

Northcote Development Price List

25 September 2020

Welcome to Northcote

Congratulations. You've made the first step towards buying your brand new home in Northcote. Northcote is an established suburb uniquely positioned just ten-minutes from the CBD on Auckland's North Shore. It's already a great place to live, and it's getting even better.

The Northcote Development will increase the number of quality market and more affordable (including KiwiBuild) homes in Northcote. At the same time, existing infrastructure like parks, streets, stormwater and wastewater systems will be brought up to date and made safer and more durable. Plus, key amenities like the Northcote Town Centre will also be upgraded, and the establishment of the new Greenway – an interconnected network of pathways and green spaces running alongside the Awataha Stream – will connect residents to nature's best in the heart of Northcote.

It's an exciting time to be living in Northcote. We're so happy you could join us.



Types of homes for sale

A strong community is a diverse one, so we're building a range of homes to suit all ages and stages. The way we do this is by partnering with different building companies that will provide a variety of homes. Each building company works with different architects and designers to create different plans, using a range of materials. This creates a varied streetscape, but more importantly, provides choice for a broad cross-section of homebuyers.



Apartments

Apartments offer residents a compact living arrangement that frees up time and money with their no-fuss, low maintenance requirements. They're generally sited close to shops and transport routes due to their higher-density form. Apartments are available as a single home amongst many in an apartment building or block, or as a walk up whereby two homes are allocated to a building: one below, and one above (accessible via a staircase).



Terraces

Terraces are often referred to as townhouses. They take up less land than a traditional standalone home, compensated for by their height so you get more out of your budget (and better views). Terraces allow for separation of private and shared living spaces across multiple floors.



Homes in the more affordable price range are a priority within the Northcote Development. Each builder partner is required to include KiwiBuild homes amongst their market homes within the Development. These homes will be available to purchase off the plan for eligible KiwiBuild buyers only. To find out more about KiwiBuild's eligibility requirements and application process, head to kiwibuild.govt.nz

Homestar Rating System

Each new home built as part of the Northcote Development must achieve a six Homestar rating or above.

Homestar is an independent and industry-recognised standard of a building that is overseen and administered by the New Zealand Green Building Council. The rating system promotes the high-quality design and build of new residential homes ensuring they are warmer, drier, healthier and cheaper to run than a standard home built to the New Zealand building code.

To find out more about the Homestar rating system, head to nzgbc.org.nz/homestar

Meet the Builder Partners

When you buy a new home as part of the Northcote Development you will be buying a home built by one of our builder partners. Each builder partner has been chosen based on their reputation and build quality, so you can feel reassured that your home will be built to high standards.



NZ Living specialises in high quality, affordable, medium density homes. All NZ Living homes are built using low maintenance, durable materials to keep costs down without compromising on quality and are strategically located near major transport hubs in established neighbourhoods such as Northcote. 30% of the land area across NZ Living developments are dedicated to landscaping and shared, open spaces like lobbies and gardens to facilitate a sense of community.

NZ Living engages Brewer Davidson Architects to provide master-planning and design services.



Universal homes has been building quality homes in New Zealand for over sixty years. The company prides itself on its innovative design and construction processes to deliver modern homes at outstanding value using the latest building materials and design features inside and out.

Universal offers an industry leading 10 Year Master Build Guarantee across all of its new builds, including those delivered as part of the Northcote Development.

Price List

For more information about the below-listed homes for sale, please contact the relevant builder partner or visit their display suite. Details below.

NZ Living

Display Suite: Onsite at Fraser Ave. Sat – Sun 1.00 – 3.00 p.m.

Building C – Apartment G06

Contact: Simon Harrison mb 021 264 4437

email simon@nzliving.net

www.nzliving.net



Key for 'TYPE' Column (All figures are subject to change. Please contact builder directly for further information)

Apartment	A	Terrace	T	KiwiBuild	K	Open Market	OM
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165 LAKE ROAD

Development	Lot #	Type	Beds	Bath	Plus Toilet	Car	House Total incl Patio/Balcony (m ²)	Section Size (m ²)	List Price	Completion Date Expected
165 Lake Road	G06	A	3	1	1	1	185	n/a	\$825,000	Late 2021
165 Lake Road	106	A	3	1	1	1	102	n/a	\$795,000	Late 2021
165 Lake Road	206	A	3	1	1	1	102	n/a	\$815,000	Late 2021

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Apartment	A	Terrace	T	KiwiBuild	K	Open Market	OM
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AWATAHA DRIVE

Development	Lot #	Type	Beds	Bath	Plus Toilet	Car	House Total incl Patio/Balcony (m ²)	Section Size (m ²)	List Price	Completion Date Expected
Awataha Drive	G06	A	3	1	1	1	106	n/a	\$820,000	Late 2021
Awataha Drive	106	K	3	1	1	opt	101	n/a	\$690,000	Ballot Feb 2021
Awataha Drive	206	A	3	1	1	1	101	n/a	\$790,000	Late 2021

Universal Homes

Contact: Srecko Urlich, Universal Homes, mb 0222 007 622,
email srecko@universal.co.nz
www.universal.co.nz/northcote



Key for 'TYPE' Column (All figures are subject to change. Please contact builder directly for further information)

Apartment **A** Terrace **T** KiwiBuild **KB** Open Market **OM**

HARBOURLANE

Development	Lot #	Type	Kiwibuild/ Market	Beds	Bath	Car Port / Pad /Gge	House Total (m ²)	Section Size (m ²)	List Price	Status
1 Huataki Road	Lot 01	T	OM	3	2	Gge	142	185	\$1,000,000	Unconditional
3 Huataki Road	Lot 09	T	OM	3	2	Gge	132	181	\$949,000	Unconditional
5 Huataki Road	Lot 10	T	OM	3	2	Gge	132	135	\$929,000	Available
7 Huataki Road	Lot 11	T	KB	2	1	Pad	85	127	\$600,000	Unconditional
9 Huataki Road	Lot 13	T	KB	2	1	Pad	85	139	\$600,000	Unconditional
11 Huataki Road	Lot 14	T	OM	3	2	Gge	132	134	\$919,000	Available
13 Huataki Road	Lot 15	T	OM	3	2	Gge	132	133	\$919,000	Available
15 Huataki Road	Lot 16	T	OM	3	2	Gge	133	167	\$939,000	Unconditional
77 Tonar Street	Lot 02	T	OM	3	2	Gge	133	138	\$929,000	Available
79 Tonar Street	Lot 03	T	OM	3	2	Gge	133	138	\$929,000	Available
81 Tonar Street	Lot 04	T	OM	3	2	Gge	132	156	\$939,000	Available
1 Hononga Lane	Lot 12	T	OM	3	1	Gge	85	168	\$849,000	Available
2 Hononga Lane	Lot 08	T	KB	2	1	Pad	80	119	\$600,000	Unconditional
4 Hononga Lane	Lot 07	T	KB	2	1	Pad	77	94	\$600,000	Unconditional
6 Hononga Lane	Lot 06	T	KB	2	1	Pad	77	94	\$600,000	Unconditional
8 Hononga Lane	Lot 05	T	KB	2	1	Pad	80	120	\$600,000	Unconditional
1 Tuhono Lane	Lot 24	T	OM	3	1	Gge	90	157	\$849,000	Available
2 Tuhono Lane	Lot 17	T	OM	3	1	Gge	87	142	\$819,000	Available
3 Tuhono Lane	Lot 23	T	KB	2	1	Pad	77	112	\$600,000	Unconditional

Development	Lot #	Type	Kiwibuild/ Market	Beds	Bath	Car Port / Pad /Gge	House Total (m ²)	Section Size (m ²)	List Price	Status
4 Tuhono Lane	Lot 18	T	KB	3	1	Pad	86	114	\$650,000	Unconditional
5 Tuhono Lane	Lot 22	T	KB	2	1	Pad	77	108	\$600,000	Unconditional
6 Tuhono Lane	Lot 19	T	OM	3	1	Gge	87	147	\$819,000	Available
7 Tuhono Lane	Lot 21	T	KB	3	1	Pad	85	116	\$650,000	Unconditional
9 Tuhono Lane	Lot 20	T	KB	3	1	Pad	84	150	\$650,000	Unconditional