



BAY OF PLENTY

33 Maranui Street, Mount Maunganui,  
Tauranga

**equiti**

Licensed under the REAA 2008



## What's inside?

Welcome to Wolfbrook Residential .....	4
Testimonials .....	5
The Development .....	6
Location .....	8
Amenities .....	9
Education .....	11
Landscape Plan .....	14
Subdivision Plan .....	16
Townhouse Details .....	18
Rental Appraisal .....	19
Floor Plans & Design .....	20
Interior and Exterior Finishes .....	28
Building Specifications & Chattels List .....	30
Maintenance Period & Warranties .....	33
Rental Guarantee .....	36
Why Buy From Wolfbrook Residential .....	38
Purchasing a Wolfbrook Property .....	39
Completed Developments .....	40
Contact Us .....	43

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 have delivered over 1300 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 straightforward, 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



All images are artist's impression only

## The Development

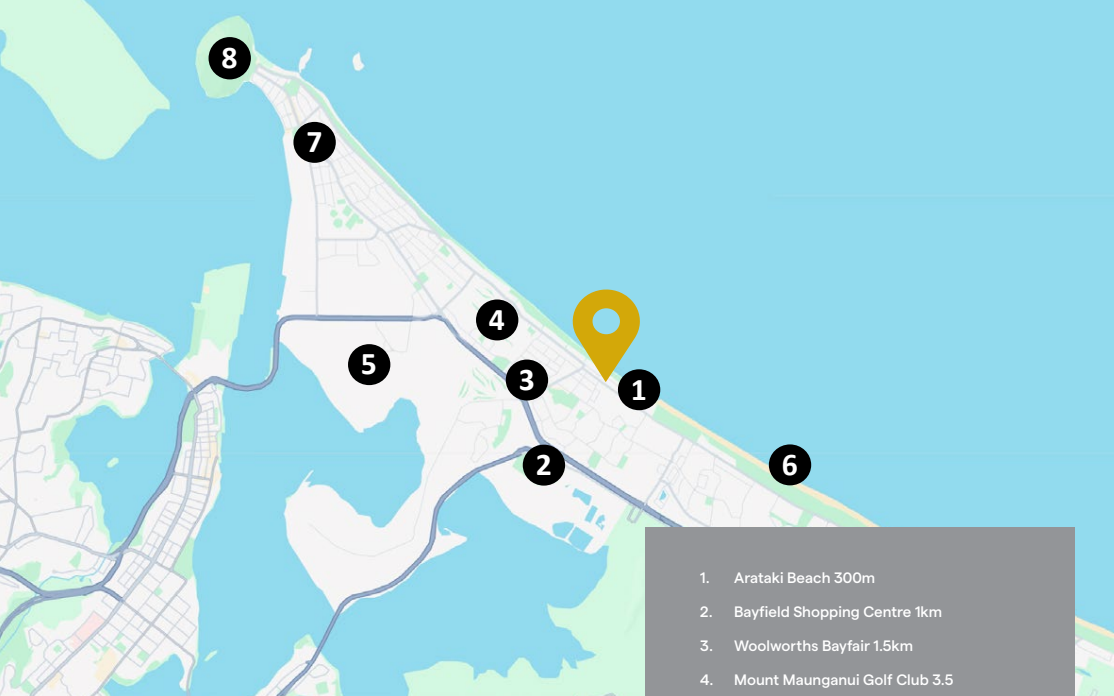
**Presenting 33 Maranui Street, Mount Maunganui** - A stunning collection of six architecturally designed homes, seamlessly blending coastal charm with relaxed, modern living.

Positioned just 300 metres from the golden sands of Arataki Beach, this exclusive release offers a selection of two-bedroom residences in one of Mount Maunganui's most sought-after locations, with three-bedroom homes to be released at a later stage.

This initial offering includes three thoughtfully designed two-bedroom homes, each spanning two levels and showcasing strong street appeal. Every residence features a private outdoor deck, perfect for soaking up the sun, entertaining, or unwinding in your own peaceful retreat. Off-street parking adds further everyday convenience.

Inside, each home is carefully crafted with spacious open-plan living, high-quality finishes, and fully tiled bathrooms, complemented by low-maintenance landscaping for easy living. The designer kitchens are a standout feature, complete with LED feature lighting, premium appliances, sleek cabinetry, and generous bench space — ideal for both daily living and entertaining.

Whether you're a first-home buyer, seeking a laid-back beachside lifestyle, or an investor looking for a premium property in a high-demand area, 33 Maranui Street presents an exceptional opportunity to secure your place in Mount Maunganui.



1. Arataki Beach 300m
2. Bayfield Shopping Centre 1km
3. Woolworths Bayfair 1.5km
4. Mount Maunganui Golf Club 3.5
5. Tauranga Airport 4.5km
6. Papamoa Beach 5km
7. Maunganui Road Cafes & Shops 6km
8. Mount Maunganui Summit 7.5km

## Location What's Nearby?

Exceptionally located in Mount Maunganui, this stunning coastal destination offers the ultimate blend of natural beauty, vibrant community living, and everyday convenience. Moments from Arataki Beach, residents can enjoy sun-soaked days by the sea, refreshing ocean swims, or leisurely walks along the shoreline. The area is also close to Papamoa Beach, local cafés, and the green spaces of Arataki Park — perfect for weekend strolls, family picnics, or morning coffee outings with friends.

Families will appreciate the wealth of quality education options right on their doorstep. Within walking distance are Arataki Primary School and St Thomas More Catholic School, contributing to the strong family-friendly atmosphere that defines this family-friendly suburb.

The area is also zoned for Mount Maunganui Intermediate, with Mount Maunganui College just a short distance away, making it an excellent choice for families prioritising quality education.

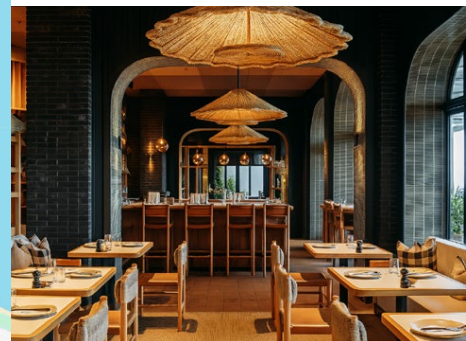
For those who love an active lifestyle, this exceptional location offers countless opportunities to explore. Stroll through nearby Bayfair Reserve, soak in the panoramic views from the iconic Mount Maunganui, or play a round of golf at either Mount Maunganui Golf Club or Omanu Golf Club.

Retail therapy and everyday conveniences are always close at hand. Bayfair Shopping Centre is only a short drive away, offering an impressive selection of shops, supermarkets, eateries, and services to cater to all your needs. From boutique fashion to popular dining spots, everything is within easy reach.

Further afield, the Port of Tauranga and Tauranga Airport are both conveniently nearby, connecting you seamlessly to the wider Bay of Plenty region and beyond.

Mount Maunganui truly offers an exceptional lifestyle, combining coastal charm, urban convenience, and a welcoming community spirit.

## Amenities



Some images are artist's impression only



## Education

### PRIMARY SCHOOLS

- Arataki School (Year 1-6)
- St Thomas More Catholic School (Year 1-6)
- Te Kura Kaupapa Māori o Otepou (Year 1-8)
- Te Kura o Matapihi (Year 1-8)

### INTERMEDIATE SCHOOLS

- Mount Maunganui Intermediate (Year 7-8)

### HIGH SCHOOLS

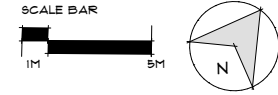
- Mount Maunganui College (Year 9-13)
- Te Kura Kaupapa Māori o Te Kura Kokiri (Year 1-13)

*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

**NOTE:**  
REFER TO PAGE 2 FOR ALL FENCING AND SHED DETAILS  
ALL BINS TO BE 80L SIZE



EXPOSED AGGREGATE STEPS & PATHWAY TO UNIT ENTRY

MARANUI STREET

LOW MASONRY WALL - REFER TO ARCHITECTURAL RENDERS

3 X LETTER BOXES FOR BACK UNITS WITH INDIVIDUAL LETTER BOXES FOR FRONT UNITS



WHEEL STOPS

STEPS

ROOT BARRIER

COUNCIL BINS

SELLING SOON

RAMP

SHARED BIN AREA FOR UNITS 1,2,3 & 5 WITH HANGING BIKES UNDER SHELETER FOR UNITS 1-3 (REFER TO FENCING PLAN ON PAGE 2)

FOLD DOWN WASHING LINE  
TIMBER DECK

## SURFACES KEY

TOTAL SITE AREA 809 M2

PERMEABLE 27 %  
LANDSCAPING 20 %

### QTY

	STANDARD CONCRETE (BRUSHED FINISH)	236 M2
	EXPOSED AGGREGATE	97 M2
	TIMBER DECK	56 M2
	GARDEN BED	158 M2
	RETAINING - REFER TO CIVILS	

Tauranga City Council  
**APPROVED PLAN**  
RC80084335 and RC80084402  
Date 08 08 2025

## GROUNDCOVER SPECIES



DIANELLA 'LITTLE REV'

HEBE 'PRETTY N PINK'

LIRIOPE MUSCARI

LOMANDRA LIME TUFF

OPHIPOGON JAPONICUS

## HEDGE SPECIES

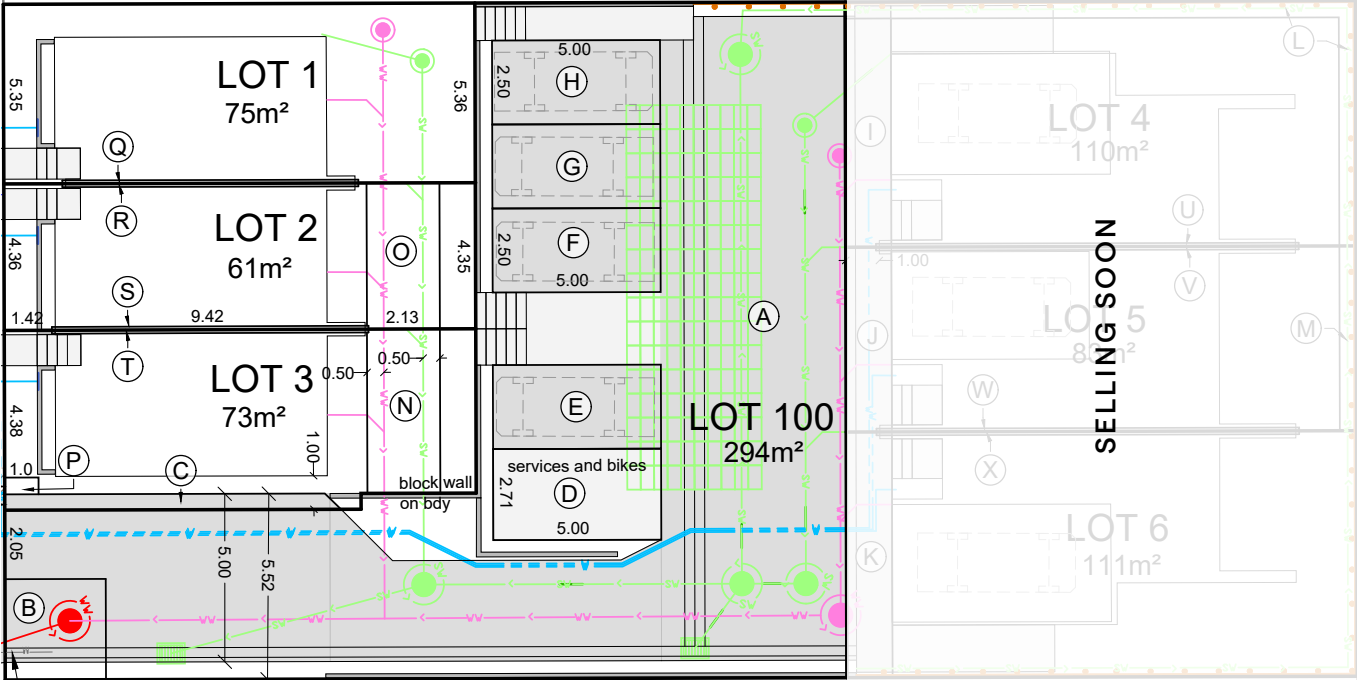


GRISELINIA 'BROADWAY MINT'



# Subdivision Plan

## Freehold Titles



**CONCEPT PLAN**

---

For marketing purposes only

# Townhouse Details

Home	Bedrooms	Bathroom	Carpark or Garage	Unit Size m <sup>2</sup>	Land Size m <sup>2</sup>	Price
1	2	2	CP	74.61	75	\$829,000
2	2	2	CP	74.69	61	\$799,000
3	2	2	CP	74.85	73	\$829,000
4	3	3	G + CP	155.05	110	\$1,399,000
5	3	3	G	175.05	83	\$1,479,000
6	3	3	G	155.09	111	\$1,359,000

# Rental Appraisal



Friday, 20 March 2026

Thank you for the opportunity to appraise the six homes at:  
**33 Maranui Street, Mount Maunganui, 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 & 3 consist of 2 Bedrooms, 2 Bathrooms and 1 off street car park  
**I have appraised the weekly rental for these units at \$695 per week in this current market.**
- Units 4 consist of 3 Bedrooms, 3 Bathrooms and 1 single car garage and 1 off street car park  
**I have appraised the weekly rental for these units at \$840 per week in this current market.**
- Unit 5 & 6 consists of 3 Bedrooms, 3 Bathrooms, 1 single car garage  
**I have appraised the weekly rental for this unit at \$810 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

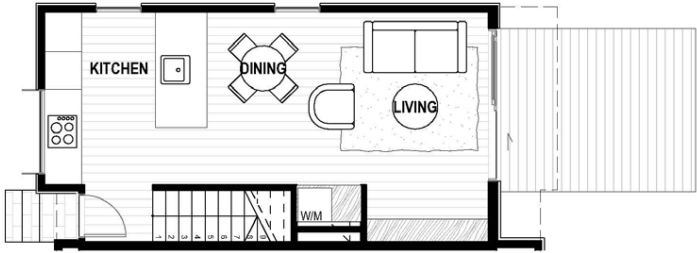
This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.

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

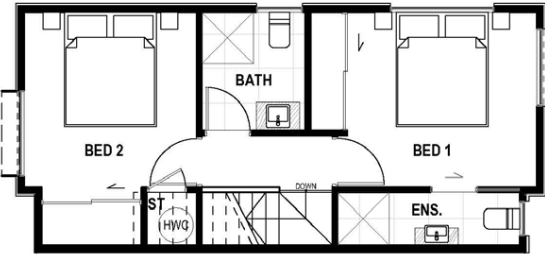
# Floor Plans & Design



All images are artist's impression only



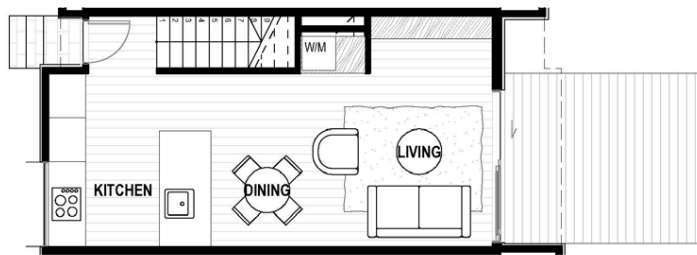
GROUND FLOOR



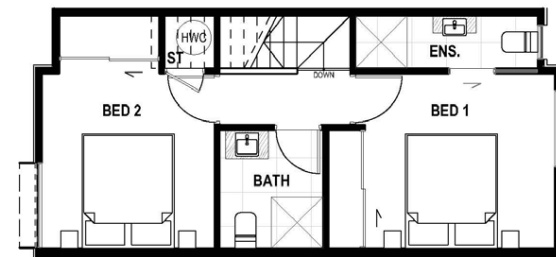
FIRST FLOOR



All images are artist's impression only



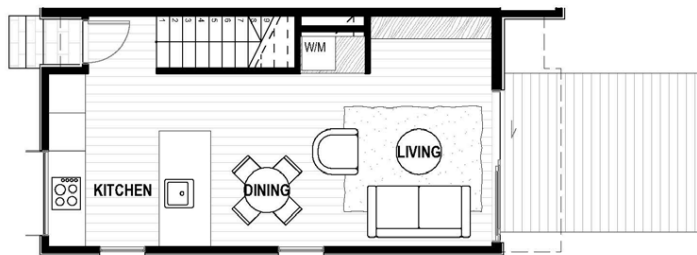
GROUND FLOOR



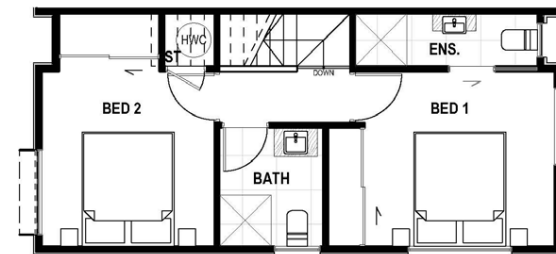
FIRST FLOOR



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR



# Interior & Exterior Finishes

## Exterior Finishes

Roof	Colorsteel Cloud
Try Cladding	Colorsteel Cloud
Gutter & Fascia	Colorsteel Cloud
Window Joinery & Shrouds	Colorsteel Cloud
Soffits	Resene White
Entrance Door	Colorsteel Cloud
Garage Door	Colorsteel Cloud
Aluminium Louvers	Colorsteel Cloud
Rockcoast Plaster	Resene Titania
Cedar Cladding	Forte - Limed Oak



## Interior Finishes

Hard Flooring	Forte - Loft Astoria
Carpet	Feltex Amesbury - Archers Gate
Tile	Reptiles - Parnell Alabaster - 1200 x 600mm
Garage Carpet	Carpet - Charcoal Black



## Colour Scheme

Ceiling	Resene - Quarter Black White
Doors & Windows	Resene - Quarter Black White
Walls & Skirting	Resene - Quarter White Pointer
Bedroom Walls	Resene - White Pointer



## Kitchen & Laundry

Benchtop	Primestone - Astra Polished
Cabinetry	Laminex - Seal Grey
Cabinetry	Laminex - Flaxen
Sink Mixer	Robertson - Uno Kitchen Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Reptiles - Zellige Ivory Gloss
LED Lighting	LED Warm White Feature Strip Lighting



## Bathroom

Full Room Tile	Reptiles - Parnell Alabaster - 1200 x 600mm
Shower	Atlantis Easy Tile Shower & Frameless Glass
Fittings	Robertson - Brushed Nickel
Toilet	Newtech - Casalink Back to Wall Toilet
Vanity	Newtech - Sahara Double Draw - Spinifex & French Oak
Mirror	Newtech - Ambience Pill Mirror with LED Lighting
Heated Towel Rail	Evoke 7-Bar Heated Towel Rail - Brushed Nickel
Wall Heater	Goldair Bathroom Heater - 2000w - Stainless
Underfloor Heating	Built in underfloor heating



# 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	Cedar Cladding & Rockcote Plaster
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	Laminex - Melteca Oyster Linea
Water Heater	250L 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 76L Dual Cook Oven
Dishwasher	Fisher & Paykel Integrated Dishwasher
Cooktop & Rangehood	Samsung 4 burner Induction Cooktop and Euromaid Undermount Rangehood
Heatpump	Samsung ARISE WindFree™ Heatpump/Air Purifier
Blinds	Blockout Roller Shades and Faux-Timber Venetians (Kitchen & Bathroom)
Front Door Locking	Yale Assure Smart Ready Lock - Black
Letter Box	Boxdesign
Clothesline	Sun King Folding Frame
EV Charger	EV Charger – Supply and install available for an additional fee

\* Or similar

wolfbrook.co.nz



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

## SAMSUNG

## FISHER & PAYKEL



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.

### Samsung 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.





## SHOWER

Tiles | Reptiles - Parnell Alabaster  
Fittings | Robertson - Brushed Nickel  
Shower | Atlantis - Easy Tile



## FLOOR

1200 x 600mm  
Reptiles Parnell Alabaster



Completed development at 30 Clyde Road, Christchurch

## 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 I notice minor defects?

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](http://www.wolfbrook.co.nz)



All images are artist's impression only



All images are artist's impression only

## 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](http://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.

# 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.

[www.wolfbrook.co.nz](http://www.wolfbrook.co.nz)

**WOLFBROOK**  
RESIDENTIAL

# Completed Developments

WOLFBROOK HAVE COMPLETED OVER 1300 PROPERTIES THROUGHOUT NEW ZEALAND. BELOW IS A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS.



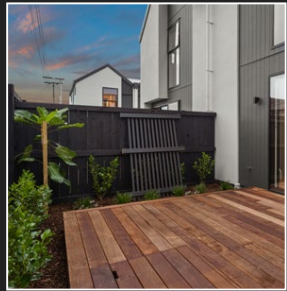
**LINCOLN ROAD**  
 Addington, Christchurch  
 60 Residential Units



**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

Licensed under the REAA 2008

**DISCLAIMER**

This information has been supplied on behalf of the vendor. Accordingly, Equiti Limited and its contractors are merely passing over the information as supplied to us by the vendor. We cannot guarantee its accuracy and reliability and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Equiti Limited and its contractors do not accept any responsibility to any person for the accuracy of the information herein. Renders are an artist impression only.