

# Point Life

A MAGAZINE ABOUT AUCKLAND'S NEWEST TOWNSHIP

ISSUE #6

*Catalina Bay*  
**WATERFRONT  
DEVELOPMENT**  
*kicks off*

*Try the new 5km*  
**COASTAL  
WALKWAY**

*How to find*  
**VALUE FOR  
MONEY**  
*when buying a home*



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



# Welcome to *Point Life.*

This is the sixth issue of our annual magazine where we share what's going on in **Auckland's fastest growing new community.**



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



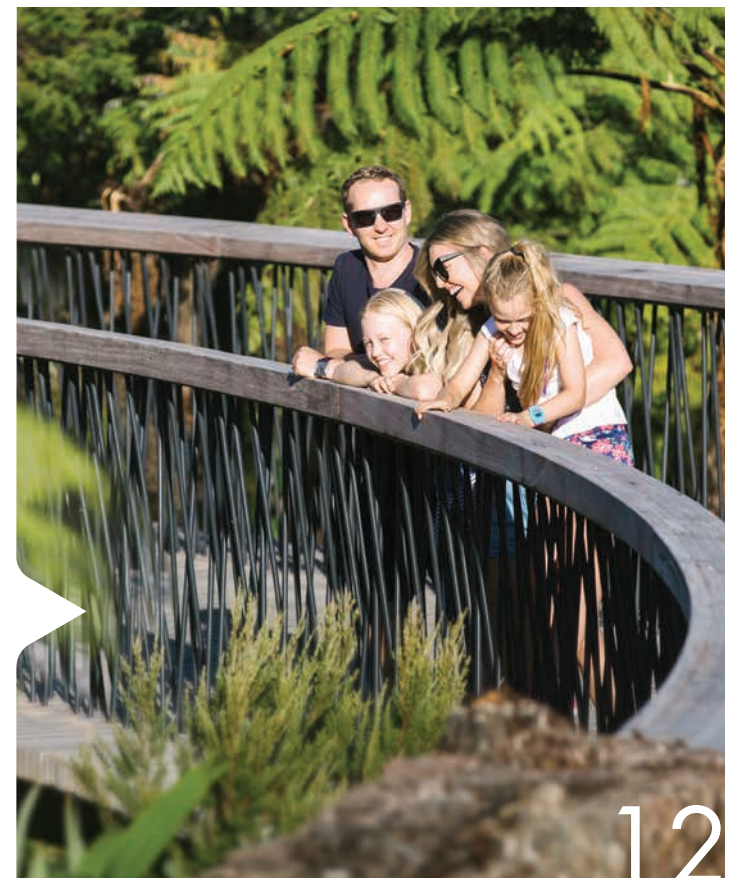


## Contents



- 4 **Building Momentum**  
Some of the progress highlights since our last issue
- 6 **Moving Forward with Respect for the Past**  
Britomart's architects turn their attention to our waterfront
- 8 **The Giant Shed with a Big Backstory**  
Why the Sunderland Hangar is worth saving
- 9 **Fresh Space for the Farmers Market**  
The popular artisan food market has moved next door
- 10 **Lucky Break Brings Chance to Buy First Home**  
A young family gets the break they needed just in time
- 12 **New 5km Loop One of City's Best Walks**  
Uniquely Auckland views from new coastal walkway
- 14 **Making the Shift to a Simpler Life**  
Suburban apartments proving popular with Aucklanders
- 15 **Opening Hours**  
Info Centre, Street of Show Homes, Farmers Market
- 16 **Explore Hobsonville Point**  
A handy map you can pull out when you come visit us
- 18 **Closer Than You Think**  
The northwest is the city's hot new region for good reason
- 19 **New Dawn for Grand, Old Home**  
Base Commander's son moves his childhood home
- 20 **Safeguarding the Future of our Heritage Buildings**  
Tactical moves on the heritage frontline
- 21 **New Methods Aimed at Improving Affordability**  
Test Lab: How to bring buildings costs down
- 22 **Learning our History the 21st Century Way**  
Primary students create video game

- 23 **Blurring the Lines Between School and Industry**  
Secondary school invites the outside world in
- 24 **New Neighbourhoods**  
Live by the water, by the village or by a heritage oval
- 25 **Big Enough for You?**  
The Point's first two-bedroom show home is open
- 26 **How to Achieve Value for Money When You're Buying a Home**  
What does 'value for money' mean and how do you get it?
- 28 **Who's Building Your New Neighbourhood and Home?**  
Meet the developers and builders shaping the Point
- 30 **For Sale**  
A snapshot of the homes for sale (Autumn '17)





# Building Momentum

The transformation of Hobsonville Point from a military base to a vibrant new community got underway in 2006 and our first residents arrived in 2007. We celebrated a milestone last year – our 10th birthday.

Creating an entire new township from scratch is a big and complex task and momentum takes time to build, especially when you kick off just before a global financial crisis.

We are thrilled with the way Hobsonville Point is shaping. The community now numbers 2,500 people and we have around 1,000 homes built – 600 of which went up since our last issue.

**Our builders are currently completing new homes at the rate of one a day.**



We believe **we are only five years away from completion**, by which time the Point will be home to around 11,000 people in an interesting and diverse mix of 4,500 standalone houses, terraced homes and apartments.

Auckland desperately needs new homes, but not at the expense of quality. Because the development at Hobsonville Point is at a large scale we have found ways to deliver homes quickly while keeping quality high. At the same time the prices are no higher, and often lower, than many Auckland suburbs within a similar drive time from the CBD.

What makes Hobsonville Point such **good value for money** is both the quality of the homes and the amenities that come with the neighbourhood. Take a look at page

26 to read more about how to judge whether a home represents value for money.

We've made big progress on Te Ara Manawa, the Coastal Walkway, since our last issue.

**This 5km loop around Hobsonville Point is so much more than a track or path.** It's a constantly changing array of experiences. It's a great way to get a sense of the unique character of each of Hobsonville Point's five neighbourhoods. Our favourite parts of Te Ara Manawa are the sections that pass through native bush and along the harbour's edge. Along the walkway between Catalina Bay and Bomb Point Park you cannot see a house, a building or a car. It's a beautiful, peaceful and unspoilt part of Auckland.

*See page 12 for more.*





We're also very excited about Willis Bond & Co's plans for **Catalina Bay**. This area will form a waterfront social hub for our residents and an attraction for visitors and tourists. Willis Bond & Co has adopted the name of the bay itself for the area that we previously called 'The Landing'. The development will celebrate the bay's aviation and military history. Imagine shops, bars, restaurants, markets, offices and apartments in an eclectic mix of new and heritage buildings, all overlooking the upper harbour to the peaceful pohutukawa-fringed shores of Beach Haven. *More details on page 6.*

***Come and visit this weekend. Bring the kids, the bikes, the dog, and give the Coastal Walkway a test-run.***

If you've never been to Hobsonville Point, we think you'll find plenty to interest you. If you're one of our regular visitors, this beautiful and once hidden part of Auckland is changing so fast that we can guarantee there will be something new to see.



CATALINA BAY



A VIEW FROM THE COASTAL WALKWAY



# CATALINA BAY

HOBSONVILLE POINT AUCKLAND NEW ZEALAND

## Waterfront Transformation Underway

*Work has begun to turn the seaplane apron and its heritage buildings into a world-class waterfront hospitality precinct for residents and visitors.*

### Safeguarding our Heritage Comes First

It has been a busy year for Willis Bond & Co as they develop plans for Catalina Bay with Cheshire Architects, the architects behind Britomart.

The first stage of the five-year development programme will involve the renovation of the old buildings that were

used to house and service the flying boats – the Sunderland Hangar, Catalina Workshops, Fabric Building, Painting Bay and the building known as the GRP where technicians worked with glass reinforced plastics. These buildings will be adapted for a mix of hospitality and commercial uses. Stage 2 will involve the addition of new apartment buildings around the existing hangar and workshops.





## Sunderland Hangar Forms Focal Point

The centrepiece of the development will be the Sunderland Hangar. Built in 1939 to house the gargantuan Short Sunderland aircraft, the hangar is an important marker of the huge contribution the men and women of the base made to defending the Pacific during World War II. Hobsonville Land Company has recently had the hangar stripped to its bare skeleton as asbestos cladding needed to be removed.

Willis Bond & Co will create a new mezzanine floor for commercial office space, and a combined manufacturing and retail space at ground level. "Our aspirations are for a food and beverage operation that sells the product but also gives the customer visibility into the making of the product," says Wayne Silver, Project Director. "If it were coffee, for example, it would include a coffee roaster. And if it were beer, it would also include a micro brewery."

A full-height void will be left at the front of the building so that visitors can see the roof trusses, a spectacular 27m above. In front of the hangar a public plaza will ensure sight lines to the harbour remain, and that the hangar itself is always visible from the water.

## A Place to Live, as Well as Work and Play

Urban designers know that the way to breathe life into a new part of town is to invite people to live there. As our city grows we will see more 'mixed use' developments that combine office, retail, hospitality and residential all in one (preferably compact) space. Density also lends vibrancy. We'll update you on the new apartments to be built in Stage 2 as plans are confirmed.

## Keep an Eye on Progress

Silver says community events will be limited during the construction phase for safety reasons, but Willis Bond & Co will plan some open days so people can come and see

progress. Keep an eye on Hobsonville Point's Facebook page for news of those. It's business as usual for the Hobsonville Point Farmers Market, though. The market will be open every Saturday and Sunday between 9am and 1pm.

## The Tide is High

As part of remedial works at Catalina Bay, Hobsonville Land Company will dredge to remove decades of silt along the foreshore. This will create a 'wet edge' between the water and the land, so that the tide is always 'in' at Hobsonville Point's new waterfront destination.

"Our aspirations for Catalina Bay are very high", says Silver. "We know it will be the social and economic centre of the Hobsonville Point community, but we also see it becoming a regional destination." He says he imagines when cruise ship passengers arrive in Auckland in the future and are given a list of excursions, "taking the ferry to Catalina Bay will be near the top of that list of recommended day trips, just like Waiheke Island is now."





# The Giant Shed *with a Big Backstory*

*In 1939 the Royal New Zealand Air Force built a hangar in which to service their newly purchased Short Sunderland aircraft at the Hobsonville air base.*



The massive British flying boats were designed as patrol bombers and played a pivotal role in World War II. Weighing over 26 tonnes fully loaded with ordinance, and with a wingspan of 34 metres, they needed a much bigger home than anything previously built at the base. The construction of the hangar used a state-of-the-art, lightweight steel roof truss system to leave the internal volume of the building free of supporting posts.

The Sunderland flying boats were critical to New Zealand's war effort, patrolling the Pacific and rescuing downed allied airmen. Later, TEAL, the forerunner of Air New Zealand flew a variant of the aircraft modified for passenger use on the glamorous Coral Route. TEAL employed ex RNZAF pilots who were skilled enough to land the gargantuan flying boats alongside inside coral-ringed lagoons.

The RNZAF was the last organisation in the world to keep the Short Sunderland in service, retiring the aircraft in 1967.

Old buildings such as the Sunderland Hangar are to developers what animals and children are to film directors – notoriously hard to work with. Most developers prefer to build new rather than adapt old buildings because of the level of difficulty involved, which is why we are so delighted to have Willis Bond & Co managing the Catalina Bay project. The company is experienced at what's known in the business as 'adaptive reuse' and committed to the cause of protecting our heritage for future generations.



THE SUNDERLAND HANGAR, STRIPPED OF ITS ASBESTOS CLADDING



# Fresh Space for *the Farmers Market*



*The Hobsonville Point Farmers Market has a new temporary home in the Fabric Building, to the seaward side of the seaplane hangar where the market was previously held.*

The move helps Willis Bond & Co better manage their development programme. It's business as usual for the market until at least winter 2017, while Willis Bond & Co refurbishes their permanent home in the building at the bottom of the Launch Road steps. The Fabric Building will also be renovated and turned into a cafe. The building already sports a new deck built out over the harbour.



# Ferry Frequency *Tipped to Increase*

Surely one of the best ways to get cars off Auckland's roads is to get people out on the water. Hobsonville Point's commuter ferry service is well established now and is a much-loved part of the workday routine for many of our residents. We've been talking to Auckland Transport about increasing the number

of sailings and they are reviewing the Hobsonville Point-Auckland CBD schedule. Auckland Transport is committed to making better use of the harbour to move people around the city. We'll update you at [hobsonvillepoint.co.nz](http://hobsonvillepoint.co.nz) as soon as we know more. The current timetable can be found at [fullers.co.nz](http://fullers.co.nz).

## Ferry between Hobsonville, Beach Haven and Auckland

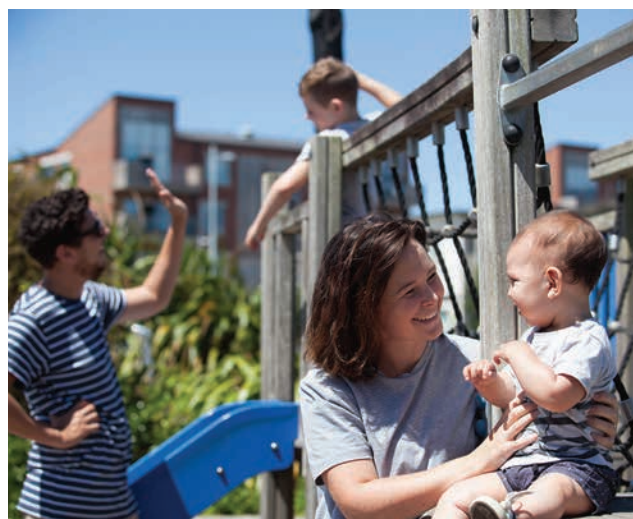
	Depart Downtown Auckland (Pier 4)	Beach Haven Wharf	Hobsonville Pt Wharf	Beach Haven Wharf (if required)	Arrive Downtown Auckland
Monday to Friday Only (excluding public holidays)					
AM	-	6.50	6.55	IR	7.20
	7.25	7.50	8.00	IR	8.25
	9.00	9.25	9.30	terminates Hobsonville	
	-	-	3.30	IR	4.00
PM	4.05	4.30	4.40	IR	5.10
	5.15	5.35	5.45	IR	6.10
	6.15	6.40	6.45	terminates Hobsonville	
Explanation of notes used					
IR = request stop for passengers from Hobsonville to Beach Haven.					
Please advise on board staff when boarding at Hobsonville					
This service is provided by 360 Discovery					

*For more information and connecting bus timetables go to*  
[aucklandtransport.govt.nz](http://aucklandtransport.govt.nz)



# Lucky Break *Brings Chance to Buy First Home*

*It looked like the decision to put off buying their first house until they had another baby would cost them their chance to buy in Auckland as prices soared, but a stroke of luck changed everything for this couple.*



Charlotte Colliers-Holden and her fiancé, Tawera Akehurst, have been together since they were 15. Now 25, the couple have two children, Niko, aged 7 years, and baby Otis, aged 9 months. Niko was born just before Charlotte's 18th birthday. The family rents a home on rural land in Waimauku.

Charlotte says becoming pregnant with Niko as a teenager had a big impact on her life. She recalls going to the Principal of her school, St Dominic's in Henderson, to tell her the news and stand down as Deputy Head Girl as she felt she could no longer be a role model. The Principal refused to allow her to hand in her badge and the school supported her to complete her year and final exams.

After Niko was born she went on to earn a Nursing degree and now works at Waitakere Hospital. "I got given a placement in paediatrics for 10 weeks and I fell in love with it, and stayed working with children. You've got to be good at dealing with parents and families," says Charlotte. "Sick kids just want their parents, but parents need reassuring that the child that is so precious to them is going to be ok. We treat sick children but the bigger part of the job is working to improve things for families under pressure."

Tawera works for Takapuna-based company, Leading Edge, a business that helps other companies manage their sales channels. He grew up on the North Shore, his family are all based there and it was him that discovered Hobsonville Point just as the development was getting underway. "It became a midway point between home and the North Shore. Niko loved the playground and we loved the café," says Charlotte.

Having watched the development grow for several years, Charlotte heard about the Axis Series affordable homes programme. The programme provides 20 per cent of the homes built at Hobsonville Point at or below a maximum price, increasing the availability of affordable housing to Aucklanders. The price cap is currently set at \$550,000. Because of the demand for affordable housing, buyers must

enter a ballot to buy an Axis Series home. This system ensures everyone has a fair and equal chance. Not everyone can enter the ballot. There are criteria applied so that the homes go to first time owners and homebuyers who would otherwise find it difficult to enter the Auckland market.

Charlotte and Tawera were in exactly that situation. Unable to afford a second child and a house at the same time, they prioritised adding to their family. After Otis was born they found prices had risen steeply and they were facing a move away from the city and their families.

"We are part of the community at Muriwai, but it's not affordable to buy there for us. We were looking in Helensville. Between starting looking and entering the Axis ballot prices in Helensville had gone up by \$100,000 so we felt like we'd completely missed the boat. We started looking out of Auckland in places like Mangiwhai, Wellsford and Warkworth."

"We weren't sure whether we could afford an Axis home either, but we signed up for the emails. Then we found out that Tawera could access a KiwiSaver grant, which gave us a little bit more." Charlotte says that she didn't allow herself to get too attached to the idea. "I thought, what are the odds of us being drawn, with so many people applying. I just filled in the paperwork, hit send, and forgot about it."

The couple's luck changed when they got a call from Classic Builders to tell them their names had been drawn from the ballot to buy a 3-bedroom apartment for \$550,000. Their new home will be on the second level of a 5 storey building of 43 apartments in a beautiful part of Hobsonville Point near the water and the coastal walkway. "We're stoked because it's a brand new place. The houses we were looking at – even outside Auckland – were maxing out our budget and still needed work. It would've been years before we could afford to do anything up."

The couple have an 18-month wait while Edgewater is



Charlotte and  
Tawera with their  
boys Niko and  
baby Otis

being built. At the top of Charlotte's list of things she says she's most excited about is the walkability of her new neighbourhood. "It's amazing out here (Waimauku), but everywhere is a drive. Even to get milk I have to put the boys in the car and drive. And public transport is non-existent." She says she's looking forward to walking the boys to school, to them having friends in the neighbourhood they can ride their bikes to, and to seeing more people than she does at the moment. While we were preparing this story she was on maternity leave with Otis. "A whole day can go by here without seeing anyone and that can be isolating."

She's also looking forward to the impact on her family life. "I work 12 hour shifts so my day is 14 hours long. I don't see the boys from morning to night on the days I work. From work to Hobsonville Point is 10 minutes." Charlotte works three long shifts per week to give herself four days with the boys. Tawera currently spends two hours of each day commuting. Travel time to and from his workplace in Takapuna will drop by more than half.

"It's a great area," says Charlotte. We've loved it since we first looked at it. It's the perfect central spot for us, close to family and work and our community at Muriwai." Even though she grew up at the beach and is used to a lot of space she's not worried about the switch to a higher density neighbourhood. "The community and the lifestyle will more than make up for it."

*"The whole development is really well done. Lots of areas in Auckland lack planning. Hobsonville Point is really well planned. We like the diversity in the community. I want to bring up my kids in a community which is representative of the city and the world they live in."*

The opportunity to buy an Axis Series home is a life-changing event for the young family. Although it will feel like a long wait, they have their first home in the bag. Charlotte says it gives them a sense of security they've never enjoyed as renters. "We were trying to be realistic about our chances. Then our names got drawn and it was huge! It's a massive opportunity for us. We're really lucky. Lots of people wanted the apartment. It was only when we got it that we realised how much we wanted it too!"



## New 5km Loop *One of City's Best Walks*

Ever since the development of Hobsonville Point began in 2006 we've been working on a walking and cycling route around the site that makes the coastline accessible and useable for residents and visitors. What has evolved is so much more than a 'track' or path. It's a whole range of diverse experiences that remind us what's so good about living in a city where you're never far from the sea or the bush. Not only does Te Ara Manawa showcase some truly beautiful views of the upper harbour, it passes through a variety of landscapes and delivers some uniquely Auckland moments.

Back in 2006 the coastal edge was in poor shape and a lot of the early work was remedial, such as removing gorse and other noxious weeds and replanting with natives. That work continues today, bolstered by our friends at Kaipatiki Trust who volunteer their time to grow and replant seedlings back to the coast, to protect our local biodiversity.

Along the way New York-based landscape designers Nelson Byrd Woltz, and Hobsonville Point's urban designers

Isthmus Group became involved, and that's when the Coastal Walkway began to develop into something very special. (Late in 2016 Isthmus won the World Landscape of the Year at the World Architecture Awards for their design for Kopupaka Reserve near Westgate. Nice to know we've had the dream team on the job all along!).

The concept developed by the designers creates a continuous, distinct route over the land, allowing the ecology of the area to influence the placement, design and materials of the walkway. Several sections skirt Hobsonville Point's residential precincts, giving visitors insight into the unique character of each neighbourhood. Paths radiate outwards, connecting neighbourhood streets to the coastal walkway at numerous points and giving residents an alternative 'off road' route to key points in the township, such as the schools, parks, Farmers Market and ferry wharf at Catalina Bay.

Highlights will differ for different people, but for those who love that 'in touch with nature' feeling, the section between

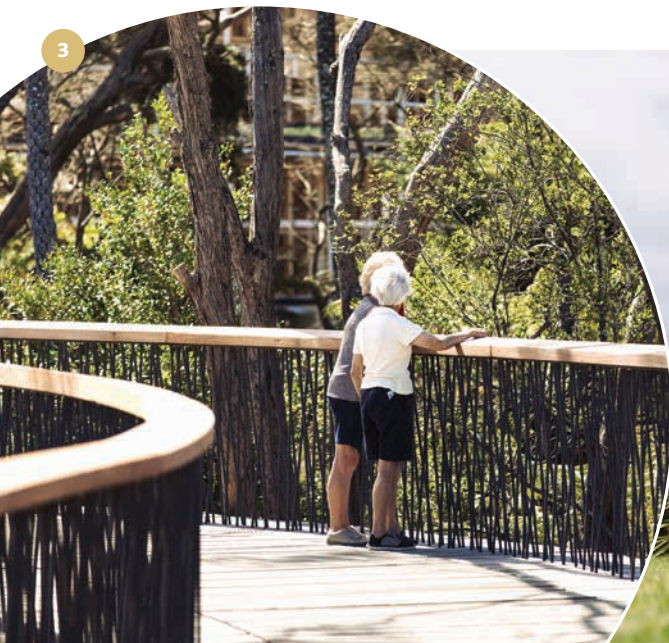
*Hobsonville Point's 5km coastal walkway, Te Ara Manawa, is now open to the public.*

Catalina Bay and Bomb Point is particularly peaceful – not a house in sight or a car within earshot.

*You'll enjoy views across the Upper Harbour to the Sky Tower in the distance, a white shelly beach dotted with oyster catchers, and a meandering gravel road fringed by dense bush on either side.*

Te Ara Manawa offers users a myriad of opportunities – to learn about the history and ecology of the Point, to get fit without getting bored, to play at one of several points provided for the young and young at heart, to picnic or just to stop for a moment and breathe in the beauty of our city at one of the many lookout points.

*A small section of Te Ara Manawa is still under construction in the Hudson neighbourhood but will be complete by the end of 2017. In the meantime, it's easy to come back to the road briefly then re-join the walkway.*





# Te Ara Manawa: *Some of the Highlights*

## INLAND SECTION

- 1 HOBSONVILLE POINT PARK** The first park to be established here has an awesome playground with play equipment shaped like giant seedpods.

## HIGH PATH

- 2 POHUTUKAWA BOARDWALK** The boardwalk has been designed to get around the roots of a very old pohutukawa without disturbing the tree.
- 3 BRIDGES** The West and East Sunderland bridges, and Gully Bridge lift you up into the bush canopy with glimpses through the trees to the harbour.
- 4 MILL HOUSE RESERVE** Aviation pioneers, Doug and Audrey Mill, had Mill House built for their family in 1927, but it was early settlers, the Clarks (who went on to found Crown Lynn Pottery Works) who planted many of the grand, old exotic trees in the garden, including a spectacular Moreton Bay fig.
- 5 CHICHESTER COTTAGE** This humble little weatherboard cottage was named after British sailor and aviator Sir Francis Chichester who stayed in it on the way to completing the first solo flight across the Tasman Sea. Chichester Cottage has been renovated and had a petanque court and in-ground trampolines added. The cottage has been gifted to the Hobsonville Point Residents society.
- 6 OLD WHARF LOOKOUT** Great views out over the tree canopy, the harbour, and the old wharf where scows once docked to offload supplies.

## LOW PATH

- 7 CATALINA BAY** It'll be all action here in five years time when the development of the waterfront is complete (see page 6). In the meantime, enjoy the weekend Farmers Market right on the water's edge in the Fabric Bay Building. Information boards on the ferry wharf are worth reading if you're interested in the history and ecology of the area.
- 8 TE ONEKIRITEA BOMB POINT** This 13ha park is dotted with munitions bunkers from the Second World War era. The coastal walkway joins an old track that takes you around the outside of the park, hugging the water's edge. There are beautiful harbour views to be had here. There's a fenced, off-leash dog park so you can let your mate loose to run off some steam. Te Onokiritea was named after the white clay soil Maori used as soap.
- 9 THE RIFLE RANGE** What was once a firing range has been turned into a community gathering place for events and small outdoor concerts. The land has been terraced to provide around 100 seats facing the stage. The Rifle Range is owned and managed by Auckland Council.
- 10 HARRIER POINT PARK** Family-friendly Harrier Point Park has a barbecue area, flying fox, bucket swing, exercise equipment, and (soon) an 8m tall Pied Shag! The big bird, designed by Phillip Myer and built by Cicada Workshop, doubles as a piece of public art and a children's slide.
- 11 THE ENGINE TESTING BAY** This is now the home of Kaipatiki Trust's nursery. Seeds are collected from the coast and grown into seedlings at the nursery, then planted back to the coast by volunteers.





# Making the Shift to a Simpler Life

*Apartment living in the suburbs is gaining momentum as people recognise the opportunity it offers – a simpler and more affordable way of life that leaves them with free time and money to do the things they enjoy.*

The suburbs are hard to beat if you crave peace, trees, waking to birdsong, nice walks in the fresh air and a sense of space around you. But, until recently, you wouldn't have had a lot of choice in Auckland if you were on the lookout for a suburban apartment. Thankfully that's changing.

When you live in an apartment the whole neighbourhood becomes your back yard, so it's even more important that the area gives you plenty of reasons to get outside.

Hobsonville Point residents share 26ha of 'back yard' they don't have to mow and the harbour is only ever a few hundred metres walk from their doorstep.

Hobsonville Point has a huge range of apartments either on the market or being released this year. Here's a snapshot of some of the options available now or coming soon:



## BERNOULLI GARDENS 120 APARTMENTS

This 'community within a community' by Ockham Residential is designed around shared gardens. Inspired by the character flats that were a feature of Auckland's city fringe suburbs in the 30s and 40s, the five distinct buildings borrow from the elegant, Art Deco period.

### Price Guide:

One bedroom from \$510,000  
One bedroom + study from \$520,000  
Two bedrooms from \$675,000  
Two bedrooms + study from \$685,000  
Three bedrooms from \$765,000

Bernoulli Gardens' display suite is on site, Cnr Hobsonville Point Rd and Nugget Ave. (Closed on Wednesdays). Take a look at the video at [bernoulligardens.co.nz](http://bernoulligardens.co.nz).



## EDGEWATER 43 APARTMENTS

Edgewater will form part of the new Hudson neighbourhood adjacent to the historic Mill House, built in 1927. This neighbourhood is characterised by its beautiful gardens with fabulous old trees, some of which were planted over a century ago. The 5 storey building is made up of 1, 2, and 3-bedroom apartments, many of which have beautiful views of native bush and the upper harbour.

### Price Guide:

From \$699,000 – \$1,299,000

You're welcome to register your interest at [edgewaterhobsonville.co.nz](http://edgewaterhobsonville.co.nz) or visit Classic's show home at 11 Liquidambar Drive, Hobsonville Point to find out more about Edgewater.



## WATERFORD ON HOBSONVILLE 90 APARTMENTS

Manor Group is underway with the construction of the first 36 of an eventual 90 apartments for residents aged 65+. The one, two and three-bedroom apartments will be finished by the end of 2018, as will the restaurant, cinema, indoor heated pool, gym, spa, billiard room, library and bowling green.

Plans are available to view now. More details at [waterfordathobsonville.co.nz](http://waterfordathobsonville.co.nz)



## NEW GROUND 200 APARTMENTS AND TERRACED HOMES

New Ground Capital has joined with Ngāi Tahu Property and New Zealand Super Fund to build a mix of 200 new apartments and terraced homes in the Buckley neighbourhood. The partnership will offer 50% of the homes beneath the Auckland median house price. A further 30% will be in the affordable category, priced at \$550,000 or less, and available to first homebuyers through the Axis Series programme. Around 40 of the homes will be retained by the partnership and offered on long-term, secure leases. Construction will start in Spring and the first of the homes will be available to buy off the plan by the end of 2017.



## Get to Know the Point



**OPEN DAILY – 10AM TO 4PM**  
behind Catalina Café



**HOBSONVILLE POINT  
FARMERS  
MARKET**  
EVERY SAT & SUN 9AM-1PM

**Fabric Building at The Landing**  
(to the seaward side of the Seaplane Hangar  
where the market was previously held)

## STREET OF SHOW HOMES

Open daily,  
10am to 4pm,  
Liquidambar  
Drive





# Explore *Hobsonville Point*

This map of the development site doubles as a timeline showing you what has been built and what is still to come. Many of the parks and other public amenities are already complete and around a quarter of an eventual 4,000 homes are built.

There's plenty to see and do at Hobsonville Point every weekend, so come and check it out. Pull out this map and bring it with you to help you get your bearings. Or you can pick up a more detailed version from the Hobsonville Point Information Centre on Hastings Street (behind Catalina Café). The Information Centre is open every day between 10am and 4pm.







## HOBSONVILLE POINT DEVELOPMENT PLAN

### COMPLETED:



BUCKLEY A - STAGE 1  
BUCKLEY A - STAGE 2  
V1  
PRIMARY SCHOOL  
SECONDARY SCHOOL  
INFORMATION CENTRE  
FERRY WHARF  
FARMERS MARKET  
HOBSONVILLE POINT PARK  
EARLY CHILDHOOD CENTRE  
NEW SHOWHOMES  
COASTAL WALKWAY - CATALINA  
RETIREMENT VILLAGE - VILLAS

### COMPLETED BY:

WHAT'S BEING BUILT:



2017

CATALINA STAGE 1  
CATALINA STAGE 2  
SUNDERLAND STAGE 1  
THE LANDING  
BOARDWALK  
BUCKLEY B STAGE 1  
BUCKLEY A STAGE 3  
COASTAL WALKWAY  
HUDSON STAGE 1  
RETIREMENT VILLAGE - APARTMENTS



2018

BUCKLEY B - STAGE 2  
SUNDERLAND A - STAGE 2  
BLOCK 14  
HUDSON STAGE 2



2019

THE VILLAGE



2020

HARRIER POINT

PROJECT COMPLETION: 2024\*

\* Programmed dates may change.



# Closer Than You Think

Auckland's northwest region is spoilt for natural beauty but until recently has had a fairly modest population. Government investment into key infrastructure such as roads and public transport has brought the region closer to the city and triggered phenomenal growth.

Hobsonville Point alone will be home to 11,000 people in little more than five years time. The township is 25 minutes (off peak) from the CBD, via either State Highway 16 (the north-western motorway) or State Highways 18 and 1 (the northern motorway).

*Come the weekend, the 2,000 people who already live here have discovered they don't have far to go to enjoy a whole lot of what's great about Auckland.*

**5**  
mins

## HOBSONVILLE CENTRE

Hobsonville's brand new village shops and Countdown supermarket; and nostalgic roadside markets selling locally grown fruit and veges.



**10**  
mins

## WESTGATE AND NORTHWEST

Not a mall – a 56ha town in the making. The dual centres of Westgate and Northwest form the retail, commercial and community hub for the region. Cinemas, 10 pin bowling, mini-golf, restaurants, bars and a lot of shopping.



**15**  
mins

## TAKAPUNA

A commercial hub for the North Shore, a popular beach, and a main street with over 70 stores. New restaurants and cafés opening regularly.



## NORTH SHORE BEACHES

Family-friendly waves and feet-friendly white sand.



**20**  
mins

## RIVERHEAD FOREST

Tramping and running trails, bridleways and mountain biking and motorcycle tracks through a state-owned, urban pine forest.

## KUMEU WINE COUNTRY

A dozen wineries offering everything from cellar door tastings, to picturesque picnic spots, to woodfired barbecues and fine restaurants.



**30**  
mins

## WOODHILL FOREST

Over 100kms of purpose built mountain biking tracks and jumps plus walking trails, horse trekking and a high rope course.

## WEST COAST BEACHES

Black sand, boisterous surf and rugged beauty, with the added bonus of a gannet colony at Muriwai.



## WESTFIELD ALBANY

Stores, at last count, 146. Cinemas, 10. Car parks, 2000. Hectares of indoor space, 7. Seats in the food court, 560.





# New Dawn for Grand Old Home

*Hobsonville Point's insomniacs and early risers would have been in for a strange sight when a large house came rumbling down the street in the dark, small hours of the morning, on the back of a truck.*

At 260m<sup>2</sup>, the Base Commander's House is big to be moved in a single piece. Building removal specialist, Craig Walker says it tested the limits of their equipment and provided the kind of challenge he and his team relish.

The house was moved to a new site on the corner of Sunderland Avenue, where nine other heritage homes have been renovated. In one of life's happy coincidences Craig lived in the house as a small boy, so he was delighted when his firm won the contract to move the house.

Craig's father was the Base Commander at Hobsonville air base when the family lived in the house between 1961 and 1964.

In those days the Second World War was still fresh in people's minds and the Base Commander had a position of status. "Dad even had his own batman (the military version of a valet)

to help with domestic duties."

The house was far larger than any of the other homes on the base. Through the eyes of a six-year old boy it was "absolutely massive," says Craig. He has memories of grand Christmas parties for Auckland's leading military and public figures in a marquee the size of a circus 'big top' on the front lawn of the house.

Military training was compulsory in New Zealand until 1972 and Craig says the base was always busy with soldiers marching and performing drills. They overflowed the barracks and were housed in long rows of tents.

For the children of the officers that lived on the base there were some perks. "We were allowed to use the swimming pool. We had a swimming vest and once you'd passed your swimming test your badge was sewn onto your vest and you could swim." They could also use the tennis courts and gymnasium. On the other hand, there

were some 'no-go' zones. If they strayed into forbidden areas the Marshal would be after them. "If you got caught by the Marshal you were in heaps of trouble. We were pretty scared of him".

The Base Commander's house was moved in one piece to preserve as much of the original timber as possible. Cutting the house would have required it to be respliced with modern materials. Once renovated it will complete Sunderland Avenue, a street of 1930s military houses that have been painstakingly restored by Willis Bond & Co. The Base Commander's House will then be put on the market.

Craig says he feels honoured to be part of shifting his one-time family home.

***"Auckland is a wooden town – or at least it was until the seventies. We're lucky that we can move these buildings to preserve them. I think Hobsonville Point is an amazing template for residential development in New Zealand. Keeping the old houses and buildings adds dignity to the whole development."***

When you drive around the corner and see all of the Sunderland houses lined up and given a new lease on life, it's brilliant. I have nothing but praise for the approach."

CRAIG WALKER, WHO LIVED IN THE BASE COMMANDER'S HOUSE AS A BOY





# Safeguarding the Future of our Heritage Buildings

*Wherever possible at Hobsonville Point we are retaining heritage buildings. Keeping these buildings honours the important role the air base had in our country’s aviation and military history, but on its own that is not enough to protect them for future generations. They must be adapted for a new, modern use so that they continue to be valued and are looked after by their owners.*

## Sunderland Ave and Cochrane Rd Houses

While Willis Bond & Co were renovating the heritage homes on Sunderland Avenue, they got a lot of enquiry from people wanting to do up an old home themselves at Hobsonville Point. Four keen renovators now have their wish.

Four original Officers’ houses have been moved to Cochrane Road. The homes were built in the 1930s and all have three bedrooms and one bathroom. Willis Bond & Co are in the process of renovating the exteriors and doing the landscaping work before passing them on to their new owners.

The Cochrane Road houses bring the total number of homes that have been preserved in Sunderland’s heritage neighbourhood to 15 – a number we are very proud of.

## Sunderland Hangar

This image, taken late 2016, shows the Sunderland Hangar stripped to its bare bones. The hangar is a unique piece of Auckland’s military aviation history, and a standout piece of architectural engineering for its day too. Definitely worth saving, but we had to get rid of the original cladding made from asbestos. We’ve now passed the keys – unnecessary though they are at the moment – over to Willis Bond & Co, who will adapt the hangar for a new use (see page 6-8 for more).

## Wasp Hangar

The Wasp Hangar is looking sharp with its new coat of paint and new windows, courtesy of owner Panuku Development Auckland. Panuku is the development arm of Auckland Council and owner of Airfields Precinct, where the Wasp Hangar is sited. The building got its name because it was previously home to the RNZAF’s Wasp helicopters. The hangar will be adapted for community use. We can’t wait to see what goes in here.



1. SUNDERLAND AVE HOUSES 2. COCHRANE RD HOUSES 3. SUNDERLAND HANGAR 4. WASP HANGAR



# New Methods Aimed at Improving Affordability

*Two new, innovative Kiwi companies are hard at work to prove how their building techniques can lower the cost of a new home for Kiwis.*

Most of Auckland's homes are built in timber while apartment buildings – dating back as far as the 1920's – are typically built in concrete. At Hobsonville Point a couple of future-focused companies are flipping that formula around.

Tall Wood will build 40 apartments in a group of three-storey buildings using structural timber. formBUILD is planning the first three (of potentially many) terraced homes in solid concrete.

Master developer for the Buckley precinct, AVJennings, is working with these and other companies to explore techniques that will reduce the time it takes to get homes built and the front door keys into the hands of their new owners. Time savings equate to cost savings which can be reflected in the price.

Dan Ogle, Senior Development Manager for AVJennings says adapting building methods from overseas is one of the keys to solving Auckland's housing supply problems. "We are in dire need of change in the building industry so that costs come down. We can't carry on as normal and say 'go faster' to the builders. Builders are working hard but the methods we use in New Zealand limit how fast they can go."

## Tall Timber Apartments

### How it Works

Tall Wood uses engineered timber to build taller wooden buildings than has previously been possible in New Zealand. The company designs buildings between three and seven storeys high using products such as Laminated Veneer Lumber (LVL) for structural beams and posts, and Cross Laminated Timber (CLT) for walls and floors. LVL and CLT are made from multiple layers of thin timber glued together to create light but strong materials.

Tall Wood thinks of buildings more like products to be manufactured rather than buildings to be constructed via traditional methods. They aim to create as much of the building as they can in the factory then assemble those components on site.



### Why it's a Good Idea

Tall Wood will pre-fabricate 70% of the Hobsonville Point project in the factory, including all structural elements, external walls, kitchens and bathrooms. This brings the cost down and the speed of construction up.

It's easier to achieve a high quality outcome working in a factory with precision manufacturing processes than it is on site. For example a very hot or very cold day can affect how well adhesives cure. The weather has no impact within the factory.

Timber is the only major building material available to us that is renewable and it's a beautiful material to look at and live with.

Artist's impression of the Tall Wood apartments planned for Hobsonville Point.

Time savings equate to cost savings which can be reflected in the price.

## Warm Concrete Homes

### How it Works

formBUILD's system utilises aluminium pieces that click together to create a mould into which concrete can be poured on site to create the floors and walls of a home. Once the concrete is set the moulds are stripped off and can be reused. formBUILD is working on developing a range of textures for the exterior wall, from a smooth plaster-look finish to patterns. The interior walls are skimmed with plaster and painted. No plasterboard is needed.



A formBUILD home under construction.

### Why it's a Good Idea

formBUILD has taken a construction method used in warmer countries and developed it further to suit New Zealand's climate and meet our building code requirements. An insulation layer is sandwiched between the two layers of concrete that form the exterior and interior wall. This method of building makes for a very

warm house in winter and a very cool house in summer, aided by concrete's thermal properties.

Until now, in-situ concrete houses have been built in New Zealand in small numbers because making the bespoke timber formwork (or shuttering) is labour intensive and expensive. formBUILD has created a product which can be built much more economically because the forms can be clicked together quickly and reused up to 1000 times.



# Discovering our History the 21st Century Way

*A group of year 5 and 6 students at Hobsonville Point Primary School have launched a video game, Hobsonville Point Time Machine, that allows fellow students to experience a slice of New Zealand in pre-European, early settler, pre and post-World War II timezones.*



Hobsonville Point School students Tiarna Andrews and Zaria Andrews who contributed to the game project.

When the Hobsonville Heritage Trust offered the school a grant for a local history-focussed project, students suggested an interactive game as the best way to explore the topic. The group researched Hobsonville Point's rich history, designed landmarks and suggested game missions that were then developed into a professional educational video game by InGame studio.

InGame's Managing Director Stephen Knightly says education games have great potential. "Exploring and discovering while on a mission is a really engaging and active learning experience, more so than passively memorising facts. Educational games featuring New Zealand content are rare, so we hope this will be a great resource to spark classroom discussions about New Zealand history."

The game features local landmarks such as former Army base buildings, Catalina Bay and Mill House. Students can also virtually explore long-gone features such as a Maori Pa, a Kauri

forest with gum diggers and a Catalina on a World War II rescue mission.

Hobsonville Point Primary School Principal Daniel Birch says the student research that went into developing the interactive game was a valuable learning experience in itself. "Playing games can be education, and so can creating them. The class researched local history and then had to piece it together in game form.

***It's great that students could work on 21st century digital skills while learning about 19th and 20th century New Zealand."***

Play the game for free online at <http://game.hvps.school.nz:8080> or view it at the Apple or Google app stores.





# Blurring the Lines *Between School and Industry*

*Hobsonville Point Secondary School students have been given the opportunity to collaborate with innovators and entrepreneurs as part of an innovation hub based within the school.*



Named the 'Pollinator', the initiative allows industry specialists to be based full or part-time on school grounds. In exchange for space, resources and a steady stream of student interns and testing volunteers, innovation partners make themselves available to mentor and teach the students.

"We wanted to blur the lines between industry and school," says Deputy Principal and Google Certified Innovator Claire Amos. "Students have the opportunity to be involved in real world projects and learn from industry experts doing some really exciting things. They might work together on a project basis, or be asked to deliver a particular lesson within their field of expertise."

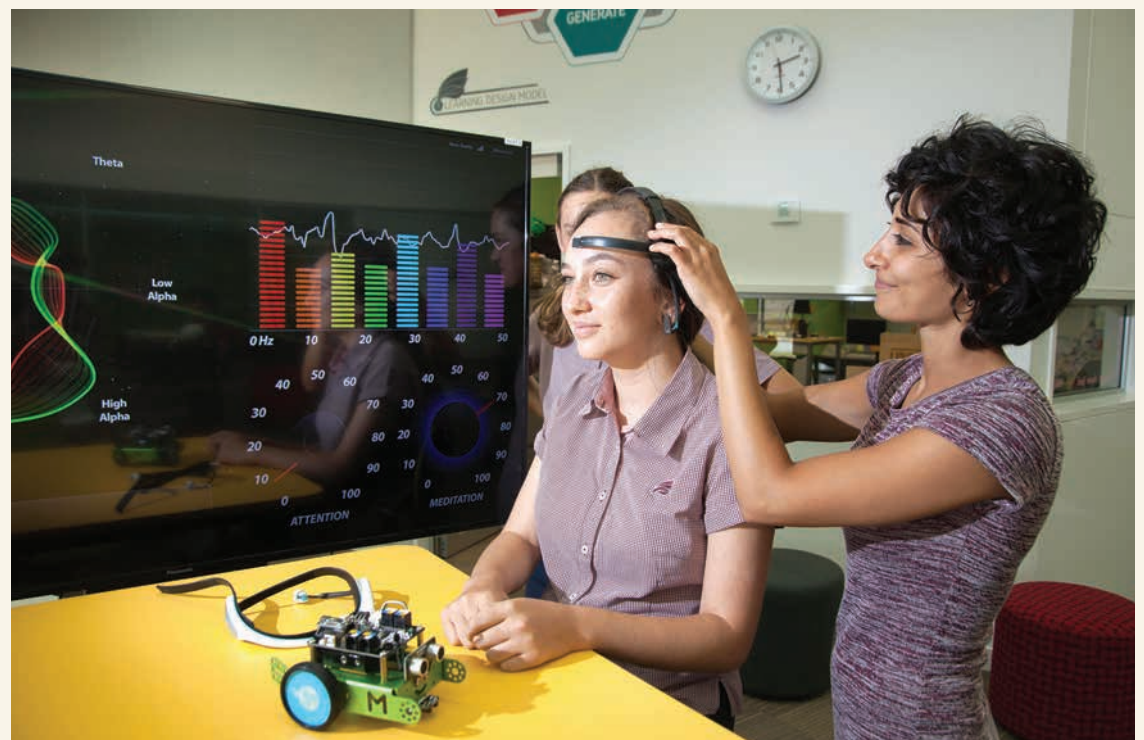
High-tech social enterprise Thought Wired is one Pollinator member that has received a lot of attention in the past year. Based full-time at the school, they've developed brain-sensing technology that allows people with disabilities to communicate using a computer or mobile phone. Last year the startup was invited to present at the NZ SingularityU Summit, took out the top prize in

the Australia and NZ Visa Everywhere Initiative, and raised over \$250,000 in a PledgeMe campaign. Their team offers Hobsonville Point Secondary School students expertise in computer programming, machine learning, psychology and business.

"The Pollinator experience has been really positive for us," enthuses Sarvnaz Taherian, Thought Wired's Experience and Usability Expert.

*"Students bring lots of energy and ideas to the team, and having a permanent space and resources at this stage of our business has been invaluable."*

Hobsonville Point Secondary School will be featured in Google For Education's Transformation Centre in 2017, so that educators from around the world can learn from their experience developing the Pollinator and other initiatives.





# New *Neighbourhoods*

## *Around the Oval*



Winton Partners, the developer of the Marlborough precinct will make the historic oval the focal point of the new neighbourhood. Plans are well underway for a variety of apartments and detached houses, which will bring close to 320 new homes to the market.

The masterplan retains the oval as the main feature, creating a communal feel to the neighbourhood. Marlborough precinct includes four gracious two-storey heritage homes and a seaplane hangar. The hangar's exterior will be brought back to its historic best and the interior developed into edgy, loft-style apartments. The former Officer's houses on the waterfront will be refurbished and subdivided, and an additional 13 standalone homes will be built on the southern and western sides of the oval.

The developer also intends to create a park area linking Marlborough precinct and Catalina Bay, and a public viewing and seating area overlooking the water.

Civil works are forecast to start towards the end of 2017 and construction in late 2018. Studio Pacific, Athfield Architects, Monk Mackenzie and Jasmax are designing the apartment buildings while Origin Consultants have created plans to extend the Officer's houses in keeping with their heritage.

## *By the Water's Edge*

A little further down the road from Marlborough Oval the new Hudson precinct is well underway. On a picturesque piece of land between the art deco-era HQ building and the water's edge, Classic Developments is building around 200 homes and apartments in three neighbourhoods, each with their own distinct character.

The Gardens neighbourhood is next to the historic mansion, Mill House, and its magnificent, century-old trees. The landscaping around the neighbourhood mixes exotic trees with a native palette inspired by the bush hugging the coast. Designs for homes and apartments in the Heritage neighbourhood are inspired by the military history of the base. The Marine neighbourhood has architecture influenced by maritime buildings such as boatsheds, including 14 standalone waterfront homes which will be released for sale in late 2017.

All three Hudson neighbourhoods border Te Ara Manawa, the coastal walkway featured on page 12. Residents will also be just a five-minute stroll from the waterfront and Catalina Bay's restaurants and bars.

***If you're interested in finding out more about the remaining homes and apartments in Hudson, drop into Classic's show home on Liquidambar Drive any day of the week between 10am and 4pm.***



## *Village People*

A new neighbourhood called 'Te Uru' is under construction right next to Hobsonville village shops. Got teenagers? Te Uru's location is ideal, situated as it is between the Hobsonville Point Secondary School and the new Countdown supermarket. Hobsonville Domain is over the road. The elevated site overlooks the rest of Hobsonville Point and has a green outlook, thanks to the parks and school grounds nearby.

Te Uru is being developed by Ngati Whatua o Kaipara. Fifty percent of the homes will be priced below the Auckland median, and a further 30% will be affordable homes offered to eligible buyers at \$550,000 or less.

The first stage will see 130 homes built by Universal Homes or GJ Gardner released to the market in 2018. Fletcher Living will build a further 200 homes in stages 2 and 3 over the next five years.



# Big Enough *for You?*

*Universal Homes has built the first two-bedroom show home at Hobsonville Point to help homebuyers work out how much space is enough for them.*

Universal Homes has just completed a new two-bedroom show home in response to enquiries from visitors to their larger show homes. Sales Manager, Mike Pearce, says that it's difficult for people to visualise how much space they are getting when they view a plan. "We have a lot of single people, couples and small families that don't want to pay for space that they don't need, but, until now we've had no way of showing them what a two-bedroom home here will feel like."

The two-storey home at 2 Poaka Road is 129m<sup>2</sup> and priced at \$825,000. It has a single garage, a study nook, and a generous sized open plan kitchen, living and dining room.

The location, in a quiet Hobsonville Point street in which the other homes are all sold, also helps people picture what it will be like to live in the Buckley neighbourhood.

Universal has been building at Hobsonville Point since 2012. The company has consistently managed to keep the pace up, the quality up, and the prices down. Last year (2016) they started 169 homes at Hobsonville Point.

When you buy with Universal you pay a 10% deposit and the balance on settlement. "Not having progress payments is a big help for many people," says Mike. Universal doesn't offer homes for sale until the Council consent comes through which means that they typically have the keys to the buyer in under a year.

Universal Homes has shown a strong commitment to the Axis Series affordable homes programme.

*"This show home has been a great help for Axis buyers as well. It's similar in size to our two-bedroom Axis Series homes, minus the garage, so it helps people picture what they're getting."*

This year Universal will build and sell around 20 Axis Series homes at Hobsonville Point. Mike runs information evenings to help people understand the process and prepare for the ballot. He has a message for people who have entered the ballot but not been drawn. "Try again. For Universal's most recent ballot we had four winners and 63 that were not so lucky. Our staff called every one of those 63 and encouraged them to have another go. One of our recent buyers was onto his sixth ballot when his name got drawn."

*Universal Homes' two-bedroom show home is at 2 Poaka Road, Hobsonville Point. Universal also has two other show homes in Liquidambar Drive. All show homes are open seven days a week, 10am-4pm.*



Universal Homes  
2-bedroom  
show home





# How to Achieve Value for Money *When You're Buying a Home*

*What's more important – the house or the neighbourhood? And what makes people happiest in their home and most satisfied with their neighbourhood?*

When you're buying something you want to think that you're getting value for money. The higher the cost of the item, the more important value for money becomes.

What does value for money mean when it comes to buying a home? Simply put:

***Value for money is achieved when both the house, and the neighbourhood it's in, deliver you a higher quality of life relative to what else you could buy for the same price.***



## What's more important? The house or the neighbourhood?

If value for money is about achieving a high quality of life, what's going to deliver you that? Researchers set out to measure what made the most difference to people's satisfaction with their house, their neighbourhood and their region. Guess what? House trumps neighbourhood and region. The authors found that housing satisfaction had the most impact on people's overall life satisfaction.

## What makes people happiest in their home?

The two leading predictors of housing satisfaction were the age of the house and the ability to control the temperature in the house. The old real estate mantra, "location, location, location" needs a rethink. How about "insulation, insulation, insulation"? Interestingly, the size of the house fell a long way behind age and temperature control, although this factor was more important to parents with children in the household.

The World Health Organisation tells us that homes should be kept to a minimum temperature of 18 degrees celsius. The average temperature in New Zealand living rooms in winter is 13.5°C . Brrrrr.

Unfortunately, the current housing market in Auckland is not encouraging people to do their homework before leaping in. Rather it encourages buyers to rush the purchase in an effort to secure something (anything!) before the prices go up again. Applying short term thinking to the biggest purchase of our lives has long-term consequences for our wellbeing – physical, mental and financial.

As energy prices continue to rise we're seeing more 'fuel poverty' – the situation where people can't afford to heat their home. It pays to think about not just whether you can afford to heat the house now, but whether you will be able to afford to heat it in the future.

Older or poorly insulated homes may also cost more to maintain. Issues surface over time that need to be addressed promptly or the value of your biggest asset will be affected.

Hobsonville Point has an independent Design Review Panel to make sure all homes are built to a high standard. The Design Review Panel views the New Zealand Building Code as a minimum standard, and builders are required to exceed it, particularly around levels of insulation, double glazing and energy-efficient lighting, heating and water heating. This approach guarantees that quality measures are met, regardless of the price of the home.

## What makes people happiest in their neighbourhood?

Interaction between people was the factor in the research that had the greatest impact on neighbourhood satisfaction, followed by a low level of crime.

We know so much more about what makes homes and neighbourhoods work for people than we did in the 1960's and 1970s when our last big suburban building boom was underway. At Hobsonville Point, urban planners have had the rare opportunity to design an entire township from scratch to provide all the things the research tells us makes for happy homeowners and well connected communities.

Homes and streets can be designed to facilitate interaction amongst the community. Hobsonville Point's density is based on early suburbs like Freemans Bay and Ponsonby. At around 200-300m<sup>2</sup> per site, the homes are not spread out, nor are the houses set way back far from the street, and there are no high fences. These things make it more likely you'll bump into your neighbours when you're coming home or going out.

The streets are pedestrian and cycle friendly and the speed of traffic is carefully managed, encouraging people to get out on foot and kids to play outdoors. Most homes overlook the street.





## *Homes, streets and whole neighbourhoods can be designed to encourage interaction between people.*

Urban planners call this 'passive surveillance' and they design it into the neighbourhoods so that there is less opportunity for crime to occur.

There are numerous public spaces where the community can interact off the street, from small pocket parks to the 13ha Te Onekiritea (Bomb Point) park. Development is underway now to create a hospitality hub with restaurants, cafés, food markets and a microbrewery. Catalina Bay will give residents and visitors a place to socialise on the waterfront (*see page 6 to find out more*).

### **Is value for money achievable in Auckland?**

Achieving value for money is becoming increasingly difficult in Auckland. The continuing upward march of prices forces buyers

to make compromises to secure a home.

The average price of a home at Hobsonville Point is just over the \$820,000 mark. As of late 2016 this figure was higher than the Henderson average, the same as Pakuranga and Albany, and significantly less than Greenhithe, Mangere Bridge and Mairangi Bay – all suburbs that are also a 20-25 minute drive, off-peak, from the CBD.

What the 'average' hides is that there are a range of homes available at Hobsonville Point to cater for the diversity that makes Auckland such an interesting city. We're not all the same, and international research shows that the most diverse communities also happen to be the strongest, most vibrant ones. To that end the township's developers are building many



different types of housing, from single-bedroom apartments through to five-bedroom standalone homes.

Prices at Hobsonville Point range from \$450,000 (for first home buyers) through to \$1.75m. What makes these homes value for money is that they, and the neighbourhood they're in, provide a high quality of life for their owners, regardless of the price they paid for their home.



AVJennings

Master Developer for Buckley and Catalina Precincts

AVJennings is a leading residential property development company operating in Australia and New Zealand. The company has been in business since 1932 when founder Albert Jennings mortgaged his home to build a row of brick houses in the Melbourne suburb of Caulfield. It is listed on the Australian and Singapore stock exchanges. AVJennings provides a diverse range of options for buyers including stand alone homes, townhouses and apartments. Hobsonville Point is AVJennings' first project in New Zealand. The company was chosen by Hobsonville Land Company to partner them in the first stage of development, Buckley precinct, which started in 2008. AVJennings is currently developing the Buckley B and Catalina precincts.

Ph: 09 950 3039  
hobsonvillepointliving.co.nz



# Who's Building Your New Neighbourhood and Home?

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

Classic Group

Master Developer for Hudson Precinct

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

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



Manor Group

Developer for Waterford on Hobsonville Point  
(Retirement Living)

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

Ph: Joan Vujcich on 09 213 7333  
waterfordathobsonville.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 specialising in large-scale, mixed-use real estate, particularly waterfront developments. The company has a reputation for creating high-quality communities in modern urban environments. Projects include the award-winning Chews Lane precinct and Clyde Quay Wharf developments in Wellington, and the mixed-use development at Wynyard Quarter in Auckland. Willis Bond & Co is developing Sunderland precinct and Catalina Bay at Hobsonville Point. Sunderland includes freestanding homes, terraced homes and townhouses, and restored heritage homes. Catalina Bay is a waterfront commercial and hospitality hub that will include apartment living.

Ph: 09 307 0722  
willisbond.co.nz

WILLIS BOND & CO



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

### GJ Gardner Homes

Buy a GJ Gardner home and you can rest assured that we'll make your dreams come true. Our latest release of stunning terrace and standalone homes is situated in the new Airfields neighbourhood. Our fabulous four-bedroom standalone homes have a bedroom and full bathroom downstairs. This practical floor plan makes them a great choice for any age. We also have a mix of 3-4 bedroom terrace homes boasting fabulous indoor-outdoor flow to private courtyards. GJ Gardner Homes hits the mix of size, accommodation and affordability that people are looking for today.

Ph: 0800 45 42 73  
gjgardner.co.nz

**G.J. Gardner.** HOMES

### 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 designed by Collingridge and Smith Architects. We strive to deliver homeowners "more space for living". We have a mix of designs which offer expansive and light-filled open plan living, on trend kitchens and high quality fixtures. We offering our homes completed, so there's no need to wait for construction: buy now, move in tomorrow and enjoy.

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

**Fletcher Living**

### Jalcon Homes

Jalcon Homes offers a range of architecturally designed homes to suit your budget and lifestyle. As a family business the reputations of both our company and our owners depend upon the quality of our design and construction. Jalcon homes come with a 10 Year Master Build Guarantee, a 15 Year Jalcon Weathertight Warranty and a 50 Year Structural Guarantee. Jalcon has won an impressive 66 Masterbuilders House of the Year awards for our quality, functional design, style and innovation. At Hobsonville Point Jalcon is creating a range of cutting-edge, modern apartments, terraced and standalone homes. Step into a Jalcon home – you will sense the difference.

Ph: 0800 52 52 66  
jalcon.co.nz



### Ngāi Tahu Property

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

Ph: Geri Kerr on 021 989 721  
ngaitahuproperty.co.nz

**NGĀI TAHU Property**

### Ockham Residential

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

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



### Platinum Homes

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

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



### Universal Homes

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

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







TERRACE

3 2 1

**\$999,000**

**LOT 25, MARINE PARADE**

HUDSON

- Terraced living at its best
- Innovative architecture
- Brilliant location
- Open living
- Off the plan

Call Sue Hetherington  
on 021 837 602



STANDALONE

4 2 2

**\$1,449,000**

**LOT 27, BUCKLEY AVE**

HUDSON

- Light and roomy
- Modern appliances
- Separate media room
- Side by side double garaging
- Community living

Call Lorraine Oates  
on 021 906 484



TERRACE

4 2.5 1 1

**\$1,179,000**

**LOT 10, WALLACE ROAD**

CATALINA

- Large open plan kitchen / dining / living zone
- Separate downstairs living (or media) room
- Beautifully appointed kitchen
- Internal access garage with separate laundry
- Outdoor terrace area and easy care section

Call Roz Hughes  
on 021 426 994



SEMI-DETACH

4 2.5 2 2

**\$1,399,000**

**LOT 9, WALLACE ROAD**

CATALINA

- Designed by leading architects Isthmus Group
- Generous living and family areas
- Superb indoor / outdoor flow
- Upstairs multi-purpose area
- Large 331m2 corner section offering plenty of space

Call Roz Hughes  
on 021 426 994



TERRACE

3 2 1 1

**\$890,000**

**10 SPOTTED DOVE ROAD**

CATALINA

- Two level, designer-inspired home
- Three spacious bedrooms
- Open plan living design
- Off street parking
- Fully fenced and landscaped

Call Marie Hansen  
on 021 998 301



TERRACE

3 2 2

**\$825,000**

**93 HOBSONVILLE POINT ROAD**

CATALINA

- Three level, designer-inspired home
- Three spacious bedrooms + study / office room
- Open plan living design
- Two carparks
- Fully fenced & landscaped

Call Steve Lindsey  
on 021 963 978



TERRACE

3 3 2

**From \$1,099,000**

**BOMB POINT DRIVE**

CATALINA

- Contemporary and modern designs
- Fantastic location on Bomb Point
- Side by side garaging
- 3 bathrooms (2 ensuites)
- Top floor living to maximise views

Call Sales office  
on 0800 525 266



APARTMENT

1-2 1 1

**From \$649,000**

**RANGIHINA RD**

CATALINA

- Lock up and leave living
- Designer styling
- Excellent location on Bomb Point
- Jalcon quality with the best guarantees
- 10% deposit – balance on completion

Call Sales office  
on 0800 525 266







2, 2 + OR 3 1-2 1 From \$620,000

### BERNOULLI GARDENS

CNR HOBSONVILLE POINT RD & NUGGET AVE

- Freehold
- Low maintenance
- Secure & social living environment
- Brick façade
- [www.bernoulligardens.nz](http://www.bernoulligardens.nz)

Call Maria Salmon  
027 274 0573



1 or 1+ 1 1 From \$510,000

### BERNOULLI GARDENS

CNR HOBSONVILLE POINT RD & NUGGET AVE

- Freehold
- Ockham Architecture
- Residents lounge and gardens
- Solid masonry
- [www.bernoulligardens.nz](http://www.bernoulligardens.nz)

Call Joss Lewis  
021 245 5155



2 1 2 \$855,000

### LOT 118/17, BUCKLEY AVE

SUNDERLAND

- Easy access ground floor apartment
- Situated on a Sunderland neighbourhood park
- Fully landscaped rear yard with patio
- Cedar and aluminium cladding
- 10% deposit, completion mid-2018

Call Matt Silver  
on 09 300 6336

WILLIS BOND & Co



2 1 1 \$760,000

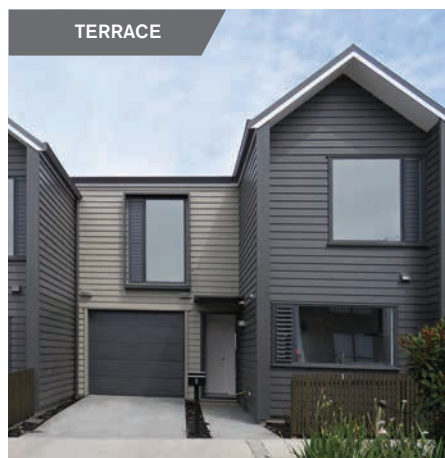
### LOT 118/14, BUCKLEY AVE

SUNDERLAND

- 85m2 upper level apartment
- Studio Pacific Architecture designed
- Elevated outlook over neighbourhood park
- Cedar and aluminium cladding
- 10% deposit, completion mid-2018

Call Matt Silver  
on 09 300 6336

WILLIS BOND & Co



4 2.5 1+1 From \$965,000

### LOT 22-26, FLOUNDER ROAD

CATALINA

- Contemporary 2 level 4 bedroom terraces
- Completed and available now
- Spacious open plan living
- Great indoor / outdoor flow
- Expansive rear garden with a north westerly aspect

Call Kathryn Perumal  
on 027 836 7451

**Fletcher Living**



4 3 2 \$1,399,000

### LOT 31, BOMB POINT DRIVE

CATALINA

- Downstairs bedroom and bathroom
- Designer kitchen and sunny backyard
- Great indoor / outdoor flow
- Large family home
- Opposite reserve

Call Tony Houston  
on 0800 45 42 73

**G.J. Gardner. HOMES**



4 3 2 \$1,399,000

### LOT 32, BOMB POINT DRIVE

CATALINA

- Standalone at reserve location
- Great outlook and individual frontage
- Open plan living
- North-west yard
- Fully fenced

Call Tony Houston  
on 0800 45 42 73

**G.J. Gardner. HOMES**

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

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

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

The homes pictured were available at the time  
of going to print (March 2017) but may now have  
sold. Please go to [hobsonvillepoint.co.nz](http://hobsonvillepoint.co.nz) to see an  
up-to-date price list.



What Do You Feel Like

# *Doing this Weekend?*



Liquidambar Drive – street of show homes



Wharf Information boards



Information Centre



Hobsonville Point Park playground



Ride the walkway on a Nextbike



Runway Challenge event



Hobsonville Point Farmers Market



Onekiritea Bomb Point

*Visit this Weekend*  
[hobsonvillepoint.co.nz](http://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.