




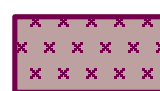

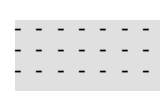

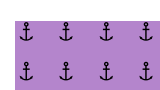



Tauranga City Plan Planning Maps Key








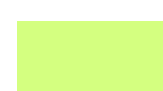
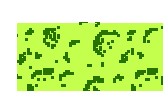


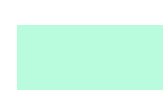






- The rules of this City Plan only apply landward of Mean High Water Springs.
- The Bay of Plenty Regional Council is the consent authority for activities seaward of Mean High Water Springs and for activities on the surface of waterbodies.
- The line of the coast shown on this map represents the position of Mean High Water at the last survey. It does not necessarily represent the current position of Mean High Water Springs.

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 Springs.

Planning Zones

	City Centre Business Zone
	City Centre Waterfront Subzones
	Commercial Business
	City Living – Mixed Use (CLMU)
	City Living – Mixed Use (CLMR) 19 meter max. height
	City Living – Residential (CLR)
	Suburban Residential
	Residential Large Lot
	High Density Residential
	Port Industry
	Tauriko Industry
	Tauriko Commercial Business
	Industry






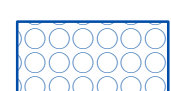






Planning Zones

	Rural Residential
	Rural
	Education Centre
	Passive Open Space
	Active Open Space
	Active Open Space (Major)
	Conservation
	Greenbelt
	Future Urban 1
	Future Urban 2
	Rural Marae Community
	Urban Marae Community
	Ngati Kahu Papakainga
	Special Use Baypark
	Rail
	Road

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

All Public Roads and Service Lanes are Road Zone




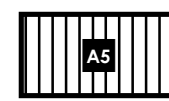
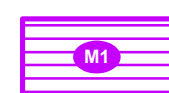
Plan Areas

	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

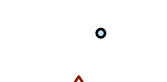
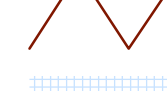







Other Symbols

	Legal Parcel Boundary as at Date Printed on Map
	Mean High Water Springs
	Sub Zone Boundary
	Pedestrian Environment Street Frontage
	Streetscape Rule Applies
	Pedestrian Link Requirement
	Coastal Protection Area
	Special Noise Rule Applies (Courtney Road, Bethlehem Town Centre)
	Territorial Authority Boundary

Heritage

	Built Heritage Site Number (Refer Heritage Register, Chapter 7) <i>NOTE: indicates site on this legal parcel, but not necessarily at the marked location within the parcel</i>
	Notable Tree
	Notable and Heritage Tree (Refer relevant Tree Register) <i>NOTE: tree canopy and number within it indicates tree(s) on this legal parcel, but not necessarily at the marked location within the parcel.</i>
	Significant Archaeological Sites
	Significant Maori Areas

Utilities

	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
	Vector Gas Main

Designations

	Designated Site Boundary (other than Road Designation)
	Designated Road or Road Widening
	Limited Access Road
	Designated Site Number (Refer Designation Register, Chapter 10)

Requiring Authority Abbreviations

C	Tauranga City Council
MJ	Ministry of Justice
DR	Department of Corrections
MD	Ministry of Defence
ME	Ministry of Education
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

Other Abbreviations

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