
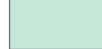



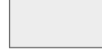














- Zone**
-  Commercial
 -  Future Urban
 -  Industrial
 -  Medium Density Residential
 -  Natural Open Space
 -  Residential
 -  Rural
 -  Rural Residential

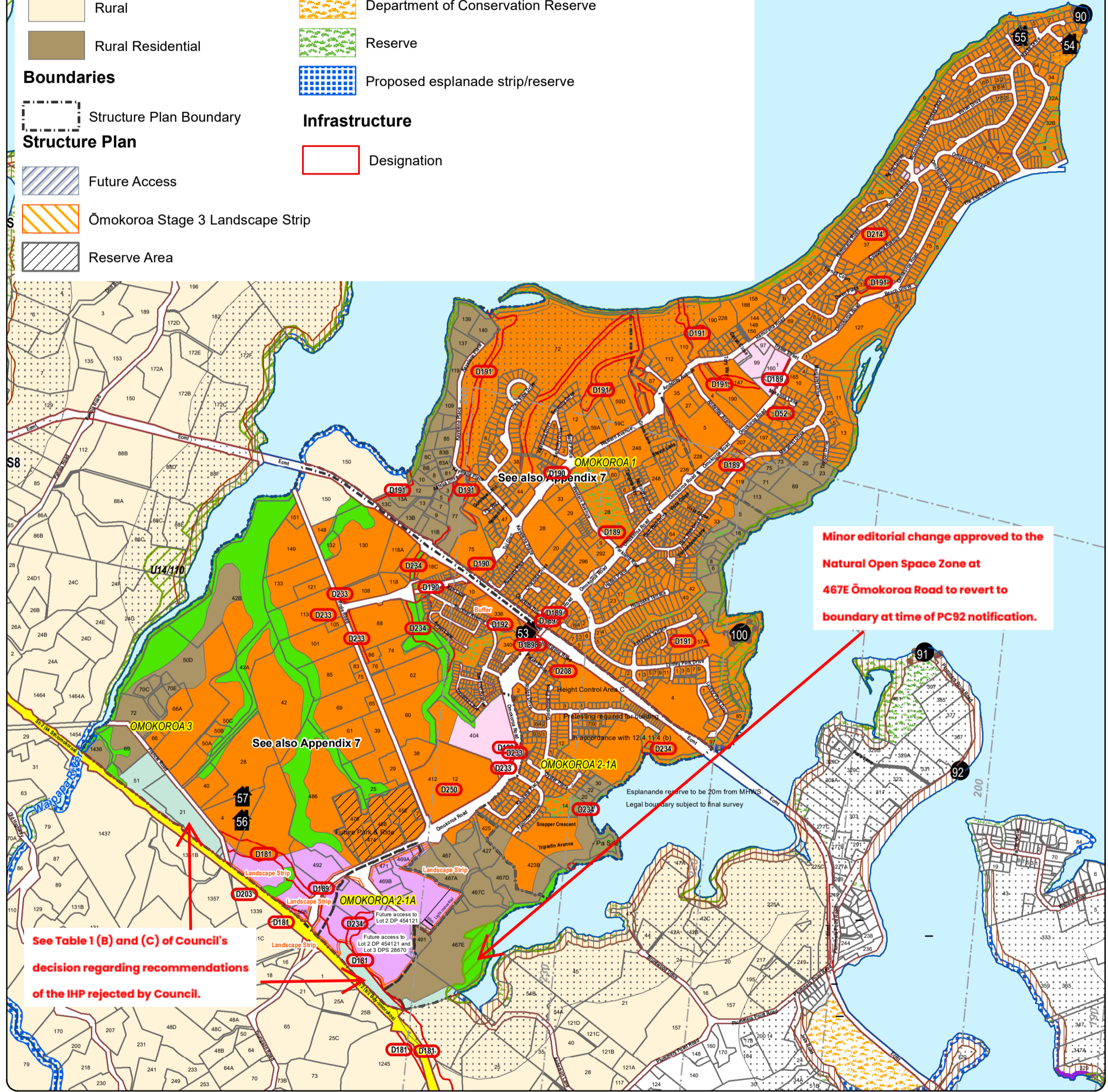
- Identified Significant Features**
-  Built Heritage Feature
 -  Cultural Heritage Feature
 -  Ecological Feature/Recommended Area for Protection (RAP)

- Effect Management Areas**
-  Airport Approach Surface

- Reserves**
-  Department of Conservation Reserve
 -  Reserve
 -  Proposed esplanade strip/reserve

- Infrastructure**
-  Designation

- Boundaries**
-  Structure Plan Boundary
- Structure Plan**
-  Future Access
 -  Ōmokoroa Stage 3 Landscape Strip
 -  Reserve Area



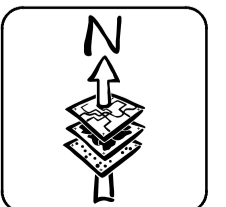
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Email: gis@westernbay.govt.nz
 Date: 25/01/2024
 Operator: mlb
 Map: E:\Shape\DistrictPlan\Omokoroa Plan Change October 2021\Omokoroa - Plan Change 92 - Zoning Map

Scale A3 - 1:18,000
 0 100 200 400 600 800 1,000 Metres



**ŌMOKOROA
 PLAN CHANGE 92
 ZONING MAP - JANUARY 2024**



Plan Change 92 Zones

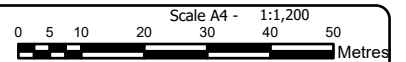
- Commercial
- Future Urban
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space



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Email: gis@westernbay.govt.nz
Date: 26/01/2024
Operator: mlb
Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx

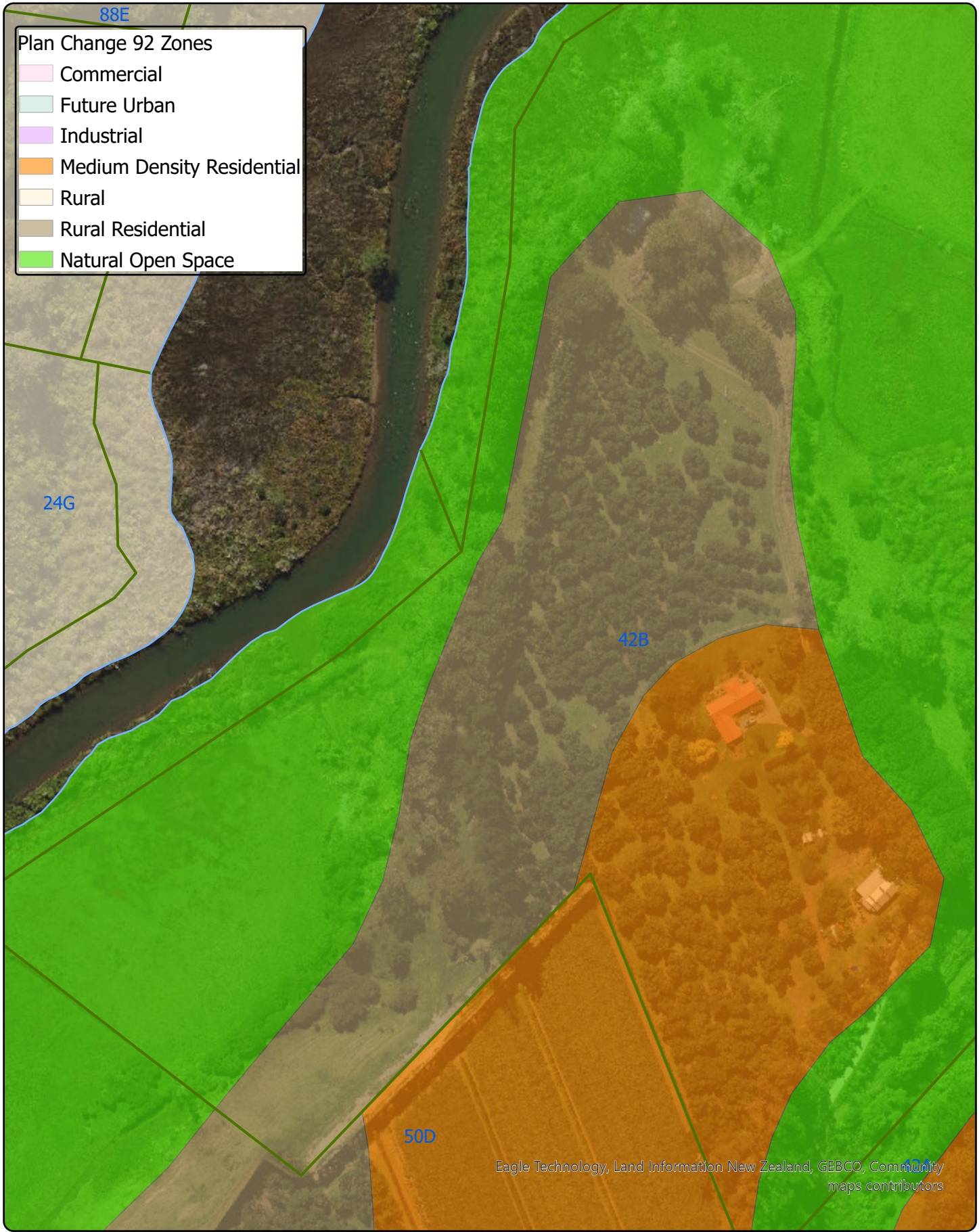


Western Bay of Plenty District Council

For our people

Plan Change 92
District Plan Zones - January 2024
42A Francis Road



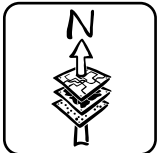


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Email: gis@westernbay.govt.nz Scale A4 - 1:2,000
 Date: 26/01/2024
 Operator: mlb
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Plan Change 92
 District Plan Zones - January 2024
 42B Francis Road



Plan Change 92 Zones

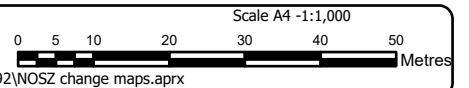
- Commercial
- Future Urban
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space



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 Date: 26/01/2024
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



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District Council

For our people

Plan Change 92
District Plan Zones - January 2024
50A and 50C Francis Road



Plan Change 92 Zones

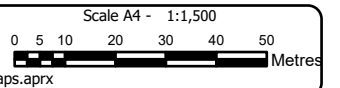
- Commercial
- Future Urban
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space



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 Date: 26/01/2024
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



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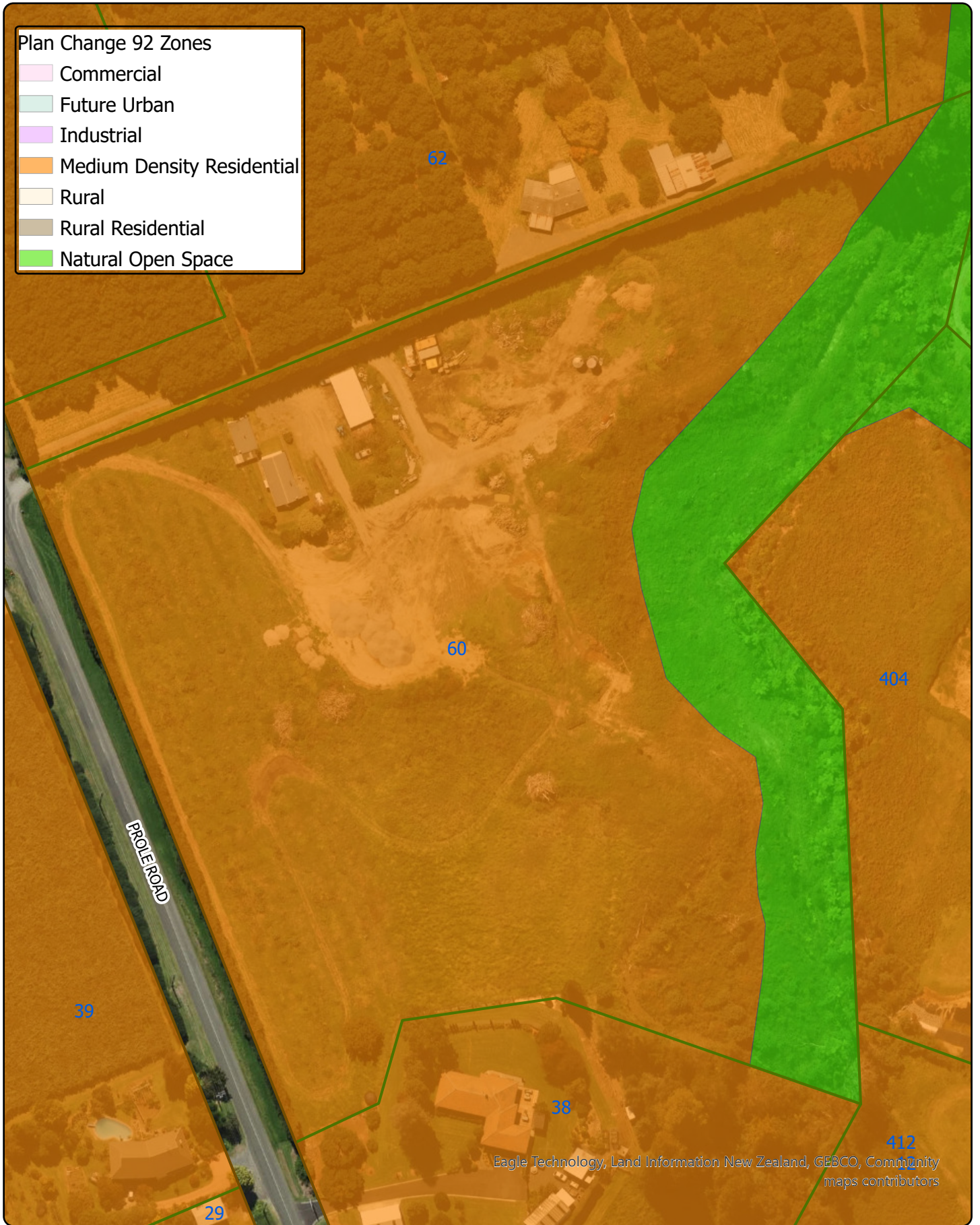
For our people

Plan Change 92
District Plan Zones - January 2024
51 and 69 Francis Road, and 1436 SH 2



Plan Change 92 Zones

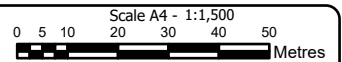
- Commercial
- Future Urban
- Industrial
- Medium Density Residential
- Rural
- Rural Residential
- Natural Open Space



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 Date: 26/01/2024
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



Western Bay of Plenty
 District Council

For our people

Plan Change 92
District Plan Zones - January 2024
60 Prole Road





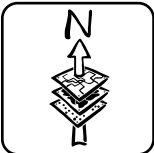
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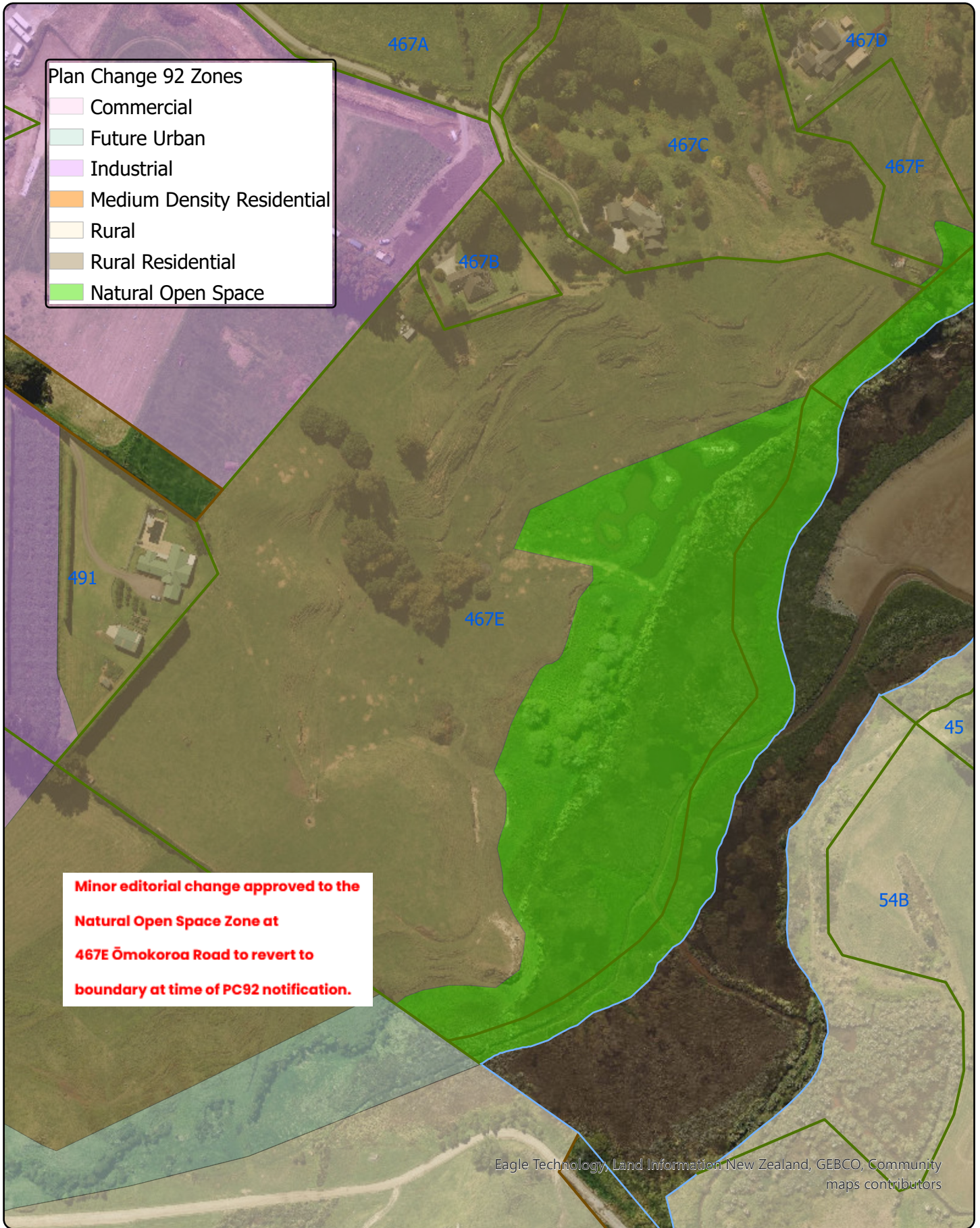
Email: gis@westernbay.govt.nz
 Date: 26/01/2024
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx

Scale A4 -1:1,750
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Plan Change 92
 District Plan Zones - January 2024
 69 Prole Road





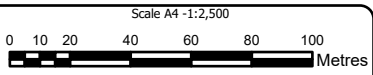
- Plan Change 92 Zones**
- Commercial
 - Future Urban
 - Industrial
 - Medium Density Residential
 - Rural
 - Rural Residential
 - Natural Open Space

Minor editorial change approved to the Natural Open Space Zone at 467E Ōmokoroa Road to revert to boundary at time of PC92 notification.

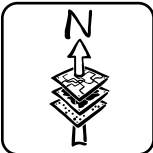
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Email: gis@westernbay.govt.nz
 Date: 26/01/2024
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



Plan Change 92
District Plan Zones - January 2024
367E Ōmokoroa Road





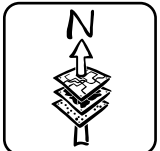
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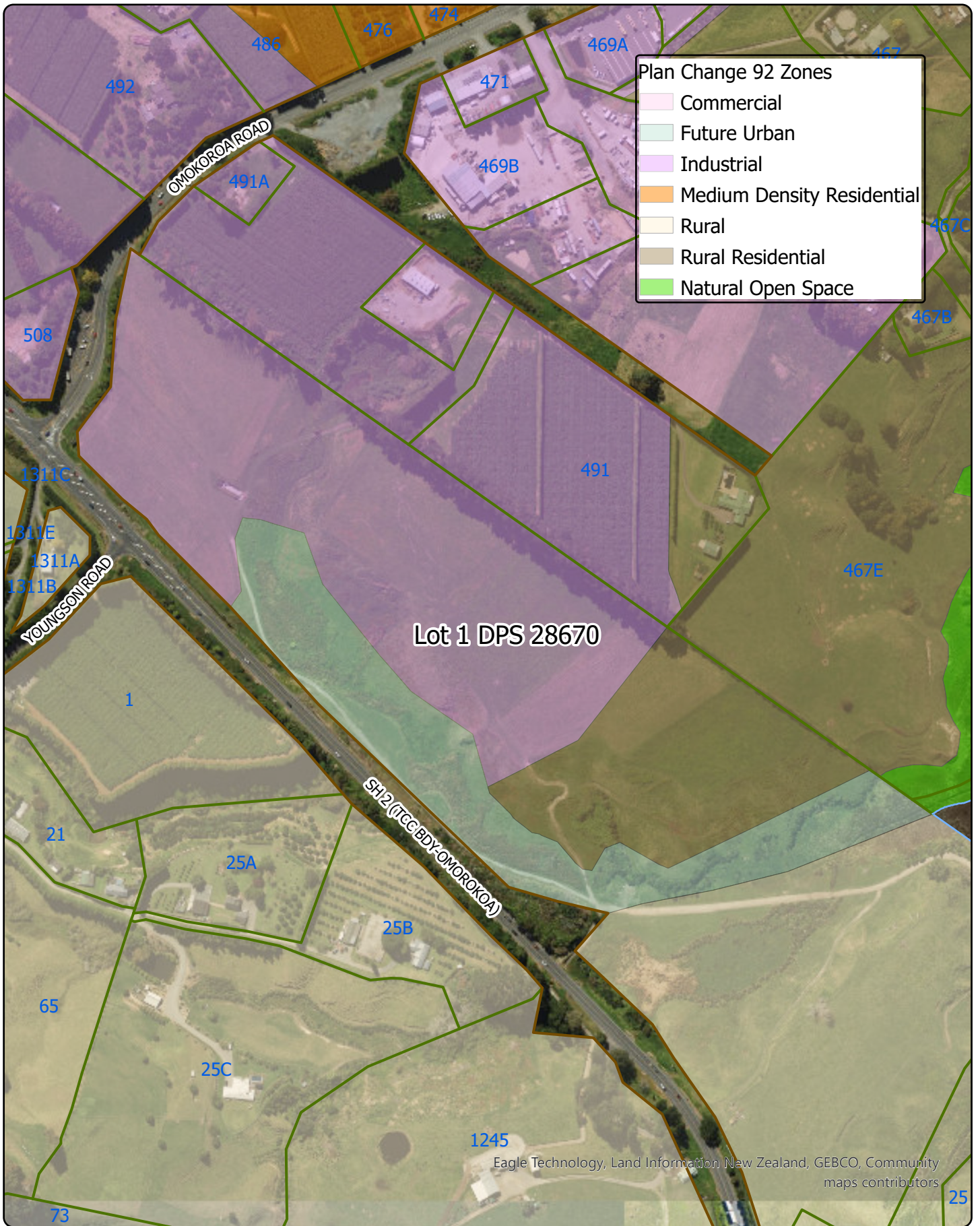
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Email: gis@westernbay.govt.nz Scale A4 - 1:1,750
 Date: 26/01/2024
 Operator: mlb
 Map: E:\Shape\DistrictPlan\PC92\NOSZ change maps.aprx



Plan Change 92
 District Plan Zones - January 2024
 404 Ōmokoroa Road





Plan Change 92 Zones

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

Lot 1 DPS 28670

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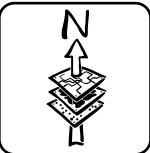
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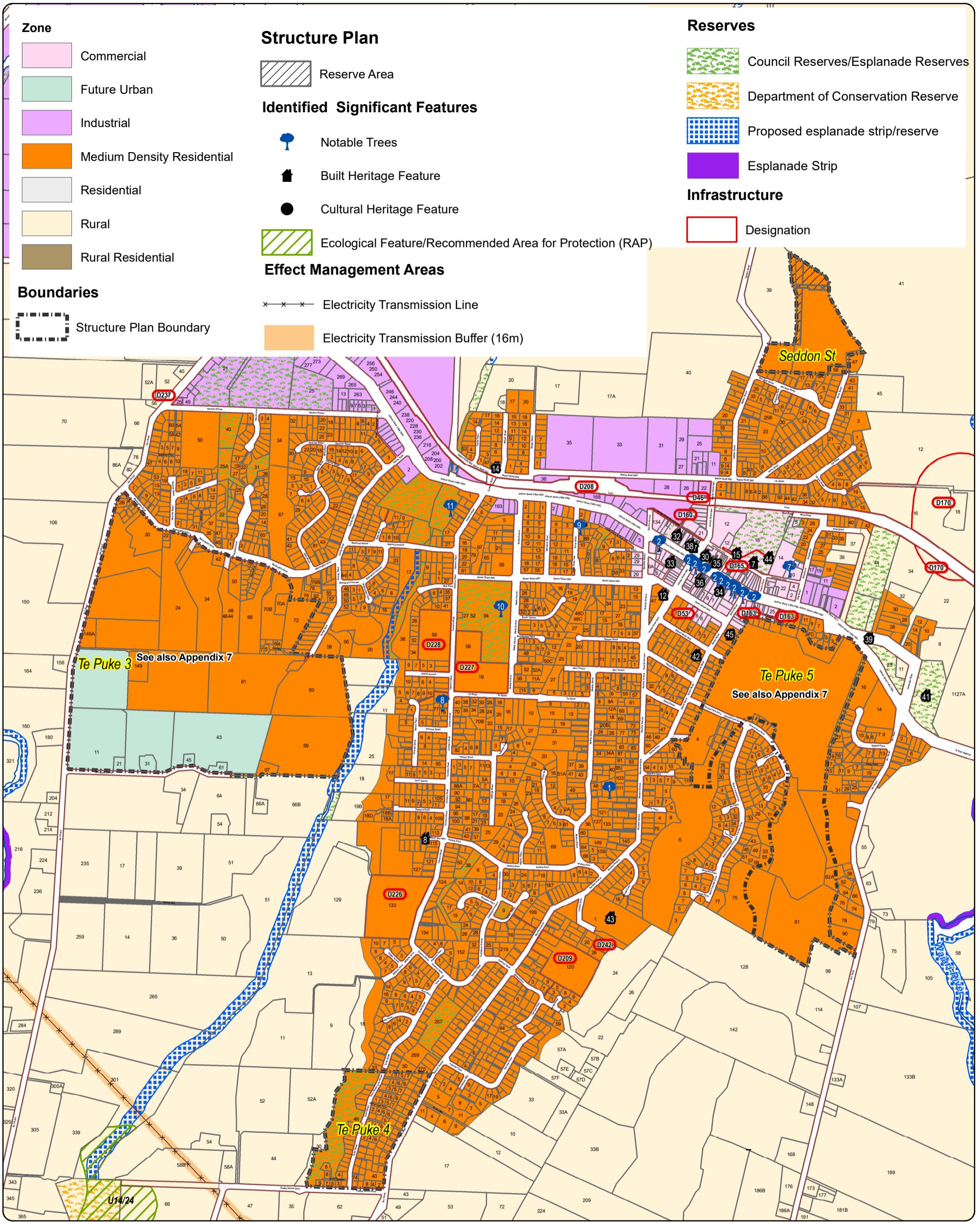
Email: gis@westernbay.govt.nz Scale A4 - 1:4,000
 Date: 26/01/2024
 Operator: mlb
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District Council

For our people

Plan Change 92
District Plan Zones - January 2024
Lot 1 DPS 28670





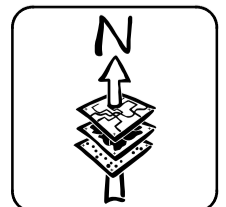
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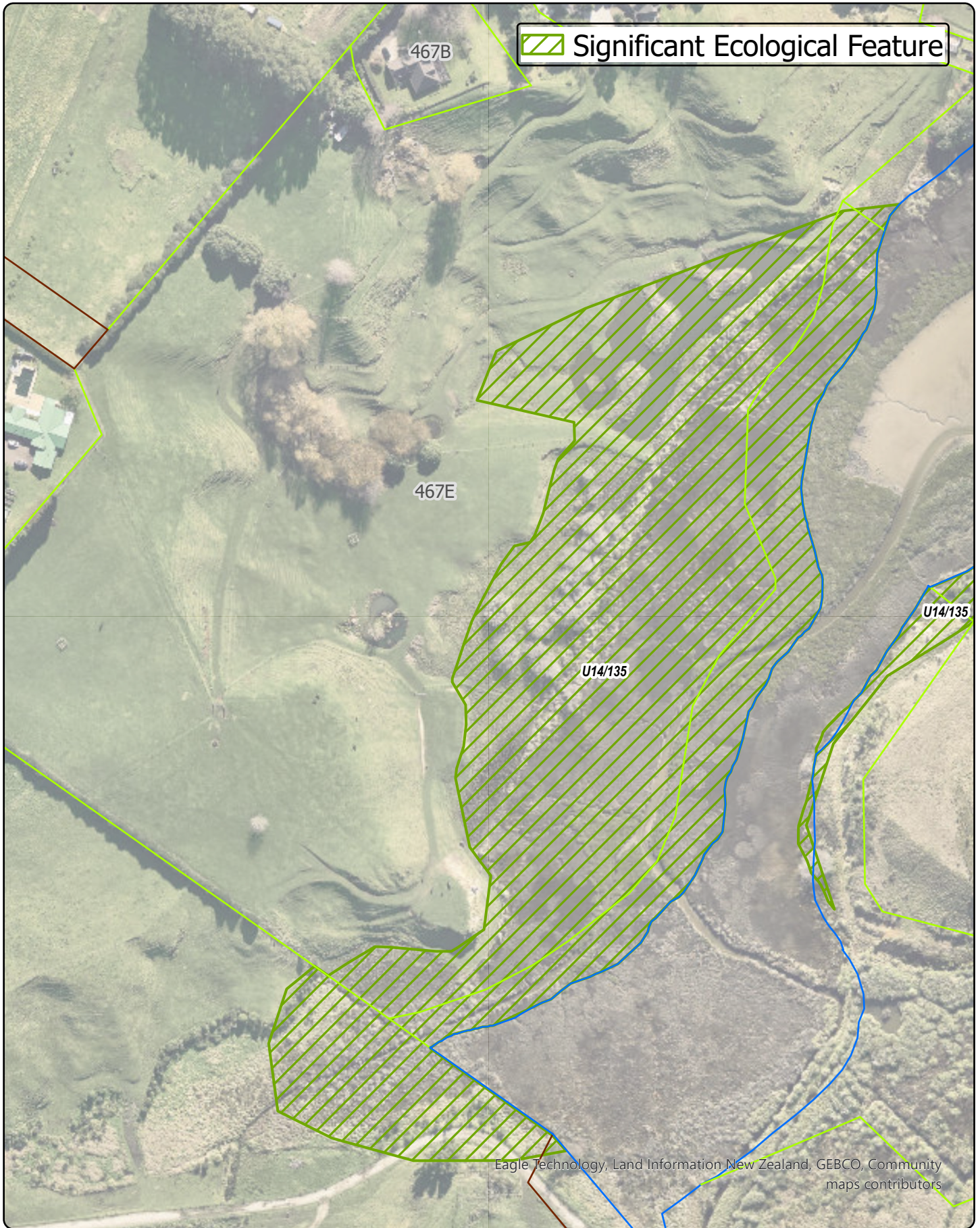
Email: gis@westernbay.govt.nz
 Date: 12/08/2022
 Operator: mlb
 Map: E:\Shape\DistrictPlan\Te Puke Structure Plan and Plan Change\Te Puke - Plan Change 92 - Zoning


Scale A3 - 1:12,500
 0 100 200 400 600 800 1,000 Metres



TE PUKE PLAN CHANGE 92 ZONING MAP





 Significant Ecological Feature

467B

467E

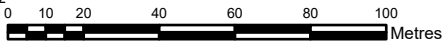
U14/135

U14/135

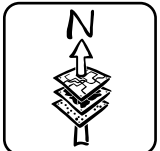
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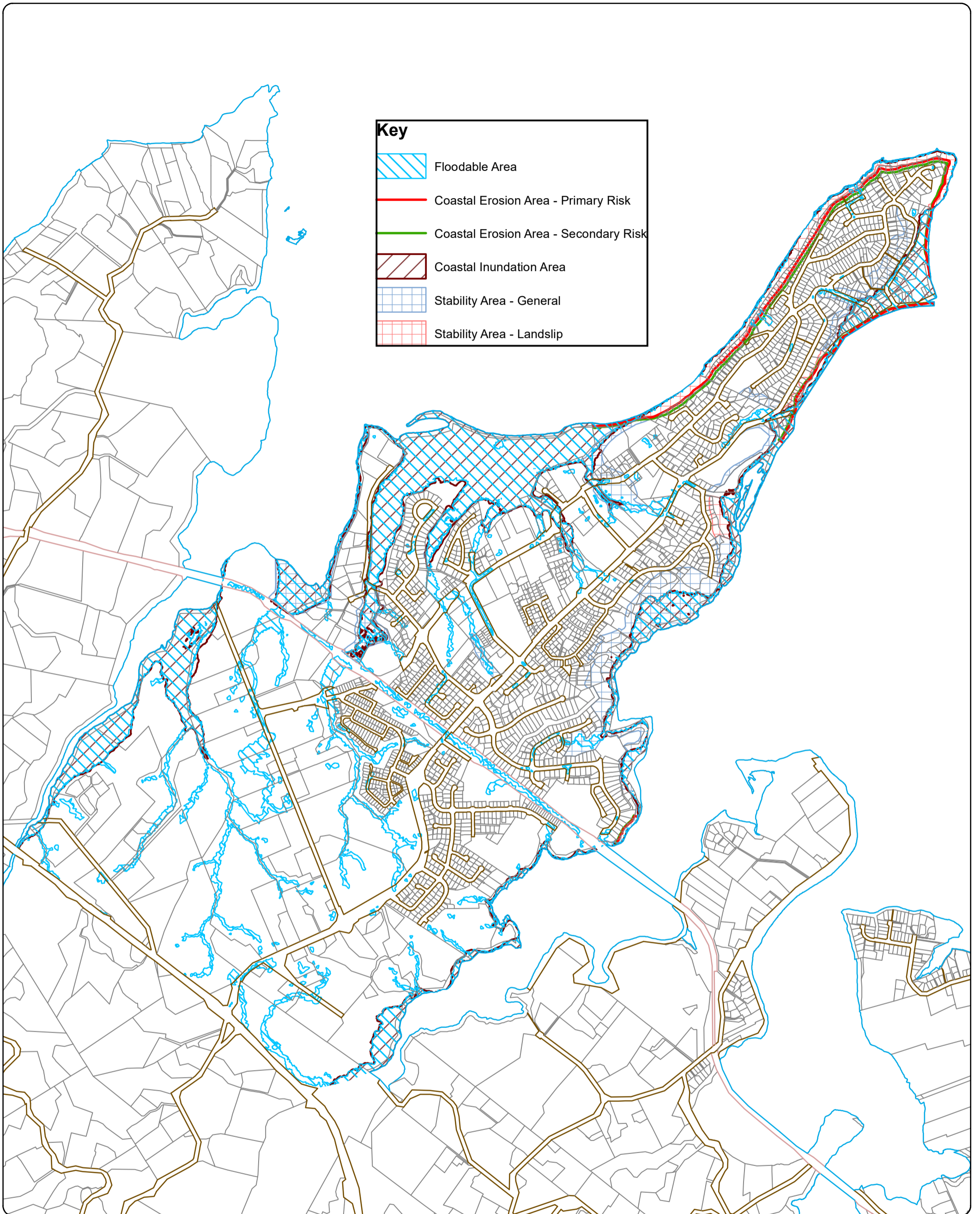
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Email: gis@westernbay.govt.nz Scale A4 - 1:2,000
 Date: 11/08/2023
 Operator: mlb
 Map: E:\Shape\DistrictPlan\Omokoroa Plan Change October 2021\Recommended Ecological










467E Ōmokoroa Road
 - Recommended Significant Ecological Feature Change



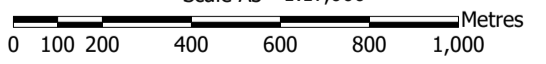


Key

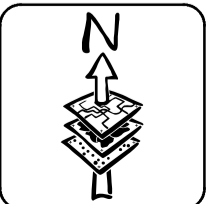
-  Floodable Area
-  Coastal Erosion Area - Primary Risk
-  Coastal Erosion Area - Secondary Risk
-  Coastal Inundation Area
-  Stability Area - General
-  Stability Area - Landslip

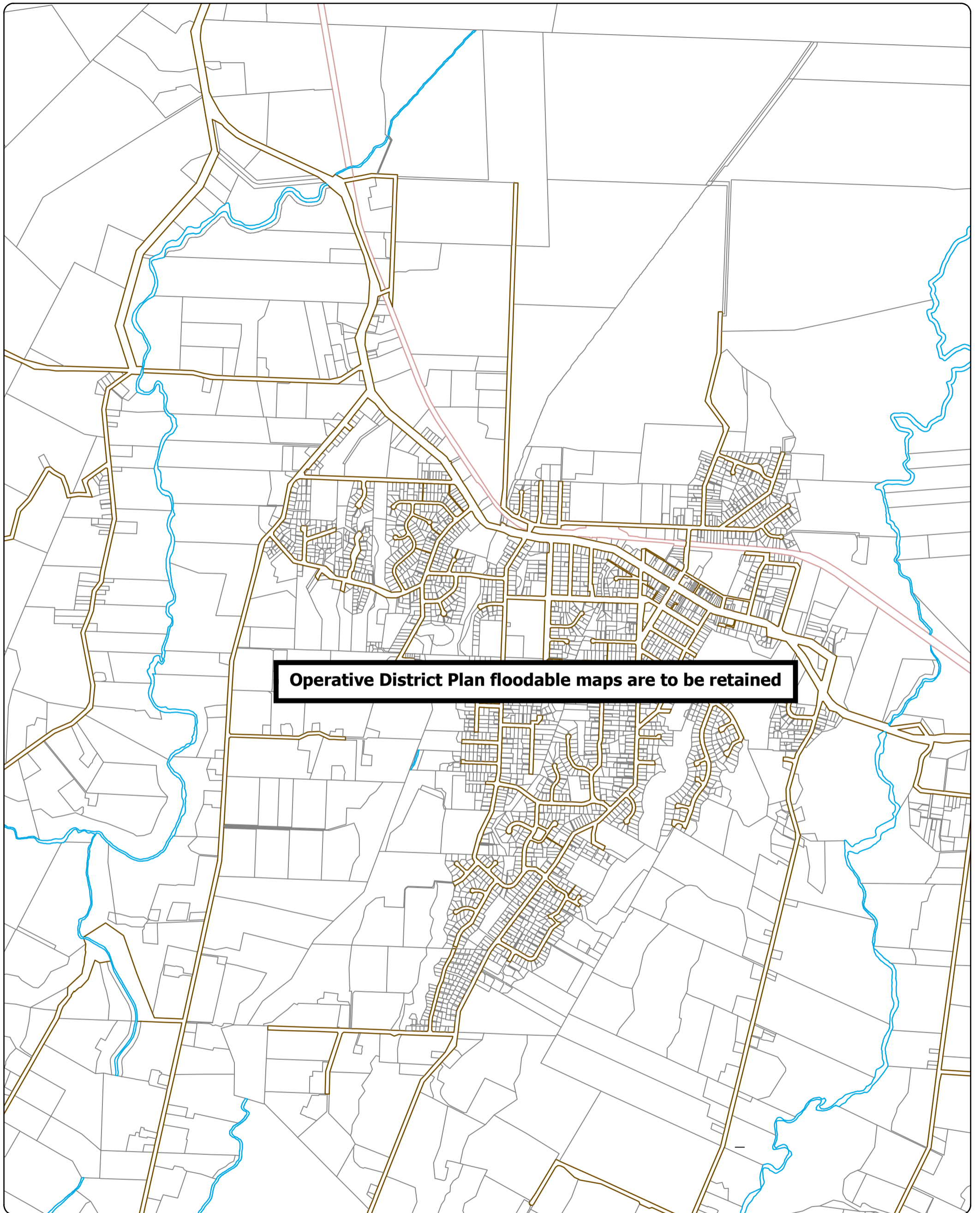
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Email: gis@westernbay.govt.nz Scale A3 - 1:17,000
 Date: 25/01/2024
 Operator: mlb
 Map: E:\Shape\DistrictPlan\Omokoroa Plan Change October 2021\Omokoroa - Natural Hazards Map -



**ŌMOKOROA
 NATURAL HAZARDS MAP
 JANUARY 2024**

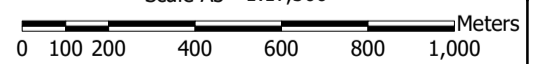




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Email: gis@westernbay.govt.nz
 Date: 25/01/2024
 Operator: mlb
 Map: E:\Shape\DistrictPlan\Te Puke Structure Plan and Plan Change\Te Puke - Natural Hazards Map -

Scale A3 - 1:17,500



**Western
 Bay of Plenty**
 District Council

**TE PUKE
 NATURAL HAZARDS MAP
 JANUARY 2024**

