



Tauranga City Plan Planning Maps Key (1 of 3)



Jurisdiction

- 1) The rules of this City Plan only apply landward of Mean High Water Springs.
- 2) The Bay of Plenty Regional Council is the consent authority for activities seaward of Mean High Water Springs and for activities on the surface of waterbodies.
- 3) The line of the coast shown on this map represents the position of Mean High Water Springs based on aerial mapping (2007). It does not necessarily represent the current position of Mean High Water Springs.
- 4) The Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinity of Mean High Water to establish the actual line of Mean High Water.

Planning Zones

	City Centre Zone
	City Centre Waterfront Subzones
	Commercial
	City Living—Mixed Use (CLMU)
	City Living—Mixed Use (CLMR) 10 metre max. height
	City Living—Residential (CLR) 9 metre max. height
	City Living—Residential (CLR)
	Suburban Residential
	Residential Large Lot
	High Density Residential

Planning Zones (continue)

	Port Industry
	Tauriko Industry
	Tauriko Commercial
	Industry
	Rural Residential
	Rural
	Education Centre
	Passive Open Space
	Active Open Space
	Active Open Space (Major)
	Conservation
	Greenbelt

Planning Zones (continue)

	Te Tumu Future Urban
	Rural Marae Community
	Urban Marae Community
	Ngati Kahu Papakainga
	Special Use Baypark
	Wairakei Town Centre (Core)
	Wairakei Town Centre (Fringe)
	Neighbourhood Centre (Wairakei)
	Papamoa East Employment
	Wairakei Residential
	Rail
	Road

- 1. The rail designation has the underlying zoning of the adjoining zone measured from the centre line of the designation
- 2. Where the rail designation crosses a public road, the underlying zoning is Road. The rail designation does not cross all public roads.

Plan Areas


	Current Erosion Risk Zone (CERZ)
	50 year (2060) Erosion Risk Zone (50 year ERZ)
	100 year (2100) Erosion Risk Zone (100 year ERZ)
	Scheduled Site
	Commercial Plan Area
	High Rise Plan Area
	Medium Rise Plan Area
	Flood Hazard Plan Area
	Special Ecological Area (Category 1)
	Special Ecological Area (Category 2)
	Outstanding Natural Features and Landscapes Plan Area
	Important Amenity Landscapes Plan Area
	Important Amenity Landscapes Management Area
	Kiwi Rail Reverse Sensitivity Plan Area
	NZTA Reverse Sensitivity Plan Area





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Planning Zones

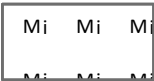
- 


Medium Density Residential Zone
- 


High Density Residential Zone
- 

City Centre Waterfront Precinct

Plan Areas


- 

City Living – Mixed Use Precinct
- 

City Living – Residential Precinct
- 

Mount Maunganui Precinct

Other Areas

- 

Vibration Alert Layer

Tauranga City Plan
Planning Maps Key (3 of 3)



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Utilities

Note: While only transmission and key electric lines are identified on the Planning Maps, works in close proximity to all electric lines can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for buildings, earthworks and mobile plants within close proximity to all electric lines. Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss works, including tree planting, near electrical lines especially within 20m of those lines, contact the line operator.

Heritage



Built Heritage Site Number
(Refer Heritage Register, Chapter 7)
NOTE: tree canopy and number within it indicates tree(s) on this legal parcel, but not necessarily at the marked location within the parcel.



Notable Tree
(Refer Notable Tree Register, Chapter 6)
NOTE: tree canopy and number within it indicates tree(s) on this legal parcel, but not necessarily at the marked location within the parcel.



Heritage Tree
(Refer Heritage Tree Register, Chapter 7)
NOTE: tree canopy and number within it indicates tree(s) on this legal parcel, but not necessarily at the marked location within the parcel.



Significant Groups of Trees
(Refer Significant Groups of Trees Register, Chapter 6) *NOTE: Tree canopies should be sighted on site to determine actual extent*



Significant Maori Areas
(Refer Chapter 7, Appendix 7B: Register of Significant Maori Areas)



Significant Archaeological Areas
(Refer Chapter 7, Appendix 7D: Register of Significant Archaeological Areas)



Te Tumu Archaeological Management Areas
(Refer Chapter 7, Appendix 7E: Te Tumu Archaeological Management Areas)

Designations



Designated Site Boundary
(other than Road Designation)



Designated Road or Road Widening



Designated Site Number
(Refer Appendix 10C:Designations)



Limited Access Road



Proposed Designated Site Boundary
(other than Road Designation)



Proposed Designated Road or Proposed Road Widening



Proposed Designated Site Number
(Refer Appendix 10C:Designations)

Other Symbols



Legal Parcel Boundary
as at Date Printed on Map



Mean High Water Springs



Sub Zone Boundary



Pedestrian Environment
Street Frontage



Pedestrian Link Requirement



Coastal Protection Area



Special Noise Rule Applies
(Courtney Road, Bethlehem Town Centre)



Territorial Authority
Boundary



High Voltage Transmission
Plan Area-Support Structure



High Voltage Transmission
Plan Area-Electric Line



High Voltage Transmission
Plan Area



Powerco Structure



Powerco Overhead Electric
Line



Powerco Underground
Cable



Trustpower Structure



Trustpower Electric Line



Gas Transmission Pipeline

Requiring Authority Abbreviations

C	Tauranga City Council
MJ	Ministry for Courts
DR	Department of Corrections
MD	Ministry of Defence
ME	Ministry of Education
MH	Ministry of Health
MS	Meteorological Service of New Zealand
NP	New Zealand Police
NZTA	New Zealand Transport Agency
PC	PowerCo Limited
RC	New Zealand Railways Corporation
TNZ	Telecom New Zealand Ltd and Telecom Mobile Communications Ltd
TW	Transpower New Zealand Limited
WB	Western Bay of Plenty District Council
CH	Chorus Limited

Other Abbreviations

AW	Accessway - Zoned Passive Open Space
SL	Service Lane
C.M.A	Coastal Marine Area covered by Regional Coastal Environment Plan

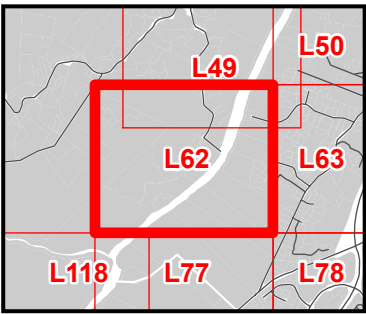


City Plan

Variation 1 to
Plan Change 33

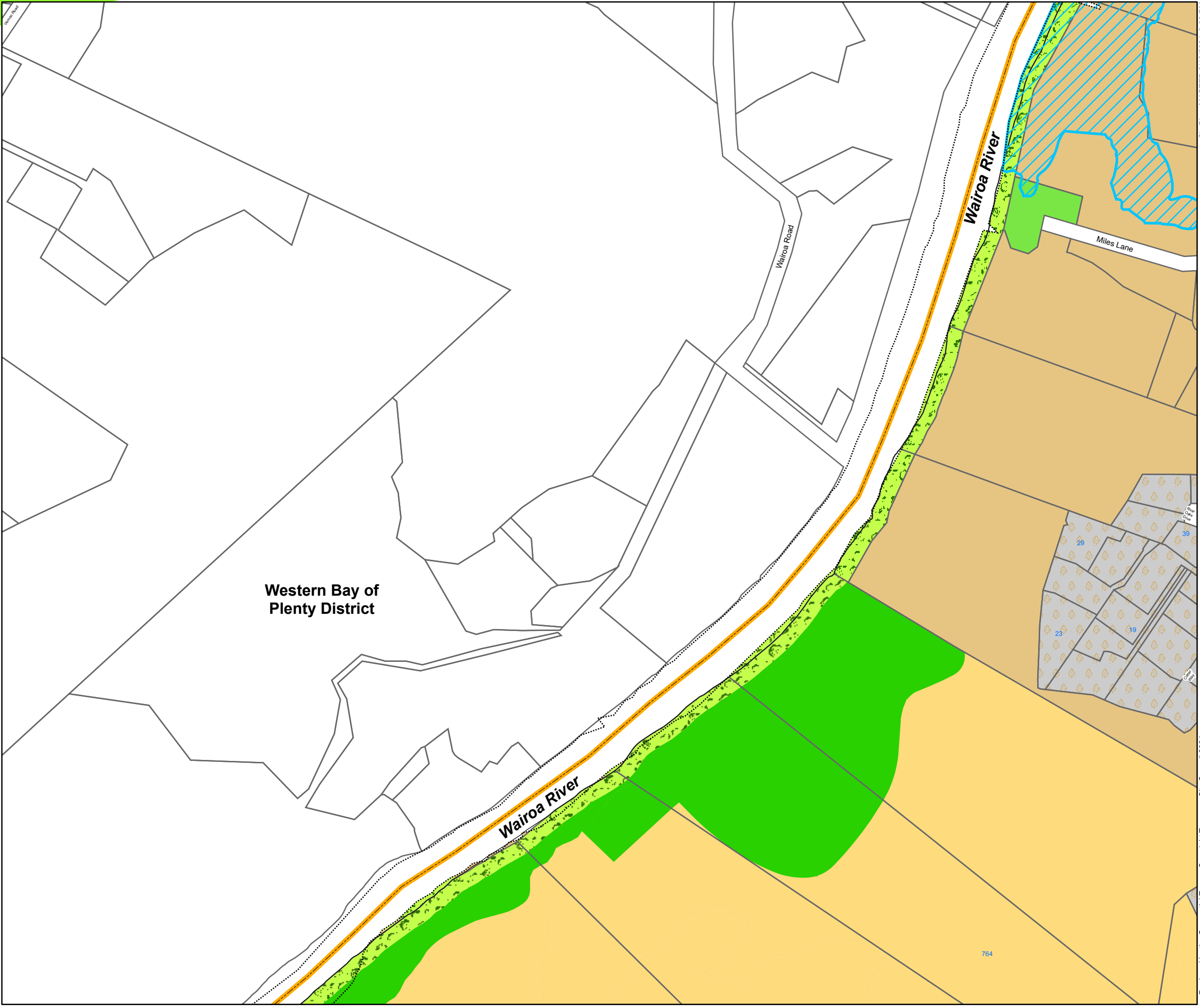
Proposed Planning Map

L62



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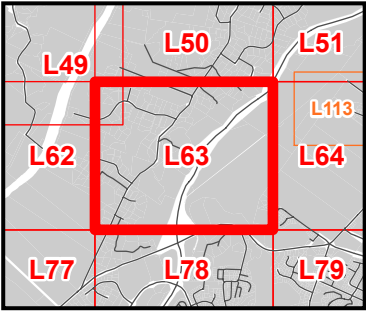


City Plan

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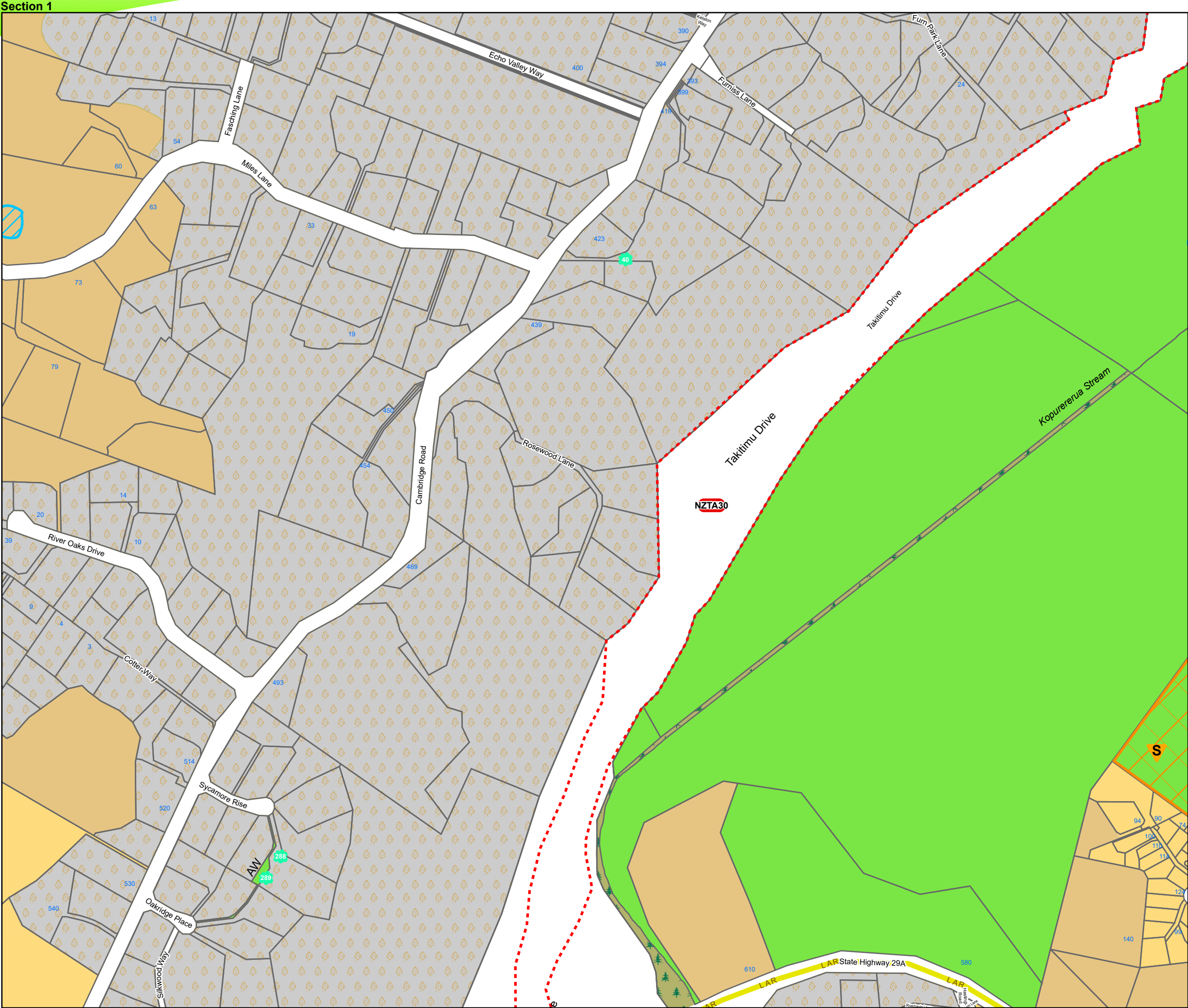
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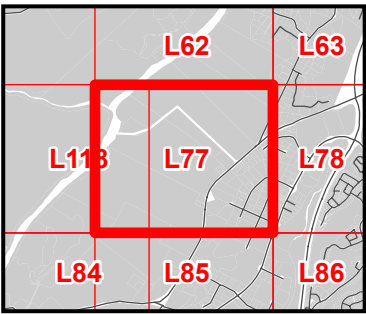


City Plan

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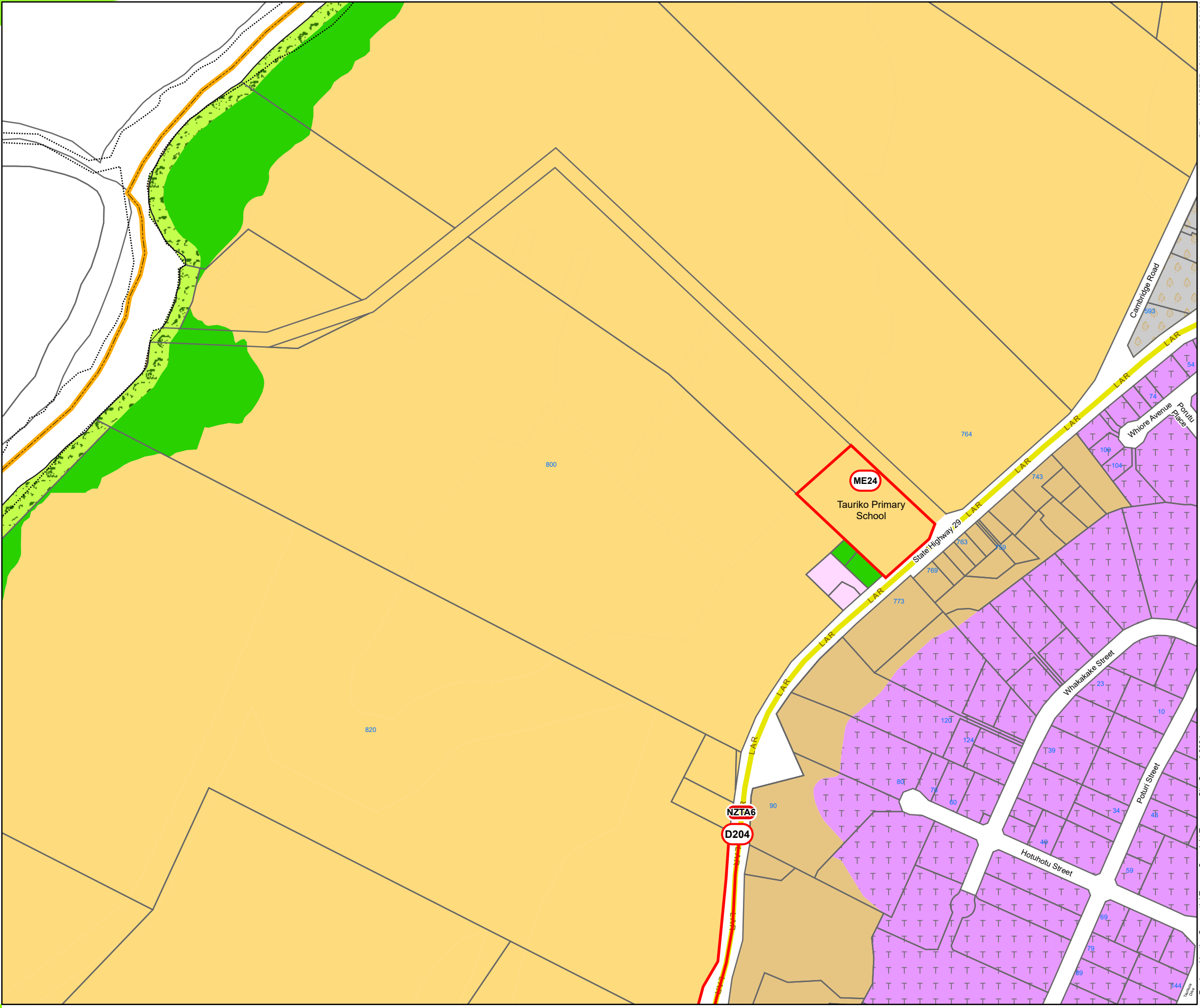
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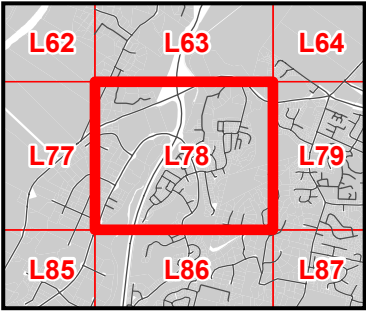


City Plan

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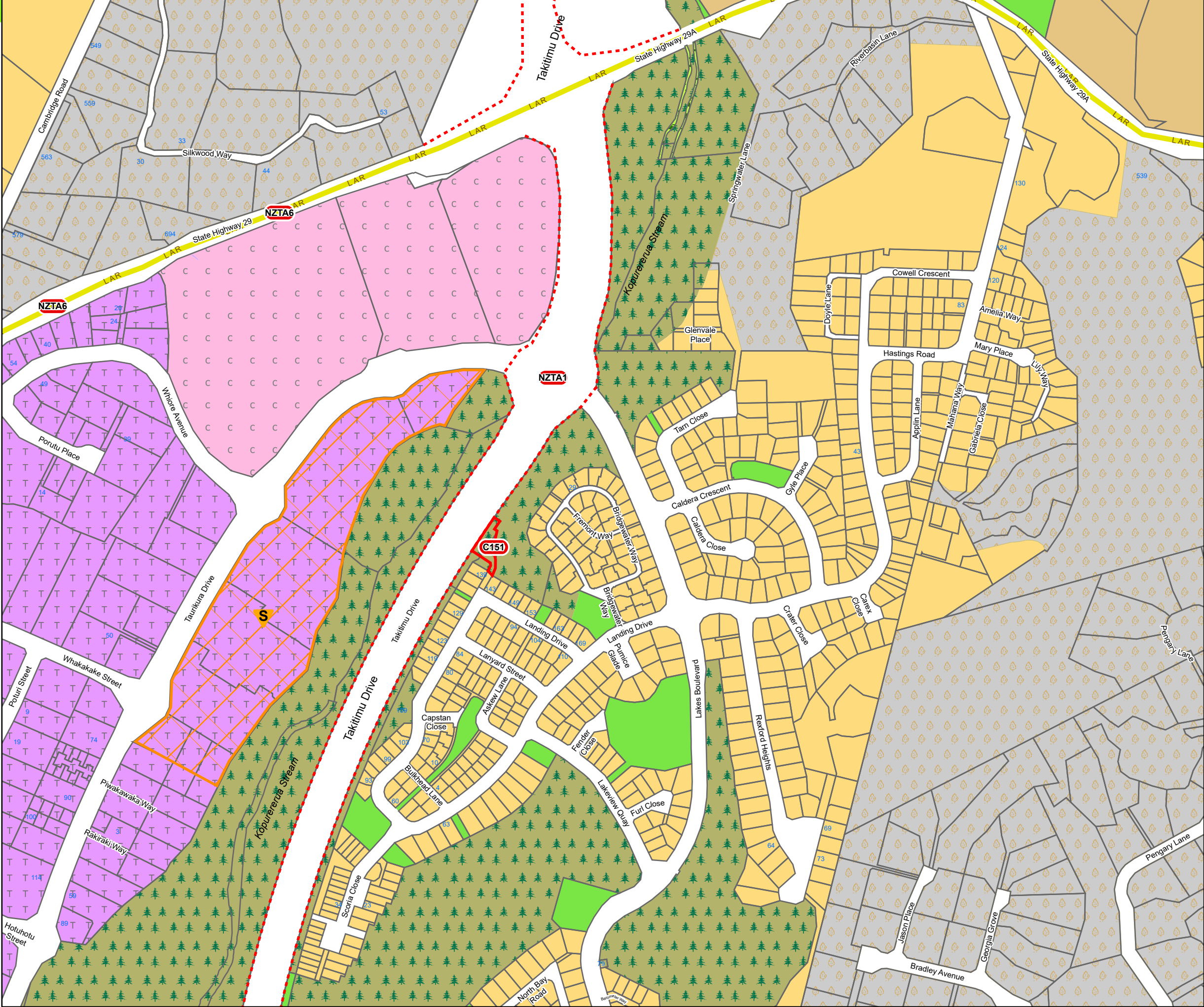
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Tauranga City

Section 1



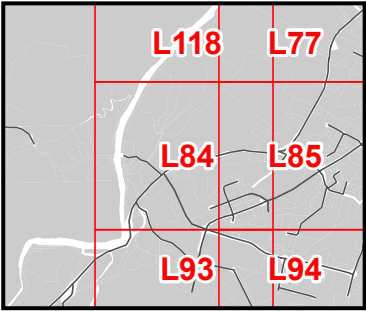


City Plan

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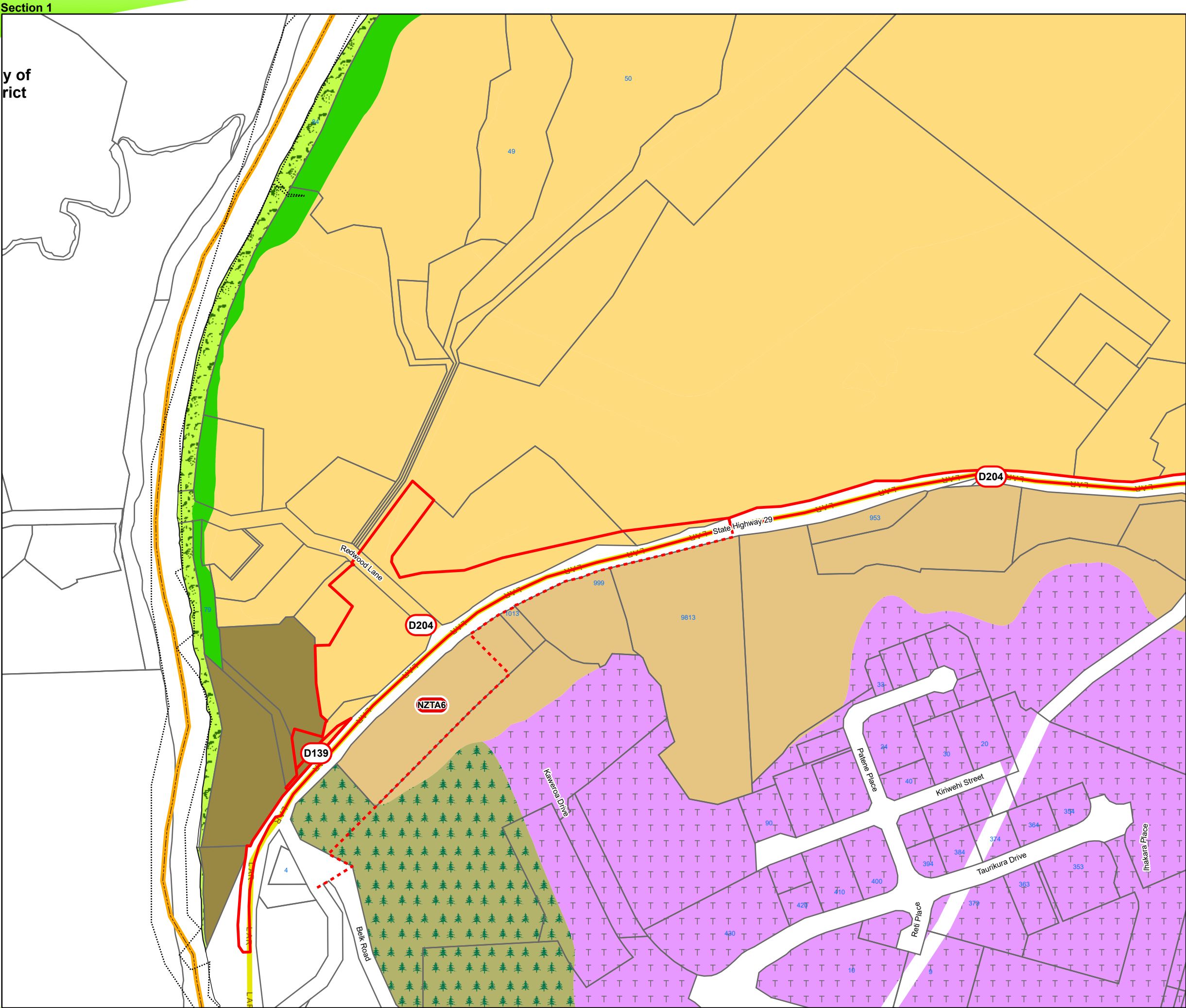
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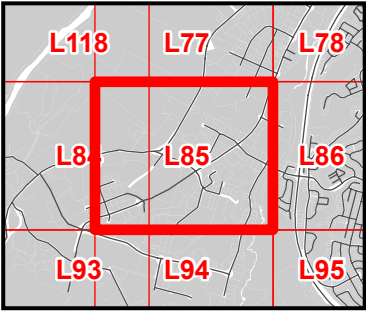


City Plan

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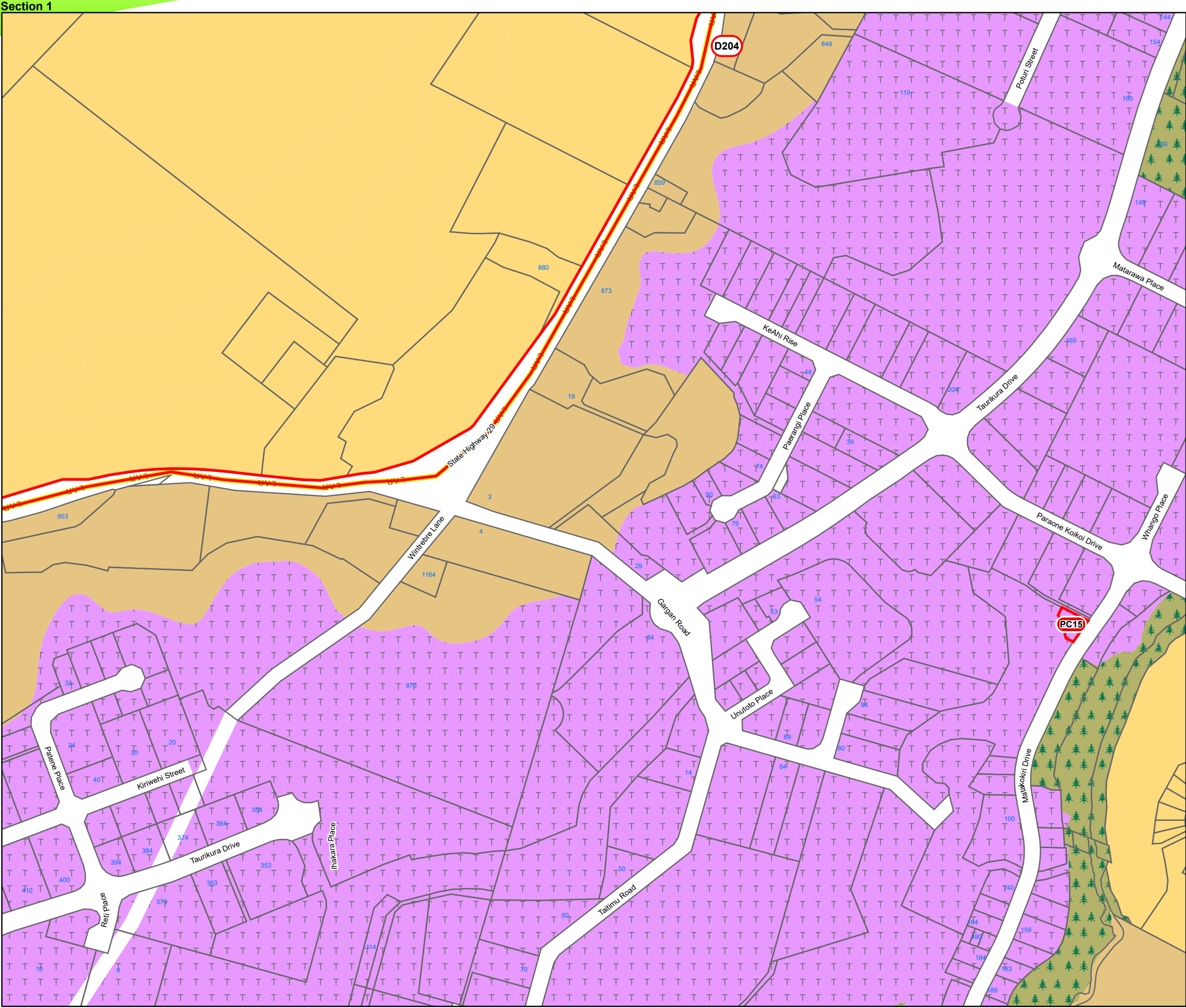
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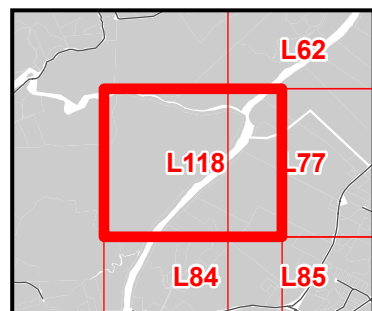


City Plan

Variation 1 to
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Proposed Planning Map

L118



0 50 100 200 300

Metres

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Tauranga City

Section 1

Western Bay of
Plenty District

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Section 1

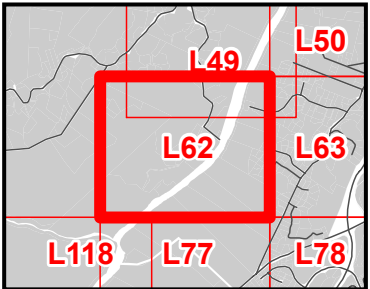


City Plan

Variation 1 to
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Proposed Planning Map

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Tauranga City



Section 1

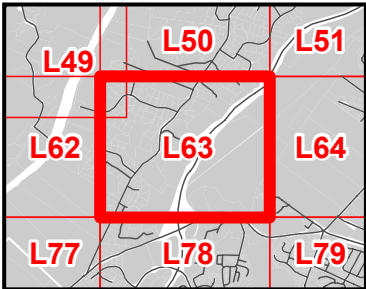


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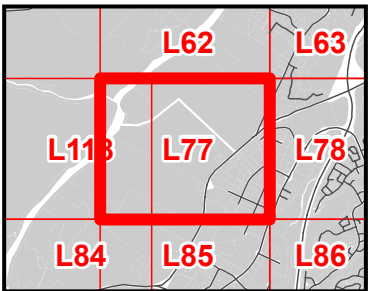


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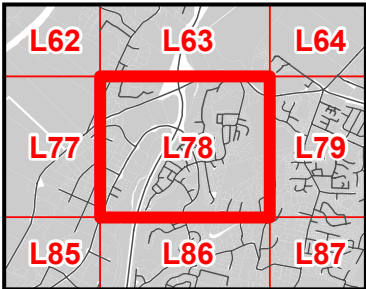


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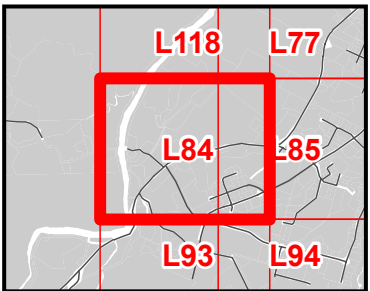


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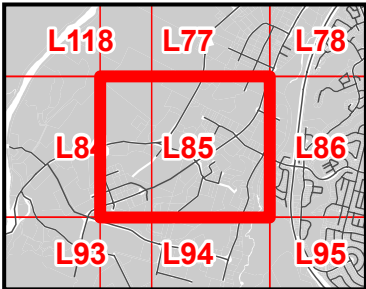


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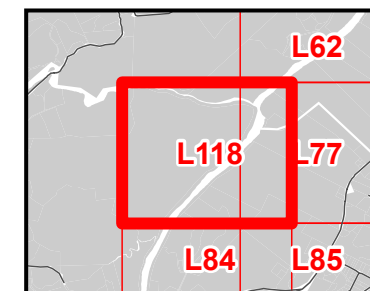


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