



General Estate FAQs

Your guide to the community, amenities, and what to expect



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Be part of this
unique lifestyle at
Frontier Estate



Welcome to Frontier Estate

Frontier Estate is a thoughtfully designed neighbourhood in Te Awamutu, where quality homes, green spaces, and a strong sense of community come together. With elevated sections, family-friendly amenities, and a forward-thinking vision, it's a place where people feel proud to live.

About This Booklet

As Frontier Estate continues to grow into a vibrant, connected neighbourhood, we know there are lots of great questions about what's here now — and what's still to come.

This booklet answers some of the most frequently asked questions from future residents, covering everything from milestones and amenities to education, open days, and community life.

Whether you're already building or just exploring your options, we hope this guide gives you a helpful snapshot of what makes Frontier Estate a truly special place to call home.

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01.

What makes Frontier Estate Unique?

At Frontier Estate, you're not just buying a section — you're becoming part of a thriving, connected community set in one of Te Awamutu's most scenic and strategic locations.

In short, Frontier Estate delivers the perfect balance of lifestyle, location, and long-term value making it one of the most attractive and future-ready neighbourhoods in Te Awamutu.



COMMUNITY IS AT THE HEART OF EVERYTHING WE DO.

Frontier is designed to foster neighbourhood connections, with wide footpaths, landscaped green spaces, and shared zones that encourage interaction and a strong sense of belonging. It's a place where families grow, neighbours become friends, and the community spirit is alive and well.

THE VIEWS ARE SIMPLY UNMATCHED.

Enjoy outlooks of the countryside, township, and even Mount Pirongia.

Whether you're unwinding on the deck or walking the dog, the natural beauty surrounding Frontier Estate brings daily moments of calm and inspiration.

DESIGNED FOR EVERYDAY LIVING.

At Frontier Estate, amenities are thoughtfully integrated to enrich daily life and support a connected, family-friendly lifestyle. From a local daycare and well-regarded nearby schools to safe playgrounds, scenic walking tracks, and vibrant green spaces, everything is designed with residents in mind.

Adding to the convenience, the community will feature a dedicated commercial hub with a superette, café, medical centre, and other local services — all just a short walk from home.

And unlike many developments, Frontier includes the essentials upfront.

Features like rain gardens, engineered retaining walls, and building pads are already completed and included in the section price — meaning no hidden costs, faster build times, and more value from day one. Frontier Estate makes it easier to build your future in a place designed for living well.

02.

What shops and cafés are planned?

Frontier Estate has been master-planned with lifestyle and convenience in mind — and that includes a vibrant retail and commercial hub right at the heart of the community. This exciting precinct will bring everyday essentials and local favourites within walking distance for residents.

This thoughtful mix of services and spaces is designed to support a self-sustaining, connected neighbourhood where everything you need is just around the corner. Frontier Estate is not only a place to live — it's a place to thrive.

PLANNED AMENITIES INCLUDE:



Medical Centre & Services

A modern medical centre and pharmacy will provide convenient access to essential healthcare. Two additional spaces are reserved for allied health services.

Daycare Centre

A high-quality early childcare centre will support local families, offering safe and convenient care within the community.

Superette & Café

A local superette will offer everyday groceries and essentials just a short walk from home. A welcoming café or restaurant is also planned — perfect for brunch, coffee catch-ups, or relaxed evening dining.

Flexible Retail Spaces

Three micro business spaces will be available for boutique retailers, artisans, or home-based businesses looking to grow — perfect for pop-ups, studios, or creative ventures.

Retail

Four versatile spaces will accommodate retail or professional services — ideal for businesses like florists, hairdressers, real estate, legal advisors, or specialty stores.

Recreational Facilities

Beyond retail, Frontier will include public walking trails, green spaces, and a central playground — encouraging community connection, active lifestyles, and outdoor fun for all ages.



03.

Can I visit the site?

For health and safety reasons, public access to active construction areas is restricted.

However, as we reach key milestones in the development, we will be hosting special open days — just as we have successfully done in the past. These events provide a great opportunity to explore completed stages, view available sites, and speak with the Frontier team.

We're excited to share our progress and welcome the community to experience what makes Frontier Estate such a unique place to call home.

04.

How many homes are planned?

Frontier Estate is set to become a dynamic, master-planned neighbourhood, offering 362 standard residential sites and 42 high-density sites — all thoughtfully designed to accommodate a wide range of lifestyles and family sizes.

These homes are complemented by 4 commercial sites with space for up to 15 businesses, bringing everyday essentials and services right to the heart of the community.

Once fully developed, Frontier Estate will be home to approximately 1,050 residents — a vibrant, well-connected neighbourhood where modern living meets convenience, quality, and a strong sense of belonging.

05.

Can local schools handle growth?

The Ministry of Education has confirmed that local schools in Te Awamutu have the capacity to accommodate the growth expected from Frontier Estate and other nearby developments. This assurance reflects strong planning and investment in the region's educational infrastructure.

With a range of well-regarded early childhood centres, primary schools, and secondary schools already established in the area, families can feel confident their children will have access to quality education close to home. As the community grows, the Ministry will continue to monitor demand to ensure local schools remain well-resourced and responsive to future needs.

FAST FACTS



362

Standard residential sites



Four

commercial sites with
space for up to 15 businesses

1000+

residents

10 yrs

to complete



As Little As

4min

To Te Awamutu
Town Centre

06.

What milestones have been reached?

Construction milestones that have been reached since 2017 are as follows:

2018	LAND USE & RESOURCE CONSENTS GRANTED Approval secured to begin shaping the future of Frontier Estate.
2018 September	STAGE 1 CIVIL WORKS AND BULK EARTHWORKS COMMENCED Initial earthworks and infrastructure began, including roads, drainage, and site prep to match the planned neighbourhood layout.
2019 November	STAGES 1 & 2 RELEASED FOR SALE The first residential sections hit the market, generating strong interest and early community buy-in.
2020 October	TITLES ISSUED FOR STAGES 1 & 2 The first sections were ready for buyers to begin building their homes.
2021 January	CONSTRUCTION BEGAN ON STAGES 3 & 4 Further development commenced to meet growing demand and expand the community.
2021 December	STAGE 3 TITLES ISSUED Another major milestone enabling more families to begin their home-building journeys.
2022 August	STAGE 4 TITLES ISSUED Frontier Estate continued to grow, with even more premium sections becoming available.
2024 February	COMMUNITY PLAYGROUND OPENED A vibrant recreational space opened to the public, creating a central hub for families and neighbours to connect.
2024 November	MEDICAL CENTRE CONSTRUCTION COMMENCED The beginning of Frontier's retail and services precinct, delivering essential healthcare facilities to the doorstep of the community.

Location FAQs

07.

What schools are nearby?

To see which schools are zoned for the area please check out the New Zealand Schools website for the most up to date information. Website: <https://www.educationcounts.govt.nz/find-school>

08.

How far to Hamilton/airport?

Hamilton CBD is approximately 29 km north about a 25–30 minute drive, depending on traffic. Hamilton Airport is even closer, just 16 minutes away, making Frontier Estate well-positioned for commuters and frequent flyers.



SALES & PURCHASE FAQS

09.

Is the land freehold?

All sections at Frontier Estate are freehold — you own the land outright with no body corporate or leasehold obligations.

10.

What's included in the price?

Each section includes:

- A titled lot, ready for building
- Power, water, wastewater, and fibre to the boundary

No hidden infrastructure costs giving you more certainty from day one.

11.

Can I choose my builder?

Yes. Frontier Estate is an open-build development — you're free to engage any licensed builder of your choice, subject to covenant compliance and design approval.

12.

Are there body corporate fees?

No, there are no body corporate fees at Frontier Estate.

The only ongoing costs are standard council rates and water usage charges — giving you the freedom of ownership without the added expense of shared management fees.

It's all about making modern living simple, affordable, and stress-free.

BUILDING FAQS

For section specific information pertaining to Stage Covenants, please download “Covenant FAQs” document from our website.

13.

Are there any house and land packages available?

Frontier Estate sells land only, but several of our trusted build partners offer house and land packages on selected sites. These provide a convenient, all-in-one solution for buyers looking for a ready-to-go build.

Talk to our Sales Manager or visit our website for a list of current build partners and available packages.