



TUKUWARU JUNCTION



The Beauty of Rural Living

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THE LIFESTYLE
YOU'VE BEEN
LOOKING FOR



An aerial photograph of a rural landscape. In the foreground, there's a green field with a small pond. In the middle ground, a river flows through a valley. In the background, rolling hills are visible under a clear sky.

ABOUT

Our premium lifestyle subdivision offers 17 meticulously planned lots, ranging from 4116m² to 1.63 hectares, in the picturesque surroundings of Waipawa, Central Hawke's Bay. Enjoy a spacious and serene lifestyle in a farm park setting, with the growing town of Waipawa at your doorstep.

Each lot provides stunning views of rolling hills, the Ruahine Ranges, the TukiTuki River, and farmland. The subdivision features a natural landscaped pond, established trees, underground power, and protective covenants to ensure harmony and integrity.

With generous lot sizes, you have ample space to build your dream home, create beautiful gardens, and enjoy outdoor activities. The thoughtfully designed layout ensures privacy and a sense of community, making it an ideal place for families, retirees, and holidaymakers alike.



17

LOTS
DEVELOPED

3

STAGES

8 min

DRIVE TO
WAIPAWA

5 min

WALK TO
RIVER

4,116m²

SMALLEST
SECTION
SIZE

16,387m²

LARGEST
SECTION
SIZE



SITE PLAN



STAGE 1

LOT NUMBER	SIZE
1	1.5054 ha
2	1.5101 ha
3	1.6387 ha
5	0.8171 ha
6	0.5027 ha





STAGE 2

LOT NUMBER	SIZE
4	0.9821 ha
7	0.5682 ha
8	0.4116 ha
9	0.4441 ha
10	0.6440 ha
11	0.6271 ha
12	SOLD





STAGE 3

LOT NUMBER	SIZE
13	0.5047 ha
14	0.4905 ha
15	0.5226 ha
16	0.5066 ha
17	0.5239 ha





Living In Waipawa

The towns of Waipawa and Waipukurau are rural connections located within 15 minutes driving distance. Waipawa is one of the oldest inland towns in New Zealand, with a population of over 2000 people and a range of amenities and services, including a 4Square supermarket, cafes, shops, schools, library, museum, and a golf course. Waipukurau expands on this offering with multiple supermarkets, a hardware store, rural services, medical centres, a gym complex, and a maintained mountain biking park.

The subdivision is only a 35-minute drive from Havelock North and a 37-minute drive from Hastings, an easy commute along State Highway 2. Havelock North boasts renowned wineries and the craggy range of hills that includes the significant landmark Te Mata Peak.



LOCATED CLOSE BY

FISHING



HIKING

CAFES





BEACHES

WINERIES



GOLF





IN THE AREA



FAQ

What are the features & benefits of living in Tukuwaru Junction?

Tukuwaru Junction offers a variety of lifestyle options for families, retirees, and investors. Key features include:

- Spacious lots with stunning views of the rural landscape, Tukituki River, and Ruahine Ranges
- Convenient access to local amenities like shops, cafes, schools, medical facilities, sports clubs, and parks (8 min drive)
- Patangata Tavern just 6 minutes away
- Prime location for Central Hawke's Bay activities like fishing, hiking, cycling, surfing, golfing, and wine tasting

Are pets allowed?

Yes, but we advise against keeping animals that could be a nuisance to neighbours, such as bees or roosters. Larger Lots 1, 2, and 3 may be more suitable for animals.

When will the sections be ready?

Stage 1: Ready by mid-2025, with construction already started.

Stage 2: Likely ready by late 2025.

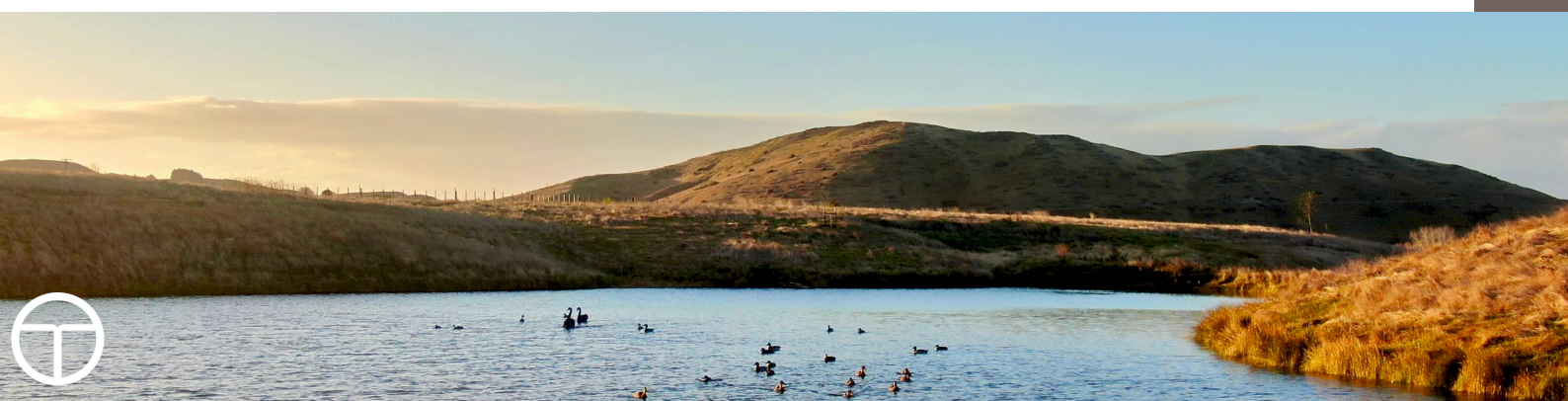
Stage 3: Expected by early 2026.


What building rules are there?

You will have 18 months from the title issue date to start building your home. You must comply with the covenants and design guidelines to ensure high quality and consistency across the development. You can choose your own builder and architect, or use one of our recommended build partners.

Can I place caravans and containers on the site?

Containers can only be stored during house construction. Caravans must be kept inside sheds/garages or screened with good landscape design.





FAQ

Where is Tukuwaru Junction located?

Tukuwaru Junction is a new residential subdivision at 566 Pourerere Road, Waipawa, Central Hawke's Bay. It offers a serene rural setting with modern conveniences, just a short drive from the town of Waipawa.

Are the Lots freehold?

Yes, each Lot has a fee simple title.

The farm owns the pond and its landscaping. Walkways to the river will be by bridal path easement.

How many Lots are being developed?

There are 17 in total ranging from 4,116 square meters to 16,387 square meters. This will be a tight knit rural community where you'll get to know the neighbours, but at the same time live in a spacious peaceful environment.

Is fencing provided?

Tukuwaru Junction features standard farm fencing around each lot. Internal boundary fencing is regulated by the Landscape Architects Plan, as detailed in the design guide.

Approved fences include:

- 1.2m wire, post, and batten
- 2/3 rail timber fencing

Solid or metal panel fences are not allowed.

What's included with each section?

Purchasers are responsible for their own water tank, on site wastewater systems and stormwater soak pits.

Purchasers are able to form their building platform anywhere on the site as long as it complies with the District Plan and the Resource Consent for the farm park.



BUILD YOUR DREAM LIFESTYLE



CONTACT US



DISCLAIMER:

The information provided (including plans, drawings, and images) is for marketing purposes only and may change without notice. All details are indicative, not to scale, and may differ from the final subdivision. Imagery is illustrative only. The developer is bound only by the terms of specific Sales and Purchase agreements.

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