

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



Adjacent to the local village golf club

Indicative plan only - not to scale, subject to change

Map of Kinloch Village showing the subject site at 140 Kenrigg Road. The map includes Lake Taupō, the Whangamata Stream, and the Kinloch Village Golf Club. A dashed line outlines the village boundary. A legend on the right lists three sites: 1. 2-4 Mata Place, 2. 136 Kenrigg Road, and 3. 125 Kinloch Road. A compass rose in the bottom left indicates the prevailing wind direction.

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DEMOGRAPHIC

Overview

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	500.0m ²
TOTAL GFA		≈500.0m ²
CANOPY		≈75.0m ²
BLOCK B - CAFE/ RETAIL		
B1	RETAIL	141.5m ²
B2	RETAIL	38.5m ²
B3	RETAIL	38.5m ²
B4	RETAIL	49.0m ²
B5	RETAIL	71.0m ²
REFUSE		5.5m ²
TOTAL GFA		≈344.0m ²
CANOPY		≈222.0m ²
BLOCK C - RETAIL		
C1	RETAIL	83.3m ²
C2	RETAIL	83.3m ²
C3	RETAIL	83.3m ²
TOTAL GFA		≈250.0m ²
CANOPY		≈108.0m ²
GRAND TOTAL GFA		≈1094.0m ²

	NO.	RATIO
PARKING SPACES AVAILABLE ON SITE (INCL. 2EV CHARGING SPACES)	51	1:21
PARKING SPACES POTENTIALLY AVAILABLE ON COUNCIL SITE (TARGETTED FOR BUS DROP OFF)	6	1:19
BICYCLE PARKING INDICATED ON PLAN	18	

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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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