

## Introduction to the Planning Maps

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These Planning Maps are Part 'I' of the Waipa District Plan and are referred to within the Plan. These Planning Maps are also available online on the Waipa District Council website. A map index and street index has been included to assist readers to locate the correct Map. The street index is located after Map 55.

### Map Layout

The maps are arranged in pairs of facing pages. Each map in the pair covers the same geographical area and has the same map number and title at the bottom of the map. At each opening of the book, the left hand page shows 'zones' and the right hand page shows 'policy areas'.

Some of the notations on the maps are included for information purposes, to assist orientation of the map user and may not be referred to in the text of the Plan.

### Zone Maps

Every part of the District is in one and only one zone. Formed roads are not zoned but are subject to the rules in Section 17 – Works and Network Utilities. Unformed roads are zoned. If Lakes appear with a blue wave pattern they are in a Reserve Zone, otherwise Lakes are generally not zoned.

The St Peters School core campus area appears as a dotted outline. The Tokanui Dairy Research Area appears as a dashed outline, while the core campus area appears as a dotted outline.

### Policy Area Maps

The policy areas identify where certain resource management issues are addressed in the Plan, such as heritage, indigenous biodiversity and landscape. Some land is not in any policy area while some land is in several policy areas.

### Referenced Sites

Some sites are shown on the maps with a reference number. These are archaeological areas and sites, cultural heritage sites, designations, heritage items, protected trees or significant natural areas. The reference number will only appear on the detail map so, for example, if the site you are viewing is within an inset map, e.g. map 27 is within map 23, then the reference number will only appear on map 27 and not on map 23. The map legend identifies the appendices of the Plan that contain the listings of these items, sites and areas.

### Designations

For designations, the legal rights and responsibilities of the requiring authority (e.g. Telecom) and the landowners are set out in the Resource Management Act 1991.

### Hazards

Selected areas in Te Awamutu and around the Waipa River and Benn Road have been mapped as flood hazard areas because of the particular risks in those areas and the availability of a Regional Council flood management plan and or flood modelling data. This information is the most up to date that the Council holds. Precise detail cannot be inferred from the maps and they are intended to indicate general areas within which specific enquiry about flood risks should be made. Areas outside of the identified flood hazard areas may also be subject to flooding and inundation and site specific analysis should be undertaken about potential flood risk. All development and subdivisions are subject to site suitability performance standards in Section 15 – Infrastructure, Hazards, Development and Subdivision, additional assessments may be required as part of any resource consent application.

The Council holds a set of maps (special feature maps) that contain information, relating to poor soakage and fill areas that may impact on development in some locations. These maps should be consulted as part of the preparation of a resource consent application.

### Significant Natural Areas (SNA)

The original Significant Natural Areas data was sourced from Waikato Regional Council, 2012. Copyright Reserved.

The data for Significant Natural Areas is derived from interpretation of aerial photography along with information from ecological reports and data (where available), local ecological knowledge and/or field surveys. The data have been captured at scales of 1:10,000 or smaller and it is recommended it not be used at greater scales (e.g. 1:5,000) without detailed field survey.

### Cadastral Information

Cadastral information is derived from Land Information New Zealand's Digital Core Record System (CRS) (Crown Copyright Reserved). The date of the cadastral information is aligned with the page version date of the map. Please note that the position of cadastral boundaries is indicative only and may not accurately align to a property boundary, or to zoning or policy areas, at the printed scale and should not be used for legal or navigational purposes.