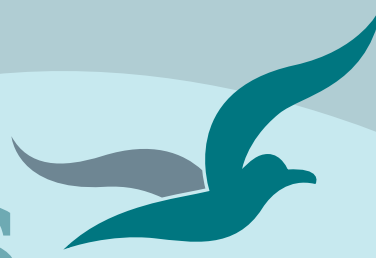


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Land owners left in limbo

Property owners impacted by plans to build a four-lane expressway between Waipu and Whangārei are now left in limbo after receiving what was headlined as an "Important project update" from the New Zealand Transport Agency's

They have been informed "Following the Government's Budget 2026 announcement, we have worked through what the current fiscal environment means for the Roads of National Significance (RoNS) programme including the Northland Corridor. This means we are making some changes to the project.

"The next planning steps for the corridor between Te Hana and Whangārei (excluding the Alternative to the Brynderwyn Hills) will now slow down. This means that we will not be lodging the Notice of Requirement and proposed designation for this part of the corridor later this year. This part of the corridor is not funded yet and future planning will take place over a much longer timeframe."

The letter acknowledged that this news might come as a surprise given recent meetings held between land-owners and NZTA representatives

The property owners were told that work to refine the preferred route boundary is not yet completed and the design is subject to change so that "Individual proim-pacts cannot be confirmed at this time. "

"We can advise that you can continue to use your property as you do now. This includes making any changes to your property such as maintaining, improving or getting it ready for development."

Continued on Page 3

Bream Bay College band Fork wins a spot at Smokefree Rockquest final



Nerissa Barton and sisters Kacie and Phoebe Cookson of the Bream Bay College band Fork have earned a place amongst the eight top secondary school bands in New Zealand at the Smoke Free Rock Quest final in Wellington on 18 September. They have launched a fundraising campaign to help with the trip and can be contacted via their manager Niel de Jong: niel@epad.co.nz

Bream Bay College Ball pictures on page 8.



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if you know of something interesting going on in Bream Bay.

EDITORIAL

Fish for the people

We need to manage our local fishery resource sustainably. I agree with this 100 percent. The best and fairest way to do this is the harder question.

People are passionate about their right to fish. The attempt to establish mātai reserves on the southern edge of Whangārei Harbour and along the length of Bream Bay is already facing some strident opposition by local recreational fishers who are concerned that what they currently enjoy here could be curtailed. What might help to win them over is the information that all commercial fishing is banned in a mātai reserve, whereas recreational fishing continues unless a bylaw placing limits is enacted in the future.

I have a different viewpoint. I like to eat fish but I don't go fishing. I buy my fish from the fish truck that comes to Waipu every Thursday morning. Lots of locals, many of us older people, do this. Some days you have to get to the fish truck early before its fresh fish supplies sell out. It has become a Thursday morning tradition in our town.

The Waipu fish truck is owned and operated by Dagny and Brad Leggott of the company *Fish to Fish*. They have a fish processing plant in Whangārei and buy fish from local commercial fishers, many of these small one-man operators.

Their motto is *Fish for the People*. They have a retail shop alongside the processing plant in Herekino St and take their fish truck to the Saturday morning Whangārei Growers Market.

A few years ago I was lamenting the situation where all the fish available in Whangārei had been trucked up from Auckland, even though some of it had been caught in local waters. I think the *Fish to Fish* - *Fish for the People* enterprise is the kind of local initiative we need to applaud and support.

I phoned Brad to ask how the establishment of the Bream Bay/Whangārei Harbour Mātai Reserves would impact his business and he told me it would be very damaging. I asked if he would be attending the mātai consultation meetings for commercial fishing interests and he said he did not have the time. I hope he gets to have his say somehow.

The Fish to Fish operation is currently being filmed for a Country Calendar episode that will screen on television in a few months time. It's just the kind of impressive enterprise by hard working grassroots people Country Calendar has been celebrating for the past 60 years.

Marilyn

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Stolen car used in ram raid on Marsden Cove Four Square

Senior Sergeant Andy Glendinning of the Bream Bay Police has confirmed that a stolen car was used in the ram raid that occurred at the Marsden Cove Four Square overnight on Saturday 1 and Sunday 2 August when a vehicle was driven into the front door of the store and items stolen.

He said there has been a spate of vehicle thefts in the Marsden Cove and One Tree Point area in recent weeks and he asks people to be vigilant about securing their vehicles and, where possible, to use off street parking.

He asks "please be pro-active about reporting suspicious behaviour, particularly in the early hours of the morning and, if you are watching the activity in real time to phone 111.

Store owners worked to get the store up and running again quickly just closing a little earlier on Sunday evening at 6.45pm. and then on Monday morning offering a "Door Buster" deal on 400 gram packs of unsalted butter.

Land owners left in limbo

Continued from page 1

The letter concludes – We are continuing to progress the Warkworth to Te Hana section of the Northland Corridor, with detailed design and early construction expected to start later this year. To address the critical resilience issues as a priority, consenting is progressing for the Alternative to the Brynderwyn Hills section through the Fast-track Approvals Act."

The Bream Bay News has sent an Official Information Act request to NZTA asking how much money was spent on: land already purchased, payment for professional legal advice and valuations for landowners, geotechnical investigations and any other related expenses.

Petition launched to save ancient forest remnants from destruction to make way for the Northern Corridor

While farmers and life style block owners between Waipu and Whangārei have been given a reprieve, the Brynham family of Waipu are still expecting requirement notices for their homes and their farm to arrive some time soon.

The New Zealand Transport Agency (NZTA) is using The Fast Track Act to gain the consents it needs to build a new road over the Brynderwyn Hill and then to Waipu

Lynda Bryham said both her and her sister's homes would be required under current plans and the family's farm would become unviable.

The family is currently working with their lawyer to see if the impacts could be lessened and if an ancient

kaikatea swamp forest alongside State Highway One and The Braigh entrance to Waipu can be spared.

A petition has been launched urging NZTA to redesign the Northland Corridor to avoid the Waipū kahikatea wetland forest and to protect its ancient kahikatea and centuries old puriri.

The petition also asks NZTA to avoid "an important bird-food producing native forest of the southern Brynderwyns that is home to rare native wildlife, including the pekapeka long-tailed bat."

The petition on the Change.org website is entitled - Protect Ancient Wetlands. Protect Threatened Wildlife. Choose a Better Route

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Bream Bay College roll predicted to reach 700

The Bream Bay College roll is expected to reach 700 over the next few years and the Ministry of Education has approved three new classrooms to be built using a new modular design which should speed up delivery. College Principal Julian Cosgrove said the new classrooms will mean the

roll growth won't impact negatively on student's learning.

He said planning for the new classrooms will soon begin and they are likely to be open for use during 2027.

More than just a Shed

By Sue Welford

Have you ever thought of becoming a member of the Waipu MenzShed? If you have a few hours to spare on a Tuesday for men and Friday for ladies then what would be better than joining a bunch of guys or gals for some creative wood and metalwork making a variety of items for the community in an atmosphere of camaraderie and social interaction.

The MenzShed was originally set up as a charitable organisation - a place where people can share skills, work on community projects and socialise. The intention was to provide vital comradeship and mental well being. The Waipu Shed was established in 2016. Shed members make a whole variety of items for the Department of Conservation. Rat, stoat and cat traps as well as garden obelisks, trellis of varying sizes, caddy trays, lazy Susans for your barbecue table, plant stands, potting benches and a whole host of other items.

For Waipu "Shedders" their new workshop in the Centre is a dream come true. Bags of space for all their machinery and equipment, a light airy environment and most importantly, an area for morning tea at 10am where you can hear the members' lively discussions on how to put the world to rights over a cuppa and a ginger nut.

The new shed has been built entirely by the members who would like to extend grateful thanks to the businesses that helped in kind and the people who donated financially. When completed, all contributors will be acknowledged on a special display board, made by members of course, taking pride of place in the Shed. New members are more than welcome. Membership costs \$60 a year. No previous experience necessary. Contact Gordon Walker on 027 493 4030 or email: menzshedwaipu@gmail.com

LETTERS

Community Thank You: Stars in Your Eyes and Rock the Rules

What an amazing couple of weeks for our community! It has been an absolute privilege to be part of the production team that brought Stars in Your Eyes and Rock the Rules to Waipu. The talent on display—from our current Stars in Your Eyes contestants, to the incredible upcoming talent in Rock the Rules—can only be described in one word: outstanding.

Neither of these shows would have been possible without the hard work, dedication, and long hours from so many people. While there are too many individuals to name personally, we would like to extend a special mention to the following:

Emma Couper (Creative Director): When we approached Emma to lead Stars again, we were thrilled when she said yes. When she then suggested adding a kids' show to showcase our district's young talent, it was a no-brainer for us and the Lions club to underwrite Rock the Rules. For Emma to write and direct Rock the Rules while simultaneously directing Stars was nothing short of incredible. Thank you, Emma. The Stars Production Team: Steve Jones, Catherine Jenkins, Julie Draper, and Sue Welford—you guys rock!

Sponsorship Coordinator: Steph Gordon, for your tireless work and help during rehearsals and shows. The Rock the Rules Team: Chris Townshend, Neil Troost, Milena Zampa, and the numerous parents who stepped up to help in so many different roles.

Our Stars MC: Bernice Klum—simply outstanding. The Backstage and Front of House Crews: To all the backstage helpers, front-of-house, cleaners, set up and breakdown crew and the Waipu Lions for managing the bar and kitchen. The shows could not have succeeded without your behind the scenes magic.

We also stretch a massive thank you to our amazing local sponsors, whose generosity makes community events like this viable:

David Klum Videographer, Belltech, McLeod's Pizzeria Barn, Lin Norris – Bayleys, Lyprinol, Kauri Coast Concrete, Cirfit, Sawmill Brewery, Broad Acres Farm, Waipu Cove Camp, Harcourts Waipu, Waipu ITM, Warren McLean, Waipu Hammer Hardware, FinanceLink and Industry.

Lastly, a huge thank you to everyone in the community who bought tickets and attended the shows. Without your crowd support, these events simply could not happen.

An amazing \$31,000 has been raised and donated to the Waipu Lions Club so they can continue to support our local community with grants.

*Juanita McGoldrick
Stars in Your eyes and Rock the Rules
production team*

It's finally finished!

The Waipu to Waipu Cove Cycle and Walking trail is finally complete and the trust, which has been working on the project for the past 15 years, held a celebration at the Waipu Surf Lifesaving Club on Sunday morning 2 April 2026.

There were cakes and sandwiches and BBQ buns for everyone who turned up and Tim Manning, the Waipu Cycle/Walkway Trust Chairman, gave an address.

He told the gathered crowd that the project had got off to a good start when Mel and Don Mitchell granted an easement over their land alongside the Flagstaff subdivision. The trust raised funds and built the bridge over the Waionehu River and took the trail as far as Riverview Place. A ribbon cutting ceremony for this first section was held in 2016.

Stage two from Waipu Cove to Cullen Rd proved more difficult with hold ups in securing easements. After waiting for almost two years a decision was reluctantly taken to move the trail across to the western side of the road.

There was an up side to this decision when Dave Brown offered a route through his land. Over 100 people turned up to a working bee planting native trees and shrubs here and this section, with its views out over the Waipu Estuary, has become "the jewel" in the whole trail.

The next section to McLean road went relatively smoothly, and then another big fundraising effort was needed to take the trail as far as the Waipu Cemetery.

The local community came to the rescue with some substantial donations. Mr. Manning said, in total, the community had put \$715,000 into the

project – this from public donations and by applying for and winning funding grants, and with the help of contractors and suppliers the trust had been able to do far more with this money than would have been achieved through a traditional Council led project.

From here the Whangārei District Council did a great job building the last section around the Riverview Place corner and the trail was finally completed early last month.

Mr. Manning said the Whangārei District Council had been a key partner supporting the project throughout and had "been great to work with."



Celebration at the Waipu Surf Lifesaving Club to mark the completion of the Waipu to Waipu Cove Cycle and Walking Trail.

He thanked the community for its many generous donations but also for support in the raffles and fundraising events the trust and its supporters had organised. He said the generosity of landowners who had allowed easements had been "huge."

He told the crowd there are people making plans for more cycleways: a trail along South Rd, and McLean Roads to form a circular loop with the Waipu to Waipu Cove trail and an ambitious proposal for the trail to extend from Mangawhai to One Tree Point linking with the already under construction Ruakākā to Marsden Cove shared pathway.

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Hundreds turn up to public meeting on the establishment of Mātaaitai Reserves in Whangārei Harbour and Bream Bay but venue could only hold 80

When I went to the meeting at the Marsden Yacht Club on the Patuharakeke Rohe Moana and Te Rerenga Paāoa Rohe Moana Mātaaitai reserve applications on Thursday evening 30 July I was met at the door by a man and a woman both wearing Fisheries New Zealand uniform and told the hall had reached its 80 person legal capacity and I couldn't go in. I noticed there was a crowd on the deck at the back of the building so went to see what those people were thinking and saying. Some of them were pretty angry.

They thought the organisers should have realised there would be a large crowd and arranged for a bigger venue. Some were calling out that the meeting should be abandoned as the people outside couldn't hear what was being said.

However Dave Milner of Patuharakeke Te Iwi Trust Taiao/ Resource Management Unit stood up and imposed some order. Captain Paul Hines fetched a portable loudspeaker system and the meeting progressed.

Dee Wallace – Team Manager Fisheries New Zealand handed out leaflets that stated Mātaaitai reserves are identified as traditional fishing grounds and established for the purposes of preserving customary food gathering. She said when a Mātaaitai Reserve is established all commercial fishing inside its boundaries stops. This can be re-instated by regulation at the recommendation of the Tangata Kaitiaki appointed to manage the reserve area.

Recreational fishing is not affected although in the future bylaws recommended by the Kaitiaki could set controls such as bag limits or seasonal restrictions. These would need to go through a formal consultation process before they were imposed.

The application for the Whangārei Harbour and Bream Bay having been made and submitted to Fisheries NZ the consultation process is underway. This includes community meetings –Ms Wallace said there would be a second meeting held in a larger hall to be notified in local newspapers and online.

She urged people to send in submissions and said she would be reading all of them. These are due by 21 August.

The final approval rests with the Minister for Oceans and Fisheries.

Mr. Milner said we have seen the collapse of a number of local fisheries including: pipi, scallops and crayfish. This has all happened under the management of the Ministry of Primary Industries. A Mātaaitai Reserve would mean local people would be managing these resources and would be able to react faster to local conditions. He said the kaitiaki managers would seek information from local people.



Dave Milner was able to establish some order

Julianne Chetham said a Mātaaitai Reserve would allow for a much more nuanced approach – for example recreational fishing for scallops could be permitted for fishers not using scuba gear.

She said that the kaitiaki group would be asking for information on what people are catching and where they are catching it.

A question and answer session followed.

Asked why finfish needed to be controlled when it was primarily shellfish the iwi are concerned about. Mr. Milner said it would be a whole eco system approach.

“The kai for the snapper needed to be looked after as well as the snapper.”

A commercial fisherman asked why his livelihood would be destroyed when he had not contributed to the shellfish decline. He was invited to attend a series of meeting being held with commercial fishing interests.

The question was asked about how far customary rights extended as Patuharakeke have connections to iwi all around Northland. The reply was that local kaitiaki in this area would regulate this.

A man out on the verandah asked – “What makes you better at looking after the fishery? I believe this is all about power and control.”

He said he had been told by a fisheries officer that the biggest problem is the issuing of customary permits by iwi. Mr. Milner asked for the name and number of that officer.

He had earlier said they had stopped issuing permits for some species, which was hard when someone had died and they were preparing a tangi.

Another question from out on the verandah was why implementing bylaws under a Mātaaitai reserve would be a more nimble way to manage the local fisheries considering it had taken 17 years since the idea was first considered to launch the Mātaaitai Reserve application.

Mr. Milner said they had been working on a number of other projects but now were focused on this one.



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School bus drivers avoid the McCathie Rd. intersection after a bus narrowly missed a collision with an oil tanker

School bus drivers are avoiding the McCathie Rd intersection following what could have been a serious accident when a school bus pulling out from McCathie Rd. almost collided with an oil tanker. The school buses are accessing the Port Marsden Highway via the longer routes along McEwan Road and Salle Road.

A video of the incident was sent to the New Zealand Transport Agency (NZTA) and NZTA acknowledged that there could have been serious consequences if the truck driver had not taken evasive action that NZTA took "near misses such as this one very seriously."

In February there was a fatal accident here when a vehicle pulled out in front of a motorcycle

In the communication NZTA advised that a safety engineer is currently looking at some pavement marking and signage improvement including amendments to the left-turn slip into One Tree Point and that funding is available in the 2026/2027 financial year for design and implementation

In the meantime a group of concerned residents and



local businesses and individuals are doing what they can to improve visibility. Tobacco weed trees have been felled and long grass on the roadside has been cut. They are also lobbying for a speed restriction at the approaches to the intersection and asking that a permanent speed camera be set up there.

Ministry of Education agrees to fund the repair of the the Bream Bay College pool

The Bream Bay College school pool could be open again by the end of term four this year.

Principal Julian Cosgrove said, "We have been working with the Ministry of Education Property team since early this year to resolve the issues with the pool."

Mr. Cosgrove said, "The MOE has now approved the funding for the repairs, allowing us to engage contractors to complete the work." He said, while the timeline for the repairs are hard to determine he hoped the pool would be ready to use before the end of the school year.

The pool was found to be leaking as it was being prepared for the summer of 2025/2026 and was unable to be used throughout the season.

The pool, which is over 50 years old, had developed multiple cracks.

The plan is to seal the cracks and for a thin layer of new concrete to be laid over the top of the original concrete.



Lloyd Budd
for Whangārei



Public Meeting

Marsden Cove Fishing Club

Wednesday 19th August

5:00pm

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The Bream Bay College Ball

The Bream Bay College Ball held on a cold, wet wintry Friday 24 July was one of the best ever according to college Principal Julian Cosgrove.

He said the group of students who organised the night needed to be congratulated. This year's theme was the *Roaring Twenties*.

As happens every year students made a variety of statement arrivals with one turning up on a farm tractor and another on a bicycle, which amongst all the noisy six cylinder classic cars that typically take student to the ball, perhaps was the most original statement of all.

The ball excitement over senior students now can buckle down over the next few months to prepare for their NCEA exams, which begin on 10 November



Best entrance: Hose Kaiarake and Timba Linto

Vince Cocurullo

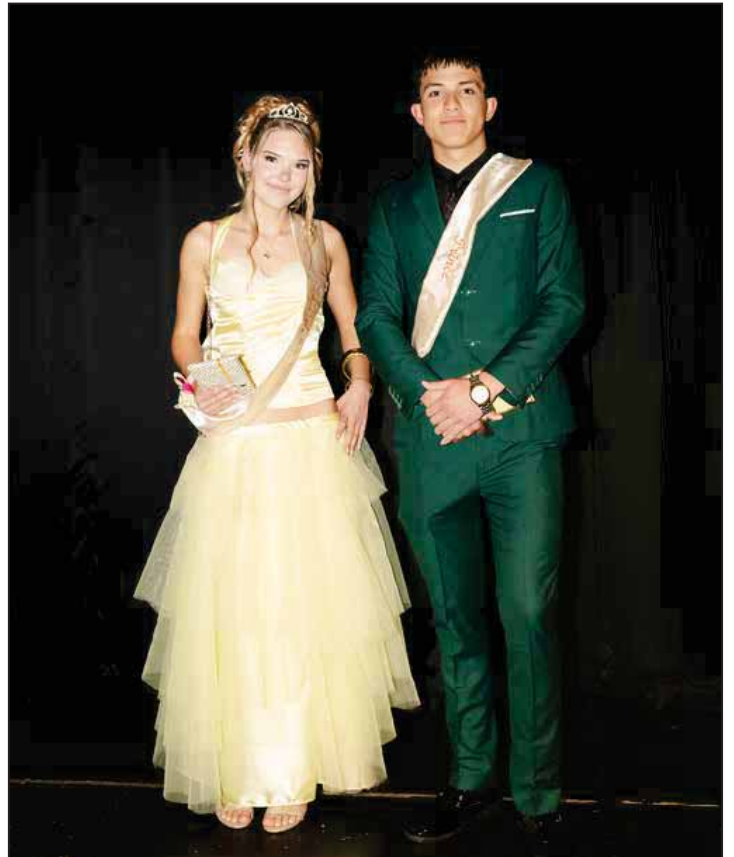
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Having fun with bubbles at the Bream Bay Learning Community free family day



Sadie Epiha, aged 5, having fun with bubbles Matariki fun family day organised by the Bream Bay Learning Community and held at the Bream Bay Community Trust on Tuesday 14 July. Around 40 children took part. They were given free soup and fried bread. They sung songs, read stories and made stars, bracelets and book marks and were each given a book. Charlie Davies of the Community Trust handed each participant a pot with planted pea seeds and an instruction sheet on how to grow and harvest the plants.



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THE NEXT PUBLICATION DATE

of the Bream Bay News will be Thursday 20 August
The deadline for all copy is 4pm on
Wednesday 12 August



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For more information pop on down to the station on a Thursday night from 7:30 to have a chat with our team
or send us a message on our Facebook page.

THE NEXT PUBLICATION DATE

of the Bream Bay News will be Thursday 20 August

The deadline for all copy is 4pm on

Wednesday 12 August

How clean and green is Meridians Ruakākā Solar Farm project?

By James McCullough

As Meridian Energy's 130 megawatt solar farm emerges from the Ruakaka soil, questions are being asked as to just how "clean and green" the project will actually be.

Surely the carbon footprint of 250,000 solar panels with all of the associated panel manufacture, site preparation and eventual disposal will outweigh any savings in estimated carbon emissions over its lifetime?

To answer that question, Chris More, Meridian Head of Renewable Construction, was approached and questions about the project's sustainability were put to him.

Q 1. Has a full life-cycle carbon assessment been completed for the project and if so are you able to forward me the assessment or advise me as to where I can find it? Does this include the Battery Energy Storage System (BESS) project?

As a renewable energy company Meridian cares deeply about sustainability and environmental impacts of our projects. This is the first solar farm of its scale in New Zealand, so there is limited data available to inform an assessment like this, and overseas data may not be fit for purpose. We are tracking greenhouse gas (GHG) emissions, which will inform future lifecycle assessments. For example, a study undertaken by Victoria University on Meridian's Harapaki Wind Farm showed a GHG payback period of just 1.5 years and energy payback of 6 months.

When considering emissions, it is important to look at the entire lifetime of an asset, and on this measure renewable generation far outstrips thermal generation in terms of emissions.

Q 2. Where are the panels and associated piles and frames etc manufactured?

Meridian has taken a leading stance on our sustainability requirements. Our commitment to sustainable practices means we are focused on our role in the global renewable energy transition and on the responsible production of equipment that is required.

For the Ruakākā Solar project, we partnered with a supplier that had strong modern slavery and supply chain tracing practices. Our panels and framing are both manufactured in China, and we used our purchasing leverage to push beyond industry standard to require module supply chain tracing all the way up to raw materials (quartz). This tracing gave us confidence that no part of the solar supply chain was linked to the Xinjiang Uyghur Autonomous Region in China, a region widely recognised as presenting heightened forced labour risks. We believe this approach sends a powerful signal to the market that the global clean energy transition must be founded in respect and protection for human rights and sustainable practices.

Q 3. Does the manufacturing process involve coal powered generated electricity or other carbon producing generation?

Any construction creates emissions, which is why we aim to reduce construction emissions, including embodied emissions in the materials we use, as much as possible, and offset or inset all the ones we can't. When considering emissions, it is important to look at the entire lifetime of an asset, and on this measure renewable generation far outstrips thermal generation in terms of emissions.

We acknowledge that other national grids, just like New Zealand's, have varying proportions of electricity generated by thermal fuels such as coal. However, the rapid uptake of renewable generation means that the use of thermal fuels is declining and underscores the importance of building more renewable electricity generation.

Q 4. What are the panels made from ie cadmium, silicon, glass, silver?

The solar panels being used at Ruakākā Solar Farm are made largely of glass and aluminium, which account for around 83% of the panels by weight, while silicon accounts for a further 1-2% of panels by weight.

Q 5. What risk is there of heavy metal runoff (cadmium or other metals) from the panels onto the ground and possibly into nearby waterways/ground water?

There is no risk of heavy metal run-off from solar panels and into waterways.

This project was considered by Whangārei District Council, Northland Regional Council and the Environment Court, which were each satisfied at Meridian's mitigation plans for any impacts of the solar farm.

Q 6. What is the life span of the panels and what happens to them at the end of their life ie recycled? If recycled is this in NZ and what components are recycled?

The solar panels have an expected lifespan of around 35 years. Being made largely of glass and aluminium they are highly recyclable, so we expect them to be recycled and reused at the end of this period. As the farm is still being constructed, we do not yet have specific plans or recycling providers in place. While there are currently no local recycling options available in New Zealand, recycling pathways exist in Australia, and we also expect recycling infrastructure and technology to advance significantly before our solar farms reach the end of their operational lives. In the meantime, we are committed to working with industry partners and other stakeholders to identify innovative end-of-life solutions for key materials used in our assets.

Q 7. Has the project calculated the carbon impact of any vegetation removal/loss of grazing?

Ruakākā Solar Farm will reduce emissions associated with this block of land. The restoration work across Sites 1 and 3 includes planting over 200,000 native plants, which will sequester a lot of carbon. As per our consent requirements, these areas will be protected in perpetuity.

The majority of vegetation being removed as part of the site preparation has been chipped and used as mulch to support the landscape and restoration planting.

As part of the solar farm development, we will enhance and protect an existing 18ha wetland on site 1, which is significantly degraded after many years of cattle grazing. We will also create a new native habitat area of around 11.7ha, including a new 5ha wetland on Site 3.

These will provide habitats for taonga bird species such as bittern and dabchick ducks. The new wetland will help cleanse storm water from the energy park and wider catchment before it flows into the Ruakākā River, delivering significant environmental benefits.

We will also significantly reduce emissions by changing land use from dairy to sheep grazing beneath



Site preparation for solar panels taking place near the Port Marsden Highway and Marsden Point Rd. intersection

and around the solar panels following construction. All livestock emissions are recorded on all Meridian properties where they are grazed. Emissions from livestock urine are also accounted for.

Q 8. What steps are being taken to reduce carbon emissions during the site preparation?

We have always used Sustainability Management Plans for our development projects, which include KPIs for emissions management. In 2025 we introduced supplier engagement targets for emissions associated with construction projects.

The project includes the creation of new wetlands, restoration of others, and extensive planting, including natives. Meridian takes our responsibilities for emissions reductions and sustainable practices seriously. Among the steps we are taking are encouraging the use of electric vehicles and machinery, implementing a no-idling policy for vehicles on-site, prioritising local employment and supplier, and reducing on-site waste through reuse and recycling.

Almost all of the equipment for Ruakākā Solar Farm is being imported through North Port, rather than Auckland or other ports, which reduces transport emissions. As a further example of the sustainability progress being made on Ruakākā Solar Farm, the civil contractor engaged for this project has some of the first electric heavy machinery in NZ, including an electric digger and loader.

Q 9. What is the estimated carbon payback period? ie at what point will the project become carbon neutral? Does this take into account the BESS project?
Refer to our answers for question 1 and 3.

Q 10. Will there be an issue of panel glare for residents to the north of the solar farm, Whangarei Heads etc and if so how will this be mitigated?

Impacts were considered during the consenting process, which found panel glare to be minimal or of an acceptable level. The farm will be largely surrounded

by screening and native planting, some of which is already taking place, and within a few years the majority of the solar farm will not be visible from the road.

Q 11. Will the panels continue to be visible from the road or will they eventually be hidden behind shrubs/plants?

As above: The farm will be largely surrounded by screening and native planting, some of which is already taking place, and within a few years the majority of the solar farm will not be visible from the road.

Q 12. Once completed, will Meridian power users see a reduction in power bills? If not, what benefits will power users see? Will this be for Meridian account holders only or for all power users?

All electricity produced by Ruakākā Solar Farm will be exported to the national grid where it will be distributed by retailers to their own customers – it will not go solely to Meridian customers.

We know that New Zealanders want a strong, resilient and affordable electricity system, and projects like Ruakākā Solar Farm will help deliver those outcomes. It's through these sorts of investments that we're delivering the new generation New Zealand needs to make power affordable.

We are already seeing forward electricity prices decline as new renewables replace the industry's reliance on the country's declining gas production. This down-

ward pressure on wholesale prices will eventually filter through to residential prices, which is good news for consumers.

Q13. Does this project have a set existence period and then disassembled or will it go on indefinitely with panels continually being replaced at the end of their lifespan?

The consent period for Ruakākā Solar Farm is for 35 years. As the farm is still being constructed, a final decision on whether to replace the panels at the end of the initial consent period and continue with the solar farm will be made closer to that time.

The solar panel farm will eventually be connected to the Battery Energy Storage System (BESS) at Rama Road near the Carter Holt Harvey LVL plant. The BESS will store electricity and release it when required into the national grid via a 33kV connection to Transpower's Bream Bay substation just across the road.

BESS has a maximum output of 100MW of electricity. It has a storage capacity of 200MWh, which means its maximum output – enough to power around 60,000 average households during winter – can be sustained for two hours. It is expected to be operational sometime next year.



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Fifty brave the cold water at the Waipu Cove Surf Lifesaving Club's mid winter swim

Photos by Kath Manning

Around fifty brave people made the dash into the sea at at Waipu Cove in the Waipu Surf Lifesaving Club's annual mid winter swim on Saturday 18 July.. There were prizes for the best costumes sponsored by the Waipu SLC and the Cove Caf . These were won by The Wetsuits and The Jailbirds



The Jailbirds: Colin Hansen and his grand children Abe, Josephine, Loreta, and their friend Amelia.



The Wetsuits: John Martin, Natasja Martin - Rozema and Saskia Martin.

**Justices of the Peace**

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Darrell Trigg	09 432 7256/021 332 901
Ken Orr	09 432 8215
Wayne Buckland	022 644 5376.
One Tree Point	
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Sir John Goulter	021 612 442
MM Jolley	027 415 9486
Ian Bogue	0274 300 418
Grant Brown	027 248 7126
Sharon Carroll	0272653227
Waipu	
Trevor Vaile	021335 075
Doug Scott	027 229 9752
Ken Couper	027 292 0524
Angela Stolverk	021 823 966
Chris Martin	027 367 2947
Mary Abercrombie	021 598467

Make contact with a Justice of the Peace (on any day) and make an appointment to have your documents completed.
A service desk also operates 10am to 11am on Saturdays in the Ruak k  Library.



Making the dash into the sea. Around 50 people registered for this year's mid winter swim

Phone the BREAM BAY NEWS 027 432 0070
or email:breambaynews@xtra.co.nz
if you know of something interesting going on in Bream Bay

Men in Kilts and Tarts in Tartan



Waipu's 2026 Men in Kilts team

It always happens at the last minute but in the end there was a big turnout of Waipu players for the golden oldies Men In Kilts rugby match against Hikurangi played on the Waipu Caledonian Park on Friday evening 17 July 2026. The big turnout meant game time could be shared.

Team manager Steve Jones said, “ Quite a few of our lads were playing Kilts for the first time plus there

were a few older heads including: Amos Cook, Matt and James Abraham and Mike Barrett. Two first time “Kilters” were the McCully Brothers Shaun and Daniel, playing their first game of footy for many years. Strong showings from these two earned them player of the day tags and the right to participate in the post match haggis challenge, which incidentally, was won by Waipu.

The game was a tight affair played in great spirits, both sides swapping tries, but it was Waipu who eventually came out on top 25 to 20.

Steve said this was, “A great pre season run in the lead up to the big game on Saturday 19 September against the Parliamentary team to help celebrate the 150th anniversary of the Waipu Rugby Club

Tarts n Tartan 2026

By Hayley Pyle

One of Waipu's long-standing traditions is the annual Tarts n Tartan netball match, where Waipu takes on Hikurangi before the famous Men in Kilts rugby match. Both teams were proudly piped onto the court by two local ladies from the Waipu Pipe Band before lining up to receive a shot of Baileys – a fun tradition that certainly gets everyone into the spirit of the night.

This year's match was another great contest. It was awesome to see a few familiar faces come out of the woodwork, with players dusting off their netball shoes after many years away from the court. Some were definitely a little fitter than others, but everyone gave it their all!

Hikurangi came out firing and got off to a strong start, but Waipu dug deep, fought their way back into the game, and came away with a hard earned victory 20-17.

Moana Abraham did a fantastic job umpiring and Glen Waru was deservedly named player of the day. Here's to another memorable Tarts n Tartan game and we look forward to doing it all again next year.



Hayley Pyle leads in the green bib leads out the Waipu Tarts in Tartan

MARSDEN POINT HIGH TIDES				
	AM		PM	
Thu 6 August	12.27	2.5	12.58	2.4
Fri 7 August	1.18	2.5	1.55	2.4
Sat 8 August	2.14	2.5	2.59	2.4
Sun 9 August	3.16	2.4	4.06	2.5
Mon 10 Aug	4.23	2.4	5.11	2.6
Tues 11 Aug	5.30	2.5	6.11	2.7
Wed 12 Aug	6.32	2.5	7.07	2.8
Thu 13 Aug	7.30	2.6	7.59	2.8
Fri 14 Aug	8.24	2.7	8.49	2.8
Sat 15 Aug	9.14	2.7	9.36	2.8
Sun 16 Aug	10.02	2.7	10.21	2.8
Mon 17 Aug	10.48	2.6	11.05	2.7
Tue 18 Aug	11.33	2.5	11.48	2.5
Wed 19 Aug	~	~	12.19	2.5
Thu 20 Aug	12.32	2.4	1.08	2.4
Fri 21 Aug	1.18	2.3	2.01	2.3

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Wednesday 12 August

WHAT'S ON IN BREAM BAY

- **RUAKAKA WINTER RACING** Next race day Saturday 15 August. Free entry. Free parking. Start time approximately midday. The Ruakākā racetrack is located at the end of Peter Snell Rd.
- **WAIPU VILLAGE MARKET.** In The Waipu Coronation Hall. 9am to 1pm Second Sunday each month. Next on Sunday 9 August
- **WAIPU LIONS SENIOR CITIZENS MID WINTER CHRISTMAS LUNCH** Sunday 30 August. In the Waipu Coronation Hall. Doors open at 12 noon, Lunch served at 1pm. RSVP to Sue 027 206 8600 to reserve your spot.
- **BREAM BAY MUSIC GROUP** First Monday of every month starting at 7pm At the new Rec Centre in Peter Snell Road, Ruakākā. Contact Ross or Fulco on 0274 410 584
- **COMMUNITY CONNECTIONS** Fridays 10.30 -12noon, Bream Bay Community Trust Hall, Takutai Place, Ruakākā
- **COMMUNITY BINGO** Last Wednesday each month (except December) Every one welcome. Raffles, restaurant and Bar open from 5 pm. Calling starts at 7pm 15 games and 2 jackpots open to the public. At the Waipu Citizens and Services Club - The RAZZA
- **WAIPU MUSEUM** 36, The Centre, Waipu. Open seven days 10am- 4pm

Waipu Croquet hosts a Tartan Tournament



Greg Stewart, Christine Martin, Carl Williams of Whangārei and Mick Dignan

The Waipu Croquet Club hosted its annual croquet tournament in tartan on Tuesday 14 July. Thirty two players took part from Doubtless Bay, Kaitaia, Kensington, Waipu, Whangārei and Kerikeri clubs

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Activities at the Ruakaka Recreation Centre				
Activity	Day and Time	Location	Cost	Contact
Zumba	Monday 8.45am to 9.45am	RRC	\$10	Ali 021592228
Fit for life Ruakaka class	Monday 10am to 11am	RRC	\$5	AnnMarie 0211693115
Yoga with Julie	Monday 6pm to 7pm	BBSC	contact Julie	Julie 02102904695
Music Club	1st Monday of month 7pm to 10pm	RRC	\$5	Fulco 0274718428
Zumba Gold	Tuesday 9am to 10am	RRC	\$9	Roz rohzumba@gmail.com
The creative Table	Tuesday 7pm to 9pm	BBSC	\$5	Gunda 022 030 6009
Zumba Gold	Wednesday 9am to 10am	RRC	\$9	Roz rohzumba@gmail.com
Fit for life Ruakaka class	Wednesday 11am to 12pm	RRC	\$5	AnnMarie 0211693115
petanque or indoor bowling	Wednesday 1pm to 4pm	RRC	Sue 021850286	
Drama class with Debi	Wednesday 3.30pm to 5.30pm	BBSC	Debi 021324707	
Yoga with Clancy	Wednesday 6pm to 7.30pm	BBSC	Clancy 021 059 2420	
Zumba	Wednesday 5.45pm to 6.45pm	RRC	\$10	Ali 021592228
Zumba Gold	Thursday 9am to 10am	RRC	\$9	Roz rohzumba@gmail.com
Stretching classes	Thursday 11am to 12pm	RRC	\$5	Lu 0226541979
Bream Bay United Soccer Club	Thursday 3.30pm to 6pm	BBSC	Ken 021 361 375	
Aerial Hoop class with Anika	Thursday 6 pm to 8 pm	BBSC	Anika 022 504 6006	
Sil Fit	Friday 10.15am to 11.15am	BBSC	\$6	Christine 027 573 6346
Yoga with Clancy	Friday 6pm to 7.30pm	BBSC	Clancy 021 059 2420	
Zumba	4th Friday of month 4.45pm-5.45pm	RRC	\$10	Ali 021592228
Zumba	all other Fridays 9.15am - 10.15am	RRC	\$10	Ali 021592228
Prenatal Yoga	Friday 6pm to 7.15pm	RRC	\$13	Annika 027 220 2815
60's up	4th Friday of month 10am to 4pm	RRC	\$20 annually fee	Joy 021491887
Squash	24/7 squash contact RRC	BBSC	\$120 annual fee	RRC 4327962
Casual gym	Mon to Fri 8am to 2pm, Thur to 6pm	RRC	\$2 per day	RRC 4327962
Unisex & Ladies gym	24/7 gym	RRC	\$10 per week	RRC 4327962
Ruakaka Recreation Centre RRC 3 Peter Snell Road Ruakaka Bream Bay Sports Complex BBSC 9 Takutai Place Ruakaka				
We are also home to Bream Bay United Association Football club - old centre				



Brian Lawson of the Kensington Club wore the McKenzie Tartan with a clothes peg to pin it up out of the way of his mallet. Bernadette Schofield of One Tree Point and a member of the Waipu Club wore The Pride of Scotland tartan.

Sport makes communities stronger



Dean McCartney, Chairman of the Bream Bay Sports Trust with Gordon Noble Campbell, Chairman of New Zealand Amateur Sport, who was guest speaker at the BB Sports Trust mid-year seminar.

Sport makes communities stronger was the key message of Gordon Noble Campbell, Chairman of New Zealand Amateur Sport, who was guest speaker at a Bream Bay Sports Trust seminar held at the Waipu Golf Club on Wednesday evening 29 July.

He is also Forsyth Barrs Head of Wealth Management.

Representatives from Bream Bay's myriad sports clubs were invited to the event to glean ideas and inspiration from Mr. Noble Campbell who has a long association with Wellington's Hurricanes rugby team and, in particular, with the Petone Rugby Club.

He said, while we all love to watch the top teams such as the Hurricanes' and top New Zealand athletes at the Commonwealth Games in action what is really vital to the health of our communities and the people in them is the strength of our local amateur sports clubs and the level of participation in these clubs.

He said community sports clubs, which are volunteer led and community driven form the backbone of sport in New Zealand and play a vital role connecting people, fostering wellbeing and sustaining local sport participation.

He handed out copies of the New Zealand National Sport Club Survey, which looked at levels of participation in sport by gender and age groups, club membership, sports club facilities, Local Council support etc. and offered suggestions such as "Diverse governance in age and gender, will ensure clubs remain responsive and Future focused"

Mr. Campbell Smith said this was his first visit to Waipu and he was impressed by the Waipu Golf Course. He had arrived at the venue early and had time to look around.

The Bream Bay Sports Trust is preparing to run its Spring Have a Go Sports Festival where local clubs invite people to try their codes.

The trust is also inviting nominations to its biannual Sports Awards. Nomination forms are available on the Bream Bay Sports Trust website.

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Bream Bay - Whangārei

Bream Bay to Whangārei (Morning - AM)

THURSDAY ONLY

Depart Kaiwaka (Bus stop below St Paul's Church)	9:00
Mangawhai Village (Village Shops Bus Stop Outside Bennetts)	9:15
Mangawhai Heads (The Club)	9:20
Langs Beach (Corner of Wairahi and Cove Roads)	9:35
Waipu Cove (Opposite Beach Car park)	9:40
Waipu (Vet Centre Bus Stop)	9:50
Ruakākā (Peter Snell Road - opposite Takutai Place)	10:10
Arrive Whangārei (Rose Street Bus Terminus)	10:50

Whangārei to Bream Bay (Afternoon - PM)

THURSDAY ONLY

Depart Whangārei (Rose Street Bus Terminus)	3:00
Ruakākā (Peter Snell Road - opposite Takutai Place)	3:40
Waipu (Vet Centre Bus Stop)	4:00
Waipu Cove (Opposite Beach Car park)	4:10
Langs Beach (Corner of Wairahi and Cove Roads)	4:15
Mangawhai Heads (The Club)	4:30
Mangawhai Village (Village Shops Bus Stop Opposite Bennetts)	4:35
Arrive Kaiwaka (Bus stop below St Paul's Church)	4:50

Fares	ONE WAY	RETURN
Kaiwaka	\$7.50	\$11.00
Mangawhai	\$7.50	\$11.00
Mangawhai Heads	\$7.50	\$11.00
Langs Beach	\$7.50	\$11.00
Waipu Cove	\$6.50	\$9.00
Waipu	\$6.50	\$9.00
Ruakākā	\$5.50	\$8.00

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ALTERNATE STOPS

If you would like to be picked up elsewhere along the route, please phone Leabourn to arrange this on the Wednesday before you want to travel.

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House washing (chemical and non chemical),
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Northland Specialist

THE NEXT PUBLICATION DATE
of the Bream Bay News will be Thursday 20 August
The deadline for all copy is 4pm on
Wednesday 12 August

MANGAWHAI SMALL ENGINES
Grasshopper, Husqvarna and Honda dealer

194 Molesworth Drive, Mangawhai
Ph: 09 431 5270 or Mb: 021 655 481
Email: msengines@xtra.co.nz

BREAM BAY NEWS PHONE 027432 0070
Email: breambaynews@xtra.co.nz

Post copy to : Bream Bay News, RD 2, Waipu
Email: breambaynews@xtra.co.nz
or leave it at the Waipu or Ruakaka Post and Lotto Shops

FOR SALE

HAY Conventional bales. Baleage rounds. All top quality. Ph. 027 432 0351

RAWLEIGH'S PRODUCTS

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Treated framing timber
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www.northlandheadstones.co.nz

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local, Interior/Exterior old, new, restoration and renovation 20 years experience Ph: Steve 021414158

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driveways, paths and patios, Hedge
trimming, Section clearing, tree
pruning, wood chipping and more.

PH. 021 063 7907

**Local people read
THE BREAM BAY NEWS**
It is an effective place to advertise

SERVICES OFFERED**Quality
Painting**

Interior/Exterior
Paint, stain and oil
Phone Tony
021 196 2942



**Qualified Boat Builder
Repairs etc**
northlandmobilemarine@gmail.com
www.nmms.co.nz
021 139 2553

SOCIAL SERVICES**LINKING HANDS Health Shuttle**

Phone (09) 431 8969

**BREAM BAY
COMMUNITY FOODBANK**

Call or text (only) 022 582 5734

Volunteers are available Mondays,
Wednesdays and Fridays,
10:00am-3:00pm (including holidays)

**Not sure? Ask us!**

We provide free, confidential and independent information and advice to help you understand your rights and responsibilities.

Contact us for assistance.
09 438 8046 • whangarei@cab.org.nz
www.cab.org.nz

BREAM BAY COMMUNITY SUPPORT TRUST

Takutai Place, Ruakaka Phone: 09 432 7197

Services we provide:

- Registered Social Workers
 - Family Support Workers
 - Youth Workers
 - Youth Holiday Programme
 - Counsellors
 - Community Connectors
- (Connecting community to various services)
- Free Whanau Ora Medical Clinic with Ki A Ora Ngatiwai. Fortnightly Wednesday mornings 10am-12noon, by appointment only phone 09 435 4586
 - Free Budgeting Service –fortnightly on Thursdays 10am-1pm, by appointment
 - Community Gardens behind our main building please help yourself
 - Pataka Kai/ Food Pantry located outside our reception door.

Follow us on social media - Facebook and Instagram for updates on what is happening here during the week.

www.bbtrust.org.nz

**SOCIAL SERVICES****Safeman Safe family
Men's Centre**

Safeman Safefamily offers a safe place for men to talk privately without judgement and with complete confidentiality.

We are peer led and professionally supported and offer a range of services and support for men and their families.

The services we provide are as follows:

- Advocacy Navigator
- Court support
- FGC Support
- Probation Community Service Provider
- Legal Advice
- Marriage Celebrant
- House and property blessing
- One to one counselling
- Drug and Alcohol support
- Anger management group sessions
- Supervisor for court ordered access
- Work brokers/ help with employment opportunities.

No appointments are necessary, we have an open door policecu - if you need help or know someone that does just come on down to: **9 Takutai Place, Ruakākā**. We are right next door to Jimmy's Barber Shop or I can be reached by phone 021 121 0763 - Phil Paieka

FOR HIRE**MARSDEN YACHT & BOAT CLUB
CLUBHOUSE FOR HIRE**

Available to Community Groups for regular hire, weekdays and evenings

Also suitable for Corporate Hire, Conferences, etc.T's and C's apply
Good facilities.

Enquiries to K. Walker, Ph. 4327422

PERSONAL

RETIRED FRIENDLY SINGLE MALE 71yrs seeks another single friendly male 70 yrs plus to visit who is interested in private discrete fun together, no expectations, Ph/txt 284006714

RETIRED BUSINESSMAN Would like a companion for approximately two months tour of the South Island. All costs paid. Beautiful new motor home. Single beds. Pics available. Tell David 021 947 710 or email:

**CLASSIFIED
ADVERTISING**

Costs \$5.50 for up to 20 words and 20c for each additional word.

Boxed, classified adverts cost \$16.50 gst .inc.

Phone your advert through to 027452 0070

email it to breambaynews@xtra.co.nz

Post it to: Bream Bay News, RD 2 Waipu 0582 or leave it with payment at: The Waipu Post Shop or the Ruakākā Gift and Lotto Shop

EMPLOYMENT

ALDEN RANBURN

Recruiting now!

We currently have the following vacancies within our aged care facility –

- Registered Nurses - casual/part time/full time
- Enrolled Nurses - casual/part time/full time
- Caregivers - casual/part time.

Conveniently located within Waipu village we offer full training to successful candidates and NZQA supported qualifications.

If you are kind, compassionate, reliable and take pride in your work please apply by sending your CV to:
manager.ranburn@alden.co.nz

WAIPU GARDEN CIRCLE

Meets on the
2nd Tuesday of each
month
at 10am

Email: waipugarden-
circle@gmail.com

Marsden Bay Garden Club



Monthly Meetings held
3rd Thursday of the
month.
1:00 pm
The Bream Bay
Community Trust,
9 Takutai Place, Ruakākā

PUBLIC NOTICES



Bream Bay Medical Centre Ltd. Ruakākā Town Centre, Ruakākā

Monday - Friday: 8.45 am - 5pm
Saturdays: 9am - 12pm

Marsden Cove Medical Centre 1A Ngawaka Lane, One Tree Point

Monday - Friday: 8.45am - 5pm

Please advise at time of booking
if you require an extended consultation

New patients welcome

Ph: 09 432 8060

PUBLIC NOTICES



Ruakākā Surf Life Saving Patrol AGM

Saturday 8th August 2026
Clubrooms

Contact administration@ruakakaslp.org.nz
for more info



STRUGGLING WITH YOUR DEVICE?

SeniorNet Bream Bay can help you
with Apple, Microsoft and Android
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we supply manuals/notes

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Or email - seniornetbb@gmail.com

Course venue: Learning Centre,
7 Kepa Road, Ruakākā

BREAM BAY SUNDAY CHURCH SERVICES

Presbyterian Camellia Ave, Ruakaka:
8.45am. The Centre, Waipu: 10.15am.

Encounter 223 Marsden Pt. Rd,
Ruakaka, 10am.

Anglican - ST PAUL's Church, 25 Kar-
awai St, Ruakaka 1st and 3rd Sundays
9.30am
ST. PETER'S CHURCH, 8 Nova Sco-
tia Dr., Waipu 2nd and 4th Sundays,
09.30am

Catholic Holy Family Church,
Ruakaka, 10.30am. Mass or Liturgy of
the Word

Lifepoint. 300 OTP Rd, 10am.

Waipu Cove Surf Life Saving Club 2025/26 Season

AGM

Sunday, 16 August, 3pm
@ Waipu Cove SLSC clubrooms

Please forward any nominations
for election of club officers
and any items for business by
Friday, 1st August



ALL WELCOME



THE NEXT PUBLICATION DATE

of the Bream Bay News will be Thursday 20 August
The deadline for all copy is 4pm on
Wednesday 12 August

The AGM of the Bream Bay Shared Path group
will be held next Thursday the 6th August at 5pm
at the Trigg Construction office
on Marsden Bay Drive. All Welcome

BREAM BAY SPORTS TRUST

Sports Trust AGM

Tuesday 11 August 6pm

In the Waipu Presbyterian Church Hall

THE WAIPU TENNIS CLUB

AGM

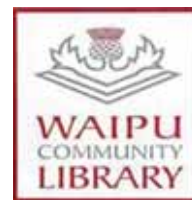
will be held on Sunday 23 August
at 5:00pm
in the Waipu Tennis Club,
St. Marys Rd, Waipu.
All Welcome

LIBRARY HOURS



RUAKAKA COMMUNITY LIBRARY
Takutai Place, Ruakaka
432 8406

Mon to Fri 9.30am - 3.30pm.
Sat 9.30am - 12.30pm.
JP Service available
Saturdays
10am - 11am.



Monday, Wednesday,
Thursday, Friday
& Saturday 10am - 1pm.
Tuesday
10am - 4pm.

RECENTLY SOLD

16 Island View Lane

Sold



1 Ruby Way

Sold



24 St Anne Rd

Sold



Three Recently Sold. One Team. Ranked #1 Northland Agents 2025 & 2026.
Results you can verify, not just promise - Contact Team McKenzie before you list.

FOR SALE



89 CULLEN ROAD, WAIPU COVE

- Solid, precast concrete, split level home
- Stunning sea views, that take your breathe away
- Open plan living that flows out onto spacious, North facing deck
- Separate cabin, great for guests or office
- 1.02 ha, with 3 grazing paddocks, balance native bush and mature gardens

Offers over \$1,885,000 considered

FREE, NO OBLIGATION APPRAISALS

Call Team McKenzie

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YANA BELL

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New Zealand Sotheby's

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Harcourts
Waipu



694 Millbrook Road, Waipu

For Sale

- Solid 3-bedroom, 1-bathroom home crying out for some TLC
- Updated kitchen, bathroom and laundry
- Set on 2 hectares of well-fenced land
- A separate cabin provides extra space
- 2-bay shed plus new stockyards
- Located just 8km from Waipu Village

Christine Tierney 0274 881 883



Lot 1/1052 Cove Road, Langs Beach

Price upon Application

- Exceptional 700m² section with bay views
- No covenants
- Located in a coveted coastal destination
- Framed by established native trees
- Moments from picturesque Langs Beach
- A short drive to Waipu, cafes and golf course
- Secure a piece of Langs Beach today!

Maxine Suvalko 021 0326 333

Lyndie Mullins 021 101 6389



9 Digby Place, Waipu

Price by Negotiation

- 4-bedroom, 2-bathroom brick and tile Generation Homes residence with 10-year Master Build warranty
- Double glazing and heat pump
- Ajax Home Security System and cameras
- Garden shed 3.9 x 2.8m with 9 shelving units
- Easy-care, landscaped 612m² section
- Short stroll to Waipu village

Roger King 0277 555 001

Harcourts Waipu | 7 The Centre, Waipu | 09 432 4000
Waipu Real Estate Limited Licensed Agent REA 2008



BREAM BAY REALTY LIMITED (LICENSED: REAA 2008)

Shop 11 | Town Centre | Ruakaka 0116 | NZ

PH: 09 433-0300 | bbrealty.co.nz

info@bbrealty.co.nz



New Listing



Bach, Beach, BBQ, Boat, TICK!!!

A family home that has been outgrown, presenting an opportunity for an astute buyer to pick up where they left off, the hard work has been done, come and add your touch. Open plan dining, living, and spacious kitchen, perfect. Three bedrooms, one bathroom. Two bedrooms access a big private deck at the rear for the evening BBQs.

Price \$675,000 | bbrealty.co.nz #4303

JANINE GOLDSMITH AREINZ

Mob: 021 432 793



OPEN HOMES—SUNDAY 1.00—1.30pm
10 Gannet Place, One Tree Point

A BEACH VIBE IN THE PLACE

Just a level ten-minute stroll to the beautiful coastal waters, this classic 1970s beachside retreat captures everything we love about the Kiwi summer lifestyle. Featuring 4 bedrooms and a separate single garage, this much-loved home offers endless potential for the astute buyer. Whether you're searching for a permanent home, a relaxing holiday escape, or an investment property, this home delivers.

Price \$689,000 | bbrealty.co.nz #4301

FRANCIE STOKES

Mob: 022 656 0165



TIMELESS FRONTROW CHARM

This rare waterfront residence presents an exceptional opportunity to secure a true front-row position at One Tree Point with special views of the harbour.

Outdoors is a covered deck and outdoor fireplace, ideal for year-round entertaining. Three bedrooms and a family bathroom, offers comfortable and practical living plus extra accommodation.

Price \$1,150,000 | bbrealty.co.nz #4286

FIONA SOUTHRN MNZ

Mob: 021 317 775

It's those XTRA'S that COUNT

This property is just a little special we think, elevated above the river with the Esplanade Reserve, perfect for children and pets alike. Set back off the road with sun all day, this home is welcoming and light-filled. With a designated media room, an open plan living, dining and well-appointed kitchen, four bedrooms and two bathrooms, seriously what is not to like.

Price \$875,000 | bbrealty.co.nz #4300

JANINE GOLDSMITH AREINZ

Mob: 021 432 793

MOVE ON IN

Reroofed, renovated and ready for you and the Rellies, because they seriously will want to come and visit. Just three back from the sand dunes. Swim, boogie board, surf, fish, or walk the dog. Three good-sized bedrooms, two bathrooms, a well-equipped kitchen. Large open plan living, with access to a North facing deck. Plus 6m x 9m two door Skyline garage, with plenty of extra parking.

Price \$850,000 | bbrealty.co.nz #4290

JANINE GOLDSMITH AREINZ

Mob: 021 432 793

SUPERIOR SITE @ MARSDEN COVE

A fabulous site without the hefty price tag.

This desirable section in this sought-after development has lots on offer.

An easy flat 600m² site to build your dream home or holiday home.

A short stroll to the water's edge, or pop along to one of the cafés that are on offer and watch the boats come and go from the Marina boat ramp.

Offers Over \$400,000 | bbrealty.co.nz #4268

FIONA SOUTHRN MNZ

Mob: 021 317 775



New Price - Motivated Vendor