

**Come with us on the journey...**



*Te Mauri o Te Awa, Karanga Ra*





*“The vision of Te Awa Lakes is to create a destination for the region and a new way of living. It will transform land on the gateway to the city into Waikato’s first mixed use master-planned community providing a range of housing. All residents will be able to share amenities including a village centre, river and lake access together with a recreational precinct. It’s a very exciting development.”*

**Mayor Paula Southgate,  
Hamilton City Council**

*“Te Awa Lakes will transform the Horotiu area into a vibrant and attractive place for people to live, work and play. Te Awa Lakes has been carefully considered with connectivity to employment, education, multi-modal transport options, and supports an integrated community providing a home for people in all stages of life. Te Awa Lakes is also encouraging a recreational precinct for the area that will lead and encourage opportunities for river and cultural tourism.”*

**Mayor Allan Sanson,  
Waikato District Council**

*“Te Awa Lakes is about city, regional and national potential - it will be the platform for mana whenua to tell their historical success stories which speak of relationships with te awa o Waikato (Waikato River) and the multiple enterprises which were the foundation for a rich and vibrant people.*

*Whaia te iti kahurangi, ki te tuohu koe me maunga teitei.*

*Pursue that which is precious and do not be deterred by anything less than a lofty mountain.*

*Te Awa Lakes will be the foundation for a rich and vibrant future for all people who live, work, play and travel through Kirikiriroa Hamilton.”*

**Carolyn Hopa,  
Tangata Whenua Working Group**



## Why this booklet?

*Te Awa Lakes is now a living entity.  
The masterplan is completed, the land parcels  
decided, and the initial offerings taken up.*

As a multi-dimensional project incorporating residential, retail, office space and other commercial opportunities, with the possible further inclusion of tourism activity, it will interest organisations and individuals across many different business sectors.

This booklet serves as a general introduction for anyone wanting to learn more about and assess the hundreds of opportunities Te Awa Lakes will offer over the next decade.



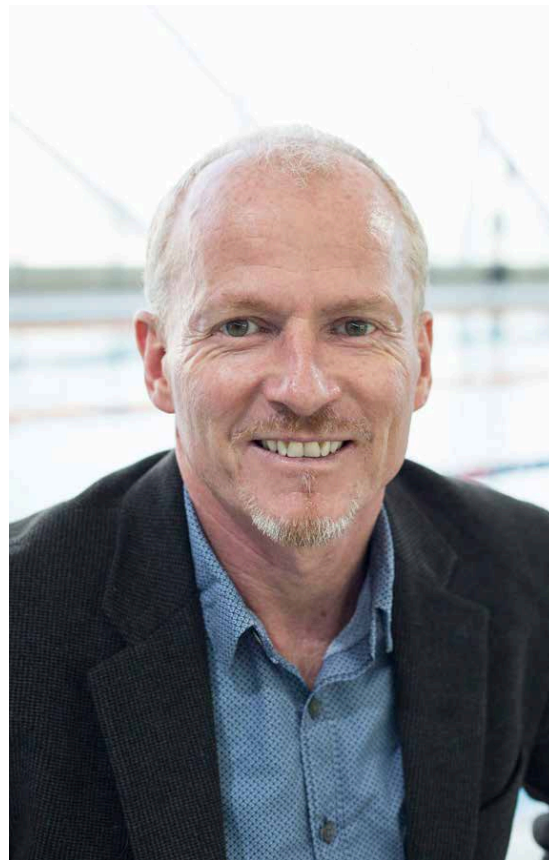
Here you will find an outline of the overarching vision, what will unfold over time, and how far we have progressed already. You will also be introduced to current opportunities, what is coming next and the project timeline.

This singular undertaking will be steered by Te Awa Lakes Management Services on behalf of the owners.

The project is now gathering pace with the first residential and commercial superlots already purchased. More entities become invested every day.

We hope this booklet will deepen your understanding and whet your appetite. We believe Te Awa Lakes is not merely a first for Waikato, but also unprecedented in New Zealand.





## A project years in the making

*Te Awa Lakes began with the vision of Simon Perry, of the Perry Group.*

Back in 2016, Simon realised that land owned by one of the Group's subsidiaries had potential far exceeding its use at the time, a sand quarry mainly supplying the civil construction sector.

Located between the village of Horotiu and the Waikato River, with Fonterra Te Rapa on its southern boundary, the 90-hectare site was nearing retirement as a working quarry. Early thinking suggested its future might be as an extension of the industrial zone developing west of Great South Road.

However, Simon Perry took a different view. He had always been acutely aware of the river frontage, and the potential for restoring areas of wetland to small 'lakes' full of fresh, clear water. To his mind, land with these attributes would be squandered if given over solely to industry. Moreover, industrial activity might not benefit the river, in fact the reverse.

Over five years, the vision for Te Awa Lakes steadily took shape. By 2021, the Perry Group had developed a masterplan for a multi-use residential, commercial and recreational neighbourhood. Earthworks are now well advanced, the first superlots are sold, and more will be offered shortly.





## The overall concept

*Bordering the Waikato River, Te Awa Lakes' 90 hectares have amazing potential to harbour, sustain and enrich human life. By any measure there is nothing quite like this site in the Waikato. It is a one-off.*

Providing more than 2,500 homes over the next six years is just the beginning.

Te Awa Lakes Village Centre will include a medium-size supermarket, retail outlets, food and beverage venues, and commercial space for service providers of many kinds. With more than 5,000 jobs on the doorstep, Te Awa Lakes will take care of its residents in a way no subdivision does. However, the uniqueness does not end there.

### THE WATER FACTOR

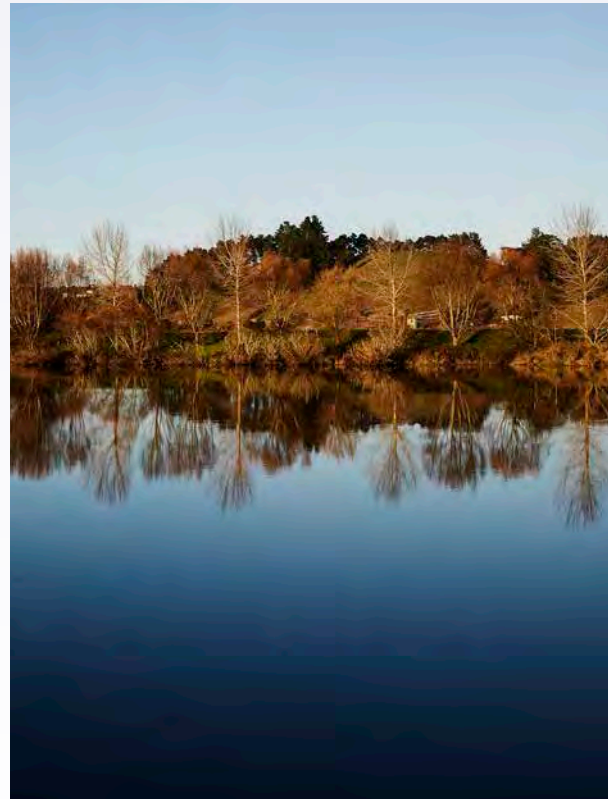
Fifteen hundred metres of river frontage and two lakes make Te Awa Lakes the most compelling development in the region for many years.

Water has an appeal few people can resist, not only because there are great things you can do in it, on it and around it, but also because it lifts the spirits while it calms the soul. Water brings joy.

Te Awa Lakes will make the most of this gift. Houses will border and overlook the river and the lakes. There will be common space owned by the Residents Society where people can connect with and pursue water-based activities, or simply enjoy the tranquil mood provided by rivers and lakes.







**INCREASING THE MANA OF THE RIVER**

The Waikato River is the life blood of the Waikato region. Te Awa Lakes would not be what it is without this gift, which includes the river frontage and the access to more distant reaches of the river along the Te Awa River Ride.

Honouring this debt is important. Te Awa Lakes must stand as a new landmark on the river. It must create great river-based experiences for people. The development should make residents feel proud of where they live, and local people grateful for its proximity.

In fact, the more people want to live, work and play at Te Awa Lakes, the greater the mana of the Waikato River.

Our gratitude to the river does not end there. We must ensure all our interactions sustain it. That is why a series of landscaped rain gardens feeding the interior lakes will clean and purify run-off before discharge into the river. The cleaner the water that flows into the river, the healthier it will be.

**POTENTIAL FOR A UNIQUE RECREATIONAL PRECINCT**

The masterplan for Te Awa Lakes has provision for a recreational precinct on the southern boundary. The river frontage would be made available to hospitality and tourism operators, while further opportunities lie in the set-back land. Among these, a hotel and gallery spaces that can showcase the history and culture of the Waikato River.



**TRANSPORT HUB**

Te Awa Lakes is located just 15 minutes' drive north of Hamilton CBD at the point where Te Rapa Road meets State Highway One. This provides two quick access-ways to the CBD (and places further south), along with immediate access to the route north on State Highway One, and to the west by way of Te Kowhai.



With more than 5,000 people working within three kilometres and up to 6,000 residents choosing to live at Te Awa Lakes, there is potential to develop a significant transport hub. This would take people to and from the CBD and The Base, as well as north to Ngaruawahia and Huntly.

Transport services would be complemented by the cycle trail running past the end of Hutchinson Road. Commercial interests are already looking at a possible water taxi service to the CBD.



**HOROTIU AND BEYOND**

More than 5,000 people coming into this area will provide impetus to the regeneration of Horotiu, including the expansion of the established primary school. Te Awa Lakes will provide labour and services to Northgate, along with shopping opportunities for people who work there. The same for Fonterra. Five kilometres down the road, The Base will see a dramatic rise in visitors and customers.

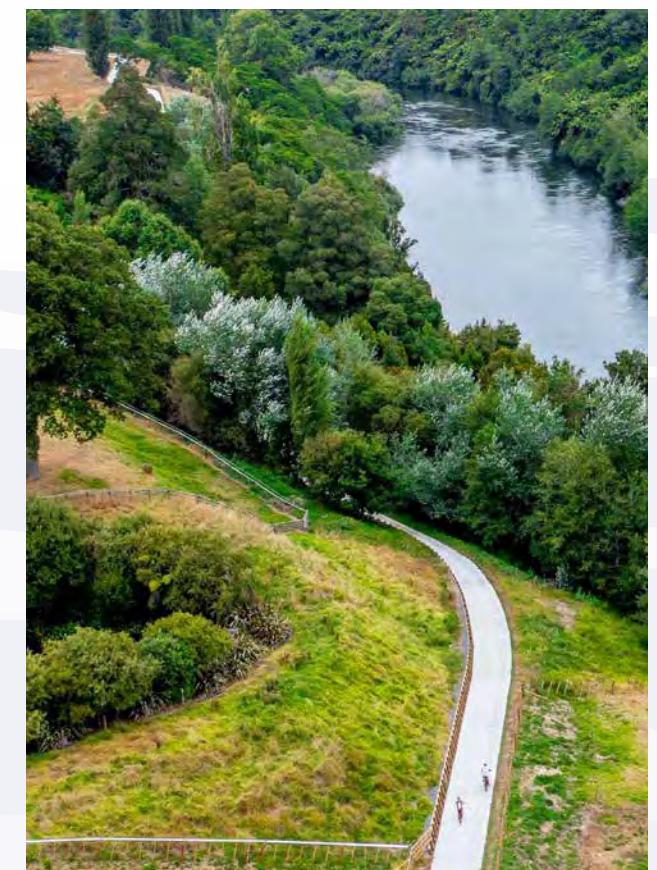
The Te Awa River Ride, nearby golf courses and other recreation clubs are well placed to enjoy further interest and recruit new members. The Perry Group is also looking at the possibility of opening up new outdoor recreational amenities on a large parcel of land bordering the river north of Horotiu.



**SUSTAINABILITY**

Te Awa Lakes must sustain more than the health of the river. It must also serve the needs and aspirations of the community, through building 6 Homestar homes that will endure for many lifetimes, the use of solar power, and promoting transport services that do not rely on fossil fuels. Water management right across the development will be critical.

More detail on sustainability at Te Awa Lakes is provided later in this booklet.





## Our stakeholders

### TANGATA WHENUA WORKING GROUP

The Perry Group is partnering with tangata whenua to create a shared vision for this outstanding riverfront site, and to bring this vision to life.

The Tangata Whenua Working Group represent five hapū. As kaitiaki they have a responsibility to ensure the resources of the region are protected and managed for future generations.

Their shared desire to improve the water quality of the Waikato River has guided much of the collaboration. This reflects their role as protectors of the waterway that is the lifeblood of the region.



For centuries, the Waikato River has provided physical and spiritual sustenance to Maori. The spirits of ancestors are said to mingle with its waters, which have been used in ritual. Orators address the river as having a life force of its own. It has been a rich source of food, including eels, mullet, smelt and whitebait, and plants like watercress. Until the 20th century the river was an important trading route, with waka seen along its length.

The Tangata Whenua Working Group has overseen the design and review of environmental initiatives and will be part of the delivery and ongoing surveillance. The Group also has a remit to introduce proven iwi businesses to the project, with a view to helping those businesses grow and prosper through mutually beneficial commercial partnerships.

### HAMILTON CITY COUNCIL

Te Awa Lakes sits at the most northerly point of Hamilton City. It will become the gateway to the city for those arriving from Ngaruawahia or further north. Hamilton City Council has been a longstanding stakeholder, approving the site for residential use in 2020.

### WAIKATO DISTRICT COUNCIL

An immediate neighbour to the north, west and east, Waikato District Council has a major role in developing the Waikato Economic Corridor, to which Te Awa Lakes will make a significant contribution.

### WAIKATO REGIONAL COUNCIL

This regional entity works with communities, iwi and industry to manage Waikato's natural resources, enabling a strong economy and a high quality of life for all.

Their activities help look after our region's water, soil and air quality. The development of Te Awa Lakes will be a headline project for how to restore land to health and help it sustain a prosperous and vibrant community.

### WAKA KOTAHI

State Highway One bisects Te Awa Lakes, with more than 15 hectares of the development sited west of the motorway. Te Awa Lakes will represent a major transition point for south bound motorists, signalling they are entering Hamilton. Te Awa Lakes wishes to contribute to the sense of arrival and is working with Waka Kotahi to achieve this aim.

### WAIKATO RIVER AUTHORITY

We are working with the Waikato River Authority, whose primary role is to oversee the restoration of the river to full health. This body has responsibility for the entire length of the river, taking a holistic, integrated and co-ordinated approach to rehabilitation and protection measures.

### BRIAN PERRY CHARITABLE TRUST

For more than 40 years, the Brian Perry Charitable Trust has proudly supported communities in Waikato and New Zealand. The Trust also initiates projects, partnering with Perry businesses on ventures that have significant community benefits. Te Awa Lakes is the Trust's largest scale initiative to date.

### THE TE AWA RIVER RIDE CYCLEWAY

The Te Awa River Ride is one of most accessible and scenic cycling and walking trails in New Zealand. It is the longest concrete path in the country, winding its way for 65 kilometres from Ngaruawahia to Lake Karapiro.

Te Awa Lakes will have direct access to the ride, its route nestling below the homes that have river frontage. This will provide riding, running, walking, dog exercising and other wellbeing opportunities for Te Awa Lakes residents.

### HOROTIU BUSINESSES

Seventy businesses operate in the Horotiu area. Many will provide services and materials during the construction phase of Te Awa Lakes.

### HOROTIU SCHOOL

Horotiu School currently has a roll of around 240 pupils. This will greatly increase as families come to live at Te Awa Lakes. The developers are exploring ways to help the school accommodate this growth, including purchasing land for additional classrooms and play areas.



## The site

*The 90-hectare development site was purchased by Perry Aggregate Ltd in 1990, when it was an avocado orchard. Immediately it was converted into a sand quarry that operated for the next 20 years.*

In 2009, the holding was zoned as industrial land by Hamilton City Council. Around this time a narrow corridor was sold to Waka Kotahi for the Waikato Expressway, which now divides the site. The land was re-zoned to residential in 2020, when the Te Awa Lakes project assumed its current form.

Two lakes will be a signature of the development; these will be formed and landscaped to offer significant stretches of frontage for residential dwellings. Shared recreational spaces will also have frontage, providing access for all residents.

Currently, a BP Station and several retail outlets can be found at the corner of Hutchinson Road and Te Rapa Road. Hutchinson Road is the only sealed road on the development site at present. This will be extended, and 36 new roads developed, the first being the spine road that is the main artery for the first ten stages.

### MANGAHARAKEKE PA

A close neighbour to the south is Mangaharakeke Pa, one of the largest Pa built along the Waikato River. It stands on the historic boundary between the lands of Ngati Wairere and Ngati Mahuta.

The Pa is named Mangaharakeke after the native flax that grew in the gullies bordering the river.

Following raids by Ngapuhi warriors in the 1820s, the area was slowly resettled by Ngati Koura. They restored the Pa, which had been destroyed by the invaders, and it remains an important landmark on the river.

Today the Pa is a popular spot to pause briefly on the Te Awa River Ride.







# Masterplan



## Masterplan overview

*Te Awa Lakes will be a first for the Waikato region. It may also be the most ambitious single development undertaken to date in New Zealand.*

*Not only will Te Awa Lakes act as a gateway to Hamilton, but also it will offer a mix of high-quality medium-density residential housing, river transport links, food and beverage venues and has provision for a recreation precinct with an indoor/outdoor adventure park. The project takes full advantage of its riverside setting, to which it adds the further appeal of two water-contact quality lakes.*

The masterplan seamlessly integrates various housing types into the development. Te Awa Lakes will be 'tenure-blind', with superior design and build being the hallmarks of all homes, regardless of typology or price point.

**Phase One** is primarily residential, with many homes overlooking the lakes or Waikato River. The Village Centre, about to start construction, is a crucial element of this phase.

**Phase Two**, located to the west of the Waikato Expressway, provides for more residential, with the potential for a retirement village, aged care and educational facilities.

**Phase Three**, sited to the south of Hutchinson Road, offers the opportunity to develop an indoor/outdoor adventure precinct, which could be complemented with commercial, hospitality, food and beverage and cultural facilities. This would become a recreation destination not just for locals, but also for out-of-town and international visitors.

Further amenity is likely to include a hotel, business park and transport hub.







## Masterplan design principles

*While Te Awa Lakes will showcase a diversity of architectural solutions, there are specific guidelines to promote a rural-influenced aesthetic that contributes to the wider character of the development.*

### THE GUIDING PRINCIPLES ARE:

Simple and clean lines, with a high level of continuity in the design of buildings without being repetitive. Gable roofs and pavilion-like forms are examples of this.

Materials will come from a considered palette that is harmonious and aesthetically pleasing. These will be functionally durable, with detailing used to avoid repetition and provide interest.

The rural character of the Waikato region will be further reflected in the choice of locally sourced materials.

Sustainability and the environment will be fully considered. Building placement and orientation for solar gain, use of solar power, 6 Homestar-rated homes, an abundance of green planting, and strict water management will all contribute.





## Masterplan Phase One

*The first phase of Te Awa Lakes borders Hutchinson Road, Te Rapa Road, the Waikato Expressway and the Waikato River. This phase will comprise ten stages, of which one has already been sold.*

Phase One contains Te Awa Lakes' Village Centre/business precinct. Situated close to the BP Station and current retail at the corner of Te Rapa and Hutchinson Roads, the precinct will feature four buildings with services, retail, hospitality and food outlets on the ground level.

Several more commercial buildings will be built in Phase One, on the northern side of Hutchinson Road. These are currently in the design phase.

The remainder of Phase One will comprise a range of housing typologies, from medium to high density. The majority will be terrace houses, with walk-up apartments near the Village Centre, and standalone dwellings on larger lots on the riverfront. Thirty-six roads with set-back footpaths are planned, providing easy access and connection for motor vehicles, cyclists and pedestrians.

Phase One will feature two lakes, one running almost the entire length of this phase of the development. Parks, wetlands and walkways will complement the lakes and provide open space amenity.

Foster Develop will break ground on the Village Centre later this year, while G.J. Gardner Homes will start on construction of 79 terrace homes and walk-up apartments.





# Phase One staging

Te Awa Lakes Phase One comprises ten stages in total.

Note - all timings are indicative only.

- S1** Stage 1
- S2** Stage 2
- S3** Stage 3
- S4** Stage 4
- S5** Stage 5 (The Lake)
- S6** Stage 6
- S7** Stage 7
- S8** Stage 8
- S9** Stage 9
- S10** Stage 10

- 2022-2024 (selling now)**
- S1** Stage 1
  - S2** Stage 2
  - S3** Stage 3
  - S7** Stage 7

- 2026-2027**
- S8** Stage 8
  - S9** Stage 9

- 2028-2029**
- S10** Stage 10

- 2024-2025**
- S4** Stage 4
  - S5** Stage 5 (The Lake)
  - S6** Stage 6



- PHASE 1** 2022-2029
- PHASE 2** 2024-2027
- PHASE 3** 2024-2031

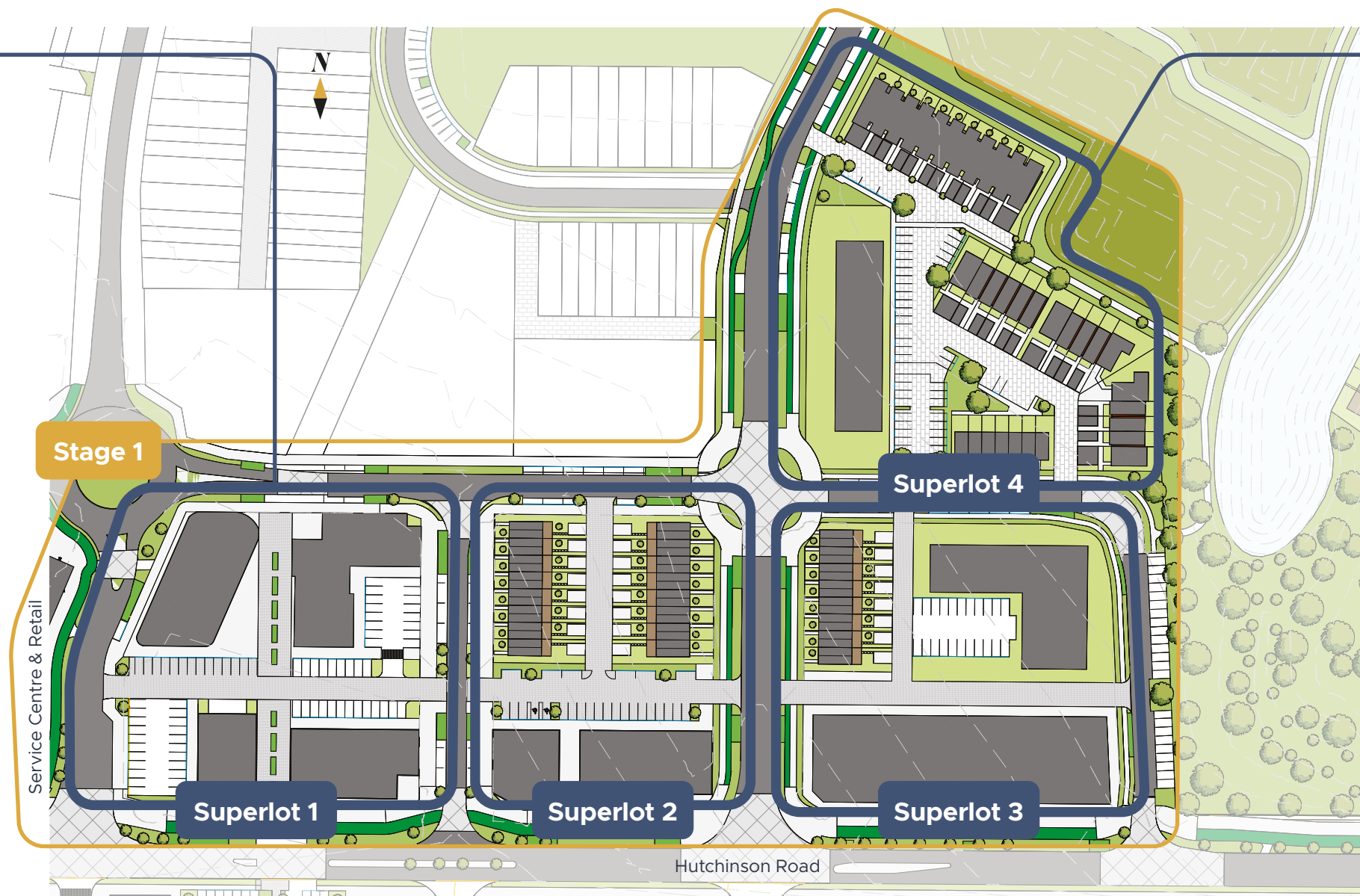


# Stage One superlots 1-4

## BUSINESS OPPORTUNITIES THE VILLAGE CENTRE

Retail and services businesses are encouraged to look at the wide variety of lease options that are being developed right now. These include large-scale food and beverage venues, smaller 'grab and go' food outlets, medical practices, a pharmacy, and professional offices, e.g., insurance agents, real estate agencies, accountants. Gyms, physio's, and other fitness and wellbeing providers should also assess what is on offer.

With 5,000 to 6,000 residents on the doorstep, to say nothing of those working nearby, there will be a ready market for complementary businesses in a well-promoted Village Centre.



## RESIDENTIAL PROGRAMME SUPERLOT 4

First cab off the rank will be 79 terrace homes and apartments spread across six buildings. Apartments range from one to three bedrooms, while the brick-clad terrace homes accommodate two bedrooms, three bedrooms or four bedrooms. The larger terrace homes will have separate garages, some of which will have studios above. The dwellings are supported by carparks found in the lanes that separate the buildings.

Rain gardens will be a distinctive feature, ensuring only clean, clear water enters the long finger lake over which most of the terrace homes have a view.



## Looking ahead

*Te Awa Lakes is planned to have three distinct phases, with each having its own area in the 90-hectare development. The phases will eventually run concurrently, with Phase One having an earlier start date than Phase Two, which in turn starts earlier than Phase Three.*

### PHASE ONE RESIDENTIAL & COMMERCIAL 2022 – 2029

This phase will contain the majority of owner-occupied homes at Te Awa Lakes, along with the Village Centre. The latter has a planned completion date of 2025, while the residential homes will be completed in stages, with around 200 homes completed each year until 2029. These include the homes with river and lake frontage.

### PHASE TWO RESIDENTIAL 2024 – 2027

This area to the west of the Waikato Expressway is planned to accommodate a retirement village with around 280 units, and a further 225 residential dwellings. The retirement village should be completed in 2025, while the privately owned residences should be finished by 2027.

### PHASE THREE COMMERCIAL 2024 – 2031

The southernmost area of the development, Phase Three will be anchored by a planned recreational hub, along with tourism and hospitality venues on the river. A transport hub and further commercial opportunities will support these key initiatives, the latter including office space, further retail, and tourism-based businesses.





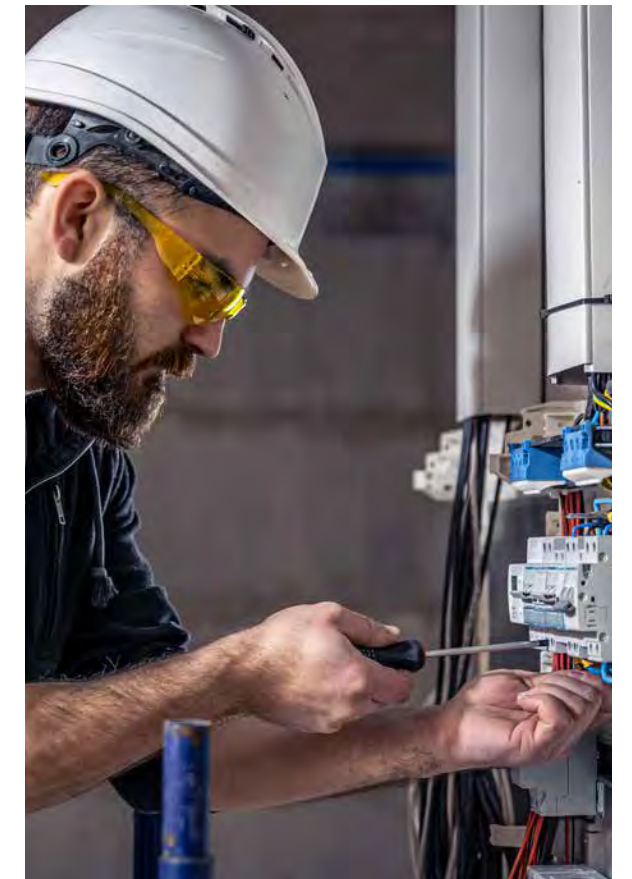
## Future opportunities

*Te Awa Lakes Village Centre offers a host of business opportunities, as will the recreation precinct and commercial buildings that come on stream later in the development.*

Aside from the 5,000 to 6,000 people who will eventually live at Te Awa Lakes, the Village Centre will service fast-regenerating Horotiu village along with the Northgate industrial precinct.

Te Awa Lakes welcomes enquiries from professional services, medical and health providers, destination retail, hospitality and fast-food outlets, along with tourism and recreation operators.

During the construction phase there will be demand for a wide variety of trades, who may wish to set up longer-term, permanent offices in Te Awa Lakes.





## Must see, must do...

*Te Awa Lakes will be so much more than the northern gateway to Hamilton.*

It has the potential to be the departure point for tourists, holiday makers and thrill seekers heading to Waikato's most popular destinations.

By developing an indoor/outdoor recreation precinct, with accommodation, Te Awa Lakes will rapidly establish itself on Waikato's 'must see, must do' map.



**Hampton Downs**  
200,000+ visitors per annum  
29 mins



**Auckland**  
3,500,000+ visitors per annum  
1 hour and 18 mins



**Coromandel**  
1,000,000+ visitors per annum  
2 hours and 12 mins



**Tauranga**  
1,000,000+ visitors per annum  
1 hour and 29 mins



**Hobbiton**  
640,000+ visitors per annum  
54 mins



**Hamilton CBD**  
6,000,000+ visitors per annum  
15 mins



**Raglan**  
500,000+ visitors per annum  
35 mins



**Waitomo**  
400,000+ visitors per annum  
1 hour and 2 mins



**Rotorua & Taupo**  
3,500,000+ visitors per annum  
1 hour and 39 mins



## The people factor

### RESIDENTIAL

By 2030 Te Awa Lakes will be home to up to 6,000 people. Our closest neighbours, Horotiu and Te Rapa North, have 800 residents at present. This number will only increase as Te Awa Lakes develops.

Elsewhere, 4,900 dwellings housing more than 15,000 people can be found currently in the neighbouring townships of Huntly, Ngaruawahia, Te Kowhai, Rotokauri, Flagstaff and Rototuna. This number is projected to grow significantly in the coming decade.

More than 2,000 homes are planned to be built in Rotokauri, along with businesses servicing their needs.

### BUSINESS

Currently more than 5,000 employees work in 74 businesses within three kilometres of Te Awa Lakes. The majority work in consumer goods, information technology and communication services. Industrials and materials also make up nearly 1,000 of this number.

The BP Station at the corner of Te Rapa and Hutchinson Roads serves 1,250 customers per day at present. Over a year this number approaches half a million.

Businesses in the area have been surveyed about what they would like to see in the commercial centre of Te Awa Lakes. Suggestions included a medical centre, banking facilities, a superette, more options for food and coffee and corporate accommodation.

### TOURISM

Every year, tourism expenditure in Waikato exceeds \$1.5 billion, with Hamilton taking around 50% of that figure. This makes the region the fifth largest earner in the country, with expenditure increasing 50% in the ten years prior to the outbreak of Covid-19.

More than half of the visitors come to see friends and family.

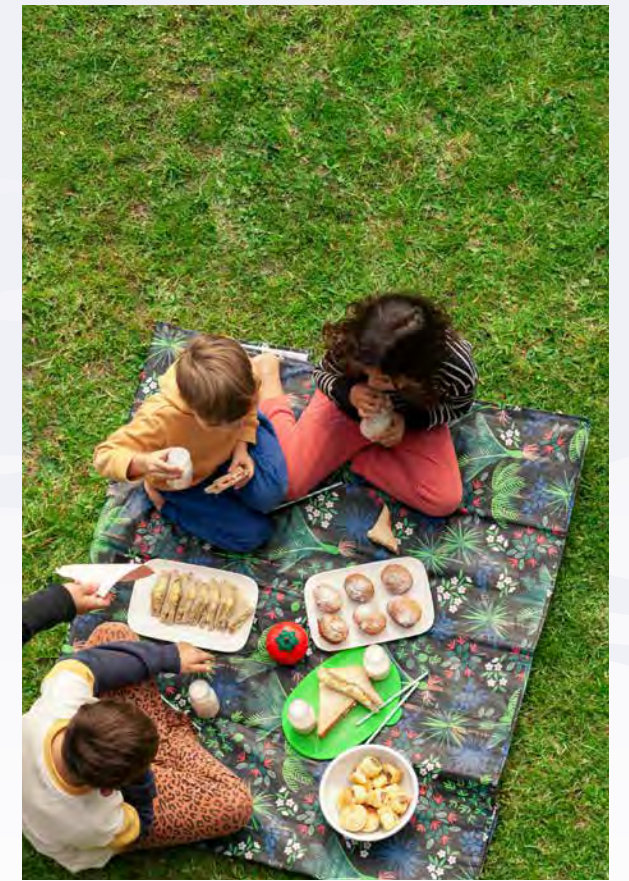
There is a widely held view that the Waikato River has untapped potential to attract visitors to our region. This is particularly true of the river north of Hamilton. Te Awa Lakes is an opportunity to unlock that potential, with a planned tourism-friendly recreation precinct that makes full use of the river frontage to the south of the development.

We will be looking for partners to help us unlock this opportunity. These will include indoor recreation and adventure operators, aquatic adventure, accommodation, cultural venues, hospitality and retail.



## Living at Te Awa Lakes

*Te Awa Lakes will be a real community, where people know each other, and want to share the good times. With the river, lakes, retail hub, waterfront hospitality, recreation precinct, cultural venues and other vibrant public spaces, every day will be a great day.*





## Getting around

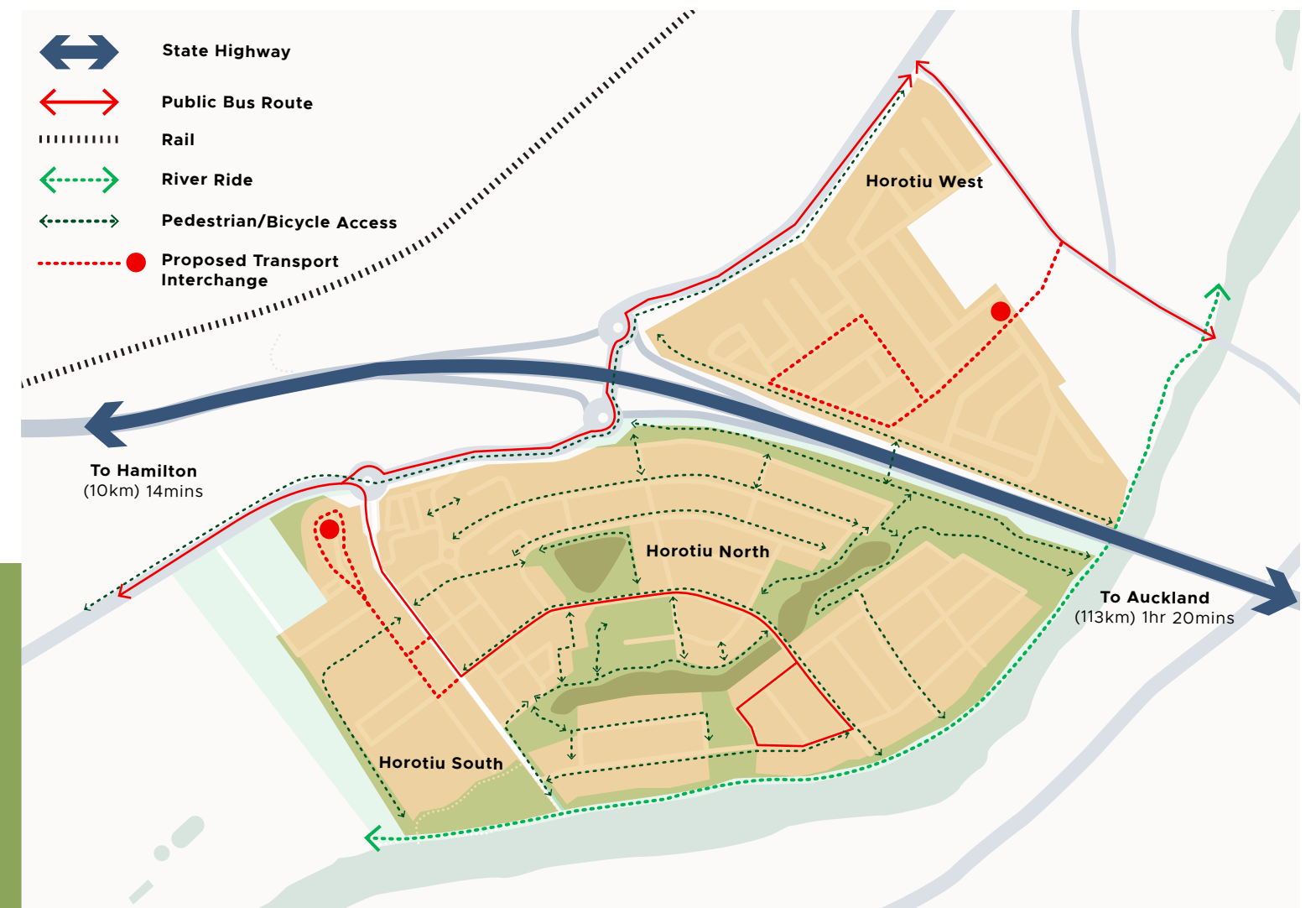
### Multi-modal options for everybody

While 36 roads will make vehicle access simple, so will all the other ways residents and visitors can move around Te Awa Lakes.

All roads have cycle lanes where e-scooters can be used to shorten journeys. Pedestrian footpaths offer safe passage for older and younger residents, with several pedestrian only walkways offering shortcuts through the development.

EV charging stations will be found in strategic locations for motor vehicles, as will stations for e-bikes. Options for pooling vehicles and short-term bike hire are being explored. So too, the introduction of a fully electric automated mini-bus service that will take you from your door to wherever you want to go in the development.

Talks with the three local councils are well advanced for the development of a full-scale transport hub for Te Awa Lakes and the local community. This would include a bus service into the city, complementing a river transport operation and the existing cycle paths.





# Horotiu and North Hamilton – so connected

*The city and regional councils share a far-reaching vision for the Te Rapa North and Horotiu area. Te Awa Lakes is an important part of their plans, with its 6,000 residents, work opportunities and recreational precinct.*

They see this area as the new northern gateway to Hamilton. Already there are 5,000 jobs within five kilometres, and this number will only increase as more and more people come to live in the area.

Horotiu will see a transformation, with its primary school being upgraded to serve a greater number of pupils. Transport links will enhance the already impressive connectivity. Horotiu village will also thrive with so many residents on its doorstep.



## THE BASE

New Zealand's largest shopping complex, The Base has outdoor and indoor malls containing around 150 retail stores, including more than 30 food outlets. Located only five kilometres from Te Awa Lakes, The Base covers everything from your weekly supermarket shop to the latest high street fashion to major appliances..



## NORTHGATE BUSINESS PARK

Located 110 kms from both Auckland and Tauranga, Northgate has excellent access to SH1 and the Main Trunk Line. Employment opportunities abound, with nearby major businesses like Fonterra, Affco, Ports of Auckland and Open Country bringing even more jobs into the district.



## HOROTIU SCHOOL

This long-established family-oriented primary school is a focal point of the local community. The current role is around 260 pupils, the majority of whom live in the village of Horotiu. It will be the zoned primary school for residents of Te Awa lakes.



## HOROTIU SERVICE CENTRE

This 24-hour BP service centre sits at the corner of Te Rapa Road and Hutchinson Road. This busy operation will be the ideal place to fill up before a road trip, and there's delicious cabinet food and coffee ready to go.



## SH1 INTERCHANGE

The recently completed State Highway One expressway to Cambridge starts only a kilometre away, giving you the quickest possible access to Southern Waikato. This road has also taken a lot of traffic from the arteries into the CBD, making commutes quicker and easier.



## TE HUIA TRAIN

Connecting the Waikato and Auckland, Te Huia is capable of carrying over 500 passengers per day, transforming the journey of those travelling between Hamilton, Huntly and Auckland. This service is shaping the future of rail public transport in the Waikato and will help reduce New Zealand's carbon footprint.



## HAKARIMATA WALK

This climb takes you to the Hakarimata summit (374 meters above sea level). Two hours there and back, there is a beautiful little waterfall towards the bottom of the climb. The Hakarimata Summit has a great view over the Waikato Basin and down to Ruapehu.



## NGARUAWAHIA AND HORSHAM DOWNS GOLF CLUBS

Within a short drive, Ngaruawahia is an 18-hole course offering golfers of all abilities an interesting and enjoyable challenge, while Horsham Downs is a nine-hole course with a country flavour. Both are relaxed and friendly, always ready to welcome visitors onto the course and into the clubhouse.



## Sustainability

*Te Awa Lakes has approached sustainability in a holistic way, to ensure the development has great social outcomes as well as great environmental outcomes.*

*The transformation of an old sand quarry full of dormant waterways into a thriving community is an exceptional outcome in itself. But there is so much more that will establish Te Awa Lakes as a benchmark for responsible, sustainable development.*

### SOCIAL OUTCOMES

The development will offer affordable, warm, dry 6 Homestar homes, across a range of typologies. The positive health impacts will be significant, particularly for children and adults with on-going medical conditions.

This typological variety will also enable lifelong tenure and result in a diverse, multi-cultural, intergenerational community. The masterplan addresses inequality, with specific options for lower income homeowners.

The shared amenity offers plenty of work and play opportunities for residents. Hamilton's wider population will also be able to access these. The proposed recreational precinct will improve health and well-being, as well as encourage families and friends to spend time together and bond.

One of Te Awa Lakes' sustainability goals is to re-invigorate the community of Horotiu. This 250-pupil primary school will see its ranks swell, grounds increase, and facilities upgraded. Te Awa Lakes Village Centre will provide locals with services not currently available in the area.

Another goal is to provide hapu with opportunities to showcase their historical narratives and taonga.

### ENVIRONMENTAL OUTCOMES

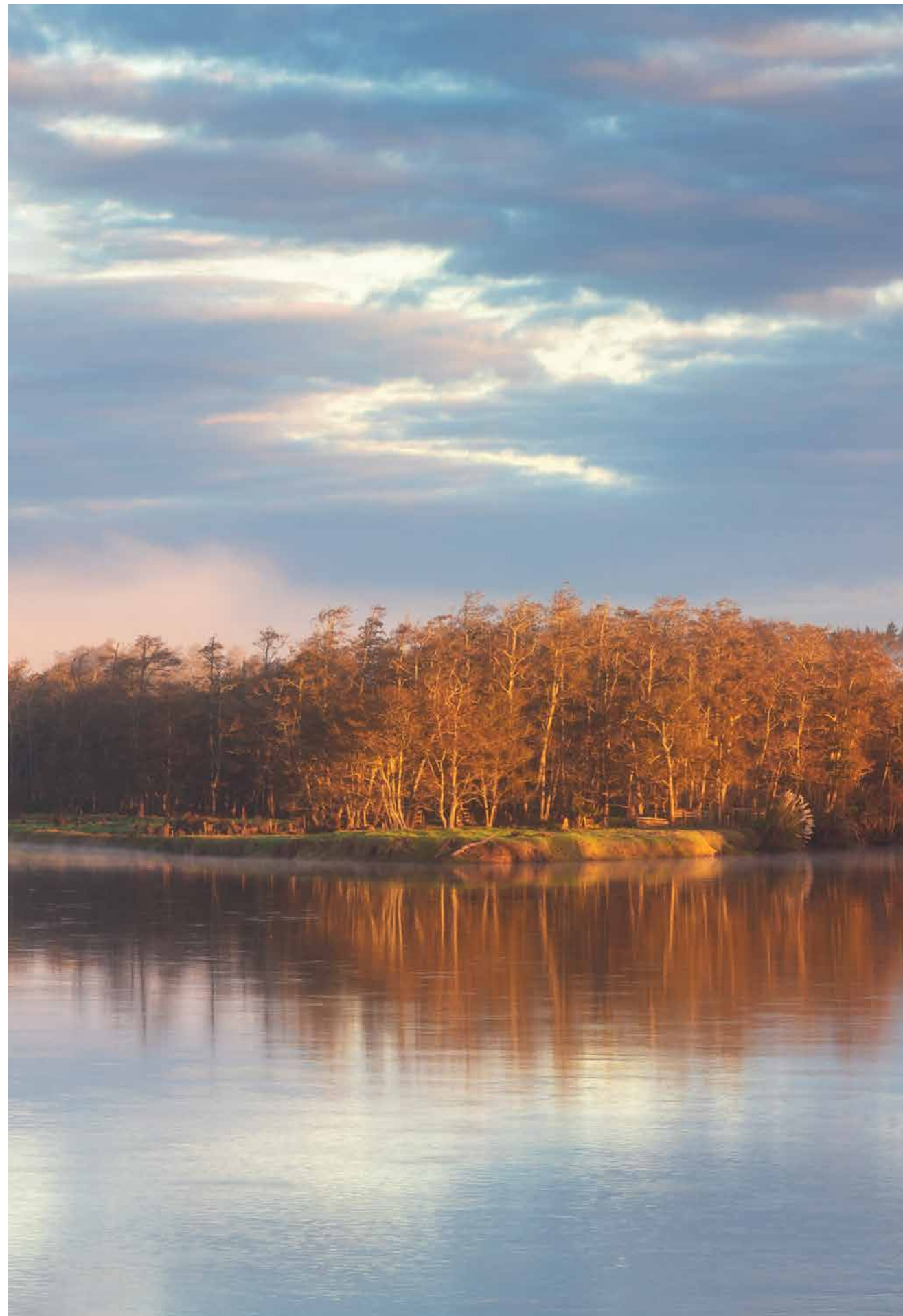
The environment is the other major pillar of sustainability. Land, water, air and climate have all been given full consideration, in partnership with our Tangata Whenua Working Group.

A key move is to improve water quality whatever its destination – the Waikato River, stormwater or wastewater. First consideration was upgrading the existing wetland areas, which will be complemented by new rain gardens. Water issuing from the lakes into the river will meet stringent standards set working with the Waikato River Authority and the TWWG. This will improve the water quality of the river, benefiting fish and tuna (eels).

Large volumes of grey water will be captured for maintaining the landscaped areas around the development.

Solar panels providing clean electricity are a priority in the design guidelines, while recycling waste to provide energy is also being explored.

Environmentally friendly transport modes will be a primary focus. Cycleways, footpaths and walking short cuts will complement the tree-lined roads servicing the development. A transport hub offering public transport options to the CBD – by road and river – is already being discussed with interested parties. The Te Awa River Ride will enable cyclists to commute without having to share the busy roads into the city. Electric charging stations will be found in strategic locations, while electric bikes and scooters will reduce reliance on cars. Vehicle pooling is another likely initiative.



## Our development partners



This large multi-national engineering consultancy has been integral to the delivery of Te Awa Lakes, providing technical capability, design expertise and engineering solutions.



Providers of geotechnical services, including site investigation, analysis and design advice for the construction and infrastructure components of Te Awa Lakes.



The urban designers for Te Awa Lakes, responsible for developing the all-important masterplan. The places where people live, work and play – and the relationship between them – are crucial for the success of the development. Working with Ignite, Te Awa Lakes will deliver a variety of successful environments that will integrate seamlessly, blending innovation with liveability, aspiration with buildability.



Te Awa Lakes Management Services (TALMS) is a partnership between PIML and PCM to provide strategic business and project direction, and project management services to deliver the Te Awa Lakes vision. Richard Coventry leads the business of Te Awa Lakes representing PIML and Lale Ieremia leads the project representing PCM.



Along with an independent ownership stake in the project by the shareholders, Schick are the lead contractor for earthworks, roading, water management, and core infrastructure during the land phases of the development.



Responsible for the traffic engineering solutions that will give people and goods access and keep them moving safely and efficiently.



*The information set out herein, including any specification, illustration, perspective or plan is indicative only and is solely for guideline purposes and subject to change. All timings are provisional. This document does not form any part of any sales agreement.*

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