

Project pātai.



1. What is happening?

1. A subdivision of land for housing:

- 22 homes will be built, made up of:
 - 16 standalone whānau homes (15 x 3-bedrooms & 1 x 4-bedroom).
 - 6 proposed attached kaumātua units (2 x blocks of 3 units, with a total of 2 x 1-bedroom units, and 4 x 2-bedroom units).

2. Additional community amenity

is also being enabled by the development:

- A constructed wetland & partial daylighting of Te Mangaone stream for wider community enjoyment, with a walkway and seating.
- A Hapū Hub: restoration of the former Ōkato School classroom into a cost-effective, community-led Hapū Hub: a safe, dry, multi-functional space for hui, wānanga, rangatahi activities and other community needs.

2. Where is the land that is being developed?

The development site is the location of the old Ōkato Primary School (next to the Ōkato Playground and Skate Park), with frontages on SH45 and Carthew Street.

3. Who is developing the land?

The developer is Taranaki Iwi Holdings Limited Partnership (TIHLP) in partnership with Ngā Mahanga hapū:

- On 5 September 2015, Taranaki Iwi and the Crown agreed a final settlement of all historical Treaty of Waitangi claims of Taranaki Iwi through the execution of a deed of settlement.
- A post-settlement governance entity (PSGE) was established: the Te Kāhui o Taranaki Trust. This Trust then formed Taranaki Iwi Holdings Limited Partnership (TIHLP) to manage commercial activities on behalf of Taranaki Iwi.
- TIHLP has involved Ngā Mahanga hapū from the very beginning, and aspires to create a development with pride, holding hapū, iwi and cultural concerns at the forefront.

4. Why is the land being developed?

The development site has been vacant since 2004. The project will deliver quality, affordable housing for whānau of Taranaki Iwi and Ngā Mahanga hapū (via Progressive Ownership or rentals – including for kaumātua), enabling whānau to reconnect with the whenua. There is a significant need for affordable, quality housing for whānau in the New Plymouth region, and delivering to that need is a post-settlement priority for the Trust.

5. How long will this project take to complete?

Civil construction pre-work activity started in April 2025, with homes programmed for completion at the end of 2026. All consents have been granted, and all works will be managed in accordance with them.

6. Has urban landscaping been incorporated?

Yes, extensively. The overall landscape design undertaken by Blac Design provides a quality landscaped streetscape that incorporates a cultural narrative and design. The landscaping enhances the new neighbourhood and the existing surrounding environment. The site design is in accordance with the New Plymouth District Council's (NPDC) District Plan, NPDC's residential, reserves and subdivision design guidance documents, and relevant NZS Standards (in particular NZS 4404:2010). Consideration has also been given to the 'Crime Prevention Through Environmental Design' and 'Safety in Design' practices. The landscape design has been guided by the New Zealand Urban Design Protocol and Brad Dobson (of Blac) using principles of best practice as a registered New Zealand Institute of Landscape Architects (NZILA) practitioner. The design also considers Taiao Taiora - Environmental Management Plan for Taranaki Iwi rohe established by TKoT.

7. Which types of homes will be built?

High quality, affordable housing for whānau of Taranaki Iwi and Ngā Mahanga hapū. Some of the 22 homes will be rented, and some will be purchased under a Progressive Home Ownership programme.

TIHLP will own the land and buildings, which will be managed and delivered through [Ka Uruora](#), a charitable trust launched in 2019 jointly by Taranaki and Te Atiawa Iwi.

Homes purchased under the Progressive Home Ownership programme will eventually have ownership of both house and land 100% with the owner.

8. Who is the wider team involved?

- Landscape Architecture: Blac Ltd
- Civil Engineering Site Works: Graham Harris Ltd
- Construction of homes: TIHLP is undergoing a tender process to appoint the main build partner(s).
- Project Management: Egmont Dixon Ltd
- Planning: LBP Ltd
- Architecture of buildings: Prime Designs Ltd
- Spatial site planning + engineering design: Envelope Ltd
- Section landscaping: HOOD.

9. Is there cultural and heritage context to the site?

To Ngā Mahanga hapū (the Taranaki hapū with mana whenua over the area), the site forms part of a wider cultural landscape which details a rich and sacred history. This includes the importance of the awa that runs through the site, and other pā and papakāinga in the immediate environment. The cultural connection that mana whenua has with the land is reflected through the development's design.

10. Will there be tikanga Māori design, cultural design & identity be incorporated?

Yes. We are incorporating cultural stories, history, and environmental education through elements such as structures, sculptures and signage (to be constructed from local materials and skills).

11. What will happen to the old school buildings?

We have worked closely with Heritage New Zealand Pouhere Taonga (HNZPT) throughout the project's planning and will continue to do so through to completion.

In agreement with HNZPT, the larger open-air classroom and school hall will be demolished to make way for the development, but the smaller classroom will be refurbished and kept onsite for reuse as a new 'Hapū Hub' (available to residents and the wider community).

12. Will these homes all have car parks?

Yes. Each standalone whānau home has a single internal access garage and a driveway. The 6 attached kaumātua units have dedicated car parks adjacent, including an accessible car park.

TE
KATONGA
NUI



13. What is the context with Ōkato Playground and Skate Park?

The development will become good neighbours with the Ōkato Playground and Skate Park.

- 4 homes in the development will share a boundary with the Ōkato Playground and Skate Park. Boundary fencing on those properties is a 1.8M visually permeable fencing. Please refer to the landscape design pack.
- In the northeastern corner of the park there will be an open section into the development, with extensive street planting, casual seating, and specimen trees before a footpath.
- The landscape plan notes a few trees on the boundary between the park and housing that will be removed to provide better access to sunlight for housing, but we are reusing mulch onsite for betterment of the awa, and other mature Kauri and Totara trees on the development site itself have been incorporated into the design.

14. What is a 'constructed wetland'?

A constructed wetland is proposed in the northeastern area of the development, to manage and improve stormwater.

We also plan to do partial stream daylighting and enhancement to address the kaupapa of Iwi and hapu: it will also provide a place to dwell around this area (accessible to the wider public).

Stream daylighting will once again help in the reconnection to the whenua. Native riparian planting will help ensure the stream remains clean, and any new water runoff from the development does not enter the stream in a toxic state. Stream edge planting will also slow the water movement, making it more accessible.

Constructed wetlands are beneficial in providing greater water quality through the removal of contaminants via biological processes. Plants are selected for their appropriateness to the place, habitat creation, and their ability to condition the water. They are positioned to create safe planted buffers around the wetland without the use of excessive fencing.

15. How will wastewater be managed?

The site does not have access to a public reticulated wastewater system, so onsite wastewater management will be provided. Each section will use onsite effluent treatment and disposal system. These disposal systems are typical in areas where public wastewater systems are not suitable or not available. Significant detailed designs have been undertaken by Civil Engineers to ensure that this solution is workable.

16. How will stormwater be managed?

The development will manage stormwater on-site through a combined stormwater reticulated system which will discharge into a combined stormwater treated wetland. The plan is for all roads and dwellings to connect to this system.

Ensuring a high-quality stormwater system aligns with Taiao, Tairora the Iwi Environmental Management Plan for the Taranaki Iwi requiring freshwater to be fishable and swimmable by 2040 and the health and well-being of the wai is protect for future generations. The proposal will reinstate fish passage in the awa through the daylighting of a portion of the stream and inserting treatment functions before stormwater enters the waterway.

17. How will drinking & firefighting water be managed?

- Water connections will be provided to all dwellings from the Council water mains in the adjacent road reserve on Carthew Street.
- The water main will be extended into the Te Katonga Nui development.
- The existing water connections to the development site will be disconnected.
- Firefighting capacity and volume will be achieved.

18. 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 requirements.

- An intersection is created with Carthew Road, with Road 1 running east into the development. This main road will be 14m wide, with a pedestrian footpath on one side and significant planting on the other. The road will be a 6m carriageway width.
- A turning head is then provided in the centre of the site with two private right-of-ways extending in opposite directions from this point. These right-of-ways are narrower (because they serve fewer homes).
- Carriageway widths are 5.5m and 3m.
- Both right-of-ways have turning heads to enable the use of rubbish trucks and manoeuvring at the end of each cul-de-sac.
- The scheme also includes a maintenance accessway to the reserve (to the east of the site).

19. What about parking / traffic management?

Each standalone home has a direct frontage to the development's internal road, with vehicle access points and parking onto each section. Additional parking is provided on some internal road reserves, and further parking on the street on Carthew and South Road is available.

20. How will you keep our kids safe through construction?

The internal roading network is considered a low-speed environment. Overall traffic engineers consider that the traffic effects are acceptable.

21. Will any opportunities be available to get involved in this project?

With the development site across the road from Coastal Taranaki School, and next door to the Ōkato Skate Park and Playground, the project team is focused on ensuring site safety with appropriate controls to manage dust and traffic generated from site activities. Site fencing will be erected around the site to mitigate public entering into the works area (which can contain hazards).

22. Who can I contact about this project?

Absolutely! You can sign up to volunteer (and learn as you go) for the native planting regeneration work on the constructed wetlands and partial daylighting of Te Mangaone Stream. You can also register your interest to be considered for trade services.

- For whānau housing: kiaora@kauruora.nz
- For project: kiaora@tekatonganui.nz or to Simon Speirs, Development Manager, Egmont Dixon. sspeirs@egmontdixon.com

TE
KATONGA
NUI



1. What are the housing opportunities?

A total of 22 whare are being created within Te Katonga Nui, in Ōkato, New Plymouth:

- 16 standalone whānau homes (15 x 3-bedrooms & 1 x 4-bedroom).
- 6 proposed attached kaumātua units (2 x blocks of 3 units, with a total of 2 x 1-bedroom units, and 4 x 2-bedroom units).

These homes can either be purchased via Progressive Ownership, or affordably rented (including for kaumātua).

2. Who is making these housing opportunities available?

- Te Katonga Nui has been developed by Taranaki Iwi Holdings Limited Partnership (TIHLP) in partnership with Ngā Mahanga hapū.
- TIHLP is in turn partnering with Ka Uruora to manage the housing opportunities within Te Katonga Nui.
- Ka Uruora is a charitable collective iwi organisation, offering tailored education and navigation support programmes. These are delivered by local iwi facilitators, with the aim of empowering and supporting whānau on their journey towards home ownership and improved financial independence and wellbeing. Ka Uruora Taranaki is an iwi-led collective including Te Kaahui o Rauru, Te Korowai o Ngaruahine Trust, Te Kahui Maru Trust, Te Rūnanga O Ngāti Mutunga, Te Kotahitanga o Te Atiawa, Taranaki Iwi and Ngāti Ruanui.

3. What is included?

Homes have either 1/2/3 or 4 bedrooms and 1-3 bathrooms. All homes have a **single garage** (with garage door opener), open plan living and kitchen. Sections are **fully fenced and already landscaped** with planting, patios, a clothesline and letterbox. We even supply the **kitchen appliances, fridge/freezer, washing machine, dryer and window blinds** for the whole home. All you need to bring is your furniture.

4. When are the homes ready?

The first homes will be completed in April 2026, and all homes will be completed by November 2026.

5. Hot water?

Integrated hot water heat pump system (lower running cost).

6. Heating?

Each home has a high efficiency heat pump to the main living space. These homes are fully insulated, with double glazing + included window furnishings.

7. Data?

High speed fibre will be installed to each home, but it's your responsibility to arrange a supplier.

8. Who has priority access to these homes?

The homes will be offered in prioritisation to registered whānau members of Taranaki Iwi and Ngā Mahanga hapū who have completed the Ka Uruora financial education programme and are working towards home ownership. Eligibility criteria will apply, including income requirements (to ensure that the homes are appropriately targeted to support working whānau in accessing affordable rentals as a pathway to home ownership).

9. How much will the rent be?

- For the whānau homes being rented, your rent will generally be approximately 80% of market value (on average a 20% rebate). The exact rebate will be assessed based on each whānau's household income and level of affordability, as part of a pre-letting assessment.
- For the kaumātua units being rented, your rent will be based on an income related rent subsidy calculation, which is generally 25% of your net household income

10. What is included in the rent?

The homes include all whiteware and window furnishings. See specification. You are responsible for having contents insurance sorted. You also need to sort your own power and internet suppliers (you'll be provided with the information you need to connect to a provider before you move in). You will be responsible for ensuring the upkeep of the home, and will have an agreement with Ka Uruora on responsibilities.

11. If I do want to eventually own the home, can I sell it in the future?

These properties are free simple and freehold. If you purchase via the Ka Uruora shared ownership programme, you can sell your home at any time, but we require that you first offer it back to Ka Uruora at whatever the current market valuation is at the time. This gives Ka Uruora the opportunity to then support another eligible whānau into home ownership. If Ka Uruora doesn't buy your home back from you at its current market value, then you can sell it on the open market.

12. How do I move from renting the home to progressively owning the home?

Ka Uruora will work with you to support you to acquire your home. This may include participating in Ka Uruora's shared home ownership programme where Ka Uruora helps share the purchase cost and ownership of your home until you can afford to take full ownership.

13. Can I have a pet?

Yes, Ka Uruora has a Pet Application & Pet Policy in place for Te Katonga Nui, ensuring that pets do not interrupt the quiet enjoyment of neighbours.

14. What is the fire protection in these homes?

These homes have been specifically designed with fire protection as a prime consideration (as the building code requires).

15. What happens if something breaks?

If something breaks and it is defective, it is covered under builder warranties for 12-months and they will repair it at no cost. If you however break it, and it needs to be repaired there will be costs that you as the tenant will need to meet. It is important if there is an issue you report it, so that Ka Uruora can resolve the issue quickly.

After the 12-month defect liability period, any warranty issues are to be raised directly with the supplier or builder. You need to notify Ka Uruora as soon as you notice any issues so that they can resolve them quickly.

16. Will I be shown how everything works?

Yes, a full handover will be provided on the day you move into your new home. Your whānau navigator and our build partner will do a full walk-through and induction with you on everything you need to know about your new home.

17. Can I make modifications to the home while I'm renting it?

No sorry, but once you are in full ownership of the home, you are free to do so.

18. How will I be kept up to date with what's happening?

We will provide regular emailed project updates, and feel free to drive by and keep a check on progress as it all unfolds, just be aware this is an active construction site, with strict Health & Safety rules, so please don't go onsite.

19. How do I put my name forward for a Te Katonga Nui whare?

1) If you have already completed the financial education course, you just need to complete and submit your Te Urunga Kāinga registration form for Te Katonga Nui. 2) If you want to sign up to a Taranaki Te Uru Ahupūtea financial education course, you can get that done here: <https://kauruora.nz/sorted-kainga-ora/>

TE
KATONGA
NUI

