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Corporate
Responsibility
Report
2008/09

02



From the Chairman



This Corporate Responsibility Report is being released at a time of global economic turmoil. New Zealand is not immune from the pressures that are buffeting world markets and national economies. It is salutary to consider that the causes of our present difficulties derive in large part from unwise investments in the housing sector in the USA.

It is also noteworthy that many governments around the world have put in place infrastructure investment packages designed to stimulate a rapid recovery from recession. Many of these are environmental enhancement and new housing projects.

For our part, the Board of the Hobsonville Land Company is delighted that we have the final go-ahead from our Government for the Hobsonville Point development. The investment in creating a new town of 3000 houses will provide a real stimulus for the regional economy in the years ahead.

This is a greenfields project, one where we start from scratch and design a new town. It is a big job and our Board has been committed from day one to applying best practice in urban design to maximise the quality of the finished product. We have a fantastic site with great

natural attributes and we are determined to create a living and working environment with high amenities and a cohesive community.

Our commitment to best practice includes applying modern environmental principles within the overall spending cap.

We have looked carefully at stormwater management and how that can be integrated into the landscaping of the site. We are ensuring that houses are warm, comfortable and healthy by considering solar orientation and including high levels of insulation. We are putting solar or heat pump water heating in every house and future-proofing for installation of solar electricity. Every house will have a rainwater tank to supply toilets, laundries and garden taps.

Hobsonville Point will have access to high quality, public transport services, including a new ferry service from 2011 and local bus services. Streets are designed to make walking and cycling to local schools, shops and community facilities convenient, pleasant and safe. True high-speed broadband will allow people to work or study from home and encourage technology-based business establishment.

But our Board is very aware that this development is about the people that will live in it. We have worked across the whole of government to ensure that the high quality environment we create will enable a real sense of belonging and pride amongst those who live at Hobsonville Point. We have taken great care to think ahead about the need for schools, social services, sports fields, community facilities and all the things that help make communities thrive.

On behalf of our Board, I commend this report to you and want to express my thanks to our valued staff who have prepared it.

A handwritten signature in black ink, appearing to read 'Pat Snedden', with a horizontal line underneath.

Pat Snedden

Chairman

Hobsonville Land Company

From the Chief Executive



I am pleased to present the 2008/09 Hobsonville Land Company's Corporate Responsibility Report.

In the last year, we have made good progress on planning for the Hobsonville Point development. We have prepared a design guide to ensure that urban design, landscaping and environmental objectives are met. Every house design will be reviewed against this guide by a panel of experts. We have budgeted and planned for initiatives that will bring Hobsonville Point alive such as community events and building parks and amenities early on. These will ensure that the first residents will have access to recreational opportunities and spaces to meet and interact in. In the coming year, a community activation person will be added to the team to organise events and strengthen links to the existing and future community.

The first stage of development now has resource consent and civil works are planned this coming summer. Feedback from builders and our development partner has confirmed that our approach of diverse housing options, high quality landscaping and public spaces, community [activation] and a focus on environmental performance is attractive to the market, even in the current economic climate.

In the last year, the Government's focus has changed from providing state rental housing at Hobsonville Point to including housing under its Gateway initiative. This initiative will assist first home buyers by effectively delaying the time when they have to pay the land component of their new home.

Planning has started also on the Landing and Sunderland precincts. This includes provision for a ferry wharf to enable a new service to downtown Auckland. The documentation for the required coastal consents is largely complete and will be lodged with the relevant authorities in the next months. We are in the process of developing a business plan for this area that we will need to agree with the Government. Our vision for this area is for a vibrant precinct with cafes, shops and boutique food producers - a place where people will want to come from all over Auckland to attend events and markets as well as a focal point for the local community.

Our vision and objectives will only be achieved with the co-operation of others. Planning for public transport and community development, for example, requires the involvement of a range of organisations. I would like to specifically thank those organisations and individuals who have worked with us over the last year to make Hobsonville Point a success.

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 3000 new homes.

Our vision is to:

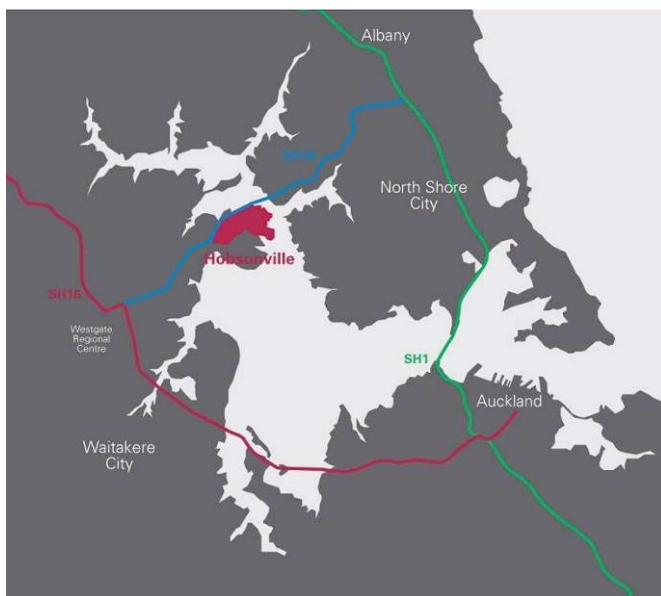
build a strong, vibrant community that sets new benchmarks for quality and accessible urban development with an environmentally responsible focus.

Located on site at Hobsonville, we have a small focused team of six. We work extensively with others, including a range of local and central government agencies, in delivering the vision.

HLC is a member of the New Zealand Business Council for Sustainable Development, the Sustainable Business Network and the New Zealand Green Building Council. In 2008, we were a finalist in the "Get Sustainable Business Challenge". This report is a further indication of our commitment to sustainable business practice, and proactive and open reporting.

The sustainability implications of our development work are significant. 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.

Like any other business, the way we undertake our day-to-day corporate operations also has sustainability implications. Therefore, we account 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 in 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 and local bus services will be improved to provide good access to the North Shore, Waitakere and central Auckland. The creation of local employment, new schools and community facilities will enable people to go about their day-to-day activities locally.

In partnership with the private sector, this is a new model for Crown-led, best practice, urban development in New Zealand. The project 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 will open up 4km of harbour waterfront to the public, with walk and cycleways. It will include a mixture of uses - residential, education, employment, community and retail. 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 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.

The Comprehensive Development Plan Consent for the Buckley A and B precincts in the mid-western section of the site has now been approved and we anticipate starting civil works in October 2009. First house construction in the Buckley A precinct is planned for mid-2010, with first residents on site in 2011.

At the same time, we are planning the development of The Landing and Sunderland precincts at the eastern end of the site. These will include a new ferry wharf, for the ferry connection to downtown Auckland, retail, community and office space and a number of high quality apartments.

The overall project is long-term. It is likely to take an estimated 10-15 years to complete.

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

About this report

This report covers the July 2008 – June 2009 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 2009 by the HLC Board. Through the review process changes may be made to goals, objectives and indicators. The framework is available at www.hobsonvilleland.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 in the meantime, 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 and also reports on baseline data collection for some of the long-term indicators. 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.

Monitoring:

- In 2008/09 a methodology for species counts was developed and baseline counts were undertaken.
- Baseline sampling for copper, lead and zinc contamination was also undertaken. This confirmed that contamination levels are currently below TEL levels.

Energy and water efficiency requirements have been included in the design guide for the Buckley precinct. All house designs will be reviewed against the guide by the design review panel before they are submitted for building consent.

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.	Draft management plan completed. Implementation to start 2009/10 year.
Linear park is established to link the coastal green corridor between Clark Road and SH18.	Included in design of the Buckley precinct.
Eco-sourced native plants are used where native plants are planted in public areas.	Work underway.
Education/management programme in place.	Work underway. Programme to be in place when first residents move in (anticipated to be 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.	Options currently being investigated.
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 NZGBC rating.	There are no commercial buildings in the initial development stage.
At least 3 on-site, demonstration, renewable generation projects.	Planning underway for the first demonstration project.
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.	A mixture of swales, rain gardens and bio-retention swales are used in the Buckley precinct.
All houses have 4.5/3 litre, or less, dual flush toilets.	6/3 litre or better agreed with Buckley development partner. Investigating 4.5/3 litre options.
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. Implementation strategy under development.
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.	There are no existing buildings in the initial development stage.
A waste management plan, using the REBRI (Resource Efficiency in the Building and Related Industries) methodology, is in place to cover construction and demolition.	Agreed with Buckley development partner.
At least 3 public recycling bins are provided in public spaces.	Options currently being investigated.
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.

A Memorandum of Understanding has been signed with the Auckland Regional Transport Authority with the aim of working collaboratively in maximising the benefits of integrated land use and transport planning.

Development indicators	Comment
20 ha marine industry precinct facilitated and serviced.	The Comprehensive Development Plan consent application has been prepared by Waitakere Properties for this precinct.
Opportunities for local retail businesses established.	Investigations into retail options are underway.
Fibre to the premises installed.	Contract for delivery currently under negotiation.
Farmers/local produce market established by 2012.	Planning for a market is underway.
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.
5 ha 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 appropriations. Market conditions and policy parameters have altered significantly since the 2006 Business Case. The financial analysis of the development has been revised to reflect these changing parameters. Factors which have driven the revision include: Lower expected initial revenues as a result of the current depressed property market; updated acquisition costs and lower development costs due to cost-sharing with the Buckley development partner.
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 in Comprehensive Development Plan area.
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. There are no community facilities confirmed for this area, but options are being investigated.
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.
5 km coastal walk and cycleway.	Concept design completed. Construction of first segment planned to 2010/11.
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.	Work with ARTA to plan for this well-advanced.
Transport Management Association established.	Target date for establishment is now 2011.

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 Ministry of Education has secured land for primary and secondary schools at Hobsonville Point. The designation process for the sites is underway and each school will include land for community-based, early childhood education centres.

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.
A mixture of 1-2 bedroom, 3 and 4-plus bedroom homes will be built to cater for a variety of housing needs.	House design for the first stage will be undertaken in the 2009/10 year.
75% of dwellings are within 400m walking distance of a public space with recreational facilities (playground, seating, or similar).	Over 90% of dwellings within the Comprehensive Development Plan area are within 400m of a playground, all are within 400m of a park with seating.
At least one local public event is held each year.	Planning for events is underway.
Education/management programme in place.	Work under way. Programme to be in place when first residents move in (anticipated to be early 2011).
Maintenance of public spaces is to a high standard.	Planned once first stage completed.
Multifunctional space provided for use by community groups and social services providers.	Planning underway.
Community activation worker appointed	Planned for 2009/10.
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 includes shared use objective.
School Travel Plans in place in school's first year of operation.	Included in the Notice of Requirement for the primary school site.
'Universal design' units will be included to meet community needs.	At next level of design.
Public buildings altered for accessible access.	There are no existing buildings in the first development stage.
Fibre optic cabling in place and available to every household, education facility and business.	Contract for delivery currently under negotiation.
CPTED (crime prevention through environmental design) assessment of design and completed stages.	Included in design work. Assessment planned post-occupation. HLC staff now trained in CPTED assessment.

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 55% 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.

An art and landscaping group, made up of art, design and cultural professionals, has been established to provide strategic and creative input to the development.

Development indicators	Comment
Phoenix palms along Buckley Ave are retained.	29 out of 33 palms will be retained in the Buckley precinct.
Consultation with community groups and historical societies undertaken.	Consultation is continuing with the Historic Places Trust and local community groups.
All place names drawn from local association.	Hobsonville Point chosen as name of the development. Buckley Ave, Squadron Drive and Hobsonville Point Road chosen as names of main roads (subject to confirmation by NZ Post and the local authority).
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. An agreement with Te Kawerau A Maki has been reached to provide design input.
At least one suitable memorial work/site that reflects the iwi heritage.	At next level of design.
Community body formed of resident, business and school representatives to be involved in the project area.	Options for suitable community trust structure currently being assessed.
Key historic/architectural buildings are retained and restored and information about these is provided to the public.	There are no existing buildings in the Buckley precinct. Plans are underway for the restoration of several buildings outside this precinct.
Bomb Point (Onekiritea) includes a regional park use as part of the overall integrated housing development.	Discussions with WCC and ARC about the future of Onekiritea are ongoing.
Historical trail established to draw out iwi, air force and other local connections.	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 been contracted to undertake an oral history project, documenting the history of the site.
At least one suitable memorial work/site that reflects the air force heritage.	An air force memorial by the existing flagpole will be constructed in the 2009/10 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 court, community hall, skate park, BBQ areas).	Buckley precinct will include walking tracks, playgrounds and a basketball court. The Sunderland Lounge is now available to the public as a community hall. Options are under investigation for a marine recreation facility. Existing tennis courts, playing field and playground will be upgraded ready for use by first residents.

Part 2: The Hobsonville Land Company's Corporate Operations



Working with Others

To achieve our vision, we must work well with others. Our approach is to be open and to communicate freely and honestly.

Consultation

Consultation has been part of the regulatory consent process for the Comprehensive Development Plan. We believe that we have met and exceeded our statutory obligations by being proactive in voluntarily notifying the consent, opening it up for public submissions. Submissions were received in support and in opposition to the development. We are pleased to report that we have managed to negotiate changes to the consent with the opposing parties that have resulted in the consent being finalised without recourse to the Environment Court.

The next major consents to be lodged will be for coastal structures and associated uses for The Landing area, which will include a new ferry wharf. The consultation process for these consents has begun, including holding an open day that was attended by more than 80 people.

Outside the regulatory process, we consult and communicate with a wide variety of stakeholders, ranging from existing users of the site, such as the Westlake Boys' Rowing Team, to local ratepayers' groups.

Tenants

The Hobsonville Land Company has taken over the management of many of the buildings on the former air force base. We lease buildings to several boat builders who, like many export businesses, have been hit hard by the current recession. Over the last year, we have proactively worked with struggling tenants to find a way together through the current situation.

Some of our tenants are community organisations that have enjoyed peppercorn rentals because the buildings they occupy have been surplus to air force requirements and/or because the services they offer have benefited air force families. Most of these buildings will be removed when the land is developed and we are currently working with several of these groups, for example the Traditional Boat Building School, to find long-term solutions that will make them financially viable and enable them to play an ongoing role in the Hobsonville Point community.

On occasions this has meant having difficult conversations with groups affected by the development. The local kindergarten, for example, is on development land that will be required for a new road. Our approach has been to discuss this issue early on with the Auckland Kindergarten Association and the kindergarten community, to find a long-term solution that will enable the kindergarten to continue operating at Hobsonville Point.

"While we remain concerned about many aspects of the development concept and about the underlying District Plan rules at Hobsonville, we appreciate the Hobsonville Land Company's efforts to proactively engage with our group throughout the resource consent process and subsequently involving us in the Landing Steering Group."

June Kearney, President of the Hobsonville West Harbour Residents and Ratepayers Association

Working Relationships

We work closely with many organisations to deliver the project. The following provides some examples of initiatives in the 2008/09 year.

Memorandum of Understanding with Ministry of Education and Waitakere City Council

This document formalises the working relationship in relation to the two new schools at Hobsonville Point. All three parties have an interest in ensuring that the new schools become focal points for this new community. Opportunities for shared school and community use of facilities are currently being investigated.

Memorandum of Understanding with the Auckland Regional Transport Authority

This MOU covers the parties' joint objectives for public transport at Hobsonville Point and provides a framework for public transport planning for this new community.

Landing Steering Committee

The redevelopment of The Landing area at the waterfront will incorporate a number of uses, including a new ferry wharf, a marine recreation facility and a number of commercial activities. A steering group comprising The Guardians Of The Upper Harbour, local resident and ratepayer groups, Westlake Boys' Rowing Club, Hobsonville Yacht Club, the Auckland Regional Transport Association, the Auckland Regional Council, Waitakere City Council, Waitakere Properties Limited, Training Ship Bellona Sea Cadets and the Department of Conservation has been set up to ensure that all users' needs are met and a positive outcome achieved. This process has resulted in the marine recreational users setting up a sub-group to investigate options for a joint, public marine recreational facility in more detail.

Community and Social Infrastructure Planning

We have started planning work jointly with Waitakere City Council to assess the social and community infrastructure needs for the new community. This has involved looking at the facilities already available and planned in the wider area and then identifying facilities that may be appropriate for Hobsonville Point. As part of this work, a community planning workshop was held with local service providers and community organisations, including medical professionals, churches and social service providers.

NORSGA Forum

The Northern Strategic Growth Area (NORSGA) forum was established by Waitakere City Council to allow landowners and developers in the NORSGA area to share information with the aim of creating better development outcomes in this area. The Chief Executive of the Hobsonville Land Company participates in the forum.

Plant Network

Work is underway to assess options to leverage community, training and environmental benefits from the supply of plants for the development. This work is jointly undertaken with EcoMatters Environment Trust, Gecko, Community Waitakere and Waitakere City Council. The outcome is likely to be the establishment of a trust that will be based on site. It will facilitate plant-related learning and training and play a role in the supply of plants for the development.

Carbon Reporting

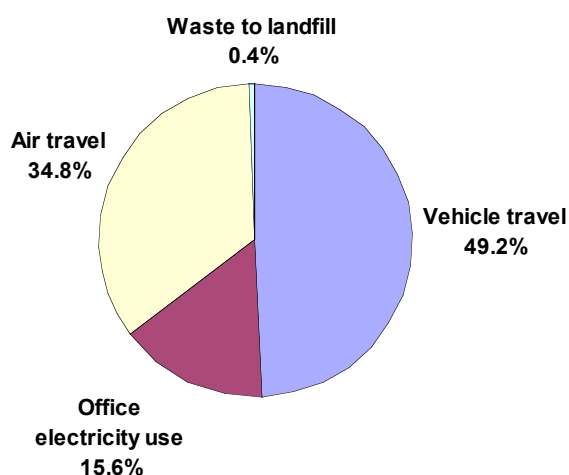
The Hobsonville Land Company has chosen to report voluntarily its corporate emissions using the New Zealand Business Council for Sustainable Development calculator and guidelines. These are based on the international Greenhouse Gas Corporate Accounting and Reporting Standard (GHG protocol). This carbon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

This is the first annual carbon report and will be used as the base year for future reports. It is noted that a number of initiatives have been implemented already to reduce emissions and that these reductions are, therefore, already included in the base year data.

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

Waste to landfill was reduced by over 50% through the implementation of a Bokashi composting system for food scraps from staff lunches and catering.

Hobsonville Land Company 2008/09 Corporate Carbon Emissions



The main source of corporate emissions is travel at over 80%. The Hobsonville Land Company office is located on site at Hobsonville Point. While quality public transport services are planned to be in place for the first residents, they are not yet available. Staff frequently have to attend meetings in the Auckland CBD and also in Wellington. Measures such as sharing rides to meetings and scheduling meetings in clusters and/or at the beginning or end of the day, and tele and video conferencing are already in place. The Hobsonville Land Company is participating in the Sustainable Business Network pilot programme for work travel plans for small to medium enterprises with the aim of reducing travel emissions further.

The Hobsonville Land Company is a member of GreenFleet, sponsoring 23 trees each year for each corporate vehicle.

Part 3: The year ahead



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

House Designs

In the next 12 months, builders will design the first houses to be built at Hobsonville Point. The Hobsonville Land Company will work closely with builders to ensure that houses are water and energy efficient and waste management plans are in place for the construction phase.

Infrastructure Construction

Civil works for the first development stage are planned next summer. Care will be taken to ensure environmental impacts are well-managed and that infrastructure is constructed in line with plans. This will include ensuring stormwater management devices work well and that smart electricity meters are rolled out to all houses.

Gateway Housing

The Government's Gateway initiative is designed to assist moderate income households into first home ownership. A number of Gateway houses will be built in the first development stage at Hobsonville Point. Determining appropriate sites, designs and delivery mechanisms for these houses will form part of the work programme in the next 12 months.

Weed Management and Planting

A strategic plan is now in place for the management of weeds and pests, and for restoration of the coastal areas. Implementation will begin in the coming year and will be ongoing for many years. The Hobsonville Land Company plans to involve the community in planting initiatives. The idea of a community-based, plant network, to support the wider objectives, will also need to be refined and implemented.

Business Case

A new business case for the next development areas will be prepared. This will define the development approach and will need to include financial performance indicators that will be agreed with the Government.

Public transport planning

Planning for the ferry wharf will continue and funding arrangements confirmed in the coming year. The consents for the wharf and other coastal activities are expected to be lodged in the next 6 months.

Place and community activation

A number of initiatives to prepare the site for the first residents will be started in the next 12 months. These will include the construction of temporary walkways and upgrading of existing community facilities, such as the Sunderland Lounge (community hall), a playground and playing fields.

Community Liaison Management Group

A group made up of the Hobsonville/West Harbour, Herald Island and Whenuapai Residents' and Ratepayers' Associations, Waitakere City Council and the Hobsonville Land Company will be established to prepare a management plan for the implementation of community facilities at Hobsonville Point.

Events

The Hobsonville Land Company is keen to attract larger community sporting events to the site in the coming spring and summer. This will require liaising with event organisers and the wider community.

Air force memorial

A memorial wall will be constructed in the coming year which will include the memorial plaques that were previously near the entrance gate.