

21 Makomako Drive | Ōrewa

PARK VISTA  
Terraces



Artist impression only

Proudly bought to you by



[cetahomes.co.nz](http://cetahomes.co.nz)



CREATING AND DELIVERING COST EFFECTIVE, TIMELY AND AFFORDABLE HOMES



**BUILDING A BETTER TOMORROW**



## 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 Developments 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.

# WELCOME TO PARK VISTA TERRACES

Find your new home nestled near the beach and surrounded by parks and beautiful bushland.

Welcome to Park Vista Terraces – a new architecturally designed development, offering 39 modern townhouses. Situated in the highly sought-after scenic hills of Ōrewa Heights, a coastal community surrounded by bush, renowned for its relaxed lifestyle. These homes overlook a bush reserve and are nestled beside a future park.

These stylish, low-maintenance brick and weatherboard homes are designed with open plan living and the coastal lifestyle in mind, offering two and three-bedroom options with 1.5 or 2 bathrooms to suit your needs. The modern kitchens have been designed with functionality in mind and include quality Fisher and Paykel appliances. The dining and living area open onto the adjoining deck - perfect for entertaining and enjoying the coastal air. All the bedrooms are double with built-in wardrobe for ample storage. The bathrooms have tiled floors and wall hung vanities to maximise space. Each home comes with its own single car carport, a separate laundry and a heat pump.

The wonderful location provides access to some of the best amenities the Coast has to offer. Take a short stroll to Alice Eaves Reserve for bushwalks, or head to Ōrewa Beach – over three kilometres of golden sands and surf. The town also offers parks, cycling tracks, sports fields, cafes, and excellent local schools – all located on your doorstep.

Discover your ideal home or investment opportunity in this vibrant community at Park Vista Terraces.

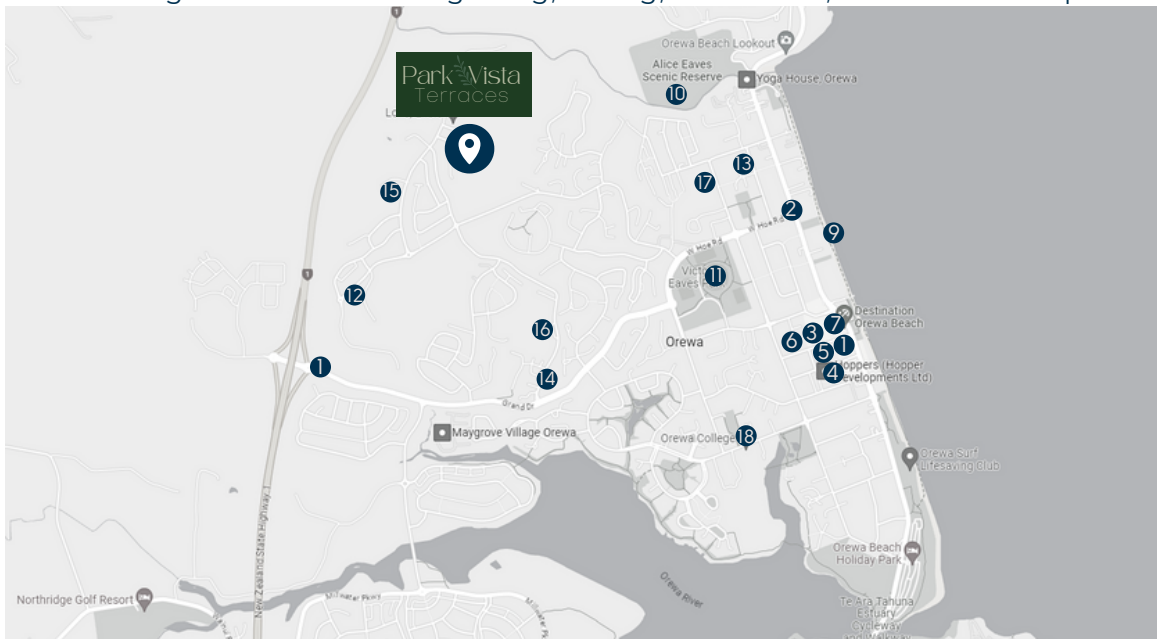


# LOCATION

Nestled in the peaceful and desirable Pacific Heights, Park Vista Terraces offer a scenic escape for nature lovers as it overlooks bush that surrounds the property. Take in the breathtaking views and explore the nearby beaches, coastal walks, and water sports. You'll discover more than just a home at Park Vista Terraces, but a family-friendly lifestyle.

Just minutes from Ōrewa township and SH1, these new homes are accessible to local parks, renowned cycling tracks, an abundance of cafes and restaurants, and excellent local schools. Additionally, there's a range of community events taking place throughout the year, including ocean swimming, farmers' markets, art exhibitions, group cycling, and team sports.

Beyond Ōrewa, the Hibiscus Coast serves as a gateway to a coastal paradise, where you can indulge in activities like golfing, hiking, wine trails, and adventure parks.



## Key Locations

- 1- State Highway One
- 2- Hibiscus Coast Highway

## Key Amenities and Retail

- 3- New World
- 4- Countdown
- 5- Ōrewa Library
- 6- Hibiscus Coast Medical Centre

## Eat and Drink

- 7- Dear Coasties
- 7- Cheek and Chong
- 7- Tasca Beach
- 7- Drifter Coffee NZ
- 7- Puff Cafe
- 7- Semola

## Parks and Recreation

- 8- Te Ara Tahuna Estuary Cycleway & Walkway
- 9- Ōrewa Beach
- 10- Alice Eaves Scenic Reserve
- 11- Victor Eaves Park

## Education- Childcare

- 12- BestStart Ōrewa
- 13- Early Adventures ECE
- 14- Dragonfly Early Learning Centre

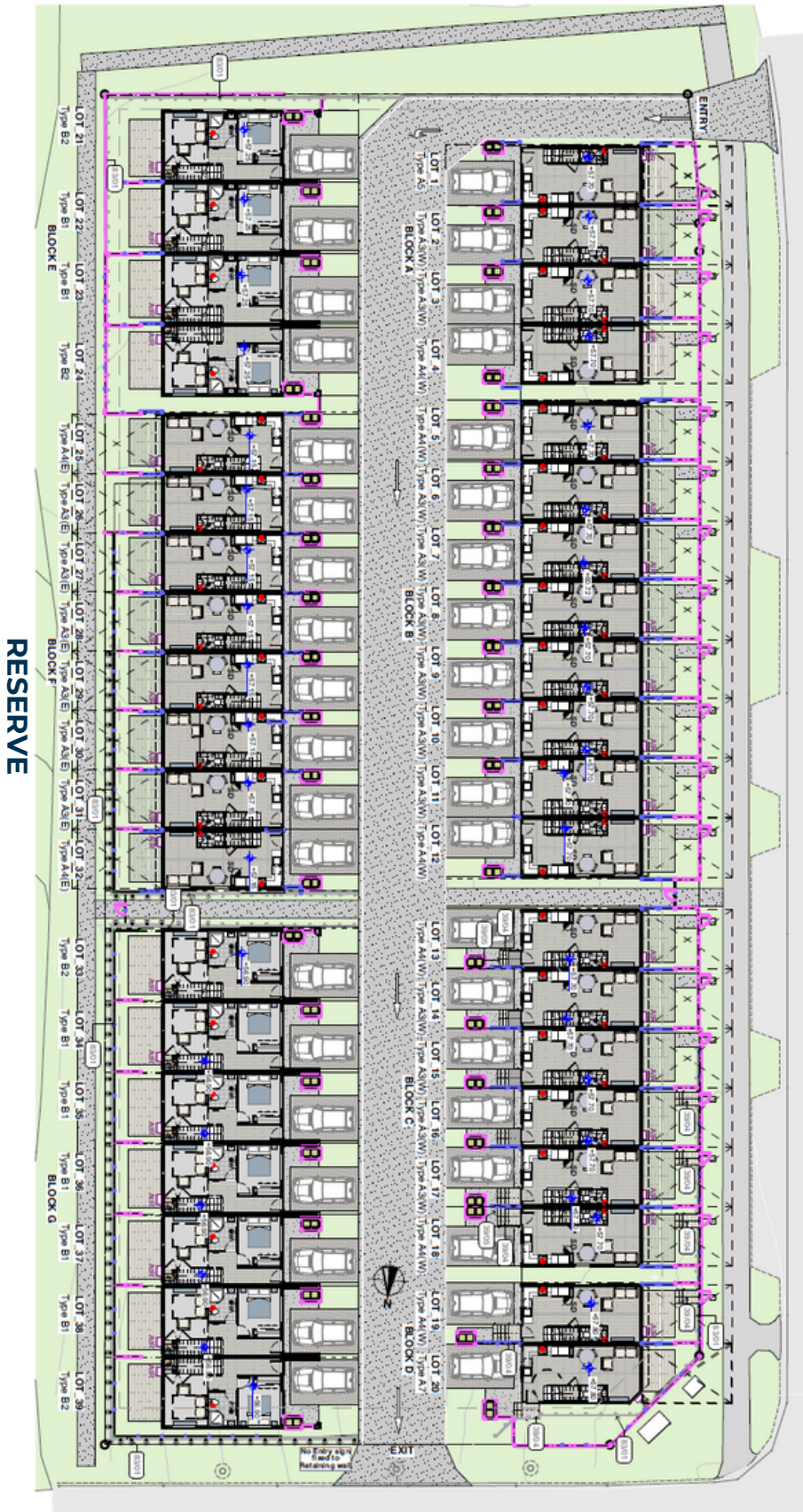
## Primary

- 15- Nukumea Primary School
- 16- Ōrewa Primary
- 17- Ōrewa Beach Primary

## Secondary

- 18- Ōrewa College

# SCHEME PLAN



MAKOMAKO DRIVE

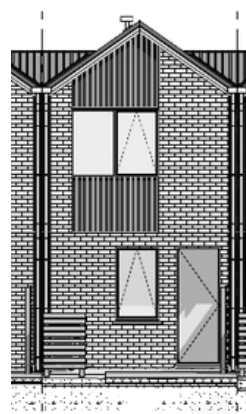
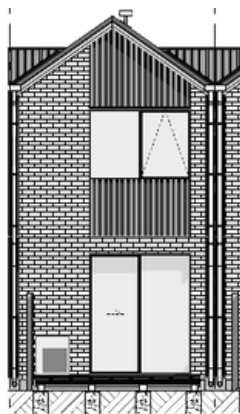
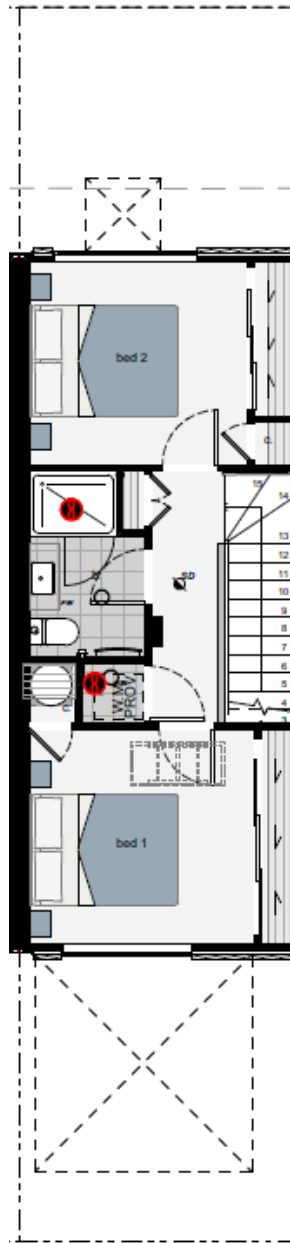
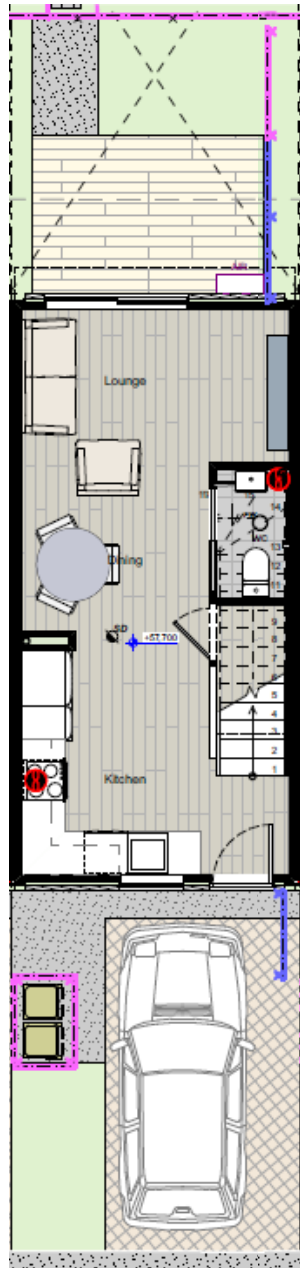
ROCKPOOL ROAD

RESERVE

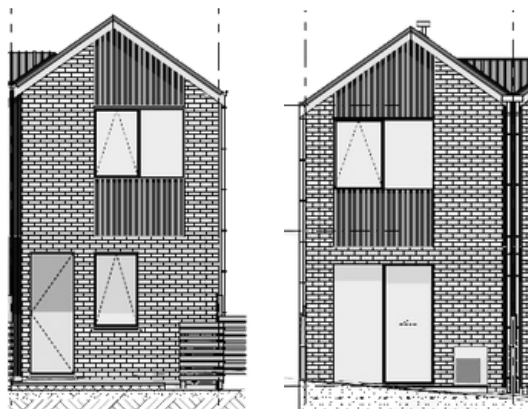


Disclaimer: Variations to, or adjustments from the specifications (including substitutions for any materials which may not be available) may be made by the Vendor in the course of construction of the works, provided that the substitutions, variations or departures do not make any appreciable reduction in or have any material adverse effect on the value, appearance or usefulness of the completed unit.

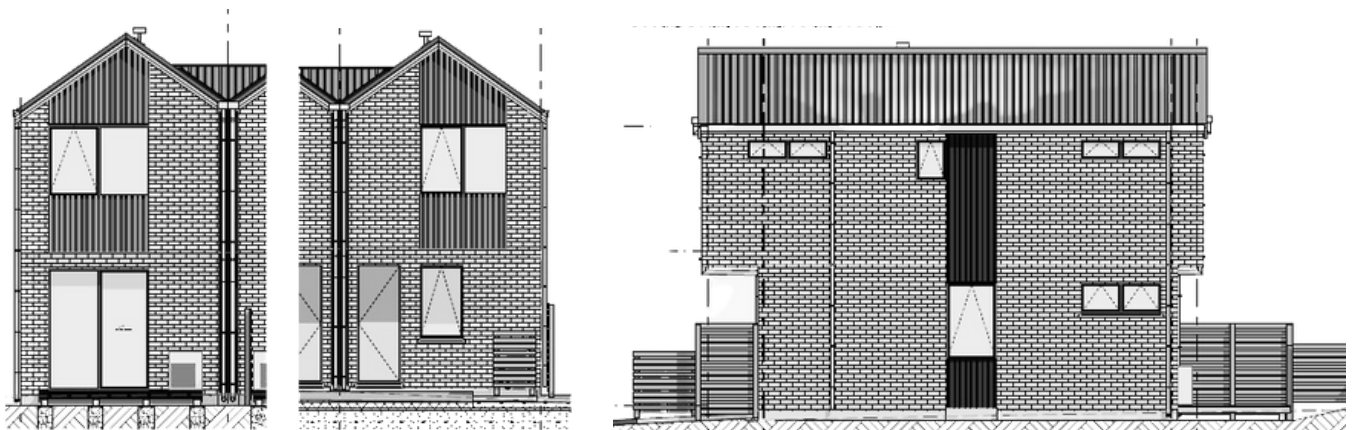
# FLOOR PLANS - A3 WEST



# FLOOR PLANS - A3 EAST

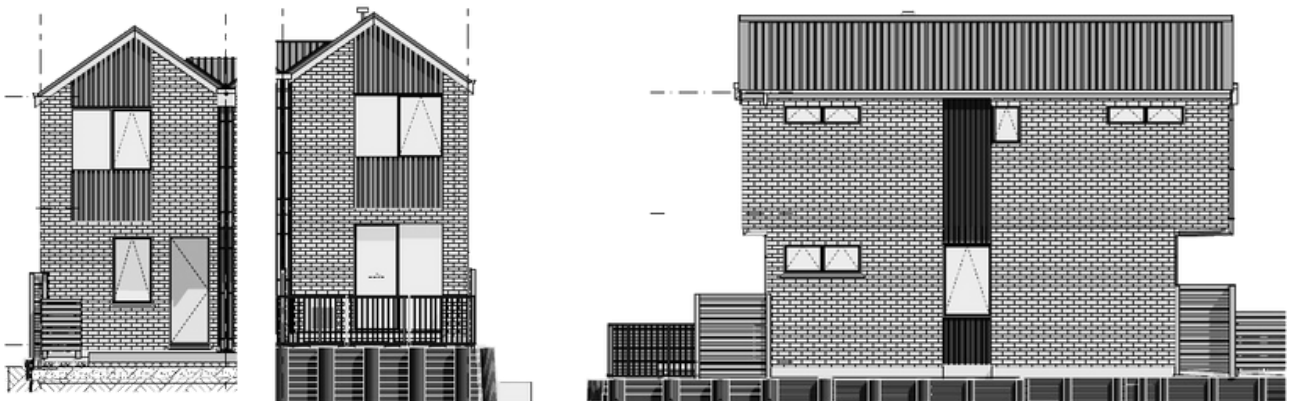
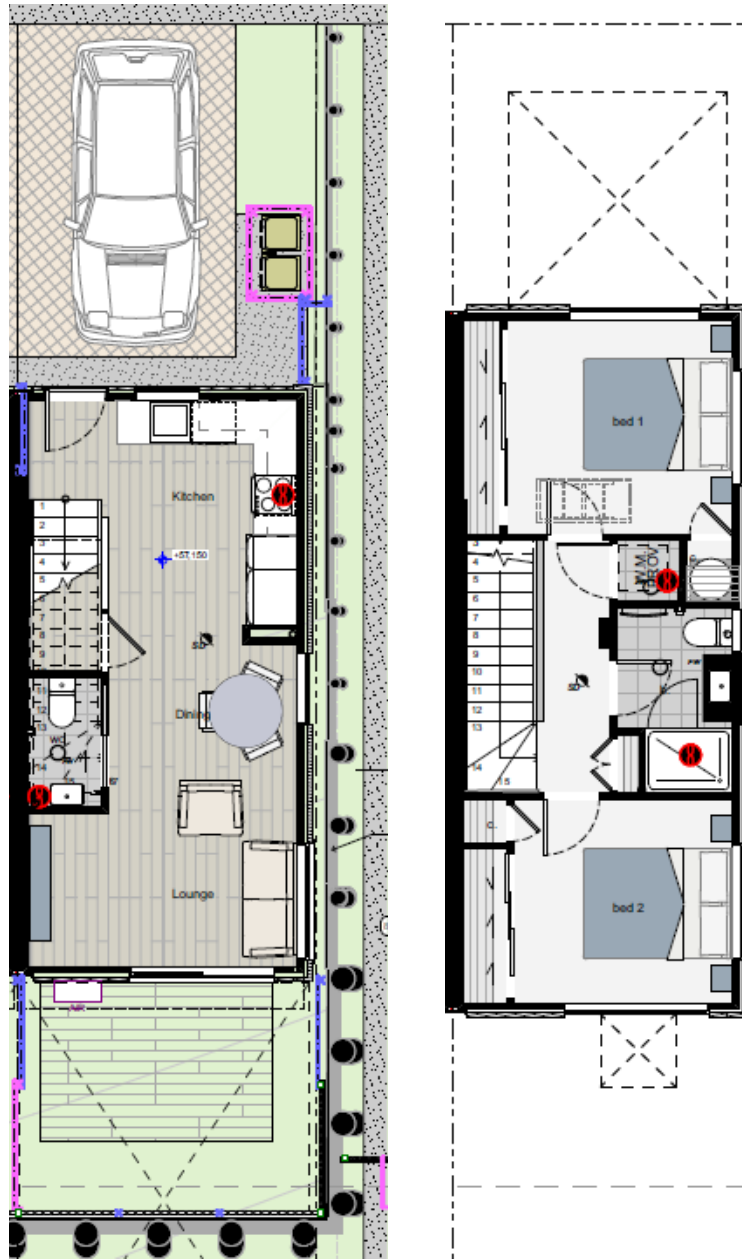


# FLOOR PLANS - A4 WEST





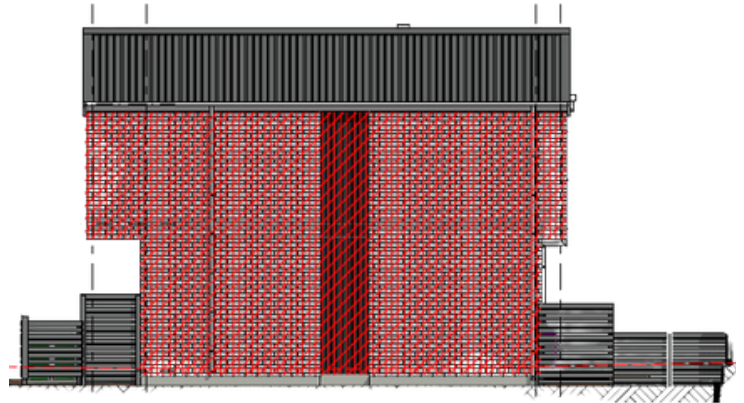
# FLOOR PLANS - A4 EAST



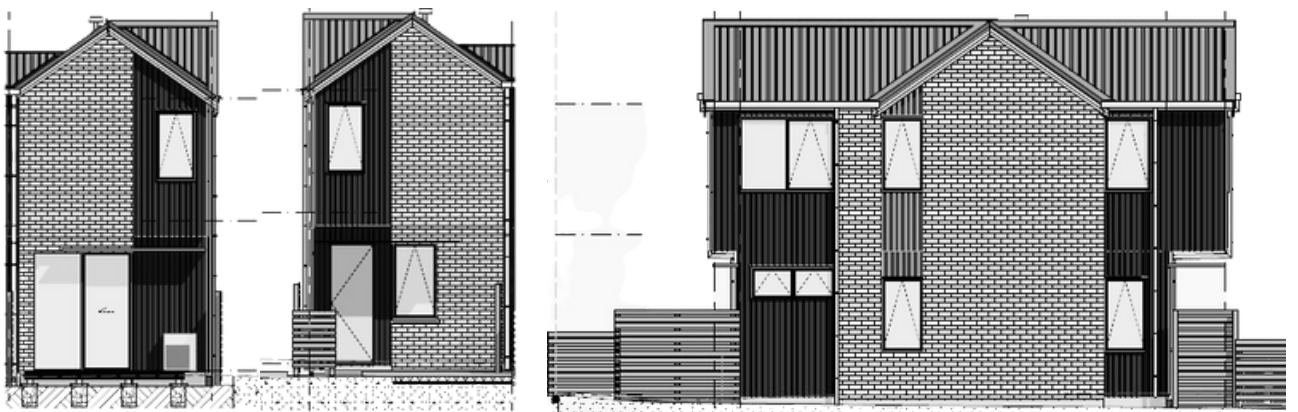
# FLOOR PLANS - A4 (UNIT 5, 19, 25)

Lot 5 & 19 - West

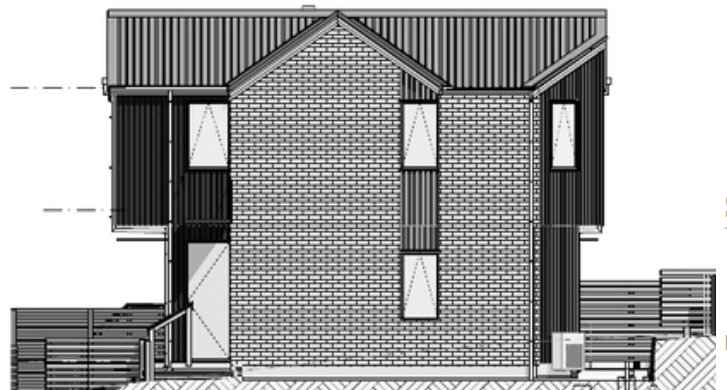
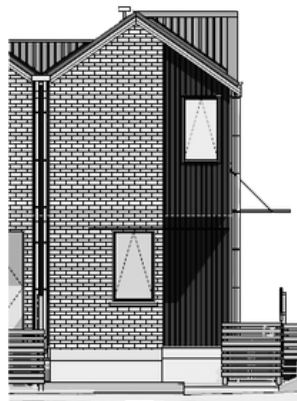
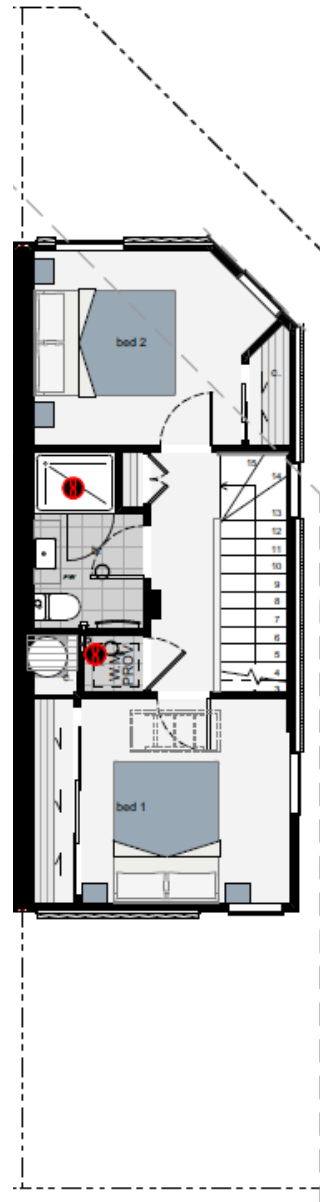
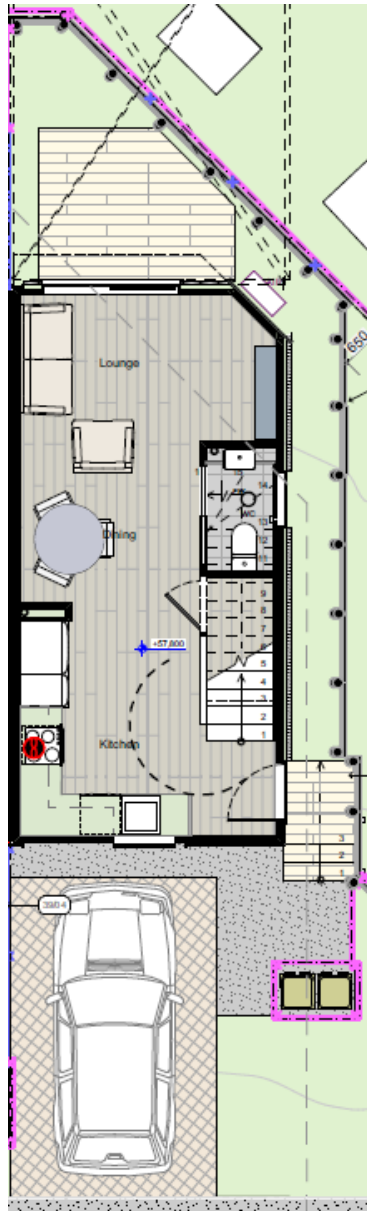
Lot 25 - East



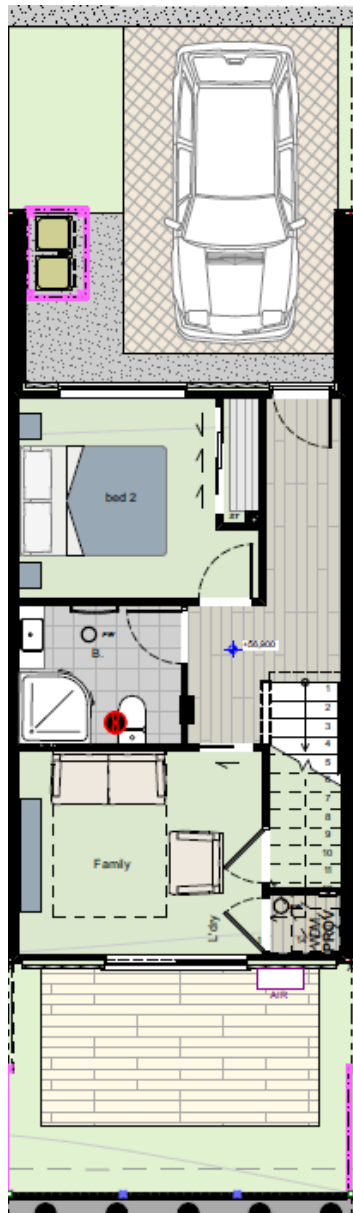
# FLOOR PLANS - A5



# FLOOR PLANS - A7



# FLOOR PLANS - B1



# FLOOR PLANS - B2



# LOT SCHEDULE

Lot	Typology/Internal Size	Lot Size	Bedrooms	Bath	Carpark
1	A5: 2 Bed - 68m2	79m2	2	1.5	1
2	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
3	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
4	A4 W: 2 Bed - 68m2	87m2	2	1.5	1
5	A4 W: 2 Bed - 68m2	70m2	2	1.5	1
6	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
7	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
8	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
9	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
10	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
11	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
12	A4 W: 2 Bed - 68m2	70m2	2	1.5	1
13	A4 W: 2 Bed - 68m2	70m2	2	1.5	1
14	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
15	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
16	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
17	A3 W: 2 Bed - 68m2	68m2	2	1.5	1
18	A4 W: 2 Bed - 68m2	87m2	2	1.5	1
19	A4 W: 2 Bed - 68m2	70m2	2	1.5	1
20	A7: 2 Bed - 66m2	89m2	2	1.5	1
21	B2: 3 Bed - 86m2	100m2	3	2	1
22	B1: 3 Bed - 86m2	81m2	3	2	1
23	B1: 3 Bed - 86m2	81m2	3	2	1
24	B2: 3 Bed - 86m2	100m2	3	2	1
25	A4 E: 2 Bed - 68m2	70m2	2	1.5	1
26	A3 E: 2 Bed - 68m2	68m2	2	1.5	1
27	A3 E: 2 Bed - 68m2	68m2	2	1.5	1
28	A3 E: 2 Bed - 68m2	68m2	2	1.5	1
29	A3 E: 2 Bed - 68m2	68m2	2	1.5	1
30	A3 E: 2 Bed - 68m2	68m2	2	1.5	1
31	A3 E: 2 Bed - 68m2	68m2	2	1.5	1
32	A4 E: 2 Bed - 68m2	70m2	2	1.5	1
33	B2: 3 Bed - 86m2	83m2	3	2	1
34	B1: 3 Bed - 86m2	81m2	3	2	1
35	B1: 3 Bed - 86m2	81m2	3	2	1
36	B1: 3 Bed - 86m2	81m2	3	2	1
37	B1: 3 Bed - 86m2	81m2	3	2	1
38	B1: 3 Bed - 86m2	81m2	3	2	1
39	B2: 3 Bed - 86m2	100m2	3	2	1

A modern kitchen and dining area with a white countertop, wooden cabinetry, and a round wooden dining table with chairs. A large window provides natural light. The floor is made of light-colored wood. A large, textured rug is in the foreground.

2 Bedroom  
1.5 Bathroom  
1 Carpark  
*Priced from*

**\$729K**

3 Bedroom  
2 Bathroom  
1 Carpark  
*Priced from*

**\$829K**



# SPECIFICATIONS

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

## GENERAL EXTERIOR

Landscaping	Architecturally designed landscaping and planting schedule
Fencing	Fenced outdoor area for each ground floor house as required by RC
Mailbox	One A4 sized exterior mailbox to each unit in dedicated area
Clothesline	Foldable clothesline

## EXTERNAL

Exterior Cladding	Combination of Brick Veneer and vertical board cladding
Roofing	Coloursteel metal roof
Joinery	Double glazed, prefinished powder coated aluminum
Fascia & Gutters	Coloursteel or PVC
Entry Door	Aluminum, encased in an aluminum door frame with electronic keyless entry

## INTERNAL

Construction	90x45 SG8 timber framing to NZBC requirements
Intertenancy wall systems	Resene integra lightweight concrete intertenancy system
Scotia	All ceilings to walls square stopped
Skirting and Trim	60x12mm painted bevelled timber
Architraves	60x12mm painted bevelled timber
Internal Doors	Hollow-core painted door
Internal Door Hardware	Satin chrome
Internal Linings	Winstone Gib board wall linings plastered and painted to level 4 finish
Lighting	Recessed LED downlights
Hot Water	Electric hot water cylinder system
Fire Safety	Fire safety to New Zealand Building Code, 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 and/or carpet
Laundry Area	Space for owner supplied washing machine
Wardrobes	Built in wardrobe system
<b>Other</b>	
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 TV outlets in living area and bedroom

# SPECIFICATIONS

## KITCHEN

<b>Bench Top</b>	White engineered stone bench top
<b>Joinery/Cabinetry</b>	White and wood grain combination Melteca MDF with matching PVC edge
<b>Splashback</b>	White tile
<b>Handles</b>	Satin chrome
<b>Drawers</b>	Soft close drawers
<b>Sink</b>	Undermount stainless steel sink
<b>Sink Tapware</b>	Gooseneck sink mixer
<b>Microwave</b>	Alcove & powerpoint for owner supplied standard microwave
<b>Refrigerator</b>	Alcove in kitchen joinery for owner supplied fridge

## APPLIANCES

<b>Oven</b>	Fisher and Paykel* - stainless steel multi function oven
<b>Hob</b>	Fisher and Paykel* - ceramic cooktop, 4 elements
<b>Rangehood</b>	Fisher and Paykel* - stainless steel, vented to outside
<b>Dishwasher</b>	Fisher and Paykel* - stainless steel dishwasher

*\*or equivalent brand*

## BATHROOM

<b>Vanity and Basin</b>	White or wood grain wall hung vanity with drawer and basin
<b>Basin Wastes</b>	Pop up wastes
<b>Tapware</b>	Basin mixer
<b>Vanity Splashback</b>	White tiles
<b>Shower Lining</b>	Acrylic wall lining and floor, safety glass to NZBC requirements
<b>Shower System</b>	Shower mixer and shower slide
<b>Shower Wastes</b>	Easy clean chrome
<b>Toilet</b>	Integrated cistern, dual flush
<b>Toilet Roll Holder</b>	Wall mounted chrome
<b>Mirror</b>	Mirror cabinet
<b>Fan</b>	Extractor fan above showers ventilated to outside
<b>Towel Rail</b>	Ladder-style heated towel rail



A modern terraced house with white brickwork and dark grey accents. The upper floor features a large window with dark grey vertical slats above and below it. The ground floor has a dark grey door and a window to the left. A black wooden planter box sits in front of the door. The sky is blue with light clouds.

# EACH HOME INCLUDES:

- Fisher & Paykel Appliances
- Heat Pump
- Electronic lock access
- Double glazed joinery
- Modern fittings
- Low maintenance exterior
- Carpark

*Artist impression only*

# 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 Park Vista Terraces will be around \$2,000-2,500.

## 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.

### 1. AGREEMENT

Our team will walk you through the sales and purchase agreement. If you're happy with the home, you'll sign an agreement and we'll remove the property from the market while you enter your due diligence period.

### 2. DUE DILIGENCE

A period for you to engage your lawyer, mortgage broker and any other experts to ensure you're comfortable with your decision to purchase a CETA Home. Within this period, if it isn't for you, you can cancel with no questions asked.

### 3. UNCONDITIONAL

Once you're satisfied with purchasing a CETA Home, a deposit is payable and you'll go unconditional.

### 4. JOURNEY

You'll receive monthly updates from us on your new build - we're open to questions anytime.

### 5. PRE-SETTLEMENT INSPECTION

You'll complete an inspection once the property is ready for you to ensure the property has been built according to contract and specifications. Happens prior to settlement and handing over the keys.

### 6. SETTLEMENT

You'll settle the final money and on settlement day our team will meet with you onsite to handover your door codes and do a final walk through your home with you to ensure you're happy.

# FAQS

## 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 regardless of whether you have a written contract or what the contract terms are regardless of the cost of your building project.

## 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 for this development, but there is a Residents Association (RA). The RA is set up in advance, to help control and manage the future maintenance of the common areas. For this project specifically, it will be for:

1. The 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 account for 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. This is done by RA formal meetings and a vote system.

## Do we have to become a member of the RA?

Yes you are legally required to become a member. The RA is incorporated, and it is part of our Sale & Purchase requirements, but also more formally put on the individual titles.

## 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) with your query and contact details, and one of our team will help answer your query.



# COMPLETE DEVELOPMENTS



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



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



**Russell Road | Manurewa**  
Nine, two and three-bedroom townhouses



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





## GET IN TOUCH

-  [enquiries@cetahomes.co.nz](mailto:enquiries@cetahomes.co.nz)
-  [cetahomes.co.nz](http://cetahomes.co.nz)
-  8 Antares Place, Rosedale, Auckland
-  [instagram.com/cetahomes](https://www.instagram.com/cetahomes)



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