

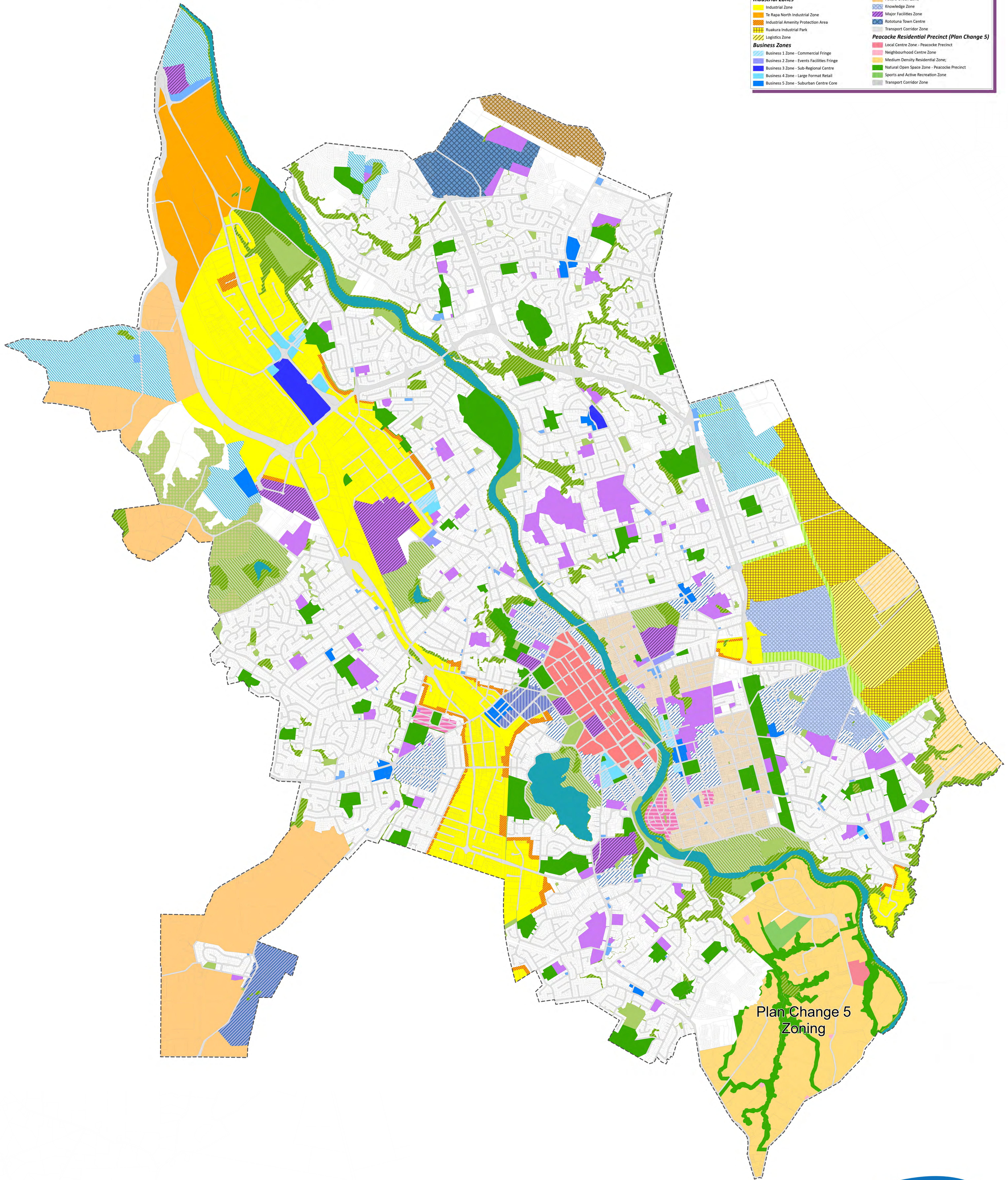
# **PROPOSED PLAN CHANGE 12**

## **Planning Maps**

# MAP 1

## Zoning Map

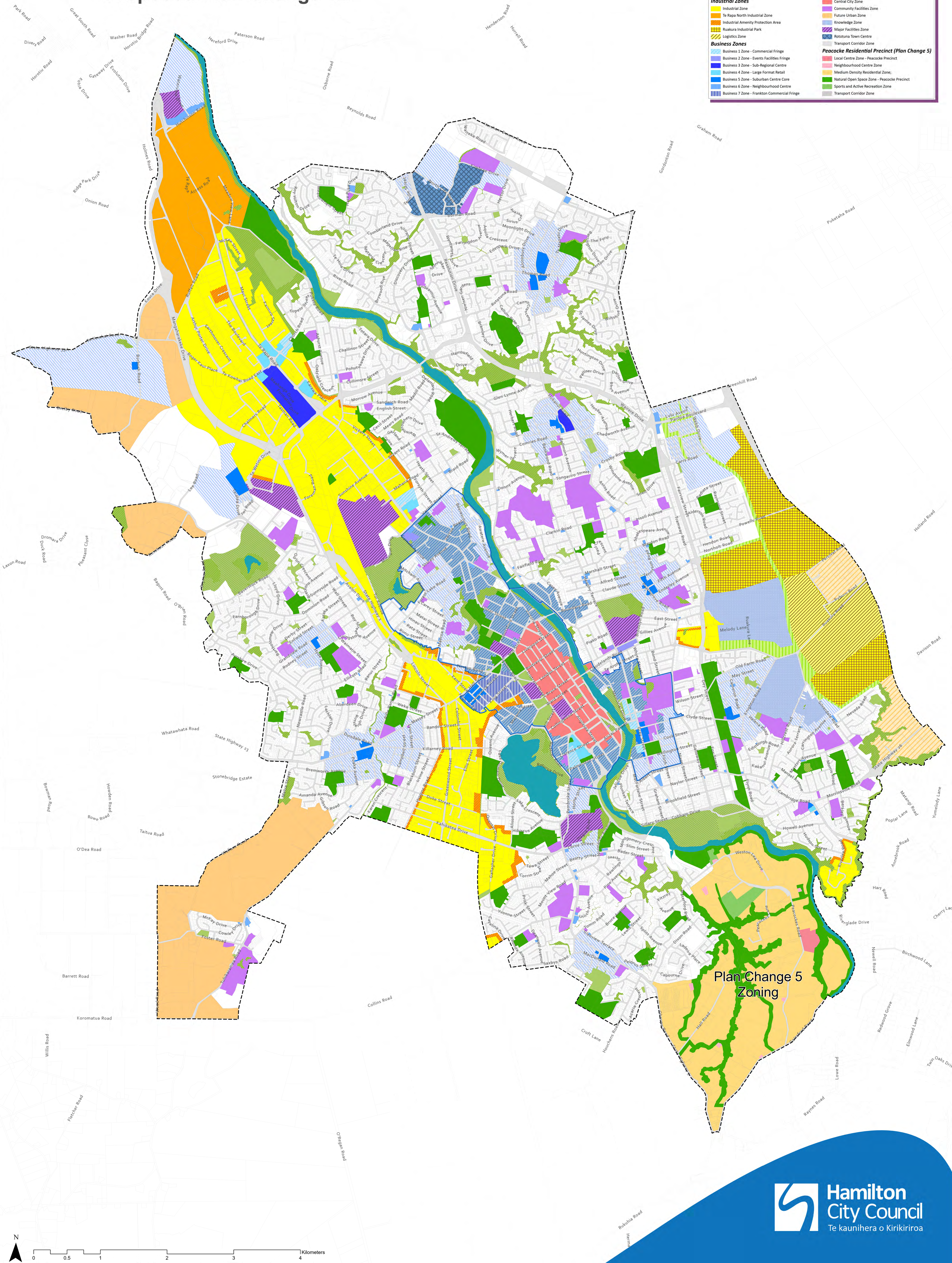
Operative District Plan  
(Including Plan Change 9)



# MAP 2

## Zoning Map Proposed Plan Change 12

Legend	
City Boundary	
Stage 1 Layer	
Residential Zones	
General Residential Zone	
Large Lot Residential Zone	
Medium Density Residential Zone	
Residential Zone - High Density Residential Zone	
Industrial Zones	
Industrial Zone	
Te Rapa North Industrial Zone	
Industrial Amenity Protection Area	
Ruakura Industrial Park	
Logistics Zone	
Business Zones	
Business 1 Zone - Commercial Fringe	
Business 2 Zone - Events Facilities Fringe	
Business 3 Zone - Sub-Regional Centre	
Business 4 Zone - Large Format Retail	
Business 5 Zone - Suburban Centre Core	
Business 6 Zone - Neighbourhood Centre	
Business 7 Zone - Frankton Commercial Fringe	
Recreational Zones	
Sports and Recreation Open Space Zone	
Neighbourhood Open Space Zone	
Natural Open Space Zone	
Destination Open Space Zone	
Ruakura Open Space	
Natural Open Space - Waikato River and Lakes	
Other Zones	
Central City Zone	
Community Facilities Zone	
Future Urban Zone	
Knowledge Zone	
Major Facilities Centre	
Rototuna Town Centre	
Transport Corridor Zone	
Peacocke Residential Precinct (Plan Change 5)	
Local Centre Zone - Peacocke Precinct	
Neighbourhood Centre Zone	
Medium Density Residential Zone	
Natural Open Space Zone - Peacocke Precinct	
Sports and Active Recreation Zone	
Transport Corridor Zone	



# MAP 3

## Features Map Operative District Plan (Including Plan Change 9)

**Legend**

**Proposed Plan Change 9 Features:**

- Built Heritage - A Ranked Heritage Item (Schedule 8A)
- Built Heritage - B Ranked Heritage Item (Schedule 8A)
- Proposed Notable Trees (Schedule 9D) (PC9)
- Proposed Significant Natural Areas - (Schedule 9C) (PC9)
- Proposed Historic Heritage Areas (Schedule 8D) (PC9)
- Proposed Archaeological and Cultural Sites (Schedule 8B and 8C) (PC9)

**Significant Archaeological Sites (PCS)**

- Group 1
- Group 2
- Proposed Additional Height Overlay (PCS)
- SNA
- Proposed Significant Bat Habitat Area (PCS)
- Proposed Peat Lakes and Wetlands (PCS)
- Proposed Significant Archaeological Site Area (PCS)

**Operative District Plan Features:**

- Te Rapa Dairy Manufacturing Site Noise Emissions Boundary
- Hamilton City Boundary
- Vector Gas Pipeline Corridor
- Peat Lake
- Peat Lake Catchments
- Area Administered under the Waipa District Plan

**Overland Flowpath and Ponding Flood Hazard Areas**

- Low Flood Hazard Areas
- Medium Flood Hazard Area
- High Flood Hazard Area

**Waikato River Flood Hazard Areas**

- Medium Flood Hazard Area
- High Flood Hazard Area
- Subcatchment for Flood Hazard Modelling Areas
- Temple View Flood Hazard Area
- Culvert Block Flood Hazard Area
- Waikato Riverbank and Gully Hazard Area
- Waikato Bank Stability

**Hamilton Airport Obstacle Limitation Surface**

- 102m Moturiki Datum
- 207m Moturiki Datum

**Transmission Line Structures**

- Transmission Line Structure - Pole
- Transmission Line Structure - Tower
- Transmission Lines

**Electricity Transmission Corridors**

- National Grid Yard - Greenfields
- National Grid Corridor - Greenfields
- National Grid Yard - Urban Areas
- National Grid Corridor - Urban Areas

**Designations (Schedule 26.3 - Volume 1)**

- Designations

**Te Rapa North Industrial Staging**

- Stage 1A - Dairy Industrial Area
- Stage 1B - Service Centre Industrial Area

**Te Awa Lakes Zoning**

- Riverside Interface
- Visitor Accommodation Overlay

**Areas**

- Claudelands West Dwelling Control Area
- Crawford Street Freight Village
- Deferred Industrial Zone
- Frankton Living Overlay
- Frankton Railway Village
- Hamilton East
- Hamilton East Dwelling Control Area
- Hamilton East Residential Intensification Area
- Hayes Paddock
- Lake Waikarekare Landscape Character Area
- Rotokauri Employment
- Rotokauri Ridgeline Area
- Te Rapa Dairy manufacturing Site
- Temple Heritage Area
- Temple View Character Area
- Temple View Teacher Housing
- Thoroughbred Business Park
- Visitor Facilities Area
- Parcels

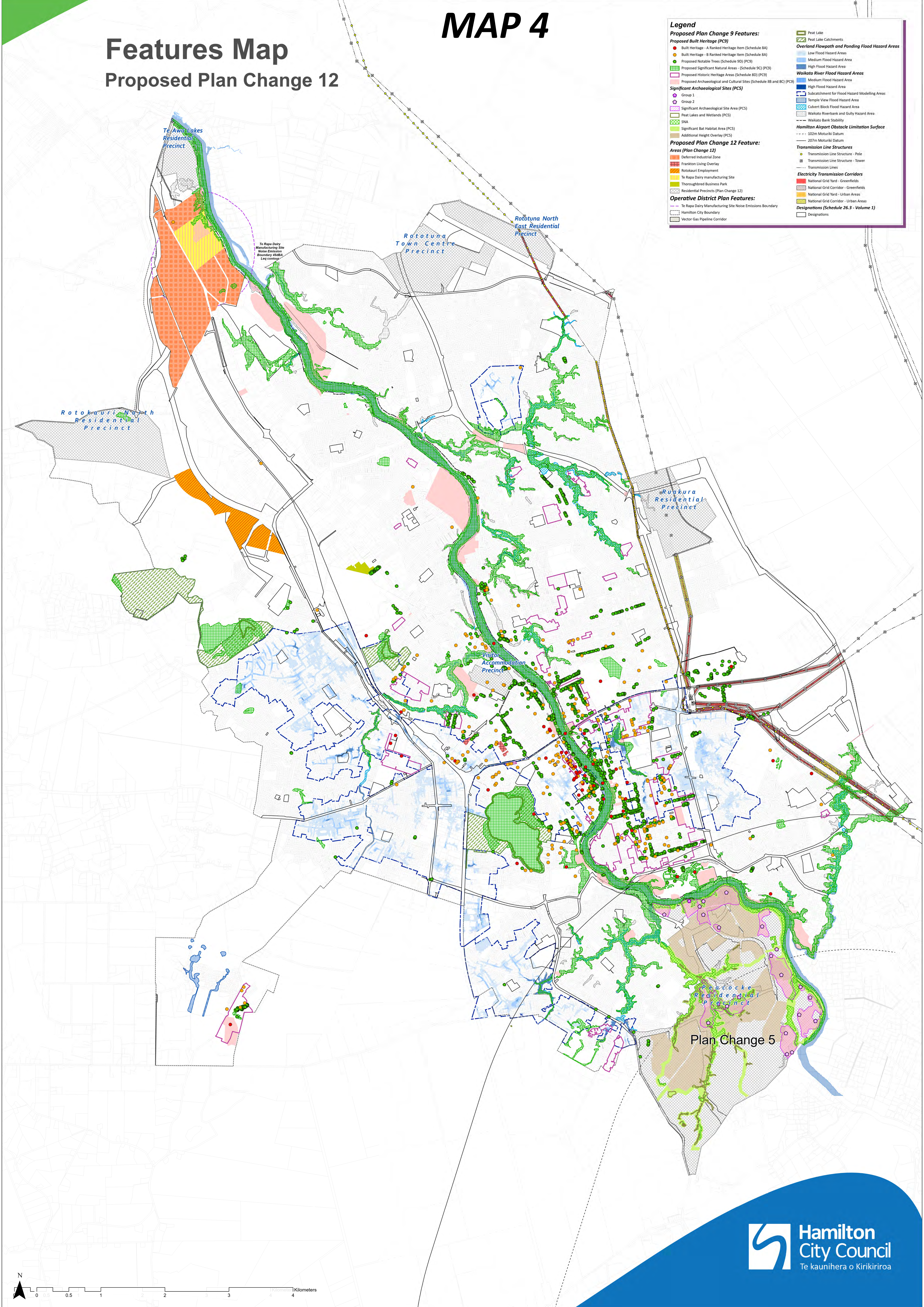
Te Rapa Dairy  
Manufacturing Site  
Noise Emissions  
Boundary 450dB(A)  
Leq contour

Plan Change 5



# MAP 4

## Features Map Proposed Plan Change 12



**Legend**

**Proposed Plan Change 9 Features:**  
**Proposed Built Heritage (PC9)**

- Built Heritage - A Ranked Heritage Item (Schedule 8A)
- Built Heritage - B Ranked Heritage Item (Schedule 8A)
- Proposed Notable Trees (Schedule 9C) (PC9)
- Proposed Significant Natural Areas - (Schedule 9C) (PC9)
- Proposed Historic Heritage Areas - (Schedule 8D) (PC9)
- Proposed Archaeological and Cultural Sites (Schedule 8B and 8C) (PC9)

**Significant Archaeological Sites (PC9)**

- Group 1
- Group 2
- Significant Archaeological Site Area (PC9)
- Peat Lakes and Wetlands (PC9)
- SNA
- Significant Bat Habitat Area (PC9)
- Additional Height Overlay (PC9)

**Proposed Plan Change 12 Feature:**  
**Areas (Plan Change 12)**

- Deferred Industrial Zone
- Frankton Living Overlay
- Rotokauri Employment
- Te Rapa Dairy manufacturing Site
- Thoroughbred Business Park
- Residential Precincts (Plan Change 12)

**Operative District Plan Features:**

- Te Rapa Dairy Manufacturing Site Noise Emissions Boundary
- Hamilton City Boundary
- Vector Gas Pipeline Corridor

- Peat Lake
- Peat Lake Catchments
- Overland Flowpath and Ponding Flood Hazard Areas**
  - Low Flood Hazard Area
  - Medium Flood Hazard Area
  - High Flood Hazard Area
- Waikato River Flood Hazard Areas**
  - Medium Flood Hazard Area
  - High Flood Hazard Area
  - Subcatchment for Flood Hazard Modelling Areas
  - Temple View Flood Hazard Area
  - Culvert Block Flood Hazard Area
  - Waikato Riverbank and Gully Hazard Area
  - Waikato Bank Stability
- Hamilton Airport Obstacle Limitation Surface**
  - 102m Moturiki Datum
  - 207m Moturiki Datum
- Transmission Line Structures**
  - Transmission Line Structure - Pole
  - Transmission Line Structure - Tower
  - Transmission Lines
- Electricity Transmission Corridors**
  - National Grid Yard - Greenfields
  - National Grid Corridor - Greenfields
  - National Grid Yard - Urban Areas
  - National Grid Corridor - Urban Areas
- Designations (Schedule 26.3 - Volume 1)**
  - Designations

Features Map

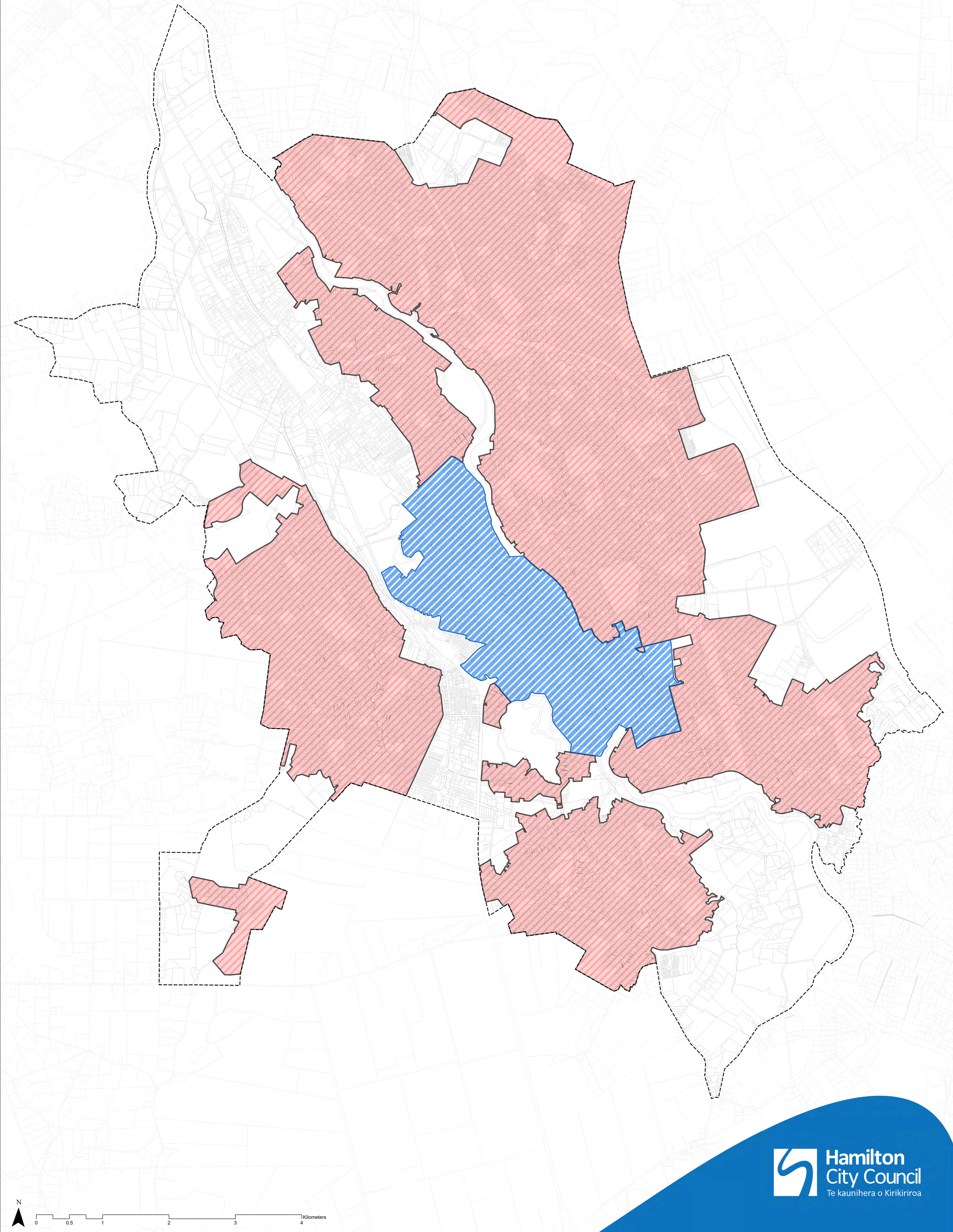
Proposed Plan Change 12  
Stage one and Infrastructure Capacity Overlay

Legend

City Boundary

Infrastructure Capacity Overlay

Stage 1



# Zoning Map

## Proposed Plan Change 12

### Submissions for Zone Change

# MAP 6

**Legend**

Submissions

City Boundary

**Residential Zones**

- General Residential Zone
- Large Lot Residential Zone
- Medium Density Residential Zone
- Residential Zone - High Density Residential

**Industrial Zones**

- Industrial Zone
- Ta Rapa North Industrial Zone
- Industrial Amenity Protection Area
- Ruakura Industrial Park
- Logistics Zone

**Business Zones**

- Business 1 Zone - Commercial Fringe
- Business 2 Zone - Events Facilities Fringe
- Business 3 Zone - Sub-Regional Centre
- Business 4 Zone - Large Format Retail
- Business 5 Zone - Suburban Centre Core
- Business 6 Zone - Neighbourhood Centre
- Business 7 Zone - Frankton Commercial Fringe

**Recreational Zones**

- Sports and Recreation Open Space Zone
- Neighbourhood Open Space Zone
- Natural Open Space Zone
- Destination Open Space Zone
- Ruakura Open Space
- Natural Open Space - Waikato River and Lakes

**Other Zones**

- Central City Zone
- Community Facilities Zone
- Future Urban Zone
- Knowledge Zone
- Major Facilities Zone
- Rototuna Town Centre
- Transport Corridor Zone

**Peacocke Residential Precinct (Plan Change 5)**

- Local Centre Zone - Peacocke Precinct
- Neighbourhood Centre Zone
- Medium Density Residential Zone
- Natural Open Space Zone - Peacocke Precinct
- Sports and Active Recreation Zone
- Transport Corridor Zone

