

Point Life

ISSUE #5



8
Ideas
for the
Weekend

DISCOVER
the Art Trail

1 STREET
9 New Show Homes

DESIGN TIPS
from the Experts



HOBSONVILLEPOINT
Moments away, a world apart.



Residents getting around on our Next Bikes. The boardwalk is part of Te Ara Manawa, a 4km coastal walkway around Hobsonville Point

Welcome to *Point Life.*

This is our fifth annual issue updating Aucklanders on the progress at Hobsonville Point, a new community being developed 11kms northwest of Auckland's CBD. Hobsonville Point is a 167-hectare peninsula on the upper Waitemata Harbour. The land was used as an aviation and military base from the 1920s until 2007 when the Air Force moved to nearby Whenuapai.

Since then, the transformation of Hobsonville Point into a place 10,000 Aucklanders will call home, has been managed by Hobsonville Land Company, a subsidiary of Housing New Zealand. We are proud of what we are achieving here. The quality, pace and scale of development is unique in New Zealand.

Come and visit this weekend. We think you'll be impressed by what you find.



Hobsonville Point is a 20 minute drive northwest of Auckland's CBD

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GIVING THE DOG A GALLOP

Te Onekiritea Point
(Bomb Point)



What Do You Feel Like *Doing this Weekend?*

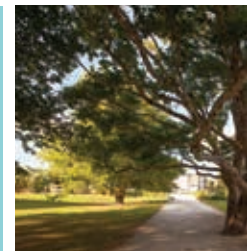


NOURISHING YOUR INNER FOODIE

Hobsonville Point Farmers Market

BRUNCH IN THE SHADE OF A PLANE TREE

Catalina Café



GOING FOR A BIKE RIDE SOMEWHERE NEW

Next Bikes for hire



SEEING SOME SCULPTURE

Hobsonville Point Art Trail



GETTING THE KIDS OUTDOORS

Hobsonville Point Park



BEING INSPIRED BY GOOD DESIGN

Street of Show Homes



WALKING BY THE WATER

Te Ara Manawa coastal walkway



This is *Point Life*

*Some of our residents have put themselves
in the picture to give you a snapshot of what
it's like to live at Hobsonville Point.*

Thanks to everyone who emailed us shots.

You're awesome!





Since Our Last Issue

Some progress highlights, for the scanners and speed-readers.

Since the previous issue of *Point Life* we've become **a whole lot busier.**

A year ago we had three precincts being developed; **we now have five.**

We're delighted to have three new developer partners on board. **Ockham Residential will build 116 apartments** near Hobsonville Point Secondary School in the Buckley neighbourhood; Ngai Tahu Property will build 200 homes and apartments at Hobsonville Point; and Auckland Council's property arm, Panuku Development Auckland and AV Jennings have teamed up to release 80 homes in the new Airfields neighbourhood.

At the start of 2015 we set a goal of building one new home every working day. **We exceeded it.**

This year we aim to deliver two new homes to the market each working day.

This is good news for Auckland – not only because it will help alleviate the housing shortage, but because the homes here are all well-built, sustainable, and part of high-amenity neighbourhoods. They're also great value for money.



The Hobsonville Point Resident's Society is doing an outstanding job of **shaping a welcoming and inclusive community**, and has generated several fun events that have expressed the relaxed and friendly character of the place and its people.

Our 2015 biodiversity survey has found that, while in isolated areas our construction activity has negatively impacted on the natural environment, **overall more indigenous birds, and fewer pest species were counted** than prior to development. Our strategy of weed control, native planting and pest control is working.

And from our 2015 Sustainability Report; household electricity use at Hobsonville Point is 12% lower than the Auckland average and **water use is 33% lower than the Auckland average.**

23% of all homes sold to date have been affordable homes,

ie priced at or below \$550,000.

Welcome to the fifth issue of *Point Life*.

If you're anything like us you will have made the most of summer and gotten out on foot, or on a bike, to explore the parts of the city that are new to you, or changing. On our walks and rides around the fast developing landscape that is Hobsonville Point, it has been a delight for us to connect with the diverse group of people that make up our community, from young families to retirees; and to hear their views and questions.

It is because of these neighbourhood discussions that I want to share my personal views with you on recent announcements that go to the heart of the vision for the Hobsonville Point community. While much attention has been on the value growth that owners have achieved and the development of the higher value Catalina and Sunderland precincts, we have recently announced two new neighbourhoods, Buckley B and The Village precinct.

Approximately 1000 homes will be built in these neighbourhoods. I'm very pleased to say, that hundreds more of the hugely popular Axis Series homes for first homebuyers will be made available, along with a broad range of mid-priced homes.

Buckley precinct will also include a small number of long term market rental properties, which will be managed by New Ground Capital in partnership with NZ Super Fund and Ngai Tahu Property. This is exciting because these properties will give families who want to rent at Hobsonville Point more security around the length of their rental agreement.

I'd like to assure you that exactly the same high standards will be applied to architecture, design and provision of amenity in these new neighbourhoods.

I am thrilled about these initiatives because they add to the great value-for-money proposition that is Hobsonville Point and contribute toward our vision, which is to build a diverse community of people of all stages of life and home ownership aspiration. In line with this vision, 2016 sees a greater range of housing options due for release than we have ever offered.



Whether you're an existing resident or looking to buy your next – or first – home, I look forward to meeting you at the Point this year.

Chris Aiken

Chris Aiken
Chief Executive of Hobsonville
Land Company and Hobsonville
Point resident

The *Big Picture*

Hobsonville Point is a work in progress. By the time it is complete it will be home to over 10,000 people. This timeline shows you what has been built and what is still to come.

You can pick up a more detailed version of this map from the Hobsonville Point Information Centre on Hastings Street (behind Catalina Café) when you come for a visit.



HOBSONVILLE POINT EXISTING AMENITIES



PUBLIC ART



PARKING



COFFEE



PUBLIC TOILETS



SHOW HOMES



CATALINA CAFÉ
INFORMATION CENTRE



DOGS WELCOME
ON LEASH



OFF LEASH DOG PARK



DRIVEABLE ROAD



MOTORWAY



PARKS AND RESERVES



COASTAL EDGE



TE ARA MANAWA
COASTAL WALKWAY

The Coastal Walkway is under construction and will be three-quarters complete by mid 2016. It will continue to evolve as it goes through the design process.



COMPLETED:



- Buckley A - Stage 1
- Buckley A - Stage 2
- V1
- Primary School
- Secondary School
- Information Centre
- Ferry Wharf
- Farmers Market
- Hobsonville Point Park
- Early Childhood Centre
- Coastal Walkway - Catalina

COMPLETED BY:



- Catalina Stage 1
- Sunderland Stage 1
- Boardwalk
- Buckley A Stage 3
- Hudson Stage 1
- Retirement Village - Villas
- New Show Homes



- Catalina Stage 2
- Sunderland - Stage 2
- Block 14
- Hudson Stage 2
- Buckley B Stage 1
- Coastal Walkway
- Airfields - Stage 1
- Village - Stage 1



- Village - Stage 2
- Buckley B Stage 2



- Harrier Point
- The Landing

PROJECT COMPLETION: 2024*

** Programmed dates may change.*

The Long Journey to *Kanuka Road*

One couple's commitment to moving their family to Hobsonville Point demonstrates impressive perseverance.



Nicola Harrison says that when she and her husband David first started looking for a house she had a clear idea of what they wanted, what they could afford, and what they could expect to get for their money. "Very quickly I had to adjust my expectations down as the prices kept rising."

At the time they were living in a rental property in Remuera with their children, Nathan (6) and Eliza (3). "It soon became very apparent we weren't going to buy in Remuera," says Nicola.

Nicola is a Senior Associate at Glaister Ennor, Hobsonville Land Company's solicitors, which meant she had been watching Hobsonville Point develop for three years, albeit from a professional distance. When she and David started looking for their first home they decided to visit the show homes and take a closer look. They liked what they saw and they were sold when they did a tour of Hobsonville Point's new primary and secondary schools. "I thought the schools were amazing. That's when I thought, wow, we'll definitely move in."

To "hit our desired deposit level" for the new home the couple gave up their rental property and moved in with Nicola's parents in Birkenhead in March 2015. "We moved the children into the primary school and the Early Learning Centre at Hobsonville Point straight away because we were really impressed with the quality of the teachers and resources."

Nathan had started at a school in Kohimarama when they were living in Remuera and they didn't want to put him through two more moves. "Also we wanted them to get the benefit of going to school and kindy in the community they'll be living in."

"Until we move, five days a week I drive the kids from Birkenhead to Hobsonville Point and drop them off, then I catch the ferry from Hobsonville Point into the city to work. It's a huge commute but it's worth it to get them established at school and kindy."

In the afternoons David drives from his job in Muriwai, where he's a greenskeeper at the golf course, to collect the children. Nicola ferries back to Hobsonville Point later to collect her car and drive back to Birkenhead.

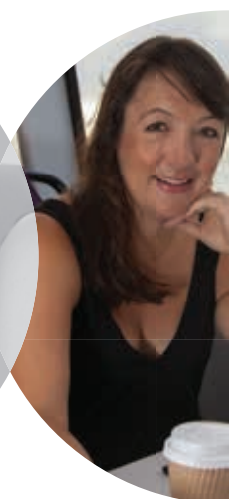
The Harrisons bought a three-bedroom terraced home off the plan from Jalcon Homes. The home is in Kanuka Road, close to the primary school. They expect to move in around the time *Point Life* goes to print. Nicola says the purchase and contracting process was "a breeze".

Way
to Go



Solicitor, Nicola Harrison takes the 35-minute ferry journey from Hobsonville Point to her job in the CBD as a Senior Associate for Glaister Ennor during the working week.

"It's one of my favourite parts of the day. I love it. I make it useful time. I usually read or work. I know quite a few of the other commuters on the ferry now, so I also chat to them."



Jalcon Homes offered them a set range of colour palettes to choose from for the interior. "I was comfortable with those because they'd been selected by interior designers. It took the pain out of the decision making for us and left us with the fun decisions such as furniture and lamps."

"What was good about buying this particular house was that we couldn't make a lot of changes. Building can be a stressful process. When you buy a product off the shelf the dilemma of choice gets taken away."

"With two kids, a pregnancy and both of us working full-time it was fantastic not to have to select every doorknob and tell them where you want every light switch."

Jalcon has kept them up to date with progress on their home by providing an online portal where the company reports on construction milestones and posts photographs.

While they wait for the keys to their new home the Harrisons are meeting and making friends in the community through the school and by visiting the Farmers Market in the weekends. Everyone seems keen to get to know one another, says Nicola. "One of the neighbours says its difficult to do the school run because she gets three invitations to stop in for a cup of tea or glass of wine on the way home."



"It beats sitting in traffic. I grew up just down the road from Hobsonville Point and Dad used to take us boating, so this part of the harbour feels like home."

One Street, *Nine New Show Homes*

To make it easy for you to get to know Hobsonville Point we've built all our show homes on a single street*. Other than conserving your shoe rubber, the benefit of this approach is that you get to see not only what living in a home at Hobsonville Point would be like, but what a typical Hobsonville Point street is like. In a couple of years the builders' flags will come down, the new owners will move in, and Liquidambar Drive will become a quiet street in the Buckley neighbourhood.

*Willis Bond & Co's show home for Sunderland precinct is opposite the end of Liquidambar Drive, on Hastings Street.

Get to Know the Point in Four Easy Steps

1 Drive down Buckley Ave and park anywhere near Catalina Café.

2 Just behind the café you'll find our Information Centre (on Hastings Street) where you can see a model and get a map of the site.

3 Visit the show homes on Liquidambar Drive.

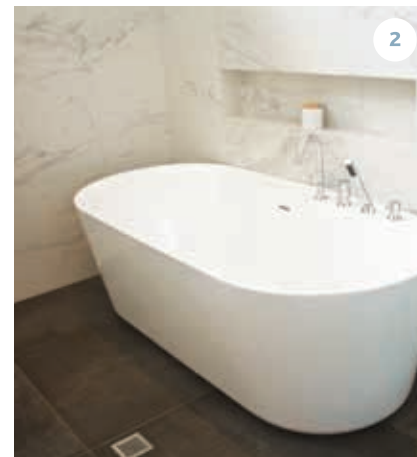
4 Take a drive, walk or cycle around the site and explore.



Do Try *this at Home*

The designers of two of our show homes share some of the clever tricks they've used to make the spaces sing.

1. PICK A THEME that will tie your interior together. Julie, Jalcon Homes' designer, has gone for a seaside feel but with a contemporary edge.



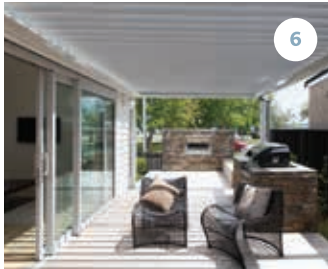
2. A LARGE FORMAT TILE has some advantages. It's the grout that often gets dirty/mouldy, so the less of it the better. Bigger formats are faster to lay so they save on labour costs, too – money you can put towards quality tiles, like these 800 x 800mm beauties in the Classic show home.

3. USING THE SAME FLOORING MATERIAL throughout the living areas will maximise the feeling of space.

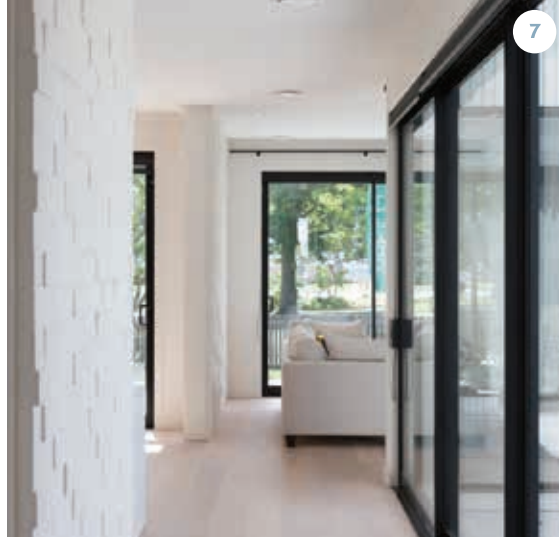




4,5



6



7



8,9

4. JALCON'S DESIGNER HAS MATCHED the width of the boards on the deck to the wide American oak flooring to create a seamless transition between inside and outside.

5. TEXTURE ADDS VISUAL INTEREST and movement. Julie had the American Oak floors whitewashed to accentuate the grain.

6. A COVERED DECK AND A GAS FIREPLACE outside will extend the months you can use your outdoor area to entertain.

7. TAKE A CUE FROM THE ARCHITECTURE and draw some of the exterior materials through to the interior. Classic Builders' designer, Irene, brought the painted brick of the exterior into the hallway.

8. LIMIT YOUR COLOUR PALETTE. The black and white from the home's exterior is used throughout the interior. "Contrast will give you the drama," says Irene.

9. LIMIT YOUR MATERIALS. The Classic kitchen uses just three products – Melamine, TriStone (for the bench tops and splashback) and timber veneer.

10. REPEAT MATERIALS throughout the house for continuity. The stone around the fireplace reappears in the bathrooms, and the timber veneer used on the kitchen cupboards is used again for the built-in TV cabinet.

11. DETERMINE A FOCAL POINT for each room and keep everything else simple. "Your eye can only take so much in. Try not to overthink it or you'll lose the impact," says Classic's designer.

12. USE A TIMBER VENEER where it counts, such as on the cupboard fronts, and a more cost-effective lookalike such as Bestwood Melamine where the product will be under less scrutiny, such in the scullery shelving.

13. THERE'S NO RULE THAT SAYS you have to hang a pendant light in the centre of the room. In a small space especially, such as this powder room, a low pendant (or a pair or group of three) hung in a corner looks great.

14. RAISE YOUR VEGE BED so the kids can get involved in gardening. It's also easier on your back. In a small garden, a generous timber edge doubles as a seat, or a place to put your drink, when you have friends over.

15. USING THE SAME MATERIAL on the walls and floor lends a feeling of space and will help you make a hero of a beautiful bath and basin. This bathroom uses porcelain tiles in two different formats – a square for the floors and a plank for the walls.



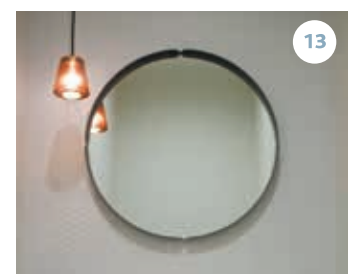
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12



13



14

Kid's Play *in Their Own Piazza*

Hobsonville Point's new Early Learning Centre is now open.

Sitting atop a small hill with a view of Leon van Eijkel's brightly coloured windmill sculptures, the building has been purpose designed.

Architect Phil Smith of Collingridge and Smith, says the design concept was inspired by the Northern Auckland Kindergarten Association's core values of Sustainability, Excellence and Aspiration. "We expressed these as three whares housing the primary functions of the building. By rotating each whare and overlaying them, we formed a village, with a central 'piazza' at its heart. All classrooms flow onto this central space, as does the kitchen, creating a real social heart to the building."

The Northern Auckland Kindergarten Association's General Manager, Garth Halliday, says building and establishing the centre has been an exciting journey so far. "We have 15 centres, but this is our first Early Learning Centre. The difference between this centre and the kindergartens is that we have babies from six months old, and we're open the whole day from 7.30am until 6.00pm to cater for the long hours many families need. At the same time we offer fully qualified and registered teachers so the children get the best quality care and education we can provide."

Halliday says that children as young as six months can start learning and "trained teachers do teach, even at that early age." At three years the children begin the New Zealand Kindergarten curriculum and during their final year, "we're working hard to give them the best possible transition to primary school," says Halliday.

The Hobsonville Early Learning Centre has capacity for 60 children, 20 under the age of two years and 40 over the age of two. To enquire about enrolling your child please phone 479 5869 or email info@naka.co.nz.



Photo credit:
Mark Scowen – Intense Photography

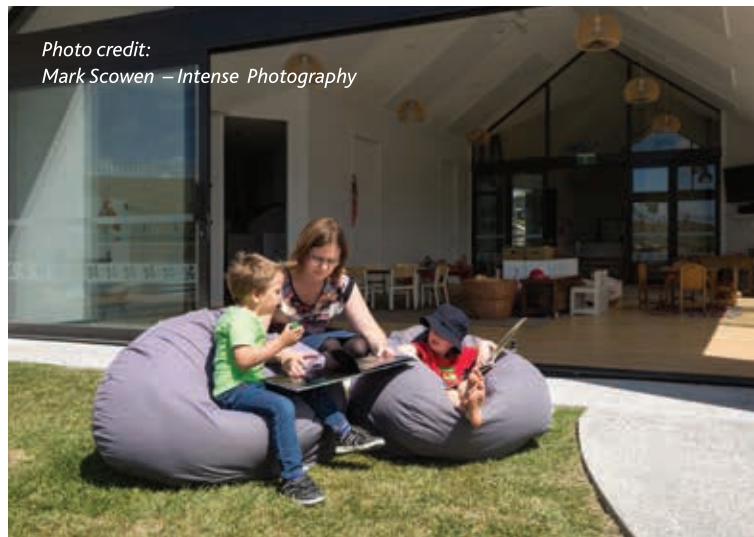


Photo credit:
Mark Scowen – Intense Photography



Village of Apartments to be Built Around a Park

Ockham Residential will build 116 apartments across six buildings in Buckley B precinct.

"The three-storey buildings will form a village environment with a communal lounge, library and shared green space at the heart of it," says Ockham's co-founder, Mark Todd. "The project has been designed to foster a sense of community among the people who live there."

Ockham Residential's in-house architects were working on the design as we went to print. The fine details are yet to be confirmed but the buildings will be solid masonry. "If you look at our existing buildings such as The Isaac in Grey Lynn or Wilkinson Road in Ellerslie, we use rich architectural detail to create interest. The buildings have a character that people immediately identify with."



The six buildings to be built at Hobsonville Point will be a similar scale to Ockham Residential's Wilkinson Road development in Ellerslie

Todd says they'll offer a mix of one, two, and three bedroom homes. He envisages the proximity to the schools and parks appealing to a range of homebuyers. "Ockham developments are popular with people who value the quality, the ease of lock up leave, and the low long-term costs."

This is Ockham Residential's first development outside of the city fringe. Todd says Ockham

chose to buy the site at Hobsonville Point because of the vision behind the development. "It would be very easy for Hobsonville Point to be acres of sameness, but it's not. It has character and a real sense of place. The amenities are amazing – \$100m worth of motorways, two brand new schools, great transport links to the city, and, over the next 2-5 years the waterfront will be developed."

Students Play Time Travellers



A group of Hobsonville Point School students, aged 9 and 10 years, are working on a game app that will encourage users to 'time travel' through key periods in Hobsonville's history.

The school was invited by the Hobsonville Heritage Trust to come up with ideas that would keep the area's history alive. The children presented their idea to the Trust, arguing that kids learn best through play, and the way young people play these days is often online on their devices.

The students identified five key periods in the area's history – early Maori, the gum diggers, the pottery works, the Air Force, and modern times. Players pass through time portals by solving a range of challenges related to the period, giving them an historical understanding of each era before they move on to the next.

Principal Daniel Birch says the project has presented the kids with plenty of challenges and provided lots of new learning. "The kids

had to put ideas and costs together and present a PowerPoint pitch to the Trust to get the money to go ahead. They had to find a company that would work with them. They had to sit down and look at the history of the area and tease out the key aspects of it and think about the story behind the game. That was all new learning for them."

Birch says the students found a fantastic collaborator in Stephen Knightly and his team at InGame. Knightly is working with the children to produce the game as "most of the coding is beyond our kids' level," says Birch. The students have been to InGame's premises and seen how a game is developed, and "learned about all the roles and responsibilities involved – from the writers to the graphic artists to the coders."

The project will continue through the first term of 2016. The completed app will be offered as a free download through the school and on Hobsonville Point's website.

Fresh Start Brings Peace

German-born Kiwis, Heini and Anke Duensing, have downsized to Hobsonville Point, barely more than a kilometre from where they first set foot on New Zealand soil in 1961.



Top: Heini with his rare Rollei cameras. Above: Anke helping the students learn German at Hobsonville Point Secondary School

For those of us who have grown up since the advent of the jet airliner, it is hard to fathom the epic flight Heini, and later, Anke Duensing, took to emigrate to New Zealand. Eager to build a new life away from the hardships of post-war Germany, Heini chose New Zealand because, "I had in my head that if you go the farthest you get to see the world on the way. What I didn't realise at the time is that you just fly over the top of it and you don't really see anything."

"It was a Super Constellation aircraft with three tail fins – flames a metre long coming out of its engines at night. It was terrific to see. I flew Hanover, Frankfurt, Rome, Beirut, Bombay, Madras, somewhere in Indonesia, Darwin, then Sydney, where I had an overnight stay at a hotel." His final stop was Whenuapai, just a stone's throw over the water from Hobsonville Point. "That was Auckland International Airport at the time."

Heini was born in 1936, and Anke in 1941. The Germany they grew up in was very different from the economic powerhouse it is today. Hyperinflation, a depression, a food crisis, and mass unemployment plagued the German people into the 1950s and 60s.

The couple met in Braunschweig in Northern Germany. They had been together just three months when Heini left to start a new life in New Zealand. "We had to get out of Germany. We didn't know what would happen and we didn't want to go through another war. To go through that time, being German... it wasn't easy," says Anke.

By the time they met Heini had already moved away from his village to take an apprenticeship in fine mechanics for Rollei-Werk, a manufacturer of professional cameras. He arrived in New Zealand with the help of a government subsidy for skilled workers and took up a role with Agfa. The exchange rate at the time was 11.75 deutschemarks to the pound. He worked for a year to save enough for Anke's airfare so that she could join him.

Anke grew up dreaming of being a lawyer but her family didn't have the money to send her to University. She found work as a court stenographer. When she arrived in New Zealand her English was too heavily accented to get a job with the Courts, so she applied for a position in the photographic lab at *NZ Woman's Weekly*. "I had to develop the film – mostly black and white – and make prints in the darkroom."

New Zealand was a very foreign place to the 20 year-old. "Everything was different. I didn't have a clue. Not even how to buy food. All the cuts of meat were different. I went to the butcher and asked for 'pig's meat' instead of pork and they laughed." Badly homesick, she burst into tears and left with

nothing. "We had topside for a whole year because I knew what it looked like and how to ask for it."

Anke stayed at *Woman's Weekly* until her first child was born. After that, with Heini away a lot, she set up a sewing business from home and took on work for New Zealand designers. Anke says their move to Hobsonville Point in May of 2015 was all about making life worry-free. They downsized from a three bedroom, two-living room home in Te Atatu Peninsula to a two-bedroom villa at Waterford, a retirement community. Their two children and three grandchildren live nearby.

"When you get to a certain age and you've got a big house, you think – if there's only one of us, then what do you do?"

"Downsizing is terrible – a lot of work. We had a lot of junk. You don't know where to start – 53 years of marriage! You ask your children [what to keep] and they just pull a face. The Salvation Army becomes your best friend."

The move has been very successful for the Duensings. "I enjoy not having to do maintenance on the house," says Heini. We had to stain the weatherboards in Te Atatu every 2-3 years. Our external maintenance and gardening is done for us here."

They say the wider community is friendly and they feel like they belong, not just at Waterford, at Hobsonville Point. "As soon as we got here we were surprised how open and welcoming it was," says Heini. "It was not something we really thought about until it manifested itself."

They love to walk and watch the township "grow up." Heini always has a camera with him and is documenting aspects of the development that fascinate him. "The diversity of the architecture is quite incredible."

"It's not all one like the next," agrees Anke. "We like the open spaces. In the middle of the high density there's always a bit of space for a barbecue area or a playground."

"You can see and feel that somebody is thinking about how to build this peninsula," adds Heini.

Last year Anke volunteered to help the students at the Secondary School who were learning German. Because she is from the North, her German is a pure form, "like Oxford English". "That is the most useful part. I can help them with their pronunciation." She clearly has a lot of fun with the kids, and, according to the school, they definitely enjoy her warmth and sense of humour. If there are not enough students electing to take German this year she says she will volunteer her sewing skills.

Living and Working *on the High Street*

Chelsea Kawana is loving living on Hobsonville Point's high street just a few steps from the local shops and her children's new school. Her and husband Cheyne, and daughters Ameliya (9) and Alyssa (7) moved to the Point in January from Birkenhead.

The Kawanas are making the most of a purpose built 'live + work' terrace. The three-storey GJ Gardner-built home has a flexible space on the ground floor with a bathroom and a large window facing the main street – perfect for Chelsea's pilates studio. The family live in the two floors above. "Being able to work from home and work around the kids is absolutely awesome," says Chelsea.

PilatesFit Boutique is off to a flying start in its new location, with existing clients happy to follow Chelsea from Birkenhead and new clients coming from neighbouring homes, surrounding suburbs and even the central city, a 20-minute drive away.

Call in to the Information Centre in Hastings Street to find out whether Hobsonville Point's 'live + work' options would suit your small business.



Heini and Anke
on the Coastal
Walkway



Sunderland Avenue *Good to Go Another Century*

The transformation of Sunderland Avenue is all but complete. Developer, Willis Bond & Co has painstakingly renovated the avenue's ten bungalows, which were built in the 1930s to house RAF officers and their families.

The additions and improvements were designed by heritage architects, Salmond Reed to complement the original English Domestic Revival style of the bungalows. Five of the 10 homes have already been purchased.

Willis Bond Director, Wayne Silver, says the project has had its challenges. "You don't know what's behind the boards until you get in there and pull them off. It is a very different process from a typical property development – much more a labour of love."

Sunderland Ave's final flourish will be added this year with the relocation and redevelopment of the original Base Commander's House. The historic home will be moved from Launch Road to a prominent site on the corner of Buckley Avenue next to the wetland. Once on its new site the house will be renovated and its footprint doubled to create a luxurious four-bedroom, 270m² home.

Willis Bond & Co is also developing new homes throughout Sunderland precinct. The company was attracted to Sunderland

because it aspires to high quality projects, says Silver. "Sunderland met that criteria and the heritage homes are a key part because of their special character. We were enthused by the whole Hobsonville Point story. The vision and the quality of the infrastructure is evident the second you arrive."

Silver describes renovating the bungalows as a privilege. "The project brings out the artisan in the builders. I was talking to the lead foreman about it yesterday. It's a bit like soldiers who've earned a badge from a campaign. The guys are really proud to have been involved and to secure the future of the houses." The remaining six bungalows are priced between \$1.25 and \$1.55 million.

The feedback from Sunderland Avenue's new residents is that they enjoy the ease of living on a single level and love having a house with a big section.

Call in to the Sunderland show home on Hastings Street to find out more about the bungalows.

Junk's Bus Stop



Sunderland Ave's original bus stop has been spruced up. The bus stop renovation gave us an opportunity to pay tribute to one of the most well-known and loved characters on the Defence Base, George 'Junk' Clarke. Junk earned his nickname as a boy because his pockets were always full of 'treasure' from the local tip. Junk joined the Air Force in 1967 as a 17 year old and signed off 44 years later

in December 2011. He passed away later that same day. Junk lived on the Base for two decades. His official job involved applying finishes to aircraft components but he was best known for his great humanity and his ability to fix anything from a zipper on a sleeping bag to a precision piece of engineering machinery.

Sensitive renovations have brought the 1930s-built officers' houses up to today's standards



Watch this Place

New Waterfront Destination for Auckland

As we went to print discussions were underway with potential development partners to help us turn The Landing into a waterfront destination.

Hobsonville Land Company's vision for The Landing is to provide a social hub for the community while retaining and reusing the existing heritage buildings. The Landing will combine places to play, such as restaurants and bars, with places to live and work. The Hobsonville Point Farmers Market was established in the Seaplane Hangar in early 2014 as a first step toward achieving the vision.

"The idea", says Precinct Director for Hobsonville Land Company, Robert Graham, "is to build on and celebrate what's here, revitalising and repurposing the old Defence Force buildings and inserting new buildings around them."

The Landing plays an important part in New Zealand's aviation and military history. This 1.8 hectare piece of land was carved from the rock face by pick axe in the 1920s to form a flat apron on which the flying boats could be brought ashore. The site is unusual in that it was military land that was shared by commercial interests. At the same time as

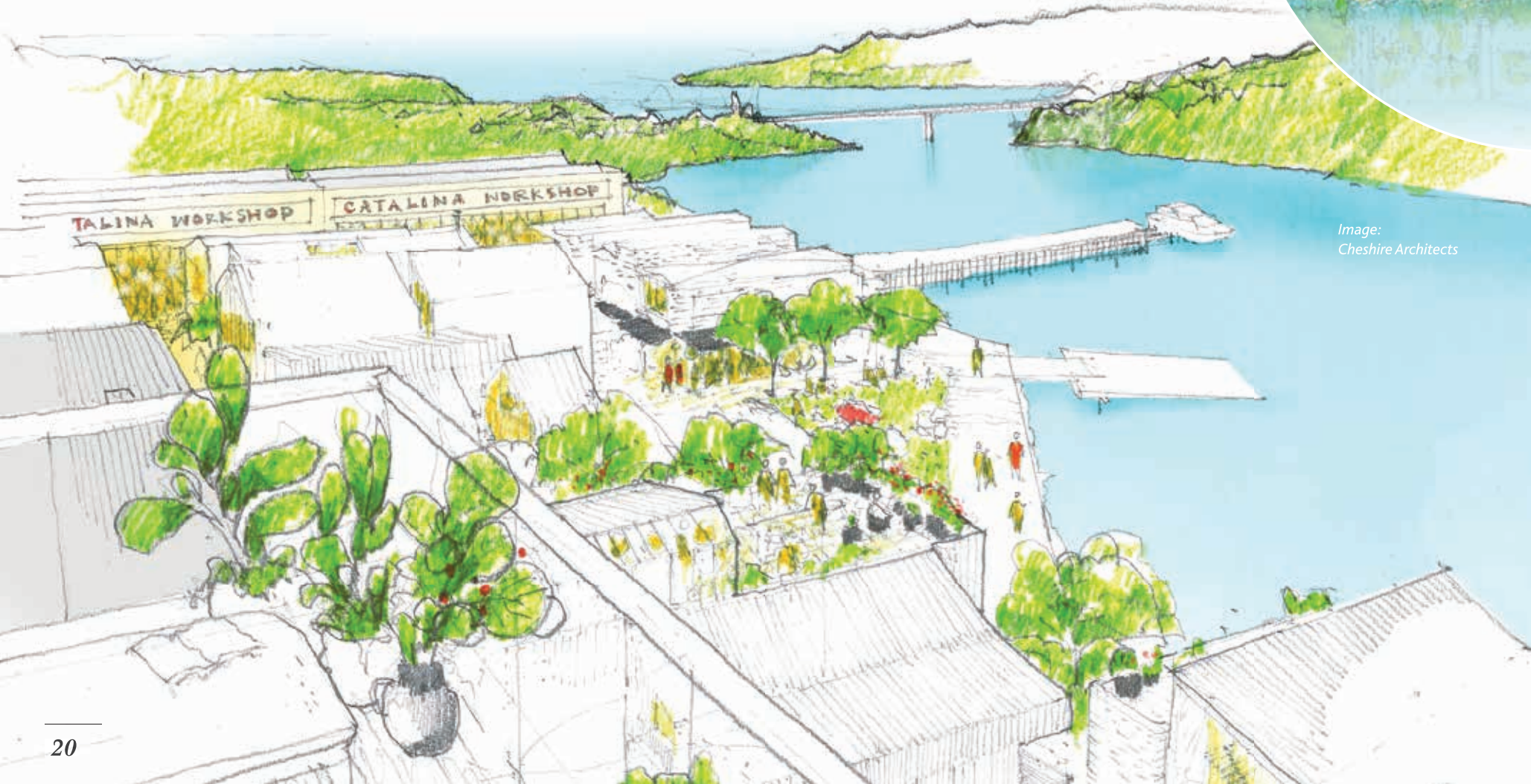
the Air Force was gearing up for World War II, TEAL the forerunner of Air New Zealand began establishing commercial routes. The flying boats linked us for the first time by air to the Pacific, Australia and the world beyond.

Graham says The Landing will become a destination for Aucklanders. "Its history and the fact that it's on the water make it a very special place."

We can't say much more for now, but watch out for exciting news about The Landing soon.



Image:
Cheshire Architects



The old HQ building and heritage parade ground is at the heart of the Hudson precinct

New Neighbourhood Underway

Civil works are underway at our newest precinct, Hudson, on a picturesque piece of land sloping gently down to meet the Coastal Walkway and the harbour.

Hudson is being developed by Classic Builders and will be home to around 200 households.



Classic has asked four architectural practices – Bossley Architects, Isthmus, Sils van Bohemen and Stevens Lawson – to design homes for Hudson. Employing multiple architects brings architectural variety to the finished neighbourhood and helps keep the development programme moving quickly to meet the high demand for homes at Hobsonville Point.

Hudson precinct will be made up of three neighbourhoods, each with its own distinct character. The Heritage neighbourhood's designs will be inspired by the military history of the base. The Marine neighbourhood will include coastal edge homes with nautical influences.

The Gardens neighbourhood, near Mill House, will be developed first. The landscape design and planting palette will mix the exotic trees and formal grandeur of the manor house gardens with the native plants and grasses of the nearby coastal edge.

Partnership Means More Choice *for Residents*



The partnership's concept drawing for apartments at Hobsonville Point

Hobsonville Land Company is excited to announce that a trio of new development partners will offer institutionally managed rental properties for the first time at Hobsonville Point.

The company behind the initiative is New Ground Capital. They have joined with Ngai Tahu Property and New Zealand Super Fund to build 200 new homes. Ngai Tahu Property will lead the development and oversee the construction. Around forty of the homes will be retained by the partnership and offered on long-term, secure leases. Anyone can apply to lease one of these homes.

The initiative will offer Aucklanders a rare opportunity to lease a professionally managed rental property in a neighbourhood with high quality amenities, such as the new Hobsonville Point schools. The properties will be managed by New Ground Capital and be offered on leases of up to seven years.

As elsewhere at Hobsonville Point, the remaining freehold homes will be made available to the market either off the plan or during construction. Fifty per cent of the homes will be priced beneath the Auckland median. A further 30% of these homes will be in the affordable category, priced at \$550,000 or less, and available to first homebuyers through Axis Series (www.axisseries.co.nz).

Play Street

Catalina’s main street is a good example of how thoughtful design can turn a street into much more than just a carriageway for cars.

The main road through the neighbourhood has been designed as a focal point for residents where people can meet, play or sit in the shade under a tree.

Urban designers, Isthmus, split the street into zones with plazas, planting, street furniture and even play equipment to suit the purpose of each zone. The zones are 'journey, gather, interact, and rest'.

The 'gather' zone will have areas for people to sit and chat while they wait for children to come out of the nearby primary school. Play activities will be built in to amuse pre-school children while they wait for their older siblings. The 'interact' zone will have lawn to kick a ball about and a water play area.





Linking Parks

Hobsonville Point has 26 hectares of parks and reserves. Rather than our parks being isolated islands of green surrounded by housing, our urban designers at Isthmus Group have created an 'open space network'.

The parks and reserves are linked to each other by the streets, which themselves are viewed as open spaces and lavishly planted with street trees and native shrubs and grasses. The planting helps slow traffic and reduces the visual impact of parked cars. It makes the streets a nicer, safer place to walk, play or stop and chat with neighbours.

Te Ara Manawa Coastal Walkway loops around much of the site, forming a green border to the network. Like the edge of a net, the walkway 'ties' the open spaces together. Neighbourhood streets all terminate at or near the Coastal Walkway, so it gives residents an alternative to the roads when moving around the township. Of course, it's also a recreational space where people can exercise or play. Most of the public sculpture we have commissioned to date can be seen from the walkway.

The multi million-dollar project is a work in progress. We've just completed the section that borders Catalina precinct, connecting it to Te Onekiritea Point (Bomb Point), so come and take a look.

The Open Space Network includes:

- Te Onekiritea Point (Bomb Point), a 9ha waterfront park
- The Coastal Walkway, Te Ara Manawa, a 4km looping circuit
- Hobsonville Point Park and playground next to Catalina Café
- The Landing, a waterfront precinct which will have a promenade
- Marlborough Oval, a heritage parade ground
- Neighbourhood pocket parks
- Coastal reserves following the natural line of gullies and inlets
- Primary and Secondary School playing fields

Smarter Than You Think



This new Mum moved into Hobsonville Point to start her family late last year. "You might think a construction site is not a comfortable place to live," says DOC Biosecurity Officer, Art Polkanov. "The dotterels have the opposite opinion. Firstly, they love this combination of flat land and a little bit of wetland. Secondly, it's a very good view. No humans or predators can approach unnoticed."

New Zealand dotterels are endangered, so Art has been monitoring the birds and advising us how to best protect them since they set up home here. He says the dotterels choice of nesting site is smarter than you think because, relative to other environments, the threat from natural predators is low. The birds are protected from dogs by the construction fencing and the number of cats roaming Hobsonville Point is much lower than in an established neighbourhood. As far as threats go, that leaves us, and 45-tonne excavators. Out of those two, it's us that bother the dotterels more. The birds have evolved to equate the scissor movement of walking – whether it be by a two or four-legged animal – with danger. A giant piece of earth-moving equipment rolling by, as long as it's more than a couple of metres away, does not phase them much.

Nirav Patel, who project manages our civil works, called DOC when the birds were first discovered. A plan was put in place that would allow the dotterels time to raise their chicks beyond the age that they would normally leave the nesting site. That meant preventing people entering the site on foot for four months. However, as long as DOC's guidelines were followed, some heavy machinery could be operated.

"It has been satisfying working with DOC," says Nirav. "By getting them involved early and coming up with a plan together we've been able to get some time-sensitive work done without disturbing the birds. It's nice to know we're doing the right thing."

The Colours *of Home*



Watercolour paintings record the effect changing light has on the colours of Hobsonville Point

There's a lot to like about Menton on the French Riviera. A heavenly climate, a stunning natural landscape, and picturesque villas dating back to medieval times spilling down bush-clad hills to the Mediterranean Sea. Part of the town's appeal is the amazing variety and cohesion of the colours used on the houses.

Like Hobsonville Point, Menton is having a growth spurt at the moment, new houses filling in the valleys where there were none before. Architectural colourist and Kiwi, Melanie Yonge, is working with renowned urban colour consultant, France Lavergne Cler, to find a colour palette that will allow Menton's new buildings to sit harmoniously alongside the old.

The French take colour seriously. So does Melanie, and that means, for her, Paris is the centre of the world. Trained as an architect at Auckland University, she made the City of Light her permanent base 12 years ago. From there her work takes her around the globe.

Last year Hobsonville Land Company asked Melanie's company, Isis Colour, in collaboration with Atelier Cler, to help us define a colour palette for Hobsonville Point that we could offer as guidance and inspiration to the architects and builders that are shaping our townscape.

Melanie and France undertook an in-depth study into Hobsonville Point's colour history, looking at the colours that are present in our heritage buildings, then studying what they call the 'living colour' – the hues in our environment. Their process employs a colour notation system to record the colours that appear in the air and water, and vegetation and minerals.

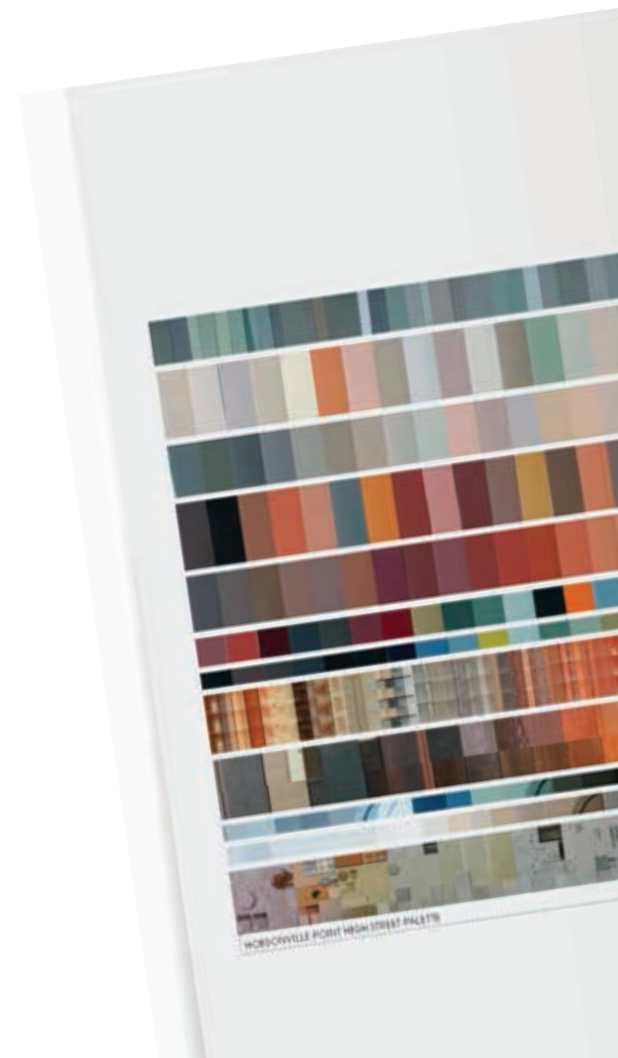
"Hobsonville Point is unusual because it's made up of literally hundreds of colours of clay. There's an extraordinary midnight blue, through to reds, pinks, oranges, and ochre."

Exploring the Point's bays and bush, Melanie took photographs at different times of day – and in different seasons – as the changing light altered the colours, or at

least how we perceive them. "We also paint watercolours to capture the ephemeral moments," she says, "The colours of the sea and sky are in constant movement."

The colours were then synthesised into a comprehensive palette – the foundation of the Chromatic Reference Plan for Hobsonville Point. There are three distinct colour identities in the Plan – one for homes on the coastal fringe, one for those in the heritage corridor, and one for Hobsonville Point Road, the high street.

Those colour palettes are broken down again into colour families which guide the architects as to what colours could be used on primary surfaces such as exterior walls, and which to use on secondary or 'occasional' surfaces, such as doors or entrance soffits.



The architects, who are often designing whole neighbourhood blocks at once, are encouraged to consider variety and harmony in the colours of an individual home, but also how these homes go together to form a streetscape. Melanie cites the example of window joinery in older Auckland suburbs.

"When we look back to the Ponsonby and Freemans Bay models, each street has its own character. There's a mix between cool, warm, darker, lighter colours – there's this constant play. With window joinery we don't have the detailing we used to, but you can still play with dark, light, metallic, matt, and it will create

subtle variations that will make the street feel like it's part of its environment."

"Using colour to link architecture to its place, and its past, is vital", says Melanie. "In Europe cities have a strong sense of place through the history of colour that has been applied to the buildings. We want that same beauty. We're moving into a phase of increasing development in Auckland. It's important that these new villages we create are invested with a sense of place. People want to live somewhere that has its own identity and its own beauty."



The colours of Menton in South of France give the city a strong sense of identity



Design Matters

The purpose of architecture and design is to improve the quality of our every day lives. When you're building a whole township from scratch there are countless opportunities to deliver on that promise (or get it wrong) at a number of scales – the design of a home, its block, the street, the neighbourhood, and the development as a whole. We involve a huge cast of design professionals to help us get it right. Chief amongst those is Urban Designers, Isthmus Group. Isthmus helped us create the master plan for Hobsonville Point, which was finalised back in 2007.

Together we formulate a Comprehensive Development Plan (CDP) for each of the precincts to give them their own unique character. The CDP guides the builders' approach to design and dictates certain 'design controls' – a level of quality and sustainability they must adopt. To make sure that they do, there is a Design Review Panel (DRP), made up of independent experts such as architects and urban designers. All building companies must have the plans for every home approved by the panel before they can begin construction.

The DRP also assesses plans when residents want to make a significant alteration to their home. This allows homes to change with people's changing needs while preserving the quality of the neighbourhood for everyone.

Each of our builder partners buys land in blocks of 30-40 lots. The building companies involve a number of architects in the design of the homes. The varied designs that emerge from the architects' drawing boards result in a more authentic streetscape – the opposite of bland 'cookie cutter' neighbourhoods.

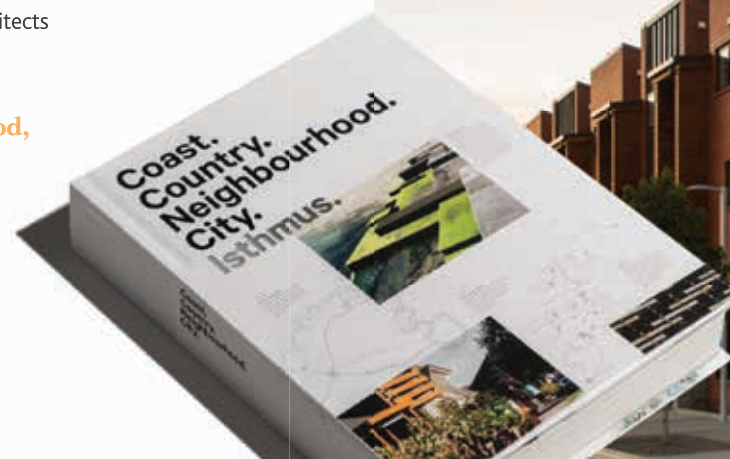
Here are some of the architecture practices helping to shape Hobsonville Point this year:

- Bossley Architects
- Cheshire Architects
- Chow Hill
- Construkt
- Collingridge and Smith
- Ignite Architects
- Isthmus Group
- Mark Bishop Architecture
- Salmond Reed
- Shanahan Architects
- Sils Van Bohemen
- Stevens Lawson
- Studio Pacific Architecture

Isthmus has recently released a book, titled, 'Coast, Country, Neighbourhood, City,' which includes a 40-page section on their work at Hobsonville Point. We recommend it if you're interested in how designers think about, and go about, shaping our changing city.



Involving a number of architects means more variety and more interesting streetscapes





← Liquidamb

Who is Behind *Your New Home*?

When you buy at Hobsonville Point you will be buying a home built by one of the companies below. Each one of these companies has been selected to partner with us as we transform Hobsonville Point into a thriving community. Between them they offer a huge range of options. 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 for Buckley and Catalina Precincts

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 standalone 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. AVJennings is currently developing the Buckley B neighbourhood and Catalina precinct.

Ph: 09 950 3039
hobsonvillepointliving.co.nz

AVJennings

Willis Bond & Co

Master Developer for Sunderland Precinct

Established in 1988, Willis Bond & Co is a property development and investment company specialising in large-scale, mixed use real estate, particularly waterfront developments. The company has an enviable reputation for creating high-quality communities in modern urban environments. Projects include the award-winning Chews Lane Precinct and the Clyde Quay Wharf developments in Wellington, and the residential and mixed use development at Wynyard Quarter in Auckland. Willis Bond is developing Sunderland precinct. Sunderland delivers a range of typologies including freestanding homes, terraced homes and townhouses, and restored heritage homes.

Ph: 09 307 0722
willisbond.co.nz

WILLIS BOND & Co

Classic Builders

Master Developer for Hudson precinct Builder partner in Hudson, Catalina and Buckley precincts.

Classic Builders, a national building company with a reputation for quality, has opened a new show home at Hobsonville Point that offers a glimpse into the future of stylish yet comfortable living for the modern homeowner. Its clean, crisp lines combine with characterful materials to lend a contemporary yet relaxed environment. Indoor-outdoor flow maximises space, while thoughtful architecture ensures privacy. Classic Builders is the fifth largest building company in New Zealand with over 4,500 satisfied customers throughout the country. Their show home at 11 Liquidambar Drive is open from 10am until 4pm, seven days a week (except public holidays).

Ph: Lorraine on 021 906 484 or Sue on 021 837 602
classicbuilders.co.nz

**classic
builders**
bringing dreams to life



Universal Homes

With 55+ years of building homes for New Zealanders, Universal Homes is well known for its innovation and exceptional quality. We call our ground-breaking process for delivering quality designer homes of outstanding value - ‘the Living Difference’. Each Universal home is pre-designed using, advanced planning, long lasting materials and value-for-money features. Universal Homes at Hobsonville Point offers a great selection of 1–5 bedroom homes in exciting styles and plans, including standalone, semi-detached and terraced options. Universal Homes are proud to be Hobsonville Point’s largest building partner. No progress payments are required on a Universal home.

Ph: 0800 268 789
hobsonvillepoint.universal.co.nz



Jalcon Homes

Jalcon Homes offers a range of architecturally designed homes to suit your budget and lifestyle. As a family business the reputations of both our company and our owners depend upon the quality of our design and construction. Jalcon homes come with a 10 Year Master Build Guarantee, a 15 Year Jalcon Weathertight Warranty and a 50 Year Structural Guarantee. Jalcon has won an impressive 57 Masterbuilders House of the Year awards for our quality, functional design, style and innovation. At Hobsonville Point Jalcon is creating a range of cutting-edge, modern apartments, terraced and standalone homes. Step into a Jalcon home – you will sense the difference.

Ph: 0800 52 52 66
jalcon.co.nz



GJ Gardner Homes

GJ Gardner Homes is New Zealand’s largest builder. With GJ Gardner Homes you can rest assured that we will make your home building dreams come true. Our latest release of stunning apartments employ private Northwest facing decks opening from spacious open plan living areas. Parking is accessed from a rear lane on the Southeast side of the apartment block. Large storage sheds for each unit allows ample space for the bikes and the golf clubs. The apartments are designed by Isthmus Group, one of New Zealand’s leading design studios to appeal to couples of all ages, and possibly the astute investor.

Ph: 0800 45 42 73
gjgardner.co.nz



Manor Group

Developer for Waterford on Hobsonville Point (Retirement Living)
Manor Group, with 30 years experience in the development and operation of rest homes, hospitals and Village facilities, has formed a partnership with Classic Builders, one of the top ten building companies in New Zealand, to build a ‘Village within a village’ at Hobsonville Point. Waterford on Hobsonville Point is a premium Retirement Village that fosters a sense of belonging while returning social and environmental benefits to residents and the broader community. The Village, comprising 64 villas and 90 apartments is well underway. Many villas have been completed and a strong community is now forming. Please phone for an appointment to view.

Ph: Joan Vujcich on 09 213 7333
waterfordathobsonville.co.nz



Platinum Homes

Building a stunning home that enhances your lifestyle is all in the details. Nobody understands this better than Platinum Homes. Specifically developed for Hobsonville Point, our unique and innovative designs are the result of our collaboration with leading urban design and architecture studio, Isthmus Group. These designs offer the perfect blend of quality and urban flair in a low maintenance home that will provide years of great living. Over 1500 kiwis have entrusted Platinum Homes to deliver everything they call home.

Ph: Pania Little on 021 426 994
platinumhomes.co.nz



Fletcher Living

New to Hobsonville Point, Fletcher Living has commenced construction on a range of 2 level terrace and standalone homes. Designed by Collingridge and Smith Architects, these homes represent the latest evolution in Fletcher Living designs, with quality construction and superior finishes being a hallmark of these elegant homes. We strive to deliver homeowners “more space for living”. We have a mix of designs which offer expansive and light-filled open plan living, on trend kitchens and high quality fixtures. We will commence selling completed homes from mid-April. No need to wait for construction: buy now, move in now and enjoy.

Ph: Carol Morrison on 027 4598 275
fletcherliving.co.nz



Ockham Residential

We are Urban Regenerators, we love Auckland, and it is our aim to lead by example and produce Auckland’s most outstanding residential buildings. Let’s make sure Auckland’s urban built environment is as beautiful and world class as its natural landscape. We will achieve this aim with a total commitment to quality urban design, architecture and materials. In particular, our buildings will age gracefully and contain fine grain detail on a human scale that allows them to enhance their surrounds and be well loved by their communities.

Ph: Maria Salmon on 027 274 0573
or 0800 OCKHAM
ockham.co.nz








PLATINUM AT CATALINA

From **\$1,500,000**

- Designed by leading NZ Architects – Isthmus Group
- Quality Platinum Specifications
- Two level, open plan design
- Great indoor/outdoor flow with covered outdoor terrace
- Independent Homefirst Builders Guarantee – Built in NZ

| | |
|---|-----|
|  | 4 |
|  | 2.5 |
|  | 2+2 |



021 426 6994
Pania Little



LOT 1, FLOUNDER RD, CATALINA

\$1,295,000

- Last 4-bedroom home available
- Clever use of two living spaces
- Gorgeous brick and timber exterior
- Corner site with double garage
- Be quick to secure

| | |
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|  | 4 |
|  | 2 |
|  | 2 |



021 906 484
Lorraine Oates



TERRACE-STYLE HOMES

From **\$845,000**

- Spacious open plan living
- Contemporary and modern designs
- Range of plans to meet your budget and lifestyle
- Low maintenance
- Peace of mind with three guarantees

| | |
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|  | 3 |
|  | 2.5 |
|  | 1-2 |




0800 52 52 66
jalcon.co.nz



LOT 19, HOBSONVILLE POINT RD

\$1,250,000

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

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|  | 4 |
|  | 3.5 |
|  | 2 |






0800 45 42 73
Tony Houston



PLATINUM AT CATALINA

From **\$1,500,000**

- Designed by leading NZ Architects – Isthmus Group
- Quality Platinum Specifications
- Two level, open plan design
- Generous outdoor area – great indoor/outdoor flow
- Independent Homefirst Builders Guarantee – Built in NZ

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|  | 4 |
|  | 2.5 |
|  | 2+1 |



021 426 6994
Pania Little



LOT 10, ONEKIRITEA RD, CATALINA

\$985,000

- Great value for a beautiful home
- Master bedroom with ensuite
- Generous storage cupboards
- Urban living at its best
- Enjoy a separate lounge

| | |
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|  | 3 |
|  | 1 |
|  | 2 |



021 837 602
Sue Hetherington



STANDALONE HOMES

From **\$1,100,000**

- Flexi designs with 3, 4 or 5 bed options
- Private standalone homes
- Quality finishes and fittings throughout
- Designed to showcase architectural features
- Peace of mind with three guarantees

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|  | 3-5 |
|  | 2.5-3.5 |
|  | 1-2 |






0800 52 52 66
jalcon.co.nz



HOBSONVILLE POINT RD

From **\$775,000**

- 2-3 bedroom apartments
- Large storage
- Lock and leave
- Great investment
- Rear Lane access

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|  | 2-3 |
|  | 1-2 |
|  | 1-2 |



0800 45 42 73
Tony Houston



Indicative image only

FREESTANDING HOME

\$825,000

- Open-plan living-dining-kitchen & courtyard
- Easy-care section with full landscaping
- Private Master bedroom with ensuite & wardrobe
- Two living spaces offer plenty of options



0800 246 789
Steve Lindsey



PARK TERRACES

From \$945,000

- Studio Pacific Architecture design
- Quality specification throughout
- 2.7m ground floor stud height and dramatic raked ceilings on upper floor
- Situated on neighbourhood park with immediate access from rear garden
- 158m² floor area
- 10% on purchase, 90% on completion



WILLIS BOND & CO

09 300 6336
sunderlandlife.co.nz

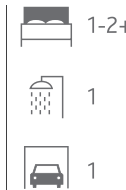


Previous Ockham garden apartment: indicative image only

OCKHAM AXIS SERIES

From \$450,000 - \$550,000

- Freehold
- 35 Character Axis Series Apartments
- On-site residents lounge, library and gardens
- 2.7m stud
- Buckley B Precinct
- Axis criteria applies



ockham.co.nz/
axisseries



BOMB POINT DRIVE DUPLEX HOMES

From 895,000

- Fletcher Living Showhome opening mid April
- Completed homes available end April 2016
- Designed by Collingridge & Smith Architects



Fletcher Living

027 807 6536
Judy McGaffin



Indicative image only

TERRACE HOME, CATALINA PRECINCT

\$650,000

- Two spacious double bedrooms
- Sun-drenched patio area
- Open-plan kitchen & living area
- Off street parking



021 998 301
Marie Hansen



HERITAGE HOMES

From \$1,250,000

- Restoration led by heritage architects Salmond Reed
- Unique single level character homes
- Generous sections over 600m²
- Large sunny decks for entertaining
- Designer kitchens and bathrooms
- New underfloor, wall & ceiling insulation
- Complete and ready to move into



WILLIS BOND & CO

09 300 6336
sunderlandlife.co.nz

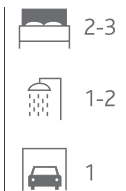


Previous Ockham garden apartment: indicative image only

OCKHAM GARDEN APARTMENTS

From \$550,000

- Ockham Residential Architecture
- On-site residents lounge, library and gardens
- Freehold
- Solid masonry
- Private balcony and extensive shared landscaped gardens
- Buckley B Precinct



ockham.co.nz/bb3

Come and
visit our street of
show homes on
Liquidambar Drive.

Open from
10am - 4pm daily.

Want to be in the know early about
what's going on at Hobsonville Point,
including new releases of land and homes?
Register to receive email updates at
hobsonvillepoint.co.nz. Just scroll down
to the bottom of our home page and fill in
your details where it says 'Sign Me Up'.

The homes pictured were available at the time
of going to print (March 2016) but may now have
sold. Please go to **hobsonvillepoint.co.nz** to see an
up-to-date price list.



Discover the Art Trail

Hobsonville Land Company now has 10 public sculpture works on display at Hobsonville Point – enough to say we have an Art Trail, don't you think?

Commissioning art for the community is an extremely rewarding process. We really believe in the power of art to engender pride in our residents and give visitors a reason to come and explore our parks and coast.

The Hobsonville Point Information Centre has copies of the Art Trail brochure. Come and pick one up and take a walk or cycle around the works this weekend.



Store Directory

On Buckley Avenue

- Catalina Café

In Brickworks, Hobsonville Point Road

- Roberts Café
- Hobsonville Point Medical Centre
- Hobsonville Point Pharmacy
- Kiwi Nails and Spa
- Flame Pizza
- Hobs Pt Convenience

At The Landing

- Hobsonville Point Farmers Market (weekends)
- Local Hero Coffee (weekday mornings)

At Hobsonville Village (off site)

- Countdown Supermarket
- A variety of neighbourhood shops and services.



Information Centre

Open daily, 10am to 4pm,
behind Catalina Café



Planning a Visit?

Pick up a copy of our Explore Map from the Hobsonville Point Information Centre, located on Hastings Street behind Catalina Café. Or you can find a printable version in the Publications section of our website – www.hobsonvillepoint.co.nz

Street of Show Homes

Open daily, 10am to 4pm,
Liquidambar Drive



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.