



Appendix AB

Consultation Summary Pack &
Consultation Record
Part 1 of 3

Bell Road Limited Partnership
Wairakei South
Bell Road
Pāpāmoa

ENGAGEMENT & CONSULTATION REPORT

PROJECT INFORMATION

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Appendix C – Bay of Plenty Regional Council Consultation

Appendix D – Tauranga City Council Consultation

Appendix E – Mana Whenua Consultation

Appendix F – Other Stakeholder Consultation (Utility services, DOC, MOE)

Appendix G – Landowner and Neighbour Consultation

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1. EXECUTIVE SUMMARY

The Wairakei South Development (the **Development**) is a transformative, privately funded development project which will play a critical role in addressing the Western Bay of Plenty sub-region's growing housing and business land shortfalls. The Development area is approximately 350 hectares within the high-growth Eastern Corridor between Pāpāmoa, Te Tumu, and Te Puke. Wairakei South is positioned to become a vibrant, integrated and connected mixed-use community. The Development is proposing to deliver approximately 2,750 new homes and 50 hectares of industrial, four (4) hectares of commercial, and a four (4) hectare primary school over the next 10–20 years.

This Consultation Report has been prepared to support the various approvals being sought for Wairakei South under the Fast-Track Approvals Act 2024 (**FTAA**).

The report summarises the consultation undertaken and demonstrates how engagement with stakeholders has informed and shaped the Development of the proposal. Given the scale of the Project, consultation has been extensive and is ongoing, involving a broad range of stakeholders including local authorities, Mana Whenua / Tangata Whenua, infrastructure and service providers, and surrounding landowners.

Consultation was undertaken over an approximately 18-month period using a variety of methods (emails, letters, in person meetings and workshops) to cater for individuals. This approach allowed for clear communication of the project, accountability between parties and early identification of potential issues. Letters of support were received by Western Bay of Plenty District Council, Armer Farms (NI) Limited, Graham and Julie Thompson, Marie and Matt Went, Tranz Port NZ Limited and Phillip and Andrew Dovaston / Perpetual Trust Limited. A letter expressing a neutral position on the proposal was received from Powerco. Copies of all letters of support are attached as **Appendix A**.

Local authorities were consulted at key stages of the Development. Consultation was focused on strategic planning matters, infrastructure servicing, transport, stormwater and flood modelling. Ongoing communications allowed for input from the authorities throughout. Full consultation records with Western Bay of Plenty District Council, Bay of Plenty Regional Council and Tauranga City Council are attached as **Appendices B, C and D**.

Communications with Mana Whenua were initiated with Te Kapu o Waitaha, Tapuika Iwi Authority and Nga Potiki. Consultation with these organisations outlined the proposed development, ensuring they remained informed and had the opportunity to provide feedback. Wider Tangata Whenua engagement has also occurred with various entities. Records of Tangata Whenua / Mana Whenua consultation are attached as **Appendix E**.

Infrastructure and service providers, NZTA, Powerco, Tautahi First Fibre, and Firstgas, were consulted to confirm servicing requirements and identify any limitations associated with the proposal. These records, alongside records of consultation with the Ministry of Education and Department of Conservation are attached as **Appendix F**.

Surrounding landowners were notified of the proposal and were offered opportunities to meet and discuss the project. Several of which have provided neutral or supporting letters to accompany the substantive application. Full records of landowner and neighbour consultation are attached as **Appendix G**.

Consultation with Heritage New Zealand and New Zealand Transport Agency are also attached as **Appendices H and I**.

2. INTRODUCTION

2.1. PURPOSE OF THE REPORT

This report has been prepared to support a substantive application for “Wairakei South” for Bell Road Limited Partnership (**BRLP**) as a listed project under the FTAA. The purpose of this report is to provide an overview of the consultation undertaken by BRLP prior to lodging the application. It identifies the parties engaged with, including potentially affected landowners, mana whenua, local authorities, and government agencies and other stakeholders. It outlines the form of engagement and key outcomes.

2.2. SITE DESCRIPTION

The development site is immediately south of State Highway 2 (SH2)/Tauranga Eastern Link, and the Wairakei North and ‘The Sands’ developments. The site is currently accessible directly from Bell Road, with a future link becoming available via Pāpāmoa East Interchange (PEI). Its location in relation to the wider Tauranga City/WBOP Subregion is illustrated in Figure 1 below.

The development site is located within a predominantly rural area within the WBOPRC Rural zone. It is located over 12 titles, as listed in Table 1 below. The development site is bound by State Highway to the north and east of the site, as well as the Kaituna River, and the Kopuaroa Canal at the southern boundary. Bell Road runs through the development and forms the only existing access to the site, pending the completion of the Pāpāmoa East Interchange to SH2.

The part of the Development to the north of Bell Road is referred to as ‘The North Block’ and the land to the south of Bell Road is referred to as the ‘South Block’.

The development site is largely flat and low lying, with a very gentle slope to the east. It is in pasture and is presently grazed by stock and seasonally is cropped in maize. Farm drains, scattered trees and hedges, houses and farm buildings are present on the property.

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