



HIGHGATE

RIDGE





Contents

Our Aim	04
Meet MJW Homes	05
Highgate Ridge Development	06
Location	07
Townhouse One Specifications	09
Townhouse Two - Five Specifications	13
Townhouse Six Specifications	17
Site Plan	21
Scheme Plan	22
Maintenance & Warranty Period	23
How To Purchase	24
Rental Appraisal	25
Previous Developments	26
Brochure Disclaimer	28
Contact	29



Discover Life at the Top

MĀORI HILL, DUNEDIN

Nestled in the heart of one of Dunedin's most sought-after neighbourhoods, our stunning new townhouse development is perched on the ridge just above the city centre. These exclusive townhouses offer not only exceptional design and craftsmanship but access to all the lifestyle amenities you need – shopping, transport, parks, and dining.

Whether you're looking to downsize into a brand-new, low-maintenance home or make a smart addition to your investment portfolio, these thoughtfully designed townhouses offer effortless living in a location that's always in demand. Ideal for retirees or buyers seeking quality without the upkeep.

Our mission is to create spaces that don't just provide a place to live, but a place to thrive. These townhouses are designed with your comfort and convenience in mind, offering everything you need for a carefree lifestyle.

About MJW Homes

LED BY MATT WOOTTON

An experienced builder with over 20 years in the industry—MJW Homes has become a trusted name in residential construction across the Otago region.

Matt's journey from hands-on builder to accomplished Construction Manager has shaped our company's values and commitment to quality. With a sharp eye for detail and an unwavering dedication to excellence, Matt's mission is simple:

to craft homes that inspire a genuine sense of belonging.

Every MJW Homes project is thoughtfully designed to offer not only warmth and comfort but also a healthier lifestyle for generations to come.

From strategic site selection to the final finishing touches, we are committed to creating homes that balance luxury and convenience.



Our developments are located in vibrant, sought-after areas—close to transport, parks, cafes, schools, and all the essentials for modern living.

Explore the homes we've built with passion and precision. With MJW Homes, you're not just purchasing a property—you're investing in your future.

Highgate Ridge – Refined Living in Māori Hill

Introducing Highgate Ridge – an exclusive address and a rare opportunity, bringing a first-of-its-kind townhouse collection to this prestigious location. Thoughtfully crafted and impeccably designed by MJW Homes, these residences set a new benchmark for sophistication, practicality, and style in Māori Hill.

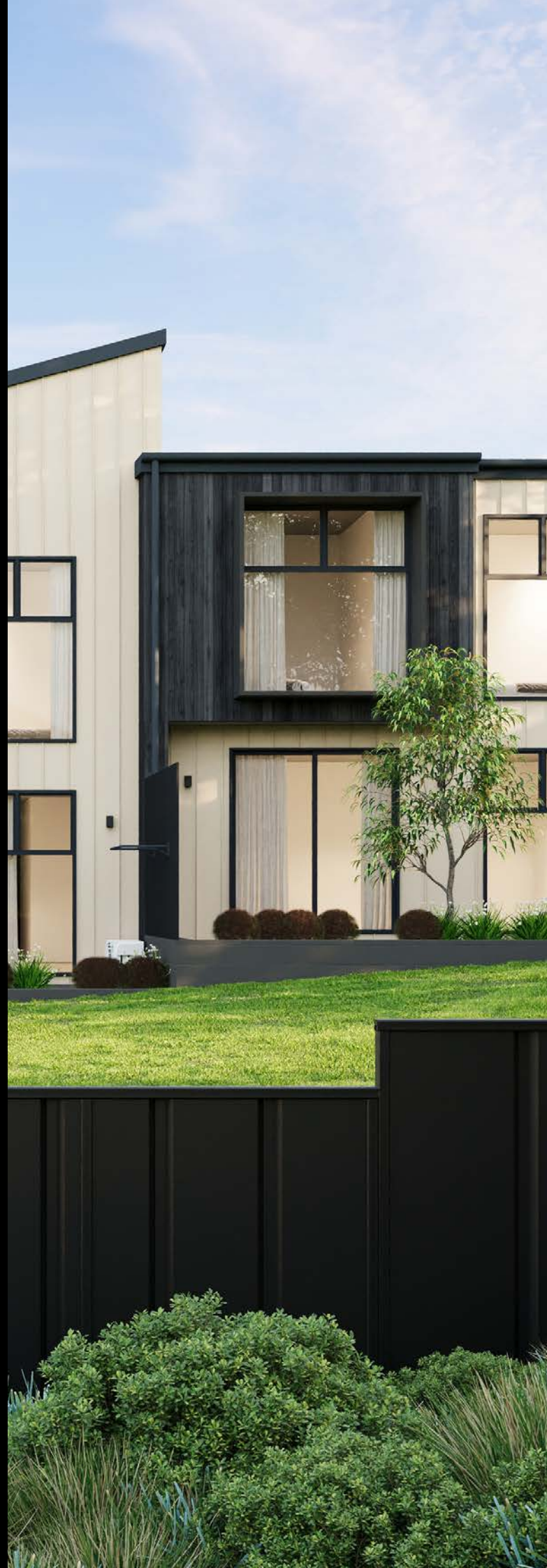
Nestled among leafy avenues and grand stately homes, with vibrant cafés and top-tier schools close by, Māori Hill offers a lifestyle that is both elegant and inviting. Perfectly balancing tranquillity and connection, this coveted location places the CBD and everyday essentials just minutes away.

The Townhouse Collection

A boutique collection of six thoughtfully designed homes offers a choice of layouts – one two-bedroom, four three-bedroom, and one four-bedroom – each with two bathrooms and functional, modern living.

The exterior aesthetic is refined and contemporary, defined by crisp colour tones, varied rooflines, and low-maintenance landscaping. Inside, seamless open-plan layouts maximise both space and light.

A calming palette of soft whites and earthy hues establishes a warm sense of serenity, complemented by clean lines and carefully selected finishes, from bespoke lighting to fully tiled bathrooms. Incredible city views elevate the living experience, while every detail balances style with everyday ease.



A desirable, affluent, and well-established residential suburb – Māori Hill





Location

Perfectly positioned in Māori Hill, Highgate Ridge offers unrivalled convenience. Ross Creek Nature Reserve, Balmacewen Golf Course, prestigious high schools and the suburb's popular cafés and restaurants are all within close proximity. Otago University, Mercy Hospital, and everyday amenities are nearby, with Dunedin's CBD only a short drive away.

Local Amenities

Bus Stop, **50m**
 Māori Hill Clinic, **290m**
 Prospect Park, **350m**
 Māori Hill Community Centre, **350m**
 No.7 Balmac, **400m**
 Māori Hill Dairy, **400m**
 Māori Hill Takeaways, **450m**
 Spelt Bakery, **850m**
 Mercy Hospital, **1.0km**
 Balmacewen Golf Course, **1.3km**
 Woodhaugh Gardens, **1.4km**
 The Baaa Sports Bar & Grill, **1.5km**

Luna Bar & Restaurant, **1.6km**
 Roslyn Village Shopping Centre, **1.7km**
 Ross Creek Reservoir, **1.8km**
 New World Gardens, **1.9km**
 Dunedin Botanic Gardens, **2.0km**
 Moana Pool, **2.1km**
 Dunedin Hospital, **2.1km**
 University Of Otago, **2.2km**
 Forsyth Barr Stadium, **2.8km**
 Octagon, **2.9km**

Schools Primary – Intermediate

Māori Hill School, **290m**
 George Street Normal School, **1.1km**

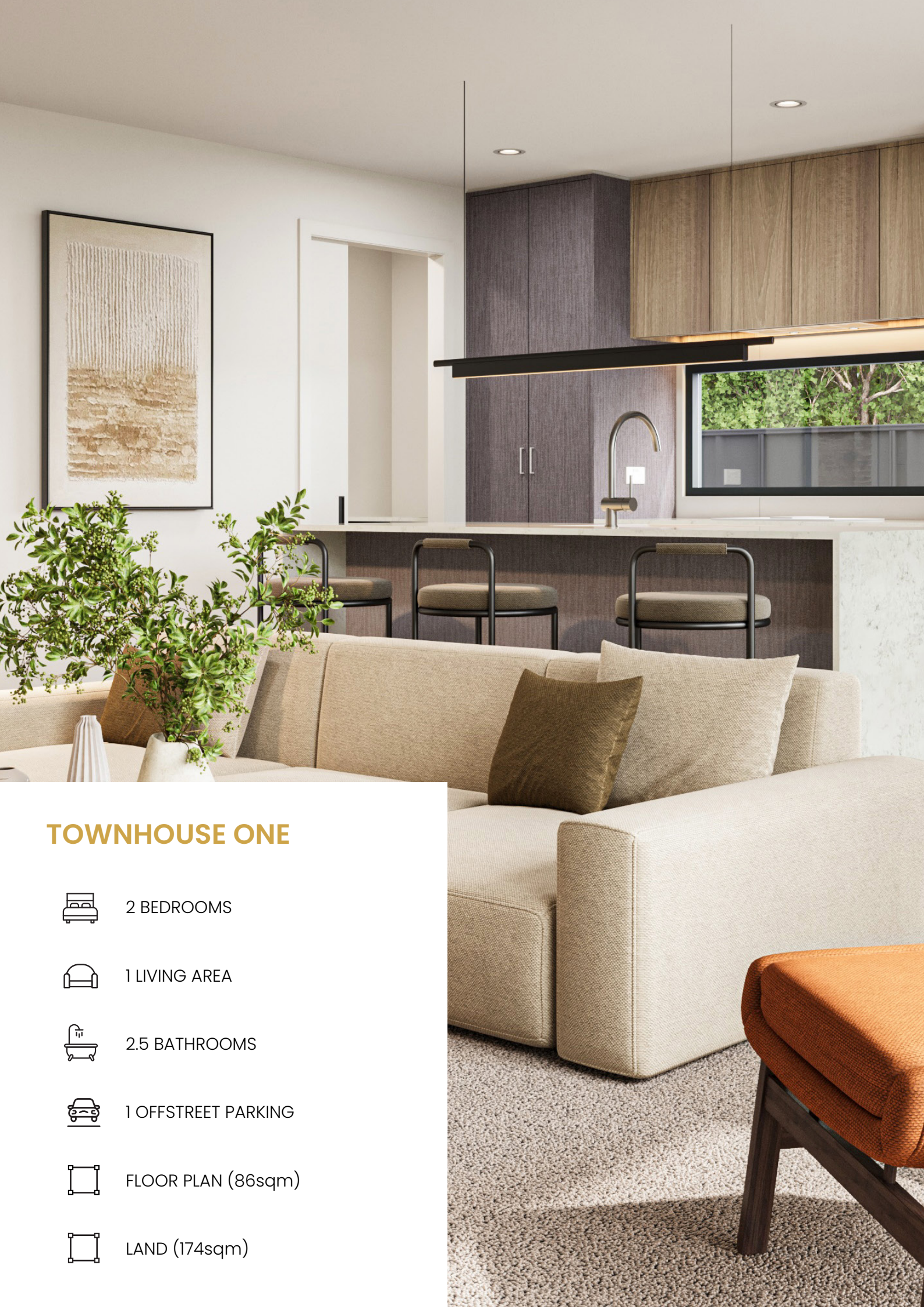
Kaikorai Primary School, **1.5km**
 Balmacewen Intermediate, **1.6km**

High Schools

John McGlashan College, **700m**
 Columba College, **1.3km**
 St Hilda's Collegiate School, **1.7km**
 Otago Boys Highschool, **2.5km**
 Otago Girls Highschool, **2.9km**

Daycare – Kindy

Māori Hill Montessori Playcentre, **300m**
 Roslyn/Māori Hill Playcentre, **1.3km**
 Wakari Kindergarten, **1.6km**
 Little Wonders, **2.3km**



TOWNHOUSE ONE



2 BEDROOMS



1 LIVING AREA



2.5 BATHROOMS



1 OFFSTREET PARKING



FLOOR PLAN (86sqm)



LAND (174sqm)

Building Specifications

Exterior & Structure

Foundations
Foundation Base
Framing
Intertenancy Wall
Midfloor

Ceiling Height
Roof Structure
Roofing
Spouting
Downpipes
Fascia
Soffits
Window & Door Joinery

Entry Door
Cladding Type 1
Cladding Type 2
Louvers
Canopy

Description

Concrete Slab
Concrete Block Painted
90mm Timber H1.2
Gib Barrierline
240mm H1.2 SG8 Timber Joists With Ply Or Strand Flooring,
Hy Joists Under Wet Areas To Stacks
2.4m Throughout
Timber Trusses & Purlins
Colorsteel 5-rib
Colorsteel With Screens
PVC
Timber
James Hardie 7.5mm Hardie Groove Lining
Thermally Broken Double Glazed, Powder Coated
With Colour Match Hardware
Aluminium Flush Panel Door With Digital Handle
Painted 300mm James Hardie Vertical Oblique
Accoya Grey 110mm Hermpac Vertical Cedar
Vertical Aluminium
Aluminium To Entry Door

Colour

Dulux Windsor Grey

Windsor Grey
Windsor Grey
Windsor Grey
Dulux Windsor Grey
Dulux Cardrona Double

Windsor Grey
Windsor Grey
Dulux Cardrona Double
Grey
Windsor Grey
Windsor Grey

Interior

Interior Doors
Wardrobe Doors
Door Hardware
Handrail
Handrail Capping
Finishing Lines
Insulation
Ceiling Linings
Wall Linings
Window & Door Jambs
Feature Wall Linings
Gib Stopping
Wardrobe Shelving

Linen Shelving
Water Heater
Heating

Carpet
Laminate Flooring
Tile Floor
Tile Floor Grout
Tile Wall
Tile Wall Grout
Tracks
Sheers
Liner
Venetians

Description

Painted Smooth Hollow Core Doors With 60mm Architraves
Painted Smooth Hollow Core Sliding Doors With 60mm Architraves
Windsor Futura Apex
Round Timber On Brackets, Colour Matched To Wall
Painted Timber
60mm Timber Architraves & Skirtings
Pink Batts, Knauf & Mineral
13mm Plasterboard
10mm Plasterboard
Painted Timber
MDF V Groove
Level 4 Finish, Square Stop To Ceilings
16mm Bestwood Melamine With PVC Edge Tape, Storage Shelves
& Hanging Rail With Gun Metal Handles
16mm Melteca Melamine With PVC Edge Tape
Mains Pressure Electric Hot Water Cylinder 180L
Wall Mounted Heatpump In Living Area Sized To Meet Healthy
Homes Standards & Panel Heater In Bedrooms
Malmo Naples 100% Solution Dyed Nylon on 11mm Underlay
Korlok 6.5mm, RKP8101
600mm x 600mm
Bianco Antico
600mm x 600mm
Bianco Antico
Luxaflex Superfit
100% Polyester, Linen/Textured Look, Fire Retardant
Synergy 4 Pass Thermal/Blockout Lining 100% Polyester
Fauxwood PVC 50mm

Colour

Dulux Cardrona
Dulux Cardrona
Graphite Nickel
Dulux Cardrona
Dulux Cardrona
Dulux Cardrona

Dulux Cardrona
Dulux Cardrona
Dulux Cardrona
Dulux Wiatara Beach

Dusky Elm
White

Oyster 400
Baltic Washed Oak
Black Coffee Ivory Matt
Ancient White
Tivoli Vein Cut Cream In/Out Matt
Ancient White
White
Haven Pumice
Linen
White

Kitchen

Cabinetry
Feature Cabinetry

Sink
Benchtop
Lighting
Handles
Tapware
Oven
Cooktop
Rangehood
Dishwasher
Refrigerator

Description

18mm Prime Melamine With PVC Edge Tape
18mm Bestwood Melamine With PVC Edge Tape To Overhead Cabinetry
& Rear Of Island Bench
Robiq500
Primestone Engineered Stone
LED Strip Lighting To Under Side Of Overhead Cabinetry
Stefano Orlati 422 TG
Villeroy & Boch Vita Kitchen Mixer Pull Out Spray
Bosch Series 4 Built-In Oven 60 x 60 cm
Bosch Series 4 Induction Cooktop 60 cm Surface Mount Without Frame
Bosch Series 6 Integrated Rangehood 52 cm
Bosch Series 4 Free-Standing Dishwasher 60 cm Anti-Fingerprint
Owner Supplies Or Refer To Upgrade Price

Colour

New Brushed Pewter Velvet

Dusky Elm
Stainless Steel
Athena Polished Low Silica

Gun Metal
Gun Metal
Black
Black
Black
Brushed Black Stainless
Brushed Black Stainless

Bathroom & Ensuites

Vanity
Vanity Top
Vanity Bowl
Basin Mixer
Shower Ensuite
Shower Bathroom
Shower Mixer
Shower Head/Rose Ensuite
Shower Head/Rose Bathroom
Toilet
Mirror
Roll Holder
Heated Towel Rail
Heater

Description

900mm Wall Hung Elementi Novara
Elestone
355mm Clearlite Vessel Basin
Wall Mounted Waterware Pioneer
1200mm x 900mm Tiled With Glass Screen & Matching Hardware
900mm x 900mm Tiled With Glass Screen & Matching Hardware
Waterware Pioneer
Pioneer Shower Tower With 3 Spray Hand Shower
Pioneer Slider Shower
Argent Krona Back To Wall With Soft Close & Slimline Seat
Oval LED & Demister
Heirloom Aura
Evoke LI00NK 7 Bar
Goldair Wall Heater

Colour

French Oak Velvet
White
Matt Dark Grey
Gun Metal
Gun Metal
Gun Metal
Gun Metal
Gun Metal
Gun Metal
White

Gun Metal
Gun Metal
Brushed Stainless

Bathroom & Ensuites cont...

Shower Base
Wastes
Lighting
Flooring
Floor Grout
Walls
Wall Grout
Extractor Fan

Description

Tiled Marmox
Pop Up
LED Strip Lighting To Underside Of Vanities
600mm x 600mm Tiles
Bianco Antico
600mm x 600mm Tiles
Bianco Antico
Contour With Light

Colour

Gun Metal

Black Coffee Ivory Matt
Ancient White
Tivoli Vein Cut Cream In/Out Matt
Ancient White
White

WC

Vanity
Basin Mixer
Toilet
Roll holder
Mirror
Vanity Splashback
Splashback Grout
Extractor Fan
Roob Hook
Flooring

Description

400mm Wall Hung Clearlite Pacific Rise
Waterware Pioneer
Argent Krona Back To Wall With Soft Close & Slimline Seat
Heirloom Aura
Wall Fixed
100mm x 100mm Tiles
Bianco Luna
Contour
Heirloom Aura
Korlok 6.5mm, RKP8101

Colour

White
Gun Metal
White
Gun Metal

Raku White Matt
Moon White
White
Gun Metal
Baltic Washed Oak

Laundry

Supertub
Supertub Splashback
Splashback Grout
Extractor Fan
Flooring
Washing Machine
Dryer

Description

Robinhood Supertub Slim With Brushed Nickel Tap
100mm x 100mm Tiles
Bianco Luna
Contour
Korlok 6.5mm, RKP8101
Owner Supplies Or Refer To Upgrade Price
Owner Supplies Or Refer To Upgrade Price

Colour

White
Raku White Matt
Moon White
White
Baltic Washed Oak
White
White

Electrical

Switch Gear
Downlights
Pendant Kitchen
Track Lighting
Tread Lights
Motion Sensor Interior
Outdoor Lights
Cows
Motion Sensor Exterior
Smoke Detectors
Aerial
Data
Power
Sewer Pump
Stormwater Pump Station
Electrical Plan

Description

Vynco Metro
Hugo Recessed LED DLEK3223 Low Glare
Edge Industrial LED 1500mm
Baro
GWL316WH
360 Degree LHT0142
Up/Downs & LED Downlights
Vynco Reacher
180 Degree LHT0120
Interconnected Battery
Pre Wired Only
Fibre With Hub
Single Phrase 60AMP With Switchboard
Trafficable E/One Pump
Trafficable Pump & Valve Fastflo Dual Pump In Laneway
Can Be Requested

Colour

White
White
Brown
Black
White
White
Black
Black Or White Subject To Location
Black
White

Exterior Landscaping

Driveway
Paths
Landscape Paths
Patio's
Fencing
Fencing Road Footage

Clothesline Screen Fence
Bin Enclosure Screen Fence
Gates
Tanks
Planting
Lawn
Clothesline
Letterbox & Numbers

Description

Exposed Aggregate Finish
Exposed Aggregate Finish
Pebbles & Pavers
Exposed Aggregate Finish
1.8m High Vertical Timber Paling Fence 150x25mm closed
1.0m High - 1.8m Timber Sleeper Posts With Solid Vertical Aluminium
Slat Inserts Between
1.8m High Vertical Timber Paling Fence 150x25mm closed
1.8m High Vertical Timber Paling Fence 150x25mm closed
1.0m Solid Vertical Aluminium Slat
2 x 7000L Tanksalot Modline Detention
Mixture Of Easy Care Planting, Protected Tree In Front Yard
Ready Lawn
Folding Frame

Colour

Dulux Windsor Grey

Windsor Grey
Dulux Windsor Grey
Dulux Windsor Grey
Windsor Grey
Monument

Upgrades (Optional Extra's)

Refrigerator
Washing Machine
Dryer

Description

Bosch Bottom Mount Fridge/Freezer
Bosch 9kg Front Loader Washer
Bosch 9kg Front Load Dryer

Colour

Brushed Black Stainless
White
White

Upgrade Package Cost \$4199 +gst

*Note some products/colours could change slightly, clients will be notified of any changes.



Floor Plan

First Floor



Ground Floor





TOWNHOUSE TWO - FIVE



3 BEDROOMS



1 LIVING AREA



2.5 BATHROOMS



1 STUDY



1 CAR GARAGING



FLOOR PLAN (134sqm)



LAND (93-95sqm)



Building Specifications

Exterior & Structure

Foundations	Concrete Slab
Foundation Base	Concrete Block Painted
Framing	90mm Timber H1.2
Intertenancy Wall	Gib Barrierline
Midfloor	240mm H1.2 SG8 Timber Joists With Ply Or Strand Flooring, Hy Joists Under Wet Areas To Stacks
Ceiling Height	2.4m Throughout
Roof Structure	Timber Trusses & Purlins
Roofing	Colorsteel 5-rib
Spouting	Colorsteel With Screens
Downpipes	PVC
Fascia	Timber
Soffits	James Hardie 7.5mm Hardie Groove Lining
Window & Door Joinery	Thermally Broken Double Glazed, Powder Coated With Colour Match Hardware
Entry Door	Aluminium Flush Panel Door With Digital Handle
Cladding Type 1	Painted 300mm James Hardie Vertical Oblique
Cladding Type 2	Accoya Grey 110mm Hemptac Vertical Cedar
Louvers	Vertical Aluminium Louvers Units 2,3 & 5
Shrouds	Aluminium Window Shrouds Units 2 - 5
Garage Door	Valero Flat Panel 4 Section

Colour

Dulux Windsor Grey
Windsor Grey
Windsor Grey
Dulux Windsor Grey
Dulux Cardrona Double
Windsor Grey
Dulux Cardrona Double Grey
Windsor Grey
Windsor Grey
Windsor Grey

Interior

Interior Doors	Painted Smooth Hollow Core Doors With 60mm Architraves
Wardrobe Doors	Painted Smooth Hollow Core Sliding Doors With 60mm Architraves
Door Hardware	Windsor Futura Apex
Handrail	Round Timber On Brackets, Colour Matched To Wall
Handrail Capping	Painted Timber
Finishing Lines	60mm Timber Architraves & Skirtings
Insulation	Pink Batts, Knauf & Mineral
Ceiling Linings	13mm Plasterboard
Wall Linings	10mm Plasterboard
Window & Door Jambs	Painted Timber
Feature Wall Linings	MDF V Groove
Gib Stopping	Level 4 Finish, Square Stop To Ceilings
Wardrobe Shelving	16mm Bestwood Melamine With PVC Edge Tape, Storage Shelves & Hanging Rail With Gun Metal Handles
Linen & Storage	16mm Melteca Melamine With PVC Edge Tape
Water Heater	Mains Pressure Electric Hot Water Cylinder 180L
Heating	Wall Mounted Heatpump In Living Area Sized To Meet Healthy Homes Standards, Panel Heaters In Bedrooms & Study
Carpet	Malmo Naples 100% Solution Dyed Nylon on 11mm Underlay
Garage Carpet	Belgotex
Laminate Flooring	Korlok 6.5mm, RKP8101
Tile Floor	600mm x 600mm
Tile Floor Grout	Bianco Antico
Tile Wall	600mm x 600mm
Tile Wall Grout	Bianco Antico
Tracks	Luxaflex Superfit
Sheers	100% Polyester, Linen/Textured Look, Fire Retardant
Liner	Synergy 4 Pass Thermal/Blockout Lining 100% Polyester
Venetians	Fauxwood PVC 50mm

Colour

Dulux Cardrona
Dulux Cardrona
Graphite Nickel
Dulux Cardrona
Dulux Cardrona
Dulux Cardrona
Dulux Cardrona
Dulux Cardrona
Dulux Cardrona
Dulux Wiatara Beach
Dusky Elm
White
Oyster 400
Charcoal
Baltic Washed Oak
Black Coffee Ivory Matt
Ancient White
Tivoli Vein Cut Cream In/Out Matt
Ancient White
White
Haven Pumice
Linen
White

Kitchen

Cabinetry	18mm Melteca Melamine With PVC Edge Tape
Feature Cabinetry	18mm Bestwood Melamine With PVC Edge Tape To Overhead Cabinetry
Sink	Robiq500
Benchtop	Silestone Engineered Stone
Lighting	LED Strip Lighting To Under Side Of Overhead Cabinetry
Handles	Stefano Orlati 422 TG
Tapware	Villeroy & Boch Vita Kitchen Mixer Pull Out Spray
Oven	Bosch Series 4 Built-In Oven 60 x 60 cm
Cooktop	Bosch Series 4 Induction Cooktop 60 cm Surface Mount Without Frame
Rangehood	Bosch Series 6 Integrated Rangehood 52 cm
Dishwasher	Bosch Series 4 Free-Standing Dishwasher 60 cm Anti-Fingerprint
Splashback	100mm x 100mm Tiles
Splashback Grout	Bianco Luna
Refrigerator	Owner Supplies Or Refer To Upgrade Price

Colour

Warm White Naturale
Dusky Elm
Stainless Steel
Gris Expo
Gun Metal
Gun Metal
Black
Black
Black
Brushed Black Stainless
Raku White Matt
Moon White
Brushed Black Stainless

Study Nook

Benchtop	Silestone Engineered Stone
Cabinetry	18mm Bestwood Melamine With PVC Edge Tape
Handles	Stefano Orlati 422 TG

Colour

Gris Expo
Dusky Elm
Gun Metal

Bathroom & Ensuites

Vanity	900mm Wall Hung Elementi Novara
Vanity Top	Elestone
Vanity Bowl	355mm Clearlite Vessel Basin
Basin Mixer	Wall Mounted Waterware Pioneer
Shower Ensuite	1400mm x 900mm Tiled With Glass Screen & Matching Hardware
Shower Bathroom	900mm x 900mm Tiled With Glass Screen & Matching Hardware
Shower Mixer	Waterware Pioneer

Colour

French Oak Velvet
White
Matt Dark Grey
Gun Metal
Gun Metal
Gun Metal
Gun Metal

Bathroom & Ensuites cont...

Shower Head/Rose Ensuite
Shower Head/Rose Bathroom
Toilet
Mirror
Bath
Bath Spout & Mixer
Roll Holder
Heated Towel Rail Type 1
Heater
Shower Base
Wastes
Lighting
Flooring
Floor Grout
Walls
Wall Grout
Extractor Fan

Description

Pioneer Shower Tower With 3 Spray Hand Shower
Pioneer Slider Shower
Argent Krona Back To Wall With Soft Close & Slimline Seat
Oval LED & Demister
1500mm x 680mm Progetto Tondo Bath Back to Wall Corner
Wall Mounted Waterware Pioneer
Heirloom Aura
Evoke L100NK 7 Bar
Goldair Wall Heater
Tiled Marmox
Pop Up
LED Strip Lighting To Underside Of Vanities
600mm x 600mm Tiles
Bianco Antico
600mm x 600mm Tiles
Bianco Antico
Contour With Light

Colour

Gun Metal
Gun Metal
White

White
Gun Metal
Gun Metal
Gun Metal
Brushed Stainless

Gun Metal

Black Coffee Ivory Matt
Ancient White
Tivoli Vein Cut Cream In/Out Matt
Ancient White
White

Separate WC

Vanity
Basin Mixer
Toilet
Roll holder
Mirror
Vanity Splashback
Splashback Grout
Extractor Fan
Roob Hook
Flooring

Description

400mm Wall Hung Clearlite Pacific Rise
Waterware Pioneer
Argent Krona Back To Wall With Soft Close & Slimline Seat
Heirloom Aura
Wall Fixed
100mm x 100mm Tiles
Bianco Luna
Contour
Heirloom Aura
Korlok 6.5mm, RKP8101

Colour

White
Gun Metal
White
Gun Metal

Raku White Matt
Moon White
White
Gun Metal
Baltic Washed Oak

Laundry

Supertub
Supertub Splashback
Splashback Grout
Extractor Fan
Flooring
Washing Machine
Dryer

Description

Robinhood Supertub Series 3 With Brushed Nickel Tap
100mm x 100mm Tiles
Bianco Luna
Contour
Korlok 6.5mm, RKP8101
Owner Supplies Or Refer To Upgrade Price
Owner Supplies Or Refer To Upgrade Price

Colour

White
Raku White Matt
Moon White
White
Baltic Washed Oak
White
White

Electrical

Switch Gear
Downlights
Track Lighting
LED Strip Lighting
Tread Lights
Motion Sensor Interior
Garage
Outdoor Lights
Cows
Motion Sensor Exterior
Smoke Detectors
Aerial
Data
Power
Sewer Pump
Stormwater Pump Station
Electrical Plan

Description

Vynco Metro
Hugo Recessed LED DLEK3223 Low Glare
Baro
To Kitchen Overhead Cabinetry & Underside of Vanities
GWL316WH
360 Degree LHT0142
Linear LED Batten
Up/Downs & LED Downlights
Vynco Reacher
180 Degree LHT0120
Interconnected Battery
Pre Wired Only
Fibre With Hub
Single Phrase 60AMP With Switchboard
Trafficable E/One Pump
Trafficable Pump & Valve Fastflo Dual Pump In Laneway
Can Be Requested

Colour

White
White
Black

White
White
White
White
Black
Black Or White Subject To Location
Black
White

Exterior Landscaping

Driveway
Paths
Patio's
Fencing
Fencing Road Footage

Clothesline Screen Fence
Bin Enclosure
Tanks
Planting
Clothesline
Letterbox & Numbers

Description

Exposed Aggregate Finish
Exposed Aggregate Finish
Exposed Aggregate Finish
1.8m High Vertical Timber Paling Fence 150x25mm closed
1.0m - 1.8m High Timber Sleeper Posts With Solid Vertical Aluminium
Slat Inserts Between
1.8m High Vertical Timber Paling Fence 150x25mm closed
1.2m Solid Vertical Aluminium Slat
2 x 7000L Tanksalot Modline Detention
Mixture Of Easy Care Planting
Folding Frame

Colour

Dulux Windsor Grey

Windsor Grey
Dulux Windsor Grey
Windsor Grey
Monument

Upgrades (Optional Extra's)

Refrigerator
Washing Machine
Dryer

Description

Bosch Bottom Mount Fridge/Freezer
Bosch 9kg Front Loader Washer
Bosch 9kg Front Load Dryer

Colour

Brushed Black Stainless
White
White

Upgrade Package Cost \$4199 +gst

*Note some products/colours could change slightly, clients will be notified of any changes.



Floor Plan

First Floor



Ground Floor





TOWNHOUSE SIX



4 BEDROOMS



1 LIVING AREA



2.5 BATHROOMS



1 CAR GARAGING



1 OFFSTREET PARKING



FLOOR PLAN (173sqm)



LAND (185sqm)



Building Specifications

Exterior & Structure

Foundations
Foundation Base
Framing
Intertenancy Wall
Midfloor

Ceiling Height
Roof Structure
Roofing
Spouting
Downpipes
Fascia
Soffits
Window & Door Joinery
Entry Door
Cladding Type 1
Cladding Type 2
Balustrade
Privacy Screen
Garage Door

Description

Concrete Slab
Concrete Block Painted
90mm Timber H1.2
Gib Barrierline
240mm H1.2 SG8 Timber Joists With Ply Or Strand Flooring,
Hy Joists Under Wet Areas To Stacks
2.4m Throughout
Timber Trusses & Purlins
Colorsteel 5-rib
Colorsteel With Screens
PVC
Timber
James Hardie 7.5mm Hardie Groove Lining
Thermally Broken Double Glazed, Powder Coated With Colour Match Hardware
Aluminium Flush Panel Door With Digital Handle
Painted 300mm James Hardie Vertical Oblique
Accoya Grey 110mm Hermpac Vertical Cedar
Aluminium
Vertical Aluminium
Valero Flat Panel 4 Section

Colour

Dulux Windsor Grey

Windsor Grey
Windsor Grey
Windsor Grey
Dulux Windsor Grey
Dulux Cardrona Double
Windsor Grey
Windsor Grey
Dulux Cardrona Double
Grey
Windsor Grey
Windsor Grey
Windsor Grey

Interior

Interior Doors
Wardrobe Doors
Door Hardware
Handrail
Handrail Capping
Finishing Lines
Insulation
Ceiling Linings
Wall Linings
Window & Door Jambs
Feature Wall Linings
Gib Stopping
Wardrobe

Linen & Storage Shelving
Water Heater
Heating

Carpet
Garage Carpet
Laminate Flooring
Tile Floor
Tile Floor Grout
Tile Wall
Tile Wall Grout
Tracks
Sheers
Liner

Description

Painted Smooth Hollow Core Doors With 60mm Architraves
Painted Smooth Hollow Core Sliding Doors With 60mm Architraves
Windsor Futura Apex
Round Timber On Brackets, Colour Matched To Wall
Painted Timber
60mm Timber Architraves & Skirtings
Pink Batts, Knauf & Mineral
13mm Plasterboard
10mm Plasterboard
Painted Timber
MDF V Groove
Level 4 Finish, Square Stop To Ceilings
16mm Bestwood Melamine With PVC Edge Tape, Storage Shelves
& Hanging Rail With Gun Metal Handles
16mm Melteca Melamine With PVC Edge Tape
Mains Pressure Electric Hot Water Cylinder 250L
Wall Mounted Heatpump In Living Area Sized To Meet Healthy Homes Standards
& Multi-System Throughout Bedrooms
Malmo Naples 100% Solution Dyed Nylon on 11mm Underlay
Belgotex
Korlok 6.5mm, RKP8101
600mm x 600mm
Bianco Antico
600mm x 600mm
Bianco Antico
Luxaflex Superfit
100% Polyester, Linen/Textured Look, Fire Retardant
Synergy 4 Pass Thermal/Blockout Lining 100% Polyester

Colour

Dulux Cardrona
Dulux Cardrona
Graphite Nickel
Dulux Cardrona
Dulux Cardrona
Dulux Cardrona

Dulux Cardrona
Dulux Cardrona
Dulux Cardrona
Dulux Wiatara Beach

Dusky Elm
White

Oyster 400
Charcoal
Baltic Washed Oak
Black Coffee Ivory Matt
Ancient White
Tivoli Vein Cut Cream In/Out Matt
Ancient White
White
Haven Pumice
Linen

Kitchen

Cabinetry
Feature Cabinetry

Scullery
Scullery Feature
Sink
Benchtop
Lighting
Handles
Tapware
Oven
Cooktop
Ranghood
Dishwasher
Splashback
Splashback Grout
Refrigerator

Description

18mm Prime Melamine With PVC Edge Tape
18mm Bestwood Melamine With PVC Edge Tape To Overhead Cabinetry
& Rear Of Island Bench
18mm Prime Melamine With PVC Edge Tape
18mm Bestwood Melamine With PVC Edge Tape To Overhead Cabinetry
Robiq500
Primestone Engineered Stone
LED Strip Lighting To Under Side Of Overhead Cabinetry
Stefano Orlati 422 TG
Villeroy & Boch Vita Kitchen Mixer Pull Out Spray
Bosch Series 4 Built-In Oven 60 x 60 cm
Bosch Series 4 Induction Cooktop 60 cm Surface Mount Without Frame
Bosch Series 6 Integrated Ranghood 52 cm
Bosch Series 4 Free-Standing Dishwasher 60 cm Anti-Fingerprint
100mm x 100mm Tiles
Bianco Luna
Owner Supplies Or Refer To Upgrade Price

Colour

New Brushed Pewter Velvet

Dusky Elm
New Brushed Pewter Velvet
Dusky Elm
Stainless Steel
Athena Polish Low Silica

Gun Metal
Gun Metal
Black
Black
Black
Brushed Black Stainless
Raku White Matt
Moon White
Brushed Black Stainless

Bathroom & Ensuities

Vanity
Vanity Top
Vainy Bowl
Basin Mixer
Shower Ensuite
Shower Bathroom
Shower Mixer
Shower Head/Rose Ensuite
Shower Head/Rose Bathroom

Description

900mm Wall Hung Elementi Novara
Elestone
355mm Clearlite Vessel Basin
Wall Mounted Waterware Pioneer
900mm x 900mm Tiled With Glass Screen & Matching Hardware
1000mm x 1000mm Tiled With Glass Screen & Matching Hardware
Waterware Pioneer
Pioneer Shower Tower With 3 Spray Hand Shower
Pioneer Slider Shower

Colour

French Oak Velvet
White
Matt Dark Grey
Gun Metal
Gun Metal
Gun Metal
Gun Metal
Gun Metal
Gun Metal

Bathroom & Ensuites cont...

Toilet
Mirror
Bath
Bath Spout & Mixer
Roll Holder
Heated Towel Rail Ensuite
Heated Towel Rail Bathroom
Heater
Shower Base
Wastes
Lighting
Flooring
Floor Grout
Walls
Wall Grout
Extractor Fan

Description

Argent Krona Back To Wall With Soft Close & Slimline Seat
Oval LED & Demister
1500mm x 680mm Progetto Tondo Bath Back to Wall Corner
Wall Mounted Waterware Pioneer
Heirloom Aura
Evoke L130NK 7 Bar
Evoke L100NK 7 Bar
Goldair Wall Mounted
Tiled Marmox
Pop Up
LED Strip Lighting To Underside Of Vanities
600mm x 600mm Tiles
Bianco Antico
600mm x 600mm Tiles
Bianco Antico
Contour With Light

Colour

White

White
Gun Metal
Gun Metal
Gun Metal
Gun Metal
Brushed Stainless

Gun Metal

Black Coffee Ivory Matt
Ancient White
Tivoli Vein Cut Cream In/Out Matt
Ancient White
White

Separate WC

Vanity
Basin Mixer
Toilet
Roll holder
Mirror
Vanity Splashback
Splashback Grout
Extractor Fan
Roob Hook
Flooring

Description

400mm Wall Hung Clearlite Pacific Rise
Waterware Pioneer
Argent Krona Back To Wall With Soft Close & Slimline Seat
Heirloom Aura
Wall Fixed
100mm x 100mm Tiles
Bianco Luna
Contour
Heirloom Aura
Korlok 6.5mm, RKP8101

Colour

White
Gun Metal
White
Gun Metal

Raku White Matt
Moon White
White
Gun Metal
Baltic Washed Oak

Laundry

Supertub
Supertub Splashback
Splashback Grout
Extractor Fan
Flooring
Washing Machine
Dryer

Description

Robinhood Supertub Series 3 With Brushed Nickel Tap
100mm x 100mm Tiles
Bianco Luna
Contour
Korlok 6.5mm, RKP8101
Owner Supplies Or Refer To Upgrade Price
Owner Supplies Or Refer To Upgrade Price

Colour

White
Raku White Matt
Moon White
White
Baltic Washed Oak
White
White

Electrical

Switch Gear
Downlights
Pendant Kitchen
Pendant Dining
Pendant Hallway
Track Lighting
Tread Lights
Motion Sensor Interior
Garage
Outdoor Lights
Cowls
Motion Sensor Exterior
Smoke Detectors
Aerial
Data
Power
Sewer Pump
Stormwater Pump Station
Electrical Plan

Description

Vynco Metro
Hugo Recessed LED DLEK3223 Low Glare
Edge Industrial LED 1500mm
Scandinavian Hanging Lamp
Model 2065
Baro
GWL316WH
360 Degree LHT0142
Linear LED Batten
Up/Downs & LED Downlights
Vynco Reacher
180 Degree LHT0120
Interconnected Battery
Pre Wired Only
Fibre With Hub
Single Phrase 60AMP With Switchboard
Trafficable E/One Pump
Trafficable Pump & Valve Fastflo Dual Pump In Laneway
Can Be Requested

Colour

White
White
Brown
White
White
Black
White
White
White
Black
Black Or White Subject To Location
Black
White

Exterior Landscaping

Driveway
Paths
Landscape Paths
Fencing
Fencing Road Footage

Bin Enclosure Screen Fence
Deck Ground Level
Deck Upper Level
Tanks
Planting
Clothesline
Letterbox & Numbers

Description

Exposed Aggregate Finish
Exposed Aggregate Finish
Pebbles & Pavers
1.8m High Vertical Timber Paling Fence 150x25mm closed
1.0m - 1.8m High Timber Sleeper Posts With Solid Vertical Aluminium
Slat Inserts Between
1.8m High Vertical Timber Paling Fence 150x25mm closed
Exposed Aggregate Finish
Vitex
2 x 7000L Tanksalot Modline Detention
Mixture Of Easy Care Planting
Folding Frame

Colour

Dulux Windsor Grey

Windsor Grey
Dulux Windsor Grey

Monument

Upgrades (Optional Extra's)

Refrigerator
Washing Machine
Dryer

Description

Bosch French Door Fridge Freezer
Bosch 9kg Front Loader Washer
Bosch 9kg Front Load Dryer

Colour

Brushed Black Stainless
White
White

Upgrade Package Cost \$5399 +gst

*Note some products/colours could change slightly, clients will be notified of any changes.



Floor Plan

First Floor



Ground Floor



Site Plan

First Floor



Ground Floor





HIGHGATE

NEW CROSSING

Part Lot 3 DEEDS 37
OT187/212
443m²
#718

Part Lot 5 DP 1718
OT153/197
531m²
#726

Part Lot 5 DP 1718
OT3B/948
415m²
#724

Lot 1 DP 12724
OT5A/744
1027m²

DO NOT SCALE - IF IN DOUBT, ASK

100
90
80
70
60
50
40
30
20
10
0

ORIGINAL SIZE A3

OWNERSHIP STRUCTURE

Lots 6 & 7 to be amalgamated under one Record of Title.

Lot 8 (Access) will be owned with equal and undivided 1/6th shares by Lot 1-6.

Sum of Lots 1-8: 958m² (Subject to Land Transfer Subdivision)
Title OT168/169: 959m²

NOTES

1. Boundary lines of adjoining properties are sourced from Land Information New Zealand (LINZ).
2. All lot boundaries and easements are indicative only and subject to building consent, construction, cadastral survey, and Council certification. All areas and distances shown are rounded.
3. All services and dwellings are indicative only and subject to building consent and construction.
4. Multi-unit development consented under SUB-2025-25 and LUC-2025-95.

Boundary Layer - Licensed by LINZ for re-use under the Creative Commons Attribution 4.0 NZ License

File Ref:

720 HIGHGATE, DUNEDIN

FOR MARKETING

SUB-2025-95 & LUC-2025-95: MULTI-UNIT DEVELOPMENT - BOUNDARY LAYOUT
SUBDIVISION OF PART LOT 4 DP 1364 (RT OT168/169)

Prepared For:

MJW Homes Highgate Ltd

No.

Amendments

Drawn

Date

Project No.: 24150

Surveyed:

Scale: 1:200 (A3)

Designed:

Date: JULY 2025

Drawn: CD

Sheet: MARK-A1

Checked:



Surveying Consultants

TL Survey Services Limited
P.O. Box 901 DUNEDIN
Phone (03) 477 1133

Maintenance & Warranty Period

QUALITY & ASSURANCE

At MJW Homes, we build every home as if it were our own. From concept and design to construction and finishing, we focus on every detail to ensure your home is delivered on time, to the highest standards, and exactly as agreed. We use only trusted products, proven building techniques, and a consistent team of expert subcontractors. Our on-site project managers maintain strict quality control throughout every stage of the build.

DEFECT PERIOD & STRUCTURAL WARRANTY

All MJW Homes properties include a 12-month defect liability period after construction, covering faulty workmanship and materials. In addition, a 10-year structural warranty is provided in accordance with the Building Act. Products used during the build are protected by manufacturer warranties and fall under the Consumer Guarantees Act.

PRODUCT WARRANTIES

Upon settlement, you will receive a Welcome Pack detailing the warranties and maintenance guidelines for the products used in your home. These products are backed by manufacturer warranties and covered under the Consumer Guarantees Act.

How To Purchase Your New Home

Purchasing a home in our development is a straightforward process. Follow these simple steps to secure your new home:

1. CHOOSE YOUR PREFERRED PROPERTY

Explore our thoughtfully designed homes and select the one that best fits your lifestyle and needs.

2. SIGN THE CONTRACT & SUBMIT YOUR OFFER

Once you've made your choice, sign the contract and submit your offer to begin the purchasing process.

3. DUE DILIGENCE PERIOD

You'll have 5 working days to review the contract, consult professionals and feel confident about your purchase.

4. PAY YOUR 10% DEPOSIT

Secure your new home by paying a 10% deposit. This money will be held safely in the lawyer's trust account until settlement.

5. WATCH THE BUILD PROCESS UNFOLD

Sit back and watch as your house takes shape. We'll keep you updated with progress photos and exciting milestones along the way.

6. PREPARE FOR SETTLEMENT

As completion approaches, ensure your finance is in place and work with your lawyer to prepare for a smooth settlement process.

Purchasing off the plans offers the advantage of locking in your new home at today's prices while watching it come to life.





Rental Appraisal

720 HIGHGATE RIDGE, MĀORI HILL, DUNEDIN

Proposed quality new-build townhouse development, in a prime location minutes away from the CBD, hospital and university. The development will consist of:

Townhouse One

1x 2 bed, 2.5 bath, 1 OSP (86m²)

Rental Appraisal: \$645 – \$695 per week



Townhouse Two – Five

4x 3 bed, 2.5 bath, 1 study, 1 car (134m²)

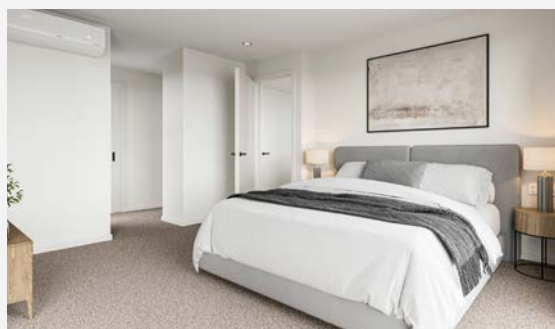
Rental Appraisal: \$730 – \$795 per week



Townhouse Six

1x 4 bed, 2.5 bath, 1 car, 1 OSP (173m²)

Rental Appraisal: \$800 – \$860 per week





Previous Developments

MJW Homes is passionate about creating and providing luxurious homes that accommodate the modern lifestyle. Whether it's for first home buyers, working professionals, young families or retirees, we understand the importance of having a comfortable, contemporary space to call home. Explore some of our previous properties MJW Homes has developed within the Dunedin area.





Brochure Disclaimer

1. While every reasonable precaution has been taken to establish the accuracy of this material at the time of printing, no responsibility will be taken for any errors, misdescriptions or omissions.

2. This material is prepared solely for marketing purposes prior to the commencement of construction and the approval of necessary Territorial Authority consents.

3. The final building design and materials are subject to Dunedin City Council approval.

4. The Developer reserves the right to increase or decrease the number of units/properties and therefore sizes and layouts of units/properties may vary.

5. 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.

6. All unit/property areas are measured in accordance with the title plan.

7. All illustrations are artist's impressions only and are subject to change.

8. Loose furniture and feature lighting are shown for illustration purposes only and are excluded from the purchase price.

9. A full chattels list is included in the Developer's Sale and Purchase Agreement.



10. 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.

11. 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.

12. The figures in any rental assessment are an assessment only and should not be relied upon by buyers. They do not constitute financial advice and do not take into account any personal financial situation. Prospective purchasers should obtain their own independent financial advice in relation to rental returns.

Contact Us Today



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LOCATED. Dunedin, New Zealand

ALANA ———
TAMAKEHU



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