



TE KATONGA NUI

Welcome Home

# Proudly introducing, Te Katonga Nui: a brand new, beautifully detailed Kāinga for whānau, in the heart of Ōkato.

Te Katonga Nui is a powerful step towards a shared vision for our people to reconnect with our whenua, restore wellbeing and create places where we can gather, live, and thrive.

Developed by Taranaki Iwi Holdings Limited, in partnership with Ngā Mahanga Hapū, the chosen name “Te Katonga Nui” symbolises a large returning movement of people, wellbeing and growth

## Welcome home

Te Katonga Nui creates spaces and places for whānau and kaumātua through the delivery of 16 quality standalone whānau homes (3 & 4-bedrooms), and 6 kaumātua units (1 & 2-bedrooms).

All are fully fenced and landscaped, with a premium fitout. Both affordable rental and progressive home ownership opportunities for whānau of Taranaki Iwi and Ngā Mahanga Hapū are being provided, through our partnership with the incredible team from Ka Uruora.

The setting has been carefully designed to foster community both within, and around – enjoying a beauty both natural and created.

Nau mai, haere mai – to Te Katonga Nui.



The neighbourhood is adjacent, and connected to the Ōkato Skatepark and playground, with your Tūpuna Maunga beyond.

# The Homes – designed & built to exacting standards.



Architecture is by Prime Designs, with exterior palettes curated by Stage Three Design. All are fully fenced with spacious backyards.

The homes are generously landscaped, with excellent connection between interior and gardens. Enjoy convenience of an internal access single garage and additional carparking.

The quality fitout includes 100% NZ Wool carpets, roller blinds, composite stone (silica safe) benchtops, and a full high efficiency Panasonic appliance package (washing machine/dryer, fridge/freezer, high wall heat-pump, oven, ceramic hob). Energy efficient, low flow plumbing, fixtures and hot water heat pumps are also incorporated.

These healthy homes are fully insulated with double glazing. House builds start in November 2025, with the first ones ready for whānau to move into from early 2026.



1, 2, 3 & 4 bedroom options are available, with open plan living, generous kitchens and excellent connection to the outdoors.



Carefully curated interior palette, with a choice of interior fixtures for the progressive home ownership homes.



All homes offer spacious open-plan living, and excellent connection to the outdoors.



Kitchens have great layouts, with a premium fit-out.

# The Master Plan

## - relax and enjoy.

Designed with community in mind, Te Katonga Nui is firmly focused on both sustainability and quality, designed to complement both its environment and community.

Cultural narrative has been woven throughout, ensuring that Te Katonga Nui will be a very special place for our whānau and Kaumātua for many generations to come.

The beautifully detailed landscape design (which includes a rejuvenated Te Mangaone Stream, with wetlands, sculpture, pathway and seating) is by the expert team at blac projects. The site is adjacent and connected to the Ōkato Skate Park and Playground, with access to Te Mangaone stream behind. Your new home enjoys a setting of both natural and created beauty: with your Tūpuna Maunga framed in the distance, the coastline within easy reach, and a quality of life that we all crave.

Located in the coastal township of Ōkato, Te Katonga Nui is located next to the Ōkato Playground and Skate Park (with frontages on SH45 and Carthew Street). Formerly home to Ōkato School, but vacant since 2004, Te Katonga Nui has been developed by Taranaki Iwi Holdings Limited Partnership (TIHLP) after purchasing the land from Crown as part of the Taranaki Iwi Deed of Settlement process. Te Katonga Nui represents a post Settlement priority for the Trust in responding to a significant need for affordable, quality homes for whānau in the New Plymouth region.



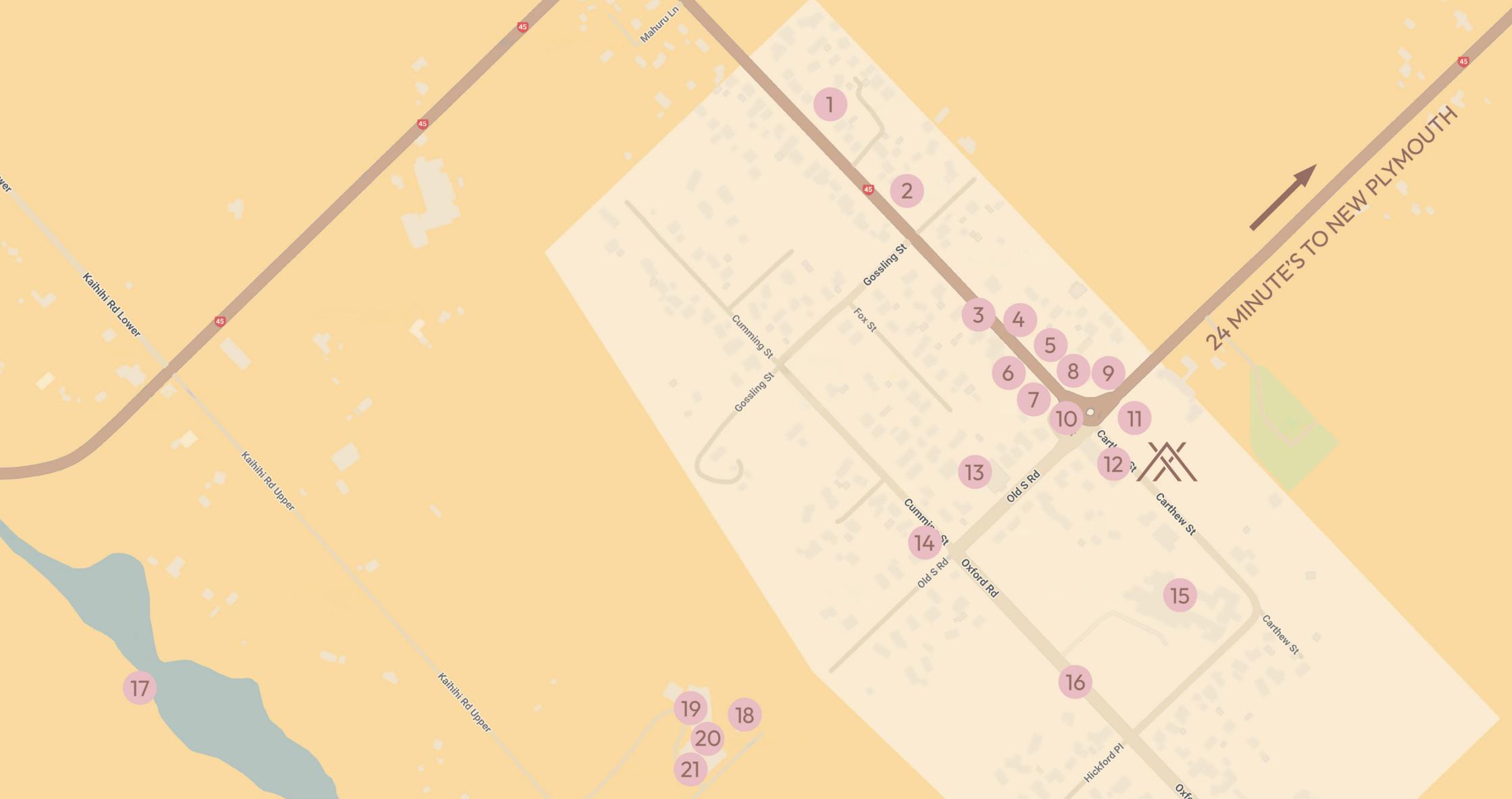
The entrance into Te Katonga Nui from Carthew Street



The project also enables a rejuvenation of Te Mangaone Stream with a weir, wetlands, sculpture, seating and pathway incorporated.

A beautifully detailed site has been created under the expert eye of blac projects, with cultural narrative detailing throughout.





- 1 Little Shed Ōkato
- 2 Ōkato Playcentre
- 3 Bus Stop
- 4 Bus Stop
- 5 Silver Snapper, Ōkato Takeaways
- 6 Ōkato Barber's
- 7 Drifters Cafe

- 8 Ōkato Beauty Room
- 9 Coastal shack
- 10 Four Square Ōkato
- 11 Ōkato Skatepark
- 12 Public toilet
- 13 The Coffee Cart Ōkato
- 14 Ōkato Veterinary Clinic

- 15 Coastal Tarandaki School
- 16 Ōkato Police Station
- 17 Hangataahua (Stony) River Walkway
- 18 Ōkato Pool
- 19 Ōkato Squash Club inc.
- 20 Ōkato Bowling Club
- 21 Ōkato Domain



Te Katonga Nui

# The Ōkato life - how community use to be!

Ōkato is just a 24-minute drive around the coast to New Plymouth on State Highway 45 (or take the South Link Coastal Bus Service, which links Ōpunake through to New Plymouth, Monday to Friday, with two return trips a day).

Ōkato is a small rural town with a big heart - where the pace is slow, but the spirit runs deep. Loved for its friendly, low-key coastal vibe, Ōkato has rugby grounds, a bowls club, squash courts, and a swimming pool as well as the playground and skate park. Coastal Taranaki School is directly opposite, and you'll be living in a tight-knit community full of character and warmth, within a wider setting of natural beauty, much loved conveniences and more than its fair share of coffee carts. Ōakura is 12 km to the north-east, and Warea is 9 km to the south-west.



Ōkato Squash Club is highly active, with awesome community spirit (and national level skills too!)



Open mid-November until around the end of March, Ōkato Pool has a 25m six lane outdoor pool and a toddlers' pool. You'll find it in Upper Kaihihi Road next to the Bowling Club & Ōkato Domain.



Ōkato Bowling Club has a great friendly atmosphere with a fully licensed clubhouse, and runs popular Friday night bowls with all welcome throughout summer (weather dependent).

Put your order in at Silver Snapper and head to the beach!



The Ōkato domain includes the local pool, squash club, bowls club, rugby fields, and a ngāhere (nature area with walking track).



Give your kids the life of the good old days, when things were simpler and the pace was slower. Know your neighbours, support local and thrive.



The Hangatahua (Stony) Walkway is a riverside walk with some stunning views of Taranaki Maunga and Pouakai Range. The walk starts at Hickford Place and crosses the Stony River Swing bridge to Ōkato Domain. Keep your eye out for good swimming holes too.

Adjacent to the Okato Skatepark and Playground, your kids (big and little) will love the space and freedom to be active and connect with their community.



All homes at Te Katonga Nui are fully fenced, with generous and fully landscaped backyards. Plenty of room for the kids to play.



Te Katonga Nui has been purposefully designed to create a vibrant neighbourhood mix of all generations. 6 dedicated 1 & 2-bedroom Kaumātua units are planned in addition to the 16 standalone whānau homes. Live the dream and get your whānau all in the same street!

Your new home enjoys a setting of beauty, both natural and built: with your Tūpuna Maunga in the distance, the coastline within easy reach, and a quality of life that we all crave.



## The team

You can be assured of quality in delivery of Te Katonga Nui. An expert team has been curated by Taranaki Iwi Holdings Limited, with extensive development and building experience, and heavy New Plymouth representation involved. The project is operating with a progressive procurement model to ensure support of our uri and Māori businesses.

## Our housing partner Ka Uruora



It's never too late to speak to Ka Uruora about the pathway into housing.

Ka Uruora is an iwi-led programme offering savings, education, and home ownership/affordable rental opportunities to help achieve financial independence and improved wellbeing for our people.

Ka Uruora will be managing all homes available in Te Katonga Nui and are here to help support your journey, wherever you are at.



## Find out more

Get the full information pack for Te Katonga Nui, and how to put your name forward for one of these fantastic homes through Ka Uruora at

**WWW.TEKATONGANUI.NZ**  
**@TEKATONGANUI**

TE KATONGA NUI  
PHOTOGRAPHY BY  
TANIA 'MIRIAMA' NIWA