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DECEMBER '25 / JANUARY '26

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Connecting Community

Hudson Warkworth began as a luxury village for those between a large family home and a traditional retirement setting.

It has now evolved into creating a vibrant, connected community where residents young and older can live side by side - meeting on walkways, sharing a pilates class, and socialising in spaces such as the Clubhouse. Set in the heart of the Kowhai Coast, Hudson Warkworth features two stunning new developments - the incredible homes, sections and superb views of the estate we call Hudson Grounds, surrounded by the planned resort-style living of Hudson Villages. Head of Sales Kim Clementson tells us more.

Who are your intended residents for the two projects?

Hudson Grounds is a picture-pretty, bush clad neighbourhood where beautiful, architecturally designed homes are being built. Homeowners will have exclusive access to [planned] world-class facilities and we expect the value of these properties to reflect this.

Hudson Village will resonate with homeowners aged 65-plus wanting to downsize but upgrade their lives, with conveniences like the planned concierge services, onsite bar and restaurant, manicured gardens, and state-of-the-art facilities. Like Hudson Grounds residents, they'll be excited about the close proximity and lifestyle opportunities that the greater rural Warkworth and Matakana coast areas offer.

How rigid are the design guidelines if someone wants to use their own architect?

Our vision is based on the rural character of the Warkworth area and compliments the environment. We want to ensure that



there is a high architectural standard without onerous restrictions. Drawing inspiration from rural and farm buildings, there'll be pitched roofs and light natural materials and colours. We have six stunning homes underway - three of these are for sale and will be move-in ready by June 2026."

Can you tell us more about the amenities and services on offer?

The Clubhouse will be a striking, all-timber, three-level barn like structure designed by Peddlethorp Architects. It will house Village-only amenities on the ground and second floors including a private lounge, a snooker room and wine bar, a library and multi-purpose rooms that await resident input to align interests. The road level will include a cafe, restaurant, and bar open to the public.

The planned Health Club will have a three-lane swimming pool, fully equipped gym, pilates studio, chiropractic and wellness services, spas, sauna and therapy rooms, and is available to all Village and Grounds residents over the age of 18.

A Summer House is planned alongside the river where all Hudson residents are welcomed to bring family and friends together to enjoy picnics, barbecues and private gatherings, as well as the planned walkways through expansive bush and river frontage.

Finally, a concierge service will provide support for both Village and Grounds residents looking for assistance with travel, events, transport or home management.

What is the timeline for the different stages of Hudson Grounds, and how do these align with the construction of Hudson Village amenities?

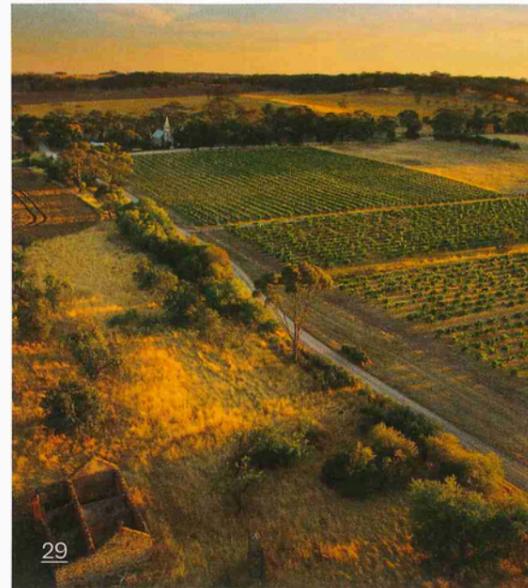
Hudson Grounds Stage 1-12 Lots has been released and it looks incredible. Stage 2 - 22 Lots is complete though not yet released. Stage 3 is well underway. We expect construction of Hudson Village to begin in February 2026, with the first stage of villas and the Clubhouse due to be completed in June 2027. Construction of the Health Club is scheduled to begin in January 2027.

Can you tell us about environmental protections in place?

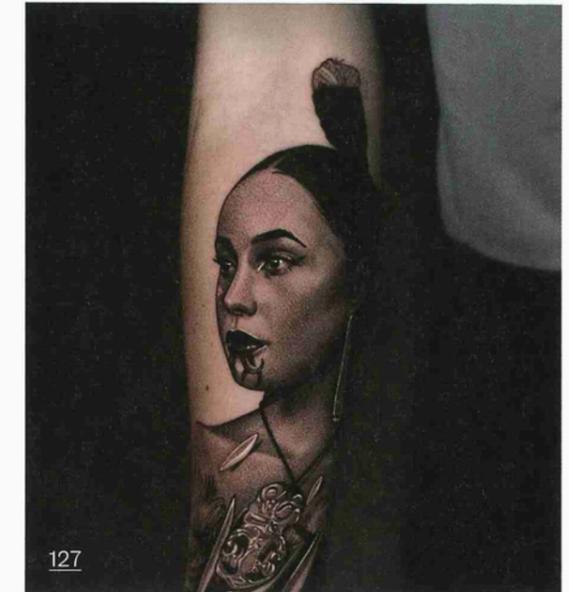
Forming part of our original inspiration, the bush has remained intact and is protected by covenants with the exception of a walkway that will both skirt around and filter through some of the bush and river boundary. A full-time gardening team will keep both developments and the walkways pristine year-round, protecting the land and enhancing the long-term value of resident investments.

For further information, give Kim Clementson a call on 027 496 4363 or email at kim@hudsonwarkworth.nz

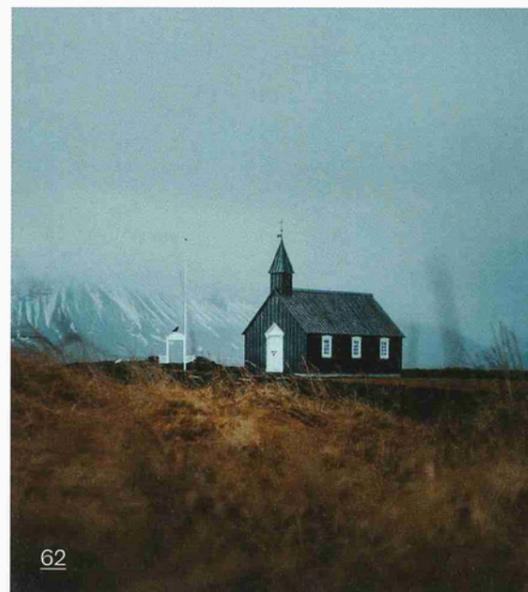
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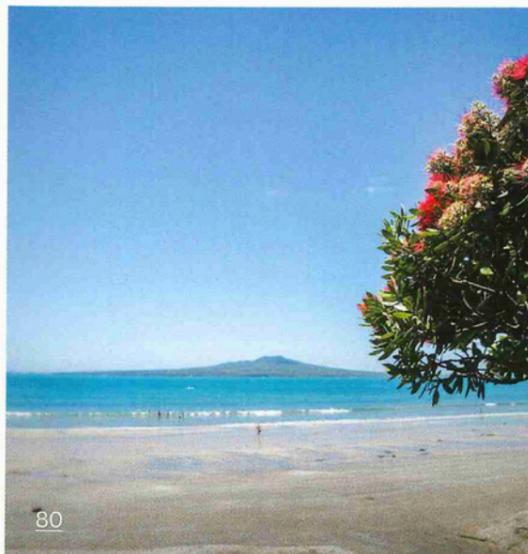
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Nature's Private Playground



Blake House is the best-kept secret in the Poronui estate – a luxurious, exclusive-use family haven near Taupō, designed for those seeking genuine escape, deep connection, and the quiet magic of Aotearoa's high country.

Tucked into the remote Taharua Valley, the villa feels worlds away from everyday life. Styled in classic hunting-lodge tradition, it's a sanctuary made for multigenerational stays: grandparents unwinding by the fire, kids racing across the lawn, and parents taking a moment on the deck with a glass of wine as the sun drops behind the hills. Here, time slows. Conversation flows. And togetherness happens without trying.

"It's about relationships and memories," says Lodge Manager Claire Hall. "That's what people take home."

Inside, Blake House offers expansive living spaces, open fireplaces, and sweeping views across Poronui's 6,500-hectare wilderness. Outside, the estate serves as a private playground. Adventurers can saddle up for horseback rides across rolling country, hike or mountain bike through 2,000 hectares of native bush, or try clay shooting, archery or a heli-adventure.

For those seeking a slower rhythm, why not indulge in a full-body massage or simply wander through crisp high-country air, letting the quiet settle in.

And then there's the fly-fishing – among the best on earth! Set at the headwaters of the Taharua and Mohaka rivers, these pristine, gin-clear streams offer some of the world's most revered brown and rainbow trout fishing. "Poronui started with fly-fishing," Claire explains. "These waters are incredibly special – and so are the people who come to experience them."

Poronui's immense landscape is just as unforgettable. Eucalyptus stands, regenerating mānuka, high ridgelines and open farmland stretch as far as the eye can see. Managing it all is both an art and an adventure. "You can have sun and

rainbows at one end of the property and snow or a deluge at the other," Claire laughs. "It keeps us on our toes."

Evenings at Blake House are all about connection. Poronui's culinary team crafts menus that tell the story of the land, the seasons, and the artisans who grow and produce the ingredients. "In New Zealand we're spoilt for seasonal produce, passionate growers, amazing artisans," says Claire. "Here at Poronui, we host a dinner party every night. We like the menus to tell a story of the property, chef, and country."

Dine together around the long table or step outside and feast beneath a sky thick with stars. Either way, meals become memories.

Poronui's commitment to conservation runs through everything it does – from predator control and carbon forestry to protecting native beech forest for future generations. Guests become part



of that legacy, connecting not only with the land but with the people who have cared for it for decades.

"We've built something lasting here," Claire says. "Not just infrastructure, but connections. The people are what make this place truly special."

After 25 years at Poronui, Claire has witnessed countless families return, generation after generation. "It just gets better and better," she reflects. "Many of the same amazing people, guests and friends are still part of the journey."

Whether you're standing on a high ridgeline with nothing but wilderness in sight, wading through a trout-filled river, or settling in by the fire with the people you love, Blake House offers that rare feeling of exhale. As Claire puts it: "It's certainly a 'wow' moment for most."

Ready to plan your escape? Discover Blake House and create your own family tradition at blakehousevilla.com