

What, Who, Why, When:

1. WHAT IS HAPPENING?

The re-development of the Old Tokoroa East School site, with new entrances off both Main Road and Giles Street. 56 new residential lots will be created, as well as two commercial lots on the SH1 frontage.

The Project is called **Te Koha a Raukawa (Te Koha)**. It is a high-quality neighbourhood incorporating the storytelling of Raukawa into landscaping, sculpture and signage.

2. WHO IS DEVELOPING THE LAND?

Raukawa, specifically - Raukawa Iwi Development Limited (RIDL). RIDL is the commercial arm of Raukawa, responsible for managing the commercial assets and interests of Raukawa iwi, to benefit current and future generations – this whakaaro nui is what drives the kaupapa of Te Koha.

3. WHAT SPECIFICALLY IS BEING CREATED?

56 new residential sections: of which 40 will have standalone homes proposed to be built on them by RIDL for Raukawa whānau, and 16-fully serviced sections which will be available to purchase. The development also includes a fenced stormwater attenuation and treatment basin (fully landscaped with dense native plantings), and two new commercial lots on the SH1 frontage of the site.

40 standalone homes are being built by Raukawa.

The 40 homes are high quality and built to the same strict design guide that will apply to the section sales. There are 31 three-bedroom homes, four three-bedroom + office homes, and five two-bedroom homes, all sized between 104 and 127 square metres. They will be available to whānau of Raukawa to rent or purchase via a range of housing pathways offered in partnership with Ka Uruora (see Q7 HOMES). These include:

- Progressive Homeownership:** These homes will be available via a shared homeownership programme with Ka Uruora that will bridge the affordability gap for many whānau wishing to access their first home.
- Affordable Rentals:** These homes will be available to whānau seeking high quality affordable rental homes in partnership with Ka Uruora. The homes will be offered to qualifying whānau with rent set at approximately 80% of the median market rental based on household income and size. Providing security of tenure and a home from which whānau housing aspirations can begin.
- Whānau Affordable:** These homes will be made available for whānau who do not qualify for Ka Uruora support and are ready to purchase a high quality, affordable brand new, turn-key home within Te Koha.

NOTE There will be flexibility in the housing opportunities subject to whānau demand and funding. Raukawa will keep whānau updated of any changes.

All homes are fully fenced and landscaped with generous grassed backyards, patios and planting. An appliance package is included, as are window treatments. Sustainable features include low flow tapware, hot water heat pumps, thermally broken double glazing, sustainable hard flooring and 100% NZ wool carpets.

16 x fully-serviced, and ready to build sections (vehicle crossings already installed) sized 437m2 – 575m2.

- Sections are competitively priced and will first be offered to Raukawa whānau who want to build their own homes.
- You can use whoever you want to build your home, provided the build complies with the approved house design (which must comply with the Te Koha Design Guide: see Sections for Sale Q9).
- Section purchasers will benefit from choosing a safe, high-quality neighbourhood, with the rare security of purchasing from a developer who will remain invested in the neighbourhood for the long-term, and with a design guide in place ensuring high quality neighbouring homes (from cladding and fencing to house placement on the site).
- Raukawa is leading by example, and proud of the quality being created.

A fenced stormwater attenuation and treatment basin: Fully landscaped with dense native plantings, see site landscape plan.

2 x new commercial lots: on the SH1 frontage of the site, no decisions have been made on the future use of these sites and will be held by RIDL for future use.

4. WHY IS THE LAND BEING DEVELOPED, AND WHAT WILL IT DO FOR TOKOROA?

To create quality housing:

There is a real need for attainable, quality housing for whānau in the South Waikato region. Delivering to that need is a priority for Raukawa, and Te Koha provides a significant addition to Tokoroa.

Te Koha is also an opportunity for whānau wanting to build their own home amongst excellent amenity, on a fully serviced section, in a safe, highly quality neighbourhood - with the rare security of purchasing from a developer who will remain invested in the neighbourhood for the long-term, with a design guide in place to protect their investment.

To support our town:

Te Koha will also create significant trades related labour demand in Tokoroa, for 20+ months - throughout civil works, house construction and landscaping.

Connection to whenua:

The proposal is consistent with Te Rautaki Taiao (our Environment Management Plan) addressing the natural and physical resources of significance to iwi. The project will enable Raukawa whānau to reconnect with the whenua, and through site storytelling, explain to the wider community the values and stories of Raukawa, which continue to be exemplified in projects just like this.

5. WHY DO WE NEED THIS DEVELOPMENT WHEN THERE'S ALREADY ANOTHER BIG RESIDENTIAL COMING TO TOKOROA?

Te Koha is unashamedly about providing quality housing (to both rent and purchase) at achievable prices in a well-designed low-density neighbourhood with unbeatable access to sports, food, shopping and transport amenity, and within walking distance of the town centre.

In addition, the 40 homes being built within Te Koha are designed specifically for our whānau, and thanks to our partnership with Ka Uruora, will offer achievable pathways into secure healthy kāinga.

6. WHY IS THIS PROJECT ONLY HAPPENING NOW?

- Many in our community share a deep connection to the Old Tokoroa East School, which closed in 2010.
- From then – 2019 the site was vacant, owned by the Crown.
- In 2019 RIDL purchased the site from the Crown under the mechanism of 'Right of First Refusal'. Sadly, the site was in a very sorry state by then, having endured much vandalism and graffiti over the previous 9 years.
- From 2019 – 2024, RIDL navigated a prolonged acquisition and consenting process to finally gain consent to develop Te Koha for housing for Raukawa whānau and the community.

7. WHY WILL THIS BE A GREAT PLACE TO LIVE?

This brand-new neighbourhood has hard to beat amenity! If sports is your thing, there is plenty of community to get involved in - and a lot of it is right on your doorstep. Nearby sports hubs including the Southern United Rugby Football Club, the South Waikato Sports and Event Centre, the Tokoroa Netball and Tennis Pavilion, the Tokoroa Cricket Club and the Cougar Park Mountain Bike Park. The Whakauru Stream and the Tokoroa War Memorial Sports Ground are also easily accessed from the site. The Tokoroa Skate Park is across the road, as is the South Waikato Indoor Pools, due for reopening after a major revamp end of 2026!

You're also spoilt for convenience with multiple big-brand food and retail offerings just a short walk from home, including a supermarket plus great schooling options for the kids, and the ease of being just five minutes to the Tokoroa bus hub, servicing local and regional bus services.

8. WHEN IS THIS ALL HAPPENING?

Civil construction is well underway by Camex and due for completion early March 2026.

First homes are programmed to be complete June 2026 with housing being made available to whānau through 2026 and early 2027.

All consents for the land development have been granted, and all works are being managed in accordance with them.

Project Specifics:

9. WHAT IS THE MEANING BEHIND THE NAME 'TE KOHA' ?

One way to honour the past is to remember those who have gone before. We keep their memory alive, by continuing to share their stories throughout the generations.

The story of Koroukore (known by many names) is one such story shared throughout the generations of Raukawa uri. Koroukore, a mokopuna of Raukawa and a chieftainess held in very high esteem, was given by her whānau and people as an act of lasting peace 'tatau pounamu' to Parahore, a chief of Ngāti Kahupungapunga, who were the tangata whenua of the Tokoroa area. This union was intended to secure relationships between both peoples and growth for a prosperous future.

This gifting gesture underpins the richness of this significant origin story to this area and provides a glimpse into our past. It also reveals a pathway forward for us in the present, to determine sustainable and strategic outcomes for future generations. 'Te Koha a Raukawa' is but one of those sustainable outcomes for our uri and wider community.

The significance of Te Koha is captured within this name for three key reasons:

- The name itself is a gift from Raukawa to uri and the wider community;
- The act of purchasing the land by Raukawa (RIDL) for the housing development is a gift to uri and the wider community;
- The gift to Raukawa uri and the wider communities within the takiwā (area), provide a pathway to affordable healthy housing and home ownership opportunities.

Honour the past, inform the present, determine the future. Raukawa Kia Mau, Kia Ora – A Thriving Raukawa Iwi.

10. WHO IS THE WIDER TEAM INVOLVED?

Strategic Partner: Hāpāi Housing LP

Project Management: Egmont Dixon Ltd

Civil Construction: Camex

Planning: Flint Planning

Landscape design of site: HOOD

Landscape design of homes being built by RIDL: HOOD

Engineering design: Envelope Engineering

Architecture of homes being built by RIDL: Prime Designs

Exterior Colours: Stage Three Studio

Construction of homes: TW Construction

Sales of Sections: Tremain

11. HOW WILL THE DEVELOPMENT BE LANDSCAPED?

Trees that existed on the site prior to construction starting have been removed to make way for new housing, with selected trunks stored for carving by kaiwhakairo. Remaining vegetation has been processed for re-use either as landscaping (on the development and is also being offered to community organisations) or as firewood to whānau.

The new site landscaping plan includes 51 street trees (3 species, when mature 8 – 12m high) on the street edges, plus significant planting on the stormwater attenuation garden, as well as generous tree planting on individual section landscaping.

12. HOW WILL WASTEWATER BE MANAGED?

All lots are fully serviced with connection to the South Waikato District Council (SWDC) public wastewater network. All infrastructure is provided by the developer and will be owned and maintained by Council once completed.

Wastewater servicing is provided across the development in two ways:

- Standard gravity connections: Lots 1–12, 30–47 and 50–56 connect directly to the Council sewer network via gravity. These lots include a standard sewer connection provided to the property boundary.
- Low-pressure sewer connections: Lots 13–29 and 48–49 connect to the Council network via a low-pressure sewer system. These lots include a Council-approved connection point at the property boundary. Homes on these lots will require a small on-site pump unit (commonly used in modern subdivisions) to transfer wastewater to the public network.

There are no shared private pump stations and no off-site infrastructure requirements for purchasers beyond standard building services. All connections integrate with Council-owned infrastructure, ensuring long-term reliability and consistency across the development.

13. HOW WILL STORMWATER BE MANAGED?

The development will manage stormwater from houses primarily through on lot soakage devices. Stormwater runoff from roadways and footpaths will be attenuated and treated prior to discharge from the site through raingardens within the road corridor or through a large stormwater attenuation and treatment basin located at the southwestern corner of the site.

14. HOW WILL DRINKING & FIREFIGHTING WATER BE MANAGED?

- Water connections will be provided to all dwellings from existing Council water mains.
- The water main will be extended into the development subdivision.
- The existing water connections to the development site will be disconnected.
- Firefighting capacity and volume will be achieved.

15. WILL NEW ROADS BE CREATED?

Yes. The roading design has been designed with considerable discussion and detailing to ensure that it is suitable for Council and NZTA requirements. The site entry to SH1 and the Giles Street/Ashworth Street intersection will benefit from safety improvements.

16. WILL NEW ROADS BE CREATED?

- Each standalone home has a direct frontage to the development's internal road network, with a driveway onto each section and parking. Sections have curbing and a vehicle crossing ready for their driveways to extend from.
- An additional 12 parks are near the main entrance.
- The internal roading network is considered a low-speed environment to ensure safety throughout the development.
- Access into and out of the site is via both Giles Street and SH1
- Residents seeking to travel North on SH1 will exit the site via Giles St.

17. HAS URBAN LANDSCAPING BEEN INCORPORATED?

Yes, extensively. The overall landscape design has been undertaken by HOOD and provides for a quality landscaped streetscape that incorporates a cultural narrative and design. The landscaping enhances the new neighbourhood and the existing surrounding environment.

Functional landscape elements have also been designed with care, e.g, the raingardens which treat some portions of the road corridors. For the remainder of the site the large stormwater attenuation and treatment basin in the southwestern corner will ensure water quality targets upon discharge from the site.

Key cultural design narratives will be incorporated into the landscape to ensure the development is distinctively Raukawa.

18. HAS FLOOD RISK BEEN CONSIDERED?

Yes. The only lots close to identified flood risk areas are those adjacent to Whakauru Stream, and these lots have been designed to have floor levels 500mm higher than the designed flood level for additional assurance.

19. WHO WILL MANAGE THE COMMON AREAS MOVING FORWARD?

Everything within the road reserve (lot boundary to lot boundary) will be adopted and vested to South Waikato District Council. The wetland will also be vested to the council to own and maintain going forward.

HOW DOES THIS PROJECT SUPPORT TOKOROA?

20. HOW LONG WILL THIS PROJECT TAKE TO DELIVER?

The overall project is programmed to take 20 months. All consents have been granted, and all works will be managed in accordance with them. We are very conscious about being good neighbours to both the immediate and wider community.

21. WILL LOCAL JOBS BE CREATED?

YES! With 56 new residential lots being created and 40 homes being built, Te Koha will result in a significant number of jobs within community over 20 months - throughout pre-works, civil works, house construction and final landscaping. Local businesses and suppliers will be provided the opportunity to participate in the project.

The project team will be holding project updates with local businesses and providing suppliers and trades a conduit for engaging in the delivery of the development.

If you have suitable skills and would like to be put in contact with the various suppliers, please register your interest at the website to be considered. RIDL has a strong preference for local labour and has procurement policies in place to support this outcome

22. WHAT WILL THIS DO TO MY RATES?

- Installation of all services on the site are paid for by the developer.
- Through development contributions the project will be contributing to wider community facilities.
- The project will also take care of safety improvements to the site entry to SH1 and the Giles Street/Ashworth Street intersection.

23. CAN ANYONE ACCESS THE HOMES THAT ARE BEING BUILT BY RAUKAWA IF THEY'RE NOT RAUKAWA WHĀNAU?

Only registered members of Raukawa can access the homes. If you are uri of Raukawa and want to purchase or rent one of the homes being built at Te Koha, please register with both Raukawa and Ka Uruora:

To register with Raukawa, please complete this form:
<https://www.raukawa.org.nz/grants-and-registrations/>



To register with the opportunities available at Te Koha via Ka Uruora, complete this form:
bit.ly/4rup8Qd



24. WILL ANY OPPORTUNITIES BE AVAILABLE TO GET INVOLVED IN TE KOHA?

- **Live here in a home for Raukawa whānau:** If you are uri of Raukawa iwi, you can register your interest in living in one of the 40 standalone homes (we have both rental and purchase options). Both options are managed in collaboration with Ka Uruora and you'll be required to do a financial education course. We are committed to helping our whānau to build secure futures, just as our tūpuna did. Please visit our website to register and to sign up for the courses.
- **Build your own home at Te Koha:** sections are competitively priced from \$150,000 and will be offered first to Raukawa whānau who want to build their own homes.
- **Work here:** With 56 new residential lots being created, there will be many trades related jobs; If you have suitable skills and would like to be put in contact with the various suppliers, please register your interest to be considered. Raukawa has a strong preference for local labour and has procurement policies in place to support this outcome.

PROJECT CONTACT INFORMATION

25. WHO CAN I CONTACT ABOUT THIS PROJECT?

Visit www.tekoha-tokoroa.nz for all information, and if you have any questions, email kiaora@tekoha-tokoroa.nz.