

Introduction to the Planning Maps

These Planning Maps are Part 4 of the Proposed Waitomo District Plan and are referred to within the Plan. These Planning Maps are also available online on the Waitomo District Council website. A map index has been included to assist readers to locate the correct Map.

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 had page shows 'Overlays'.**

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 Waitomo District is in one and only one zone. The Waitomo District Council is the road controlling authority for district roads. Formed district roads are not zoned but are subject to rules. Most of the rules which apply to roads are found in the transport and network utilities chapters. There are also some specific rules, for example signs in the road reserve, contained throughout the plan. Unformed roads are zoned the same as the zoning of adjoining sites. Where a different zone applies on either side of the unformed road then the zoning will apply to the centreline of the road. Water bodies are not zoned in the Waitomo District, but they are subject to the rules in the activities on the surface of water chapter.

Overlay Maps

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

Referenced Sites

Some sites are shown on the maps with a reference number. These are cultural heritage sites, designations, heritage items, significant natural areas and rural production zone sites.

Designations

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

Natural Hazards

Selected areas in Te Kuiti, Piopio, Mokau/Awakino, Marokopa/Kiritehere and Waitomo Caves Village have been mapped as flood hazard areas because of the particular risks in those areas, and the availability of information from the Waikato Regional Council (i.e. flood management plan and or flood modelling data). This information is the most up to date information 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.

Selected areas in Te Kuiti have been mapped as areas susceptible to landslide because of the particular risks in those areas and the availability of the Waikato Regional Council 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 landslide susceptibility should be made. Areas outside of the identified landslide susceptibility areas may also be subject to landslides and site specific analysis should be undertaken about landslide susceptibility.

Selected areas in Mokau, Awakino, Marokopa and Te Waitere have been mapped as hazard areas because of the particular risks in those areas and or 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 coastal erosion risks should be made. Areas outside of the identified coastal erosion hazard areas may also be subject to erosion and inundation and site specific analysis should be undertaken about potential erosion risk.

All development and subdivisions are subject to site suitability performance standards in the subdivision chapter and Subdivision, additional assessments may be required as part of any 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

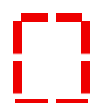
Cadastral information is made available through the LINZ Data Service and is based on information contained with Landonline (New Zealand's Official Title and Cadastral System). Attribution 4.0 International (CC BY 4.0). The date of the cadastral information is aligned with the page version date of the 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.

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Zones Legend

Zones

	Residential Zone - RESZ
	General Rural Zone - GRUZ
	Rural Production Zone - RPROZ
	Rural Lifestyle Zone - RLZ
	Settlement Zone - SETZ
	Commercial Zone - COMZ
	Industrial Zone - INZ
	Natural Open Space Zone - NOSZ
	Open Space Zone - OSZ
	Future Urban Zone - FUZ
	Maori Purpose Zone - MPZ
	Tourism Zone - TOUZ









APPEALS

A1 - ENV-2025-AKL-000158 - Waikato Regional Council
A3 - ENV-2025-AKL-000160 - Roy Wetini Whaanau Trust
A5 - ENV-2025-AKL-000162 - Te Ruunanga o Ngaati Mahuta ki te Hauaauru Trust



Designations

Infrastructure & Transport

	Roading
	State Highways
	Railway Line
	National Grid Line
	Gas Transmission Pipeline
	Indicative Road

Precincts



Railway Cottage Cluster Precinct – PREC1



Te Kumi Commercial Precinct – PREC2



Aerodrome Precinct – PREC3



Mokau Commercial Precinct – PREC4



Te Kuiti CBD Precinct – PREC5



Amenity Precinct – PREC6



Te Maika Precinct – PREC7

Specific Controls



Te Kuiti Aerodrome Flightpath Height Restrictions



Indicative Rural Production Areas



Coastal Marine Area

Statutory Acknowledgement Areas



Statutory Acknowledgement areas – Maraeroa A & B Blocks



Statutory Acknowledgement areas – Maraeroa A & B Blocks AOI



Statutory Acknowledgement areas – Ngati Tuwharetoa



Statutory Acknowledgement areas – Ngati Tuwharetoa AOI



Statutory Acknowledgement areas – Raukawa

General Layers



Regional Councils



District Councils



Cadastral Boundary







River / Lake / Sea

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




Overlays Legend

Historical & Cultural Values

-  Heritage Buildings and Structures
-  Significant Archaeological Sites
-  Sites and Areas of Significance to Māori &
Sites and Areas of Significance to Māori - Wāhi Tapu Sites
-  Sites and Areas of Significance to Māori - Cultural Alert Area

Natural Environment Values

Significant Natural Areas




-  International Significance
-  National Significance
-  Regional Significance
-  Local Significance
-  Manawatū-Whanganui Protected Areas (for information only)

Outstanding Natural features

-  Cave
-  Above Ground
-  Areas of Outstanding Natural Character
-  Areas of Very High / High Natural Character
-  Karst Overlay
-  Coastal Environment Overlay
-  Coastal Marine Area
-  Benefit Lots
-  State Highway Noise Control Boundary
-  Rail Corridor Noise Control Boundary
-  Rail Vibration Alert Layer

Natural Hazards




Coastal Hazard Areas

-  Coastal Erosion Hazard Area 1 – CEHA1
-  Coastal Erosion Hazard Area 2 – CEHA2
-  Coastal Flood Hazard Area - CFHA







Flood risk

-  High Risk Flood Zone - HRFZ





Building Platform Suitability

-  Building Platform Suitability Area A – BPS-A
-  Building Platform Suitability Area B – BPS-B
-  Building Platform Suitability Area C – BPS-C

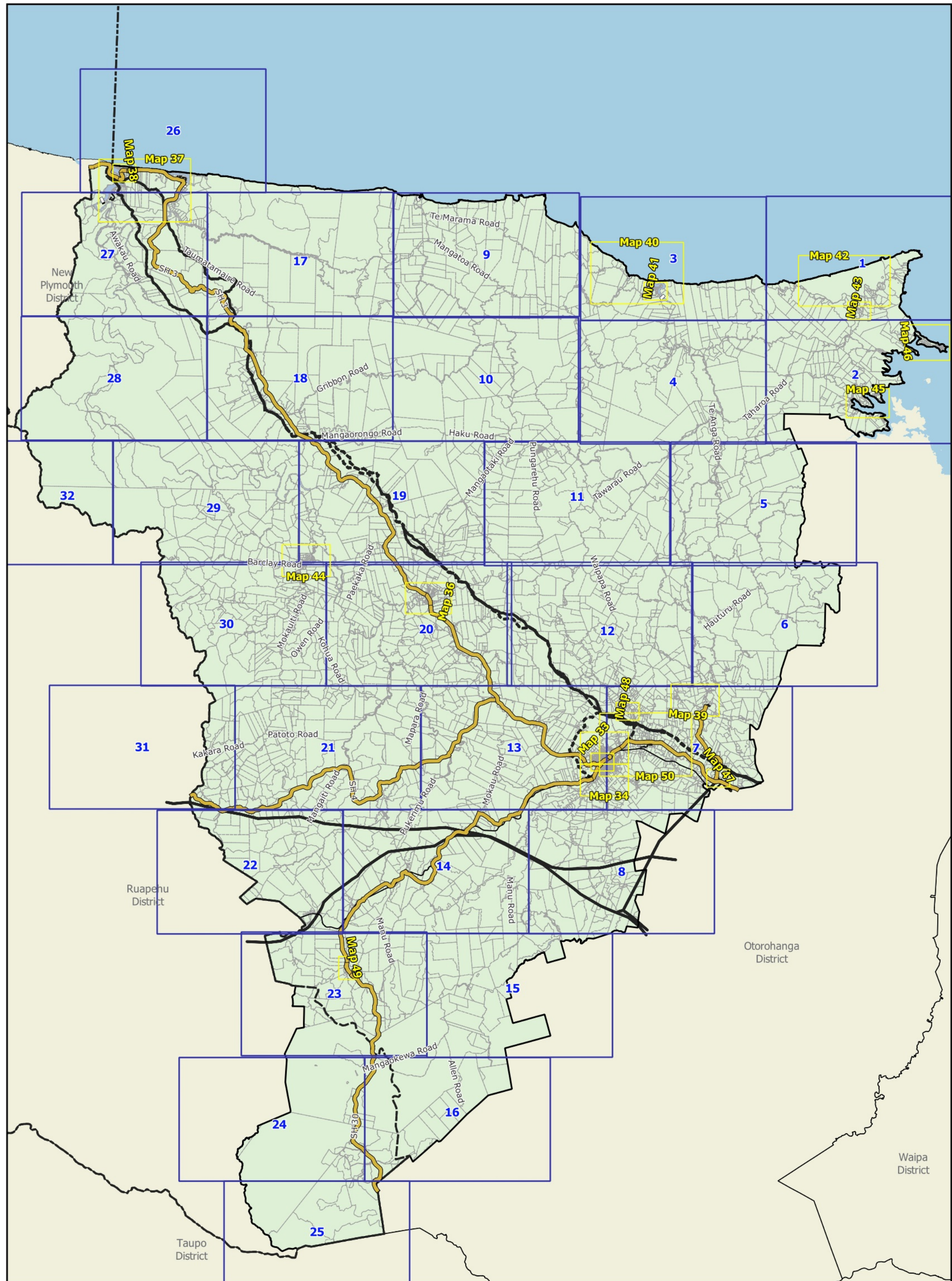
Infrastructure & Transport

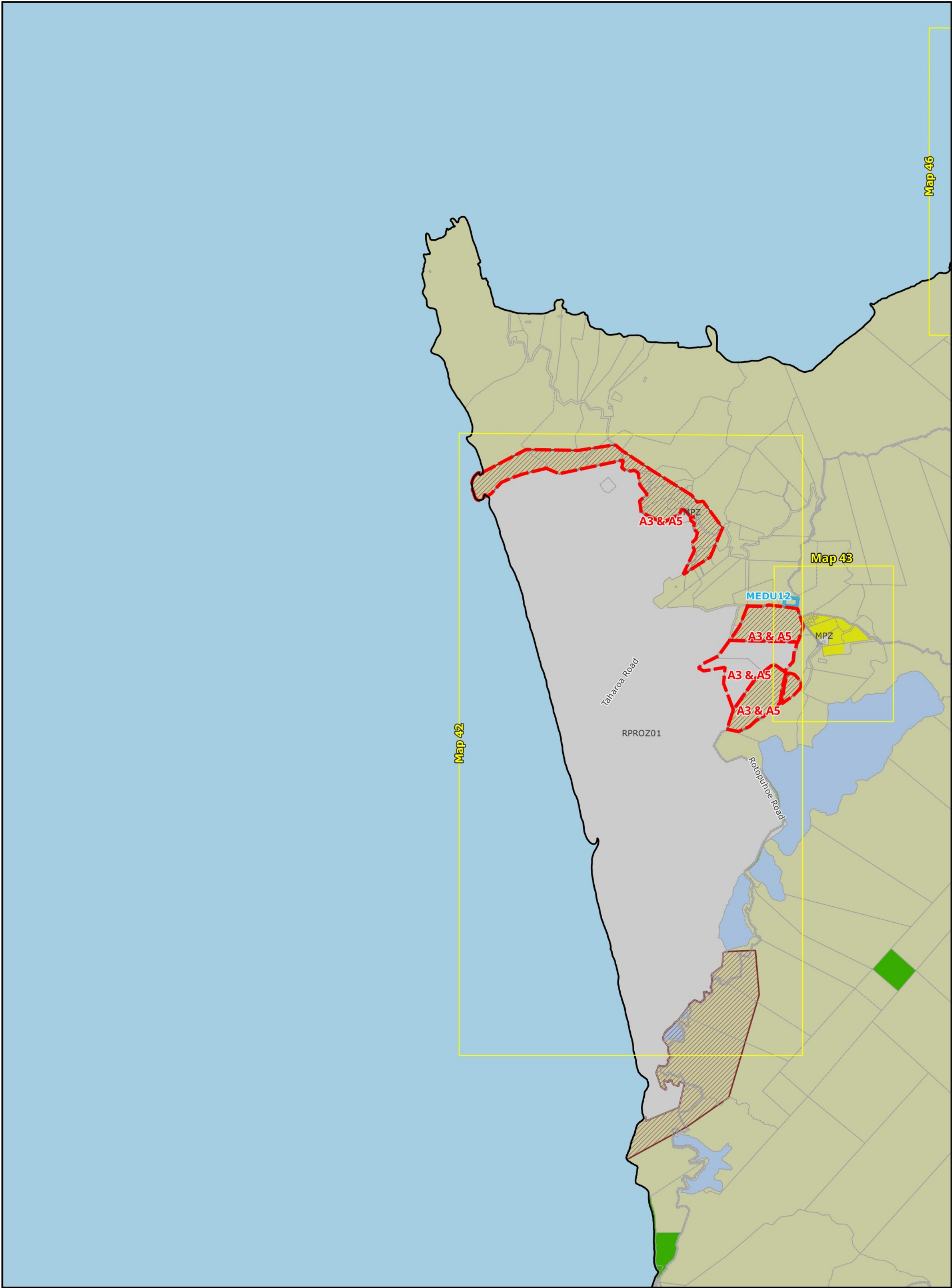
-  Roading
-  State Highways
-  Railway Line
-  National Grid Line
-  Gas Transmission Pipeline
-  Indicative Roads

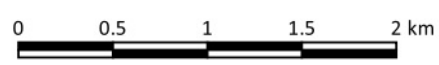
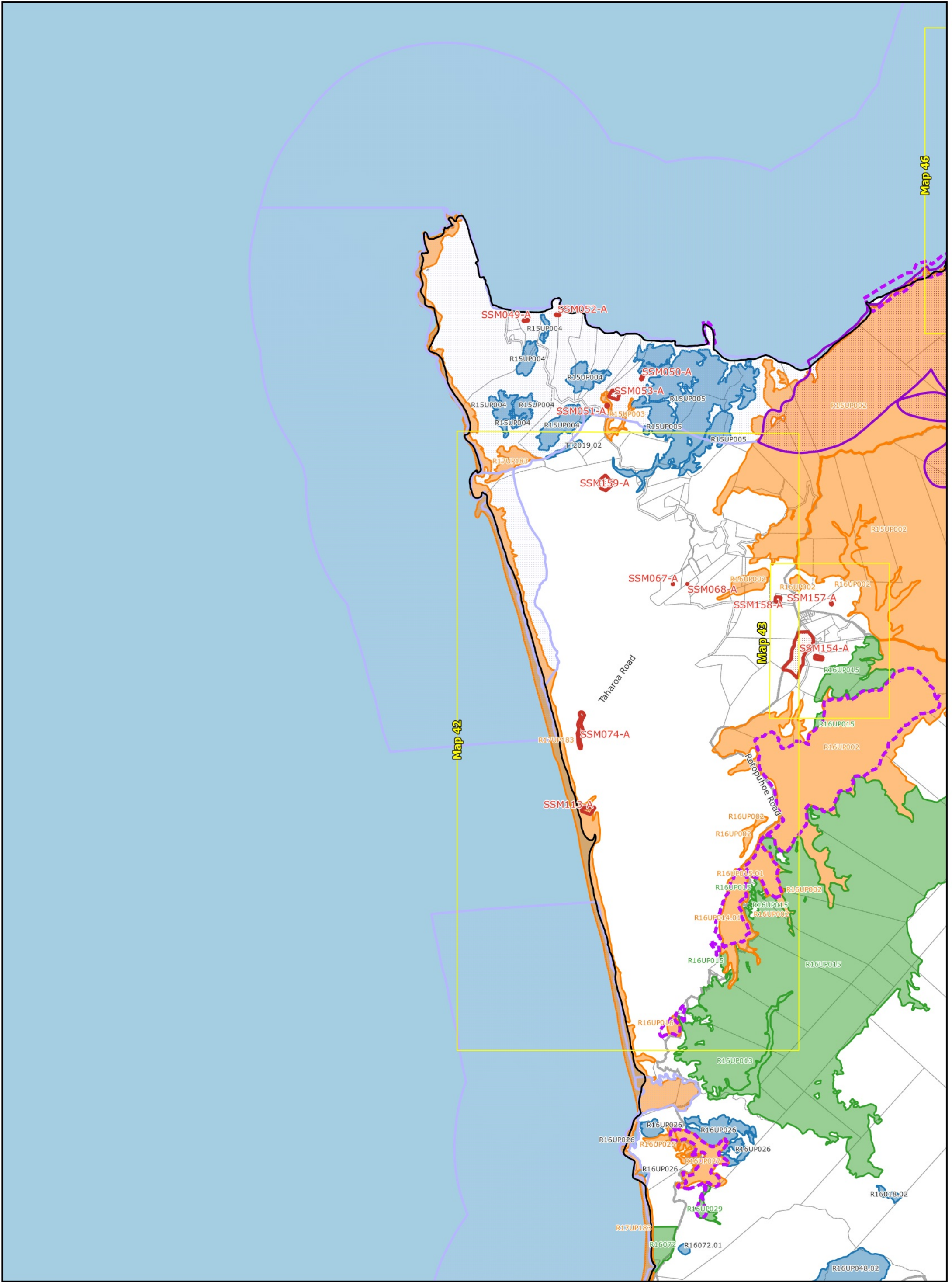
General Layers

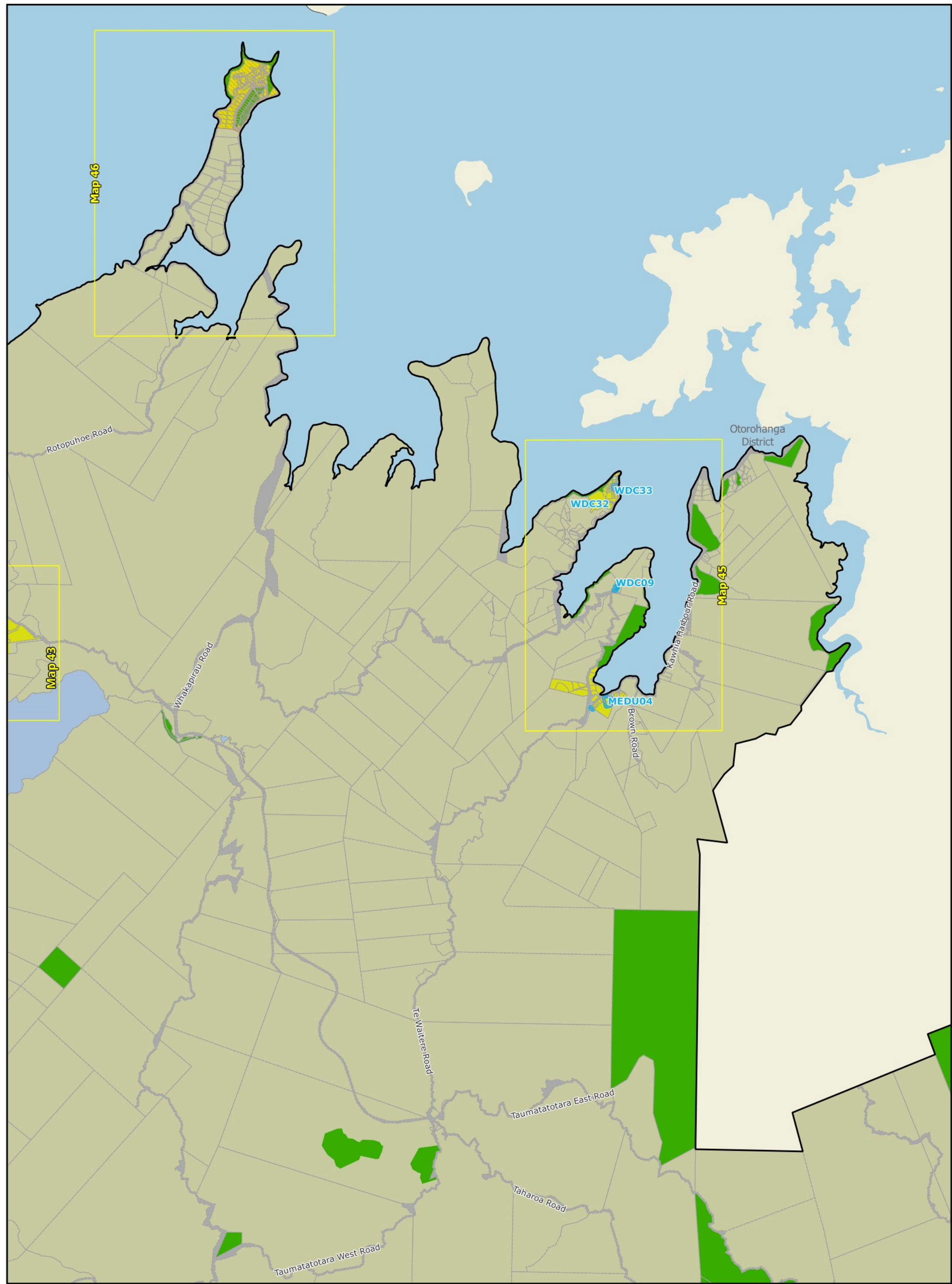
-  Regional Councils
-  District Councils
-  Cadastral Boundary
-  River / Lake / Sea

NOTE: refer to map 51 and associated legend to see Outstanding Natural Landscapes (ONL), Landscapes of High Amenity Value (LHAV), extent of the Coastal Environment Line (CEL), and Healthy River Catchment Area PC1.







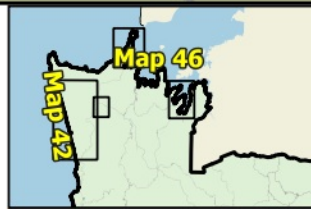


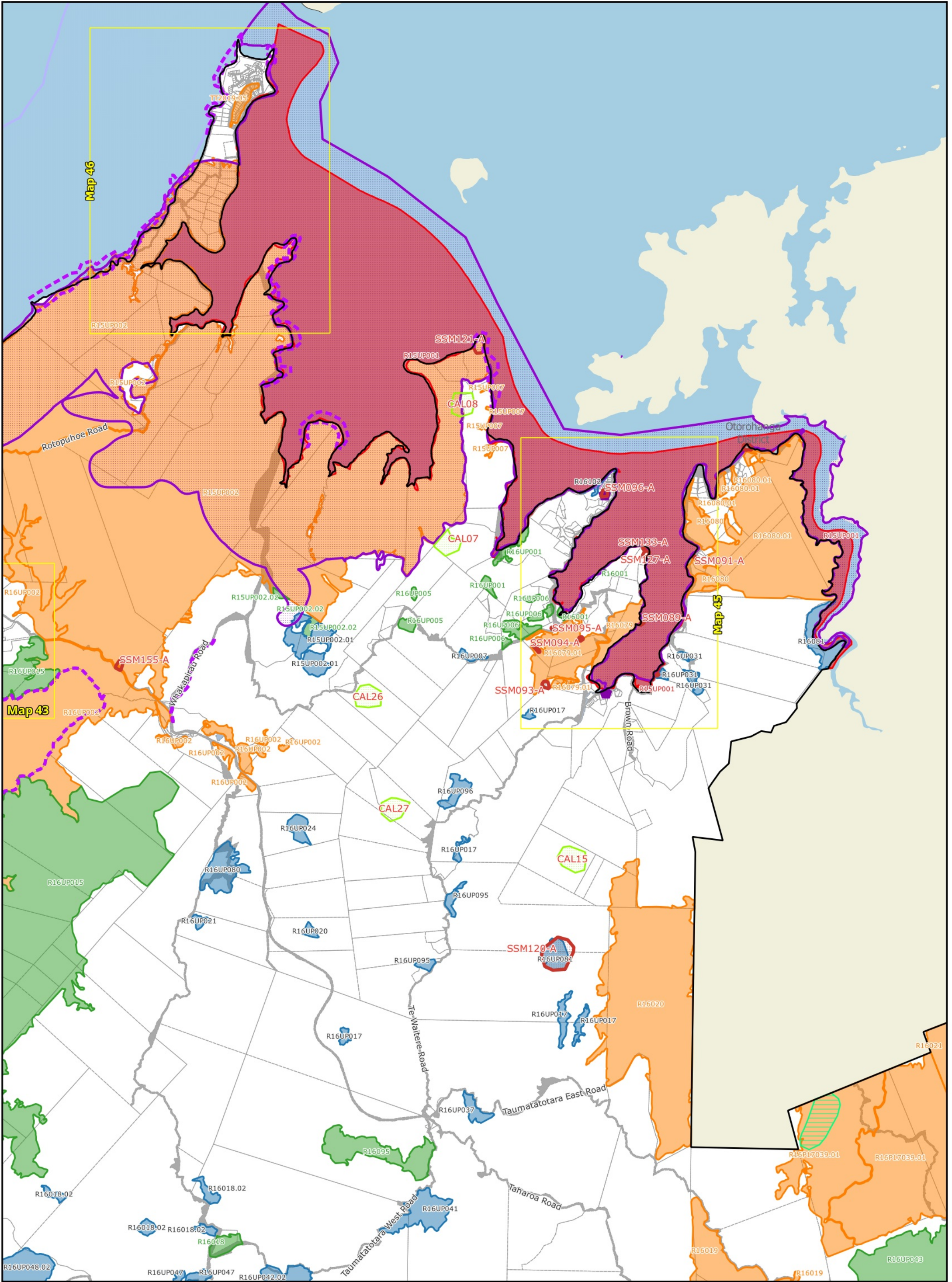
2 Zones

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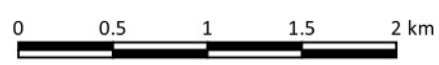
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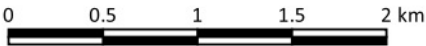
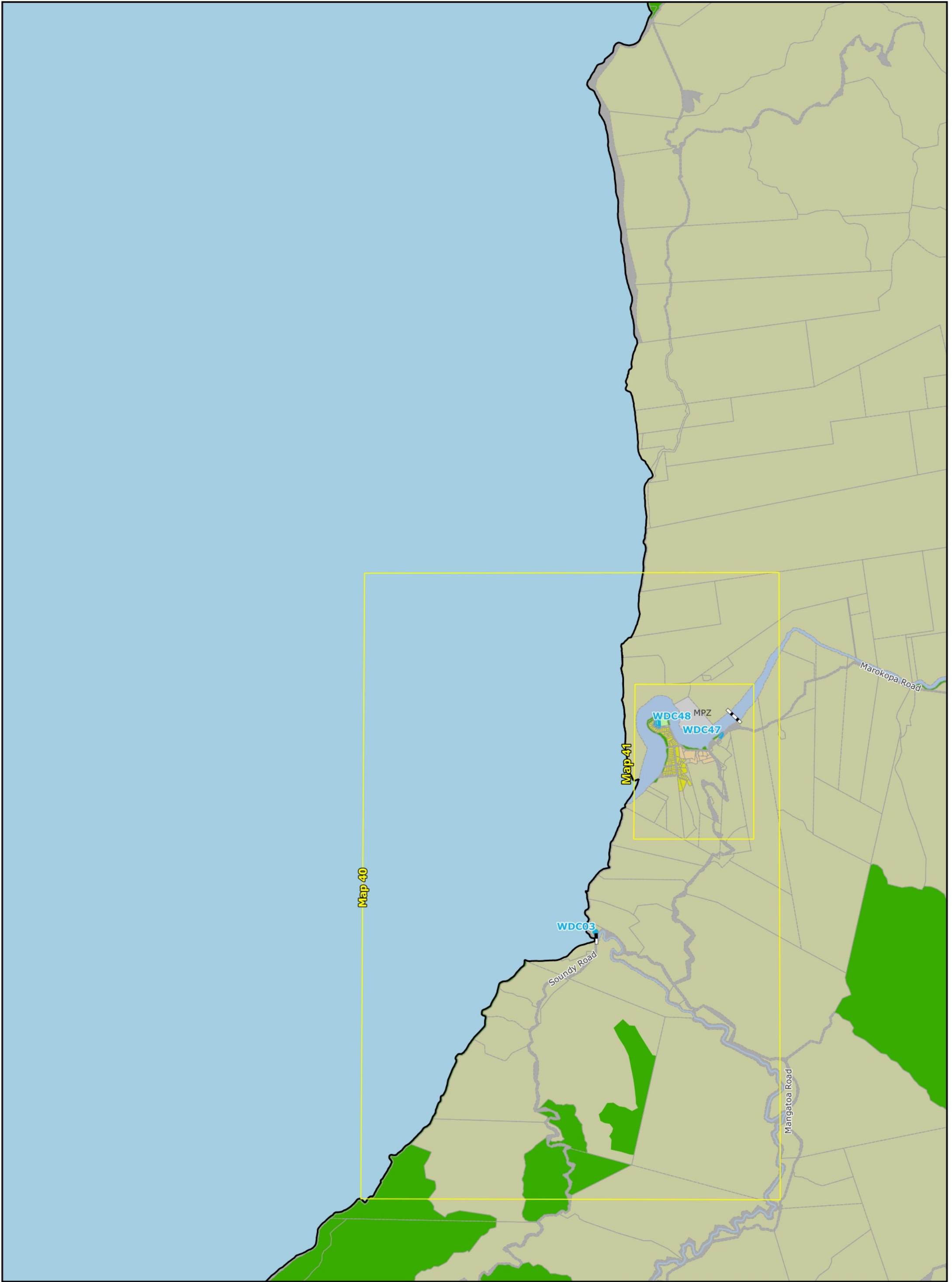
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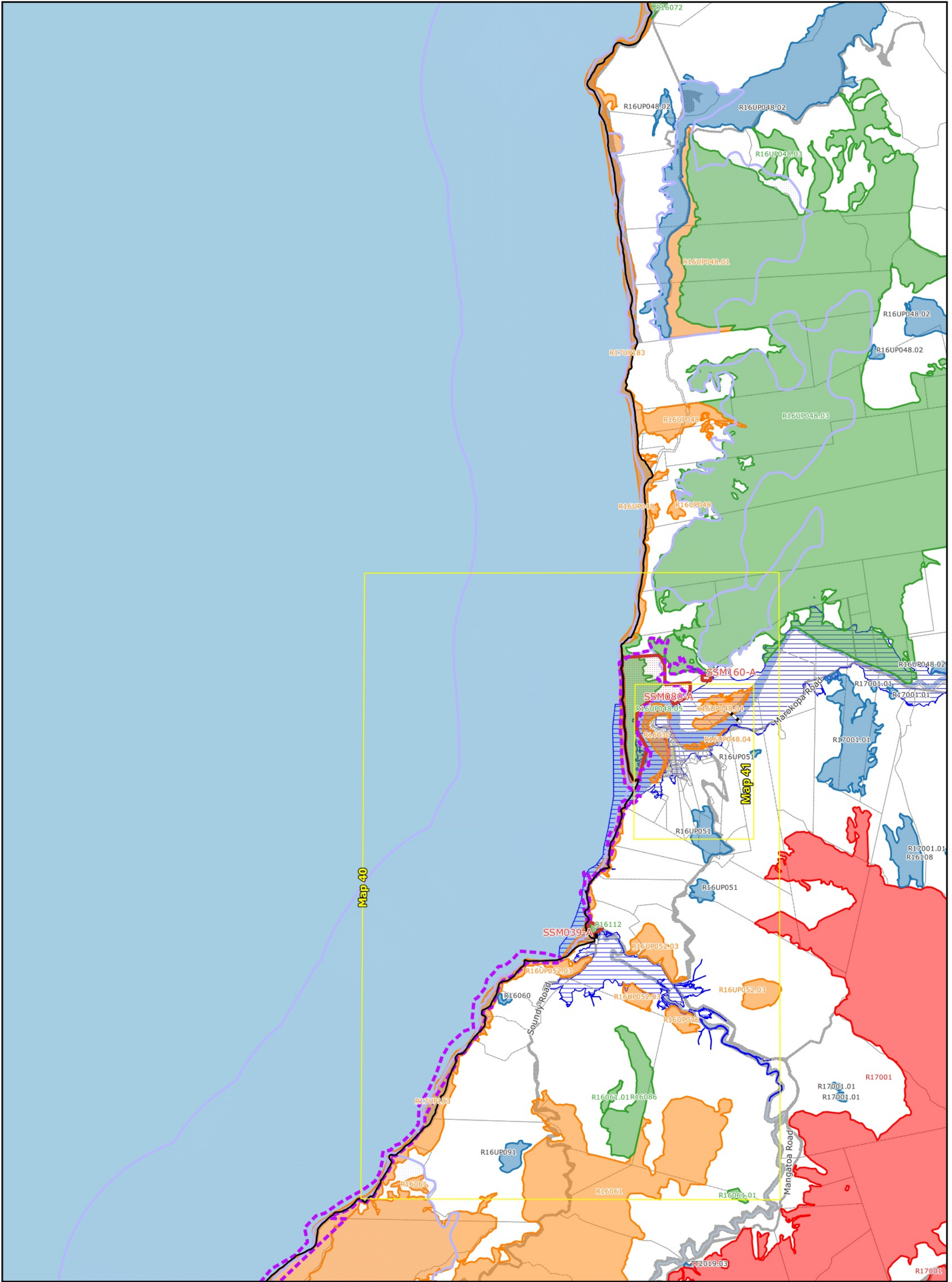


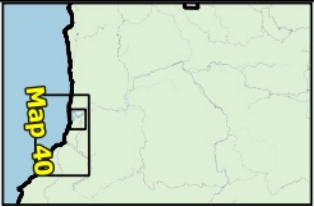
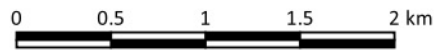
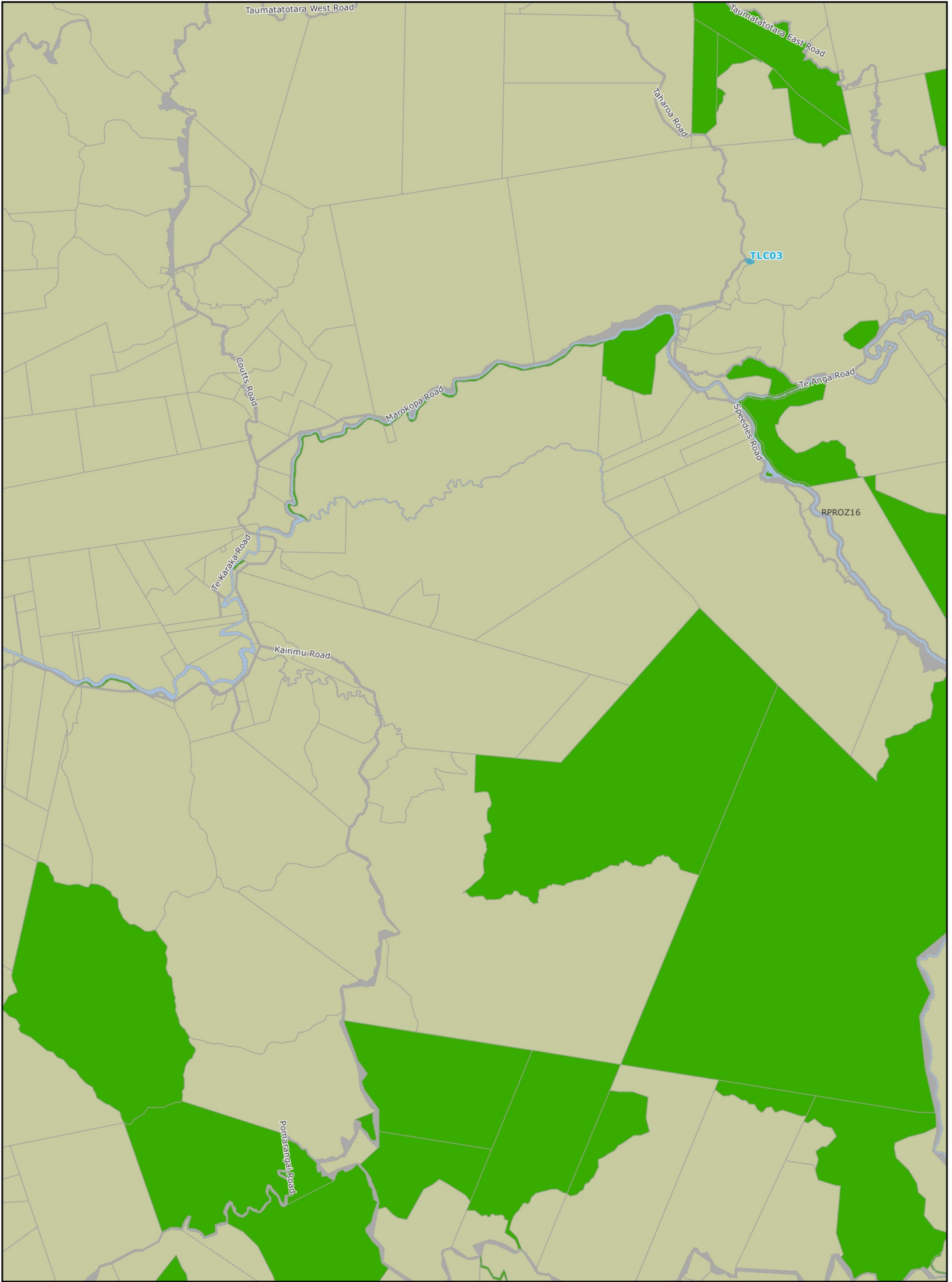


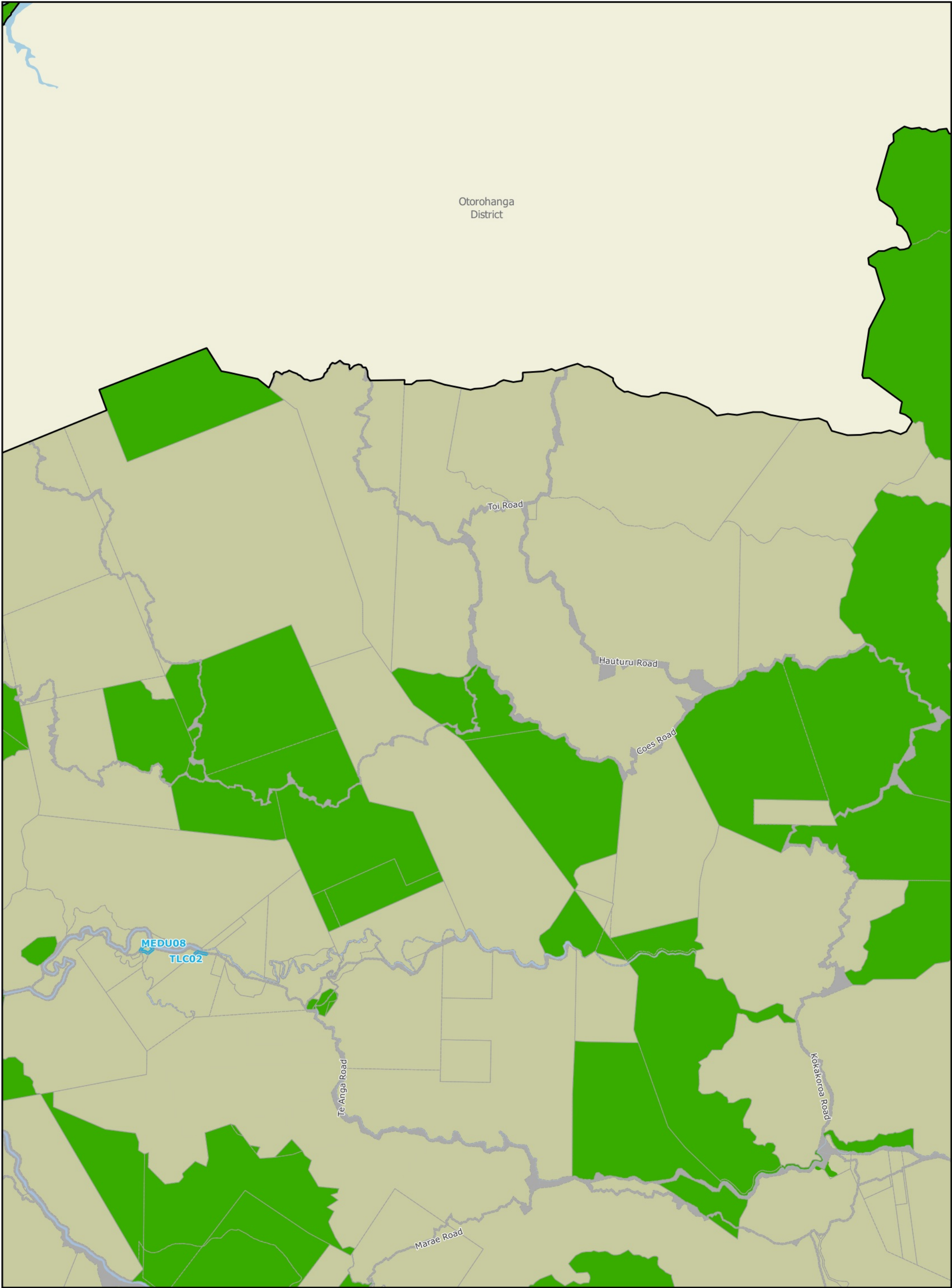
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Otorohanga District

Toi Road

Hauturu Road

Coes Road

MEDU08
TLC02

Te Anga Road

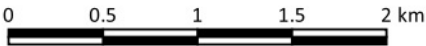
Marae Road

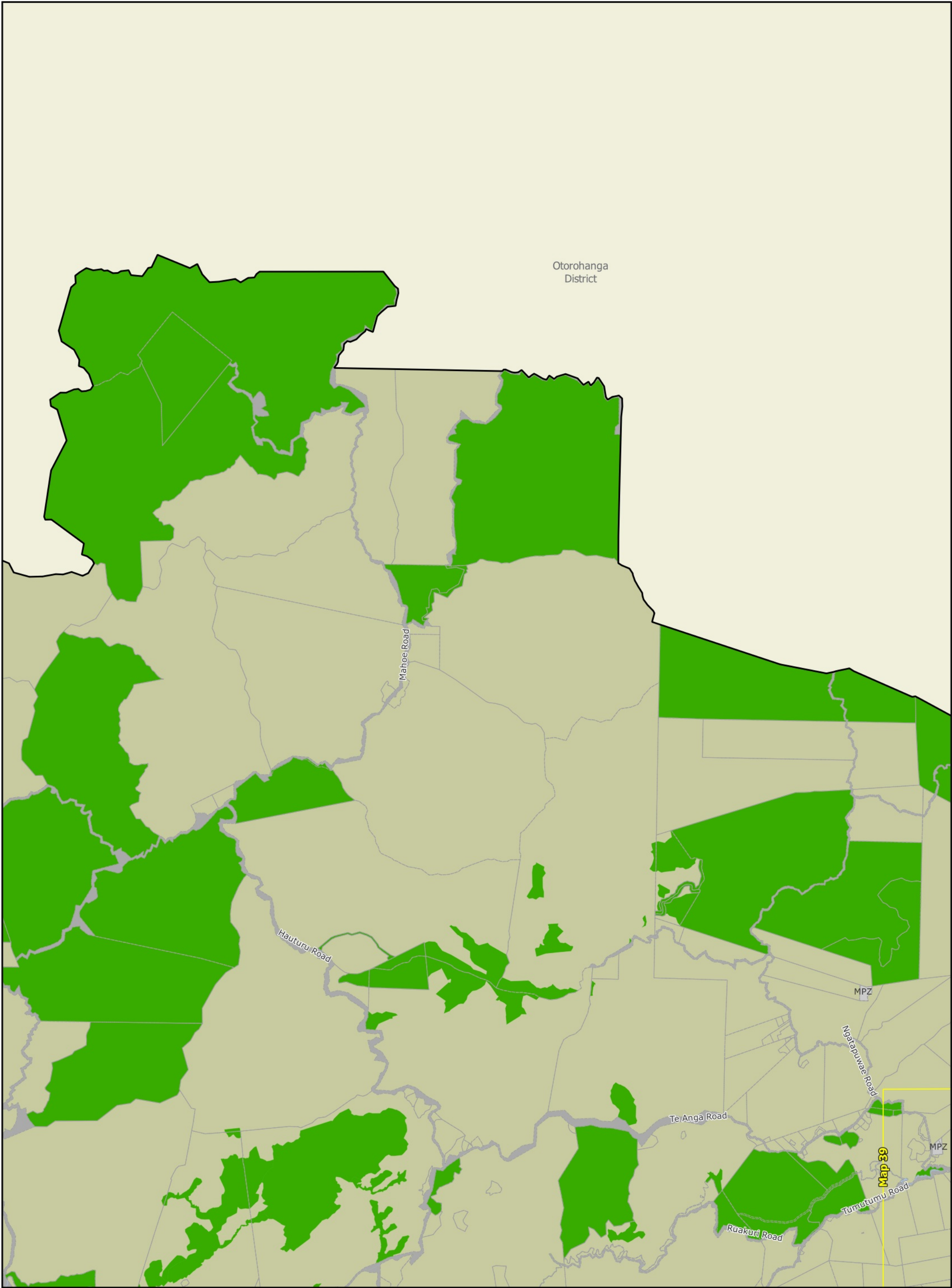
Kokakoroa Road

5 Zones

Scale = 1:40,000 at A3

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Otorohanga District

Mahoe Road

Hauturu Road

Te Anga Road

Ruakuri Road

Ngātapuwae Road

MPZ

Map 39

MPZ

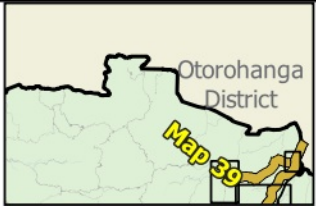
Waitomo District Council

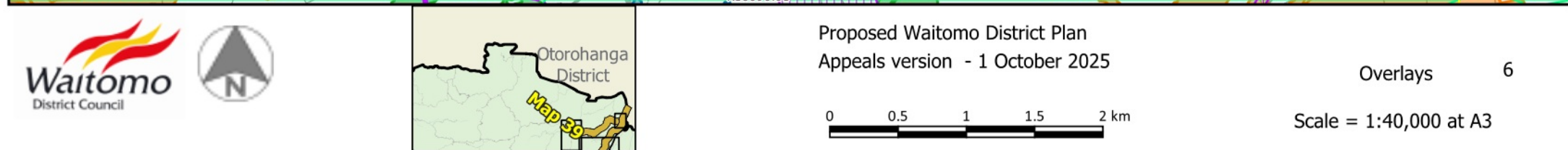
Proposed Waitomo District Plan
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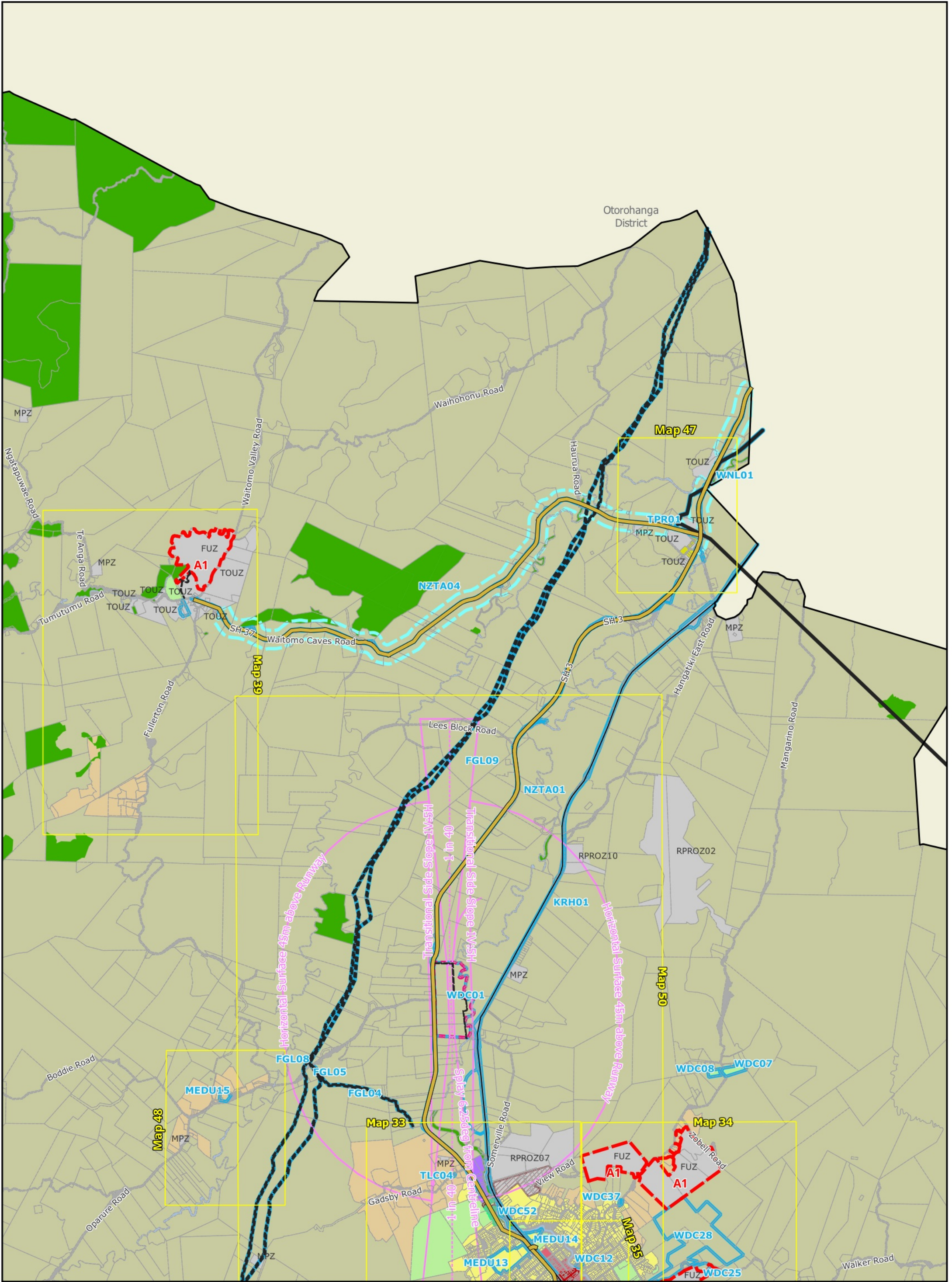
6 Zones

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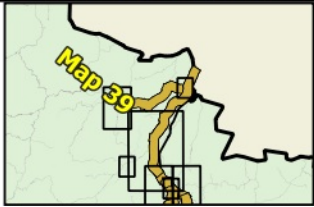


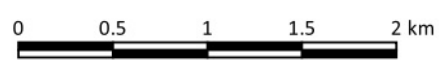
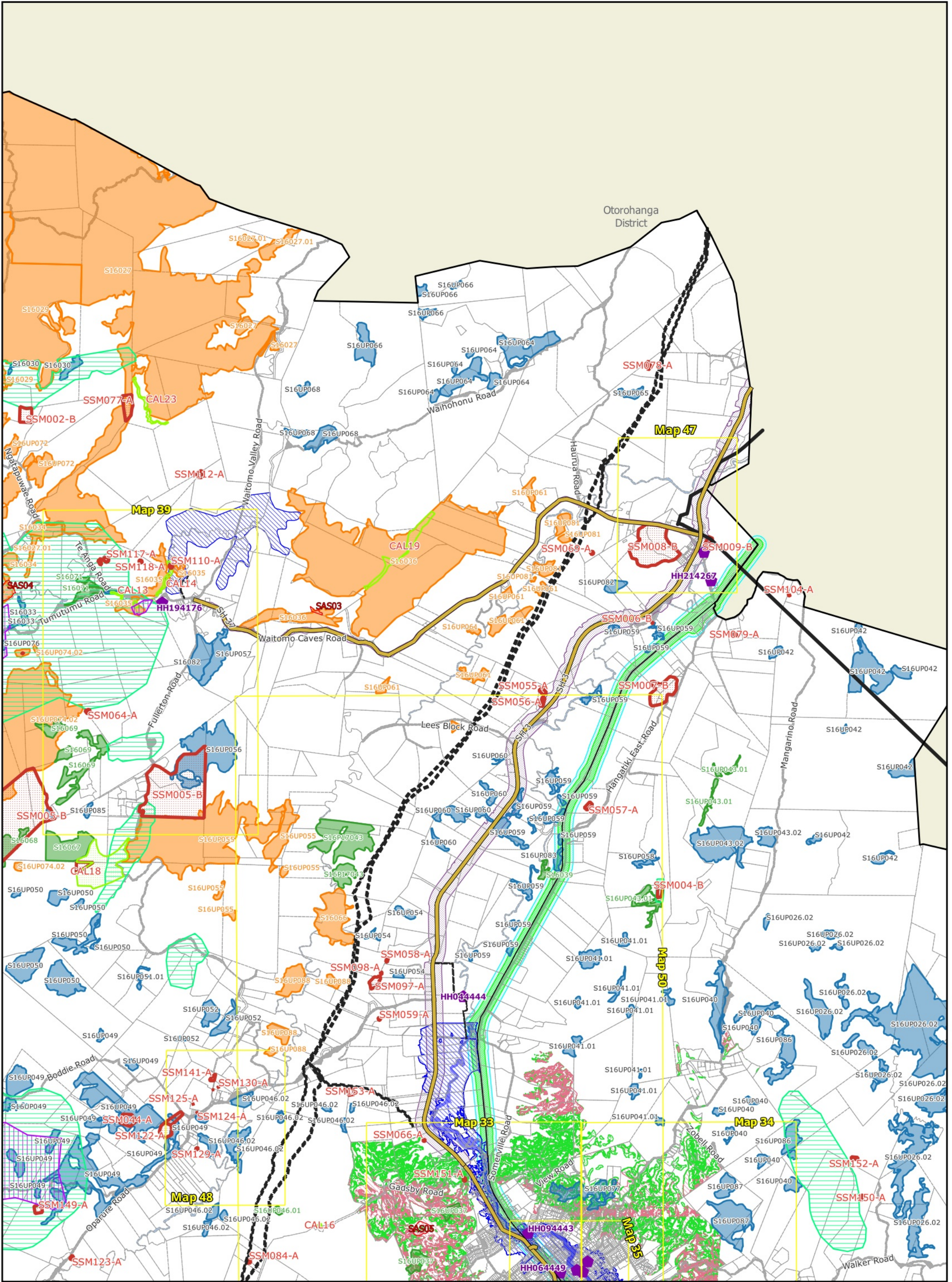
7 Zones

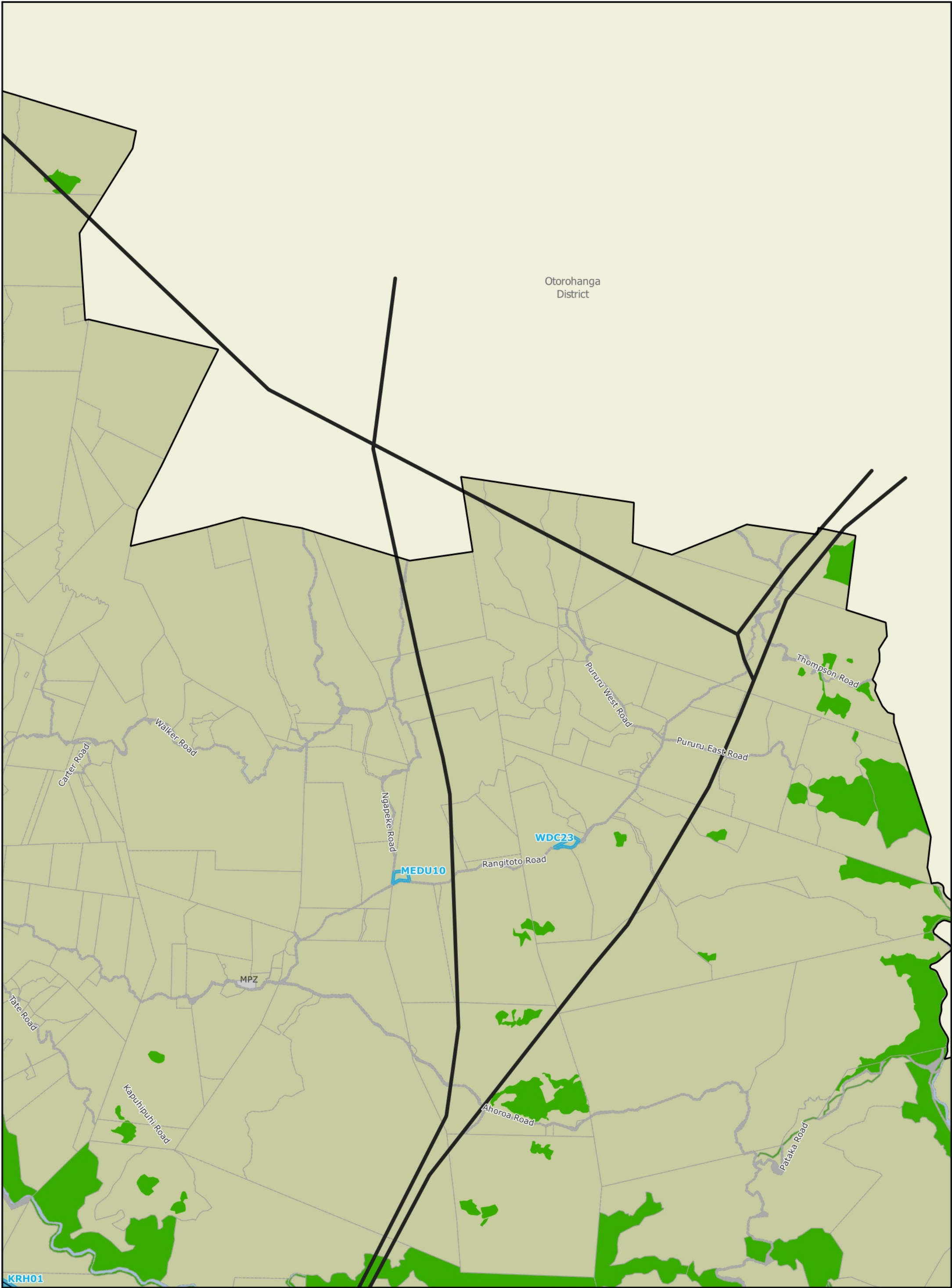
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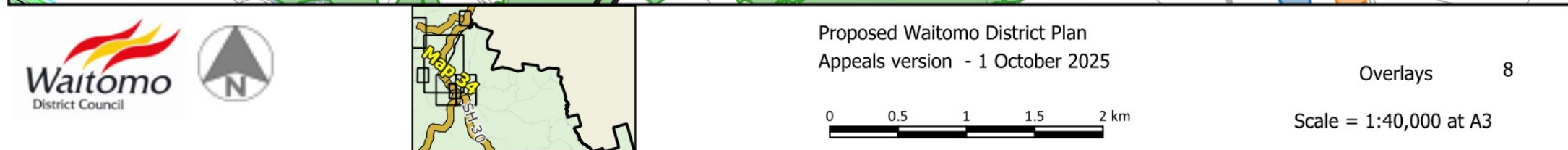
Proposed Waitomo District Plan
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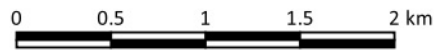
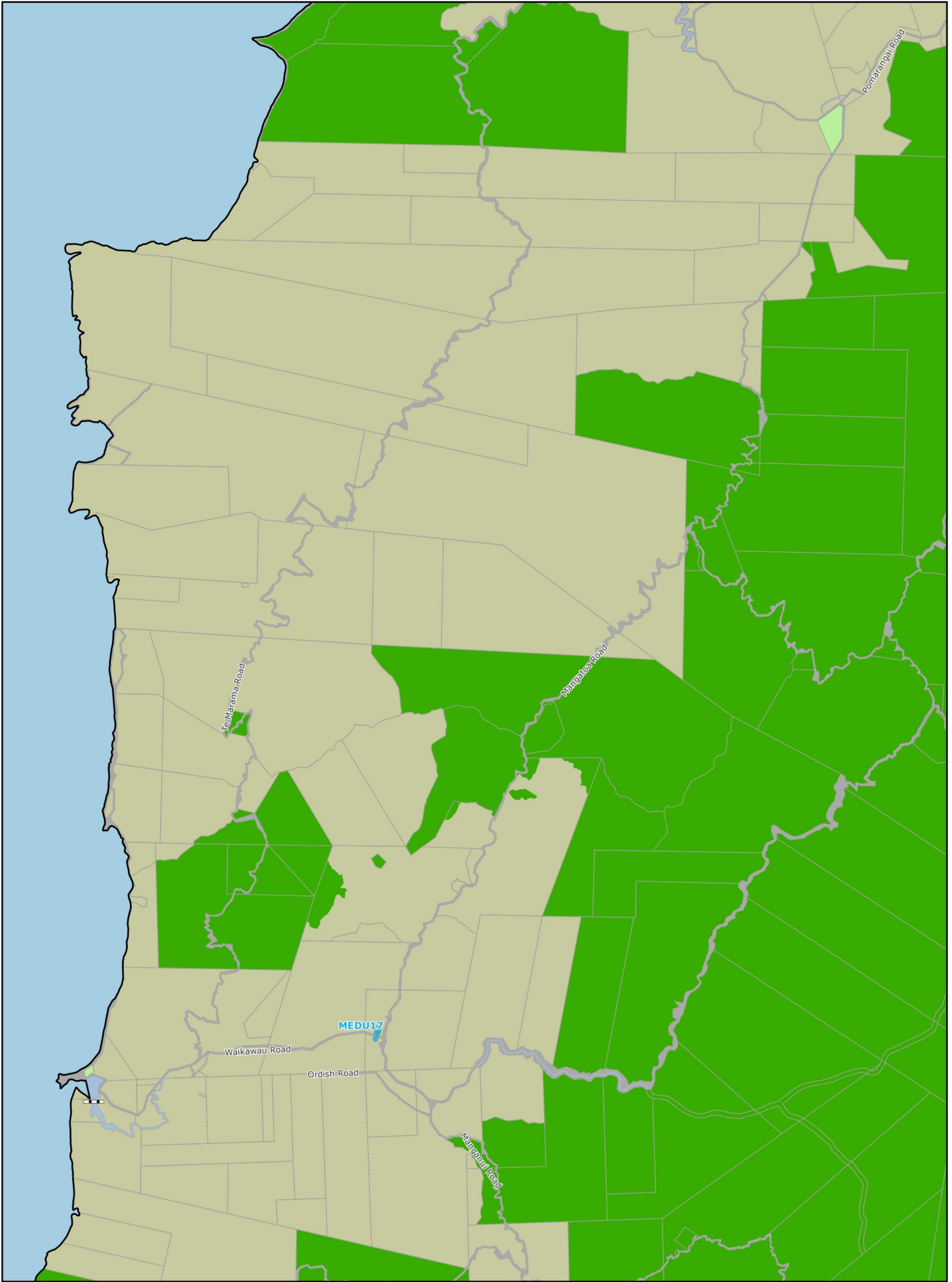
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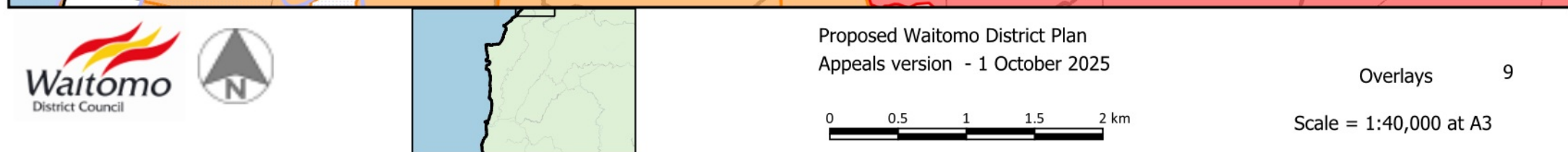


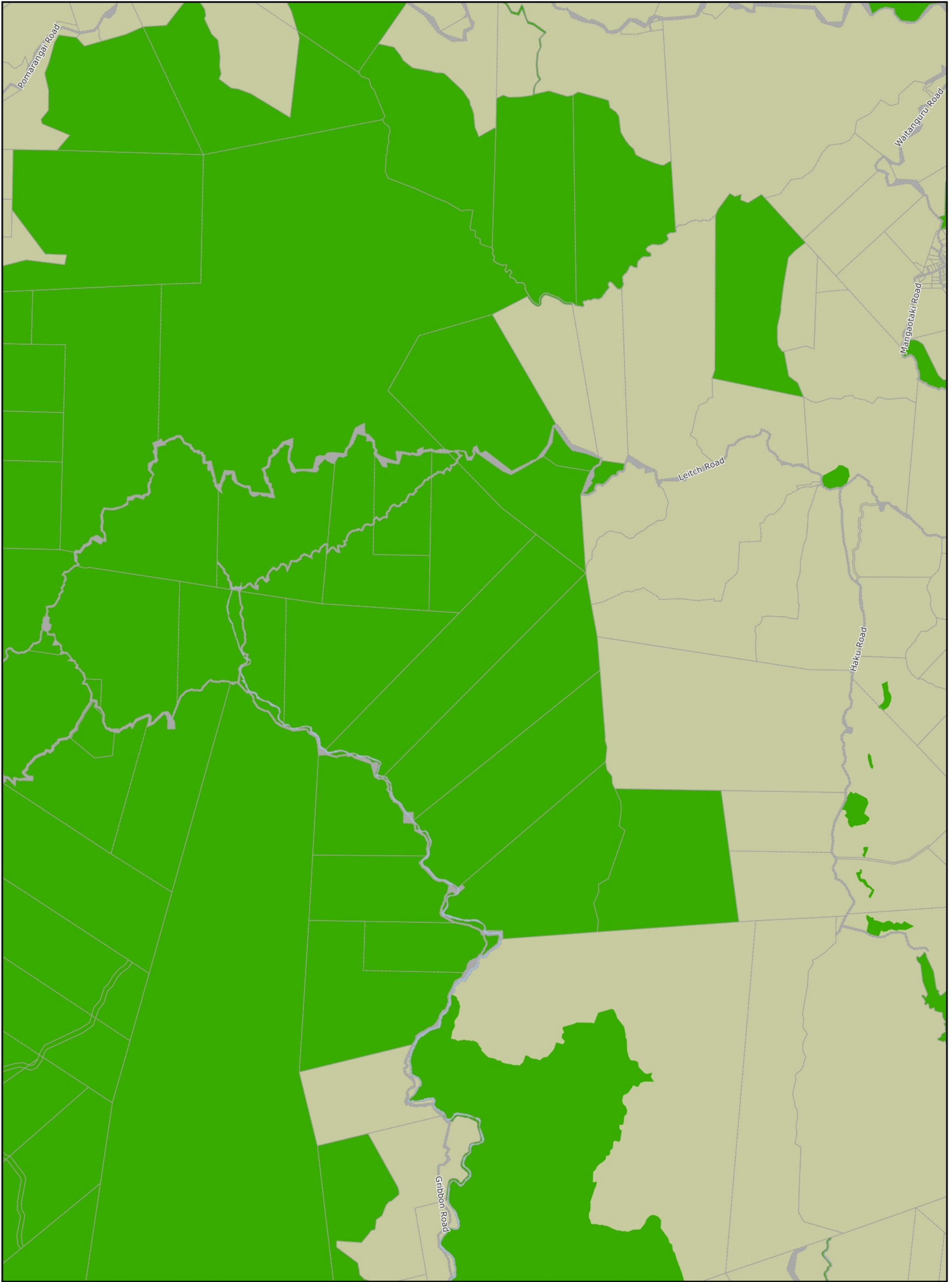


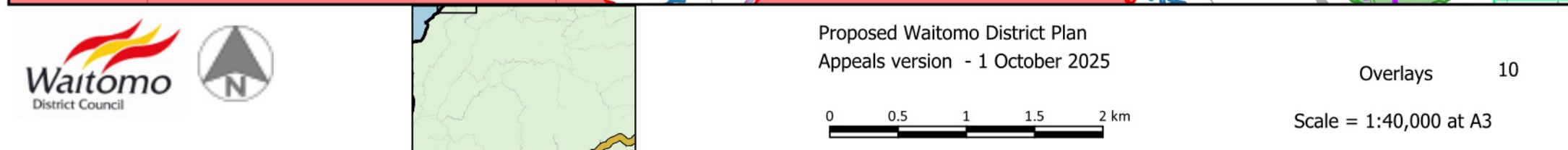


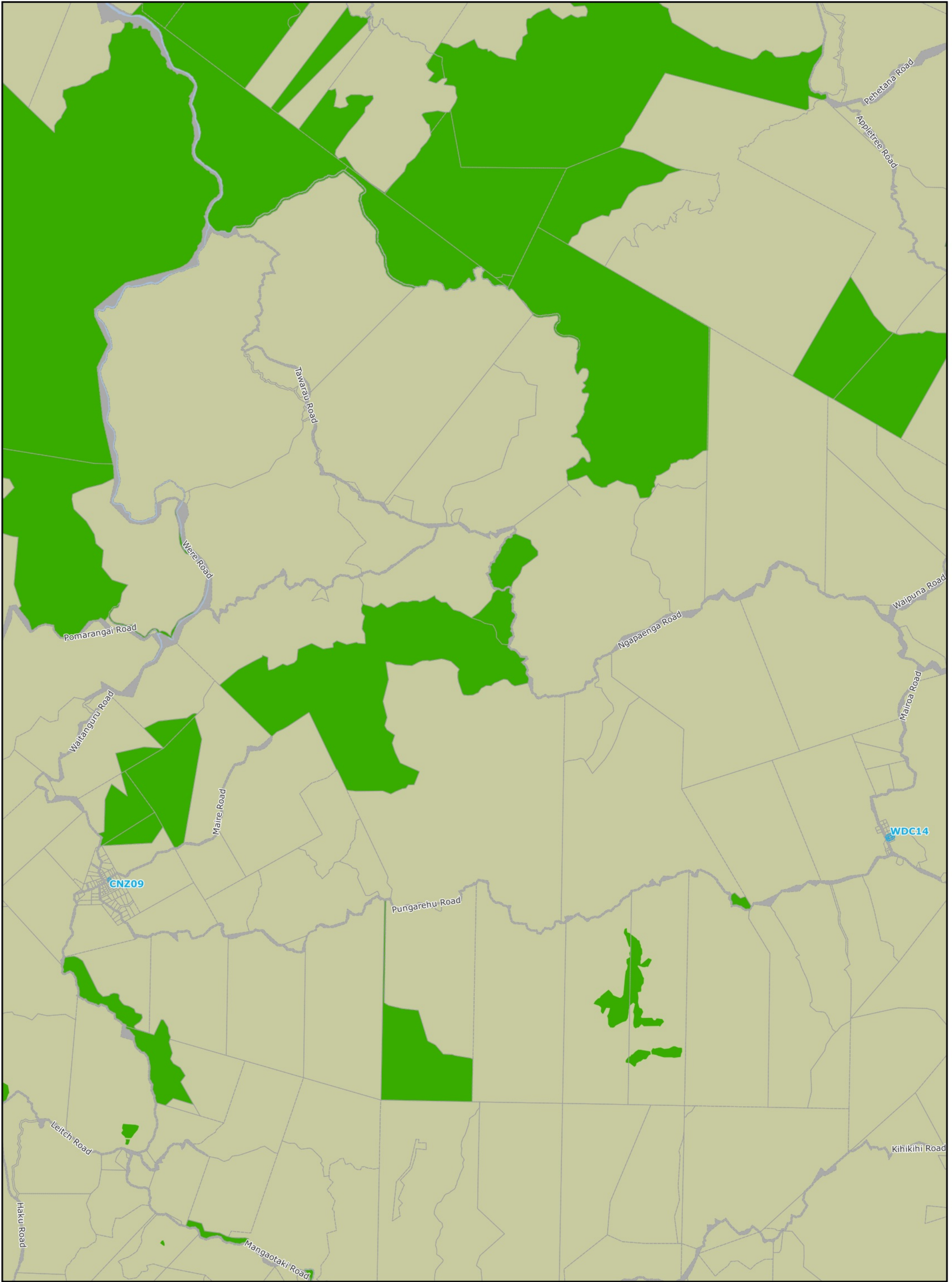


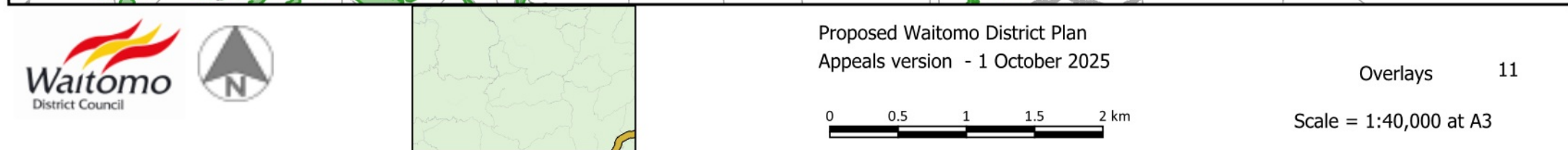


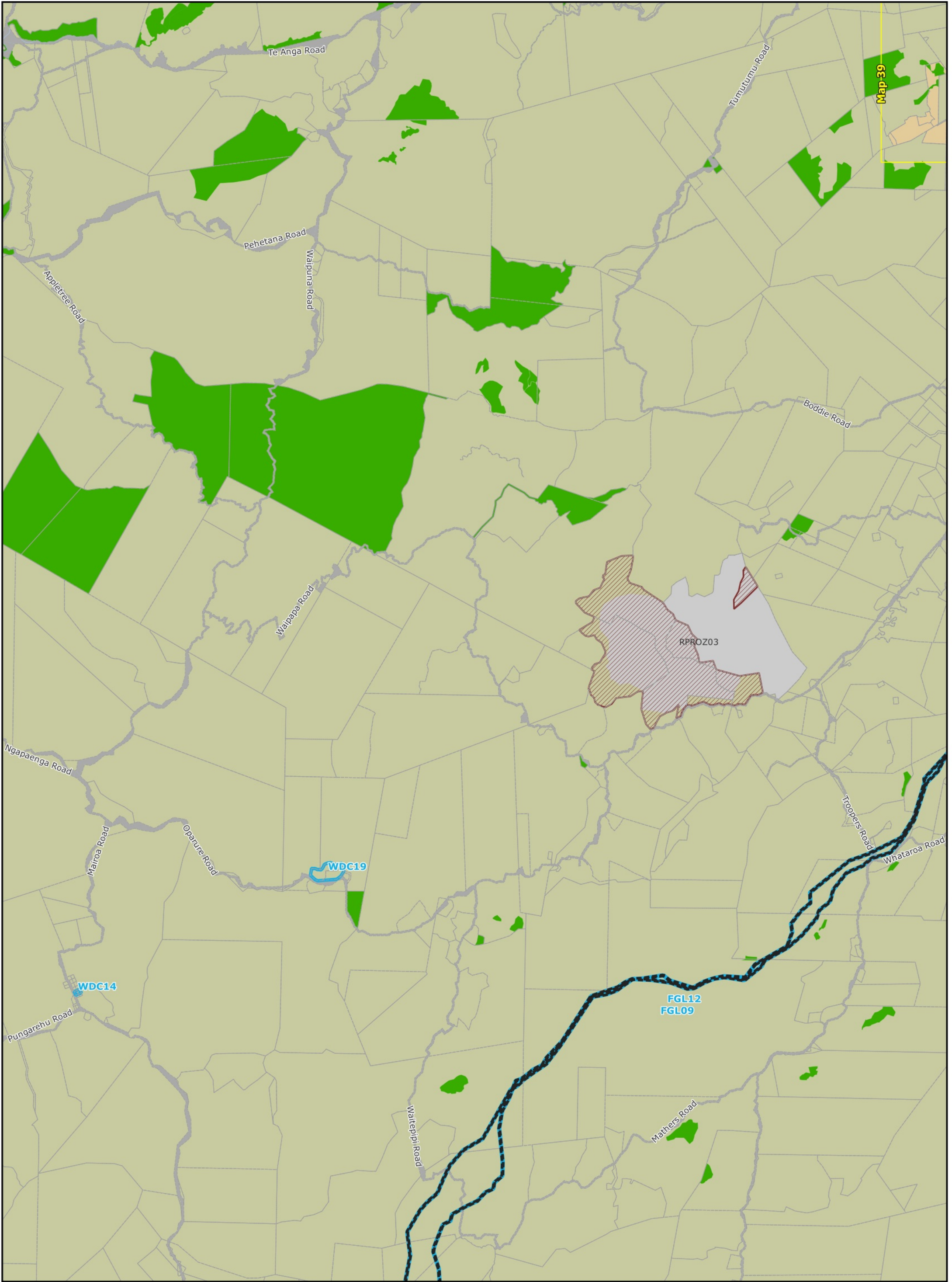


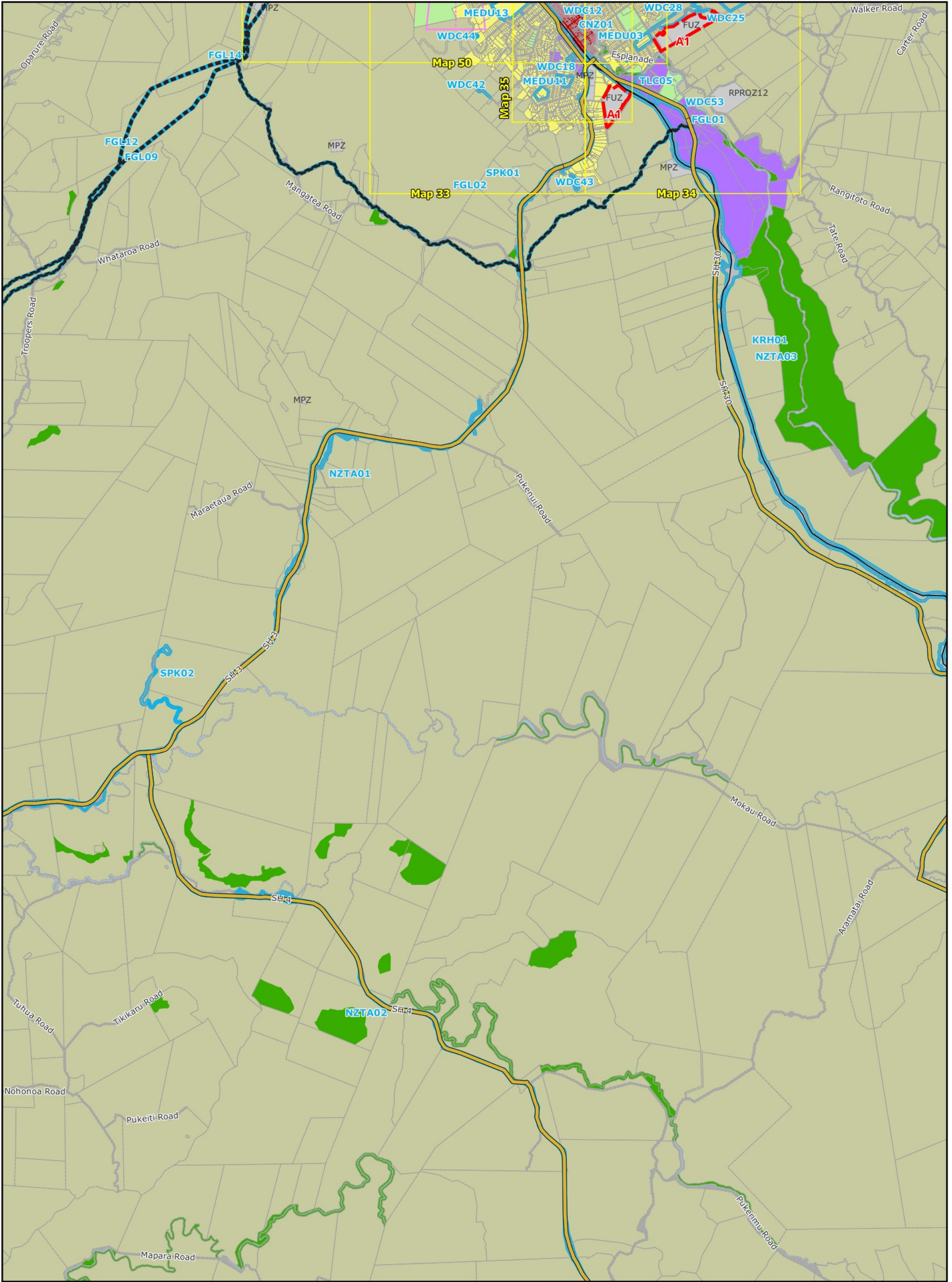


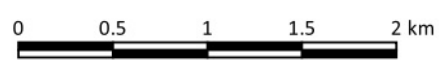
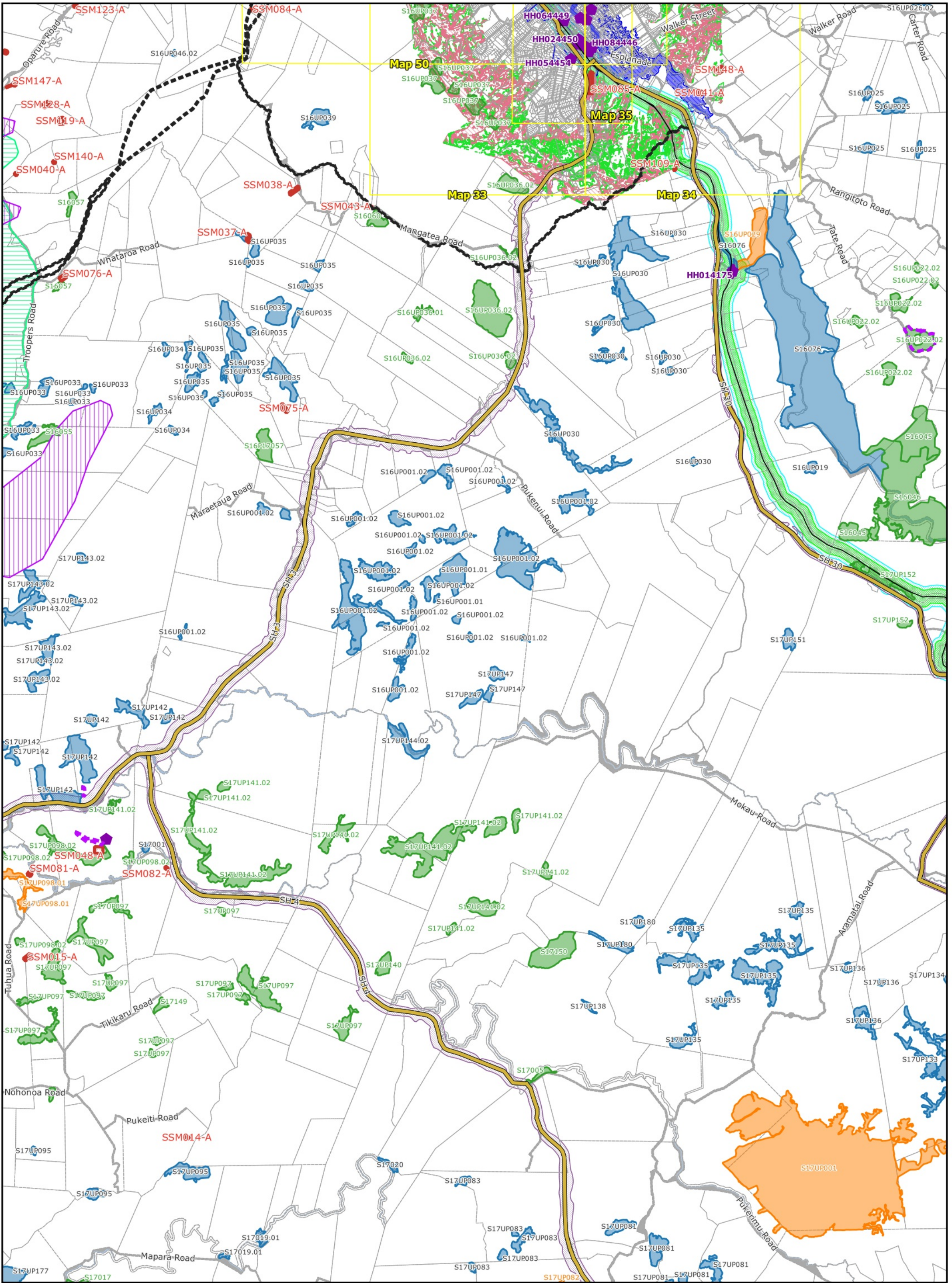


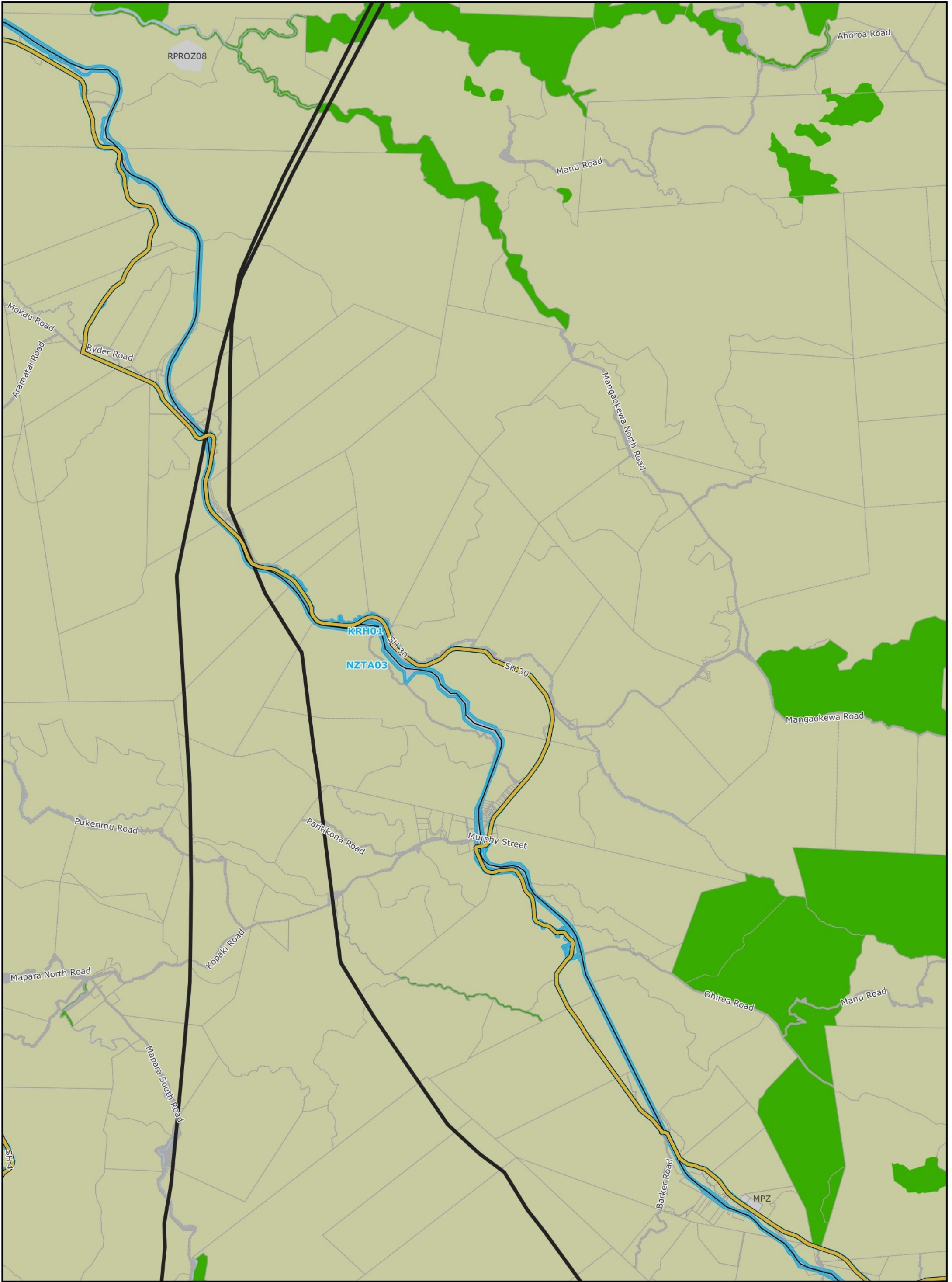


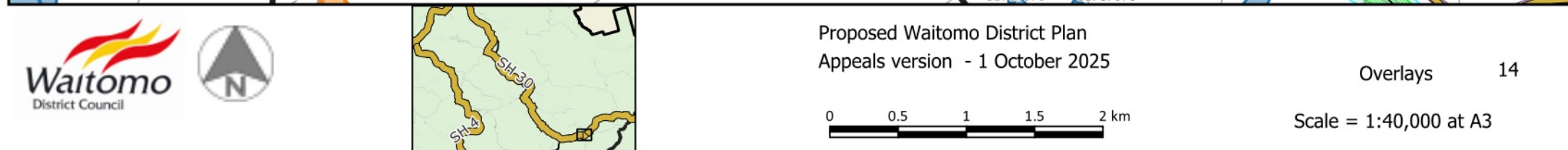


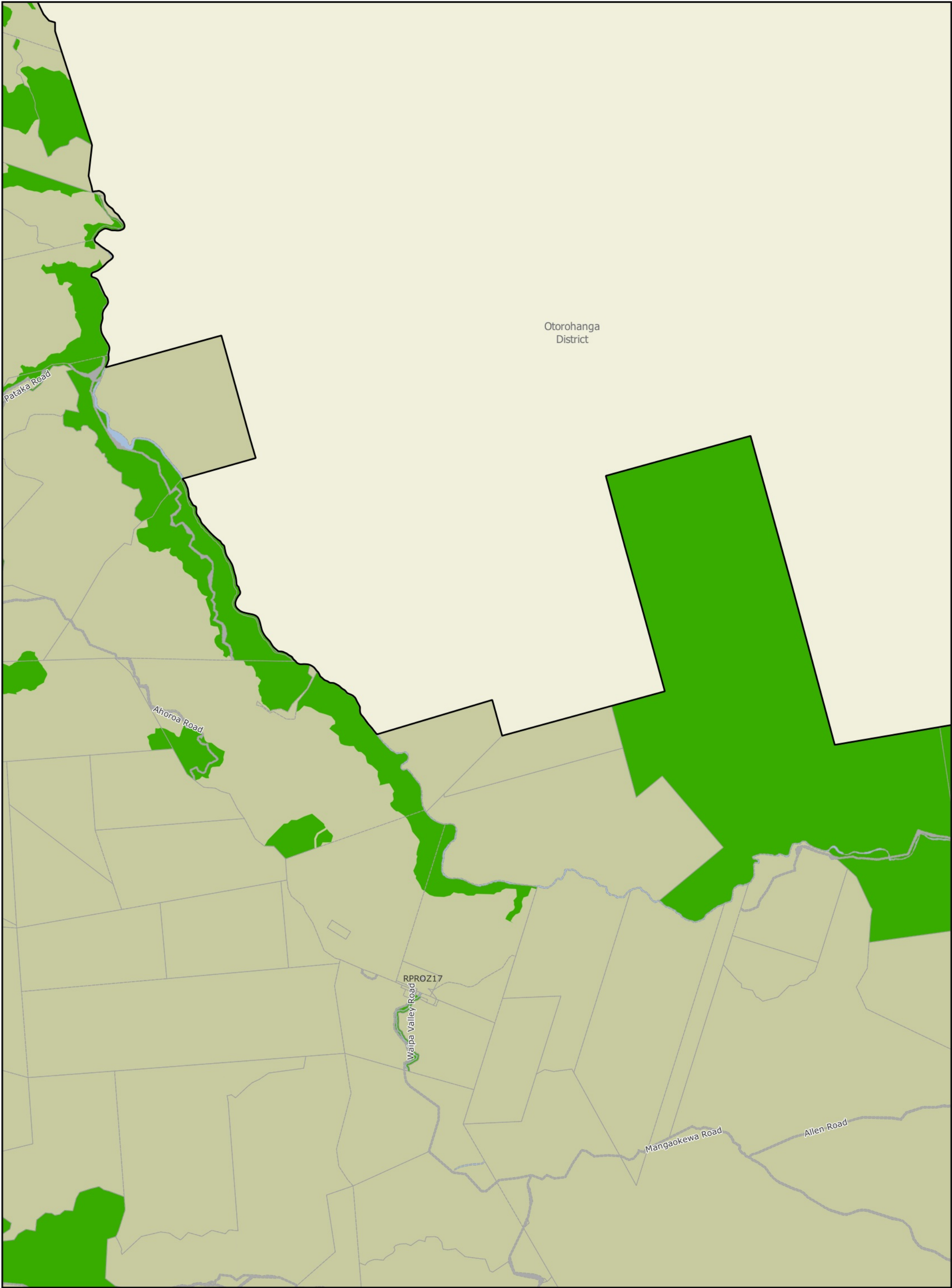








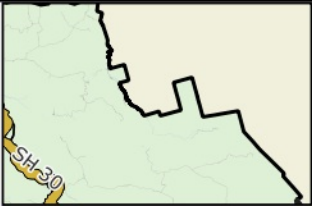
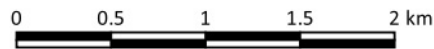


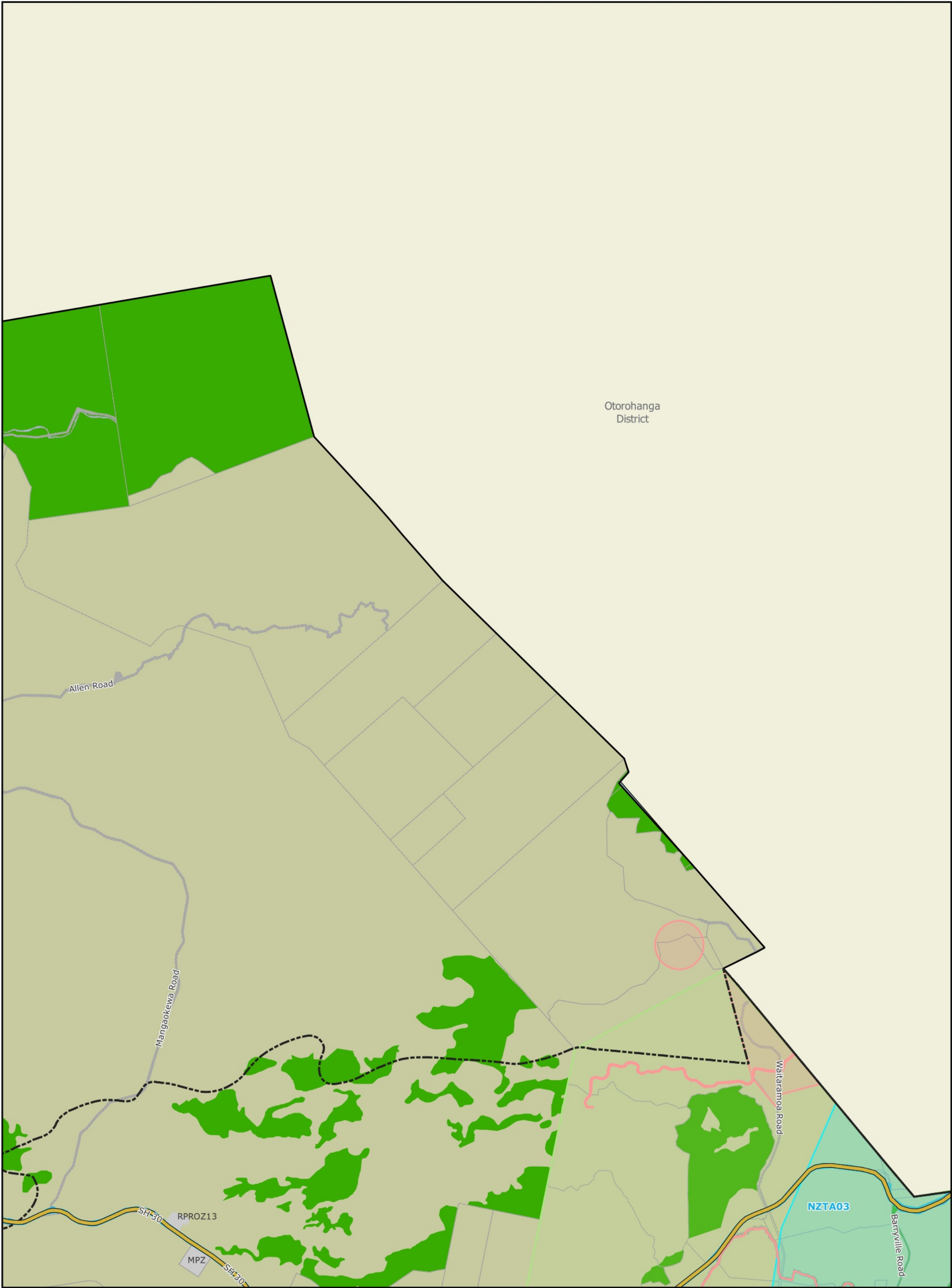


15 Zones

Scale = 1:40,000 at A3

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Otorohanga
District

Allen Road

Mangaokewa Road

SH-30

RPROZ13

MPZ

SH-30

Waitaramoa Road

NZTA03

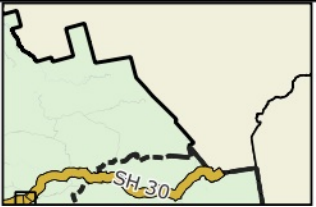
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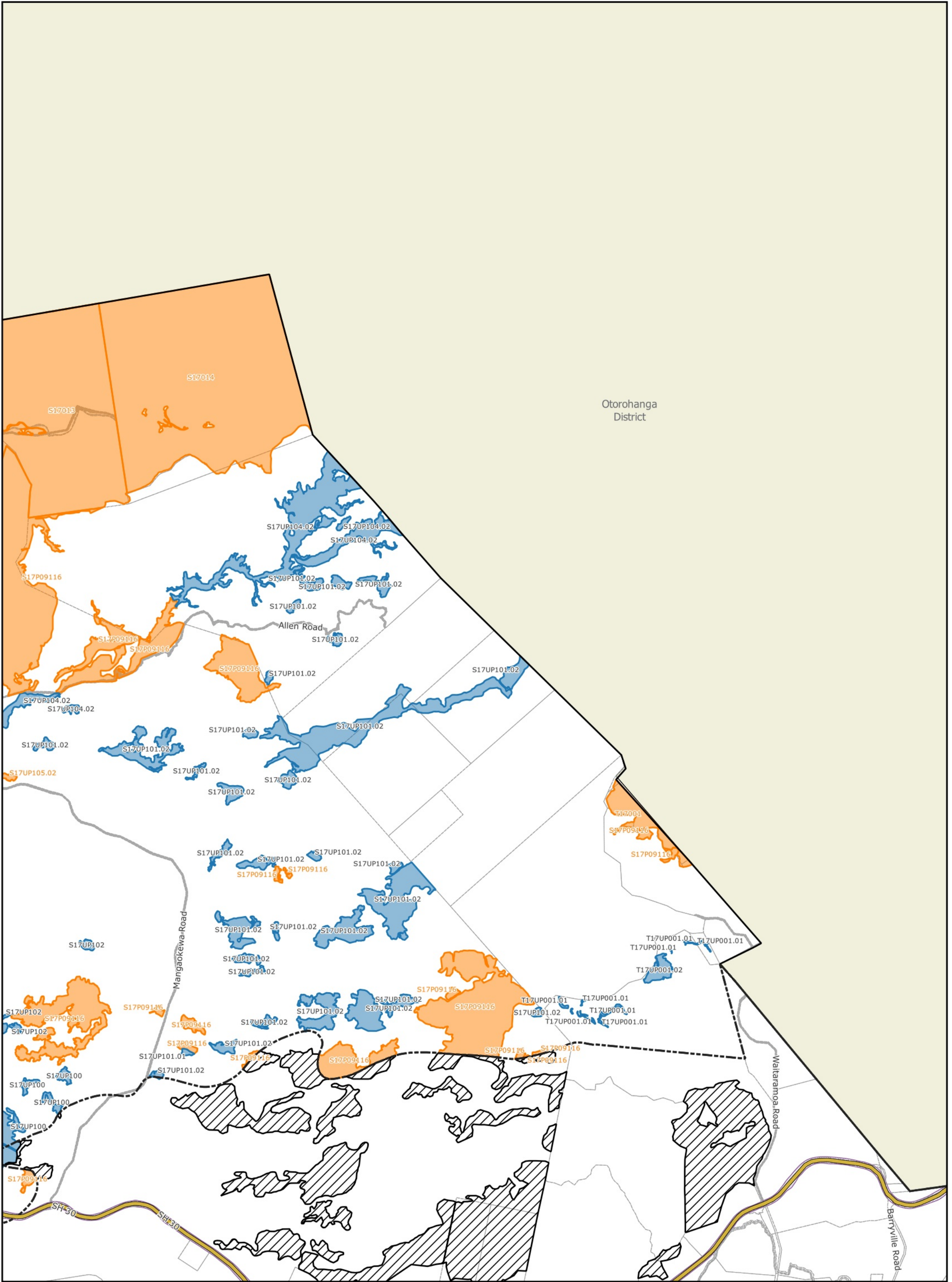
Proposed Waitomo District Plan
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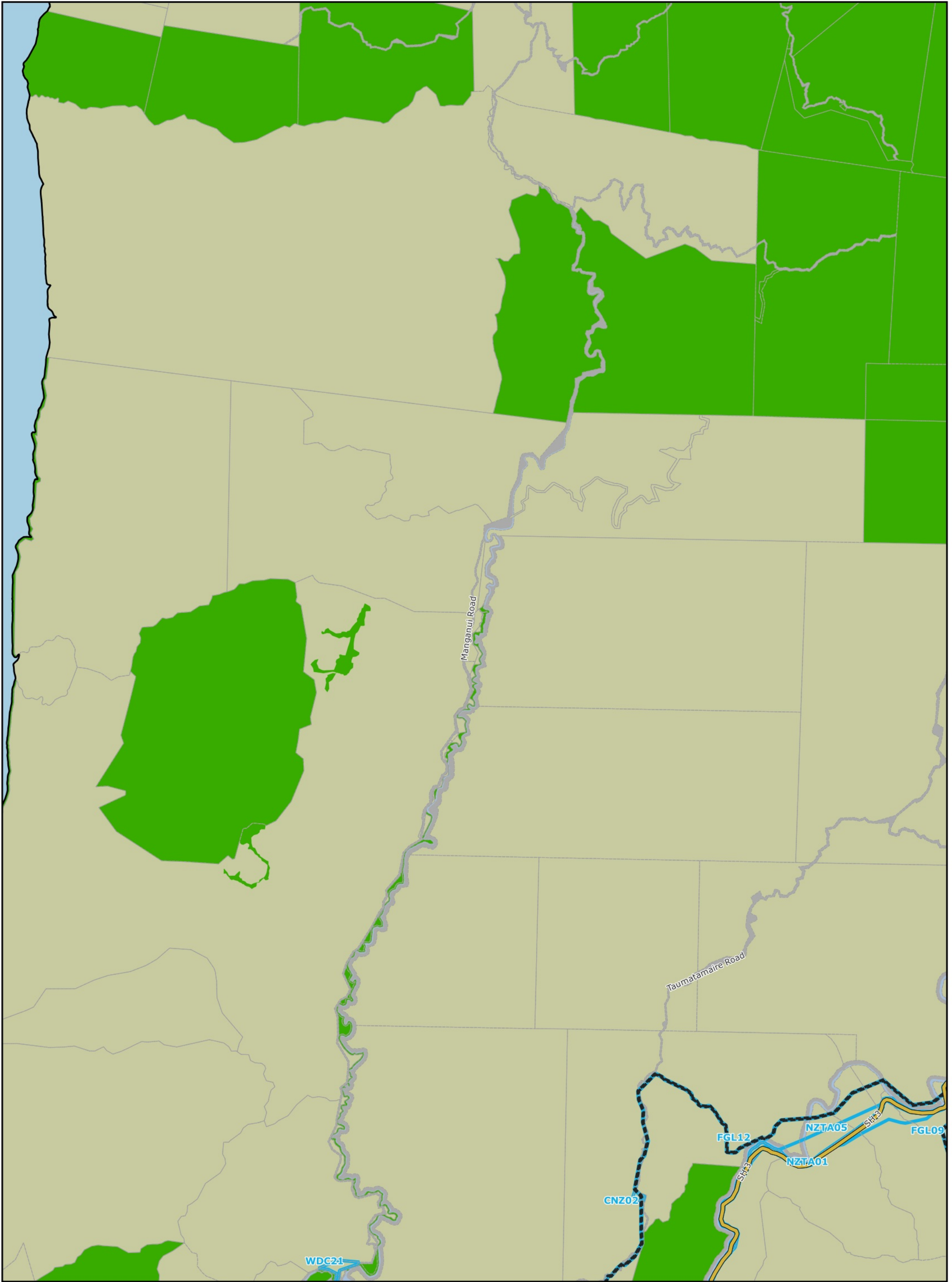
16 Zones

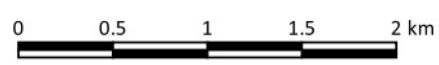
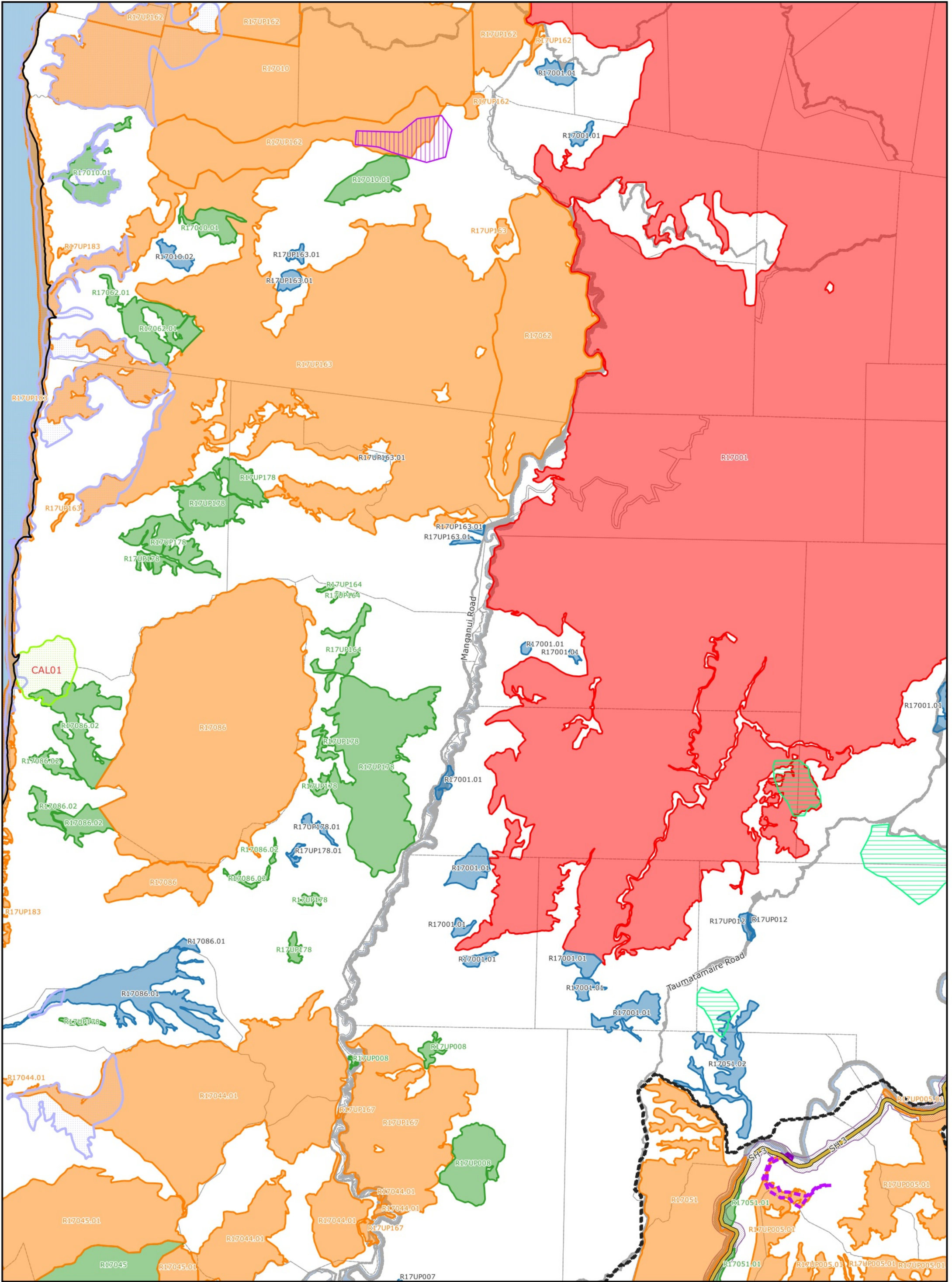
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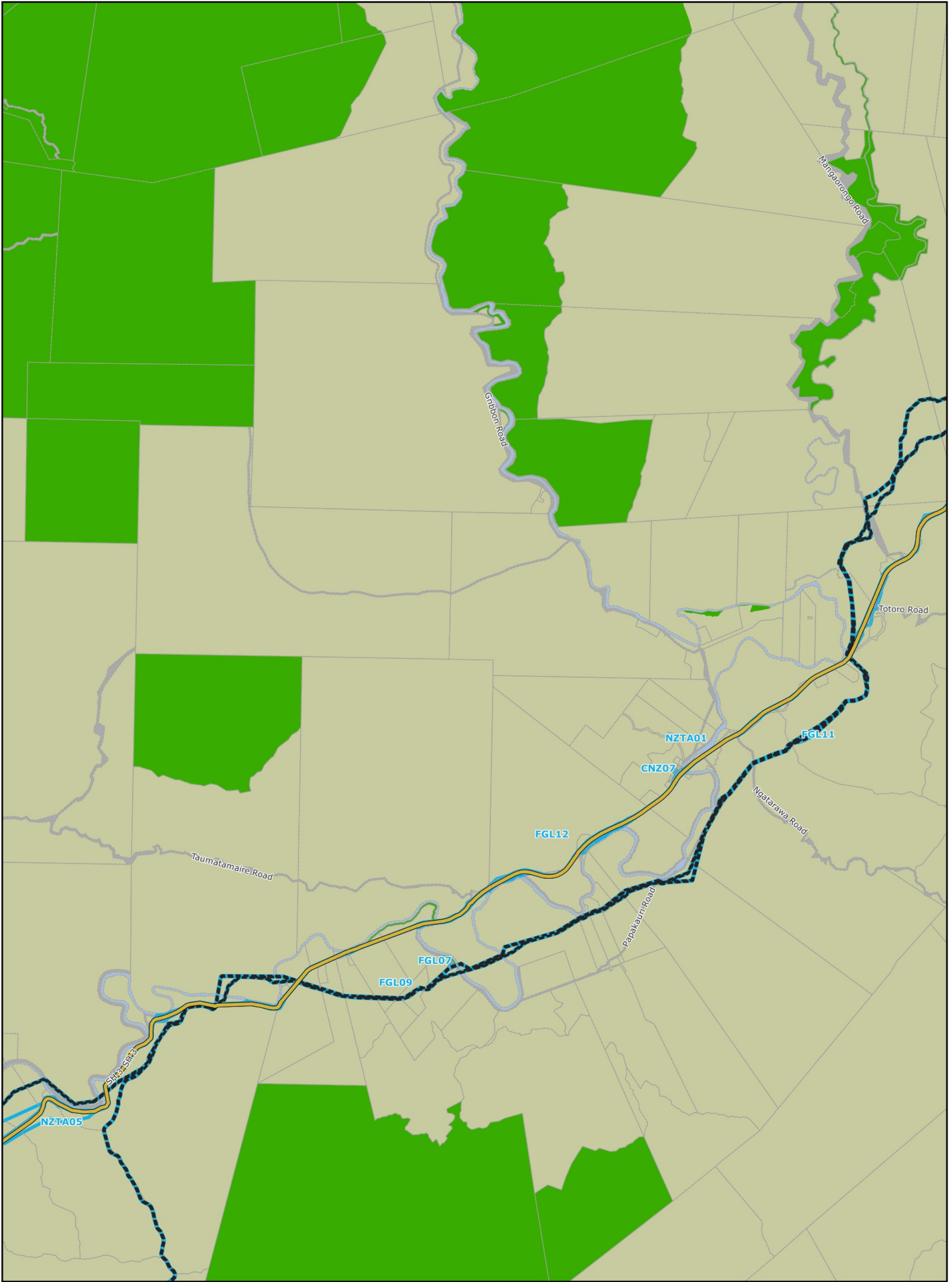
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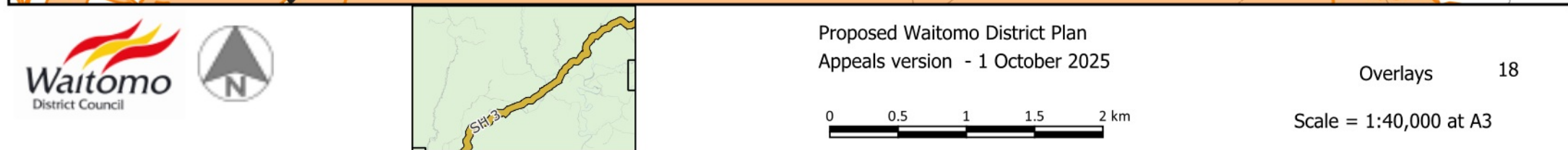


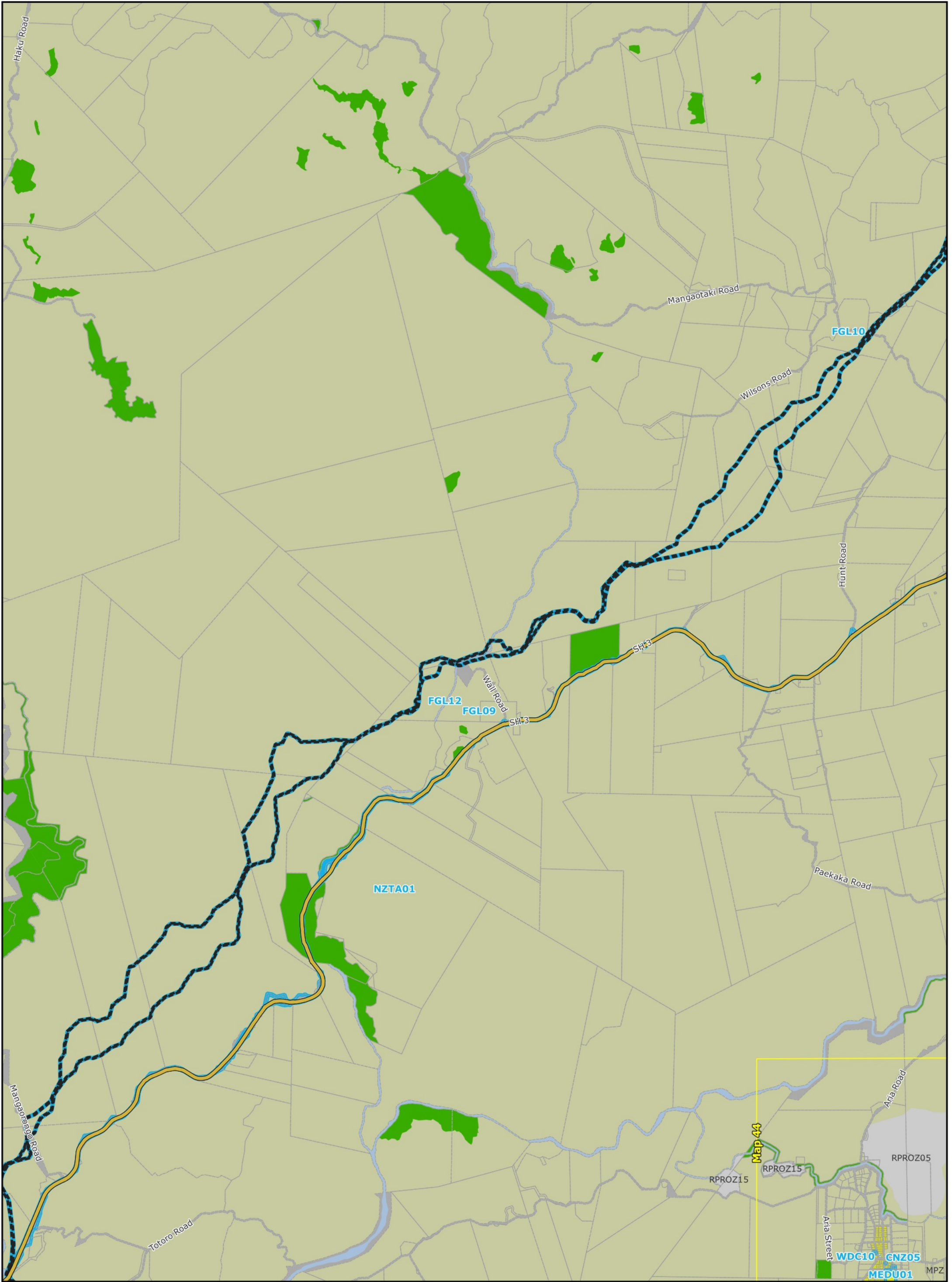


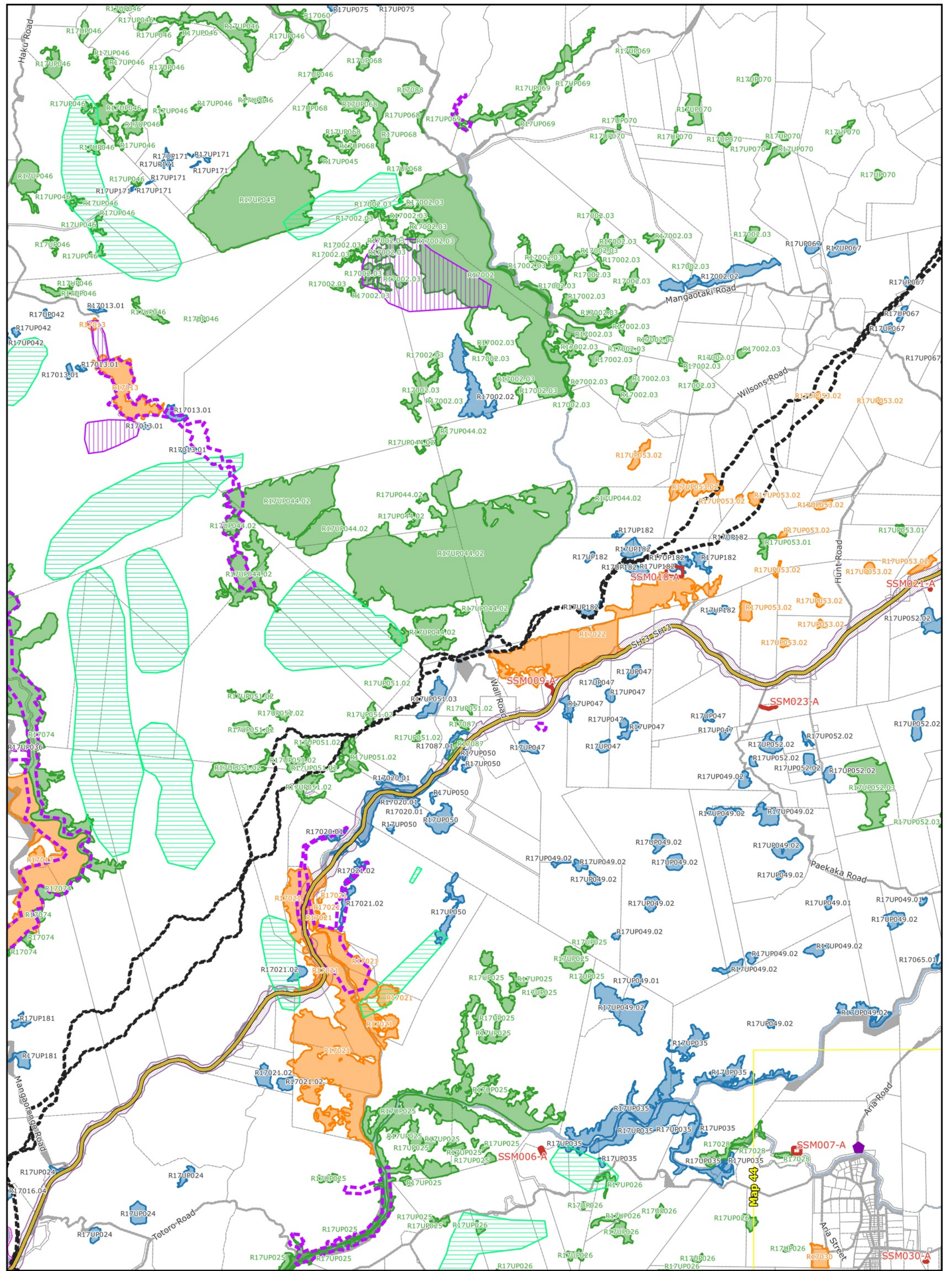


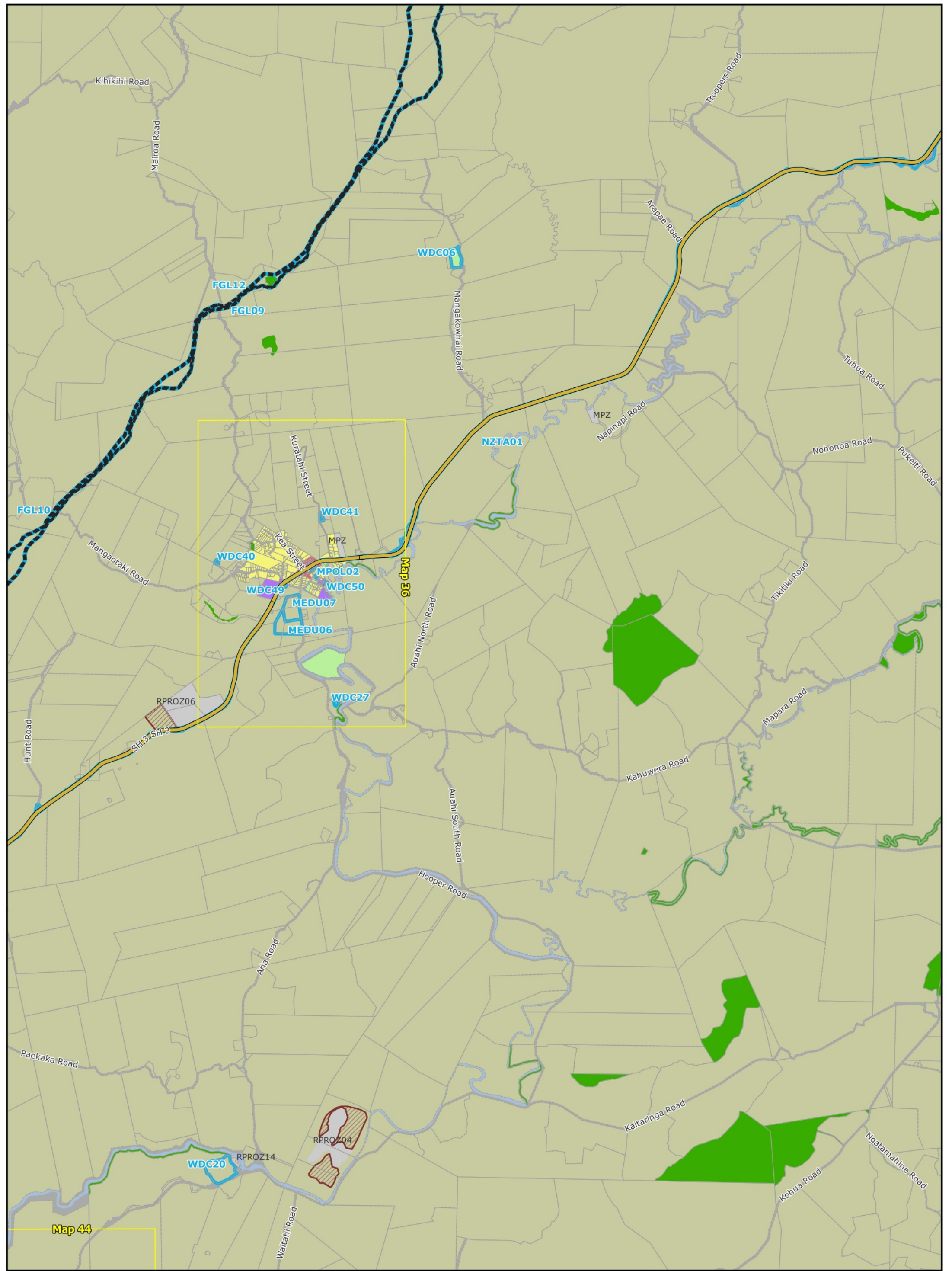


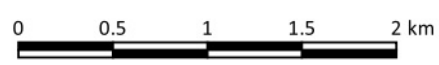
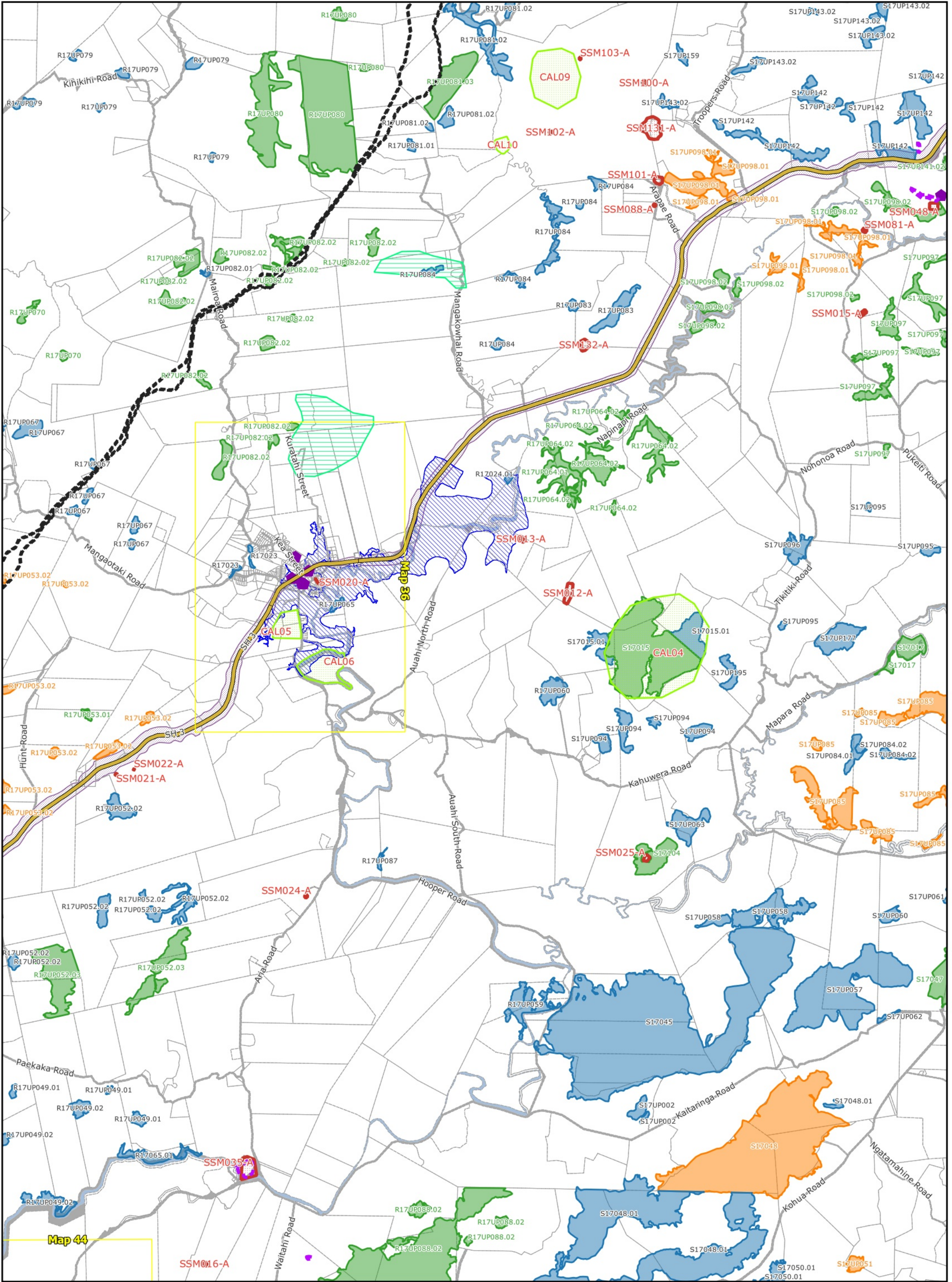


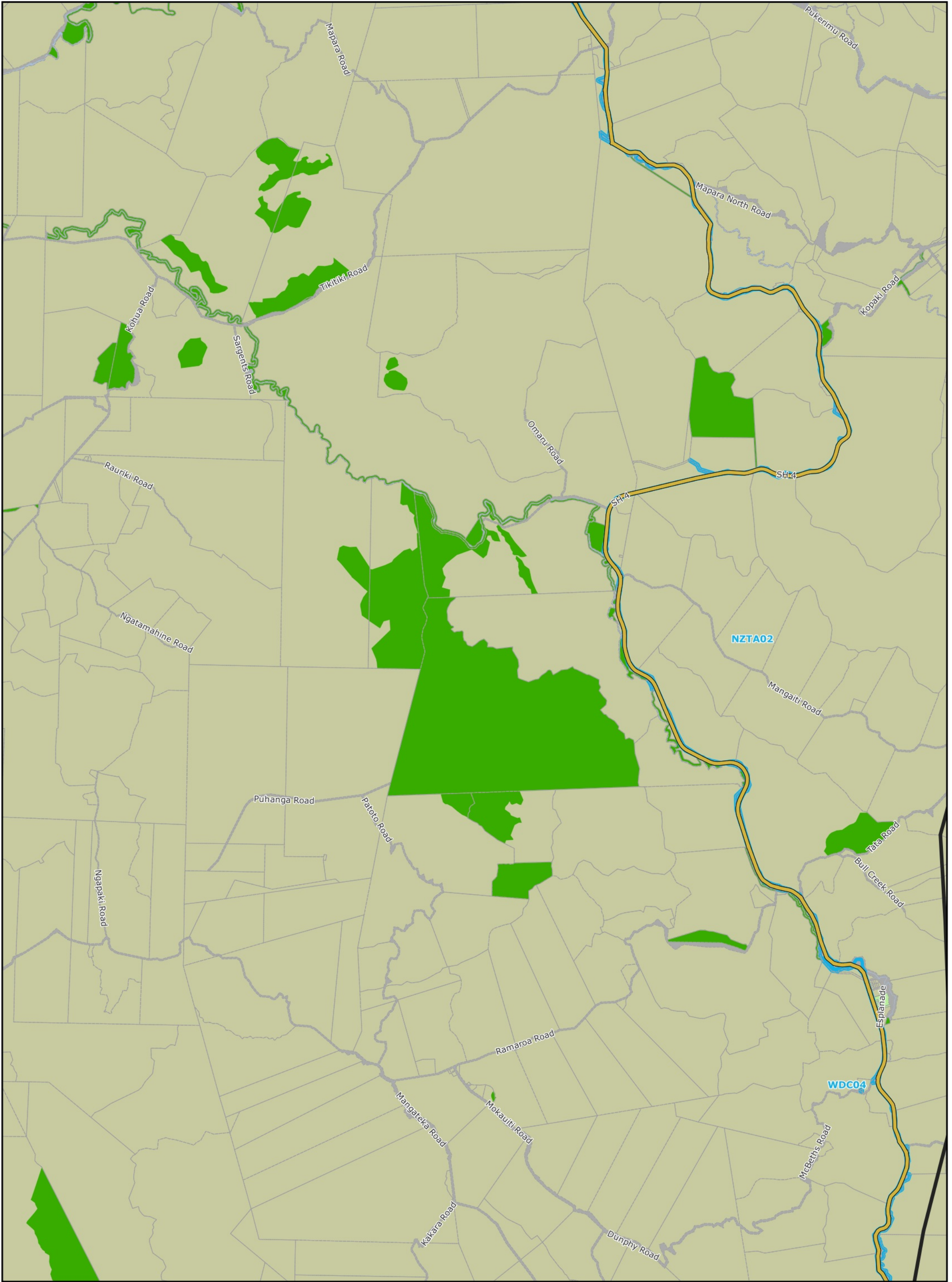


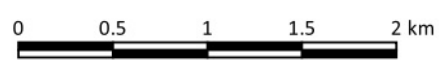
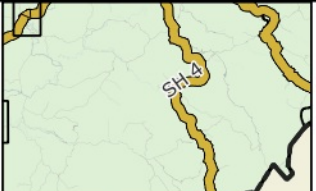
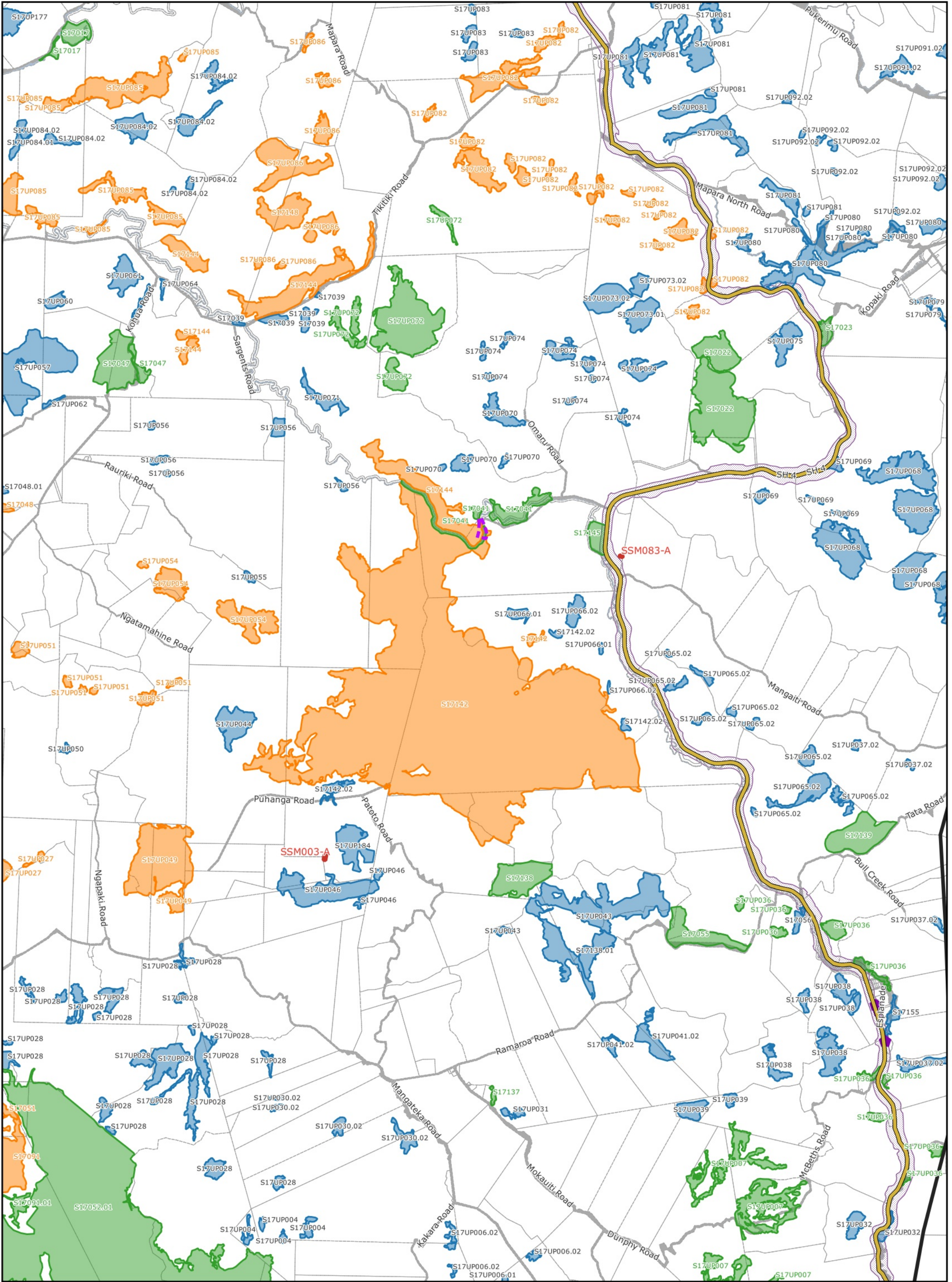


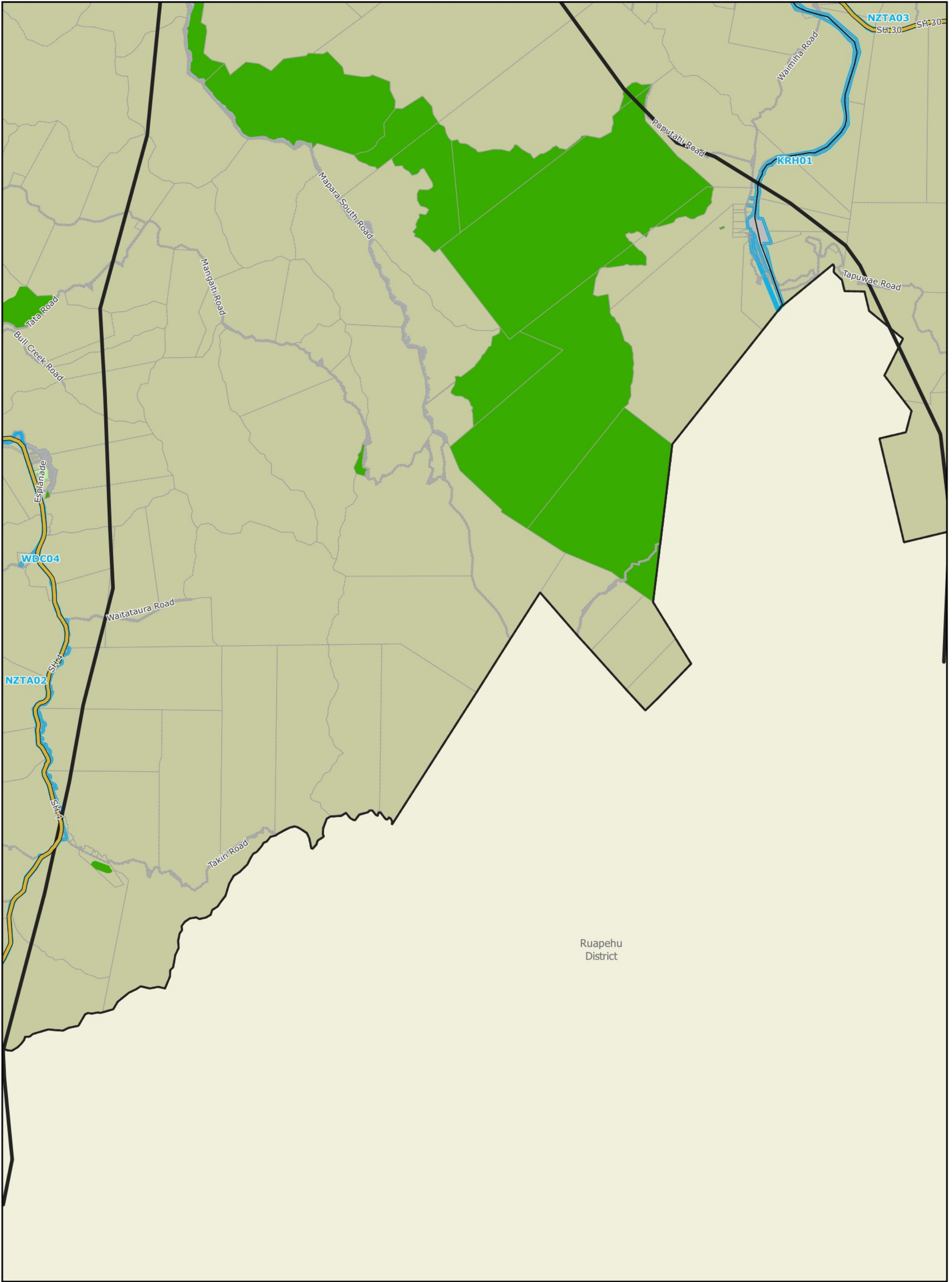


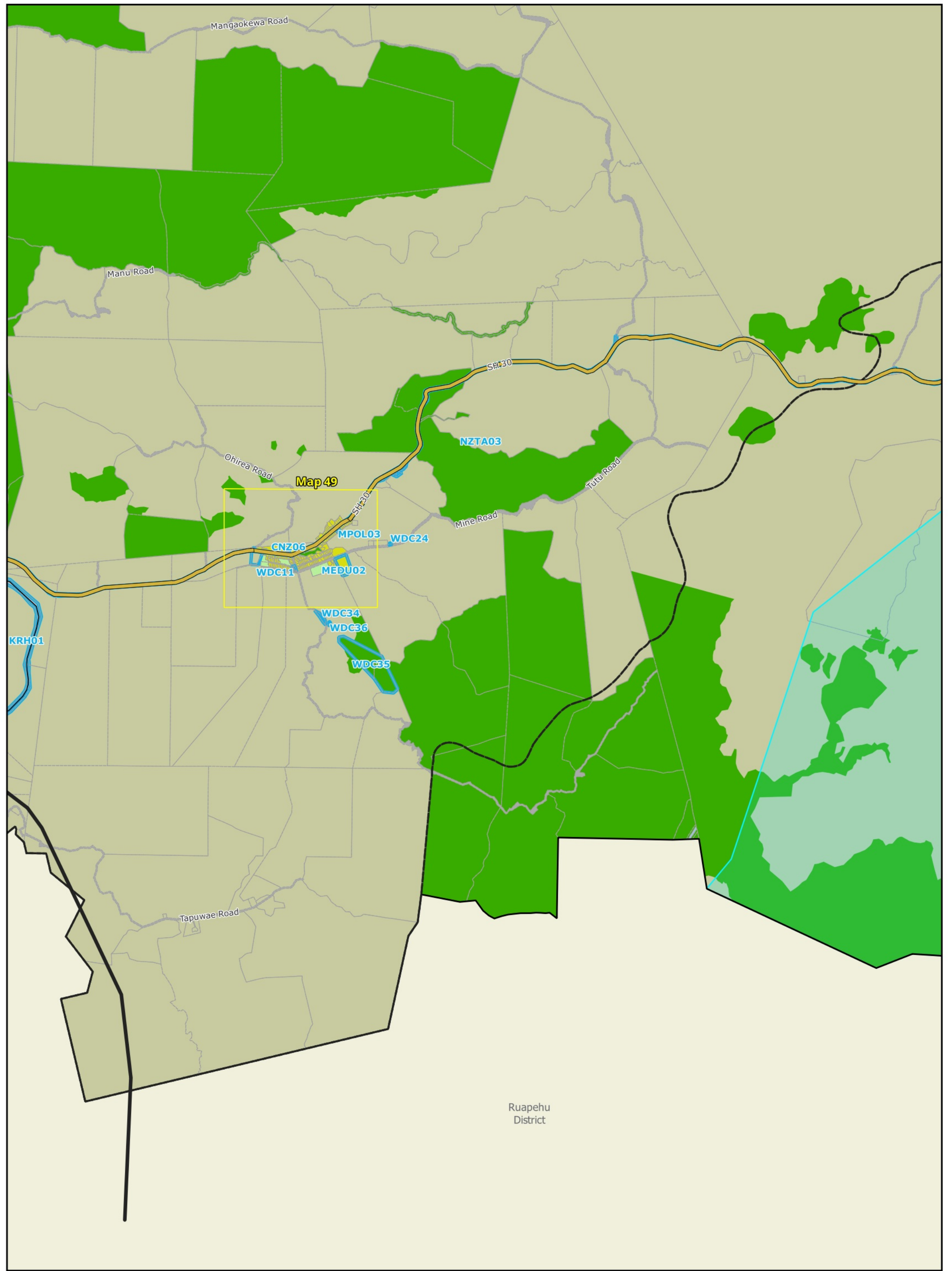












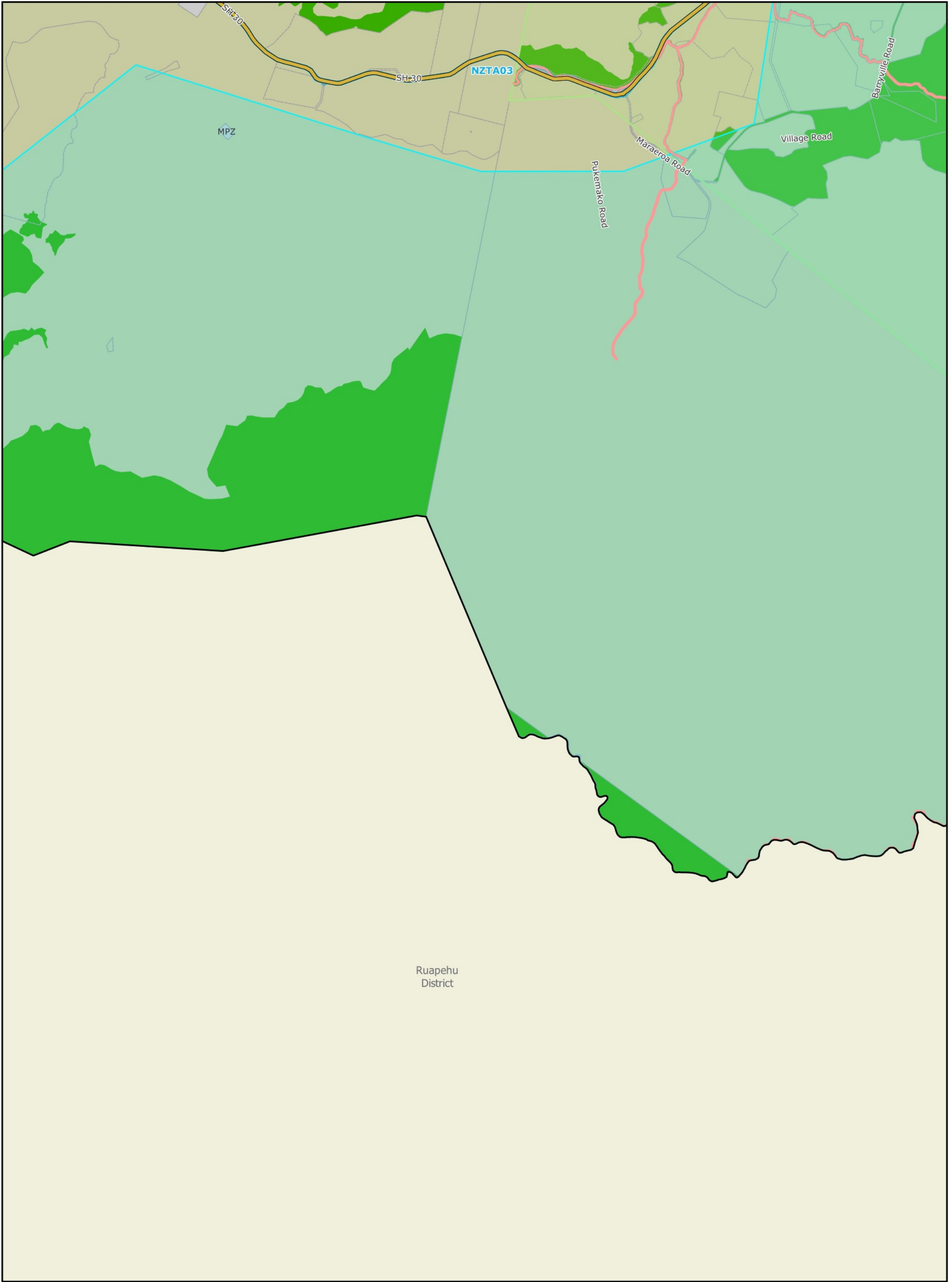
23 Zones

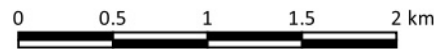
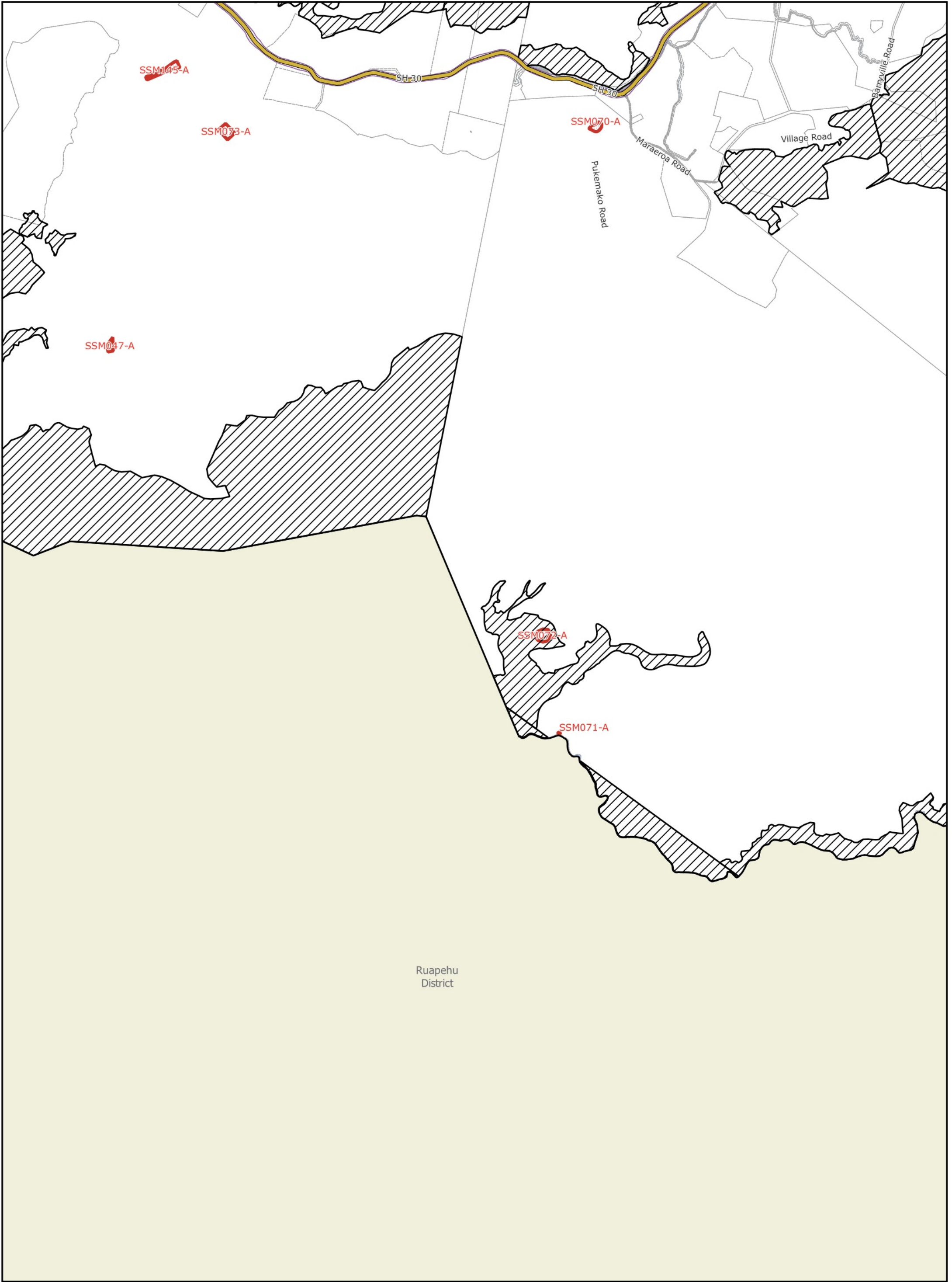
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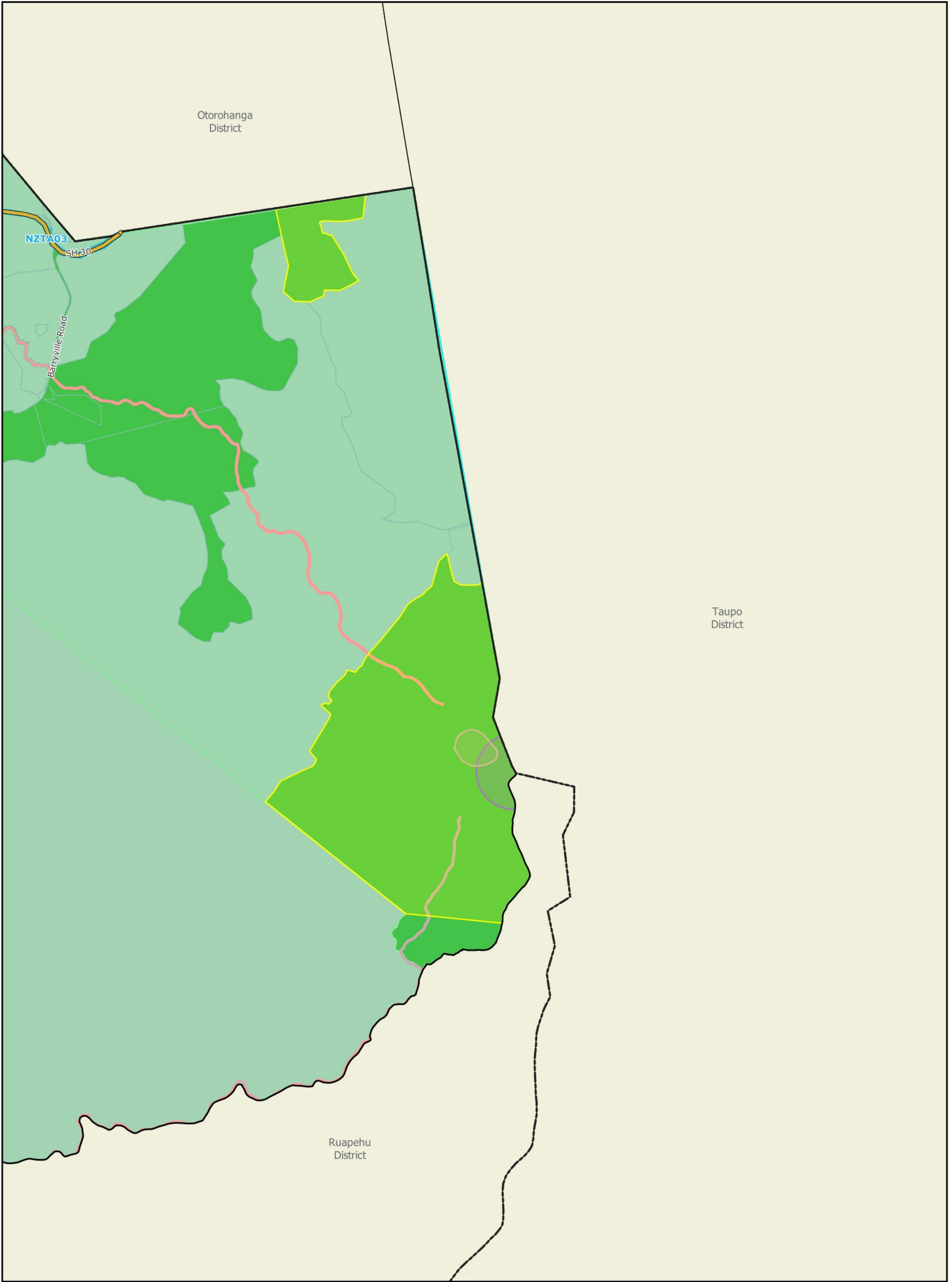
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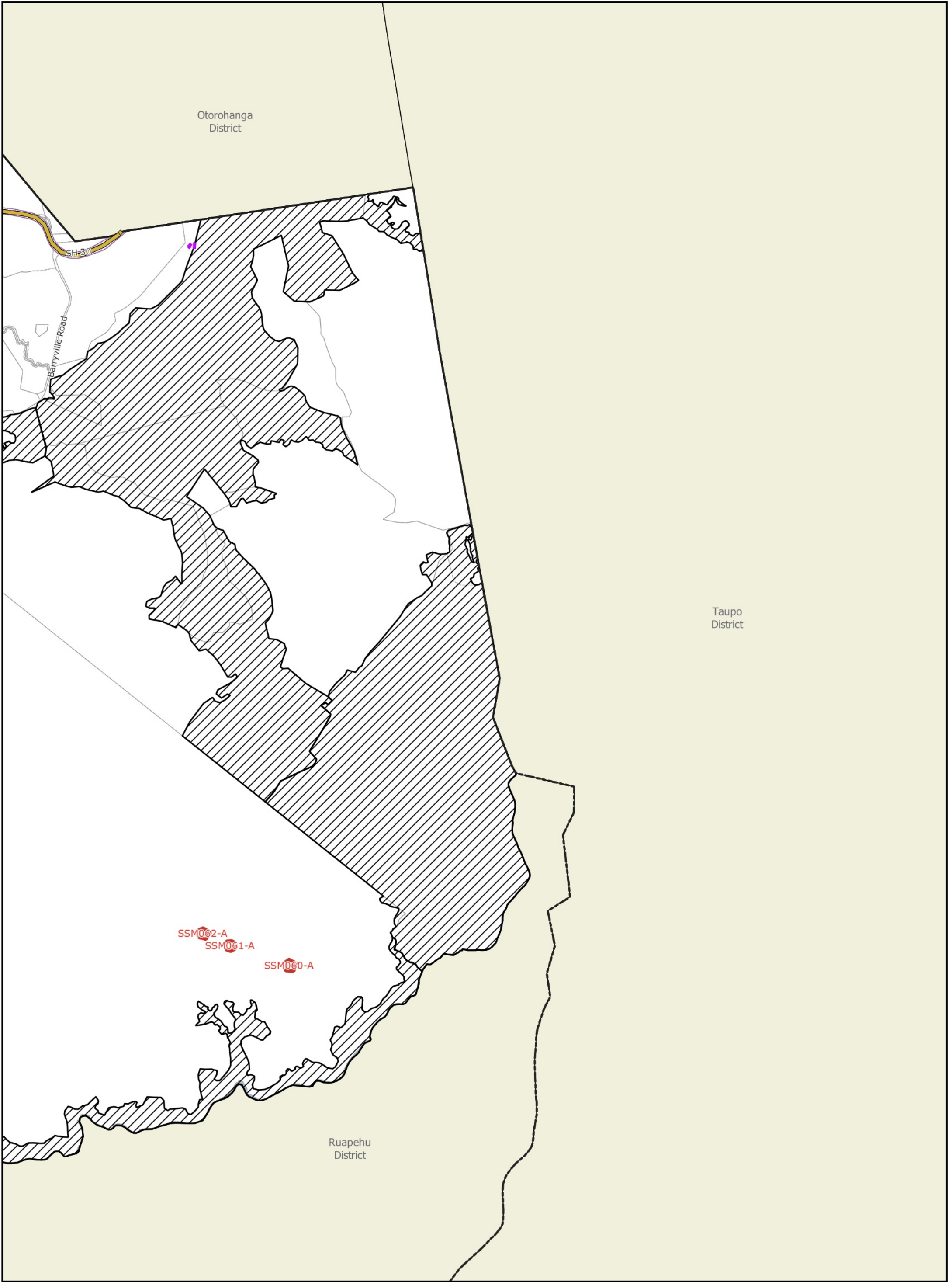
0 0.5 1 1.5 2 km

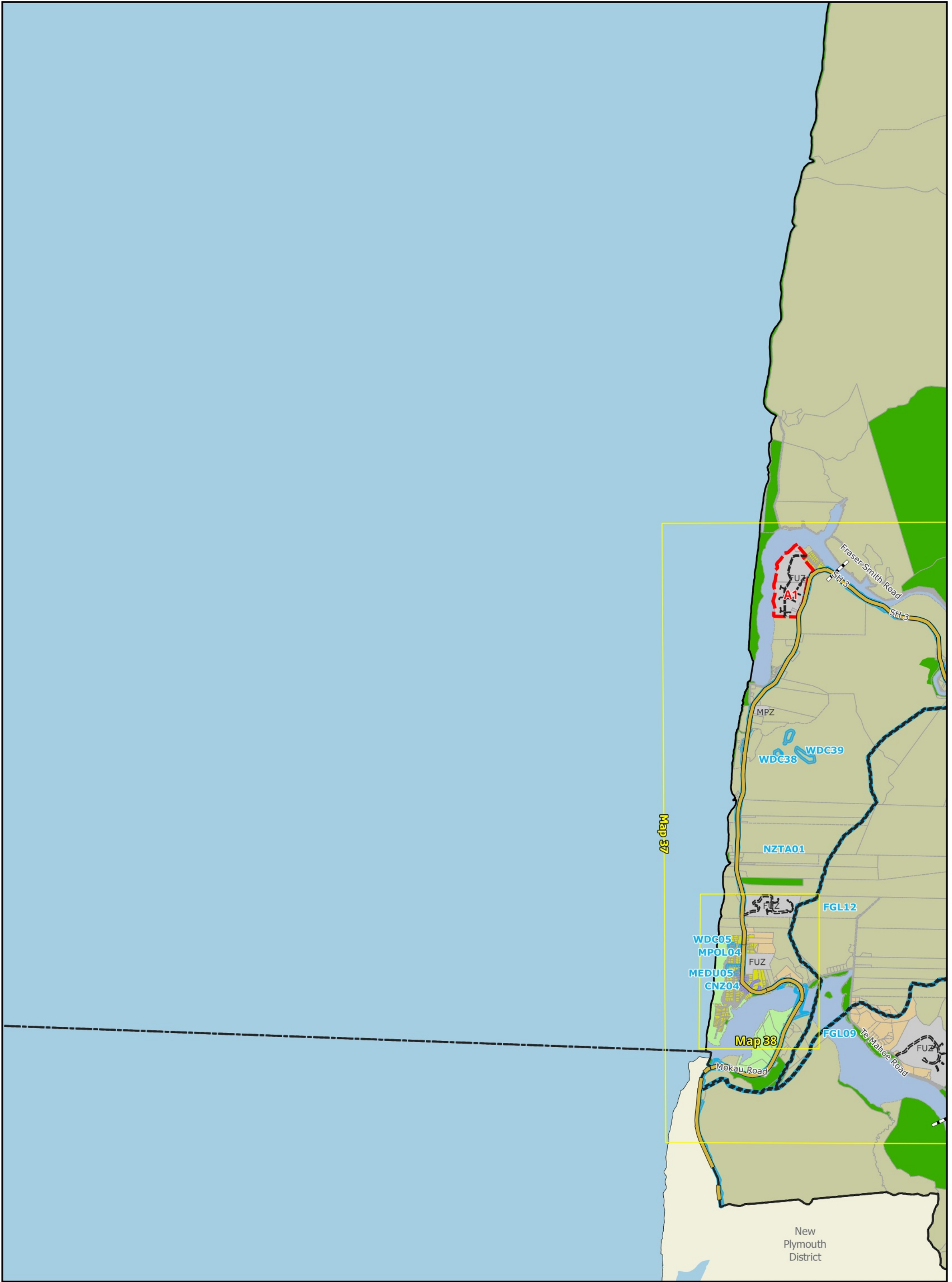




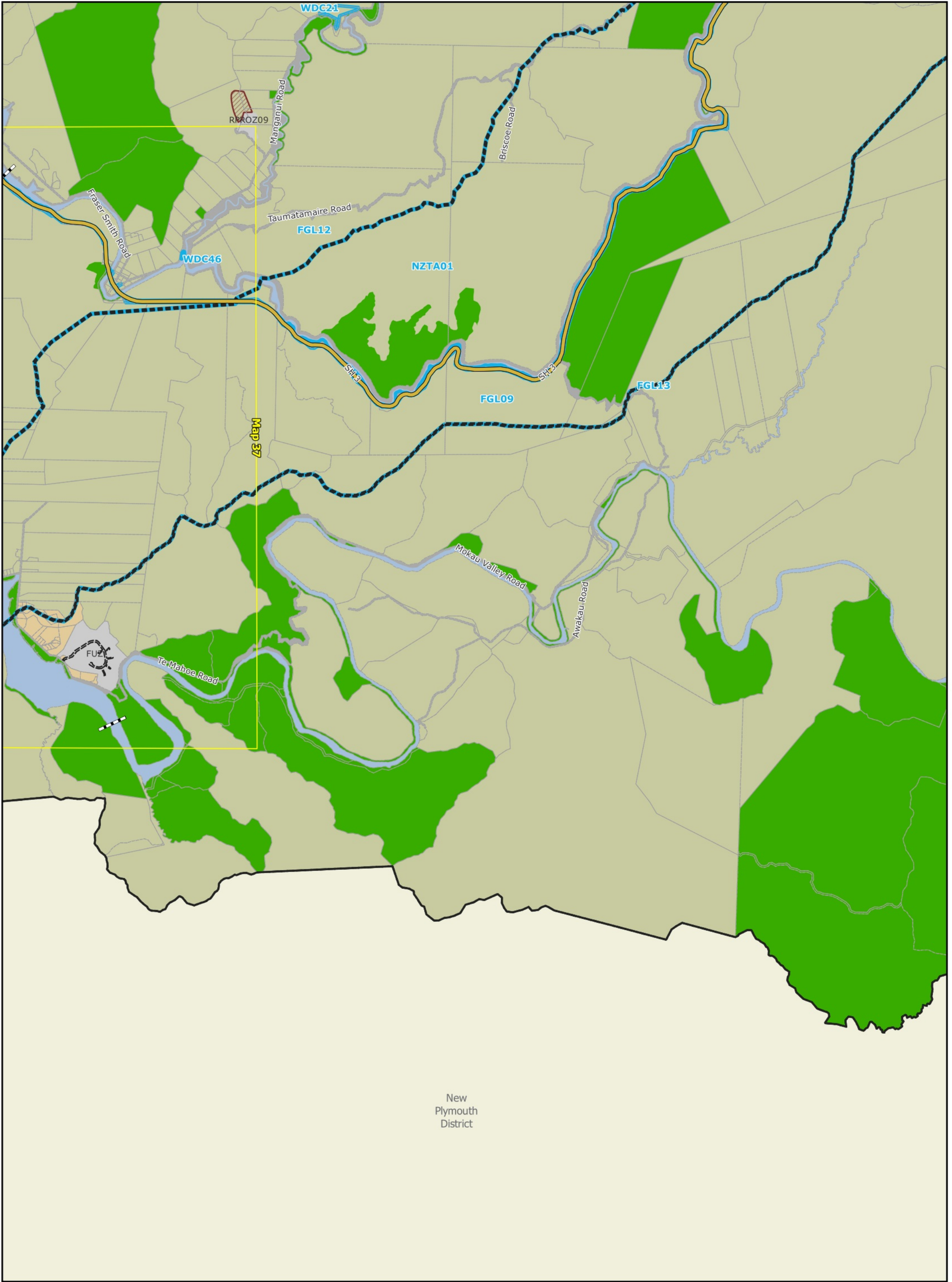






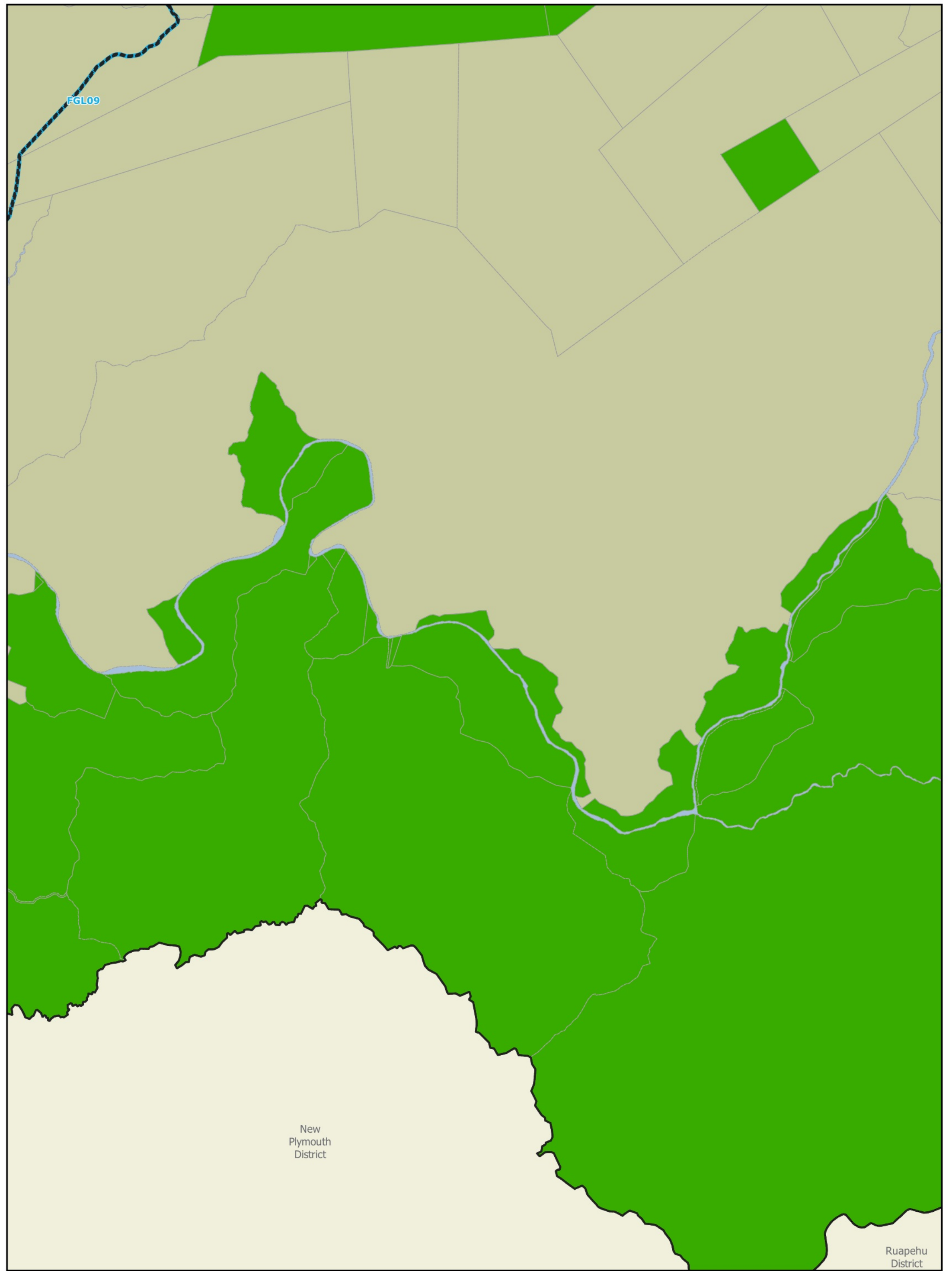


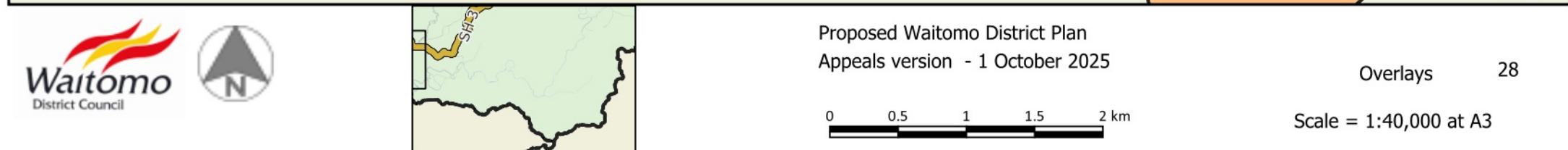


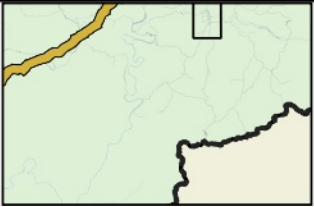
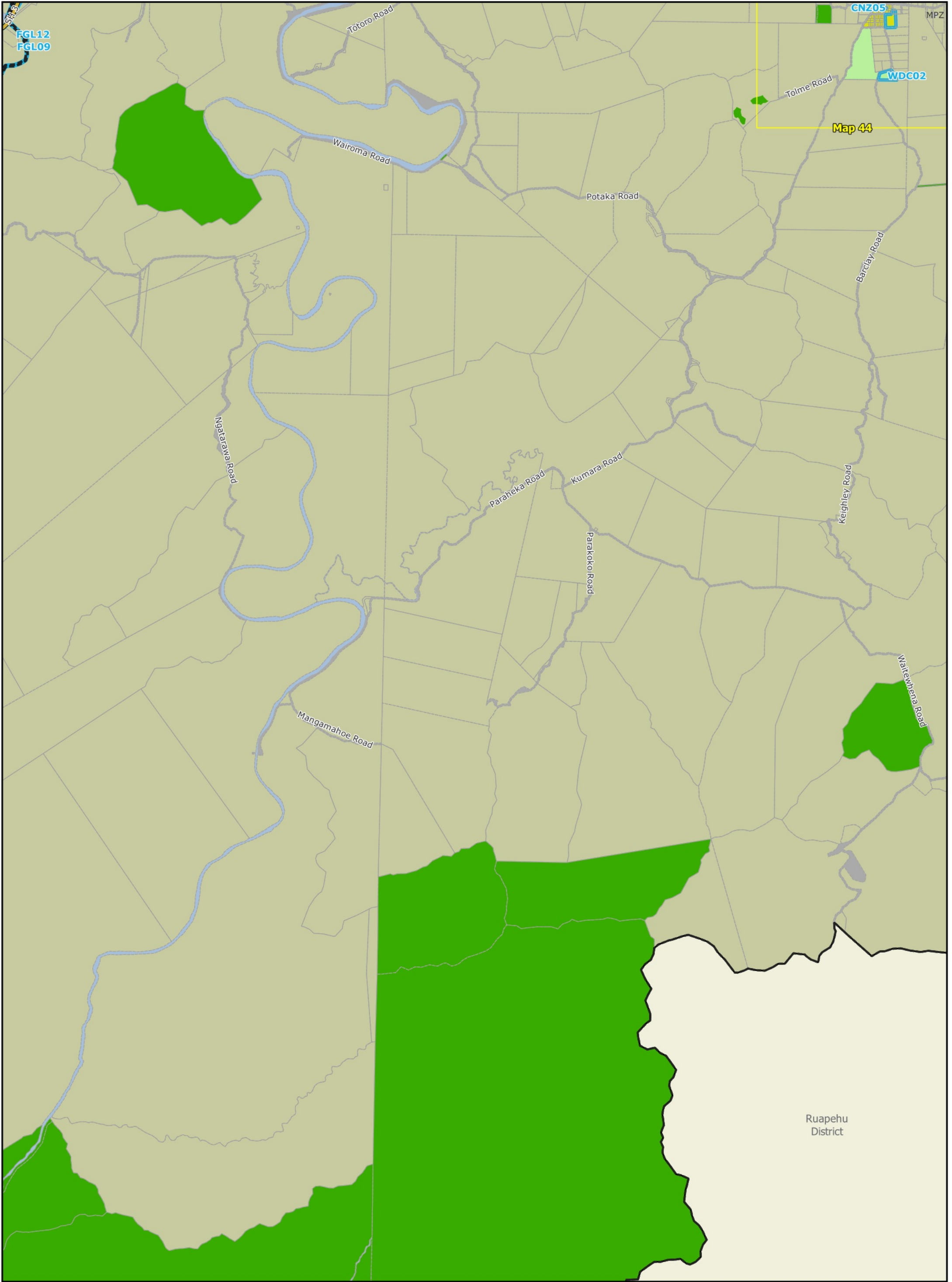


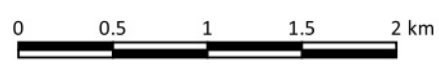
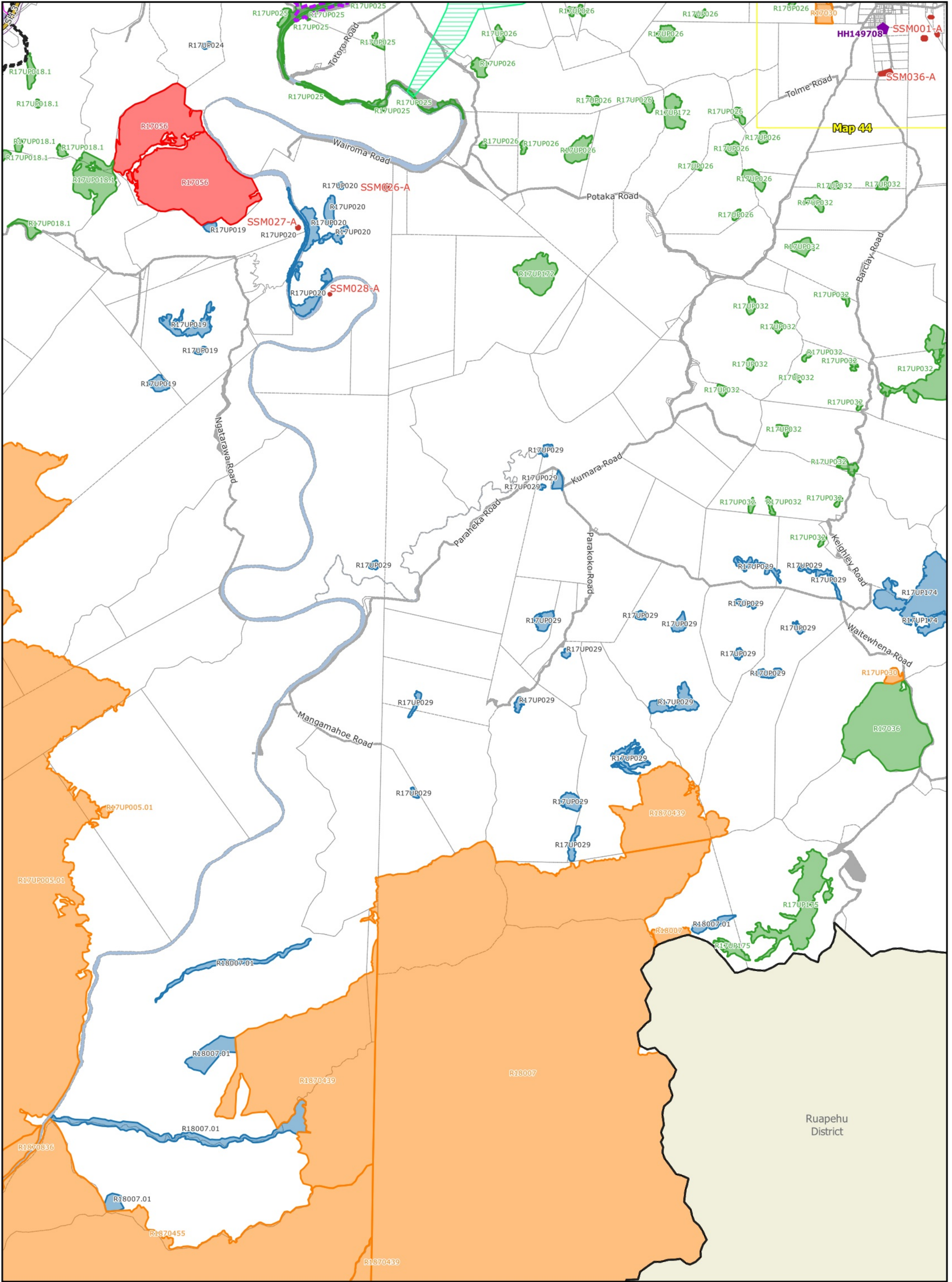
New
Plymouth
District

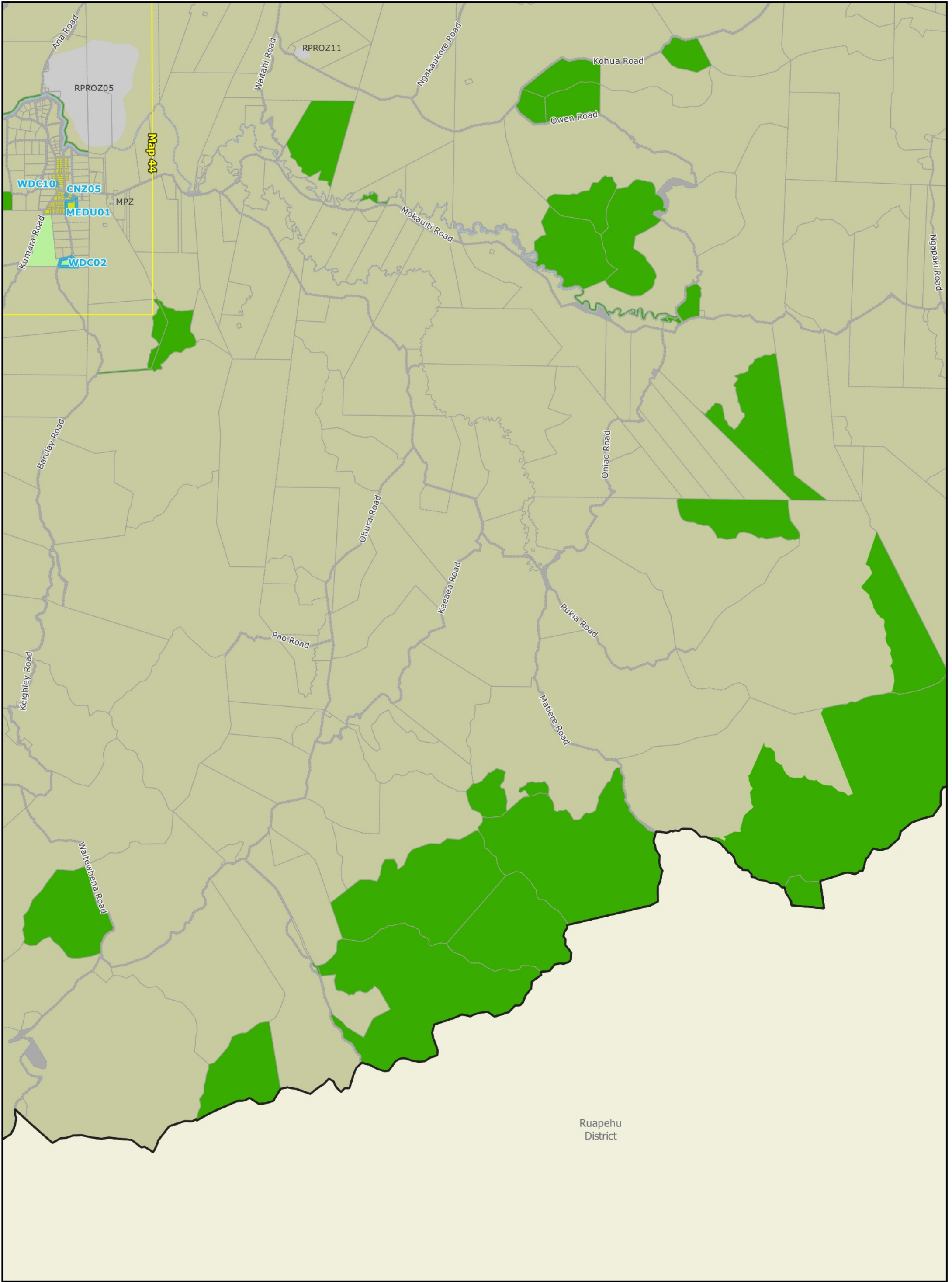


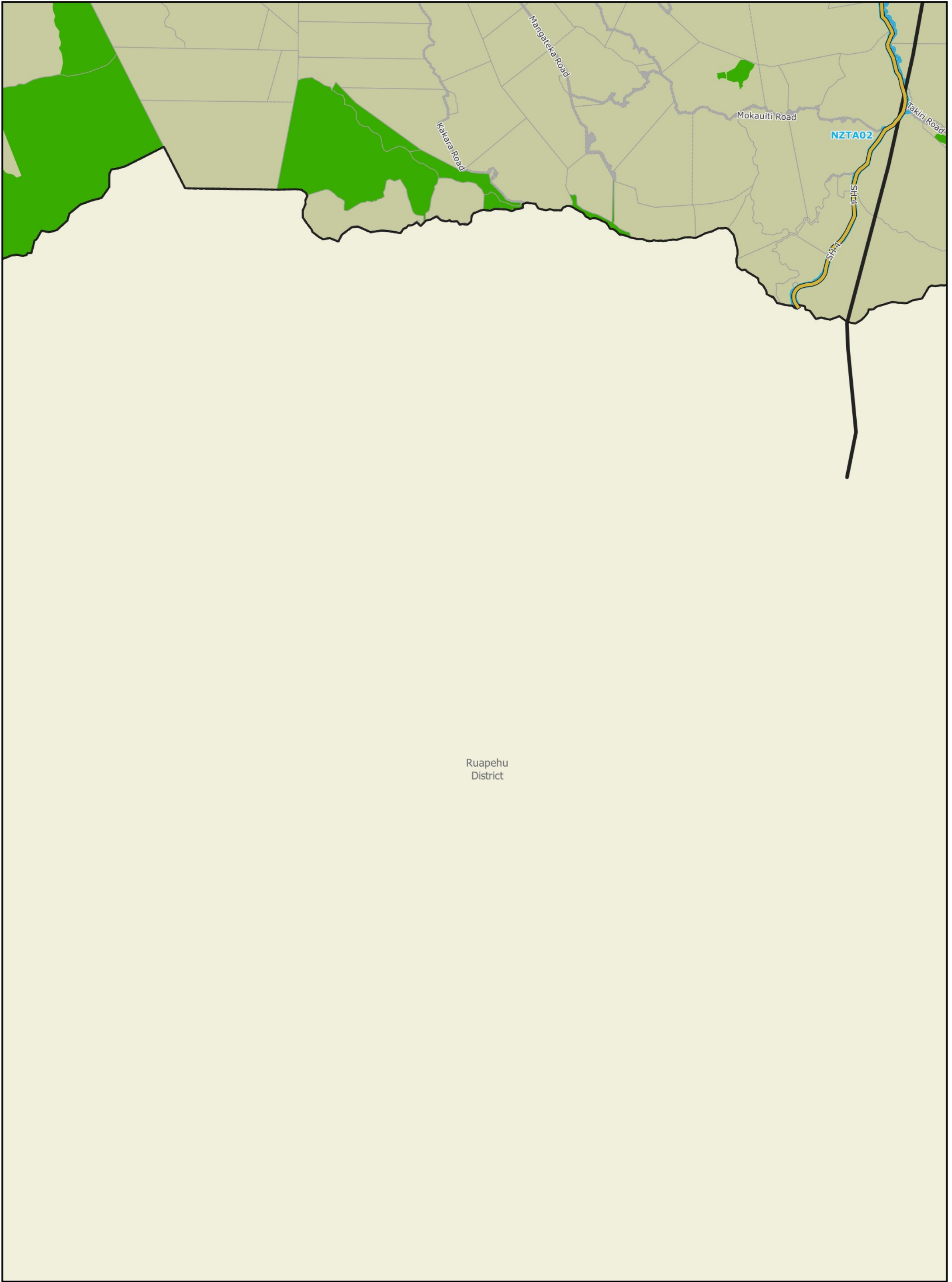






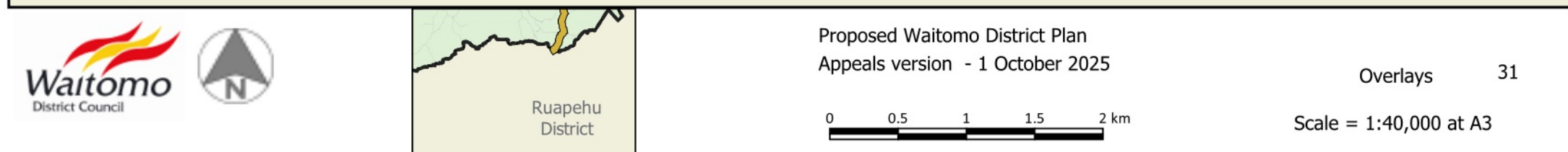


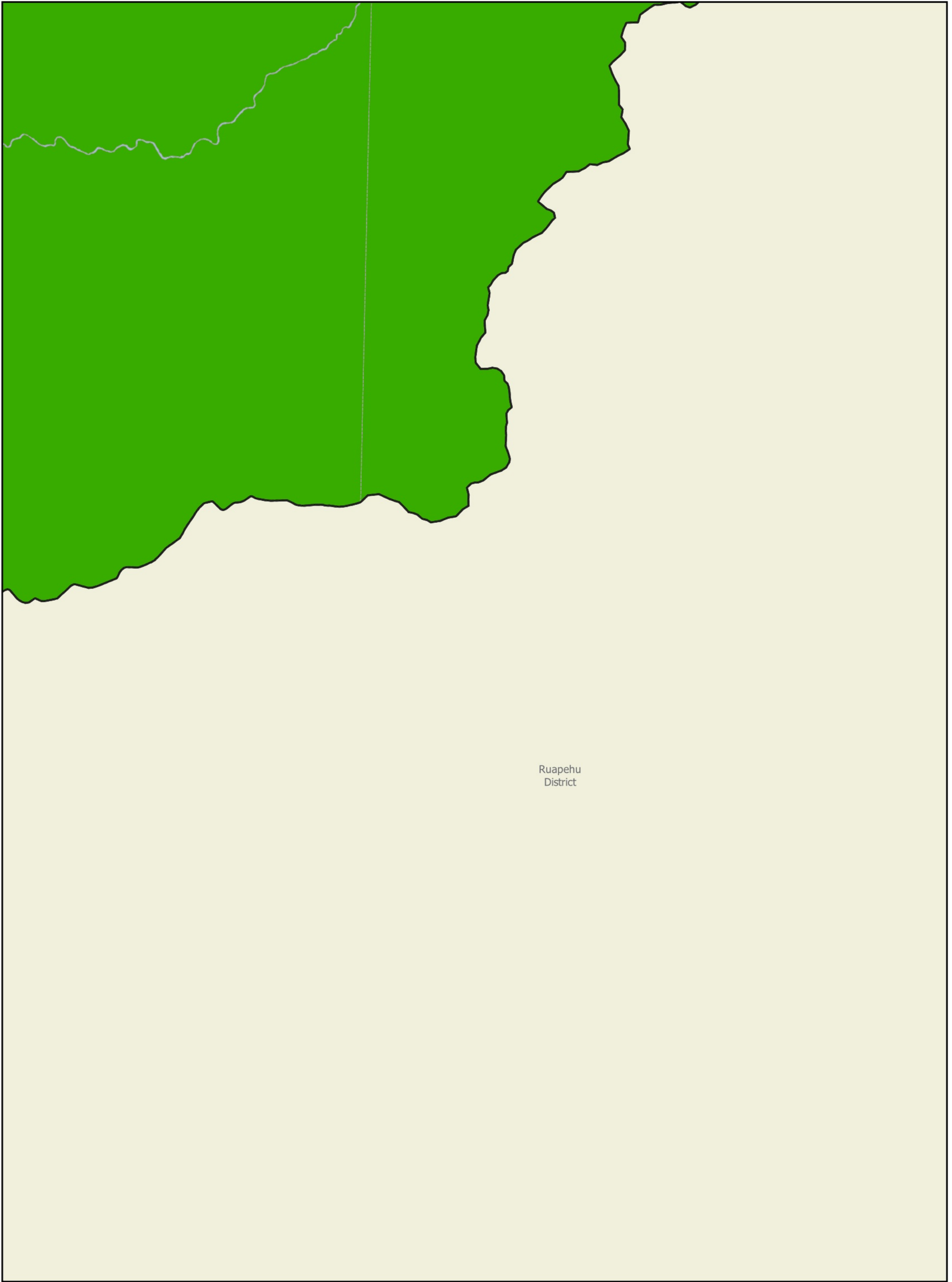




Ruapehu
District

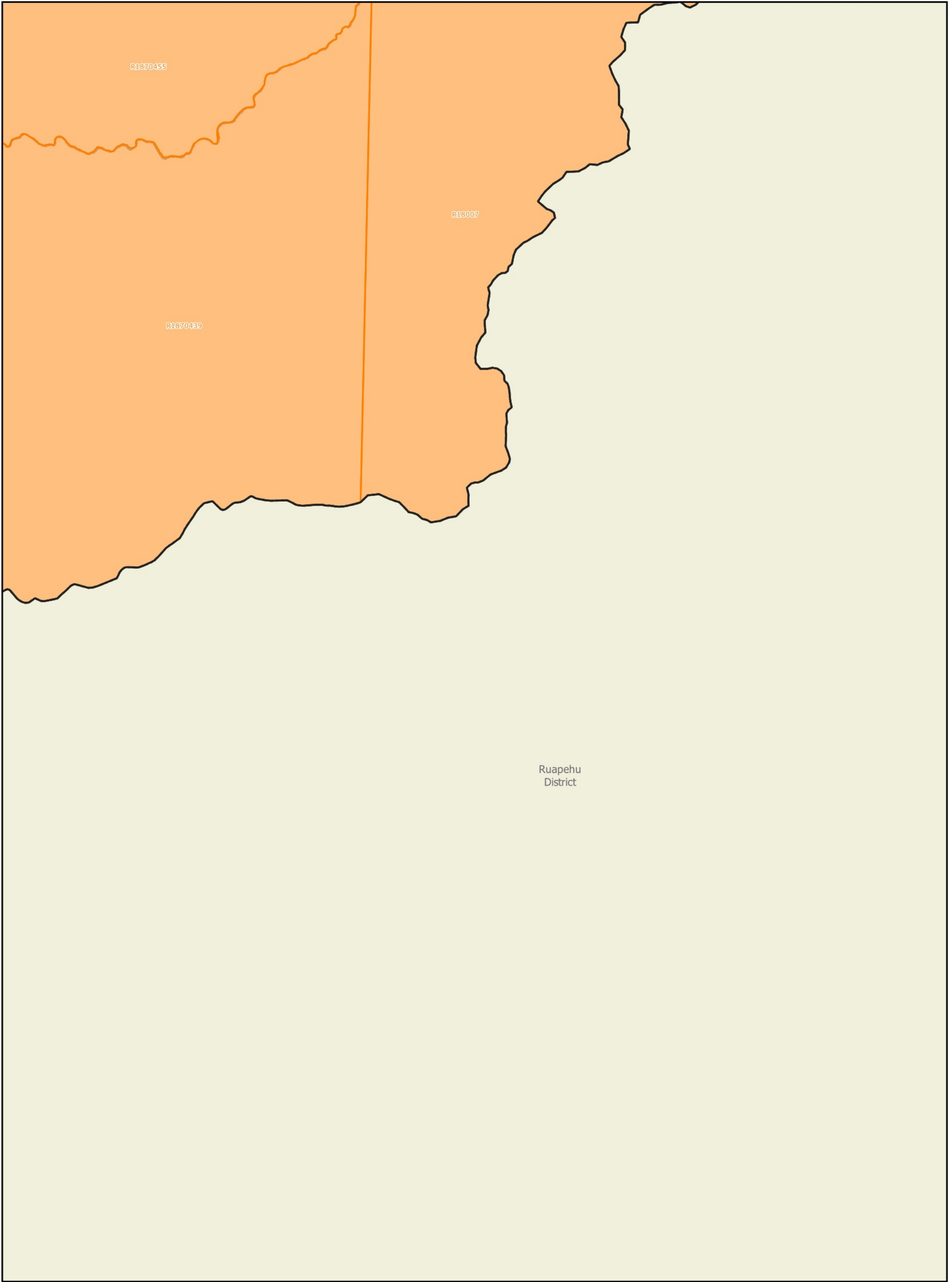




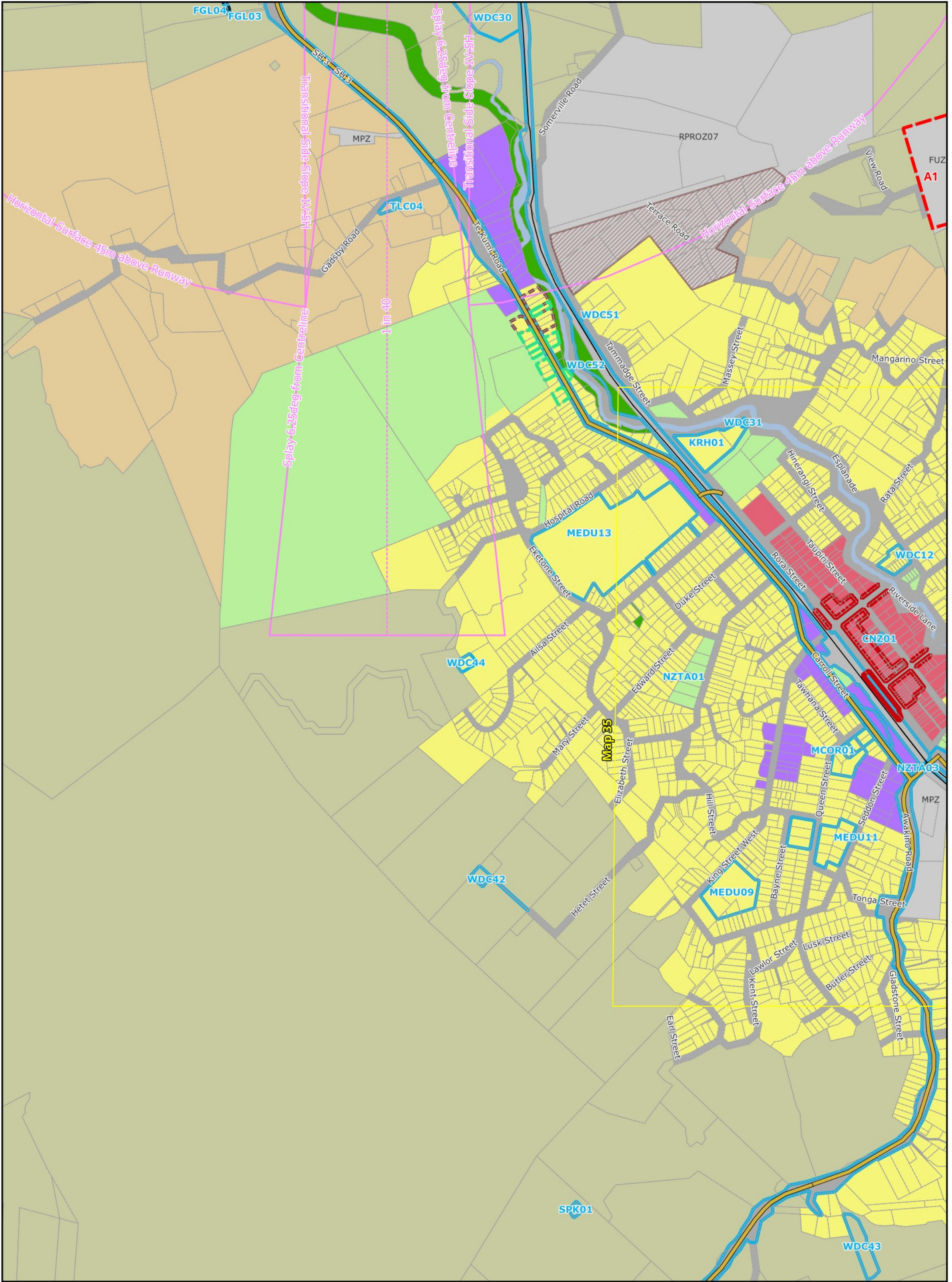


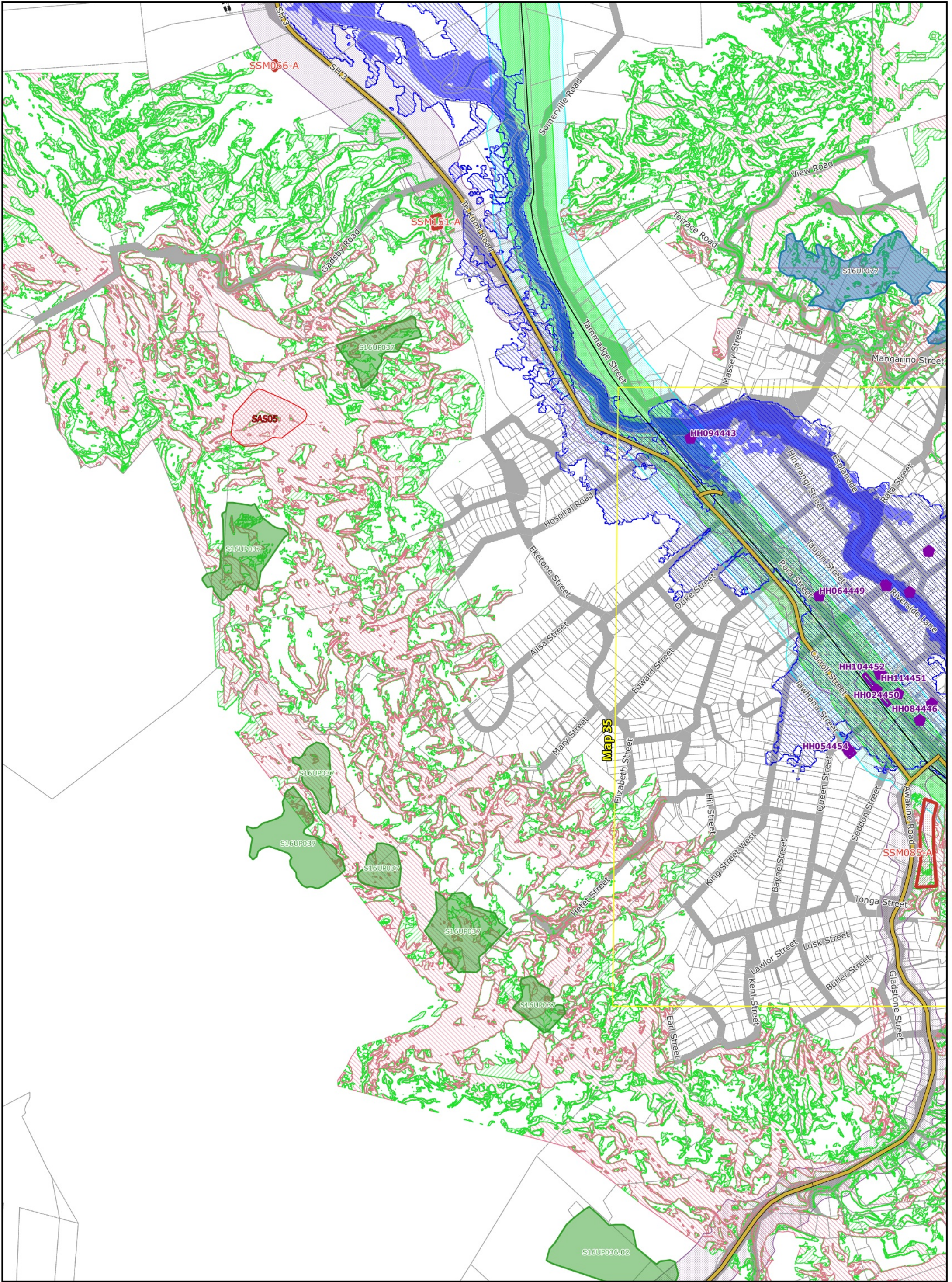
Ruapehu
District

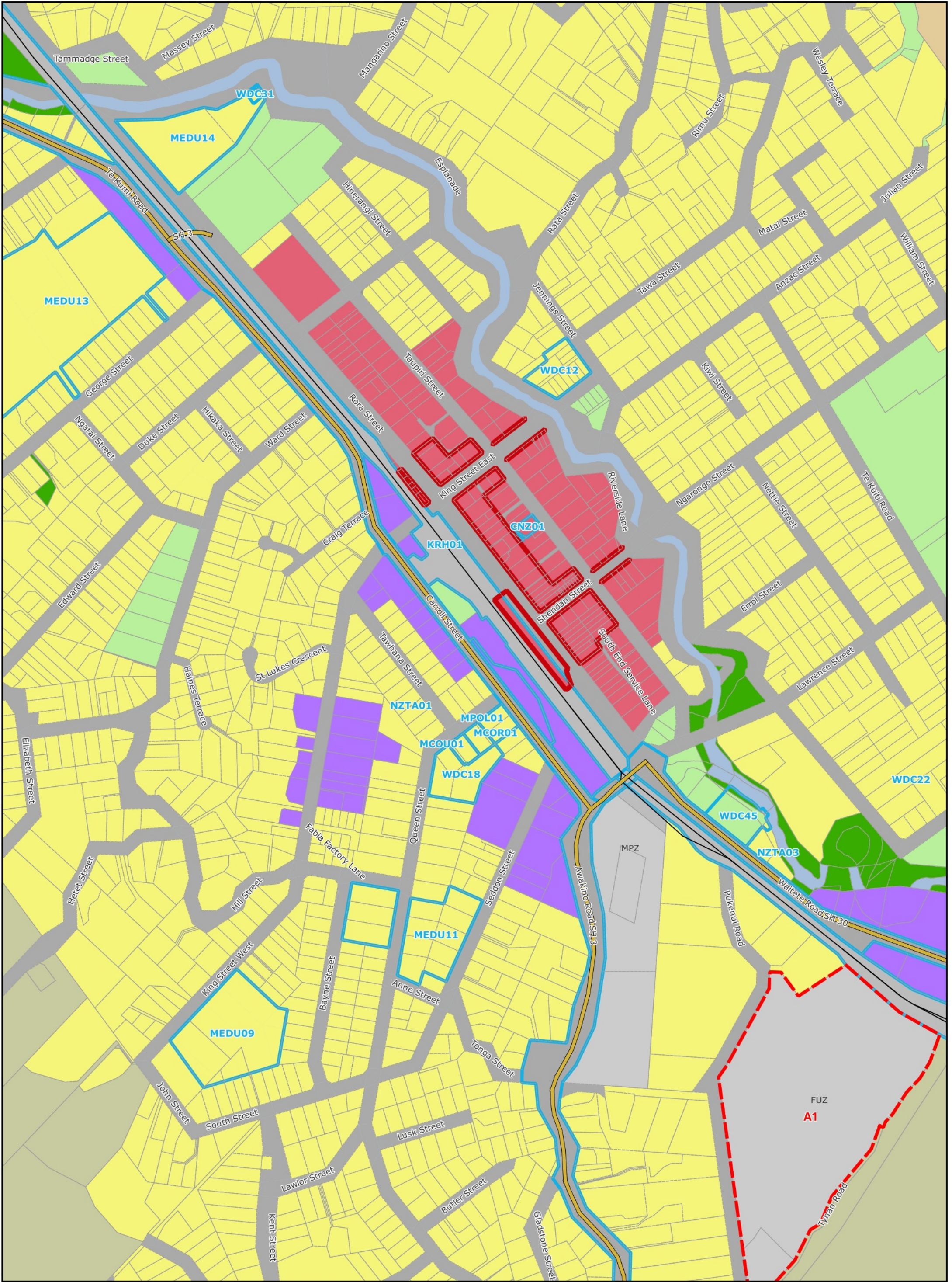


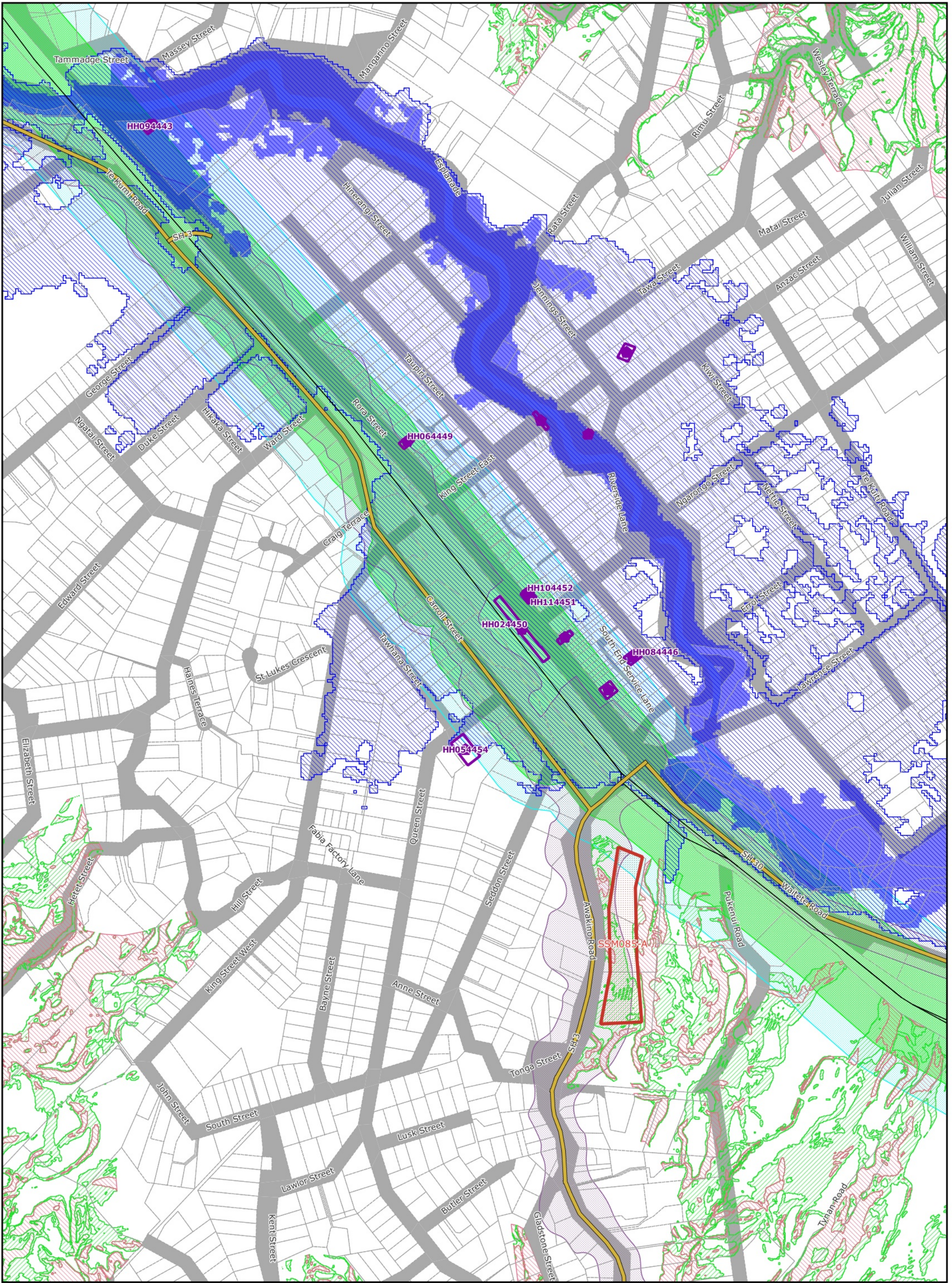


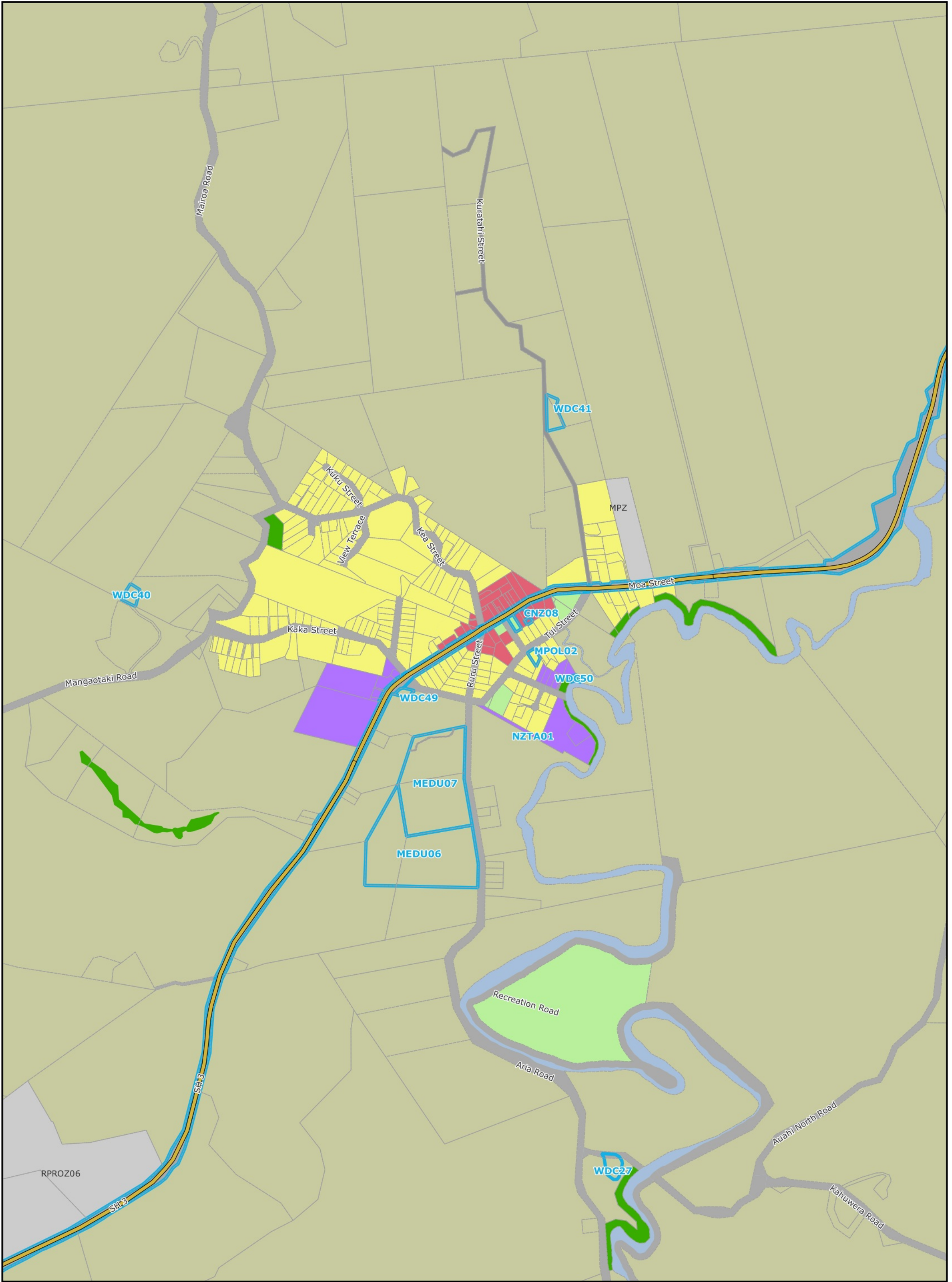
Ruapehu
District









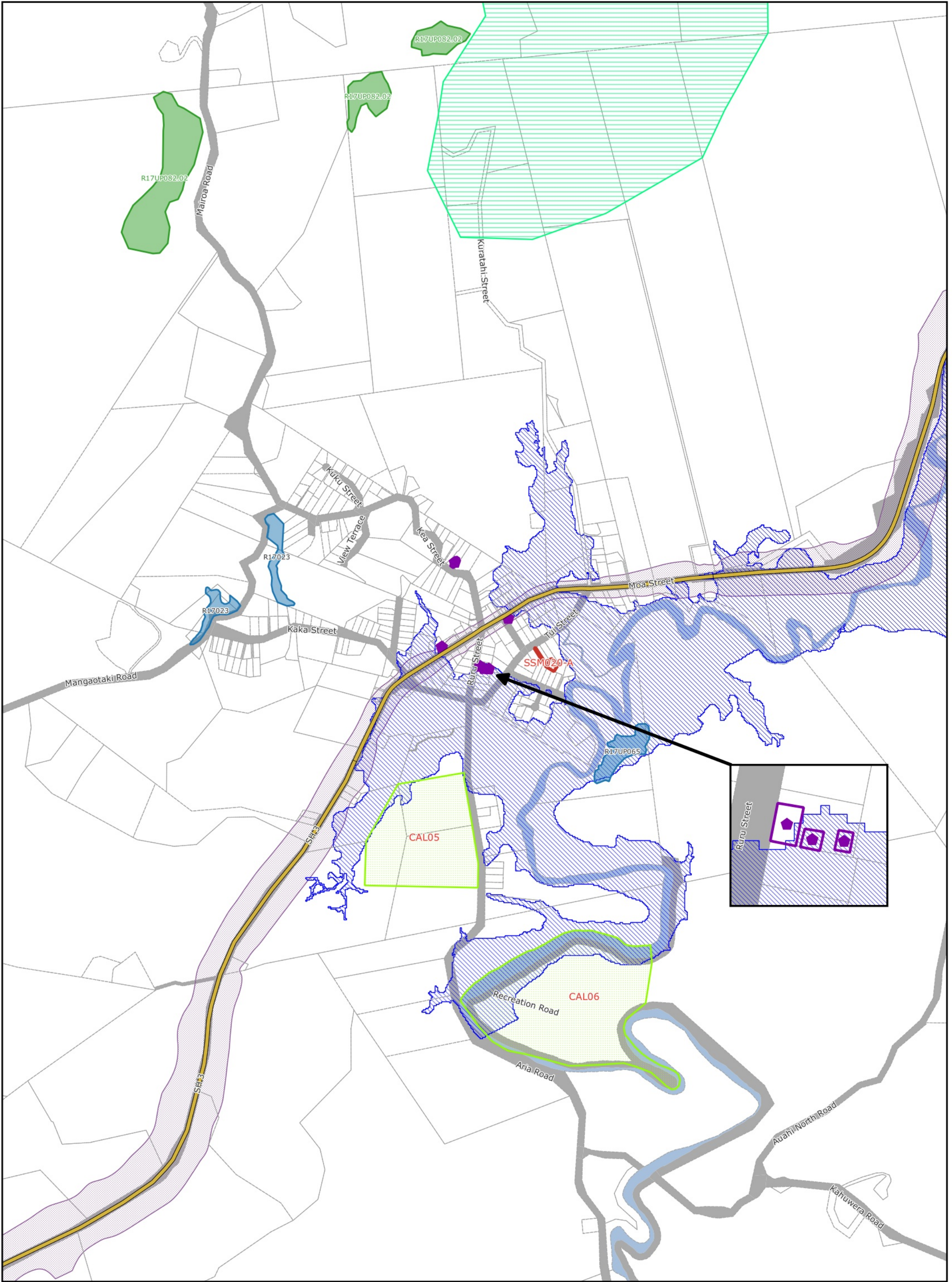


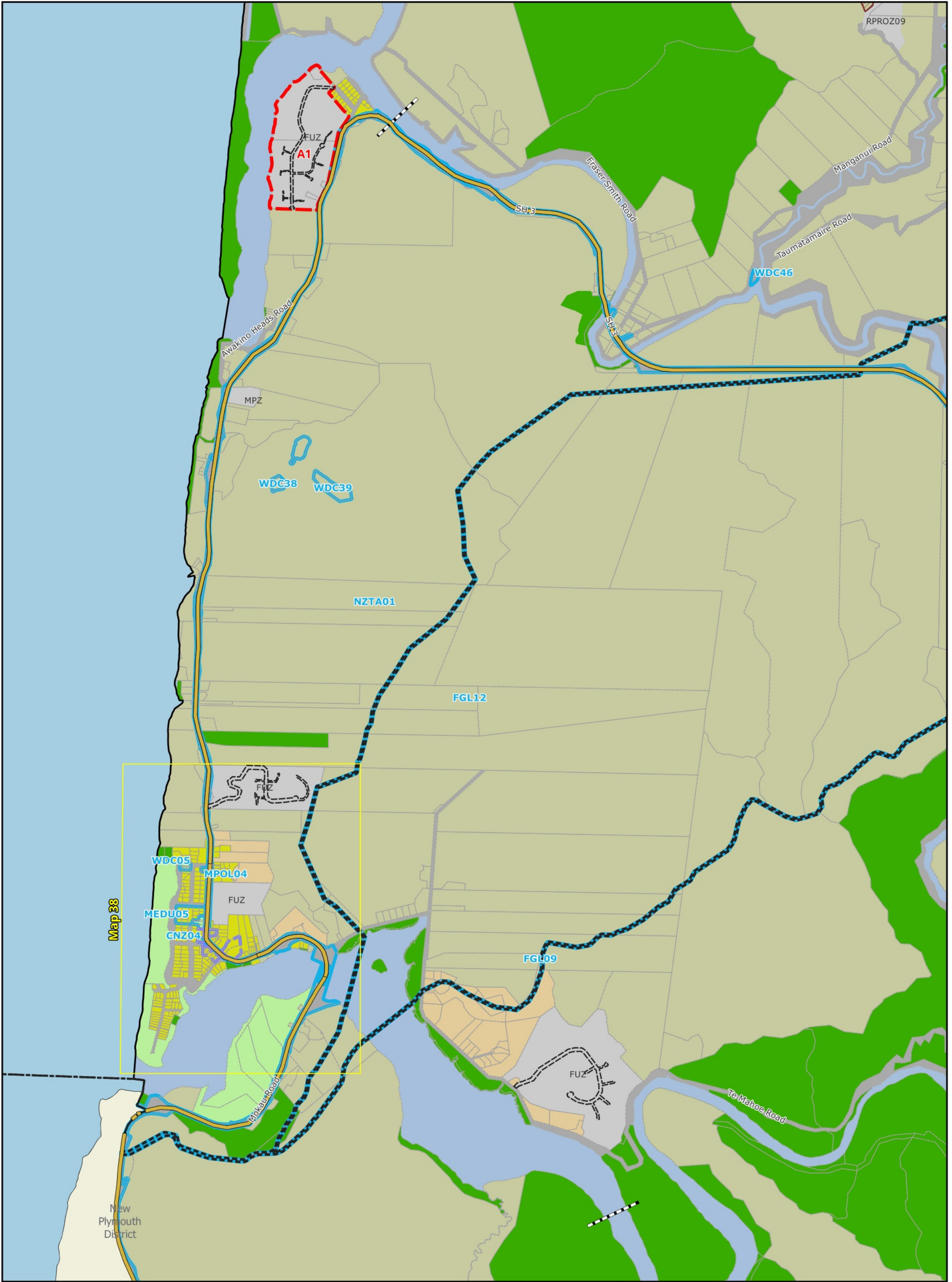
Piopio

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0 250 500 m







Mokau - Awakino

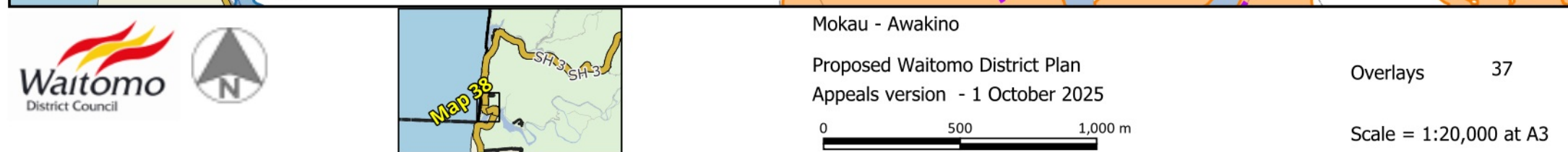
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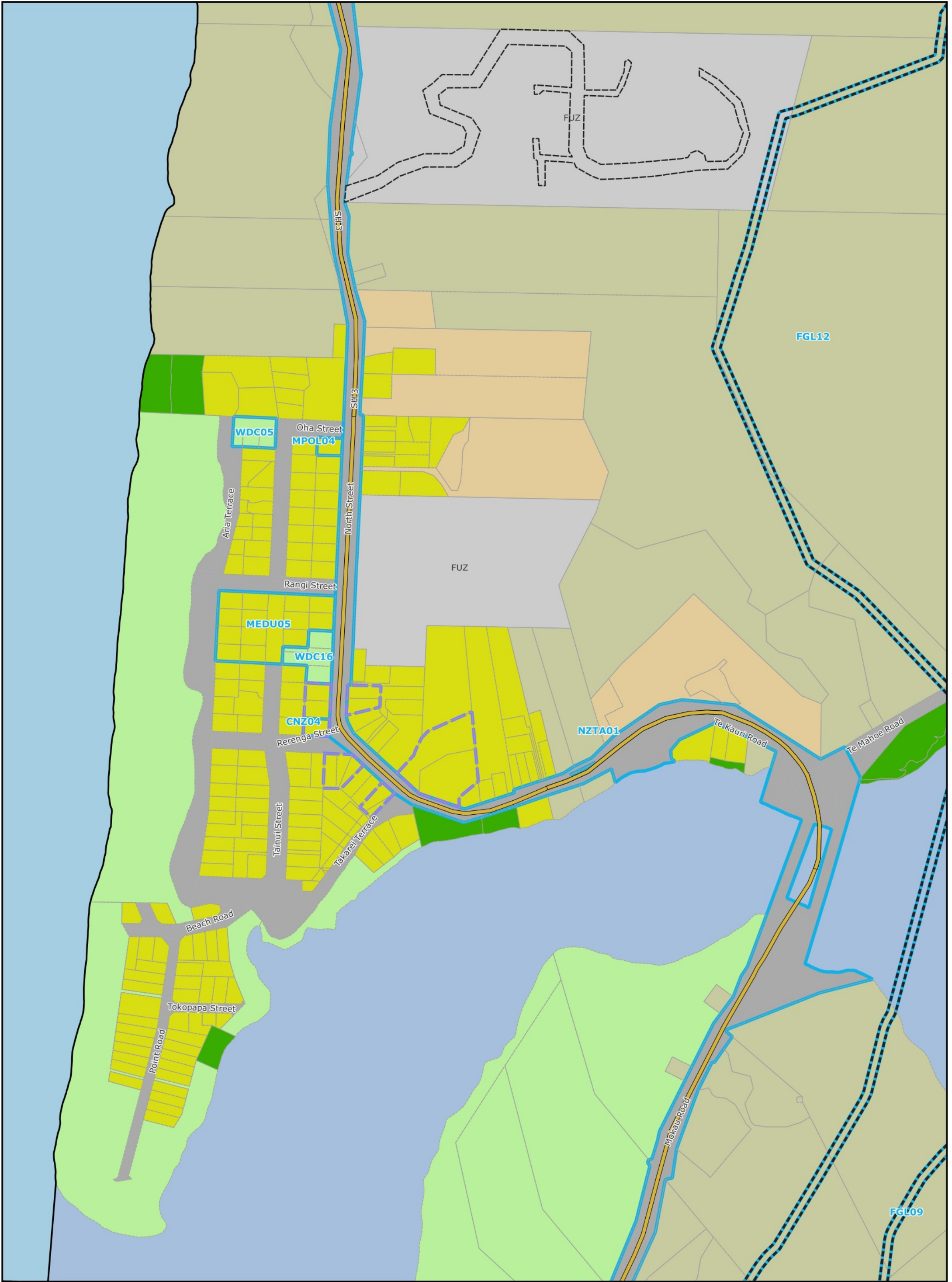
0 500 1,000 m

37 Zones

Scale = 1:20,000 at A3





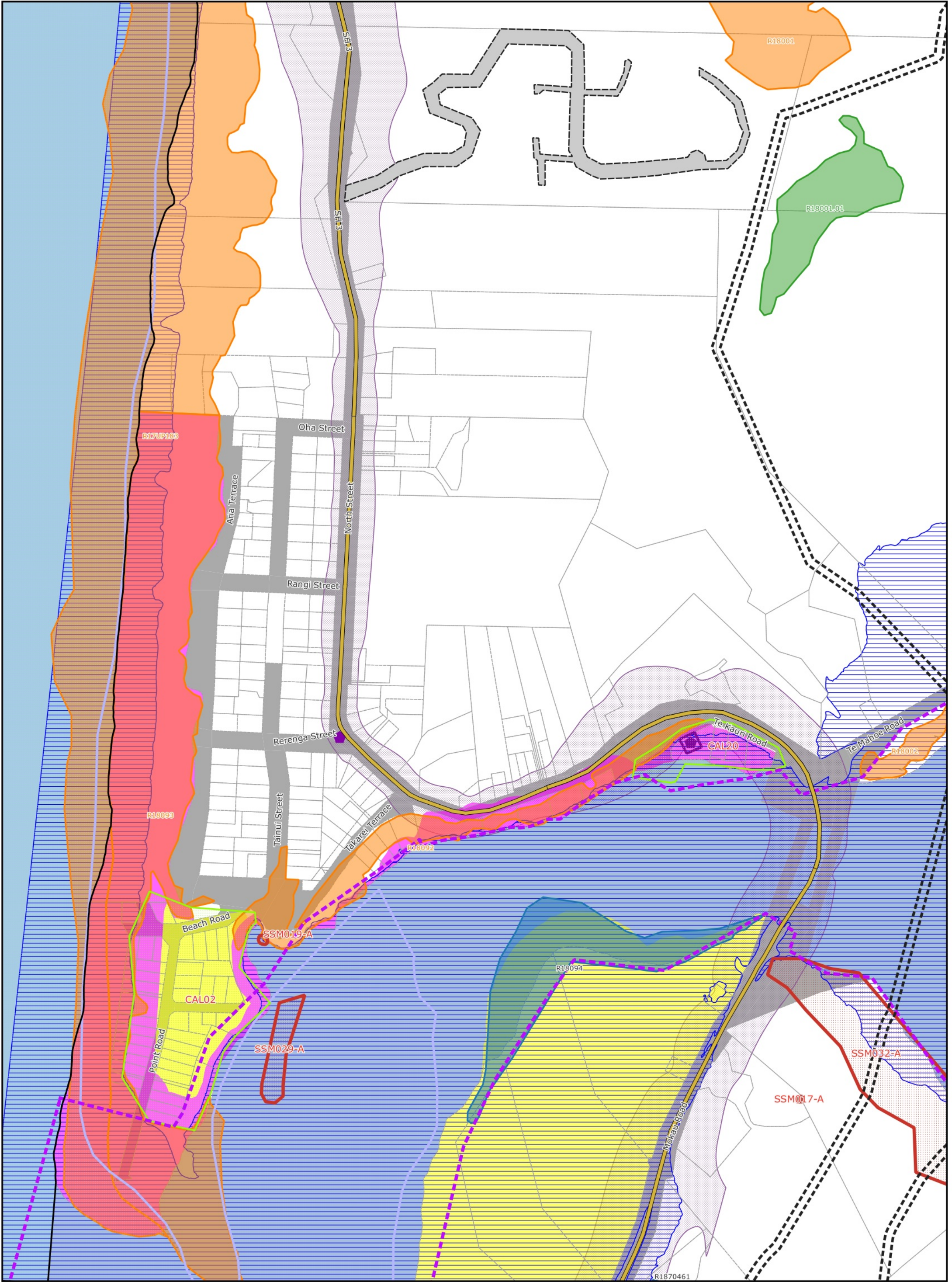


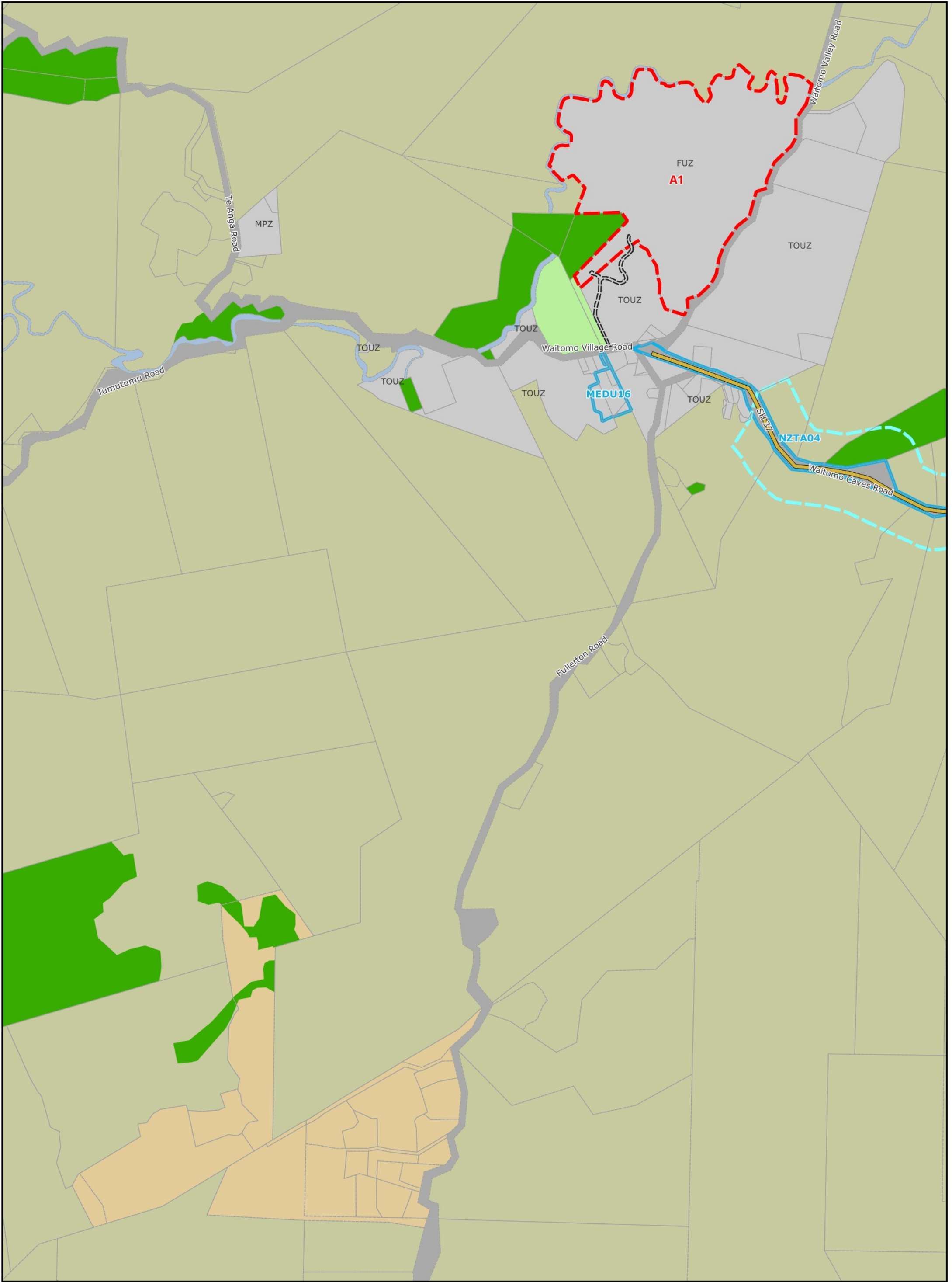
Mokau

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0 100 200 m







Waitomo Caves

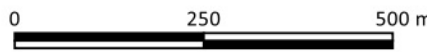
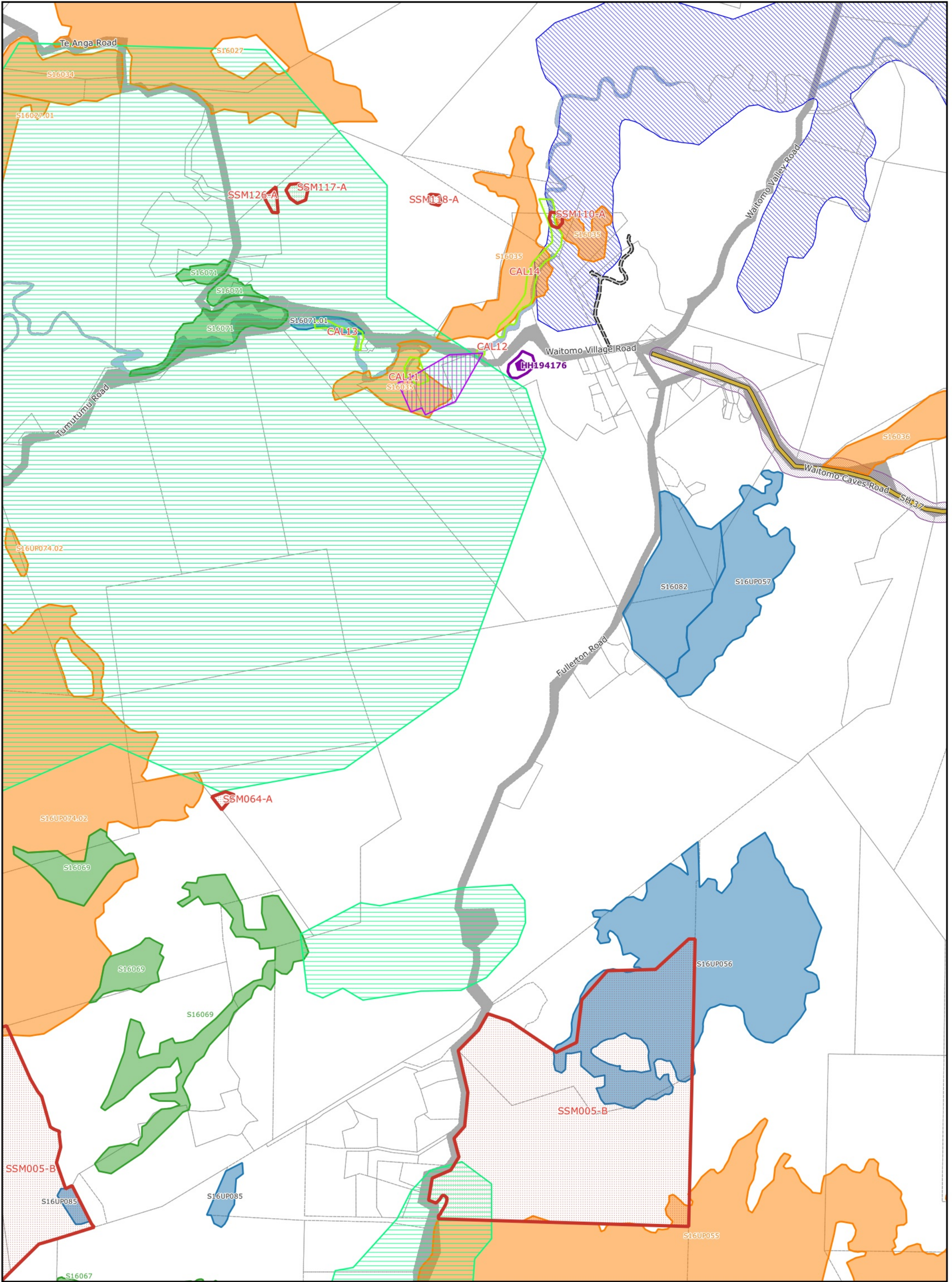
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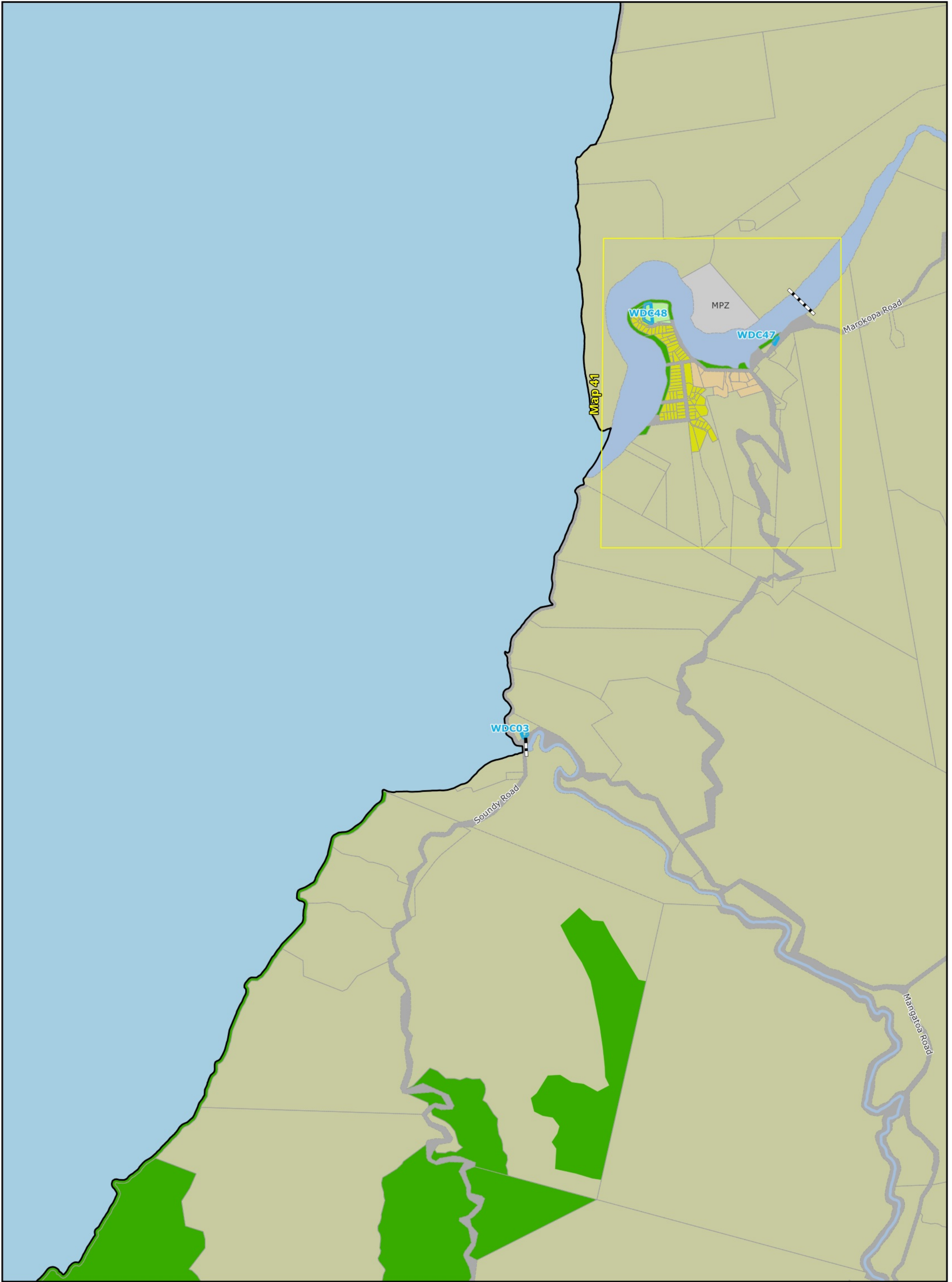
0 250 500 m

39 Zones

Scale = 1:10,000 at A3





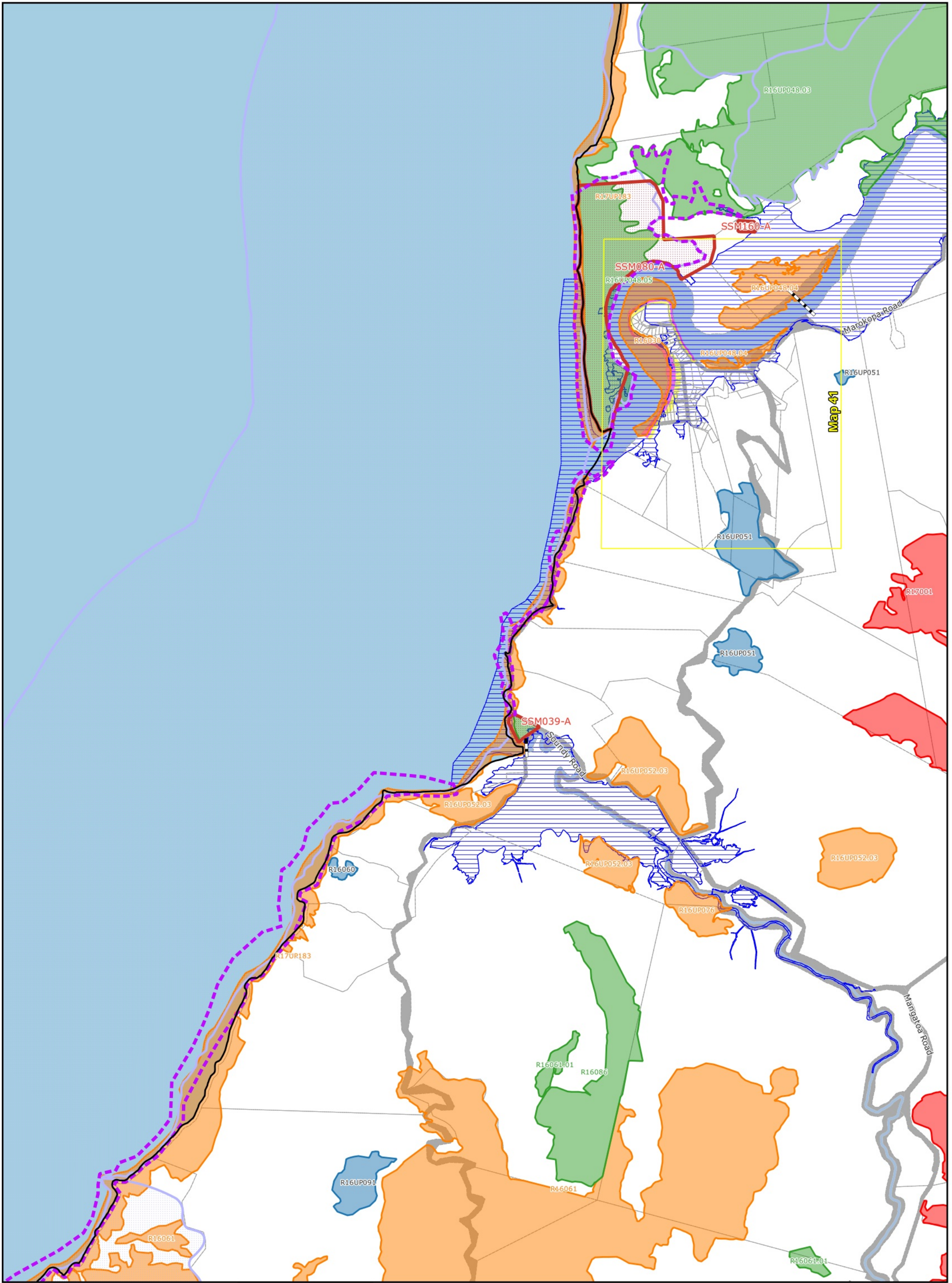


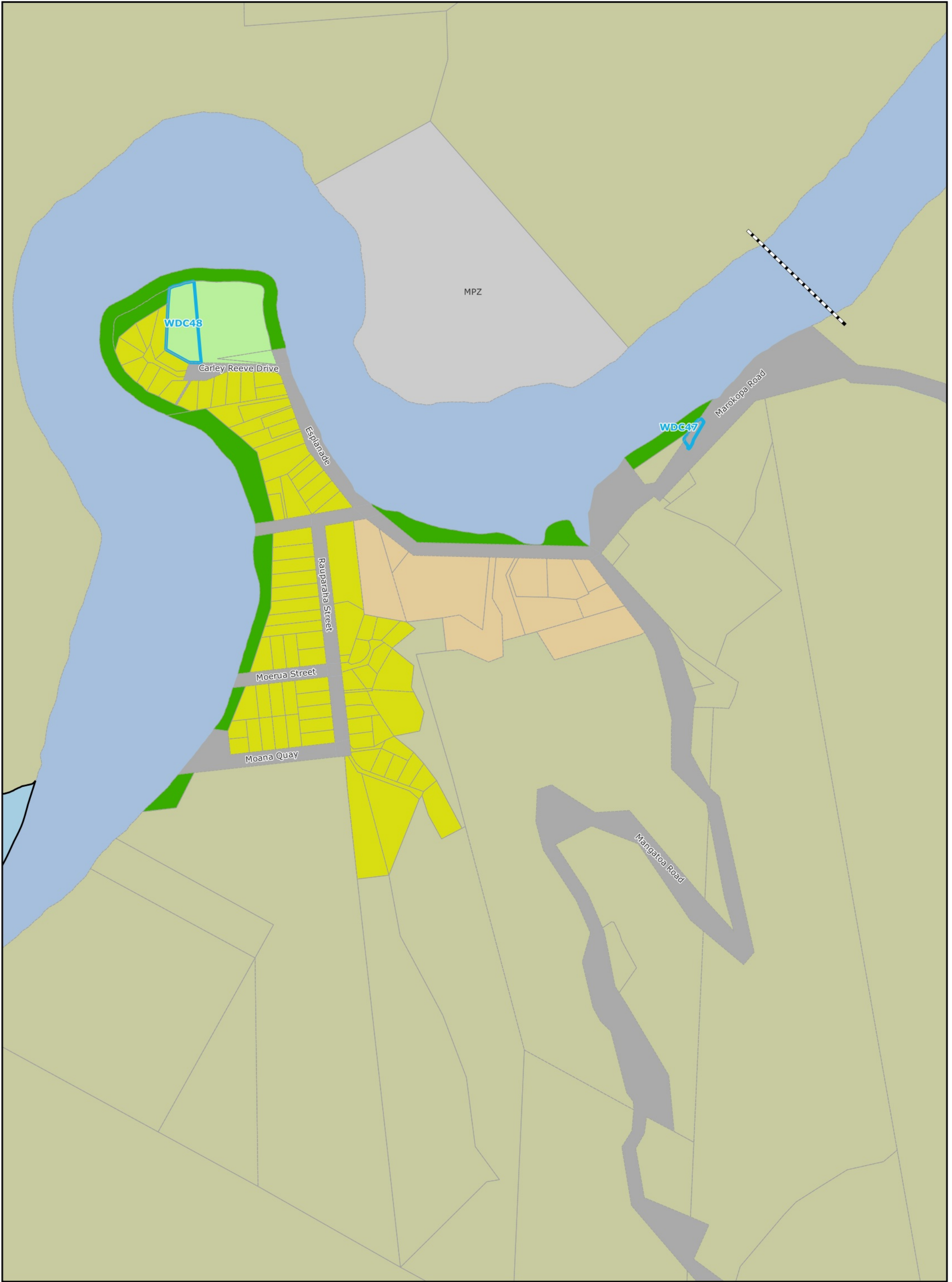
Marokopa - Kiritehere

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0 500 1,000 m

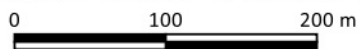


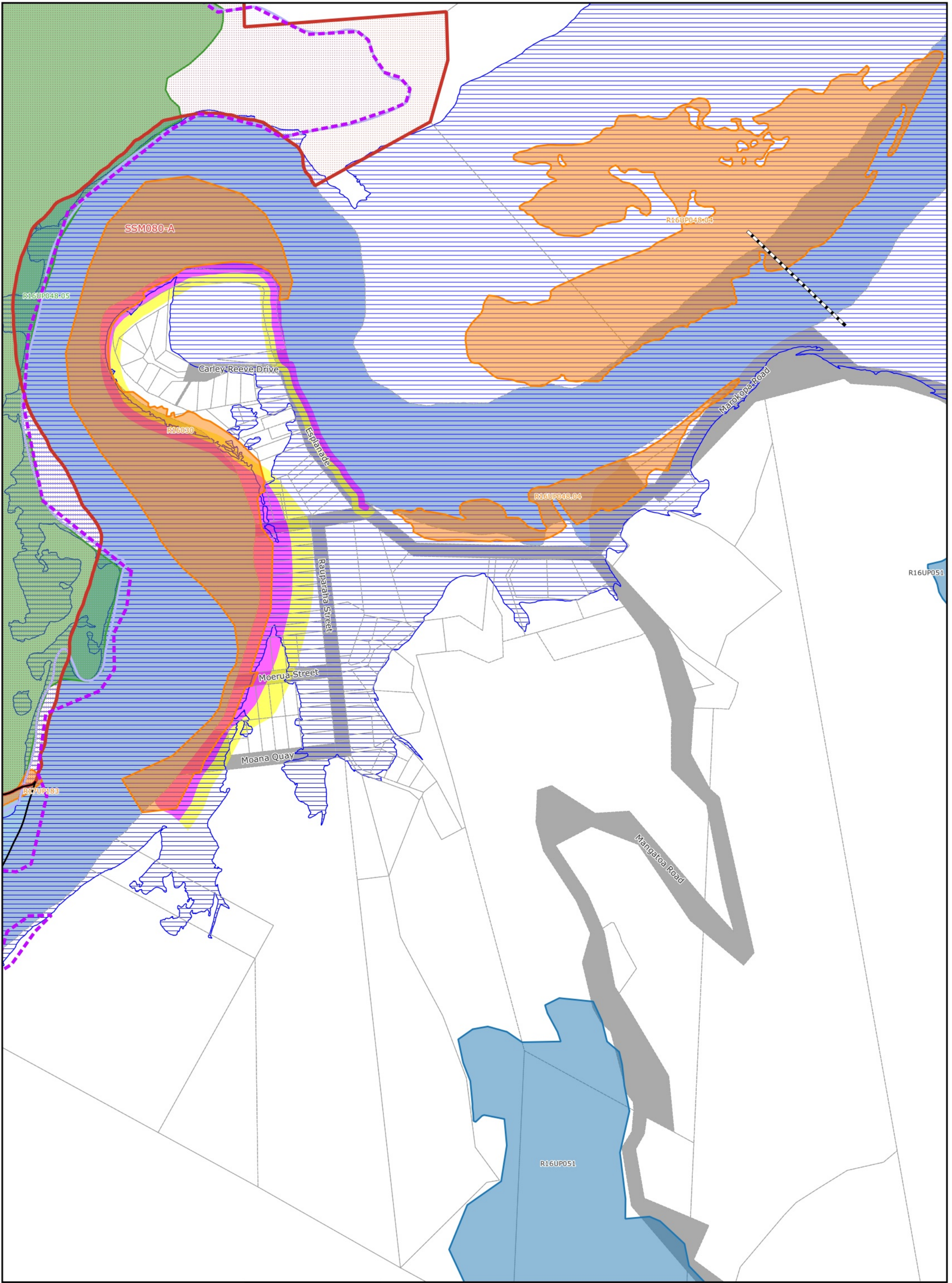


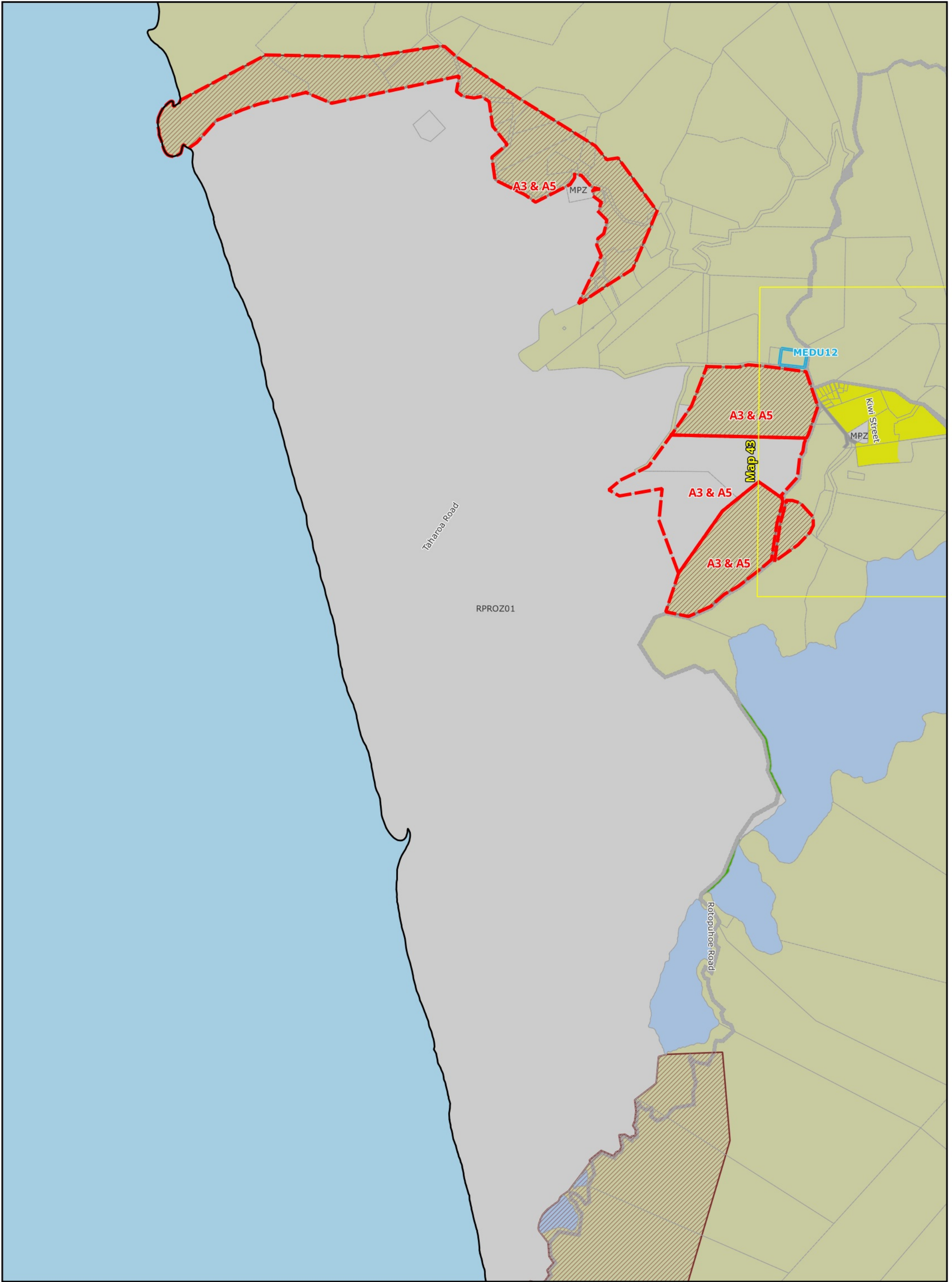


Marokopa

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Taharoa Ironsands

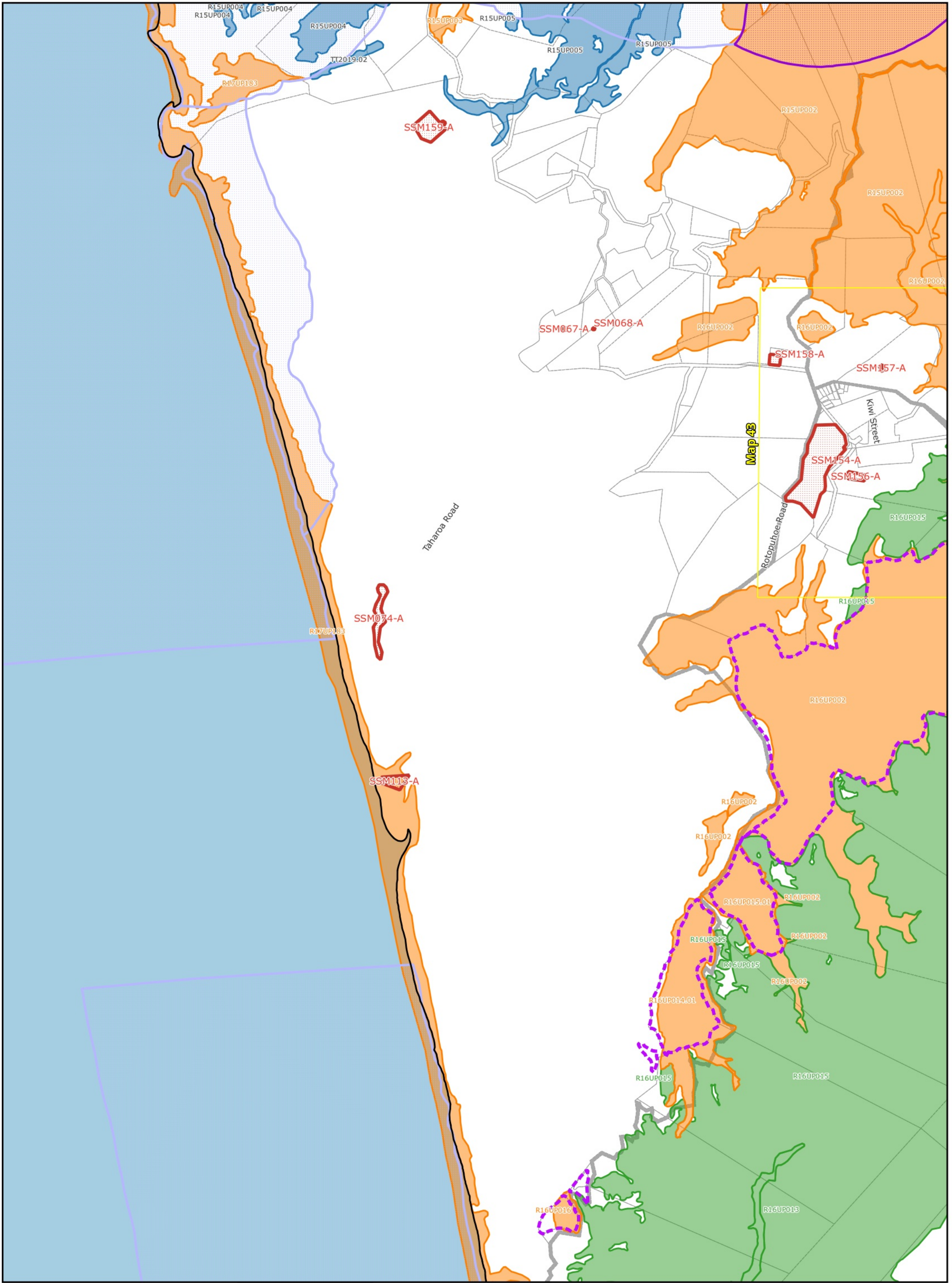
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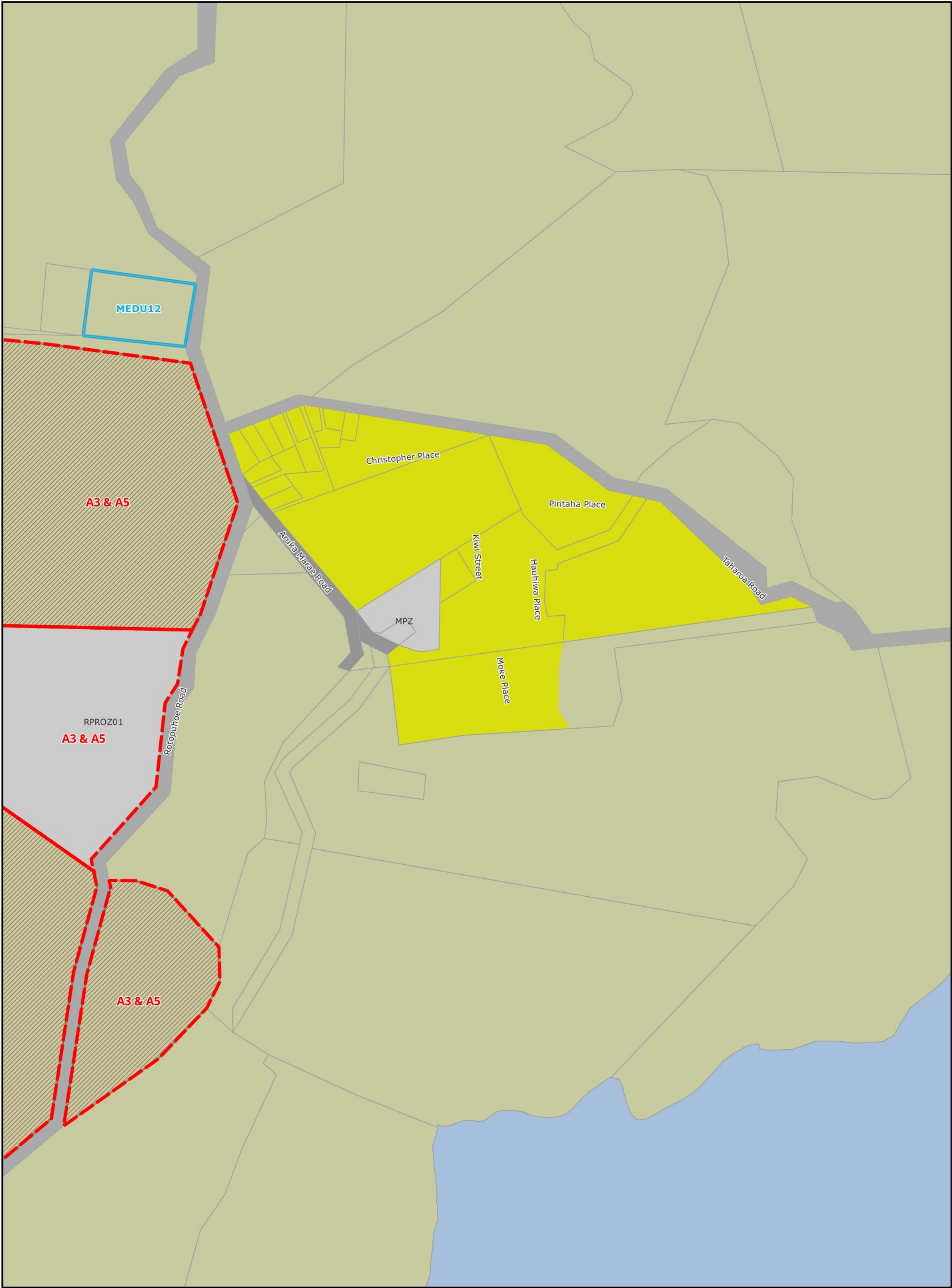
0 500 1,000 m

42 Zones

Scale = 1:20,000 at A3







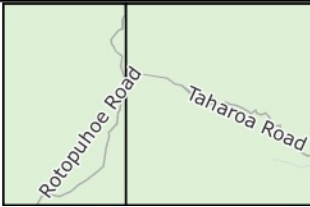
Taharoa

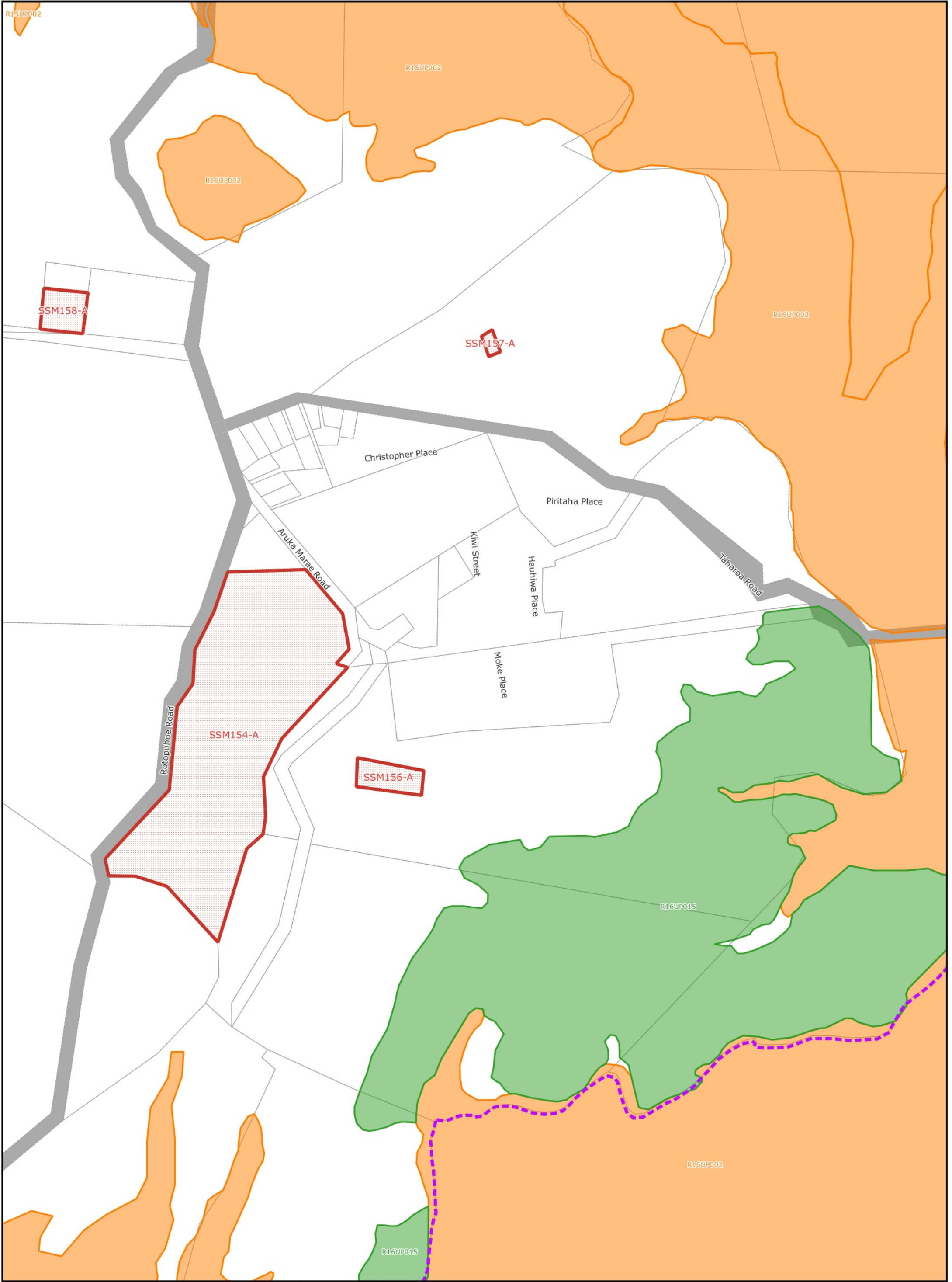
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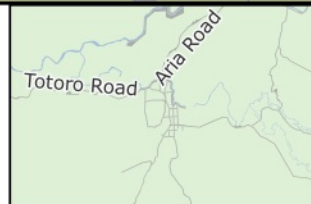
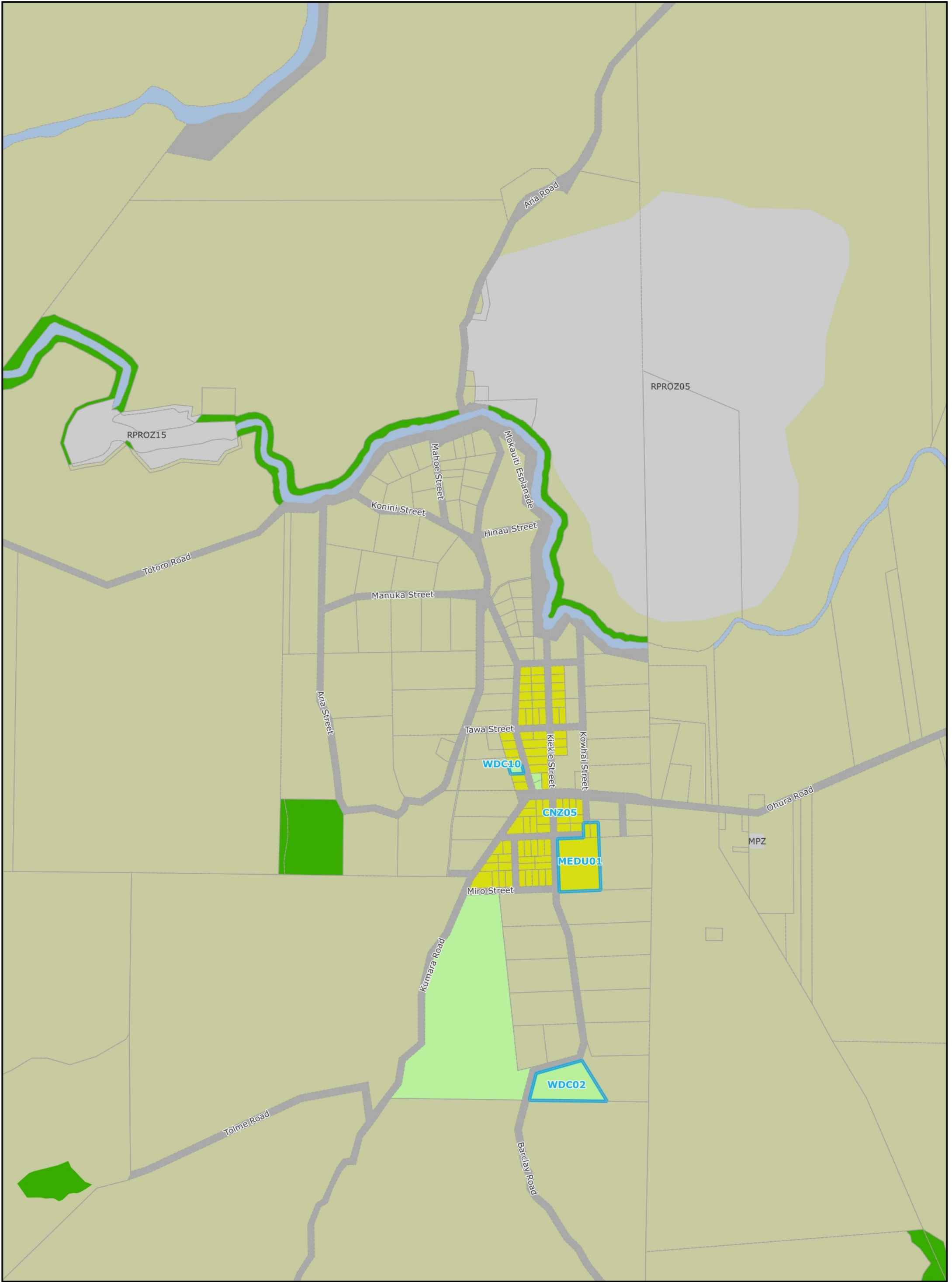
0 100 200 m

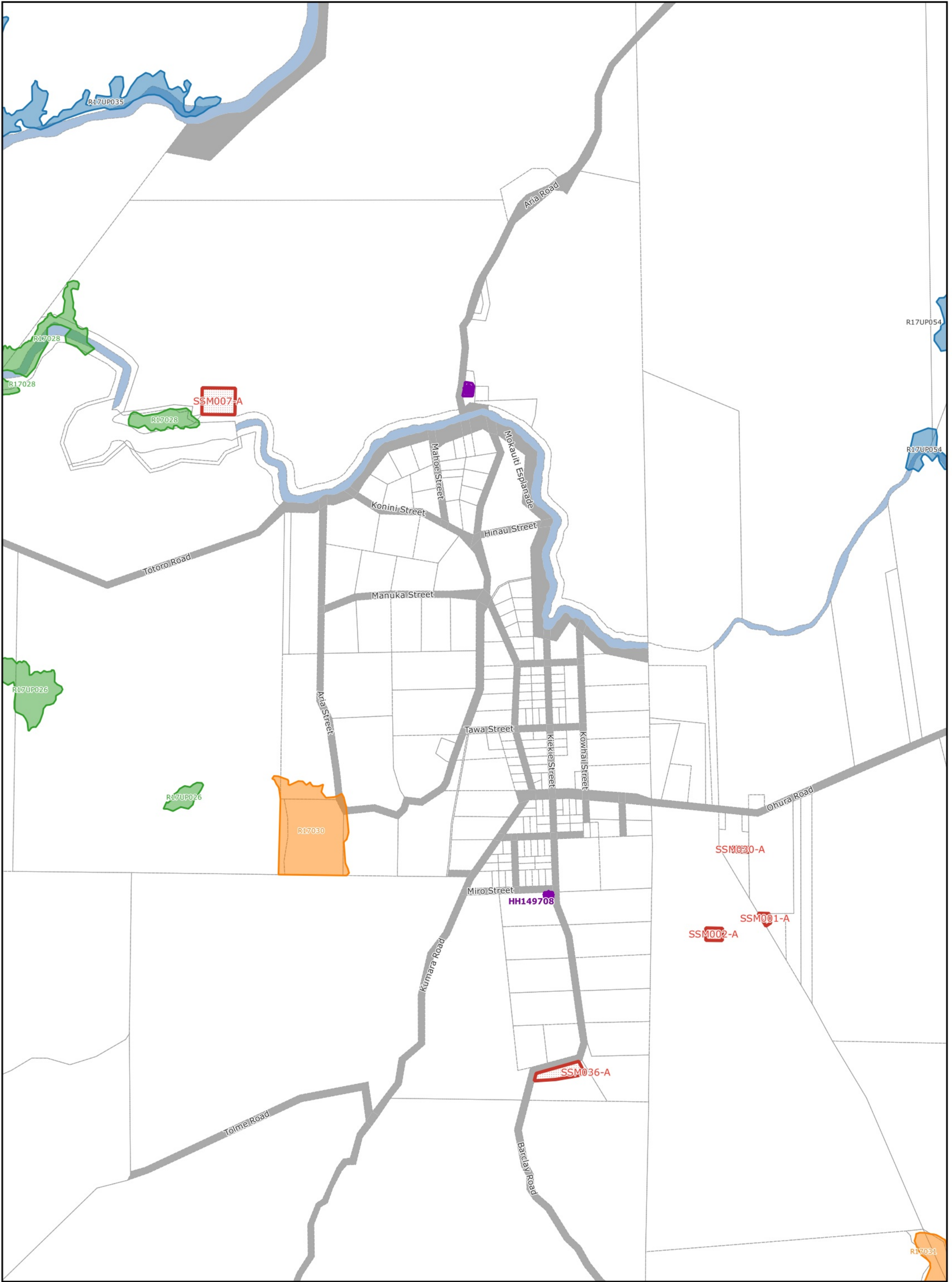
43 Zones

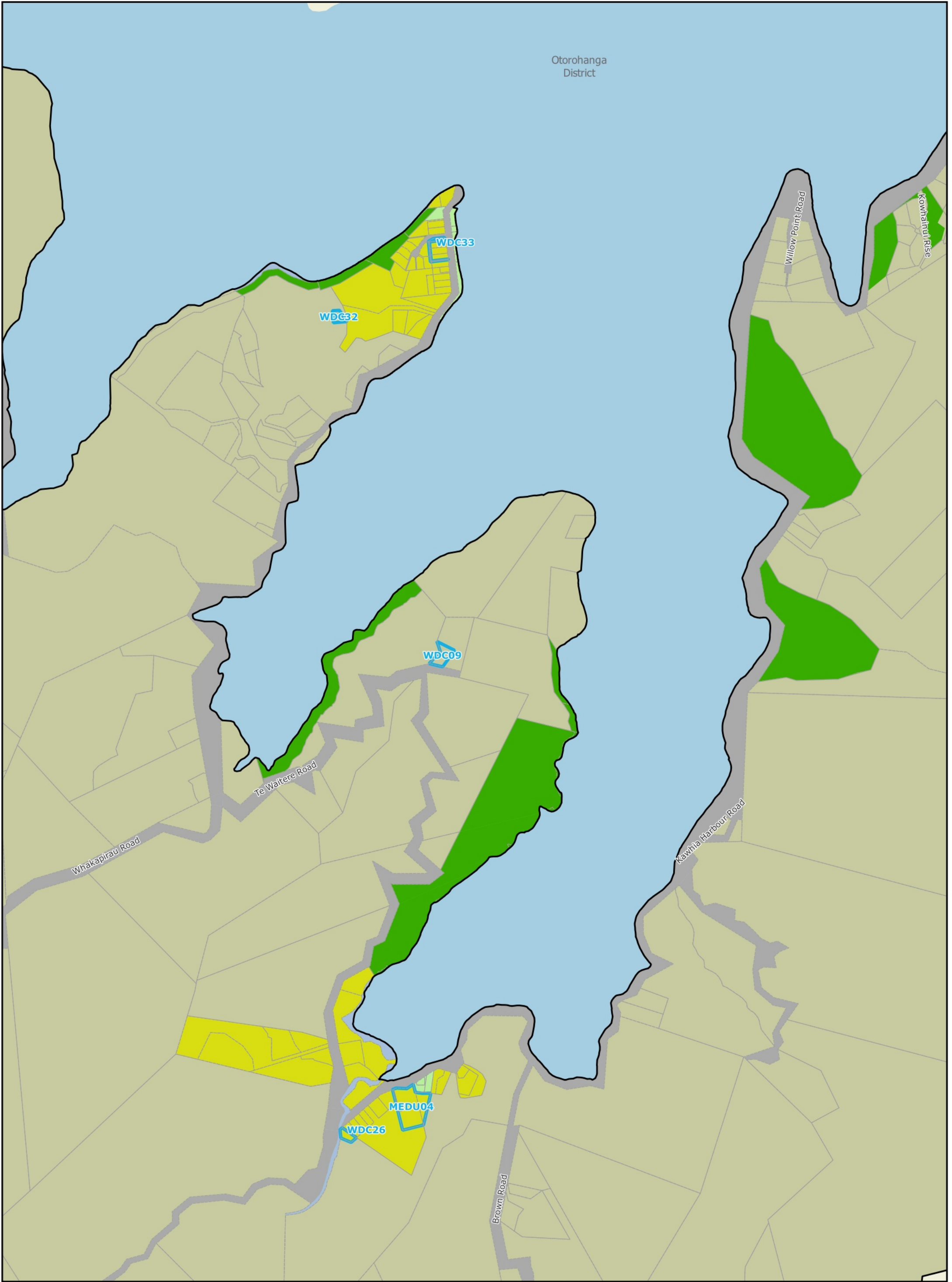
Scale = 1:5,000 at A3











Te Waitere

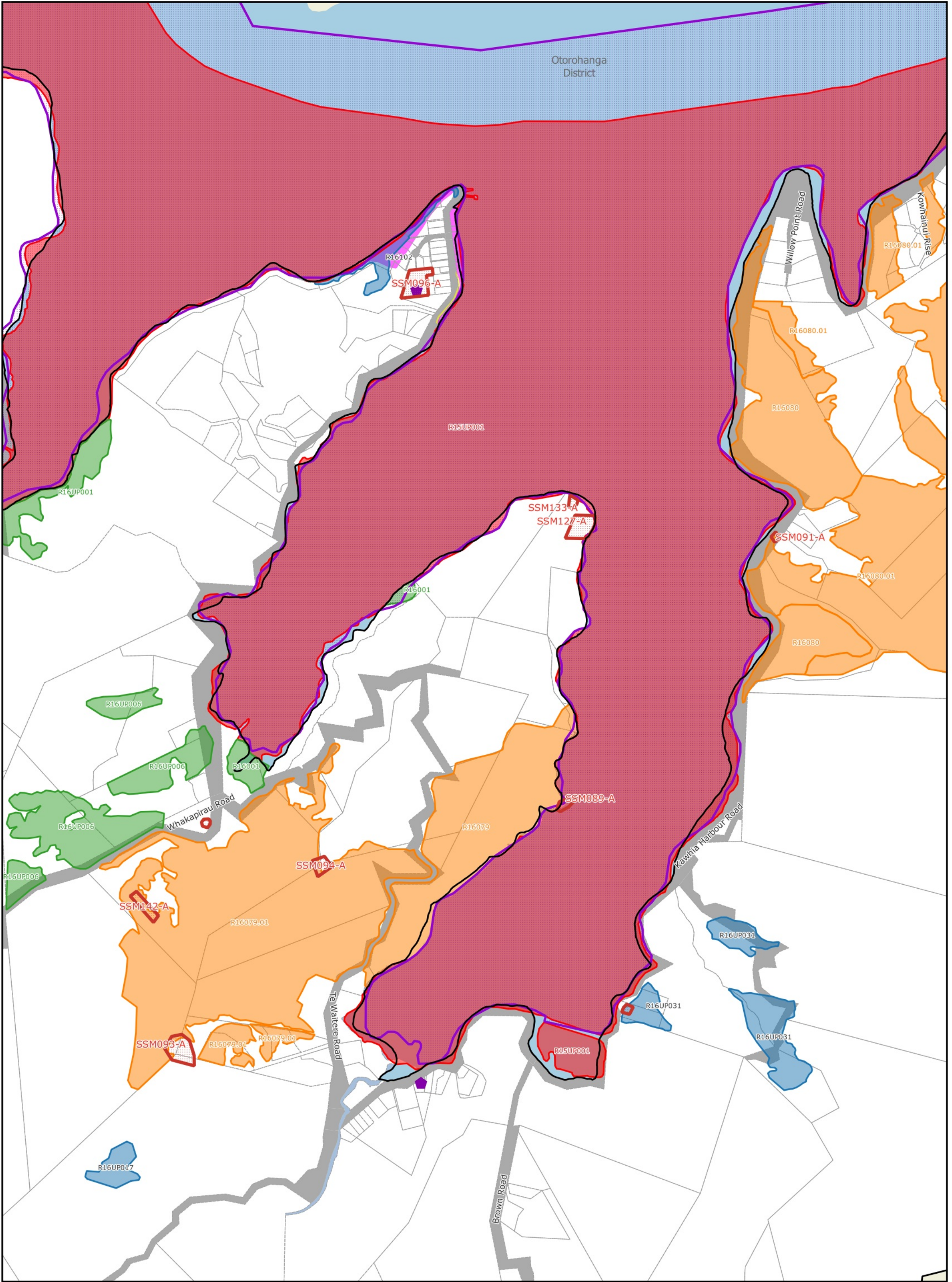
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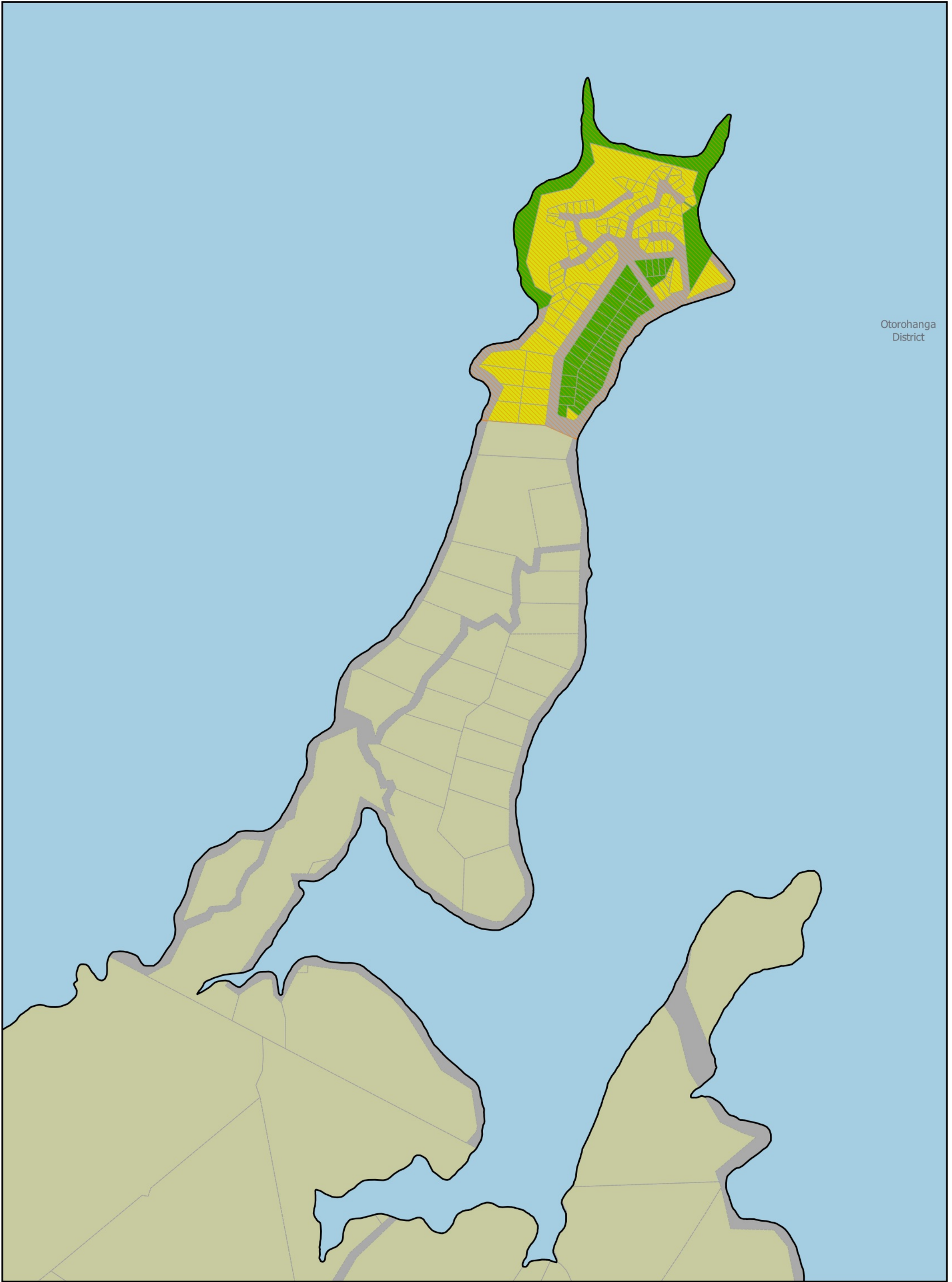
45 Zones

Scale = 1:10,000 at A3

0 250 500 m







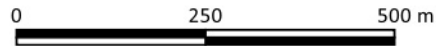
Otorohanga District

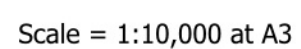
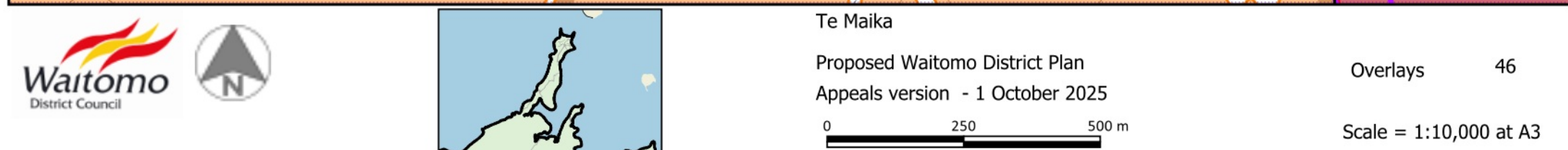
Te Maika

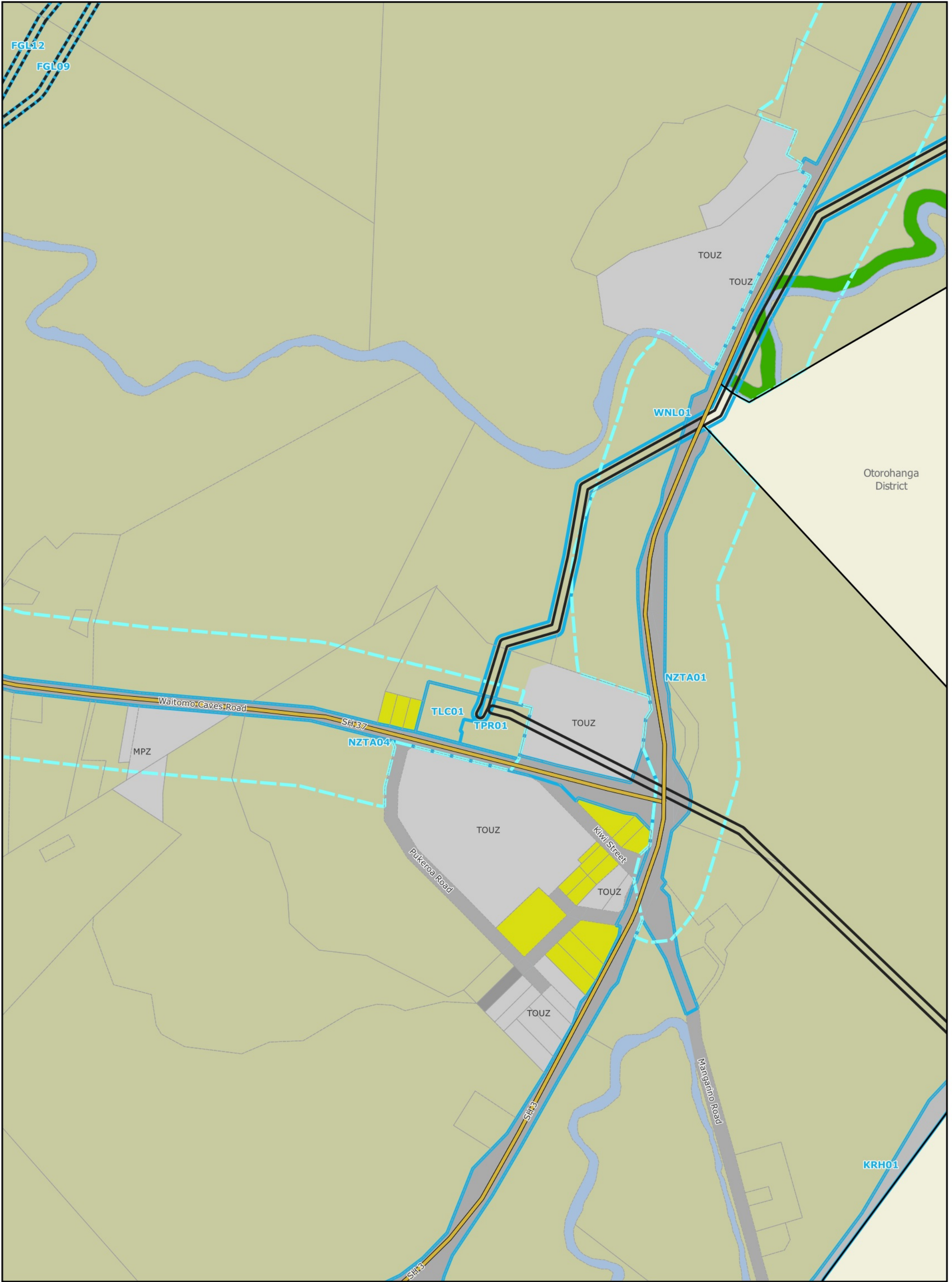
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46 Zones

Scale = 1:10,000 at A3



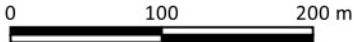




Otorohanga District

Hangatiki

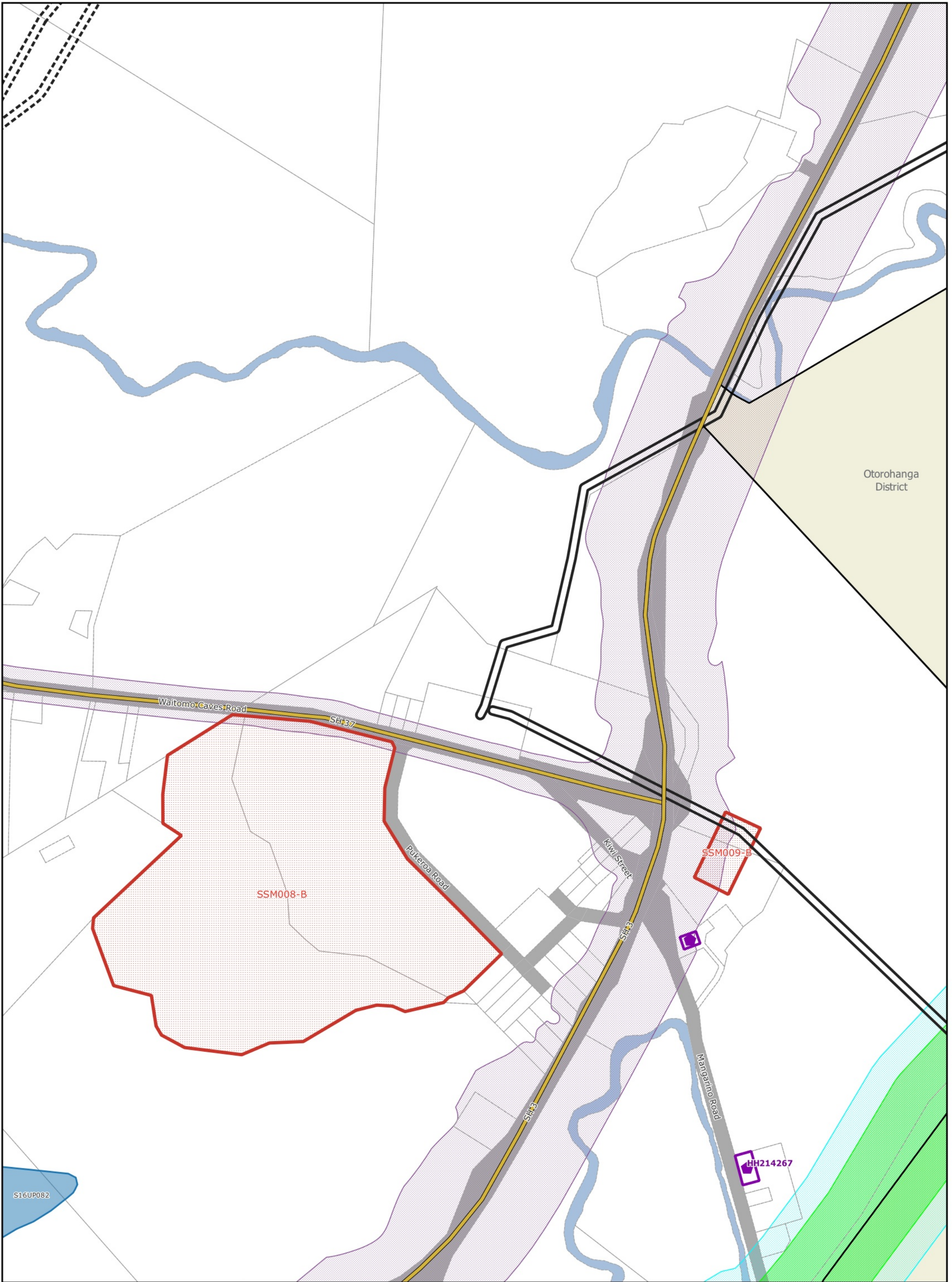
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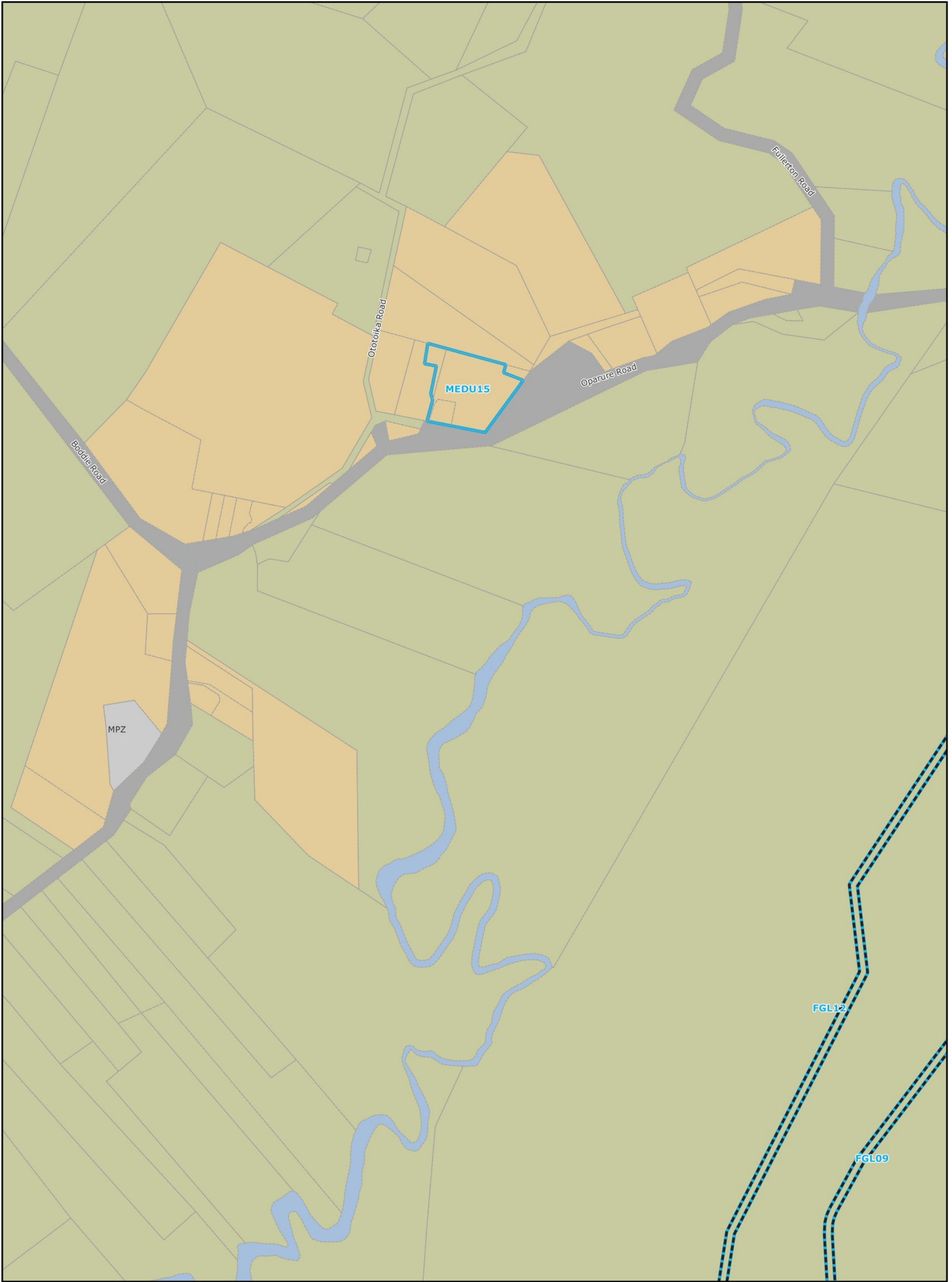


47 Zones

Scale = 1:5,000 at A3

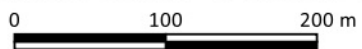


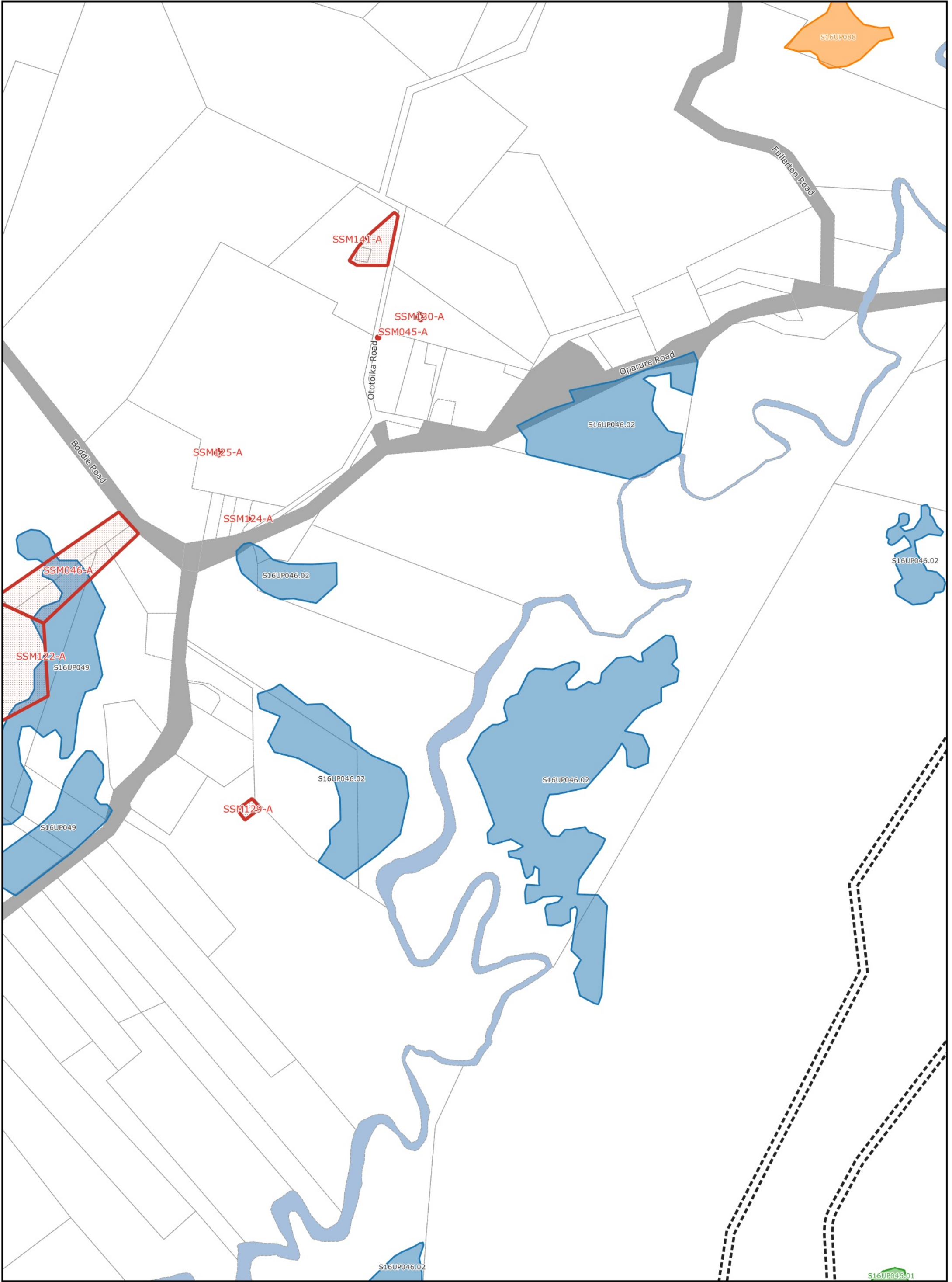


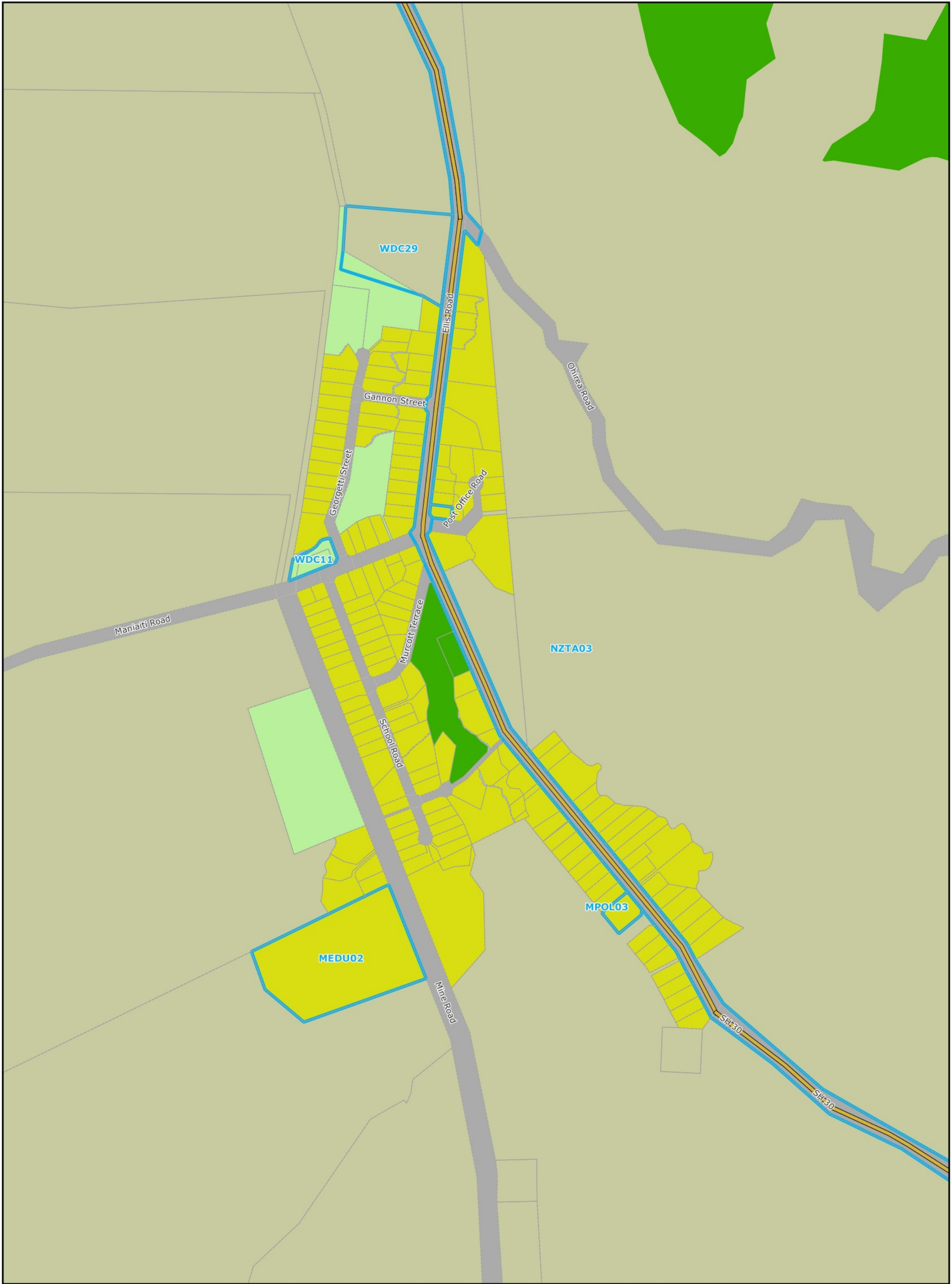


Oparure

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Maniati / Benneydale

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0 100 200 m



