

THE QUARTER

OMOKORA, TAURANGA

A new era of coastal living



HONORE
DEVELOPMENTS

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THE NUMBERS THAT MATTER

4.7%

Gross yield.*

March 2027

Approx. completion.

\$725,000

Fixed-price contract. 10% deposit
held in solicitors trust account
until settlement.

8

Townhouses available.

BUILT BY PEOPLE WHO CARE ABOUT GOOD DESIGN.

Honore Developments -
50+ homes delivered across the
Bay of Plenty since 2014.

Hi, I'm Chris from Honore Developments.

At Honore Developments, we believe property development should be about people first, not just the numbers.

After building and operating a successful retail business across New Zealand, I made the decision to move to Tauranga for a better lifestyle and to raise a young family. That shift reinforced a simple idea that continues to shape every development we create today, a home should feel comfortable, functional, connected, and built for long-term living.

We saw too many modern developments prioritising density over liveability. Smaller spaces, minimal storage, lower specifications, and homes designed to meet the minimum rather than exceed expectations. Honore Developments was created to challenge that standard.

We believe good design should not be reserved for only the high end of the market.

Our goal is simple - to create homes and communities that people will still love living in years from now.



“We believe in thoughtful design,
quality craftsmanship and
building homes that stand
the test of time.”

Chris Honore

BUILT TO LAST

Backed by our guarantees.

At Honore Developments, we take pride in delivering homes of exceptional quality and complete peace of mind.

Every home is built to the highest standards and backed by industry-leading warranties and guarantees.



Your new homes comes with the peace of mind provided by a Master Build 10-Year Guarantee



What's covered:

- ✓ Non-Completion (includes remedial work)
- ✓ Materials and Workmanship (2 years)
- ✓ Temporary accommodation during remedial work
- ✓ The Guarantee may be transferred to a new owner multiple times during the life of the Guarantee.
- ✓ Structural defects

[CLICK HERE TO LEARN MORE](#)

WHAT OUR BUYERS SAY

“

I highly recommend Honore Developments to anyone looking for a section to build their dream home location. They made the daunting prospect of choosing our section so easy. We're forever grateful for their expertise.”

Sam B.
Tauranga

“

Chris offered a truly 'New Zealand' experience – he was quite happy to simply leave us with a key. Especially moving from Auckland as I was, this enabled me to visit what became my property multiple times without pressure or stress. Just mutual trust, convenience and confidence. Thank you again.”

Martin von Randow
Tauranga

“

It's hard enough to find the perfect home, let alone work with a property developer that understands what you want. Honore Developments and the whole team were an absolute pleasure to work with. The regular updates and efficient communication at every step of the way made the whole experience so much easier – particularly in regards to finances and timelines. A total breeze. Ngā mihi.”

Luciana
Tauranga



HEALTHY HOMES
COMPLIANT



12 MONTH DEFECT
PERIOD



CLEAN ON
COMPLETION

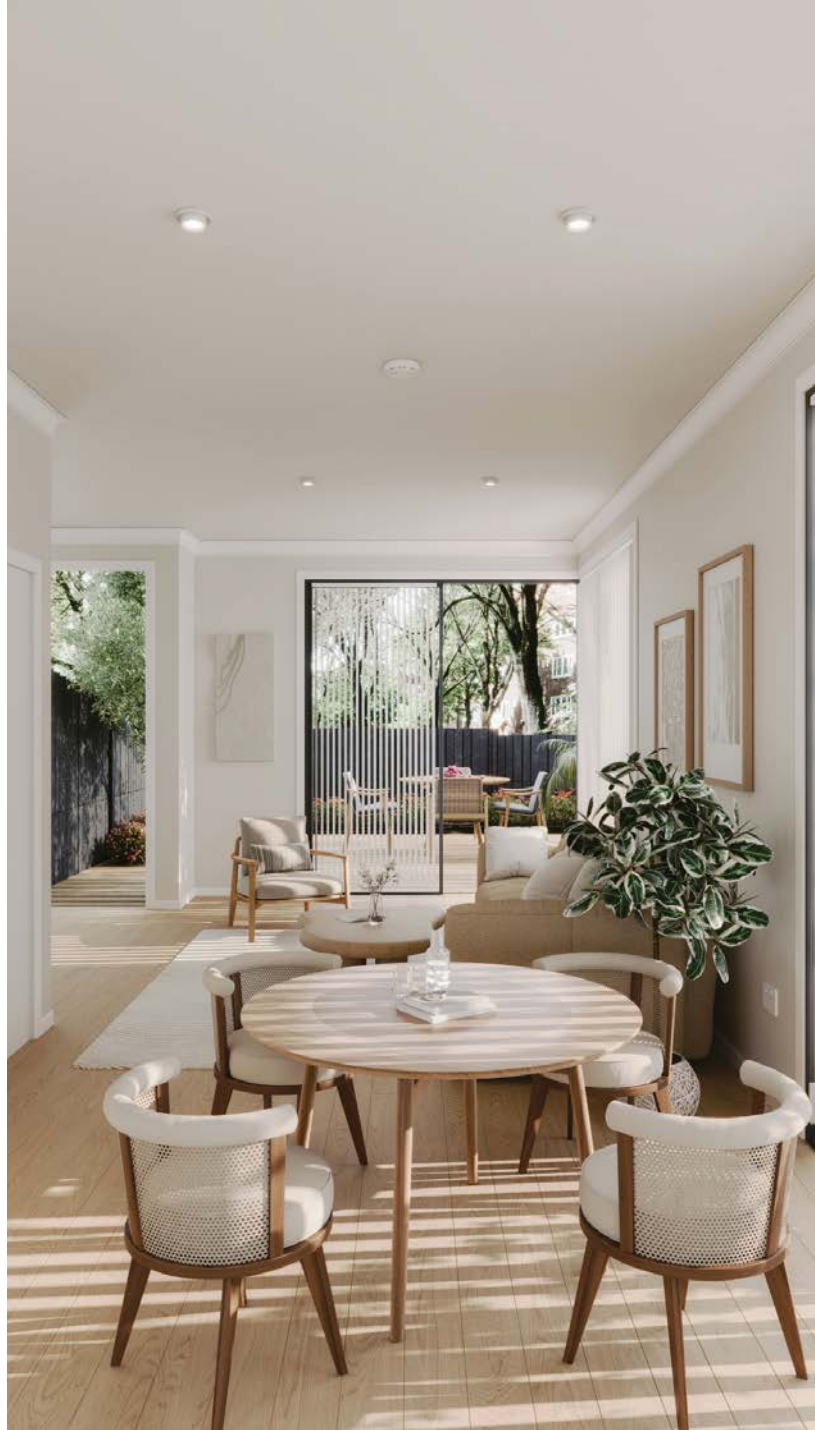


INDEPENDENT
BUILDERS WARRANTY

A boutique development. A coastal lifestyle.

The Quarter presents a boutique collection of **eight architecturally designed two-bedroom townhouses**, created for those seeking a relaxed coastal lifestyle without compromising on quality or convenience.

Designed with contemporary living in mind, each home combines timeless design, **quality finishes**, and **functional spaces** to deliver comfort, style, and effortless **low-maintenance** living in one of the Bay of Plenty's fastest-growing coastal communities.



Coastal locations



**Harbour
walkways**



Cafes & amenities



**Golf course
nearby**



**Easy access
to Tauranga**

TIMELESS DESIGN

Architecture that stands the test of time.

QUALITY CRAFTSMANSHIP

Built with premium materials and attention to detail.

LOW MAINTENANCE LIVING

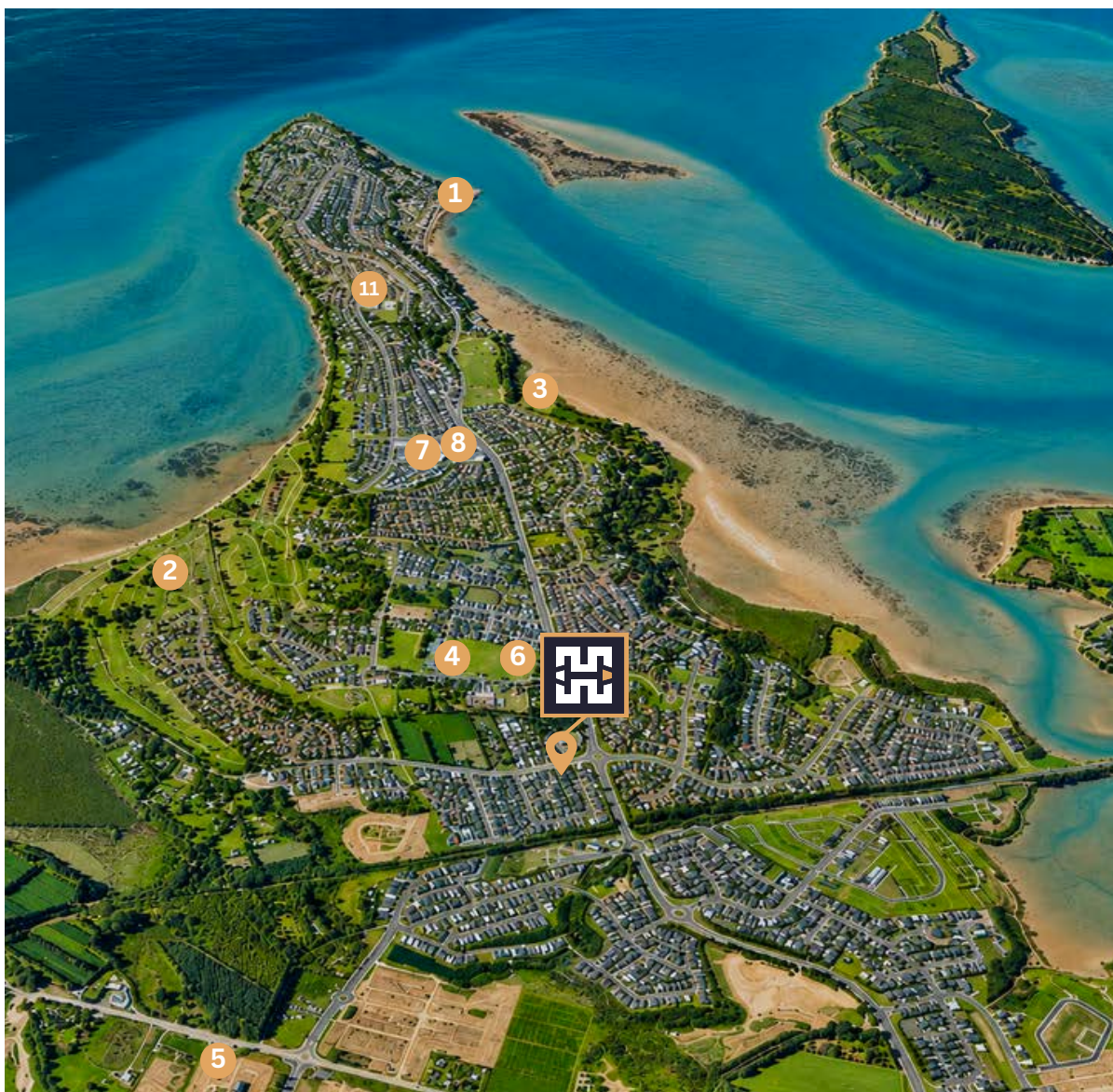
Designed for easy living and peace of mind.

BUILT FOR COMMUNITY

A boutique development in a welcoming neighbourhood.

LOCATION

Closer to everything that matters.



RECREATION:

1. Omokoroa Beach & Esplanade - 1.5km
2. Omokoroa Golf Club - 1.2km
3. Cooney Reserve - 1.7km
4. Omokoroa Library - 650m
5. Omokoroa Country Club - 2.5km
6. Omokoroa Skate Park - 450m



CONVENIENCE:

7. The Village - 1.9km
8. FreshChoice - 1.6km
9. Bethlehem Town Centre - 13.5km
10. Mount Maunganui - 25km
11. Tauranga Airport - 25km



SCHOOLS:

11. Omokoroa Point School - 2km
12. Omokoroa No.1 School - 2.5km
13. Tauranga Boys' College - 17.7km
14. Tauranga Girls' College - 18.7km
15. Bethlehem College - 14.8km

THE OMOKOROA LIFESTYLE

Coastal Living.

Connected community.

Wake up to harbour views, enjoy walks along the waterfront, and spend weekends exploring everything Omokoroa has to offer.

Combining a relaxed coastal atmosphere with growing infrastructure and amenities, Omokoroa is quickly becoming one of the Bay of Plenty's most sought-after places to call home.



WATERFRONT LIVING

Walkways, parks and harbour views right on your doorstep.



LOCAL CAFES & AMENITIES

Omokoroa Village offers cafes, restaurants, shops and essential services.



GOLF & RECREATION

Omokoroa Golf Course nearby for an active lifestyle.



CONNECTED LOCATION

20 minutes to Tauranga CBD and easy access to SH2



COASTAL LOCATION

From boating to paddleboarding, enjoy the best of the Bay of Plenty.



STRONG COMMUNITY

A welcoming, established suburb with a real sense of community.



OMOKOROA GOLF COURSE
3 MINUTE DRIVE



MOUNT MAUNGANUI
26 MINUTE DRIVE



COONEYS RESERVE
2 MINUTE DRIVE



THE VILLAGE
4 MINUTE DRIVE

QUALITY INCLUDED.

Comfort built in.

Every home at The Quarter is finished to a high standard with trusted brands and carefully selected features designed for modern living.

WHAT'S INCLUDED



BOSCH CERAMIC COOKTOP

Sleek, modern and easy to use with four radiant cooking zones for everyday cooking.



BOSCH BUILT-IN OVEN

60cm oven with 3D HotAir circulation for even cooking and clean integrated look.



BOSCH DISHWASHER

Quiet, efficient and reliable with 13 place settings and multiple wash programs for everyday ease.



MIDEA SPLIT HEATPUMP

Energy efficient heating and cooling with Wi-Fi control for year-round comfort.



SOLAR PANELS + INVERTER

Energy-efficient solar panels help lower power bills while providing clean, renewable energy for your home.



TRUSTED BRANDS

Quality appliances and fixtures from brands you know and trust.



ENERGY EFFICIENT

Modern systems and design features to keep your home comfortable and efficient.



DESIGNED FOR LIVING

Thoughtfully selected finishes and combined style, functionality and durability.



EASY TO MAINTAIN

High quality materials chosen for their performance and easy care.



PEACE OF MIND

Secure, reliable and built to the high standards for your peace of mind.

**PREMIUM
BRANDS
INCLUDED**



BUILT TO LAST.

Designed to feel like
home.

Thoughtfully selected materials
and quality construction come
together to create homes that
are beautiful, comfortable and
built for the future.



EXTERNAL MATERIALS

Durable, low-maintenance and timeless. Our exterior palette has been carefully chosen for both style and long-term performance.



**METALCRAFT ESPAN 340
ROOFING**

Premium long-run metal
roofing provides exceptional
durability.



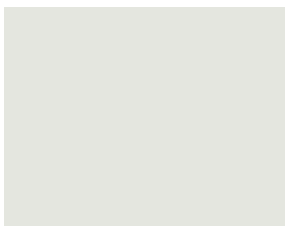
CLADDING MAIN

Vertical profile in a Gull Grey
tone for a clean, modern look.



**JAMES HARDIE OBLIQUE
CLADDING FEATURE**

Feature vertical cladding adds
warmth and a natural,
enduring finish.



**DOUBLE GLAZED LOW-E
GLASS JOINERY**

Improves comfort and
reduces heat loss.



DRIFTWOOD OAK DECKING

Sleek, modern decking
provides a natural warm look.



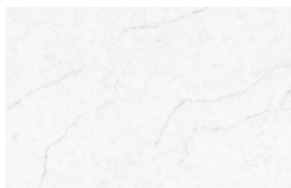
INTERIOR MATERIALS

Our interior palette has been carefully curated to combine timeless style, quality materials and lasting comfort.



PREMIUM FLOORING

Durable, easy-care flooring
throughout the living areas
for a seamless look.



ENGINEERED STONE

Quality benchtops in the
kitchen for style and
durability.



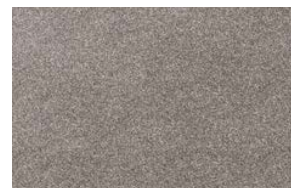
QUALITY TILES

Contemporary feature tiles for
both bathrooms.



KITCHEN SPLASHBACK

Contemporary tiles in the
kitchen.



COMFORTABLE CARPET

Plush carpet in bedrooms for
warmth, comfort and quiet
underfoot.



HEATING & INSULATION

Year-round comfort and energy efficiency are built in to help you live better and save more.



SOLAR PANELS

Generate clean energy.
reduce household
running costs and enjoy
a home designed for
the future.



**MIDEA HEAT
PUMP**

Energy efficient heating
and cooling for year-
round comfort with
Wi-Fi control.



QUALITY INSULATION

High-performance wall
and ceiling insulation
for greater comfort and
efficiency.



DOUBLE GLAZING

Double glazed windows
help keep your home
warm in winter, cool in
summer and quiet all
year.



**HEALTHY
HOMES COMPLIANT**

Built to meet the latest
Healthy Homes Standards
for a warmer, drier and
healthier home.

SITE PLAN

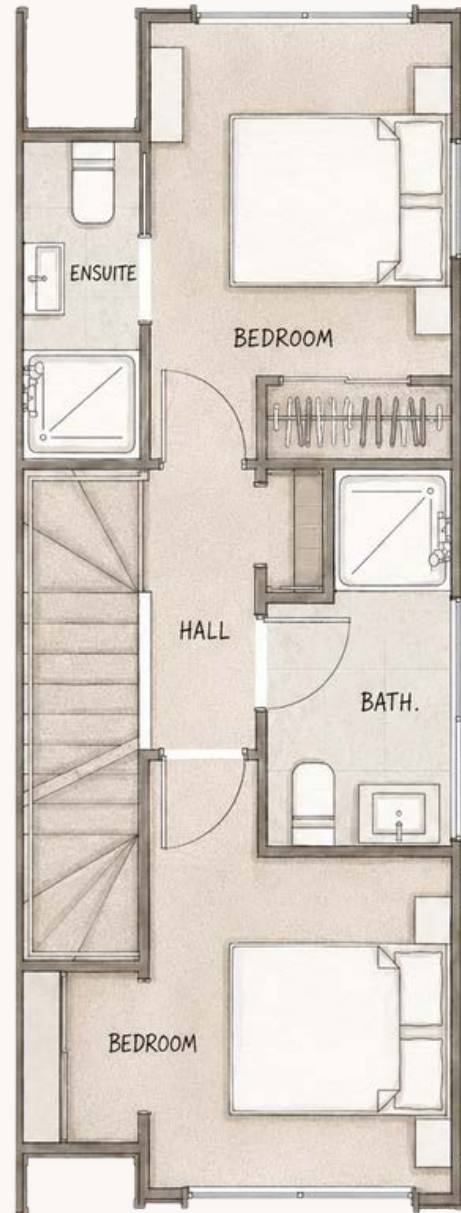
A community
designed for
everyday living.



TYPE A

2 BEDROOM TOWNHOUSE

LOT 01, 03, 05, 07



2
BEDROOMS



2
BATHROOMS



1
CAR PARK



75m²
FLOOR AREA

TYPE B

2 BEDROOM TOWNHOUSE

Units 02, 04, 06, 08



2
BEDROOMS



2
BATHROOMS



1
CAR PARK



75m²
FLOOR AREA

PRICE & AVAILABILITY

LOT	TYPE	BED	BATH	CARPARK	FLOOR AREA	LOT SIZE	PRICE	STATUS
01	A	2	2	1	75	78	\$725,000	AVAILABLE
02	B	2	2	1	75	71	\$735,000	AVAILABLE
03	A	2	2	1	75	87	\$749,000	AVAILABLE
04	B	2	2	1	75	71	\$729,000	AVAILABLE
05	A	2	2	1	75	69	\$749,000	AVAILABLE
06	B	2	2	1	75	70	\$729,000	AVAILABLE
07	A	2	2	1	75	72	\$749,000	AVAILABLE
08	B	2	2	1	75	82	\$729,000	AVAILABLE

INVEST IN Omokora.

ONE OF TAURANGA'S MOST ESTABLISHED AND DESIRED SUBURBS.

Strong rental demand, limited supply, reputable schools, established amenities, and convenient access to Tauranga's CBD come together to present an attractive long-term investment opportunity.



**SECURE WITH JUST A 10% DEPOSIT.
NOTHING FURTHER TO PAY UNTIL SETTLEMENT.**

INVESTMENT SNAPSHOT

Location	Omokoroa, Tauranga
Property Type	Brand New Townhouse
Deposit	10%
Progress Payments	None
Rental Guarantee	24 Months
Estimate Rent	\$650 - \$700 per week
Completion	Approx. March 2027
Guarantee	10 Year Master Builders

WHY OFF-THE-PLAN

- ✓ Lock in today's price
- ✓ Benefit from growth during construction
- ✓ Brand new = lower maintenance
- ✓ Depreciation advantages
- ✓ Time to prepare for finance
- ✓ Strong tenant appeal

WORKED EXAMPLE (UNIT 1)

Property Value	\$725,000
Purchase Price	\$725,000
Deposit %	20%
Deposit Amount	\$145,000
Loan Amount	\$580,000
Rates pa	\$2,500
Residents Assoc. / Insurance	\$667.50

Mortgage Balance	\$580,000
Mortgage rate	4.49%
Loan Term (yrs)	30
Repayment Type	Interest Only
Annual Payment (I/O)	\$26,042
Weekly Rent	\$675
Property Mgmt (incl GST)	9.20%
Weekly Vacant pa	2



\$725,000

PURCHASE PRICE



\$13

**YEAR 1 POSITIVE
CASHFLOW (WEEKLY I/O)**



4.70%

GROSS YIELD



24 MONTHS

RENTAL GUARANTEE

Disclaimer: Figures in the above cash flow that are merely assumptions and, as such, they should not be solely relied upon by Purchasers. We encourage all buyers to undertake their own due diligence and cash flow analysis to ascertain their personal understanding and validation of these figures or of chosen figures of their own.

THE PROCESS

A simple journey to your new home.

We've made buying off the plan straightforward and transparent, so you know exactly what to expect at every stage.



01



DISCOVER YOUR NEW HOME

We'll take you through what's available.

02



UNDERSTAND YOUR BUDGET & FINANCE

Before you reserve, it's important to know exactly where you stand with the bank.

03



RESERVE YOUR HOME

When you've found the right home, a \$1,000 holding deposit takes it off the market while you work through your conditions.

04



DUE DILIGENCE & GOING UNCONDITIONAL

Your solicitor reviews the contract. Once satisfied, you go unconditional and pay your deposit.

05



WATCH YOUR HOME COME TO LIFE

We manage the build, the trades, and all council inspections - so do you don't have to.

06



PRE-SETTLEMENT INSPECTION

Before settlement, we invite you to walk through your completed home with our team.

07



SETTLEMENT & HANDOVER

You get the keys - it's a day worth celebrating.

08



ONGOING SUPPORT & PEACE OF MIND

Every Honore home comes with a defects liability period and our direct, ongoing commitment to ensuring you're happy.



10% DEPOSIT.

NO PROGRESS PAYMENTS.

**NOTHING MORE TO PAY
UNTIL SETTLEMENT.**

Buy with confidence knowing your price is fixed and there are no hidden surprises.

FAQ'S

Q. How much deposit do I need, and where is it held?

A. A 10% deposit is payable once your agreement goes unconditional. For added security, your deposit is paid into your solicitor's trust account and held there until completion/settlement, when it is applied toward the purchase price.

Q. Do I need finance pre-approval before I reserve a home?

A. We strongly recommend having finance pre-approval before you sign, because it confirms your budget and makes the process faster and more straightforward. If you have not yet arranged this, we can still talk you through the process and connect you with trusted finance professionals. Pre-approval is also how participating lenders assess eligibility for products such as a First Home Loan.

Q. Can I use KiwiSaver or a First Home Loan?

A. If you are buying to live in the home and meet the criteria, KiwiSaver first-home withdrawal and some low-deposit lending options may be available. KiwiSaver first-home withdrawal cannot be used to buy an investment property, and approved funds are generally paid to your solicitor on or before settlement day.

Q. What does "buying-off-the-plan" mean?

A. Buying off the plan means securing a home before construction is complete, usually based on plans, specifications, renders, and finish schedules. It allows you to reserve the home at today's price, with the balance paid on completion. If the home is unit title, specific pre-contract disclosure information should also be provided before you sign.

Q. What is included in the purchase price?

A. Every Honore home comes with a clear inclusions schedule so you know exactly what is included before you sign. This typically covers the home itself, specified appliances, fixtures, fittings, heating, glazing, landscaping, and any exterior works that are part of that release. If something is excluded, we will state it clearly.

Q. Can I make changes or customise finishes?

A. It depends on the stage of the build. In early stages, there may be opportunities to choose from approved finish palettes or selected upgrades. Once plans, consents, or procurement are locked in, options can become limited. If changes are possible, we will confirm the timing, cost, and any effect on the programme before anything proceeds.

Q. Will there be a body corporation or residents association?

A. Some homes are freehold and some developments may include a body corporate or residents association, depending on the legal structure. If your home is unit title, you automatically become a member of the body corporate and levies contribute to shared costs such as insurance, maintenance, and administration. We will tell you the ownership structure up front and provide the relevant disclosure documents before you sign.

Q. Can I inspect the home before settlement?

A. Yes. Before settlement, we recommend a pre-settlement walkthrough so you can inspect the home, confirm agreed items are complete, and ask any final questions. This is also the right time to talk through manuals, warranties, and handover information.

Q. What happens at handover and settlement?

A. On settlement day, your lawyer or conveyancer arranges the final payment and legal transfer of ownership. You will need insurance in place from settlement day, and once settlement is confirmed, the keys can be released and your handover pack provided.

SECURE YOUR PLACE AT THE QUARTER

Thoughtfully designed homes in one of
Tauranga's most desirable coastal suburbs.

Whether you're purchasing your first home, downsizing to a low-maintenance lifestyle, or expanding your investment portfolio, we're here to guide you through every step of your journey.

**CONTACT OUR TEAM TODAY TO REQUEST AVAILABILITY OR
ARRANGE A PRIVATE CONSULTATION.**

ENQUIRE NOW

P: 027 286 3502

E: sales@honoredevelopments.co.nz

www.honoredevelopments.co.nz



CLICK OUR SOCIALS TO
CHECK US OUT ONLINE



SCAN TO VIEW ONLINE

Check out our other projects.



10% DEPOSIT



FIXED
PRICE



MASTER
BUILD
GUARANTEE



PREMIUM
SPECIFICATIONS



DEDICATED
CUSTOMER
SUPPORT

Images are artist impressions and plans are indicative only and may be subject to change.
Purchasers should rely on the Sale & Purchase Agreement and associated documentation for final specifications.