

Anehana Heights



Whangaparaoa

Summit & Sea

Anehana Heights Whangaparaoa Peninsula

Pristine beaches with golden sands, crystal-clear waters, and breathtaking views, perfect for relaxation and adventure.





Expansive seaward views coupled with coastal lifestyle

Welcome to Anehana Heights

An exceptional opportunity to secure one or more significant residential sections on the beautiful Whangaparaoa Peninsula.

Situated on one of the highest points on the Whangaparaoa Peninsula, Anehana Heights offers an exclusive chance to build a home to your own specification on a full site with expansive north seaward views.

6

Minutes drive to
Coast Shopping Centre

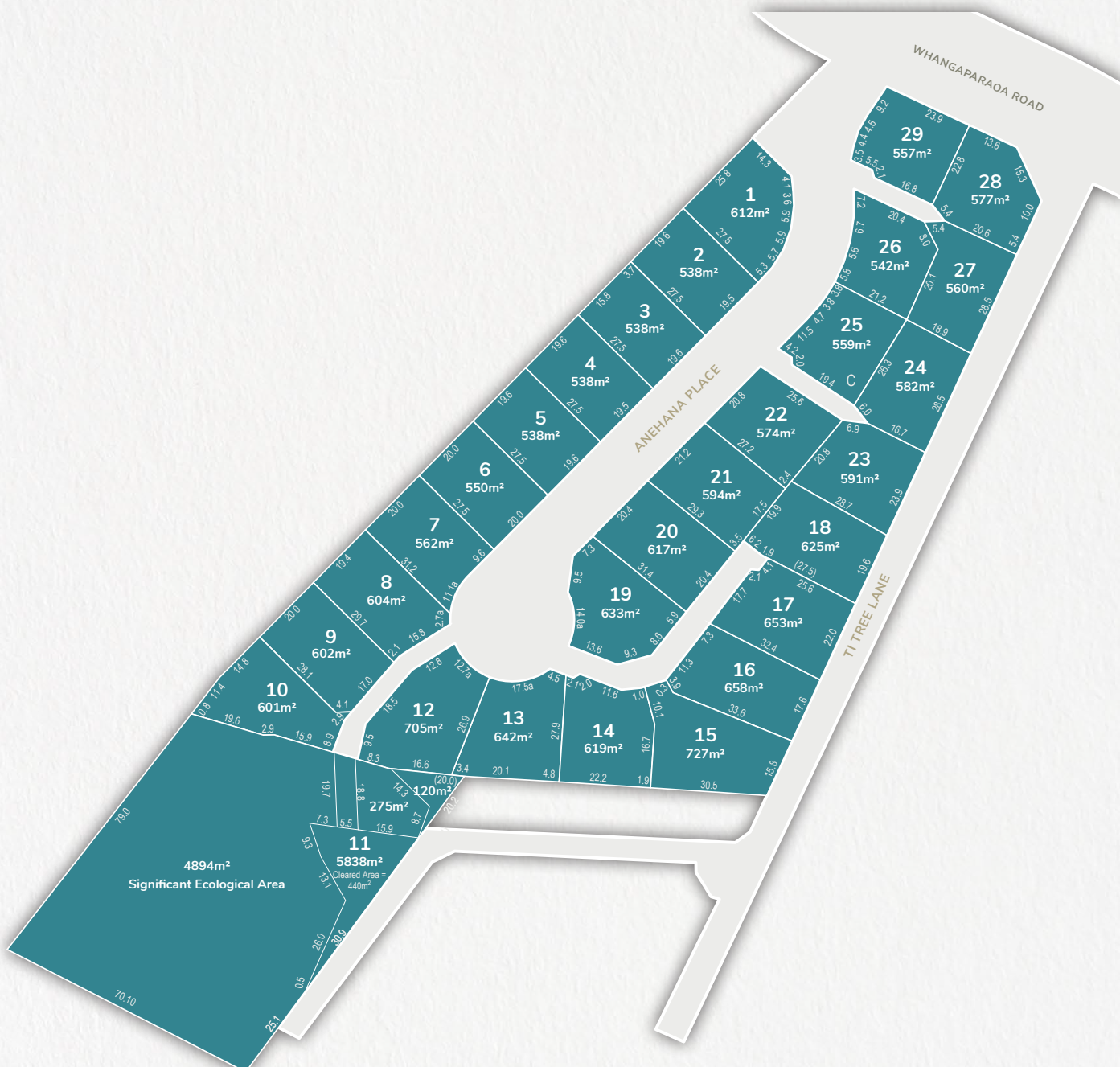
10

Minutes walk to
Stanmore Bay Beach

15

Minutes drive to
Shakespear Regional Park

On top of the world –Site details



2

Minutes drive to
local shops

2

Minutes drive to
Penlink access

2

Minutes drive to
Weiti River



Anehana Heights

O Mahurangi - Penlink



Lifestyle to savour

Nestled in the picturesque Hibiscus Coast region of Auckland, this location is perfect for those seeking a respite from the fast-paced urban lifestyle. The location provides ample opportunities for outdoor enthusiasts to engage in activities such as hiking or boating at one of the collection of beautiful white sand beaches.

Get your morning caffeine fix at Dear Deer, the local coffee roasting bar, or drop in for a cold one at the neighboring Pararōa Brewing Co. gastropub. Shopping and medical facilities are in close proximity and families with children will appreciate the local educational institutions, ranging from early learning centres to secondary schools.



Cafe & Coffee Roasting
Dear Deer



Camping & Recreation
Shakespear Regional Park



Yacht Racing
Manly Sailing Club



Gastro Pub & Live Music Venue
Parāoa Brewing Co.



About the Developer –Reliability & Integrity

At the core of The Neil Group's operations lie four key factors: resources – experience – integrity – reputation. The company prides itself on being a stable, reliable developer which completes all its developments with the utmost integrity and works hard to maintain this reputation in everything it does.

Our experienced team are driven to produce high quality, benchmark developments providing the utmost in client and stakeholder satisfaction. We are committed to construction excellence, high level processes and procedures to ensure that projects continue to be completed on time, on budget and with the best solution possible.

To secure your slice of
Hibiscus Coast contact:

Graeme Sun / 021 856 116 / gsun@neilgroup.co.nz

Anehana Heights Summit & Sea

Build your ideal home with scenic views, natural surroundings, and a vibrant community.



Covenant

FURTHER TERMS OF SALE

21.0 BUILDING AND RESTRICTIVE COVENANT

21.1 The Purchaser hereby agrees and covenants for the benefit of the current and future registered proprietors of all the lots described in the First Schedule hereto and to take effect from the date of signing of this Agreement and continuing until the First day of January 2040 after which date this covenant shall be of no further effect:

- (a) To erect a new residential dwelling which shall have a gross floor area of not less than 160m² including closed in garage(s) (but excluding verandas patios and other buildings or structures).
- (b) A "Minor Dwelling" can be erected on the same lot, provided it complies with all Council regulations and utilises the same exterior claddings as the residential dwelling. The area of the "Minor Dwelling" is in addition to the area of the residential dwelling.
- (c) To construct any dwelling with a minimum of 80% of the non-glazed exterior cladding of the dwelling consisting of any of the following materials; kiln fired brick or concrete brick or concrete block, stucco, masonry, weatherboards or similar, composite aluminium panelling, textured finish, stone, and factory prefinished metal cladding, in a recessive colour and have a non-reflective surface.
- (d) All downpipes, conduits, water pipes or similar fixtures attached to the exterior walls of any dwelling or other building are to be as closely colour matched as possible to the exterior cladding of the dwelling except copper and stainless steel down pipes which can be left in their natural colour.
- (e) To use only inert roofing materials that have a non-reflective surface and are finished in a recessive colour.
- (f) To complete any building within 18 months of laying down the foundations for such building and within 18 months of laying down the foundations to complete all ancillary work such as fencing and landscaping and further will within that 15 months construct in a proper and tradesman like manner a driveway or vehicle access in a permanent continuous surfacing in concrete, concrete block, brick paving, tar sealing or similar.
- (g) Not to permit the land to be occupied or used as a residence unless the buildings on the property have been substantially completed including driveways and landscaping in accordance with this agreement and the buildings meet the requirements of the local authority.
- (h) To construct any dwelling defined in this Covenant with:
 - (i) more than two hips or two gables in the roofline and
 - (ii) a shape other than a simple square or rectangle excluding breaks for back and front door entries.
 - (iii) Mono pitched roofed dwellings are permitted provided they meet all covenants except (h) (i).
- (i) Not to place on the land any form of temporary accommodation (e.g. caravan etc) other than a builder's shed or container for the purpose of the builder's usual day to day use. Such shed or container is to be removed upon completion of the dwelling.
- (j) Not to use the land or permit the same to be used for any trading or commercial purposes without first obtaining the written consent of all the immediate adjoining registered proprietors of the lots which are contained in the first schedule, other than an Office within the dwelling for the use of the residents of the property or as a show home.
- (k) No commercial vehicle that has a gross mass exceeding 3.5 tonnes, machinery, equipment or trailers are to be parked or located on that area of the lot within 4 metres of the road boundary and no commercial vehicles that have a gross mass exceeding 3.5 tonnes, machinery, equipment or trailers shall be regularly located on the land unless garaged or adequately screened so as not to be visible from the road.

- (l) Not to permit any berm on the road frontage of the property, or any grassed areas within the property, to remain in an untidy condition and not to allow grass, to grow to a height which exceeds 150mm.
 - (m) Not to subdivide the Lot further apart from minor boundary adjustments.
- 21.2 AND IF there should be any breach or non-observance of any of the foregoing covenants and without prejudice to any other liability which the purchaser may have to any person having the benefit of this covenant the purchaser will upon written demand being made by the Vendor or any of the registered proprietors of the lots in the First Schedule:
- (a) Pay to the person making such demands as liquidated damages the sum of \$400.00 (Four Hundred Dollars) per day for every day that such breach or non-observance continues after the date upon which written demand has been made;
 - (b) Remove or cause to be removed from the land any second hand or used dwelling, garage, carport, building or other structure erected or placed on the land in breach or non-observance of the foregoing covenants;
 - (c) Replace any building materials used or permitted to be used in breach or non-observance of the foregoing covenants.
- 21.3 There shall be inserted in the Memorandum of Transfer to the purchaser a Protective Covenant giving effect to the foregoing covenants in such form as the Vendor considers appropriate and to run with the land PROVIDED HOWEVER that the Vendor shall neither be required nor liable to enforce nor answerable to the purchaser for the breach of any covenants binding any of the lots.

FIRST SCHEDULE

Lots 1 - 29 inclusive on DP 572593

Price List

15 NOVEMBER 2024

Lot No	Area m ²	Price Incl GST	Price Excl GST
5	539	750,000	652,100
6	550	750,000	652,100 (UN)
7	563	720,000	626,000
8	605	720,000	626,000
9	603	720,000	626,000
10	602	720,000	626,000
11	5,832	900,000	782,600
19	633	810,000	704,300

Lot No	Area m ²	Price Incl GST	Price Excl GST
23	591	810,000	704,300
24	583	810,000	704,300
25	560	800,000	695,600
26	542	820,000	713,000
27	560	810,000	704,300
28	577	800,000	695,600
29	557	800,000	695,600

UN = UNDER NEGOTIATION

UC = UNDER CONTRACT

Lots not shown are sold

All Prices Include GST

Neil Construction Limited reserves the right to alter prices at any time and without notice. Prospective Purchasers should satisfy themselves as to the accuracy of all information supplied. While all information on these sections is provided in good faith the Vendor does not warrant nor accept any liability in respect of it.

To secure your slice of Hibiscus Coast contact:

Graeme Sun / 021 856 116 / gsun@neilgroup.co.nz



Anehana Heights



Whangaparaoa

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