

NC North
Corp

Wai o Taiki Bay



**5 Kotae Road
Wai o Taiki Bay,
Auckland**

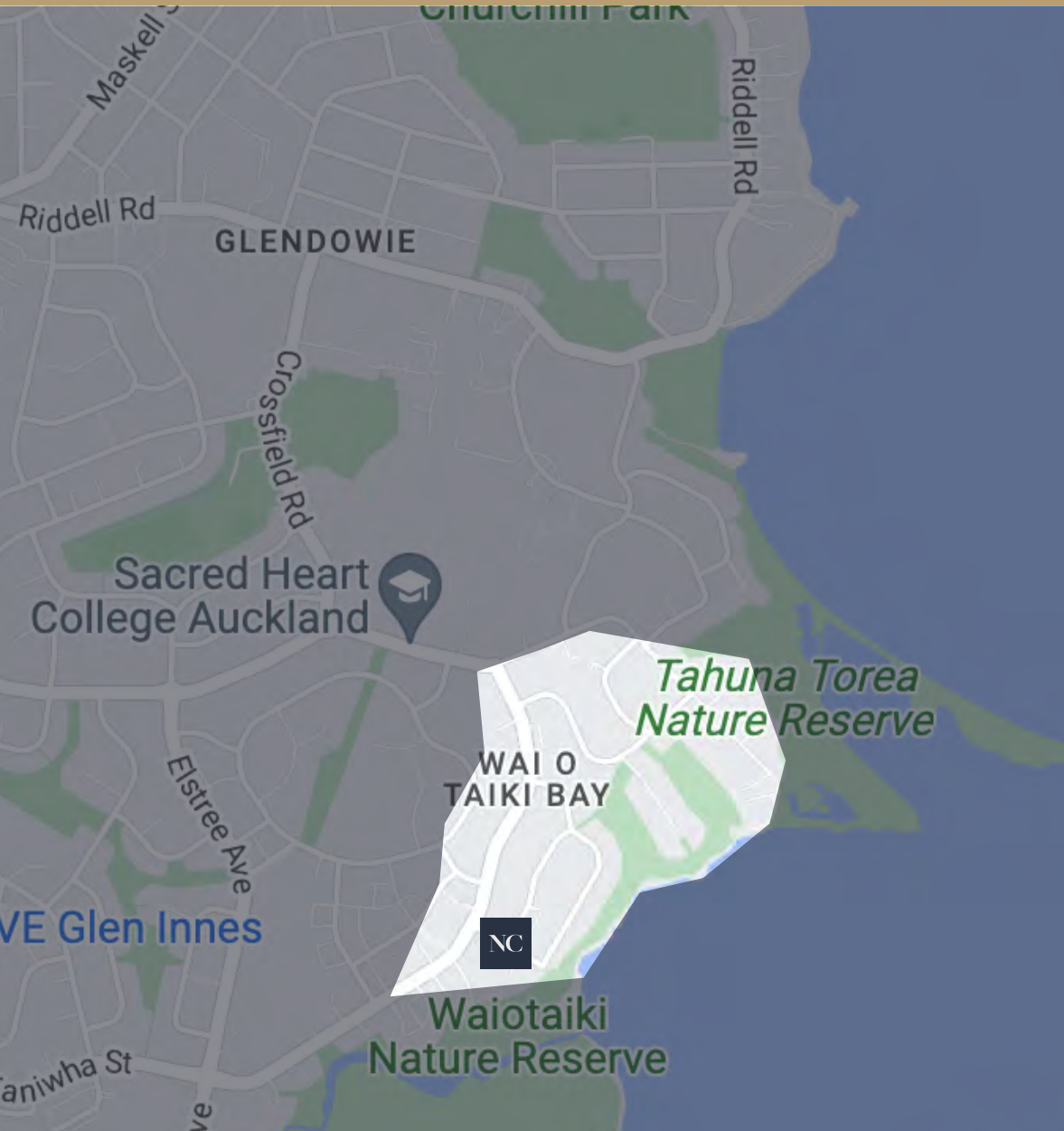


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North Corp is proud to bring you their latest development with two and three bedroom townhouse options available. All with on site carparking.

Features include:

- Two and three bedroom options available with plenty of storage
- All units come with off street parking
- Freehold titles – no costly body corporates
- Architecturally designed homes
- Locally sourced, sustainable and long lasting materials
- Double glazed joinery
- Tiled bathrooms
- Fisher and Paykel appliances
- 5kw Fujitsu heat pumps
- Fully landscaped and secure site

If you would like to know further information, please get in touch with us via info@northcorp.co.nz





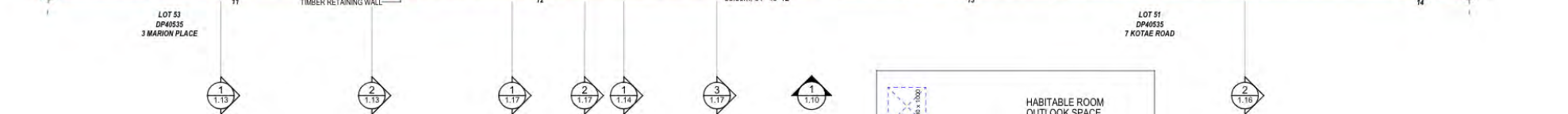
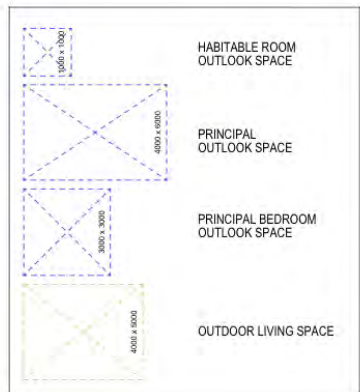
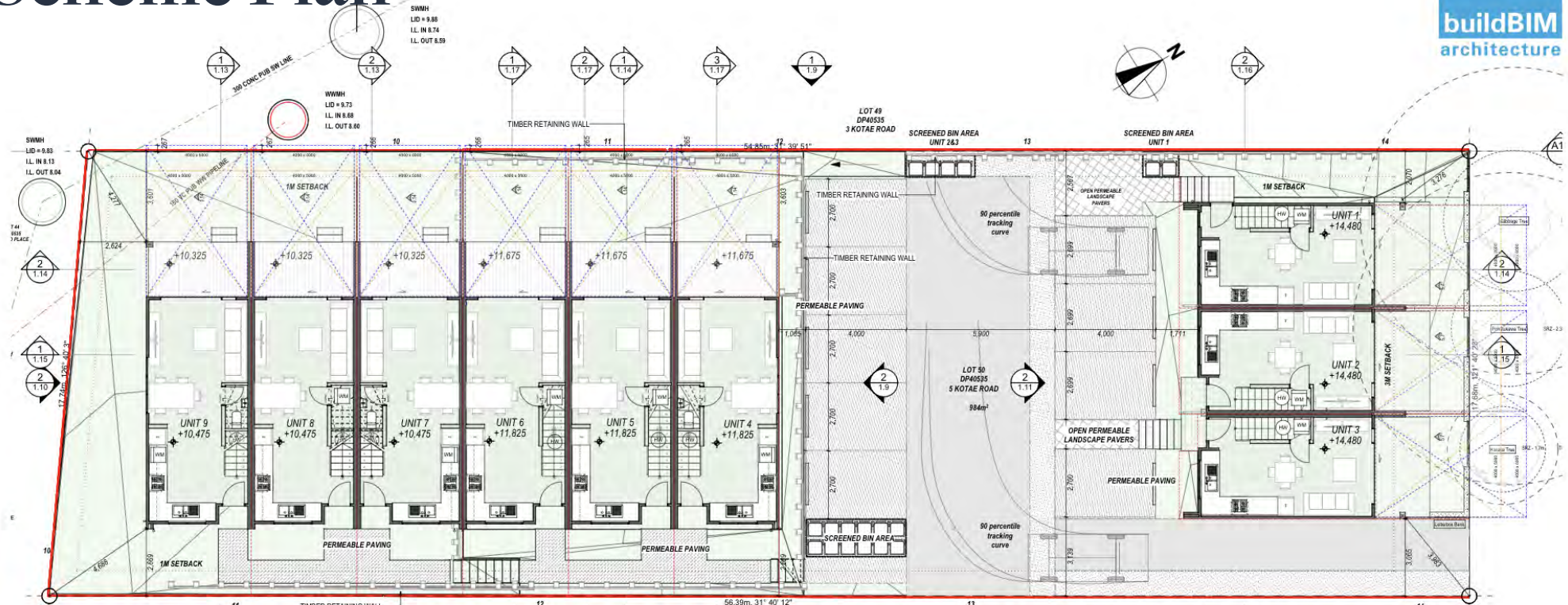
Location

Wai O Taiki Bay offers quality coastal living, right on the doorstep of Auckland City. Surrounded by nature reserves and coastal walkways, and with the cafés and restaurants of the Eastern Bay area just a few minutes away, Wai O Taiki Bay offers a unique and enviable lifestyle in the heart of the Auckland isthmus.

The area in and around Wai O Taiki Bay is fortunate to have more than its fair share of public open spaces that cater to almost every need and activity, whether it's for a peaceful Sunday morning walk along the coast in a designated wildlife reserve, a day out with the family at a popular seaside beach, or something more active, like enjoying purpose-built sports facilities that cater for all ages and abilities.

Our Kotae Road Townhouses have the benefits of both worlds, whilst being 120 metres away from Wai O Taiki Bay, our townhouses are also within close proximity to Glendowie, St Heliers and Glenn Innes providing a range of amenities.

Scheme Plan



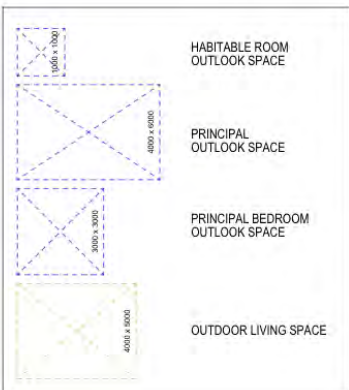
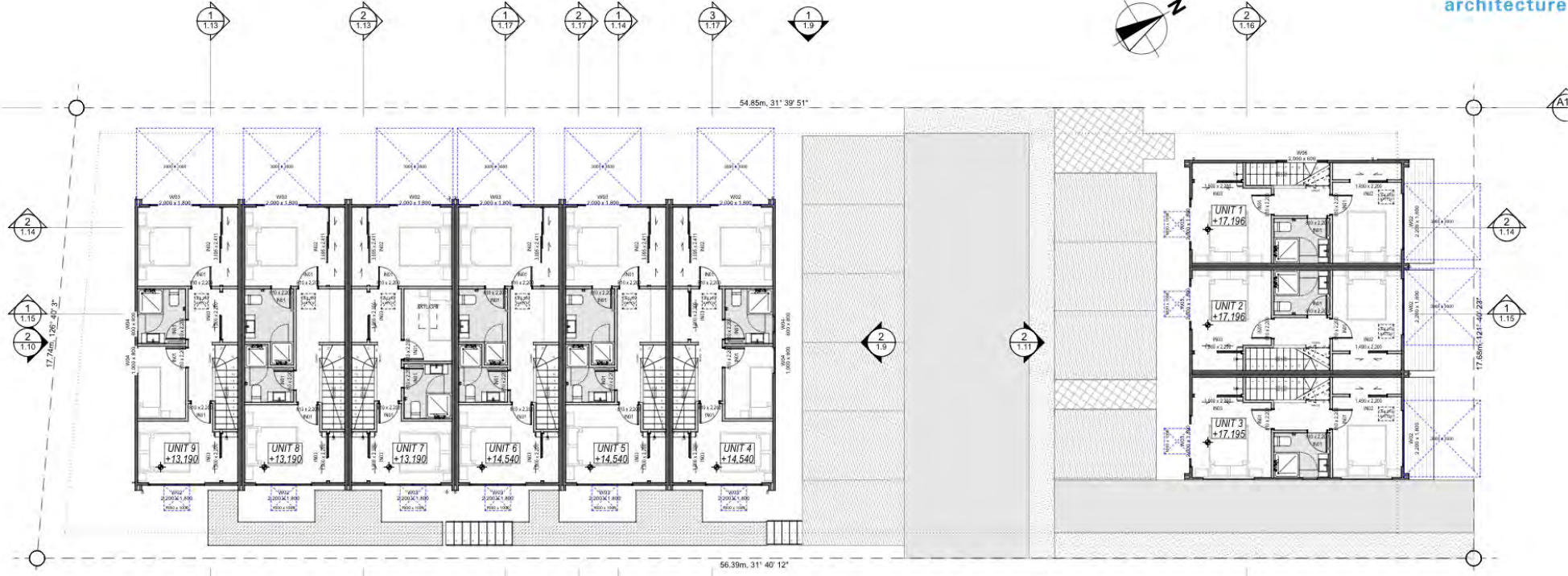
1 SITE PLAN GROUND FLOOR 175

ALL LANDSCAPING, PLANTING, LIGHTING AND FINISHES TO BE CONFIRMED WITH THE CLIENT.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL CONSTRUCTION IS TO COMPLY WITH NEW ZEALAND BUILDING CODES AND ALL RELEVANT REGULATIONS AND WITH THE LOCAL TERRITORIAL AUTHORITY REGULATIONS.

NO.	REV.	DATE	BY
1	1	10/10/2023	MB
2	1	10/10/2023	MB
3	1	10/10/2023	MB

NG 001
 LOT 50 DP40535
 5 KOTAE RD W/O TAIRI BAY
 RESOURCE CONSENT
 SITE PLAN GROUND FLOOR

Scheme Plan



1 SITE PLAN FIRST FLOOR 1:75

ALL LANDSCAPING, PLANTING, LIGHTING AND FURNITURE SHOWN FOR GUIDANCE PURPOSES ONLY.
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS SHOWN TO CORRESPOND WITH LOCAL
 REGULATIONS AND THE LOCAL AUTHORITY'S REQUIREMENTS FOR DEVELOPMENT.
 THE CONTRACTOR IS TO CONTACT THE LOCAL AUTHORITY TO VERIFY ALL REQUIREMENTS AND WITH THE LOCAL AUTHORITY'S REQUIREMENTS.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	20/01/2024
2	ISSUED FOR PERMIT	20/01/2024
3	ISSUED FOR PERMIT	20/01/2024

NG 001
 LOT 50 DP-40158
 5 KOTAE RD WAH O TARIKI BAY
 RESOURCE CONSENT
SITE PLAN FIRST FLOOR

Landscape Plan



FENCE KEY

- Solid Vertical Paling Wooden Fence 2m High Stained Black With 200mm Gap From Groundlevel
- Solid Vertical Paling Wooden Fence 2m High Stained Black With 400mm Gap From Groundlevel
- Post & Wire Fence

QTY	BOTANICAL NAME	COMMON NAME	SIZE
3	Alectryon Excelsus	Titoki Tree	Pb05, 2.4m
3	Camellia Donation	Camellia Donation	Pb12, 1m
65	Ficus Tuffi	Ficus Tuffi	Pb18, 1m
2	Kowhai Microphylla	Kowhai Microphylla	Pb28, 1.5m
12	Liriope Muscari	Liriope Muscari	Pb3, 20cm
9	Lomandra Lime Tuff	Lomandra Lime Tuff	Pb5, 30cm
9	Lomandra White Sands	Lomandra White Sands	Pb5, 30cm
70	Magnolia figo	Port Wine Magnolia	Pb18, 70cm
1	Magnolia Little Gem	Magnolia Little Gem	Pb40, 2m
3	Pittosporum Cornifolium	Pittosporum Cornifolium	Pb12, 70cm
4	Pseudopanax Gold Splash	Pseudopanax Gold Splash	Pb40, 1.4m
3	Rhopalostylis sapida Pitt Island Nikau	Pitt Island Nikau	Pb28, 1m
47	Trachelospermum jasminoides	Star Jasmine	Pb5, 40cm

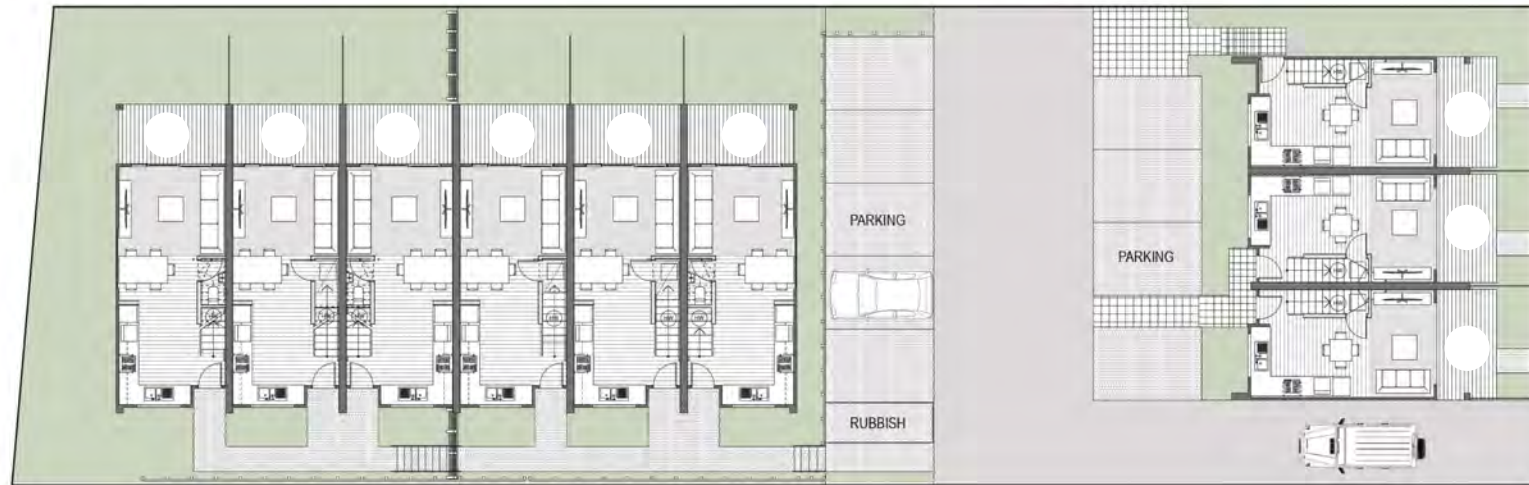


Site: 5 Kotane Road, Wai O Taiki Bay	Drawings: 801506	Project: Tom Alison	Drawn: Jon Reid	Signature Landscapes 91 Roberts Road, Matakata Bay 021 169 0006 info@signaturelandscapes.co.nz signaturelandscapes.co.nz	Please note: This plan is for planting or concept purposes & is not a construction document. All dimensions are to approximate scale. The dimensions and object placement should be checked by the site contractor before construction. All landscape elements should be constructed according to the NZ building code & compliance of this code is the clients responsibility.
Title: Landscape Concept Plan	Scale: 1/100 @ A2	Date: 22/04/2022	Rev: V7		





Floor Plans



5 KOTAE ROAD

WAI O TAIKI BAY
AUCKLAND

SITE PLAN

SITE AREA : 984 m²

NC North Corp



LEVEL 1



GROUND LEVEL



5 KOTAE ROAD

WAI O TAIKI BAY
AUCKLAND

UNIT 1

2  1 

LOT 1 AREA : 99 m²
GROUND : 29 m²
GROUND DECK : 9 m²
LEVEL 1 : 35.5 m²
TOTAL : 73.5 m²

NC North Corp



LEVEL 1



GROUND LEVEL



5 KOTAE ROAD

WAI O TAIKI BAY
AUCKLAND

UNIT 2

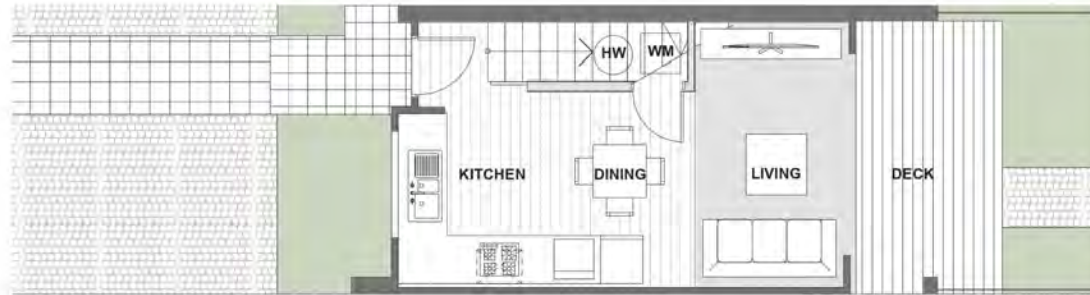
2  1 

LOT 2 AREA : 70 m²
GROUND : 29 m²
GROUND DECK : 9 m²
LEVEL 1 : 35.5 m²
TOTAL : 73.5 m²

NC North Corp



LEVEL 1



GROUND LEVEL



5 KOTAE ROAD

WAI O TAIKI BAY
AUCKLAND

UNIT 3

2  1 

LOT 3 AREA : 69m²
GROUND : 29m²
GROUND DECK : 9m²
LEVEL 1 : 35.5m²
TOTAL : 73.5m²

NC North Corp



GROUND LEVEL



LEVEL 1



5 KOTAE ROAD

WAI O TAIKI BAY
AUCKLAND

UNIT 4

2.5  1.5 

LOT 4 AREA : 92 m²
GROUND : 37 m²
GROUND DECK : 9 m²
LEVEL 1 : 46 m²
TOTAL : 92 m²

NC North Corp



GROUND LEVEL



LEVEL 1



5 KOTAE ROAD

WAI O TAIKI BAY
AUCKLAND

UNIT 5, 6, 7, 8

2.5  1.5 

LOT 7 AREA : 74 m²
GROUND : 37 m²
GROUND DECK : 9 m²
LEVEL 1 : 46 m²
TOTAL : 92 m²

*Some units may have a flipped orientation

NC North Corp



GROUND LEVEL



LEVEL 1



5 KOTAE ROAD

WAI O TAIKI BAY
AUCKLAND

UNIT 9

2.5  1.5 

LOT 9 AREA - 127m²
GROUND - 37m²
GROUND DECK - 9m²
LEVEL 1 - 46m²
TOTAL - 92m²

NC North Corp

Specifications

General Specifications

Internal Doors	Painted finish flush panel MDF doors Gib sliders to robes
Entry Door	Powder coated aluminium
Hardware	Yale Electronic Door System
Windows	Double glazed, powder coated aluminium
Electrical	LED lighting, sockets, general connections, phone and tv jacks, heated towel rails and bathroom fans
Heating	5kw heat pump
Water Heater	Hot Water Cylinder
Paint	Resene
Roof	.4mm Colour Steel corrugated roofing
Fascia	Colour Steel
Gutter	Colour Steel
Downpipes	Colour Steel

Bathroom

Shower	Acrylic shower tray
Vanity	900mm wall hung vanity
Heating	Chrome heated towel rail

Mirror	Mirror over vanity
Tapware	Metro series basin, shower, kitchen mixer
Toilet	Back to wall soft close

Seperate Toilet (If included)

Vanity	Wall hung vanity
Tapware	Metro series basin
Toilet	Back to wall soft close

External

Exterior Cladding	A combination of James Hardie Axon Panel and Coloursteel Trapezeoid
Roof, Fascia, Gutter, Downpipe Colour	Matt Black / Ebony or Flaxpod
Scoffits	Resene Half Black White
External Joinery and Front Door	Flaxpod

Specifications

Interior Lining

Insulation Batts	R 2.8 wall batts, R 7.2 ceiling batts
Gib	Walls and ceilings, standard gib to engineer requirements
Gib Stopping	Level 4 finish, square stop to ceiling
Skirting and Architraves	MDF 60mm square finish skirting, 40mm square finish architraves, pine skirting to wet areas

Kitchen

Oven	Fisher and Paykel 60cm built-in oven
Hob	Fisher and Paykel 60cm ceramic cooktop
Dishdrawer	Fisher and Paykel stainless steel dish draw
Rangehood	Fisher and Paykel built in Power Pack
Washer / Dryer	Fisher and Paykel Washer / Dryer Combination

Internal Colours

Tiles	Grey scale european tile
Carpet	Solution dyed grey nylon

Kitchen Cabinetry	White melteca
Kitchen Bench	Engineered stone
Splashback	Clear glass
Ceiling, Trim, Doors, Walls	Resene Half Black White
Blinds	Roller black out

Chattels List

Blinds	Oven
Clothesline	Rangehood
Cooktop	Refrigerator / Freezer
Dishdrawer	Smoke Alams Pursuant to Building code requirements
Fixed Floor Coverings	Wardrobe Fittings
Heat Pump and Remote	Wahser / Dryer Combination
Heated Towel Rail	
Letterbox	
Light Fittings	

Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:	Bedrooms: 2	Floorplan: 65sqm
101 Tamaki Dr, Auckland	Bathroom: 1	Exterior: 1 off street park
Prepared for:	Description: The units have a more generic townhouse layout with living on the ground floor areas which opens to an outdoor area, and bedrooms upstairs.	
North Corp	With maximised storage within the units and access to the attic via a stairwell for added storage.	
Prepared on:	Quality interior finishes including a full suite of Fisher and Paykel appliances including: Cook top, Oven, Dishwasher, Fridge, Washer dryer	
31 May 2022		

The most up-to date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated below.

Our property management team work hard for you to ensure the best returns for your investment property. I look forward to discussing this appraisal with you.

I look forward to discussing this appraisal with you.

\$650 - \$700 per week

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.

Rental Appraisals



Emma Steventon

M 0272945449

E e.steventon@barfoot.co.nz

Mission Bay 09 521 0152

Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:	Bedrooms: 2	Floorplan: 85sqm
101 Tamaki Dr, Auckland	Bathroom: 2	Exterior: 1 off street park
Prepared for:	Description: The units have a more generic townhouse layout with living on the ground floor areas which opens to an outdoor area, and bedrooms upstairs.	
North Corp	With maximised storage within the units and access to the attic via a stairwell for added storage.	
Prepared on:	Quality interior finishes including a full suite of Fisher and Paykel appliances including: Cook top, Oven, Dishwasher, Fridge, Washer dryer	
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\$750 - \$800 per week

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.



Emma Steventon

M 0272945449

E e.steventon@barfoot.co.nz

Mission Bay 09 521 0152

Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:	Bedrooms: 3	Floorplan: 85sqm
101 Tamaki Dr, Auckland	Bathroom: 1.5	Exterior: 1 off street park
Prepared for:	Description: The units have a more generic townhouse layout with living on the ground floor areas which opens to an outdoor area, and bedrooms upstairs.	
North Corp	With maximised storage within the units and access to the attic via a stairwell for added storage.	
Prepared on:	Quality interior finishes including a full suite of Fisher and Paykel appliances including: Cook top, Oven, Dishwasher, Fridge, Washer dryer	
31 May 2022		

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\$800 - \$850 per week

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.



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M 0272945449

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Mission Bay 09 521 0152

Residents Agreement Overview

What is a residents agreement?

Residents' associations are a newer concept most used to manage developments using fee simple titles (freehold). In this case, you own the land that your property is built on as well as your property. The land where the car parks are located is generally described as common areas. Townhouses built on fee simple titles are a better long-term investment when there is an established residents' association. Why? Because there will be certain rules residents must follow which help retain the value of all other properties within the development (unless stated in the agreement, your neighbour won't be able to paint their house an outlandish colour that devalues your property by association).

Maintenance

The primary purpose of a residents' association is to protect the value of the homes throughout their life. This involves making sure common areas (such as walkways, fences, gardens, and access areas) are maintained and repaired. For things like retaining walls and individual building elements, the agreement will specify each owner's obligations.

Residents Agreement Overview

Structure

A Residents' association is set up prior to settlement to control the ongoing maintenance of the buildings and common areas. The Residents' Agreement states what is to be done and a common account is used to hold funds that are put aside in advance to cover the costs.

Governance

Residents' associations hold annual meetings. Where they use a majority vote, to vote on matters that affect the group. These can be such things as; provisions for upcoming maintenance, work to be completed on common areas, and reviews of current insurance policies.





About Us

North Corp is a residential property development company with over 30 years experience in the residential sector.

North Corp focuses on building affordable new homes that meets market demands. This is achieved through innovative design and construction techniques peered with the use of the highest quality building materials which continually exceeds customers' expectations and needs. The team have a large team of experienced service providers ensuring that only the highest quality projects get developed on the land.

North Corp creates architecturally designed, and well thought out townhouses in areas with additional amenity, being located close to major transport hubs which suit a range of occupiers. We complete all the construction of the property in house, ensuring the highest quality build possible.

Meet the team



Tom Alison
(BCom, VPM, MPINZ)
Managing Director

Tom oversees North Corp's developments and projects with a primary focus on site identification, due diligence, concept design, feasibility and finance. He also runs a property consultancy business, where he advises his clients on a range of development projects across the country.

A member of the Property Institute of New Zealand (MPINZ) and New Zealand Institute of Valuers (NZIV), Tom is a registered and practising valuer and has spent the past six years working at a multi-national property company, valuing a wide range of property assets and developments.

Tom is passionate about building strong relationships with North Corp's clients by developing the right property to suit the intended occupiers.

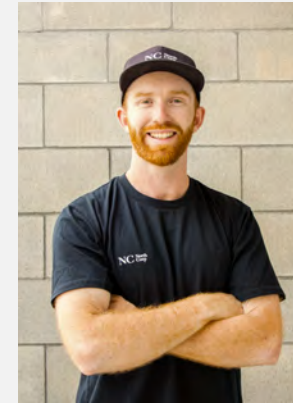


Mitch Bunting
Construction Director
- Qualified Builder

Mitch's role is to help create functionally designed homes by sourcing and contracting tradespeople to complete the project and to project-manage the development right through to the new owner turning the key in their new home for the first time.

Mitch has been in the construction industry since 2010 and has his own construction company focusing on high-end architectural homes.

Mitch takes pride in his work at North Corp, working alongside some very talented and experienced colleagues with the goal of building affordable, well-designed housing of the highest quality.



Matt Briscoe
Construction Director
- Qualified Builder

Matt's responsibilities at North Corp include design-phase consultation, construction costing, construction scheduling, and project management. Matt brings to North Corp nine years of practical building experience in group housing and high-end residential construction, organising and scheduling subcontractors, and carrying out detailed cost analysis, budgets and drawdowns for large construction projects. He is also running a high-end residential construction company.

Having inside industry knowledge, extensive training and first-hand business experience in the local construction industry and associated trades have given Matt valuable insight into where improvements can be made to create homes that outperform North Corp's direct competitors.

Matt enjoys creating products that perform, look great for many years and will stand out above our market competitors.



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Elevating property experiences