

Elevate
your lifestyle



WOODLANDS RISE
- OREWA -





Elevate your lifestyle in Woodlands Rise, Orewa

Welcome to Woodlands Rise, where you can enjoy the lifestyle you've dreamed of.

Nestled on a gently sloping and sunny site, this master planned subdivision is a strategic partnership between Orewa Developments Limited and Generation Homes offering a lifestyle that embraces nature, community, and comfort. As the sun shines, and sets over the covenanted native woodlands area and park, you'll know you've found a place like no other.

home, a home with dual living or income opportunities, or a home designed with studio space - we've got a collection of homes to suit your lifestyle and plans for the future.

In the neighbourhood:

- **Nukumea Primary School:** Enhancing the neighbourhood's appeal, the school which has now opened will attract families and foster a positive environment for children.
- **Green spaces with stormwater reserve, bush reserves, and walkways:** Elevate your lifestyle with lush parks, playgrounds, and serene green spaces that provide recreational opportunities for residents of all ages.
- **Future-ready Public Transportation:** Enjoy the ease of a seamless commute through a planned bus stop / bus route.

A real sense of community

At Woodlands Rise we're not just building homes, we're building a community for like-minded people. By designing the subdivision with walkways that meander through landscapes and native woodland areas, you'll be connected to both nature and your neighbours.

Woodlands Rise is more than a collection of houses; it's a vibrant and diverse community that caters to all ages and stages of life. Whether you're looking for a free-standing home, a terrace-style



Woodlands Rise is located on the corner of Sunny Heights Road and Celestial Crescent, Orewa





A location that provides the best of nature, and Orewa

Location is everything, and Woodlands Rise delivers. With the tranquility of a native woodlands outlook, and Orewa's bustling lifestyle on your doorstep – convenience and nature harmonise seamlessly.

Indulging in Orewa's vibrant cafes, restaurants, and shopping, or enjoying your favourite activities on Orewa beach has never been easier. While the easy access to the motorway makes commuting to Auckland CBD or Northland a breeze.

Enjoy the benefits of nature

Overall wellbeing is one of the positive effects of being located so close to nature. At Woodlands Rise, you will feel immersed in the natural surroundings where each garden blends with the neighbouring reserve.

The outdoor spaces are designed to be easy to maintain. The variation in planting provides a rich palette of native

biodiversity, attracting birdlife. Mixed species boundary planting provides natural beauty and, importantly, privacy.

When you buy in Woodlands Rise you are also buying into a sustainable environment.

Making building easy and stress-free

At Woodlands Rise, we're dedicated to making your building experience easy, transparent, and stress-free. We believe that creating your dream home and lifestyle shouldn't be a hassle – it should be an exciting and fulfilling journey. So we build to an agreed timeframe and stand by our Fixed-Price, On-Budget Guarantee.

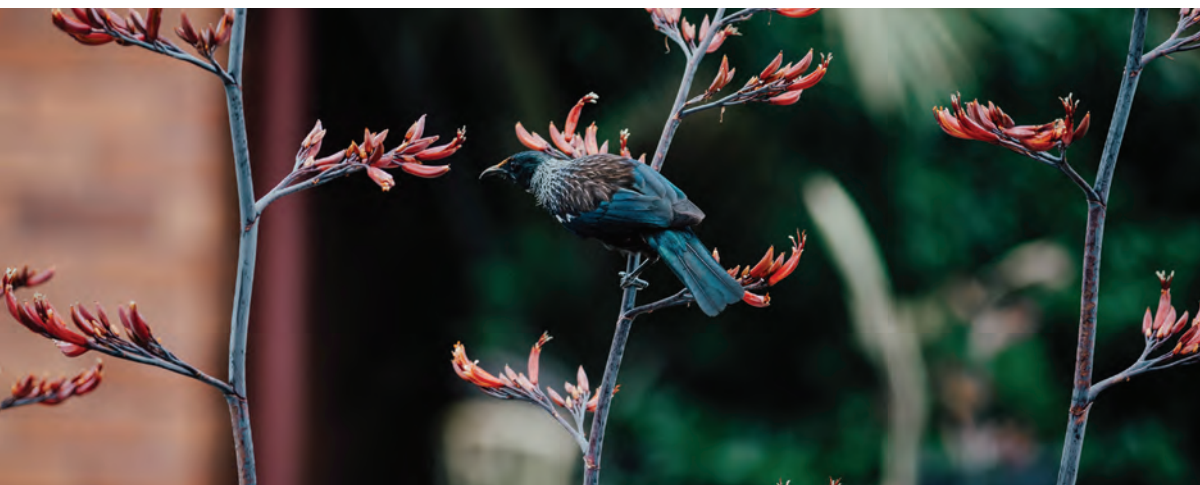
So elevate your lifestyle in Woodlands Rise, Orewa... where community, nature and exceptional living unite so you can experience the joy of living where generations will flourish and memories will be made.



A neighbourhood designed for living

Discover the distinct features of Woodlands Rise:

- **Walkability and bikeability for an active lifestyle:** Embrace an eco-friendly lifestyle with walkable and bike-friendly access ways, minimising vehicle crossings and encouraging residents to stay active.
- **Safe and well-lit streets and walkways for security:** Ensure a secure living environment with ample street lighting, traffic calming measures, and effective security features enhancing safety for all residents.
- **Communal open space:** Enjoy shared green areas and communal spaces, fostering a sense of community and providing residents with relaxing outdoor environments.
- **Diverse housing options for all ages and stages:** Woodlands Rise offers a variety of housing options, including single-family homes, home and income homes, terrace houses and duplexes, catering to diverse lifestyles and demo-graphics within the vibrant community.
- **Woodlands Rise Residents Association:** To ensure the neighbourhood is maintained to the highest standards, a Woodlands Rise Residents Association fee covers the ongoing maintenance of shared spaces, landscaping and access ways.







Homes designed to elevate your lifestyle

Elevate your lifestyle with our meticulously crafted homes that adapt to you, offering comfort, style, and flexibility.

From spacious stand-alone family residences to affordable terrace homes perfect for first-time buyers, we redefine contemporary living.

Our family homes offer luxury and convenience with open-concept designs, ensuring a seamless flow between spaces. Stylish terraces, ideal for first home buyers, provide affordability without compromising quality - while our innovative design approach also extends to work & live spaces, seamlessly blending your professional and personal life. We are also able to unlock income potential with optional minor units.

- **Modern, flexible designs:** Homes tailored to modern and flexible living for diverse lifestyles.
- **Energy efficiency:** Benefit from double-glazed and insulated homes for energy efficiency.
- **Open-concept layouts:** Enjoy spacious, open interiors for a seamless flow between living spaces.
- **High-quality finishes:** Revel in premium materials, from flooring to countertops and appliances.
- **Outdoor living spaces:** Expand your living area with features like patios, balconies, or landscaped backyards.
- **Safety features:** Prioritise your family's well-being with built-in safety features including smoke detectors and alarms.
- **Flexible spaces:** Accommodate various needs with versatile rooms for a home office, guest room, play area or a rent-contributing boarder, providing adaptability to changing lifestyles.
- **Warranty coverage:** Enjoy peace of mind with a comprehensive 10 year structural and weather tightness guarantee to safeguard your investment.





Interior colours

The house interior colours and products have been thoughtfully designed with functionality and luxury in mind. Choose from three interior colour options for your new home, these include:

1. Waiwera

This modern monochromatic scheme provides a timeless and sophisticated aesthetic. The feature kitchen cabinets in Melteca's stunning Blackened Legno create both contrast and texture. This moody palette is repeated in both the carpet and vanity colours.

2. Weiti

Warm timber accents bring the beauty of nature inside creating a soothing tonal palette. Resene Quarter White Pointer on the walls complements the tonal scheme and brings a sense of harmony to the interior.

3. Okura

This palette reflects the coastal location with Resene Merino creating a soft neutral base for the interior. This is complemented with warm natural wood tones and soft veining in the benchtop which gives texture for interest and unifies the spaces.



Site map



Kohekohe
Free-standing
Homes
x12



Kahikatea
Two-level
Home & Income
Homes
x22



Kōhūhū
Two-level
Work & Live
Homes
x23



Titoki
Two-level
Free-standing
Homes
x11



Pukatea
Three-level
Terrace Homes
x10



Kānuka
Two-level
Terrace Homes
x10



Kohekohe
Free-standing Homes



Kahikatea
Two-level Home & Income Homes



Kōhūhū
Two-level Work & Live Homes



Titoki
Two-level Free-standing Homes



Pukatea
Three-level Terrace Homes



Kānuka
Two-level Terrace Homes





Our plans

Take a life-size virtual tour of these homes using your phone! Scan the QR code to download the showhomes.io app and follow the simple instructions.

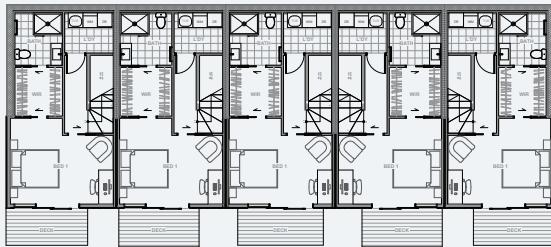


Pukatea

Three-level Terrace Homes

141-145m² | 3 Bed | 1 Living | 2.5 Bath | 1 Car park | 1 Study nook

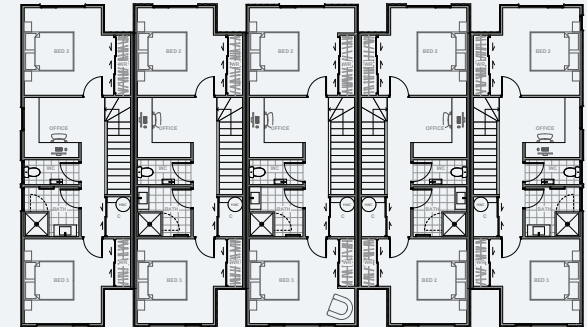
The Pukatea plan offers a touch of New York loft design in Orewa with uninterrupted views over the landscaped reserve. The ground level features a spacious lounge, kitchen, and dining area with a BBQ space. Upstairs you'll find two double bedrooms and a study, with the option to convert it into a fourth bedroom. The lower level boasts a generous main bedroom with en-suite, walk-through wardrobe, and private deck. This versatile space can serve as a luxurious main bedroom, practical granny flat, or a rental space for additional income.



LEVEL 1



LEVEL 2



LEVEL 3

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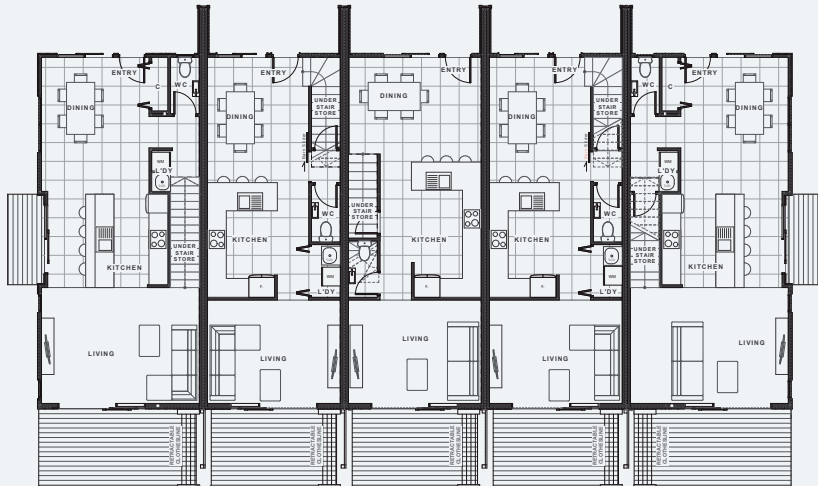


Kānuka

Two-level Terrace Homes

103-121m² | 2-3 Bed | 1 Living | 2.5 Bath | 1 Carpark | 1 Study nook

The Kānuka home, the most affordable option in the Woodlands Rise, caters to both young “starter-outers” and those young at heart “slower-downers.” Investors will find this option appealing with its surprisingly good rental yield. The modern kitchen, lounge, and dining room seamlessly extend to the deck, creating an ideal entertainment space. The upper level features a main ensuite with two double guest bedrooms and a second bathroom.



LEVEL 1



LEVEL 2

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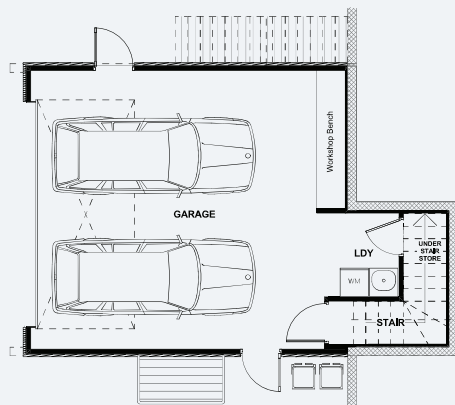
Titoki

Two-level Free-standing Homes

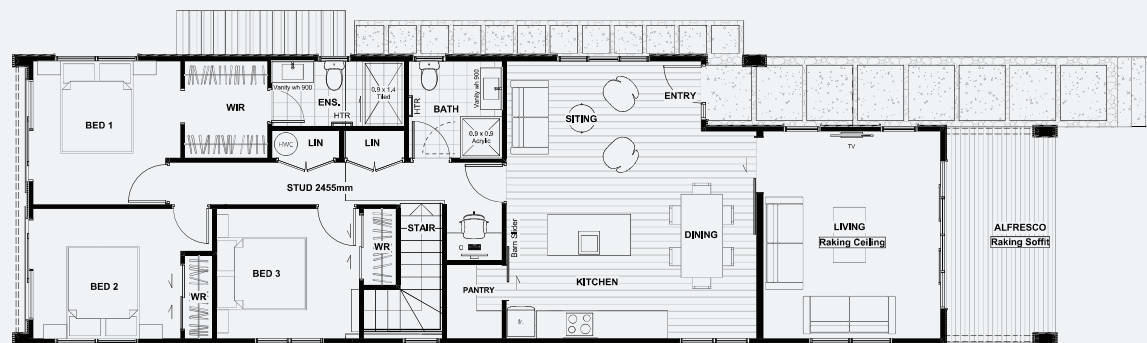
176.4m² | 3 Bed | 2 Living | 2 Bath | 2 Car garage | 1 Study nook

The Titoki plan fulfils the desires of almost every Kiwi family, offering three double bedrooms, two gorgeous bathrooms, a study nook, and an open-plan kitchen, dining, and family room.

With a separate lounge leading to an alfresco covered entertainer's deck, along with a double garage with workshop space and ample storage – this modern, low-maintenance home caters to various ages and stages of life. It's an ideal choice for those upsizing, downsizing, starting out, or seeking relief from the challenges of old homes.



LEVEL 1



LEVEL 2

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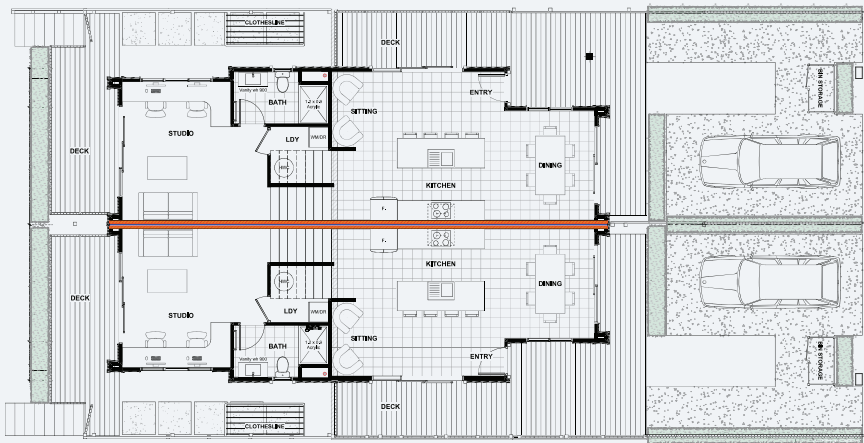


Kōhūhū

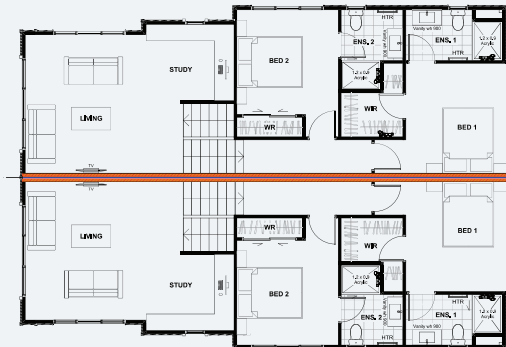
Two-level Work & Live Homes

140m² | 2 Bed | 1 Living | 3 Bath | 1 Carpark | 1 Studio | 1 Study nook

The Kōhūhū plan is exceptionally versatile, enabling two separate parties to comfortably work from home in their own spacious independent offices. Smartly positioned a half level below the living area, one office can double as a second lounge, a Granny flat, or a third or fourth bedroom. Meanwhile, the second office, located half a level down from the sleeping level, provides endless possibilities, from a private space for adult teenagers to separate quarters for grandparents or a rent-contributing boarder.



LEVEL 1



LEVEL 2

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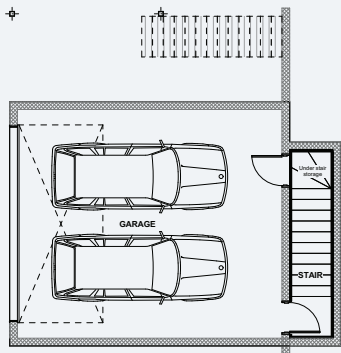
Kahikatea

Two-level Home & Income Homes

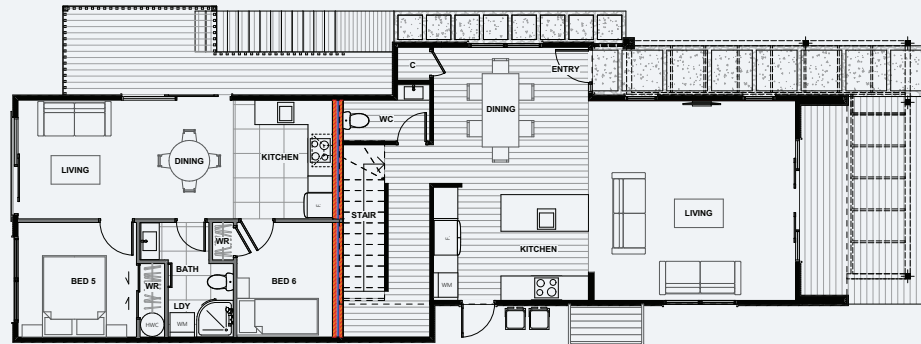
Main - 183m² | 4 Bed | 1 Living | 2.5 Bath | 2 Car garage

Minor - 48.5m² | 2 Bed | 1 Living | 1 Bath

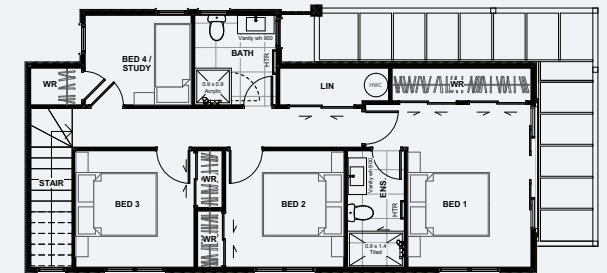
The Kahikatea plan offers a main home with a double garage and basement storage. The middle level includes an open-plan lounge, dining area, island kitchen, and guest bathroom, leading to an entertainer's deck. The upper level features a main ensuite bedroom, two double-bed guest/kids rooms, a modern tiled bathroom, and a spacious study or 4th bedroom, creating a magical family home. Additionally, the plan includes a fully legal, independent Minor Dwelling with its own entrance, kitchen, bathroom, laundry, and off-street parking.



MAIN DWELLING
BASEMENT/GARAGE



MINOR DWELLING



MAIN DWELLING
LEVEL 1

MAIN DWELLING
LEVEL 2

Take a life-size virtual tour of these homes using your phone! Scan the QR code to download the showhomes.io app and follow the simple instructions.



Kohekohe

One- and Two-level Free-standing Homes

One-level - 136-175m² | 3-4 Bed | 1 Living | 2 Bath | 1-2 Cars

Two-level - 183-195m² | 4 Bed | 2 Living | 2.5-3.5 Bath | 2 Car garage

The Kohekohe range offers six distinct free-standing plans, meticulously designed to offer the perfect blend of style, comfort, and functionality. From single-level 3- or 4-bedroom homes to spacious two-level 4-bedroom residences, each home has been thoughtfully designed. These homes feature larger sites with generous outdoor areas for entertaining and relaxation. Some of these homes also feature a separate bedroom/bathroom on the lower level with its own external access - perfect for additional income or multigenerational living.



KOHEKOHE 1-LEVEL

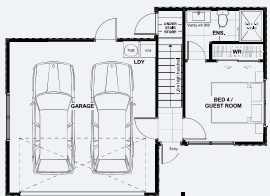


2-CAR GARAGING

1-CAR GARAGING



KOHEKOHE 2-LEVEL



LEVEL 1



LEVEL 2





WOODLANDS RISE
- OREWA -

Corner of Sunny Heights Road and
Celestial Crescent, Orewa

