



THE GROUNDS

The Grounds: **A SNAPSHOT**

42 apartments

4 buildings

3 levels

31-85m²

1 bedroom from \$535,000

2 bedroom from \$700,000

Conceived by: Tall Wood
and TW Property Partners

Designed by: Peddle Thorp

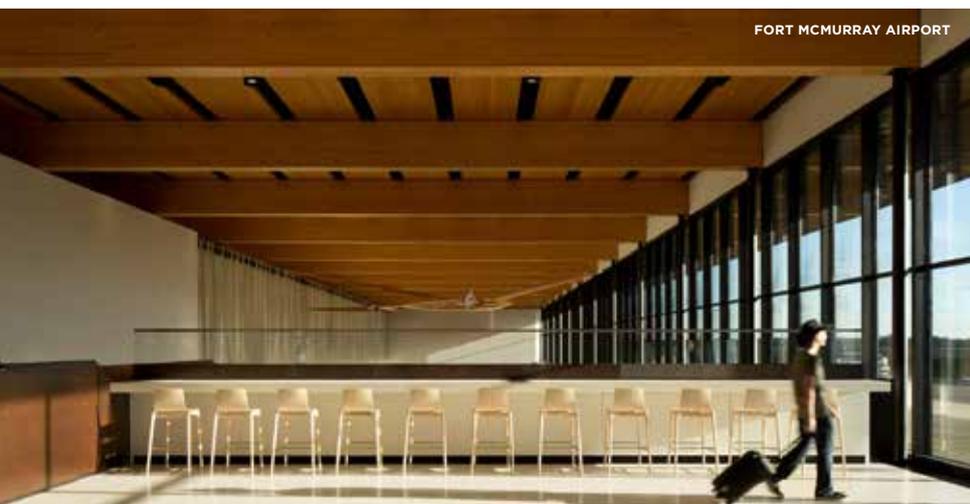
Built by: Stanley Group

thegroundsoffer.nz

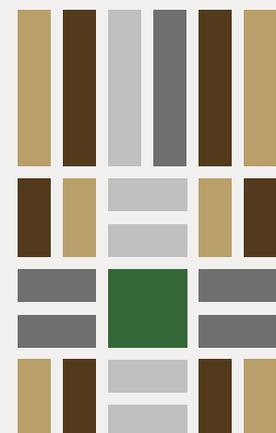
In Wood **WE TRUST**

The Grounds at Hobsonville Point is a high quality new apartment development built with engineered timber.

Engineered timber can be made in sheet form for walls, floors and roofs, and as structural members, ie posts and beams. The sheet form looks like plywood that has been super-sized. It is called CLT, which stands for Cross Laminated Timber. LVL stands for Laminated Veneer Lumber and replaces steel or solid wood posts and beams. Together they are sometimes called 'tall timber'. Although innovative for New Zealand, this is a proven method of construction in Europe and Scandinavia that has been in wide use for 20 years. Tall timber is strong and durable and has excellent fire and earthquake ratings.



FORT MCMURRAY AIRPORT



THE
GROUNDS

More **AFFORDABLE**

It's not just about affordability outright, it's about quality for the price.

This 'tall timber' method of construction applies manufacturing techniques to the building process. Structural members, walls, floors and other key components are machined in a factory rather than outside in the weather. Digital technology brings precision and accuracy to the process, meaning a warmer, quieter, more weathertight home. Tall timber buildings go up faster, which reduces costs and makes quality more affordable. With most apartments purchased off the plan you'll be waiting 12-18 months for the keys. You'll be moving into The Grounds in nine.



IN
WOOD
WE
TRUST

More **SUSTAINABLE**

Tall timber has great sustainability credentials, and not just because wood is a renewable resource. Trees sequester carbon while they are growing, but wood continues to store carbon for its lifetime, which is partly why tall timber is extremely low in what's known as 'embodied energy' - the energy consumed by all of the processes associated with the production of a building. Wood products also create less air and water pollution than other common building materials. The tall timber elements of The Grounds will be manufactured to size so the significant wastage typical in traditional construction methods is all but eliminated.

Lovely **TO LIVE WITH**

Living with wood has measurable health benefits, a 2015 report by Planet Ark has found. The research shows that the presence of wood has positive physiological and psychological benefits similar to spending time outside in nature. The feelings of natural warmth and comfort we get from wood lowers our blood pressure and heart rate, reduces stress and anxiety and increases positive social interactions. Wood also improves indoor air quality by moderating humidity.

CEO STATEMENT

Giving back through good design and clever construction

The Grounds is all about contributing to its environment – giving back more than it takes.



We have considered the layout and placement of the buildings and carparking so every apartment gets a sunny north or west facing living area and most bedrooms face the east for the morning sun. Sophisticated thermal modelling has optimised the size and position of glazing, shading and insulation to ensure that comfort is maximised for each apartment. Less energy required for heating and cooling costs the planet and the apartment dweller less.

There is a high utilisation of timber in the structure. This provides numerous benefits, particularly in terms of the quality, precision and speed of build. Much of the timber has been left exposed as we know that the presence of timber in buildings leads people to feel more grounded and relaxed and creates interior spaces that are more interesting and characterful.

Our philosophy and approach requires an in-depth design process up front. That then leads to a more accurate, seamless construction phase which fully realises the benefits of digital fabrication processes. Components

are manufactured offsite from digital models in quality-controlled environments away from the weather and with much less room for error, and delivered and assembled on site.

The way The Grounds is designed and built minimises waste. All of the major building components – walls, floors, decks and roofs – are fabricated to fit exactly to plan. The huge amount of wastage associated with traditional methods of construction is all but eliminated.

With a build time around 60-70% of the time for a comparable building using steel and concrete, the buyer and the community benefits. Owners don't have as long to wait for their homes and there is less disruption and noise for neighbours.



Daiman Otto

Tall Wood CEO





Tall timber is taking off in New Zealand. This is an excerpt from a story from stuff.co.nz that ran in August this year:

Sir Bob Jones TO BUILD WORLD'S TALLEST WOODEN OFFICE TOWER IN WELLINGTON.

Property mogul Sir Bob Jones plans to take the timber industry to new heights, by erecting the world's tallest wooden office building in central Wellington. Jones has announced plans to demolish the Leader's Building on Featherston St, to make way for a new 12-storey office block. Standing 52 metres tall, it is due to be completed in 2018.

The building will be made from laminated timber columns and beams, which perform better in an earthquake than steel or reinforced concrete, as the materials are less likely to buckle. The timber can also withstand extreme heat. At worst, the wood will char on its outer surface if a fire breaks out in the building.



Artists impression of Jones' new wooden office tower, complete with bronze-tinted glass windows. Photo: Studio Pacific Architecture.



The **OFFER**

With **only 11 apartments available**, secure your new property at today's pricing!

For purchasers securing their apartments prior to completion you will receive at no extra cost three Fisher & Paykel appliances and a moveable island bench, with a combined worth of \$4,497.

**OFFER
EXPIRED**

FREE KITCHEN GOODIES

F&P ActiveSmart Fridge/
freezer @ \$1,899

F&P QuickSmart washing
machine @ \$1,599

F&P Dryer @ \$999

Total value = \$4,497





The NEIGHBOURHOOD

Hobsonville Point is probably closer, and bigger than you think.

Just a 20-minute drive off-peak from the CBD, the township will be home to around 11,000 Aucklanders by 2022. Similar to the older city-fringe suburbs like Ponsonby, Parnell and Mt Eden, it's a densely built community. Residents can walk everywhere and they tend to know their neighbours. A cluster of distinct neighbourhoods are arranged around a main street with shops and cafes, public transport, parks and schools. It's absolutely spoilt for natural beauty, being a harbourside suburb with pockets of bush.

The waterfront area known as Catalina Bay is currently being developed. The first stage, due to open late 2018, will include cafes, office space, a Farmer's Market and a Little Creatures micro-brewery with restaurant. What makes Hobsonville Point rare and special is that it has been planned from scratch, so everything you need is there at your doorstep.



Above: Coastal walkway
Below: Farmers Market, Catalina Bay render, Ferry and Harbour



Keen to **KNOW MORE?**



HOBSONVILLE POINT
Moments away, a world apart.

VISIT THE DISPLAY SUITE

The Grounds has a display suite where you can go to learn more about the project and see plans and interior finishes. Open daily, 10.30am-11.30am at 8 Hereford Street, Freemans Bay via Mahon Way.



VISIT THE INFORMATION CENTRE

Hobsonville Point has an Information Centre. If you want to get to know the area better and get a good sense of what it will be like when it is fully developed, this is the place to stop in. Open daily, 10am-4pm at 1 Hastings Street (behind Catalina Cafe).



TALK TO AN AGENT

JULIE PRINCE

021 894 071

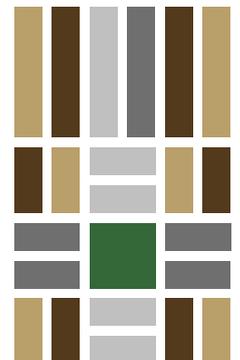
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BAYLEYS



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