



Delivering excellent developments that help people build a better future.

Our team are led by experienced and successful developers who have completed large-scale projects across Auckland and Tauranga. As a privately-owned New Zealand company that holds strong core values, we work alongside industry-leaders who operate with integrity and have high standards that are aligned to ours.

Together, we plan and develop architecturally designed homes that are built for the everyday modern lifestyle at an affordable price. And, we select quality materials that are low in maintenance to safeguard your home and investment long-term.



D3 customer testimonials



I found D3 to be reliable developers. During the construction phase they sent regular updates about the build. If you were to ask me whether I'd purchase another off-the-plans, I'd say that it would have to be with someone like D3 – a developer I can trust.

– First-home buyer of a D3 Development residence.



I was really impressed with D3 Development, especially when comparing them to other developers that I've purchased off-the-plans from. D3's service is impeccable, and they delivered on their promise to build quality-made apartments and townhouses.

– Investor of a D3 development residence.



My lawyer and I researched D3 Development beforehand to help us make the final decision. We saw that D3 Development are credible developers who had extensive experience in completing large scale projects, so we were happy to go ahead with the purchase.

– Investor of a D3 Development residence.





Welcome to Kōwhai Residences

Inspired by the Kōwhai's strong roots and vibrant yellow flower, these townhouses represent the new beginnings of home ownership.

On offer is a selection of two-bedroom townhouses which have a timeless design. The exterior is made of sleek brick veneer, and the interior is flushed with crisp whites that enhance every area of the home.

Each townhouse has its own courtyard where you can create your own little oasis, and delight in the soothing sound of native tui's singing outside your door. Or, you have peace of mind knowing that little ones and pets are free to enjoy the outdoors safely.

You'll be able to revel in your new home for many years to come. Plus, with your own carpark conveniently located outside your door, your vehicle is secure off-street.





Kōwhai Residences' Overview

- + Two Bedrooms
 - + Two Bathrooms
 - + Open plan living
 - + Large wardrobes
 - + Courtyard
 - + Designated carpark
 - + Communal bike storage
 - + Landscaped communal areas including beautiful native Kōwhai trees
 - + Convenient location minutes from shopping centres, parks, schools, and Tauranga's main arterial routes
 - + **Optional (Limited time only)**
 - Choose either one large bathroom with a bath, or two smaller bathrooms with their own shower
 - Choose from our selected range of colour schemes so you are part of the design process
- Contact us now (page 19) for details

Floor plans and materials

Facing the roadside are three terraced townhouses, while the remaining four terraced townhouses are nestled in the back.

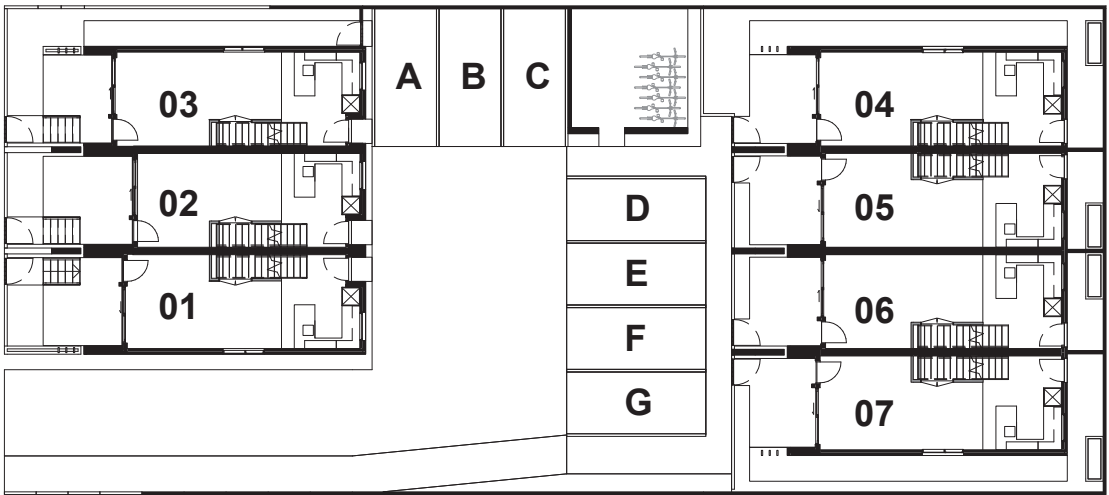
Your carpark space is securely positioned off-street, right next to your covered bike storage area.

Your front entrance welcomes you into your brand-new kitchen, while your open plan layout from the dining area to living area to outdoor courtyard allows for entertaining guests much more enjoyable and interactive.

The stairwell takes you toward two full size bedrooms with a large wardrobe.

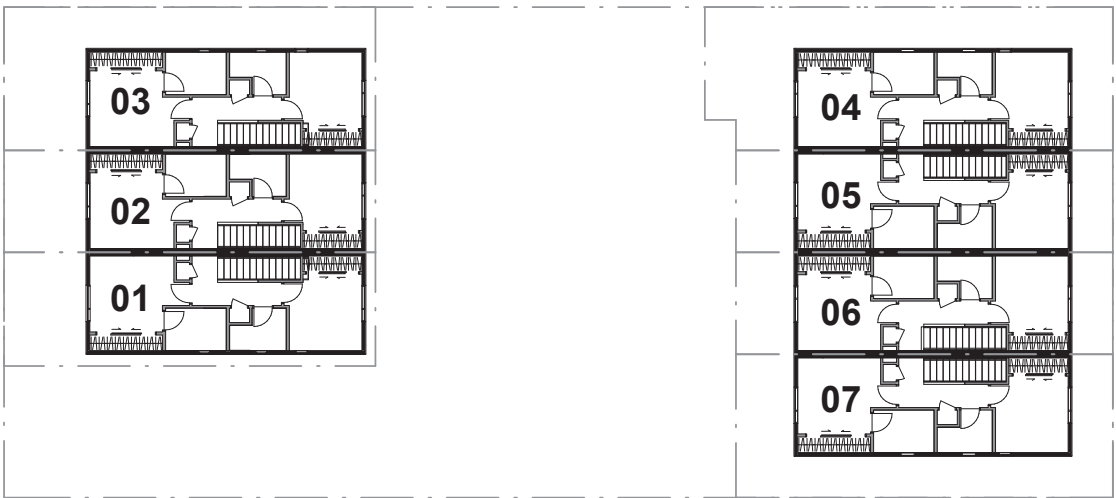
And, if you get in touch now you get to select whether you'd like one full size bathroom with a bath, or two bathrooms with showers. (Limited time offer!)





Kōwhai Residences

Site Plan – Ground Floor

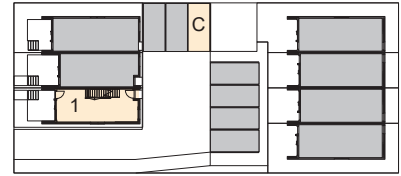


Kōwhai Residences

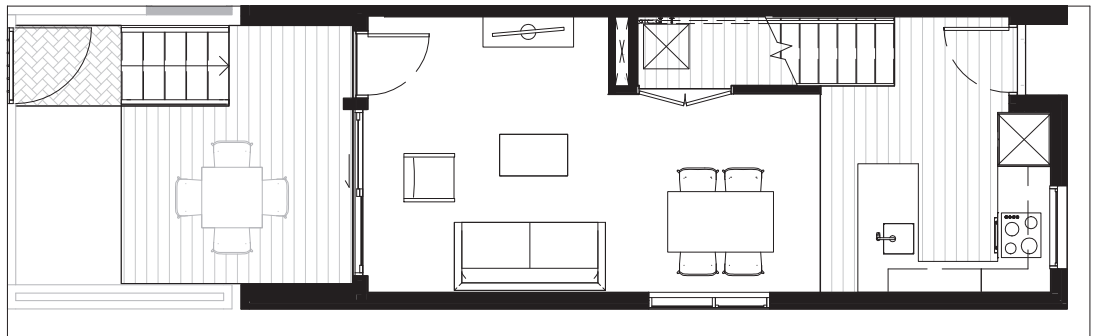
Site Plan – Level 1



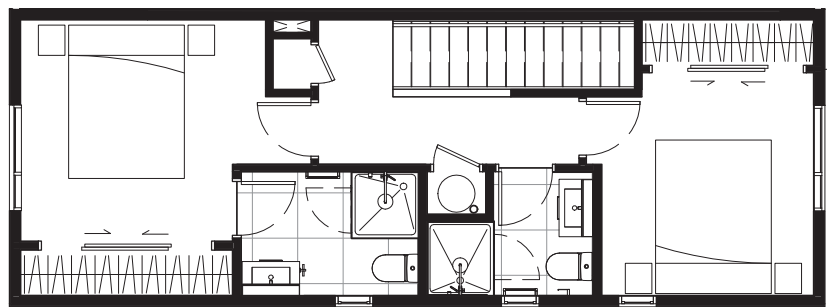
Unit 01



- + Lot size 56m²
- + Outdoor living area 17m²
- + Unit size (GFA) 79m²
- + Carpark C



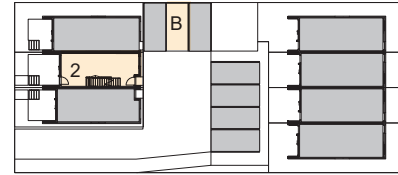
GROUND



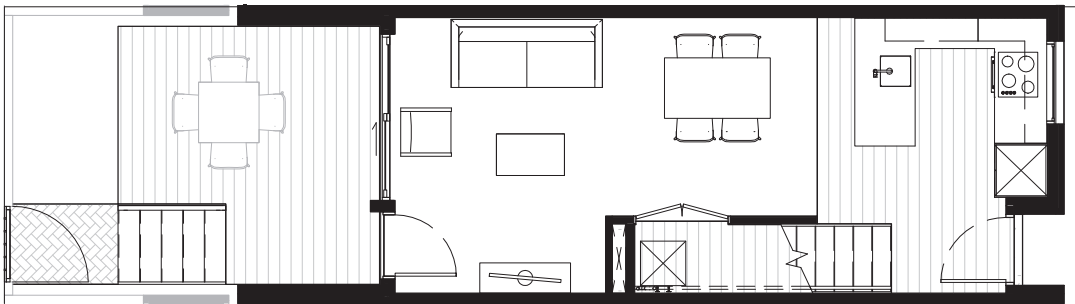
LEVEL 1



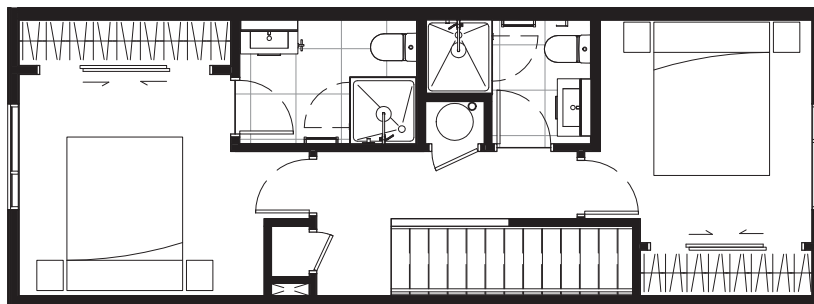
Unit 02



- + Lot size 56m²
- + Outdoor Living area 19m²
- + Unit Size (GFA) 77m²
- + Carpark B



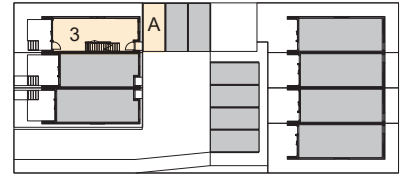
GROUND



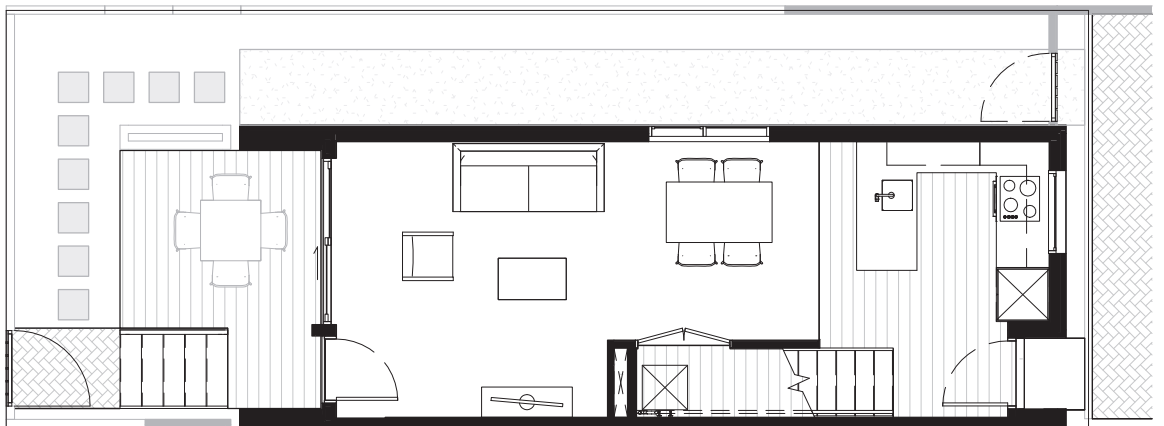
LEVEL 1



Unit 03



- + Lot size 78m²
- + Outdoor living area 23m²
- + Unit size (GFA) 81m²
- + Carpark A



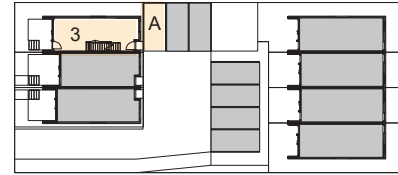
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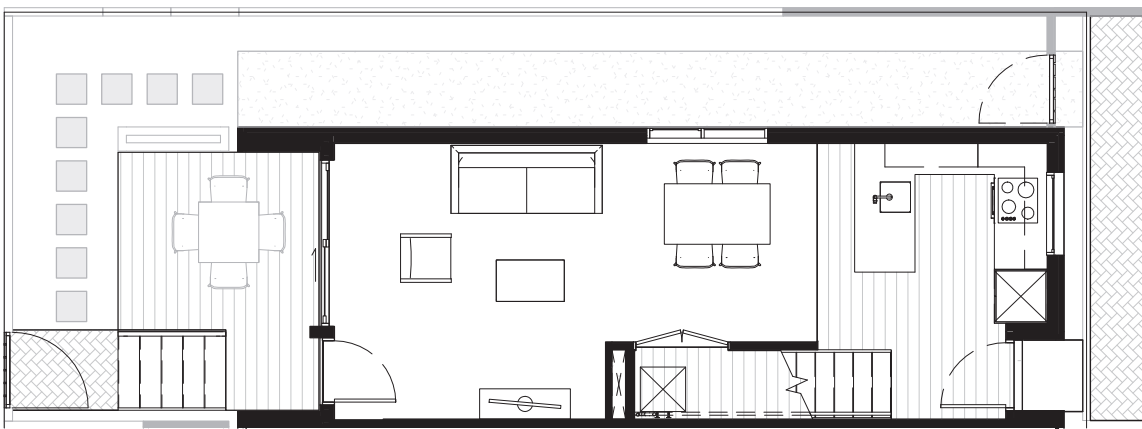
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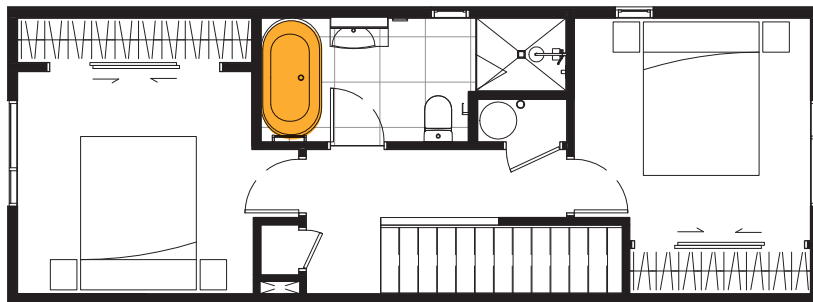
Unit 03 – bath option



- + Lot size 78m²
- + Outdoor Living area 23m²
- + Unit Size (GFA) 81m²
- + Carpark A



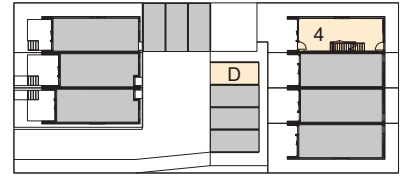
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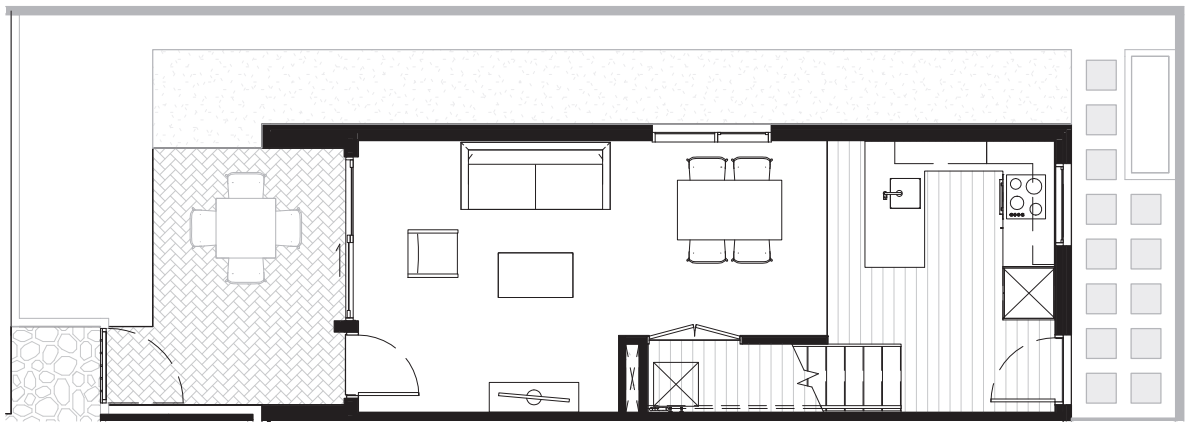
LEVEL 1 – BATH OPTION



Unit 04



- + Lot size 85m²
- + Outdoor living area 23m²
- + Unit size (GFA) 80m²
- + Carpark D



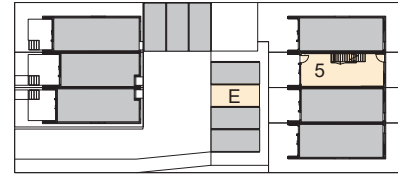
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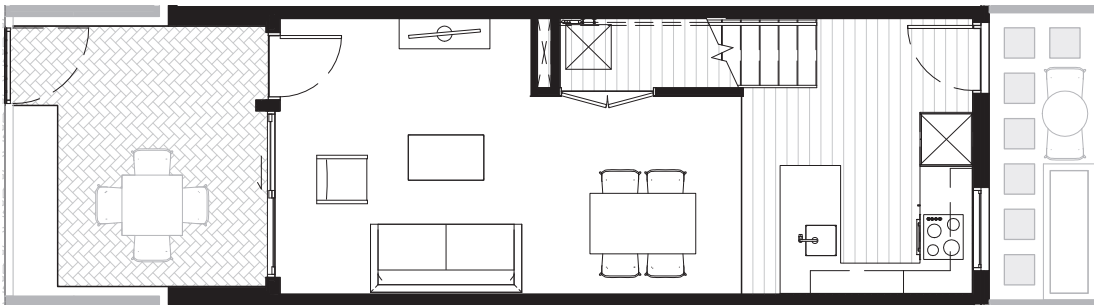
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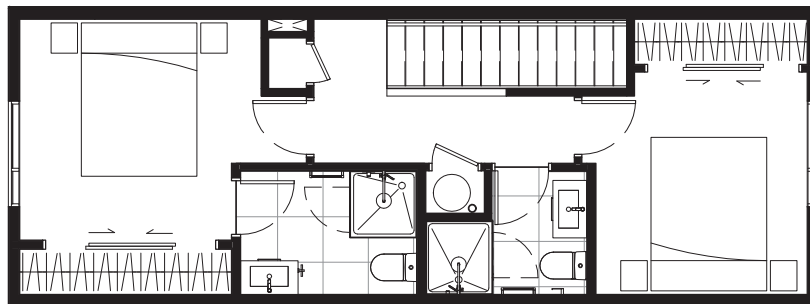
Unit 05



- + Lot size 57m²
- + Outdoor Living area 13m²
- + Unit Size (GFA) 79m²
- + Carpark E



GROUND

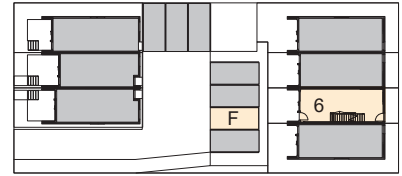


LEVEL 1

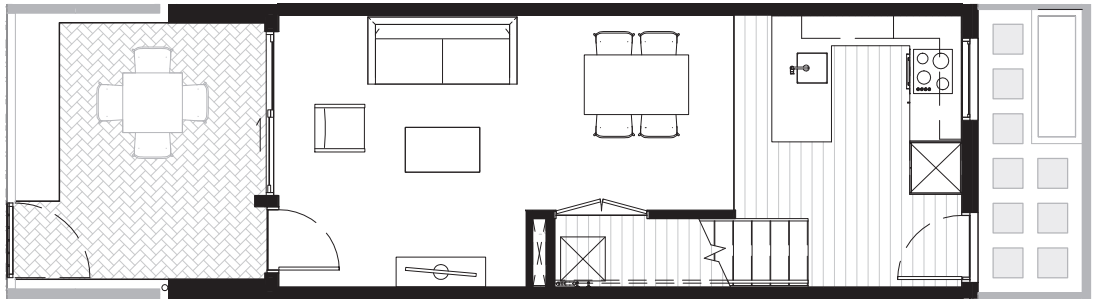
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Unit 06



- + Lot size 57m²
- + Outdoor living area 13m²
- + Unit size (GFA) 79m²
- + Carpark F



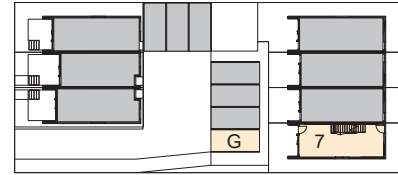
GROUND



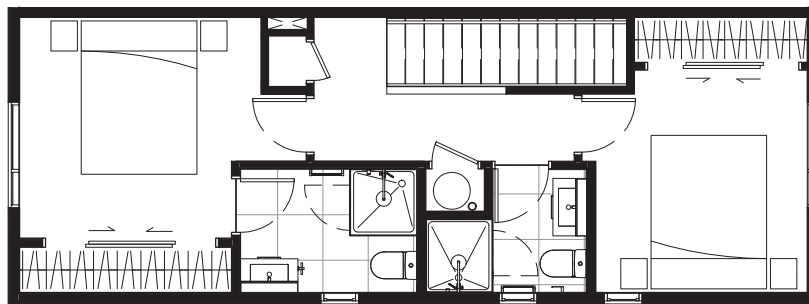
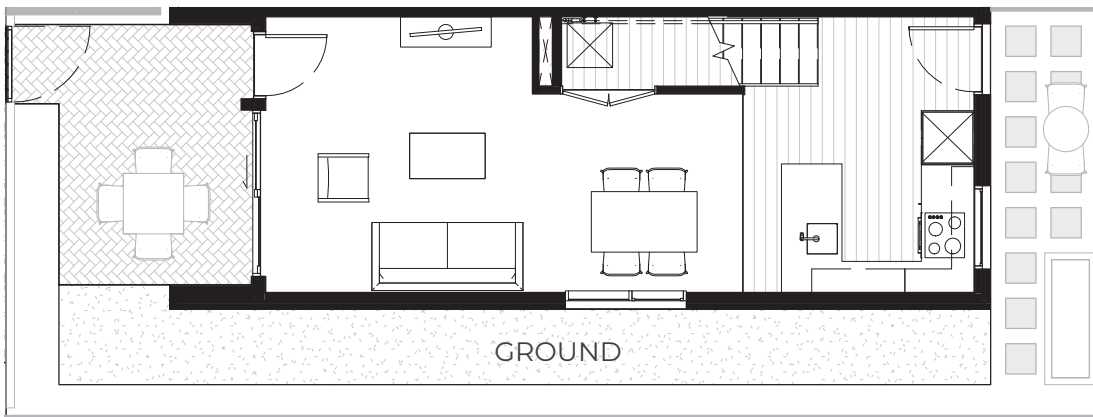
LEVEL 1



Unit 07



- + Lot size 80m²
- + Outdoor Living area 18m²
- + Unit Size (GFA) 81m²
- + Carpark G



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Kōwhai Residences

Unit 07



Lifestyle and location

An up-and-coming area with a great amount of NZ history, Greerton, Tauranga, is the best location to own a brand-new home.

Kōwhai Residences will have you within a 3-8-minute radius from two golf clubs, leisure centres, swimming pools, gyms, lush green parks and the Oropi Mountain Bike

Park. And less than 8-minutes from schools, hospitals, shopping centres, main roads and the motorway.

With a growing population, you have the best opportunity now to purchase within a thriving community!





We are here to help you

Our team are experts in their field, making sure that your best interests as a homebuyer come first.

If you're new to homeownership and feeling out of your depth, we can help you feel more confident and secure by walking alongside you each step of the way.



Meet your developer

Scott Illingworth will manage the entire design and development for Kōwhai Residences. As he holds 15-years' experience working with successful large-scale developments, you'll be in good hands.



Once the build is underway by our construction arm, C3 Construction, Scott will keep you updated regularly, and be available for any questions about your new off-the-plans home.





Meet our mortgage broker

Vega Mortgages have been in the game for a while, and Kimberly Blackwell has a 95%-100% success rate for helping clients into their homes.

Kimberely knows how to navigate changes in bank criteria, and supports home-buyers looking into purchasing off-the-plans as it comes with so many financial benefits like being exempt from the usual Reserve Bank rules. If you are looking at purchasing your first-home and unsure if you are able, we recommend going through Vega Mortgages.

Discuss using Vega Mortgages with our real estate agent, Rachel.



Rachel Love

07 579 3388

027 379 6226

rachel.love@eves.co.nz

EVES Realty Ltd, Licensed
under the REAA 2008



Meet our agent

Rachel has lived in big cities most of her life but felt called to Tauranga for its small-town appeal and beachy lifestyle with ample sunshine.

Rachel enjoys helping to connect people to their perfect home, and believes that our developments are the way to go, she says, "Buying off plan offers owners, locked in prices, lower deposit, less expenses in the long run and a simple buying process. Buying a home can be a lengthy, detailed and costly process that doesn't always result in ownership. However, securing an off-the-plan new-build is simple and structured, and once you've signed there are no hassles - the property is yours.

We chose Rachel to sell Kowhai Residences due to her eagerness to help people secure a quality home that will keep them smiling for years to come.

**Secure a Kōwhai Residences
townhouse today!**

Contact Rachel Love on 027 379 6226

The team behind Kōwhai Residences

Architect



Structural Engineer



Civil & Infrastructure



Electrical Consultants



Hydraulic Consultants



Mechanical Consultants



Fire Consultants



Acoustic Consultants



Landscape Architect



Builder





Specification Outline

Preliminaries

- Free-hold Titled Townhouse Lot with a 1/7th share in the common area land.
- 12 Months Maintenance Guarantee.
- 10 Year Weather and Watertightness Guarantee.
- Specific Product Warranties.
- All construction and liability insurance.
- Fixed price contract (no hidden extras).
- No progress payments. After your initial deposit, you'll have nothing further to pay until settlement.
- Low Maintenance, Long Lasting materials selected throughout.
- Carefully selected construction team based on past performance, workmanship and reputation.
- Single point of contact with Developer throughout the process, including regular project updates.
- Pet Friendly building.

Building Structure

- Foundations are reinforced concrete strip footings.
- Ground floor slab constructed of Concrete Ribraft Slab.
- Level 1 is a timber structured floor with 19mm Plywood substrate.
- Structural walls are constructed of timber wall framing with the Inter-Tenancy Wall comprising of double-stud timber walls with GIB Barrierline systems.

Building Exterior

- Blending aesthetics and durability, the external wall cladding is predominantly a combination of carefully selected bricks over a drained cavity and pre-painted long run metal cladding.
- All windows and sliding doors are made of powder coated aluminium with double-glazing; designed

to meet NZBC H1 Energy Efficiency by an Engineer Consultant.

- Ground Level outdoor areas are timber decking to units 1-3 and permeable paving to units 4-7 as per Mace Landscaping's plan.
- Roofs are powder-coated long run metal roofing with external gutters over Timber framing.
- Exterior Lighting to Patio and Deck areas.

Common Areas

- Bike Storage area in car parking area with dedicated power points for e-bike charging.
- Landscaping, Fencing, pathways and planting as per Mace Landscaping's plan
- Screened rubbish area to service the complex. Each owner will have a Rubbish, Recycling and Food Waste Bin and collection by Tauranga City Council.
- Powder coated aluminium letter box for each home.
- External LED security and wayfinding lighting as required.

Interior Features

- Inter Tenancy Walls are a Gib Barrier line system designed Acoustically to exceed NZ Building Code requirements whilst meeting the fire rating requirements.
- Internal walls timber or steel framed with Painted Plasterboard to level 4 finish as per Architects details.
- Ground floor ceilings are 2.4m ceilings throughout with Level one raking at the same pitch as the roof from 2.4m upwards. Some bulkheads maybe required to enable services or structure. All ceilings are finished with square stopping.
- Painted plasterboard ceiling to all unit interiors to F4 finish.
- Individual hot water cylinders to all Townhouses.
- 100% Solution Dyed Nylon carpet on underlay to Living rooms, Bedrooms, stairs and hallways as per marketing plans.

- Premium Wood look Vinyl planks to Kitchen areas as per marketing plans.
- LED Lighting to all rooms for energy efficiency. Dimmable to living and bedrooms.
- Sky TV and Freeview connection to each townhouse living room. Personal decoder, connections and subscriptions required.
- Wire Top shelf and rail to each wardrobe as detailed on plans. Upgrades to this available on request.
- Smoke alarms to comply with the NZ building code.
- Heat-pump to living with outdoor unit located on deck or side yard. Upgrades to this available on request, i.e., extra heat pump to LI.
- Painted Solid Core Townhouse entrance door with owner specific key lock. Hollow core doors within Townhouses.
- Satin Chrome door hardware.
- 14 Double Power Points to the Townhouses.
- All loose furniture including shelving and window dressings/curtains are excluded.

Kitchen and Laundry

- Fisher & Paykel or Bosch Wall Oven, Ceramic Cooktop and Dishwasher included.
- Rangehood is a externally vented powerpack integrated with kitchen cabinetry.
- Laundry Space to install washing machine and drier, either vertically stacked or side by side. Vent to connect dryer to external duct. No laundry tub provided.
- NZ Manufactured Kitchen Cabinetry with soft close drawers and 20mm Engineered Stone Benchtops with splashback as per render.
- Single Lever Tapware to Kitchen.
- Stainless steel single insert sink.
- Premium Wood look Vinyl planks to Kitchen.
- Laundry Cupboard includes, double power point and extractor fan for clothes dryer connection.
- Vinyl Plank to Laundries floor.

- Power points in kitchen as required for appliances, plus two double power outlet.
- Washing Machine, Dryer, Fridge and Microwave not included.

Bathrooms

- Shower base is an acrylic shower tray with semi-frameless glass shower screens.
- Melteca (or similar) vanity unit including wash hand basin and one pull out drawer.
- Mirror Cabinet above vanity.
- Single Lever Tap Mixer.
- Porcelain Tiles to floor on acoustic underlay and waterproofing.
- 100mm high Tiled skirting to walls.
- Porcelain Tiles to walls of Shower.
- Chrome finished Heated Towel Rail.
- Pop-up Basin wastes.
- Ducted extraction fans to bathrooms to NZBC.
- White Ceramic WC and cistern.
- Chrome Toilet Roll Holder.

This Outline Building Specification has been prepared in September 2022. Whilst every effort has been made to be as definitive as possible should a product be unavailable or unsuited to the final design solution the Developer reserves the right to make changes at their discretion and in accordance with the terms and conditions of the Contract.

FAQs

These beautiful, terraced homes have been designed to cater for a range of homeowners. Given their crisp design, prime location, exceptional price-range, and low deposit requirements, they appeal to first-home buyers, downsizers, and investors who want quality for a reasonable spend and low future maintenance.

What does my 10% deposit cover?

Your deposit secures you a brand-new home! Yes – it's that easy. You don't have to pay another dime or any portion of your to-be mortgage whatsoever, until construction is complete and settlement is finalised. Your deposit ensures that your Kōwhai Residence townhouse is all yours, and we send you regular updates about the build and what steps you need to take with your lawyer, and mortgage broker.

Could the price of the home increase from the Sales and Purchase agreement?

Not at all. Once the contract is agreed and signed - the price is fixed. It also includes GST so there is no extra amount to what is advertised. After you pay your initial 10% deposit, there are no payments to be made until settlement. In fact, you can even start earning interest on the deposit you put down which will be deducted from your final settlement bill!

Is the building built to seismic codes?

Yes, the building will be built to the New Zealand building code as designed by LWT Structures.

What is included in my purchase?

You are purchasing a Freehold Fee Simple Townhouse at 24 Hayes Avenue as per the floor plans, outline specifications, and subject to the Sale and Purchase Agreement. You will own a 1/7th share of the common area (Lot 8 on Subdivision Plan), including driveway, pathways, rubbish area, bike storage, and one exclusive car park.

Are the Kōwhai Residences freehold?

Yes! Each townhouse at 24 Hayes Avenue is on Freehold land, so there is no ground rent to pay, and you own the land included in the Lot you purchase.

What can I expect with maintenance?

Each townhouse has been designed with low-maintenance, and long-term durability in mind. We've carefully selected bricks and all other materials for each element of the home to ensure quality and low in maintenance compared to other products on the current market. And, all external windows and sliding doors will be double glazed to meet the NZBC H1 (Energy Efficiency) assessment provided by an Engineer. Being a brand-new building, it will also have new warranties provided to give you peace of mind.

Common maintenance and everyday cleaning will be the responsibility of the townhouse owner, just as any other property. Common areas however are arranged by the Residence Society (details below).

How about telephone, internet, and Sky TV?

All homes are wired for highspeed fibre, and each home will have their own Sky TV Dish. Each homeowner will need to supply their own decoders for Sky TV. Each homeowner will have their own ONT box and can choose any service provider for these services. Just like any other property, you will pay the providers directly and source your own modem/ wifi router.

How about electricity and water?

Electricity: Each home has their own individual electricity supply and meter, allowing owners to choose their own provider. To keep common area separate from individual areas, there's also a common area electricity meter for driveway lights which are to be paid by the Residence Society.

Water: Each home has their own water meter that they pay direct to Tauranga City Council. Common areas such as watering gardens or cleaning of bike or parking areas will have its own meter, and will be managed by the Residence Society.

Hot Water: Each home will also have their own electric Hot Water Cylinder so hot water consumption costs will be paid by each owner through their electricity bill.

Stormwater/Waste Water: This network is shared amongst the owners and located in the common property area.

What about rubbish waste?

For household waste, each owner will have a rubbish, recycling, and food waste bin. Owners are responsible putting these kerb side on collection days, and for

payment of this service included in your rates bill.

How many townhouses make up Kōwhai Residences?

There are seven two-bedroom townhouses.

Do I have a car park?

Yes, there are seven car park spaces in total. You will be allocated a park, and visitors will need to park on-street.

Are there bicycle parks?

Yes, there is a secure and covered bike storage area with seven spaces available.

Is public transport close by?

Yes, a 5-min walk has you at Bay Bus Stops along the main road.

Residence Society

Who is the Residence Society?

An incorporated society will be registered prior to your settlement, this is a membership-based organisation. The members of the society will be made up of those that own a Kowhai Residence townhouse. The society is set up to manage the maintenance of the common area (Lot 8) that you share with your neighbours including but not limited to cleaning, landscaping, repair and renovation. The society will have its own individual constitution setting out the rules and requirements of the society which will include things like:

- Members' obligations and restrictions;
- The process for handling internal disputes;
- How a person becomes and stops being a member;
- The requirement for a financial year-end audit;
- The requirement to pay membership levies; Annual General Meetings (all members attend to talk about any issues and vote on decisions).

A draft copy of the constitution and budget for the levies is available upon request. The society cannot operate for financial gain, which means all levies raised will be used for the costs associated with management and maintenance of the common area contained in Lot 8.

It is important that the operation of the residence society is well managed, with that in mind we have engaged Jo Barreto at Property 101 Group to assist with this. All maintenance on individual townhouses and private courtyard areas remain the responsibility of the homeowner.



When will the building start and finish?

Construction Target Start date is FEBRUARY 2023, subject to satisfying the Sales and Purchase Agreements clause 23.5's in relation to Development funding criteria. Target Completion date for the project is scheduled for OCTOBER 2023. Whilst every effort has been made to ensure the Target Completion Date is accurate, the date has been provided prior to the Development having commenced and the vendor shall use reasonable endeavours to achieve the Target Completion Date. The vendor however reserves the right to move the date forward or backwards at their discretion.

ARCHITECT:

Leuschke Group Architects

STRUCTURAL ENGINEER:

LWT Structures

CIVILS & INFRASTRUCTURE:

Stratum Consultants

ELECTRICAL CONSULTANTS:

Pope Electrical

HYDRAULIC CONSULTANTS:

Fluid Engineering

MECHANICAL CONSULTANTS:

All Seasons Air Conditioning

FIRE CONSULTANTS:

BCD Fire

ACOUSTIC CONSULTANTS:

Hegley Acoustic Consultants

LANDSCAPE ARCHITECT:

Mace Landscapes

BUILDER:

C3 Construction Ltd

See www.C3construction.co.nz for information on previous projects.

DEVELOPMENT MANAGER:

D3 Development is led by Scott Illingworth who has extensive residential experience delivering 400+ townhouses and apartments to Auckland City in a number of projects ranging from boutique sized 10 units up to Highrise Towers with 161 apartments.





