COAST TO COAST
HOMES

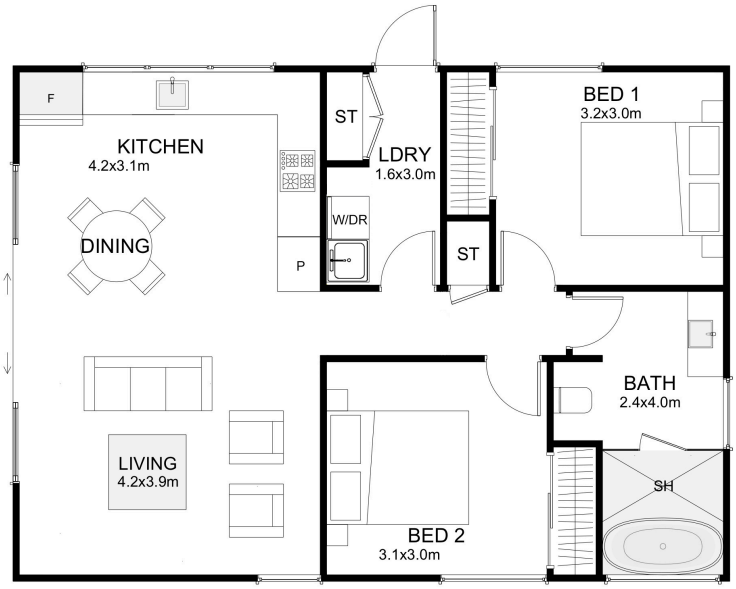
LARGER HOMES

Otira

FULL KITSET FROM
$111,990

The Otira is a cleverly designed two-bedroom home that maximises space, comfort, and functionality within a compact footprint. Featuring open-plan living, a separate laundry, generous storage throughout, wet room in the main bathroom which can be changed to a shower enclosure if preferred, this home offers practical everyday living without compromise. You also have the opportunity to add a garage or carport, with convenient access through the external laundry door, making this a very versatile plan.

BEDROOMS	BATHROOMS	FLOOR AREA	DIMENSIONS
2	1	73 m^2	7.3 × 10.1 m



FLOOR PLAN

3D FLOOR PLAN

PLEASE NOTE (FULL KITSET):

Furniture, furnishings and window treatments (such as curtains) are not included, and a fridge/freezer and microwave are not supplied. Floor plans and illustrations may show these styled for photography, to illustrate how the space could be used, not what is supplied. Room sizes are approximate.

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Gallery

KITCHEN

KITCHEN, SECOND VIEW

Roofing

We provide high-quality, genuine COLORSTEEL® and Marley products for your home's roof. Both are trusted to perform in New Zealand's challenging conditions and are backed by industry-leading warranties, giving you confidence your home will stand the test of time.

Roofing Profile

Roofing profiles are supplied by Roofing Industries, a 100% New Zealand owned and operated company that takes pride in manufacturing and supplying a wide range of residential roofing systems that are innovative, tested, and designed to withstand New Zealand's challenging climatic conditions. Roofing Industries uses quality, locally manufactured raw materials to ensure a superior product.

STANDARD

Corrugate

A timeless roofing choice that is durable, cost-effective, and built to last in NZ conditions.

- Iconic profile that stands the test of time
- Proven performance in our climate
- Backed by local expertise and full technical support

5 Rib

A modern roofing choice with clean lines and bold shadowing that is engineered for durability and performance in NZ conditions.

- Contemporary look with refined geometric lines that add visual depth
- Works efficiently even at low roof pitches
- Built to last with proven technical performance
- Backed by local expertise and full technical support

UPGRADES

True Oak Corrugate

POA

A stronger roofing choice with bold, rounded curves and timeless character that is designed for durability and performance in NZ conditions.

- Strongest corrugate profile available for superior strength
- Deep shadow lines create classic, distinctive styling
- Performs well even at low roof pitches
- Backed by local expertise and full technical support

Roof Colour

Inspired by New Zealand, loved by New Zealanders. COLORSTEEL® colours are a blend of classic, timeless shades and modern, on-trend tones.

STANDARD

Tui Tuft

LRV 68%

Cloud

LRV 74%

Titania

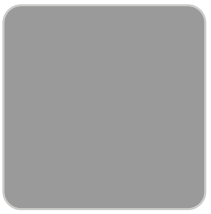
LRV 68%

Sand Scape

LRV 66%

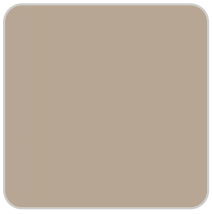
Gull Grey

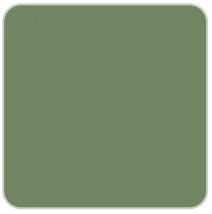
LRV 51%

Sandstone Grey

LRV 27%

Sand Bar

LRV 34%

Lichen

LRV 28%

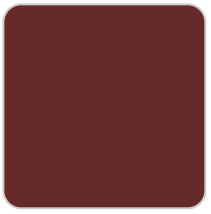
Mist Green

LRV 25%

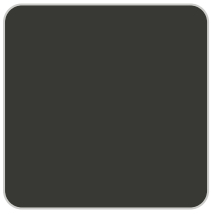
Permanent Green

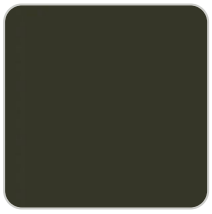
LRV 10%

Pioneer Red

LRV 12%

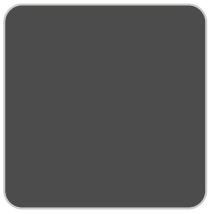
Scoria

LRV 10%

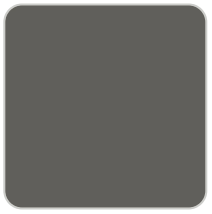
Ironsand

LRV 8%

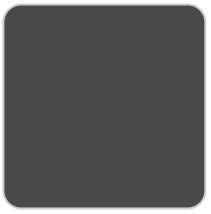
Karaka

LRV 8%

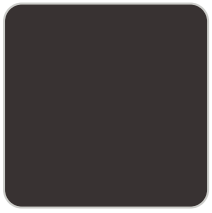
New Denim Blue

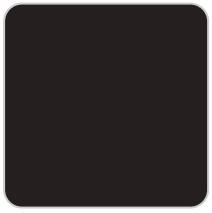
LRV 11%

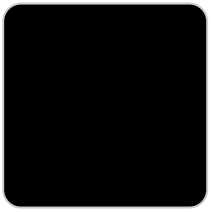
Grey Friars

LRV 10%

Thunder Grey

LRV 12%

Windsor Grey

LRV 7%

Slate

LRV 9%

Flax Pod

LRV 7%

Ebony

LRV 5%

Fascia Profile

Fascia protects the roof edge and gives the roofline a clean, finished look. Choose from 185mm COLORSTEEL® fascia or 200 x 40mm timber fascia, both included as standard.

STANDARD

200 x 40mm Timber Fascia

Radiata Fascia

- Finger-jointed for straightness
- LOSP treated for durability
- Premium primer coating
- 25-year durability warranty

185mm COLORSTEEL® Fascia

- Designed for a modern, straight-edged look that complements most rooflines
- Provides a strong, durable base for spouting and rainwater systems
- Available in a wide range of COLORSTEEL® finishes
- Integrated with Roofing Industries' rainwater solutions for seamless performance

Fascia Colour: Cloud, Ebony, Flaxpod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green , Pioneer Red, Sand Bar, Sandscape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

Gutter Profile

COLORSTEEL® Quarter round guttering with upgrade to 125mm boxed guttering. If timber fascia is desired Marley Stormcloud is available with the upgrade to Marley Typhoon.

STANDARD

Stormcloud

Stormcloud® is New Zealand's most popular spouting style.

- Versatile quarter-round profile
- Clean, strong lines
- Suits both traditional and contemporary homes
- Available in a range of colours with matching RP80® downpipes

Gutter Colour: Black, Copper, FlaxBlack, Grey Friars, Gull Grey, Ironsand, Titanium, White

Quarter Round Gutter

- Clean, classic appearance that complements most rooflines
- Reliable drainage performance with proven accessory ecosystem
- Multiple finishes to match surrounding materials and colours
- Made and supported by Roofing Industries nationwide

Gutter Colour: Cloud, Ebony, Flaxpod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green , Pioneer Red, Sand Bar, Sandscape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

UPGRADES

125mm Boxed Gutter

+$300

- High-capacity gutter ideal for larger roof areas
- Robust, modern box profile with strong visual lines
- Compatible with Roofing Industries' Ezi-Flo™ accessories
- Available in durable finishes to suit residential builds

Gutter Colour: Cloud, Ebony, Flaxpod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green , Pioneer Red, Sand Bar, Sandscape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

Typhoon

+$500

Typhoon® has been designed for high rainfall conditions.

- Half-round profile. Excellent capacity and flow characteristics
- Internal brackets for a smooth, contemporary look
- Or external brackets for a retro design feature (also makes the inside of the spouting easier to clean)
- Available in a range of colours with matching RP80® downpipes – including Metallics

Gutter Colour: Black, Copper, FlaxBlack, Grey Friars, Gull Grey, Ironsand, Titanium, White

Downpipe Colour

Marley Downpipes RP80

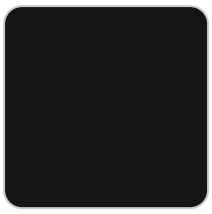
RP80® 80mm round downpipe has been the most popular downpipe system in New Zealand for over 30 years. It is available in a range of colours including to match your Marley guttering and many of the most popular COLORSTEEL® roof colours.

STANDARD

White

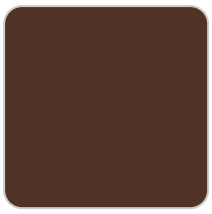
UPGRADES

Black



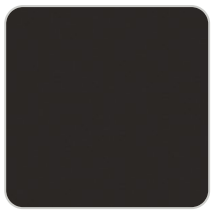
+$160

Copper



+$160

FlaxBlack



+$160

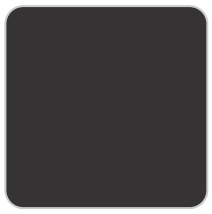
Grey Friars

+$160

Gull Grey

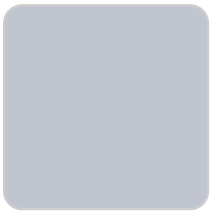
+$160

Ironsand



+$160

Titanium



+$160

Cladding

We have curated a handful of cladding offerings to suit the New Zealand climate. Other options are also available, just get in touch with the team.

Main Cladding

STANDARD

Shadowclad Natural Texture

Shadowclad Natural Texture

- Made from sustainably grown NZ plantation pine
- Textured surface suitable for staining or painting
- Treated to H3.1 LOSP for exterior durability

Shadowclad Natural Groove

Shadowclad Natural Groove

- Vertical grooved profile for a classic shiplap look
- Strong yet lightweight plywood panel system
- FSC-certified and compliant with NZ Building Code

JH Axon™ Panel 133 Smooth

Axon™ Panel 133 Smooth

- Smooth finish for a sharp, minimalist style
- Vertical grooves at 133mm centres
- Perfect for modern architectural designs
- Durable and low-maintenance

JH Axon™ Panel 133 Woodgrain

Axon™ Panel 133 Woodgrain

- Vertical grooves with a timber-look texture
- Natural woodgrain finish for a warm, traditional feel
- Ideal for residential facades and feature walls
- Resistant to shrinking, swelling, and warping

JH Axon™ Panel 400 Smooth

Axon™ Panel 400 Smooth

- Wider groove spacing (400mm centres) for a bold, dramatic look
- Smooth vertical profile adds contemporary character
- Great for larger walls or statement facades
- Designed for modern homes and commercial projects

JH HardiePlank® 180mm

HardiePlank® 180mm

- Traditional narrow weatherboard look
- Ideal for creating a classic, timeless design
- Resistant to rotting, warping, and termites
- Low maintenance compared to timber options

JH HardiePlank® 300mm

HardiePlank® 300mm

- Wider weatherboard profile for a bold statement
- Perfect for contemporary or coastal style homes
- Available in smooth and woodgrain finishes
- Designed for long-lasting performance in all conditions

Brick

BRICKWORKS

Clay bricks are one of the world's oldest and most trusted sustainable building materials. They offer enduring strength and longevity, along with excellent thermal insulation that keeps your home cool in summer, warm in winter, and significantly reduces energy bills. Bricks also deliver a unique, natural aesthetic with low maintenance, fire resistance, and eco-friendly benefits — making them an excellent long-term investment for your home.

Brick Colour: Castle, Chiffon, Cove, Grey Gum, Russo, Sea Salt, Seed, Shoreline, Silver, Silver Birch, Stimulate

UPGRADES

COLORSTEEL® Longrun Corrugate

POA

Corrugate

- Durable and weather-tested for New Zealand's varied climate
- Made from high-quality pre-painted steel (COLORSTEEL®)
- Superior coatings resist corrosion, fading, and chipping
- Minimal upkeep with long-lasting performance

COLORSTEEL® Colour: Cloud, Ebony, Flax Pod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green, Pioneer Red, Sand Bar, Sand Scape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

COLORSTEEL® Longrun TrimRib

POA

TrimRib

- Sleek, modern rib design with architectural appeal.
- Rapid water shedding, ideal for low-pitch roofs or walls.
- Engineered for strength and structural reliability.
- Delivers a contemporary, clean-lined aesthetic.

COLORSTEEL® Colour: Cloud, Ebony, Flax Pod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green, Pioneer Red, Sand Bar, Sand Scape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

JH Linea™ Weatherboard 180mm

POA

Linea™ Weatherboard 180mm

- Wider profile for a more modern take on weatherboards
- Accentuates horizontal lines for a contemporary look
- Maintains durability and low maintenance benefits
- Perfect for coastal and urban settings alike

Weathertex Primelok

POA

weathertex NEW ZEALAND

Primelok 200 Smooth

- Wider horizontal boards for a bold look
- Smooth finish ideal for modern facades
- Provides strong horizontal definition
- Low-maintenance and highly durable

Weathertex Weathergroove 150mm

POA

weathertex NEW ZEALAND

Weathergroove 150 Smooth

- Vertical grooves at 150mm centres
- Natural finish ready for stain or leave to silver
- Perfect for modern facades
- Resistant to warping and swelling

Feature Cladding

A contrasting cladding for a feature wall. Choose any cladding other than the one chosen for your main walls.

Any of the Main Cladding options above, other than the one chosen for Main Cladding.

Windows and Doors

We offer a range of high-quality exterior finishes from leading manufacturers so you can create a distinctive look built to last.

Windows and doors function in a variety of ways – they can slide, tilt or fold back on themselves. Understanding our range of windows and doors and how they work, will help you make the correct choice to match to your needs, and your lifestyle.

Window and Door Frame Colours

FAIRVIEW

AEONOX is our standard range of colours with tough, scratch resistant powder coat technology for protection of aluminium surfaces

STANDARD

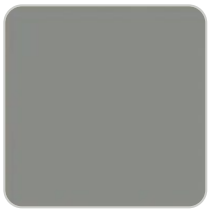
Arctic White

White

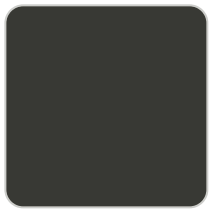
Silver

Titania

Sandstone

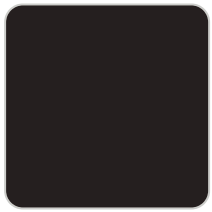


Ironsand

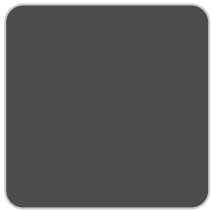


Monument

Flaxpod

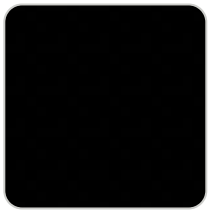


Grey Friars



Charcoal

Black



Entry Door Profile

FAIRVIEW

Insulated entry doors supplied by Fairview. Other options available upon request.

STANDARD

Tongue & Groove

T05AV

UPGRADES

3 Panel Horizontal Groove

+$800

4 Panel Horizontal Groove

+$800

Flush Panel

+$800

Entry Door Colour

STANDARD

Arctic White

Black

Charcoal

Flaxpod

Grey Friars

Monument

Sandstone Grey

Silver

Titania

White

Ironsand

Black Mist

Entry Door Hardware

Our Entry Door Handle Collection combines modern styling, durability and security to create a welcoming entrance to your home. Choose from Schlage Artus Smart Locks for convenient keyless entry or Trento 620mm pull handles in stainless steel and matte black finishes for a sleek contemporary look. Trento Handles can also be paired with the Yale Assure Deadbolt for keyless entry while keeping the pull handle.

STANDARD

Schlage Artus Narrow Profile Smart Lock - Black

- Simple access including keypad (150 codes), mobile app, key tags (3 provided, suits up to 200 tags) or back-up key (2 provided)
- Easy to set up and program using the Schlage Breeze mobile app, program access codes for temporary or recurring visitors
- Use voice commands via Amazon Alexa or Google Assistant
- With remote access via the Schlage Wi-Fi Bridge (BZ100), you can send access codes to guests or be alerted if your lock has been tampered with (Schlage Wi-Fi Bridge sold separately)
- 2 years mechanical and electronic warranty
- Finished in Black

Schlage Artus Narrow Profile Smart Lock - Silver

- Simple access including keypad (150 codes), mobile app, key tags (3 provided, suits up to 200 tags) or back-up key (2 provided)
- Easy to set up and program using the Schlage Breeze mobile app, program access codes for temporary or recurring visitors
- Use voice commands via Amazon Alexa or Google Assistant
- With remote access via the Schlage Wi-Fi Bridge (BZ100), you can send access codes to guests or be alerted if your lock has been tampered with (Schlage Wi-Fi Bridge sold separately)
- 2 Years mechanical and electronic warranty
- Silver coloured finish

Pull Handle Set Trento 620mm PVD Black - Silver

- 316 marine grade satin stainless steel construction for exterior use
- Suitable for standard back-to-back or optional single side installation
- Concealed grub screw fixing
- Stainless Steel finish

Digital Deadbolt to Replace Key Slot: Yale Assure Digital Deadbolt Black +$480, Yale Assure Digital Deadbolt Silver +$480

Pull Handle Set Trento 620mm PVD Black - Black

- 316 marine grade satin stainless steel construction for exterior use
- Suitable for standard back-to-back or optional single side installation
- Concealed grub screw fixing
- Matte Black finish

Digital Deadbolt to Replace Key Slot: Yale Assure Digital Deadbolt Black +$480, Yale Assure Digital Deadbolt Silver +$480

Interior Finishes

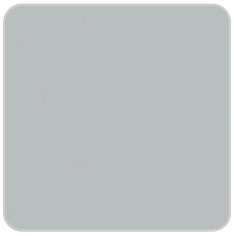
35mm MDF door leaves as standard, with grooved options available as an upgrade. Locware door hardware comes standard, with Windsor architectural hardware available as an upgrade.

Interior Door Profile

Interior door leaves 1980mm high as standard. Flush panel as standard and grooved options available as upgrades.

STANDARD

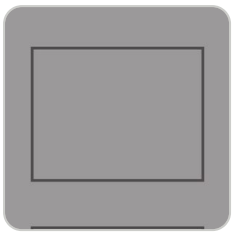
Flush Panel



35mm flush panel door. Flush sleek modern look.

UPGRADES

Accent GS3

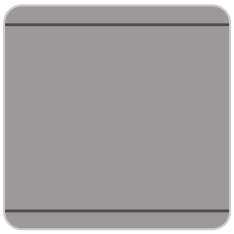


+$1,100

The Hume Accent GS3 is a contemporary interior door featuring clean, understated detailing for a stylish and versatile finish. Square, U and V groove options available.

Groove Style: Square Groove, U Groove, V Groove

Accent GS4

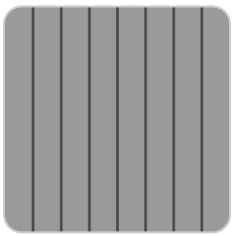


+$1,100

The Hume Accent GS4 is a modern interior door featuring clean, simple detailing for a timeless and contemporary finish. Square, U and V groove options available.

Groove Style: Square Groove, U Groove, V Groove

HAG11



+$1,100

The Hume Accent HAG11 is a modern interior door featuring clean, routed detailing for a simple and contemporary finish. Square, U and V groove options available.

Groove Style: Square Groove, U Groove, V Groove

Door Handles

STANDARD

Locware Florence

LOCWARE

The Locware Florence Passage Lever Set is a sleek, contemporary interior door handle with a satin chrome finish, offering a clean and versatile look for modern homes.

Locware Naples

LOCWARE

The Locware Naples Passage Lever Set is a stylish, contemporary door handle designed for interior doors, offering a clean and modern finish throughout the home.

UPGRADES

Windsor Futura Apex Black

+$310

Windsor ARCHITECTURAL HARDWARE

The Futura range combines the latest European designs with modern finishes and is constructed from solid aluminium.

Windsor Futura Apex Graphite Nickel

+$310

Windsor ARCHITECTURAL HARDWARE

The Futura range combines the latest European designs with modern finishes and is constructed from solid aluminium.

Cupboard/Wardrobe Slider Handles

STANDARD

Zenith Flush Pull 115mm

ZENITH

The Zenith 115mm Flush Pull features a clean, understated design with a satin chrome finish

UPGRADES

Windsor Flushpull Black

+$60

Windsor ARCHITECTURAL HARDWARE

The Windsor 158mm Flush Pull features a sleek Matt Black finish, providing a clean and contemporary handle solution suitable for all sliding doors.

Windsor Flushpull Graphite Nickel

+$60

Windsor ARCHITECTURAL HARDWARE

The Windsor 158mm Flush Pull features a sleek Graphite Nickel finish, providing a clean and contemporary handle solution for sliding doors.

Kitchen

We know the kitchen is one of the most important spaces in your new home, and there's no shortage of design choices to make. Each of our kitchen plans is professionally designed and ready to go, but if you'd like something more personal, you can create a design entirely your own with the help of a specialist kitchen designer.

Kitchen Cabinetry

PETER HAY KITCHENS

Founded in 1973 in the heart of Auckland, Peter Hay Kitchens is one of the oldest and best-known kitchen brands in New Zealand. For more than 50 years, Peter Hay has continued to bring "affordable style", transforming kitchens from humble backrooms into open plan "heart of the home" living spaces. Their successful history has included many significant achievements, Trusted Brand Awards, The Best Of Best Awards and likely the most significant achievement, the successful install of a world-first production line in 2016 helping them keep up with the capacity of kitchens they produce.

As per kitchen plan. Changes can be made

STANDARD

Ash Woodline

Sublime Teak

Aged Walnut

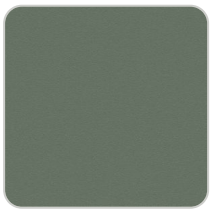
Warm White

Streetlight

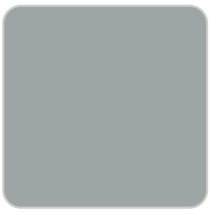
Mist

Porcelain Blush

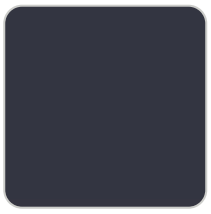
Green Slate



Fog



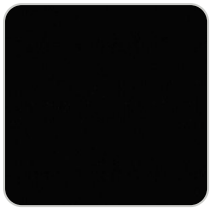
Char Blue



Black

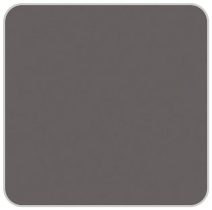
UPGRADES

Black – Noir



POA

Greywacke – Nitro



POA

Sand – Napa

POA

Benchtop

Amorini

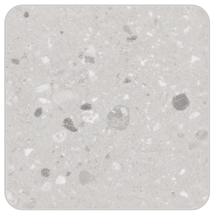
Duropal Quadra/Streamline worktops are designed to withstand the wear and tear of daily use in the kitchen. With their high-pressure laminate construction, these worktops are resistant to scratches, heat, and moisture, making them a practical choice for any home. Upgrades to engineered stone are also available.

STANDARD

India White (Tight Rolled Edge)

Quartz Stone (Tight Rolled Edge)

Cento (Tight Rolled Edge)



Carrara Marble (Square Edge)

Chalet Oak (Tight Rolled Edge)

Lancelot Oak (Square Edge)

Greige Marble (Square Edge)

Bellato Grey (Square Edge)

Tempered Steel (Square Edge)

Black Limestone (Tight Rolled Edge)

Austral Quartz (Tight Rolled Edge)

Nero Portoro (Square Edge)

Mont Blanc (Square Edge)

UPGRADES

Athena Polished Engineered Stone

POA

Fox Glacier Polished Engineered Stone

POA

Franz Josef Polished Engineered Stone

POA

Zeus Polished Engineered Stone

POA

Sink

We offer a range of different Häfele sinks, from the standard single bowl sink and drainer to Formhaus designer options.

STANDARD

Hafele Home Single Bowl Sink & Drainer

The essential range is a practical, all rounder sink offering plenty of space for preparation and washing up. Made from 0.7mm 304 18/10 grade polished stainless steel

SKU 329499

UPGRADES

Hafele Home Cubo Bowl Sink 500mm Stainless Steel

+$250

Hafele Home Formhaus Single Bowl & Drainer Sink 1000mm x 500mm Black

+$290

Manufactured from quality engineered quartz composite material, Formhaus sinks are specially developed for the demands of the kitchen with scratch, stain and heat-resistant properties. German handmade and come with a 15 year warranty.

Hafele Home Single Bowl 550mm Black

+$390

Manufactured from quality engineered Quartz composite material, Quadro sinks are specially developed for the demands of the kitchen with scratch, stain and heat resistant properties. Made from 80% quartz, 15% acrylic.

Hafele Home Single Bowl 550mm White

+$390

Manufactured from quality engineered Quartz composite material, Quadro sinks are specially developed for the demands of the kitchen with scratch, stain and heat resistant properties. Made from 80% quartz, 15% acrylic.

Kitchen Mixer

The kitchen mixer comes from Englefield's Studio Pin range. With its slim pin-style lever, the range has a clean, modern look and is available in a choice of colours to suit your kitchen design.

STANDARD

Studio Pin Kitchen Mixer – Chrome

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Polished Chrome colour

UPGRADES

Studio Pin Kitchen Mixer – Black

+$180

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Matte Black colour

Studio Pin Kitchen Mixer – Brushed Nickel

+$180

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Brushed Nickel colour

Handles

Our Häfele and Sylvan Cabinet Handle Collection offers a selection of contemporary finishes and profiles to complement any kitchen style. Choose from sleek chrome, brushed brass, matte black and satin nickel options, with upgrade selections available to personalise the look of your home.

STANDARD

Hafele Essentials Slim Bar Handle 160mm Matte Chrome Plated

HAFELE

UPGRADES

Hafele Essentials Cupboard Handle Brushed Brass Finish

+$80
HAFELE

Hafele Essentials Slim Squareline Handle 160mm Black Matte

+$80
HAFELE

Sylvan Norton Cabinet Handle 160mm Matte Black Finish

+$80
SYLVAN

Sylvan Norton Cabinet Handle 160mm Satin Nickel Finish

+$80
SYLVAN

Bathroom

Explore a wide range of stylish and functional bathroom products designed to suit every need and budget. At Englefield, they take pride in delivering high-quality solutions backed by warranties of up to 10 years, giving you peace of mind with every purchase.

We're proud to partner with Englefield to offer a seamless experience in designing your dream bathroom.

Slide Shower

Contemporary and streamlined, the Studio Pin slide shower provides maximum enjoyment with minimum fuss. Available in polished chrome, brushed nickel and matte black finishes. Black and brushed nickel have an anti-fingerprint treatment. Upgrade to the Milano Dual rain shower for an even more luxurious showering.

STANDARD

Studio Pin Slide Shower – Chrome

- Single function hand shower.
- Generous wide-angled spray.
- Easy clean nozzle
- 1.5m PVC hose.
- Polished Chrome colour

UPGRADES

Milano Dual Rain Shower – Black

+$700

- Multi-function hand shower with rub-clean nozzles.
- 2 modes of operation.
- Dual check valve for backflow prevention.
- Suitable for mains pressure
- Matte Black anti fingerprint treatment

Milano Dual Rain Shower – Brushed Nickel

+$700

- Multi-function hand shower with rub-clean nozzles.
- 2 modes of operation.
- Dual check valve for backflow prevention.
- Suitable for mains pressure
- Brushed Nickel Anti fingerprint treatment

Milano Dual Rain Shower – Chrome

+$560

- Multi-function hand shower with rub-clean nozzles.
- 2 modes of operation.
- Dual check valve for backflow prevention.
- Suitable for mains pressure
- Polished Chrome Colour

Studio Pin Slide Shower – Black

+$190

- Single function hand shower.
- Generous wide-angled spray.
- Easy clean nozzle
- 1.5m PVC hose.
- Black anti fingerprint treatment

Studio Pin Slide Shower – Brushed Nickel

+$190

- Single function hand shower.
- Generous wide-angled spray.
- Easy clean nozzle
- 1.5m PVC hose.
- Brushed Nickel anti fingerprint treatment

Shower Mixer

MASTERFLOW® technology controls the mix of hot and cold water, giving you an enhanced flow and greater temperature control, as well as a smooth transition between hot and cold, even when inlet cold and hot pressures are unequal. With Englefield's 15-year guarantee, the Englefield MASTERFLOW® range is the best choice for all New Zealand houses.

STANDARD

Studio Pin Shower/ Bath Mixer – Chrome

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Polished Chrome finish

UPGRADES

Studio Pin Shower/ Bath Mixer – Black

+$230

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Matte Black finish

Studio Pin Shower/ Bath Mixer – Brushed Nickel

+$230

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Brushed Nickel finish

Bath

STANDARD

Valencia Freestanding Bath

Sierra Freestanding Bath

Studio II Freestanding Bath

Bath Spout

The Englefield Studio Wall-Mount Bath Spout features a clean, rounded design that brings a sleek contemporary finish to any bathroom. Available in Polished Chrome, Matte Black and Brushed Nickel, the three colour options make it easy to coordinate with your chosen tapware and bathroom finishes.

STANDARD

Chrome

The Englefield Studio Wall-Mount Bath Spout features a clean, rounded design that brings a sleek contemporary finish to any bathroom.

- 168mm spout reach.
- Polished Chrome Finish

UPGRADES

Brushed Nickel

+$40

The Englefield Studio Wall-Mount Bath Spout features a clean, rounded design that brings a sleek contemporary finish to any bathroom.

- 168mm spout reach.
- Brushed Nickel Finish

Matte Black

+$40

The Englefield Studio Wall-Mount Bath Spout features a clean, rounded design that brings a sleek contemporary finish to any bathroom.

- 168mm spout reach.
- Matte Black Finish

Vanity

The Englefield Valencia Vanity Collection offers a choice of floor-standing or wall-hung designs to suit your bathroom style and space. Available in White, Urban Oak and Coastal Oak, each option combines practical drawer storage with a clean, contemporary finish.

Included: Englefield Valencia 750mm single-bowl vanity - floor-standing or wall-hung

STANDARD

Valencia 750mm Floor-Standing

The Englefield Valencia Floor-standing Vanity combines a clean, contemporary design with practical storage for everyday bathroom essentials. Its streamlined profile and generous drawers create a fresh and versatile addition to any modern bathroom.

Vanity Colour:

Coastal Oak | Urban Oak | White

Valencia 750mm Wall Hung

The Englefield Valencia Wall Hung Vanity features a clean, contemporary design that creates a spacious and streamlined bathroom look. With practical drawer storage and a floating design, it combines everyday functionality with modern style.

Vanity Colour:

Coastal Oak | Urban Oak | White

Basin Mixer

The Englefield Studio Pin MASTERFLOW® Basin Mixer combines contemporary styling with enhanced water flow and smooth, precise temperature control. Its all-pressure MASTERFLOW® technology performs reliably with both equal and unequal water pressures, making it an ideal choice for New Zealand homes.

STANDARD

Studio Pin Basin Mixer – Chrome

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Polished Chrome finish

UPGRADES

Studio Pin Basin Mixer – Black

+$160

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Matte Black finish

Studio Pin Basin Mixer – Brushed Nickel

+$160

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Brushed Nickel Finish

Toilet

The Englefield Tivoli and Evora Rimless Toilet Suites combine contemporary styling with hygienic rimless technology for easier cleaning and everyday practicality. Both offer efficient flushing and comfortable designs, providing stylish and reliable options to suit a range of modern bathrooms.

STANDARD

Tivoli Raised Height Rimless Toilet

- Vitreous China
- Kohler White
- Rimless wash down
- Watermarked certified
- WELS 4 Star rating

SKU 31635A-0

UPGRADES

Evora Rimless Slimseat Toilet

+$360

- White vitreous china
- Quiet Close™ Quick Release™ toilet seat
- Rimless design for improved hygiene
- Exceptional flush performance
- Slimline seat

Evora Rimless Wrapover Toilet

+$250

- White vitreous china
- Quiet Close™ Quick Release™ toilet seat
- Rimless design for improved hygiene
- Three seat options available – Low Profile, Bidet D-Shape Seat and Wrap Over
- Exceptional flush performance
- Wrapover seat

Bathroom Accessories

Nouveau Cinna range of bathroom accessories. Available in 4 colour options to match the rest of the bathroom tapware options.

ADD-ONS

Black Accessories Pack

+$350

Includes:

- Matte black toilet roll holder
- Matte black hand towel holder
- Matte black Heated towel rail

Brushed Brass Accessories Pack

+$450

Includes:

- Brushed Brass toilet roll holder
- Brushed Brass hand towel holder
- Brushed Brass Heated towel rail

Chrome Accessories Pack

+$250

Includes:

- Chrome toilet roll holder
- Chrome hand towel holder
- Chrome heated towel rail

Gun Metal Accessories Pack

+$550

Includes:

- Gun metal toilet roll holder
- Gun metal hand towel holder
- Gun metal Heated towel rail

Laundry

Robinhood

For your laundry, we provide quality Robinhood Supertubs. Proven and trusted by Kiwis for decades.

STANDARD

Robinhood Supertub - 560mm White

- Modern overflow design
- Integrated basket waste
- Seamless stainless steel bowl
- Washing machine hose tap connections
- Reversible side apertures
- Powder-coated galvanised steel cabinet
- Satin white finish
- Stainless steel lead free gooseneck tap
- Full-width storage cupboard with shelf and floor
- Anti drip edge sink

UPGRADES

Robinhood Supertub - 560mm Black

+$260

- Modern overflow design
- Integrated basket waste
- Seamless stainless steel bowl
- Washing machine hose tap connections
- Reversible side apertures
- Powder-coated galvanised steel cabinet
- Matte Black finish
- Stainless steel gooseneck tap
- Full-width storage cupboard with shelf and floor
- Anti-drip edge sink

Robinhood Supertub - Slim Black

+$260

- Modern overflow design
- Seamless stainless steel bowl
- Washing machine hose tap connections
- Reversible side apertures
- Powder-coated galvanised steel cabinet
- Matte Black finish
- Stainless steel lead free gooseneck tap
- Full-width storage cupboard with shelf and floor
- Anti drip edge sink
- Slim design for small spaces

Robinhood Supertub - Slim White

+$150

- Modern overflow design
- Seamless stainless steel bowl
- Washing machine hose tap connections
- Reversible side apertures
- Powder-coated galvanised steel cabinet
- Satin white finish
- Stainless steel lead free gooseneck tap
- Full-width storage cupboard with shelf and floor
- Anti drip edge sink
- Slim design for small spaces

Appliances

We've partnered with Harvey Norman Commercial to fit your kitchen with quality Haier appliances as standard, with the option to upgrade to premium Fisher & Paykel for a touch of luxury and innovation.

Cooktop

STANDARD

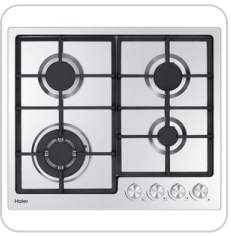
Haier 60cm 300 Series Electric Cooktop

Haier

- Four cooking elements for different sized cookware
- Intuitive touch controls
- Spill detection alert for safety
- Designed to pair with a Haier wall oven in black glass

SKU HCE604TB3

Haier 60cm 500 Series Gas on Steel Cooktop



Haier

- Four burners, including a wok burner for high heat cooking
- Single surface cast iron trivets make it easy to slide cookware between burners
- Includes a flame failure safety system
- Designed to pair with a Haier black and stainless steel wall oven

SKU HCG604WFCX3

UPGRADES

Fisher & Paykel 60cm Series 5 4 Burner Gas Cooktop Stainless Steel

+$1,050

FISHER & PAYKEL

- Four burners including a wok burner
- A flame-failure safety device; if the flame goes out, the gas turns off
- LPG gas; requires external bottles.

Fisher & Paykel 60cm Series 5 4 Element Electric Cooktop

+$1,190

FISHER & PAYKEL

- Four cooking zones including a dual element
- Automatic spill detection shuts off elements if pans overflow
- Touch & Slide controls easily control each cook zone

Fisher & Paykel 60cm Series 5 4 Zone Induction Cooktop

+$1,450

FISHER & PAYKEL

- Instant response and precise control with Touch&Slide
- PowerBoost and GentleHeat deliver both very high or very low heat for specialised cooking
- Easy to clean, durable ceramic glass cooktop
- Enjoy safer cooking with a keylock function, safety time out, surface hot indicators, and spillage auto off

Haier 60cm 300 Series Induction Cooktop

+$540

Haier

- Four zones with precise heat control
- Instant-response heating for busy lives
- Surface remains cool-to-touch until cookware is placed on it
- Designed to pair with a Haier wall oven in black glass

Haier 60cm 500 Series Gas on Glass Cooktop Black

+$350

Haier

- Four burners, including a wok burner for high heat cooking
- Single surface cast iron trivets make it easy to slide cookware between burners
- Includes a flame failure safety system
- Designed to pair with a Haier wall oven in black glass

Oven

STANDARD

Haier 60cm 300 Series Built in Oven

Haier

- Seven oven functions including Air Fry, Pastry and Pizza
- Even convection heating on every shelf
- Easy cleaning with a removable door and inner glass of the door.
- Monochromatic black glass design to match the Haier family of kitchen appliances

SKU HWO60S7EB4

Haier 60cm 300 Series Built in Oven Stainless Steel

Haier

- Seven oven functions including Air Fry, Pastry and Pizza
- Even convection heating on every shelf
- Easy cleaning with a removable door and inner glass of the door.
- Stainless steel design to match the Haier family of kitchen appliances

SKU HWO60S7EX4

UPGRADES

Fisher & Paykel 60cm Series 5 Contemporary Oven 6 Function

+$870

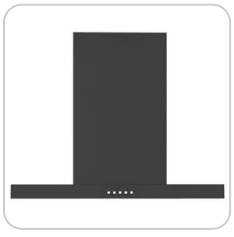
FISHER & PAYKEL

- Generous 85L total capacity
- Six oven functions including Pizza Bake
- With AeroTech™ technology for even heating
- Designed to match the Contemporary style family of appliances

Rangehood

STANDARD

Haier 60cm 500 Series Box Chimney Wall Rangehood Black



Haier

- Effective 700 m^3/hr airflow
- Dishwasher-safe aluminium filters for easy cleaning
- Energy-efficient LED lighting illuminates your cooktop
- Ducted or recirculation options for flexible installation

SKU HC60BLBK

Haier 60cm 500 Series Box Chimney Wall Rangehood Stainless Steel

Haier

- Efficient 700 m^3/hr air flow
- Easy to clean, with dishwasher-safe filters
- Energy-efficient LED lights illuminate your cooktop perfectly
- Ducted or recirculation options for more flexibility when installing

SKU HC60BLX1

Fisher & Paykel 60cm Series 5 Integrated Insert Wall Rangehood Stainless Steel

FISHER & PAYKEL

- Effective 780 m^3/hr airflow
- Seamlessly integrates into your kitchen cabinetry
- Dishwasher-safe aluminium filters for easy cleaning
- Energy-efficient LED lighting illuminates your cooktop

UPGRADES

Fisher & Paykel 60cm Series 5 Pyramid Chimney Wall Rangehood Stainless Steel

+$410

FISHER & PAYKEL

- With three fan speeds, select the perfect extraction rate for your cooking
- Powerful maximum air movement of 780 m^3/hr
- Dishwasher safe filters that are easy to remove and clean

Fisher & Paykel 60cm Series 7 Integrated Insert Wall Rangehood

+$930

FISHER & PAYKEL

- With three fan speeds plus a boost function, select the perfect extraction rate for your cooking
- Powerful maximum air movement of 780 m^3/hr
- Energy-efficient LED lighting to illuminate your cooking surface
- Pair with a compatible cooktop and the extraction rate will automatically adjust to suit your cooking
- Wi-Fi enabled for notifications through the SmartHQ™ app

Haier 60cm 500 Series Integrated Insert Wall Rangehood Black

+$430

Haier

- Effective 800 m^3/hr airflow
- Seamlessly integrates into your kitchen cabinetry
- Dishwasher-safe aluminium filters for easy cleaning
- Energy-efficient LED lighting illuminates your cooktop

Plumbing & Electrical

The essentials that get your new home connected.

STANDARD

Rheem Optima Vitreous Enamel 180L Indoor/Outdoor Hot Water Cylinder

Rheem Optima Vitreous Enamel 180L Indoor/Outdoor Hot Water Cylinder

Rheem 26L Gas Continuous Flow Water Heater

26L Gas Califont

Heating

ADD-ONS

Mitsubishi Avanti 5kW Heat Pump

POA

MITSUBISHI HEAVY INDUSTRIES

Mitsubishi Heavy Industries - Avanti 5kW heat pump installed for heating and cooling

What else is included

In addition to the choices on the previous pages, your home includes the following as standard.

PLANS, CONSENTS & DOCUMENTATION

- ✓ Permit plans
  Plans through council with building consent (council fees not included)

STRUCTURE & FRAMING

- ✓ Building Wrap
  Thermakraft® building wrap and tapes installed to all exterior walls
  A high-performance breather membrane that provides a critical secondary weather barrier, reducing air infiltration and improving the thermal performance of the wall system
- ✓ Wall Framing
  H1.2 treated all wall framing timber fitted and fixed as per council plans, including pre-nailed frames, 3604 technical standard
- ✓ Roof Trusses
  H1.2 treated, engineer-designed, gang-nailed roof trusses to suit plan and site requirements, 3604 technical standard
- ✓ Extra timber
  Beams, rafters, purlins, roof and soffit framing and timber ceiling battens
  (Rondo can be supplied at an extra cost)

INSULATION

- ✓ Ceiling Insulation
  Pink® Superbatts® R7.0 ceiling insulation
  High-performance Pink® Superbatts® deliver an R7.0 rating, exceeding the NZ Building Code minimum for most climate zones to keep your home warm in winter and cool in summer
- ✓ Wall Insulation
  Pink® Batts® Ultra® R2.6 wall insulation
  Pink® Batts® Ultra® provide a proven R2.6 thermal and acoustic barrier in all exterior walls, helping maintain a comfortable interior temperature year-round

ROOFING

- ✓ Roof Underlay, Screws & Flashings
  Covertek 215 self-supporting roof underlay, roofing screws, and all flashings and barge caps
- ✓ Soffits
  Fibre-cement soffit/eaves linings

WINDOWS AND DOORS

- ✓ Door Handles & Locks
  Kanso colour-matched exterior handle and lock set

INTERIOR LININGS

- ✓ Ceilings
  GIB® 10mm standard plasterboard
- ✓ Internal Walls
  GIB® 10mm standard plasterboard
- ✓ GIB Aqualine® (Wet Areas)
  GIB Aqualine® water-resistant linings to bathrooms
  GIB Aqualine® features a water-resistant core that resists steam and moisture penetration. It is New Zealand's number-one tiling substrate and its fibreglass-reinforced core provides excellent strength and stability behind tiles
- ✓ GIB Braceline® (Structural Bracing)
  GIB Braceline® bracing sheets installed where specified on plans
  GIB Braceline® is a high-performance bracing plasterboard for light timber-framed buildings. It provides effective wall bracing while also reducing sound transmission between rooms

INTERIOR FINISHES

- ✓ Skirting Boards
  60 x 10mm pine skirting boards
- ✓ Scotia
  55mm Gib Cove classic
- ✓ Architraves
  40mm x 10mm pine architraves to all door and window openings

- Wardrobe Doors
  MDF pre-primed flush panel sliding wardrobe doors with pine jambs and Robemaker hardware

KITCHEN

- ✓ Pull-Out Rubbish Bin
  Integrated pull-out rubbish/recycling bin cabinet
- ✓ Cutlery Tray
  In-drawer cutlery tray insert. White colour

What's not included

PLANS, CONSENTS & DOCUMENTATION

- × Resource consent
  Resource consent applications and associated fees if required for your site (e.g., for non-complying activities or district plan rules)
- × Consents
  On site consent for site and services
- × Geotechnical / site-specific engineering
  Site-specific geotechnical investigation, soil testing, or specialist engineering reports. Site investigations, consents, reports
- × Survey & title fees
  Land surveys, title searches, or legal fees related to the property

INTERIOR FINISHES

- × Hanging rods and internal shelving to wardrobes

FURNITURE & DÉCOR

- × Window treatments
  Curtains, blinds, shutters, and associated tracks or hardware
- × Furniture
  All furniture including beds, sofas, tables, chairs, and storage units unless otherwise stated as an inclusion
- × Soft furnishings & décor
  Cushions, rugs, artwork, mirrors (beyond the standard bathroom mirror), and all decorative items

BATHROOM

- × Wet area glass and wall lining are not included

APPLIANCES

- × Refrigerator / freezer
  Fridge and freezer are not supplied
- × Washing machine & dryer
  Laundry appliances are not supplied
- × Dishwasher
  Dishwasher appliance is not supplied
- × Microwave
  Microwave oven is not supplied

PLUMBING & ELECTRICAL

- × Mains power connection
  Connection of the home to the mains electrical supply from the boundary or meter box. The home is wired and ready for connection; the line connection itself is the customer's responsibility
- × Water supply connection
  Connection to mains water supply, water tank, or pump system from the boundary to the home
- × Wastewater & sewage connection
  Connection to mains sewage, septic tank, or effluent disposal system. Including any septic tank design, supply, and installation
- × Stormwater connection
  Stormwater drainage from downpipes to an approved disposal point
- × Gas supply connection
  LPG bottle/cylinder supply and regulator, or natural gas connection from the boundary. The home is plumbed and ready; gas supply is the customer's responsibility
- × Internet, phone & fibre
  Any broadband, fibre, phone line, or Sky TV connection and associated installation fees

SITE & LAND PREPARATION

- × Site visits
  Physical site visits
- × Site earthworks & levelling
  Clearing, levelling, or grading of the land prior to or following installation
- × Foundations & piles
  Physical foundation piles, concrete slab, or sub-floor structure at the site

× Retaining walls
Any retaining walls, cut-and-fill works, or erosion control required on site

× Delivery & transportation
Transportation of the home to the site and any cranage, machinery, or access works required for placement

OUTDOOR & EXTERIOR

× Decks, verandahs & outdoor stairs
External decks, verandahs, pergolas, and entry stairs unless noted in inclusions

× Driveway & paths
Driveway, footpaths, concrete pads, and hardstanding areas

× Landscaping & gardens
Lawns, planting, garden beds, topsoil, bark, irrigation, and any other landscaping works

× Fencing & gates
Boundary or privacy fencing, garden gates, and associated posts or foundations

× Garage, carport & shed
Standalone garages, carports, or sheds

× Letterbox
Letterbox and house number signage

GENERAL

× Any item not listed in the Inclusions Schedule
Only items specifically listed in your signed Inclusions Schedule are covered. If you are unsure whether something is included, please ask before signing

× Plan customisation
Any changes or upgrades to the standard plan that are significant enough to require a custom concept plan

× Material upgrades & variations
Any upgrade to a standard specification (e.g., premium cladding, stone benchtops, upgraded appliances) is available at an additional cost and must be agreed in writing

× Damage caused by third parties or site conditions
Damage resulting from site conditions, weather events, or third-party works after delivery is not covered

YOUR KITSET, YOUR WAY

Ready to talk about the Otira?

Personalise this home online, see your price update as you choose, and send us your selections when you are ready. We will come back to you with a quote for your site.

COASTTOCOASTHOMES.CO.NZ/HOMES/LARGER-HOMES/OTIRA

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While we make every effort to supply the products and finishes shown, availability can change. If a specified product becomes unavailable or is subject to supply delays, we reserve the right to substitute an alternative of equal or better quality and specification. All information is current at the time of publication (30 October 2026)