

Housing Opportunities Schedule 2026.

Te Koha is developed by Raukawa (specifically, Raukawa Iwi Holdings LP). All information about the project is available at www.tekoha-tokoroa.nz.

Housing opportunities within Te Koha are delivered in partnership with Ka Uruora. Please talk to your whānau navigator from Ka Uruora to understand the eligibility/next steps. All information on their programmes and support is available at the Ka Uruora website: www.kauruora.nz.

All homes are fully fenced and landscaped with generous grassed backyards, patios and planting. An appliance package is included, as are window treatments. Affordable Rentals also include a fridge/freezer & washing machine/dryer. Sustainable features include low flow tapware, heat pump for heating/cooling, hot water heat pump, thermally broken double glazing, high-performance hard flooring and 100% NZ wool carpets.

Lot#	House Design	House Size (m2)	Lot Size (m2)	# Bed	# Bath	Street Orientation	Garaging	Additional Car Parks	Rent (80% of market)**	Value \$*
1	K05.1A	127.02	446	3	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
2	K011	125	437	3	2	Road 1 Frontage (access leg)	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
4	K010A	123	454	3	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
5	K010B	123	506	3	2	Road 1 Frontage (access leg)	Single – Internal Access	1 (driveway)	\$430	\$650,000.00
6	K011	125	448	3	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
7	K01	126	444	3 +office	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$440	\$655,000.00
9	K011	125	444	3	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
10	K01	126	444	3+office	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$440	\$655,000.00
11	K011	125	444	3	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
12	K08	104	444	2	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$350	\$600,000.00

PROUDLY DEVELOPED BY:



IN PARTNERSHIP WITH:



STRATEGIC PARTNER:



* Value is based on an “off plan” purchase price (and may vary on construction completion).

** The weekly affordable rental rates and the discount to whānau (from the market median rental) will be confirmed on a per whānau basis (household income/size).

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Lot #	House Design	House Size (m2)	Lot Size (m2)	# Bed	# Bath	Lot Location	Garaging	Additional Car Parks	Rent (80% of market)**	Value \$*
13	K05.1A	127.02	423	3	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
14	K011	125	426	3	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
15	K03.1	125	464	3	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
16	K011	125	464	3	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
17	K03.1	125	464	3	2	Cnr of Giles Street/Road 1	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
18	K05.1A	127.02	413	3	2	Cnr of Giles Street/Road 1	Single – Internal Access	1 (driveway)	\$430	\$635,000.00
19	K08	104	480	2	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$350	\$600,000.00
20	K010A	123	575	3	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$430	\$655,000.00
21	K01	126	563	3+office	2	Road 1 Frontage	Single – Internal Access	1 (driveway)	\$440	\$655,000.00
31	K010B	123	480	3	2	Road 2 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
32	K010A	123	480	3	2	Road 2 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
33	K03.2	125	480	3	2	Road 2 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
35	K010B	123	480	3	2	Road 2 Frontage	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
37	K05.1B	127	456	3	2	Rear Lot (access leg off Rd 2)	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
38	K03.1	125	485	3	2	Rear Lot (access leg off Rd 2)	Single – Internal Access	1 (driveway)	\$430	\$640,000.00

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39	K05.1A	127.02	401	3	2	Access leg off Rd 2	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
40	K011	125	356	3	2	Rear Lot (access leg off Rd 2)	Single – Internal Access	1 (driveway)	\$430	\$635,000.00
42	K010B	123	464	3	2	Inner Loop, Frontage to Rd 1	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
43	K03.2	125	464	3	2	Inner Loop, Frontage to Rd 1	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
44	K010A	123	464	3	2	Inner Loop, Frontage to Rd 1	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
45	K010B	123	465	3	2	Inner Loop, Frontage to Rd 1	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
47	K03.2	125	464	3	2	Inner Loop, Frontage to Rd 1	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
48	K010A	123	485	3	2	Inner Loop, Frontage to Rd 1	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
49	K011	125	485	3	2	Inner Loop, Frontage to Rd 2	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
50	K01	126	464	3 + office	2	Inner Loop, Frontage to Rd 2	Single – Internal Access	1 (driveway)	\$440	\$650,000.00
51	K08	104	464	2	2	Inner Loop, Frontage to Rd 2	Single – Internal Access	1 (driveway)	\$350	\$600,000.00
52	K011	125	465	3	2	Inner Loop, Frontage to Rd 2	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
54	K08	104	464	2	2	Inner Loop, Frontage to Rd 2	Single – Internal Access	1 (driveway)	\$350	\$600,000.00
55	K011	125	464	3	2	Inner Loop, Frontage to Rd 2	Single – Internal Access	1 (driveway)	\$430	\$640,000.00
56	K08	104	485	2	2	Inner Loop, Frontage to Rd 2	Single – Internal Access	1 (driveway)	\$350	\$600,000.00

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