

1 Oteha Valley Road | Northcross



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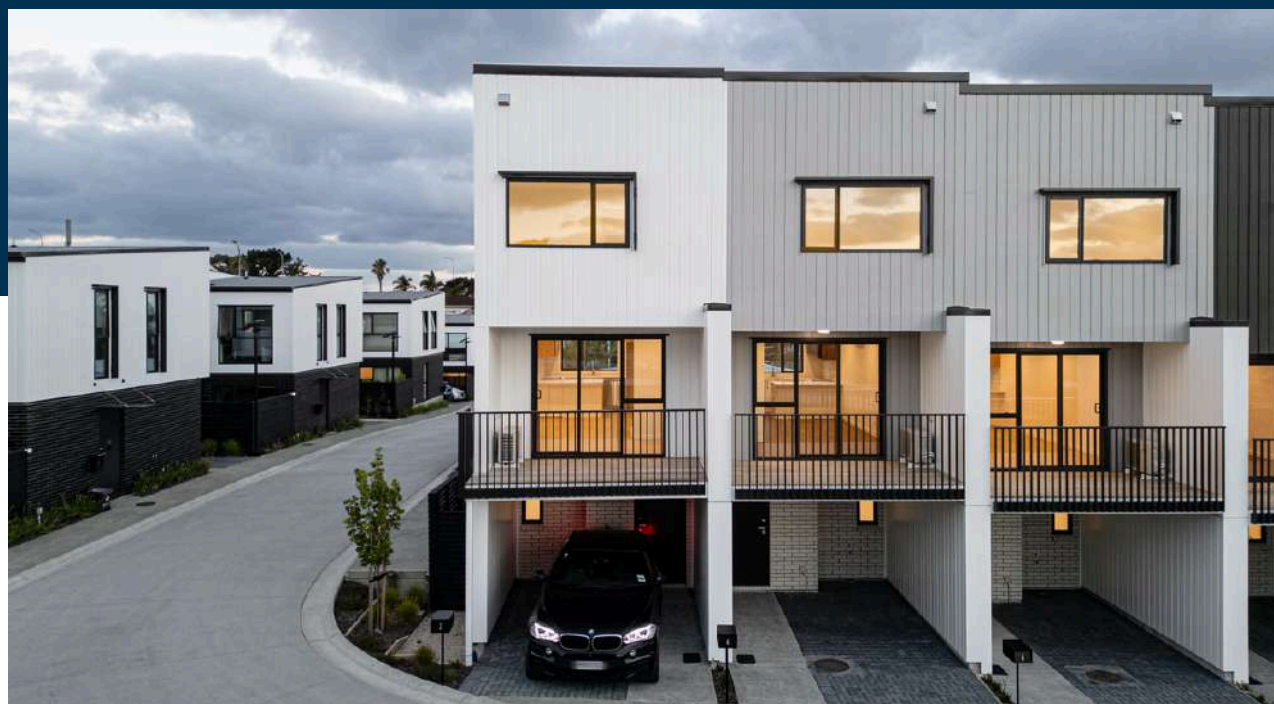
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Spaces that calm the senses.





WELCOME TO THE RIDGE RESIDENCES

Your 5 Minute Neighbourhood

Imagine waking every morning to the sound of birdsong, feeling worlds away from the hustle and bustle of city life. A place exceptionally considered and planned for you to enjoy a unique lifestyle set to a backdrop of harmoniously intertwined green spaces and striking built forms.

The Ridge Residences feature generous balconies and courtyards designed to bring the outdoors in and provide breath-taking and expansive views facing North West out to the Waitakere Ranges.

Discover a variety of attractive living spaces, including charming terraced houses and contemporary open-plan dwellings, catering to those desiring a hassle-free and straightforward lifestyle.

The homes boast meticulously crafted interiors, harmonising seamlessly with the thoughtfully designed landscaping throughout the community. Every element of The Ridge Residences is designed to evoke a sense of belonging and comfort.

Terraced and Stand Alone Townhouses

priced from

\$782,500

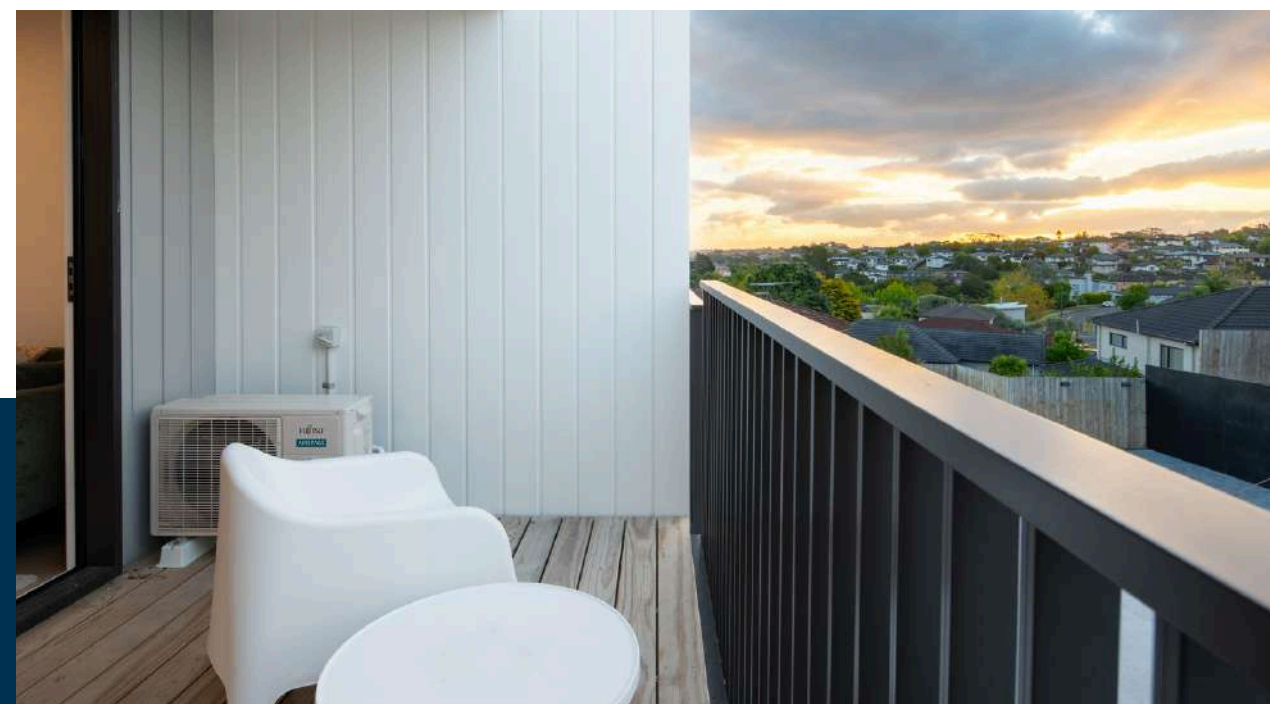
Interior Finishes and Features at The Ridge Residences

This development offers a variety of floor plan options for 83 townhouses, including terraced and stand-alone layouts. The floor plans are designed with homeowners in mind, focusing on functionality. The kitchen features ample bench space and cupboards, seamlessly connected to the open plan living area that extends to outdoor spaces, perfect for entertaining or keeping an eye on pets and children. Each bedroom is equipped with generous wardrobe space to provide abundant storage options.

The homes are finished with high quality finishes and features throughout and present two interior color schemes and flooring to choose from for our homeowners. The first scheme embraces light tones with beautiful oak timbers in the kitchen and flooring, complemented by lush oatmeal carpet. The second option features rich walnut timber flooring and kitchen cabinetry for those preferring a more moody palette, with a darker grey carpet. There is something to suit everyone's taste.

The kitchen mixes white and timber cabinetry to provide contrast and interest and feature a white stone benchtop. The splashbacks are tiled with a contemporary white kitkat tile and are fitted with Fisher & Paykel stainless appliances, these kitchens are a true highlight of these homes.

Each bathroom showcases lovely travertine-look tiles, paired with beech wall-hung vanities sporting a honed matte finish stone top, and throughout the house, you'll find timeless brushed stainless tapware and finishes that enhance the overall space.



A place to meet and connect.

The Ridge is a sanctuary that perfectly and seamlessly coexists with its natural setting. An effortless fusion of impressive, bold architecture and is enveloped in mixed-use green spaces, including a community garden with fruit trees and a creek at within the development.





Immerse yourself in your 5-minute neighbourhood

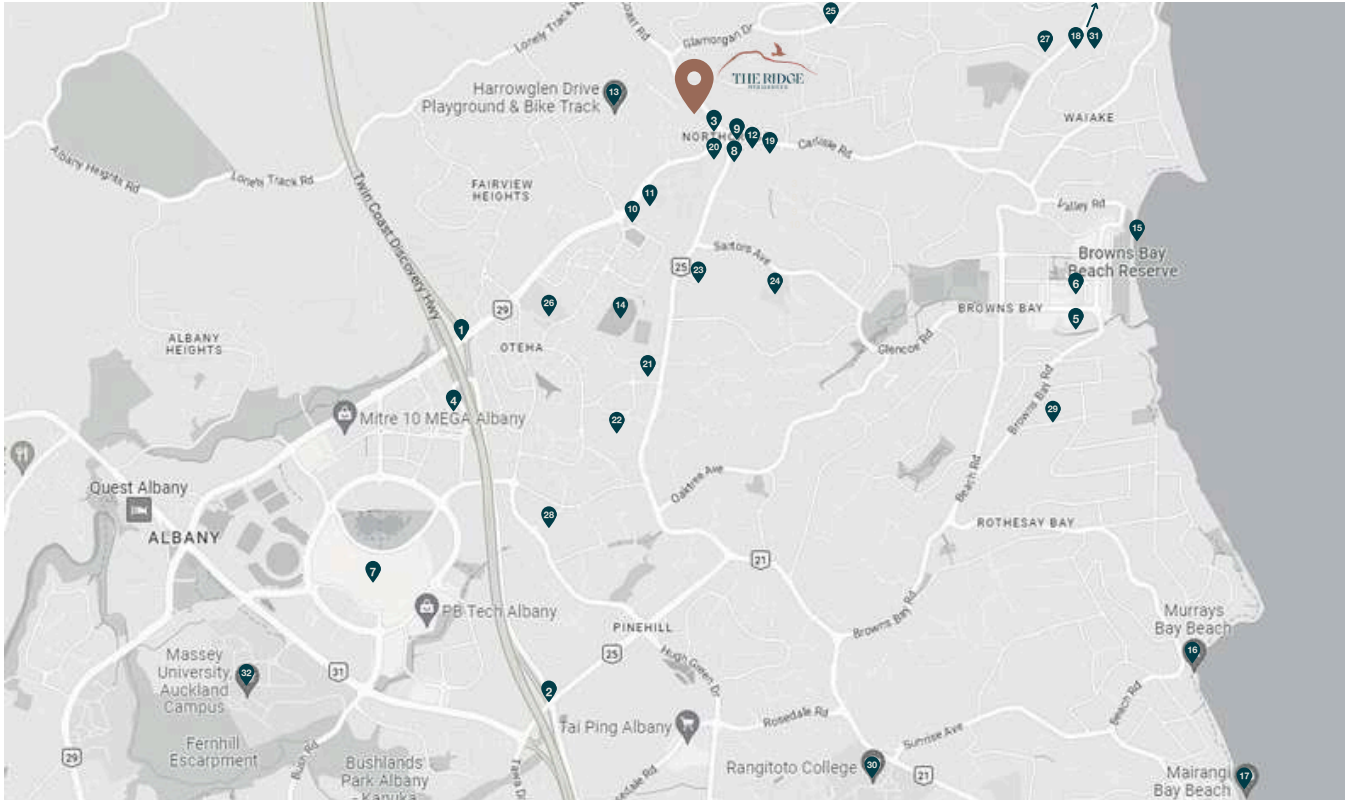
Enjoy crossing the road to the Carlisle shops, which boast all your everyday grocery needs from fresh fruit and vegetables at Farmer Joes, Pizza from Hells Pizza or milk and sugar from the superette. Spend your weekends swimming at Browns Bay Beach, located only 2km drive, or roaming the shops at Westfield Albany, located only 3km away. Everything you need is within minutes drive

Click here to view
LOCAL GUIDE

LOCATION

Immerse yourself in you 5-minute neighbourhood

Enjoy crossing the road to the Carlisle shops, which boast all your everyday grocery needs from fresh fruit and vegetables at Farmer Joes, Pizza from Hells Pizza or milk and sugar from the superette. Spend your weekends swimming at Browns Bay Beach, located only 2km drive, or roaming the shops at Westfield Albany, located only 3km away. Everything you need is within minutes drive.



KEY LOCATIONS

- 1. Northern Motorway access via Oteha Valley Road
- 2. Northern Motorway access via Greville Road

KEY AMENITIES AND RETAIL

- 3. Shorecare Urgent Care Northcross
- 4. Park and Ride Albany Bus Station
- 5. Countdown Browns Bay
- 6. New World Browns Bay
- 7. Westfield Albany
- 8. Northcross Pharmacy
- 9. Farmer Joe Produce

EAT AND DRINK

- 10. St Pierre's Sushi
- 11. Beaufort + Co. Cafe
- 12. Northcross Takeaway, Hell Pizza, Subway, Liquorland

PARKS AND RECREATION

- 13. Harrowglen Drive Playground and Bike Track
- 14. Bay City Park
- 15. Browns Bay Beach
- 16. Murrays Bay Beach
- 17. Mairangi Bay Beach
- 18. Long Bay Regional Park

EDUCATION

Childcare

- 19. Magic Garden Early Education Centre
- 20. The Junction Early Learning Centre
- 21. Little Earth Montessori Oteha Valley
- 22. City Impact Childcare Centre

Primary

- 23. Northcross Intermediate School
- 24. Sherwood School
- 25. Glamorgan School
- 26. Oteha Valley School
- 27. Torbay School
- 28. Pinehill School
- 29. Browns Bay School

Secondary

- 30. Rangitoto College
- 31. Long Bay College

Tertiary

- 32. Massey University Auckland Campus

LOT SCHEDULE

Lot	Stage	Typology/Internal Size m2	Lot Size - m2	Deck m2	Bedrooms	Bath	Study	Carpark Allocation	Carpark Number
STAGE ONE - READY TO MOVE IN									
1	Stage 1	D: 2 Bed - 81.1m2	126	-	2 - standalone	1.5	-	Carpark	-
2	Stage 1	D: 2 Bed - 81.1m2	109	-	2 - standalone	1.5	-	Carpark	-
3	Stage 1	D: 2 Bed - 81.1m2	109	-	2 - standalone	1.5	-	Carpark	-
4	Stage 1	D: 2 Bed - 81.1m2	109	-	2 - standalone	1.5	-	Carpark	-
5	Stage 1	C: 3 Bed - 106.6m2	65	8.8	3	2	-	Carpark	-
6	Stage 1	C: 3 Bed - 106.6m2	61	9.0	3	2	-	Carpark	-
7	Stage 1	C: 3 Bed - 106.6m2	61	9.0	3	2	-	Carpark	-
8	Stage 1	C: 3 Bed - 106.6m2	61	9.0	3	2	-	Carpark	-
9	Stage 1	C: 3 Bed - 106.6m2	61	9.0	3	2	-	Carpark	-
10	Stage 1	C: 3 Bed - 107.0m2	83	9.0	3	2	-	Carpark	-
11	Stage 1	C: 3 Bed - 107.0m2	83	9.0	3	2	-	Carpark	-
12	Stage 1	C: 3 Bed - 106.6m2	61	9.0	3	2	-	Carpark	-
13	Stage 1	C: 3 Bed - 106.6m2	61	9.0	3	2	-	Carpark	-
14	Stage 1	C: 3 Bed - 106.6m2	61	9.0	3	2	-	Carpark	-
15	Stage 1	C: 3 Bed - 106.6m2	61	9.0	3	2	-	Carpark	-
16	Stage 1	E: 2 Bed - 74.9m2	72	8.5	2	1	-	Carpark	-
STAGE TWO & THREE - OFF THE PLANS									
17	Stage 3	A: 2 Bed - 71.0m2	73	-	2	1.5	1	1	117
18	Stage 3	A: 2 Bed - 71.0m2	58	-	2	1.5	1	1	118
19	Stage 3	A: 2 Bed - 71.0m2	58	-	2	1.5	1	1	119
20	Stage 3	A: 2 Bed - 71.0m2	58	-	2	1.5	1	1	120
21	Stage 3	A: 2 Bed - 71.0m2	58	-	2	1.5	1	1	121
22	Stage 3	A: 2 Bed - 71.0m2	65	-	2	1.5	1	1	122
23	Stage 3	A: 2 Bed - 71.0m2	66	-	2	1.5	1	1	123
24	Stage 3	A: 2 Bed - 71.0m2	61	-	2	1.5	1	1	124
25	Stage 3	A: 2 Bed - 71.0m2	76	-	2	1.5	1	1	125
26	Stage 3	A: 2 Bed - 71.0m2	71	-	2	1.5	1	1	126
27	Stage 3	A: 2 Bed - 71.0m2	71	-	2	1.5	1	1	127
28	Stage 3	A: 2 Bed - 71.0m2	72	-	2	1.5	1	1	128
29	Stage 3	A: 2 Bed - 71.0m2	65	-	2	1.5	1	1	129
30	Stage 3	A: 2 Bed - 71.0m2	65	-	2	1.5	1	1	130
31	Stage 3	A: 2 Bed - 71.0m2	65	-	2	1.5	1	1	131
32	Stage 3	A: 2 Bed - 71.0m2	65	-	2	1.5	1	1	132
33	Stage 3	A: 2 Bed - 71.0m2	83	-	2	1.5	1	1	133
34	Stage 2	A: 2 Bed - 71.0m2	79	-	2	1.5	1	1	134
35	Stage 2	A: 2 Bed - 71.0m2	81	-	2	1.5	1	1	135
36	Stage 2	CI: 3 Bed - 103.0m2	67	9.0	3	2	-	Carpark	-
37	Stage 2	CI: 3 Bed - 103.0m2	85	9.0	3	2	-	Carpark	-
38	Stage 2	CI: 3 Bed - 103.0m2	85	9.0	3	2	-	Carpark	-
39	Stage 2	CI: 3 Bed - 103.0m2	67	9.0	3	2	-	Carpark	-
40	Stage 2	A: 2 Bed - 71.0m2	93	-	2	1.5	-	1	140
41	Stage 2	A: 2 Bed - 71.0m2	102	-	2	1.5	1	1	141
42	Stage 2	A: 2 Bed - 71.0m2	101	-	2	1.5	1	1	142



2 & 3 Bedroom

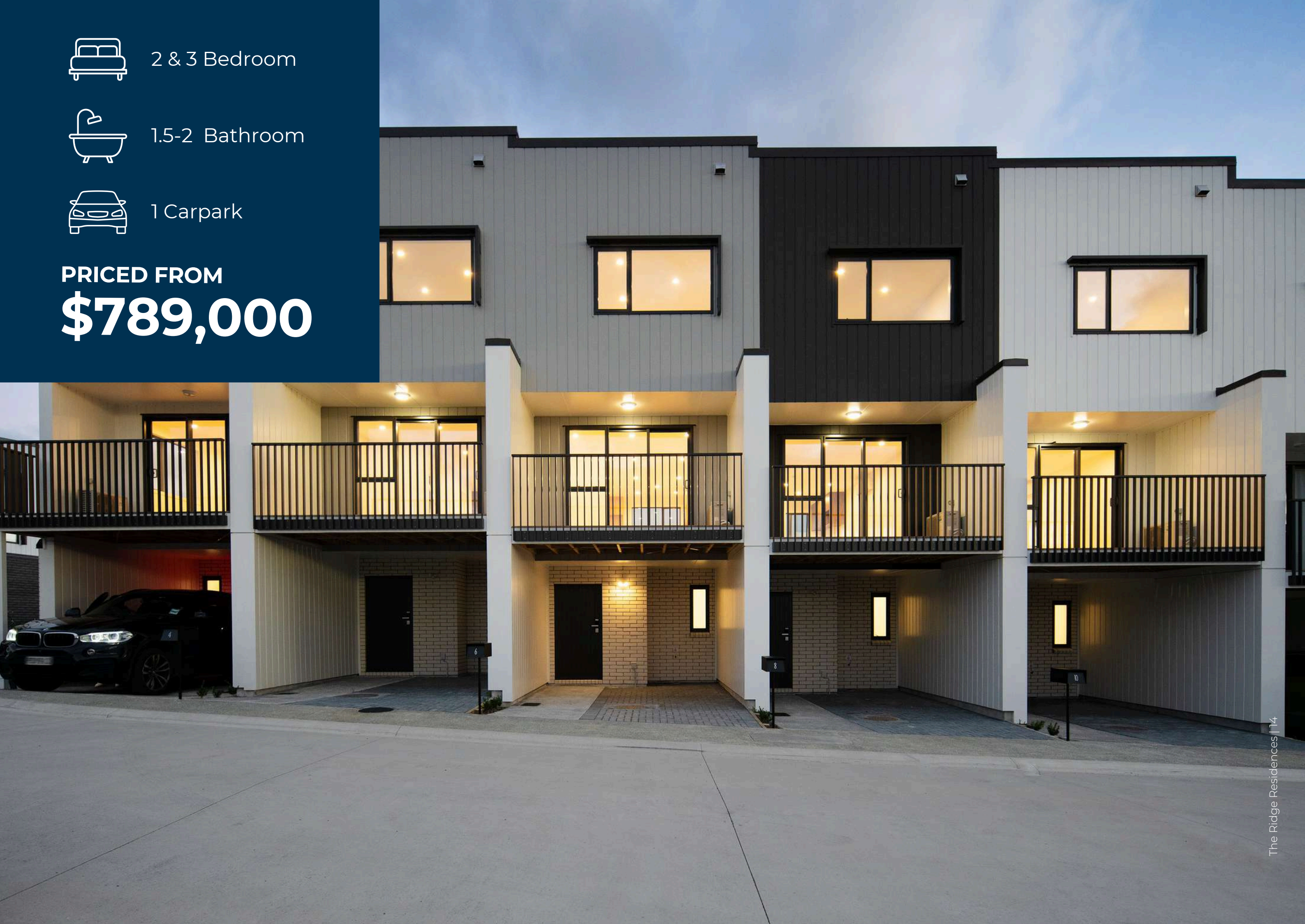


1.5-2 Bathroom



1 Carpark

PRICED FROM
\$789,000



SITE PLAN

Development Stages

- Stage 1 (Lot 1-16)
- Stage 2 (Lot 34-42)
- Stage 3 (Lot 17-33)
- Stage 4 TBC





WHY BUY IN NORTHCROSS

The median sales prices in Northcross have increased an average of 21.04% in the past 5 years.

To find an affordable coastal location on the North Shore, Northcross stands out as a hidden gem. Situated between Albany and East Coast Bays, this suburb is often overlooked despite its seaside charm. With just a 20-minute commute to the CBD, Northcross was recognized by Colliers as one of the Top 10 Auckland growth suburbs in 2023 for its affordability compared to other North Shore areas. The suburb benefits from easy access to public transport via the Northern Busway and a convenient Park and Ride facility. Northcross offers a range of amenities, including Westfield Albany, sports facilities, and educational establishments. Its proximity to Torbay, Browns Bay, and Long Bay – where house prices are higher – adds to its appeal.

Despite being a sought-after coastal location, house prices in Northcross exceed the Auckland average. The median sales price in Northcross currently stands at \$1.12 million, higher than Auckland's median of \$1.026 million.

Over the past few years, property values in many North Shore suburbs have surged by over 15%, largely due to demand from investors and developers capitalizing on Auckland's property market. Changes in the Unitary Plan have opened up opportunities for development, attracting investors. Both Torbay and Northcross are favored by investors due to their slightly lower land values compared to other East Coast Bays suburbs.

RENTAL APPRAISALS

These new houses are situated in an excellent part of the North Shore, near Bus Stops, East Coast Bays Road, and offering convenient access to the Northern Motorway Interchange and Albany AT Park and Ride.

With its desirable location, new construction, and high-quality fixtures and fittings, here is an overview of the anticipated rental prices as of 16 August 2024.

UNIT 1-4 - \$650-680pw

- Stand alone house - 2 levels
- 2 Bedroom
- 1.5 Bathroom
- 1 Car park
- Easy care grounds - with private courtyard

UNIT 5-15 - \$740-775pw

- Terraced townhouse - 3 levels
- 3 Bedroom
- 2 Bathroom
- 1 Car park
- Easy care grounds - with balcony

UNIT 16 - \$650-670pw

- Terraced townhouse - 2 levels
- 2 Bedroom
- 1 Bathroom
- 1 Car park
- Easy care grounds - with balcony

UNIT 17-33 - \$620-650pw

- Terraced townhouse - 2 levels
- 2 Bedroom
- 1.5 Bathroom
- 1 Car park
- Easy care grounds - with private courtyard

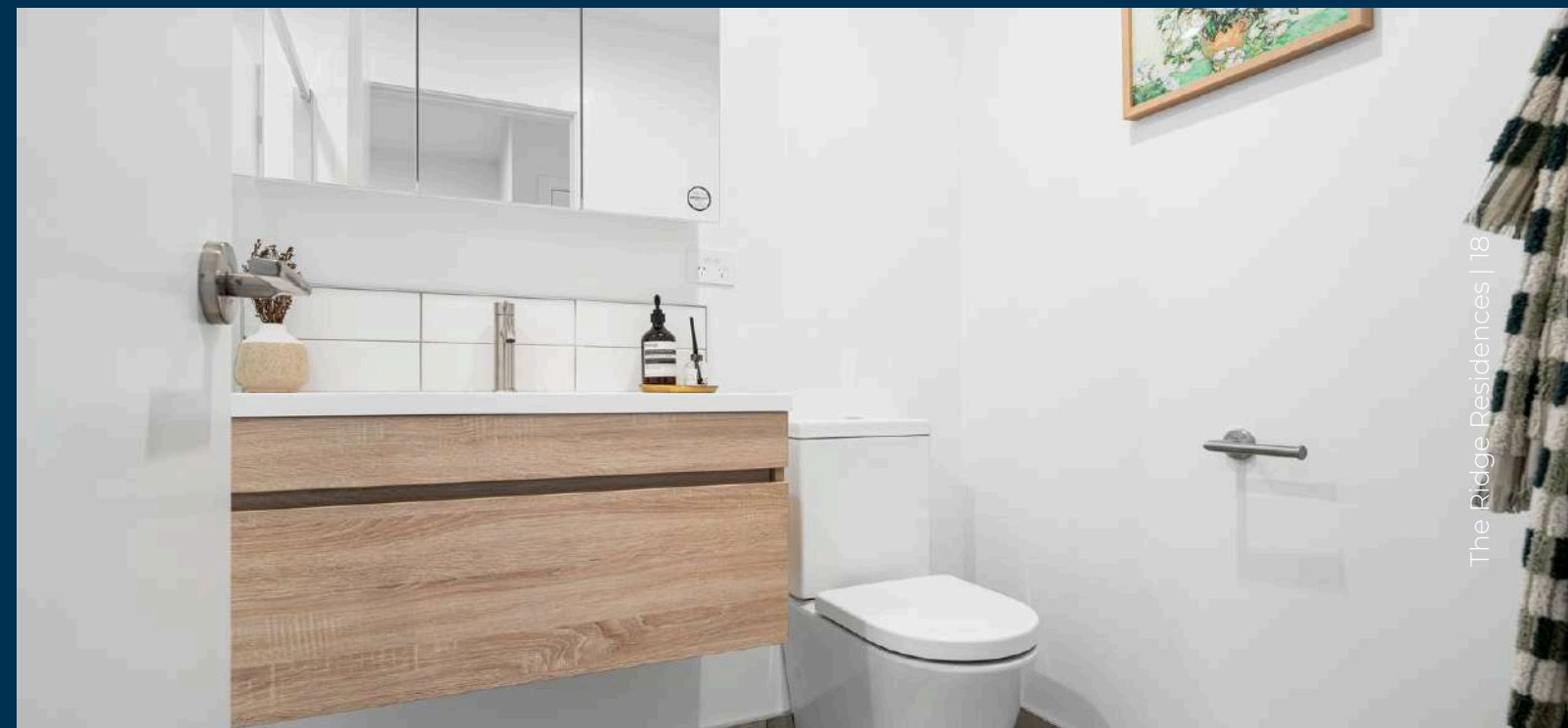
UNIT 34, 35, 40-42 - \$620-650pw

- Terraced townhouse - 2 levels
- 2 Bedroom
- 1.5 Bathroom
- 1 Car park
- Easy care grounds - with private courtyard

UNIT 36-39 - \$740-775pw

- Terraced townhouse - 3 levels
- 3 Bedroom
- 2 Bathroom
- 1 Car park
- Easy care grounds - with balcony

Click here to view full
RENTAL APPRAISALS





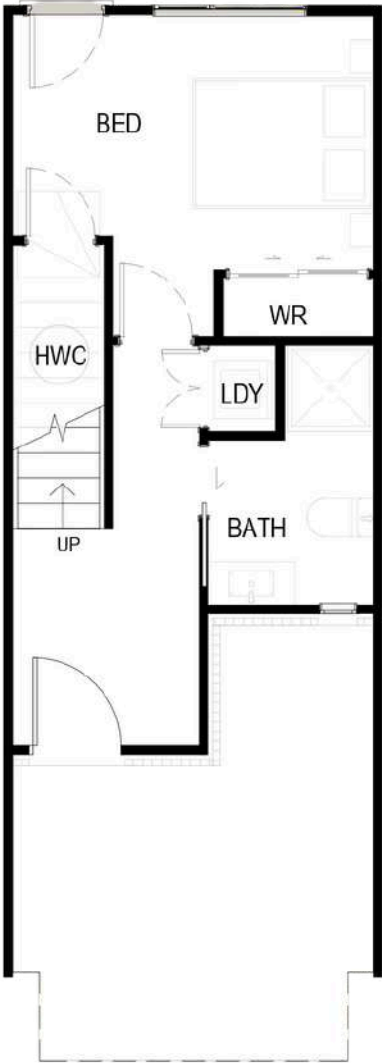
Focused on functionality.



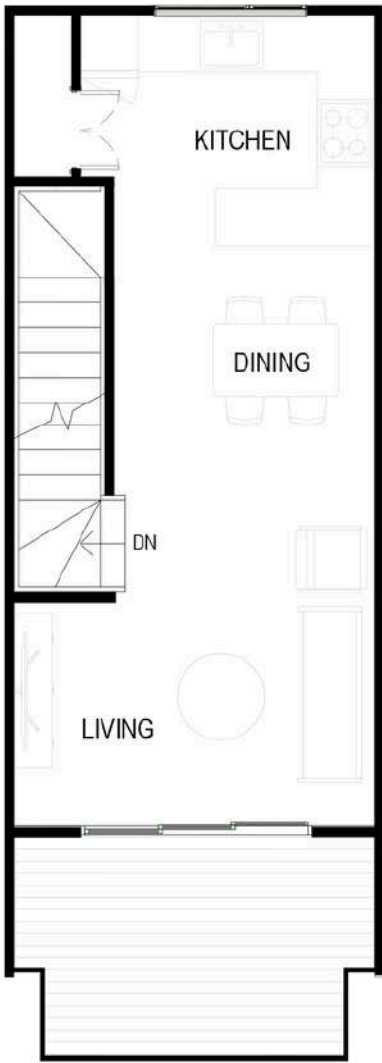
FLOOR PLANS - TYPE C

3 Bedroom

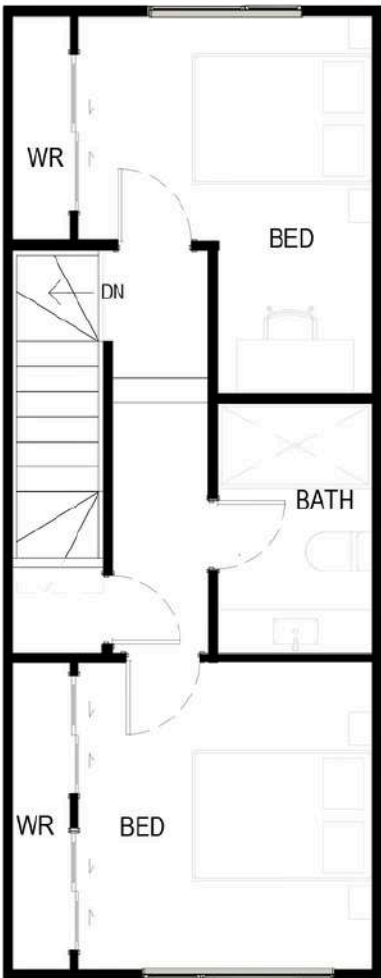
UNIT 5-15



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT 5

Internal - 105.5m2
Deck - 8.8m2

Lot Size - 65m2

UNIT 6-9, 12-15

Internal - 106.6m2
Deck - 9m2

Lot Size - 61m2

UNIT 10 & 11

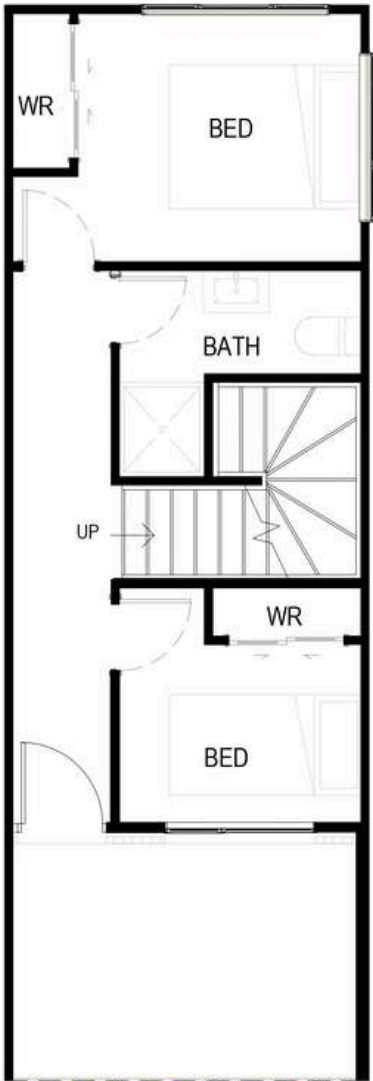
Internal - 107m2
Deck - 9m2

Lot Size - 83m2

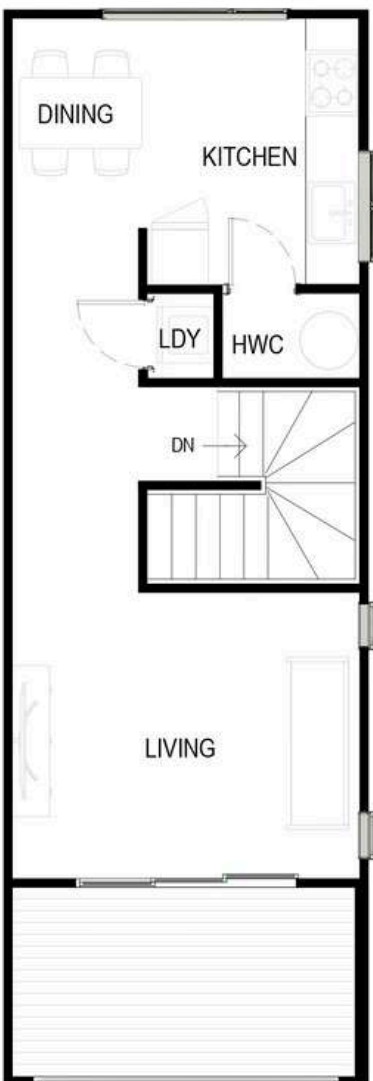
FLOOR PLANS - TYPE E

2 Bedroom

UNIT 16



GROUND FLOOR



FIRST FLOOR

UNIT 16

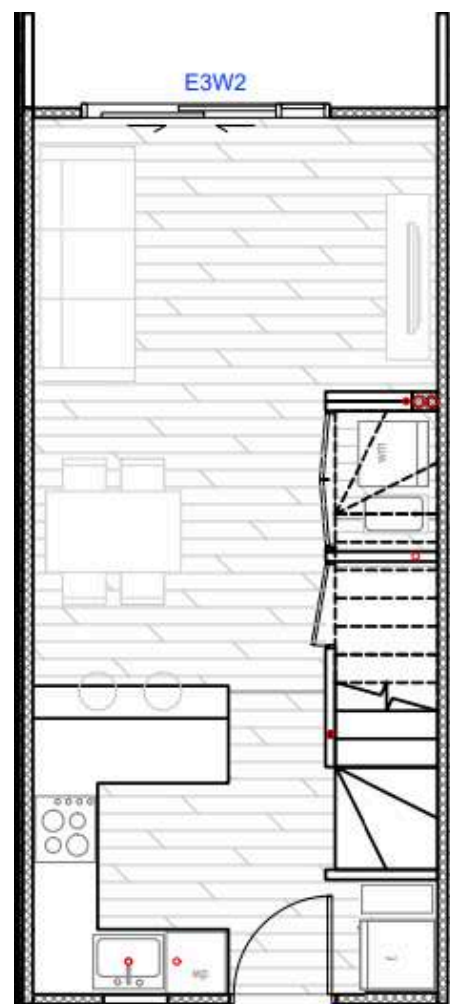
Internal - 74.9m2
Deck - 8.5m2

Lot Size - 72m2

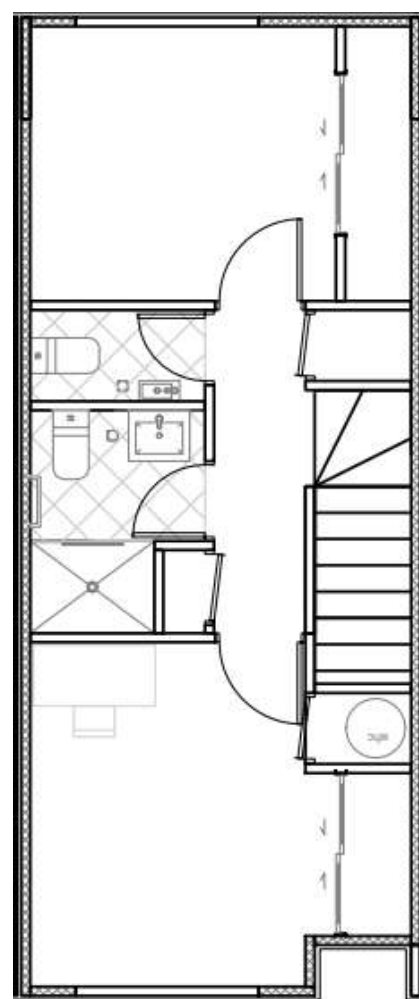
FLOOR PLANS - TYPE A (STAGE 2 & 3)

2 Bedroom

UNIT 17-33, 34-35, 40-42



GROUND FLOOR



FIRST FLOOR

UNIT 17	Internal - 71m ²	Lot Size - 73m ²
UNIT 18-21	Internal - 71m ²	Lot Size - 58m ²
UNIT 22	Internal - 71m ²	Lot Size - 65m ²
UNIT 23	Internal - 71m ²	Lot Size - 66m ²
UNIT 24	Internal - 71m ²	Lot Size - 61m ²
UNIT 25	Internal - 71m ²	Lot Size - 76m ²
UNIT 26-27	Internal - 71m ²	Lot Size - 71m ²
UNIT 28	Internal - 71m ²	Lot Size - 72m ²
UNIT 29-32	Internal - 71m ²	Lot Size - 65m ²
UNIT 33	Internal - 71m ²	Lot Size - 83m ²
UNIT 34	Internal - 71m ²	Lot Size - 79m ²
UNIT 35	Internal - 71m ²	Lot Size - 81m ²
UNIT 40	Internal - 71m ²	Lot Size - 93m ²
UNIT 41	Internal - 71m ²	Lot Size - 102m ²
UNIT 42	Internal - 71m ²	Lot Size - 101m ²

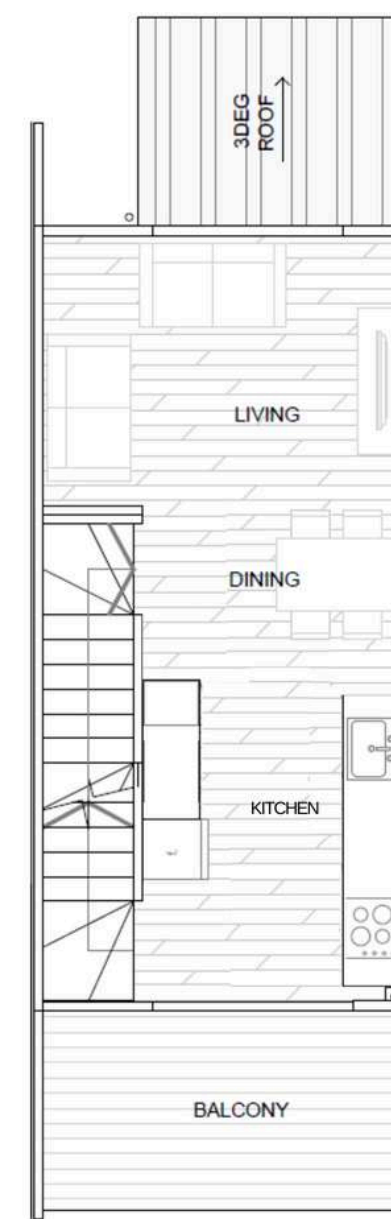
FLOOR PLANS - TYPE C1 (STAGE 2)

3 Bedroom

UNIT 36-39



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT 36 & 39	Internal - 103m ² Deck - 9m ²	Lot Size - 67m ²
UNIT 37 & 38	Internal - 103m ² Deck - 9m ²	Lot Size - 85m ²

EACH HOME INCLUDES:

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



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	Timber look hard flooring
Laundry Area	Space for owner supplied washing machine
Wardrobes	Built in wardrobe system

OTHER

TV Cabling	Satellite UHF cabling Co-axial cabling provided for SKY TV (satellite dish not provided)
Broadband	Fibre ready internet and phone connections to living area
Outlets	TV outlets in living area



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SPECIFICATIONS

KITCHEN

Bench Top
Joinery/Cabinetry

White engineered stone bench top
White and wood grain combination Melteca MDF with matching PVC edge

Splashback
Handles
Drawers

White finger tiles
Satin chrome
Soft close drawers

Sink
Sink Tapware
Microwave
Refrigerator

Undermount stainless steel sink
Brushed Stainless Gooseneck sink mixer
Alcove & powerpoint for owner supplied standard microwave
Alcove in kitchen joinery for owner supplied fridge

APPLIANCES

Oven
Hob
Rangehood
Dishwasher

Fisher and Paykel* - stainless steel multi function oven
Fisher and Paykel* - ceramic cooktop, 4 elements
Fisher and Paykel* - stainless steel, vented to outside
Fisher and Paykel* - stainless steel dishwasher

**or equivalent brand*

BATHROOM

Vanity and Basin
Basin Wastes
Tapware
Vanity Splashback
Shower Lining
Shower System
Shower Wastes
Toilet
Toilet Roll Holder
Mirror
Fan
Towel Rail

Wood grain wall hung vanity with drawer and basin
Pop up wastes
Brushed Stainless basin mixer
White tiles
Acrylic wall lining and floor, safety glass to NZBC requirements
Brushed Stainless Shower mixer and shower slide
Easy clean chrome
Integrated cistern, dual flush
Wall mounted
Mirror cabinet
Extractor fan above showers ventilated to outside
Brushed Stainless Ladder-style heated towel rail

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Discover your modern & warm new home.



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 The Ridge Residences will be around \$2,000-2,500.

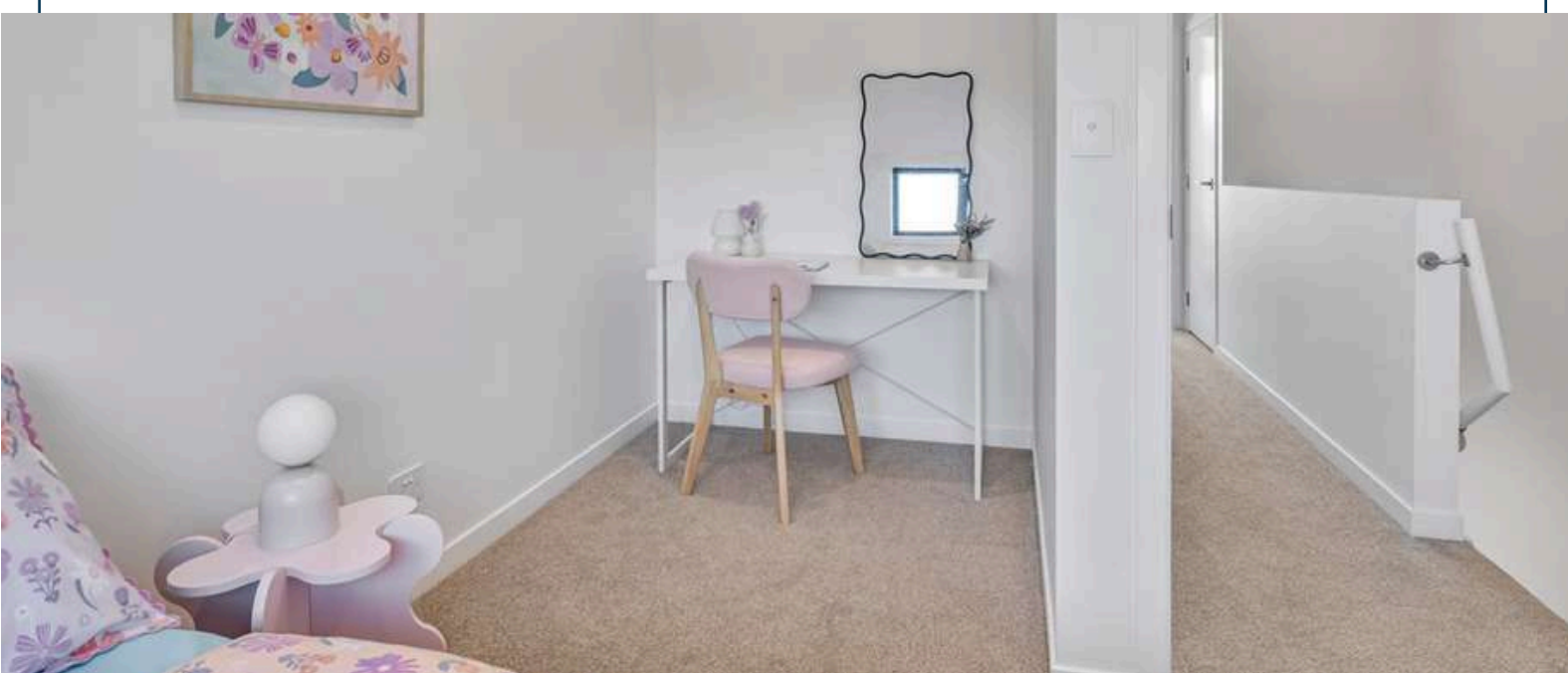
General Maintenance

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.

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.

4. JOURNEY

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

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.

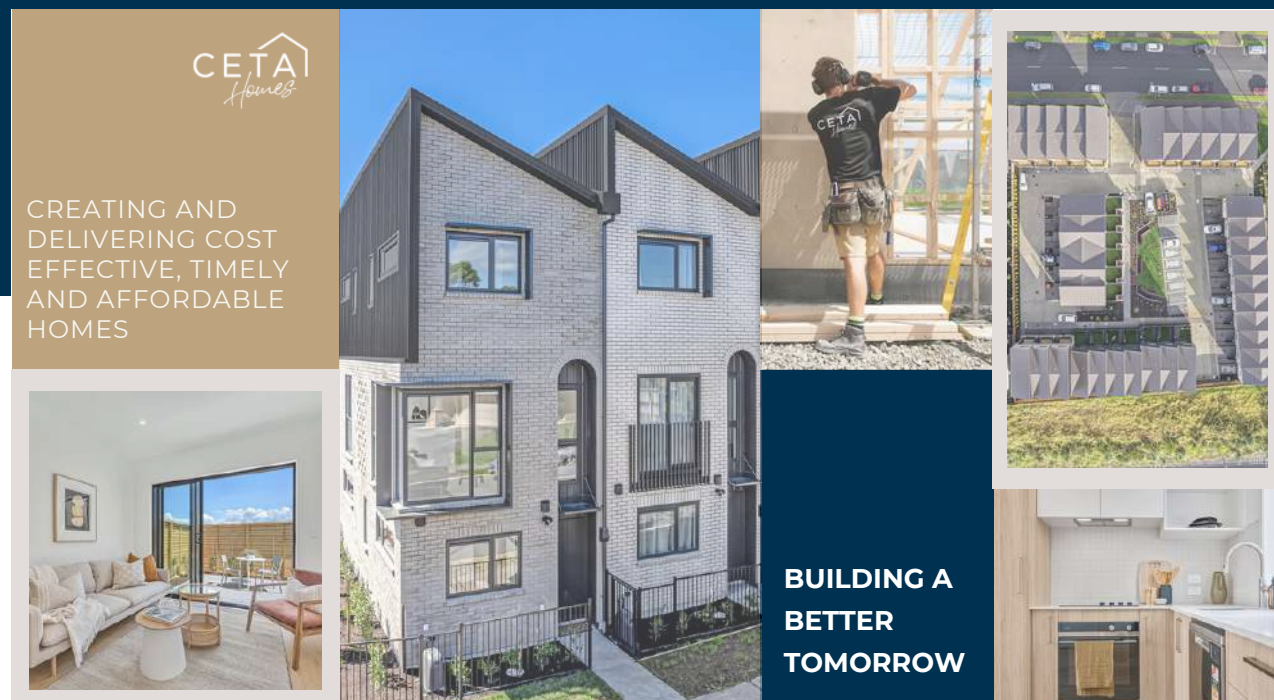
I have some questions - who can I talk to?

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



High quality finishes throughout.





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.

COMPLETE DEVELOPMENTS



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



Bowater Place | Manurewa
15 two and three-bedroom townhouses



Tapu Road | Huapai
9 two-bedroom duplex & townhouses



Westgate Drive | Westgate
37 two and three-bedroom townhouses



EXPRESSION OF INTEREST

Like what you see so far? Come take a look for yourself! We have a showhome available for viewing by appointment.

And if you would like to know more information on this Ceta Homes property, please get in touch with our friendly Sales Team.

 Iraia Haywood - 027 933 8973

 enquiries@cetahomes.co.nz





 cetahomes.co.nz

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PRICE LIST](#)

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fill out an
INTEREST FORM](#)



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