

# TechnologyOne ECM Document Summary

Printed On 03-Feb-2026

Class	Description	Doc Set Id / Note Id	Version	Date
STAFF	LIM26-013089 LIM Application - CT LIM Report RLC(1)	22389324	2	03-Feb-2026
STAFF	LIM26-013089 LIM Application - landinformationmaps_settwo_land-202601271535289962	22022958	1	27-Jan-2026
STAFF	LIM26-013089 LIM Application - landinformationmaps_setone_land-202601271534207308	22022957	1	27-Jan-2026
STAFF	Title Plan - DPS 25240	3630864	1	30-Mar-2022

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Rotorua Lakes Council is the operating name of Rotorua District Council

Application Received Date:	27 January 2026
Payment Received Date:	27 January 2026
LIM Issued Date:	03 February 2026
Receipt Number:	DCS30003161

## Application

Application number:	LIM26-013089
Applicant:	Mr Darryn L Purser
Address for service:	689 HAMURANA ROAD RD 7 ROTORUA 3097

## Property

Situation address:	689 Hamurana Road Ngongotaha Rotorua 3097
Legal description:	Lot 2 DPS 25240 Blk VIII Rotorua Sd
Area:	0.842000 HA
Valuation:	06951 341 02
Property no:	118284
Record of title reference:	SA23C/937

### This LIM comprises of the following sections:

- Natural Hazards – information about natural hazards or potential natural hazards affecting the land, including any information provided by the regional council
- Building Services – Consents, permits and matters relating to the Building Act
- Planning - District Plan and planning matters
- Rates – Valuation and Rating information
- Parks and Reserves – Information relating to Parks and Reserves
- Regulatory – Food and Liquor Licences, Environmental Health and other regulatory matters
- Land Development – Drainage, Water Supply and Land development information
- 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
- Other maps relating to Natural Hazards provided by the Bay of Plenty or Waikato Regional Council

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**

### **Sources of Information**

The information contained in this LIM has been taken from Rotorua Lakes Council records as they stand, and from information supplied to Rotorua Lakes Council by the [Bay of Plenty Regional Council or Waikato Regional Council as the case may be] pursuant to section 44C of the Local Government Official Information and Meetings Act 1987. 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.

### **Spatial Data and Aerial Imagery**

Please also refer to the disclaimers for Spatial Data Sets and Aerial Imagery appended to the map sets provided with this report

## NATURAL HAZARDS



### Notes:

Further information on natural hazards at a site-specific level may also be found in building consent and resource consent applications [*None on file for subject property*].

### For properties in the Bay of Plenty Regional Council;

Further information regarding natural hazards held by the Bay of Plenty Regional Council that may be relevant to this property can be found at the below links:

<https://www.boprc.govt.nz/living-in-the-bay/natural-hazards/>

[BayHazards - Bay of Plenty Natural Hazards Viewer | BayMaps](#)

Additionally, if your property is in a low-lying area, coastal area or near a river, stream or floodplain you may request a flood level report at the following link:

<https://www.boprc.govt.nz/do-it-online/request-or-enquire/flood-level-report/>

## FLOODING

Is there any information known to Council in relation to potential flooding / inundation? **No**

## LAND STABILITY

### LANDSLIDE

Is there any information known regarding potential landslide susceptibility? **No**

### LIQUEFACTION

Is there any information known to Council in relation to potential liquefaction? **Yes**

### BAY OF PLENTY REGIONAL COUNCIL – Liquefaction Information

The Bay of Plenty Regional Council commissioned a regional study of liquefaction susceptibility, which was intended to support a risk-based approach to manage liquefaction related risk in land use planning and development decision-making. The following report is available at this [link](#):

- Tonkin + Taylor Ltd (2021) Bay of Plenty Liquefaction Vulnerability Assessment

The report was prepared in accordance with the guidance by 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 at a regional scale.

Map Set 2 provides the results. Refer to the above report for further information on the liquefaction susceptibility categories shown in the map.

For questions about this study please contact the Bay of Plenty Regional Council.

## SOFT SOILS

Is there any information known to Council regarding soft soils/ground conditions? **Yes**

### ROTORUA LAKES COUNCIL – Soft soils

Rotorua Lakes Council commissioned a district-wide study of the potential for soft ground and the following report is available at this [link](#):

- G D Dellow (GNS) (2010). Rotorua District Council Hazard Studies: Distribution and Identification of Soft Soils. GNS Science Consultancy Report 2010/81.

The study identified four categories of land with different characteristics and risks of soft, compressible soil. Map Set 2 provides the results. Refer to the above report for further information on the categories shown in the map.

## OTHER INFORMATION RELATING TO LAND STABILITY

Is there any other information known to Council relating to ground stability due to any other Natural Hazard? **No**

### FAULT RUPTURE

Is there any information known to Council in relation to Fault Line Impact? **No**

### GEOTHERMAL HAZARDS

Is there any information known to Council regarding geothermal natural features on site? **No**

The property is located in a geothermal system identified in the following report available at this [link](#):

- B.J Scott (GNS) (2010). Rotorua District Council Hazard Studies, Part 1 Volcano and Geothermal Hazards. GNS Science Consultancy Report 2010/67.

A geothermal system is not itself a hazard map but provides a general indication of where geothermal hazards may be present, such as geothermal surface features, heated ground, unstable land and the emission of geothermal gases from the soil.

Does the Bay of Plenty Regional Council's geothermal surface feature database identify a geothermal surface feature on the property? **No**

### VOLCANIC HAZARDS

The following report was commissioned by Rotorua Lakes Council to summarise existing information about volcanic hazards affecting land in the Rotorua District:

- [GNS \(2010\) Rotorua District Council Hazard Studies, Part 1 Volcano and Geothermal Hazards, GNS Science Consultancy Report 2010/67](#)

The report explains that, of the four major caldera volcanoes within the district, only the Ōkataina Volcanic Centre (OVC) has erupted in the last approximately 22,000 (eleven major eruption episodes, with a wide range of magnitudes, have been identified in this approximate period from the OVC). Future eruptions from local volcanoes (most likely the OVC) could produce ash fall, fast-moving hot flows, lava, mudflows, volcanic gases, and earthquakes. The type and severity of volcanic effects will depend on the

size of the eruption and how close the location is to the eruption site. Ash fall is the most likely hazard to affect a wide area.

Periods of volcanic unrest in the OVC, such as small earthquakes, ground movement, or changes in geothermal activity, are expected to occur fairly often without leading to eruptions.

Rotorua can also be affected by ash fall from more distant volcanoes of Tongariro, Taranaki, and Mayor Island. These events are more likely to produce light ash deposits over the district. Activity at the Taupō caldera could have a more significant impact but is far less frequent than ash fall from these other sources.

#### NATURAL HAZARD INFORMATION IDENTIFIED ON THE DISTRICT PLAN

Is there any information show on the District Plan in relation 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.

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.

#### NATURAL HAZARD INFORMATION RELATING TO NOTICES UNDER THE BUILDING ACT OR PRIOR LEGISLATION

Are there any of the following notices issued and registered against the Title? No

[Have any:

- building consents been issued with a notice under section 73 (or under section 36(2) of the former Building Act 1991 or 541A of the Local Government 1974))
- Signs or notices under section 133BT of the Building Act been placed on or near a building that restrict entry or occupancy – note also any subsequent decision to remove the sign or notice]

## BUILDING



### Building Services

#### Building Consents/Certificates

Consenting Authority: Rotorua Lakes Council

Application Id	Determined Date	Description of work	Stage
BC77814	08/05/2018	Woodsman Brunner Mkii F/S Fire	CCC Issued
BC69013	29/03/2012	Connect To Council Sewer	CCC Issued
BC5741	10/08/2000	Ensuite	CCC Issued
BCJ035077	29/10/1980	Dwelling And Garage	Cancelled
BCF054598	31/08/1988	Bedroom And Spa	Unknown/Pre 1991 Permits
BCE057621	13/04/1987	Relocated Building As Office	Unknown/Pre 1991 Permits
BC981337	01/09/1998	Garage	CCC Issued
BC971827	<i>Consent Was Not Issued</i>	Garage	Cancelled
BC1045	13/05/1987	Plumbing And Drainage To Transportable House	Completed

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

Cancelled	Building work not completed as per the building permit and therefore cancelled OR work was not undertaken. Council will not undertake inspections or review this application.
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)
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 (1<sup>st</sup> Schedule NZBA 2004)

Have there been any records of exempt building work? No

#### Independent reports

Are there any independent reports on file? Yes

Description	Date	Notes
Safe and Sanitary Report	<b>12/05/2005</b>	<p>LF15749 - Information - Safe and sanitary report</p> <p>Original Dwelling Permit not signed off. Bedroom and Spa Permit not signed off. See report and plans received from Inspect NZ Ltd dated 12 May 2005.</p> <p>Report - Document ID: <b>738141</b></p> <p>Relevant Land Femature notice - Document ID: <b>510411</b></p>

Report accepted by Council for nominated building work that was completed without authorisation prior to July 1992 or where there is an incomplete record on the property file. Independent advice should be sought as to the contents of any such report in relation to the current situation as not all potential issues may have been identified and addressed.

### 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:

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

*(Other Land Feature information may be advised in the Natural Hazards section of this LIM)*

#### Planning /Resource Management Act 1991

##### Resource Consents and Other Planning Consents

Are there resource consents lodged against this property? No

Please be advised you will need to contact Bay of Plenty Regional Council for any regional council consents for this property.

##### Planning Compliance

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

##### Consent Notices or Covenants

Are there any consent notices or covenants lodged against this property? No

#### 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](mailto: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 Rural 2 Zone, Rural Lifestyle as shown on Planning Map Sheets 303.

To view these maps visit our website:

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

##### Adjoining Land

Are there any land use or subdivision consent applications on any of the properties that share a common boundary with the subject site? Yes

A Consent (LU-004745) for a land use consent - has been submitted for work of the following nature: 'To convert shed to granny flat, subsidiary household unit.' at 691 HAMURANA ROAD. The most recent process stage of this application was applied for on 01 February 2002 and was granted 23 April 2002.

##### 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? Yes

The airspace above the property for which this LIM relates is designated as part of the Rotorua Airport approach and take-off obstacle limitation surface

See Part 3, Designations of the Operative Rotorua District Plan for the Rotorua Regional Airport Limited's designation

See also comment under Height Restriction Areas and Rotorua Airport Noise Contours.

Is the land subject to special height restrictions? Yes

The designated obstacle limitation surface is significantly higher than the maximum height limit for the zone.

Buildings, structures and trees complying with the maximum height rules for the zone will be unaffected by the height restriction.

Should you require further information contact should be made with Planning Services, Rotorua Lakes Council.

Does the land adjoin any designated land? Yes

The property is opposite Hamurana Reserve as identified on Rotorua District Planning Map 303, designation RDC-825 - Reserve – Destination.

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
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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?	Yes
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### Rotorua Lakes Catchment.

The Bay of Plenty Regional Council has new rules regarding nitrogen limits for pastoral land use in the Lake Rotorua catchment. You are advised to contact the Bay of Plenty Regional Council for more information.

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

<b>Valuation roll number:</b>	06951 341 02	<b>Property Id:</b>	118284
<b>Situation Address:</b>	689 Hamurana Road Ngongotaha Rotorua 3097		
<b>Legal Description</b>	Lot 2 DPS 25240 Blk VIII Rotorua Sd		
<b>Current Rating Valuation</b>	Land value:	Capital value:	
<b>01 July 2023</b>	\$660,000.00	\$1,130,000.00	
<b>Prior rating valuation</b>	Land value:	Capital value:	
<b>01 September 2020</b>	\$555,000.00	\$960,000.00	
<b>Current Rating Information dated 03 February 2026</b>			
Total Annual Rates for year ending 30 June 2026			<b>\$6,046.23</b>

### Rates charges comprise of:

	Rate	Unit	Amount
General Rate Rural Residential	0.00328435	1,130,000.00	\$3,711.32
General Rates - Uniform Annual General Charge	488.75	1.00	\$488.75
Lakes Enhancement Rate	74.3996508	1.00	\$74.40
Hamurana/Awahou Sewerage Scheme Rate	489.992	1.00	\$489.99
Rural Waste Collection Serviced	330.6992203	1.00	\$330.70
Sewage Disposal Charge 1-4 pans	951.0679937	1.00	\$951.07
		<b>Total:</b>	<b>\$6,046.23</b>

Rates (include any arrears) owing as at **03 February 2026**: \$996.36

Rates to clear 30 June 2026: \$2,507.91

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

### Metered Water Details:

This property has metered water from the Hamurana Rural Supply and is billed quarterly.  
The current balance is \$0.00.

<b>Meter ID</b>	<b>Meter Location</b>
6798	1.6m Rhb Lhs D/way No 691

## 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?

Yes

The subject property is opposite to Hamurana Reserve. This reserve contains Mature Trees, Open Grass Areas and Open Stormwater Drainage.

At the time of writing this report the Sports and Recreation Department of the Rotorua Lakes Council have no plans to further develop the reserve.

The reserve is managed and maintained by the Rotorua Lakes Council.

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 Bores

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

No

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?

No

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 27<sup>th</sup> 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>

## Alcohol & Food 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:

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

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

Refer to the Natural Hazards section of this LIM report.

Are there any Geotechnical Reports on file for this property? No

### Private/Public Drains/Easements

Are there any private/public drains known to Council to cross this property? No

Are there any easements known to Council on this property? No

Are there any manholes known to Council on this property? No

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

Property is connected by meter to the Hamurana supply

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**

The property is connected to the Hamurana/Awahau Sewerage Scheme. There is a Low Pressure Grinder Pump on this property. Any queries regarding the scheme, charges or maintenance please contact Water Operations at Council. [Owners Manual](#)

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 Regional Industry Technical Specification (RITS). 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



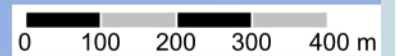
Does this property require a Tradewaste Consent and does Council hold any information related to a Tradewaste Consent? **No**

Are there any Water Services and Trade Waste Bylaw issues / requisitions known to Council in relation to this property? **No**

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

Geothermal Systems

<b>Address:</b>	689 Hamurana Road Ngongotaha Rotorua 3097	<b>Valuation:</b>	06951 341 02
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-  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.

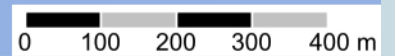
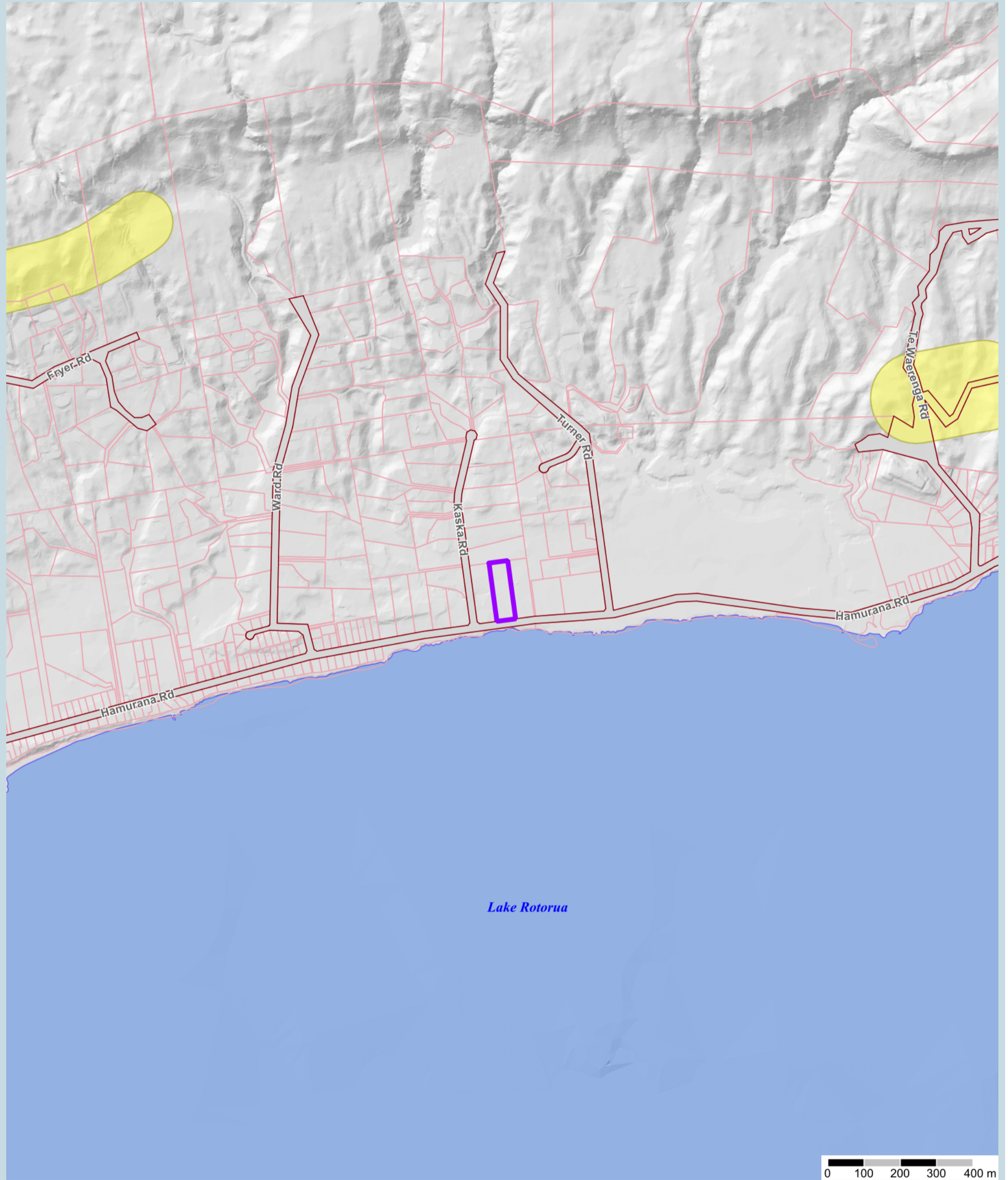


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Fault Avoidance Zone

**Address:** 689 Hamurana Road Ngongotaha Rotorua 3097

**Valuation:** 06951 341 02



- Fault Avoidance Zone (District Plan 2010)
- Fault Avoidance Zone (2018)
- Fault Avoidance Zone (Eastside 2021)

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 2010-182.

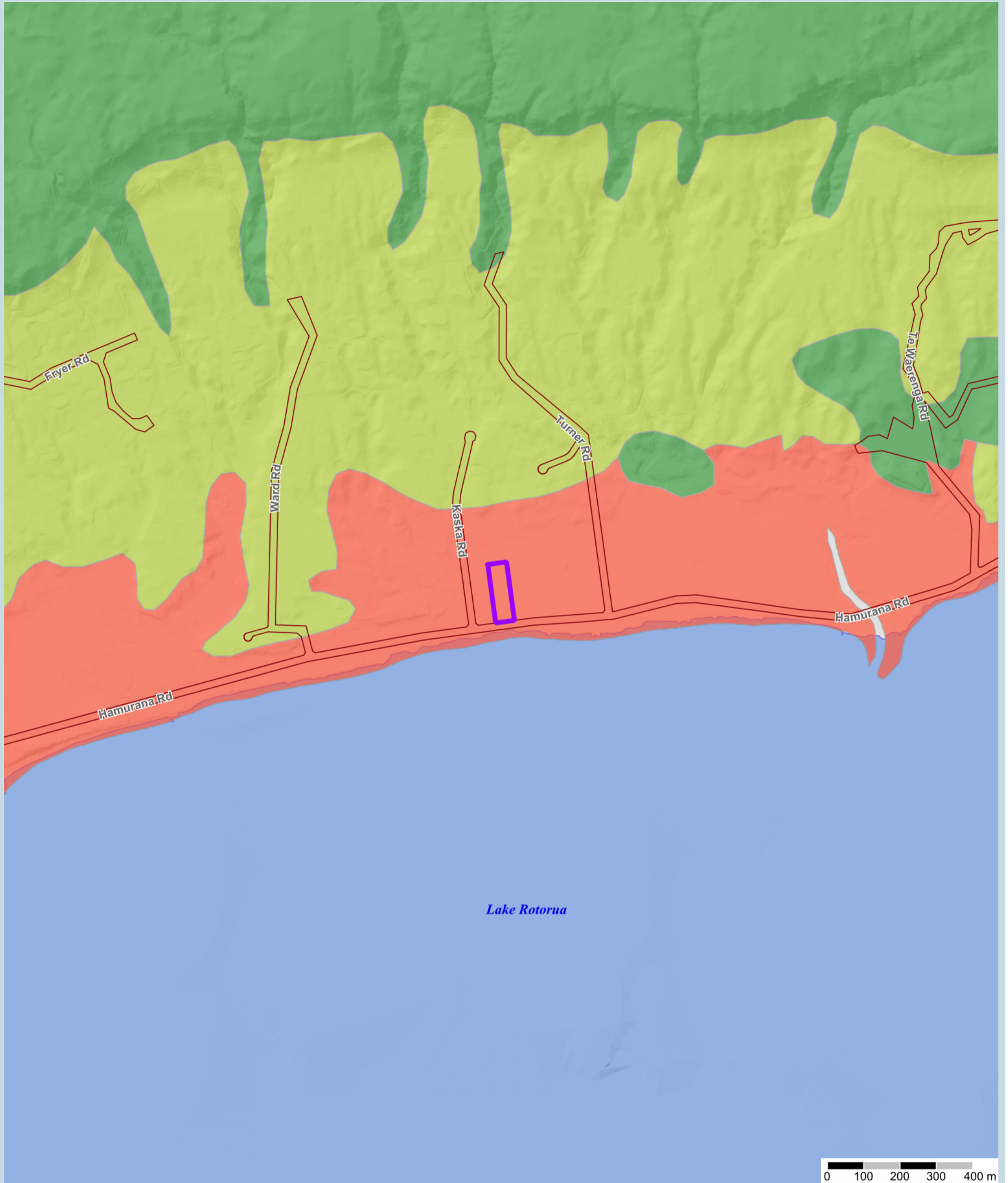


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Soft Ground Potential

**Address:** 689 Hamurana Road Ngongotaha Rotorua 3097

**Valuation:** 06951 341 02



- |   |  |
|---|--|
| <span style="color: green;">■</span> A: Areas of volcanic-derived rocks and soils               | <span style="color: yellow-green;">■</span> B: Huka Group sediments and Hinuera Formation (older sediments)            |
| <span style="color: yellow;">■</span> C: Undifferentiated Holocene alluvium (<10,000 years old) | <span style="color: red;">■</span> D: Holocene (last 10,000 years) swamp deposits and Holocene lake or delta sediments |

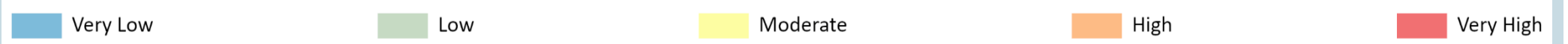
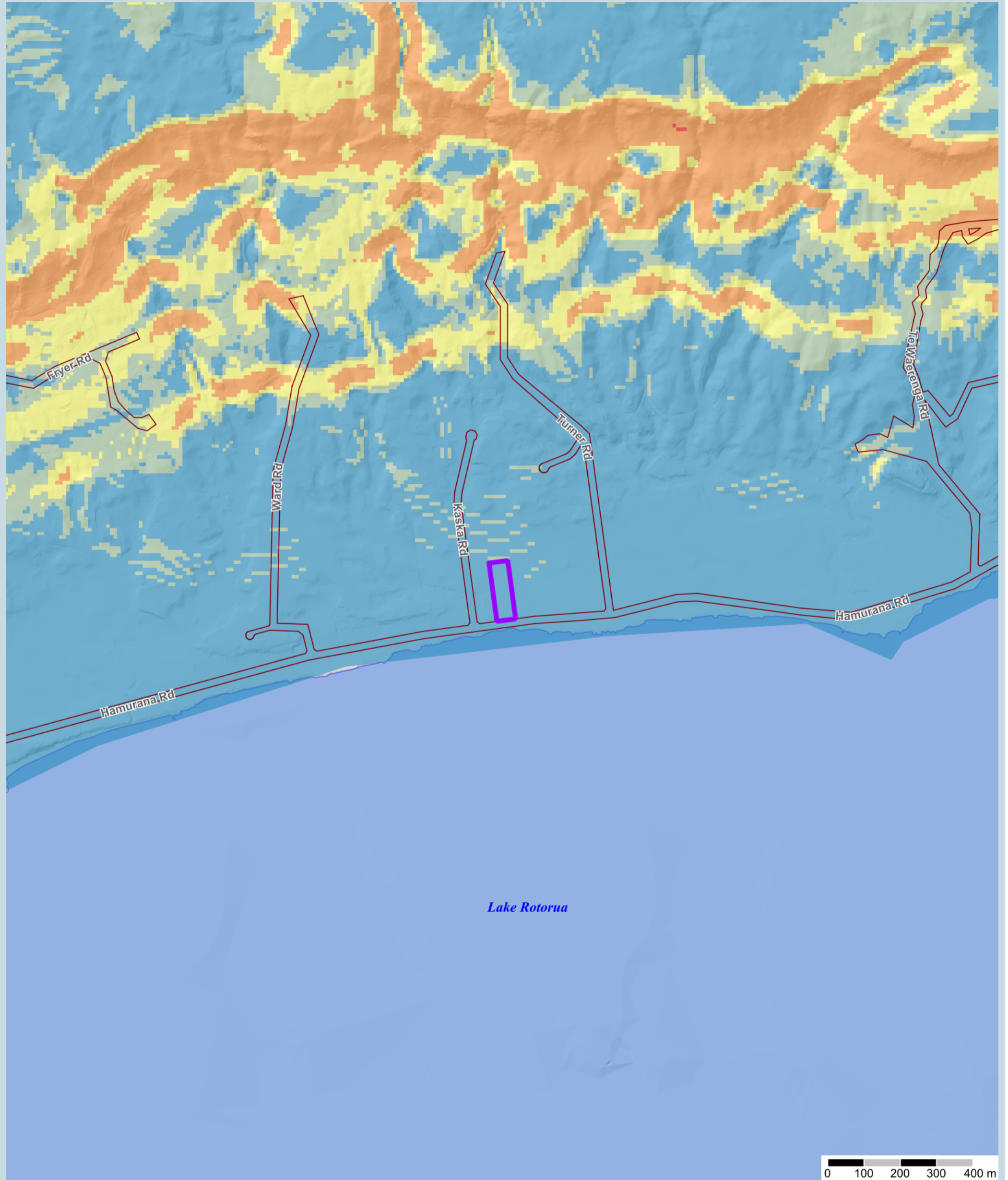
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented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



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Landslide Susceptibility (2010 study)

<b>Address:</b>	689 Hamurana Road Ngongotaha Rotorua 3097	<b>Valuation:</b>	06951 341 02
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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 the following report: GNS Report 2010/82.



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Landslide Susceptibility - Rainfall Triggered (2024 study)

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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 the following report: WSP (2024). Bay of Plenty Regional Landslide Susceptibility Study. (Report for BOPRC.)



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Landslide Susceptibility - Earthquake Triggered (2024 study)

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**Valuation:** 06951 341 02



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: WSP (2024). Bay of Plenty Regional Landslide Susceptibility Study. (Report for BOPRC.)

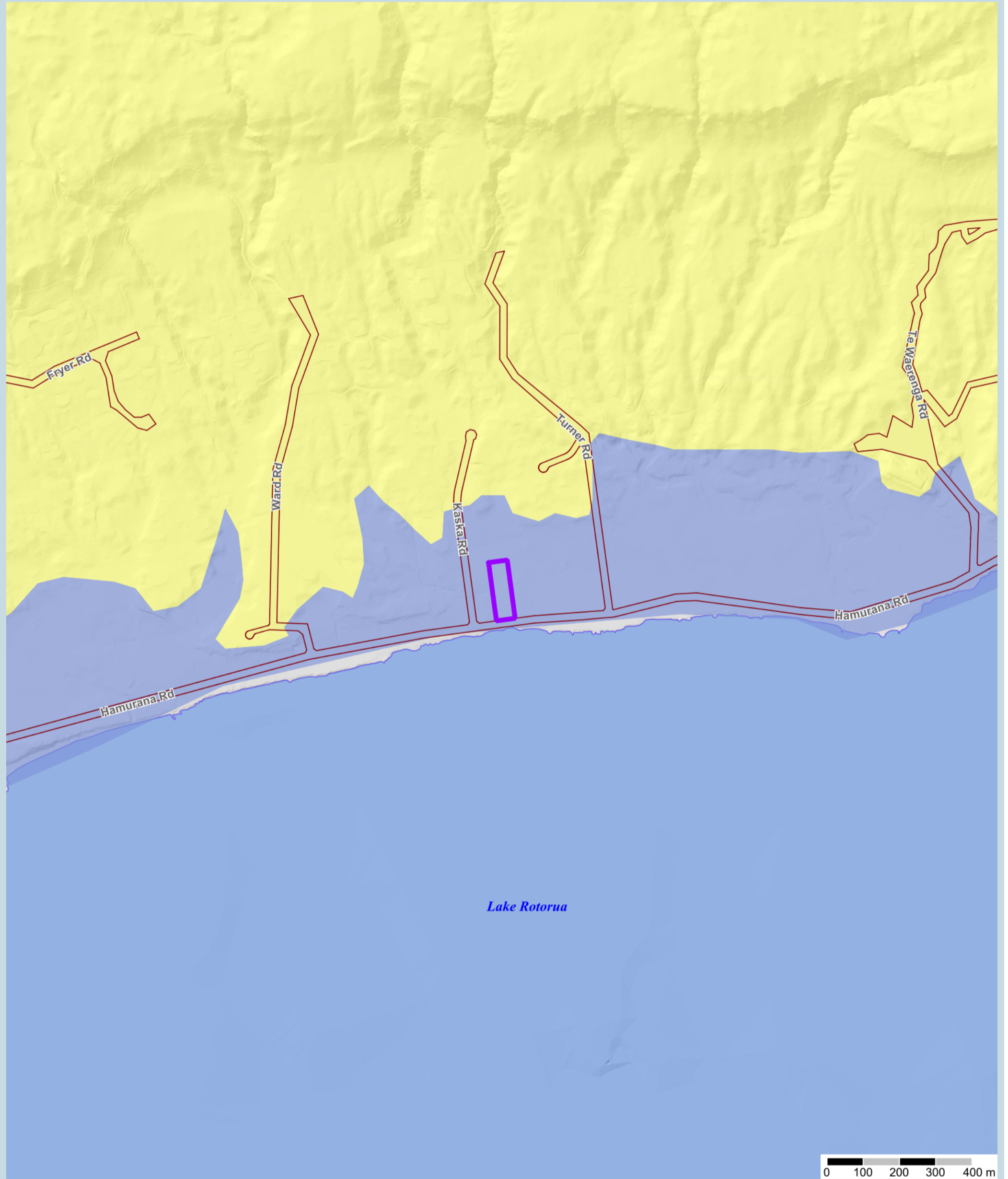


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Liquefaction Vulnerability

**Address:** 689 Hamurana Road Ngongotaha Rotorua 3097

**Valuation:** 06951 341 02



Possible
  Undetermined
  Unlikely

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 13 of this map series.



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Design Lake Flood Level

**Address:** 689 Hamurana Road Ngongotaha Rotorua 3097

**Valuation:** 06951 341 02



 1% AEP Level with Freeboard

 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. For further details on how data was derived and limitations for use refer to map/page 13 of this map series.



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River/Stream Flood Modelling (1% AEP 2130)

<b>Address:</b>	689 Hamurana Road Ngongotaha Rotorua 3097	<b>Valuation:</b>	06951 341 02
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<p><b>1% AEP 2130 Depth:</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> 0.1 &lt; Depth (m) ≤ 0.3</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> 0.3 &lt; Depth (m) ≤ 0.5</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black; margin-right: 5px;"></span> Depth (m) &gt; 0.5</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black; margin-right: 5px;"></span> Modelling Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: white; border: 1px solid black; margin-right: 5px;"></span> Outside Modelled Area</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Water Body/Stream</li> </ul>
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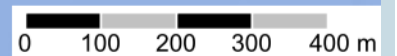
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map.  
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 13 of this map series.



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Storm Water Catchment Flood Modelling (1% AEP)

<b>Address:</b>	689 Hamurana Road Ngongotaha Rotorua 3097	<b>Valuation:</b>	06951 341 02
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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

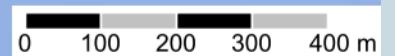
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map. 1% AEP flood depth. For further details on how data was derived and limitations for use refer to map/page 13 of this map series.



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Storm Water Catchment Flood Modelling (1% AEP 2100)

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- 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

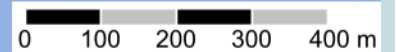
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented 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 13 of this map series.



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Storm Water Catchment Flood Modelling (1% AEP 2130)

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1% AEP 2130 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 with climate change to 2130. For further details on how data was derived and limitations for use refer to map/page 13 of this map series.



### Geothermal Systems

Geothermal system mapping is based on the estimated extent of geothermal aquifers. It provides a general indication of where geothermal hazards may be present. However, there may be geothermal processes and hazards occurring in other areas that have not been identified. Hazards can also be associated with unmapped relic geothermal systems that are no longer active.

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

### Fault Avoidance Zone

Sources: K J Clark, et al. (2019). Bay of Plenty Active Fault Mapping for Growth Areas. [GNS Science Consultancy Report 2018/143](#), Report for Rotorua Lakes Council.

P Villamor, et al. (2010). Rotorua District Council Hazard Studies: Active Fault Hazards. [GNS Science Consultancy Report 2010/182](#), Report for Rotorua District Council.

For properties in the Eastside area, see also the following letter that discusses a re-evaluation of the faults: K Clark, et al. (2021). [Letter to Bay of Plenty Regional Council from GNS Science](#).

### Soft Ground Potential

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 (2010). Rotorua District Council Hazard Studies: Distribution and Identification of Soft Soils. [GNS Science Consultancy Report 2010/81](#), Report for Rotorua Lakes Council.

### Landslide Susceptibility

Landslide susceptibility studies were completed in 2010 and 2024 to map the relative susceptibility of land in the Rotorua district to landslides. Both studies are high-level district or regional studies and do not identify where landslide hazards are present at a property level. Rather, they delineate land into categories of susceptibility based on a set of conditions assumed from desktop information. The assessments also do not map areas subject to regression or runoff from landslides. The latter study used more recent base data and considers a more comprehensive set of potential contributing factors. The latter study provides susceptibility mapping separately for earthquake and rainfall triggers.

Sources: G D Dellow (2010). Rotorua District Council Hazard Studies: Landslide hazards. [GNS Science Consultancy Report 2010/82](#), Report for Rotorua District Council.

WSP (2024). [Bay of Plenty Regional Landslide Susceptibility Study](#), Report for Bay of Plenty Regional Council.

### 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: Tonkin and Taylor Limited (2021). [Bay of Plenty Liquefaction Vulnerability Assessment](#), Report for Bay of Plenty Regional Council.

### 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.

An interim allowance for climate change has been included for lakes Rotorua, Rotoiti and Tarawera only and the Bay of Plenty Regional Council has yet to provide final advice on the impact of climate change.

Source	Notes	Key Assumptions
I Pak (2022). Rotorua Lakes Design Levels Technical Report 2022. <a href="#">Bay of Plenty Regional Council Operations Publication 2022/03</a> .	Please refer to BayHazards - <a href="#">Bay of Plenty Natural Hazards Viewer webpage</a> - 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 (2021). <a href="#">Utuhina Phases 2 and 3 Numerical Modelling</a> , Report for BOPRC. (2) DHI (2022). <a href="#">Utuhina Hydraulic Model: Additional Modelling and Mapping</a> , Addendum Report for BOPRC.	Please refer to BayHazards - <a href="#">Bay of Plenty Natural Hazards Viewer webpage</a> - 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 <a href="#">Flood level report</a> 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.

*Continued on next page.*

Stormwater Catchment Flood Modelling (continued)

Catchment	Related Reports	Updated Assumptions
3	Under development	
4	Opus International Consultants Ltd (2017), <a href="#">Catchment 4 Stormwater Model Build and System Performance Report</a> , RDC-772974; Opus International Consultants Ltd (2018), <a href="#">Memorandum on Catchments 4 and 6: Additional results for 1% AEP event</a> , 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	Opus International Consultants Ltd (2016), <a href="#">Catchment 5 Stormwater Model Build and System Performance Report</a> , 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	Opus International Consultants Ltd (2017), <a href="#">Catchment 6 Stormwater Model Build and System Performance Report</a> , RDC-772471; Opus International Consultants Ltd (2018), <a href="#">Memorandum on Catchments 4 and 6: Additional results for 1% AEP event</a> , 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	Opus International Consultants Ltd (2018), <a href="#">Catchment 14 Stormwater Model Build and System Performance Report</a> , 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	Jeff Booth Consulting Ltd (2018), <a href="#">SW Catchment 18 Model Development Memo and System Performance Report</a> , RDC-876679.	
Ngongotahā catchments (to Awahou Stream)	Awa Environmental Limited (2024), <a href="#">Ngongotahā Flood Modelling: Model Build and Design Scenarios Report</a> , RDC-20248149.	

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Locality Map

<b>Address:</b>	689 Hamurana Road Ngongotaha Rotorua 3097	<b>Valuation:</b>	06951 341 02
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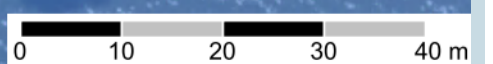
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Aerial Photography

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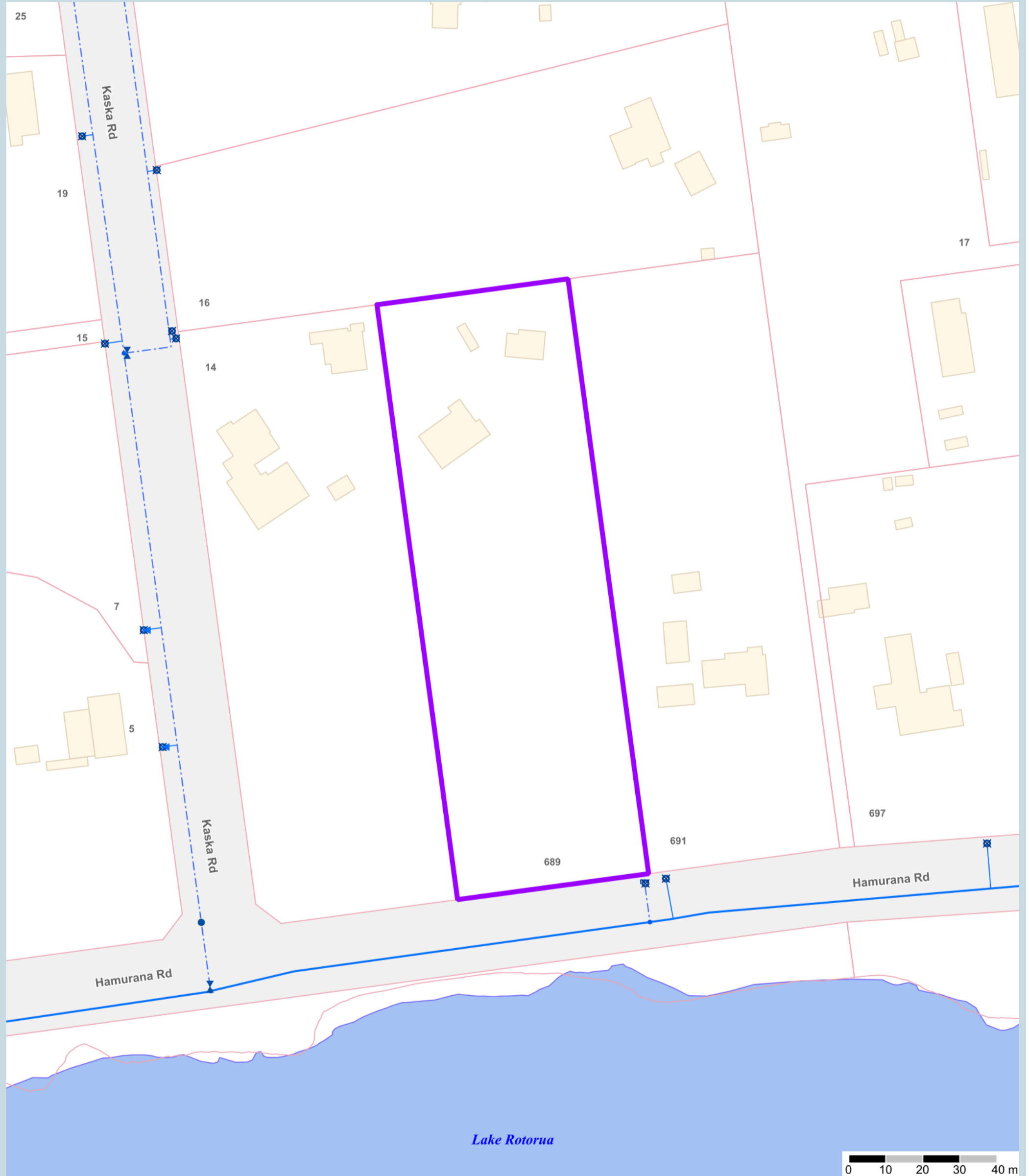
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map. AERIAL IMAGERY Urban captured 2023, +/-0.25m xy accuracy. Rural captured 2024, +/- 0.4m xy accuracy.



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Water Supply

**Address:** 689 Hamurana Road Ngongotaha Rotorua 3097 **Valuation:** 06951 341 02



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 2024 imagery. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map.

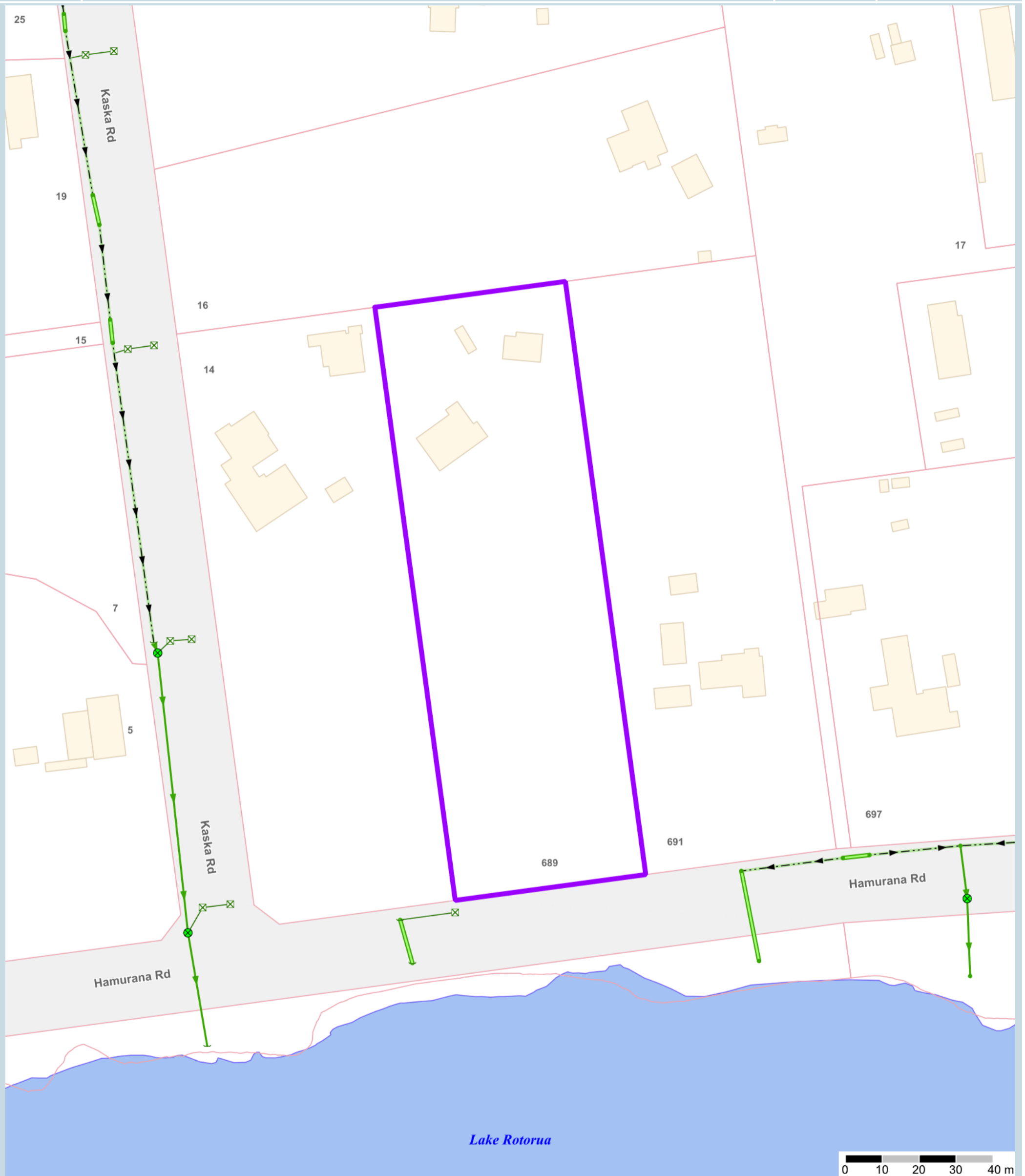


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Storm Water

Address: 689 Hamurana Road Ngongotaha Rotorua 3097

Valuation: 06951 341 02



- |                    |                          |                  |              |               |                    |
|--------------------|--------------------------|------------------|--------------|---------------|--------------------|
| 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)  |                    |

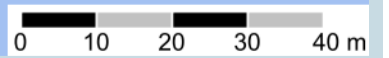
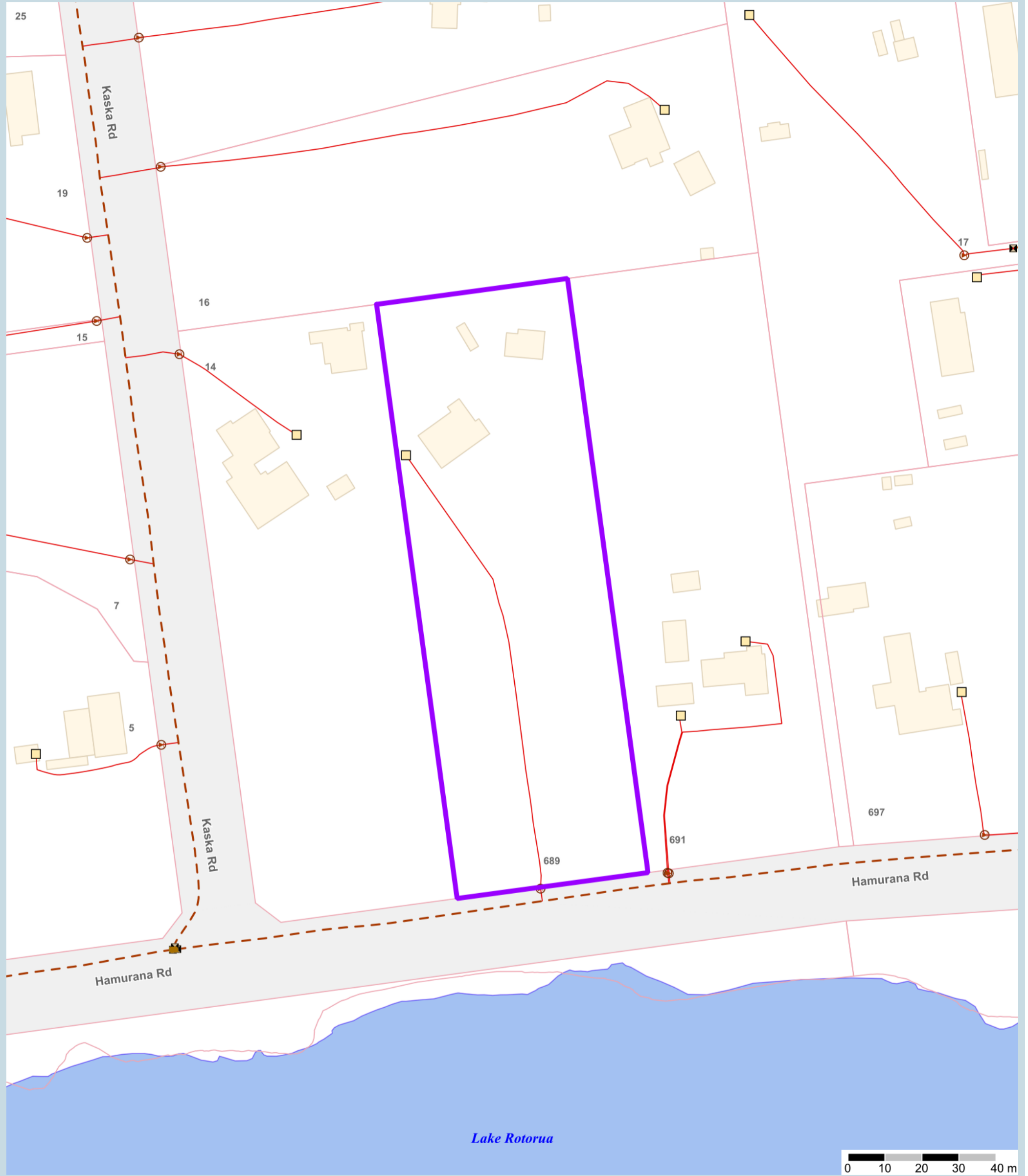
DATA SETS: Accuracy of property boundaries +/- 0.2m – 0.3m in urban areas and up to +/- 50m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ. Structure Rooflines sourced from 2016 and updated from 2024 imagery.  
LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map.



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Waste Water

**Address:** 689 Hamurana Road Ngongotaha Rotorua 3097 **Valuation:** 06951 341 02



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 2024 imagery. LINZ licenses. CROWN COPYRIGHT RESERVED. Council does not warrant the accuracy of the information represented by this map.



LOT 2 C.T.  
3 C.T.

669 600 N

669 500 N

669 400 N

280 700 E

280 800 E

280 900 E

280 700 E

280 800 E

280 900 E

PT. MANGOREWA KAHAROA 6C  
iML 5343

VIII

ROTORUA

SD

PT. 6C

DPS 22651

SEC. 40  
SO 15486

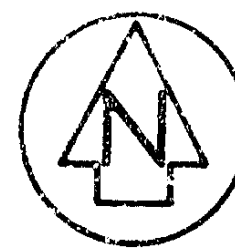
3  
8741 m<sup>2</sup>

2  
8420 m<sup>2</sup>

C.T. 22A-885 (PT.)

ROTOITI S.D.

HAMURANA SPRINGS ROAD  
(20.12 WIDE) PUBLIC ROAD - CROWN GRANT (SEALED)



Approvals

M.J. KASKA REGD OWNER

CERTIFIED SUBDIVISION COMPLIES WITH THE OPERATIVE DISTRICT SCHEME AND CONSENT GIVEN 2-11-1977

1179766 ROTORUA COUNTY CLERK

Total Area 17161 m<sup>2</sup>

Comprised in C.T. 22A-885 (PT.)

I, ALISTAIR HIRSE HORNER of ROTORUA  
Registered Surveyor and holder of an annual practising certificate  
hereby certify that this plan has been made from Surveys executed  
by me or under my direction; that both plan and Survey are correct  
and have been made in accordance with the regulations under the  
Surveyors Act 1986  
Dated at Rotorua this 30th day of August 1977. Signature

Field Book: S 270 p. 90. Traverso Book 515 p. 118

Reference Plans: DP 17451, 8460, SO 15486 and 15351

Examined G.T. HORGAN Correct

Approved as to Survey

17/5/78 Chief Surveyor

Deposited this 17th day of May 1978

District Land Registrar

D P S 25240

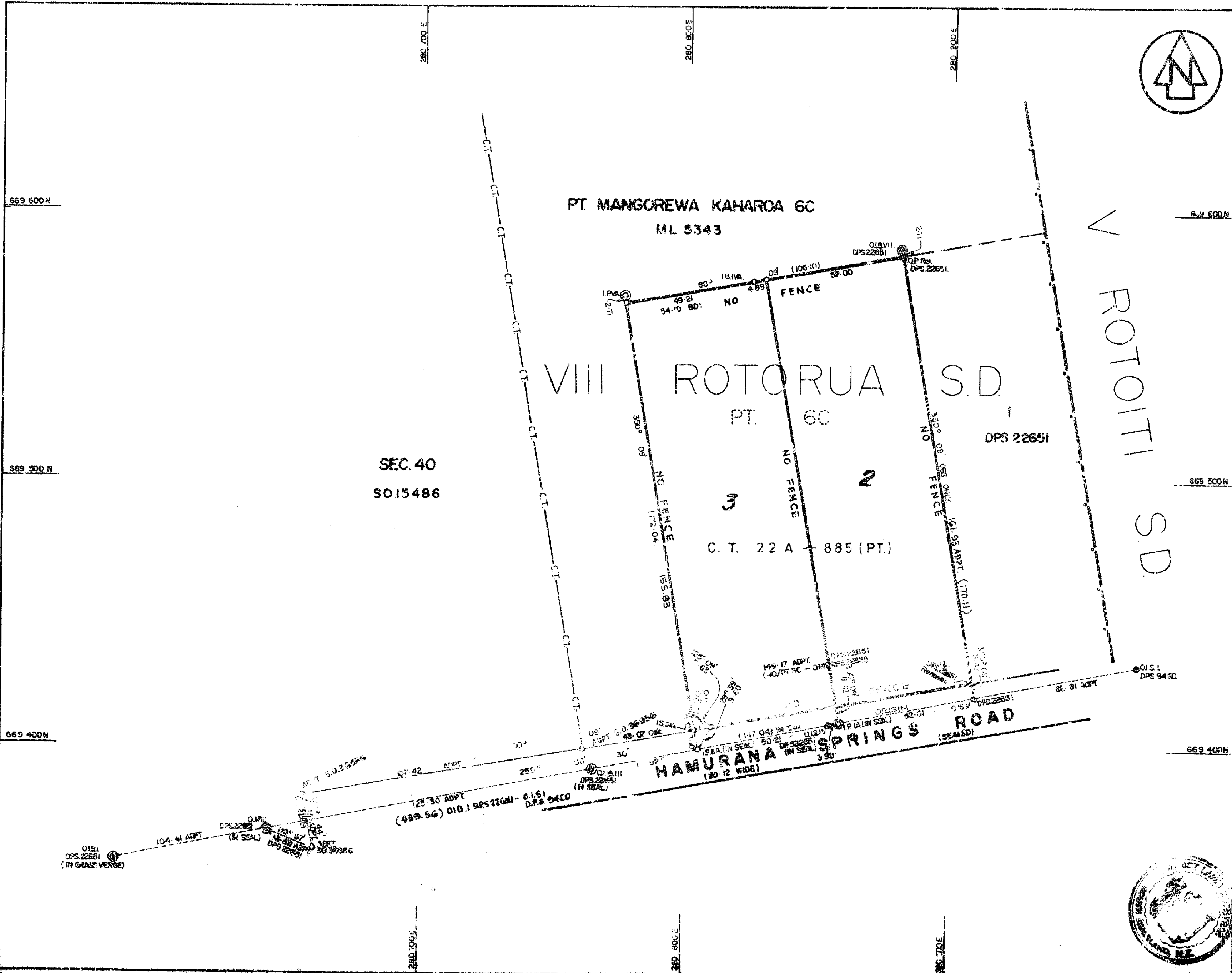
DISTRICT SOUTH AUCKLAND  
BLK. & DIST. VIII ROTORUA  
SHEET NO.

LOTS 2 and 3 BEING A SUBDIVISION OF  
PT. MANGOREWA KAHAROA 6C BLOCK

LOCAL AUTHORITY ROTORUA COUNTY

Surveyed by HORNER & HAWLEY

Scale 1:1000 Date SEPT. 1977



Approx.

DATUM: BAY OF PLENTY - OLD NATIONAL  
 COORDINATES: OLD CADASTRAL  
 BAY OF PLENTY CURVY COORDINATES  
 ORIGIN: MANEITU 700 000 00 N  
 300 000 00 WE

Total Area

Comprised in

By and for the Surveyor General  
 in witness whereof I have hereunto set my hand and the seal of the Department of Land and Survey  
 at Wellington, this 17th day of August 1978.

Field Book 2270, p. 30. Reference to S15, p. 119.  
 Data from 2 vols. D.P.S. 22651, 2440, 60, 60006, 30, 12352.

Approved as to Survey

17/8/78 Chief Surveyor

Deposited this 17th day of August 1978



LAND DISTRICT SOUTH AUCKLAND

LAND DISTRICT CENTRAL AUCKLAND

LAND DISTRICT NORTH AUCKLAND