

# 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

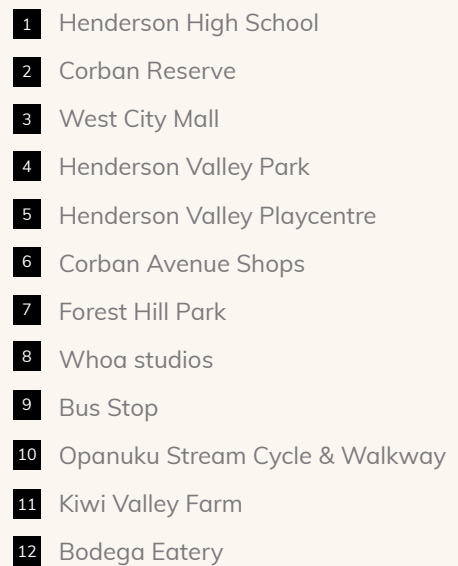
Located on the ground level is your very own designer kitchen – with engineered stone bench tops, spacious living and dining area that seamlessly transition to your private paved courtyard. The perfect balance of indoor-outdoor flow.

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

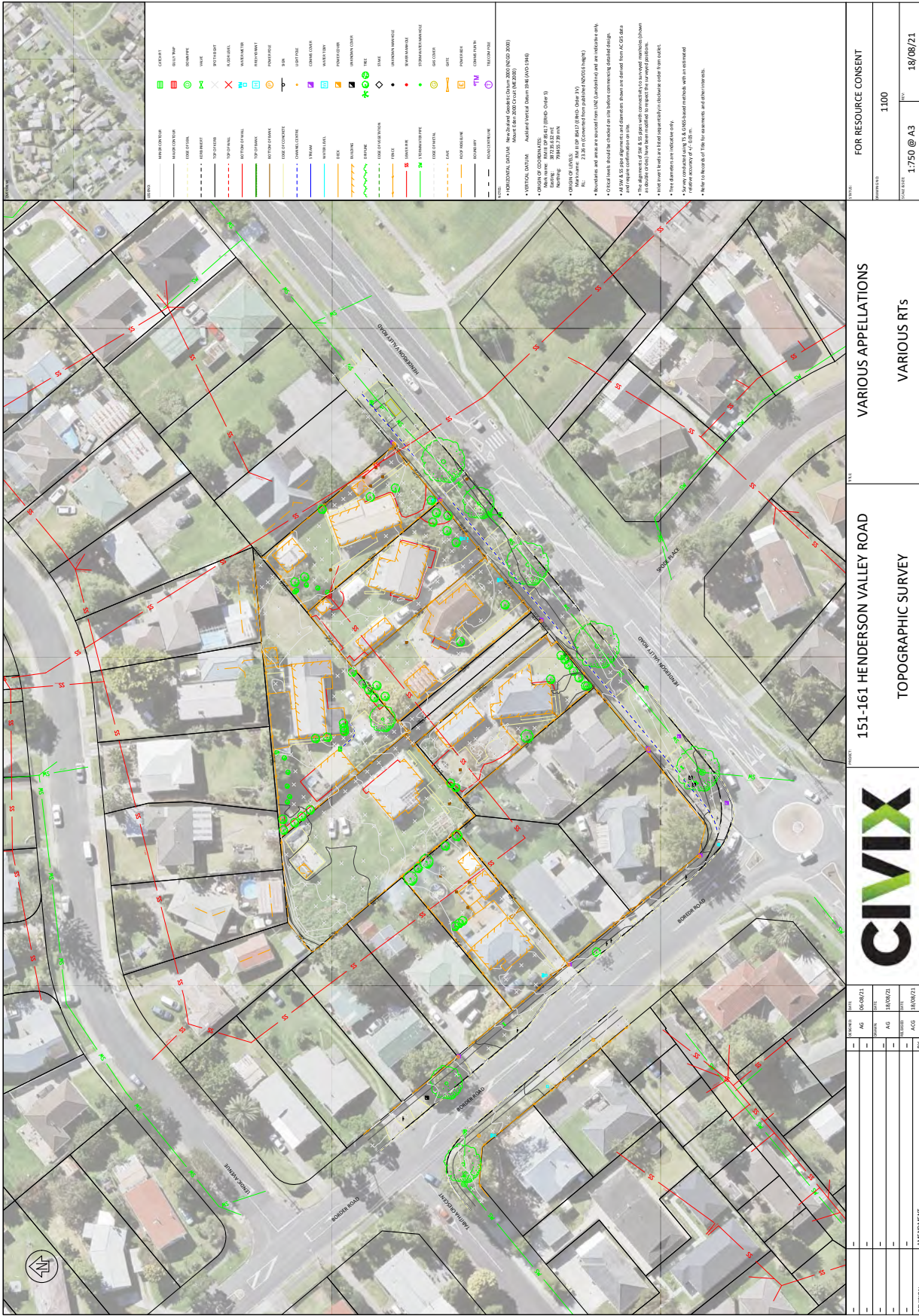
North Arrow

Date  
3/09/21  
Telephone  
09 309 3600

Drawn  
JG  
Website  
greenwoodassociates.co.nz

Checked  
RG

## SURVEY PLAN



FLOOR PLANS

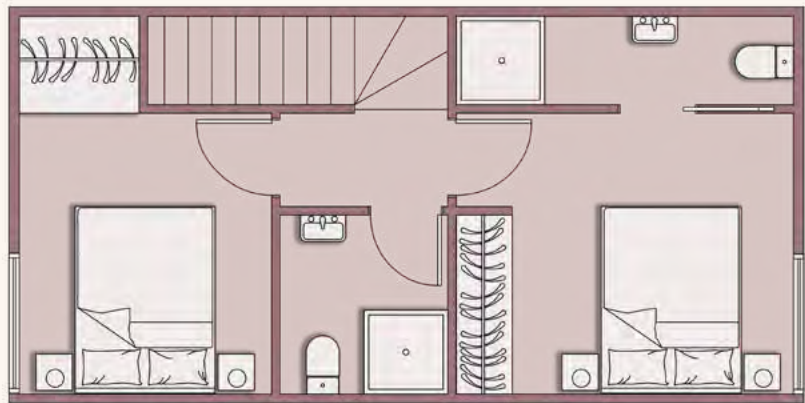
# TYPE F

70m<sup>2</sup>  
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<br>Long run roofing                                               |
| Insulation        | Pink Batts or similar R4 in ceiling<br>R2.5 walls<br>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<br>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<br>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<br>Timber hand rail<br>Combined retention and detention system<br>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                                         |



- |                                                                                     |                               |
|-------------------------------------------------------------------------------------|-------------------------------|
|    | 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

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 EXCAVATION IS TO TAKE PLACE WITHOUT PERMISSION FROM THE RELEVANT SERVICE PROVIDER.
4. LOT AREAS AND BOUNDARY DIMENSIONS ARE SUBJECT TO CONFIRMATION UPON FINAL LAND TRANSFER SURVEY.

[illegible]

## 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      | 99       | 3        | 2         | 1       | SOLD      |
| A     | Lot 3 - A3   | Type F | 2     | 57      | 70       | 2        | 2         | 1       | \$799,000 |
| 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      |

All prices are subject to change without notice. All areas mentioned are approximate only.



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NEW ZEALAND'S REAL ESTATE PROFESSIONALS

# CONTACT US

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[www.scottgordon.estate](http://www.scottgordon.estate)



NEW ZEALAND'S REAL ESTATE PROFESSIONALS

## CORBAN PARK HENDERSON

Developed By:



Built By:



### DISCLAIMER

These materials were obtained prior to obtaining all necessary consents and the commencement of construction. Every precaution has been taken to establish accuracy at the time of printing; however, no responsibility will be taken for any errors and omissions. Floorplans are indicative only and not drawn to scale. All plans, images and artist impressions of exteriors and interiors are intended as a guide only. The developer reserves the right to make changes to the development and the units (including the final fittings, finishes, dimensions and specifications of the development and the units) without notice. Furnishings and finishes are included if and to the extent provided in the

Agreement for Sale and Purchase. Interested parties are directed to rely on their own enquiries, and the terms set out in the Agreement for Sale and Purchase. CORBAN PARK

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Not all banks are equal, navigating sunset clauses, approval expiries and different bank requests can be an art to get correct, so contact Mikey for a simple chat around understanding the details and making sure you have confidence in the process.

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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.

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### Purchasing Off-The-Plans

\$1,850 plus GST and disbursements

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### Extra Fees

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



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