

BUSINESS PARK
RANGIURU



UNLOCKING FUTURE GROWTH



Build the future, now.

Expand your business footprint, access new markets and unlock future potential, within the Bay of Plenty's next high-quality and thriving industrial business park. Stage 1, is selling now.

The Rangiuru Business Park is being developed across four stages with Quayside owning 60 hectares of land across Stages 1 and 2.

The first stage comprises approximately 14 hectares, with first title anticipated in mid-2025. Early commitment will allow for greater flexibility in lot size and positioning.

Secure your site today.

Development Partner

As a long-term investor in commercial and industrial property, we can look at the feasibility of developing a building with you to suit your needs, at one of our sites in Stage 1.

Talk to us to explore development partnering opportunities with a long-term lease to your business.

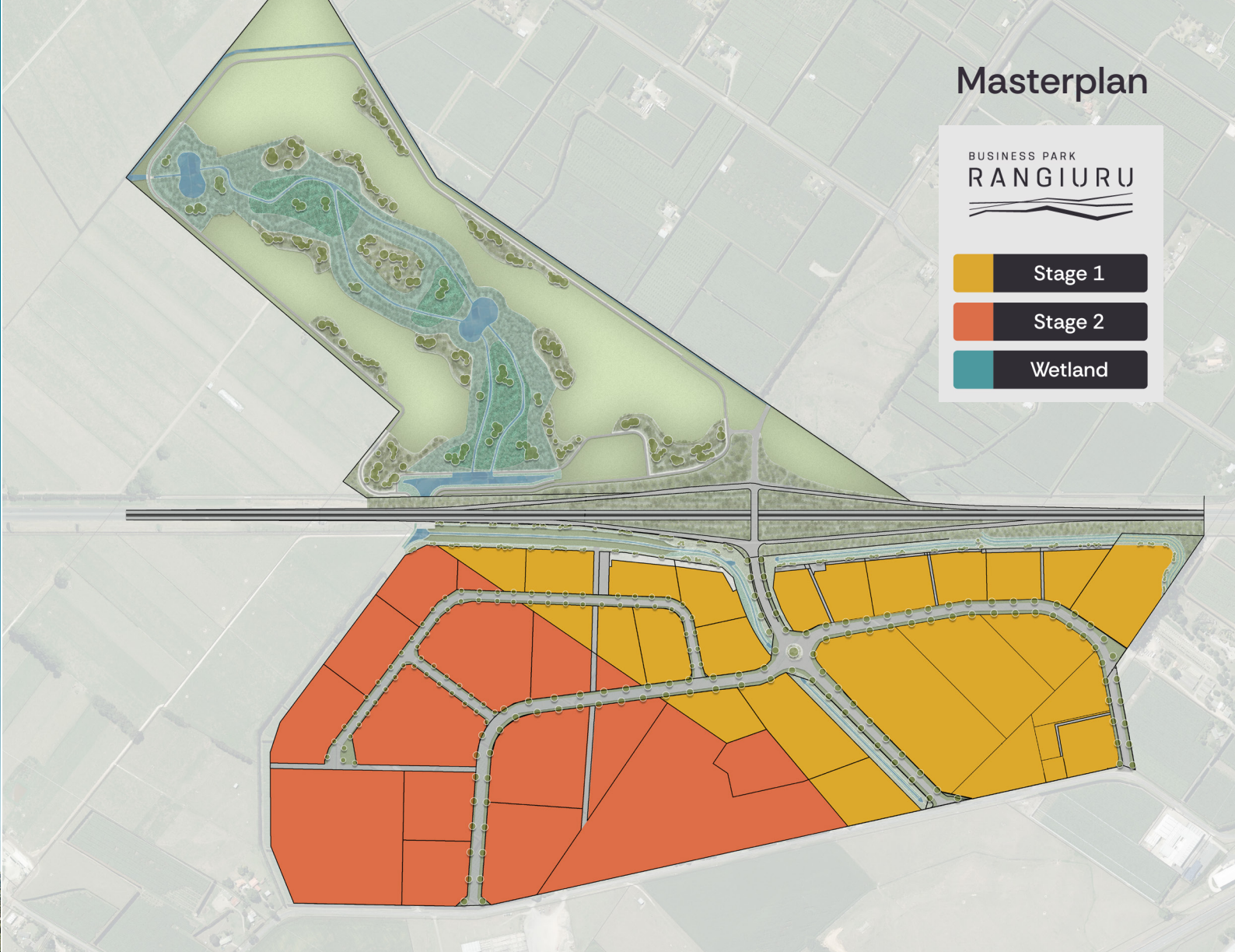
Land Purchase

Purchase your freehold site for industrial business use. Where possible site sizes can be tailored to the requirements of your business.

Masterplan

BUSINESS PARK
RANGIURU

- Stage 1
- Stage 2
- Wetland



Join the first movers.

In 2004 Quayside initiated a plan change to rezone the land at Rangiuru from rural to industrial and develop the Rangiuru Business Park as a means of connecting the Western Bay of Plenty with the wider area. Today, Quayside owns approximately 60 hectares of land in the consented Rangiuru Business Park. The total developable area is 148 hectares, with much of that land owned privately by multiple landowners.

Quayside is the first developer at Rangiuru Business Park and through the Western Bay of Plenty District Plan, Quayside is required to develop certain key infrastructure in Stage 1 before other landowners can develop. The Quayside works at Stage 1a are due to be completed by January 2025.



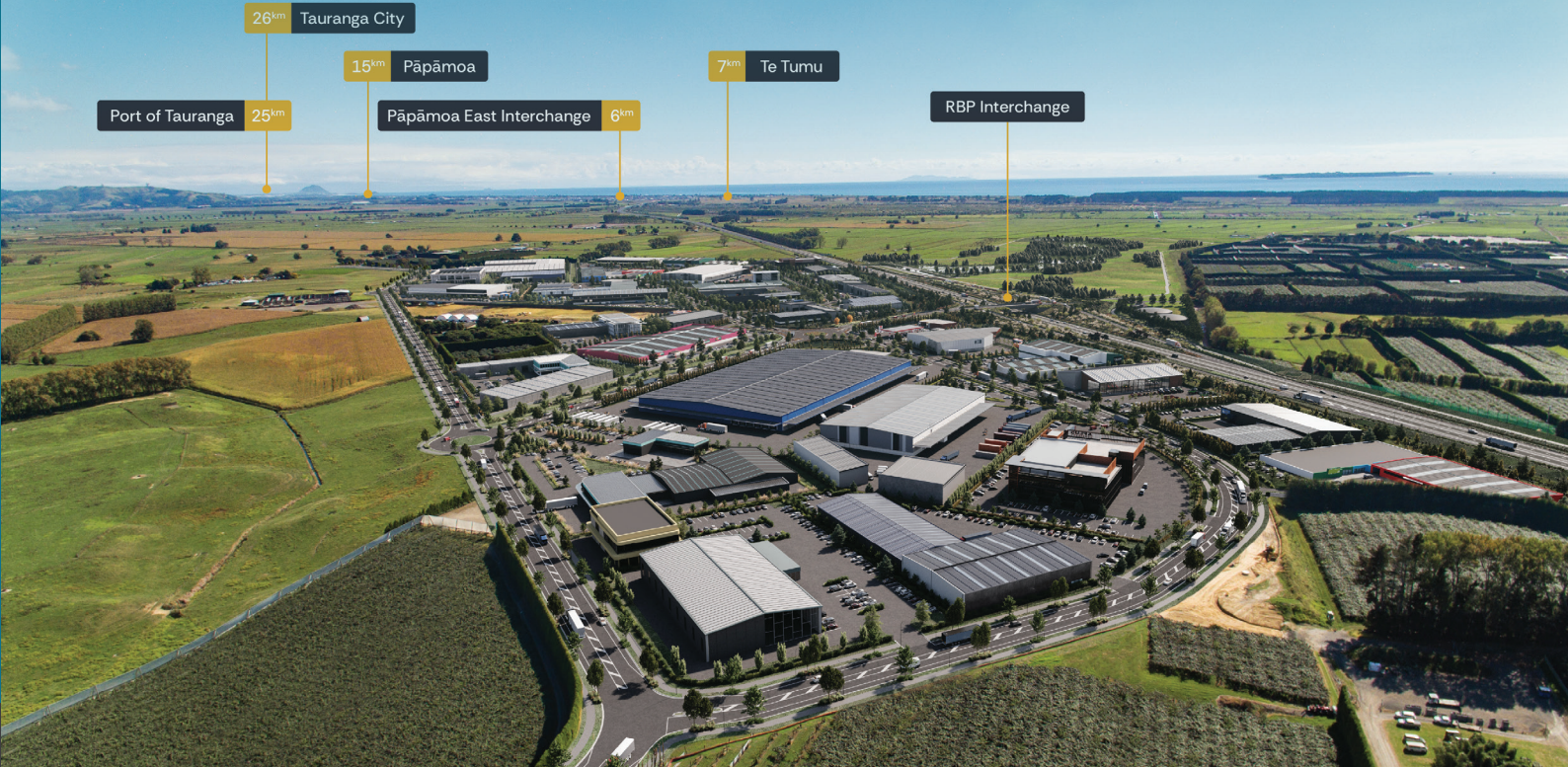
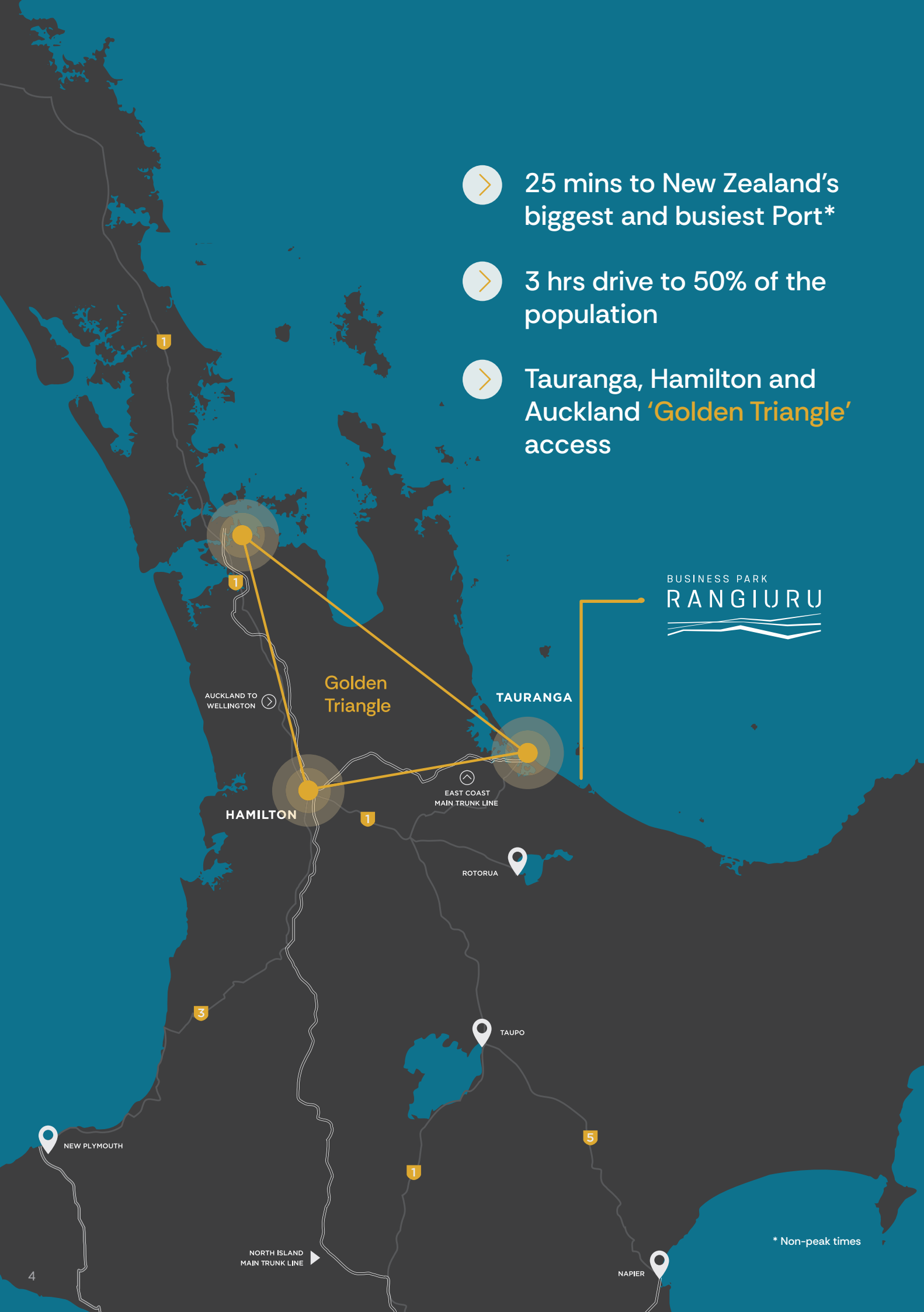
Now is the opportunity to be a first mover alongside Quayside, capitalising on premium site locations and flexibility as to Lot size and positioning.

When location counts.

- 25 mins to New Zealand's biggest and busiest Port*
- 3 hrs drive to 50% of the population
- Tauranga, Hamilton and Auckland 'Golden Triangle' access

Set to become one of Bay of Plenty's most thriving industrial business hub, the Rangiuuru Business Park is a desirable location whether you're an exporter, importer or just keen to do business in the fastest growing region in New Zealand.

Sitting within the junction of the western, eastern and southern Bay of Plenty, it's just six minutes to Te Puke, 25 minutes* to the Port of Tauranga, and provides strong transport links to neighbouring towns, Rotorua, Whakatāne, Kawerau and Taupō.



Pāpāmoa East Interchange

The Pāpāmoa East Interchange, managed by the Tauranga City Council, is currently in development with an expected opening date of mid-2026. This interchange will enhance connectivity between Pāpāmoa East and key destinations, including the Rangiuuru Business Park, Tauranga city centre, Mount Maunganui, and Te Puke for commuters utilising cars.

Proximity to global trade

In prime position with easy access to the 'golden triangle' of Auckland-Hamilton-Tauranga, and on the perimeter of New Zealand's fastest-growing city and busiest Port. A diamond interchange connects the Park to State Highway 2 and the Tauranga Eastern Link 110kph motorway, connecting the Park to Pāpāmoa in 5 minutes and to the heart of Mount Maunganui Industrial area and the Port of Tauranga in 25 minutes*.

Access to skilled labour

Situated centrally within a Tauranga City key growth area*, the Rangiuuru Business Park benefits from a skilled labour force residing within a 15-minute commute from neighbouring areas, Te Puke, Pāpāmoa and Wairakei. Access to labour is also found at a sub-regional level within a 30 – 45 minute commute from the nearby Tauranga, Mount Maunganui and Rotorua.

* Non-peak times

* Non-peak times



Future Stages



Access global markets
via proximity to the Port of Tauranga

Cost efficiencies and flexibility
from being an early mover



Access to skilled labour
living within a 15-minute drive



Who is the developer

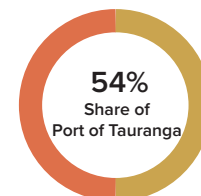
Quayside is the investment arm of Bay of Plenty Regional Council (Council), with a fund currently valued at \$3.3B and with the purpose of growing a responsible and diversified fund that generates long-term returns which support the growth and prosperity of the Bay of Plenty.

We are invested in our future - Mauri Ora Roa

Quayside manages a diversified investment fund for the future benefit of the Bay of Plenty communities. Through a considered, commercial approach to investment, we aim to grow the fund while providing a sustainable distribution to Council. These distributions enable the Council to fund services for the community and its people, now and into the future.

Quayside owns 40% of the Rangiuru Business Park.

We are a professional team of specialists, creating strong commercial returns for the Bay of Plenty. Quayside's Property team are highly experienced in the commercial and industrial development space. Quayside has developed significant commercial sites with our valued partners such as the Bay of Plenty Council offices, Hamilton Street Panorama Towers and Te Uru Rakau, the Scion building in Rotorua for the Ministry of Primary Industries.



Visit www.quaysideholdings.co.nz for more details.

Environmental and social benefits

The Business Park will provide social and environmental outcomes that support the growth of a sustainable, resilient and liveable city. Notably, place-making – the process of intertwining physical, social, ecological and cultural elements to create spaces that promote people’s health and well-being. This also delivers the ‘work’ component of the liveable city ethos of, live, work, and play.

- Establishment of a 48-hectare stormwater pond and wetland. Ensuring stormwater retention provides ecological and environmental outcomes, with the wetland design deriving influence from the historical natural environments
- Designed for multi-modal transport to access and move around the Park
- Commitment to Mana Whenua for partnered works across cultural and environmental deliverables as Te Tiriti o Waitangi partners
- Infrastructure to support reducing vehicle kilometers travelled (VKT) and carbon emissions, contributing to the Government’s Net Carbon 2050 targets
- The project is a catalyst for supporting urban growth in neighbouring areas (Te Kāinga, Te Tumu, Pongakawa) which supports the live, work, play philosophy



Stage 1, Selling Now



Timeline and key milestones

History of the development to date

- 2004 • First parcel of land purchased (83 HAs)
- 2006 • Land rezoned to industrial
- 2015 • Tauranga Eastern Link (TEL) motorway completed
- 2019 • Potable water consent
- 2020 • \$18M Provincial Growth Fund (PGF) obtained to build motorway interchange
- 2021 • Earthworks commenced
- 2022 • Civil work and Interchange commencement
- 2023 • Stormwater, Waste Water Rising Main and Pump Stations contract awarded
- 2024 • Stage 1 sales programme begins



Contact us

www.rangiuru.co.nz
E: enquiries@rangiuru.co.nz

Level 2, 41 The Strand, Tauranga
PO Box 13-564, Tauranga Central 3141
[linkedin.com/company/the-business-park-at-rangiuru/](https://www.linkedin.com/company/the-business-park-at-rangiuru/)

Disclaimer

Quayside Properties Limited (Quayside) owns the land comprising Stage 1 and Stage 2 of the Rangiuru Business Park, being approximately 40% of the land within the zoned Rangiuru Business Park. This brochure was created by Quayside and the material contained herein relates only to the Quayside land at Rangiuru.

Whilst every care has been taken in preparing this brochure, all information set out herein (including any specification, illustration, plans and forecasts) is indicative only, is subject to change without notice, and may not be relied upon by any person.

This brochure is not intended to provide the basis of any investment decision or any other risk evaluation and may not be considered as a recommendation or advice by Quayside or any other person in connection with the Rangiuru Business Park. The information is general information only and does not take into account the investment objectives, financial situation and particular needs of individual purchasers. Each purchaser should determine its interest in the Rangiuru Business Park on the basis of all independent investigations that it considers necessary or desirable.

Neither Quayside nor its directors, employees, representatives or agents give any representation or warranty (express or implied) about any information, opinions, statements, claims and forecasts in this brochure or the accuracy, completeness, reasonableness, reliability or enforceability of this information or any documents referred to in the website it derived from. Any liability of Quayside to any other person or entity arising out of this website is, to the maximum extent permitted by law, expressly disclaimed and excluded.

Quayside is not responsible for any omissions or errors or under an obligation to update information contained in this brochure. Information, opinions, statements, claims and forecasts in this brochure depend on the accuracy of any information and assumptions on which they are based, and on prevailing market conditions, for which Quayside does not accept responsibility. Quayside will not be liable, including for negligence, for any direct, indirect, incidental or consequential losses or damages arising out of or in any way connected with use of or reliance on anything expressed or implied in this brochure or any other information provided at any time by Quayside.

Any images, concepts, diagrams, opinions, statements, claims forecasts or estimates are for marketing purposes only, are point in time views and aspirations based on certain assumptions and qualifications which may not hold true. Actual outcomes, including imagery, buildings, the structure and look of the Rangiuru Business Park, are likely to differ significantly. Quayside has no control over the development (including without limitation buildings, structure, designs or landscaping) of those parts of the Rangiuru Business Park which Quayside does not own. No reliance may be placed on any imagery purporting to represent the Rangiuru Business Park.

Potential purchasers must satisfy themselves as to all matters and seek independent legal and other appropriate advice.

This brochure does not form any part of any contract, offer or representation. Quayside reserves the right to terminate, at any time, solicitation of indications of interest in the Rangiuru Business Park or the further participation by any party.

This information may not be reproduced in whole or in part, nor may it be provided to any third party without the prior written consent of Quayside.

This information is current as April 2024 and is subject to change without notice.

© Quayside Properties Limited 2024