



SPACE
TO GROW

A GREAT PLACE TO *Live*

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Nau mai, haere mai

WELCOME

FROM THE MAYOR

Nau mai, haere mai and welcome to our breathtaking slice of Aotearoa – the South Waikato. We are surrounded by natural scenic beauty, diverse vibrant cultures and have a focus on the wellbeing of our communities. Come and experience it for yourself, I guarantee you will be surprised.

No matter the lifestyle you are seeking, no matter your passion or interests there's something here that caters to everyone. For the business minded, our central location, road and rail connectivity and affordable land makes for great opportunities. For those seeking to settle down with the family, escape the larger urban cities, or even realising the dream of owning your first home, affordable housing is still a reality in the South Waikato. For the great outdoors and thrill seekers, the South Waikato is the gateway to natural wonders and adventure. There are plenty of treasures to discover right in our backyard.

The South Waikato has it all. The future continues to look bright here and it's no wonder I found the South Waikato an excellent place to make my home for over 50 years. I have no doubts you will too. So if you're considering relocation, try the South Waikato. There is plenty of space to grow here.

Mayor Jenny Shattock

- **Affordable homes**
- **Great schools and colleges**
- **Good jobs across a range of sectors**
- **A great lifestyle, whatever your age**
- **An easy drive to big cities, lakes, beaches and snow-covered mountains**

PERFECTLY PLACED FOR A BALANCED LIFESTYLE

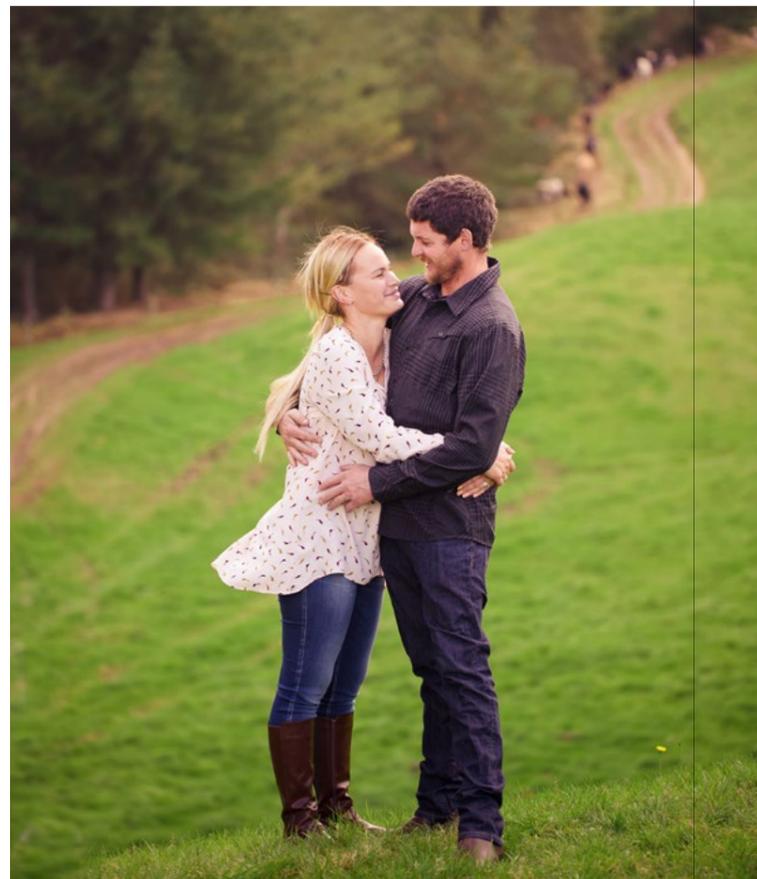
Our stunning lakes, rolling green hills, beautiful forests and easy commute to Hamilton, Auckland and Tauranga makes for a great lifestyle and work-life balance.

The South Waikato has all the offerings for a great lifestyle no matter your age. We have schools, colleges and one of the country's largest tertiary education providers here, as well as a hospital and many recreational facilities.

There are so many ways to enjoy the great outdoors from golf and fly fishing to mountain biking and water sports. Or you can hop in the car and take an easy drive to the ski fields on Mt Ruapehu, nearby lakes or your choice of beaches on both coasts.

You'll find plenty of ways to spend your spare time. There are sporting and cultural clubs, theatres, cafes, restaurants, bars, shopping, cinema, swimming pools and a leisure centre.

South Waikato's central location is handy for extending your job opportunities too. It's close to most of the North Island's major cities - both Hamilton and Tauranga are an hour's commute away. Taupo and Rotorua are even closer.



A WISE MOVE

Escaping the city stress

Central location, nice people, good job opportunities and an affordable family home. Tokoroa was the obvious choice.

Amanda, husband Shayne and their two children made the move from Lower Hutt to Tokoroa in 2019. "We'd had enough of all the stress of the big city," Amanda explains.

They originally considered Tauranga, but house prices were way beyond their budget. They decided to look further afield, and that's when their attention fell on Tokoroa, a town of around 13,600 people that sits on State Highway One, an hour's drive inland from Tauranga.

"It ticked all the boxes," Amanda says. "It was still in the area we were looking to live in, it had everything we were after and it was affordable."

Affordable indeed. Amanda and her family bought a decent sized home that's just a two-minute drive from where they work.

"It's such an easy place to live in."

Amanda & Shayne | Tokoroa homeowners

[CLICK HERE TO READ MORE](#)



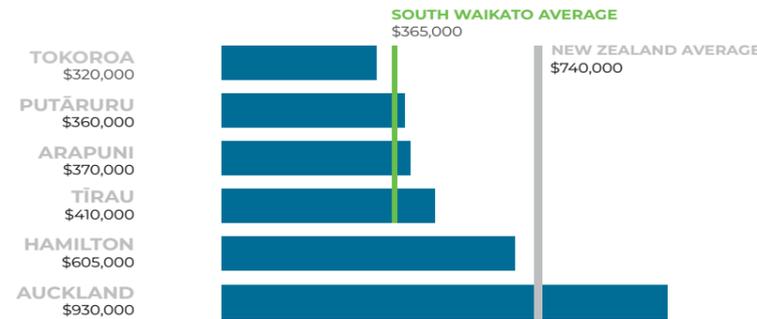
YES, YOU CAN AFFORD YOUR OWN HOME HERE

With an average house price of just over \$320k the Kiwi dream of owning your own home can become a reality in the South Waikato.

If you're looking for an affordable way to get on the property ladder, a better work-life balance, more space for you and your family, or to downsize and free up some cash for retirement, you'll find the home that's right for you in the South Waikato.

There's a home for any lifestyle or budget. Maybe you're after a solid three-bedroom brick and tile in town, or a lifestyle block with plenty of room to run your animals. Or perhaps an architecturally designed home on the banks of the Waikato river is more your style.

The South Waikato District Council is committed to working with developers and investors on new housing developments in all of the district's main towns.



*Source: REINZ (Real Estate Institute of New Zealand) accurate as of March 2021

Great for Real Estate

ASK THE AGENTS

The ideal location and price point for first-home buyers, retirees and investors.

The South Waikato is the optimal place for first-home buyers as they can utilise the KiwiSaver Home Start loan criteria due to many properties falling under the \$500,000 threshold. Tokoroa is a really affordable town with an average house sale price of just over \$320,000.

Trudy explained that South Waikato towns are ideal places for families and retirees as "we have good services and amenities, CBD areas are accessible and well-equipped with most things you need. Tokoroa even has a hospital which is a big plus."

South Waikato appeals to investment buyers as bank deposit rates drop and more people come back into the rental investment market. "We deal with a lot of investment buyers simply because they get a better return on their investment compared to the cities as the yields here are very attractive."

Affordability doesn't stop at the residential side of real estate as commercial properties are favourably priced too. Shon commented that "the cost to set-up and operate is cheaper with affordable commercial real estate available." The central location of the district means that you're in close proximity to many city centres and accessibility to both road and rail makes it easy.

The local Council is supportive and accommodating to work with, especially when it comes to being proactive towards economic growth.

Shon & Trudy Meszaros
Property Brokers Tokoroa



Living the kiwi dream

IN THE DREAM HOME

Choosing to live in Tīrau ticked all the boxes for Kimberley and her husband who were drawn to the quaint village lifestyle of the township. The appeal of Tīrau won them over and prompted their move from Rotorua.

"We did a lot of research before moving and we fell in love with the character, affordability and tranquility of Tīrau."

The supply of affordable houses in the South Waikato leaves room in the budget for renovation potential as Kimberley explained, "we loved how affordable our choice of houses were so we decided to take on a slight fixer-upper that we can really make our own home. This is a really exciting factor as it wasn't possible where we were living in Rotorua."

Connectivity was another pull factor for making the move, "the location was perfect for our needs. The commute to work is short and enjoyable and we are so much closer to our extended family now that we live only half-an-hour away."

Kimberley | Tīrau homeowner

FOR MORE INFORMATION & PROPERTY LISTINGS VISIT SWNZ.CO

PLENTY OF ROOM FOR A REWARDING CAREER

You'll find a range of career opportunities in the South Waikato. Our district has made a name for itself with its thriving forestry, farming, agriculture and engineering sectors.

There are jobs in retail and hospitality, as more and more Kiwi tourists discover South Waikato's natural wonders. Tourism isn't the only sector that's getting a boost with the district's natural resources. There are good jobs to be found right across the industrial sector.

Tertiary trades training will help your children fine-tune career skills early on and there's plenty of scope for practical on-the-job experience.

It's an easy commute to jobs in Hamilton and Tauranga if your job skills are more suited to the big city, but you'd prefer to live in a peaceful country town.



ASK AN OWNER

Tokoroa born Rebekah Garner better known as 'The Event Girl' believes the best thing about running a business in the district is the locals, and the overwhelming support they give.

The loving nature of the district is something distinctly special and makes day-to-day business operations so much more worthwhile. Rebekah runs a Tokoroa-based boutique event management company and she said that it's easier to run the business in South Waikato than it would be in main centres since "you're not fighting against twenty of the same business-types, instead you're only one of two or three locally." The lack of competition leaves greater room to connect with customers and build on community loyalty. South Waikato businesses also have the ability to survive during off-peak seasons due to the affordability of commercial leases.

Rebekah Garner
The Event Girl



Great for Employment

ASK A WORKER

A career shouldn't have to include standstill traffic every morning. Here the commute lasts as long as a song on the radio.

That's the reality for Morrissey's clothing store worker Evan who has worked at the iconic Leith Place shop for the past eighteen years. Travelling to work is super quick "it takes exactly four minutes and twenty seconds which is crazy when comparing that to a city commute." Other places in town are within five minutes to get to so it makes working life less stressful.

Besides the commute time Evan believes the best part about working in Tokoroa is the community.

"Everyone is friendly, easy to get along with and always keen to help each other out. The work-life balance is one to marvel at too as it's nice and mellow. Larry is a good boss to work for and I end up having plenty of time to spend with the kids, so overall it's a great setup."

Evan | *Morrissey's*



GOOD SCHOOLS

GIVING YOUR CHILDREN A GREAT EDUCATION

South Waikato has schools to support your children from primary through to high school.

There are 20 primary and secondary schools throughout the district, catering for students from new entrants right through to Year 15.

School rolls tend to be smaller than those in the main centres. This helps to build a strong sense of family among staff and pupils. Class sizes are smaller too typically, around 20 pupils, so your child can take advantage of opportunities that would be overlooked in larger education environments.

While school rolls may be smaller, the grounds are larger than most inner-city schools, so there's lots of space in which to stay active and healthy. South Waikato school grounds are particularly impressive with their scenic outlook, large sports fields and classrooms suitable for the modern-learner.

There are plenty of extracurricular programmes and inter-school sporting and cultural events too.

FOR MORE INFORMATION ABOUT OUR SCHOOLS VISIT SWNZ.CO

OPPORTUNITIES FOR Academic, cultural & sporting excellence

Putāruru College social science teacher Hamish Steven explains, "typically I have 10 to 25 students in my classes depending on the subject. This is great because I can spend time making sure students grasp the concepts properly."

E-Learning avenues create academic opportunities in exciting subject areas not commonly offered, so your child can choose to make the most out of their learning experience while at school.

"The cultural strength of some of our South Waikato schools is truly amazing."

Talented linguists, performers and musicians are nurtured to perfection through cultural classes and programmes including language studies, performing art classes and itinerant music lessons.

The South Waikato is a known area for talented sports people and school sporting codes foster development from primary level upwards. Team scouts regularly visit to recruit new talent for professional sporting positions in the near future, and the list of famous local names has been growing for decades.

Hamish Steven | Teacher, Putāruru College



GIVING YOUR TEENAGER A GREAT HEADSTART

Tertiary education doesn't have to be a major lifestyle change for your young adult as South Waikato has practical trades training and tertiary study avenues for them to explore.

TERTIARY

South Waikato is the ideal location for students wanting to be involved in the major industries of farming, forestry, timber and paper.

Toi Ohomai is one of the country's largest tertiary education providers. Its Tokoroa campus complements local industries and gives opportunities for students to gain skills and qualifications in engineering, forestry, mechanical, logistics, construction and hospitality.

Te Wānanga o Aotearoa is a uniquely Māori learning environment that caters to people from all walks of life. The Tokoroa campus offers certificates, diplomas, degrees and master qualifications.

Waikato University students have access to a free bus service that travels to the Hamilton campus daily. The bus has pick-up spots in Tokoroa, Putāruru and Tirau.

TRADES TRAINING

Trades are widely encouraged in the district throughout our education system. Secondary school students have the opportunity to earn NCEA credits while gaining work experience through Gateway programmes. Young adults have the possibility of securing apprenticeship opportunities and polytech courses cater to anyone willing to learn.

Tokoroa will soon be home to a \$14million development dedicated to upskilling students through trade training. The 3,500m² centre situated at the northern entrance of town will include a workshop, commercial kitchen, cafe, digital and entrepreneurial hub, barbershop and learning spaces. South Waikato Investment Fund Trust (SWIFT) Chairman Bruce Sherman says that the overall goal of the development is putting "local people into local jobs, fully equipped with the knowledge, skills and support for the future of work."



HEALTHCARE FOR YOU AND YOUR FAMILY

World class healthcare at your fingertips.

Tokoroa has a hospital that provides full maternity and medical services. There are also family healthcare centres in Putāruru and Tokoroa (the district's two largest towns).

Doctors appointments are among the cheapest in New Zealand at a rate of \$19.50 for registered patients. Raukawa and South Waikato Pacific Islands Community Services Trust (SWPICS) also provide culturally-based nursing care in conjunction with GPs and the hospital. Transport to appointments is available to elderly community members through local charitable organisations.

The complexity and variety of cases that come through the emergency department attract highly trained and skilled staff who thrive on using all their knowledge and expertise.

Facility locations

Tokoroa Hospital
Maraetai Road, Tokoroa
P 07 885 0600

Tokoroa Family Health
Gate 3, Tokoroa Hospital
Maraetai Road, Tokoroa
P 07 886 5431

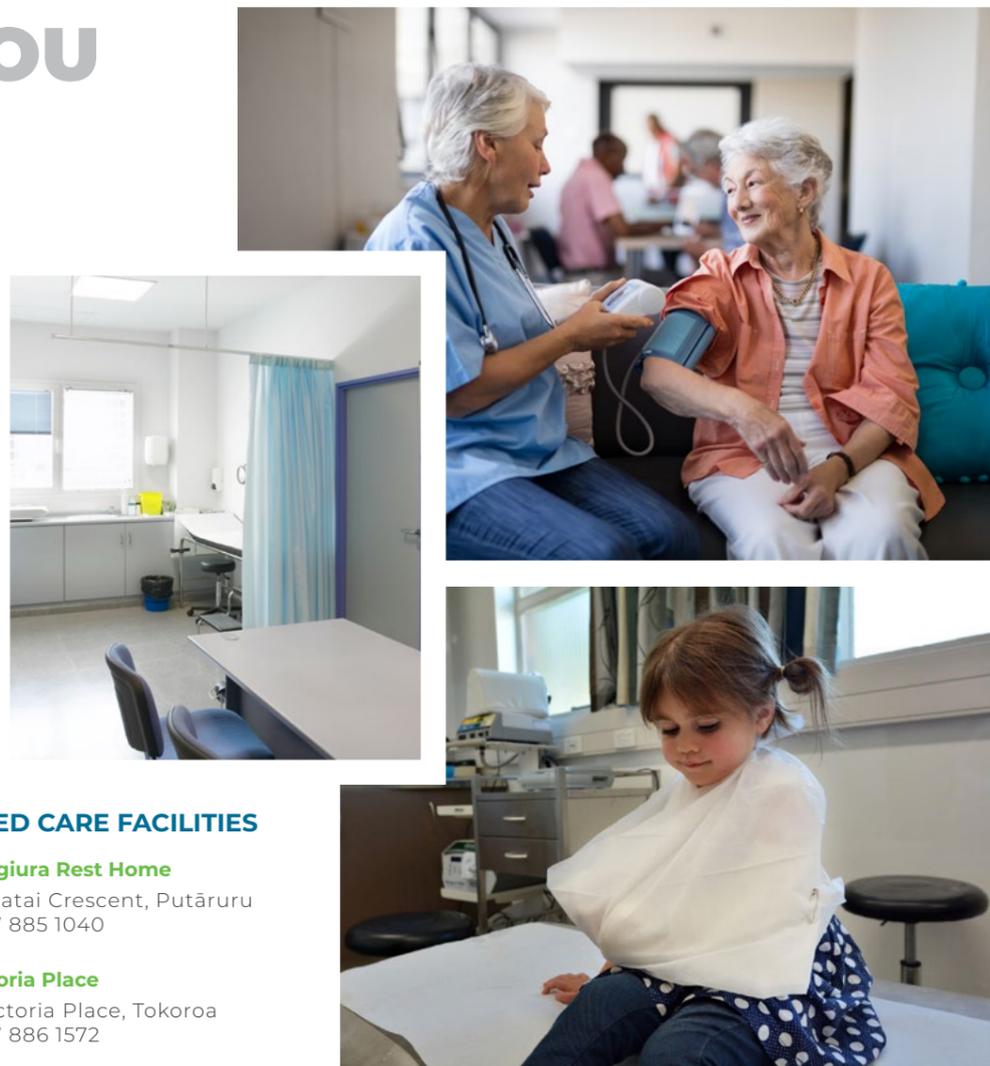
Putāruru-Tirau Family Doctors
8 Duke Street, Putāruru
P 07 883 3965

Tokoroa Medical Centre
57 – 75 Maraetai Road, Tokoroa
P 07 886 8777

AGED CARE FACILITIES

Rangiura Rest Home
17 Matai Crescent, Putāruru
P 07 885 1040

Victoria Place
9 Victoria Place, Tokoroa
P 07 886 1572



YEAR ROUND ENTERTAINMENT, IT'S ALL HERE

South Waikato has something for everyone when it comes to events. Music, sport, culture... we have it all.

Our district has recently become a hotspot for summer music events attracting some of New Zealand's best artists. *That Weekend Festival* held at Okoroire Hot Springs Hotel was the first of its kind with its eclectic lineup and unique venue. Another was The Event Girl's first festival which amped up the *Electric Timber* event series at the Putāruru Timber Museum in late February.

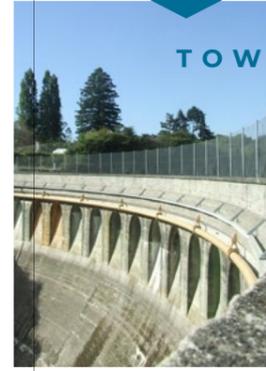
Tokoroa's most anticipated event for locals is *Super Sports* where teams of two participate in every type of sport available in town. The action-packed weekend encourages a following to all of its locations and the competitive scoreboard.

The culture of South Waikato is incredibly diverse and a vibrant mix. This is celebrated by events such as the annual *Festival of Cultures* held at the South Waikato Sport and Event Centre. Events such as the *Putāruru Food & Water Festival*, Christmas parades and twilight markets welcome stalls for locals to sell their crafted goods.



SUPER SPORTS 2021

A COMMUNITY TO SUIT EVERYONE



Tokoroa

POPULATION
14,300
AVERAGE HOUSE PRICE
\$320,000

Ideal for property buyers hungry for a real estate bargain with house prices just over \$300k.

Tokoroa has all the amenities you'll find in larger centres while retaining the relaxed community atmosphere of a classic New Zealand town. There are no pretensions here - just honest, down to earth hospitality.

There are nine Primary schools and two thriving High Schools. Between them they cater for students from new entrants right through to Year 15. Tokoroa is also home to tertiary education providers.

There are plenty of eateries to choose from too. Plus the town has a large heated community swimming pool, a library, a leisure centre, skatepark as well as courts for netball, basketball and tennis and a 3D cinema. And then there are all of the outdoor activities, including the Waikato River Trails, Cougar Park mountain-biking track and beautiful lakes.

Jobs can be found in the main industries of engineering, forestry and farming. Or you can work in Hamilton, Rotorua or Tauranga and live in Tokoroa for a fraction of the price.



Putāruru

POPULATION
4,280
AVERAGE HOUSE PRICE
\$360,000

Crystal clear rivers, gourmet cheeses, artisan products and central to all the main centres.

Putāruru has a big heart, providing all of the amenities you'd expect from a thriving rural town - shopping, dining and leisure activities. There's lots to do if you love the outdoors - hiking, biking, kayaking and fishing.

The dairy and timber industries are thriving. Fonterra's Lichfield plant is the largest milk drier and cheese manufacturer in Australasia. A pro-business local Council actively encourages people looking to set up a business of any size.

Putāruru is nestled halfway between Tīrau and Tokoroa on a ridge that provides sweeping views of farmland and bush. It's an easy commute to Rotorua, Tauranga and Hamilton, so you can work in one of the main centres and still afford a family home.

Upcoming new housing developments will provide over 600 new homes with a complete range of house types to suit every budget in the next five to ten years.



Arapuni

POPULATION
2,100
AVERAGE HOUSE PRICE
\$370,000

A hidden gem for executive homes and cute cottages. The beautiful outlook provides opportunities for a peaceful lifestyle.

Arapuni is nestled away on the district's edge along the banks of the Waikato River. The village is tranquil and small in size but big in character. A must do walk over the Suspension Bridge provides a thrilling view of the Waikato River and the Arapuni Powerstation.

Executive homes and charming villas with large sections have an average price of \$470,000. If a lifestyle block is more your taste than there are properties scattered throughout the surrounding countryside.

This area is great for those who love to bike as there are many explorable locations along the Waikato River Trails.



Tīrau

POPULATION
800
AVERAGE HOUSE PRICE
\$410,000

Enjoy a quaint village lifestyle filled with boutique shops & exquisite eateries on the terraces of Tīrau.

Tīrau is known for its good climate – and there are plenty of ways to enjoy all of that fresh air. There's an 18 hole golf course, outdoor pool and tennis courts – plus all of the activities that can be enjoyed on and alongside the nearby Waikato River.

The township is iconic for its corrugated creations which are seen on business signs, residential homes and of course the famous dog and sheep buildings.

Tīrau is home to an array of boutique shops, delicious cafes and restaurants so it is a great place to experience.

Not to mention that Tīrau is incredibly central with the state highway running through it. The village is an enjoyable place to live as travellers amp up the energy of the town as they pass through to experience the shops and eateries for themselves.

Hamilton, Rotorua and Tauranga are within an hour's drive away, so Tīrau is a great place to live if you work in one of the nearby centres but prefer a quieter hometown.



Let's Talk...

**CALL OR EMAIL
US TODAY**

ENQUIRIES@SWNZ.CO

**SOUTH WAIKATO DISTRICT
COUNCIL**

PAUL BOWDEN

paul@swnz.co
07 885 0567



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