

**Planning Zones**

	Suburban Residential
	Wairakei Residential
	Residential Large Lot
	High Density Urban Residential
	City Living – Mixed Use Residential (CLMR)
	City Living – Residential (CLR)
	City Living – Mixed Use Commercial (CLMC)
	City Centre Business
	Wairakei Town Centre
	Commercial Business
	Tauriko Commercial Business
	Industry
	Tauriko Industry
	Papamoa East Employment
	Port Industry
	Education Centre 1

**Planning Zones (cont)**

	Education Centre 2
	Education Centre 3
	Education Centre 4
	Matapihi Papakainga
	Ngati Kahu Papakainga
	Rural Marae Community
	Urban Marae Community
	Passive Open Space
	Active Open Space
	Active Open Space (Major)
	Coastal Beach Holiday Park Open Space
	Conservation
	Green Belt
	Mount Maunganui Golf Course Passive Open Space
	Marina Open Space
	Road All Public Roads and Service Lanes are Road Zone

**Planning Zones (cont)**

	Rail 1. The rail designation has the underlying zoning of the adjoining zone measured from the centreline of the designation. 2. Where the rail designation crosses a public road, the underlying zoning is Road. The rail designation does not cross all public roads
	Rural
	Rural Residential
	Special Use Baypark

**Policy Areas**

	Coastal Hazard Erosion Policy Area Landward Boundary (for more detail see Planning Maps Section 4)
	Commercial Expansion Policy Area
	Policy Plan Area
	Medium Rise Policy Area
	High Rise Policy Area
	Flood Hazard Policy Area
	High Voltage Transmission Network (Structure)
	High Voltage Transmission Network (Line)
	High Voltage Transmission Policy Overlay Zone – 12m
	High Voltage Transmission Policy Overlay Zone – 20m

**Policy Areas (cont)**

	Outstanding Landscapes and Natural Features
	Important Natural Landscapes

**Line Features**

	Legal Parcel Boundary as at Date Printed on Map
	Zone Boundary
	Sub Zone Boundary
	Pedestrian Environment Street Frontage
	Pedestrian Links
	Street Scene Rule Applies
	Designated Site Boundary (other than Road Designation)
	Designated Road or Road Widening
	Limited Access Road
	Coastal Protection Area 74m from the Toe of the Dune
	Building Setback Line (See Chapter 19 and Chapter 21)
	Special Noise Rule Applies (Courtney Road)

**Symbols**

	Heritage Site Number (See Heritage Register, Part B, Chapter 16) <i>NOTE: indicates site on this legal parcel, but not necessarily at the marked location within the parcel</i>
	Notable or Heritage Tree Number (See Tree Register, Part B, Appendix 16B) <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>
	Designated Site Number (See Designation Schedule, Part B, Chapter 25)

Requiring Authority Abbreviations

<b>C</b>	Tauranga District Council
<b>DC</b>	Department of Courts
<b>DR</b>	Department of Corrections
<b>MD</b>	Ministry of Defence
<b>ME</b>	Ministry of Education
<b>MS</b>	Meteorological Service of New Zealand
<b>NP</b>	New Zealand Police
<b>NZTA</b>	New Zealand Transport Agency
<b>PC</b>	PowerCo Limited
<b>RC</b>	New Zealand Railways Corporation
<b>TNZ</b>	Telecom New Zealand Limited and Telecom Mobile Communications Ltd
<b>TW</b>	Transpower New Zealand Limited
<b>WB</b>	Western Bay of Plenty District Council

**Other Abbreviations**

<b>AW</b>	Accessway - Zoned Recreation A
<b>SL</b>	Service Lane
<b>C.M.A</b>	Coastal Marine Area covered by Regional Coastal Environment Plan

- The rules of this District Plan only apply landward of Mean High Water Springs.
- Environment BOP (the Bay of Plenty Regional Council) is the consent authority for most activities seaward of Mean High Water Springs.
- 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.

Environment BOP should be consulted before undertaking any activity in the vicinity of Mean High Water to establish the actual line of Mean High Water Springs.

