

TechnologyOne ECM Document Summary

Printed On 30-Jan-2025

Class	Description	Doc Set Id / Note Id	Version	Date
STAFF	LIM25-011804 LIM Application - CT LIM Report RLC	21133684	2	30-Jan-2025
STAFF	LIM25-011804 LIM Application - LandInformationMaps_SetOne_Land-202501231017446353	21125808	2	23-Jan-2025
STAFF	LIM25-011804 LIM Application - LandInformationMaps_SetTwo_Land-202501231018153585	21125809	2	23-Jan-2025
STAFF	LIM25-011804 LIM Application - Title Plan - DP 587477	21125825	1	23-Jan-2025
PUBLIC	Record of Survey - DP 587477	21074937	1	10-Dec-2024

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Rotorua Lakes Council is the operating name of Rotorua District Council

Application Received Date:	23 January 2025
Payment Received Date:	22 January 2025
LIM Issued Date:	30 January 2025
Receipt Number:	DCS70010426

Application

Application number:	LIM25-011804
Applicant:	Arizto Limited on behalf of Dave Slater Associates Ltd
Address for service:	5 GILGIT ROAD EPSOM AUCKLAND 1023

Property

Situation address:	43A Robertson Street Glenholme Rotorua 3010
Legal description:	Lot 1 DP 587477
Area:	0.063000 HA
Valuation:	To Be Assigned (See Rates section)
Property no:	200782
Record of title reference:	1114724

This LIM comprises of the following sections:

- Building - Information relating to Building Services
- Planning - Information relating to the District Plan and planning matters
- Rates – Information relating to Valuation and Rates
- Parks and Reserves – Information relating to Parks and Reserves
- Regulatory – Information relating to Regulatory Services
- Land Development - Information relating to resource engineering and water services
- Trade Waste Services- Information relating to Trade Waste Services

The following documents are provided with the LIM:

- Title Plan
- Map Set 1 – Locality and Services Plans
- Map Set 2 - Potential Hazard/Risks

All other documents that the LIM refers to are held on the property file which will be made available to the applicant to view or download if required.

Disclaimer

The information contained in this LIM has been taken from Rotorua Lakes Council records as they stand. This LIM can only supply information known to Rotorua Lakes Council.

There may be other issues relating to the property which the applicant may need to investigate e.g. information on Property Titles.

An on-site inspection has not been undertaken for the purposes of this Land Information Memorandum Report.

This LIM was produced using both automatic and manual processing. Some of the automatic processing includes spatial checks for relative locations of features.

Please read the following notes on data sources:

Spatial Data Sets

- Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 20m in rural areas.
- Property boundaries, legal descriptions and legal areas sourced from LINZ.
- Contours 1m, are derived from the processing of 2011 LiDAR.
- Projection: New Zealand Transverse Mercator. New Zealand Geodetic Datum 2000.
- Geyser View represents Council's most up to date compiled and published data.
- Council does not warrant the accuracy of the information represented by this map.
- LINZ Licenses. CROWN COPYRIGHT RESERVED.

Aerial Imagery

- Aerial Imagery flown 2016.
- Spatial accuracy of 1:1000 dataset aerial imagery +/- 0.3m.
- Spatial accuracy of 1:2000 dataset aerial imagery +/- 2.0m

BUILDING



Building Services

Building Consents/Certificates

Application Id	Determined Date	Description of work	Stage
BCA128678	10/05/1967	Boundary Block Wall	Unknown / Pre 1991 Permits
BCI040814	04/11/1978	Games Room	Completed
BCJ035208	24/11/1980	Dwelling (rear unit) and carport (front unit)	Unknown / Pre 1991 Permits
BC3048	17/02/1981	Plumbing And Drainage To New Dwelling	Completed
BCJ02497	16/11/1990	Bedroom Addition	Completed
BC71932	10/12/2013	Install Masport Hestia 2 F/S Woodfire	CCC Issued
BC73387	24/02/2015	New 2 Bay Garage Door And Construct Carport	PIM only
BC73435	19/03/2015	Upgrade 2 Bathrooms, Install Cavity Slider Door, Add Carport, Change Two Garage Doors To One	CCC Issued
BC84601	17/04/2023	Separate Existing Wastewater Services	CCC Issued

KEY to terms used regarding status of Building Consent/Permit:

CCC Issued	Building work completed and "Code Compliance Certificate" has been issued.
Completed	Building work completed. (Pre-Building Act 1991, therefore CCC is not applicable)
PIM only	PIM (Project Information Memorandum) only, indicates an application has been received for a proposed project, Council provides a PIM noting any information known to Council and/or any information that is required to be submitted when applying for building consent (a PIM is not a building consent).
Unknown/Pre 1991 Permits	Council has no records of inspections. Please refer to the building permit inspection card, if any, for final status.

Approved exempt building work (1st Schedule NZBA 2004)

Have there been any records of exempt building work? No

Independent reports

Are there any independent reports on file? No

Building Act requisitions or Modifications to Building Consent

Are there any Building Act requisitions or modifications to Building Consent? No

Restricted building work

Is there an owner builder exemption for restricted building work? No

Compliance Schedules and Building Warrant of Fitness

Has there been a Compliance Schedule issued for any buildings on the property? No

Determinations issued by the Ministry of Business, Innovation and Employment (MBIE)

Have there been any Determinations issued by the MBIE? No

Weathertight Homes Resolution Service Act 2006

Are there any known issues regarding weather tightness? No

Notice to Fix

Are there any outstanding Notices to Fix? No

Unresolved Complaints

Are there any unresolved complaints? No

Earthquake prone buildings (EPB)

Buildings constructed post 1976 are not considered under criteria set out in under the earthquake prone building methodology as required by section 133 (AG) and or 133(AA) of the Building Act 2004.

Earthquake risk assessments only apply to residential buildings constructed pre-1976 that consist of two or more storeys and either is a hostel, boarding house or other specialist accommodation or contains 3 or more household units.

Independent advice should always be sought in relation to a buildings structural performance.

Pools (Building Act 2004)

Is there a pool known to Council on the property? No

Obligations of owner and persons in control of pools

All pools are required to be registered with Rotorua Lakes Council.

Any residential pool that is filled or partly filled with water must have physical barriers that restrict access to the pool by unsupervised children under 5 years of age. This responsibility lies with the property owner and/or persons in control of the pool as listed in section 162C of the Building Act 2004.

For more information on pool compliance, read sections 162A – 168 of the Building Act 2004:

<http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM7083799.html>

Alternatively, contact the Rotorua Lakes Council customer services team ☎ 07 348 4199.

A pool inspection can also be scheduled if required.

Is there any other information regarding a pool on this property? No

Other comments



PLANNING

Planning Services

Land Features Characteristics: (including erosion and hazards)

Is there any information known to Council with regard to any features? **No**

(Other Land Feature information may be advised in the Resource Engineers section of this LIM)

Planning /Resource Management Act 1991

Resource Consents and Other Planning Consents

Are there resource consents lodged against this property? **Yes**

In addition to the resource consents lodged against this property, copies of the subdivision decisions that created this property are on the property file. See documents prefixed by RC18461 and Document ID: **20008080**.

Consent No	Date of Decision	Activity Type	Activity Description	Status
15188	11 March 2015	Land Use – limited discretionary	Construct a carport 250mm from the side boundary.	LAPSED

Planning Compliance

Are there any outstanding planning compliance issues relating to this property? **No**

Consent Notices or Covenants

There are no consent notices or covenants lodged against this property

Rotorua District Plan

Before undertaking any activity on the land you are advised to look at the relevant provisions of the District Plan. The District Plan is available on Council's website:

<https://www.rotorualakescouncil.nz/our-services/planningservices/districtplan>

Should you be unsure about any aspect you may wish to gain further information from our Planning Services Staff by phoning ☎ (07) 348 4199 for an appointment with the Duty Planner. You can also email enquiries to planenquiry@rotorualc.nz or alternatively you may also wish to seek independent professional advice.

District Plan Changes

There are a number of plan changes proposed to the Rotorua District Plan. Information on all plan changes can be found here:

<https://www.rotorualakescouncil.nz/our-services/planningservices/districtplan/district-plan-changes>

District Plan Zoning

In the Operative District Plan, the land is zoned:

- Residential 1 as shown on Planning Map Sheets 335.

To view these maps visit our website:

<https://www.rotorualakescouncil.nz/our-services/planningservices/districtplan/district-plan-maps>

Adjoining Land

Are there any District Plan matters, Land Use or Subdivision Consent matters of note on the adjacent property or properties in the immediate vicinity? **No**

Central Business District

Is the property located within the Central Business District? **No**

Designations

Is the land designated? No

Is the airspace above the land designated? No

Is the land subject to special height restrictions? No

Does the land adjoin any designated land? Yes

The property is in close proximity to Glenholme Primary School, identified as MEDU-003 in the Operative District Plan which is designated by the Ministry of Education for educational purposes.

All roads within the Rotorua District are designated.

Refer to Part 3, Designations of the District Plan.

Is the land potentially affected by other designations in the vicinity? No

Is the land potentially affected by a notice of requirement (proposed designation) in the vicinity? No

Scheduled Site

Is the land a scheduled site? No

Road Widening

Is the land affected by road widening proposals? No

Service Lanes

Is there a proposed service lane affecting the land? No

Natural and Cultural Heritage Inventory

Are there natural or cultural heritage features on the land identified in the District Plan? No

If you intend to carry out a specific development proposal, a site-specific investigation may be required to identify unrecorded archaeological sites, natural or cultural heritage features. Specific approval may be required under the Historic Places Act.

Rotorua Regional Airport

Is the land subject to the Rotorua Regional Airport Noise Control and Mitigation requirements? No

Hazardous Substances

Are there any resource consents for hazardous substances for this property? No

Are there any former dangerous goods licences for this property? No

Is this property listed on the regional councils Hazardous Activities Industry List (HAIL)? No

Is there anything known to Council identifying any likely presence of hazardous contamination? No

The following is some more information about HAIL activities and contaminated land, and what to look out for when buying or selling property: Ministry for the Environment: Is my land contaminated?

<https://environment.govt.nz/publications/hazardous-activities-and-industries-list-guidance-identifying-hail-land/>

Classification of Land/Buildings by Other Statutory Organisations

Are there any classifications notified to this Council by other Statutory Organisations?

No

Although Council has disclosed above any information which has been notified to it by any statutory organisation having the power to classify land or buildings for any purpose, the applicant is advised that the information so notified may not be exhaustive. Other statutory organisations, principally but not exclusively Regional Councils, play a large regulatory role in regard to properties in the Rotorua District. To obtain further information, the applicant may wish to make enquiries of:

Bay of Plenty Regional Council (Head Office)

PO Box 364,
WHAKATANE 3158
Phone (0800) 884 880
info@boprc.govt.nz

Bay of Plenty Regional Council (Rotorua Office)

1125 Arawa Street
ROTORUA
Phone (07) 921 3370

Rural Properties (only) within 20 metres of lakes, rivers and streams

Is the property within the Rural 1, 2 or 3 zones?

No

In the Rural 1, 2 and 3 zones no building, waste disposal facility or structures may be erected within 20 metres of any river or stream as identified on Planning Map 203 in the Operative District Plan;

or any lake with a surface area of 8 hectares, or within 5 metres of any esplanade reserve or strip;

or within 25 metres of the Waikato River operating easement boundary.

For all other zones (excluding Lakes A) within 25 metres of Lakes, Rivers and Streams

No building, waste disposal facility or structures may be erected within 25 metres of any river or stream as identified on Planning Map 203 in the Operative District Plan;

or any lake with a surface area of 8 hectares, or within 5 metres of any esplanade reserve or strip.

Lakes and Foreshore Structures

Is there any information known to Council with regard to lakes/foreshore structures?

No

RATES



Valuation/Rates/Metered Water

Valuation roll number:	To be assigned	Property Id:	200782
Situation Address:	43A Robertson Street Glenholme Rotorua 3010		
Legal Description	Lot 1 DP 587477		

Rates comments

This property is the result of a subdivision – from a cross lease to a freehold title. Currently the property is rated on property **ID 102335** and will remain under its current rating status until the end of the rating year (30 June 2025). From 1 July 2025 rates will be transferred and assessed on property **ID 200782**.

The following data is from our Rating Information Data available on Councils website;

[Public Property Search](#)

Rating Information

Property

Current Owners:	Owners are not publicly available
Situation Address:	43A Robertson Street Glenholme Rotorua 3010
Legal description:	Flat 1 DPS 29652 On Lot 76 DP 16309 -Having 1/2 Int In 1011 Sq Metres
Certificate of Title References:	SA26D/139
Area:	0.101100 HA
Nature of improvements	DWG OB OI
Valuation:	06512 283 00 A
Property no:	102335
Zoning:	

Disclaimer

Local authorities use information contained in the District Valuation Roll as the basis for setting and assessing some rates.

Information from the District Valuation Roll is copied into the Rating Information Database for this purpose.

If you believe any of the information displayed in Council's Rating Information Database is incorrect, or there is information omitted that should be displayed, please contact Council's rates office

- by phone on ☎ 07 348 4199,
- by email to info@rotorualc.nz or
- by mail to

Rotorua Lakes Council
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046

Valuation / Rates / Metered Water

Current Rating Valuation	Land value:	Capital value:
01 July 2023	\$305,000.00	\$735,000.00

Prior rating valuation	Land value:	Capital value:
01 September 2020	\$305,000.00	\$735,000.00

Current Rating Information dated 24 January 2025

Total Annual Rates for year ending 30 June 2025	\$4,383.90
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Rates charges comprise of:

	Rate	Unit	Amount
General Rate Residential Urban	0.00292184	735,000	\$2,147.55
General Rates - Uniform Annual General Charge	488.75	1	\$488.75
Lakes Enhancement Rate	65.55031379	1	\$65.55
Urban Sewerage Development Rate	3.869411454	1	\$3.87
Urban Water Connected	452.0462746	1	\$452.05
Urban Waste Collection Serviced	295.6936495	1	\$295.69
Sewage Disposal Charge 1-4 pans	930.4363249	1	\$930.44
	TOTAL		\$4,383.90

All amounts shown are inclusive of GST.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year

1 st Instalment 1 July – 30 September	Final Date for Payment 20 th August
2 nd Instalment 1 October – 31 December	Final Date for Payment 20 th November
3 rd Instalment 1 January – 31 March	Final Date for Payment 20 th February
4 th Instalment 1 April – 30 June	Final Date for Payment 20 th May

Metered Water Details: This property does not have metered water.

Should any further information be required please make contact with Councils Revenue department – 07 348 4199

PARKS AND RESERVES**Sports and Recreation Reserves**

Is there any information known to Rotorua Lakes Council in relation to adjacent reserves within 25 meters, their use and any proposed works?

No

Are there any Notable/Street Trees on the property or adjoining?

No

Is there any information known to Sports and Recreation in relation to the subject property?

No



REGULATORY

Geothermal

Is there any information known to Council with regards to geothermal bore on site? **Yes**

There are 2 geothermal soak holes located on this property, RR618/06 and an unnumbered soak hole 3 (within the underlying legal parcel of land, Lot 1 DP 587477) for further information refer to documents on file. Document references ID **3363941**, **640365**, and **640352**.

No building is to be undertaken within 5m of the bores without RLC approval.

Council has disclosed above in this LIM the geothermal features and characteristics (if any) of the property known to it. However, **Bay of Plenty Regional Council** has a legal obligation to identify natural hazards on properties, including geothermal activity. Accordingly, enquiry should prudently be made of **Bay of Plenty Regional Council** in regard to same. Council accepts no responsibility for any damage or loss, incurred by any person arising from such geothermal activity.

Is there any information known to Council with regards to geothermal natural feature on site? **No**

The Rotorua Air Quality Control Bylaw

Does the property fall within the Rotorua Airshed? **Yes**

On 24 August 2017 Council reviewed and adopted the Rotorua Air Quality Control Bylaw 2017 (the Bylaw) which replaced the 2010 Bylaw. The purpose of the Bylaw is to restrict and reduce emissions of fine particulates from old and inefficient solid-fuel burners in the Rotorua Airshed (the Airshed). The Bylaw applies to all dwellings and buildings within the Airshed.

The Bylaw is made up of three rules:

New Burner Rule – There is a restriction on the installation of new burners. No solid-fuel burner can be installed in any dwelling house or building unless it is on the Ministry for the Environment's Authorised Wood Burners List. Wood burners must have an emission design standard of $\leq 0.60\text{g/kg}$ and a thermal efficiency standard of at least 65%. Any pellet burner on the Ministry's Wood Burner List can be installed in the Airshed.

Point of Sale Rule – Any solid-fuel burner that was; installed prior to 1 September 2005 or; is not on the Ministry for the Environment's Authorised Wood Burners List must be removed or replaced by the vendor before a transfer of ownership of the property can take place, except for Heritage Buildings.

Ban on indoor Open Fires – No discharges from any indoor open fires are permitted, except for Heritage Buildings.

A full copy of the Bylaw is on Council's website <http://www.rotorualakescouncil.nz> or for more information contact Bay of Plenty Regional Council on ☎ 0800 468 792 or visit <http://www.boprc.govt.nz>

Bay of Plenty Regional Council Proposed Plan Change 13 (Air Quality)

On 27th February 2018 Bay of Plenty Regional Council notified Plan Change 13 to the Regional Natural Resources Plan. The Plan Change is now operative and contains more stringent rules than the Rotorua Air Quality Control Bylaw. Refer:

<https://www.boprc.govt.nz/plans-policies-and-resources/plans/regional-air-plan/proposed-plan-change-13-air-quality/>

<https://www.boprc.govt.nz/our-region-and-environment/air/rotorua-air-quality>

Liquor Licensing

Is there any information known to Liquor Licensing in relation to the subject property? No

Is there any information known to Food Licensing in relation to the subject property? No

Environmental Health

Is there any registrations/licenses known to Environmental Health in relation to the subject property? No

Is there any information known to Environmental Health in relation to the subject property? No

LAND DEVELOPMENT

Resource Engineering



Land Features Characteristics: (including erosion, inundation and hazards)

Is there any detail of filling on the land known to the Council? No

Is there any information known to the Council with regard to potential inundation? No

Is there any information known to Council with regard to other features? Yes

The Rotorua District Plan Planning Maps included a series of “Special Interest” maps. The Special Interest maps relevant to this site can be found in Map Set 2 provided

209 - Areas of Soft Ground Potential.

212 – Geothermal Systems of the Rotorua District.

It is important to note this information has been produced at a district wide level and is based on a desktop study – no field investigation of the subject property has been undertaken to produce the attached mapping. The full report is available on Council's website [Planning and Development Research and Supporting Documents - Rotorua Lakes Council](#)

The map is provided for information purposes, and as a preliminary indicator that this hazard may impact on the ability to further develop this property.

Further investigation by a suitably qualified professional may be required to ensure the land is suitable for development.

(Other Land Feature information may be advised in the Planning section of this LIM)

Is there any information known to the Council with regards to potential liquefaction? Yes

Liquefaction is a process where saturated soils (typically silts and sands) lose strength and stiffness (temporarily behaving as a liquid rather than a solid) in response to earthquake shaking.

The Bay of Plenty Regional Council commissioned a report from Tonkin + Taylor Ltd titled “Bay of Plenty Liquefaction Vulnerability Assessment” (2021), which presents the results of liquefaction mapping for the Bay of Plenty region. The Report was prepared in accordance with the Ministry for the Environment (MfE) and Ministry of Business, Innovation and Employment (MBIE) “Planning and Engineering Guidance for Potentially Liquefaction Prone Land” (2017) to a Level A (basic desktop) level of detail.

The Report is referred to in this LIM because the subject property is identified, based on information contained in the report, as within (or partly within) an area where “Liquefaction damage is possible”. “Liquefaction damage is possible” means a probability of more than 15 percent that liquefaction-induced ground damage will be at least “minor to moderate” (as defined in the 2017 guidance) in a 1-in-500 year earthquake shaking event.

Buildings and other development in areas where liquefaction damage is possible may require special investigation and/or design.

To view a copy of the report, the associated liquefaction maps, or to find out further information about liquefaction please visit the regional council's website: <https://www.boprc.govt.nz/living-in-the-bay/natural-hazards/liquefaction>

Private/Public Drains/Easements

Are there any private/public drains known to Council to cross this property? **Yes**

There is a public sewer main located on the property. Please refer to the services map provided in Map Set 1.

Are there any easements known to Council on this property? **Yes**

Please refer to Title Plan

Are there any manholes known to Council on this property? **Yes**

Please refer to waste water services map within map set one

If you notice any manhole lids displaced or not fitting properly, please notify Council immediately.

Development Contributions

Are there any outstanding Development Contributions associated with any projects on this property? **No**

Drinking Water Supply Services

Is the property served by a Rotorua Lakes Council Water Supply Utility? **Yes**

Are there any requisitions known to Council regarding these services? **No**

Are there any Capital Contributions outstanding to this Water Supply? **No**

Are there any Back flow prevention device requirements? **No**

Reticulated Public Sewer

Is the property served by a Rotorua Lakes Council sewer? **Yes**

Is the property connected to the Rotorua Lakes Council sewer? **Yes**

Reticulated Stormwater Drainage

Is the property served by Rotorua Lakes Council reticulated stormwater drainage? **No**

Is there any information about reticulated stormwater drainage issues in relation to this property? **No**

Vehicle Crossing

There is a requirement under the District Plan and local bylaws for every property to have a properly formed and sealed vehicle crossing in accordance with the Rotorua Civil Engineering Industry Standard. Please be aware that if this property has an unsealed vehicle crossing, Council may request that this be brought up to standard at any time at the owners' expense.

Other Comments

Is there any other information Rotorua Lakes Council has for subject property in relation to Land Development? **No**

TRADE WASTE SERVICES



Is there any information known to Trade Waste in relation to the property? **No**

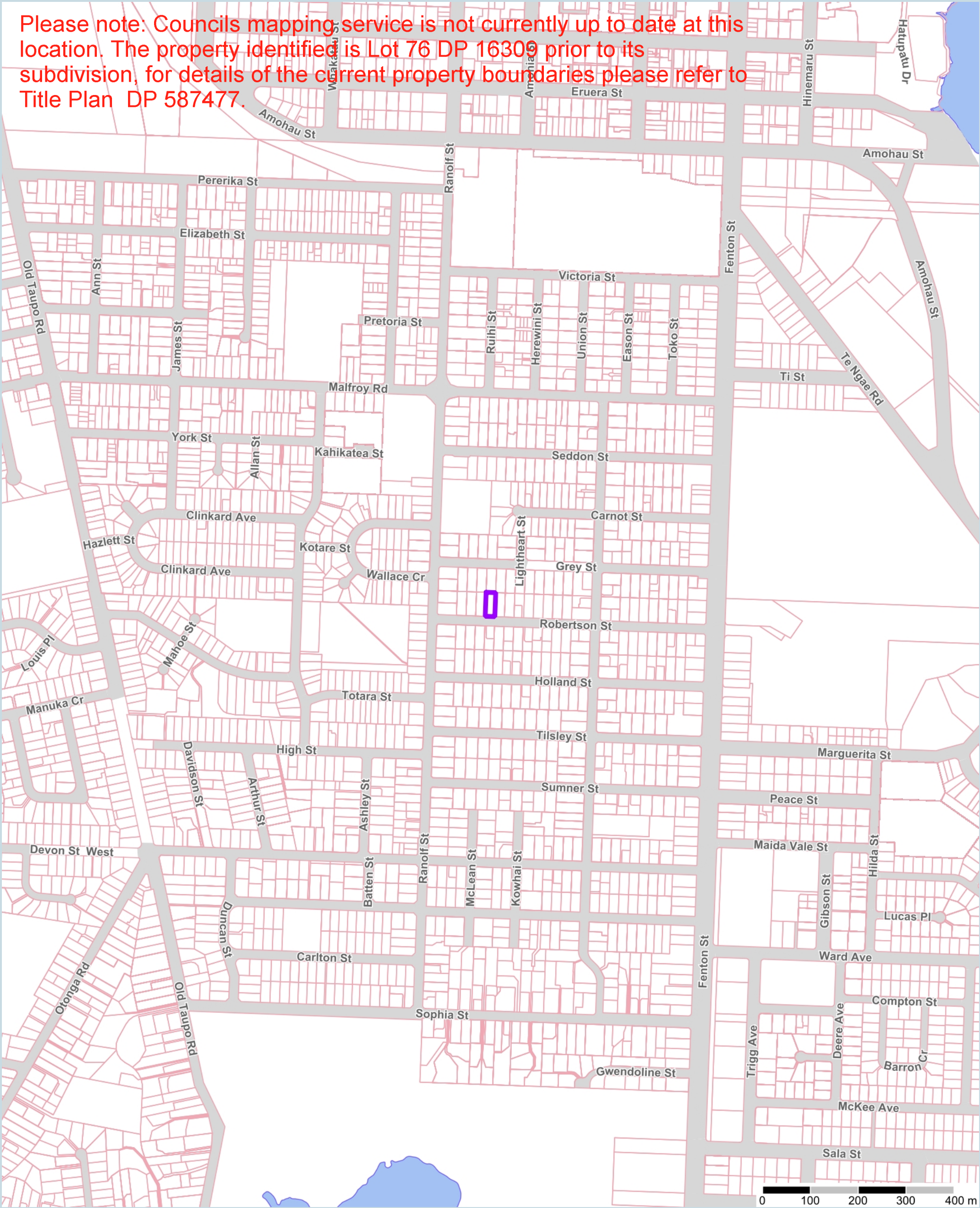
Are there any Pollution Control Bylaw issues / requisitions known to Council in relation to this property? **No**

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Locality Map

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
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Please note: Councils mapping service is not currently up to date at this location. The property identified is Lot 76 DP 16309 prior to its subdivision, for details of the current property boundaries please refer to Title Plan DP 587477.



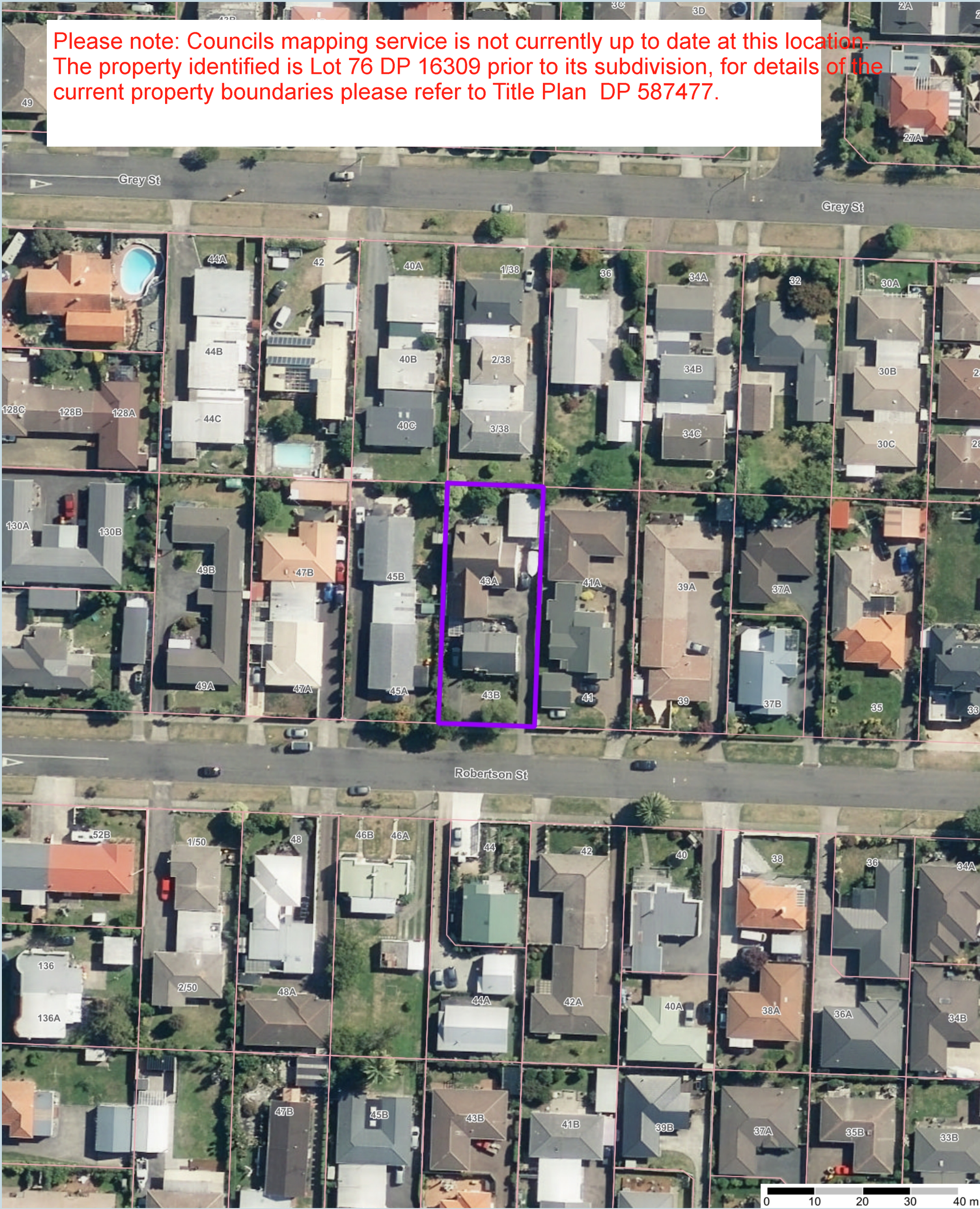
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Aerial Photography

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
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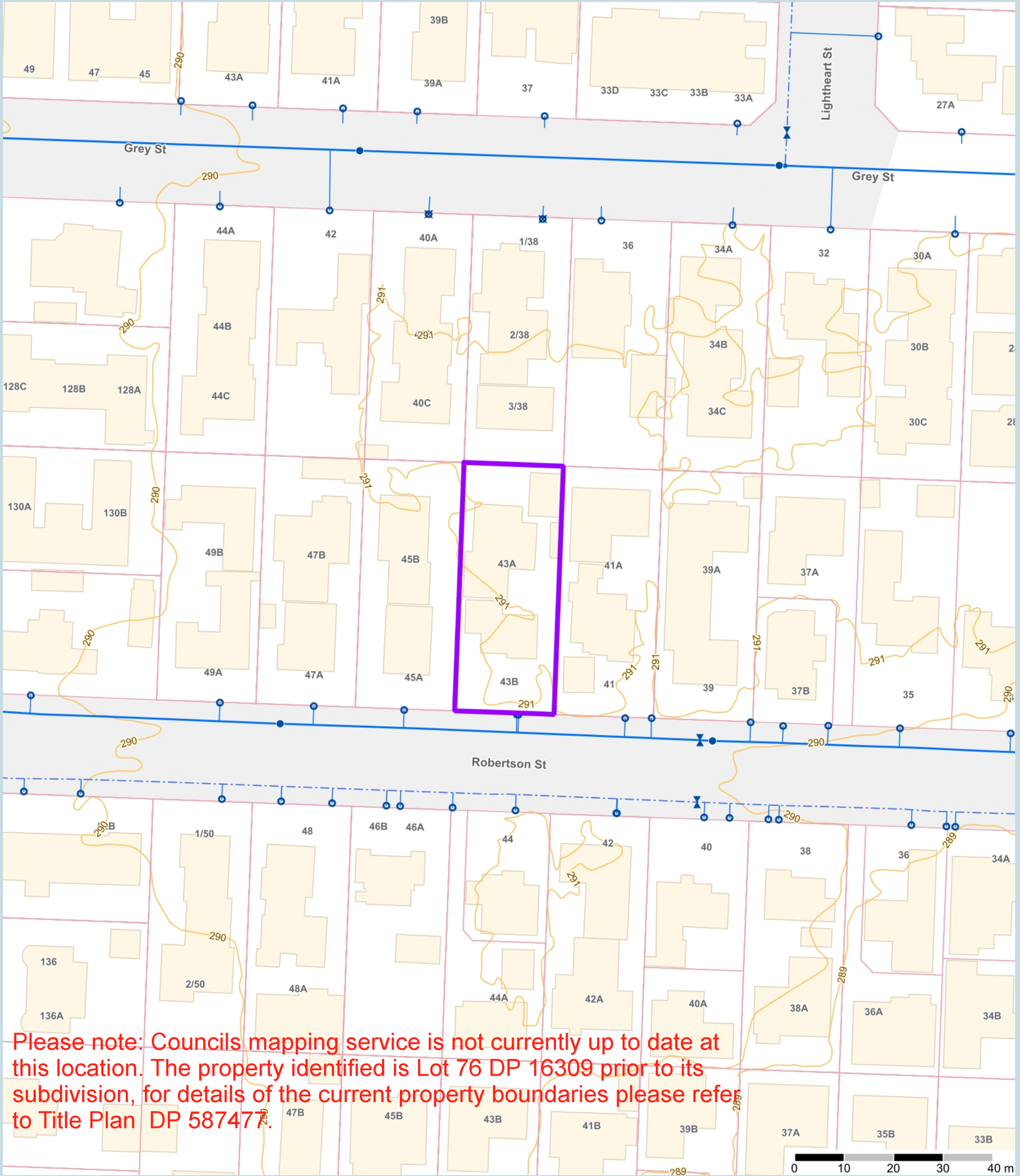
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AERIAL IMAGERY: 1:2,000 dataset flown 2021, XY accuracy +/- 0.6m.



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Water Supply

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
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Backflow Preventer	Hydrant	Valve	Delivery, Trunk or Transfer Main	Scour or Overflow Main	Parcel
Consumer Meter at Toby	Capped End	Service Line	Rising or Rising Falling Main	NonPotable Fire Main	Structure Roofline
Bulk Meter	Chamber	Rider Main		Contour (1m)	

DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. Structure Rooflines sourced from 2016 and updated from 2023 Imagery.
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Storm Water

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
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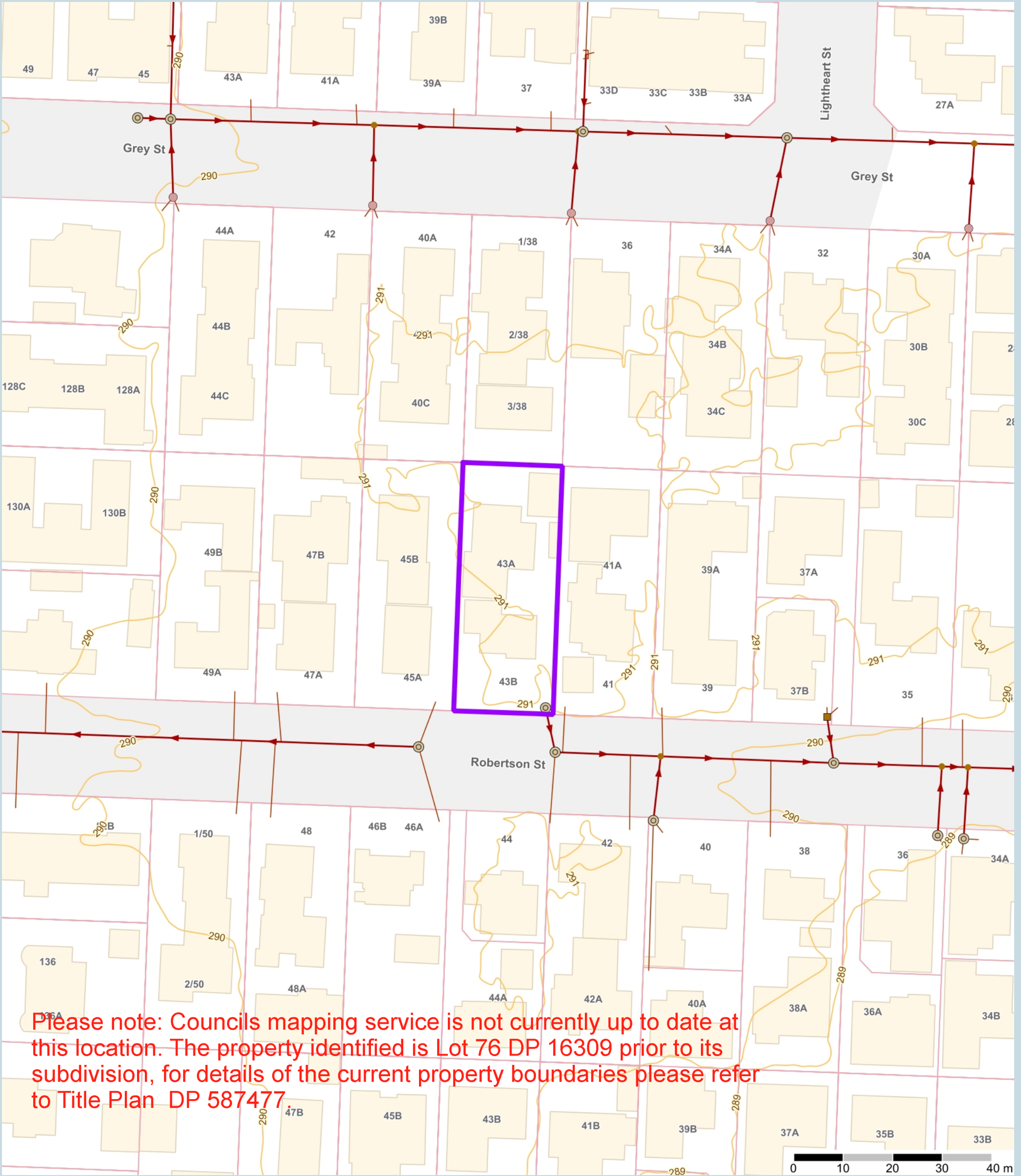
- | | | | | | | | | | | | |
|--|--------------------|---|--------------------------|---|------------------|---|--------------|---|---------------|---|--------------------|
|  | Manhole |  | Junction without Manhole |  | Cesspit Standard |  | Service Line |  | Rising main |  | Parcel |
|  | Capped End of Line |  | Cesspit Bubble Up |  | Open Drain |  | Culvert |  | Subsoil Drain |  | Structure Roofline |
|  | Headwall Structure |  | Cesspit Double |  | Lead |  | Gravity Main |  | Contour (1m) | | |

DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. Structure
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Waste Water

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
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Please note: Councils mapping service is not currently up to date at this location. The property identified is Lot 76 DP 16309 prior to its subdivision, for details of the current property boundaries please refer to Title Plan DP 587477.

Manhole	End of Line - Cleaning eye	Wetwell Pump	Gate Valve	Gravity Main	Parcel
Inspection Point	Inline Cleaning Eye	Drywell Pump	Air Valve	Rising Main	Structure Roofline
Inspection Chamber	End of Line - Capped		Service Line	Contour (1m)	

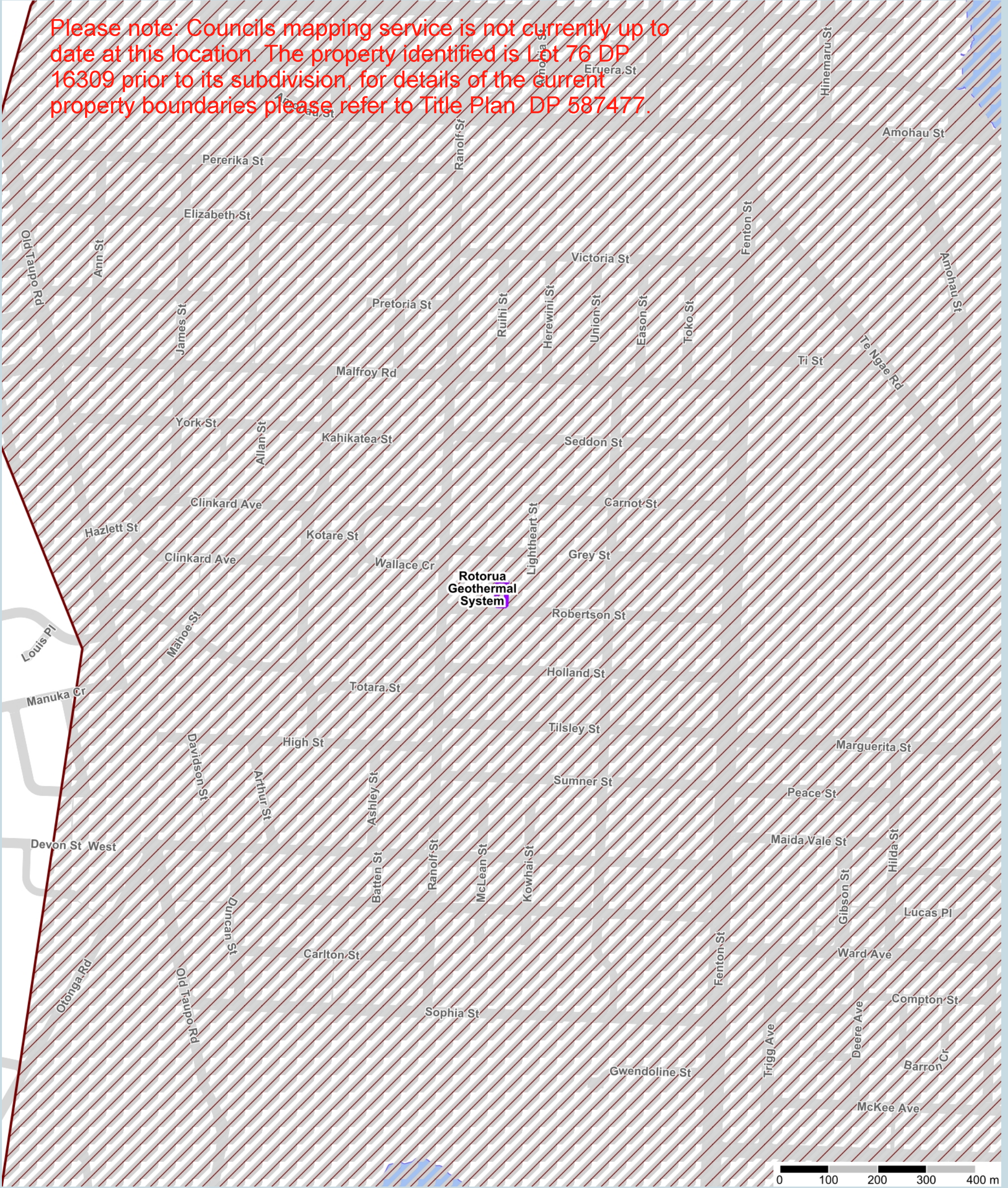
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. Structure Rooflines sourced from 2016 and updated from 2023 Imagery.
LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map.



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P 07 348 4199 | F 07 346 3143 | E info@rotorualc.nz | W rotorualakescouncil.nz

Geothermal Systems

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
----------	---	------------	----------------



-  Small Scale Commercial Use
-  Limited / Conditional Development
-  Development
-  Protected
-  Urban Use

DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ.
LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map.
For further details on how data was derived and limitations for use refer to the following report: GNS 2010-67 Volcano and Geothermal Hazards Part 1.

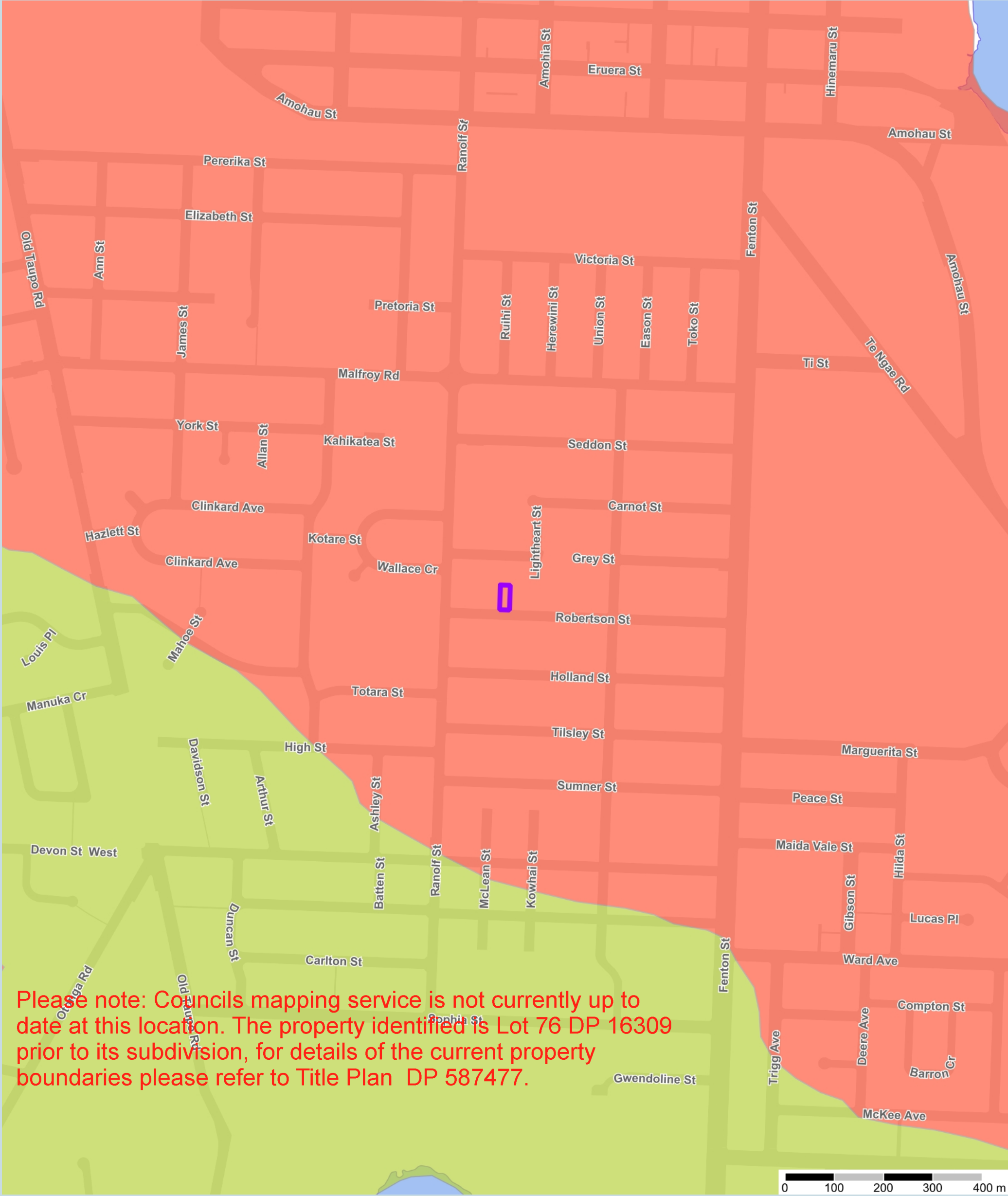


Fault Avoidance Zone

Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046
P 07 348 4199 | F 07 346 3143 | E info@rotorualc.nz | W rotorualakescouncil.nz

Soft Ground

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
----------	---	------------	----------------



Please note: Councils mapping service is not currently up to date at this location. The property identified is Lot 76 DP 16309 prior to its subdivision, for details of the current property boundaries please refer to Title Plan DP 587477.

A: Areas of volcanic-derived rocks and soils	B: Huka Group sediments and Hinuera Formation (older sediments)
C: Undifferentiated Holocene alluvium (<10,000 years old)	D: Holocene (last 10,000 years) swamp deposits and Holocene lake or delta sediments

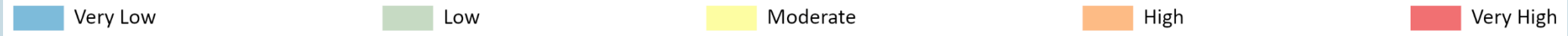
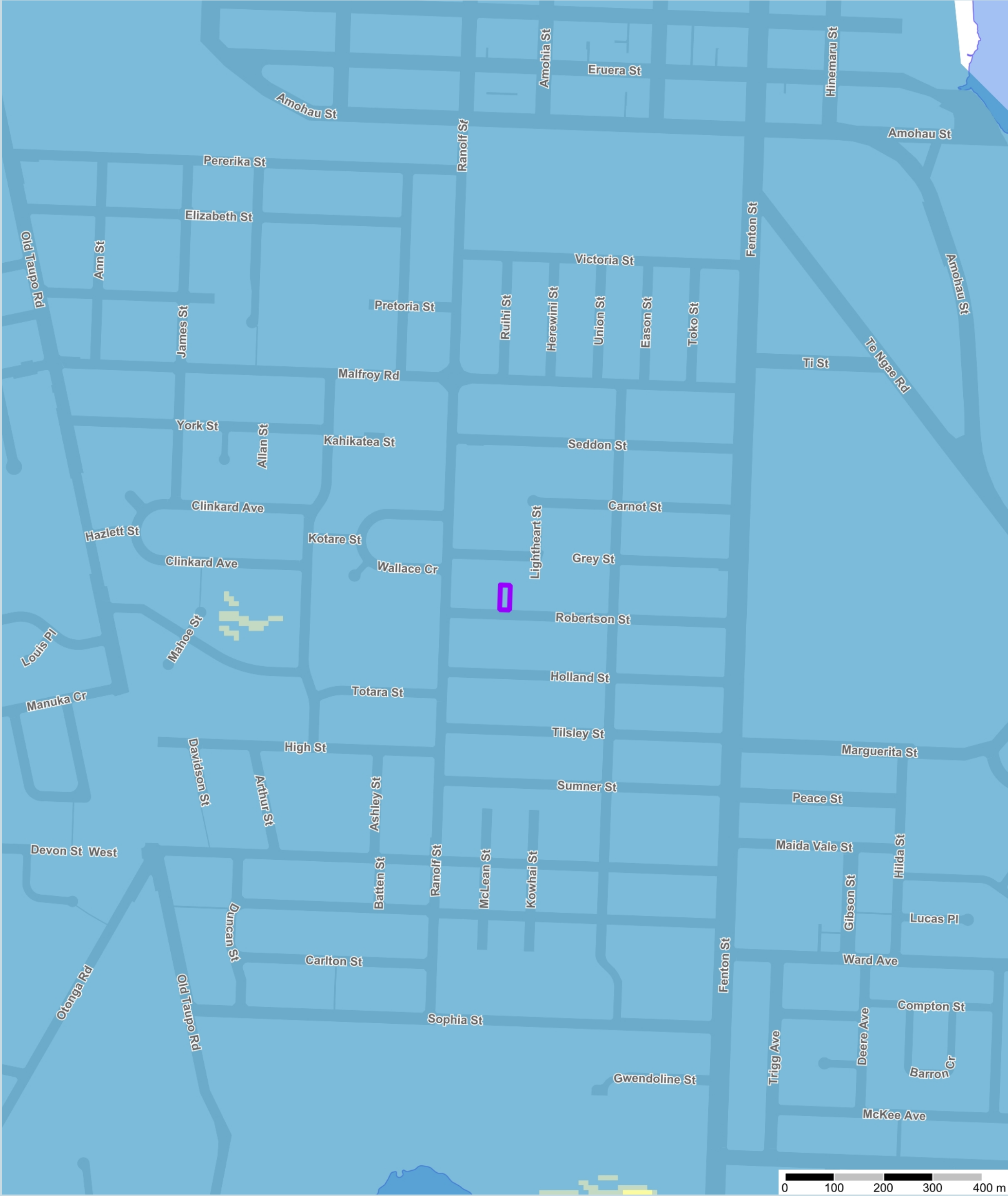
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ.
LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map.
For further details on how data was derived and limitations for use refer to the following report: GNS Report 2010/81.



Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046
P 07 348 4199 | F 07 346 3143 | E info@rotorualc.nz | W rotorualakescouncil.nz

Landslide Susceptibility

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
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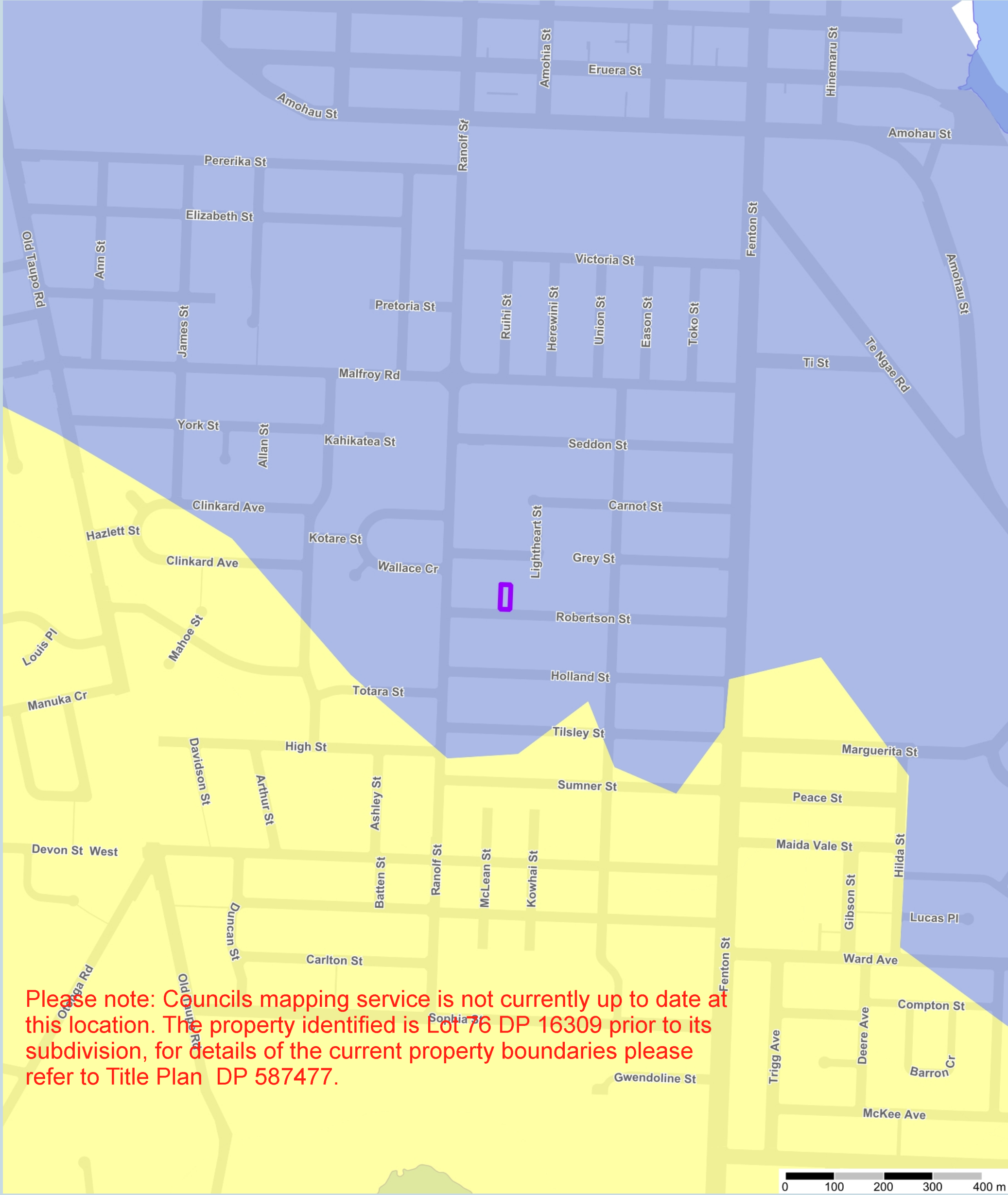
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LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map.
For further details on how data was derived and limitations for use refer to the following report: GNS Report 2010/82.



Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046
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Liquefaction Vulnerability

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
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Possible	Undetermined	Unlikely
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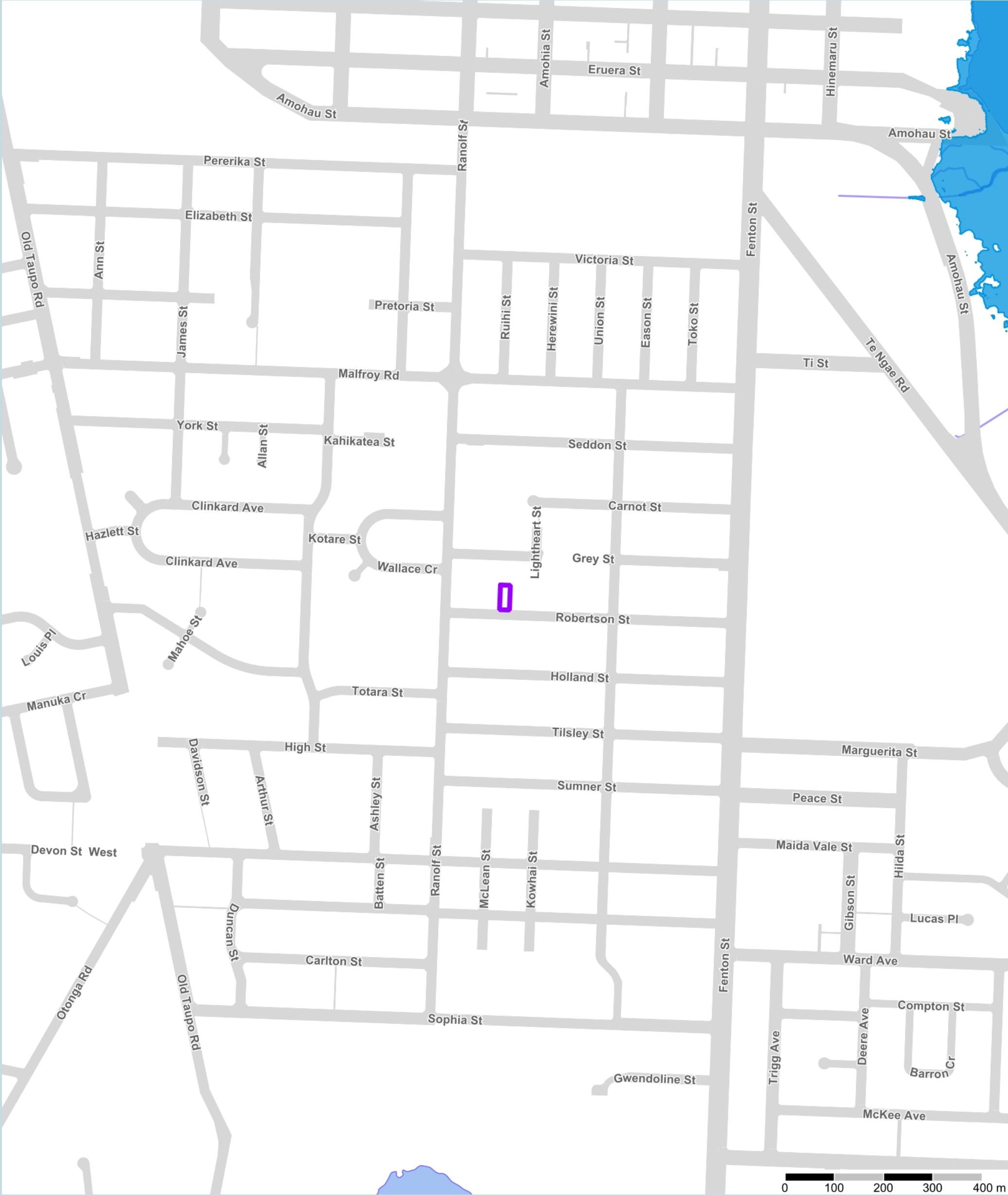
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ.
LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map.
For further details on how data was derived and limitations for use refer to map/page 11 of this map series.



Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046
P 07 348 4199 | F 07 346 3143 | E info@rotorualc.nz | W rotorualakescouncil.nz

Design Lake Flood Level

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
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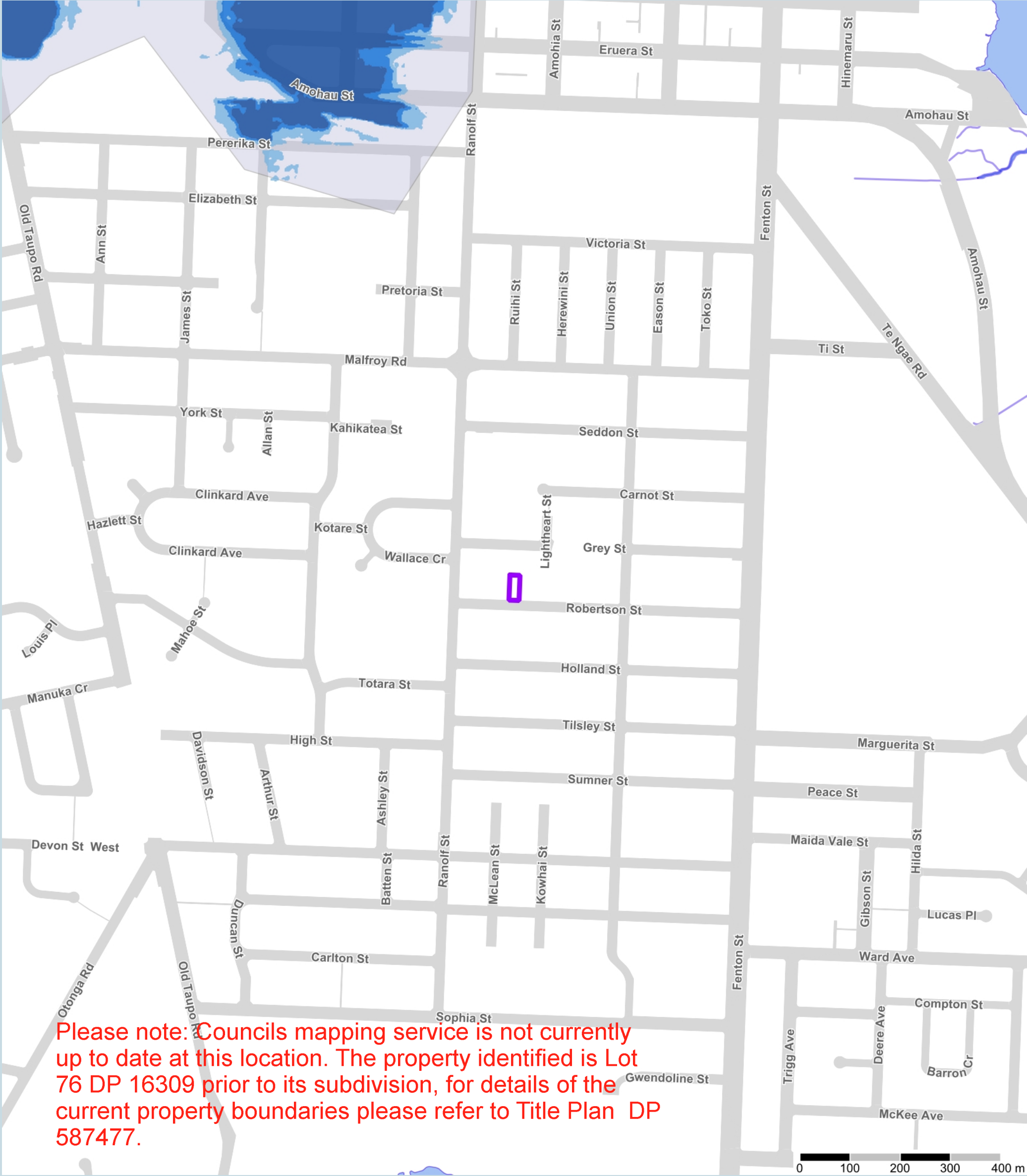
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ.
LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map.
For further details on how data was derived and limitations for use refer to map/page 11 of this map series.



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River/Stream Flood Modelling (1% AEP 2130)

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
----------	---	------------	----------------



Please note: Councils mapping service is not currently up to date at this location. The property identified is Lot 76 DP 16309 prior to its subdivision, for details of the current property boundaries please refer to Title Plan DP 587477.

1% AEP 2130 Depth:	Modelling Boundary	Water Body/Stream
0.1 < Depth (m) ≤ 0.3	Outside Modelled Area	
0.3 < Depth (m) ≤ 0.5		
Depth (m) > 0.5		

DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map. 1% AEP maximum flood depth with climate change to 2130 and allowance for freeboard. For further details on how data was derived and limitations for use refer to map/page 11 of this map series.



Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046
P 07 348 4199 | F 07 346 3143 | E info@rotorualc.nz | W rotorualakescouncil.nz

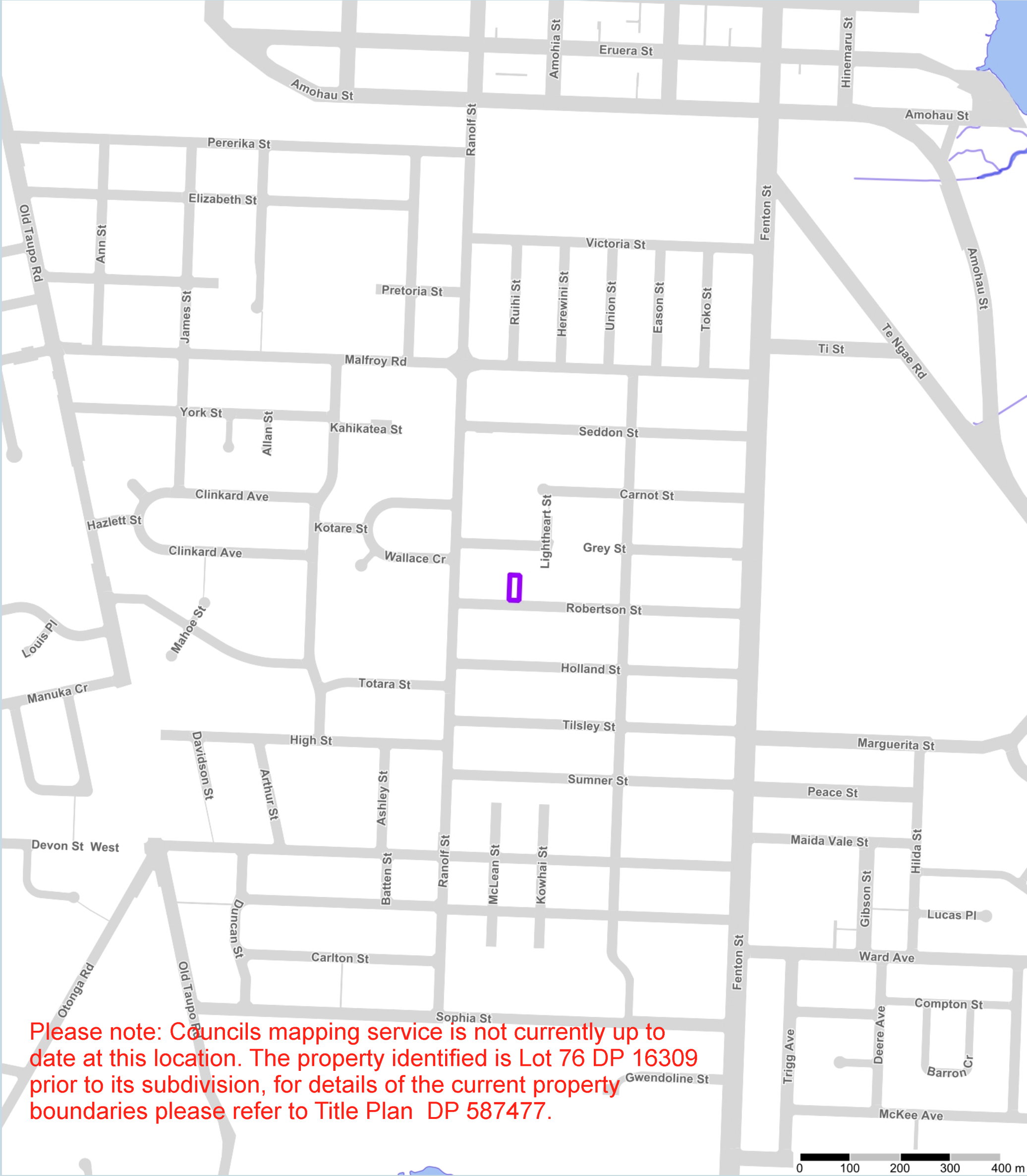
Storm Water Catchment Flood Modelling (1% AEP)

Address:

43A Robertson Street Glenholme Rotorua 3010

Valuation:

06512 283 00 A



Please note: Councils mapping service is not currently up to date at this location. The property identified is Lot 76 DP 16309 prior to its subdivision, for details of the current property boundaries please refer to Title Plan DP 587477.

1% AEP Depth:

0.1 < Depth (m) ≤ 0.3

0.3 < Depth (m) ≤ 0.5

Depth (m) > 0.5

Modelling Boundary:

Catchment 3

Catchment 4

Catchment 5

Ngongotahā Catchment

Outside Modelled Area

Water Body/Stream

DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map. 1% AEP flood depth. For further details on how data was derived and limitations for use refer to map/page 11 of this map series.

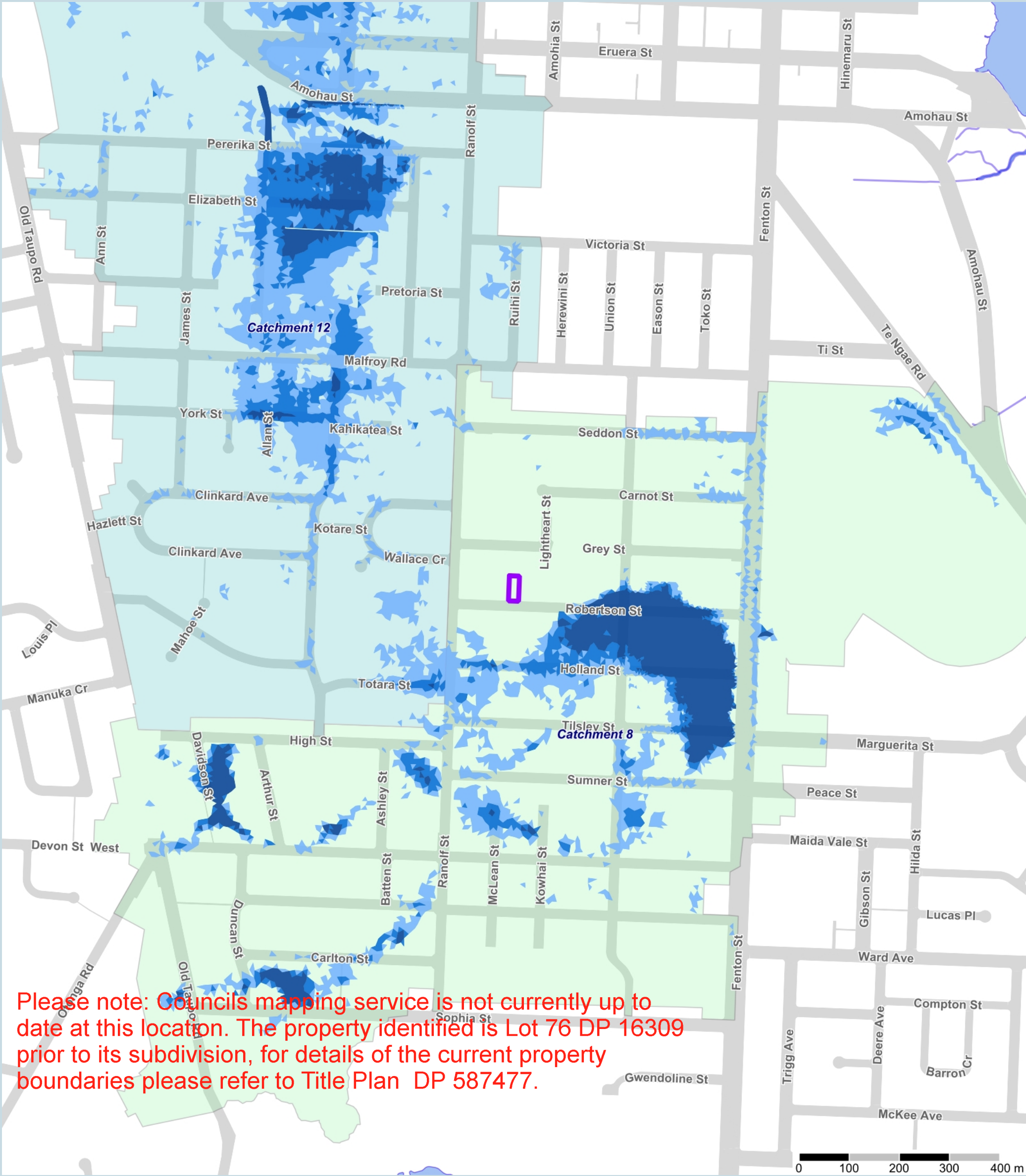


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P 07 348 4199 | F 07 346 3143 | E info@rotorualc.nz | W rotorualakescouncil.nz

Storm Water Catchment Flood Modelling (1% AEP 2100)

Address:43A Robertson Street Glenholme Rotorua 3010

Valuation:06512 283 00 A



1% AEP 2100 Depth:

0.1 < Depth (m) ≤ 0.3

0.3 < Depth (m) ≤ 0.5

Depth (m) > 0.5

Modelling Boundary:

Catchment 6

Catchment 8

Catchment 12

Catchment 14

Catchment 18

Outside Modelled Area

Water Body/Stream

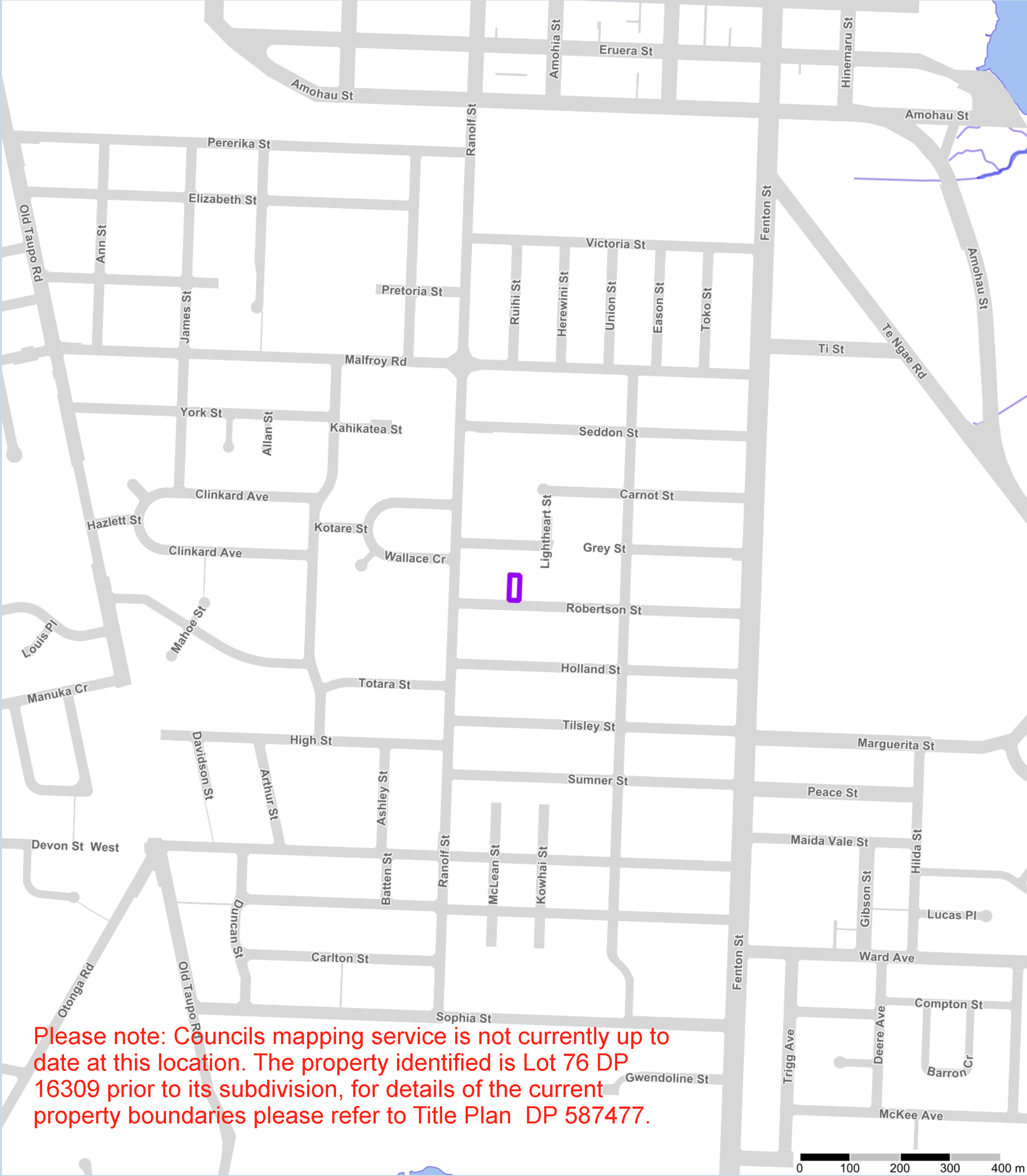
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map. 1% AEP flood depth with climate change to 2100. For further details on how data was derived and limitations for use refer to map/page 11 of this map series.



Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046
P 07 348 4199 | F 07 346 3143 | E info@rotorualc.nz | W rotorualakescouncil.nz

Storm Water Catchment Flood Modelling (1% AEP 2130)

Address:	43A Robertson Street Glenholme Rotorua 3010	Valuation:	06512 283 00 A
----------	---	------------	----------------



Please note: Councils mapping service is not currently up to date at this location. The property identified is Lot 76 DP 16309 prior to its subdivision, for details of the current property boundaries please refer to Title Plan DP 587477.

1% AEP 2130 Depth:	Modelling Boundary:	
0.1 < Depth (m) ≤ 0.3	Catchment 3	Ngongotahā Catchment
0.3 < Depth (m) ≤ 0.5	Catchment 4	Outside Modelled Area
Depth (m) > 0.5	Catchment 5	Water Body/Stream

DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map. 1% AEP flood depth with climate change to 2130. For further details on how data was derived and limitations for use refer to map/page 11 of this map series.



Geothermal Systems

Source: B J Scott, Rotorua District Council Hazard Studies, Part 1 Volcano and Geothermal Hazards, GNS Science Consultancy Report 2010/67, Report for Rotorua District Council, 2010.

Faults

Sources:

K J Clark, et al., Bay of Plenty Active Fault Mapping for Growth Areas. GNS Science Consultancy Report 2018/143, Report for Rotorua Lakes Council, 2019.
P Villamor, et al., Rotorua District Council Hazard Studies: Active Fault Hazards. GNS Science Consultancy Report 2010/182, Report for Rotorua District Council, 2010.
For properties in the Eastside area, see also the following letter that discusses a re-evaluation of the faults: K Clark, et al., letter to Bay of Plenty Regional Council from GNS Science, 10 June 2021.

Soft Ground

The mapping of soft ground undertaken by GNS was based on a desktop study. The following descriptions of the mapped zones are provided in the report:

- Zone A: Areas of volcanic-derived rocks and soils. No soft ground is expected in zone A as the dominant high-energy volcanic processes preclude the development of soft to very soft soils.
- Zone B: Huka Group sediments and Hinuera Formation (older sediments). These sediments were formed in a range of environments. Sediments with soft and very soft strengths at the time of formation are likely to have consolidated over time.
- Zone C: Undifferentiated Holocene alluvium (<10,000 years old). Sites from a range of environmental conditions are present within this zone. Small areas of soft to very soft ground may be present as a surficial layer in some places.
- Zone D: Holocene (last 10,000 years) swamp deposits and Holocene lake or delta sediments between the 9000 ka and modern Lake Rotorua shorelines. Contains extensive areas of soft ground, but probably also contains areas of better ground.

Source: G D Dellow, Rotorua District Council Hazard Studies: Distribution and Identification of Soft Soils. GNS Science Consultancy Report 2010/81, Report for Rotorua Lakes Council, 2010.

Landslide Susceptibility

The landslide hazard mapping shows differences in the relative hazard in the Rotorua District, based on a desktop study of geology and slope.
Source: G D Dellow, Rotorua District Council Hazard Studies: Landslide hazards. GNS Science Consultancy Report 2010/82, Report for Rotorua District Council, 2010.

Liquefaction Vulnerability

This liquefaction mapping was prepared for the Bay of Plenty Regional Council. The assessment was prepared in accordance with the Ministry for Environment and Ministry for Business, Innovation and Employment’s guidance: ‘Planning and Engineering Guidance for Potentially Liquefaction Prone Land’ (2017) to a Level A (basic desktop) level of detail. Questions about the mapping should be directed to the Bay of Plenty Regional Council.
Source: Bay of Plenty Liquefaction Vulnerability Assessment, Tonkin and Taylor Limited, April 2021.

Design Lake Flood Levels

The levels displayed are simply a representation of the ground level (taken from a digital elevation model) that correspond to the design lake flood levels for the 1% AEP event with an allowance for freeboard, which were advised by the Bay of Plenty Regional Council. These design lake flood levels are based on a frequency analysis of the twelve Rotorua lakes.
Climate change has not been included in the levels as the Regional Council at this stage as the Bay of Plenty Regional Council has yet to provide advice on the impact of climate change.

Source	Notes	Key Assumptions
BOPRC Rotorua Lakes Design Levels Technical report 2022 ISSN: 1176-5550 (Print) ISSN: 1179-9587 (Online)	Please refer to BayHazards - Bay of Plenty Natural Hazards Viewer webpage - for general information on natural hazards. For questions about how the lake flooding design levels are produced please make an online request to the Regional Council or call on 0800 884 880	The levels include an allowance for freeboard for estimate precision, local wind set up, wave run up, construction tolerances and the likely joint probability of the above factors.

River/Stream Flood Modelling

Currently, Rotorua Lakes Council has only been provided spatial mapping from fluvial (river/stream) hazards for the Greater Utuhina catchment. For information about flooding from other rivers/streams, please contact the relevant regional council.
The mapping is for a climate change scenario, based on the IPCC RCP 8.5 high emissions scenario and, in terms of today’s climate, would have an annual exceedance probability (AEP) significantly less than 1%. The depths include an allowance for freeboard of 500mm to 700mm.
There are multiple sources of uncertainty in these flood maps. The flood maps are fluvial (riverine) flooding maps only, i.e., flooding from the streams, but do not explicitly show flooding from direct localised rainfall or pipe surcharges. No allowance has been made for waves generated by vehicles and other factors such as post-development settlements and required construction tolerances. In addition, the Rotorua Lake Levels Assessment has not been completed and design surface levels in the vicinity of the lake are subject to change.

Catchment	Source	Notes
Greater Utuhina	Greater Utuhina Catchment Model (2022), Bay of Plenty Regional Council (1) DHI, Utuhina Phases 2 and 3 Numerical Modelling, Report for BOPRC, August 2021 (2) DHI. Utuhina Hydraulic Model: Additional Modelling and Mapping, Addendum Report for BOPRC, August 2022	Please refer to BayHazards - Bay of Plenty Natural Hazards Viewer webpage - for general information on natural hazards. For specific questions on fluvial flooding within the Utuhina Catchment please make an online request to the Regional Council under Flood level report or call on 0800 884 880

For information about flooding from other fluvial (river/stream) sources please contact the Bay of Plenty Regional Council.

Stormwater Catchment Flood Modelling

The flood modelling results are indicative only. The models were developed at a catchment, rather than a property-specific level, and incorporate a range of assumptions and limitations. For example, fine features that may influence the direction of flow, such as kerbs, fences and walls, have not been included in the models. Drainage works that affect the flooding may also not be taken into account. In most cases, there was limited data from actual events against which the models could be validated or calibrated. Particular caution should be taken in interpreting the results in and around building footprints. In some models, buildings are treated as elevated areas of land to approximate their impacts on flows but actual building floor levels are generally not incorporated into the models and potential inundation of building footprints may not be shown. In other models, buildings are essentially removed, which may imply flooding of building footprints that may actually be raised above the modelled flood level.
The climate change scenarios are based on the IPC RCP 8.5 high emissions scenario and, in terms of today’s climate, would have an annual exceedance probability (AEP) significantly less than 1%. Modelling for different annual exceedance period or other scenarios may be available - refer to the associated reports for other model outputs. Boundaries shown are modelling boundaries only, not stormwater catchments.
Rotorua Lakes Council and its consultants accept no responsibility for the accuracy of the mapping or any decisions based on it.

Catchment	Related Reports	Updated Assumptions
3	Under development	
4	Catchment 4 Stormwater Model Build and System Performance Report, April 2017, Opus International Consultants Ltd, RDC-772974; Memorandum on Catchments 4 and 6: Additional results for 1% AEP event, January 2018, RDC-797296	Original report based on HIRDS v3 rainfall including climate change to 2090 with a temperature increase of 2.1°C. The flood map is updated using the building outline layer from LINZ and HIRDSv4 rainfall with climate change to 2130 IPCC scenario RCP8.5.
5	Catchment 5 Stormwater Model Build and System Performance Report, August 2016, Opus International Consultants Ltd, RDC-687530	Original report based on HIRDS v3 rainfall including climate change to 2090 with a temperature increase of 2.1°C. The flood map is updated using HIRDSv4 rainfall with climate change to 2130 IPCC scenario RCP8.5.
6	Catchment 6 Stormwater Model Build and System Performance Report, March 2017, Opus International Consultants, RDC-772471; Memorandum on Catchments 4 and 6: Additional results for 1% AEP event, January 2018, RDC-797296	Original report based on HIRDS v3 rainfall including climate change to 2090 with a temperature increase of 2.1°C. The flood map is updated using the building outline layer from LINZ and HIRDSv4 rainfall with climate change to 2130 IPCC scenario RCP8.5.
8	Under development	Original modelling was based on HIRDS v3 rainfall including climate change to 2090 with a temperature increase of 2.1°C. The flood map is updated using HIRDSv4 rainfall with climate change to 2100 IPCC scenario RCP8.5.
12	Under development	
14	Catchment 14 Stormwater Model Build and System Performance Report, May 2018, Opus International Consultants Ltd, RDC-828920	Original report based on HIRDS v3 rainfall including climate change to 2090 with a temperature increase of 2.1°C. The flood map is updated using HIRDSv4 rainfall with climate change to 2100 IPCC scenario RCP8.5.
18	SW Catchment 18 Model Development Memo and System Performance Report, Jeff Booth Consulting Ltd, RDC-876679	
Ngongotahā catchments (to Awahou Stream)	Ngongotaha Flood Modelling: Model Build and Design Scenarios Report, Chusit Apirumanekul and Maha Kalyansundar (Awa Environmental Limited), March 2024	



Title Plan - DP 587477

Survey Number	DP 587477
Surveyor Reference	2159 Slater
Surveyor	Paul Jeffrey Andrews
Survey Firm	SurveyOne Limited (Rotorua)
Surveyor Declaration	I Paul Jeffrey Andrews, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 26 Feb 2024 11:01 AM

Survey Details

Dataset Description	Lots 1 and 2 being a subdivision of Lot 76 DP 16309		
Status	Deposited		
Land District	South Auckland	Survey Class	Class A
Submitted Date	26/02/2024	Survey Approval Date	26/02/2024
		Deposit Date	20/08/2024

Territorial Authorities

Rotorua District

Comprised In

RT SA26D/139
RT SA26D/140

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 587477	Easement		
Area B Deposited Plan 587477	Easement		
Height-Limited Area C Deposited Plan 587477	Easement		
Lot 1 Deposited Plan 587477	Fee Simple Title	0.0630 Ha	1114724
Lot 2 Deposited Plan 587477	Fee Simple Title	0.0381 Ha	1114725
Total Area		0.1011 Ha	

DP 587477

SurveyOne
Limited



Ph: 07 357 5883
Mobile: 027 478 6767
Email: paul@surveyone.co.nz
www.surveyone.co.nz

Sheet No. 1 of 1

Job No. 2159

Calculated by PSA

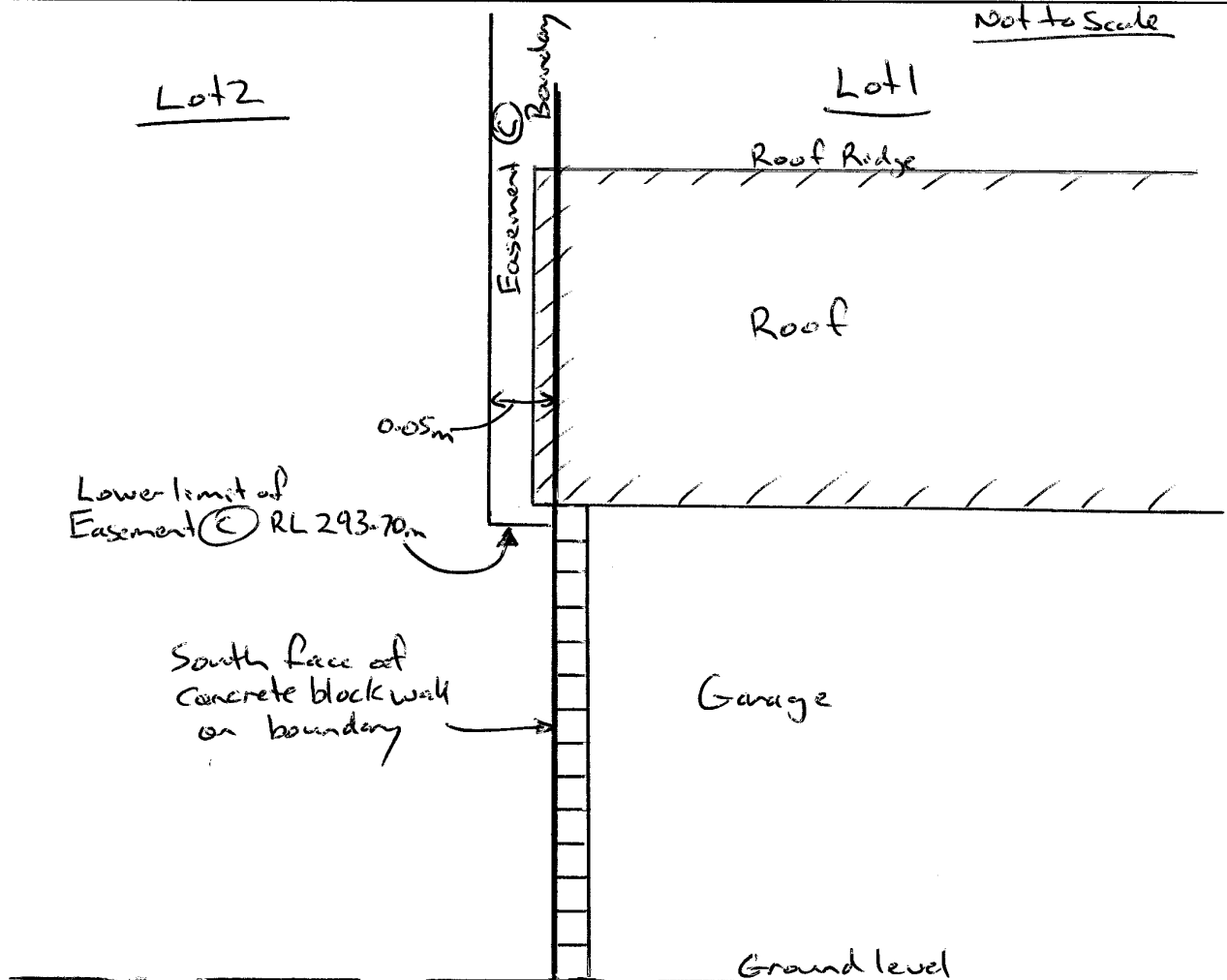
Checked by

Dates July 2023

Refer:

Cross-section of Easement C on
DP587477

43A/43B Robertson St Poroma



Levels in terms of Maturiki Datum 1953

Origin of levels: RM 4 5060529(CXUT) RL 288.90

Source: LINZ Geodetic Database 28 July 2023



Land Registration District

South Auckland

Plan Number

DP 587477

Territorial Authority (the Council)

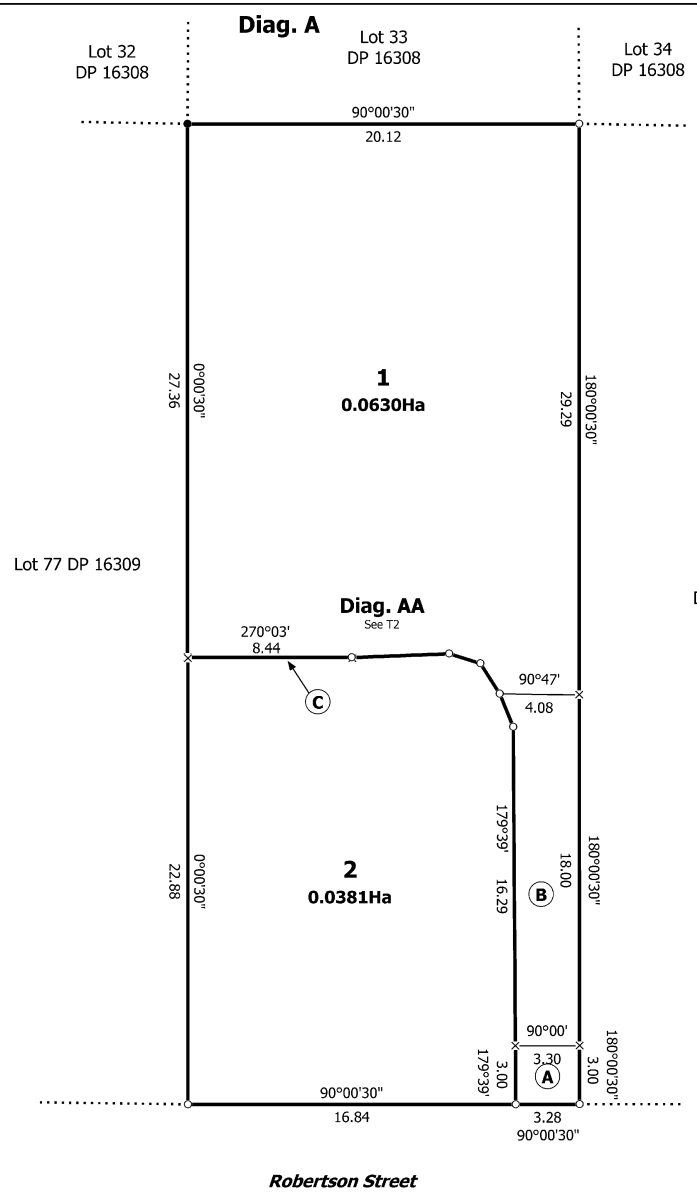
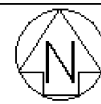
Rotorua District Council

Memorandum of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right to Overhang Eave (Lower Height Limit: RL 293.70m Levels in terms of Moturiki Datum 1953. Origin of Levels: RM 4 SO 60529 (CXVT) RL 288.90m. Source LINZ Geodetic Database 28 July 2023)	C	Lot 2 DP 587477	Lot 1 DP 587477
Right to Drain Sewage	B	Lot 1 DP 587477	Lot 2 DP 587477
Right to Convey Electricity Right to Convey Telecommunications Pedestrian Right-of-Way	A B	Lot 1 DP 587477	Lot 2 DP 587477

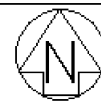
Memorandum of Easements in Gross

Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to Drain Sewage	A	Lot 1 DP 587477	Rotorua District Council

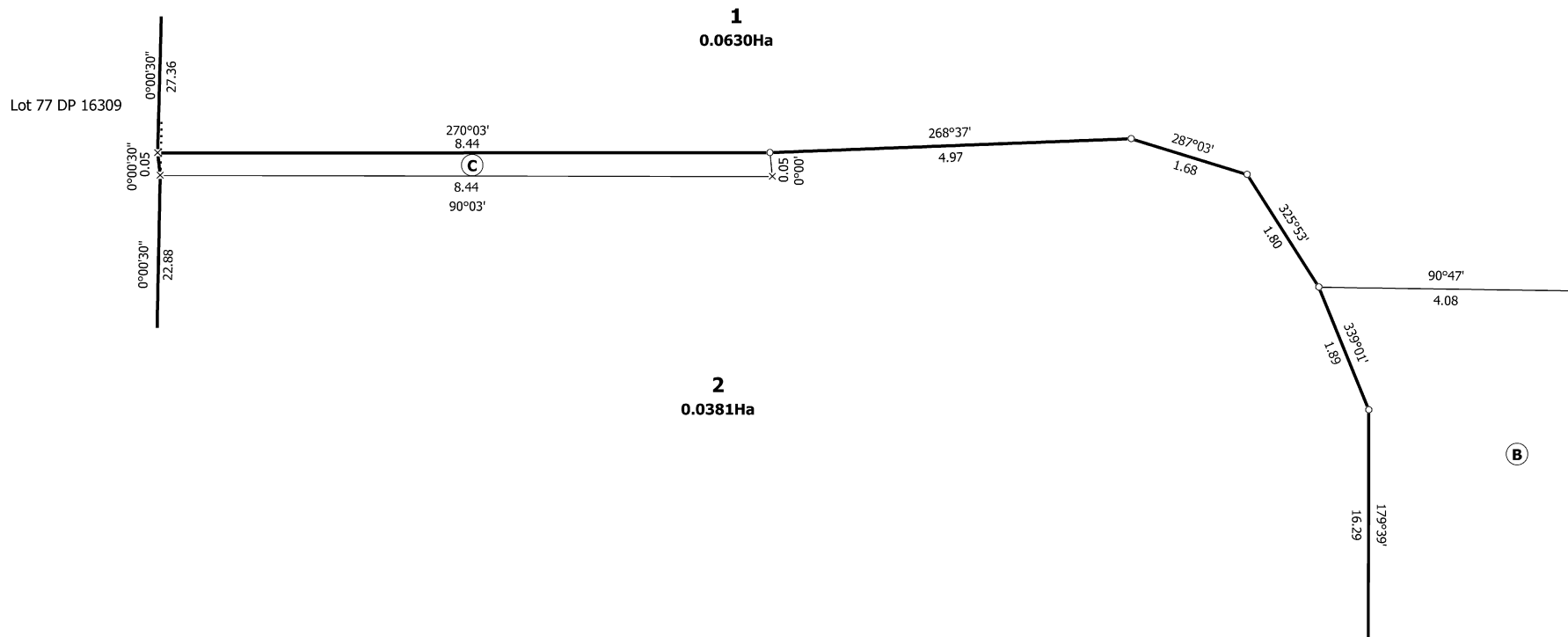


T 1/2

Land District: South Auckland	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua)	Title Plan DP 587477 Deposited on: 20/08/2024
Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 4 of 5			



Diag. AA



T 2/2

Land District: South Auckland	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua)	Title Plan DP 587477 Deposited on: 20/08/2024
Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 5 of 5			



Record of Survey - DP 587477

Survey Number	DP 587477
Surveyor Reference	2159 Slater
Surveyor	Paul Jeffrey Andrews
Survey Firm	SurveyOne Limited (Rotorua)
Surveyor Declaration	I Paul Jeffrey Andrews, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 26 Feb 2024 11:01 AM

Survey Details

Dataset Description	Lots 1 and 2 being a subdivision of Lot 76 DP 16309		
Purpose	LT Subdivision		
Status	Deposited	Type	Survey
Land District	South Auckland	Survey Class	Class A
Meridional Circuit	Bay of Plenty 2000	Vertical Datum	Moturiki 1953

Survey Dates

Surveyed Date	10/08/2023	Certified Date	26/02/2024
Submitted Date	26/02/2024 11:01:30	Survey Approval Date	26/02/2024
Deposit Date	20/08/2024		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 560896	South Auckland	0°00'00"
DPS 90624	South Auckland	0°00'30"
DP 16309	South Auckland	0°00'30"
DP 16308	South Auckland	0°00'30"
DP 371545	South Auckland	0°00'30"

Territorial Authorities

Rotorua District

Comprised In

RT SA26D/139
RT SA26D/140

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 587477	Easement		
Area B Deposited Plan 587477	Easement		
Height-Limited Area C Deposited Plan 587477	Easement		
Lot 1 Deposited Plan 587477	Fee Simple Title	0.0630 Ha	1114724
Lot 2 Deposited Plan 587477	Fee Simple Title	0.0381 Ha	1114725
Total Area		0.1011 Ha	



Mark and Vector

Survey Number DP 587477
Meridional Circuit Bay of Plenty 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
IS II DPS 9309	IT FB 7515/81	ob35	256°23'12" M			518.63 M		
IT FB 7515/81	RM 4 SO 60529	ob25	331°56'30" A	DP 560896	0°00'00"	136.69 A	DP 560896	
IS II DPS 9309	NAIL 2 DP 472116	ob36	252°25'34" M			404.32 M		
NAIL 2 DP 472116	CN DPS 70533	ob21	270°00'30" M			0.28 C		
CN DPS 70533	NAIL 1 DP 472116	ob27	270°00'30" M			1.83 C		
NAIL 1 DP 472116	LP I DPS 90624	ob23	270°00'30" M			17.20 M		
LP I DPS 90624	LP I DPS 82297	ob24	270°00'30" M			3.41 M		
LP I DPS 82297	NAIL II DPS 82297	ob34	270°00'30" M			1.74 M		
NAIL II DPS 82297	CN (1) DPS 70533	ob33	270°00'30" M			17.48 M		
CN (1) DPS 70533	IS II FB 7515/81	ob0	270°00'30" M			16.61 M		
IS II FB 7515/81	NAIL 2 DP 371545	ob1	270°00'30" M			18.11 M		
NAIL 2 DP 371545	IS IX FB S170/91	ob30	270°00'30" A	DP 371545	0°00'30"	8.60 C		
IS IX FB S170/91	IT FB 7515/81	ob2	270°00'30" A	DP 371545	0°00'30"	33.36 C		
NAIL 2 DP 472116	IS A DP 587477	ob22	265°59'00" M			65.26 M		
IS A DP 587477	NAIL 2 DP 371545	ob38	291°36'00" M			12.43 M		
IS A DP 587477	IT FB 7515/81	ob39	274°54'00" M			53.71 M		
IS A DP 587477	IS II FB 7515/81	ob40	55°02'00" M			7.99 M		
IT FB 7515/81	IB D DP 587477	ob26	103°16'00" M			56.61 M		
IB D DP 587477	NAIL 2 DP 472116	ob50	78°27'40" M			64.83 M		
IB D DP 587477	IS A DP 587477	ob51	349°21'00" M			8.55 M		
IB D DP 587477	NAIL 2 DP 371545	ob52	314°40'00" M			18.47 M		
IB D DP 587477	IS II FB 7515/81	ob53	20°58'00" M			13.90 M		
IB D DP 587477	LP I DPS 90624	ob54	73°39'00" M			46.08 M		
IB D DP 587477	NAIL C DP 587477	ob55	1°38'00" M			35.73 M		
NAIL C DP 587477	NAIL B DP 587477	ob44	1°47'00" M			13.92 M		
NAIL B DP 587477	IS A DP 587477	ob42	184°11'30" M			41.33 M		
IS A DP 587477	PEG 8 DP 587477	ob41	32°25'00" M			7.09 M		

Mark and Vector

Survey Number DP 587477

Meridional Circuit Bay of Plenty 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
PEG 8 DP 587477	IB D DP 587477	ob37	188°47'00"	M		14.56 M		
CN DPS 70533	PEG (1) DPS 90624	ob28	273°53'30"	A DPS 90624	0°00'30"	20.82 A	DPS 90624	
PEG (1) DPS 90624	PEG (1) DP 16309	ob18	270°00'30"	A DP 16309	0°00'30"	20.12 A	DP 16309	
PEG (1) DP 16309	PEG 8 DP 587477	ob14	270°00'30"	A DP 16309	0°00'30"	20.12 A	DP 16309	
IS IX FB S170/91	PEG FB S 170/91	ob3	69°56'20"	C		4.10 C		
PEG FB S 170/91	DISK 7 DP 587477	ob15	90°00'30"	A DP 16309	0°00'30"	16.84 C		Class A
DISK 7 DP 587477	PEG 8 DP 587477	ob57	90°00'30"	A DP 16309	0°00'30"	3.28 C		Class A
NAIL B DP 587477	PEG 9 DP 587477	ob43	307°57'00"	M		24.50 M		
PEG 9 DP 587477	PEG (1) DP 16308	ob20	90°00'30"	A DP 16308	0°00'30"	20.12 A	DP 16308	Class A
PEG (1) DP 16308	UNMK (1) DPS 29652	ob17	180°00'30"	A DP 16309	0°00'30"	29.29 C		Class A
UNMK (1) DPS 29652	UNMK 10 DP 587477	ob5	180°00'30"	A DP 16309	0°00'30"	18.00 C		Class A
UNMK 10 DP 587477	PEG 8 DP 587477	ob7	180°00'30"	A DP 16309	0°00'30"	3.00 C		Class A
PEG FB S 170/91	UNMK 13 DP 587477	ob16	0°00'30"	A DP 16309	0°00'30"	22.88 C		Class A
UNMK 13 DP 587477	UNMK 1 DP 587477	ob11	0°00'30"	A DP 16309	0°00'30"	0.05 C		Class A
UNMK 1 DP 587477	PEG 9 DP 587477	ob6	0°00'30"	A DP 16309	0°00'30"	27.36 C		Class A
CN DPS 70533	IS II DPS 90624	ob29	343°43'30"	A DPS 90624	0°00'30"	41.34 A	DPS 90624	
IS II DPS 90624	DISK (1) DPS 90624	ob4	322°39'30"	A DPS 90624	0°00'30"	15.11 A	DPS 90624	
DISK (1) DPS 90624	PEG (2) DP 16308	ob13	270°00'30"	A DP 16308	0°00'30"	20.12 A	DP 16308	
PEG (2) DP 16308	PEG (1) DP 16308	ob19	270°00'30"	A DP 16308	0°00'30"	20.12 A	DP 16308	
NAIL C DP 587477	DISK 2 DP 587477	ob45	278°42'00"	M		10.58 M		
DISK 2 DP 587477	UNMK 1 DP 587477	ob64	270°03'00"	C		8.44 C		Class A
NAIL C DP 587477	DISK 3 DP 587477	ob46	287°25'00"	M		5.75 M		
DISK 3 DP 587477	DISK 2 DP 587477	ob63	268°37'00"	C		4.97 C		Class A
NAIL C DP 587477	DISK 4 DP 587477	ob47	287°33'00"	M		4.07 M		

Mark and Vector

Survey Number DP 587477

Meridional Circuit Bay of Plenty 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
DISK 4 DP 587477	DISK 3 DP 587477	ob62	287°03'00"	C		1.68 C		Class A
NAIL C DP 587477	DISK 5 DP 587477	ob48	264°39'00"	M		2.88 M		
DISK 5 DP 587477	DISK 4 DP 587477	ob60	325°53'00"	C		1.80 C		Class A
NAIL C DP 587477	DISK 6 DP 587477	ob49	227°14'00"	M		2.99 M		
DISK 6 DP 587477	DISK 5 DP 587477	ob58	339°01'00"	C		1.89 C		Class A
DISK 5 DP 587477	UNMK (1) DPS 29652	ob61	90°47'00"	C		4.08 C		Class A
DISK 6 DP 587477	UNMK 11 DP 587477	ob59	179°39'00"	C		16.29 C		Class A
UNMK 11 DP 587477	DISK 7 DP 587477	ob8	179°39'00"	C		3.00 C		Class A
UNMK 11 DP 587477	UNMK 10 DP 587477	ob9	90°00'00"	C		3.30 C		Class A
IB D DP 587477	DISK 7 DP 587477	ob56	355°50'00"	M		14.42 M		
NAIL 2 DP 371545	UNMK 1 DP 587477	ob31	348°58'00"	C		24.80 C		
UNMK 13 DP 587477	UNMK 12 DP 587477	ob12	90°03'00"	C		8.44 C		Class A
UNMK 12 DP 587477	DISK 2 DP 587477	ob10	0°00'00"	C		0.05 C		Class A
NAIL 2 DP 371545	IT FB 7515/81	ob32	270°00'30"	M		41.96 M		

Mark Name	Mark Condition	Description
CN (1) DPS 70533		Flush in footpath
DISK 2 DP 587477		In top of fence, 0.11m E of brick wall
DISK 3 DP 587477		In top of fence
DISK 4 DP 587477		In top of fence
DISK 5 DP 587477		In top of fence
DISK 6 DP 587477		Flush in cobbles, 0.17m NE of garden
DISK 7 DP 587477		SS Bdy disk in cobbles, 0.23m E of fce
IB D DP 587477		RL 290.60, flush at back of kerb 2.3m W of #42A xing
IS A DP 587477		RL 290.48, flush at ES at W side of xing
IS II FB 7515/81		Flush in footpath
IT FB 7515/81		Under cast iron lid in footpath
LP I DPS 82297		Flush in footpath
LP I DPS 90624		Flush in footpath



Mark and Vector

Survey Number DP 587477
Meridional Circuit Bay of Plenty 2000

Mark Name	Mark Condition	Description
NAIL 1 DP 472116		Flush in footpath
NAIL 2 DP 371545		Flush in footpath
NAIL 2 DP 472116		RL 290.13, flush in footpath
NAIL B DP 587477		Flush in cobbles, 2.15m S and 0.63m W of edge
NAIL C DP 587477		Flush in cobbles, 1.17m W of fce, 1.85m S of gate rail
NAIL II DPS 82297		Flush in footpath
PEG 8 DP 587477		Old peg not original found in position of Peg DP 16309
PEG 9 DP 587477		Peg DP 16308 remains renewed
CN DPS 70533	Searched For and Not Found	
IS IX FB S170/91	Searched For and Not Found	
PEG (1) DP 16308	Searched For and Not Found	
PEG FB S 170/91	Searched For and Not Found	

***** End of Report *****

DP 587 477

SurveyOne
Limited



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www.surveyone.co.nz

Sheet No. 1 of 1

Job No. 2159

Calculated by PSA

Checked by

Dates July 2023

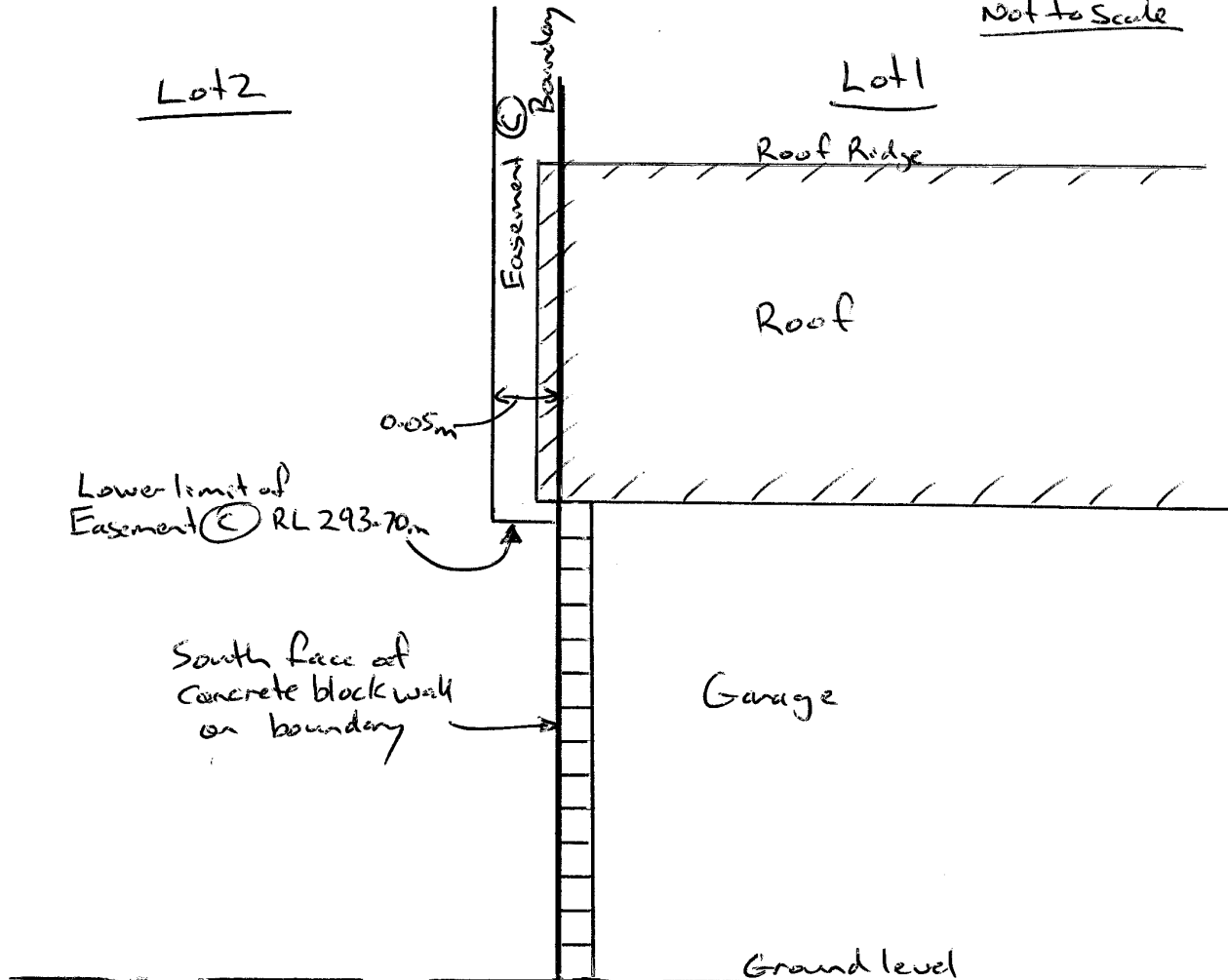
Refer:

Cross-section of Easement C on

DP587477

43A/43B Robertson St Poroma

Not to Scale



Levels in terms of Maturiki Datum 1953

Origin of levels: RM 4 5060529(CXUT) RL 288.90

Source: LINZ Geodetic Database 28 July 2023



Land Registration District

South Auckland

Plan Number

DP 587477

Territorial Authority (the Council)

Rotorua District Council

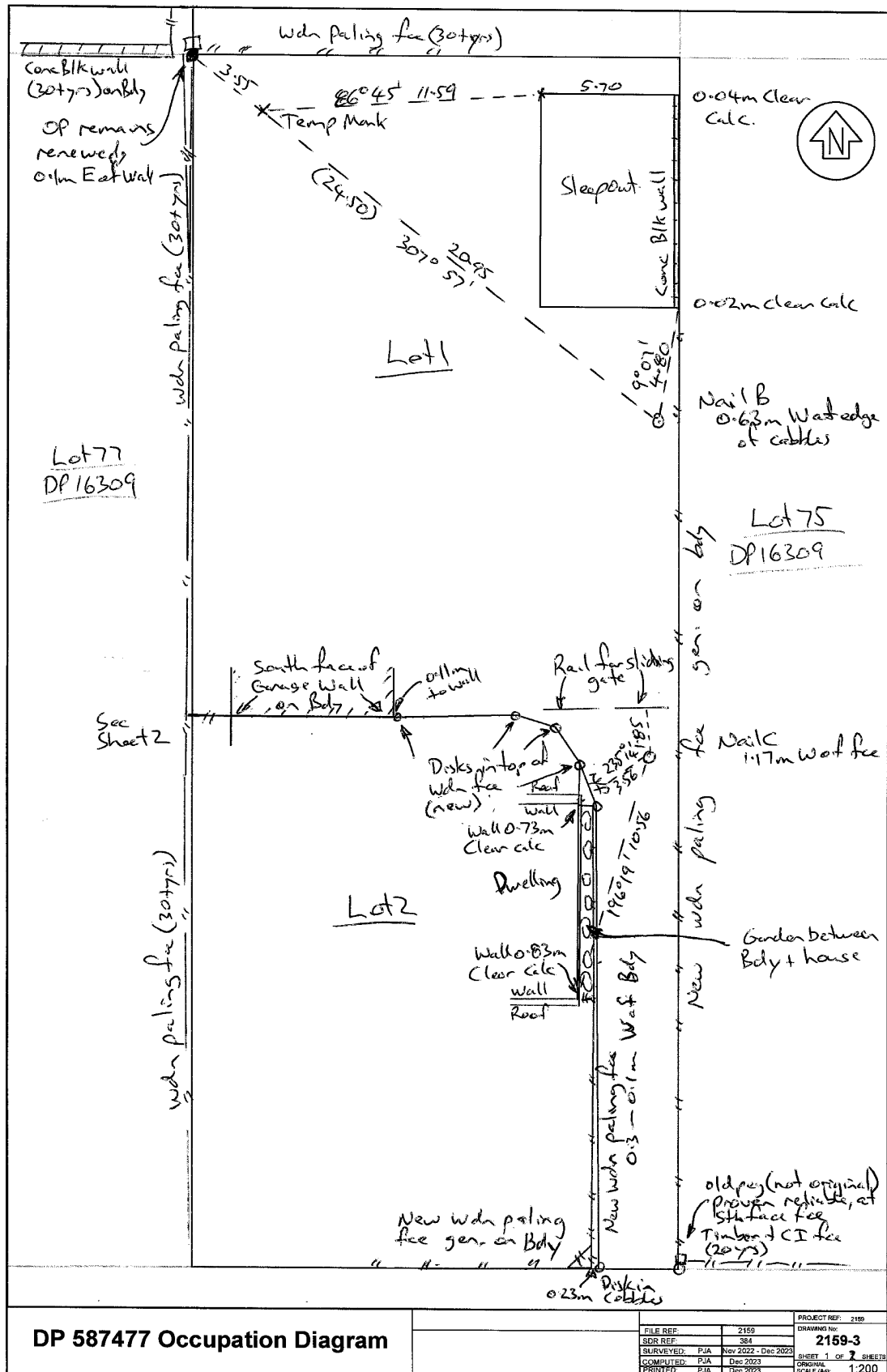
Memorandum of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right to Overhang Eave (Lower Height Limit: RL 293.70m Levels in terms of Moturiki Datum 1953. Origin of Levels: RM 4 SO 60529 (CXVT) RL 288.90m. Source LINZ Geodetic Database 28 July 2023)	C	Lot 2 DP 587477	Lot 1 DP 587477
Right to Drain Sewage	B	Lot 1 DP 587477	Lot 2 DP 587477
Right to Convey Electricity Right to Convey Telecommunications Pedestrian Right-of-Way	A B	Lot 1 DP 587477	Lot 2 DP 587477

Memorandum of Easements in Gross

Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to Drain Sewage	A	Lot 1 DP 587477	Rotorua District Council

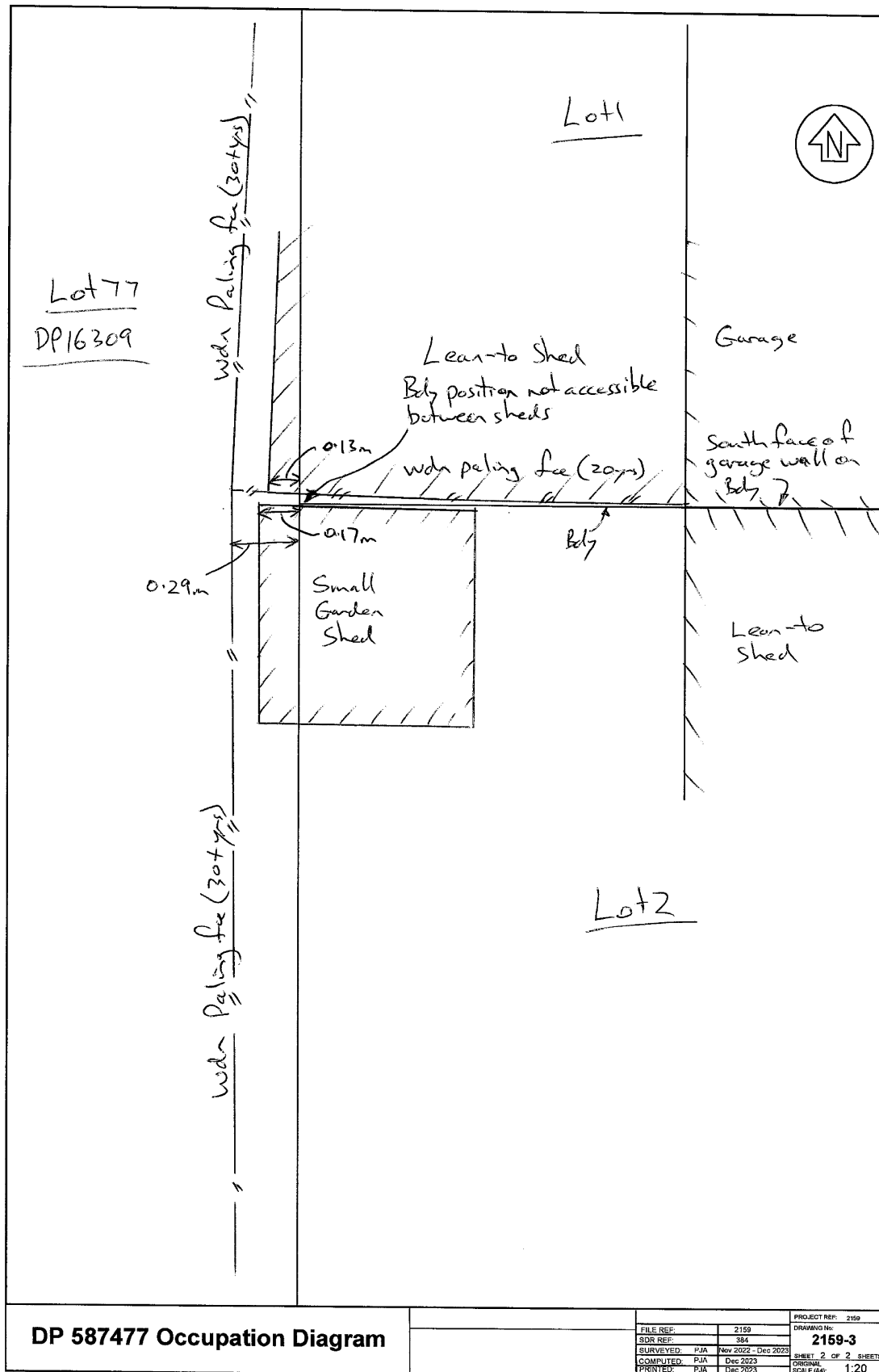
Occupation Diagram

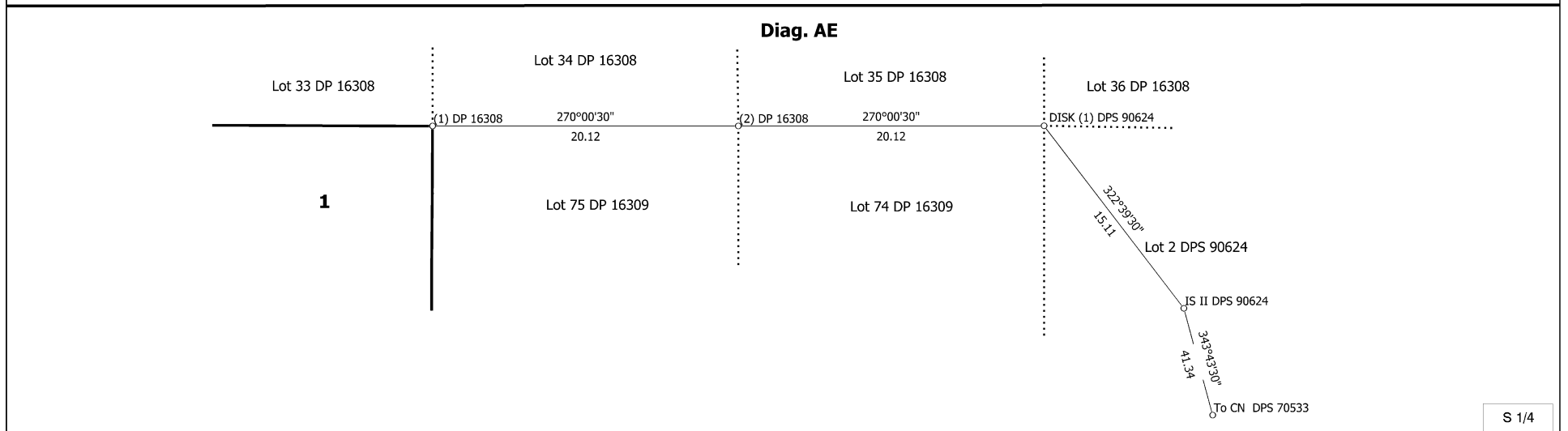
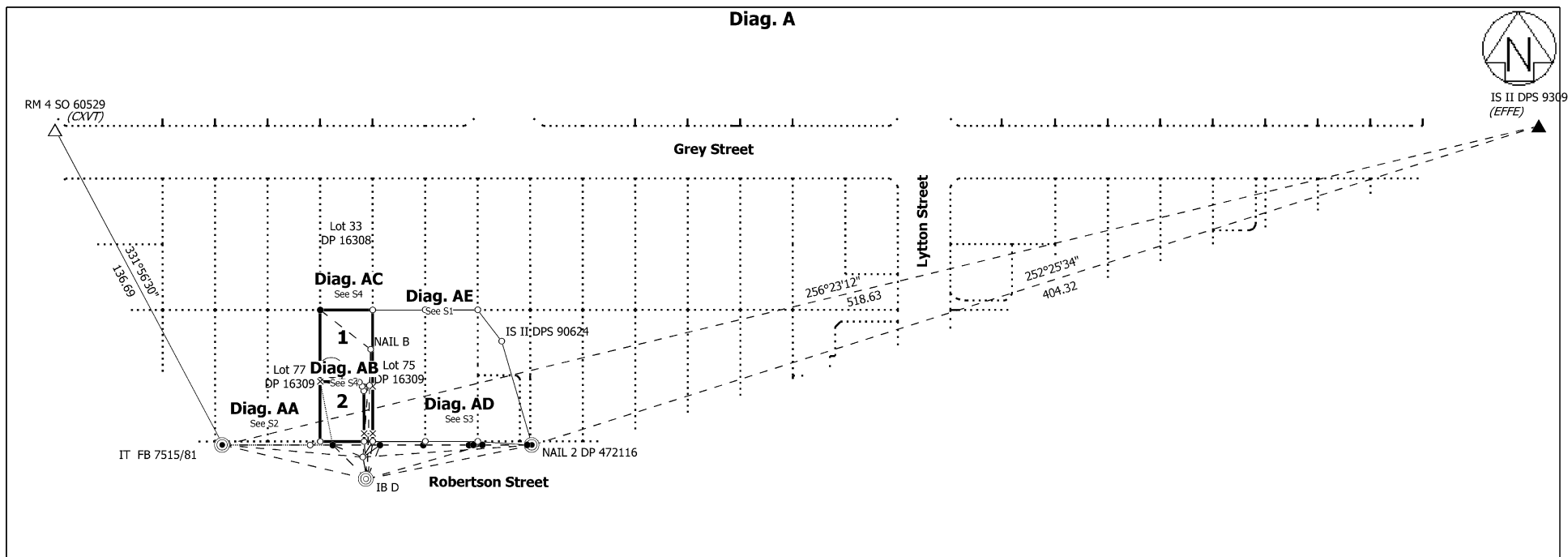


DP 587477 Occupation Diagram

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SDR REF:	384	DRAWING NO:	2159-3
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COMPUTED:	PJA	Dec 2023	ORIGINAL SCALE (A4): 1:200
PRINTED:	PJA	Dec 2023	

Occupation Diagram

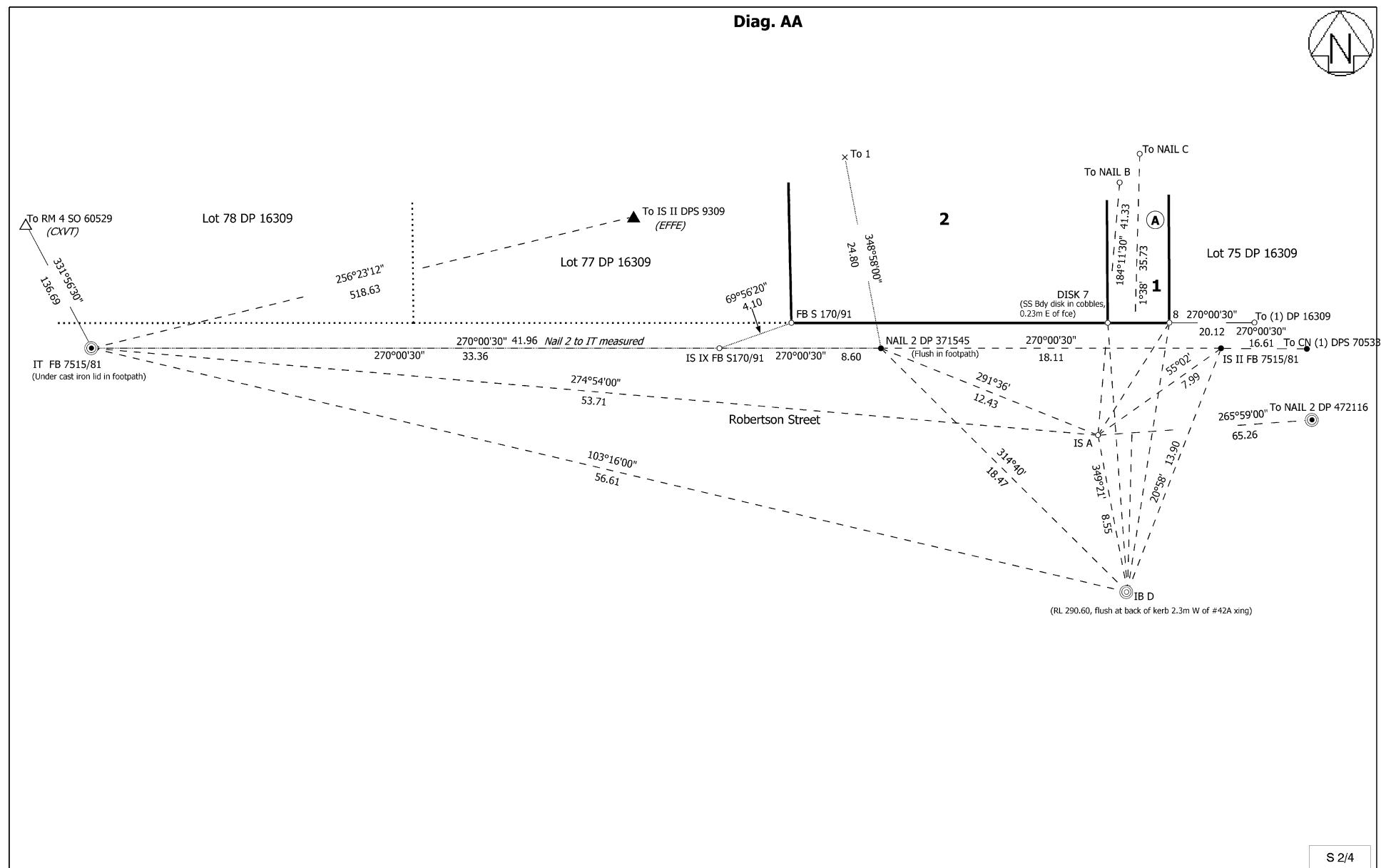




Land District: South Auckland	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua) Date of Survey: 10/08/2023	Record of Survey DP 587477 Deposited on: 20/08/2024
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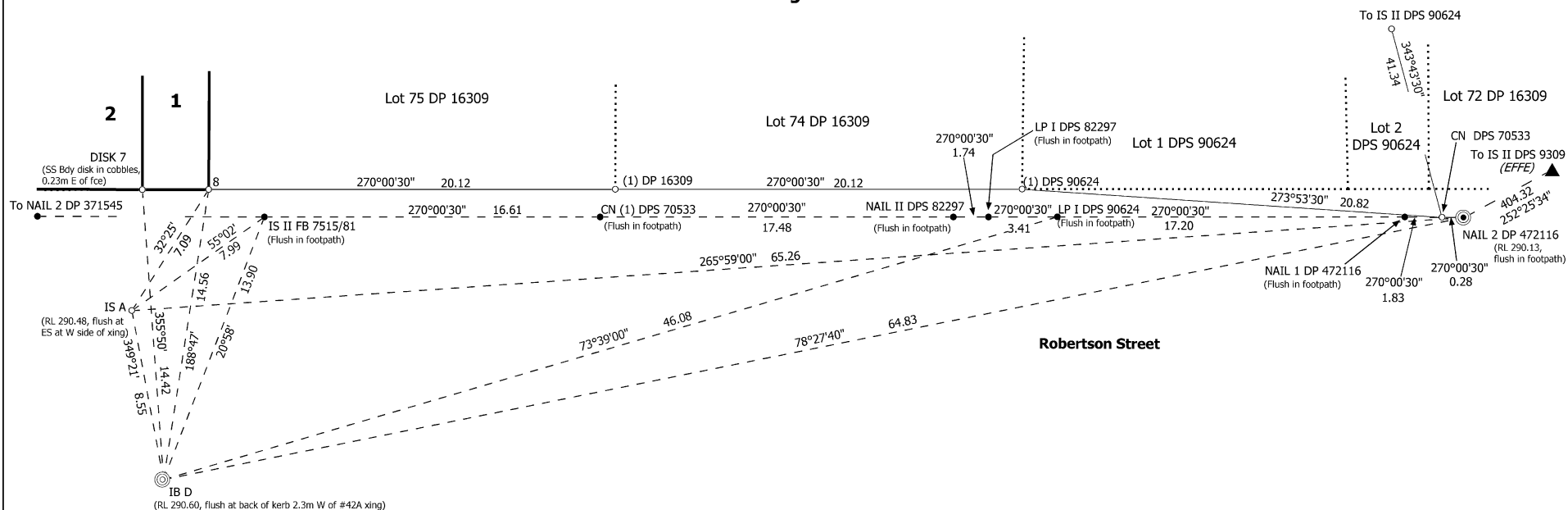
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Generated on: 30/09/2024 06:27am Page 10 of 15

S 1/4





Diag. AD



S 3/4

Land District: South Auckland

Lots 1 and 2 being a subdivision of Lot 76 DP 16309

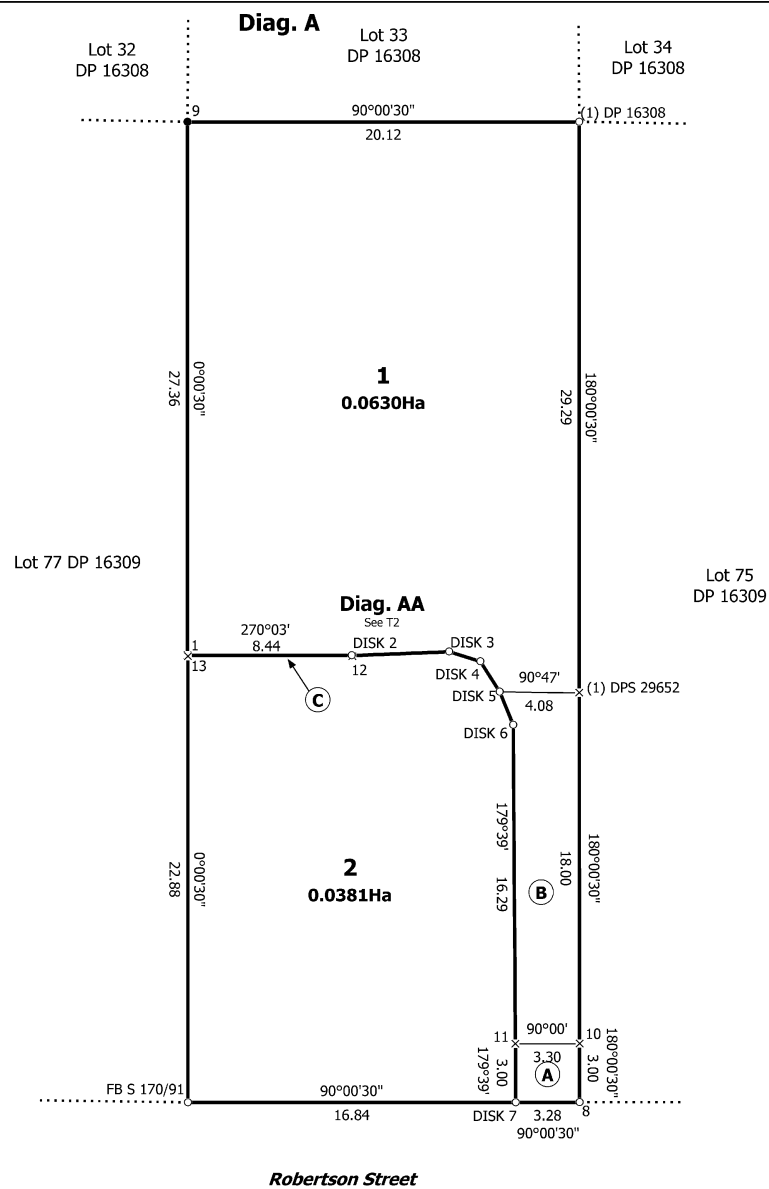
Surveyor: Paul Jeffrey Andrews
Firm: SurveyOne Limited (Rotorua)
Date of Survey: 10/08/2023

Record of Survey
DP 587477

Deposited on: 20/08/2024

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T 1/2

Land District: South Auckland

Lots 1 and 2 being a subdivision of Lot 76 DP 16309

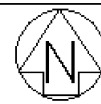
Surveyor: Paul Jeffrey Andrews
Firm: SurveyOne Limited (Rotorua)
Date of Survey: 10/08/2023

Record of Survey
DP 587477

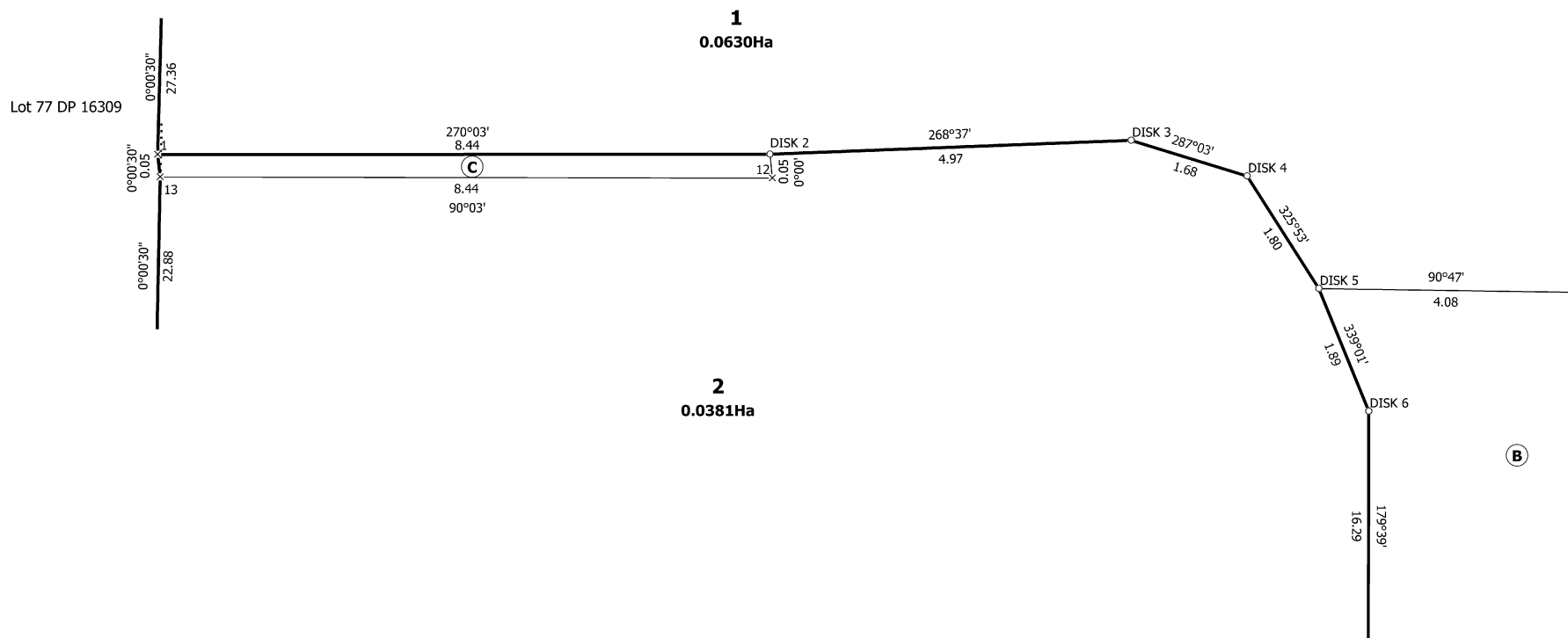
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Diag. AA



T 2/2

Land District: South Auckland	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua) Date of Survey: 10/08/2023	Record of Survey DP 587477 Deposited on: 20/08/2024
Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 15 of 15			