



Homes. Land.
Community.

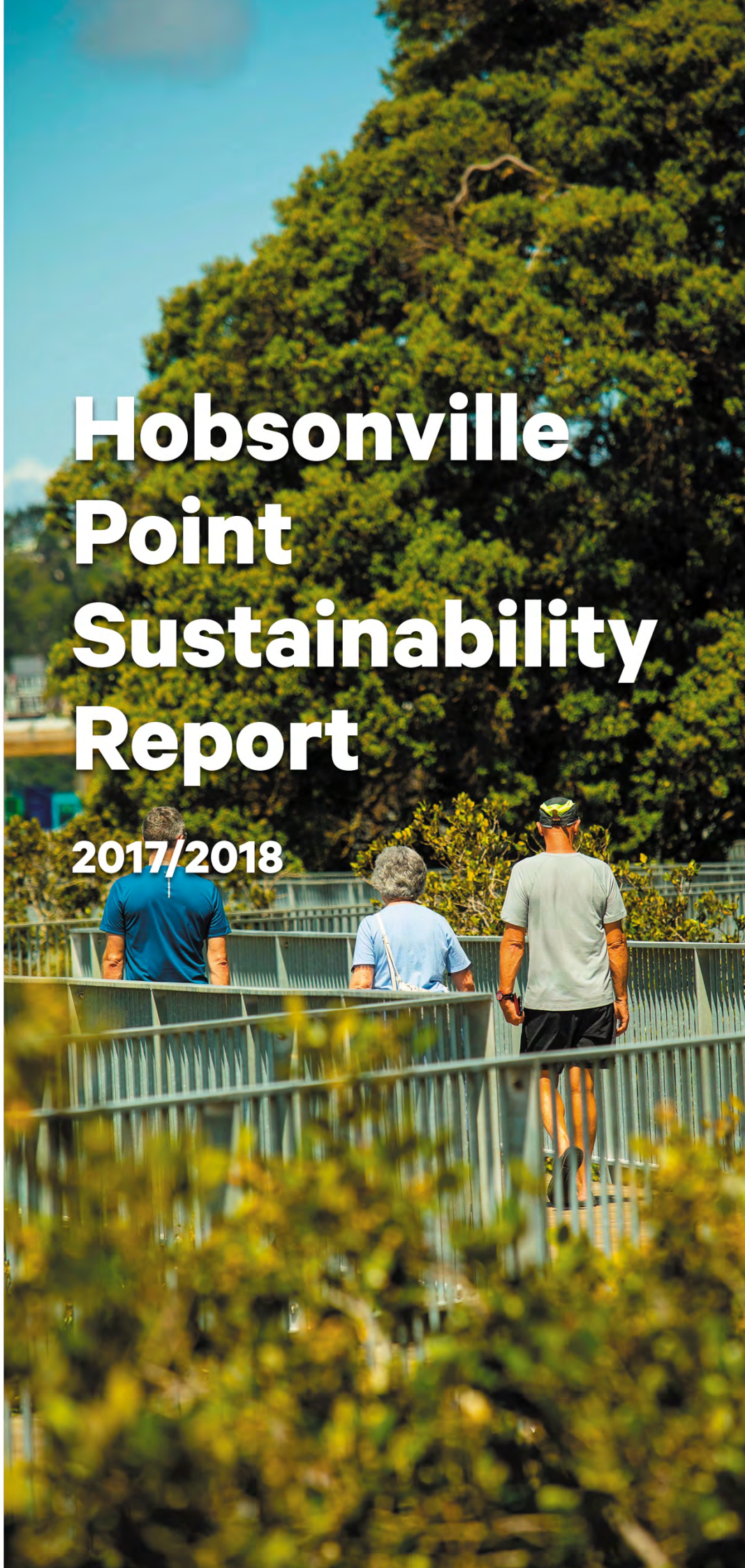
Hobsonville Point Sustainability Report

2017/2018



HOBSONVILLE POINT
Moments away, a world apart.

HLC (2017) Limited, a subsidiary of
Housing New Zealand Corporation



Foreword

Sustainability has been core to the vision for Hobsonville Point since development began.

This is reflected in Hobsonville Point's Sustainable Development Framework, which has been woven into other processes and delivery mechanisms for the last ten years and counting. The framework organises objectives, goals and indicators into four spheres: Environmental, Economic, Social and Cultural. Success in all four spheres is required for the project to fulfil its vision, with the greatest benefit coming from actions that contribute to several spheres. The Hobsonville Point Annual Sustainability Report evaluates and monitors our progress against development indicators within these four spheres.

We are very pleased to present the 10th Hobsonville Point Sustainability Report for the financial year of 1 July 2017 – 30 June 2018. The results show that Hobsonville Point exhibits a high level of achievement with regard to its sustainability goals.

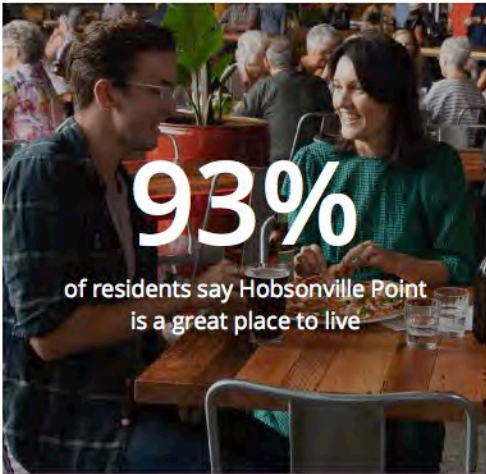
Vector and Watercare data indicate that Hobsonville Point residents use 25% less energy and 32% less water than the Auckland average. Shops, cafés and local services appear to be flourishing – most enjoying weekly patronage from nearly 90% of locals surveyed.

The percentage of locals who are employed locally has risen by nearly 10% since 2016. There has been a 5% increase in the number of households with one vehicle or less. More than two thirds (67%) of children report using active or public transport to get to school - significantly higher than the Auckland average of 57%.

We exceeded our target of building one new home every working day, with 403 new homes completed from 1 July 2017 to 30 June 2018. To date, 30% of all homes sold have been classified as 'affordable'.

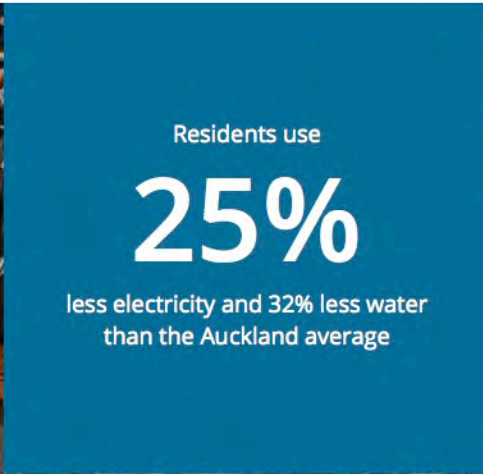
Hobsonville Point rates highly for neighbourhood satisfaction, with 93% of respondents agreeing that Hobsonville Point is a great place to live. 'Sense of community' rates at 71%, significantly higher than for Auckland (50%, 2018 Quality of Life survey). Perceptions of safety in Hobsonville Point are much higher than for Auckland (Quality of Life Survey 2018), with most people feeling fairly or very safe in their home during the day (97%) and in their home after dark (96%). Perceptions of safety when out walking were also high, with 97% stating that it was fairly safe or very safe walking during the day, and 78% walking alone after dark.

Hobsonville Point continues to set a high standard of sustainability in both the physical and social environments. Additionally, residents' enthusiasm for, and appreciation of, their neighbourhood provides a strong base to continue to enhance, sustain, and grow Hobsonville Point.



93%

of residents say Hobsonville Point is a great place to live



Residents use

25%

less electricity and 32% less water than the Auckland average



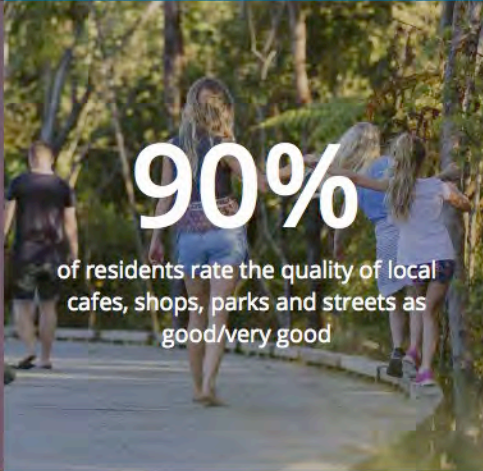
67%

of children walk or bike to school



95%

of residents have positive contact with their neighbours



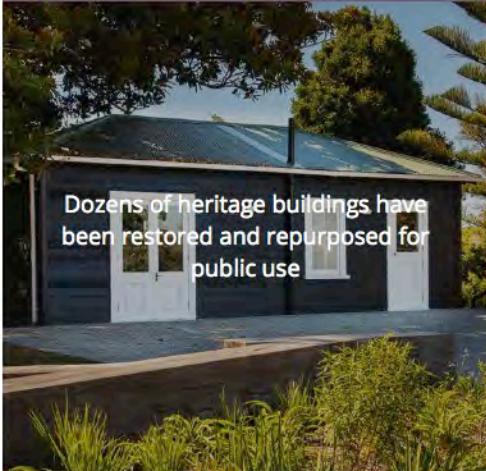
90%

of residents rate the quality of local cafes, shops, parks and streets as good/very good



97%

of residents feel safe in their homes or out walking



Dozens of heritage buildings have been restored and repurposed for public use



81%

of residents use local parks or community facilities at least monthly



Over half of residents take public transport, walk or cycle to work



32%

of all homes sold to date are classified as affordable



90%

of residents say that Hobsonville Point is a safe place for unsupervised children playing outside



90%

of residents visit local cafes and shops weekly

About Hobsonville Point

The vision for Hobsonville Point continues to be:

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

Hobsonville Point is a peninsula that juts out into the Waitemata Harbour, a 20-minute drive northwest of Auckland's CBD, with easy access to the Westgate, Northwest and Albany town centres. When completed, Hobsonville Point will have more than 4,500 houses and will be home to more than 11,000 people.

It is an area of Auckland that is seeing major growth now and this will continue in the coming years. Planning for this area has emphasised the integration of land use and transport planning. A ferry service from Hobsonville Point to downtown Auckland provides 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 motorway exit off the Upper Harbour motorway into Hobsonville Point.

Year-on-year, more quality amenity is added. In November 2018, Te Ara Manawa, the 5km Hobsonville/Onekiritea Coastal Walkway, opened with more than 15,000 people attending the weekend opening gala event. The walkway follows the coast around Hobsonville Point and winds its way past the ferry landing, restaurants and Farmers' Market at Catalina Bay, among native bush, and past Hobsonville Point's community garden, Rifle Range and Water Play Park.

Various local amenities – educational, retail and medical – service the area and are centrally located near the higher density areas of development.

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

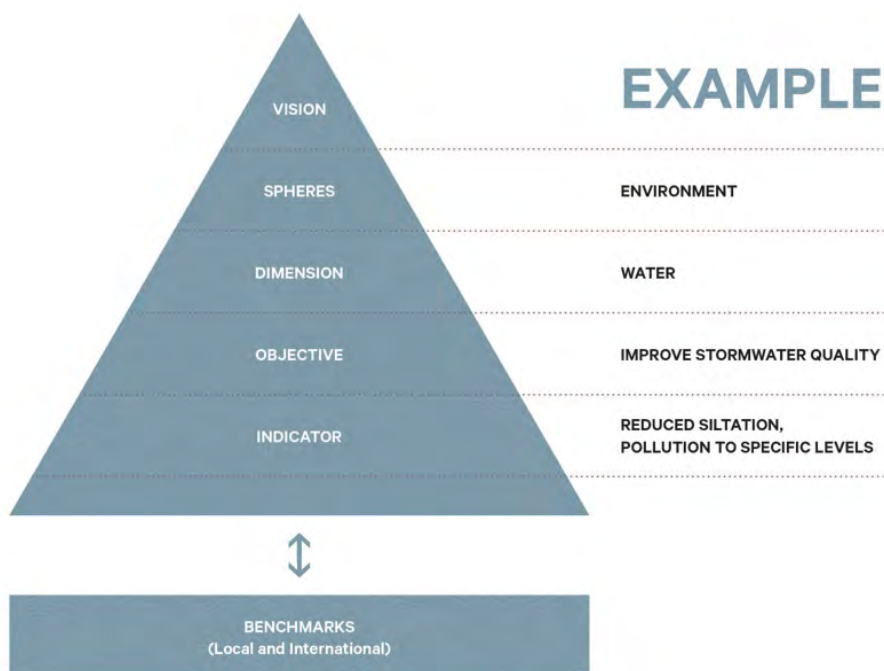
About this report

This report covers the July 2017– June 2018 period and is structured into three main parts:

Part 1: The Hobsonville Point Development

This part reports against the aforementioned Sustainable Development Framework (SDF) for Hobsonville Point.

The diagram below provides a quick illustration of how the SDF translates the vision for Hobsonville Point into practical action.



As we move down the pyramid, each level becomes more specific and detailed, which means our day-to-day decision making at Hobsonville Point is more easily informed by the overall vision and goals.

The long-term indicators in the framework are for the year 2026, but we have started measuring progress towards most of them. 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.

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, and all contribute to the overall vision. For ease of reading and reporting, indicators have been assigned to the dimension they primarily relate to.

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: HLC's Way of working

This shorter part comments on the way we conduct our business. It includes information about who we work closely with, and our key stakeholders.

Part 3: The year ahead

In this last section, we briefly look at the priorities in the year ahead of us, considering opportunities for improvement and feedback received.

Part 1:

The Hobsonville Point Development

Environmental Sphere

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

Dimensions

Ecology

The development site borders the sensitive Upper Waitemata Harbour and as such presents valuable opportunities to maintain and enhance native habitat within the development area. HLC commissioned biodiversity reports at the onset of development, and at intervals since, to help inform planting activity.

Energy

Energy use is closely linked to climate change and in Auckland there are concerns about long-term security of electricity supply, so the way energy is used and managed needs to be addressed. 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 section.

Water

The sensitivity of the receiving environment makes stormwater quality control critical. As stormwater runoff from the site enters the Waitemata Harbour, minimising contamination is a key focus of the water dimension. Innovative stormwater management can ensure that water is cleansed and slowed through a treatment train. 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.

Resource efficiency

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 continues to 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.



Dimensions

Ecology

Create an integrated natural habitat.

Increase native biodiversity

Energy

Reduce non-renewable energy use; Improve 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	Target	Results				Comment
	2026	2014/15	2015/16	2016/17	2017/18	2017/18
A continuous green corridor with native vegetation covering at least 10% of the site is established/retained.	10% native vegetation	On track	On track	On track	On track	2018 Biodiversity survey positive, with further recommendations on improving native fauna and flora.
Pre- and post-development native flora and fauna counts indicate that species diversity and abundance has increased in key areas.	Increased diversity and abundance	Small improvement in diversity	Not surveyed	Not surveyed	Small improvement in diversity	As above
Average household grid energy (reticulated gas and electricity) consumption.	6500 kWh or less	6269 kWh	5665 kWh	5816 kWh	6128 kWh	25% lower than the Auckland average of 8200 kWh ¹ and 5% below our 2026 target.
Average residential town supply water consumption per person per day.	100 litres or less	105 Litres	108 Litres	107 Litres	106 Litres	32% lower than Auckland average of 157 litres per person per day ² . 6L away from our 2026 target.

Long Term Indicators	Target	Results				Comment
	2026	2014/15	2015/16	2016/17	2017/18	2017/18
Mixed household waste collected per person per year.	100kg or less	Not measured	Not measured	Not measured	226kg per person per year ³ This is still much lower than the Ministry of the Environment figure of 734kg of levied waste per person annually ⁴	Beacon Pathways assisted HLC in devising a way to measure household waste in the absence of a reliable Auckland Council method.

1. Data provided by Vector – 2017 supplied total household energy use figure (inclusive of both energy and gas).
2. Data provided by Watercare in 2017
3. The 2018 Beacon Hobsonville Point Residents survey asked respondents about their household waste generation. Waste generated (litres/person/year) averaged 1737 litres/person/year, with a range from 140 litres/person/year to over 7000 litres/person/year. This equates to an average of 226kg/person/year, with 13% of people generating 100 kg or less of waste per year. This was converted to Kg. A conversion factor of 130kg/tonne is used based on the Ministry for the Environment conversation factor for waste or material carried in rubbish bags or in cars (www.mfe.govt.nz/publications/waste/calculation-and-payment-waste-disposal-levy-guidance-waste-disposal-facility-2).

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.	Weed clearing, mulching and planting and pest control continued this year.
Eco-sourced native plants are used where native plants are planted in public areas.	Locally-sourced, native plants have been recommended for all areas to be re-vegetated. 10,000 local, native plants have been grown on site from parent plants within the Tamaki Ecological District (a proportion raised from seeds local to Hobsonville Point). 965 of these plants were used to finish the Hobsonville Point Coastal Walkway.
Local seed is collected and grown into plants for key revegetation species.	On site nursery was successfully established by Kaipatiki Project
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.	This standard has been incorporated into the resource consent process for Hobsonville Point and must be met by all builders.
All properties have smart meters.	Smart meters installed as standard.
At least three on-site renewable generation projects.	2kW solar photovoltaic system installed on the Catalina Café. HLC will investigate explore other renewable generation projects.
All stormwater, except roof water, receives treatment before being discharged into the harbour.	Achieved
All houses have 6/3 litre, or less, dual flush toilets.	Achieved. 6/3 litre or better required as part of consent.
Three star or better water-saving fixtures.	Achieved. Required as part of consent.
Dwellings are served by rain tanks sized to supply 75% of water used in household toilets, laundries and gardens.	Achieved for the majority of dwellings but not practical for some apartments.
No in-built irrigation will be provided in gardens.	Not being monitored but implemented into contractual agreements with builders and Comprehensive Development Plans.
At least 20% of existing buildings will be retained and renovated or reused off site.	Achieved

Development indicators	Comment
The majority of construction and demolition waste is recycled.	<p>Achieved. A construction recycling programme is in place and achieved an average of 85% diversion from landfill for the June 17/July 18 period. To date, 75% of construction waste has been diverted from landfill since the initiation of this programme.⁵</p> <p>Supporting establishment of a local Eco Point Group that has an environmental focus – with activities such as a trip to the local waste transfer station to learn about household waste and how to avoid/minimise generating it.</p>
At least three public recycling bins are provided in public spaces.	Three public recycling bins are already installed. More will be added.
Education/management programme in place while HLC on site.	<p>Kaipatiki Project educate through their volunteer programme at the nursery and community planting days.</p> <p>Results of this year’s water and power usage will be used in marketing material (e.g. Point Life Magazine features) as a way of promoting the homes’ efficiency.</p> <p>HLC hosted various site visits ranging from Auckland schools to international education programmes to discuss the approach taken around sustainability.</p>

4. Data provided by Vector – 2017 supplied total household energy use figure (inclusive of both energy and gas).
5. Data provided by Watercare in 2017

Economic Sphere

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

Dimensions:

- Growth** Mixing industry and employment with residential use, education and integrated transport continues to be one of the key drivers of development at Hobsonville Point, contributing towards local economic growth. There's an ongoing shortage of houses in Auckland to support projected population growth. Accelerating the supply of new homes at Hobsonville Point is therefore an important aim of the project.
- Employment** 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.
- Viability** 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.
- Transport** 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.



Dimensions

Growth

Contribute to Auckland's economic growth through the development of business opportunities at Hobsonville Point.

Accelerate the supply of homes, including affordable homes, into the Auckland market.

Employment

Facilitate local employment.

Viability

Optimise return on investment for the Crown.

Demonstrate the overall economic benefits of an integrated urban development approach.

Demonstrate the impacts of an environmentally efficient, development approach on household expenditure.

Transport

Minimise dependence on motor vehicles for daily activity.

Long Term Indicators	Target	Results				Comment
	2026	2014/15	2015/16	2016/17	2017/18	2017/18
% of residents state that they have used a local shop, restaurant, café or service in the last week.	80%	Not measured	91%	Not measured	88%	Measured via Beacon Residents' Survey in 2017/18 (available online).
% of businesses that indicate that their business has grown in the last 12 months.	80%	Not yet measured	Not yet measured	Not yet measured	Not yet measured	Too few local businesses in place for a statistically robust survey.
One new home is delivered every working day.	NA	Achieved	Achieved	Achieved	Achieved	403 new homes completed from 1st July 2017 to 30th June 2018.

Long Term Indicators	Target	Results				Comment
	2026	2014/15	2015/16	2016/17	2017/18	2017/18
Jobs available per household at Hobsonville Point.	0.65 or more	Not yet measured	Not yet measured	Not yet measured	Not yet measured	
The % of residents in employment who work locally (within 10 km of their home).	Measurement in place	Not yet measured	Achieved (26%)	Measurement in place	Achieved (34%)	HLC will look at adding a target for 2026.
Business case targets are met.	NA	Achieved	Achieved	Achieved	Achieved	
Households with one vehicle or less.	50% or more	Not yet measured	29%	Not measured	34%	Measured via Beacon Residents' Survey in 2017/18. Up by 5% since 2015/16, but 16% off the 2026 target.
Workers who travel to work by driving themselves.	40% or less	79%	44% of residents travel to work or study by driving themselves.	Not measured	47% of residents travel to work or study by driving themselves.	Measured via Beacon Residents' Survey in 2017/18. Up by 3% since 2015/16 survey.

Development indicators	Comment
6ha employment zone facilitated and serviced as part of Auckland Council land previously zoned for marine industry.	HLC and Panuku are developing a joint strategy to deliver a mixed use precinct.
Opportunities for local retail businesses established.	Neighbourhood retail in the ground floor of the apartment building in Buckley A now in place. 'Work from home' options available in a selection of three storey homes.
Fibre to the premises installed.	Achieved
At least 5% of premises on the spine road are suitable for conversion to commercial or mixed use.	Allowed for in the Comprehensive Development Plan and achieved to date.
5ha are provided for mixed use development.	Included in the overall masterplan.
Financial indicators agreed with government are met.	In line with the Business Plan expectations.
House performance and occupant perceptions are monitored to better understand the value of energy and water-efficient houses.	Occupant perceptions of the value of energy and water-efficient homes have not yet been measured. This will be considered in the next post-occupancy survey performed by Nielsen Research.
75% of dwellings are within 400m walking distance of a bus stop and all are within 800m.	Over 80% of existing and planned dwellings are within 400m and 98% are within 800m of a bus stop serviced by an existing route.
75% of dwellings are within 800m walking distance of: Convenience store Community facility Early childhood education	Over 80% of dwellings that are completed or under construction are within 800m of a Convenience Store or supermarket. Additional neighbourhood retail nodes are planned in future precincts which will increase access further. Over 80% of dwellings that are completed or under construction are within 800m of the Early Learning Centre Just fewer than 50% of all planned homes are within 800m of the Sunderland Lounge (hall) and/or the Headquarters Building (community house). The adjacent Scott Point Park will add additional recreational and community spaces.
75% of dwellings are within 1200m walking distance of the primary school.	Over 85% of completed and planned dwellings at Hobsonville Point are within 1200m of Hobsonville Point Primary School.

Development indicators	Comment
75% of dwellings are within 1600m walking distance of the secondary school.	Over 90% of completed and planned dwellings at Hobsonville Point are within 1600m of Hobsonville Point Secondary School.
Bike and car share schemes are established.	Two Cityhop cars available and 8 Nextbike rental bikes at two separate locations.
Shared off-road pedestrian and cycle paths on Hobsonville Point Road and Squadron Drive.	Hobsonville Point Road and Squadron Drive have on-road cycle lanes and a widened footpath to facilitate younger children cycling on the footpath.
On-road cycle lanes on Hobsonville Point Road.	Achieved. On-road cycle lanes are also on a section of Squadron Drive.

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. Providing 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.



Dimensions

Inclusion

Create opportunities for a diverse range of people to live at Hobsonville Point.

Provide affordable homes aimed at first home buyers on moderate incomes.

Maximise opportunities for community participation.

Quality of life

Promote a healthy and safe living environment.

Ensure that public areas are 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	Target	Results				Comment
	2026	2014/15	2015/16	2016/17	2017/18	2017/18
% of residents who report positive contact with their neighbours, such as a visit, or asking each other for a small favour.	80% or more	Not surveyed	86%	Not surveyed	95% ⁶	Measured via Beacon Residents' Survey in 2017/18.
% of residents who report negative contact with their neighbours, where there is outright tension.	10% or less	Not surveyed	2%	Not surveyed	1%	Measured via Beacon Survey 2017/18.
% of residents who report that they have used a local park or community facility in the last month.	70% or more	Not surveyed	79%	Not surveyed	81%	Measured via Beacon Residents' Survey 2017/18.

Long Term Indicators	Target	Results				Comment
	2026	2014/15	2015/16	2016/17	2017/18	2017/18
% of homes that are at a more affordable ⁷ price point (as determined by the Minister of Housing).	20% or more of all homes sold	Achieved. 23% of all homes sold up until end June 2015.	Achieved. 31% of all homes sold up until end June 2016.	Achieved. 32% of all homes sold up until end June 2017.	Achieved. 32% of all homes sold up until end June 2018.	
Options are available for people wishing to rent long term.		On track	On track	On track	Achieved	Agreement signed with developer for the provision of long term rentals in two superlots. Homes on those superlots now under construction.
% of residents who feel that their neighbourhood is a safe place for unsupervised children playing outside	80% or more	Not surveyed	90%	Not surveyed	90% ⁸	Measured via Beacon Residents' Survey 2017/18.
% of residents who feel safe walking in their neighbourhood after dark.	85% or more	Not surveyed	75.5%	Not surveyed	78%	Measured via Beacon Residents' Survey 2017/18. Improvement to 2015/16 result.

Long Term Indicators	Target	Results				Comment
	2026	2014/15	2015/16	2016/17	2017/18	2017/18
% of residents who rate the quality of public space (local parks, streets and shops) as good/very good.	85% or more	Not surveyed	84%	Not surveyed	90%	Measured via Beacon Residents' Survey 2017/18. Improvement to 2015/16 result.
% of school children who bike/walk or catch public transport to school.	60% or more	Not surveyed	Not measured	Not surveyed	67% ⁹	10% higher than average for Auckland, as measured by Healthy Auckland Together baseline report 2015.
% of residents who feel that the Hobsonville Point site is very/reasonably safe for pedestrians.	95% or more	Not surveyed	97%	Not surveyed	97%	Measured via Beacon Residents' Survey 2017/18.
% of cyclists who feel that cycling within the Hobsonville Point site is very/reasonably safe.	95% or more	Not surveyed	90%	Not surveyed	90% ¹⁰	Measured via Beacon Residents' Survey 2017/18.

Development indicators	Comment
All roads are open to the public (no gated communities).	Achieved
The development will contain a mixture of apartments, terraces and detached dwellings.	The mix of completed dwellings (excl retirement village) up until end June 2018 is: 16% apartments and walk ups, 62% terrace/duplex houses and 22% 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 mixture until end June 2018 is: 11% one bedroom, 29% two bedroom, 37% three bedroom, 22% four bedroom or 3+study, and 1% five 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.	Achieved. Heritage Festival (Oct 17), Kaipatiki Projects Eco Fun Day (Oct 17) and the Eco Point Waste Management workshop.
The delivery of affordable homes forms part of all development agreements at Hobsonville Point.	Achieved. In addition, a requirement has been added to also deliver a % of homes under the Auckland Metro median house price in the Buckley B and Te Uru (formerly The Village) precincts.
Maintenance of public spaces is to a high standard.	HLC and its development partners are meeting maintenance obligations made under the Infrastructure Funding Agreement. However there have been issues with maintenance not being carried out when the area is handed over to Council to maintain. HLC is working with Auckland Council to ensure there's a robust handover process.
Multifunctional space provided for use by community groups.	Sunderland Lounge and Headquarters Building sold to Auckland Council for the community to hire. The Rifle Range was also opened in March 2017, and provides a covered stage space for use by the community and community groups. School events, dance exhibitions and community fitness classes have been booked here.
Community activation programme implemented.	Achieved by supporting regular events such as the annual Runway Challenge, and supporting local groups to put on events through the Hobsonville Point Community Fund, and managing the Rifle Range community facility. As the community grows and the Residents Society continues to establish itself, HLC is gradually handing over the activation programme to the community. A number of initiatives are underway.

Development indicators	Comment
School facilities are available for community use when not required by school (after hours).	Achieved
Public buildings altered for accessible access.	Farmers Market and Catalina Café building altered to be accessible. Auckland Council has altered the Headquarters Building to be accessible and used as a community facility.
Fibre optic cabling in place and available to every household, education facility and business.	Achieved

6. 95% of respondents who ticked at least one box related to a positive contact and no boxes related to negative or neutral contact on the Beacon Residents' Survey.
7. Note: Until May 2015 affordable homes were defined as being at or below \$485,000. Since June 2015 that has increased to at or below \$550,000. As of 1 July 2017, the price cap has been increased to \$650,000.
8. As with the 2016 survey, a large proportion of residents didn't know whether it was safe for cycling and under 14s to play outside, possibly reflecting that these activities are not ones their household undertakes. If the 'don't know' responses are removed, perceived safety of cycling and children playing outside was high, with approximately 90% of respondents considering these to be safe or very safe.
9. Errol Haarhoff et al: Post-occupancy evaluation of Hobsonville Point, National Science Challenge 11 - Building Better Homes, Towns and Cities. 2018.
10. As with the 2016 survey, a large proportion of people didn't know whether it was safe for cycling and under 14s to play outside, possibly reflecting that these activities are not ones their household undertakes. If the 'don't know' responses are removed, perceived safety of cycling and children playing outside was high, with approximately 90% of respondents considering these to be safe or very safe.

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 builds on the existing character and qualities of the site to promote a sense of belonging and attachment. While this will take time to develop, steps will continue to be taken to encourage and facilitate this process. A place making strategy has been developed and implemented.

Custodianship

‘Kaitiakitanga’ Two iwi have a specific and documented relationship with Hobsonville Point: Ngāti Whātua 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 key vehicles for this.

Heritage

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

Cultural life

Enabling people to partake in activities that reflect their culture is important. Sharing of people’s diverse cultures is encouraged through local events.



Dimensions

Sense of place 'Turangawaewae'

Create a distinctive identity for Hobsonville Point.

Custodianship 'Kaitiakitanga'

Promote environmental and social responsibility among residents.

Work in partnership with local iwi, Ngati Whatua o Kaipara and Te Kawerau a Maki.

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	Target	Results				Comment
	2026	2014/15	2015/16	2016/17	2017/18	2017/18
Placemaking strategy implemented by end of the Buckley stage of development.	NA	Achieved	Achieved	Achieved	Achieved	
% of residents that feel a sense of community in the local neighbourhood.	75% or more	Achieved	70%	Not surveyed	71%	Measured via Beacon Residents' Survey in 2017/18. Significantly higher than for Auckland (50%, 2018 Quality of Life survey), 4% from our 2026 target.

Long Term Indicators	Target	Results				Comment
	2026	2014/15	2015/16	2016/17	2017/18	2017/18
% of residents who state that they participate in local residents' association/community body activities.	30% or more	Not surveyed	Not surveyed	Not surveyed	52%	Measured via Beacon Residents' Survey in 2017/18.
% of residents who have taken action during the past year to improve the natural environment.	55% or more	Not surveyed	58%	Not surveyed	67%	Measured via Beacon Residents' Survey in 2017/18.
% of residents who report seeing tui and fantails in their garden or neighbourhood during the last month.	Increase over time	Not surveyed	21%	Not surveyed	35%	Measured via Beacon Residents' Survey in 2017/18.
% of residents who have visited at least one of the heritage sites at Hobsonville Point.	80% or more	Not surveyed	27%	Not surveyed	42%	Measured via Beacon Residents' Survey in 2017/18.
The Headquarters Building, Mill House, the 'Arts and Crafts' style officers' housing and the Sunderland Lounge are retained and converted to appropriate uses.	NA	On track	Achieved	Achieved	Achieved	Protected through the Comprehensive Development Plan.
% of residents who participate in cultural, sporting or recreational activities.	75% or more	Not surveyed	74%	Not surveyed	45%	Measured via Beacon Residents' Survey in 2017/18.

Development indicators**Comment**

Phoenix palms along Buckley Avenue are retained.

Achieved. 29 out of 33 were retained in the Buckley precinct.

Consultation with community groups and historical societies undertaken.

HLC consults with the Placemaking Advisory Group and Hobsonville Point Residents' Society and this year is facilitating design input by students a Hobsonville Point Secondary School and Real Kids Early Learning Centre into a park in the Buckley B precinct.

All place names drawn from local association.

Achieved

Each precinct includes at least one public artwork.

Achieved

HLC actively works to ensure that the relationship with iwi is honoured.

MOU signed with Te Kawerau a Maki and Ngāti Whātua o Kaipara, and regular relationship meetings held.

Iwi consultation occurs as part of the development.

MOU signed with Te Kawerau a Maki and Ngāti Whātua o Kaipara, and regular relationship and consultation meetings held.

At least one suitable memorial work/site that reflects the iwi heritage.

Cultural artwork at Catalina Bay currently in early planning stages with iwi.

Residents Society established and supported.

Residents Society established and very active. Hobsonville Community Fund established.

Development indicators	Comment
<p>Key historical/architectural buildings are retained and restored and information about these is provided to the public.</p>	<p>Several buildings have now been restored, including:</p> <p>The Catalina Café</p> <p>homes in Sunderland Avenue and Cochrane Road</p> <p>A wooden bus stop from the Air Force era located on the corner of Sunderland Ave and Buckley Ave has been restored and story panels installed that relate to that era.</p> <p>The Rifle Range has been restored to become a community facility to be operated by Auckland Council in 2019. It is currently being operated and maintained by HLC.</p> <p>Auckland Council has restored the former Headquarters Building and this is available for community use. Council is currently renovating the Sunderland Lounge for community use as well.</p> <p>Hangars at Catalina Bay have been repurposed – now office space and eateries and Farmers' Market.</p> <p>Winton Officer's Houses have been retained and renovated into landmark waterfront residences.</p>
<p>Interpretation implemented to draw out iwi, Air Force and other local connections.</p>	<p>A significant interpretation resource is in the process of being completed, which forms the basis for cultural and historical interpretation along the Coastal Walkway.</p> <p>Interpretation panels are installed along the ferry wharf depicting the history of the area and storyboards have been installed at the Rifle Range.</p> <p>Oral recordings are being made of people associated with the former airbase.</p> <p>HLC funded the digitisation of old tape recordings of former Air Force servicemen stationed at Hobsonville Point. Auckland Libraries will be making this publicly available on their website and HLC will add a link to these stories on the Hobsonville Point website.</p>

Development indicators	Comment
<p>At least one suitable memorial work/site that reflects the Air Force heritage.</p>	<p>Achieved. St Mark's Chapel Memorial Garden funding was approved in 2017, installation in December 2017; opening ceremony with Air Force involvement was held in early 2018.</p> <p>The Flag Pole reserve on Buckley Avenue, as well as the historic wooden bus stop on Buckley Avenue, commemorates all who worked and lived at the former Air Force base.</p>
<p>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).</p>	<p>Walking tracks, playgrounds, BBQ areas and picnic tables are in place. The Headquarters Building is now available to the public and soon the Sunderland Lounge will be. The school playing fields are now open to the public.</p> <p>The Rifle Range (an outdoor stage, lawn area, with yard games and equipment available for public use) was opened in March 2017 and is very popular.</p> <p>The Catalina Water Play Park was opened in May 2017. BBQ facilities are available here as well.</p> <p>A Trust has been formed to establish a Marine Recreation Facility.</p> <p>A basketball half court is planned for the reserve behind the Headquarters Building and is expected by late 2019.</p>
<p>Education/management programme in place while HLC is on site.</p>	<p>The annual 'Peace Poppies Project' is a community installation of hand made poppies for ANZAC Day.</p>



Part 2:

HLC's Corporate Operations

Working with Others

The vision of Hobsonville Point is ambitious and can only be achieved in partnership with others. Over the last year, key relationships have included:

Iwi

A Memorandum of Understanding was signed with Te Kawerau a Maki and Ngāti Whātua o Kaipara about iwi involvement in the planning process for Hobsonville Point in 2011.

Ngai Tahu Property and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Ltd Ngāti Whātua o Kaipara are recent development partners.

Our Builders and Development Partners

2017/18 has been yet another busy year at Hobsonville Point. Our builder partners and development partners continue to be active and constructive partners in the delivery of quality, energy and water-efficient, warm and healthy, affordable homes. We are excited to be working with NewGround to provide long-term rental homes.

Auckland Council

We continue to enjoy a strong and strategic relationship with Auckland Council and its Council Controlled Organisations, including Auckland Transport and Panuku.

Hobsonville Point Residents Society Committee

The Hobsonville Point Residents Society is a key stakeholder with a shared vision for Hobsonville Point. HLC has a strong relationship with the Society, openly sharing information, and offering assistance or advice to the Committee where requested.

Kaipatiki Project

Kaipatiki Project operates our on-site native plant nursery. Over the last year we have continued to work with Kaipatiki and Auckland Council to plan

for a long-term presence for Kaipatiki Project at Hobsonville Point.

Hobsonville Point Schools

HLC enjoys a positive relationship with the Hobsonville Point Primary and Secondary schools. To contribute to the success of the Hobsonville Point community, it is important that students feel part of their community, want to actively contribute to it and take ownership of it. These values are also shared by the schools. Projects undertaken with them so far include creating banners for fencing around construction sites, bringing some vibrancy to the fences as well as reflecting the values of the schools; designing banners to promote safety in the community; recycling wood from demolished buildings; reviewing student projects; supporting school events; and collaborating on a new park design.

The schools were involved in two significant art projects this year - namely, designing the prints that were to go up on Tiffany Singh's 'From the Ground Up' piece in Hobsonville Point Park, as well as helping to make the skirting of the 'Tree Cosy' on the giant pohutukawa.

Waterview Retirement Village

HLC supported the local residents of Waterview to take ownership of the ANZAC Day Peace Poppy Project. Residents handmade 1500 poppies, as well as 500 white crosses and coordinated the installation of this in Hobsonville Point Park in April 2018.



Part 3:

The Year Ahead

A brief overview of our main focus over the coming months.

Catalina Bay

HLC will be working with Willis Bond in the development of the Landing, now called 'Catalina Bay'. An activation programme has been formed and, once development of Catalina Bay is complete, will help ensure that lots of people can experience this very special place with its beautiful outlook and rich history.

Our Residents

As the numbers continue to increase, it is important that residents have the opportunity to get to know their immediate neighbours, to encourage interaction and connectedness. HLC will work with the development partners and the community to help ensure that there are regular neighbourhood gatherings to create this opportunity.

Schools

We will continue to look for opportunities to involve local schools and early learning centres in what we do. We are continuing with a banners project with the secondary school and, when available, provide timber from demolished buildings for their projects.

HLC staff have attended project presentations by students and provided advice on student projects. Students at Hobsonville Point Primary school were involved in a public artwork with artist, Tiffany Singh.

Pest and Weed Management

Weed and pest management is ongoing and will continue to be a priority to help improve the health of the flora and fauna present at Hobsonville Point.

Transport

Promoting alternative modes of transport will continue to be a key priority for this coming year. Alternatives currently include a commuter ferry, buses, the Cityhop car share initiative and NextBike bike share scheme.

In February 2019, HLC, the Hobsonville Point Residents Society, and builder and developer partners worked together with Auckland Transport to fund a year-long feasibility trial of weekend ferry sailings between Hobsonville Point and the CBD.

