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THE DEVELOPMENT | HIGHFIELDS CROSSING | KATIKATI

Welcome to Haiku Way – a boutique collection of eight brand new, architecturally designed townhouses nestled in the heart of Katikati.

These beautifully designed three-bedroom; two-bathroom townhouses are an exciting new opportunity in the growing township of Katikati. Whether you're a first home buyer, investor, or looking to downsize, this development offers contemporary living in a peaceful, convenient location.

Designed and crafted by local developer Abron Group, homes are built to a high level of specification with quality materials, ensuring durability and visual appeal for years to come.

Our Haiku Way townhouses represent the final stage in our highly sought after Highfields Crossing development - this is your final call to secure your place in this desirable development before it's gone.



UNBEATABLE LOCATION | UNMATCHED LIFESTYLE

Situated in the heart of Katikati, you're just moments away from local shops, cafes, schools, and community amenities. Take a morning stroll along the scenic Haiku Pathway or explore the nearby Uretara Stream – both just steps from your front door. Pop down the road for a coffee and stroll through the local farmer's market.

Live in a community that blends charm, creativity, and convenience – all just 30 minutes from Tauranga.

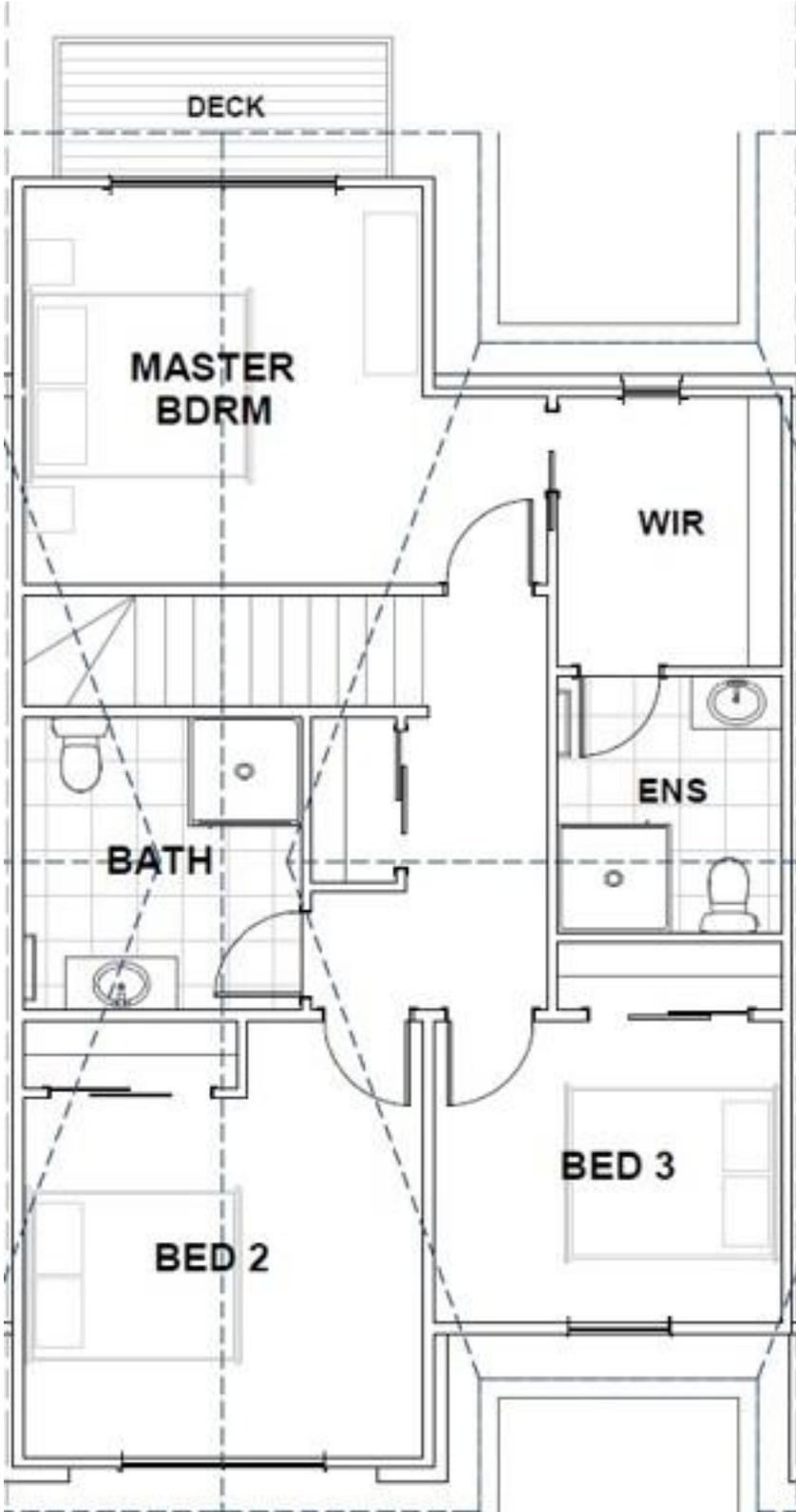
This is your opportunity to live in a vibrant and friendly town with a strong community spirit, surrounded by nature and rich in lifestyle offerings.



GROUND FLOOR PLAN



LEVEL ONE FLOOR PLAN



SPECIFICATIONS

| | | |
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| General | Plans | Architecturally designed plans, specifications and engineering details |
| | Council Liaison | Submission of consent application |
| | | Construction of the proposed dwelling in accordance with the complete specifications & plans provided with the Building Consent approved by the appropriate Council and shall comply in all respects to the NZ Building Code |
| | Insurance | Construction risk and Public Liability Insurance |
| | Independent Builders Warranty | One year defects period and 10year Independent builders structural guarantee |

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| Exterior, framing and foundations | Foundations | Thickened edge, engineered concrete floor slab, smooth finish |
| | Cladding 1 | Brickworks Clay Origin Bricks in "Whitehaven"; "Antique White" mortar |
| | Cladding 2 | James Hardie Linea Weatherboard™ Painted Resene "Half Scarpa" |
| | Cladding 3 | James Hardie Stria™ Painted Resene "Grey Friars" |
| | Roof | Coloursteel™ Maxam Longrun in "Grey Friars" |
| | Spouting | Coloursteel™ in "Flaxpod" |
| | Downpipes | 80mm P.V.C. downpipes "Flaxpod" |
| | Fascia | PVC in "Grey Friars" |
| | Soffit | Soffits & Porches 4.5 HardiFlex™, painted |
| | Trusses | H1.2 treated framing & roof trusses to manufacturers design |
| | Joinery | NuLook Creations Southern41™ joinery suite - Double glazing to all areas in "Grey Friars", Grey tinted glass |
| | Front Door | Parkwood Aluminium Entry Door "24L" with Mistlite |
| | Front door Lock | Yale Unity Slimline Digital Door Lock |
| | Rear door | Aluminium glass Ranch Slider - Double glazed (selected end units only) |
| | Clothesline | Hills Single Folding Line |
| Letter box | Metware range | |
| Exterior taps | Two exterior hose taps | |

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| Interior | Insulation | Pink Batts™ to all exterior walls and ceilings |
| | Walls | 10mm GIB plasterboard, Wet areas 10mm GIB Aqualine |
| | Feature Walls | Hardie Groove to entry and master bedroom wall |
| | Ceiling | 13mm GIB plasterboard |
| | Coving | Ceilings coved with 55 mm GIB Cove. Cupboard and wardrobes coved in 40mm FJ pine |
| | Architraves and skirting | 60mm FJ Pine |
| | Interior doors | Flush Hollow Core Paint Finish, Painted Resene "Black White" |
| | Internal hardware | Lockwood Velocity Rose Series 63mm in "Malta" |
| | Painting | Resene 3 coat paint system to walls and ceilings throughout - All Walls in "White Out", All Ceilings/Trims "Black White" |
| | Bedroom wardrobes and linen cupboard | Designer Homeware's Ventilated System - epoxy-coated steel in white |

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| Garage & Laundry | Laundry Tub | Robinhood Supertub 560 With S/Steel Gooseneck Tap |
| | Garage door | Windsor Doors Colorsteel® pressed panel sectional garage door, Insulated. "Grey Friars" in "Flat Woodgrain" profile |
| | Garage Carpet | Crazy XL 4m garage carpet in "Anthracite" |

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| Heating | Heat pump | 2x Toshiba 5KW Split System Heat Pumps with remote control |
| | Hot water cylinder | Rinnai 180L 3kW Indoor/Outdoor MP VE Electric HWC |

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| Kitchen | Cabinets and fronts | Laminex Melteca in "Snowdrift Naturale". Accent cabinets in "Classic Oak Puregrain" |
| | Kitchen Bench top | Kleenstone engineered stone in "Tide" - 20mm |
| | Sink | Icon S/S Under mount sink |
| | Mixer | Greens Astro II Gooseneck Sink Mixer Chrome Lead Free Swivel Spout Dual Function Spray |
| | Kitchen Splash back | Nolita Blanco Gloss Subway 65mmx200mm |
| | Kitchen handles | Kethy "DL419 Edge Pull" in White |
| | Rubbish Bin | HK Tandem rubbish bin (2x18L) |
| | Cutlery Inserts | Hettich 9194902 OrgaTray 600mm White unit |
| | Oven | Whirlpool 60cm Oven 71L Black W40MK58HU1BA |
| | Cook top | Whirlpool 60CM 4-Zone Built-in Ceramic Hob w/ touch control WRT6140AUS |
| | Dishwasher | Whirlpool 60cm Freestanding Dishwasher WFE2B19XAUS |
| | Range hood | ARISTON 52cm Undermount ARU52AX-L |
| | Waste Disposal | ROBINHOOD ScrapEater 1/2HP WASTE DISPOSAL w/ Air switch - SEN500QA |

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| Main bathroom | Shower | Elementi Evolve 1000mm Square 2-Sided Shower Chrome Flat Wall Centre Waste |
| | Vanity | Elementi Novara W/Hung 900mm 1TH With VC Top 2Drw "Dezigna White Gloss" |
| | Toilet Suite | Elementi Cadet Ultra Back to Wall |
| | Mirror | Fixed 1100h x 885w - 4mm Flat Polished |
| | Basin Mixer & Spout | Greens Astro II Mixer and Spout |
| | Shower Slide & Mixer | Paini P2 Slide Shower with 5 Jet Handspray and Astro II Shower Mixer With Round Plate Chrome M/P |
| | Toilet roll holder | LeVivi Zara Toilet Roll holder - Chrome |

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| En Suite | Shower | Elementi Evolve 1000mm Square 2-Sided Shower Chrome Flat Wall Centre Waste |
| | Vanity | Elementi Novara W/Hung 750mm 1TH With VC Top 2Drw Dezigna White Gloss |
| | Toilet Suite | Elementi Cadet Ultra Back to Wall |
| | Mirrors | Fixed 1100h x 735w - 4mm Flat Polished |
| | Basin Mixer & Spout | Greens Astro II Mixer and spout |

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| | Shower slide & mixer | Paini P2 Slide Shower Set with 5 jet Handspray and Astro II Shower Mixer With Round Plate Chrome M/P |
| | Toilet Roll Holder | LeVivi Zara Toilet Roll holder |

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| Flooring and Window Coverings | Entry / kitchen / Dining / Bathrooms | Jacobsen® Vinyl Planking in "Radiant" |
| | Bedrooms, living, dining & hallways | Belgotex Cut Pile Solution dyed nylon Carpet in "Forest Grove - Mosman" |
| | Window Coverings | Black out Roller Blinds in "Dawn Linen" (except bathrooms) Harris Drapes to ranch sliders - Inverted Pleat in "Fog" No window coverings to Ranch slider in garage |

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| Electrical Fittings | Power Points | Power points - Le Grande Excel Life switchgear |
| | Light outlets & LED's | Recessed lights and warm white LED's |
| | Exterior Lights | Outside wall lights and switches |
| | Heated towel rails | 2x LeVivi 825 7bar Round Heated Towel Rails |
| | Smoke Detectors | 2x HG2000 240VAC 9VDC PHOTOELECTRIC SMOKE ALARMS |
| | TV outlets & Aerial | 2x TV outlets plus aerial mounted on roof |
| | Alarm System | Wired alarm system with 1x keypad located by kitchen |

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| Fencing, Decks & Driveway | Fencing | Wood paling fence to back boundaries (excluding riverside); Aluminium pool fencing to some units. |
| | Drive way | Concrete to driveway in ½ Black oxide |
| | Deck | Kwila decking as per plan |

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| Services | Power, water, telephone | Underground services included |
| | Fibre | Fibre ready |
| | **NOTE | <i>**Please note is it the purchaser's sole responsibility to set up the accounts for the services it intends to use</i> |

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| Clean | Professional House clean | Complimentary house clean on completion |
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***This information represents the intended inclusions; however, changes may result due to availability or suitability of certain materials, specifications or selected fixtures and fittings. The Builder may substitute or vary materials of similar quality and nature without notification.*

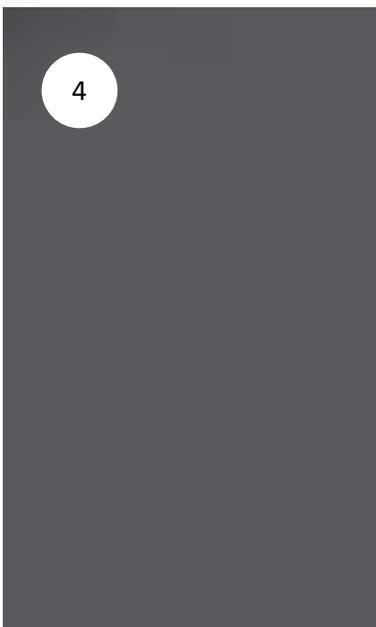
DESIGN

These homes are finished in a timeless neutral palette, combining Clay brick, modern cladding, and gabled rooflines for a smart, contemporary aesthetic. Every detail has been considered to ensure comfort, functionality, and long-lasting appeal.



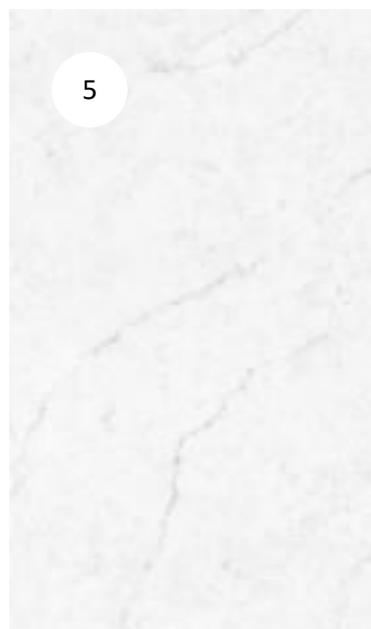
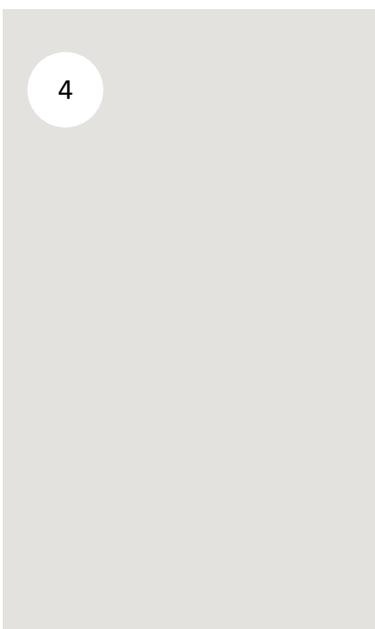
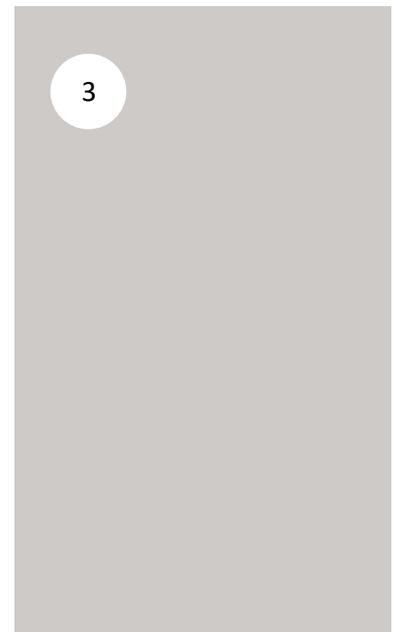
These architecturally designed homes are visually appealing whilst being low maintenance and affordable. The exterior is finished in 3 stylish materials – Brickworks Clay Bricks, James Hardie Linea™ Weatherboard and James Hardie Stria™ Vertical Cladding - ensuring your home is finished to an exacting and long-lasting standard.

1. Brickworks Origin Clay Brick - in "Whitehaven"
2. JH Linea™ Weatherboard painted in Resene "Half Scarpa"
3. JH Stria™ Vertical Cladding painted Resene "Grey Friars"
4. Coloursteel Maxam Longrun Metal roof "Grey Friars"
5. Joinery / Garage Door / Fascia "Grey Friars"



INTERIOR DESIGN

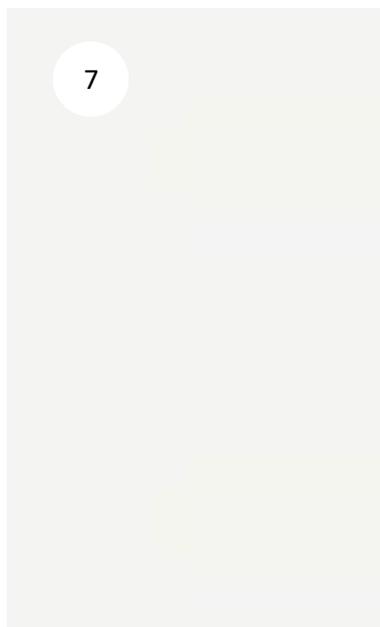
1. Jacobsen® Vinyl Plank Flooring “Radiant”
2. Belgotex 100% SDN Cut Pile Carpet “Forest Grove - Mosman”
3. Wall Colour Resene “White Out”
4. Ceiling, Doors and Trim Colour Resene “Black White”
5. Engineered Stone kitchen benchtop “Tide”
6. Kitchen tiled Splashback “Nolita Bianco Gloss Subway 65x200”





7. Kitchen Cabinets "Snowdrift Naturale"

8. Kitchen Accent Cabinets "Classic Oak Puregrain"



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FREQUENTLY ASKED QUESTIONS

What am I purchasing?

You are purchasing a townhouse on a freehold title with a shared interest in the jointly owned access lot (driveway and common area).

What does freehold and fee simple mean?

Freehold/fee simple title is the most common ownership type of property in New Zealand and means that you own your parcel of land and the building on it.

What is the deposit required?

Buyers are required to pay a 5% deposit to secure their home. The remaining payment is not required until settlement.

Is my deposit safe?

Yes, your deposit is safe. It is held in the trust account of the Vendor's solicitor until completion of your home and settlement.

Can the price increase from what is agreed on the Sale and Purchase agreement?

No, the price that is agreed in the Sale and Purchase agreement is the price that you will pay for your home.

When is the development expected to be complete?

We expect to be able to deliver the first completed homes to their new owners from March 2026.

What about waterproofing and sound proofing?

Much care has been taken in the design, product selection and crafting of the home to minimise risks. All windows and glass doors are Low E, double glazed and thermally broken. The homes are constructed in accordance with the New Zealand Building Code.

How will the home be heated?

In addition to the thermally broken joinery and insulation, all townhouses will be fitted with two Toshiba Split System Heat Pumps, one upstairs and one downstairs, both with remote controls.

Are the home's internet ready?

High speed fibre is installed as part of the development works. It is the responsibility of the new householder to set up the accounts for any telephone and internet use.

Can I have a pet live in my home?

Yes. Pets are limited to 2 domestic pets under 8kg in size per household.

Are there land covenants for the development?

Yes, there are land covenants registered on the titles for the development. These can be requested from your sales agent.

What happens to Rubbish?

These properties are in the serviceable area for Western Bay of Plenty District Councils Kerbside Collections. Bins are provided by council and are collected on a weekly rotation. Disposal of rubbish is the responsibility of each owner or tenant of the home.

What is a Residents Society?

The Haiku Way townhouses belong to a society that manages shared infrastructure and common areas. Membership is compulsory and linked to your property title via a legal encumbrance. An annual fee covers such things as insurance, maintenance of shared driveways, common areas and common area landscaping, and an annual building wash. The 2025/2026 budget for fees is \$3,038.88 and a copy can be requested from your sales agent.

WARRANTIES & GUARANTEES

Abron Group offer a 1-year defects period and a 10-year structural warranty, pursuant with the Building Act. We make a promise to our clients that we have supply agreements with only the most reputable suppliers and sub-contractors who carry their own strong warranties.

When you purchase any new home from Abron Group, you will be given a "Your Home Warranty Pack". This booklet details all of the products and systems involved in your property and what warranty they carry as well as user and specification guide pursuant to your home.

Is Abron Group a member of the Master Builders Association?

There is a considerable cost in belonging to the association which other building companies pass on to their clients, meaning that you, the customer pays more for the end product. At Abron we consider this additional cost to be unjustified. Hence, we have introduced Abron Assurance, our own independent extensive warranty giving you a 10-year structural warranty and a 1-year defects period. All of this is included in your purchase price, at no extra cost!

Our own comprehensive guarantee will give you peace of mind before, during and after the building process. For many, buying a new home is the biggest purchase they may ever make, so we stand behind our work to take the worries out of your new home journey.

Our other guarantees to you:

Abron Group employ only trade qualified, licensed builders (LBP). The vast majority of the people we work with have been with us for many years and have been hand selected to ensure that Abron provide a consistent level of quality, finish and customer service.

LBPs are designers, carpenters, bricklayers, roofers, external plasterers, site and foundations specialists who have been assessed to be competent to carry out work essential to a residential building's structure or weather tightness. The purpose of the license is to ensure that those building your new home are competent and accountable for its quality. LBP's go through a rigorous process to become qualified and have a set of rules they must comply with. All of Abron's required contractors and employees are licensed.

HOW DO I GO ABOUT PURCHASING A PROPERTY?

Contact our Sales Manager Abbie on 027 282 8121 to confirm the availability of the property you wish to purchase.

Once you have selected a specific property, you will be guided through the signing of an Agreement for Sale and Purchase of Real Estate ("Agreement"). This is the approved Real Estate Institute of New Zealand and Auckland District Law Society form of Agreement used when purchasing residential property in New Zealand.

Once all parties have signed the agreement and it is dated, you then have 5 working days to conduct any due diligence. During the 5 working days, you need to correspond and obtain advice from your solicitor, finance broker etc. Should any queries arise the team are here to assist you. Simply let us know the nature of your inquiry and the information you require and we'll be happy to answer your questions.

When you are satisfied, your agreement will be confirmed; and your 10% deposit becomes due and is payable.

Once your property is completed and settlement has taken place, we'll be pleased to hand over the keys and the "Your home Warranty Pack" for your new home.

DISCLAIMER: Every precaution has been taken to establish the accuracy of the materials herein at the time of going live, however no responsibility will be taken for any errors or omissions. The information set out herein, including any specification, illustration, perspectives and plans, is indicative only, subject to change without notice and does not form part of any sales agreement. Prospective purchasers acknowledge that they have had a reasonable opportunity to seek legal, technical and other advice or information.