

WAIRAKEI SOUTH - DEVELOPMENT AREA PLAN

SMARTGROWTH SUBMISSION ISSUE (19.10.23)

LEGEND

DEVELOPMENT BOUNDARY

STATE HIGHWAY 2 (TAURANGA EASTERN LINK)

INTERCHANGE (PRIMARY SITE ACCESS - MULTI-MODAL)

PRIMARY INTERNAL ROAD NETWORK

KEY INTERNAL INTERSECTIONS

PUBLIC TRANSPORT ROUTE (INCL. CYCLEWAYS)

FUTURE ROAD NETWORK EXTENSION

POTENTIAL RAIL BRANCH LINE

PRIMARY WALKWAY/CYCLEWAY CONNECTIONS

CONVEYANCE SWALE NETWORK (INCLUDES WALKWAY/CYCLEWAY LINKAGES)

EXISTING STREAM / RIVER NETWORK

STORMWATER RETENTION POND / TREATMENT WETLAND

MIXED USE DEVELOPMENT AREA

STATE HIGHWAY BUFFER RESERVE

STORMWATER RESERVE (INCL. WALKWAY / CYCLEWAY)

POWER SUBSTATION

PUMP STATION

PROPOSED ADDITIONAL PUMP STATION

Total Development Area: 356 Hectares

- Bell Road North Block: 135 Hectares
- Bell Road South Block: 221 Hectares

