



GREAT LAKE TAUPŌ
Taupō District Council

LAND INFORMATION MEMORANDUM

Section 44a, Local Government Official Information and Meetings Act 1987

LIM No: REF250753104

The original of this LIM has been prepared pursuant to S.44A of the Local Government Official Information and Meetings Act 1987, solely for the applicant, and contains information known to Council within its records and only relevant to the site requested. The reliance by other parties on the information within this LIM shall be at that other parties' sole risk. If any interpretation or explanation is required on any of the enclosed information or plans, the services of an independent advisor or consultant should be sought.

An on-site inspection has not been undertaken for the purposes of this LIM.

Taupo District Council does not hold copies of the Certificate of Title to the land. We suggest that a separate title search be conducted with the District Land Registrar, or via a Lawyer, Real Estate Agent, Surveyor or Valuer. This search may reveal such encumbrances as registered easements or restrictive Covenants affecting the land.

This Land Information Memorandum is valid as at the date of issue only.

APPLICANT

Applicant Name: David Morrison & Ilyse Bates
Postal Address: 12 Mayfly Grove, Nukuhau, Taupo 3330
CC Email Address: chris@homesell.co.nz
Application Date: 21/07/2025
Issue Date: 21/07/2025

PROPERTY

Valuation No: 0730164795
Location: 12 Mayfly Grove, Taupo
Legal Description: LOT 199 DP 509197
Area (hectares): 0.0501
Property Status: This property is not cross-leased.

RATES

Rating Valuation - 2022-07-01

Land Value:	\$400,000
Improvements:	\$575,000
Capital Value:	\$975,000

Current Rates Year 2024 to 2025

Annual Rates:	\$4,258.75
Current Instalment:	\$0.00
Current Year - Outstanding Rates:	\$0.00
Arrears for Previous Years:	\$0.00

Note: Rates are charged in four instalments for the 2025/26 rating year commencing 1 July 2025 and ending 30 June 2026

1st Instalment	1 Jul 2025 – 30 Sep 2025	Due Date 20 August 2025
2nd Instalment	1 Oct 2025 – 31 Dec 2025	Due Date 20 November 2025
3rd Instalment	1 Jan 2026 – 31 Mar 2026	Due Date 20 February 2026
4th Instalment	1 Apr 2026 – 30 Jun 2026	Due Date 20 May 2026



Rates information and valuation history can be found online at the Taupo District Council website: Rating Information Search <https://www.taupodc.govt.nz/ratessearch>



For any information regarding Maori Land, please contact the Turangi Office of the Maori Land Court or view their website and online records at: <http://www.justice.govt.nz/courts/maori-land-court>

SPECIAL LAND FEATURES/NATURAL HAZARDS

Taupo District is an area that is particularly vulnerable to seismic, geothermal and volcanic activity. It has many faults running through it, including possibly undetected faults.

Taupo District is also an area that is dominated by Lake Taupo and a number of river tributaries feeding into Lake Taupo. Due to the presence of the Lake and rivers, there is a risk that some land in the vicinity of the Lake and rivers may be subject to erosion or inundation.

Taupo District Council has commissioned (in conjunction with Environment Waikato) and received a hazard report as part of a wider programme of investigation into hazards in the Taupo District; the Lake Taupo Erosion Study (Beca Infrastructure Limited - Lake Taupo Erosion Study - Stage 4 (March 2008)). In the Beca Study the erosion hazard level is classified as very low, low, moderate or high. A copy of Figure 5 - Summary Map from Beca's report is attached. The report notes that no residential properties are at immediate risk from erosion. Due to uncertainty around the rate of erosion at different locations it has not been possible to identify whether specific properties are likely to be affected in the future.

It is the landowner's responsibility to determine whether the property is suitable for any proposed activity or whether any proposed building site is suitable for development (and to undertake tests if necessary).

Stormwater Overland (Secondary) Flow Path

Taupo District Council has commissioned consultants to investigate potential flood hazards from stormwater in urban areas within the Taupo District. This investigation includes the identification of overland flow paths for stormwater during a rainfall event with a 1% annual exceedance probability (i.e. an average of a 1 in 100 year recurrence interval). The investigation will also include an analysis of the likely depth and speed of the flood waters.

Once the information regarding the potential flood hazards is collected it will be validated through a range of processes including on site surveys. This means that the information that the Council holds regarding the extent of the potential flood hazards may alter over time.

The advice note is placed on all Land Information Memoranda. If you wish to find out more specific information regarding a particular property, please contact info@taupo.govt.nz or phone (07) 376 0899.

Wave Run Up

Opus International Consultants Ltd has undertaken a study to identify the flood risk around the margins of Lake Taupō. Opus identified the potential for the flood risk to be influenced by wind generated wave run-up hazard (section 11, Wind Waves, Taupō District Flood Hazard Study Lake Taupō Foreshore 2014 and Opus Memorandum Wave Run-up, 18 August 2015).

It is the landowner's responsibility to determine whether the property is suitable for any proposed activity, or whether any proposed building site is suitable for development (and to undertake tests if necessary).

The links for these documents on the TDC website are here <https://www.taupodc.govt.nz/council/consultation/zclosed-consultations/wave-run-up>

- **Land Effects Register**

No issues known to Council.

ARCHAEOLOGICAL SITES



Information on Archaeological Sites and Historic Places in the Taupo District can be found online:

- New Zealand Archaeological Association - <http://www.archsite.org.nz/>
- New Zealand Historic Places Trust - <https://www.heritage.org.nz/>

WASTEWATER, WATER AND STORMWATER

Where there are any Wastewater, Water and/or Stormwater pipes within the property, access will be required for any proposed maintenance works program and or to upgrade pipes at whatever time necessary. No structure should be built over (on top of) the pipes.

Services:

Map attached.

Wastewater:

This property is under TDC Wastewater / Sewer Scheme

Treatment Site: Taupo

Service Type: Sewerage

Water:

This property is under TDC Drinking Water Supply Scheme: Taupo , Urban.

Type of Supply: Unrestricted, (2.2 m³/HEU max)

- Treatment: Chlorination, Filtration by Coarse Screening, Membrane Filtration (From January 2014)
- Remineralisation For: Fluoridation
- Activity / Renewal Plan which may impact this property: None.

Remarks:

Based on guidelines received from Waikato Regional Council, TDC adopted the water supply strategy in 2009 and submitted water demand management plan, which encourages more sustainable use of potable water. The average daily household water consumption targets in summer use will gradually reduce to achieve water consumption of 1 m³ per HEU by 2035 as per water supply strategy:

- 2012 - 2015 water consumption / HEU = 1.65 m³

- 2016 - 2019 water consumption / HEU = 1.53 m³
- 2020 - 2022 water consumption / HEU = 1.42 m³

Water Meter:

This property has no water meter.



The supply of water is subject to the Taupo District Council Water Supply Bylaw.
<https://www.taupodc.govt.nz/rules-regulations-and-licenses/bylaws>

PROJECTS

We work to provide good-quality local infrastructure and local services to our communities. To read about projects within your district please visit

<https://www.taupodc.govt.nz/council/projects>

PLANNING/RESOURCE MANAGEMENT

The following information/consents are registered against this property.

2016-08-04	RESOURCE CONSENT 160180 : For future development on the 24 residential lots for up to 40% building coverage, 60% total coverage, front building setback of 4m (except for garage/carport) and 100% site disturbance for earthworks while redeveloping. Type: Land Use Consent - [Discretionary Activity]
2016-08-04	RESOURCE CONSENT 160181 : To subdivide to create 24 residential allotments and a new road as Stage 19 of the Brentwood subdivision. Type: Subdivision Consent - [Discretionary Activity]
2016-11-04	RESOURCE CONSENT 160181A : A change of conditions to RM160181 to alter the earthworks to form the allotments within the subdivision. Type: Subdivision Consent - [Change/Cancellation Condition] S223 issued 2017-06-20 S224c issued 2017-06-20
2016-11-04	RESOURCE CONSENT 160326 : To carry out earthworks for the Stage 19 Brentwood subdivision involving filling of up to 1.5m depth within the 1.5m setback to the southwest boundary and for retaining walls and combined barrier heights being a building within the 1.5m setback. Type: Land Use Consent - [Discretionary Activity]
2017-03-10	RESOURCE CONSENT 170010 : To subdivide to create 45 residential allotments as Stage 20 of the Brentwood subdivision and for earthworks in excess of maximum vertical ground alteration within and outside setbacks. Type: Subdivision Consent - [Discretionary Activity]
	RESOURCE CONSENT 170010A : To change a condition of consent in relation to the consent notice front building setback requirement for garages Type: Subdivision Consent - [Change/Cancellation Condition] Withdrawn: 2017-09-08
	RESOURCE CONSENT 170010B : Amend Condition 28 for consent notice clause regarding proximity of garages to front boundary of lots and enable the subdivision to be completed in two stages with changes to condition1, 2A, 7,8,9,10,11,15,17,18,28,30 for the staging. Type: Subdivision Consent - [Change/Cancellation Condition] S223 issued 2018-05-07 S224c issued 2018-05-07

2017-03-10 RESOURCE CONSENT 170011 : For future development on the 45 lots exceeding maximum building coverage, total coverage, and encroaching into front setback.
Type: Land Use Consent - [Discretionary Activity]



Any historical Planning Permits not individually identified above may be contained in the microfiche document attachments

Further information regarding current District Plan rules, maps and performance standards, plus any proposed plan changes can be found online:

<https://taupo.isoplan.co.nz/eplan/>

- **Reserve Encroachment Policy**

Under the Reserves Act 1977, it is an offence to remove or place plants or structures on Council reserves or otherwise attempt to obtain exclusive private use of a reserve without Council authorisation.

Concern over increasing numbers of such encroachments resulted in Taupo District Council adopting an Encroachment on Reserves policy on 27 February 2011. This sets out how Council intends to regain exclusive occupation of its reserves, affected by encroachments by private landowners, for the benefit of all New Zealanders.



Encroachment on Reserves Policy - 27 February 2001

<https://www.taupodc.govt.nz/rules-regulations-and-licenses/policies>

BUILDING

The following information/consents are registered against this property.

2018-08-09 BUILDING CONSENT 180679 : New three bedroom dwelling.
Code Compliance Certificate issued 2019-10-30

2019-05-08 BUILDING CONSENT 180679A : Amendment to original building consent - 3 bedroom dwelling - Amendment as follows - Change of windows and removing gas fire and gas services, replace with hot water cylinder and heat pump.
Code Compliance Certificate issued 2019-10-30

Please note the following information:

1. Any historical Building Permits not individually identified above may be contained in the microfiche document attachments.
2. Many properties in the Wairakei, Turangi and Mangakino areas were originally owned by Government Departments which were not required to take out Building Permits from Local Authorities. Therefore there may be no building permits / consents on Council records for the Dwelling.
3. The erection of new or additional buildings, or the replacement of buildings damaged or destroyed, must be in accordance with the District Plan and the Building Act 2004.
4. If no required building permits / consents, were obtained for any building work that has been carried out on the property, then an application for a Certificate of Acceptance in accordance with section 97 of the Building Act 2004 may be required (Application forms are available from the Council offices).
5. If the unauthorised Building Work does not comply with the District Plan requirements, then a Resource Consent is required (Contact the Council's Development Liaison Team.)

6. Building Permits were issued prior to 1993 under the Building Bylaws and were not legally required to have a Final Inspection. The onus was on the owner of the property to have this done. Code Compliance Certificates have become necessary since the introduction of the Building Act 1991 and the issuing of Building Consents.
7. Taupo District Council do not inspect any buildings with permits issued prior to the Building Act 1991, which came into full effect in January 1993.
Should you wish the building to be inspected, the services of an independent suitably qualified building practitioner should be sought.
8. Registration of a building consent under Section 36(2) of Building Act 1991, or section 72 of the Building Act 2004 may invalidate statutory natural disaster insurance. Refer Clause 3(d) of Third Schedule to the Earthquake Commission Act 1993.
9. All historic data and documents held by Taupo District Council have not been individually identified in the LIM report however are attached for your reference.

EARTHQUAKE PRONE BUILDING POLICY - BUILDING ACT 2004

The Building Act 2004 and this Policy require the Council to identify earthquake prone buildings. The Policy requires active and passive reviews. The first step is a "desk-top" review. Any commercial or multi-unit residential buildings constructed to standards that applied before 1976 require further investigation in respect of the Policy. If you believe a building or buildings on this property was or were constructed before the relevant date it is recommended you take further advice from a structural engineer or suitably qualified person.

WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006 - SECTION 124

No information known to the Taupo District Council.

DEVELOPMENT CONTRIBUTIONS

160180 : For future development on the 24 residential lots for up to 40% building coverage, 60% total coverage, front building setback of 4m (except for garage/carport) and 100% site disturbance for earthworks while redeveloping.

Prior to 1 July 2004, Taupo District Council did not have a development contribution policy and an assessment may have been carried out under the RMA1991 for financial contributions or for development levies. For further information contact Council's Development Liaison Team.

160181 : To subdivide to create 24 residential allotments and a new road as Stage 19 of the Brentwood subdivision.

A building consent, resource consent or service connection has been granted for this property that has been assessed for development contributions. The development contributions outstanding have been invoiced and paid. The development contributions paid should be clarified with Council, as a staged subdivision, building consent or landuse consent may have only made partial payment and further development contributions may be payable.

If you need to discuss the development contributions, please call the council on (07) 376 0899 and ask to speak to the Council's Development Liaison Team.

160181A : A change of conditions to RM160181 to alter the earthworks to form the allotments within the subdivision.

A building consent, resource consent or service connection has been granted for this property that has been assessed for development contributions or is awaiting further information in order to assess development contributions.

This development contribution will only be payable if application is made for a certificate under section 224(c) of the Resource Management Act 1991, section 95 of the Building Act 2004 (Code Compliance Certificate) or a service connection request is granted. Any outstanding payment may be registered on the title. An outstanding debt may create an impediment against any future consents on the title.

If you need to discuss the possible costs associated with the Development Contribution, please call the council on (07) 376 0899 and ask to speak to the Council's Development Liaison Team.

160326 : To carry out earthworks for the Stage 19 Brentwood subdivision involving filling of up to 1.5m depth within the 1.5m setback to the southwest boundary and for retaining walls and combined barrier heights being a building within the 1.5m setback.

No applications for building consent, landuse consent, subdivision consent or service connection that incurs a development contribution have been lodged with Council for this property do date. Therefore there is no payment due or outstanding. However, future development may be subject to a Development Contribution.

170010 : To subdivide to create 45 residential allotments as Stage 20 of the Brentwood subdivision and for earthworks in excess of maximum vertical ground alteration within and outside setbacks.

A building consent, resource consent or service connection has been granted for this property that has been assessed for development contributions. The development contributions outstanding have been invoiced and paid. The development contributions paid should be clarified with Council, as a staged subdivision, building consent or landuse consent may have only made partial payment and further development contributions may be payable.

If you need to discuss the development contributions, please call the council on (07) 376 0899 and ask to speak to the Council's Development Liaison Team.

170010A : To change a condition of consent in relation to the consent notice front building setback requirement for garages

Prior to 1 July 2004, Taupo District Council did not have a development contribution policy and an assessment may have been carried out under the RMA1991 for financial contributions or for development levies. For further information contact Council's Development Liaison Team.

170010B : Amend Condition 28 for consent notice clause regarding proximity of garages to front boundary of lots and enable the subdivision to be completed in two stages with changes to condition1, 2A, 7,8,9,10,11,15,17,18,28,30 for the staging.

Prior to 1 July 2004, Taupo District Council did not have a development contribution policy and an assessment may have been carried out under the RMA1991 for financial contributions or for development levies. For further information contact Council's Development Liaison Team.

170011 : For future development on the 45 lots exceeding maximum building coverage, total coverage, and encroaching into front setback.

A building consent, resource consent or service connection has been granted for this property that has been assessed for development contributions or is awaiting further information in order to assess development contributions.

This development contribution will only be payable if application is made for a certificate under section 224(c) of the Resource Management Act 1991, section 95 of the Building Act 2004 (Code Compliance Certificate) or a service connection request is granted. Any outstanding payment may be registered on the title. An outstanding debt may create an impediment against any future consents on the title.

If you need to discuss the possible costs associated with the Development Contribution, please call the council on (07) 376 0899 and ask to speak to the Council's Development Liaison Team.

180679 : New three bedroom dwelling.

No applications for building consent, landuse consent, subdivision consent or service connection that incurs a development contribution have been lodged with Council for this property do date. Therefore there is no payment due or outstanding. However, future development may be subject to a Development Contribution.

180679A : Amendment to original building consent - 3 bedroom dwelling - Amendment as follows - Change of windows and removing gas fire and gas services, replace with hot water cylinder and heat pump.

No development contribution information is available for this consent. Prior to 1 July 2004, Taupo District Council did not have a development contribution policy and an assessment may have been carried out under the RMA1991 for financial contributions or for development levies. For further information contact Council's Development Liaison Team.

LICENCES/ENVIRONMENTAL HEALTH

No Licenses have been issued for this property.

SWIMMING POOL AND POOL FENCING

No swimming pool has been registered with Council, for this property.

NETWORK UTILITY OPERATORS

Taupo District Council does not hold any information concerning electricity, telecommunication and gas connections. Information may be obtained from the relevant companies.

ANIMAL MANAGEMENT

The Bylaw information is available in the Taupo District Council Information for Dog Owners brochure, which is produced annually and available in July each year at any office of the Council.



Information and Bylaw on Dog Control in the Taupo District
<https://www.taupodc.govt.nz/rules-regulations-and-licenses/bylaws>

Dog Control Bylaw covers:

Number of dogs kept on a private property, Specific dog prohibited areas, Dog leash control areas, Specified dog exercise areas, Standards for the accommodation of dogs, Dog fouling offenses and other aspects of Dog Control.

DISCRETIONARY INFORMATION

Taupo District Council provides the following discretionary information which it considers to be relevant in accordance with Section 44A(3) of the Local Government Official Information and Meetings Act 1987(LGOIMA)

- **Structure Plans**

Structure plans have been developed by Council to assist in managing the Districts growth.



Taupo Urban Structure Plan 2004, Taupo Town Centre Structure Plan 2004, Kinloch Community Structure Plan 2004
<https://www.taupodc.govt.nz/council/plans-and-strategies/structure-plans/taupo-urban-structure-plan>

Taupo District 2050 - Growth Management Strategy
<https://www.taupodc.govt.nz/council/plans-and-strategies/district-strategies/td2050-growth-management-strategy>

Your property belongs to the Waikato region. We therefore advise that you check with the Regional Council as to potential additional restrictions that may apply to the property via their website www.waikatoregion.govt.nz or by phoning 0800 800 401

ATTACHED DOCUMENTS

- RM160180 RM160181 Land Use & Subdivision Discretionary Stage 19 - A1697517
- initial feedback from Council - some issues (7-7-16) - A1699577
- further information request (12-7-16) - A1700836
- Engineering Earthworks and Construction Plans for Stage 19 - 10/8/16 - A1719659
- Earthworks Plans for Approval 10/8/16 - A1720284
- Engineering Plans submitted for approval 5/9/16 - A1736526
- Engineering Plans - Approved. 19/9/16 - A1746322
- Brentwood Stage 19 - Street Trees (24-5-17) - A1953934
- Flowering Cherries - A1953935
- RM160326 Land Use Discretionary & RM160181A Change of Conditions - A1772187
- Subdivision & Land Use Discretionary RM170010 & 170011 - A1867742
- Subdivision & Land Use Discretionary RM170010 & 170011 - approved plans - A1887179
- Change of Conditions RM170010B - A2048056
- other changes sought - recommend withdrawing application (7-9-17) - A2035002
- application withdrawn (8-9-17) - A2042627
- Appendix 1 - Application Form - A1691797
- Appendix 2 - Certificate of Title - A1691798
- Appendix 3 - Subdivision plans - A1691801
- Jarden Corp TDC cover letter - A1691803
- Appendix 4 - Engineering Report (TLDC Ltd) - A1691805
- Appendix 5 - Resource Management Assessment - A1691809
- Appendix 1 JT Design typical house plans - A1709060
- Appendix 2 West elevation of Stage 19 houses - A1709061
- Appendix 3 TLDC Report - A1709062
- Appendix 4 Amended Subdivision Plan - A1709063
- Appendix 5 Amended Roding and Services Plan - A1709064
- Further Information Response (21-7-16) - A1709065
- 20160701_114905 - A2029384
- 20160701_115033 - A2029385
- 20160701_114944 - A2029386
- 20160701_114946 - A2029387
- 20160701_114913 - A2029388
- TA Notification of LT 509197 (16-6-17) - A1979055
- RM160181A TA Approval S221 Consent Notice LT 509197 - 13-6-17 - A1975041
- Easement Instrument (sewer & water) LT 509197 (13-6-17) - A1975512
- RM160181A TA Approval S223 S224c LT 509197 - 13-6-17 - A1980040
- RM160181A Title Plan LT 509197 - A1980042
- TA Approval (221 - Consent Notice) LT 522262 - A2206599
- Easement Document (Water & Sewer in Gross) - signed (4-5-18) - A2210821
- Fencing Covenant - signed (4-5-18) - A2210824
- TA Approval (223 & 224c) LT 522262 (7-5-18) - A2212215
- Title Plan LT 522262 - A2212216
- Brentwood Stage 20, proposed scheme - A1758492
- Brentwood Reservoir - Proposed earthworks for site preparation from developer. - A2159396
- RE [#17111] Brentwood reservoir site - A2159397
- Appendix 1 Application Form - A2027094
- Appendix 2 Stage19 layout and site plans - A2027095
- Appendix 3 Certificates of Title and Consent Notice - A2027098
- Appendix 4 Subdivision Consent for Stage 20 - A2027099
- Application to vary RM170010 consent condition and consent notice re 4 and 24 Mayfly Grove - A2027101
- Receipt of application 25.08.2017 - A2027102
- Application accepted 19/07/2018 - A2269519
- Vetting checksheet - A2269520
- Appendix specifications - A2269522

- Application form - A2269523
- Consent plans - A2269524
- Memo from LBP - A2269525
- Specifications - A2269526
- CN - 180679 - A2269528
- CT - 180679 - A2269529
- Services Plan - 12 Mayfly Grove - A2269898
- Project Information Memorandum - A2270810
- 2018-08-07 Request for information - A2282505
- 2018-08-07 Request for information - A2282532
- 201 Services As Laid Plan Form (A620433) - A2283907
- 2018-08-09 Required items for building consent - A2283908
- Advice of Licensed Building Practitioner form (A1452379) - A2283911
- Restricted building work notice - A2283912
- Correct siting of building consent number - A2283913
- Response to request for further information - A2283949
- *BC180679 items to send to applicant - A2284617
- Works Order Application - A2284635
- Building consent - BC180679 - A2317692
- Building Consent granted 21/09/2018 - A2317695
- 2019-05-08 Processing checksheet - A2461452
- 2019-05-08 Required items for building consent - A2461456
- 2019-05-20 Audit Report - G3 - A2470398
- 2019-05-20 Site Notice - A2470400
- 2019-05-20 Audit Report - G3 - A2470409
- 2019-05-20 Site Notice - A2470412
- Pre-floor as-laid plan 180679 - A2471632
- Advice of Licensed Building Practitioners - A2473614
- 2019-05-28 Audit Report - G2 - A2476231
- 2019-05-27 Site Notice - A2476237
- Correct siting of building 180679 - A2476591
- 2019-06-04 Audit Report - G5 - A2480207
- 2019-06-04 Site Notice - A2480213
- Drainage as laid plan 180679 - A2481362
- 2019-07-04 Audit Report - G16 - A2503012
- 2019-07-04 Site Notice - A2503017
- 2019-07-30 Audit Report - G16 - A2521040
- 2019-07-30 Audit Report - G11 - A2521041
- 2019-07-30 Site Notice - A2521049
- 2019-08-13 Audit Report - G4 - A2531668
- 2019-08-13 Audit Report - G7 - A2531669
- 2019-08-13 Site Notice - A2531675
- 2019-08-28 Audit Report - G8 - A2541236
- 2019-08-28 Site Notice - A2541243
- Application for code of compliance BC180679 - A2573807
- Electrical certificate - mains BC180679 - A2573808
- Electrical certificate BC180679 - A2573810
- Memorandum from LBP - carpentry BC180679 - A2573811
- Memorandum from LBP - foundations BC180679 - A2573812
- Memorandum from LBP - roofing BC180679 - A2573813
- Producer statement - soakholes BC180679 - A2573814
- Producer statement - tiling BC180679 - A2573815
- Soak hole plans BC180679 - A2573816
- Soakhole image 1 BC180679 - A2573817
- Soakhole image 2 BC180679 - A2573818
- Truss as-built BC180679 - A2573819
- 2019-10-16 Request for information - A2574390
- Soakpitt PS3 - A2575582
- Soakpitt pics - A2575583
- 2019-10-21 Audit Report - G5 - A2577088
- 2019-10-21 Audit Report - RAB - A2577089

- 2019-10-21 Audit Report - G9 - A2577090
- 2019-10-21 Site Notice - A2577096
- 2019-10-30 Statement of compliance - A2582358
- Code of Compliance Certificate - A2582987
- Vetting checksheet - BC180679A - A2458098
- Specifications amended - A2458103
- Application for amendment to building consent - BC180679A - A2458104
- Plan set amended - A2458105
- Memorandum from LBP - Design - BC180679A - A2458106
- Building Consent - A2465621

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Legend

- Water
- Non Potable Water
- Wastewater
- Stormwater



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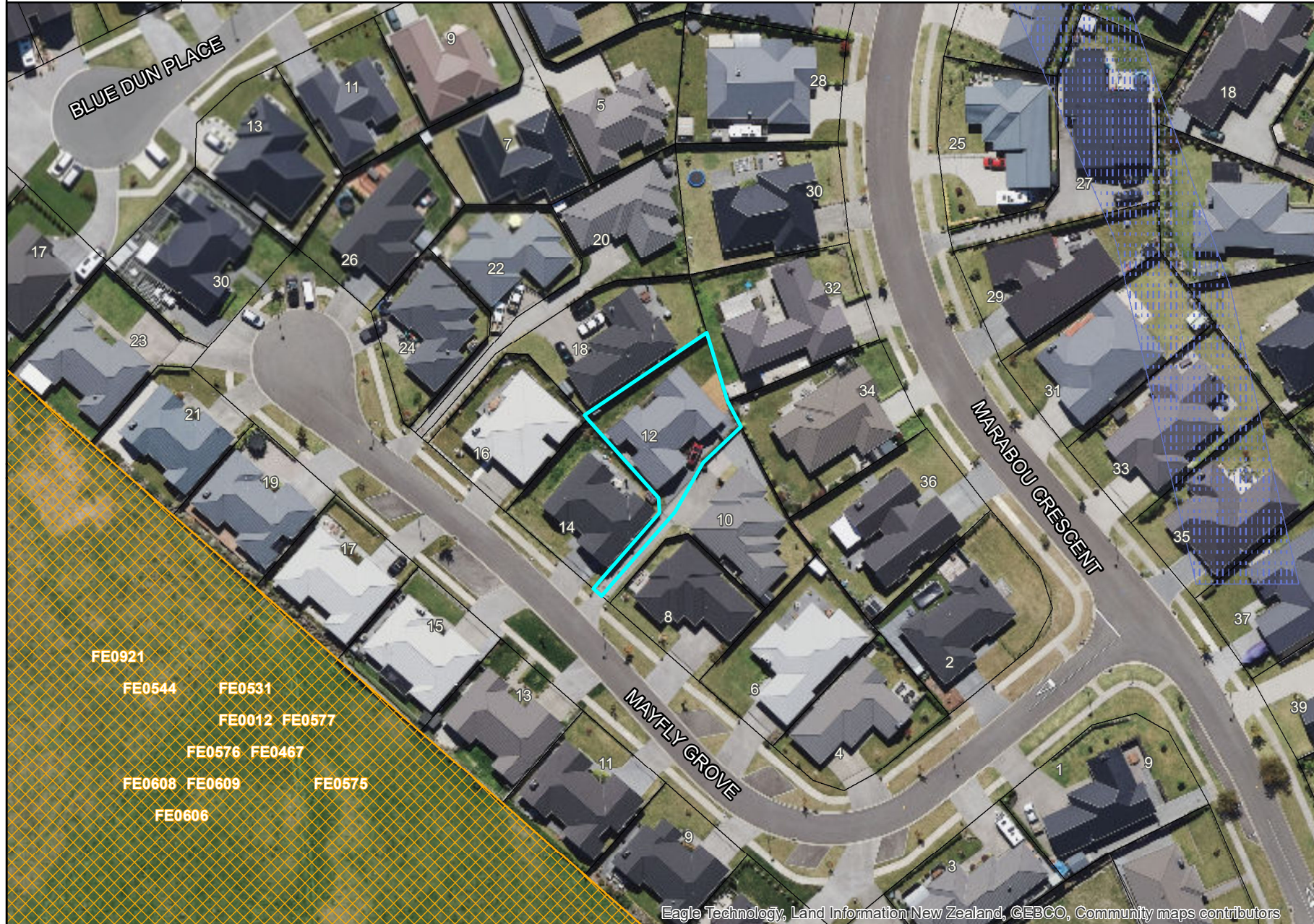
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Land Effects : Valuation 0730164795



Legend

- Flood Hazard Area
- Land Effect (MagiQ)
- Rateable Property
- Land Parcel
- Road

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Lake Taupo Erosion Study

