








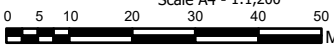
-  From Industrial to Natural Open Space
-  From Medium Density Residential to Natural Open Space
-  From Natural Open Space to Commercial
-  From Natural Open Space to Medium Density Residential
-  From Natural Open Space to Industrial
-  From Natural Open Space to Rural Residential
-  From Rural Residential to Natural Open Space

- Plan Change 92 Zones**
-  Commercial
 -  Industrial
 -  Medium Density Residential
 -  Rural
 -  Rural Residential
 -  Natural Open Space

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Email: gis@westernbay.govt.nz
 Date: 11/08/2023
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx

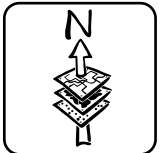
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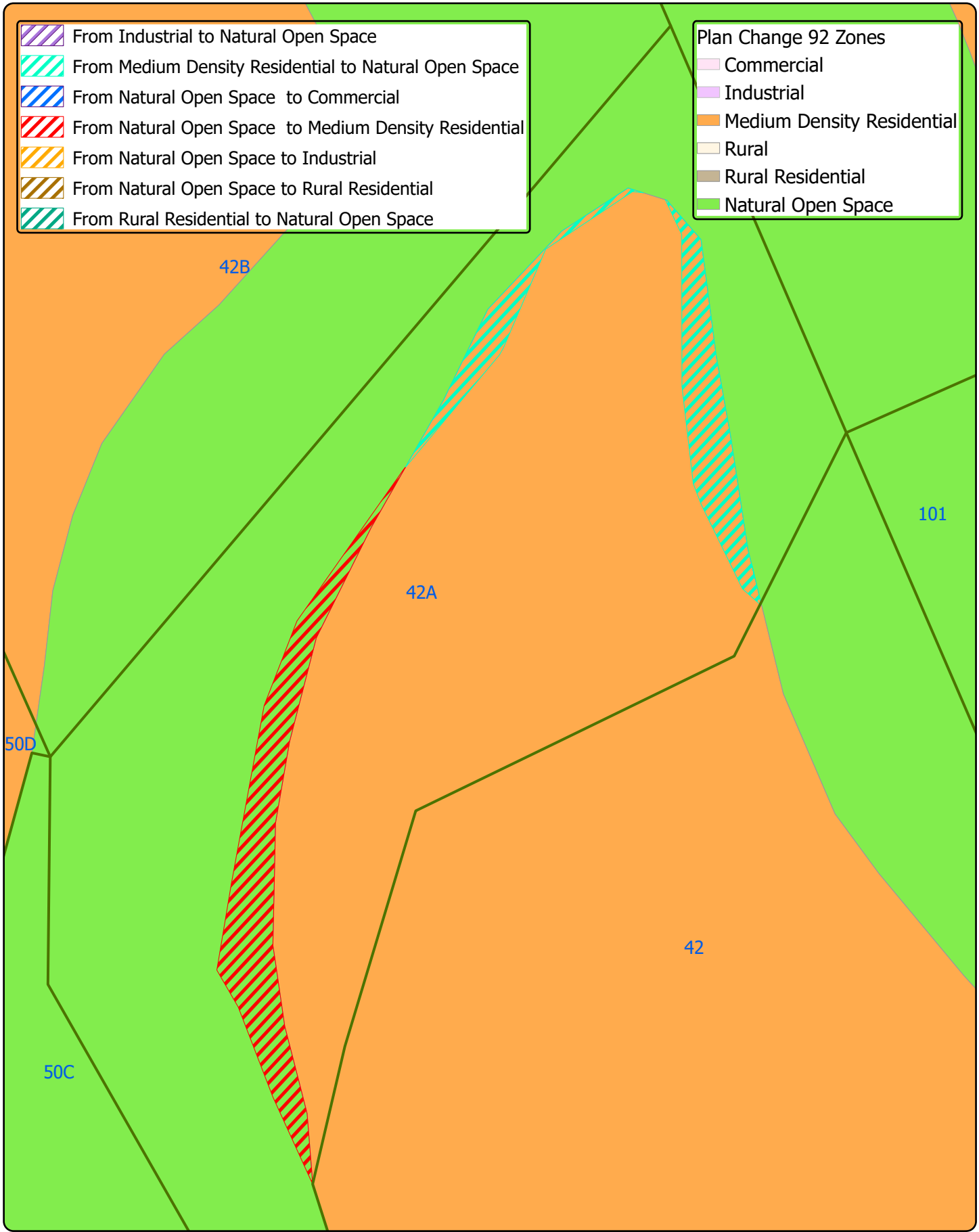


Metres



Plan Change 92
 Zone Amendments - 42A Francis Road
 Natural Open Space to Medium Density Residential and
 Medium Density Residential to Natural Open Space



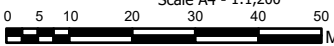


-  From Industrial to Natural Open Space
-  From Medium Density Residential to Natural Open Space
-  From Natural Open Space to Commercial
-  From Natural Open Space to Medium Density Residential
-  From Natural Open Space to Industrial
-  From Natural Open Space to Rural Residential
-  From Rural Residential to Natural Open Space

- Plan Change 92 Zones**
-  Commercial
 -  Industrial
 -  Medium Density Residential
 -  Rural
 -  Rural Residential
 -  Natural Open Space

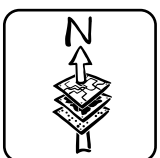
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 Date: 11 8
 Operator: mlb
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Scale A4 - 1:1,200
 Metres



Plan Change 92
 Zone Amendments - 42A Francis Road
 Natural Open Space to Medium Density Residential and
 Medium Density Residential to Natural Open Space

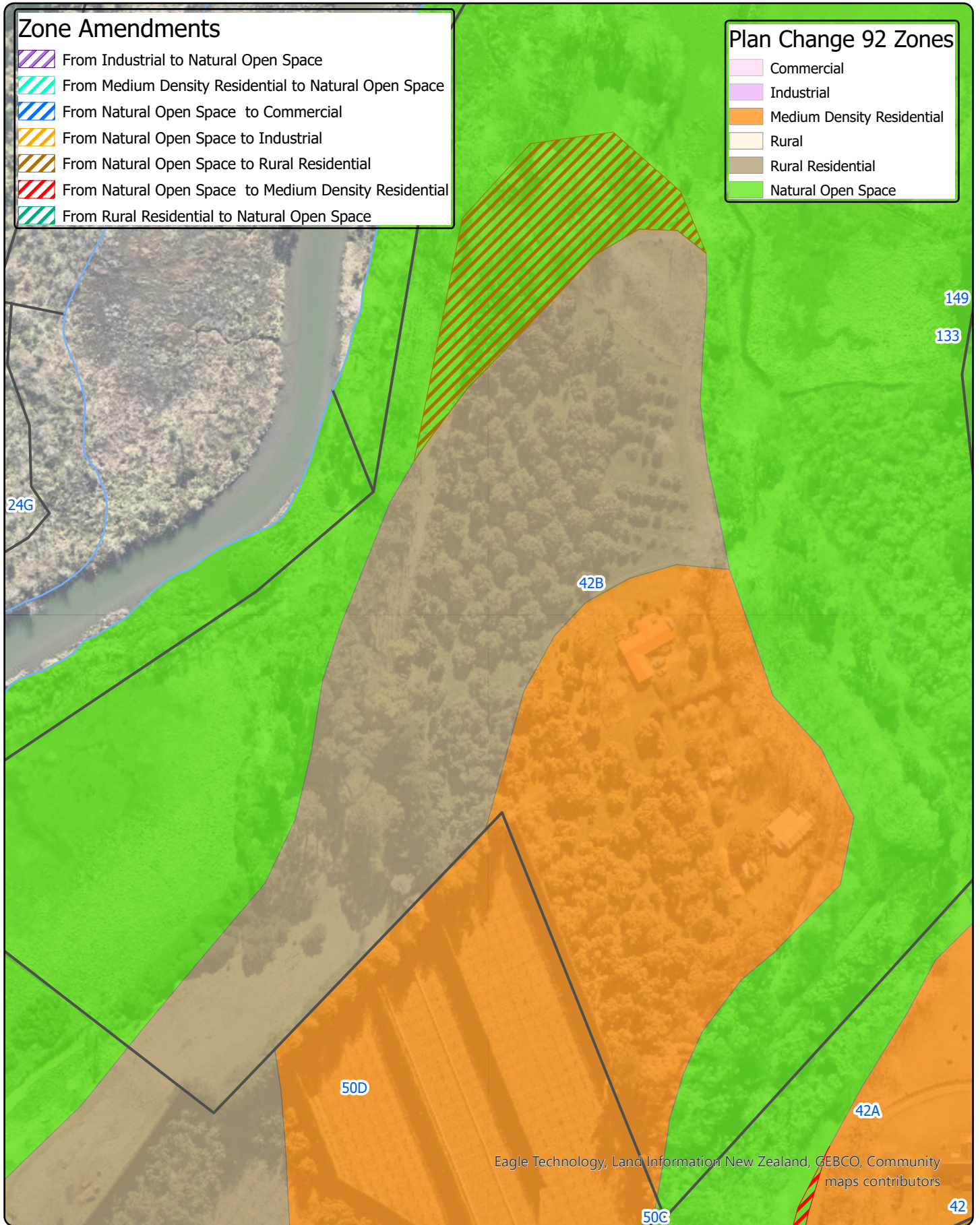


Zone Amendments

-  From Industrial to Natural Open Space
-  From Medium Density Residential to Natural Open Space
-  From Natural Open Space to Commercial
-  From Natural Open Space to Industrial
-  From Natural Open Space to Rural Residential
-  From Natural Open Space to Medium Density Residential
-  From Rural Residential to Natural Open Space

Plan Change 92 Zones

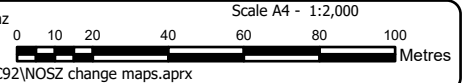
-  Commercial
-  Industrial
-  Medium Density Residential
-  Rural
-  Rural Residential
-  Natural Open Space



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 Operator: mlb
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Western Bay of Plenty
District Council

For our people

Plan Change 92
Zone Amendment - 42B Francis Road
Natural Open Space to Rural Residential

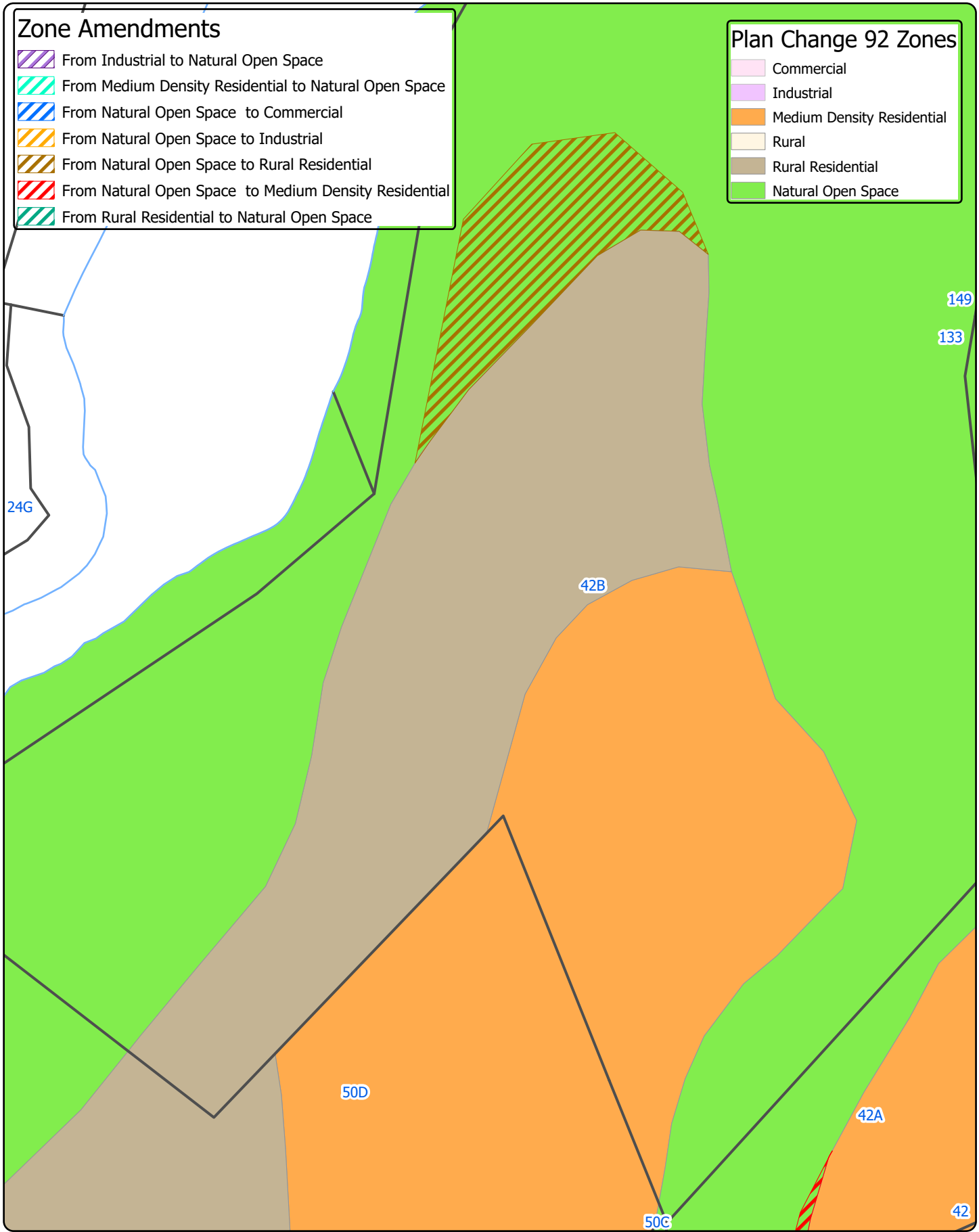


Zone Amendments

-  From Industrial to Natural Open Space
-  From Medium Density Residential to Natural Open Space
-  From Natural Open Space to Commercial
-  From Natural Open Space to Industrial
-  From Natural Open Space to Rural Residential
-  From Natural Open Space to Medium Density Residential
-  From Rural Residential to Natural Open Space

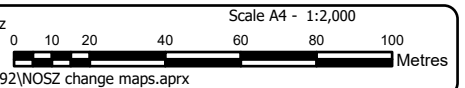
Plan Change 92 Zones

-  Commercial
-  Industrial
-  Medium Density Residential
-  Rural
-  Rural Residential
-  Natural Open Space



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Western Bay of Plenty
 District Council

For our people








Plan Change 92
Zone Amendment - 42B Francis Road
Natural Open Space to Rural Residential

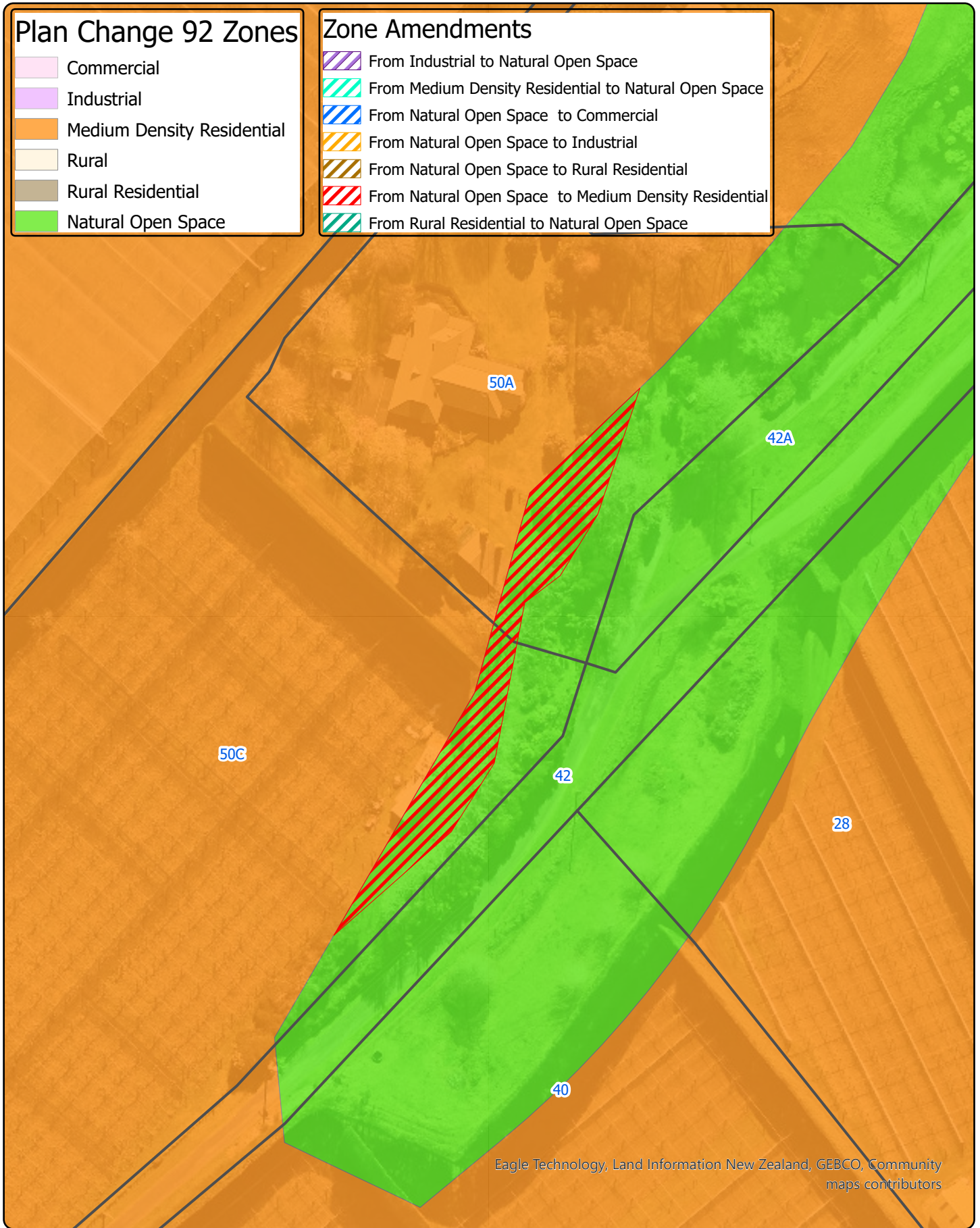


Plan Change 92 Zones

-  Commercial
-  Industrial
-  Medium Density Residential
-  Rural
-  Rural Residential
-  Natural Open Space

Zone Amendments

-  From Industrial to Natural Open Space
-  From Medium Density Residential to Natural Open Space
-  From Natural Open Space to Commercial
-  From Natural Open Space to Industrial
-  From Natural Open Space to Rural Residential
-  From Natural Open Space to Medium Density Residential
-  From Rural Residential to Natural Open Space



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 Date: 11/08/2023
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



Western Bay of Plenty
District Council

For our people








Plan Change 92
Zone Amendment - 50A and 50C Francis Road
Natural Open Space to Medium Density Residential

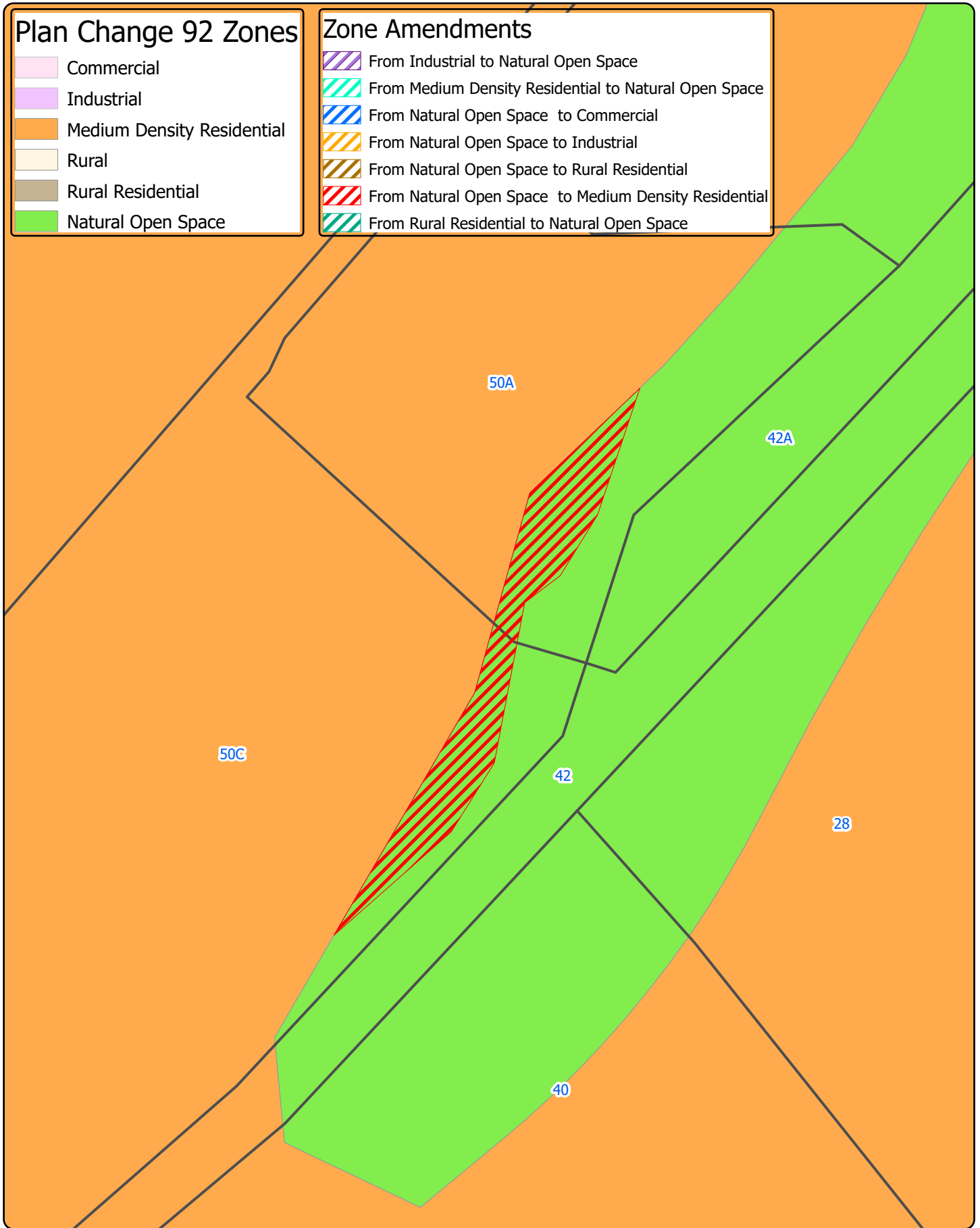


Plan Change 92 Zones

-  Commercial
-  Industrial
-  Medium Density Residential
-  Rural
-  Rural Residential
-  Natural Open Space

Zone Amendments

-  From Industrial to Natural Open Space
-  From Medium Density Residential to Natural Open Space
-  From Natural Open Space to Commercial
-  From Natural Open Space to Industrial
-  From Natural Open Space to Rural Residential
-  From Natural Open Space to Medium Density Residential
-  From Rural Residential to Natural Open Space



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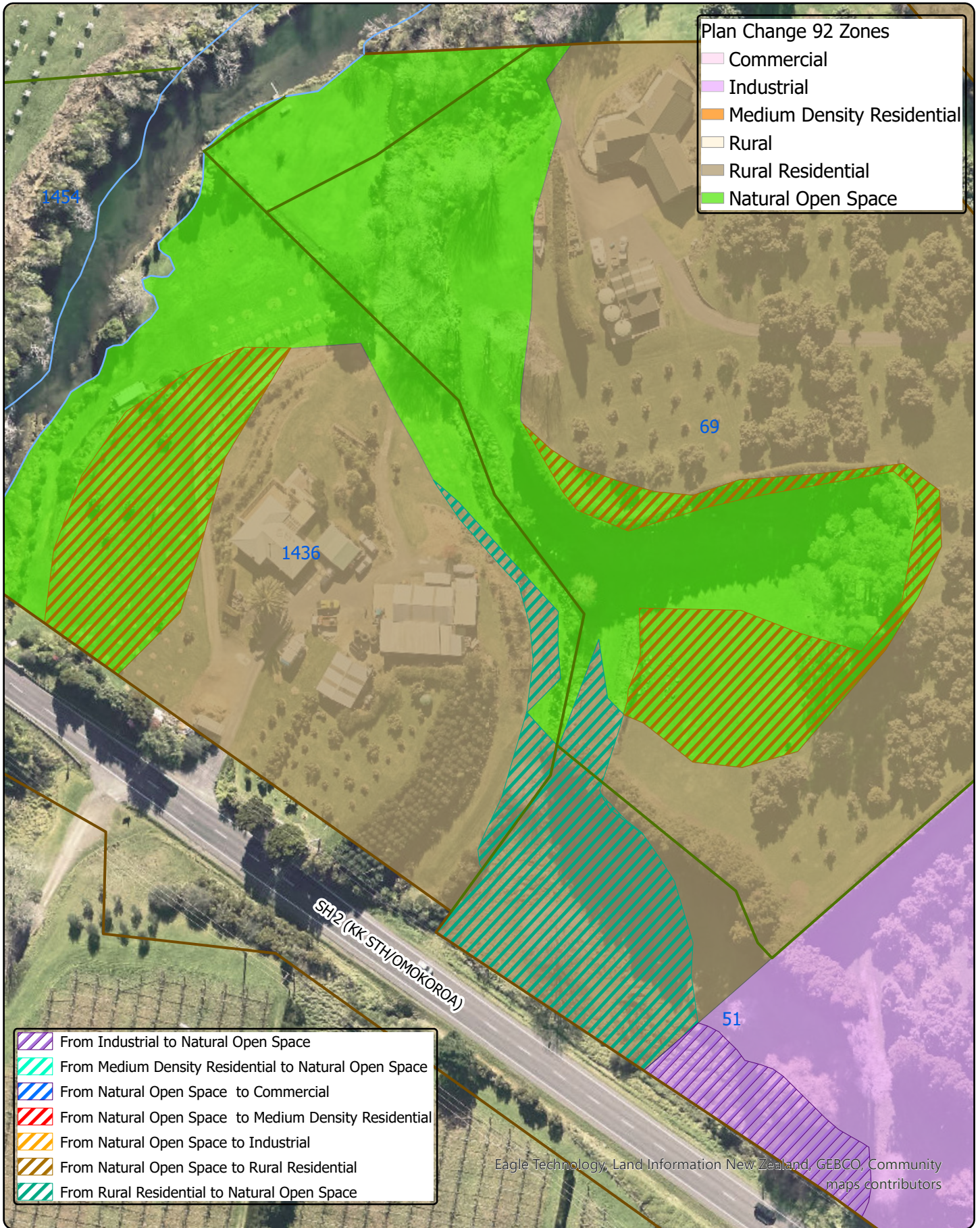


**Western
 Bay of Plenty**
 District Council

**For our
 people**

Plan Change 92
Zone Amendment - 50A and 50C Francis Road
Natural Open Space to Medium Density Residential





- Plan Change 92 Zones**
- Commercial
 - Industrial
 - Medium Density Residential
 - Rural
 - Rural Residential
 - Natural Open Space

- From Industrial to Natural Open Space
- From Medium Density Residential to Natural Open Space
- From Natural Open Space to Commercial
- From Natural Open Space to Medium Density Residential
- From Natural Open Space to Industrial
- From Natural Open Space to Rural Residential
- From Rural Residential to Natural Open Space

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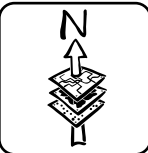
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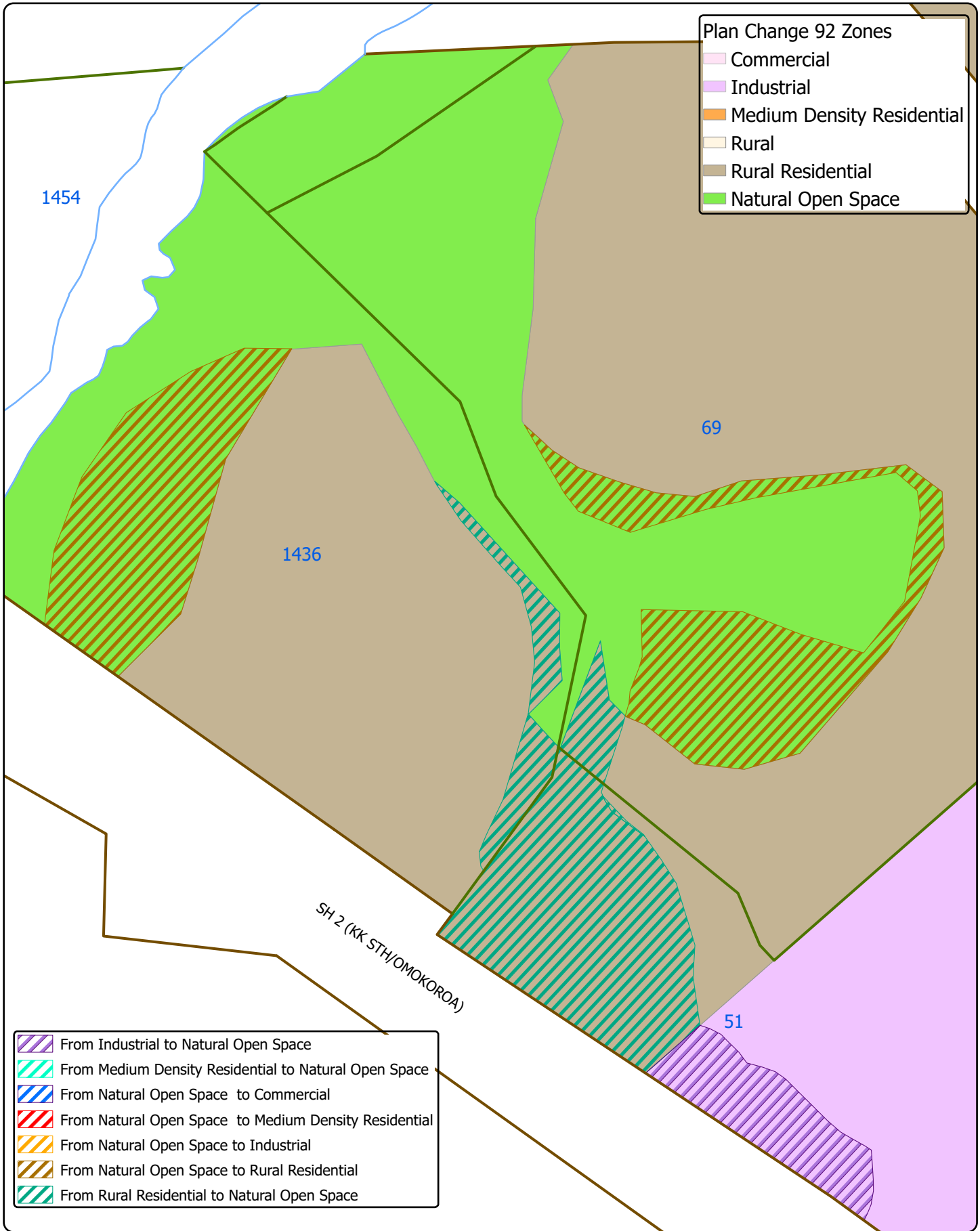
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 Date: 11/08/2023
 Operator: mlb
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Plan Change 92
 Zone Amendments - 51 and 69 Francis Road, and 1436 SH 2
 Natural Open Space to Rural Residential, Rural Residential to Natural Open Space, Industrial to Natural Open Space





- Plan Change 92 Zones**
- Commercial
 - Industrial
 - Medium Density Residential
 - Rural
 - Rural Residential
 - Natural Open Space

- From Industrial to Natural Open Space
- From Medium Density Residential to Natural Open Space
- From Natural Open Space to Commercial
- From Natural Open Space to Medium Density Residential
- From Natural Open Space to Industrial
- From Natural Open Space to Rural Residential
- From Rural Residential to Natural Open Space

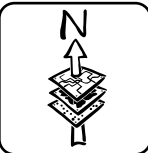
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 Date: 11/08/2023
 Operator: mlb
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Scale A4 - 1:1,200
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Plan Change 92
 Zone Amendments - 51 and 69 Francis Road, and 1436 SH 2
 Natural Open Space to Rural Residential, Rural Residential to Natural Open Space, Industrial to Natural Open Space



-  From Industrial to Natural Open Space
-  From Medium Density Residential to Natural Open Space
-  From Natural Open Space to Commercial
-  From Natural Open Space to Medium Density Residential
-  From Natural Open Space to Industrial
-  From Natural Open Space to Rural Residential
-  From Rural Residential to Natural Open Space

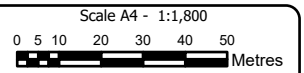
- Plan Change 92 Zones**
-  Commercial
 -  Industrial
 -  Medium Density Residential
 -  Rural
 -  Rural Residential
 -  Natural Open Space



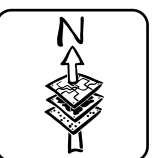
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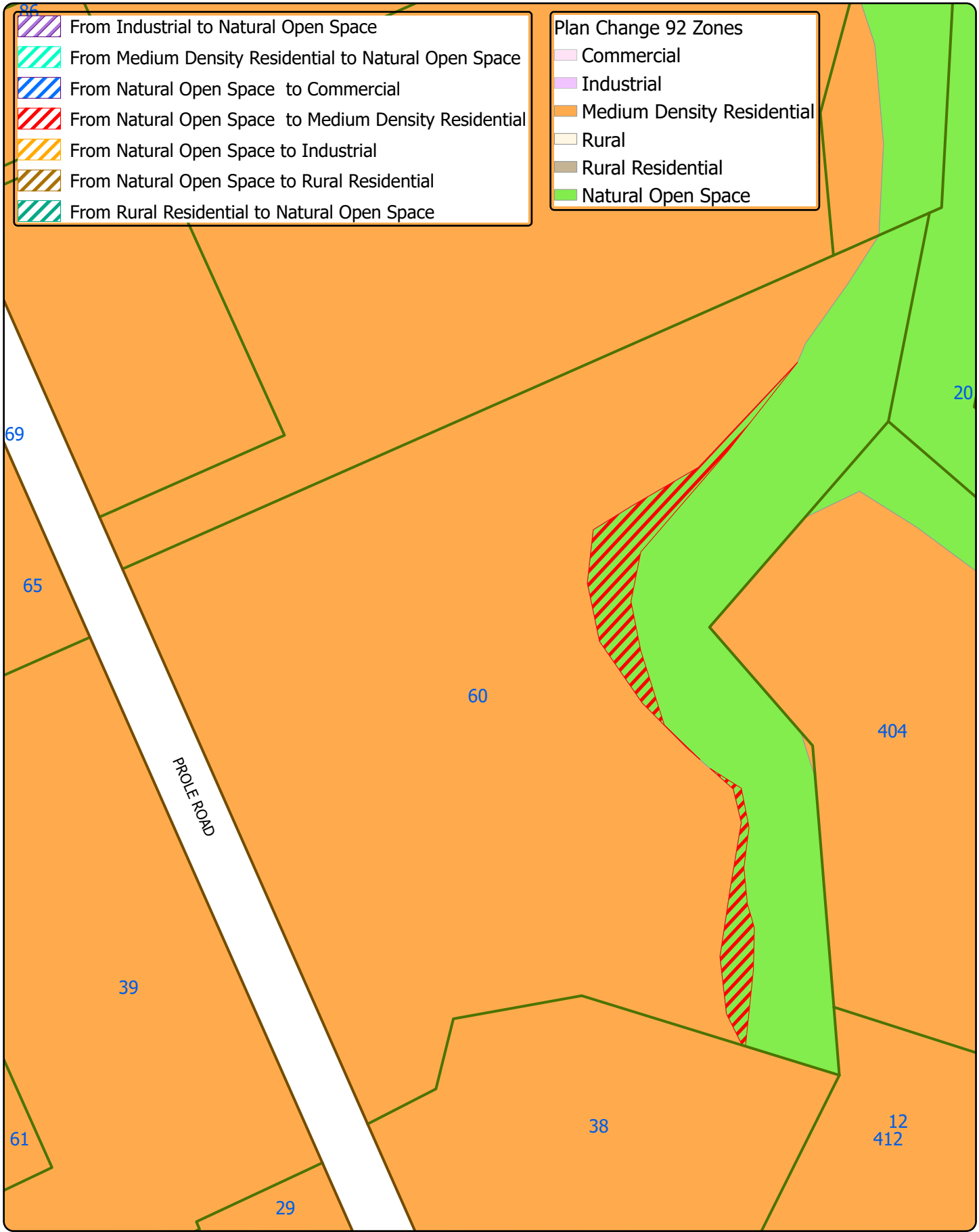
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Plan Change 92
Zone Amendments - 60 Prole Road
Natural Open Space to Medium Density Residential





- From Industrial to Natural Open Space
- From Medium Density Residential to Natural Open Space
- From Natural Open Space to Commercial
- From Natural Open Space to Medium Density Residential
- From Natural Open Space to Industrial
- From Natural Open Space to Rural Residential
- From Rural Residential to Natural Open Space

- Plan Change 92 Zones**
- Commercial
 - Industrial
 - Medium Density Residential
 - Rural
 - Rural Residential
 - Natural Open Space

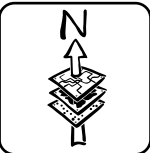
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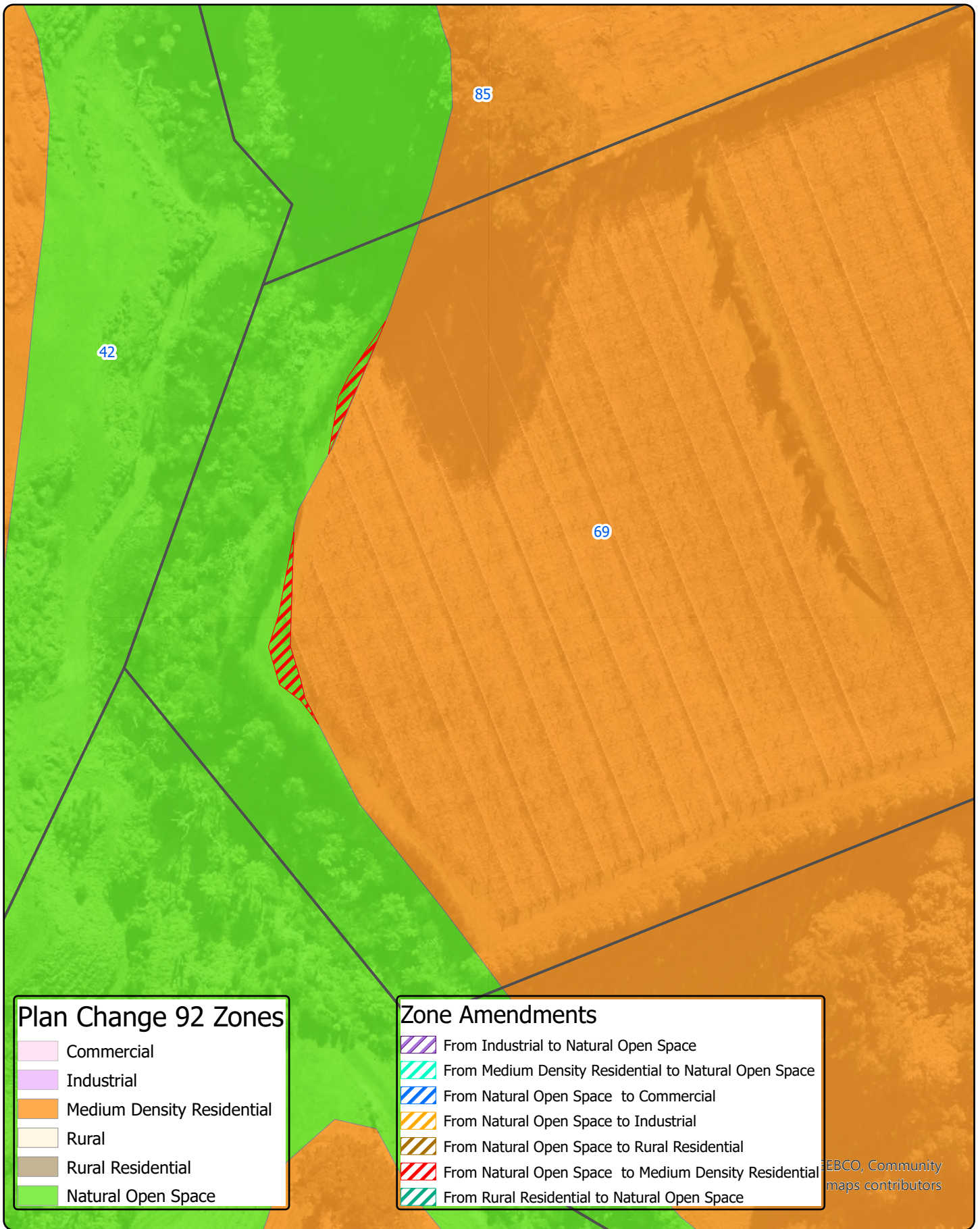
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Scale A4 - 1:1,800



Plan Change 92
 Zone Amendments - 60 Prole Road
 Natural Open Space to Medium Density Residential





Plan Change 92 Zones

- Commercial
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space

Zone Amendments

- From Industrial to Natural Open Space
- From Medium Density Residential to Natural Open Space
- From Natural Open Space to Commercial
- From Natural Open Space to Industrial
- From Natural Open Space to Rural Residential
- From Natural Open Space to Medium Density Residential
- From Rural Residential to Natural Open Space

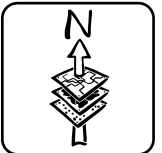
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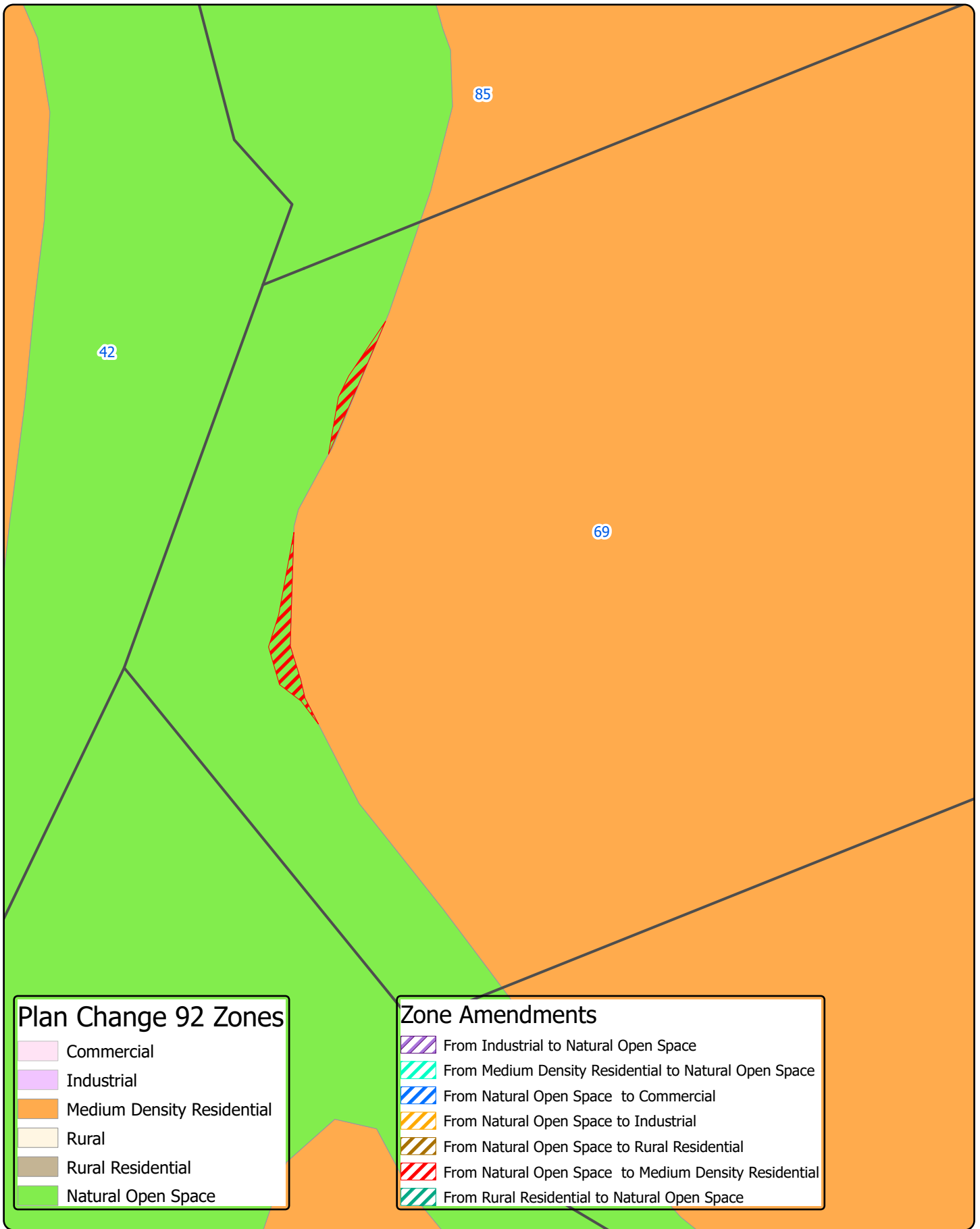
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 Date: 11/08/2023
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



Plan Change 92
Zone Amendment - 69 Prole Road
Natural Open Space to Medium Density Residential





Plan Change 92 Zones

- Commercial
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space

Zone Amendments

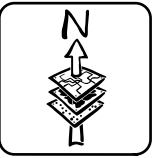
- From Industrial to Natural Open Space
- From Medium Density Residential to Natural Open Space
- From Natural Open Space to Commercial
- From Natural Open Space to Industrial
- From Natural Open Space to Rural Residential
- From Natural Open Space to Medium Density Residential
- From Rural Residential to Natural Open Space

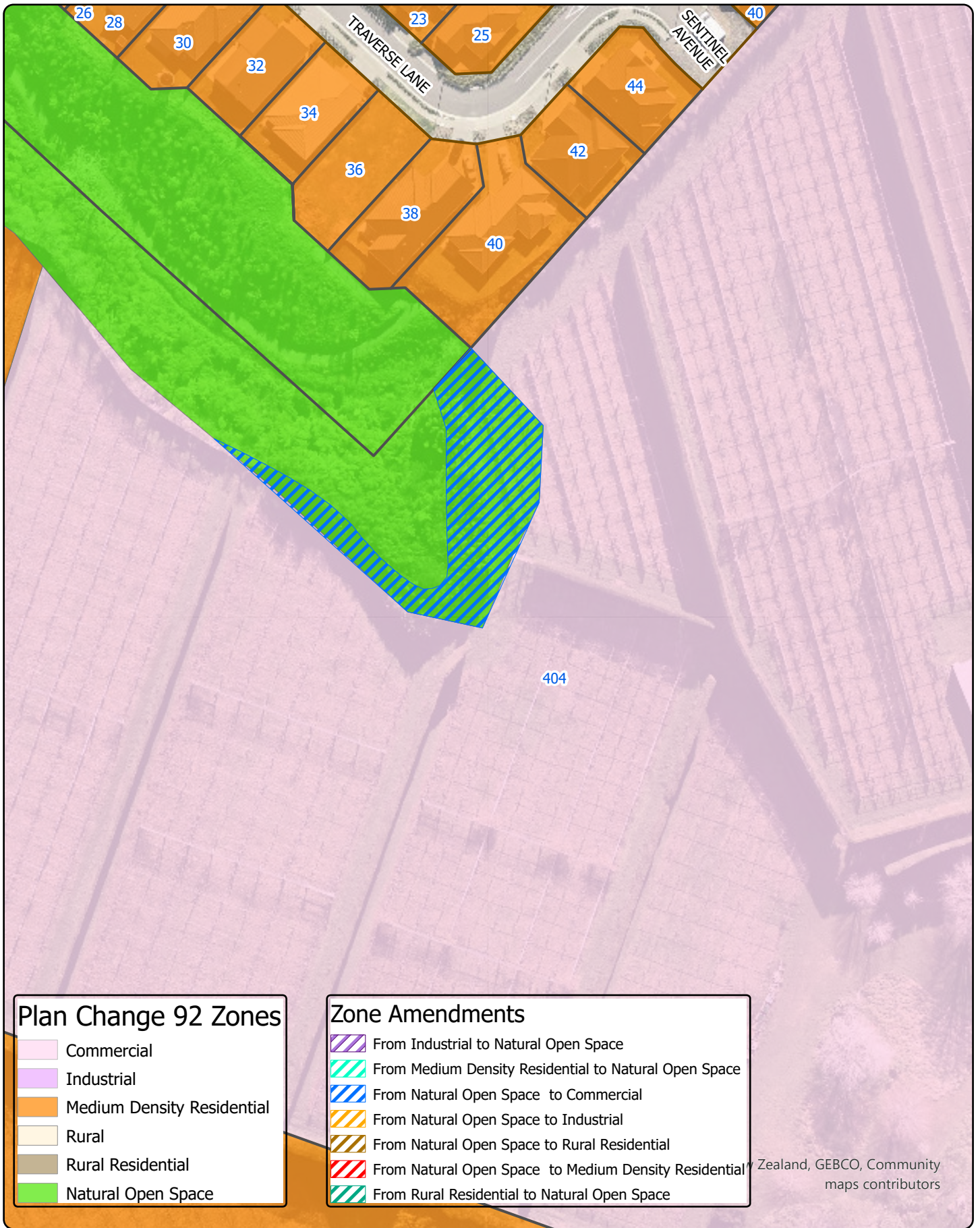
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 Date: 11/08/2023
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



Plan Change 92
Zone Amendment - 69 Prole Road
Natural Open Space to Medium Density Residential





Plan Change 92 Zones

- Commercial
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space

Zone Amendments

- From Industrial to Natural Open Space
- From Medium Density Residential to Natural Open Space
- From Natural Open Space to Commercial
- From Natural Open Space to Industrial
- From Natural Open Space to Rural Residential
- From Natural Open Space to Medium Density Residential
- From Rural Residential to Natural Open Space

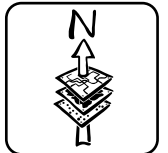
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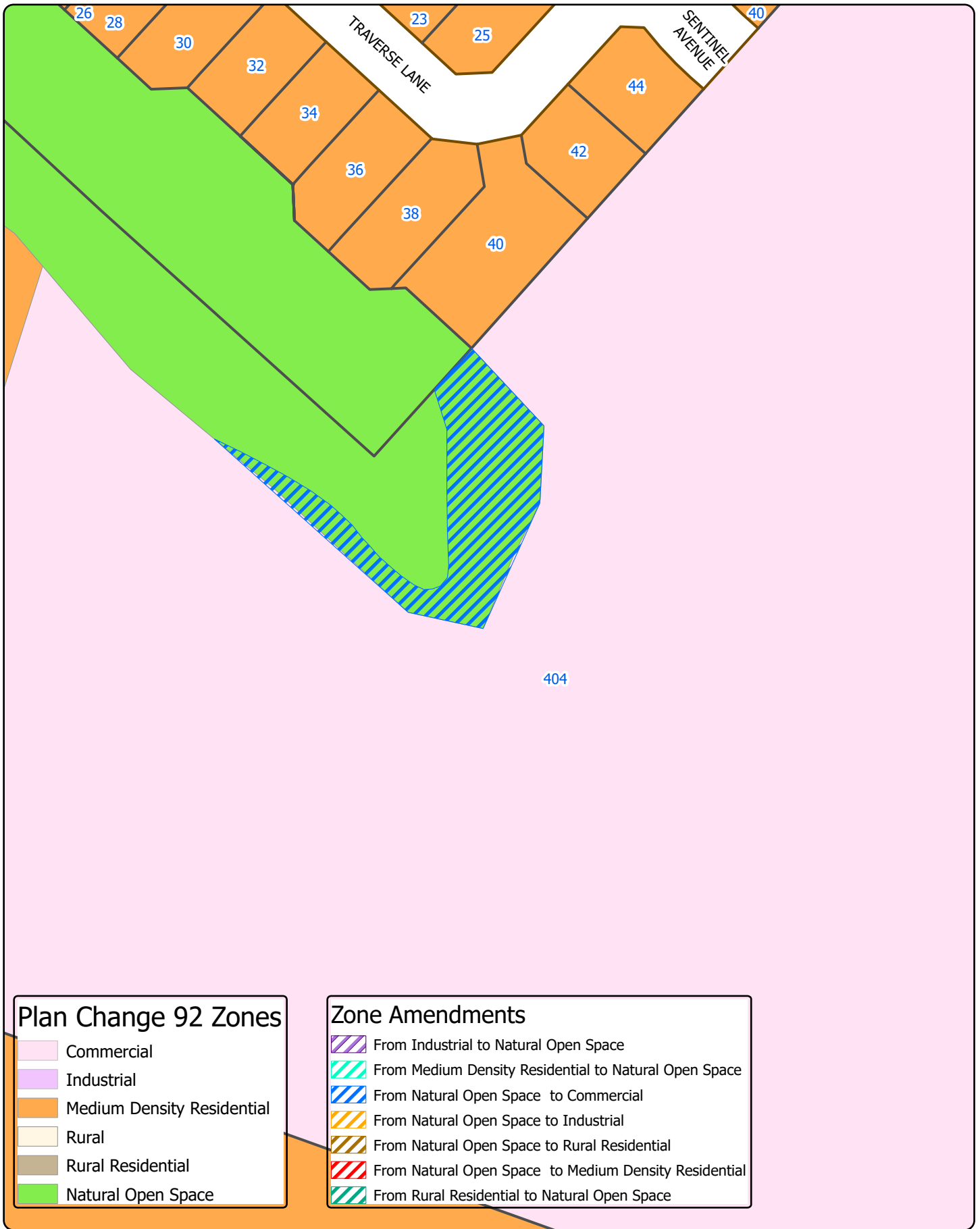
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 Operator: mlb Metres
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



Plan Change 92
Zone Amendment - 404 Ōmokoroa Road
Natural Open Space to Commercial





Plan Change 92 Zones

- Commercial
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space

Zone Amendments

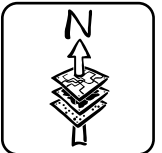
- From Industrial to Natural Open Space
- From Medium Density Residential to Natural Open Space
- From Natural Open Space to Commercial
- From Natural Open Space to Industrial
- From Natural Open Space to Rural Residential
- From Natural Open Space to Medium Density Residential
- From Rural Residential to Natural Open Space

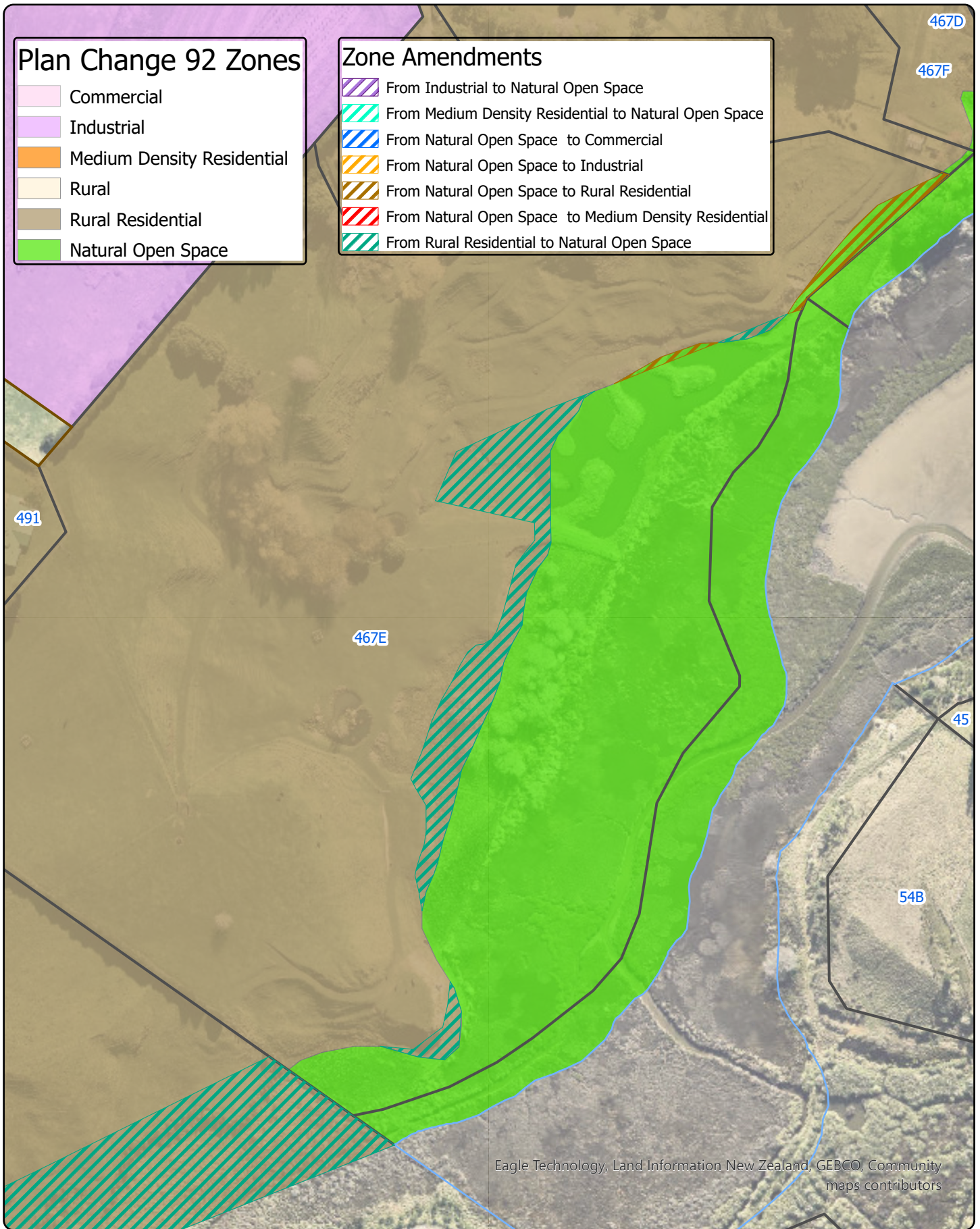
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 Date: 11/08/2023 0 10 20 40 60 Metres
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



Plan Change 92
Zone Amendment - 404 Ōmokoroa Road
Natural Open Space to Commercial





Plan Change 92 Zones

- Commercial
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space

Zone Amendments

- From Industrial to Natural Open Space
- From Medium Density Residential to Natural Open Space
- From Natural Open Space to Commercial
- From Natural Open Space to Industrial
- From Natural Open Space to Rural Residential
- From Natural Open Space to Medium Density Residential
- From Rural Residential to Natural Open Space

491

467E

467D

467F

45

54B

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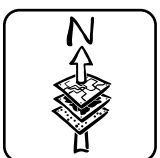
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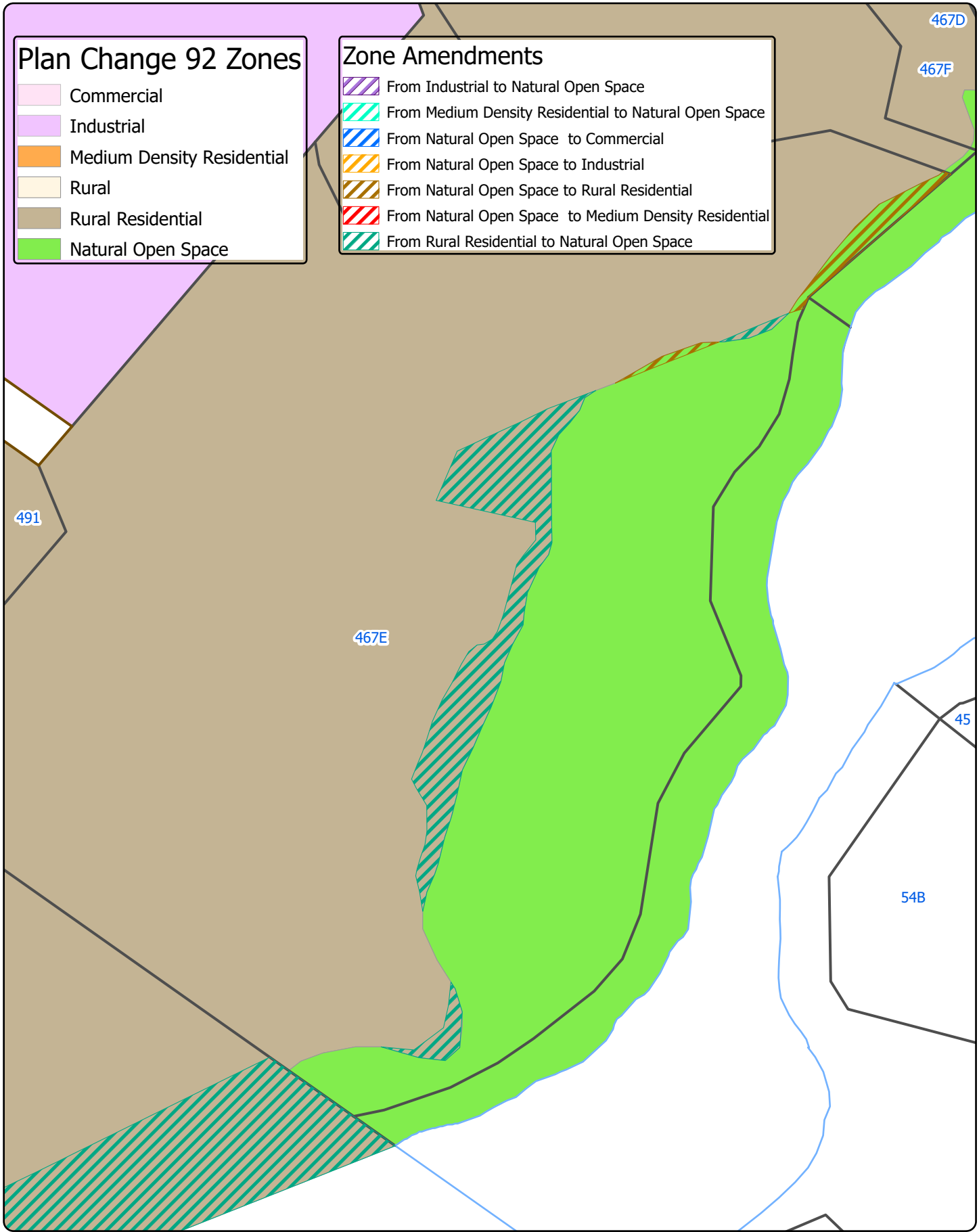
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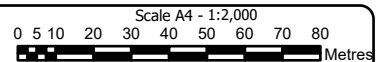
Plan Change 92
 Zone Amendment - 467E Omokoroa Road
 Rural Residential to Natural Open Space and
 Natural Open Space to Rural Residential



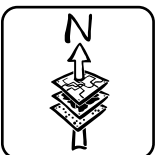


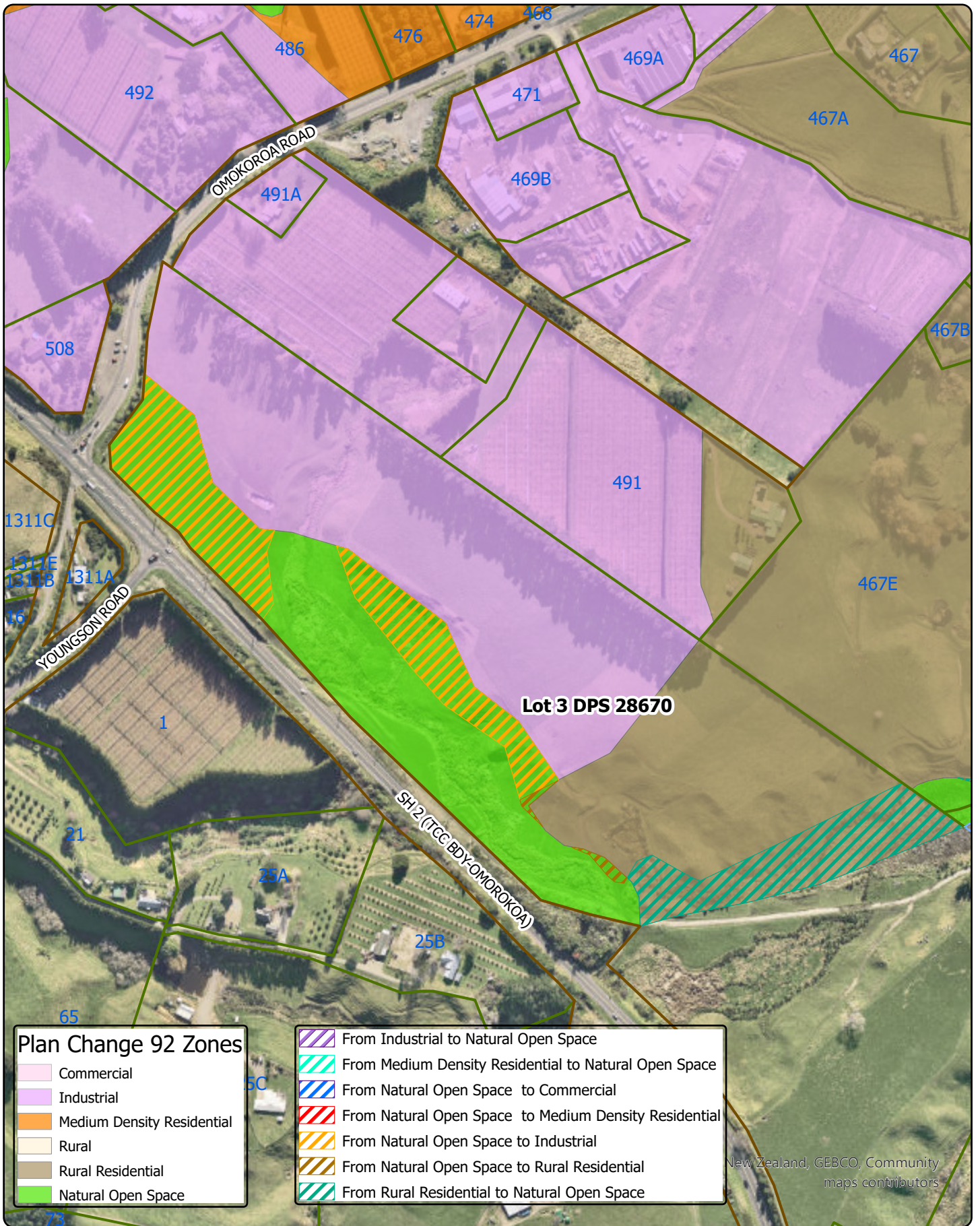
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 Date: 11/08/2023
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



Plan Change 92
 Zone Amendment - 467E Omokoroa Road
 Rural Residential to Natural Open Space and
 Natural Open Space to Rural Residential





Lot 3 DPS 28670

Plan Change 92 Zones

- Commercial
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space

- From Industrial to Natural Open Space
- From Medium Density Residential to Natural Open Space
- From Natural Open Space to Commercial
- From Natural Open Space to Medium Density Residential
- From Natural Open Space to Industrial
- From Natural Open Space to Rural Residential
- From Rural Residential to Natural Open Space

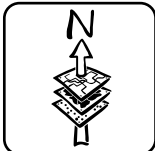
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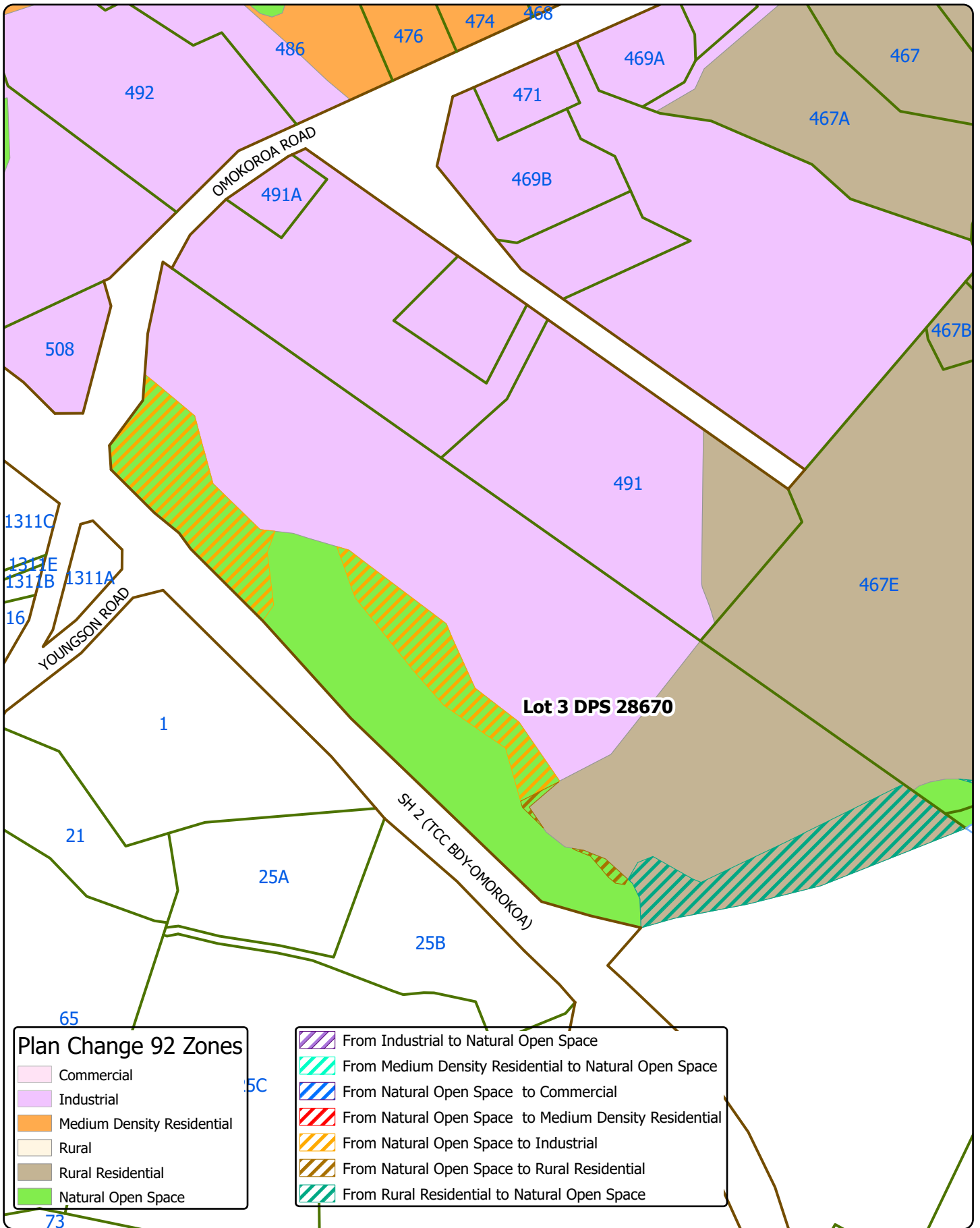
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 Date: 11/08/2023
 Operator: mlb
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Plan Change 92
 Zone Amendments - Lot 3 DPS 28670 Ōmokoroa Road
 Natural Open Space to Industrial, Natural Open Space to Rural Residential,
 Rural Residential to Natural Open Space





Lot 3 DPS 28670

Plan Change 92 Zones

	Commercial
	Industrial
	Medium Density Residential
	Rural
	Rural Residential
	Natural Open Space

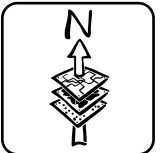
	From Industrial to Natural Open Space
	From Medium Density Residential to Natural Open Space
	From Natural Open Space to Commercial
	From Natural Open Space to Medium Density Residential
	From Natural Open Space to Industrial
	From Natural Open Space to Rural Residential
	From Rural Residential to Natural Open Space

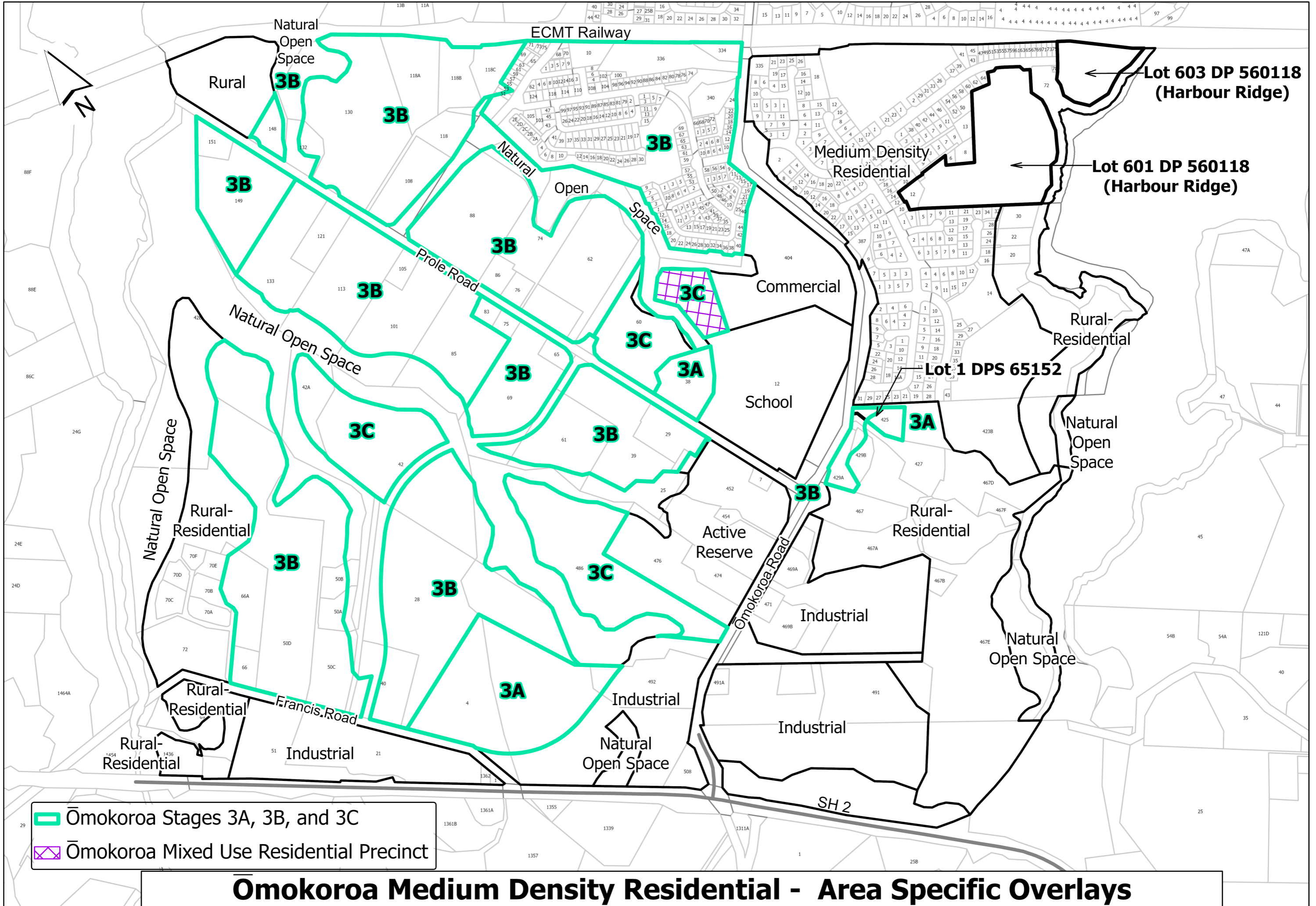
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 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:4,000
 Date: 11/08/2023
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



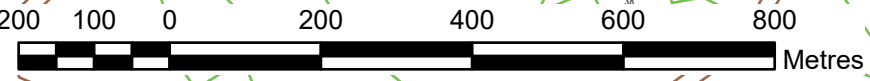
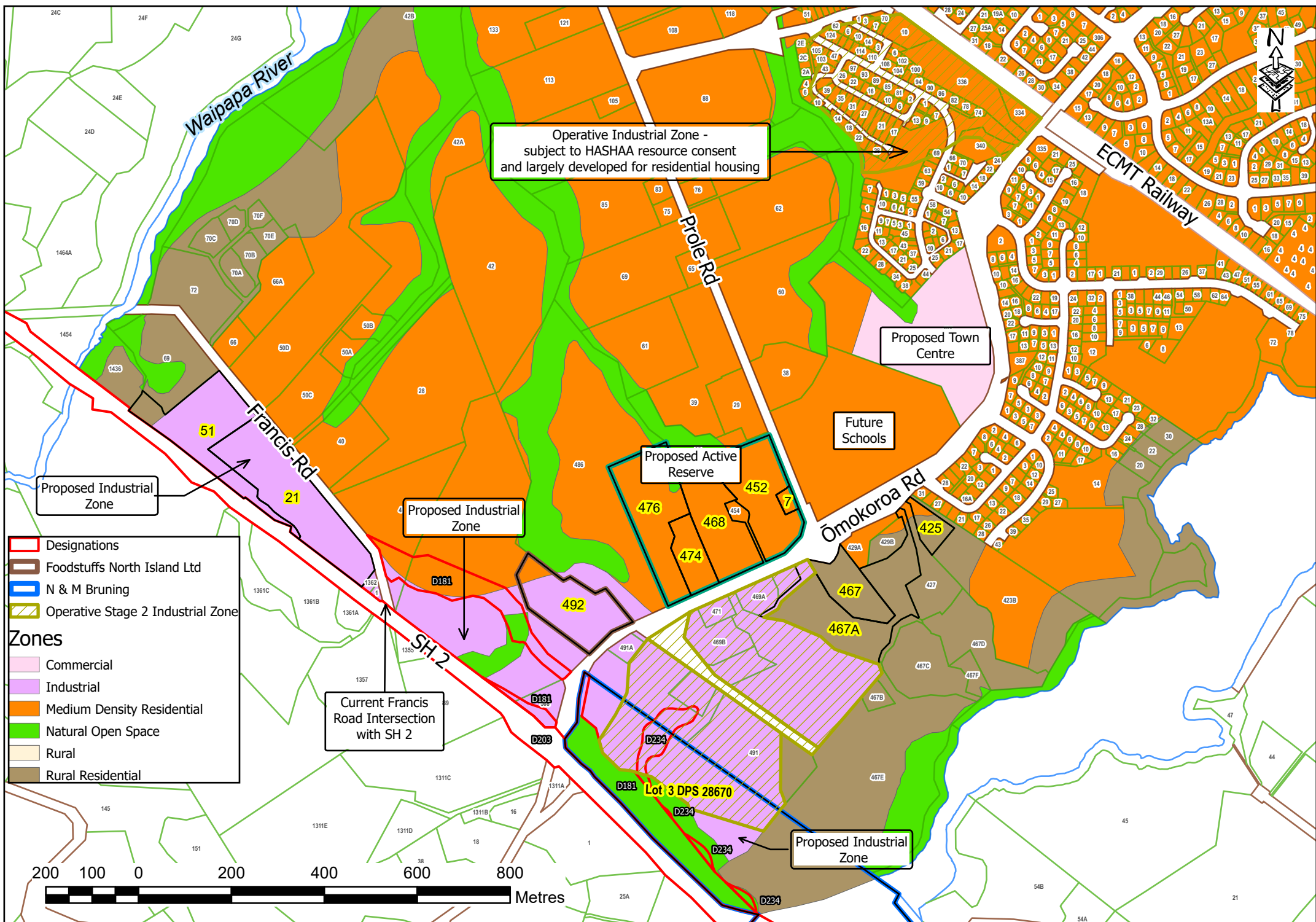
Plan Change 92
 Zone Amendments - Lot 3 DPS 28670 Ōmokoroa Road
 Natural Open Space to Industrial, Natural Open Space to Rural Residential,
 Rural Residential to Natural Open Space





- Omokoroa Stages 3A, 3B, and 3C
- Omokoroa Mixed Use Residential Precinct

Omokoroa Medium Density Residential - Area Specific Overlays



Operative Industrial Zone -
subject to HASHAA resource consent
and largely developed for residential housing

Proposed Town
Centre

Future
Schools

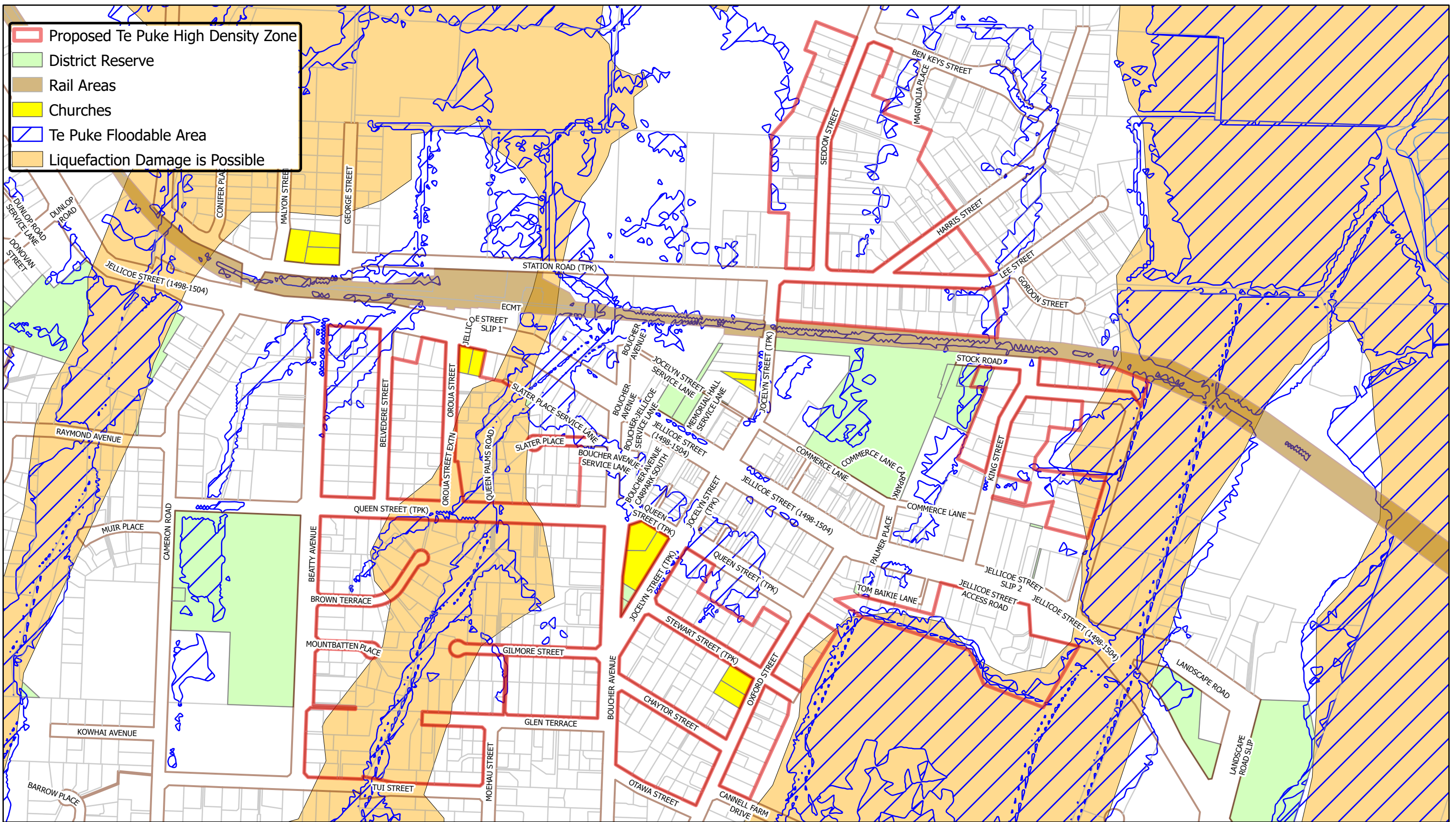
Proposed Active
Reserve

Proposed Industrial
Zone

Current Francis
Road Intersection
with SH 2

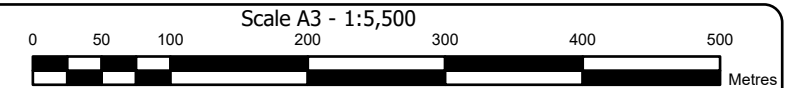
Proposed Industrial
Zone

Lot 3 DPS 28670



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Email: gis@westernbay.govt.nz
 Date: 13/07/2023
 Operator: mlb
 Map: E:\Shape\MLB\2023\Projects\Te Puke - Proposed High Density Zone.aprx



TE PUKE
PROPOSED HIGH DENSITY ZONE
SOURCE: KĀINGA ORA

