

Point Life

ISSUE #4

11
things to do
this weekend

NEW
SHOW HOMES
open to view

RIGHTSIZE
YOUR
house

THE PROS
AND CONS OF
buying new



HOBSONVILLEPOINT
Moments away, a world apart.

Welcome

TO THE FOURTH ANNUAL ISSUE OF *POINT LIFE*, THE MAGAZINE ABOUT HOBSONVILLE POINT.

We invite you to explore these pages and find out what's going on in a part of Auckland that, until recently, was off limits to all of us. Then come and explore the peninsula. We think you might be surprised at the scale of the development, and – between the walks, the fabulous food, the harbour, the public art, the show homes, and the parks and playgrounds – we feel pretty confident that there's plenty here you'll enjoy.



11
things to do

at Hobsonville Point
this weekend.



1

Buy something delicious for your weekend lunch at the Hobsonville Point Farmers Market.

Visit our street of show homes – 11 beautiful homes from some of the country's top builders, all in one place.

Launch your kayak or paddleboard from The Landing and explore the Upper Harbour.

Check out the world's most colourful pohutukawa on Launch Road. See how many knitted critters the kids can find in its branches.

Grab a Nextbike rental from outside Catalina Café or The Landing and take yourself on a cycle tour. The first two

LOOKING FOR SOMETHING NEW TO DO THIS WEEKEND? COME AND SPEND SOME TIME AT OUR PLACE.

hour's hire is free. Register your credit card first at nextbike.co.nz.

Watch the kids climb over and clamber through the giant seedpods in our sculptural playground.

Buy something for lunch from the Farmers Market. Open every Saturday and Sunday at The Landing.

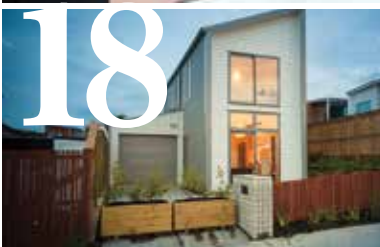
Have a drink with the yachties at the Hobsonville Point Yacht Club. Guests welcome from 3pm every Sunday, at The Landing.

Come and see the giant model of the site in the Information Centre.

From May you'll be able to visit Sunderland Avenue and see how the team are turning nine time-worn 1930s weatherboard bungalows into 21st century homes.

Walk the dog around the perimeter fence at Bomb Point. The track hugs the harbour's edge, making for a beautiful and serene walk.

Hobsonville Point is a new community currently being developed in Auckland's northwest, roughly halfway between Albany town centre and Westgate Shopping Centre. The land was used as an aviation and military base from the 1920s until recently. If you've never visited, it is worth the trip. New roads have made what was once a remote suburb very accessible. The peninsula is a similar drive time from Auckland city as Albany. Hobsonville Point is being developed under the management of Hobsonville Land Company, a Crown owned company. To give you an idea of the scale of the development, take a look at these numbers:



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8,000 people
living here by 2020

2 new schools
already up and running

10 minutes
from either Albany or
Westgate town centres

20 minutes
to the CBD off peak, via either
of two motorways

3,000 homes
by 2020

The Point *by Numbers*

550 homes
sold by end of 2014

350 homes
going up in 2015

35 minutes
to downtown Auckland by ferry

26 hectares
of parks and reserves

167 hectares
of land

Happy to Be Here

In late 2014 we had an independent research company carry out a number of focus groups with residents to find out what they liked about living at Hobsonville Point and what we could do better. (Some of the comments residents made are scattered throughout this magazine). It was an illuminating exercise for us. We learned that, almost unanimously, our residents are happy to be living here. They love the community spirit and the easy access they have to a range of great amenities such as the schools and parks, Farmers Market and ferry. A small number wanted to know whether the amenities that are in the pipeline, such as the Coastal Walkway, will get built. We can assure you they will, and to address this concern we've designed

a new Information Centre in order to more clearly demonstrate what is built and what is yet to come, via various displays including a model of the site. The new centre is open now at the back of Catalina Café. We're really proud of it, and we invite you to come and have a look. In this issue we've included an article on the pros and cons of buying a new home instead of an existing one (page 16). In my opinion, a new home is definitely worth the wait. I can say that, hand on heart, because we moved to Hobsonville Point in October 2014 and we are thrilled with how easy and comfortable our new home is to live in. We look forward to seeing you soon at the new Information Centre (behind Catalina Café) on Hastings Street.

Chris Aiken



Chris Aiken,
Chief Executive of
Hobsonville Land
Company outside
his new home at
Hobsonville Point.

In the Neighbourhood

Sara

Lives with: Anil

Age and Stage: mid 30s, married, no kids

Moved in: December 2013

Came from: Ellerslie

Why did you choose Hobsonville Point?

We were looking to get into property. Anil came home one day and said, "Just hear me out," and told me there was a new development here. I said, "Nup, no way. Too far away." Then we came for a look and from the very first moment I fell in love. It has that community feel and safeness that reminds me of when I grew up and kids played outside in the streets.

So, what's it like?

It's the most wonderful place. I just love it. When you come home it feels like you've left Auckland. It's your own little oasis. We go for walks every morning and just enjoy the peacefulness. It's awesome.

Best kept secret/favourite place?

Definitely the walk around Bomb Point. We walk down to the [Farmers] market in the weekend and walk home that way.

What are you looking forward to as the place grows?

I really think what Willis Bond are doing with the old houses is unbelievable. The whole Sunderland area is going to be gorgeous. Coming here was a six-year, two-house plan, then move back to Remuera. I don't know now. I could honestly see myself staying here.

What would you say to homebuyers looking at

Hobsonville Point? So far five people are moving here because of me! I'd say, "Give it a chance. Come and have a look. Go to the café, go to markets on a Saturday or Sunday, and you'll be hooked."





Jeanne

Lives with: Mick

Age and Stage: mid 50s-60s, kids flown the nest

Moved in: Mid 2012

Came from: Birkenhead

Why did you choose Hobsonville Point?

We wanted a low maintenance, modern house on a smaller section. We also liked the community feel and the proximity to water and the walking tracks.

So, what's it like?

We enjoy living here. We know our neighbours. People watch out for one another – it's a supportive community. Innovative things happen here. For example, Hobsonville Land Company is organising a BBQ and overnight camp for residents with the New Zealand Defence Force. It sounds fun for the kids.

Best kept secret/favourite place?

Bomb Point is great for walking the dog. Walking over the old airfield is unique. This is a new community, but it's built on the bones of an old one. You get a sense of another generation of people who lived and worked here. I love that traces of the history still remain.

What are you looking forward to as the place grows?

More shops. And new people coming in – the richness that different cultures and ethnicities bring. I'm also looking forward to the community garden being established.

What would you say to homebuyers looking at Hobsonville Point? If you've got kids there's plenty of room to run around in a safe environment. Also, although the houses are quite close, it's not noisy. It's very quiet.

Steve

Lives with: Rona

Age and Stage: 50s-60s, kids flown the nest

Moved in: May 2013

Came from: Torbay

Why did you choose Hobsonville Point?

We wanted to downsize but we also wanted somewhere new. We liked the community aspect. In the last 6–12 months that we've been actively involved here, that has been borne out. It's a wonderful place. We're great walkers and I enjoy getting on the bike, so we like it that it's flat.

So, what's it like?

We're at the end of a terraced row and I thought it would be a major change from an individual section and house, but we don't hear the neighbours. The house is very solidly built. We don't even know someone's next door.

Best kept secret/favourite place?

Most days I go off on a walk or bike ride around Bomb Point. Around Boundary Road is very calm and beautiful. Further afield, there's a huge amount to explore out at Whenuapai. I've taken friends who've lived on the North Shore for years to Herald Island for the first time. The waterfront is most attractive. It must be one of Auckland's best kept secrets.

What are you looking forward to as the place grows?

The development potential of The Landing is very exciting. *What would you say to homebuyers looking at Hobsonville Point?* It's a great place to live. It's extraordinarily accessible. It doesn't matter where you are in the city, it's easy to get here. It's so simple just shooting out on the motorway. Rona commutes regularly on the ferry, which is a lovely way to get to work.



Angela

Lives with: Benjamin, Sara-Jane, Thomas, Katie and Sam

Age and Stage: Separated with nine kids aged 9-27 years

Moved in: June 2012

Came from: West Harbour

Why did you choose Hobsonville Point?

It's got a great community feeling. I wanted to be part of a family orientated community. I'm ex-air force and I lived here when I first got married, so I've come home.

So, what's it like?

I've got great neighbours and I've made new friends here. I feel safe and secure. Someone crashed into my car and drove off and three of my neighbours chased him down the street! I bought a show home with five bedrooms plus one study. I got it at a good price so I'm very lucky. I'm getting renovations done at the moment so it has got a wet area [bathroom] for Sam.

Best kept secret/favourite place?

I love going into number one bunker at Bomb Point – the one with the paintings in it by Cut Collective. I'm writing a novel set at Hobsonville during the war years. The airman on the back wall of the bunker was my inspiration. I also love being down on The Landing. It's so pretty and peaceful.

What are you looking forward to as the place grows?

I'm a founding committee member for the Resident's Society. The thing we're focusing on the most is the social aspect – getting people together so they get to know each other. This place has a close family feeling like I had in the air force. We want to retain that.

What would you say to homebuyers looking at Hobsonville Point? It's the best move I've ever made. I would definitely recommend it to people. It's a wonderful place to live.

The Big Picture

Hobsonville Point is a work in progress. By the time it is complete it will be about the same size as Devonport. This map should help you get your head around what we have built and what is in the pipeline.





HOBSONVILLE POINT DEVELOPMENT PLAN

COMPLETED:

- BUCKLEY A - STAGE 1 V1
- PRIMARY SCHOOL
- SECONDARY SCHOOL
- CATALINA CAFÉ
- INFORMATION CENTRE
- FERRY WHARF
- FARMERS MARKET
- HOBSONVILLE POINT PARK

COMPLETED BY:

WHAT'S BEING BUILT:

2015

- BUCKLEY A - STAGE 2
- NEW SHOWHOMES
- CATALINA - STAGE 1
- SUNDERLAND A - STAGE 1
- COASTAL WALKWAY
- RETIREMENT VILLAGE
- BOARDWALK

2016

- CATALINA - STAGE 2
- SUNDERLAND A - STAGE 2
- THE LANDING

2017

- SUNDERLAND B
- ABUCKLEY B
- BLOCK 14

2018

- HARRIER POINT

2019

- THE VILLAGE

PROJECT COMPLETION: 2024*

**Programmed dates may change.*

Rightsize *Your Home*

SO MUCH HAS BEEN WRITTEN AND DEBATED OVER THE LAST YEAR ON THE ISSUE OF HOUSING AFFORDABILITY THAT WE AUCKLANDERS COULD BE FORGIVEN FOR FEELING DISHEARTENED AND A LITTLE POWERLESS ABOUT THE WIDENING GAP BETWEEN INCOMES AND HOUSE PRICES.

However... there's something about New Zealand homes that rarely gets discussed and debated, and within this overlooked and under-reported fact is part of the answer to our affordability woes. The fact is, we Kiwis build ourselves very large nests – the second largest in the world, in fact. Only the Australians surpass us for sheer square metreage. We even outstrip the United States with their Texan ranches and Californian condos. Since the 1950s the size of the average New Zealand house has more than doubled to over 200m², despite the average family size dropping. "Over the last few decades the Auckland market has taken a 'one size fits all approach' and often mistaken size for quality, building bigger (and bigger) but not necessarily better homes," says Mark Fraser, Commercial Manager at Hobsonville Point.

It's enlightening to learn how lavish we are with space compared to the rest of the world. The residents of Hong Kong have around 15m² per person beneath their roof. The Brits make do with 33m² and the Swedes – with their enviable standard of living – 40m². Double that for us. We rattle around in 80m² per person. That's the size of an average British house (76m²). With the high price of construction materials there are significant savings to be made by building more space-efficient homes. Factor in a more compact section (eg. a space-efficient terraced home) and the picture brightens still more. "What we are starting to see now is that people are getting wise to the cost and hassle of buying big, and starting to buy only what they use," says Fraser. "We call it 'rightsizing'".

The Affordability Triangle



There are two tricks to making sure you don't end up experiencing a smaller home as a compromise. "Give up as much floor space as is practical, but don't stint on the quality of your home. High quality design and construction will keep rewarding you with higher comfort levels and lower maintenance and energy costs for as long as you own the house. Secondly," says Fraser, "make sure the neighbourhood provides the amenities that are non-negotiable for you, whether that's good transport, good schools, parks or a place your kids can roam without you worrying."

Of course, family size matters. A family of six will use all of a four+ bedroom house. But after a certain point, more space doesn't necessarily equate with greater comfort or enjoyment of your home. However, it almost always means higher costs. Take a look at the picture to the right produced by a group of University of California, Los Angeles social scientists. This study recorded how a number of families in Los Angeles used their homes during 'peak time' in the afternoons and evenings. Each person's location in the house was recorded at ten minute intervals and illustrated by a red dot. This family was typical of the other families studied. As you can see all the action is clustered around the kitchen bench, the kitchen table, and the TV and computer located in the family room. Only around half of the space on this floor of the house was used with any regularity (although it looks like someone did do their piano practice).



From a study produced by UCLA published in 'Life at Home in the Twenty-First Century'



“At first we had to accept that we needed to downsize. But we’ve actually found it freeing and liberating.” - Resident



How Does Your Family Use Space?

How much space do you pay to own, maintain, heat and insure that you use only infrequently? And would owning less land, a smaller home, and less of the stuff that goes in a home, free you up to spend more time and money on the things you love doing? Living in a more compact way is not the sole answer to our housing affordability issue, but it moves us a giant step in the right direction, as long as we don't sacrifice quality along the way.

The photos above are of the three 'Small Home Test Lab' houses we built in 2014 as a research project. We decided to ask the public whether they would compromise on size in order to buy an affordable, high-quality home in a good neighbourhood. The smallest of the homes was just 40m² with a single bedroom, and the largest – a three bedroom home – measured 89m².

The homes were open to the public for six months, during which time thousands of Aucklanders came through and took part in our survey. Overall, 69% of participants said they could comfortably see themselves living in one of the three show homes. Buyers in the market for a house under \$485,000, ranked the interior layout of the house as the most important feature, followed by the location. The size of the section was last out of the 14 features we asked them to rank.



New Schools *Earn Good Reports*

**HOBSONVILLE POINT'S
TWO NEW SCHOOLS
HAVE RECENTLY EARNED
GLOWING REPORTS
FROM THE EDUCATION
REVIEW OFFICE.**

Hobsonville Point Primary, which has been open for two years, and Hobsonville Secondary School, which opened in January 2014, have both now been assessed and you can read the reports online at ero.govt.nz.

The schools have been designed in response to the latest international research on how kids learn best. Rather than a series of single classrooms in which one teacher teaches 30 students, the spaces are far more flexible. Large spaces called 'learning commons' can take up to 60 students, while screened off areas and cave-like 'break out' rooms allow for anything from 'one-on-one' teaching

through to big groups. The schools also have specialist spaces for subjects that require built-in equipment, such as science.

Both schools operate under a Public-Private Partnership (PPP). The private company that built the schools is now responsible for maintaining them. This frees the board and principals from looking after large buildings and their grounds. The PPP allows the people leading the school to focus on the students.

The two schools share a board of trustees and a teaching philosophy. Because of the shared approach to learning, students benefit from

a seamless education. By the time children graduate to the secondary school they will already be familiar with teaching methods, the campus and some of its students. High school is a natural progression of primary, so far less daunting for new Year Nines.

The schools aim to help the students become lifelong learners who have the knowledge, skills and enthusiasm to achieve personal and academic excellence. They also work toward preparing them for life after school by helping them become problem solvers who are able to work in a team.



In Real Life

The secondary school's Year 9 foundation students have helped define and develop the culture of their new school over the course of 2014. They've been involved in a number of 'big projects' with the aim of learning through applying themselves to real-life situations. In one of these projects, a brief from Hobsonville Land Company and AVJennings had them design and create 12 construction banners for a key section of Hobsonville Point Road (and Nugget Avenue). The students had to work in teams, utilise

experts from the design industry, learn new skills such as photography and computer assisted drafting, and collaborate to agree on what they wanted to say to the community.

The banners were needed to fulfil a pragmatic purpose – to hide the earthworks in progress – but they do so much more than that. They showcase the students' talent as designers, artists and poets and communicate the character strengths they will strive for as they move through school.



The secondary students designed their own uniform

Fact Sheet:
 Primary
 Eligible to Enrol:
 Years 1-8
 Current Roll:
 100+ in Term 1, 2014
 Eventual Roll: 700
 Decile: 9
 Principal:
 Daniel Birch
 Address:
 18 De Havilland Road
 Website:
 hobsonvillepoint.school.nz



Hobsonville Point Primary School



Hobsonville Point Secondary School

Fact Sheet:
 Secondary
 Eligible to Enrol:
 Years 9 and 10 in 2015
 Current Roll:
 130+ in Term 1, 2014
 Eventual Roll: 1350
 Decile: 9
 Principal:
 Maurie Abraham
 Address:
 70 Hobsonville Point Road
 Website:
 hpss.school.nz

"We heard a lot of good things about the primary school. That was one of the key factors that prompted us to move." - Resident

Home is *Where the Art Is*

Since the previous edition of *Point Life* a year ago we've installed five new artworks in our 'outdoor gallery'. Our commitment to public art comes from a belief that it contributes to people's pride in their community. A recent study of 43,000 people in 43 American cities/towns backs this up. The researchers found that the "aesthetics of a place – its art, parks, and green spaces," ranked even higher than education, safety, and the local economy when people were asked what attached them to the place where they lived.

The best thing about public art is that it's accessible to everyone. You don't have to buy a ticket and dress up to visit it. You can touch it, photograph it, and enjoy it whenever you like. Our pieces will all be on, or visible from the 4km coastal walkway loop, which will encircle part of the peninsula. We are well into the building of the walkway and will have three quarters of it completed by the end of this year. In the meantime, come and enjoy our art. Look for the art icons on the map on pages 6–7 to help you find these pieces, and more.



Kuri Topiary is on loan from artist, Steve Woodward



New

TREE COSY

Location: Launch Road
Artist: A team effort, led by Alison Milne of Knitted Graffiti
Materials: Pohutukawa tree, yarn

Guerilla knitting has become something of a worldwide phenomenon. Our beautiful example utilises a heritage pohutukawa as its canvas. The group of talented craftswomen responsible have managed to weave a tribute to our local fauna into their work (see back page). *Tree Cosy* has a limited life span, so come and see it soon.



New

ESTUARINE

Location: Launch Road
Artist: Louise Purvis
Materials: Steel, red scoria

Estuarine, which is inspired by Hobsonville Point's waterways, winds its way over and around the gabion retaining wall at the seaward end of Launch Road. (See back page for more).



TIWATAWATA

Location: Hobsonville Point Park
Artist: John Reynolds
Materials: 108 charred or stained wooden poles

Taking its cue from nineteenth century illustrations of local Maori demarcation poles, and photos of the eventual fencing of boundaries with the arrival of more recent communities, *Tiwatawata* dramatises the processes of 'marking off' the land.

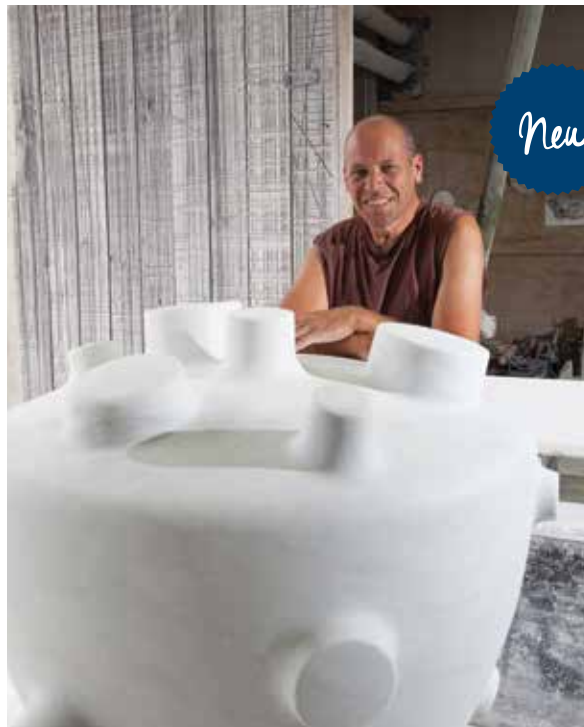
HINAKI/GUARDIAN

Location: Ferry Wharf,
The Landing

Artist: Virginia King

Materials: Stainless steel

This work was conceived as a symbolic eel-trap ('hinaki' in Maori) but also suggests the form of a female figure (guardian) or a classical vessel.



New

CLIP, TOOL, HEART OF STUMPS

Location: Corner Buckley Ave and Hobsonville Point Road

Artist: Steve Woodward

Materials: Marble, granite, basalt stone

Three stone carvings in contrasting colours reference the landscape, the military heritage of the area and the present-day development. *Clip* refers to the regimented nature of military life. *Tool* has a two-sided blade symbolising the landscape before and after development. *Heart of Stumps* (pictured) silhouette reminds us of the ancient trees that covered the landscape.



New

FROM THE GROUND UP

Location: Hobsonville Point Park

Artist: Tiffany Singh, Wiremu Diamond, all 97 students of Hobsonville Point Primary

Materials: Timber, bamboo chimes, paint

This collaborative installation has four gates, drawing inspiration from the Japanese Torii gate tradition, the purpose of which is to divide our world and the spirit world. The artwork also pays homage to local heritage, installed in a gentle curve to frame the edge of the old runway.



REMNANTS OF FLIGHT

Location: Hobsonville Point Park Plaza

Artist: Nick Eagles

Materials: Granite

In this subtly beautiful piece each slice of granite replicates the 'V' form of a bird in a moment of flight. Each shape has been designed to lead into the next, so, when stacked together, a shuttered sequence and sense of movement takes shape. The sequence can be interpreted as an inventory of take-offs and landings.

THE MEMORY WINDMILLS

Location: Corner de Havilland and Wallace Roads

Artist: Leon van den Eijkel

Materials: Steel, paint

These giant windmills based on the hand held version we all loved as kids have been installed where they can be seen from the Hobsonville Point Primary School.

New





Getting to Know *Hobsonville Point Just Got Easier*

WELCOME TO OUR NEW INFORMATION CENTRE

The place to start when you visit Hobsonville Point for the first time is the new Information Centre on Hastings Street. The centre is in the same building as Catalina Café. Hobsonville Point is a big place – 167 hectares – and there's a lot to learn about what's here, and what we have planned for the future. The displays will help you grasp the big picture, plus there's always someone knowledgeable available if you have questions. You'll find brochures on topics such as the schools,

running your business from home, and what to expect when you buy. It's also the one place where you can get a complete list of the available homes from all of the builders along with their prices. List in hand, you can visit the show homes of the builders that interest you. Please stop in, too, if you're not in the market for a new home but keen to look around the area. Come and see the model of the site and pick up a copy of our Explore Map to help you navigate your way around.



Eleven New Show Homes in One Street*

If you are making one of the most significant purchases of your life it's worth 'doing your homework'. To make that process easier (and more fun) for you, we've asked the building companies at Hobsonville Point to create a new street of show homes so that you can get up close and personal with their work, study the quality of the build, and hear what they can offer you, by when, and for how much. Many of New Zealand's best building companies are represented here, including two newcomers to Hobsonville Point, Platinum Homes and Fletcher Living. The first show home to be built is from Willis Bond & Co, master

developers of Sunderland (A) precinct. This two-level, four-bedroom home was designed by Studio Pacific Architecture and built by Haydn & Rollett. It showcases the quality you can expect from Willis Bond & Co, the company also charged with creating the first residential neighbourhood at Wynyard Quarter.

Liquidambar Drive is a work in progress, but don't let that stop you visiting. Most of the homes will be complete by the middle of the year.

**Almost. Nine of the homes are on Liquidambar Drive and the other two are just around the corner.*



The Sunderland Display Home by Willis Bond & Co is across the road from the Information Centre on Hastings Street.



“We were sick of missing out at auction. We liked the fixed price and the small deposit.” - Resident

Positives WHEN BUYING EXISTING

You probably won't have to wait for the garden to grow.

It has character, and maybe even 'street appeal'.

You can move in as soon as you pay in full on settlement day.

Considerations WHEN BUYING EXISTING

What's really behind those walls and beneath those floors? Better get a thorough inspection done.

You're missing a few 'mod-cons' that you'd really like, eg an en-suite for the master bedroom and an 'outdoor room' off the living space.

You may spend a lot more on maintenance over the next decade.

That big garden takes a fair bit of work every weekend.

It can cost an arm and a leg to stay warm in winter.

It could be expensive/difficult to insulate properly.

You may inherit a few problems previous owners have not dealt with.

It's not exactly 'open plan'. You'd happily swap the formal dining and lounge for one big room, but that's easier said than done.

New Versus Old – *Which Wins for You?*

MODERN LIFE IS VERY DIFFERENT FROM THE WAY WE LIVED WHEN MANY OF OUR HOMES WERE BUILT, A CENTURY OR EVEN 50 YEARS AGO.

We want to spend more time outside, we no longer entertain in a formal way, and we now realise the importance of facing a home to the sun, to name just a few of the changes. The rising cost of land, building materials and energy, is forcing our homes to become more functional, flexible and space efficient. A balance must be struck between living well and living affordably. This is where design can really come to the rescue.

Although a new home comes with obvious benefits and a few compromises, potential negatives can often be reduced with the help of good design – of both house and neighbourhood. Whether you buy an existing home or a new one will come down to a myriad of decisions that only you can make, but here are some pros and cons to get you thinking:

Positives WHEN BUYING NEW AT HOBSONVILLE POINT

Ever bought a brand new car? Times that feeling by a hundred.

New = certainty. No missing out at auction.

Your home will be weathertight.

You should get a lengthy period before the house needs significant maintenance.

A small deposit secures your home.

You can probably have some say in the interior finishes and colours.

Your home will be designed for warmth and to minimise heating costs.

You'll receive a builder's warranty of at least 10 years.

Your home will be built to above building code standard.

Your home will be energy and water efficient.

The project management of your build is done for you.

Sustainability measures have been built in,
helping you save on power and water.

Considerations WHEN BUYING NEW

Your section will be smaller than an older suburban home's.

Your house will be closer to, or maybe
adjoining your neighbour's.

You may have a wait of several months before you can move in.

Because of government safety regulations you won't be able
to walk around your home while it's under construction.

There's going to be some construction noise
during work hours for a while.

We believe good design largely makes up for the few compromises that come with buying new at Hobsonville Point. Take section size, for example. Easy access to the harbour plus 26 hectares of parks and reserves gives you plenty of scope for all sorts of outdoor activities. A case in point is the 600m² community garden the residents are currently putting in. If you feel the size of your backyard will limit your summer tomato crop you can apply for a plot.

Neighbourly noise: A high standard of construction and insulation limits the amount of noise transmitted through walls to extremely low levels.

Character: Hobsonville Point has been settled for more than a century so the area has plenty of character. Many old trees and buildings remain and the layout of the original roads has been kept to retain the sense of history.

Construction noise: Yes, it's a feature of life at Hobsonville Point but only during the working week and only while your immediate neighbourhood is being developed. The pace of development here is unprecedented in New Zealand, and entire neighbourhood blocks are going up in just a matter of months. And that brings us to patience with the building process. In that regard, we can only reassure you that good things come to those who wait.

The feedback we're regularly getting on Waterford, the new retirement living at Hobsonville Point is that people love that it's part of the action. It seems there's a real fear of being isolated from the rest of the community once you take up a retirement living option. Waterford has been deliberately sited in the middle of the community. The land faces north and has views over the harbour to the bush-clad hills of Greenhithe. Bordered by a park, and within an existing residential neighbourhood, Waterford is over the road from the popular Catalina Café, which has become a social hub for the neighbourhood. The village will eventually comprise 64 villas and 90 apartments. It is designed to offer independent living, but with back-up emergency

call facilities if needed. In the not-too-distant future 24-hour on-site staff will be added. The villas are available now off the plan, and sales manager, Joan Vujcich says the feedback has been extremely positive. "The homes are larger than people expect. They're noticing the architectural look and the quality of the specification. They also think the landscaping is wonderful." Waterford has a show home on Buckley Avenue, which you can view by appointment. Joan says she needs an hour to show you around and urges you to call her, as if you drop in she may be with other clients. "It's worth spending the time to find out whether it suits your needs." You can call Joan on (09) 213 7333 or email her at sales@waterfordathobsonville.co.nz.

Inside the
Waterford
show home



Retirees Want to Stay Involved

Just Your Type

HOW DO YOU BUILD A STRONG COMMUNITY? ONE OF THE TRICKS, SAY THE RESEARCHERS, IS TO MAKE SURE YOUR NEIGHBOURHOOD IS MADE UP OF PEOPLE FROM A RANGE OF AGES, LIFE STAGES AND INCOME LEVELS.

Diverse communities are more resilient and have better community spirit. The builders at Hobsonville Point are building a diverse community, one home at a time, by making sure there are a broad range of houses to suit all life stages, and that they are available at varying price points. The traditional Kiwi suburban housing model – a large stand-alone home on a generous section – is changing as the cost of building increases and the amount of available land shrinks. The new, stand-alone homes at Hobsonville Point are on smaller sections

than much of suburban Auckland. That allows the builders to offer them at more accessible prices, and means that over 26 hectares of land has been reserved for parks and public green spaces. You get the benefit of being able to use that land without having to mow it. As well as stand-alone homes, Hobsonville Point offers housing types that are popular in other cities around the world but new to Auckland's suburbs.



GETTING THAT FIRST FOOT

If you're earning around the average wage or salary and still struggling to get a foot onto the first rung of the property ladder, we may be able to help. A total of 20% of the homes built at Hobsonville Point will be Axis Series homes. That means they have a more affordable price point. Demand for these homes is high but a ballot system gives everyone who is eligible an equal opportunity to own one. You can find out whether you are eligible to enter the ballot at axisseries.co.nz

on the Property Ladder



A terrace gives you the advantage of multiple living spaces on separate floors. You can achieve separation between bedrooms, and family members can enjoy private and shared areas. Terraces use less land, so you get more out of your budget. Their height allows for better views.



New here but very popular overseas, walk-ups combine two homes in one building. The ground floor is a one or two bedroom home, and there is a separate larger home that you walk up to on the upper level/s. Living in the street level home can be compared to having an apartment on the ground, while the upstairs home benefits from the views elevation brings.



A number of terraced homes have been designed with a flexible space at street level that you can use as an office or the venue for your small business. The large, open space paired with a bathroom can be easily adapted to your needs, either now or later, becoming a teen hangout or an extra bedroom and/or living room.



If you like the ease and affordability of apartment living without inner city hassles, ask the builders whether they have apartments in the pipeline. The Brickworks apartments have all sold, but new apartments are planned. Apartment developers at Hobsonville Point must have their plans approved by the Design Review Panel, so the apartments here are well built and energy efficient.



New Precinct Organised Around Parks

The first 25 homes to be built in Sunderland precinct are now for sale. The north-west facing precinct will grow to include 211 homes over the next two years. The new homes are clustered around shared parks and laneways and promise to strike a happy balance between private and community spaces for their residents. Sunderland retains a number of heritage homes, including the gracious Mill House, which lend character and appeal to the area. Master developers, Willis Bond & Co, are also creating the first residential precinct at Wynyard Quarter in the central city. One of the architecture firms selected for that project is behind the design of Sunderland.

"Studio Pacific Architecture was appointed to design a masterplan for the entire precinct – from services and roads to



individual homes and landscaping – meaning Sunderland has a very considered overall look and feel," says Wayne Silver, Project Director. Silver says Willis Bond & Co's focus is on quality all the way, and whether you are buying an affordable Axis home, a \$1.3m stand-alone home, or a terraced home (priced around halfway between the two) you will enjoy generous ceiling heights, natural materials chosen for their beauty and durability, and excellent energy efficiency. The precinct is the first in Auckland to target a Homestar rating of six stars. **Willis Bond & Co's show home is open daily between 10am and 4pm on Hastings Street.**

Seeds of Change

This is a shout-out to our friends, the green genies from Kaipatiki Project. With their considerable help, the coast around Hobsonville Point is steadily being returned to its natural state. Kaipatiki Project and their band of volunteers collect seeds from the site, grow seedlings and then plant them in areas we have cleared. Together we are winning the war against weeds. Their work not only beautifies, it maintains the unique biodiversity of the peninsula and helps safeguard the habitat for local fauna. They also advise us on suitable plants for our parks and public spaces.

Kaipatiki's on-site nursery is at the Engine Testing Bay on Boundary Road near Bomb Point. Volunteers meet once a week – all welcome; you don't have to be a Hobsonville Point resident or have any gardening skills to come along. Or keep an eye on our newsletter to join a mass-planting mob, which Kaipatiki runs three times a year between May and September. You can sign up for our newsletter at hobsonvillepoint.co.nz or email coordinator@kaipatiki.org.nz for more info.



Scandal Alley Spruced Up

As *Point Life* went to print the first of Hobsonville Point's heritage homes to be resurrected were mid-makeover. Sunderland Avenue's nine bungalows were built during the 1930s and give us a window into what life was like for military families living at the RNZAF base. The street earned the nickname 'Scandal Alley' from locals during the war years due to an act of infidelity that occurred in one of the homes. Air Force ownership has preserved the houses in fairly original condition but they began to suffer from a lack of regular maintenance once the base had a question mark over its future. The developer of Sunderland (A) precinct, Willis Bond & Co, is in the

process of extensively renovating the homes under the guidance of heritage architects, Salmond Reed. The aim is to modernise and extend the homes while retaining the essential character of the street. The new additions, materials and colours have been carefully designed to match or meld with the original English Domestic Revival style of the bungalows. The homes will be offered to the market during the first half of 2015 and are likely to be all sold by winter. Number 2 will be completed first and open to view as a heritage 'show home'. Keep an eye on sunderlandlife.co.nz for updates on Sunderland Avenue's now respectable bungalows.

*The
Kaipatiki
Project*





Who is Behind Your *New Home*?

When you buy at Hobsonville Point you will be buying a home built by one of the companies on this page. Each one of these companies has been selected to partner with us as we transform Hobsonville Point into a thriving community. Between them they offer a huge range of options. So let us introduce you to your new builder.

Universal Homes

Throughout its 55 years of building homes for New Zealanders, Universal Homes has been known for its innovation and exceptional quality. Each Universal home is pre-designed using advanced planning, long lasting materials and value for money features. Universal Homes at Hobsonville Point offer a great selection of 1–5 bedroom homes in exciting styles and plans, including stand-alone, semi-detached and terraced options. Hobsonville Point is a remarkable place and Universal Homes are proud to be the development's largest building partner. No progress payments are required on a Universal home.

Phone: 0800 268 789

Web: hobsonvillepoint.universal.co.nz

universal 
the living difference





Overseeing the implementation are our master developers, AVJennings and Willis Bond & Co.

AVJennings

Master Developer for Buckley and Catalina Precincts

At AVJennings we are proud to continue our heritage of providing quality, affordable housing and great places to live.

We take great pride in ensuring the neighbourhoods we create become part of the wider communities in which our customers live. We invest in our people, our brand and our products to ensure we can continue to deliver even better results for all stakeholders, whether they be shareholders,

employees, customers or the wider community. As the current custodians of a trusted Company formed in 1932, we at AVJennings take our responsibility to respect and build on that legacy seriously.

Building on our past. Shaping your future.

Phone: 09 950 3039

Web: avjennings.co.nz

AVJennings

Willis Bond & Co

Master Developer for Sunderland (A) Precinct

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

is developing Sunderland (A) Precinct at Hobsonville Point. The development delivers a range of typologies including freestanding homes, terraced homes and townhouses, and restored heritage homes. Willis Bond has \$228 million of capital in two development funds. Investors include the New Zealand Superannuation Fund, the Government Superannuation Authority and ACC.

Phone: 09 307 0722

Web: willisbond.co.nz

WILLIS BOND & CO

GJ Gardner

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

Phone: 0800 45 42 73

Web: gjgardner.co.nz

G.J. Gardner. HOMES

Classic Builders

Have you visited Classic Builders innovative and stylish show home at Hobsonville Point? A national building company with a reputation for quality, Classic Builders is one of the top ten building companies in New Zealand with over 3000 satisfied customers throughout the country. Classic Builders designs homes to appeal to the family who want to enjoy today's modern urban environment. The thoughtful architectural designs for city spaces achieve private indoor-outdoor flow, no matter the home size or budget. Our show home, located on the corner of Corsair Street and Harvard Street, is open from 10am until 4pm, seven days a week. A new show home will open mid 2015 behind Catalina Café.

Phone: Lorraine on 021 906 484

Web: classicbuilders.co.nz



Jalcon Homes

Family living and design are the focus for Jalcon Homes. We are creating communities and neighbourhoods where families can get to know each other and feel secure within their home environment. Cutting edge architecture with thoughtful family orientated floor plans is the vision we bring to reality. Drive by Squadron Lane Terraces, De Havilland Quarter or Sierra Terraces to see examples of the quality Jalcon are creating at Hobsonville Point.

Visit us at 42 Squadron Drive until mid-2015, and then at our two new Showhomes located behind Catalina Café, and help Jalcon celebrate 21 years of building homes in Auckland.

Phone: 0800 52 52 66

Web: jalcon.co.nz



Platinum Homes

Building a stunning home that enhances your lifestyle is all in the details.

Nobody understands this better than Platinum Homes. Specifically developed for Hobsonville Point, our unique and innovative designs are the culmination of a two year collaboration with leading design studio Mark Bishop Architecture. The end result offers the perfect blend of quality and urban flair — a low maintenance home that will provide years of great living. Over 1500 kiwis have entrusted Platinum Homes to deliver everything they call home.

Phone: Ian Main on 021 279 3606.

Web: platinumhomes.co.nz



Come and
visit our new
show homes on
Liquidambar Drive.

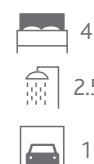
Open from
10am - 4pm daily.



SUPERLOT 16, LOT 17

\$859,000

- 219m² floor area
- 4 bedrooms plus study
- Innovative 3-level layout



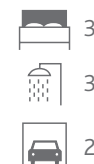
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HOBSONVILLE POINT ROAD LOT 23

From \$795,000

- Ground floor open-plan living includes kitchen, dining and family room opening out to large outdoor area
- All bedrooms located on the upper level
- 10 year Master Build Guarantee
- Fully landscaped



G.J. Gardner. **HOMES**

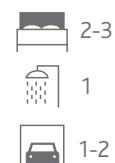
0800 45 42 73
www.gjgardner.co.nz



WATERFORD RETIREMENT VILLAGE

From \$485,000

- Across the road from Catalina Café
- Comprehensive community suite and activities programme
- Shops nearby
- Call for an appointment today



09 213 7333
Joan Vujcich



CATALINA PRECINCT LOT 18 CA6

From \$1,195,000

- Stand alone home
- Waterfront location
- 3 full bathrooms
- Ground floor bedroom



G.J. Gardner. **HOMES**

0800 45 42 73
www.gjgardner.co.nz



SQUADRON LANE TERRACES

From **\$795,000**

- 10% deposit and balance on completion
- Designed by award-winning Stevens Lawson Architects
- Smart investment, fully self-contained flexi-space
- Large north-facing deck
- 15 Year Jalcon Weather Tight Warranty



Jalcon Homes

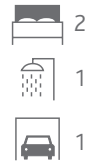
0800 52 52 66
www.jalcon.co.nz



AXIS SERIES HOMES

\$485,000

- Special Axis criteria applies
- Affordable freehold
- Terraced, and semi-detached options
- Half of the Axis Series homes will be sold to first home buyers



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Steve Lindsey



PARK TERRACES

From **\$835,000**

- Studio Pacific Architecture design
- Quality specification throughout
- 2.7m ground floor stud and full height windows
- Immediate access to the park
- 160m² floor area



Sunderland
AT HOBSONVILLE POINT

021 024 26696
Sara-Maria Sanvicens



SQUADRON LANE TERRACES

From **\$775,000**

- 10% deposit and balance on completion
- Designed by award-winning Stevens Lawson Architects
- Lock up and leave with low maintenance living
- Stunning double height ceiling over living space
- 15 Year Jalcon Weather Tight Warranty



Jalcon Homes

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UNIVERSAL HOMES

\$600,000–\$950,000

- Unmatched quality and design
- Selection of floorplans to suit all family sizes & preferences
- The latest design features & fittings
- Fully landscaped
- No progress payments required



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021 998 301
Marie Hansen



FREESTANDING HOMES

From **\$1,320,000**

- Studio Pacific Architecture design
- Quality specification throughout
- 2.7m ground floor stud and full-height windows
- Fully landscaped
- 261m² floor area



Sunderland
AT HOBSONVILLE POINT

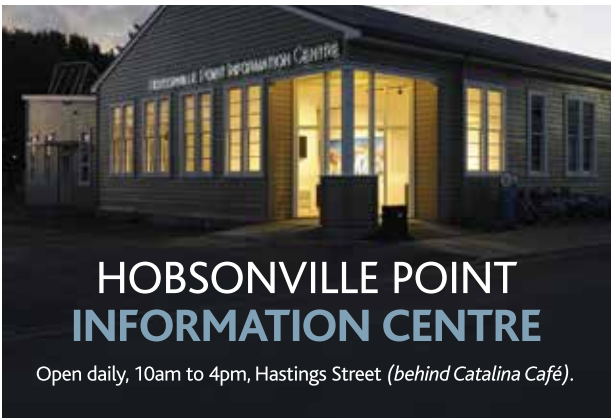
021 610 207
Jeremy Jones

Visit Our *Outdoor Gallery*



As we went to print, artist Louise Purvis had just installed her sinuous new work on Launch Road. Titled *Estuarine* the work is made of tubular baskets filled with scoria then attached to the wall. The red scoria contrasts with the basalt fill in the gabion baskets that form the wall. Louise's work is inspired by the landscape at Hobsonville Point, "a place where fresh water meets sea water, streams run into rivers, and rivers feed the sea." She says she was also thinking about the view Audrey Mills would have enjoyed from the cockpit of her husband's Gipsy Moth as she leaned out to take aerial photos in the 1920s. Doug and Audrey ran Auckland's first aerial photography business from the Hobsonville airfield. Come and have a look at this impressive piece. Follow the signs to the Hobsonville Point Farmers Market and you'll find it where the road slopes down to the waterfront.

A giant pohutukawa on Launch Road has been yarn bombed by artist Alison Milne and a talented team of around 20 knitters. It looks fantastic as you drive past, but it's worth stopping and getting up close to spot the knitted critters in its boughs, including insects, lizards and butterflies. A yarn clothesline referencing the wartime history of the air base is also planned for the tree. When the threat of invasion by the Japanese was at its peak, the women who lived on the base were rostered to bring their washing down to Bomb Point and hang it on a rotary clothesline next to each of the munitions bunkers. The laundry flapping in the breeze made the bunkers look like domestic homes from the air.



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 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.