Colliers

KINLOCH VILLAGE -

RETAIL DEVELOPMENT



PROJECT OVERVIEW

Kinloch Village will serve as the central community hub for Kinloch and the surrounding areas in Taupō.

The village will feature a modern yet relaxed design, blending refinement with a casual, understated elegance. It will offer a quintessential and inclusive environment, providing a high-quality space that is both sophisticated and welcoming.



Relaxed community hub



A gathering place where locals, families and visitors come together

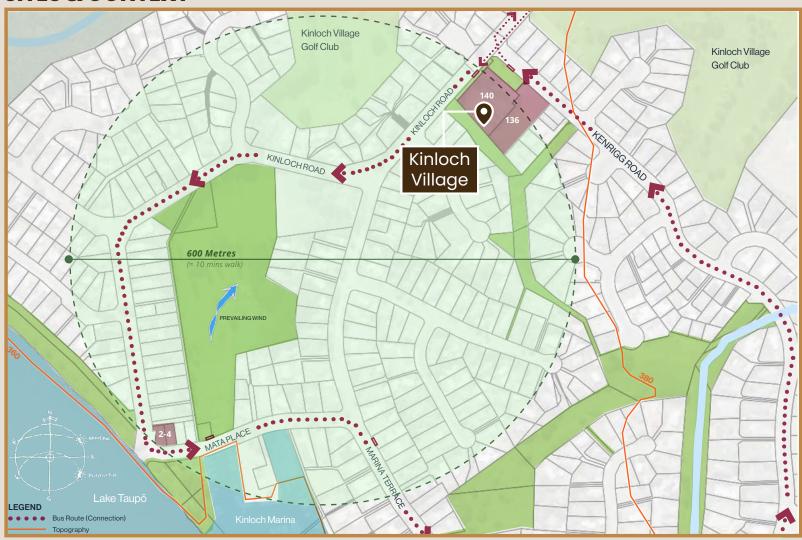


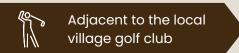
A convenient, pedestrian friendly, highly inclusive and accessible destination



LOCATION

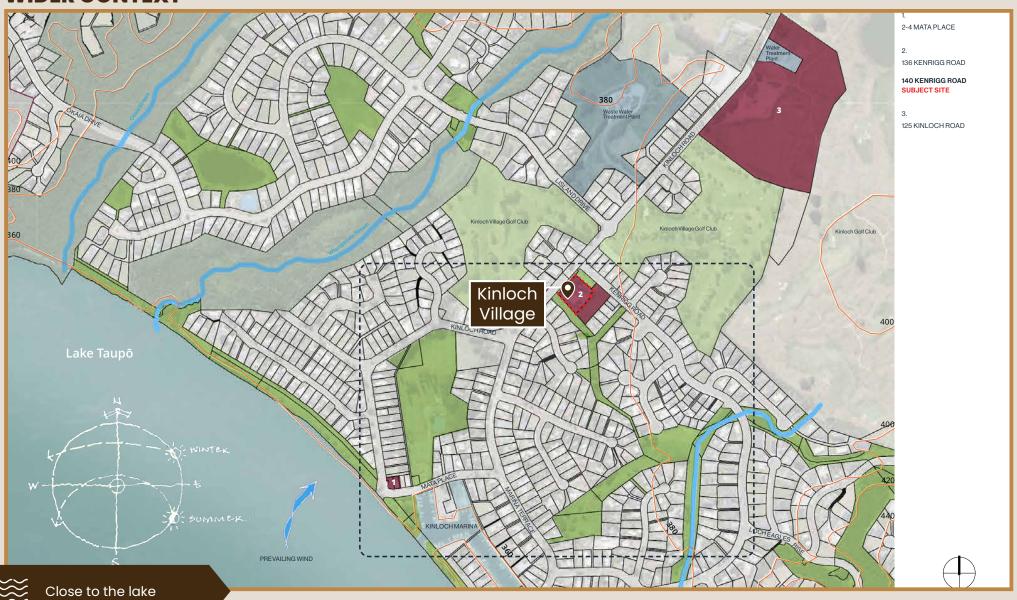
SITES & CONTEXT





Indicative plan only - not to scale, subject to change

WIDER CONTEXT



Indicative plan only - not to scale, subject to change

DEMOGRAPHIC

The main demographic trends evident within the adopted catchment are as follows:



The majority of the population in the area has attained a diploma as their highest qualification.



Employment levels are high occupation types are relatively well spread between the various categories.



High proportion of residents with European ethnicity.



Annualised population growth projections are moderate.



Dwelling ownership levels are high.



Catchment categorised by high levels of wealth.



Area experiences seasonal population increases due to domestic and international tourists.





THE DESIGN PHILOSOPHY

The Kinloch township exudes a friendly village atmosphere, characterised by a strong sense of community spirit. The gabled architectural design enhances this village feel, creating a welcoming and cohesive environment.

Residents and visitors alike appreciate the charm and warmth that the design brings to the township, fostering a sense of belonging and connection.



Celebrates the outdoors and picturesque Kinloch environment & character



Featuring open dining, outdoor seating and inviting green spaces



Offering essential goods and services to residents



Kinloch attractions – Fishing, boating, golfing, cycling, mountain biking



LEASING

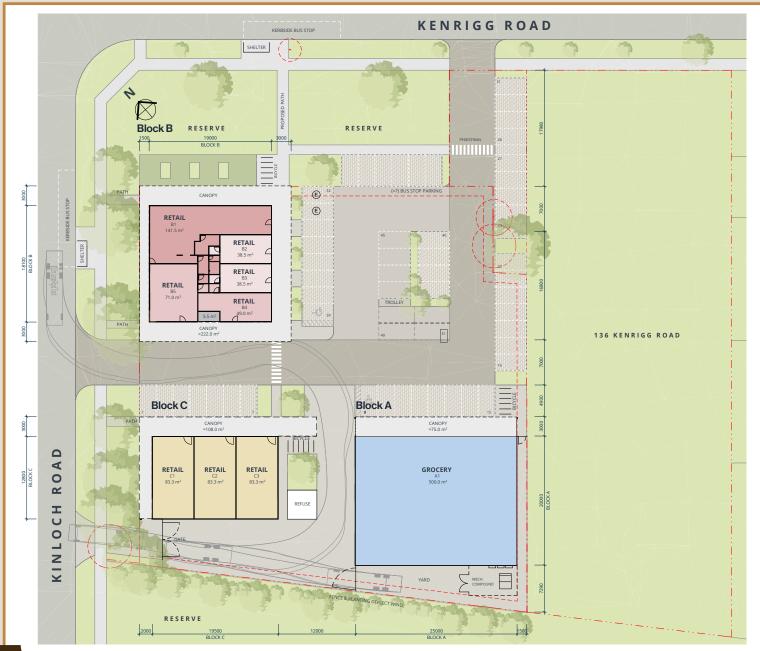
A key component in creating an authentic village experience is having retail that complements the area, with a major focus on local businesses. By targeting retailers who align with this vision, the development will not only thrive but also become an integral part of the local community.

Kinloch Village is designed to be the central hub for the Kinloch area, promoting a strong sense of community. Local businesses and operators foster a feeling of connection and authenticity.

By focusing on community-minded tenants, the development can maintain its village atmosphere, ensuring it remains a welcoming and cohesive environment for all residents and tourists alike.



LEASING PLAN



SITE AREA SCHEDULE				
CODE	TENANT	AREA		
BLOCK A - GROCERY				
A1	GROCERY	500.0м²		
TOTAL GFA		≈500.0m²		
CANOPY		≈75.0м²		
BLOCK E	- CAFE/ RETAIL			
B1	RETAIL	141.5м²		
B2	RETAIL	38.5m²		
В3	RETAIL	38.5 _M ²		
B4	RETAIL	49.0 _M ²		
B5	RETAIL	71.0m ²		
	REFUSE	5.5м ²		
TOTAL GFA		≈344.0м²		
CANOPY		≈222.0m²		
BLOCK C - RETAIL				
C1	RETAIL	83.3m²		
C2	RETAIL	83.3m²		
C3	RETAIL	83.3m²		
TOTAL GFA		≈250.0м²		
CANOPY		≈108.0m²		
GRAND TOTAL GFA		≈1094.0m²		

	NO.	RATIO
PARKING SPACES AVAILABLE ON SITE (INCL. 2EV CHARGING SPACES)		1:21
PARKING SPACES POTENTIALLY AVAILABLE ON COUNCIL SITE (TARGETTED FOR BUS DROP OFF)	6	1:19
BICYCLE PARKING INDICATED ON PLAN		

Indicative plan only - not to scale, subject to change



KINLOCH VILLAGE-



Alice Gray

Leasing Executive
Real Estate Management Services
+64 21 030 3199

Richard James

National Director
Real Estate Management Services
+64 21 409 044

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