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Hobsonville
Land
Company

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Hobsonville Point Wharf

Sustainability Report
2012/13

From the Chairman and the Chief Executive



We are pleased to present the sixth Hobsonville Land Company Sustainability Report. We have chosen to communicate our sustainability journey more widely and in a more accessible format than in previous years. In addition to this report we have prepared a short animated video and short brochure. If you have not yet seen these we encourage you to have a look at these at hobsonvillepoint.co.nz

Sustainability is a concept long on rhetoric but hard to implement. Hobsonville Point was founded on strong sustainable principles embedded in design from Day One. The proof of these design principles will be evident for many years into the future.

This year we have been able to survey our residents for the first time and we are thrilled by the results. People clearly enjoy living at Hobsonville Point and it is the quality of the built environment and the community feel that they value.



We also have had an independent assessment undertaken by Beacon Pathway, a research organisation specialising in built environment sustainability. This concluded that *"in conjunction with the wider masterplan, Hobsonville Point neighbourhoods are setting a high standard of sustainability in both the physical and social environments."*

Affordable housing remains a strong focus for us and we are pleased to be able to offer homes that are more affordable to buy AND own: because they are more water and energy efficient making them cheaper to run, warmer and healthier, of sound construction and in a neighbourhood where families can get by with one car because much of daily life can be lived locally and because there are viable public transport choices available.

Creating a more affordable home inevitably means making some choices about where to reduce cost. We have chosen not to compromise on quality but have found ways to make great homes that are smaller in size; both the home and the section. With people having smaller backyards the quality and accessibility of public spaces becomes critical. We are therefore extremely pleased with the praise we are now getting for the quality of our public spaces, from our residents and from the wider development community.

Our partnership with AVJennings, Universal Homes, GJ Gardner, Jalcon Homes, Classic Builders and Tasman Cook continues to be strong and we are proud of the resulting high quality homes, streetscapes and public spaces. In 2012/13 144 homes were sold at Hobsonville Point, with builders selling most houses off the plans. With such strong demand our focus is now on delivering more builder ready land so that much needed additional houses can be built quickly, and on supporting this additional housing with high quality public spaces, infrastructure and community facilities.

Our partnership with Te Kawerau a Maki and Ngati Whatua o Kaipara has matured and we proud to support an exciting pilot project to relocate surplus ex-Airforce houses to iwi land where they are renovated to be warm, healthy and energy efficient.

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 in 2006 to develop the land of the former Hobsonville airbase into an integrated community development incorporating some 3,000 new homes.

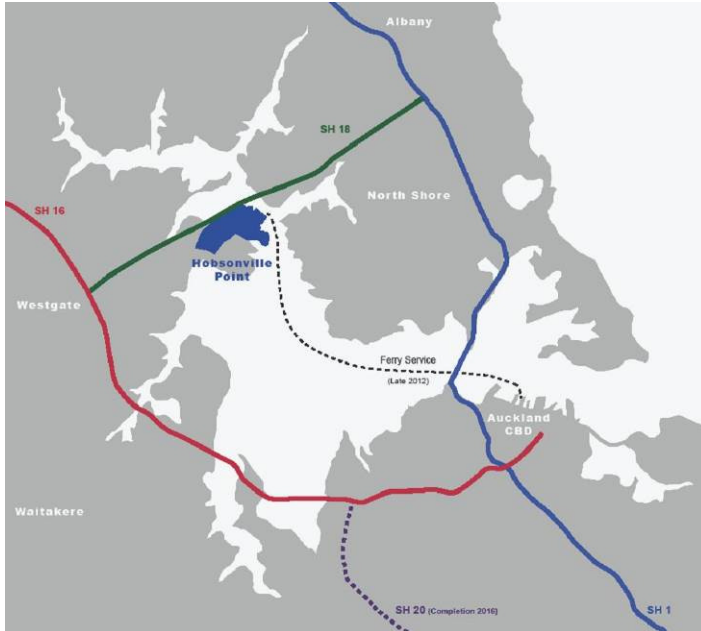
Our vision is to:

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. 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, a large number of houses were completed and many more started. Over 200 homes are now sold and we have a growing 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



Hobsonville Point 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. A new ferry service from Hobsonville Point to downtown Auckland commenced in February 2013 providing our residents with an additional commuting option. Access to the North Shore, West Auckland and Central Auckland is easy with a local bus service, and a new motorway exit off the Upper Harbour motorway into 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. All land in this precinct is now allocated to builder partners and with demand for new homes remaining strong, we are busy planning the next precincts.

All homes will be healthy, warm, and water and energy efficient; superfast broadband will connect to every home via fibre optic infrastructure. During the last year we formalised our affordable housing goals and have committed to delivering 20% of our homes at or below \$485,000. Combined with our high standards for energy and water efficiency and the availability of local facilities and public transport, Hobsonville Point now provides homes that are affordable to buy and live in. The Catalina Café, the Hobsonville Point Farmers Market and our award winning playground and park continue to attract thousands of visitors to Hobsonville Point every week.

Most importantly our residents clearly enjoy living at Hobsonville point with 98.5% agreeing that Hobsonville point is a great place to live and 95% agreeing that their home is warm and comfortable.

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

About this report

This report covers the July 2012 – June 2013 period.

This year is the sixth 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 Sustainable Development Framework. 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 were measured for the first time this year through a comprehensive resident survey. We are excited by the results and they are reported in detail in Part 1 of this report. 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 also 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.

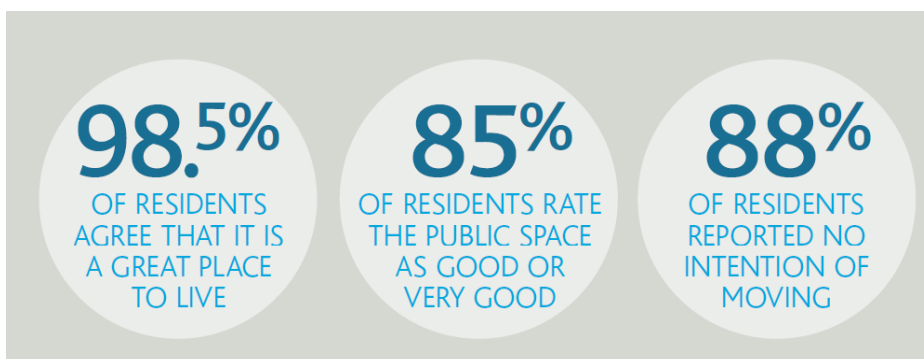
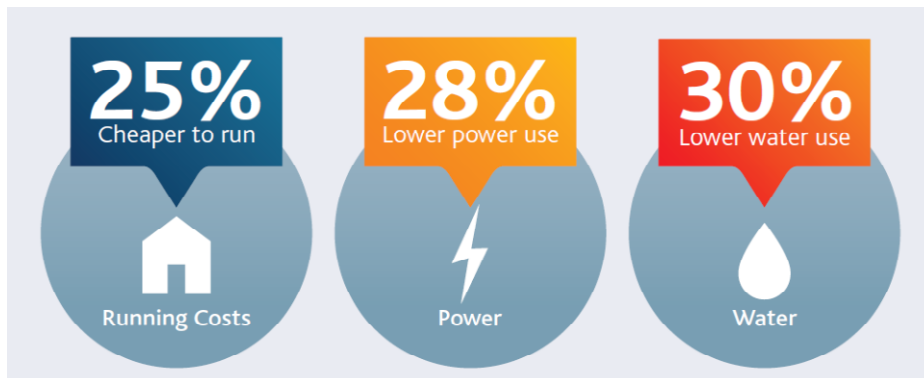
Part 2: The Hobsonville Land Company's Corporate Operations

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	2026 Target	2013 Result	Comment
A continuous green corridor with native vegetation covering at least 10% of the site is retained/established.	10% native vegetation	On track	Significant weed management undertaken and 10,000 native plants grown on site from local seed and planted during this year.
Pre- and post- development native flora and fauna counts indicate that species diversity and abundance has increased in key areas.	Increased diversity and abundance	Not yet measured	Monitoring planned for late 2013.
Average annual household grid energy (reticulated gas and electricity) consumption.	6500kW/h or less	5743kW/h	28% lower than the Auckland average of 8,000kW/h and 12% below our target.
Copper, lead and zinc concentrations remain below the Threshold Effect Levels (TEL) value at monitoring sites immediately downstream of stormwater discharge points.	Below TEL	Not yet measured	Baseline taken before development. This confirmed levels below TEL.
Average residential town supply water consumption per person per day.	100 litres or less	110 litres	30% lower than Auckland average, but 10% above target.
Mixed household waste collected per person per year.	100kg or less	Not yet measured	To date we have been unable to source this data from Auckland Council.

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 well advanced.
Hobsonville Point Park is established to link the coastal green corridor between Clark Road and SH18.	Complete.
Eco-sourced native plants are used where native plants are planted in public areas.	13,000 plants grown from local seed and approximately 10,000 of these planted this year.
Local seed is collected and grown into plants for key revegetation species.	On site nursery successfully established by Kaipatiki Project.
Education/management programme in place.	No current programme.
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 and on Hobsonville Point Road. 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 75% 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.	Three public bins are already installed.
Spaces for communal recycling bins are provided in apartment buildings.	The plans for the first apartment block includes communal recycling spaces.

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	2026 Target	2013 Result	Comment
% of residents state that they have used a local shop, restaurant, café or service in the last week.	80%	88%	Resident survey specifically asked about the use of local shops, cafés and the farmers market.
% of businesses that indicate that their business has grown in the last 12 months.	80%	Not yet measured	Too few local businesses in place for a statistically robust survey.
Marine cluster financial output increases and contributes to Waitakere economy.	NA	Not yet measured	Marine Industry Precinct has not progressed.
Jobs available per household at Hobsonville Point.	0.65 or more	Not yet measured	
The percentage of residents in employment who work locally (North West Auckland) is measured.	NA	Not yet measured	
Business case targets are met.	NA	Achieved	
Households with one vehicle or less.	50% or more	Not yet measured	Measure relies on Census results. 2013 results are not yet available.
Workers who travel to work by driving themselves.	40% or less	76%	Compares with 77% in Waitakere in the 2006 Census.
Mode share of resident trips is monitored through the resident survey and targets are set by 2012 and achieved by 2026.	NA	NA	Mode share has been monitored, but targets have not yet been set.
Passenger targets agreed with Auckland Transport and met.	NA	NA	Targets have not yet been agreed.

Development indicators	Comment
20ha marine industry precinct facilitated and serviced.	Auckland Council has made the decision to reduce the precinct to 10ha and the deliver of this reduced marine Industry Precinct remains uncertain.
Opportunities for local retail businesses established.	First cluster of neighbourhood retail in the ground floor of the apartment building in Buckley A fully leased.
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.	Achieved. Water and energy savings of 25-30%. 95% of residents agree that their home is warm and comfortable.
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 Buckley A 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. All homes in the first development stages 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.	Achieved.
On-road cycle lanes on Hobsonville Point Road.	Achieved in first stages, planned in all stages.
Ferry facilities in place by 2010.	Service started 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

The Hobsonville Point project has made a formal commitment to provide at least 20% of all homes built at a price point that is more affordable in the Auckland context. Currently this is at or below \$485,000 and half of these houses will be at or below \$400,000.

Long term indicators	2026 Target	2013 Result	Comment
% of people that report positive contact with their neighbours, such as a visit, or asking each other for a small favour.	80% or more	70%	Compares to 63% in Waitakere City in 2006 (Quality of Life Survey).
% of people who report negative contact with their neighbours, where there is outright tension.	10% or less	3%	Compares to 14% in Waitakere City in 2006 (Quality of Life Survey).
% of people who report that they have used a local park or community facility in the last month.	70% or more	86%	75% reported using parks or the playground at least weekly.
% of people that feel that their neighbourhood is a safe place for unsupervised children.	80% or more	87%	Compares to 70% in Auckland in 2013 (Quality of Life Survey).
% of people who feel safe in their neighbourhood after dark.	85% or more	83%	Compares to 56% in Auckland in 2013 (Quality of Life Survey).
% of residents who rate the quality of public space as good/very good.	85% or more	85%	
% of school children who bike/walk or catch public transport to school.	60% or more	43%	Note that local secondary school will open next year.
% of residents who participate in community/adult education.	35% or less	Not measured	
% of households with access to the internet.	80% or more	Not yet measured	Measure relies on Census results. 2013 results are not yet available.
% of people who feel that the Hobsonville Point site is very/reasonably safe for pedestrians.	95% or more	95%	Compares to 91% in Auckland in 2013 (Quality of Life Survey).
% of cyclists who feel that cycling within the Hobsonville Point site is very/reasonably safe.	95% or more	93%	The question was not limited to cyclists in the survey.

Development indicators	Comment
All roads are open to the public (no gated communities).	Achieved in the Buckley A Comprehensive Development Plan area.
The development will contain a mixture of apartments, terraces and detached dwellings.	The mix in the first 4 stages of development is 15% apartments, 43% terrace houses and 42% 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 mix of homes sold to date is 11% 2-bedroom, 32% 3-bedroom, 52% 4-bedroom, and 5% 5-bedroom homes.
All dwellings are within 400m walking distance of a public space with recreation facilities (playground, seating or similar).	All dwellings within the Master Plan area are within 400m of a park with such facilities.
At least one local public event is held each year.	Ten events were held in 2012/13. The three largest events were the annual Farmer Market Apple Festival, the opening of the new ferry wharf and the Annual Runway Challenge.
Maintenance of public spaces is to a high standard.	Residents overwhelmingly rated the quality of parks and street as excellent.
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).	Not achieved due to the schools being managed through private public partnerships.
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	2026 Target	2013 Result	Comment
Location strategy implemented.	NA	Achieved	Now called the Placemaking Strategy.
% of residents that feel a sense of community in the local neighbourhood.	75% or more	66%	Compares to 52% in Auckland in 2013 (Quality of Life Survey).
% of residents who state that they participate in local residents' association/community body activities.	30% or more	Not yet measured	The residents society has not yet formally met.
% of residents who have taken action during the past year to improve the natural environment.	5% or more	63%	Self-reported through the resident survey.
% of residents who report seeing tui and fantails in their garden or neighbourhood during the last week.	Increases over time	26.2%	Measured for the first time this year.
% of residents who have visited at least one of the heritage sites at Hobsonville Point.	80% or more	Not measured	
The Headquarters Building, Mill House, the 'Arts and Crafts' style officer housing and the Sunderland Lounge are retained and converted to appropriate uses.	NA	On track	Protected through the Comprehensive Development Plan.
% of residents who participate in cultural, sporting or recreational activities.	75% or less	Not measured	

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.
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 in 2011. A strong working relationship has been established and the parties are now working on a pilot project to relocate ex-Airforce houses from Hobsonville to iwi land for refurbishment. This project addresses iwi housing needs by utilising houses that need to be removed from the Hobsonville site to make way for redevelopment. The homes will be renovated to be warm, energy efficient and healthy and the project incorporates local skill development and training.

Our Builders and Development Partner

2012/13 was a busy year at Hobsonville point with sales and construction activity significantly up on the previous year. Our builder partners Jalcon Homes, Universal Homes, Tasman Cook, Classic Builders and GJ Gardner and our development partner AVJennings have been active and constructive partners in the delivery of quality, energy and water efficient, warm and healthy affordable homes under the Axis Series brand.

We are very pleased with the level of innovation of our partners and the resulting diversity in size, typology and price points.

Auckland Council

We continue to enjoy a strong and strategic relationship with Auckland Council. A joint pilot project is under way of three small homes on small lots. These homes will allow Council, and our other partners to explore the appropriateness of such homes as part of the solution to the current affordability issues Auckland is experiencing.

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.

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 is 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

Kaipatiki operate our on-site native plant nursery. 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

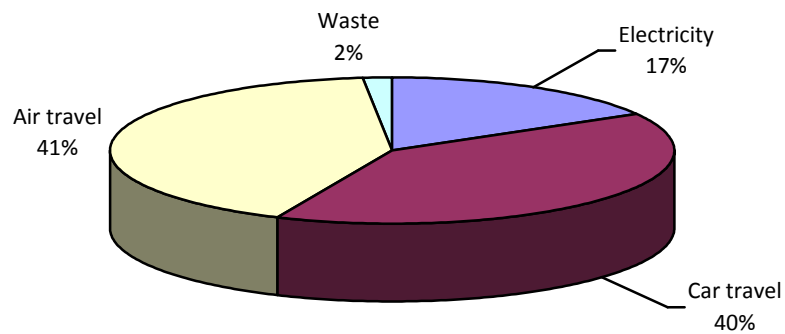
The HLC has chosen to report its corporate emissions voluntarily using the Catalyst Annual Carbon Emissions (ACE) calculator and guidelines. This carbon report has not been verified independently.

This is the sixth annual carbon report. Since the last report staff numbers have increased from 10 to 11. All data below is actual data with the exception of waste data. A waste audit had been previously done and for this year a 10% increase in waste generated was assumed due to greater staff numbers and greater activity in the office overall.

	2012/13 Tonnes CO ₂ e	2011/12 Tonnes CO ₂ e	Trend against previous year
Activity:			
Office electricity use	2.376	2.882	↓
Car travel	5.723	2.776	↑
Air travel (staff and Directors)	5.947	5.915	↑
Waste to landfill (office)	0.231	0.204	↑
Total carbon footprint	14.276	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 2012/13 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. There was a substantial increase in recorded car travel emissions over the previous year. This is the result of one staff member receiving a company car and an increased level of business activity resulting in more travel to meetings. Other emissions grew in line with increased staff numbers and activity, with the exception of electricity use which decreased slightly. The decrease is small and does not allow for robust conclusions to be drawn.

Part 3: The year ahead



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

Reviewing the Sustainable Development Framework

We have been able to measure many of our long term indicators for the first time this year. As a result we will conduct a comprehensive review of the Sustainable Development Framework to ensure that it places us in a strong position to achieve our over-all vision for Hobsonville Point.

The objectives for the project have evolved since the original framework was developed. The review will reflect this, while at the same time maintaining enough consistency to enable long term indicators to be tracked. Our objectives around affordable housing at Hobsonville Point is one example of an area not well covered by the existing framework.

Affordable Housing

Affordable housing remains a focus for the next year. Planning will be undertaken and targets will be set for future precincts. We will also continue to work with our builder partners to explore new and innovative solutions in this area. This includes the completion of our three small homes pilot, which will be open to the public from early 2014.

Telling our Sustainability Story

To date we have been hesitant to promote the sustainable development aspects of the project, because we have had limited data around our long term indicators. With this year's resident survey and the data collected on water and energy use we are now confident that we have made significant progress towards our vision. In the coming year we will be more proactive in communicating what we have achieved, and how, and what others can learn from our experience.

Our Residents

We now have over 100 homes occupied and it is clear that residents enjoy being kept up to date on development activity. Communicating more regularly with residents and involving them in our sustainability journey will be a focus for the year ahead.

Coastal Linear Park Design

The coastal area at Hobsonville Point is critical in our achievement of our ecological and placemaking objectives. It is the place where people will most get in touch with the natural environment and it includes significant areas of native flora and fauna. The design for the Coastal Linear Park will include a walk and cycle way and will facilitate people's experience of this stunning part of Hobsonville Point.

Schools

We look forward to the secondary school opening in February 2014. We are keen to involve both the secondary and the primary school in what we do and conversations have begun on students becoming involved in hands on projects, such as water quality monitoring, as part of the curriculum.

The Landing

With the wharf now built and the ferry service up and running it is time to activate the wider Landing (our waterfront area). The farmers market will relocate to the old seaplane hangar in January and we plan a series of events and activities at the landing to ensure that lots of people can experience this very special place with its beautiful outlook and rich history.

Pest and Weed Management

Weed management is ongoing. The coming year will see a focus on replanting in areas where weed management was undertaken last year.