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Hobsonville
Land
Company

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Corporate
Responsibility
Report 2010/11

From the Chairman and the Chief Executive



We are pleased to present the fourth Hobsonville Land Company Corporate Responsibility Report. This year's report reflects our focus on the placemaking aspects of sustainability. The actions that we need to take to help this community flourish and to develop a sense of belonging at Hobsonville Point.

The last year has seen the construction of the first homes at Hobsonville Point. 50 houses are now underway, and a further 33 sites are ready for construction. Our partnership with AVJennings, Universal Homes, G.J. Gardner, Jalcon Homes and Jennian Homes has resulted in quality homes and integrated streetscapes and the response from the market is encouraging.

We are enjoying a positive sales response to our diverse range of housing options and sales interest continues to grow as the build out gathers momentum.



Our playground in Hobsonville Point Park has been adopted with enthusiasm by the local children and has been awarded a Gold Spatial Design Award by the Designers Institute.

The Hobsonville Primary and Secondary Schools have been confirmed and school construction will start in early 2012, with the schools scheduled to open in 2013 and 2014 respectively.

The Hobsonville Point Farmers Market and the Catalina Café have opened in the last year and have helped make Hobsonville Point a vibrant destination, attracting significant numbers of people to the builders' showhomes, especially in the weekend.

We enjoyed welcoming our first residents in the Buckley precinct and look forward to continuing to play a part in assisting this new community develop and thrive. Placemaking is a term we increasingly use to describe the activities that will help turn Hobsonville Point into a strong community with a sense of place. To facilitate this we are collaborating with Te Kawerau a Maki and Nagti Whatua o Kaipara and local stakeholders to ensure that Hobsonville Point's rich history is reflected in the new community.

We have a strong relationship with Auckland Transport and look forward to the new ferry service operating from Hobsonville Point to downtown Auckland from spring 2012. A new wharf will need to be constructed and we have been working jointly with Auckland Transport to ensure that the wharf will be a public amenity that the community will be proud of. It will include a public deck and significant artwork.

This report touches on the many partnerships we enjoy and the many organisations that are critical to the achievement of the Hobsonville Point vision. We would like to take this opportunity to thank all those that have contributed to the project over the last year. Your input is of huge value.



Adrienne Young-Cooper
Chairman
Hobsonville Land Company



Chris Aiken
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.

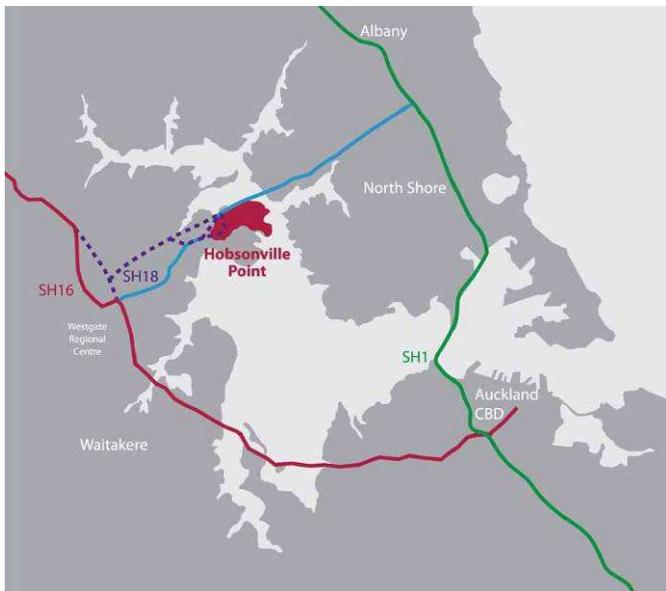
Our vision is to:

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

Located on site at Hobsonville Point, we have a small focused team of nine. 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 Sustainable Business Network and the New Zealand Green Building Council.

The sustainability implications of our development work are significant. In the last year, house construction in the first stage of the first precinct started and the first residents moved into their new home in October 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.

We understand that 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 Auckland's north west 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 from spring 2012. Access to the North Shore, West Auckland and Central Auckland is easy with a local bus service to Hobsonville Point, and a new motorway exit off the Upper Harbour motorway into Hobsonville Point.

The Draft Auckland Plan, which is the spatial plan developed by Auckland Council, has identified the north west of Auckland as a priority growth area. Hobsonville Point forms part of this priority area and is the project most advanced in this area, which spans from the Westgate Town Centre to Hobsonville Point.

The first precinct of the development is delivered through a public private partnership with AVJennings. 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.

This year has seen the opening of the Hobsonville Point Farmers Market and the Catalina Café. There are 4km of harbour waterfront open to the public, with walk and cycle ways, and two playgrounds. House construction is underway, which will be a mixture of traditional stand-alone and terraced houses. All homes will be healthy, warm, and water and energy efficient; superfast broadband will connect to every home via fibre optic infrastructure.

Four building partners, Universal Homes, G.J. Gardner, Jalcon Homes and Jennian Homes have been busy with house construction, and the first show home opened in July 2011.

We have started planning for the development of the Hudson and Sunderland precincts. Consents have been obtained for the required coastal structures, including the ferry wharf. The wharf will be delivered by Auckland Transport 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 2010 – June 2011 period.

This year is the fourth year of reporting against the performance measurement and reporting framework that was developed at the very beginning of the development process. The reporting framework clearly articulates the vision, goals and objectives for Hobsonville Point. Indicators are included to measure success. The framework was developed through stakeholder consultation and is updated regularly.

This report 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 October 2011 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 key relationships. 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 priorities 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.

- The installation of a future proofed electricity network is underway.
- The Hobsonville Point Plant Network has established an on-site native plant nursery and has been contracted to grow and plant 8,000 plants from local seed.
- Significant progress has been made in the last year in the control of shade tolerant invasive weed species.
- A construction waste recycling programme has been established that diverts 70% of house construction waste from landfill through recycling.
- A community garden has been established.

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. Significant weed removal work completed.
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.	Hobsonville Plant Network contracted to grow 8,000 plants from local seed.
Local seed is collected and grown into plants for key revegetation species.	The first plants propagated by the Hobsonville Plant Network from seeds sourced at Hobsonville Point are ready to be planted.
Education/management programme in place.	Hobsonville Plant Network contracted to deliver workshops.
Houses built to at least 5 Star HERS thermal performance rating and 5.5 Star HERS hot water rating.	Achieved.
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 tool suitable for the Catalina Café or the Farmers Market building refurbishments was available.
At least 3 on-site, demonstration, renewable generation projects.	2kW solar photovoltaic system installed on the Catalina Café. Solar PV and hot water system installed on Project Information Centre.
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.	Bio-retention swales in place along Buckley Avenue. Stormwater wetland in place.
All houses have 4.5/3 litre, or less, dual flush toilets.	6/3 litre or better committed to as part of consent.
Three star or better water-saving fixtures and appliances.	Committed to as part of consent.
Dwellings are served by rain tanks sized to supply 75% of water used in household toilets, laundries and gardens.	Committed to as part of consent.
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.	Achieved for initial tranche of buildings with 25 residential houses sold for relocation and 17 storage buildings demolished, with materials being recovered where possible.
A waste management plan, using the REBRI (Resource Efficiency in the Building and Related Industries) methodology, is in place to cover construction and demolition.	Partnership project with builders and Kalista Ltd has resulted in 70% of construction waste being recycled. The REBRI methodology was found to not be practical.
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 Transport and met.

- The first new business, the Catalina Café, is up and running and popular with locals.
- The Hobsonville Point Farmers Market has been established.
- Design work for the ferry wharf is now underway with ferry services to downtown Auckland likely to start spring 2012. Bus services have commenced.
- The first homes have been successfully connected to the new fibre telecommunications infrastructure.
- The economic climate continues to affect the project. Nevertheless initial market response is positive.

Development indicators	Comment
20ha marine industry precinct facilitated and serviced.	Auckland Council Properties Limited continues to plan for this precinct.
Opportunities for local retail businesses established.	Catalina Café in place and neighbourhood retail planned in Buckley and Sunderland precincts.
Fibre to the premises installed.	Installation of the fibre infrastructure has started.
Farmers/local produce market established by 2012.	The Farmers Market opened in February 2011.
Education/management programme in place.	Hobsonville Plant Network contracted to deliver workshops.
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.	Not commenced.
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 all 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 2012.
Local bus service in place by 2010.	Bus service started in September 2011.
Transport Management Association established.	Target date for establishment is now 2012/13.

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.

- 17 Gateway homes are under construction and six have been sold.
- The first two stages of Hobsonville Point Park, including an award winning playground, are complete.
- The Hobsonville Point Primary and Secondary Schools have been confirmed, opening in 2013 and 2014 respectively.
- The Sunderland Lounge and the Catalina Community Space are available for community use.

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. The inclusion of apartments does however present challenges in the current market and is under review.
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 17x2 bedroom, 20x3 bedroom and 46x4 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 park with such facilities.
At least one local public event is held each year.	In 2010/11 community events were held to mark the opening of the Catalina Café and Hobsonville Point Park. There were community planting days, the inaugural 'Hobsonville Point Runway Challenge', Scruffs Dog Show, and a school triathlon as well as a number of Farmers Market events
Education/management programme in place.	Hobsonville Plant Network contracted to deliver workshops.
Maintenance of public spaces is to a high standard.	Maintenance contract for first development stage let.
Multifunctional space provided for use by community groups and social services providers.	Not implemented.
Community activation programme implemented.	Implementation has started. The Hobsonville Point Runway Challenge was a major event, and a number of smaller community events were held.
School facilities are available for community use when not required by school (after hours).	MOU signed with former 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.	Farmers Market and Catalina Café building altered to be accessible.
Fibre optic cabling in place and available to every household, education facility and business.	Installation of infrastructure for the first stage is underway.
CPTED (Crime Prevention Through Environmental Design) assessment of design and completed stages.	Included in design work. A formal post occupation audit is now not planned.

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.

- A strong relationship with Te Kawerau a Maki and Ngati Whatua o Kaipara has been established.
- A Placemaking Advisory Committee has been established.
- Tiwatawata, a significant artwork by John Reynolds has been installed in Hobsonville Point Park.

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 Placemaking Advisory Committee have been established.
All place names drawn from local association.	Achieved.
Education/management programme in place.	Hobsonville Plant Network contracted to deliver workshops.
Iwi consultation occurs as part of the development.	MOU signed with Te Kawerau a Maki and Ngati Whatua o Kaipara.
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.	Residents Society established. Hobsonville Community Fund established.
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.	Interpretation is planned along the coastal walkway.
A comprehensive historical and cultural assessment is undertaken and the findings are made available to local residents.	Work on this has commenced and will be continued in the 2011/12 year.
At least one suitable memorial work/site that reflects the Air Force heritage.	There has been a delay to the Air Force Memorial. It is now planned for the 2011/12 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 a public boat ramp.

Part 2: The Hobsonville Land Company's Corporate Operations



Working with Others

The vision of Hobsonville Point is ambitious and cannot be achieved by the HLC on its own. Over the last year key relationships have included:

Iwi

A Memorandum of Understanding was signed with Te Kawerau a Maki and Ngati Whatua o Kaipara about Iwi involvement in the planning process for Hobsonville Point. Representatives from both Iwi participate in the Hobsonville Point Placemaking Committee and a strong working relationship has been established.

Our Builders and Development Partner

17 houses targeted at first home buyers have been designed, construction has started and the first of these houses are now complete. HLC worked jointly with the builders to develop housing typologies that achieve good quality at an affordable price. Through the Government's Gateway scheme home buyers have been able to defer the payment on the land assisting further with the affordability of these houses.

In the next stages of development further houses targeted at first home buyers are planned, building on the valuable learnings from the first 17 houses. Our development partner AVJennings, our builders and HLC are collaborating on the development of homes that are affordable for first home buyers.

The same performance criteria for stormwater treatment, water reuse and energy efficiency will be applied in Stage 2 of Buckley as is already being achieved in Stage 1.

Construction Waste

We have been working jointly with Kalista Ltd and our four builders resulting in all house construction waste being picked up in Green Gorilla bins for sorting and recycling at Kalista's waste recovery facility. Kalista is achieving 70% recycling rates by weight. 45% of waste is wood, which is used as fuel by Golden Bay Cement, displacing coal and resulting in a significant reduction in carbon emissions at the cement plant.

Hobsonville Point Placemaking Advisory Committee

This Committee includes representatives from Iwi, the local Board, Auckland Council, the Hobsonville Point School Establishment Board, AVJennings and the Hobsonville Land Company. The Committee is tasked with advising us on how we can ensure that Hobsonville Point develops into a community with a strong identity and sense of place.

Community Facilities Liaison Group

The Community Facilities Liaison Group includes representatives of local resident and ratepayers groups, Auckland Council and NZ Defence Force 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. A management plan has been prepared which outlines the types of community facilities that would be needed here.

Hobsonville Point Farmers Market

The Hobsonville Point Farmers Market opened in February 2011, and is managed by the Hobsonville Point Farmers Market Incorporated Society. The Market has been a huge success and is proving to be a great way to promote healthy eating, and the environmental benefits of eating foods within their season, and supporting local food producers. The Hobsonville Land Company is represented on the Committee of the Market and a strong and constructive working relationship has developed.

Hobsonville Plant Network

The Hobsonville Plant Network has established an on-site native plant nursery and is undertaking revegetation projects on site. The plant network is managed by the EcoMatters Environment Trust and delivers locally eco-sourced plants for the project through a community development approach. Four young men have been successfully transitioned into work in the last year and it has been rewarding for all involved to observe their progress. The Plant Network also maintains our community garden.

Auckland Communities Foundation

The Hobsonville Community Fund has been established with a founding donation of \$10,000 by the Hobsonville Land Company. The fund is administered by the Auckland Communities Foundation and has a dedicated advisory board. This board is currently working to refine the scope and vision for the fund.

Events at Hobsonville Point

Events play a major role in meeting our social and cultural sustainability objectives. Wherever possible we support others wishing to hold events at Hobsonville Point. In the last year we supported the Hobsonville Point Runway Challenge, the Scruffs Dog Show, the North Harbour Intermediate School Triathlon and an orienteering event held by the Auckland Orienteering Club.

Jointly with our development partner AVJennings we held family events to celebrate the opening of the Catalina Café and Community Space and Hobsonville Point Park.

Catalina Café and Community Space

The Catalina Café has developed into the place to go for quality food and coffee in Auckland's north west. Wayne and Rachael, who operate the Café, also manage the community space on our behalf. We are very pleased to have such a high quality business based in our community, where it provides a place for people to meet and interact.

Auckland Council

The transition to one single Council for all of Auckland is now complete and we are pleased to report that we have built on the strong and productive relationship that was in place with the Waitakere City Council and now enjoy a good working relationship with Auckland Council. The Council will be critical in delivering key community facilities in the wider Hobsonville area.

Carbon Reporting

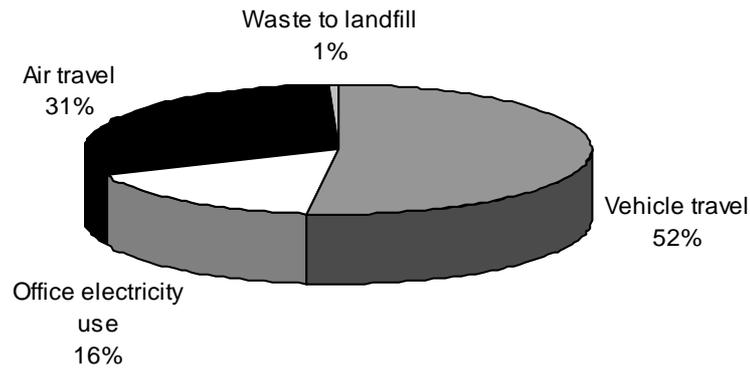
The HLC has chosen to report its corporate emissions voluntarily using the New Zealand Business Council for Sustainable Development calculator and guidelines. These are based on the international Greenhouse Gas Corporate Accounting and Reporting Standard (GHG protocol). We are aware that the calculator has not been recently updated, however for reasons of consistency and year to year comparison, it was decided to use it again this year. This carbon report has not been verified independently.

This is the third annual carbon report. The emissions from vehicle use has increased but emissions from air travel decreased, reflecting fewer out of town Directors and reduced staff air travel. Electricity emissions have increased from last year, but are similar to 2009/10. This may reflect an inconsistency in the billing periods in 2009/10 rather than a significant change in electricity consumption.

	2008/09 Tonnes CO ₂ e	2009/10 Tonnes CO ₂ e	2010/11 Tonnes CO ₂ e
Scope 1 (Direct Emissions):			
Transport Fuels (fleet car and staff mileage claims)	9.974	7.298	10.59
Scope 2 (Indirect Emissions):			
Purchase Electricity	2.953	1.902	3.122
Scope 3 (Indirect Emissions):			
Line losses for purchased electricity	0.268	0.19	0.32
Taxis	0.18	0.19	0.314
Air travel (staff and Directors)	7.178	8.858	6.54
Waste to landfill (office)	0.086	0.09	0.141
Total carbon footprint	20.639	18.526	21.027
Less emissions offset (electricity purchased from Meridian)	2.953	1.902	3.122
Total remaining	17.686	16.624	17.91

The Hobsonville Land Company is a member of Greenfleet, a programme to offset fleet emissions through tree planting.

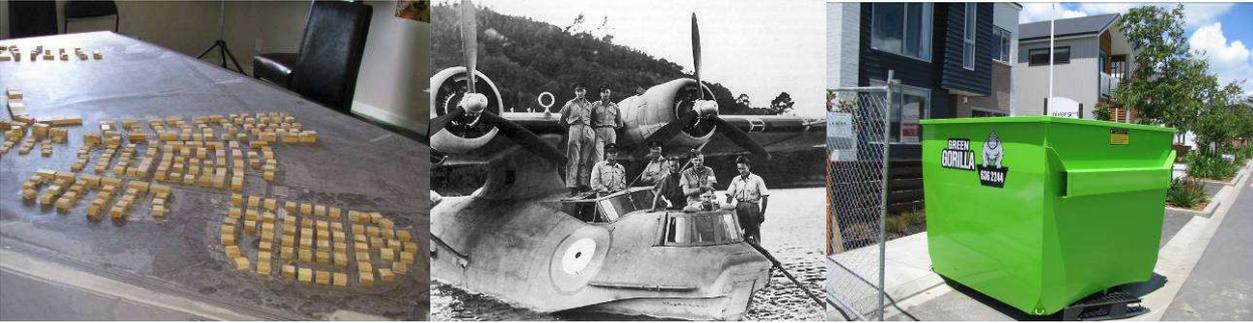
Hobsonville Land Company 2010/11 Corporate Carbon Emissions



Travel accounts for over 80% of our corporate emissions, slightly down from last year. Vehicle travel is partly a function of the location of the HLC office on site at Hobsonville Point. However staff try to reduce travel by sharing rides to meetings and by scheduling meetings at the beginning or end of the day so that they are on the way home. Air travel has reduced in the last year, however regular travel to Wellington to discuss the project with Government agencies will continue to be necessary.

The office Bokashi compost system continues to work well and it is estimated that this reduces waste to landfill by 50%. It is encouraging to see that our development partner has recently purchased a worm farm for its information centre and office.

Part 3: The year ahead



This section briefly looks at our main focus over the next 12 months.

First Residents

We have already welcomed our first residents who moved in October 2011.

Events and Place Activation

We 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. Attracting events to Hobsonville Point forms a key part of our strategy.

Display Village

The builder's display homes and the AVJennings Hobsonville Point Information Centre are now open to the public. The Information Centre demonstrates a range of sustainability elements including high levels of insulation, solar hot water and solar electric panels, superfast broadband, a rainwater tank and energy efficient lighting. It is a place where people can learn about the Hobsonville Point vision.

Infrastructure Construction

Over the next three years, major infrastructure works to service the whole site will be underway. Care will be taken to ensure environmental impacts are well managed. Stormwater will have to be carefully managed and new services, including fibre to the home infrastructure, will be installed.

A New Ferry Wharf

Planning is well advanced for the new ferry wharf that will be constructed by Auckland Transport in early 2012. The HLC is contributing to the costs of this architecturally designed wharf that will be a great public space as well as the ferry terminal. The wharf will include integrated art components referencing the rich Hobsonville history.

Pest and Weed Management

Substantial progress in weed control was made in the last year, but this work will go on for many years. The removal of weed species, such as Arundo Donax, Bamboo, Wattle and Privet along the coastal edge will open up views and these areas will be replanted with lower growing native species to maintain these views.