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Arizto
Smarter
Real Estate

Kathryn McAlonan
021 811 788
kathryn.m@arizto.co.nz

Rotorua
Licensed Salesperson (REAA 2008)



He Kōpaki Mōhiotanga Whenua
Land Information Memorandum

Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046
P: +64 7 348 4199 | **F**: +64 7 346 3143 | **E**: info@rotorualc.nz | **W**: rotorualakescouncil.nz
Rotorua Lakes Council is the operating name of Rotorua District Council

Application Received Date:	**13 July 2026**
Payment Received Date:	**13 July 2026**
LIM Issued Date:	**23 July 2026**
Receipt Number:	**DTR10756157**

Application

Application number:	LIM26-013750
Applicant:	Ms Sharene L Temple
Address for service:	PO Box 90419 Victoria Street West Auckland 1142

Property

Situation address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097
Legal description:	PU 59 AU 159 259 DPS 92316 On Lot 2 DPS 91277
Area:	3.259400 HA
Valuation:	06961 232 00 BG
Property no:	118955
Record of title reference:	SA73A/235

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

Council has prepared this LIM as requested to contain information on the Unit Title property as in the legal description above. This report does NOT contain information on other buildings/properties on the same underlying parcel of land, but does advise of all relevant land features and other matters for the underlying parcel that may affect the subject property.

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 [cross reference to where these are linked].

- Foundation investigation report - Martin McCauley Morton, dated Sept 2000, Document ID 707295

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

BAY OF PLENTY REGIONAL COUNCIL - High Lake Levels

The Bay of Plenty Regional Council's design recommendations for high lake levels are available in the following report, available at **rlc.net.nz/NaturalHazardsLIM**

- Bay of Plenty Regional Council (2022) Rotorua Lakes Design Levels Technical Report 2022, Operations Publication 2022/03

Map Set 2 provides a map of the area affected by the design recommendations for the 1% annual exceedance probability event for Lake Rotorua Rotoiti and Ohau Channel , including a freeboard allowance for various factors, such as estimate imprecision, local wind setup, seiche and construction tolerances. This is not a flood extent map but provides an indication of land potentially lower than the design recommendations for high lake levels. Note also, that these design levels are based on a statistical analysis of historic lake levels, which will not reflect current flood risk where circumstances have changed. Importantly for Lake Ōkāreka, they do not take into account upgrades to the outlet pipeline, which is used to manage lake levels.

Special planning rules or Building Act considerations may apply in relation to building or other development affected by potential flooding.

For questions about the design recommendations for high lake levels please contact the Bay of Plenty Regional Council.

LAND STABILITY

LANDSLIDE

Is there any information known regarding potential landslide susceptibility? Yes

BAY OF PLENTY REGIONAL COUNCIL - Landslide Susceptibility 2024 Study

Bay of Plenty Regional Council commissioned a regional study of landslide susceptibility, which was intended to support implementation of the Regional Policy Statement by identifying areas potentially susceptible to this hazard. The following report is available at this **rlc.net.nz/NaturalHazardsLIM**

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

The study delineates land into categories of relative susceptibility based on desktop information. It is produced at a regional, rather than property level. The study focuses only on the area where landslides are sourced and not the areas affected by the potential runout of debris from a landslide or later regression of a slope.

Map Set 2 maps the resulting susceptibility categories for rainfall and earthquake triggered landslides. Refer to the report above for explanation of the relative susceptibility categories.

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

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? Yes

Rotorua Lakes Council – Fault Line Impact Information

A Fault Line Avoidance Zone is shown on the property on our District Plan, Map set 2, page 2

Further updated Fault Line Impact Information from GNS

No fault line shown on subject property **on GNS map** refer to Map set 2, page 3

The New Zealand Active Faults Database (NZAFD) maintained by GNS Science Ltd, provides mapping of active fault traces that present a risk of ground rupture. This mapping includes buffer areas around fault traces, known as Fault Avoidance Zones (FAZs), which are intended to show where the likelihood of ground rupture in association with faults is higher. The database also contains attributes about the fault traces, including the estimated recurrence interval of rupture, where these attributes are available.

A map is provided showing fault traces and FAZs sourced from the NZAFD.

Refer to the NZAFD for attributes about the mapped fault traces and details about the source studies from which the database has been compiled. For questions about the NZAFD contact GNS Science Ltd

GEOTHERMAL 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 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.
210 - Areas of Potential Fault line impact. (refer also to GNS information – no fault line on property)
211 - Areas of Landslide impact.(refer also to Landslide Susceptibility 2024 Study -very low)

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

Consents and Permits relating to UNIT 59			
Application Id	**Determined Date**	**Description of work**	**Stage**
BC7084	03/02/2010	78 x Residential Units	CCC issued See document **ID 745098** (CCC for Unit 59)
BC65387	27 Jan 2011	Remedial work to cladding	CCC Issued

Consents and Permits relating the BODY CORPORATE			
Application Id	**Determined Date**	**Description of work**	**Stage**
BC36638	04/08/2006	Connection To Sewer	CCC Issued
BC24840	11/10/2004	Install Grease Trap	CCC Issued
BC14420	22/06/2004	Alterations / Upgrade For Dap Facilities	CCC Issued
BC9056	25/06/2001	Swimming Pool	CCC Issued

Please note there may be historical building permits or consents on file for previous buildings on this site.

KEY to terms used regarding status of Building Consent/Permit:	
CCC Issued	Building work completed and "Code Compliance Certificate" has been issued.

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? Yes

Application ID	**Determined Date**	**Building Name**	**Last BWOF Inspection Date**	**Lapse Date**
CS00962 See doc **ID 3272367**	08 Jan 2003	RAMADA RESTORT	06 July 2023	08/01/2027

Is there a current Building Warrant of Fitness for any buildings on the property? Yes
See document on file – ID **22589254**

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- Building Restriction Land Feature: 11156

INFORMATION NOTICE- Other – Active Fault Line, Overland Flow Path Land Feature: 11157

Subdivision consent reference 6299021

Planning Restriction Notice for Lot 2 DPS 91277

See document ID: 696973

(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

In addition to the resource consents lodged against the underlying parcel of Land – Lot 2 DPS 91277, copies of the subdivision decisions that created this property are on the property file. See documents prefixed by RC4470. See also documents prefixed with RC3100 which contain the decision to establish & operate an 80 unit residential and tourist accommodation complex against the parent parcel of land before it was subdivided.

Consent No	Date of Decision	Activity Type	Activity Description	Status
RC15425	17 November 2015	Planning Certificate	On Licence 10am – 9pm, 7 Days	Granted See document ID: 2977301
RC4667	11 December 2001	Land Use Resource Consent	Operation of a Premises/Restaurant for use by onsite guests & their visitors	Granted See document ID: 491913
RC6238	4 August 2004	Land Use Resource Consent	Operate a Premises/Restaurant at the Clubhouse.	Granted See document ID: 705515

Please be advised that the above table lists Rotorua District Council resource and planning consents. It does not list any Regional Council resource consents. You will need to contact Bay of Plenty Regional Council for any regional council consents for this property. Our records indicate the following regional council consents:

Our records indicate the following regional council consents:

Bay of Plenty Regional Council Consent - 20285.0.02-WT+
Purpose: Take water from a bore for use in a tourist camp
Status: Current
Issued: 02/03/1977 11:00:00 a.m.
Expires: 30/09/2026 11:00:00 a.m.

Bay of Plenty Regional Council Consent - 60534.0.02-BC+
Purpose: Excavate a channel from the Ohau channel to a marina
Status: Current
Issued: 17/12/2000 11:00:00 a.m.
Expires: 29/11/2035 11:00:00 a.m.

Bay of Plenty Regional Council Consent – RM19-0262-BC.01
Purpose: Use and maintain existing jetty (A73A) on Lake Rotoiti
Status: Current
Issued: 06/09/2023 12:00:00 a.m.
Expires: 06/09/2053 12:00:00 a.m.

Bay of Plenty Regional Council Consent – RM19-0262-BC.02
Purpose: use and maintain existing jetty (A73B) on Lake Rotoiti
Status: Current
Issued: 06/09/2023 12:00:00 a.m.
Expires: 06/09/2053 12:00:00 a.m.

Bay of Plenty Regional Council Consent – RM19-0262-BC.03
Purpose: Use and maintain existing boat ramp (A73C) on Lake Rotoiti
Status: Current
Issued: 06/09/2023 12:00:00 a.m.
Expires: 06/09/2053 12:00:00 a.m.

The applicant is advised that the above information is not exhaustive and does not include expired or surrendered consents.

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 is a covenant and encumbrance 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 4 Zone, Lakeside Settlements Rural 1 Zone
- Water Zone, Water

As shown on Planning Map Sheets 357. 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? No

Central Business District

Is the property located within the Central Business District? No

Designations

Is the land designated? No

Is the airspace above the land designated? 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 underlying parcel of land is adjacent to Te Piko O Ngati Parua Reserve as identified on Rotorua District Planning Map 357, designation RDC-681 - 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? Yes

This property contains land within the sensitive or less sensitive parts of the Rotorua Caldera Rim identified in the District Plan. Refer to Chapter NFL – Natural Features and Landscapes for the special provisions that apply to activities in the Rotorua Caldera Rim.

The site is identified as an Archaeological Site, Ngaukawakawa. Refer to Chapter HH Historic Heritage and Schedule HH-SCHED1 – Archaeological Sites. Archaeological Site Id: U15/16 Name: Ngaukawakawa Other Name: Ngakaoakaoa Site Period: Indigenous pre-1769 Description: Pa Site

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)? Yes

HAIL Classification To fulfil their functions under the Resource Management Act (RMA), Regional Councils are required to keep a record of past or present hazardous activities that have the potential to cause contamination. Hazardous activities are defined in the Ministry for the Environment's (MfEs) Hazardous Activities and Industries List (HAIL). More detailed information is available on the MfE website.

What do I do if my LIM says that my property is on a Hazardous Activities and Industries List (HAIL) site? If your property is on a Hazardous Activities and Industries List (HAIL) site, it is not necessarily contaminated. The list shows land where activities or land uses have been carried out that may cause contaminated land. In addition, the HAIL activity may only have occupied a small part of the site. You will need more information to determine whether your land is contaminated. To gather more information:

- contact the regional council to see if they have any information about the site that isn't covered in the LIM and allow them to explain the classification assigned to the site;

- seek independent advise from a suitably qualified environmental consultant specialising in soil contamination.

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

See comments above

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.

Document Set ID: 23026503
Version: 2, Version Date: 23/07/2026

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? Yes

There is a structure – (jetty, ramp or boatshed) in the channel adjacent to this property and seen on the Council's aerial photograph flown in 2016. See regional consents under Regional Council comment.

Bay of Plenty Regional Council is the consent authority for both District and Regional lake structure resource consent matters. The Transfer of Functions, Duties and Powers was signed by the two Council's on 13 September 2007. If purchasing any lake structure or a share in one as part of any property purchase, please contact the Water Administration Officer (Lakes) at Bay of Plenty Regional Council on 0800 368 267 to make sure the necessary land use consents are in place. You are advised to make yourself familiar with any conditions of consent including any expiry date for the consent. Bay of Plenty Regional Council will also provide advice as to how to transfer any land use consents to new consent holders.

RATES



Valuation/Rates/Metered Water

Valuation roll number:	06961 232 00 BG	**Property Id**:	118955
Situation Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097		
Legal Description	PU 59 AU 159 259 DPS 92316 On Lot 2 DPS 91277		

Current Rating Valuation	Land value:	Capital value:
01 July 2023	$220,000.00	$510,000.00

Prior rating valuation	Land value:	Capital value:
01 September 2020	$200,000.00	$410,000.00

Current Rating Information dated 22 July 2026	
Total Annual Rates for year ending 30 June 2027	*$3,965.72*

Rates charges comprise of:

	Rate	Unit	Amount
General Rate Rural Residential	0.0037369643	510,000.00	$1,905.85
General Rates - Uniform Annual General Charge	488.75	1.00	$488.75
Lakes Enhancement Rate	74.39876325	1.00	$74.40
Marama Point Sewerage Scheme Rate	268.18	1.00	$268.18
Rural 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:	***$3,965.72***

Rates (include any arrears) owing as at **22 July 2026**: $991.42

Rates to clear 30 June 2027: $3,965.71

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 20th August
2nd Instalment 1 October – 31 December	Final Date for Payment 20th November
3rd Instalment 1 January – 31 March	Final Date for Payment 20th February
4th Instalment 1 April – 30 June	Final Date for Payment 20th 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 parent property shares a common boundary with Te Piko O Ngati Parua Reserve. This reserve contains Mature Trees, Ohau Channel, Open Grass Areas and Open Stormwater Drain. These types of reserves are provided for ensuring the continued public access to water ways and lakes.

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.

Council does not undertake any active maintenance within the reserve.

Other Comments

The subjects parent property shares a common boundary with the Te Piko O Ngati Parua Reserve. These types of reserves are provided for ensuring the continued public access to water ways and lakes.

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? Yes

The Body Corporate of this site holds a current On-License, (Application Number – ALON26-010205) under the Sale & Supply of Alcohol Act 2012 due for renewal on 1 March 2029

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

There is a food registration associated to this parcel of land with Food Control Plan Registration Number - FS-033909 under the Food Act 2014 due for renewal on 17 March 2027. For any further information contact the Registration Authority (Rotorua Lakes Council)

.

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? Yes

- BC7084 - Foundation investigation report - Martin McCauley Morton, dated Sept 2000, Document ID **707295**

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? Yes
Refer to Title Plan

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? No

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

The Body Corporate has a connection to the Public Sewer

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

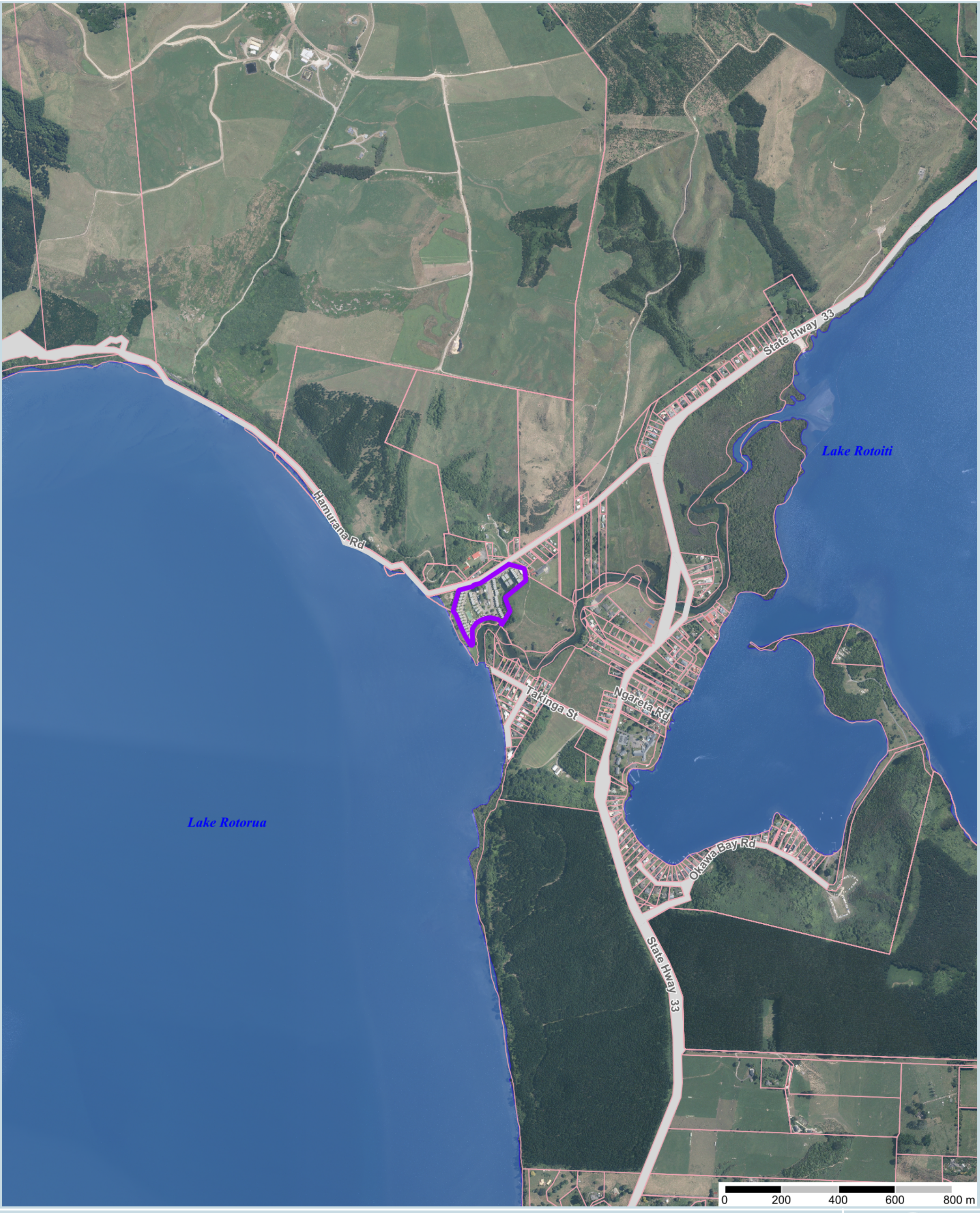
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Locality Map

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



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Aerial Photography

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AERIAL IMAGERY Urban captured 2023, +/-0.25m xy accuracy. Rural captured 2024, +/- 0.4m xy accuracy.

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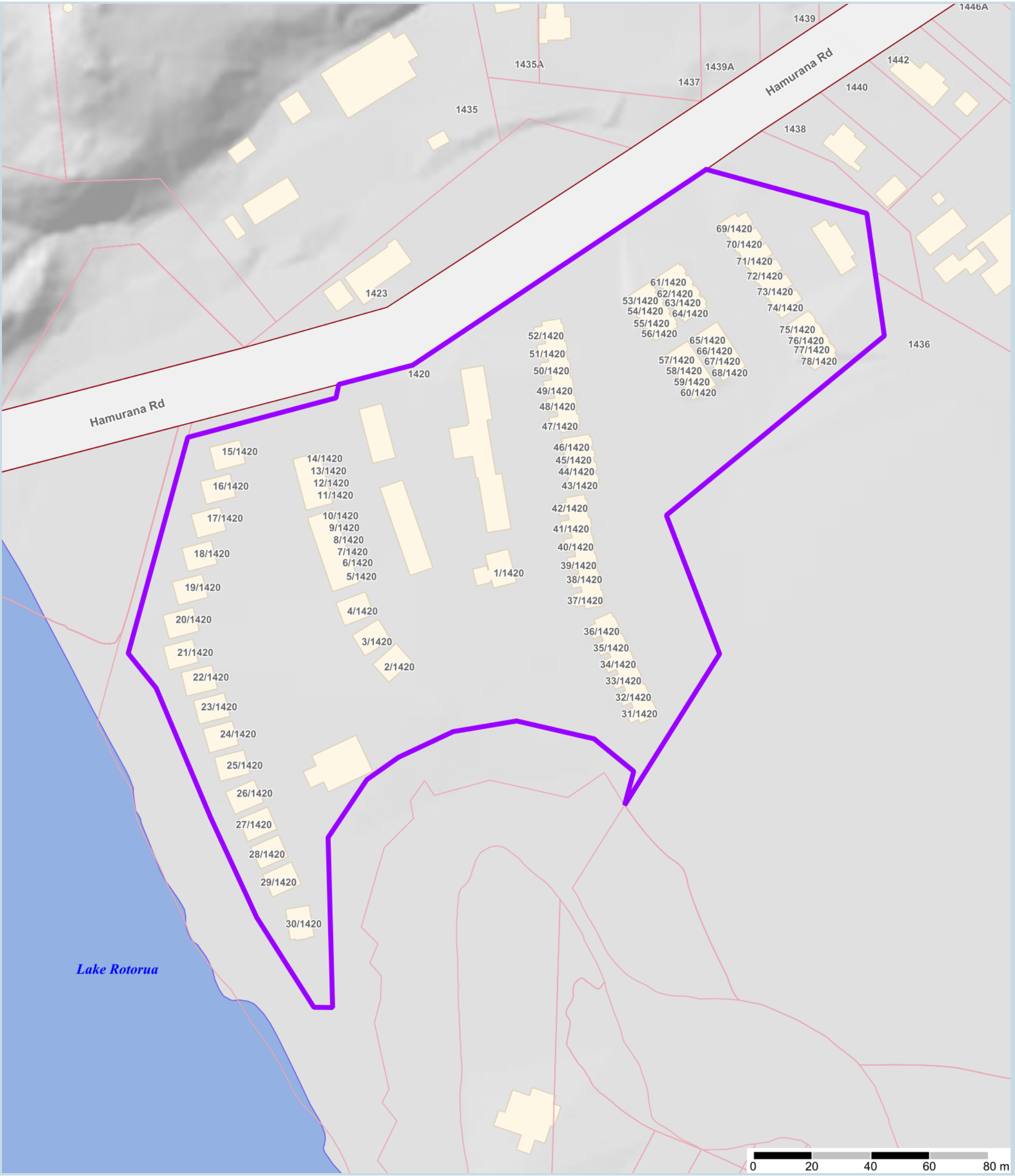
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Water Supply

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



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)	

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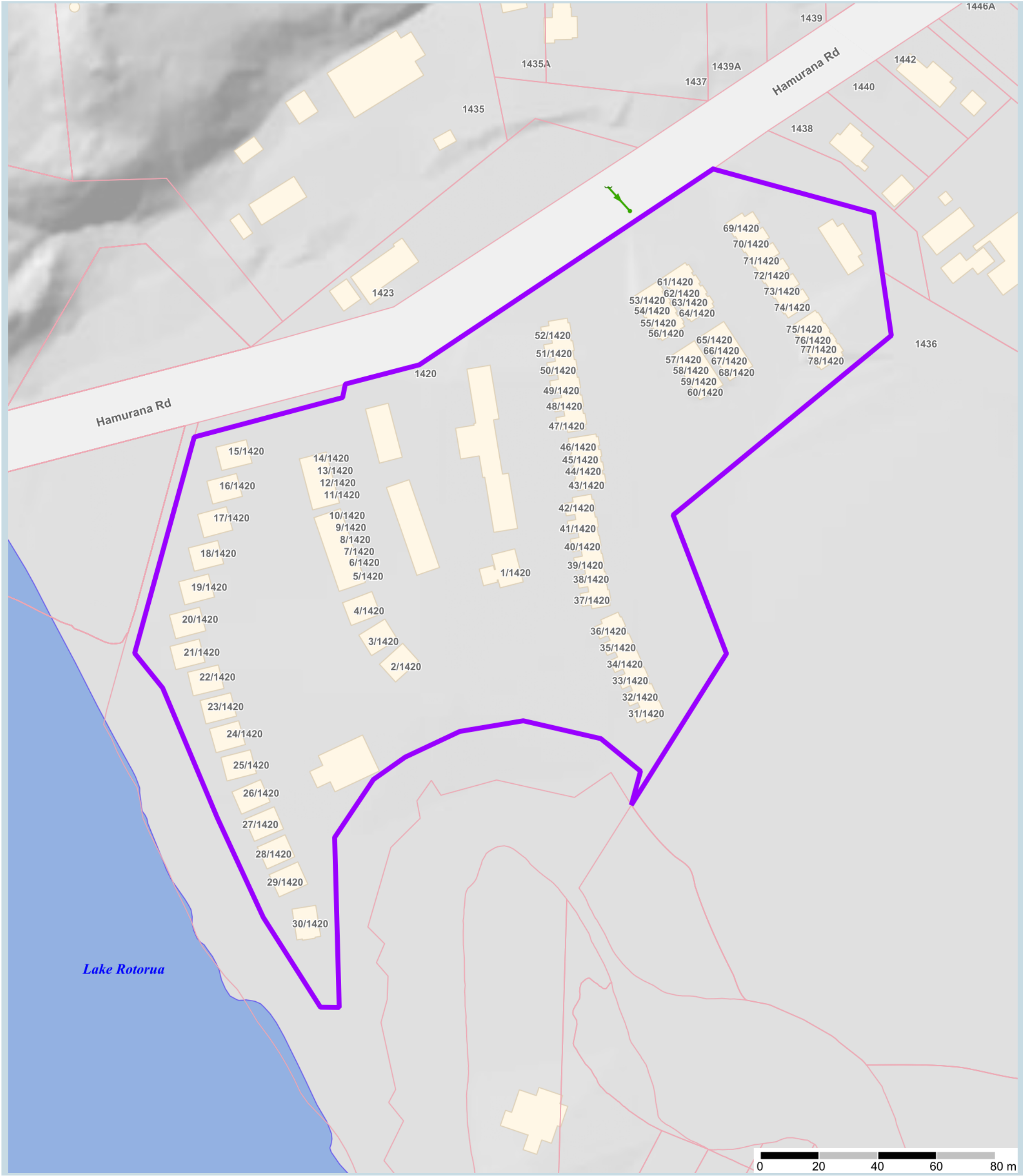
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Storm Water

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



Manhole
Capped End of Line
Headwall Structure
Junction without Manhole
Cesspit Bubble Up
Cesspit Double
Cesspit Standard
Open Drain
Lead
Service Line
Culvert
Gravity Main
Rising main
Subsoil Drain
Contour (1m)
Parcel
Structure Roofline

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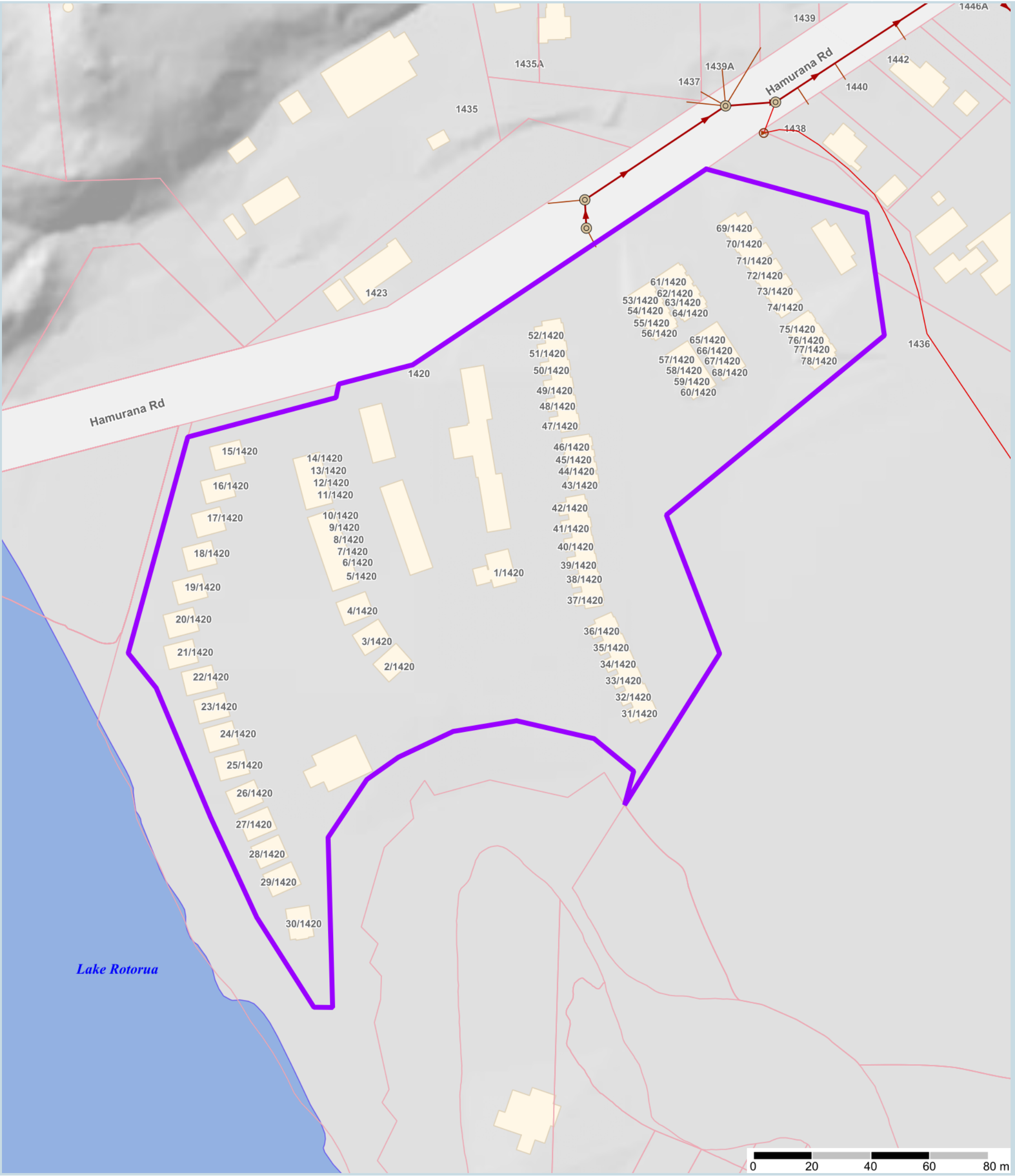
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Waste Water

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



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)	

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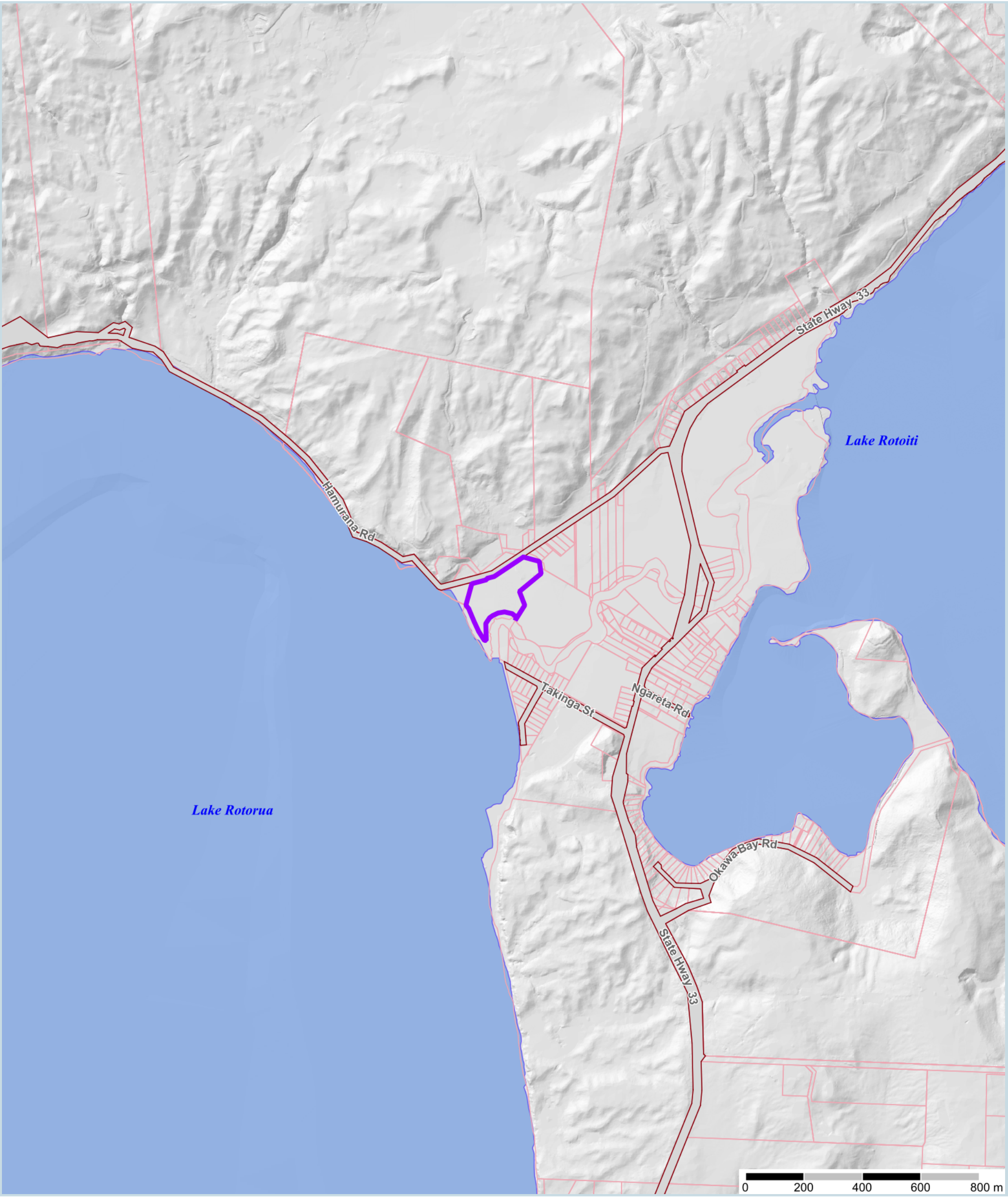
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Geothermal Systems

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



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

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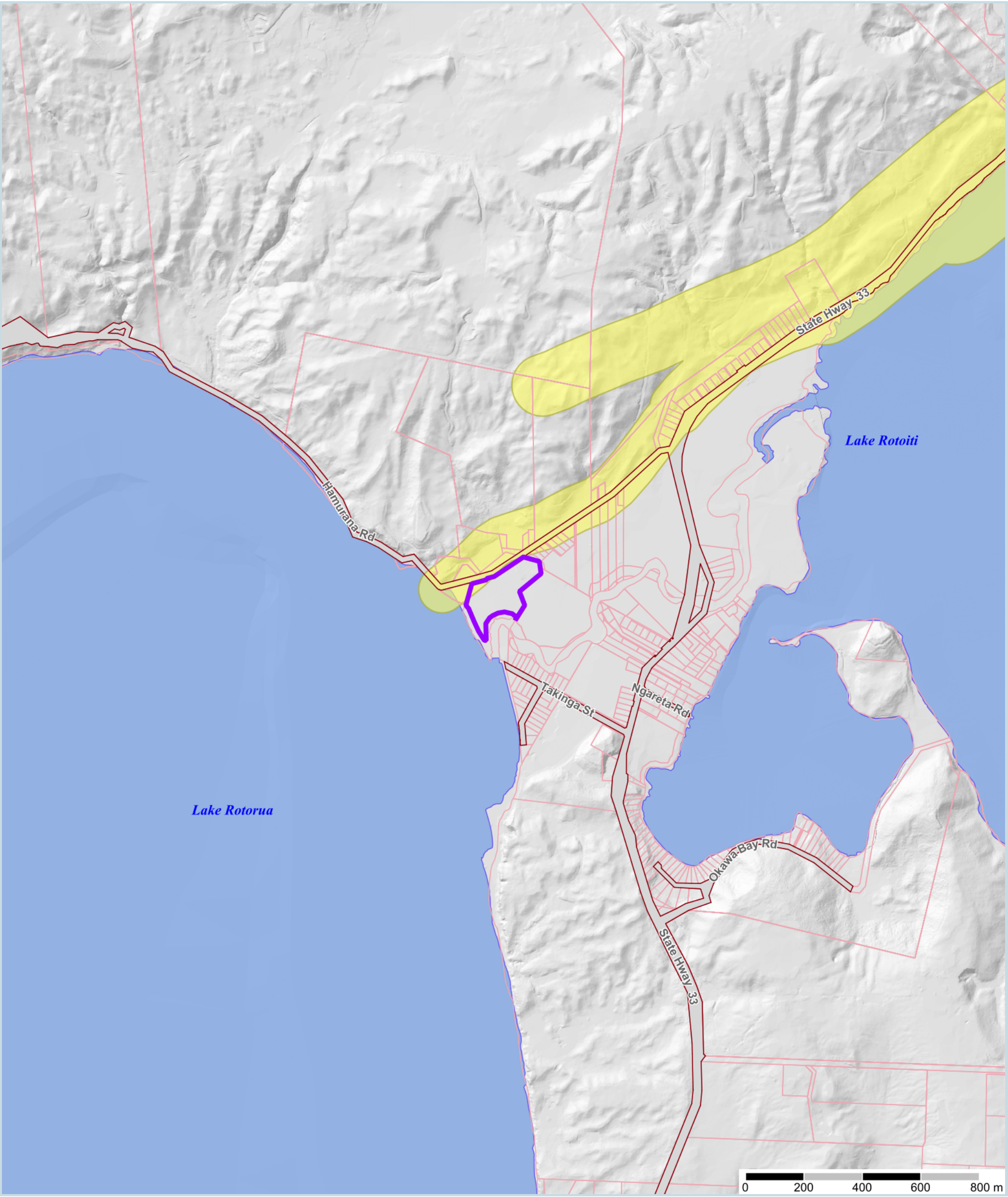
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Fault Avoidance Zone

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



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

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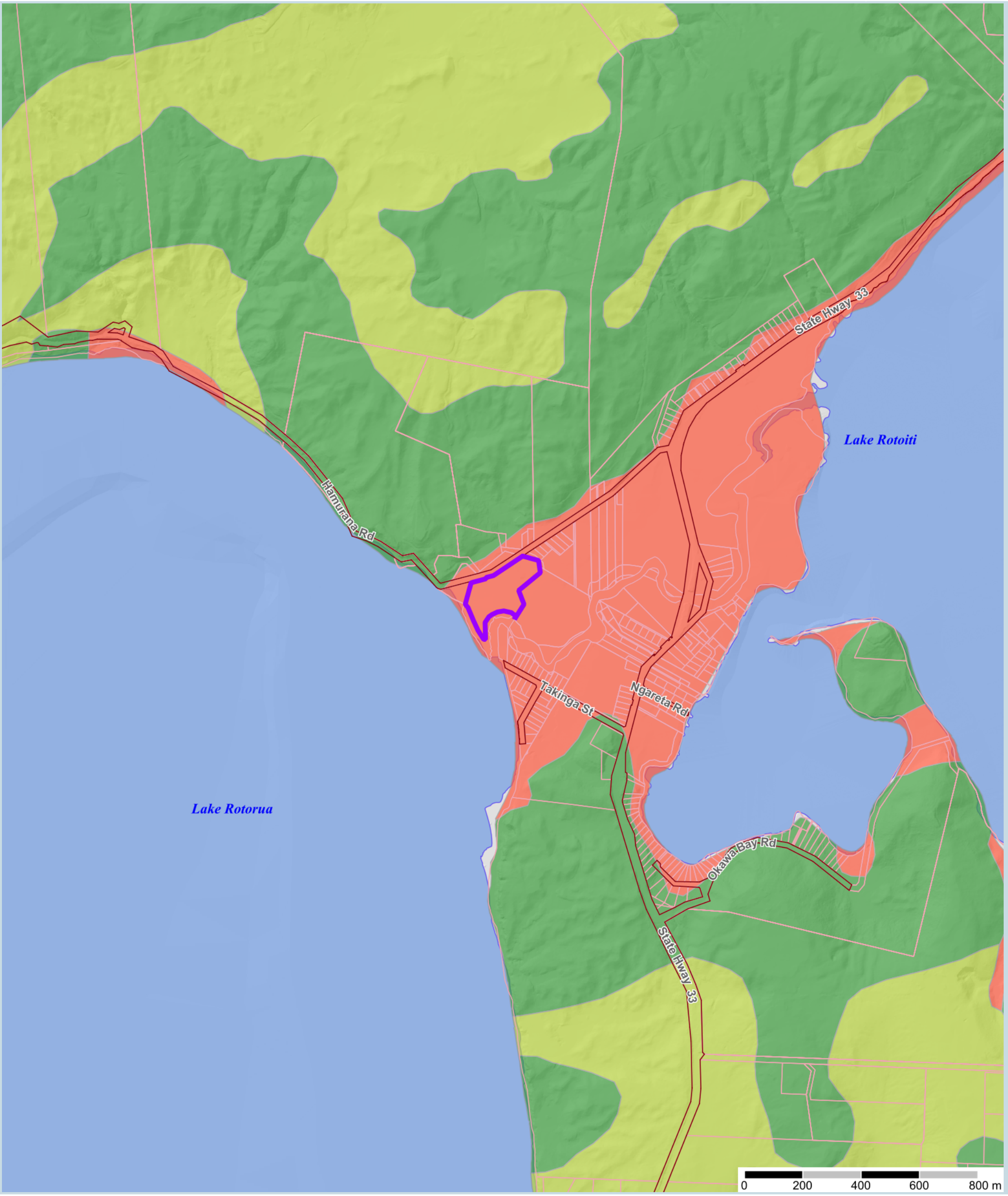
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Soft Ground Potential

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



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

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Landslide Susceptibility (2010 study)

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



Very Low | Low | Moderate | High | Very High

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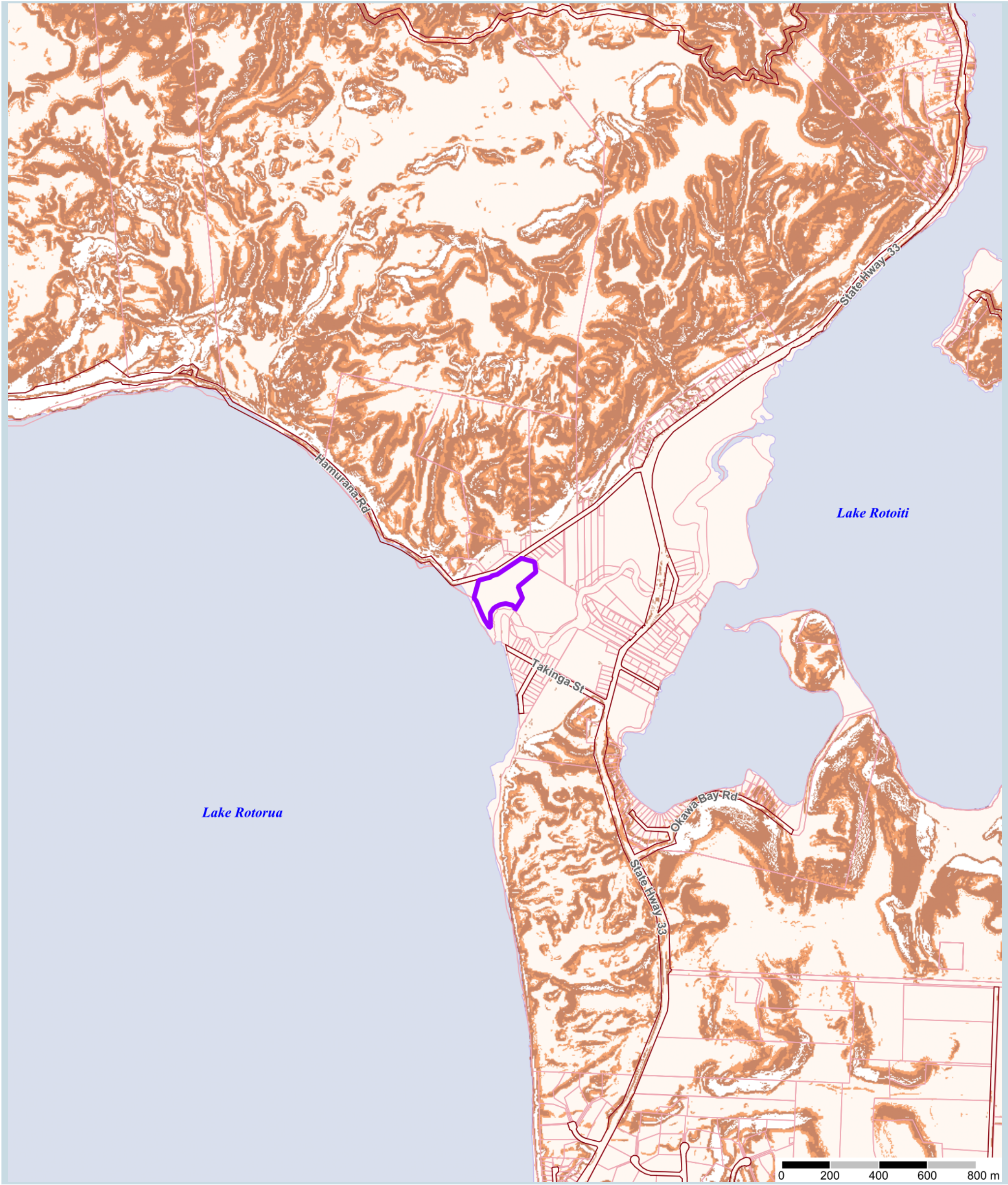
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Landslide Susceptibility - Rainfall Triggered (2024 study)

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



Very low | Low | Moderate | High

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.
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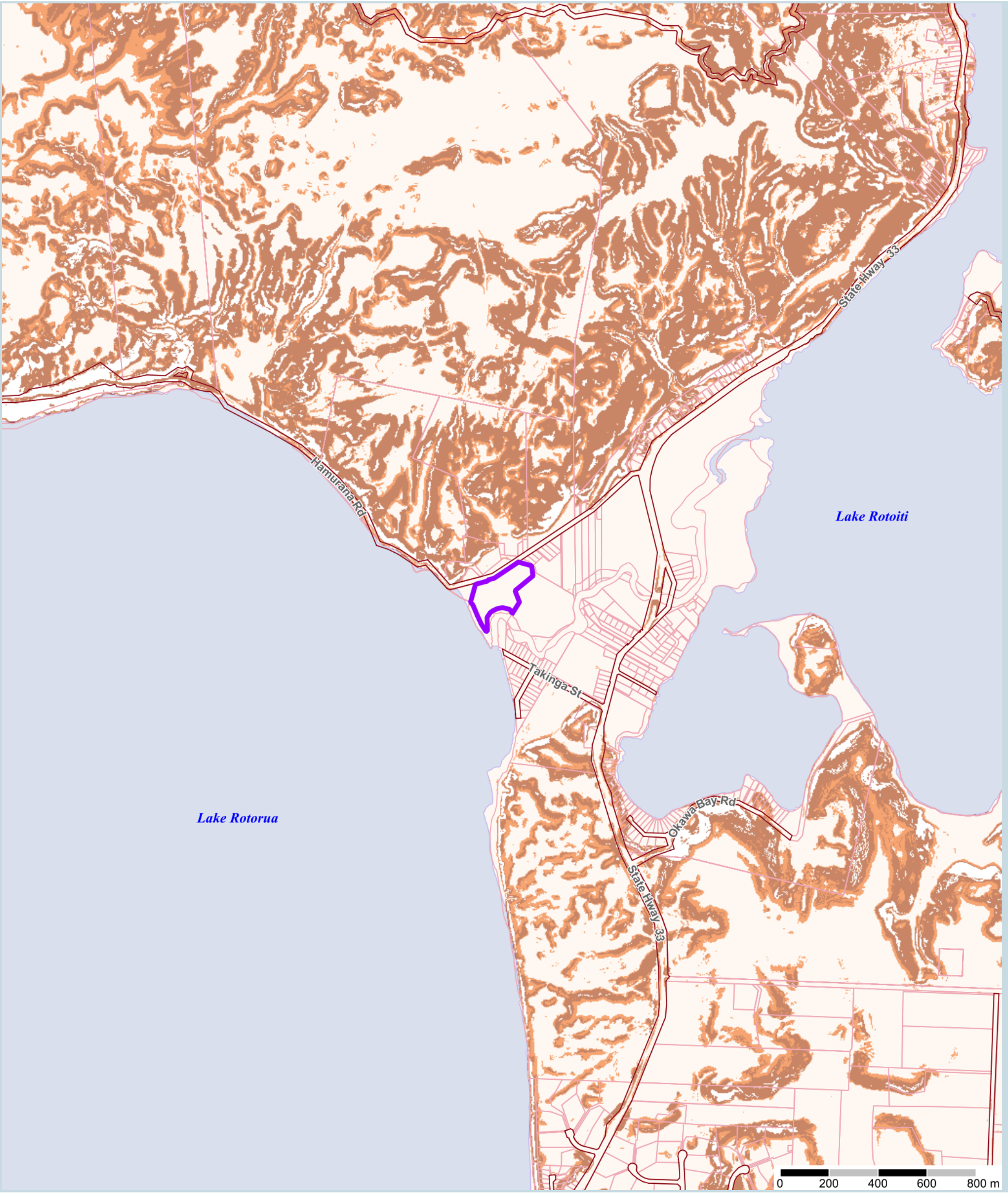
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Landslide Susceptibility - Earthquake Triggered (2024 study)

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



Very low | Low | Moderate | High

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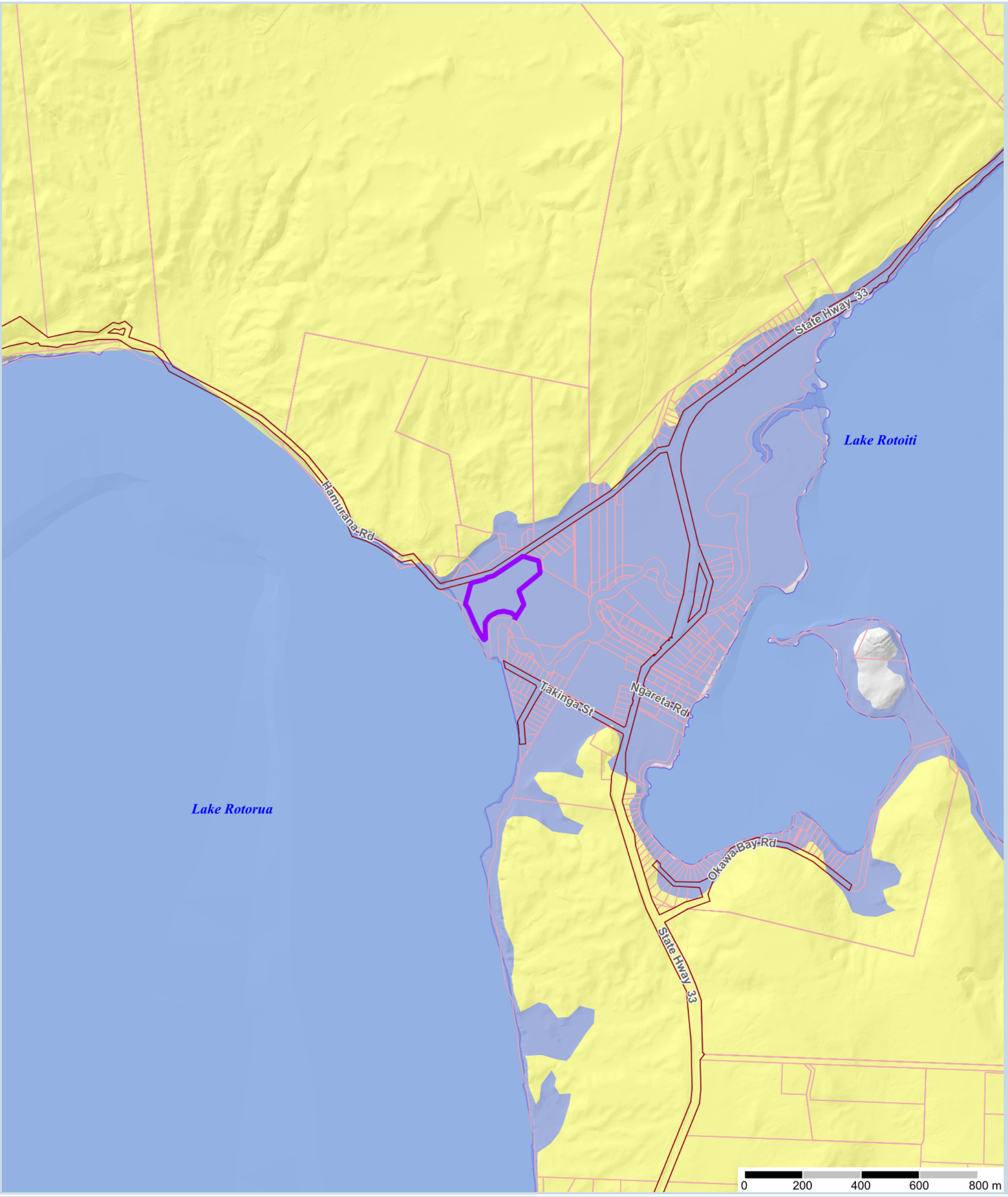
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Liquefaction Vulnerability

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



Possible | Undetermined | Unlikely

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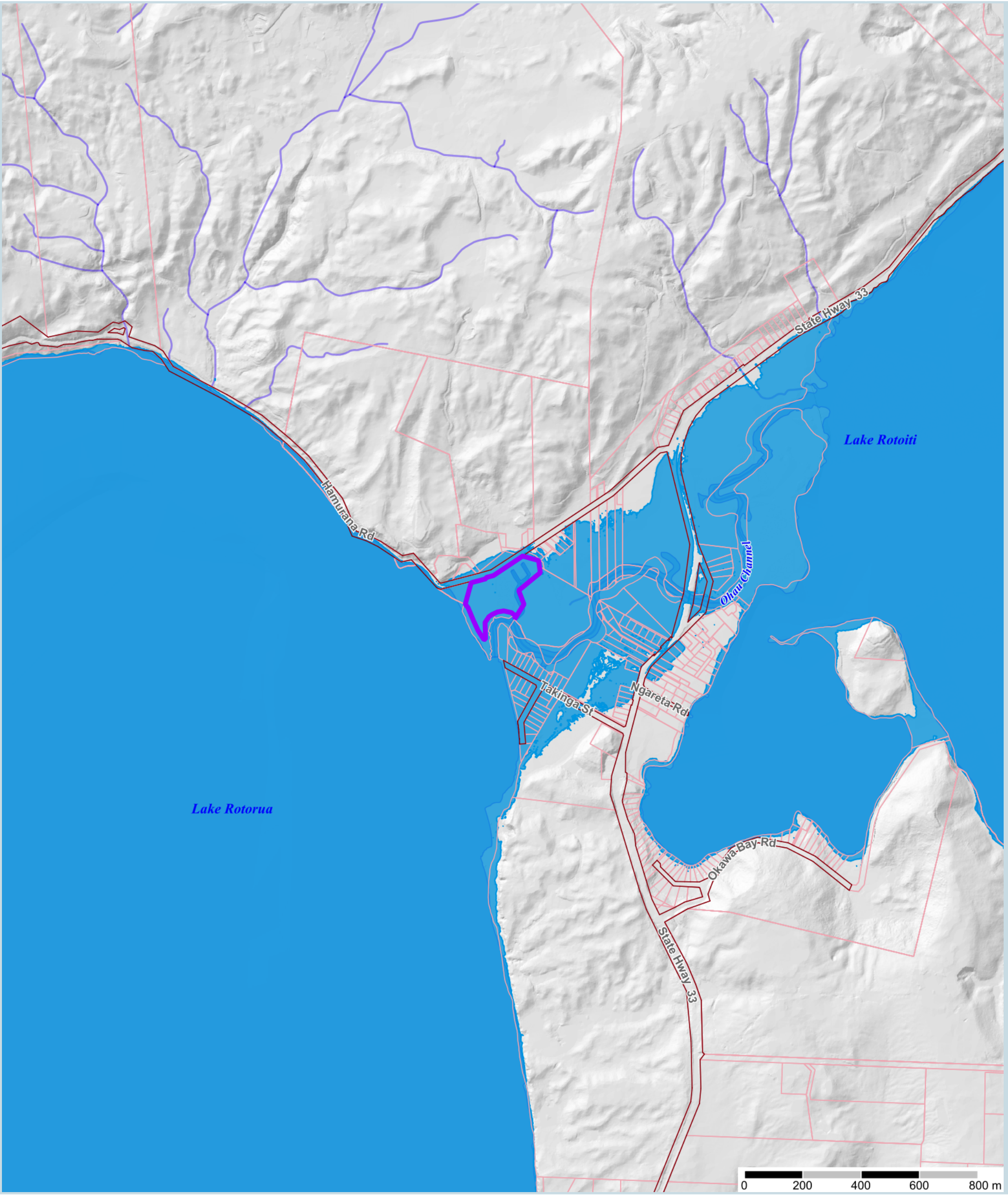
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Design Lake Flood Level

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



1% AEP Level with Freeboard

Water Body/Stream

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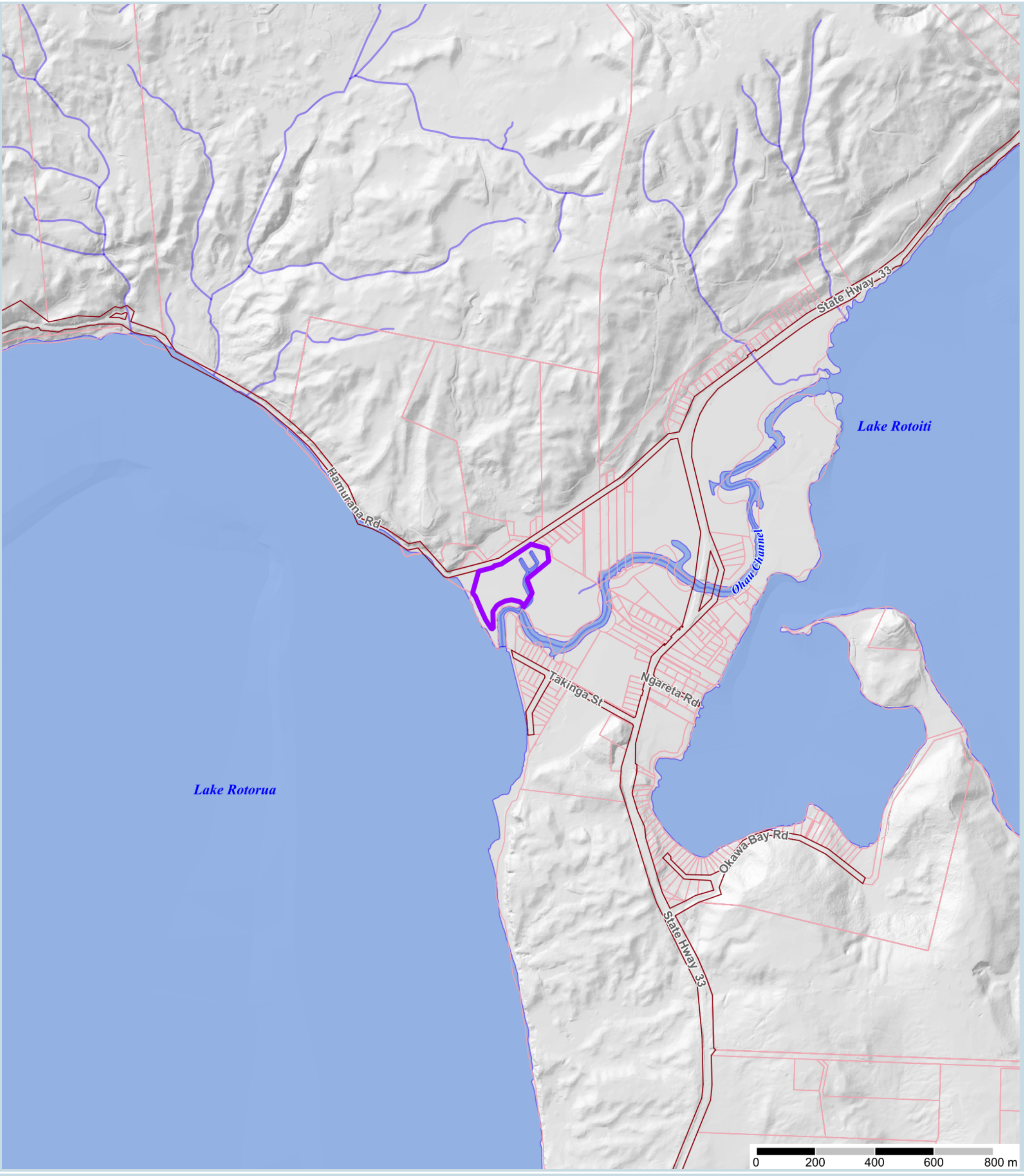
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River/Stream Flood Modelling (1% AEP 2130)

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



1% AEP 2130 Depth:
- 0.1 < Depth (m) ≤ 0.3
- 0.3 < Depth (m) ≤ 0.5
- Depth (m) > 0.5

- Modelling Boundary
- Outside Modelled Area
- Water Body/Stream

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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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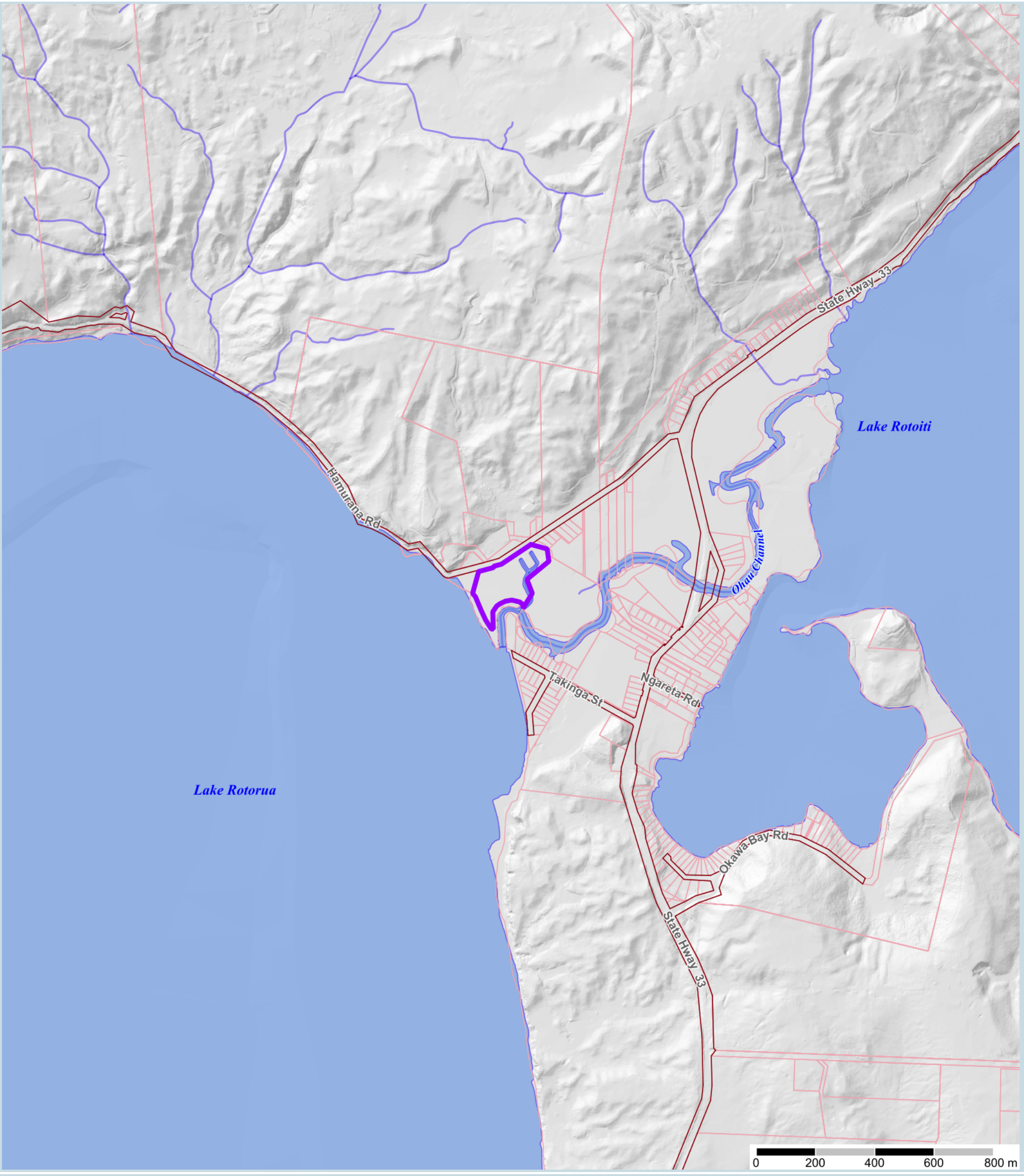
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Land Information Memorandum Maps

Storm Water Catchment Flood Modelling (1% AEP)

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



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.
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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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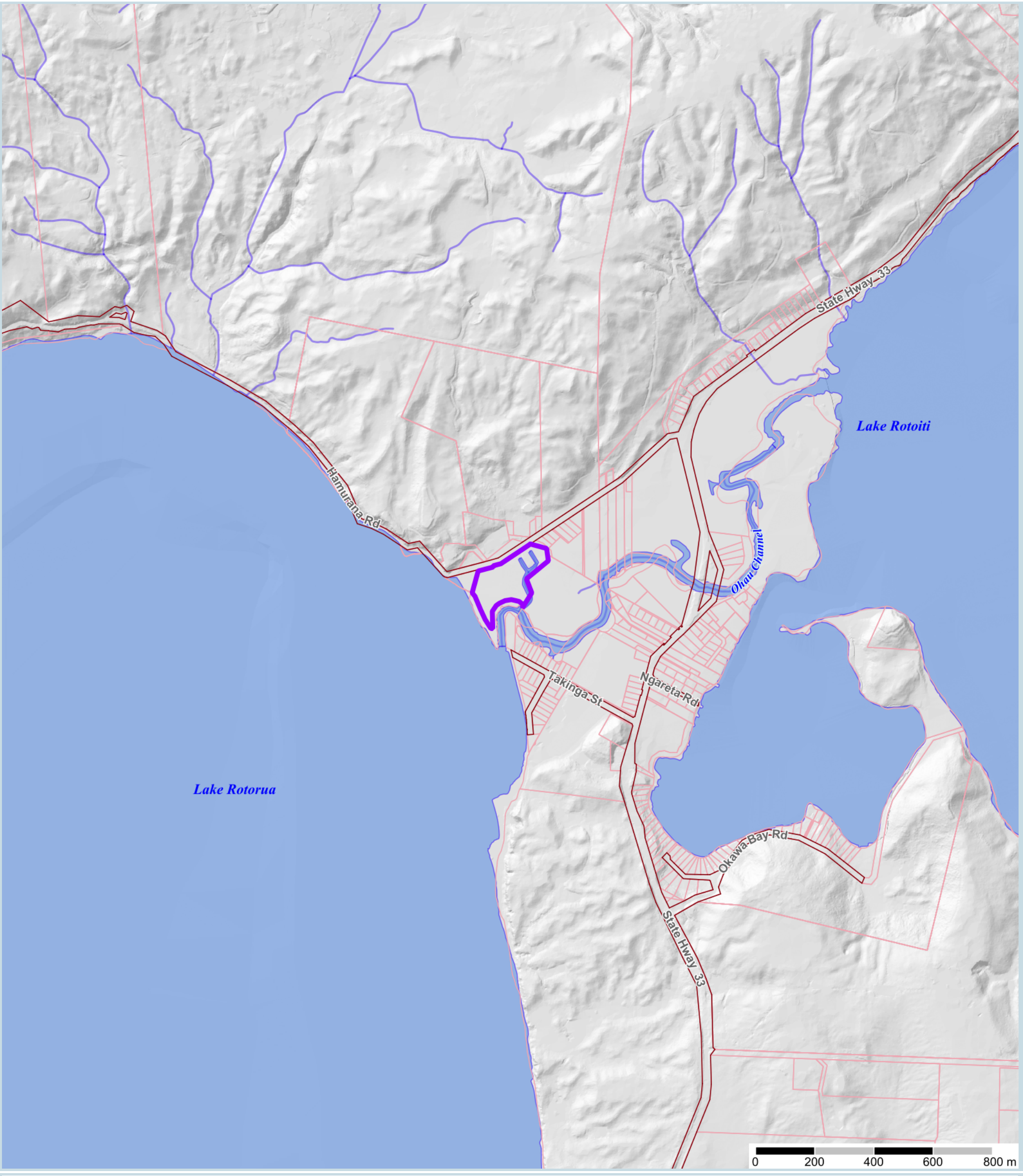
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Storm Water Catchment Flood Modelling (1% AEP 2100)

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



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

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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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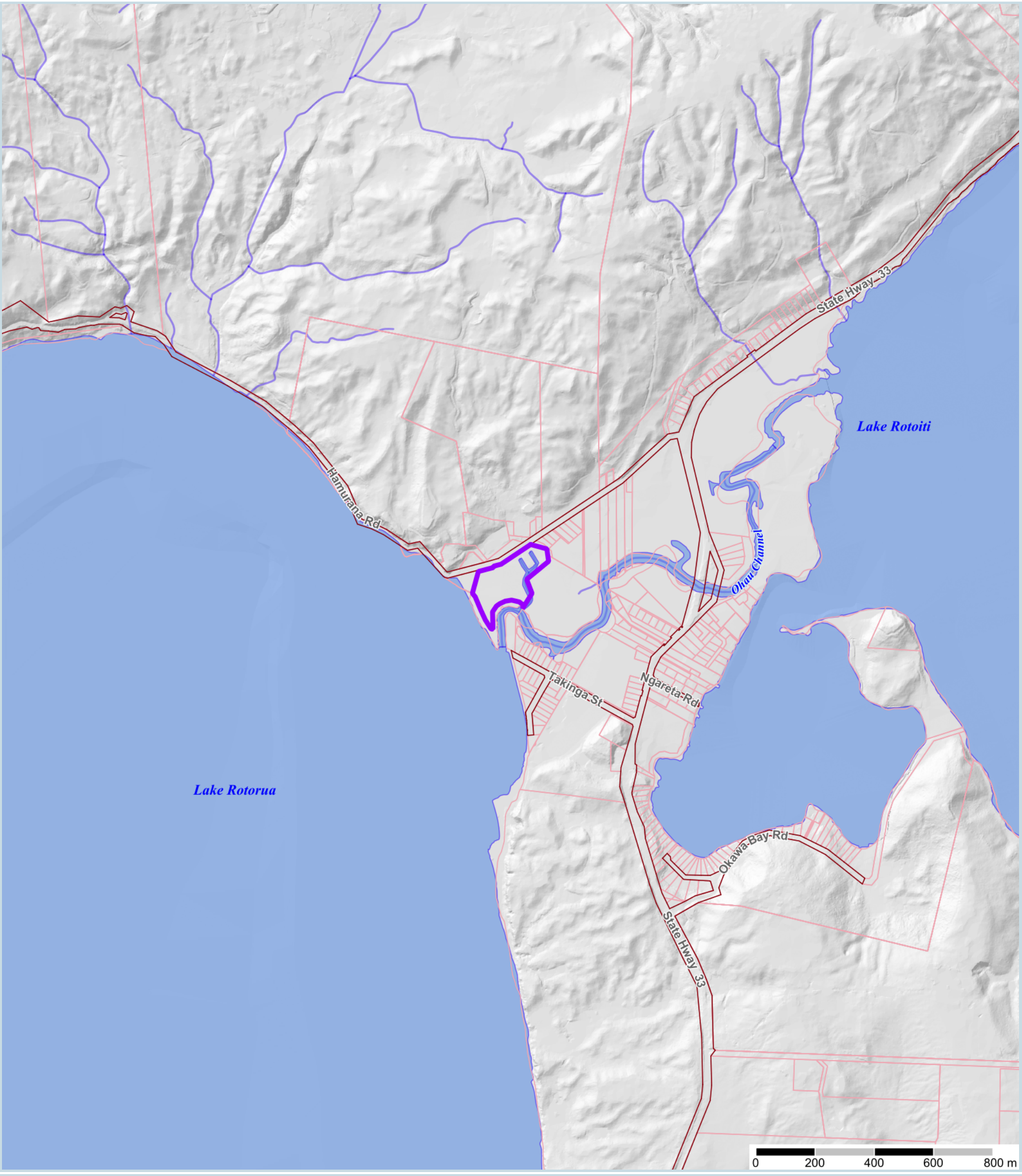
ROTORUA LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

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

He Mahire Mōhiotanga Whenua
Land Information Memorandum Maps

Storm Water Catchment Flood Modelling (1% AEP 2130)

Address:	UNIT 59/1420 Hamurana Road Hamurana Rotorua 3097	**Valuation:**	06961 232 00 BG



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.

Printed date: Tuesday 14 July 2026

Document Set ID: 22906604
Version: 1, Version Date: 14/07/2026

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Map and Data Notes

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 runout 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. Bay of Plenty Regional Council Operations Publication 2022/03.	Please refer to BayHazards - *Bay of Plenty Natural Hazards Viewer webpage* - for general information on natural hazards. For questions about how the lake flooding design levels are produced please make an online request to the Regional Council or call on 0800 884 880	The levels include an allowance for freeboard for estimate precision, local wind set up, wave run up, construction tolerances and the likely joint probability of the above factors.

River/Stream Flood Modelling

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

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

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

Stormwater Catchment Flood Modelling

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

Continued on next page.

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Map and Data Notes (continued)

Stormwater Catchment Flood Modelling (continued)

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

Document Set ID: 22906604
Version: 1, Version Date: 14/07/2026

LT 91277 (TITLE PLAN)
CDV-01/01.PGS-001.08/11/01.08:51

DocID: 510225088

668500mN

287500mE

287700mE

668300mN

PT. WAERENGA EAST 2A
(ROADWAY)
ML 14686

HAMURANA ROAD
(20.12 WIDE)
LEGAL ROAD

LOT 3
231 m²
LOCAL PURPOSE RESERVE (PARKING) TO VEST IN THE ROTORUA DISTRICT COUNCIL

LOT 2
3.2594 ha

PT. WAERENGA EAST
2A3B2C
ML 20015
CT 73A/434

WAERENGA EAST
PT. No. 2A No.2
ML14686

LOT 1
7681m²
LOCAL PURPOSE RESERVE (ESPLANADE) TO VEST IN THE ROTORUA DISTRICT COUNCIL

LAKE ROTORUA

OHAU CHANNEL

PT WAERENGA EAST 2A3B2C
ML 20015 SO 50547
SOIL CONSERVATION & RIVER CONTROL GAZ. 1998 p 1211

NEW C.T. ALLOCATION	
LOT	C.T. REFERENCE
1	72B/104
2	72B/105
3	72B/106

LAND DISTRICT SOUTH AUCKLAND
Survey Blk. & Dist. X ROTOITI
NZMS 261 Sheet **Record Map No.**

LOTS 1 - 3 BEING A SUBDIVISION OF LOT 1 DPS 39397 and EASEMENT OVER PART WAERENGA EAST 2A3B2C

TERRITORIAL AUTHORITY ROTORUA DISTRICT
109096/T104
Surveyed by MARTIN McCAULAY MORTON LTD
Scale 1 : 1000 **Date** APRIL 2001

Approvals

OHAU CHANNEL LIMITED
REGISTERED OWNERS

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 30TH DAY OF JULY 2001 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON.

PRINCIPAL ADMINISTRATIVE OFFICER
SUB. 6299022

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT OF WAY	©	LOT 1 HEREON	LOT 2 HEREON

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 30TH DAY OF JULY 2001

AUTHORISED OFFICER

PURSUANT TO SECTION 239(2) OF THE RESOURCE MANAGEMENT ACT 1991 I HEREBY CERTIFY THAT THE ROTORUA DISTRICT COUNCIL DESIRES THAT LOT 1 HEREON SHALL REMAIN SUBJECT TO THE RIGHT OF WAY EASEMENT MARKED C HEREON.
DATED THIS 30TH DAY OF JULY 2001

AUTHORISED OFFICER

(X) IS A RESTRICTIVE AREA
(A) (B) ARE EASEMENTS THAT ARE SUBJECT TO A COURT ORDER OF THE MAORI LAND COURT

CLASS OF SURVEY: I

Total Area 4.0506 ha

Comprised In CT 43C/12
CT 73A/434 (E/O)

I, BART YETSENGA
being a person entitled to practise as a Registered Surveyor certify that:
(a) The surveys to which this dataset relates are accurate and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
(b) This dataset is accurate and has been created in accordance with that Act and those Regulations.

Signed Date 13/8/2001

Field Book p. Traverse Book p.
Reference Plans DPS 39397, ML 14686, SO 47291, SO 50547, ML 20015, SO 47235
Examined Correct

Approved as to Survey
10/10/01
Chief Surveyor

Deposited this 5TH **day of** OCTOBER 2001
For Registrar General of Land

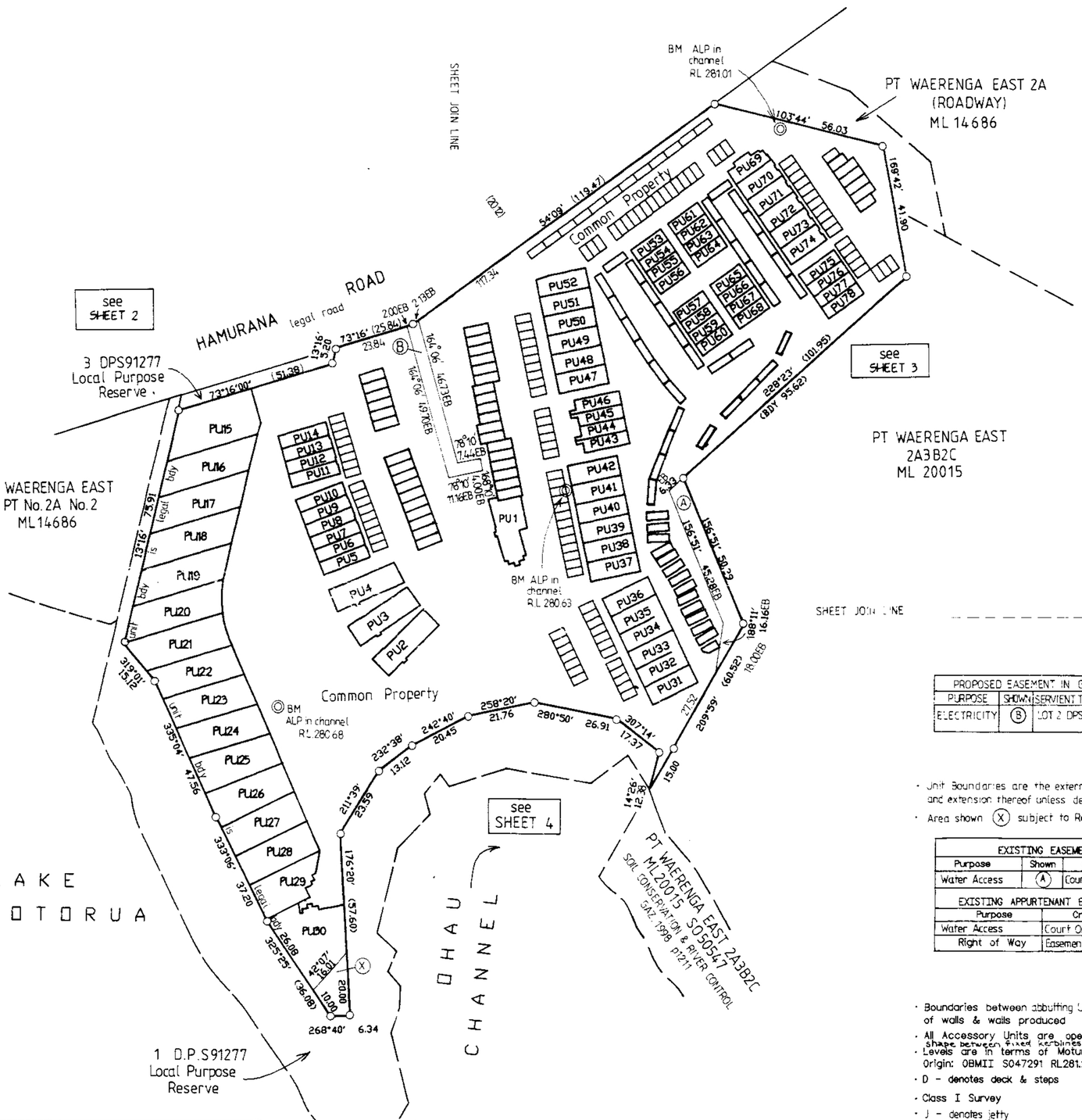
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Received 05/10/2001.
Instructions

DPS 91277

Document Set ID: 22906539
Version: 1, Version Date: 14/07/2026

LT 92316 (TITLE PLAN)
CPY=01/01 PGS=005 15/11/01 13:38

DocID: 510228417



SHEET JOIN LINE

PROPOSED EASEMENT IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
ELECTRICITY	(B)	LOT 2 DPS91277	UNITEDNETWORKS LTD

- Unit Boundaries are the external faces of structures and extension thereof unless described otherwise.
- Area shown (X) subject to Restrictive Covenant

EXISTING EASEMENTS		
Purpose	Shown	Created by
Water Access	(A)	Court Order B680971.7

EXISTING APPURTENANT EASEMENT	
Purpose	Created by
Water Access	Court Order B680971.7
Right of Way	Easement Cert. B680971.4

- Boundaries between abbutting Units are centrelines of walls & walls produced
- All Accessory Units are open marked carparks of equal shape between fixed perimeters unless otherwise shown.
- Levels are in terms of Moturiki Datum Origin: OBMII S047291 RL281.24
- D - denotes deck & steps
- Class I Survey
- J - denotes jetty

SHEET 1 OF 5

Approvals

Registered Owners

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 _____ day _____ 20__

_____ Principal Administrative Officer

Pursuant to Section 224(f) of the Resource Management Act 1991 I hereby certify that the Rotorua District Council is satisfied on reasonable grounds that every building or part of an existing building (including any building or part thereof under construction) shown on the plan complies with (or will comply with) the provisions of the building code specified in Section 46(4) of the Building Act 1991. Dated this _____ day of _____ 20 .

_____ Principal Administrative Officer

Pursuant to Section 5(1)g of the Unit Titles Act 1972 I _____

_____

hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every Unit and the Common Property shown on the plan to be physically measured.

Address of Body Corporate
1420 Hamurana Road, Hamurana, RD2, Rotorua 3221

I Ian Robert McGowan Registered Valuer hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.

Dated this 24TH day of OCTOBER 2001

Registered Valuer

Total Area 3.2594 ha

Comprised in C.T. 72B/105 (ALL)

I Robert Glen Ogilvie of Auckland being a person entitled to practice as a registered surveyor, certify that –

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998:

(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature) 25/10/01 (Date)

Field Book ..... p. ..... Traverse Book ..... p. .....
Reference Plans .....
.....
Examined ..... Correct .....

Approved as to Survey 8.11.2001

Dep Chief Surveyor

Deposited this 1ST day of NOVEMBER 2001.

Registrar-General of Land

File KC200
Received 2-11-01
Instructions

DPS 92316

LAND DISTRICT South Auckland
SURVEY BLK. & DIST. X Rotoiti
NZMS 261 SHT ..... RECORD MAP No .....

UNIT DEVELOPMENT ON LOT 2 D.P.S91277

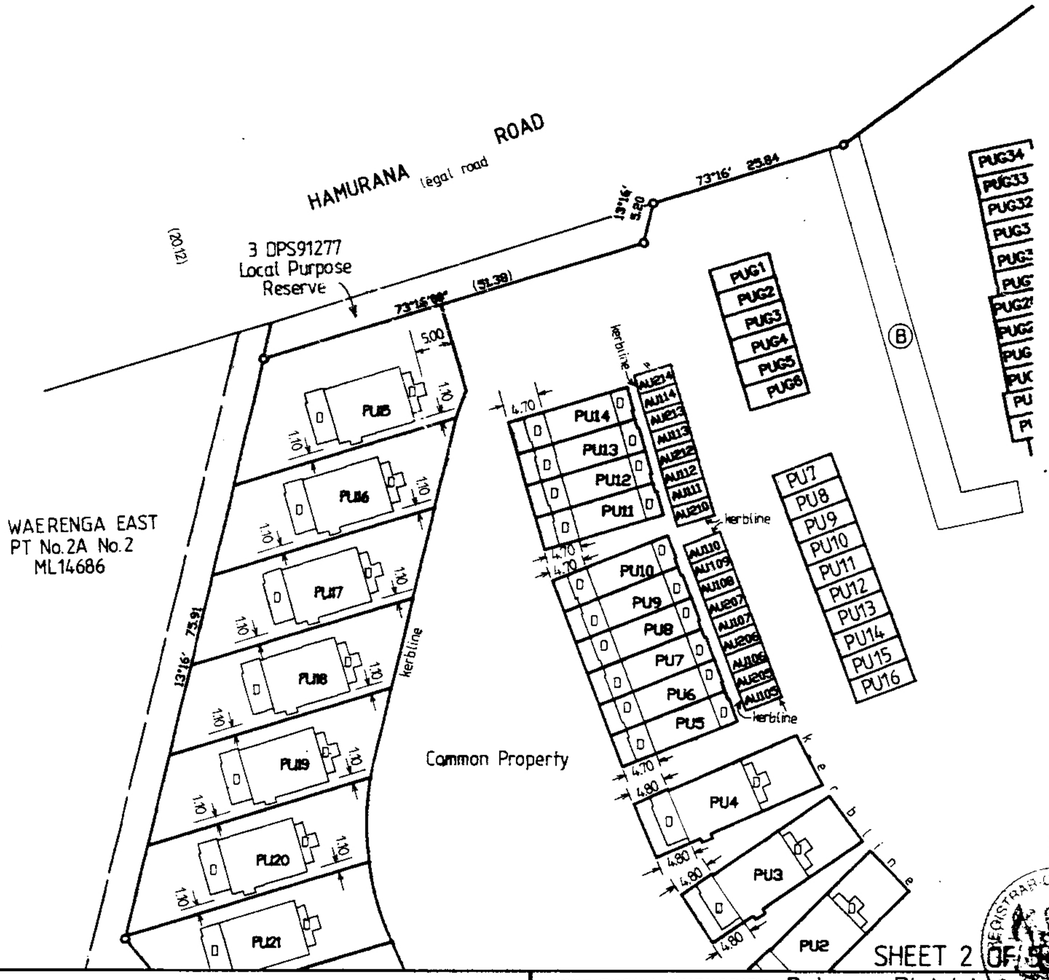
TERRITORIAL AUTHORITY Rotorua District
Surveyed by R.G. Ogilvie & Associates.
Scale 1 : 1000 Date Sept. 2001

Colour Tech

A J BEVIN, SURVEYOR-GENERAL, LAND INFORMATION NEW ZEALAND

APPROVED LM92-01 SINZ FORM 015

Document Set ID: 22906518
Version: 1, Version Date: 14/07/2026



Approvals

Class I Survey

Total Area 3.2594ha

Comprised in C.T. 72B / 105 (ALL)

I, Robert Glen Ogilvie of Auckland, being a person entitled to practice as a registered surveyor, certify that –

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1996:

(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature) (Date) 25/10/01

Field Book ..... p. ..... Traverse Book ..... p. .....

Reference Plans .....

Examined ..... Correct .....

Approved as to Survey 26/11/2001

Dep Chief Surveyor

Deposited this 1st day of November 2001

for Registrar-General of Land

File KC200

Received 2-11-01

Instructions

DPS92316

LAND DISTRICT South Auckland

SURVEY BLK. & DIST. X Rotoiti

NZMS 261 SHT ..... RECORD MAP No .....

UNIT DEVELOPMENT ON LOT 2 D.P.S91277

TERRITORIAL AUTHORITY Rotorua District

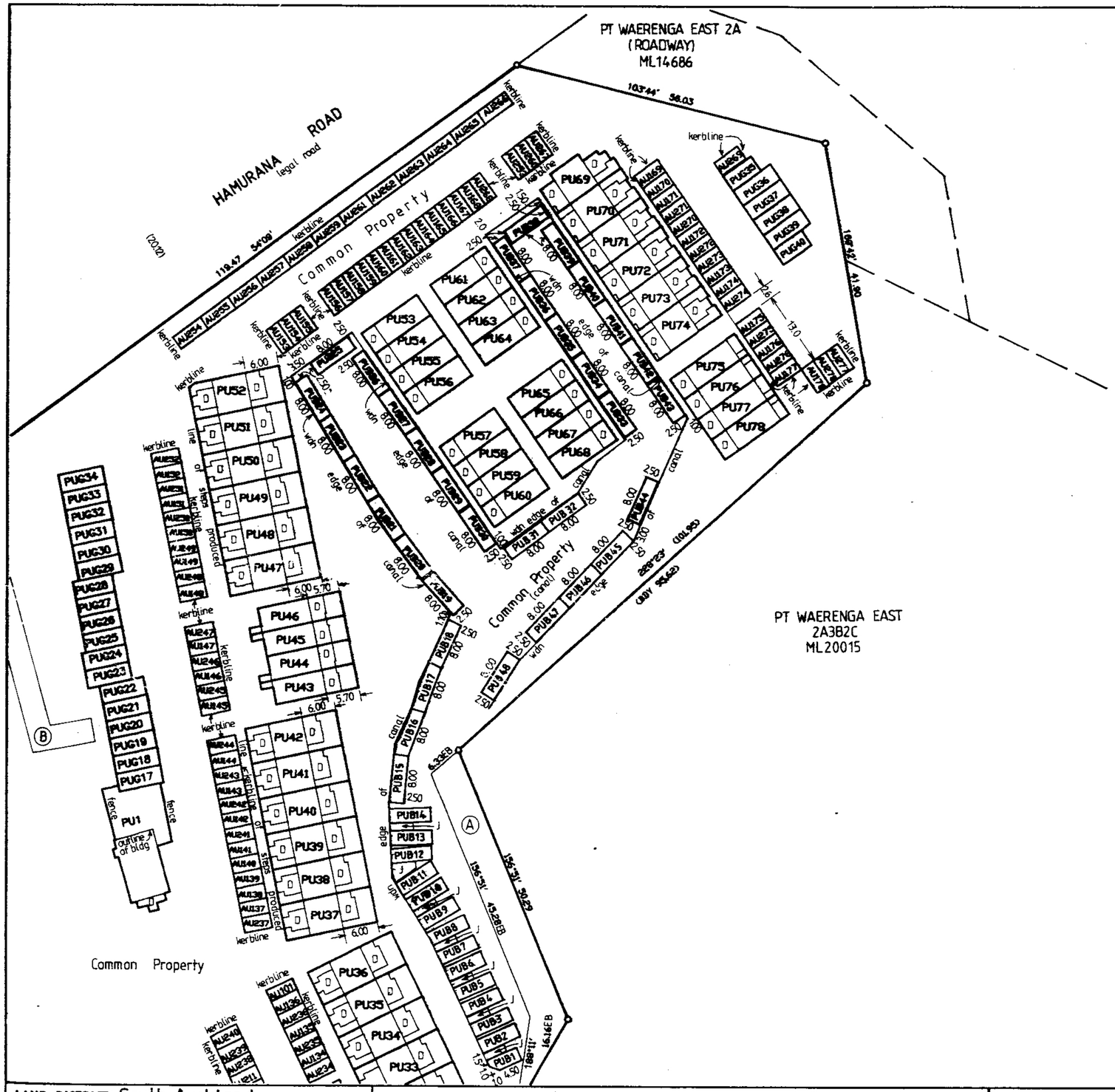
Surveyed by R.G. Ogilvie & Associates

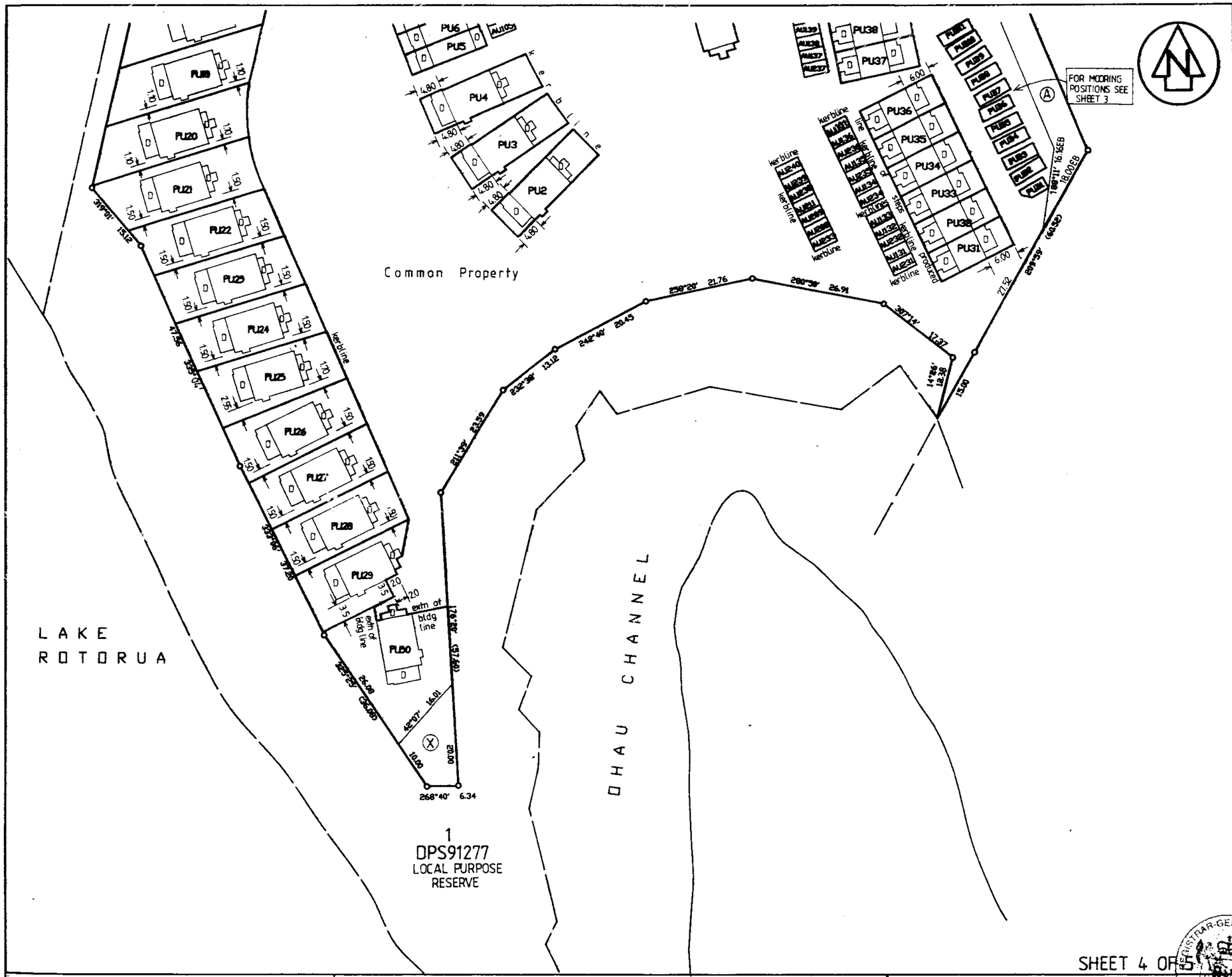
Scale 1:500 Date Sept. 2001

A.J. BEVIN, SURVEYOR-GENERAL, LAND INFORMATION NEW ZEALAND

APPROVED LM92-01 LINZ FORM D15

Document Set ID: 22906518
Version: 1, Version Date: 14/07/2026


PT WAERENGA EAST 2A
(ROADWAY)
ML14686
HAMURANA ROAD
(legal road)
Common Property
PT WAERENGA EAST
2A3B2C
ML20015
Common Property
Common Property
PU1
PU34
PU35
PU36
PU37
PU38
PU39
PU40
PU41
PU42
PU43
PU44
PU45
PU46
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AUE83
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AUE85
AUE86
AUE87
AUE88
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AUE91
AUE92
AUE93



Approvals

Total Area 3.2594ha

Comprised in CT 72B/105 (AU)

I Robert Glen Ogilvie of Auckland being a person entitled to practice as a registered surveyor, certify that –

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1996:

(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature) (Date) 25/10/01

Field Book ..... p. ..... Traverse Book ..... p. .....

Reference Plans .....

Examined ..... Correct .....

Approved as to Survey 1/11/2001

Dep Chief Surveyor

Deposited this 1st day of November 2001

Registrar-General of Land

File KC200

Received 2-11-01

Instructions

DPS92316

SHEET 4 OF 5

LAND DISTRICT South Auckland

SURVEY BLK. & DIST. X Rotoiti

NZMS 261 SHT ..... RECORD MAP No .....

UNIT DEVELOPMENT ON LOT 2 D.P.S91277

TERRITORIAL AUTHORITY Rotorua District

Surveyed by R.G. Ogilvie & Associates

Scale 1:500 Date Sept. 2001

Document Set ID: 22906518
Version: 1, Version Date: 14/07/2026

UNIT SCHEDULE

C.T. ALLOCATED	APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS LOWER	HEIGHT LIMITS UPPER	C.T. ALLOCATED	APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS LOWER	HEIGHT LIMITS UPPER	C.T. ALLOCATED	APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS LOWER	HEIGHT LIMITS UPPER	C.T. ALLOCATED	APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS LOWER	HEIGHT LIMITS UPPER	C.T. ALLOCATED	APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS LOWER	HEIGHT LIMITS UPPER
73A/177	PU1	143	278.00	289.10	73A/235	PU59	102	278.00	289.10	73A/293	PUG39	7	278.00	286.00	73A/189	AU113	2	280.00	285.00	73A/188	AU212	2	280.00	285.00
73A/178	PU2	135	278.00	289.10	73A/236	PU60	111	278.00	289.10	73A/294	PUG40	7	278.00	286.00	73A/190	AU114	2	280.00	285.00	73A/189	AU213	2	280.00	285.00
73A/179	PU3	135	278.00	289.10	73A/237	PU61	108	278.00	289.10	73A/297	PUB1	7	277.00	285.00	73A/207	AU131	2	280.00	285.00	73A/190	AU214	2	280.00	285.00
73A/180	PU4	135	278.00	289.10	73A/238	PU62	102	278.00	289.10	73A/296	PUB2	7	277.00	285.00	73A/208	AU132	2	280.00	285.00	73A/207	AU231	2	280.00	285.00
73A/181	PU5	104	278.00	289.10	73A/239	PU63	102	278.00	289.10	73A/199	PUB3	7	277.00	285.00	73A/209	AU133	2	280.00	285.00	73A/208	AU232	2	280.00	285.00
73A/182	PU6	99	278.00	289.10	73A/240	PU64	106	278.00	289.10	73A/176	PUB4	7	277.00	285.00	73A/210	AU134	2	280.00	285.00	73A/209	AU233	2	280.00	285.00
73A/183	PU7	99	278.00	289.10	73A/241	PU65	106	278.00	289.10	73A/295	PUB5	7	277.00	285.00	73A/211	AU135	2	280.00	285.00	73A/210	AU234	2	280.00	285.00
73A/184	PU8	99	278.00	289.10	73A/242	PU66	102	278.00	289.10	73A/231	PUB6	7	277.00	285.00	73A/212	AU136	2	280.00	285.00	73A/211	AU235	2	280.00	285.00
73A/185	PU9	99	278.00	289.10	73A/243	PU67	102	278.00	289.10	73A/301	PUB7	7	277.00	285.00	73A/213	AU137	2	280.00	285.00	73A/212	AU236	2	280.00	285.00
73A/186	PU10	104	278.00	289.10	73A/244	PU68	111	278.00	289.10	73A/302	PUB8	7	277.00	285.00	73A/214	AU138	2	280.00	285.00	73A/213	AU237	2	280.00	285.00
73A/187	PU11	104	278.00	289.10	73A/245	PU69	126	278.00	289.10	73A/232	PUB9	7	277.00	285.00	73A/215	AU139	2	280.00	285.00	73A/214	AU238	2	280.00	285.00
73A/188	PU12	99	278.00	289.10	73A/246	PU70	119	278.00	289.10	73A/304	PUB10	7	277.00	285.00	73A/216	AU140	2	280.00	285.00	73A/215	AU239	2	280.00	285.00
73A/189	PU13	99	278.00	289.10	73A/247	PU71	119	278.00	289.10	73A/233	PUB11	7	277.00	285.00	73A/217	AU141	2	280.00	285.00	73A/216	AU240	2	280.00	285.00
73A/190	PU14	104	278.00	289.10	73A/248	PU72	119	278.00	289.10	73A/305	PUB12	7	277.00	285.00	73A/218	AU142	2	280.00	285.00	73A/217	AU241	2	280.00	285.00
73A/191	PU15	128	278.00	289.10	73A/249	PU73	119	278.00	289.10	73A/306	PUB13	7	277.00	285.00	73A/219	AU143	2	280.00	285.00	73A/218	AU242	2	280.00	285.00
73A/192	PU16	130	278.00	289.10	73A/250	PU74	126	278.00	289.10	73A/243	PUB14	7	277.00	285.00	73A/220	AU144	2	280.00	285.00	73A/219	AU243	2	280.00	285.00
73A/193	PU17	130	278.00	289.10	73A/251	PU75	108	278.00	289.10	73A/308	PUB15	7	277.00	285.00	73A/221	AU145	2	280.00	285.00	73A/220	AU244	2	280.00	285.00
73A/194	PU18	130	278.00	289.10	73A/252	PU76	105	278.00	289.10	73A/309	PUB16	7	277.00	285.00	73A/222	AU146	2	280.00	285.00	73A/221	AU245	2	280.00	285.00
73A/195	PU19	130	278.00	289.10	73A/253	PU77	105	278.00	289.10	73A/234	PUB17	7	277.00	285.00	73A/223	AU147	2	280.00	285.00	73A/222	AU246	2	280.00	285.00
73A/196	PU20	130	278.00	289.10	73A/254	PU78	112	278.00	289.10	73A/235	PUB18	7	277.00	285.00	73A/224	AU148	2	280.00	285.00	73A/223	AU247	2	280.00	285.00
73A/197	PU21	135	278.00	289.10	73A/200	PUG1	7	278.00	286.00	73A/223	PUB19	7	277.00	285.00	73A/225	AU149	2	280.00	285.00	73A/224	AU248	2	280.00	285.00
73A/198	PU22	135	278.00	289.10	73A/294	PUG2	7	278.00	286.00	73A/192	PUB20	7	277.00	285.00	73A/226	AU150	2	280.00	285.00	73A/225	AU249	2	280.00	285.00
73A/199	PU23	137	278.00	289.10	73A/201	PUG3	7	278.00	286.00	73A/196	PUB21	7	277.00	285.00	73A/227	AU151	2	280.00	285.00	73A/226	AU250	2	280.00	285.00
73A/200	PU24	137	278.00	289.10	73A/196	PUG4	7	278.00	286.00	73A/225	PUB22	7	277.00	285.00	73A/228	AU152	2	280.00	285.00	73A/227	AU251	2	280.00	285.00
73A/201	PU25	137	278.00	289.10	73A/198	PUG5	7	278.00	286.00	73A/227	PUB23	7	277.00	285.00	73A/229	AU153	2	280.00	285.00	73A/228	AU252	2	280.00	285.00
73A/202	PU26	137	278.00	289.10	73A/195	PUG6	7	278.00	286.00	73A/228	PUB24	7	277.00	285.00	73A/230	AU154	2	280.00	285.00	73A/229	AU253	2	280.00	285.00
73A/203	PU27	137	278.00	289.10	73A/193	PUG7	7	278.00	286.00	73A/195	PUB25	7	277.00	285.00	73A/231	AU155	2	280.00	285.00	73A/230	AU254	2	280.00	285.00
73A/204	PU28	139	278.00	289.10	73A/262	PUG8	7	278.00	286.00	73A/230	PUB26	7	277.00	285.00	73A/232	AU156	2	280.00	285.00	73A/231	AU255	2	280.00	285.00
73A/205	PU29	139	278.00	289.10	73A/263	PUG9	7	278.00	286.00	73A/321	PUB27	7	277.00	285.00	73A/233	AU157	2	280.00	285.00	73A/232	AU256	2	280.00	285.00
73A/206	PU30	151	278.00	289.10	73A/264	PUG10	7	278.00	286.00	73A/322	PUB28	7	277.00	285.00	73A/234	AU158	2	280.00	285.00	73A/233	AU257	2	280.00	285.00
73A/207	PU31	126	278.00	289.10	73A/265	PUG11	7	278.00	286.00	73A/323	PUB29	7	277.00	285.00	73A/235	AU159	2	280.00	285.00	73A/234	AU258	2	280.00	285.00
73A/208	PU32	119	278.00	289.10	73A/266	PUG12	7	278.00	286.00	73A/236	PUB30	7	277.00	285.00	73A/236	AU160	2	280.00	285.00	73A/235	AU259	2	280.00	285.00
73A/209	PU33	119	278.00	289.10	73A/267	PUG13	7	278.00	286.00	73A/325	PUB31	7	277.00	285.00	73A/237	AU161	2	280.00	285.00	73A/236	AU260	2	280.00	285.00
73A/210	PU34	119	278.00	289.10	73A/268	PUG14	7	278.00	286.00	73A/326	PUB32	7	277.00	285.00	73A/238	AU162	2	280.00	285.00	73A/237	AU261	2	280.00	285.00
73A/211	PU35	119	278.00	289.10	73A/269	PUG15	7	278.00	286.00	73A/327	PUB33	7	277.00	285.00	73A/239	AU163	2	280.00	285.00	73A/238	AU262	2	280.00	285.00
73A/212	PU36	122	278.00	289.10	73A/190	PUG16	7	278.00	286.00	73A/328	PUB34	7	277.00	285.00	73A/240	AU164	2	280.00	285.00	73A/239	AU263	2	280.00	285.00
73A/213	PU37	122	278.00	289.10	73A/271	PUG17	7	278.00	286.00	73A/329	PUB35	7	277.00	285.00	73A/241	AU165	2	280.00	285.00	73A/240	AU264	2	280.00	285.00
73A/214	PU38	119	278.00	289.10	73A/287	PUG18	7	278.00	286.00	73A/330	PUB36	7	277.00	285.00	[illegible]					73A/241	AU265	2	280.00	285.00
73A/215	PU39	119	278.00	289.10	73A/232	PUG19	7	278.00	286.00	73A/331	PUB37	7	277.00	285.00	73A/242	AU166	2	280.00	285.00	73A/242	AU266	2	280.00	285.00
73A/216	PU40	119	278.00	289.10	73A/215	PUG20	7	278.00	286.00	73A/332	PUB38	7	277.00	285.00	73A/243	AU167	2	280.00	285.00	73A/243	AU267	2	280.00	285.00
73A/217	PU41	119	278.00	289.10	73A/289	PUG21	7	278.00	286.00	73A/333	PUB39	7	277.00	285.00	73A/244	AU168	2	280.00	285.00	73A/244	AU268	2	280.00	285.00
73A/218	PU42	122	278.00	289.10	73A/218	PUG22	7	278.00	286.00	73A/248	PUB40	7	277.00	285.00	73A/245	AU169	2	280.00	285.00	73A/245	AU269	2	280.00	285.00
73A/219	PU43	108	278.00	289.10	73A/277	PUG23	7	278.00	286.00	73A/335	PUB41	7	277.00	285.00	73A/246	AU170	2	280.00	285.00	73A/246	AU270	2	280.00	285.00
73A/220	PU44	103	278.00	289.10	73A/278	PUG24	7	278.00	286.00	73A/250	PUB42	7	277.00	285.00	73A/247	AU171	2	280.00	285.00	73A/247	AU271	2	280.00	285.00
73A/221	PU45	103	278.00	289.10	73A/279	PUG25	7	278.00	286.00	73A/254	PUB43	7	277.00	285.00	73A/248	AU172	2	280.00	285.00	73A/248	AU272	2	280.00	285.00
73A/222	PU46	108	278.00	289.10	73A/280	PUG26	7	278.00	286.00	73A/253	PUB44	7	277.00	285.00	73A/249	AU173	2	280.00	285.00	73A/249	AU273	2	280.00	285.00
73A/223	PU47	126	278.00	289.10	73A/281	PUG27	7	278.00	286.00	73A/339	PUB45	7	277.00	285.00	73A/250	AU174	2	280.00	285.00	73A/250	AU274	2	280.00	285.00
73A/224	PU48	119	278.00	289.10	73A/282	PUG28	7	278.00	286.00	73A/340	PUB46	7	277.00	285.00	73A/251	AU175	2	280.00	285.00	73A/251	AU275	2	280.00	285.00
73A/225	PU49	119	278.00	289.10	73A/283	PUG29	7	278.00	286.00	73A/341	PUB47	7	277.00	285.00	73A/252	AU176	2	280.00	285.00	73A/252	AU276	2	280.00	285.00
73A/226	PU50	119	278.00	289.10	73A/284	PUG30	7	278.00	286.00	73A/342	PUB48	7	277.00	285.00	73A/253	AU177	2	280.00	285.00	73A/253	AU277	2	280.00	285.00
73A/227	PU51	119	278.00	289.10	73A/285	PUG31	7	278.00	286.00	73A/181	AU105	2	280.00	285.00	73A/254	AU178	2	280.00	285.00	73A/254	AU278	2	280.00	285.00
73A/228	PU52	126	278.00	289.10	73A/286	PUG32	7	278.00	286.00	73A/182	AU106	2	280.00	285.00	73A/181	AU205	2	280.00	285.00	73A/177	AU101	2	280.00	285.00
73A/229	PU53	108	278.00	289.10	73A/287	PUG33	7	278.00	286.00	73A/183	AU107	2	280.00	285.00	73A/182	AU206	2	280.00	285.00					
73A/230	PU54	102	278.00	289.10	73A/288	PUG34	7	278.00	286.00	73A/184	AU108	2	280.00	285.00	73A/183	AU207	2	280.00	285.00					
73A/231	PU55	102	278.00	289.10	73A/289	PUG35	7	278.00	286.00	73A/185	AU109	2	280.00	285.00	73A/184	AU208	2	280.00	285.00					
73A/232	PU56	106	278.00	289.10	73A/290	PUG36	7	278.00	286.00	73A/186	AU110	2	280.00	285.00	73A/185	AU209	2	280.00	285.00					
73A/233	PU57	106	278.00	289.10	73A/291	PUG37	7	278.00	286.00	73A/187	AU111	2	280.00	285.00	73A/186	AU210	2	280.00	285.00					
73A/234	PU58	102	278.00	289.10	73A/292	PUG38	7	278.00	286.00	73A/188	AU112	2	280.00	285.00	73A/187	AU211	2	280.00	285.00					

TOTAL UNIT ENTITLEMENT: 10,000

SUPPLEMENTARY RECORD SHEET: 73A/176

SHEET 5 OF 5

LAND DISTRICT South Auckland

SURVEY BLK. & DIST. X Rotoiti

NZMS 261 SHT ..... RECORD MAP No .....

UNIT DEVELOPMENT ON LOT 2 DPS91277

TERRITORIAL AUTHORITY Rotorua District

Surveyed by R.G. Ogilvie & Associates.

Scale ..... Date Sept. 2001

Approvals

Total Area 3.2594 ha

Comprised in C.T. 728/105 (All)

I Robert Glen Ogilvie, being a person entitled to practice as a registered surveyor, certify that –

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1996:

(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature) 25/10/01 (Date)

Field Book ..... p. ..... Traverse Book ..... p. .....

Reference Plans .....

Examined ..... Correct .....

Approved as to Survey 28.11.2001

Dep Chief Surveyor

Deposited this 1st day of November 2001

for Registrar-General of Land

KC200

Received 2.11.01

Instructions

DPS92316

A J BEVIN, SURVEYOR-GENERAL, LAND INFORMATION NEW ZEALAND

APPROVED LM82-01 LINZ FORM D15

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