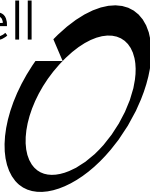




## **Appendix J**

# Urban Design Assessment

Boffa Miskell



# Wairakei South Development Urban Design Assessment

07 May 2026

**Final**

Prepared for Bell Road Limited Partnership





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## Document Quality Assurance

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Morné Hugo   Urban Designer   Partner   info@boffamiskell.co.nz				
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<b>Approved for issue:</b>				
Rebecca Ryder   Landscape Architect   Partner				
<b>Release and Reliance</b>				
<p>This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application.</p> <p>While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.</p>				

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# Contents

Executive Summary	5
1.0 Introduction	6
2.0 Project Context	6
3.0 Urban Design Principles	8
4.0 Site Analysis	10
5.0 Urban Structure and Land Use	12
6.0 Residential Zone - Housing Typologies	13
6.1 Housing Typology Mix and Spatial Distribution	16
7.0 Industrial and Commercial Zones	17
7.1 Industrial Zone (50 ha - 14.3%)	18
7.2 Service Centre (2.2 ha - 0.6%)	18
7.3 Neighbourhood Centre (1.4 ha - 0.4%)	18
7.4 Local Centres (0.5 ha - 0.1%)	18
8.0 Design Guidelines and Zone Interfaces	19
9.0 Transportation and Connectivity	19
10.0 Streetscape Planting Strategy	22
11.0 Recreation and Open space	23
12.0 Cultural Context	25
12.1 Key Cultural Elements Incorporated within the Development	25
13.0 Opportunities and Constraints	26
14.0 Summary	27
15.0 Conclusion	27
16.0 Glossary of Terms	28

# Figures

Figure 1 Site Location.....	7
Figure 2 Key Urban Design Principles.....	10
Figure 3 Site Context Photos.....	10
Figure 4 Historic Aerial (circa 1948) .....	11
Figure 5 Development Concept Framework Plan (Masterplan) .....	12
Figure 6 Example of a free standing MDRZ housing typology .....	14
Figure 7 Example of a duplex MDRZ housing typology .....	15
Figure 8 Development Areas Land use mix .....	16
Figure 9 Housing Typology Plan .....	17
Figure 10 Multi-modal Transport Network .....	20
Figure 11 Example of proposed roading typologies .....	21
Figure 12 Example of Roadway Planting Strategy .....	22
Figure 13 Local Reserve and Open Space Provisions.....	24
Figure 14 Development Opportunities and Constraints .....	26

# Executive Summary

This Urban Design Assessment has been prepared to inform a fast-track consent application by Bell Road Partnership Limited under the Fast-track Approvals Act 2024. The report assesses the proposed development against relevant national and regional planning frameworks, including the National Policy Statement on Urban Development (**NPS-UD**), the Western Bay of Plenty District Council Residential Outcomes Framework, and the New Zealand Urban Design Protocol. It is intended to assist the Expert Panel and administering agencies in determining whether the proposal will deliver a well-functioning urban environment, as required by the NPS-UD.

The Wairakei South Masterplan (the **Masterplan**<sup>1</sup>) establishes a strategic framework for the development of approximately 350 hectares of land within the Eastern Corridor of the Western Bay of Plenty. Identified as a key growth area, the site presents an opportunity to accommodate a mix of residential, commercial, and industrial activities in response to projected population growth and employment demand. The masterplan adopts a structured and integrated approach to urban development that enables growth while supporting liveability, accessibility, environmental stewardship, cultural wellbeing, and long-term resilience.

The development promotes a compact, mixed-use urban form that integrates residential neighbourhoods with employment areas, centres, community facilities, and an extensive open space network. This pattern of development supports key well-functioning urban environment outcomes by enabling efficient land use, providing a range of housing choices, supporting local employment opportunities, and reducing the need for long-distance travel. A dedicated industrial land precinct is incorporated to support business growth and economic productivity, contributing to a balanced land use strategy that supports both housing delivery and employment provision.

Cultural narratives and ecological restoration are embedded throughout the masterplan, reflecting a commitment to partnership with mana whenua and the protection and enhancement of natural systems. These elements contribute to place identity, environmental quality, and intergenerational wellbeing, which are integral components of a well-functioning urban environment. The site's location adjacent to the Tauranga Eastern Link, SH2 provides strong regional connectivity, supporting integrated land use and transport outcomes and enabling efficient movement of people and goods.

*Overall, this Urban Design Assessment concludes that the Wairakei South Development represents a coherent and robust response to the challenges and opportunities of urban growth in the Bay of Plenty. Through its emphasis on integrated planning, housing and employment diversity, accessibility, cultural and environmental responsiveness, and high-quality urban design, the proposal demonstrates strong alignment with the NPS-UD and has the capacity to deliver a high-quality, well-functioning urban environment that supports sustainable and equitable regional development.*

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<sup>1</sup> Refer to Wairakei South AEE, Appendix C – Masterplan, Boffa Miskell

## 1.0 Introduction

This Urban Design Assessment has been prepared to support a fast-track consent application by Bell Road Partnership Limited under the Fast-track Approvals Act 2024. The purpose of the assessment is to assist the Expert Panel and administering agencies in evaluating the proposal and determining whether the development will achieve a *high-quality, well-functioning urban environment*, consistent with the requirements of the NPS-UD.

The report provides a comprehensive assessment of the Wairakei South Masterplan's alignment with relevant national and regional planning frameworks, including the NPS-UD, the Western Bay of Plenty District Council (**WBOPDC**) Residential Outcomes Framework, and the principles of the New Zealand Urban Design Protocol (**7Cs**). Collectively, these frameworks guide the delivery of resilient, accessible, and inclusive urban environments by promoting integrated land use, housing choice, connectivity, amenity, and long-term sustainability.

The assessment considers how the masterplan responds to its physical, cultural, and strategic context, and how its proposed urban structure, land use mix, movement network, open space provision, and built form framework contribute to well-functioning urban outcomes. In doing so, the report provides a clear and robust basis for evaluating the urban design quality and policy alignment of the proposal.

## 2.0 Project Context

Wairakei South is strategically located between Papamoa, Te Tumu, and Te Puke, adjacent to the Tauranga Eastern Link, SH2 (**TEL**). This location offers exceptional regional connectivity and proximity to key urban centres and employment zones. The site lies within the Kaituna Coastal Plains landscape unit, presenting both development potential and ecological sensitivity. The masterplan responds by proposing a transitional urban form that bridges rural and urban environments while enhancing cultural and environmental values.

#### KEY

1. TAURANGA EASTERN LINK - Runs along northern boundary of Wairakei South site.
2. PAPAMOA EASTERN INTERCHANGE - Anticipated primary access to the Wairakei South Development Area.
3. THE SANDS TOWN CENTRE - Provides for employment commercial and recreation opportunities.
4. POWER SUB-STATION - Infrastructure outside of the Wairakei South Development Area to remain.
5. BELL ROAD WEST - Provides western access to Wairakei South Development Area, current main connection to Te Puke (via Te Puke Highway) and Papamoa (via Parton Road).
6. BELL ROAD EAST - Anticipated Future access to Te Tumu Urban Growth Area.
7. BELL ROAD DRAIN - Primary conveyor of upstream stormwater (west to east) along plains and will need to retain this function in some form.
8. BELL ROAD DRAIN CULVERT - Runs under the Tauranga Eastern Link
9. KOPUAROA CANAL - Primary conveyor of upstream stormwater (west to east) along plains and will need to retain this function in some form. Canal acts as southern extent of Wairakei South Development Area.
10. KAITUNA RIVER - Both Bell Road Drain & Kopuaroa Canal discharge to this.
11. PUMP STATIONS - One pump station next to Bell Road on western side of TEL and two pump stations at Bell Road drain on eastern side.
12. CYCLEWAY ACCESS / UNDERPASS - Existing underpass under the Tauranga Eastern Link connecting north and south, providing for multi-modal transport opportunities
13. PARTON ROAD - Has overbridge to Tauranga Eastern Link which provides quick access to Papamoa Beach, Gordon Spratt Reserve, Papamoa College and other amenities / community facilities.
14. TEL CYCLEWAY - Currently accessed off Te Okuroa Drive through Pond G (Stormwater Treatment Wetland) and runs to Paengaroa and beyond. Soon to be accessed directly off Papamoa Eastern Interchange.

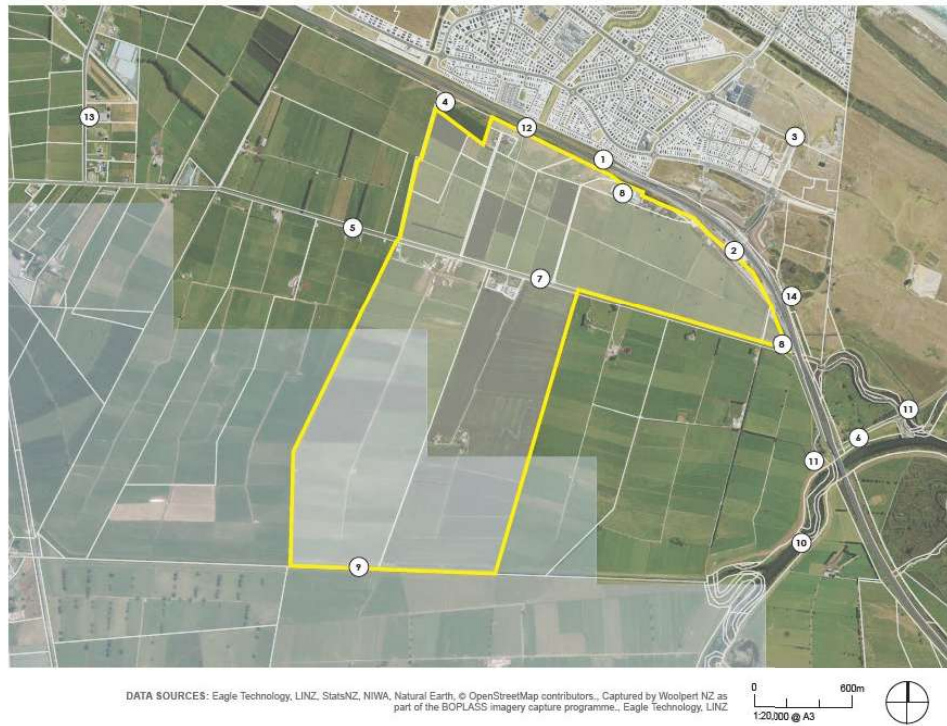


Figure 1 Site Location

The site's location offers several key strategic advantages, including direct access to the TEL, which provides efficient regional connectivity for freight movement, commuter travel, and public transport services. This connection supports integration with the wider Western Bay of Plenty transport network, reducing travel times and improving accessibility to key employment areas and urban centres. The site's proximity to existing urban areas and employment nodes further strengthens its role within the regional movement system, while enabling shorter, more sustainable travel patterns. In addition, the location presents an opportunity to function as a transitional interface between rural land and urban expansion, allowing for a managed shift in land use and character that aligns with future transport-led growth and infrastructure provision.

From a policy perspective, the development aligns with the NPS-UD, which promotes intensification in areas with good accessibility and infrastructure capacity. Whilst not specifically included the development supports the SmartGrowth Strategy 2024–2074 and the Urban Form and Transport Initiative (**UFTI**), which advocate for integrated land use and transport planning. The proposal reflects the WBOPDC Residential Outcomes Framework by prioritising liveability, affordability, and enhancing neighbourhood character.

The masterplan demonstrates strong alignment with key national and regional planning instruments that guide sustainable urban growth and development. It responds directly to the NPS-UD by enabling a well-functioning urban environment that supports intensification in a location with good accessibility and planned infrastructure capacity. The development promotes a compact urban form, a range of housing typologies, and integrated land use patterns that support liveability, accessibility, and long-term resilience.

At a regional scale, the development aligns with the SmartGrowth Strategy 2024–2074, reinforcing coordinated growth, infrastructure planning, and transport-led development within the Western Bay of Plenty. The masterplan supports SmartGrowth's focus on directing growth to appropriate locations, providing a balanced mix of housing and employment, and ensuring that infrastructure is delivered in an efficient and integrated manner.

The UFTI is reflected in the masterplan's emphasis on integrating land use and transport outcomes. A clear movement hierarchy, support for public transport, and strong walking and cycling connections enable more sustainable travel choices, reduce reliance on private vehicles, and support a connected and accessible urban structure.

Finally, the development framework is consistent with the Medium Density Residential Standards (**MDRS**), enabling a range of housing typologies and densities that support housing choice and affordability while maintaining neighbourhood character. Collectively, these planning instruments provide a robust policy foundation for the masterplan and confirm that the proposed development is well aligned with contemporary best practice for urban growth and design.

## 3.0 Urban Design Principles

The Wairakei South Development masterplan is guided by the 7C's of the NZ Urban Design Protocol<sup>2</sup>, which include **Context, Character, Choice, Connections, Creativity, Custodianship, and Collaboration**.

The masterplan responds strongly to the principle of **Context** through a design approach that is grounded in the site's natural, cultural, and landscape setting. Existing topography and hydrological patterns are retained and reinforced as structuring elements of the urban form, with waterways, wetlands, and low-lying areas shaping the open space network and development layout. Cultural context is equally integral, with iwi narratives and mātauranga Māori informing the spatial organisation of streets, reserves, and key public spaces. This ensures the development is not imposed on the landscape, but instead evolves from it, reinforcing local identity and long-term legibility.

**Character** is expressed through a coherent yet varied urban environment that reflects the identity of Wairakei South and the wider Kaituna Coastal Plains. Cultural placemaking is embedded through landscape design, public art, naming, and interpretive elements developed in partnership with mana whenua. Native planting and ecological restoration strengthen the relationship between built form and landscape, while architectural diversity across housing typologies and centres supports visual interest and neighbourhood distinction. Together, these elements contribute to a recognisable sense of place that balances consistency with local variation.

The principle of **Choice** is evident in the provision of a diverse range of housing typologies, densities, and land uses distributed across the development. This includes standalone dwellings, duplexes, and medium-density housing located in proximity to centres, open space, and transport routes. The inclusion of commercial, industrial, and service land alongside residential neighbourhoods provides opportunities for local employment and daily needs to be met close to home. This mix supports varied household structures, lifestyles, and income levels, contributing to an inclusive and adaptable community.

**Connections** are prioritised through a highly legible and integrated movement network that supports walking, cycling, public transport, and vehicle movement. A clear street hierarchy establishes safe and efficient circulation, while a comprehensive network of shared paths and green corridors provides direct, off-road connections between homes, centres, schools, reserves, and employment areas. Strong integration with regional transport infrastructure, including the TEL, ensures the development is well connected to the wider Western Bay of Plenty while promoting more sustainable local travel patterns.

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<sup>2</sup> The "7 C's" in the New Zealand Urban Design Protocol are Context, Character, Choice, Connections, Creativity, Custodianship, and Collaboration—seven essential qualities for creating successful urban design, which emphasise integrating places into their surroundings, enhancing local identity, providing diverse options, fostering linkages, encouraging innovative solutions, promoting environmental sustainability and health, and promoting shared knowledge across different sectors and professions.

**Creativity** is demonstrated through the integration of innovative and multifunctional design responses, particularly in the treatment of stormwater and open space. Water-sensitive design principles transform necessary infrastructure into valued public amenities, with wetlands, swales, and riparian corridors contributing to ecological enhancement, visual amenity, and recreational use. Flexible zoning, adaptable centre design, and shared-use community spaces further support the ability of the development to evolve over time in response to changing needs and opportunities.

The principle of **Custodianship** is embedded through a strong emphasis on environmental resilience, ecological restoration, and cultural stewardship. The masterplan prioritises the protection and enhancement of natural systems, including waterways, wetlands, and biodiversity corridors, while addressing natural hazard risks through resilient urban design and infrastructure. Ongoing partnership with mana whenua reinforces a shared guardianship approach, ensuring that cultural values, kaitiakitanga, and long-term environmental wellbeing are integral to both the design and future management of the development.

Finally, **Collaboration** underpins the masterplan through an inclusive and integrated planning process involving mana whenua, council, technical specialists, and key stakeholders. This collaborative approach has informed the development framework, design principles, and implementation strategies, helping to align cultural, environmental, social, and economic objectives. Continued collaboration through future stages of design and delivery will support high-quality outcomes and ensure the development remains responsive to community aspirations over time.

These principles are reinforced by the WBOPDC Residential Outcomes Framework, which emphasises neighbourhood character, housing diversity, and access to open space. The masterplan also reflects the NPS-UD’s requirement for responsive planning that enables growth in areas with good accessibility and infrastructure capacity.

The Wairakei South development is centred around the following **Key Urban Design Principles**:

Principle	Description
<b>Diversity of Housing Choice</b>	Provide a range of housing typologies, from duplexes to intergenerational homes, to create inclusive, adaptable neighbourhoods that meet the needs of varied households and income levels.
<b>Compact, Walkable Centres</b>	Establish neighbourhood and local centres that integrate retail, childcare, and community services, enabling a 15 minute community where daily needs are accessible by foot or bike.
<b>Green and Blue Infrastructure Integration</b>	Design stormwater wetlands, ecological corridors, and reserves as multifunctional landscapes that manage resilience, enhance biodiversity, and provide recreational amenity.
<b>Connected and Multimodal Movement</b>	Deliver a clear street hierarchy supported by public transport loops, cycleways, and pedestrian networks to encourage safe, sustainable, and efficient mobility.
<b>Resilient Urban Systems</b>	Embed climate responsive infrastructure, including flood management and liquefaction mitigation, into the urban fabric, ensuring long term adaptability and safety.

<b>Cultural Responsiveness</b>	Partner with Mana Whenua to weave indigenous values and narratives into the design, reinforcing cultural identity and belonging.
<b>Economic Vitality</b>	Support a resilient and diverse local economy by integrating employment-generating land and centres within the broader urban structure, enabling local jobs, reduced commuting, and long-term economic productivity.
<b>Employment Opportunities</b>	Integrate 54 hectares of business and industrial land to support thousands of jobs, fostering a balanced live work environment and reducing commuting pressures.
<b>Healthy and Active Communities</b>	Provide accessible parks, reserves, and green corridors that promote walking, cycling, play, and outdoor activity, supporting physical and mental wellbeing.
<b>Future Proofed Growth</b>	Align with regional and national growth strategies to ensure the community evolves sustainably, with flexibility to adapt to demographic, economic, and environmental change.

Figure 2 Key Urban Design Principles

## 4.0 Site Analysis

The Wairakei South development site occupies approximately 350 hectares within the Kaituna Coastal Plains landscape unit, a low-lying area characterised by flat topography, expansive rural landholdings, and proximity to significant ecological and cultural features. While the existing landscape is of relatively low visual quality due to its predominantly pastoral use and lack of structural vegetation, it presents substantial opportunities for ecological restoration, cultural placemaking, and integrated infrastructure design.



Figure 3 Site Context Photos

Hydrologically, the site is traversed by a network of natural and modified drainage channels, many of which connect to the Kaituna River and its associated wetlands. These watercourses are both a constraint and an asset. They pose challenges related to flooding, stormwater management, and liquefaction risk, but also offer

a framework for creating a blue-green infrastructure network that supports biodiversity, water quality, and recreational access. The masterplan responds to these conditions by incorporating a comprehensive stormwater strategy that includes treatment wetlands, conveyance corridors, and riparian buffers. These features are not only functional but also contribute to the visual and ecological character of the development, aligning with the principles of **Custodianship** and **Creativity** under the NZ Urban Design Protocol.



Figure 4 Historic Aerial (circa 1948)

The site is also subject to natural hazard risks, including tsunami exposure due to its coastal proximity, and areas of moderate to high liquefaction potential. These risks have informed the spatial layout of the masterplan, with sensitive land uses such as residential development located away from high-risk zones, and infrastructure designed to accommodate potential ground movement and inundation. The inclusion of elevated building platforms, permeable surfaces, and resilient street design reflects a proactive approach to hazard mitigation and climate adaptation, consistent with the NPS-UD's emphasis on long-term environmental resilience.

Culturally, the site holds significance for mana whenua, including *Waitaha*, *Tapuika* and *Nga Potiki* iwi, whose ancestral connections to the land and waterways are acknowledged and are embedded in the design through the narratives of “*Mountains to Sea*” and “*Te Whai Ora o Wairakei*.” These narratives inform the orientation of streets and open spaces, the naming of reserves, and the integration of cultural markers such as pou and interpretive signage. The landscape is consequently not only a physical setting but also a canvas for cultural expression and identity, reinforcing the principle of **Context** and supporting the goals of the Kaituna River Document.

In terms of **Connectivity**, the site benefits from direct adjacency to the TEL, a major transport corridor that enhances regional access and economic potential. However, internal connectivity within the site is currently limited, with few existing roads or pathways. The masterplan addresses this by establishing a clear movement hierarchy and embedding a network of multi-modal shared paths that traverse the open space and stormwater corridors. These paths provide off-road access to key destinations, including the school site, neighbourhood

centres, and the central commercial hub, supporting active transport and reinforcing the 7C's principle of **Connections**.

Finally, the rural interface presents both a constraint and an opportunity. While the transition from productive farmland to urban development must be carefully managed to preserve landscape character and minimise reverse sensitivity effects, it also allows for the creation of green buffers, view corridors, and ecological linkages. The masterplan proposes edge treatments that include planting zones, low-density housing, and visual screening, ensuring that the development integrates respectfully with its surroundings and contributes positively to the broader landscape.

## 5.0 Urban Structure and Land Use

The Wairakei South development masterplan proposes a mixed-use zoning framework that includes residential areas with MDRS-compliant medium-density housing typologies such as duplexes (single and double storey) and standalone homes of various sizes (two, three & four bedrooms). These housing options offer flexibility, affordability, and adaptability to meet the needs of a growing and diverse population.

Commercial and Industrial Zones are strategically located to support employment and services, while a central service centre anchors community amenities and civic functions.

### 5.5 CONCEPT FRAMEWORK PLAN

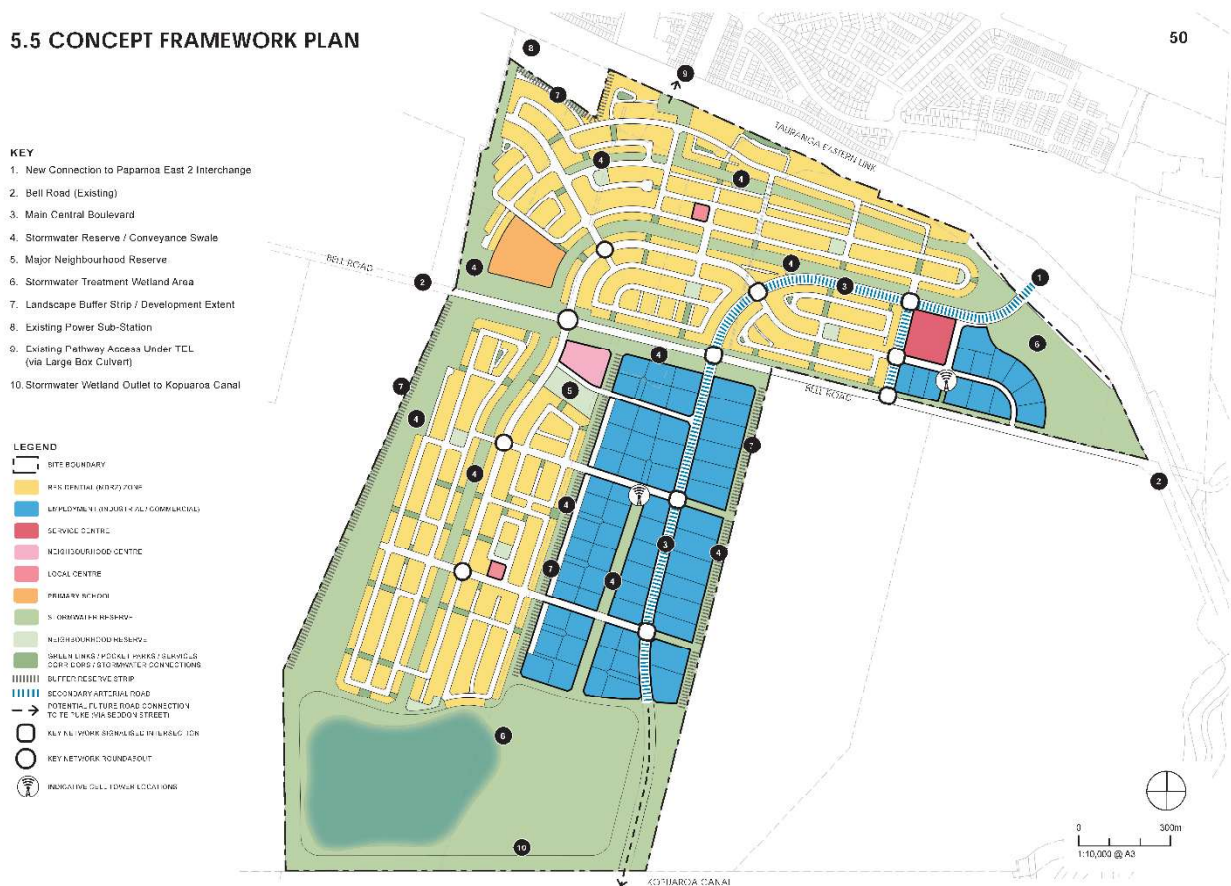


Figure 5 Development Concept Framework Plan (Refer AEE Appendix C - Masterplan)

Each distinct residential precinct includes a dedicated local centre, providing walkable access to retail, community services, and gathering spaces. These centres are designed to reinforce walkability and support the 15-minute neighbourhood model.

A large neighbourhood centre is also planned to be located centrally within the development, adjacent to Bell Road, serving as a regional anchor for employment, retail, and civic activity. This neighbourhood hub is complemented by a substantial central neighbourhood reserve, which offers multifunctional open space for recreation, events, and ecological enhancement. Together, these elements form the heart of the development and support both social cohesion and economic vitality.

The masterplan is informed by the *National Medium Density Design Guide*<sup>3</sup> and reflects best practice in urban design. Five (5) key principles include:

1. **Contextual Integration:** Respecting and enhancing the natural, cultural, and built environment.
2. **Healthy and Safe Communities:** Designing for wellbeing, safety, and social cohesion.
3. **Housing Choice and Accessibility:** Providing diverse, affordable, and adaptable housing options.
4. **Sustainability and Resilience:** Incorporating climate-responsive design and infrastructure.
5. **Economic Sustainability:** Supporting local employment, services, and long-term viability.

These principles underpin the spatial layout, built form, and public realm design, ensuring a coherent and future-proofed urban structure.

A centrally located 3.5-hectare school site further reinforces community infrastructure and accessibility. The spatial layout reflects the *WBOPDC Residential Outcomes Framework* by promoting neighbourhood character, walkability, and access to green space. Public open space includes 3.3 hectares of neighbourhood reserves and 12 hectares of multifunctional green space, supporting recreation, stormwater management, and ecological function.

The masterplan proposes an integrated suite of landscape and infrastructure responses that support environmental performance, amenity, and cultural identity. A comprehensive site-wide stormwater wetland and swale system is established to manage and convey stormwater in a functional and resilient manner, while also enhancing biodiversity and improving water quality outcomes across the site. Buffer planting is incorporated along key edges to soften the transition between urban development and surrounding rural land, mitigating visual effects and enhancing landscape amenity. Cultural landscape features are woven throughout the development, including the integration of pou, public artworks, and native planting, which collectively reflect local narratives, reinforce a sense of place, and express mana whenua values within the public realm.

## 6.0 Residential Zone - Housing Typologies

The Wairakei South Masterplan incorporates a diverse range of housing typologies designed to meet the needs of a growing and varied population. These typologies reflect the principles of **Choice** and **Character** from the *NZ Urban Design Protocol*, while aligning with the Medium Density Residential Standards and the

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<sup>3</sup> The National Medium Density Design Guide is a New Zealand-based resource, produced by the Ministry for the Environment (MfE) and Boffa Miskell Limited, to support high-quality design for medium-density housing developments. The guide is for small-scale property owners and developers and incorporates principles from Te Ao Māori (Māori worldview) to foster well-functioning, healthy, and sustainable communities. It uses clear graphics, practical themes, and a checklist to help users navigate the design process for developments permitted under the Medium Density Residential Standards (MDRS).

WBOPDC Residential Outcomes Framework, which emphasise housing diversity, affordability, and neighbourhood integration.

#### 4.5 LOT TYPOLOGY B - STAND ALONE HOUSE

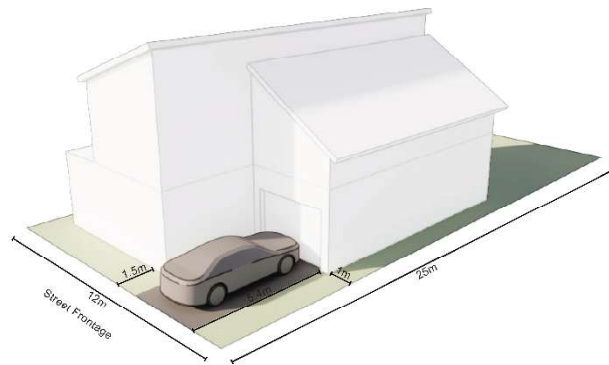
LOT DIMENSIONS	LOT AREA	DWELLING SIZE (MAX)
12x25m	300m <sup>2</sup>	150-250m <sup>2</sup> (over 2 floors)

##### MDRZ RULES:

- Building Height - Maximum 11 meters + 1 meter for a pitched roof
- Building height in relation to boundary - Maximum 4 meters + 60° recession plane
- Side Yard - 1m minimum
- Rear Yard - 1m minimum
- Outdoor living space per unit - Ground floor: minimum 20m<sup>2</sup> with 3-meter minimum dimension
- Building Coverage - Max 50% of site

##### ARCHITECTURAL DESCRIPTION:

- 2-4 bedrooms
- Single or double story
- Single garage



##### LOT TYPOLOGY DIAGRAM

Indicative lot / house layout with nominal boundary sizes and boundary offset dimensions shown.

Figure 6 Example of a free standing MDRZ housing typology

Residential precincts include standalone homes of various sizes (2, 3 and 4-bedroom primarily) and single and double storey duplexes. Standalone homes are positioned primarily along the outer edges of the precincts, offering privacy and larger lot sizes suitable for families and those seeking traditional suburban living. Duplexes and townhouses are located closer to neighbourhood centres and shared open spaces, promoting walkability and social interaction.

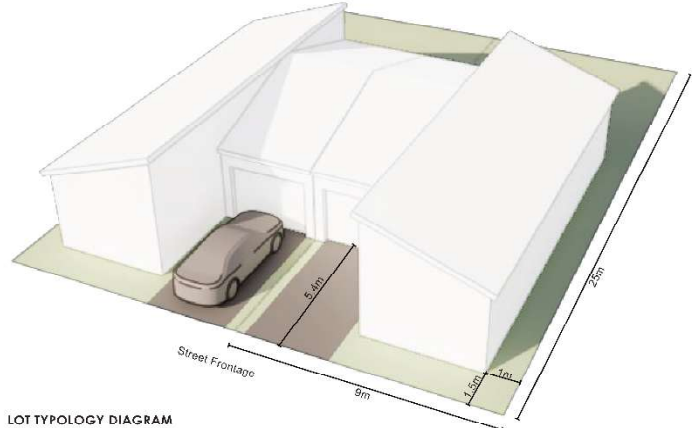
These medium-density forms provide efficient land use while maintaining a strong sense of community character.

#### 4.4 LOT TYPOLOGY A - DUPLEXES

LOT DIMENSIONS	LOT AREA	DWELLING SIZE (MAX)
9x25m	225m <sup>2</sup>	110-200m <sup>2</sup> (over 2 floors)

- MDRZ RULES:**
- Building Height - Maximum 11 meters + 1 meter for a pitched roof
  - Building height in relation to boundary - Maximum 4 meters + 60° recession plane
  - Side Yard - 1m minimum
  - Rear Yard - 1m minimum
  - Outdoor living space per unit - Ground floor: minimum 20m<sup>2</sup> with 3-meter minimum dimension
  - Outdoor living space per unit - Above ground: minimum 8m<sup>2</sup> with 1.8-meter minimum dimension
  - Building Coverage - Max 50% of site

- ARCHITECTURAL DESCRIPTION:**
- 2-4 bedrooms
  - Single or double story
  - Single garage (optional)



**LOT TYPOLOGY DIAGRAM**  
Indicative lot / house layout with nominal boundary sizes and boundary offset dimensions shown.

Figure 7 Example of a duplex MDRZ housing typology

Compact two-storey duplex dwellings are strategically placed near the central commercial centre and adjacent to key transport corridors. These typologies support accessibility to services, employment, and public transport, and cater to smaller households, young professionals, and older residents seeking low-maintenance living. All housing types are designed to integrate with the surrounding landscape and streetscape, using consistent architectural language, native planting, and orientation principles that maximise sunlight, privacy, and passive environmental performance.

A set of comprehensive Urban Design Guidelines have been developed for the residential, commercial and industrial components of the development. These guidelines, in addition to the zoning statutory rule framework, guide development quality, ensuring that high standards of architectural design, urban design and landscape amenity are maintained across all facets of the development.

The below chart summarises the proposed development land-use composition:

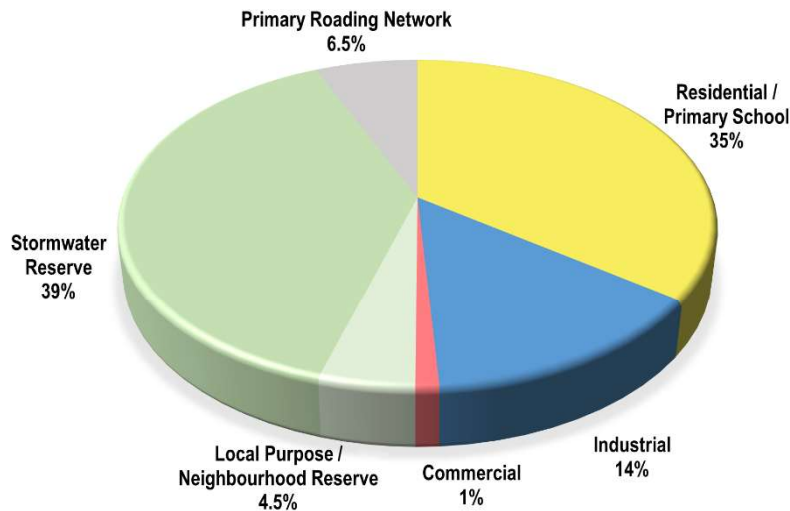


Figure 8 Development Areas Land use mix

The Wairakei South Development Area provides a balanced mix of land uses that will support the wider region's growth over the next two decades. With over half the land dedicated to residential housing, alongside neighbourhood and local centres, primary school, retail, and community facilities, the plan ensures a complete and self-sustaining community. Importantly, provision has also been made for commercial and industrial supply, ensuring local employment opportunities and economic resilience. Combined with strong transport links, stormwater systems, and open space, this development mix is well positioned to meet both market demand and community needs well into the future.

The development standards applied to residential precincts are consistent with MDRS provisions in the WBOPDC District Plan, ensuring alignment with statutory requirements and best practice for medium-density housing.

## 6.1 Housing Typology Mix and Spatial Distribution

The Wairakei South masterplan adopts a deliberate and structured approach to the spatial distribution of housing typologies to support the delivery of a well-functioning urban environment, consistent with the intent of the NPS-UD, the New Zealand Urban Design Protocol, and recognised best practice for medium-density residential development.

Higher concentrations of smaller and medium-density housing typologies, including single and two-storey duplex dwellings, are intentionally located in proximity to key activity nodes within the development. These include neighbourhood and local centres, the central neighbourhood reserve, the primary school site, and principal public transport routes. These areas are generally within walkable and cyclable distances of daily services, employment opportunities, and high-quality open space, thereby maximising accessibility and supporting reduced reliance on private vehicle travel.

Lower-density standalone dwellings and larger lot typologies are generally located toward the periphery of residential precincts and at interfaces with rural land or lower-intensity environments. This graduated transition in housing scale and density assists in managing amenity effects, maintaining compatibility with surrounding land uses, and achieving an appropriate urban-rural edge. Importantly, the masterplan avoids the segregation of housing types into discrete or homogenous precincts. Instead, a mix of typologies is retained within neighbourhoods to support housing choice, social diversity, and visual interest.

The housing mix is further reinforced through a staged construction approach that requires each development stage to deliver a representative range of housing typologies. This ensures that walkable access to open space, centres, and transport infrastructure is provided from the early stages of development, and that complete neighbourhoods are established progressively rather than deferred to later phases. This approach reduces the risk of temporary or long-term mono-typology outcomes and supports the early establishment of functional, connected communities.

### 5.14 HOUSING TYPOLOGY PLAN



Figure 9 Housing Typology Plan

The integration of higher-density housing near centres and reserves supports the efficient use of land and infrastructure, enables greater use of walking, cycling, and public transport, and aligns with best practice guidance that encourages intensification in locations with the highest levels of accessibility and amenity. At a streetscape level, the intermixing of dwelling types, variations in built form, and changes in frontage conditions contribute to a varied and legible urban environment, avoiding repetitive streetscapes and reinforcing neighbourhood character.

Overall, the housing typology strategy demonstrates a considered balance between density, accessibility, and amenity. It supports the delivery of a compact, walkable urban form while maintaining diversity in built form and housing choice, and provides a robust framework for staged implementation that remains responsive to long-term community and market needs.

## 7.0 Industrial and Commercial Zones

The Wairakei South masterplan combines employment areas, services, and residential areas to create a balanced mixed-use environment, in line with urban design best practice principles. The industrial and

commercial components, consisting of Employment (Industrial) Zoned land, a Service Centre, large central Neighbourhood Centre, and several smaller Local Centres, are designed to support everyday life, reduce travel, and make the community vibrant and self-sufficient.

## 7.1 Industrial Zone (50 ha - 14.3%)

The Employment Zoned areas are the largest non-residential components and provide space for businesses, light industry, and commercial activities. These areas are critical for creating local jobs and reducing the need for long commutes. They are well connected to the main road network for efficient freight and worker access. Edges near housing are softened with landscaping and green buffers to create a smooth transition between work and living areas. Shared paths and green corridors are integrated so workers can walk or cycle safely. These design moves make the employment area functional yet pleasant, with trees, seating, and small open spaces to avoid a purely industrial feel.

Specific design guidelines have been developed for the Industrial Zone to ensure high-quality development outcomes. These guidelines focus on achieving a well-considered built form, managing site interfaces, and creating sympathetic transitions between industrial and residential areas. Measures include landscaped buffers, active frontages where appropriate, and integrated green corridors to soften visual impacts. The guidelines also incorporate strategies to mitigate reverse sensitivity effects, ensuring that adjacent residential areas maintain amenity while industrial activities can operate efficiently. Together, these provisions support a functional, attractive, and contextually responsive employment environment

## 7.2 Service Centre (2.2 ha - 0.6%)

The proposed Service Centre is strategically positioned near the TEL interchange and acts as a gateway for visitors and commuters. It provides fuel, food, and convenience retail for both locals and passing traffic. Its location makes it easy to access from the highway and local roads, and the design creates a strong sense of arrival through landscaping and clear signage. To make it more than just a functional stop, the centre includes cafés and outdoor seating, creating a welcoming space for people to pause and interact.

## 7.3 Neighbourhood Centre (1.4 ha - 0.4%)

The central Neighbourhood Centre, located directly south of Bell Road, is designed to be the heart of the Wairakei South community. It will offer shops, dining, and services within walking distance of homes, positioned on the main street with strong pedestrian and cycle links. This centre is designed to host community events and support local businesses, making it a lively and social hub. Active frontages, public squares, and shaded seating encourage people to meet, spend time, and connect, turning the centre into a destination rather than just a shopping area.

## 7.4 Local Centres (0.5 ha - 0.1%)

Local Centres are small hubs spread through the neighbourhood for everyday needs like cafés, dairies, and childcare. They are placed along multi-modal walking and cycling routes to strengthen the local network and reduce car trips. Their design blends with surrounding housing to maintain a neighbourhood feel. Each centre includes small gathering spaces and greenery, making them social anchors at the micro-scale and reinforcing community identity.

## 8.0 Design Guidelines and Zone Interfaces

Dedicated design guidelines have been prepared for the residential<sup>4</sup>, industrial<sup>5</sup>, and commercial<sup>6</sup> zones within the Wairakei South Development to ensure the consistent delivery of high-quality urban design, landscape, and architectural outcomes across the site. These guidelines operate in conjunction with the relevant planning provisions, zoning controls, and performance standards, providing an additional layer of design direction that addresses site-specific context, interface conditions, and desired character outcomes.

The guidelines place particular emphasis on the quality of the public realm and the relationship between built form and streets, open spaces, and adjoining land uses. Key matters addressed include the establishment of strong and active street interfaces, the integration of landscape treatment as a structuring element of urban form, and the careful management of transitions between residential, commercial, and industrial environments. This approach ensures that changes in land use intensity and built form are expressed through deliberate design responses rather than abrupt or unmanaged edges.

At land-use interfaces, particularly where employment and residential zones adjoin, the guidelines require the use of landscaped buffers, shared path connections, and building orientation strategies to soften visual and functional transitions. These measures are designed to mitigate potential amenity effects, manage reverse sensitivity, and maintain a high level of residential amenity while allowing employment activities to operate efficiently. Shared paths and green corridors are used not only as buffers but also as connective elements, reinforcing permeability and supporting walking and cycling across the development.

Building form and massing are further controlled through requirements for stepped building heights, façade articulation, and modulation of built form, particularly where higher-intensity development adjoins lower-density residential areas or public open space. These measures reduce perceived scale, improve access to sunlight and outlook, and contribute to a more human-scaled streetscape. In commercial and centre locations, the guidelines promote active frontages, frequent building entrances, and glazing at ground level to support pedestrian activity, passive surveillance, and vibrant public spaces.

In addition to qualitative design guidance, specific development conditions have been incorporated to provide certainty of outcome. These include controls on maximum building height, height-in-relation-to-boundary and recession plane requirements, minimum frontage activation standards, and landscape planting expectations. Collectively, these provisions manage potential adverse effects on privacy, daylight access, and streetscape character, while reinforcing a coherent and legible urban structure.

By treating zone boundaries and interfaces as designed spaces rather than residual or transitional areas, the guidelines ensure that amenity, connectivity, and character are maintained across the development as a whole. This integrated approach reinforces the principles of **Context**, **Character**, and **Custodianship** under the New Zealand Urban Design Protocol, and supports the delivery of a well-functioning urban environment that remains resilient and adaptable over time.

## 9.0 Transportation and Connectivity

A clear road hierarchy is established within the masterplan, comprising of secondary arterial roads for regional movement, collector roads for neighbourhood access, and residential streets designed for safety and walkability.

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<sup>4</sup> Refer to Wairakei South AEE Appendix AF – Proposed Residential Area Design Guidelines, Boffa Miskell

<sup>5</sup> Refer to Wairakei South AEE Appendix AE – Proposed Industrial Area Design Guidelines, Boffa Miskell

<sup>6</sup> Refer to Wairakei South AEE Appendix AG – Proposed Commercial Area Design Guidelines, Boffa Miskell

## 5.12 MULTI-MODAL NETWORK

58

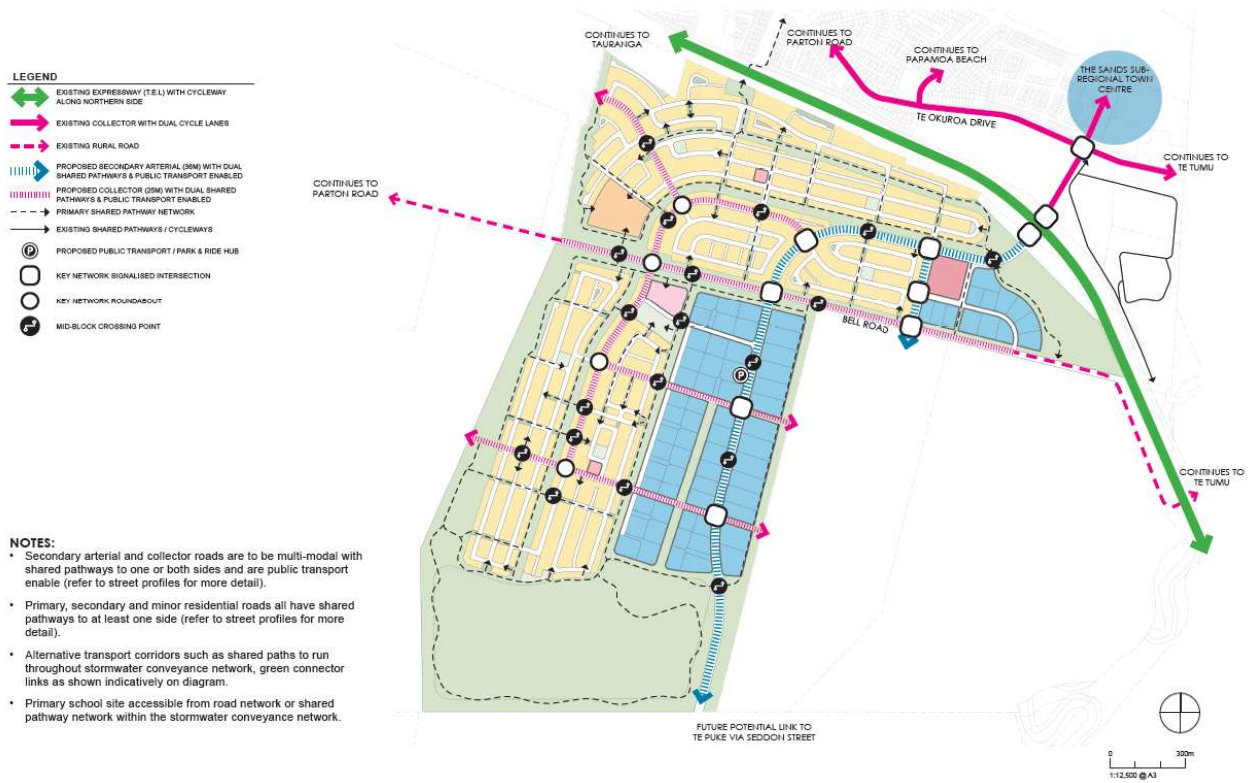


Figure 10 Multi-modal Transport Network

Street design incorporates shared paths, tree planting, and traffic calming to create attractive and functional public spaces.

## 1.2.1 SECONDARY ARTERIAL ROAD

### 3D VISUAL OF ROAD CORRIDOR

This profile of the secondary arterial road illustrates how the road functions as intended through a fully integrated and well considered design approach. This 36m corridor can accommodate the vehicular and active transport modes, public transport, infrastructure, parking and landscaping.



Figure 11 Example of proposed roading typologies – Secondary Arterial Road <sup>7</sup>

The masterplan supports a **15-minute neighbourhood model**, enabling residents to access daily needs within a short walk or cycle. Public transport is facilitated through a proposed loop and park-and-ride hub, enhancing accessibility and reducing car dependency. Active transport is further supported by a network of multi-modal shared paths that provide off-road access through the open space and stormwater corridors. These paths connect key destinations—including the school site, neighbourhood centres, reserves, and commercial centre—while promoting safe, sustainable mobility. These strategies reflect Connections and Choice under the 7C's, and align with the NPS-UD's directive to enable growth in areas with good accessibility and transport options.

The masterplan establishes a clear road hierarchy consisting of:

- **Secondary Arterial Roads** facilitating regional movement and freight.
- **Collector Roads** connecting neighbourhoods and key destinations.
- **Residential Roads / Streets** designed for safety, walkability, and community interaction.
- **Shared Space Lanes** are also incorporated in key locations around higher-density housing and commercial nodes, allowing for multi-functional use by residents, beyond just allowing for vehicular circulation.

Street design incorporates shared paths, tree planting, and traffic calming such as speed tables and raised crossings to create attractive and functional public spaces.

<sup>7</sup> Refer to Wairakei South AEE Appendix E – Subdivision Consent Landscape Package, Boffa Miskell

# 10.0 Streetscape Planting Strategy

A comprehensive planting strategy<sup>8</sup> has been developed for the Wairakei South Development that responds specifically to the function and character of each road typology within the movement hierarchy. Planting design is used as a key structuring element to reinforce legibility, enhance streetscape character, and contribute to amenity and environmental performance, while maintaining operational safety and servicing requirements in accordance with the Western Bay of Plenty District Council Infrastructure Development Code (IDC).

## 1.3 COLLECTOR ROAD

### PLANTING STRATEGY

The primary collector roads run through the residential zones of the development, and act as the main transport corridor and public transport route for the residents within Wairakei South.

As the road and berm widths are reduced compared to the secondary arterial road corridor street trees are to be more upright growing species to provide the desired height and form but without impacting on the adjoining carriageways.

A mix of low native and exotic groundcover species are proposed to be planted beneath all trees within berm areas directly adjacent to the road carriageway to provide a strong aesthetic and greening of this primary transport corridor. Shrub and groundcover species are to be hardy grasses and shrubs that can tolerate the harsh conditions these road classifications present.

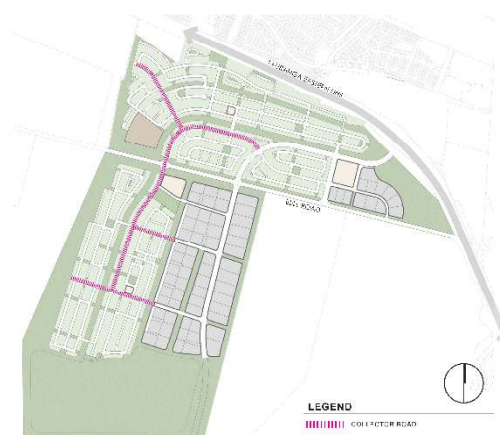
All plants are to enable good open sightlines, with most plant species selected being the type that generally grow less than 500mm in height.

In locations such as intersections and pedestrian crossings, where visibility is a key consideration, only those species that grow less than 300-350mm in height are to be used.

Trees and groundcovers will be installed in accordance with Western Bay of Plenty District Council Infrastructure Development Code Drawings: W200 - Streetscape, including compliance with street tree offset distances to road infrastructure as outlined in Standard Drawing W201 - Street Trees: Tree Location)

### PLANTING PALETTES

The below is a list of proposed trees and groundcover plants that are suitable to be used in the streetscape (berms) within this street classification. Final selections are to be confirmed at Engineering Approval stage and subject to council review.



#### STREET TREE PALETTE [SUGGESTED SPP.]



#### GROUNDCOVERS - GENERAL BERM PALETTE [SUGGESTED SPP.]



#### GROUNDCOVERS - LOW GROWING PALETTE [SUGGESTED SPP.]



Figure 12 Example of Roadway Planting Strategy

Each road type, including secondary arterial roads, collector roads, residential streets, and shared space lanes, has a tailored planting approach that reflects its movement function, scale, and surrounding land use. On secondary arterial and collector roads, planting is designed to establish a strong landscape framework, using larger canopy street trees, consistent spacing, and planted medians or berms where appropriate. This treatment reinforces route hierarchy, provides visual continuity, and contributes to shading, microclimate regulation, and visual amenity, while maintaining clear sightlines, appropriate setbacks, and underground service protection in line with IDC requirements.

Residential streets incorporate a finer grained planting palette that supports a more intimate, human scaled environment. Street trees are selected and spaced to frame development, provide passive traffic calming, and enhance residential amenity, while allowing for vehicle access, on street parking, and service infrastructure.

<sup>8</sup> Refer to Wairakei South AEE Appendix E – Subdivision Consent Landscape Package, Boffa Miskell

Species selection and placement respond to anticipated building setbacks, frontage conditions, and solar access, ensuring planting complements built form rather than constraining development outcomes.

Shared space lanes and other low speed environments utilise planting to visually signal changes in movement priority and street function. These spaces integrate tree planting and low scale landscape elements to soften the streetscape, support pedestrian and cyclist priority, and reinforce a shared use character. Planting is carefully coordinated with paving treatments, lighting, and street furniture to ensure accessibility, CPTED principles, and servicing requirements are maintained.

Across all road types, planting design will be fully coordinated with utilities, lighting, visibility requirements, and long term maintenance considerations to ensure the safe and efficient operation of the transport network. Species selection considers resilience, suitability to local environmental conditions, and consistency with the wider landscape framework, while contributing to biodiversity and reinforcing the broader green infrastructure network of the development.

Overall, the road specific planting strategy contributes to a clear and legible street hierarchy, avoids a uniform or generic streetscape outcome, and enhances local character while ensuring compliance with the IDC. This approach supports the creation of attractive, functional, and well-integrated streets that contribute positively to a well-functioning urban environment.

## 11.0 Recreation and Open space

The development will deliver a well-integrated network of neighbourhood reserves and local area open space that meets the design provisions for reserves, open space, and community facilities. A total of 3.5 hectares of Neighbourhood Reserves (Local Reserves) will be provided across eight reserves, distributed throughout the development to ensure that most residents are within a 400 metre walking distance of a local reserve. The location of these reserves has been informed by the surrounding road network and stormwater corridors to ensure effective accessibility and connectivity. The neighbourhood reserves will provide a range of recreational opportunities including play spaces, passive open areas, shade trees, and pedestrian pathways.

One Major Neighbourhood Reserve, approximately 1.4 to 1.5 hectares in size, is centrally located within the development to achieve accessibility within a 1.5 kilometre walking radius for most residents. The reserve is co located adjacent to the Neighbourhood Centre to support community activity, passive surveillance, and shared use. It will include a high quality playground with an approximate 500 square metre footprint, public toilets sized to accommodate anticipated usage and population, and one FIBA standard 3x3 basketball court measuring 13 by 17 metres including runout zones.

In total, the development will provide 12 hectares of Local Area Open Space, inclusive of neighbourhood reserves. This network will be accessible within a 2 kilometre walking radius for most residents and will include stormwater conveyance areas, treatment wetlands, walkway strips, and green corridors. The open space network is designed to function as an integrated blue and green infrastructure system that supports recreation, ecological function, and long term resilience, and meets the applicable level of service requirements for the anticipated population.

A shared pathway and boardwalk network, with a minimum width of 3 metres, will be provided throughout reserves and stormwater corridors. This network will connect key community destinations including the Primary School site (approximately 4 hectares), the Neighbourhood Centre (approximately 1.4 hectares), and external walking and cycling networks including Papamoa, Te Ara o Wairakei, and the Tauranga Eastern Link. Power and water connections will be provided at all neighbourhood reserves to support community events and temporary infrastructure.

Signage, wayfinding, and cultural interpretation elements will be incorporated throughout the open space network in alignment with Council strategy and developed in partnership with mana whenua. These elements

will support legibility, enhance usability, and reinforce local identity while recognising cultural values and heritage.

The local reserve and open space provisions within the development are as follows:

Category	Provision / Description
<b>Neighbourhood Reserves (Local Reserves)</b>	<p><b>Total provision:</b> 3.5 hectares across eight reserves</p> <p><b>Accessibility:</b> Distributed throughout the development to ensure 400 metre walking access for most residents</p> <p><b>Siting considerations:</b> Reserve placement responds to physical barriers such as roads and stormwater corridors to maintain effective accessibility</p>
<b>Neighbourhood Reserve Facilities</b>	<p>Play spaces</p> <p>Passive open areas</p> <p>Shade trees</p> <p>Pedestrian pathways</p>
<b>Major Neighbourhood Reserve</b>	<p><b>Approximate size:</b> 1.4 to 1.5 hectares</p> <p><b>Location:</b> Centrally located within the development</p> <p><b>Catchment:</b> Accessible within a 1.5 kilometre walking radius for most residents</p> <p><b>Context:</b> Co located adjacent to the Neighbourhood Centre to support community activity and passive surveillance</p>
<b>Major Neighbourhood Reserve Facilities</b>	<p>High quality playground with an approximate 500 square metre footprint</p> <p>Public toilets sized to accommodate anticipated usage and population</p> <p>One FIBA standard 3x3 basketball court measuring 13 by 17 metres including runout zones</p>
<b>Local Area Open Space</b>	<p><b>Total provision:</b> 12 hectares, inclusive of neighbourhood reserves</p> <p><b>Accessibility:</b> Accessible within a 2 kilometre walking radius for most residents</p> <p><b>Components:</b> Stormwater conveyance areas, treatment wetlands, walkway strips, and green corridors</p>
<b>Open Space Function</b>	<p>Designed to function as an integrated blue and green infrastructure network supporting recreation, ecological function, and resilience</p>
<b>Pathways and Connectivity</b>	<p>Shared pathway and boardwalk network provided throughout reserves and stormwater corridors</p> <p>Links key destinations including the Primary School, Neighbourhood Centre, and wider walking and cycling networks including Papamoa, Te Ara o Wairakei, and the Tauranga Eastern Link</p>
<b>Primary School</b>	<p>Approximate site area of 4 hectares</p> <p>Located on the public transport loop and a collector road</p> <p>Integrated with the open space and shared path network</p>
<b>Neighbourhood Centre</b>	<p>Approximate site area of 1.4 hectares</p> <p>Directly connected to the reserve and walking and cycling network</p>
<b>Secondary School</b>	<p>Not required within the development due to existing provision in the wider area</p>
<b>Infrastructure and Amenities</b>	<p>Power and water connections provided at all neighbourhood reserves to support community events and temporary infrastructure</p> <p>Signage, wayfinding, and cultural interpretation provided throughout the open space network</p> <p>Signage and interpretation aligned with Council strategy and developed in partnership with mana whenua</p>

Figure 13 Local Reserve and Open Space Provisions

## 12.0 Cultural Context

Cultural integration is an important element for the masterplan, guided by the values and aspirations of *Waitaha*, *Tapuika* and *Ngā Pōtiki*, as *mana whenua*. The design process has involved active collaboration with *mana whenua*, ensuring that cultural narratives such as “Mountains to Sea” and “Te Whai Ora o Wairakei” are authentically represented. These narratives shape the spatial organisation of the development, influencing the orientation of streets, the naming of reserves, and the inclusion of cultural markers such as pou and interpretive signage. This approach fosters a strong sense of place and identity, and ensures that the development honours its historical and spiritual context.

The masterplan also responds to the Kaituna River Document, which outlines a vision for river health, co-governance, and community engagement. Water-sensitive design principles are applied to protect and enhance the river environment, including riparian restoration, stormwater treatment, and public access to natural features. These strategies reflect Custodianship and Collaboration under the 7C’s, and support the NPS-UD’s requirement for responsive planning that considers cultural wellbeing and environmental health. The inclusion of *mana whenua* in governance and design decisions ensures that the development is not only compliant with statutory obligations but also deeply respectful of the land and its people.

### 12.1 Key Cultural Elements Incorporated within the Development

The Wairakei South Development integrates a range of key cultural elements that reflect *mana whenua* values, narratives, and long-term aspirations, and that support the delivery of a well-functioning urban environment. These elements have informed both the strategic structure of the masterplan and the detailed design of public spaces, movement networks, and landscape systems, and will evolve with ongoing engagement with *mana whenua*.

#### **Connection to Maunga and Awa**

The masterplan strengthens both visual and physical connections to significant maunga and awa, recognising their cultural, spiritual, and environmental importance. Street alignments, open space corridors, and reserve layouts are oriented to reinforce these relationships, enabling views, access, and legibility across the landscape. Waterways and associated riparian corridors are treated as primary structuring elements within the development, supporting the cultural narrative of “Mountains to Sea” and reinforcing the interconnectedness of land, water, and people.

#### **Kaitiakitanga and Enduring Relationships**

Principles of *kaitiakitanga* are embedded throughout the development through a strong emphasis on guardianship, environmental stewardship, and long-term care of natural systems. This is reflected in the protection and enhancement of waterways and wetlands, the use of indigenous planting, and the integration of resilient urban design responses to natural hazards. Ongoing partnership with *mana whenua* supports enduring relationships beyond the design phase, informing future management, governance, and stewardship of culturally significant spaces and environmental assets.

#### **Cultural Placemaking**

Cultural placemaking is expressed through the incorporation of *mana whenua* narratives, values, and identity into the public realm. This includes the naming of streets, reserves, and neighbourhoods, the integration of interpretive elements, and opportunities for public art and cultural markers such as pou. These elements are deliberately located within key public spaces, movement corridors, and centres to ensure cultural values are visible, legible, and embedded within everyday community life. This approach supports a strong sense of place, reinforces cultural identity, and contributes to social cohesion and belonging.

Collectively, these cultural elements ensure that the development responds meaningfully to its cultural context, supports the expression of mana whenua identity, and embeds cultural values within the urban structure. This approach aligns with the principles of the New Zealand Urban Design Protocol and contributes to the delivery of a high-quality, well-functioning urban environment that is culturally responsive and grounded in place.

## 13.0 Opportunities and Constraints

The Wairakei South Development presents significant opportunities for strategic urban growth. The development's location offers strong regional connectivity, access to infrastructure, and proximity to employment centres. The site's ecological and cultural restoration potential provides a unique opportunity to create a development that is both environmentally and socially enriching. The privately funded delivery model enables flexibility and innovation, allowing for timely implementation and adaptive design. The inclusion of a central commercial hub, neighbourhood centres, and a school site further enhances the development's ability to support a self-sustaining and vibrant community.

However, the site also presents constraints that must be carefully managed. Natural hazards such as flooding, liquefaction, and tsunami risk require resilient infrastructure and land use planning. Integration with surrounding rural landscapes demands sensitive design to preserve character and amenity. Infrastructure dependencies and staging complexities must be addressed to ensure coordinated delivery and long-term viability. These challenges underscore the importance of applying the 7C's, particularly Context, Custodianship, and Collaboration, and adhering to the NPS-UD's principles of enabling growth while managing risks and protecting environmental and cultural values. Key opportunities and constraints for the development include:

Opportunities	Constraints
Strategic location with strong regional connectivity	Natural hazards and environmental sensitivities
Cultural and ecological restoration potential	Integration with the surrounding rural landscape
Privately funded delivery model enabling timely implementation	Infrastructure dependencies and staging complexities
Potential to incorporate innovative housing and infrastructure solutions	Balancing growth with protection of landscape character

Figure 14 Development Opportunities and Constraints

## 14.0 Summary

To realise the full potential of the Wairakei South Masterplan, cultural and ecological integration remains central to design and implementation, ensuring that the development reflects local identity and supports environmental health. Investment in resilient infrastructure is essential to mitigate natural hazards and adapt to climate change. Continued alignment with national and regional planning frameworks, including the NPS-UD, will support regulatory compliance and strategic coherence.

The delivery of diverse housing and employment options at a significant scale will substantially enhance economic sustainability. The public realm is designed to foster community wellbeing through inclusive, accessible, and engaging spaces for recreation, social interaction, and cultural expression.

The inclusion of a school site, neighbourhood centres, and a centrally located commercial hub and reserve will strengthen community connectivity and promote active transport.

Applying the 7C's consistently throughout the design and delivery process will ensure that the development is contextually responsive, character-rich, and collaboratively shaped. Robust monitoring and feedback mechanisms should be established to enable adaptive management and respond to community needs as the development evolves.

## 15.0 Conclusion

The Wairakei South Development presents a compelling and comprehensive vision for sustainable, inclusive, and culturally sensitive urban development. Its strategic location, integrated design concepts, and collaborative approach make it a model for future expansion in the Bay of Plenty region. By incorporating the 7Cs of the NZ Urban Design Protocol, aligning with the WBOPDC Residential Outcomes Framework, and conforming to the NPS-UD, the masterplan indicates a commitment to building a well-functioning urban environment that represents its people's values and goals.

Overall, the Wairakei South Development represents a thoughtful solution to the challenge and potential of urban development in the Bay of Plenty. Its emphasis on integrated planning, cultural and environmental responsiveness, and urban and landscape design quality makes it a viable model for regional sustainable and equitable development.

With careful delivery, continued collaboration with mana whenua, and attention to design quality, Wairakei South has the ability to serve as a model for creative yet realistic urban development, balancing innovation with kaitiakitanga<sup>9</sup>, community needs with long-term resilience.

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<sup>9</sup> **kaitiakitanga** (noun) guardianship, stewardship, trusteeship, trustee (Te Aka Māori Dictionary)

## 16.0 Glossary of Terms

Term	Definition
<i>Active frontage</i>	Street frontages where an active visual engagement occurs between people in the street and those on the ground floors of buildings (Source: <i>Brunswick Structure Plan, Vol 3, Part 2, Moreland City Council</i> ).
<i>Amenity</i>	The qualities and attributes people value about a place that contribute to 'quality of life' in that place, such as schools, services, and community and recreational facilities (Source: "Building Sustainable Urban Communities" Glossary, Department of Internal Affairs).
<i>Building mass (Massing)</i>	The combined effect of the arrangement, volume and shape of a building or group of buildings. (Source: <i>Auckland Design Manual glossary</i> ).
<i>Character</i>	Appearance, qualities and combination of attributes of an area, place, street or building that helps to give that place a distinct identity. (Source: <i>Auckland Design Manual glossary</i> ).
<i>Crime Prevention Through Environmental Design (CPTED)</i>	Philosophy based on good design and effective use of the built environment leading to a reduction both in the fear and incidence of crime, as well as an improvement in the quality of life. The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment. (Source: <i>Auckland Design Manual glossary</i> ).
<i>Density</i>	Density is the concentration of population and activity in an urban area. The most vibrant, diverse and exciting part of a city is often its centre. (Source: <i>Summary of The Value of Urban Design, The economic, environmental and social benefits of urban design, MFE</i> ).
<i>Façade articulation</i>	Method of styling the joints in the formal elements of architectural design where each part is united with the whole work by means of a joint. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately (Source: <i>Wikipedia</i> ).
<i>Height in relation to boundary (HIRTB)</i>	Rule that manages the potential impact that a new building or addition might have on the neighbours. It is defined with an invisible envelope that the building must be contained in. The envelope is measured vertically from ground level at the boundary with a set height and recession plane inclined inwards (The height and incline vary between zones). (Source: <i>Unitary Plan 101, Your Easy guide to understanding the Residential Standards</i> ).
<i>Liveability</i>	The degree to which an urban area provides a safe, inclusive and environmentally benign basis for the social and economic life of all its citizens. (Source: <i>Liveability discussion document, liveability principles, sample letter and liveability key word list, MFE</i> ).
<i>Masterplan</i>	A detailed plan for a defined area that involves the integration of social, cultural, economic and environmental considerations into one overall design and can include the final expected physical form of the buildings and spaces within. (Source: <i>Auckland Design Manual glossary</i> ).
<i>Mix of uses</i>	A mixture of activities such as residential, business, retail, or hospitality that occupy space within the same building or within the same street block or area (i.e. an apartment building with shops, cafes, and offices on the lower floors, or a town centre with these activities) (Source: <i>Auckland Design Manual glossary</i> ).
<i>Movement network (street network)</i>	Interconnected system of streets, roads and paths that accommodates pedestrians and cyclists, on-road public transport, emergency and private vehicles, connecting places and activities, allowing people and goods to reach their destinations and access private land. (Source: "Movement Networks," <i>Healthy by Design</i> ).

Term	Definition
<i>Open space</i>	Green space consisting of any vegetated land or structure, water or geological feature in an urban area and civic space consisting of squares, marketplaces and other paved or hard landscaped areas with a civic function. <i>(Source: Auckland Design Manual glossary).</i>
<i>Passive / active recreation</i>	Activities engaged in for the purpose of relaxation, health and wellbeing or enjoyment with the primary activity requiring physical exertion, and the primary focus on human activity. <i>(Source: Oxford English Dictionary).</i>
<i>Public realm</i>	An area that is only accessible to those that have a right of entry as decided by the site or building owner. <i>(Source: Auckland Design Manual glossary).</i>
<i>Public space</i>	Spaces that are publicly owned and which are intended for use by the public, and spaces that are privately owned and which are intended for use by the public. <i>(Source: Auckland Design Manual glossary).</i>
<i>Urban grain</i>	The size of buildings and sites, patterns of arrangement, and the degree to which an area's street blocks, and street junctions are small and frequent, or large and infrequent. <i>(Source: Auckland Design manual).</i>