

+ Hobsonville
Land
Company +

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Corporate
Responsibility
Report 2009/10

From the Chairman



This year's Corporate Responsibility Report sees a very significant milestone achieved for the Hobsonville Land Company. We have completed the first stage of site works, and construction of the first homes is about to begin. Our plans are for 3000 homes over the next few years - creating a new community of 10,000 people at Hobsonville Point.

The Hobsonville Point project is big by New Zealand standards. It is not simply about building a range of new housing options for home buyers, but about creating a vibrant, living community. We have planned for schools, parks, walking and cycle trails, a community orchard and a range of water-based recreation opportunities. We recently opened the newly refurbished Catalina Café and Community Space which is already proving a focal point for the emerging community. New parks with innovative art works will further enliven the atmosphere of the place.

We intend to create jobs on site so that people can live and work here. There are already over 150 people working on site through marine industry and associated activities. House construction is anticipated to more than double this number and once fully developed, the combination of local retail, employment in the business areas and schools will see around 2,000 people working at Hobsonville Point. This will enhance the vibrancy and economic value of this development.

We are proud of the way Hobsonville Point exemplifies best practice in urban design and environmental sustainability. Houses will have double glazing, considered solar orientation, solar hot water and fibre-optic broadband to maximise connectivity. Rainwater tanks, that supply non drinking uses, will minimise town supply water use and stormwater management across the entire site has seen the use of swales, wetlands for containment and cleaning and ponds that provide visual amenity as well as ensuring the Upper Waitemata Harbour is kept clean from stormwater runoff.

Work will begin shortly on a new ferry terminal that will link Hobsonville Point directly with downtown Auckland. New bus services will provide links to other regional centres from early next year. The new motorway will place Hobsonville Point strategically on the ring road with fast connections to the north, south and west.

Hobsonville Point is very much an active partnership with the private sector. Our partner for the first stage of the development, AVJennings, has taken much of the investment risk and brings to the development role its considerable experience in Australia. We have been very pleased with the way AVJennings and the local builders have all embraced our ambition to create a high quality, environmentally sustainable and attractive environment for the people that will live here.

Hobsonville Point is now well under way. It will provide valuable economic stimulus to the regional economy for some years as the project goes through its stages to final completion.

On behalf of our Board of Directors, I would like to thank our staff for preparing this Corporate Responsibility Report. It sets out our goals and objectives and measures our performance against them. I commend the report to you.

A handwritten signature in black ink, appearing to read 'Pat Snedden'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Pat Snedden
Chairman
Hobsonville Land Company

From the Chief Executive



I am pleased to present the third Hobsonville Land Company Corporate Responsibility Report.

Over the last year much has changed at Hobsonville Point. There is a brand new park, complete with a creative playground based on native plant seeds and native birds, with supersized seed sculptures and bird nests to play on and in, an artificial wetland, a community orchard, roads, street trees, rain gardens, walking paths, park benches and much more. House plots are ready for builders to start construction shortly and despite the still fragile economic situation our builder partners have committed to all 82 sections in the first stage of the development.

Our partnership with AVJennings for the first precinct is delivering a quality urban environment with good attention to design detail. Universal Homes, G.J. Gardner, Jalcon Homes and Jennian Homes have stepped up to the challenge of designing quality homes and integrated streetscapes and I look forward to seeing the first homes completed early next year.

Future proofed infrastructure is in place for the first houses and this will be extended further into the site to allow for the development of the schools, the marine industry precinct, the ferry wharf and additional residential precincts. Our partnership with Vector is already delivering true high speed services over fibre and innovative energy solutions to the Catalina Café.

In addition to the physical works, a start has been made on activating this new community through events. Several community facilities, including walk and cycle ways, the Catalina Community Space, resurfaced tennis courts and the Sunderland Lounge are available and being used by the community.

In the last year funding for the ferry wharf has been confirmed by the Auckland Regional Transport Authority and the design work for this is progressing well, with ferry services expected in late 2011. The Ministry of Education has started the formal process of establishing the primary and secondary schools, by calling for nominations for the school establishment boards.

Looking ahead, in the next year we will start planning work on additional precincts and also continue to work with AVJennings and our builder partners to market the first residential precinct and to help the new community settle into Hobsonville Point.

Over the last years we have established excellent working relationships with the various Auckland local government agencies and this has been critical in achieving what we have. Developing a positive and productive relationship with the new Auckland Council will be a priority for the coming year.

Working with others, including the local community, through various stakeholder and advisory groups, is an important part of Hobsonville Point's ongoing success and I would like to take this opportunity to thank all those who have invested time and energy in the project over the past year.

A handwritten signature in black ink, appearing to read 'Sean Bignell', written in a cursive style.

Sean Bignell
Chief Executive
Hobsonville Land Company

The Hobsonville Land Company

The Hobsonville Land Company (HLC) is a wholly-owned subsidiary of the Housing New Zealand Corporation. It was formed specifically in 2006 to develop the land of the former Hobsonville airbase into an integrated, community development incorporating some 3,000 new homes.

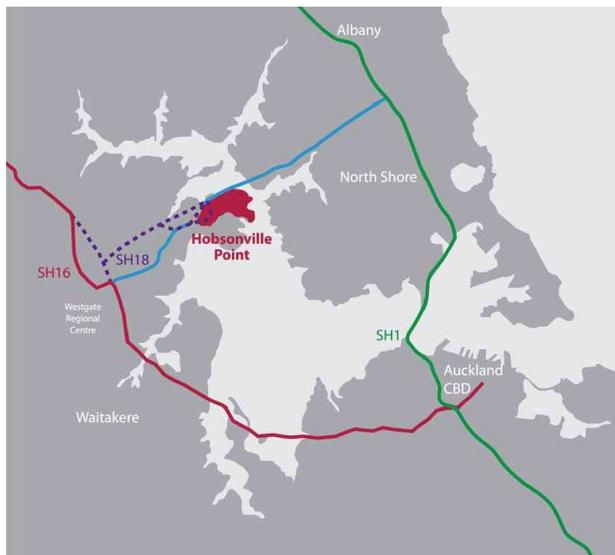
Our vision is to:

Build a strong, vibrant community that sets new benchmarks for quality and accessible urban development with an environmentally responsible focus.

Located on a site at Hobsonville point, we have a small focused team of seven. We work extensively with others, including a range of local and central government agencies and private sector partners, in delivering the vision. The HLC is a member of the New Zealand Business Council for Sustainable Development, the Sustainable Business Network and the New Zealand Green Building Council. We consider it our corporate responsibility to report our performance openly, proactively and publicly.

The sustainability implications of our development work are significant. In the last year the first stage of civil works and landscaping was completed and the first residents will be on site in early 2011. The decisions we make today will influence how this new community will live for many years to come. This report, therefore, largely focuses on the development outcomes we are committed to and on how we are performing against these.

Like any other business, the way we undertake our day-to-day corporate operations also has sustainability implications. Therefore, we also account for our carbon emissions and general corporate sustainability performance in this report.



Hobsonville Point



The Hobsonville Point development is located in north-west Auckland with easy access to the Westgate and Albany town centres.

It is an area of Auckland that will see major growth in the coming years. Planning for this area has emphasised the integration of land use and transport planning. As a result, a new ferry service from Hobsonville Point to downtown Auckland is planned for late 2011. Local bus services will be improved to provide good access to the North Shore, Waitakere and central Auckland from early 2011, before the first residents move in. The creation of local employment, new schools and community facilities will enable people to go about their day-to-day activities locally.

The project is delivered through a public private partnership and takes a best practice approach to urban development. It offers a practical and sensible response to the growth pressures facing Auckland today and at the same time is responsive to the unique coastal setting and village 'feel' of the Hobsonville peninsula.

The development has already opened up 4km of harbour waterfront to the public, with walk and cycle ways. It already includes a number of community facilities, including a community hall, a café, a smaller community space and two playgrounds. Mixing residential with retail, community facilities, education and employment is key to building better communities for the future. Quality urban design will make walking and cycling safe and convenient. Homes will be a mixture of traditional stand-alone houses, terraced houses and apartments. All homes will be healthy, warm, and water and energy efficient.

A performance measurement and reporting framework was developed at the very beginning of the development process to help guide the project. This document clearly articulates the vision, goals and objectives for the project. Indicators are included to measure success. The framework was developed through stakeholder consultation and is updated regularly.

In partnership with AVJennings, the civil works for the first 82 homes are now complete. Hobsonville Point Park and the first residential streets, complete with trees and raingardens, are ready for our first four builder partners to start house construction in October 2010. We expect that the first people will move into their new homes in early 2011.

We have started planning for the development of The Landing and Sunderland Precinct. Consents have been obtained, subject to appeal, for the required coastal structures, including the ferry wharf. The wharf will be delivered by the new Auckland Transport Agency and design work is already under way.

More detail about the development can be found at www.hobsonvillepoint.co.nz.

About this report

This report covers the July 2009 – June 2010 period. It is structured into three main parts:

Part 1: The Hobsonville Point Development

This part reports against the document 'Performance Measurement and Reporting for Hobsonville Point'. This reporting framework captures the overall vision for the development and defines aspirational goals, objectives and indicators in the four spheres of Environment, Economic, Social and Cultural. It was developed through consultation with stakeholders, including local government, the Ministries for the Environment and Social Development, the Energy Efficiency and Conservation Authority, the Department for Building and Housing, Beacon Pathways, Landcare Research and the New Zealand Green Building Council. The framework is a working document that is reviewed regularly to ensure that it stays relevant and reflects our increased understanding of sustainable development over time. The last review was undertaken in June 2010 by the HLC Board. Through the review process changes may be made to goals, objectives and indicators. The framework is available at www.hobsonvillepoint.co.nz.

The long-term indicators in the framework are for the year 2026 and many will be only measurable once people start living at Hobsonville Point. In the meantime, to track progress towards the long-term indicators, we have also developed shorter-term development indicators. These cover the practical things we plan to do to achieve the long-term outcomes we are seeking. This report comments on progress against the development indicators to date. It is noted that while there is a genuine commitment to the achievement of the indicators, this is dependent on a range of factors, many of which are not within HLC's sole or direct control.

Part 2: The Hobsonville Land Company's Corporate Operations

This shorter part comments on the way we conduct our business. It includes information about our carbon footprint and relationships with our tenants and the wider community. While the impact of our corporate operations is small compared to that of our development activities, it is an area we have direct control over. People will also rightly judge us by the way we go about our day-to-day business.

Part 3: The year ahead

In this last section, we briefly look at the milestones and challenges in the year ahead of us.

Part 1: The Hobsonville Point Development



Environmental

Ecology

Create an integrated natural habitat
Increase indigenous biodiversity

Energy

Reduce non-renewable energy use
Produce renewable energy
Energy efficiency

Water

Reduce water consumption
Improve water quality

Resource efficiency

Recycle and renew existing buildings and other infrastructure
Reduce off-site waste disposal

Long term indicators:

A continuous green corridor with native vegetation covering at least 10% of the site is retained/established.

Pre- and post-development native flora and fauna counts indicate that species diversity and abundance has increased in key areas.

Average household grid energy (reticulated gas and electricity) consumption is 6,500 kWh/year or less.

Copper, lead and zinc concentrations remain below the Threshold Effect Levels (TEL) value at monitoring sites immediately downstream of stormwater discharge points.

Average residential town supply water consumption is 100 litres or less per person per day.

Mixed household waste collected is 100kg/person/year or less.

- A partnership has been established with Vector to build a future proofed electricity network and to increase energy efficiency.
- The Hobsonville Point Plant Network has been established through a partnership with the EcoMatters and Gecko Trusts. It will facilitate the propagation of native plants from local seed and will involve the community in caring for the environment.
- 11,517 native plants and 41 fruit trees have been planted in the last year.
- Around 700 trees and shrubs planted during a planting day are not doing well due to the very dry 2009/10 summer. Some will need to be replaced this year.
- The first stormwater wetland is complete and raingardens have been added to Buckley Avenue in the first development stage.

Development indicators	Comment
Native habitat areas along the coastal corridor are maintained and enhanced. A management plan for the coastal area is completed that covers planting, weed and pest management strategies.	Management plan completed. Outlier control programme in place. Two large Arundo infestations removed. 716 eco-sourced native shrubs and trees planted at coastal edge, in two planting days. Large rabbit control operation undertaken.
Hobsonville Point Park is established to link the coastal green corridor between Clark Road and SH18.	First two stages complete.
Eco-sourced native plants are used where native plants are planted in public areas.	10,801 native plants planted in the first residential stage. 98% of these were eco-sourced.
Local seed is collected and grown into plants for key revegetation species.	Seed collection has started. Seed is currently being prepared for propagation by the Hobsonville Plant Network.
Education/management programme in place.	Playground has playful educational features on native plants and seeds. Programme for householders planned for early 2011.
Houses built to at least 5 Star HERS thermal performance rating and 5.5 Star HERS hot water rating.	Agreed with Buckley development partner and implementation strategy in place.
All properties have smart meters and time-of-use pricing.	Smart metering secured.
All appliances included in the house and land package to carry the 'Energy Star' rating. If no such appliance is available, then a minimum rating of 4 stars should be achieved on the mandatory rating label.	Agreed with Buckley development partner.
Commercial buildings designed/retrofitted to 5 Star Greenstar rating, where a rating tool is available.	No suitable Greenstar tool was available for the retrofit of the Catalina Café and Community Space but environmental principles were applied throughout.
At least 3 on-site, demonstration, renewable generation projects.	2kW solar photovoltaic system installed on the Catalina Café.
All stormwater, except roof water, receives treatment before being discharged into the harbour.	Achieved in stormwater design for Buckley precinct.
Where possible, run-off from roads and carparks is treated at or near the source.	The first raingardens and swales are in place.
All houses have 4.5/3 litre, or less, dual flush toilets.	6/3 litre or better agreed with Buckley development partner. Trailing 4.5/3 litre toilets in Catalina Café and Community Space.
Three star or better water-saving fixtures and appliances.	Agreed with Buckley development partner.
Dwellings are served by rain tanks sized to supply 75% of water used in household toilets, laundries and gardens.	Agreed with Buckley development partner.
No in-built irrigation will be provided in gardens.	Agreed with Buckley development partner.
All dwellings will have water meters (including apartments).	Agreed with Buckley development partner.
At least 20% of existing buildings will be retained and renovated or reused off site.	Character air force building has been reused as the Catalina Café and Community Space. No buildings were removed as part of the first stage of development.
A waste management plan, using the REBRI (Resource Efficiency in the Building and Related Industries) methodology, is in place to cover construction and demolition.	A comprehensive waste management programme is under development.
At least 3 public recycling bins are provided in public spaces.	Two public bins are already installed.
Spaces for communal recycling bins are provided in apartment buildings.	There are no apartments in the initial development stage.

Economic

Growth

Maximise contribution to Auckland's economic growth through development of marine industry and associated business opportunities at Hobsonville Point
Maximise local economic independence

Employment

Maximise opportunities for local employment

Viability

Generate a commercially-acceptable return on investment
Demonstrate the overall economic benefits of an integrated urban development approach
Demonstrate the impacts of an environmentally efficient, development approach on household expenditure

Transport

Support the Auckland Regional Land Transport Strategy
Minimise dependence on motor vehicles for daily activity

Long term indicators:

At least 80% of residents state that they have used a local shop, restaurant, café or service in the last week.

80% of businesses indicate that their business has grown in the last 12 months.

Marine cluster financial output increases and contributes to Waitakere economy.

At least 0.65 jobs per household are available at Hobsonville Point.

The percentage of residents in employment who work locally (North West Auckland) is measured.

Business case targets are met.

50% or more households have one vehicle or less.

40% or fewer workers travel to work by driving themselves.

Mode share of resident trips is monitored through the resident survey and targets are set by 2012 and achieved by 2021.

Passenger targets agreed with Auckland Regional Transport Authority (ARTA) and met.

- The first new business, the Catalina Café, is up and running and popular with locals.
- Work continues with ARTA. Design work for the ferry wharf is now underway with ferry services to downtown Auckland likely to start in late 2011. Bus services are confirmed for early 2011.
- Fibre to the premises infrastructure rollout has begun in partnership with Vector. The first new business is already successfully connected to the new fibre.
- The economic climate continues to affect the project. Nevertheless initial market response is positive.

Development indicators	Comment
20ha marine industry precinct facilitated and services.	Planning for servicing this precinct underway.
Opportunities for local retail businesses established.	Catalina Café established.
Fibre to the premises installed.	Partnership for delivery entered into with Vector. Infrastructure for first stage in place.
Farmers/local produce market established by 2012.	Planning for a market to open in early 2011.
Education/management programme in place.	Work underway. Programme to be in place when first residents move in (anticipated to be early 2011).
At least 5% of premises on the spine road are suitable for conversion to commercial/mixed use.	Allowed for in the Comprehensive Development Plan.
5ha are provided for mixed use development.	Included in the overall masterplan.
Financial indicators agreed with government are met.	Expenditure and revenue are in line with appropriation. Market conditions continue to reflect the current depressed state of the property market though initial responses to the development to date have been positive. The development framework has been revised to reflect changing policy parameters and the financial analysis reflects market conditions and policy parameters.
House performance and occupant perceptions are monitored to better understand the value of energy and water efficient houses.	Planning for this is underway.
75% of dwellings are within 400m walking distance of a bus stop and all are within 800m.	85% of dwellings within 400m, 100% within 800m of a bus stop in Comprehensive Development Plan area. In the first stage 39 out of 82 homes are within 400m of the temporary bus stop on Buckley Avenue.
75 of dwellings are within 800m walking distance of: <ul style="list-style-type: none"> • Convenience store • Community facility • Early childhood education. 	100% of dwellings in Comprehensive Development Plan area are within 800m of sites earmarked for neighbourhood retail and early childhood education. All 82 homes in the first development stage are within 800m of the Catalina Community Space.
75% of dwellings are within 1200m walking distance of the primary school.	100% of dwellings in the Comprehensive Development Plan area are within 1200m of the planned primary school.
75% of dwellings are within 1600m walking distance of the secondary school.	100% of dwellings in the Comprehensive Development Plan area are within 1600m of the planned secondary school.
5km coastal walk and cycleway.	The coastal circuit walk and cycleway is open to the public. Ongoing improvements will be made over the next years.
Shared off-road pedestrian and cycle paths on Hobsonville Point Road and Squadron Drive.	Included in Comprehensive Development Plan. Construction part of later stage.
On-road cycle lanes on Hobsonville Point Road.	Included in Comprehensive Development Plan. Construction part of later stage.
Ferry facilities in place by 2010.	Target date for ferry service is now 2011.
Local bus service in place by 2010.	Agreed date is now early 2011.
Transport Management Association established.	Target date for establishment is now 2012.

Social

Inclusion

Create opportunities for a diverse range of people to live at Hobsonville point

Maximise opportunities for community participation

Quality of life

Promote a healthy and safe living environment
Ensure that the public realm is attractive and accessible

Maximise opportunities for Hobsonville Point to become a learning community

Accessibility

Ensure Hobsonville Point is accessible to people at all stages of life and ability

Ensure all residents have enhanced access to essential services

Long term indicators:

At least 80% of people report positive contact with their neighbours, such as a visit, or asking each other for a small favour.

Fewer than 10% of people report negative contact with their neighbours, where there is outright tension.

At least 70% of people report that they have used a local park or community facility in the last month.

At least 80% of people feel that their neighbourhood is a safe place for unsupervised children.

At least 85% of people feel safe in their neighbourhood after dark.

85% of residents rate the quality of public space as good/very good.

60% of school children bike/walk or catch public transport to school.

35% of residents participate in community/adult education.

80% of households have access to the internet.

95% of people feel that the Hobsonville Point site is very/reasonably safe for pedestrians.

95% of cyclists feel that cycling within the Hobsonville Point site is very/reasonably safe.

- The concept designs for the first homes targeted at first home buyers are complete. These homes will be built by the same builders to the same quality and performance standard as the other houses, but they will be smaller and simpler.
- The coastal circuit walk and cycleway is now in place. Over time improvements will be made and additional segments will be added.
- The Ministry of Education has started the process of establishing the primary and secondary school's establishment boards.
- The Sunderland Lounge and the Catalina Community Space are available for community use.
- The Auckland Kindergarten Association has decided to close the Hobsonville North Kindergarten at the end of 2011. It had been hoped that the Kindergarten would find a new home on one of the school sites, but no certainty over this option could be obtained.

Development indicators	Comment
All roads are open to the public (no gated communities).	Achieved in the Comprehensive Development Plan area.
The development will contain a mixture of apartments, terraces and detached dwellings.	Planned mix in the Comprehensive Development Plan area is approximately 10% apartments, 50% terrace houses and 40% free-standing houses. In the first development stage 8 duplex, 18 terrace and 56 stand alone homes will be built.
A mixture of 1-2 bedroom, 3 and 4-plus bedroom homes will be built to cater for a variety of housing needs.	The first stage includes 17 two bedroom, 20 three bedroom and 46 four bedroom homes.
All dwellings are within 400m walking distance of a public space with recreation facilities (playground, seating, or similar).	All dwellings within the Comprehensive Development Plan area are within 400m of a part with such facilities.
At least one local public event is held each year.	In the last year the Scruffs Dog Show and a fun run were held.
Education/management programme in place.	Work underway. Programme to be in place when first residents move in (anticipated to be early 2011).
Maintenance of public spaces is to a high standard.	Provisions made.
Multifunctional space provided for use by community groups and social services providers.	Catalina Community Space in place.
Community activation programme implemented.	Implementation has started. Major events planned for 2010/11.
School facilities are available for community use when not required by school (after hours).	MOU signed with Waitakere City Council and Ministry of Education that included shared use objective.
School Travel Plans in place in school's first year of operation.	Included in the Notice of Requirement for the primary and secondary school sites.
'Universal design' units will be included to meet community needs.	At next level of design.
Public buildings altered for accessible access.	Catalina Café and Community Space altered to be accessible.
Fibre optic cabling in place and available to every household, education facility and business.	Partnership for delivery entered into with Vector. Infrastructure for first stage in place.
CPTED (Crime Prevention Through Environmental design) assessment of design and completed stages.	Included in design work. Assessment planned post-occupation.

Cultural

Sense of place 'Turangawaewae'

Create a distinctive identity for Hobsonville Point

Custodianship 'Kaitiakitanga'

Promote environmental and social responsibility among residents
Acknowledge the Haukainga (home people) of the area

Heritage

Ensure that Hobsonville Point's future reflects its past

Cultural life

Promote a diverse range of cultural, sporting and other opportunities
Celebrate local events

Long term indicators:

Location strategy implemented by the end of the Buckley stage of development.

At least 75% of residents feel a sense of community in the local neighbourhood.

30% of residents state that they participate in local residents' association/community body activities.

At least 5% of residents have taken action during the past year to improve the natural environment.

The percentage of residents who report seeing tui and fantails in their garden or neighbourhood during the last week increases over time.

80% of residents have visited at least one of the heritage sites at Hobsonville Point.

The Headquarters building, Mill House, the 'Arts and Crafts' style officer housing and the Sunderland Lounge are retained and converted to appropriate uses.

75% of residents participate in cultural, sporting or recreational activities.

- The new Hobsonville Point website was launched. This is a valuable tool in creating a distinctive identity for Hobsonville Point. It features information on local community projects, businesses, attractions and Hobsonville Point's past and future.
- Events planning has been a priority in the last year and several major events will take place over the coming summer.
- Educational sculptures of plant seeds have been installed as part of the new playground. These aim to help children and their parents understand the role native birds play in dispersing native plant seeds.
- There has been a delay to the air force memorial. This is now planned to be completed in the coming year.

Development indicators	Comment
Phoenix palms along Buckley Avenue are retained.	29 out of 33 were retained in the Buckley precinct.
Consultation with community groups and historical societies undertaken.	Community facilities liaison group and youth focus group established.
All place names drawn from local association.	Station Street, Lester Street and Toheroa Street are the street names in the first stage. All were selected based on early air base associations, when the base was known as the Hobsonville 'Station'. Tony Lester was the commanding officer in the late 30s and early air force families made frequent trips to Muriwai to dig for Toheroa.
Education/management programme in place.	Work underway. Programme to be in place when first residents move in (anticipated to be early 2011).
Iwi consultation occurs as part of the development.	Consultation with iwi is ongoing.
At least one suitable memorial work/site that reflects the iwi heritage.	At next level of design.
Community body formed of residents, business and school representatives to be involved in the project area.	Options for suitable community fund, potentially under the umbrella of the Auckland Community Foundation, are under investigation.
Key historical/architectural buildings are retained and restored and information about these is provided to the public.	The Catalina Café and Community Space building has been restored with great care and consideration of its history.
Historical trail established to draw out iwi and cultural assessment is undertaken and the findings are made available to local residents.	Planning for this trail is ongoing.
A comprehensive historical and cultural assessment is undertaken and the findings are made available to local residents.	Waitakere Libraries has undertaken an oral history project, documenting the history of the site. Unfortunately this is not accessible to the public. Alternative options are being considered currently.
At least one suitable memorial work/site that reflects the air force heritage.	There has been a delay to the air force memorial by the existing flagpole originally planned for the 2009/10 year. It is now planned for the 2010/11 year.
At least five different types of active recreational facilities/areas are provided (such as boat launching, basketball, walking / cycling track, school sports fields, netball courts, community hall, skate park, BBQ areas).	Walking tracks, playgrounds, tennis and a basketball court are in place. The Sunderland Lounge and Catalina Community Space are now available to the public. Options are under investigation for a marine recreation facility and an outdoor stage.

Part 2: The Hobsonville Land Company's Corporate Operations



Working with Others

In the past year we have formed relationships with a broad range of organisations to help us achieve our vision. Much of the focus of these relationships has been on place and community activation.

Vector

We are working jointly with Vector using a partnering approach for the provision of an integrated electricity and true high speed open access telecommunications network. The partnership means that all residents will have access to a fibre optic connection that goes right to the home. One significant joint project with Vector in the last year was the Hobsonville point Information Centre and Catalina Café and Community Space development.

Hobsonville Point Information Centre and Catalina Café and Community Space

The Hobsonville Point Information Centre and Catalina Café and Community Space opened on 22 August 2010. It is located in a building that was once the home of administrative and planning functions for the air force. It has been renovated with specific attend to retaining its character, energy and water efficiency, fibre to the door technology and environmental considerations. Vector has played a crucial role in making the energy and fibre components happen. Operators Rachael Aitken and Wayne Jackson together with business partners Angela Strechman and Lindesay Smith have turned the Catalina Café into a very special place that will be a meeting place for the community. AVJennings, our development partner for the current residential stage, has set up an information centre, so that people can find out what's happening at Hobsonville Point. The Catalina Community Space is now available for community activities. Together all these components make a fantastic destination and community hub.

Through the information centre people can learn about sustainable energy and become inspired to adopt some of these ideas in their homes. The aims are to communicate the overall philosophy of environmentally responsible living at Hobsonville Point to potential residents, the industry and the wider public; and to provide a demonstration for new technologies, a place for the industry to resolve practical installation and technology integration issues. Features include:

- 2kW photovoltaic array to generate electricity
- Evacuated tube solar hot water system backed up by a heat pump to generate maximum water heat
- LED lighting
- Integrated Lifestyle Innovation (ILI) computerised energy management and electronics control unit
- Smart meter to provide detailed real-time information on electricity use
- Fibre to the home to carry digital traffic for phones, web based applications, alarm systems and EFTPOS facilities
- Rainwater reuse for toilet flushing and exterior use
- Interactive touch screen displays.

Hobsonville Point Communities Fund

We are working on establishing a Hobsonville Point Communities Fund, under the umbrella of the Auckland Community Foundation. The Foundation is an independent public charitable foundation with a mission to build a permanent resource to meet the new and emerging needs of the Auckland community. The purpose of the Hobsonville Point Fund will be to provide a robust and trusted vehicle to attract and allocate funding for community projects in the Hobsonville area.

Community Facilities Liaison Group

A Community Facilities Liaison Group has been established with representatives of local citizen and ratepayers groups, Waitakere City Council and Defence to look at what facilities are desirable to support the new community that will come to live, learn, work and play here at Hobsonville Point. The group has started preparing a draft management plan outlining the types of community facilities that would be needed here, and how they would be managed.

Hobsonville Point Farmers Market

There has been a steady increase in Farmers Markets across Auckland over the past few years. Markets have a way of bringing people together that is relaxing and inviting, and is a great way to facilitate learning about the nutritional and environmental benefits of eating foods within their season, and supporting local food producers. For these reasons, work is underway to establish a Hobsonville Point Farmers Market.

Youth Focus Group

This group was established in late 2009 and has met twice to date. Through the group, a list of priorities for providing facilities for young people has been developed and this will need to be further refined in the coming year.

Hobsonville Plant Network

The Hobsonville Plant Network has been established in partnership with Gecko Trust and EcoMatters Environment Trust so that people can learn about restoration, landscaping and plant choice. The Network also facilitates native plant propagation from local seeds to maintain genetic diversity and to regenerate the coastal edge.

Tenants

We continue to support our tenants, including several large boat builders. The intention, in the long term, is that they will move to the Marine Industry Precinct on site. The Comprehensive Development Plan for this precinct is currently proceeding through the Council consenting process.

The New Zealand Traditional Boat Building School located here on site is working with us to construct walkway markers. Utilising the fantastic skills of the school benefits the wider project and helps generate income for the school.

We have continued to work with the Auckland Kindergarten Association (AKA) and the Ministry of Education to find a viable long term solution for the local kindergarten that will be affected by the development. Despite these efforts the AKA has decided that they will not continue operating past the end of 2011, which is causing considerable distress in the local community. There will still be early childhood facilities at Hobsonville Point, with the provision for two such facilities in our Development Plan, and three sites being available at the planned primary and secondary schools.

Carbon Reporting

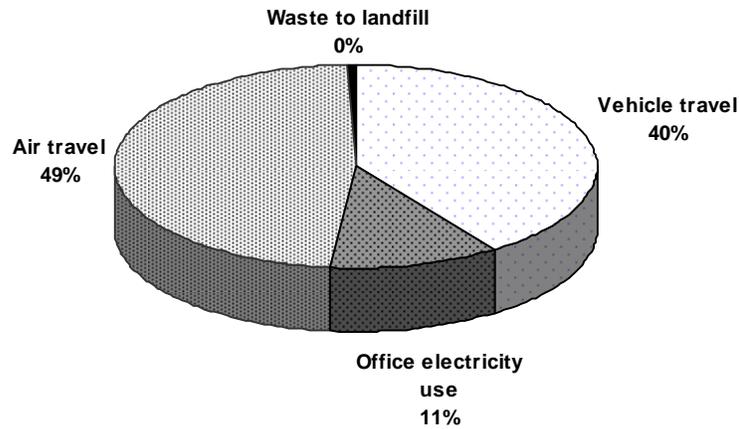
The Hobsonville Land Company has chosen to report voluntarily its corporate emissions using the New Zealand Business Council for Sustainable Development calculator and guidelines. These are based on the international Greenhouse Gas Corporate Accounting and Reporting Standard (GHG protocol). This carbon report has not been verified independently.

This is the second annual carbon report. Although we had more air travel in 2009/10 than the previous year, overall our emissions decreased. This reduction is as a result of less fleet cars and staff mileage claims, and less electricity used.

	2008/09 Tonnes CO ₂ -e	2009/10 Tonnes CO ₂ -e
Scope 1 (Direct Emissions):		
Transport Fuels (fleet car and staff mileage claims)	9.974	7.298
Scope 2 (Indirect Emissions):		
Purchase Electricity	2.953	1.902
Scope 3 (Indirect Emissions):		
Line losses for purchased electricity	0.268	0.19
Taxis	0.18	0.19
Air travel (staff and directors)	7.178	8.858
Waste to landfill (office)	0.086	0.09
Total carbon footprint	20.639	18.526
Less emissions offset (electricity purchased from Meridian)	2.953	1.902
Total remaining	17.686	16.624

Over 700 native plants were planted in 2009/10 specifically to off-set vehicle emissions including a number through the Greenfleet scheme. Over 10,000 native plants were planted in the development overall in the last year.

**Hobsonville Land Company
2009/10 Corporate Carbon Emissions**



Travel accounts for almost 90% of our corporate emissions. In 2009/10, proportional vehicle travel reduced from 49% in 2008/09 to 40% in 2009/10, however, air travel increased by 14% in the same timeframe. Reducing travel continues to be a priority area of focus to reduce emissions. Where possible staff share rides to meetings and scheduling meetings in clusters and/or at the beginning or end of the day, and use tele and video conferencing. We are also a member of GreenFleet and sponsor 23 trees each year for each corporate vehicle.

The Hobsonville Land Company has purchased an office bike, staff are encouraged to cycle or walk when out on business within the site.

The office Bokashi compost system continues to work well and it is estimated that this reduces waste to

Part 3: The year ahead



This section briefly looks at the challenges ahead of us in the next 12 months.

First Homes

The first homes will be under construction in the next few months and we expect that first residents will move in in early 2011. We will continue to ensure that homes are designed and built to high quality and performance standards, and are getting ready to welcome our new community.

Display Village and Project Display Homes

Design for the builder's display homes and the AVJennings Hobsonville Point Information Centre is underway. We want to ensure that the Hobsonville Point vision is expressed through these homes with particular attention to fibre to the home and energy efficiency solutions. The aim is to achieve a HERS rating of 8 for the Information Centre.

Transition from HERS to Homestar

Government has withdrawn its support for the Home Energy Rating Scheme (HERS). This means that a new way of measuring home energy efficiency has to be found for the development. Work has started on assessing the suitability of the Homestar scheme which will be launched in February 2011. Homestar is a more comprehensive and potentially more user-friendly tool, but more discussions are required with the local council and builders if it is to be applied as part of the regulatory process.

Events and Place Activation

We have several big events planned for the coming year and will continue to invest considerable energy in activating Hobsonville Point. We want people to come and experience this very special place, so we will keep building on what is already in place by adding to the coastal circuit walk and cycleway and destinations along its way.

Hobsonville Plant Network

The network is now up and running. Over the next year we would like to see this facility grow and become actively involved in the growing of plants and in helping the local community take care of their environment through planting days and other initiatives.

Planning the next development stages

With the Buckley precinct now underway, planning has already started on future precincts. Much more detailed work will be undertaken in the coming year, including planning for the ferry service that will likely start in late 2011.

Pest and Weed Management

This work will go on for many years. Priorities for the coming year include the control of invasive species in the coastal area and the control of possums and other animal pests.

Farmers Market

A farmers market is planned for the coming summer. A steering group has been established, but more work is still to be done on establishing the market to ensure its success.

Rifle Range Outdoor Stage

We would like to convert the disused rifle range into an outdoor stage. A design and feasibility study will need to be undertaken before a decision can be made on this project.

5 Minute Bird Count Station

One of our monitoring points for the 5 minute bird counts is near the new playground. In the coming year we want to incorporate information about the monitoring programme into the playground to encourage children to learn to identify various bird species and to become involved in monitoring bird numbers in their community.

Community Garden

A community garden is planned for the area opposite the Catalina Café and Community Space. Designing and building this is part of the work programme for the coming year.

Construction Waste Management Programme

With house construction about to start, a waste management programme will need to be implemented. Discussions with a possible partner have already begun and commitment in principle has been obtained from the builders. Part of the programme will be to accurately report waste and recycling volumes.