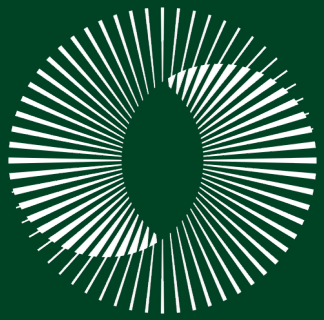


# Mint

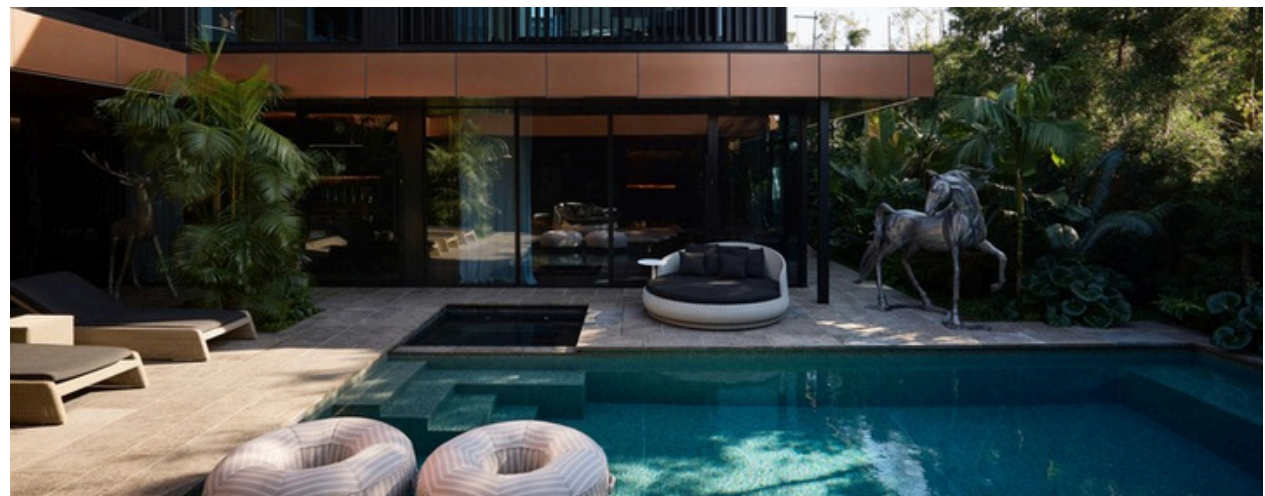


3 MEEANEE QUAY, WESTSHORE



# Contents

- 03 Introduction
- 04 Legal & Council
- 05 Design & Build
- 06 Floor Plans
- 08 A Closer Look
- 10 Gallery
- 14 Property Location
- 15 Meet Nic Goodman



3 MEEANEE QUAY, WESTSHORE, HAWKE'S BAY

## THE QUAY

Some homes impress by scale, and others by design. Very few combine both with this level of confidence, quality and permanence.

Set beside the marina in Westshore, one of Hawke's Bay's most established coastal enclaves, The Quay is a landmark waterfront residence of rare scale, architectural clarity and international quality.

Conceived as a luxury contemporary coastal courtyard house, it brings together minimalist modernism, enduring construction and the privacy of resort-style living.

Every detail has been considered for those who expect more: more comfort, more privacy, more refinement, and a home that supports both everyday ease and exceptional entertaining. This is coastal living at its most considered - substantial, private and unmistakably refined.

---

4  4  +3  3  3   607 m<sup>2</sup> + 54 m<sup>2</sup> decks  829 m<sup>2</sup>



# Legal & Council

## LEGAL DESCRIPTION

LOCATION	3 Meeanee Quay, Westshore
LEGAL DESCRIPTION	Lot 1 DP 12769 & Lot 2 DP 9812
CERTIFICATE OF TITLE	HBD4/1345
ESTATE	Freehold
LAND AREA	829 m2 (more or less)

## COUNCIL & RATES

TERRITORIAL AUTHORITY	Napier City Council
ZONE	Residential
RATING VALUATION	\$9,950,000
IMPROVEMENTS	\$8,510,000
LAND VALUE	\$1,440,00
RATES	\$10,464.36 NCC
	\$1,730.34 HBRC



# Design & Build

**08/2022 ABA 220440 – New 4 x bedroom dwelling, swimming pool, pool shed. CCC:**

**12/02/2025. Architect: Architecture HDT Builder: Gemco. Interior Designer: DSGNR**

## **Interior design agency**

- Foundations - structural concrete slab with XPS insulation
- Construction - precast concrete, structural steel
- Cladding - Nu- Wall Aluminium, Island Stone - Te Kuiti Limestone
- Joinery - Aluminium with 32 mm laminated acoustic double glazing with grey tint
- Roof - Rooflogic Ultratherm Xtreme (main roofs); Coloursteel (remaining ground floor roofs)
- Stainless steel downpipes; Dimond box gutters
- Insulation - R2.8 timber framed walls; R1.8 ceiling blanket; Goldfoam R2.7 XPS precast walls; R2.14 XPS under slabs
- Control 4 smart automation control system
- Sonus faber sound system
- Fibre internet with wifi boosters
- Mitsubishi Electric air conditioning system
- Mitsubishi Electric Lossnay Fresh air system
- Underfloor electric water heating (excluding bedrooms, wine cellar, scullery and garage)
- Underfloor electric heating - all bathrooms, toilets and laundries
- 73 x 335-watt solar panels with an inverter and 5 batteries holding 16.4 kW
- Louvretec opening roof x 2
- Copper entrance doors
- Copper-lined stairwell
- Solid American Black Walnut interior doors
- Ceilings - timber - Western Red Cedar and Ashin
- Internal wall finish - Marrakesh natural lime plaster
- Tapware - Brushed copper
- Italian plumbing fittings
- Italian Henge Tape Suspension Lamp (above kitchen island bench)
- American Black Walnut - all bench tops, stairs, timber joinery, and floor expansion joints
- Granite - splashbacks in both kitchens & shelving in wellness retreat
- Marble feature wall - primary bedroom suite
- Flooring finishes - polished concrete & wool loop pile carpet

## **Wellness retreat**

- 6-person steam room
- Dual copper cold plunge showers
- Cooled filtered drinking water system

## **Wine cellar**

- Temperature controlled - 408 bottle capacity

## **Cabana**

- Copper bar
- Translucent marble bar top with coloured LED lighting
- Sound system

## **Kleemann Hydraulic Lift - 8-person capacity**

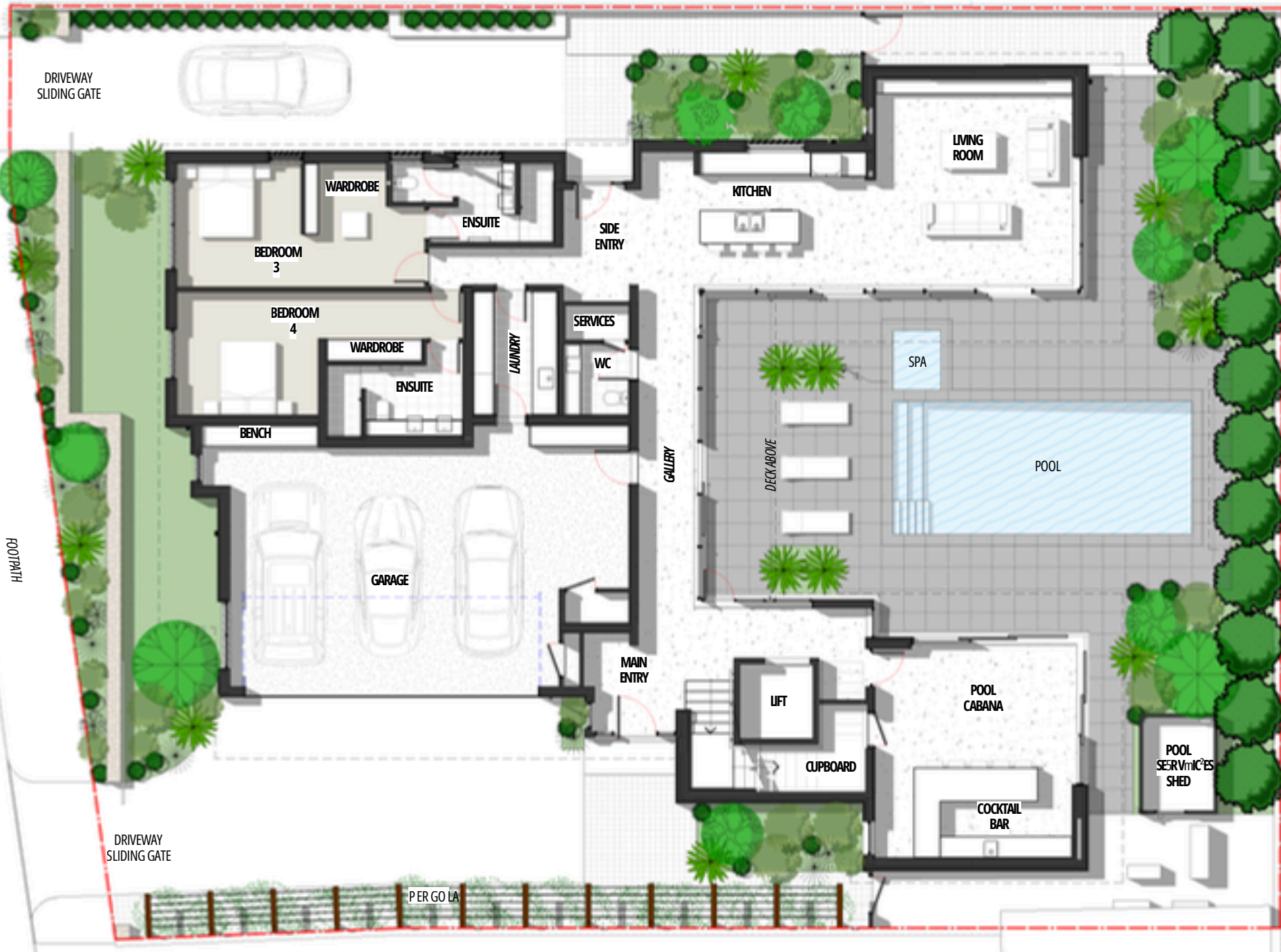
- Glass doors
- Granite floor
- Brushed copper wall linings

## **Pool/Outdoors**

- Heated 44000 litre magnesium main pool - glass mosaic tiles & Bali stone, coloured LED lighting
- Inground Ozone Spa tiled in Sakabumi black lava tile
- Copper outdoor shower - hot/cold
- French Limestone tiles
- Sound system
- Irrigated tropical garden
- Pool Shed
- Water softener

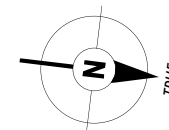
## **Driveways**

- Dual driveway entrances with Corten electric gates
- Corten pergola
- Slate cobblestones
- New Zealand natural limestone fencing
- LED lighting



**NOTES:**

1. Do not scale off this drawing. Use figured dimensions only.
2. Contractor to verify all dimensions and details on site before commencing work.
3. Contractor to report any discrepancy for interpretation prior to affected work proceeding.



**REVISIONS:**

No.	Description



**DIACKHOUSE**

3 Meeanee Quay, Westshore, Napier  
for Darren Diack

**ASBUILT**

**GROUND FLOOR PLAN**

Scale (A3) 1 : 100 Job No. 21021

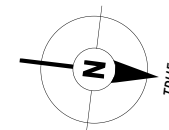
Drawing No. Revision No.

**P.01**



**NOTES:**

1. Do not scale off this drawing. Use figured dimensions only.
2. Contractor to verify all dimensions and details on site before commencing work.
3. Contractor to report any discrepancy for interpretation prior to affected work proceeding.



**REVISIONS:**

No.	Description



**DIACKHOUSE**

3 Meeanee Quay, Westshore, Napier  
for Darren Diack

**ASBUILT**

**FIRST FLOOR PLAN**

Scale (A3) 1 : 100 Job No. 21021

Drawing No. Revision No.

**P.02**

# A Closer Look - Chattels and Fixtures

## HOUSE

- Fixed floor coverings
- Window treatments
- Light fittings
- Fisher & Paykel dish drawer x 4
- Fisher & Paykel fridge/freezer x 2
- Fisher & Paykel oven x 4
- Fisher & Paykel induction cooktop x 2
- Schweigen rangehood
- Ikon rangehood
- Insinkerator x 3
- Heated towel rails x 5
- Extractor fans x 7
- Fisher & Paykel bar fridge
- Billi instant boiling/chilled/sparkling water dispenser x 3
- Mitsubishi Electric air conditioning
- Mitsubishi Electric Lossnay fresh air ventilation and heat recovery system
- Louvretec opening roof x 2
- Sonus faber sound system
- Underfloor electric heating (exceptions - bedrooms, wine cellar, scullery, garage)
- 2 x Rinnai Infinity gas hot water systems
- Corten electric gates
- Temperature-controlled wine cellar
- Fisher & Paykel washing machine x 2 & dryer x 2
- Mirrors x 3 (hallways)
- Kleemann hydraulic lift (8 person)

## POOL AREA

- Pool & pool accessories
- Ozone spa
- Pool shed
- Water softener
- Rain Bird irrigation system

## CABANA/BAR

- Schmick bar fridge
- Polar ice machine
- Fisher & Paykel dish drawer
- Billi instant boiling/chilled/sparkling water dispenser x 1

## OTHER CHATTELS MAY BE AVAILABLE BY NEGOTIATION

## REPORTS AVAILABLE

- LIM
- Title
- Floor Plans



# A Closer Look

## WATER

Town supply

## HOT WATER

Gas Rinnai Infinity x 2  
Gas reticulated from street

## SEPTIC

Town supply

## INTERNET

Fibre with wifi boosters

## POWER

Electric plus  
Solar - x 73, 335-watt solar panels with an inverter and 5 batteries holding 16.4kw

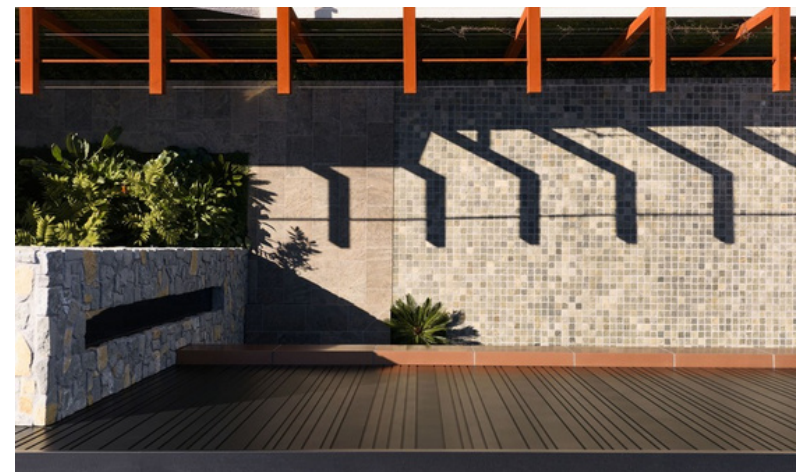
## HEATING

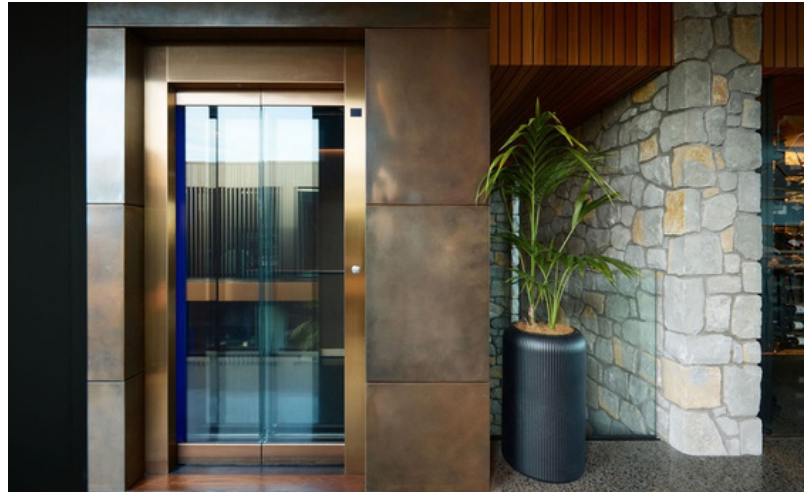
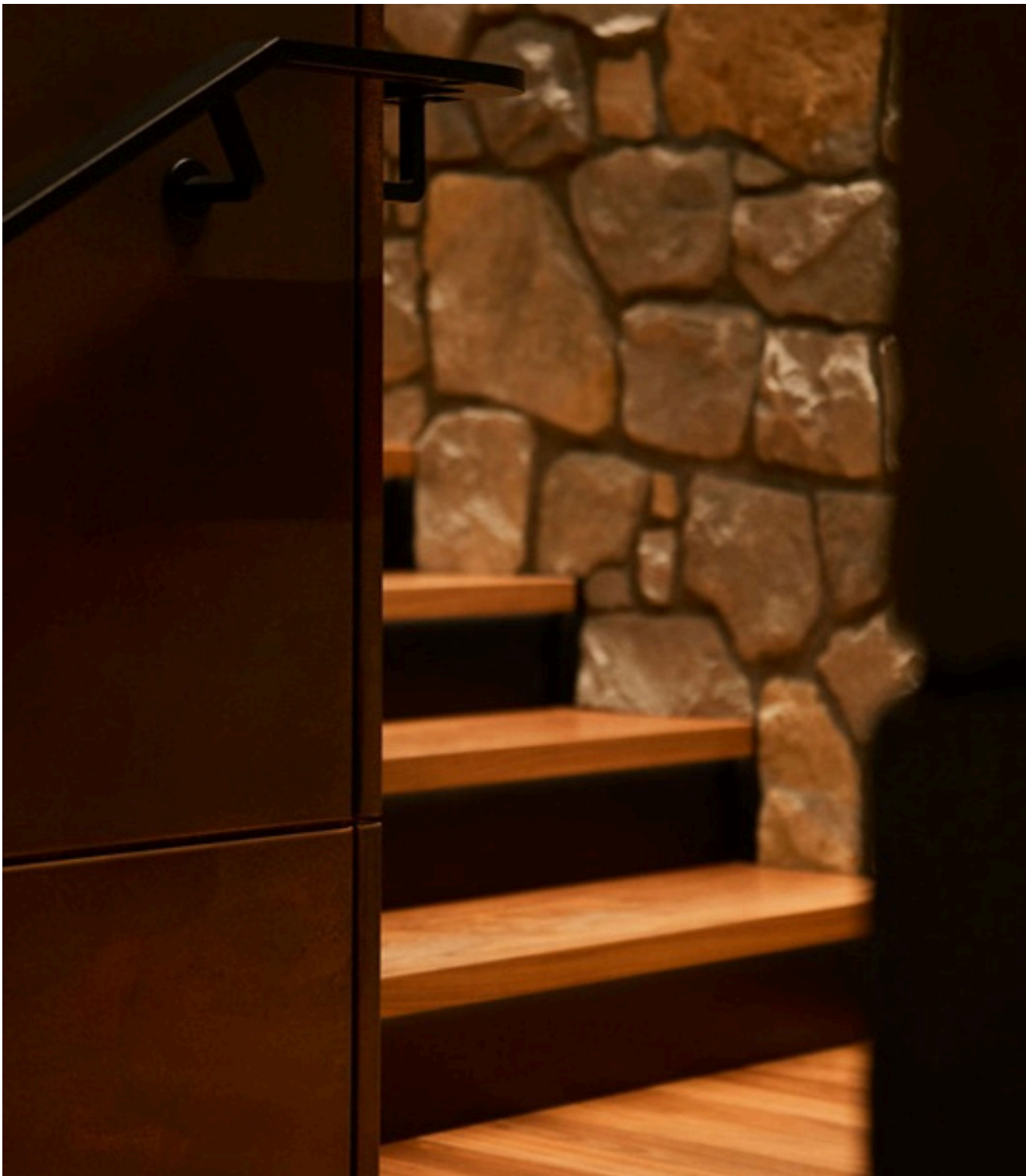
Mitsubishi Electric air conditioning (heating/cooling) throughout (via hidden linear vents)  
Mitsubishi Electric Lossnay fresh air ventilation and heat recovery system ([details](#))  
Underfloor heating (electric) throughout (except bedrooms, wine cellar, skullery & garage)

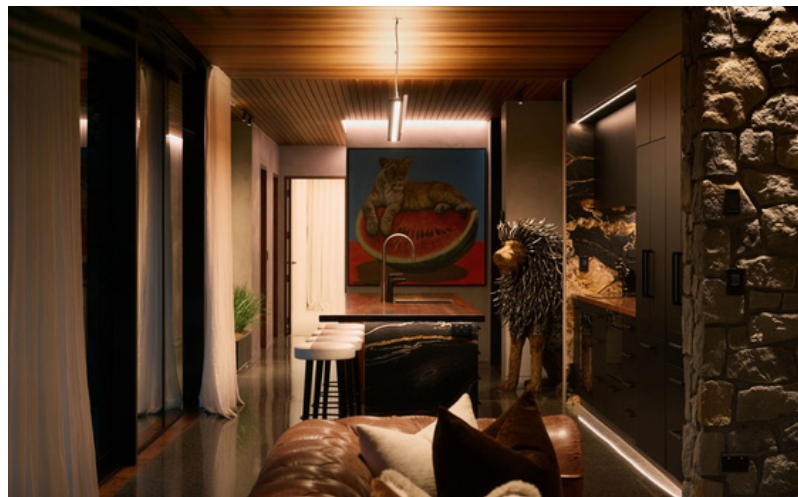
## SCHOOL ZONES

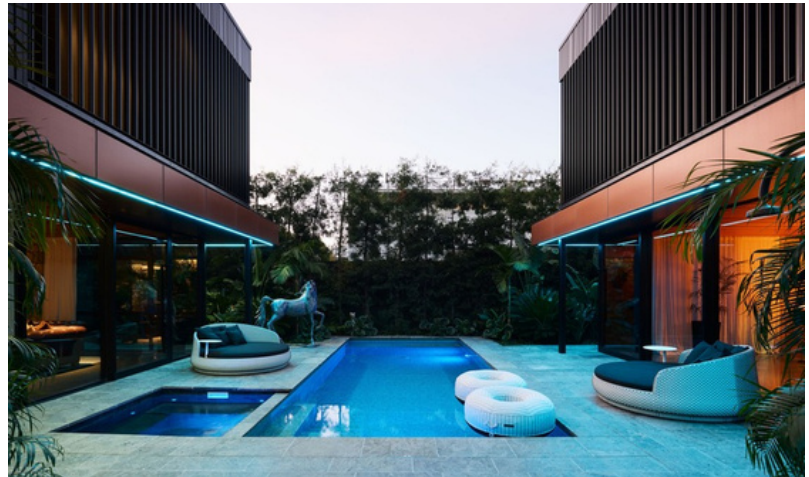
Westshore School - yrs 1 - 6  
St. Patrick's School - yrs 1 - 8  
Napier Intermediate - yrs 7/8  
Napier Boys - yrs 9 - 13  
Sacred Heart College - yrs 9 - 13  
Hereworth - yrs 1 - 8  
Woodford House - yrs 7 - 13  
Iona College - yrs 7 - 13  
Lindisfarne College - yrs 7 - 13

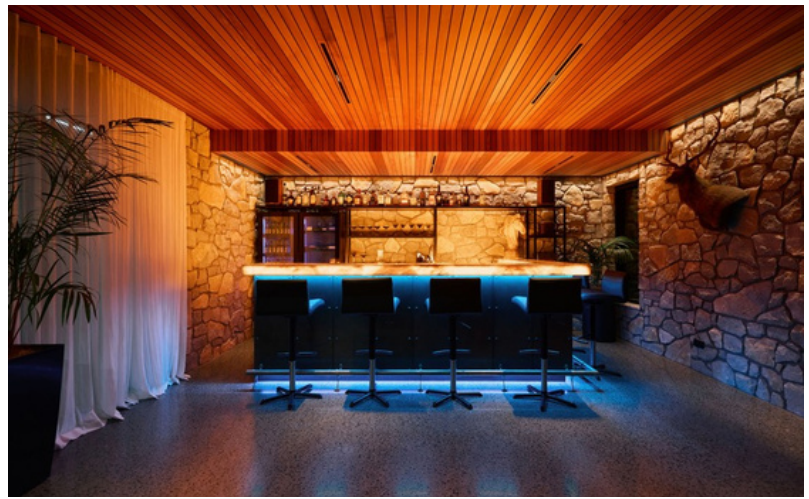


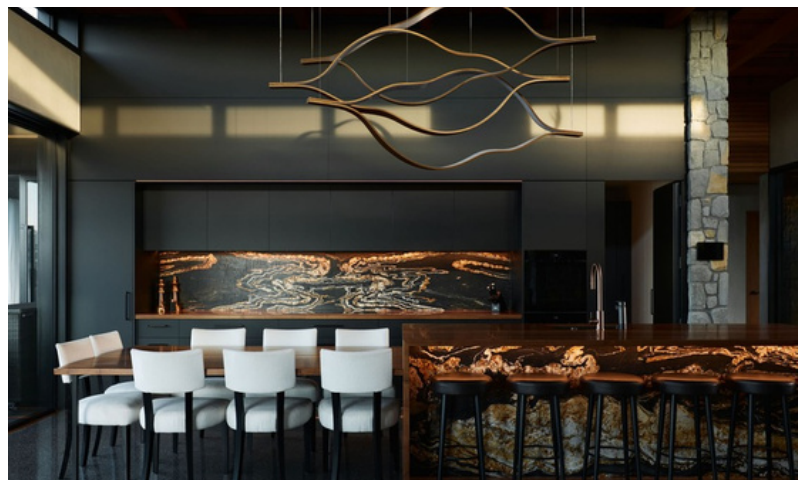


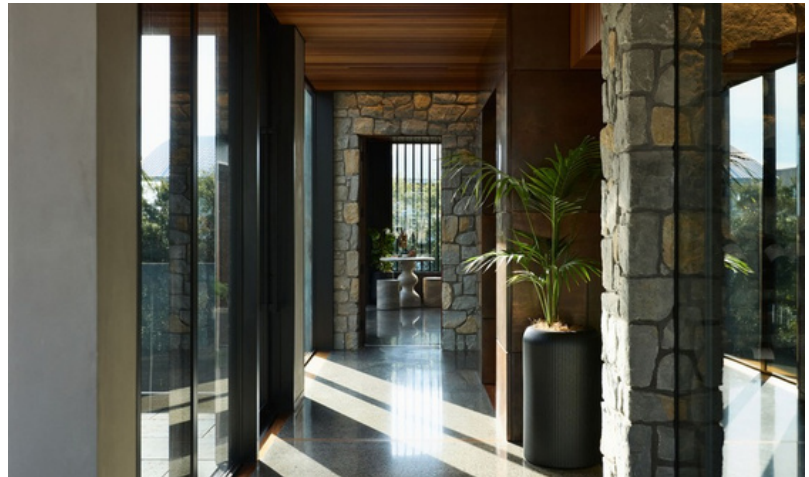






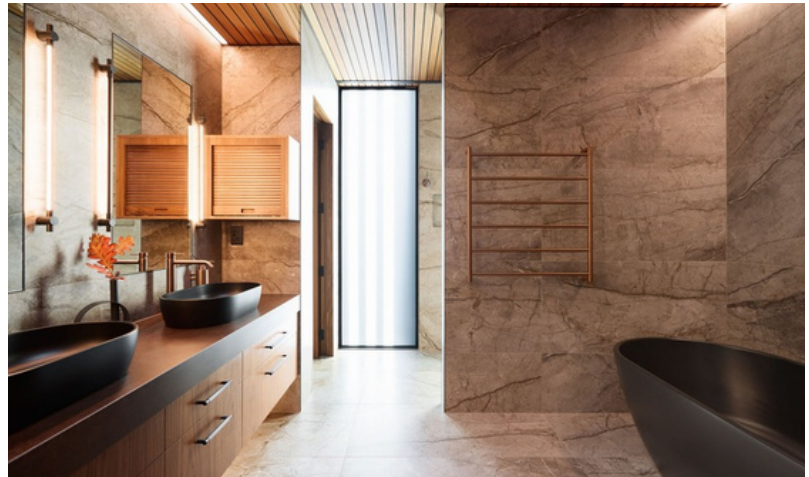
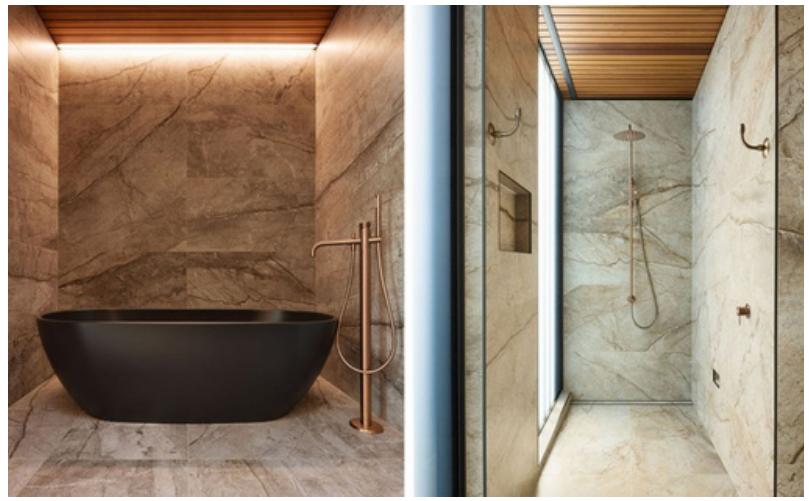






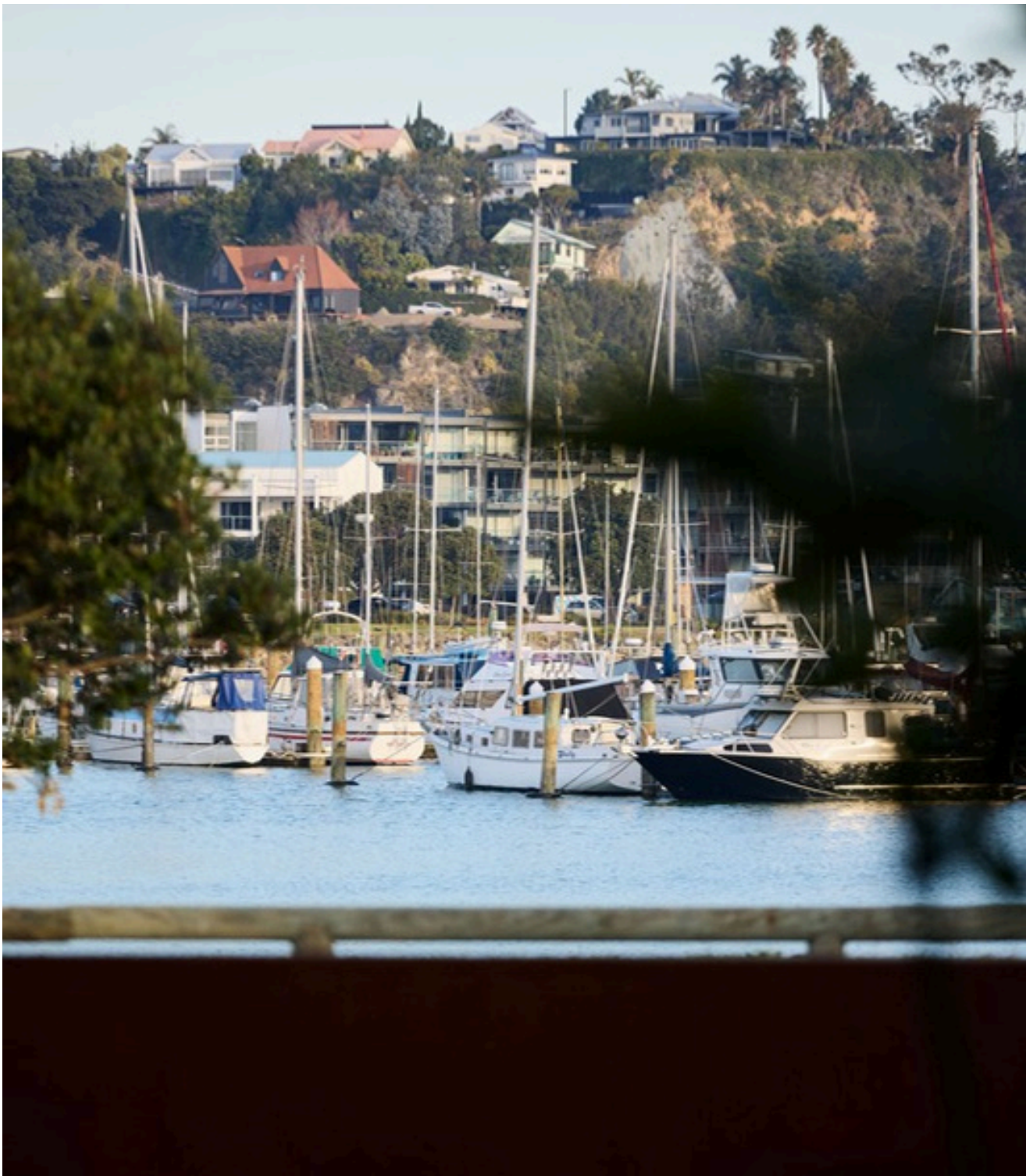














### 3 MEEANEE QUAY, WESTSHORE - LOCATION



# Meet Nic Goodman

**FOUNDER AND PREMIUM PROPERTY SPECIALIST**  
**MINT – HAWKE’S BAY’S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES**

For over a decade, I have had the privilege of guiding clients through the property market in Hawke’s Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint – Hawke’s Bay’s only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of \$3,000,000 – 95% higher than any other agent in Hawke’s Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke’s Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

Let’s shape the future of your property together.

I look forward to working with you.

*Nic Goodman*

021 980 545 | [nic@mintrealty.co.nz](mailto:nic@mintrealty.co.nz) | [mintrealty.co.nz](http://mintrealty.co.nz)



