

MAP BOOK INTRODUCTION

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

MAP BOOK LAYOUT

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

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

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

SERIES LAYOUT

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

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

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

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

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

ROADS

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

HAZARDS

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

DATA

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

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

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

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

Left Facing Map



The left facing map has possible planning implications for your property. These include such things as a designation, rules pertaining to height restrictions around marae or the presence of important environmental features.

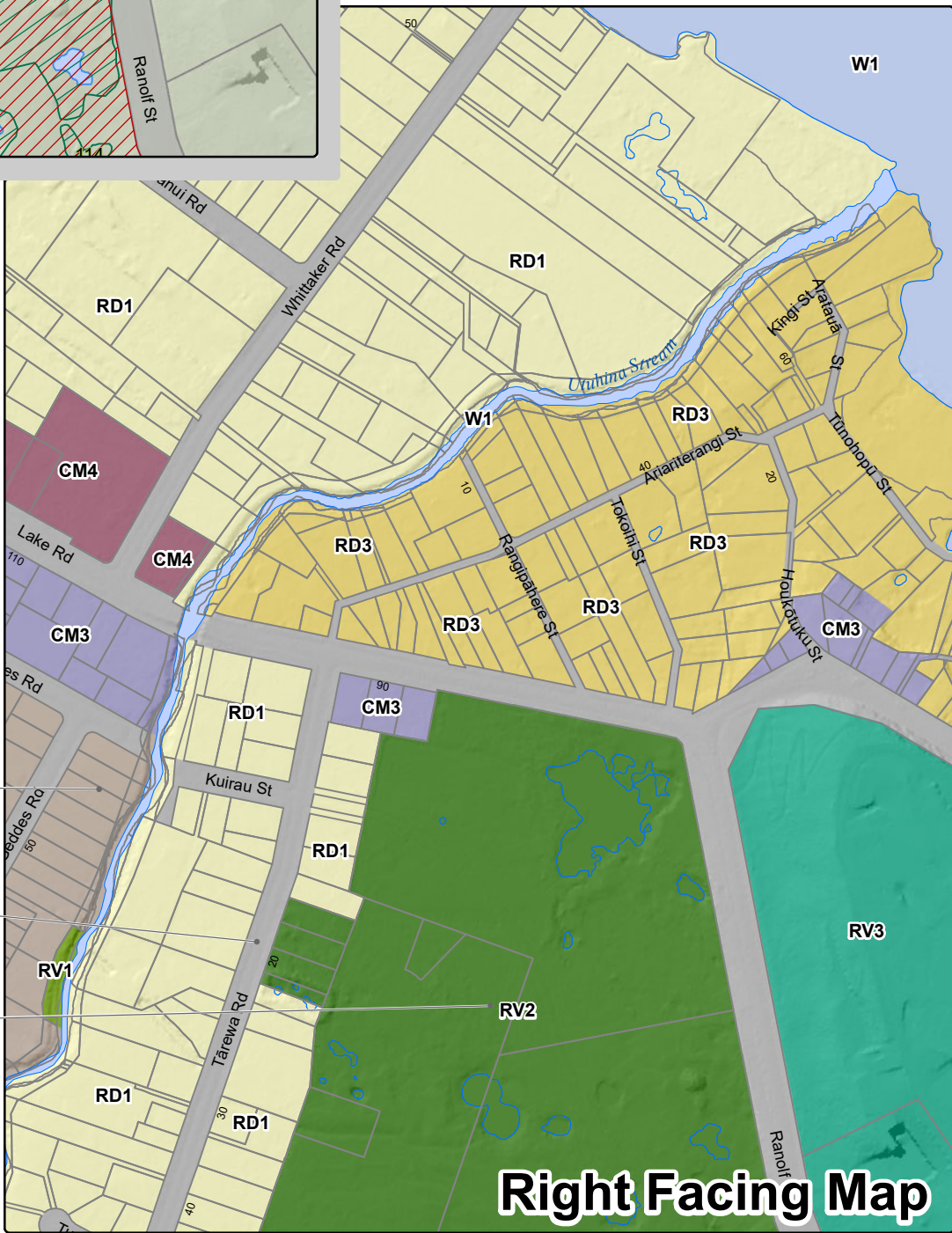
- Important Landscapes are illustrated with an orange border and hatching (Appendix 2).
- Streams and lakes are illustrated with both the physical (blue) and legal (grey) boundary shown.
- Designations are illustrated with a red hatch and red outline and reference number (Appendix 3).
- Features that are named and/or numbered can be found in the District Plan Appendices.
- Streets are named and numbered (with every address that is a multiple of 10).
- Roads on the left facing maps include both a legal and physical representation. They are shaded grey and do not necessarily confer legal access.
- Physical water bodies are shown in blue.
- Significant Natural Areas are symbolised with a green hatch (Appendix 2).
- Height restricting boundary for Marae (Appendix 1).

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

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

Legend relevant to the map

- | | | |
|--------------|-----------|---------------|
| Commercial 3 | Reserve 1 | Residential 1 |
| Commercial 4 | Reserve 2 | Residential 3 |
| Industrial 1 | Reserve 3 | Water 1 |



Right Facing Map



Zones

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

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

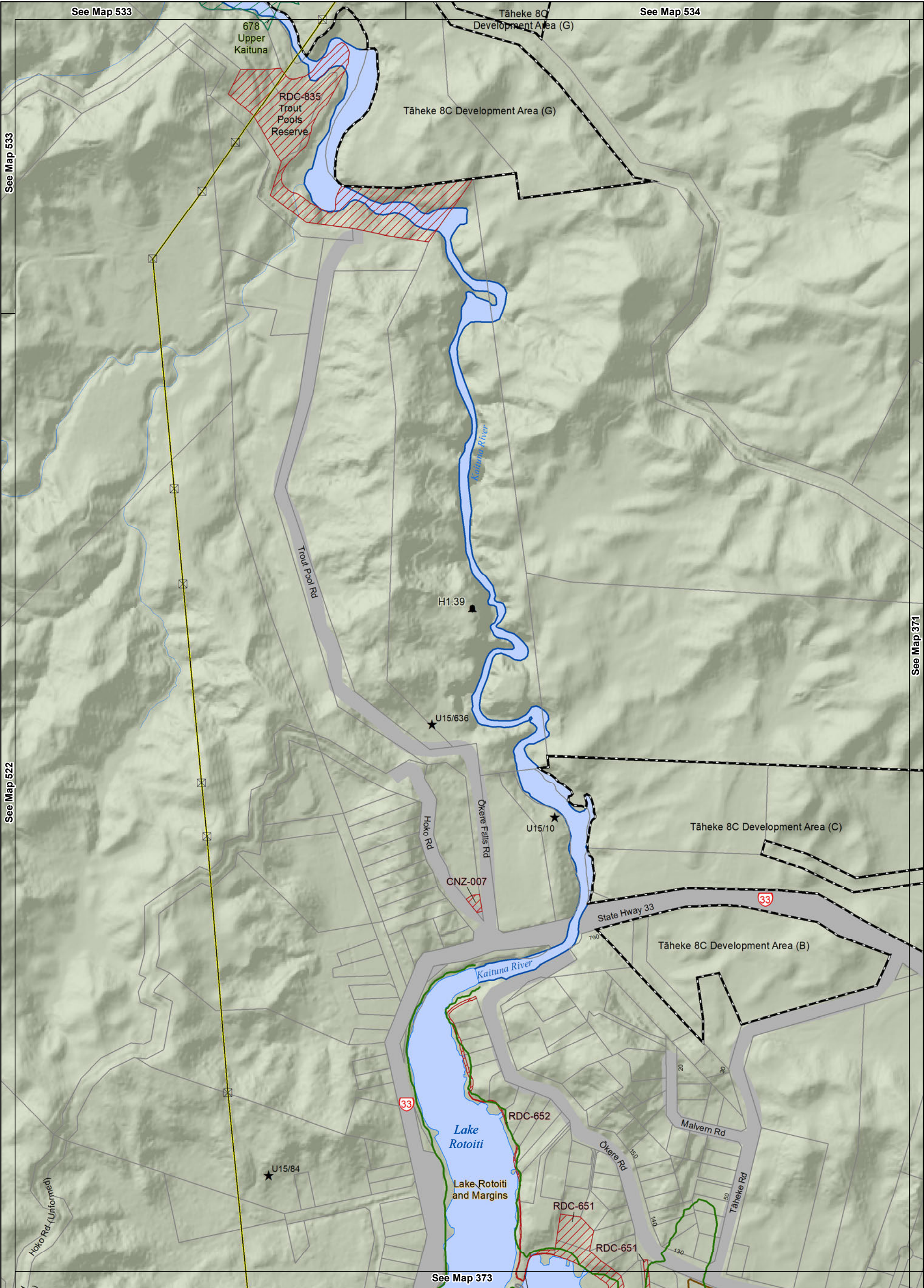
Extents

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

Features

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

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



District Plan 370

Height Restricting Boundaries for Marae



Flood Level Lake Rotoiti 280.46m asl



Esplanade Reserves Priority Acquisition Areas



Water Bodies



Designations



Development Areas



Significant Natural Areas



Pylons



Historic Structures



Archaeological Sites



Streams

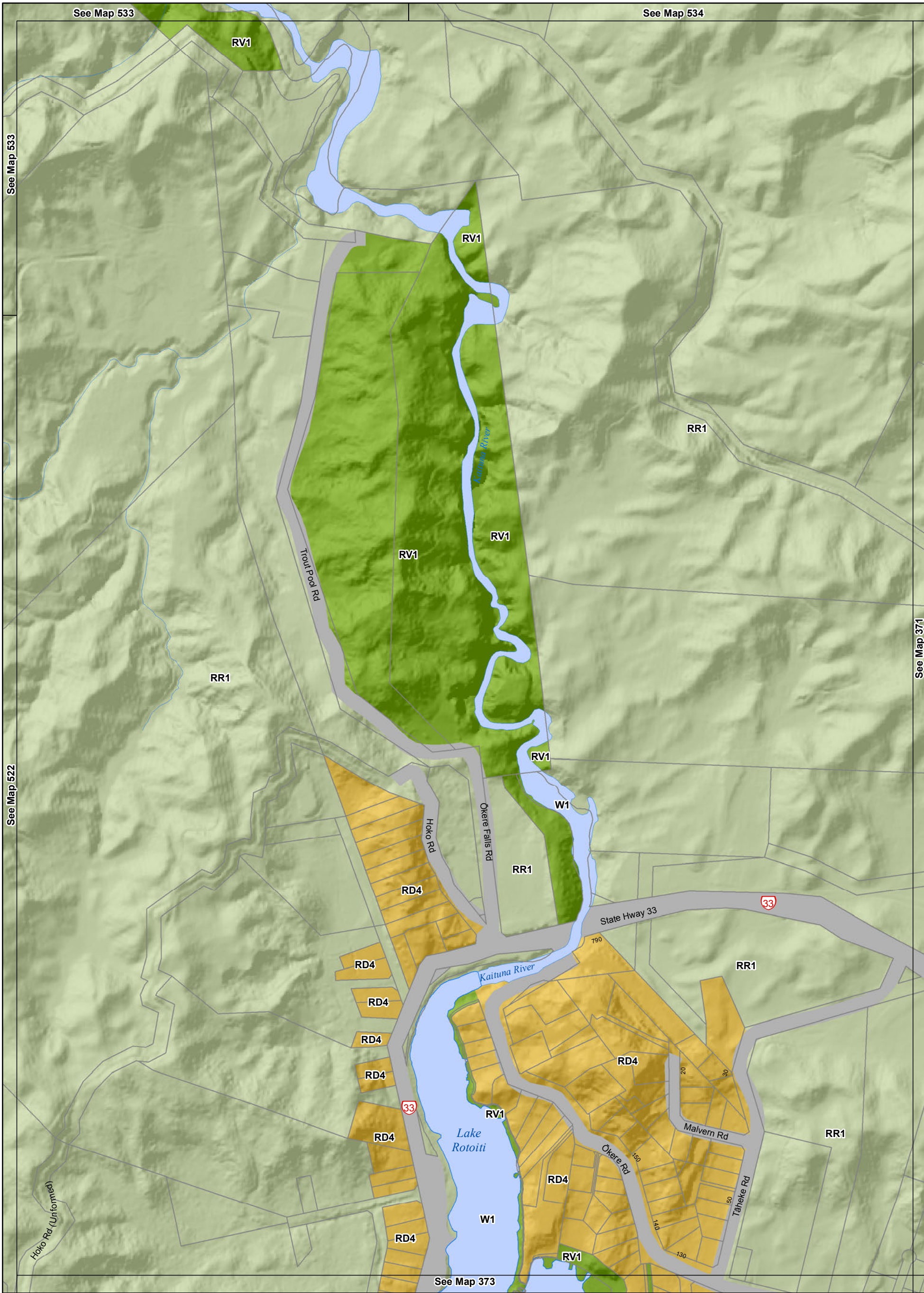


Parcel Boundaries



Transmission Lines



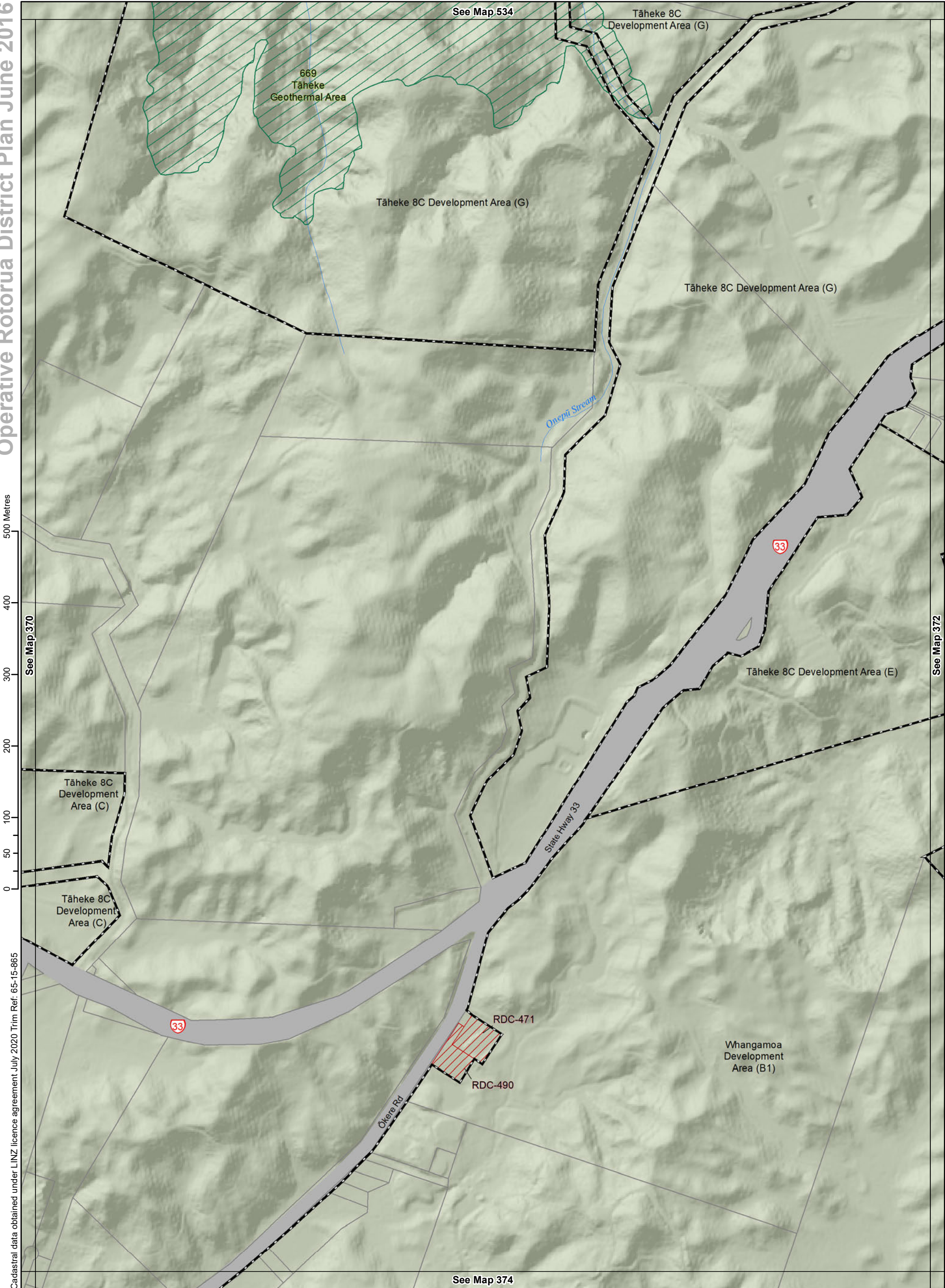


- Streams
- Parcel Boundaries
- Water Bodies
- Reserve 1
- Residential 4
- Rural 1
- Water 1



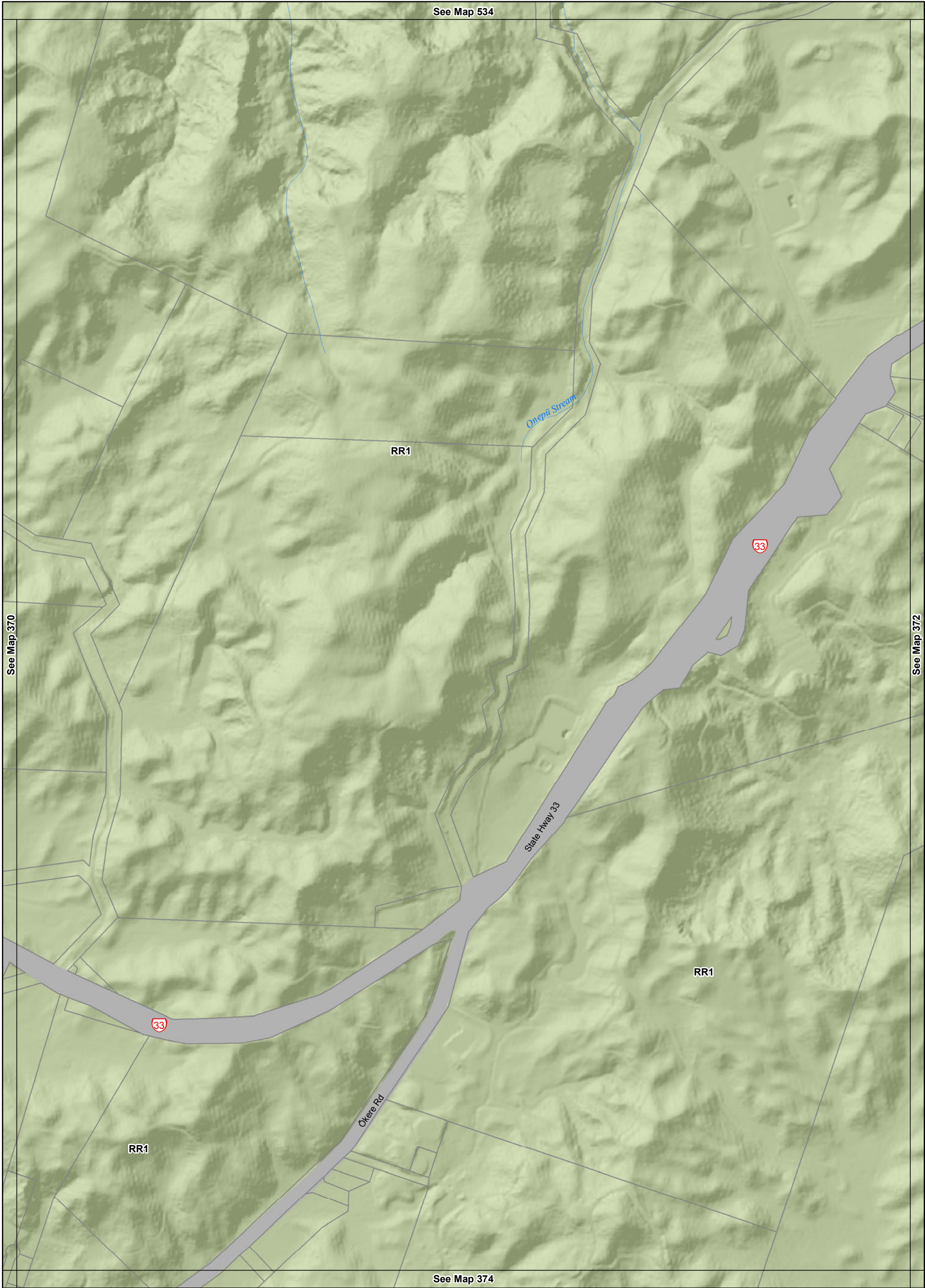
District Plan 370

Cadastral data obtained under LINZ licence agreement July 2020 Trim Ref. 65-15-865



District Plan 371

- Streams
- Parcel Boundaries
- Designations
- Development Areas
- Significant Natural Areas



- Streams
- Parcel Boundaries
- Rural 1



District Plan 371

500 Metres

400

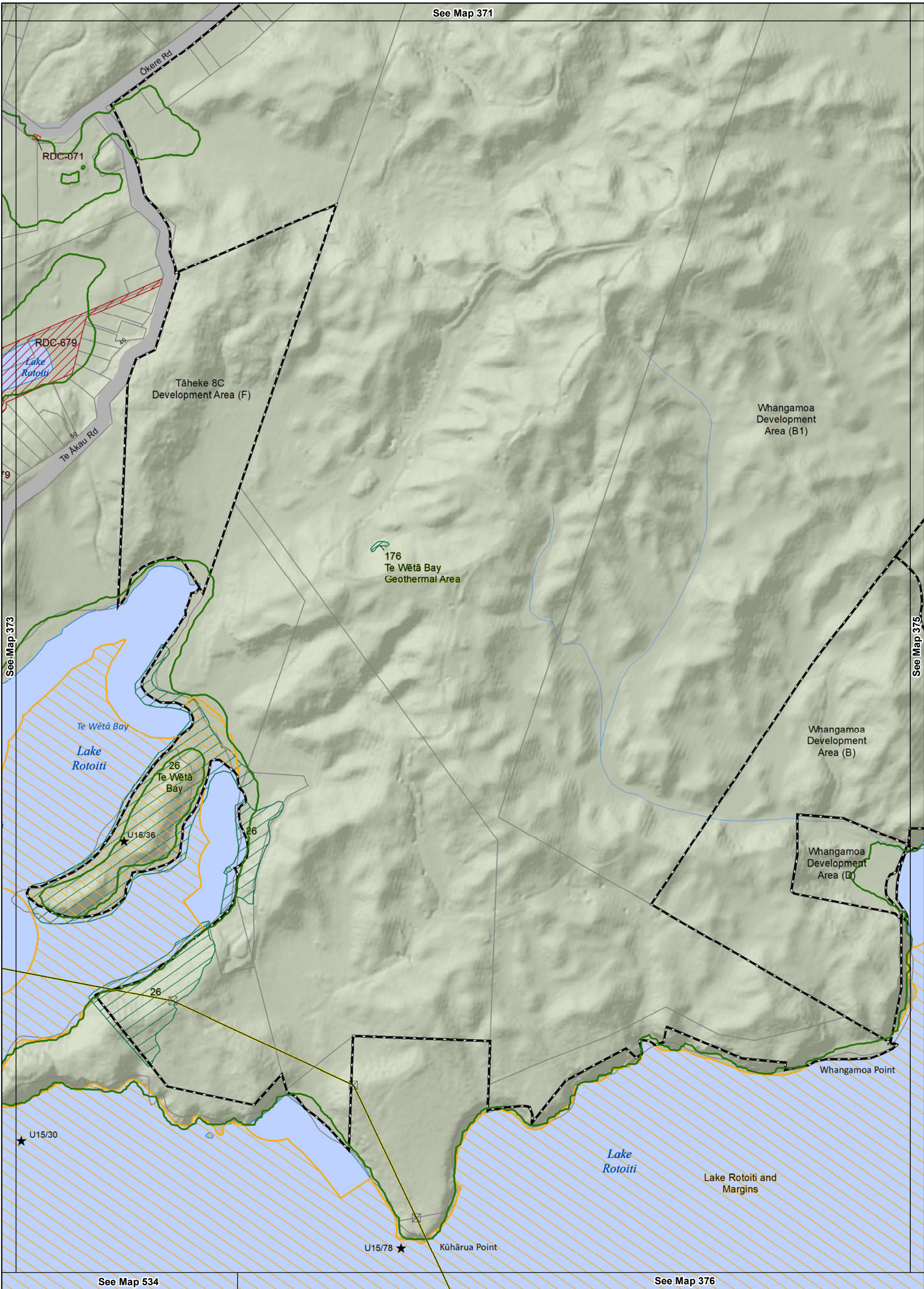
300

200

100

0

Cadastral data obtained under LINZ licence agreement July 2020 Trim Ref: 65-15-865



See Map 371

See Map 375

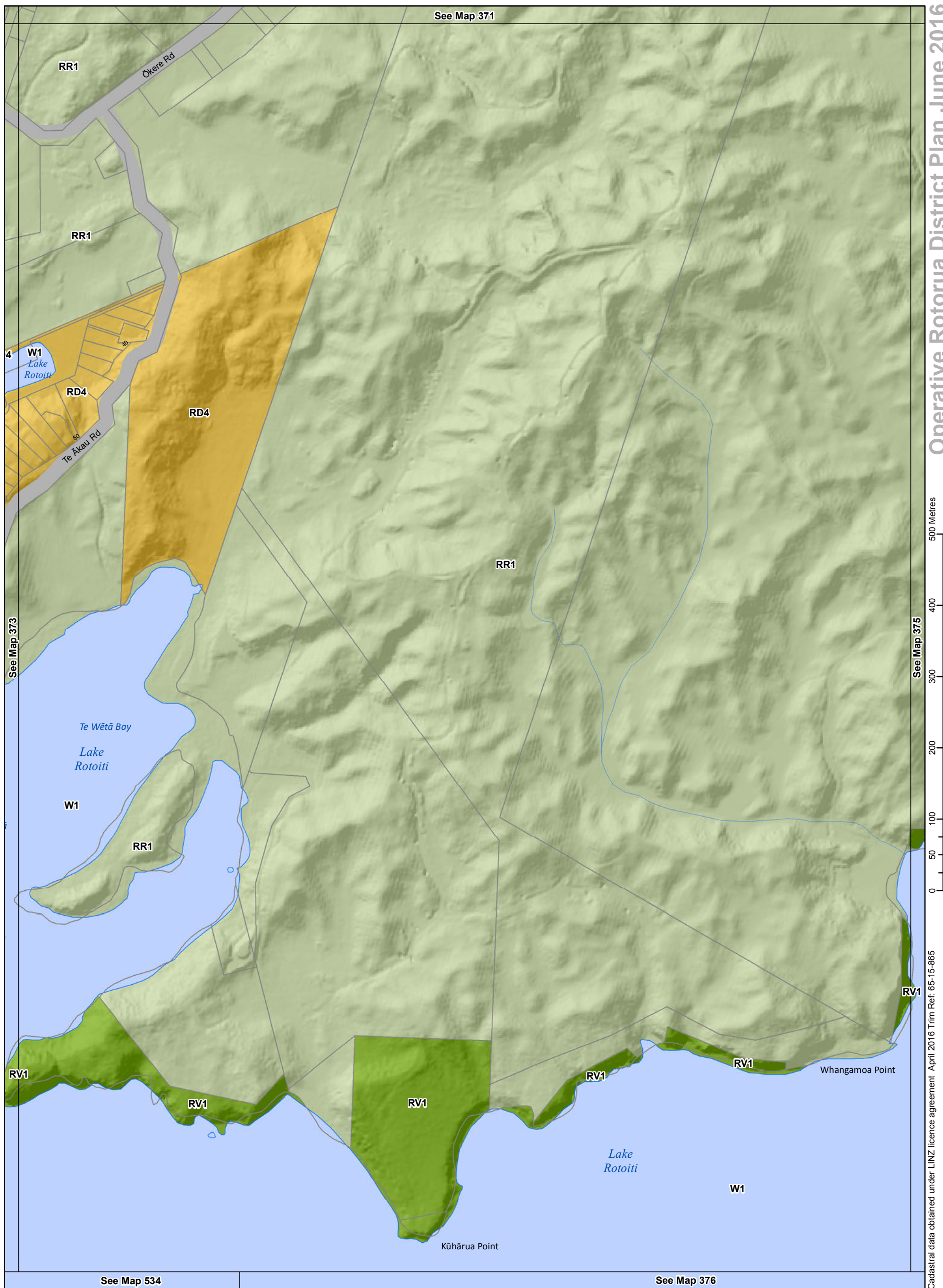
See Map 534

See Map 376



District Plan 374

- | | | | |
|-------------------------------------------|--|--------------------------------------|--|
| Water Bodies | | Pylons | |
| Designations | | Archaeological Sites | |
| Development Areas | | Streams | |
| Significant Natural Areas | | Parcel Boundaries | |
| Outstanding Natural Features or Landscape | | Transmission Lines | |
| | | Flood Level Lake Rotoiti 280.46m asl | |



- Streams
- Parcel Boundaries
- Water Bodies
- Reserve 1
- Residential 4
- Rural 1
- Water 1



District Plan 374

500 Metres

400

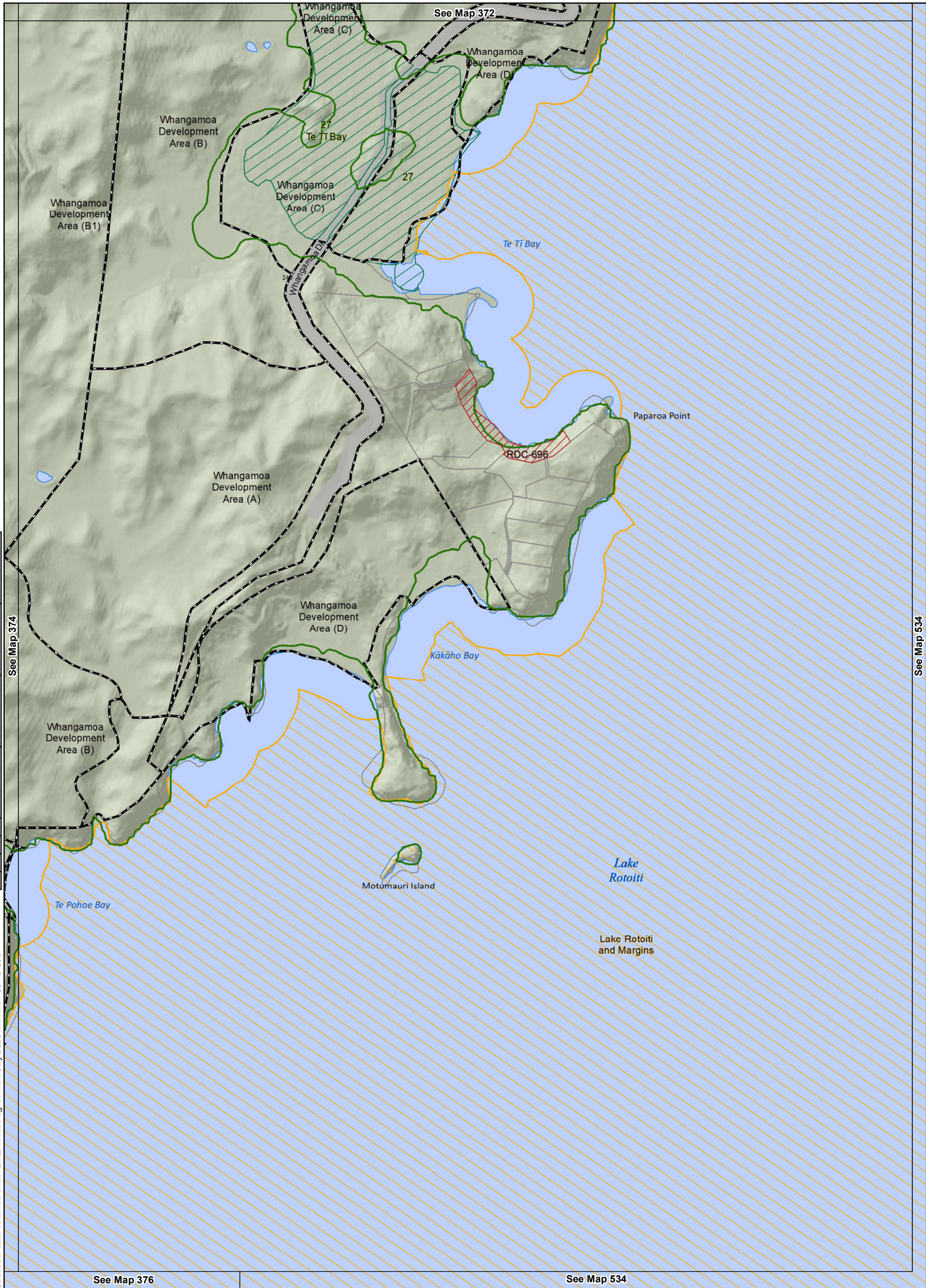
300

200

100

50

Cadastral data obtained under LINZ licence agreement July 2020 Trim Ref: 65-15-865



See Map 534



District Plan 375

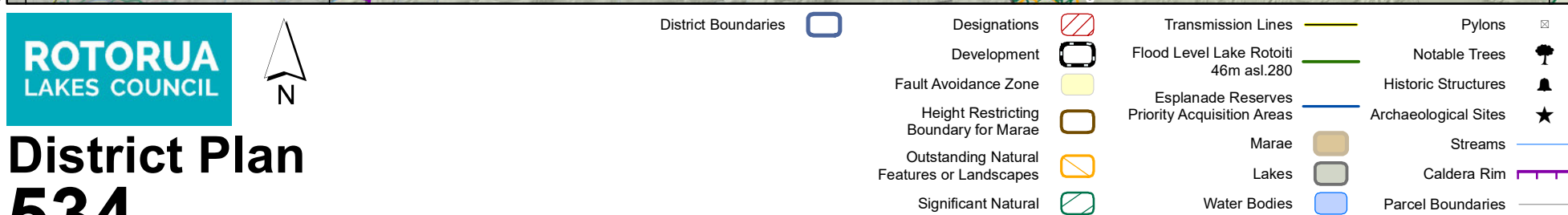
- Significant Natural Areas
- Outstanding Natural Features or Landscape
- Streams
- Parcel Boundaries
- Flood Level Lake Rotoiti 280.46m asl
- Water Bodies
- Designations
- Development Areas

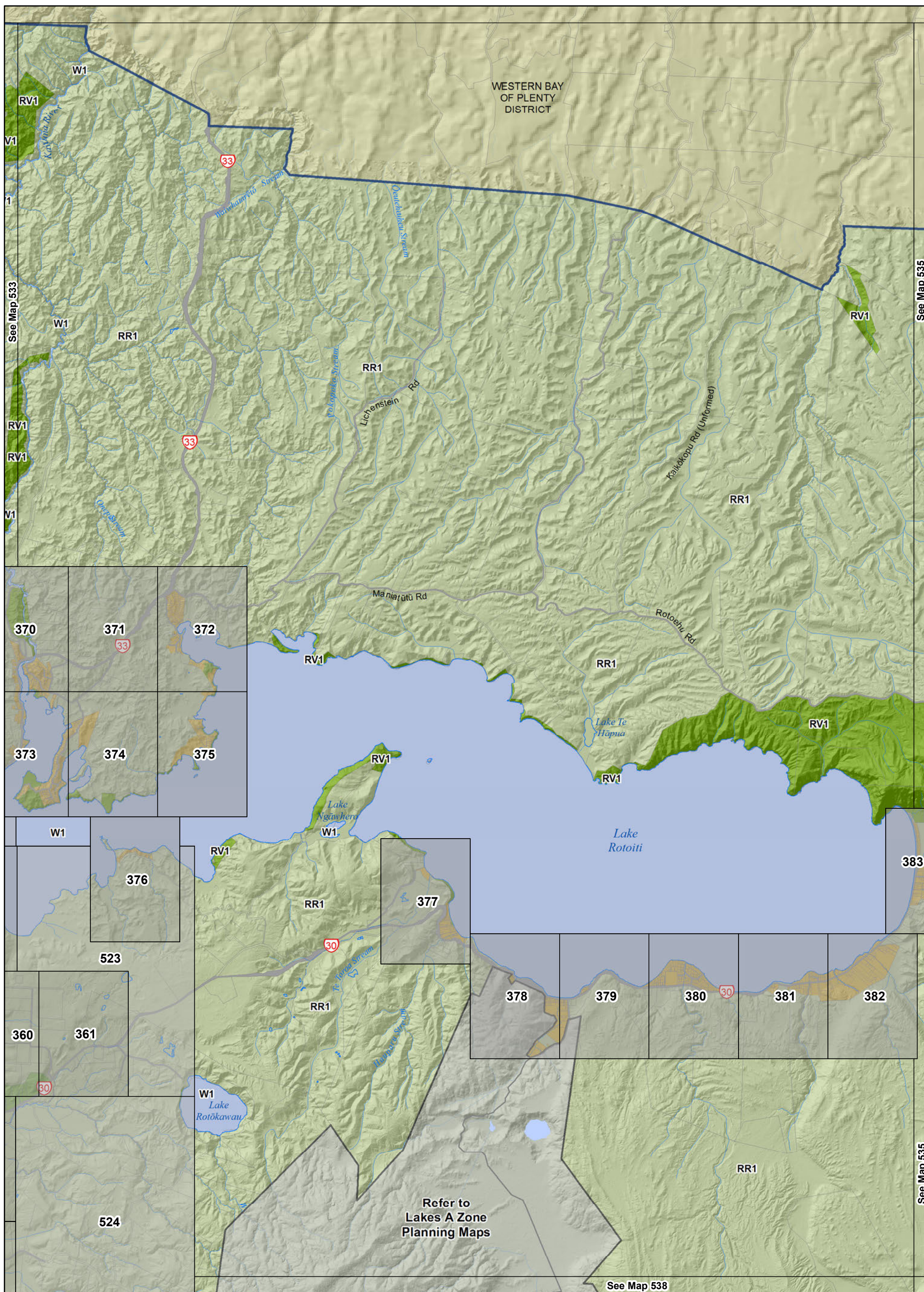


- Streams
- Parcel Boundaries
- Water Bodies
- Reserve 1
- Residential 4
- Rural 1
- Water 1



District Plan 375





- Streams
- Parcel Boundaries
- District Boundaries
- Water Bodies
- Lakes A
- Reserve 1
- Residential 4
- Rural 1
- Rural 2
- Water 1



District Plan 534

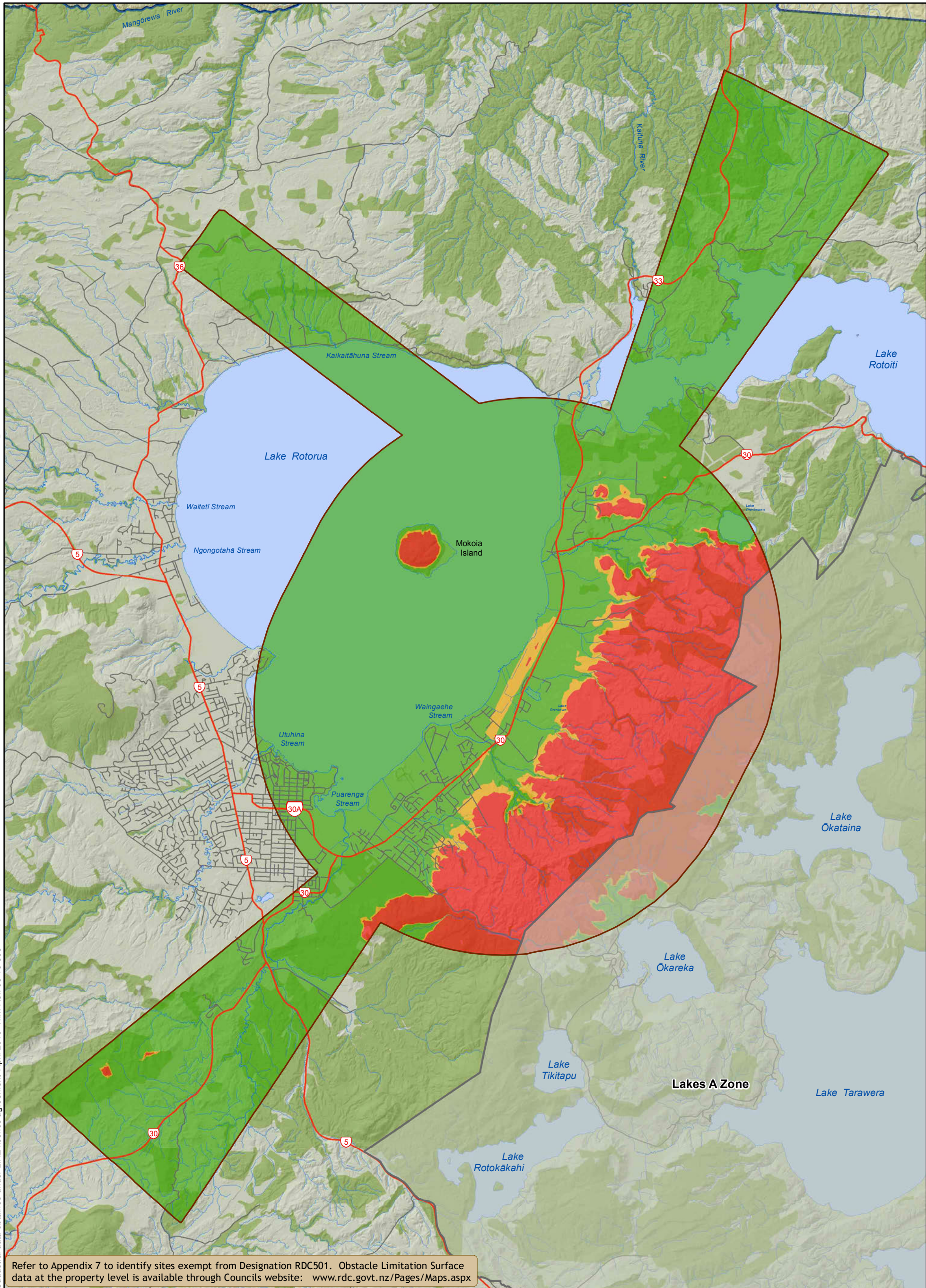
See Map 533

See Map 535

See Map 538

See Map 535

Cadastral data obtained under LINZ licence agreement April 2016 Trim Ref: 65-15-865

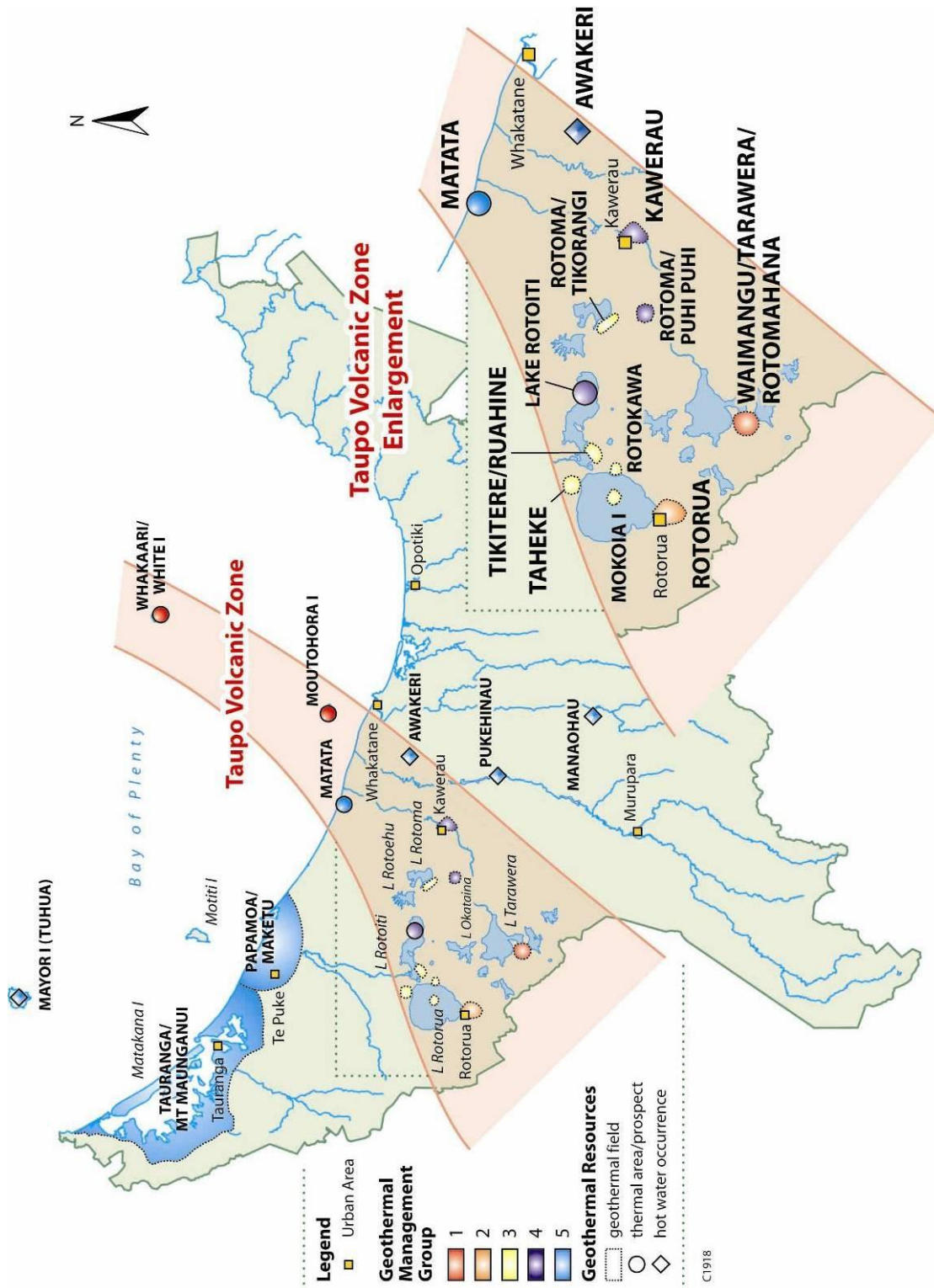


District Plan

207 - Rotorua Airport Clearance to Obstacle Limitation Surface

Forest - Indigenous or Exotic		Clearance in metres		Lakes		Roads	
		< 0m		Lakes A Zone		Streams	
		0 - 10		Designation RDC501		State Highways	
		> 10m					

Map GR 2 – Geothermal Fields in the Bay of Plenty



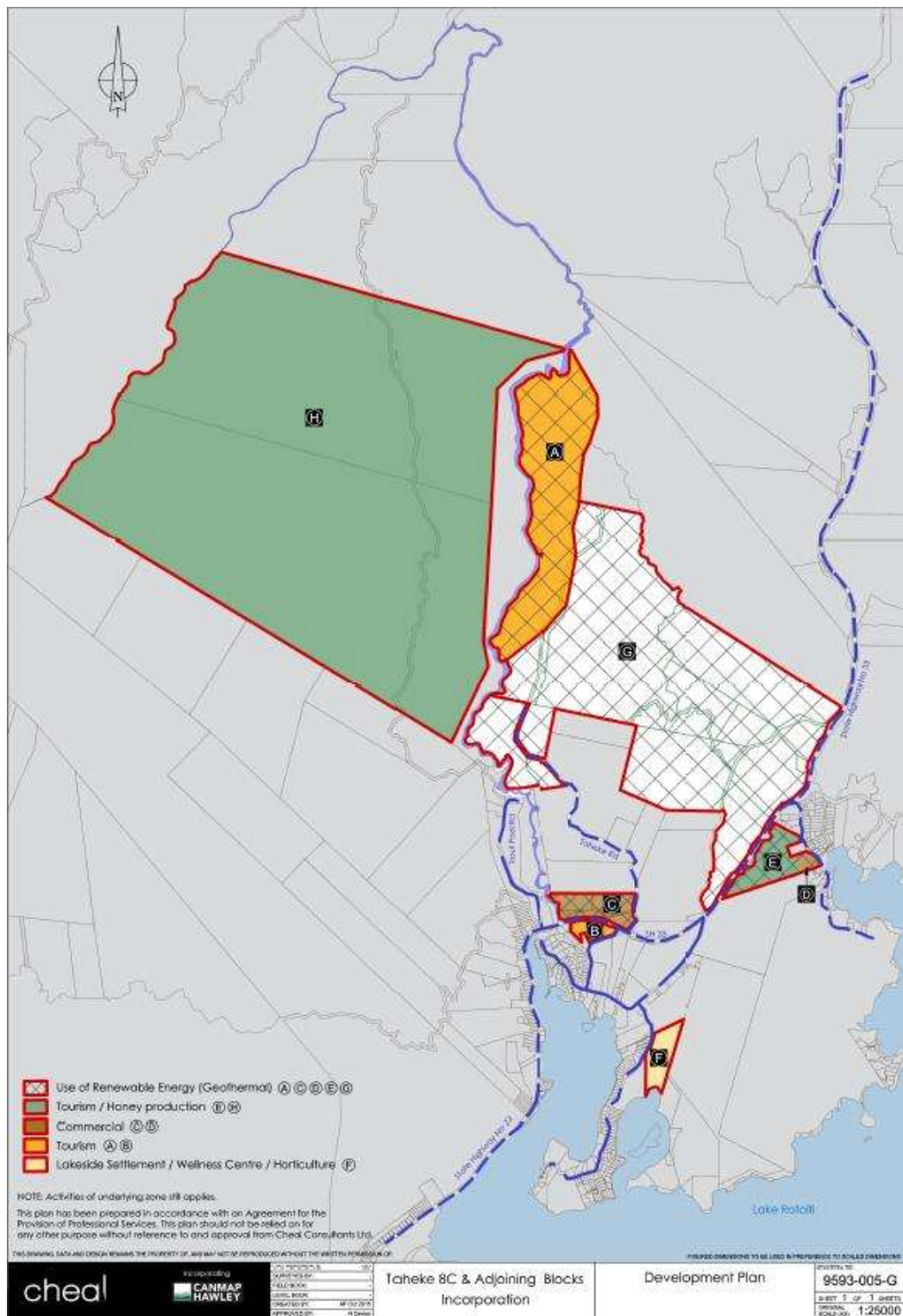


Figure THDA- 1: Taheke 8C Development Area – sub areas



Figure OMDA-1 Whangamoa Trust - Ōtaramarae Development Plan Areas