

Point Life

ALL ABOUT AUCKLAND'S NEWEST TOWNSHIP

ISSUE #7

New
**WATERFRONT
PLAYGROUND**
takes shape

Why
**LIVING CLOSER
to your neighbours
ROCKS**

Keeping
**HERITAGE
BUILDINGS**
for our kids


HOBSONVILLE POINT
Moments away, a world apart.

Welcome to *Point Life*.

Welcome to our 7th issue of *Point Life*. 2018 is shaping up to be a huge year for New Zealand's fastest growing township. Take a look at these pages for a taste of some of the great things going on in this exciting part of our city, and then come and visit us soon. **There's always something new to see at Hobsonville Point.**

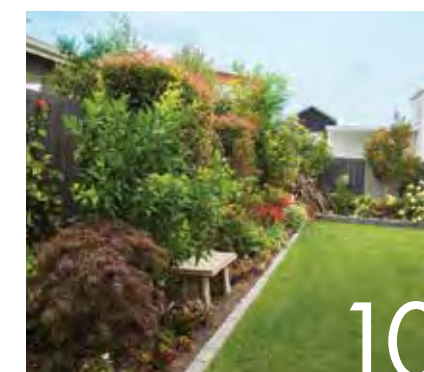
Hobsonville Point
is a 20 minute
drive northwest of
Auckland's CBD

Harrier Point Park's basket swing.

Point Life is published by HLC, the developers of Hobsonville Point. hlc.co.nz



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Something Old, Something New



Top: Harrier Point Park.
Above: Bryce and Alyssa Farrow.
Right: Married Officers' houses.

It has been a big year for our heritage buildings with the first stage of development on the Catalina Bay waterfront nearing completion.

Willis Bond & Co has done a magnificent job of adapting the ex-military buildings at Catalina Bay for modern use so that they are preserved for future generations. *(Turn the page for more).*

The Married Officers' houses on the waterfront, the Base Commander's house, the old HQ building, historic Mill House and Chichester Cottage (named after the famous English aviator), are all being renovated for reuse by the community.

Our parks have grown in number and variety since the last issue. We teamed up with Panuku Development Auckland to create Harrier Point Park. We're excited to have this one open because it offers a great vantage point overlooking the harbour. It makes a gorgeous picnic spot and we've put some barbecues in with that in mind. There's a flying fox and a basket swing for the kids and some new exercise equipment that the locals are already enjoying. And, by the time you read this, the 'big bird' may have landed *(see page 10)*.

The coastal walkway continues to change as the neighbourhoods around it are developed. A new

section of boardwalk has recently been completed and is now open to the public. The boardwalk hugs the coastal cliffs and wends its way through the mangroves, until it reaches Fabric, our new bistro at Catalina Bay. Take a look at the map on page 16, which shows the walkway's 4.9km looping trail and come out this weekend for a walk.

Our community has continued to grow in numbers and strength. In June of 2017 we welcomed Bryce and Alyssa Farrow, proud owners of our 1,000th home. Bryce and Alyssa bought their home under the Axis Series affordable home programme. Between then and going to print in March 2018 we've completed another 349 homes. We estimate our population to be at around 3,467 of an eventual 11,000. Creating a whole township from scratch takes time. You need to build up momentum. It took us just on 10 years to reach the 1,000th home milestone. We're really humming now and should have the 2,000th built mid 2019 – good news for Auckland, as the city needs more high quality, new homes to house our growing population.



Little Creatures 'pop-up' at Catalina Bay Farmers Market, Christmas 2017.

CATALINA BAY

HOBSONVILLE POINT AUCKLAND NEW ZEALAND

Catalina Bay Vision Coming to Life

If you meander down to the very end of the Hobsonville Point Peninsula until you can go no further, you'll find the calm waters of Catalina Bay lapping the shoreline of a broad apron of waterfront land.



This 1.8ha area is fast becoming a social hub for the Hobsonville Point community and an exciting new destination for Aucklanders to enjoy.

Catalina Bay has been masterminded by Willis Bond & Co with the help of Cheshire Architects and will feature shops, office space and homes alongside fun, friendly places to eat and drink.

The bay and its shoreline played an important part in New Zealand's military and aviation history. Known as 'The Landing' by those who lived and worked on the air base, it was laboriously carved out of the cliff face by pickaxe in 1928 to create a platform which boats and seaplanes could be launched from and landed upon. The six heritage hangars and workshops, dating back to 1928, are all being retained and adapted for commercial use.

Stage One of four – the refurbishment of the heritage buildings – will be complete by the end of 2018. Three further stages will include 60-80 apartments alongside a mix of commercial, hospitality and retail businesses. Project Director, Wayne Silver, says the team at Willis Bond are strong believers in the power of a mixed use development:

“When you get office, residential, hospitality and retail working in harmony, the constant flow of people in and out at different times creates activity. It gives the precinct energy and vitality 24/7.”

Catalina Bay has its own website at catalinabay.co.nz and an on-site information centre which is open weekends between 9am and 2pm.



The Hobsonville Point Farmers Market quickly became an important place for our new residents to meet and connect, and a drawcard for visitors. The shed that housed that first version of the market has long since made way for housing and late last year the market moved into its final, and best ever, home at Catalina Bay in the freshly renovated and gloriously rustic ex-Air Force workshops. It is now called the Catalina Bay Farmers Market.

But the market's evolution doesn't end there. The plan is that it steadily evolves from a weekend-only market to being open seven-days, while still providing a true 'market experience'. As Catalina Bay's development progresses and the number of people living at Hobsonville Point grows, you'll be able to visit throughout the week, too, to buy meat, fish, eggs, fruit and veges,

New Home and Name for Much Loved Farmers Market

When development began in Hobsonville Point back in 2006 we started a farmers market next to Catalina Café on Buckley Avenue, confident that it would help establish a sense of community as the township grew up around it.

honey and bread from local artisan producers.

The workshops were renovated specifically for the market and are split into two large rooms. Standing facing the doors, you'll find hot and/or ready-to-eat food on the left and produce and ingredients for your own cooking on the right. The spaces are intentionally flexible so the market can be kept compact during the week and expand in the weekend. When the sun is out the stalls spill outside and summer often brings musicians, adding to the happy, relaxed vibe.

The market is open from 8.30am to 2.00pm every Saturday and Sunday. Check the website for new, longer hours throughout the year and news of upcoming events like our occasional night markets.

cbfarmersmarket.co.nz



Karlene and Terry Shaw-Toomey of Earthbound Honey.



An artist's impression of Stage One of Catalina Bay.



Little Creatures, Geelong, Victoria.

Little Creatures Invading Auckland

We can't wait to welcome this cool, Fremantle-born craft beer brand to the waterfront. Little Creatures has big plans for one of our most loved heritage building at Catalina Bay. The historic Sunderland airplane hangar with its truly impressive 27m ceiling will, by the end of 2018, become a microbrewery and all-day eatery with food to match Little Creatures' great tasting beer.

Wayne Silver, Catalina Bay Project Director for Willis Bond & Co, says that Little Creatures will create a new brew, completely unique to Hobsonville Point, on site which won't be sold anywhere else in the world. "The accompanying food will be a high quality restaurant experience. The Little Creatures experience is inclusive, convivial and family friendly. From the kitchen you can expect beautiful fish and

seafood, woodfired pizzas, gourmet burgers and gelato. They like to source produce locally and create simple food, cooked really well."

Lion New Zealand bought Little Creatures in 2012. The Catalina Bay project will be Lion's first craft brewery in Auckland, and Little Creatures' fourth after the Fremantle and Geelong sites in Australia and a Hong Kong site.

Heritage Buildings *Bring a Sense of Belonging*



Frank Douglas Mill, 1930. Hangars at Hobsonville Seaplane Base, West Auckland Research Centre. FDM-0153-G

One of the best things about Hobsonville Point is that its fascinating history gives it a unique character. The area was not only a military base, it was also the birthplace of the commercial aviation industry in New Zealand.

We've worked hard to preserve as much of the history as we possibly can – retaining original streets, mature trees, homes and aircraft hangars dating back to the late 1920s – while balancing the commercial viability of the project.

Although it would have been more economical in the short term to 'start afresh' we believe that building the new community 'on the bones of the old', as one resident so nicely put it, brings

long term social benefits. Heritage lends continuity and authenticity and contributes to a sense of belonging – a basic human need.

Retaining heritage is not the easy option. Eighty years of use by the armed forces has left Hobsonville Point with dozens of houses and buildings in various stages of disrepair. It hasn't been possible to keep everything, for a variety of reasons. Often the cost of

replacing unsafe materials is too high.

Willis Bond & Co's Project Director for Catalina Bay, Wayne Silver, sums up the challenge well. "In order to save the best we have to sacrifice the substandard. Auckland has done a poor job of maintaining heritage. What we've got left we absolutely must preserve for future generations. The critical task is to identify the best and figure out how to keep that."

“What we’ve got left we absolutely must preserve for future generations.”

Silver says that Willis Bond preserves heritage buildings by adapting them for modern day use. "Buildings need a use

that is relevant today and a commercial value which underpins the cost of the restoration. If the project is not economically sustainable, then who pays for the building? Either the taxpayer or rate payer pays, or the building slips into disuse and its future becomes uncertain."

Willis Bond is now in the process of adapting six heritage buildings on the Catalina Bay waterfront. "It's much harder and more expensive to refurbish than to build from scratch. You need an architect that's sensitive to the character of the building and a builder that takes pride in the work. It's an activity of love."

THE GRP BUILDING

MILITARY USE: Formerly the Flying Wing Headquarters where Sunderland Aircrew were trained, including Technical Instruction, and later housed the Glass Reinforced Plastics (fibreglass) workshop.

NEW USE: Office space

STATUS: Almost complete and leasing now

This striking two-storey, concrete masonry building with its exposed steel trusses and giant steel windows was almost ready to be occupied at the time of going to print. It would suit a service-related business wanting a high-profile building, such as real estate company, architectural, legal or accounting practice. It has a 4m and 7m stud height and harbour views.



Before

THE ARMOURY

NOW: In part, the Catalina Bay Farmers Market

MILITARY USE: Storing weapons when not in use on aircraft, then later a machine shop and the Armament Engineering Section.

NEW USE: Farmers Market / Restaurant

STATUS: Open and humming

Read about the Farmers Market's fantastic new home on page 7. Willis Bond will also be announcing a new restaurant soon. Keeping your eye on Hobsonville Point's Facebook page is the best way to keep up to date.

[facebook.com/hobsonvillepoint/](https://www.facebook.com/hobsonvillepoint/)



Before

THE SEAPLANE HANGAR

NOW: Catalina Workshops

MILITARY USE: Housing and maintenance of seaplanes – the home of the Fairey III, Walrus and Cutty Sark. Stored and serviced boats belonging to the Marine Section and housed marine fitters. Also accommodated the Instrument Bay, Electrical Bay, safety equipment, then later the Metal shop and Woodwork shop and stores.

NEW USE: Commercial space

STATUS: Complete and partially leased

The Seaplane Hangar has been transformed into an industrial chic office space. Willis Bond locked the original hanger doors open and stripped back a large portion of the cladding to reveal the intricate steel structure. The steelwork was renovated and glazed with glass commissioned in the United States to take advantage of the harbour views.



Before

THE SUNDERLAND HANGAR

NOW: Little Creatures NZ

AVIATION USE: Servicing TEAL's two Short Empire flying boats. Later housed the Engine Fitters and the Catalina seaplanes.

WARTIME USE: Repair depot for Walrus seaplanes. Later used to service the RNZAF's giant Sunderland seaplanes.

NEW USE: Micro-brewery, restaurant and office space

Status: Estimated completion Christmas 2018

OK, it doesn't look flash now, but you wait! We had to strip the hangar back to its bare bones to get rid of the old cladding which contained asbestos. Over the course of 2018 it will be reclad and reborn as the NZ home of Little Creatures. The new corrugated iron exterior will be painted in military greys featuring a striped pattern that was used as camouflage by sea craft to deflect radar from above. A glass frontage will look through to brewery vats. The Sunderland Hangar's gigantic doors will open onto a public plaza where you'll be able to sit and look at the harbour.



Before

THE FABRIC BAY

NOW: Fabric

MILITARY USE: Initially the Marine Section. Personnel were trained and at times ate and slept there too. The Marine Section made and serviced moorings, serviced the seaplanes, towed targets for aircraft and army training. Later uses included a cafeteria and storeroom.

NEW USE: Café and Bistro

STATUS: Expected to open May 18

The Fabric Bay has been given a new life as *Fabric*, bringing a sophisticated vibe to the waterfront with a menu built around seasonal, locally grown produce. A new deck over the water that makes the most of the upper harbour and bush views. Luke and Melissa Shore are locals and experienced hospo operators. They say Fabric café and bistro will be open seven days a week until late.

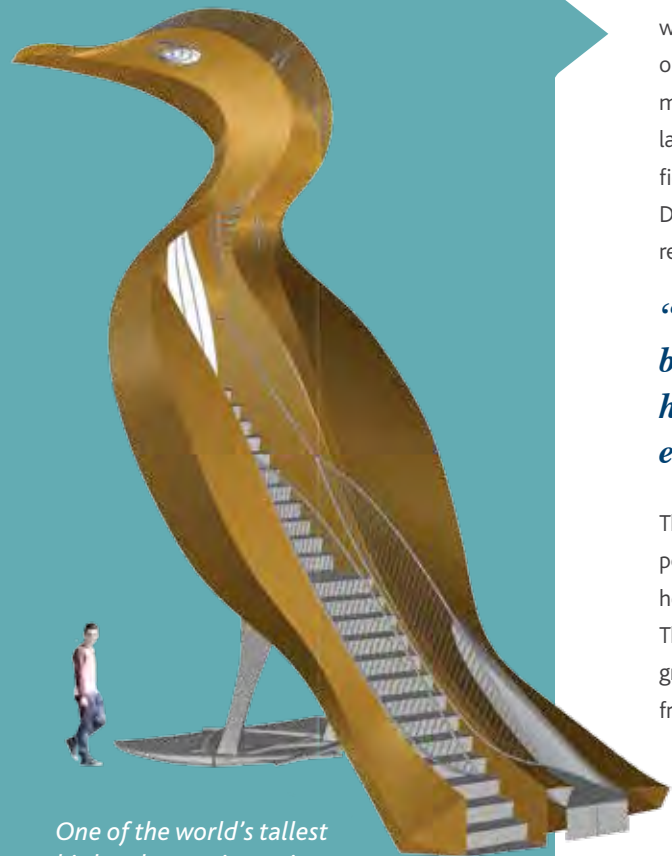


Before

Landing Soon at Harrier Point Park

Te Kanohi O Te Manu (The Eye of the Bird) is a steel sculpture of a Pied Shag by industrial designer, Philipp Meier. Standing almost 10 metres high, the bird has a viewing platform within its head and – for a speedy descent – a slide down through its body. From the viewing platform, looking out through the eye, you'll be at the height of a 3-storey building where you can enjoy a 'birds-eye view' of the harbour and the coastal walkway.

Harrier Point Park was developed by HLC and Panuku Development Auckland.



One of the world's tallest bird sculptures is coming to Hobsonville Point.

Auckland's Changing Attitude to Big Backyards

As Auckland intensifies to make space for its growing population, homebuyers are being asked to rethink the suburban dream of a big backyard – and are finding some unexpected benefits to living a more compact life.

One of the things that makes living in Auckland fairly unique compared to other large cities around the world is that few Aucklanders are more than half an hour's drive from some wilderness, whether it be bush or beach. The Auckland isthmus is only 2kms wide at its narrowest point. Our topography is both a blessing and a constraint, however, and the Unitary Plan is aimed at ensuring the city can expand without covering the wide open spaces we all treasure with housing.

At Hobsonville Point residents are embracing higher housing densities than in many established suburbs. The homes are closer together and section sizes smaller than the suburbs that were developed in the 1960s and 70s. The density is modelled on our early suburbs like Freeman's Bay. Private outdoor space is more likely to be a balcony, courtyard or 'outdoor room' than a large lawn. What Hobsonville Point offers instead of "half a footy field within your fence-line," says Caroline McDowall, Precinct Director for HLC, is plenty of public parks and green spaces residents can walk to.

"It's about using our land better by putting green space into public hands where it can be shared and enjoyed by everyone."

The township has 26ha of parks and reserves, ranging from pocket parks that form the shared backyard for a group of houses, through to the 13ha Onekiritea (Bomb Point) Park. The suburb has been masterplanned from scratch and a 4.9km green walkway (see page 12) allows residents to walk or cycle from park to park via what is effectively a park also.

The walkability factor is important. We know from studies worldwide that spending time in nature significantly lowers stress and improves your mood and energy levels. Research also tells us that positive mental health outcomes from visiting the park were "significantly related to distance."⁽¹⁾ So, to get the benefits from living near the park it has to be close enough that you'll visit regularly.

McDowall says that anecdotal evidence from Hobsonville Point residents backs up research that shows that parks increase what's called 'social capital' by providing places to meet and interact, and by strengthening people's sense of attachment to their neighbourhood.⁽²⁾ In short, people meet other members of the community at the park and are happier and healthier for it.

"This is a very functional, friendly community and we know that good design has helped make it that way. There's no reason why these design principles can't be applied to Auckland's existing suburbs as we intensify," says Caroline. "It's also encouraging to note how many of the locals have said that moving here has freed up the weekends to get out in nature and see friends, rather than staying home to mow the lawn."



(1) Sturm, R. Cohen, D. 2014. (2) Maas et al. 2009.



Airfields

We were thrilled to see the first home completed in the new Airfields precinct late last year.

This is an important milestone for what will eventually be a neighbourhood comprising almost 900 homes. The Airfields is owned by Panuku Development Auckland and they've teamed up with developers AVJennings to create Stage One (102 homes). Airfields is being developed to a master plan that balances and harmonises all elements within the neighbourhood, while taking neighbouring precincts into consideration also.

In early 2018 construction began on the roading for Stage Two, which will bring a further 510 homes to the market. Stage Two will include a wide, tree-lined boulevard called Waka Moana Drive, which will connect Airfields to the Sunderland neighbourhood at one end and the



coastal walkway, at the other. Construction of the homes in Stage Two by Top Garden Property is likely to commence towards the end of 2018.

New 'Cosy' for our Favourite Pohutukawa

This grand old pohutukawa got yarn bombed back in 2014. After three years in the weather her outfit was looking a little shabby. So off came her clothes and artist Alison Milne and her team of 19 volunteers whipped up a new woolly cosy. You'll find the tree on Hobsonville Point Road near the Sunderland Avenue intersection. There's also a great piece of video on our Hobsonville Point Facebook page of the team dressing the grand old dame in her new finery.



Visit facebook.com/HobsonvillePoint to see a video of the tree being dressed.

Doing the Loop

It's early days, but Hobsonville Point's 5km coastal walkway already has a fairly fanatical fan base. We stopped a few of them one sunny Saturday morning to find out what they like most about the loop.



Leanne and Shirley (locals)

"This is what we do on a Saturday – walk the coastal walkway to the Farmer's Market. You've got to be early though if you want to get the eggs! It's absolutely beautiful morning or evening. It's so safe for the kids, and everyone talks to you."



Tracey with Chloe and Ethan
(locals – emigrated from Scotland)

"We do it every Saturday. It's right on our doorstep. We just love it, even if it's raining."



Gijs and Janet with Milla and Arie
(locals) and Janet with Leo and Zachary
(visitors from Mangere Bridge)

"It's our backyard."

Joo (visitor from Epsom)

"Sometimes I like to see my friends here then I walk my dog."



Emma and Brendan (locals)

"It's nice that you can see the sea. And there's always lots of people to say 'hi' to."



Catherine and Adrian (locals)

"We do this walk every other day. It's a nice environment and everyone's friendly."



Camilla and Andy
(Locals – emigrated from South Africa)

"We love the view, the waterfront, the solitude of the walkway. It never feels overcrowded."



Less Land, *More Fun* and *Family Time*



Erica Wills has the look of a very happy woman. Moving to Hobsonville Point three years ago was not something she and partner Stuart ever thought they'd do, but to say they're pleased to be here seems to be a bit of an understatement.

Erica is a born and bred Henderson girl from a close knit family. Her parents live nearby in Whenuapai; they built on her uncle's land there. Stuart comes from farming stock down in the King Country, where the family farm sprawled over 1500 hectares (around 3,700 acres). When they bought it, he says, it was barely functional. "The first lot of sheep we mustered into the yards ran straight through the fences and out the other side."

Stuart is no stranger to hard work and when he and Erica bought a hectare out at Kumeu, he put his back into the land. "We reckon that whether you have a hundred acres or just a few, the workload seems to be similar," says Erica. "Especially if you're a perfectionist like Stuart. He would get the weed-eater into the windbreaks – everything had to be just right. In the early days before we had the kids, we'd both be working full time and at the weekends it was time to start work again – on the land, the house, the garden..."

There were some precious memories made on their little farm, but it was always hard getting tradesmen and shearers to come out to a small property so the couple ended up doing most of the work themselves. Stuart's dogged attempts at shearing their small flock of sheep were ultimately successful, says Erica. "It was pretty cool for the kids growing up with animals and space and you do have a sense of accomplishment if you can find time to sit down and enjoy it, but we didn't really have much of a life. And we didn't realise it till we got here and everything became so ridiculously easy."

"It was pretty cool for the kids growing up with animals and space and you do have a sense of accomplishment if you can find time to sit down and enjoy it, but we didn't really have much of a life."

Driving is one of the things they don't miss. Erica and Stuart have a mortgage consultancy business. They used to commute from Kumeu to the office in Henderson. Now the office is in Hobsonville and they both usually walk to work. In Kumeu, they'd drive the kids to school, drive to the supermarket – being in the car was a huge part of their lives. Their fuel bill has plummeted.

Erica also walks to pilates or the gym, or straight out the door and around the 5km coastal walkway. On Saturday mornings, when they would once have been starting the ride-on mower or dagging sheep, the whole family has a new tradition of walking down to the Catalina Bay Farmer's Market for coffee and fresh bread. "We're on first-name terms with Rob the salmon man, too," says Erica.

Mackenzie (now 11) and Harrison (13), walk to school, friends' homes, the shops and down to the yacht club for sailing. "Sailing has become a real thing for us. Neither of us knew anything about it, but the kids tried it on a 'have a go day' and just loved it. So now we're members of the yacht club and we're down there every Friday night."

Both parents are involved – Stuart is out on the water in the safety boat while Erica helps organise the barbeque. They find the prices of the drinks at the



Erica and Stuart with their children Mackenzie and Harrison

yacht club quite delightful too! "The kids have improved so fast. Mackenzie beat all the boys not long ago and you would have thought she'd won the World Cup!" Stuart is now involved in a trust set up to build a community marine centre for yachting, rowing and waka ama (outrigger canoes).

Cycling has become another favourite family activity. They practice out at Woodhill and on regular trips to Rotorua, and are aiming to do the Timber Trail through the Pureora Forest this year. "It's only possible because we're here, though," says Erica. "We travel more now – we just lock up and leave the house, and when we get back, it takes about three hours before we're back to normal, not three weeks."

"We travel more now – we just lock up and leave the house, and when we get back, it takes about three hours before we're back to normal, not three weeks."

The freedom to travel came in handy in 2016 when Harrison got involved in Aquabots, an underwater robotics challenge. His team achieved a surprise win at the national event and were invited to Atlanta, USA for the world champs. Cricket-mad, he also went to Sri Lanka last year to play and Erica joined him on that trip, too. And just to make up for all the travelling her brother was doing, Erica and Stuart surprised Mackenzie on her birthday with a weekend in Melbourne.

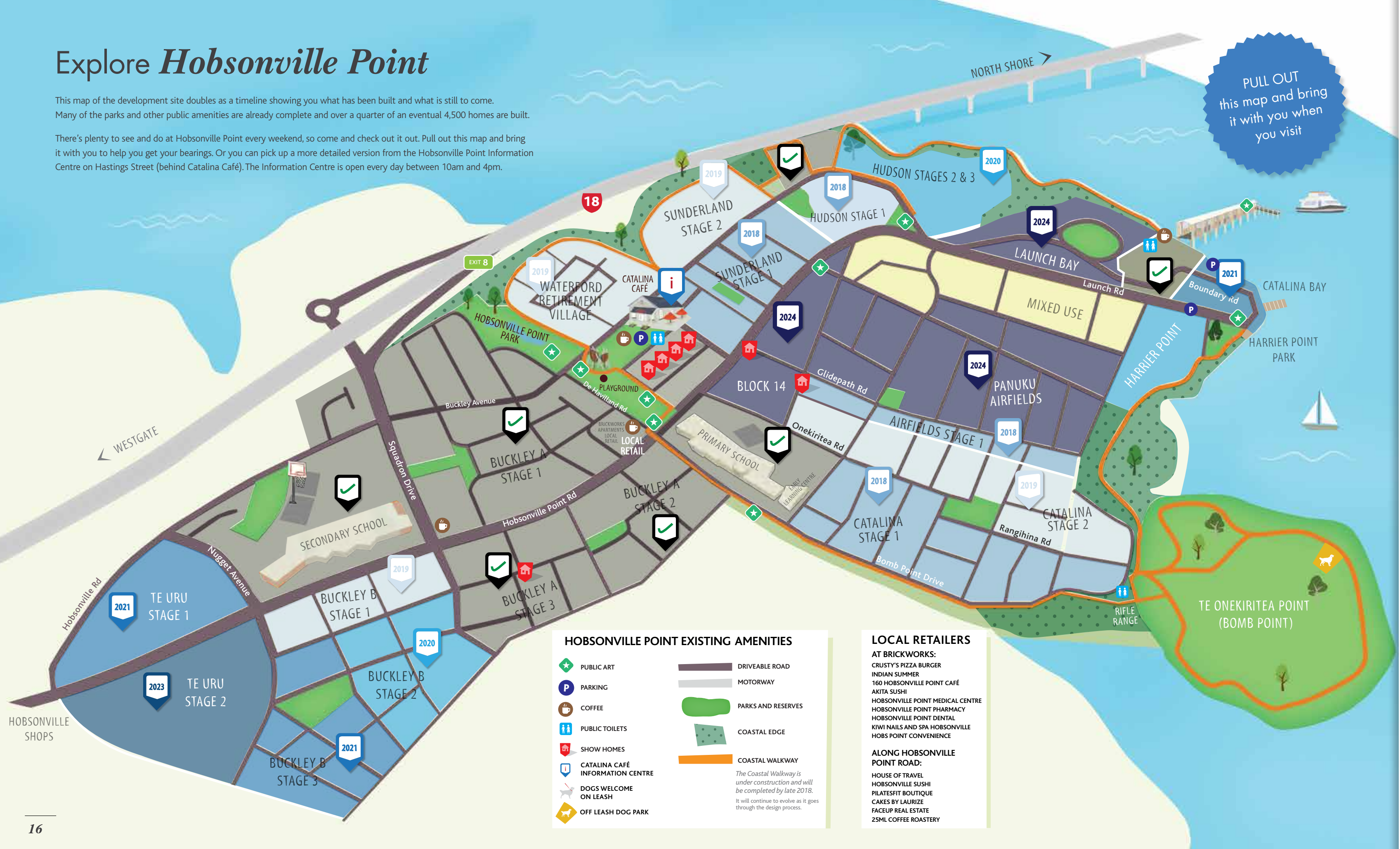
Erica and Stuart have made good friends locally, who often pop in – especially on a Friday night after sailing. Kids are dispatched to pick up pizzas while the adults have a wine. "I think people move here because they want to feel part of a community – everyone is pretty friendly."

The community spirit is the icing on the cake for this couple who have unlocked a better lifestyle than their 'lifestyle block' could offer. Even though they and the kids have one fiftieth of the land to call their own, they use the whole neighbourhood to collectively have a lot more fun.

Explore *Hobsonville Point*

This map of the development site doubles as a timeline showing you what has been built and what is still to come. Many of the parks and other public amenities are already complete and over a quarter of an eventual 4,500 homes are built.

There's plenty to see and do at Hobsonville Point every weekend, so come and check out it out. Pull out this map and bring it with you when you visit



DEVELOPMENT PLAN

COMPLETED:

- BUCKLEY A RETIREMENT VILLAGE – VILLAS
- PRIMARY SCHOOL
- SECONDARY SCHOOL
- EARLY CHILDHOOD CENTRE
- INFORMATION CENTRE
- SHOWHOMES
- FERRY WHARF
- FARMERS MARKET
- HOBSONVILLE POINT PARK
- COASTAL WALKWAY – CATALINA BOARDWALK

COMPLETED BY:

2018

- CATALINA STAGE 1
- SUNDERLAND STAGE 1
- HUDSON STAGE 1
- COASTAL WALKWAY
- AIRFIELDS STAGE 1

2019

- BUCKLEY B STAGE 1
- CATALINA STAGE 2
- SUNDERLAND STAGE 2
- RETIREMENT VILLAGE APARTMENTS

2020

- BUCKLEY B STAGE 2
- HUDSON STAGE 2 & 3

2021

- CATALINA BAY
- BUCKLEY B STAGE 3
- TE URU STAGE 1

2023

- TE URU STAGE 2

2024

- BLOCK 14
- PANUKU AIRFIELDS - FUTURE STAGES
- LAUNCH BAY

PROJECT COMPLETION: 2024*
*Programmed dates may change.

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
- COASTAL WALKWAY

The Coastal Walkway is under construction and will be completed by late 2018. It will continue to evolve as it goes through the design process.

LOCAL RETAILERS

AT BRICKWORKS:
CRUSTY'S PIZZA BURGER
INDIAN SUMMER
160 HOBSONVILLE POINT CAFÉ
AKITA SUSHI
HOBSONVILLE POINT MEDICAL CENTRE
HOBSONVILLE POINT PHARMACY
HOBSONVILLE POINT DENTAL
KIWI NAILS AND SPA HOBSONVILLE
HOBSONVILLE POINT CONVENIENCE

ALONG HOBSONVILLE POINT ROAD:

HOUSE OF TRAVEL
HOBSONVILLE SUSHI
PILATESFIT BOUTIQUE
CAKES BY LAURIZE
FACEUP REAL ESTATE
25ML COFFEE ROASTERY

Close to Home

There's a lot to do within 30 minutes of the Point. Some of these little adventures you may already know of and others are a bit more off the beaten track.

16
MINUTES



ROSEBANK COFFEE AND KITCHEN

Rosebank Road's industrial area may not be your usual hangout, but you'll want to make a special trip for Rosebank Coffee and Kitchen. There's a fresh, innovative menu, light and airy surrounds and a most excellent flat white, plus an extensive wine menu and Brown Brothers beer on tap. Try the chicken salad with puffed buckwheat turmeric and coconut, or Rosebank's signature brown butter doughnut, 'lightly rolled in salted spiced sugar'. Rosebank's sleek Oak Room makes a great meeting or private dining space for up to 18.

rosebankkitchen.co.nz

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MINUTES



THE TASTING SHED, KUMEU

A regular in Metro's top 50, Ganesh and Jo Raj's restaurant in Kumeu is all about bold flavours from around the world, with an equally global wine list. Inside, there's a relaxed, rustic feel with hanging lanterns; outside, a glorious garden where you can recline, sip or snooze on a beanbag. There are some lovely spaces you can hire for parties, too. Substantial, innovative tasting plates ensure a dining experience you may not expect in this rural environment. Try the beef brisket pancakes with kimchi, radish, peanut and cucumber. Dessert? How about churros with pear, pumpkin, salted caramel and spiced pecans.

thetastingshed.co.nz

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MINUTES



WHOA STUDIOS, HENDERSON

A Japanese artist crocheted 70 kilometres of coloured nylon for two years to make this incredible piece of 'play art'. Watch your kids disappear inside it and pop out somewhere else. Nearby are movie set-quality attractions such as a Rocket Ship and Mission Control, a Dragon's Castle and Pirate's Cove. Also within the complex is Ben Bayly's 'modern family eatery', The Grounds. By night it glows with many beautiful lanterns; by day it opens to the play areas outside. There's also a working film studio and a theatre space where Whoa Studios run workshops and fun theatrical productions.

whoastudios.co.nz

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MINUTES



SPA DI VINE

Much loved by brides, couples and girl's weekenders, Spa Di Vine has been nestled in the Kumeu vineyards for over 15 years. Within the Mediterranean-inspired architecture, its regular clients enjoy a hydrotherapy spa pool, sauna, terraces, courtyards and all the beauty treatments one could wish for. There's a wide range of couple's packages too, with special treatments such as hot stone massage, herbal infusion massage, mother and daughter indulgence, or the full romantic luxury retreat.

spadivine.co.nz

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MINUTES



TREE ADVENTURES, WOODHILL FOREST

This confidence-building adventure is one for the whole family. There are 10 different courses at Tree Adventures which range from three to 14 metres above the ground. Get up there with the kids as you all navigate high-wire activities, many of which will include some of Tree Adventures' 18 flying foxes: nearly a kilometre of crazy-good fun in total! There are levels for all different ages and abilities from novices through to hardened adrenaline junkies, and all in the natural surrounds of the magical Woodhill forest.

treeadventures.co.nz

29
MINUTES



KAIPARA HARBOUR CRUISES

This half-day trip departs from Parakai and cruises up the Kaipara Harbour – the largest in the southern hemisphere. It covers 947 square kilometres, and a good spring tide will shift nearly 8,000 million cubic metres of water into the harbour. You'll see pa sites, bush camps and birdlife as you listen to the marvellous Terry's commentary. The trip retraces historic trading routes in the harbour going back to the 1840s; Terry's stories of sailing ships and steamers are legion. Then indulge in a leisurely lunch at the award-winning Jetty Café at Shelly beach on the south-western shore of the harbour before tootling home. Bookings essential.

kaiparacruises.co.nz

29
MINUTES



HELENSVILLE RAILWAY STATION

The old railway station on the north edge of Helensville township is home to an excellent little café called Ginger Crunch, an antiques store and Patiki Gallery, which always displays some great local art. There's a museum on site too (open weekends only) which tells the story of Helensville's rail heritage. The present station was built in 1880 – the Kaipara Harbour was buzzing then, processing tons of timber, flax, and kauri gum. The Northland Express commuter train to Whangarei opened in 1923, and Helensville was a regular refreshment stop en route.

helensvillerrail.org.nz

29
MINUTES



THE WAINAMU HILLARY TRAIL TRAMPERS' CAMP

This picturesque campground is around half way between Te Henga (Bethells Beach) and Muriwai on the outstanding Hillary Trail. Wainamu Lake is nearby, with its enormous, surreal sand dunes, bush walks and waterfalls. You can bring your own tent to the little campground and take advantage of the shared camp kitchen, firepit and heated outdoor bath under the stars, or glamp in the fabulous luxury tent onsite which can sleep up to eight. Jim Wheeler created the experience, inspired by the high-end safari tents of Africa. Enjoy recycled wooden floors, NZ-made linens and optional produce from Jim and Anna's nearby farm for breakfast.

[Facebook: Wainamu Hillary Trail Trampers Camp](https://www.facebook.com/WainamuHillaryTrailTrampersCamp)

Moulding the System *to Suit the Students*



Hobsonville Point Primary is fizzing this year. Principal Daniel Birch needs superhuman abilities to keep a handle on his not-so-little school in which the roll has grown from around 270 at the start of 2017 to over 400 in early 2018.



There's a built-in capacity for 690, but Daniel's certainly in no great rush to reach that number.

There are some solid positives in this growth. More sports teams can be put together – last year they played ripper rugby, basketball, badminton, table tennis and more, and sent a team to zone athletics. But outside play will need to be a little more planned – no more whizzing around everywhere on bikes; they'll have to at least all go in one direction.

The collective student voice is strong here and they used it to their advantage in an imaginative 2017 theatre production, Return of the Moa. Students wrote, designed, made props and auditioned actors for the show; it wasn't high-budget, but it was all their own. They also organised a ski trip, school camp and a fundraiser.

There are well-researched and proven benefits in the school's approach which engages students much more broadly in organising their own learning. There's constant global interest in the way they're going about it here. In 2017 the school has had visits from educators from the UK, USA, Canada, Thailand, Korea and Australia, all interested to see how a re-imagined education model works.

“We don't teach to a system here, we teach students. We make the system work for each individual.”

“We don't teach to a system here, we teach students. We make the system work for each individual,” says Daniel. Up the road at the high school this philosophy continues. Daniel's own son, who has dyslexia, had the compulsory literacy credits removed from his physics assessments. It worked for everyone.

“Take the open-plan teaching,” Daniel says. “It gives both teachers and students freedom to work the way they need to and through which they'll achieve their best results. Some may need to spread out on the floor, some may prefer a desk in a corner, others may work best on a round table in a group. If it works for the learner, we'll back it.”

Daniel has sourced, with relief, six new teachers who have lots of new energy and ideas for the 2018 school year. They're enjoying collaborating with a bunch of highly proactive senior students (aged 10-11 years) who are excited about the new projects they're underway with.

Top: (from left) Mason Teau, Oscar Gerrard, Lachlan Carrodus, Jade Currie, Charlee Robinson.

Centre: A flexible learning environment means students can choose to work in the way that suits them best.

Bottom: Papier mâché props made by students for their end-of-year concert, Return of the Moa.



Principal Maurie Abraham with Year 12 students.

Excellence Endorsed *Hobsonville Point Secondary School has made a brave decision regarding NCEA and it's paying off for students.*

There's an air of quiet satisfaction this year around Maurie Abraham, Principal of Hobsonville Point Secondary School. But heading towards the end of 2017, it was another matter. The first cohort of his Year 12 students to controversially bypass NCEA Level 1 were about to sit their NCEA Level 2 external exams; the collective breath was held as the community awaited the results in January.

Maurie wasn't particularly surprised by the results, but some were. “We couldn't be happier with how things have played out,” he said in his blog. “Our students have achieved NCEA Level 2 to expectation, and the level of Merit or Excellence-endorsed qualifications was higher than expected.”

The ethos behind going against the status quo and dropping NCEA Level 1 in 2016 was mostly about student wellbeing. Stress levels for 15-year-olds entering the NCEA system are high, and yet for most students the Level 1 qualification is superseded by Level 2 and/or 3 in the following years. “All of us on the staff had seen many examples of over-stressed

kids in Year 11 who were losing all engagement with deep learning in their pursuit of credits,” says Maurie.

“All of us on the staff had seen many examples of over-stressed kids in Year 11 who were losing all engagement with deep learning in their pursuit of credits.”

All those credits require constant assessment, resulting in relentless paperwork for teachers. This further limits deeper learning in context – there simply isn't time to explore interesting subtopics. International studies have confirmed that a credit-focused educational model promotes superficial learning, not the quality stuff that sticks with us.

Is the school worried about keeping up motivation throughout the year, without the framework of assessment and examination? Maurie is emphatic: “Students aren't

motivated by continual high-stakes assessment. They're motivated by challenge and inquiry in areas they're interested in and see as authentic.”

It was tough to convince parents to come on board with the new system, he admits. “They were concerned that their children might not be prepared well enough for externals and that less formal assessment meant less learning.” But many parents were very keen to tackle teenage anxiety, so after much discussion they were prepared to give it a go. Happily, the results spoke for themselves.

A 2018 NCEA review is already in progress, and Maurie hopes the HPSS experience can contribute to it. He's already thinking of a three-year journey towards a single qualification, instead of getting “hung up on where every kid's results are sitting at the end of each calendar year”.

For Principal Maurie, quality learning occurs when there's less stress – and at HPSS the students seem to be proving him right.



Launch Bay

Launch Bay, a new neighbourhood within Hobsonville Point, will include a mix of apartments, townhouses and stand alone homes.



The 4.2ha area has a waterfront edge and the historic Marlborough Oval at its centre. Winton Partners is developing Launch Bay. As part of the project they'll incorporate the restored Married Officers' houses and a seaplane hangar into the new precinct.

Launch Bay will further boost Hobsonville Point's growing number of parks. The Southern edge of the oval will be enhanced with seating and trees. East of the oval, a new pocket park will provide a play area for toddlers and young

children, and a green, shady corner for watching activities on the oval.

At the northern tip of Launch Bay, a lookout at Jimmy's Point will offer spectacular views over the upper Waitemata. From the oval at the centre of Launch Bay you'll be able to follow the coastal walkway to the waterfront and Catalina Bay's restaurants, bars and shops within a few minutes.

launchbay.co.nz



An artist's impression of the north-facing Launch Bay neighbourhood.

In Wood We Trust

The Grounds apartments are being manufactured in a factory using engineered timber. This innovative approach is just the kind of change we need to see in the building industry and has all sorts of benefits for homeowners.

Tall Wood is manufacturing the 42 apartments that will make up The Grounds as a series of components in their Matamata factory, including walls, floors, roofs, structural members and decks. They'll then truck the components to the site, assemble them into buildings and finish the interiors. Kitchens and bathrooms will also be pre-built in the factory. Although innovative for New Zealand, this is a proven way to build in Europe and Scandinavia. With the help of digital technology the process can be made faster and more accurate. Speed of production helps increase the cost-effectiveness of the buildings and precision makes for a high-quality, warm, healthy, weathertight home.

42 APARTMENTS | 4 BUILDINGS | 3 LEVELS | 31-85M² | 1 BEDROOM FROM \$515,000 | 2 BEDROOM FROM \$700,000

thegrounds.co.nz



Kerepeti Takes Shape

Kerepeti is taking shape over two sites on Hobsonville Point Road just a few steps from Hobsonville Point's two schools. Swap the school run for hugging the kids and nudging them out the front door in the mornings! Ngāi Tahu Property has teamed up with the NZ Super Fund and New Ground Capital to deliver 208 homes across two neighbourhoods, Uku and Kerewhenua.

Kerepeti means 'pliable clay' in Maori and the neighbourhoods are named after the pure white (Uku) and yellow (Kerewhenua) clays of the peninsula. The names also pay homage to the ceramic and brickworks yards that used to line Hobsonville's foreshore in the 1800's.

Kerepeti offers a variety of terraced houses, apartments and walk-up apartments in one to four-bedroom options at prices ranging from \$645,000 to \$1.3 million. Thirty-four apartments and walk-ups will be available through the Axis Series affordable home ballot for first home buyers.

We're excited about the 47 homes being built for use as long term rentals. The properties will be owned and

Kerepeti is taking shape over two sites on Hobsonville Point Road just a few steps from Hobsonville Point's two schools.



managed by New Ground Living. They'll offer lease terms of up to seven years to give tenants stability while still being able to shorten their lease if their circumstances change.

Kerepeti's first terraced homes were close to completion as *Point Life* went to print and both neighbourhoods are expected to be fully developed by the end of 2019. Plans and prices are available at the display suite on the corner of Hobsonville Point Road and Glidepathw Road – open 10am to 4pm daily.

kerepeti.co.nz

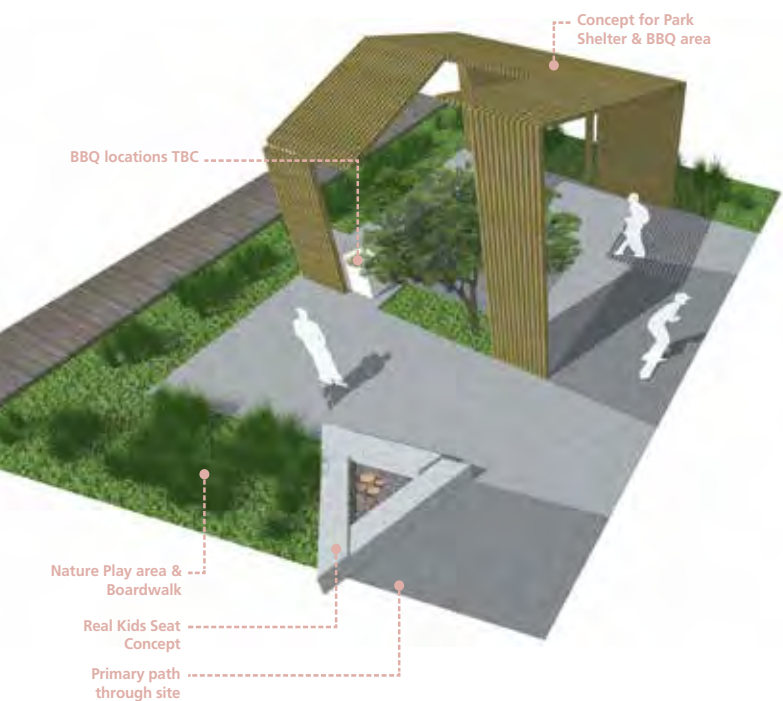
The Married Officers' Houses

Four gracious waterfront homes built to house officers and their families on the base are in the process of having their exteriors fully refurbished. The homes are being made ready to be sold, allowing the new owners to renovate the interiors to their taste. The houses will come with consented plans for extensions to protect the view shafts to the water for other residents.

To find out more contact Winton Partners at launchbay.co.nz/contact



Real World Project for Students



A planned neighbourhood park a couple of blocks from Hobsonville Point Secondary School has been designed by a group of students.

Master developer AVJennings’ has a big and complex role overseeing the delivery of homes and infrastructure in the Buckley B, but they’ve had some help lately from an unexpected quarter. A group of Year 9 and 10 students have developed a range of concept designs for a neighbourhood park and are now helping guide their designs through the planning and consenting process. The students were briefed last year and urban designers from Isthmus have been into the school to show them how their initial concepts can be refined and developed into a detailed design.

Three senior students also designed play elements, including Year 12 student Matthew Van Gils, whose maze-like ‘chill out’ space will be incorporated into the 4000 square metre park. The design for the triangular structures was partly inspired by the angles and slopes of the area’s old homes, the 17-year-old said.

With help from Isthmus, the students have taken



Matthew’s design submission

the design to a local board community forum and workshopped it with iwi and the community. All feedback will now be incorporated into a final design and the park plans will be submitted for resource consent.

A triangular seat designed by the children, families and staff of the Early Learning Centre will also form part of the plan. The seat is inspired by learnings about respect and guardianship (kaitiaki) and is intended to be a beautiful, playful place where people can meet.

Iwi will name the park and, all going well, it will be consented and completed by the end of the year.

Kids ‘at Home’ in Grand House

This year everyone’s favourite house will once again have little feet pounding its floorboards. Mill House, which was built for aviation pioneers Doug and Audrey Mill in 1930, will open as a Bear Park early childhood learning centre mid-2018. The centre will initially take 50 children aged 2 to 5 years of age, with another 25 spaces available once a planned infant and toddler building is completed.

The Mills set up a flying business at Hobsonville in 1927, Mill’s Aerial Survey and Transport Co., operating from a hangar at Hobsonville until 1937. During World War II, Mill House housed Royal New Zealand Air Force trainees, the Women’s Auxiliary Air Force and the nursing sisters. The site was bare when purchased by Doug Mill, and all landscaping and tree planting were to his design. Many

of those original trees remain, including a magnificent Moreton Bay Fig. Bear Park have begun work to restore Mill House to its former glory, removing many of the changes made to it during the 1970s.

Established in 1986, Bear Park is New Zealand owned and operated, with 10 centres in Auckland and Dunedin. Learning programmes are inspired by the Reggio Philosophy, from Reggio Emilia, in Italy, which fits within the New Zealand Early Childhood Curriculum Te Whaariki.

Chris Cole of Bear Park says, “Hobsonville Point is a stunning community with a great heart and Mill House is the type of property we love to work with. We have other centres in historically significant buildings around New Zealand and find these make wonderful, homely spaces



for children. Mill House’s large grounds are also very attractive in a city where open spaces are becoming more difficult to find.”

To find out more about Bear Park Hobsonville Point, contact Sue Stevely-Cole at sue@bearpark.co.nz, or visit their website www.bearpark.co.nz.

What happens to the houses we can’t keep?

Housing our city’s growing population without using up all our green space means using our available land more wisely.



The development at Hobsonville Point is aimed at supplying more homes to Auckland, and it’s also important that those homes are of a high quality so that they are healthy to live in. We’ve removed around 250 old homes built in the 1940s and 50s. They will be replaced with warm, dry, modern homes, but nobody likes to see waste of precious resources. With time and care these old homes can be brought up to current insulation standards or the precious resources in them, such as native timbers, can be recycled.

To that end, we offered the old homes to local iwi first. Many of the houses have been taken to family land to be made ready for whanau. We will sell the remainder to house removal companies. Generally they resell quickly, and go straight from Hobsonville Point to their new owner’s site. Some of the houses have to be demolished because they can’t be moved or they’re contaminated, but we save timber and fittings wherever we can. Stoves, heat pumps and baths are always welcomed by community groups and a large load of windows has been sent up to Tonga.

Highlights from our latest Sustainability Report

29%
LESS POWER

Hobsonville Point households use 29% less power than the Auckland average.

80%
LESS CONSTRUCTION WASTE

Our construction recycling programme is diverting 80% of all building and demolition waste away from landfill.

78%
CLOSE TO BUS STOP

Over 78% of homes are within 400m of a bus stop.

31%
LESS WATER

Households in Hobsonville Point use 31% less water than the Auckland average.

97%
FEEL SAFE WALKING

97% of residents surveyed feel that Hobsonville Point is safe for pedestrians.

Over 10,000 native plants have been grown on site from locally sourced seed and re-planted to public areas since 2014.

Back to Base

Jan and Steve Franklin lived at the Point when it was a military base and Steve was Commander of the SAS. Now the chance to live near family has drawn them back.



Jan is a Shore girl through and through; her dad was the Four Square grocer in Takapuna many years ago. She married young, but separated when her daughter Sally was four years old. She worked for many years at Michael's Hair Salon, then became a real estate agent on the North Shore – a new occupation for women in those days. She and Sally settled in a villa in Devonport, and after meeting Steve on a blind date Jan married him there in 1984.

Steve was born in Dunedin, but did his initial police training in Trentham and after graduation was posted to Auckland. By the time he was 20 he'd transferred to Hong Kong as an Inspector – one of 700 European police officers out of a 30,000-strong force in the Wong Tai Sin precinct. It was 1970 and the Vietnam War still had a few years to run but "Hong Kong was like Disneyland for adults," he recalls.

Two years later, Steve moved to the UK, where he was employed as a Security Investigator at Harrods in London. But it wasn't long before he became disenchanted with his safe suburban life and joined the Parachute Regiment.

Returning to New Zealand with a wife and twin sons, he rejoined the NZ Police to become a detective in Auckland. Steve separated from his first wife and eventually met and married Jan. Soon afterwards he applied to the SAS, was selected, and by late 1985 the couple were living in Singapore; a year in Kuala Lumpur followed. A promotion to Lieutenant Colonel saw them posted to Egypt. "It was fantastic – we felt at home there," says Jan, as she recounts stories of souks and trips on the Nile.

On returning to NZ Steve was posted to command his own unit at the Hobsonville airbase. We can't say much for security reasons, but both Steve and Jan have very fond memories of those times. In fact, there's still a physical

trace left of their own occupation: Steve planted Indian bead tree saplings in his compound, adjacent to the Community Centre. "It's hard to imagine we once landed C130 Hercules on the airstrip here," he says.

Jan's daughter Sally is a health professional; she spent 13 years as a local Parkinson's educator, and now works for Geneva Healthcare performing assessments for in-home assistance. Her son Charles is 21 and recently graduated from AUT. When he went flatting a couple of years ago Sally realised that her previous home was unsustainable. "I was working to pay the pool guy, and the pool never got used." Around the same time, she invited her friend and ex-neighbour Pauline to come with her to see what was going on at Hobsonville Point. By that afternoon they had both bought their new homes off the plans.

"I was a bit nervous about doing it that way, but in fact it was really easy. There was quite a bit of flexibility in the interior, it was finished ahead of schedule, and when I had a couple of meltdowns, Jalcon managed them really well."

Sally says she loves a lot of things about living here.

"I was used to living in a cul-de-sac with a great community and nothing has changed. There's a mix of people here, with young families, teenagers and older people. I feel very safe, everything's within walking distance, and the fact that it's all new with virtually no maintenance is just divine."

Charles, Jan, Steve and Sally on the coastal walkway

Luxury Homes *Make the Most of Idyllic Setting*

Classic Group is on target to have the first 83 of an eventual 203 homes in the Hudson neighbourhood completed by Spring this year. As we were going to print Classic was getting ready to release 18 premium homes to the market for purchase off the plans, priced from \$1.8m. These homes overlook the coastal walkway and have idyllic views of the bush and harbour. Classic has commissioned three top architectural practices – Isthmus, Sils van Bohemen and Bossley Architects – to each design six homes.

Bossley Architects' designs (pictured) are indicative of the quality of all 18 homes. Exterior timber screens on the 'Headland Houses' face the coast, mimicking the facets in the cliffs and visually extending the headland from the water. Terraced gardens provide a place to sit and enjoy the views of the coastal scenery while providing privacy from the walkway. Each house has

excellent sun as well as shelter from the prevailing winds.

With floor plans of around 250 square metres, four bedrooms, two living rooms, multiple bathrooms and a double garage, these are big homes that make the most of their coastal setting. The location puts their owners just a five minute walk from Catalina Bay's shops and restaurants via the coastal walkway.

Nearby, Classic Group is creating a new park in an area already graced with a lovely old stand of pohutukawas. HQ Park – so named because it is situated behind the old Air Force HQ building – will have seating, a climbing structure for the kids and barbecue facilities. At the other end of the Hudson neighbourhood are the magnificent Mill House gardens planted in the late 1920s, the majority of which have been made public reserve.

She's happy and relieved that her Mum and Steve are moving in. "You have to think of the future, and we'll be able to look after each other."

Jan says that living near her daughter again has been a key motivator but the lack of maintenance will also be very welcome; and they want to make the move now when they want to, not when they have to. Jan looks out at their extensive Greenhithe grounds through the French doors. "We've loved our 23 years here but it's time for someone younger to take over and enjoy improving the house and gardens."

The couple are excited about the smart, edgy design of their brand-new Jalcon home and they'll still be busy enough to look forward to coming home to it. Jan volunteers at the St John Op Shop in Link Drive, Wairau Park and helps St John fundraise.

Steve, although he's winding down a few of his many senior board roles (he's involved with the National Party, Vanguard Military School, the NZ Artillery Band, St John and the NZSAS Trust), has found new self-employment – making gin!

A brewing kit given to him by Sally started him off, and now he's becoming something of an aficionado – or will be, "if you can get me off the balcony." When we visited he was busy working out how he could make a minor alteration to the design of their new home so he can house his gin still.

New homes in the Hudson neighbourhood, designed by Bossley Architects.



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 stand alone homes, townhouses and apartments. Hobsonville Point is AVJennings' first project in New Zealand. The company was chosen by HLC 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



Classic Group
Master Developer for Hudson Precinct

Classic Builders is New Zealand's third largest building company and is part of the Classic Group. Driven by innovation and quality, Classic Builders offers clients a range of options within Hobsonville Point with the sole purpose of bringing their dreams to life. With over 5000 satisfied clients to date, the company is focussed on people and process. We employ great people, have strong supplier and subcontractor relationships, and are continuously improving our process to provide clients with the best building experience possible. The Classic Builders show home is modern and inviting, combining clean lines with a combination of materials. A clever floor plan maximises space and ensures privacy and comfort. The showhome is located at 11 Liquidambar Drive and is open 10am-4pm, seven days a week.

Ph: Lorraine on 021 906 484 or
Sue on 021 837 602
classicbuilders.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 of 64 villas and 90 apartments is well underway and a strong community is now forming. All villas have been completed and the apartments are selling now.

Ph: Joan Vujcich on 09 213 7333
for an appointment to view.
waterfordathobsonville.co.nz



Who's Building
Your New
Neighbourhood
and Home?

When you buy at Hobsonville Point you will
be buying into a neighbourhood developed
by one of our master developers.

Your new home will be built by one of our builder partners. Each one of these companies has been selected because of their reputation for quality and their ability to build at the scale and pace we require. Between them they offer several distinct neighbourhoods, each with their own unique character, and a huge range of housing options.

Priya Kim is a construction cadet for Classic Group. She is training to be a Project Manager.

GJ Gardner Homes

Our latest release of architecturally designed contemporary homes is in the Buckley B precinct at Hobsonville Point. With a range of duplex, terraced and stand alone houses, all with great indoor-outdoor flow to private courtyards, there is a design available to meet your needs. All homes feature double glazing, extra insulation, rainwater capture and a weather-tight warranty, meaning running costs are kept low and the houses meeting sustainability criteria. These GJ Gardner homes provide urban living at its best.

Ph: 0800 45 42 73
gjgardner.co.nz



Fletcher Living

Fletcher Living is now well established at Hobsonville Point, offering stand alone, duplex and two-level terraced homes. Quality construction and superior finishes are a hallmark of these elegant homes designed by Collingridge and Smith Architects. 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 are offering our homes completed, so there's no need to wait for construction: buy now, move in tomorrow and enjoy.

Ph: Dene Moss-Mason on 021567100
fletcherliving.co.nz



Jalcon Homes

How do you like to live? Choose from a selection of high quality homes that complement any lifestyle. Airy apartments, spacious terraced or stand alone homes, designed by award-winning architects, and built by Jalcon craftspeople, for whom quality is non-negotiable. We have more than 20 years' experience designing and building homes in Auckland and have earned the accolade of Auckland's Most Awarded Builder. We build homes to last. We are proud of our work, which we guarantee in three different way. Visit us at Hobsonville Point and discover a range of properties to suit your lifestyle, at a range of price points to suit your budget.

Ph: 0800 77 11 11
jalcon.co.nz



Ngāi Tahu Property

Ngāi Tahu Property is a leading New Zealand property development and investment company. Incorporated in 1994, Ngāi Tahu Property is a commercial enterprise with values that are shaped and defined by its owners – the people of Ngāi Tahu. As part of its business ethos, the company has an intergenerational approach to investment and a commitment to developing environmentally sensitive buildings and communities, most recently illustrated by residential developments Wigram Skies and Prestons in Christchurch. New to the Auckland market, Ngāi Tahu Property has joined forces with like-minded partners, NZ Super Fund and New Ground Capital to deliver 200 new homes in Kerepeti at Hobsonville Point.

Ph: Geri Kerr on 021 989 721
ngaitahuproperty.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



Tall Wood

Tall Wood is changing the way New Zealand goes about building. We help our clients produce high quality buildings quickly, cost-effectively and sustainably. Tall Wood designs building components, then we 'pre-build' them in our factory, take them to the site and assemble them to form the building. At Hobsonville Point we're working with Twenty Twenty Property Partners to create The Grounds – 42 apartments in three low rise buildings. These apartments are being built by Stanley Construction using materials and methods common in Scandinavia and Europe. Take a look at the story on page 23 to find out more.

tallwood.co.nz



Universal Homes

With 55+ years experience building homes for New Zealanders, Universal Homes is well known for its innovation and exceptional quality. We call our process for delivering quality, designer homes of outstanding value, 'the Living Difference'. Each Universal Home is pre-designed utilising advanced planning, long lasting materials and value for money features. At Hobsonville Point we offer a great selection of 1-5 bedroom homes in exciting styles and plans, including stand alone, semi-detached and terraced options. Universal Homes is proud to be Hobsonville Point's largest building partner. No progress payments are required on a Universal Home.

Ph: Steve Lindsey on 021 963 978 or
Marie Hansen on 021 998 301
hobsonvillepoint.universal.co.nz





4 2.5 2 **\$1,399,000**

LOT 27, BUCKLEY AVE

HUDSON

- Spacious open plan living to north
- Amazing kitchen with butlers pantry
- Separate upstairs family/media room
- Side by side double garage
- Reserve outlook - move in now!

Call Sue Hetherington
on 021 837 602



3 2.5 1 **\$799,000**

LOT 4, HOBSONVILLE POINT ROAD

HUDSON

- Terrace living at it's best
- 5 mins walk to ferry terminal
- Reserve outlook
- Lock up and leave living
- 10% deposit, balance on completion

Call Lorraine Oates
on 021 906 484



4 2 2 **\$1,249,000**

1 PEIHANA ROAD

CATALINA

- Modern Standalone family home
- Generous open plan living
- Light and open spaces
- Quality build and well thought out design
- Location is key

Call Christina Tubman
on 027 334 4752



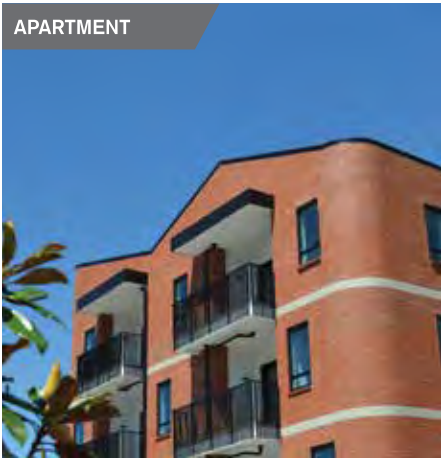
4 2 1 1 **\$909,000**

18 ONEKIRITEA ROAD

CATALINA

- Spacious four bedroom home
- Premium corner section
- Stylish open plan living
- Fully fenced outdoor patio & living
- Perfect family friendly location

Call Christina Tubman
on 027 334 4752



1, 2 & 3 1 & 2 1 **\$525,000 - \$830,000**
(Subject to change)

BERNOULI GARDENS

CNR NUGGET AVE & HOBSONVILLE POINT ROAD

- Completion from April to July 2018
- Freehold apartments
- Residents lounge & landscaped gardens
- Quality build and interiors
- Bernoulligardens.co.nz

Call Maria Salmon
027 274 0573



2-4 1-2 1-2 **\$680,000 - \$1,240,000**
(Subject to change)

KEREPETI / UKU

BUCKLEY B

- Developed by Ngāi Tahu Property
- Homes for sale are released in stages
- Choose from apartments or terraced townhouses
- Completing from May 2018
- Opposite Hobsonville Point Secondary School

Call Chuck Zhu
0800 299 099
Colliers International NZ Ltd
Licensed under REAA 2008



2-4 1-2 1-2 **\$645,000 - \$1,325,000**
(Subject to change)

KEREPETI / KEREWHENUA

BLOCK 14

- Spacious apartments and terraced townhouses
- Developed by Ngāi Tahu Property
- Homes to suit all life stages
- Enjoy low maintenance living
- Walking distance to Hobsonville Point schools

Call Duncan Macdonald
0800 299 099
Colliers International NZ Ltd
Licensed under REAA 2008



1-2 1 1 **\$535,000 - \$755,000**

THE GROUNDS

BUCKLEY

- North East facing
- Boutique building
- Open plan living & dining
- Car park & storage included
- Unique construction

Call Julie Quinton
on 021 894 071



3 1.5 1 1 **\$829,000**

58 MAPOU ROAD

BUCKLEY B

- Brand new designer terraced home
- Stylish open plan living spaces
- Ultra-chic and ultra-modern
- Indoor-outdoor flow
- Fully fenced and landscaped

Call Marie Hansen
on 021 998 301



3 2 1 1 **\$909,000**

99 HOBSONVILLE POINT ROAD

BUCKLEY B

- Three level, designer inspired home
- Stylish open plan living spaces
- Designer kitchen
- Top level Master retreat with balcony
- Sunny patio area

Call Steve Lindsey
on 021 963 978



3 2 1 **From \$1,075,000**

BUCKLEY AVENUE

SUNDERLAND

- 3 bedrooms with large study area
- Private north/east facing courtyard
- Sunny indoor/outdoor living
- High level showhome specification
- Superb elevated coastal location

Call Sales Team
on 0800 77 11 11



3 2 2 **From \$1,860,000**

SUNDERLAND AVENUE

SUNDERLAND

- Only 4 available
- Optimal north facing living
- Sarked raked ceilings in living area
- Freedom to personalise your interior
- Superb elevated coastal location

Call Sales Team
on 0800 77 11 11



1 1-2 **From \$760,000**

QUARTERMASTER APARTMENTS

SUNDERLAND

- Limited studio pacific architecture boutique design
- ~77m² ground units w/garden or ~85m² upper units w/terrace
- Located on desirable Sunderland neighbourhood park
- 10% deposit, balance on completion
- Under construction now, complete early 2019

Call Matt Silver
on 09 300 6336



3 2 1 1 **\$865,000**

LOT 19, IAN MORRISON ROAD

BUCKLEY B

- Architecturally designed contemporary home
- Duplex design with great outdoor flow
- Living downstairs and bedrooms upstairs
- High level of insulation specification
- Stunning kitchen with Fisher & Paykel appliances

Call the Sales Team
0800 454 273



4 3 1 1 **\$1,450,000**

LOT 29, BOMB POINT DRIVE

CATALINA

- Stunning large architecturally designed contemporary home
- 4 bedrooms with 1 downstairs – perfect for guests
- Separate living spaces to meet your entertaining needs
- Entertainers kitchen with scullery and island
- Sunny north facing aspect

Call the Sales Team
0800 454 273



Come and visit
our show homes.
Open daily from
10am-4pm

Visit the Information Centre, 1 Hastings St
for show home locations.

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 2018) but may now have
sold. Please go to hobsonvillepoint.co.nz to see an
up-to-date price list.

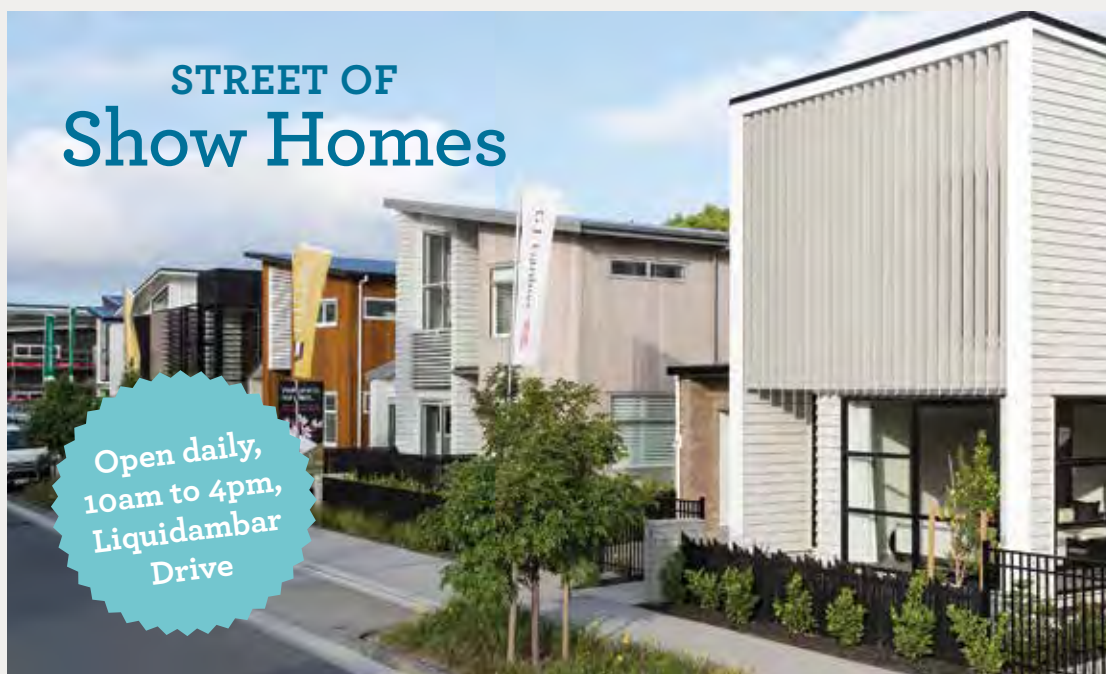
Get to Know the Point



**Hobsonville Point
Information Centre**

OPEN DAILY – 10AM TO 4PM

1 Hastings Street (behind Catalina Café)



**STREET OF
Show Homes**

Open daily,
10am to 4pm,
Liquidambar
Drive



AUCKLAND • NEW ZEALAND
**CATALINA
BAY**
AKL BAY NZ

**FARMERS
MARKET**

HOBSONVILLE POINT



**EVERY SAT AND SUN
8.30AM TO 2PM**

Catalina Bay (parking on Launch Road)

Visit this Weekend – hobsonvillepoint.co.nz

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.