

APPENDIX J – EXISTING ENVIRONMENT MAPS

This appendix provides further planning environment details to support the summary in Section 4 of the AEE, including details about the zones, overlays, controls, precincts, designations and plan changes sourced from the AUP GeoMaps (updated 20 July 2023).

Zones

The zones that apply to the Project are illustrated in **Figure 1** below.

The Strategic Transport Corridor Zone provides for the development and use of state highways and rail corridors as a single, integrated transport system operated by more than one agency. SH1 is operated by Waka Kotahi.

The Business Light Industry Zone provides for industrial activities that do not generate objectionable odour, dust or noise in sections west of SH1 (north of SH22).

The Residential Mixed Housing Suburban Zone provides for residential activities that retain the suburban built character in the surrounding land sections east of SH1. The Residential Mixed Housing Urban for high-intensity residential activities on land to the west of SH1. The Future Urban Zones are currently used for a range of rural activities and have identified sections of land either side of the SH1 corridor (around Drury Interchange) as greenfield land potentially suitable for urbanisation in the future.

The Open Space Informal Recreation Zone provides for various informal outdoor recreational activities and access to Karaka Reserve and at small parcels of land either side of the SH1. With particular regard to the recreational reserve set aside along the bank of the Hingaia Stream. The Open Space Sport and Active Recreation Zone the west of the Drury Interchange provides for indoor and outdoor organised sports, active recreation and community activities. The Open Space Conservation Zone provides for limited development and recreational activities along the coastline to the west of SH1 in order to protect the values of the coastal environment.

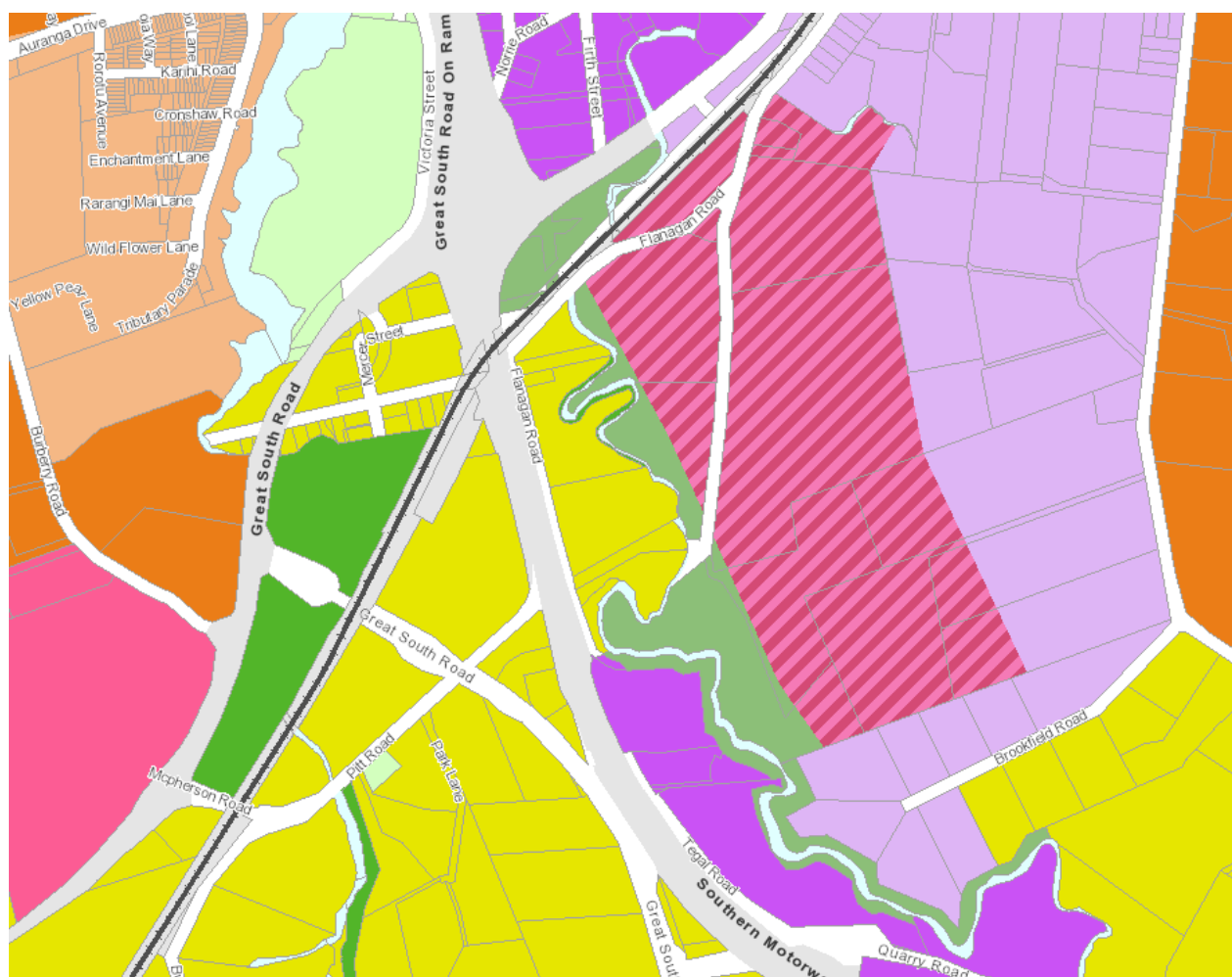


Figure 1 Zones

Legend:

Open space

- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone

Coastal

- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Indicative Coastline [i]
- Water [i]

Infrastructure

- Special Purpose Zone
- Strategic Transport Corridor Zone

Residential

- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone

Business

- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone

Future Urban

- Future Urban Zone

Overlays

The overlays that apply to various sections of the Project are illustrated in **Figure 2** below.

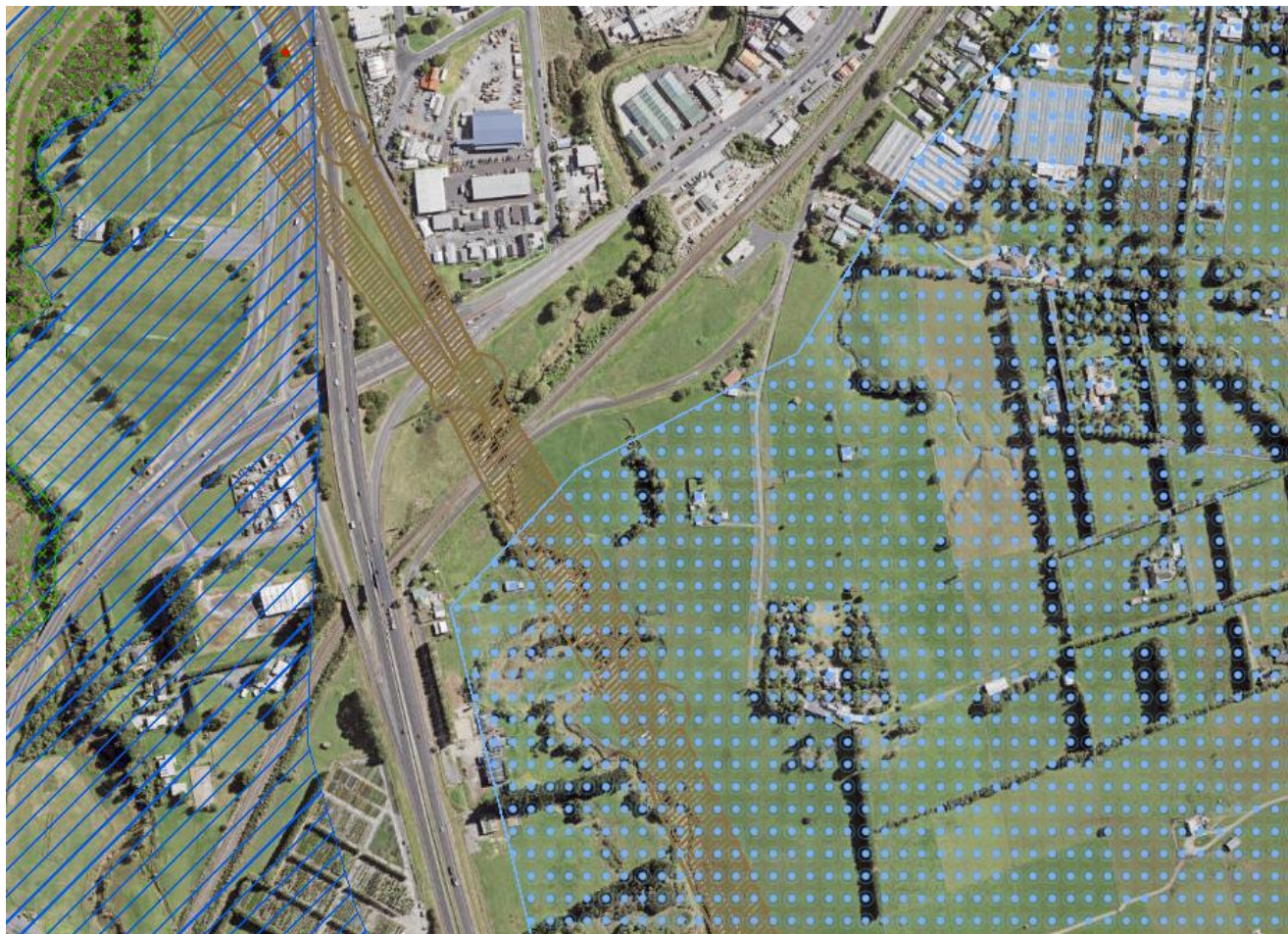


Figure 2 Overlays

Legend

--- Indicative Coastline [i]

Natural Resources

- Terrestrial [rp/dp]
 - Marine 1 [rcp]
 - Marine 2 [rcp]
 - High-Use Aquifer Management Areas Overlay [rp]
 - Quality-Sensitive Aquifer Management Areas Overlay [rp]
 - High-Use Stream Management Areas Overlay [rp]
- Significant Ecological Areas Overlay

Natural Heritage

- Notable Trees Overlay

Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Infrastructure

- National Grid Subdivision Corridor
 - National Grid Substation Corridor
 - National Grid Yard Compromised
 - National Grid Yard Uncompromised
- National Grid Corridor Overlay

Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]

Controls

The controls that apply to various sections of the Project are illustrated in **Figure 3** below.

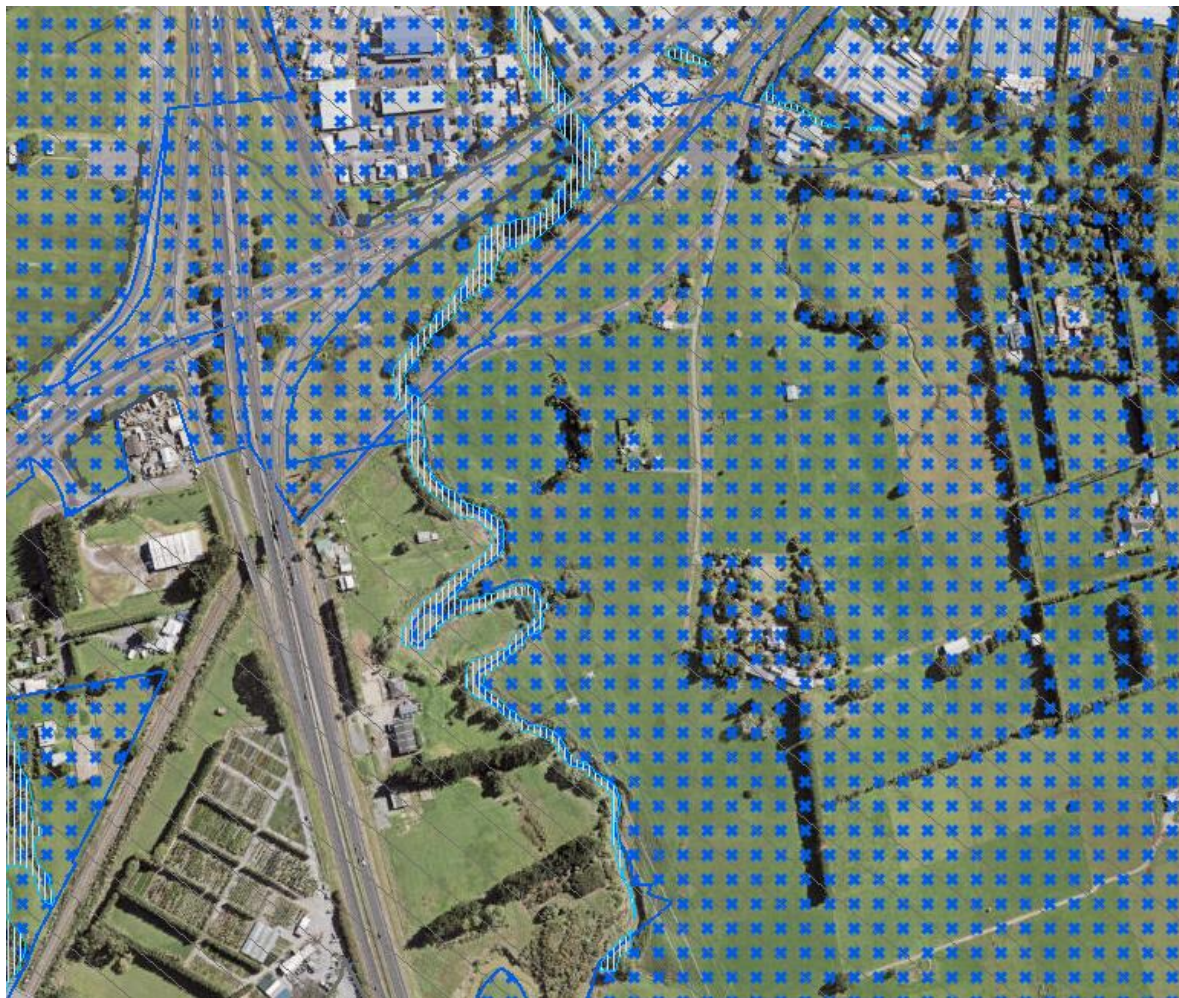


Figure 3 Controls

Legend

— — — — —	Indicative Coastline [i]	— — — — —	Arterial Roads
◆ ◆ ◆ ◆ ◆	Adjacent to Level Crossings	▨	Macroinvertebrate Community Index
★ ★ ★ ★ ★	General	⊠	Flow 1 [rp]
■ ■ ■ ■ ■	Motorway Interchange Control	⊠	Flow 2 [rp]
▨	Centre Fringe Office Control	⊠	Subdivision Variation Control
▨	Height Variation Control	⊠	Surf Breaks [rcp]
▨	Parking Variation Control	⊠	Cable Protection Areas Control [rcp]
▨	Level Crossings With Sightlines Control	⊠	Coastal Inundation 1 per cent AEP Plus 1m Control

Precincts

The precincts within the Project is illustrated in **Figure 4** below. The purpose of the Drury Centre Precinct is to establish a high-density transit-oriented center at Drury, emphasizing public and active transportation. It integrates various networks to connect destinations and supports employment, retail, and residential densities around the future train station. The precinct also aims to create a distinct sense of place by blending natural features with development.

The Project alignment will be located only within Drury Centre sub-precinct A and Drury Precinct B. Drury Centre sub-precinct A focuses on intensive retail and civic development, while Drury Centre sub-precinct B is for large format retail and other commercial and residential activities. Both emphasize quality street environments.



Figure 4 Precincts

Legend



Designations


The designations within the Project are illustrated in **Figure 5** below.




Figure 5 Designations

Legend

--- Indicative Coastline [i]

 Designations

 Airspace Restriction Designations

Plan Changes

The plan changes within and adjacent to the Project corridor are illustrated in **Figure 6** below.



Figure 6 Plan changes

Legend

- Indicative Coastline [i]
- Notice of Requirements
- ▨ Plan Changes
- ▨ Future Coastal Hazards Plan Change