

Point Life

ISSUE #3



WHAT?
*Well Priced
Homes in
Auckland?*

NOTHING
'OLD SCHOOL'
*About New
High School*

A YOUNG
FAMILY
*Shrink their
Mortgage*



HOBSONVILLE POINT
Moments away, a world apart.

WELCOME TO THE THIRD ANNUAL ISSUE OF POINT LIFE, WHERE WE GIVE YOU A TASTE OF WHAT'S GOING ON IN A SPECIAL PART OF AUCKLAND.

Consider this magazine not just a sampler, but your open invitation to come and visit us at Hobsonville Point. It's closer than you think, bigger than you realise, and there's lots to do (and great coffee and food). Download the 'Explore' map from hobsonvillepoint.co.nz, then round up the kids/dog/bikes and take yourself on a tour. See you soon.



+
Hobsonville
Land
Company
+

We're proud of what we're achieving at Hobsonville Point and we want to share it with you. From the beginning we set out to create the type of place that would increase its residents' enjoyment of life and sense of wellbeing. This year we have been able to survey our residents for the first time and we are thrilled by the results. People love living at Hobsonville Point. They say it's the quality of

the homes and the community feel that they especially value. An impressive 98.5% of those surveyed agreed that Hobsonville Point is a great place to live. Data gathered by Watercare and Vector also shows that homes here cost 25% less to run than the Auckland average. The magazine's purpose is to give you a sense of what it would be like to live at Hobsonville Point. But whether or not we can prise you out

of your current home, you are warmly invited to come visit us at our place. Hobsonville Point is New Zealand's largest residential project and we think it provides a worthy blueprint for future developments as our city changes to accommodate our growing population. If you've never been here, there's plenty to enjoy. If you have, it's changing every day so come and see the progress.

Chris Aiken
Chief Executive

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AVERAGE PRICE, EXCEPTIONAL HOME



IN DECEMBER OF LAST YEAR the average Auckland house price hit a new record high of \$700,387. Averages disguise the wider view. In many suburbs \$700k won't buy you the home you want, for example in city-fringe suburbs it is common to see un-renovated villas sell for \$1m plus. The good news is that \$700,000 buys a three or even four bedroom home at Hobsonville Point, and both the house and the neighbourhood you're buying into are far from 'average'. Last year the majority of the 166 houses sold here went for between \$600,000 and \$800,000.

Mike Bayley, Managing Director of Bayleys Real Estate, thinks Hobsonville Point offers exceptional value for money when compared to other Auckland suburbs, for several reasons. As always in real estate the first of his considerations is location. He cites Hobsonville Point's proximity to the harbour as rare for the money. "Where else can you get such easy access to the water for that price in Auckland? You can't," says Bayley.

Hobsonville Point is unique in New Zealand in the approach being taken to its development. All the amenities like parks, new schools and public transport that would normally take a suburb many years of growth (and possibly a good deal of public pressure) to acquire are being built at the same time as the houses. These are the things that turn a suburb into a desirable place to live and they are typically reflected in house prices. But because Hobsonville Point is new, prices have yet to rise to reflect what is here (or underway) in terms of amenity.

Bayley calls Hobsonville Point "the best regional housing development project in New Zealand" and suggests "getting in now," because values at Hobsonville Point could grow as the community expands and the market realises the value of the amenity here. "You can buy an existing home for a comparable value on the North Shore but you're not getting the new infrastructure or amenities," says Bayley.

"Historically the area was quite isolated because the wider transport infrastructure didn't support it. Now it's not a long way away. The new roads and the ferry service have brought it closer," says Bayley.

Hobsonville Point is a 20-minute drive from CBD off peak, and has the advantage of being accessible via two major motorways (the Northern and Northwestern).



Mike Bayley, Managing Director of Bayleys Real Estate, calls Hobsonville Point "the best regional housing development project in New Zealand."

SHIFTING THE BALANCE



THE DECISION TO WEAR a silly hat out partying changed Adam Griffiths' life. He met his Kiwi wife, Vanessa, on the night of the Millennium in a nightclub in Mallorca when she commented on his headwear. The Englishman gave up a promising career to follow her in her travels and then they settled in New Zealand. Fourteen years later they run a business together called Design Collective and

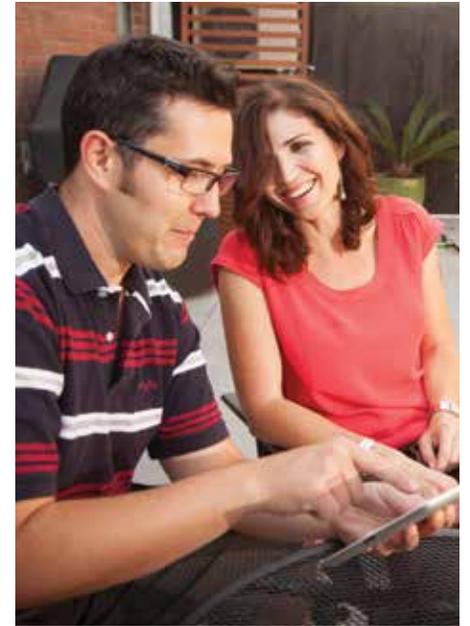
have two boys, William (8) and Benjamin (5). In 2013 they sold their home in Point Chevalier to move to Hobsonville Point. "We found that we were working so hard to pay the mortgage that we weren't spending enough time with the kids," says Adam. "It was time to simplify and focus more on us as a family," says Vanessa. An Aucklander for most of her life, she had never considered moving beyond the city

fringe until she took the kids to the playground at Hobsonville Point and found herself at Catalina Café with a coffee and an earlier issue of *Point Life*. Adam was instantly open to the idea. "When I looked at the prices my jaw dropped at the value for money. I saw straight away that we would be able to take a chunk out of the mortgage, move into a bigger home and reduce our cost of living. Our power bills in Point Chev were over \$500 a month in winter."

The Griffiths approached Jeremy Jones of GJ Gardner, who was "outstanding" and took them through all the options. They decided on a four bedroom terraced home which they bought off the plan. It also has a loft space with a separate entrance from which they can run their business, Design Collective. "Our place was just a muddy patch when we visited, but the first two houses were at frame up stage so we could walk around with hard hats on and imagine what ours would be like," says Vanessa. They were also shown completed GJ Gardner homes in order to get a feel for finish and materials. "The entire process has been a very positive experience. Our GJ Gardner project manager, Chris Adkin, has been amazing," says Vanessa.

Vanessa says her friends and family have made the adjustment. "When I told them we were moving here they all said 'but that's so far away'. It's 15 mins from Pt Chev! I do love that we can get on the Northern or the Northwestern. When you don't have to drive in peak it's a breeze. I take the boys every week to play touch in Westmere and even getting back at five-thirty only takes half an hour."

Part of the attraction of Hobsonville Point was the new primary school. Ben's local school in Point Chevalier's roll had expanded so rapidly that the playing fields were given up for more classrooms. Adam and Vanessa's first exposure to Hobsonville Point Primary was a meeting with Principal, Daniel Birch. Adam admits to being surprised by what Birch had to say. "We hadn't heard of any of these new learning techniques, and I must admit my first reaction



was 'that's not how they do it in England'". "We soon realised the way they teach would be well suited to our kids," says Vanessa. "They engage the children in their learning by finding out what their interests are. Our boys are responding really well." The couple say that they are both enjoying being more involved in their kids learning, and that the kids are excited to be part of a brand new school. "What started off as, 'this is a bit unusual' has turned into 'wow!'" says Adam.

Adam says they've made new friends at Hobsonville Point very quickly because they've all got the new home and neighbourhood in common. "We feel a bit like pioneers. We like that we get a say in how this community is shaped." The family have just secured a community garden plot so they can grow some vegetables. Moving has also opened up a new market for Design Collective, which provides web, graphic design and branding to small and medium-sized businesses.

So has shifting the family shifted the balance in the right direction? Vanessa smiles. "We're taking our first holiday this year since Ben was two. We haven't been able to afford one since then because of the mortgage. This is the first one together – the four of us."

A BIG FUTURE

Hobsonville Point is a big development. We've drawn the diagram below to give you the full picture. Take a minute to study what's built, what's underway, and what has yet to be started. Then it'll all make more sense when you visit, which we hope you do.

WATERFORD: Manor Group will be building a retirement community here with 154 dwellings, starting this year (2014).

BUCKLEY (A) 1 AND 2: This is the first group of homes to be developed in partnership with Buckley Precinct's master developer AVJennings. These homes are complete and *all sold*.

BUCKLEY (A) 3 AND 4: Most of these homes have been sold off the plan and are *under construction*.

BUCKLEY (A) 5, 6 AND 7A: These homes will be sold off the plan and building will start this year (2014).

SUNDERLAND (A): We have formed a partnership with Willis Bond to develop this north-facing land near the water. The renovated heritage homes in this precinct will arrive on the market late in 2014 and the new homes in 2015. willisbond.co.nz



THE LANDING: This will form a waterfront commercial, retail and hospitality hub for the community. Our plans are still evolving but we expect construction to be underway by 2016.

CATALINA: The first homes in this area will be on the market in 2015.

Work is underway to put all planning and infrastructure in place so we're ready to go on the remaining four precincts – Buckley B, Sunderland B, Sunderland FDA and Village.

HAVE YOU EVER wondered what Devonport or Freemans Bay would look like if those suburbs were being built today? Hobsonville Point, when it's finished, will be home to roughly the same number of people as Devonport (around 8,000). The density, including the proximity of the houses to each other and the width of the streets, has been based on Freemans Bay. Hobsonville Point has many other similarities to these much-loved suburbs. It's on a peninsula jutting into the harbour with great waterfront access. It is blessed with huge parks, mature trees and heritage buildings.

Hobsonville Point Road, our 'main road,' will become the major artery through the heart of our community, although with Westgate and Albany so close it'll be more 'local' and low key than Ponsonby or Victoria Roads. And when The Landing is developed we'll have our own waterfront cafés, shops and restaurants. The quality homes being built here are the villas and Sydney-style terraces of the future. Only much warmer, easier to look after and cheaper to run!

NOTHING 'OLD SCHOOL' ABOUT NEW HIGH SCHOOL

NEW ZEALAND'S NEWEST secondary school has just opened its brand new classrooms to 130 excited Year 9 students. Put aside your mental pictures of the classrooms you spent your school days in though. This school is pretty different and for good reason – it makes learning more fun.

Principal Maurie Abraham says that the school teaches the New Zealand curriculum by combining subjects in order to demonstrate how they overlap. Rather than sitting in English until the bell rings then moving to History, a module might be taught that combines English with History. Overlaid on this combined approach, teachers work with the student to personalise learning to suit their interests and passions. Maurie gives an example of a Science/Sport combined module. "A lot of students, boys in particular, have a love of sport. In one of our modules they learn about physiology and the effect of exercise on our heart, lungs etc. They are asked to take a scientific approach to designing a fitness test. They refine the test

then they use it to test themselves and their mates' fitness. Then they design a programme they can do during PE over a period of weeks. At the end of that time they test themselves again to see what effect the programme has had on their fitness. Then they modify the programme for younger kids and take it to some Year 6 students in one of the local primary schools and go through the process again, testing the kids, teaching the programme, and analysing the results along the way."

This new way of teaching requires a different environment and to that end the school has been designed to incorporate 'teaching commons' – large, flexible, open spaces that can be shared by groups of up to 120 students. These are supported by smaller break out areas. The school also has state-of-the-art specialist facilities including an auditorium; dance, drama, film, music and media studies studios; food, fabric and hard materials workshops; visual arts rooms; science labs; a gym and weights room.

Maurie is also excited about the new school's ability to provide a satellite classroom for Arohanui School, which caters for students with special needs. The Arohanui class has their own teaching commons while allowing the students to be integrated into the life of the school appropriate to their abilities. The secondary school is taking enrolments from within zone all year for students in Year 9 in 2014. Next year enrolments will include Year 9 and 10, and so on, until the school has a full range of students by 2018. Maurie envisages the school roll will rise to between 900 - 1000 within five years. It has been designed to cater for 1350 students.



ON EACH OTHER'S TEAMS

THE NEW PRIMARY and secondary schools at Hobsonville Point are governed by a single board of trustees. They are not 'charter' schools, but state schools run via a PPP (Public Private Partnership). The initial construction of the schools and the numerous and time-consuming issues to do with maintaining the buildings and property are managed by a private company. That frees the board and teaching staff up to get on with the important work of making sure the New Zealand curriculum is delivered in a world-class teaching environment.

Because the schools share the same teaching philosophy and techniques the transition from primary to secondary school promises to be more seamless and less difficult than for many students elsewhere. The collaboration between the schools also makes the step up to high school less daunting. By the time primary students reach Year 9 they have spent many hours working on joint projects with secondary students and the secondary school's staff.

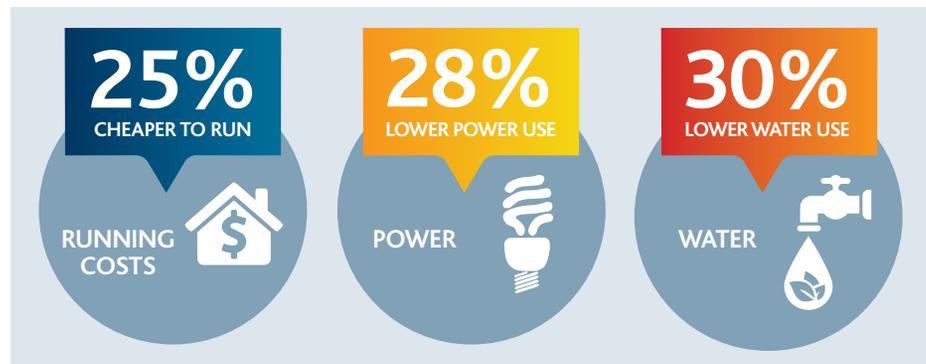
Our website homepage features a 3-minute film the primary students made about a day in the life of their school. Take a look at hobsonvillepoint.school.nz



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The North Auckland Kindergarten Association has started design and planning for an Early Childhood education Centre to be built next to the primary school. It will open in 2015.

THE EASY WAY TO LIVE MORE SUSTAINABLY

We all want to do the right thing for the environment. And at the same time if we can save money, it's a win-win for our planet and our lifestyle. But making eco-friendly decisions when you're building is not easy. And once you have moved in, living in a sustainable way takes time and effort when life is already busy. We realise not everyone is in the position to move, but if you are in the market we now have independent research to prove that moving to Hobsonville Point can make looking after the planet and your bank balance easier. And if you're not about to shift, read on and learn how we achieved the impressive results below. You may be able to make some changes at your place.



Results of a study into the energy and water efficiency of the homes at Hobsonville Point.

WE'VE MADE A STUDY of sustainability and come up with a short list of the top seven easiest and most cost-effective ways to become more energy and water efficient. At Hobsonville Point it is mandatory for our builder partners to include the 'top seven' in their designs. Alone these measures wouldn't make a huge difference to your bills, but together they add up to savings of around 25% compared with the average Auckland house. And they don't require any more energy from you. You can just carry on as you are. The top seven are:

1. Heat pump or solar hot water – saves more than half the energy used to heat water
2. Insulation levels above the Building Code – makes houses warm and less expensive to heat

3. House sited to face the sun
4. Energy efficient lights
5. A tank that catches rainwater from the roof to be used in toilets, laundry and garden
6. Water efficient showers, toilets and taps
7. Fold away washing lines so that you don't have to use the dryer as much.

On the other side of the letterbox we've been working hard to make Hobsonville Point a healthy, happy and environmentally friendly place to live too. The development is designed to be pedestrian-friendly so that you (and your kids) can walk around the neighbourhood easily and safely. Residents also have transport choices thanks to the

regular bus and ferry services, so reliance on cars is lessened. Many of our residents report they can manage with one car, where they needed two in their previous suburb.

Most thrilling to us though, is the news that Hobsonville Point is tracking extremely well in its quest to be a socially sustainable community. An almost unanimous 98.5% of residents agree Hobsonville Point is "a great place to live". It's a place that fosters a sense of wellbeing and belonging and helps people feel connected to nature and to each other.

98.5% OF RESIDENTS AGREE THAT IT IS A GREAT PLACE TO LIVE

85% OF RESIDENTS RATE THE PUBLIC SPACE AS GOOD OR VERY GOOD

88% OF RESIDENTS REPORTED NO INTENTION OF MOVING

Curious about what else the people who live here think? There's a five-minute video on our website homepage titled 'Hobsonville Point's Sustainability Journey'. Take a look at hobsonvillepoint.co.nz.





GOING NATIVE

One of the ecological goals we have for Hobsonville Point is to create a continuous green corridor around our coast. We're proud to say we've planted more than 10,000 native plants on the coast this past year alone.

Those natives are truly 'born and bred'. In fact they couldn't get more local, which is ideal because it means they're evolved to prosper right here. How we source the plants is a fascinating project in its own right, and one you're welcome to become involved in if you like being around plants, and people who like plants. Our partner in this venture is the Kaipatiki Project, a not-for-profit organisation that's been turning the North Shore native since 1998. Kaipatiki Project specialise in growing plants from local seed (called 'eco sourcing') to ensure the survival of sub-species that are genetically different to those in other areas of New Zealand. These sub-species are often not available from commercial nurseries. Kaipatiki has an onsite nursery at Hobsonville Point where you can get involved in helping propagate plants. Most of the seed collection, sowing, potting and eventual planting back to the coast is done by volunteers who meet at the nursery each Wednesday morning between 9am and midday. Volunteers don't need any gardening experience – we'll show you the ropes. Please visit Kaipatiki Project's website at kaipatiki.org.nz if you're keen to get involved.

MAKING THE MOST OF THE COAST

NOTHING BEATS WALKING by the water, especially if the scenery is beautiful, interesting and full of variety. And even better if the walk forms a loop so that you don't have to turn around and go back the way you came.

Hobsonville Point's planned Coastal Linear Park forms a loop that skirts the entire coast then crosses the site at Hobsonville Point Park. The design concept for the Coastal Linear Park aims to make the most of the variety and rich

cultural history of the site as well as proximity to the harbour. Over its four-kilometre length the park will change frequently. You might move from a narrow shell path winding through native bush, to a raised boardwalk over the foreshore, to a waterfront promenade in front of the heritage buildings at The Landing. The section that joins The Landing to the 11-hectare park at Bomb Point will be wider to accommodate locals and day-trippers, joggers and bikers, dog walkers and baby buggies.



We have engaged our dream team for this project. Local designers Isthmus Group will be working alongside New York based Nelson Byrd Woltz Landscape Architects. Nelson Byrd Woltz completed the landscape architecture for the 135-hectare National Arboretum of New Zealand near Gisborne, the Orongo Station Stewardship Plan in Poverty Bay, the Peggy Guggenheim Sculpture Garden in Venice and 'Monticello', a National Historic Landmark and Thomas Jefferson's home in Virginia, USA.

Isthmus know Hobsonville Point better than anyone, having been heavily involved in its planning from its inception in 2007. They're also responsible for other great projects like Wellington's waterfront space, Kumutoto; the rejuvenation of Oriental Bay; the Coastal Walk/ Cycleway and city centre revitalisation in New Plymouth; and the 100-hectare Barry Curtis Park in Manukau, Auckland.

Construction of the Coastal Linear Park began with the inland link, Hobsonville Point Park, and has now moved onto a section of the coast near State Highway 18. The project will be ongoing over the next two years. Sign up for our newsletter at hobsonvillepoint.co.nz to be kept up-to-date as new sections are completed.



FREE ENTRY TO OUR ART GALLERY

The Coastal Linear Park is also going to be Hobsonville Point's art gallery and the walk will bring you within easy viewing distance of a number of public artworks. But you don't need to wait for us to finish the park to get close to the works we've already commissioned. With the help of the 'Explore' map which you can download from our website (or pick up at the display homes or Catalina Café) you can take yourself on an art tour. Here's what you're looking for:

HINAKI/GUARDIAN

You'll find *Hinaki*, by sculptor Virginia King at the end of the ferry wharf. The work was conceived as a symbolic eel-trap ('hinaki' in Maori) but also suggests the form of a female figure or a classical vessel. Historically the tidal flats were abundant breeding grounds for eels, fish and shellfish. The sculpture passes through a circular hole in the wharf and reveals views of the water below. Two engraved rings, like ripples in the water, encircle *Hinaki*. The text is from the poem *Eel*, by Fiona Farrell. In sunlight the sculpture casts strong linear shadows. In mist and sea fog, the form becomes a looming figure.



REMNANTS OF FLIGHT

Hobsonville Point is infused with flight history and with so much change occurring in the landscape artist/designer Nick Eagles wanted to give some continuity to that history. In *Remnants of Flight*, sited in Linear Park, each slice of granite replicates the 'V' form of a bird in a moment of flight. Each shape has been designed to lead into the next, so, when stacked together, a shuttered sequence and sense of movement takes shape. The sequence can then be interpreted as a kind of inventory of take-offs and landings, linking Linear Park to its former life as an airstrip.

THE MEMORY WINDMILLS

Artist, Leon van den Eijkel grew up in Holland. He recalls a simple windmill on a stick from the fairground and the run home through cobbled streets holding it high for show. For Hobsonville Point those childhood windmills have been blown up into colourful and monumental sculptures. *The Memory Windmills* will be installed in April at a site near to the Hobsonville Point Primary School where they can delight a new generation of children.

TIWATAWATA

Taking its cue from nineteenth century illustrations of local Maori demarcation poles, and photos of the eventual fencing of boundaries with the arrival of more recent communities, *Tiwatawata*, by artist John Reynolds, dramatises the processes of 'marking off' the land. The work consists of 108 charred or stained wooden poles of various diameters at irregular distances apart and at differing heights that chart a straight, dark line dissecting Hobsonville Point Park.



CHILDREN'S PLAYGROUND

Hobsonville Point Park's sculptural playground was designed by Isthmus Group. During the design process, the landscape architects at Isthmus worked closely with Cicada Workshop to develop the seedpods and nest designs. These were then constructed by Cicada from corten and stainless steel. The collaborative approach has produced a unique play experience. The seedpods and their surroundings build on landscape values inherent in the Hobsonville Point development such as habitat provision, education about the environment and native planting.





EVERY
SATURDAY
& SUNDAY

9AM - 1PM

NEW WATERFRONT HOME FOR THE FARMERS MARKET

The Hobsonville Point Farmers Market has moved to a new location down by the waterside. You can now find the market in the Seaplane Hangar, a 1930s era heritage building that was home to the Catalina flying boats during World War II.

The new location near the ferry wharf is all part of the long term plan to turn The Landing into the heart of the Hobsonville Point community. Eventually the Farmers Market will be surrounded by shops, cafés, offices and apartments housed in a mix of heritage and new buildings. Market goers will be able to spill out of the hangar doors to lounge or picnic al fresco nearby, or stroll along a wide waterfront promenade with a baguette or gelato in hand. That's the vision, but there's plenty happening at The Landing already.



MEET THE PEOPLE WHO MAKE THE FOOD

One of the best things about shopping at Hobsonville Point Farmers Market is that the stallholders selling to you are usually the people who produce the food. They're a passionate, knowledgeable and committed bunch of artisans and they love to chat to their customers.



PUKEKO BAKERY

FRENCH BAGUETTE... Italian Ciabatta... San Francisco Sour Dough. Could an equally well-loved loaf one day hail from New Zealand? If it happens odds are that Jason Olmstead will be the 'starter'. Jason is the chef-turned-baker behind Pukeko Bakery. Born in Colorado and resident in France, Italy and San Francisco for parts of his career, Jason was a chef who baked as a hobby. "I'm now a baker who cooks as a hobby," he says. When he moved to New Zealand 15 years ago he took a gamble on a change of direction and began baking artisan bread to supply to his own retail shop in Mairangi Bay. The Prada team arrived not long after to prepare for the 2000 America's Cup and

their manager put the word out to a number of bakeries in Auckland to send samples of their bread. Olmstead did some research, found the team mainly hailed from Tuscany and phoned a friend in Florence. "What shall I bake them?" he asked. His 'schiacciata' (meaning 'squashed flat' in Italian) was the taste of home they were looking for and they ordered 12kgs of bread a day for the duration of their stay. "That's how my wholesale business was born." He now bakes for many of the city's finest eateries, including chef Simon Gault's restaurants. Jason, like Gault, is interested in developing food that is quintessentially Kiwi, particularly a New Zealand style of bread. Some of Pukeko's

products use a starter that was made from a recipe Jason's father-in-law, who is of Tuhoë descent, gave him. "Our most popular bread at the moment is Kumara Bread which is a bright orange colour." Jason also uses beetroot, pumpkin and the deep purple maori potato, not only for their flavour, but for their vibrant, natural colours. He also makes a traditional Italian jet-black loaf called 'Pane Nero' which is coloured with squid ink. Jason says he loves selling at the farmers market. "People appreciate the bread, so I get a huge buzz from that." Come and meet him at Hobsonville Point Farmers Market and get your hands on what could one day become a world-famous artisanal loaf.



EARTHBOUND HONEY

TO TERRY SHAW-TOOMEY, each of the 300 beehives he and his wife and business partner Karlene own are as individual as homes on a street. "You can lose yourself in a beehive," he says. "They're so interesting. Each hive is different. Some are clean and house proud and all tidy in there, with everyone working efficiently. Some are grubby and lazy and not very productive." And yes, it does come from the top. "All the traits

come from the Queen. All the bees are either a son or daughter." In fact, in extreme cases Terry and Karlene will replace a Queen with one that shows more favourable traits. "We breed out aggressive traits, especially. If a hive is causing us too much trouble we'll change the Queen for a gentle one." From their 300 hives, all placed within a 10kms radius of their property at Bethells Beach, the couple harvest annually at the end of summer and make

certified organic manuka and pohutukawa honey, beeswax candles and honeygars – honey vinegars used in vinaigrettes, sauces and marinades. In order to create the single variety honeys they move the hives into areas where the foliage is predominantly the variety they're after and also time their run to coincide with the trees flowering. Terry says one of the biggest challenges his business faces is the Varroa mite, a parasite that kills whole bee colonies once established. Earthbound has been successful at controlling the mite with organic methods but it "takes more work. We're getting a lot of calls now from the big commercial honey makers asking what we're doing." He believes the future for the industry lies in moving away from the chemical pesticides used to control the parasite, which research shows the Varroa mite is becoming resistant to, and closer to more labour intensive organic methods. That means accepting a smaller but higher quality yield. And the big question; how often does he get stung? "Pretty much every time I go out beekeeping." But did you know there's a time of the year that a sting hurts more? You can meet Terry and Karlene, buy Earthbound Honey (and find out the worst time to step on a honey bee) at Hobsonville Point Farmers Market every Saturday and Sunday, 9am - 1pm.

DID YOU KNOW?

You can commute to the city from Hobsonville Point via the water. The ferry service operates Monday to Friday. The trip to Pier 4, downtown Auckland takes 25 minutes from the new ferry wharf at The Landing and costs \$8.80 for a one way adult fare purchased via an AT Hop Card.



OPEN FOR BREAKFAST, LUNCH AND DINNER

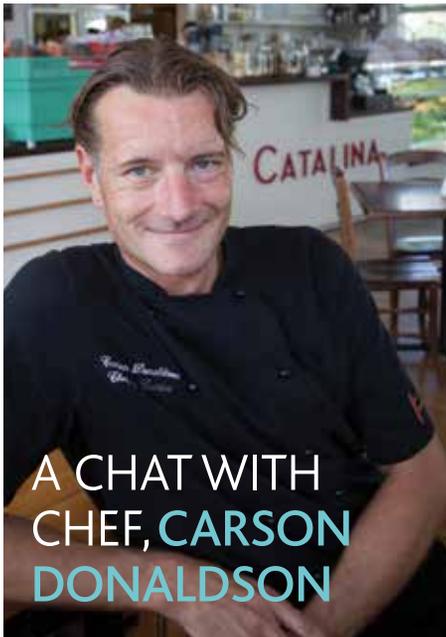
Catalina Café, much loved for breakfast and lunch from Takapuna to Mairangi Bay and Greenhithe to Albany, is now open for dinner three nights a week.





CATALINA CAFÉ IS THREE AND A HALF YEARS OLD. That, think owners Wayne Jackson and Rachel Aitken, is a good age to take on some new challenges. So every Friday, Saturday and Sunday night Catalina makes the transition from café to fully licensed restaurant. On Friday and Saturday they offer sharing plates, tapas style, plus a full range of gourmet pizzas. The sharing plates are sized halfway between an entree and a main and portioned to be shared amongst the table. "It's an exciting but casual and inclusive way to dine," says Wayne. Sunday is two for one pizza night, "to encourage families to come out and wrap up the weekend with a really nice dinner that's not going to break the bank."

Key to the seamless transition to a dinner service is new head chef, Carson Donaldson. Donaldson has an impressive CV, managing the kitchen in super yachts, tropical resorts, at The Cloud during the Rugby World Cup, and acting as private chef for a wealthy businessman on his thousand-acre sculpture park. Wayne and Rachel have also opened a 'café dispensary' in the newly relocated Farmers Market at The Landing. Check it out for great coffee, fresh juices and 'grab and go' healthy food made with market produce.



A CHAT WITH
CHEF, CARSON
DONALDSON

Who is your food hero? Heston? Jamie?

No, my food hero is Paul Jobin. He was Executive Chef at Sky City but he has just taken over the restaurant at the Riverhead Tavern. When I was working at Kauri Cliffs he was my boss. A very inspiring man. He pushed me to go into competitions and took me to the next level.

Did you grow up wanting to be a chef?

No, I came to it late. I'm originally from Queenstown. I was brought up in the hospitality industry. My mother was a cook and my father was a trained baker. I worked at THC Hotel when I left school then went overseas and did a mix of waiting and being a porter. When I came home I started helping out in a friend's restaurant kitchen and that's when I realised I wanted to chef.

What's the most challenging part of being a chef?

For an executive chef, like any manager, it's people – getting and keeping good staff. I also work hard to keep up to date with new food styles so that my menus are exciting, but I enjoy it. I get a lot of my inspiration from Australia and America.

What gives you the biggest buzz?

The best part of being a chef comes when you know you've delivered a really good service. That's happening often at the moment. We've got a great team at Catalina.

What's on the menu for Fri/Sat/Sun nights?

We're just finalising the menus now – but things like harissa lamb ribs with garlic mash and cumin oil; and pork and fennel meatball sliders.

Plus we'll have a full pizza menu with gourmet, thin-base pizzas and really fresh ingredients. Check the Catalina Café website.



WHEN YOU'RE LOOKING at moving to a new community you want to know what's around you. Can you pick up a litre of milk while you're walking the dog? Are you more than a 10-minute drive from a good supermarket? Hobsonville Point has a very clear strategy for the development of the community's retail. Hobsonville Point is served by two major regional centres. Albany town centre and Westgate shopping centre – which is currently undergoing a big expansion – are only a 10-minute drive away. Because these centres are so close, our emphasis

is on providing our residents with local shops and services that will give them convenience or lifestyle benefits. The first of these is the retail going in at street level in the new Brickworks apartments on the corner of Hobsonville Point and de Havilland Roads. Brickworks will house, among other things, a doctor's surgery, pharmacy, convenience store (dairy), Japanese restaurant that offers takeaway sushi, a Subway and an ATM. These shops and services will be open by the end of 2014. Hobsonville Point Road has been designed to form a main spine road,

similar to the way Ponsonby Road works, and will eventually be dotted with a number of shops and businesses. In future there will also be shops, cafés and restaurants down at The Landing on the waterfront. The existing village at Hobsonville will remain and a site opposite the village has been bought and consent granted for a supermarket. It's hard to imagine an item that couldn't be sourced from either Albany or Westgate and for more restaurant options, Takapuna is only 15 minutes away by car and easily accessible by bus.

THE PLACES YOU'LL GO

Hobsonville Point is not far from some of the best adventures and experiences Auckland has to offer. Here are a few of the places you can easily get to.

WOODHILL FOREST: 32 MINS

A 12,500 hectare pine forest that forms one of Auckland's biggest and best playgrounds. Over 100kms of purpose built mountain biking tracks and jumps plus walking trails, horse trekking and a high rope course featuring 18 flying foxes.

KUMEU WINE COUNTRY: 18 MINS

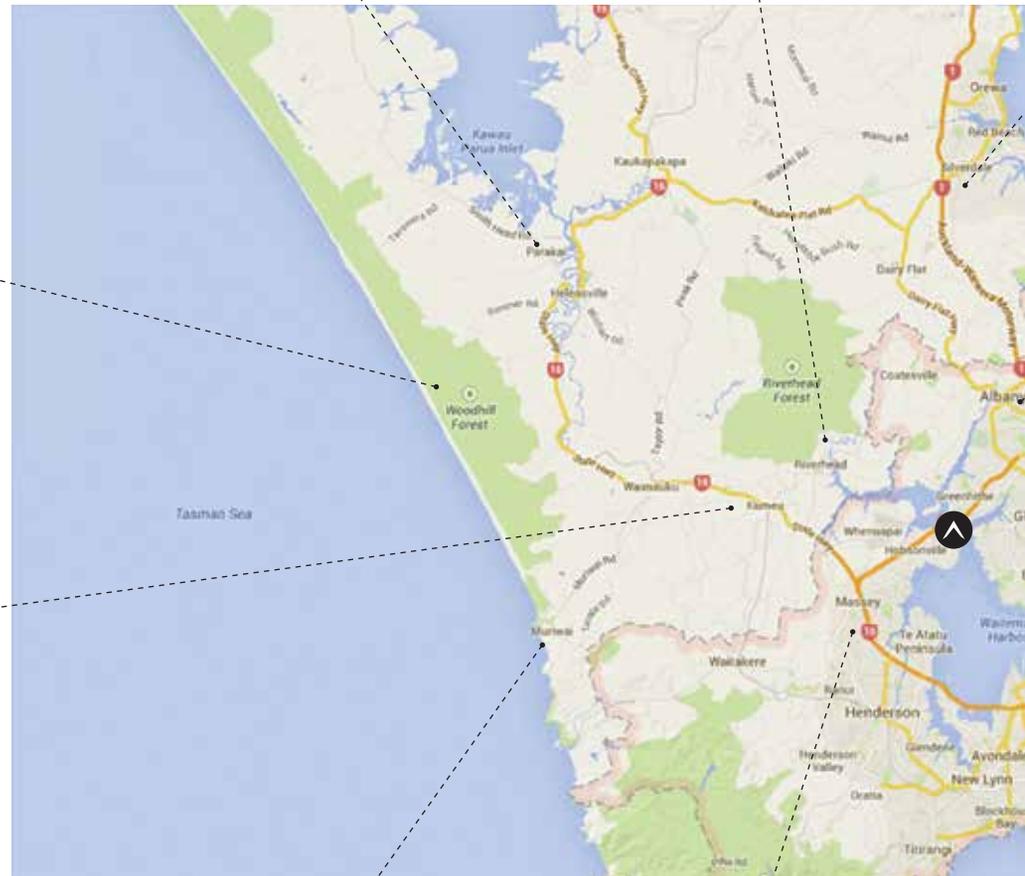
Nine wineries offering everything from tastings, to picturesque picnic spots, to woodfired barbecues and fine dining. Take a look at kumeuwinecountry.co.nz and plan a tasting tour.

PARAKAI SPRINGS: 33 MINS

Natural geothermal hot pools, waterslides for the less sedate and picnic areas with gas barbecues for hire.

THE RIVERHEAD TAVERN: 17 MINS

A 150 year old tavern at the far reaches of the upper harbour. Old world atmosphere, new world food.



Rangitoto Island from Takapuna Beach

MURIWAI BEACH: 30 MINS

Spectacularly rugged like only a west coast, black sand beach can be, with the added bonus of a gannet colony. Get close to 1200 pairs of nesting gannets without disturbing them. The patient and/or lucky may also get to see blue penguins and fur seals. Also walk, swim, learn to surf, fish, or grab a coffee and a slice of something homemade from the Top Shop Café.

WESTGATE: 9 MINS

Shopping, an outlet centre, tenpin bowling and mini golf, a library, an eight-screen multiplex cinema, and much more to come as it expands over the next few years.

**SNOWPLANET:
23 MINS**

Weather forecast: irrelevant. Indoor fun in the snow all year round.

ALBANY WESTFIELD: 14 MINS

Over 140 stores and an eight-screen cinema complex.

**QBE (NORTH HARBOUR)
STADIUM: 15 MINS**

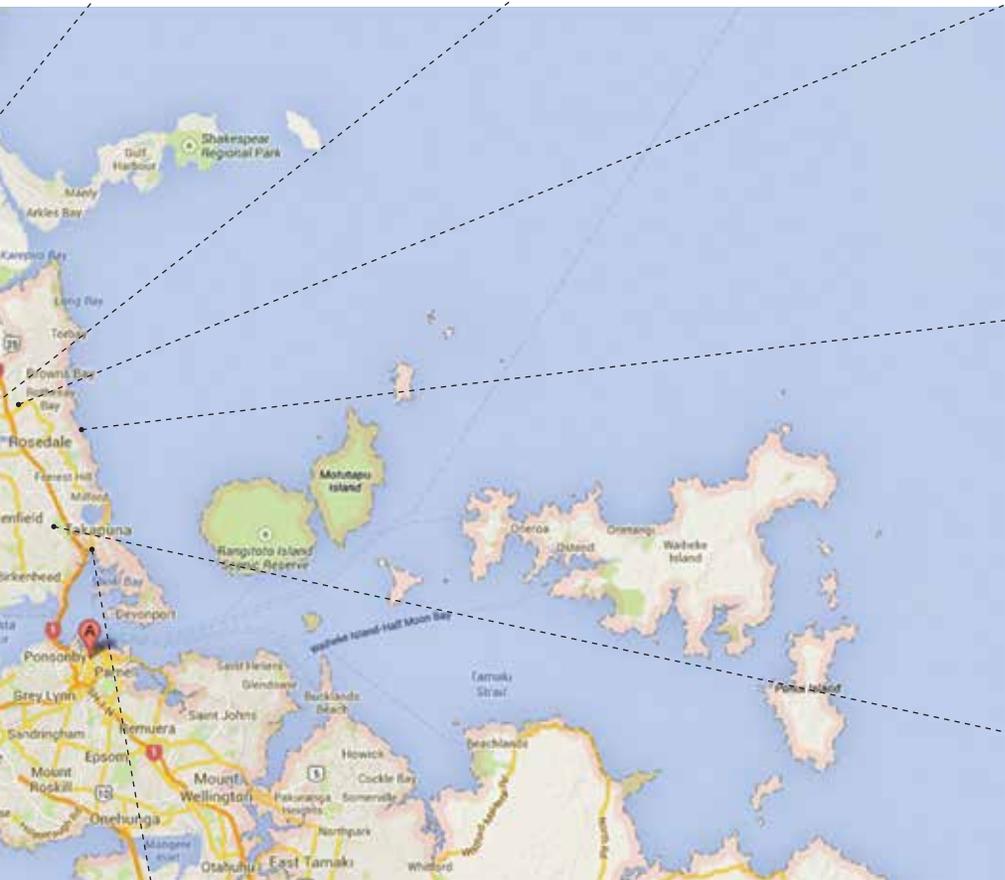
Rugby. League. Football. 25,000 fanatics under one roof. And the occasional concert or 'stadium spectacular' show.

MAIRANGI BAY: 15 MINS

A pretty, white sand beach and one of several on the North Shore. The bay is patrolled in summer and is the home of Mairangi Bay Surf Lifesaving Club which has a good programme for kids.

**NORTH SHORE EVENTS CENTRE:
16 MINS**

Home of the Sky City Breakers basketball team and the place to catch netball, badminton, boxing, martial arts and gymnastics comps.



TAKAPUNA: 15 MINS

A popular beach for swimming, walking or watersports. A great place to shop with over 70 stores on the main road, plus luxury destination The Department Store, and some of the city's coolest cafés and restaurants. Check out Mexico and The Commons for great food or catch a play at The Pumphouse or Bruce Mason Centre.



Muriwai Beach overlooking gannet colony



SUSTAINABLE, COMFORTABLE, DESIRABLE AND AFFORDABLE

WE ARE COMMITTED TO CREATING A DIVERSE COMMUNITY at Hobsonville Point and to that end a total of 20% of all homes built here will be Axis Series homes. That means they will be priced at or below an 'affordable' cap. The cap is currently set at \$485,000. Check the panel below to see if you're eligible to buy an Axis Series home. Note: to date the homes have been so popular that our builder partners have started a ballot to ensure everyone gets a fair chance.

There has been a lot of debate in Auckland over the last few years about how to provide affordable housing for our growing population. The price of land, the cost of building materials and council fees have all been blamed for pushing the prices up. These factors are hard to control. At Hobsonville Point we concentrate on things we can control. The variable that has so far been largely ignored in the affordability debate is size.

The average size of a New Zealand home is the third largest in the world, after Australia and the United States. From an average of 100m², which was considered ample space for a family of four in the 1960s, our houses have ballooned outward to a current average of over 200m². In many of these homes size is mistaken for quality.

A good deal of the square metreage Aucklanders pay to buy, maintain, heat, and insure is unused, redundant space. A well-designed, more compact home requires little or no compromise in your day-to-day living but provides big cost savings. It also frees up your time to spend on more enjoyable pursuits than maintenance.

The Axis Series homes are small and they are on small plots. But they are well-designed and energy efficient and they are in a good neighbourhood which provides everything from parks, to schools, to public transport. We ask Axis Series buyers to make a trade-off. Compromise on the size of your home and land to:

- Secure a well-designed, well built home for a reasonable price
- Keep your energy, water and running costs low
- Live near parks, the waterfront and community facilities.

If you're interested in an Axis Series home talk to our builder partners direct about what they have in the pipeline before you decide to enter the ballot. Their contact details are over the page.

Are you Eligible?

Axis Series homes are designed for people who earn an average Auckland wage. To ensure these homes go to the people who they are intended for the Minister for Housing has asked that buyers meet some simple criteria.

Axis Series homeowners:

- Must be New Zealand permanent residents or citizens.
- Cannot put the home in the name of a Family Trust, company or nominee.
- Must have a household income no higher than \$120,000 gross per annum.
- Will agree to live in the house for a minimum of two years.

NB: Most of our Axis Series homes are reserved for first time homebuyers.



SMALL BUT GOOD ENOUGH FOR YOU?

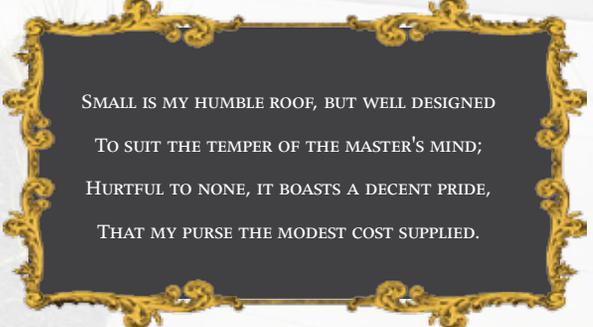
DOES A SMALL, well designed home feel like a comfortable, liveable home? We'd like your help to answer that question. We've built three small homes as a research and development exercise to find out whether good design and an affordable price tag compensates for a compact floor plan. The display homes are:

- A single bedroom, single level home of 40m²
- A two bedroom, two level home of 83m²
- A three bedroom, single level home of 89m².

Each of these homes has been designed to achieve a Homestar rating of six stars. Homestar rates the performance of a house in terms of energy and water efficiency. Meeting the current Building Code would give you a rating of four stars, and most existing Auckland houses only receive two or three stars.

Homes of this size are not unusual overseas, but they are here. Please come and visit the three we've built in Station Street and let us know what you think. The Small Home Test Lab is open daily 10am - 4pm.

'SMALL BUT GOOD ENOUGH FOR ME' is a translation of the Latin phrase *Parva Apta Sed Mihi*. The phrase was most famously used by 'Italy's Shakespeare,' poet Ludovico Ariosto (1474-1533) as the first line of a poem he wrote about his house. The poem is carved into the window lintel of his home, which still stands – (obviously he was a fan of quality affordable housing). Here's the English translation:



SMALL IS MY HUMBLE ROOF, BUT WELL DESIGNED
TO SUIT THE TEMPER OF THE MASTER'S MIND;
HURTFUL TO NONE, IT BOASTS A DECENT PRIDE,
THAT MY PURSE THE MODEST COST SUPPLIED.

FREE PLANS FOR COMPACT HOMES

We've developed five standard house plans for compact homes, including the three display homes mentioned. You are welcome to use the plans. And for some creative inspiration take a look at one of the many excellent blogs online about the benefits of living in a compact space. Try lifedited.com as a starter.

WHO'S BEHIND YOUR NEW HOME?

When you buy at Hobsonville Point you will be buying a home built by one of the companies featured (right). Each of these companies has been selected to partner us as we transform Hobsonville Point into a thriving community. Between them they offer a huge range of living options from retirement living to apartments, to terraced homes, to stand alone homes. Within these house types there are plenty of different plans and price points for you to choose from. Overseeing the implementation of the entire Buckley neighbourhood is our master developer, AVJennings. All of these companies have been selected on reputation and build quality, so you can feel reassured that your home has been built to high standards. So let's introduce you to your new builder.



AVJENNINGS (MASTER DEVELOPER)

AVJennings is a leading residential property development company operating in Australia and New Zealand. The company has been in business since 1932 when founder Albert Jennings mortgaged his home to build a row of brick houses in the Melbourne suburb of Caulfield. It is listed on the Australian and Singapore stock exchanges. AVJennings provides a diverse range of options for buyers including land sales, completed homes, townhouses and apartments. Hobsonville Point is AVJennings' first project in New Zealand. The company was chosen by Hobsonville Land Company to partner them in the first stage of development, Buckley Precinct, which started in 2008.

Phone: 09 950 3039

Web: avjennings.co.nz



GJ GARDNER

GJ Gardner is New Zealand's largest builder. With GJ Gardner you can rest assured we will make your home building dreams come true. Our latest release of stunning homes has been designed by DKO Architects, one of Australia's leading design studios. These innovative designs employ private enclosed decks and courtyards to provide privacy and bring sun and light into the homes. The latest release from GJ Gardner offers a broad range of options, from Axis Series two bedroom homes to stand-alone four bedroom homes and four-storey landmark homes. There's something to suit your budget.

Phone: 0800 45 42 73

Web: gjgardner.co.nz

G.J. Gardner. HOMES

UNIVERSAL HOMES

Universal Homes is one of New Zealand's largest, most established, stable and trusted building companies, with over 50 years building experience in New Zealand. We are proud of our history and commitment to innovation, quality, value for money and state-of-the-art building solutions. Our vision for building outstanding homes combines the latest innovative designs, long lasting materials and value for money features. Modern living has never been better with our fantastic range of brand new homes being built within Auckland's most exciting new development – Hobsonville Point.

Phone: 0800 268 789

Web: hobsonvillepoint.universal.co.nz

univers
with living alternatives

CLASSIC BUILDERS

Have you visited Classic Builders elegant and innovative showhome in Hobsonville Point? A national building company with a reputation for quality, Classic Builders is one of the top ten building companies in New Zealand with over 2000 satisfied customers throughout the country. Classic designs homes to appeal to the family who wants to enjoy today's modern urban environment. The thoughtful architectural designs for city spaces achieve private indoor-outdoor flow, no matter the home size or budget. Our show home, located on the corner of Corsair Street and Harvard Street, is open from 10am until 4pm, seven days a week.

Phone: Lorraine on 021 906 484

Web: classicbuilders.co.nz



JALCON HOMES

Cutting edge architecture has arrived at Hobsonville Point with the release of Jalcon's stunning new homes. Designed by award winning architects, Stevens Lawson Architects, these one through four bedroom ultramodern residences prove that great design and wonderful living spaces can be had for similar prices to ordinary homes. With a mix of terraced, stand-alone homes and apartments being released this year, these innovative residences are highly anticipated and will sell fast. Register your interest now at the Jalcon Homes showhome: 15 Station Street, Hobsonville Point. Open 10am-4pm, 7 days.

Phone: 0800 22 35 55

Web: jalcon-hobsonvillepoint.co.nz



TASMAN COOK

Tasman Cook is the developer of Brickworks, Hobsonville Point's first apartment buildings. Tasman Cook is proud to offer New Zealanders more and better lifestyle options by creating high quality buildings in premium locations such as Brickworks and Merchant Quarter in New Lynn. As well as building superb investment opportunities, Tasman Cook is constructing landmark properties that will stand the test of time. The Brickworks apartments have been approved by Hobsonville Point's Design Review Panel, to meet its stringent quality guidelines and their energy and water efficiency exceed New Zealand Building Code requirements.

Web: brickworks.co.nz



TASMAN COOK

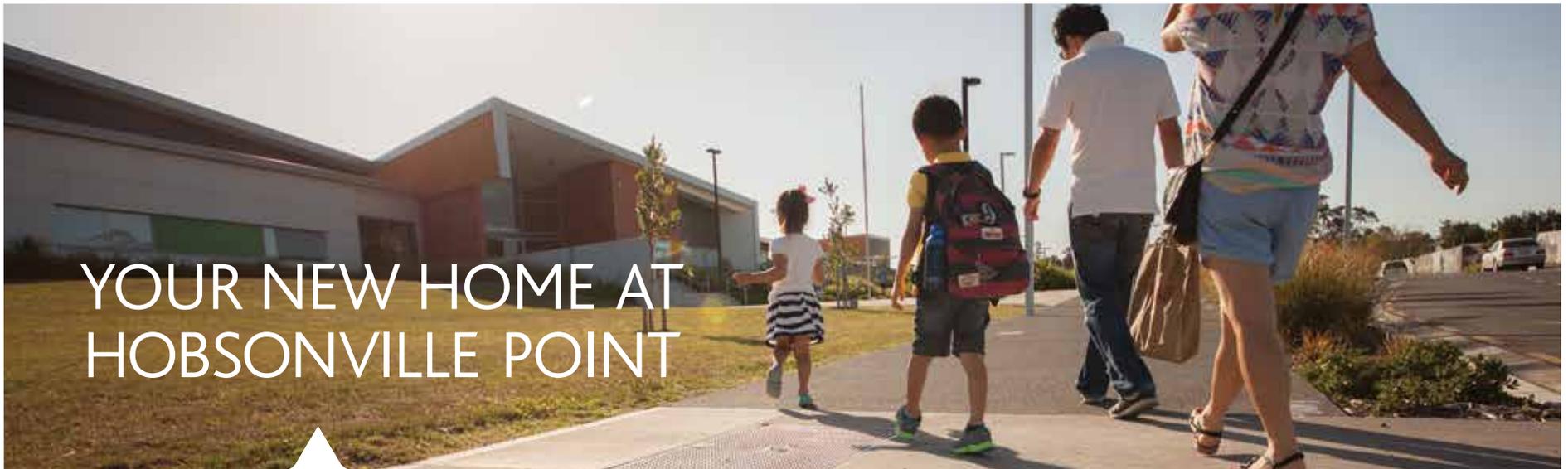
MANOR GROUP

Manor Group Investments in association with Classic Builders is developing Waterford on Hobsonville Point, a retirement village comprising 64 villas and 90 apartments. The staged development is expected to be open to take residents from July this year. The first unit completed will be the showhome on Buckley Ave opposite Catalina Café. Sales have been strong with 12 units from the 22 units in stage one sold. The residents who have signed up say that they love the location and the fact that the village is part of the wider Hobsonville Point community.

Phone: Joan Vujcich: 09 213 7333

Web: waterfordathobsonville.co.nz





YOUR NEW HOME AT HOBSONVILLE POINT

LOT 19 HOBSONVILLE POINT ROAD



4 3.5 2

- Flexi space
- 3.3m stud height
- Side by side garaging
- Rear loft
- Rear lane access
- International architect
- Fully landscaped

0800 45 42 73
tony.houston@gjgardner.co.nz

\$945,000

G.J. Gardner. HOMES

LOT 4, KOTUTU LANE



4 2.5 2

- International architect
- Stand alone home
- North facing back yard
- Side by side garaging

0800 45 42 73
tony.houston@gjgardner.co.nz

\$875,000

G.J. Gardner. HOMES

LOT 13 HOBSONVILLE POINT ROAD



4-6 2.5 2

- 3 storey with flexible work from home opportunity (office to street frontage)
- Includes private loft above separate double garage
- Open plan living on ground floor (north facing)
- Quality materials with Bosch appliances

Contact: Lorraine Oates 021 906 484

From **\$855,000**

classic builders
Bring a new life to life

LOT 18 HOBSONVILLE POINT ROAD



4-5 2.5 2

- 3 storey with flexible work from home opportunity (office to street frontage)
- Private indoor/outdoor living on ground floor (north facing)
- Quality materials with Bosch appliances
- Separate double garage

Contact: Lorraine Oates 021 906 484

From **\$855,000**

classic builders
Bring a new life to life

HOBSONVILLE POINT ROAD

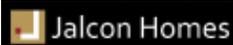


2-3 2 2

- Stunning designer kitchen
- Butler's pantry
- Master suite with 11m² deck
- 18m² north facing entertainers' deck off lounge
- 170m²

Jalcon Homes 0800 22 35 55

From **\$695,000**



DE HAVILLAND ROAD

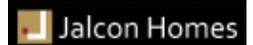


3-4 2.5 1-2

- North facing generous backyard
- Spacious master suite
- Dramatic architectural design
- Sunny open plan living
- 159m², plus garaging

Jalcon Homes 0800 22 35 55

From **\$735,000**



HOBSONVILLE POINT ROAD



3 2 2

- Coastal living
- Fully decorated & landscaped
- Eye-catching designs
- Fantastic family living

Universal Homes
Steve Lindsey 0800 268 789

From **\$695,000**



BUCKLEY AVENUE



3-4 2 2

- Energy efficient & future proof home
- Modern open plan living
- Quality fittings and solid hard wearing materials
- Fully landscaped

Universal Homes
Marie Hansen 021 998 301

From **\$749,000**



BRICKWORKS, HOBSONVILLE POINT



2 2 1

- 1 bathroom
- 1 Ensuite
- Double glazing
- Walk through wardrobe

Vaughn Foster 021 624246

\$449,000



WATERFORD AT HOBSONVILLE, BUCKLEY AVENUE



2-3 2 1-2

- Single level Villas, 118m² to 155m²
- Operated by Manor Group
- Location, part of a vibrant wider community
- Purpose built
- Requirement 55 years and over

By Appointment - Joan Vujcich 09 2137333
Sales@WaterfordatHobsonville.co.nz

From **\$485,000**



10 THINGS TO DO AT HOBSONVILLE POINT THIS WEEKEND

Want a mini-adventure this weekend? Come and spend some time at our place. Soak up the history of the old air base and see a new community in the making.

- 1 Come to Catalina Café for a meal. Gorgeous, alfresco dining with great food and no fuss, and just as good inside when the weather is not cooperating. Fully licensed.
- 2 Bring your rod and a thermos and do some meditative fishing off the wharf.
- 3 Bring the kids to The Landing for some fun workshops and activities over summer. See our website for what's on.
- 4 Explore the beginnings of the Coastal Linear Park. Start at Hobsonville Point Park and walk north following *Tiwatawata*, (John Reynolds burnt poles) toward the coast.
- 5 Grab a bike from outside Catalina Café and take yourself on a self-guided bike tour. The first two hours hire is free. Register your credit card first at nextbike.co.nz.
- 6 Watch the kids climb over and clamber through the giant seedpods in our award winning sculptural playground.
- 7 Pack a picnic, or just bring the blanket and shop at the Hobsonville Point Farmers Market, then set yourselves up at Bomb Point and enjoy being by the water.
- 8 Walk the dog. There's plenty of room to roam and hardly any traffic.
- 9 Learn something new about old Auckland. Hobsonville Point's history – from pre-European through to the birth of aviation and the war years – is presented in stories and pictures at the ferry wharf.
- 10 We're turning the whole of Hobsonville Point into a free sculpture gallery. Take a tour around the pieces we have installed so far.

The proposed Hobsonville Point development as depicted and described in this publication is indicative only and is intended to give an idea of what the final Hobsonville Point development might be like. Some parts of the development are still at an early planning stage and the final development therefore may differ materially from that shown in this publication. Some applicable regulatory consents and approvals are yet to be obtained. Nothing contained in this publication should be taken as a representation that the Hobsonville Point development will proceed as depicted or described or that any or all of the facilities depicted or described herein will be provided within any time frame expressed or implied.

Some of the photographs and artwork in this publication are included for artistic purposes only and may not be accurate representations or reproductions of actual places or facilities at or in the vicinity of the proposed Hobsonville Point development.



WHAT'S OPEN WHEN

AVJennings Sales Information Centre

Daily between 10am and 4pm

Display Homes on Station Street

Daily between 10am and 4pm

Axis Series Small Home Test Lab on Station Street

Daily between 10am and 4pm

YOU NEED THIS

Find your way around and make sense of the site with our 'Explore' map. You can download the map from the homepage of our website – hobsonvillepoint.co.nz. There are also printed copies available at Catalina Café, the Farmers Market and the display homes.



Catalina Café

Mon–Thursday from 7am until 4pm and Friday–Sunday from 7am until 8pm

Hobsonville Point Farmers Market

Saturday and Sunday from 9am until 1pm

WANT TO BE THE FIRST TO KNOW?

Want to be in the know early about what's going on at Hobsonville Point, including new releases of land and homes? Sign up to receive email updates and/or our newsletter.

Go to hobsonvillepoint.co.nz and look for the orange form inviting you to 'Subscribe/Register'.



HOBSONVILLE POINT
Moments away, a world apart.

hobsonvillepoint.co.nz