



OTAGO

339 Highgate, Roslyn,  
Dunedin

**equiti**

Licensed under the REAA 2008

# Contents

About Us	2
Show Home Opening Hours	3
Why Buy in Dunedin?	4
Pricing	5
Scheme Plan	6
Floor Plans	7
Location	15
Building Specifications	16
Warranties	19
How to Purchase	20
Completed Developments	21
Disclaimer	22



## About Us

### Leading Dunedin Townhouse Developer Locally Owned & Operated

Founded by Tom Nailard, George Hercus, and Charles Blair, TGC Homes excels in delivering housing solutions in the Dunedin market. From social housing to first-time home buyers, investors, and high-end townhouses for retirees, TGC Homes is known for being one of the most honest and down-to-earth developers to work with. They are recognised as approachable and easy-going, whilst ensuring high quality workmanship with modern yet practical aesthetics.

"We are passionate about what we do and have a keen eye for detail. Warm, affordable housing is the foundation on which successful communities are built. We take this responsibility seriously and scrutinise every development to ensure it allows its occupants to live, work and play in a healthy environment.

This means more than just building a house. It means building the right home, in the right location, at the right price. We look forward to making your property aspirations a reality."



[www.tgc.nz](http://www.tgc.nz)



Tom Nailard



George Hercus



Charles Blair



"It's been the best experience owning a TGC property."

LAURA DAY



"TGC certainly took the stress out of the build process and it was completed before the expected date."

BOYD MACPHERSON





## SHOW HOME OPENING HOURS

📍 74 David St, Caversham, Dunedin

Sundays 11am – 12pm

Tuesdays 12:30pm – 1:30pm

## Judge for yourself the quality of work in our townhouses

This is a fantastic opportunity to be able to gain a tangible sense of space and layout – and speak direct with us.

## Book a Private Viewing

If you can't make our scheduled show home open times you can book your own private viewing to visit our townhouse at a time that suits you. Call Charles Blair on 027 313 1115 to arrange a time.

# Why Buy in Dunedin?

Dunedin is a well-kept secret within New Zealand. This vibrant and lively city boasts breathtaking beaches, magnificent historic structures, a world class stadium, and a continuously expanding array of cafés, bars, restaurants, and galleries.

Over the past decade, Dunedin's population has surged by 10% and is projected to continue to grow at a steady rate of 1% annually until 2034. The residential construction sector has been unable to keep up with this population growth, to the point where there is a current **shortage of 1,500 homes in the Dunedin urban area, which is forecast to increase to 4,400 homes by 2034.**

This forecast growth is underpinned by significant infrastructure investment in Dunedin over the next 15 years. The Dunedin City Council has committed to spending \$1.5 billion over 10 years renewing pipes and roads, upgrading pools and playgrounds, and planning for the future. Additionally, the government has committed \$1.88 billion to build the new Dunedin Hospital. Dunedin's economy will receive a massive boost as a result of these projects, and the hospital build alone will employ thousands of construction workers over the lifetime of the project. These are workers the city does not currently have and will have to bring in from elsewhere. This localised immigration will put further pressure on a city where the demand for high quality housing is already outstripping supply.

Buying in Dunedin presents a unique opportunity to capitalise on an undiscovered treasure, fuelled by a growing population, significant infrastructure projects, and an increasing housing demand.



**Dunedin's population  
has surged by 10%**





# Pricing

Lot	Bed	Bath	Garage	Off-street Car Park	Lift	Floor Area	Land Area	Price
A	3	2	2	1	0	150	176	\$1.35m
B	3	2	2	0	0	150	228	\$1.35m
C	3	2	2	0	1	158	191	\$1.40m
D	3	2	2	0	1	166	163	\$1.40m
E	3	2	2	0	1	158	191	\$1.40m



# Scheme Plan





# Floor Plans



**3 bed, 2 bath, 2 garage townhouses**

**Lots A and B.** For detailed plans refer to the S&P Agreement.



## 3 bed, 2 bath, 2 garage townhouses

339 HIGHGATE | Roslyn

Lots A and B. For detailed plans refer to the S&P Agreement.

### First Floor



### Ground Floor



These beautiful 150m<sup>2</sup> high-end homes are designed by prominent architectural firm Figure & Ground specifically for those who want the simplicity of townhouse living, without compromising on space and quality. The homes are two storey and will have great views out to the Otago Harbour to the east.

On the ground floor is the double garage, which is wired for EV charging, and where the laundry is located. Lot A also has an additional off-street car park beside the garage. Two double bedrooms and the guest bathroom are located on this floor, along with a linen and coat cupboard.

Upstairs is the spacious open plan kitchen, dining and living area. Large sliding doors open up onto the first floor deck which faces northwest which is perfect for entertaining in the afternoon sun. The generous master bedroom and ensuite are also on the first floor, and from the elevated position the master bedroom will receive great morning sun and have amazing views out to the harbour to the east.





# Floor Plans



**3 bed, 2 bath, 2 garage, 1 lift townhouses**

Lots C, D and E. For detailed plans refer to the S&P Agreement.

# 3 bed, 2 bath, 2 garage, 1 lift townhouses

339 HIGHGATE | Roslyn

Lots C, D and E. For detailed plans refer to the S&P Agreement.

## First Floor



## Ground Floor



These three homes designed by prominent architectural firm Figure & Ground are 158m<sup>2</sup>, 166m<sup>2</sup> and 158m<sup>2</sup> respectively meaning they are some of the largest townhouses available on the market. They are the perfect downsizer home; designed to be low on maintenance and upkeep, without compromising on space and quality, and crucially all three homes come equipped with a 900×1000 Magic Carpet Lift to ensure accessibility for all occupants.

On the ground floor is the double garage, which is wired for EV charging, and where the laundry is located. The generous kitchen, dining and living area is located on the ground floor which opens out onto a private, northwest facing deck which is perfect for afternoon entertaining. Cleverly hidden off the side of the entrance foyer is a spare toilet meaning occupants will not have to go upstairs to use the toilet. The elevator is located at the end of the stairwell and looks like a closed cupboard when not in use.

Upstairs the extra-large master bedroom is located with a walk in wardrobe, and ensuite. The master bedroom is facing northwest so will have great afternoon sun, as well as elevated views out to Flagstaff hill. Two double guest bedrooms, each with their own wardrobe with built in joinery are also on this floor, along with the guest bathroom and a linen cupboard.



# Location



## What is Nearby?

- |                                   |       |
|-----------------------------------|-------|
| 1. Luna Bar and Restaurant        | 100m  |
| 2. Rhubarb Café                   | 190m  |
| 3. Roslyn Village Shopping Centre | 230m  |
| 4. FreshChoice Roslyn             | 300m  |
| 5. Roslyn Health Centre           | 300m  |
| 6. Kaikorai Bowling Club          | 450m  |
| 7. Erban Spa                      | 550m  |
| 8. Moana Pool                     | 750m  |
| 9. Belleknowes Golf Club          | 900m  |
| 10. No 7 Balmac                   | 1.2km |
| 11. The Octagon                   | 1.5km |
| 12. Dunedin Hospital              | 1.8km |
| 13. Balmacewen Golf Course        | 2.0km |
| 14. Forsyth Barr Stadium          | 2.8km |

Situated on the edge of the vibrant Roslyn Village, these townhouses offer amazing views and sunlight access. Enjoy the convenience of cafés, restaurants, shops, beauty salon, supermarket, medical centre and pharmacy within easy walking distance — your car will rarely have to be used! With everything you need just steps away, and Dunedin's CBD a five-minute drive, it doesn't get more perfectly situated than this.

# Building Specifications

## Exterior Specifications

### Thermally Modified Timber Weatherboards

- TMT 55 HTK Pine Stained Coda Silver Fox (2 Coats) thermally modified timber weatherboards with terrace antique stainless steel screws.

### Lightweight Plaster Cladding

- Dulux Whakarewarewa Rockcote smooth finish with 20mm cavity on 50mm Integra Panel.

### Roof

- Flaxpod .4mm Colorcote/Colorsteel 5-Rib or HiFive roofing.

### Fascias, Spouting and Rainwater Heads

- Flaxpod .55mm Colorcote/Colorsteel metal 185mm fascias, spouting and rainwater heads.

### Downpipes

- Flaxpod .55mm Colorcote/Colorsteel metal downpipes or coloured PVC when charged.

### Soffit Linings

- Dulux Coloursteel Flaxpod 4.5mm James Hardie HardieFlex.

### Window and Door Joinery

- Flaxpod Altherm Window Systems joinery, thermally broken, powder coated aluminium, double glazed glass.

### Entry Doors

- Flaxpod Atherm Plasma PLA00 with Smart Lock.

### Decks

- Ground level decks – Kwila Griptread Decking.
- First floor decks – Ardex Weldtec membrane roof with 600×600 concrete pavers.

### Outdoor Paths, Driveway and Car Parks

- Balclutha chip exposed aggregate concrete.

### Internal Fencing

- Stained Charcoal H3.2 PG 75mm×20mm timber picket fencing.

### Neighbouring Boundary Fencing

- Stained Charcoal 1.8m high, lapped rough sawn H3.2 150×25 palings, 3 x rough sawn H3.2 100×50 rails, rough sawn H3.2 100×100 posts.

### Exterior Planting

- Low maintenance, easy care planting plan designed by a landscape architect.

### Insulation/Energy Efficiency

- Ribraft foundations R0.8.
- Exterior and intertenancy walls glass wool insulation R2.6.
- Ceiling glass wool insulation R4.5.
- Glazing R0.5.



# Building Specifications

## Interior Specifications

### Flooring

- Entrance (Lots A and B) – Stack bond 600mm x 600mm Matt Concrete Finish Atlas Magnet tiles and epoxy grout to match the tiles.
- Entrance (Lots C – E) – Rhino Premium LVT Bespoke Oak glued down floating floor.
- Kitchen, dining and downstairs toilets- Rhino Premium LVT Bespoke Oak glued down floating floor.
- Bedrooms, living area, stairs, upstairs hallway – 100% NZ Wool Bremworth Kensho Mindful Level Loop Pile with Dreamwalk Ruby Carpet Cushion 90kg x 9.5mm underlay.
- Bathrooms – Stack bond 600mm x 600mm Matt Concrete Finish Atlas Magnet tiles and epoxy grout to match the tiles.
- Garage – Direct stick Belgotext Rewind XL garage carpet colour Anthracite.

### Paint

- Walls, and trim – Dulux Wash & Wear Haast Half
- Ceilings – Dulux Wash & Wear Okarito.
- Feature Wall (Units C – E Dining Room) – Palm Fan Charcoal Wallpaper.

### Window Coverings

- Curtains – Custom Pencil Pleat drapes in Designer Collection Dash Mineral with Satin line block out linings and hand-draw tracks.
- Blinds – Custom Blackout Roller Blinds thermal backed roller blinds Resene Origin; Alabaster (3501) fabric.

### Kitchen

- Kitchen benchtop – 20mm Caesarstone Project Snow 2141 Polished with undermount stainless steel Mercer Worcester 1 and ¼ double bowl.
- Kitchen cabinetry – full height prime melamine anthracite velvet.
- Kitchen hardware – Blum soft close hinges, white tandem box soft close drawers, no handles to cabinetry, built in rubbish bins and cutlery drawers.
- Kitchen tapware – Pioneer Extractable Kitchen Mixer – Brushed Nickel.
- Splashback – 20mm Caesarstone Project Snow 2141 Polished.
- Dark Stainless Steel Fisher and Paykel 498L Freestanding Quad Door Refrigerator Freezer RF500QNB1.
- Dark Stainless Steel Fisher and Paykel double dish draw Model DD60D2NB9.
- Dark Stainless Steel Fisher and Paykel 600 built-in oven Model OB60SD9PB1.
- Black Fisher and Paykel 600 ceramic 4 zone induction cooktop Model CI604CTB1.
- Stainless Steel Fisher and Paykel 600 built in Power Pack Model HP60IICSX4 with rigged ducting.

### Bathrooms

- Showers – Marmox trays, Mapei water proofing membrane and bandages with stack bond 600mm x 600mm Matt Concrete Finish Atlas Magnet tiles, one niche to each shower, epoxy grout to match the tiles and brushed nickel trim and hardware.



# Building Specifications

## Interior Specifications

- Shower mixers – GWA Basis R3 Mixer – Brushed Nickel.

- Slide showers – GWA Basis Round Rail Shower With Overhead – Brushed Nickel.
- Vanities – Newline white velino wall hung two drawer vanity.
- Vanity tapware – GWA Basis R3 Basin Mixer – Brushed Nickel.
- Mirrors – Goldair GBMR600 round backlit mirror over vanities.
- Towel rails – 3 x GWA Basis Single Towel Rails – Brushed Nickel.
- Wall heaters – White Weiss 2.4kW Bathroom Heater White FH24WH.
- Toilets – Space tornado short projection back to wall toilet gloss white.

### Joinery

- Master Wardrobes – Snowdrift organic finish custom built in wardrobe organisers appropriately sized to suit each wardrobe. Two sets of 6 drawers per organiser.
- Guest bedroom wardrobes – White custom built in wardrobe organisers appropriately sized to suit each wardrobe. One set of 3 drawers and 3 shelves per organiser.
- Linen cupboard – White Elfa adjustable shelving
- Coat cupboard – GWA Basis Robe Coat Hooks – Brushed Nickel.

### Elevator

- Units C-E – 900x1000 Magic Carpet Lift.

### Internal Doors

- 2400mm Tung & Groove MDF pre-hung paint finish hollow core doors with architrave reveals painted Dulux Wash & Wear Haast Half.

### Garage/Laundry

- Garage door – Flaxpod architectural .55 Gauge smooth finish Garador Aspen garage door with 2 x vehicle remotes and 1 x wall remote.
- EV charging – Separate 15A GPO provided in garage.
- Washer/dryer – White Fisher & Paykel Washer Dryer Combo 8.5kg Front Load 5.0kg Dryer Model WD8560F1.
- Laundry cabinetry – Full height Bestwood Melamine White Pearl.
- Laundry hardware – Blum soft close hinges, White Blum Tandembox soft close drawers, 160 long Elite 6702 brushed nickel handles to low level cabinetry, no handles to high level cupboards.
- Laundry benchtop – Laminex Warm White 9779 Velour Finish and stainless steel Archant Robiq 500-10 bowl.
- Laundry tapware – GWA Basis R3 Sink Mixer – Brushed Nickel.

### Heating and Healthy Homes

- Mitsubishi ducted heatpump, up and downstairs independently controlled, sized to meet healthy homes standards.
- Water Heater – 250L mains pressure electric hot water cylinder.





# Maintenance Period and Warranties



## Quality Control

We treat every home as if it was our own. From concept to design, construction to finishing, we pay close attention to every detail, ensuring each home is finished on schedule, to a high standard and to the specifications our clients agreed to. TGC Homes only use trusted products and proven building techniques, we use the same sub-contractors on each development and our on-site project managers tightly control the quality and delivery of the homes we build.

## Defect Period and Structural Warranty

All TGC properties come with a 12-month defect period post build for faulty workmanship and faulty materials, and a 10-year structural warranty, pursuant with the Building Act.

## Product Warranties

Quality and reliability are paramount to TGC Homes. Only quality products with excellent warranties supplied by trusted brands are used. Wherever possible TGC Homes source quality New Zealand brands and products to support local companies with whom TGC Homes has enduring relationships.

When you settle your TGC Homes property you will receive a welcome 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.



# Rental Appraisal



## RENTAL PROPERTY APPRAISAL

150-166m2	RENTAL
3	\$800-\$850 PW
2	TYPE
2 Car Garage	Townhouse
	JULY 25

\*NB: The rent appraisal is a current estimate and does not form a rental guarantee.

This is a brand-new boutique residential development featuring just five luxury homes. Situated in the heart of Roslyn, with all the popular shopping amenities at your doorstep, these properties are designed for those who want the simplicity of townhouse living, without compromising on space and quality.



NZPS Property Management are specialists in marketing and managing Dunedin's new-build developments and premium rental properties.



Please contact Co-Owner/Manager Peter Rawling to discuss your property management needs.

- ✓ Specialists in professionals relocating to Dunedin
  - ✓ Dunedin's executive property management experts
  - ✓ Partner with organisations requiring rental solutions for their personnel
- 027 268 2333 PM@NZPS.CO.NZ NZPS.CO.NZ

 NZPS  
Property Management

BETTER RENTAL EXPERIENCES



# Completed Developments

**Cannington Road**  
Three bedroom luxury townhouses with garages



**Albert Street**  
Two and three bedroom luxury townhouses



**Durham Street**  
Two bedroom townhouses with garages



**Grand Vesta**  
One, two and three bedroom townhouses



**Corner Thorn**  
Two bedroom townhouses



**27-31 Playfair Street**  
Two and three bedroom townhouses



Disclaimer: While every reasonable precaution has been taken to establish the accuracy of the material herein at the time of printing, no responsibility will be taken for any errors/omissions. The material herein is prepared solely for marketing purposes prior to the commencement of construction and the approval of necessary Territorial Authority consents. The final building design and materials are subject to Dunedin City Council approval. The Developer reserves the right to increase or decrease the number of units/properties and therefore sizes and layouts of units/properties may vary. Changes may be made during development and all dimensions, finishes, fittings and specifications are subject to change in accordance with the terms of the Developer's Sale and Purchase Agreement. All unit/property areas are measured in accordance with the Sale and Purchase Agreement. All illustrations are artist's impressions only and are subject to change. Loose furniture and feature lighting are shown for illustration purposes only and are excluded from the purchase price. A full chattels list is included in the Developer's Sale and Purchase Agreement. The Developer's Sale and Purchase Agreement (when signed) will be the entire agreement between the Developer and a purchaser and will supersede and replace all material in this brochure. Prospective purchasers should not confine themselves solely to the content of this material and acknowledge that they have had reasonable opportunity to seek independent legal, financial, accounting, technical and other advice. The figures in the Property Investment cashflows are merely an assumption as such they should not be relied upon by buyers. This analysis does not constitute financial advice and is by way of example only. It makes various assumptions and does not take into account any personal financial situation. Prospective purchasers should obtain their own independent financial advice and validation of these figures.



# 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.