

# Point Life

ALL ABOUT AUCKLAND'S NEWEST TOWNSHIP

ISSUE #9

RIGHT-SIZING  
*the home that's right for  
you*

SUSTAINABILITY  
*how is it measured?*

MEET THE DOGS  
*of Hobsonville Point*



HOBSONVILLE POINT  
Moments away, a world apart.





The trees are reaching for the sky and the Waitematā Harbour is sparkling at Hobsonville Point. In our 9th annual issue of *Point Life*, we're excited to show off Auckland's newest township as it changes and grows.

New precincts are underway and the established neighbourhoods are looking even more inviting than ever. Hobsonville Point's community parks are getting lots of love and the newest addition to Harrier Point Park, Te Kanohi o Te Manu / The Eye of the Bird, is a work of art as well as a play experience for people of all ages. The Point is an inviting place for our canine friends too – head to page 9 to meet the dogs of Hobsonville Point. Come for coffee or lunch at Little Creatures pet-friendly restaurant and take a jog along the awesome coastal walkway loop.



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

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Happy times in  
***Hobsonville Point***

*There's a real feeling of community in Hobsonville Point and with every new person, couple or family that moves here our sense of community is increasing.*



Part of the new Didsbury Art Trail, Estuarine by Louise Purvis winds its way over and around a gabion retaining wall.

The halfway mark has been reached, we now have 5500 people living at Hobsonville Point. Our eventual goal is 11,000, and we're building more than one house per day to meet that objective and to provide more affordable homes for Auckland. The exciting new concept of modular homes is also coming to Hobsonville Point this year, with builds planned for sites near Nugget Avenue.

In 2019, the organisation looking after the development here changed, although only in name. What used to be called HLC is now Kāinga Ora – Homes and Communities. Kāinga Ora is the bringing together of Housing NZ, KiwiBuild and HLC. So it's a case of 'new name, same team' with the same commitment to making Hobsonville Point a great place to live.

Te Ara Manawa – Hobsonville/Onekiritia coastal walkway opened last year and it's even more popular than we hoped. Locals and visitors are out enjoying the native bush-lined path and harbour views every day of the week.

And speaking of walking, we have another fantastic trail that opened on the first weekend of March, the Didsbury Art Trail. We are lucky to have so many larger-than-life public artworks by top New Zealand artists in our neighbourhood and now you can see them as part of a specially curated walk.

The Didsbury Art Trail is a gentle 5km wander along the coastline, through parks and streetscapes, taking in unique

heritage sites and urban design features along the way. The trail includes the newly opened Te Kanohi o Te Manu / The Eye of the Bird, a spectacular artwork.

The epic sculpture has an epic story behind it too, you can read about it on page 8 or listen to the artist interview online as part of the Didsbury Art Trail. We've created entertaining podcasts with all the artists which is an awesome new layer to the experience. Visit the Hobsonville Point website to learn more and download the podcasts and map.

Our weekend ferry trial has been successful, which means AT can continue the service for residents and visitors. The trial was funded by Kāinga Ora, the builder partners and the Hobsonville Point Residents Society. Read about the residents' society team and their plans for 2020 on page 26.

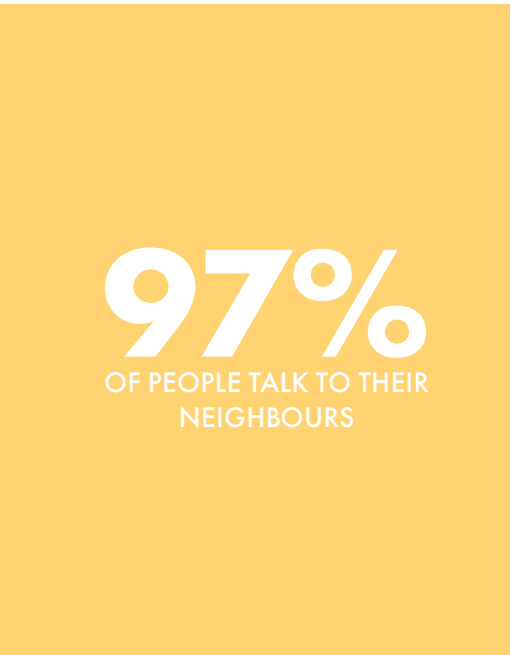
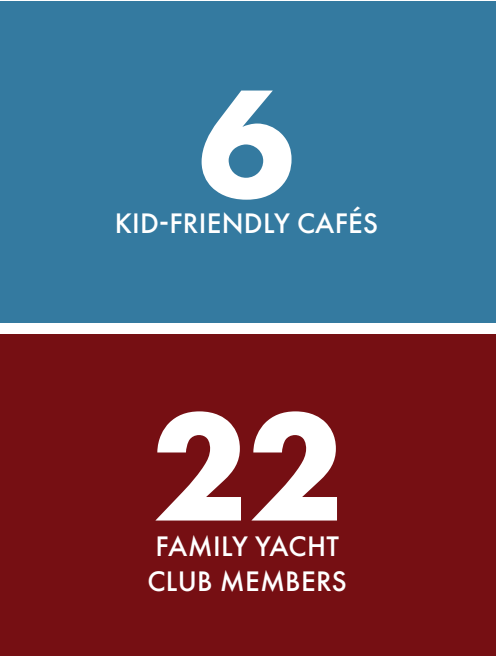
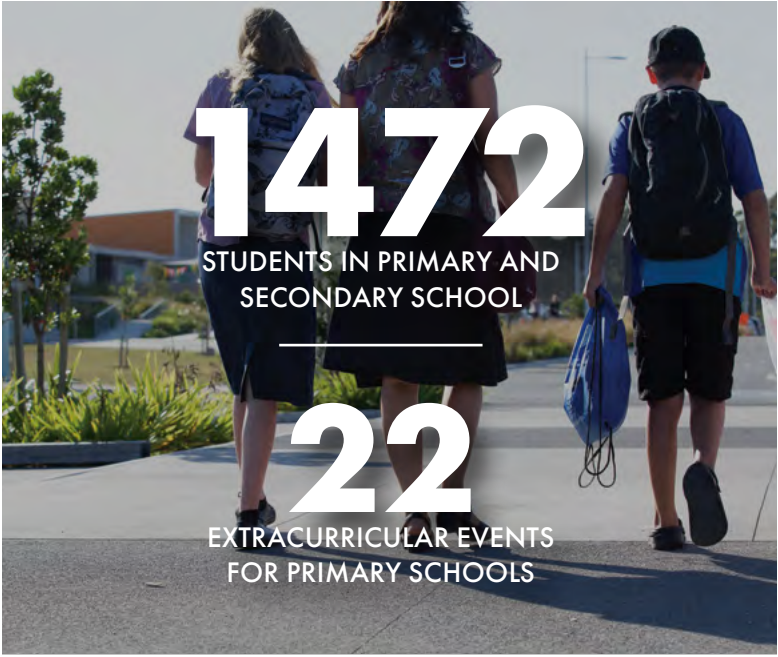
With fantastic art, new homes and new green space openings like Western Park and Sunderland Gully, along with our continuing commitment to enhancing the development, life at the Point is really humming along.

*LMcDowall*

**Caroline McDowall**  
Acting Deputy Chief Executive  
(Joint) at Hobsonville Point



THE POINT BY NUMBERS





# The ‘little creatures’ of Catalina Lager

Yeast, the heart and soul of the beer-making process. “Tiny microorganisms, the ‘little creatures’ present in yeast, are responsible for converting sugar into alcohol and producing all the by-products and flavours present in beer,” explains Udo Van Deventer, Head Brewer at Hobsonville Point’s Little Creatures microbrewery.

“The original Little Creatures brew was the pale ale where they actually keep a little yeast in suspension. That’s why pale ale has a little haze to it.”

The first ‘Creatures’ brewery was established some 20 years ago in Fremantle, Perth. Since then, it has opened smaller breweries around the world, including London, San Francisco, Hong Kong, Singapore and early last year, Hobsonville Point.

“The owners identified a gap in the market at Hobsonville Point. Here was this nice, new community in a beautiful area looking for a place to meet and socialise, have some good food and try some interesting beverages,” says Udo.

One of those beverages is the Catalina Lager which was named after the Little Creatures’ Hobsonville Point home in Catalina Bay.

“Creatures is all about setting something up for the community. That’s our identity, really. In Freo’ (Fremantle) we have the Elsie, a house ale named after the owners’ beloved Kombi van which embodies the Western Australian laidback lifestyle.”

Catalina Lager launched last year to coincide with Little Creatures’ opening weekend. The weather was hot, recalls Udo, and it hadn’t rained for weeks. “The new beer needed to be refreshing, and it needed to work as a house lager – something that the community could call their own.”

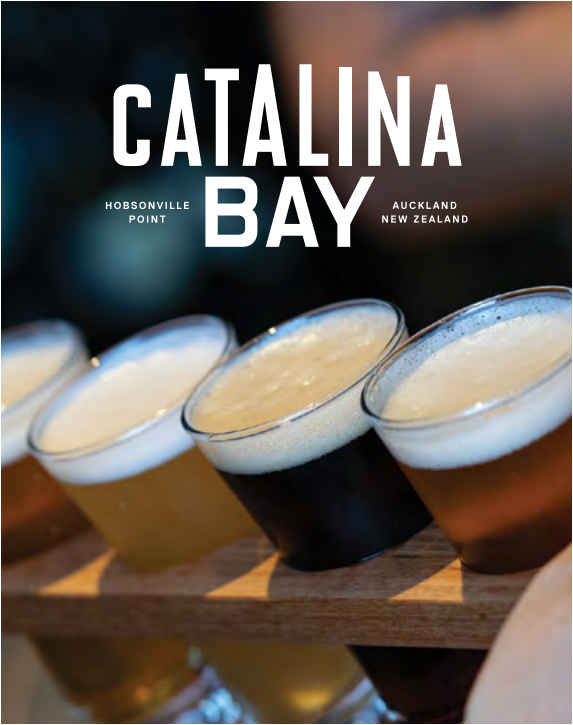


The lager uses an American wheat base to give it a light, refreshing body for broad appeal. The rest of the ingredients, or hops, are New Zealand natives.

“Different varieties of hops have different flavours, and depending when we add them to the brewing process, we get different flavours. Add them early during the boil and we’ll get more bitterness. Add them later, we get more fruit, spice and citrus flavours coming through. The latest you can add them is after fermentation (‘dry hopping’) and this gives you those really fresh hop aromas.”

Udo adds Moutere hops during the boil for a smooth, bitter taste, and the late hopping of Taiheke and Mosaic add notes of floral and citrus for a more tropical tasting lager. The end result has been so popular that Catalina Lager is now being shipped across the country.

“But Hobsonville Point will always be its home. Everyone here is so friendly and easy to get on with. It’s such a great location, especially along the waterfront, it’s a great place to be.”



From raw material intake to kegging and shipping, everything happens onsite at Catalina Bay’s microbrewery. At its most basic level, the brewing process involves converting cereal grain starch into sugar, and then fermenting that sugar with yeast. Voilà! You’ve made beer. But like all good things in life, it ain’t that simple.

**Malting:** At a dedicated malting site, cereal grain is soaked and grown until it germinates. Maltster dries and roasts the grain, creating malt of differing flavours and intensity.

**Milling:** Grain is broken down into fine particles, increasing its surface area before mashing and lautering.

**Mashing:** Malt is transferred to a mash tun mixed with water at specific temperatures to activate the enzymes in the malt grains. Enzymes break apart starch chains, turning them into soluble sugars.

**Lautering:** Finished mash is rinsed and strained, separating the sugary liquid (wort) from used grains.

**Boiling:** Wort is collected in the kettle, hops added and brought to a boil. As the water evaporates, wort concentrates at the centre, proteins are precipitated out, malt enzymes are deactivated: hop flavours and aromas are captured.

**Whirlpooling:** Wort is fed into a whirlpool. Residual hop particles and proteins collect at the centre of the vessel while the clear wort is gathered from the sides, fed through a hopback and cooled.

**Fermenting:** Wort is transferred to a fermenting vessel, yeast is added. Yeast breaks down the malt sugars, producing alcohol and carbon dioxide.

**Filtration:** Residual substances such as yeast particles, hop resin and protein are extracted, giving the beer its clear colour.

**Bottling & kegging:** Final product is ready to enjoy.





# *Pied shag comes home to roost*

*Te Kanohi o Te Manu / The Eye of the Bird has arrived at its perching place and is now towering spectacularly over Harrier Point Park.*

The elegant 10-metre pied shag sculpture was commissioned back in mid-2016, but the project has been long and challenging to say the least.

"It was ground-breaking in every direction," says sculptor Philipp Meier. He was responsible for the design of the Forest Floor playground at Hobsonville Point Park too, along with many other beautiful and imaginative play-sculptures around New Zealand. Philipp had to invent some completely new processes for Te Kanohi o Te Manu due to the enormous scale of the corten steel sculpture. "I'd have to say I'm very relieved it's finally in place," he says with a grin.

The bird arrived from his Hawke's Bay studio in four pieces on a large truck. It was assembled onsite, pieced together perfectly using cranes.

*Climbing up steel steps into the head of the shag, you'll enjoy a bird's-eye view of the upper reaches of the Waitematā Harbour.*

After that, an exhilarating swoop down the long tube-slide concealed in its back and tail.

Te Kanohi o Te Manu was officially opened in December last year, so if you haven't seen it already, head down to Harrier Point Park for a look.



## AN EXCERPT BY TEDDY THE BRIARD

Hooray for Saturday, my favourite day of the week. My human and I kick off our weekend with a nice long walk. We go early to avoid the sun (my coat is better suited to the French alps but I wouldn't dream of taking it off) and there are plenty of shady spots for my human too. Today we veer off the main walking track near the Rifle Range to a little secluded spot with a bench seat facing the water.

*After a quick pit stop at the water refill station at the Rifle Range (she uses a bottle but I prefer the bowl) we head to the off-leash park for a game of fetch, then it's on to the Catalina Bay Farmers Market for some shopping.*

My human grabs a coffee (why do they love that stuff so much?) and we check out the food stalls, but if you ask me, Waggamuffin is the only place to go. They're generous with the pats and the treats. Looks like today's my lucky day too, the deer antlers are back in stock! We'll take two, please.

That reminds me, the next market doggy day is coming up soon and I'm well overdue for a new Instagram pic.

It's pretty hot out now, so we head home, meeting up with some of my best friends along the way. There's Mika, the fox terrier who lives down the road (our humans like to have dinner together) and Toby the miniature pinscher who just loves to ride the ferry with his human.

My human says I've been a good boy, so she gives me a locally made peanut butter and banana treat by Healthy Dog & Co when we get home, my favourite! And now for my midday snooze.



*Teddy is our cover star this issue – along with his smaller human, Ivy.*



# It's a wonderful *dogs' life*

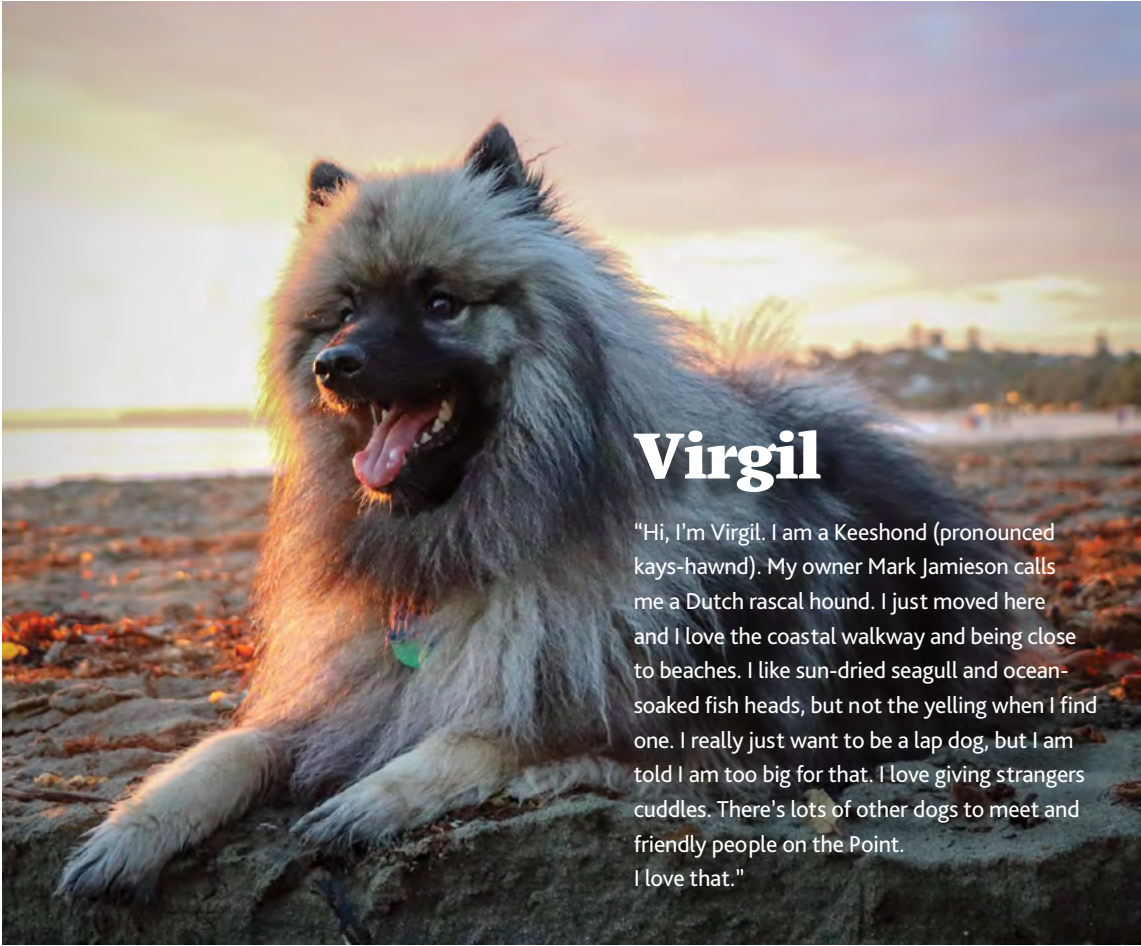
If you're thinking humans are successfully climbing the evolutionary ladder, the canines of Hobsonville Point have us beat. Every day it's delightful walks, full-service dining, positive affirmations and plenty of pats.

## Boston

"My name is Boston. My people, Callum and Demi Mckenzie are Greenhithe locals, but we're 'frequent fliers' in the Hobsonville Point weekend 5km park run.

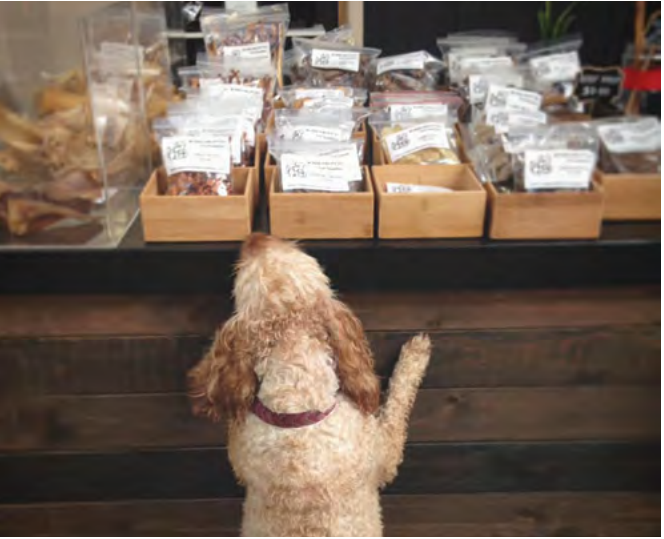
Don't let my size fool you, I'm very quick on my feet. You'll find me outrunning the big dogs and begging my humans to run faster.

Afterwards, I enjoy hanging out at Little Creatures where we grab coffee and water. Everyone is so friendly and I love being included."



## Virgil

"Hi, I'm Virgil. I am a Keeshond (pronounced kays-hawnd). My owner Mark Jamieson calls me a Dutch rascal hound. I just moved here and I love the coastal walkway and being close to beaches. I like sun-dried seagull and ocean-soaked fish heads, but not the yelling when I find one. I really just want to be a lap dog, but I am told I am too big for that. I love giving strangers cuddles. There's lots of other dogs to meet and friendly people on the Point. I love that."



## Cara

"Cara loves the walk around Bomb Point with a stop over at the markets on the weekend." – Natalie Moolenschot, Cara's human.



## Onyx

"Hi, I'm Onyx. You can more than likely find me at the farmers market with Greg Torchia (he's my human and also the manager of the market) or walking around Bomb Point with my family. I love living here in Hobbie Point, there's so much for me to explore."



## Mollie

"This is Mollie the collie, a market regular." – Shaun Hardman, Mollie's human.



## Simba

"Kia Ora. I'm Simba, a super-social #coltriever living a #hobshappy life in this coastal paradise we call home. People say I'm a cute, clever, curious pup, but essentially I'm just a nature-loving little creature (just like my humans Dee and Amar Trivedi). I'm lucky to live just a few paw-steps from Te Onekiritea reserve, my backyard, my playground, and my fave part of the Point. My daily mantra is: meet ~ play ~ love.

And oh! Did I mention, I enjoy retrieving rubbish from the bush? As a reward, my humans take me to our dog-friendly Catalina Bay Farmers Market where my wiggly nose leads me straight to Waggamuffin for treats. I'm ever-ready for hugs and belly-rubs, and I'm often found giving free face-licks to spread joy in the world. I woofin' love my life on the Point. Hakuna matata."



## Koda & Kash

"Koda and Kash love Hobsonville Point for the amazing coastal walkway, dog friendly restaurant/cafe(s) and love getting all the attention... not to mention the awesome markets there." – Courtney Alicia Mellow, Koda & Kash's human.



# Right for us

Sally Hughes and John Milligan chose Hobsonville Point because it is such “fantastic value for money”. One year on, they say living at the Point has delivered several unexpected bonuses.



Although Sally Hughes and John Milligan loved living in Kohimarama in their 1960s house surrounded by 40-year-old trees, “it had got to the stage where the garden was too big,” says Sally. “We wanted to reduce the maintenance of the property so we were free to go away for the weekend – and we also wanted to release a bit of capital so we could start up a retirement savings fund.”

Sally and John began looking at smaller properties, starting in Kohimarama and moving out in concentric circles through the suburbs. “We realised that our budget was only going to get us something really small. We were looking at 50-year-old brick and tile units with two bedrooms and one bathroom, no storage, maybe one carport if you were lucky – and you’d be walking into the unit’s living space from the front door.”

Friends took the pair on a tour of Hobsonville Point one weekend and they fell for the harbour-side setting and urban design. Within weeks they had purchased a new terrace home near Te Onekiritea (Bomb Point). Sally describes their three-bedroom, three-bathroom home with a spacious living area and side-by-side double garage as “fantastically better value for money.”

They’ve swapped old for new but kept nearly the same amount of floor space, although their old place was single level and the new one is spread over three levels. “It’s actually more functional – having the kitchen as part of the living works better for us.”

***The big garden has been replaced by two balconies, one with sea views.***

“I miss my trees, but I don’t miss the work that garden caused. John spent years raking leaves,” says Sally. The weekends are now free to amble down to the waterfront farmers market, see friends, or get out of the city.

Sally sees the extra exercise created by living on three levels as a positive. “We had to make the decision if we were buying for the rest of our lives or for the next stage of our lives. We decided we didn’t want to live in the sort of place that would be right for our 80s. We’ve got 15-20 years to consider that.”

One adjustment she has made to her lifestyle is getting up early to beat the traffic. She is currently Acting Manager of the Health Improvement Team at Auckland Regional Public Health Service. She starts her work day at 6.30am and finishes at 3pm. John is a locomotive engineer (train driver) and does shift work so can travel off-peak.



***Sally and John say the extra exercise created by living on three levels is a positive***





Sally and John moved so quickly to secure their home at Hobsonville Point that they were still discovering new things about the area months later. Sally couldn't believe how much easier it was to get around the city from Hobsonville Point than from Kohimarama. "The motorway system is so excellent. Off-peak, it's half an hour – motorway the whole way – to the airport."

Sally and John were pleasantly surprised at the range of housing provided at different price points. "You go to other housing subdivisions and the houses are all the same – huge houses on not very big sections. I think the diversity of types of houses here in Hobsonville Point has also helped create a diverse community."

The Northwest shopping centre was another surprise. As Eastern suburbs locals they weren't aware it existed before they moved in. They're also surprised at how much more they and their fellow residents walk locally.

Sally is chair of the Character Coalition and a member of the Auckland Council Heritage Advisory Panel. She says that despite her passion for heritage, she and John are really excited to be part of a new way of living for Auckland.

"This sort of intensive living really suits us. We look out our window and people are walking, cycling, scootering, skateboarding – there's a liveliness to it," she says.

"The leafy suburbs of Auckland are dead quiet. People are always behind their high fences and hedges. In the 80s and 90s people got this big-fence mentality and I don't like it."

***"Compared to other new suburbs the diversity of architectural styles is a big plus for John and I." Sally is a fan of the variety that was included in the township at masterplanning stage. "I think those rules have been critical to how exciting it is to live here."***

"We also feel really good about our reduction in carbon footprint. We take up less space, we have sustainable heating, we don't water a garden so we use less water, we have good insulation and good cross ventilation in summer."

When *Point Life* asked Sally what advice she would give others considering buying at Hobsonville Point, she mentioned two things: "don't be put off by the distance" and "broaden your horizons and consider an intensive way of living."

For Sally and John, the move has meant not so much a downsize as the opportunity to rightsize for their stage of life and to rationalise by 'culling and sorting' the contents of their old home.

"It has changed our lives. So much worry and responsibility have been taken away. At this time of our lives, heading towards retirement, it's a huge weight lifted off not to have a big property to look after... and to have made this transition while we are still young enough to enjoy it and make the most of it."

# Our place at the Point

Sergei and Maria Stepanenka and their son George found Hobsonville Point by chance. They visited the Catalina Bay Farmers Market one weekend and fell in love with the neighbourhood.

We quizzed Sergei about what it was like buying their first home, a three-bedroom, 1.5 bathroom terraced home on Nugget Avenue.

## Best thing about Hobsonville Point?

We absolutely love the overall lifestyle, it's very quiet and cosy despite the closeness of the houses. We don't hear our neighbours, the insulation is amazing. It is different here to what people are used to in New Zealand with standalone houses, you either accept it or you don't, and for us being a new Kiwi family, it really works. We were looking for something bigger than what we were renting – which was a one-bedroom flat at that time – because we are thinking to grow our little family. We wanted to future proof ourselves in that way.

## Before buying – how did you find the information you needed?

We browsed options online, we tried everything on TradeMe, OneRoof and more. Our initial thought was that we wouldn't buy a new house because we couldn't afford that, but soon realised there were quite a few options in West Auckland. There are heaps of reasons why we chose Hobsonville Point – the amount of choice that's in market, the different price points, and even running comparisons to other developments.

## Buying through Universal Homes – what was that like?

A friend of ours bought through Universal Homes and their experience was amazing – Universal Homes responded quickly to any issues – so we followed the same route. The finished home had everything we needed, the garden, all the fittings and many appliances. It was ready to move in and everything worked from day one. Small things have popped up,

but so minor and all covered by the Universal Homes guarantee.

There was a hiccup at the beginning, the house we initially selected had sold! You know the feeling when you've found something just right, then for some reason it doesn't work out? It's very disappointing. But it often means there's a better option waiting – and that's what happened for us. The manager gave us more options within our budget and the home we chose in the end is a better fit than the first one we wanted.

## Biggest change since moving here?

The biggest change for us is that it's the first house that we own! As I said, we originally thought we wouldn't be able to afford a new home but the mortgage we're currently paying is the same amount as for a similar home in Auckland, which was surprising for us because it's not a huge investment. We love the fact that it has a ferry terminal, I use the ferry to get to work in the Auckland CBD.







# Explore Hobsonville Point

Bring this map with you when you visit Hobsonville Point. It shows the 5km route of the coastal walkway (in orange), plus where the Info Centre, show homes, parks, art and other amenities are located. You can also download a printable version of this map at [www.hobsonvillepoint.co.nz](http://www.hobsonvillepoint.co.nz)







# Saturday treat – a day trip itinerary

BY JESSIE KOLLEN

*Not too early on Saturday morning it's up and off to the downtown ferry terminal. We're taking a day trip to Auckland's newest township.*

I love being a tourist in my own city and good friends are thinking about buying a home, so we round up our kids – theirs are toddlers, mine is a teenager – and head to Hobsonville Point. They make the trip from Te Atatu Peninsula, an easy drive along SH16 to Hobsonville Road. Meanwhile, the 14-year-old and I catch the ferry from downtown Auckland.

We're onboard with other daytrippers, a few have brought their bikes. It's a glorious 40-minute passage under the Harbour Bridge and across the harbour to the Hobsonville Point wharf at Catalina Bay.

As fans of artisanal food and hipsters by reputation (meaning, my daughter refers to me as a hipster) we love the Catalina Farmers Market.

*Everything is fresh, varied and a visual treat. It seems necessary to have a gelato and a double chocolate brownie.*

We find our friends and zig-zag our way around the stalls – the pace is a bit random with toddlers.

Coffee is good! We grab takeaway caffeine, buttery breadsticks and head off to follow the Te Ara Manawa Hobsonville Point coastal walkway. We're sharing the wide gravel path with couples, families and quite a few cyclists, but it's very relaxed.

The sun is fierce, so we head offroad taking a shortcut through the native bush. We pause at the tall habitat markers with their carved holes that provide homes for birds and creepy crawlies before arriving at the waterpark. This stop on the itinerary is a hit with all ages. It's only 11.30 in the morning but everyone is ready to get wet... and a little wild. The shoes are off and the little ones are shedding their clothes.

A family could easily spend an entire afternoon here, and there are barbecues and tables for just this purpose, but it's time to part ways: for the toddlers it's nap time and for us it's time for a

mother-daughter lunch at the bustling food and beverage precinct at Catalina Bay.

The former flying-boat hangar is now a lively shared zone containing three eateries, a microbrewery and a co-working space high in the mezzanine. The floor is busy, glowing beers, plates of pizza, piles of crispy fish and chips sail past, carried by super-efficient wait staff.

We choose a corner seat to watch the action – it's a quieter place to chat and enjoy our food, a tasty deconstructed salad, cheesy garlic bread and a fish burger with chips.

The lunch is a 'last day of the school holidays' treat and it's made that little bit more special by the location: the ferry ride across the sparkling harbour to Hobsonville Point and that feeling of being out of Auckland, but without the hassle. We've had a lovely day.

## Getting to the Point

*Hobsonville Point is practically next door with this array of transport options*



### DRIVE

Just 20 minutes (off-peak) from downtown Auckland, 20 minutes from Albany and 15 minutes from Westgate, Hobsonville Point is accessible from SH 18 via the Squadron Drive off-ramp coming from the north and via the Brigham Creek Road off-ramp coming from the west.

### BUS

There's a bus service to Westgate that connects to Catalina Bay and the ferry wharf. A 'cross town' service runs along the northern busway on SH1, linking Hobsonville Point to Albany and the CBD.

### FERRY

Connecting to downtown Auckland, the new ferry service runs several times a day, seven days a week, and some services have space for bikes onboard. The frequency is set to increase as the community grows. Check the AT website for the current timetable.

### ROW OR PADDLE

If you like an early morning row or you're the proud owner of a sea-going kayak, strap on a life jacket and make a day of it – pull in at The Landing at Catalina Bay for some refreshments while exploring the Upper Harbour.





# TREAD LIGHTLY AND LIVE WELL

Planned into the very heart of Onekiritea-Hobsonville Point, the sustainable development framework was created to protect the environment and enhance the lives of the people who live here.

Design and construction, waste, water and energy management, how residents interact with each other and their environment, public transport and safety – the Onekiritea-Hobsonville Point Sustainable Development Framework sets out practical ways to build a strong, vibrant community.

And practicality is key. Real sustainability is holistic and includes our social and cultural needs as well as care for the environment. That's why the framework is both a founding vision and an ongoing way of measuring the success of the development.

So how do the four sustainability spheres of the framework make a difference to the everyday lives of Hobsonville Point residents?

## ENVIRONMENTAL ENHANCEMENT

To help protect and increase biodiversity, a continuous vegetation corridor covers 10% of Hobsonville Point. More than 10,000 locally-sourced native plants have been grown here – you

can see many of them along the coastal edge.

The plants increase native biodiversity and enhance the beauty of the popular coastal walkway – all while reducing erosion by acting as a buffer between land and sea. And to protect the sparkling Waitematā Harbour, stormwater at Hobsonville Point is processed using a 'treatment train', which ensures the water entering the harbour is as clean as possible.

***Lowering that carbon footprint by using public transport is easy here, with 100% of dwellings within 800m of a bus stop. People who work in the CBD can also leave the car at home and take the daily ferry service from Catalina Bay.***

What's more, the locals of Hobsonville Point take the time to care for their neighbourhood, with nearly 70% taking action to help improve the natural environment.

## ECONOMIC CARE

The homes here are quality, with better insulation and double glazing than the New Zealand Building Code requires. The use of concrete slabs as part of the building construction creates passive heating – which means in the winter you don't need to heat your home as much by artificial means, saving money and energy.

Homes are fitted with dual flush toilets and low-flow showers and taps. Outside, 3000-litre rainwater tanks provide for tasks like doing laundry and watering the garden. As a result, Hobsonville Point residents use 25% less energy and 32% less water than the Auckland average.

An important aspect of the plan for Hobsonville Point is to deliver quality, healthy homes to the hungry Auckland housing market – and do it as soon as possible. Now, more than one new house is built every day at Hobsonville Point, and 20% of all homes will be in a more affordable price range. And, just so you know, 85% of building waste is recycled.







### CULTURAL DEPTH

Partnership with Ngāti Whātua o Kaipara and Te Kawerau a Maki helps to ensure that the history of Onekiritia-Hobsonville Point is preserved. And not only preserved, but that the whakapapa of the whenua and the natural ecosystems in the environment is restored and amplified.

The whakapapa of Onekiritia is woven into the neighbourhoods through place names drawn from mana whenua and the community. There's at least one public artwork in each precinct, and oral and written histories captured and displayed at points of interest throughout the development.

At every turn, the past is reflected in the overall design of Hobsonville Point, which ensures that its history remains a part of its future. For example, the section of the walkway between Catalina Bay and Bomb Point has been deliberately disrupted by

mata (eye), circular landscape features. These draw on the Māori concept of whakarare, meaning to 'distort' and provide opportunities to pause, notice the landscape or to rest a while.

### SOCIAL CONNECTION

Hobsonville Point is a great place to live and the Point's sustainable development framework report shows that 93% of residents agree. It's a place where neighbours know each other and kids can play unsupervised in public spaces.

The report shows 95% of people have positive contact with neighbours – and this isn't only because locals are friendly. Encouraging diversity through the physical design of the buildings and connecting spaces has been a guiding principle. Public spaces are close to people's homes, like an extension of their backyards.

The 5km Coastal Walkway also provides a safe, car-free space for pedestrians and cyclists. The walkway connects land to sea and passes through several neighbourhoods including the food, beverage and business precinct at Catalina Bay – 90% of residents say they shop locally.

The former aircraft hangars and heritage buildings are available for community use. In fact, 71% of residents feel a sense of community at Hobsonville Point, with more than half participating in community activities.

### HAPPY 10TH ANNIVERSARY

Right from the start Hobsonville Point has been forward thinking, shaping a practical framework for sustainable development.

The Onekiritia-Hobsonville Point Sustainable Development Framework is celebrating 10 years since it was set out – and it continues to be fundamental to the delivery of the project.

The framework aims "To build a strong, vibrant community that sets new benchmarks for quality and accessible urban development with an environmentally responsible focus."

*Progress of the development is continually measured against the framework, using results from the annual residents' survey as well as Vector and Watercare data. Many of the objectives are intentionally ambitious, but the development is meeting and even exceeding those objectives.*

Find the sustainability report at [hobsonvillepoint.co.nz](http://hobsonvillepoint.co.nz)







# An independent life – *together*

*Waterford on Hobsonville Point is a lifestyle village with a new attitude to independent living. Intended as a self-contained oasis for residents, it's also well connected to the local area.*

It's a village within a village. The sense of 'independence meets community' is woven into the overall concept of Waterford on Hobsonville Point. The apartments and villas are part of the wider Hobsonville Point plan, a community with strong neighbourly connections, access to amenity, transport and more, but also a place to enjoy privacy and independence. The villas are surrounded by gardens and the apartments have access to all lodge facilities on the ground floor.

*The community lodge is the latest talking point, the opportunities for residents to keep active and social are pretty special.*

The wellness spaces in the lodge include a beauty salon with the luxury of a spa day. On weekends, residents and their visitors head to the onsite café where the brunch and dinner menu ranges from comfort food to something more sophisticated.

Individual and group activities are available on a regular basis: residents can swim a few lengths in the heated

indoor lap pool, take on a game of bowls on the outdoor bowling green, learn Tai Chi, or head to the movie theatre – on their own or as part of an organised movie night.

## NEW PHASE, NEW PLACE

Sales and Village Manager, Joan Vujcich says the feedback from residents has been really positive. "Residents feel as though this is another level in lifestyle living, it has exceeded their expectations. People have told us they're proud to show family and friends their home."

The project comes from Classic Group and is operated by New Zealand-owned developers Classic Life. The design and build focused on quality, with the high specification of the building carried through to the interior design. "A resident who has often stayed in 5-star apartments told us we've hit the nail on the head with exceptional design and finish quality," says Joan. "We have received glowing comments about how the lodge differs from other retirement villages in the look, presentation and how it makes one feel young at heart."

Completed by CBC Construction, the apartment complex incorporates a monochrome and wood exterior. The design aesthetic is aimed at elegance – the community lodge, villas and apartments are fitted out with stone benchtops, soft-close drawers and Fisher & Paykel kitchen appliances, with ceramic tiles and European tapware in the bathrooms.

Designed to create a way of life that makes residents feel safe, supports ageing but doesn't feel out of touch, there's no sense of separation from the surrounding neighbourhood. The bus service makes getting around Hobsonville Point easy, whether to pick up some groceries or gifts at the Catalina Bay Farmers Market or for a bit of exercise along the coastal walkway. And when heading further afield, there's the choice to avoid the traffic by catching the ferry to and from Auckland CBD.

The idea is that people living at Waterford on Hobsonville Point can be involved as much in the vibrant community as they choose. "We are really proud of the community we are establishing here in Hobsonville Point," says Joan. "There are many more opportunities for prospective residents coming up."

Contact Joan Vujcich on 021 1972 862 to find out more and visit [waterfordathobsonville.co.nz](http://waterfordathobsonville.co.nz)



*At the northernmost tip of Hobsonville Point, Catalina Bay was formerly the preserve of the New Zealand Air Force. The historic precinct takes its name from the Catalina seaplanes that were once housed in its hangars.*

Willis Bond & Co has created a seaside community on the unique site, repurposing, restoring and revitalising several of Catalina Bay's original buildings to enable the historic neighbourhood to retain its character while creating a contemporary village environment.

The next stage in the development of the waterfront, these luxury residences are designed to be a waterfront sanctuary. Constructed from enduring materials and finished with real attention to detail,



the residences are individually designed with carefully considered proportions and generous spaces, enhancing the fantastic water views of the Waitematā Harbour.

Catalina Bay Apartments sit amongst the action in the waterfront hospitality hub of Hobsonville Point, offering a combination of water's-edge living, uninterrupted views, sun and a coastal lifestyle.

Visit [catalinabayapartments.co.nz](http://catalinabayapartments.co.nz) to book an appointment.

# A round of *applause*

*From a military airfield and seaplane base to a masterplanned community, the Launch Bay development draws on the history of Hobsonville Point, building it into something elegant, exciting and new.*

The cliff-top setting of the Launch Bay development makes for great views past the pohutukawa, down to the wharf and the boats dotted across the harbour (a commute to work is easy via the CBD ferry located at the wharf).

The Officers' Houses, once the homes of the RAF officers and their families, stand at one side of the oval green space. On the other side, you'll find the Oval Houses. Eventually there will be 12 of these architecturally designed stand-alone houses overlooking the green and out to sea.

And, at the centre of it all, will be Ovation. The six-storey boutique waterfront apartment development will consist of 19 apartments with a range of two and three bedrooms and a full-floor penthouse. With a desirable northerly elevated position, the idea is that residents of all the apartments

will be able to bask in the morning sun – with a beautiful harbour backdrop.

Fitted and designed to the highest quality, the apartments will be comfortable and luxurious, with plush carpeting, en suites, natural lighting and built in wardrobes. Bathrooms will all have underfloor heating and carefully considered use of lighting. The living and kitchen areas are modern and inviting, making for a special environment to entertain guests. But if you're not in the mood for cooking, you'll be able to simply walk to the cafés, bars and markets of Catalina Bay.

In the 1930s the elegant oval below Ovation hosted military parades and the occasional garden party. Now the oval is just the spot for locals, cyclists, walkers and joggers to take in the harbour views – it's a neighbourhood to make your own.

The apartments at Ovation are selling now. Talk to Edwin Killick 021 292 0362 or Kirsten Bishop 027 660 6446.

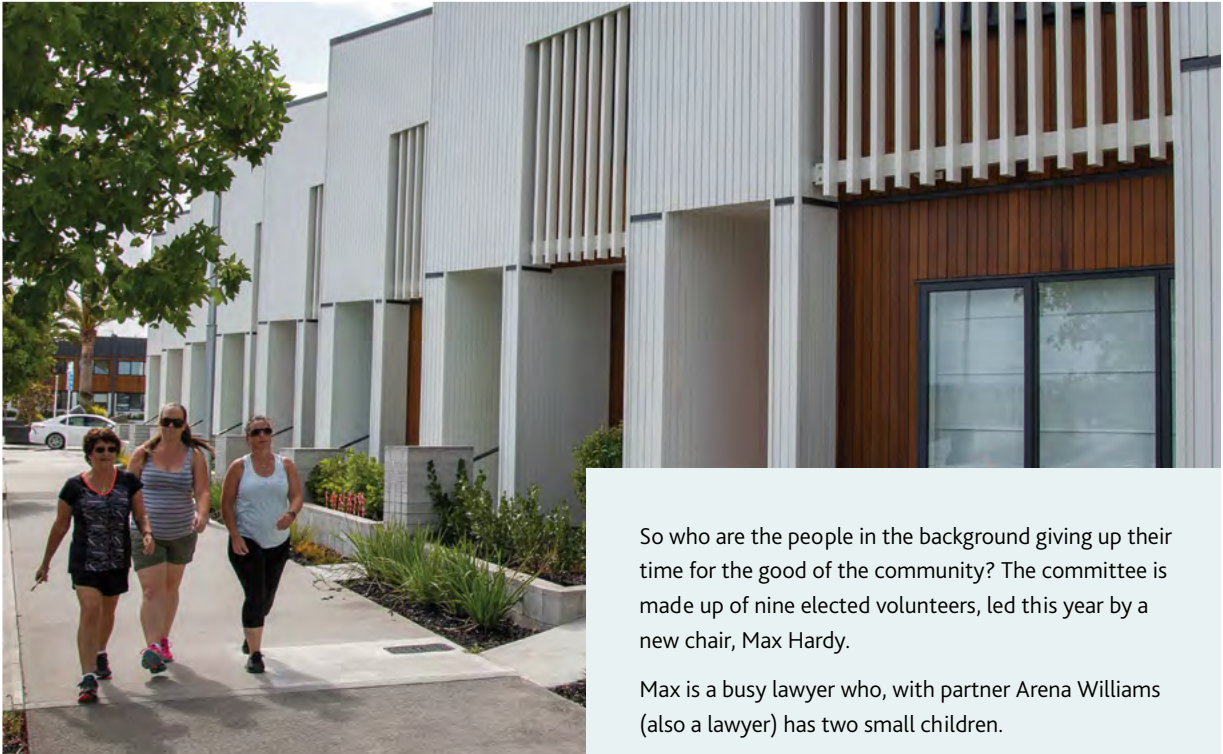






# Community minded

This year’s committee of the Hobsonville Point Residents Society has plans that involve plenty of good times for the community. *Point Life’s* Kathy Hunter talked to the team.



*Hobsonville Point is different to most places – it’s effectively a mini town, parts of which are built at higher density than most other suburbs.*

And with the current population of around 5500 set to more than double in coming years, careful consideration needs to go into how to look after both the lifestyle that residents enjoy and the value of their homes.

Enter the Hobsonville Point Residents Society (HPRS). Membership of the society is built into the purchase of every home in the Point and there’s an annual levy currently set at \$150, which works out at \$2.88 per week – less than the cost of a flat white.

This covers a host of things ranging from streetscape garden maintenance, governance and advocacy (talking to Council and other government bodies on issues affecting residents), keeping locals informed and, of course, encouraging recreational activities.

Yes, that’s right: some of your fees go towards an events budget. HPRS created its first Winterfest in 2019 to warm up the year’s coldest season and also contributes to cultural and fun events run by others in the community, such as a dazzling Diwali night held last October. A big picnic event is also in the works for this autumn.

So who are the people in the background giving up their time for the good of the community? The committee is made up of nine elected volunteers, led this year by a new chair, Max Hardy.

Max is a busy lawyer who, with partner Arena Williams (also a lawyer) has two small children.

*“I got involved in the Residents Society so I could do my small bit in making Hobsonville Point what I believe it can be: the best place to live in Auckland.”*

“My view is that HPRS has an important role to play in achieving that overall vision, including by protecting and enhancing the quality of our environment as it grows, and fostering a vibrant, safe community.”

Two of the members, Lindsey Dawson and Craig Burrowes, are on the committee for the third year running. “I put my hand up because I wanted to be involved when I first moved into the area,” says Lindsey. “I really liked how the committee members cared about this place and wanted to make it as good as it can be.”

There are many practical considerations that HPRS looks after. Owners sometimes need to check with the society first if they want to make changes to the front of their houses. The Point’s rows of homes have been carefully planned for harmony of line and colour, and so it’s important that everyone respects that intent long term. A sub-committee handles those queries.

If they’re not keeping tabs on the small stuff like weedy berms, rubbish in inappropriate places or paying for twice-nightly security patrols, HPRS is also contributing to the big stuff. In 2018 the community said yes to

providing \$50,000 from the society’s funds to help launch a trial weekend ferry service between the Point and the CBD. It has been hugely popular.

## SHARE THOSE THOUGHTS

The committee listens to residents and does what it can to help. After hearing from local parents about the need for shade sails at the waterpark play area, HPRS got to work on that too and the sails were installed last summer. There’s also a new Community Grants Fund – a team meets quarterly to consider applications from motivated locals who want to run beneficial events or projects. They can receive up to \$500 to help get their ideas off the ground.

The Society is excited that Kāinga Ora has gifted Chichester Cottage to them. Opened this summer, it’s a small heritage building at the north end of Buckley Avenue. It was for a short time the home of Sir Francis Chichester, who in 1931, made the first solo flight across the Tasman from New Zealand to Australia in a Gipsy Moth biplane. The old cottage was very run-down before Kāinga Ora restored it, honouring its character but installing modern facilities to make it a great little local meeting venue.

All in all, a purpose set out in clause 3.1 of the constitution document for the Resident’s Society says it best:

“The Society is formed... to ensure Hobsonville Point is a strong community with good communication, engagement and respect between Members and with regular opportunities for participation in community events.”

Sounds like everything you need for a decent way of life.







# Who's building Hobsonville Point?

*When you buy at Hobsonville Point, you join a neighbourhood developed by one of our master developers and your new home is built by one of our builder partners. Each of these companies has been selected because of its reputation for quality and ability to build at the scale and pace we require. Each neighbourhood has its own distinct character, and among our partners we are able to offer a range of housing types and price points.*

## CLASSIC GROUP

### Master Developer for Hudson Precinct

Classic Builders is New Zealand's second largest residential 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 your dream to life. With over 5000 satisfied clients to date, the company focuses on people and process. They employ great people, have strong supplier and subcontractor relationships, and are continuously improving their process to provide clients with the best building experience possible.

The Hudson Development is close to the water's edge with all the properties perfectly located for enjoying the convenience of the waterfront, coastal walkway and Catalina Bay facilities.

Visit Classic Builders show home at 121 Buckley Avenue. Open 10am - 4pm, six days a week, closed Thursdays.

Phone: Lorraine on 021 906 484  
or Roz on 021 194 7179  
classicbuilders.co.nz



## WILLIS BOND & CO

### Master Developer for Sunderland (A) Precinct and Catalina Bay

Established in 1988, Willis Bond & Co is a property development and investment company with a reputation for creating high-quality communities in modern urban environments. Projects include Chews Lane precinct and Clyde Quay Wharf developments in Wellington, and Wynyard Quarter in Auckland. Willis Bond & Co has developed Sunderland precinct and Catalina Bay at Hobsonville Point. Sunderland precinct includes a range of over 190 quality homes and 19 fully-refurbished former Air Force homes from the 1930s. Catalina Bay is a 1.8 hectare waterfront development comprising office space, food and beverage and luxurious residential offerings.

Willis Bond & Co's newest freehold waterfront development, Catalina Bay Apartments, is now selling by private appointment.

Visit [catalinabayapartments.co.nz](http://catalinabayapartments.co.nz)  
[willisbond.co.nz](http://willisbond.co.nz)

WILLIS BOND & CO

## WINTON

### Master Developer for Launch Bay

Winton is one of New Zealand's largest privately-owned developers, with many projects currently in progress in New Zealand and Australia. Winton specialises in developing integrated and fully master-planned communities that are characterised by their superior design and building standards. By the end of 2023, Winton will have delivered in excess of 7000 residential lots and apartment units across its portfolio.

Winton has designed the Launch Bay community at Hobsonville Point, which encompasses the restored Officers' Homes, freestanding Oval Houses and various apartment options. The sales office and Oval House show home is located on the corner of Hudson Bay Road and Marlborough Crescent. Opening hours are 11am - 2pm Sat-Sun or by private appointment.

[winton.nz](http://winton.nz)

WINTON

## CLASSIC LIFE

### Retirement Village operator for Waterford on Hobsonville Point

Classic Life is a retirement village operator and part of Classic Group. Classic Group has 23 years combined experience in land development, commercial and residential construction and the operation of retirement village facilities. The vision for Waterford is 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. Comprising of 64 villas and 90 apartments, the village is well underway and a strong community is now forming. All villas have been completed and the apartments are selling now.

Phone: Joan Vujcich on 09 213 7333 for an appointment to view.  
[waterfordathobsonville.co.nz](http://waterfordathobsonville.co.nz)



## FLETCHER LIVING

Fletcher Living is now well established at Hobsonville Point, offering standalone, duplex and two-level terraced homes. Quality construction and superior finishes are a hallmark of these elegant homes. Fletcher Living strives to deliver homeowners "more space for living". They have a mix of designs which offer expansive and light-filled open plan living, on-trend kitchens and high quality fixtures. Fletcher Living offers its homes completed, so there's no need to wait for construction: buy now, move in and enjoy.

Phone: Christina Tubman on 027 334 4752  
[fletcherliving.co.nz](http://fletcherliving.co.nz)



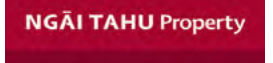
## NGĀI TAHU PROPERTY

Ngāi Tahu Property is beginning the first stage of its third neighbourhood, Kōkōwai, at Kerepeti, Hobsonville Point.

Kōkōwai is named for the sacred ochre clay with its deep red colour symbolising the splitting of Papatūānuku and Ranginui, and the creation of life. These ideas of creativity and connections between people and the land are inspiring the designs for Kōkōwai. The first stage of walk-up apartments will be arranged around communal garden spaces.

The Uku and Kerewhenua neighbourhoods - named for the white and yellow clays of the peninsula - were built in partnership with New Zealand Superfund and New Ground Capital. These neighbourhoods have 208 European-style terrace houses and apartments which continue to sell well.

Phone: Geoff Polglase on 027 487 4663  
[kerepeti.co.nz](http://kerepeti.co.nz)



## G.J. GARDNER

G.J. Gardner has a range of architecturally designed contemporary homes available within the Buckley B precinct. These homes are available as standalone homes or terraced design - some are available immediately. The latest release of terraced homes all come with double internal garaging. All G.J. Gardner homes have been thoughtfully designed to ensure the very best of urban living. All homes feature double glazing, extra insulation, rainwater capture and a weathertight warranty, meaning running costs are kept low and the houses meet sustainability criteria. The homes come with our 10-year Certified Builders Guarantee.

Phone: 0800 42 45 46  
[gigardner.co.nz](http://gigardner.co.nz)



## UNIVERSAL HOMES

With 60+ 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 2-5 bedroom homes in exciting styles and plans, including standalone, semi-detached and terraced options. Universal Homes is proud to be Hobsonville Point's largest building partner. There are flexible options with no progress payments required on a Universal Home.

Phone: Lisa Fleming on 021 679 674  
or Maryanne Bawden on 021 837 002  
[hobsonvillepoint.universal.co.nz](http://hobsonvillepoint.universal.co.nz)





# HOMES FOR SALE

## APARTMENT



3 | 2 | 2 | 93m<sup>2</sup>

107/57 MAPOU ROAD

### Modern apartment living

- Open balcony with glass balustrade
- Two secure basement car parks
- Pet friendly – bring your cat or dog with you
- Great location for commuters

**\$799,000**

Geoff 'Polly' Polglase  
027 487 4663

NGĀI TAHU Property

## TERRACE



4 | 2.5 | 1 | 190m<sup>2</sup>

61 MAPOU ROAD

### Executive family living

- Fantastic new home
- Good sized backyard to enjoy the outdoor living
- Short walk to high school, café and Hobsonville Point centre

**\$1,099,000**

Geoff 'Polly' Polglase  
027 487 4663

NGĀI TAHU Property

## APARTMENT



2 | 1 | 1 | 76m<sup>2</sup>

SIDNEY WALLINGFORD WAY

### Lock up and leave living

- Generous 2-bedroom home
- Perfect for first home buyers or downsizing
- Only a 5% deposit, balance on completion

**From \$599,000**

sales@jalcon.co.nz  
0800 77 11 11

JALCON HOMES

## STANDALONE



3-4 | 3 | 2 | 248m<sup>2</sup>

JACK SEABROOK

### Exclusive showhome promotion

- Own a 'showhome design and finish' home
- Stunning 3-4 bedroom home
- Exquisite finish and floor plan as per the Jalcon Showhome

**From \$1,800,000**

sales@jalcon.co.nz  
0800 77 11 11

JALCON HOMES

## APARTMENT



1-3 | 1 | 59-113m<sup>2</sup>

MARLBOROUGH CRESCENT

### Harbourside lifestyle

- Attractive rental yields
- Entry point into Launch Bay
- Harbour and waterfront views
- Safe and low maintenance

**From \$625,000**

Kirsten Bishop  
027 660 6446

WINTON

## APARTMENT



2 | 2 | 1 | 95m<sup>2</sup>

102 HUDSON BAY ROAD

### Enjoy breathtaking views

- An exclusive boutique apartment
- In the heart of the Launch Bay development
- Perfectly situated near the water's edge and Catalina Bay
- Launch Bay's most premium offering

**\$1,200,000**

Edwin Killick  
021 292 0362

WINTON

## APARTMENT



3 | 2 | 2 | 148m<sup>2</sup>

201 HUDSON BAY ROAD

### Enjoy the premium lifestyle experience

- Set to wow and meet all expectations
- Stunning views of the waterfront harbour
- Architecturally refined to exude glamour, sophistication and luxury

**\$2,250,000**

Edwin Killick  
021 292 0362

WINTON

## TERRACE



3 | 2.5 | 2 | 1 | 172m<sup>2</sup>

24 NUGGET AVENUE

### Living here will be a breeze

- Plenty of space and two living areas
- Dream two-car garage parking and bonus off-street spot
- Adjacent to the local park and close to shops and cafés

**\$1,085,000**

Maryanne Bawden  
021 837 002

universmi the living difference

## TERRACE



3 | 2.5 | 1 | 173m<sup>2</sup>

BUCKLEY AVENUE

### Location location!

- Contemporary design, ideal for family living
- North/east facing courtyards
- 10% deposit, balance on completion

**From \$1,020,000**

sales@jalcon.co.nz  
0800 77 11 11

JALCON HOMES

## TERRACE



3 | 2 | 1

19 CUTTY SARK ROAD

- Stunning 3 storey home in great location
- Move in 2020
- Stylish interior with contemporary finish
- Only minutes from the ferry wharf and waterside restaurants

**\$939,000**

Lorraine Oates  
021 906 484

classic builders

## APARTMENT



2 | 1 | 1

UNIT 18, BUCKLEY AVENUE

- Beautiful 2-bedroom waterside apartment in great location
- Easy access to ferry, market and coastal walkway
- Spacious balcony overlooking park and capturing afternoon sun

**\$699,000**

Lorraine Oates  
021 906 484

classic builders

## TERRACE



3 | 1 | 1

LOT 4 DAVID CARNEGIE ROAD

- Delightful three-bedroom terraced home with garden
- Modern interior with quality fixtures and finish
- Great location near to transport, local shops and beach

**\$764,000**

Lorraine Oates  
021 906 484

classic builders

Come and see us at the Hobsonville Point Information Centre to find out more about the homes for sale and get an up-to-date price list. Open daily, 10am to 4pm. The price list is also available at [hobsonvillepoint.co.nz/for-sale/](http://hobsonvillepoint.co.nz/for-sale/).

The homes pictured were available at the time of going to print (March 2020) but may now have been sold. Please go to [hobsonvillepoint.co.nz](http://hobsonvillepoint.co.nz) to see an up-to-date price list.

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- Great location near to transport, local shops and beach

**\$764,000**

Lorraine Oates  
021 906 484

classic builders

## TERRACE



3 | 1.5 | 1 | 111m<sup>2</sup>

28 NUGGET AVENUE

### Clever design (Median Home Series)

- Ready to move in now and enjoy
- Stroll to the park, or pick up dinner at the local shops
- Cleverly designed to make the most of both levels

**\$835,000**

Lisa Fleming  
021 679 674

universmi the living difference

## STANDALONE



5 | 3 | 2 | 245m<sup>2</sup>

7 TE AHO MATUA ROAD

### Entertainer's dream home

- Large downstairs space designed for entertaining
- Separate lounge with patio access
- Short stroll to the local shops and cafés

**\$1,330,000**

Steve Lindsey  
021 963 978

universmi the living difference

## TERRACE



3 | 1.5 | 1 | 140m<sup>2</sup>

1 DANGA LANE

- Open-plan living and dining areas
- Designer kitchen with quality appliances
- Spacious balcony off living area, perfect for entertaining
- Generous storage

**\$842,000**

Christina Tubman  
027 334 4752

Fletcher Living

## TERRACE



3 | 2.5 | 1 | 126m<sup>2</sup>

8 RINGA MATAU ROAD

### Exciting new release

- Generous open spaces, designer kitchens and high-quality fixtures
- Open plan living with ample storage
- Two modern bathrooms plus downstairs guest toilet

**\$869,000**

Christina Tubman  
027 334 4752

Fletcher Living



# GET A TASTE OF POINT LIFE

## TAKE THE FERRY TO CATALINA BAY, HOBSONVILLE POINT



FERRY DEPARTS  
FROM DOWNTOWN  
AUCKLAND AND SAILS  
VIA BEACH HAVEN

See [fullers.co.nz](https://fullers.co.nz) for timetable



*Claire Bliss, one of  
the team you'll meet  
at the Info Centre.*

## Hobsonville Point Information Centre

Visit the info centre to get orientated and find out more about the history of the area.

Pick up a price list for all the homes available for sale.

**OPEN DAILY, 10AM TO 4PM**  
1 Hastings Street (behind Catalina Café)

## SHOW HOMES

Visit [hobsonvillepoint.co.nz/visit/show-homes](https://hobsonvillepoint.co.nz/visit/show-homes) for opening hours and addresses or ask at the Info Centre when you arrive



Fresh produce,  
artisan-made food and ready  
to eat meals.

FRIDAY – SUNDAY, 8.30AM – 2.30PM

(Parking on Launch Road)

Follow us on Facebook for news of events

[catalinabayfarmersmarket.co.nz](https://catalinabayfarmersmarket.co.nz)



[hobsonvillepoint.co.nz](https://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.