

# THE RANGIURU BUSINESS PARK

We are now entering an exciting phase of Rangiuru Business Park which after nearly 20 years since our first plan change application in 2004 is a rewarding point to reach. We are now at detailed design stages for many of the major workstreams which will shape how the Park will come alive in 2025 when Stage 1a titles are expected to be available.

Quayside is looking forward to continuing to engage with potential tenants and stakeholders for the Park over the next 12 months and we will be keeping you updated as each milestone is reached. For some of you who have been following the development it will seem like a long time to get to a point where we can talk about site sizes, prices and title availability, but as lead developer we have an obligation to deliver significant infrastructure such as roading, stormwater and, of course, the Interchange before construction of any buildings start. We are excited to start those discussions in the near future.

Mahi is underway that will see Tapuika develop the cultural masterplan that will be shared throughout the park and the wetlands. For Tapuika it is an opportunity to share with the community and visitors their long held pūrākau of the whenua. We are excited to work alongside Tapuika and their artists in creating these cultural taonga.

We are all looking forward to seeing all the pieces of the puzzle coming together during the next 12 months. Stay tuned!

Lyndon Settle - CEO

## PARK INFRASTRUCTURE UNDERWAY

Alongside the current earthworks, procurement packages for Rangiuru Business Park are underway. The civil package includes over 8,000m of three water pipelines, 3,000m of common services and over 22,000m<sup>2</sup> of roading.

We anticipate awarding the Wastewater Rising Main contract shortly, with civils package due for awarding in September. The Request for Proposal for the two Wastewater Pump Stations will be released in the coming weeks with the final procurement package around the water reservoir making good progress on final design.

The biggest infrastructure piece underway at the moment of course is the Interchange. In a couple of weeks the beams that go across the TELTR into the Rangiuru Business Park will be erected. These Super T beams are manufactured by Westbay Concrete and HEB Construction who are both local suppliers in Te Puke - a fantastic outcome from an eco sourcing and transport perspective. Awesome to see local employers benefitting from this regionally significant project.



17 minutes  
to Port  
of Tauranga



2.5 hour drive  
to 50% of  
NZ's population



Growth  
Western Bay  
sub-region (2018)



Employment growth  
Western Bay  
sub-region (2018)



Stage 1  
35 hectares  
(approx.)

# RANGIURU BUSINESS PARK INTERCHANGE - UPCOMING CLOSURE

Higgins, the main contractor for the Interchange is making good progress. Piling, columns and associated structural elements to support the bridge beams works have been completed on both sides of State Highway 2 Tauranga Eastern Link Toll Road (TELTR). The bridge beams are due to be installed at the end of August.

## What is involved?

To support the safe installation of the new bridge beams a closure of SH2 TELTR in both directions is required. There are eight beams, each beam is 33.1m in length and weighs approximately 65T. Safety of both crews and road users is critically important, and the best way to ensure the safety of all parties is to close the road while the beams are installed. This work is expected to take three nights, weather permitting. The first two nights will allow for the placement of bridge beams and the remaining night for the installation of services attached to the underside of the bridge beams.

## What to expect?

To allow these works to be completed traffic on SH2 will be diverted at the Domain Road Interchange and detours will go through Te Puke to the Paengaroa roundabout, refer to map below. These works will commence on Monday 28 August 2023 between the hours of 8.00pm to 6.00am for three nights. Outside of these hours the current temporary traffic management set-up (one lane in each direction) and 70km/ph speed limit will be in place.

The future interchange site is located approximately 6km east of the Pāpāmoa Eastern Interchange already under construction on the State Highway 2 Tauranga Eastern Link Toll Road (TELTR).



## Pāpāmoa East Interchange

The Pāpāmoa East Interchange will coincide works with the planned three-night closure of the Rangioru Business Park Interchange construction. This eliminates the need for a second closure or other additional temporary traffic changes.

## Contacts

We appreciate your understanding while this work is being completed if you have any concerns or require site-specific information, please contact Jeremy Martley on 027 839 5116 or via email [J.Martley@higgins.co.nz](mailto:J.Martley@higgins.co.nz)