

Appendix 4

10+ Assessment –Development Potential Classification

Census Area Unit ¹	Infill Potential Rating/ Status	Number of Sites	Theoretical dwellings	Potential Dwellings
Arataki Infill	High	1	12	10
	Low	2	30	18
	Non-Residential Use	2	84	0
	Developed/ Undevelopable	3	101	0
	Total	8	227	28
Bellevue Infill	High	3	88	12
	Medium	3	64	7
	Low	2	71	3
	Non-Residential Use	5	632	0
	Developed/ Undevelopable	3	64	0
	Total	16	919	22
Brookfield Infill	High	2	331	121
	Medium	5	89	15
	Low	7	82	10
	Non-Residential Use	6	438	0
	Developed/ Undevelopable	5	94	0
	Total	25	1034	146
Gate Pa Infill	High	2	79	31
	Medium	9	282	68
	Low	2	55	9
	Non-Residential Use	1	22	0
	Developed/ Undevelopable	2	24	0
	Total	16	462	108
Greerton Infill	High	3	73	31
	Medium	4	54	14
	Non-Residential Use	3	158	0
	Developed/ Undevelopable	9	151	0
	Total	19	436	45
Hairini Infill	High	6	557	86
	Medium	13	799	134
	Low	8	266	44
	Non-Residential Use	5	191	0
	Developed/ Undevelopable	6	364	0
	Total	38	2177	264
Judea Infill	High	2	72	28
	Medium	2	31	14
	Low	2	34	6
	Developed/ Undevelopable	9	314	0
	Total	15	451	48
Kaitemako Road Infill	High	2	43	14
	Medium	10	2192	737
	Low	5	95	13
	Developed/ Undevelopable	2	714	0
	Total	19	3044	764
Matua Infill	High	3	35	18
	Medium	6	107	25
	Low	2	22	3
	Non-Residential Use	1	65	0
	Developed/ Undevelopable	3	129	0
	Total	15	358	46

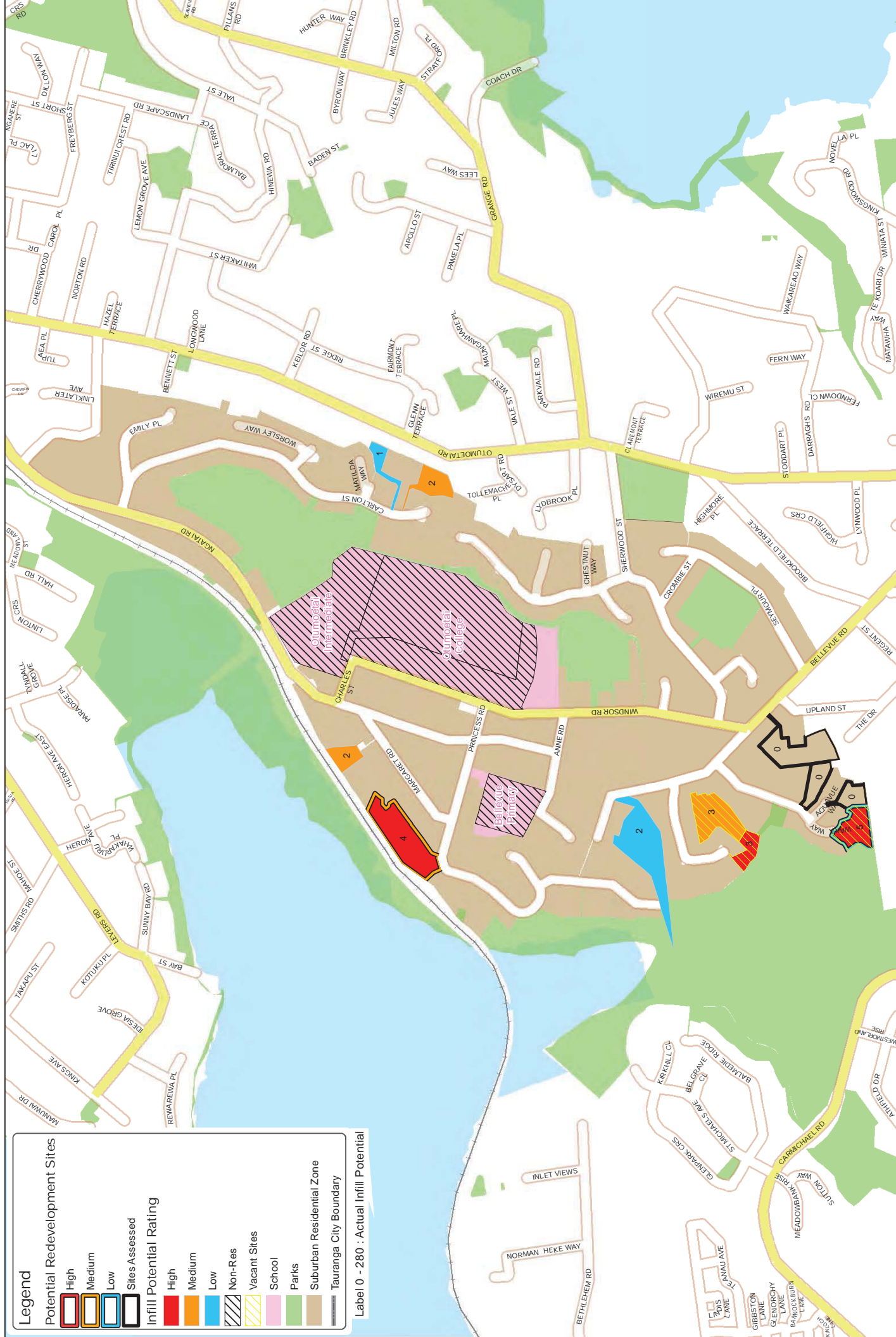
Census Area Unit ¹	Infill Potential Rating/ Status	Number of Sites	Theoretical dwellings	Potential Dwellings
Maungatapu Infill	High	1	12	6
	Medium	2	33	14
	Non-Residential Use	3	70	0
	Total	6	115	20
Mount Maunganui North Infill	Developed/ Undevelopable	2	39	0
	Total	2	39	0
Omanu Infill	Non-Residential Use	11	4556	0
	Developed/ Undevelopable	3	656	0
	Total	14	5212	0
Otumoetai North Infill	High	1	18	11
	Medium	1	81	21
	Non-Residential Use	2	68	0
	Developed/ Undevelopable	4	54	0
	Total	8	221	32
Otumoetai South Infill	Medium	8	258	42
	Low	2	48	3
	Non-Residential Use	4	120	0
	Developed/ Undevelopable	1	12	0
	Total	15	438	45
Poike Infill	High	1	490	205
	Low	3	151	99
	Non-Residential Use	3	566	0
	Developed/ Undevelopable	1	11	0
	Total	8	1218	304
Tauranga Central Infill	Non-Residential Use	1	25	0
	Developed/ Undevelopable	1	17	0
	Total	2	42	0
Tauranga Hospital Infill	Non-Residential Use	4	493	0
	Total	4	493	0
Tauranga South Infill	Non-Residential Use	33	890	0
	Developed/ Undevelopable	2	37	0
	Total	35	927	0
Te Maunga Infill	High	1	23	10
	Non-Residential Use	2	81	0
	Developed/ Undevelopable	8	508	0
	Total	11	612	10
Te Reti Infill	Medium	5	694	101
	Low	9	483	48
	Non-Residential Use	2	90	0
	Developed/ Undevelopable	7	132	0
	Total	23	1399	149
Welcome Bay East Infill	Medium	2	65	29
	Low	1	296	46
	Non-Residential Use	1	108	0
	Developed/ Undevelopable	4	113	0
	Total	8	582	75
Welcome Bay West Infill	Medium	1	11	6
	Non-Residential Use	1	68	0
	Total	2	79	6
Yatton Park Infill	High	1	39	9
	Medium	1	11	1
	Low	1	10	4
	Non-Residential Use	2	77	0
	Total	5	137	14

Census Area Unit ¹	Infill Potential Rating/ Status	Number of Sites	Theoretical dwellings	Potential Dwellings
Total	High	29	1872	592
	Medium	72	4771	1228
	Low	46	1643	306
	Non-Residential Use	92	8802	0
	Developed/ Undevelopable	75	3534	0
	Grand Total	314	20622	2126

¹ Note: Only the Suburban Residential zoned part of each Census Area Unit within the Infill area of Tauranga City has been assessed.

Map of 10+ Sites Results.





Potential Redevelopment Sites

High

Medium

Low

Sites Assessed

High

Medium

Low

Infill Potential Rating

High

Medium

Low

Non-Res

Vacant Sites

School

Parks

Suburban Residential Zone

Tauranga City Boundary

Label 0 - 280 : Actual Infill Potential



Approx. Scale: 1:8,800 (at A3)

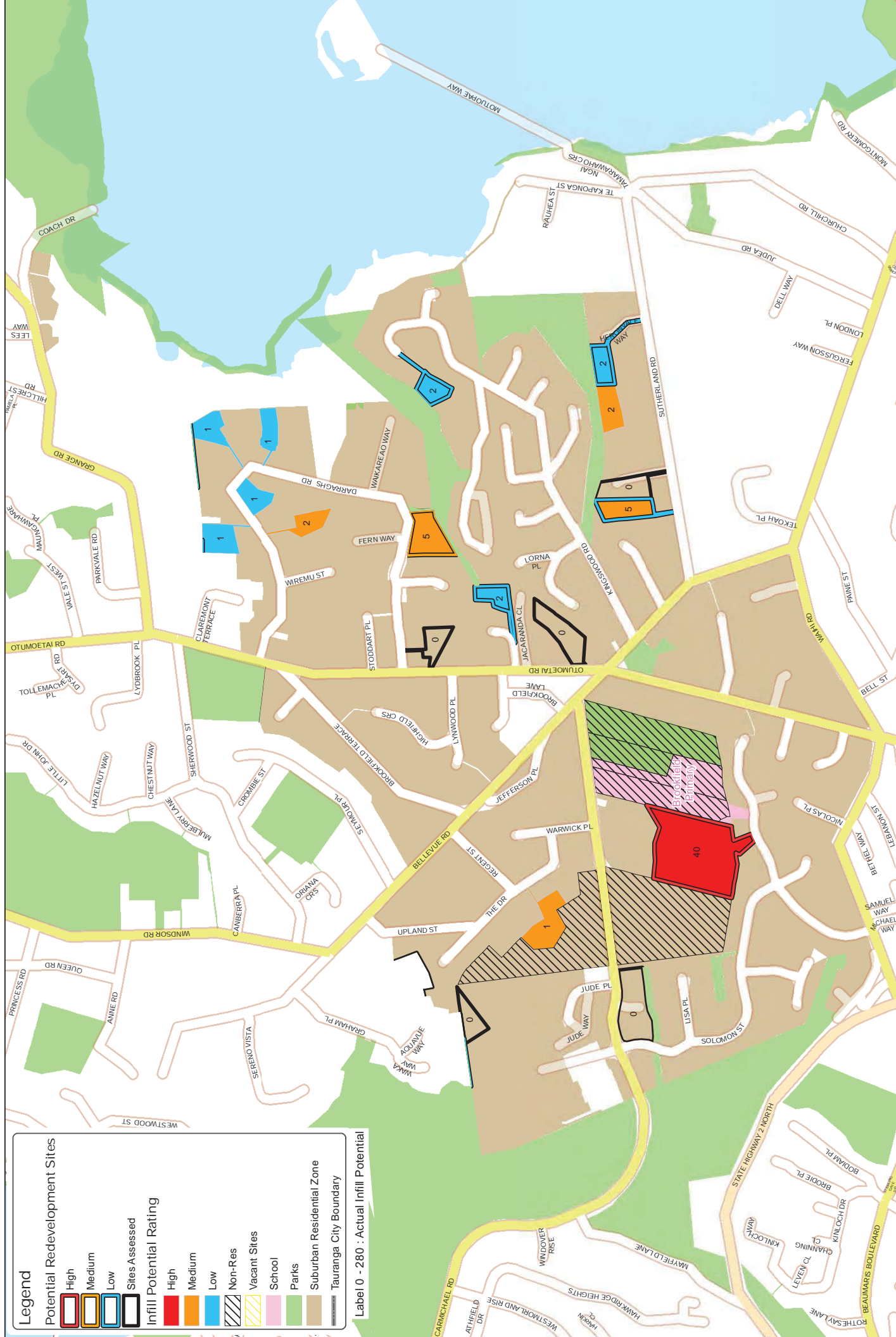
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Residential Assessment of 10+ Sites Census Area Unit Bellevue

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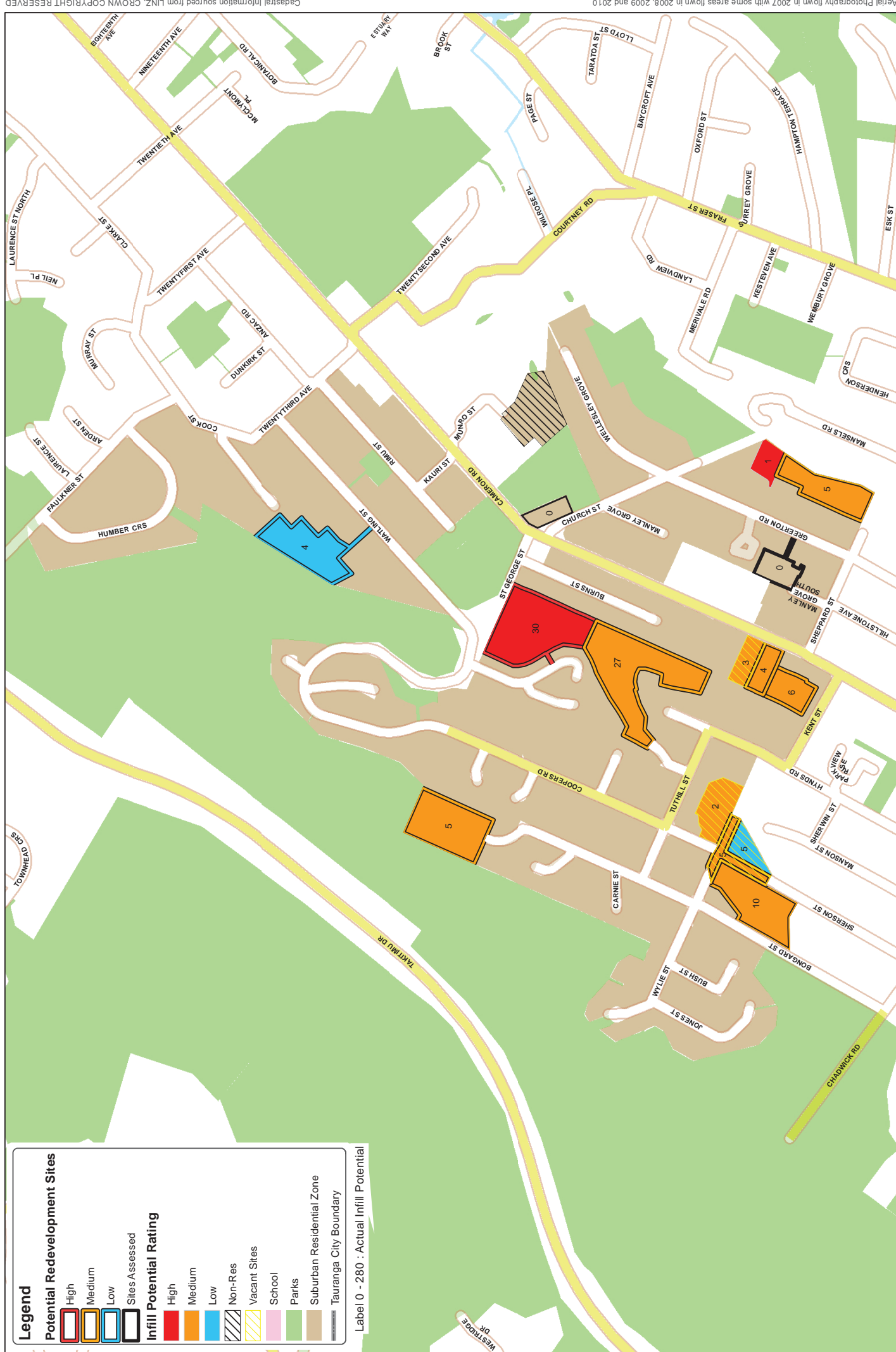
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Residential Assessment of 10+ Sites Census Area Unit Brookfield

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Legend

Potential Redevelopment Sites
High
Medium
Low

Sites Assessed
High
Medium
Low
Non-Res
Vacant Sites
School
Parks
Suburban Residential Zone
Tauranga City Boundary

Infill Potential Rating
High
Medium
Low
Non-Res
Vacant Sites
School
Parks
Suburban Residential Zone
Tauranga City Boundary

Label 0 - 280 : Actual Infill Potential



Approx. Scale: 1:7,000 (at A3)
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Residential Assessment of 10+ Sites Census Area Unit Gate Pa

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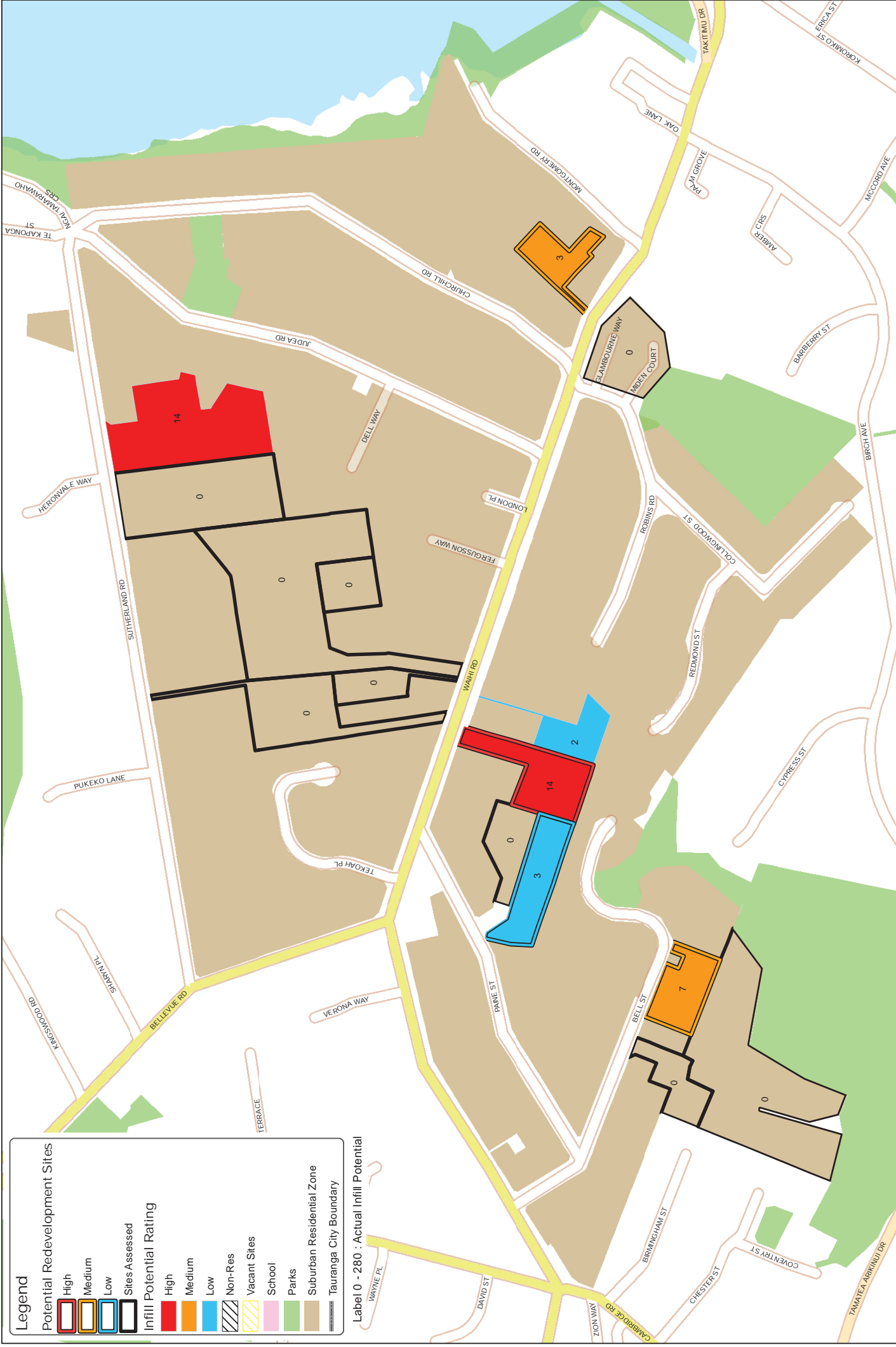
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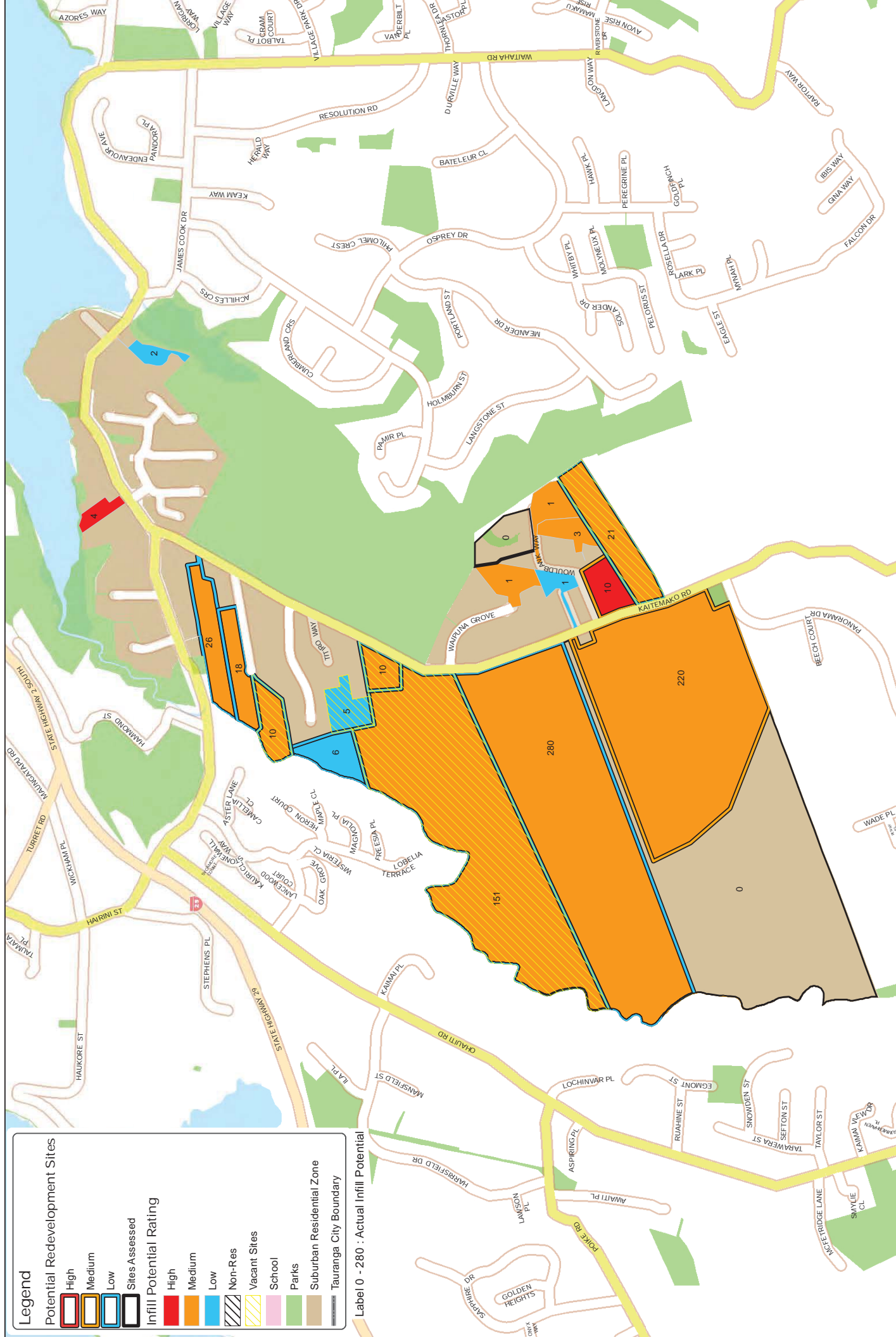
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Residential Assessment of 10+ Sites Census Area Unit Judea

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Residential Assessment of 10+ Sites Census Area Unit Kaitemako

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Approx. Scale: 1:8,200 (at A3)





Legend

Potential Redevelopment Sites

High

Medium

Low

Sites Assessed

High

Medium

Low

Non-Res

Vacant Sites

School

Parks

Suburban Residential Zone

Tauranga City Boundary

Label 0 - 280 : Actual Infill Potential

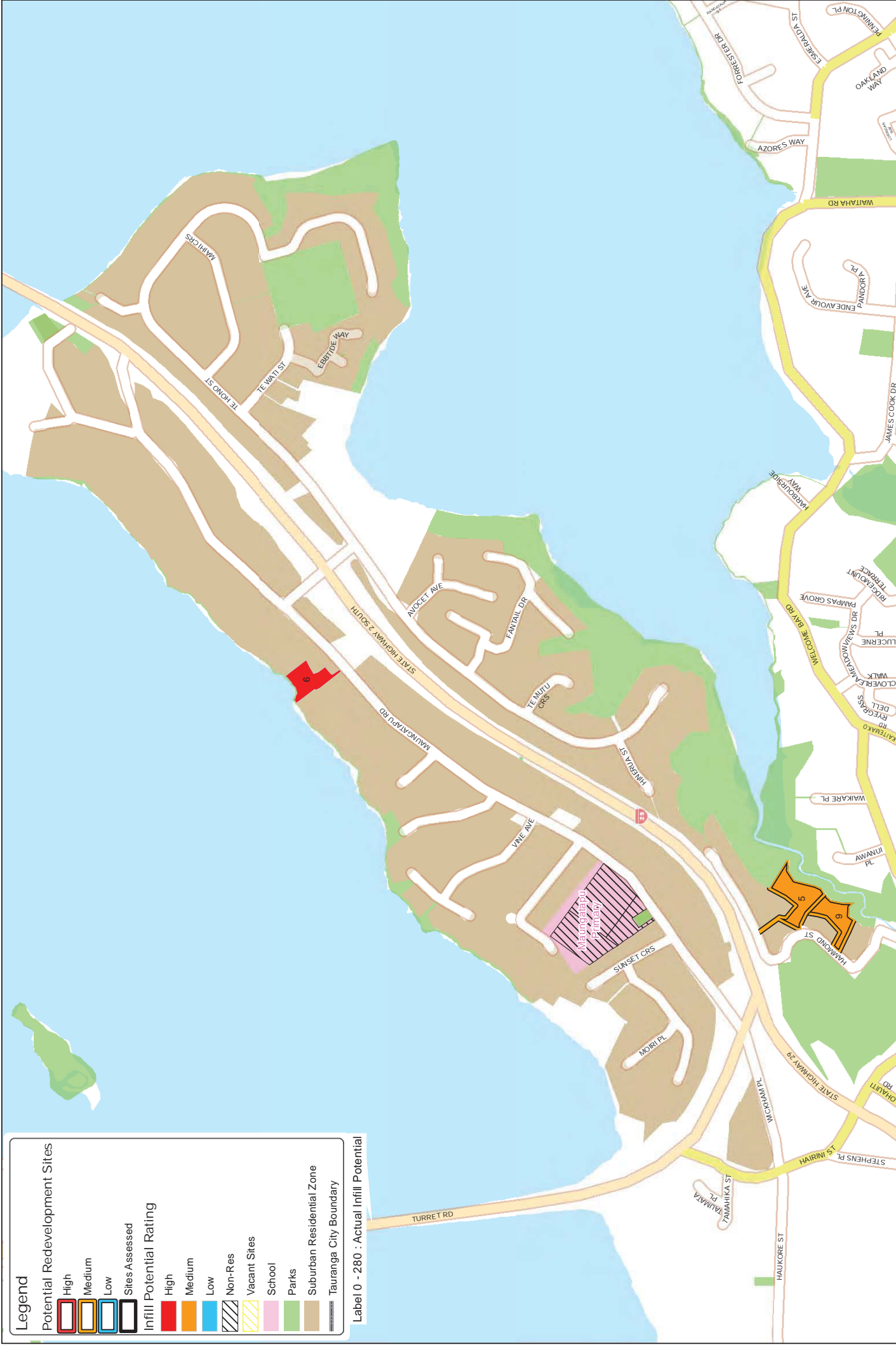


Approx. Scale: 1:7,900 (at A3)
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Residential Assessment of 10+ Sites Census Area Unit Matua

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Approx. Scale: 1:7,300 (at A3)



Residential Assessment of 10+ Sites Census Area Unit Maungatapu

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Approx. Scale: 1:5,800 (at A3)



Residential Assessment of 10+ Sites Census Area Unit Mt Maunganui North

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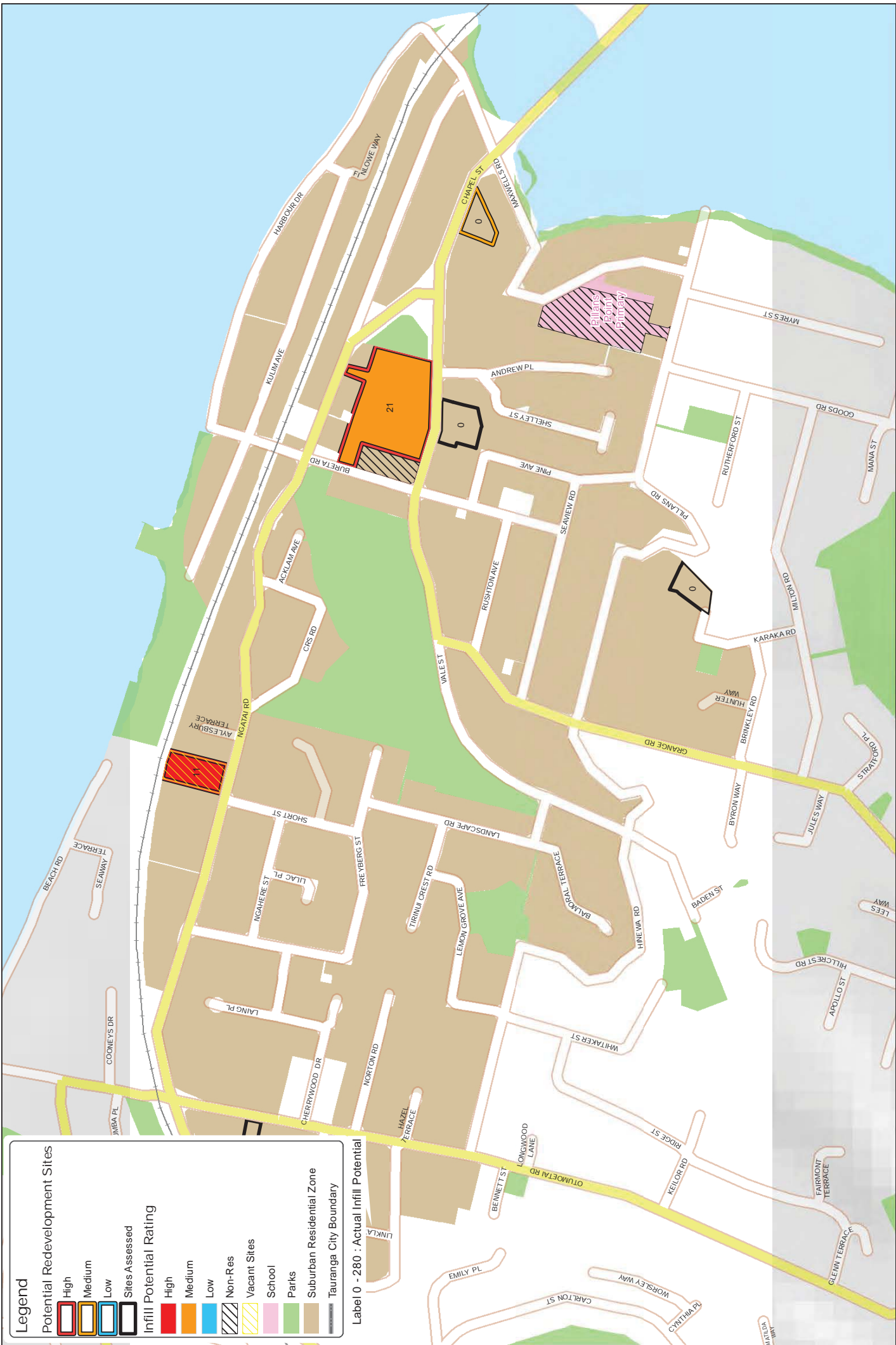
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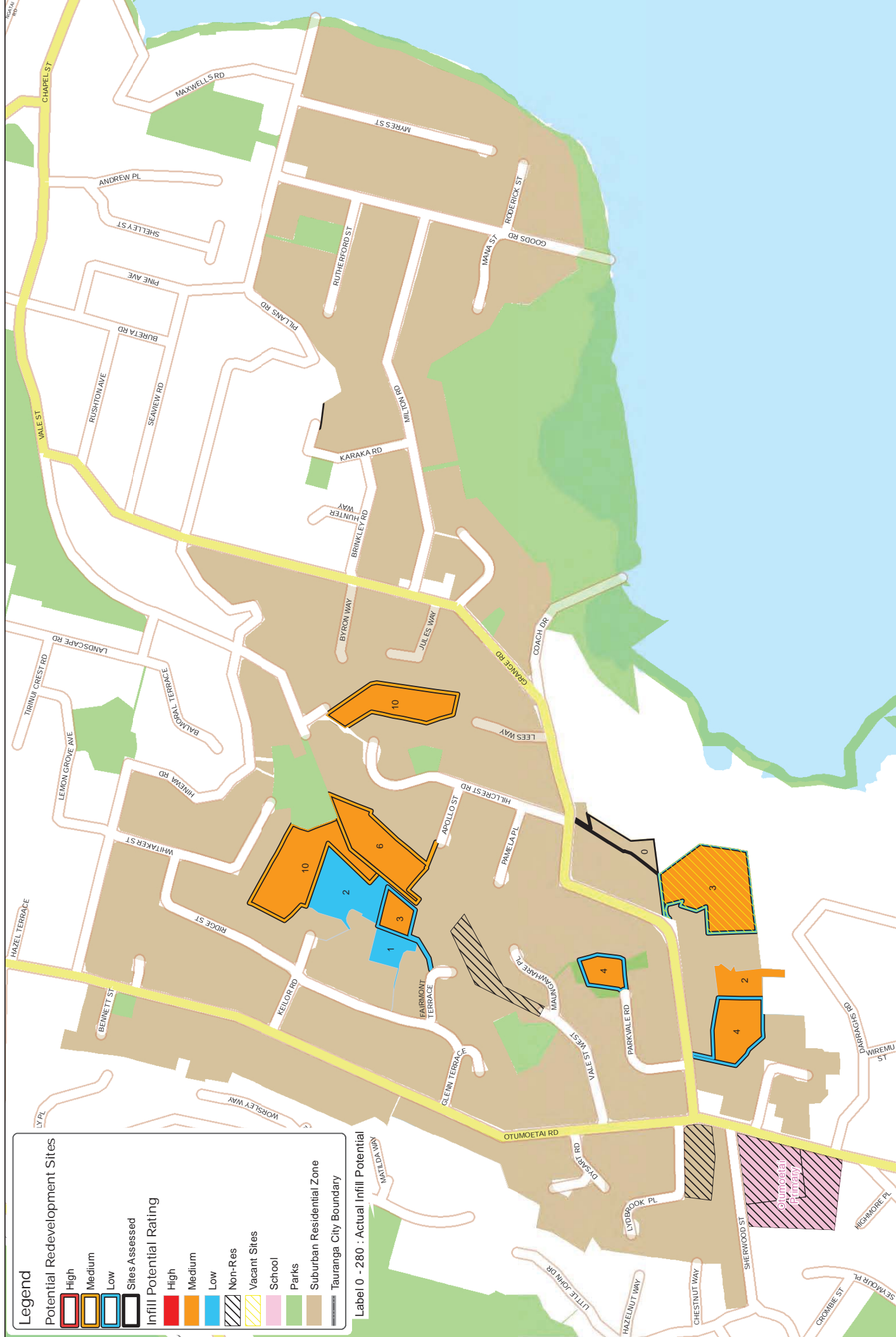


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Residential Assessment of 10+ Sites Census Area Unit Omanu

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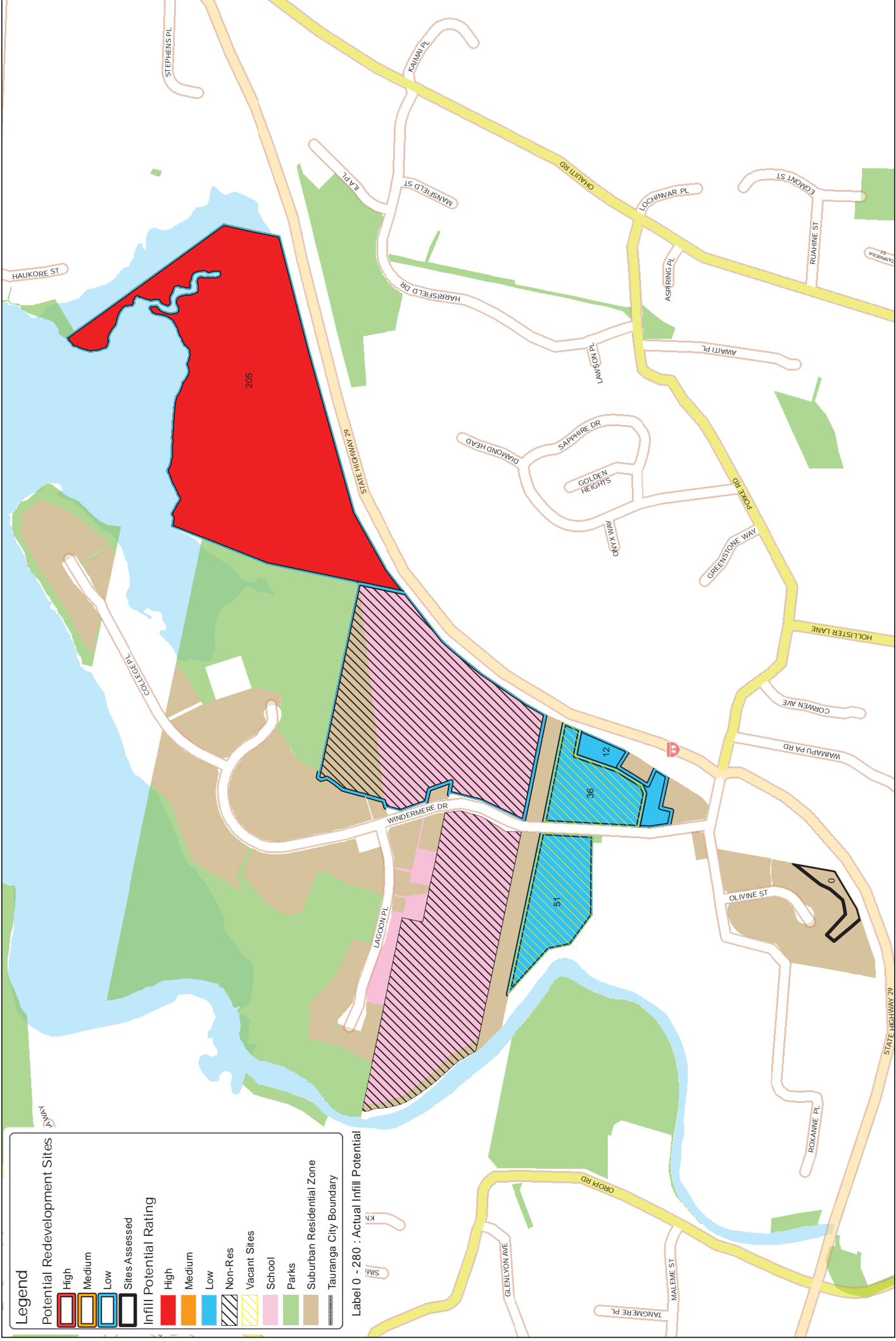


Residential Assessment of 10+ Sites Census Area Unit Otumoetai South

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Approx. Scale: 1:5,200 (at A3)
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Approx. Scale: 1:6,000 (at A3)



Residential Assessment of 10+ Sites Census Area Unit Poike

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Residential Assessment of 10+ Sites Census Area Unit Tauranga Central

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Approx. Scale: 1:10,300 (at A3)



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