



This document describes the Performance Measurement and Reporting 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.

A more detailed document is available, on request, that explores the interrelationship between the long term indicators and provides more detailed information about each indicator. It provides more detailed information for those interested in the indicators. This document and any updates are available on the Hobsonville Land Company website:

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

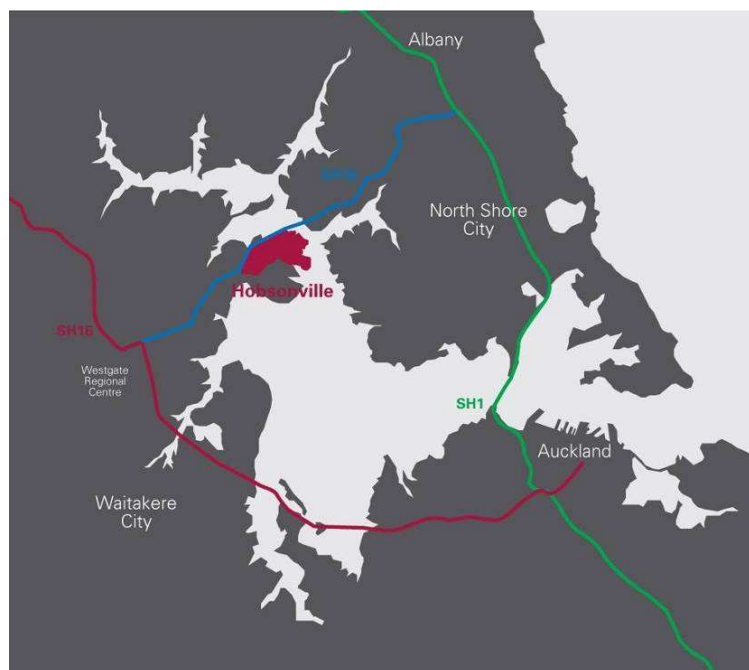
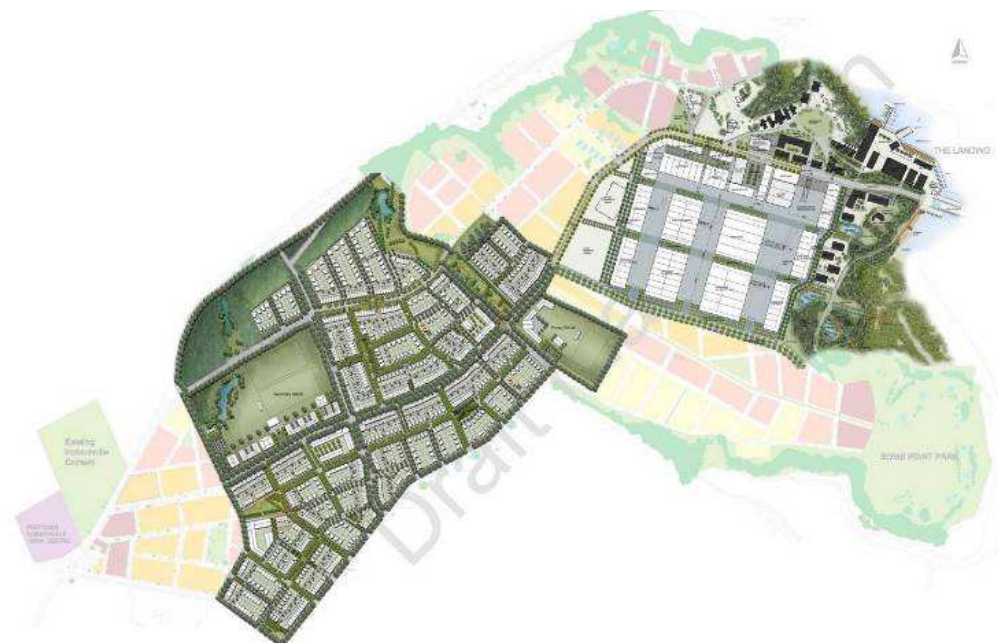
## The Hobsonville Point Vision

*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 is about enabling the development of a vibrant and enduring community, reflecting the diversity and aspirations of modern day New Zealand.

It will open up about 4 km of harbour waterfront to the public for recreational and community use, has planned central city ferry connections, bus public transport initiatives, two schools, and a significant marine cluster 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, this future development is expected to be 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?

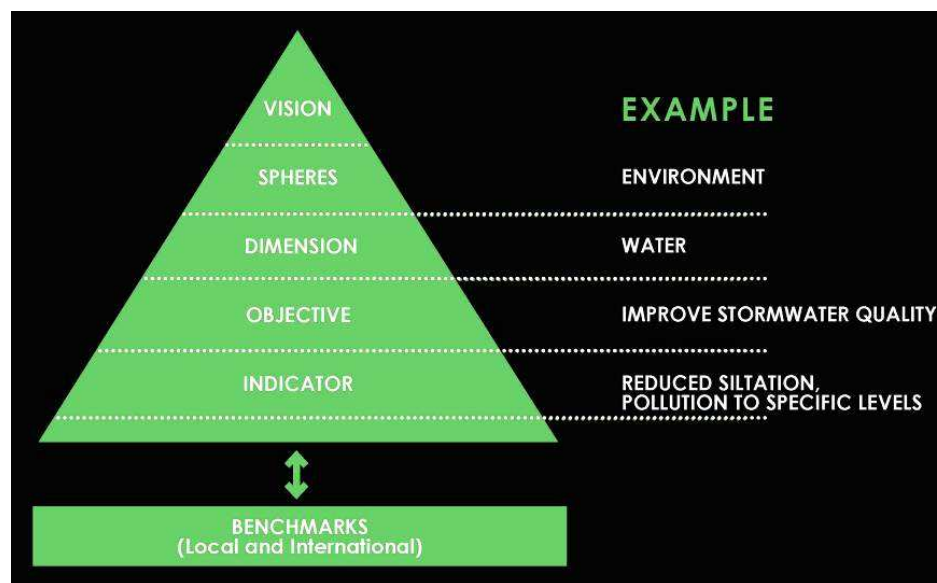
To help guide the project a measurement and reporting framework was developed that clearly defines the aspirations and objectives for the project. The framework organises objectives, goals and indicators into four spheres: Environment, Economic, Social and Cultural.

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 below. 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. Updates will be available at [www.hobsonville.land.co.nz](http://www.hobsonville.land.co.nz).

Most indicators measure performance against a number of objectives in a number of spheres. This is described in detail in the indicator sheets provided in Part B of this document. 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:

#### Ecology

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 vegetation and restoring the coastal edge to form a continuous green corridor and minimising contamination in stormwater runoff.

#### Energy

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.

#### Water

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.

#### 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 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.

#### Aspirational goals:

***The ecological health of the Hobsonville Point site and adjacent marine area is improved***

***No carbon emissions from stationary energy use***

***Low impact water management throughout the development***

***Waste is minimised throughout the development***

Sphere	Dimension	Objectives	Long term indicators*	Development indicators
1. Environmental	Ecology	<ol style="list-style-type: none"> <li>1. Create an integrated natural habitat</li> <li>2. Increase indigenous biodiversity</li> </ol>	<ol style="list-style-type: none"> <li>1. A continuous green corridor with native vegetation covering at least 10% of the site is retained/established.</li> <li>2. Pre and post development native flora and fauna counts indicate that species diversity and abundance has increased in key areas.</li> </ol>	<p>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.</p> <p>Linear Park is established to link the coastal green corridor between Clark Road and SH18.</p> <p>Eco sourced native plants are used where native plants are planted in public areas.</p> <p>Education/management programme in place.</p> <p>See "Water" for stormwater quality indicators.</p>
	Energy	<ol style="list-style-type: none"> <li>3. Reduce non-renewable energy use</li> <li>4. Produce renewable energy</li> <li>5. Energy efficiency</li> </ol>	<ol style="list-style-type: none"> <li>3. Average household grid energy (reticulated gas and electricity) consumption is 6,500 kWh/year or less.</li> </ol>	<p>Houses built to at least 5 Star HERS thermal performance rating and 5.5 Star HERS hot water rating.</p> <p>All properties have smart meters and time of use pricing.</p> <p>All appliances that are 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.</p> <p>Commercial buildings designed/retrofitted to 5 Star NZGBC rating.</p> <p>At least 3 on site demonstration renewable generation projects.</p> <p>Education/management programme in place.</p>
	Water	<ol style="list-style-type: none"> <li>6. Reduce water consumption</li> <li>7. Improve water quality</li> </ol>	<ol style="list-style-type: none"> <li>4. Copper, lead and zinc concentrations remain below the Threshold Effect Levels (TEL) value at monitoring sites immediately downstream of stormwater discharge points.</li> <li>5. Average residential town supply water consumption is 100 litres or less per person per day.</li> </ol>	<p>All stormwater, except roof water, receives treatment before being discharged into the harbour.</p> <p>Where possible runoff from roads and carparks is treated at or near the source.</p> <p>All houses have 4.5/3 litre, or less, dual flush toilets.</p> <p>3 Star or better water saving fixtures and appliances.</p> <p>Dwellings are served by rain tanks sized to supply 75% of water used in household toilets, laundries and gardens.</p> <p>No in-built irrigation will be provided in gardens.</p> <p>All dwellings will have water meters (including apartments).</p> <p>Education/management programme in place.</p>
	Resource efficiency	<ol style="list-style-type: none"> <li>8. Recycle and renew existing buildings and other infrastructure</li> <li>9. Reduce off-site waste disposal</li> </ol>	<ol style="list-style-type: none"> <li>6. Mixed household waste collected is 100kg/person/year or less.</li> </ol>	<p>At least 20% of existing buildings will be retained and renovated or reused off site.</p> <p>A waste management plan, using the REBRI (Resource Efficiency in the Building and Related Industries) methodology, is in place to cover construction and demolition.</p> <p>At least 3 public recycling bins are provided in public spaces.</p> <p>Spaces for communal recycling bins are provided in apartment buildings.</p> <p>Education/management programme in place.</p>

\*Long term indicator details are provided in the full version of this document, available at [www.hobsonvilleland.co.nz](http://www.hobsonvilleland.co.nz)

## Economic Sphere

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

### Dimensions:

#### Growth

Hobsonville Point provides a rare opportunity to locate the export orientated marine industry (with ancillary services) near deep water access. Two super yacht builders are already located on site and facilitating modern boat launching facilities is likely to attract additional boat builders and supporting industry to the development. 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.

#### Employment

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.

#### 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.

### 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	10. Maximise contribution to Auckland's economic growth through development of marine industry and associated business opportunities at Hobsonville Point 11. Maximise local economic independence	7. At least 80% of residents state that they have used a local shop, restaurant, café or service in the last week. 8. 80% of businesses indicate that their business has grown in the last 12 months. 9. Marine cluster \$ output increases and contributes to Waitakere economy.	20 ha marine industry precinct facilitated and serviced. Opportunities for local retail businesses established. Fibre to the premises installed. Farmers/local produce market established by 2012. Education/management programme in place.
	Employment	12. Maximise opportunities for local employment	10. At least 0.65 jobs per household are available at Hobsonville Point. 11. 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.
	Viability	13. Generate a commercially-acceptable return on investment 14. Demonstrate the overall economic benefits of an integrated urban development approach 15. Demonstrate the impacts of an environmentally efficient development approach on household expenditure	12. Business case targets are met. <i>See Environmental sphere for indicators on electricity and water usage.</i>	Financial indicators agreed with Government are met.
	Transport	16. Support the Auckland Regional Land Transport Strategy 17. Minimise dependence on motor vehicles for daily activity	13. 50% or more households have one vehicle or less. 14. 40% or fewer workers travel to work by driving themselves. 15. Mode share of resident trips is monitored through the resident survey and targets are set by 2012 and achieved by 2021. 16. Passenger targets agreed with Auckland Regional Transport Authority (ARTA) and met.	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 <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. 5 km coastal walk and cycle way. Shared off-road pedestrian and cycle paths on Hobsonville Point Road and Squadron Drive. On-road cycle lanes on Hobsonville Point Road. Ferry facilities in place by 2010. Local bus service in place by 2010. Transport Management Association established. Education/management programme in place.

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## 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.

#### 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*

*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>18. Create opportunities for a diverse range of people to live at Hobsonville Point</p> <p>19. Maximise opportunities for community participation</p>	<p>17. 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>18. Fewer than 10% of people report negative contact with their neighbours, where there is outright tension.</p> <p>19. At least 70% of people report that they have used a local park or community facility in the last month.</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>75% of dwellings are within 400m walking distance of a public space with recreational facilities (playground, seating or similar).</p> <p>At least one local public event is held each year.</p> <p>Education/management programme in place.</p>
	Quality of Life	<p>20. Promote a healthy and safe living environment</p> <p>21. Ensure that the public realm is attractive and accessible</p> <p>22. 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>24. 35% of residents participate in community/adult education.</p>	<p>Maintenance of public spaces is to a high standard.</p> <p>Multifunctional space provided for use by community groups and social services providers.</p> <p>Community activation worker appointed.</p> <p>School facilities are available for community use when not required by school (after hours).</p> <p>School Travel Plans in place in school's first year of operation.</p>
	Accessibility	<p>23. Ensure Hobsonville Point is accessible to people at all stages of life and ability</p> <p>24. Ensure all residents have enhanced access to essential services</p>	<p>25. 80% of households have access to the internet.</p> <p>26. 95% of people feel that the Hobsonville Point site is very/reasonably safe for pedestrians.</p> <p>27. 95% of cyclists feel that cycling within the Hobsonville Point site is very/reasonably safe.</p>	<p>'Universal design' units will be included to meet community needs.</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>CPTED (crime prevention through environmental design) assessment of design and completed stages.</p> <p>Education/management programme in place.</p>

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## **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 location strategy will be developed to explore appropriate options.

#### **Custodianship 'Kaitiakitanga'**

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>	25. Create a distinctive identity for Hobsonville Point	28. Location strategy implemented by the end of the Buckley stage of development. 29. At least 75% of residents feel a sense of community in the local neighbourhood. 30. 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. Education/management programme in place.
	<b>Custodianship 'Kaitiakitanga'</b>	26. Promote environmental and social responsibility among residents 27. Acknowledge the Haukainga (home people) of the area	31. At least 55% of residents have taken action during the past year to improve the natural environment. 32. The percentage of residents who report seeing tui and fantails in their garden or neighbourhood during the last week increases over time.	Iwi consultation occurs as part of the development. At least one suitable memorial work/site that reflects the iwi heritage. Community body formed of resident, business and school representatives to be involved in the project area. Education/management programme in place. <i>See Social sphere for community participation indicators.</i>
	<b>Heritage</b>	28. Ensure that Hobsonville Point's future reflects its past	33. 80% of residents have visited at least one of the heritage sites at Hobsonville Point. 34. The Headquarters building, Mill House, the 'Arts and Crafts' style officer housing and the Sunderland Lounge are retained and converted to appropriate uses.	Key historic/architectural buildings are retained and restored and information about these is provided to the public. Bomb Point (Onekiritea) includes a regional park use as part of the overall integrated housing development. Historical trail established to draw out iwi, air force and other local connections. A comprehensive historical and cultural assessment is undertaken and the findings are made available to local residents. At least one suitable memorial work/site that reflects the air force heritage. Education/management programme in place.
	<b>Cultural Life</b>	29. Promote a diverse range of cultural, sporting and other opportunities 30. Celebrate local events	35. 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.

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