

# Kamata Rise

11 Tamaota Road | Ara Hills



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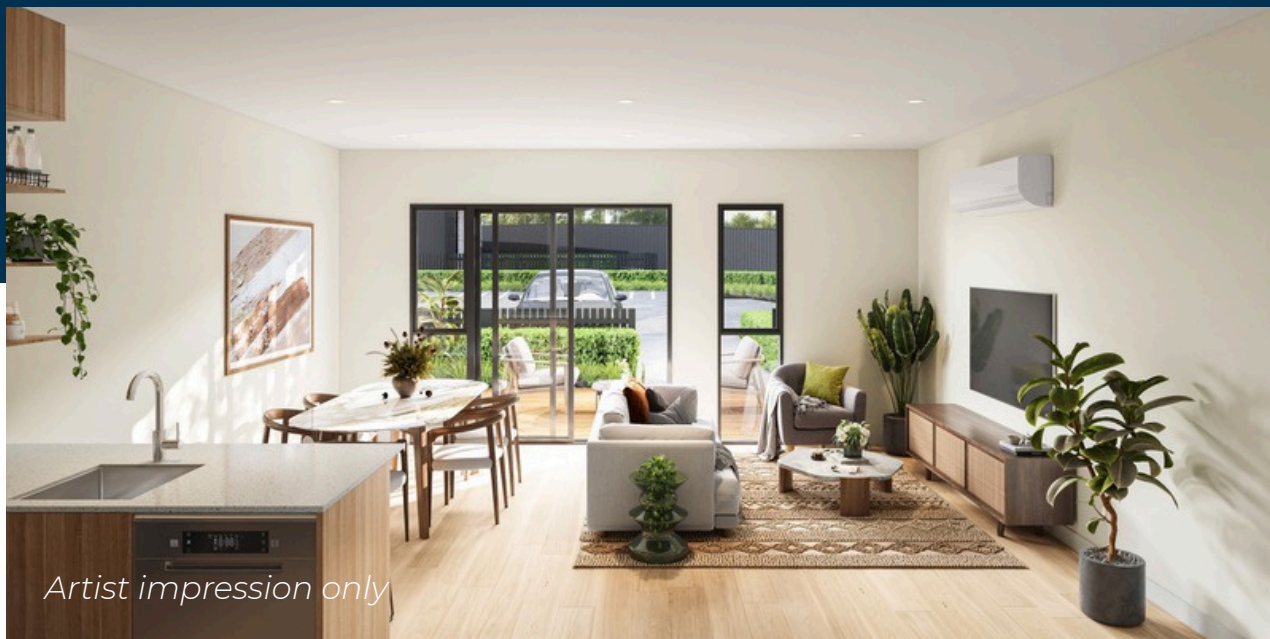


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## Welcome to Kamata Rise by CETA

### Your New Beginning - Coast Living Redefined

A community of 40 contemporary homes with something for everyone, from 2-bedroom, 1.5-bathroom layouts to spacious 3-bedroom, 3-bathroom homes with garages. There are seven unique typologies to choose from designed with lifestyle in mind.

No matter your stage of life and property journey, you'll find comfort, functionality and style in every home. Expect modern finishes, light-filled living, and clever storage solutions throughout – because we know that great design is in the details. More space, more flexibility.

Set in the heart of Ara Hills, just minutes from Ōrewa Beach, this coastal haven offers the best of both worlds, a peaceful, nature-rich environment with all the conveniences of urban living. Just minutes from Ōrewa Beach, perfect for morning swims, coastal walks, or laid-back weekend brunches by the sea. Ara Hills itself is surrounded by scenic reserves, walkways, and future amenities that will make everyday life effortless and enjoyable.

Don't miss your opportunity to secure your place in one of the Coast's most exciting new developments. Modern, coastal homes with parking, storage, sun and views.

Enquire today to find the home that fits you.

### Why choose Kamata Rise in Ara Hills

- **Seven typologies to choose from**

A range of designs to suit all - including options of ensuites, garages and flexi rooms.

- **Customise your home**

A choice of optional extras and upgrades are available for you to add personalise your home.

- **Generous car parking**

Room for two cars with a mixture of carparks and/or garages - ideal for families and guests.

- **Bigger homes on offer**

Larger floor plans than comparative terraced townhouses.

- **Easy access**

Minutes to town conveniences, local amenities and motorway access.

- **North facing design**

Designed to maximise sun - elevated, sun-soaked with many homes offering views.

- **Community-focused neighbourhood**

Growing, coastal, family-friendly - with pocket parks and playgrounds woven throughout.

- **Native bush, Wildlife and Nature**

Surrounded by bush with future amenities planned - including reserves, walkways, cycle tracks, and shared green spaces.

- **Located in Ara Hills**

Ara Hills design principles focus on harmony with the natural landscape, sustainability, and creating a calm, friendly atmosphere.

### Project Overview

- **Title** - Freehold / Fee Simple
- **Completion** - Q1 2027
- **Rental Appraisal** - \$640-710 per week
- **Resident Association Fees** - \$1,900-2,400 per year







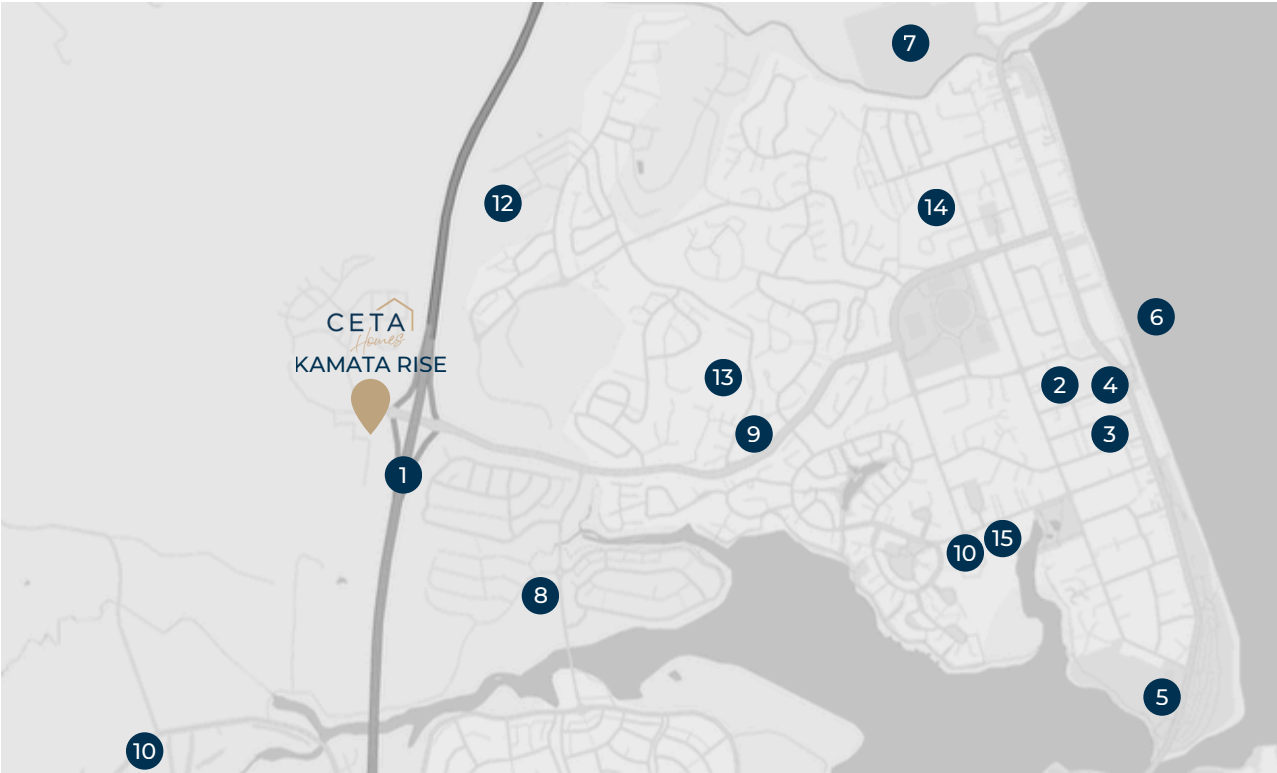
## Where nature meets modern living

From bush to beach in minutes — Ara Hills is perfectly positioned between native reserve and the golden sands of Orewa. Close to shops, schools, and motorway access, it's a location that balances nature with ease.

# Ara Hills - Community by the coast

Nestled between bush-covered hills and golden beaches, Kamata Rise is located in the coastal community of Ara Hills, offering balance of nature, lifestyle, and connection.

Located just minutes from the township of Ōrewa and 30 minutes from Auckland CBD, it's a peaceful retreat with everything close by - schools, shops, cafes, and the beach. With walking trails, native reserves, and sweeping views of the Hauraki Gulf, Kamata Rise blends small-town charm and community spirit with modern living and a place to relax, explore, and feel at home.



### Access

- 1. State Highway 1 access via Grand Drive

### Key Amenities and Retail

- 2. New World
- 2. Hibiscus Coast Medical Centre
- 3. Woolworths

### Eat and Drink

- 4. Dear Coasties
- Cheek and Chong
- Tasca Beach
- Drifter Coffee NZ

### Parks and Recreation

- 5. Te Ara Tahuna Estuary Cycleway & Walkway
- 6. Ōrewa Beach
- 7. Alice Eaves Scenic Reserve

### Education

#### Childcare

- 8. Happy Learning Childcare Millwater
- 9. Dragonfly Early Learning Centre
- 10. Ōrewa Beach Kindergarten
- 11. Fantails Childcare - Country

#### Primary

- 12. Nukumea Primary School
- 13. Ōrewa Primary
- 14. Ōrewa Beach Primary

#### Secondary

- 15. Ōrewa College

# Lot Schedule

Lot	Typology	Unit Size	Bedrooms	Bathrooms	Carparking
Unit 1	Type A1	76 m2	2	2	2 Parks
Unit 2	Type A1	76 m2	2	2	2 Parks
Unit 3	Type A1	76 m2	2	2	2 Parks
Unit 4	Type A1	76 m2	2	2	2 Parks
Unit 5	Type C1	97 m2	3	2	Carport + 1 Park
Unit 6	Type C1	97 m2	3	2	Carport + 1 Park
Unit 7	Type B	132 m2	3	3	Garage + 1 Park
Unit 8	Type B	132 m2	3	3	Garage + 1 Park
Unit 9	Type C1	97 m2	3	2	Carport + 1 Park
Unit 10	Type B	132 m2	3	3	Garage + 1 Park
Unit 11	Type B	132 m2	3	3	Garage + 1 Park
Unit 12	Type C1	97 m2	3	2	Carport + 1 Park
Unit 13	Type C1	97 m2	3	2	Carport + 1 Park
Unit 14	Type A1	76 m2	2	2	1 Park
Unit 15	Type A1	76 m2	2	2	1 Parks
Unit 16	Type A1	76 m2	2	2	1 Park
Unit 17	Type A1	76 m2	2	2	1 Park
Unit 18	Type A1	76 m2	2	2	1 Park
Unit 19	Type E	105 m2	2 + Flexi Room	1.5	Garage + 1 Park
Unit 20	Type E	105 m2	2 + Flexi Room	1.5	Garage + 1 Park
Unit 21	Type E	105 m2	2 + Flexi Room	1.5	Garage + 1 Park
Unit 22	Type E	105 m2	2 + Flexi Room	1.5	Garage + 1 Park
Unit 23	Type E	105 m2	2 + Flexi Room	1.5	Garage + 1 Park
Unit 24	Type D	88 m2	2	1.5	2 Parks
Unit 25	Type D	88 m2	2	1.5	2 Parks
Unit 26	Type D	88 m2	2	1.5	2 Parks
Unit 27	Type D	88 m2	2	1.5	2 Parks
Unit 28	Type D	88 m2	2	1.5	2 Parks
Unit 29	Type A2	89 m2	2	2	2 Parks
Unit 30	Type A2	89 m2	2	2	2 Parks
Unit 31	Type A2	89 m2	2	2	2 Parks
Unit 32	Type A2	89 m2	2	2	2 Parks
Unit 33	Type A2	89 m2	2	2	2 Parks
Unit 34	Type A2	89 m2	2	2	2 Parks
Unit 35	Type A2	89 m2	2	2	2 Parks
Unit 36	Type A	77 m2	2	2	1 Park
Unit 37	Type A	77 m2	2	2	1 Park
Unit 38	Type A	77 m2	2	2	1 Park
Unit 39	Type A	77 m2	2	2	1 Park
Unit 40	Type A	77 m2	2	2	1 Park

# Master Plan







# Floor Plans - Type A | 77m2

2 Bedroom  
2 Bathroom  
1 Carpark

Lot 36-40



# Floor Plans - Type A1 | 76m2

2 Bedroom  
2 Bathroom  
1 or 2 Carparks

Lot 2-3, 15-17



# Floor Plans - Type A1 | 76m2

2 Bedroom  
2 Bathroom  
1 or 2 Carparks

Lot 1, 4, 14, 18



# Floor Plans - Type A2 | 89m2

2 Bedroom  
2 Bathroom  
2 Carparks

Lot 29-35





# Floor Plans - Type B | 132m2

3 Bedroom  
3 Bathroom  
1 Garage  
1 Carpark

Lot 7, 8, 10, 11



# Floor Plans - Type C1 | 97m2

3 Bedroom  
2 Bathroom  
2 Carparks

Lot 5, 6, 9, 12, 13



# Floor Plans - Type D | 88m2

2 Bedroom  
1.5 Bathroom  
2 Carpark

Lot 24-28



# Floor Plans - Type E | 105m2

2 Bedroom  
1 Flexi Room  
1.5 Bathroom  
1 Garage  
1 Carpark

Lot 19-23





*Artist impression only*

## Each home includes:

- Fisher & Paykel Appliances
- Heat Pump
- Electronic lock access
- Double glazed joinery
- Modern high quality fittings
- Low maintenance exterior
- Garage and/or Carparking



# Specifications and Finishes

Building finish and quality has been undertaken in compliance with the best trade practice and in accordance with New Zealand Building Code requirements and standards.

The specification list represents a basic overview of materials and fittings and is in no way a comprehensive list of all items for each individual room.

General Exterior Landscaping	As per landscaping & planting schedule
Fencing	Fenced outdoor area for each house as required by RC
Mailbox	1x A4 sized exterior mailbox to each unit in dedicated area
Clothesline	Foldable clothesline
External Exterior Cladding	Combination of Brick Veneer, Aluminum &/or vertical board cladding
Roofing	Coloursteel metal roof
Joinery	Double glazed, thermally broken aluminum
Fascia & Gutters	Coloursteel or PVC
Entry Door	Aluminum door with electronic keyless entry
Internal Construction	90x45 SG8 timber framing to NZBC requirements
Intertenancy Wall	Lightweight concrete intertenancy system
Scotia	Square stopped
Skirting	60x12mm painted bevelled timber
Architraves	60x12mm painted bevelled timber
Internal Doors	Hollow-core painted door
Internal Door Hardware	Satin chrome
Internal Wall Linings	Winstone Gib board plastered & painted to level 4 finish
Lighting	Recessed LED downlights
Hot Water	Electric hot water cylinder system
Fire Safety	Fire safety to NZBC, smoke detectors as required
Heating	Single Hi-wall heat pump/air-conditioner to each house
Flooring - Bedrooms	Solution dyed nylon carpet on heavy duty underlay
Flooring - Bath & Laundry	Tile
Flooring - Kitchen & Living	Laminate hard flooring
Laundry Sink	Supertub
Laundry Area	Space for owner supplied washing machine
Wardrobes	Built in wardrobe system
Window Coverings	Roller Blinds

Kitchen Bench Top	White engineered stone bench top
Cabinetry	White and wood grain combination Melteca
Splashback	Tiles
Handles	Satin chrome
Drawers	Soft close drawers
Sink	Under mount stainless steel sink
Sink Tapware	Gooseneck sink mixer
Microwave	Alcove & powerpoint for owner supplied standard microwave
Refrigerator	Alcove in kitchen joinery for owner supplied fridge
Appliances* Oven	Fisher and Paykel* - stainless steel multi function oven
Hob	Fisher and Paykel* - ceramic cooktop, 4 elements
Rangehood	Fisher and Paykel* - stainless steel, vented to outside
Dishwasher	Fisher and Paykel* - stainless steel dishwasher
Bathroom Vanity & Basin	Wood grain wall hung vanity with drawer and basin
Basin Wastes	Pop up wastes
Tapware	Basin mixer
Vanity Splashback	Tiles
Shower Lining	Acrylic wall lining and floor, safety glass to NZBC requirements
Shower System	Shower mixer & shower slide
Shower Wastes	Easy clean chrome
Toilet	Integrated cistern, dual flush
Toilet Roll Holder	Wall mounted
Mirror	Mirror cabinet
Fan	Extractor fan above showers ventilated to outside
Towel Rail	Ladder-style heated towel rail
Other TV Cabling	Satellite UHF cabling & Co-axial cabling provided for SKY TV (satellite dish not provided)
Broadband Outlets	Fibre ready internet and phone connections to living area
EV Charging Provision	TV outlets in living area
	Owner to supply & arrange install of charger unit
	*or equivalent brand

# Optional Extras and Upgrades

## Customise Your New Home

Along with our quality base specifications, we offer a range of optional extras and upgrades so you can add personal touches that make your home your own, we'll help you create a home that suits your style and needs.

Some upgrades may not be available depending on the current stage of your home's construction.

PLEASE NOTE THESE COSTS ARE ADDITIONAL TO YOUR PURCHASE PRICE AND WILL BE INVOICED SEPARATELY.

Upgrade Option	Base Spec	Price incl GST
<b>Kitchen</b>		
LED Bar Pendant to Breakfast Bar <i>(Type A2, B, D, C1 only)</i>	-	\$500
LED Strip Lights to Kitchen Cabinetry	-	\$850
Fridge Water Feed	-	\$150
<b>Appliances*</b>		
Fisher & Paykel Washer 8kg	-	\$1,100
Fisher & Paykel Dryer 8kg	-	\$1,100
Fisher & Paykel Washer 8kg Dryer 5.5kg Combo	-	\$1,600
Fisher & Paykel Induction Hob	Ceramic Hob	\$900
<b>Heating/Cooling Upgrades</b>		
Additional Heat Pump to 1 Bedroom	1x in Living Room	\$3,200
Additional Heat Pump to 2 Bedrooms	1x in Living Room	\$4,000
Additional Heat Pump to 3 Bedrooms	1x in Living Room	\$5,500
Ceiling Fans to 1 Bedroom	-	\$650
Ceiling Fans to 2 Bedrooms	-	\$1,300
Ceiling Fans to 3 Bedrooms	-	\$1,950
<b>Miscellaneous</b>		
Security - 2 Cameras, supply and install <i>Front and back doors</i>	-	\$1,500
Attic Stairs <i>Subject to ceiling space being available</i>	Ceiling Hatch	\$2,300
10 Year Builders Guarantee	-	\$1,700

*\*All appliances (excluding the induction hob upgrade) are SUPPLY ONLY and will be delivered to the ground floor of your new home. It is the owner's responsibility to arrange installation.*

# Colour Scheme Options

## Hatfields Beach

A light color palette featuring soft tones, complemented by white and oak kitchen, oak vanity cabinetry, neutral carpet and brushed stainless steel fixtures.



## Nukumea Stream

A rich color scheme showcasing deep, moody hues, enhanced by gunmetal fixtures, black and oak kitchen cabinets, black vanity, and darker grey carpet.





Artist impression only

Priced From **\$695,000**



2 or 3 Bedroom



1.5, 2 or 3 Bathroom



1 - 2 Carparks and/or Garage



# Rental Appraisals

These new houses are situated in an excellent part of the Coast offering convenient access to the Motorway and Ōrewa.

With its desirable location, new construction, and high-quality fixtures and fittings, here is an overview of the anticipated rental prices as of July 2025.

## Type A - \$650-680pw

- Townhouse - 2 levels
- 2 Bedroom
- 2 Bathroom
- 1 and/or 2 Car parks

## Type A1 - \$660-700pw

- Townhouse - 2 levels
- 2 Bedroom
- 2 Bathroom
- 1 and/or 2 Car parks

## Type A2 - \$660-700pw

- Townhouse - 2 levels
- 2 Bedroom
- 2 Bathroom
- 2 Car parks

## Type B - \$750-790pw

- Townhouse - 3 levels
- 3 Bedroom
- 3 Bathroom
- 1 Garage and 1 Car park

## Type C1 - \$730-770pw

- Townhouse - 2 levels
- 3 Bedroom
- 2 Bathroom
- 1 Carport and 1 Car park

## Type D - \$640-680pw

- Townhouse - 2 levels
- 2 Bedroom
- 1.5 Bathroom
- 2 Car parks

## Type E - \$670-710pw

- Townhouse - 3 levels
- 2 Bedroom
- 1.5 Bathroom
- 1 Garage and 1 Car park

# Why Buy in Ara Hills

## Why Ara Hills is a Smart Buy, For Today and the Future

If you're looking for a property that offers both lifestyle and long-term value, Kamata Rise, in Ara Hills, Ōrewa is worth consideration. This is more than just a beautiful place to live but a community on the rise in one of Auckland's fastest-growing coastal corridors.

Located just 30 minutes north of Auckland, Ara Hills offers the perfect balance of natural beauty, smart planning, and long-term value.

### Strong Market:

- Median house price: \$1.18M (Ōrewa, 2025)
- 67%+ capital growth across the Hibiscus Coast since 2010
- 28% of residents rent, keeping rental demand strong

### Fast Growing Location:

- Population growth: 52% increase in the last 10 years
- Surrounded by beaches, bush reserves, schools, and shopping
- Ara Hills already home to 360+ residents and growing every month
- Part of Auckland's northern growth corridor

### Big Infrastructure Ahead:

- Penlink motorway opens 2027, faster access to SH1 and the city for the Coast
- New transport projects planned to support 110,000+ future residents
- Zoning changes support higher-density housing and retail

### Ara Hills is Designed for Liveability:

- 84-hectare community with eventually up to 900 homes
- Walking tracks, green spaces, and future neighbourhood hub
- Designed for families, downsizers, and investors alike

You're not just buying a home, you're buying into a location with a proven track record of growth, ongoing infrastructure investment, and strong future potential. Whether you're planning to live here or invest, Ara Hills offers a rare mix of natural beauty, smart planning, and long-term upside.

# Residents Association

Townhouses, on a fee simple title are safer and better long- term ownership/investment, when there is a Residents Association (RA) in place.

The RA is set up, in advance, to help control and manage the future maintenance of the common areas. For this complex it will cover:

- The long- term maintenance of the driveway or in proper terms the JOAL (joint owned access lot) Management of shared lighting.
- General Governance of the by-laws to ensure your asset is protected and value upheld Management of the group Insurance policy

## Group Insurance Policy

The RA seeks a competitive Insurance policy covering insurance for all the units and it will also cover common areas and shared facilities.

As per council requirements, all owners have to be a part of the RA. By enabling the RA to obtain a group policy, this significantly reduces the years premiums.

The estimated combined cost for Group Insurance policy and RA contribution for Kamata Rise is estimated to be \$1,900-2,400.

## General Maintenance

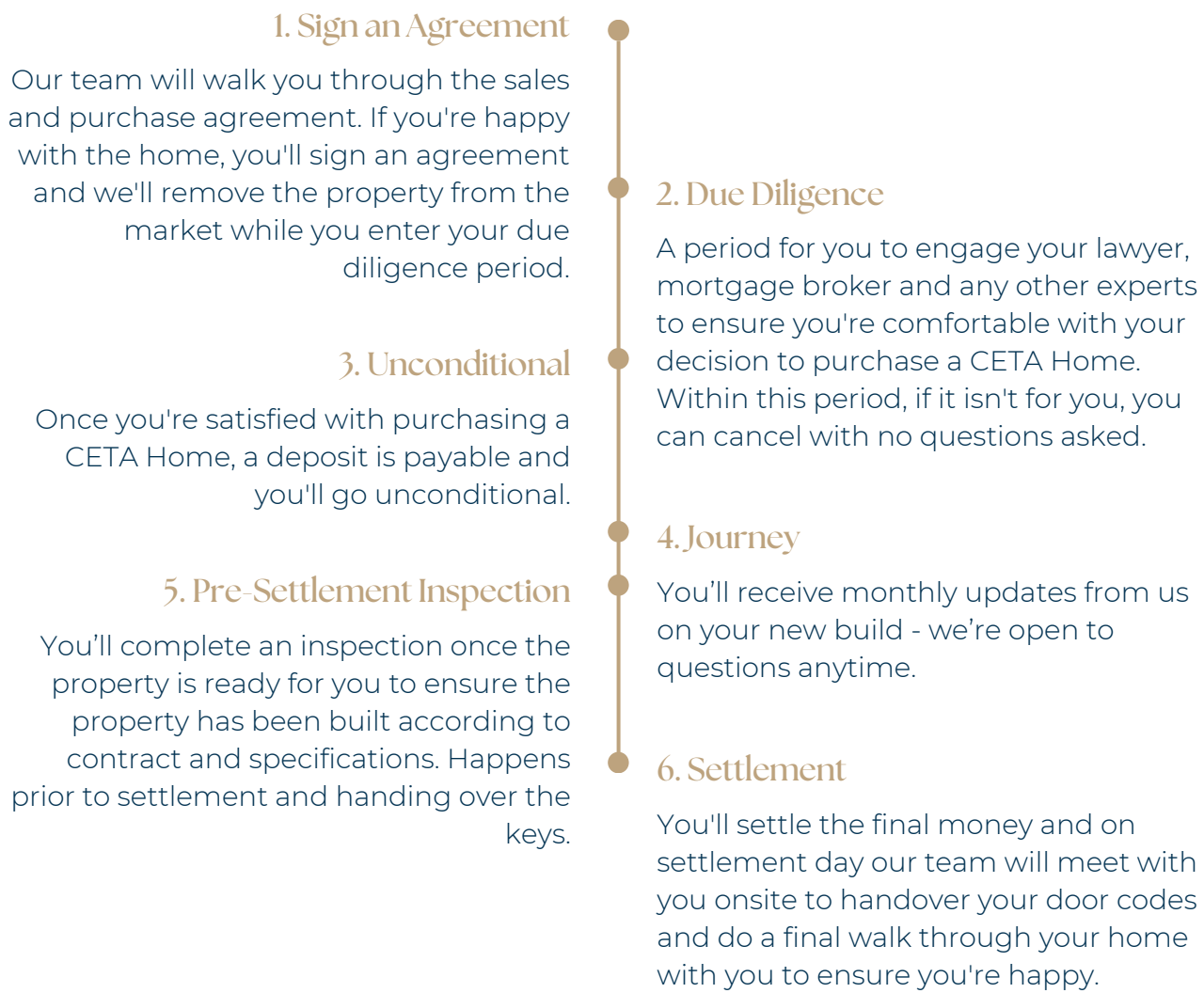
The RA will manage the general maintenance of the shared facilities or common areas such as the driveways and pedestrian walkways. The RA will put away funds to ensure common areas are maintained and repaired upon any damage using licensed and experienced contractors.

## How does a Residents Association Work?

The RA is set up with a standard constitution, a set of bylaws and an annual Budget. Body Corporate Administration (BCA) will be engaged to operate and manage the RA, which makes life easy for you as the owner. As an owner of the townhouse, it is mandatory you become a member of the RA, and thus have the ability to suggest and implement changes to the budget and by-laws, assuming a majority of the vote is reached, those suggestions and changes can be implemented.

# Purchasing Next Steps

We understand purchasing a home can be a complex process, so here is a guide to each step of the journey when purchasing a home with CETA Homes. Our team of experts are dedicated to making the purchasing process as stress-free and enjoyable as possible.







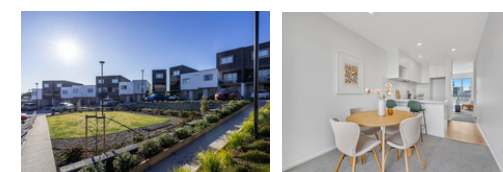
## Completed Projects



**Whangaparāoa Road | Stanmore Bay**  
20 two and three-bedroom townhouses



**Westgate Road | Westgate**  
37 two and three-bedroom townhouses



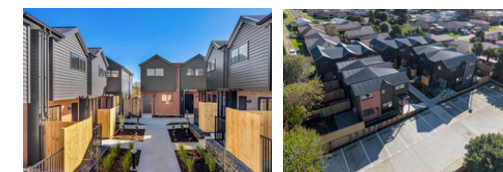
**Lyncroft Street | Māngere**  
80 two, three and four-bedroom townhouses



**Bowater Place | Manurewa**  
15 two and three-bedroom townhouses



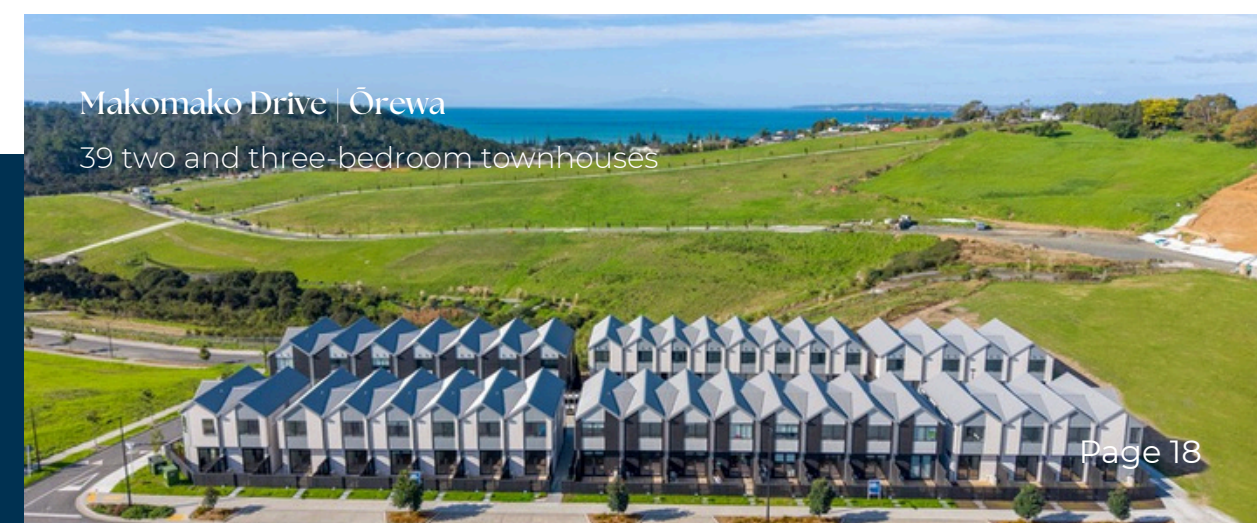
**Tapu Road | Huapai**  
9 two-bedroom duplex & townhouses



**Childs Avenue | Pukekohe**  
13 two-bedroom townhouses



**Atkinson Road | Titirangi**  
8 two-bedroom townhouses



**Makomako Drive | Ōrewa**  
39 two and three-bedroom townhouses

## About CETA Homes

CETA Homes is a boutique Development company delivering exceptional developments with a focus affordability and accessibility. We have an aspiration of providing homes to the market at competitive prices, in desirable locations with good amenities. Our aim is to provide modern, functional, and low-maintenance homes that are not only affordable to buy but also affordable to live in. For this reason, we only source land with easy accessibility to public transport, schools, supermarkets, and parks.

Our architecturally designed terraced townhouses are built using trusted materials and high-quality finishes, providing you with a comfortable and secure home that is covered by a 10-year implied warranty and an initial 90-day, then 12-month defects period.

At CETA Homes, we understand that building a new home is an exciting journey, and we want to keep you informed every step of the way. That's why we provide monthly updates on the progress of your new home's construction, ensuring you're always up-to-date with the development's progress.

Our driving force at CETA is to build great communities and leave a lasting legacy. We want our homeowners and investors to be proud of their new properties and are committed to providing the best possible experience at every step of the process ensuring that you are completely satisfied with your purchase.



# Frequently Asked Questions

## What happens to our deposit?

All deposits are held in an interest-bearing solicitors' accounts (meaning that we, the developer cannot spend your deposit). If for whatever reason the project isn't delivered to the agreed contract, the deposit can be returned to you.

## What warranty is included on the building work?

We offer a one year defects period on all our new homes in addition to the warranty implied in the agreement for sale and purchase by section 362I of the Building Act 2004. The implied warranties apply for up to 10 years.

## Can I make changes to the specification or design?

In most case we don't allow any changes to either the specification or design, unless it's for specific purposes. i.e. accessibility or health reasons.

## What is a Residents Association?

There is no body corporate, but there is a Residents Association (RA). It's set up to help control and manage the maintenance of the common areas. This can include:

1. Long term maintenance of the driveway or the JOAL (Joint Owned Access Lot).
2. Management of the rubbish collection
3. Management of the shared lighting

The RA requires a common account to be opened and managed and all members are required to contribute to the funds for future maintenance. The account is managed by the members and it's the RA that decides how and when the funds are spent through a vote system.

## I have some questions - who can I talk to?

If you have enquired through an agent, contact your agent with a query and they will pass it on, or email us directly at [enquiries@cetahomes.co.nz](mailto:enquiries@cetahomes.co.nz) and one of our team will help answer your query.

# Ara Hills Levies and Transfer Levy

## Is there a transfer levy at Ara Hills?

Lots are subject to a 0.5% transfer levy on resale, as set out in the Ara Hills Residents' Association (RA) Constitution. This is an initiative of the head developer, AVJ, and is used to fund capital improvements and short and long-term maintenance of shared infrastructure and amenities. It is common in new master-planned developments, such as Hobsonville Point and Milldale.

## Why use a transfer levy rather than ongoing annual fees?

The benefit of transfer levy:

- Provides cost certainty to purchasers.
- Places less reliance on ongoing annual fees, which are more exposed to increases over time.
- Reduces the risk of unexpected future costs during ownership.



Artist impression only



Artist impression only





## Get in touch

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