

**Only 5 left
BE IN QUICK!**

The Stage 1B Kensington Apartments are **SELLING FAST** with only 5 left!

2 & 3 bedrooms from \$439,000 to \$589,000

These quality freehold apartments are an attractive buy, so be in quick!

*Lakeside apartments are also available - 2 bedroom + study with internal lift access from \$544,000
Call 0800 57 67 392 to enquire*



New man at the helm - John Sax



John Sax is confident Kensington Park will be a success.

Kensington Park is back in the news - this time for all the right reasons.

Many are excited that the project will remain as a 100 percent New Zealand owned enterprise by John Sax who has a growing property empire and owns some 60 companies, including Southpark Corporation – one of Auckland's largest industrial landowners.

The sale of Kensington Park to Kensington Park Holdings Limited was completed on Monday 19th October.

Mr Sax is best known for designing and developing Rotorua's Treetops Lodge and Estate, voted as the top hotel in New Zealand by Conde Nast readers' survey for the last two consecutive years.

He was the founder of 'For the Sake of Our Children Trust' and as well as running his business's, Mr Sax has worked for 16 years on youth mentoring schemes in Otago and Mangere and helped to found the 'NZ Mentoring Association'.

"We think a long term project of this nature should succeed ... we've had good support and buy in from existing residents and the community."

"Whilst we expect some modifications to the initial concept plans, we believe that with a good working partnership with Council and the community, the development will only be improved and enhanced on the excellent platform already established," says Mr Sax.

In the short time Mr Sax has had an interest in the Park, his passion and enthusiasm for the project has certainly had a positive effect on residents who are grateful for his involvement.

He is particularly excited about further establishing the community lifestyle within the park and the benefits associated with the masterplan concept.

The appointment of Kensington Park's Development Manager has also been made, with Mark Peldmanis continuing on in this position.

The company has also contracted the services of Lucy McKimmey to assist with Town Manager duties for the short term.

This means that while Kensington Park Holdings Ltd (Southpark) is getting established with the development, the Resident's Association is relieved of any management costs in the short term. The Town Manager position will be reinstated and a thorough selection process will be undertaken for this.



Two new homes open for viewing

With the increasing level of interest in visitors to the park, the introduction of two new display suites has been most welcome.

The most northern SeaView home which features magnificent views over Orewa beach was sold in August, with an agreement for Kensington to retain it for some time as a display home. Fixtures and specifications are typical of the other SeaView homes recently released onto the market. These homes boast high-tech energy efficient benefits including solar panels, double-glazing and heat pumps as well as the latest fibre-optic technology.

Another display suite recently opened for viewing is a two bedroom apartment on the upper level, overlooking Parkside drive.

Homes certainly come alive fitted with decor, and it allows prospective purchasers to visualise their own home contents.

The showhome hosted daily, located at 8 Parkside drive, remains open 11am to 3pm daily or by appointment.



The exclusive SeaView homes - almost complete, and soon to be occupied.



New Grounds Keeper appointed

There was a pleasing number of applicants for the advertised Grounds Keeper position, and we are pleased to announce that Joe Hutchinson was the successful applicant.

Joe will start work on Monday 16th November. He has extensive knowledge of lawns, plants and trees and lives locally. Joe is looking forward to progressing with us. A big "Thank you" to Gordon Nicholson (a future Resident of Kensington Park) for his temporary garden maintenance service whilst the selection process took place for finding a permanent applicant.

Eaves Bush benefits from Kensington donation

Kensington Park has given financial assistance to the predator control programme up the Nukumea Stream catchment area to control the reinvasion of pests into Eaves Bush. The Eaves Bush Appreciation Group (EBAG) is grateful to owner John Sax for his generosity in assisting the organisation who volunteers their services to ensure predators are eradicated throughout the native bush reserve.

Anyone interested in Volunteer Workdays in Eaves Bush or receive information on EBAG can contact Don Turner on 426 4761.

Kensington social networking proving alot of fun

Anyone for golf, biking, mah jong, yoga, genealogy, bowls, croquet, or even dinner?

The opportunities are endless!

So when a casual invitation goes out to 49 homes on site, not even the organisers expected to be booking the restaurant for 34 diners!!

The successful night was enjoyed by the Kensington Park community when they literally took over the Masala Indian restaurant in Stanmore Bay recently.

Coordinated by a small group of motivated residents - Judy, Jan and Raewyn - the social calendar on offer to the Kensington community is becoming rather popular.

Raewyn says it's a great chance for residents to get to know their neighbours while enjoying their interests and hobbies. "We have alot of fun and welcome anyone to join in".

Contact Raewyn on 959 0242 or Jan on 947 0424.

The subbies are back!

As much as it can sometimes disturb the peace, this time it brings sheer elation to see the sub-contractors back in business.

Landscapers have been onsite for a few months now beautifying the site, and doing a great job planting out the avenue leading to the SeaView homes and beneath the Puriri trees.

Brack & Co. Builders have also been busy working on the SeaView homes.



Population to boost in new year

The Kensington Park community can look forward to a population increase by the end of this year when residents in blocks 6 and 7 of the Kensington Apartments move in.

The twelve homes have almost all been sold and new occupiers are looking forward to making Kensington Park their new home.

New residents in block 8 will also be moving in once construction is complete, which is expected to be January. The additional six apartments in block 8 will complete this stage of construction, bringing the total number of occupied homes at Kensington Park to 65.

It is also great news for the first six SeaView home owners who are expected to be in by the end of the year. With all the exclusive SeaView homes in the row along Landmark Terrace now sold, these home owners can enjoy the summer holiday season admiring the vista of sparkling blue water beyond the beach and the twinkle of nightscape lights.

Construction on the upper SeaView homes will recommence soon and be available for sale.

Pool Complex soon underway

A successful tender will very soon be given the green light to recommence work on the Pool Complex.

With quite an extensive work regime still to be completed, the pool, sauna and gymnasium site is expected to be open for business shortly after Christmas.



For residents this news cannot come soon enough, but when it does open there will be no more excuses for not working off the Christmas pud.



David Bellamy gives Park 'the nod'

The weather couldn't have been better for a stroll in the park with our world renowned guest, Professor David Bellamy.

After staying at John Sax's luxurious Tree Tops Lodge in Rotorua, Professor Bellamy was keen to visit Kensington Park to study the ancient Puriri trees and Kauri thriving in the neighbouring Eaves Bush Reserve.

The visit would not be complete without a tree planting ceremony with the worlds best known tree-hugger. Invited guests, residents, members of the Orewa Lions, Orewa Rotary Club, and the Forest & Bird Society, assisted in the planting of three Kauri trees beneath the Puriri plantation. Orewa North Primary students also gave a helping hand in participation of the Rotary Club 'Trees for Survival' programme - an initiative designed to teach children to nurture and plant native trees.

Bellamy unveiled a plaque to mark the occasion. "WOW" as David would say.

Residents Association: *Lets ensure values are protected*

AGM

The AGM is proposed for later in the year.

Levies

Levies have been budgeted, around the same as last year, and are intended to be formally set at the AGM.

Design Control Rules

With the Receivers now out of the picture it is important that Kensington Park retains it's high standards to protect values.

We are seeking the assistance of residents to make sure that the Park is as much of a desirable place to live in as possible.

As you are aware we have Design Control regulations as part of the By-Laws within Kensington Park to enable the environment here to be as aesthetically attractive as possible.

Part of the by-laws ask Residents to seek permission from the Design Control Board to have items displayed on their deck area or in the front garden.

The items that require permission are:

BBQ's; Plants; Pots; Garden Ornaments; Statues and Garden Furniture

The preference for natural colours, white, black and creams, with fewer large planters as opposed to lots and lots of smaller planters.

If you have any such items that you wish to be displayed please complete the appropriate form together with as much information as possible for consideration by the Design Control Board.

Also, please note that the rear lanes or service lanes are dedicated to vehicle movements. As such, residents are asked to remove their planters, ornaments and the like from these areas. The purpose for this is to maintain a consistent theme throughout, as well as ensuring that the driveways remain uncluttered.

For the same safety reasons we also ask that residents and their guests do not use the back lanes and service areas for skate boarding (not allowed within Kensington Park), children playing or riding bicycles.