



WWW.WESTERNPARK.NZ
9 HOPETOUN STREET, PONSONBY, AUCKLAND

your
happy
place.

27 BEAUTIFULLY APPOINTED BOUTIQUE APARTMENTS. SET AMONGST THE VIBRANCY OF PONSONBY'S CAFE CULTURE, ALONGSIDE A QUIET PARK FOR YOUR DOWN TIME. RESTAURANTS AND BARS A SHORT WALK AWAY... COMPLEMENTED BY A POOL AND TENNIS COURT TO WORK OFF YOUR DAILY EXCESSES. A QUIET SANCTUARY DOWNSTAIRS IN THE LIBRARY TO READ THE MORNING PAPER. VIEWS THAT REMIND YOU DAILY OF WHERE YOU ARE IN THE WORLD... RIGHT IN THE MIDDLE OF AUCKLAND'S CITY LIVING AND PONSONBY'S LAVISH LIFESTYLE.

WESTERN PARK. IT'S YOUR COMMUNITY OF LIKE MINDEDNESS.



your backyard.

NOW WHY WOULD YOU MOW THE LAWNS WHEN THE LOVELY MAN AT THE COUNCIL WILL DO IT ALL FOR YOU?

HE'S GOT A RIDE ON MOWER... YOU CAN SIT IN THE PARK AND WATCH HIM WORK. YOUR SPACIOUS BACKYARD WITH BEAUTIFUL PATHS FOR YOUR MORNING WALK AND A PLAYGROUND FOR THE KIDS IS RIGHT ACROSS THE ROAD FROM YOUR STYLISH NEW ADDRESS. SIT IN THE PARK AND INHALE THE SCENT OF FRESH LAWN CLIPPINGS. HANG OUT WITH NATURE AND THEN RETREAT TO YOUR SANCTUARY OF STONE, MARBLE AND BESPOKE POGGENPOHL KITCHENS.

HERE'S A WHOLE NEW WAY TO LOOK AT LIFE.

THE WINE MAN AT EL BORRACHO ON PONSONBY ROAD HAS A GOOD DROP. GET A BOTTLE OF THAT TASTY BEVERAGE AND SIT ON YOUR STYLISH BALCONY AND WATCH THE SUN REFLECT OFF THE BUILDINGS OF AUCKLAND'S SKYLINE. OBSERVE ALL OF THOSE COMMUTERS STUCK IN TRAFFIC. WE SHOULD WARN YOU NOW THAT YOUR FRIENDS MAY COME TO YOURS ON THE WAY HOME (NO TRAFFIC THAT WAY AND GUEST PARKING DOWNSTAIRS). BEFORE YOU KNOW IT YOU'LL BE BOOKING YOUR FRIENDS INTO YOUR SUMPTUOUS GUEST SUITES... WHY STAY FOR A WINE WHEN YOU CAN STAY FOR THE WEEKEND?

your
outlook.



your neighbour hood.

DON'T MAKE DINNER. THE TEAM AT PONSONBY BISTRO CAN DO THAT FOR YOU.

THEY DO THE DISHES FOR YOU TOO, THEY'RE GOOD LIKE THAT. THEY ARE THE PEOPLE IN YOUR NEIGHBOURHOOD.... SO IS IL FORNO WHO MAKE YOUR DAILY BREAD. WORKSHOP AND KAREN WALKER WILL MAKE YOU LOOK EVERY BIT THE PONSONBY LOCAL AND YOUR LOCAL MARKET IS ONLY A COFFEE AWAY AT PONSONBY CENTRAL. YOU COULD GO TO THE SUPERMARKET WHICH IS A 5 MINUTE DRIVE AWAY AND THEN THERE'S VINEGAR LANE OPENING SOON WHICH IS ON YOUR DOORSTEP... BEFORE TOO LONG YOU'LL BE SHOPPING TOGETHER AND WALKING HOME HAND IN HAND WITH YOUR GROCERIES. NOW THAT IS ROMANTIC. CAN WE SAY THAT WESTERN PARK IS GOOD FOR YOUR RELATIONSHIP? WELL WE CAN'T MAKE PROMISES BUT WE CAN SAY IT'S GOOD FOR YOUR RELATIONSHIP WITH YOUR NEIGHBOURHOOD.



your meeting place.

SATURDAY MORNING QUIET TIME. READ THE HERALD. COFFEE.

FRIDAY NIGHT SOCIAL TIME. MEET YOUR NEIGHBOURS OR FRIENDS DOWNSTAIRS IN THE LIBRARY FOR AN END OF WEEK CATCH UP. OR A QUICK TANGO OR FOXTROT IN THE FOYER? WANDER UP THE ROAD FOR DINNER OR MAYBE ORDER IN? NO DRINK DRIVING OR PARKING ISSUES AND SO MANY OPTIONS. THESE ARE CALLED FIRST WORLD PROBLEMS AND NO DOUBT YOU'LL SUFFER FROM THEM WHEN YOU'RE LIVING AT WESTERN PARK. THERE'LL BE A WHOLE COMMUNITY OF YOU WITH THESE PROBLEMS. SORRY ABOUT THAT. BUT WAIT - THERE IS COMPLEMENTARY THERAPY JUST A FEW STEPS ACROSS THE ROAD AT THE PARK. THEN ALL OF THESE STRESSFUL FIRST WORLD SITUATIONS WILL BE SOMETHING YOU CAN DEAL WITH AGAIN TOMORROW.





your haven.

MAGAZZINO, 123 PONSONBY ROAD...
IT'S WHERE YOU FIND YOUR LIGHT
READING AFTER A LONG DAY.

ALL THAT WALKING AND COFFEE
DRINKING CAN REALLY TAKE IT OUT
OF YOU. THE WORLD BEAUTY STORE
HAS THE MOST AMAZING CANDLES
AND FRAGRANCES. GRAB SOME
OF THEM AND RETREAT TO YOUR
SANCTUARY. WITH BEAUTIFUL NATURAL
STONE SURFACES AND HERRINGBONE
PARQUET FLOORING YOU COULD BE
FORGIVEN FOR THINKING YOU'RE
LIVING WELL BEYOND YOUR STATION.
WHEN YOU WAKE UP THINKING IT
WAS ALL JUST A DREAM, THE CANDLE
MAY HAVE GONE OUT BUT YOUR
POGGENPOHL KITCHENS, FRENCH
SCHOLTÉS APPLIANCES AND PREMIUM
GRADE CUSTOM CARPETS WILL ALL STILL
BE EXACTLY WHERE YOU LEFT THEM.




your guest suites.

TIDY AWAY THOSE MESSY GUESTS.

FAMILY FROM OUT OF TOWN? BOOMERANG CHILDREN? FREE LOADERS? WHATEVER THE REASON THERE'S ALWAYS A BED FOR THEM TO REST THEIR WEARY HEADS. WHY HAVE SPARE ROOMS GATHERING DUST WHEN YOU CAN SHARE THE OWNERSHIP WITH EVERYONE ELSE? TWO GUEST SUITES CAN ACCOMMODATE ALL YOUR FRIENDS AND FAMILY WHEN BOOKED AHEAD VIA THE ONLINE GUEST SUITE CALENDAR. SO YOU GET TO SPEND TIME WITH YOUR LOVED ONES AND YOU DON'T HAVE TO TIDY UP THEIR MESS. PERFECT.



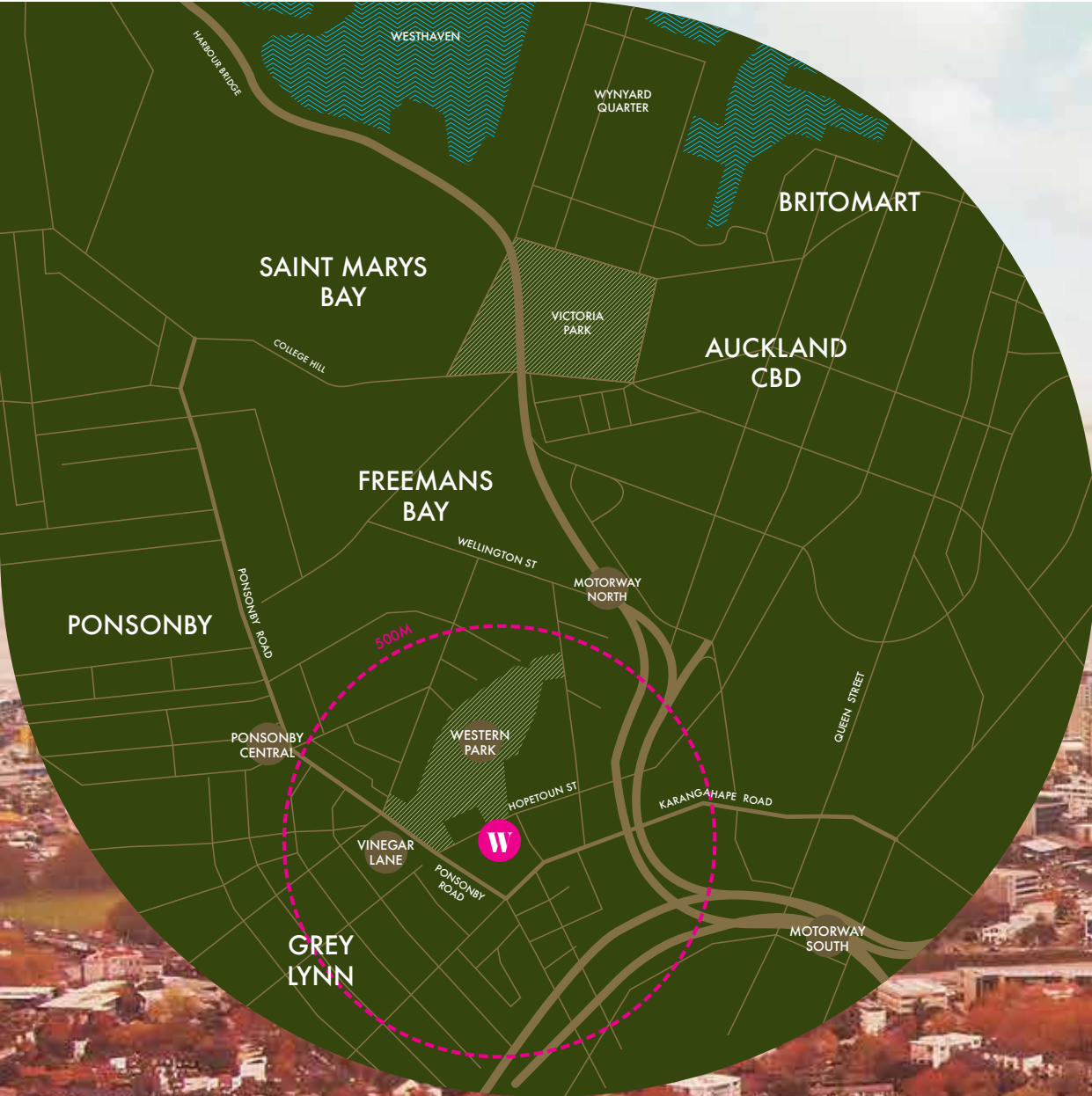
your playground.



WORK. PLAY TENNIS. SWIM. RELAX. READ.

THEY'RE ALL THE THINGS YOU HAVE TO FIT INTO YOUR DAY NOW. LEISURE TIME HAS NEVER BEEN SO BUSY. WITH A POOL AND TENNIS COURT YOU'LL BE IN TIP TOP SHAPE. GET IN SOME SNEAKY PRACTICE SO YOU CAN BEAT YOUR FRIENDS. WESTERN PARK HAS EVERYTHING YOU NEED TO MAKE YOUR NEW LIFE AN ENVIABLE ONE. YOU WON'T HAVE TO LIFT A FINGER... OR A LAWN MOWER OR A POOL NET. PLUS, YOUR FRIENDS AND FAMILY CAN STAY IN THE GUEST SUITES DOWNSTAIRS. IT'S A LOT LIKE LIVING IN A HOTEL EXCEPT YOU DON'T HAVE TO CHECK OUT BY 10AM. YOU MAY HAVE TO MAKE YOUR OWN BED THOUGH. SORRY.

location.



floorplans.

GROUND FLOOR



LEVEL 01



floorplans.

LEVEL 02 AND 03



the developer.

SANCTUARY HEARTLAND IS CONSTANTLY SETTING NEW STANDARDS IN THE AREAS OF CREATIVITY AND INNOVATION. OUR COMPANY WAS FOUNDED TO LEVERAGE THE INDUSTRY KNOWLEDGE AND EXPERTISE OF OUR TEAM TO DELIVER HIGH QUALITY PROPERTIES TO OUR CLIENTS.

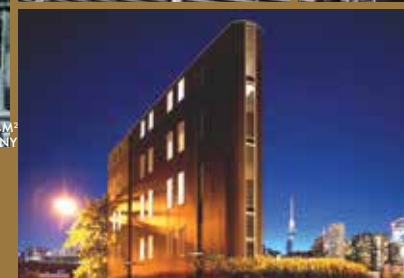
SANCTUARY HEARTLAND HAS A PROVEN ABILITY TO CONTROL EVERY ASPECT OF THE PROPERTY DEVELOPMENT PROCESS, ENSURING THAT QUALITY IS A CONSTANT AND COMMON OBJECTIVE.

OUR PROVEN TRACK RECORD IS DEMONSTRATED THROUGH A RANGE OF DIVERSE AND UNIQUE DEVELOPMENTS IN SOME OF THE COUNTRY'S MOST DESIRABLE LOCATIONS. TO DATE OUR TEAM HAS DEVELOPED...

- OVER 1000 RESIDENTIAL UNITS
- OVER 17,000 SQUARE METRES OF COMMERCIAL AND RETAIL

ONE OF OUR MAIN FOCUSES IS TO DESIGN AND CONSTRUCT PROJECTS THAT WILL MINIMISE LONG TERM MAINTENANCE COSTS AND ENHANCE THE ASSET VALUE OF THE PROPERTIES. SANCTUARY HEARTLAND BOASTS OVER 26 YEARS EXPERIENCE IN RESIDENTIAL AND COMMERCIAL DEVELOPMENT PROJECTS, PROVIDING GREAT INNOVATION BY ATTENTION TO BOTH ARCHITECTURAL DESIGN AND MARKET TRENDS.

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 SANCTUARYHEARTLAND

specifications.

PLEASE NOTE THAT THIS SCHEDULE WAS PREPARED PRIOR TO THE COMMENCEMENT OF “WESTERN PARK” AUCKLAND. CHANGES WILL NO DOUBT BE MADE DURING CONSTRUCTION. WHILE EVERY EFFORT WAS MADE TO ENSURE THE INFORMATION WAS TRUE AND CORRECT AT THE TIME OF PRINTING NO RESPONSIBILITY WILL BE TAKEN FOR ANY ERRORS OR OMISSIONS. THIS SCHEDULE IS FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE AN OFFER OR CONTRACT. ALL SPECIFICATIONS ARE SUBJECT TO ADJUSTMENT.

EXTERIOR STRUCTURE

- NEW ALUMINIUM JOINERY AND DOORS AS PER NZ BUILDING CODE STANDARDS
- ACOUSTICS TO MEET OR EXCEED AUCKLAND CITY COUNCIL AND NZ BUILDING CODES

FIRE COMPLIANCE

- COMPREHENSIVE FIRE SYSTEM AND TWO FIRE EGRESS STAIRS TO NZ FIRE CODE

APARTMENT FITTINGS, APPLIANCES AND FINISHES

- SCHOLTÉS OVEN
- SCHOLTÉS CERAMIC COOKTOP
- SCHOLTÉS DISHWASHER
- INTEGRATED RANGE HOOD, EXTERNALLY VENTED

KITCHEN

- GERMAN MANUFACTURED POGGENPOHL BRAND WITH THE FOLLOWING FEATURES:
- SAND PINE DÉCOR LAMINATE WITH MATCHING EDGE, ANTI-STATIC AND PROTECTED AGAINST ALL COMMON LIQUIDS. SPOT LED LIGHT WITHIN WALL UNIT
- NATURAL ANODISED ALUMINIUM HANDLE ON THE TOP EDGE OF DRAWERS, PULL OUTS AND CUPBOARDS OR SATIN CHROME HANDLES
- QUARTZ SLIM LINE COMPOSITE BENCH TOP
- STAINLESS STEEL INSULATED UNDER MOUNT SINK
- “BAR TABLE” IN SELECTED UNITS
- AUTOMATIC SOFT-CLOSE DRAWERS
- POGGENPOHL DRAWER INSERTS
- ADJUSTABLE SHELVES (MAXIMUM LOAD OF 50KG/SQM)
- SINGLE–LEVER CHROME AMERICAN STANDARD (OR SIMILAR) KITCHEN MIXER

BATHROOM AND ENSUITE FITTINGS

- SINGLE LEVER CHROME AMERICAN STANDARD (OR EQUIVALENT) VANITY MIXER
- MIRRORED IN-WALL CABINET
- TILED SHOWER BASE AND WALLS WITH FRAMELESS GLASS DOOR
- ADJUSTABLE WALL MOUNTED CHROME SLIDE SHOWERHEAD
- CHROME LADDER–TYPE HEATED TOWEL RAIL
- CHROME OR SATIN STAINLESS TOILET ROLL HOLDER
- SOCKET OUTLET FOR SHAVER AND HAIRDRYER

WARDROBES

- MELTECA TIMBER VENEER, PAINT FINISH OR MIRROR WITH SLIDING DOORS

INTERNAL FLOORS

- SELECTED TILED FLOORING TO BATHROOMS, ENSUITES AND LAUNDRIES ON WATERPROOFING MEMBRANE
- SELECTED VENEER FLOORING OR TILES TO KITCHEN AREAS
- HIGH QUALITY HEAVY DUTY RESIDENTIAL CARPET ON UNDERLAY IN ALL BEDROOMS

INTERNAL WALLS

- PLASTERBOARD LINED WALLS STOPPED TO LEVEL 4 PLASTER FINISH IN SELECTED HIGH QUALITY PAINT
- INTER–TENANCY WALLS TO COMPLY WITH N.Z.B.C. ACOUSTIC RATING AND REQUIRED FIRE RATINGS

INTERNAL DOORS

- APARTMENT ENTRY DOORS TO BE SOLID CORE WITH SECURITY LOCKS
- INTERNAL DOORS WITH HIGH QUALITY PAINT FINISH
- SELECTED DOOR HARDWARE WITH A SATIN CHROME FINISH (OR EQUIVALENT)

CEILINGS

- PAINT FINISH PLASTERBOARD AND COFFERED CEILINGS AND BULKHEADS TO PLASTER FINISH
- SQUARE STOPPED WALL TO CEILING JUNCTION

INTERIOR COMMON AREAS

ENTRIES, LIFTS, LOBBIES AND HALLWAYS

- FRAMELESS GLASS, SECURITY ENTRY DOOR
- POWDER COATED ALUMINIUM WITH GLASS AND PAINTED PLASTERBOARD WALLS TO ENTRY HALLWAY AND LIFT LOBBY
- FEATURE TILES TO ENTRY LOBBY
- FEATURE LIGHT FITTINGS
- COMMON AREA INTERIOR WALLS AND WALLS BETWEEN ADJOINING APARTMENTS ARE TO BE FIRE AND ACOUSTIC RATED AS PER N.Z.B.C. REQUIREMENTS
- SMOKE DETECTION AS PER N.Z.B.C. REQUIREMENTS
- REFURBISHED 2 X 13 PERSON LIFT FROM CAR PARK WITH NEW SWITCH GEAR & NEW HIGH QUALITY LIFT CAR FITOUT

SECURITY ACCESS

- BUILDING ENTRY: ELECTRONIC PROXIMITY CARD
- LIFT ACCESS: ELECTRONIC PROXIMITY CARD
- WIRELESS REMOTE CONTROL OR PROXIMITY CARD ACCESS TO CAR PARK DOOR
- INTERCOM ACCESS TO EACH APARTMENT FOR VISITORS

SERVICES

- ALL PLUMBING, DRAINAGE AND MECHANICAL EXTRACT DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE N.Z.B.C. AND OTHER RELEVANT CODES

MECHANICAL AND ELECTRICAL

- HIGH QUALITY RECESSED OR SURFACE MOUNTED LIGHT FITTINGS
- DATA, TELEPHONE AND TV OUTLETS PROVIDED TO EACH UNIT
- EXTERNALLY VENTED EXTRACTS FOR THE LAUNDRIES, BATHROOMS AND KITCHEN RANGE HOOD
- DUCTED FRESH AIR SUPPLY TO BEDROOMS (IF REQUIRED)

LETTER BOXES

- WILL BE LOCATED ADJACENT TO THE LOBBY ENTRY