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Document Path: O:\Service\requests\9001-10000\906876\te\_tumu\_scenario\_hazard\_mapping - coastal erosion - 1plem SLR (96876).mxd

**DRAFT**  
For Discussion Only

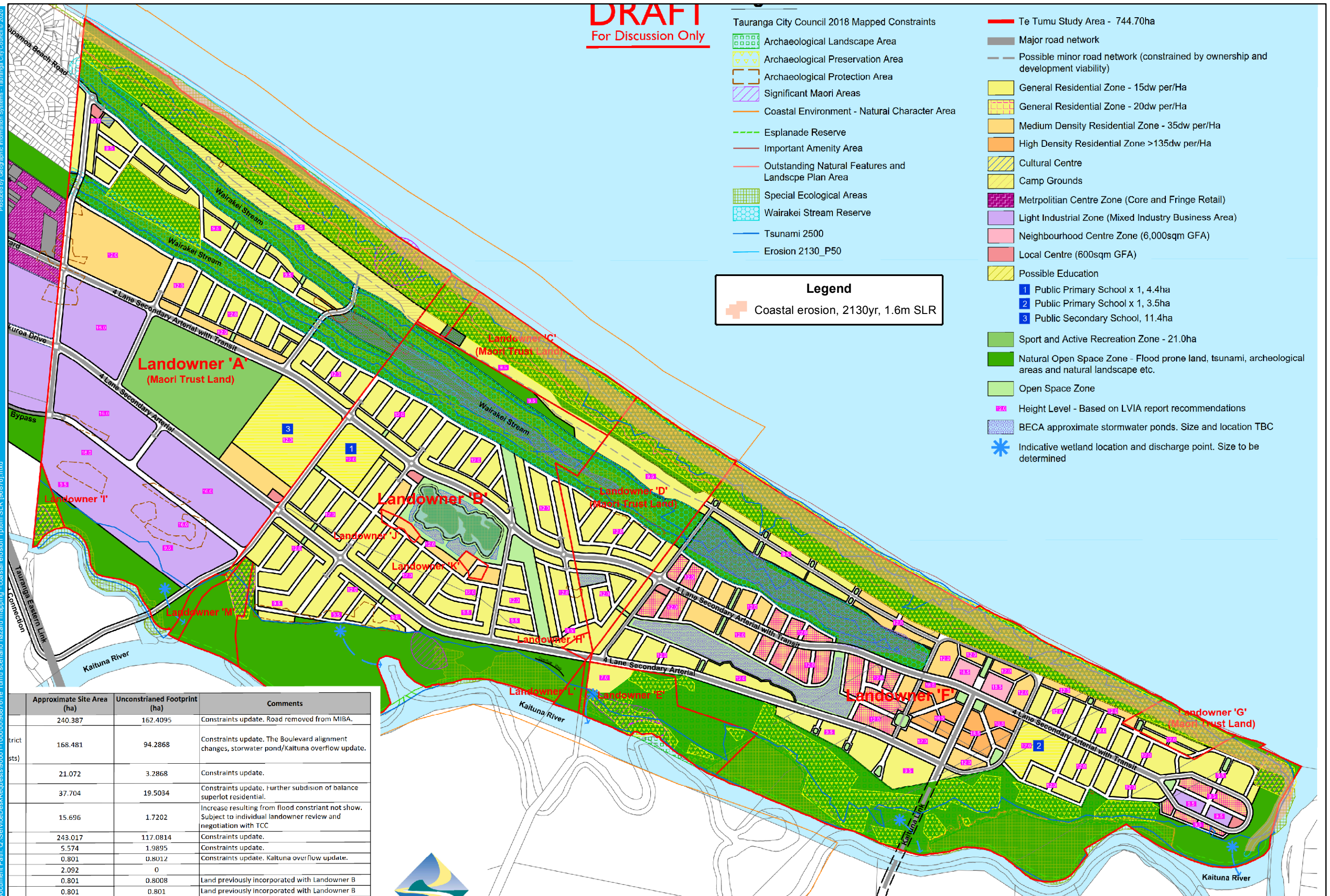
Tauranga City Council 2018 Mapped Constraints

- Archaeological Landscape Area
- Archaeological Preservation Area
- Archaeological Protection Area
- Significant Maori Areas
- Coastal Environment - Natural Character Area
- Esplanade Reserve
- Important Amenity Area
- Outstanding Natural Features and Landscape Plan Area
- Special Ecological Areas
- Wairakei Stream Reserve
- Tsunami 2500
- Erosion 2130\_P50

**Legend**

Coastal erosion, 2130yr, 1.6m SLR

- Te Tumu Study Area - 744.70ha
- Major road network
- Possible minor road network (constrained by ownership and development viability)
- General Residential Zone - 15dw per/Ha
- General Residential Zone - 20dw per/Ha
- Medium Density Residential Zone - 35dw per/Ha
- High Density Residential Zone >135dw per/Ha
- Cultural Centre
- Camp Grounds
- Metropolitan Centre Zone (Core and Fringe Retail)
- Light Industrial Zone (Mixed Industry Business Area)
- Neighbourhood Centre Zone (6,000sqm GFA)
- Local Centre (600sqm GFA)
- Possible Education
  - Public Primary School x 1, 4.4ha
  - Public Primary School x 1, 3.5ha
  - Public Secondary School, 11.4ha
- Sport and Active Recreation Zone - 21.0ha
- Natural Open Space Zone - Flood prone land, tsunamis, archeological areas and natural landscape etc.
- Open Space Zone
- Height Level - Based on LVIA report recommendations
- BECA approximate stormwater ponds. Size and location TBC
- Indicative wetland location and discharge point. Size to be determined



	Approximate Site Area (ha)	Unconstrained Footprint (ha)	Comments
	240.387	162.4095	Constraints update. Road removed from MIBA.
istrict	168.481	94.2868	Constraints update. The Boulevard alignment changes, storwater pond/Kaituna overflow update.
sts)	21.072	3.2868	Constraints update.
	37.704	19.5034	Constraints update. Further subdivision of balance superlot residential.
	15.696	1.7202	Increase resulting from flood constraint not show. Subject to individual landowner review and negotiation with TCC
	243.017	117.0814	Constraints update.
	5.574	1.9895	Constraints update.
	0.801	0.8012	Constraints update. Kaituna over flow update.
	2.092	0	
	0.801	0.8008	Land previously incorporated with Landowner B
	0.801	0.801	Land previously incorporated with Landowner B



**Te Tumu scenario hazard mapping - coastal erosion**  
- Tauranga City Council -

Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.

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