

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.

Proposed Waitomo District Plan - Appeals Version 1 October 2025

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

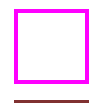
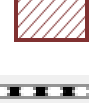

Infrastructure & Transport

-  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


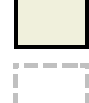


Specific Controls

-  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






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

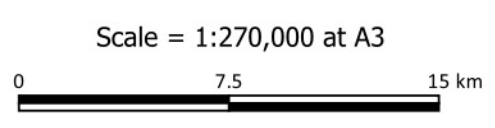
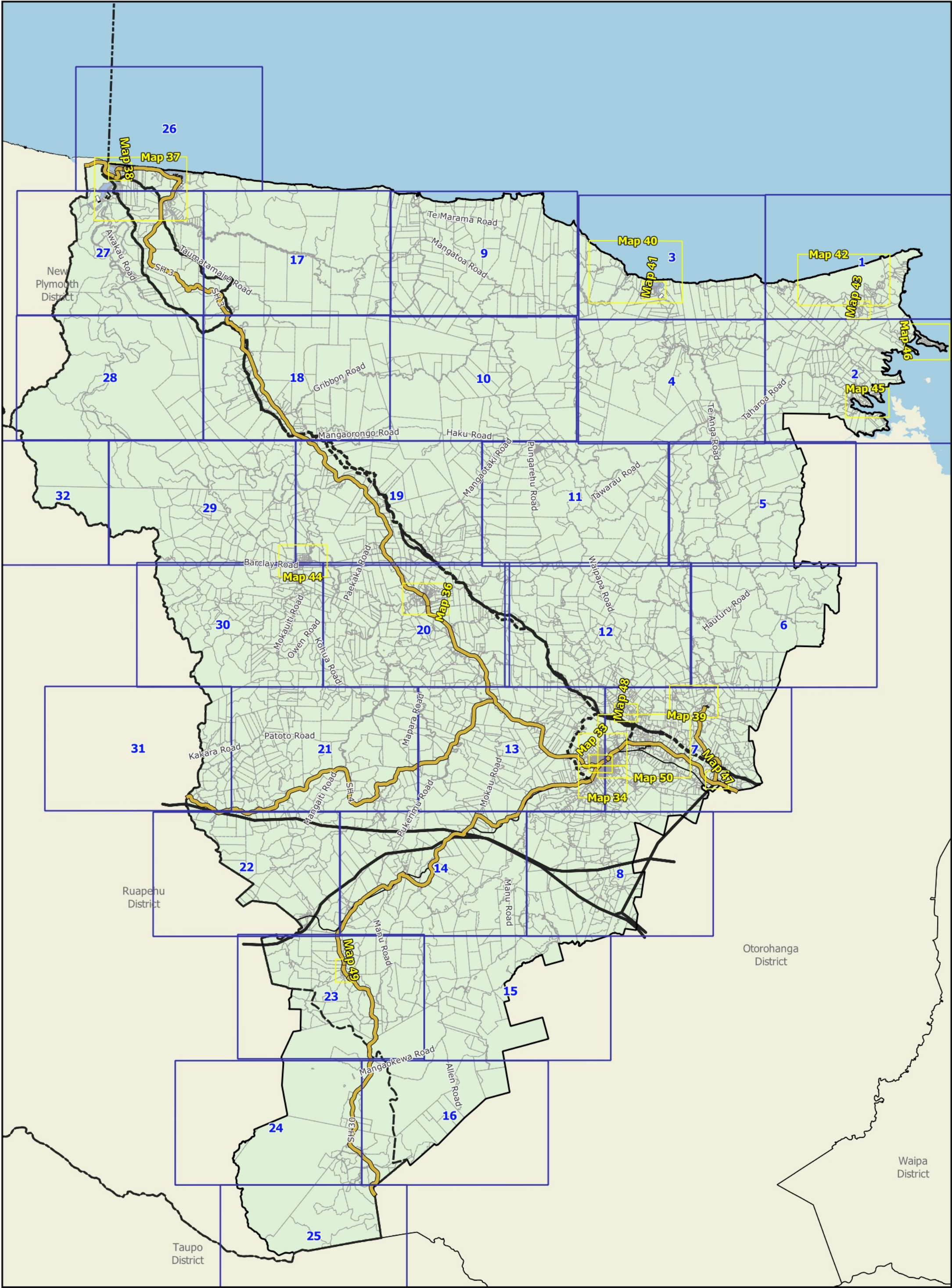
Infrastructure & Transport

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

General Layers

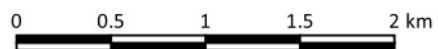
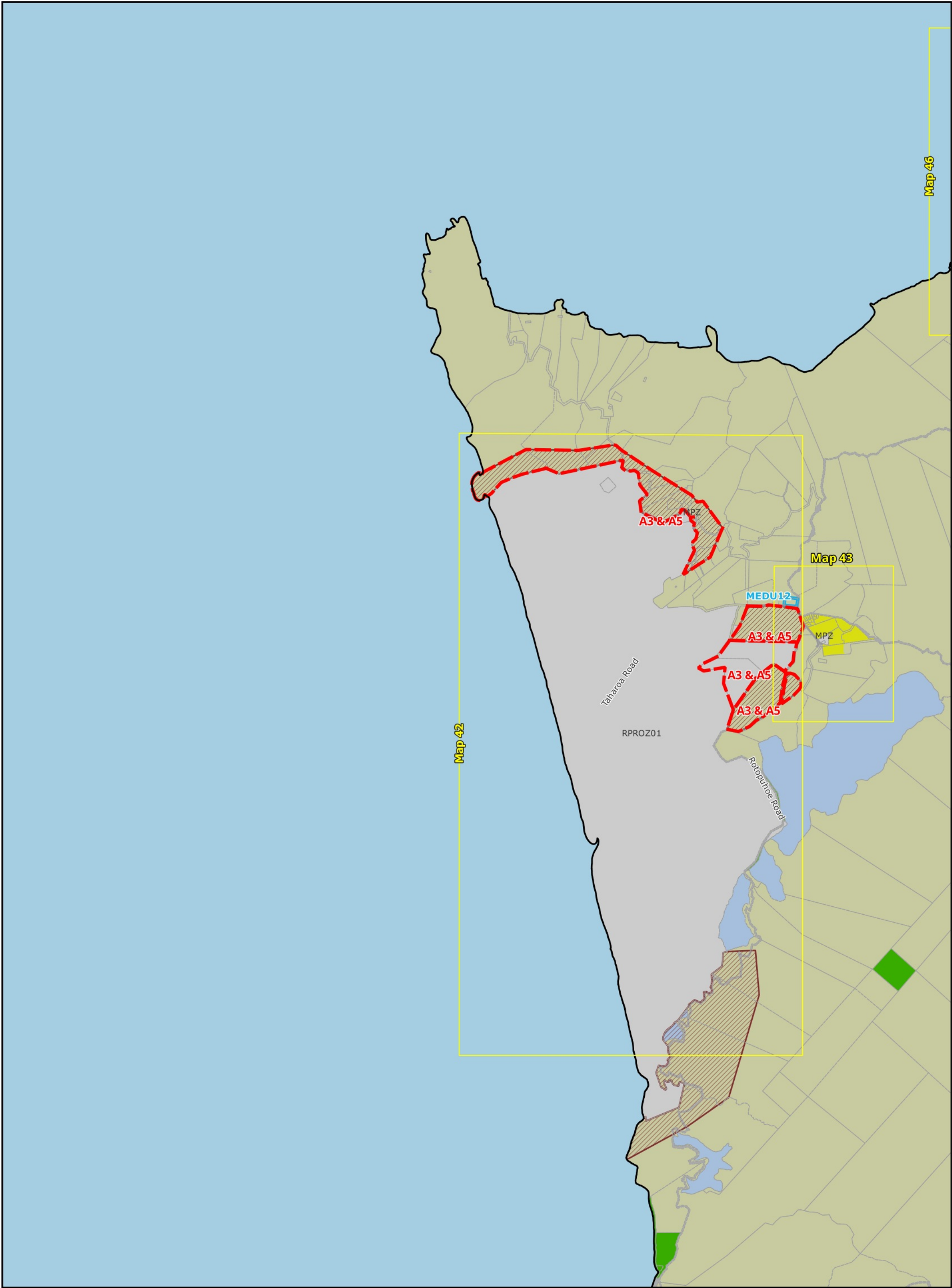
-  Regional Councils
-  District Councils
-  Cadastral Boundary
-  River / Lake / Sea

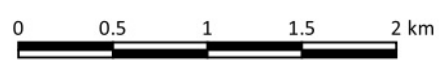
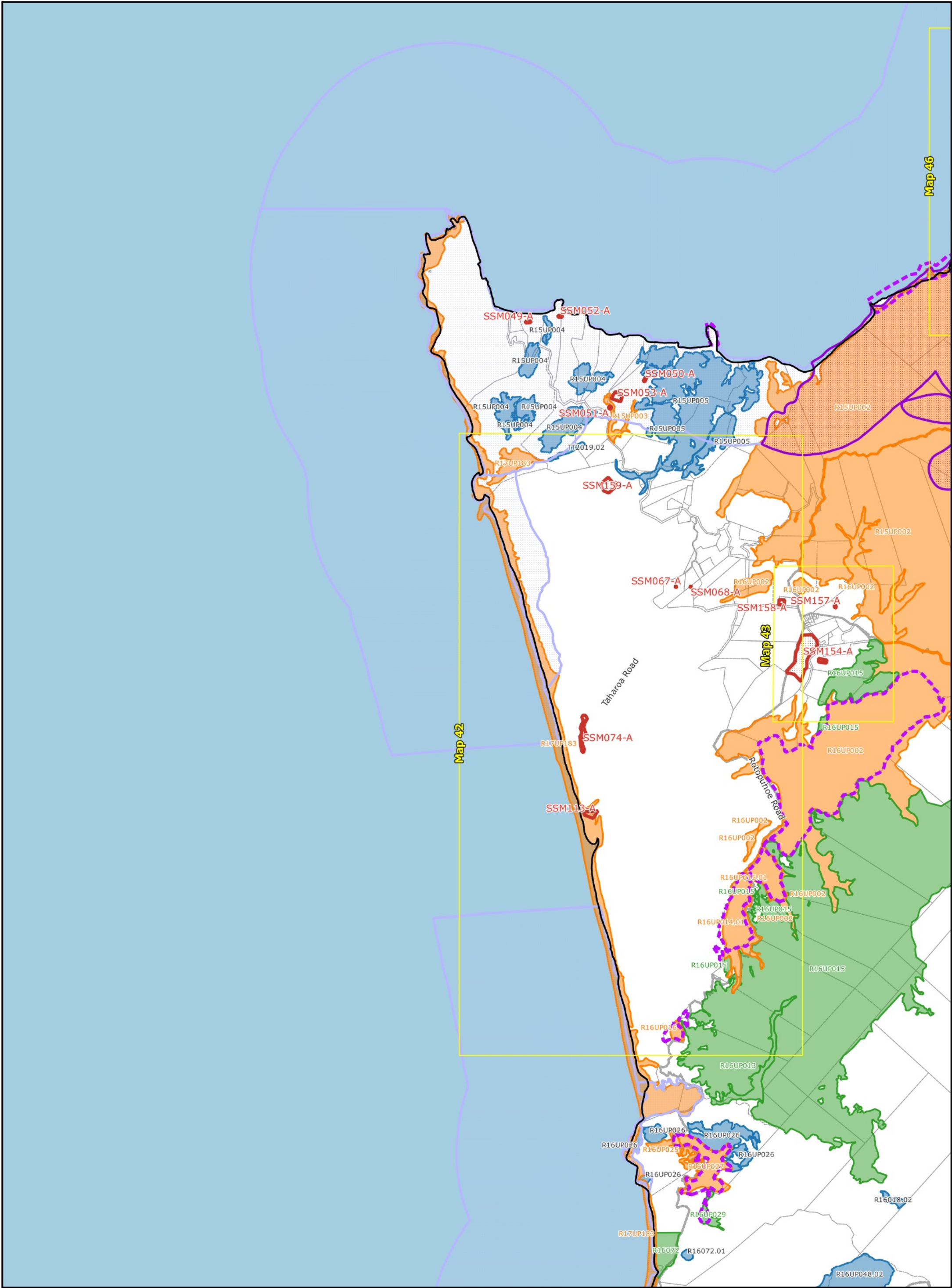
NOTE: refer to map 51 and associated legend to see Outstanding Natural Landscapes (ONL), Landscapes of High Amenity Value (LHAV), extent of the Coastal Environment Line (CEL), and Healthy River Catchment Area PC1.

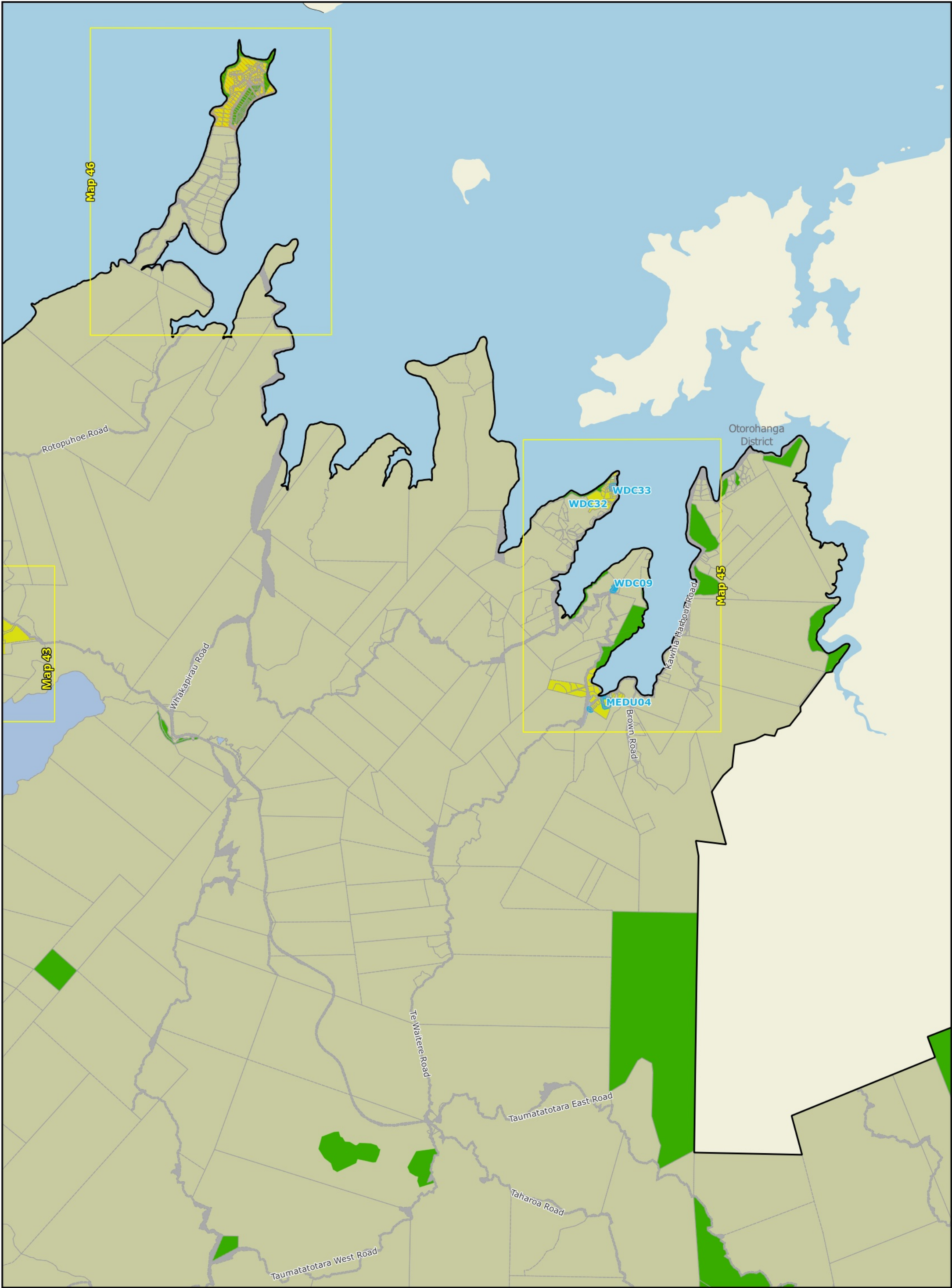


MAP INDEX

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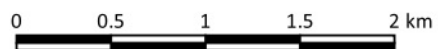


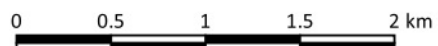
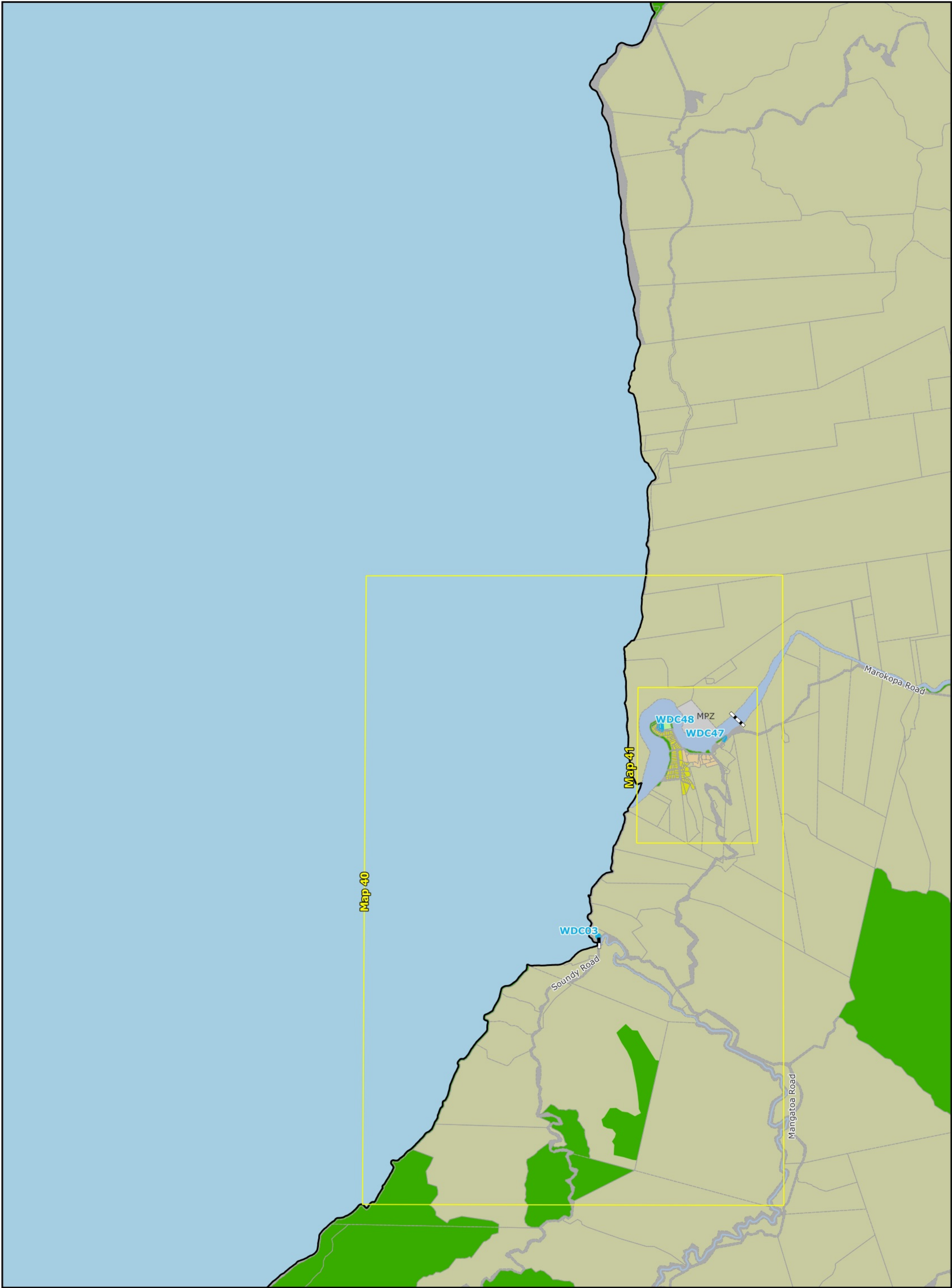


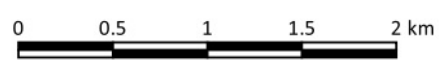
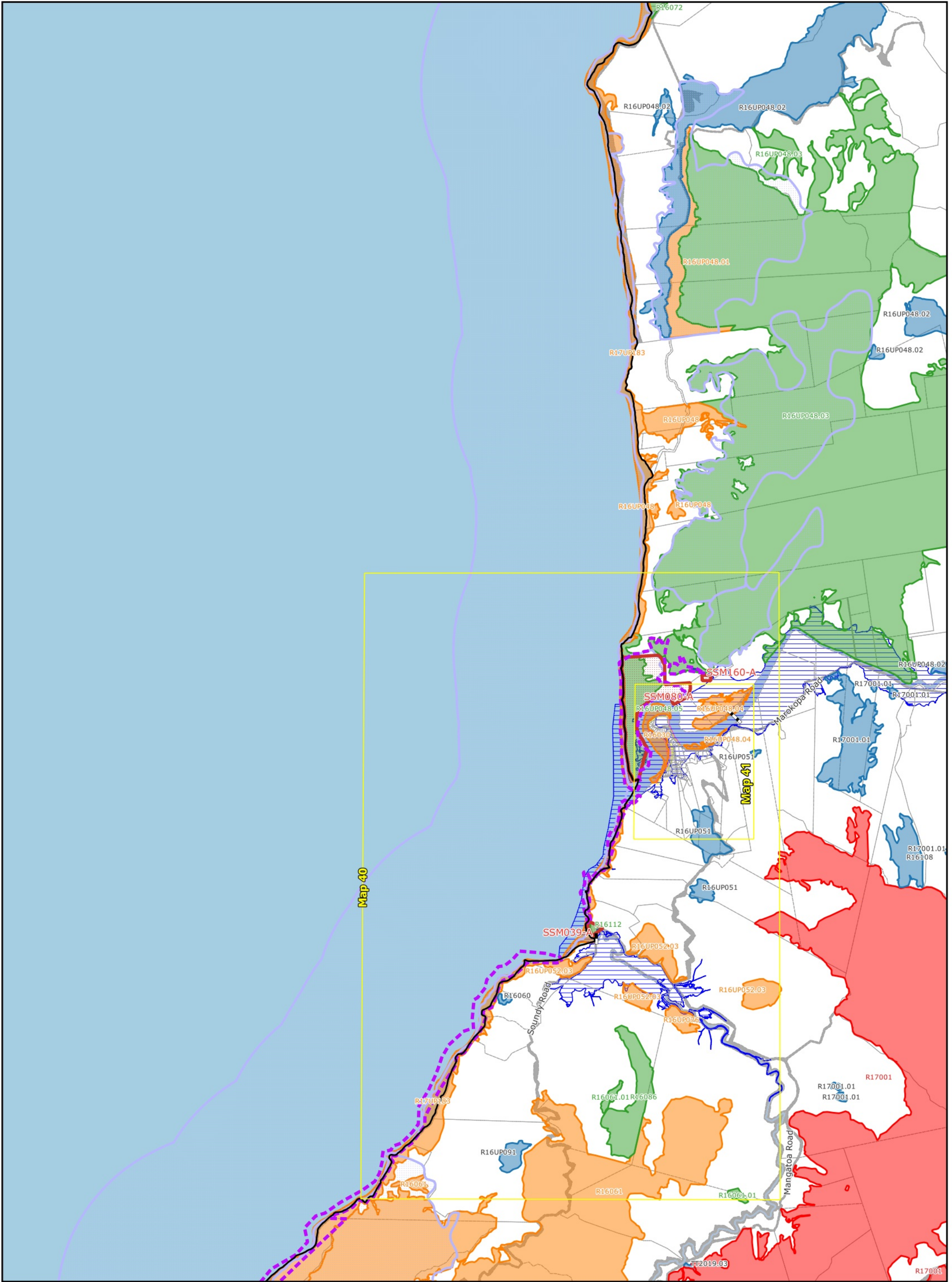
2 Zones

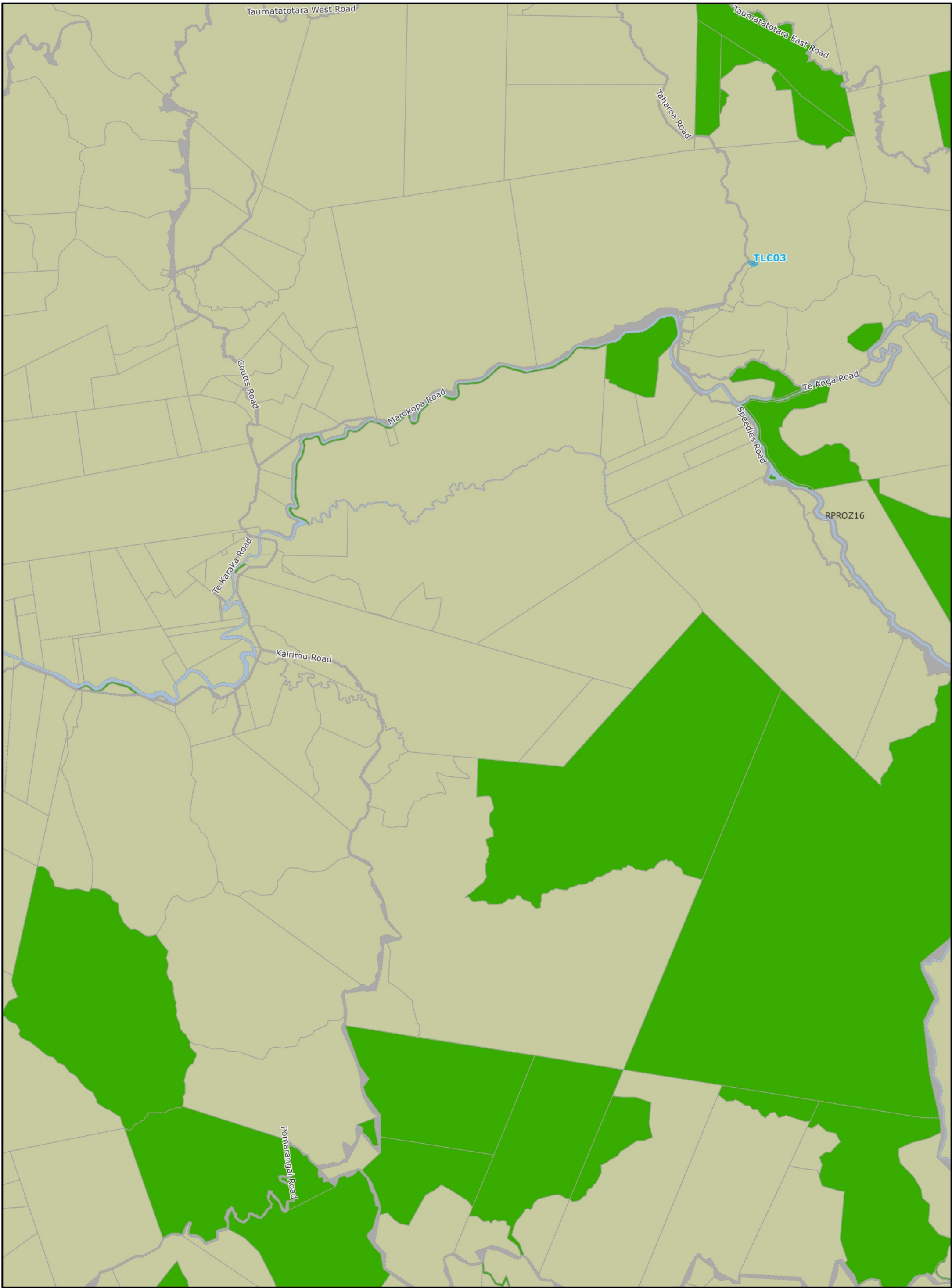
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Scale = 1:40,000 at A3



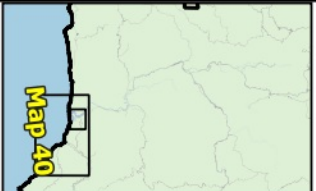



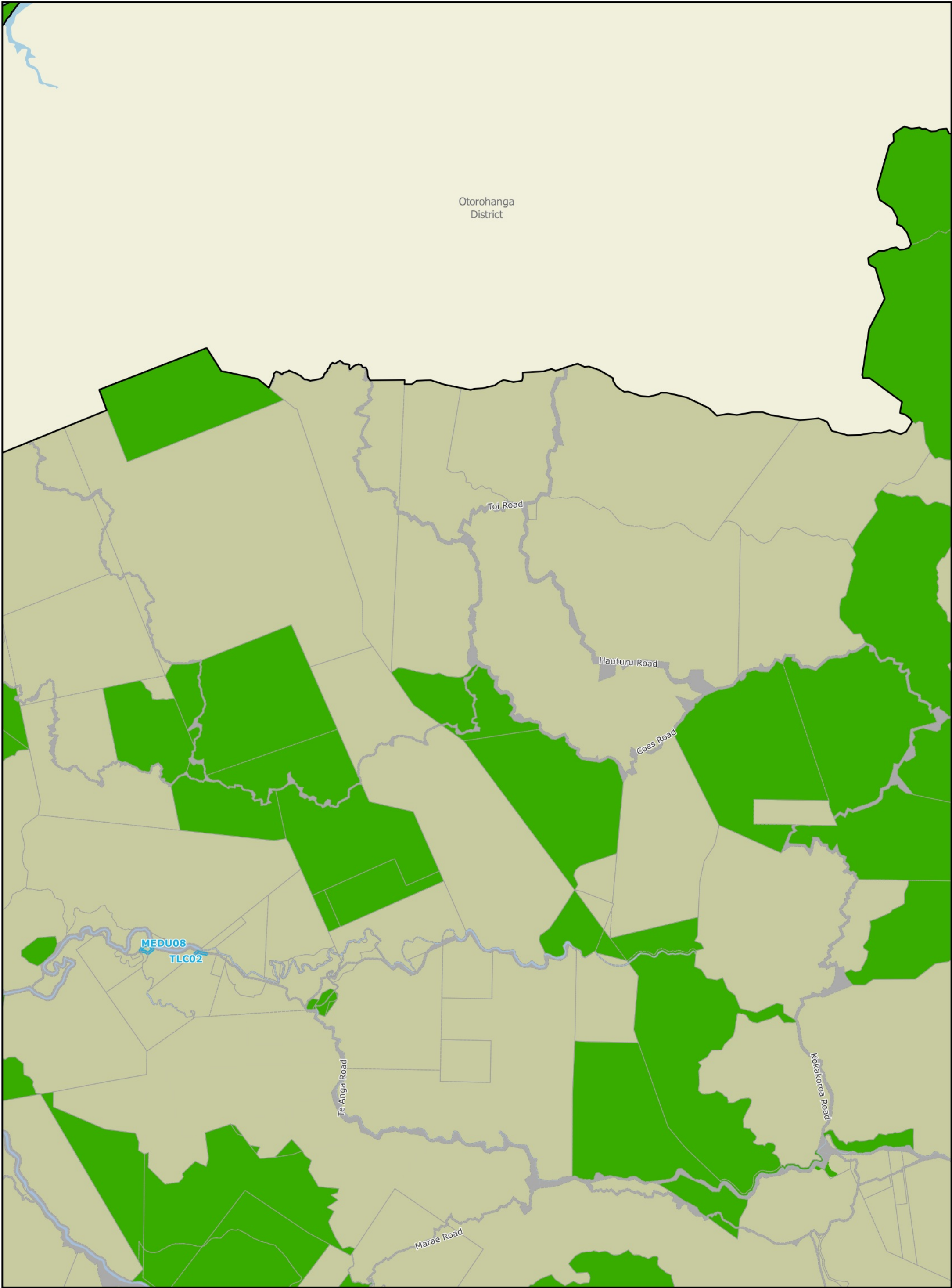




4 Zones
Scale = 1:40,000 at A3

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Otorohanga District

Toi Road

Hauturu Road

Coes Road

MEDU08
TLC02

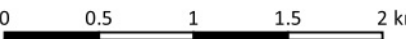
Te Anga Road

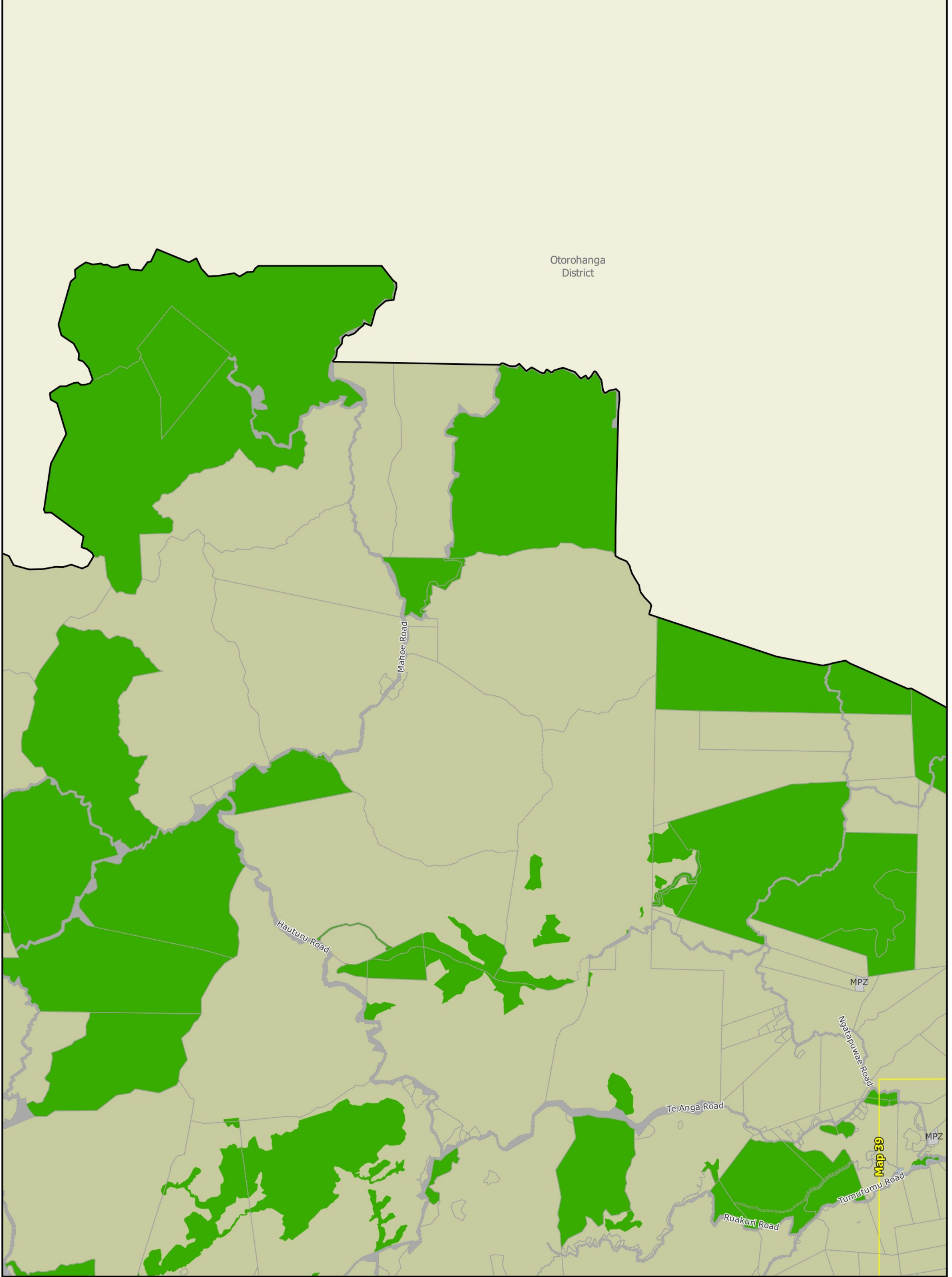
Marae Road

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

MPZ

Ngātapuwae Road

MPZ

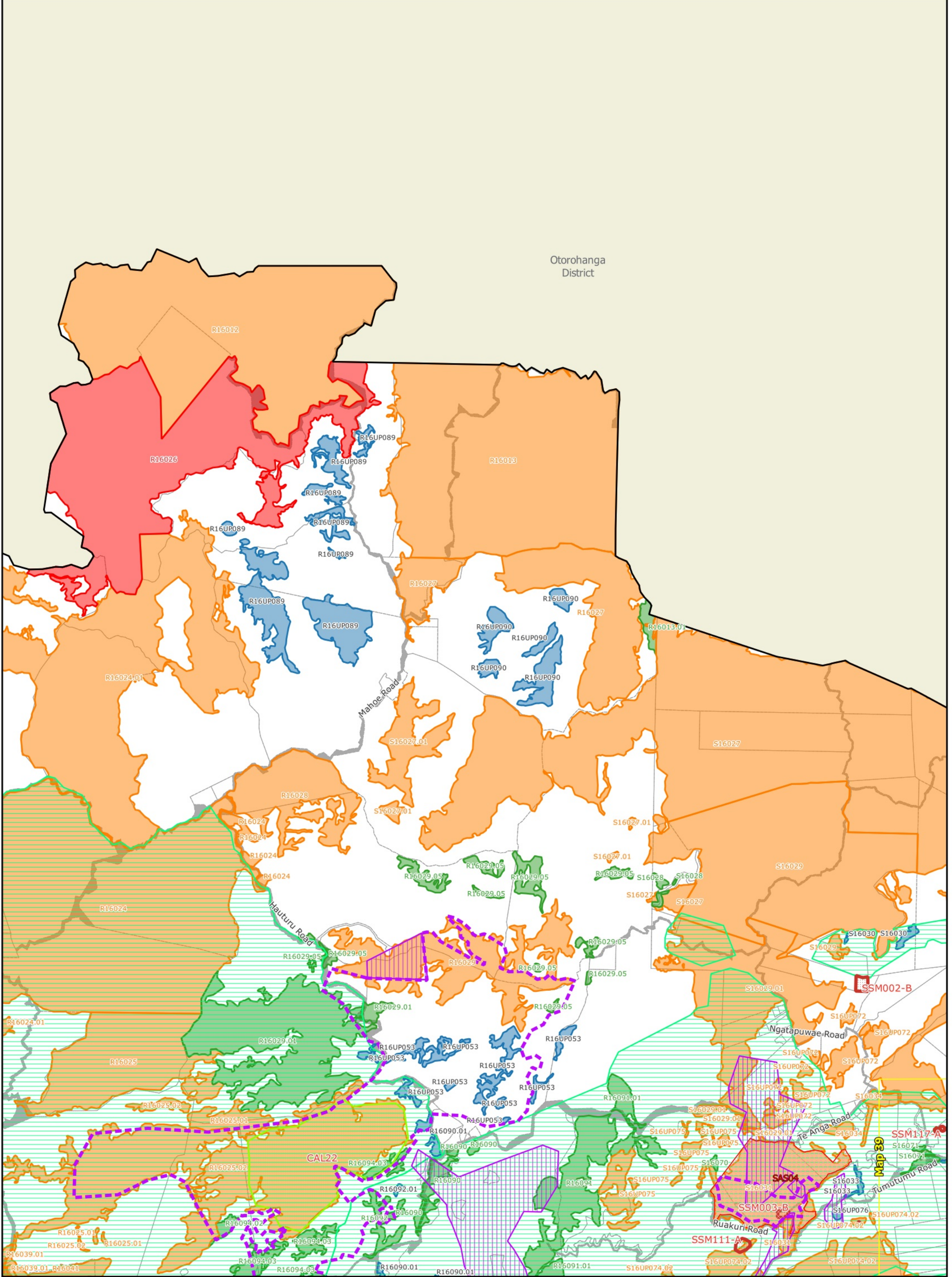
Tūmūtumu Road

Map 39

6 Zones
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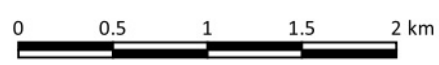


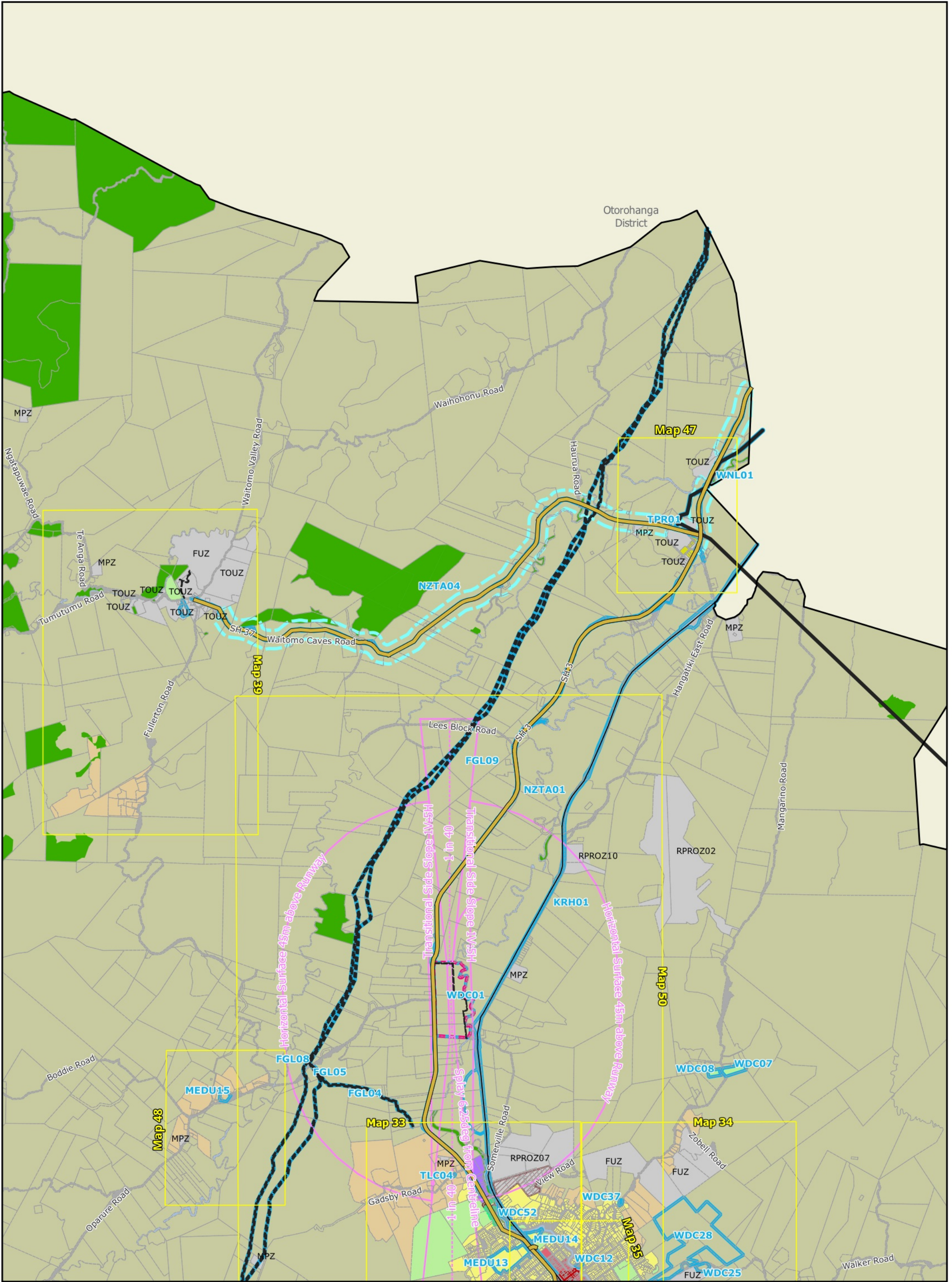


Otorohanga District



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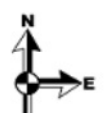
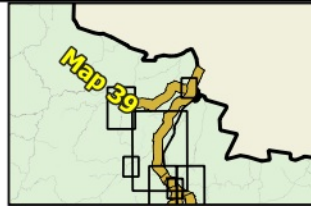
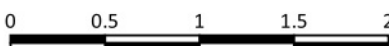


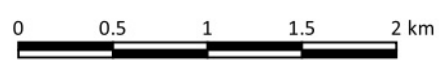
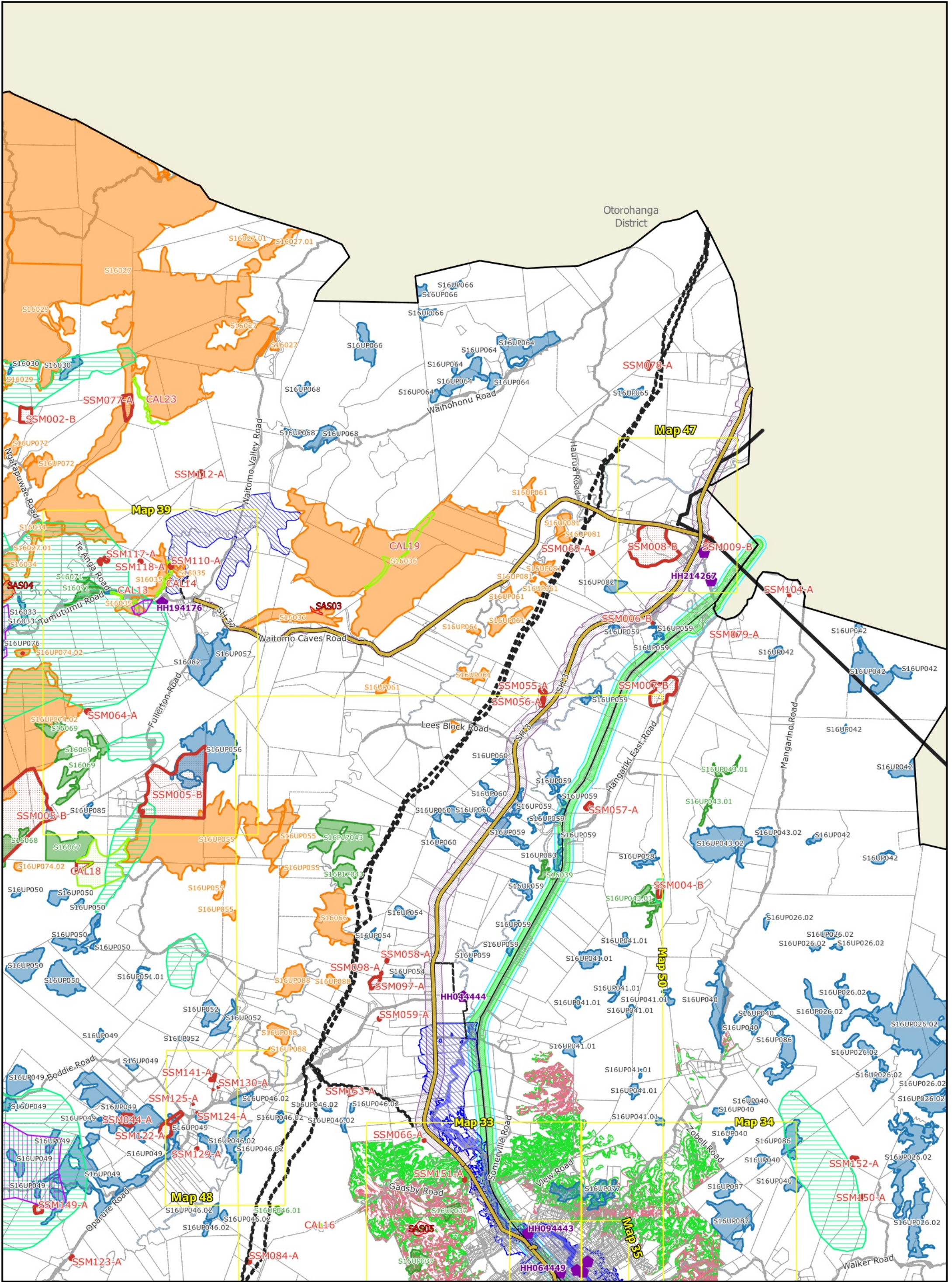
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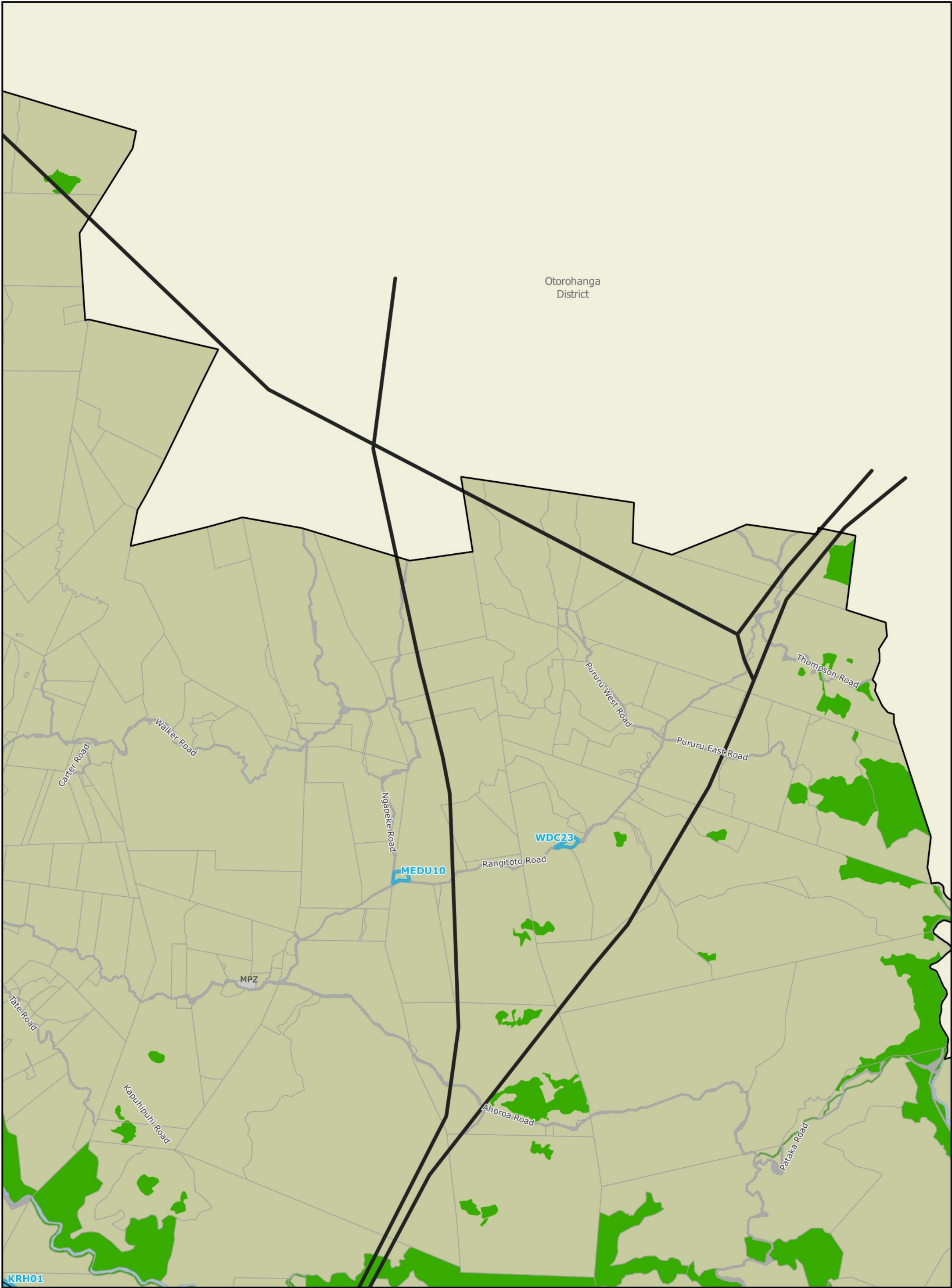
7 Zones

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0 0.5 1 1.5 2 km





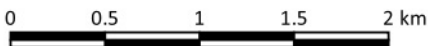


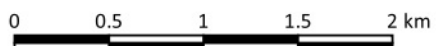
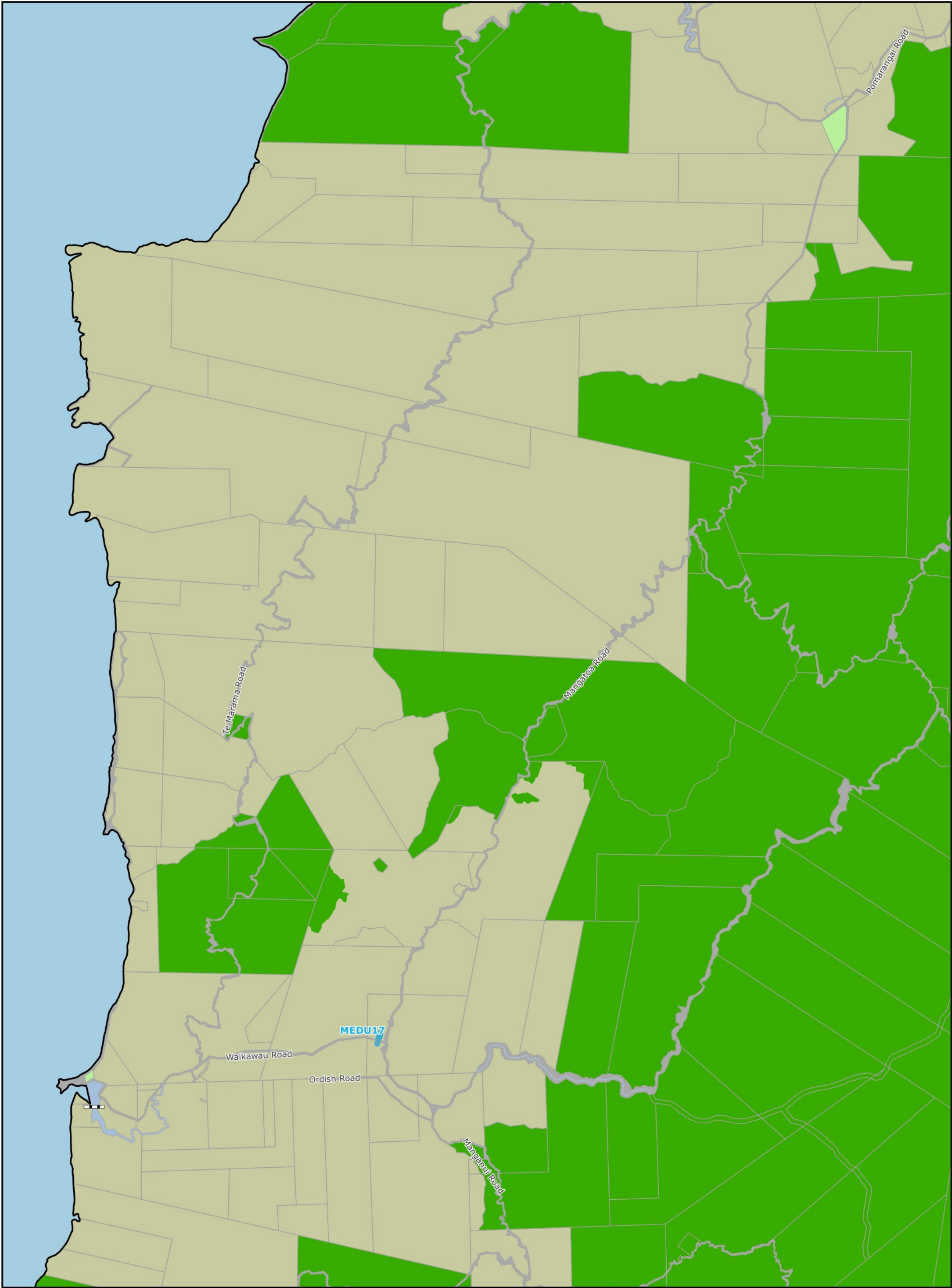
Otorohanga District

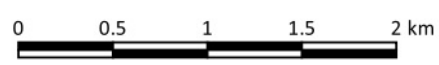
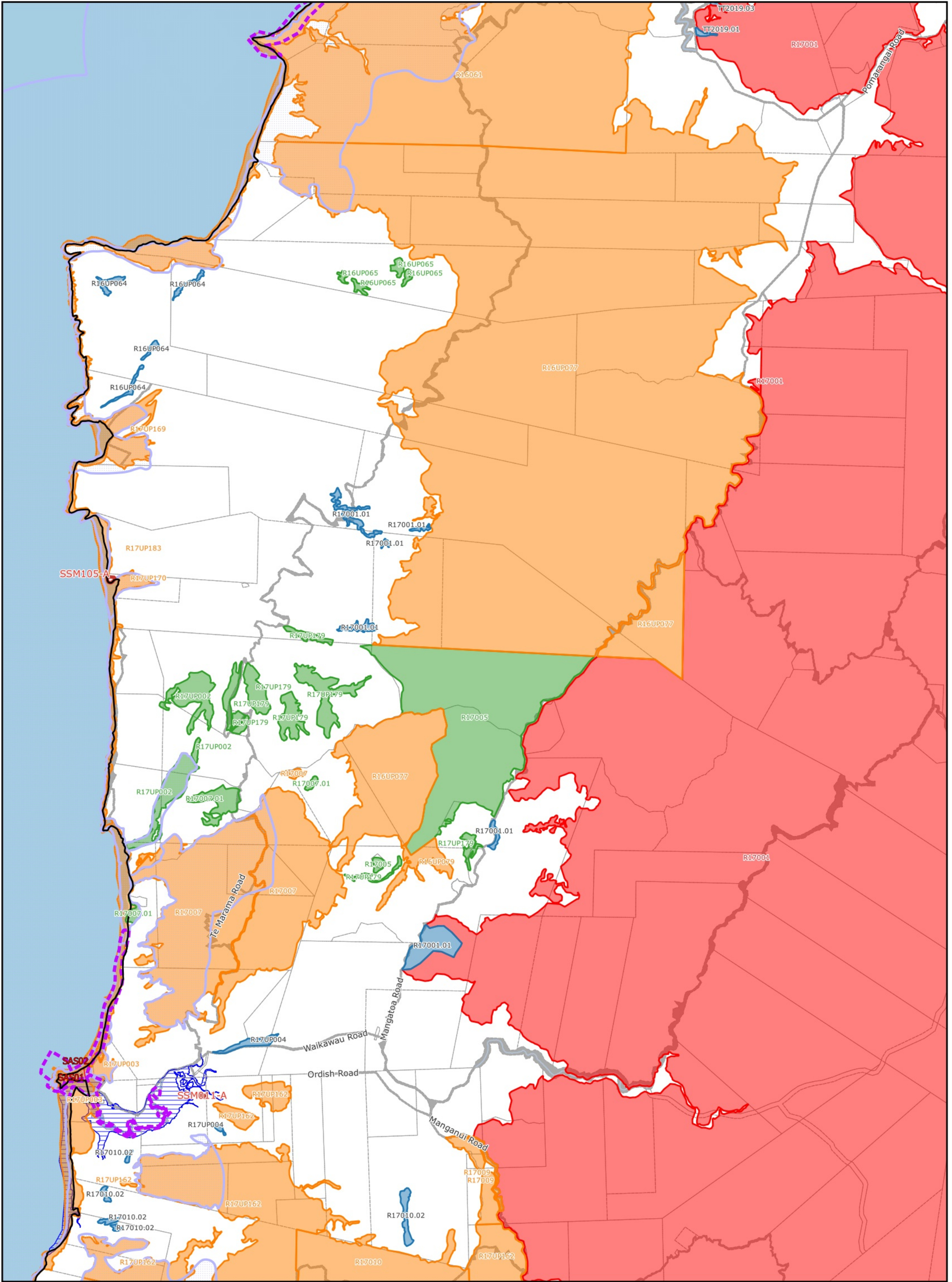
8 Zones

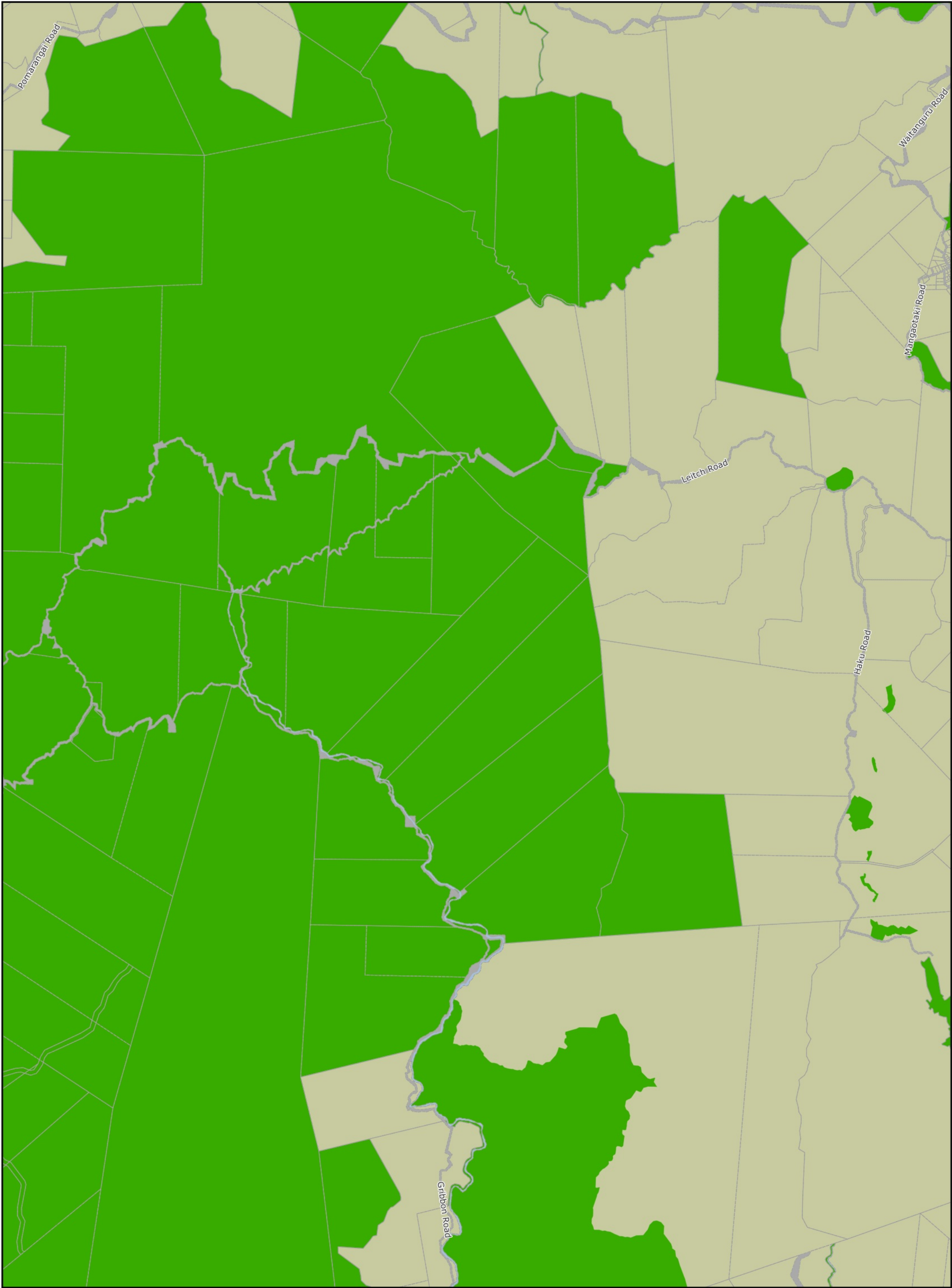
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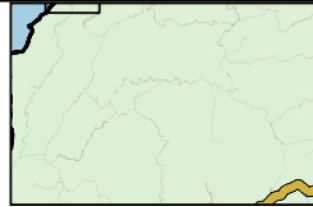


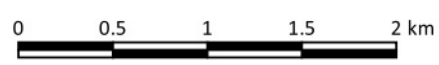
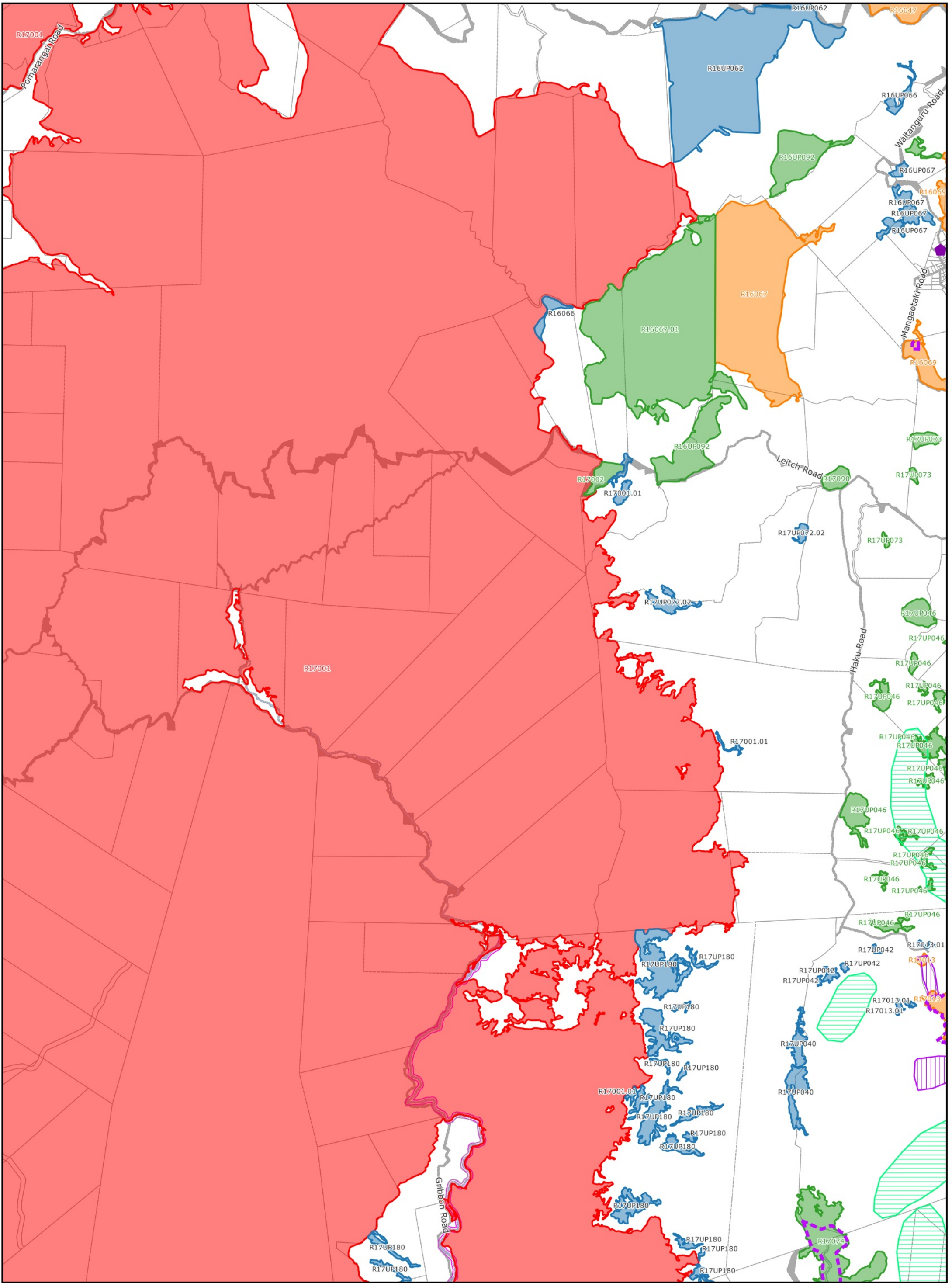
10 Zones

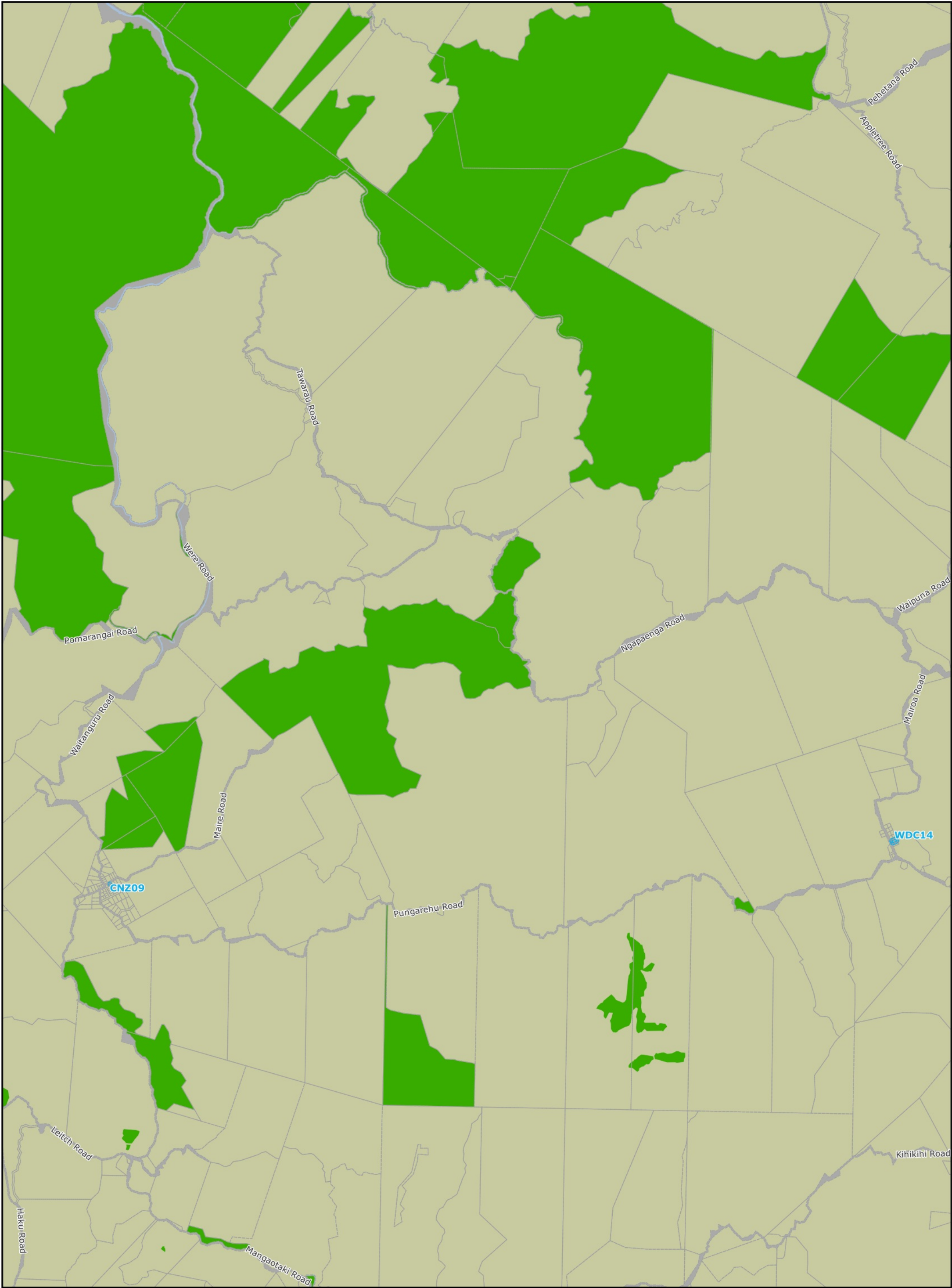
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0 0.5 1 1.5 2 km



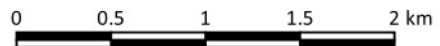


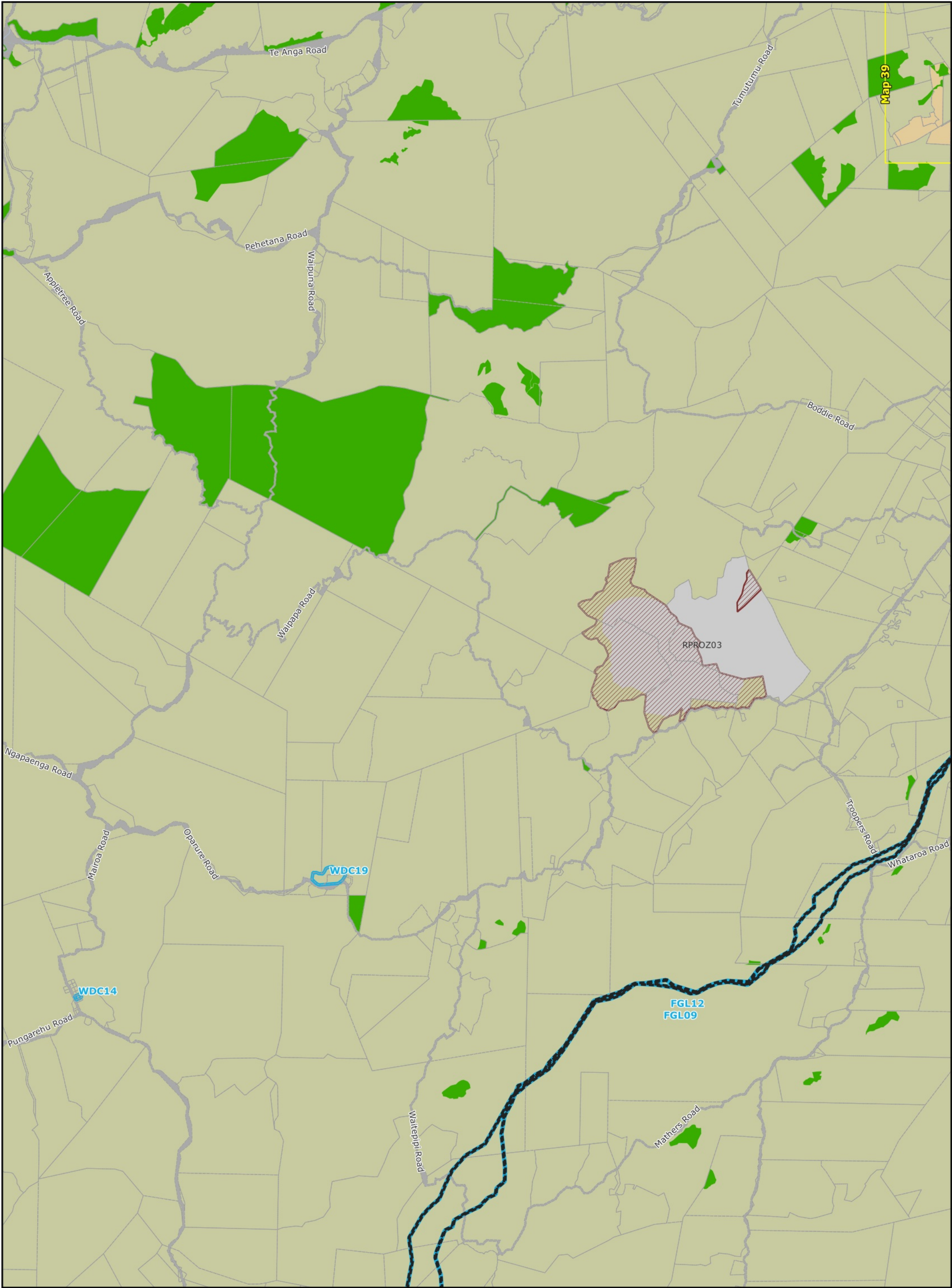


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11 Zones

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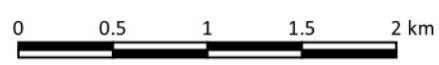
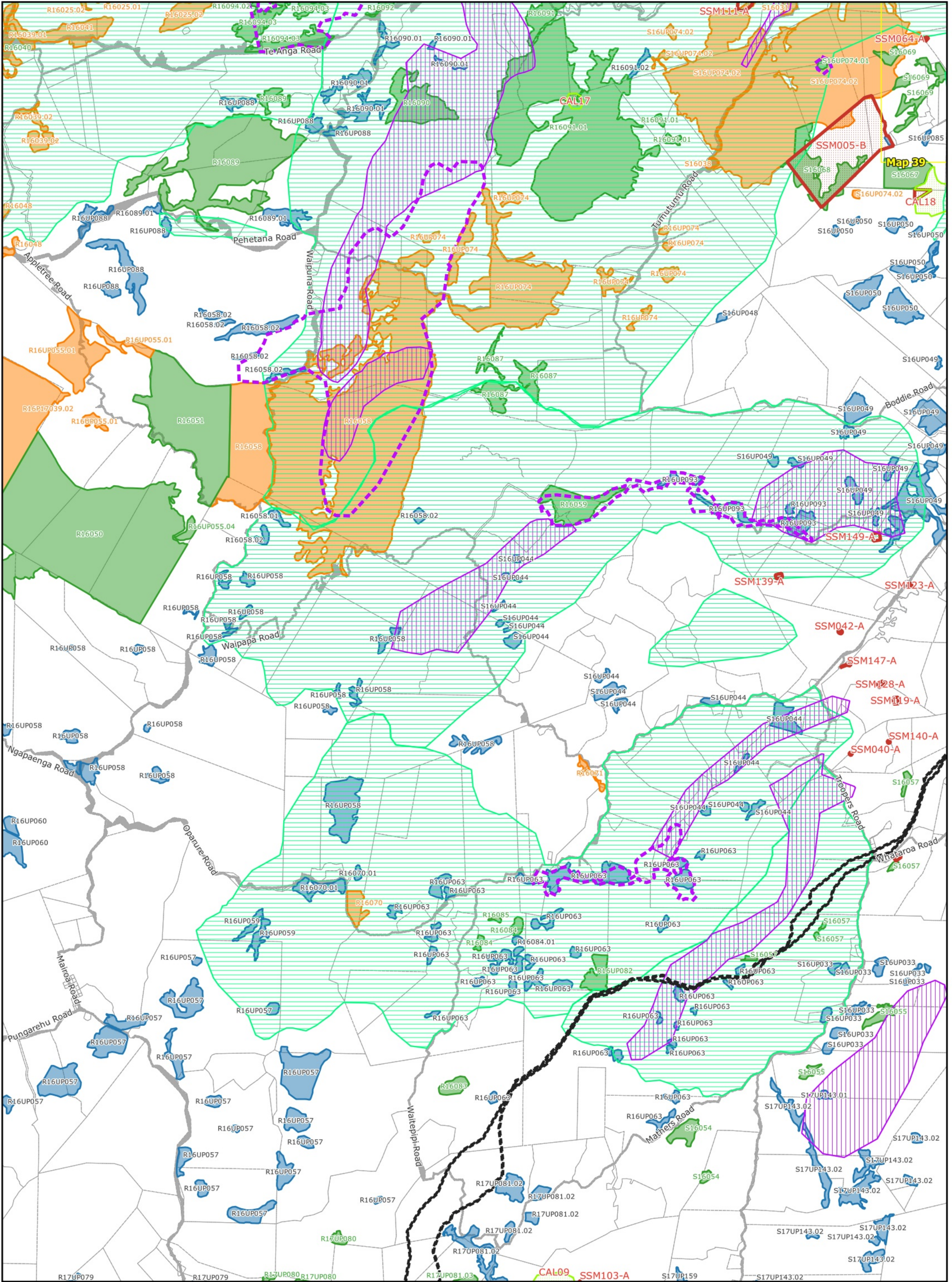
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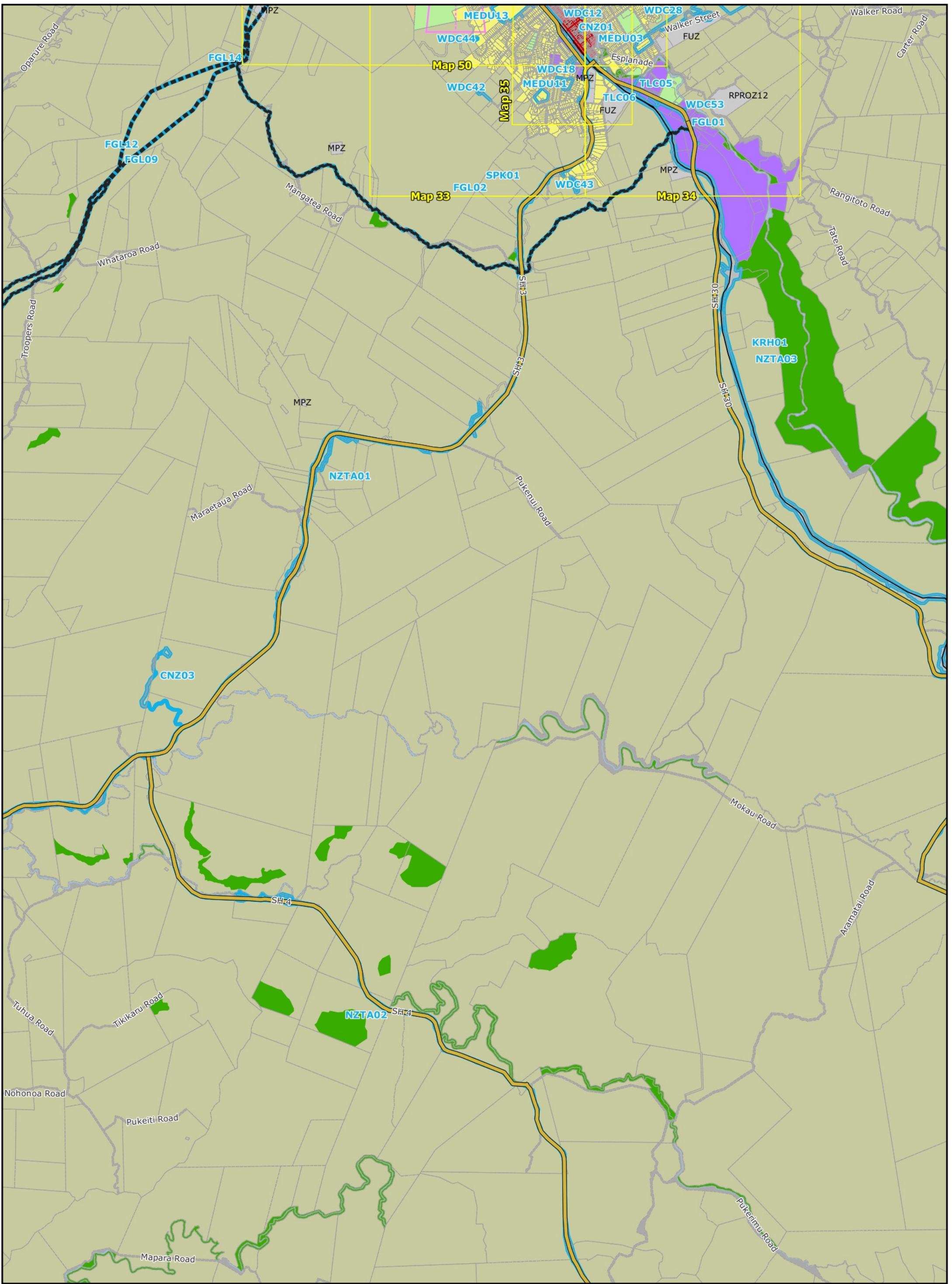
12 Zones

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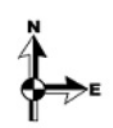


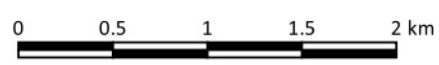
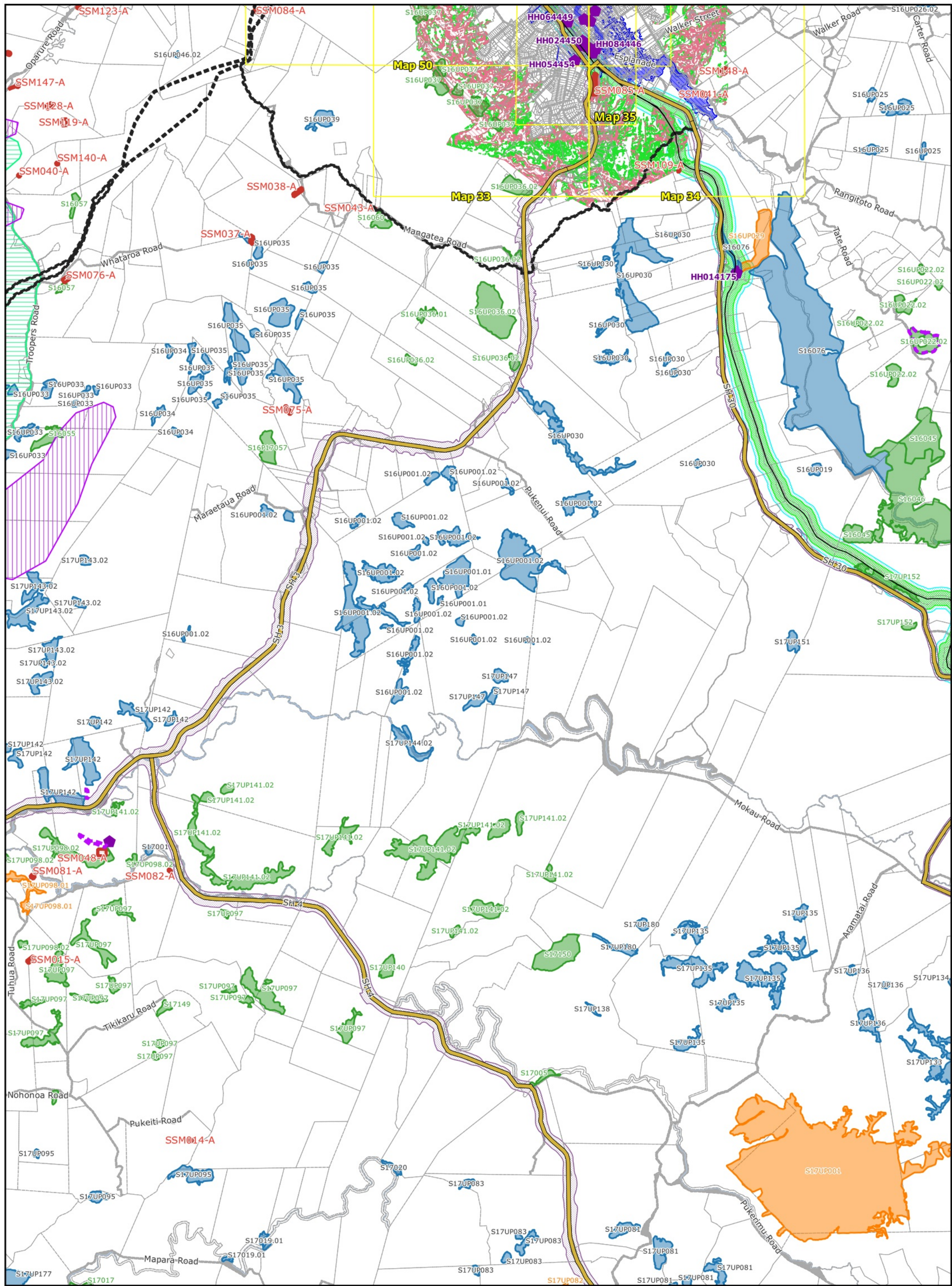


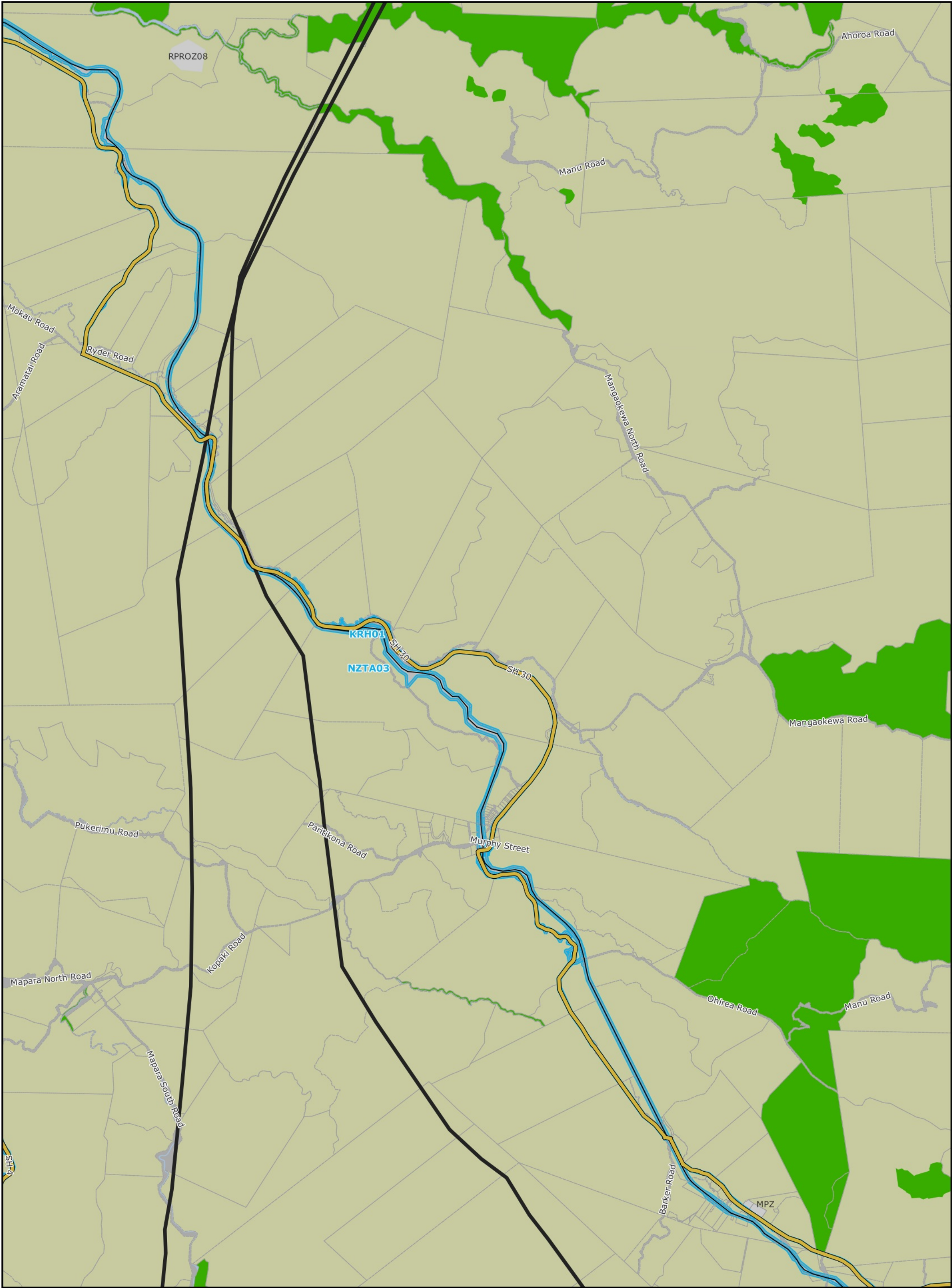


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13 Zones
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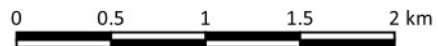


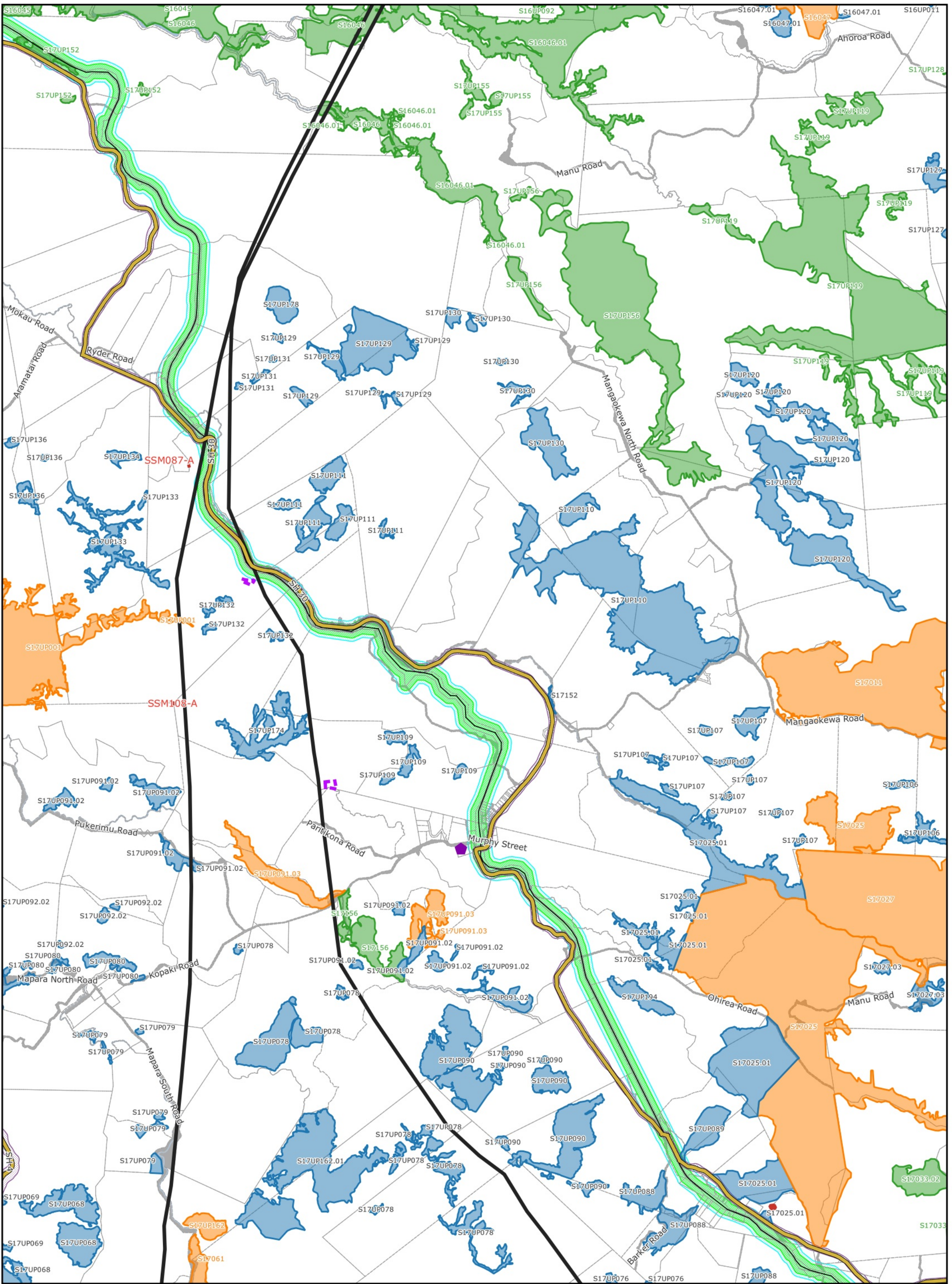


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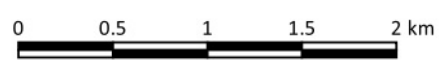
14 Zones

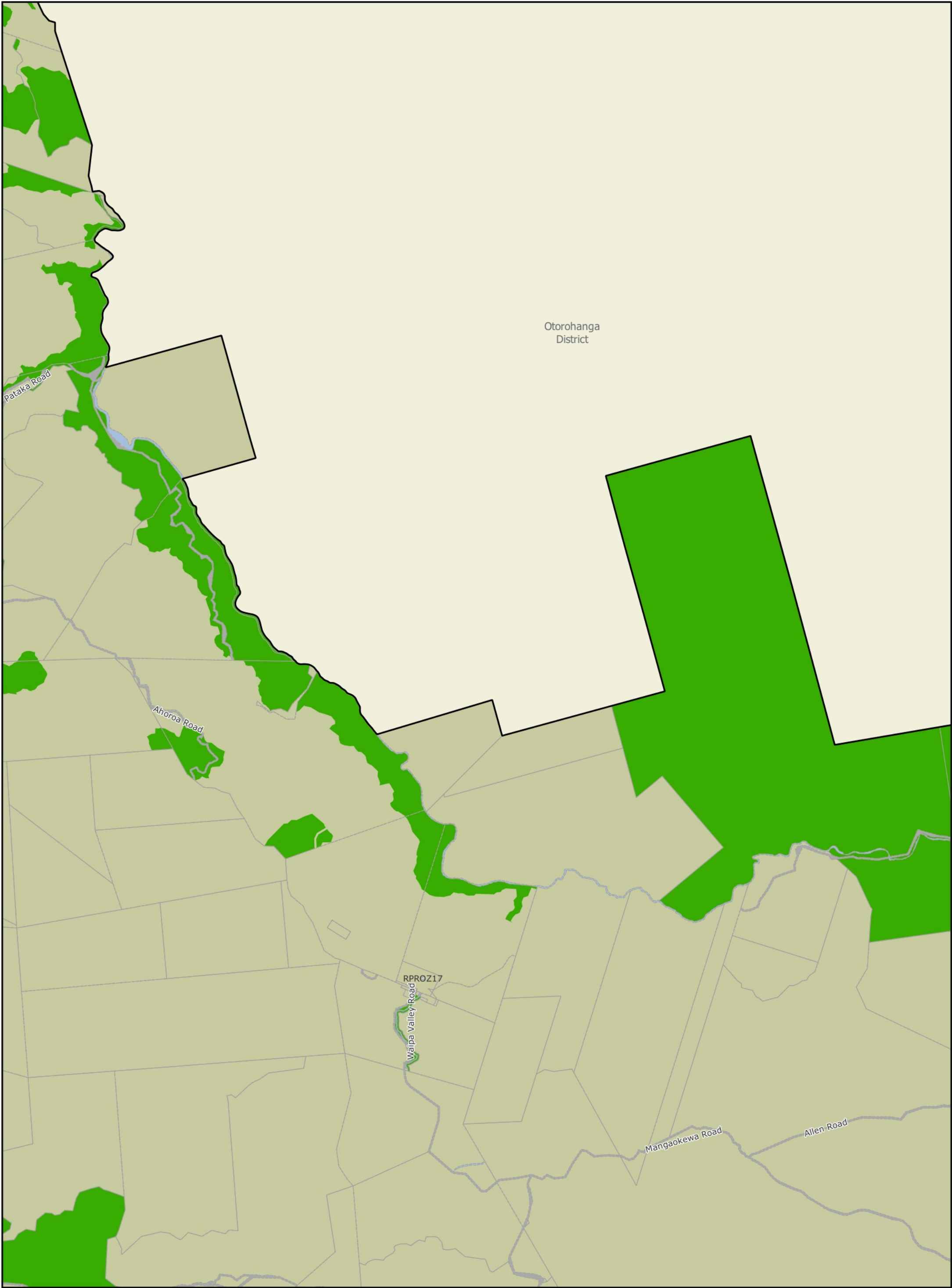
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Otorohanga District

Pataka Road

Ahoroa Road

RPROZ17

Waipa Valley Road

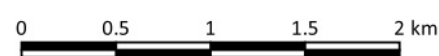
Mangaokewa Road

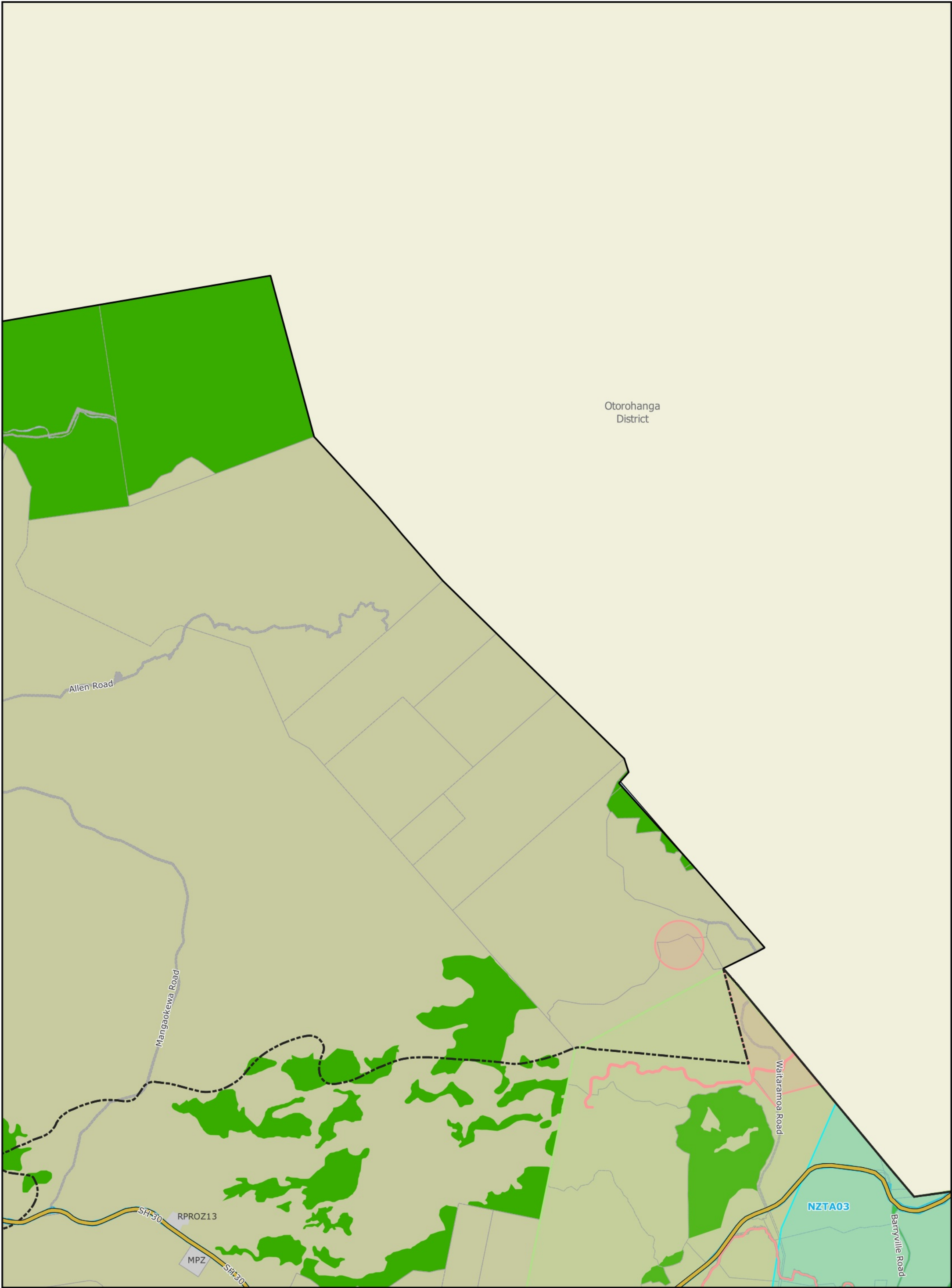
Allen Road

15 Zones

Proposed Waitomo District Plan
Appeals version - 1 October 2025

Scale = 1:40,000 at A3





Otorohanga District

Allen Road

Mangaokewa Road

Wairarapa Road

Barryville Road

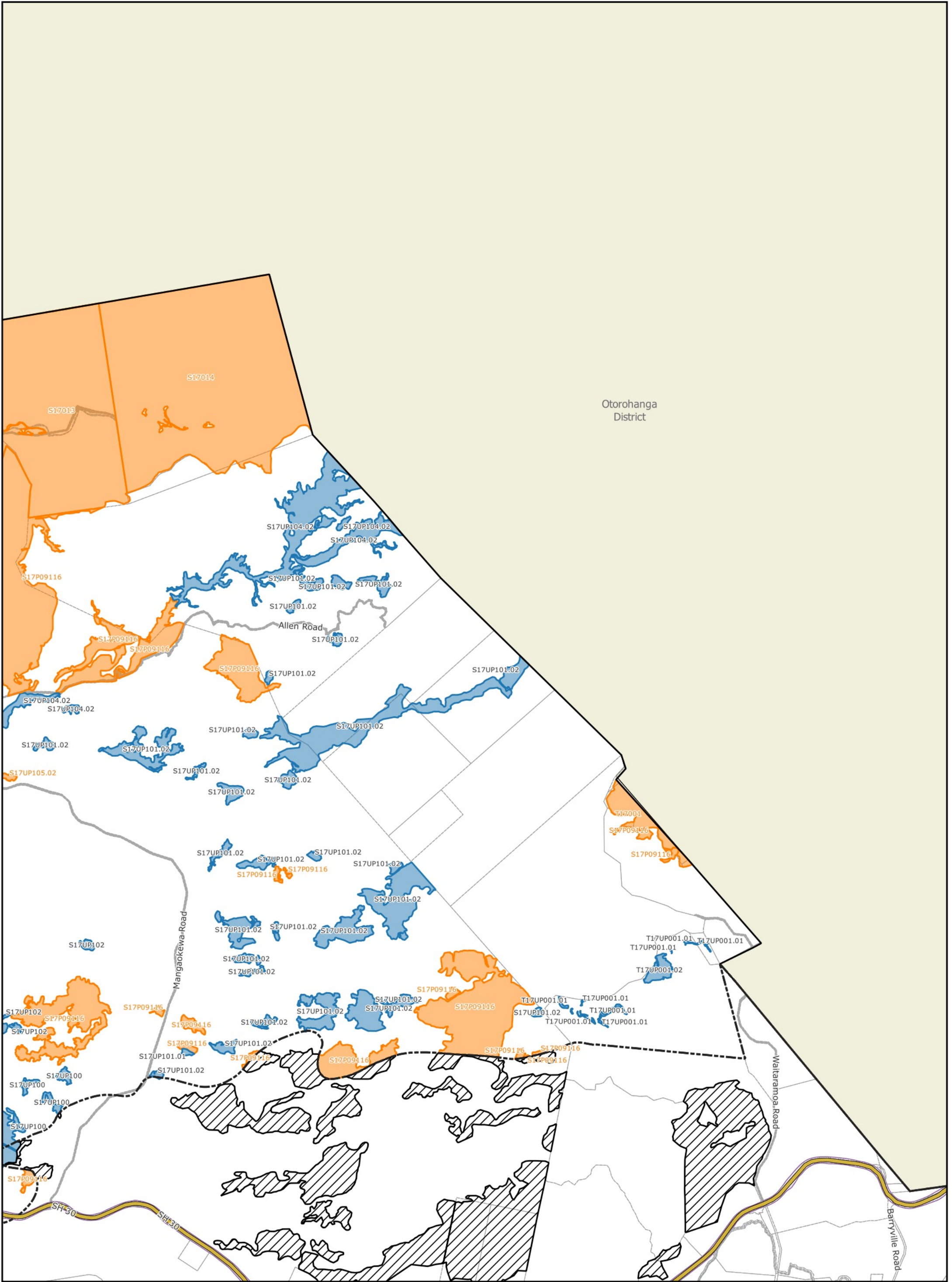
RPROZ13
MPZ

NZTA03

16 Zones
Scale = 1:40,000 at A3

Proposed Waitomo District Plan
Appeals version - 1 October 2025

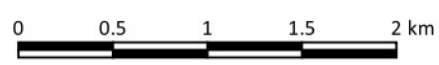


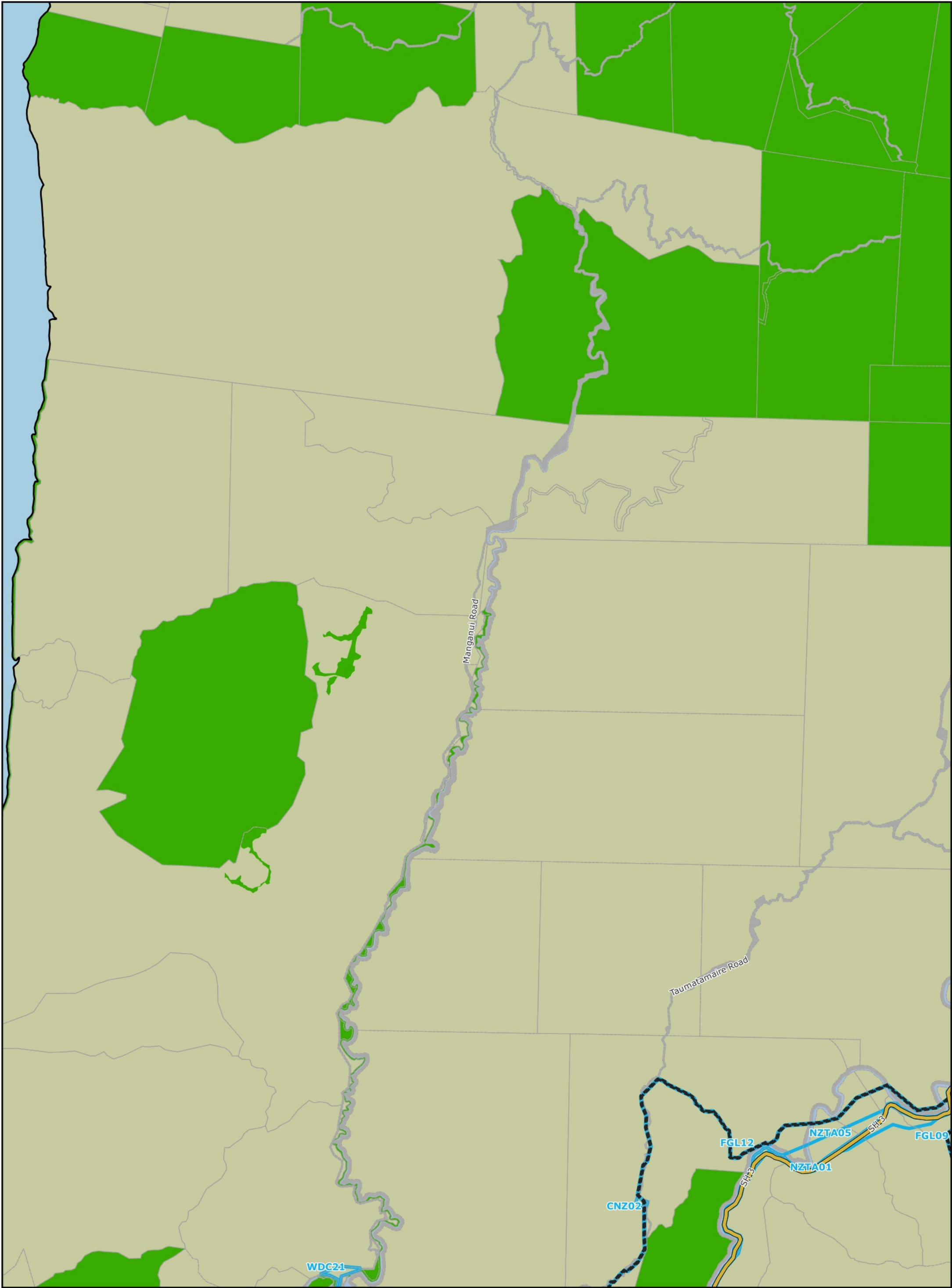


Otorohanga District



Proposed Waitomo District Plan
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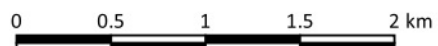


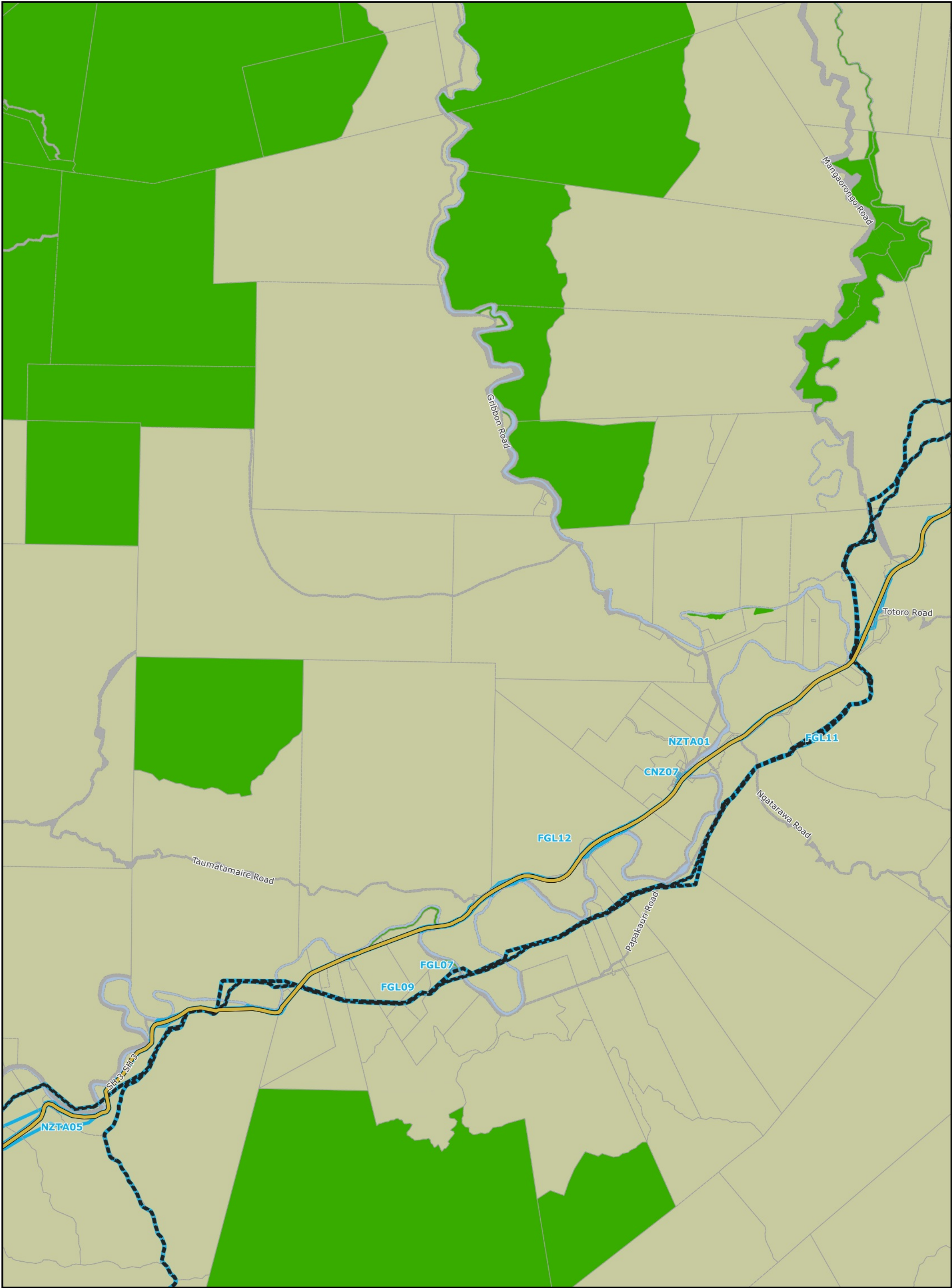


17 Zones

Proposed Waitomo District Plan
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Scale = 1:40,000 at A3

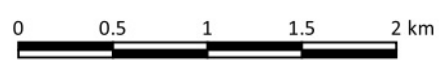
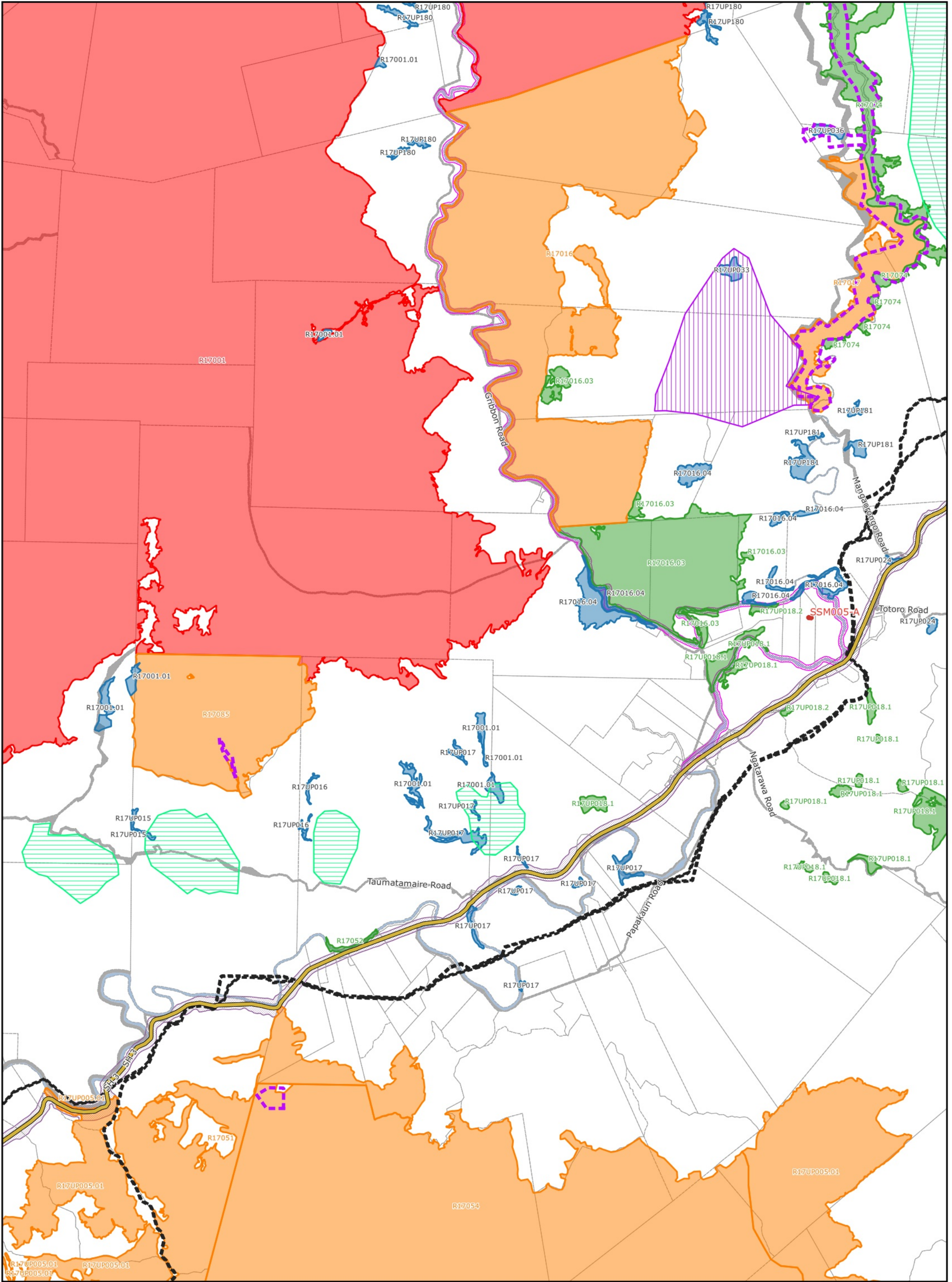


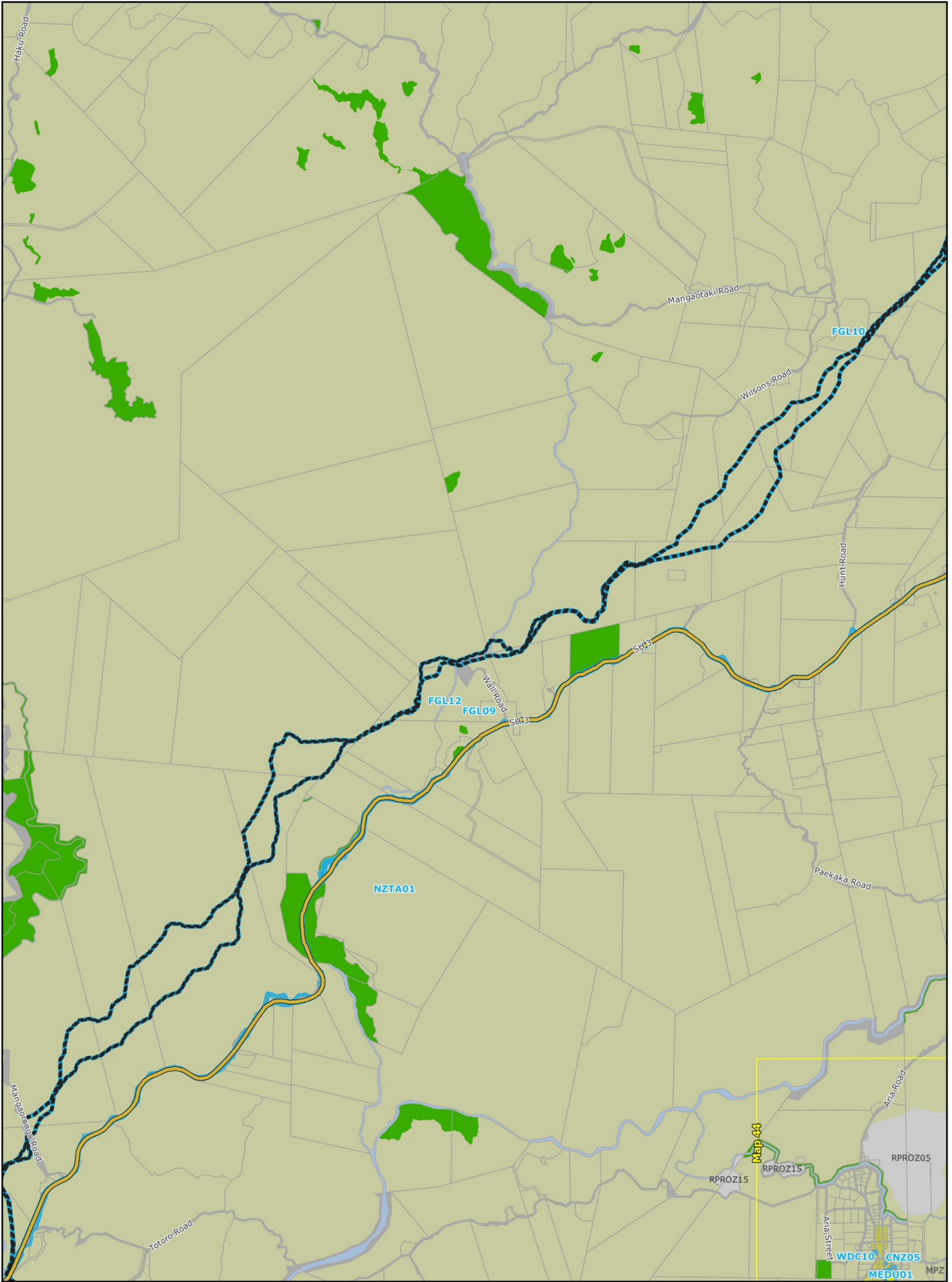


18 Zones
 Scale = 1:40,000 at A3

Proposed Waitomo District Plan
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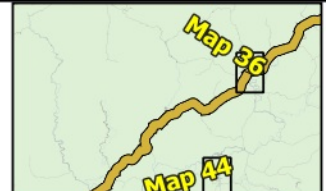


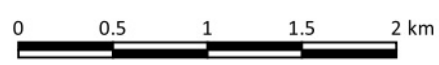
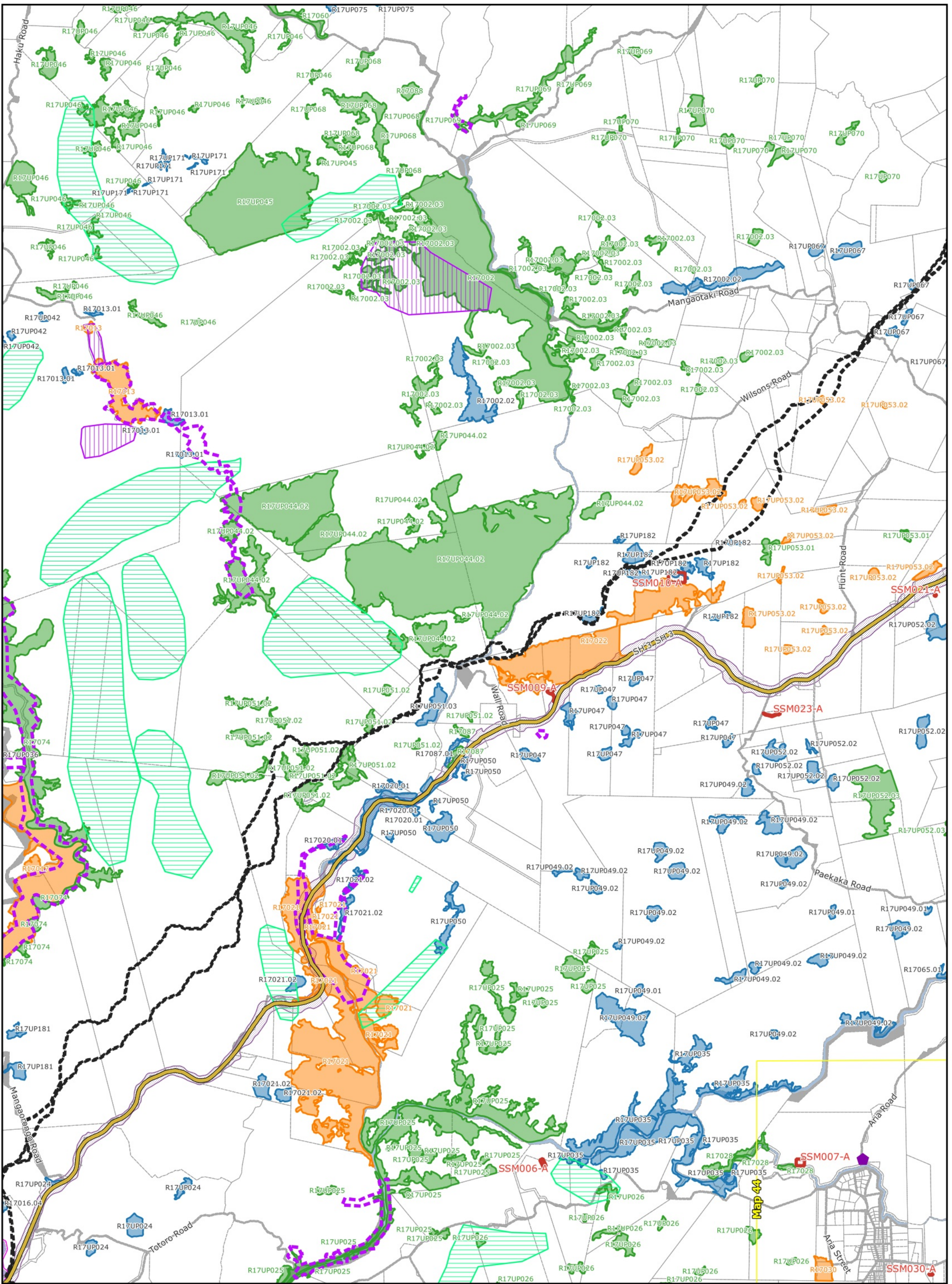


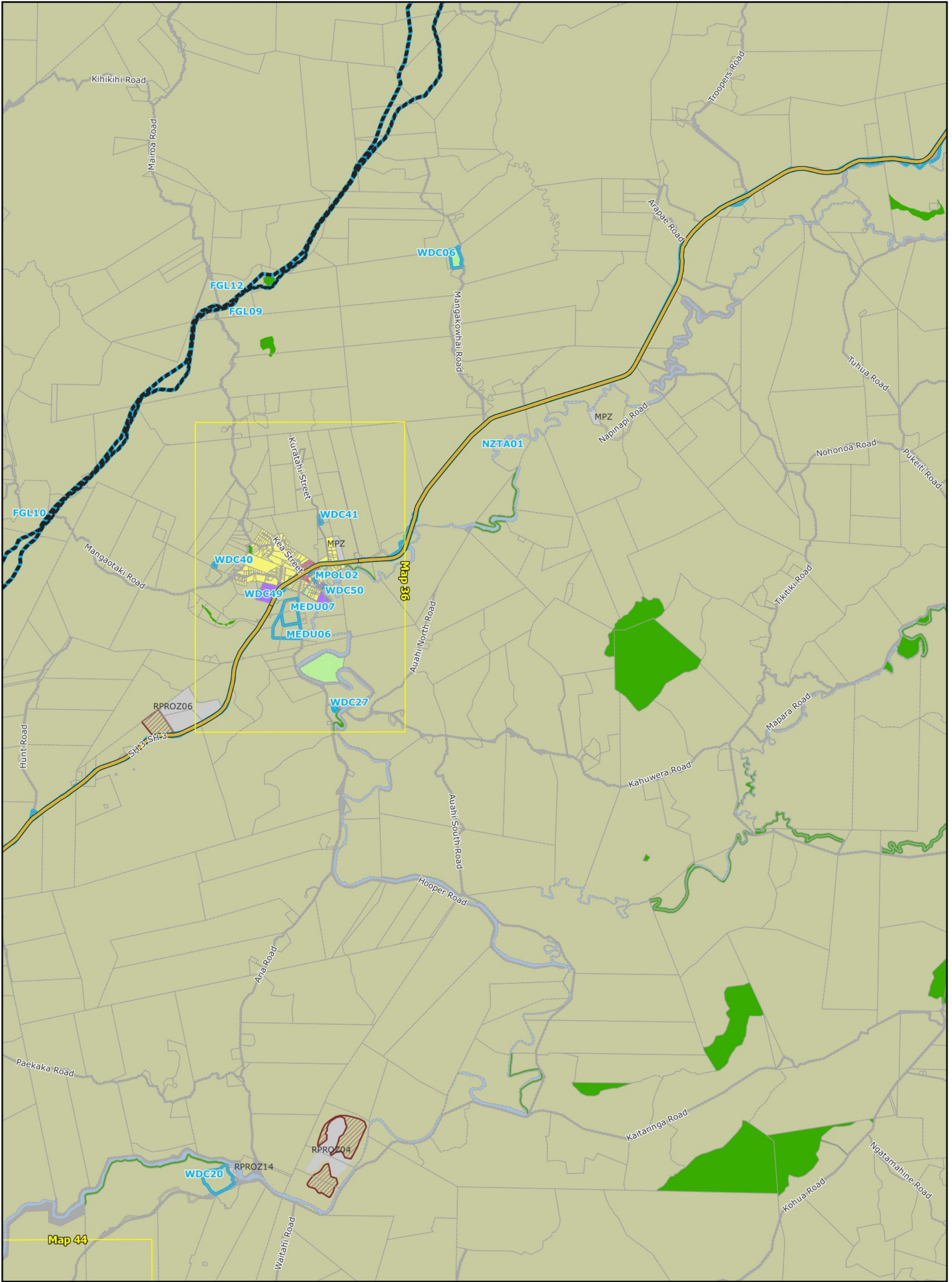


19 Zones
 Scale = 1:40,000 at A3

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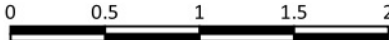


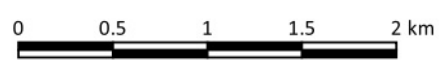
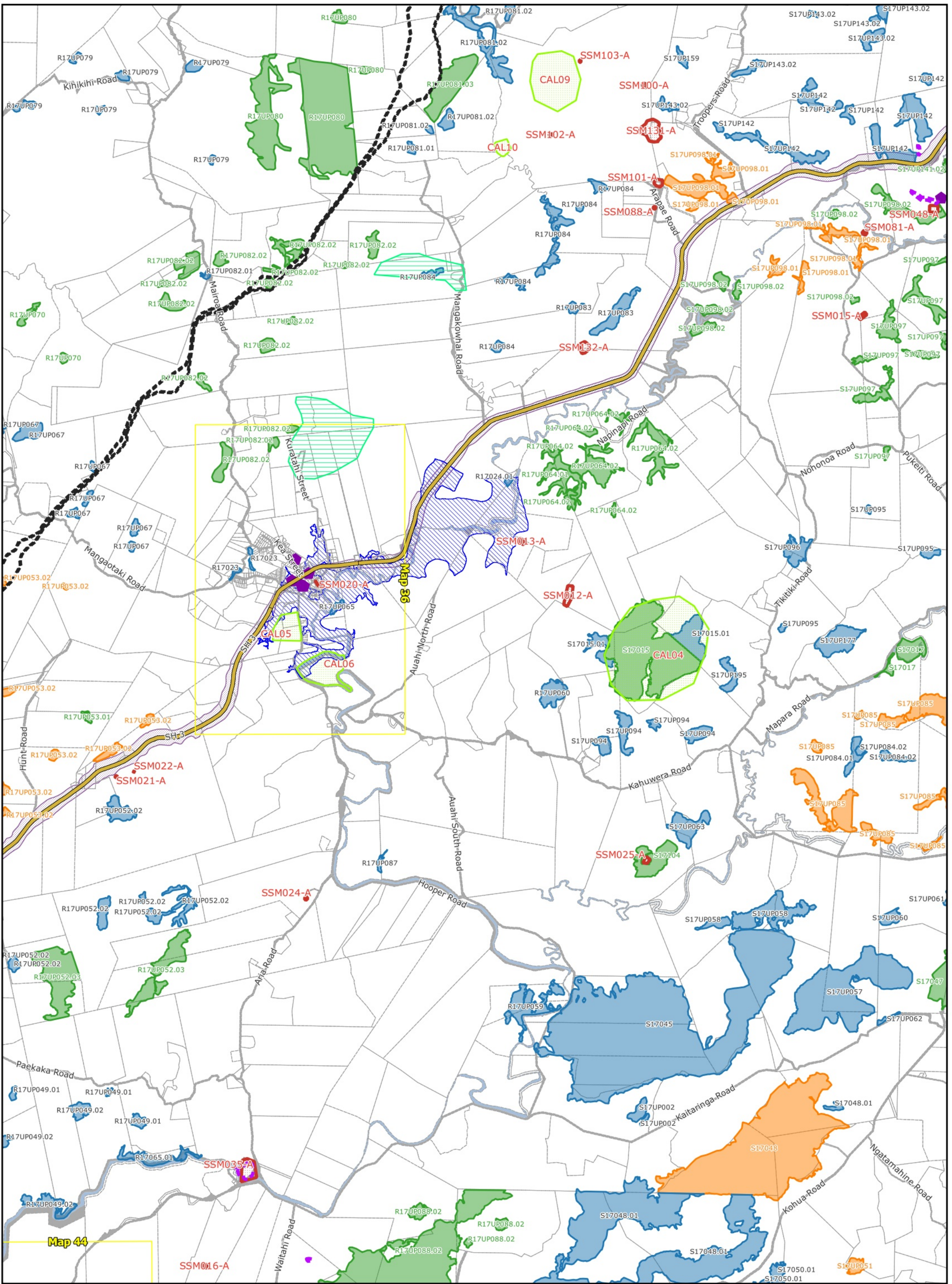
Proposed Waitomo District Plan
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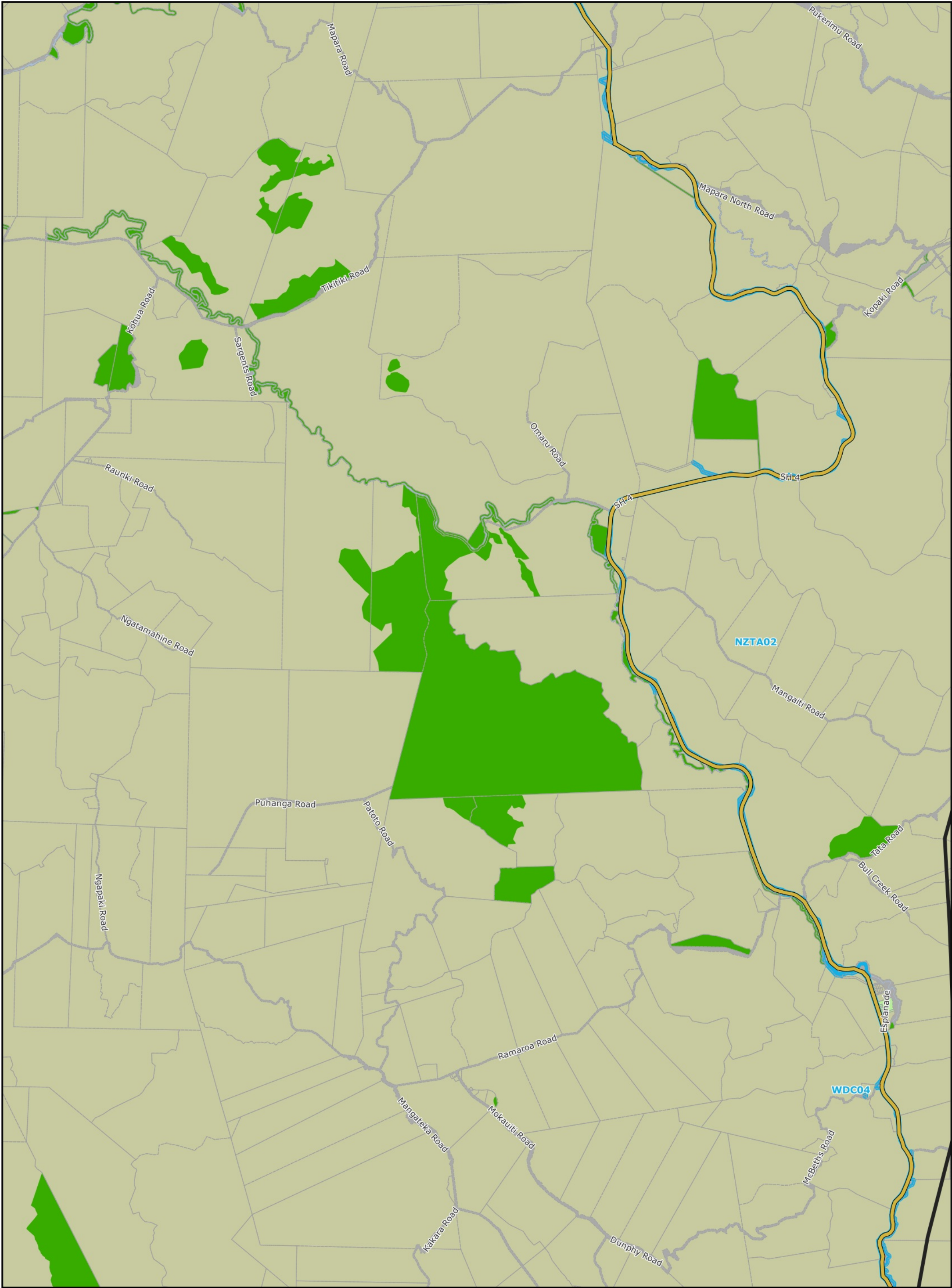
20 Zones

Scale = 1:40,000 at A3

0 0.5 1 1.5 2 km



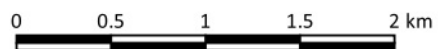


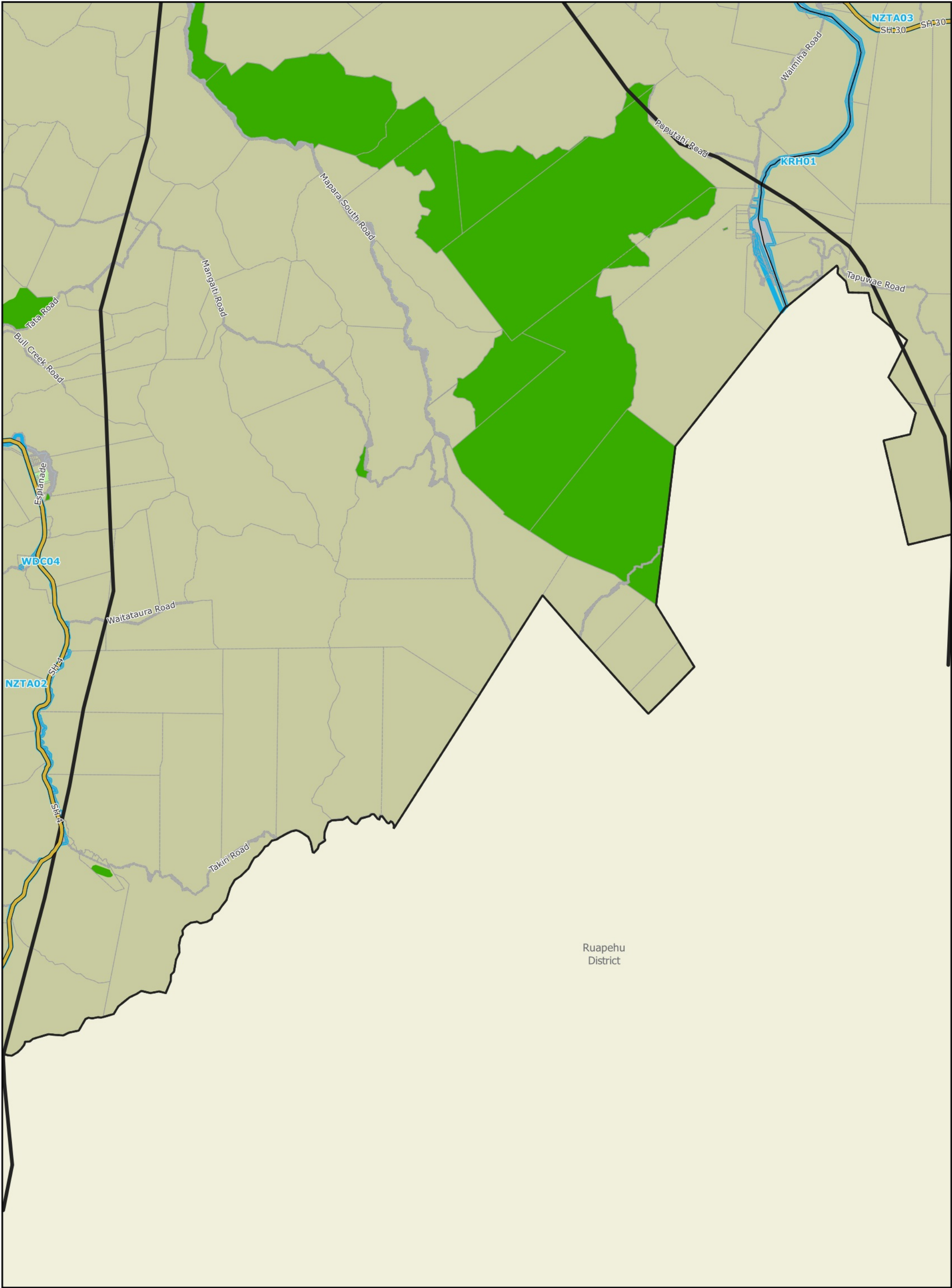


Proposed Waitomo District Plan
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21 Zones

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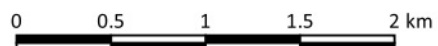


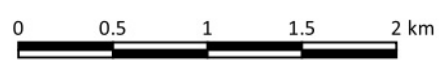
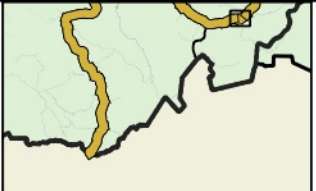
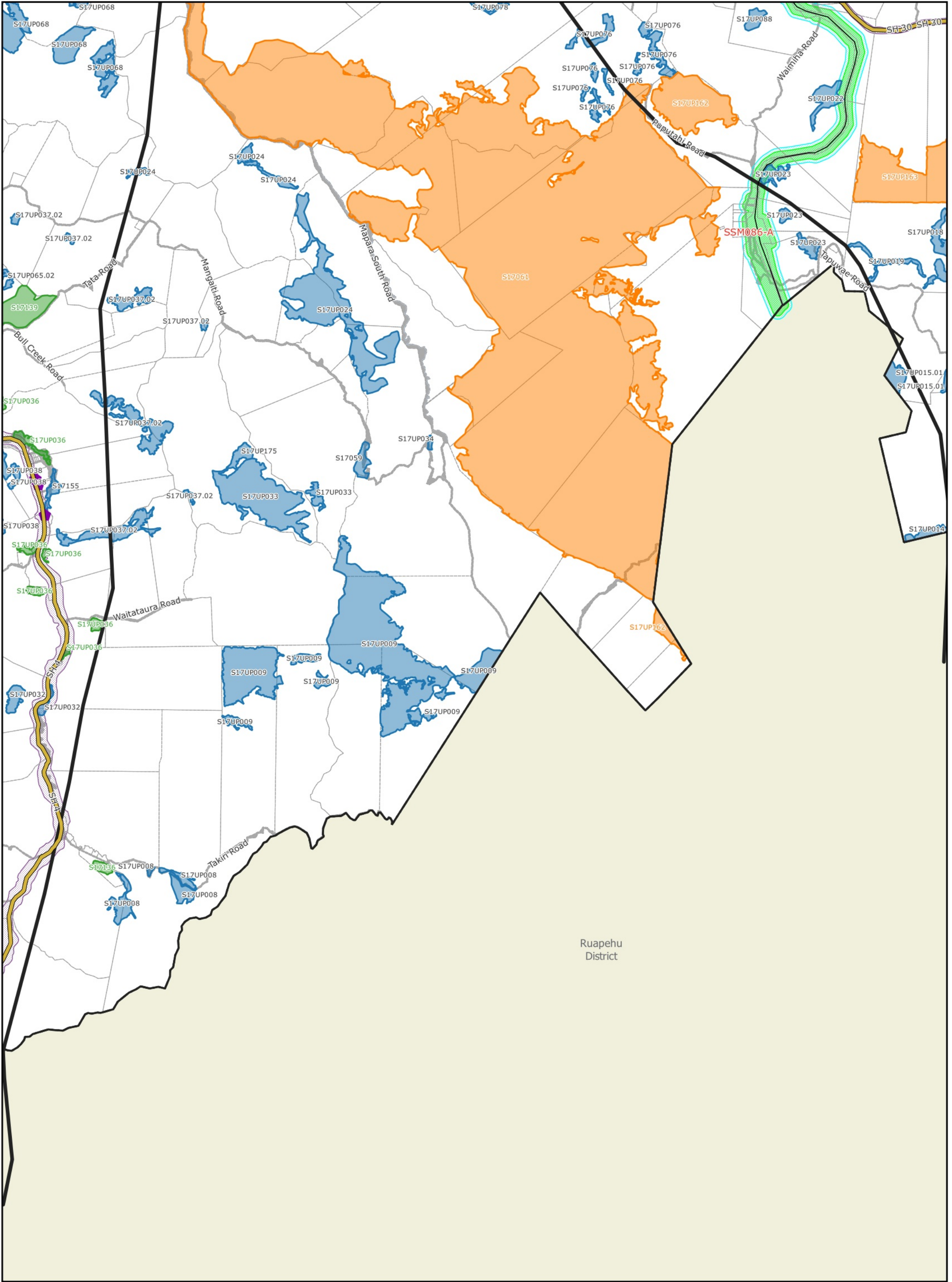


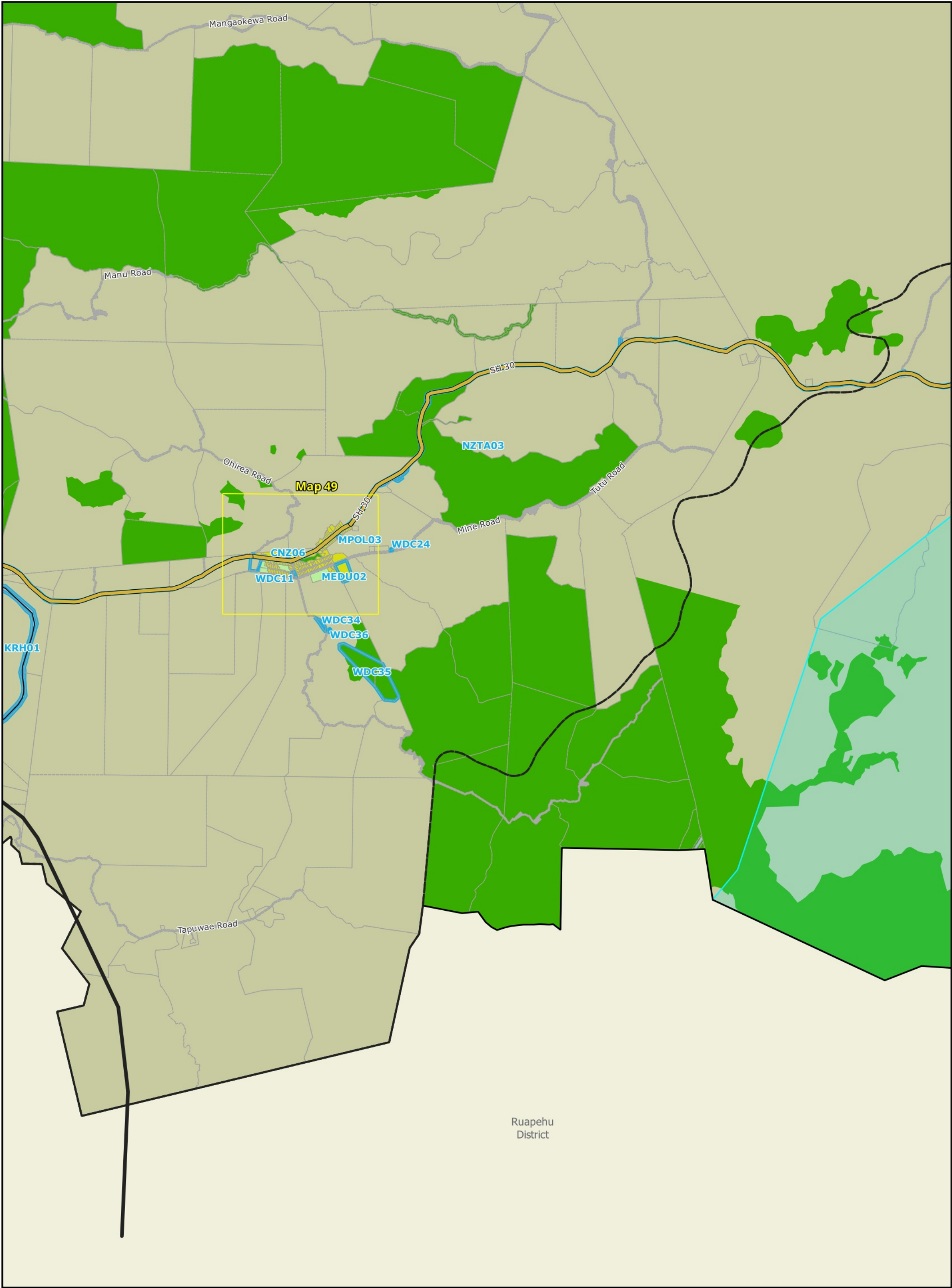
22 Zones

Proposed Waitomo District Plan
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Scale = 1:40,000 at A3



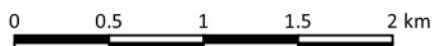


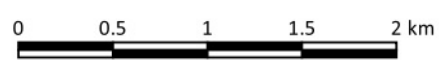
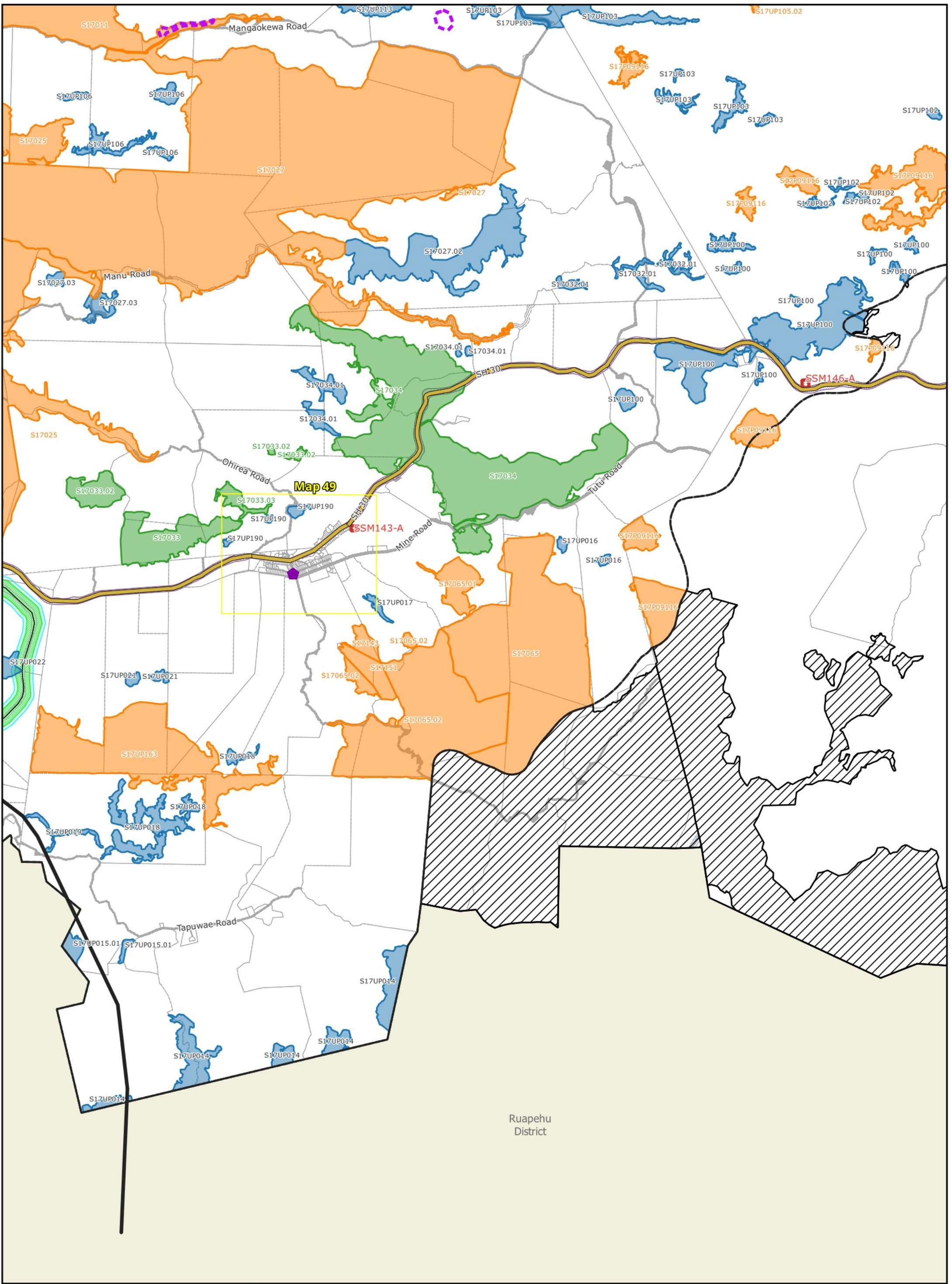


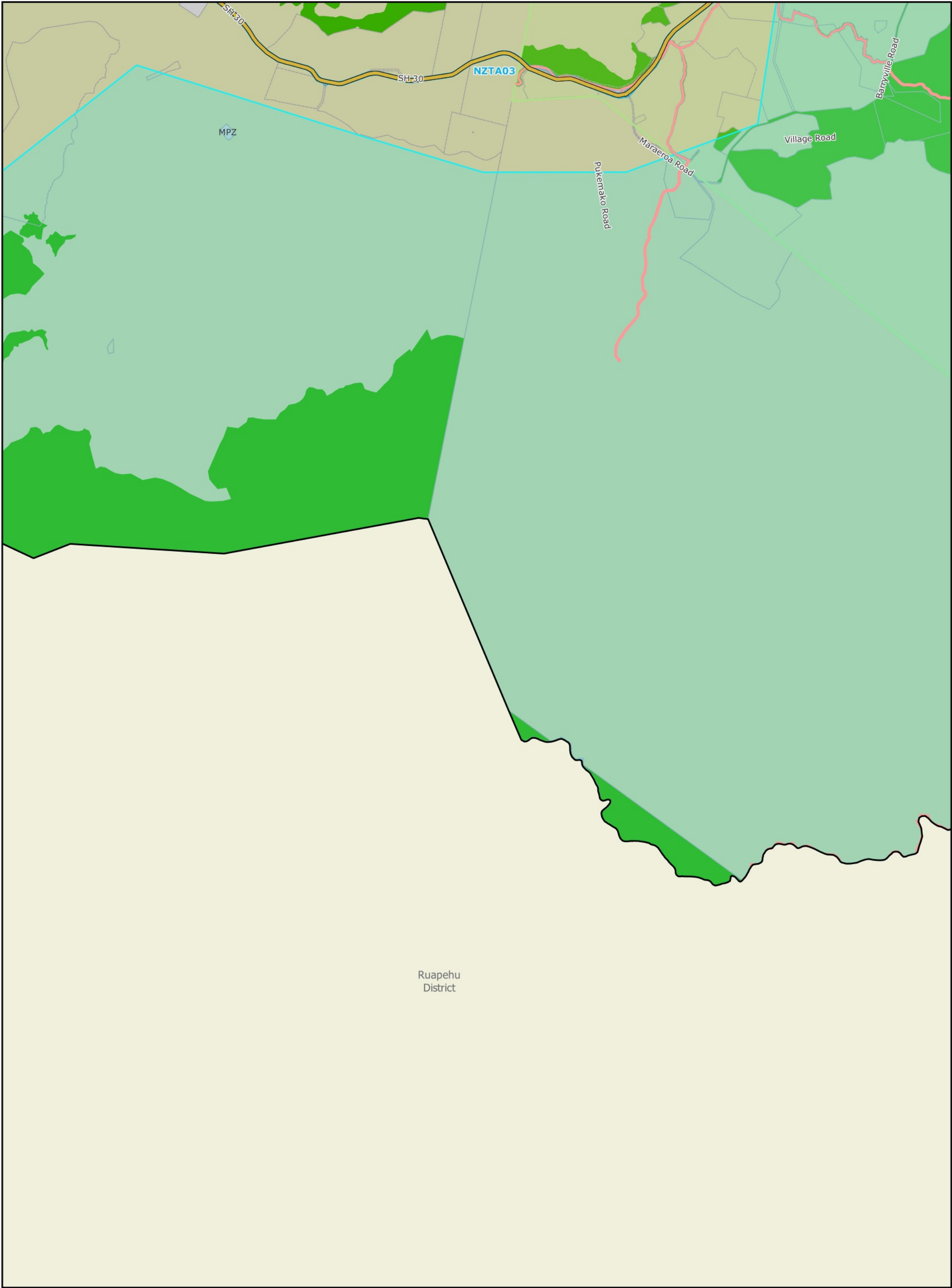
23 Zones

Proposed Waitomo District Plan
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Scale = 1:40,000 at A3



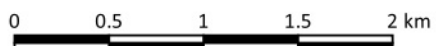


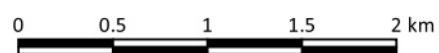
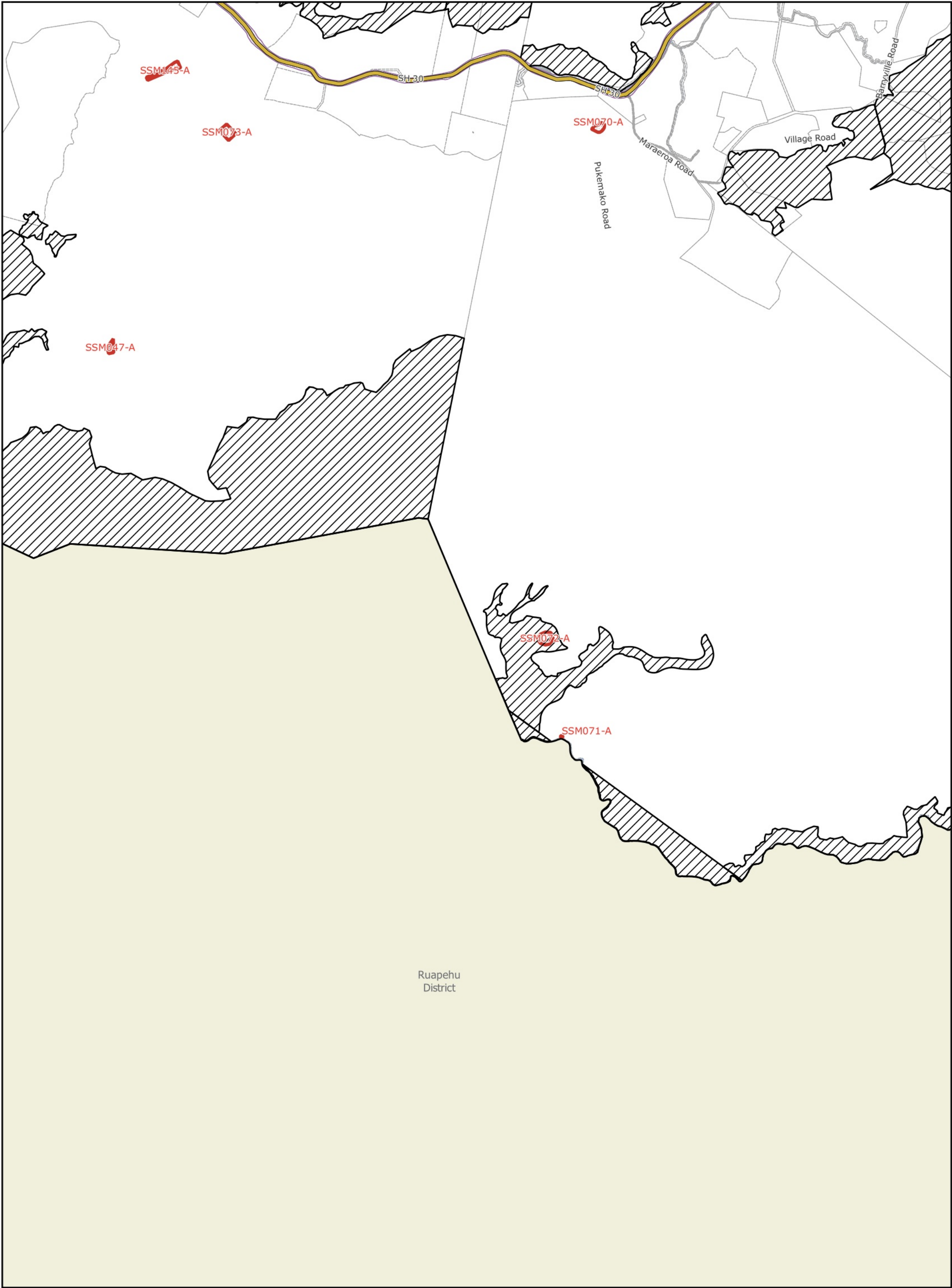


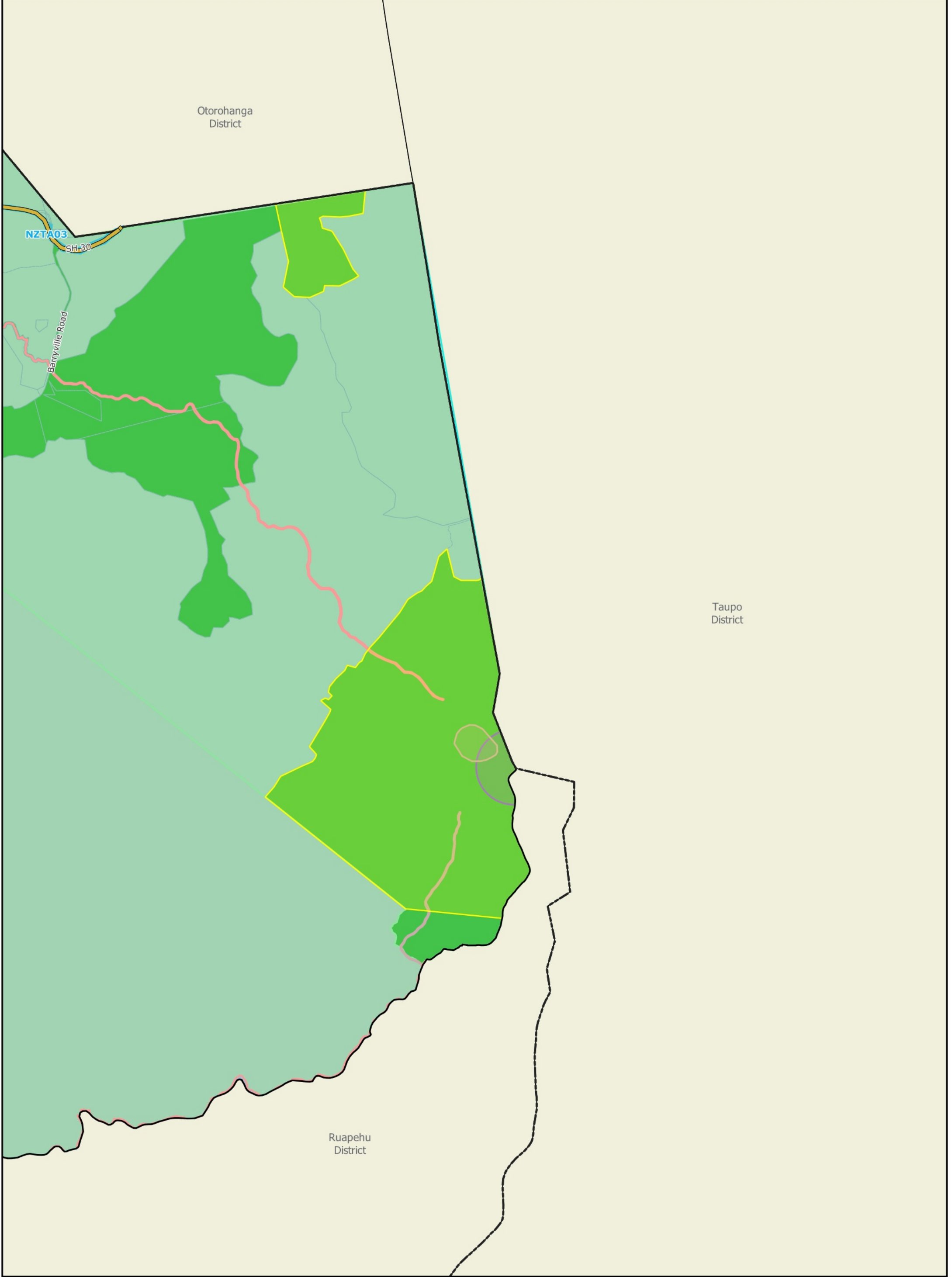
24 Zones

Proposed Waitomo District Plan
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Scale = 1:40,000 at A3







Otorohanga District

Taupo District

Ruapehu District

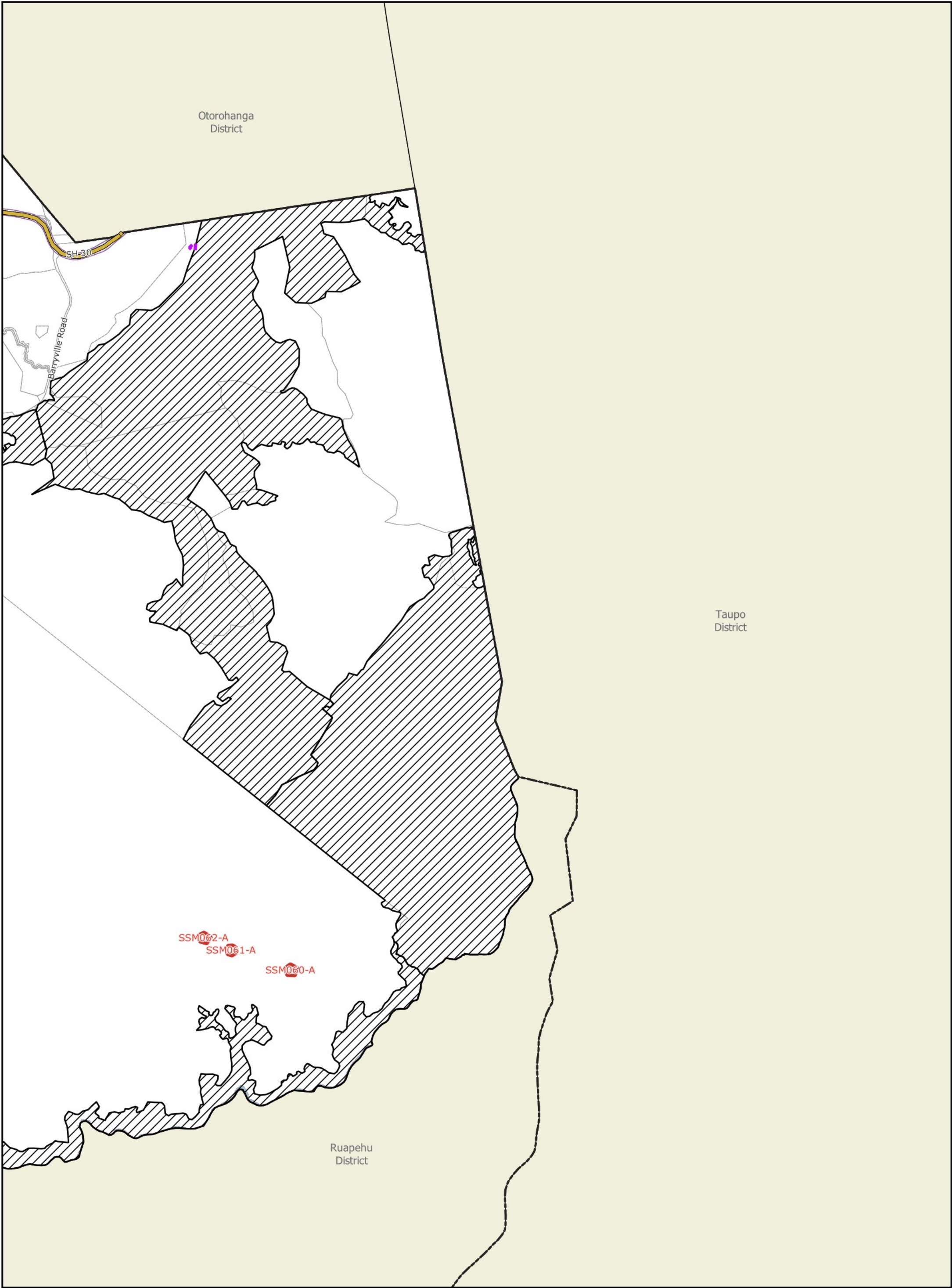
NZTA03
SH-30

Barryville Road

25 Zones
Scale = 1:40,000 at A3

Proposed Waitomo District Plan
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Otorohanga District

Taupo District

Ruapehu District

SSM062-A

SSM061-A

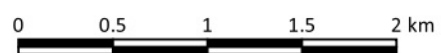
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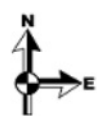
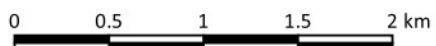
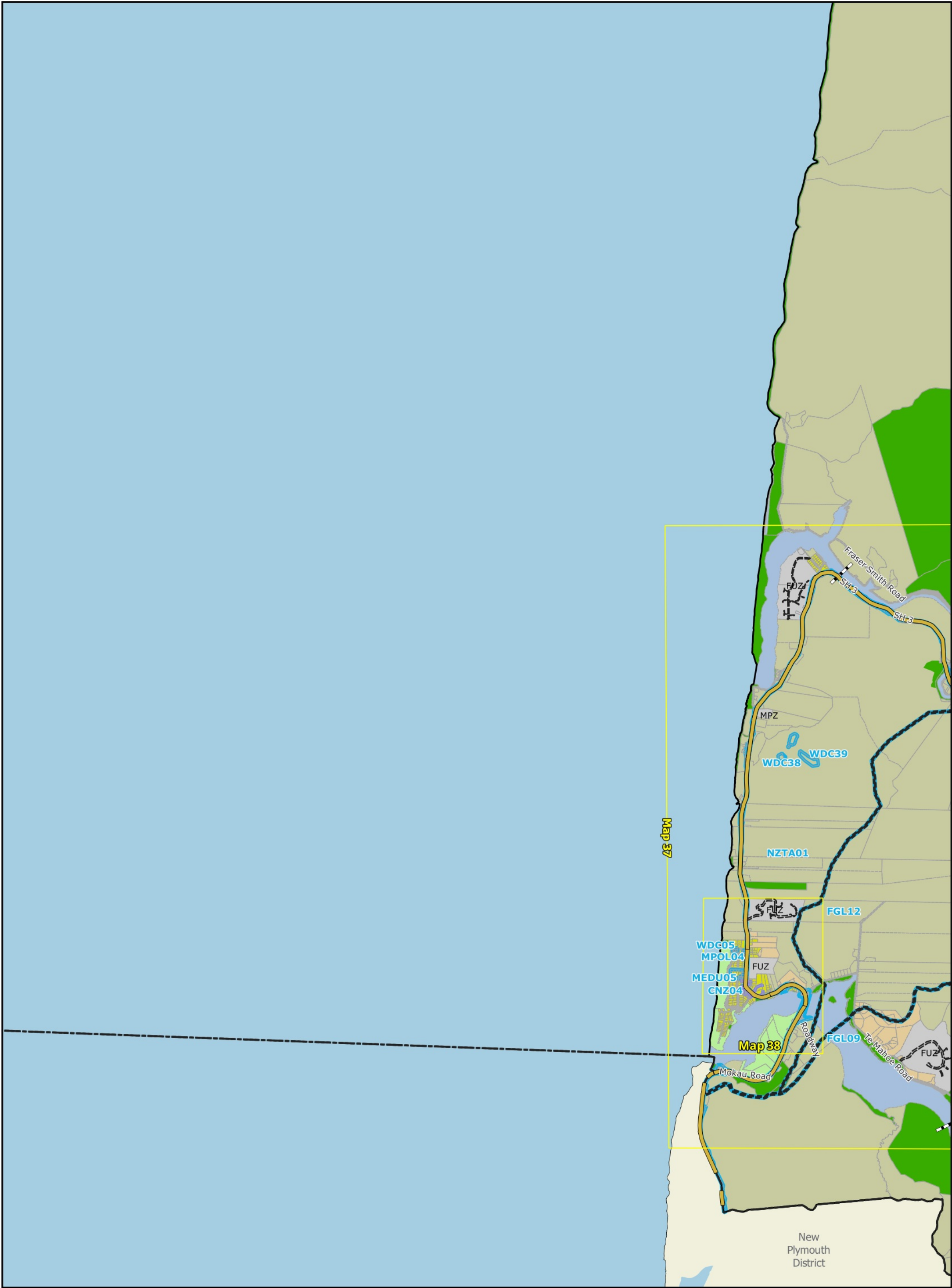
SH-30

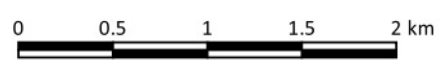
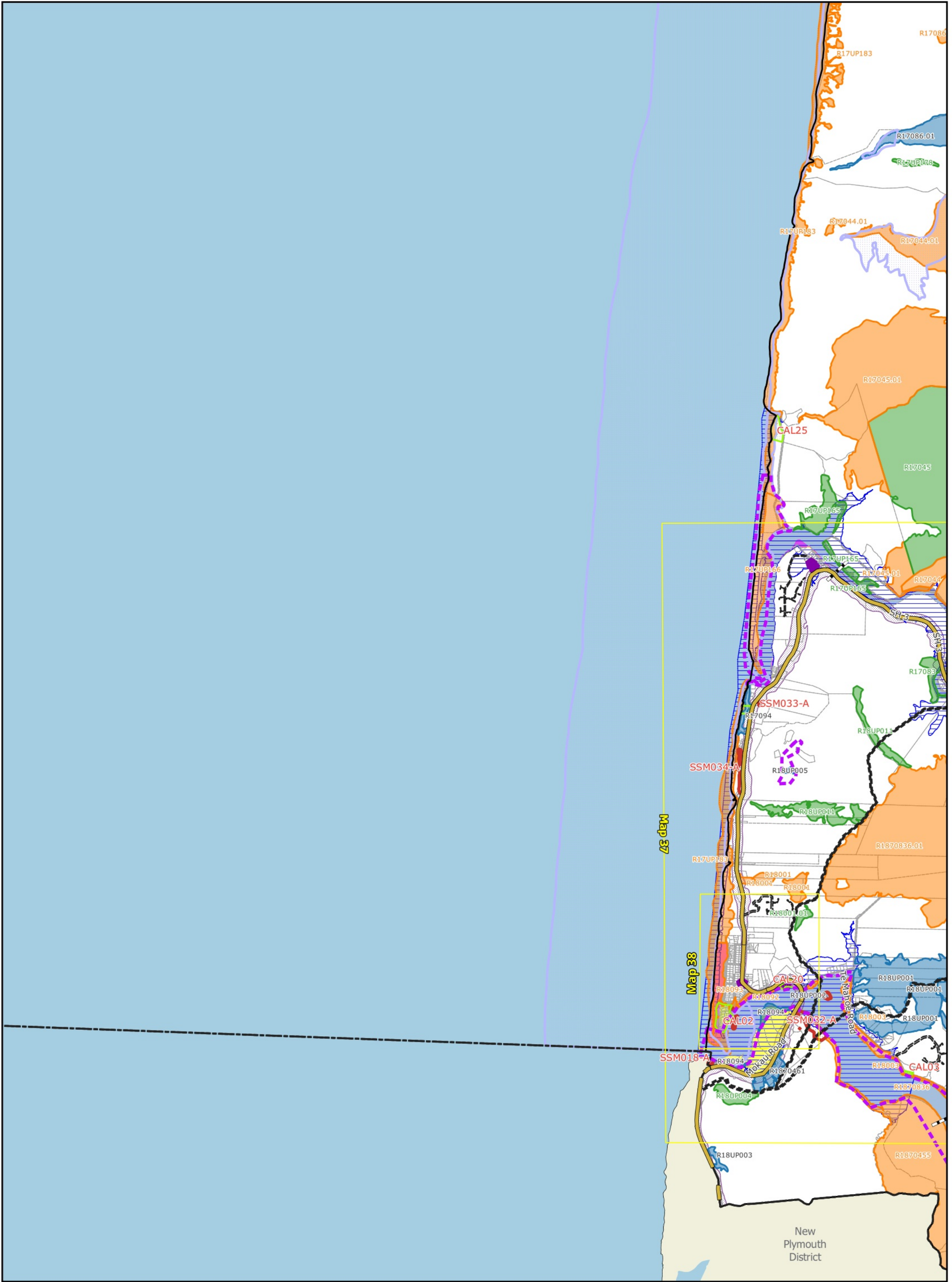
Barryville Road

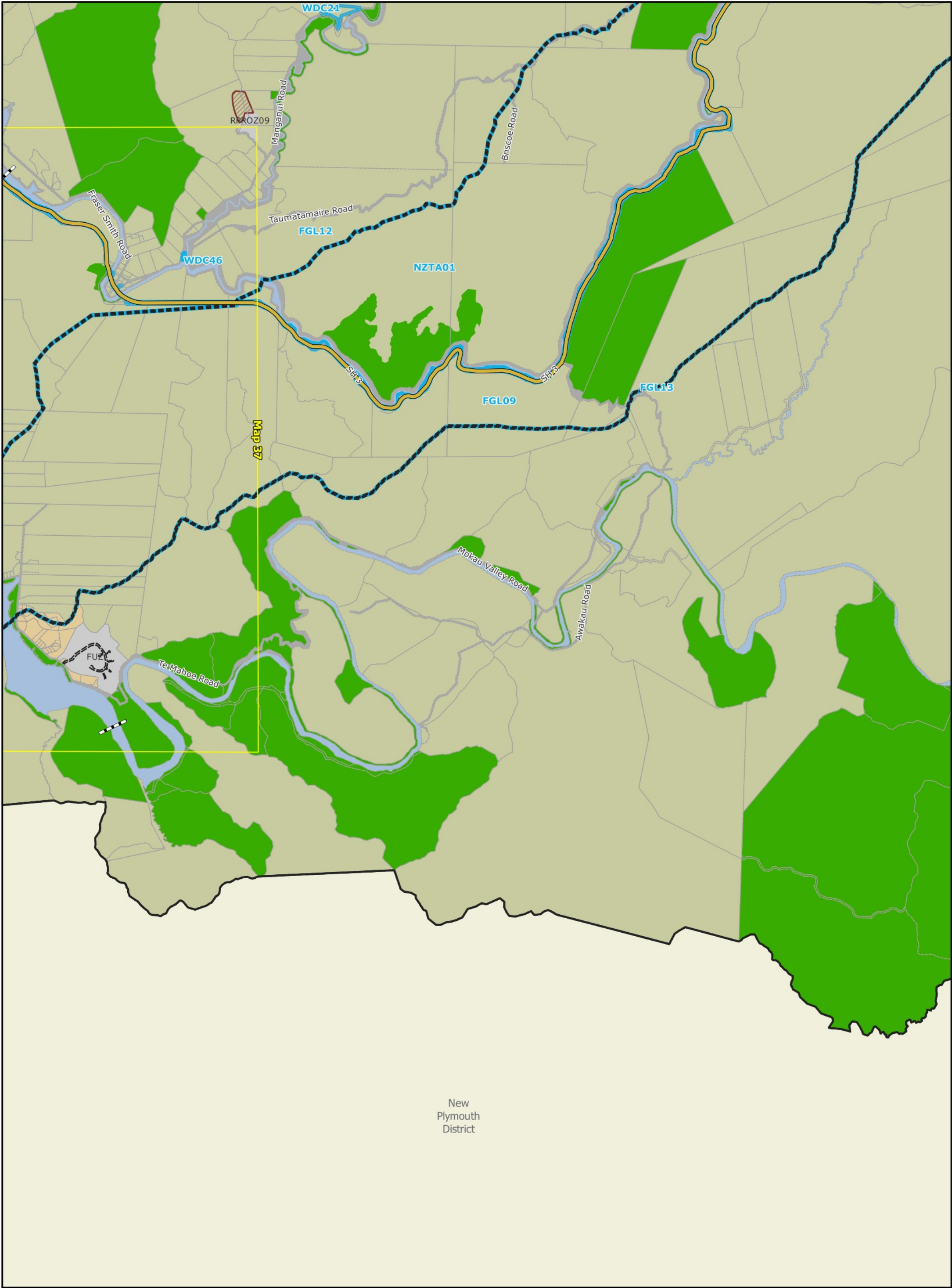


Proposed Waitomo District Plan
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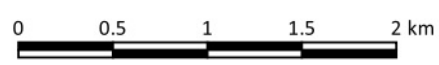
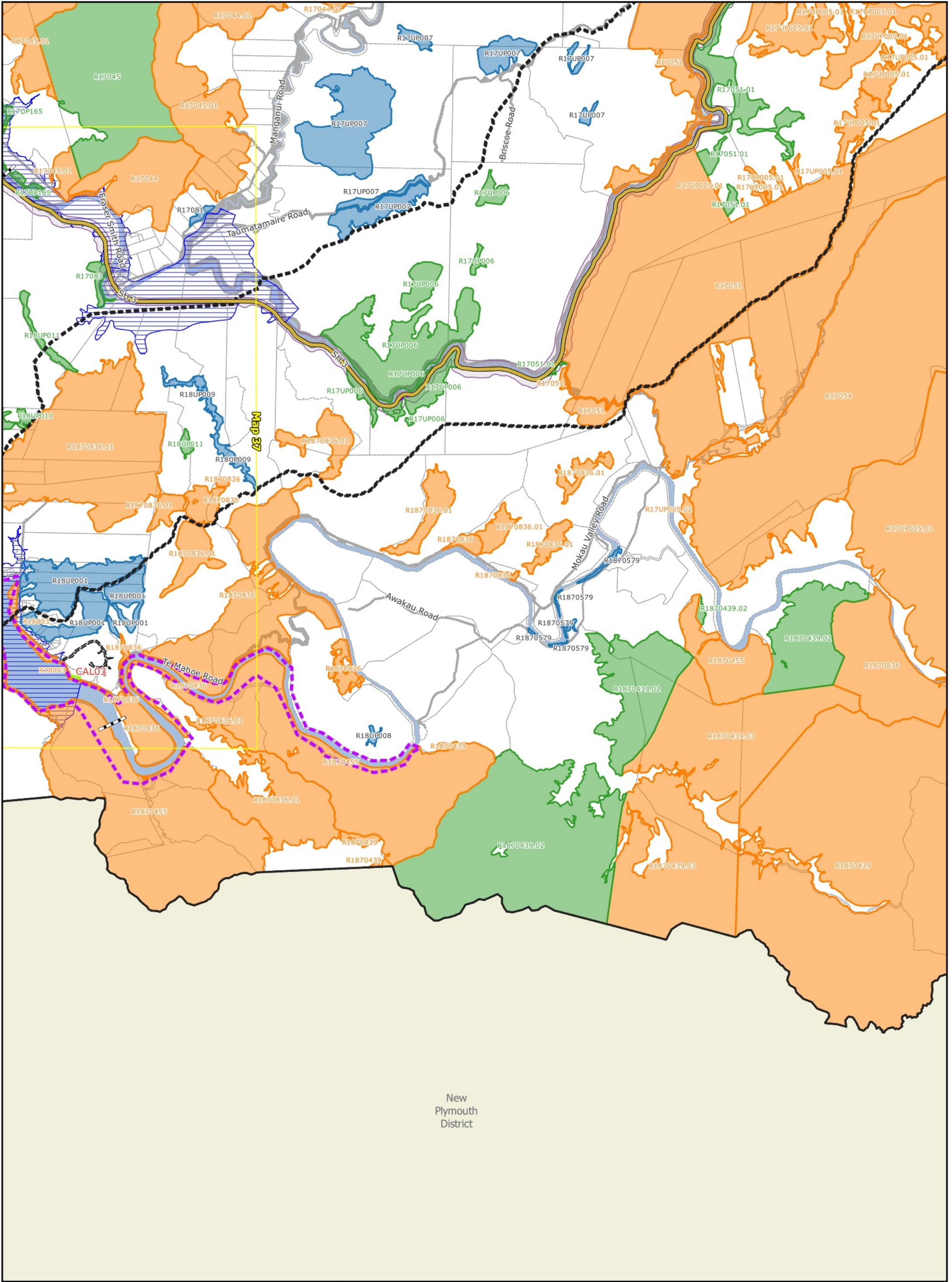


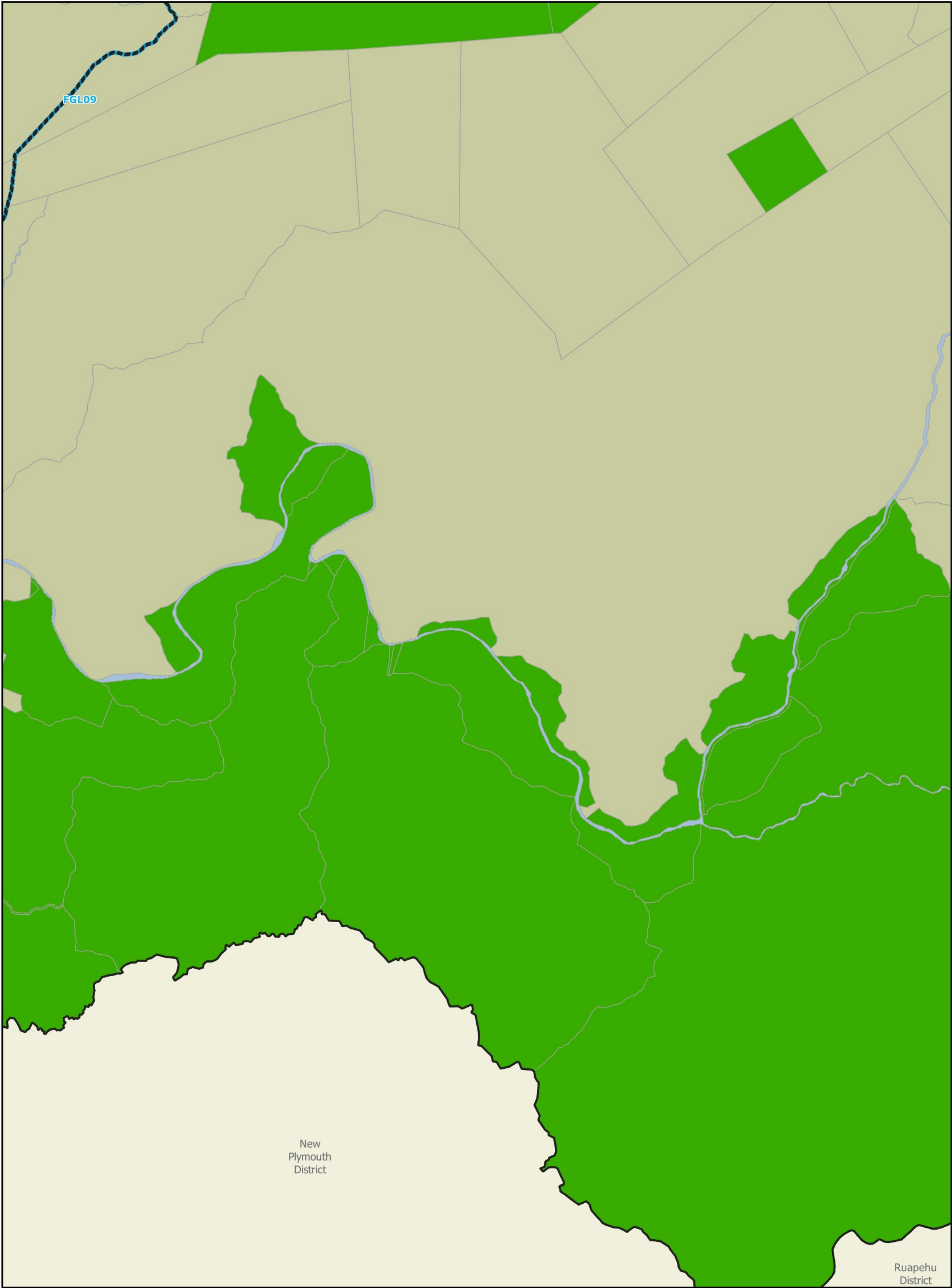


27 Zones
 Scale = 1:40,000 at A3

Proposed Waitomo District Plan
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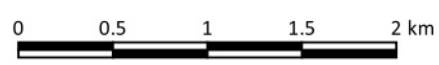
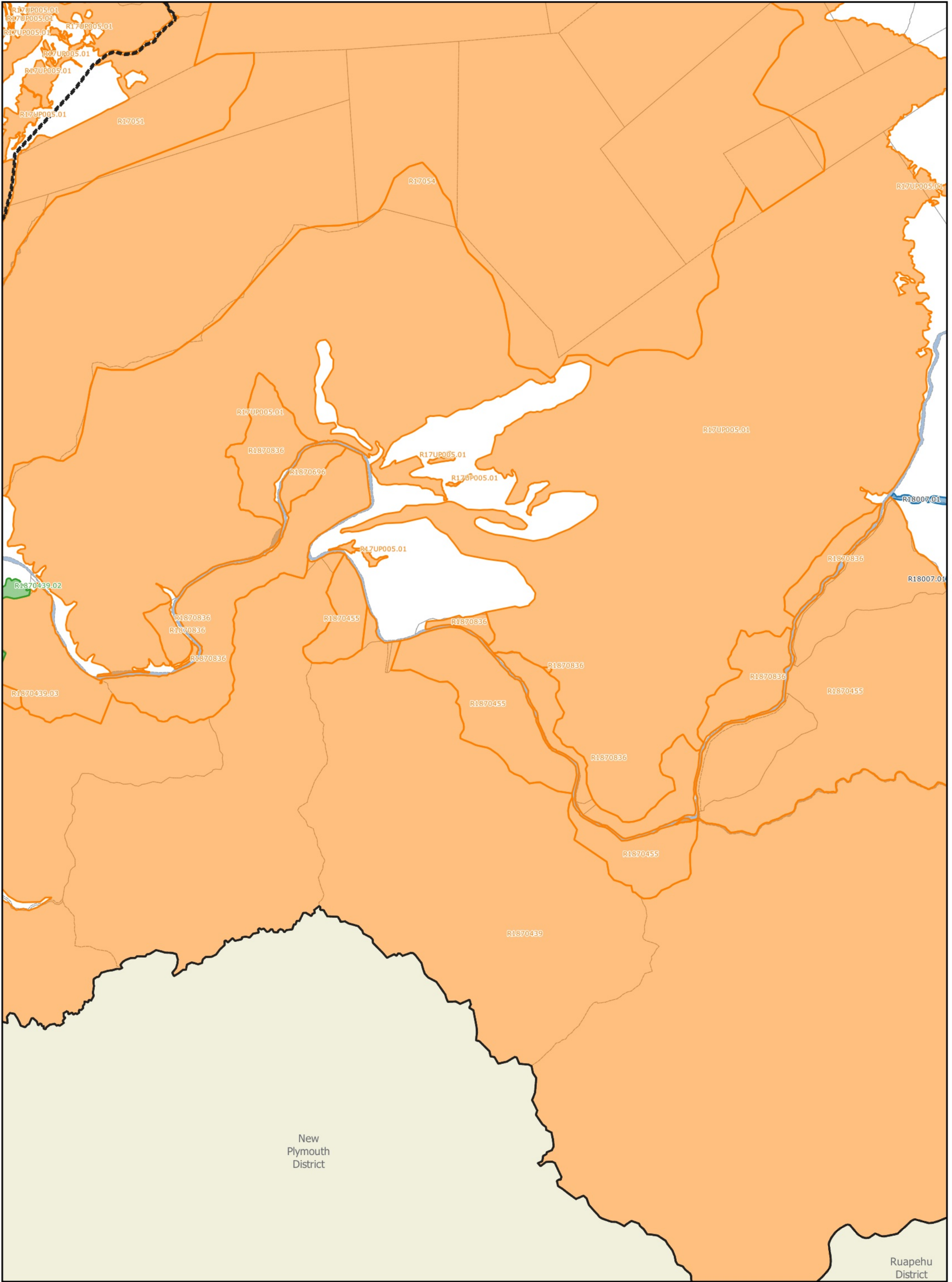
28 Zones

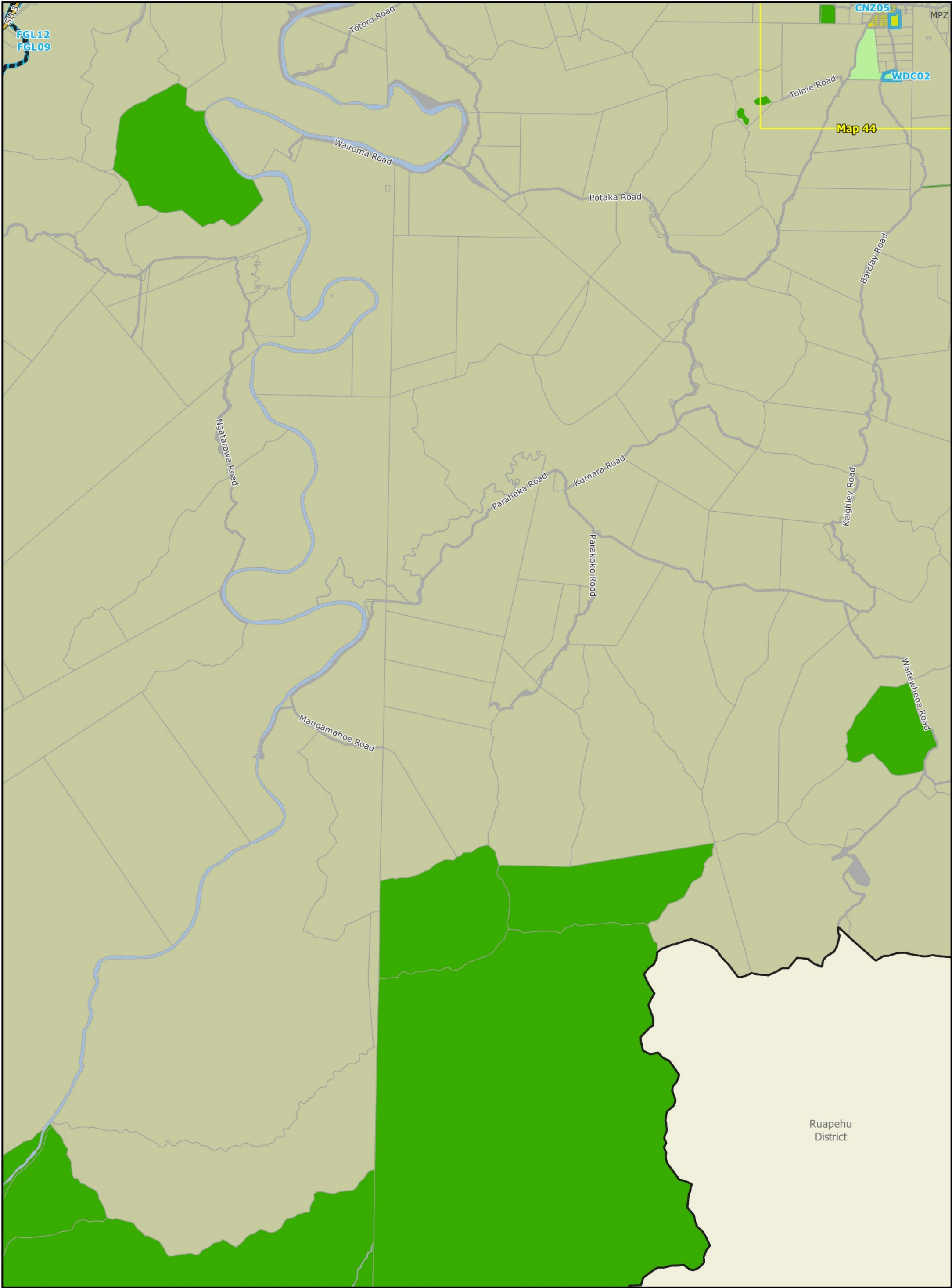
Proposed Waitomo District Plan
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Scale = 1:40,000 at A3

0 0.5 1 1.5 2 km



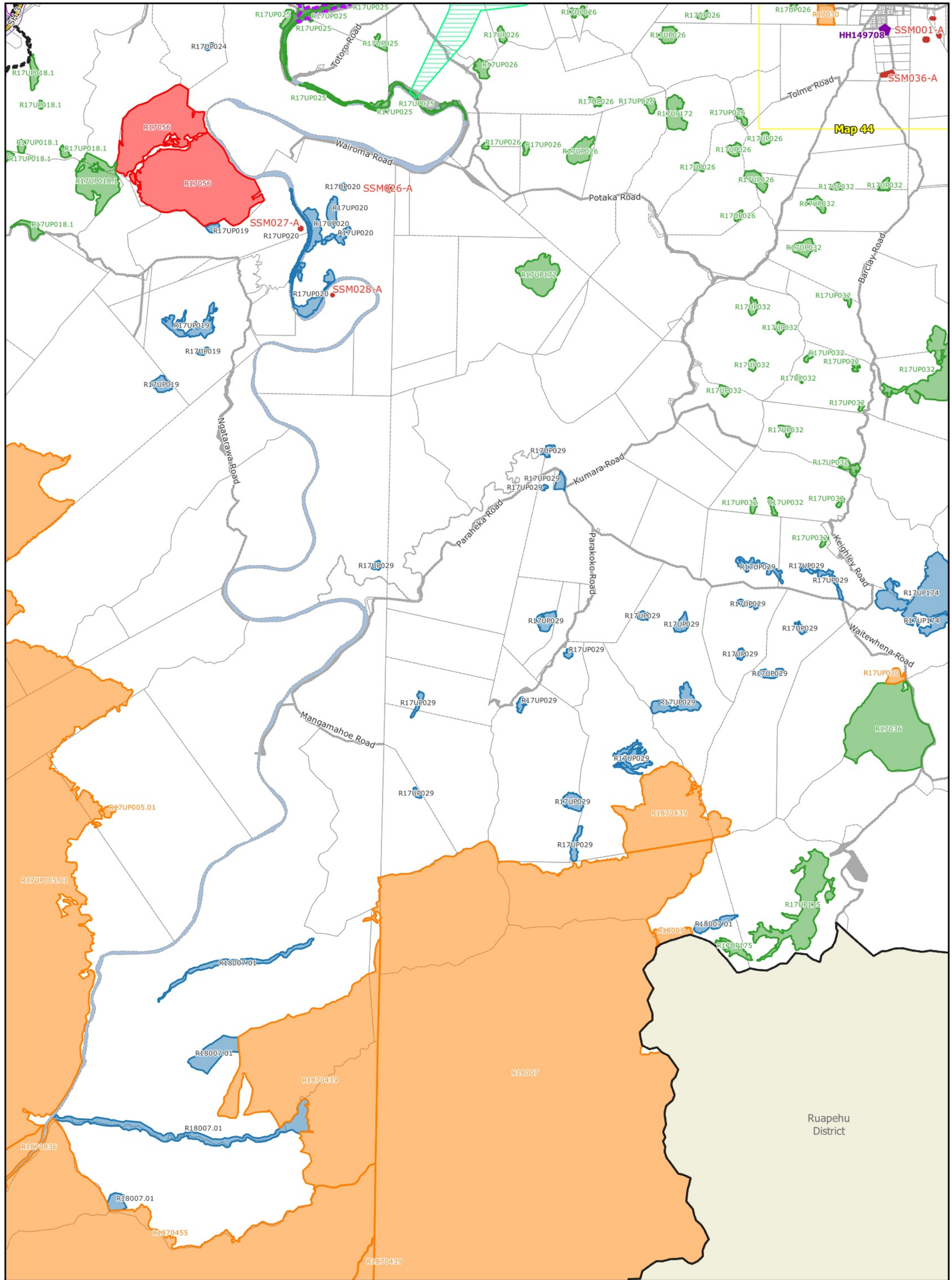




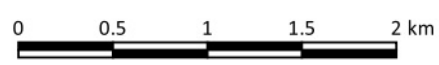
29 Zones
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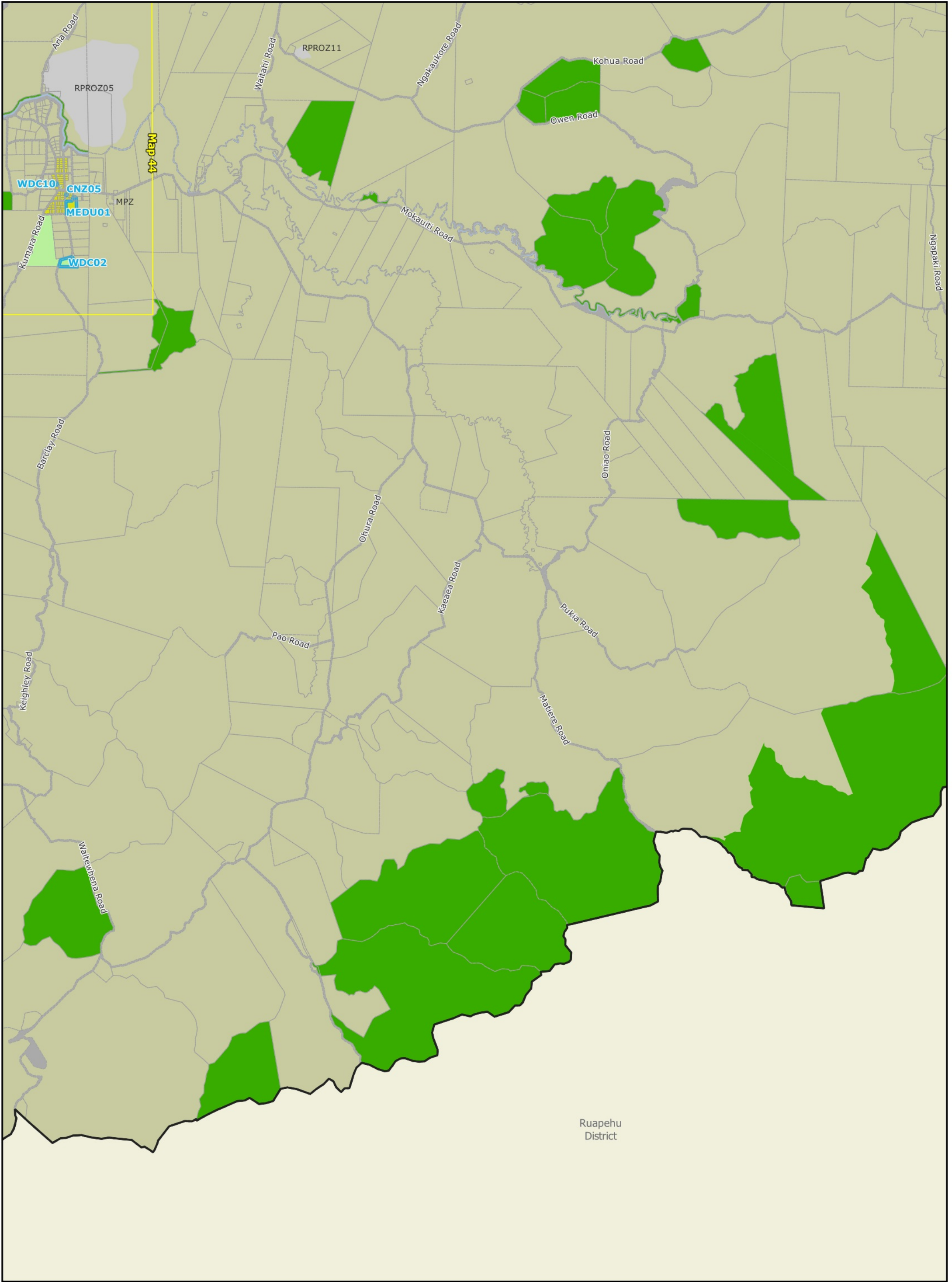
Proposed Waitomo District Plan
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Map 44

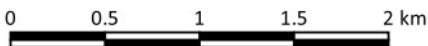


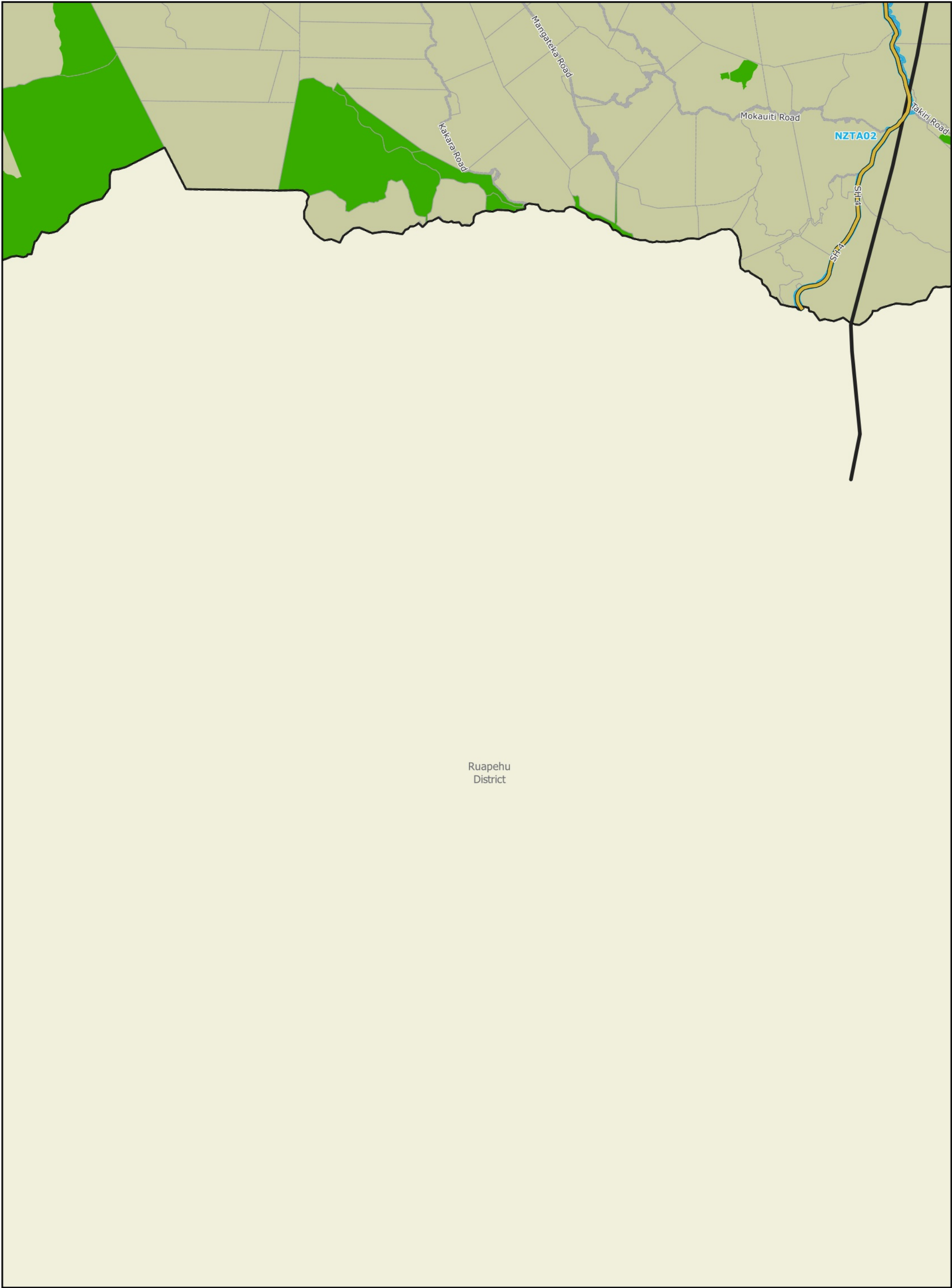


Proposed Waitomo District Plan
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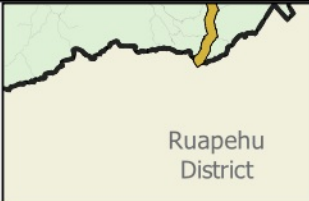
30 Zones

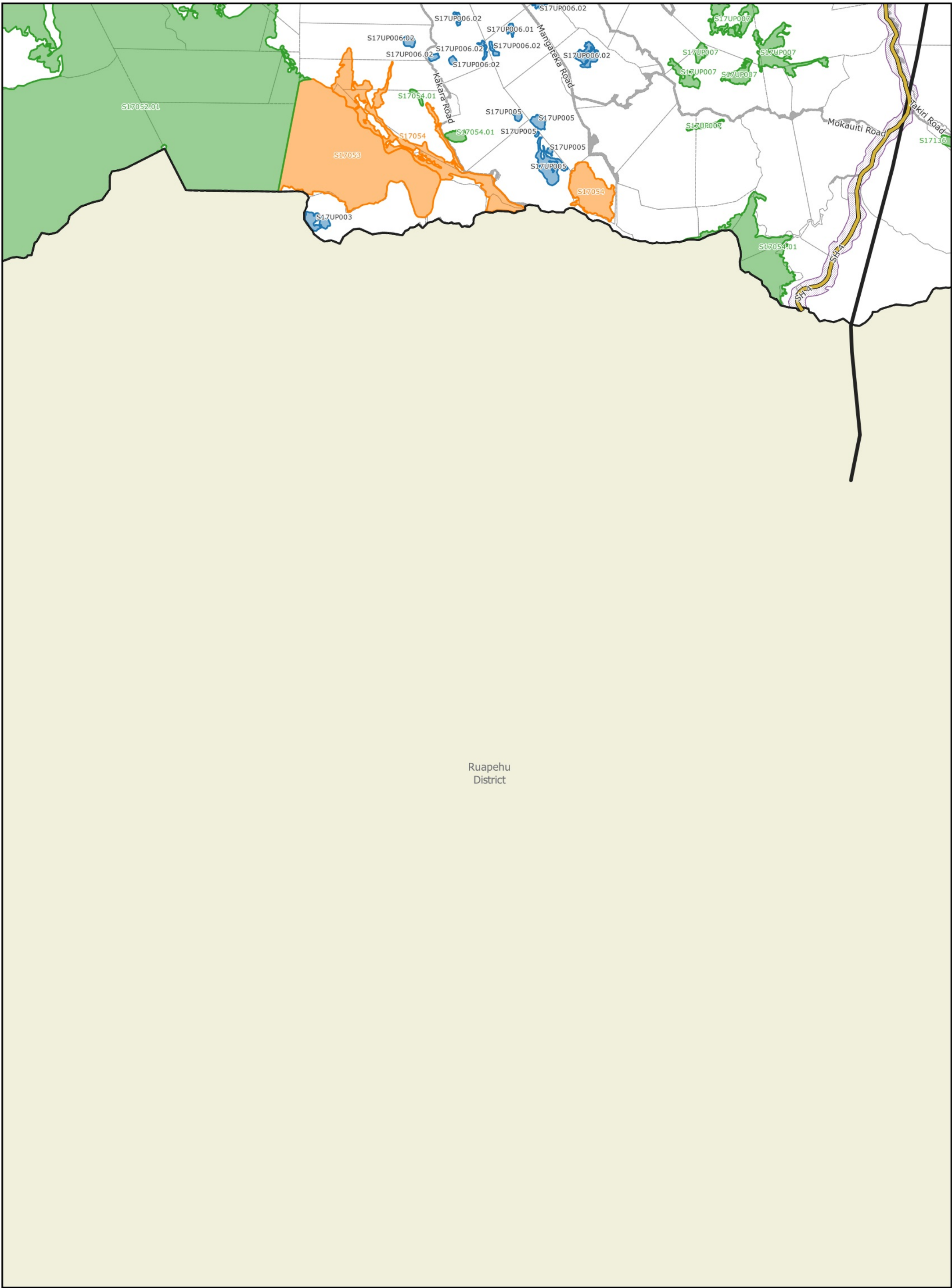
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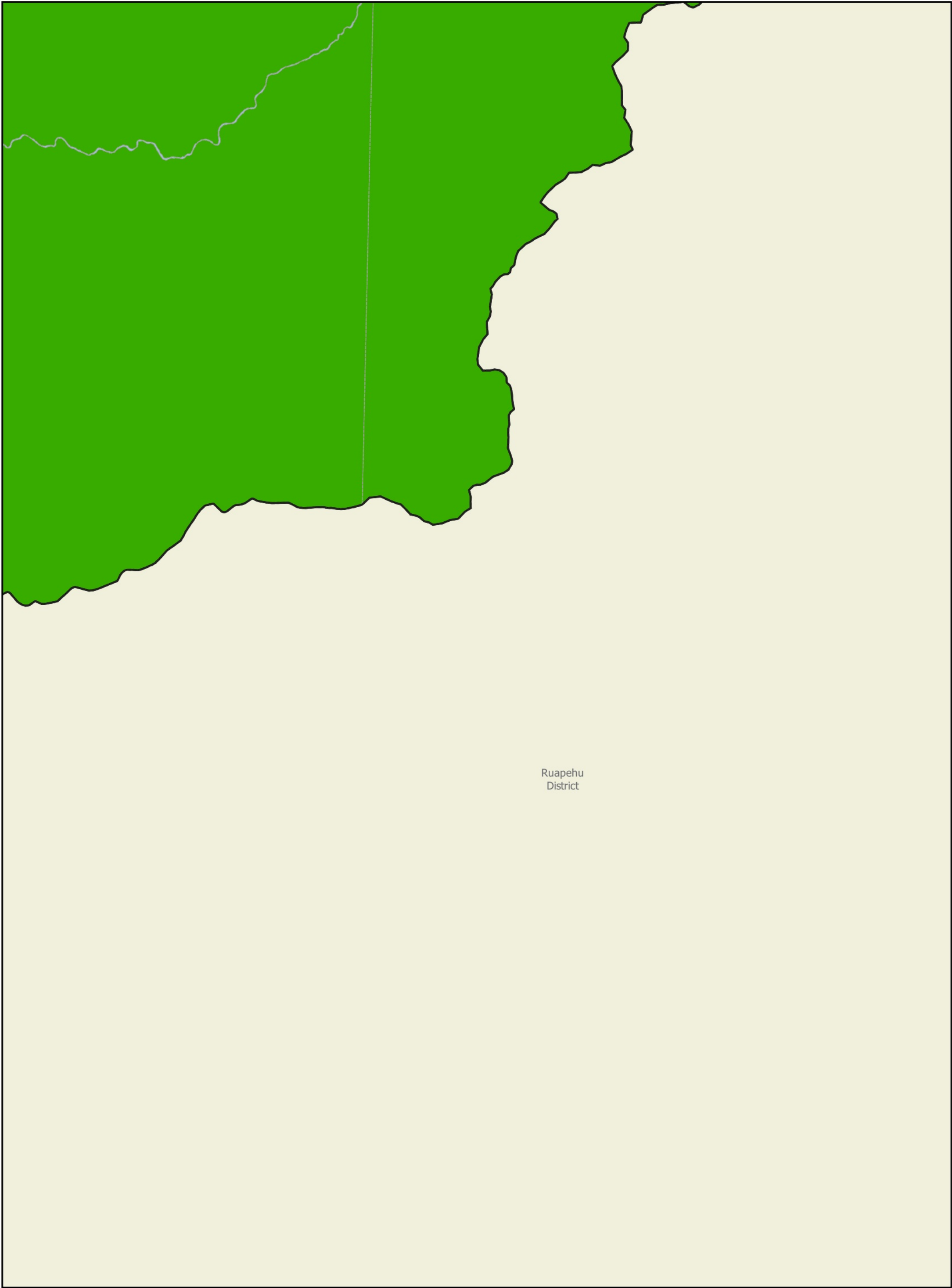




Ruapehu District

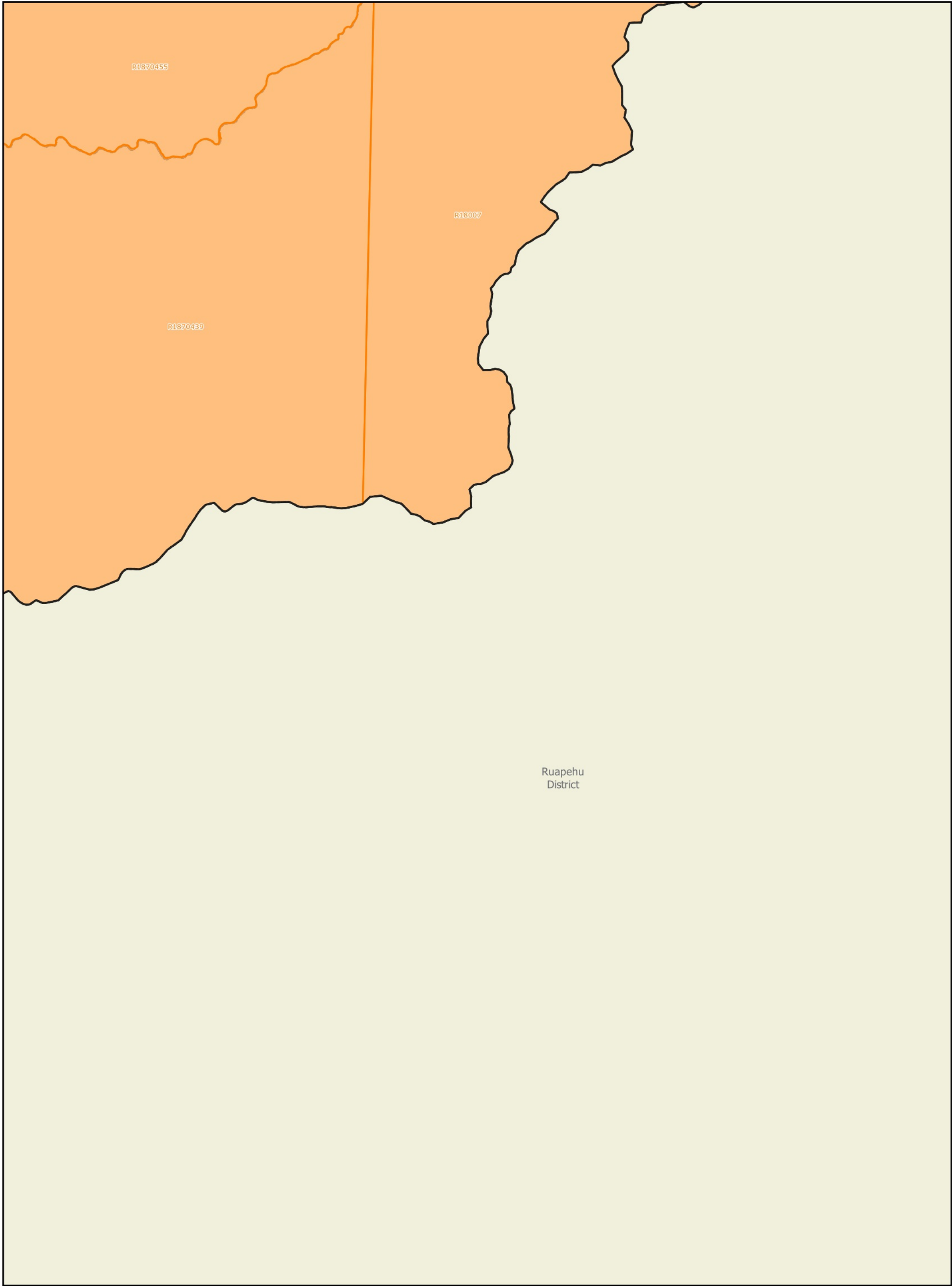


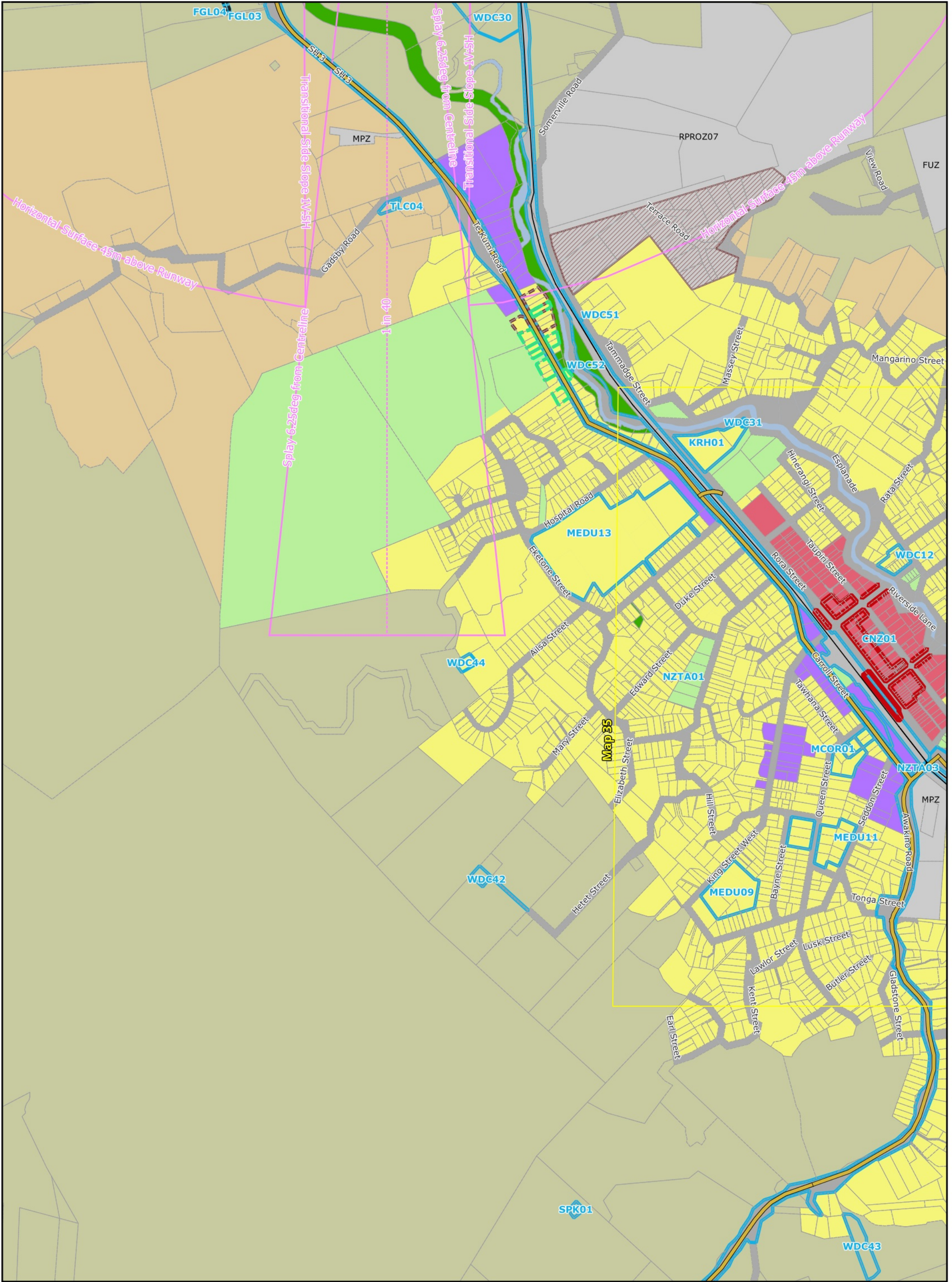




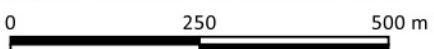
Ruapehu District



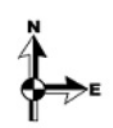


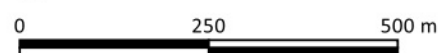
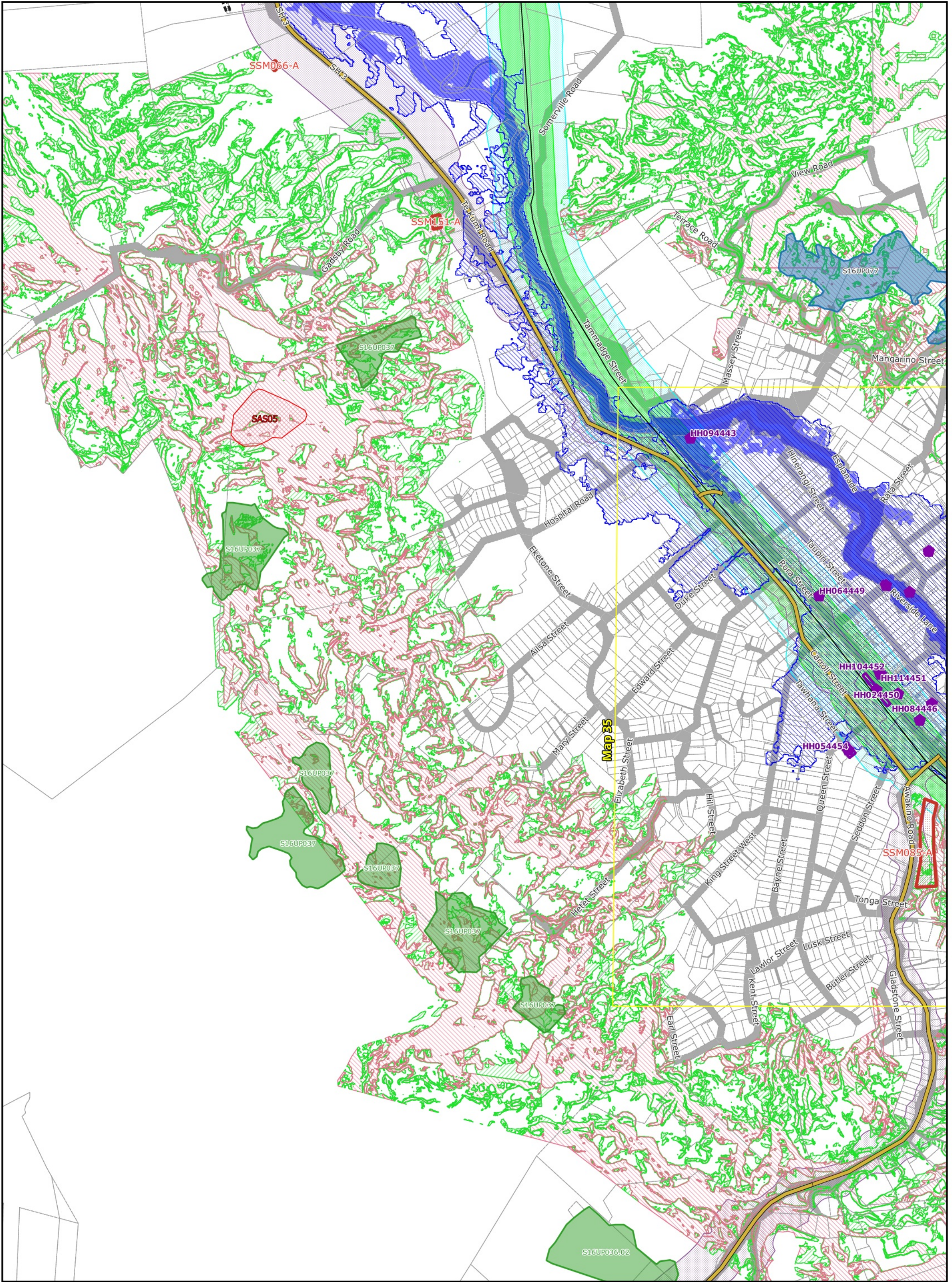


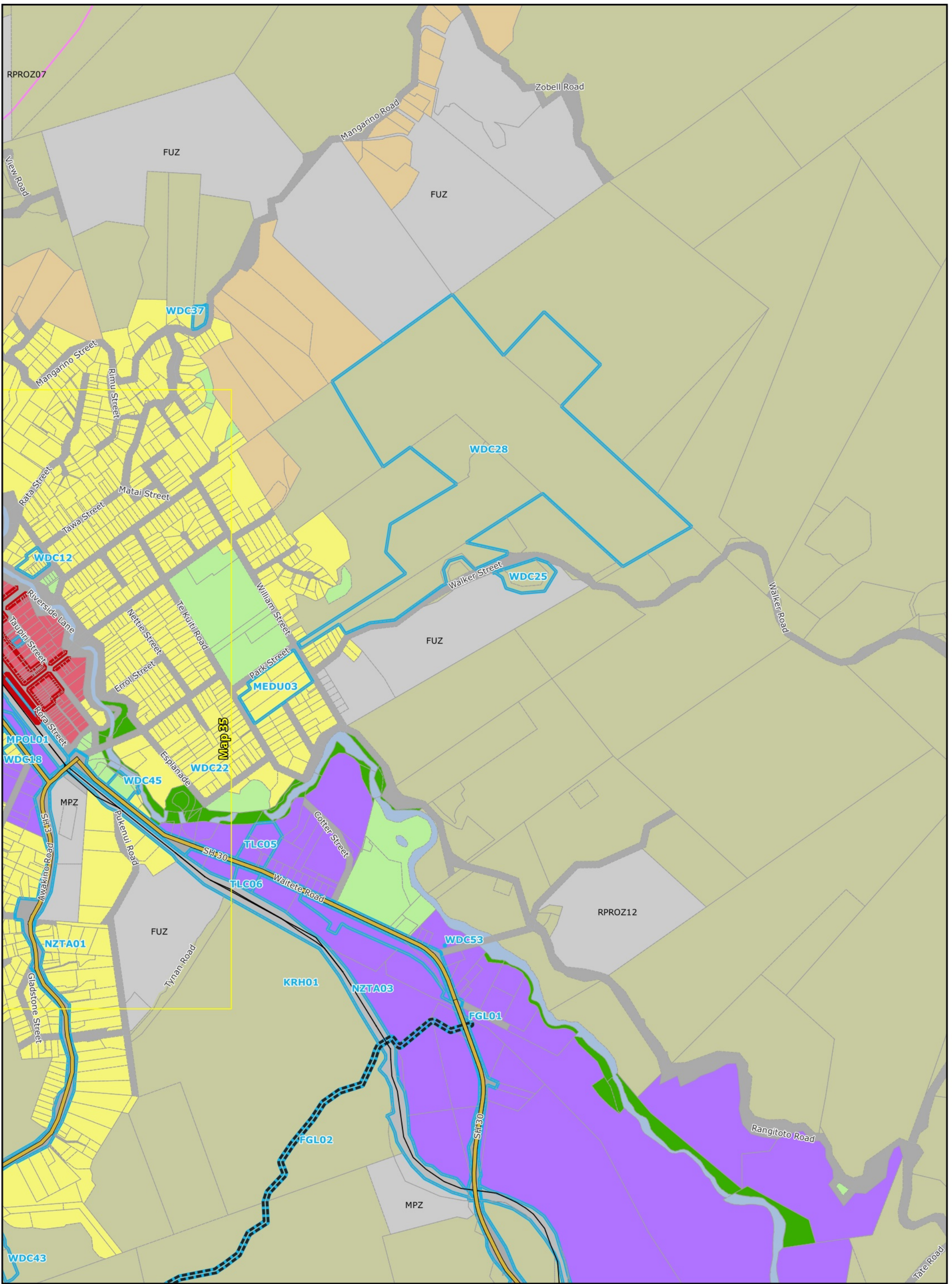
Te Kuiti West
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33 Zones
 Scale = 1:10,000 at A3





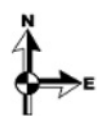
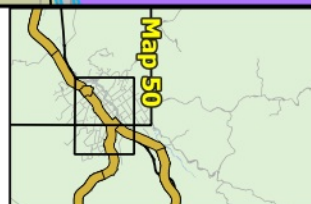
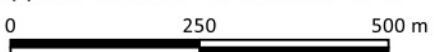


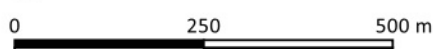
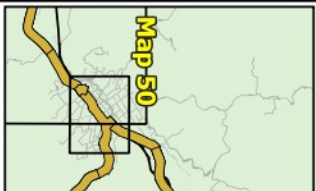
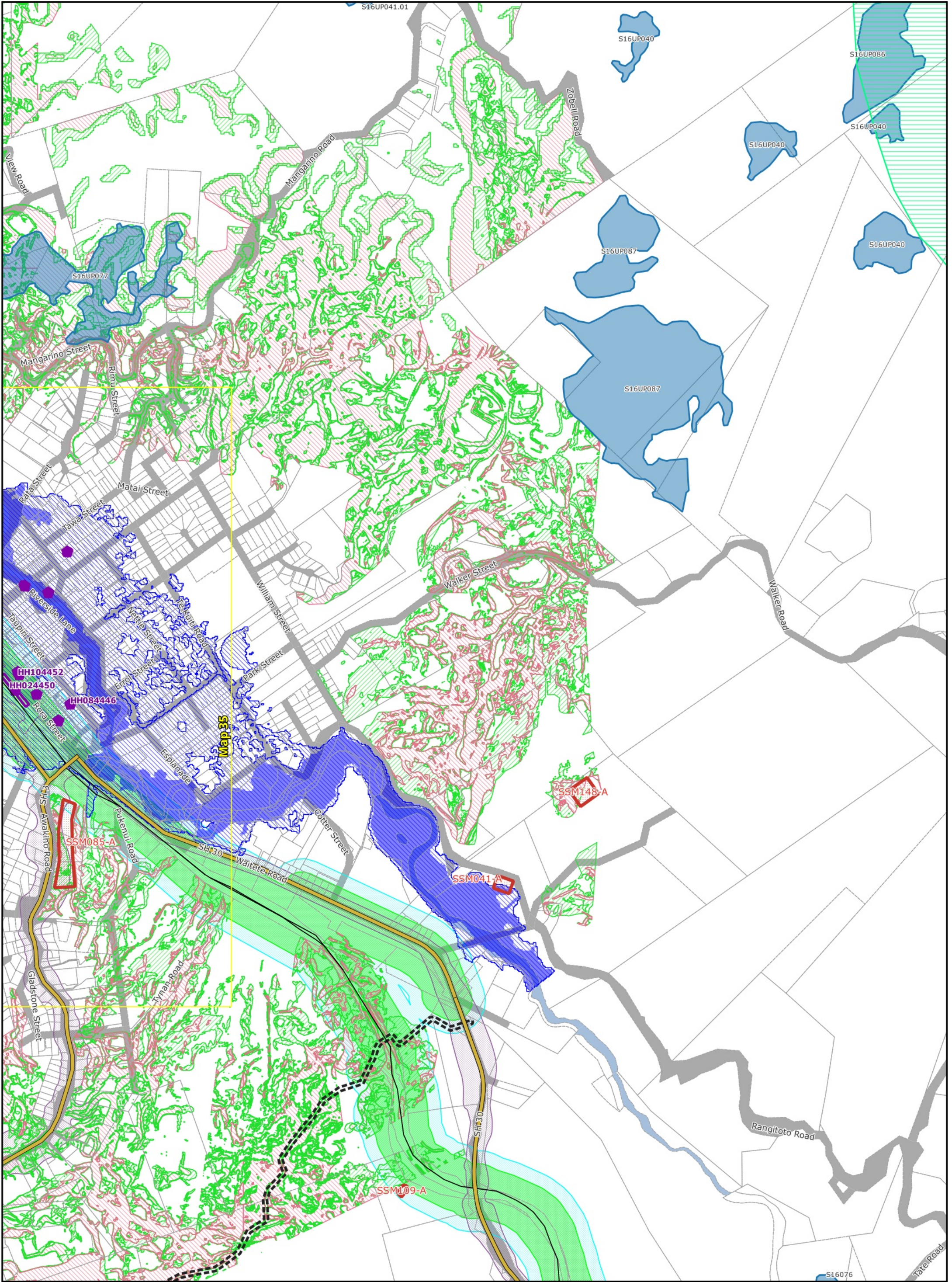
Te Kuiti East

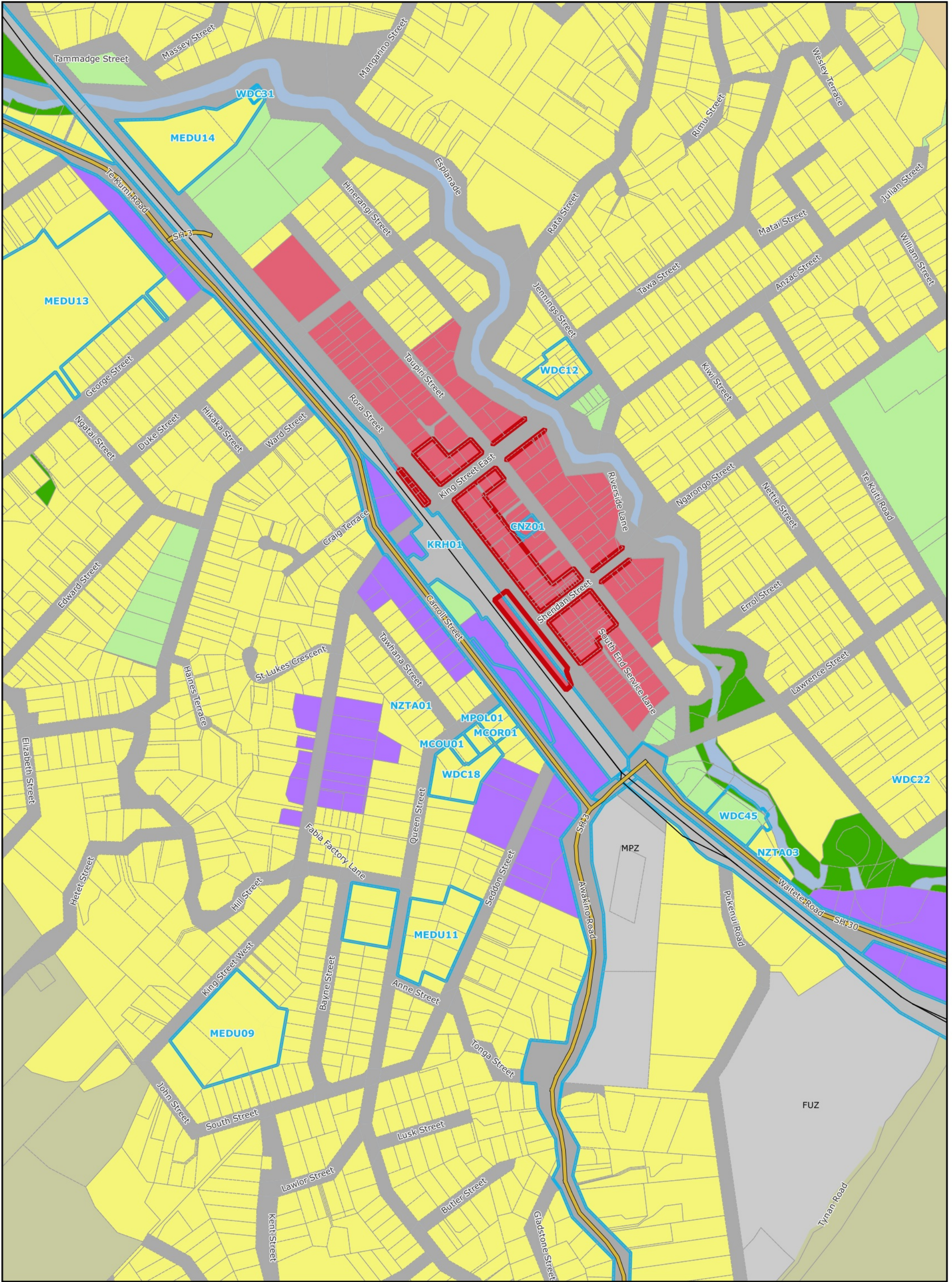
Proposed Waitomo District Plan
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34 Zones

Scale = 1:10,000 at A3

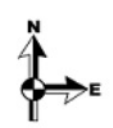
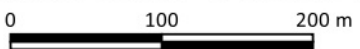


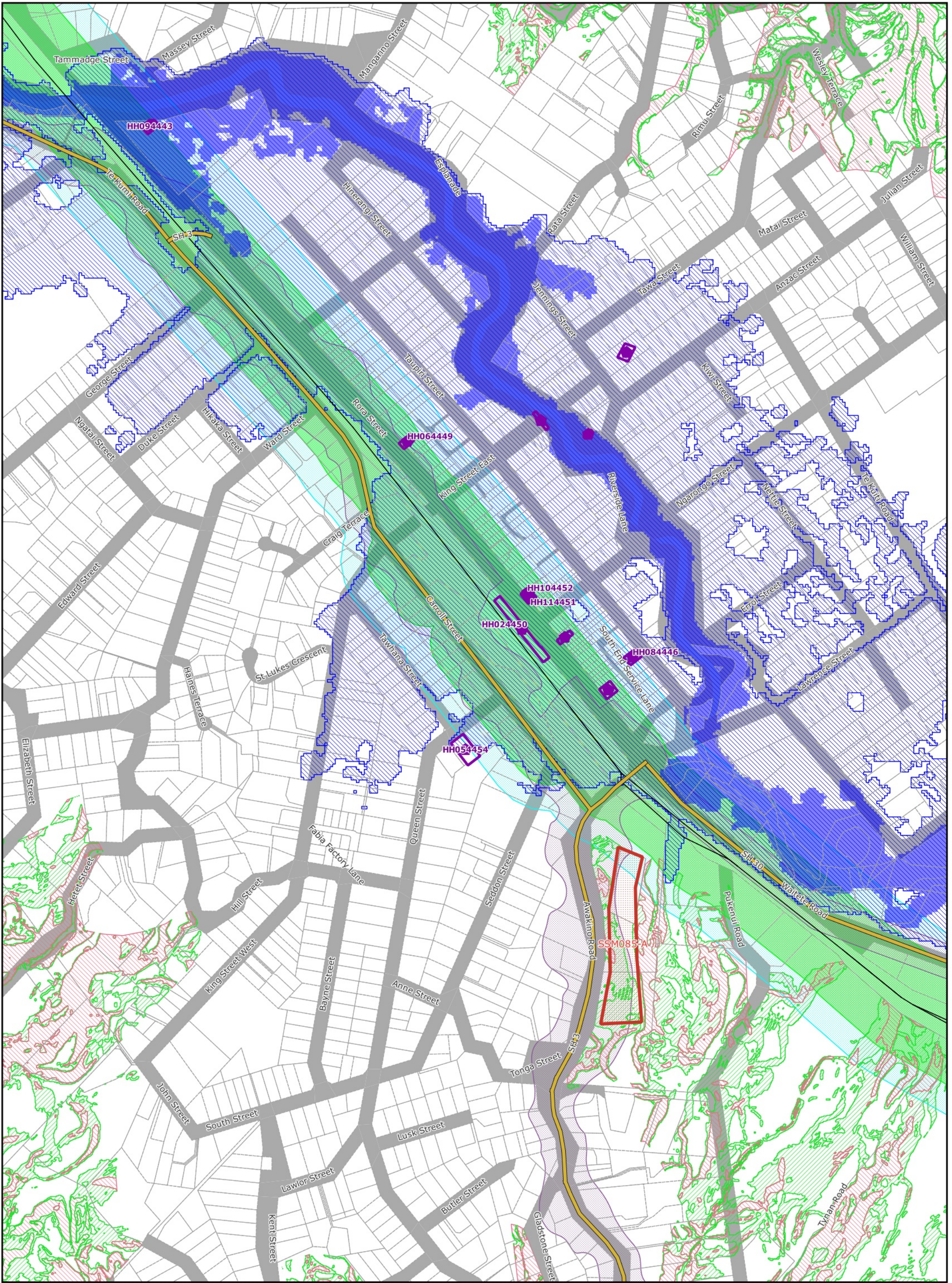


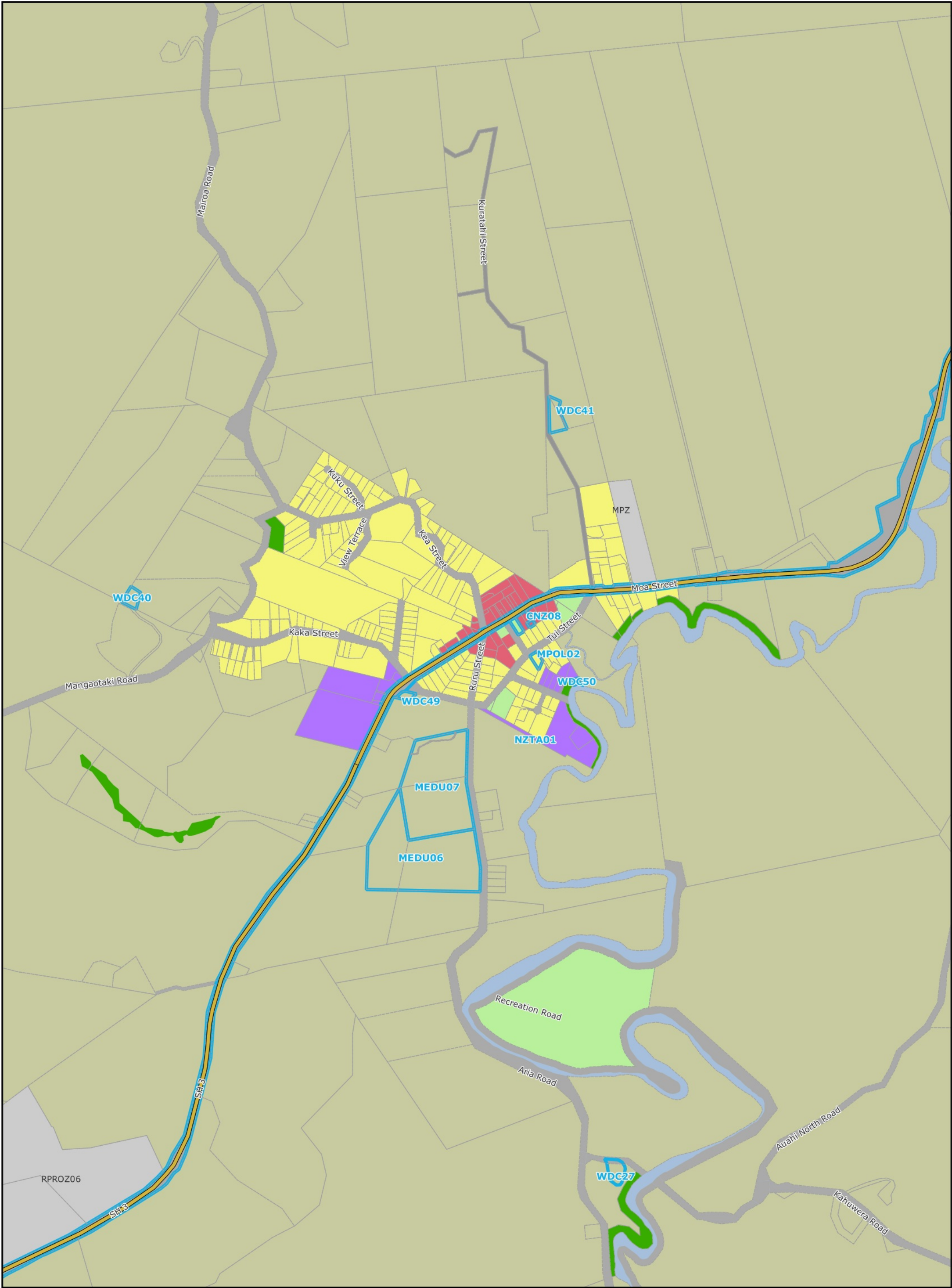


Te Kuiti Centre
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35 Zones
 Scale = 1:5,000 at A3

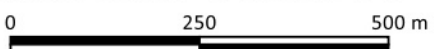






Piopio

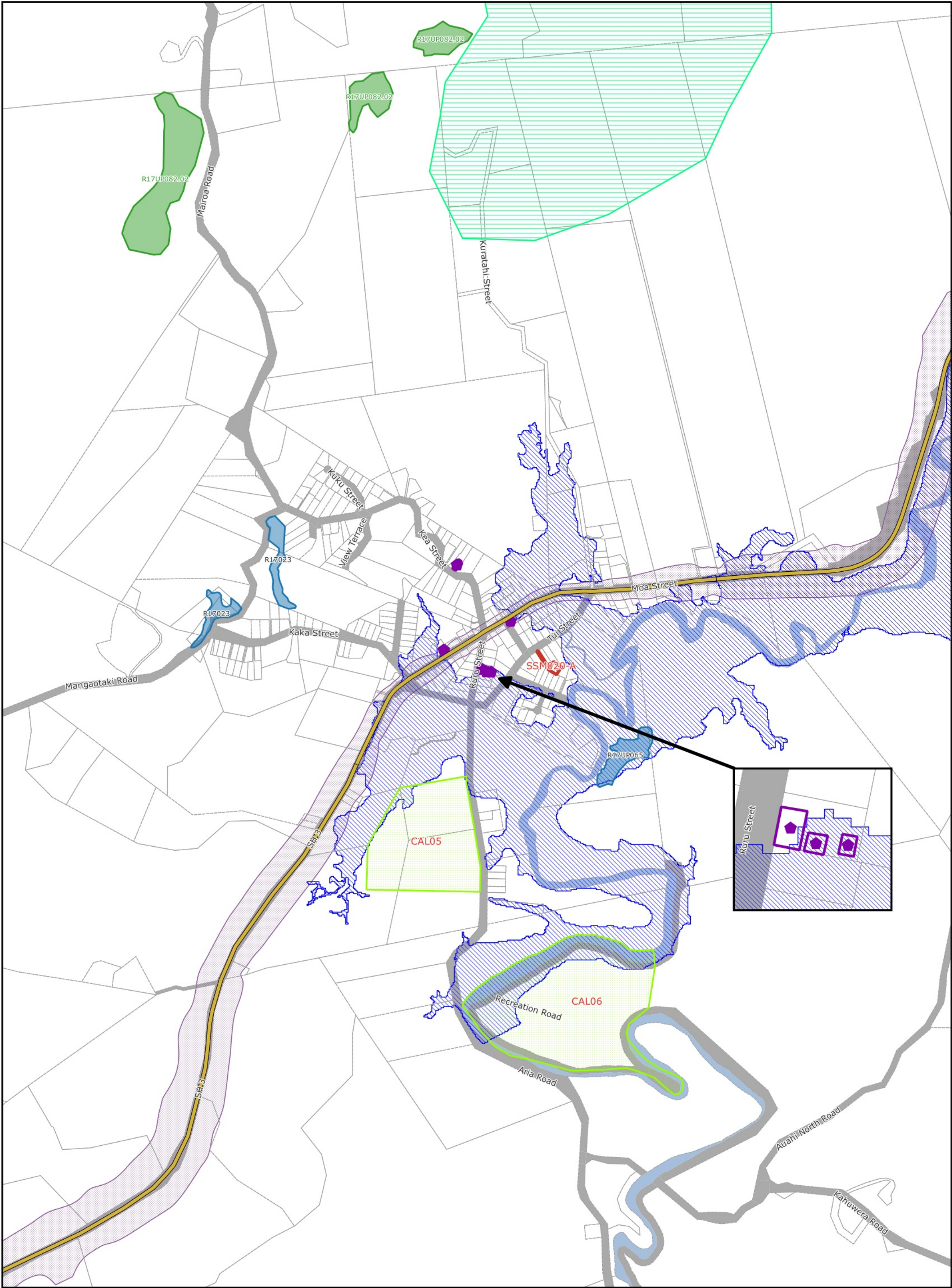
Proposed Waitomo District Plan
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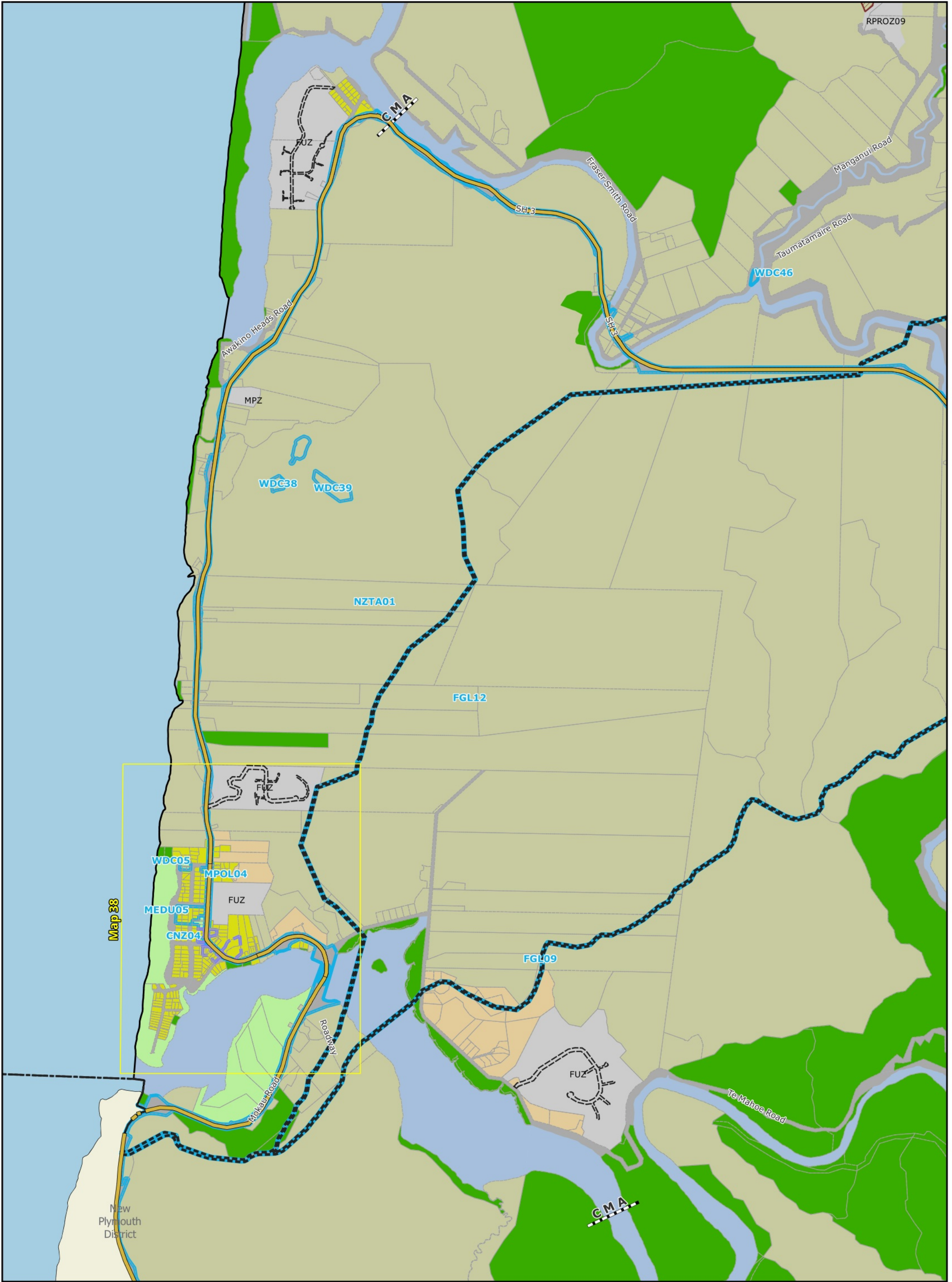


36 Zones

Scale = 1:10,000 at A3







Map 38

New Plymouth District

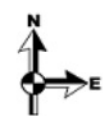
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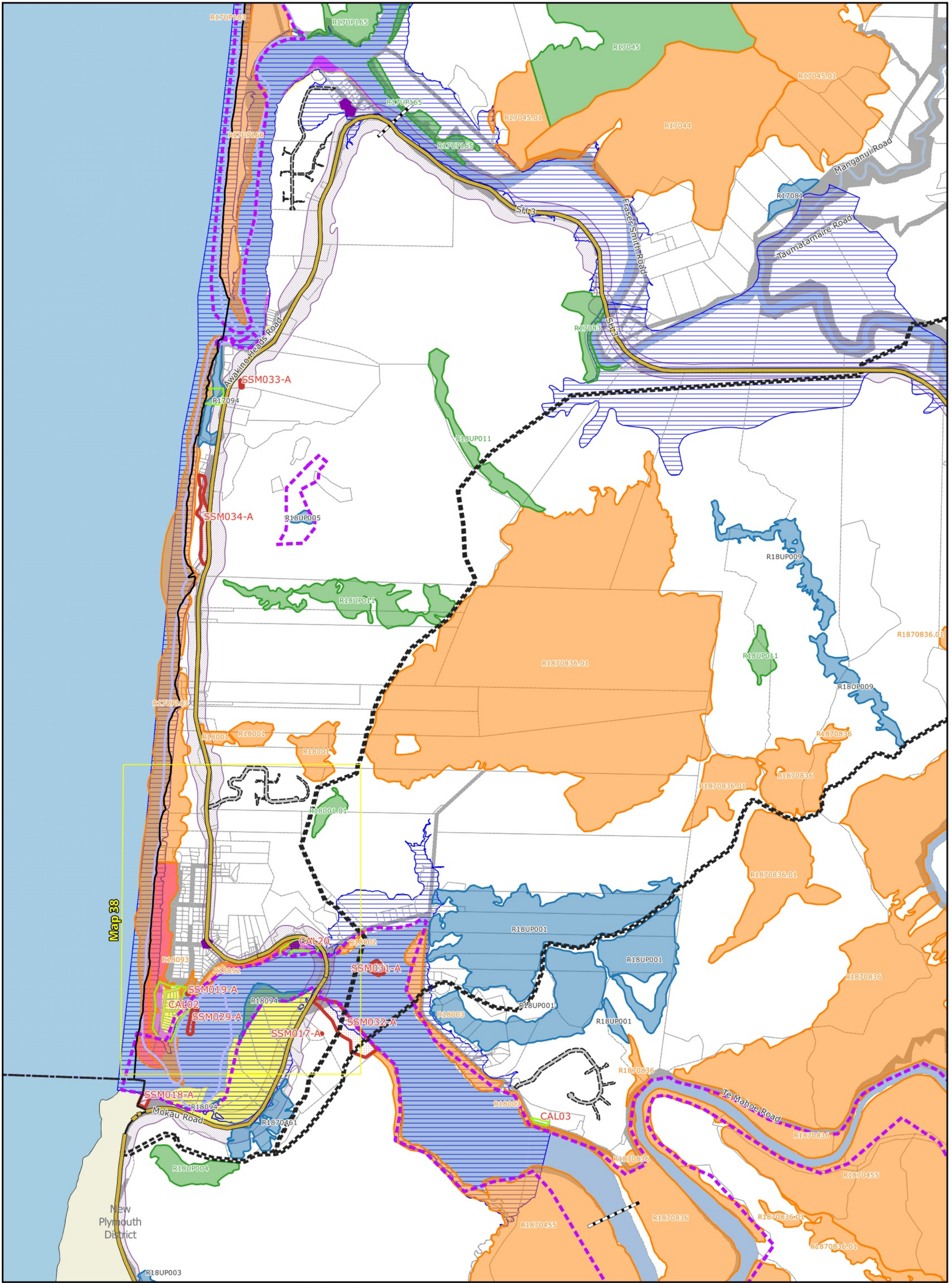
Proposed Waitomo District Plan
 Appeals version - 1 October 2025

0 500 1,000 m

37 Zones

Scale = 1:20,000 at A3





Map 38

New Plymouth District



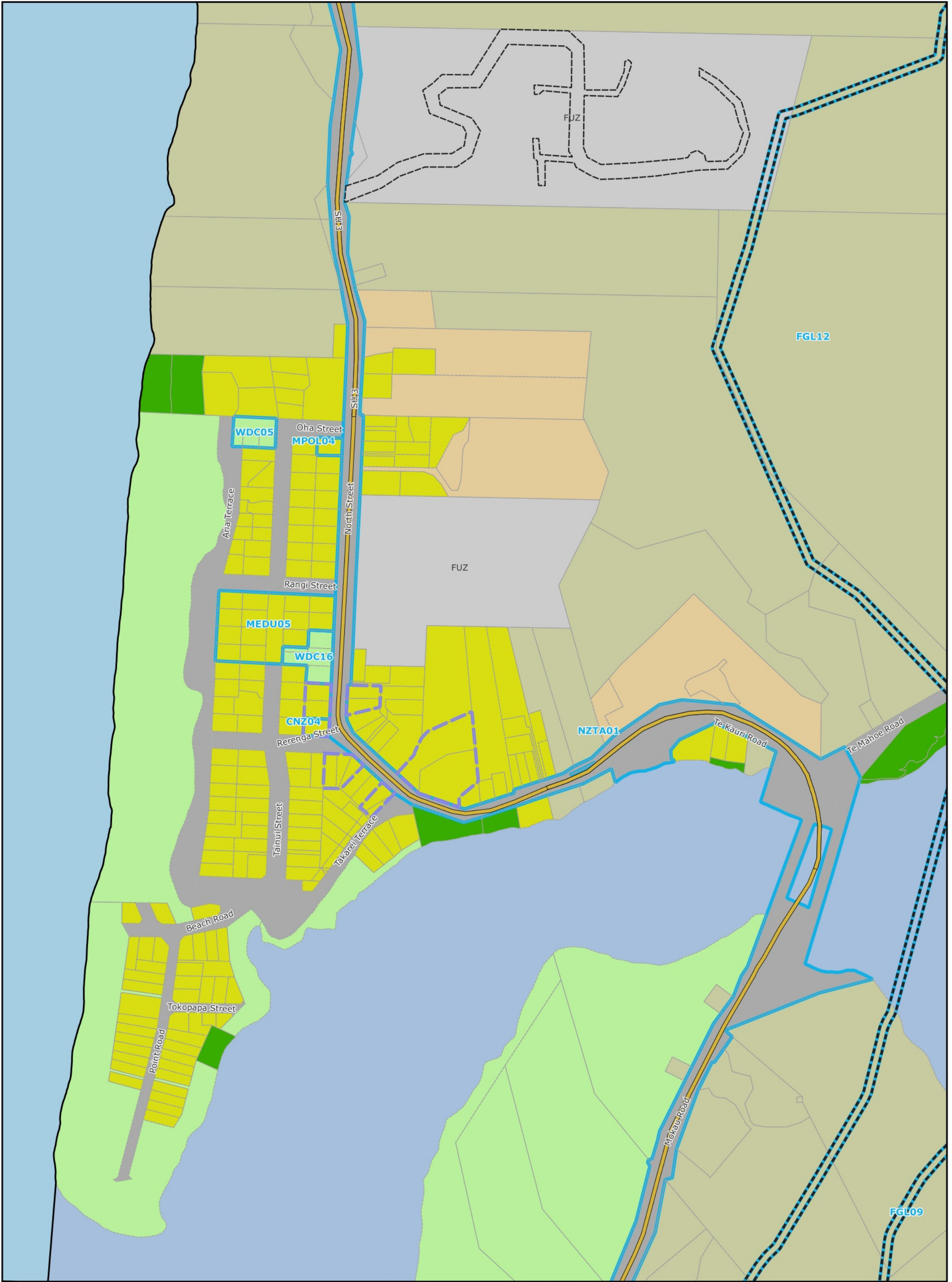
Mokou - Awakino

Proposed Waitomo District Plan
Appeals version - 1 October 2025

0 500 1,000 m

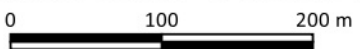
Overlays 37

Scale = 1:20,000 at A3



Mokau

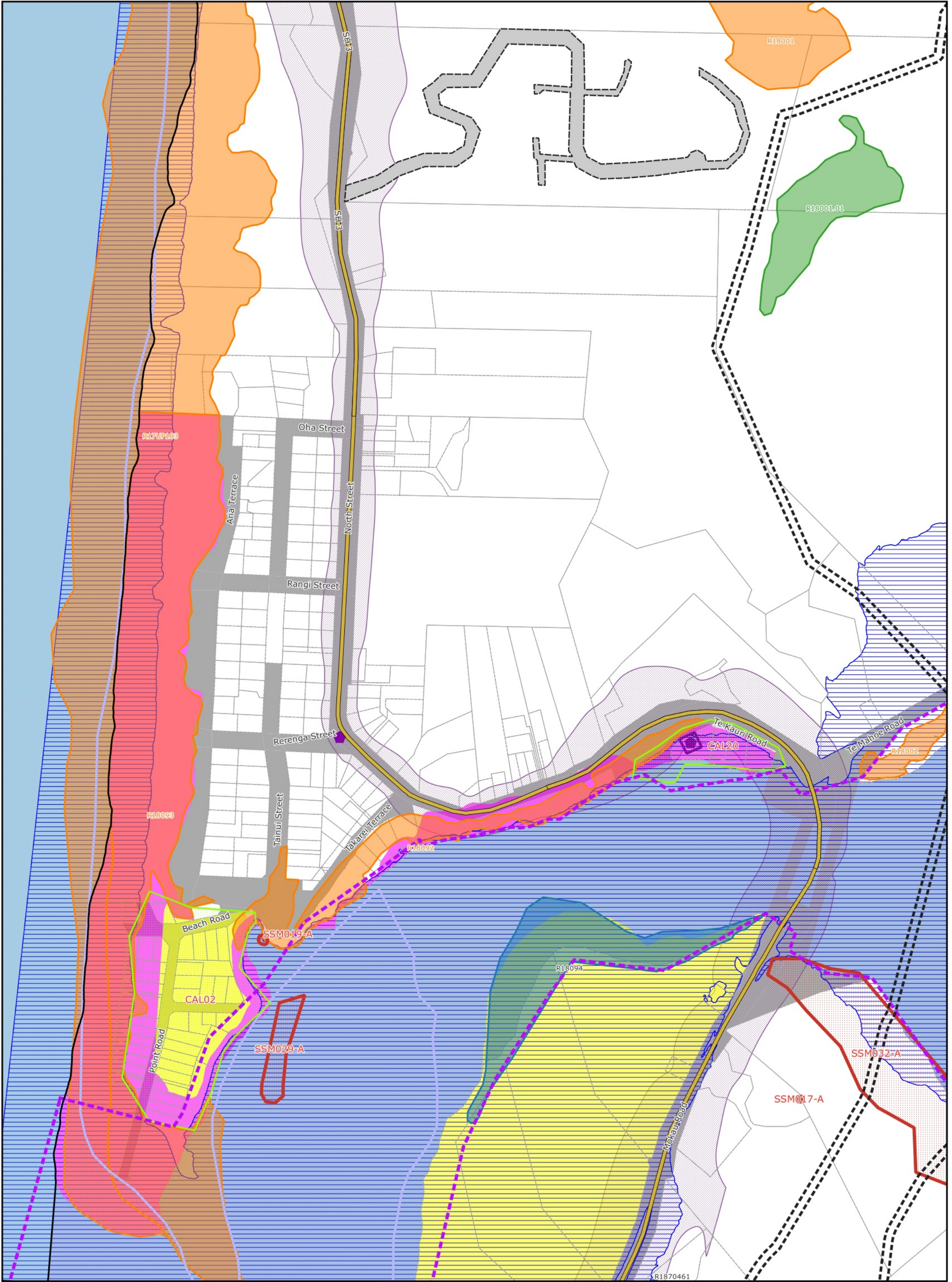
Proposed Waitomo District Plan
 Appeals version - 1 October 2025

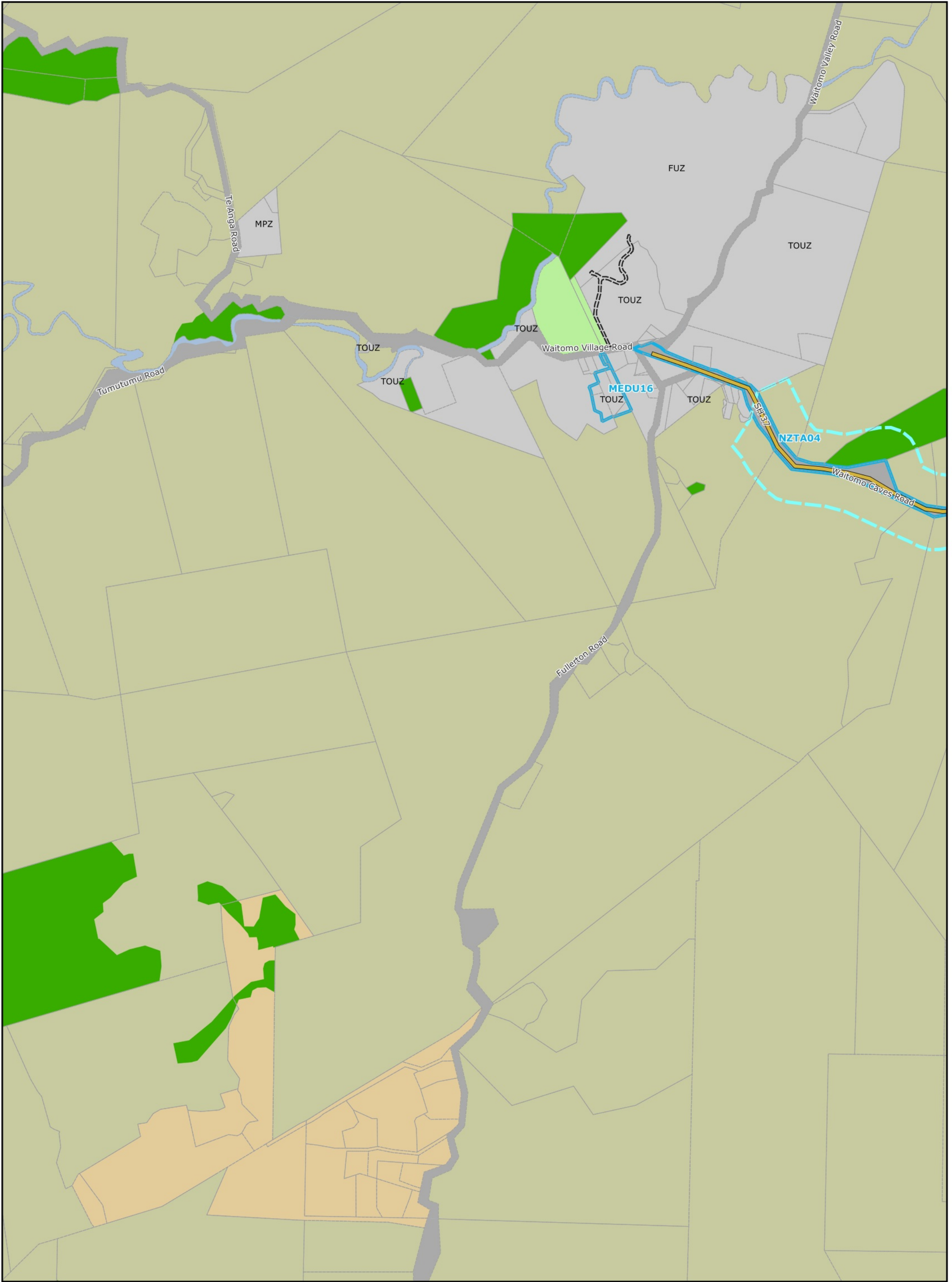


38 Zones

Scale = 1:5,000 at A3

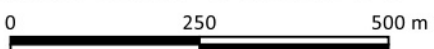






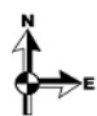
Waitomo Caves

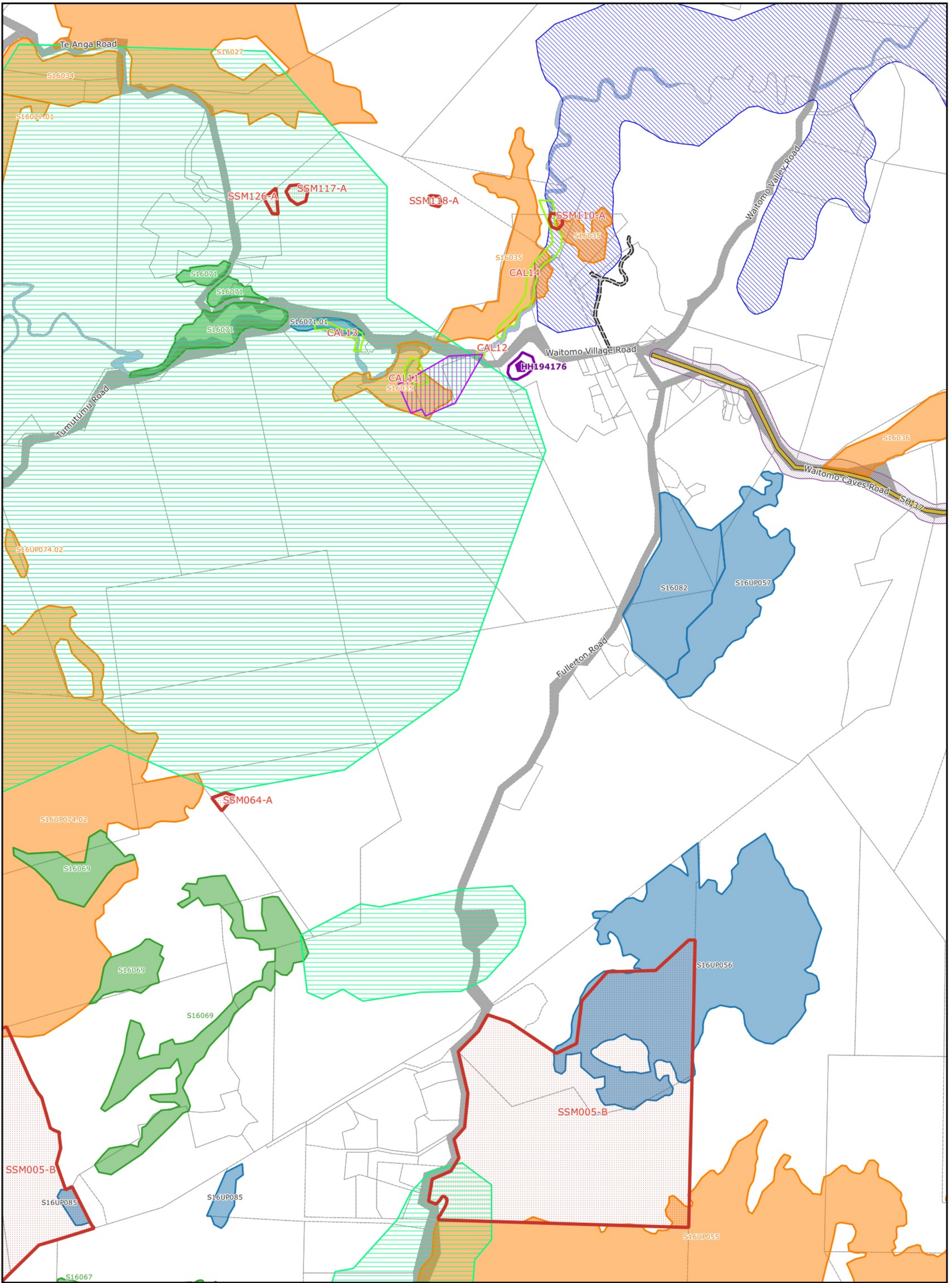
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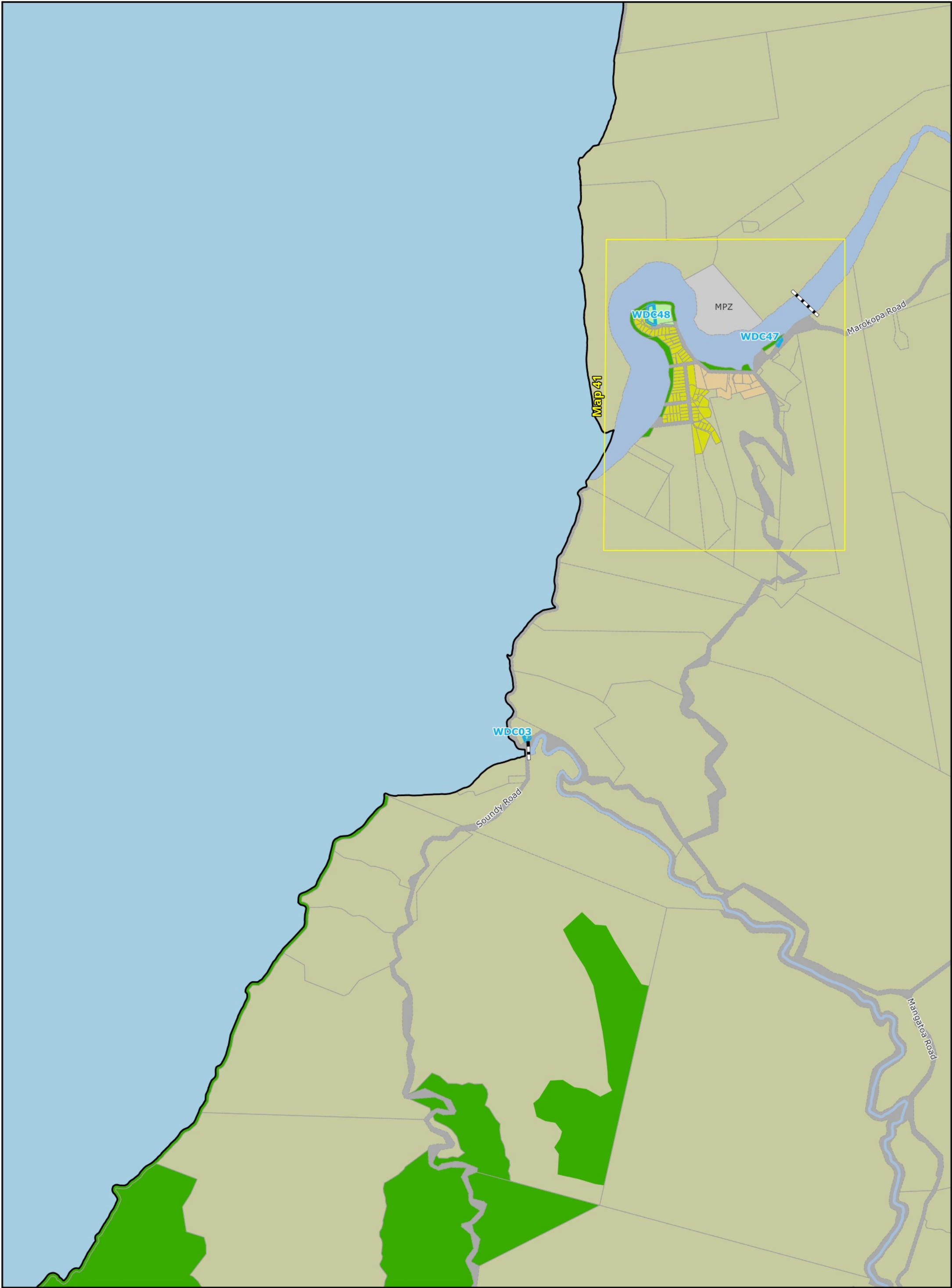


39 Zones

Scale = 1:10,000 at A3





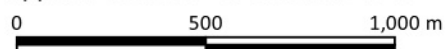


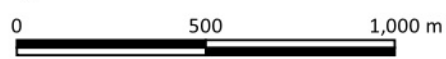
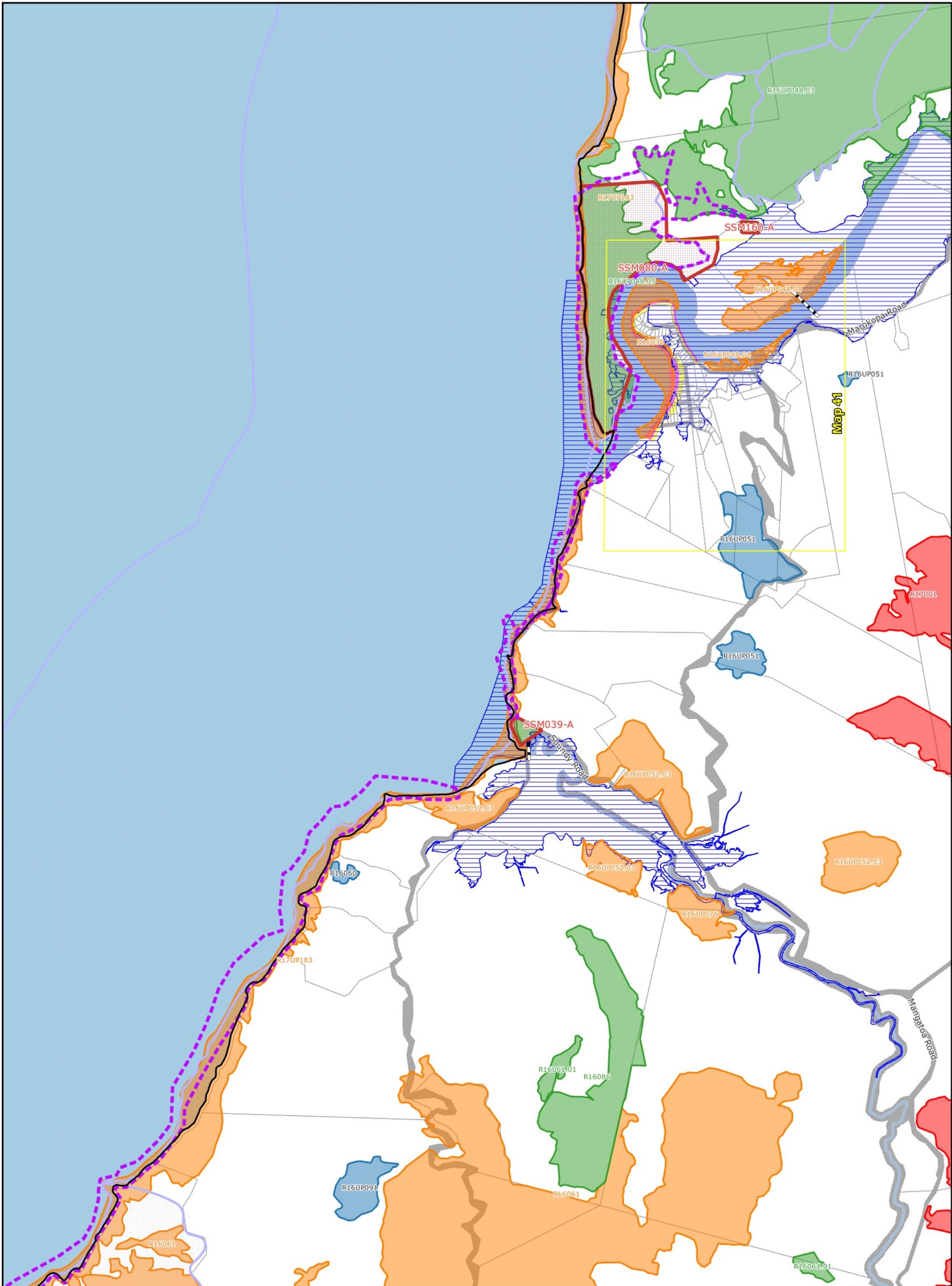
Marokopa - Kiritehere

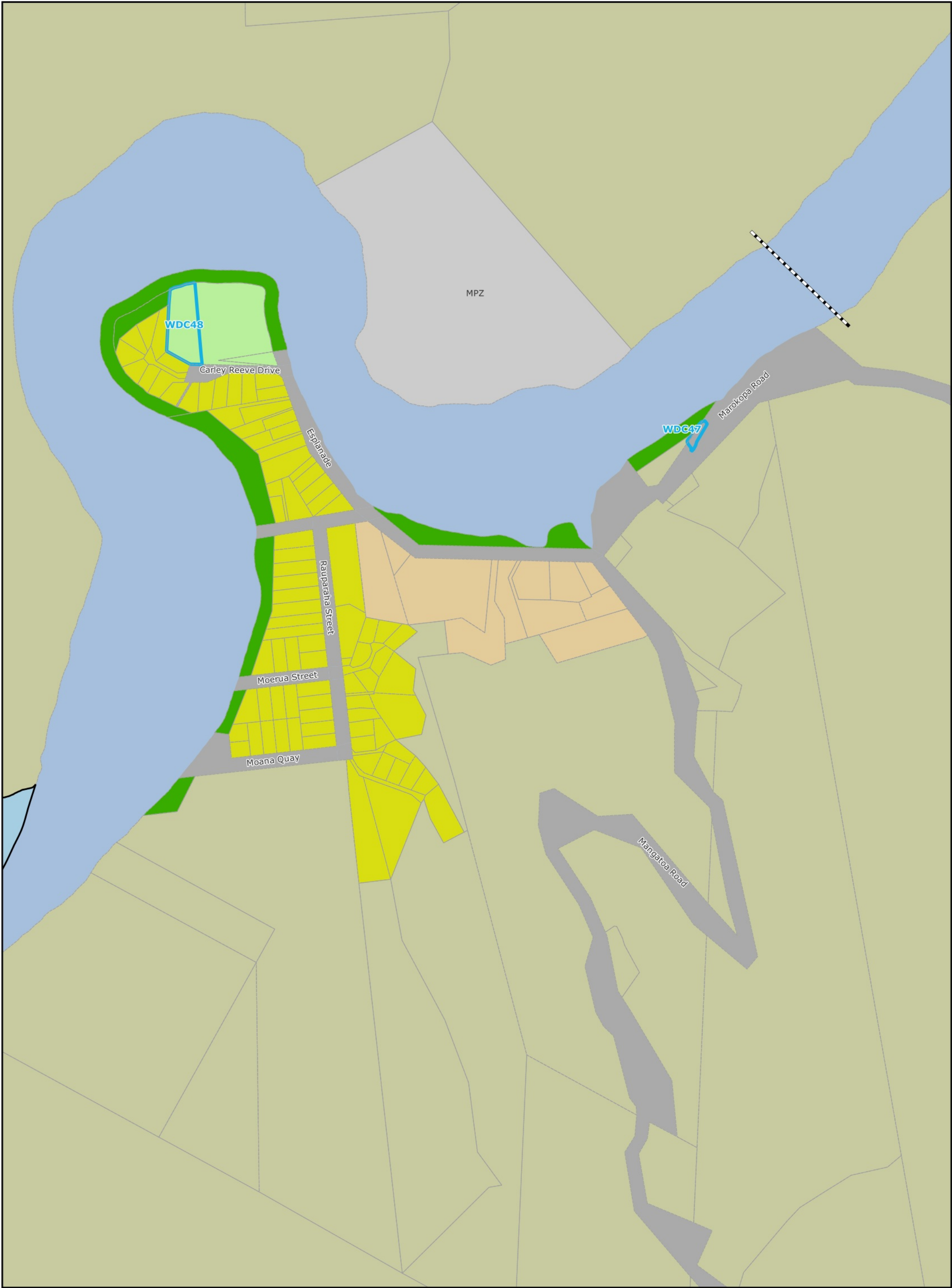
40 Zones

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Scale = 1:20,000 at A3

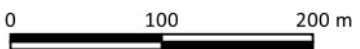






Marokopa

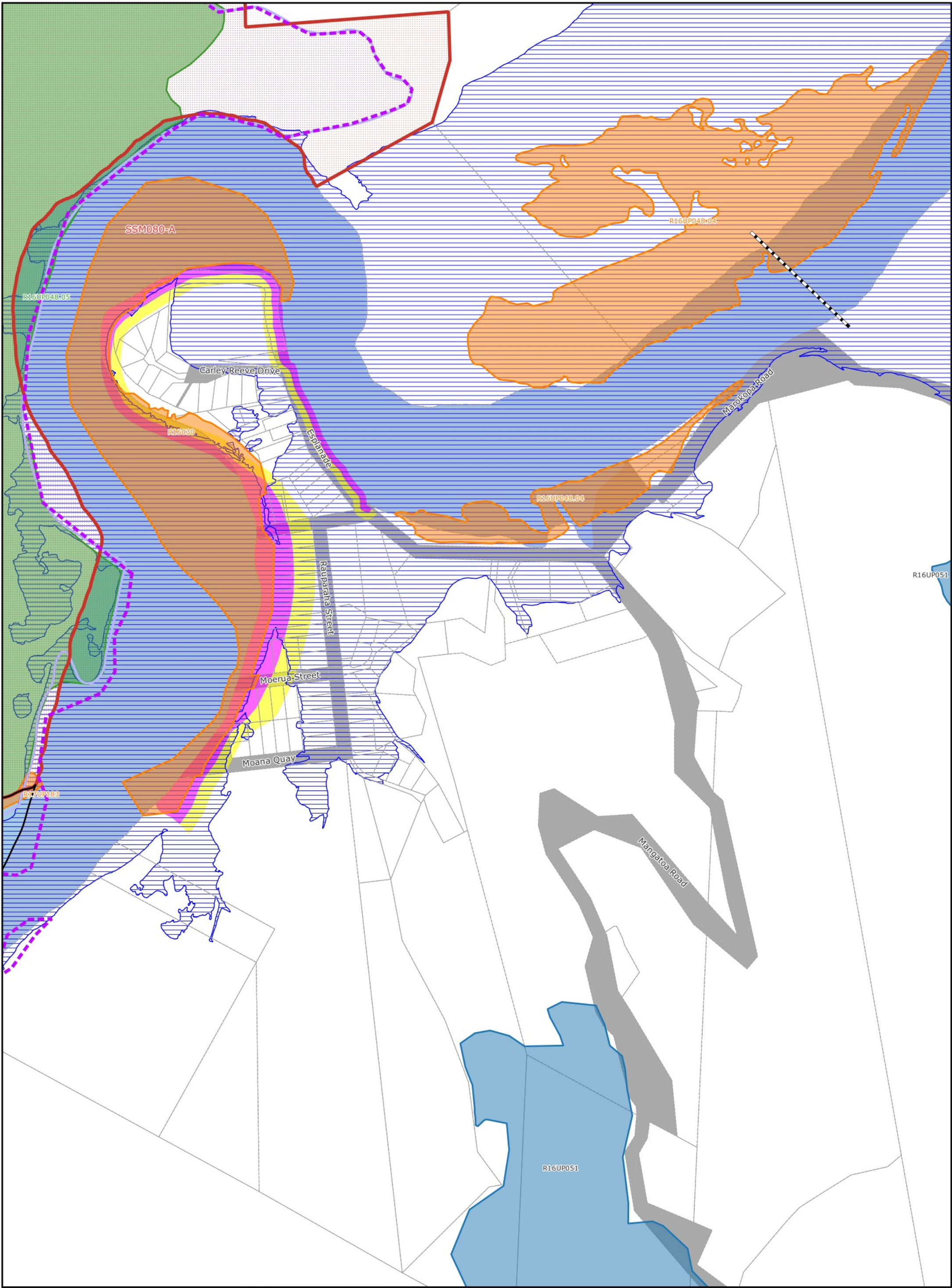
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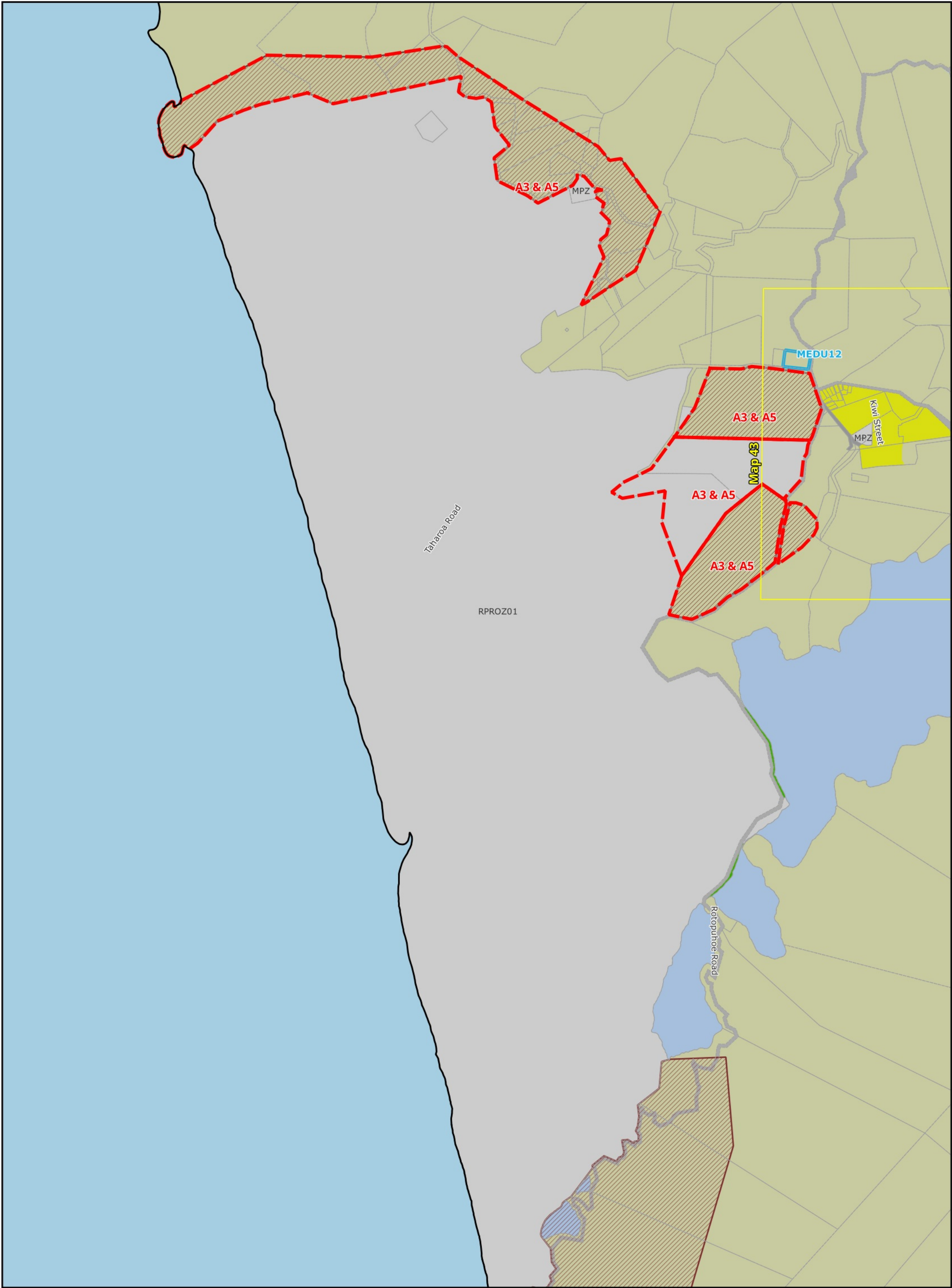


41 Zones

Scale = 1:5,000 at A3







Taharoa Ironsands

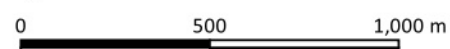
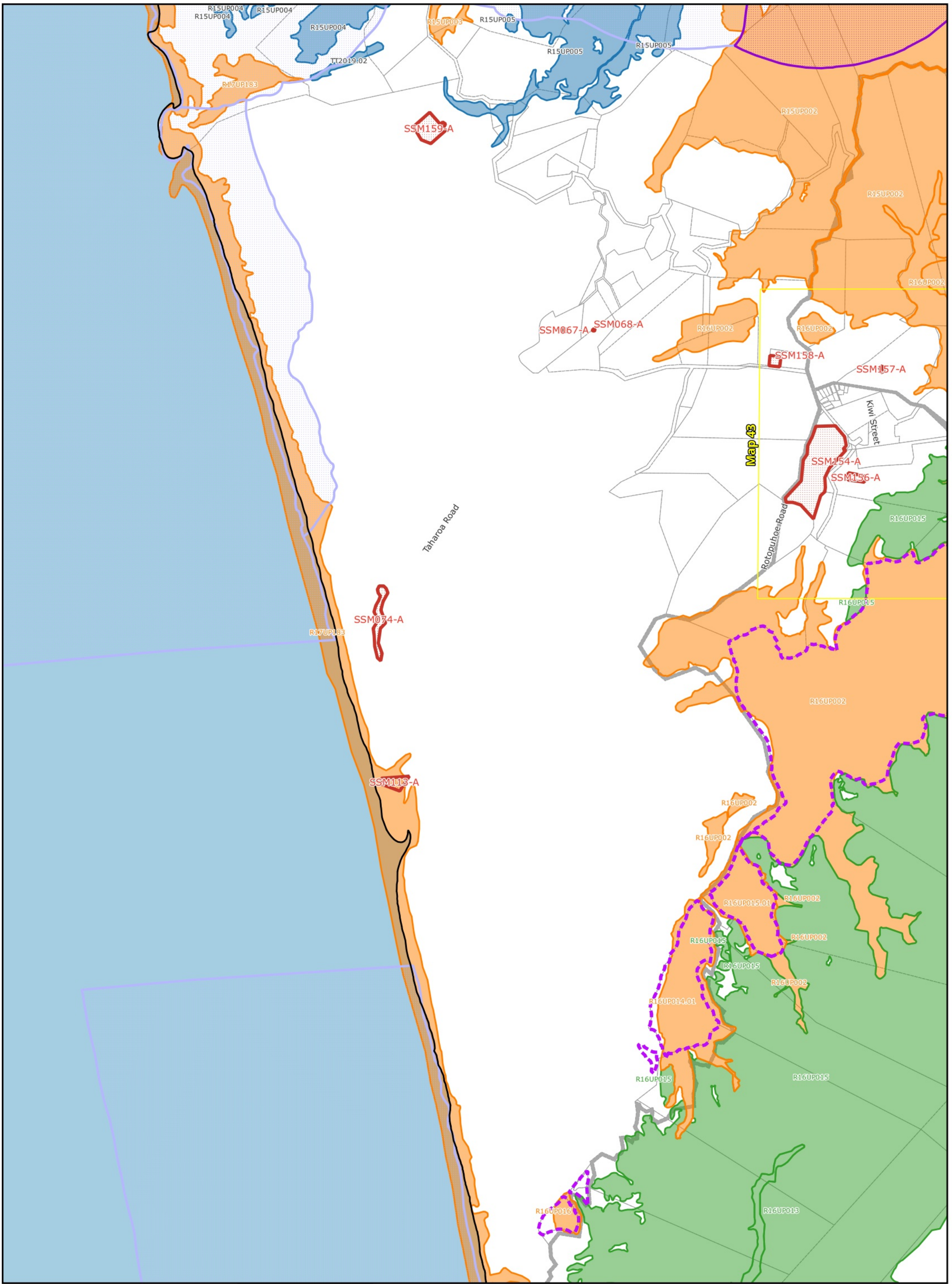
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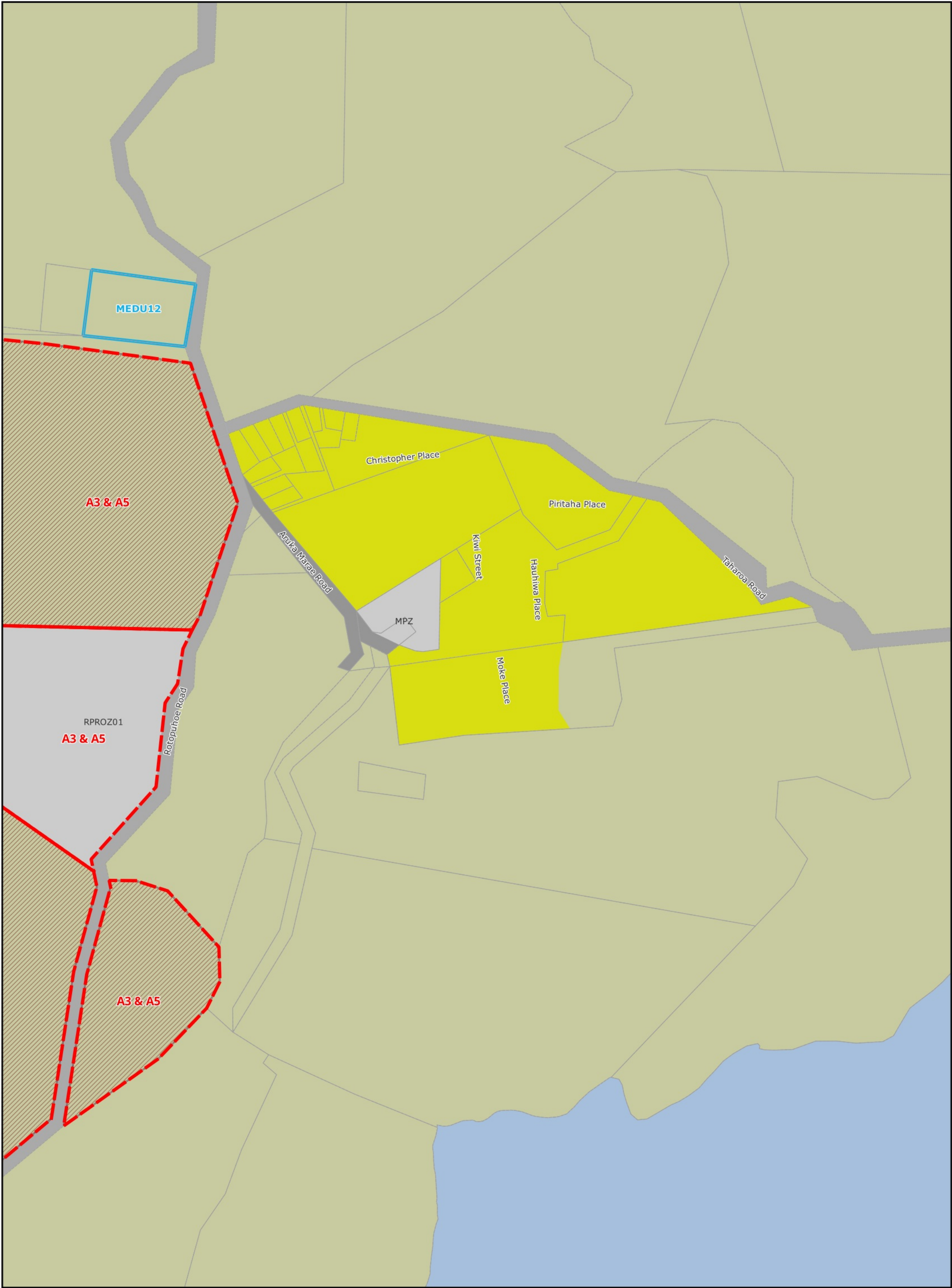
0 500 1,000 m

42 Zones

Scale = 1:20,000 at A3

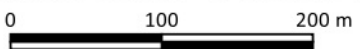






Taharoa

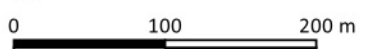
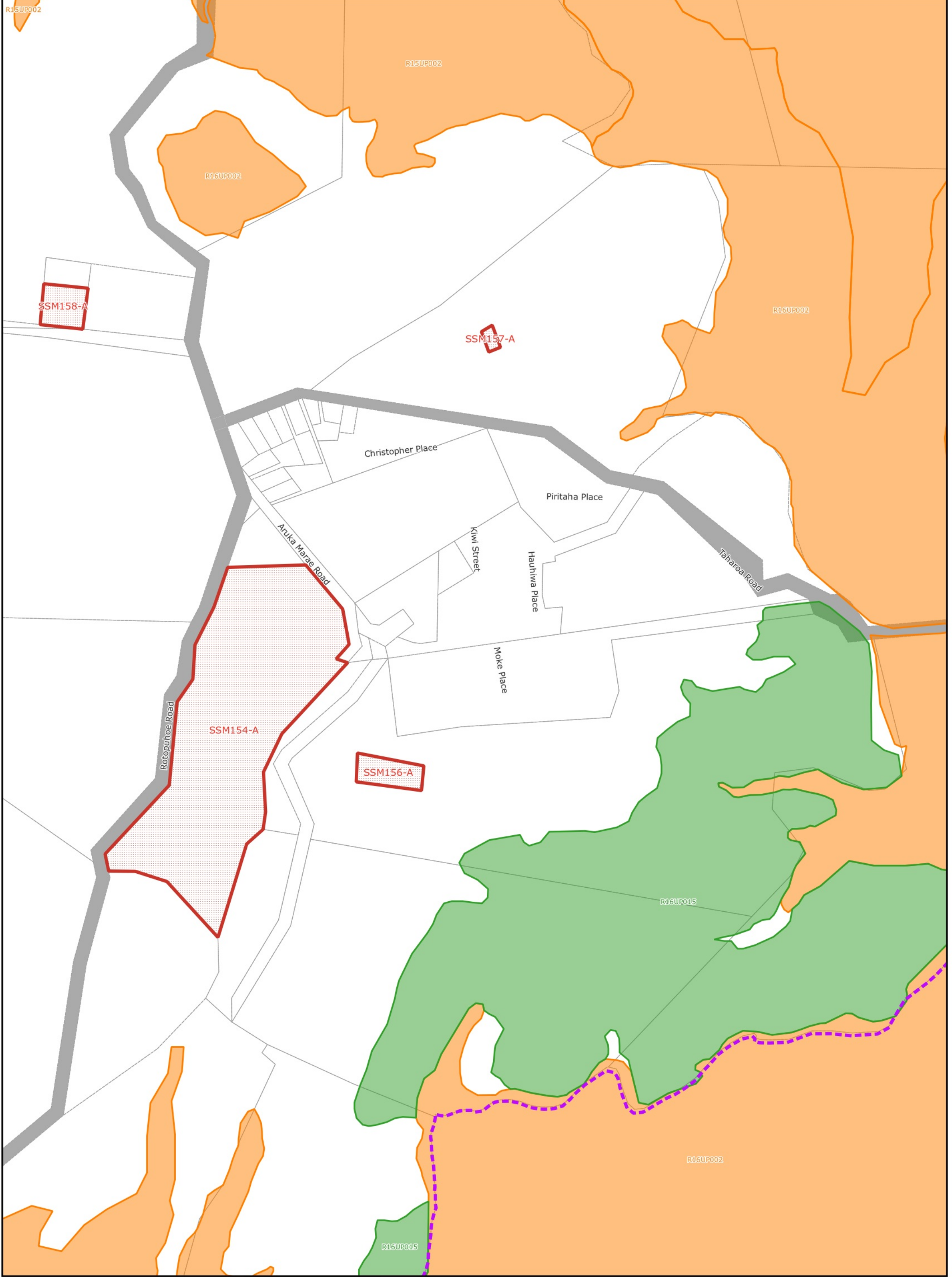
Proposed Waitomo District Plan
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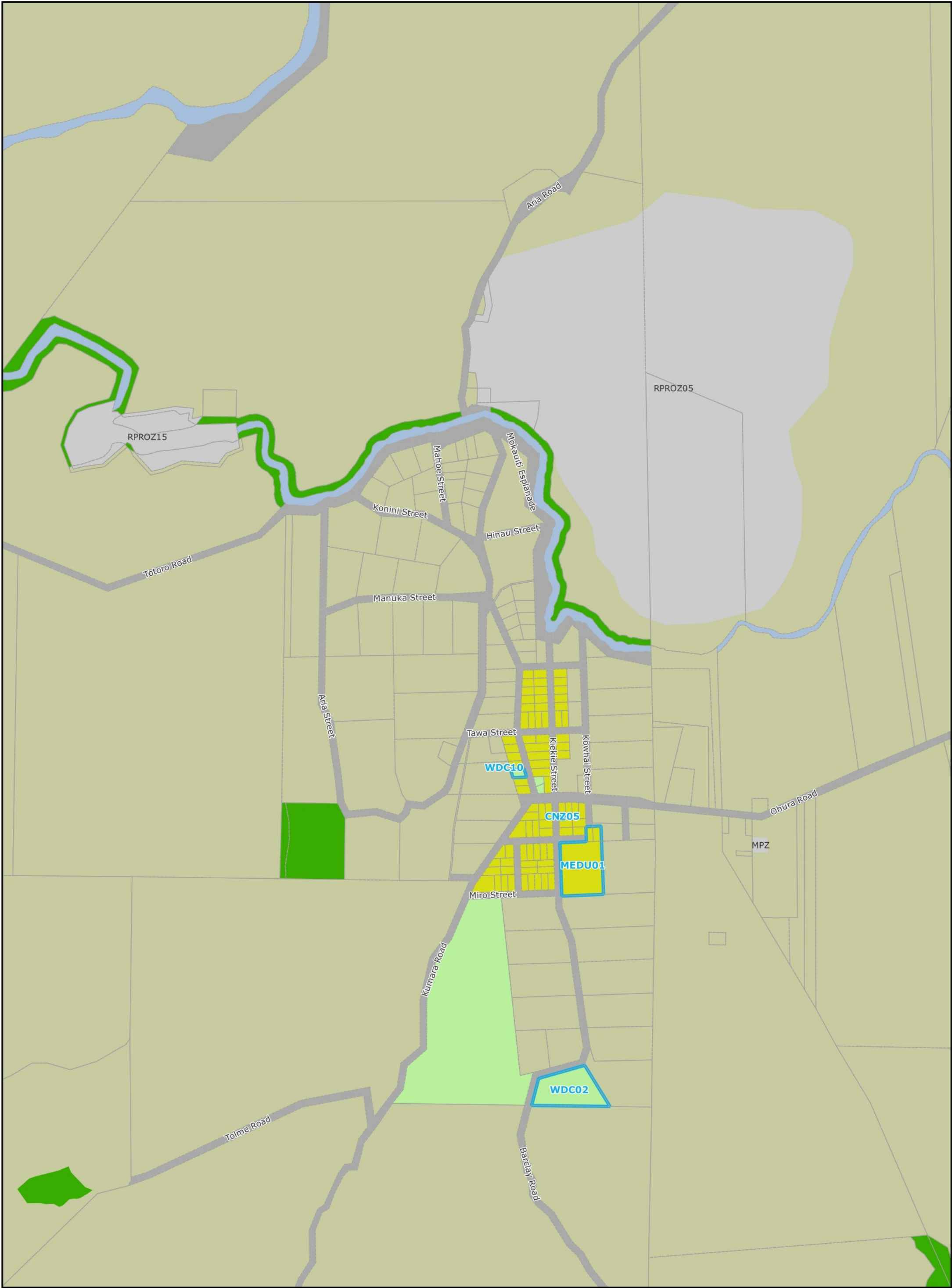


43 Zones

Scale = 1:5,000 at A3

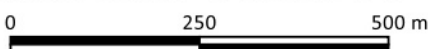






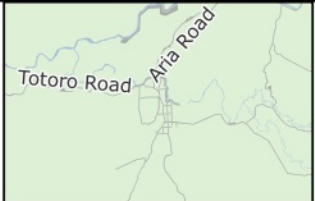
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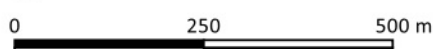
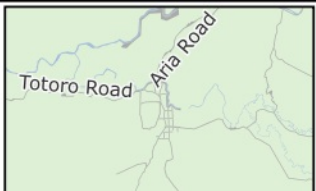
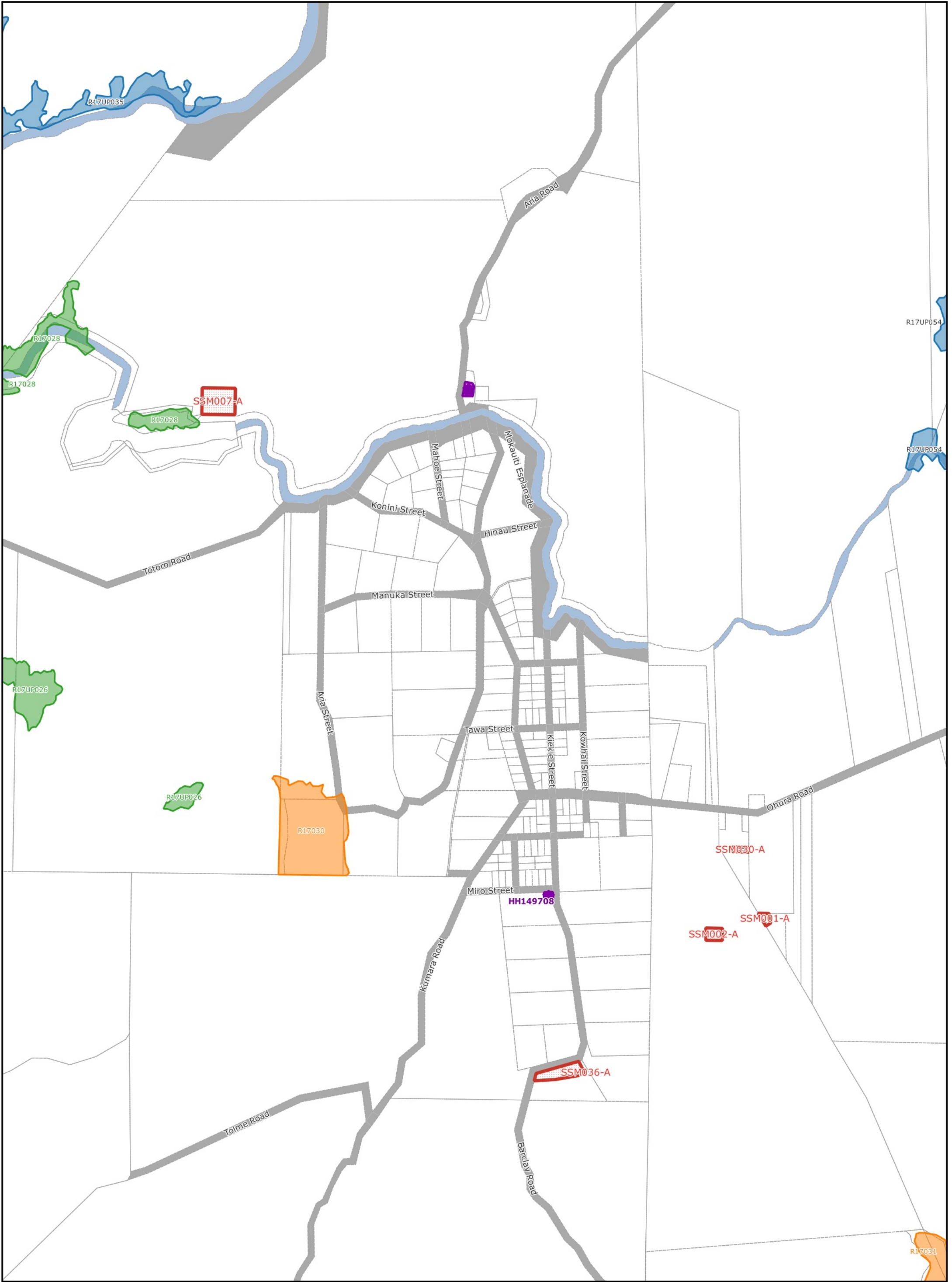
Proposed Waitomo District Plan
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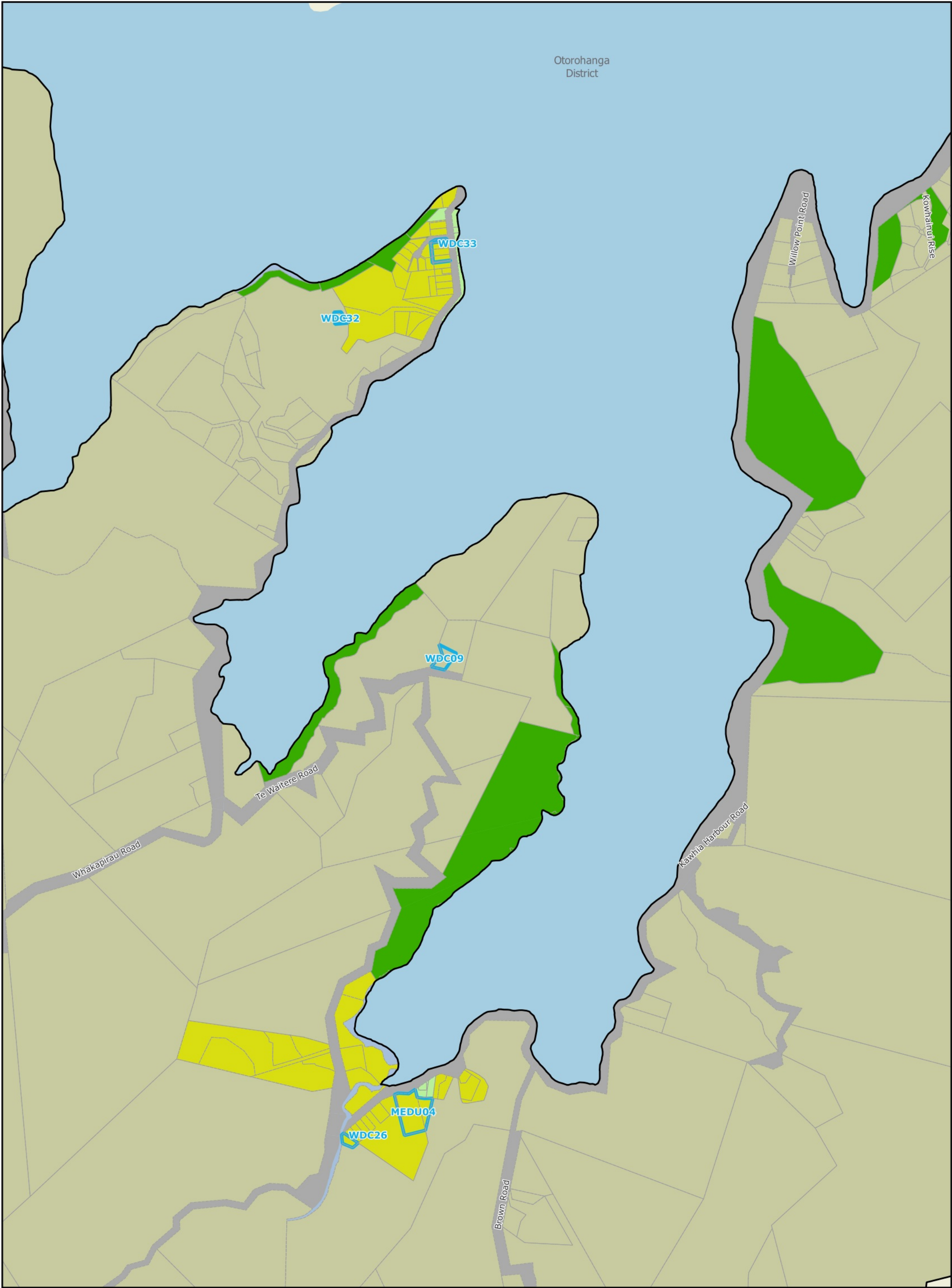


44 Zones

Scale = 1:10,000 at A3

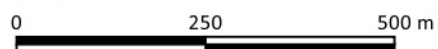






Te Waitere

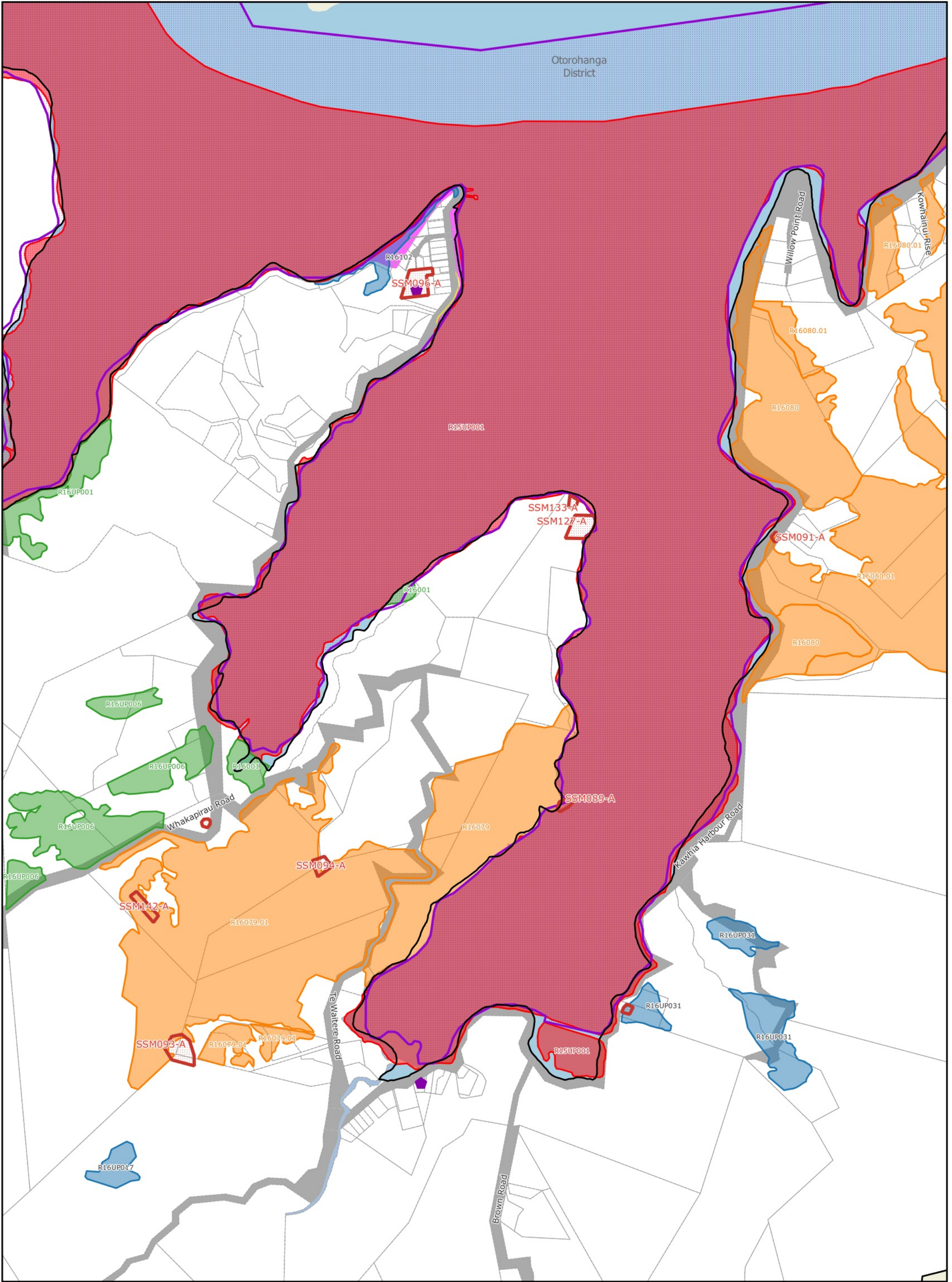
Proposed Waitomo District Plan
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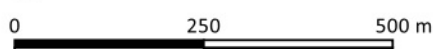
45 Zones

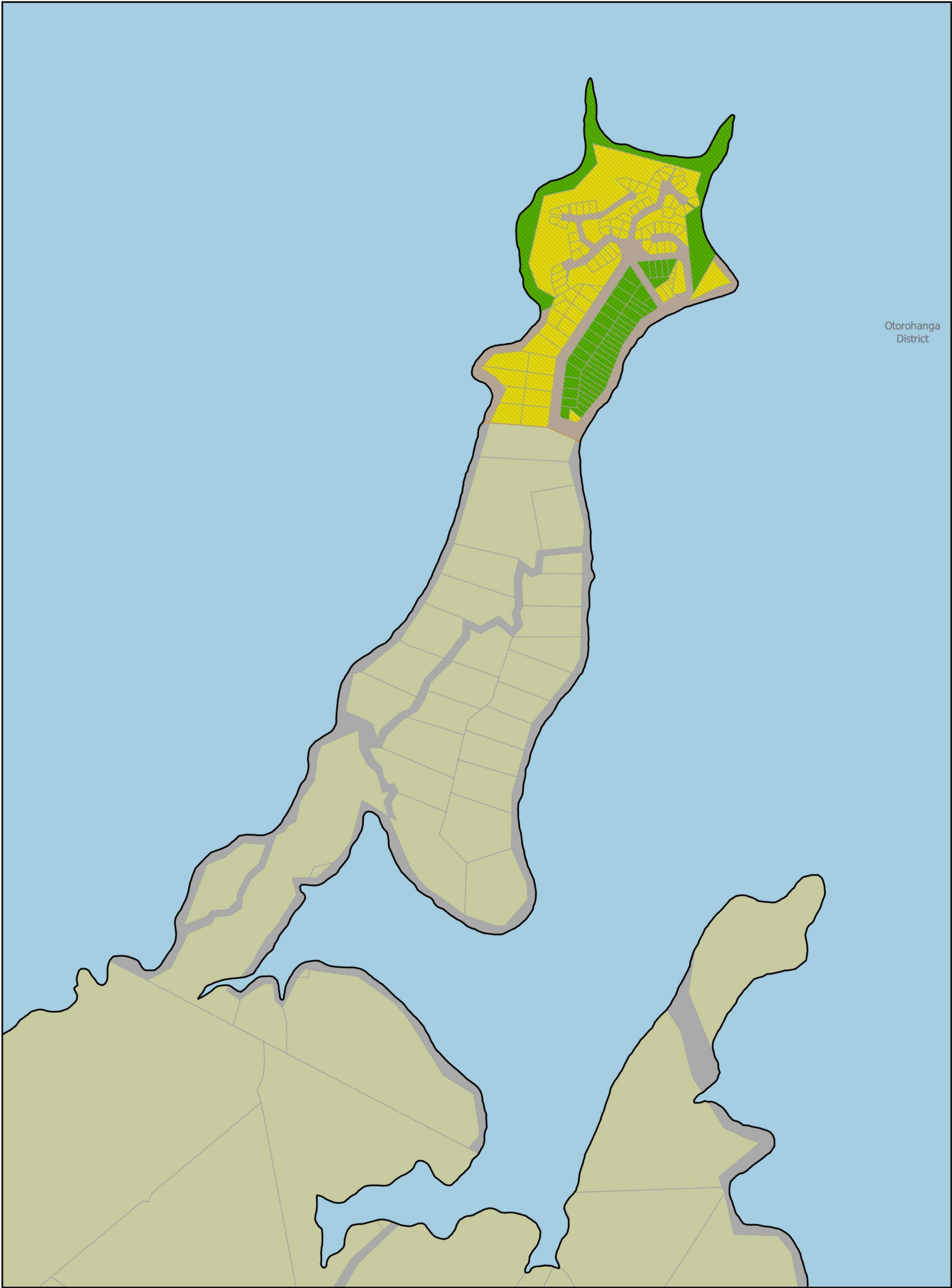
Scale = 1:10,000 at A3





Otorohanga District





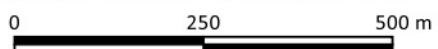
Otorohanga District

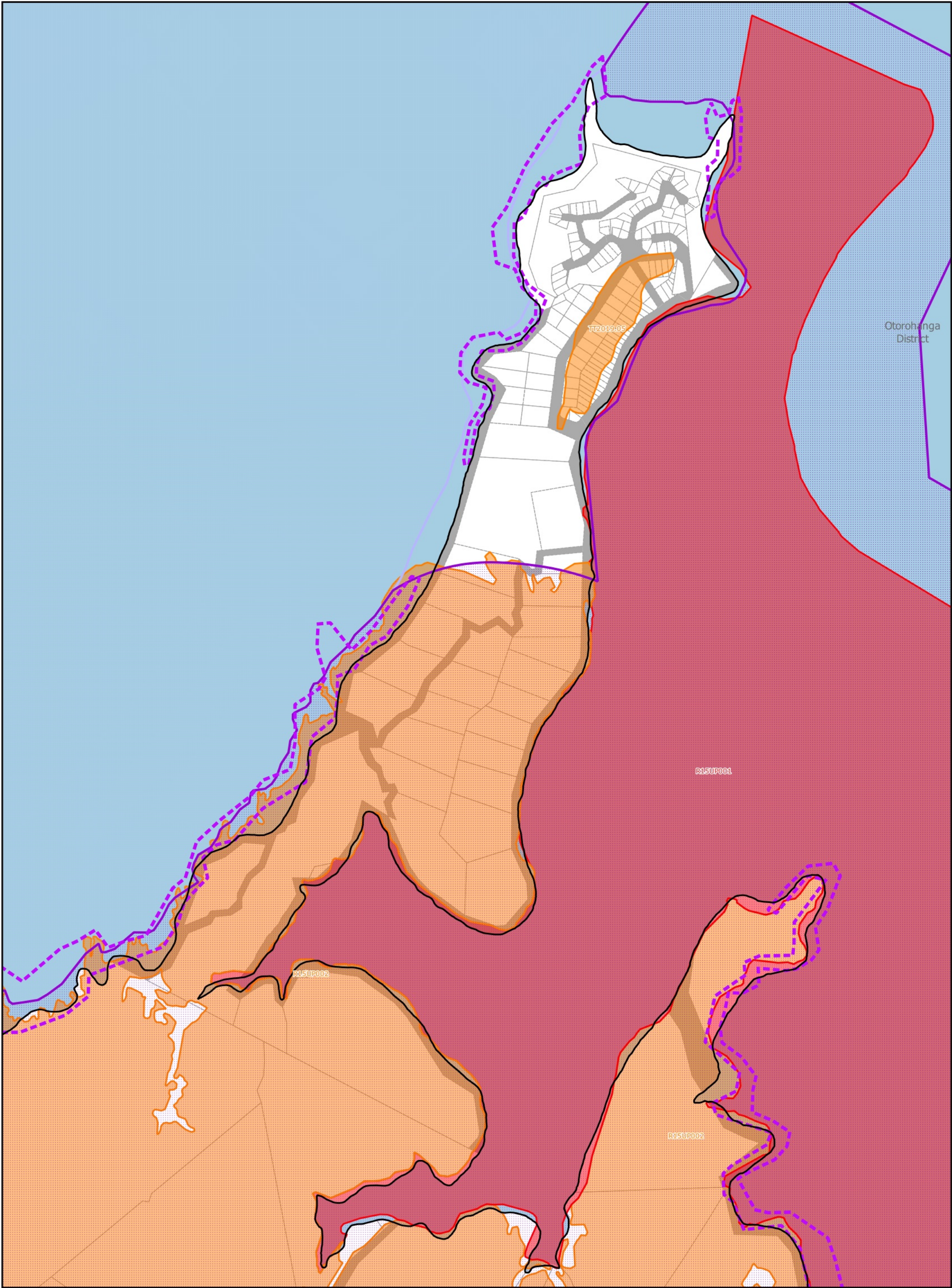
Te Maika

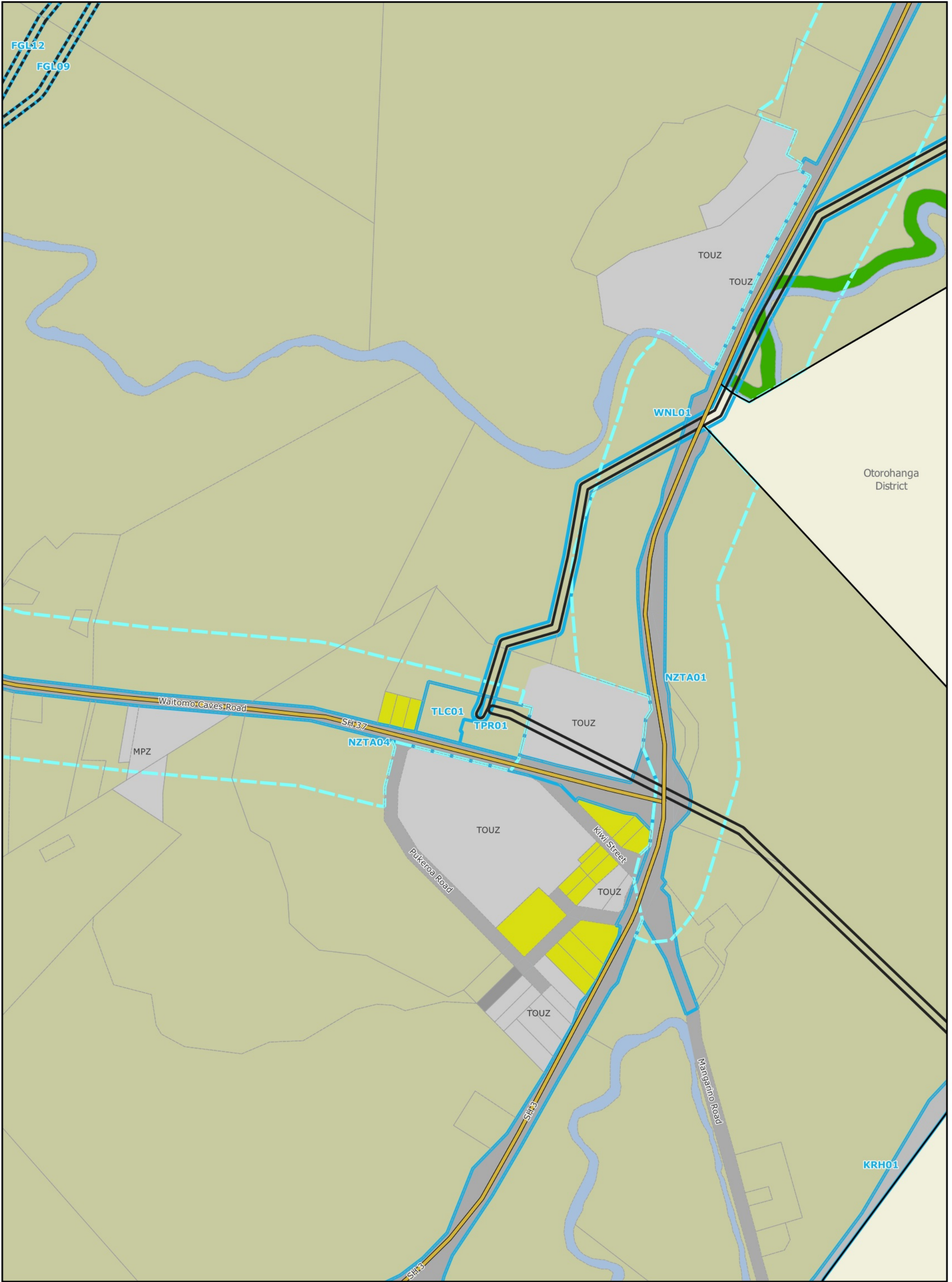
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46 Zones

Scale = 1:10,000 at A3

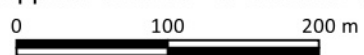






Hangatiki

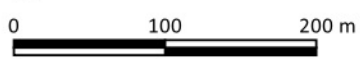
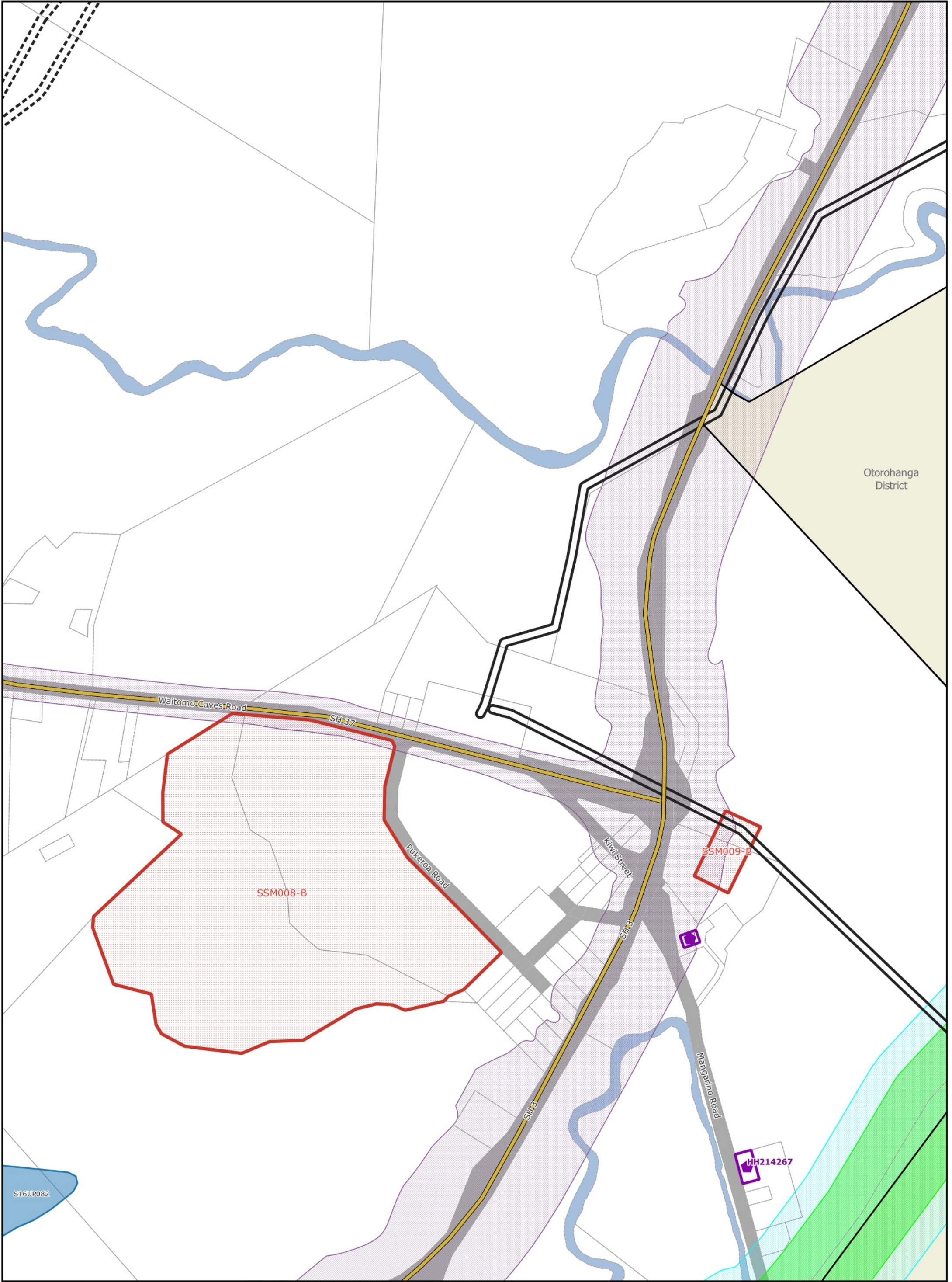
Proposed Waitomo District Plan
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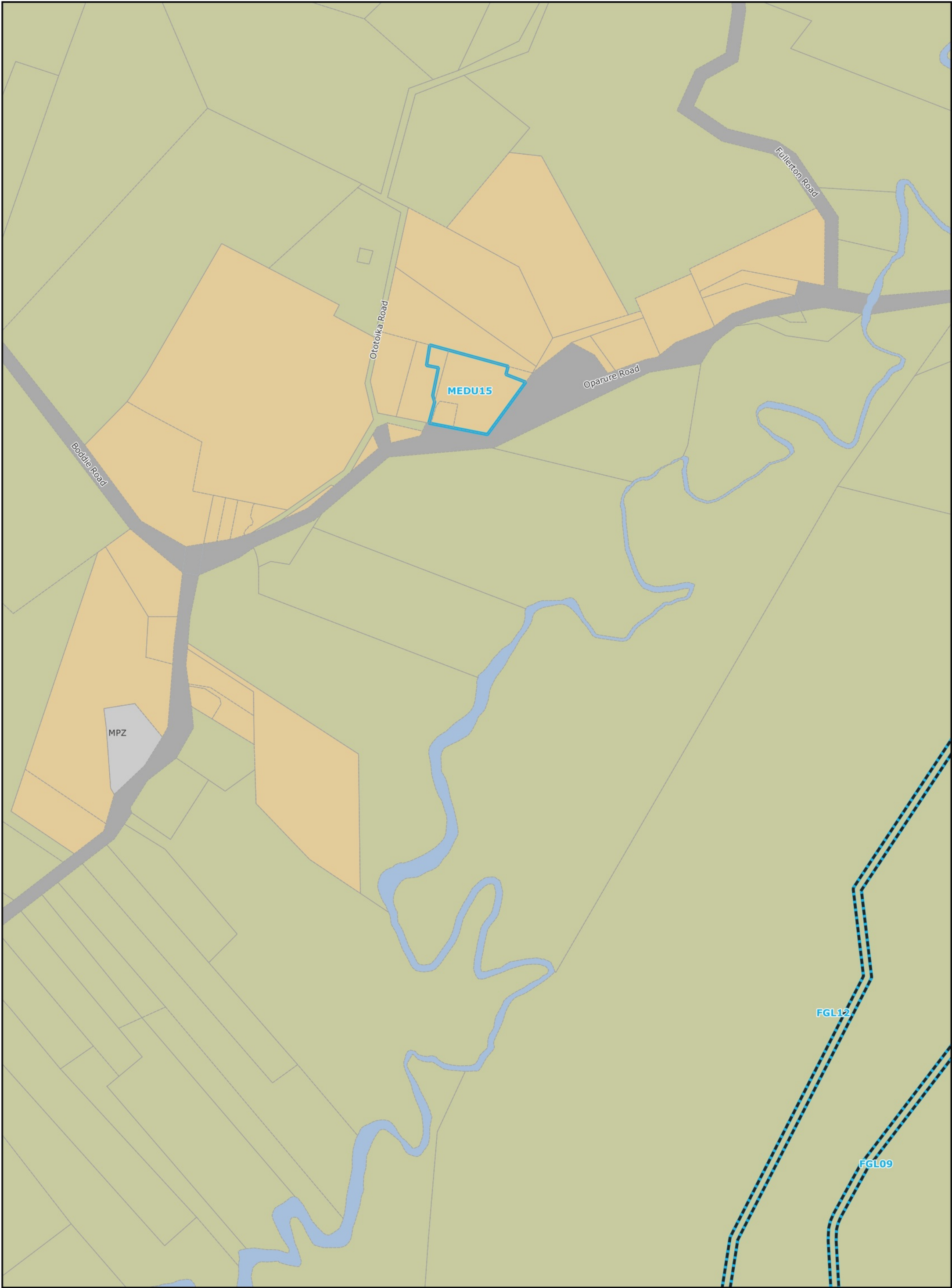


47 Zones

Scale = 1:5,000 at A3







Oparure

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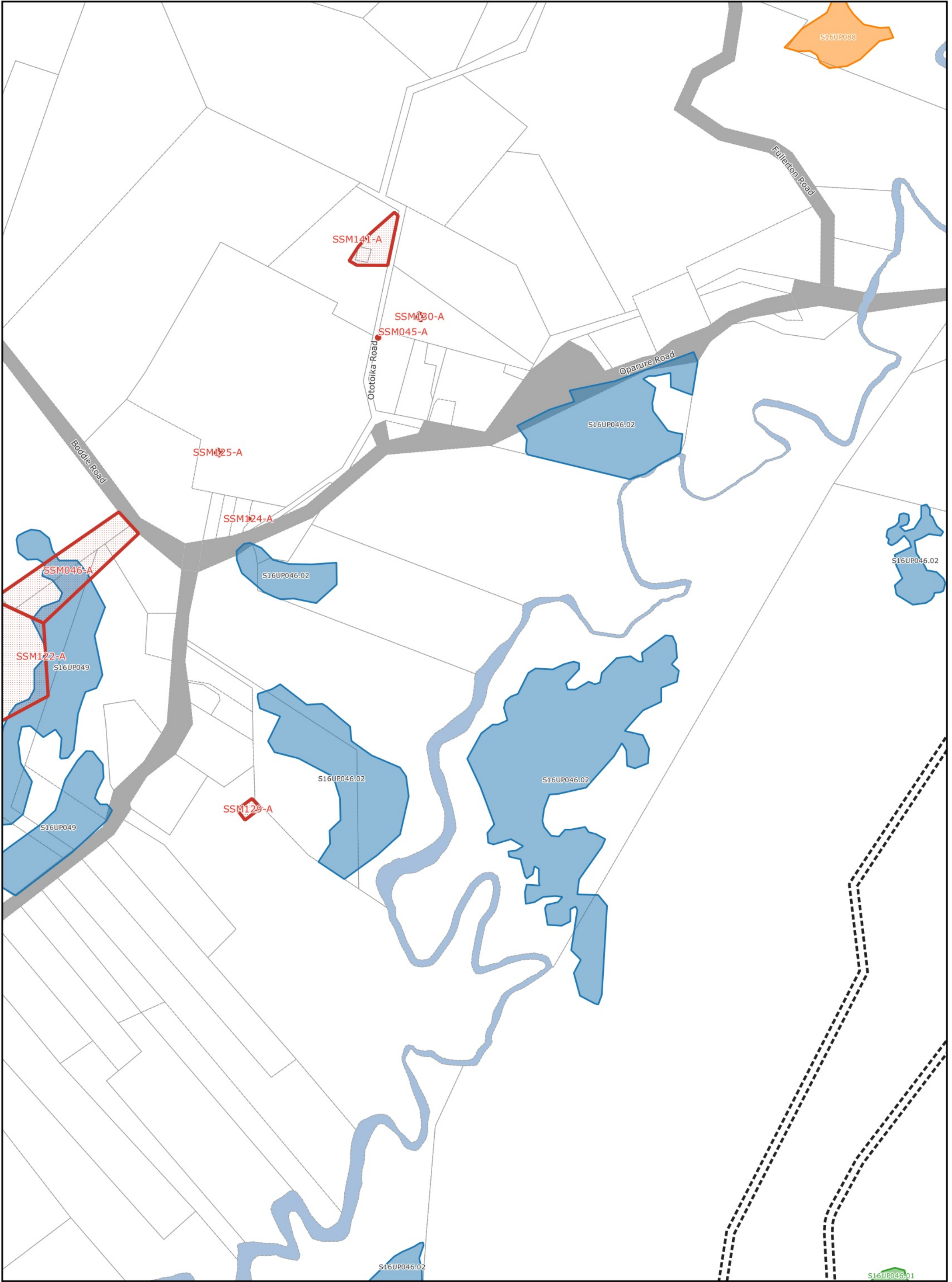
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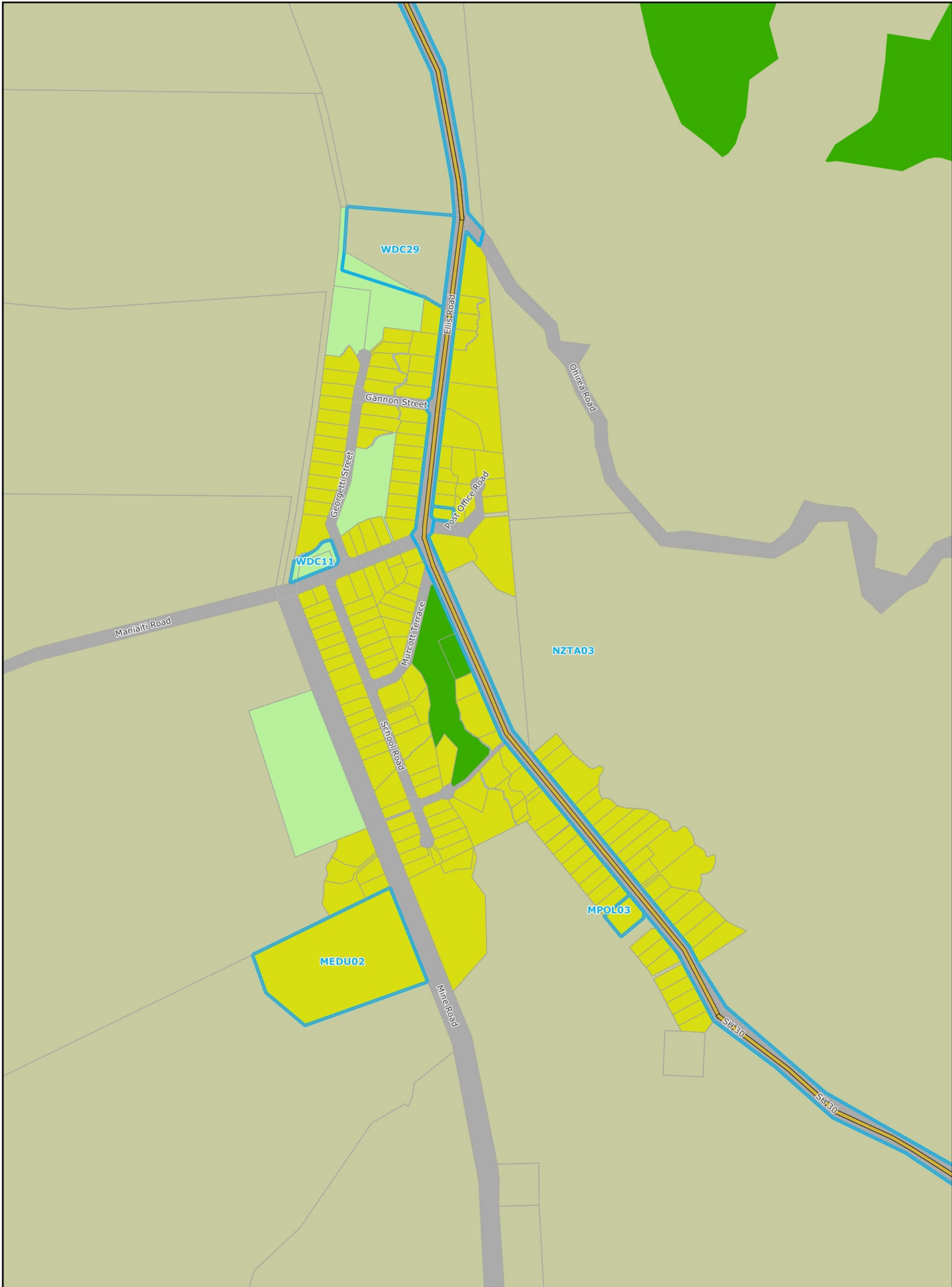


48 Zones

Scale = 1:5,000 at A3







Maniaiti / Benneydale

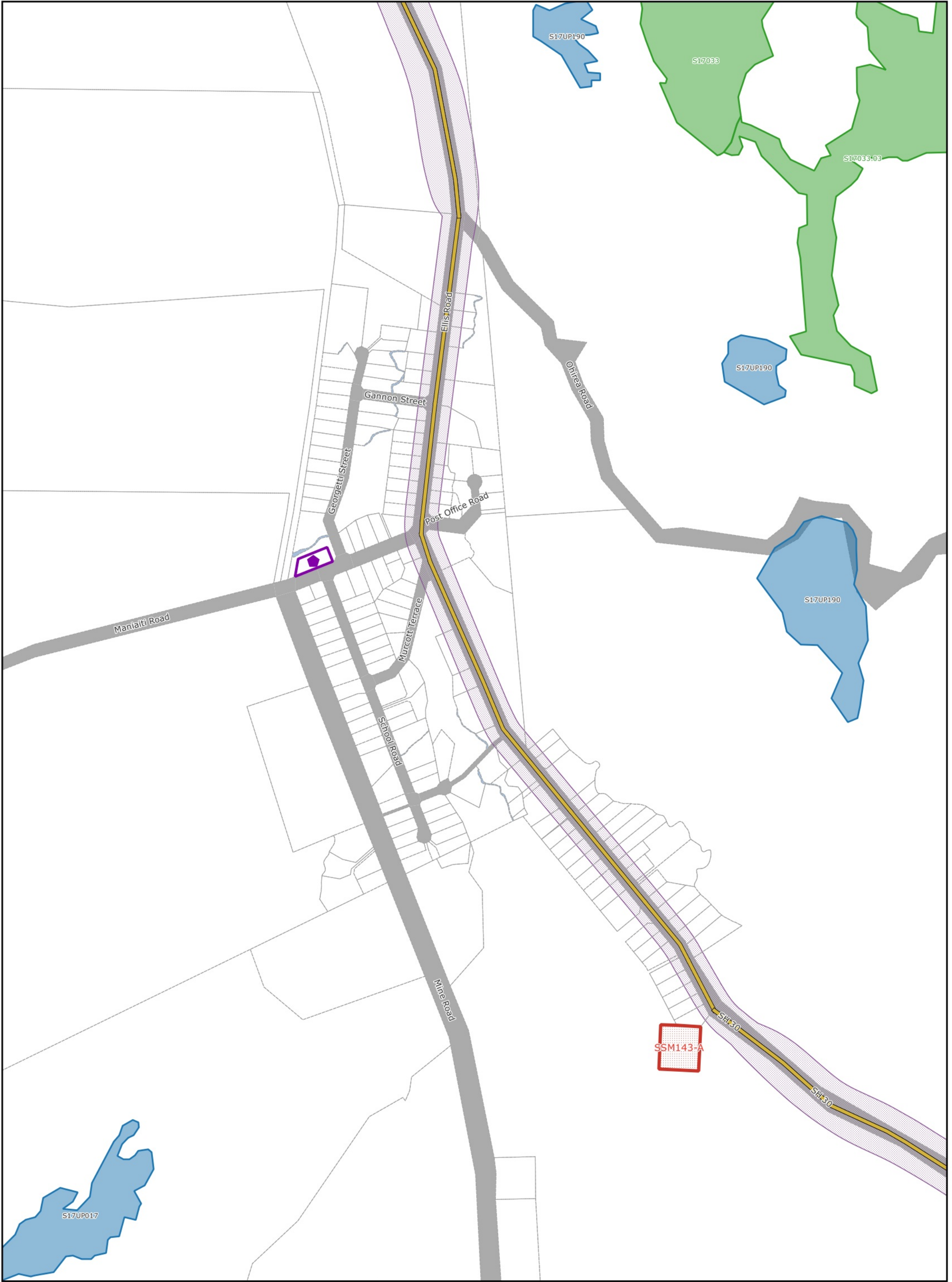
Proposed Waitomo District Plan
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0 100 200 m

49 Zones

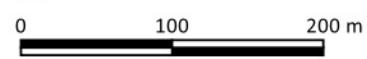
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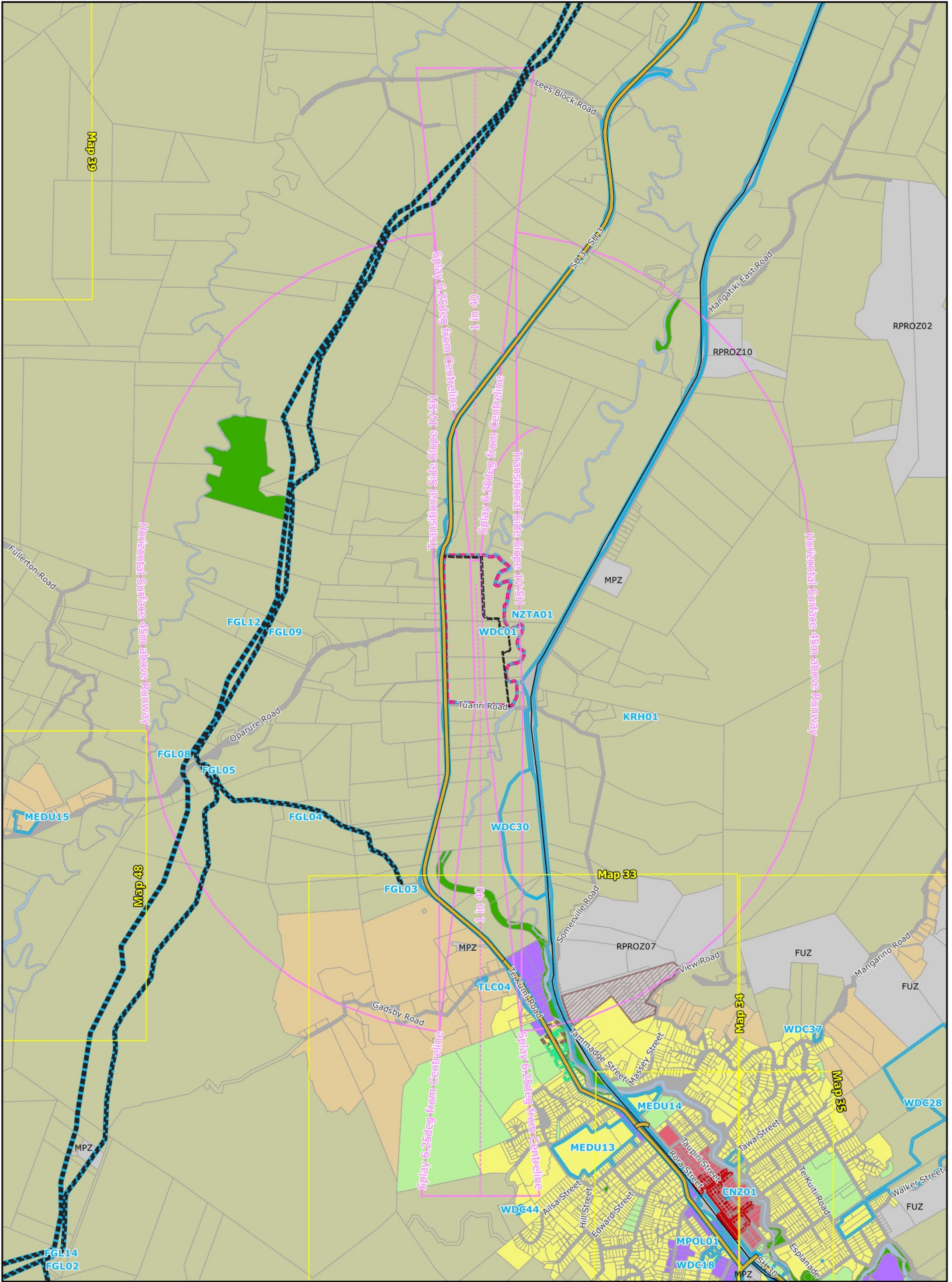
Maniaiti / Benneydale

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Overlays 49

Scale = 1:5,000 at A3



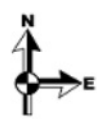
Aerodrome

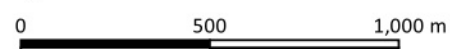
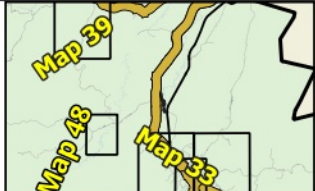
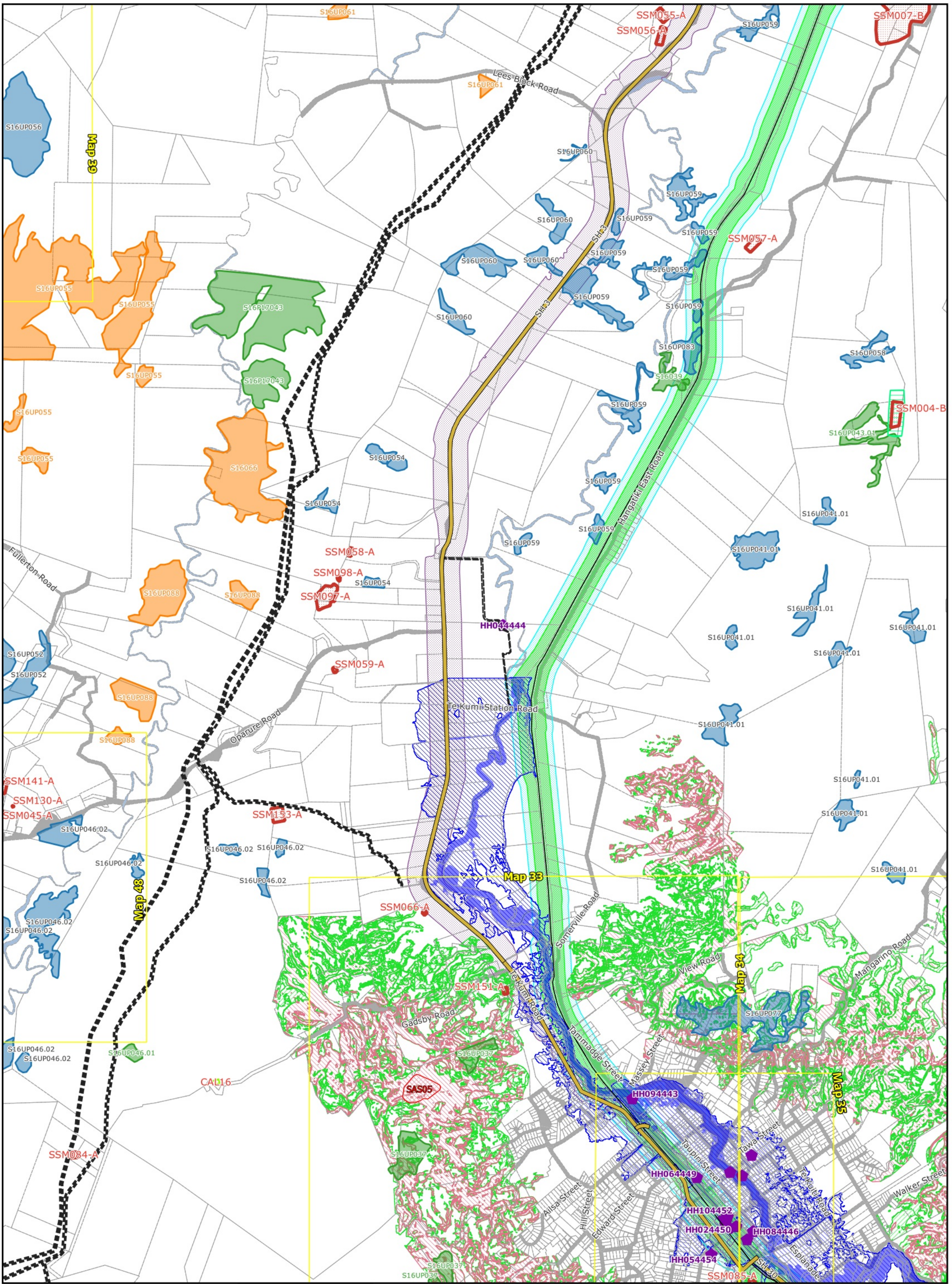
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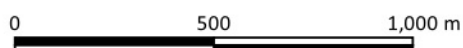
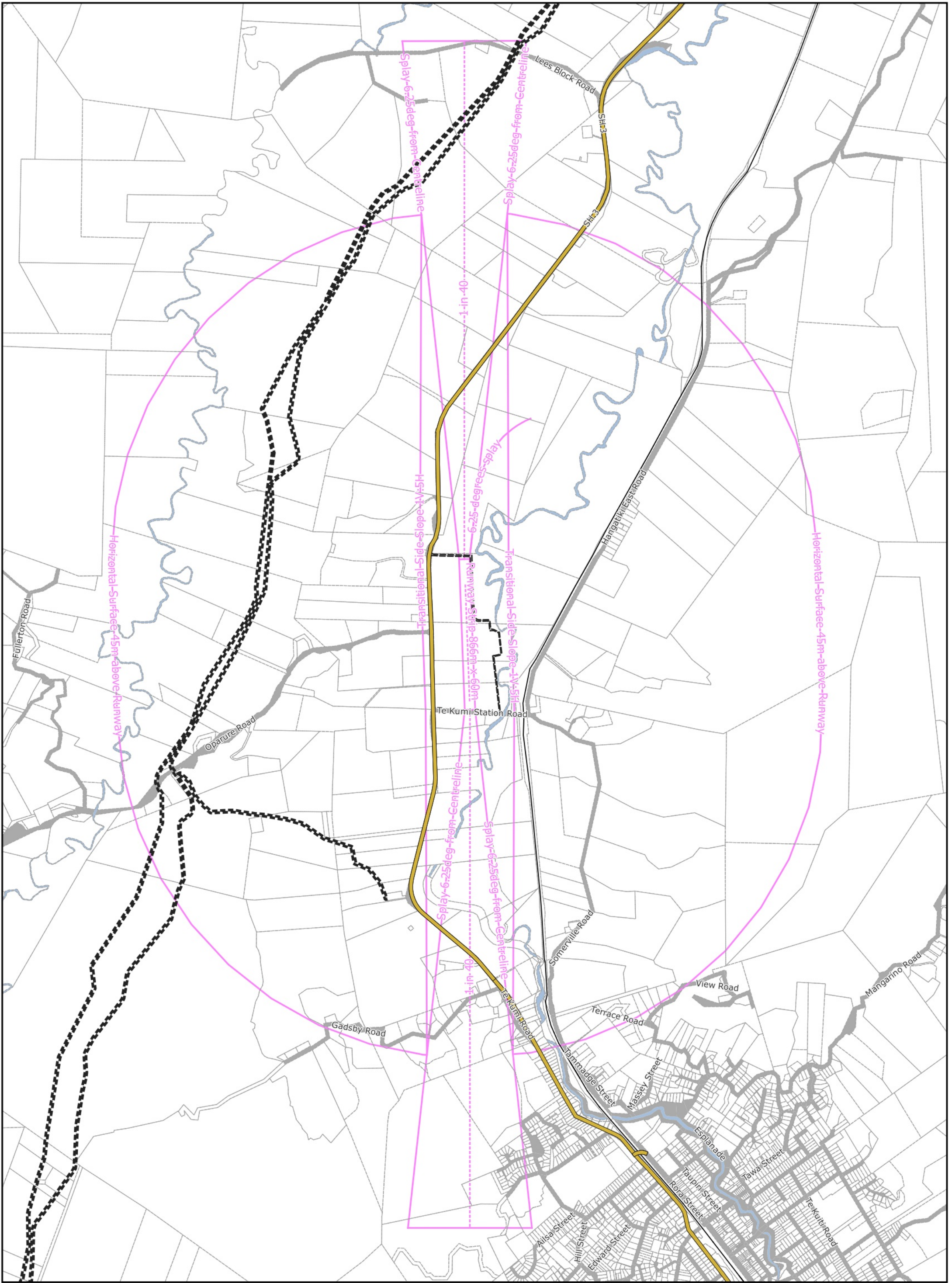
0 500 1,000 m

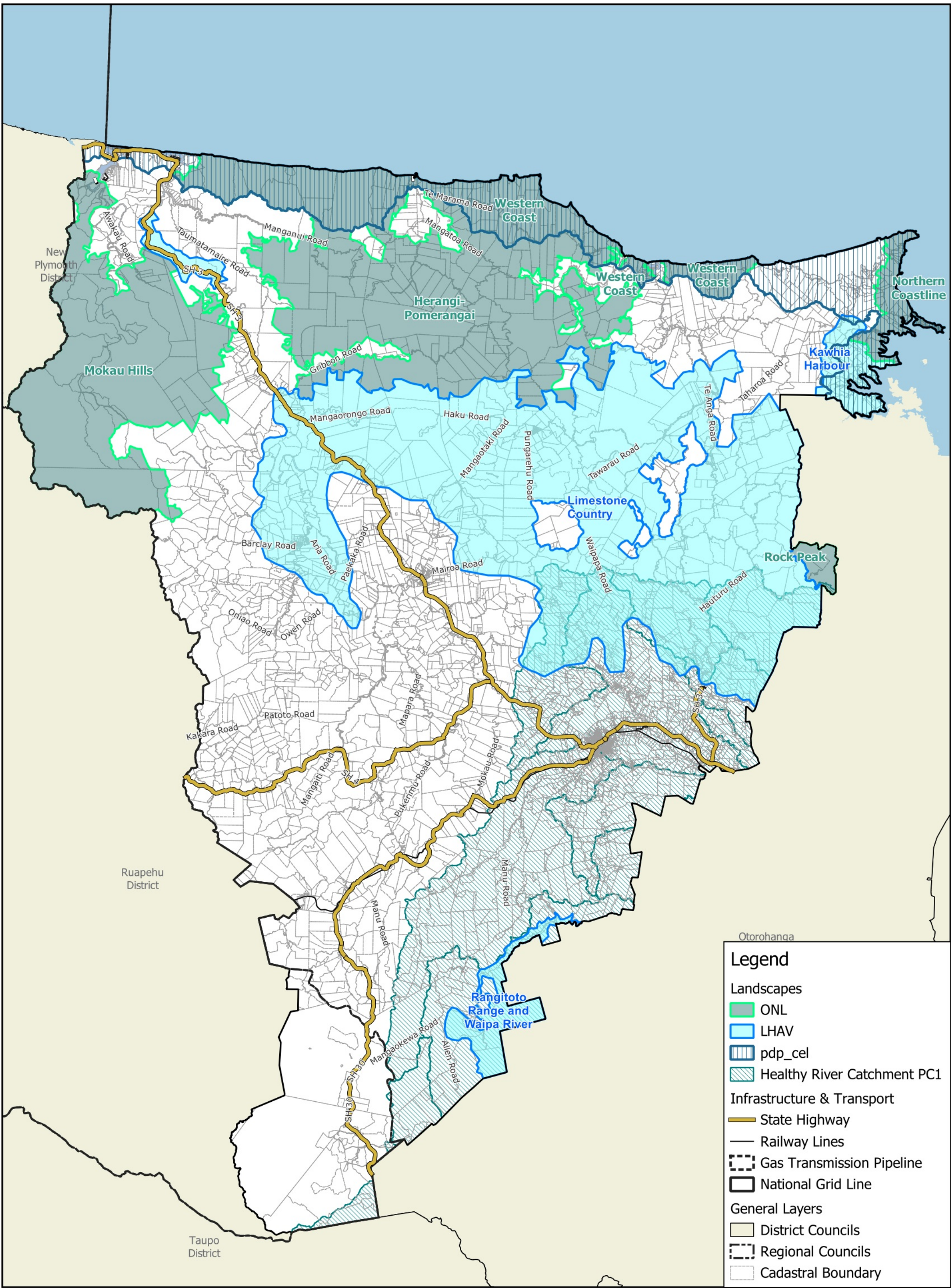
50 Zones

Scale = 1:20,000 at A3









Otorohanga

Legend

Landscapes

- ONL
- LHAV
- pdp_cel
- Healthy River Catchment PC1

Infrastructure & Transport

- State Highway
- Railway Lines
- Gas Transmission Pipeline
- National Grid Line

General Layers

- District Councils
- Regional Councils
- Cadastral Boundary



Scale = 1:270,000 at A3

0 7.5 15 km

District-wide Overlays
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