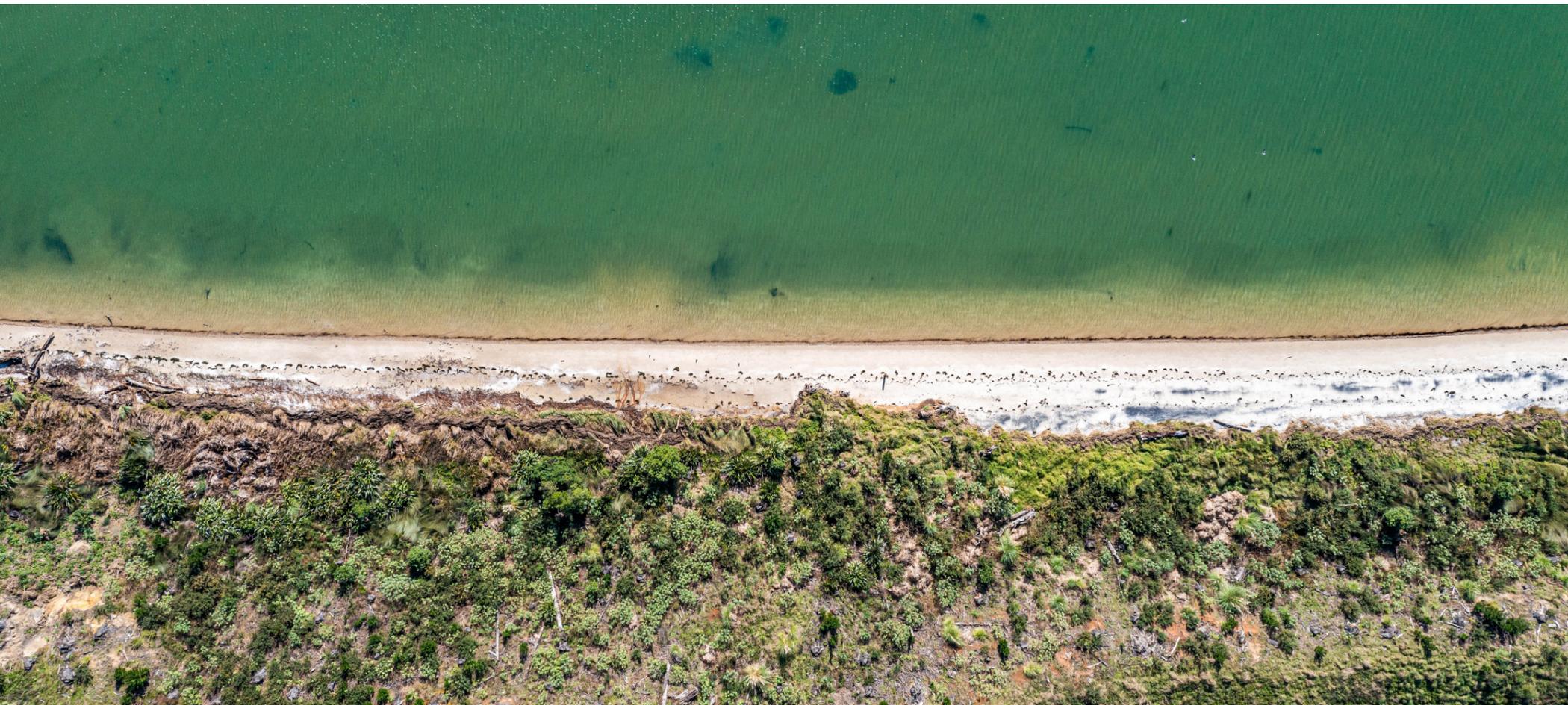


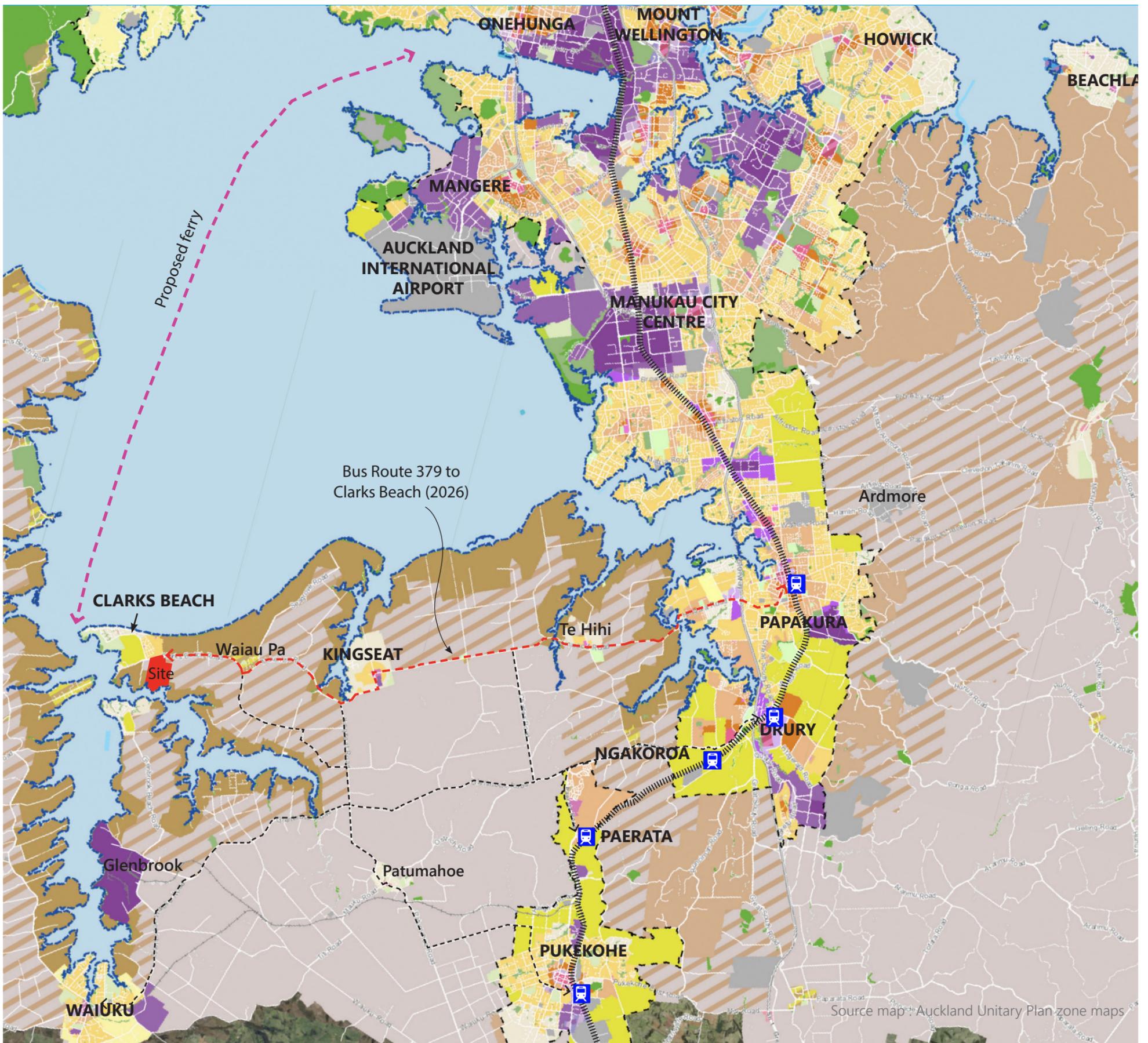
Orawaahi

A Complete Community

Knight
INVESTMENTS LTD



Location



- Clarks Beach peninsula is at the confluence of the Waiuku River and the Manukau Harbour;
- 25min drive from Pukekohe via Patumahoe, or from Papakura via Kingseat, or from Waiuku;
- 20min drive from the new Paerata train station;
- Bus for Secondary school children to Rosehill College, other buses to private schools;
- Bus 379 to connect Clarks Beach to Papakura from 2026;
- 20min drive to the Fisher and Paykel site at Ngakoroa;
- Waiau Pa School 4mins;
- A ferry service to Onehunga proposed by the community;
- The Local Board plans to develop a path connecting Clarks Beach to Waiau Pa;
- Boat ramp and multiple beaches;
- Clarks Beach Golf Course;
- Clarks Beach Yacht Club;
- Clarks Beach Bowling Club;
- Highly desirable living environment with extensive existing social infrastructure;
- Watercare is upgrading the Clarks Beach Wastewater Treatment Plant currently with plans for further expansion;
- Watercare is proposing new subregional wastewater lines, a discharge line and a pump station within the project site;
- Willingness by Watercare to work with the applicant to provide services.

Concept Masterplan



Vision

A master planned extension to the Clarks Beach coastal community providing multi-generational living, local employment and community services that enhance the sustainability and functionality of this exceptional living environment.

Orawaahi includes seven key delivery areas at an economic investment of \$806 million and further significant social and economic impacts.

Regional Benefits

1. Frontline Heroes Affordable Shared Equity Programme: 10% of dwellings will be available to first home buying Frontline Heroes (nurses, doctors, teachers, police, fire, ambulance, coast guard, and other emergency services and defence personnel).
2. Multi-generational living opportunities including providing mana-enhancing opportunities to house descendants of local iwi.
 - (a) A retirement village of approximately 220 units/villas (as well as supporting facilities);
 - (b) Residential lots and supporting services to enable approximately 700-800 future dwellings, offering a range of lifestyle options from one- to two-storey standalone homes, with the potential for higher-density development near the commercial centre;
3. Youth Construction Training Academy to train rangatahi in construction methods in partnership with programme providers including Pacific Coast Technical Institute and iwi, including Ngaati Te Ata.
4. Coastal Discovery Park and Blue green restoration area include waterways enhancement, trails, cultural heritage stations, and environmental education nodes, developed in partnership with mana whenua that will connect to the planned Franklin Local Board coastal pathway to Waiau Beach.
5. Land to be set aside for a Cultural Community Centre to serve as a focal point for Ngaati Te Ata, providing a physical presence on the land and a "base" for kaitiakitanga responsibilities. A home for indigenous performing arts, exhibitions, and creative workshops and waananga.
6. Increased employment opportunities for locals including Iwi initially through construction and ongoing through service, light industrial, trade supply and marine businesses.
7. Significant economic investment and subsequent economic impacts, including approximately 6985 FTEs will be employed in constructing and servicing Orawaahi and the development will lead to an estimated 825 FTEs once complete.



Village Centre example
(<https://www.tosaconnection.com/streetscape-construction-project-vision-village/>)



Retirement village example
(<https://www.teawalifecare.nz/>)



Light industrial example
(<https://www.northbase.nz/>)



Residential example