

05 NOV 2018

[REDACTED]

I refer to your official information request, dated 10 October 2018, for information about Bomb Point, which I provide in the order that it was requested.

When did HLC buy, or come into ownership of, the land at Bomb Point?

The site is Crown Land. It was transferred from the New Zealand Defence Force (NZDF) to Housing New Zealand in 2002/03.

If HLC bought the land at Bomb Point, how much did it pay for the land and if this figure was different to the valuation at the time, what was the valuation of the land? (Given the time that has passed this cannot be argued to be commercially sensitive.)

The land referred to as Bomb Point was part of a 30.4876ha parcel of land entitled 'release three' (shown on the attached plan). The land was transferred under Public Works Act provisions with both NZDF and Housing New Zealand obtaining independent valuation advice prior to the transfer. As the independent valuations produced widely divergent views on the land's worth, the final transfer value of \$22 million was determined through a binding arbitration process.

What is the nature of HLC's current relationship with AVJennings?

AVJennings is a purchaser of land at Hobsonville Point for development.

Does Bomb Point have any Public Works Act claims over it?

Not to our knowledge.

In a promotion of Hobsonville Point in 2015:

<http://avjenningsnz.co.nz/success-strategy-high-density-high-amenity/>

AVJennings state that there are to be 26ha of parks and public space at Hobsonville Point; but in an ad for the Te Uku development in 2018 that figure is 24ha of parks, reserves and public open space at Hobsonville Point:

<http://www.newgroundliving.co.nz/properties/12-uku-lane/>

Please provide documents that cover the decision to reduce the available green space at Hobsonville Point from 26ha to 24 ha, including the reasoning for this change, any discussion about public perception of this reduction or what developer might think about it including how they might react, and what communications were given to developers to keep their advertising up to date on this issue.'

There has been no decision to reduce the available greenspace at Hobsonville Point. Total vested and planned park space, not including Bomb Point, is 12.87ha. In addition, there are

two small pocket parks that are owned by the Residents Society, in the Sunderland Precinct. The land area that we hope to transfer to the Council as a park at Bomb Point is 10.72ha. This is a total open space area of 23.59ha, plus pocket parks. This is consistent with HLC community information (see attached community noticeboards). We do not have input into, or control over, individual developers' marketing material and can only assume that the discrepancy you note was an error.

You have the right to seek an investigation and review by the Ombudsman of this decision on your OIA request. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Yours sincerely



Rachel Kelly
Manager Government Relations

Attached

- Map of release areas as at May 2004
- HLA community noticeboards



Release Areas as at May 2004
Hobsonville Air Base

Approximate Areas Only
 Subject to final survey

HOBSONVILLE POINT COMMUNITY - SPRING 2015



HOBSONVILLE POINT
Moments away, a world apart.



25%

CHEAPER RUNNING COSTS



28%

LOWER POWER USE



30%

LOWER WATER USE

1200

RESIDENTS AND
GROWING

471

NEW HOMES
COMPLETE

847

HOMES
SOLD

155

AXIS SERIES
HOMES SOLD

24ha

OF RESERVES
35% COMPLETE

4kms

OF COASTAL
WALKWAY
25% COMPLETE



25%

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