



157 Beach Haven Rd. BEACH HAVEN.

Brand new Development with a mixture stand alone 3 bed
and terraced 2 bed townhouses.

TUAKIRI
PROPERTY



WELCOME

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the development :

157 Beach Haven Road consists of 8 brand new townhouses, being a mixture of 3bed/2bath and 2bed/2bath properties. The stand alone 3 bedroom properties feature their own private carport and the terraced 2 bed's all have their own off-street carpark. All properties are split over two levels with ample North facing outdoor living area's.

Developed in the quiet neighborhood of Beach Haven on the North Shore this location offers future capital growth potential whilst only being a 20 minute commute to the CBD.

PROJECTED BUILD TIMELINE:

Construction Commencing – September 2023

Completion – May 2024

location :

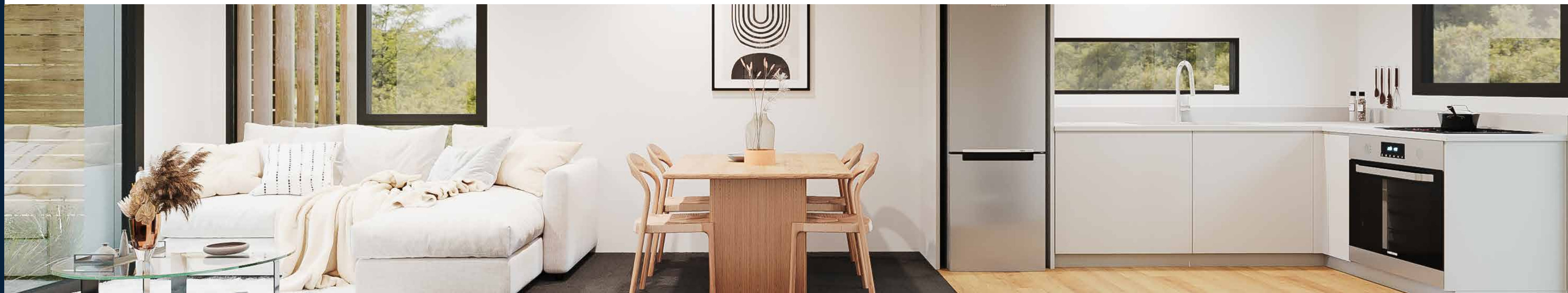
Beach Haven is located in prime position on Auckland's vibrant North Shore. Close to the city or the northern beaches, Beach Haven is the perfect place to set up the family for school, work and play.

Birkenhead shops:	3 km
Auckland cbd:	13 km
Takapuna beach:	8 km
Shore city mall:	8 km
Auckland airport:	7 km
North shore hospital:	7km

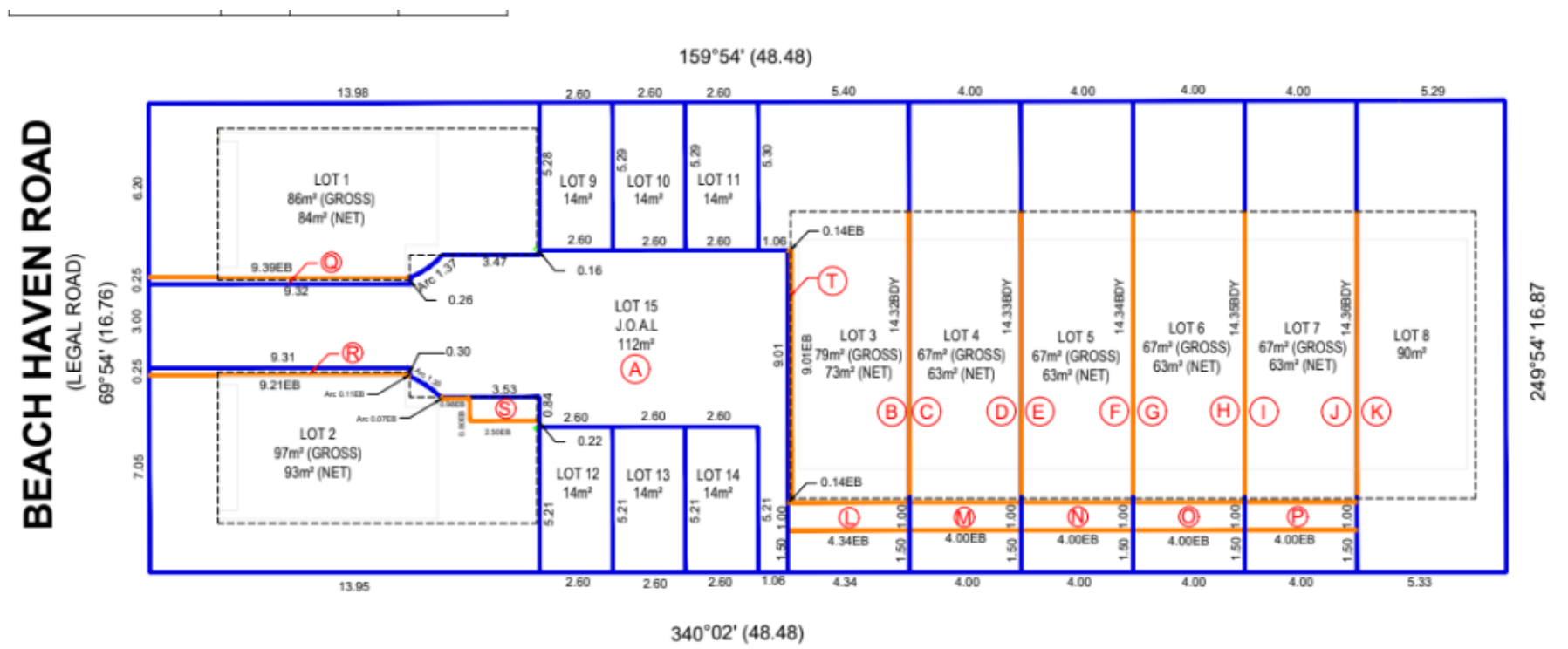


- Freehold title - no body corporate
- Outdoor living areas
- Bosch or Smeg appliances including electric cook top, oven, rangehood & dish drawer
- Designer kitchen & Engineered stone bench top
- Heat pump & LED lighting
- Double glazed aluminum joinery
- Ceramic tiles
- Solution dyed carpet & 12mm underlay
- Fully landscaped private yard/generous planting
- Healthy homes compliant
- RESIDENTS SOCIETY AGREEMENT
The Residents agreement will be in place to protect the quality of the development.

The Residents Agreement's purpose is to ensure any shared areas are maintained and repaired, to protect the value of the homes throughout their life. The common areas can include walkways, access areas, fences, and some garden areas. The Residents Agreement details each owner's obligations in relation to any retaining walls and building elements.
- 10 YEAR BUILD WARRANTY
These townhouses come with a 10 year Building Warranty to protect purchasers.
- LANDSCAPING
A generous low maintenance landscaping plan for each townhouse which is very complimentary to the property.



scheme plan :



site & landscape plan :



- ① Hedge clipped to 1.4m high in the street front
- ② Hedge clipped to 1.8m high in the backyard
- ③ Mail box
- ④ Rubbish bin/ bin screen
- ⑤ Grass lawn
- ⑥ Evergreen specimen tree planting to street front and boundary
- ⑦ Mixed shrub planting
- ⑧ Palm trees planting to break up the bulk of proposed building form
- ⑨ Standard concrete with no oxides
- ⑩ Standard concrete with 4kg/m³ black oxide
- ⑪ Fold down clothesline fixed to fence / building
- ⑫ Timber deck off main living
- ⑬ Concrete / stone pavers with gravel / planting infill
- ⑭ Max 1.2m high timber slat fence
- ⑮ Max 1.8m high timber slat fence / scree to site boundary/ between private gardens

JUN
Landscape Architecture
A: Level 26, HSBC Tower, 188 Quay Street, Auckland
E: junlandscapearchitecture@outlook.com

31.03.23
REV 00
Drawn: W
Scale: 1:150

J00231703/2 LANDSCAPE GENERAL ARRANGEMENT PLAN | 157 BEACH HAVEN ROAD
LANDSCAPE PLAN SET | BEACH HAVEN, AUCKLAND

elevations :



3D View 1



3D View 4



REVISIONS
A RESOURCE CONSENT 31.03.2023

NOTES



FORM ARCHITECTS LTD
PO BOX 488 6842
www.formarchitects.co.nz
info@formarchitects.co.nz
Level 7, 5 Short Street
Newmarket, Auckland

Consultant Team

Project Number: 2012100
157 BEACH HAVEN ROAD











1
A111 1:100 Elevation
LOT 3 NORTH ELEVATION



2
A111 1:100 Elevation
LOT 3 SOUTH ELEVATION



EXTERIOR FINISHES LEGEND	
VERTICAL WEATHERBOARD CLADDING	 
STEEL ROOFING COLORSTEEL, PRE-PAINTED STEEL ROOF WITH MATCHING COLOUR FASCIA & GUTTERS	 
ALUMINIUM GLAZING & DOORS	 
SCREENING	 

REVISIONS
A RESOURCE CONSENT 31.03.2023

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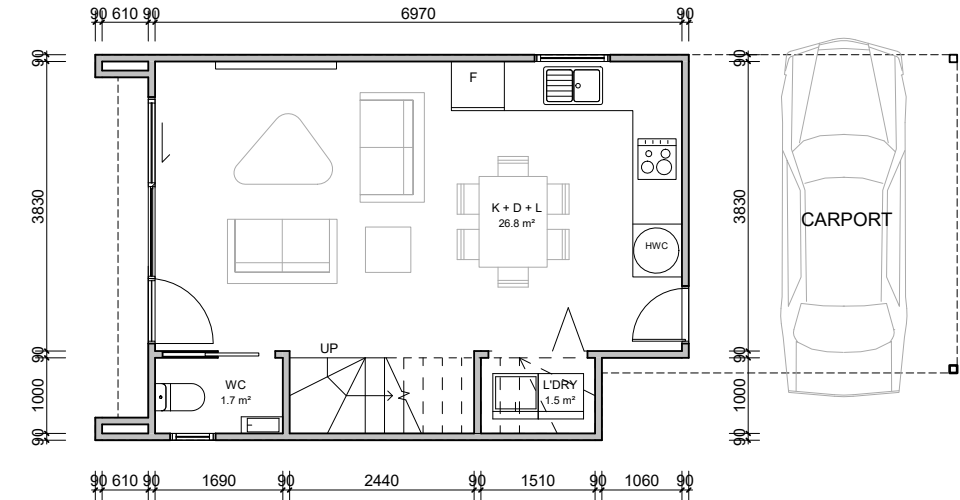
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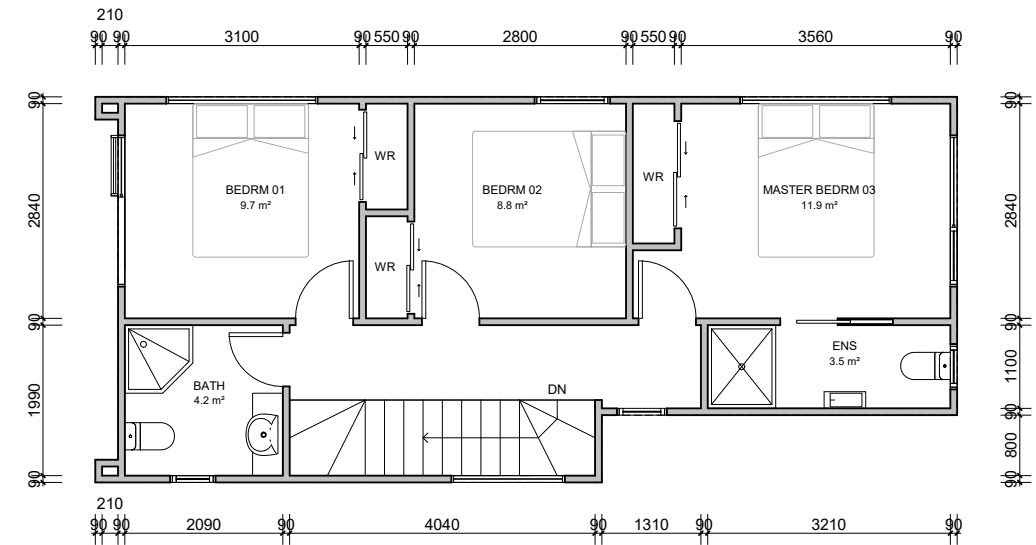
FLOOR PLAN

TYPE A TOWNHOUSE (units 1 - 2)

- 2 storey
- 3 bedroom
- 2 bathroom (incl en-suite)
- Private carport
- 86sqm + 20sqm outdoor living



1 1:50 Plan
LEVEL 1 FLOOR PLAN - TYPE A



TYPE A (2 UNITS) - 3 BEDRMS + 1 CARPORT
 TOTAL: 86m² (2 STOREYS)
 LEVEL 1: 35m² (KDL)
 LEVEL 2: 51m² (3 BEDRMS)

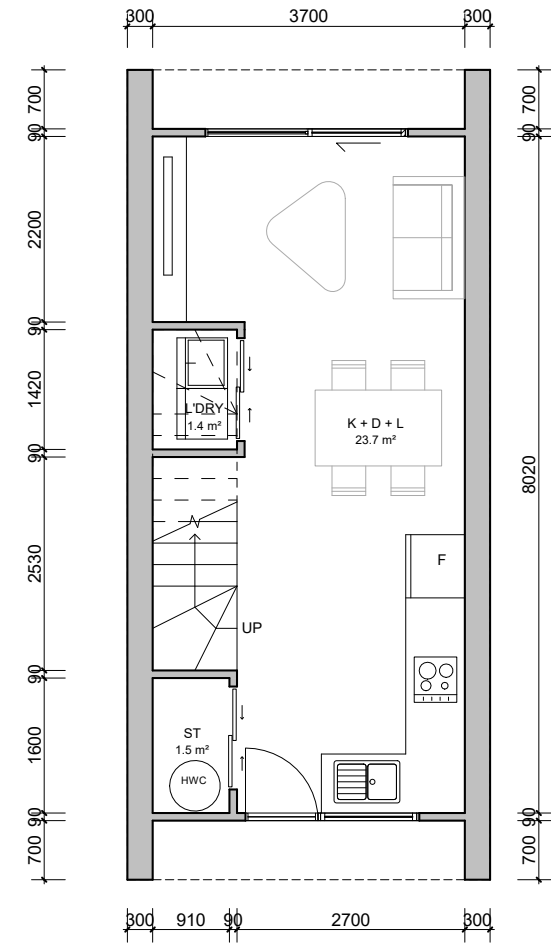
FLOOR PLAN

TYPE B TOWNHOUSE (uniS 3-8)

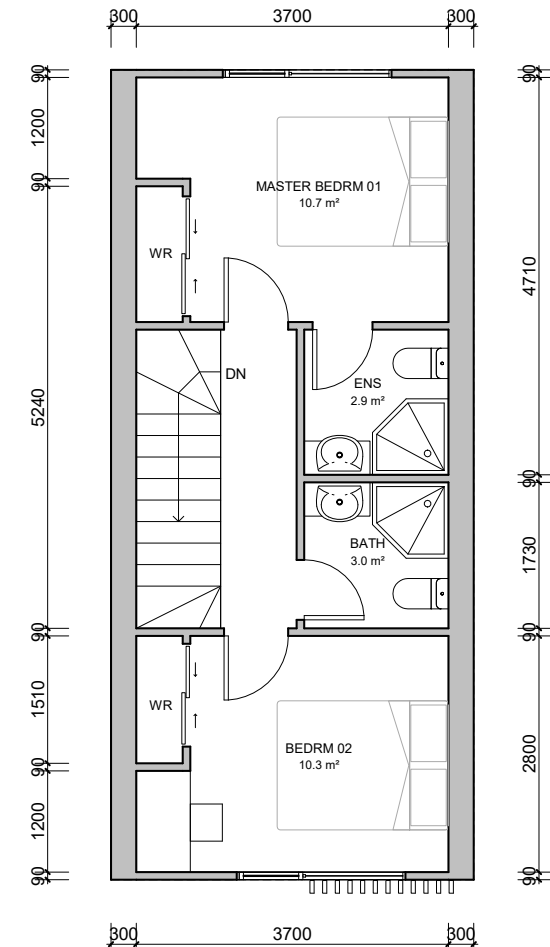
- 2 storey
- 2 bedroom
- 2 bathroom (incl en-suite)
- Off-stree carpark
- 70sqm + 20-25sqm outdoor living



TYPE B (6 UNITS) - 2 BEDRMS + 1 OFFSTREET PARKING
 TOTAL: 70m² (2 STOREYS)
 LEVEL 1: 32m² (KDL)
 LEVEL 2: 38m² (2 BEDRMS)



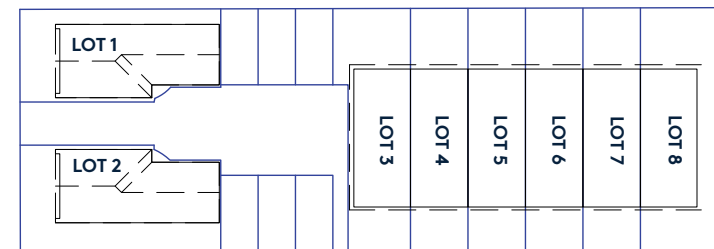
3 1:50 Plan
 LEVEL 1 FLOOR PLAN - TYPE B



4 1:50 Plan
 LEVEL 2 FLOOR PLAN - TYPE B

Lot	Type	Bedrooms	Bathrooms	Car Parks	Approx floor area	Price	Availability
Lot 1	TYPE A	3	2	1 Carport	88sqm	\$889,000	Available
Lot 2	TYPE A	3	2	1 Carport	88sqm	\$889,000	Available
Lot 3	TYPE B	3	2	1 Car park	70sqm	\$769,000	Available
Lot 4	TYPE B	3	2	1 Car park	70sqm	\$769,000	Available
Lot 5	TYPE B	3	2	1 Car park	70sqm	\$769,000	Available
Lot 6	TYPE B	3	2	1 Car park	70sqm	\$769,000	Available
Lot 7	TYPE B	3	2	1 Car park	70sqm	\$769,000	Available
Lot 8	TYPE B	3	2	1 Car park	70sqm	\$769,000	Available

PROJECTED BUILD TIMELINE:
 Construction Commencing – September 2023
 Completion – May 2024



6 March 2023

Rental APPRAISAL

157 Beach Haven Road, Beach Haven

I estimate the current rental for the apartments to be approximately between:

Three Bedroom, Two Bathroom + Toilet
\$690.00 to \$740.00 per week

Two Bedroom, Two Bathroom
\$570.00 to \$620.00 per week

Portfolio Manager
Carika du Toit
 027 886 1433
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 LICENCE: 149490984100

Harcourts Cooper & Co

Property Management
 YOUR AWARD WINNING TEAM

WHY US?

Our award winning team concentrate exclusively on the management of residential properties and this allows us to deliver a tailored service to you, our client. Rest assured that your asset will be managed in a professional and knowledgeable way that will maximise returns and minimise outlays. Achieving the best return for you is what's important and we utilise industry leading tools to accomplish this. You, as a successful property investor, can rest assured knowing your portfolio is in the best hands in the game. We have a team of experienced, friendly portfolio managers who are here to guide you along your investment journey.

Get in touch with our awesome team to have your property managed by the best, then sit back to enjoy the rewards of your investment.

Deb McKinnie, General Manager of Residential Property Management

WHERE ARE WE?

Our Property Management Team manage properties all over Auckland.

From Whangaparaoa to Pukekoe, you can find one of our team members to look after your property investment who knows the local area, and keeps up to date with market trends to ensure you are getting the most out of your investment.

MAINTENANCE

If you ever have any maintenance which needs doing at your property, we have our very own Harcourts Cooper & Co Maintenance Team! General repairs, building work, painting, maintenance, grounds work, etc can be completed by our own experts at competitive prices and carried out with quality and precision.

Healthy Homes Standards

Is your property Healthy Home ready?

1 December 2020: Landlords must include a statement of their **current level of compliance** with the healthy homes standards in most new or renewed tenancy agreements.

1 July 2021: Private landlords must ensure their rental property **complies** with the healthy homes standards within 90 days of any new, or renewed tenancy.

Do you know all the Tenancy Law changes?

ADDITIONAL fines recently implemented against landlords:

\$150,000.00

Average Property Management Fees Annually:


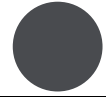

\$2,585.00

Wondering what your investment property may be worth?
 If you would like a free sales appraisal done by one of our award winning sales consultants please let me know and I can organise this for you!


OUR PASSION YOUR HARcourts



Fascia:	Colorsteel - colour Grey Friars.	
Fascia Boards:	Painted in Dulux Grey Friars.	
Spouting:	Folded Colorsteel gutters - colour Grey Friars.	
Downpipes:	Coloursteel - Colour Grey Friars.	

JOINERY

Doors / Windows Aluminium Profile:	Powder coated double glazed - colour Grey Friars Matt with standard colour-matched hardware.	
Front Door:	Aluminium to match joinery.	
Garage Door:	Motorised. Aluminium to match joinery.	

CLADDING




Type 1.	James Hardy Linear Oblique Weatherboard. Painted in Dulux Grey Friars.	
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Type 2.	Weathertex Vertical cladding. Painted in Dulux Half Haast.	
Soffits:	Painted in Dulux Okarito.	

EXTERIOR

Concrete	Standard aggregate, 4kg black oxide. Standard concrete broom finish as per landscape plan.
Deck:	Premium Pine Decking.
Balustrades:	Metal or timber as required.
Terraces	Exposed aggregate, 4kg black oxide
Clothes Line:	Deytek Compact fold down or similar.
Letterbox	Black powder coated. Either apartment style or post mounted.
Exterior Taps:	Brass tap x 1.
Private Landscaping:	As per landscape plan.

INTERIOR FINISHES



Ceilings:	Plasterboard lining to ceilings. Painted - colour Quarter Haast.	
Walls:	Plasterboard lining to walls. Painted - colour Dulux Haast Half.	
Coving:	Square stopped.	
Skirtings:	Bevelled skirting throughout. Painted - colour Dulux Haast Half.	
Doors:	Flush Panel MDF - Painted - colour Dulux Haast Half.	
Bathroom Walls and Skirting:	Painted – Colour Dulux Midhurst.	
Bathroom Ceiling:	Painted - colour Dulux Quarter Haast.	

FLOORING


INTERIORS

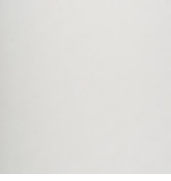

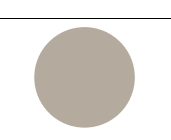
Hard Flooring:	Luxury Vinyl Tile. Colour as pictured or similar.	
Carpet:	100% Solution dyed polyester or nylon. Colour as pictured or similar. 12mm underlay.	
Tiled Flooring - To bathrooms.	Ceramic Tile Colour Grey as pictured or similar. 600mm x 600mm tile. Cement grey grout to match tile.	

DOOR HARDWARE

Door Hardware:	Brushed nickel. Privacy locks to bathrooms and WC.	
Door Stops:	Wall mounted, brushed nickel.	


DESIGNER KITCHEN



Cabinetry:	Bestwood Southern Oak, Timberland Finish. Complementing cabinetry in Bestwood Feather White, Velvet Finish.	
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Bench Top:	Engineered Stone. Soft White. Negative detail.	
Sink Mixer:	Single level kitchen mixer. Brushed nickel. As pictured or similar.	
Sink:	Stainless steel undermounted single sink.	
Splashback:	Painted glass. Colour Dulux Glinks Gulley Double or similar neutral. Frosted / Matte finish.	




NOTE: The kitchen has been priced in accordance with the Architects plans.

KITCHEN APPLIANCES







Wall Oven:	Bosch or Smeg 60cm wall oven.	
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Cooktop:	Bosch or Smeg 60cm induction hob.	
Dishwasher:	Bosch or Smeg Dishwasher.	
Rangehood:	Bosh or Smeg Powerpack BOSCH	


BATHROOM / ENSUITE + TOILETS

Shower:	Acrylic Shower. As pictured or similar. Size to fit space.	
Shower Slide:	Slide shower rose with handheld shower set. Brushed nickel finish. As pictured or similar.	
Shower Mixer:	Brushed nickel Shower Mixer. As pictured or similar.	


INTERIORS

Vanity:	Wall-Hung Vanity with Drawer and Open Shelf. Size to fit space. Light Timber look Melamine finish as pictured or similar.	
Basin Mixer:	Single lever basin mixer. Matte black finish.	
Mirror:	Glass mirror wall mounted	
Wall finishes:	Painted Aqualine plasterboard. Colour Dulux Midhirst.	
Bathroom Floors:	Ceramic Tile Colour Grey as pictured or similar. 600mm x 600mm tile. Cement grey grout to match tile.	
Toilet:	Back to wall suite.	
Paper Holder:	Wall mounted. Brushed nickel. As pictured or similar.	

INTERIORS

Heated Towel Rail:	Square bar heated towel rail. As pictured or similar.	
Extraction:	Extraction unit ducted to exterior.	

WINDOW TREATMENTS

Roller Blinds:	As pictured or similar. Colour - Warm white throughout.	
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HEATING + INSULATION

Hot Water:	Hot water cylinder. Electric 180L or similar.	
Heat Pump:	Heat pump Toshiba PKV16 or similar- 5KW Heating, 4.2 KW cooling.	
Insulation:	Ceilings: Fibreglass insulation to all ceilings R2.9.	
	External Walls: Fibreglass insulation to all walls R1.9	
	Floors: Fibreglass insulation R1.3	

ELECTRICAL

Recessed LED Lights:	To kitchen, living, entry, bedrooms, bathrooms.	
Outdoor Lights:	To exterior, entrance and balcony/decking areas.	
Power Points:	Double. To kitchen, living, entry, bedrooms, hallway and bathrooms.	
Smoke Alarms:	Installed.	
Data Points:	Fibre internet installed to boundary.	



Wall oven

Bosch or Smeg 60cm
Wall oven.



Cook top

Bosch or Smeg 60cm
induction hob.



Dishwasher

Bosch or Smeg
Dishwasher.



Rangehood



Heatpump

Toshiba PKV16 Heatpump
or similar



1. Connect

Identify which townhouse you would like to purchase and connect with one of the team via email or phone

email: sales@tuakiriproperty.co.nz
phone: 021 034 6035

2. Sign

Simply sign our conditional Sale & Purchase Agreement and pass it onto your solicitor.

3. Review

Our standard Sale & Purchase Agreement gives you 10 working days to conduct your due diligence. This period allows ample time for your solicitor to review the agreement.

4. Confirm

Once you are happy to purchase the townhouse, simply confirm the agreement unconditional and pay your deposit.

From here, no further action is required until settlement, which is upon completion of the townhouse.



48 SALISBURY RD,
BIRKDALE

Completed August 2022

2 x 3 Bed / 2 Bath
6 x 2 Bed / 1.5 Bath

Project value \$6,430,000



89 SALISBURY RD,
BIRKDALE

Completed September 2022

2 x 3 Bed / 2 Bath
5 x 2 Bed / 1.5 Bath
1 x 3 Bed / 2.5 Bath

Project value \$6,779,000



For more projects and developments check out tuakiriproperty.co.nz



Ryan Matthews :

Managing Director

Ryan has been in the building industry for two decades, leaving school cold calling building sites selling plasterboard and networking from his late teens, this is how he entered the industry,

His attention soon turned to offering interior lining and decorating services to his network in his early 20s. This has been something he has had an active involvement in now for close to 15 years. His attention to detail is second to none.

Ryan also founded a concrete swimming pool construction business which has given him depth and understanding in the building of concrete structures with a high level of finishing and detail. This business has grown to become one of the top pool builders in NZ.

Ryan gets a huge amount of satisfaction from property and the journey to it provides. From concept to delivery of a finished project to his buyers are a true passion for him.

Broden Race :

General Manager

Broden is an accomplished property professional with a demonstrated history working in commercial real estate investment, asset & portfolio management and property syndication. Broden is licensed Real Estate Agent in both New Zealand and Australia and graduated The University of Auckland with a Bachelor of Commerce with a Commercial Law major.

Broden spent 5 years managing a substantial commercial property portfolio across NZ/AUS for a boutique property syndicator, undertaking several value add developments. More recently, Broden held the role of Asset Manager for NZ's largest industrial occupier, responsible for maximising value and minimising occupancy cost through effective transactions – with notable involvement in special projects, site acquisition and developments.

Broden brings investment grade property expertise to Tuakiri Property which complements our core values being able to deliver high quality products and a fantastic experience to our buyers.



TUAKIRI

PROPERTY

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