



BAY OF PLENTY

25 Manson Street, Gate Pa,
Tauranga

equiti

Licensed under the REAA 2008



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NZ's No. 1
Multi Unit &
Townhouse
Builder

NZ's No. 8
Residential
Builder



Welcome to Wolfbrook Residential

Wolfbrook Residential is New Zealand's largest multi-unit & apartment developer with a proven track record of delivering high-quality, well-built homes to both homeowners and investors alike.

We understand that there is no cookie-cutter solution to building a property. No two streets, communities or suburbs are the same, & therefore no two developments should be the same.

We don't just simply find a piece of land and slap a building on it – we identify opportunities, research the market thoroughly and strategically select viable locations for developments. From there we work with award-winning architects to build properties that have been carefully considered to optimise the market demands of those locations and their local amenities.

Wolfbrook Residential's founding Directors, James Cooney and Steve Brooks, are experienced property developers and investors who take a long-term view on property. Together, owning in excess of 400 residential investment properties, they bring a strong understanding of what customers and tenants require in new affordable housing and know how to deliver a product that is affordable without cutting corners.

Wolfbrook has delivered over 1200 homes across New Zealand, placing the company amongst the top 10 largest builders in the country.

We leverage our experience so our clients can reach their financial goals and experience financial freedom.

“
We were quite impressed with the build, quality, and the feel of the interiors. And communication was pretty good...we were informed all the time with how it was coming along.
”
McIntosh Family,
Christchurch

“
Everything was really straightforward and Katya kept me informed along the way...the build finished earlier than anticipated. I'm really happy with the whole experience.
”
Danielle,
Christchurch

“
Compared to other providers, Wolfbrook homes are more architecturally unique, they're not cookie cutter designs.
”
Craig,
Christchurch

“
The whole buying process was smooth and straight forward, everything was on schedule. We were very happy with the house quality. They created a spacious kitchen for us. We finally found a place we can call home, we are very cheerful.
”
Jinhao & Yi,
Christchurch



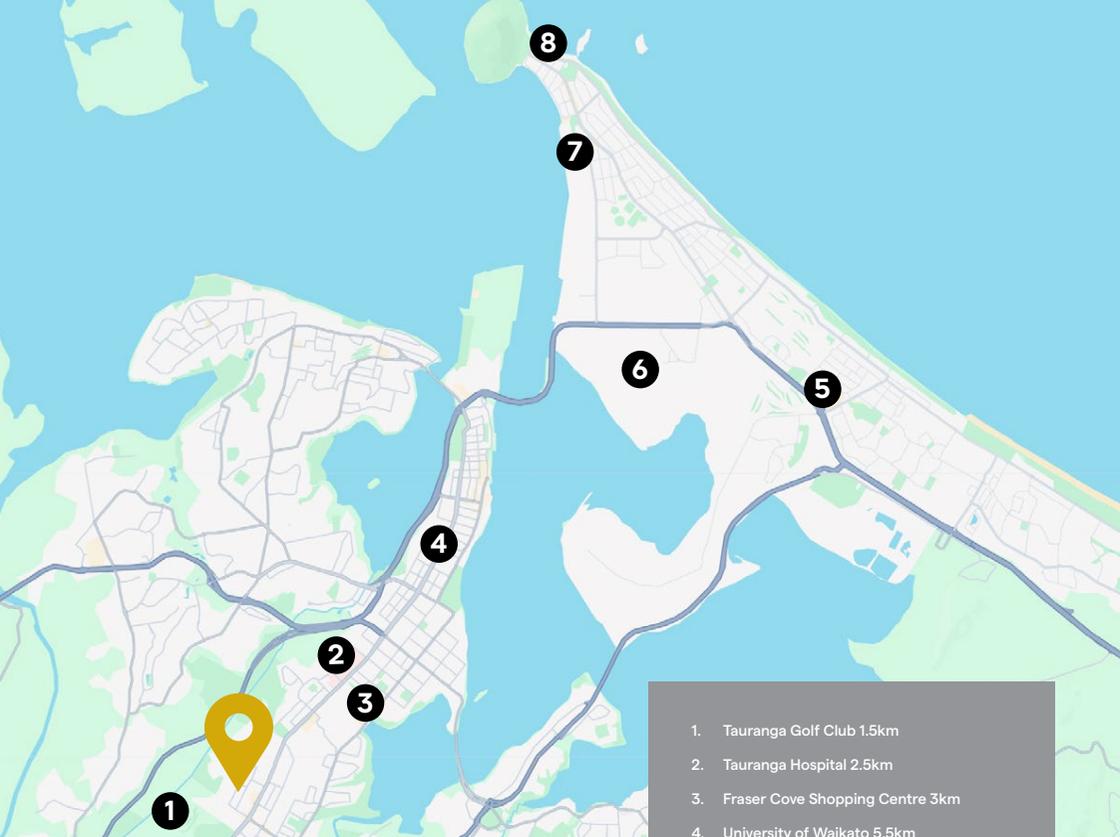
The Development

Introducing **25 Manson Street, Tauranga** — a stylish collection of six architecturally designed homes offering the perfect combination of convenience and relaxed coastal living.

This boutique release includes a range of two- and three-bedroom homes, thoughtfully configured with one- or two-bathroom layouts, each complete with a dedicated off-street car park for everyday ease. The two front-facing homes are standalone residences, offering an added sense of privacy and independence.

Inside, open-plan living, dining, and kitchen spaces flow seamlessly into private outdoor courtyards, creating the perfect environment for entertaining or unwinding. Kitchens are appointed with premium Samsung appliances, blending contemporary style with everyday practicality.

Whether you're a home buyer, investor, or downsizer, 25 Manson Street presents an outstanding opportunity to secure a beautiful, brand-new home in Tauranga.



1. Tauranga Golf Club 1.5km
2. Tauranga Hospital 2.5km
3. Fraser Cove Shopping Centre 3km
4. University of Waikato 5.5km
5. Bayfair Shopping Centre 15km
6. Tauranga Airport 16.5km
7. Port of Tauranga 18km
8. Mount Maunganui Beach 19.5km

Location What's Nearby?

Conveniently positioned, these homes are just moments from Greerton Village shops, local reserves, and the Tauranga Golf Club, making everyday living simple and enjoyable.

Families will appreciate the close proximity to quality schools, including Greerton Village School, Tauranga Intermediate, Tauranga Boys' and Tauranga Girls' College, all within a short drive. The nearby Greerton Aquatic and Leisure Centre adds further appeal and recreation options.

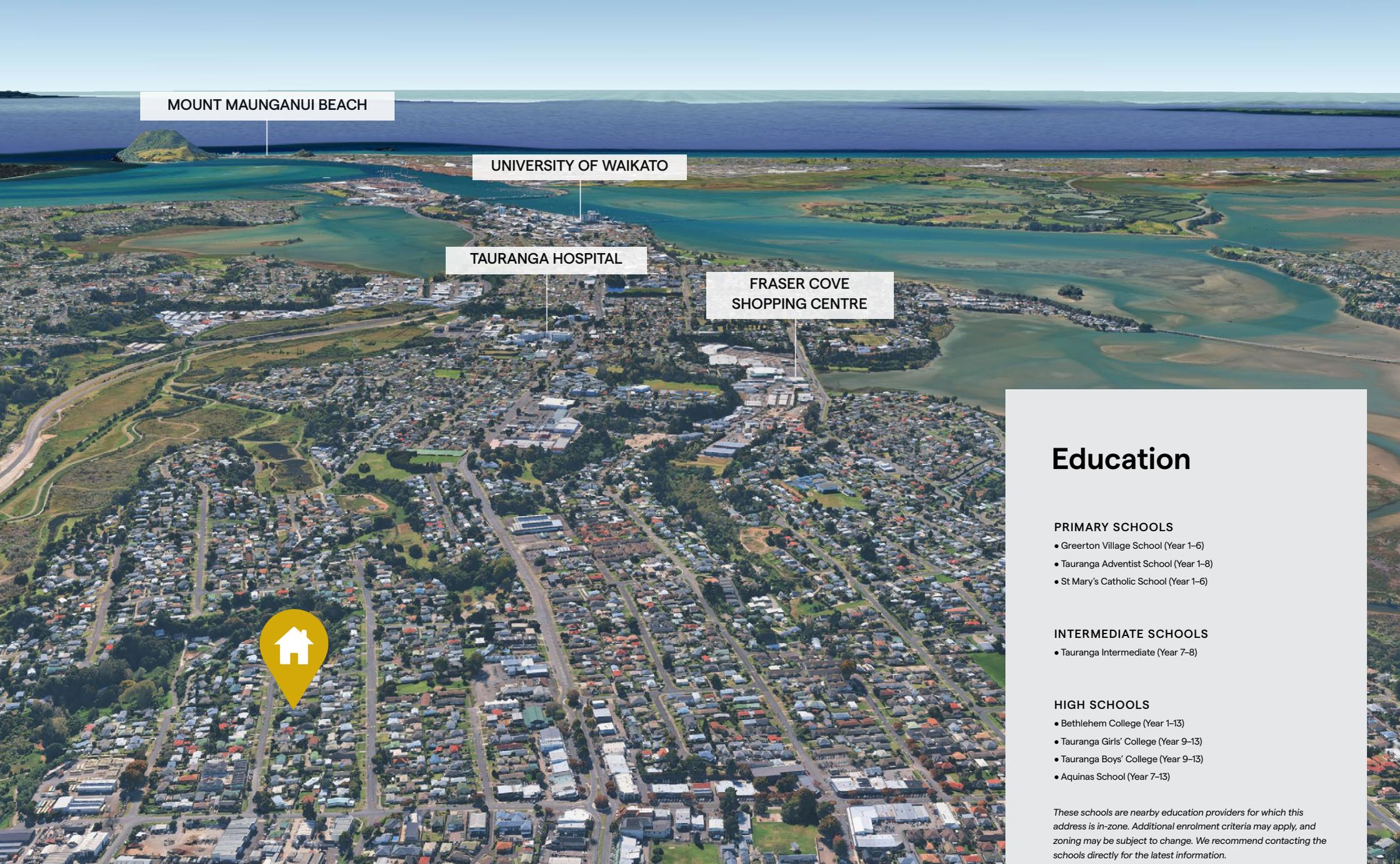
Healthcare and lifestyle amenities are also within easy reach, with Tauranga Hospital only five minutes away and the golden sands of Mount Maunganui just 18 minutes by car — perfect for coastal outings and weekends in the sun.

Combining excellent schooling, convenient shopping, recreational opportunities, and easy city access, this location delivers a well-rounded lifestyle suited to a wide range of buyers.

Amenities



Some images are artist's impression only



MOUNT MAUNGANUI BEACH

UNIVERSITY OF WAIKATO

TAURANGA HOSPITAL

FRASER COVE SHOPPING CENTRE



Education

PRIMARY SCHOOLS

- Greerton Village School (Year 1-6)
- Tauranga Adventist School (Year 1-8)
- St Mary's Catholic School (Year 1-6)

INTERMEDIATE SCHOOLS

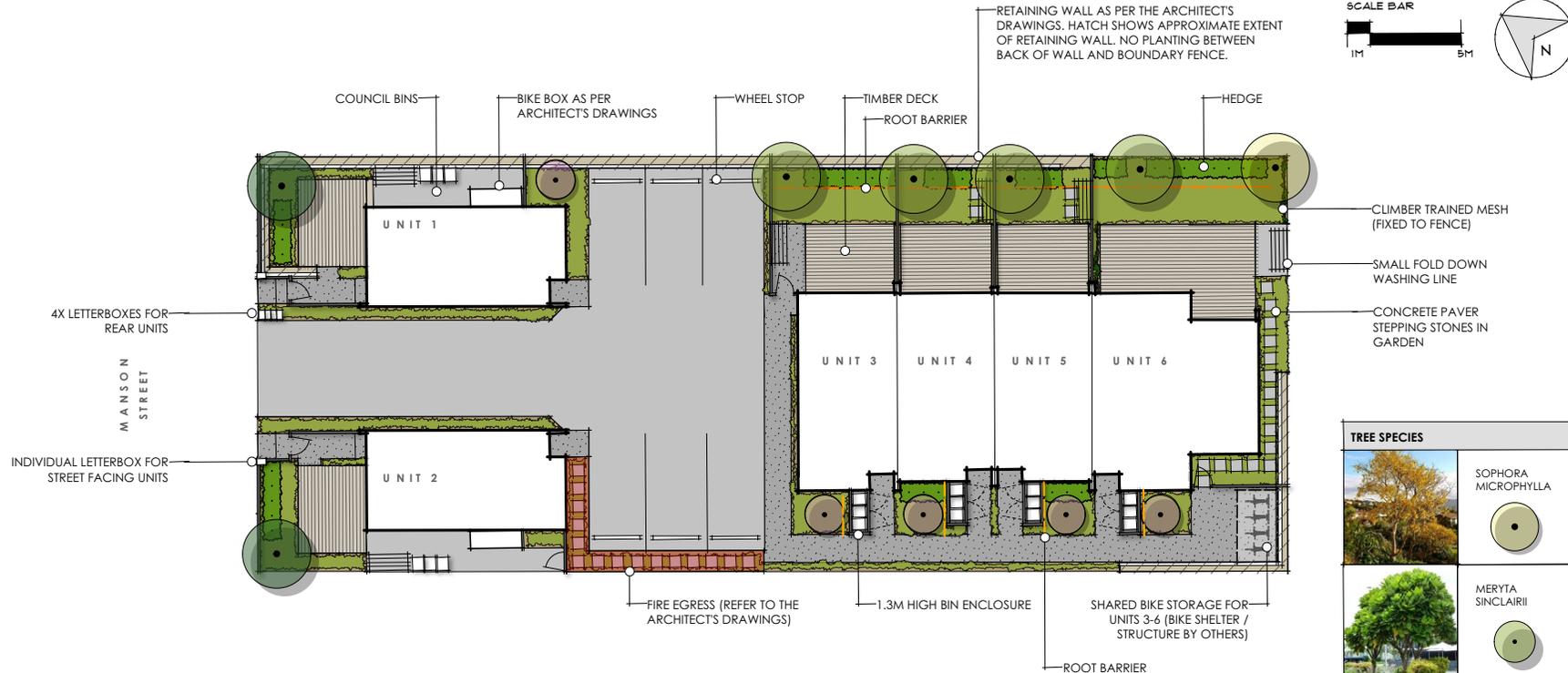
- Tauranga Intermediate (Year 7-8)

HIGH SCHOOLS

- Bethlehem College (Year 1-13)
- Tauranga Girls' College (Year 9-13)
- Tauranga Boys' College (Year 9-13)
- Aquinas School (Year 7-13)

These schools are nearby education providers for which this address is in-zone. Additional enrolment criteria may apply, and zoning may be subject to change. We recommend contacting the schools directly for the latest information.

Landscape Plan



SURFACES KEY

TOTAL SITE AREA 819 M²

LANDSCAPING 20 %

QTY

	STANDARD CONCRETE (BRUSHED FINISH)	220 M ²
	EXPOSED AGGREGATE	86 M ²
	TIMBER DECK	83 M ²
	GARDEN BED (AREAS BEHIND RETAINING WALLS EXCLUDED FROM CALCULATIONS)	166 M ²

NOTES
REFER TO THE ARCHITECT'S DRAWINGS FOR LEVELS

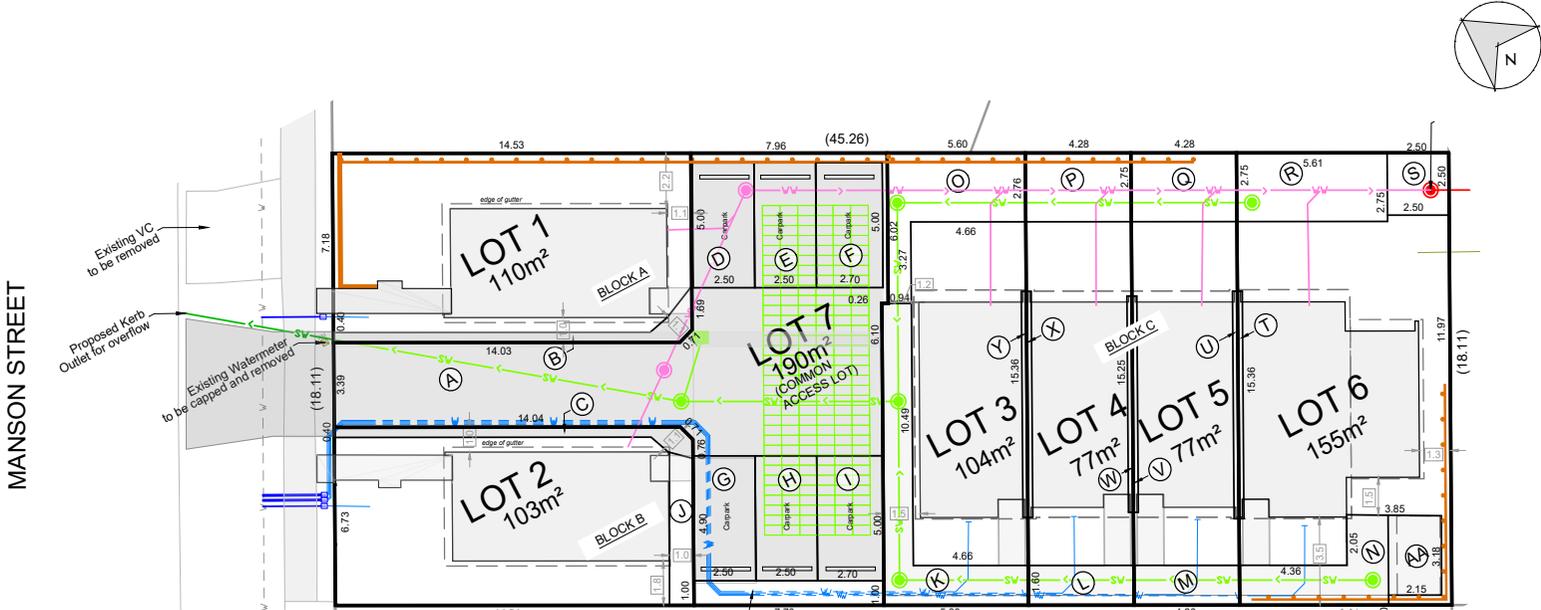
GROUNDCOVER SPECIES					
DIANELLA 'LITTLE REV'	HEBE 'WIRI MIST'	LIRIOPE MUSCARI	LOMANDRA LIME TUFF	OPHIPOGON JAPONICUS	TRACHELOSPERMUM JASMINOIDES

HEDGE SPECIES
GRISELINIA 'BROADWAY MINT'

TREE SPECIES	
	SOPHORA MICROPHYLLA
	MERYTA SINCLAIRII
	PRUNUS KANZAN
	PRUNUS AMANOGAWA

Subdivision Plan

Freehold Titles



CONCEPT PLAN
 For marketing purposes only

Townhouse Details

Home	Bedrooms	Bathroom	Carpark/ Garage	Unit Size m ²	Land Size m ²	Price
1	2	2	CP	75.78	110	\$729,000
2	2	2	CP	75.78	103	\$729,000
3	2	2	CP	76.05	104	\$709,000
4	2	1	CP	71.48	77	\$659,000
5	2	1	CP	71.48	77	\$659,000
6	3	2	CP	92.98	155	\$819,000

Rental Appraisal



Wednesday, 11 February 2026

Thank you for the opportunity to appraise the six homes at:
25 Manson Street, Gate Pa, Tauranga.

I am pleased to provide you with a comprehensive appraisal of the rental value for your property.

This appraisal reflects a thorough analysis of the current real estate market trends and the comparable properties within the vicinity.

Our goal is to offer you a detailed insight into the potential rental income of your property, ensuring that you are well-informed to make strategic decisions regarding its management and leasing.

Property Description:

- Units 1 & 2 (Standalone) consist of 2 Bedrooms, 2 Bathrooms and 1 car park.
I have appraised the weekly rent for these units at \$640.00 per week in this current market.
- Unit 3 consists of 2 Bedrooms, 2 Bathrooms and 1 car park.
I have appraised the weekly rent for this unit at \$620.00 per week in this current market
- Units 4 & 5 consist of 2 Bedrooms, 1 Bathroom and 1 car park.
I have appraised the weekly rent for these units at \$620.00 per week in this current market
- Unit 6 consists of 3 Bedrooms, 2 Bathrooms and 1 car park.
I have appraised the weekly rent for this unit at \$660.00 per week in this current market

Please note that this appraisal is subject to changes in market conditions and may be adjusted accordingly. We recommend reviewing the rental price periodically to ensure it remains competitive.

Should you have any questions regarding this appraisal or require further assistance, please do not hesitate to contact me directly at 027 258 8411 or via email at ellie@wolfbrookpm.co.nz

Kind regards,

Ellie Tongue | Senior Property Manager

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.

Ph: 0800 90 90 30 E: pm@wolfbrook.co.nz 10 Show Place, Addington, Christchurch 8024 wolfbrookpm.co.nz

Floor Plans & Design

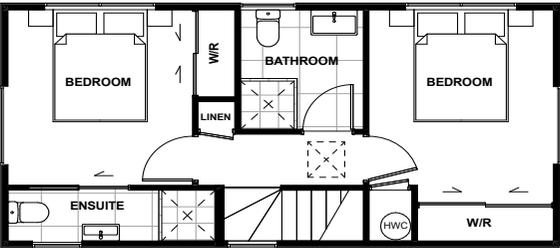
Unit 1



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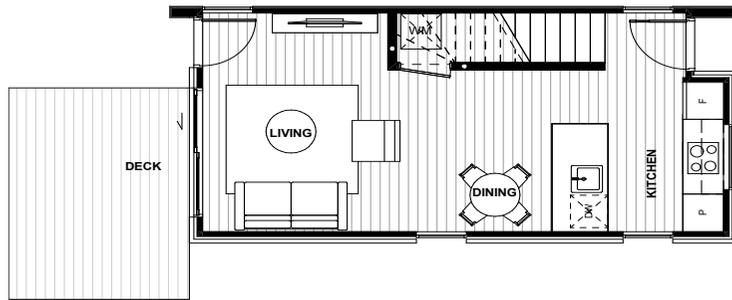
GROUND FLOOR



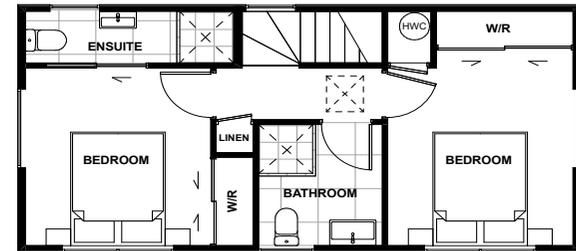
FIRST FLOOR



All images are artist's impression only



GROUND FLOOR

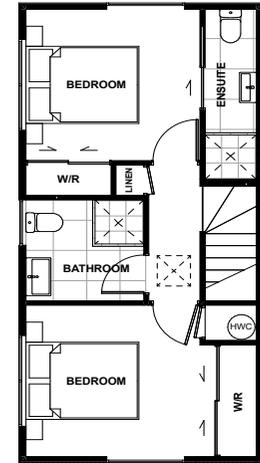


FIRST FLOOR

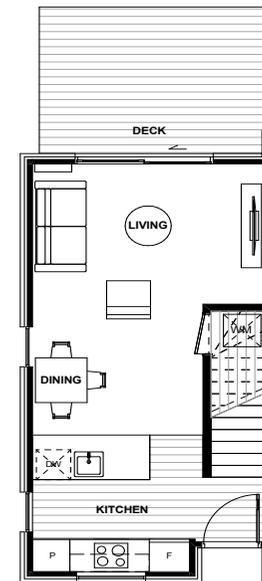
Unit 3



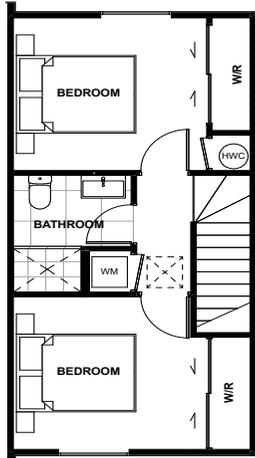
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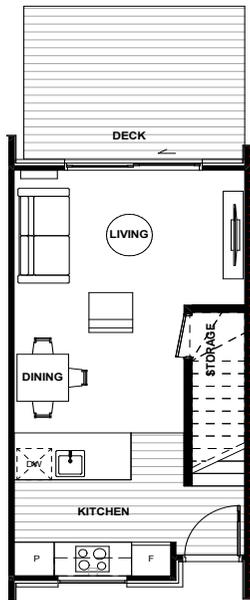
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Unit 4

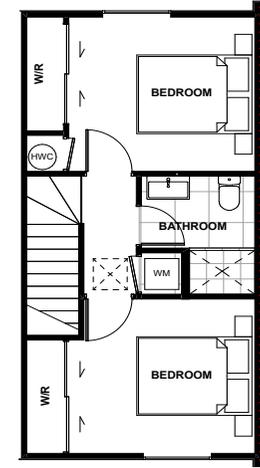
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Unit 5

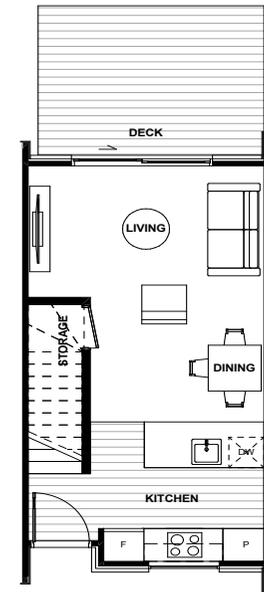


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 - 1
 - 1
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FIRST FLOOR

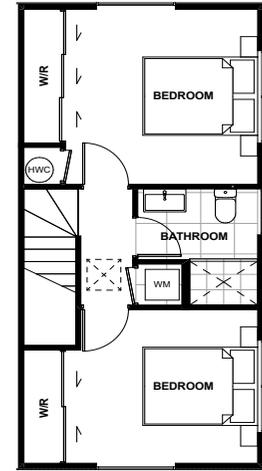


GROUND FLOOR

Unit 6



All images are artist's impression only



FIRST FLOOR



GROUND FLOOR

Interior & Exterior Finishes

Exterior Finishes

Roof	Colorsteel - Flaxpod
Gutter & Fascia	Colorsteel - Flaxpod
Window Joinery	Colorsteel - Flaxpod
Timber Cladding	Dryden Dune
Brick	Firth Strata Brick - Antique Blend
Soffits	Resene - White
Entrance Door	Colorsteel - Flaxpod
Window Shrouds	Colorsteel - Flaxpod



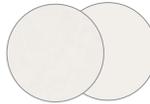
Interior Finishes

Hard Flooring	Godfrey Hirst - Grande Ultimo Vinyl - Lucca 300
Carpet	Feltex Awana Bay - Cloud 0750
Tile	Reptiles - Pacific White Lappato



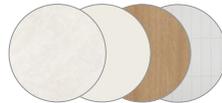
Colour Scheme

Ceiling	Resene - Quarter Merino
Walls & Trims	Resene - Half Merino
Doors & Windows	Resene - Quarter Merino



Kitchen

Benchtop	Primestone - Astra Polished
Cabinetry	Melteca - Mist Naturale
Cabinetry	Melteca - Urban Ash
Sink Mixer	Robertson - Uno Kitchen Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Reptiles - Subway Tile Crest - White Matt



Bathroom

Shower	Atlantis Botique, Symphony & Commander
Shower Glazing	Frameless Glass
Fittings	Robertson - Chrome
Toilet	Newtech - Casalink Back to Wall Toilet
Vanity	Newtech - French Oak
Mirror Cabinet	Newtech - Avon Wall Hung Mirror Cabinet - French Oak
Heated Towel Rail	Evoke 7 - Bar Heated Towel Rail - Chrome
Wall Heater	Goldair Bathroom Heater - 2000w - Stainless



Building Specifications



HEALTHY HOMES

All townhouse developments completed by Wolfbrook Residential and its partners meet or exceed the requirements of the Residential Tenancies (Healthy Homes Standard) Regulations 2019.

Construction

Foundation	Waffle Foundation Slab
Framing	90mm SG8 Framing
Intertenancy Wall	GIB Intertenancy Barrier System
Wall Insulation	Pink Batts R2.6 *
Roof Insulation	Pink Batts R4.0 *

Exterior

Roof	Colorsteel
Fascia and Gutter	Colorsteel
Downpipes	Colorsteel
Exterior Cladding	Dryden Thermofix Timber & Brick
Window & Door Joinery	Double glazed, powder coated aluminium

Internal

Ceiling Heights	2.4m Throughout
Internal Doors	Paint Smooth Finish Hollow Core
Lining	Painted GIB, Level 4 Plaster
Wardrobe Joinery	Pre-finished 16mm Whiteboard
Water Heater	180L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck - planted w/ a mixture of plants & trees as per landscape plan

Chattels

Oven	Samsung Stainless Steel 60cm Built in Oven
Dishwasher	Samsung Stainless Steel Dishwasher
Cooktop	Samsung Ceramic Cooktop
Rangehood	Award Powerpack Rangehood
Heatpump	Samsung ARISE WindFree™ Heatpump/Air Purifier
Blinds	Blockout Roller Shades and Faux-Timber Venetians (Kitchen & Bathroom)
Front Door Locking	Digital Touch Pad – Schlage Artus – Satin Nickel
Letter Box	Boxdesign
Clothesline	Sun King Folding Frame
EV Charger	EV Charger – Supply and install available for an additional fee

* Or similar

SAMSUNG

Samsung's passion and commitment to develop the best products on the market leads to a range of appliances that deliver on reliability, world-leading innovation, and elegance – all whilst aiming to become a socially and environmentally responsible corporate citizen in all of its communities worldwide.



Stainless Steel Built in Oven



Ceramic Cooktop



Stainless Steel Dishwasher



WindFree™ Air Conditioner

The Samsung WindFree™ split air conditioning system is designed to offer intelligent airflow control. It helps you maintain your comfort level, providing efficiency and reliability to deliver amazing performances. Each WindFree™ air conditioning unit includes 2 tri-care filters to extract fine dust and eliminates certain bacteria and allergens.



Enhance your new home with an Evnex EV charger. Fast, solar-friendly charging at home. Supplied and installed for an additional fee.

The Schlage Artus is the perfect blend of advanced technology with a modern design, offering you the ultimate security and convenience for your home.

SHOWER

Shower | Atlantis Showers
Tiles | Reptiles Pacific White Lappato
Glazing | Frameless Glass

FLOOR

Reptiles Pacific White Lappato
600x600mm



Completed development at Raukawa St, Lower Hutt

Maintenance Period & Building Warranties

Wolfbrook only uses trusted building products, tradespeople and building systems when constructing your new property. We take pride in our work and stand behind our properties - after all we build the same properties for ourselves!

All Wolfbrook properties have a 1-year defects remedy period and a 10-year structural warranty, pursuant with the Building Act.

When you settle your Wolfbrook property you will receive a comprehensive pack containing information on Warranties and Maintenance for the products used in the construction of the property. The products used carry manufacturers warranties and are covered under the Consumer Guarantees Act.

What if there are minor defects I notice?

Give us a call on the contact numbers provided in your Wolfbrook Warranties and Maintenance information pack and we will get one of our team on the job and ensure your new property is up to standard. Alternatively, you can contact suppliers direct on the numbers provided if you believe there is a defect in the product quality.

Is my Wolfbrook home covered by a Master Build Guarantee?

A Master Build Guarantee is one of a number of residential build guarantees available in New Zealand. While it is a great product, we feel it is best suited to new build contracts where progress payments are taken by the builder. When your sales agreement goes unconditional you will pay a 10% deposit and nothing further until settlement. Your deposit on your new Wolfbrook property will be held in a Solicitors Trust account until the property is completed, title is issued, and settlement takes place.

Some of the other benefits offered by a Master Build Guarantee such as a 10-year structural warranty are also covered by the Building Act and Manufacturers and Suppliers warranty or guarantee.

If you would like further information on the above, don't hesitate to reach out to our team to discuss.

2 Year Rental Guarantee

We understand that investing in property can be daunting – that's why at Wolfbrook we've decided to take some of the guesswork out of it for you. We are offering a 2 Year Rental Guarantee* if you buy from us and choose to have your property managed by us. Like we said, we stand by our product... and our word.

*T&C's apply please visit www.wolfbrook.co.nz



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Residents Society

Your new property will have a freehold title – you own the land, and anything built on it, but as you share common areas (or walls) with your neighbours its best to have an agreement that protects your property long into the future. A Residents agreement does just that – it sets up a professionally managed Residents Society that helps manage and maintain the communal facilities of the development for benefit of all owners. It will ensure the development is adequately insured and common areas are safe, clean and a well-presented environment.

For more information visit wolfbrook.co.nz/residents-society

ESTIMATED ANNUAL LEVY

\$2900-\$3600

INCLUDING INSURANCE

The levies stated are indicative only and subject to change.
The establishment of a Residents Society is not guaranteed and may not apply to this development.

All images are artist's impression only

Why buy from Wolfbrook Residential

Our core focus is on leveraging infill sites within city parameters that benefit from existing infrastructure. Projects in these locations also prevent unnecessary urban sprawl and support greater utilisation of public assets.

Wolfbrook Residential is being built on a reputation of sound financial performance, efficient delivery and value for money, exceptional communication with clients, excellent time-frame performances and the highest quality in design and built form. When it comes down to it, we know the value of our clients'

homes matter. That's why we'll always build in high-growth areas that are benefiting from continued capital growth. Each development is carefully considered from a design perspective to optimise the specific location from and to suit the geographic location and community make up. Our projects are turnkey ready for homeowners and/or tenants to move into on completion.



Completed development at Dellwood Ave, Auckland



Our Building Guarantees

Home Completion Guarantee

Your payments to us are 100% secure, ensuring that you receive your new home.

Total Price Guarantee

We guarantee the price we give you is the price you'll pay for your new home.

1 Year Defects Warranty

If your new home isn't quite right we'll fix it.

10 Year Structural Warranty

Your new home will stand the test of time.



Completed Developments

WOLFBROOK HAVE COMPLETED OVER 1200 PROPERTIES THROUGHOUT NEW ZEALAND. BELOW IS A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS.



LINCOLN ROAD
 Addington, Christchurch
 60 Residential Units



WHITELEIGH AVENUE
 Addington, Christchurch
 5 Residential Units



EDMONTON ROAD
 Henderson, Auckland
 9 Residential Units



17TH AVENUE
 Tauranga
 7 Residential Units

The 5 Step Purchase Process

1

Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

Meet The Team

Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



Hamish Cowan | Founder and Director
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



Jordan Gosden | Operations Manager
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



Suzanne Hill | New Build Property Investment Specialist
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.





equiti.co.nz

info@equiti.co.nz

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