

1. WHAT IS DIFFERENT ABOUT THIS DEVELOPER?

RIDL manages Raukawa commercial assets (\$200M+) and interests of Raukawa iwi, for the benefit of current and future generations. This is where Te Koha is different from a standard residential development, because Te Koha isn't just about section or house sales.

RIDL have also ensured this development is consistent with Te Rautaki Taiao (Environment Management Plan) addressing the natural and physical resources of significance to the iwi.

2. TELL ME MORE ABOUT THE SITE LOCATION?

Te Koha is unashamedly about providing excellent quality homes in Tokoroa, amongst unbeatable amenity within walking distance of town (one site entrance is located at 99 Main Road, the other at the end of Giles Street).

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.

This is easy living, right amongst it all, but with the benefit of proximity to green spaces too. The best of both worlds.

3. TELL ME MORE ABOUT THE SITE'S DESIGN?

- This high-quality neighbourhood will incorporate the storytelling of Raukawa into landscaping, sculpture and signage. We have identified locations for pou, entry signage, as well as detailing on the raised crossings and each entrance and the two pedestrian crossings on the internal road.
- The site is designed with an internal loop road, (two pedestrian crossings) and two entrances: directly onto Main Road and onto Giles Street.
- 51 street trees are included in the landscaping plan (3 species, when mature 8 – 12m high) on the street edges, plus significant planting on the fenced stormwater attenuation garden in the North Western corner of the site.

4. HOW MANY SECTIONS ARE AVAILABLE FOR PURCHASE?

Sixteen sections are available. These will be released to Raukawa whānau first as a preference.

5. HOW BIG ARE THE SECTIONS AND WHAT IS THE PRICING?

Fully serviced sections are sized 437m² - 575m². Pricing starts from \$150,000 including GST.

6. Q6. ARE THE SECTIONS FREEHOLD TITLE?

Yes.

7. WHAT IS INCLUDED IN THE PRICE?

- Each section is delivered as a fully earth worked lot at the approved Resource Consent level, with power, data, and water services provided to the boundary.
- Formed vehicle crossing.

8. ARE TECHNICAL REPORTS AVAILABLE FOR THE SECTIONS?

Yes. The full documentation set includes:

- Consenting Documentation.
- Geotechnical report.
- Streetscape and street engineering sets.
- The full site landscape plan.

9. HOW CAN I BE SURE OF THE NEIGHBOURHOOD QUALITY AT TE KOHA?

A strict Design Guide applies to all homes built at Te Koha, including those built by the developer.

You are required to submit documentation under the Design Guide at two stages, both prior to applying to South Waikato District Council for a Building Consent. A \$250 design review fee applies that is payable prior to your design being reviewed.

This Design approval process ensures there are no surprises on what is built at Te Koha, and that all neighbours can be assured of a certain level of quality, for the homes themselves, but also for fencing, planting, and landscaping.

10. AM I RESTRICTED ON WHO CAN BUILD MY HOME?

No, you can contract any builder to build your home provided it is completed in accordance with the approved design plans.

11. I UNDERSTAND THAT RAUKAWA IS INVESTING INTO THE DEVELOPMENT BY BUILDING 40 HOMES. TELL ME MORE ABOUT THIS?

40 homes are being built by Raukawa: 31 are 3-bedrooms, 4 are 3-bedrooms+office and 5 are 2-bedrooms. Each of these 40 homes must comply with the same design guide as the purchasers of our sections. These 40 homes will be managed by Ka Uruora, a specialist iwi housing partner, supporting whānau on the path towards home ownership:

- Some homes will be made available via a shared homeownership programme that will support whānau in bridging the affordability gap for those whānau wishing to access their first home.

- Some homes will be made available to whānau seeking to access high quality affordable rental homes. The homes will be offered to qualifying whānau at approximately 80% of the current median market rental. Providing security of tenure and home from which whānau housing aspirations can begin.
- Some are being made available as whānau affordable homes for whānau who are ready to purchase independently.

Whether the home is rented or purchased, all are fully fenced and landscaped with generous grassed backyards, patios and planting. Appliances are 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. You are welcome to view the design and landscaping plans for each of these homes.

12. WILL THERE BE 'NEIGHBOURHOOD RULES'?

Te Koha has covenants in place to ensure a high standard community is maintained in perpetuity and to protect investment by whānau.

13. WHAT CONSENTS ARE IN PLACE?

The project is fully consented, with all key approvals secured. This includes an approved Land Use Consent, Subdivision Consent, and Regional Consent, ensuring the development can proceed in accordance with planning, environmental, and regulatory requirements.

14. WHEN WILL THE SECTIONS AT TE KOHA BE READY FOR ME TO BUILD ON?

Sections are programmed for completion end February, with additional site landscaping programmed for March 2026, following which titles will be issued.

15. WHAT ARE THE DEPOSIT REQUIREMENTS?

A deposit of 10% is required for section purchases and whānau affordable homes.

16. DO THE SECTIONS HAVE VEHICLE ACCESS READY FOR A DRIVEWAY TO BE INSTALLED?

Yes. The scheme plan indicates vehicle crossing ready for your driveway placement which will be constructed for you.

17. WHO WILL BE RESPONSIBLE FOR THE COMMON AREAS? (ROADING, FOOTPATHS, STREET LIGHTING AND STREET PLANTINGS?)

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 SWDC to own and maintain going forward.

18. CAN I DO ANY ADVERTISING WHEN UNDERTAKING THE BUILD?

Yes, but only on the section, nowhere else within the development. As per terms of the resource consent, signs cannot exceed 0.75m² in area or exceed 1.5m in height.

19. CAN I RUN A BUSINESS FROM TE KOHA?

The following activities are not permitted to be carried out on the residential area of Te Koha, as per the development's resource consent, with terms set by South Waikato District Council:

- Retail Activities.
- Restaurant, bars and cafes.
- Offices.
- Commercial Services.
- Community Facility.
- Health Care Services.
- Visitor accommodation.
- Educational facility.
- Service industry.
- Industrial activities.
- Car parks not associated with household units
- Emergency Service Facilities
- Drive through restaurants
- Service stations including motor vehicle repairs.

We would recommend if you have any further enquiries to contact SWDC and review the development covenants and take independent advice where applicable.

20. WHAT ARE THE PRICES FOR SECTIONS, AND WHO DO I TALK TO?

Please refer to the latest Pricing and Availability list available at our website: www.tekoha-tokoroa.nz, along with the contact details of our sales representatives.

You can also email us at kiaora@tekoha-tokoroa.nz