

# HARROW

*by Tuakiri Property*

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# Welcome to *Harrow*

98 Kitchener Road, Milford

More than just a residence, Harrow by Tuakiri Property is an invitation to experience the essence of Milford—a place where coastal beauty and modern luxury come together in an iconic setting. Thoughtful design in every detail, it offers more than a home; it's a sanctuary where you can connect, unwind, and become part of Milford's enduring story.

Set amidst nature and seamlessly linked to the heart of Milford, Harrow embodies elegant modernism at its finest. Soft curves echo the rhythm of the waves, timber screens evoke the texture of the surrounding reserve, and bold solid forms ground the design in contemporary elegance—crafting a seamless dialogue between nature and architecture. Expansive, light-filled spaces flow effortlessly, characterized by clean lines, organic curves, and natural textures. Open-plan layouts, bespoke elements, and premium finishes elevate every residence, while a sophisticated neutral palette enhances the seamless connection between indoor and outdoor living. Harrow creates an atmosphere of refined simplicity and understated luxury, designed for effortless living in one of Auckland's most sought-after locations.

*At Harrow, past and future exist in perfect harmony - where timeless design meets contemporary comfort in a place that truly feels like home.*



Harrow Entrance | Unit 02 from Kitchener Road



Entrance to Unit 4



View of Rangitoto Island from the Unit 3 balcony



Units 04 and 05 from entry driveway

## the *Milford Lifestyle*

Become part of Milford's thriving community! Just a seven-minute drive from the motorway, it offers effortless city access while being only a five-minute walk from boutique shopping, cafés, and everyday essentials in Milford Village.

Enjoy the tranquility of Lake Pupuke at Sylvan Park, where you can watch windsurfers, rowers, and sailors in action, or head down Saltburn Road to the golden sands of Milford Beach.

Explore the iconic stone "giant's chair" at Thorne Bay, enjoy views of Rangitoto Island along the way, or catch a live show at The Pump House Theatre. Pupuke Golf Course offers stunning views, park-like scenery and large sections of the glittering Pacific Ocean, perfect for golf enthusiasts. With top-tier schooling options, education is at your doorstep.

*Located at the beginning to the North Shore's famed Golden Mile, Harrow places you at the heart of it all.*

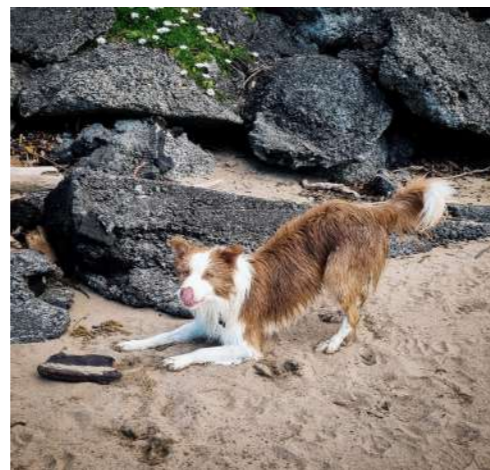


View of Rangitoto Island from Milford Beach

An afternoon at Lake Pupuke



Moments at Milford Beach



Wairau Creek Bridge, providing direct access to Milford Reserve from Beach Road.



Embark on a culinary adventure at Tokki

Experience the  
*Milford Way  
of Life*

Whether it's sailing on the lake, a morning swim at the beach, or a scenic walk along Wairau Creek, Harrow offers a lifestyle where comfort, nature, and coastal elegance come together effortlessly.

Enjoy dinner at Milford Hotel



Nestled along the serene shores of Auckland’s North Shore, Milford’s story stretches back centuries. Beginning with the Kawerau people, who established a pā at Rahopara Point as early as 1492. Milford Beach, once known as Onemaewao, is steeped in Māori legend—its sands said to be walked by mystical “fairy people” under the cover of night. Over time, this coastal enclave has drawn settlers, artists, and visionaries, each adding to its rich and layered heritage.

Harrow is a nod to this storied past, and its name is an homage to Edwin Harrow, a European settler, who played a key role in the area’s early development, transforming it from a quiet settlement to a popular seaside retreat. Originally from Wales, Harrow arrived in New Zealand in the late 19th century and was among the North Shore’s early influential settlers. Seeing the potential of the area, he renamed what was then known as Campbell’s Bush to Milford—honoring his hometown, Milford Haven in Wales. His vision helped shape the identity of Milford, further solidified by his construction of the grand Lake Hotel, an iconic landmark that contributed to the area’s growth as a seaside destination.

Here, timeless elegance meets contemporary design, seamlessly blending Milford’s heritage with the ease of modern life. Harrow is more than a place to live—it’s a connection to Milford’s past and a celebration of its future.



Swimming pool at Milford, Auckland, 1939 by Leo White



Aerial view of Wairau Estuary, Milford Beach, Craig and Milford Roads, Milford Beach Reserve with Pirate Shippe and Milford footbridge

Source Auckland Libraries Heritage Collections T0944

## the Milford Story

An original newspaper article, New Zealand Herald & Weekly News showing eight team members of the Milford Lifesaving Club keeping fit at Milford Beach by performing an acrobatic balancing act; 1926-12.

Source Auckland Libraries Heritage Collections T0196







Points of Interest

- 1 Harrow
- 2 Milford Beach
- 3 Milford Beach Reserve
- 4 Milford Village/ Shopping Centre
- 5 Sylvan Park/Kitchener Park
- 6 Wairau Creek
- 7 Golf Club
- 8 Takapuna Beach Sunday Market
- 9 North Shore Hospital
- 10 Eventfinda Stadium
- 11 School
- 12 Lake Pupuke
- 13 Devonport Ferry Terminal





Lake Pupuke



Auckland CBD



Shoal Bay



Harrow



7 min walk to Milford Beach  
via Saltburn Road



Sylvan Park



5 min walk to Milford Village  
via Kitchener Road



Kitchener Park



## the *Homes*

Inside Harrow, the design carries the same elegant modernism as the exterior, blending soft curves and natural textures to create a cohesive, sophisticated space. Warm wooden flooring flows throughout, enhancing the light-filled, open-plan layout that seamlessly connects the kitchen, dining, and living areas. Curved countertops in the kitchen and bathrooms, crafted from stone, add a touch of refined luxury while maintaining a sense of organic fluidity.

Expansive glass doors open out to a spacious balcony, extending the living area and offering stunning views toward Milford Beach and Rangitoto Island. This thoughtful design not only enhances the connection between indoor and outdoor living but also frames the natural beauty of the coastal landscape, creating a sanctuary of understated elegance and contemporary comfort.

Every detail is carefully considered, with high-end materials like 100% wool carpets, elegant stone benchtops, and beautifully crafted wooden cabinetry that blend style with convenience. By embracing simplicity, natural elements, and thoughtful touches, Harrow delivers a harmonious balance of beauty and performance, elevating everyday life.





Lounge , dining and kitchen, Unit 5

# Bedrooms

Thoughtfully designed with generous space and natural light, the bedrooms feature details like pendant lights and plush 100% wool carpets, blending everyday comfort with a sense of quiet luxury.



Master Bedroom, Unit 5

## *Bathrooms*

Bathrooms and ensuites are designed with high-quality materials and a neutral, sophisticated palette that blends organic forms and textures for a timeless aesthetic. Large porcelain tiles with underfloor heating add comfort, while natural stone vanities, bench-mounted sinks, brushed nickel accessories and frameless pill mirrors create a sleek, modern look.



Ensuite, Unit 5



Bathroom, Unit 2



Lounge and Dining, Unit 2





Exterior Palette (left)

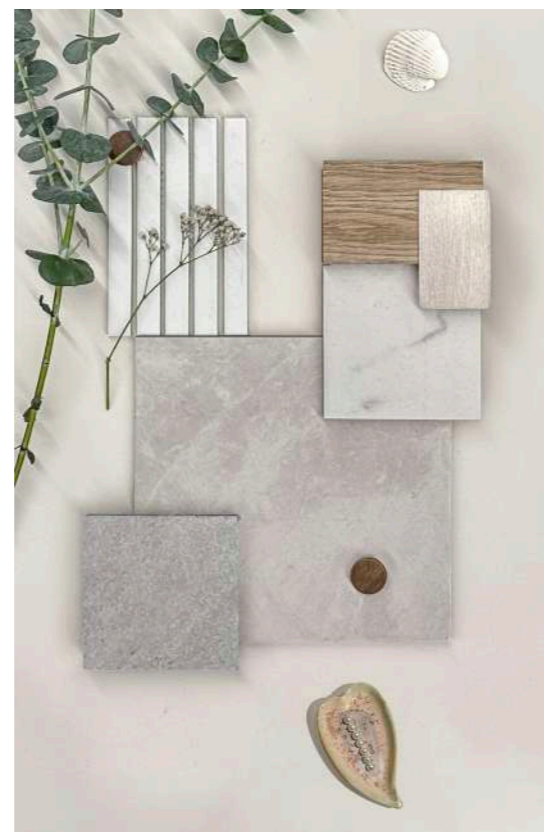
Abodo vulcan timber cladding, Abodo screening, lightweight concrete panel, aluminium vertical weatherboard.

Interior Palette (right)

Timber flooring, stone counter top, vertical oak woodgrain accents, wooden cabinetry and wool carpets.

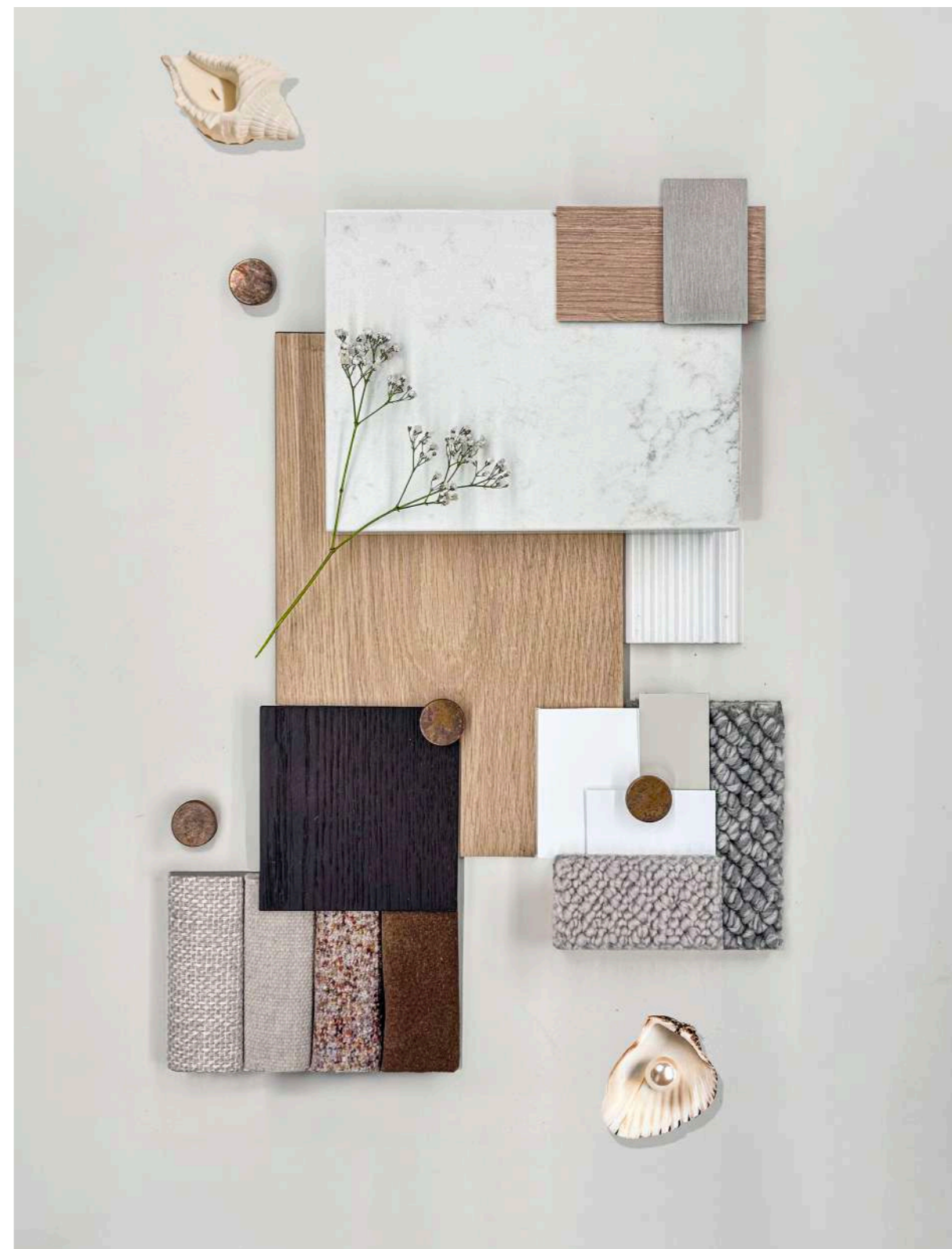
Bathroom & Powder Room Palette (below)

Textured tiles, finger tiles, wooden cabinetry, brushed nickel accessories and stone counter.



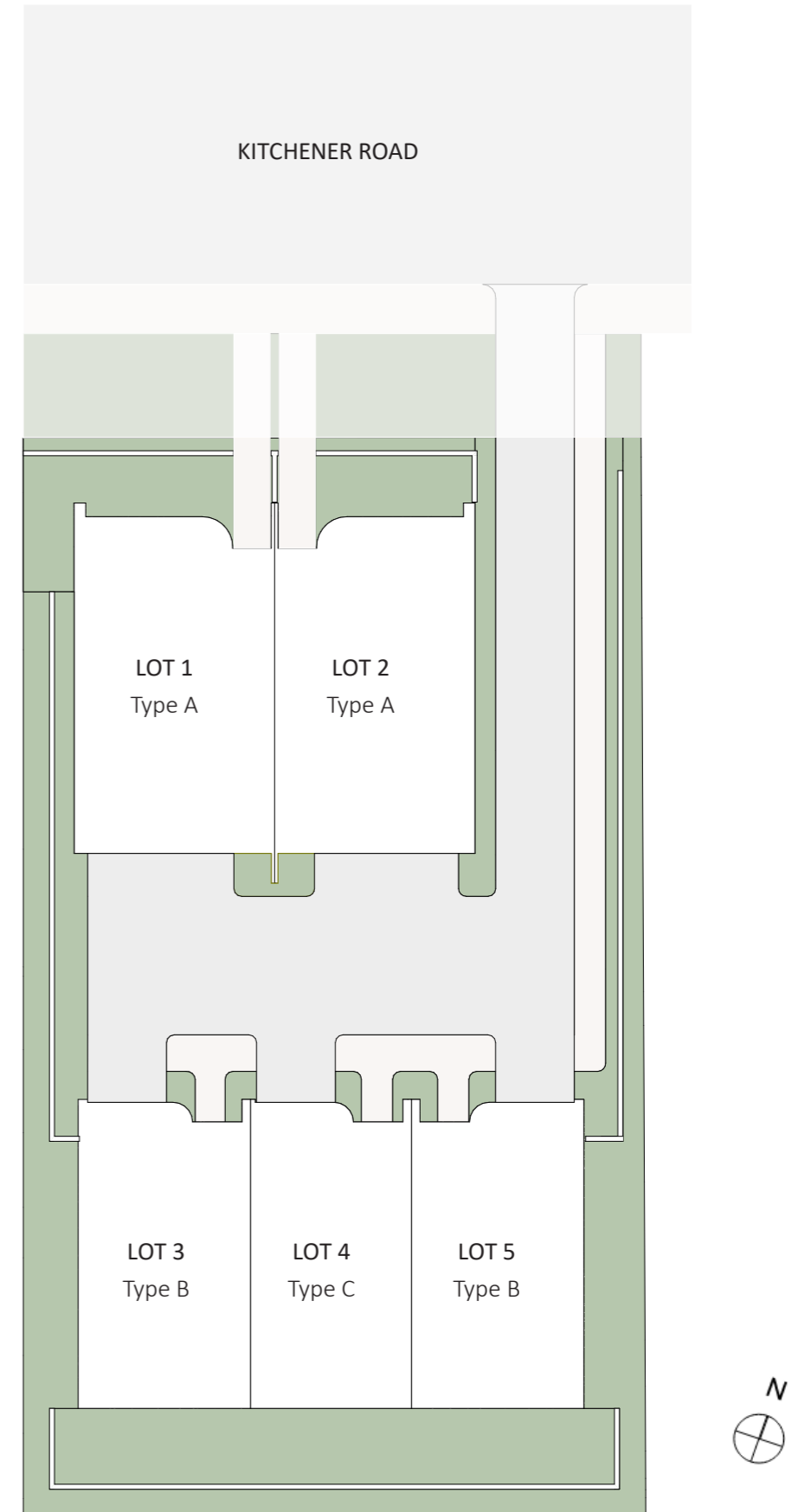
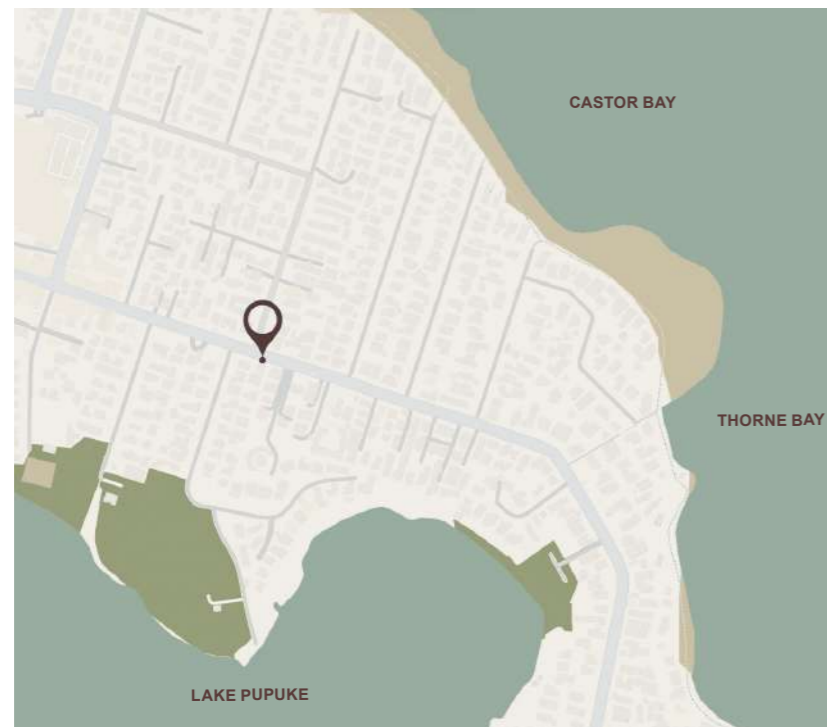
*The approach was to work with a neutral, sophisticated colour palette, complemented by organic forms and textures, with a strong emphasis on detailing to craft a refined and elegant design.*

## *Exterior & Interior Palette*



# Site Plan

Harrow is perfectly situated at the heart of everything, with Milford Beach, Milford Village, Kitchener Park, and Sylvan Park all within a convenient 7-minute walk offering the best of both leisure and lifestyle just steps away.



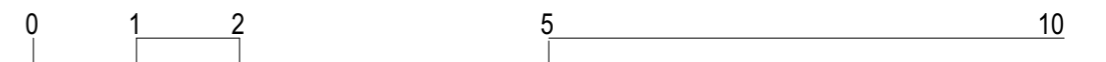
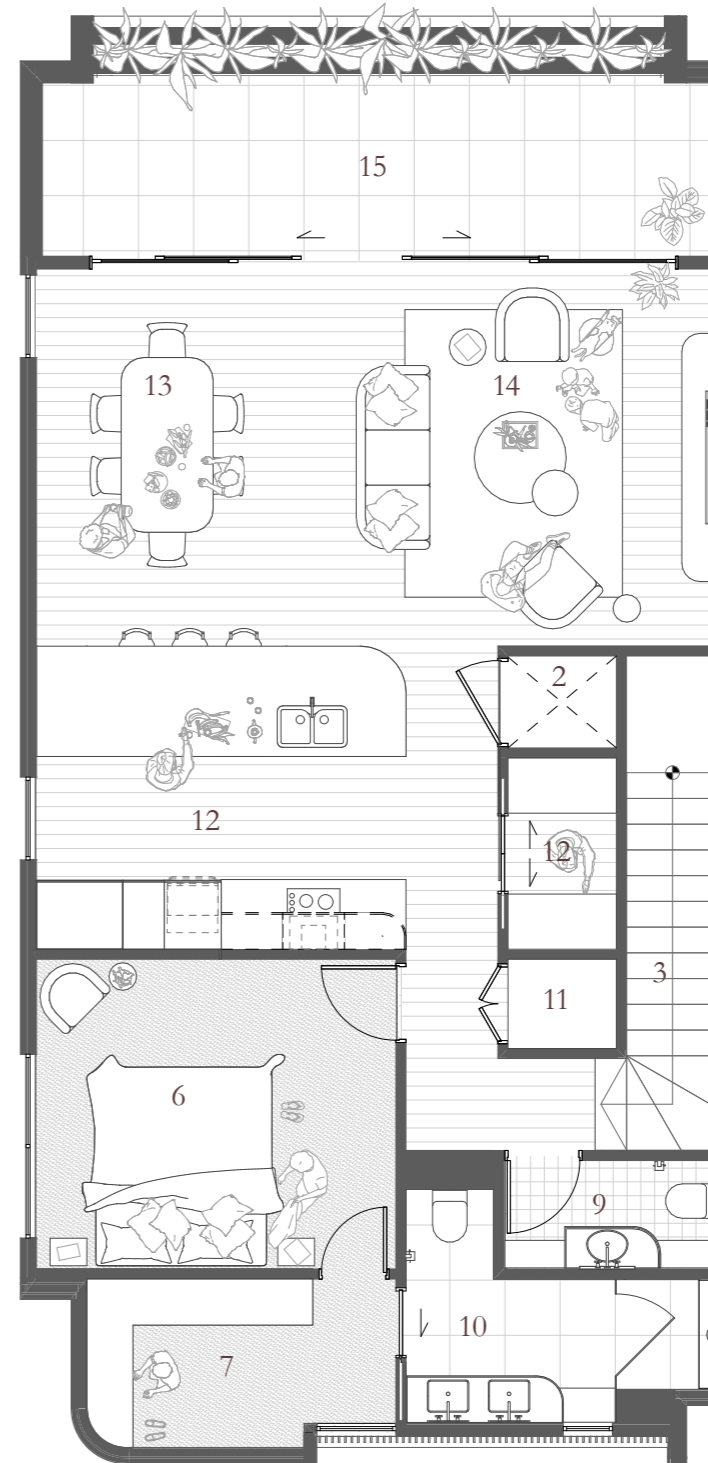
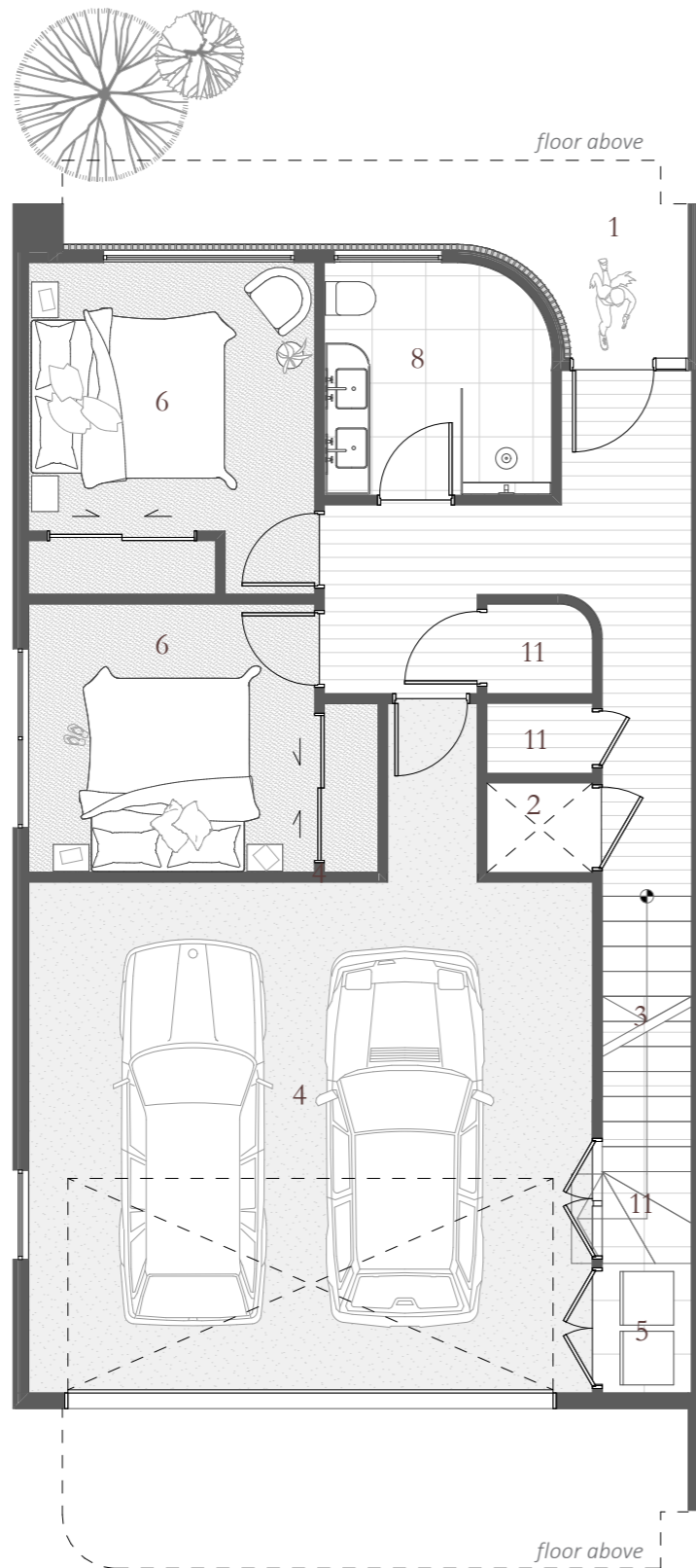
# type A

## Legend

- 1 Entry
- 2 Lift
- 3 Staircase
- 4 Garage
- 5 Laundry
- 6 Bedroom
- 7 Walk in Wardrobe
- 8 Bathroom
- 9 Powder Room
- 10 Ensuite
- 11 Store
- 12 Kitchen & Pantry
- 13 Dining
- 14 Living
- 15 Deck

## Areas

<b>Total Floor Area</b>	<b>216 sqm</b>
Ground Floor	100 sqm
First Floor	100 sqm
Balcony	16 sqm



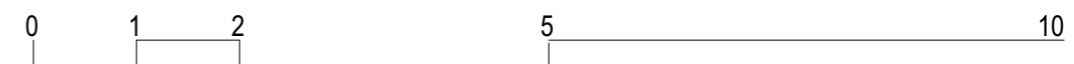
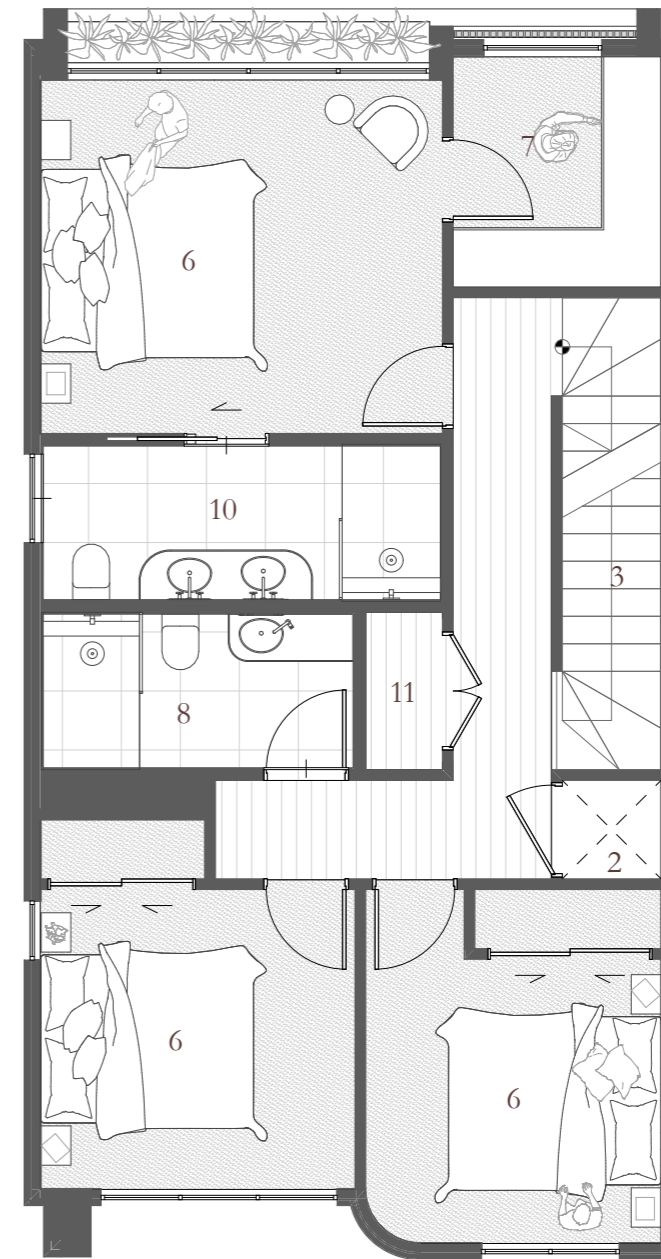
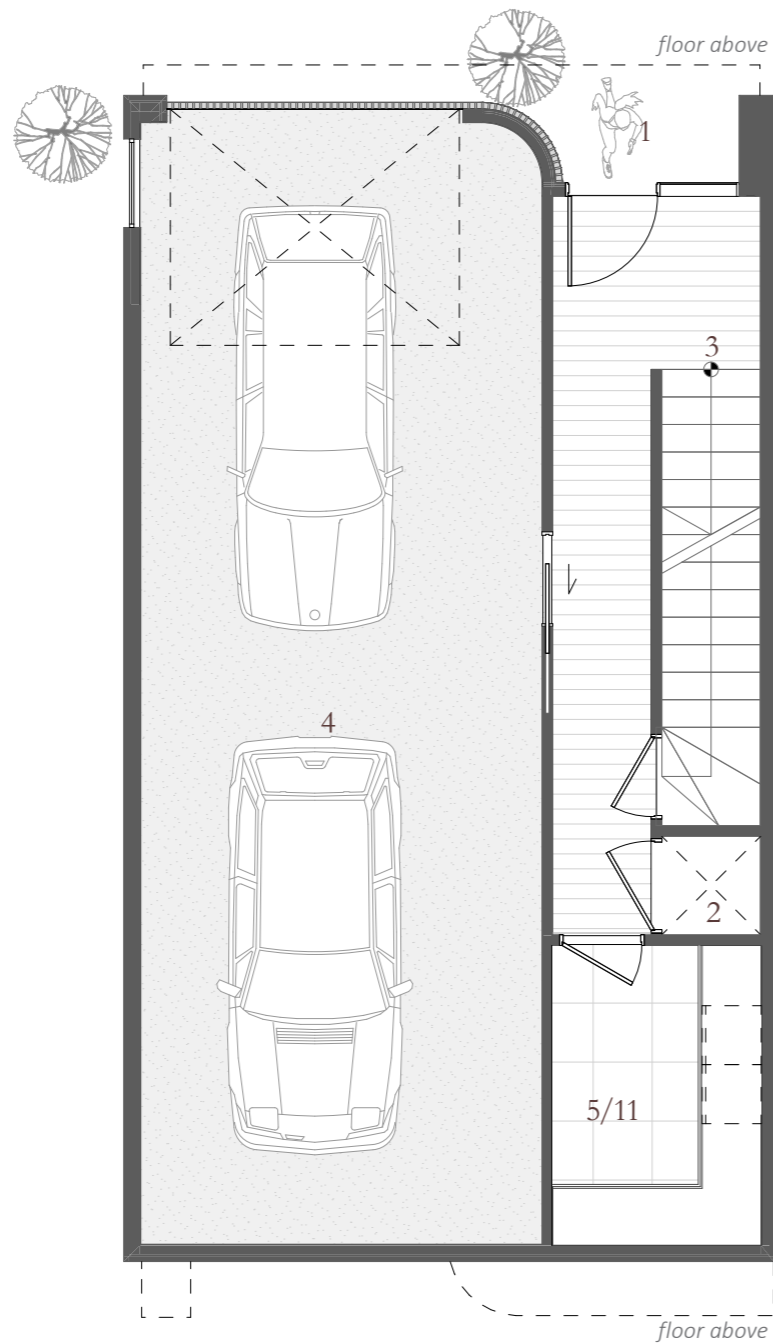
# type B

## Legend

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## Areas

<b>Total Floor Area</b>	<b>210 sqm</b>
Ground Floor	76 sqm
First Floor	80 sqm
Second Floor	54 sqm
Balcony	20 sqm



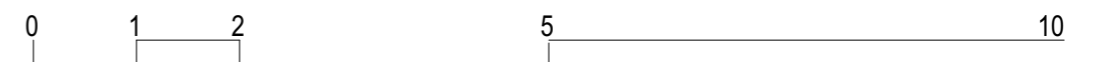
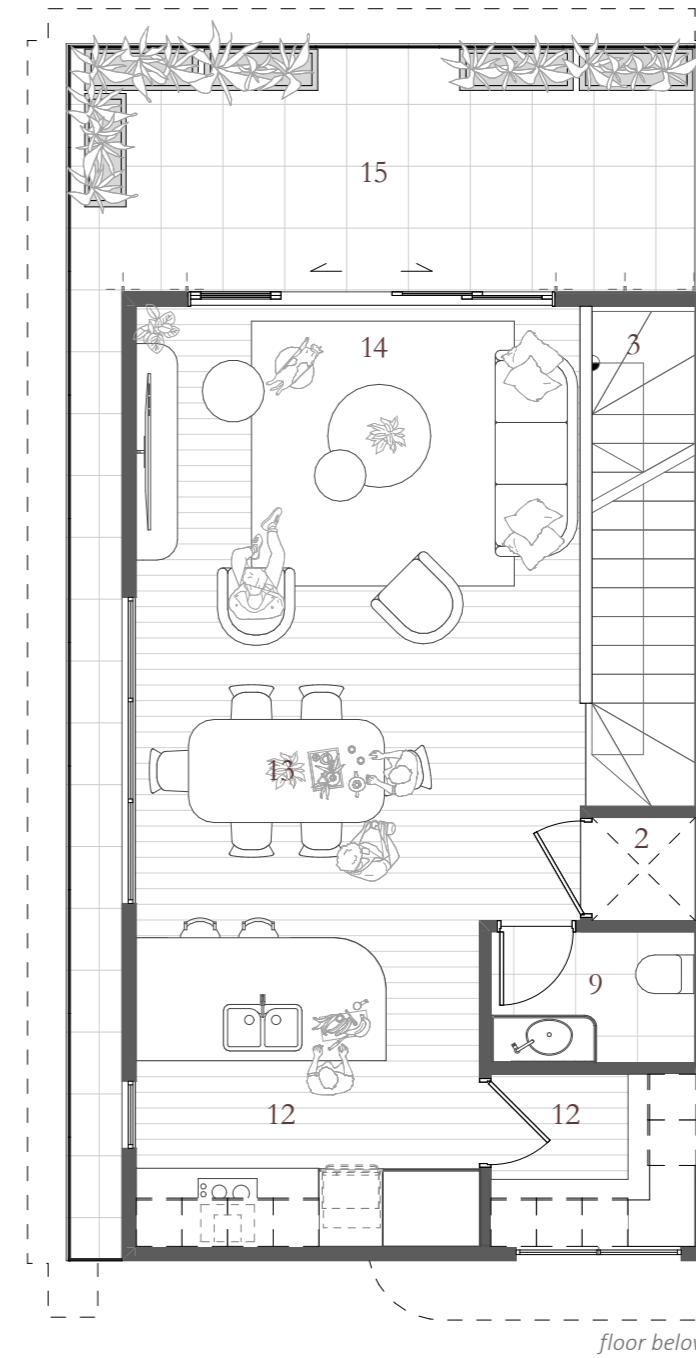
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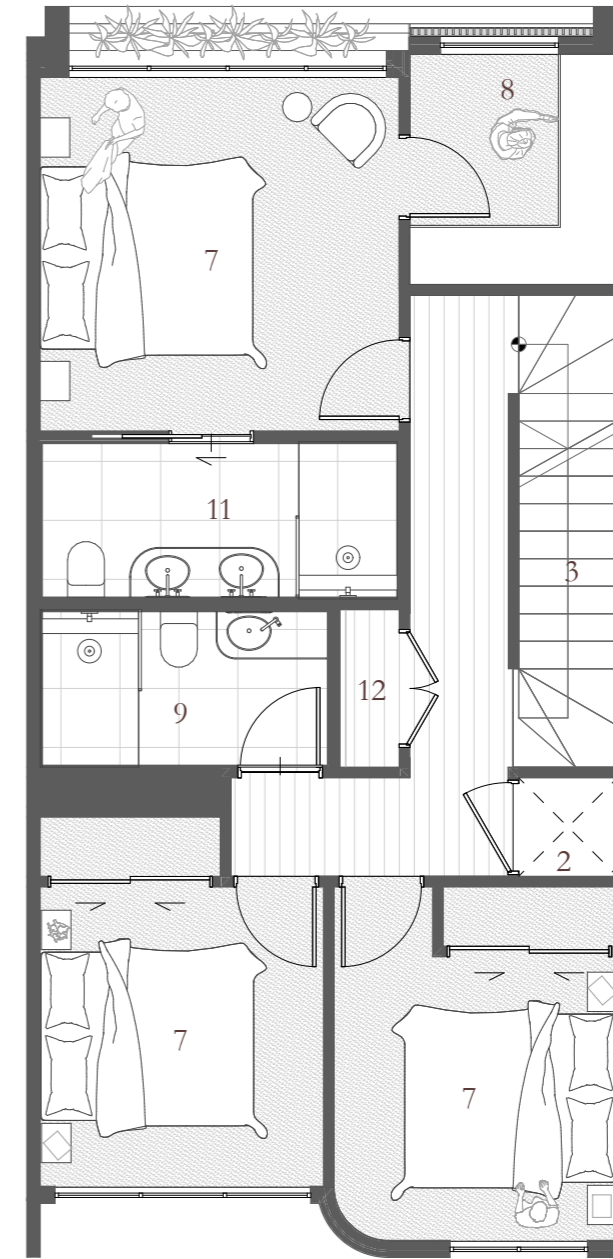
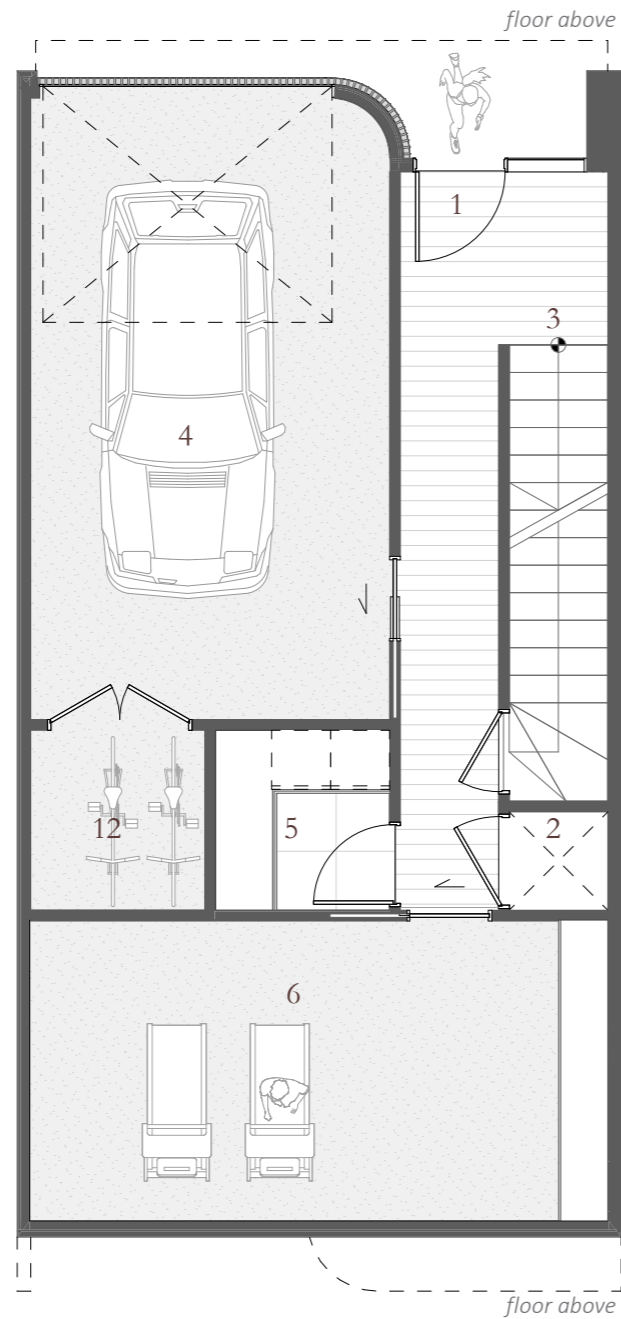
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## Legend

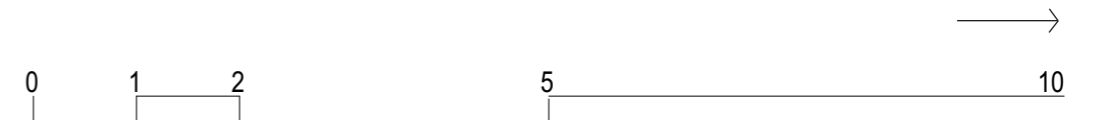
- 1 Entry
- 2 Lift
- 3 Staircase
- 4 Garage
- 5 Laundry
- 6 Gym
- 7 Bedroom
- 8 Walk in Wardrobe
- 9 Bathroom
- 10 Powder Room
- 11 Ensuite
- 12 Store
- 13 Kitchen & Pantry
- 14 Dining
- 15 Living
- 16 Deck

## Areas

<b>Total Floor Area</b>	<b>203 sqm</b>
Ground Floor	70 sqm
First Floor	75 sqm
Second Floor	58 sqm
Balcony	15 sqm



second floor plan  
continued on next page



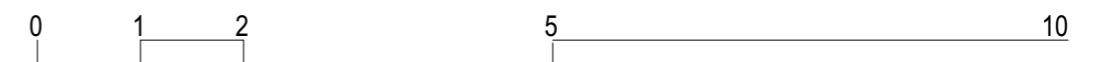
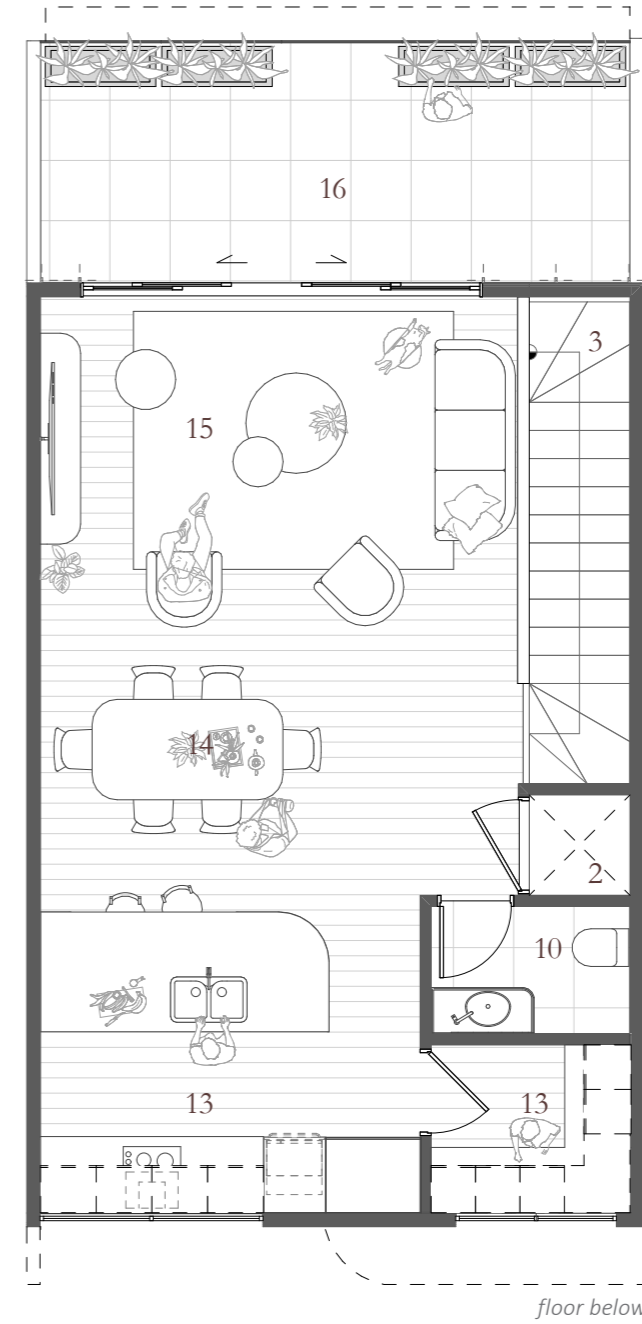
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## Areas

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*the Developer*

## Tuakiri Property

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. One of Auckland's leading property development companies specialising in residential projects, our focus is in developing 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 that enrich communities and inspire a sense of belonging.

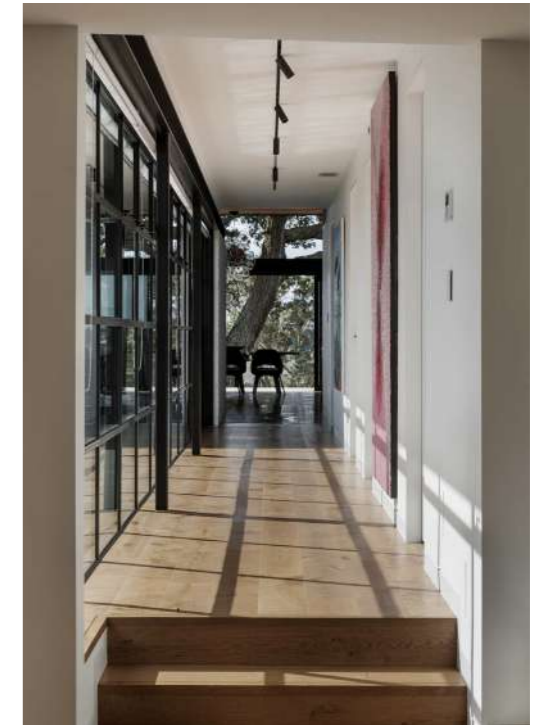


Ryan Matthews  
Director & Founder Tuakiri Property

*Architecture  
& Interior Design by*

## BDG Architects

Founded in 1981, BDG is an award-winning multi-disciplinary practice in various sectors such as residential, commercial, industrial, master planning, and sustainable design. We believe architecture is a transformative force within communities, elevating everyday experiences through thoughtful design. Rather than imposing preconceived boundaries, we honor the unique character of each project by seamlessly uniting architecture, spaces, and people. Building on the power of design in daily life, we focus on projects of varying scales that enrich communities and enhance the built environment. Our enduring reputation and loyal client base stand as a testament to our commitment to integrity, honesty, and professionalism.



*Landscape Design by*

## Greenwood Associates

There is no substitute for industry experience in the construction realm and at Greenwood's we have that in spades. We are proud that through our extensive expertise, we can stand behind our track record of providing aesthetic enhancement to urban environments and the creation of attractive and functional environments for living. We believe the land left over for landscape amenity should be carefully designed to achieve the greatest impact within the space available. Whether this is in tight places with limited solar access, poor soil conditions or if vertical solutions are required, Greenwood Associates are used to solving problems creatively and the landscapes that result are safe, robust and attractive.





# Contact



Andrew Dorreen  
Associate/Licensed Agent

Licensed REAA 2008  
Precision Real Estate Ltd MREINZ

If you'd like to find out more, get  
in touch to book an exclusive  
appointment by emailing  
**Andrew Dorreen at**  
[andrew@precision.net.nz](mailto:andrew@precision.net.nz)

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