

RĀPOI



Boundary is indicative only.



Takanini's newest community.

Rāpoi by Classic Property is a modern neighbourhood being brought to life in Takanini, Auckland, which will be made up of 81 homes upon its completion.

Perfectly positioned for commuting into the city and accessing some of the best spots in Auckland, from local beaches to the largest mall in New Zealand.

The range of housing options, coupled with the benefit of accessibility this location boasts, makes Rāpoi an opportunity ideal for first home buyers, families, and investors alike.

Located on the edge of Takanini.

This new community sits just outside the Takanini town centre where Manuroa and Porchester Road meet. The location is perfectly accessible to main arterial routes and well connected to some of the best that Auckland has to offer.

Just around the corner from the Southern Motorway on ramp, that leads directly into Auckland city, or south to Hamilton and the Coromandel. To the east you can take a quick scenic 20-minute trip out to the coast via Clevedon, to enjoy the classic Kiwi beaches of Kawakawa Bay and more.

It's easy to get around in this part of town, with the Train Station just a 10-minute walk away, providing access all day into the city, to local shopping malls, schools, and medical centres.



Nearby you'll find.

TAKANINI TOWN CENTRE

THE BOMBAYS

TAKANINI PRIMARY SCHOOL

MANUKAU HARBOUR

MANUQA ROAD

Shopping centres & medical facilities

Takanini Town Centre	1.6km
Southgate Shopping	2.4km
Westfield Manukau	7.5km
Sylvia Park Shopping Mall	18km
Manukau Super Clinic	6.5km

Greenspaces, parks, beaches & attractions

Brylee Drive Reserve	2km
Auckland Botanical Gardens & Totara Park	4.5km
Bruce Pulman Park	2km
Clevedon	14km
Eastern Beaches	14km

Schools

Takanini School - Primary	1.3km
Holy Trinity Catholic School - Primary	1.5km
Greenmeadows - Intermediate	5km
Alfriston College - Secondary	2.8km

Service Hubs

Nearest Bus Stop	5 min walk
Takanini Train Station	10 min walk
Auckland International Airport	20 min drive

Lot 76 - Type D (Facade B)



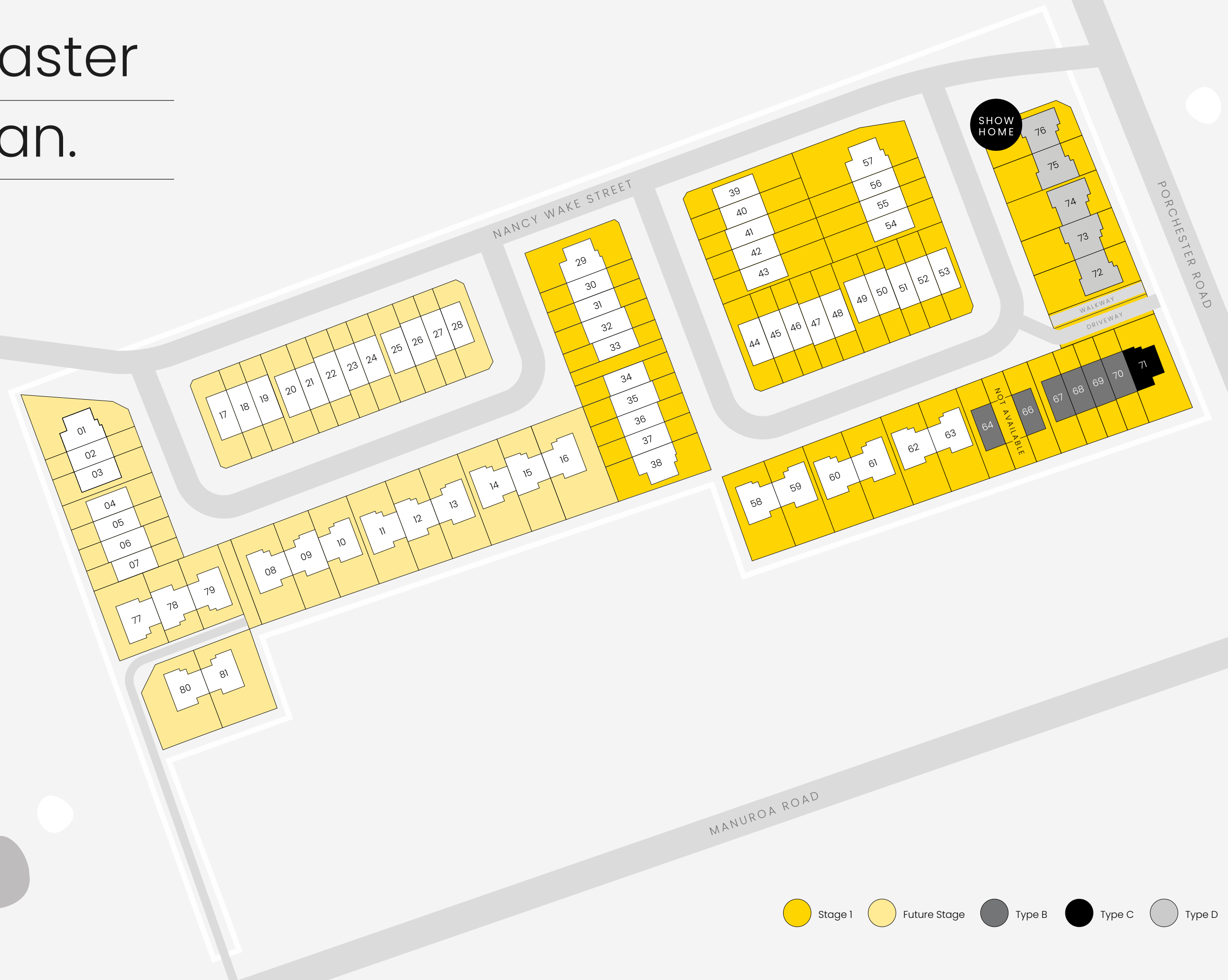
Modern Townhouse Living.

All of the properties in this development have an open plan living, dining and kitchen space on the ground floor, with direct access off the lounge out to a spacious outdoor living area – which is complete with paved patio and fully fenced garden, to provide privacy. Each comes with either an internal access single car garage or off-street car parking.

An abundance of storage is available in each home to ensure there's a space for everything, with a walk-in or double wardrobe in most bedrooms. Each of the houses has at least one bathroom or water closet on each floor, and discreetly placed laundry areas.

All houses are fitted with smart locks for convenience and security and heat pumps for comfortable living temperatures year-round.

Master Plan.



- Stage I
- Future Stage
- Type B
- Type C
- Type D

Type B





Living, dining and kitchen are on the ground floor with indoor, outdoor flow to the deck and courtyard space. Bedrooms, bathroom and laundry upstairs with generous wardrobes.

Lot 64, 66 & 67 are all end properties, with extra side windows and access around the side of the house.

All have a car parking space directly outside the front door.

Facade B



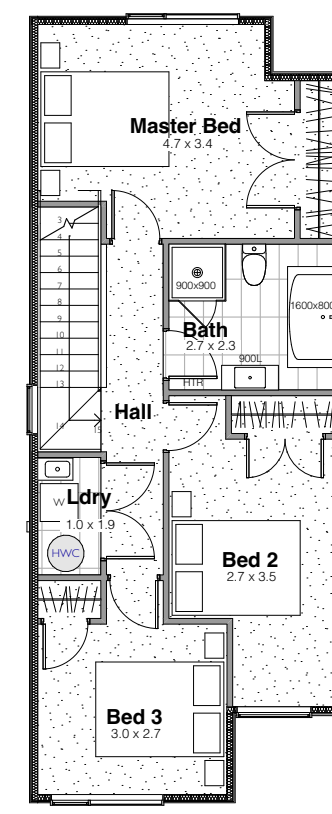
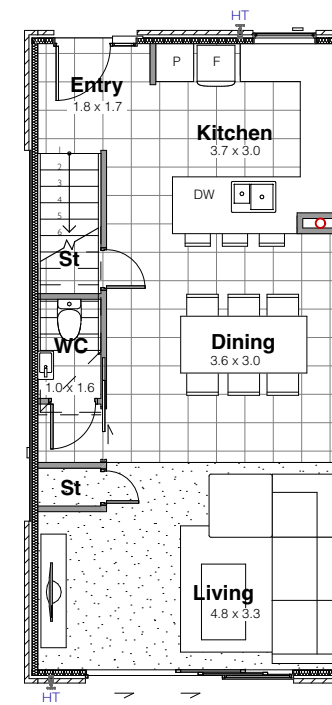
-  3
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Facade A

GF

1F



Lot	Facade	Lot Area	Floor Area O/C	Location	Orientation
64	A	138m ²	110.5m ²	End	As per plan above
66	A	140m ²	110.8m ²	End	Mirrored
67	B	150m ²	111.1m ²	End	As per plan above
68	B	116m ²	111.1m ²	Centre	As per plan above*
69	B	117m ²	111.3m ²	Centre	As per plan above*
70	B	117m ²	111.3m ²	Centre	Mirrored

*As per plan above - please note centred lots will not have side windows. All Plans are subject to building consent and are subject to change. All renders are an artist's impression only.







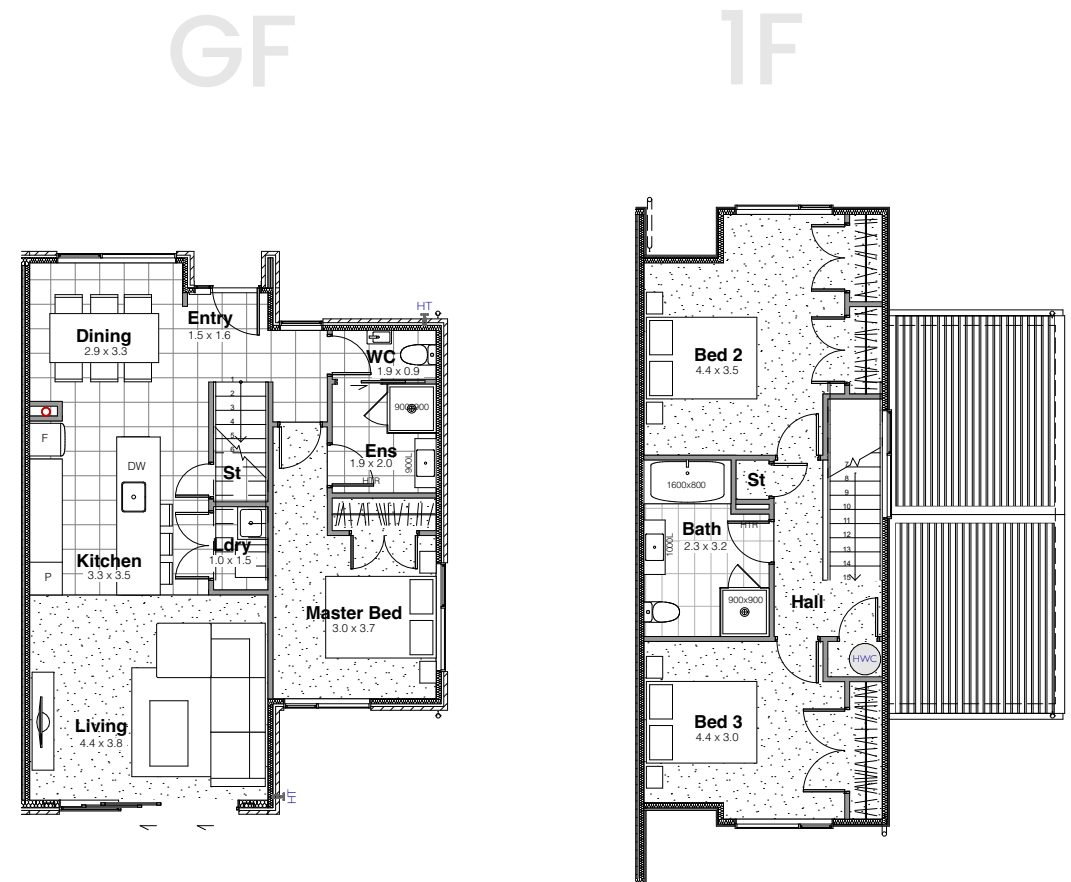
Type C

Living, dining and kitchen are on the ground floor with outdoor access to the deck and courtyard space. The master bedroom is also located downstairs with ensuite and water closet. Additional bathroom and bedrooms upstairs with generous wardrobes.

Lot 71 is an end property, with extra side windows and full garden access around the side of the house and a carparking space directly outside the front door.



-  3
-  1
-  2
-  1
-  1



Lot	Lot Area	Floor Area O/C	Location	Orientation
71	255m ²	121.2m ²	End	As per plan above

*As per plan above. All Plans are subject to building consent and are subject to change. All renders are an artist's impression only.



Type D






Living, dining and kitchen are on the ground floor with outdoor access to the deck and courtyard. These properties all have internal access from a single car garage.

All bedrooms and main bathrooms are also upstairs with generous walk-in or double wardrobes.

Lot 72, 74, 75 & 76 are all end properties, with extra side windows and full access around the side of the house.

Facade B



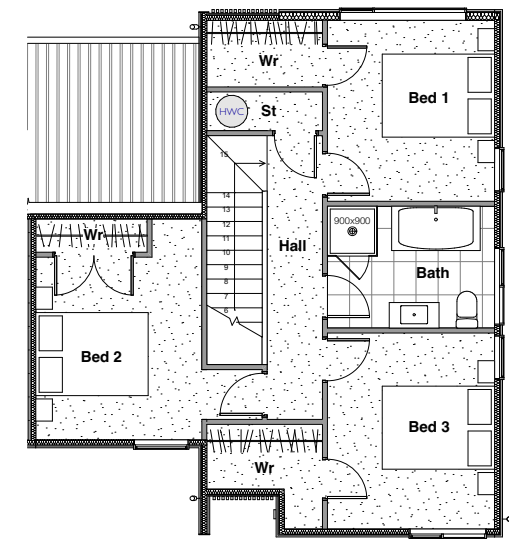
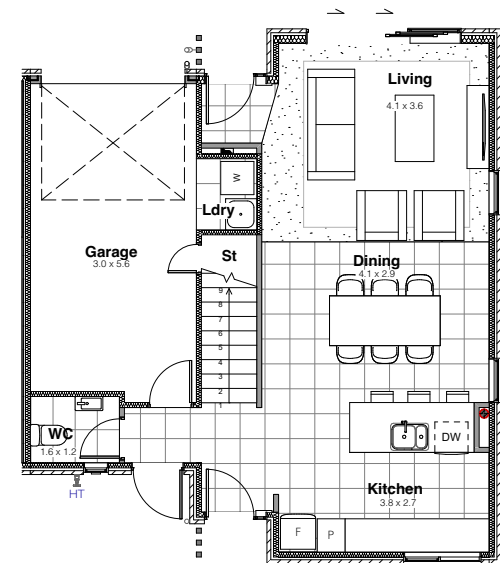
-  3
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Facade A

GF

1F



Lot	Facade	Lot Area	Floor Area O/C	Location	Orientation
72	A	221m ²	138.9m ²	End	Mirrored
73	A	196m ²	138.9m ²	Centre	As per plan above*
74	A	216m ²	139.4m ²	End	As per plan above
75	B	196m ²	138.9m ²	End	Mirrored
76	B	208m ²	138.9m ²	End	As per plan above

*As per plan above - please note centred lots will not have side windows. All Plans are subject to building consent and are subject to change. All renders are an artist's impression only.



Specifications

Earthworks and retaining (if required)

Plans
Architecturally designed plans, specifications and engineering details
Construction Risk and Public Liability Insurance
All City Council permit fees and connection fees
10 Year Warranty
Exterior
Raft concrete floor system
Joinery - aluminium powdercoated, double glazed clear glass
Aria black joinery hardware
Restrictor stays to all second storey opening windows
Latitude TGV entrance door with Urbo lever set (doorknob) & Yale Slimline Assure Digital Lock
Steel & Tube Plumbdek profiled metal roof including self-supporting underlay
Downpipes - Coloured round PVC
Multiline Colorsteel fascia, Customline Colorsteel spouting
Painted Hardiflex soffits
H1.2 treated timber wall framing and roof trusses
2x Exterior hose taps
Retaining walls are included within the contract as detailed on the Building consented plan (if applicable)
Weatherflex vertical Weathergroove smooth 600/1200 painted, as per plan
Lot 64 - 71
Weatherflex vertical Weathergroove smooth 300mm, painted as per plans
Exterior cladding in 70 series Classic clay brick range (natural coloured mortar)
Lot 64, 66, 67 & 71
Weatherflex vertical Weathergroove smooth 150mm, painted as per plans
Lot 72 - 76
Pacific Build Shera Overlap Weatherboard Bevelback 180mm painted, as per plan
Vertical Powdercoated aluminium feature above entrance, as per plan

Exterior cladding in 70 series smooth single painter brick
Interior
Walls - 10mm GIB® Plasterboard, Aqualine® to bathrooms
Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms
Cornice - 55mm Gib-Cove® to all living areas
Skirtings - 60mm single bevel finger jointed pine
Architraves - 40mm single bevel finger jointed pine
Eco R2.2 insulation to external walls (excluding garage)
Eco R3.6 ceiling insulation (including over garage)
PCM Painted interior doors with Schlage Element Lianna lever door handles, satin chrome wall mounted door stops
Level 4 stopping with a Dulux 3 coat paint system throughout (Wash&Wear +Plus Anti Bac Low Sheen to all walls)
Painting allowance includes for up to 3 Dulux white based colours including architraves and skirtings to match wall colour
Concrete floor to Garage
Aluminium powder-coated hand-rail, stairwell
Korok Fire rated two-way internal wall system
Lots 65, 68, 69, 70, 72 - 76
Solatube™ Daylighting System 160DS to stairwell
Electrical Fittings (HPM H&L XL Life Switchgear)
Refer to electrical plan
Heating
1x Heat pump unit as per supplier's recommendations, includes connections (meets Healthy Homes regulations)
Rheem 180 litre hot water mains pressure
Kitchen
Exterior in Melamine, edges finished in matching PVC and Prime Stone bench top, as per kitchen plan
Elementi Savon kitchen mixer chrome
Tiled splashback 600mm x 700mm under rangehood
Kitchen Appliances
Ariston ceramic frameless cooktop ACT60E

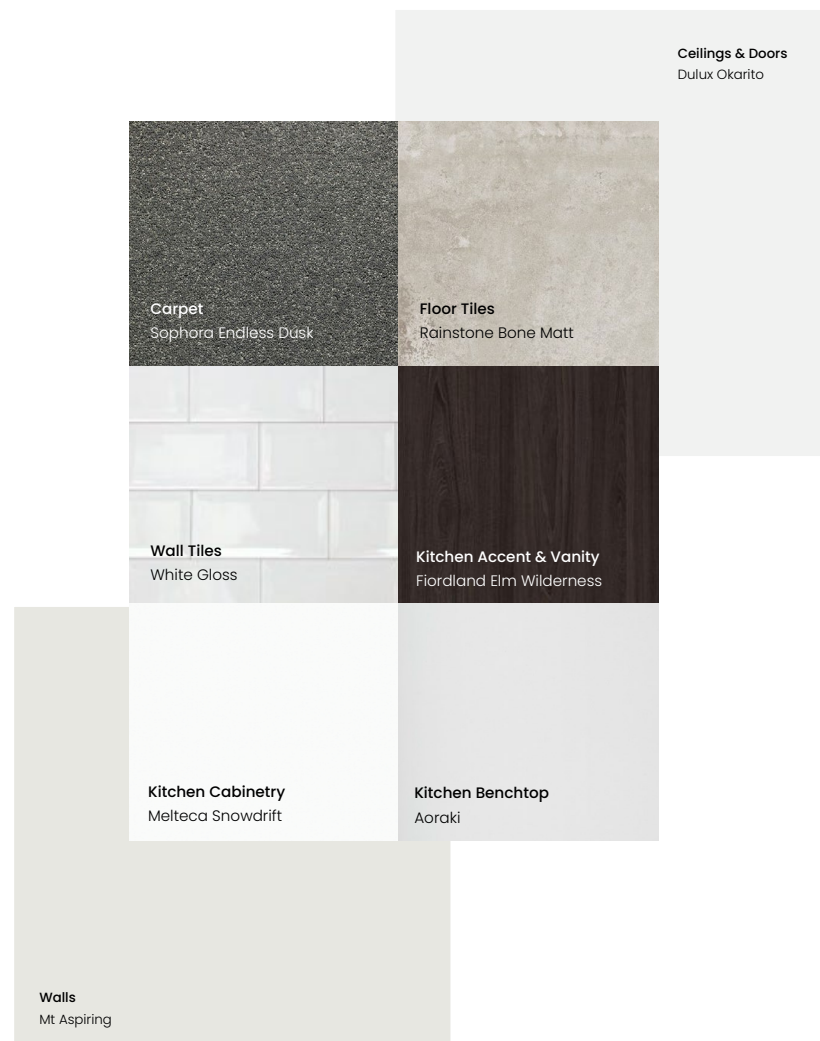
Ariston FA3 834HIXA 10 function built-in oven SS
Ariston stainless steel dishwasher LFC2C19X
Ariston 60cm Slimline Canopy Rangehood ACT60AX-L includes installation and venting to the soffit or roof (dependent on plan)
Insinkerator Model 56 with air switch
Bathroom
Two-sided moulded shower, 900mm x 900mm, semi frameless, square handle
Elementi Splash plus round 3 function slide shower chrome
Elementi Savon shower mixer chrome
Vanity Studio Plus 900m, wall hung, 1 Draw
Fixed mirror above vanity, 900mm x 900mm
Elementi Savon Basin Mixer
Fixed mirror above vanity, 900mm x 900mm
LeVivi Lucca BTW Bath 1600 x 800mm (to Lots, 64 - 70, 72 - 76)
Newtech Indus BTW Bath 1500 x 750mm (to Lot 71)
Elementi Savon chrome bath spout, wall mounted
Elementi Savon bath mixer chrome
Heirloom Genesis 825mm heated towel rail
Uno Close coupled BTW toilet suite with soft close
Eletech Chrome toilet roll holder, without cover
Ventilated Solatube™ Daylighting System 160DS (to all Lots excluding Lot 72, 74 - 76)
Manrose Designer LED Fan/Heat/Light FAN0940, ducted to soffit to bathrooms with window (to Lots 72, 74 - 76)
Powder Room
Uno close coupled BTW toilet suite with soft close seat
Eletech chrome toilet roll holder, without cover
Vanity Studio Plus 440mm
Elementi Savon basin mixer chrome
Eletech Towel Ring Chrome
Fixed mirror above vanity, 440mm x 900mm

Manrose Contour toilet fan, ducted
Bathroom Tiles
Floor tiles from Classic Builders Traditional Range from finished floor level up to 1100mm behind bath and Classic white tiles up to 200mm high above each vanity, finished with an aluminium tile trim
Floor Coverings
Floor Tiles from Classic Builders Traditional range as shown on plan
Carpet from Classic Builders traditional range 100% solution dyed nylon with 10mm underlay
Wardrobes & Linens
Wire coated shelving as per plan
Laundry
Lots 64 - 70 Robinhood Super Tub Slim 346x562
Lots 71 - 76 Aquatica Laundra Tubbie 562x562
1 x row of tiles, finished with aluminium trim above laundry tub
Garage Door (Lots 72 - 76) Valero smooth steel sectional garage door with 2x automatic openers
Fencing/Landscaping/Driveway/Patio Please refer to landscape plan supplied
Clothesline/Letterbox Hills Duo clothesline, letterbox as per landscape plan
Services (Stormwater, Power, Water, Telecom) Underground services included
Clean Complimentary house clean on completion
Interior Colours
Select from 3 x pre-determined colour palettes

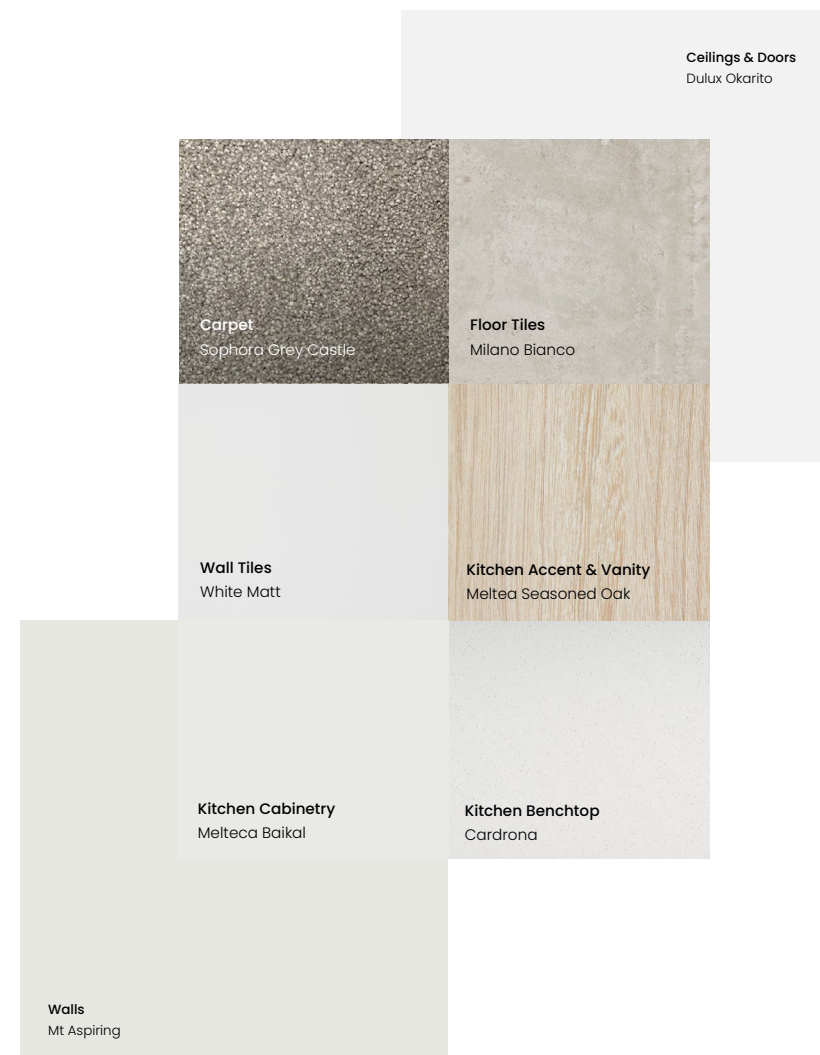
*The specifications are subject to change during the Resource and Building consent stage.

Colour Schemes

The choice is all yours – select a colour palette from the preset range below.



Classic Palette



Natural Palette



Industrial Palette

Acceptance Signature

Date



Upgrades

Item name	Upgrade description	Cost (incl GST)	Acceptance
Kitchen Appliances	BOSCH Stainless Steel Oven HBF133BS0A BOSCH Electronic Stainless Steel Dishwasher SMU2ITS01A BOSCH Electric Cooktop Hob PKE611CA1A <i>Note: Suitable for homes without reticulated gas</i>	\$450	
Kitchen Splashback	Extended Kitchen Splashback to full wall behind hob (100x300 white tile)	\$310	
Fridge Plumbing	Reticulated water feed to fridge access	\$310	
Additional Heat Pump	1 x Additional Daikin heat pump to Bed 1 (FTXV50UVMA) or similar depending on availability and an upgraded single outdoor unit (to run both indoor units)	\$4,160	
Garage Carpet	Single Garage Carpet direct stick	\$750	
Wired Security Alarm	Up to 4 sensor alarm security system Arrowhead Alarm Products ESL-2	\$1,060	
EV Charger	Electrical Vehicle Charger	\$POR	

Acceptance Signature

Date

Which property is right for you?

Lot	Type	Land m ²	Floor m ² o/c	Levels	Beds	Baths	WC	Parking
64	B	138m ²	110.5m ²	2	3	1	1	Single Carpark
66	B	140m ²	110.8m ²	2	3	1	1	Single Carpark
67	B	150m ²	111.1m ²	2	3	1	1	Single Carpark
68	B	116m ²	111.1m ²	2	3	1	1	Single Carpark
69	B	117m ²	111.3m ²	2	3	1	1	Single Carpark
70	B	117m ²	111.3m ²	2	3	1	1	Single Carpark
71	C	255m ²	121.2m ²	2	3	2	1	Single Carpark
72	D	221m ²	138.9m ²	2	3	1	1	Single Garage
73	D	196m ²	138.9m ²	2	3	1	1	Single Garage
74	D	216m ²	139.4m ²	2	3	1	1	Single Garage
75	D	196m ²	138.9m ²	2	3	1	1	Single Garage
76	D	208m ²	138.9m ²	2	3	1	1	Single Garage

Disclaimer: O/C is over cladding, WC is Water Closet. Floor and land sizes are approximate only. All plans are subject to building consent and are subject to change.

Date: 20/07/2022



Rental Appraisal

Paapaakiri Loop, Takanini, Auckland

We anticipate in the current market these properties may generate weekly returns of:

Type B	\$660.00 - \$690.00 per week	3	1	1	1	1
Type C	\$670.00 - \$720.00 per week	3	1	2	1	1
Type D	\$690.00 - \$740.00 per week	3	1	1	1	2

These properties are made up of three bedrooms in a range of terraced and duplex designs. Each featuring a light open plan living, kitchen and dining space on the ground floor, which flows out to the deck and private courtyard area for entertaining.

The main bathroom and bedrooms are upstairs, all with either a generous walk-in or built-in double wardrobes. Each property comes complete with either an off-street carpark located in front of the property or an internal access garage. With discreetly placed laundry spaces.

This property is situated in a popular and growing area, handy to public transport, local amenities within walking distance as well as popular shopping malls and attractions nearby. Homes come with quality appliances and meet all healthy homes standards, making them a fantastic investment for landlords and a wonderful home for tenants.

Natasha Botha.

Lisa Maxwell | Residential Property Manager

Whilst the above opinion is given in good faith, based on present market conditions and enquiry or the same, it does not purport to be a registered valuation and should not be relied upon or treated as such. Further we accept no responsibility to any third party in respect of the same.



An experienced property partner.

Drawing upon many years' experience in New Zealand's construction sector, Classic Group introduces Classic Property. Offering property solutions in established locations that have demonstrated proven growth and desirability, Classic Property gives everyday Kiwis the ability to invest in property of value for the long term.

Through the pursuit of innovative design and superior quality building work, Classic Group has established a solid track record of bringing buildings to life for Kiwi homeowners – we've delivered over 7,000 homes for our clients during our 25 years'. These are buildings that offer exceptional finishing and showcase a considered approach to how we Kiwis live.

Classic Property is opening the door for more Kiwis to invest in property by creating quality, ready-made townhouse packages designed to offer an assured experience from start to finish.



Why invest with us?



Backed by experience

With 25 years of building experience, we draw on the capability of Classic Group to produce consistent quality housing.



Ready to rent or live in

Built to meet all healthy homes standards, so it's move-in or rent ready as soon as it's complete, ensuring immediate rental income.



New build warranties

Our new build warranties protect your property for up to 10 years, which is your reassurance that you've got a quality investment that's built to last.



End to end service

Our comprehensive service means we're on the journey with you and keep things simple for you at every stage.



Government exemptions

Investing in a new build exempts you from the 2021 government changes to interest deductibility rules and LVR restrictions.



Rent guarantee

If you choose to let Classic Property manage your property for you as a rental, we guarantee the first year of rental income on completion of the build.*

*Our rent guarantee is subject to certain limitations and terms and conditions, please refer to the property management agreement, available on request.

