

# TE KOHA

TEKOHA-TOKOROA.NZ

@TEKOHATOKOROA



THE GIFT OF QUALITY LIVING

99 MAIN ROAD TOKOROA





# Kia ora

Coming soon, Tokoroa’s newest neighbourhood. Te Koha a Raukawa (Te Koha) is proudly developed by Raukawa, in partnership with Ka Uruora. The project creates 56 lots within a beautiful papakāinga setting, with quality street landscape detailing and homes. Te Koha creates 40 quality whare for whānau, and 16 fully-serviced sections ready for building on. You’ll enjoy a guaranteed quality of neighbouring homes and unbeatable access to surrounding amenity for easy living. Together, Te Koha a Raukawa represents more than homes - it’s about rebuilding, reconnecting and creating lasting opportunities for Tokoroa whānau.

## Our Gift

“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 this housing development is a gift to uri and the wider community;
- The gift to Raukawa uri and the wider communities within the takiwā, provides 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 “*



The Tohu embodies the story of ‘Te Koha’ while preserving our traditional Raukawa iwi history. It draws inspiration from the traditional hue or gourd, the vessel historically used for carrying resources and goods. In former times, the hue design had a bulbous base and an open top, following the process of curing and cutting the gourd. In this design, however, the top is closed to represent the hue in its natural form. By leaving the top intact, whānau can transform the vessel as they wish; it is up to them to decide the purpose. In relation to the development project, this concept speaks to the notion that **a home is shaped by those who inhabit it**. It is hoped that the gift or the land that the homes are built upon provides the home buyer with a sense of **possibility, belonging and ownership**.



A safe, high-quality neighbourhood, created by a developer who will remain invested here for the long-term, and with a design guide in place to ensure high-quality neighbouring homes (from cladding and fencing to house placement on sections). Raukawa is leading by example, and proud of the high-quality being created.





1 Office, 3 Bedrooms, 126M2



3 Bedrooms, 125M2



2 Bedrooms, 104M2



3 Bedrooms, 127M2



## Example Streetscape: Mixed Tenure

High-quality fixtures and fittings throughout.

Te Koha provides 31 three-bedroom homes, four three-bedroom-plus-office homes, and five two-bedroom homes.

Options include affordable rentals, progressive home ownership, and whānau affordable purchases, as well as 16 fully serviced sections for you to build your own whare.

## Your Opportunity

There is a real need for attainable, quality housing for whānau in the South Waikato region, and delivering to that need is a priority for Raukawa. Te Koha proudly provides a significant addition of 40 high-quality, attainable homes in Tokoroa (to both rent and purchase in various pathways through our partner, Ka Uruora) within a well designed low-density neighbourhood offering unbeatable access to sports, food, shopping and transport, and within walking distance of the town centre. Te Koha also creates an opportunity for whānau wanting to build their own home on a fully serviced section, in a safe, beautiful setting - with the developer remaining connected in the neighbourhood for the long-term, plus a design guide and covenants in place to protect their investment.

## Project Background

The journey to delivering Te Koha has been long and arduous. Many in our community share a deep connection to the Old Tokoroa East School, which closed in 2010. From then until 2019 the site was vacant, owned by the Crown. In 2019, Raukawa Iwi Developments Limited (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 nine years. From 2019 - 2024, RIDL navigated a prolonged acquisition and consenting process to finally gain consent to develop Te Koha for housing opportunities for Raukawa whānau and the community. Together with our project partners, we are thrilled to be finally bringing this opportunity to whānau, and are excited about the rebuilding, reconnecting and lasting opportunities to be enabled.



# Your Team

## Developer

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



## Partnership

The 40 homes being created at Te Koha will be available to uri of Raukawa iwi to either affordably rent or to purchase via a range of housing pathways delivered by our partner Ka Uruora. Ka Uruora is an iwi-led kaupapa providing whānau with support and empowerment tools on the journey to financial independence and improved wellbeing. At its core, Ka Uruora is about supporting our iwi whānau into healthy kāinga and greater home ownership opportunities. Ka Uruora offers savings, education and home ownership opportunities to help you towards achieving financial independence for you and your whānau.

KA URUORA

### Opportunities at Te Koha include:

- **Progressive Home ownership\*:** If owning your own home feels just out of reach, our progressive homeownership programme helps you take the first step, and build towards full ownership over time. Whānau purchase the property in partnership with Ka Uruora, progressively increasing equity share over time. This requires bank engagement and a mortgage approval, with a transition to full ownership at your own pace (but within 15 years). This makes homeownership more achievable by reducing the upfront costs and financial barriers.
- **Affordable Rentals\*:** If home ownership is your ultimate goal, but you still need to rent while you save pūtea, discounted rentals could be the right fit for you. This pathway is designed to keep rent manageable while whānau save for their future. Rent will be discounted by 10–30% of market rent based on household income.
- **Whānau Affordable\*:** If your whānau has a household income over \$120,000, you might not qualify for Affordable Rentals or Progressive Home Ownership, but you could be in a position to buy your own whare outright. Our Whānau Affordable market purchase option means you can do this here and enjoy the benefits of high-quality, affordable brand-new turn key homes within Te Koha.

*\* Eligibility criteria applies to each pathway, please refer to the Information Pack on the website for our full Questions & Answers.*

## Wider Project Team

Developer RIDL has created an expert team, proven performers in their respective fields, to collectively and proudly deliver Te Koha to Tokoroa:

- Strategic Partner:** Hāpai 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
- Exterior colours of homes:** Stage Three Studio
- Engineering design:** Envelope Engineering
- Architecture of homes being built by RIDL:** Prime Designs
- Construction of homes:** TW Construction
- Sales of Sections:** Tremains

## Our Programme

Civil construction is due for completion early March 2026. The first homes in Te Koha are programmed to be completed June 2026, with homes being progressively ready for whānau to move in through 2026 and early 2027. All consents for the land development have been granted, and all works are being managed in accordance with them.

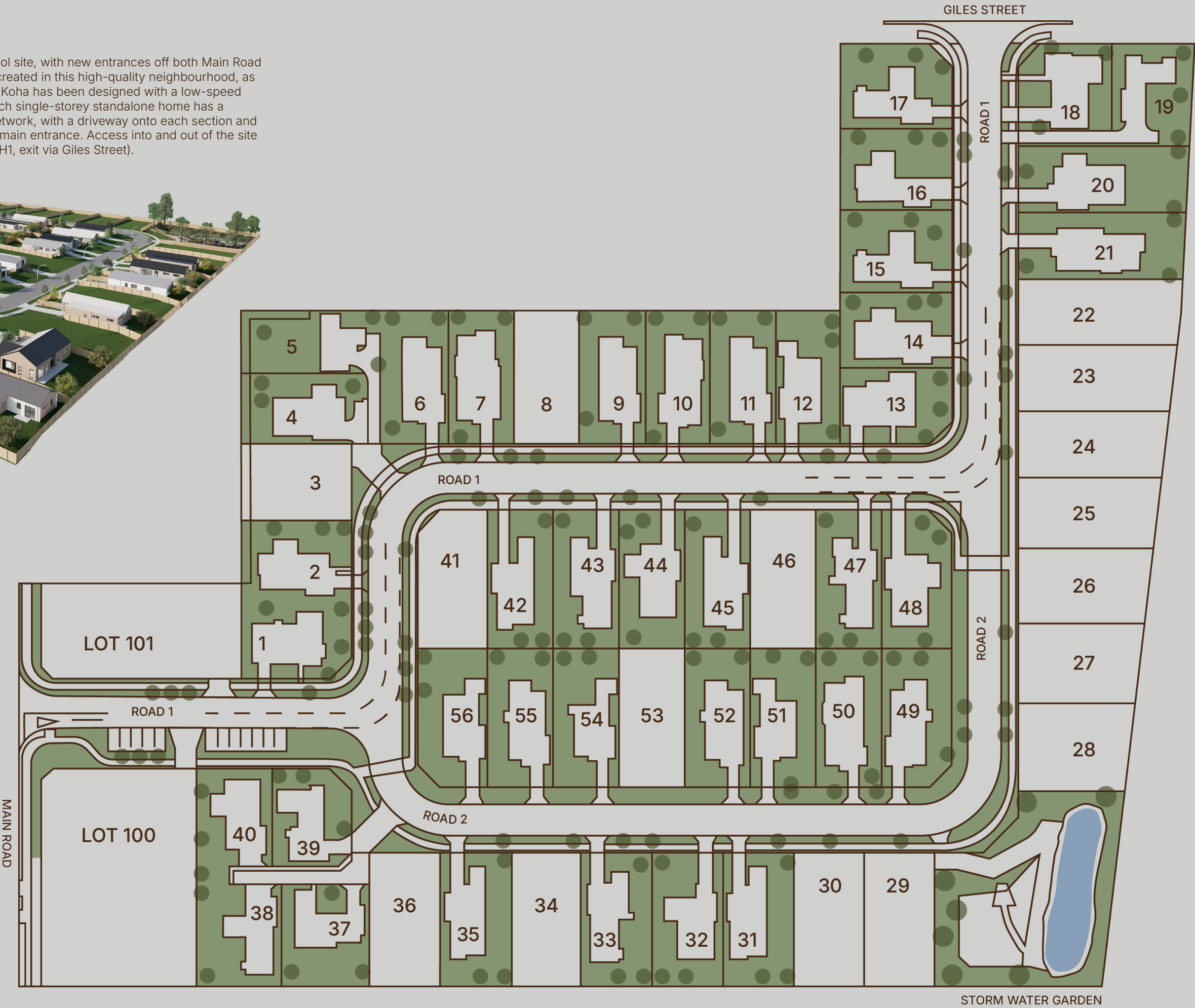
Te Koha creates significant trades related labour demand in Tokoroa, for 20+ months - throughout civil works, house construction and landscaping.





# Site Map

The site is located on the old Old Tokoroa East School site, with new entrances off both Main Road and Giles Street. 56 new residential lots have been created in this high-quality neighbourhood, as well as two commercial lots on the SH1 frontage. Te Koha has been designed with a low-speed internal loop road with two pedestrian crossings. Each single-storey standalone home has a direct frontage to the development's internal road network, with a driveway onto each section and parking. An additional 12 parks are located near the main entrance. Access into and out of the site is via both Giles Street and SH1 (to travel North on SH1, exit via Giles Street).





Location

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.



Two new pou now stand watch over the popular shopping lane and State Highway 1 stop-off area in Tokoroa's Leith Place: Te Kakara and Te Rau - pou that speak of art, ahurea, and of the living partnership between Raukawa and the South Waikato District Council. Each pou faces a direction rich with meaning. Te Kakara turns north toward the birthplace of Raukawa. Te Rau faces west toward Wharepūhunga and Rangiatea, where Raukawa was raised. Between them stands the existing Raukawa pou, now turned east to symbolise the journey of Tūrongo to Te Tai Rāwhiti, where he met Māhinaarangi — the beginning of the whakapapa from which our iwi descends. Together, the three form a triad of memory: birth, growth, and union. Raukawa kaimahi, Phyllis Tahere, described the project as “a labour of love” guided by tika, pono, aroha, and sustained by countless hands across both iwi and council. “Though some of those who began this journey have since passed,” she reflected, “their voices remain in the woodgrain, in the lines carved by master carver Te Waamu McGrath and his team, in the stories we now have the privilege to tell our tamariki and mokopuna.” To stand among the pou is to feel the mauri of Tokoroa itself, a community that has evolved through change yet continues to honour its foundations. These carvings remind us that partnership is an ongoing conversation that grows stronger with each shared story and each generation that pauses to listen. Here, beside the highway and before the eyes of the community, our pou pou stand tall, a commitment to one another as people and as a community.



Next to the Tokoroa Youth Park, the Skate Park also provides a basketball court.



Tokoroa provides easy access to bush walks, scenic reserves, lakes and rivers in the immediate area and beyond. Te Puna/The Blue Spring; near Putaruru. The Waihou awa is a taonga and for over 600 years, Raukawa hapū have maintained our ahikāroa along the river, exercising customary rights and responsibilities of kaitiakitanga. Drawing over 80,000 visitors annually, Te Waihou Walking Track was re-opened in 2025 after a significant upgrade. The viewing platform features cultural and environmental signage. The walking track is 4.7km long and takes 1 1/2 hours one way (or three hours for the full loop). It is generally easy walking through privately owned farmland. The Blue Spring itself is located towards the Leslie Road end.



Location Map

COFFEE

- 1. Wildbean cafe
- 2. The Bakehouse Cafe
- 3. Stairway Cafe
- 4. Rumbly Tums

SPORTS/RECREATION

- 5. South Waikato Sport and Events Centre
- 6. Southern United Rugby Football Club
- 7. Tokoroa Pirates Rugby Club
- 8. Tokoroa Netball & Tennis Pavilion
- 9. Tokoroa Cricket Club (South Waikato Cricket Association)
- 10. Cougar Park Mountain Bike Park

EDUCATION

- 11. Te Wānanga o Aotearoa
- 12. Te Awhi Mai Kohanga Reo
- 13. Adept Education
- 14. Samoa Taumafai Aoga Amata / Childcare Centre Tokoroa
- 15. Toi Ohomai Institute of Technology, Tokoroa Campus
- 16. Te Kohanga Reo Tuatahi O Tokoroa
- 17. Tokoroa Central School

BUS STOPS

- 18. Tokoroa
- 19. O'Sullivan Dr (Countdown Tokoroa)
- 20. Main Rd (Tokoroa Bus Hub) - Northbound

CONVENIENCE / TAKEAWAYS

- 21. Burger King Tokoroa
- 22. McDonald's Tokoroa
- 23. KFC
- 24. Pizza Hut Tokoroa
- 25. East West

SUPERMARKETS / RETAIL

- 26. New World Tokoroa
- 27. High Way Dairy
- 28. Tokoroa Fruit & Vege
- 29. The Warehouse Tokoroa
- 30. Bunnings Warehouse Tokoroa

SERVICES

- 31. Gull Tokoroa
- 32. Mobil Tokoroa
- 33. South Waikato Vet Services Ltd
- 34. South Waikato District Libraries

- 35. Absolute Dental Limited - Tokoroa
- 36. Busfield Dental Care
- 37. Tokoroa Police Station
- 38. South Waikato District Council

HEALTH / EMERGENCY SERVICES

- 39. TOKOROA DOCTORS
- 40. Tokoroa Ambulance Station
- 41. Tokoroa Fire Station
- 42. Unichem Tokoroa Pharmacy
- 43. Tokoroa Hospital
- 44. Bay Audiology Tokoroa

ENTERTAINMENT

- 45. South Waikato Indoor Pools
- 46. Tokoroa Little Theatre

 = TE KOHA DEVELOPMENT LOCATION



# The site

## Landscape and Future Management

Te Koha is consistent with Te Rautaki Taiao (our Environment Management Plan) addressing the natural and physical resources of significance to our iwi. This project will enable Raukawa whānau to reconnect with the whenua, and through site storytelling with local artists, will explain to the wider community the values and stories of Raukawa. Locations within the site have been identified for pou and signage, as well as detailing on the raised crossings at each entrance and the two pedestrian crossings on the internal road. 51 street trees are included in the landscaping plan (3 species, when mature 8 – 12m high) on the street edges, plus dense native plantings on the fenced stormwater attenuation garden in the North Western corner of the site. Full site landscaping plans for the site are available in our Information pack.

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.



## Homes

40 high-quality two, three; and three-bedroom plus office homes are being built by Raukawa. These 40 homes will be managed by Ka Uruora, a specialist iwi housing partner, supporting whānau on the path towards home ownership:

All homes 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. The design and landscaping plans for each of these homes are available on our website, and comply with the same Design Guide as the 16 fully-serviced sections.



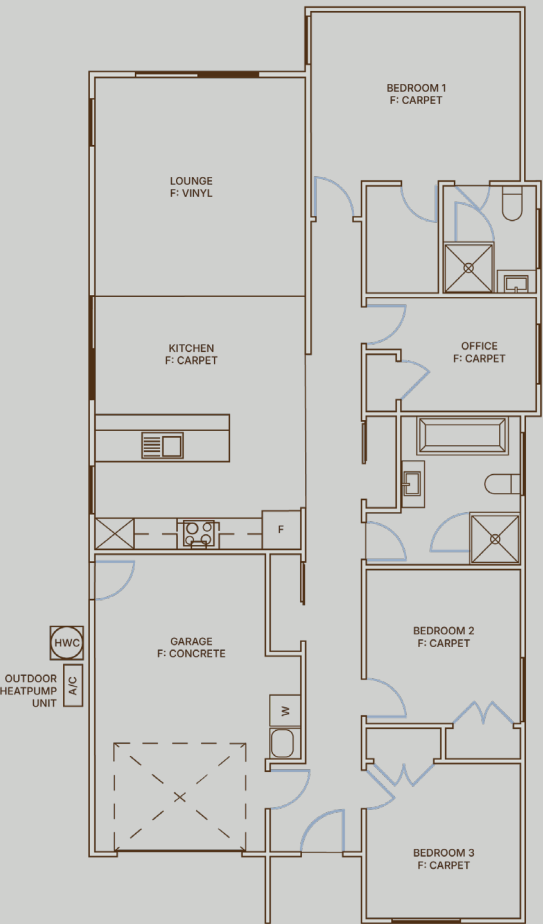
## Sections

Sixteen fully-serviced sections are available to build on, and these will be released to Raukawa whānau first as a preference. The sections are sized 437m2 – 575m2, and each is delivered as a fully earthworked lot at the approved Resource Consent level, with power, data, and water services provided to the boundary and a formed vehicle crossing.

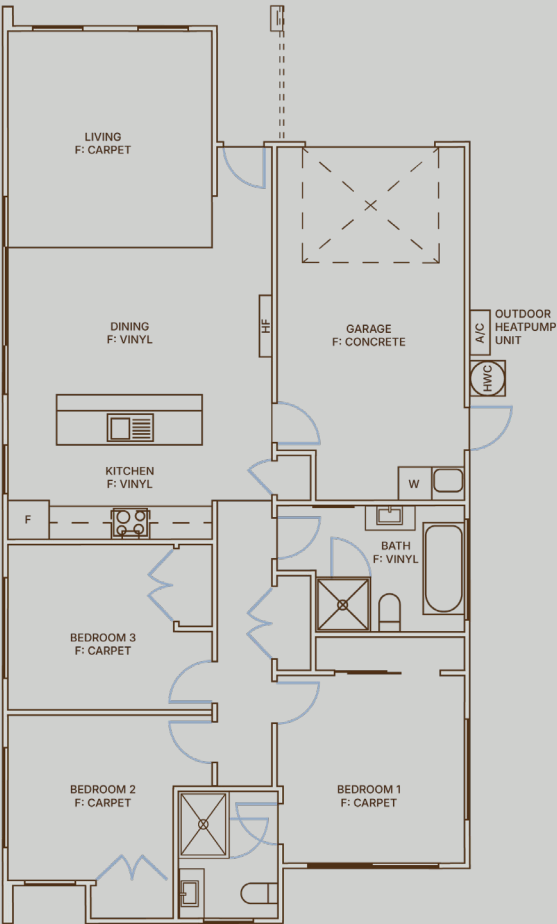
A strict Design Guide applies to all homes built at Te Koha, including those built by the developer. When you build at Te Koha, you are welcome to use your preferred build partner, but are required to submit documentation under the Design Guide at two stages, both prior to applying to South Waikato District Council for a Building Consent. 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.

# Floor Plans

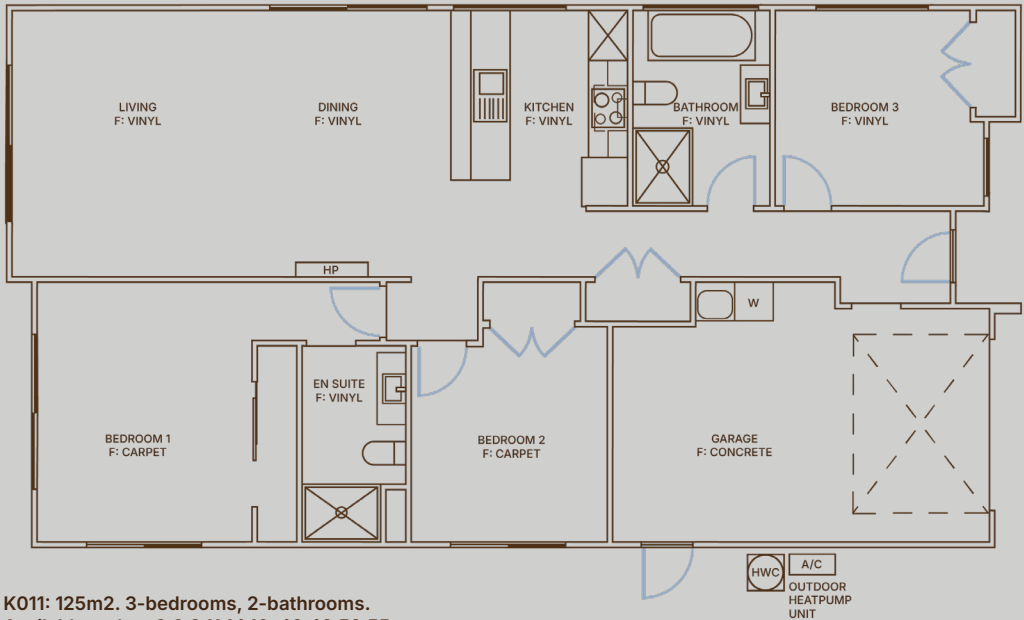
Prime Designs have created smart floor plans for easy modern living, with eight layout options for the 3-bedroom homes, and one floor-plan available for the 2-bedroom homes. Each layout includes open-plan living, maximum natural light, excellent connection to the garden, and an internal access garage for convenience. Your floor plan options are summarised below:



K01: 126m2. 3-bedrooms + office, 2-bathrooms. Available on lots 7,10,21,50.

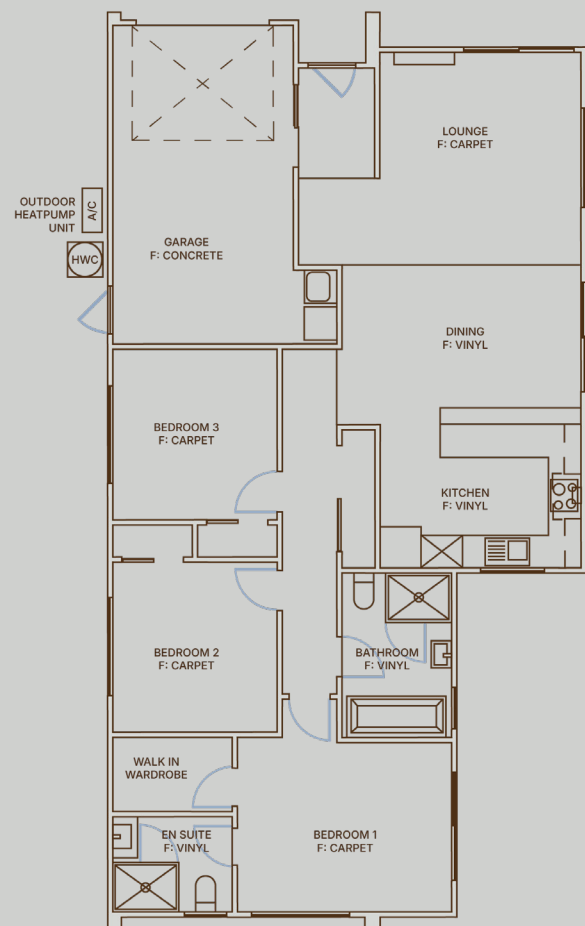


K01A: 123m2. 3-bedrooms, 2-bathrooms. Available on lots 4,20,32,44 & 48.

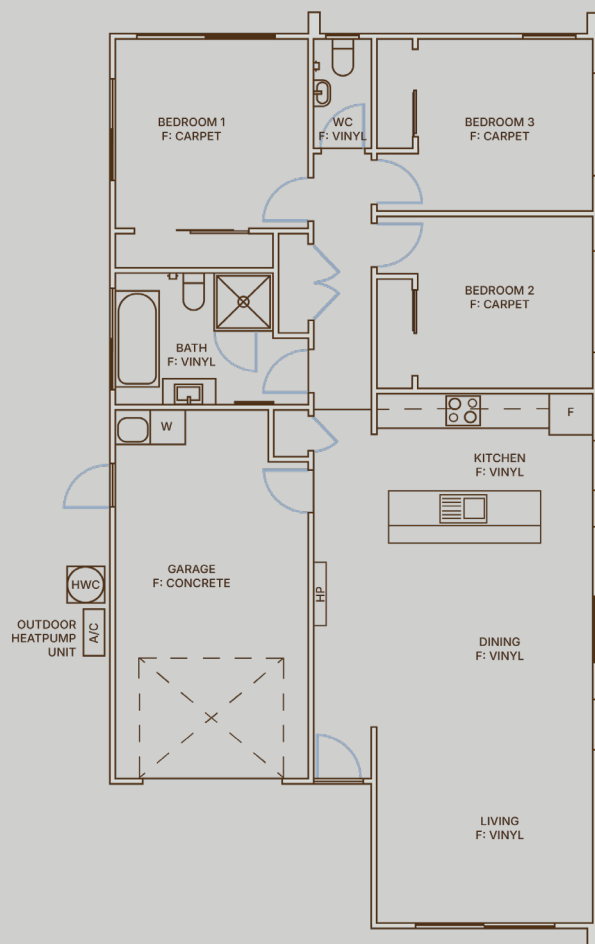


K011: 125m2. 3-bedrooms, 2-bathrooms. Available on lots 2,6,9,11,14,16, 40,49,52,55

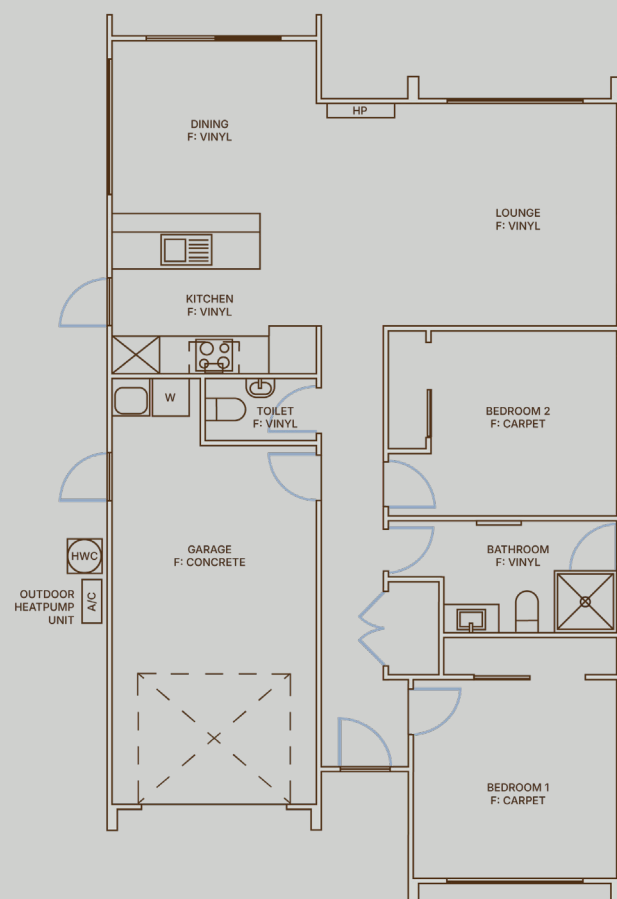




**K03.2: 125m2. 3-bedrooms, 2-bathrooms.**  
Available on lots 33,43,47.

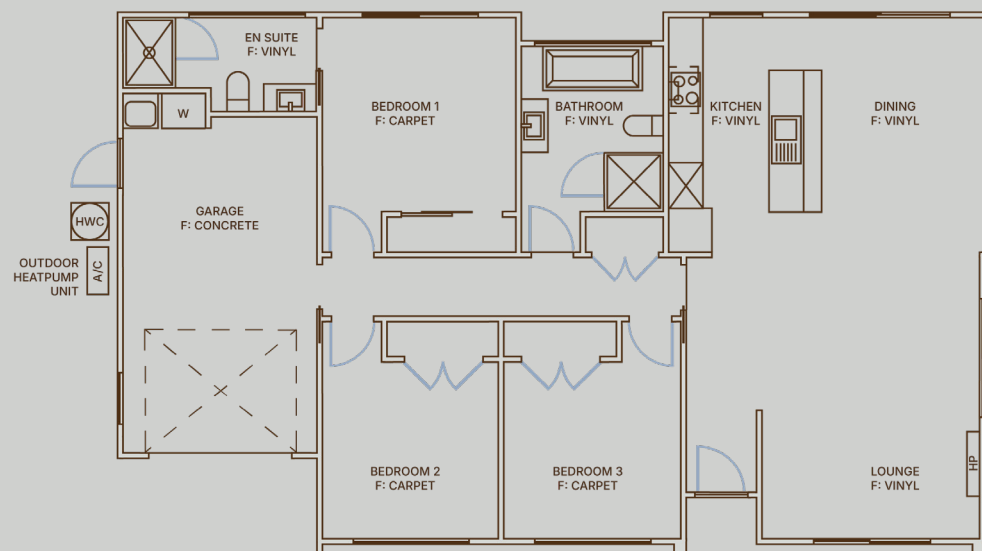
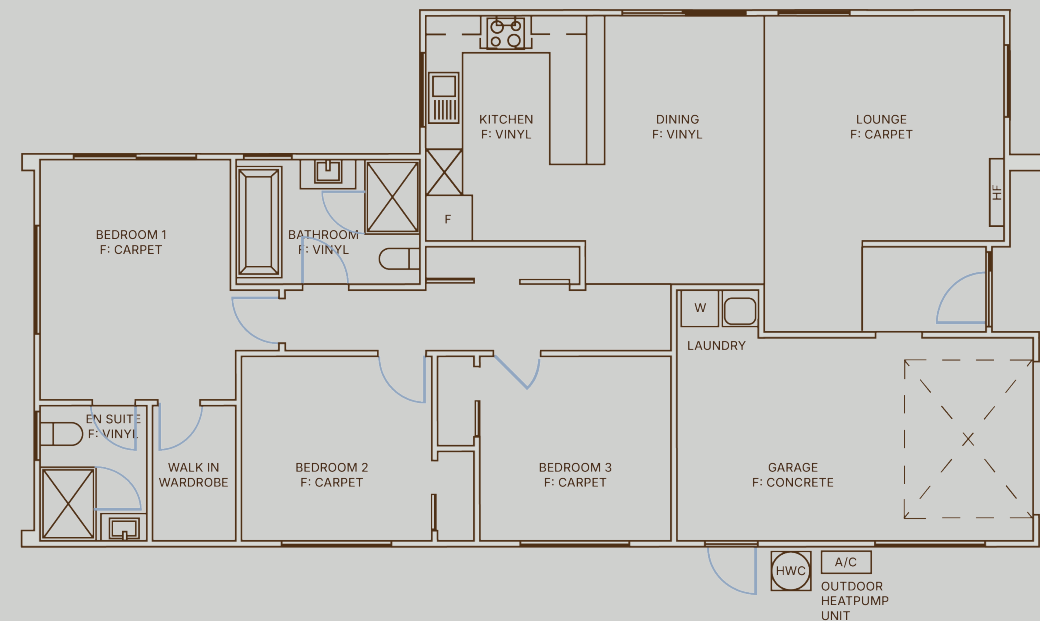


**K01B: 123m2. 3-bedrooms, 1 bathroom + extra toilet.**  
Available on lots 5,31,35,42,45.

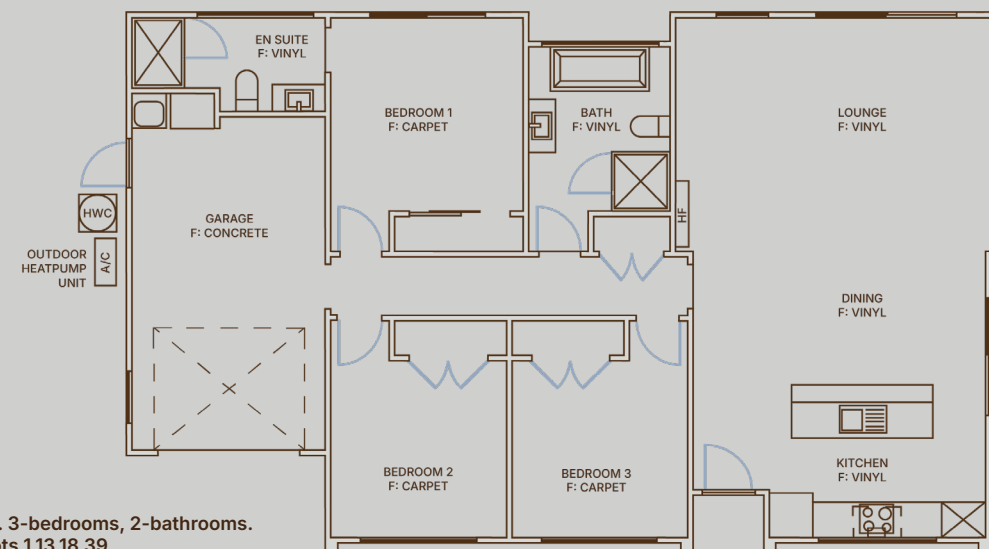


**2-bedroom floor plan: K08: 104m2.**  
2-bedrooms, 1 bathroom + extra toilet.  
Available on lots 12,19,51,54 and 56.

**K03.1:125m2. 3 bedrooms,  
2-bathrooms. Available on  
lots 15,17,38.**



**K05.1B:127m2. 3-bedrooms,  
2-bathrooms. Available on lot 37.**



**K05.1A:127m2. 3-bedrooms, 2-bathrooms.**  
Available on lots 1,13,18,39.





## Information Pack & Contacts.

Get the full information pack (for both homes and sections) via our website.

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PROUDLY DEVELOPED BY



IN PARTNERSHIP WITH



STRATEGIC PARTNER



SECTIONS REPRESENTED BY



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