



## **Appendix N**

### **WBOPDC Response on Infrastructure**

Date: 20 April 2026

Bell Road Limited Partnership  
Attention: Nathan York

[REDACTED]

**RE: Wairakei South Fast Track Project**

Kia Ora Nathan,

Western Bay of Plenty District Council has completed its preliminary investigations into the infrastructure capacity required to service the proposed Wairakei South fast-track development. I have enclosed the water and wastewater servicing strategy summary prepared by BTW for your records.

Based on our findings, Council is satisfied that viable pathways exist to provide both short-term and full-development capacity. This support is subject to the timely progression of key enabling actions, alignment with our planned network upgrades, and the formalisation of a Private Development Agreement (PDA) between Council and Bell Road Limited Partnership (BRLP).

The agreement reached recently between Council and Tauranga City Council to form a Water Services CCO (WSCCO) is a critical milestone. This partnership provides a clear, sub-regional framework for unlocking long-term supply and wastewater solutions.

Our specific infrastructure strategy is as follows:

**1. Water Supply**

- **Waiāri Trunk Main:** This remains the intended short and long-term solution, aligned with our sub-regional strategy.
- **Interim Solutions:** We are currently investigating the augmentation of the Te Puke bore network to provide interim supply.
- **Management:** Connection and network utilisation will be staged and managed through specific consent conditions, development triggers, and the PDA.

**2. Wastewater**

We are adopting a stepped approach integrated with the Te Puke Wastewater Treatment Plant (TPWWTP) upgrades:

- **Stage 1 Upgrade:** Provides capacity through to 2031 (approx. 600 residential lots and 2.15ha of employment land).
- **Stage 2 Upgrade:** Extends capacity to 2038 (approx. 2,000 residential lots, 13.05ha of employment land, and school). Provisioning for this stage will need

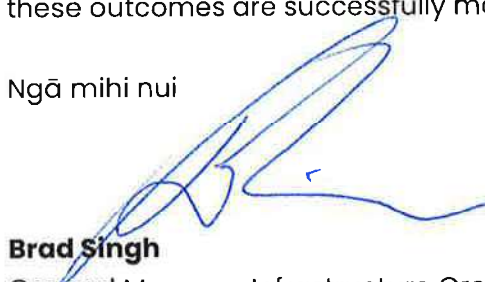
to be actioned in alignment with development milestones.

- **Long-term:** Future servicing will integrate with the sub-regional wastewater solution managed under the WSCCO.

This phased approach ensures that the development of Wairakei South is technically feasible while remaining integrated with our wider sub-regional network strategy.

Council remains committed to active involvement in the detailed design and staging requirements, and we look forward to progressing our current PDA negotiations to ensure these outcomes are successfully managed.

Ngā mihi nui



**Brad Singh**

General Manager Infrastructure Group  
Tumu Ratonga Pūnahanga



**Western  
Bay of Plenty**  
District Council

**For our  
people**

Enclosed

Water and Wastewater Servicing Strategy Summary for Wairakei South (BTW)02/02/2026