



**HOUNSELL
HOLDINGS**

Te Kowhai East Limited Partnership Introduction

- Te Kowhai East (**TKE**) is a 186ha development area led by Te Kowhai East LP which is a partnership between the Bluehaven Group (**Bluehaven**) and Hounsell Holdings (**Hounsell**).
- The TKE partnership has the expertise, experience, and track record in delivering quality property development projects at pace and scale.
- Bluehaven is a New Zealand owned company that has more than 30 years' experience in the property development industry. Bluehaven has had a significant role in the development of Pāpāmoa East in Tauranga, delivering over 2,300 new homes, major infrastructure, commercial centres, and neighbourhood facilities.
- Hounsell is a New Zealand owned company that has more than 30 years' experience in the property industry with residential and industrial projects in Hamilton and Auckland. Developments include The Boulevard and Te Rapa Gateway (Hamilton) and Lockerbie Estate, Morrinsville.

Te Kowhai East Growth Cell Location:

- 186ha growth cell with connectivity to adjacent surrounding existing and planned urban environments of Horotiu, Te Awa Lakes, Te Rapa North, Rotokauri North and Rotokauri.
- Adjacent to State Highway 1 and the completed Koura Drive/ SH39 Interchange, making it an ideal location for a future industrial growth node.
- Major strategic infrastructure upgrades are not required to enable development.
- Proximity to major Council reticulated water and wastewater interceptors which have capacity to service the development.
- Part of the Mangaheka Stormwater Catchment with all stormwater effects able to be managed on site.
- Geotechnical and ecological conditions suitable for urban development.

Te Kowhai East Masterplan Delivery

- Net 137ha of industrial and employment land.
- 2 commercial centre nodes (2ha total).
- Developer led infrastructure funding on the basis that growth pays for growth.
- Significant regional GDP and employment impact.

Why is Te Kowhai East suitable for a fast track process?

- TKE can be ready to start with the engineering design and construction process within a 9-12 month period following receipt of Fast Track application consents.
- Unlike most other potential growth cells in Hamilton, funding of infrastructure is not a major constraint to development.
- The main barrier to development is the slow and bureaucratic RMA processes.