

# Thames-Coromandel District Plan - Operative in Part - March 2024

## Guide to Planning Maps

### A GUIDE TO THE PLANNING MAPS

#### MAP LAYOUT

The Planning Maps include an Index Map and a Planning Map Index for navigation purposes.

The Index Map shows how the District is divided for mapping purposes, using a map grid. The index maps are numbered 1-38. The index maps are at a scale of 1:50,000.

Inset maps may be shown on an Index Map. The inset maps are at a scale of 1:7,500 and are numbered as a sub-set of the Index Map (i.e. 34 = Index Map, 34B = Inset Map). The inset maps provide a more detailed look at the settlement areas.

The information displayed on the maps has been separated so that for each Index Map there will be two maps:

- one map showing **special purpose provisions** and **overlays**; and
- the other map showing **zones**.

Flood Hazard maps are shown for areas where flood hazards have been modelled.

Airfield Height Restriction maps are shown for each airfield as a separate map.

Colours, shading, lines, shapes, letters and numbers are used on the maps to represent the different information being displayed.

The Planning Map Index provides another way to navigate the maps. It lists the Index Map number, the map name and map numbers for corresponding inset maps, airfield height restriction maps and flood hazard maps.

#### SPECIAL PURPOSE PROVISIONS AND OVERLAYS

Special purpose provisions include site development plans, site specific activities and structure plans. Overlays are a method used in the Plan to identify features or areas of land that have been recognised as having special qualities, which require additional management. Special purpose provisions and overlays are shown on separate maps and sit above the zoning of land.

#### ZONES

Zones are used to divide the District. Zoning recognises that land within the District is not all the same; that there are different environmental constraints and opportunities according to varying factors, such as location, topography and existing development; and that not all activities are appropriate in every location.

In the Plan a Road Zone is used for formed roads that are vested in Council. Waterways and state highways are left blank on the maps. The sea is shaded blue. Waterways, unformed roads and state highways take on the zoning of the adjoining site. Where the zoning is not the same on both sides of the road, the centreline of the road shall be the boundary for each zone.

#### NOTE

1. *Overlay Planning Maps are applied to land shown by aerial photography. However not all land shown by aerial photography has a corresponding parcel of land with a Computer Register (Certificate of Title). This is evident in situations where accretion of land has occurred over time or a reclamation has taken place.*

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2. *Zone Planning Maps are applied to land parcels (or lots) on zone maps where surveyed boundaries are delineated by the Core Record System held by Land Information New Zealand and are shown in the Computer Register (Certificate of Title). Some surveyed land has been eroded over time by the sea but the surveyed boundaries remain until a subsequent survey is completed, followed by new titles being issued.*
3. *This means that the coastline and land parcels may differ between the Overlay and Zone Planning Maps. This is particularly noticeable for rural areas and offshore islands on the planning maps.*

## ACKNOWLEDGEMENTS

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