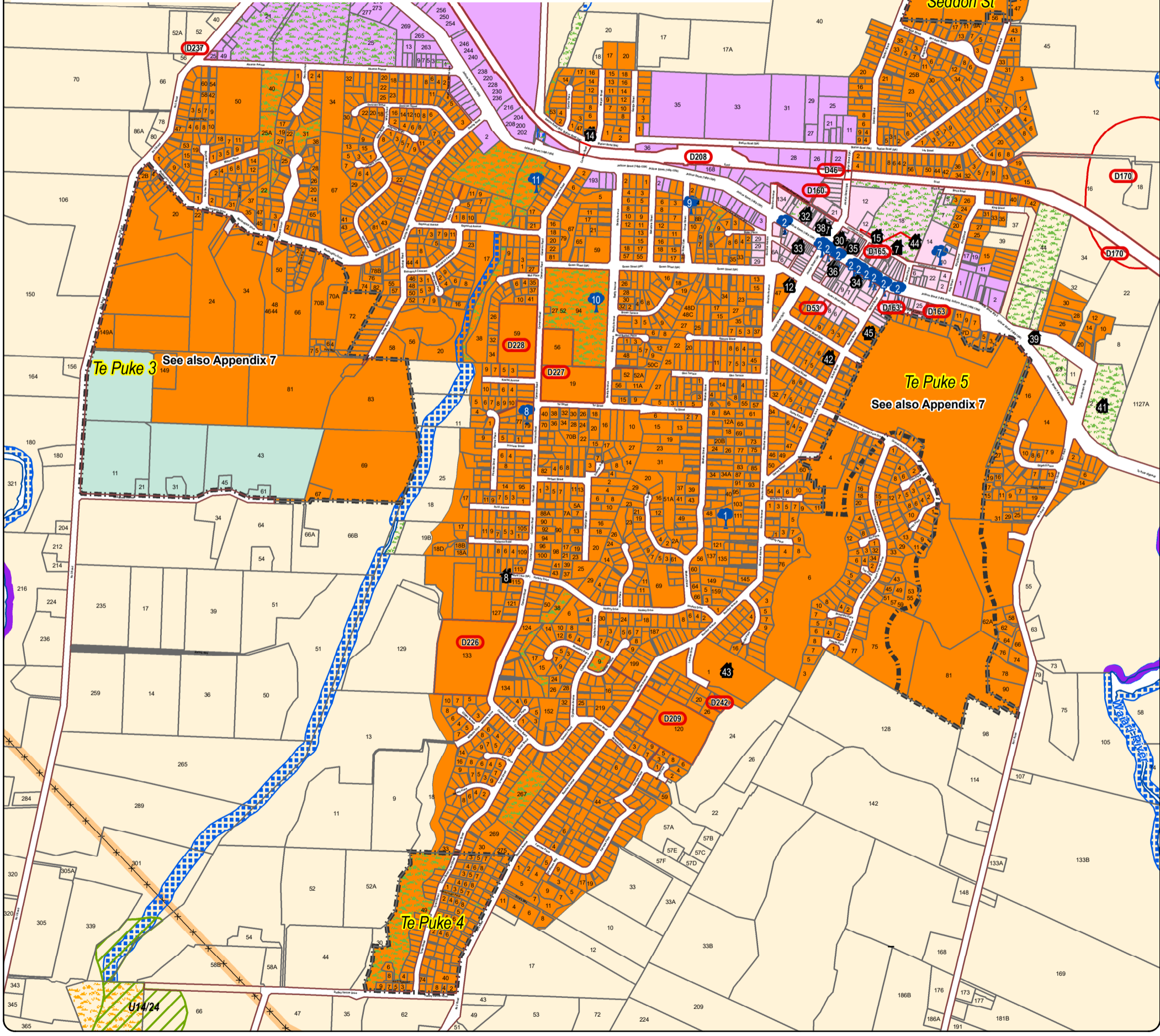


<b>Zone</b> Commercial Future Urban Industrial Medium Density Residential Residential Rural Rural Residential	<b>Structure Plan</b> Reserve Area <b>Identified Significant Features</b> Notable Trees Built Heritage Feature Cultural Heritage Feature Ecological Feature/Recommended Area for Protection (RAP) <b>Effect Management Areas</b> Electricity Transmission Line Electricity Transmission Buffer (16m)	<b>Reserves</b> Council Reserves/Esplanade Reserves Department of Conservation Reserve Proposed esplanade strip/reserve Esplanade Strip <b>Infrastructure</b> Designation
--	---	---



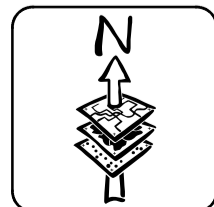
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team. Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522. Location of services is indicative only. Council accepts no liability for any error. Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 24/08/2022  
 Operator: mlb  
 Map: E:\Shape\DistrictPlan\Te Puke Structure Plan and Plan Change\Te Puke - Plan Change 92 - Zoning

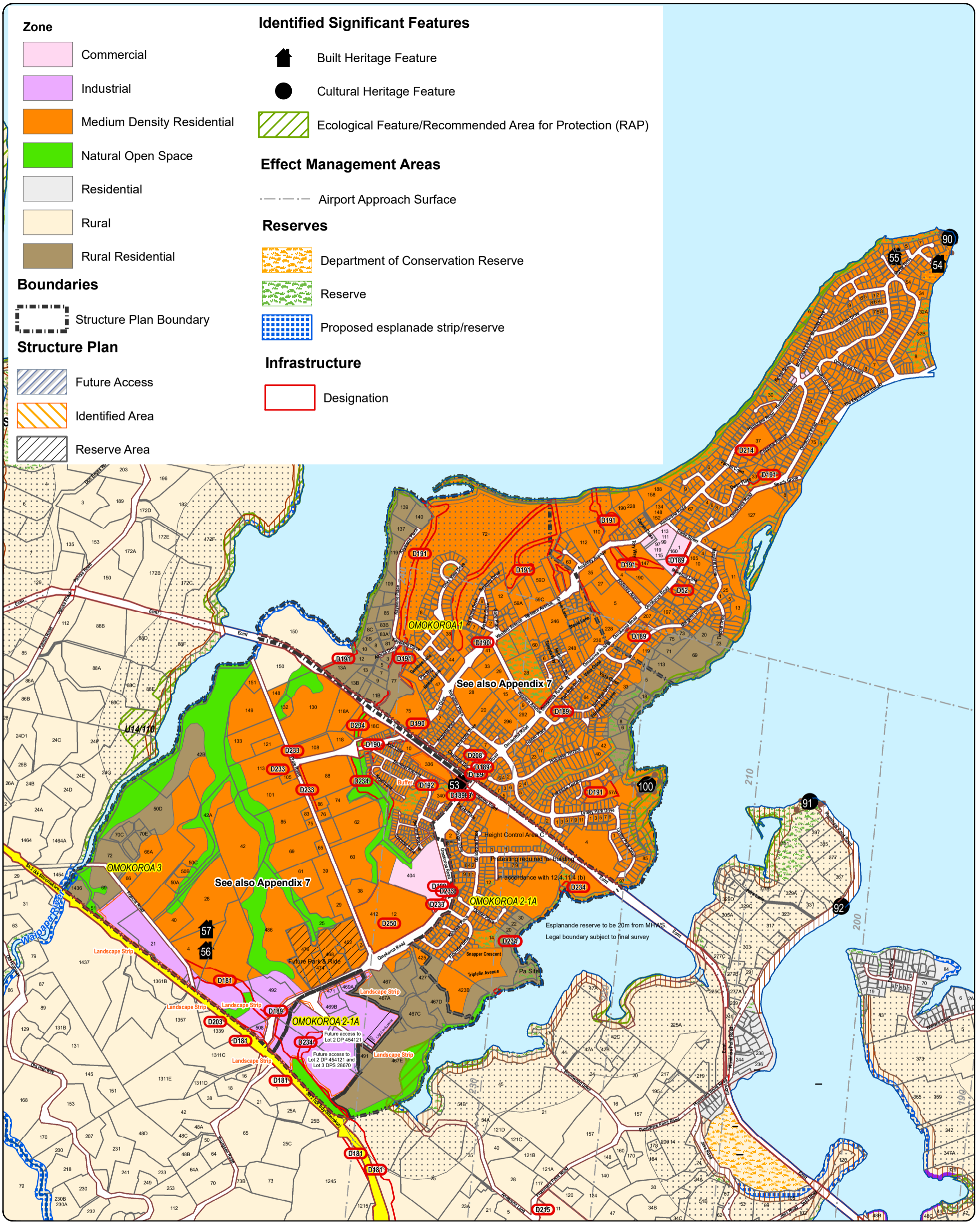
Scale A3 - 1:12,500  
 0 100 200 400 600 800 1,000 Metres



# TE PUKE PLAN CHANGE 92 ZONING MAP

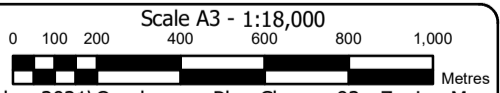




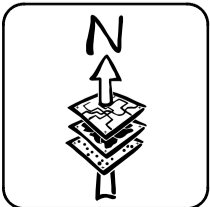


Produced using ArcMap by the Western Bay of Plenty District Council GIS Team. Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522. Location of services is indicative only. Council accepts no liability for any error. Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 8/08/2023  
 Operator: mlb  
 Map: E:\Shape\DistrictPlan\Omokoroa Plan Change October 2021\Omokoroa - Plan Change 92 - Zoning Map






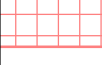
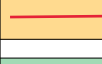
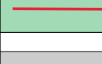



# ŌMOKOROA PLAN CHANGE 92 PROPOSED ZONING MAP - 11 AUGUST 2023





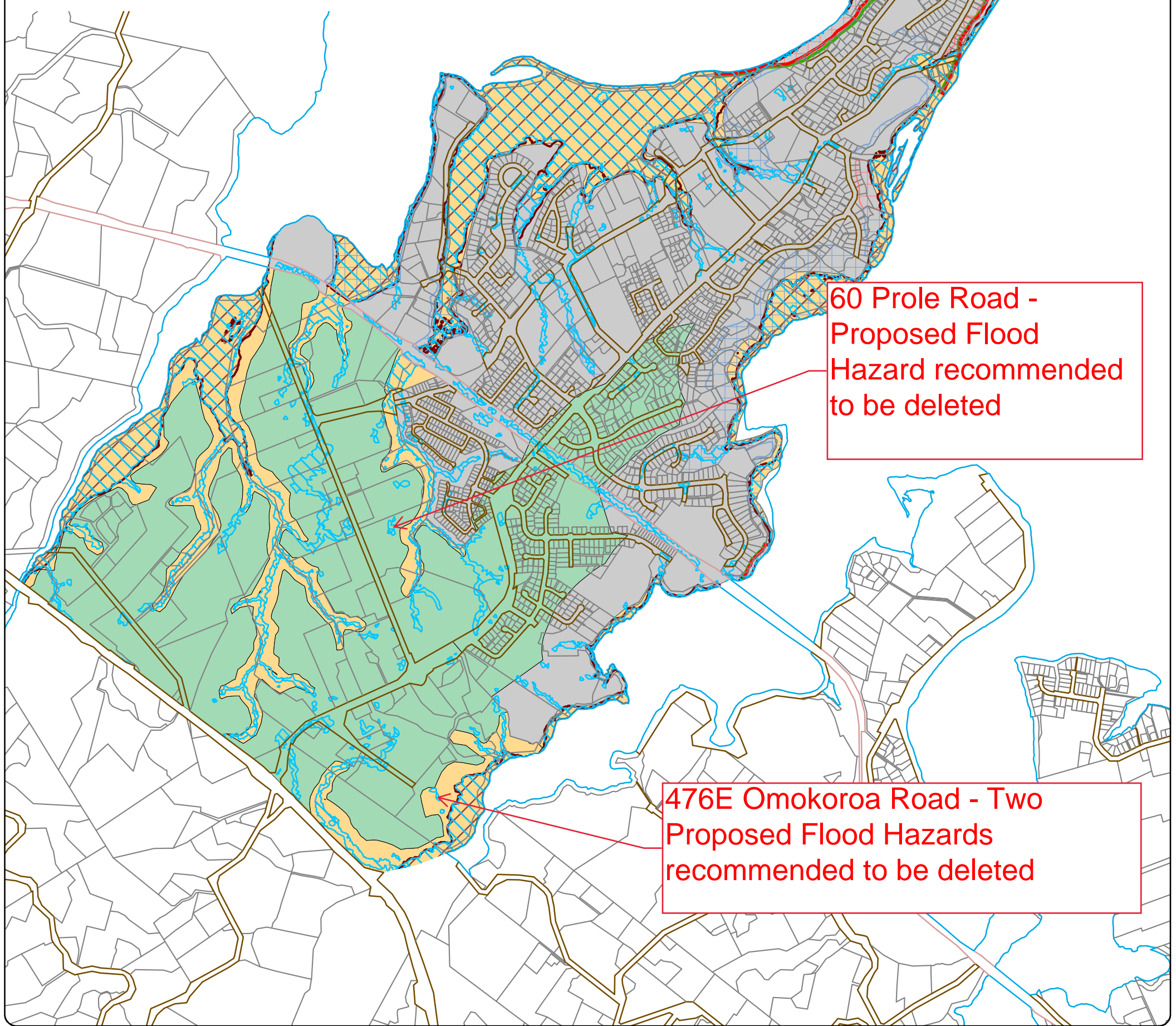
**Key**

-  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

All proposed Omokoroa liquefaction maps are recommended to be deleted

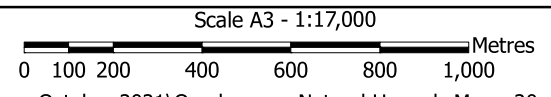
60 Prole Road - Proposed Flood Hazard recommended to be deleted

476E Omokoroa Road - Two Proposed Flood Hazards recommended to be deleted

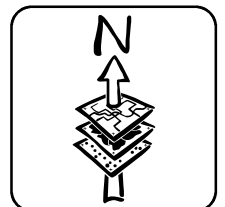


Produced using ArcMap by the Western Bay of Plenty District Council GIS Team. Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522. Location of services is indicative only. Council accepts no liability for any error. Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 9/08/2022  
 Operator: mlb  
 Map: E:\Shape\DistrictPlan\Omokoroa Plan Change October 2021\Omokoroa - Natural Hazards Map - 20







ŌMOKOROA  
NATURAL HAZARDS MAP



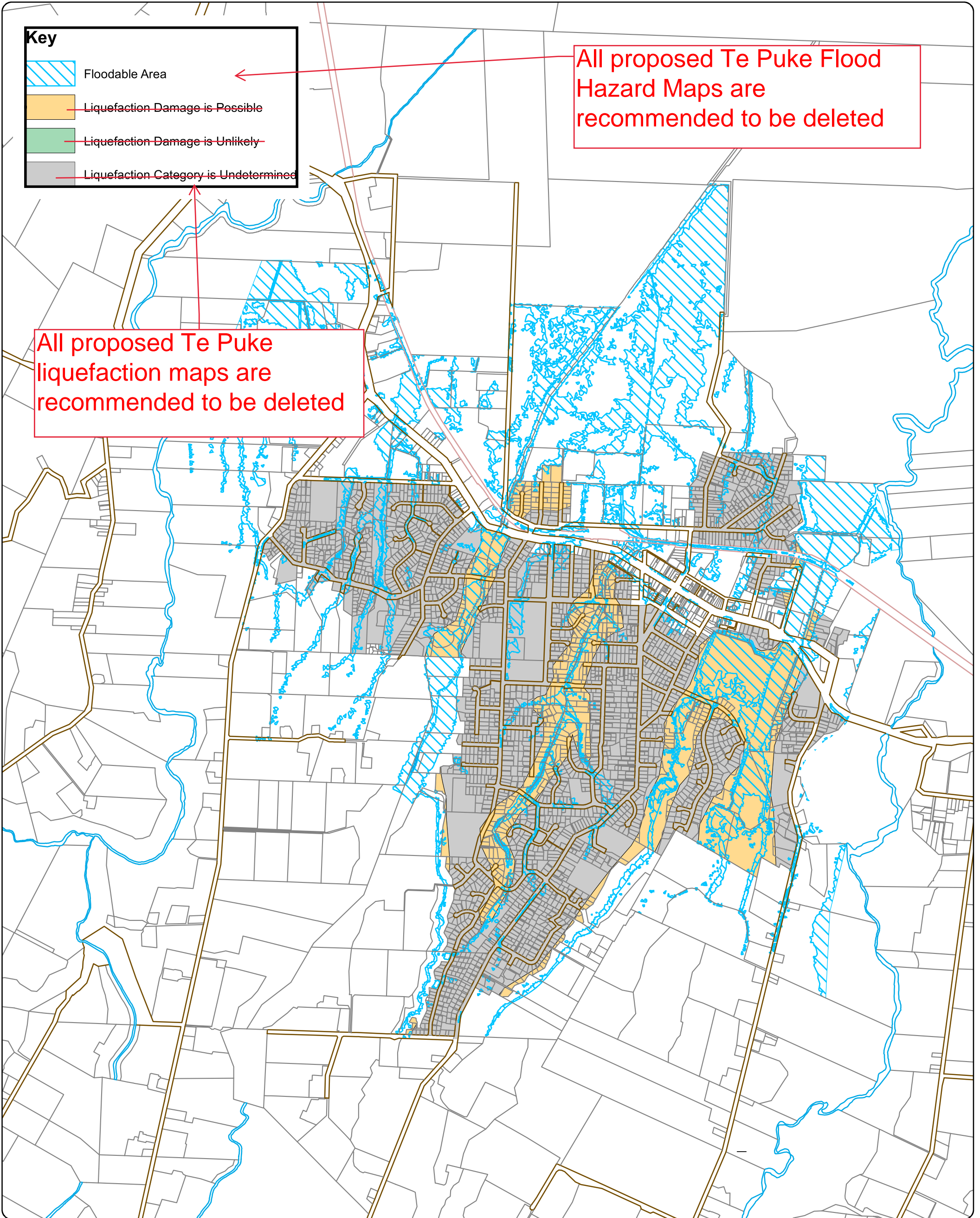


**Key**

-  Floodable Area
-  Liquefaction Damage is Possible
-  Liquefaction Damage is Unlikely
-  Liquefaction Category is Undetermined

All proposed Te Puke Flood Hazard Maps are recommended to be deleted

All proposed Te Puke liquefaction maps are recommended to be deleted



Produced using ArcMap by the Western Bay of Plenty District Council GIS Team. Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522. Location of services is indicative only. Council accepts no liability for any error. Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

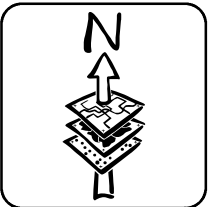
Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 17/08/2022  
 Operator: mlb  
 Map: E:\Shape\DistrictPlan\Te Puke Structure Plan and Plan Change\Te Puke - Natural Hazards Map - 20

Scale A3 - 1:17,500

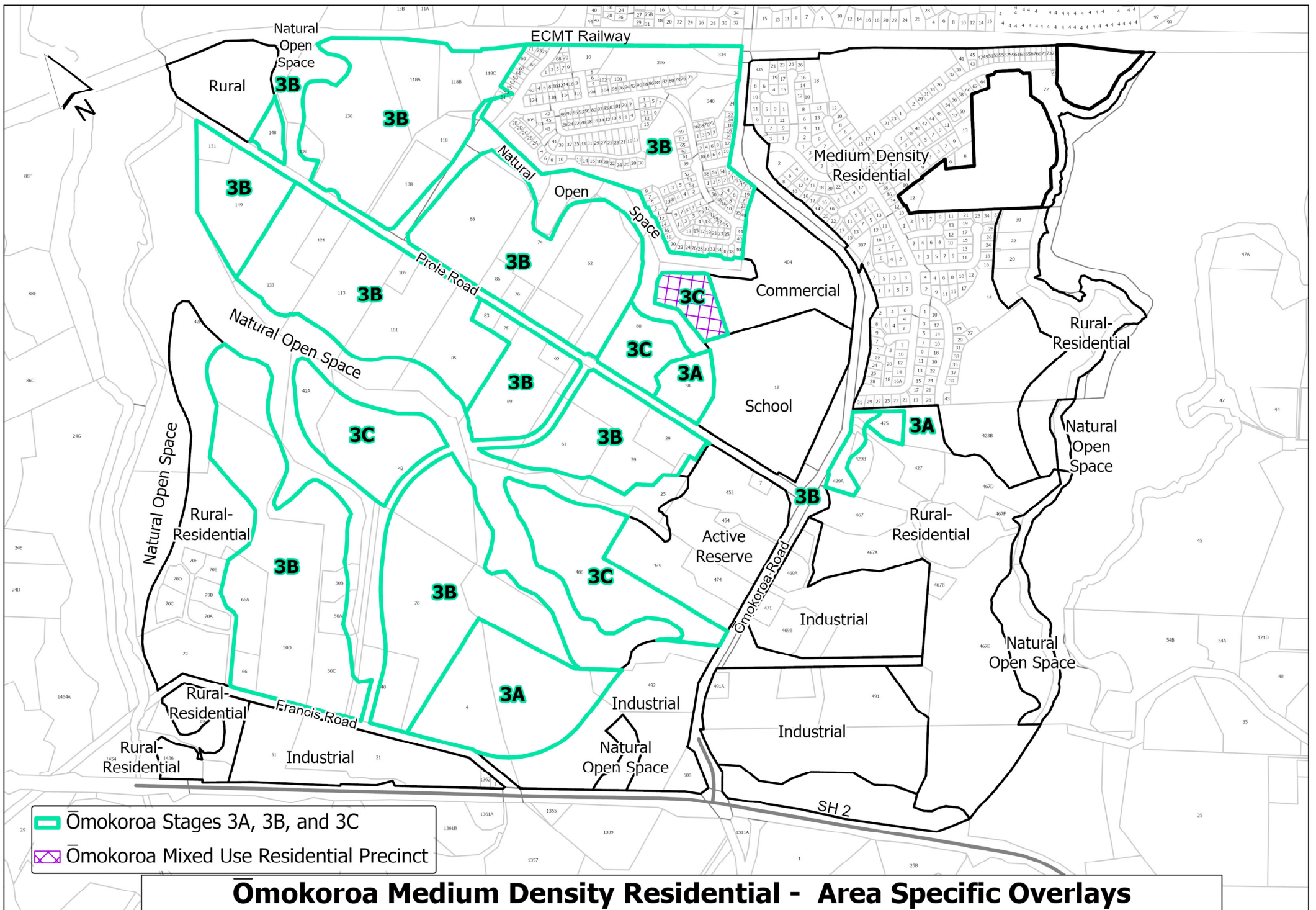
0 100 200 400 600 800 1,000 Meters



# TE PUKE NATURAL HAZARDS MAP



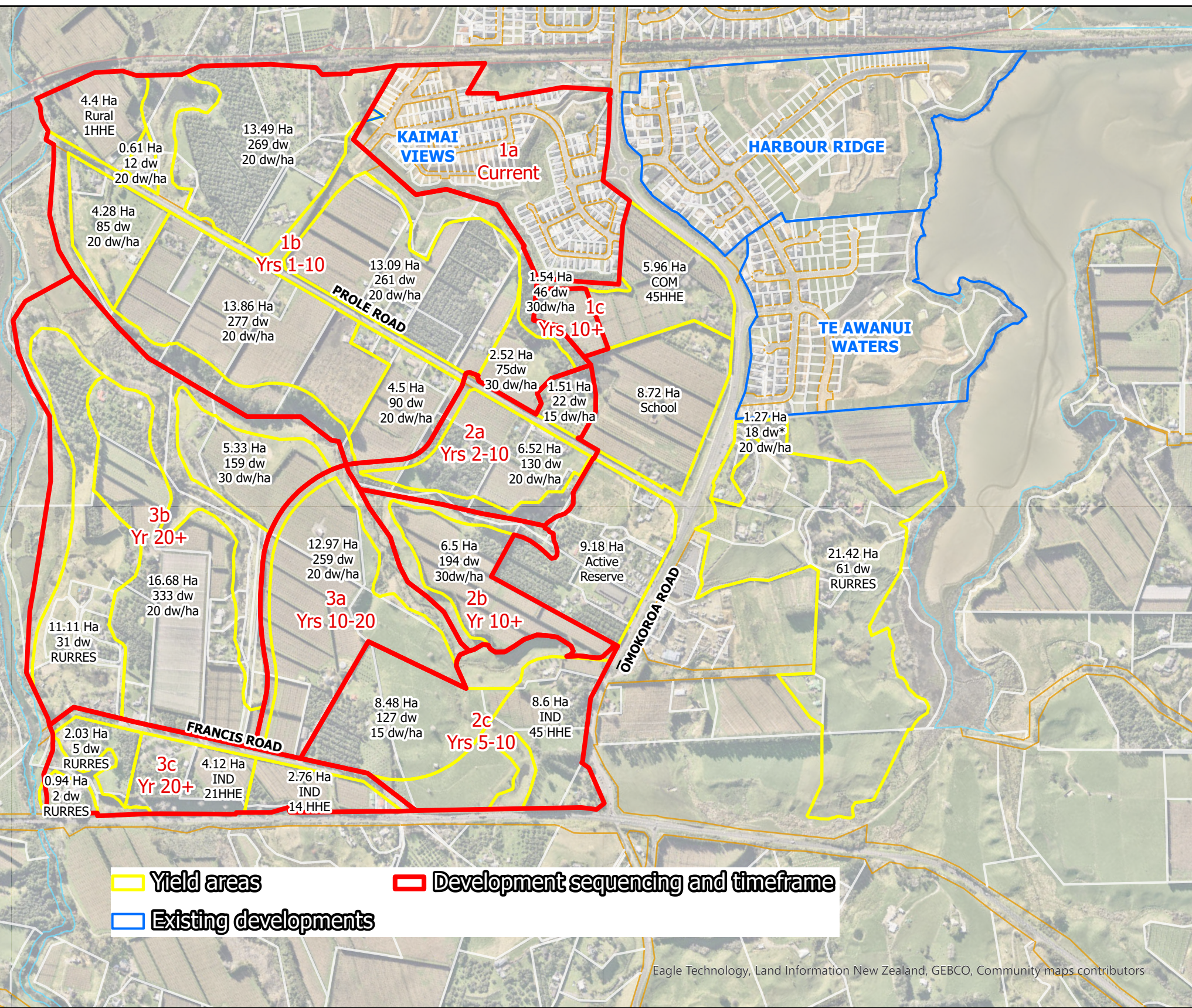




## Omokoroa Medium Density Residential - Area Specific Overlays



Development Sequence	Area (Ha)	Zone	Dwell/Ha	Dwellings or HHE
1b	4.4	Rural	0	1
	0.61	Medium Density Residential	20	12
	13.49	Medium Density Residential	20	269
	13.09	Medium Density Residential	20	261
	2.52	Medium Density Residential	30	75
	4.28	Medium Density Residential	20	85
	13.86	Medium Density Residential	20	277
	4.5	Medium Density Residential	20	90
1c	1.54	Medium Density Residential	30	46
	8.72			School
1d	5.96	Commercial		45
2a	1.51	Medium Density Residential	15	22
	6.52	Medium Density Residential	20	130
	9.18			Active Reserve
2b	6.5	Medium Density Residential	30	194
2c	8.6	Industrial		45
	8.48	Medium Density Residential	15	127
3a	12.97	Medium Density Residential	20	259
3b	16.68	Medium Density Residential	20	333
	5.33	Medium Density Residential	30	159
	11.11	Rural-Residential		31
3c	2.76	Industrial		14
	4.12	Industrial		21
	2.03	Rural-Residential		5
	0.94	Rural-Residential		2
Omokoroa Road East	1.27	Medium Density Residential	20	18*
	21.42	Rural-Residential		61
Dwelling Totals		Medium Density Residential		2357
		Rural-Residential		99
		Com/Ind		80
		Rural		1
		<b>Total HHE</b>		<b>2537</b>
Kaimai Views				230
Harbour Ridge				317
Te Awanui Waters				192
<b>TOTAL</b>				<b>3276</b>



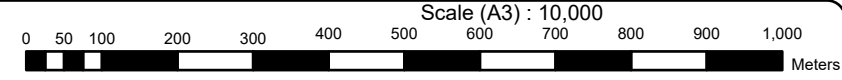
HHE = Household equivalent  
 \* = Lot 1 DPS 65152 restricted to 4 lots maximum

▭ Yield areas     
 ▭ Development sequencing and timeframe  
▭ Existing developments

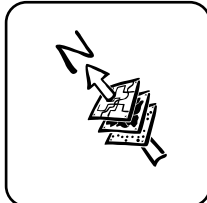
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.  
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.  
 Location of services is indicative only. Council accepts no liability for any error.  
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

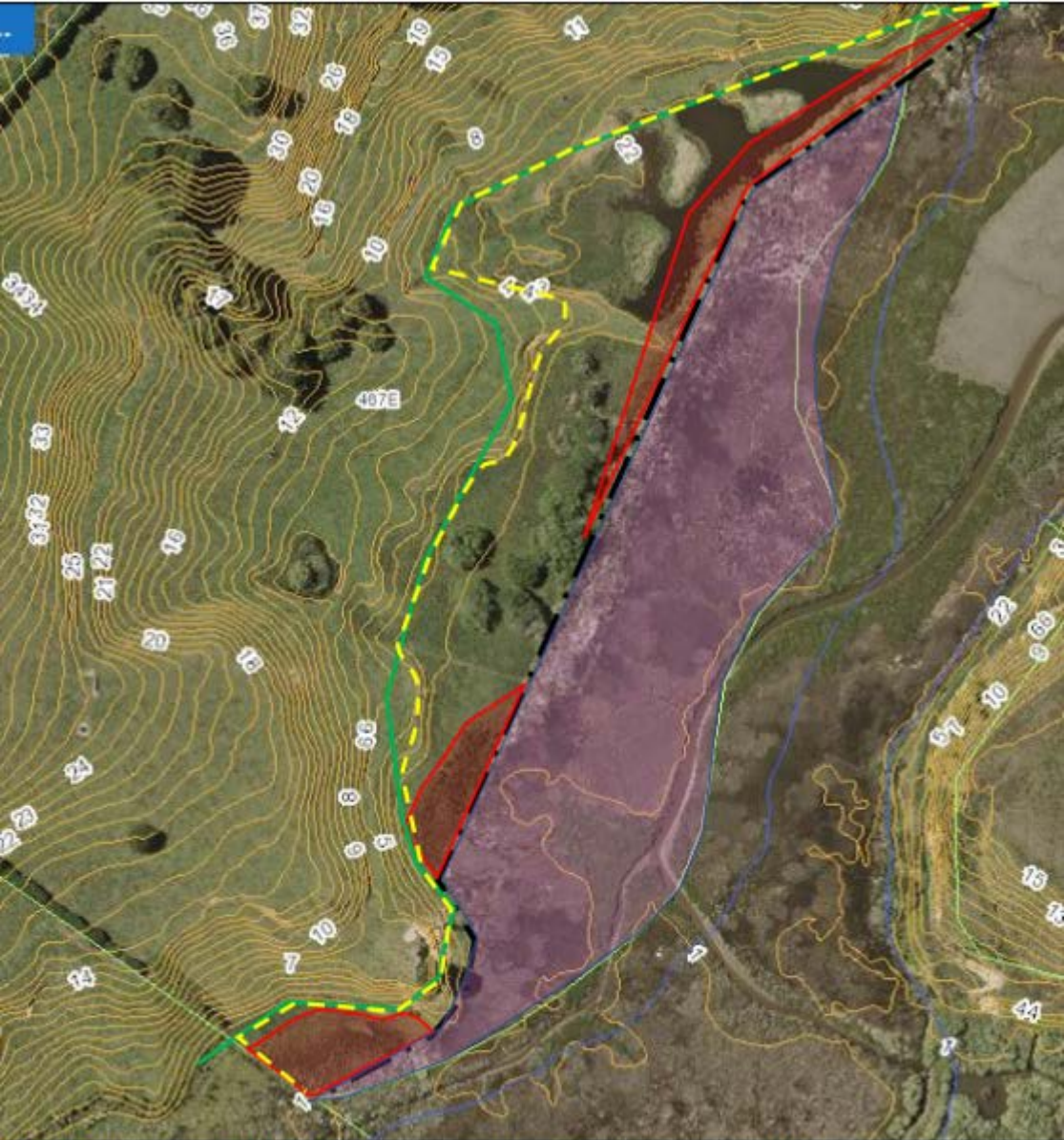
Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 11/08/2023  
 Operator: mlb  
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 - Yield and Development Stages.aprx



## ŌMOKOROA STAGE 3 DEVELOPMENT SEQUENCING, INDICATIVE TIMEFRAMES, AND YIELD AREAS





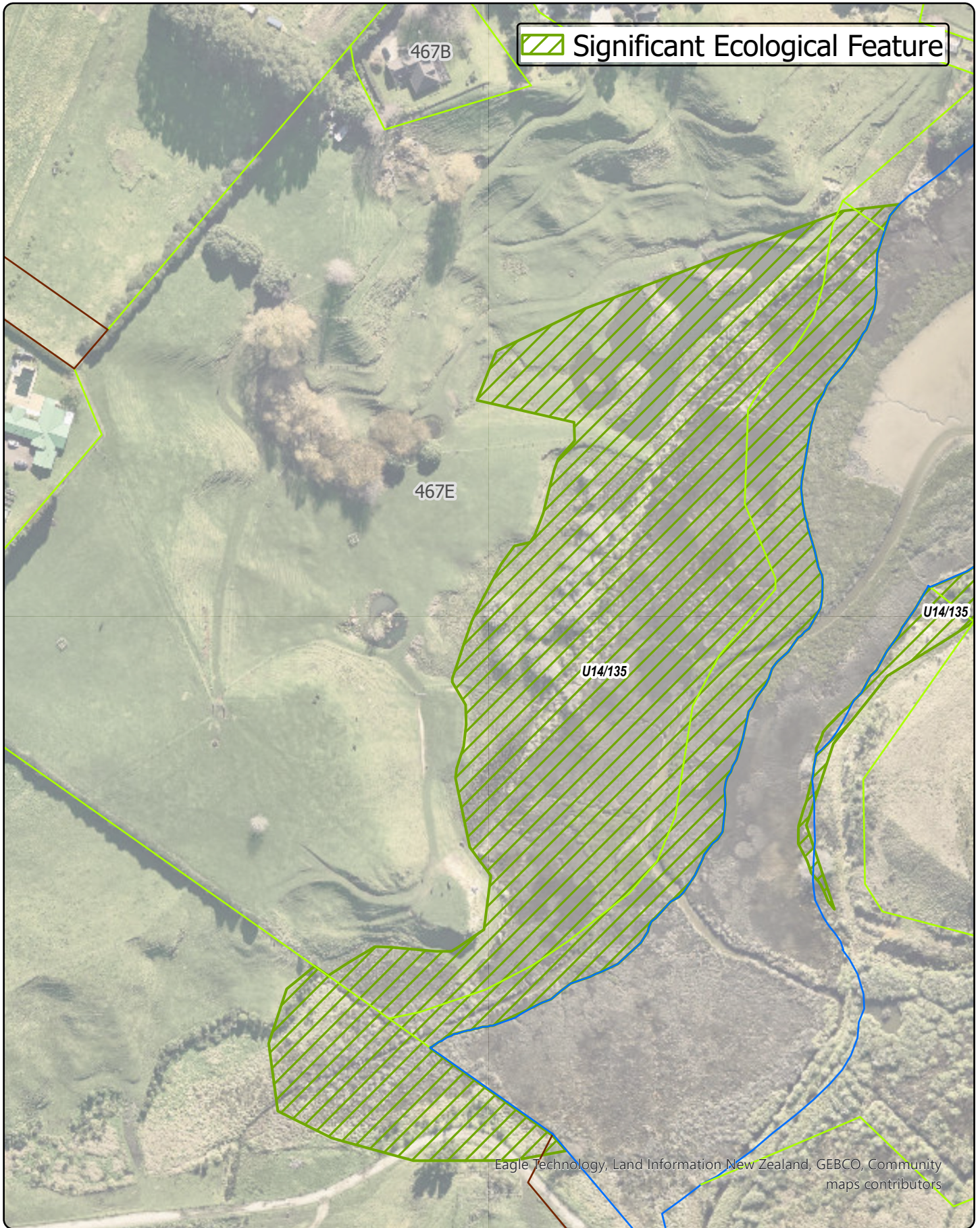


**Plate 1 – (Photo Image 2021-2022) Primary areas of ecological significance as advised by Bryan Norton**

**LEGEND**

- - Existing Ecological Feature line per District Plan.
- Existing Covenant Area, being predominantly saltwater & brackish wetland.
- Existing stockproof fence on landward margin of the DOC Covenant Area
- Saline/brackish wetland landward of Covenant Area (prior to pond and raised-ground formation (the natural state of the two southern sites coloured red have remained generally unaffected by earthworks).
- Landward extent of the physical Ecological Feature, being the extent of all wetlands (incl. salt, brackish & freshwater).





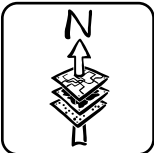
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.  
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.  
 Location of services is indicative only. Council accepts no liability for any error.  
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: [gis@westernbay.govt.nz](mailto: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



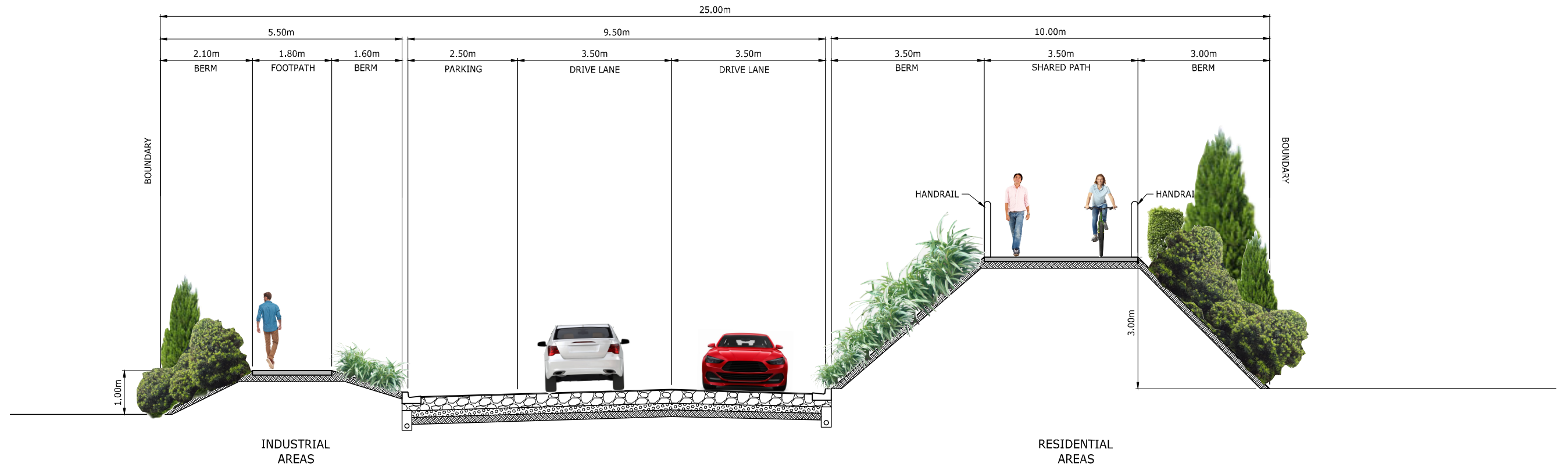
467E Ōmokoroa Road  
 - Recommended Significant Ecological Feature Change





**NOTES:**

1. FOOTPATH AND CYCLE PATH TO HAVE 2% BLACK OXIDE COLOURING
2. TREE TRUNKS TO HAVE 300mm OFFSET FROM CYCLE PATH



**D** FRANCIS ROAD - TYPICAL 25m RESERVE CROSS SECTION (CONCEPT ONLY)  
 300 SCALE 1:50 - A1, 1:100 - A3

**INDICATIVE**

7	UPDATED CROSS SECTION WIDTHS	FJV	08.08.23	ORIGINATOR:	DXC	DATE:	23.04.20	SIGNED:		PLOT BY:	VAV
6	UPDATED CROSS SECTION FEATURES	FJV	05.05.23	ORIGINATOR:	DXC	DATE:	23.04.20	SIGNED:		PLOT DATE:	08.08.23
5	UPDATED CROSS SECTION FEATURES	FJV	27.04.23	DRAWN:	VAV	DATE:	08.08.23	SIGNED:			
4	TREES MOVED TOWARDS CYCLE PATH	FJV	14.12.22	DRAWN:	VAV	DATE:	08.08.23	SIGNED:			
3	UPDATED FOOTPATH WIDTH	FJV	12.12.22	CHECKED:	FJV	DATE:	08.08.23	SIGNED:			
2	UPDATED CROSS SECTION FEATURES	FJV	09.12.22	CHECKED:	FJV	DATE:	08.08.23	SIGNED:			
1	ISSUED FOR INFORMATION	FJV	25.11.22	APPROVED:	FJV	DATE:	08.08.23	SIGNED:			
REF	REVISIONS	BY	DATE	APPROVED:	FJV	DATE:	08.08.23	SIGNED:			

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND  
 ISO 9001 QUALITY ASSURED

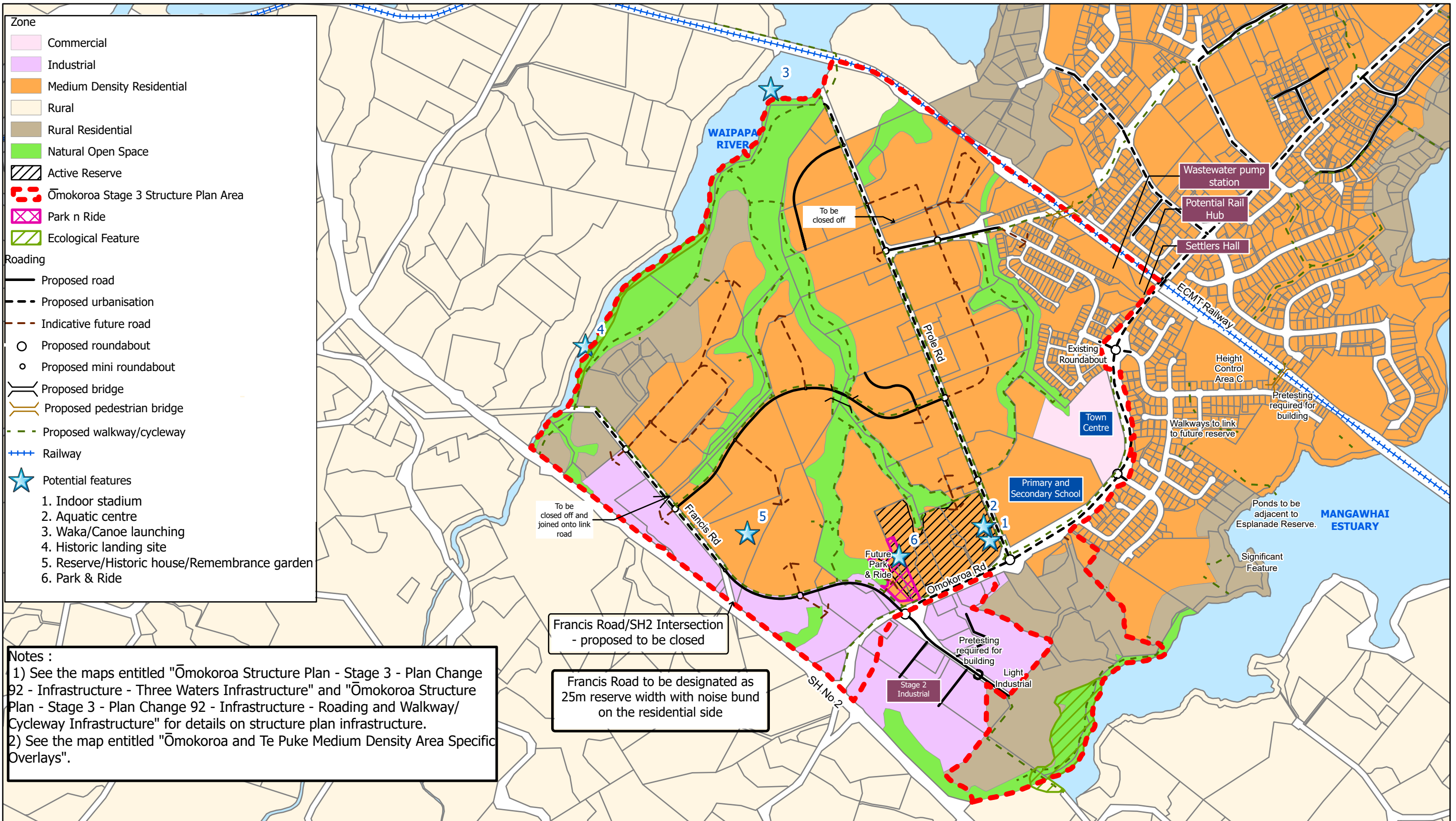
**HG**  
 TAURANGA OFFICE  
 LEVEL 1, 60 SPRING STREET  
 TAURANGA 3110  
 T +64 7 578 0023  
 W www.harrisongrierson.com

PROJECT: **Western Bay of Plenty District Council**  
 PROLE ROAD - PHYSICAL WORKS

TITLE: TYPICAL ROADING CROSS SECTIONS SHEET 2

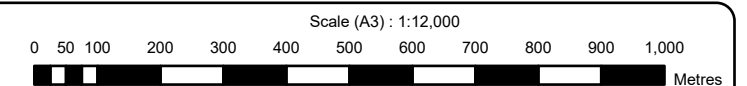
ISSUE STATUS:	INFORMATION	
PROJECT No:	1510-146620-01	SCALES: AS SHOWN
DRAWING No:	146620-01-GA352	REV 7





Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.  
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.  
 Location of services is indicative only. Council accepts no liability for any error.  
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

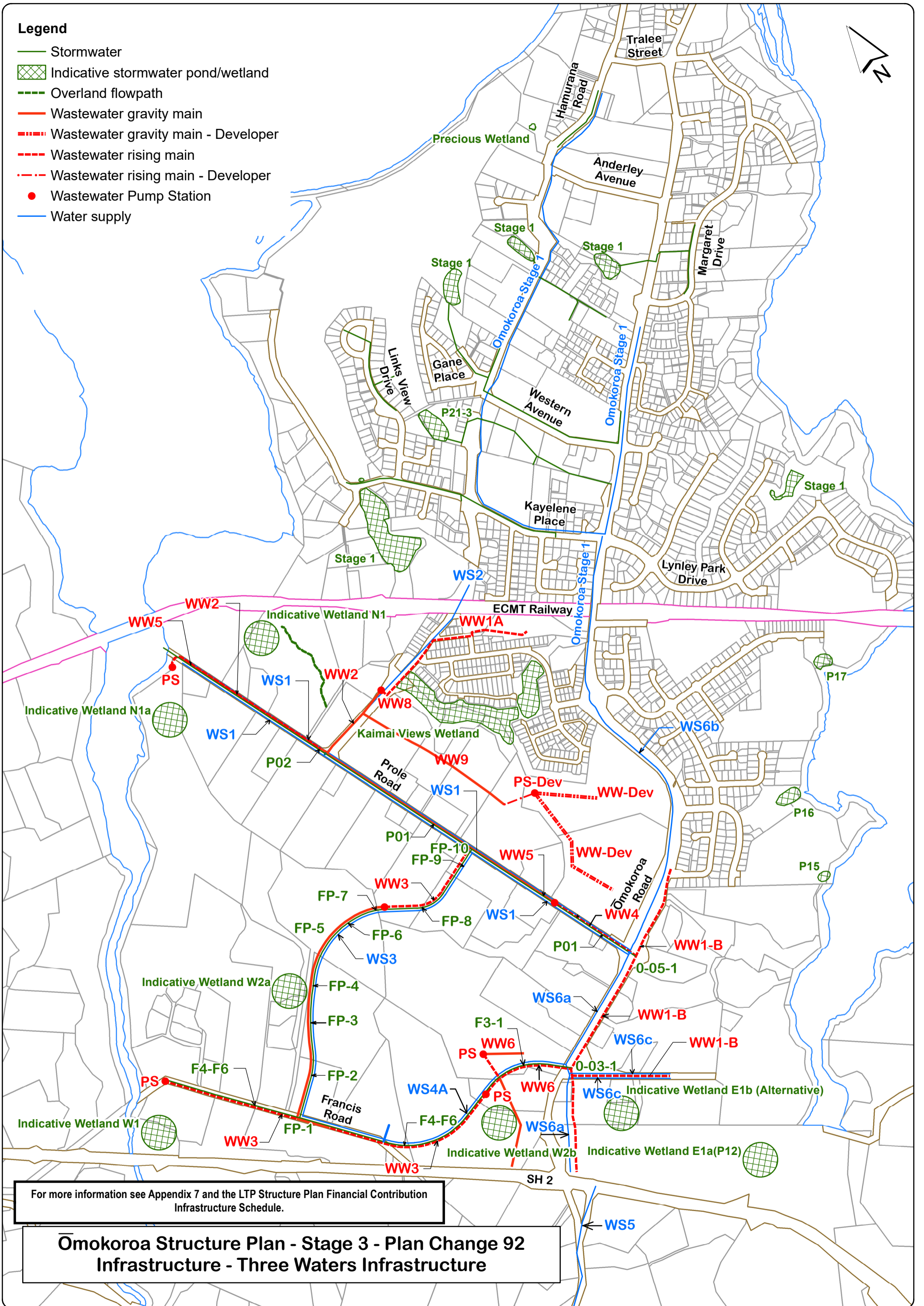
Email: gis@westernbay.govt.nz  
 Date: 8/08/2023  
 Operator: mlb  
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 Concept Plan - 11 August 2023.aprx





**Legend**

- Stormwater
- ▨ Indicative stormwater pond/wetland
- - - Overland flowpath
- Wastewater gravity main
- - - Wastewater gravity main - Developer
- - - Wastewater rising main
- - - Wastewater rising main - Developer
- Wastewater Pump Station
- Water supply



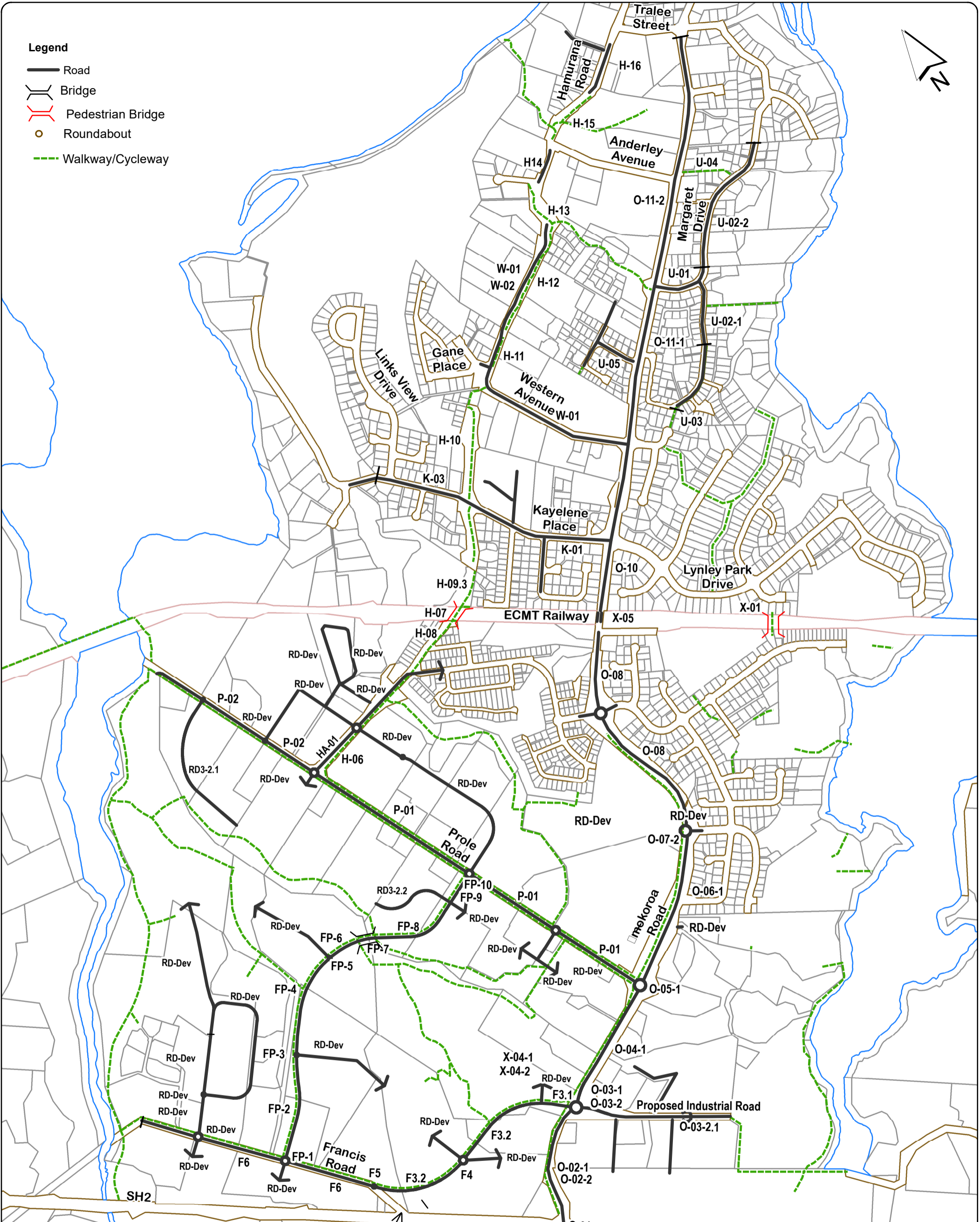
For more information see Appendix 7 and the LTP Structure Plan Financial Contribution Infrastructure Schedule.

**Omokoroa Structure Plan - Stage 3 - Plan Change 92 Infrastructure - Three Waters Infrastructure**



Legend

- Road
- Bridge
- Pedestrian Bridge
- Roundabout
- Walkway/Cycleway



Francis Road/SH2 intersection to be closed

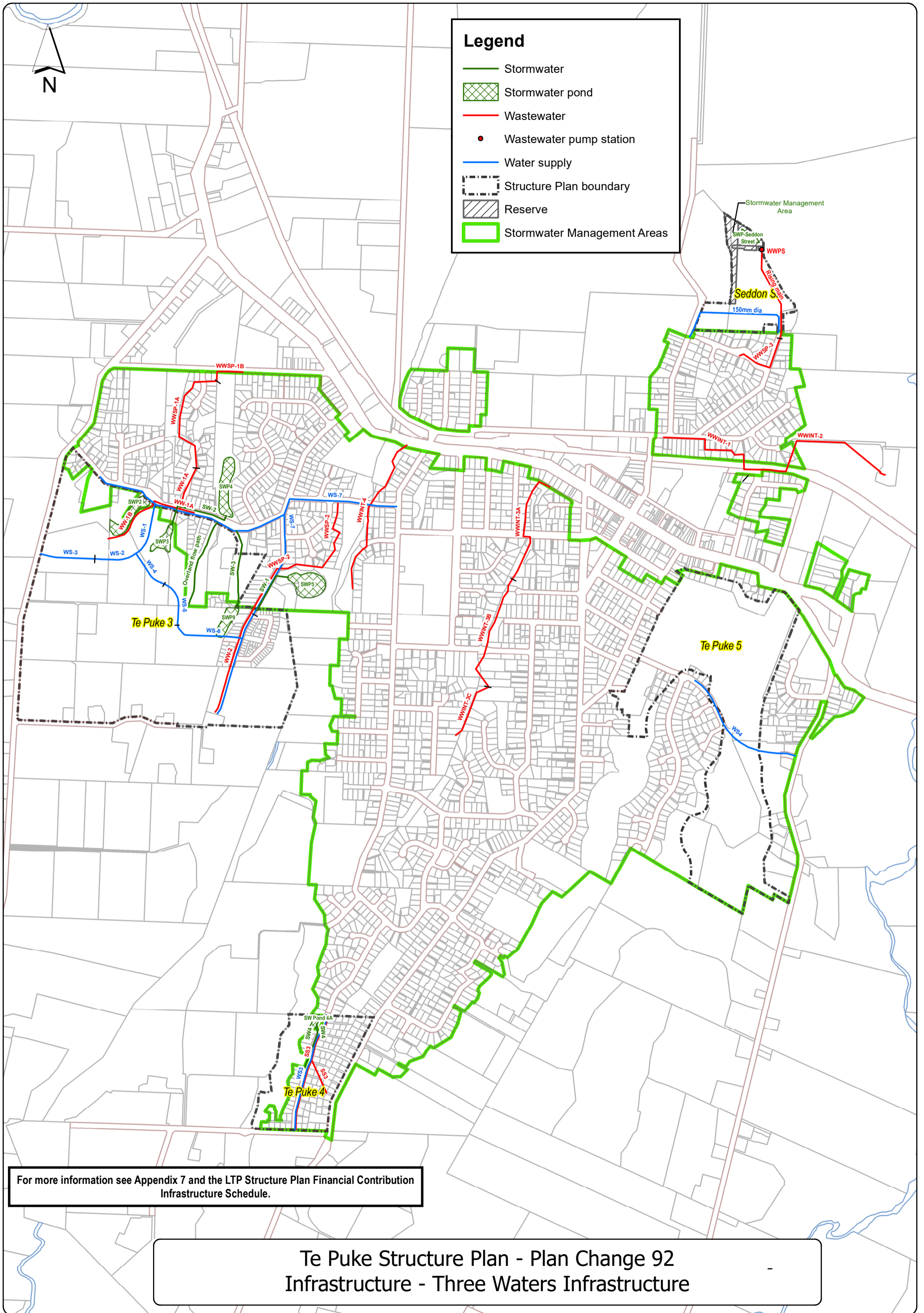
For more information see Appendix 7 and the LTP Structure Plan Financial Contribution Infrastructure Schedule.

**Omokoroa Structure Plan - Stage 3 - Plan Change 92  
Infrastructure - Roading and Walkway/Cycleway**









For more information see Appendix 7 and the LTP Structure Plan Financial Contribution Infrastructure Schedule.

Te Puke Structure Plan- Plan Change 92  
Infrastructure - Three Waters Infrastructure