

OPERATIVE DISTRICT PLAN

Operative date 16th June 1999.

LEGEND

Zones

Residential 1

Residential 2

Residential 3

Residential 3 Ridgeline

Residential 4

Residential 5

Residential 6

Residential 7

Residential 8

Residential 8A

Residential 8B

Residential 9

Commercial 1

Commercial 2

Commercial 3

Commercial 4

Industrial 1

Industrial 2

Industrial 3

Industrial 4

Mixed Use 1

Takanini Mixed Use Zone

Special Purpose 1

Special Purpose 2

Special Purposes and Recreation Zone

Community Services

Future Urban Zone

Ardmore Aerodrome

Quarry

Rural Plains Zone

Countryside Living Zone

Pararekau Island Countryside Living Zone

Hunua Hills Zone

Karaka Centre Zone

Hingaia Education Zone

Pararekau Indicative Zone

Rural Reserves

Urban Reserves

Ardmore Noise Contours

Outer Control Boundary

Inner Control Boundary

Ardmore Noise Boundary

High Voltage Transmission Data

No Build Area (12m from line)

Assessment Area (20m from No Build Area)

High Voltage Transmission Structures

High Voltage Transmission Lines

Scheduled Items

Rural

Urban

Schedule Tree - See Schedule 3B

Designations

General

Motorway/Rail/SH

Designation Number

Others

District Boundary

Ardmore Protection Zone

Hays Creek Catchment

Ardmore Runways

Proposed Road Widening

Priority Riparian Linkages

Significant Natural Areas

Quarry Effects Line

Aggregate Resource Protection Area

Railway

Water Bodies

Parcel Boundaries

Strategic Freight Networks

Proposed Strategic Freight Networks

Structure Plan Boundary

Motorway Edge Precinct

Commercial Services Precinct

Proposed Roads

No Build Zone

Interim Non-Aviation Industrial Uses within Precinct A

1:5000 Grid

Rivers

Flood Zones

Flood Hazard Area

Possible Flood Hazard Area

Future Flood Hazard Area - See Note

Notes - Flood Zones

Note 1

Flood Hazard areas are based on 100-year return period design flows and approximate topographical information. Localized flood hazards may occur outside the areas indicated.

Note 2 - Relates to Drury South Structure Plan

The "Future Flood Hazard Area" shown on this map represents the flood hazard area on completion of the Drury South Structure Plan (DSSP) development. This area is not additional to the Existing Flood Hazard Areas. Once the DSSP development is complete, a new map will need to be introduced into the district plan. **Suitable professional advice must be sought for all areas possibly at risk from flooding.**

For more detail and information sources refer to the FLOOD HAZARD MAPS held by the Papakura District Council.

Notes - Zoning

1. Underlying Zone of Motorway and Railway

The underlying zoning is the same as that which applies on either side of the railway or motorway. Where the zoning on either side is different, the boundary between the zones is located on the centreline of the railway or motorway corridor, except that the land defined by Clevedon Rd, Railway Street West, Onslow Road and Ron Keat Drive has an underlying zone of Commercial 3.

In the Drury South Structure Plan Area

2. The adjoining zoning is deemed to apply to centreline of indicative proposed roads but is not shown for clarity. Where industrial or reserve zoning is shown over existing legal road this indicates that the road is intended to be stopped in future.

3. All areas which are shown on the Drury South Structure Plan as Public Open Space/Stormwater Management are required to be vested as reserve on subdivision and/or development. Those areas which are not currently vested as reserve are shown on the planning maps as zoned Industrial 3 until final boundaries of the reserve are determined on subdivision or development. Once vested such reserves will be rezoned Reserve Zone. In the meantime rules in the district plan permit such reserves to be used for reserve and stormwater purposes notwithstanding the Industrial 3 zoning.

Note: Also see Notes - Flood Zones

DISCLAIMER

This plan represents the information held by Council. Verification may be necessary before taking any action, or entering into or exiting from any commitment.