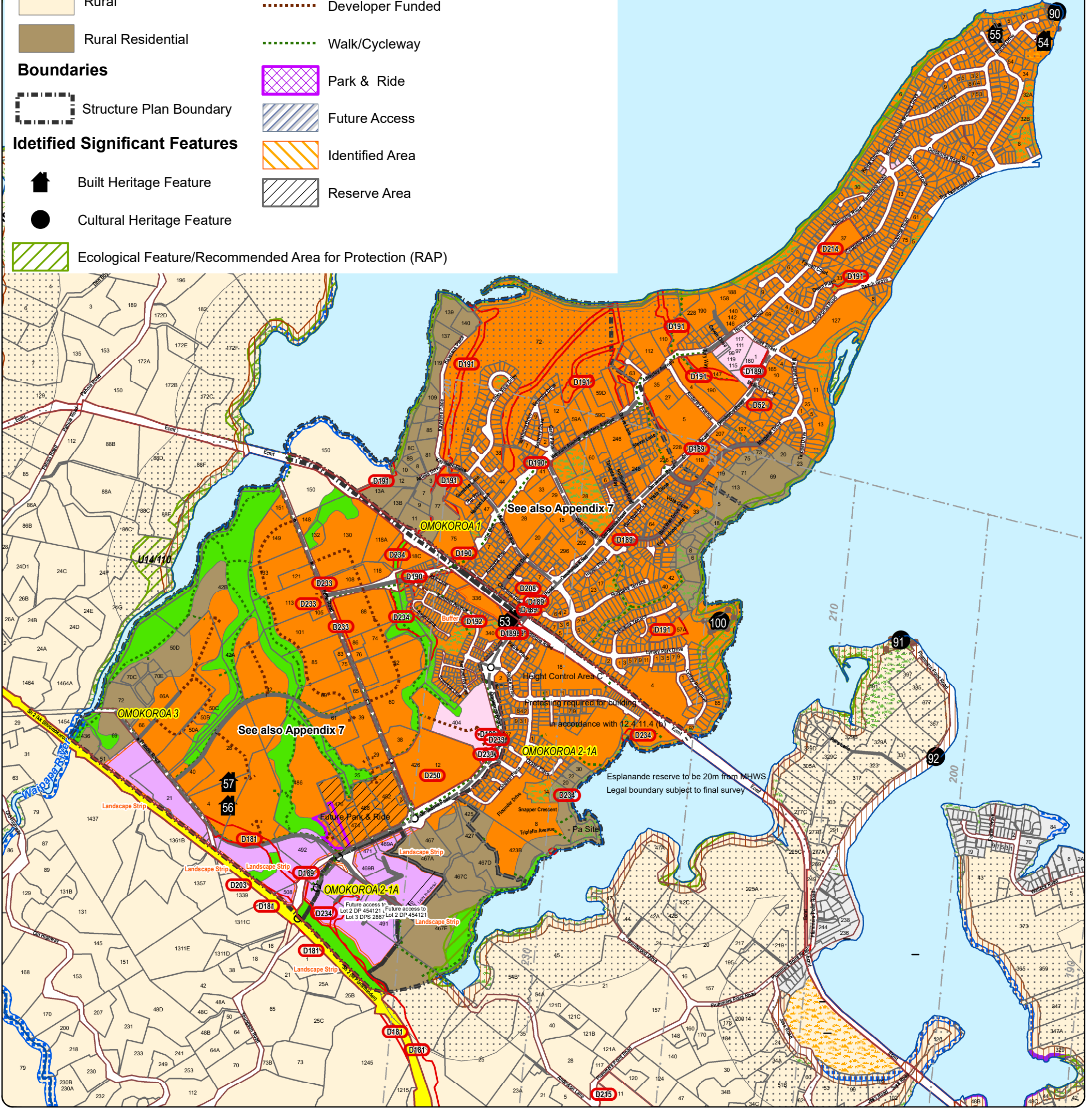


Land uses in and surrounding Te Puke



<b>Zone</b>	<b>Structure Plan</b>	<b>Reserves</b>
Commercial	Proposed road	Department of Conservation Reserve
Industrial	Proposed bridge	Reserve
Medium Density Residential	Proposed urbanisation	Proposed esplanade strip/reserve
Natural Open Space	Proposed roundabout	<b>Infrastructure</b>
Residential	Proposed mini roundabout	Designation
Rural	Developer Funded	
Rural Residential	Walk/Cycleway	
<b>Boundaries</b>	Park & Ride	
Structure Plan Boundary	Future Access	
<b>Identified Significant Features</b>	Identified Area	
Built Heritage Feature	Reserve Area	
Cultural Heritage Feature		
Ecological Feature/Recommended Area for Protection (RAP)		



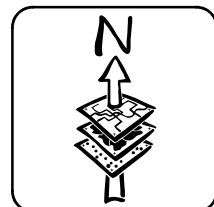
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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 4/08/2022  
 Operator: mlb  
 Map: E:\Shape\DistrictPlan\Omokoroa Plan Change October 2021\Omokoroa - Plan Change 92 - Zoning

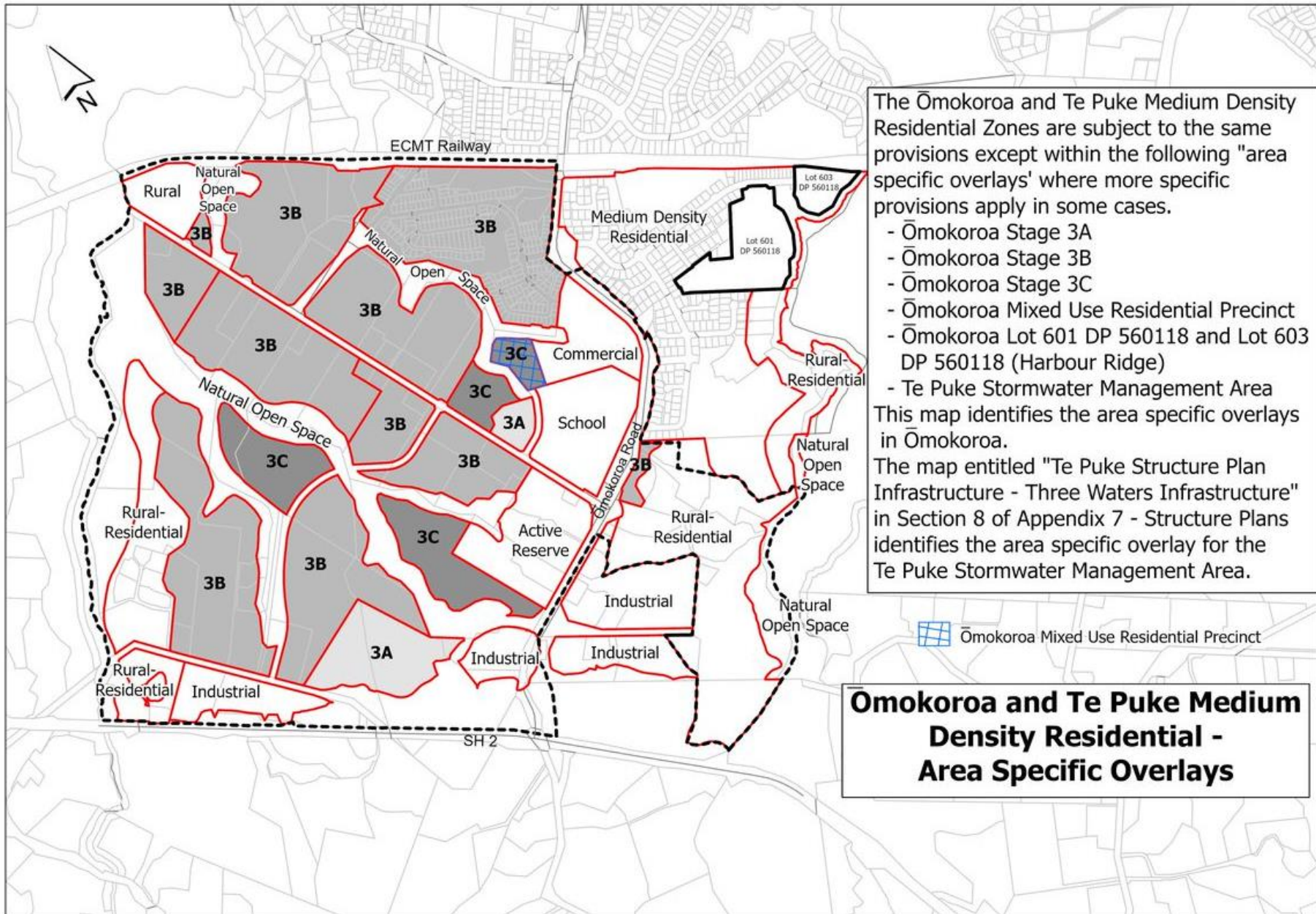
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# ŌMOKOROA PLAN CHANGE 92 ZONING MAP








The Ōmokoroa and Te Puke Medium Density Residential Zones are subject to the same provisions except within the following "area specific overlays" where more specific provisions apply in some cases.

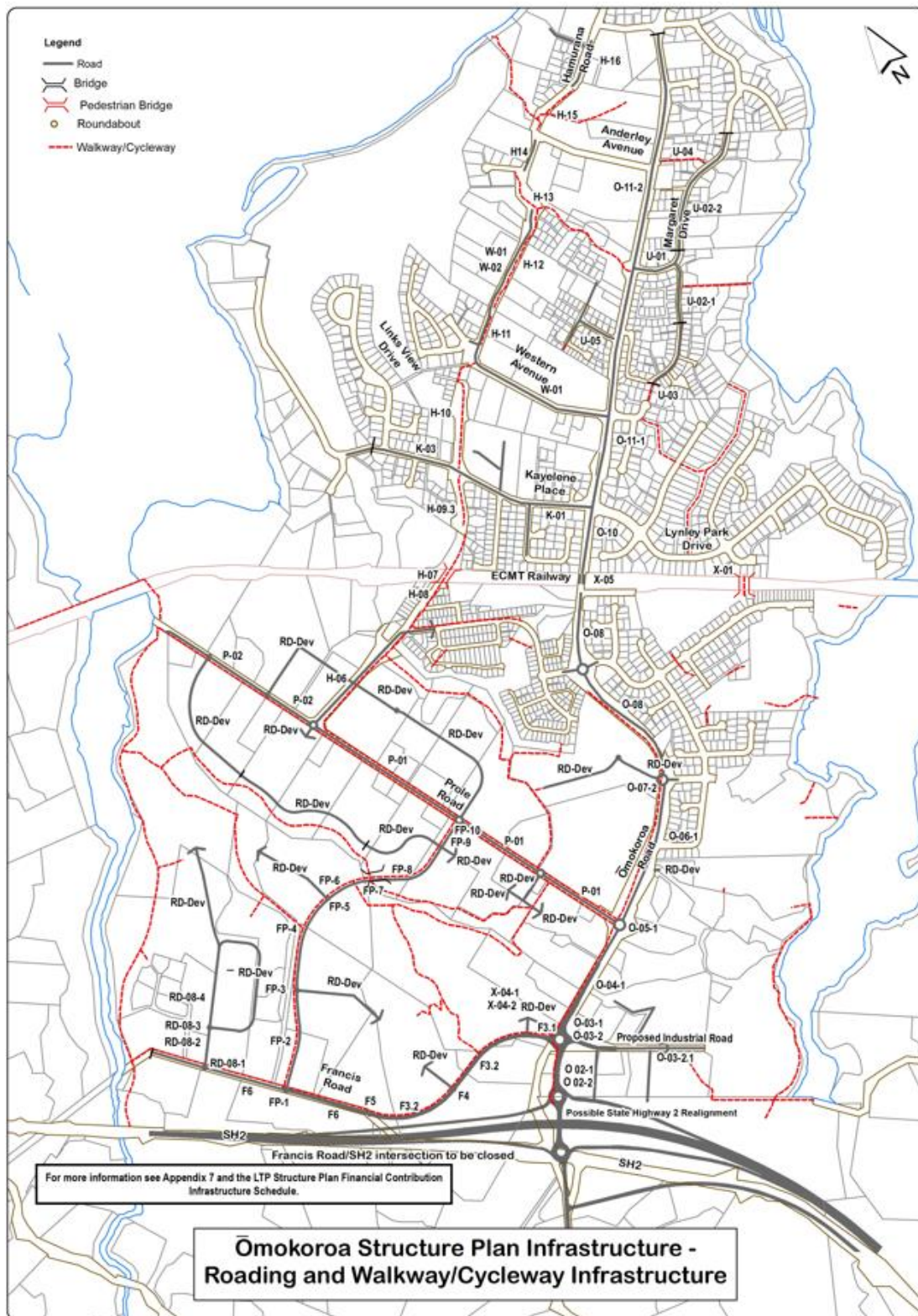
- Ōmokoroa Stage 3A
- Ōmokoroa Stage 3B
- Ōmokoroa Stage 3C
- Ōmokoroa Mixed Use Residential Precinct
- Ōmokoroa Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge)
- Te Puke Stormwater Management Area

This map identifies the area specific overlays in Ōmokoroa.

The map entitled "Te Puke Structure Plan Infrastructure - Three Waters Infrastructure" in Section 8 of Appendix 7 - Structure Plans identifies the area specific overlay for the Te Puke Stormwater Management Area.

 Ōmokoroa Mixed Use Residential Precinct

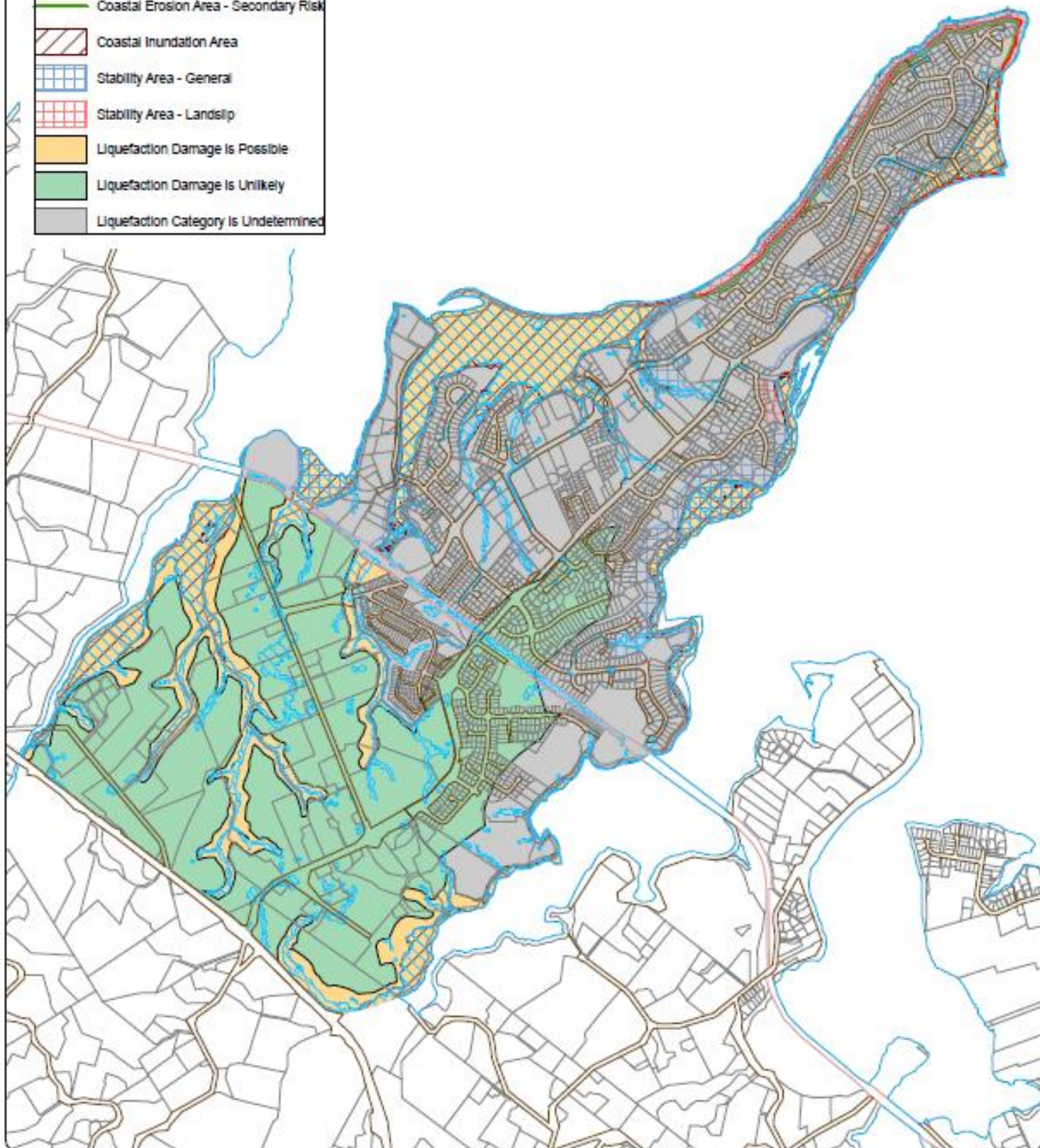
**Ōmokoroa and Te Puke Medium Density Residential - Area Specific Overlays**





**Key**

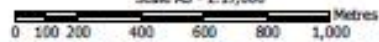
-  Floodable Area
-  Coastal Erosion Area - Primary Risk
-  Coastal Erosion Area - Secondary Risk
-  Coastal Inundation Area
-  Stability Area - General
-  Stability Area - Landslip
-  Liquefaction Damage Is Possible
-  Liquefaction Damage Is Unlikely
-  Liquefaction Category Is Undetermined



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Date: 9/08/2022  
Operator: mlb


Scale A3 - 1:17,000

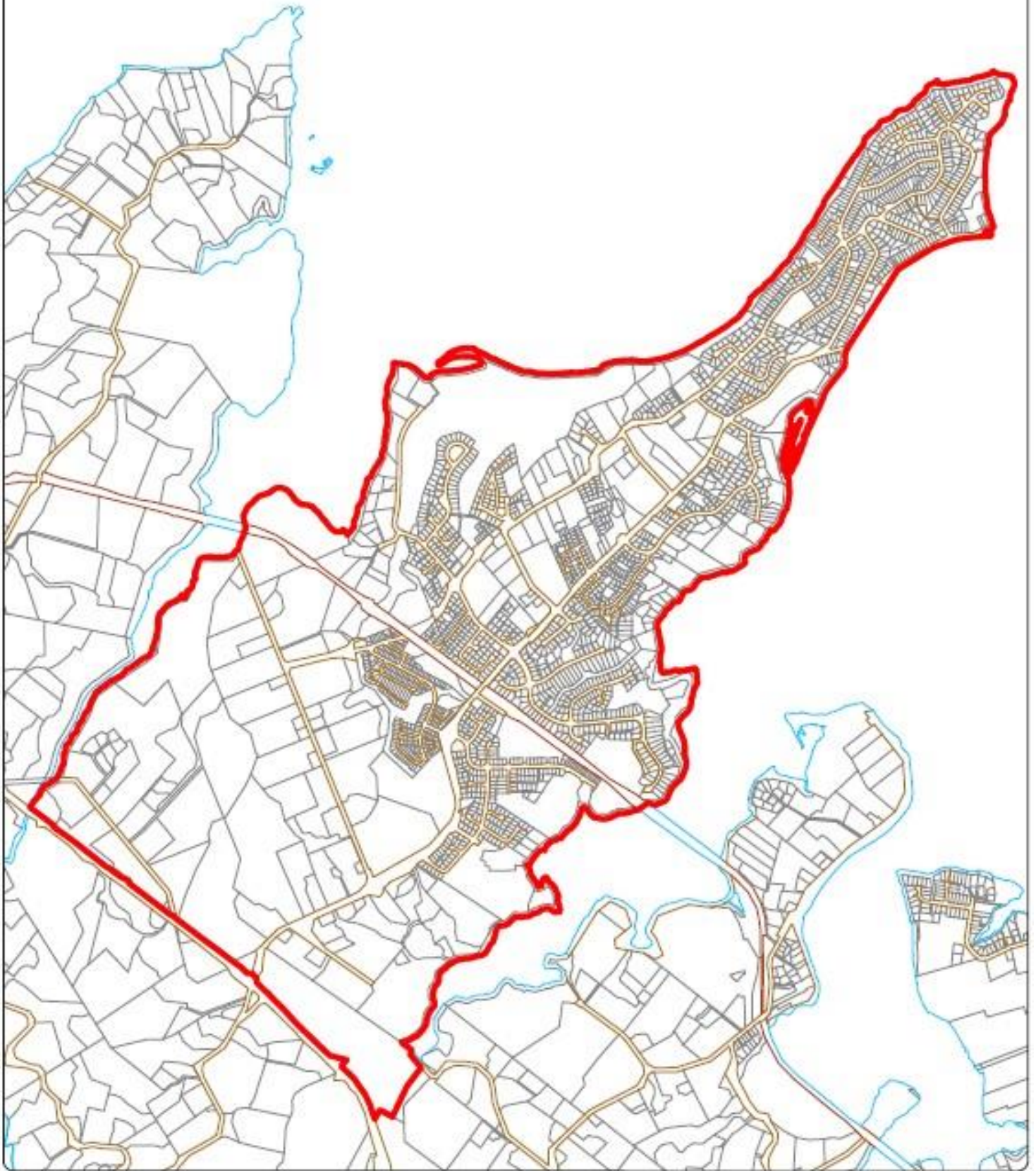


Map: E:\Shape\DistrictPlan\Ōmōkoroa Plan Change October 2021\Ōmōkoroa - Natural Hazards Map - 20





 Plan Change 92 Area



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Date: 25/07/2022  
Operator: nrb  
Map: E:\Shape\DistrictPlan\Omokoroa Plan Change October 2021\Plan Change 92 - Omokoroa

Scale A4 - 1:25,000  
0 100 200 400 600 800 1,000  
Metres



## Plan Change 92 Ōmokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters







Omokoroa Existing Reserves and proposed location of proposed Active and Neighbourhood Reserve



**Zone**

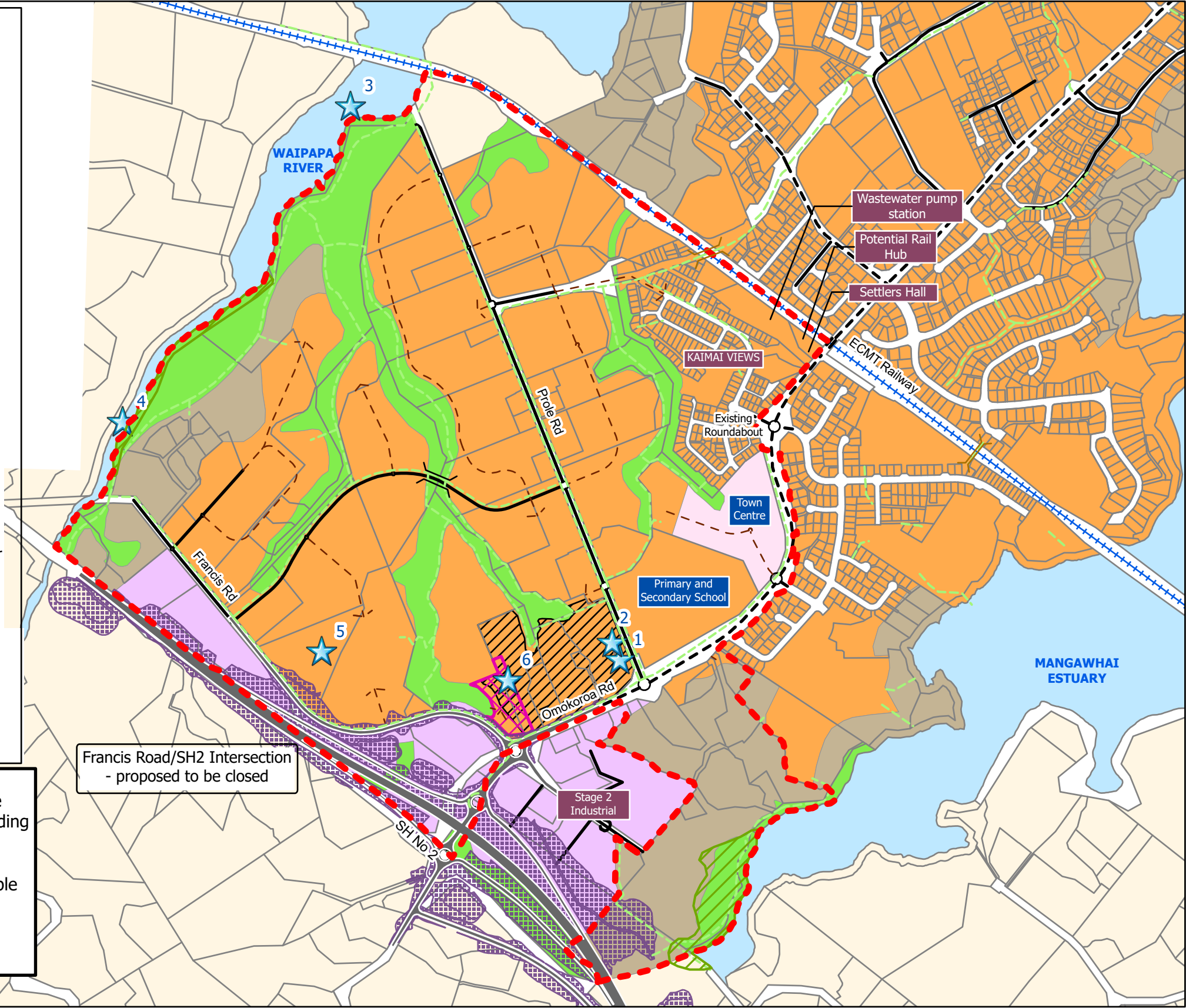
- Commercial
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space
- Active Reserve
- Ōmokoroa Stage 3 Structure Plan Area
- Park n Ride
- Ecological Feature

**Roading**

- Proposed road
- Proposed urbanisation
- Indicative future road
- Proposed roundabout
- Proposed bridge
- Proposed pedestrian bridge
- Proposed walkway/cycleway
- Waka Kotahi NZ Transport Agency proposed interchange alignment and buffer
- Railway
- Potential features
  1. Indoor stadium
  2. Aquatic centre
  3. Waka/Canoe launching
  4. Historic landing site
  5. Reserve/Historic house/Remembrance garden
  6. Park & Ride

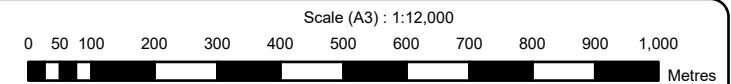
**Notes :**

- 1) See the maps entitled "Ōmokoroa Structure Plan Infrastructure - Three Waters Infrastructure" and "Ōmokoroa Structure Plan Infrastructure - Roading and Walkway/Cycleway Infrastructure" for details on structure plan infrastructure.
- 2) See map entitled "Ōmokoroa - Natural Hazard Map" for areas susceptible to flooding, coastal inundation and liquefaction.
- 3) See the map entitled "Ōmokoroa and Te Puke Medium Density Yield requirements" for the different residential densities.



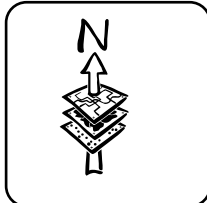
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Email: gis@westernbay.govt.nz  
 Date: 25/07/2022  
 Operator: mlb  
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 Concept Plan - July 2022.aprx



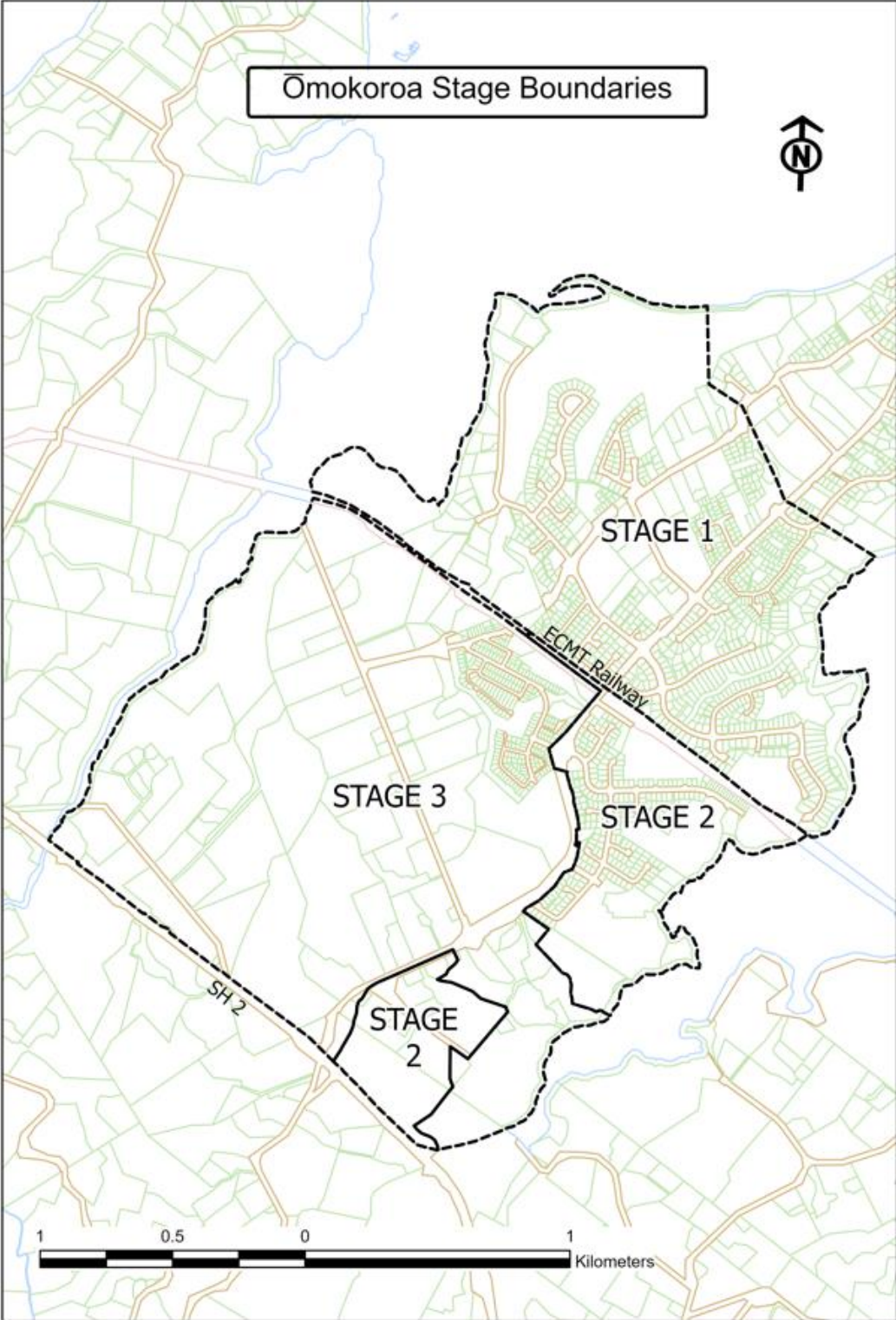
# ŌMOKOROA STAGE 3 CONCEPT PLAN

JULY 2022

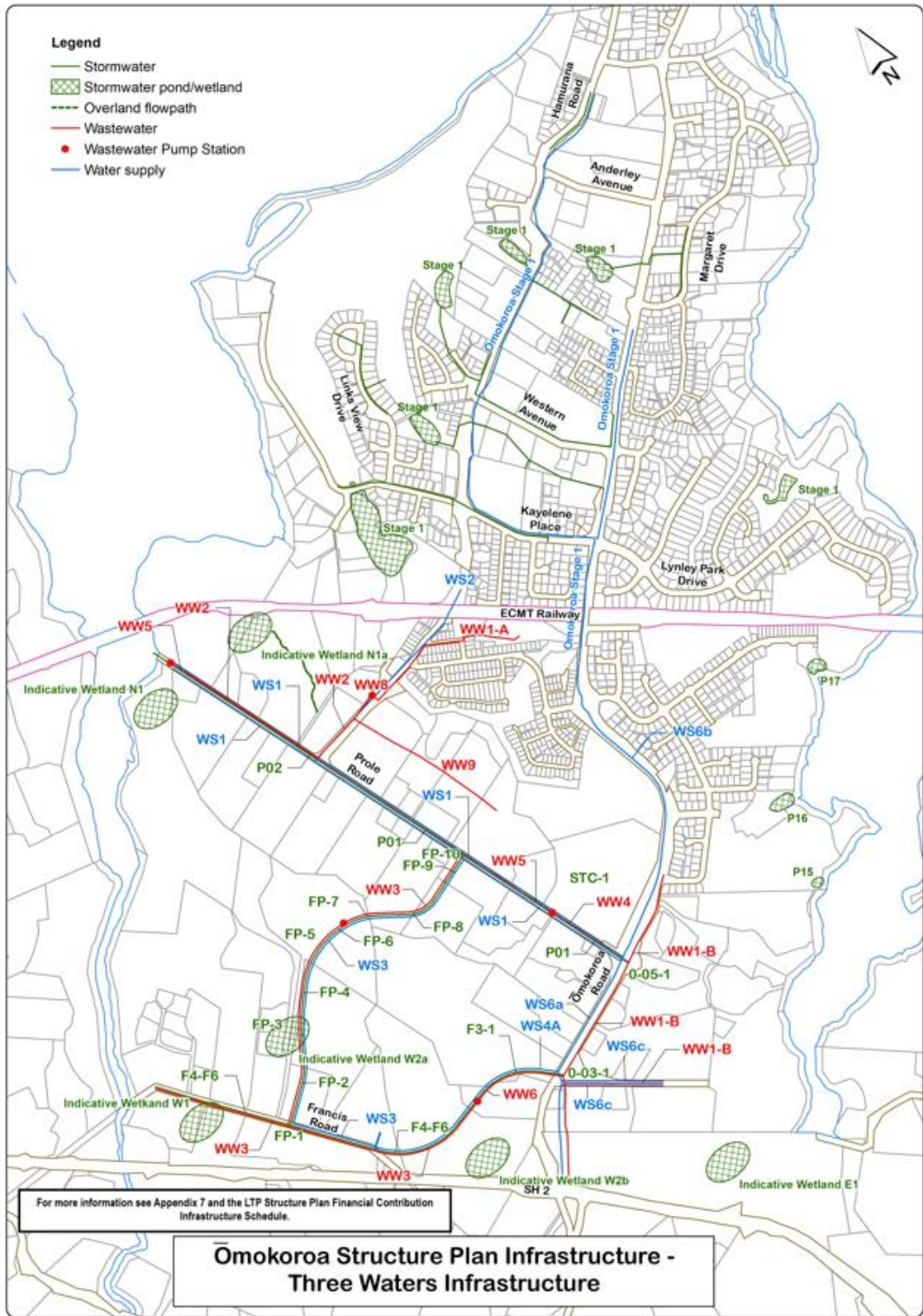




Ōmokoroa Stage Boundaries



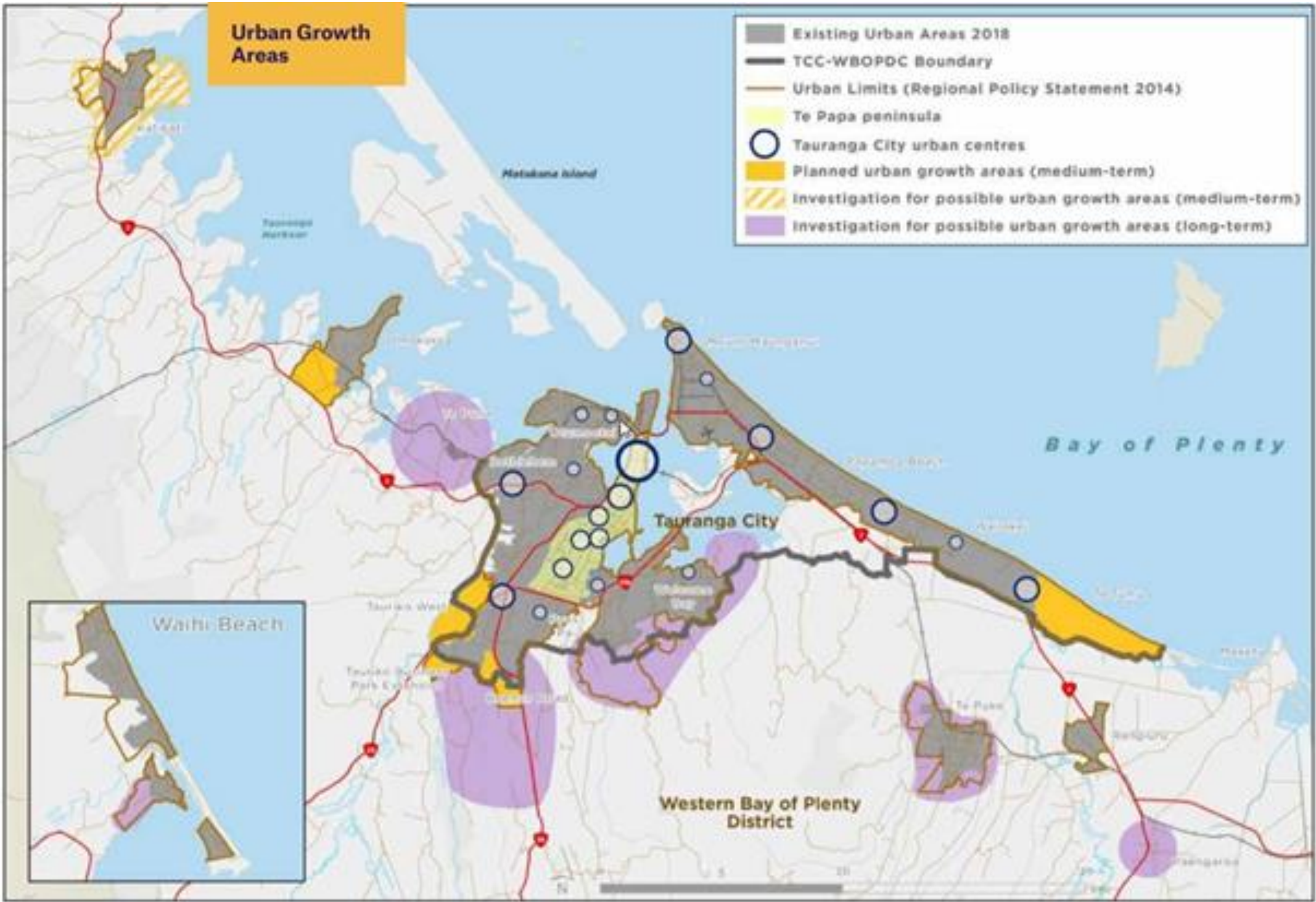




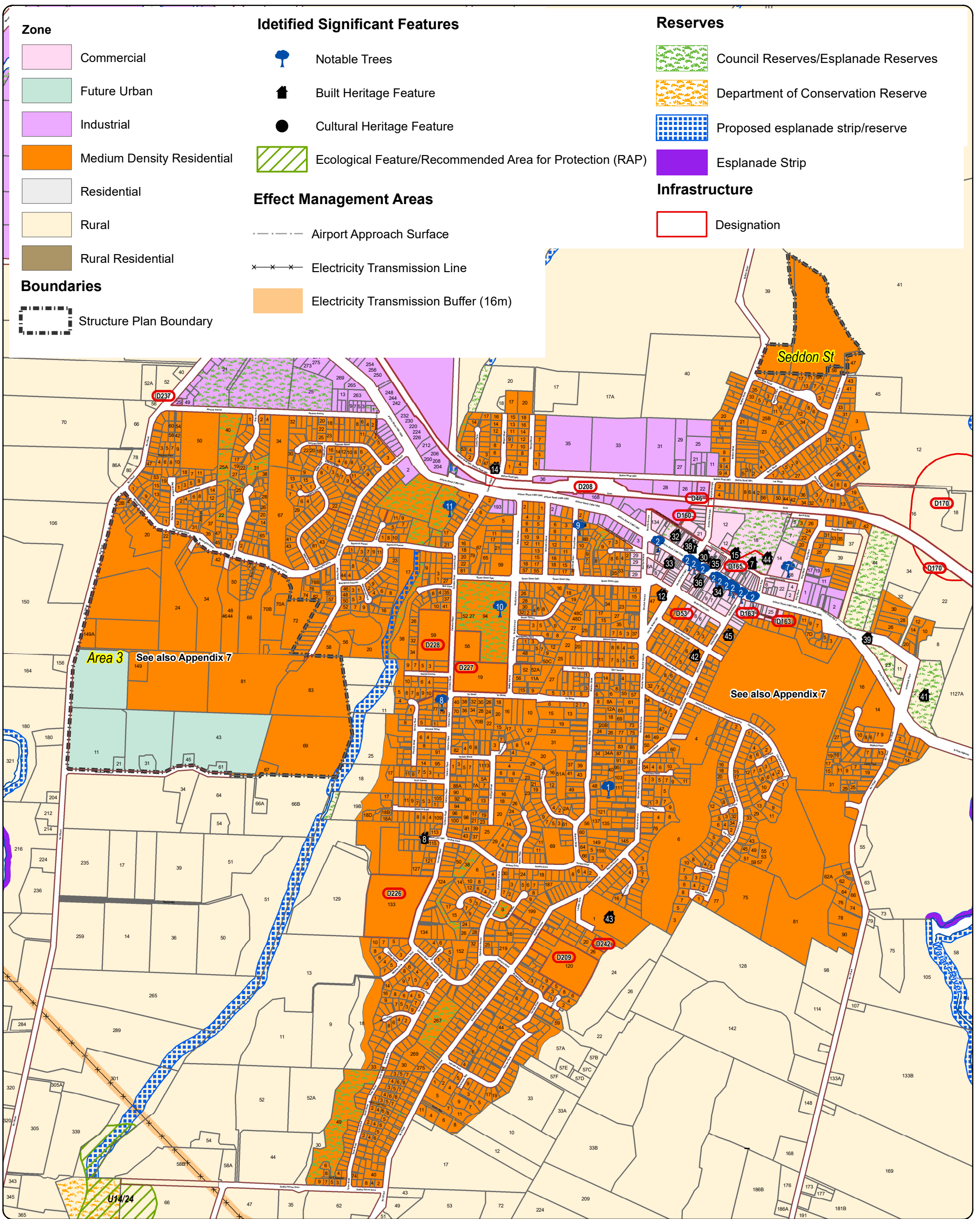


# Urban Growth Areas

- Existing Urban Areas 2018
- TCC-WBOPDC Boundary
- Urban Limits (Regional Policy Statement 2014)
- Te Papa peninsula
- Tauranga City urban centres
- Planned urban growth areas (medium-term)
- Investigation for possible urban growth areas (medium-term)
- Investigation for possible urban growth areas (long-term)







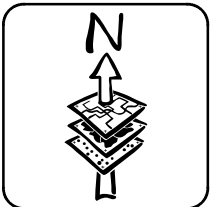
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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 26/07/2022  
 Operator: mlb  
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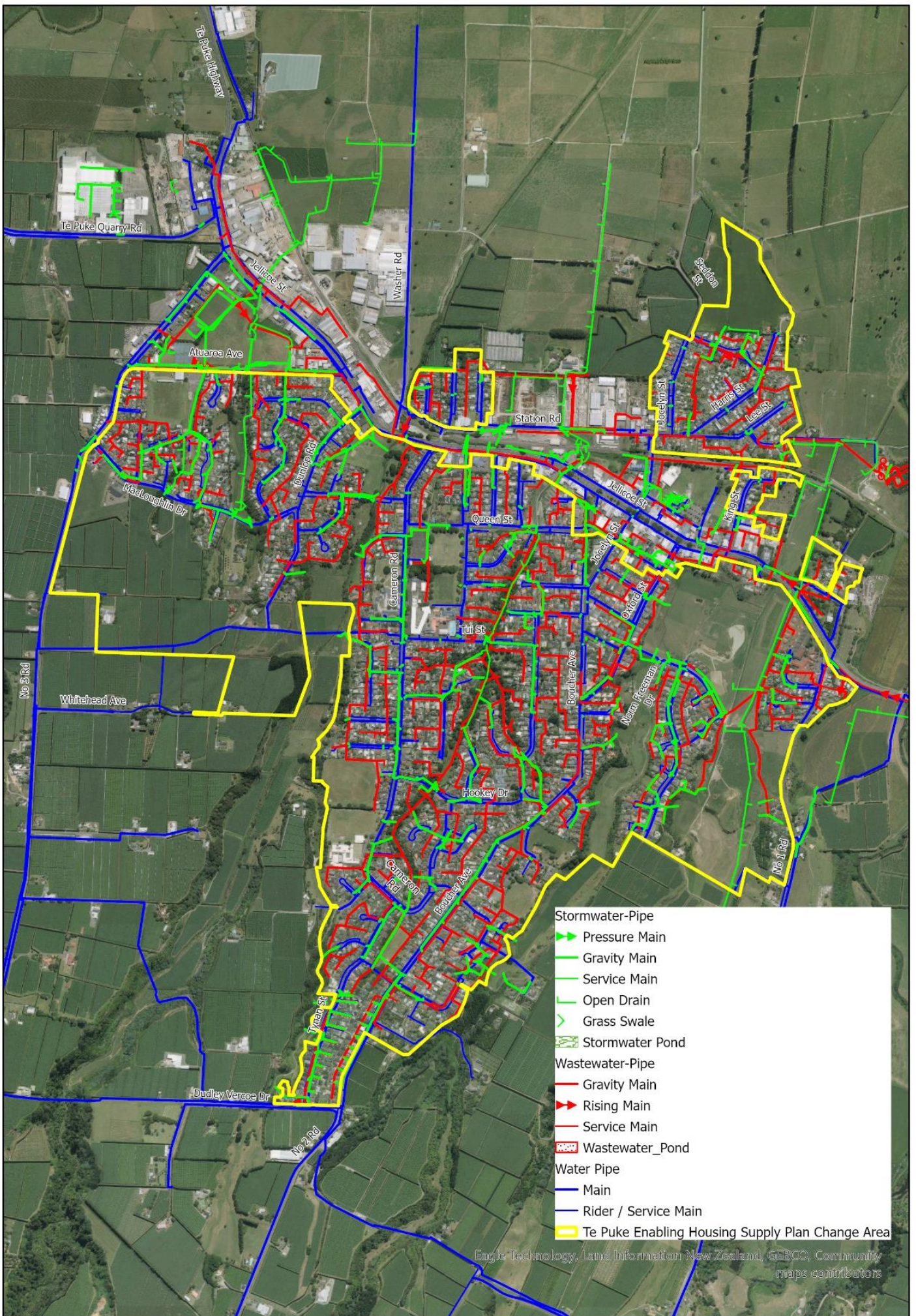
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# TE PUKE PLAN CHANGE 92 ZONING MAP

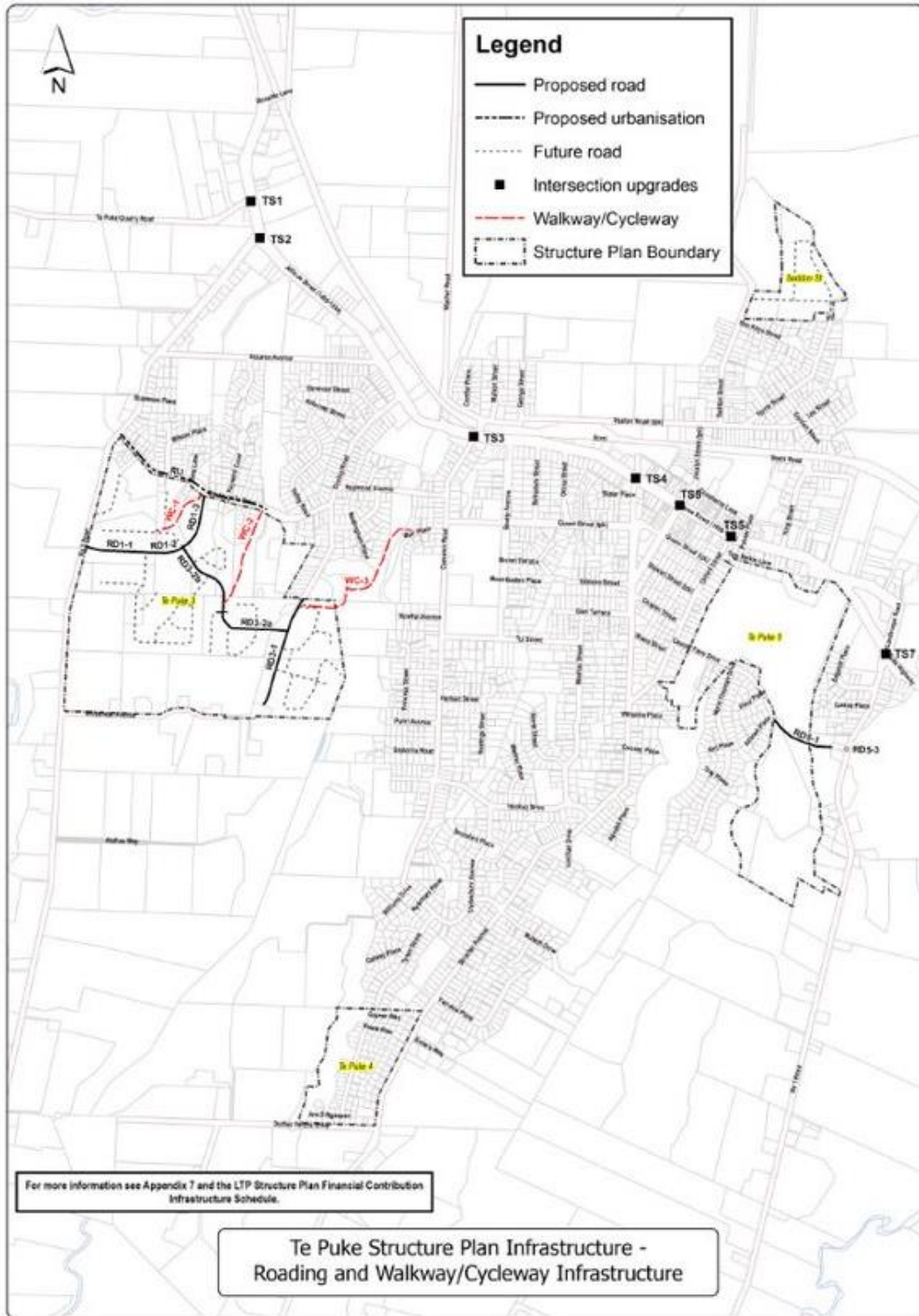




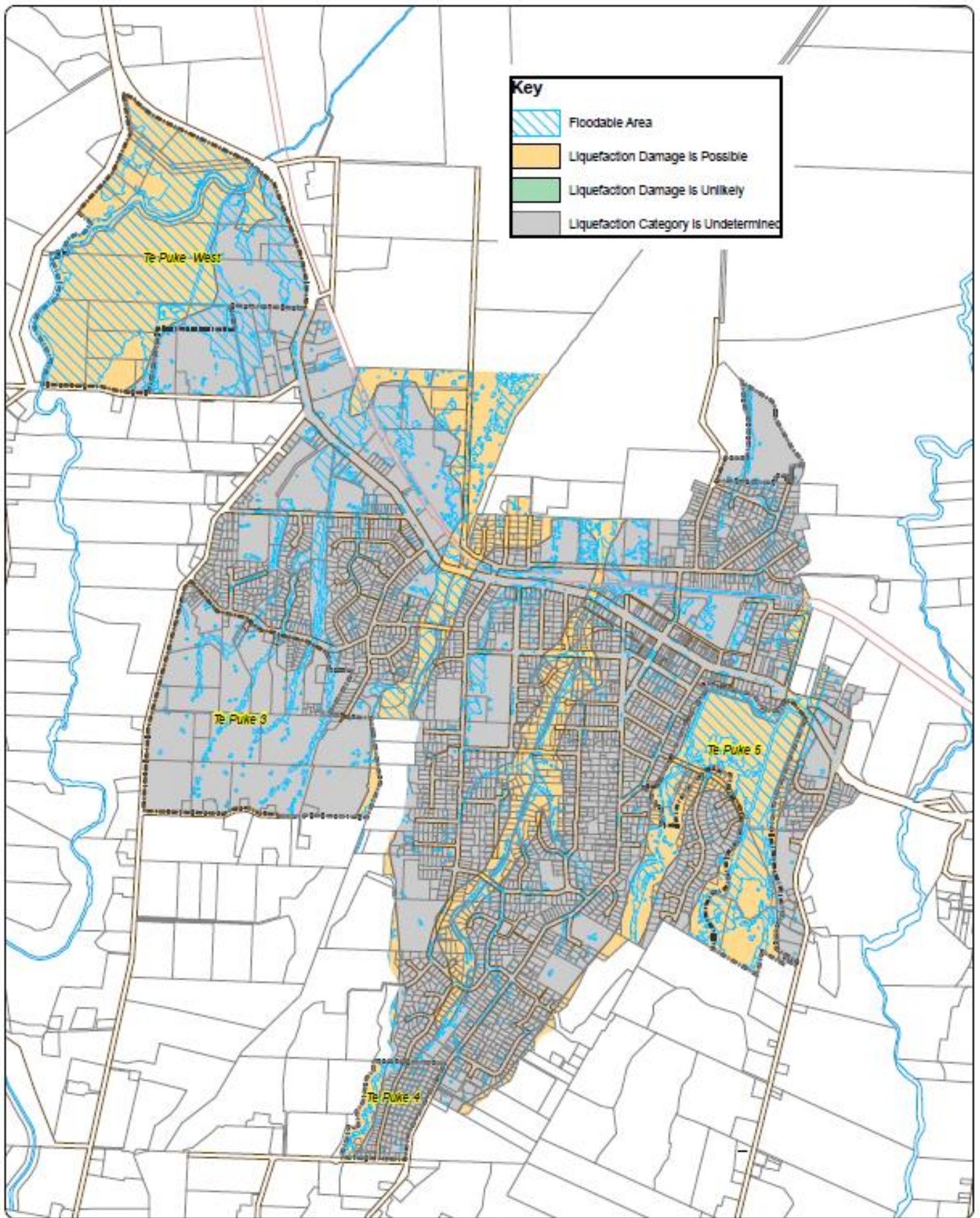


Existing 3 waters infrastructure Te Puke





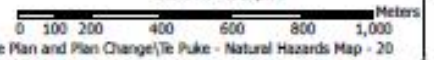




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 Date: 9/08/2022  
 Operator: mlb  
 Map: E:\Shape\DistrictPlan\Te Puke Structure Plan and Plan Change\Te Puke - Natural Hazards Map - 20

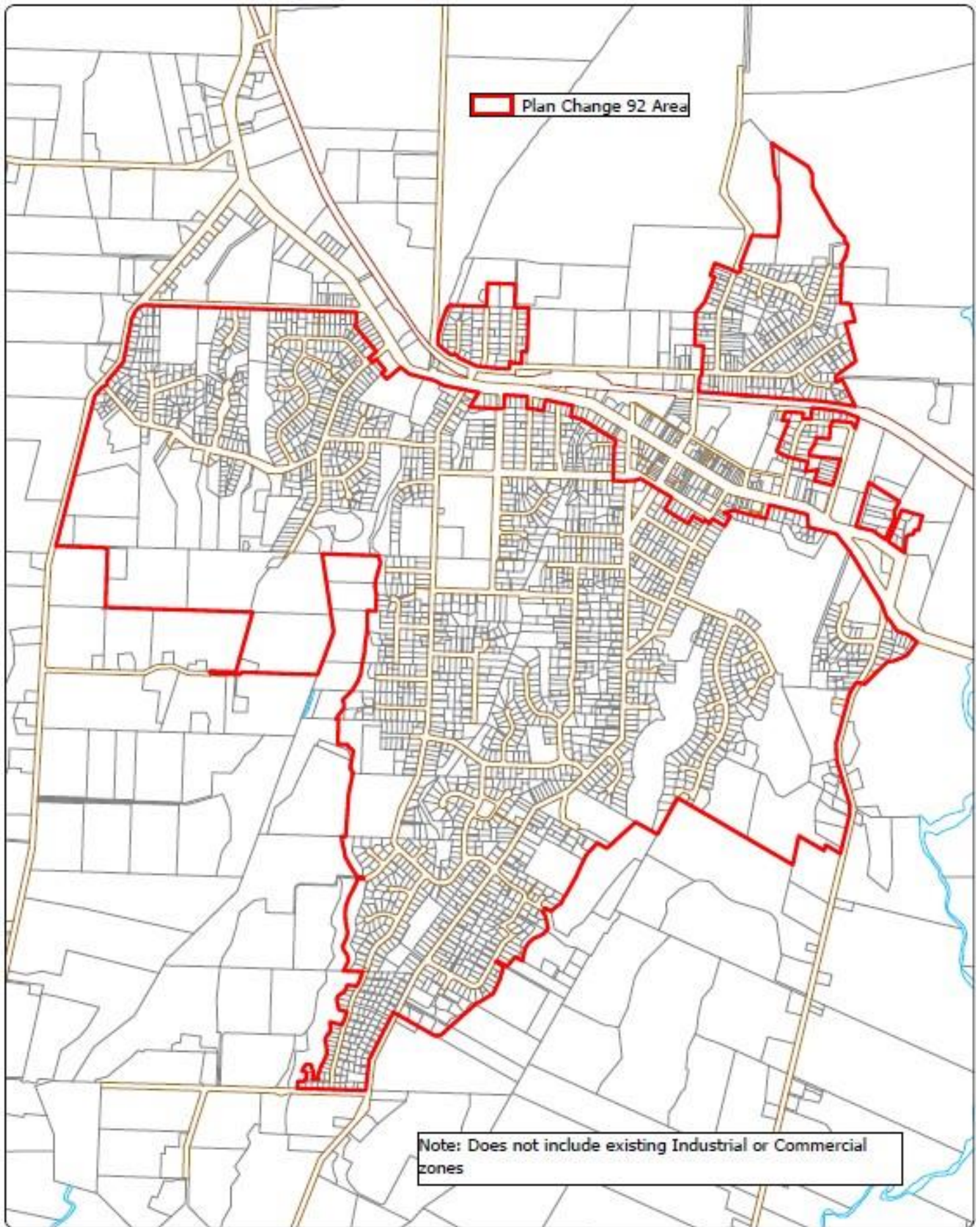
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**TE PUKE  
NATURAL HAZARDS MAP**





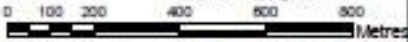


Plan Change 92 Area

Note: Does not include existing Industrial or Commercial zones

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 Date: 25/07/2022  
 Operator: mlb  
 Map: E:\Shape\DistrictPlan\Omokoroa Plan Change October 2021\Plan Change 92 - Omokoroa



Plan Change 92  
 Ōmokoroa and Te Puke Enabling Housing Supply and  
 Other Supporting Matters





