



The outlook is good

Developer tells **Sandra Goodwin** that push Outlook Mission Bay project represents something special

With 70 per cent of its apartments sold and its basement largely completed, a tower crane will soon be onsite helping Outlook Mission Bay rise up in a manner befitting its name.

MAP Architects designed the development of 43 apartments being sold off the plans to deliver harbour, garden or city outlooks from its location on Kepa Rd, directly opposite shopping centre Eastridge.

One of its developers, Martin Cooper, says: “We’re delighted with progress and are continuing to make decisions based on the fact that we want this to be a springboard for future developments we’ll do.

“Land in the area that might be suitable for future developments is rare, so we believe Outlook represents a really special opportunity.”

Outlook will be made up of three buildings atop basement parking, comprising a five-story tower maximising views over Mission Bay to Rangitoto, and two two-storey mews buildings to its north.

The tower’s top three levels have sold, including all four penthouses which were bought by local owner-occupiers.

Martin says: “We have still got three units with really good sea views and a range of properties across different price points available.

“People looking to buy now will be getting the same great access to sun and natural light we designed into all our apartments with the same sort of layout and quality fittings as those who have bought higher up.”

Many apartments include glass-sheathed ‘outdoor rooms’ and some have balconies, but there’ll also be garden apartments opening on to exclusive grounds of up to 136sq m.

The lower two levels of the main tower will have north-facing views over the shared central garden with residents’ barbecue-dining pavilion designed by Boffa Miskell.

The \$650,000 for each of the two one-bedroom apartments fits within the new cap for the Kiwisaver HomeStart grant for qualifying first home buyers.

One one-bedroom apartment has already sold. A woman who bought a two-bedroom apartment with her husband lived here 60 years ago with her parents in a state house which used to sit on part of the site.

Primary materials will be concrete, steel and



glass with a veil of timber-look screens accenting the Kepa Road elevation. Steel fabrication is already underway locally, unlike developments which have used steel made overseas.

The fact Outlook is pet-friendly has been a drawcard, with one owner putting her mind at rest by getting pre-approval for her dog to reside there.

Cooper and Associates and civil engineering company Clearwater Construction formed joint venture company Countrywide Residences to develop Outlook Mission Bay.

Outlook, 236 Kepa Rd, Mission Bay OPTIONS:

- A:** 1-bed, 1-bath, 46sq m (plus 5sq m balcony) \$650,000 with the option for a scooter park.
 - B:** 1-bed, 1-bath, 48-51sq m \$830,000 to \$865,000 including a car park.
 - C:** 1-bed, 1-bath, 47sqm (plus 62sq m private north facing courtyard) \$930,000 including a car park.
 - D:** 2-bed, 2-bath, some with media rooms, 81sq m-120sq m (some with an 8sq m balcony); from \$1.105 million including one or two car parks.
 - E:** 3-bed, 2-bath, 100sq m (plus up to 136sq m of private north facing courtyard) from \$1.995 million including 2 car parks.
 - F:** 3-bed, 2-bath, 125sq m (one with up to 56sq m of private north facing courtyard) from \$2.25 million including 2 car parks.
- BODY CORP:** From \$2420 a year.
INSPECT: Display suite at Bayleys, Ground Floor, 8 Hereford Street, Freemans Bay. Open daily, 10.30-11.30am or by appointment.
SCHOOLS: St Thomas School, Selwyn College.
CONTACT: Trent Quinton 021 894 070 and Ellis Prince 021 261 2590, Bayleys.
ON THE WEB: youroutlook.co.nz

Martin believes the fact this is the 10th project builder, architect and structural engineer have done together helped them move smoothly and swiftly from sales to construction.

He says the team is accustomed to working together and has a shared knowledge base about best quality materials.

Outlook’s resource consent was issued last year, its final building consent has been lodged and the development is scheduled to be completed in July next year.