



HONORE
DEVELOPMENTS



TWO BEDROOM DUPLEX HOMES

425 Ohauti Road

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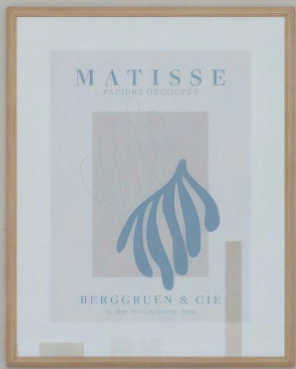
THE DEVELOPMENT

Patiki Ridge is a boutique development providing different typologies of housing. On offer are two quality duplexes with two bedrooms, one bathroom and internal access garage. All with quality fixtures and fittings including European Bosch appliances, stone benchtops and designer kitchens.

Quality materials with durable construction methods creating warm, dry, liveable, low-maintenance homes to ensure a lifestyle that suits your needs. Amenities are within a short walk so you won't have to travel far to enjoy living in one of Tauranga's most desirable areas.

Patiki Ridge homes are perfect for investors, and this makes the offering a sound investment into your future with one of the most important considerations to purchasing property... location, location, location. The development is built by local experienced developer Honore Developments who have been developing property in Tauranga for over 10 years.







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PATIKI RIDGE | OHAUTI ROAD

PATIKI RIDGE ~ OHAUTI ~ PA



THE LIFESTYLE

ABOUT TAURANGA

Life can move at a relaxed pace in Tauranga, with proximity to the gorgeous white sand beaches and a subtropical summer climate. You can also get the best of both worlds with excellent schooling, career opportunities, green spaces, and shopping galore.

Because so many areas of this beautiful city are currently untapped, you can build on your own little slice of paradise. There are many sections available to purchase and whole subdivisions being created to meet demand.

You will never be stuck for a good meal. With almost 400 restaurant options available, Tauranga is a foodie haven. Because the surrounded soils are so nutrient rich there is always an abundance of the most amazing freshest fruit and veges you can find.



THE PEOPLE

Tauranga Region 128,000

Tauranga experienced population growth of over 10.5% between the 2006 and 2013 census. 114,789 people call Tauranga home, which accounts for approximately 2.7% of New Zealand's total population. The Tauranga area is projected to grow at a significantly higher rate of 49.9% compared to the Bay of Plenty region (22.8%) and New Zealand at (32.9%) over the next 30 years.

TAURANGA CBD, the Bay of Plenty's main centre, is sophisticated and energetic. The impressive inner-city Strand sparkles with buzzing restaurants and bars, and it's the perfect spot for taking in the harbour while sipping on a glass of locally produced wine.

Nearby Amenities

- ▶ Bus stop 50m
- ▶ Ohauti Reserve 850m
- ▶ Grace Hospital 5 mins drive
- ▶ Toi Ohomai Institute of Technology 4 min drive
- ▶ Ohauti Shops 1.6km
- ▶ Maungatapu Primary School 3.4km

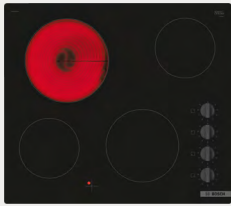


**4 ARCHITECTURALLY
DESIGNED HOMES
UNDER CONSTRUCTION
AND DUE TO BE
COMPLETED EARLY 2026.**

- Open plan design
- Bosch appliances
- Designer kitchen
- Stone benchtops
- Low maintenance living
- Clean, modern design
colour schemes
- Quality fixtures and fittings



THE KITCHEN & APPLIANCES



BOSCH 60CM SERIES 2 CERAMIC COOKTOP (PKE611CA2A)

As part of our standard specifications, every home features the Bosch Series 2 Ceramic Cooktop, chosen for its refined simplicity, modern design, and reliable everyday performance. The frameless black ceramic surface creates a polished, seamless aesthetic that enhances any contemporary kitchen, delivering both style and practicality. With four radiant cooking zones and intuitive, easy-to-use controls, this cooktop ensures smooth, consistent heat across a variety of cooking styles. Engineered with Bosch's renowned commitment to quality, it provides the perfect balance of functionality, durability, and elegance in every home we build.



BOSCH 60 CM SERIES 2 BUILT-IN OVEN (HBF113BR0A)

Every new home is fitted with the Bosch Series 2 60 cm Built-In Oven, a dependable, modern oven that combines robust performance with refined design. The stainless-steel finish and flush-mount build deliver a clean, integrated look that complements contemporary kitchens.

With 3D HotAir circulation, this oven distributes heat evenly across three levels, ideal for baking, roasting or cooking multiple dishes concurrently. The intuitive LED display and easy-use control dial make operation straightforward and stress-free. A 66 L cavity offers generous space for family meals and larger roasts, while multiple cooking modes provide flexibility and consistency. From quiet weeknight dinners to special occasion feasts, this oven delivers reliability, practicality, and long-lasting quality as standard.



BOSCH SERIES 2 60 CM BUILT UNDER DISHWASHER (SMU2ITS01A)

Our homes include the Bosch Series 2 60 cm Built-Under Dishwasher, engineered to make cleanup effortless so you can focus on enjoying your time at home. Its sleek anti-fingerprint brushed-steel finish integrates seamlessly under benchtops, perfect for a modern kitchen aesthetic.

With capacity for 13 place settings and powerful yet quiet operation, this dishwasher blends convenience with performance. Key features such as EcoSilence Drive for energy-efficient, low-noise washing, AquaSensor for water savings, and DosageAssist for optimized detergent dispensing make it ideal for everyday use. The appliance delivers spotless dishwashing results with minimal effort - a practical, high-quality standard inclusion for contemporary homes.



MITSUBISHI ECOCORE DESIGNER EF SERIES

The Designer Series has been developed specifically with both good design and function in mind. The range features Advanced Filtration, whisper quiet operation and built-in Wi-Fi Control so you'll always come home to perfect comfort. In addition, more environmentally-friendly and energy efficient R32 refrigerant helps minimise the impact on the environment. The slimline Designer Series is a true achievement in superior performance and looks. It's an investment in all round comfort that will never go out of style.



ASSURE LOCK® LEVER

The Assure Keyless Lever is all you need on your front door. As a standalone digital lever, there is no need for an additional deadbolt lock, nor a latch or a separate door handle. Designed for single-hole doors (doors without a deadbolt). The Assure Lever is easy-to install and conveniently replaces existing lever locks or knob sets. Access is easy - simply enter your code on the keypad, pull down the lever and you're in. Enjoy peace of mind, protected by a Yale Lock with 180 years of security expertise built in.

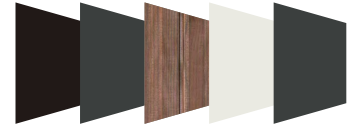


All our developments are healthy home compliant and meet or exceed the Residential Tenancies (Healthy Homes Standard) Regulations 2019

THE SPECIFICATIONS

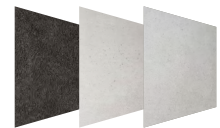
FINISHES

Roof	Coloursteel Flaxpod
Window Joinery	Flaxpod
Cladding	70 Series Brick & Oblique Weatherboard



INTERIOR FINISHES

Carpet	Octavia Colour TBC
Tiles	600x600 tiles in Pacific White & Pacific Mist Lappato



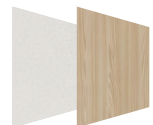
COLOUR SCHEME

Ceiling	Dulux Mt Aspiring
Trims, Doors	Dulux Mt Aspiring
Walls	Dulus Half Haast



SCHEME

Benchtop	Stone Bench - Diamond White
Cabinetry	Bestwood Malemine - Vintage Ash Timberlands & TE White Malemine



Your new home comes with the **peace of mind** provided by the Stamford 10 year building warranty insurance.



- ✓ New Zealand's only insurance backed warranty
- ✓ Unique in covering defects in Design, Materials and Workmanship - 3 key elements to building performance
- ✓ Full Value Insurance Policy
- ✓ First response policy
- ✓ All our builders/developers have demonstrated their commitment to quality assurance through our approval process
- ✓ Improves your resale value
- ✓ Your builder/developer has paid the premiums in full

Trusted Protection
For Every Build.

FIND OUT MORE
STAMFORDINSURANCE.CO.NZ

LLOYDS Coverholder



Peace of mind.

Understanding the Stamford Insurance
10 year building warranty.

Trusted Protection
for Every Build.

0800 927 0100

STAMFORDINSURANCE.CO.NZ



About Us

Stamford is a Registered Financial Adviser and a leading provider of Insurance to the building industry

Since 2014 we have specialised in Building Warranty Insurance, also known as Latent Defects Insurance. Our policies offer New Zealanders the widest protection available against defects in design, materials or workmanship which arise within 10 years of completion, backed by the security of one of the World's leading insurers. Stamford is owned and managed by insurance professionals with many years' experience, and we are committed to delivering outstanding cover and service.

Stamford issues policies on behalf of Lloyd's of London,('Lloyd's'), an insurer licensed with the Reserve Bank of New Zealand.

About Lloyd's of London (Lloyd's)

Lloyd's underwriters are amongst the largest commercial insurers and reinsurers in New Zealand. Their customers are the businesses and entrepreneurs who drive and serve the New Zealand economy and they come to Lloyd's to access the scale, diversity and financial strength of this specialist insurance and reinsurance market.

Financial Strength

Lloyd's financial strength and robust capitalisation is reflected in its ratings.

Lloyd's has a rating of A+Superior from AM Best

The AM Best Company financial strength rating scale is:

The AM Best Company financial strength rating scale is:

A++, A+ (Superior)	A, A- (Excellent)
B++, B+ (Good)	B, B- (Fair)
C++, C+ (Marginal)	C, C- (Weak)
D (Poor)	E (Under Regulatory)



**In the market to
buy a new home?**

**Your new home will
be covered by our
comprehensive
10 Year Warranty.**



**NEW ZEALAND'S LEADING
INDEPENDENT BUILDING
WARRANTY.**

When buying a new home, it's important to ensure that your investment is protected with the best warranty available in case problems arise after completion.

Your builder/developer has made sure you have the peace of mind provided by our 10 Year Building Warranty Insurance.

This is a summary only of the policy cover – for more information or a policy wording, contact Stamford Insurance.

Because it covers defects in design, materials or workmanship, it means that any major problem is likely to be covered.

Stamford is a Registered Financial Adviser and a leading provider of Insurance to the building industry.

The policy will protect you as the purchaser and any future owners, so it also improves your investment if you ever decide to sell.



LLOYD'S Coverholder

0800 927 0100

STAMFORDINSURANCE.CO.NZ



Key Benefits of our 10 year warranty

- ✓ New Zealand's only insurance-backed warranty
- ✓ Unique in covering defects in design, materials, and workmanship – the three key elements of building performance
- ✓ Full-value insurance policy
- ✓ First response policy

- ✓ All our builders/developers have demonstrated their commitment to quality assurance through our approval process
- ✓ Improves your resale value
- ✓ Your builder/developer has paid the premiums in full

FAQ 's

What am I covered for?

Our policies cover You against All Defects for 2 years from the date of Practical Completion and Major Defects including failure of the waterproof envelope for a further 8 years due to:

- Defective design or specification
- Failure of products and materials
- Defective workmanship

What are the Benefits?

It is a first response insurance policy based on the full cost of construction. It adds value to your property because any major issues are likely to be covered by insurance.

Who is insured under the Policy?

The Policy covers you as the owner of the home. If there is a Body Corporate, it covers the BC and each owner for their respective rights and interests.

Do I have to pay an annual premium?

No, the single premium has been paid for the full 10 years by your builder or developer.

How does the claim process work?

During the first two years of the policy, you should contact the builder or developer if a defect occurs. If you face difficulties getting the defect rectified, you should then contact us at Stamford Insurance.

If a defect occurs after the initial two-year period and before the 10-year expiry on the policy, you should contact us at Stamford directly to notify us of a claim. Our team will then process the claim with the insurer who will appoint a loss adjuster to investigate and organise repairs.

Is the Policy still valid once the repairs have been carried out?

Yes, the building is still covered by the Policy for the balance of the 10 years.

INVESTMENT HIGHLIGHTS

WHY INVEST IN A DUPLEX HOME AT PATIKI RIDGE?

HASSLE-FREE, ARCHITECTURALLY DESIGNED HOMES WITH GUARANTEED RENT AND STRONG PROJECTED RETURNS

- Healthy Homes compliant: Built to NZ Healthy Homes standards - warm, dry, efficient and attractive to quality tenants.
- Turnkey package - 10% deposit, balance on completion: Low up-front cost, no progress payments; settle once construction is complete.
- Two year rental guarantee: Cash-flow certainty from day one with guaranteed rent for the first 24 months.
- 4.62% gross yield*: Strong projected return relative to purchase price; ideal for building long-term wealth.
- Architecturally designed: Thoughtful layouts and modern street appeal that help attract and retain tenants.
- Quality finishes: Durable, stylish materials and appliances selected to reduce maintenance and lift tenant appeal.
- Tenant ready: On completion, the home is ready to rent - keyless entry, heat pump, insulation and compliance in place.

**Gross yield is an estimate based on projected weekly rent and current pricing at time of publication; excludes costs (rates, insurance, maintenance, vacancy, and management fees). Actual results may vary.*

THE DEVELOPMENTS

~ CURRENT AND COMPLETED

THE QUARTER OMOKOROA

~ 8 TERRACED HOUSES

SELLING NOW!



ARDEA TERRACE MATUA

~ 26 TERRACED HOUSES

SELLING NOW!



PATIKI RIDGE OHAUITI

~ 4 DUPLEX HOUSES

SELLING OUT!



AUDAX LANE

~ 12 LOT SUBDIVISION

SOLD OUT!



SIROCCO PLACE

~ 10 STANDALONE HOUSES

SOLD OUT!



WAIKITE WAY

~ 11 STANDALONE HOUSES

SOLD OUT!

