

# Sustainable Development Framework for Hobsonville Point

*Summary Document  
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Hobsonville  
Land  
Company  
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This document describes the Sustainable Development Framework guiding the Hobsonville Point project. It then lists the elements of the framework and the long term and development indicators for each dimension. It provides a quick overview of all the elements that are likely to be of interest to a wider audience. The framework was established in 2008 and has been reviewed regularly. It is reported against annually.

This document and any updates are available on the Hobsonville Land Company website:

[www.hobsonvillepoint.co.nz](http://www.hobsonvillepoint.co.nz)

## The Hobsonville Point Vision

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

The Hobsonville Point development in north-west Auckland aims to facilitate a vibrant and enduring community, reflecting the diversity and aspirations of modern day New Zealand.

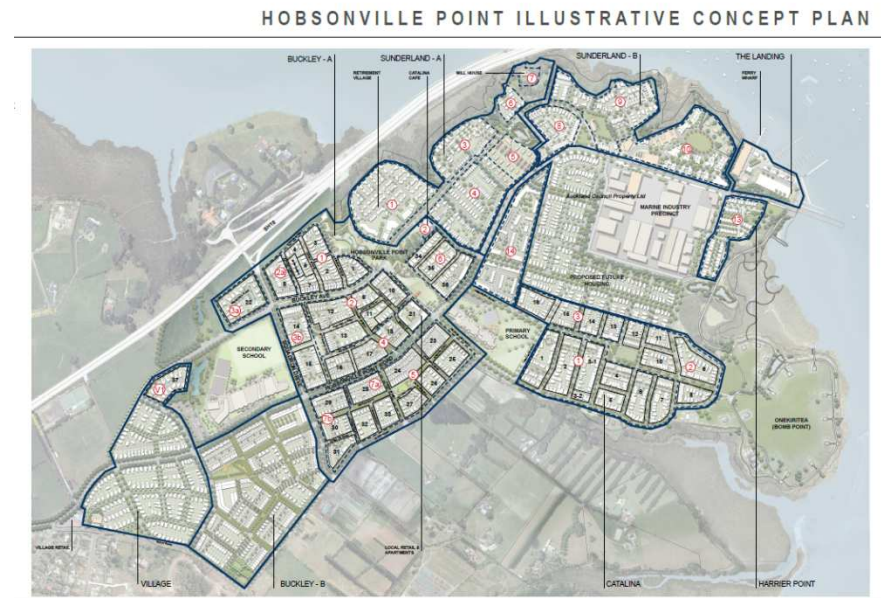
It opens up about 4 km of harbour waterfront to the public for recreational and community use, includes central city ferry connections, bus public transport initiatives, two schools, and a significant employment zone providing local jobs.

Public esplanade reserves, cycle-ways and walkways around the harbour edge, and around 3000 quality homes will be part of the overall integrated housing development.

With its strong environmental focus, building upon the existing amenity, and being well located between Waitakere and the North Shore, Hobsonville Point is sought out by people from all walks of life.

In partnership with the private sector, this is a new model for Crown lead, 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 provision of a physical environment that supports the vision will be complemented by education and community management to achieve the best possible outcome.



## How will we measure success?

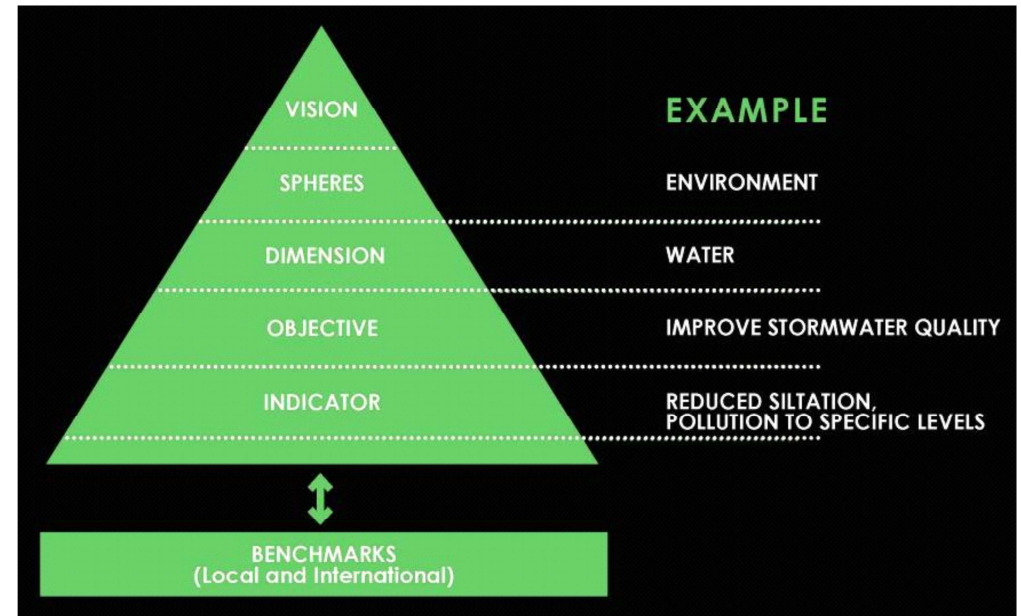
To help guide the project this sustainable development framework was developed to clearly define the aspirations and objectives for the project. The framework organises objectives, goals and indicators into four spheres: Environment, Economic, Social and Cultural.

Success in all four spheres is required for the project to fulfil its vision. The greatest benefit comes from actions that contribute to several spheres.

The vision *'to build a strong, vibrant community that sets new benchmarks for a quality and accessible urban development with an environmentally responsible focus'* is translated into objectives and practical action through the hierarchical approach outlined in the diagram. As we move down the pyramid each step becomes more specific and detailed to inform day to day decision making at Hobsonville Point.

For each of the four spheres several dimensions are identified. These are the key areas in which action needs to occur for the vision to be achieved. To guide decision making, aspirational goals and objectives have been identified for each. Long term indicators will measure outcome based performance while shorter term development indicators monitor the inputs needed to achieve the desired long term performance. Indicators need to be practically measurable and have been selected to enable benchmarking against performance elsewhere wherever possible. Long term targets are for the year 2026 (the first census year after anticipated completion of the development), unless otherwise specified. The intention is to measure progress towards them in Census years (every 5 years) and to monitor progress against development indicators continuously with reports prepared annually. As the project develops, further measures may be developed or existing measures improved upon or amended. Updates will be available at [www.hobsonvillepoint.co.nz](http://www.hobsonvillepoint.co.nz). 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 under the Hobsonville Land Company's sole or direct control.

Most indicators measure performance against a number of objectives in a number of spheres. Similarly, objectives and dimensions don't always neatly fit into a particular sphere. In a successful development all elements are interconnected but all contribute to the overall vision. For ease of reading and reporting, indicators have been assigned to the dimension they primarily relate to.





## Environmental Sphere

*The development must minimise its impact on the wider environment and enhance the natural systems of the site.*

### Dimensions:

<b>Ecology</b>	The development site borders the sensitive Upper Waitemata Harbour and presents some valuable opportunities to maintain and enhance native habitat within the development area. The site contains some existing vegetation, in various states of health. A particular focus will be on retaining significant native vegetation and restoring the coastal edge to form a continuous green corridor and minimising contamination in stormwater runoff.
<b>Energy</b>	Energy use is closely linked to climate change. In Auckland there are also concerns about long term security of electricity supply so the way energy is used and managed needs to be addressed. Energy use will be minimised through good design and use of modern technologies, with renewable energy forms utilised wherever possible. Transport is the largest user of energy in Auckland and also impacts on economic and social objectives. It is covered separately in the economic sphere.
<b>Water</b>	The sensitivity of the receiving environment makes stormwater quality control critical. As stormwater runoff from the site enters the Waitemata, ensuring that contamination is minimised is a key focus of the water dimension. Innovative stormwater management can ensure that water is cleansed and slowed through a treatment train. Auckland's aging water infrastructure is struggling to cope with development pressure, thus impacting negatively on the natural environment and putting strain on finances. Reducing water consumption will help reduce the need for water supply infrastructure upgrades (such as a new dam or pipeline) and reduce the risk of overflows from the sewage network during heavy rain.
<b>Resource efficiency</b>	Ensuring resource efficiency and minimising waste throughout the development lifecycle will reduce pressure on non-renewable and natural resources. There are a number of existing buildings and structures on the site and reusing or recycling these where practical will be a priority. During construction, waste can be reduced through good design and by separating those waste streams that can be reused or recycled. Providing appropriate facilities and education will help ensure that residents are able to minimise household waste.

<b>Aspirational goals:</b>	<p><b><i>The ecological health of the Hobsonville Point site and adjacent marine area is improved</i></b></p> <p><b><i>No carbon emissions from stationary energy use</i></b></p> <p><b><i>Low impact water management throughout the development</i></b></p> <p><b><i>Waste is minimised throughout the development</i></b></p>
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Sphere	Dimension	Objectives	Long term indicators	Development indicators
1. Environmental	<b>Ecology</b>	1. Create an integrated natural habitat 2. Increase indigenous biodiversity	1. A continuous green corridor with native vegetation covering at least 10% of the site is retained/established. 2. Pre and post development native flora and fauna counts indicate that species diversity and abundance has increased in key areas.	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. Eco sourced native plants are used where native plants are planted in public areas. Local seed is collected and grown into plants for key revegetation species. Education/management programme in place while HLC on site. <i>See "Water" for stormwater quality indicators.</i>
	<b>Energy</b>	3. Reduce non-renewable energy use 4. Energy efficiency	3. Average household grid energy (reticulated gas and electricity) consumption is 6,500 kWh/year or less.	Houses built to a calculated BPI of 1.2 or lower for thermal performance and 5.5 Star HERS hot water rating or equivalent performance level. All properties have smart meters. At least 3 on site demonstration renewable generation projects. Education/management programme in place while HLC on site.
	<b>Water</b>	5. Reduce water consumption 6. Improve water quality	4. Average residential town supply water consumption is 100 litres or less per person per day.	All stormwater, except roof water, receives treatment before being discharged into the harbour. All houses have 6/3 litre, or less, dual flush toilets. 3 Star or better water saving fixtures. Dwellings are served by rain tanks sized to supply 75% of water used in household toilets, laundries and gardens. No in-built irrigation will be provided in gardens. Education/management programme in place while HLC on site.
	<b>Resource efficiency</b>	7. Recycle and renew existing buildings and other infrastructure 8. Reduce off-site waste disposal	5. Mixed household waste collected is 100kg/person/year or less.	At least 20% of existing buildings will be retained and renovated or reused off site. The majority of construction and demolition waste is recycled. At least 3 public recycling bins are provided in public spaces.  Education/management programme in place while HLC on site.

## Economic Sphere

*The development must enable the Hobsonville Point community to contribute to economic growth and improved productivity.*

### Dimensions:

<b>Growth</b>	Mixing industry and employment with residential use, education and integrated transport is one of the key drivers of development at Hobsonville Point, contributing towards local economic growth. An ongoing shortage of houses in Auckland to support projected population growth exists. Accelerating the supply of new homes at Hobsonville Point is therefore an important aim of the project.
<b>Employment</b>	Creating local employment opportunities will help strengthen the local economy and reduce people's need to travel long distances to work. The local area has a low ratio of jobs to residents compared to wider Auckland. Additional employment opportunities at Hobsonville Point will benefit the wider community, economically, socially and environmentally.
<b>Viability</b>	Demonstrating the economic benefits of an environmentally efficient development is one of the key aims of the project. Reducing relative household spending on energy, water, transport and housing costs needs to be combined with an acceptable return on investment for the developer if such projects are to become mainstream.
<b>Transport</b>	Transport is the second highest cost to households after housing. The wider economic costs of congestion and a car centric lifestyle are well documented. Additionally there are environmental and social costs from car use, such as greenhouse gas emissions, air and water pollution, marginalisation of people who are unable to drive and reduced time availability for family and community activities. Transport is arguably the most pressing environmental, economic and social issue for urban development. The costs to low income households are especially high. Providing good public transport and creating an environment where people can meet their day to day needs locally will help reduce these costs.

### Aspirational goals:

***The local economy is supported and grows***

***The economic benefits of environmentally efficient development are demonstrated***

***Single occupancy car travel is minimised and public transport use increases***



Sphere	Dimension	Objectives	Long term indicators	Development indicators
2. Economic	Growth	9. Contribute to Auckland's economic growth through development of business opportunities at Hobsonville Point 10. Accelerate the supply of homes, including affordable homes, into the Auckland market.	6. At least 80% of residents state that they have used a local shop, restaurant, café or service in the last week. 7. 80% of businesses indicate that their business has grown in the last 12 months. 8. One new home is delivered every working day.	6ha employment zone facilitated and serviced as part of Council land previously zoned for marine industry. Opportunities for local retail businesses established. Fibre to the premises installed. Education/management programme in place while HLC on site.
	Employment	11. Facilitate local employment.	9. At least 0.65 jobs per household are available at Hobsonville Point. 10. The percentage of residents in employment who work locally (North West Auckland) is measured.	At least 5% of premises on the spine road are suitable for conversion to commercial/mixed use. 5 ha is provided for mixed use development. Education/management programme in place while HLC on site.
	Viability	12. Optimise return on investment for the Crown. 13. Demonstrate the overall economic benefits of an integrated urban development approach 14. Demonstrate the impacts of an environmentally efficient development approach on household expenditure	11. Business case targets are met. <i>See Environmental sphere for indicators on electricity and water usage.</i>	Financial indicators agreed with Government are met. House performance and occupant perceptions are monitored to better understand the value of energy and water efficient houses.
	Transport	15. Minimise dependence on motor vehicles for daily activity	12. 50% or more households have one vehicle or less. 13. 40% or fewer workers travel to work by driving themselves. 14. Mode share of resident trips is monitored through the resident survey and targets are set by 2015 and achieved by 2021.	75% of dwellings are within 400m walking distance of a bus stop and all are within 800m. 75% of dwellings are within 800m walking distance of areas zoned for <ul style="list-style-type: none"> <li>convenience store,</li> <li>community facility,</li> <li>early childhood education.</li> </ul> 75% of dwellings are within 1200m walking distance of the primary school. 75% of dwellings are within 1600m walking distance of the secondary school. Bike and car share schemes are established. Shared off-road pedestrian and cycle paths on Hobsonville Point Road and Squadron Drive. On-road cycle lanes on Hobsonville Point Road. Education/management programme in place while HLC on site.

## Social Sphere

*The development must enable a diverse range of people to access Hobsonville Point and to achieve and maintain positive wellbeing, both as individuals and as part of the wider community.*

### Dimensions:

#### Inclusion

Housing affordability has decreased dramatically in recent years across New Zealand, and in Auckland in particular, increasing financial strain on people with low and moderate incomes. Including a variety of housing types, tenure and costs will help ensure that a mixed and balanced community develops, one where people can remain as their needs or situation changes. A particular focus will be on first home ownership and long term secure market based rental housing.

#### Quality of Life

For any development to work people will need to like living there. By providing high standards of amenity, a safe environment and plenty to do, the development will attract and retain residents who are willing to engage with their community.

#### Accessibility

The aim is to ensure that people of all ages and abilities are able to live and participate in their community. This includes providing a percentage of dwellings accessible for people with disabilities, ensuring that people unable to drive can access essential services easily and that people have the opportunity to be well connected to the wider world via public transport and communications technology.

### Aspirational goals:

***People can lead fulfilling lives***

***The development caters for first home buyers on moderate incomes and for long term renters***

***People interact with and look out for one another***

***People have the opportunity to get involved in local decision making***

Sphere	Dimension	Objectives	Long term indicators	Development indicators
3. Social	Inclusion	<p>16. Create opportunities for a diverse range of people to live at Hobsonville Point</p> <p>17. Provide affordable homes aimed at first home buyers on moderate incomes.</p> <p>18. Maximise opportunities for community participation</p>	<p>15. At least 80% of people report positive contact with their neighbours, such as a visit, or asking each other for a small favour.</p> <p>16. Fewer than 10% of people report negative contact with their neighbours, where there is outright tension.</p> <p>17. At least 70% of people report that they have used a local park or community facility in the last month.</p> <p>18. At least 20% of homes at Hobsonville Point are at a more affordable price point (as determined by the Minister of Housing).</p> <p>19. Options are available at Hobsonville Point for people wishing to rent long term.</p>	<p>All roads are open to the public (no gated communities).</p> <p>The development will contain a mixture of apartments, terraces and detached dwellings.</p> <p>A mixture of 1-2 bedroom, 3 and 4-plus bedroom homes will be built to cater for a variety of housing needs.</p> <p>All dwellings are within 400m walking distance of a public space with recreational facilities (playground, seating or similar).</p> <p>The delivery of affordable homes forms part of all development agreements at Hobsonville Point.</p> <p>At least one local public event is held each year.</p> <p>Education/management programme in place while HLC on site.</p>
	Quality of Life	<p>19. Promote a healthy and safe living environment</p> <p>20. Ensure that the public realm is attractive and accessible</p> <p>21. Maximise opportunities for Hobsonville Point to become a learning community</p>	<p>20. At least 80% of people feel that their neighbourhood is a safe place for unsupervised children.</p> <p>21. At least 85% of people feel safe in their neighbourhood after dark.</p> <p>22. 85% of residents rate the quality of public space as good/very good.</p> <p>23. 60% of school children bike/walk or catch public transport to school.</p>	<p>Maintenance of public spaces is to a high standard.</p> <p>Multifunctional space provided for use by community groups.</p> <p>Community activation programme implemented.</p> <p>School facilities are available for community use when not required by school (after hours).</p>
	Accessibility	<p>22. Ensure Hobsonville Point is accessible to people at all stages of life and ability</p> <p>23. Ensure all residents have enhanced access to essential services</p>	<p>24. 95% of people feel that the Hobsonville Point site is very/reasonably safe for pedestrians.</p> <p>25. 95% of cyclists feel that cycling within the Hobsonville Point site is very/reasonably safe.</p>	<p>Public buildings altered for accessible access.</p> <p>Fibre optic cabling in place and available to every household, education facility and business.</p> <p>Education/management programme in place while HLC on site.</p>

## Cultural Sphere

*The development must allow people to celebrate their own cultural heritage, while also enabling residents to share values, beliefs, customs, behaviours, identity and a sense of place and community.*

### Dimensions:

#### Sense of place 'Turangawaewae'

The Hobsonville Point development will build on the existing character and qualities of the site to promote a sense of belonging and attachment. This will take time to develop, but there are steps that can be undertaken to encourage and facilitate this process. A place making strategy will be developed to explore appropriate options.

#### Custodianship 'Kaitiakitanga'

Two iwi have a specific and documented relationship with Hobsonville Point: Ngati Whatua o Kaipara and Te Kawerau a Maki. Formal protocols are in place to work closely with both iwi to ensure that this relationship is respected and nurtured.

People need to be committed to safeguarding the natural values of the site to achieve the environmental objectives. Behaviour, attitudes and understanding are key factors in this and people will be encouraged to take responsibility for safeguarding the local environment for future generations. Community participation in cultural and social activities and in restoring the natural environment on the site are likely to be key vehicles for this.

#### Heritage

The Hobsonville Point site has a rich military and pre-European history that needs to be respected throughout the development process. Interpretation through art works and education material will help ensure that people are aware of this history.

#### Cultural Life

Enabling people to partake in activities that reflect their culture is important. The approach taken is to especially utilise the many outdoor and water sporting opportunities the site offers that are key to New Zealand's and especially Auckland's culture. Sharing of people's diverse cultures will also be encouraged through local events.

#### Aspirational goals:

***People acknowledge and respect their own and other people's cultural heritage***

***Residents have a sense of belonging***

***Residents respect and care for the natural environment***

***Residents have the opportunity to participate in social and cultural activities***

Sphere	Dimension	Objectives	Long term indicators	Development indicators
4. Cultural	<b>Sense of place 'Turangawaewae'</b>	24. Create a distinctive identity for Hobsonville Point	26. Placemaking Strategy implemented by the end of the Buckley stage of development. 27. At least 75% of residents feel a sense of community in the local neighbourhood. 28. 30% of residents state that they participate in local residents' association/community body activities.	Phoenix palms along Buckley Ave are retained. Consultation with community groups and historical societies undertaken. All place names drawn from local association. Each precinct includes at least one public art work. Education/management programme in place while HLC on site.
	<b>Custodianship 'Kaitiakitanga'</b>	25. Promote environmental and social responsibility among residents 26. Work in partnership with local iwi, Ngati Whatua o Kaipara and Te Kawerau a Maki.	29. At least 55% of residents have taken action during the past year to improve the natural environment. 30. The percentage of residents who report seeing tui and fantails in their garden or neighbourhood during the last week increases over time.	HLC actively works to ensure that the relationship with iwi is honoured. Iwi consultation occurs as part of the development. At least one suitable memorial work/site that reflects the iwi heritage. Residents Society established and supported. Education/management programme in place while HLC on site. <i>See Social sphere for community participation indicators.</i>
	<b>Heritage</b>	27. Ensure that Hobsonville Point's future reflects its past	31. 80% of residents have visited at least one of the heritage sites at Hobsonville Point. 32. The Headquarters building, Mill House, the 'Arts and Crafts' style officer housing and the Sunderland Avenue houses are retained and converted to appropriate uses.	Key historic/architectural buildings are retained and restored and information about these is provided to the public. Interpretation implemented to draw out iwi, air force and other local connections. At least one suitable memorial work/site that reflects the air force heritage. Education/management programme in place while HLC on site.
	<b>Cultural Life</b>	28. Promote a diverse range of cultural, sporting and other opportunities 29. Celebrate local events	33. 75% of residents participate in cultural, sporting or recreational activities.	At least five different types of active recreation facilities/areas are provided (such as boat launching, basketball, walking/cycling track, school sports fields, netball court, community hall, skate park, BBQ areas). Education/management programme in place while HLC on site.