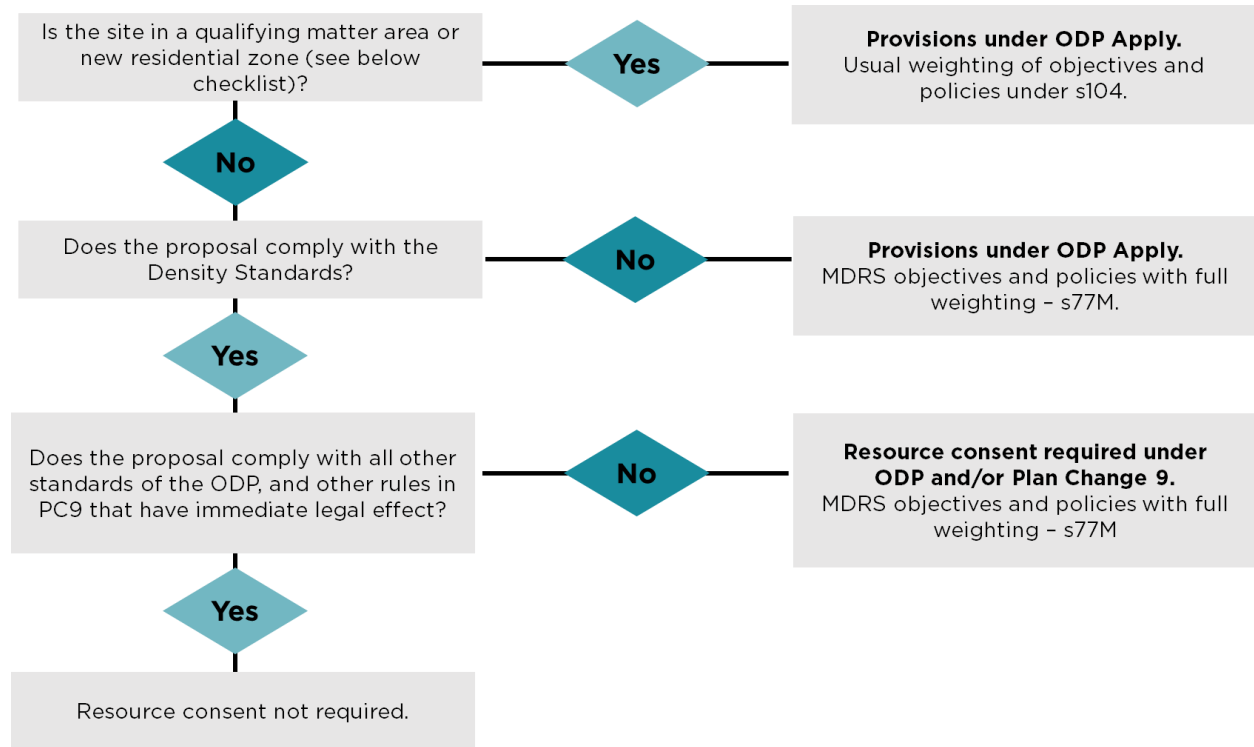


# QUALIFYING MATTERS AREA CHECKLIST

This document is to assist an applicant in determining whether a qualifying matter(s) will preclude immediate legal effect for rules that permit residential units in accordance with the MDRS. This tool is not a complete planning checklist and is intended only to assist with understanding whether the immediate legal effect of the MDRS is precluded.



Note: you will still need to comply with all other relevant standards, for example earthworks, minimum floor levels, acoustic treatment in specified areas etc. Other consents may also be required – to avoid doubt; all land uses must comply with all remaining standards and terms of the relevant Rotorua District Plan. This proposal must also comply with the Building Act 2004, bylaws and Bay of Plenty Regional Plans. All necessary consents and permits shall be obtained.

If the answer to any question in respect of the site in question is yes, then the residential unit is in a qualifying matter area.

Chapter	Description	Yes	No
Zones	Is the residential unit in the Residential 3 Zone?		
Energy, Infrastructure and Transport	Is the obstacle limitation surface 11m or less above the ground level of the building site for the residential unit? (EIT-R17)		
	Is the residential unit on a site within or dissected by the Airport Noise Inner Control Area Overlay? (SUB-R39, NOISE-R7)		
	Is the residential unit on a site within or dissected by the Airport Noise Area Overlay? (SUB-R40, NOISE-R8)		

Chapter	Description	Yes	No
Energy, Infrastructure and Transport	Is the residential unit within the national grid yard, national grid corridor, or within 12m of the outer visible edge of a support structure or stay wire, or is within a 10m clearance from the conductor? (EIT-R18, SUB-R38)		
Natural Hazards	Is the residential unit within the fault avoidance overlay area? (NH-R1, NH-R3)		
	<p>Is the building site for the residential unit in an area where the maximum flood depth is greater than 300mm in the design flood of a 1% AEP event with an allowance for climate change? (NH-R4)</p> <p><i>You can screen proposals to identify whether this QM may be relevant using:</i></p> <ul style="list-style-type: none"> <li>• <i>RLC stormwater catchment modelling maps:</i> <ul style="list-style-type: none"> <li>• <a href="#">Owhata Catchment 4</a></li> <li>• <a href="#">Lynmore/Ngapuna Catchment 5</a></li> <li>• <a href="#">Ngapuna/Redwoods Catchment 6</a></li> <li>• <a href="#">Gleholme/Racecourse Catchment 8</a></li> <li>• <a href="#">Glenholme/Hillcrest Catchment 12</a></li> <li>• <a href="#">Pukehangi/Fordlands/Sunnybrook/Pomare Catchment 14</a></li> <li>• <a href="#">Kawaha Point/Koutu Catchment 18</a></li> </ul> </li> <li>• <a href="#">Greater Utuhina Catchment modelling maps</a></li> <li>• <i>Elevation information for sites next to Lake Rotorua - building sites at elevations of 280.32m or less near Lake Rotorua may be affected by this QM from high lake levels.<sup>1</sup></i></li> </ul> <p><i>Note: The stormwater catchment models, Greater Utuhina Catchment Model and high lake level consider different causes of flooding and overlap in extent - a QM applies if any indicate flood depths greater than 300mm.</i></p>		
	Is the residential unit within 5m of the edge of a geothermal surface feature or bore (NH-R6)? Or on a site affected by a geothermal feature, geothermal activity or bore? (SUB-R42)		
Cultural and Historical Values	Does the residential unit include the alteration, addition, re-siting, destruction or demolition of an historic heritage structure listed in the Historic Structures Schedule? (HH-R2, HH-R3)		
	Is the residential unit on a site which includes or adjoins a site of cultural importance listed in the schedules for Historical and Cultural Values? (SUB-R41)		

<sup>1</sup> This elevation is calculated for a 300mm depth in a 1%AEP lake level for Lake Rotorua (280.52m excl. freeboard, BOPRC 2022) and incorporating an allowance for 0.1m for climate change. The climate change component is currently under review by the Bay of Plenty Regional Council. Flood extent maps will be produced once the climate change component is finalised, approximately early 2023.

Chapter	Description	Yes	No
Cultural and Historical Values	Does the proposal include the disturbance, modification, alteration and/or the destruction of cultural historic heritage listed in the archaeological sites schedule, historic sites schedule or structures and sites of cultural historic significance schedule? (HH-R5, HH-R6, SASM-R3, SASM-R4)		
	Is the residential unit within the Marae Protection Area Overlay? (SASM-R6, RESZ-S1)		
	Does the residential unit include the removal of a tree listed in the Notable Trees Schedule or is it located within the dripline of a Notable Tree? (TREE-R2)		
Natural Environment Values	Is the residential unit within a Significant Natural Area? (ECO-R1)		
	Is the residential unit within an Outstanding Natural Feature or Landscape? (NFL-R1)		
	Is the residential unit adjacent or within 5m of a Significant Geothermal Feature (NFL-R19)? Or will the residential unit affect a significant geothermal feature? (NFL-R20)		
	Is the residential unit within 25m of the edge of a lake, 25m of a river or stream identified in the Esplanade Priority Acquisition Waterbody Overlay, or 5m of an esplanade reserve or strip? (PA-R1)		
Development Areas	Is the residential unit within the Pukehangi Heights Development Area? (PHDA-R5, PHDA-R7, PHDA-SL1 to SL2, PHDA-SL7, PHDA-SS6 to SS8, PHDA-SS10to SS11)		
	Is the residential unit within the Wharenui Development Area? (WHDA-R3, WHDA-R4, WHDA-S1, WHDA-S3)		

Further details around the qualifying matters can be found in Appendix 2, Appendix 3 and Appendix 4 of the Section 32 Report - Proposed Plan Change 9: Housing for Everyone.