

PARKSIDE.

Home Specs Overview





Three Ways to Live Here

Two bedrooms with a courtyard, three bedrooms facing the park, or two bedrooms and a study behind a garage door. Which is which, and who each tends to suit.

Three home types were drawn for this site and the differences between them are larger than a bedroom count suggests. All three share the same specification,

the same choice of two schemes, and the same orientation to the morning. What follows is the shape of each, and the plans that go with them.

Type A • Lots 1 to 10

The Courtyard

2 2 2 Levels
Carpark 70-74 m²

Two levels, everything where you would expect to find it, a private courtyard off the living room and a carpark. 3 are end homes, and one holds the corner of its block with two frontages and the largest outdoor space on the site.

Type B • Lots 11 to 14

The Park

3 3 3 Levels
Garage 123-124 m²

The four homes that front Devonport Road and look across to the eleven hectares opposite. Three genuine double bedrooms, three bathrooms, an internal garage, and living raised to the middle floor where the light and the outlook are. Two of the four have a second carpark alongside the garage.

Type C • Lots 15 to 18

The Mews

2+Study 2 3 Levels
Garage 116-126 m²

These flexible homes, set back off Moreland Mews. Three levels, a lockable internal garage and a room beside it that will serve as a study, a studio or somewhere for your hobbies, and toys. Kitchen, living and dining above, with a walk in pantry and a proper laundry.





Type A

The Courtyard

2 2 2 Levels

Carpark 70-74 m²

Lot 1

Lot 6

Lot 2

Lot 7

Lot 3

Lot 8

Lot 4

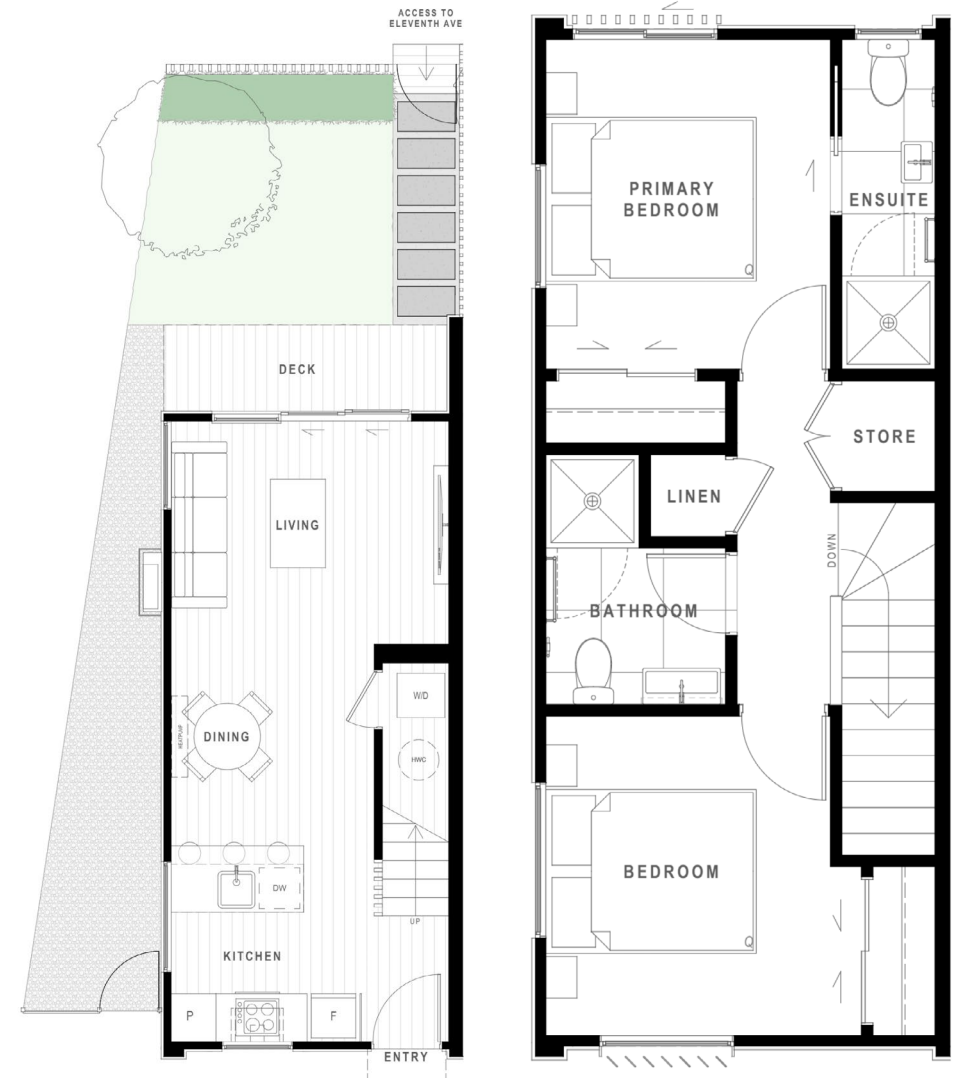
Lot 9

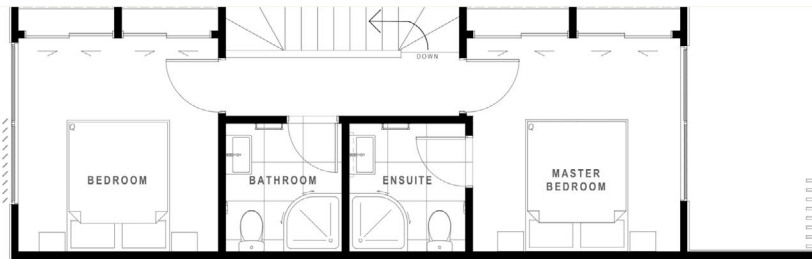
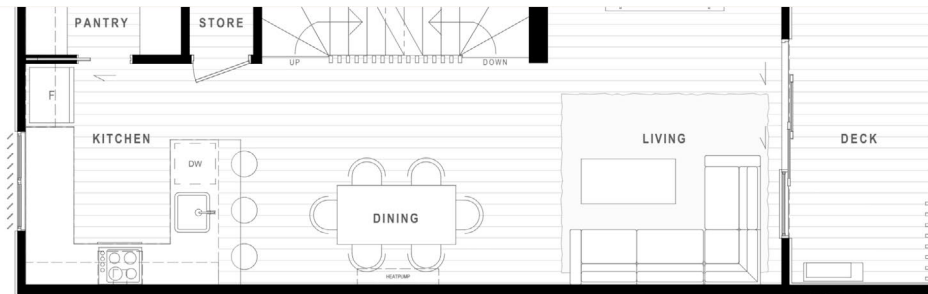
Lot 5

Lot 10

Two levels, with an open plan kitchen, living and dining room opening onto a deck and your own private courtyard. Two double bedrooms and two bathrooms above, and your own carpark on Moreland Mews.

Easy to live in, easy to lock up and leave, and the home that makes buying in the middle of Tauranga realistic rather than aspirational.





Type B

The Park

3 3 3 Levels

Garage 123-124 m²

Lot 11

Lot 13

Lot 12

Lot 14

The only four homes that front Devonport Road. Three genuine double bedrooms, three bathrooms and an internal garage, with living lifted to the middle floor where the light and the outlook are.

A walk in pantry, a column shower in the principal ensuite, and a deck on two of the three levels. Two of the four have a second carpark alongside the garage.





Type C

The Mews

2+Study 2 3
Garage 116-126 m²

Lot 15

Lot 17

Lot 16

Lot 18

The most flexible homes on the site with 2 bedrooms plus an additional flexi room, over three levels, with a lockable internal garage at ground level and a room beside it that will serve as a study, a studio, or somewhere for your hobbies, and toys.

Kitchen, living and dining on the middle floor with a separate walk in pantry and a proper laundry, and two double bedrooms above. The largest runs to a hundred and twenty six square metres.





What is in Every Home

Identical across all eighteen, whichever type and whichever scheme. The materials themselves are on the cards that follow.

BATHROOMS

VANITY	Verona wall hung, in the finish of your scheme, with a ceramic basin and tiled splashback
MIRROR	Elementi mirror cabinet to the main bathroom. Polished edge mirror elsewhere
TAPWARE	Robertson Uno basin mixer, Uno shower mixer and Splash Plus slide shower, in the finish of your scheme
SHOWER	Tiled walls with an acrylic base and safety glass. Doors and frames are chrome in both schemes
TOILET	Back to wall rimless dual flush suite
HEATING	Ladder heated towel rail, and an extractor fan vented outside

Source: Yellowfox YF2501107CNI Revision 3, 30 June 2026, read against the finishes schedules of 28 July 2026 and buildBIM confirmed areas of 31 July 2026.

KITCHEN

APPLIANCES	Fisher and Paykel: multi function oven and four element induction cooktop in black, integrated stainless rangehood ducted through the ceiling cavity to an exterior wall, and stainless dishwasher
BENCHTOP	Engineered stone, Marmo White quartz, 20mm
CABINETRY	Melteca soft close in the timber of your scheme. In the two bedroom houses, White Pointer main cabinetry with the scheme timber as the accent
SINK AND TAP	Stainless undermount sink with a pull out bin below, and an Uno gooseneck pull out mixer in the finish of your scheme
STORAGE	Tall pantry with internal drawers, adjustable shelving, crockery and utensil drawers, overhead cabinetry and an allowance for a microwave. Separate walk in scullery to the three storey houses
SPLASHBACK	Metro White matt mosaic, 45 by 45mm tiles on a 285mm sheet, to the kitchens of Lots 1 to 10. Mallorca White matt, 50 by 250mm vertically stacked, to the kitchens of Lots 11 to 18

ENTRY AND SECURITY

FRONT DOOR	Aluminium flat panel in Flaxpod, with a Yale 7220 digital smart latch in matte black
GARAGE DOOR	Sectional garage door in Flaxpod with an electric opener and remote, where the house has a garage
ALARMS	Wireless photoelectric smoke alarms with ten year batteries

COMFORT AND SERVICES

HEATING	Single high wall heat pump and air conditioning unit to the living space
GLAZING	Double glazed low E, powder coated aluminium joinery in Flaxpod
HOT WATER	177 litre electric cylinder
LIGHTING	Recessed LED downlights throughout, with feature lighting over the kitchen
CONNECTIVITY	Fibre ready
STANDARD	Built to the current Healthy Homes standard

STRUCTURE

FOUNDATION	Reinforced concrete engineered to the New Zealand Building Code
FLOORS	Concrete ground slab with timber upper floors
CEILINGS	2.4 metre stud height with a level four plasterboard finish
PAINT	Ceilings, walls, skirtings and architraves in Dulux Half Aspiring. Doors in Dulux Haast Half
LANDSCAPING	Designed as part of the build

OPTIONAL UPGRADES

ROLLER BLINDS	Shaw Linesque Blackout roller blinds throughout, with white bar and chain, Soba with the cool scheme and Dove with the warm scheme. Priced and ordered separately; not included in the base build
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Three Homes, Side by Side.

The differences between the three types are larger than the bedroom count suggests. This is every one of them, set out row for row.

Type A • Lots 1 to 10

The Courtyard

 2  2  2 Levels
 Carpark  70-74 m²

The easiest way to live at PARKSIDE. Living, kitchen and dining on the ground floor, opening to a deck and your own private lawn, with two double bedrooms and two bathrooms above and a carpark at the door. The only homes here where the lawn is one step from the couch. Three are end homes, and one holds the corner with the largest outdoor space on the site.

Type B • Lots 11 to 14

The Park

 3  3  3 Levels
 Garage  123-124 m²

Four homes, and the only four that will ever front the park. Living rises to the middle floor, where the light and the outlook over eleven hectares of green are, with decks on two levels. Three genuine double bedrooms, three bathrooms, a column shower to the principal ensuite and an internal garage. Two of the four add a second carpark.

Type C • Lots 15 to 18

The Mews

 2+Study  2  3 Levels
 Garage  116-126 m²

The homes with room for the rest of your life. Three levels off Moreland Mews, with a lockable internal garage and a carpeted flex room at ground level for the desk, the studio or the bikes. Kitchen, living and dining above, with a walk in scullery and a proper separate laundry. The single largest home at PARKSIDE, at just over 126 square metres, ends this row.

Areas are taken from the architectural plans as confirmed by buildBIM, 31 July 2026, and are subject to final construction. Individual houses vary; see unit spec documents.

	Two Bedrooms	Two Bedrooms and an Office	Three Bedrooms and a garage
LOTS	1 to 10	15 to 18	11 to 14
BLOCK	A and B	D	C
BEDROOMS	2	2	3
BATHROOMS	2	2	3
STOREYS	2	3	3
INTERNAL AREA	70.16 to 73.64 m2	116.34 to 126.07 m2	123.15 to 124.19 m2
PRIVATE LAWN	10.2 to 29.9 m2	17.9 to 28.1 m2	4.4 to 14.5 m2
PARKING	Dedicated carpark	Internal garage	Internal garage. Lots 11 and 14 add a carpark
LIVING LEVEL	Ground	Middle	Middle
DECKS	One, off living	Balcony off living	Two, on seperate levels
PANTRY	Tall pantry, internal drawers	Separate walk in, open shelving, stone benchtop	Separate walk in, open shelving, stone benchtop
LAUNDRY	Within the house	Separate, with sink and cabinetry	Separate, with sink and cabinetry
OFFICE OR FLEXIBLE ROOM	No	Yes, at ground level, carpeted	No
ENSUITE	Yes	Yes	Yes, with column shower
FRONTAGE	Eleventh Avenue and the mews	Moreland Mews	Devonport Road, facing the park
ASPECT	Morning sun	Morning sun	Morning sun
SCHEME CHOICE	Either scheme	Either scheme	Either scheme



KITCHEN

Fisher and Paykel stainless appliances, comprising a multi function oven, an induction cooktop, an integrated rangehood ducted to the exterior and a dishwasher. Engineered stone benchtops in Marmo White 20mm, soft close cabinetry, a tall pantry with internal shelving, and an undermount sink with a pull out mixer.



FLOORS

Belgotex Purefloor 8 laminate through the kitchen, living, dining and entry, Belgotex Enzo solution dyed nylon carpet to the bedrooms, halls and stairs, and 600 by 600 tile to the bathrooms in the tone of your scheme.

ENTRY

An aluminium flat panel front door with Yale digital keyless entry, and a sectional garage door with an electric opener and remote where the home has a garage.

OUTSIDE

Painted brick and vertical grooved panel cladding, a Colorsteel roof, powder coated aluminium louvres and joinery, and landscaping designed as part of the build.

COMFORT



A heat pump to the living space, double glazed low E powder coated aluminium joinery, a 180 litre hot water cylinder, recessed LED lighting with a feature run over the kitchen, and fibre to the door. Built to the current Healthy Homes standard.

STRUCTURE

A reinforced concrete foundation engineered to the New Zealand Building Code, a concrete ground slab with timber upper floors, 2.4 metre stud height, and a level four plasterboard finish throughout.

BATHROOMS

A 750mm wall hung vanity with mirror cabinet or polished glass mirror, a tiled shower with safety glass, a back to wall rimless toilet suite, a heated towel ladder, and Robertson tapware throughout in the finish of your scheme. The three bedroom homes add a column shower to the principal ensuite.





The Development

Eighteen Homes, Four Blocks, One Corner.

ADDRESS	353 Devonport Road, Tauranga, on the corner of Eleventh Avenue
DEVELOPMENT	Eighteen, in four blocks arranged around Moreland Mews, the development's own street, named for Moreland House which stood on this corner
HOME TYPES	Two bedroom townhouse. Two bedroom townhouse with an office and garage. Three bedroom townhouse with garage
STOREYS	Two or three, depending on type
HOMES	Eighteen, in four blocks arranged around Moreland Mews, the development's own street, named for Moreland House which stood on this corner
INTERNAL AREA	70.16 to 126.07 square metres, confirmed from the architectural plans

PRIVATE LAWN	4.4 to 29.9 square metres, indicative
PARKING	A dedicated carpark, or an internal garage with an electric door and remote. Two houses have both
OPPOSITE	Memorial Park, eleven hectares of harbourside parkland in public ownership since 1940
ASPECT	Every house takes the morning sun
SCHEMES	Nickel and Bleached Oak or Gunmetal and Washed Walnut, the purchaser's choice, at no difference in price
STANDARD	Built to the current Healthy Homes standard

OWNERSHIP	A Residents' Society covering the shared street, the landscaping and the common areas. The levy is disclosed with the Sale and Purchase Agreement
CONSTRUCTION	Reinforced concrete foundation engineered to the New Zealand Building Code, concrete ground slab, timber upper floors
DEVELOPER	Taylorred Group
ARCHITECTURE	buildBIM architecture. Interiors and specification by Yellowfox, Olivia Ellis
CONSTRUCTION START	Quarter one, 2027
ESTIMATED COMPLETION	Quarter one, 2028, an estimate and subject to construction