

Pepe Ridge

Contemporary Coastal Living
Tairua, New Zealand



Coromandel escape or, your slice of Coromandel Paradise

Memories made at the beach last a lifetime and for many of us, the happiest of family times have been in a seaside setting. At Pepe Ridge in the seaside township of Tairua, you will find a contemporary coastal development offering the perfect Coromandel lifestyle for generations of memory-making.

For decades, Kiwis have packed up cars and migrated up this picturesque peninsula, camping in canvas tents, parking up in a classic caravan or pulling up each summer to an old family bach and settling in for a few weeks of sunshine and sandy feet.

And whilst some of the baches have expanded a bit and many have been transformed into contemporary, stylish, and significant homes with modern technology enabling families to live here year-round, the feel of the place hasn't changed a bit. It's still a peaceful spot, dominated by surf, native bush, boats and fishing, a lifestyle like no other in the world.

Pepe Ridge sits proudly above the township, in walking distance to the shops while offering an array of stunning outlooks across the tidal Tairua Harbour towards Pauanui and the volcanic peak of Mount Paku. Designed as a stylish enclave of quality beach homes, the subdivision will be home to a limited, few fortunate families.

From this elevated position, the new homes spread across two sides of the ridge with all sites offering spectacular Coromandel vistas and some of the best sunrise views to be found anywhere in the world. In one direction, the coming and goings of the Tairua Harbour and the green swathe of the town's golf course is visible, while on the other side the sites look out to the magnificent turquoise stretch of the ocean beach and both the Alderman Islands and Shoe Island.

Pepe Ridge's history as a farming and forestry block is evident from the surrounding stands of mature native bush and coastal pine which provide a natural backdrop to the development's building platforms. The layout of the development has been designed to allow each home to be positioned to capture both the sun, the tree-lined landscape, and the sweeping ocean views.



01. Tairua wharf and harbour, looking back over Pepe Ridge



The sections on offer are limited in number and are expected to become home to some of the very best new builds on the peninsula. Well-defined covenants ensure the quality of the neighbouring homes, minimise the impact on the local landscape, and provide security for investors.

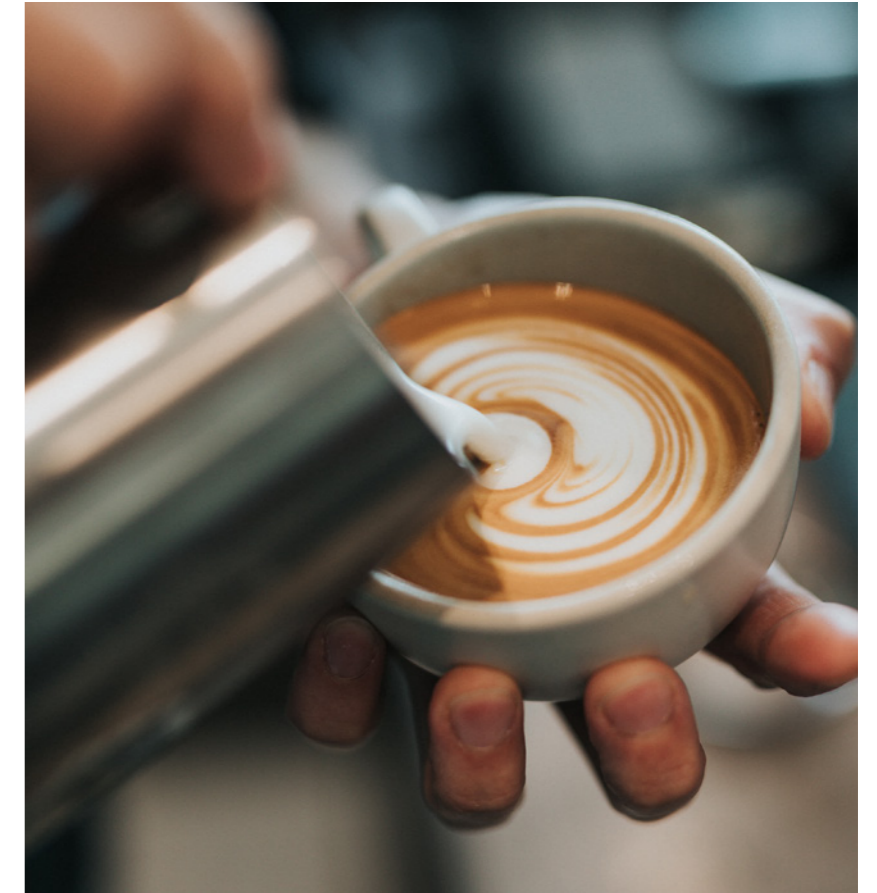
Each site is a blank canvas of generous dimensions, plenty of space for a stunning contemporary home but also room for the backyard cricket match, spacious outdoor entertaining and the all-important parking for the boat or jet-skis.

Take inspiration from the natural colours of the local landscape to build a special, significant residence for your family to spend holidays or a lifetime enjoying this sought-after location. There's no need to start construction just yet, simply lock-in ownership of a section and start imagining and designing your dream home.

02. East view. Pepe Ridge at sunrise.

The busy little town of Tairua has a true Kiwi sense of community. Neighbours here look out for each other and are proud of their charming little town in its glorious setting. As one of the shopping hubs for outlying settlements in the area, Tairua is home to a thriving shopping precinct with its own supermarket, boutiques, and world-class dining. It's all about the laidback coastal lifestyle here, the focus is on family, fishing, and fun.

Public amenities such as the local school, library, bowling club, playgrounds, tennis courts cater to all ages and stages while the community radio and newspaper keep residents up to date with the region's busy calendar of family events - the annual Tairua School Wine & Food Festival is a local favourite.

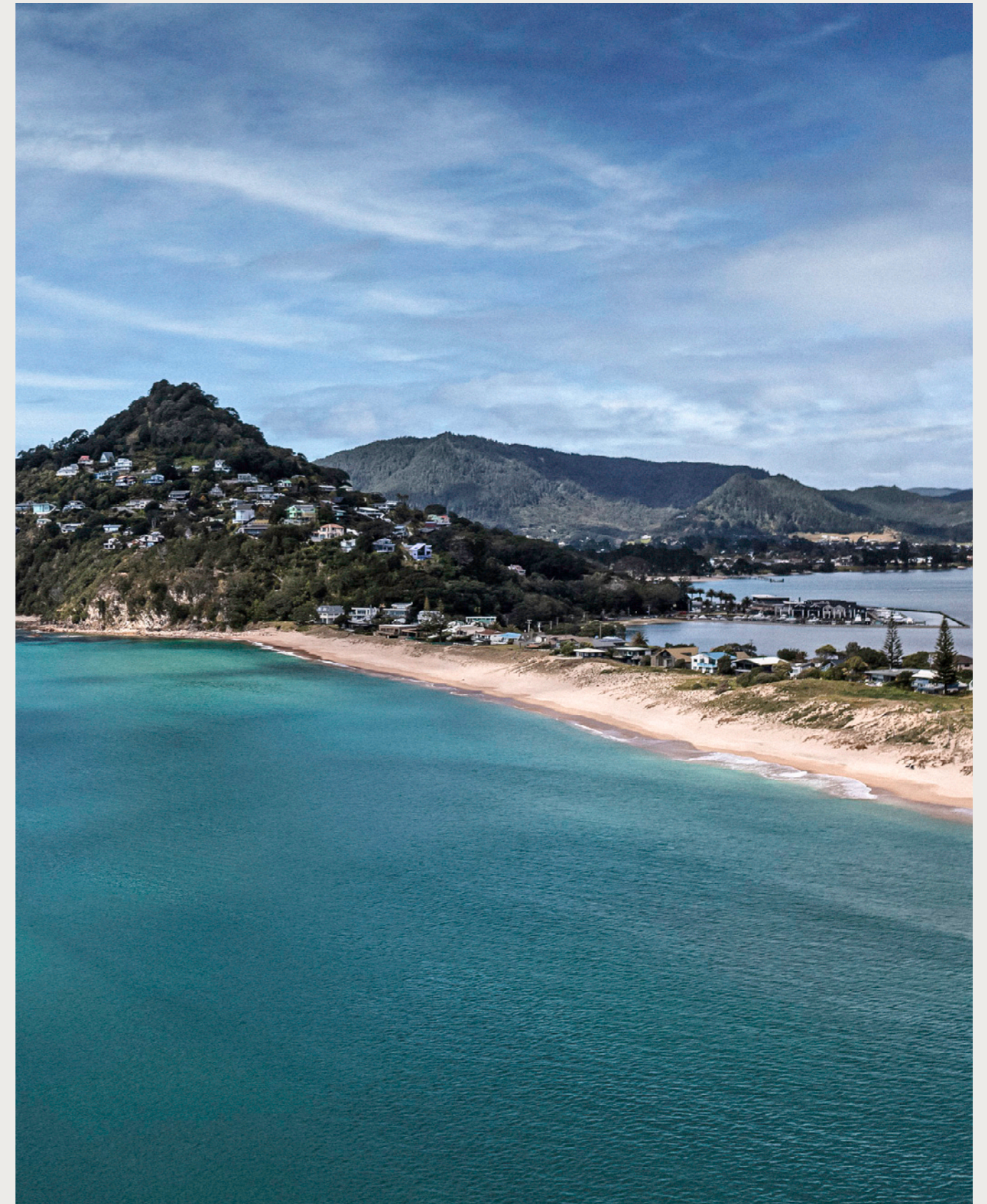


- 03. Walking distance to local cafes
- 04. Tairua local township with boutique amenities

The region's reputation as a marine playground is well-deserved. Fishermen, boaties, divers and kayakers will find life in Tairua a dream come true, it's one of the very best places on the whole peninsula to launch. The harbour provides sheltered waters for sailing, paddling and windsurfing, while the ocean beach is ideal for body boarding, surfing, and casting. The central marina offers berths protected from the swell and there are two boat ramps in the township for easy access at all tide levels.

Adventuring on land is just as rewarding with Tairua home to an array of native forest walking tracks. Climb to the summit of Mount Paku, try the Twin Kauri Walk or the trail along Te Karo Bay. A short drive from town, the Broken Hills Recreation Area is a wonderland of ancient forest, cool waterholes, magical glow worms and plenty of hiking trails that highlight the area's goldmining and kauri-logging history.

More sedate walks are possible with the labyrinth of public waterfront walkways in the township providing ample opportunity for enjoying a quiet stroll and taking in the stunning sights of the area. Centrally located on the Coromandel peninsula, Tairua is an easy drive to all the best spots around the region, whether it's a morning walk to Cathedral Cove, a day of shopping in Whitianga or a balmy evening at Hot Water Beach, the lifestyle in this part of the country is second to none.



- 05. Ample of top surf destinations
- 06. Local fishing
- 07. Mount Paku, Tairua's Ocean Beach and Surf Club

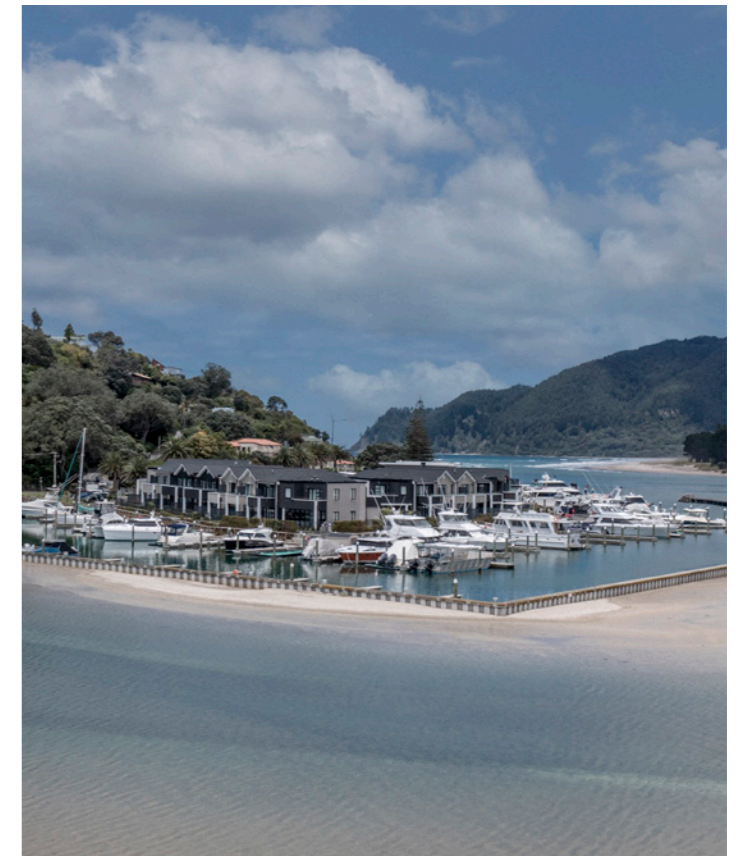


The time has never been more right to establish a base for your family in this magical setting. Amid a global pandemic, international attention on the oceanside playgrounds of Aotearoa has increased dramatically as buyers around the world see the potential of the lifestyle on offer.

Kiwis tired of commuting, traffic jams, crowded shopping malls and revolving lockdowns are seeking new ways to live and appreciating the simpler things in life.

Over the next few years, demand is forecast to continue growing for quality properties in Aotearoa's top lifestyle destinations. As the popularity of working from home and the availability of technologies that support this lifestyle increase, small Kiwi townships will remain appealing.

Pepe Ridge is a blank canvas awaiting your imagination to create a new backdrop for memory-making, a place for friends and family to gather and unwind. Hot summer nights, salty swims, BBQs, sun-filled days cruising out to the islands, fresh snapper on the long-line and a special kind of coastal happiness. Make this your future.



- 08. Views of Alderman Islands and Shoe Island from Pepe Ridge
- 09. Tairua wharf and ferry terminal
- 10. Tairua Marina



- 11. Cathedral Cove
- 12. Diving and snorkelling spots long the coastline



- 13. Pauanui Beach and Mount Paku, Tairua
- 14. Coromandel waves vary from playful beach breaks to a world-class point breaks

2021

Project selling via staged release

2022

Engineering design detail and Resource Consent process

2023

Resource consent obtained, earthworks construction

2024

Earthworks, civil infrastructure construction and landscape planting

2024/25

Titles to be issued and settlement / possession

****Please note:** the above timeline is approximate and subject to change. It is consistent with the time-frames allocated within the sale and purchase agreement. This information is provided as a guide and should not be relied upon solely, where there is a difference between this information and that within the sale and purchase agreement, the sale and purchase agreement shall take precedence. The developers intention is to complete the project as soon as possible while also ensuring the quality and proper processes are followed.

Development Timeline

Pepe Ridge Tairua



Stage 1 - The Cantilever House / Architect MDA Studio / Builder Turner Builders / Photographer Sam Hartnett

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