



Appendix AB

Consultation Summary Pack &
Consultation Record
Part 2 of 3

**PORTIONS OF THIS DOCUMENT
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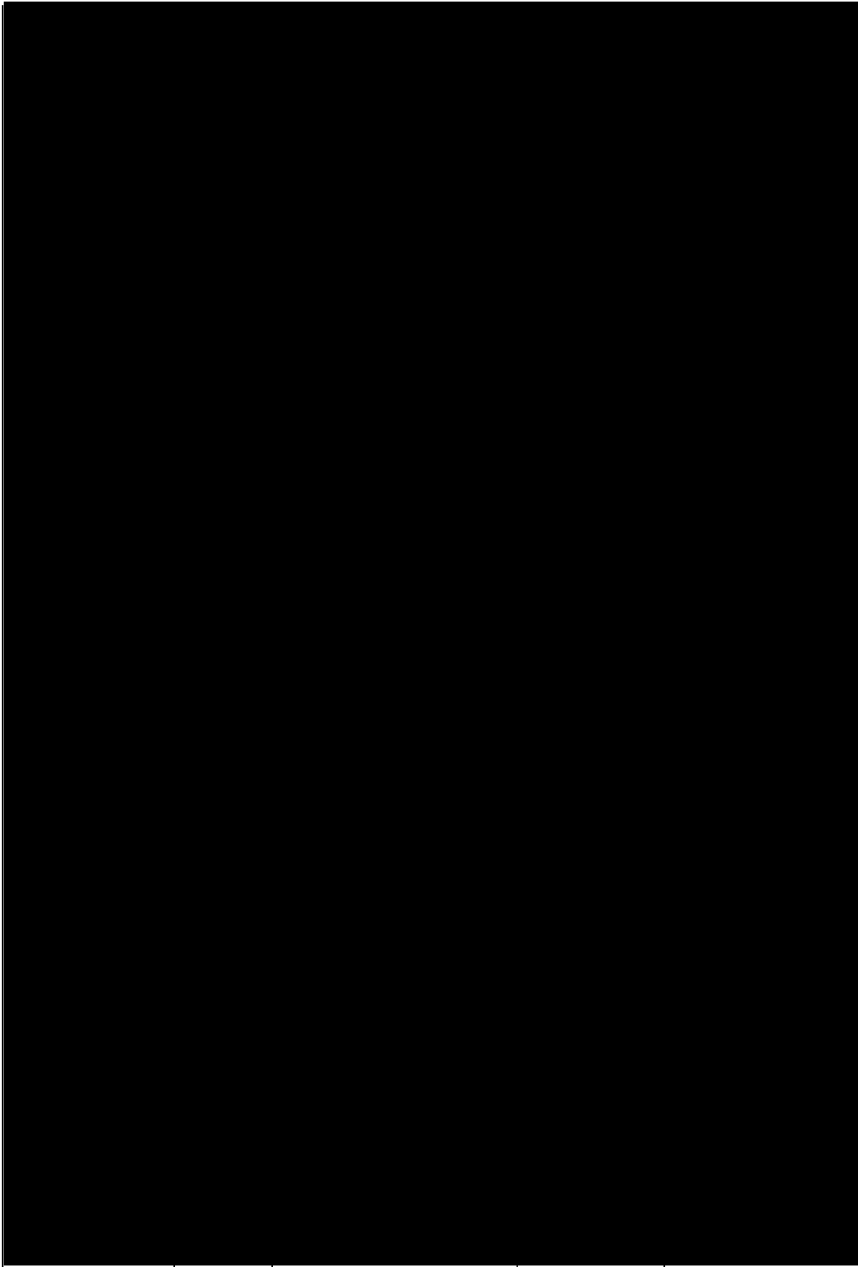
Appendix C – Bay of Plenty Regional Council Consultation

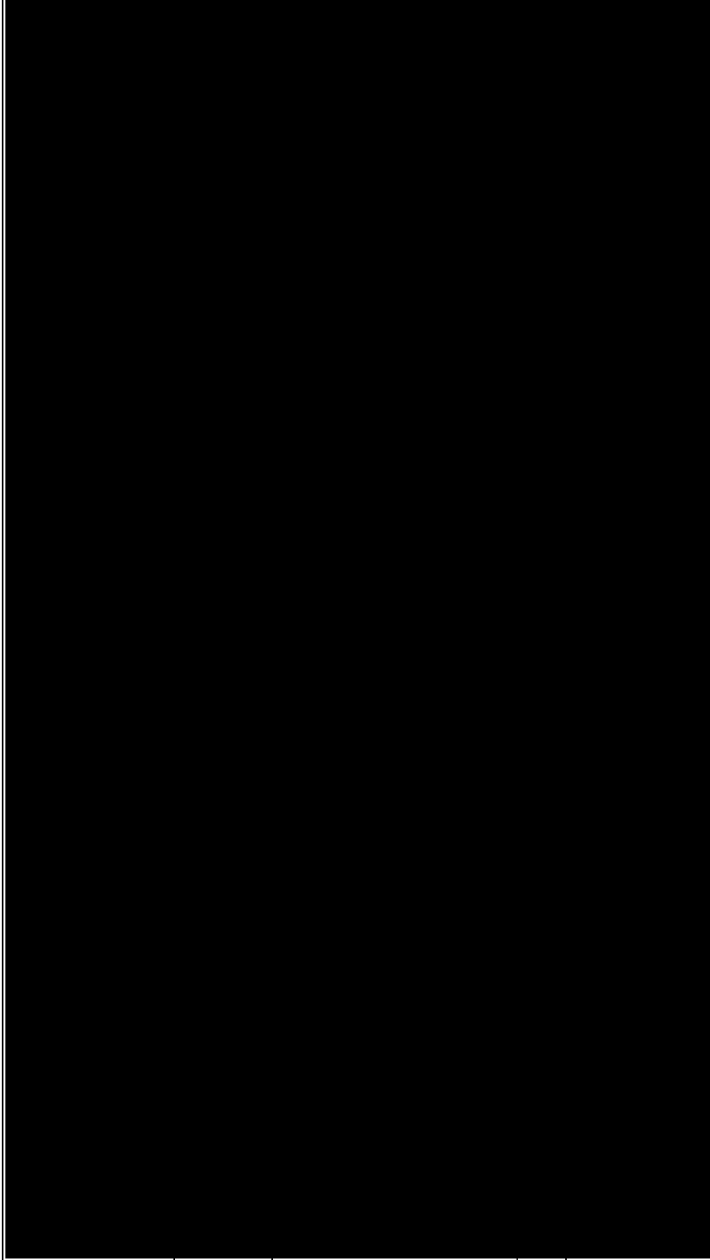
Wairakei South Communication Register

Bay of Plenty Regional Council (BOPRC)

Date	Entity / Entities	Communication Type
1-Aug-24	BOPRC	In person.
4-Nov-24	BOPRC, TCC, WBOPDC	In person.
11-Nov-24	BOPRC	Email.
3-Dec-24	BOPRC	Email.
29-Jan-25	BOPRC	Email
29-Jan-25	BOPRC	Email.
26-Mar-25	BOPRC	Microsoft Teams.

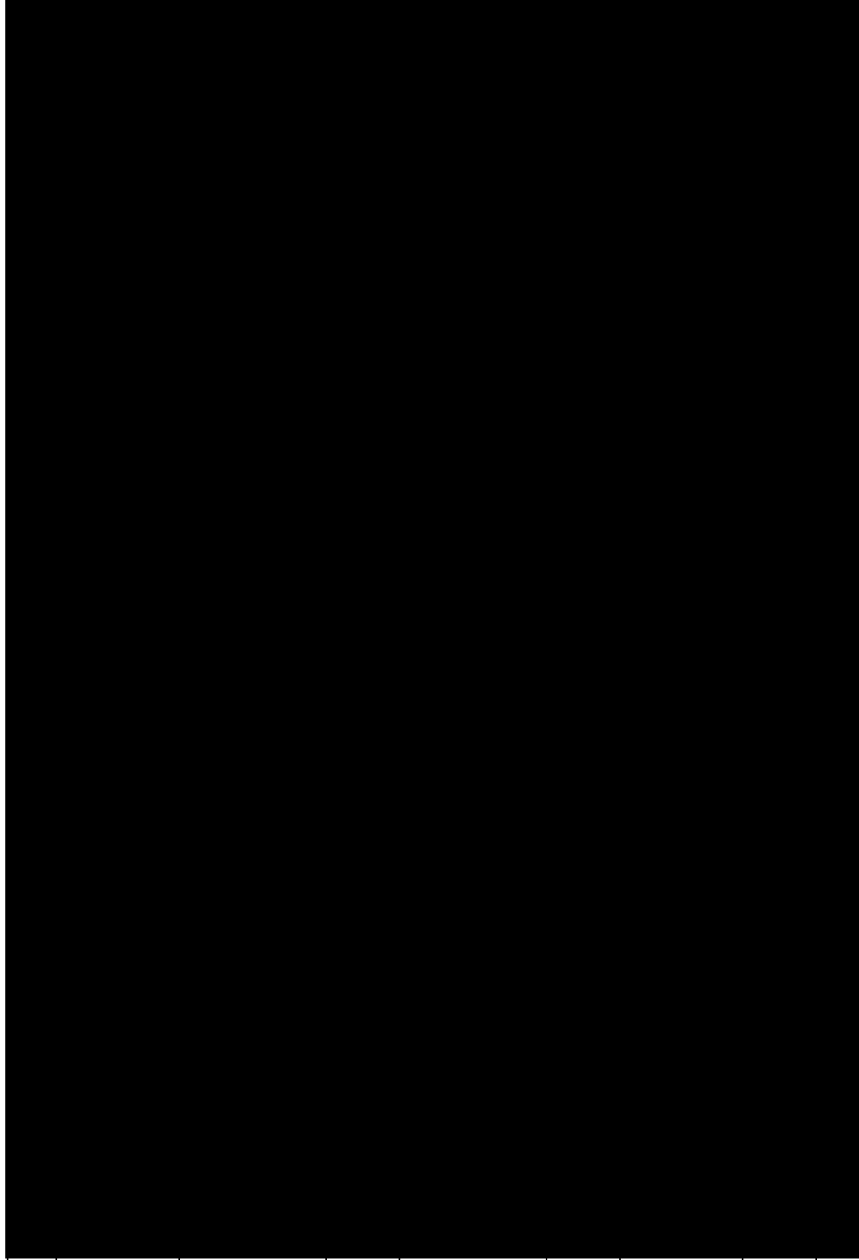
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27-Jun-25	BOPRC, WBOPDC	Email.
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18-Feb-26	BOPRC	Memorandum.
24-Feb-26	BOPRC	In person.
27-Feb-26	BOPRC	In person.
11-Mar-26	Kaituna Catchment Control St	In person.
20-Mar-26	BOPRC	Email & Letter
13-Apr-26	BOPRC	In person.
4-May-26	BOPRC	Email & Letter.
8-May-26	BOPRC	Email



Presentation to:

**Western Bay of Plenty
District Council**
5 December 2024

Wairakei South

Bell Road Limited Partnership



Why Wairakei South?

What is the strategic issue?

WAIRAKEI SOUTH

Major Housing & Business Land Insufficiency in the Western Bay Sub-Region.

Who are we?



ZARIBA

WAIRAKEI SOUTH

- ❖ Over 60-years collective development experience.
- ❖ Proven capability with mixed-used developments.
- ❖ Well-resourced to address scale.
- ❖ Locally owned & operated.
- ❖ Committed to development (not land-bankers).
- ❖ Single-ownership model.

Who are we?

Expert consultants involved to date

Collier
Consultants



LYSAGHT



DHI
Development & Infrastructure

M M
MOTT
MACDONALD

URBAN
ECONOMICS



ENGEO



Cogito
Consulting

WAIRAKEI SOUTH

What is Wairakei South?

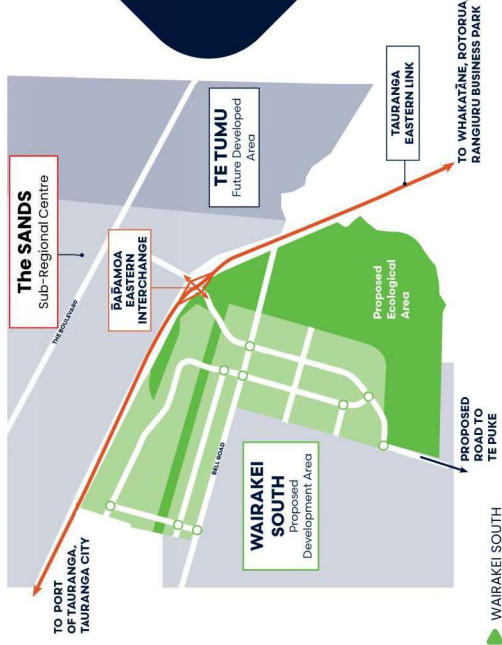
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- ❖ Large scale development opportunity of 350+ hectares, to meet the sub-region's current insufficiency of land supply.
- ❖ Mixed-used development, including both residential and industrial land uses.
- ❖ Natural extension/integration of existing Wairakei Urban Growth area.
- ❖ Major ecological area established for stormwater mitigation, flood resilience and regional asset.

WAIRAKEI SOUTH

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What is Wairakei South?



WAIRAKEI SOUTH

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LAND USE (as per Plan)	Total Area (hectares)	% of Total Area
Mixed Use Development Areas	153 ha	43.0%
Existing Stormwater Corridors	12.9 ha	3.6%
Stormwater Management Areas	192.7 ha	45.7%
State Highway Buffer Reserve	4.2 ha	1.2%
Primary Road Network	23.2 ha	6.5%
SUB TOTAL	356 ha	100%

Why Wairakei South?

Key Benefits

- Large Scale Housing Land Capacity
- Strategic Location
- Significant Employment Land Capacity
- Compact Urban Form

WAIRAKEI SOUTH

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Why Wairakei South?

Key Benefits

- Contiguous Integration with Wairakei
- Aligned with Connected Centres Framework
- Single Ownership with Experienced Developers
- Lower Infrastructure Investment (compared to other future urban areas)

WAIRAKEI SOUTH

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Why Wairakei South?

Key Benefits

Only one develop. issue addressed with engineering

Significant jobs & GDP for sub-region

Reduced carbon emissions

Huge ecological area proposed

Why Wairakei South?

Deliverables

2,000 to 3,000 new homes in a highly functioning environment that has a strong live-work-play-learn framework.



Good Accessibility

Why Wairakei South?

Deliverables

Approximately 80 hectares of new industrial land activity

Trade

Manufacturing

Utilities

Construction

Transport

Services

Why Wairakei South?

How does Wairakei South work?

Soil & Geotech

- ❖ Soil Conditions: **Only Surface Peat Identified**
- ❖ Ground water: **Acceptable Level**
- ❖ Assessed Settlement and Stability: **Acceptable Limits**
- ❖ Liquefaction: **Manageable Liquefaction Risk**
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- ❖ Flood Modelling: **Robust Modelling Undertaken**
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Other Land Development Constraints

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How does Wairakei South work?

Two Waters Infrastructure

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- ❖ Water Infrastructure: **Various Water Options Identified**

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Transport Linkages

- ❖ Ease of Access to SH1: **Tauranga Eastern Link, fully operating state highway**
- ❖ Future Strategic Connections: **Option (via Seddon Street) to Te Puke**
- ❖ Multi-model Design Approach: **Including Public Transport**

Economic Assessment

- ❖ Urban Economics Initial Assessment: **significant Economic Impact**
- ❖ **House Pricing Impact: Downward pressure due to large scale supply**
- ❖ Business Land: **Accessible land to meet current land insufficiency**

	Strategic Location	Transport Investment	3 Waters Infrastructure structure	Soil / Geotech	Natural Hazards / Flooding	NPS-HH	Land & Easement Cost	Conservancy Experience	Cultural / Sites of Sig.	Land Contour	Final Technical Assess.	Total
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Making sure that all people are well housed throughout the different stages of life is a key focus in Western Bay of Plenty District Council's refreshed Housing Action Plan 2024.

Source: www.westernbay.govt.nz

Problem Statement



**Hon Chris Bishop,
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Weekend Sun,
21 March 2024

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Problem Statement



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Housing Action Plan
17 July 2024

"To grow productivity, we need more people, and people need places to live."

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Problem Statement



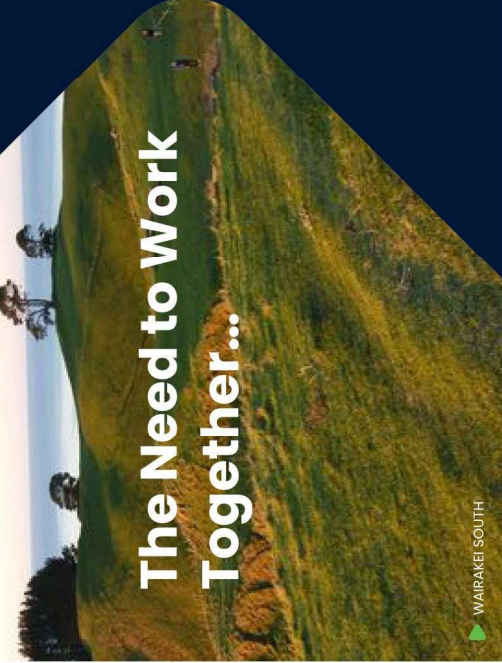
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Problem Statement



**The Need to Work
Together...**

WAIRAKEI SOUTH

- ✓ Business Land Shortage
- ✓ Housing Shortage that's not going away
- ✓ A Viable Solution
- ✓ Strategic Location
- ✓ Proven Developers
- ✓ An Environment for A Change in Thinking
- ✓ A Push from Central Government

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Questions?

Bell Road Limited Partnership



What is Wairakei South?

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▶ WAIRAKEI SOUTH

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▶ WAIRAKEI SOUTH

What is Wairakei South?

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▶ WAIRAKEI SOUTH

What is Wairakei South?

We've Invested

WAIRAKEI SOUTH

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WAIRAKEI SOUTH

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Appendix A – TTM/Business Case Management Process

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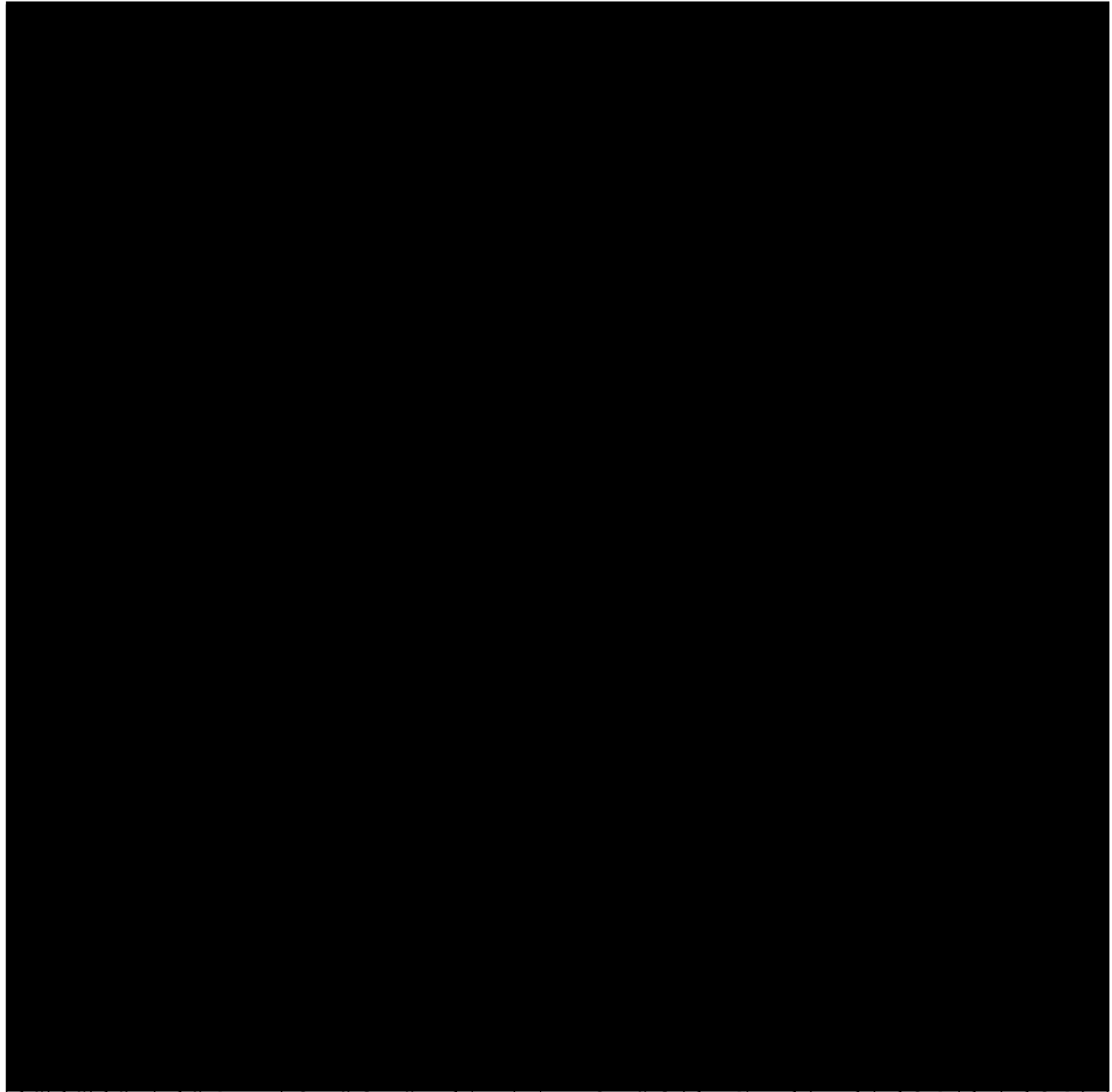
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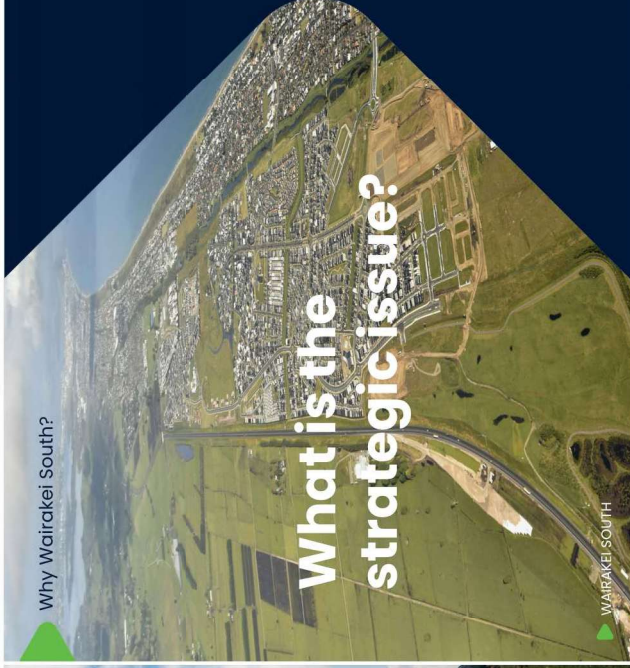


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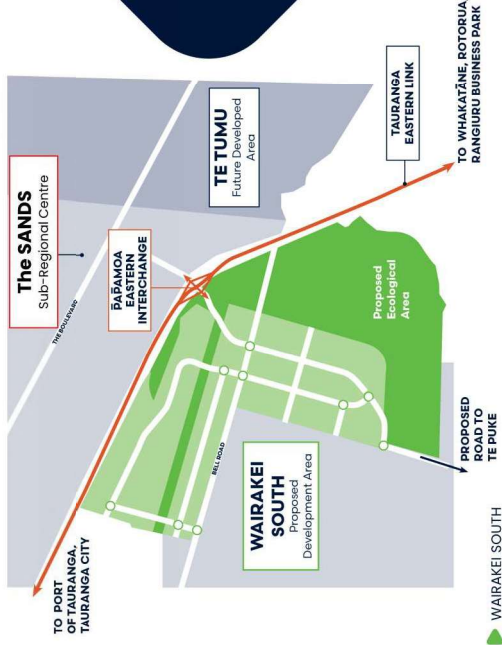
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Housing



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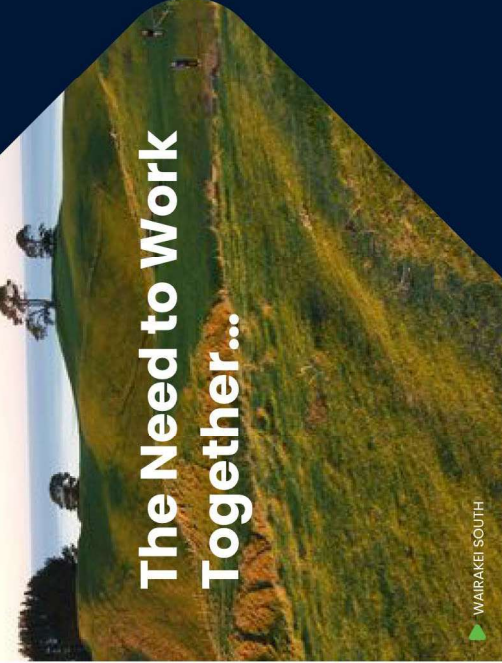
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Presentation to:
Koeke o Waitaha

11 September 2025

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 **ZARIBA**
BLUEHAVEN
GROUP

Strategic Context



Wairakei South:

- ❖ A 349 hectare large-scale and mixed use expansion area, located in Bell Road, Pāpāmoa.
- ❖ Natural extension and integration of the existing Wairakei Urban Growth area.
- ❖ Strategic location with good accessibility with Tauranga Eastern Link (State Highway) and Pāpāmoa East Interchange.
- ❖ A listed project in the Fast-track Approvals Act 2024.
- ❖ A SmartGrowth Priority Development Area.

Delivering:

- ❖ 2,000–3,000 new homes aligned with a strong live-work-play-learn framework.
- ❖ 60–80 hectares of new industrial land activity for Tauranga and the Western Bay of Plenty sub-region.
- ❖ Supporting local commercial centres and area for a new primary school.
- ❖ Huge ecological wetland area.



CONCEPT FRAMEWORK PLAN 27 AUGUST, 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. Landscapa 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 Kopuarua Canal

- LEGEND**
- SITE BOUNDARY
 - RESIDENTIAL (MORZIZONE)
 - EMPLOYMENT (INDUSTRIAL / COMMERCIAL)
 - SERVICE CENTRE
 - NEIGHBOURHOOD CENTRE
 - LOCAL CENTRE
 - PRIMARY SCHOOL
 - STORMWATER RESERVE
 - NEIGHBOURHOOD RESERVE
 - GREEN LINKS / POCKET PARKS
 - BUFFER RESERVE STRIP
 - SECONDARY ARTERIAL ROAD
 - KEY NETWORK SIGNALISED INTERSECTION
 - KEY NETWORK ROUNDABOUT
 - FUTURE POTENTIAL ROAD CONNECTIONS



Current Plan:

Who are we?



ZARIBA

WAIRAKEI SOUTH

- ❖ Over 60 years collective development experience.
- ❖ Single ownership model for Wairakei South.
- ❖ Locally owned and operated.
- ❖ Well-resourced to address scale.

Variation to Land Use

change:

- ❖ Land management with the current dairying and maize operations to cease.
- ❖ To be replaced with consented and controlled urban development and modern stormwater management practises.
- ❖ Key aspect of this change is that it eliminates uncontrolled fertiliser/nutrient discharge and run-off.
- ❖ Improved water quality management through introduction of new wetlands.

Stormwater Management

How:

- ❖ Raising the current land to flood protection levels.
- ❖ New wetland and stormwater pond areas.
- ❖ Establishing new overland flow paths, swales with drainage systems.
- ❖ Additional pumping systems to work in tandem with existing pumps and Kopuaroa canal.
- ❖ Existing stop-banks to be reviewed in accordance with Regional Council guidance.

Additional Earthworks

Sourcing:

- ❖ The Development needs to bring in fill to raise the land.
- ❖ Fill is in the form of rhyolite (pumice).
- ❖ Have identified and secured source in Allport Road.
- ❖ Quarry operation to be established.

Ecological Development

Improve:

- ❖ Recognise the iwi and hapu relationship with the Kaituna.
- ❖ 147 hectare new wetlands area to be established.
- ❖ This represents over 42% of the total area.
- ❖ Extensive planting to new wetlands and improve catchment habitat.
- ❖ Weed removal to improve utility.

Working with Mana Whenua

Partnership:

- ❖ Whakapapa: recognition of Mana Whenua in the Development.
- ❖ Wāhi Taonga: Heritage site protection and cultural monitoring for the Development.
- ❖ Ngā Wai Ora: Integrated co-management of three waters in the Development.
- ❖ Mahinga Kai: Protection of taonga species and biodiversity in the Development.
- ❖ Mahi Tahī: Partnership outcomes with Mana Whenua.

Other Partnerships

Inclusive:

- ❖ Committed to working collaboratively with statutory bodies including Councils, Central Government and neighbours.
- ❖ The supply of housing is a critical need for Tauranga and the Western Bay, and we all have a role to play.

In Summary

- ❖ A well-functioning urban environment to be developed in accordance with development guidelines.
- ❖ Change of land use provides immediate and long-term benefit.
- ❖ Controlled Stormwater Management.
- ❖ Establishment of large-scale wetland – a community asset of considerable utility.
- ❖ Partnership approach.
- ❖ Helping solve the regional housing issue.

Timeline



Questions?

Bell Road Limited Partnership



ZARIBA

