

TUAKIRI™
PROPERTY

Blockhouse Bay

24 Cleland Crescent



16x 2 & 3 bed townhouses with off street parking



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Welcome to 24 Clealand Crescent

Nestled in the heart of Blockhouse Bay, this exclusive collection of 16 thoughtfully designed townhouses offers a perfect blend of modern living and timeless appeal. Featuring a mix of two and three bedroom layouts, each home boasts 2 or 2.5 bathrooms, a dedicated car park, and seamless indoor-outdoor flow for effortless living.

Positioned between Avondale and Mount Roskill, this prime location provides easy access to shops, schools, parks, coastal walks, and more, bringing convenience and community right to your doorstep.

Projected Build Timeline:

Construction Commencing – April 2025

Completion – October 2025





Location

Located in Blockhouse Bay, just 12km from Auckland's CBD, 22-24 Cleland Crescent offers convenience and lifestyle. Surrounded by top schools like Glenavon Primary (750m) and Lynfield College (2.1km), it's ideal for families.

Parks, coastal walks, and outdoor attractions enhance the area, perfect for relaxation and recreation. With a 20-minute city commute (traffic-dependent), this sought-after location provides easy access to amenities, employment hubs, and green spaces.

- ^ Lynfield College 2.1km

- ^ Glenavon School 700m

- ^ Recreational Reserve 750m

- ^ Titirangi Golf Club 2.2 km

- ^ Lynn Mall 2.7 km

- ^ New Lynn Town Centre 3.4 km

Home Features

- Solution dyed carpet & 12mm underlay
- Designer kitchen & engineered stone bench top
- Fully landscaped private yard/generous planting
- Heat pumps & LED lighting
- Bosch or Smeg appliances including electric cook top, oven, rangehood & dishwasher
- Double glazed aluminium joinery
- Ceramic tiles
- Freehold title
- Outdoor living areas
- Healthy homes compliant
- Easy access, attic storage

Residents Society Agreement

The Residents Society Agreement will be in place to protect the quality of the development. Its purpose is to ensure any shared areas are maintained and repaired, to protect the value of the homes throughout their life. The common areas include walkways, access areas, fences, and 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 offer further protection for purchasers.

Landscaping

Each property comes with generous, low maintenance landscaping which is complimentary to townhouse living.



Landscape Plan



Specimen Trees



Alectryon excelsus



Cordyline australis



Meryta sinclairii



Rhopalostylis sapida

Hedging, Shrubs, & Groundcovers



Corokia 'Gentys Green'



Veronica hectorii



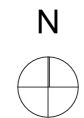
Trachelospermum jasminoides



Tecomanthe speciosa

Climber Planting

Site Plan



Typology Notes & Gross Areas

Block A: Unit Type A

Ground Floor Area:	34m ²
First Floor Area:	37m ²
Second Floor Area:	23m ²
Total Floor Area:	94m²

Block B: Unit Type B

Ground Floor Area:	31m ²
First Floor Area:	39m ²
Total Floor Area:	70m²

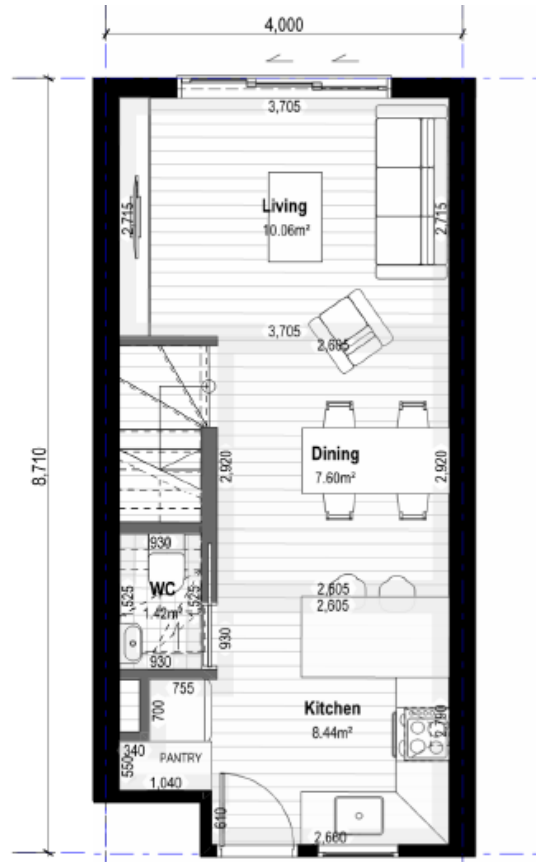
Block C: Unit Type A

Ground Floor Area:	34m ²
First Floor Area:	37m ²
Second Floor Area:	23m ²
Total Floor Area:	94m²

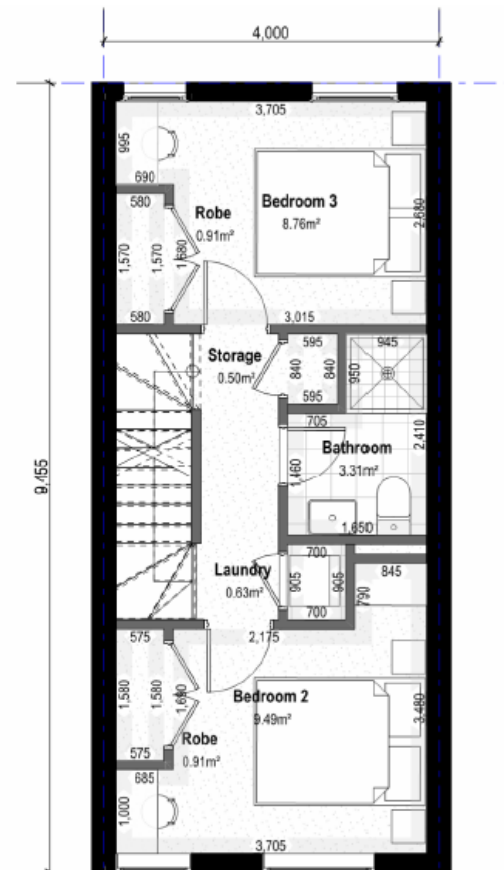
Block C: Unit Type C

Ground Floor Area:	35m ²
First Floor Area:	37m ²
Total Floor Area:	72m²

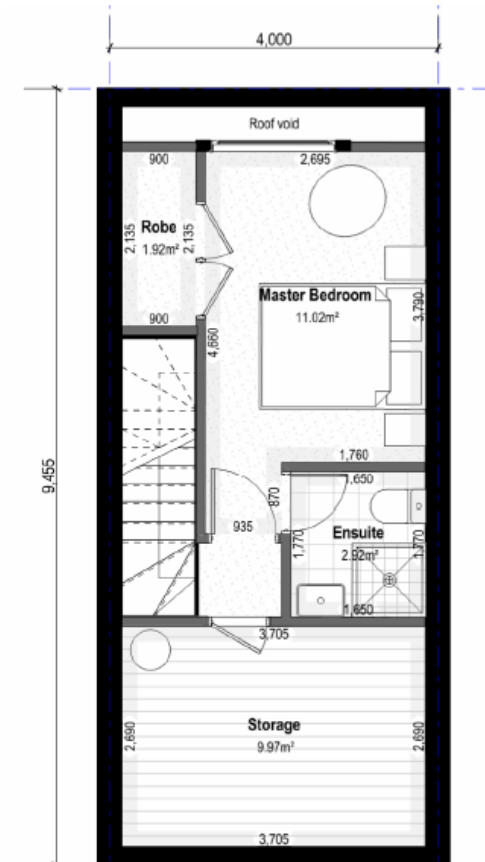
Floorplan: Type A



1 Type A Ground Floor Plan 1:50



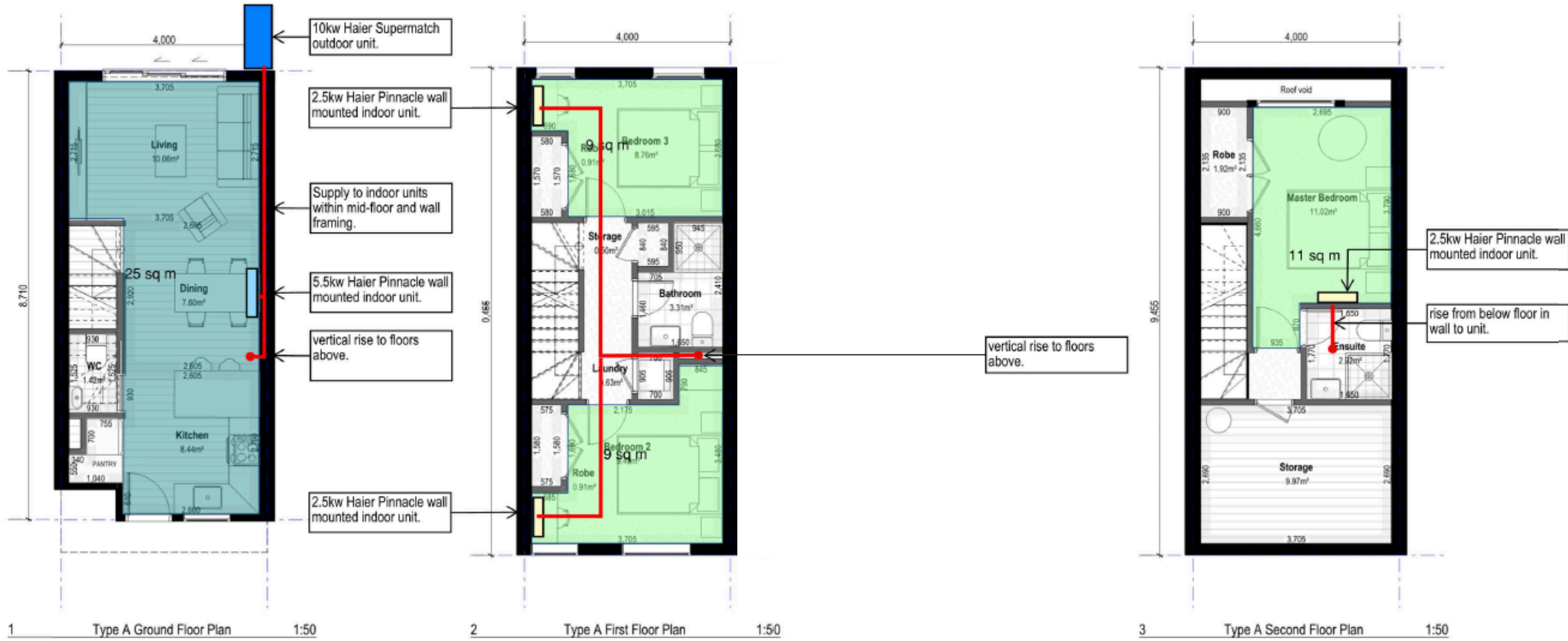
2 Type A First Floor Plan 1:50



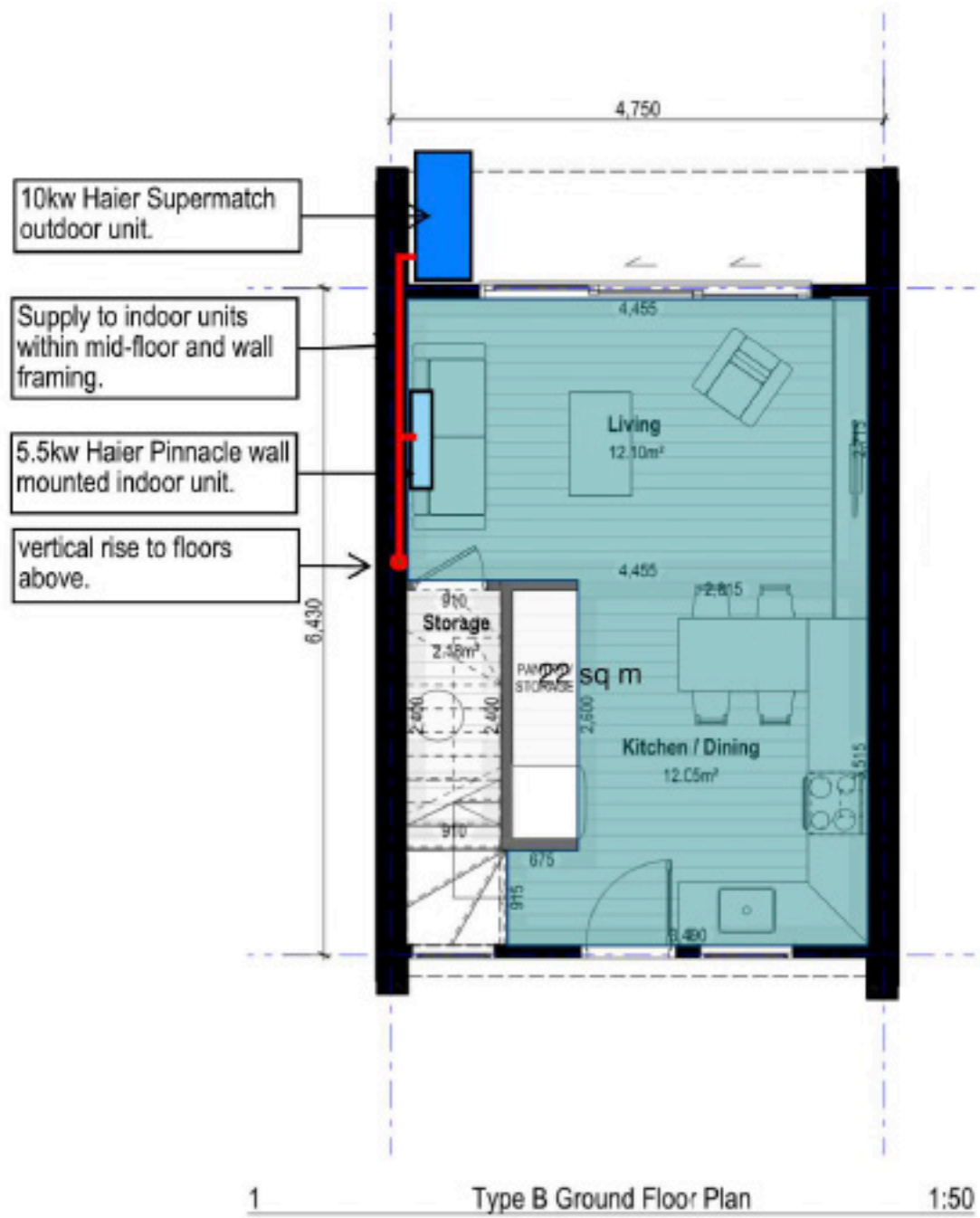
3 Type A Second Floor Plan 1:50



Floorplan: Type A Heat Pumps x4



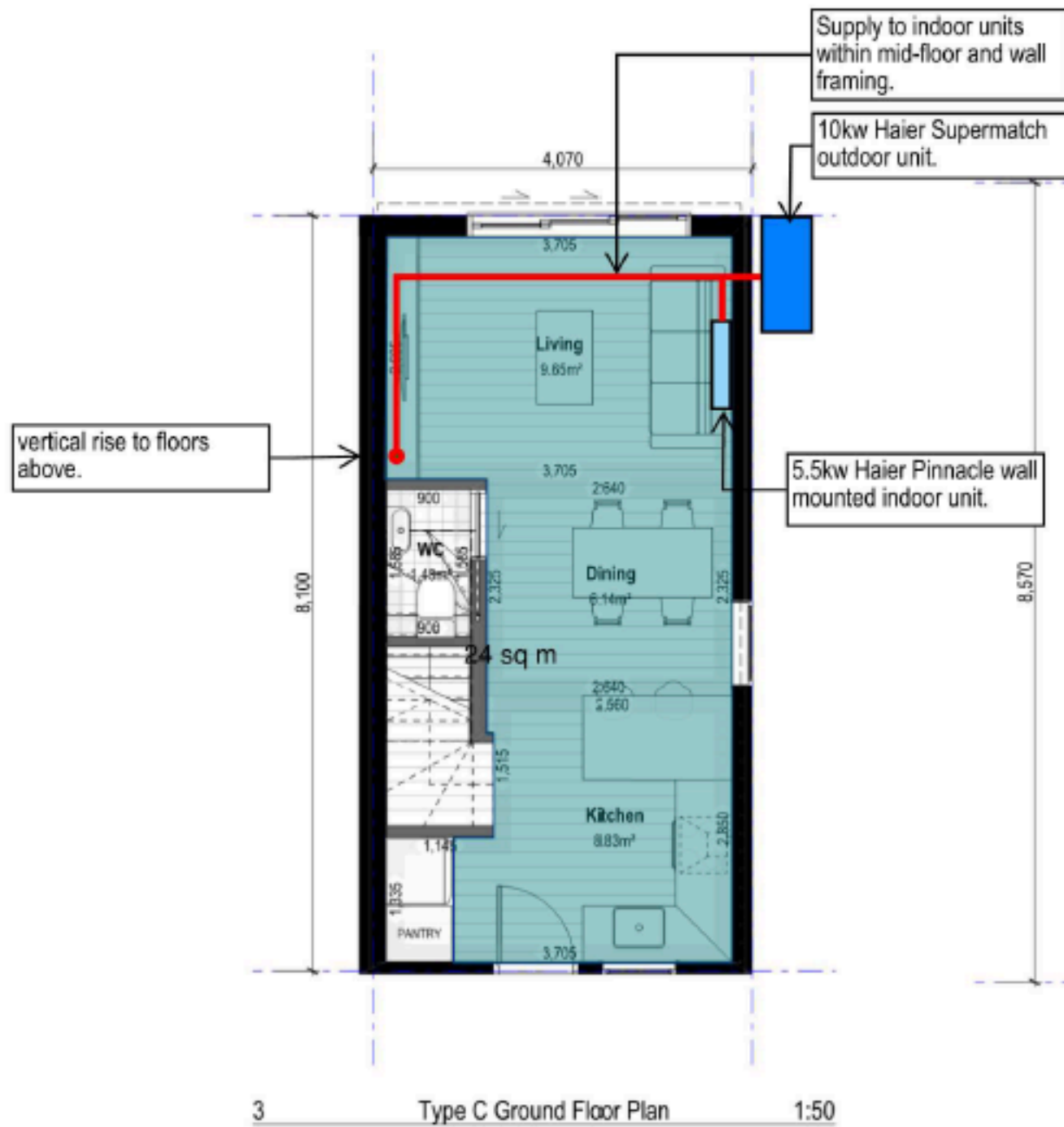
Floorplan: Type B Heat Pumps x3



Floorplan: Type C



Floorplan: Type C Heat Pumps x3



Build Specifications

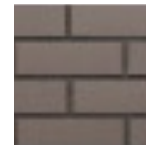
Exterior



Soffits
Resene Half
Wan White



**Doors, Windows,
Aluminium**
Coloursteel - Flaxpod



Cladding: Type 1
Cero with Grey
Mortar



Cladding: Type 2
Nieve with Light
Grey Mortar



Cladding: Type 3
Ceniza with Grey
Mortar



**Fascia, Fascia Boards,
Spouting & Downpipes**
Dulux Grey Flaxpod

Interior



Ceilings
Resene Half Wan
White



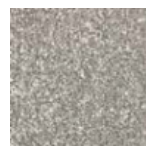
Walls & Doors
Resene Half Wan
White



Skirting
Resene Half Wan
White



Hard Flooring
Luxury Vinyl Tile



Carpet
100% Solution-dyed
Polyester or Nylon



**Bathroom Tiled
Flooring**
Travertine Look Tile
| Wave Grey Matt



Door Hardware
Brushed Nickel



Door Stops
Wall Mounted,
Brushed Nickel

Build Specifications

Interior



Cabinetry
Melteca Snowdrift /
Naturale Finish



Bench Top
Engineered Stone, Soft
White, Negative Detail

Kitchen



Sink Mixer
Brushed Nickel



Wall Oven
Bosch or Smeg



Cooktop
Bosch or Smeg 60cm
Induction Hob



Dishwasher
Bosch or Smeg



Rangehood
Kitchen Rangehood

Build Specifications

Bathroom



Shower Mixer
Brushed Nickel



Shower
Shower tray with the wall fully tiled



Shower Slide
Brushed Nickel Finish



Toilet
Back to Wall Suite



Vanity
Light Timber, Melamine Finish



Basin Mixer
Brushed Nickel



Paper Holder
Wall Mounted, Brushed Nickel



Heated Towel Rail
Square Bar Heated Towel Rail

Heating & Insulation



Heatpump
Toshiba PKV16 Heatpump



Roller Blinds
Warm White

Pricing Schedule

LOT	FLOORPLAN	BEDROOMS	BATHROOMS	CARPARK	FLOOR AREA	PRICE
Unit 1	Type A	3	2.5	1	92m ²	SOLD
Unit 2	Type A	3	2.5	1	92m ²	SOLD
Unit 3	Type A	3	2.5	1	92m ²	SOLD
Unit 4	Type A	3	2.5	1	92m ²	SOLD
Unit 5	Type B	2	2	1	70m ²	\$769,000
Unit 6	Type B	2	2	1	70m ²	SOLD
Unit 7	Type B	2	2	1	70m ²	SOLD
Unit 8	Type B	2	2	1	70m ²	SOLD
Unit 9	Type B	2	2	1	70m ²	SOLD
Unit 10	Type B	2	2	1	70m ²	\$769,000
Unit 11	Type C	2	1.5	1	73m ²	SOLD
Unit 12	Type A	3	2.5	1	92m ²	SOLD
Unit 13	Type A	3	2.5	1	92m ²	SOLD
Unit 14	Type A	3	2.5	1	92m ²	SOLD
Unit 15	Type A	3	2.5	1	92m ²	SOLD
Unit 16	Type C	2	1.5	1	73m ²	SOLD

About Us

Tuakiri Property is a leading Auckland property development company specialising in residential development. Tuariki; Māori for identity; embodies our belief that every property we build shapes who we are and the world we inhabit. People are paramount to the vision that drives Tuariki and strong relationships are at our core.

Our focus is in developing affordable properties that are safe, modern, with architectural design and robust quality. Our tight-knit New Zealand based team are passionate about delivering client-driven results, and we see our product as the infrastructure that allows them to turn a house into a home. Tuariki first broke ground in Auckland's North Shore in 2020, and is currently focused on residential developments.

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Developments
Delivered

41

Homes in
Construction

151

Homes in
Planning

\$76.01M

Values of
Homes Settled



Ryan Matthews
Managing Director

Ryan Matthews is a skilled problem solver who approaches property development with innovation and individuality. A self-made success, Ryan began his career in the construction industry 20 years ago, carving out a path of multipreneurship in various successful business ventures. His interest in property grew from observing a lack of affordable residential property that was functional as well as aesthetically pleasing. Combining personal experience with a keen desire to provide a market solution, Tuakiri was born out of Ryan's desire to make a difference.



Limin Croft
Project Director

Limin Croft is a seasoned project manager with over three decades of experience in the building and construction industry. Her career trajectory showcases remarkable achievements in project management, property development, and team leadership. Limin has been actively involved in both brownfield and greenfield developments, ranging from 2-lot subdivisions to largescale residential projects of up to 700 lots.

With qualifications in Architectural and Civil Engineering, a Bachelor of Business majoring in Accounting, and a Diploma in Business Computing, Limin possesses a diverse skill set essential for effective project management.



Completed Developments



Birkdale
89 Salisbury Road

Settled Sep 2022



Beach Haven
268 Rangatira Road

Settled Oct 2024



Birkdale
56 Salisbury Road

Settled Aug 2023



Beach Haven
320 Rangatira Road

Settled Nov 2024



Beach Haven
169 Beach Haven Road

Settled 2024



Mt Albert
107 Hendon Avenue

Settled Nov 2024



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