



**HOBSONVILLE POINT**  
Moments away, a world apart.



# YOUR NEW HOME AT HOBSONVILLE POINT

• *Sustainability* • *Design* • *Variety*

# DESIGNED FOR THE WAY WE LIVE

*One of the benefits of buying a new home at Hobsonville Point is that it will be designed for the way we live now.*

Modern life is very different from the way we lived when many of our homes were built, a century or even 50 years ago. We want to spend more time outside, we no longer entertain in a formal way, and we now realise the importance of facing a home to the sun, to name just a few of the changes. The rising cost of land, building materials and energy, is forcing our homes to become more functional, flexible and space efficient. A balance must be struck between living well and living affordably. This is where architecture comes to the rescue.

Every new home at Hobsonville Point has been architect-designed to cater for modern life in Auckland; to maximise space, minimise demands on our time and bank balance, and give us that connection with nature and our community that makes life so much richer.



Here are some of the benefits you can look forward to:

- Open plan living that is relaxed and casual.
- A warm, weathertight, energy-efficient home.
- Easy flow to outdoor living spaces.
- Low maintenance materials and easy-care sections.
- A balance between views and privacy.
- An interesting, varied and coherent streetscape.
- Neighbourhood design that facilitates a sense of community.
- High quality construction by a leading building company.

*“All our homes have been pre-1960, so we thought ‘this is going to be nice, living in a new place’. That’s the understatement of the century. We can’t believe how much better it is.”*

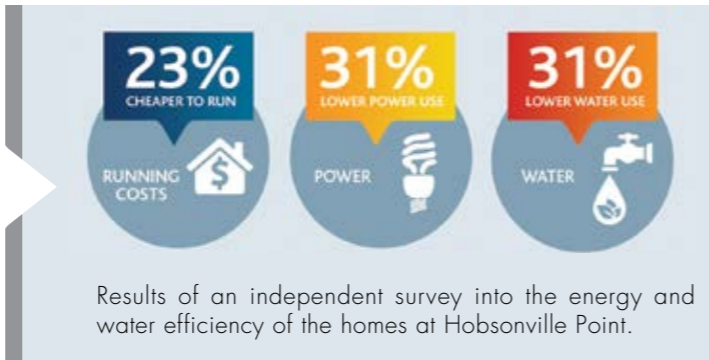
# DESIGNED FOR COMFORT AND EFFICIENCY

*Despite the soaring cost of power, gas and water it is still possible to make a difference to your family's energy consumption, and enjoy reduced bills.*

By moving from an older home to a new one, you get the benefit of modern building techniques and materials, such as double glazing. Not all new homes are created equal, though, and when everyone is making claims of eco-friendly features it is difficult to decipher just what factors make the most difference to your comfort, your bills and the planet.



*“My first power bill brought a huge smile to my face; a third less than what I'd been spending at my old place in Te Atatu. And that's without even trying.”*



## How to Cut your Power and Water Costs

We've carried out a study on sustainability and have come up with a short list of the most cost-effective ways to become more energy and water efficient. At Hobsonville Point it is mandatory for our builder partners to include the 'short list' in their designs.



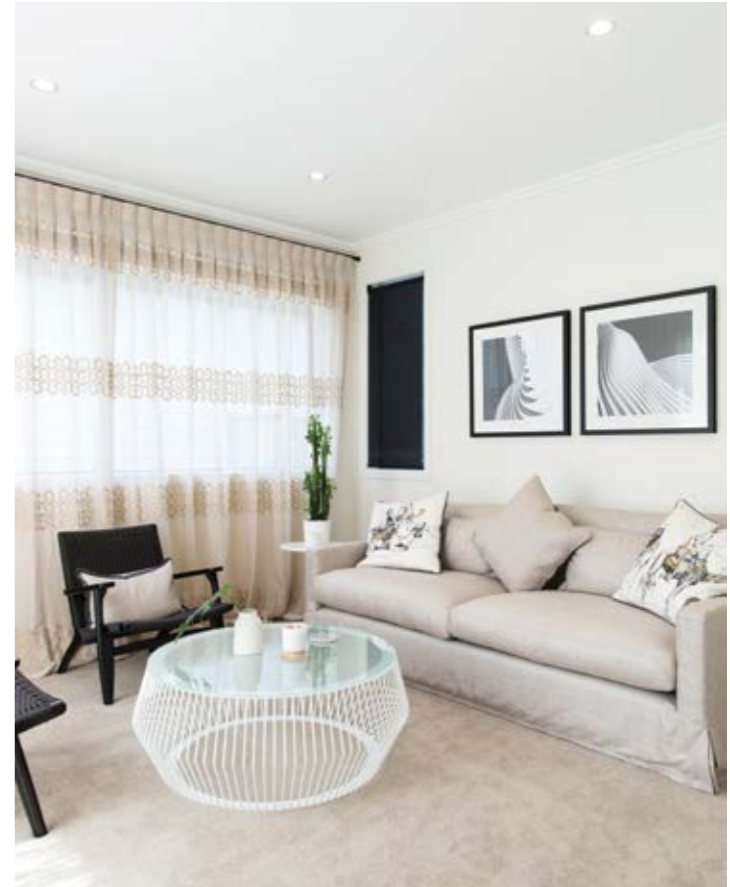
## All new homes at Hobsonville Point:

- are oriented to maximise solar gain from the sun. Living areas face north to collect heat in winter and eaves and other shading structures help avoid overheating in summer.
- are insulated to a level above the building code and have double glazing, making them warm and less expensive to heat.
- have energy efficient lights installed throughout.
- have either a heat pump or solar hot water, saving more than half the energy used to heat water.
- include a rainwater tank to supply the water used in toilets, laundry and garden.
- have water efficient showers, toilets and taps are installed throughout.
- include a fold-away washing line so reliance on the dryer is reduced.
- have natural ventilation 'designed in' so that air conditioning is not required.

So, how can you be sure that every new home at Hobsonville Point is warm, weathertight and energy efficient?

Our Design Review Panel ensures the homes meet a pre-determined set of rules by checking all plans before they are approved to be built. These rules cover many aspects of the build, including the use of trusted roofing and cladding methods and materials. They also ensure the mandatory sustainability features are included in each and every home.

*“No more shutting doors to the lounge to keep the heat in then going to bed in a freezing bedroom. It's such a luxury to walk around your home and every room is warm.”*



## DESIGNED TO CREATE GOOD NEIGHBOURHOODS

*When we talk about 'sustainability' we are usually referring to the environment and what we can do to reduce our impact on it. But social sustainability is also important.*

To be socially sustainable, a place must provide for a happy, healthy life for all its residents and allow community spirit to flourish. Good design helps here too. Hobsonville Point's neighbourhoods are being created with social sustainability in mind. For example, all of the homes front onto the street so that opportunities to meet and get to know your community occur naturally when you step outside your front door.

One of the much-loved aspects of inner city suburbs is reduced reliance on cars. Hobsonville Point is designed to be pedestrian-friendly so that you can walk to the parks, shops, ferry wharf or bus stop and your kids can walk to school. Many of our residents report they can manage with one car, where they needed two in their previous suburb.

Speak to residents and you'll hear again and again what a great place to live Hobsonville Point is. It's a place that fosters a sense of wellbeing and belonging and helps people feel connected to nature and to each other.

*"I'm from a small country town and I want that feeling of community that I grew up with. I hadn't experienced it in Auckland until we bought at Hobsonville Point."*



# DESIGNED TO SUIT YOUR LIFESTYLE



*Our builders provide a range of different home 'types'. Within those types there are a huge variety of floor plans, so there's bound to be something to suit your needs at whatever age and stage you're at.*

Traditionally New Zealand suburbs have been made up of stand-alone homes on big sections. That model is changing as the cost of building increases and the amount of available land shrinks. The new, stand-alone homes at Hobsonville Point are on smaller sections than much of suburban Auckland. That allows us to offer them at accessible prices, and means that we have been able to reserve over 26 hectares of land for parks and public green spaces. You get the benefit of being able to use that land without having to mow it.

As well as stand-alone homes, Hobsonville Point offers housing types that are popular in other cities around the world but less common in Auckland's suburbs, such as apartments, terraced homes and walk-ups.



*"It's quite a bit smaller than my last place, but you don't notice because it works so much better. There's no wasted space. I love the way it flows."*

## TERRACE

*A terrace gives you the advantage of multiple living spaces on separate floors.*

You can achieve separation between bedrooms, and family members can enjoy private and shared areas. Terraces use less land, so you get more out of your budget. Their height allows for better views.



## WALK UP

*New to New Zealand but very popular overseas, walk-ups combine two homes in one building.*

The ground floor is a one or two-bedroom home, and there is a separate home which you walk up to on the upper level/s. Walk-ups use space efficiently so they can be offered at an attractive price. Living in the street level home can be compared to having an apartment on the ground, while the upstairs home benefits from the views elevation brings. Both offer an easy-care, low maintenance lifestyle.



## WORK FROM HOME

*A number of terraced homes have been designed with a flexible space at street level that you can use as an office or the venue for your small business.*

These spaces give you the opportunity to get in 'on the ground floor' of a new community that's growing fast, and make your business an integral part of it. The large, open space paired with a bathroom can be easily adapted to your changing needs, becoming a teen hangout or an extra bedroom and/or living room.



## APARTMENT

*Apartments at Hobsonville Point have become very popular as people opt for a more compact home and free up time and money to enjoy life.*

The Hobsonville Point setting offers ease, affordability, a friendly, connected community and access to nature, without inner city hassles. Apartments here are well-built, secure, low maintenance and sited close to shops and public transport. You have plenty to choose from. We have apartments planned or underway near the village, in the retirement community, alongside the coastal walkway, around the parks and on the Catalina Bay waterfront.

**Hobsonville Point Information Centre**  
1 Hastings Street (behind Catalina Café)  
Open daily 10am-4pm

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**Hobsonville Point Street of Show Homes**  
Liquidambar Drive  
Open daily 10am-4pm

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**Hobsonville Point Farmers Market**  
Catalina Bay  
Every Sat & Sun 9am-1pm



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[hobsonvillepoint.co.nz](http://hobsonvillepoint.co.nz)