

Attachment A - Annexure 2 of the Referral Amendment

ANNEXURE 2

UPDATED (AND CURRENT) MASTERPLAN

5.5 CONCEPT FRAMEWORK PLAN

28 OCTOBER 2025

KEY

1. New Connection to Papamoa East 2 Interchange
2. Bell Road (Existing)
3. Main Central Boulevard
4. Stormwater Reserve / Conveyance Swale
5. Major Neighbourhood Reserve
6. Stormwater Treatment Wetland Area
7. Landscape Buffer Strip / Development Extent (subject to LVA (TBC))
8. Existing Power Sub-Station
9. Existing Pathway Access Under TEL (via Large Box Culvert)
10. Stormwater Wetland Outlet to Kopuaroa Canal

LEGEND

- SITE BOUNDARY
- RESIDENTIAL (MDRZ) ZONE
- EMPLOYMENT (INDUSTRIAL / COMMERCIAL)
- SERVICE CENTRE
- NEIGHBOURHOOD CENTRE
- LOCAL CENTRE
- PRIMARY SCHOOL
- STORMWATER RESERVE
- NEIGHBOURHOOD RESERVE
- GREEN LINKS / POCKET PARKS / SERVICES CORRIDORS / STORMWATER CONNECTIONS
- BUFFER RESERVE STRIP
- SECONDARY ARTERIAL ROAD
- FUTURE ROAD CONNECTION
- KEY NETWORK SIGNALISED INTERSECTION
- KEY NETWORK ROUNDABOUT

