

**Approvals**

*P. N. Prosser*  
 P. N. PROSSER  
 REGISTERED OWNER

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE ROTORUA DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 15 DAY OF JUNE 1999

*A. E. Hansen*  
 PRINCIPAL ADMINISTRATIVE OFFICER  
 SUB 6599025

PURSUANT TO SECTION 224(c) OF THE RESOURCE MANAGEMENT ACT 1991 I HEREBY CERTIFY THAT SOME OF THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE ROTORUA DISTRICT COUNCIL AND THAT A CONSENT NOTICE HAS BEEN ISSUED IN RESPECT OF THOSE CONDITIONS THAT HAVE NOT BEEN COMPLIED WITH.

DATED THIS 15<sup>TH</sup> DAY OF JUNE 1999

*A. E. Hansen*  
 AUTHORISED OFFICER

DATUM - GEODETIC 1949  
 CIRCUIT - BAY OF PLENTY  
 ORIGIN - MAKETU 700 000 mN  
 300 000 mE

NOTE:  
 1 BEARINGS ADOPTED FROM DP 17803 HAVE BEEN ADJUSTED BY PLUS 01'00" TO BE IN TERMS OF GEODETIC DATUM 1949 (SEE DPS 63119)  
 2 ALL BOUNDARIES ARE ADOPTED FROM DP 17803

Total Area 2022m<sup>2</sup>  
 Comprised In CT 2016 / 34

I, BART YETSENGA  
 Registered Surveyor and holder of an annual practising certificate (or who may act as a Registered Surveyor pursuant to Section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at ROTORUA this 16<sup>TH</sup> day of JUNE 1999. Signatur: *[Signature]*

Field Book ..... p. .... Traverse Book 804 p. 137-140  
 Reference Plans DP 17803, DP 18253, SO 32908, DPS 9214, DPS 63119  
 Examined *CW* Correct

NEW C.T. ALLOCATION	
LOT	C.T. REFERENCE
1	67C1681
2	67C1682

Approved as to Survey *M. Kelly*  
 9.16.99 Rep Chief Surveyor

Registered this 29<sup>TH</sup> day of JUNE 1999  
*[Signature]* Registrar-General of Land

Received 28.6.99  
 Instructions

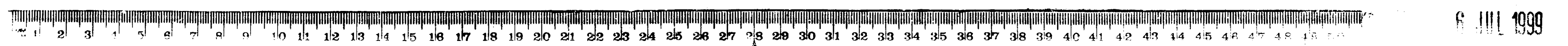
**DPS 85420**

LAND DISTRICT SOUTH AUCKLAND  
 Survey Blk. & Dist. XIV ROTORUA  
 NZMS 261 Sheet U15 Record Map No. 11.20

COMPILED PLAN

LOTS 1 & 2 BEING A SUBDIVISION OF  
 LOTS 3 & 4 DP 17803

TERRITORIAL AUTHORITY ROTORUA DISTRICT  
 Surveyed by MARTIN McCAULAY MORTON LTD  
 Scale 1 : 250 Date APRIL 1999



9 JUL 1999

**LAND INFORMATION MEMORANDUM (LIM)****Application**

DATE RECEIVED: 16 Jan 2022                      DATE ISSUED: 25 January 2022  
FEE: \$228.00    RECEIPT NO: 226797  
APPLICANT: SIMON MENEFY  
ADDRESS FOR SERVICE:  
  
CLIENT:

**Property**

SITUATION ADDRESS: 47 MAMAKU STREET  
LEGAL DESCRIPTION: LOT 1 DPS 85420  
AREA: 0.1011 ha  
VALUATION: 07050\*085\*01  
PROPERTY NO: P29400

This LIM comprises of the following sections;

OTHER – Applicant and property details and information relating to Regulatory, Rates & Parks  
PLANNING - Information relating to Planning Services  
RES\_ENG - Information relating to Resource Engineering  
BUILDING - Information relating to Building Services

The following documents are provided with the LIM;

Title Plans  
Services Plans and Special Interest Planning Maps (where applicable)  
District Plan Sheets

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.

Please note the LIM does not include a copy of the Record of Title

**Disclaimer**

The information contained in this LIM has been taken from Council's records as they stand and this LIM can only supply information known to Council.

There may be other issues relating to the property that the applicant needs to investigate, such as 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 those 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.

GeyserView 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.

**Geothermal***Contact - General Inspector Geothermal – 07 3484199*

Is there any information known to Council with regard to geothermal 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.

**The Rotorua Air Quality Control Bylaw***Contact - General Inspector Geothermal – 07 3484199*

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 468792 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/>

**Liquor Licensing***Contact – General Inspector Liquor – 07 3484199*

Is there any information known to Liquor Licensing in relation to the subject property?

No

**Environmental Health***Contact – Environmental Health Officer – 07 3484199*

Is there any information known to Environmental Health in relation to the subject property?

No

**Sports and Recreation Reserves***Contact – Open Space Operations Advisor – 07 3484199*

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

No

**Valuation / Rates / Metered Water***Contact – Rates Team Leader – 07 3484199***Valuation Roll Number:** 07050\*085\*01**Property No:** P29400**Current Rating Valuation****01 SEP 2020**

Land Value

Capital Value

\$120,000

\$265,000

**Prior Rating Valuation****01 JUL 2017**

\$59,000

\$178,000

**Current Rating Information dated 17 January 2022**

Total Annual Rates for year ending 30 June 2022

\$1,836.15

**Rates charges comprised of:**

	<b>Rate</b>	<b>Unit</b>	<b>Amount</b>	
General Rate Rural Residential	0.0026565	265,000	\$703.97	
Uniform Annual General Charge	488.75	1	\$488.75	
Lakes Enhancement Rate	21.827	1	\$21.83	
Waste Collection Serviced	254.4605	1	\$254.46	
			<b>District Total:</b>	<b>\$1,469.01</b>
B O P Regional Council Gen Rate	0.00021713	120,000	\$26.06	
Bop Uniform Annual Gen Charge	164.082	1	\$164.08	
Civil Defence Emergency Management	30.2335	1	\$30.23	
Regional Safety And Rescue Services	3.1855	1	\$3.19	
Lakes Restoration Rate <2Ha	119.3585	1	\$119.36	
Kaituna Catchment Scheme C5 St	242.19	0.1	\$24.22	
Kaituna Catchment Scheme C5 Ar	2.9095	0.0011	\$0.00	
			<b>Region Total:</b>	<b>\$367.14</b>
			<b>TOTAL:</b>	<b>\$1,836.15</b>

Rates (incl any arrears) owing as at 17/01/2022: \$207.26

Rates to clear 30th June 2022: \$666.26

Please contact Council on (07) 348 4199 if you require any further details.

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:

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

**Metered Water Details:** This property has metered water from the Mamaku Water Supply and is billed quarterly.

The current balance is \$112.59.

<b>Meter ID</b>	<b>Meter Location</b>
8659	0.8 LHB

**Land Features Characteristics: (including erosion and hazards)**

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

INFORMATION NOTICE - Planning Restriction (8981)

See attached Planning Restriction Notice for Lot 1 DPS 85420.

Subdivision consent reference 6599025

Reference: D-28367

(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**

While there are no resource consents lodged against this property, copies of the subdivision that created this property are on the property file. See folder RC6599025-P29400 – Subdivision – Prosser.

**Planning Compliance**

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

**Consent Notices or Covenants**

While there are no resource consents lodged against this property, copies of the subdivision that created this property are on the property file. See folder

**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 <http://www.rotorualakescouncil.nz> under *Our Services / Planning Services / District Plan*.

Should you be unsure about any aspect you may wish to gain further information from Planning Services staff by phoning (07) 348 4199 for an appointment with the Duty Planner. You can also email enquiries to <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/Pages/District\\_Plan\\_Changes.aspx](https://www.rotorualakescouncil.nz/our-services/planningservices/districtplan/Pages/District_Plan_Changes.aspx)

**District Plan Zoning**

In the Operative District Plan, the land is zoned Road Buffer, Rural 3 Zone as shown on Planning Map Sheets 514. (Copies of the relevant Planning Maps are enclosed for your information).

**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? Yes

A Consent (13763) for a land use consent - discretionary has been submitted for work of the following nature: *'Operate an On-licence 3pm-9pm Monday till Thursday, 3pm-11pm Friday, 1pm-11pm Saturday and 1pm-9pm Sunday.'* at 41 MAMAKU STREET. The most recent process stage of this application was applied for on 8 September 2010 and was granted on 5 October 2010.

A Consent (1882) for a land use consent - controlled has been submitted for work of the following nature: 'Subsidiary Household unit.' at 51 MAMAKU STREET. The most recent process stage of this application was applied for on 30 July 1998 and was granted on 28 August 1998.

A Consent (5852) for a land use consent - discretionary has been submitted for work of the following nature: 'Sale of Liquor, Off Licence from 8am to 9pm' at 55 MAMAKU STREET. The most recent process stage of this application was applied for on 2 December 2003 and was granted on 8 January 2004.

A Consent (9520) for a planning sale of liquor certificate has been submitted for work of the following nature: 'Off-licence 8am-9pm 7 days (Mamaku Grocery Store)' at 55 MAMAKU STREET. The most recent process stage of this application was applied for on 2 December 2003 and was granted on 12 January 2004.

### 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

Does the land adjoin any designated land? Yes

All roads within the Rotorua District are designated.

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

### Height Restriction Areas

Is the land subject to special height restrictions? 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?

<http://www.mfe.govt.nz/issues/managing-environmental-risks/contaminated-land/is-land-contaminated/index.html>

### 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)

Cnr Pukaki Street and Fenton Street

ROTORUA

Phone (07) 921 3370

### Rural Properties (only) within 20 metres of Lakes, Rivers, 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, 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

**Other Comments**

**Attachments - Planning Services- :**



# Property File Information



**Property Address:** 47 MAMAKU STREET  
MAMAKU  
ROTORUA

**Property File No:** P29400

**Legal Description:** LOT 1 DPS 85420

**Classification Reference:** I00318

**Type:** INFO - Planning Restriction

**Explanation:** Attached Planning Restriction Notice for Lot 1 DPS 85420

**References:** Subdivision consent reference 6599025



**Initiating Officer**

Name John Shall  
Position Planner  
Date 29/04/1999

Signature 

**Authorising Officer**

Name Stephen Colson  
Position Manager Planning Services  
Date 21/08/1999

Signature 



Planning Services - For any queries please contact planning duty officer - 07 3484199

**TOWN PLANNING RESTRICTION**

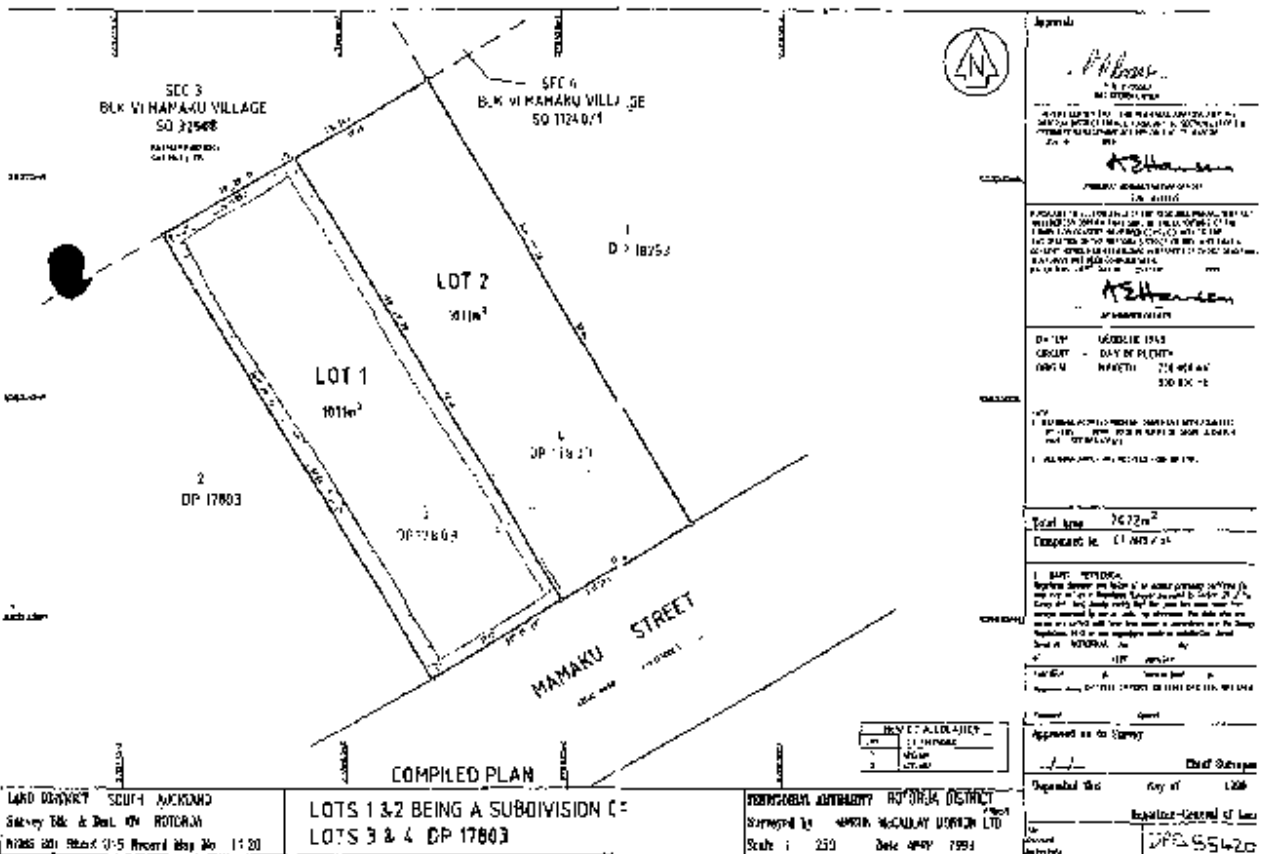
Subdivider:

P N Prosser

Locality:

45 & 47 Mamaku Street, Mamaku

All owners of Lots 1 & 2 DP's 85420 are advised that there shall only be one household unit erected on each of Lots 1 & 2 DP's 85420 and no subsidiary household units erected on either lot.



82988/S

**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER** of Lots 1 & 2 DPs 85420

**AND**

**IN THE MATTER** of Subdivision Consent  
6599025 pursuant to Sections 105, 108, 220 and 221  
of the Resource Management Act 1991.

Subdivider: P N Prosser

Locality: 45 & 47 Mamaku Street, Mamaku

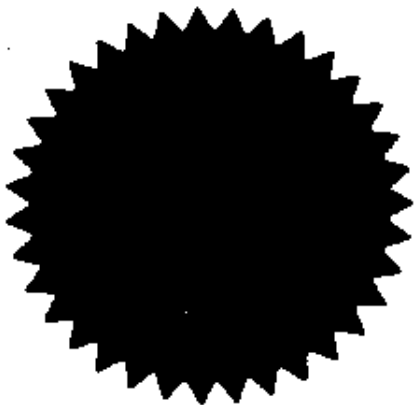
On the 30<sup>th</sup> April 1999, the Rotorua District Council granted consent to the subdivision of Lots 3 & 4 DP 17803 (CT 2016/34) into two lots legally described as Lots 1 & 2 DPs 85420.

All owners of Lots 1 & 2 DPs 85420 are advised that there shall only be one household unit erected on each of Lots 1 & 2 DPs 85420 and no subsidiary household units erected on either lot.

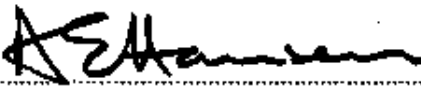
This document is hereby authenticated in terms of Section 252 of the Local Government Act 1974.

Dated at Rotorua this 15<sup>th</sup> day of JUNE 1999

The COMMON SEAL of the )  
ROTORUA DISTRICT COUNCIL )  
was affixed hereto in the presence )  
of: )



  
.....  
Mayor

  
.....  
District Manager

**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?             | No |
| Is there any information known to the Council with regard to potential liquefaction? | No |

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

**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 falls within the Mamaku water supply. Water is currently provided from this supply by a metered connection. |     |
| 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 and Trade Waste Services**

- |   |    |
|---|----|
| Is the property served by a Rotorua Lakes Council sewer?  | No |
| Not in Rotorua Lakes Council's sewerage reticulation area however any dwellings on the property should be served by a septic tank system or an on-site effluent treatment system.                                   |    |
| Where no public sewerage system is available you will need to provide an on-site effluent treatment system which has been designed and constructed in accordance with the On-site Effluent Treatment Regional Plan. |    |
| Please contact Bay Of Plenty Regional Council to find out what requirements apply to the maintenance or upgrading of the septic tank or effluent disposal system on-site.   |    |

Is the property connected to the Rotorua Lakes Council sewer? No

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

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

#### **Reticulated Stormwater Drainage and Pollution Control Services**

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

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

#### **Vehicle Crossings**

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**

**Building Services:**

Are there any Information Notices issued by Building Services on the Council property file? Yes

**Building Consents/Certificates/Notices/Orders/Requisitions****Building Consents & Permits / Plumbing & Drainage Permits / Certificates of Acceptance**

Reference number	Date issued	Description of Work	Status	Status Date
BC73495-P29400	19/03/2015	BC73495 - Relocated dwelling and metro eco tiny ped woodburner	CCC Issued	4/05/2021

Please note there maybe historical building consents of previous buildings on this site. Refer to the historical folder in the property file.

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

CCC Issued                      Building work completed and "Code Compliance Certificate" has been issued.

**Exempt building work (1<sup>st</sup> Schedule NZBA 2004)**

Have there been any notifications 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 weathertightness? No

**Notice To Fix**

Are there any outstanding Notices to Fix? No

**Unresolved Complaints**

Are there any unresolved complaints? No

**Earthquake prone buildings (Section 124 Building Act 2004)**

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>

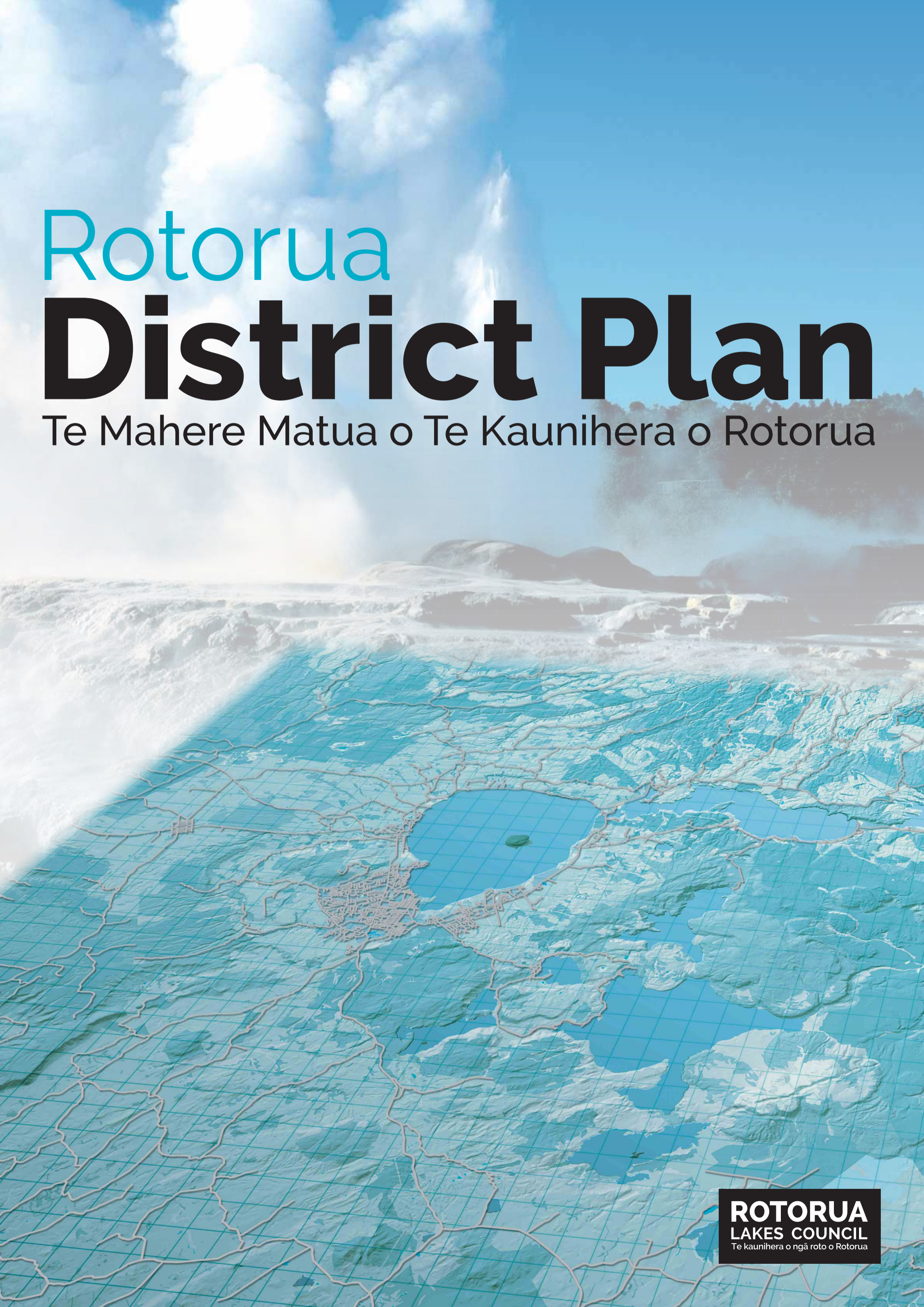
Alternatively, contact the Rotorua Lakes Council customer services team on 07 348 4199. A pool inspection can also be scheduled if required.

**Other comments**

Rotorua

# District Plan

Te Mahere Matua o Te Kaunihera o Rotorua



## MAP BOOK INTRODUCTION

This map book contains all of the zone maps for the Rotorua district. A planning map is provided for each area of the district.

### MAP BOOK LAYOUT

This map book is made up of four series of maps:

1. Strategic series (100 number range) cover a range of future growth and strategic direction types of maps (information only).
2. Special Interest series (200 number range) are at various scales depending on their content.
3. Urban series (300 number range) are at a scale of 1:5,000.
4. Rural series (500 number range) are at a scale of 1:10,000 (501 – 526) and 1:50,000 (531 – 547).

In addition there are a set of sheet index maps (for the Urban and Rural series), a guide to reading and interpreting the maps, a full map series legend and a street index. These are all in the following pages.

### SERIES LAYOUT

The Strategic Map series (100 numbers) identify the strategic direction outlined in the District Plan. The maps cover zoning and infrastructure, employment sectors, urban living, economic drivers and future growth areas. These have no legal weight and are provided for information purposes only.

The Special Interest series (200 numbers) present consolidated information at both a district-wide and urban area level. The left facing map usually shows the information at a district scale, with the right facing map showing the information at a higher resolution within the urban area. The series covers the Central Business District, major roading projects, Marae, esplanade reserves, roading hierarchy, water quality and a range of natural hazards.

The Urban and Rural series (300 and 500 numbered pages) are also arranged in pairs of facing pages. Each pair covers the same geographical area and has the same sheet number in the bottom left and bottom right corner. The right facing page shows zoning.

The left facing maps show specific features with possible planning implications such as the location of designated public works, important landscape features, significant natural areas, heritage sites and notable trees. If applicable, these features are shown with a reference number that corresponds to features in one of appendices to the District Plan text.

Each map includes a legend containing only the information displayed on that map. In all cases the maps are orientated with the top of the page representing North. Where a 500 series map overlaps a 300 series, refer to the 300 map as the 500 map has had all labelling and references removed. Reference to adjoining sheets is included along all 4 edges of the maps (e.g. 'See Map 537').

### ROADS

Roads in the district are shaded grey to assist map users with orientation and ease of use. Roads on the left facing maps include both legal and physical representation and shows private and public roads. The right facing maps only show the public roads which are designated as per Appendix 6 with the underlying zoning of the roads being dependent on the adjacent zone. On the right facing maps, urban roads are defined by legal boundaries, whilst rural roads are defined by the designation boundary.

### HAZARDS

Hazards are included on both the Special series and Rural 1:50,000 series maps but are not shown on the Urban 1:5,000 (excluding the fault avoidance zone) or 1:10,000 scale maps, whilst the geothermal features are included in Council's Geographical Information System, Geyserview. These are a signal for people to make further assessment if an activity that they are proposing is in the vicinity of a hazard. The natural hazards shown on the planning maps provide an indication to which areas will be affected by the natural hazards planning provisions in the zone chapters and are not a reflection of the actual risk associated with the natural hazard. Applicants for resource consent will be required to identify relevant hazards in their locality. The information provided in the maps should be used as a guide.

### DATA

Data for these maps are current at time of publication and has been compiled from the following sources:

Data	Source	Spatial Accuracy	Source Date
Streams	1:1,000 & 1:2,000 imagery	+/- 2 metres	February 2001
Flood Levels	Orthophotography Digital Elevation Model	+/- 2 metres	March 2006
Parcel Boundaries	Land Information New Zealand (LINZ)	Between 0.2 and 20 metres	April 2016
Physical Water Bodies	1:1,000 & 1:2,000 imagery	+/- 2 metres	February 2001
Physical Roads representation	1:1,000 & 1:2,000 imagery	+/- 2 metres	March 2011
Marae	Various	Parcel boundary accuracy	August 2014
Significant Features	Various	Between 2.5 and 100 metres	August 2014
Archaeological Sites	ArchSite – New Zealand Archaeological Association	Between 2.5 and 100 metres	May 2010
Height Restricting Boundary for Marae	Various	Parcel boundary accuracy	August 2014
Designations	Various	Parcel boundary accuracy	August 2014
Transmission Lines	Transpower	+/- 10 metres	October 2014
Development Areas	Rotorua District Council	Parcel boundary accuracy	Various
Airport Noise Contours	Marshall Day Acoustics	Parcel boundary accuracy	2010
Gas Transmission Pipeline Corridor	Vector Gas Limited	+/- 10 metres	October 2010
Caldera Rim	Boffa Miskell	Refer BML Report T11077	October 2012
Natural Hazards	Institute of Geological and Nuclear Sciences	Refer IGNS Report 2010/82	Various
Fault Avoidance Zones (source fault)	Institute of Geological and Nuclear Sciences	Source fault between 3 and 210 metres	July 2010
Significant Natural Areas	Wildland Consultants	Between 2 and 50 metres	April 2016
Outstanding Natural Features and Landscapes	Boffa Miskell	Between 2 and 50 metres	April 2016

Care is needed when interpreting these features, especially when overlaid upon each other. Of particular note is the potential difference between the legal and physical representation of water bodies (being lakes and streams) caused by natural or a human process since the land was surveyed.

The maps are projected in New Zealand Transverse Mercator 2000 (NZTM2000), which is based on the New Zealand Geodetic Datum 2000 (NZGD2000) using the Geodetic Reference System 1980 (GRA80) reference ellipsoid. Heights are referenced to Moturiki Vertical Datum 1953.



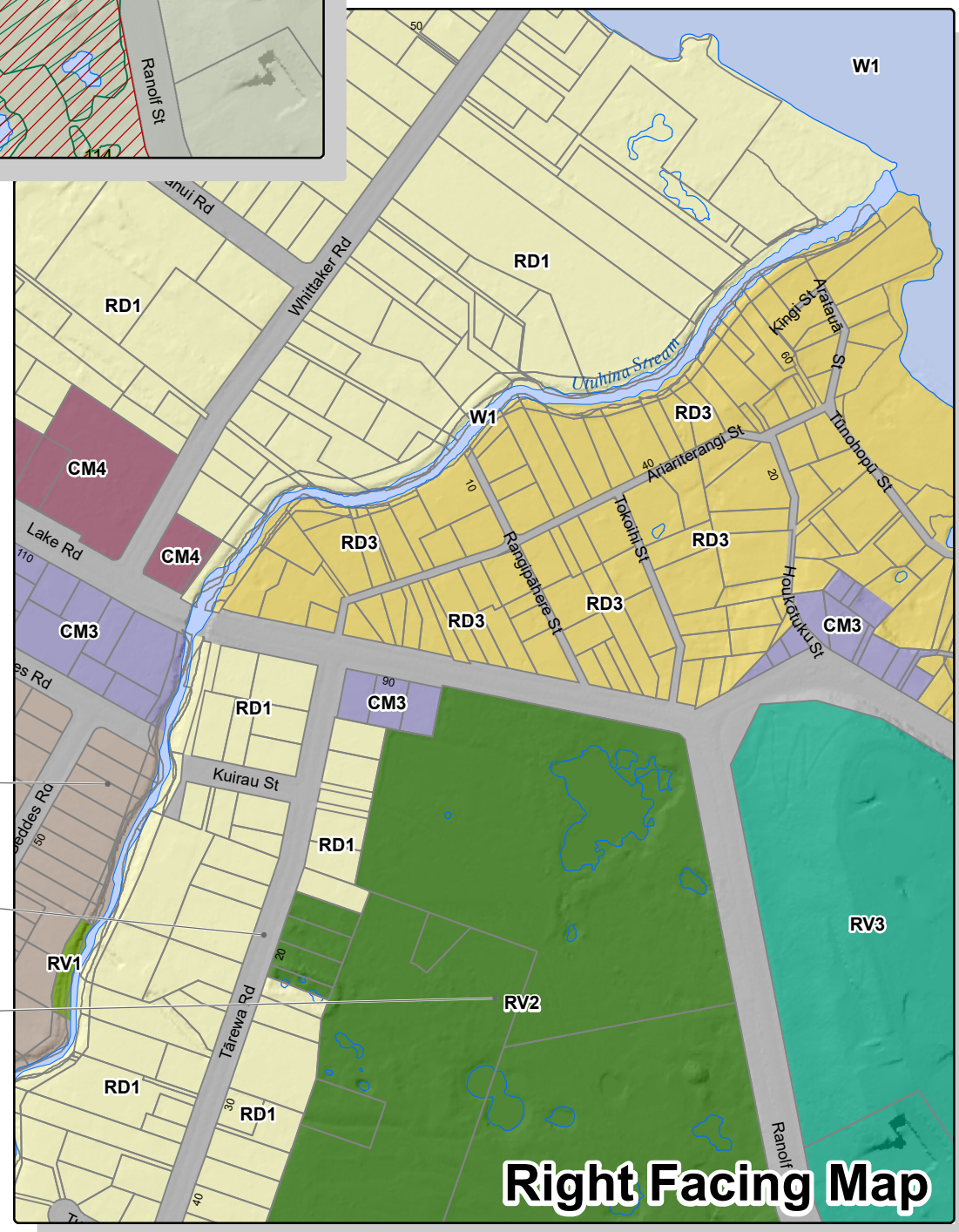
- The left facing map has possible planning implications for your property. These include such things as a designation, rules pertaining to height restrictions around marae or the presence of important environmental features.
- Important Landscapes are illustrated with an orange border and hatching (Appendix 2).
- Streams and lakes are illustrated with both the physical (blue) and legal (grey) boundary shown.
- Designations are illustrated with a red hatch and red outline and reference number (Appendix 3).
- Features that are named and/or numbered can be found in the District Plan Appendices.
- Streets are named and numbered (with every address that is a multiple of 10).
- Roads on the left facing maps include both a legal and physical representation. They are shaded grey and do not necessarily confer legal access.
- Physical water bodies are shown in blue.
- Significant Natural Areas are symbolised with a green hatch (Appendix 2).
- Height restricting boundary for Marae (Appendix 1).

The right hand facing map indicates which zone your property is located in. Each map also displays a legend that is relevant to the map contents. An example right facing legend is shown below. The complete map series legend is on the facing page.

- There is a scale bar in the margin of each map sheet. The units will be either metres or kilometres depending on the map series.
- Each sheet has a reference to the Cadastral data and its date of issue. There is also a reference number for the document. In addition all sheets are orientated with North up the page.
- The grey lines are the legal boundaries of parcels. They do not include all boundaries, such as cross leases, easements and Right of Ways.
- Urban roads on the right facing maps are defined by legal boundaries whilst rural roads are defined by the designation boundary and both are shaded grey.
- Zoning is indicated by colour and labelling (Parts 4 - 10 of the District Plan).

**Legend relevant to the map**

<span style="display: inline-block; width: 15px; height: 10px; background-color: #ccccff; border: 1px solid black;"></span> Commercial 3	<span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black;"></span> Reserve 1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span> Residential 1
<span style="display: inline-block; width: 15px; height: 10px; background-color: #993366; border: 1px solid black;"></span> Commercial 4	<span style="display: inline-block; width: 15px; height: 10px; background-color: #32cd32; border: 1px solid black;"></span> Reserve 2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> Residential 3
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d2b48c; border: 1px solid black;"></span> Industrial 1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #40e0d0; border: 1px solid black;"></span> Reserve 3	<span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> Water 1



**Right Facing Map**



# District Plan

## A guide to reading the maps

# Zones

- |   |  |  |
|---|--|--|
| <b>BI1</b> Business and Innovation 1<br>(Scion)             | <b>CM6</b> Commercial 6<br>(Southern Edge Commercial Centre)     | <b>RD2</b> Residential 2<br>(Medium Density Living)                        |
| <b>BI2</b> Business and Innovation 2<br>(Waipā)             | <b>ID1</b> Industrial 1<br>(Light Industrial)                    | <b>RD3</b> Residential 3<br>(Whakarewarewa, Ōhinemutu Village and Ngāpuna) |
| <b>BI3</b> Business and Innovation 3<br>(Eastgate)          | <b>ID1E</b> Industrial 1E<br>(City Entranceway Mixed Use)        | <b>RD4</b> Residential 4<br>(Lakeside Settlements)                         |
| <b>CC1</b> City Centre 1<br>(Mid City)                      | <b>ID2</b> Industrial 2<br>(Heavy Industrial)                    | <b>RD5</b> Residential 5<br>(Residential Lifestyle - Wharenui Road Area)   |
| <b>CC2</b> City Centre 2<br>(Southern City)                 | <b>RV1</b> Reserve 1<br>(Conservation Reserve)                   | <b>RR1</b> Rural 1<br>(Working Rural)                                      |
| <b>CC3</b> City Centre 3<br>(Northern Edge)                 | <b>RV2</b> Reserve 2<br>(Destination Reserve)                    | <b>RR2</b> Rural 2<br>(Rural Lifestyle)                                    |
| <b>CM1</b> Commercial 1<br>(Ngongotahā Centre)              | <b>RV3</b> Reserve 3<br>(Community Asset Reserve)                | <b>FRR2</b> Future Rural 2<br>(Future Rural Lifestyle)                     |
| <b>CM2</b> Commercial 2<br>(Compact Commercial Centres)     | <b>FRV3</b> Future Reserve 3<br>(Future Community Asset Reserve) | <b>RR3</b> Rural 3<br>(Rural Village)                                      |
| <b>CM3</b> Commercial 3<br>(Neighbourhood Centres)          | <b>RD1</b> Residential 1<br>(Low Density Living)                 | <b>T</b> Transitional<br>(Transitional Industrial 1)                       |
| <b>CM4</b> Commercial 4<br>(City Entranceway Accommodation) | <b>FRD1</b> Future Residential 1<br>(Future Residential Living)  | <b>W1</b> Water 1<br>(Water)   |
| <b>CM5</b> Commercial 5<br>(City Entranceway Tourism)       |  |  |

Note: The representation of designated legal and physical roads are shown on the maps in grey.

# Extents

- |                                       |   |  |
|---------------------------------------|---|--|
| Marae                                 | Gas Transmission Pipeline Corridor          | Caldera Rim                                    |
| Designations                          | Development Area                            | Water Bodies                                   |
| White Pine Bush                       | Significant Natural Areas                   | Runway / Apron                                 |
| Fault Avoidance Zone                  | Outstanding Natural Features and Landscapes | Rotorua District Boundary                      |
| Height Restricting Boundary for Marae | Waikato River Operating Easement            | Biodiversity Vegetation Areas - Waikato Region |

# Features

- |                      |                              |   |
|----------------------|------------------------------|---|
| Historic Sites       | Parcel Boundaries            | Streams   |
| Built Heritage       | 45 dBA Reporoa Noise Contour | Flood levels<br>(See note below)                    |
| Notable Trees        | 55 dBA Airport Noise Contour | Transmission Lines                                  |
| Historic Structures  | 60 dBA Airport Noise Contour | Esplanade Reserve<br>Priority Acquisition Areas     |
| Archaeological Sites | 65 dBA Airport Noise Contour | Mount Ngongotahā Henderson<br>Quarry expansion area |

Note: Flood levels are metres above sea level (asl) based on Moturiki Vertical Datum 1953 and a 2% Annual Exceedance Probability (AEP)

Trim Ref: 65-15-865







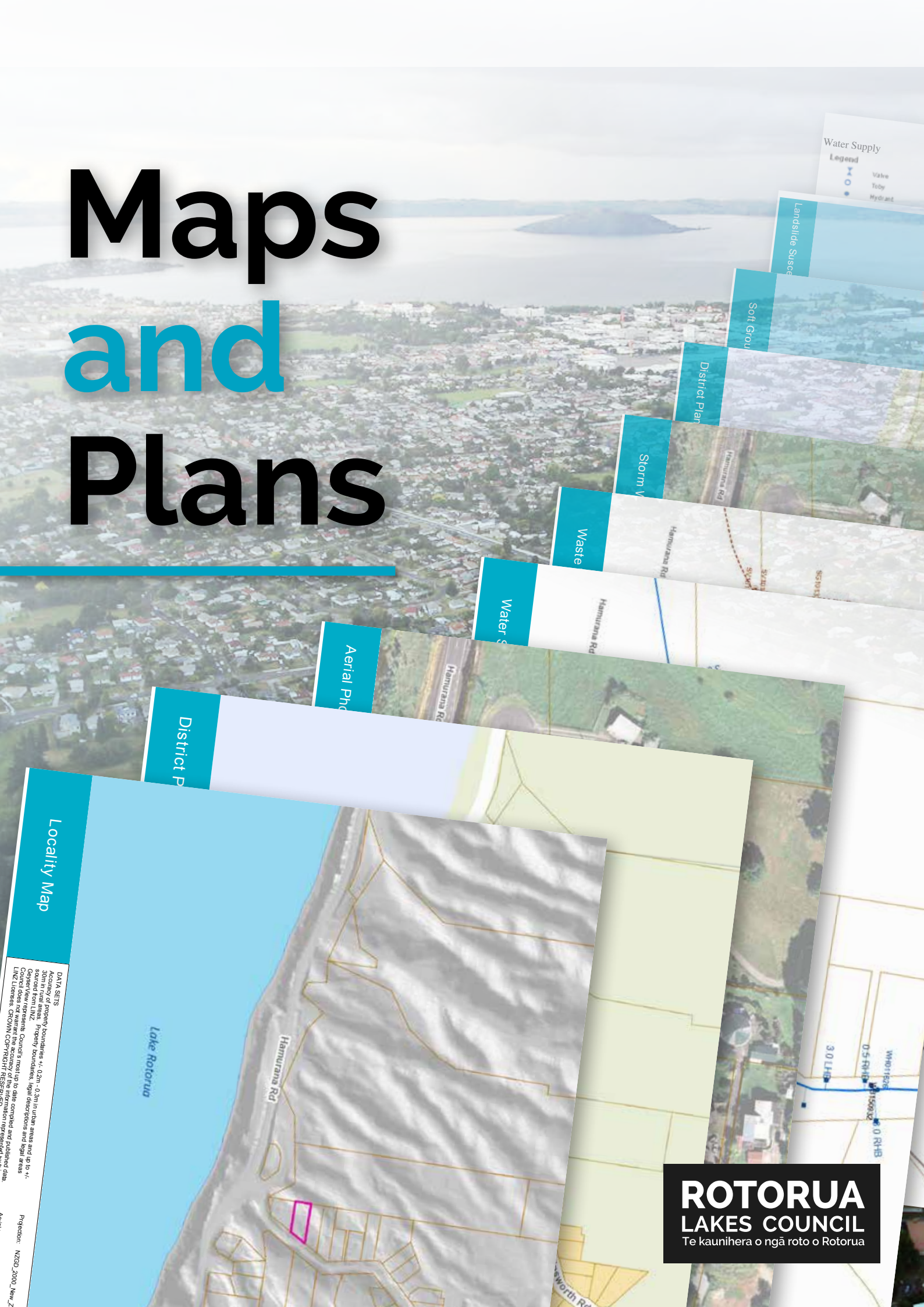
- Streams
- Parcel Boundaries
- Water Bodies
- Industrial 1
- Reserve 1
- Rural 1
- Rural 2
- Rural 3



# District Plan 514

See Map 531  
See Map 532  
See Map 536  
Cadastral data obtained under LINZ licence agreement April 2016 Trim Ref: 65-15-865

# Maps and Plans



Water Supply  
Legend  
Valve  
Tally  
Hydrant

Landslide Susceptibility

Soft Growth

District Plan

Storm Water

Waste

Water Supply

Aerial Photography

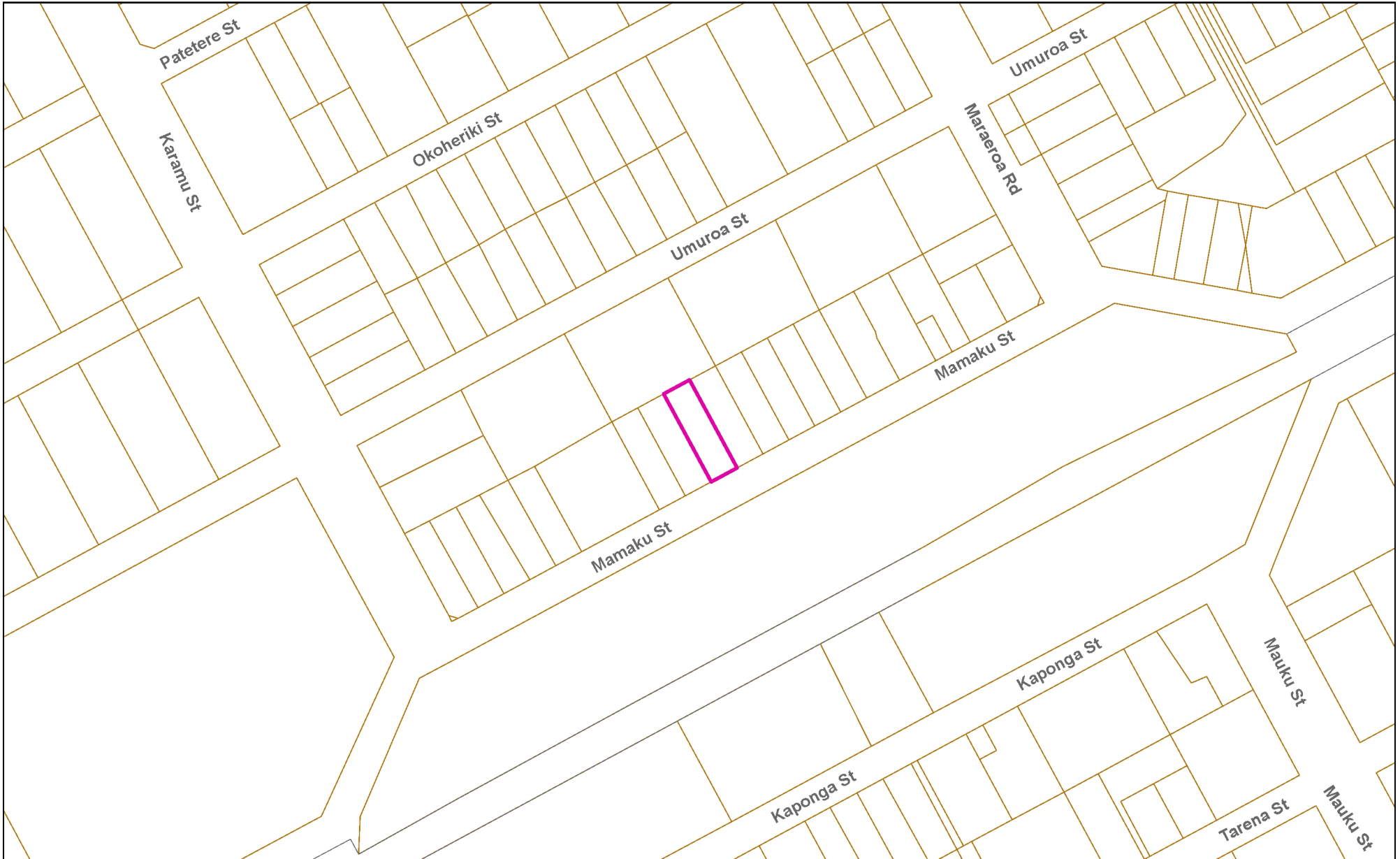
District Plan

Locality Map

DATA SETS  
Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 0.5m in rural areas  
Spatial data derived from LINZ  
Generalised boundary lines represent the actual boundaries and legal areas  
LINZ Licenses: CROWN COPYRIGHT RESERVED Information reserved

**ROTORUA**  
**LAKES COUNCIL**  
Te kaunihera o ngā roto o Rotorua

Projection: NZSD 2000, New Zealand



## Locality Map

### DATA SETS

Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ.  
GeyserView 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.

Printed Date: 17-Jan-2022

### Aerial Imagery

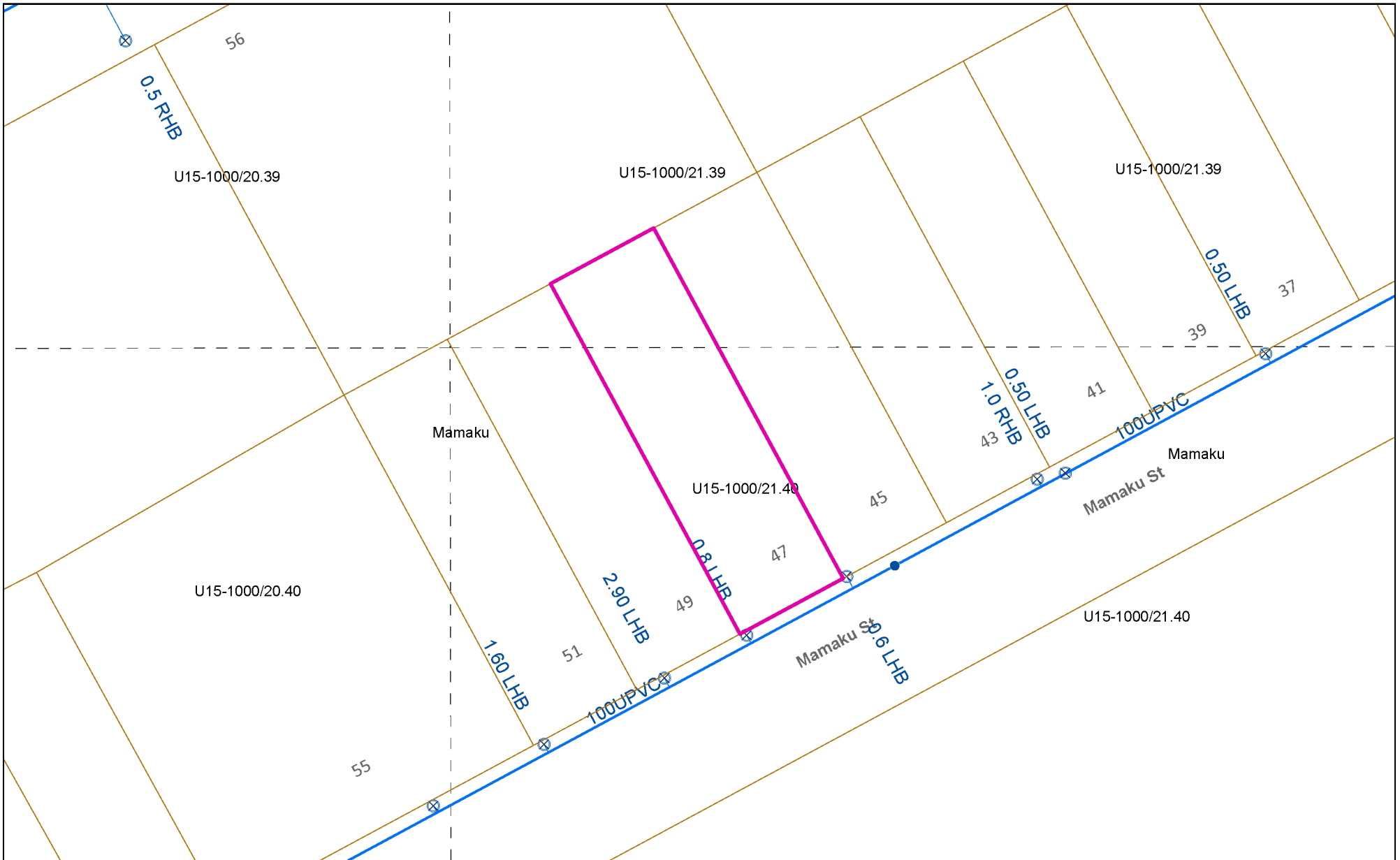
1:1000 data set flown 2016, XY accuracy +/- 0.5m.  
1:2000 data set flown 2016, XY accuracy +/- 0.5m.

0 48.77 97.5 Meters



Rotorua Lakes Council





# Water Supply

**DATA SETS**  
 Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ.  
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Printed Date: 17-Jan-2022

Aerial Imagery  
 1:1000 data set flown 2016, XY accuracy +/- 0.5m.  
 1:2000 data set flown 2016, XY accuracy +/- 0.5m.

0 12.24 24.5 Meters



Rotorua Lakes Council



# Storm Water

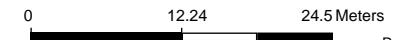
## DATA SETS

Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ.  
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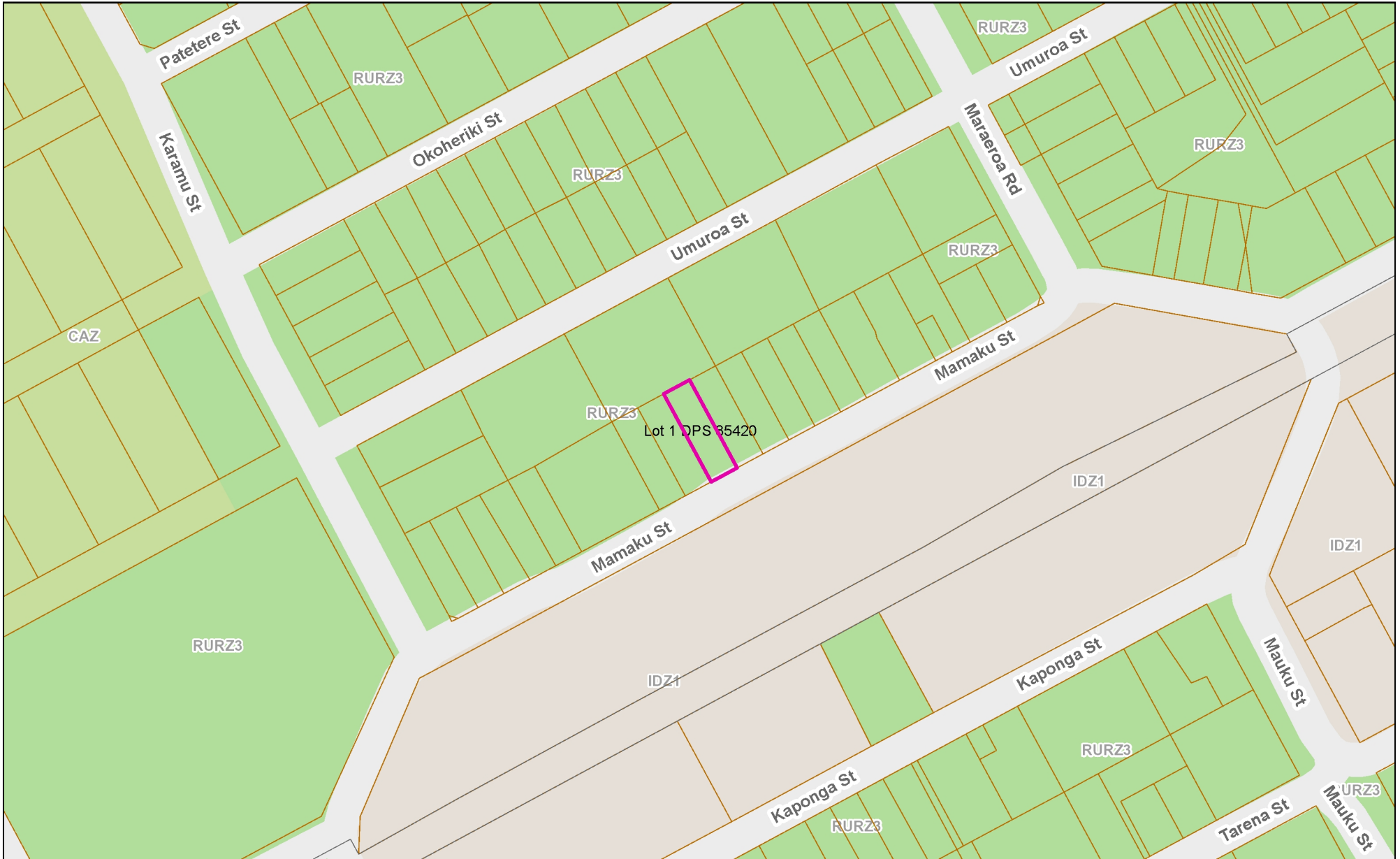
Printed Date: 17-Jan-2022

## Aerial Imagery

1:1000 data set flown 2016, XY accuracy +/- 0.5m.  
 1:2000 data set flown 2016, XY accuracy +/- 0.5m.



Rotorua Lakes Council



# Planning Zone

**DATA SETS**

Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ.  
 GeyserView 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.

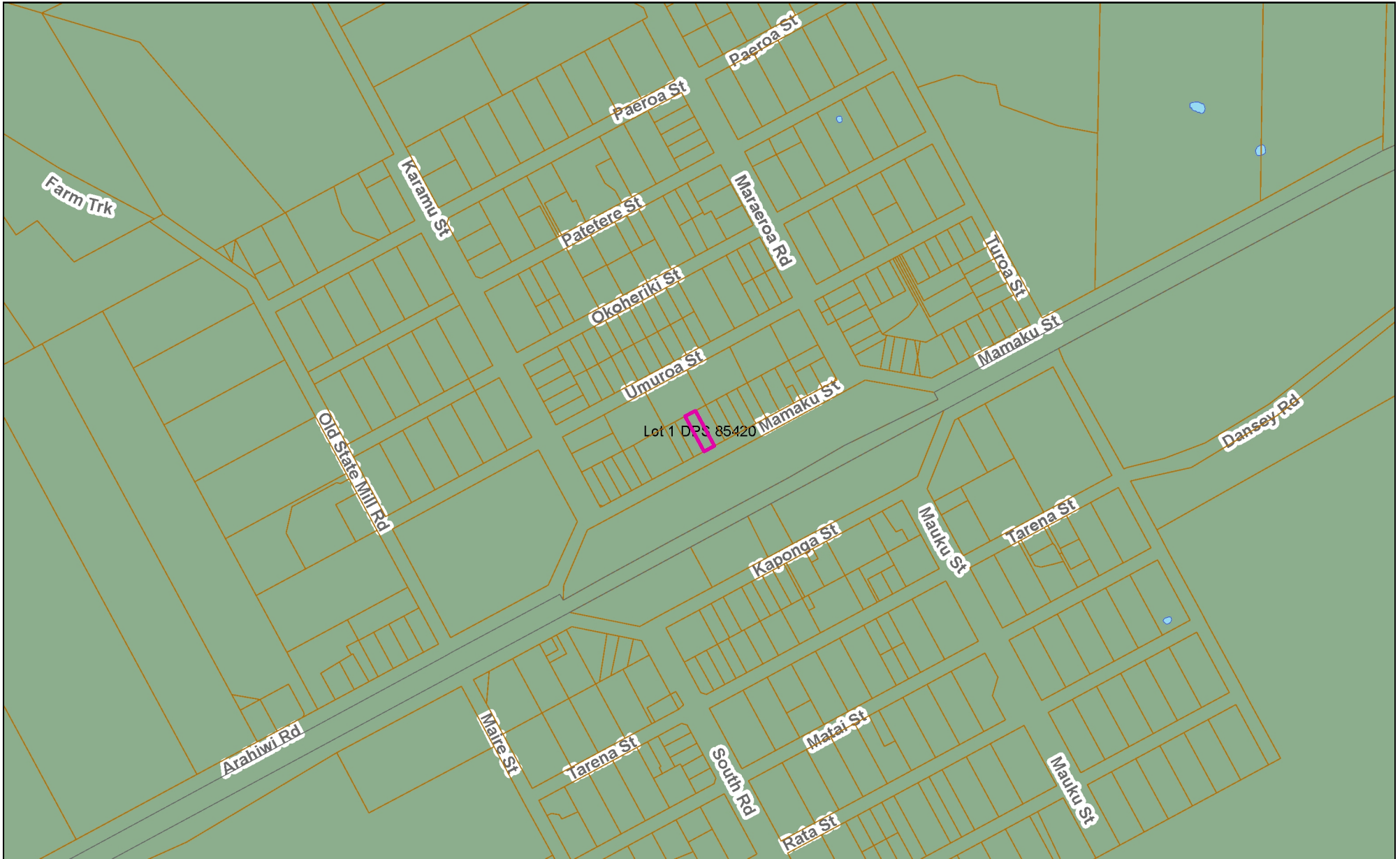
Printed Date: 17-Jan-2022

Aerial Imagery  
 1:1000 data set flown 2016, XY accuracy +/- 0.5m.  
 1:2000 data set flown 2016, XY accuracy +/- 0.5m.

0 48.77 97.5 Meters



Rotorua Lakes Council

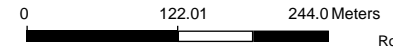


# Soft Ground

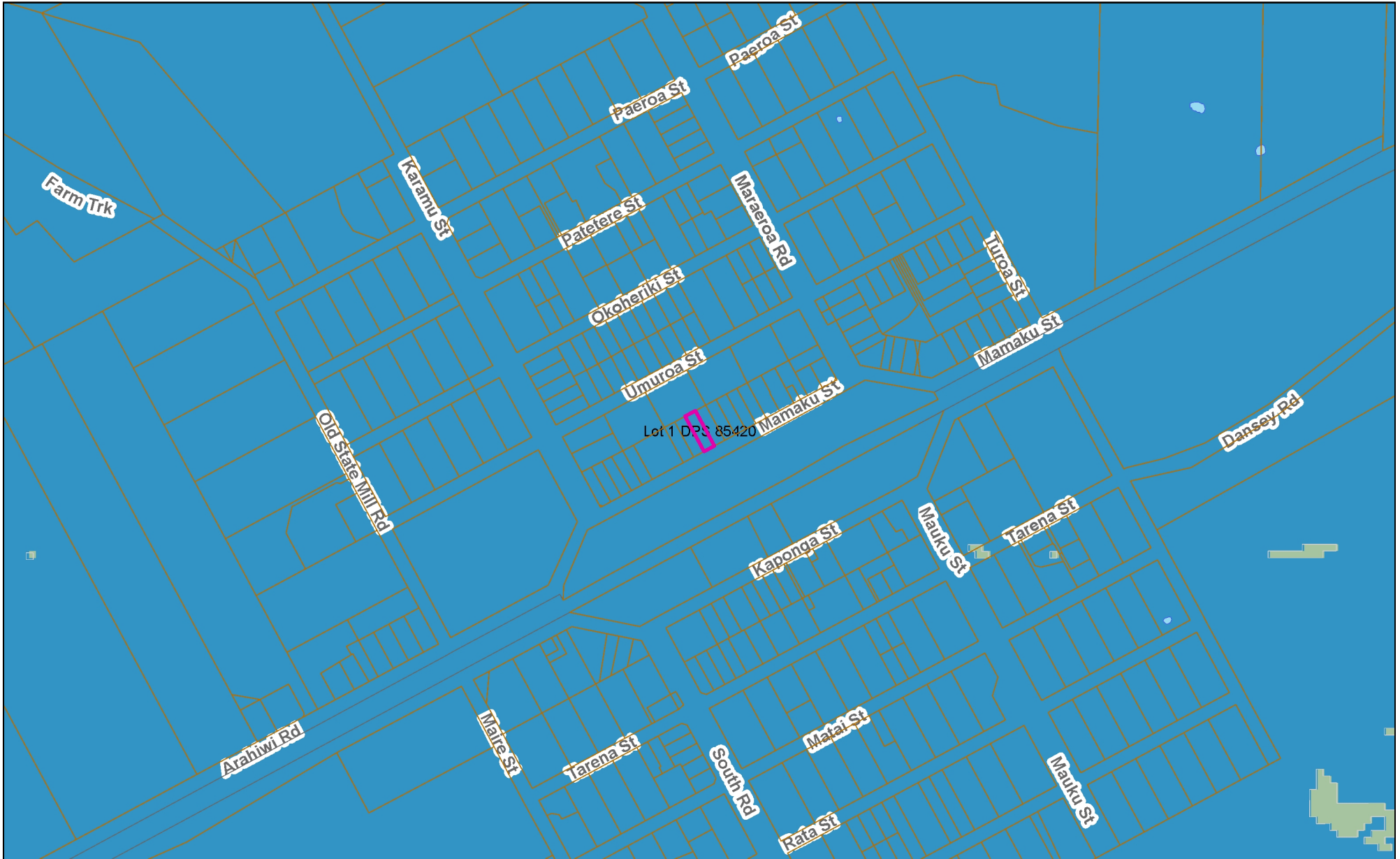
**DATA SETS**  
 Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ.  
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Printed Date: 17-Jan-2022

Aerial Imagery  
 1:1000 data set flown 2016, XY accuracy +/- 0.5m.  
 1:2000 data set flown 2016, XY accuracy +/- 0.5m.



Rotorua Lakes Council



# Landslide Susceptibility

**DATA SETS**  
 Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, titles, legal descriptions and legal areas sourced from LINZ.  
 GeyserView 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.

Printed Date: 17-Jan-2022

Aerial Imagery  
 1:1000 data set flown 2016, XY accuracy +/- 0.5m.  
 1:2000 data set flown 2016, XY accuracy +/- 0.5m.
















0 122.01 244.0 Meters



Rotorua Lakes Council

## Water Supply

### Legend

	Valve		Delivery, Trunk or Transfer Main
	Toby		Rising or Rising Falling Main
	Hydrant		Rider Main
	Backflow Preventer		Scour or Overflow Main
	Capped End		NonPotable Fire Main
	Consumer Meter at Toby		Serviceline
	Bulk Meter		Cadastral Parcel
	Chamber		

LHB = Left Hand Boundary (looking from main)

RHB = Right Hand Boundary (looking from main)

## Storm Water

### Legend

	Manhole		Open Drain		Storm Water Lead
	End of Line Capped		Culvert		Service Line
	Headwall Structure		Gravity main		Cadastral Parcel
	Junction without Manhole		Rising main		Contour_1m
	Cesspit Bubble Up		Subsoil Drain		
	Cesspit Double				
	Cesspit Standard				

Notations:

LHB - Left Hand Boundary (looking from main)

IL - Invert Level of main

LL - Lid Level of manhole

RHB - Right Hand Boundary (looking from main)

D - Depth of manhole

## Waste Water

### Legend

	Manhole		Wetwell Pump		Cadastral Parcel
	Inspection Point		Drywell Pump		Contour_1m
	Inspection Chamber		Gate valve		
	End of Line - Cleaning Eye		Air valve		
	Inline Cleaning Eye		Gravity Main		
	End of Line - Capped		Rising Main		
			Serviceline		

Notations:

LHB - Left Hand Boundary (looking from main)

IL - Invert Level on main

LL - Lid Level of manhole

RHB - Right Hand Boundary (looking from main)

D - Depth of manhole

# Zones

- |   |  |  |
|---|--|--|
| <b>BI1</b> Business and Innovation 1<br>(Scion)             | <b>CM6</b> Commercial 6<br>(Southern Edge Commercial Centre)     | <b>RD2</b> Residential 2<br>(Medium Density Living)                        |
| <b>BI2</b> Business and Innovation 2<br>(Waipā)             | <b>ID1</b> Industrial 1<br>(Light Industrial)                    | <b>RD3</b> Residential 3<br>(Whakarewarewa, Ōhinemutu Village and Ngāpuna) |
| <b>BI3</b> Business and Innovation 3<br>(Eastgate)          | <b>ID1E</b> Industrial 1E<br>(City Entranceway Mixed Use)        | <b>RD4</b> Residential 4<br>(Lakeside Settlements)                         |
| <b>CC1</b> City Centre 1<br>(Mid City)                      | <b>ID2</b> Industrial 2<br>(Heavy Industrial)                    | <b>RD5</b> Residential 5<br>(Residential Lifestyle - Wharenui Road Area)   |
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| <b>CM2</b> Commercial 2<br>(Compact Commercial Centres)     | <b>FRV3</b> Future Reserve 3<br>(Future Community Asset Reserve) | <b>RR3</b> Rural 3<br>(Rural Village)                                      |
| <b>CM3</b> Commercial 3<br>(Neighbourhood Centres)          | <b>RD1</b> Residential 1<br>(Low Density Living)                 | <b>T</b> Transitional<br>(Transitional Industrial 1)                       |
| <b>CM4</b> Commercial 4<br>(City Entranceway Accommodation) | <b>FRD1</b> Future Residential 1<br>(Future Residential Living)  | <b>W1</b> Water 1<br>(Water)   |
| <b>CM5</b> Commercial 5<br>(City Entranceway Tourism)       |  |  |

Note: The representation of designated legal and physical roads are shown on the maps in grey.

# Extents

- |                                       |   |  |
|---------------------------------------|---|--|
| Marae                                 | Gas Transmission Pipeline Corridor          | Caldera Rim                                    |
| Designations                          | Development Area                            | Water Bodies                                   |
| White Pine Bush                       | Significant Natural Areas                   | Runway / Apron                                 |
| Fault Avoidance Zone                  | Outstanding Natural Features and Landscapes | Rotorua District Boundary                      |
| Height Restricting Boundary for Marae | Waikato River Operating Easement            | Biodiversity Vegetation Areas - Waikato Region |

# Features

- |                      |                              |   |
|----------------------|------------------------------|---|
| Historic Sites       | Parcel Boundaries            | Streams   |
| Built Heritage       | 45 dBA Reporoa Noise Contour | Flood levels<br>(See note below)                    |
| Notable Trees        | 55 dBA Airport Noise Contour | Transmission Lines                                  |
| Historic Structures  | 60 dBA Airport Noise Contour | Esplanade Reserve<br>Priority Acquisition Areas     |
| Archaeological Sites | 65 dBA Airport Noise Contour | Mount Ngongotahā Henderson<br>Quarry expansion area |

Note: Flood levels are metres above sea level (asl) based on Moturiki Vertical Datum 1953 and a 2% Annual Exceedance Probability (AEP)

# Supplementary Legend

## Miscellaneous

 OnSite Parking and Turning

## Inundation

 Flood Level: Lake Rotoiti

 Flood Level: Lake Rotorua

 Inundation Restrictions


## Faulting

 Faults Active 2010


 Fault Avoidance Zone

## Soft Ground Potential

 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

## Landslide Susceptibility

 Very Low

 Low

 Moderate

 High

 Very High

## Geothermal Field Protection Status

 Small Scale Commercial Use

 Limited / Conditional Development

 Protected

 Urban Use

 Development

For further details on how data was derived and limitations for use refer to the following reports:

Soft Ground: GNS Report 2010/81

Landslide Susceptibility: GNS Science Consultancy Report 2010/82

Fault Avoidance Zone: GNS Science Consultancy Report 2010/182 and 2010/183

Geothermal Field: Final Report CR 2010-67 Volcano and Geothermal Hazards Part 1