



KENSINGTON PARK

THE GARDENS APARTMENTS

1 PARKSIDE DRIVE, OREWA, AUCKLAND



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COASTAL LIVING, REDEFINED



A PREMIUM COASTAL NEIGHBOURHOOD OF ARCHITECTURALLY DESIGNED, FREEHOLD HOMES.

Tucked away in the heart of Orewa, Kensington Park is a beautifully masterplanned neighbourhood that blends coastal beauty, modern convenience, and vibrant community living. Just moments from stunning beaches and lush reserves, it offers a truly low-maintenance lifestyle with architecturally designed homes, resort-style amenities, and a peaceful, secure atmosphere. With cafés, shops, and transport close by, every day feels like a holiday—making Kensington Park not just a place to live, but a lifestyle to love.





CRAFTED MASTERPLAN

Kensington Park's architecture is guided by a thoughtfully crafted masterplan that prioritises cohesion, coastal charm, and a deep connection to its surroundings. Drawing on resort-style design, homes feature airy façades, timber detailing, generous eaves, and expansive outdoor living spaces that blur the line between indoors and out.

This consistent design language creates a calm, unified aesthetic across the neighbourhood, offering residents not just a home, but a lifestyle grounded in beauty, comfort, and community.

At the heart of the masterplan is an emphasis on walkability, green spaces, and integrated infrastructure that supports a vibrant, self-contained community. Meandering pathways connect residents to parks, playgrounds, and tranquil bush walks, while pocket gardens and leafy street frontages provide moments of retreat and reflection.



The layout has been deliberately designed to encourage social interaction, support wellbeing, and accommodate all stages of life, from young families to active retirees. Kensington Park also future-proofs its neighbourhood through environmentally conscious planning and smart growth principles.

Sustainable stormwater management, energy-efficient building practices, and a considered density ensure that the development remains livable, resilient, and aligned with the natural environment for generations to come. The result is a community that feels timeless yet forward-looking—where architectural integrity meets everyday livability.



AMENITIES

- An on-site café
- Well equipped gymnasium
- Heated indoor pool and sauna
- Pétanque courts
- Putting green
- Children's playground
- Dedicated vegetable gardens with allocated plots
- Alice Eaves Scenic Reserve Walkways
- 40 acres, with 10 acres of bush and parkland
- An established landscaping plan including secluded seating areas and designated BBQ and picnic spots





KENSINGTON PARK

KEY

- APARTMENT
- STAND ALONE HOME
- DUPLEX
- TOWNHOUSE
- TERRACED
- WALK-UP APARTMENT
- NO. OF FLOORS
- HEATED POOL + GYM / SAUNA COMPLEX
- CLOCK TOWER
- CHILDREN'S PLAYGROUND
- PETANQUE COURT
- PUTTING GREEN
- ORCHARD
- COMMUNITY GARDENS
- BARBEQUE AREA
- BRIDGE ACCESS TO ALICE EAVES RESERVE
- MAIN ENTRANCE TO ESTATE
- ADDITIONAL ACCESS TO ESTATE
- BOARD WALKS
- FUTURE DEVELOPMENTS
- FUTURE COMMUNITY AREAS

Master Plan Version Update June 2024

DISCLAIMER: This Master Plan indicates the general layout, common identity and theme. The mix and location of different uses within the development, the proposed Common Facilities and other such matters. The Vendor/Developer reserves the right to make variations and/or amendments to this Master Plan as may be determined necessary and/or appropriate in the sole opinion of the Vendor/Developer.



Architect Allan Shanahan, project architect for Kensington Park, says the development's original masterplan has guided progress, ensuring existing and new homes blend together sympathetically, and continue to enhance the community feeling.



THE VISION

Developer John Sax says Kensington Park is less a development and more a way of life. The inspiration behind the masterplan and overall design for Kensington Park came from New Urbanist communities in the USA, such as Seaside in Florida.

"Our vision was to build a community. We're developers, yes, but we're not here to simply build buildings. Our role is to facilitate community and togetherness."

John Sax

Features of this architectural approach that the Kensington Park masterplanners wanted to replicate include the human scale of the development, interconnected streets, and diverse housing options that welcome a mix of residents.





ARCHITECTURAL INTEGRITY

Shanahan says the original concept with its coastal architectural style has been continued throughout the development, giving the whole of Kensington Park – both established and new areas – a charming and strongly cohesive appearance that makes it feel like a community.

"This integrity and consistency of design between older and new homes is extremely important to us – and it creates a sense of calm unity across the development," he says.

"While there are architectural similarities to communities such as Seaside in Florida, our development has a more New Zealand aesthetic, to give it a lighter, simpler and more beachy feel, while maintaining a very high building standard.

"Features such as white painted weatherboards, large windows, porthole-style windows, timber detailing in balustrades and pergolas, generous eaves and decks are hallmarks of these homes, partly to create the more local seaside flavour that we wanted, and to encourage connections between indoor and outdoor living," he says.

"Expansive decks and landscaped terraces provide good indoor-outdoor flow for the townhouses and apartments. Large windows make the most of views towards the beach, the sea beyond, and local bush reserves, and using pastel and primary rather than earthy colours for the exteriors emphasises the seaside aesthetic."

"Our masterplan ensures view lines are kept open even as new homes are built, often via pedestrian connections around the development and along pathways to the beach and Orewa's town centre. The masterplan follows the east-west contours of the site, so most properties enjoy views of Orewa and surrounding countryside, and are oriented for maximum sun and light."

Shanahan says as part of the pre-design process they send drones up to fly over any new sites. "We want to check views from various heights to make sure new homes will have the best possible views. "Taller apartments and duplexes are on the fringes of the development, ensuring these residents have good views, without impacting the views of other residents."



STEPPING INSIDE

The architects and interior designers have carried the lighter, beachy aesthetic through into the interior décor, with a focus on top-quality detailing and finishes.

Shanahan says interior schemes are contemporary in style, with white and neutral tones for walls and floors to enable residents to inject their own colour choices and personalities through their furnishings and artworks. "With a mix of housing types, this community is ideal for different household styles, with designs ranging from smaller, one-bedroom apartments to larger four-bedroom homes.

Many people moving into Kensington Park are looking at downsizing from large family homes, but they still want plenty of luxury, space and comfort for themselves, and enough room for family and friends to stay or visit. They don't want to lose the amenity they have had, or squeeze into a tiny apartment.



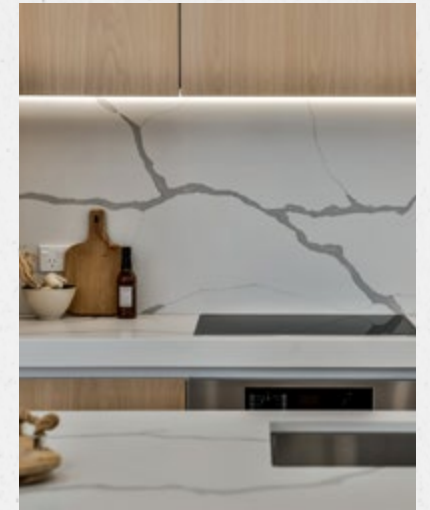
"To achieve this, our designs aim to create generous and comfortable spaces that are flexible. All the homes, from one- to four-bedroom designs, feature good-sized living areas for entertaining and large, high-spec kitchens.

Over time, we have found the three-bedroom apartments and townhouses are very popular – we have configured the third bedroom so it can be a guest bedroom, a home study or a second living area."

Another popular and practical feature is the generous storage and spacious garages that offer extra opportunities for keeping family treasures.

EVERY DETAIL COUNTS

Every detail has been thoughtfully crafted to celebrate individuality, functionality, and refined elegance.



For The Gardens apartments, interior designer Karen Fergusson has created two very different interior design schemes, each with a range of options to enable homeowners to personalise the final appearance.

The Scandi-coastal design features natural, light-coloured surfaces for a clean, simple look, while a second scheme with darker finishes creates a more sophisticated urban vibe.

Engineered stone was selected for benchtops and seamlessly carries through to the splashbacks in the kitchens, offering the luxury look of marble but with the strength and wearability that residents expect in a top-quality apartment.

In apartments with the coastal design scheme, walls are painted in a natural warm white, Dulux Cardrona, and white and grey-veined marble benchtops are teamed with natural, light oak-veneered cabinetry and top-of-the-line Miele appliances. Natural timber floors – using 190mm-wide boards for a modern appearance – complement the elegance and simplicity of the look.

Apartments with the more sophisticated urban interior scheme feature the same high-quality materiality, but feature dark-stained timber cabinetry and marble benchtops, and walls are painted with Dulux Okarito, a cooler shade of white, to offset the darker tones.

Both the master and main bathrooms are finished to an equally high standard with stone-finish tiles on the floors, large vanities and extra-large mirrors to create a generous and luxurious feel.

Every detail has been considered, with large fitted wardrobes in the master suites, heated towel rails in bathrooms, excellent storage options throughout the apartments, fully fitted laundries and all the mod cons you would expect to find in a premium home.

Timber decks create a softer aesthetic and work well with the planter boxes that provide a soft edge to many of the terraces. White-painted sliding timber louvres on the terraces ensure residents can enjoy their privacy while they relax outside.





THOUGHTFULLY CRAFTED HOMES

A vision in harmony—where thoughtful
architecture, coastal style, and community
connection come together by design.

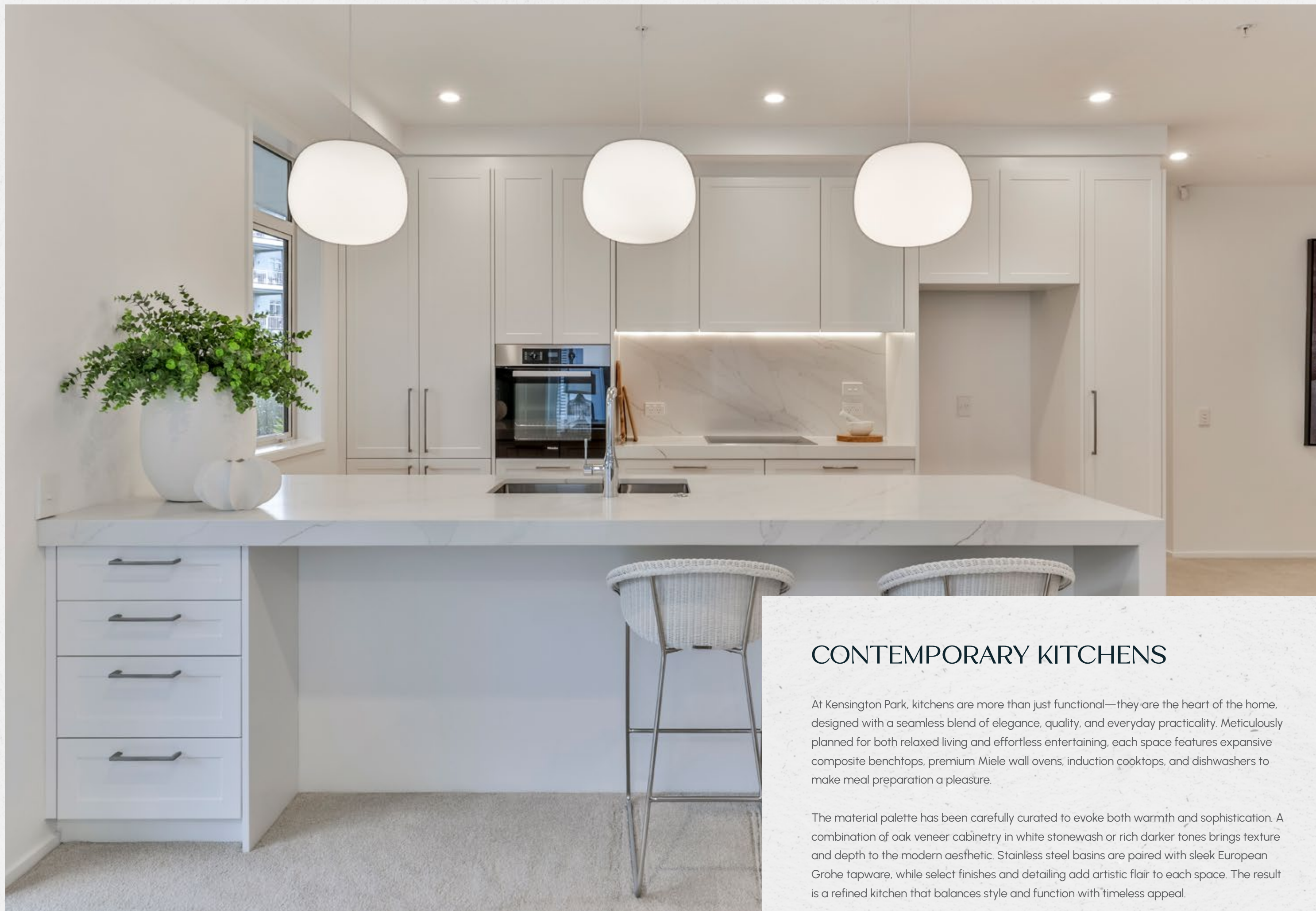




CRISP INTERIORS

Luxurious in every sense, the open-plan layouts feature spacious designer kitchens, refined dining areas, and welcoming living spaces that flow seamlessly onto expansive balconies. These outdoor extensions invite you to take in the views, soak up the sun, and embrace a lifestyle where indoor comfort meets alfresco elegance.





CONTEMPORARY KITCHENS

At Kensington Park, kitchens are more than just functional—they are the heart of the home, designed with a seamless blend of elegance, quality, and everyday practicality. Meticulously planned for both relaxed living and effortless entertaining, each space features expansive composite benchtops, premium Miele wall ovens, induction cooktops, and dishwashers to make meal preparation a pleasure.

The material palette has been carefully curated to evoke both warmth and sophistication. A combination of oak veneer cabinetry in white stonewash or rich darker tones brings texture and depth to the modern aesthetic. Stainless steel basins are paired with sleek European Grohe tapware, while select finishes and detailing add artistic flair to each space. The result is a refined kitchen that balances style and function with timeless appeal.



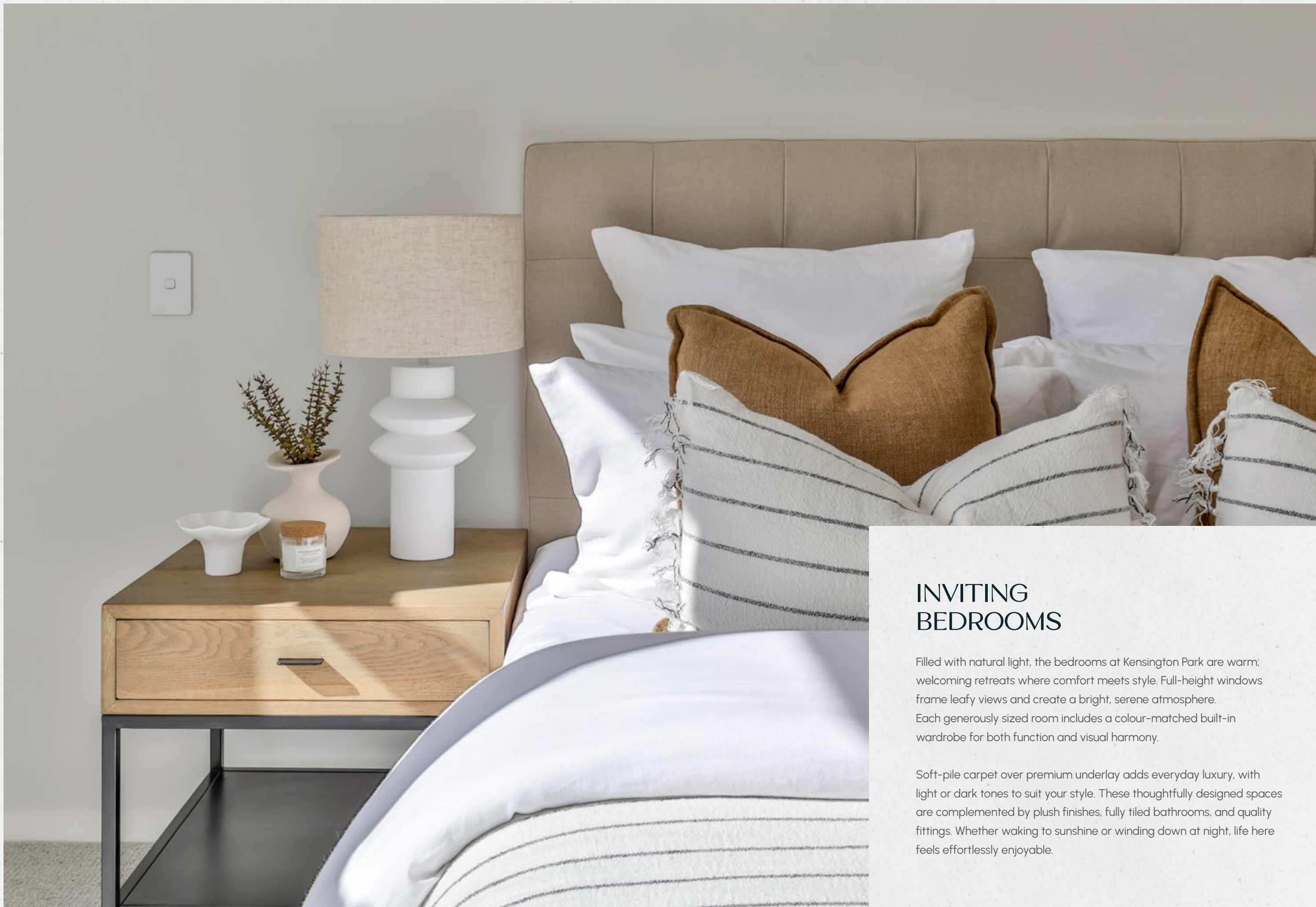


MINIMALIST BATHROOMS

The bathrooms at Kensington Park reflect a philosophy of refined minimalism, where calm, clarity, and understated elegance define the experience. Every detail has been purposefully considered, with a focus on creating a serene, uncluttered space that enhances daily rituals. A carefully curated material palette introduces visual harmony and quiet sophistication, while premium finishes elevate the overall feel.

Fully tiled throughout, each bathroom features contemporary comforts including under-tile heating, heated towel rails, a mirrored wall cabinet, and a wall-hung vanity with a sculpted StoneCast basin and Grohe tapware. The result is a space that feels effortlessly indulgent—an everyday retreat designed for comfort, beauty, and balance.





INVITING BEDROOMS

Filled with natural light, the bedrooms at Kensington Park are warm, welcoming retreats where comfort meets style. Full-height windows frame leafy views and create a bright, serene atmosphere. Each generously sized room includes a colour-matched built-in wardrobe for both function and visual harmony.

Soft-pile carpet over premium underlay adds everyday luxury, with light or dark tones to suit your style. These thoughtfully designed spaces are complemented by plush finishes, fully tiled bathrooms, and quality fittings. Whether waking to sunshine or winding down at night, life here feels effortlessly enjoyable.





QUALITY BUILDS

EXCEPTIONAL LIVING

Whether you're seeking a one, two, or three-bedroom home, Kensington Park offers a range of thoughtfully designed options to suit every lifestyle, from busy professionals and growing families to active retirees. Each residence is crafted with ease of living in mind, blending comfort, convenience, and timeless style.

Security and peace of mind are integral to the Kensington Park experience. Residents enjoy secure entry via premium-finished lobbies or direct access through exclusive, secure car parking. Whether you're arriving home after a day out or stepping out for a stroll to nearby Orewa Beach, every transition is seamless and stress-free.

The community has been designed to foster effortless connection, catch up with neighbours, relax at the on-site café, or make the most of the landscaped grounds and shared amenities. Here, everyday living is elevated by quality construction, thoughtful planning, and the confidence of secure, low-maintenance living.





WELCOME TO THE NEIGHBOURHOOD





ENJOYING THE COMMUNITY SPIRIT

Kensington Park is more than just a beautiful place to live—it's a thriving, close-knit community designed to foster connection, wellbeing, and a vibrant lifestyle. At its heart are thoughtfully designed communal amenities that bring people together in shared experiences. Residents enjoy access to landscaped gardens, a tranquil lake, and mature trees that provide a sense of peace and permanence. The on-site heated indoor swimming pool and gymnasium complex offer year-round opportunities for health and fitness, while pétanque courts, a café, and community vegetable gardens add charm and variety to everyday life. These gardens, where residents can plant and tend their own produce, reflect the Park's strong emphasis on shared purpose and sustainable living.

Purpose-built barbecue areas and covered pergolas are nestled among the gardens, inviting families and friends to gather, relax, and enjoy the outdoors together. For those eager to explore beyond the neighbourhood,

an extensive network of footpaths and cycleways winds through the development, connecting residents to Orewa's town centre, surf beach, and the lush trails of the Alice Eaves Scenic Reserve. The community has been thoughtfully planned to support both independence and interaction, creating a place where neighbours truly do become friends.

As Kensington Park founder Sax puts it, "From the outset, our master plan envisaged a fabulous community. The by-line in the early days was 'When neighbours become friends,' and we've absolutely achieved that because of the way we've designed the environment and the surroundings. We've always had a long-term vision to develop a great place for people. When you take a long-term view, you do things differently—you care about the legacy that the people who buy here inherit. I'm very proud of the Kensington Park community. At the end of the day, it's people that make the place."



Nestled on the scenic Hibiscus Coast, just 30 minutes north of Auckland's CBD, Orewa offers the perfect mix of coastal charm and urban convenience. This laid-back beachside town is a favorite among families and retirees, thanks to its friendly community, great amenities, and stunning natural surroundings.



A LOCATION
LIKE NO OTHER



ABOUT THE LOCATION

OREWA

Orewa is where coastal living truly comes alive. Just a short drive north of Auckland, this golden stretch of sand offers more than stunning scenery, it's a vibrant lifestyle. Calm waters, long beachfront walks, and family picnics make Orewa a favourite destination for locals and visitors alike. The lively community boasts artisan cafés, weekend markets, and scenic reserves, with nearby trails and water sports adding a sense of adventure.

Minutes from Orewa, discover a coastline dotted with hidden gems, from the rugged charm of Waiwera to the tranquil shores of Hatfields Beach and Red Beach. Further north, Wenderholm Regional Park invites day trips with native bush, quiet coves, and river-meets-sea views. Orewa itself offers playgrounds, a skatepark, lifeguard-patrolled swimming, and the popular Te Ara Tahuna cycleway, ensuring easy living for all ages.







Outdoor enthusiasts are spoiled with options, scenic walking and cycling trails, golf at nearby Wainui Golf Club, and water activities like sailing, fishing, diving, and paddleboarding. With 13 beautiful beaches within 20 minutes and access to the stunning Hauraki Gulf Islands, the area is a natural playground.





AREA HIGHLIGHTS

-  KENSINGTON PARK
-  OREWA VILLAGE
-  ALICE EAVES RESERVE
-  OREWA BEACH LOOKOUT
-  OREWA SURFLIFESAVING CLUB
-  TE ARA TAHUNA ESTUARY CYCLEWAY & WALKWAY

-  ESTUARY ARTS CENTRE
-  CENTRESTAGE THEATRE
-  OREWA RESERVE
-  NORTHERN MOTORWAY ONRAMP
-  SILVERDALE MALL
-  HATFIELDS BEACH BOAT RAMP

TRAVEL TIMES

- OREWA TO ALBANY 17 MIN (20.5 KM)
- OREWA TO MATAKANA 28 MIN (36.3 KM)
- OREWA TO AUCKLAND CBD - 30 MIN (36.3 KM)
- OREWA TO AUCKLAND AIRPORT 44 MIN (60.8 KM)

SPECIFICATIONS

ACCESS & SECURITY

Visitors are welcomed to The Gardens through one of two elegant lobbies, secured with video/intercom and keyless entry. The centrally located lifts provide convenient access to all levels. Residents enjoy automated access to the basement garages, providing safe and secure entry in all weather conditions.

BALCONIES

A core design feature of The Gardens Apartments is the generous balcony spaces incorporated into the open plan of every home. Finished with timber decking, fully covered, with feature lighting and sliding plantation louvres to provide shelter, shade, and privacy.

QUALITY INTERIOR FINISHES

Texture and modern-comfort are assured through the premium selection of flooring including heavy-duty solution-dyed nylon carpets, porcelain tiles and engineered timber on acoustic underlay.

A comprehensive electrical plan provides ambient lighting to all areas of the home via energy efficient LED fixtures. Feature lighting in the kitchen and bathrooms offer a touch of modern elegance.

KITCHEN & LIVING

Kitchen and living spaces have been thoughtfully designed with functionality and elegance in mind. Expansive benchtops and Miele wall ovens, induction cooktops and dishwashers ensure entertaining is made effortless. Quality and luxury kitchen materials have been carefully curated and include modern composite benchtops along with quality cabinetry and a selection of premium materials to provide artistic features. Stainless steel basins are complimented by luxury European tapware by Grohe.

The open plan flow is seamless from kitchen to dining, to living to balcony. The floor to ceiling windows and the elevated ceiling stud height creates a feeling of spaciousness.

BATHROOMS & LAUNDRY

Fully tiled bathrooms are finished with contemporary touches; under tile heating, heated towel rails, mirrored wall cabinet, wall hung vanity with composite StoneCast basin and Grohe tapware. The laundries are finished with contemporary touches; white tiled splashback, white sand engineered stone benchtop and Grohe tapware.





KENSINGTON
PARK

VISIT OUR SALES SUITE

Wednesday – Friday
10am – 2pm
or by appointment.

Open Homes as advertised

1 Parkside Drive,
Orewa, Auckland 0931.

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— OUR SALES TEAM —



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