

THE BIGGEST PROPERTY PUBLICATION IN CENTRAL NEW ZEALAND

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THE DOMINION POST
SECTION E

PROPERTY MARKET



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FEATURE HOME

DETAILS

ADDRESS

Greenhaven Smart Homes, 64 Amohia State Highway 1, Paraparumu.

FEATURES

- Modular, energy efficient, expandable design
- Two-, three-, four- and five-bedroom options
- Architectural detail
- Compact yet spacious
- Solar heating
- Bosch appliances
- Sustainable building materials
- Design-build service for green, custom-built homes

PRICE GUIDE

From \$259,999 for two bedrooms

SALES AND MARKETING

David Avery, phone 0800 777 175

VIEWING

Today and tomorrow, then Wednesday-Sunday, 10am-4pm.



Greenhaven's innovative design

A GROUND-BREAKING show home that goes back to the future for its inspiration opens today in Paraparumu.

The first in a new range of modular homes, at 64 Amohia St, on State Highway 1, balances eco-sensibilities, aesthetics and affordability in a compact footprint that's as big on style as it is on energy efficiency.

The innovative design of the surprisingly spacious 94-square-metre dwelling is the latest collaboration between Kapiti Coast builder Todd Strode-Penny, of TSP Construction, and architectural designer Gary Phillips, of Novare Architecture.

Phillips devised the eco-friendly modular concept in 2010 and Strode-Penny immediately recognised its appeal in a market where entry-level homes tend to be rudimentary rather than visionary.

So he set up Greenhaven Homes with his wife Natalie to build flexible eco-homes that can be transported around the country.

"Our vision is to build energy-efficient, modular homes that are contemporary and affordable but with architectural flair," he says.

"We're not eco-purists but we are as eco-friendly, sustainable and energy efficient as it's possible to be at this price point."

The range starts from \$259,999 for the show home model (excluding decks), which is 100 metres north of the Paraparumu traffic lights, and includes two-storey variations for four- or five-bedroom options on small city sections.

Strode-Penny says being a family-run company, building the houses in a factory, streamlining construction, using top subcontractors and targeting where to spend the money keeps overheads – and prices – low.

The result is a design that references the appeal of traditional Kiwi homes – from gabled roofs and exposed outrigger rafters to monopitch ceilings and stainless steel shower alcoves – while showcasing how low-cost housing can be dynamic and sustainable.

"We wanted to get away from the common box form and flat expanses of Gib board that pervade low-cost housing," Phillips says.

Distinguishing features include vaulted, birch ply ceilings with negative detailing, tongue and groove-style walls, custom-built, engineered stone vanities, over-height and sliding internal doors, 2.5-metre-high windows with high and low sashes for cross ventilation, and Canadian cedar exteriors with cedar shade battens. Colorsteel spouting and flat pan roofing with two-kilowatt photovoltaic panels for generating electricity.

These are all standard in a Greenhaven



Home while the flooring ranges from distressed wood plank vinyl over lightweight concrete panel foundations, which stand out for their acoustic and insulation properties, to polished concrete thresholds for passive solar gain along the northern frontage.

Bosch appliances, including an induction cooktop, are standard in the kitchen, which also has a study alcove and both pull-out and corner pantries, while the lounge is fitted with a clean air-approved Bosca woodburner.

"I'm proud of this product," Strode-Penny says, "and proud that we can offer something this outstanding for such a fair price."

