

CORBANPARK

HENDERSON



ARCHITECTURALLY
DESIGNED HOMES IN
HENDERSON

INTRODUCTION

ARCHITECTURALLY DESIGNED HOMES IN HENDERSON

An exciting and brand new development in Henderson consisting of 54 modern two and three-bedroom architecturally designed homes by Formis, an architectural design studio based in Auckland, with the reputable G.J. Gardner Homes being the confirmed build partner.

Corban Park will be fully landscaped creating an attractive appeal with New Zealand natives, fruiting trees, hedges and shrubs. Nestled within the center of the development is a playground creating a safe place for your children to play without being too far from home. Each home will have a dedicated carpark and there will be 34 bike parks available



INTERIOR DESIGN

BUILT FOR MODERN LIVING

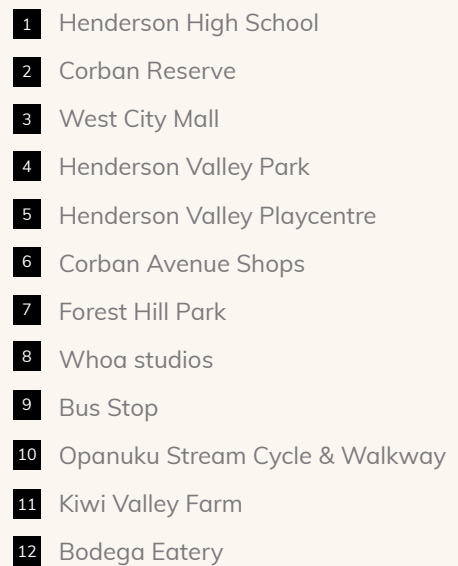
Located on the ground level is your very own designer kitchen – with engineered stone bench tops, spacious living and dining area that seamlessly transition to your private paved courtyard. The perfect balance of indoor-outdoor flow.

Each home is thoughtfully laid out maximising on space and usable areas. Built to the highest standard with large double glazed windows and elegant modern finishings offering a simple yet contemporary design.

The two-bedroom homes are spread over two levels while majority of the large three-bedroom homes offer an additional half level where you will find your sanctuary of the master bedroom, equipped with a spacious en-suite and sizable wardrobe.



WHAT'S IN THE NEIGHBOURHOOD



LOCATION

LOCAL AMENITIES



Park

CORBAN RESERVE

Enjoy some quality time outdoors with the family. Corban Park has a good combination of wide open park space, sports fields and a dog agility enclosure made from recycled plastic.

Shop

WEST CITY MALL

West City Mall boasts 130 stores ranging from fashion, gifts, homeware, food and a community gym. Along with major retailers Countdown supermarket, Farmers department store, The Warehouse and Event Cinemas. All within a short 4 min drive (2.2 km)



Education

HENDERSON HIGH SCHOOL

Henderson High School is the leading school within the catchment area of Corban Park. It is co-educational well-resourced, and a positive learning environment for students. Just a 4 minute bike ride from Corban Park (1.3 km)





greenwood
associates
Landscape Architecture

Client
Corban Park

Project
153, 155, 157, 161 Henderson Valley Road,
Henderson, Auckland

Drawing
210801/1 Landscape Masterplan

Scale
1:200@A1
1:400@A3

North Arrow

Date
3/09/21

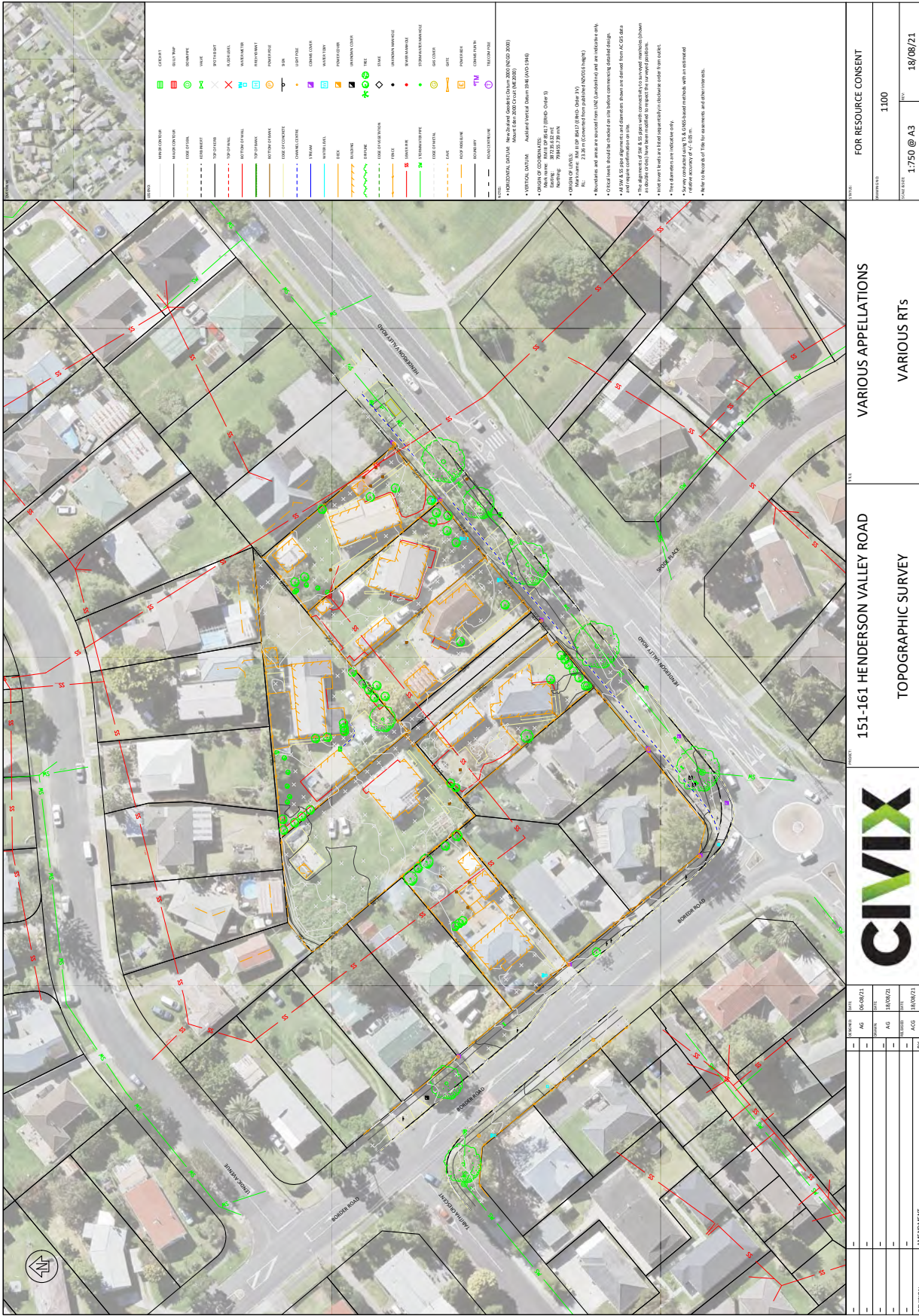
Telephone
09 309 3600

Website
greenwoodassociates.co.nz

Drawn
JG

Checked
RG

SURVEY PLAN

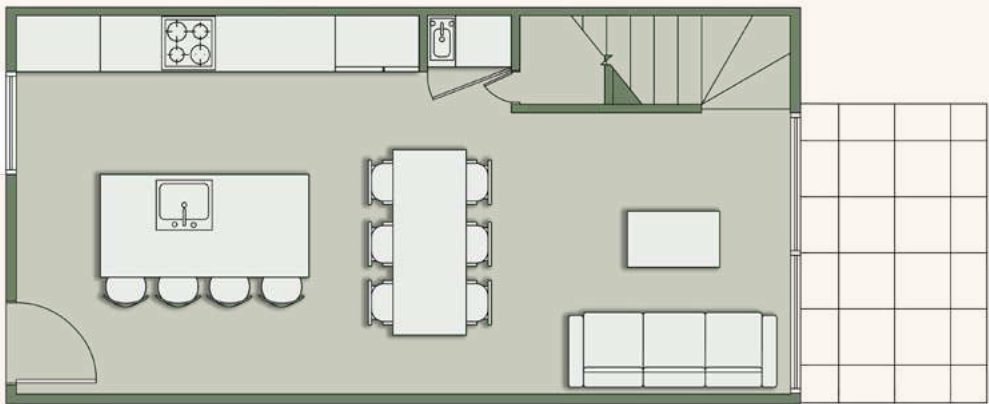


FLOOR PLANS

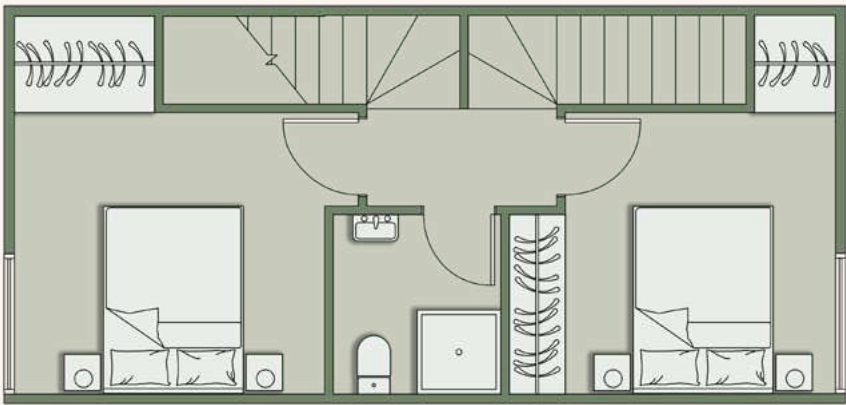
TYPE B

99m²
2.5 LEVELS
3 BEDROOMS
2 BATHROOMS
1 CARPARK

Ground Floor



First Floor



Second Floor



FLOOR PLANS

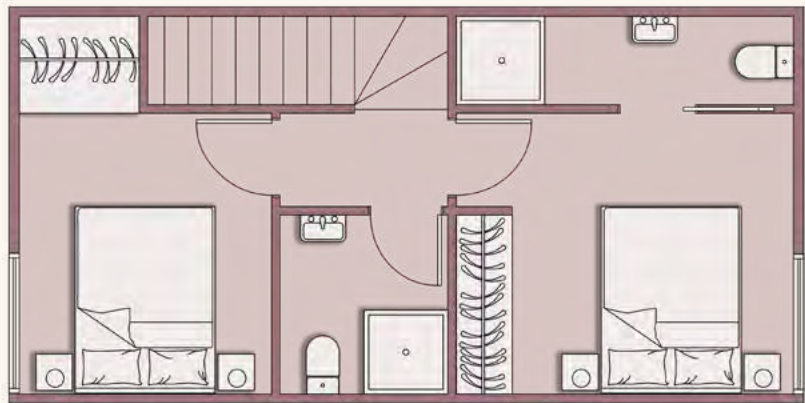
TYPE F

70m²
2 LEVELS
2 BEDROOMS
2 BATHROOMS
1 CARPARK

Ground Floor



First Floor



SPECIFICATIONS

Structure

Concrete slab	Ribcraft/conventional slab
Mid-floor	Pine joists
Intertenancy wall	Substrate: Strandfloor/Fibre Cement/Plywood
Framing	GIB Barrierline GBTLAB 60b system or similar Mineral wool insulation
Internal linings	Engineered design timber frame 2.55m stud on ground floor, 2.4m stud on L2 and L2.5
Roofing	10mm plasterboard Long run roofing
Insulation	Pink Batts or similar R4 in ceiling R2.5 walls R1.8 to cantilevered mid-floor

Exterior

Cladding	Vertical: James Hardie Linea Oblique Horizontal: James Hardie Linea Weatherboard 70mm Brick or similar, brick type to design Mortar to design – site mixed
Joinery	Fairview Window Systems or similar
Entry door	Powder coated Aluminium, double glazing Colour to design
Fascia & Spouting	Powder coated
Downpipes	Colour to design
Eaves	Metal
Paint	PVC
Water Management	James Hardie soffit lining with PVC jointers or similar
System	Dulux paint system where applicable
Landscaping	Combined retention and detention system To professional landscape design

Interior

Plasterboard linings	10mm plasterboard
Paint	10mm wet area plasterboard (where applicable)
Interior doors	Resene / Dulux paint system
Interior windows	Flat panel, hollow core 30mm grooved jamb
Skirting	18mm grooved jamb
Ceiling	60x10mm bevel edge
Door hardware	Square stop 2.55 /2.4m stud height Stainless steel handles Stainless steel door stops
Wardrobes	Shelving with hanging rail in master wardrobe, melamine board, colour white or similar. Hanging rail in guest bedroom/s.
Stairs	
Handrail	Carpet finish Timber hand rail Combined retention and detention system To professional landscape design

SPECIFICATIONS

Electrical

Connections:	Power and Water connected from individual lot boundary to meter box. Phone/Fibre - Connection
Power, phone/Fibre, water	provisioned with conduit provided from individual lot boundary to home.
Ceiling lights	LED ceiling downlights
External light	Rear light to courtyard
Smoke alarms	Hard wired
Mechanical ventilation	Extractor fan to suit
TV outlet	Bathrooms, ensuites, powder rooms (where applicable)
Heat source	To living area
	Heat Pump to living area

Plumbing

Water supply	Mains
Hot water cylinder	To suit requirements
External tap	Tap to rear courtyard
Floor waste	As required to upper level wet areas
Shower unit	All acrylic walls and base to suit design
Shower mixer	Vogue range or similar
Shower slide	Vogue range multi function or similar
	Wall hung to suit design
Bathroom vanity	Mirrored cupboard to suit design Tiled or Glass splashback
Powder room vanity	Wall hung to suit design
Towel rail	Flat mirror to suit design
Toilet roll holder/Door stops	Heated towel rail
	Included – to match interior selections
Kitchen mixer	Methven range sink mixer or similar

Kitchen

Appliances	Bosch built in oven and 60cm cooktop or similar 60cm Bosch dishwasher or similar
	52cm Powerpack (All appliances are subject to supply)
Benchtop	20mm Engineered Stone
Splashback	Tile or Glass
Fridge space	As per kitchen design
Cabinetry	Melamine
Sink	Stainless steel

Floor Finishes

Ground floor flooring	Solid Plastic Composite (SPC) vinyl planking or similar
Carpet	Solution Dyed Nylon
	10 mm underlay
Tiles	Porcelain tiles with skirting
	600x600mm*
	To bathrooms/WC



LEGEND:

- NEW PARCELS
- BUILDINGS
- PARKING
- PATIO
- FOOTPATH
- DRIVEWAY
- PLAYGROUND
- PERVIOUS
- DECKING
- EXISTING PARCELS
- EXISTING KERB LINES
- EXISTING IMPERVIOUS
- EXISTING BUILDINGS

- A: 2 BED, 2 BATH, 1 CARPARK
- B: 3 BED, 2 BATH, 1 CARPARK
- C: 3 BED, 2 BATH, 1 CARPARK
- D: 3 BED, 2.5 BATH, 1 CARPARK
- E: 3 BED, 2.5 BATH, 1 CARPARK
- F: 2 BED, 2 BATH, 1 CARPARK
- G: 3 BED, 2 BATH, 1 CARPARK

UNDER CONTRACT

NOTES:
1. THE DRAWING IS IN NEW ZEALAND TRANSVERSE MERCATOR
2. WHERE HEIGHT TO BOUNDARY RELATIONSHIPS ARE REQUIRED, ADDITIONAL
GROUND LEVELS MAY BE REQUIRED TO ENSURE COMPLIANCE.
3. CONTRACTOR IS REQUIRED TO LOCATE AND PROTECT ALL EXISTING
SERVICES PRIOR TO COMMENCING ANY WORKS. NO REPAIRS TO TAKE
PLACE WITHOUT THE WRITTEN APPROVAL OF CIVIX LIMITED.
4. LOT AREAS AND BOUNDARY DIMENSIONS ARE SUBJECT TO CONFIRMATION
UPON FINAL LAND TRANSFER SURVEY.

FOR INFORMATION ONLY		
DRAWING NO:	1020	
SCALE & SIZE:	A3	15/12/2021
REV:		



CIVIX			151 - 161 HENDERSON VALLEY ROAD, HENDERSON		CARPARK ALLOCATION PLAN	
DESIGNED BY: CT			PROJECT:		TITLE:	
DRAWN BY: CT			PROJECT:		TITLE:	
RELEASED BY: SB			PROJECT:		TITLE:	
AMENDMENT			PROJECT:		TITLE:	
REVISION			PROJECT:		TITLE:	

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PRICE LIST

Block	Lot	Type	Level	Land m2	House m2	Bedrooms	Bathrooms	Carpark	Price
A	Lot 1 - A1	Type F	2	70	70	2	2	1	\$799,000
A	Lot 2 - A2	Type B	2.5	57	70	3	2	1	\$859,000
A	Lot 3 - A3	Type F	2	57	70	2	2	1	\$759,000
A	Lot 4 - A4	Type A	2	57	70	2	2	1	SOLD
A	Lot 5 - A5	Type B	2.5	57	99	3	2	1	SOLD
A	Lot 6 - A6	Type A	2	84	70	2	2	1	SOLD
B	Lot 8 - B2	Type F	2	60	70	2	2	1	SOLD
B	Lot 10 - B4	Type F	2	60	70	2	2	1	SOLD
B	Lot 12 - B6	Type F	2	60	70	2	2	1	\$799,000
C	Lot 18 - C5	Type D	2	151	90	3	2.5	1	SOLD
D	Lot 22 - D4	Type A	2	74	70	2	2	1	SOLD
F	Lot 29 - F10	Type E	2	121	92	3	2.5	1	SOLD
F	Lot 37 - F2	Type B	2.5	64	99	3	2	1	SOLD
H	Lot 47 - H1	Type F	2	115	70	2	2	1	UNDER CONTRACT



WALLACE & STRATTON

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Off the plan means entering into a contract to purchase a property before construction is complete.

Your local Guardian Smith Adviser can work with you to review the finance terms of purchasing off the plan and help get your loan sorted.

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Mikey Smith
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0210 318 160
mikey@guardiansmith.co.nz
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Henderson Reeves

creating smart legal solutions

Expert Advice

We are off-the-plans experts and we will help you navigate the tricky process of buying a new build. Sunset clauses, vendor conditions, safety of your deposit – we have seen it all. We are a skilled legal team giving plain English advice making the process as smooth and hassle-free as possible.

Purchasing Off-The-Plans

\$1,850 plus GST and disbursements

Extra Fees

KiwiSaver applications	\$100 + GST
Homestart Grant applications	\$100 + GST



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Call us for 15 minutes free
no obligation legal advice
– we are happy to help.

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NEW ZEALAND'S REAL ESTATE PROFESSIONALS

CORBAN PARK
HENDERSON

DISCLAIMER

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CORBAN PARK