



R G Evans
PO Box 19196
Avondale
Auckland 1746

Applicant	R G Evans
LIM address	60 Bollard Avenue New Windsor Auckland 0600
Application number	P/LEN/2017/3865
Client name/ref	
Date issued	07/03/2017
Legal description	Lot 4 DP 20371 888m2
Certificates of title	CT-830/217

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

Financial obligations

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.



Auckland Council (09) 301 0101 if you require further information.

Property rates - combined information as of 1 July 2012

Address	60 Bollard Avenue, New Windsor, Auckland 0600
Billing number	37100
Land area	888m2
Previous year's rates	2,377.81
Current rates	2,438.61
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	2438.61
Receipts	-1,617.16
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	0.00
Balance at 07/03/2017	821.45



Auckland Council (09) 301 0101 if you require further information.



Rates information is available for viewing
<http://www.aucklandcouncil.govt.nz>

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central

government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.



Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

Note: private drainage is the responsibility of the property owner up to and including the point of connection to the public sewer or drain.



Auckland Council (09) 301 0101 if you require further information.

Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

Building, plumbing and drainage consents and permits

No building, plumbing or drainage consents and permits recorded.

Building Act note: While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.



It is recommended that Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.



Auckland Council (09) 301 0101 if you require further information.



Auckland Council building helpdesk (09) 353 9358 if you require further information.

Engineering approvals

No engineering approvals recorded.



Auckland Council (09) 301 0101 if you require further information.

Vehicle crossing permits

No vehicle crossing permits recorded.

Note: Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - planning

Address: 60 Bollard Avenue New Windsor Auckland 0600

Summary description	Application number	Decision	Decision date
Extension of time temporary use boatshed	O/AY0538321	Approved	04/10/1991
Temporary use boatshed	O/AY0538320	Approved	05/09/1990

Note: If there are any conditions, then only that portion of the consent will be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - subdivision

No subdivision consents recorded.

Special Housing Area (SHA)

A number of Special Housing Areas Created under the provisions of the HASHAA 2013 are in operation around Auckland.

Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Maps and other information on SHAs can be found on the following internet page:
<http://www.aucklandcouncil.govt.nz/en/ratesbuildingproperty/housingsupply/pages/specialhousingareas.aspx>

Contact the Housing Project Office (09) 373 6292 or
specialhousingarea@aucklandcouncil.govt.nz for further information.

Further information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

Swimming/spa pools

No swimming/spa pools recorded.



Auckland Council (09) 301 0101 if you require further information.



Pool fencing information is available for viewing
<http://www.aucklandcouncil.govt.nz>

Other issues or actions required

No other issues or actions recorded.



Auckland Council (09) 301 0101 if you require further information.

Planning

This site is in the Auckland Isthmus District Plan area.

The following is a summary of town planning controls affecting this site.

Zoning	Residential - 5
Limitations	None recorded.
Proposed Modifications	None recorded.

District Plan maps are contained in the attachments section.



Auckland Council Planning helpdesk (09) 353 9356 for further information.



District Plan maps are available for viewing
<http://www.aucklandcouncil.govt.nz>

Please note that the **Auckland Unitary Plan - Operative in part** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached. The Auckland Unitary Plan can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

and the (legacy) regional and district plans can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Unitary plan documentation on last attachment.

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.aspx>

Special land features

The council knows the following special features or characteristics of this land.

Note that this information should not be regarded as a full analysis of the site features of this land, as there may be features that the council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Soil issues

No soil issues recorded.

No soil reports held.

Flood risk

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and/or modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and available for viewing (for a fee), at 35 Graham Street, Auckland.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development

must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.



Auckland Council (09) 301 0101 for further information.

Contamination issues

No Contamination Issues Recorded.

General issues

Reports

No reports are held about issues specific to this site.

Wind zone

No wind feature recorded.

Corrosion exposure zone

Zone 1

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.



Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

A special land features map is contained in the attachments section.

Attachments

Code Compliance Certificates (CCC's)



No documents attached.

Consent conditions



2 pages attached.

Note that these are only a portion of each consent. Page numbering may not be sequential or complete.

Other issues or actions required



No documents attached.

Private drainage plans



No plans attached.

Public drainage and water services map



Attached map indicates public drainage and water services.

District Plan maps



District Plan – Isthmus, Operative 1999, Map 1 – Zoning
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

Special land features map



Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.

Unitary Plan Documentation



Unitary plan document(s) attached.
(Unitary Plan Map legend on last page)



AUCKLAND CITY

538321

A R E A O F F I C E

AVONDALE-MT ALBERT-WESTERN BAYS

Area Manager, Barry Bonner

J. Turnbull/TP

5 September, 1990

F.M. Stewart,
60 Bollard Avenue,
Avondale,
AUCKLAND.

Dear Sir/Madam,

re: TEMPORARY USE: BOAT SHED AT 60 BOLLARD AVENUE

I have to hand your application for a temporary building for the purpose of constructing a boat at the above address.

It is considered the plan and neighbours consent supplied with the application fulfill the requirements of Ordinance 2.12 "Temporary Uses" of the district scheme.

Thus consent is granted for a period of 12 months from the above date subject to a building permit being obtained. Furthermore, that any work on this site is carried out so as not to conflict with the provisions of the Noise Control Act, 1982.

If you have any further questions please contact John Turnbull, phone 860 014, Ext 845.

Yours faithfully,

P.C. MCCORMICK,
PLANNING AND INSPECTIONS MANAGER



AUCKLAND CITY

538 322

A R E A O F F I C E

AVONDALE-MT ALBERT-WESTERN BAYS

Area Manager, Barry Bonner

4 October 1991

Writer's direct dial number:

When replying or calling please refer to:

SITE: 60 Bollard Ave

REF: J Turnbull:mel

F M Stewart
60 Bollard Avenue
Avondale
AUCKLAND 7

Dear Sir/Madam

EXTENSION OF TIME - TEMPORARY USE, 60 BOLLARD AVENUE

I have to hand your application for an extension of time for a temporary building at the above address.

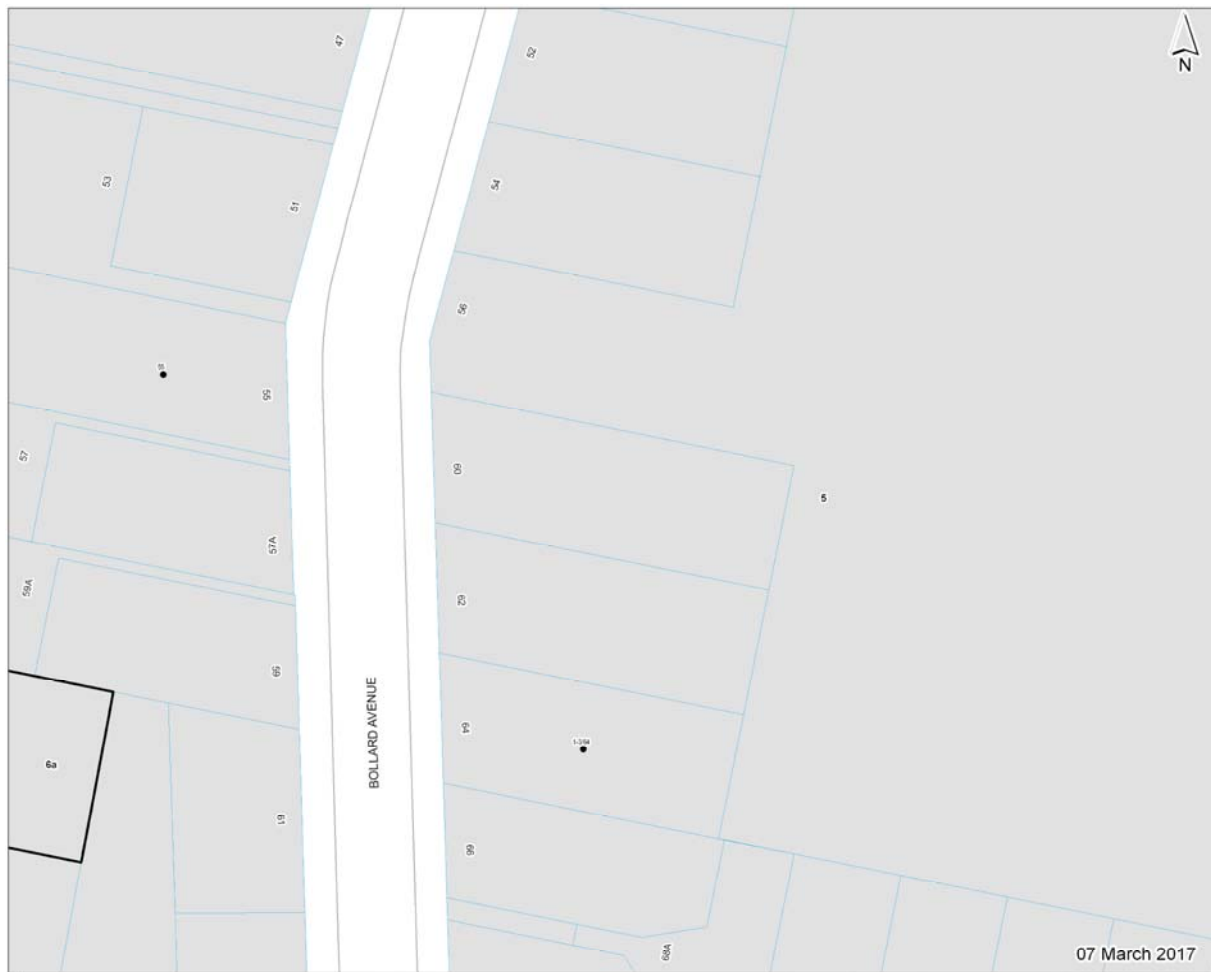
As there have been no complaints regarding the use of this building since the original consent was granted and being aware of the delays to the project caused by sickness, Council is able to grant consent for this temporary use for a further twelve months pursuant to Ordinance 2.12 of the district scheme.

Again, any work carried out on site is not to conflict with the provisions of the Resource Management Act 1991.

If you have any queries please contact John Turnbull on telephone 815 2745.

Yours faithfully

P C McCORMICK
PLANNING AND INSPECTIONS MANAGER



**Operative District Plan - 1999
Isthmus Section
Planning Map 1
Zoning**

DISCLAIMER:

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes, while providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult Council if you have any queries.

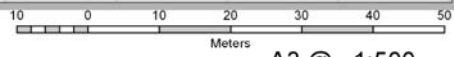
Authorised District Plan Maps are located here:
<http://www.aucklandcity.govt.nz/councildocuments/districtplan/default.asp>

- Legend**
- Isthmus Zoning Activities**
- Activity Zone**
- Residential
 - Business
 - Open Space
 - Special Purpose
- Isthmus Zoning Boundary**
- Special Parking Zone locations**

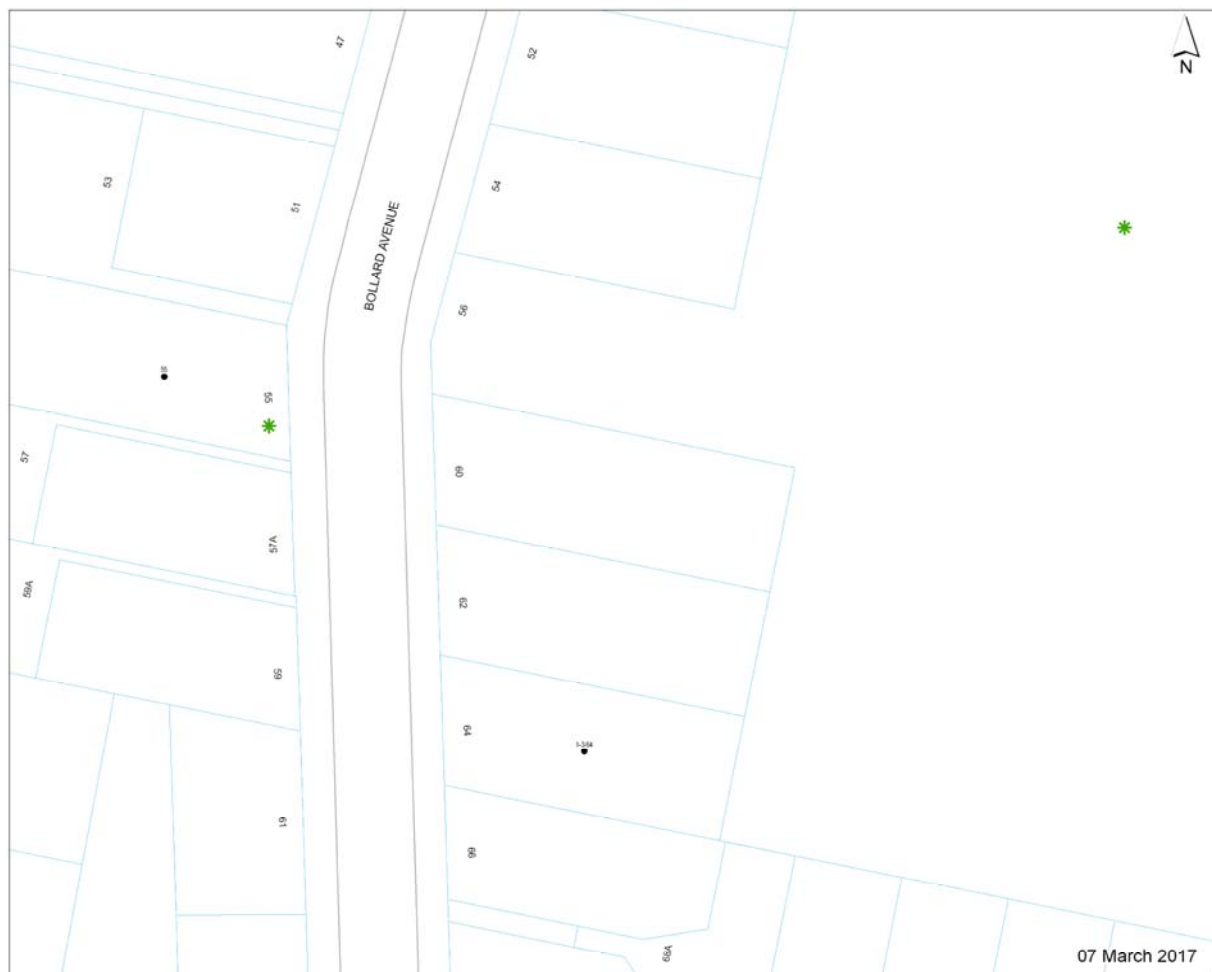
- District Plan Modification Affected line**
- Plan Change Process**
- Notification
 - Lodgement
 - Submission
 - Appeals
 - Decisions

- District Plan Modification Area**
- Plan Change Process**
- Notification
 - Lodgement
 - Submission
 - Appeals
 - Decisions

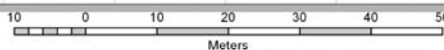
Site Address: 60 Bollard Avenue New Windsor Auckland 0600
Legal Description: Lot 4 DP 20371 888m2
Title Description: CT-830/217
Date Printed: 07 March 2017 2:05 PM



A3 @ 1:500
Property boundary positions derived from aerial photography



Site Address: 60 Bollard Avenue New Windsor Auckland 0600
 Legal Description: Lot 4 DP 20371 888m2
 Title Description: CT-830/217
 Date Printed: 07 March 2017 2:05 PM



A3 @ 1:500

Property boundary positions derived from aerial photography



Operative District Plan - 1999 Isthmus Section Map 2 Additional Limitation

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Authorised District Plan Maps are located here:
<http://www.aucklandcity.govt.nz/council/documents/districtplan/default.asp>

Legend

Heritage

- Buildings
- Groups of Trees (two or more)
- Tree (singular)
- Archaeological
- Cliffline Tree Amenity
- Geological
- Interchange Control
- Maori Heritage
- Tamaki Scenic Way
- Significant Site Line (Geological Features)
- Electricity Tunnel
- Microwave Transmission Corridor Location

Building Line Control Class

- Building Line Restriction
- Interchange Control Area
- Retail Frontage and Verandah Control
- Special Yard Requirement
- Vehicular Access Restriction
- Verandah Control
- Centre Plan
- Structure Plan
- Cliffline Tree Amenity Area
- Tamaki Drive Scenic Way

Significant Site Extent Class

- Archaeological Features
- Archaeological and Geological Features
- Geological Features
- Maori Heritage
- Significant Ecological Area

Site Development Controls Class

- Designated Works
- Additional Development Controls
- Former Landfill Areas

Road Designations

- Arterial Roads
- Collector Roads
- District Arterial Roads
- Footways
- Pedestrian Malls
- Regional Arterial Roads
- Service Lines
- Strategic Routes



Operative District Plan - 1999
Isthmus Section
Map 3
Other Additional Limitation

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Please consult Council if you have any queries.

Authorised District Plan Maps are located here
<http://www.aucklandcity.govt.nz/council/documents/district/default.asp>

Legend

Other Addition Limitations

— Airport Approach Slope Inner Edge

■ Coastal Management Areas

Special Height Controls

View Protections

— Airport Approach

■ Dilworth Terrace Houses

■ Newmarket Viaduct Affected Areas - Harbour and Gulf

■ Newmarket Viaduct Affected Areas - Mt. Hobson

■ Onehunga Motorway Affected Areas

■ Special Height Limit

■ Sunlight Admission Control - Broadway

■ Volcanic Cones

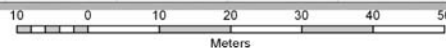
■ War Memorial Museum

Site Address: 60 Bollard Avenue New Windsor Auckland 0600

Legal Description: Lot 4 DP 20371 888m2

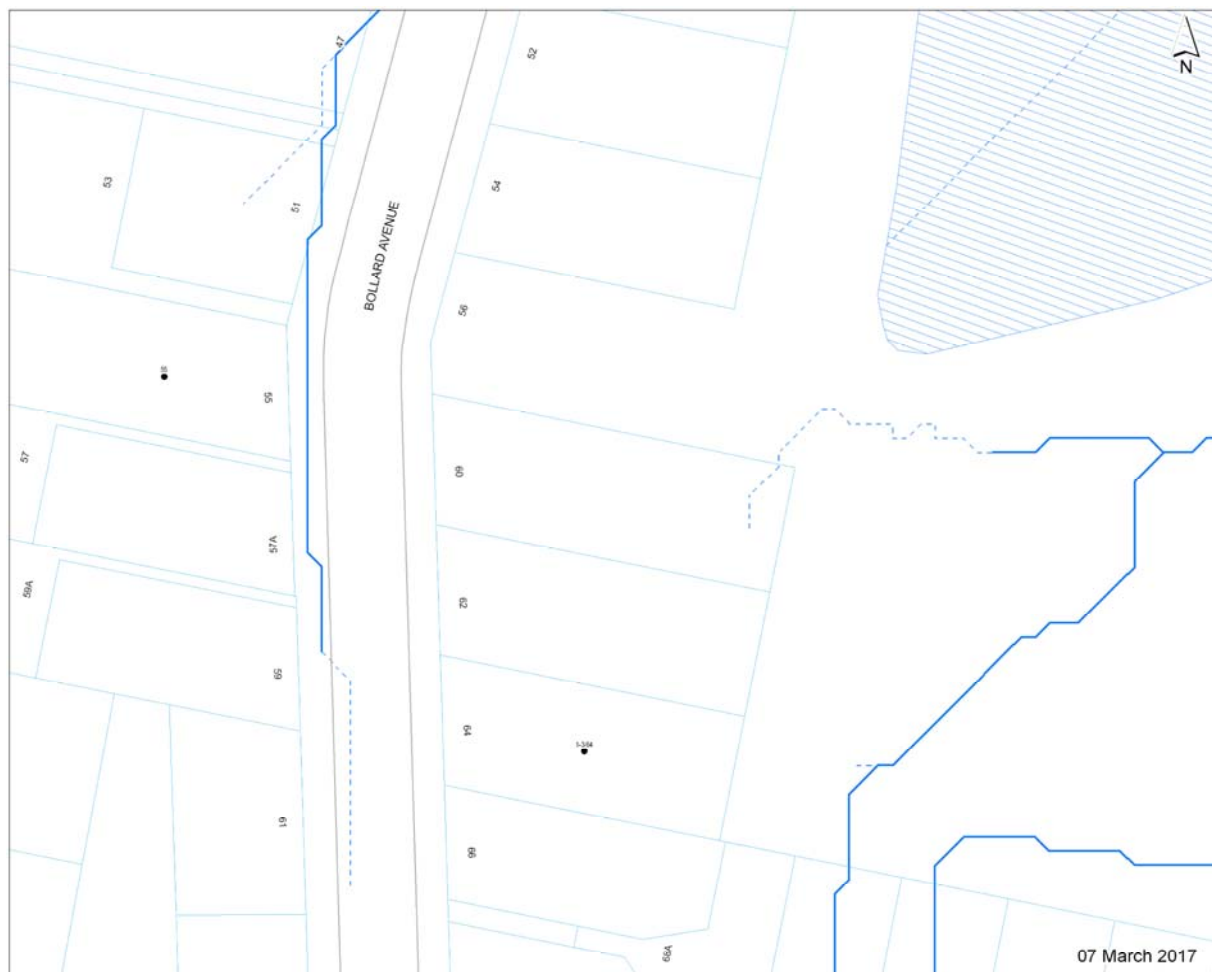
Title Description: CT-830/217

Date Printed: 07 March 2017 2:05 PM



A3 @ 1:500

Property boundary positions derived from aerial photography



Special Land Features

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Legend

- Gas Main Pipeline
- Petroleum Pipeline
- Contaminated Sites
- Soil Register
- Soil Warning area**
 - Slippage/Subsidence/Erosion etc
 - Uncertified Fill
 - Organic Soil
 - Filled/Weak Ground
 - Refuse Tips Site/Weak Area
 - Unstable/Suspected Ground
- Flood Plains**
 - Flood Plains
- Overland Flow Path**
 - 2000m2 to 4000m2
 - 4000m2 to 3ha
 - 3ha and above
- Corrosion Exposure Zone**
 - TYPE**
 - Seaspray
 - Seaspray baseline
 - Seaspray exclusion
 - Zone 1
 - Zone 1 baseline
- Wind Zone**
 - CLASS**
 - Medium
 - High
 - Very High
 - Specific Design
- Volcanic Cones

Site Address: 60 Bollard Avenue New Windsor Auckland 0600
 Legal Description: Lot 4 DP 20371 888m2
 Title Description: CT-830/217
 Date Printed: 07 March 2017 2:05 PM

0 9 18 27 36 45
 Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

60 Bollard Avenue New Windsor Auckland 0600

Legal Description

Lot 4 DP 20371 888m2

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index [rcp/dp] - Urban

Overlays

Designations



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Built Environment

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
7/03/2017



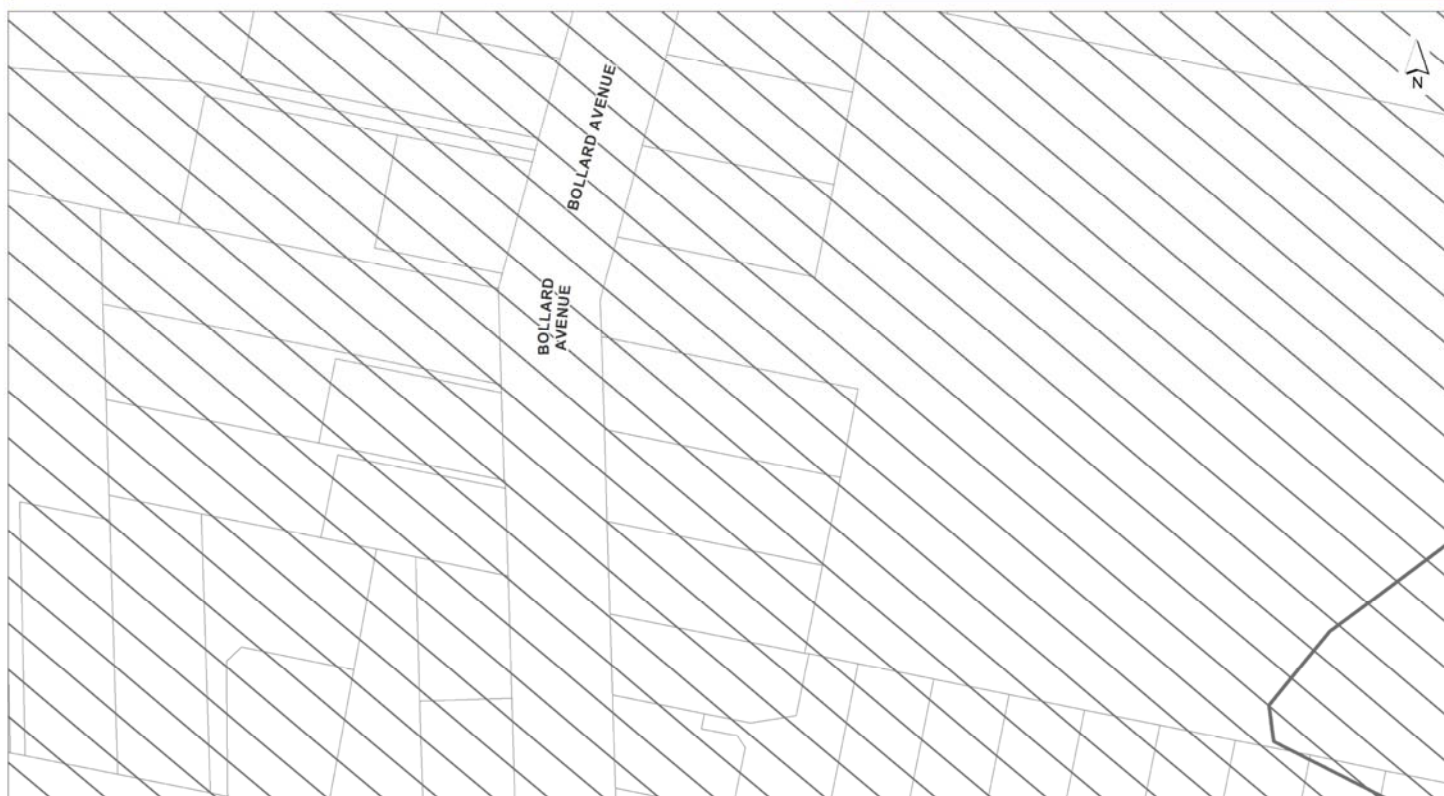
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Built Heritage and Character

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
7/03/2017



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Controls

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
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Designations

0 7 14 21
Meters

Scale @ A4
= 1:1,000

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Infrastructure

0 7 14 21
Meters

Scale @ A4
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Mana Whenua

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
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Natural Heritage

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
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Natural Resources

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
7/03/2017



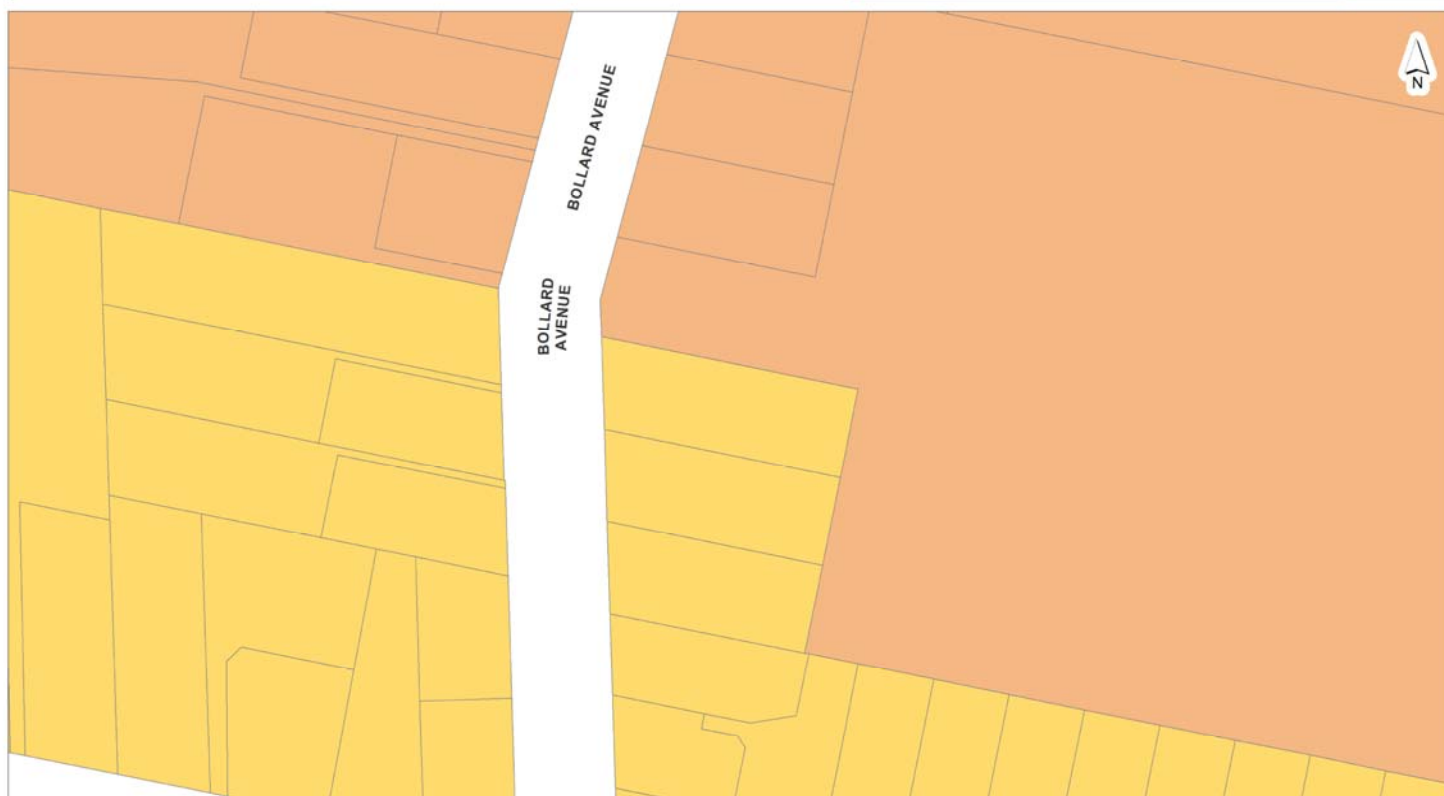
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Precincts

0 7 14 21
Meters

Scale @ A4
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7/03/2017



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Zones and Rural Urban Boundary

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
7/03/2017

Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

Appeals

- Properties affected by Appeals seeking change to zones or management layers
- Properties affected by Appeals seeking reinstatement of management layers

Plan Modifications

- Notice of Requirements
- Plan Changes

Tagging of Provisions:

- [] = Information only
- [R] = Regional Plan
- [rnp] = Regional Coastal Plan
- [rsn] = Regional Policy Statement
- [D] = District Plan (only noted when different provision applies)

ZONES

Residential - Large Lot Zone	Rural - Rural Production Zone
Residential - Rural and Coastal Settlement Zone	Rural - Moved Rural Zone
Residential - Single House Zone	Rural - Rural Coastal Zone
Residential - Mixed Housing Suburban Zone	Rural - Rural Conservation Zone
Residential - Mixed Housing Urban Zone	Rural - Countryside Living Zone
Residential - Terrace Housing and Apartment Buildings Zone	Rural - Waitakere Foothills Zone
Business - City Centre Zone	Rural - Waitakere Ranges Zone
Business - Metropolitan Centre Zone	Future Urban Zone
Business - Town Centre Zone	Green Infrastructure Corridor (Operative in some Special Housing Areas)
Business - Local Centre Zone	Coastal - General Coastal Marine Zone [rcp]
Business - Neighbourhood Centre Zone	Coastal - Marina Zone [rcp]
Business - Mixed Use Zone	Coastal - Mooring Zone [rcp]
Business - General Business Zone	Coastal - Minor Port Zone [rcp]
Business - Business Park Zone	Coastal - Ferry Terminal Zone [rcp]
Business - Heavy Industry Zone	Coastal - Defence Zone [rcp]
Business - Light Industry Zone	Coastal - Coastal Transition Zone
Open Space - Conservation Zone	Special Purpose Zone - Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Main Purpose, Major Recreation Facility, School
Open Space - Informal Recreation Zone	Water []
Open Space - Sport and Active Recreation Zone	
Open Space - Civic Spaces Zone	
Open Space - Community Zone	

DESIGNATIONS

- Natural Resources
 - Terrestrial [snrp]
 - Marine 1 [rsn]
 - Marine 2 [rsn]
 - Lake Management Areas Overlay (Natural Lake and Urban Lake)
 - Urban
 - Water Supply Management Areas Overlay [rs]
 - Natural Stream Management Areas Overlay [rs]
 - High-Use Stream Management Areas Overlay [rs]
 - High-Use Aquifer Management Areas Overlay [rs]
 - Quality-Sensitive Aquifer Management Areas Overlay [rs]
 - Wetland Management Areas Overlay [rs]
- Infrastructure
 - Airport Approach Surface Overlay [rcp]
 - Aircraft Noise Overlay
 - City Centre Port Noise Overlay
 - Quarry Buffer Area Overlay
 - National Grid Corridor [rcp]
 - National Grid Yard [rcp]
- Mana Whenua
 - Sites & Places of Significance to Mana Whenua Overlay [rcp]

OVERLAYS

- Natural Resources
 - Outstanding Natural Features Overlay [rcp]
 - Outstanding Natural Landscapes Overlay [rcp]
 - Outstanding Natural Character Overlay [rcp]
 - High Natural Character Overlay [rcp]
 - Local Public Views Overlay [rcp]
 - Viewsheds
 - Height Sensitive Areas Regionally Significant Volcanic Viewsheds & Height Sensitive Areas Overlay [rcp]
 - Regionally Significant Volcanic Viewsheds Overlay Contours []
 - Locally Significant Volcanic Viewsheds Overlay [rcp]
 - Locally Significant Volcanic Viewsheds Overlay Contours []
 - Extent of Overlay Waitakere Ranges Heritage Area Overlay
 - Subdivision Schedule
 - Modified Ridge Line Protection Overlay
 - Natural
- Built Heritage & Character
 - Historic Heritage Overlay Place [rcp]
 - Historic Heritage Overlay Extent of Place [rcp]
 - Special Character Areas Overlay Residential and Business
 - Auckland War Memorial Museum Viewshed Overlay [rcp]
 - Auckland War Memorial Museum Viewshed Overlay Contours [rcp]
 - Dischord Terrace Houses Viewshed Overlay
 - Dischord Terrace Houses Viewshed Overlay Contours
- Built Environment
 - Identified Growth Corridor Overlay
 - Hazardous Facilities Infrastructure Emergency Management Area Control
 - Flow 1 [rs]
 - Flow 2 [rs]
 - Stormwater Management Area Control
 - Level Crossings with Sightlines Control
 - Macroventilation Community Index [rcp]
 - Parking Variation Control
 - Subdivision Variation Control
 - Surf Breaks []

CONTROLS

- Building Frontage Control
 - Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motway Interchange Control
 - Business Park Zone Office Control
- Vehicle Access Restriction Control
 - Cable Protection Areas Control [rcp]
 - Centre Fringe Office Control
 - Coastal Inundation Control [rcp]
 - Height Variation Control
 - Arterial Roads

PRECINCTS

- Rural Urban Boundary
- Notable Trees Overlay

INDICATIVE COASTLINE

ACKLAND COUNCIL