



Pacific Heritage Park

'... a new concept for lifestyle living in the Eastern Bay of Plenty ...'

- EARLY BIRD SPECIAL -

The vendor has SIGNIFICANTLY reduced four selected Lots for buyers wishing to make an early decision to purchase

LOT	AREA	WAS	NOW
1	.5471	\$220,000	\$185,000
2	.8459	\$210,000	\$175,000
3	1.1808	\$250,000	\$210,000
14	.6375	\$255,000	\$215,000

- PRICE RANGE -

The 14 Lots range in size from .5140 Ha to 1.2970 Ha with prices between \$210,000 and \$315,000

NB: All prices include GST
 Price may be subject to change without notice
 Covenants apply
 Resource Consent has been granted for all Lots
 Areas quoted may change slightly prior to title issue

- WHAKATANE MARKETING AGENTS -



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- WEB SITE -

(For more information and regular updates)

www.mce.co.nz



'... created for the benefit of environmentally inclined New Zealanders to establish a lifestyle set amongst native New Zealand bush and indigenous birdlife ...'



- KEY POINTS -

Pacific Heritage Park, being 14 Lots of an environmentally friendly and innovative 34 Lot subdivision

Located on the western foothills overlooking the Rangitaiki Plains, near Matata in the Eastern Bay of Plenty

Ocean, Islands and Plains views are a feature

Located just 1.5 kilometres from the coast

Natural bush and birdlife surrounding house sites

Sensible covenants ensuring a quality development and a harmonious interaction with the environment

Engineered House Sites with formed access and prepared building platforms

Sealed access to all Lots

Electricity, telecommunications and computer media (including Broadband and Cabled TV) reticulated to the vicinity of each house site

Excellent security including electronic surveillance at the entrance gate

Spring water supplied as back up to stored rainwater

- THE DEVELOPERS PHILOSOPHY -

Gibson and Day Ltd is a family owned company headed by well known Whakatane Surveyor, Ross Overington. For many years Ross has been involved in guiding local clients through the various Council and Government processes involved in Land Development and Subdivision.

*His love of the natural environment coupled with vast experience gained over the many years spent working in the District has combined in the creation of **The Matata Conservation Estate** which includes **The Pacific Heritage Park**. When completed, the subdivision will provide an enviable lifestyle living environment for 34 new landowners. The fully serviced Freehold Lots are spread through a 90 hectare hill country bush block, enjoying excellent privacy within a close neighbourhood community. The house sites nestle into the bush surroundings and overlook the plains and seascape of the Eastern Bay of Plenty.*

*A big focus has been placed on the protection and enhancement of the areas natural heritage. Ross is determined to restore and enhance the native vegetation and birdlife around the hills. To this end a programme to control opossums, stoats, rats and other pests has been in place for two years. This is having notable success with a corresponding increase in birdlife. Ross describes himself as a practical environmentalist and hopes buyers will **"understand and be enthusiastic about what we are trying to do"**.*

Ross has a vision to restore the whole area as near as possible, back to the natural state that it would have been prior to European habitation. The Companies Vision Statement for the sustainable management of the Matata Conservation Estate reads . . .

"Residential activity exists harmoniously with the indigenous vegetation and existing natural habitats of the site. These have been restored and are now a representative example of the habitats and vegetation communities that were widespread on the Matata foothills prior to European settlement. The cultural and spiritual values associated with the land have been retained and the physical evidence of previous Maori occupation protected."