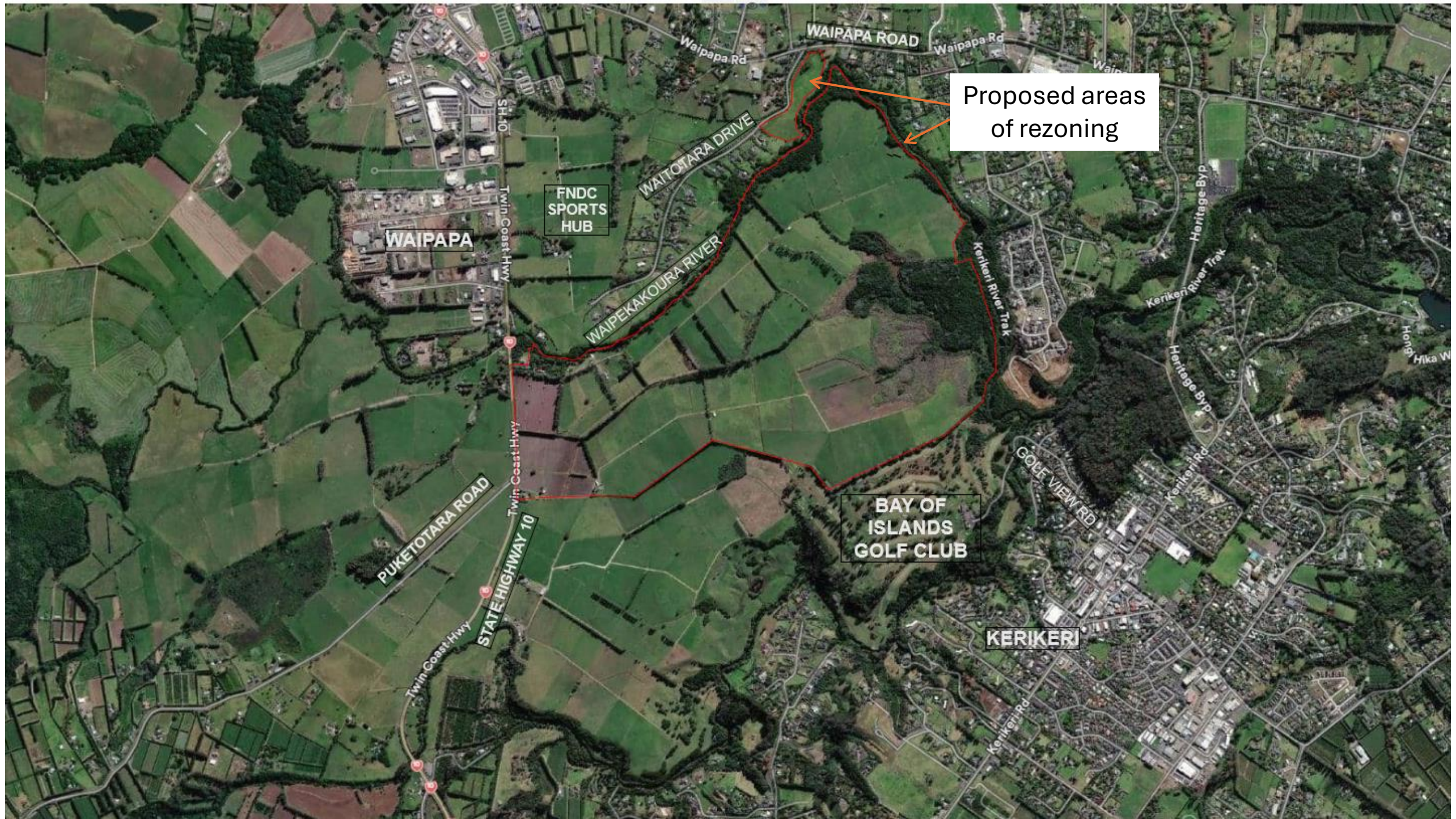




TE PAE WAIORA

Ko te momo waiora, he paehere

Connecting the falls, character and amenities for the
community's wellbeing



Proposed areas
of rezoning

WAIPAPA

FND C
SPORTS
HUB

WAIKAKOURA DRIVE

WAIKAKOURA RIVER

WAIKAKOURA ROAD

PUKETOTARA ROAD

STATE HIGHWAY 10

BAY OF
ISLANDS
GOLF CLUB

KERIKERI

GOLF VIEW RD

Heritage Byp

Heritage Byp

Kerikeri Rd

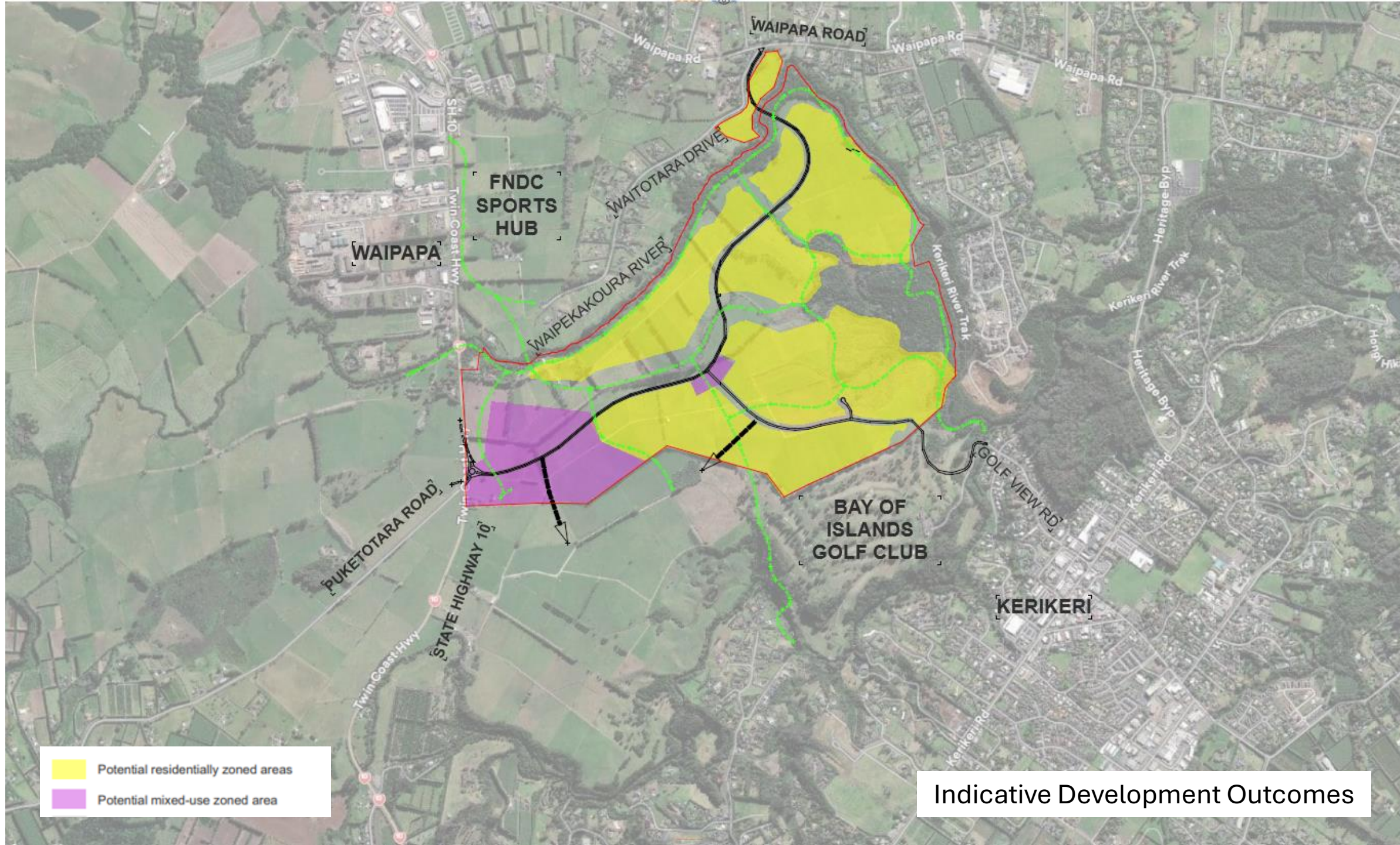
Kerikeri Rd



Approximate Area of Proposed Rezoning

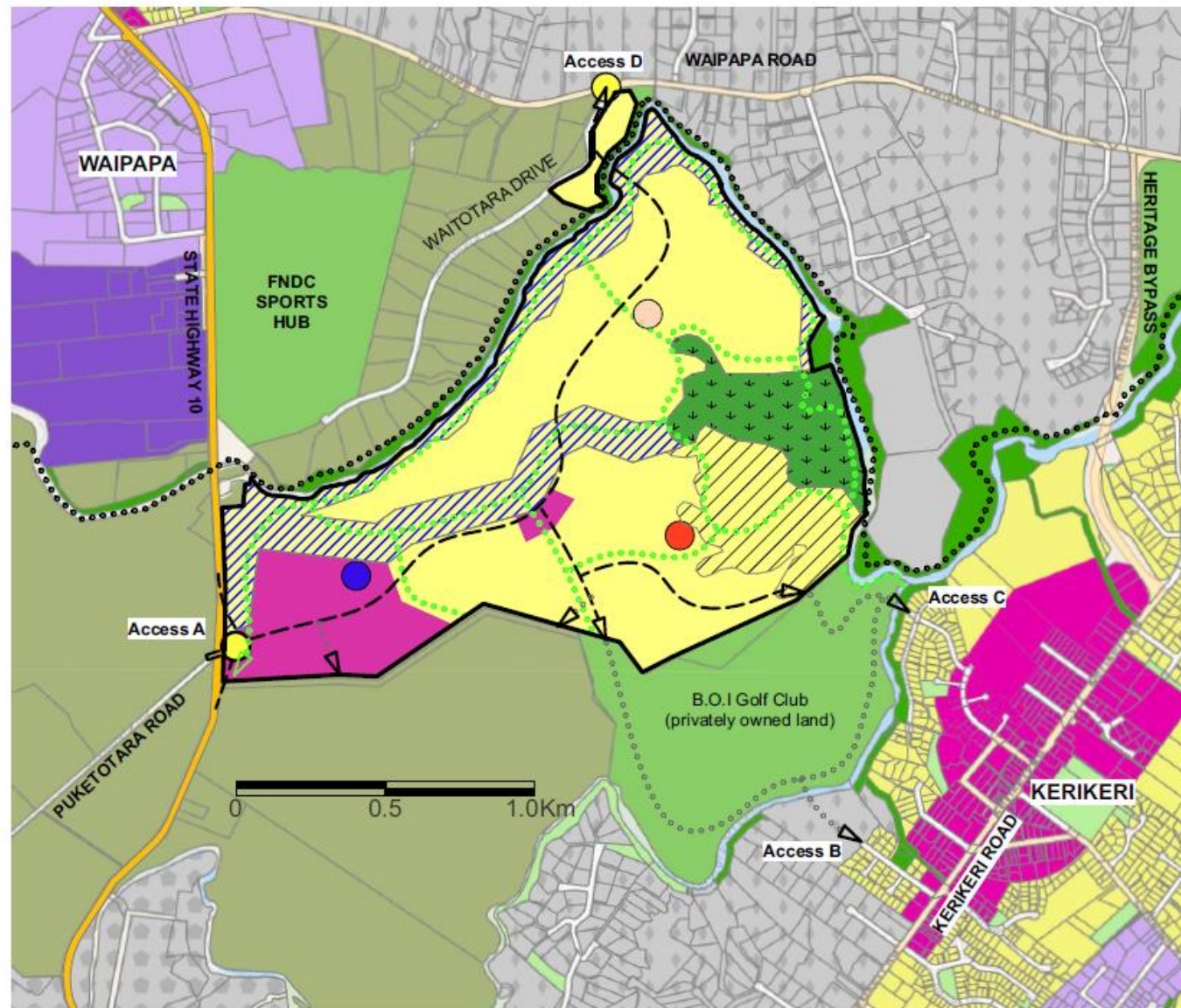






- Potential residentially zoned areas
- Potential mixed-use zoned area

Indicative Development Outcomes



- Legend**
- Preliminary Extent
 - State Highway
 - Collector road
 - Local roads
 - Waterways

- Zones**
- General Residential
 - Heavy Industrial
 - Light Industrial
 - Mixed Use
 - Natural Open Space
 - Open Space
 - Sport And Active Recreation
 - Rural Lifestyle
 - Rural Production

Special Purpose Zones

- Airport
- Carrington Estate; Kauri Cliffs; Kōrorāreka Russell Township; Mōturoa Island; Orongo Bay; Quail Ridge
- Horticulture
- Horticulture Processing Facilities
- Rural Residential

Features

- Indicative Significant Natural Area. Note excludes wetlands and stream areas.
- Proposed area of large lot residential
- Key transport connections to existing roads
- Proposed neighbourhood centre
- Potential school site with connection to FNDc sports hub
- Potential hotel facility with connection to existing golf course
- Proposed local roads with cycle ways
- Indicative potential future connections
- Te Araroa Trail
- Proposed greenway pathways
- Future flood hazard overlay extent



Title
Te Pae Waiora Precinct Plan

1828 & 1878 State Highway 10, Waipapa

Date
5/10/2025

Scale
As shown

Client
Kiwi Fresh Orange Company Ltd



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revision
05



Indicative Development Outcomes



 **PACIFIC
ENVIRONMENTS**
ARCHITECTS

Illustration 2

Indicative Development Outcomes



Indicative Development Outcomes



Indicative Development Outcomes



Indicative Development Outcomes