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Rotorua Lakes Council is the operating name of Rotorua District Council

Application Received Date:	03 July 2026
Payment Received Date:	03 July 2026
LIM Issued Date:	15 July 2026
Receipt Number:	DWB10006024

Application

Application number:	LIM26-013714
Applicant:	Mrs Donna E Carter
Address for service:	23 HARRIS STREET NGONGOTAHA ROTORUA 3010

Property

Situation address:	23 Harris Street Ngongotaha Rotorua 3010
Legal description:	Lot 8 DP 387252
Area:	0.045700 HA
Valuation:	07065 169 56
Property no:	131281
Record of title reference:	349268

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;

- MTEC - Earthworks completion report, dated April 2007 – Doc ID **699171**

For properties in the Bay of Plenty Region;

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

<https://maps.boprc.govt.nz/apps/bayhazards-bay-of-plenty-natural-hazards-viewer/explore>

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://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? **Yes**

ROTORUA LAKES COUNCIL - Ngongotahā Flood Modelling

Rotorua Lakes Council commissioned flood modelling for overtopping of streams and pluvial flooding ((where high rainfall exceeds the capacity of the ground absorption and drainage systems) for catchments in and around Ngongotahā to support infrastructure planning and hazard identification. The related report is available at rlc.net.nz/NaturalHazardsLIM

- Awa (2024). Ngongotahā Flood Modelling: Model Build and Design Scenarios Report (Version 2.0)

Map set 2 provides results for the 1% annual exceedance probability (AEP) event under a current climate and future (2130) climate change scenario. 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 AEP significantly less than 1%. Refer to the report for model outputs for different AEP scenarios.

The 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 as explained in the reports. For example, fine features that may influence the direction of flow, such as kerbs, fences and walls, have not been included in the model. Drainage works that affect the flooding may also not be taken into account. There was limited data from actual events against which the models could be validated or calibrated.

Caution should be taken in interpreting the results in and around building footprints. Buildings were treated as elevated areas of land and potential inundation of building footprints may not be shown.

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 rlc.net.nz/NaturalHazardsLIM

- 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 rlc.net.nz/NaturalHazardsLIM

- 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**

GEOHERMAL HAZARDS

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

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 rlc.net.nz/GNSReport

- 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 Ōkātina 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) <http://rlc.net.nz/NaturalHazardsLIM>

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

Application Id	Determined Date	Description of work	Stage
BC60725	27 August 2007	New dwelling with attached garage	CCC Issued

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

CCC Issued	Building work completed and "Code Compliance Certificate" has been issued.
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Approved exempt building work (1st Schedule NZBA 2004)

Have there been any records of exempt building work? No

Independent reports

Are there any independent reports on file? No

Building Act requisitions or Modifications to Building Consent

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

Restricted building work

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

Compliance Schedules and Building Warrant of Fitness

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

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

Have there been any Determinations issued by the MBIE? No

Weathertight Homes Resolution Service Act 2006

Are there any known issues regarding weather tightness? No

Notice to Fix

Are there any outstanding Notices to Fix? No

Unresolved Complaints

Are there any unresolved complaints? No

Earthquake prone buildings (EPB)

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

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

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

Pools (Building Act 2004)

Is there a pool known to Council on the property?

No

Obligations of owner and persons in control of pools

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

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

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

Yes

INFORMATION NOTICE -

Other – Stormwater Disposal

Land Feature: 18432

INFORMATION NOTICE -

Building Restriction

Land Feature: 18431

Subdivision consent reference 6306013

Planning Restriction Notice for Lot 8 DP 387252

See document ID: 699173

(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? Yes

While there are no resource consent lodged against this property, copies of the subdivision decisions that created this property are on the property file. See documents prefixed with RC7399.

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? Yes

There is a consent notice registered against this property with regards to a planning restriction. A copy is attached to the Land Feature.

There are land and fencing covenants registered against this property and shown on the Record of Title. Council does not hold these documents. It is recommended that these documents are reviewed to clearly understand the details.

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: rlc.net.nz/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 dutyplanner@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: rlc.net.nz/PlanChanges

District Plan Zoning

In the Operative District Plan, the land is zoned Residential 1 Zone, Medium Density Residential Zone as shown on Planning Map Sheets 312. To view these maps visit our website: <https://www.rotorualakescouncil.nz/property-building-bins/district-plan/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-001393) for a land use consent - has been submitted for work of the following nature: 'Construction of a carport encroaching into the side boundary.' at 50 NGONGOTAHA ROAD. The most recent process stage of this application was applied for on 31 March 1998 and was granted on 05 May 1998.

Central Business District

Is the property located within the Central Business District? No

Designations

Is the land designated? No

Is the airspace above the land designated? No

Is the land subject to special height restrictions? No

Does the land adjoin any designated land? Yes

The property is adjacent Harris Street Reserve as identified on Rotorua District Planning Map 312, designation RDC-623 - Reserve – Green Space. All roads within the Rotorua District are designated. Refer to Part 3, Designations of the District Plan.

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

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

Scheduled Site

Is the land a scheduled site? No

Road Widening

Is the land affected by road widening proposals? No

Service Lanes

Is there a proposed service lane affecting the land? No

Natural and Cultural Heritage Inventory

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

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

Rotorua Regional Airport

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

Hazardous Substances

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

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

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

Is there anything known to Council identifying any likely presence of hazardous contamination?

No

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

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

Classification of Land/Buildings by Other Statutory Organisations

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

No

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

Bay of Plenty Regional Council (Head Office)

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

Bay of Plenty Regional Council (Rotorua Office)

1125 Arawa Street
ROTORUA
Phone (07) 921 3370

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

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

No

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

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

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

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

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

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

Lakes and Foreshore Structures

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

No

RATES



Valuation/Rates/Metered Water

Valuation roll number:	07065 169 56	Property Id:	131281
Situation Address:	23 Harris Street Ngongotaha Rotorua 3010		
Legal Description	Lot 8 DP 387252		

Current Rating Valuation	Land value:	Capital value:
01 July 2023	\$225,000.00	\$715,000.00

Prior rating valuation	Land value:	Capital value:
01 September 2020	\$205,000.00	\$625,000.00

Current Rating Information dated 15 July 2026		
Total Annual Rates for year ending 30 June 2027		\$5,043.52

Rates charges comprise of:

	Rate	Unit	Amount
General Rate Residential Urban	0.0037369643	715,000.00	\$2,671.93
General Rates - Uniform Annual General Charge	488.75	1.00	\$488.75
Lakes Enhancement Rate	74.39876325	1.00	\$74.40
Urban Sewerage Development Rate	4.050812097	1.00	\$4.05
Urban Water Connected	575.8474022	1.00	\$575.85
Urban Waste Collection Serviced	238.9351581	1.00	\$238.94
Food Organics & Garden Organics Serviced	27.5195	1.00	\$27.52
Sewage Disposal Charge 1-4 pans	962.0791078	1.00	\$962.08
Total:			\$5,043.52

Rates (include any arrears) owing as at **15 July 2026**: \$1,260.88

Rates to clear 30 June 2027: \$5,043.52

All amounts shown are inclusive of GST.

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

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

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

PARKS AND RESERVES



Sports and Recreation Reserves

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

No

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

No

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

Yes

The subject property shares a common boundary with Harris Street Reserve. This reserve contains Mature Trees, Open Grass Areas and Public Walkway connects Harris Street and Ngongotaha Road.

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.

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://rlc.net.nz/Bylaws> or for more information contact Bay of Plenty Regional Council on ☎ 0800 468 792 or visit <http://boprc.govt.nz>

Bay of Plenty Regional Air Plan

The Regional Air Plan contains more stringent rules than the Rotorua Air Quality Control Bylaw. Refer: <https://www.boprc.govt.nz/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? **Yes**

INFORMATION NOTICE - Fill Land Feature: 20831
See Doc ID **699172**

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? **Yes**

- MTEC - Earthworks completion report, dated April 2007 – Doc ID **699171**

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**

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

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

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

Reticulated Public Sewer

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

Reticulated Stormwater Drainage

- Is the property served by Rotorua Lakes Council reticulated stormwater drainage? **No**
- Is there any information about reticulated stormwater drainage issues in relation to this property? **No**

Vehicle Crossing

There is a requirement under the District Plan and local bylaws for every property to have a properly formed and sealed vehicle crossing in accordance with the 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**