

+ Hobsonville  
Land  
Company +

Sustainability  
Report  
2011/12



# From the Chairman and the Chief Executive



We are pleased to present the fifth Hobsonville Land Company Sustainability Report. The 2011/12 year has been busy and exciting with a strong pick up in the housing market and a focus on Hobsonville Point's contribution to increasing the supply of houses, including affordable houses, in Auckland. This focus will remain for the coming years and it builds on our commitment to sustainability and placemaking.

When considering the affordability of houses it is important to consider the whole cost of ownership, including utility bills, home maintenance and transport costs. The quality of the community such houses are placed in is also critical. Affordable home ownership is logically delivered through well designed, energy and water efficient smaller homes on smaller lots. For this to succeed the quality and accessibility of public spaces, transport options and community infrastructure are critical.



The 2011/12 year has seen the completion of the last of the 17 Gateway affordable houses. We developed a fresh Business Plan and this defines how the affordable housing programme at Hobsonville Point evolves into the future and confirms our commitment to sustainable development. 69 houses were sold at the end of the year with many more under construction and in planning, including 11 houses specifically targeted at first home owners. Construction in the first stage of Buckley is now nearing completion and planning is well advanced for Stages 2, 3 and 4.

Our partnership with AVJennings, Universal Homes, GJ Gardner, Jalcon Homes and Jennian Homes continues to be strong and we are proud of the resulting high quality homes, streetscapes and public spaces. The response from the market is very positive, with most houses selling off the plans prior to completion.

At the time of writing the Hobsonville Point Primary School is open and the last segment of Hobsonville Point Park has been completed. The school children add vibrancy to Hobsonville Point which is exiting and positive. We look forward to the opening of the Hobsonville Point Secondary School in February 2014 and to both schools becoming an integral and important part of this new community.

The Hobsonville Point Farmers Market and the Catalina Café are now well established and continue to draw large numbers of visitors to the site, especially during the weekends.

Our partnership with Te Kawerau a Maki and Ngati Whatua o Kaipara has resulted in a productive working relationship that allows us to explore how to appropriately reflect the many layers of history at Hobsonville Point. With the help of the Hobsonville Point Placemaking Advisory Committee a significant interpretation resource was completed that forms the foundation for practical projects going forward.

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. We value your input.

A handwritten signature in blue ink, reading 'Adrienne Young-Cooper'.

Adrienne Young-Cooper  
Chairman  
Hobsonville Land Company

A handwritten signature in blue ink, reading 'Chris Aiken'.

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.

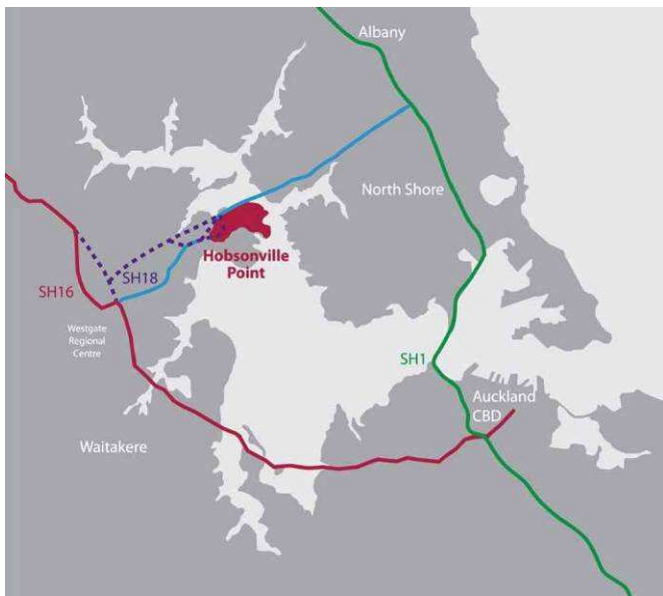
Our vision is to:

*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 ten. 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 has continued and civil works for additional stages have commenced. 69 homes are now sold and we have a small community of residents on site. 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 have 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 to commence in February 2013. 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 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 completion of the last of 17 Gateway affordable houses and approval of the construction of 11 houses specifically targeted at first home buyers. The Catalina Café, the Hobsonville Point Farmers Market and our award winning playground and park are attracting thousands of people to Hobsonville Point every week. House construction in Stage 1 of the Buckley Precinct continues and civil works are completed for Stage 2. All homes will be healthy, warm, and water and energy efficient; superfast broadband will connect to every home via fibre optic infrastructure.

Planning for the Sunderland precinct is nearing completion and construction on the new primary and secondary schools and a new ferry wharf is underway.

More detail about the development can be found at [www.hobsonvillepoint.co.nz](http://www.hobsonvillepoint.co.nz).

# About this report

This report covers the July 2011 – June 2012 period.

This year is the fifth year of reporting against the Sustainable Development 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](http://www.hobsonvillepoint.co.nz).

The long-term indicators in the framework are for the year 2026 and many are only measurable once there is a significant community at Hobsonville Point. The first resident survey to measure a large number of our long term indicators is planned for 2013. 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.

- Higher than building code insulation standards, the use of heat pump or solar hot water systems and the installation of rainwater tanks for all houses is now well embedded into the project.
- The Kaipatiki Project has taken over the nursery established by The Hobsonville Point Plant Network and has ramped up operations considerably growing and planting thousands of eco-sourced plants on site.
- The control of shade tolerant invasive weed species is now well advanced.
- The construction waste recycling programme in partnership with Green Gorilla is now well established and supported by all Hobsonville Point Builders.
- The community garden beds are well used by our first residents.



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 in place. Significant weed removal work completed and replanting under way.
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.	8,000 plants grown from local seed and approximately 3,000 of these planted this year.
Local seed is collected and grown into plants for key revegetation species.	8,000 plants grown from local seed and approximately 3,000 of these planted this year.
Education/management programme in place.	12 educational community workshops held.
Houses built to at least 5 Star HERS thermal performance rating and 5.5 Star HERS hot water rating.	Achieved. With the discontinuation of the HERS scheme a new benchmark of a Building Performance Index of 1.2 or lower was set.
All properties have smart meters and time-of-use pricing.	Smart meters installed as standard, time of use pricing not available.
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.	Not achieved.
Commercial buildings designed/retrofitted to 5 Star Greenstar rating, where a rating tool is available.	No commercial buildings built or retrofitted this year.
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.	Achieved.
Dwellings are served by rain tanks sized to supply 75% of water used in household toilets, laundries and gardens.	Achieved.
No in-built irrigation will be provided in gardens.	Agreed with Buckley development partner.
All dwellings will have water meters (including apartments).	Achieved
At least 20% of existing buildings will be retained and renovated or reused off site.	Achieved.
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 Catalina Café and Hobsonville Point Farmers Market are established and thriving.
- The start of the ferry service has been confirmed for February 2013.
- The first homes have been successfully connected to the new fibre telecommunications infrastructure.
- Market response to Hobsonville Point has been extremely positive this year with builders now struggling to keep up with demand.
- Mode share of resident trips was not monitored and targets have not yet been set. This indicator relied on the 2011 Census which was delayed to 2013.

Development indicators	Comment
20ha marine industry precinct facilitated and serviced.	Auckland Council Properties Limited continues to plan for this precinct, but the weak economic state of New Zealand's and the international boat building industry is putting this indicator at risk.
Opportunities for local retail businesses established.	Neighbourhood retail planned in Buckley and Sunderland precincts and initial market response to first neighbourhood retail development positive.
Fibre to the premises installed.	Achieved
Farmers/local produce market established by 2012.	The Farmers Market opened in February 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 capital appropriations.
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"> <li>• Convenience store</li> <li>• Community facility</li> <li>• Early childhood education.</li> </ul>	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 under way.
On-road cycle lanes on Hobsonville Point Road.	Included in Comprehensive Development Plan. Construction under way.
Ferry facilities in place by 2010.	Confirmed date for ferry service is now February 2013.
Local bus service in place by 2010.	Bus service started in September 2011.
Transport Management Association established.	Not established.

# 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.

- All 17 Gateway homes are sold and occupied.
- Placemaking Strategy developed and approved.
- The Hobsonville Point Place Making Advisory Committee was established.
- The Hobsonville Point Primary and Secondary Schools have been confirmed, opening in 2013 and 2014 respectively.
- Auckland Council has confirmed that it intends to purchase the Sunderland Lounge the Head Quarters Building to be used to be used as a community hall and community house respectively.



<b>Development indicators</b>	<b>Comment</b>
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.	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 2011/12 the inaugural Hobsonville Point Farmers Market Apple festival and the second annual Runway Challenge was held. In addition Hobsonville Land Company supported a number of smaller community events.
Maintenance of public spaces is to a high standard.	Maintenance contract for first development stage let and under way.
Multifunctional space provided for use by community groups and social services providers.	Not implemented.
Community activation programme implemented.	Achieved with a number of initiatives underway.
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. However this indicator is at risk due to the restrictions in the public private partnership contract for the management of the schools.
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.	No universal design units built to date.
Public buildings altered for accessible access.	Farmers Market and Catalina Café building altered to be accessible.
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, including local Iwi, community, school and government representation.
- A community art work was installed in the community garden.

<b>Development indicators</b>	<b>Comment</b>
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.
Iwi consultation occurs as part of the development.	MOU signed with Te Kawerau a Maki and Ngati Whatua o Kaipara, and regular relationship meetings held.
At least one suitable memorial work/site that reflects the iwi heritage.	Currently in planning.
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. The sites built and natural heritage forms a key component in the comprehensive development plan for the Sunderland Precinct, which is currently being developed.
Historical trail established to draw out iwi and cultural assessment is undertaken and the findings are made available to local residents.	A significant interpretation resourced has been completed which forms the basis for cultural and historical interpretation along the coastal walkway. This information has not yet been made available to the public.
At least one suitable memorial work/site that reflects the Air Force heritage.	Completed.
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**

During 2011/12 significant work was undertaken to plan for the delivery of a percentage of affordable houses throughout the Hobsonville Point development. Our builder partners Jalcon Homes, Universal Homes, GJ Gardner and Jennian Homes and our development partner AVJennings have been active and constructive partners in this process and we are now in a position to plan with confidence for future years.

The construction of houses is continuing at pace with excellent quality and a diversity of house typologies, size and price points. The last year has seen several of our builders move to a long term strategic approach for their involvement at Hobsonville Point.

## **Auckland Council**

In 2011/12 the relationship with Auckland Council has become stronger and more strategic. Joint planning for the Landing and the future of several character buildings is ongoing. In this year Council has made a commitment to purchase two buildings at Hobsonville Point for community use.

## **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. In this year most of the aims set in the management plan have been achieved, setting a solid foundation for a thriving community at Hobsonville Point.

## **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.

## **Kaipatiki Project**

The on-site native nursery established by the Hobsonville Plant Network in 2010/11 was taken over by the Kaipatiki Project. This arrangement has seen the operation mature and expand with an increased focus on the involvement of community volunteers in the propagation of plants from local seed. In addition to the supply of eco-sourced plants the Kaipatiki Project assists the Hobsonville Land Company with revegetation expertise and support.

## **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.



# Carbon Reporting

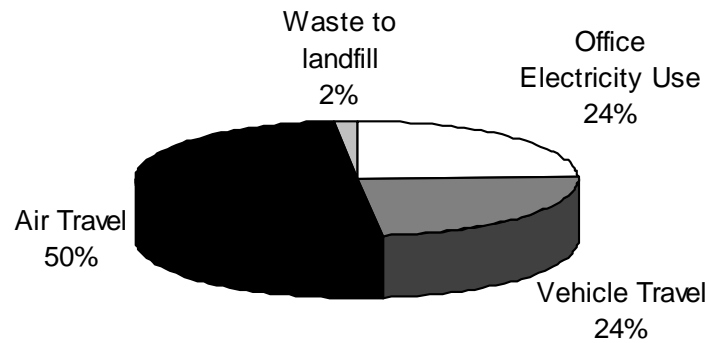
The HLC has chosen to report its corporate emissions voluntarily using the Catalyst Annual Carbon Emissions (ACE) calculator and guidelines. This presents a change in methodology from the use of the New Zealand Business Council for Sustainable Development calculator, which is now no longer available. A meaningful comparison with the emissions reported in previous years is therefore not possible. However we have included commentary about the trends of travel, electricity use and waste for our corporate activities. This carbon report has not been verified independently.

This is the fifth annual carbon report. Since the last report staff numbers have increased from 9 to 10 and the office was extended to also accommodate one extra contractor. All data below is actual data with the exception of waste data. A waste audit had been previously done and for this year a 25% increase in waste generated was assumed due to greater staff numbers and greater activity in the office overall.

	Units used/generated	Trend against previous year by unit used/generated	2011/12 Tonnes CO <sub>2</sub> e
<b>Activity:</b>			
Office electricity use	19,063 kWh	↑	2.882
Car travel (mileage)	11,776 km	↑	2.665
Taxi fares	\$838.46	↓	0.111
Air travel (staff and Directors)	49,840 km	↓	5.915
Waste to landfill (office)	198 kg	↑	0.204
Total carbon footprint	NA	NA	11.779

*The office Bokashi compost system continues to work well and it is estimated that this reduces waste to landfill by 50%.*

## Hobsonville Land Company 2011/12 Corporate Carbon Emissions



Travel continues to account for the majority of our corporate emissions. 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 further reduced in the last year, however regular travel to Wellington to discuss the project with Government agencies will continue to be necessary.

## Part 3: The year ahead



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

## **Affordable Housing**

During 2012/13 we will develop a detailed delivery strategy for our affordable housing objectives. This will include working closely with Central and Local Government stakeholders.

## **Our Residents**

With increasing numbers of residents we look forward to watching the development of a real community at Hobsonville Point. It has become clear that the Resident Society rules are perceived as cumbersome and unclear by some of our residents. Tidying and simplifying these rules will be a focus for the next year.

## **Drawing people to Hobsonville Point**

The next year will see an increased focus on attracting people to Hobsonville Point to explore this magnificent site. An upgrade to the coastal walkway map and significant promotional activity is planned.

## **Schools**

We look forward to the primary school opening in February 2013. There are significant civil construction works to complete before the school opens and their completion will be a focus for the first half of the coming year.

## **A New Ferry Wharf**

The ferry wharf construction will be completed in 2012/13 with the wharf opening in February 2013. The wharf is planned to include extensive historical interpretive information and a significant artwork.

## **Pest and Weed Management**

Weed management is ongoing. The coming year will see a focus on the first stage of the route of the coastal walkway.