

# Point Life

## BRAND NEW PRIMARY SCHOOL

*A flying start for our  
first students*

## AUCKLAND'S NEWEST FERRY SERVICE

*Into the city in just enough  
time to read the paper*

## AUCKLAND HAS VOTED

*The best Farmers Market  
in town*

## HOT NEW HOMES

*And they're within  
your reach*



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



# Welcome to the second issue of POINT LIFE,

*where we let you in on what's going on in  
a pretty special part of Auckland.*

AND WELCOME to Hobsonville Point. If you haven't come for a look yet at Auckland's newest community, this is your invitation. Hobsonville Point is a peninsula that juts out into the upper harbour, roughly halfway between Albany town centre and Westgate. It's a 20-minute drive from the CBD outside peak hours. Until recently it was a defence base but now it is being developed for all Aucklanders. The scale of it might surprise you. It's much more than a housing development. It's a master planned community that, a decade from now, will be the size of Devonport, with just as much character and appeal thanks to the heritage buildings and stunning harbourside location. But don't take our word for it. Whether you're looking for a new place to live or just for something to do in the weekend, come and check it out yourself. ^

+ Hobsonville +  
Land  
Company +

The choice of where you live has a huge impact on your quality of life. Point Life is about showing you the kind of life you can enjoy at Hobsonville Point. When we published our first issue 12 months ago we made some bold promises about what we would deliver and by when. I'm proud to say that we now have over one hundred homes built and more under construction. Where there was bare land back then there now stands a new primary school, which opened the classroom doors this summer; and the ferry has made its first sailing from our wharf to downtown Auckland. We're well underway toward creating a dynamic, world-class community and we warmly invite you to come and take a look at this special part of Auckland.

*Chris Aiken*

Chris Aiken  
Chief Executive



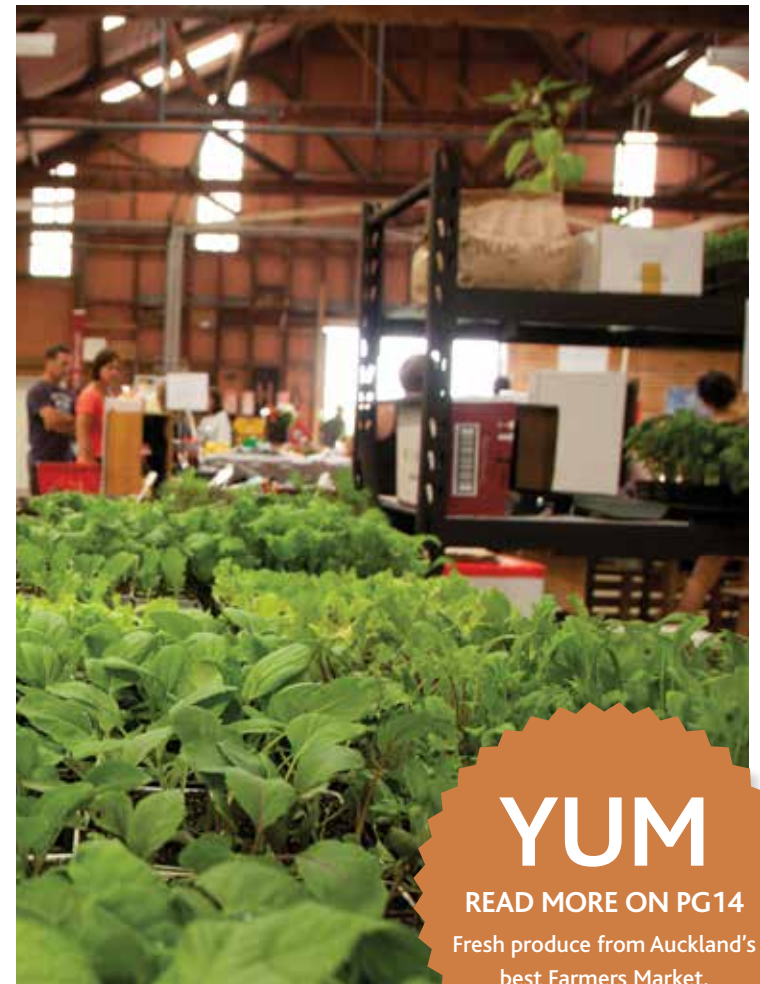


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**YUM**

READ MORE ON PG14

Fresh produce from Auckland's  
best Farmers Market.

# The BIG Picture

*New Zealand's towns have traditionally grown organically. The problem with organic growth is that the facilities are always one step behind.*

THE HOBSONVILLE LAND COMPANY has been given the go ahead by the New Zealand government to take the opposite approach and build a master planned community. What that means is that by the time the houses are all built, the community will already have everything it needs to thrive; purpose-built to the right scale and located in the right place. Parks and well-planned roads, schools and a community hall, jobs in the neighbourhood and public transport to the CBD, shopping centres a short drive away and local restaurants, bars and cafés; family homes and apartments by the water. It will all be here.

By studying urban design in New Zealand and the Northern Hemisphere we know what a community needs to thrive. That includes the tangibles like high-speed broadband, solar hot water on houses and first-rate schools. But even more important are the intangibles; that all members of our community feel safe, have a sense of belonging and a voice that counts. ^

## Proposed Retirement Village

Everything you need close at hand in your community.



## Hobsonville Point Park

An award-winning children's playground, plus open space for games.



## Hobsonville Point Secondary School

A first-class learning environment for 1,500 students, opening 2014.



## Hobsonville Point Primary

School is in for our foundation pupils.

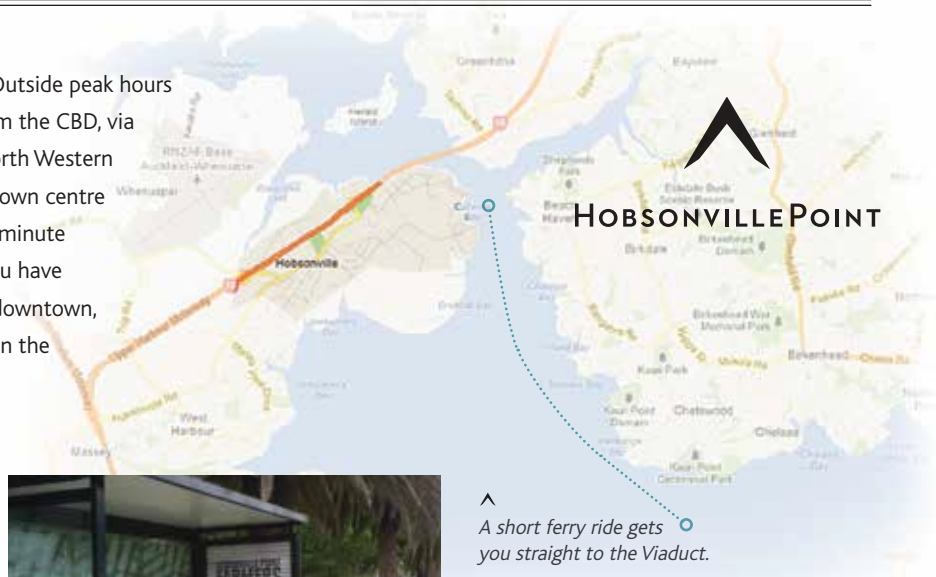




# IT'S CLOSER THAN YOU THINK

IN 1929 WHEN THE AIR FORCE began flying from Hobsonville Point, it was a long way from anywhere. Now the city has grown out to meet it and Auckland's motorways

have stretched to shorten the journey. Outside peak hours Hobsonville Point is just 20 minutes from the CBD, via either the Northern (Highway 18) or North Western (Highway 16) motorways. Both Albany town centre and Westgate shopping centre are a 10-minute drive away. If you commute for work, you have the option of using the ferry service to downtown, or buses that travel to Takapuna then join the northern busway to the CBD. ^



## HOBSONVILLE POINT

^  
A short ferry ride gets you straight to the Viaduct.

*We have plans for many more of these stylish bus stops so that no home is more than 400 metres from one.*

### Heritage Precinct

Fond of the oldies? From 2014 you'll be able to buy a heritage home to renovate and re-love.



### Around the Point

What you see now is less than half of Hobsonville Point's roads. The most important thing to know is that the roads have been master planned to make it easy for you and the kids to walk and cycle around safely.



### The Flying Boat Ramp

Launch your boat from here. There's plenty of room, whether it's a kayak or a super yacht.



### The Ferry Wharf

A 30-minute commuter service to downtown is already operating from our stunning new covered wharf.



### Bomb Point (Onekiritea) 9 ha

Earmarked as parkland and open now to explore. Panoramic harbour views, and historic WWII munitions bunkers.



All five of our builder partners have display homes open seven days, 10am-4pm. Station Street.



Our covered Farmers Market is open Saturday and Sunday, 9am-1pm. Demonstration Chef is on most weekends. Live music both days.



Tempted by brioche french toast, free range bacon and eggs or coffee from award-winning Matakana Coffee Roasters? Don't panic—the breakfast menu stays on all day. There are also light sandwiches, homemade cakes to have with tea, and heartier meals with a boutique beer and wine list fit for an officer. Catalina Café is fast fulfilling its owners' wish of becoming 'the community's second home.' The café is very popular with walkers, cyclists and young families visiting the playground nearby. Some smart business people have also caught on that it's close to the motorways and has free wi-fi. Perfect for a relaxed meeting. Take a look at [www.catalinacafe.co.nz](http://www.catalinacafe.co.nz) for more.

Catalina Café is open seven days, 7am-4pm.

# Flying Start FOR NEW STUDENTS

*Our brand new students give Hobsonville Point Primary an A+ Grade.*

THEY'VE BEEN AT THEIR NEW SCHOOL for just over a month now and the reports coming home are excellent. Flash new school buildings and facilities, excited, motivated teachers and an innovative learning environment. It's a far cry from blackboards and wooden desks with inkwells.

The Ministry of Education has conducted extensive research worldwide into how to meet the needs of individual students. New schools like Hobsonville Point Primary are at the vanguard of reshaping how the New Zealand curriculum is delivered to our children. The difference, explains Principal Daniel Birch, is that the old way – one teacher teaching to a classroom of 30 students – was designed for the middle of the bell curve so if your child wasn't within that 'majority' band it was a challenge to ensure their needs were being met. Hobsonville Point Primary creates an individualised learning plan for each and every pupil. The flexibility of the open learning environment and new teaching model allows that plan to be delivered. Kids have a core teacher but also develop relationships with other teachers, have access to specialist teaching for subjects such as maths and benefit from working alongside both older and younger children.

If you'd like to know more about Hobsonville Point Primary, including whether you are in the school zone, please visit our interim website at [www.hobsonvillepoint.school.nz](http://www.hobsonvillepoint.school.nz). New website coming soon. ^



^ Daniel Birch, Primary Principal  
with students



^ Hobsonville Point Primary





## SECONDARY SCHOOL UPDATE

### YOU'RE NOT THE NEW KID if

everyone's new! Give your kids the social and educational benefits of being foundation students at the brand new Hobsonville Point Secondary School. The school will open in January 2014 for Year Nine students. Construction is well underway and the school will eventually cater for a roll of 1,500. Principal Maurie Abraham is excited about the collaboration between the Primary and Secondary schools. Both will be overseen by the same board of trustees. "Working together means we can share resources and offer a seamless pathway from Year One to Year Thirteen," says Mr Abraham.

*Maurie Abraham,  
Secondary School Principal*

The Ministry of Education will confirm the Hobsonville Point Secondary School zone for enrolments this Easter (2013). For more information keep an eye on the interim website at [hobsonvillepoint.school.nz](http://hobsonvillepoint.school.nz). A new website is on the way. ^



*The new Secondary School has been designed by ASC Architects who also designed Papamoa College (above).*

# Nature ON YOUR DOORSTEP

*Auckland is growing up, and part of that growth has been our gradual acceptance that a lawn you need a ride-on to mow is more of a liability than an asset.*

IF YOU'D RATHER LIVE NEAR A PARK than own one then Hobsonville Point is your kind of place. We've earmarked 26 hectares of land as open space, park or reserve. The stunning Bomb Point (Onekiritea) is the jewel in the crown: nine hectares of beautiful land – including 'hobbit mounds' and munitions bunkers thanks to the air force – with 270 degree water views. The land has barely been touched since the troops moved out. Come and explore; the gates are now open.



*Hobsonville Point Park*

The first of our parks to be fully developed is Hobsonville Point Park. Drive down Buckley Avenue and you'll know you're there when you see the sculptural playground on your right and John Reynold's ghostly burnt tree trunks marching through the reeds on your left. The path that runs through this park forms part of the coastal walkway. When finished, a four-kilometre track, sometimes in concrete and sometimes boardwalk, will take you around the Point in a loop. The track is marked if you want to ride or walk it in its rough form. By the way, drop us an email if you can think of a good name for it. We think we can do better than 'The Coastal Walkway' and we'd love some input from the community. ([info@hlc.co.nz](mailto:info@hlc.co.nz)) ^



**IF YOU NEED AN EXCUSE TO EXPLORE THE POINT OR GET THE KIDS MOVING, THIS IS IT.**

This is our third Runway Challenge and it's great fun. You run past the old rifle range and historic buildings, and along bush tracks by the Waitemata. There's a three-kilometre Adventure Run for the kids and five or ten kilometre walk and run courses for you. All courses have optional army boot-camp obstacles if you feel like an extra challenge.

Some courageous types do all that dressed in fatigues or fairy wings, or carrying heavy packs or pushing babies in buggies. Pushing buggies is strictly optional, though – there's a babysitting service on site.

Go to [www.runwaychallenge.co.nz](http://www.runwaychallenge.co.nz) to enter.



# ART WITH HEART

*There's no gallery at Hobsonville Point but there's plenty of art. We believe in art being put in places where we can all see it every day. Here's a few examples of some of the art we've installed lately.*



## ARMS AROUND THE WAITEMATA

Well-known Auckland sculptor Virginia King has created a magnificent piece for the new ferry wharf. The six metre high sculpture extends down through a circular hole in the wharf towards the water. The sculpture is conceived as a symbolic eel trap, or Hinaki. From the water it appears as a beacon and King intends it to be a symbol of protection and nurturing.

## PRIMARY COLOURS

Three 5.6m high 'Smiling Windmills' are going up near the primary school so the whole community can enjoy them. They are by Dutch Kiwi artist Leon van den Eijkel.

*"As a child growing up in Holland, life was exciting and full of joy; the clouds, the rain, sea and nature played with us. I remember a simple windmill on a stick from the fairground. Irsome wind is an adult thing. In 'The Smiling Windmills' I recall my childhood and the joy the wind gave me."*

-LEON VAN DEN EIJKEL

## 'BOMBING' THE POINT

Last winter Cut Collective, a group of six Auckland artists, spent a chilly day in Bunker Number One at Bomb Point. Their mission: to transform the walls of a dingy, disused bunker into art for the community to enjoy. Bomb Point's bunkers contain many visual markers of our military history and the artists were lucky enough to be there when someone who had worked in the munitions dispatch bunker visited and shared some stories with them. To find the Cut Collective work, as you pass through the Bomb Point gates, walk straight ahead for around 200 metres. Bunker Number One's entrance is on the right at the point where the road forks. ^

### For more 'Art with Heart', look out for:

- > John Reynold's parade of burnt trunks, 'Tiawatawata,' in Hobsonville Point Park.
- > The laser-cut granite wall in Hobsonville Point Park by Nick Eagles from The Letter 'Q'.

# COMMUTER FERRY SERVICE

## Up and Sailing

*Auckland has a brand new ferry service.*

FROM FEBRUARY THE 4TH Upper Harbour locals have been able to commute to the CBD, stress-free from our impressive new architect-designed wharf. From Hobsonville Point it's a 30-minute trip to the downtown ferry terminal on operator 360 Discovery's eighty-seat catamaran. The service starts in Beach Haven, picks up from Hobsonville Point's new \$3.2 million ferry wharf, then goes directly to Quay Street. There are two morning and three afternoon sailings each weekday and the cost of a one-way fare from Hobsonville Point is \$8 or \$7.20 with an AT HOP card. The road onto The Landing has been rebuilt to take the regular bus service from Albany and Westgate so you can bus right down to the covered wharf. There's also a 'park and ride' facility so you can

bring the car to The Landing and swap the peak-hour crawl for a leisurely trip on our beautiful harbour.

Check out the timetable below for more information. You can also go to the Auckland Transport website to see bus and ferry connections.

Ferry between Hobsonville, Beach Haven and Auckland				
Depart Downtown Auckland (Pier 4)	Beach Haven Wharf	Hobsonville Pt Wharf	Beach Haven Wharf (if required)	Arrive Downtown Auckland
Monday to Friday Only				
AM				
-	6.50	6.55	IR	7.25
7.30	7.55	8.05	IR	8.35
8.40	9.05	9.15	terminates Hobsonville	
PM				
-	-	3.15	IR	3.45
3.50	4.15	4.25	IR	4.55
5.00	5.25	5.35	IR	6.05
6.10	6.35	6.45	terminates Hobsonville	
Explanation of notes used				
IR = request stop for passengers from Hobsonville to Beach Haven. Please advise on board staff when boarding at Hobsonville				
This service is provided by 360 Discovery				
For more information and connecting bus timetables go to <a href="http://www.aucklandtransport.govt.nz">www.aucklandtransport.govt.nz</a>				

If you're early for your boat take a look at the 16 interpretive panels that line the new wharf. Hobsonville Point has a richly varied and, at times, romantic history – the base was pivotal to the birth of our aviation industry and our WWII efforts – and these panels tell the story of this special part of Auckland. ^



Get your fix weekday mornings and weekends from the Kokako coffee cart near the wharf.





# MEET YOU AT THE LANDING

Imagine the historic charm of the Devonport waterfront and the family-friendly fun of Mission Bay and you're starting to picture the vision we have for The Landing.

IT'S A VISION THAT WILL EVOLVE AS THE community grows. Our first major achievement toward this vision is the new ferry wharf. We also have planned retail, office space, bars and restaurants and eventually waterfront apartments. Right now we have heritage experts carefully assessing the condition of our old buildings so we can retain and reuse as much of our maritime history as possible.

Throughout and after its transformation, The Landing will remain the community access point to the harbour. You'll be able to launch your vessel from the original ramp that saw the flying boats home to their hangar. ^



# Border PATROL

## Explore the Hobsonville Point Circuit

TAKE A SELF-GUIDED TOUR of Auckland's newest community with this map. Our yellow checkpoint signs will alert you to the points of interest along the route. By the time you've done the circuit you'll have all the intel on what's here and what we have planned.

- ALPHA



Great, you're here! Turn left into Station St to see our show homes and Sales and Information centre.
- BRAVO



This is Stage 2 of the Buckley precinct where there are new homes for sale now.
- CHARLIE



Hobsonville Point Park has been extended to link up with the coastal walkway and Hobsonville Point Primary.
- DELTA



Catalina Café is housed in a refurbished air force building and showcases food from the Farmers Market.
- ECHO



The Farmers Market is on every Saturday and Sunday, 9 till 1, in Shed 5 behind the hedgerow.
- FOXTROT



Sunderland Ave will form the heart of the heritage precinct. Many old homes will be relocated here.
- GOLF



You're now in the heart of the Sunderland precinct. The New Zealand Traditional Boat Building School is located here.
- HOTEL



Mill House is the original homestead. It will be sold to one lucky Auckland family. You're still in the prestigious Sunderland precinct.
- INDIA



The last of the air force troops moved over the water to their base at Whenuapai late last year.
- JULIET



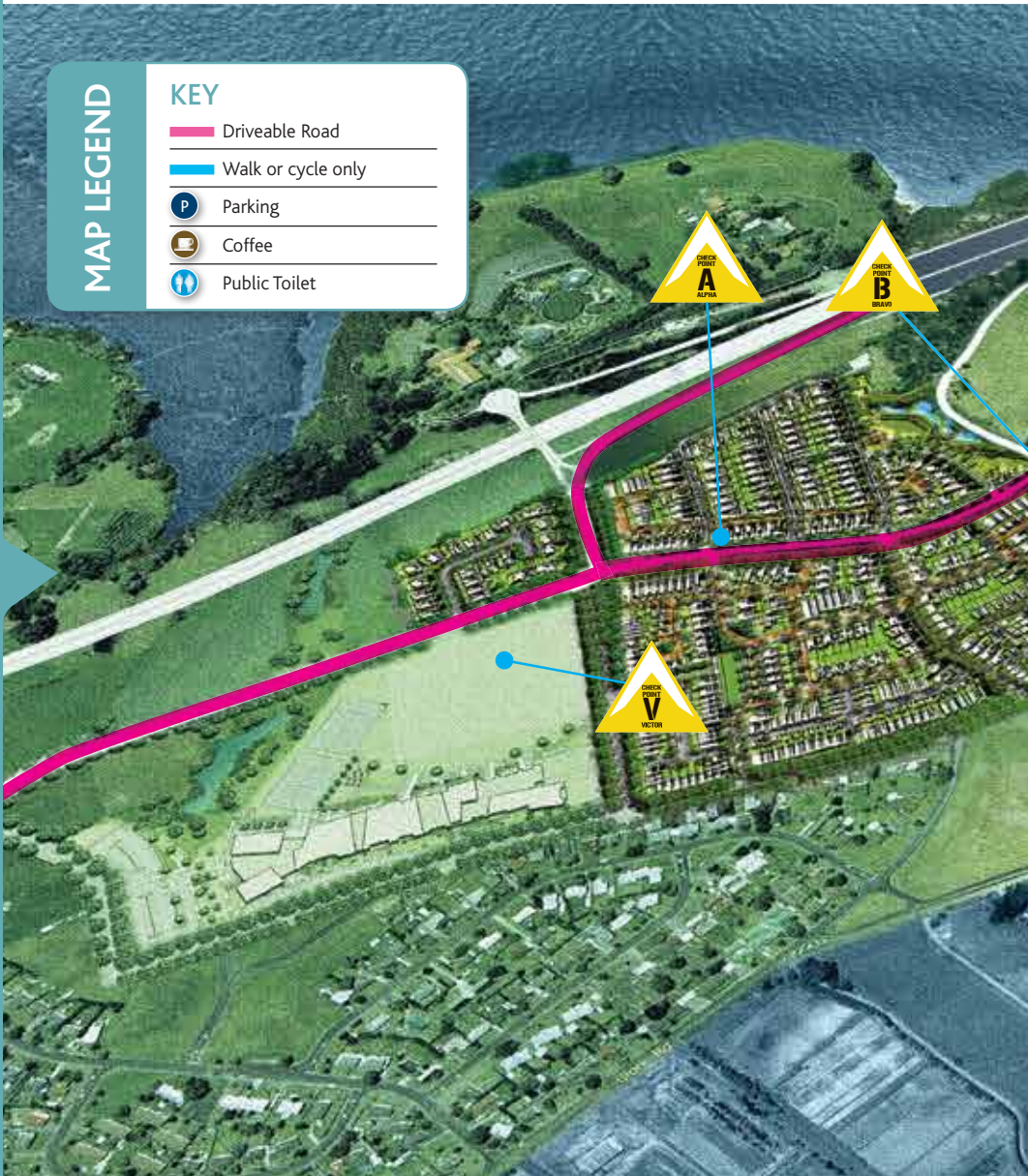
A new memorial to those that have lived and served here. Take the second exit ahead.
- KILO








Tucked away in here are two Kiwi companies who build super yachts; one of them in the old Catalina hangar.
- LIMA








We'll soon be looking for a development partner to turn the barracks into luxury heritage apartments.





- MIKE**  The waterfront 'married officers houses' will be sold to buyers looking for a gracious old home to renovate.
- NOVEMBER**  This street will be named 'Launch Road' because super yachts are taken down to The Landing this way to be launched.
- OSCAR**  The ferry service is underway from the new wharf. Great coffee and iceblocks sold here. Go back to 'P' then go straight ahead.
- PAPA**  The launching ramp for boats will be straight ahead.
- QUEBEC**  The grandly proportioned Base Commander's house will be relocated to the heritage precinct and sold.

- ROMEO**  From here you are looking across the harbour at Beach Haven. Point Chevalier is in the distance down the harbour.
- SIERRA**  This is the turnaround point for cars. You're welcome to explore Bomb Point on foot. Otherwise, turn around now and follow the same route back.
- TANGO**  Hobsonville Point Primary opened in January of this year and will build up to a roll of 690.
- UNIFORM**  Takes you back to Hobsonville Point Park. Along the way see 'Smiling Windmills' by Dutch Kiwi artist Leon van den Eijkel.
- VICTOR**  Hobsonville Point Secondary School is due to open to Year 9 students in January 2014.





# THE PEOPLE'S FAVOURITE

*Aucklanders have voted the Hobsonville Point Farmers Market the best in the city.*

THE WORD IS DEFINITELY OUT. The Farmers Market held in Shed 5 near Catalina Café has become so busy that we've doubled our opening hours. We're now open, whatever the weather, Saturday and Sunday from 9am to 1pm.

Late last year we were voted the best Farmers Market in Auckland in the *Taste New Zealand* Farmers Market Awards. That's not all the good news. One of our stallholders won a national award: The Salmon Man scooped 'Freshest Producer from the Water' and Farmgate Meats, who sell their meat direct to customers from the Northland farm it is grown on, was highly commended by the judges.

That kind of quality is the norm, not the exception at the market. It's a treat to wander around and see creative Kiwis making the most of our natural resources to create beautiful food. There's usually a musician or band playing or a demonstration chef cooking to add to the atmosphere. ^



## TWO TO TASTE The Salmon Man

*Ron Aratema has a passion for salmon. He's so passionate he is prepared to spend 16-hour days in what is effectively a giant fridge.*

HE SOURCES HIS SALMON from the pristine waters off Stewart Island where they're farmed in seawater. "Salt water is their natural environment. I think sea run salmon have a superior texture and flavour," says Ron. When he started out in 2004 the salmon were smoked in his back yard. Now they're processed in a commercial kitchen where the utmost care can

be given to quality control. He's still very 'hands on' though. When *Point Life* spoke to Ron he'd just spent the day – and it was a long one – processing salmon in a room cooled to below twelve degrees.

Ron is a huge fan of farmers markets because they offer small business holders the chance to grow their business. "Markets put me in direct contact with the people who demonstrate their faith in my product by spending money on it. These are the people who give me feedback. I talk to them and find out what I'm doing right and when I get it wrong. Farmers markets are the crux of my business. They allow me to offer what I absolutely believe is a top quality product at a reasonable rate."

*Fishy businessman, Ron Aratema*







# SALASH DELICATESSEN

**YES, YOU CAN COOK WITH IT.** Try it in pasta dishes or wrap your chicken or beef with it. Pedja Mirkov admits it is 'challenging to explain' cured meats to Kiwis but it's a challenge he relishes. He and his family see themselves as the pioneers of the craft in New Zealand and they're out to broaden our horizons one budding foodie at a time.

Pioneers with a history, that is. Pedja's family has produced cured meats such as salami, speck, pancetta, and sausage for four generations, although they have different names for their products in their native Serbia. Pedja came to New Zealand 14 years ago but it wasn't until he was able to bring his parents here in 2009 that Salash was born.

*No, it's not cooked. No it doesn't need cooking. Yes, it's delicious as it is in a sandwich or draped over a piece of melon.*

Their products are handmade from freedom farmed pork and organic spices and don't contain a single unnatural ingredient. No nitrates, nitrites or numbers. "Without chemical help to stabilise the product it is quite a complex process," says Pedja. A typical salami would be hand mixed, filled then hung for eight weeks in a drying room with controlled humidity and temperature. Using these traditional methods Pedja says there is no use by date. "I tell my customers when they ask how long they can keep it, 'you keep it till you eat it.'" In truth, the drying process continues in your fridge so the texture is best for the first six months but even a year-old piece of Salash salami will impart beautiful flavour to soups. "None of my customers can keep it that long though." ^





# Welcome TO THE NEIGHBOURHOOD

*Beautiful rolling green land, character buildings, mature trees and a stunning harbourside location – Hobsonville Point was always going to be special.*

STILL WE'VE TAKEN PAINS to make sure that every street is 'the best street in town'. It was important to us that our new residents had plenty of choice as to the size, design, look and price of their new home.

Hobsonville Land Company and AVJennings, our master developer, have appointed five well-known and respected New Zealand building companies to provide a range of options for homebuyers. Each builder partner is working to a strict design code so that the homes are of a consistently high

quality. Each new design offered by our builder partners must first be approved by the Hobsonville Point Design Review Panel to make sure it meets our many requirements, including being healthy, warm and energy and water efficient.

Nearly two hundred homes have already been sold in the Buckley Precinct, the first neighbourhood to be developed. Stage One is now complete and sold out and we are developing Stages Two and Three. ^



The developer of the Buckley Precinct is leading residential developer, AVJennings from Australia. AVJennings has been part of the Australian landscape for 80 years. Their experience, expertise and integrity has made them a trusted brand among homebuyers. And for those same reasons Hobsonville Land Company has put their trust in AVJennings to develop the Point's first neighbourhood, the Buckley Precinct, from the ground up.

**AVJennings**



# THREE CHEERS FOR THE COACH

TURNING BARE LAND into a bustling neighbourhood with attractive streets and a variety of good looking, well built homes is a big and complex task which requires a massive team effort. To help manage the

transformation Hobsonville Land Company joined forces with AVJennings in 2008. As principal developer for the Buckley Precinct, AVJennings' job is to deliver the vision for Hobsonville Point by implementing the

master plan. They manage the building process from start to finish, including earthworks, infrastructure, roads and housing. You can imagine the huge number of contractors involved in all these processes. AVJennings act as Coach, getting quality builders on the team who are aligned with the vision for Hobsonville Point. They oversee the construction work, ensuring that the homes built meet the strict design and sustainability standards that make Hobsonville Point a desirable place

to live. AVJennings' company vision is to provide homebuyers with enduring quality and value for money in a way that respects the environment and encourages the growth of a strong community. They were an obvious choice for 'Coach' as their philosophy so closely mirrors the vision for Hobsonville Point.



## You're Spoilt FOR CHOICE AT HOBSONVILLE POINT



WITH FIVE builder partners offering a range of plans and styles you're in the happy position of having a number of options to choose from. Of course your budget and living requirements will narrow the field for you. What you choose also depends on how much input you want into the finished product. At one end of the scale you can buy a section and have a home designed and built to your exact requirements. At the other end of the scale you might want the surety of knowing exactly what you're getting, right down to the carpet and tiles, in which case nothing beats buying a completed home. Here are your basic options:

### 1) DESIGN AND BUILD

If you want maximum control over the design of your home there are currently a limited number of sections available in Stage 3 of Buckley Precinct. It would pay to get in early as the majority of the sites are selling to 'off the plan' buyers as soon as they become available. The best way to start is to visit the show homes in Station Street and talk to each of the five builder partners. You must choose one of these companies as your builder. They know the Design Review Panel's requirements and can ensure your design is given the green light and that the home is built to Hobsonville Point's high standards. They all operate a little differently but, typically, you will pay a deposit to secure the land then pay the balance when the title is transferred to you. Once your title is issued the

building process usually takes four to six months. During that period you will 'pay as you go' for the build as various key milestones are completed.

### 2) OFF THE PLAN

The benefit of buying off the plan is that you secure the home you want in the location you want early. You then have time to get your 'ducks in a row', for example selling your existing house. By studying each of the five builder partners' show homes and talking to them you'll get a good idea of the type of home that will suit you and what you can expect for your budget. Each builder partner allows different levels of input into the building process. In some cases you may be able to make significant changes to an existing plan, for example, add a bedroom. With others you'll be able to influence the

choice of furnishings such as the carpet and paint colours but not the layout of the house. See page 21 for more on this option.

### 3) COMPLETED HOME

The benefits of this option are obvious. You can walk through the rooms mentally placing your furniture, bury your toes in the carpet, open the cupboards and visit at different times of the day to see where the sun falls. However a significant number of the homes at Hobsonville Point are purchased off the plan. If you've got your eye on a particular site or design and want to secure it, some of the builder partners will let you purchase an 'option'. An option is a deposit that gives you first right to buy the home at a pre-agreed price when it is completed. Options start at \$1,000.



^  
Matthew and Jackie Still,  
with their son Keegan

## WHEN THE GROUND SHIFTED

HAVING YOUR FIRST CHILD is a seismic shift in any couple's life. So things were already set to change for Matthew and Jackie Still in September 2009 when Christchurch was woken by a 7.1 magnitude quake. But little did they know just how much change was coming their way. Keegan was born just over a fortnight later, a month before his due date. Within half a year they would have survived a second, far more devastating quake, left their damaged home to the insurance assessors and be living in a rented house in Auckland's Te Atatu peninsula while Matthew took on the challenge of a new job.

They settled into their new life quickly, making friends and enjoying the area they were living in. The house, though, was poorly insulated and they froze in winter and fried in summer. With no sign of any resolution on their Christchurch home they began looking for something in Auckland. It had to be newish, well-insulated, and in a good area. They looked in Te Atatu Peninsula and then Titirangi but couldn't find anything they could afford that they'd be happy to live in. "We'd just finished renovating our place when the September quake hit," says Jackie. "We didn't want to go backwards."

Her first impression of the home that was to become theirs in Hobsonville Point's Buckley precinct was that it was too small. "But when you get inside you realise it's deceptive – it's not small at all." They bought a GJ Gardner home with four bedrooms, three bathrooms and a single tandem garage that takes two cars, end to end. The home is 205m<sup>2</sup> on a 276m<sup>2</sup> section. Jackie and Matthew say they have friends living in Ponsonby and Freemans Bay and the density of their own street is similar. "But the difference is we don't notice the neighbours are there because the insulation blocks all the sound from next door."

They certainly know the neighbours are there when they want to, though. "What we learned from the trauma of the earthquake is that neighbours are very important. Your family might be miles away. Your neighbours are the ones you run to," says Jackie. Over the past few months

they have put flyers in letterboxes organising Halloween, Guy Fawkes, a Christmas barbecue and a community art project. "Guy Fawkes was like that movie 'Field of Dreams,'" laughs Jackie. "Matt and I stood in the middle of a field wondering if anybody would turn up and slowly all these people arrived with fireworks and it ended up being great fun." Jackie says that the Hobsonville Land Company has done a great job at encouraging a sense of community. "We know everyone in our street, most of the people in the next street and quite a few of the others in the block," says Matthew.

Matthew says they were attracted to the area because it 'feels safe', the houses are sustainably built, and they have great motorway access. As a manager with an electrical wholesaling firm he commutes to Onehunga daily. "I work from home in the mornings while the peak dies down. That's where the ultra-fast broadband is handy." It takes him no longer to get to work than it did from Te Atatu. "I like being close to the west and east coast beaches and that there's lots of public transport on offer. It's a five minute walk to the bus, or there's the ferry into town." Matthew says that the next step on his career ladder could lead him to Sydney. "But we'd be very reluctant to leave now. We're real advocates for the area. We've made friends here and I'd like to think if we move again, it'll be within the subdivision."

When asked whether they have any tips or advice for people interested in buying at Hobsonville Point, Jackie is quick off the mark. "Don't be put off by the size of the sections," she says. "You've got to think about what's important to you. We both work full time (she's a primary teacher in Waitakere) and we decided we want to spend our weekends with Keegan, at the beach, and walking the dogs, not mowing lawns and weeding the garden."

"Besides we have a lawn and a garden. It's over there," she smiles, pointing to Hobsonville Point Park, a stone's throw from their front door. ^



# WHAT SUSTAINABLE MEANS

## for you at Hobsonville Point

**YOU CAN ARGUE UNTIL YOU TURN PURPLE** about what makes a house 'sustainable'. Unfortunately the processes involved in creating building materials and getting them to the market are so complex it's difficult to know for sure whether one option is more eco than another. What we do know for sure, though, is that we can have a big impact on our environment and your bank balance by reducing energy and water usage. This is where Hobsonville Land Company has focused its sustainability efforts.

### EVERY SINGLE HOUSE BUILT HERE HAS:

- > Insulation that exceeds the New Zealand building code requirement

- > Either heat pump or solar hot water
- > A rainwater tank which collects water to be used in the garden and toilets
- > Double glazing on all windows
- > Energy efficient light and water fittings

Those things mean your new home is guaranteed to be comfortable. 'Comfortable' is not a very exciting word, until you've lived in a home that is damp, or leaks, or doubles as a sauna in summer, or is impossible to heat without burning the furniture in winter. Or until you get your first power bill. Then it's very exciting. Because 'comfortable' also costs you a lot less.

**Get to the Point now to see Display Homes from all five of our trusted builder partners.**

Open to view seven days, from 10am-4pm.  
Or find out more about the new homes available for sale at [hobsonvillepointliving.co.nz](http://hobsonvillepointliving.co.nz).

Our proven partners are:	GJ Gardner Homes
Universal Homes	PH 0800 424 546
PH 0800 268 789	Jalcon Homes
Jennian Homes	PH 0800 52 52 66
PH 0800 536 6426	Classic Builders
	PH 0508 425 277

# WARNING:

## Trumpet blowing in progress

**WE KNOW IT'S NOT VERY KIWI TO SKITE**, but sometimes you've just got to blow the trumpet to make your point loud and clear. One thing many residential developments suffer from is a lack of input from the architectural profession. And it's a big thing. Architect involvement from the outset is critical to the quality of the finished environment. We're pleased to say that Hobsonville Point has had no shortage of visits from people in black-framed specs toting designer laptop bags and mechanical pencils. And it shows.

We want to make special mention of our friends at Isthmus Group who have been with us since the beginning.

Isthmus are both urban planners and landscape architects. They are responsible for making Hobsonville Point function well, look good and stay that way for many years. From the development of the master plan for the entire site, to the layout of roads and parks, to the design of lamp posts and bus stops, to the planting of trees on verges, to the gorgeous, sculptural children's playground, to the aggregate used in the footpaths, to the plants in your courtyard garden, Isthmus has worked on the big picture and the smallest details. It's this kind of sustained input from design professionals that takes what could be merely a housing subdivision and turns it into a place where people love living. ^

### Here's our brag list of the big names helping make Hobsonville Point great:

- > **URBAN DESIGN**  
Isthmus Constructkt joint venture
- > **PARKS, LANDSCAPING AND PUBLIC AMENITIES**  
Isthmus Group
- > **RESIDENTIAL**  
Stevens Lawson Architects for Jalcon Homes  
Constructkt Architects for Universal Homes  
Ignite Architects for Universal Homes  
Shanahan Architects for GJ Gardner  
Will Tatton Architecture for Classic Builders  
Architecture Design Workshop for Axis Series homes (under \$485,000)  
Chow Hill Architects for Classic Builders
- > **APARTMENTS**  
Hallion Design
- > **SCHOOLS**  
ASC Architects
- > **THE LANDING**  
Salmon Reed Architects (heritage and conservation)  
Cheshire Architects  
Architectus

# ON A TIGHT BUDGET?

## A FREEHOLD HOME FOR UNDER \$485,000

A WARM, COSY, MODERN, well-designed home of your own may not be out of your reach. Hobsonville Land Company is committed to providing twenty per cent of the new homes built at Hobsonville Point at or below \$485,000. We've called these our 'Axis Series' homes. They're affordable homes because we've used clever design, economies of scale, and more compact section sizes to keep the cost down without compromising the quality.

Hobsonville Land Company has teamed up with Architecture Workshop and Isthmus Group to design a series of five homes under the Axis banner. Plus Jennian, Jalcon, Classic, Universal and GJ Gardner are also offering homes under the Axis price

cap. These one, two and three-bedroomed homes are available in a range of innovative plans. Some are terraced and some stand-alone with gardens. The homes will all comply with our strict design code. Their energy and water efficiency ratings exceed the New Zealand building code requirements. In simple language that means they are warm, weather-tight and extremely energy efficient, which, of course, keeps your bills to a minimum. Many of Auckland's houses are inefficient and inadequately insulated, so if you've been living in an 'ordinary' house or an older home you will notice a huge difference in comfort and efficiency.

*A few special  
criteria apply to Axis  
homebuyers, so please visit  
[www.hobsonvillepoint.co.nz](http://www.hobsonvillepoint.co.nz)  
and go to the Axis tab for more  
information. Or come and see  
us in person at the Sales  
Information Office  
on Station Street.*





# WHEN 'OFF THE PLAN' IS A GOOD PLAN

*Buying 'off the plan' is a safe, secure and well-managed path to owning your new home at Hobsonville Point.*

A PHENOMENAL SEVENTY PER CENT of the Point's new residents are choosing to buy 'off the plan', leaving very few homes to reach completion unsold. This gives buyers the confidence to commit to a 'path to purchase' that they may not yet have considered.

- Homebuyers can see the quality of the built environment that is emerging and they know that the development is planned by the New Zealand government.
- Our builder partners have proven track records. They're established companies known for their excellent processes and management and quality product.

- The builders can show buyers exactly what their new home will be like, both through the display homes and sophisticated computer modelling and imaging.
- Each house plan has to be approved by the Design Review Panel before it is offered to the market. Things like double-glazing, a builder's watertight warranty and insulation standards that exceed the building code are mandatory. A warm, dry, energy efficient home is guaranteed.
- A staged payment schedule for the build means that homebuyers can see each stage successfully completed before they pay for it. They know exactly what they will need to pay and when. No surprises.

If you'd like to explore buying off the plan come and talk to our builder partners in the Display Homes on Station Street. You can find out more about them at [hobsonvillepoint.co.nz](http://hobsonvillepoint.co.nz) ^

## The BIG NEWS Apartments at Hobsonville Point

WE'RE EXCITED TO ANNOUNCE that by the middle of the year we will have apartments available to buy off the plan. In a sign that Auckland is coming of age as a city, prestigious property developer Tasman Cook has begun design for four new four-storey apartment buildings in the Buckley neighbourhood. They aim to complete all 60 apartments by early 2014, and they will be priced from \$280,000 to \$520,000. What could be better? The ease of apartment living with none of the compromises of living in the inner city. And think of the views.

The apartments provide another low-maintenance, lock up and leave option for residents at a different price point. The buildings and surrounds are designed to require very little management so that body corporate fees are kept reasonable.



The whole community will also benefit. Two of the blocks will incorporate neighbourhood retail at street level. We'll let you know as soon as we have leases signed but we're targeting the 2013 version of the butcher, the baker and the candlestick maker, starting with the cornerstore so you can simply wander down the road to pick up some milk and a newspaper.



# Turn a new home INTO YOUR Home

**AVJennings**

There are a small number of homes available to buy now in the Buckley neighbourhood, and more coming to completion soon.

## HOBSONVILLE POINT ROAD

**3 bedroom, 3 bathroom,  
2 car garage**

- Side by side garage
- 72m<sup>2</sup> flexi space ground floor
- Work from home space
- Close to primary school
- New work/home way of living

CONTACT: TONY HOUSTON  
PH. 0800 45 42 73  
tony.houston@gjgardner.co.nz  
gjgardner.co.nz

**G.J. Gardner. HOMES**

**From \$795,000**

## 10 KITTYHAWK LANE

**4 bedroom, 2 bathroom, 2 car garage**

- Architecturally designed homes with open plan living
- Heat pump heating and cooling
- Water tank for reuse in yard, laundry and toilets

CONTACT: TONY HOUSTON  
PH. 0800 45 42 73  
tony.houston@gjgardner.co.nz  
gjgardner.co.nz

**G.J. Gardner. HOMES**

**\$665,000**

## 32 METEOR ROAD

**4 bedroom, 2 bathroom, 2 separate  
living areas, 2 car garage**

- Stand alone 212.4m<sup>2</sup> architecturally designed home
- 449m<sup>2</sup> landscaped site
- Energy efficient hot water heat pump

CONTACT: LORRAINE OATES  
MOB: 021 906 484  
FREEPHONE: 0508 425 277  
lorraine@classicbuilders.co.nz  
www.classicbuilders.co.nz

**classic  
builders**  
bringing dreams to life

**\$835,000**

## 27 HARVARD STREET

**4 bedroom + 1 living or 3 bedroom  
+ 2 living, 3 bathroom, 2 car garage**

- Stand alone 215.6m<sup>2</sup> architecturally designed home
- 450m<sup>2</sup> landscaped site
- Top quality fixtures and fittings

CONTACT: LORRAINE OATES  
MOB: 021 906 484  
FREEPHONE: 0508 425 277  
lorraine@classicbuilders.co.nz  
www.classicbuilders.co.nz

**classic  
builders**  
bringing dreams to life

**\$825,000**



### 8 HARVARD STREET

**2 storey, 3 bedroom, 2 bathroom,  
2 car garage**

- Eye-catching exteriors
- Quality fittings and solid hard wearing materials

CONTACT: STEVE LINDSEY  
PH: 0800 268 789  
MOB: 021 963 978  
stevenl@universal.co.nz  
CONTACT: MARIE HANSEN  
MOB: 021 998 301  
marieh@universal.co.nz  
www.hobsonvillepoint.universal.co.nz

**univers**   
the living difference

**\$705,000**



### 36 HARVARD STREET

**2 storey, 2 bedroom, 1 bathroom**

- Fantastic indoor/outdoor flow
- Fully landscaped

CONTACT: STEVE LINDSEY  
PH: 0800 268 789  
MOB: 021 963 978  
stevenl@universal.co.nz  
CONTACT: MARIE HANSEN  
MOB: 021 998 301  
marieh@universal.co.nz  
www.hobsonvillepoint.universal.co.nz

**univers**   
the living difference

**\$465,000**




### SQUADRON DRIVE

**3 & 4 bedroom homes,  
3 stories, off road parking**

- Designed by Stevens Lawson, one of NZ's most awarded architects
- Spec plans for sale mid March

CONTACT: JALCON HOMES  
PH: 0800 52 52 66  
sales@jalcon.co.nz  
www.jalcon.co.nz

 **Jalcon Homes**

**From \$695,000**




### METEOR ROAD

**4 bedroom courtyard homes and  
3 & 4 bedroom town houses**

- Park side homes
- Designed by Stevens Lawson, one of NZ's most awarded architects
- Spec plans for sale mid March

CONTACT: JALCON HOMES  
PH: 0800 52 52 66  
sales@jalcon.co.nz  
www.jalcon.co.nz

 **Jalcon Homes**

**From \$725,000**



### LOT 13, WAIAROHIA PLACE

**3 bedroom, 2 bathroom, 2 car parks**

- Well laid out modern home
- Open plan family areas
- Easy access to outdoor courtyard
- Very energy efficient, and a rainwater tank
- Fully landscaped

CONTACT: HOPE GIBSON  
New Home Consultant  
PH: 09 582 1020 Ext 723  
MOB: 021 377 888  
hope.gibson@jennian.co.nz

**Jennian**  
HOMES  
Your personality Our expertise

**\$735,000**



### LOT 17, WAIAROHIA PLACE

**4 bedroom, 2.5 bathroom, 2 car parks**

- Open plan family areas
- Fantastic family living
- Very energy efficient, future proofed home
- Fully decorated and landscaped

CONTACT: CAROLINE RIP  
New Home Consultant  
PH: 09 582 1020  
MOB: 021 257 2320  
caroline.rip@jennian.co.nz  
jennian.co.nz

**Jennian**  
HOMES  
Your personality Our expertise

**\$765,000**





# Get to THE POINT

Come and see what Point Life is all about this weekend.

Hobsonville Point is much more than a housing subdivision. It's a very special part of Auckland that has been off limits to all but the armed forces until recently. We are well underway transforming it into a great place to live and a great place to visit for all Aucklanders. We warmly invite you to come and see for yourself even if you're not in the market for a new home. There's plenty to do. Here's a few ideas for the weekend:

- Come for a coffee or a meal at the gorgeous Catalina Café.
- Bring the kids to try out our award-winning playground.
- Visit the show homes. You might be amazed at what's within your reach.
- Pick up something fresh and delicious for lunch at the Farmers Market.
- Cycle or walk the loop following our route map on page 12 and 13.

# The POINT BY NUMBERS

The transformation of Hobsonville Point from largely bare land to a bustling community is on a scale that is rare in New Zealand. We thought we'd impress you with some numbers.



## REGISTER FOR EMAIL UPDATES

Yes, I'd like to know what's going on at Hobsonville Point. (We will pass your details only to our builder partners and you can unsubscribe any time).

I'm interested in hearing about (ahead of the crowd):

- ☐ Homes for sale right now
- ☐ New home styles as they become available
- ☐ Buying off the plan
- ☐ Axis homes (priced below \$485,000)
- ☐ New precincts opening up
- ☐ The heritage homes going on sale
- ☐ Retirement living
- ☐ Community events coming up including sporting and music events and festivals

Don't do snail mail? Go to [www.hobsonvillepoint.co.nz](http://www.hobsonvillepoint.co.nz) and fill in your details. You'll find a form like this one under the 'Register Your Interest' tab on our home page.

Name:

Address:

Email:

### YOU'RE WELCOME

Display Homes: Open seven days, 10am-4pm. Station Street.

Catalina Café: Open seven days, 7am-4pm.

Farmers Market: Open Saturday and Sunday, 9am-1pm. Demonstration Chef most weekends. Live music on both days.

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.



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