



**NH2016/1**

# **Applying the Neighbourhood Sustainability Residents' Questionnaire to Hobsonville Point, 2016**

**A report to the Hobsonville Land Company, prepared by Beacon  
Pathway Incorporated  
October 2016**

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## About This Report

### Title

Applying the Neighbourhood Sustainability Residents' Questionnaire to Hobsonville Point, 2016

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### Abstract

This report provides the results of an application of the Beacon Neighbourhood Sustainability Tool to Hobsonville Point in June to August 2016. Results show that Hobsonville Point rates highly in terms of neighbourhood satisfaction, with 91% of respondents agreeing or strongly agreeing that Hobsonville Point is a great place to live. However a quarter of households report that they generally keep to themselves. Sense of community rating are higher than reported in the Quality of Life Survey for Auckland, 2014. Respondents used the open ended questions to reinforce their enjoyment of living in Hobsonville Point; however, also identified areas where they would like to see improvements, particularly around passenger transport and maintaining and developing parks and greenspace.

### Reference

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## 1 Executive summary

This report provides the results of an application of the Beacon Neighbourhood Sustainability Residents' Questionnaire to Hobsonville Point in June to August 2016. This is a survey of current residents about their experiences, perceptions and behaviours. The results are presented and, where appropriate, compared to the 2013 survey of the Buckley Precinct (Hobsonville Point)<sup>1</sup>, 2013 census data for Auckland (Statistics NZ, 2013), The Quality of Life Report for Auckland (AC Neilson, 2014) and Beacon's National Survey of Neighbourhood Experiences and Characteristics (Saville-Smith, 2009).

This questionnaire is part of Beacon Pathway's Neighbourhood Sustainability tool and is designed to inform further decision making. It provides a point-in-time assessment that can be compared to the results of past and future applications of the same tool. The Neighbourhood Sustainability tool was selected as it provides a structured assessment<sup>2</sup> of how well a defined neighbourhood is currently performing from residents' perspectives with regard to the goal of:

*The neighbourhood built environment is designed, constructed and managed to generate neighbourhoods that are adaptive and resilient places that allow people to create rich and satisfying lives while respecting the limitations of the natural environment.*

This goal is strongly aligned to the vision for Hobsonville Point<sup>3</sup> developed by Hobsonville Land Company (HLC) to guide the development.

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

Hobsonville Point is a multi-staged, master planned community that includes residential, educational, retail, and other non-residential activities within the overall area. The area surveyed includes 663 occupied residences including the retirement village and Brickworks apartments.

Hobsonville Point rates highly in terms of neighbourhood satisfaction, with 91% of respondents agreeing or strongly agreeing that Hobsonville Point is a great place to live. Sense of community also rates highly (70% of respondents strongly agreed or agreed that their community has a strong sense of community) compared to 2014 Quality of Life survey Auckland respondents (51%).

Most neighbourhood interactions, overall, were slightly lower than measured in the 2013 survey of the Buckley Precinct. While most households knew at least one other household, 5% of

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<sup>1</sup> The residents' questionnaire was applied to the early part of the Buckley Precinct in 2013. At this time, 78 homes were occupied.

<sup>2</sup> Details of the Neighbourhood Sustainability Framework are available here:  
<http://www.beaconpathway.co.nz/neighbourhoods>

<sup>3</sup> Sustainable Development Framework for Hobsonville Point - Summary Document June 2015.  
<http://www.hobsonvillepoint.co.nz/downloads/Sustainable-Development-Framework-version-3.0.pdf>

households did not know any other households in their neighbourhood. Of particular note is the 24% of households that reported that they generally keep to themselves.

Perceptions of safety in Hobsonville Point are much higher than for Auckland (Quality of Life Survey 2014), with most people feeling fairly or very safe in their home during the day (98%) 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 75% walking alone after dark.

Hobsonville Point differs from other parts of Auckland in terms of a low proportion of people identifying with Maori or Pasifika ethnicities. Housing affordability was raised by several respondents, both in terms of increasing the supply of affordable homes and perceived negative impacts of affordable housing provision on the community and house prices.

Carparking was the most commonly raised issue in the open-ended questions, including a perceived lack of parking, inconsiderate parking and people not using their garage for parking. Seventy percent of households owned two or more cars. While living in a construction zone attracted some negative comments, most related to concerns about inconsiderate behaviour including unsafe driving and parking, and working outside designated hours.

Overall, residents report feeling very contented living in their neighbourhood and very few have plans to move from their home or the area. Eighty-two percent did not intend to move homes within the next year, while 11% intended moving homes within the neighbourhood over the next year.

Overall, Hobsonville Point exhibits a high level of achievement with regard to the goal:

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

The results clearly identify areas of perceived strength as well as areas that could be improved and, in conjunction with the wider master-plan, Hobsonville Point neighbourhoods are setting a high standard of sustainability in both the physical and social environments. Building on residents' enthusiasm and appreciation of their neighbourhood, may help to develop relevant and long-lasting local initiatives that can help to enhance, sustain, and grow local connections and neighbourliness.

## 2 Introduction

This report provides the results of an application of the Beacon Neighbourhood Sustainability residents' questionnaire in Hobsonville Point in June to August 2016. The assessment repeats the residents' questionnaire conducted by Beacon Pathway for Hobsonville Land Company in July 2013, and is for residents only (tenants and owner occupiers). Hobsonville Point is a multi-staged, master planned community that includes residential, educational, retail, and other non-residential activities within the overall area.

The survey was delivered to 663 residential properties in Areas 1 to 6 (Figure 1), comprising:

- 555 residential properties in Areas 1-4 which were considered to be likely to be occupied
- 46 residential properties in Waterford on Hobsonville Point Retirement Village (Area 5)
- 60 residential apartments at the Brickworks (Area 6).



**Figure 1: Hobsonville Point – Areas surveyed, 2016**

This questionnaire is part of Beacon Pathway's Neighbourhood Sustainability tools and is designed to inform further decision making and provides a point in time assessment that can be compared to the results of past and future applications of the same tool. The Neighbourhood

Sustainability tool was selected as it provides a structured assessment<sup>4</sup> of how well a defined neighbourhood is currently performing from residents' perspectives with regard to the goal of:

*The neighbourhood built environment is designed, constructed and managed to generate neighbourhoods that are adaptive and resilient places that allow people to create rich and satisfying lives while respecting the limitations of the natural environment.*

This goal is strongly aligned to the vision for Hobsonville Point<sup>5</sup> developed by Hobsonville Land Company (HLC) to guide the development.

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

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<sup>4</sup> Details of the Neighbourhood Sustainability Framework are available here:

<http://www.beaconpathway.co.nz/neighbourhoods>

<sup>5</sup> Sustainable Development Framework for Hobsonville Point - Summary Document June 2015.

<http://www.hobsonvillepoint.co.nz/downloads/Sustainable-Development-Framework-version-3.0.pdf>



### 3 Method

This Resident Questionnaire (**Error! Reference source not found.**) was delivered to 663 residential properties in Hobsonville Point in June and July 2016. This included:

- 555 residential properties in Areas 1-4 which were considered likely to be occupied
- 46 residential properties in Waterford on Hobsonville Point Retirement Village (Area 5)
- 60 residential apartments at the Brickworks (Area 6).

Because of the different physical setups of each of the three groups (above), the delivery and pickup methodology differed for each group.

- In Areas 1-4, questionnaires were delivered to residential properties between Friday 24th and Sunday 26th June. The questionnaires with a covering letter and a pre-paid return envelope were delivered in a sealed envelope addressed to the property number and street. Each home that had not returned a completed questionnaire or identified that they did not want to be involved in the research, was visited three times between 1 July and 14 July 2016 to collect questionnaires. When no-one was home, a note was left in the letterbox, stating that the surveyors had visited. If a household stated that they did not want to be involved, the home was not returned to.

A small number of properties in Areas 3 and 4 were at first considered vacant, however were later included in the sample, as appeared occupied.

- Access to Area 5 properties (Waterford on Hobsonville Point retirement village) was through the village office. The office arranged delivery and collection of the questionnaires to the community between 26 July and 11 August. A total of 46 questionnaires were delivered. No follow-up with the households that had not responded was possible.
- Area 6 – questionnaires were delivered to the letterboxes of the 60 Brickworks apartments in a sealed envelope also containing a covering letter and a pre-paid return envelope. No personal follow-up was possible due to security access to the building.

Respondents in Areas 1 to 4 and Area 6 were also able to return the questionnaire to the Hobsonville Point Information Centre during its opening hours (7 days/week).

The four page survey (two double sided pages) collected some information about all household members and some only for the person completing the form. This differing information is clearly identified in the results section. The questionnaire included a variety of question types including open-ended questions that enabled people to address any topic of interest.

Where relevant, results for the Resident Questionnaire are compared to the 2013 Buckley Precinct survey, 2013 census data for Auckland, the 2014 Quality of Life Project data for Auckland and results from Beacon's own survey of over 1,600 individuals (Saville-Smith, 2009)<sup>6</sup>.

■ \_\_\_\_\_  
<sup>6</sup> This survey asked people living in a variety of urban environments across New Zealand about their behaviours, perceptions and experiences of their neighbourhoods.

## 4 Results

### 4.1 Response rates

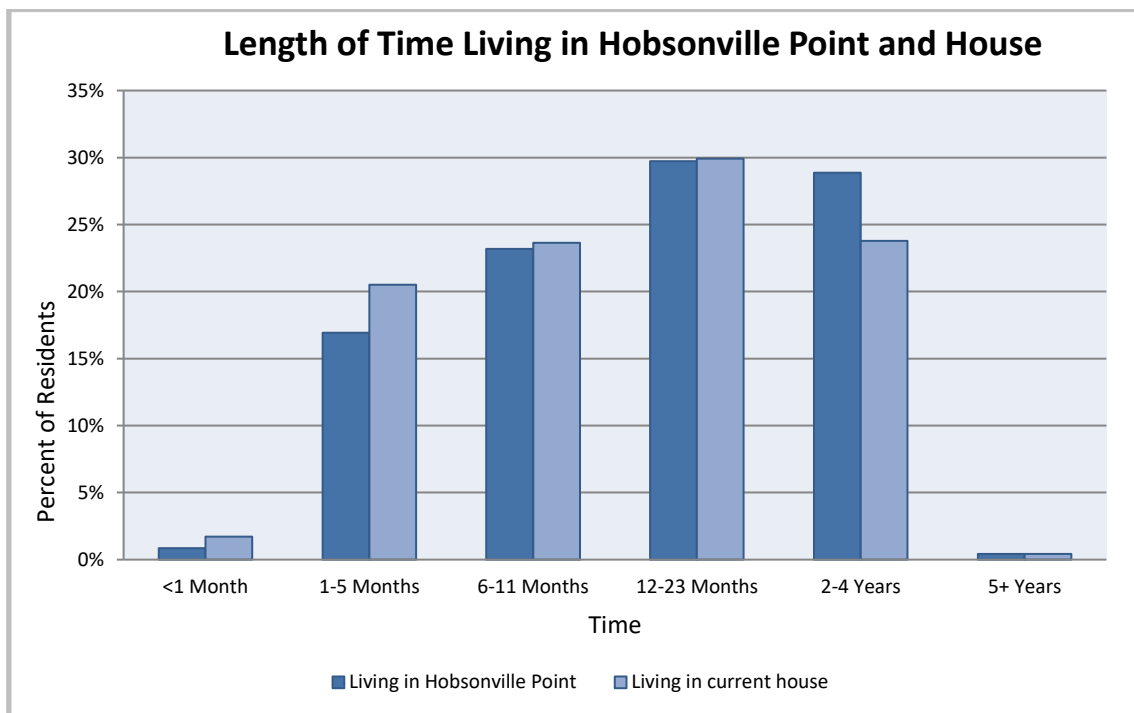
A total of 268 completed questionnaire forms were returned from the 663 households which received questionnaires, giving an overall response rate of 40%. Response rates varied between the areas, as shown in Table 1, below. These likely reflect the methodology and amount of follow-up per area. Response rates were lowest from the Brickworks apartments where no follow-up of non-respondent residents was able to be made. Two households returned a survey with the code removed. Several households expressed concern regarding the coding and were encouraged to remove the code and complete the questionnaire, rather than not participate.

**Table 1: Response rates for each of the six areas, Hobsonville Point, 2016**

Area	Response rate	Total questionnaires delivered	Total questionnaires returned
Area 1	41%	134	55
Area 2	39%	232	90
Area 3	46%	109	50
Area 4	51%	82	42
Area 5 - Retirement Village	43%	46	20
Area 6 - Apartments	15%	60	9
Code removed		0	2
Total	40%	663	268

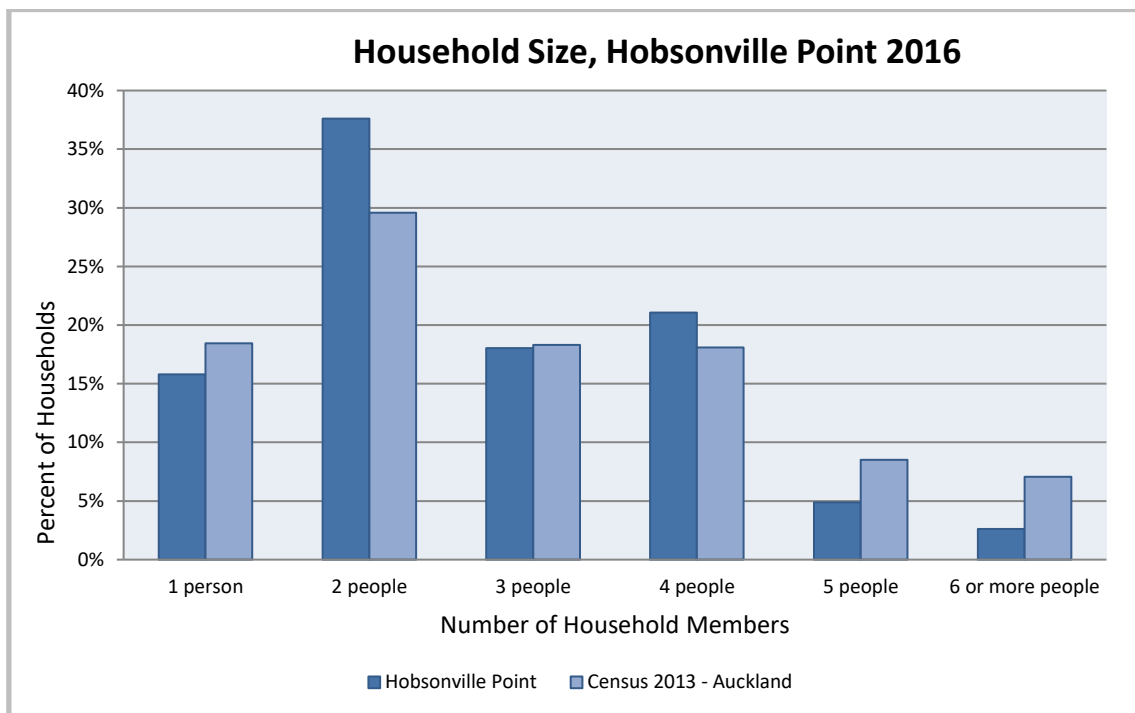
### 4.2 About the households and residents

Construction of Hobsonville Point commenced approximately five years ago and this is reflected in the finding that only three people (two households) identified as having lived in the area for five or more years. Given the rapid construction currently underway, this is a very new community with 41% of residents having lived in Hobsonville Point for less than one year (Figure 2). There is movement of residents within the community with 24% of people having lived in their home for 2-4 years and 29% having lived in Hobsonville Point for 2-4 years. This was reinforced anecdotally, where several households identified to the surveyors that they had very recently moved within Hobsonville Point or were about to move within the community.



**Figure 2: Length of time living in Hobsonville Point and in current home, 2016**

These 268 household units accommodate 712 people, with an average household size of 2.7 people. Compared to 2013 census data for Auckland, Hobsonville Point has a larger proportion of two person households (38%) than Auckland (30%) and a smaller proportion of larger households. In Hobsonville Point 8% of households have five or more members compared to 16% of Auckland households (Figure 3). Beacon's 2008 National Survey of Neighbourhood Experiences and Characteristics showed that higher density neighbourhoods are least likely to have larger households (Saville-Smith, 2008), and this is reflected in the 2016 Hobsonville Point survey.



**Figure 3: Number of household members, Hobsonville Point 2016**

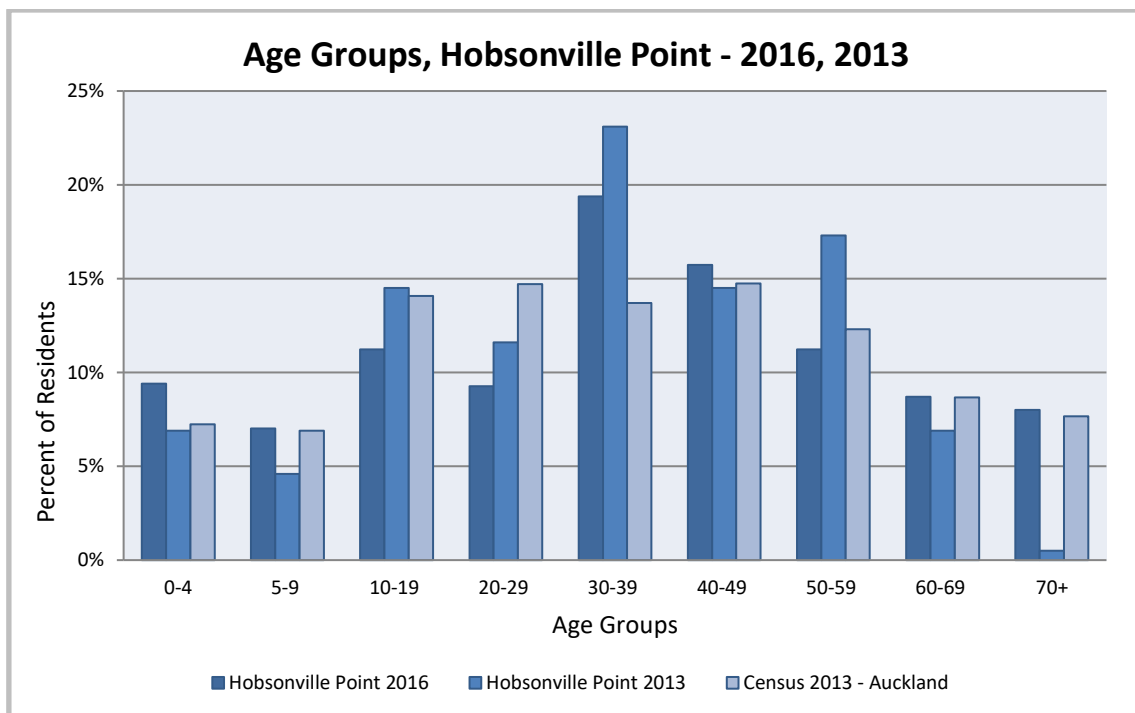
Gender distribution was fairly even, with 365 females (51% of sample) and 346 males (49% of sample) living in the households that responded to the questionnaire.

Hobsonville Point shows a similar age distribution to Auckland as a whole (2013 Census), with an exception of a higher proportion of the population in the 30-39 years age group and lower proportions in the 10-19 years and 20-29 years age groups (Figure 4). The 2013 survey of the Buckley Precinct showed a low proportion of people aged 70 and above, however the proportion of this age group is now similar to Auckland at 8%. Likewise, the proportion of population in the 0-9 year age group has increased between the 2013 and 2016 surveys. There is a slightly higher proportion of under 5s (9%) in Hobsonville Point compared to Auckland (7%).

According to Beacon's national neighbourhood survey report<sup>7</sup>, the presence of dependent household members has a profound impact on the services and amenities required by households. Both children under five years old and people 65 years of age and older tend to spend considerable time both in their dwellings and in their neighbourhoods. It is, therefore, desirable for older people and children to live in walkable neighbourhoods well serviced by public transport with public amenities such as schools, shops, public space and services to be located within or near the neighbourhood<sup>8</sup>.

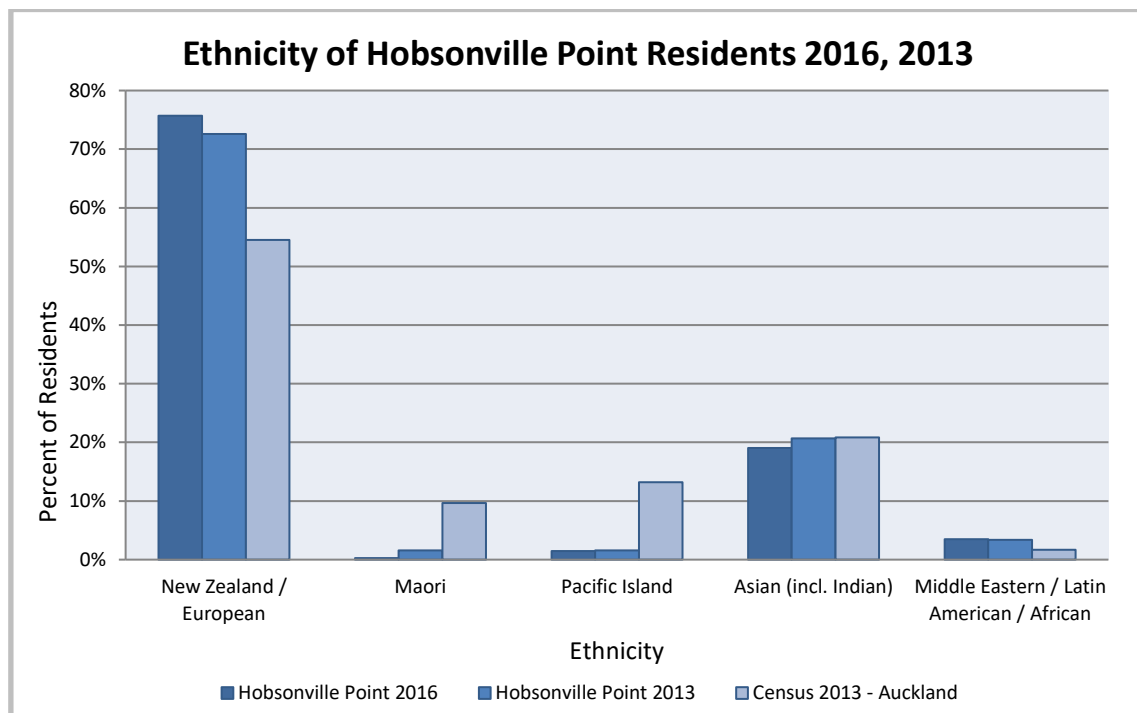
<sup>7</sup> Saville-Smith (2009)

<sup>8</sup> Saville-Smith (2008)



**Figure 4: Age Group, Hobsonville Point 2016, 2013**

The ethnic structure of the population living in Hobsonville Point is quite different from the Auckland region as a whole. The significant difference is in the low number of people who identify as Maori (two people, 0.3%) or Pasifika (10 people, 1%). Three quarters (75%) of residents identify as New Zealand or European compared to 55% of the Auckland population. The proportion of people identifying as Asian (including Indian) at 19% was similar to Auckland as a whole (21%). Approximately 3% of people did not identify their ethnicity. The 2013 survey of the Buckley Precinct also showed high proportion of people who identified as New Zealand or European and low proportions of Maori and Pasifika people.

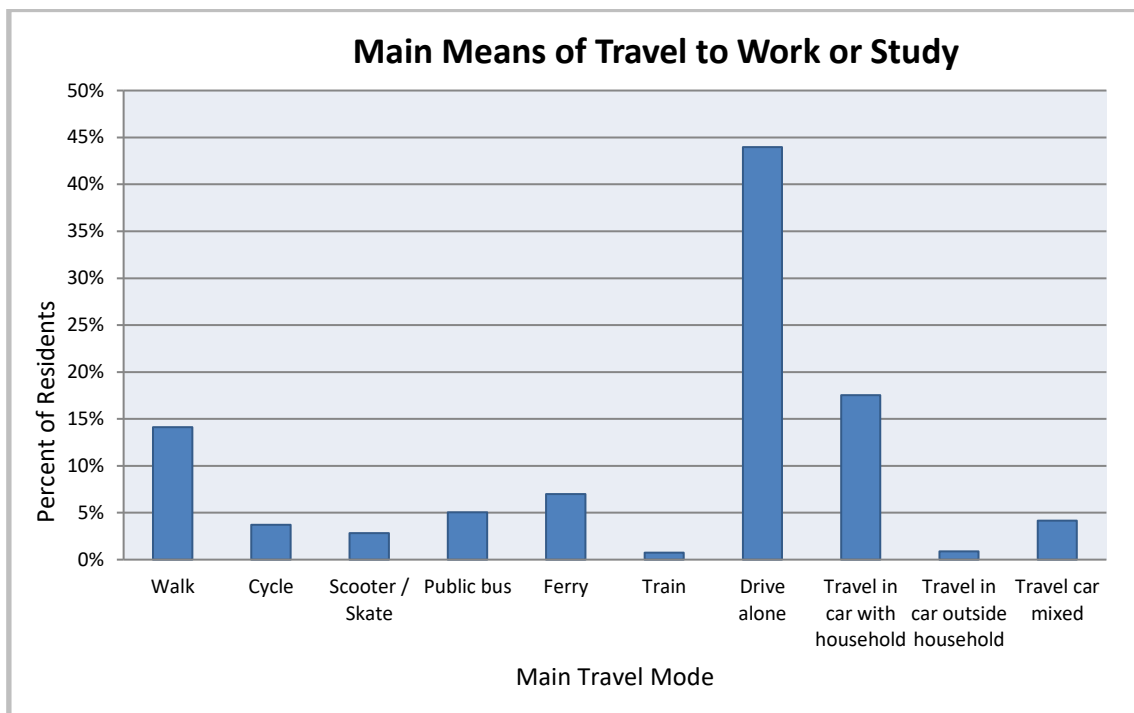


**Figure 5: Ethnic classification of Hobsonville Point residents 2016, 2013**

### 4.3 Travel

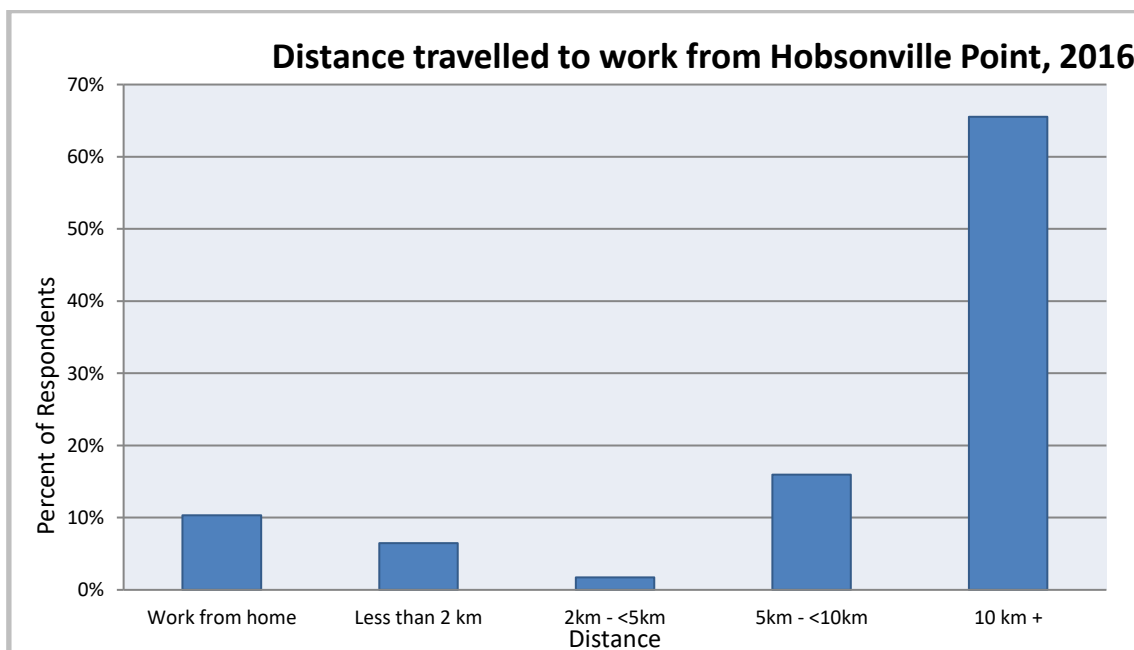
Information was collected for each person in the household with regard to means of travel to work or education, distance to work (not education) and household vehicle ownership.

Overall the results show a community which is still dependent upon car based transport, with 70% of households owning two or more cars, and travel by private vehicle being by far the most common mode of transport to work or study. Two-thirds of residents (67%) travel to work or study is by motor vehicle, with a majority travelling alone (44%) or in a car with household member (18%). A further 14% walked to work or study, 7% cycled, scootered or skated, and 12% travelled by public transport (ferry 7%, bus 5%).



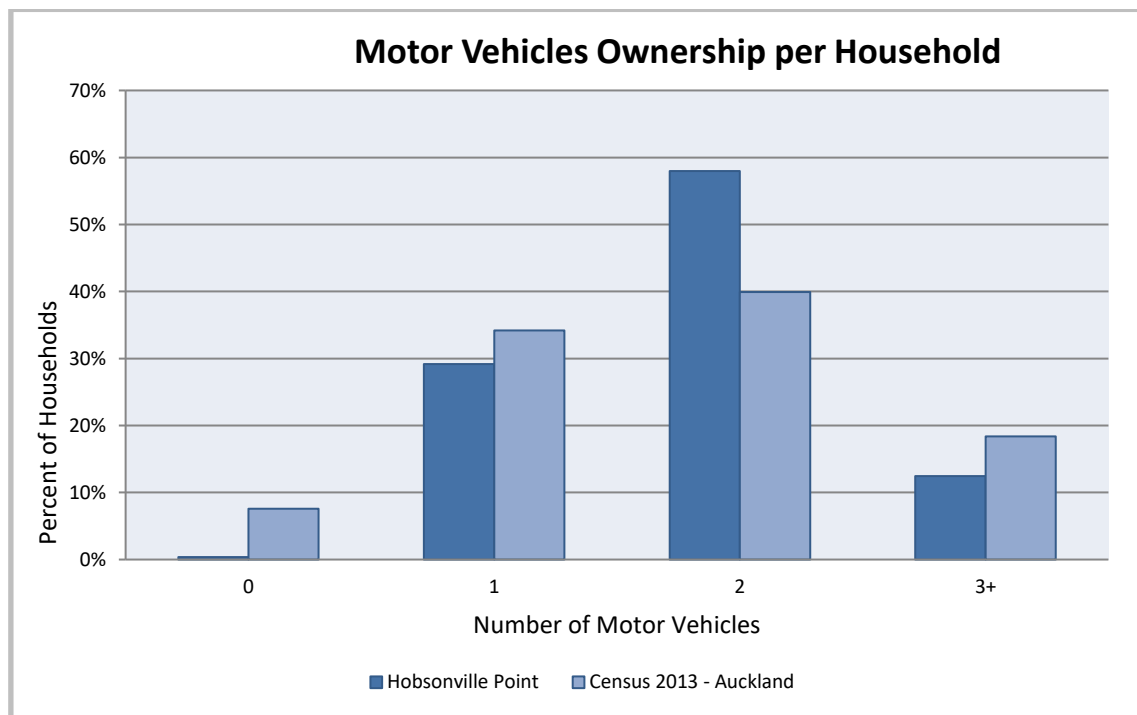
**Figure 6: Means of travel to work or education, Hobsonville Point 2016**

The survey respondent was asked how far their main place of work was from their home. Two thirds of respondents (66%) worked ten or more kilometres away from their home, 16% between five and ten kilometres from their home. Working from home was more common in Hobsonville Point, with 10% of respondents working from home compared to 7% of Auckland people in the 2013 census.



**Figure 7: Distance travelled to main place of work, from Hobsonville Point, 2016**

Only one household reported not having a motor vehicle (motorbikes were not included in the count). This compares to 8% of Auckland households. A higher proportion of Hobsonville Point households (58%) have two motor vehicles compared to Auckland (40%), however less Hobsonville Point households have three or more vehicles.



**Figure 8: Number of motor vehicles owned per household, Hobsonville Point, 2016**

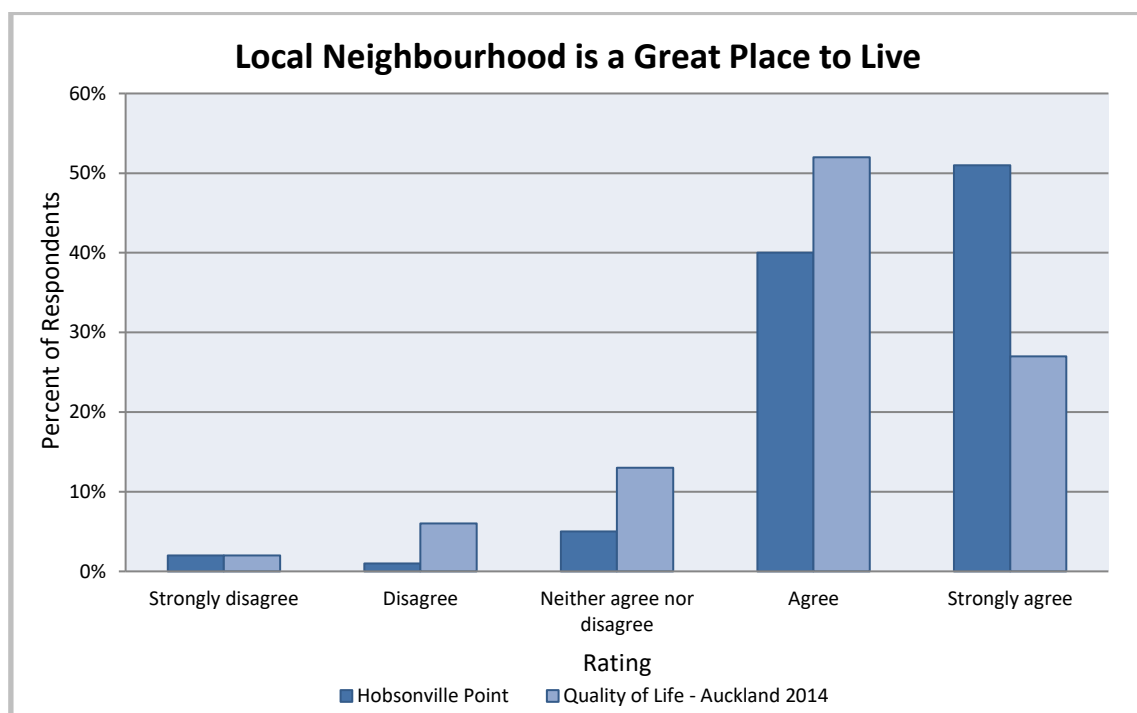
The dependence on motor vehicles and importance of transport was also raised strongly in the open ended questions where transport was the dominant issue raised. Key transport areas identified in the open ended question *Is there anything else you would like to tell us about living in Hobsonville Point? e.g. likes, dislikes, hopes for the area over the next year* were:

- Parking (48 comments)
- Ferries (44 comments)
- Buses (8 comments)
- Other transport comments (36 comments).



## 4.4 The local neighbourhood

Hobsonville Point rates highly in terms of neighbourhood satisfaction, with 91% of respondents agreeing or strongly agreeing with the statement “the area that you live in is a great place to live”. More than half (51%) strongly agreed, 40% agreed and 3% of respondent households (8 responses) disagreed or strongly disagreed with the statement (Figure 9). Neighbourhood satisfaction rates are significantly higher in Hobsonville Point than in Auckland (Quality of Life, 2014).



**Figure 9: Rating of Hobsonville Point as a great place to live**

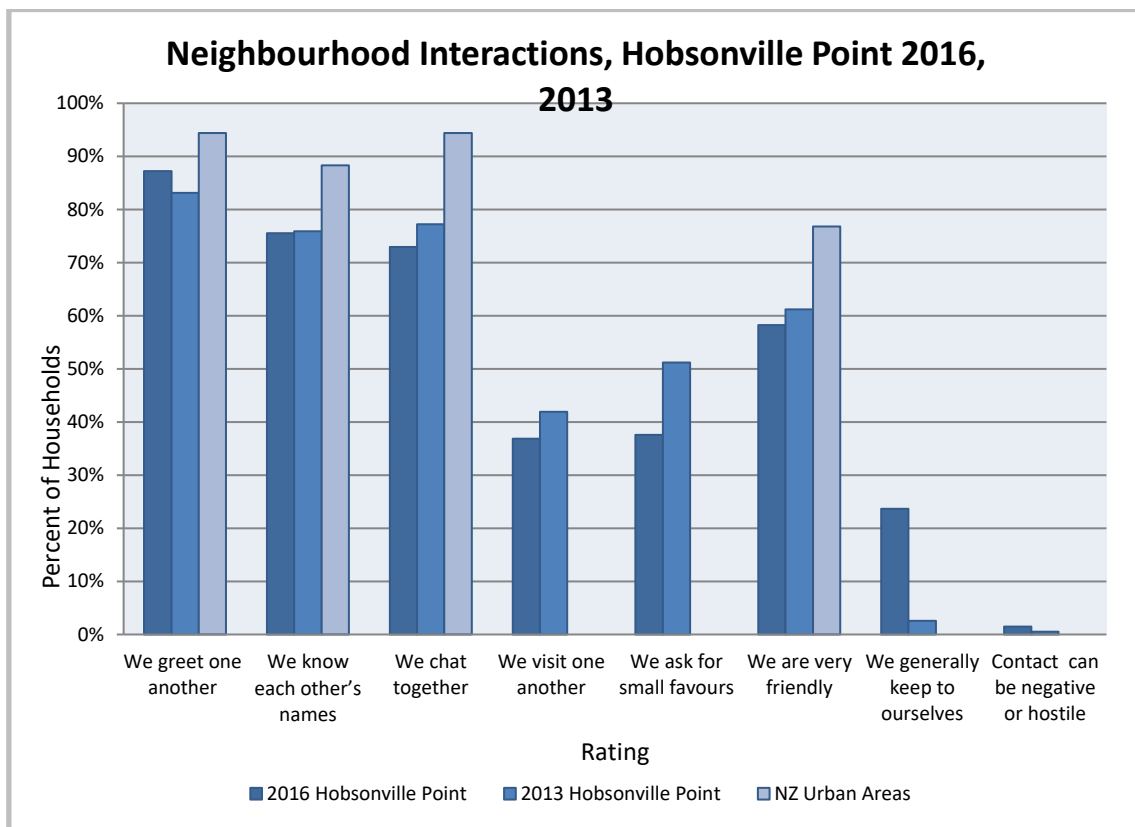
The importance of sense of community was far higher for Hobsonville Point residents (82% agreed or strongly agreed that it was important compared to 75% of 2014 Quality of Life respondents in Auckland). When asked to rate the sense of community of their neighbourhood, 70% of Hobsonville Point residents agreed or strongly agreed with the statement that their neighbourhood has a strong sense of community (compared to 51% for Auckland). However, 26% of respondents neither agreed nor disagreed with the statement about their neighbourhood’s sense of community.

**Table 2: Sense of community importance and ratings for Hobsonville Point 2016.**

Locality	Sense of community	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Hobsonville Point 2016	Sense of community is important	33%	49%	16%	0%	1%
	Neighbourhood has a strong sense of community	18%	52%	26%	3%	0%
Quality of Life - Auckland 2014	Sense of community is important	19%	56%	20%	4%	1%
	Neighbourhood has a strong sense of community	7%	44%	30%	15%	4%

While most households knew at least one other household, 12 households (5%) did not know any other households in their neighbourhood. Most households (75%) knew three or more other local households in their neighbourhood, with 25% knowing more than ten other households in their neighbourhood.

Respondents were asked to select the statements that described their relationship with their neighbours. This question was answered by 99% of households, with nearly three-quarters (73%) selecting between three and six of the eight provided options. Neighbourhood interactions, overall, were slightly lower than measured in the 2013 survey of the Buckley Precinct except for greeting one another which increased from 83% in 2013 to 86% in 2016. Of particular note is the 24% of households that reported that they generally keep to themselves.



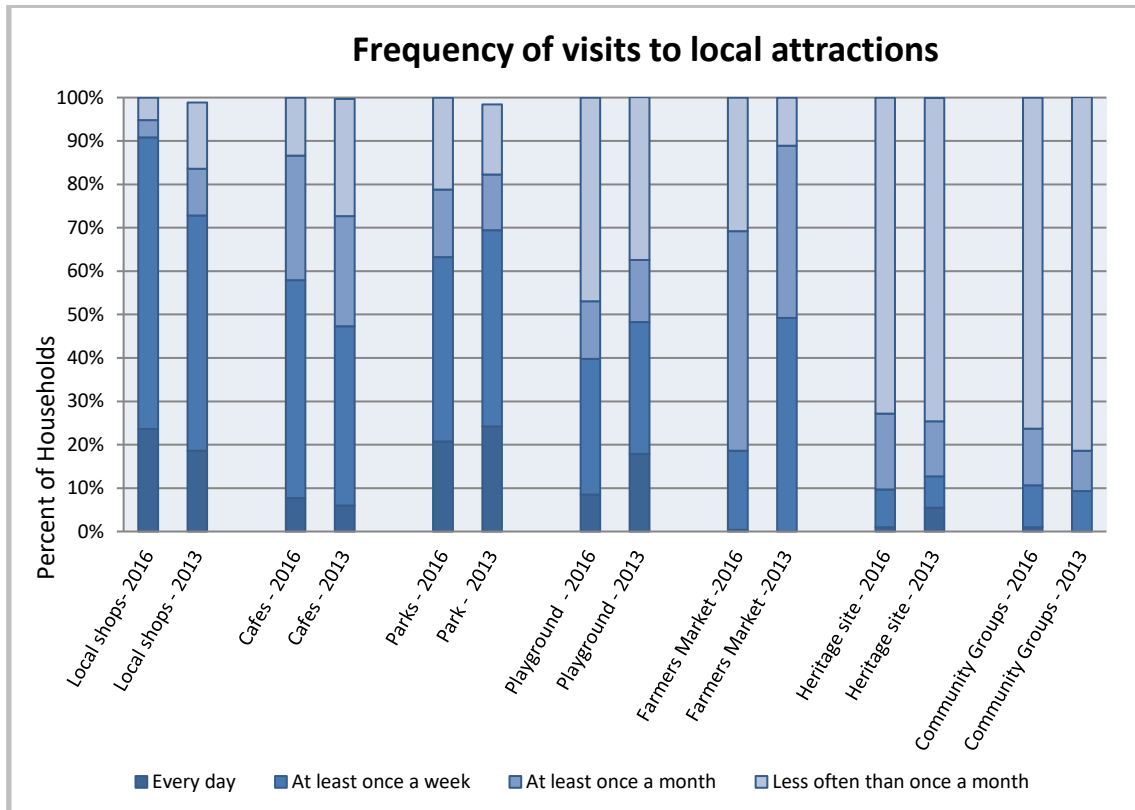
**Figure 10: Interactions with neighbours, Hobsonville Point 2016, 2013**

Most households (82%) did not intend to move homes within the next year, while 11% intended moving homes within the neighbourhood over the next year. Of those who tended to move out of the neighbourhood, most were because of work or family reasons. Only one family identified that they intended to move out of the neighbourhood in the next year because of the neighbourhood.

## 4.5 Local facilities

Most households used local facilities on a weekly basis, with local shops (91% visited at least weekly), parks (63%), cafés (58%) and playgrounds (40%) being the most commonly visited on a weekly basis (Figure 11). Alongside the retail development which has occurred in Hobsonville Point over the past two year, more Hobsonville Point residents now visit local shops or cafes at least weekly, than did in 2013. Between 2013 and 2016 there was a marked drop in the proportion of households visiting the Farmers Market, however 69% of households still visit at least monthly. The visiting of heritage sites and participation in local groups was less common. Use of public space in Hobsonville Point (79% visit at least once a month) is higher than the use of urban public spaces nationally, where 70% of respondents said they used local spaces at least monthly<sup>9</sup>.

<sup>9</sup> Beacon Survey data (unpublished).



**Figure 11: Frequency of visiting or using local facilities, Hobsonville Point 2016, 2013**

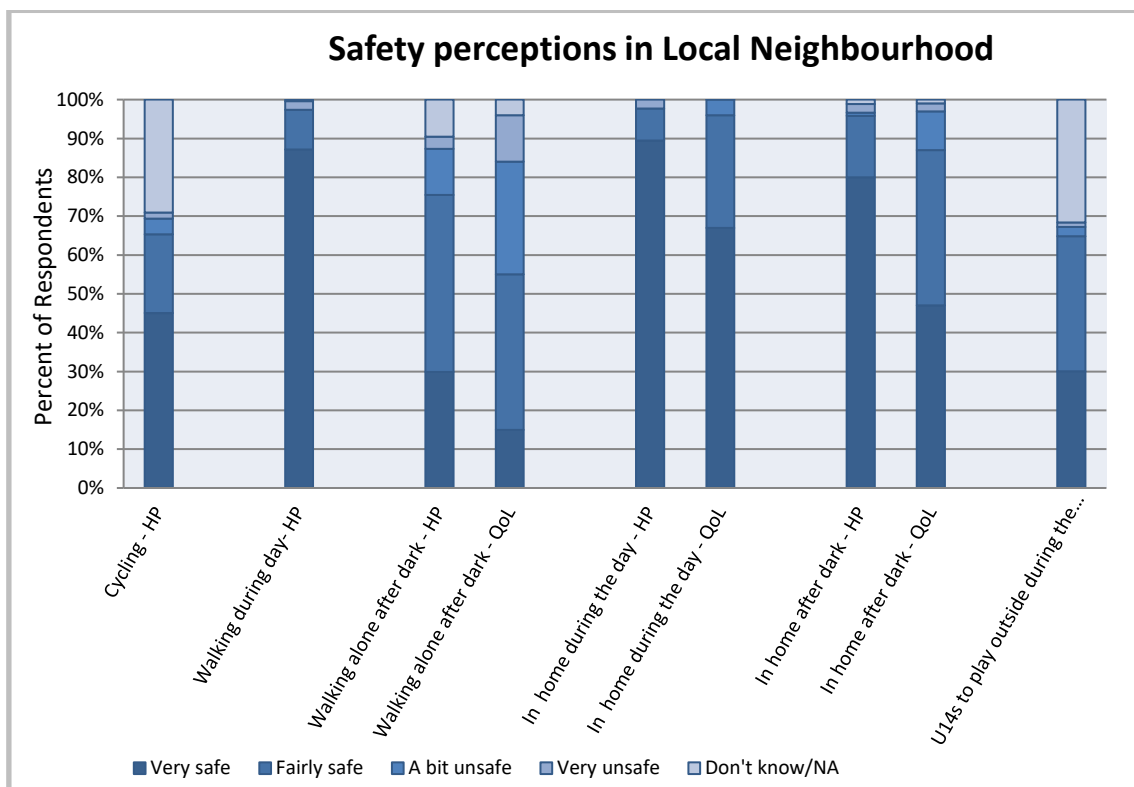


**Figure 12: Sushi shop as part of mixed use development on Hobsonville Point Road**

## 4.6 Safety perception

Perceptions of safety in Hobsonville Point are much higher than for Auckland (Quality of Life Survey 2014). Most people felt fairly or very safe in their home during the day (98%) 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 75% as fairly safe or very safe walking alone after dark. A large proportion of people didn't know whether it was safe for cycling and under 14s to play outside. If the 'don't know' responses are removed, perceived safety of cycling and children playing outside was high, at over 90% of respondents considering these to be safe or very safe.

These findings also compare very favourably with those for wider Auckland, where walking alone at night was seen as safe or very safe by 55% of the population surveyed for the Quality of Life Project, compared to 75% of those living in Hobsonville Point.



**Figure 13: Perceptions of safety in local neighbourhood, Hobsonville Point 2016**

(Note: QoL - Quality of Life for Auckland 2014)

## 4.7 Local infrastructure

Most households (98%) agreed that their homes were warm and comfortable, which compares favourably with 95% in the 2013 survey. Over three quarters of respondents agreed or strongly agreed that the quality of the following infrastructure was excellent (Figure 15):

- Local parks and reserves in their neighbourhood (83%)
- Their house (80%)

- Streets in their neighbourhood (79%)
- Houses and gardens in their neighbourhood (76%)

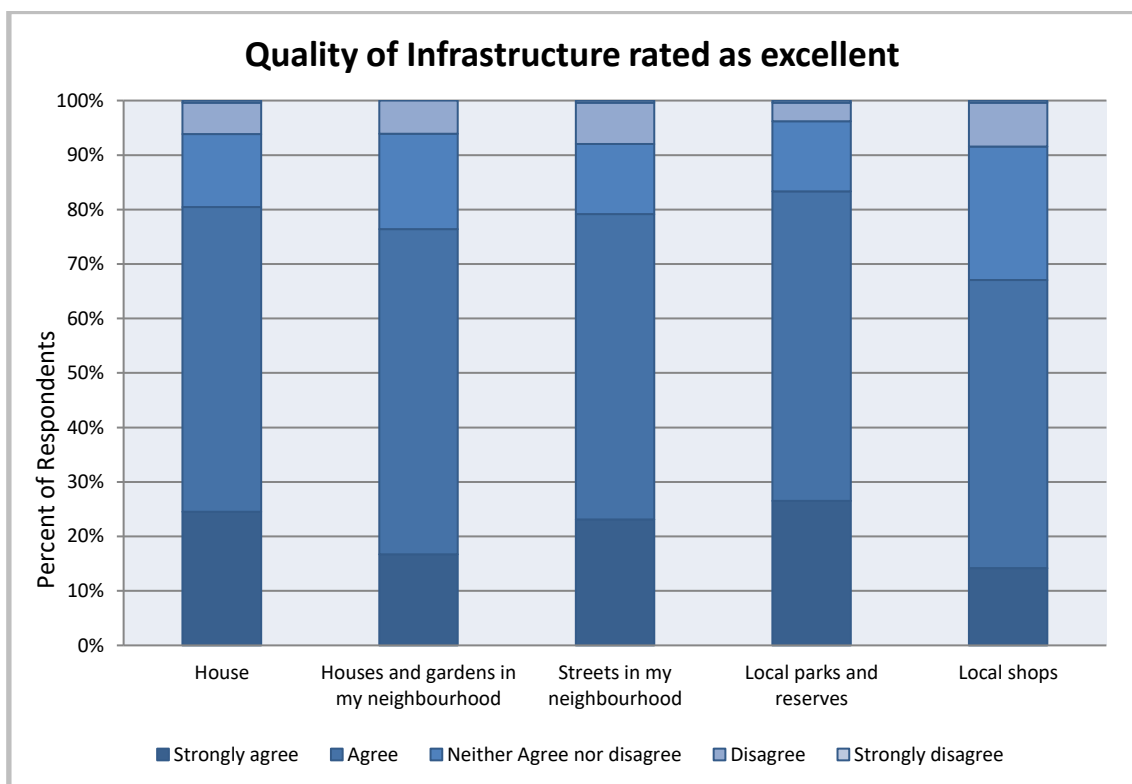
Local shops were rated lower with 67% agreeing or strongly agreeing that the local shops were excellent.

The importance of greenspace was also raised strongly in the open ended responses, both in terms of the importance and use of the space, and ensuring greenspace is retained in future. The value of the Coastal Walkway and desire to see it completed was frequently raised.



**Figure 14: Hobsonville Point Coastal walkway**

(Source: Hobsonville Point Facebook page)  
[https://fb-s-d-a.akamaihd.net/h-ak-xla1/t31.0-8/12375081\\_1046295688754892\\_6909329532377776264\\_o.jpg](https://fb-s-d-a.akamaihd.net/h-ak-xla1/t31.0-8/12375081_1046295688754892_6909329532377776264_o.jpg)



**Figure 15: Quality of Infrastructure, Hobsonville Point 2016**

Residents were asked about their environmental interactions and disaster preparedness. Nearly two-third (64%) said they could get by without outside help for a couple of days in a natural disaster, compared to 59% in 2013. While 58% had taken action to improve the natural environment in the past year, only 20% had composted. One fifth (21%) of households had seen tui or fantails in their garden or neighbourhood.

**Table 3: Environmental interactions and disaster preparedness, Hobsonville Point 2016, 2013**

	%Yes 2016	% Yes 2013
In the last year, I have taken action to improve the natural environment	58%	63%
During the last month, I have seen tui or fantail in my garden or neighbourhood .	21%	26%
I regularly use composting facilities in my garden or nearby.	20%	17%
If there was a natural disaster and my home lost electricity, water and telecommunication services for a couple of days I would get by reasonably well without outside help.	64%	59%



## 4.8 Open ended questions

### 4.8.1 Likes, dislikes and hopes for Hobsonville Point

Respondents were asked if there was anything else they would like to say about living in Hobsonville Point e.g. likes, dislikes, hopes for the area over the next year. Most (82%) of households made comment.

#### 4.8.1.1 Community feel

Twenty-nine comments were made about how people liked or loved living in Hobsonville Point while a further 15 comments were positive about the community feel.

*“We love living here, very friendly neighbourhood.”*

*“We really enjoy the area and our son is cycling for the first time and walks to school and plays at the playground.”*

*“We have made some great friends since moving here and look forward to getting to know our community more through the shared garden initiative.”*



**Figure 16: Public space, Hobsonville Point**



Seven people raised concerns about lack of caring, vandalism and inconsiderate neighbours.

*“Noise and inconsiderate neighbours - due to the close living conditions more consideration of others is required.”*

Several households verbally raised the concern that some people were trying to maintain Hobsonville Point as an exclusive area, rather than available to all people. This was also noted in comments. However, several other respondents indicated in their responses that they wanted to maintain the perceived exclusivity of Hobsonville Point.

*“Seems to be a perception that HP is an 'exclusive' area - need to promote that it is 'open' to people of all backgrounds and income levels and age/ethnic groups.”*

*“Too many public abusing the facilities. Is HLC building for us or for the general public.”*

Concern about the Community Facebook page was raised in seven comments, all commenting about the negative people who use it.

*“Facebook page informative but sadly has too many complainers about petty things.”*

Three people commented on the society rules: two that the rules were too strict and one that people do not adhere to them.

*“Dislike some of the fascist, draconian rules of residents' society - notably "white back window coverings. Our area needs more character of people - this isn't the Truman Show - it's a place where people live.”*

#### **4.8.1.2 Transport issues**

Transport related issues were the main area of focus, particularly relating to carparking, the ferry and other passenger transport and other roading related issues.

##### **Carparking**

Nearly all the 48 comments about carparking related to a lack of available car parks, with nine comments referring to people using their garages as storage for general household goods and not for cars. Some comments also referred to inconsiderate parking and safety including visibility.

*“Carparking feels like a looming issue.”*

*“Limited on street parking for visitors - maybe because residents are using garages as storage/extra space and parking their cars on street thereby limiting visitor parking.”*



**Figure 17: New development with cars parked on the footpath on far side of the road**

#### **Passenger transport**

Forty four comments were made about the Hobsonville Point ferry. Most related to wanting increased services – both in terms of improved frequency, and services running earlier, later and in the weekend. Three households commented that the cost of ferry trips was high.

*“Would like more ferry services. Some in the weekend would be good as well.”*

*“Ferry prices. Not cost effective for the two of us to travel to city. \$34 a day for 2 people. Needs to be cheaper.”*

A further eight comments were made about improving bus services, particularly between the CBD and Constellation Drive and Hobsonville Point.

*“Frequent bus service to Hobsonville Point from Constellation Drive.”*

*“Better public transport to CBD.”*

#### **Other transport related comments**

A range of other transport related comments were made including 11 households raising the need to have a petrol station at Hobsonville Point, and a further 25 comments including construction traffic concerns, street design and lighting.

*“Too much road noise from big trucks/heavy vehicle, need help.”*

*“The speed bumps along Hobsonville Pt Rd need work. Similar speed bumps on Buckley Ave had remediation to make them easier to drive over.”*

#### 4.8.1.3 Community and recreational facilities

Fifteen comments were made about the need for more community events and community facilities, including wanting a library (3 comments), more community events and activities for different sector of the community (6 comments) and encouraging the history of Hobsonville Point (4 comments). One person raised the need for a community notice board.

A variety of comments (38) were made about recreational facilities including the need for playgrounds for children, facilities for older kids including a skatepark (5 comments) and the need for a boat ramp. Sixteen households raised the need for a swimming pool.

*“Skate park for slightly older kids.....there's not too much here for the older kids other than kicking a ball around or biking the streets.”*

*“With such a large number of people going to be living in the Hobsonville Pt, Whenuapai, Scott Rd areas within the next 5 years a community sports facility including pool, tennis courts etc would be beneficial.”*

Given the number of dogs which Hobsonville Point households appeared to own, it was surprising that only twelve people made comments about dogs (across all open ended questions). These were from a variety of angles including more facilities for dogs and ensuring owners took more control.

*“Hope people will follow on leash dog rules and be more respectful.”*

*“Improvement of off-leash dog areas, eg keep grass areas short/tidy.”*

#### 4.8.1.4 Commercial facilities

Fifty-two comments were made about commercial facilities the most comment being the need for more cafes/bars/restaurants (24 comments), 11 households wanted a petrol station. Several comments related to keeping the unique Hobsonville Point feel.

*“With the history in arts and ceramics, I feel there is an opportunity to create a few more arty, boutique shops and cafes. I think it's a shame that so many of the retail spaces in the area have become chain-stores/businesses. The look and feel of Catalina is more unique - hopefully there will be more places like that.”*

Other requirements included the need for a postbox (5 comments), more daycare, a local laundromat and more retail at the Landing. One person suggested a phonebook of local service people.

*“Would be great to have phone number booklet of plumbers, electricians etc in area, eg who replaces filters for rainsaver pump and how often they need to be replaced.”*

#### 4.8.1.5 Hobsonville Point development

A range of comments were made about the Hobsonville Point development. These should be viewed alongside earlier comments about liking living in the area and valuing the community feel.

### **Development**

Forty-three comments were made about the overall development, covering a range of areas. Seven raised concerns about the quality of the builds or considerable delays in build times.

Nine comments were made about housing affordability - six raising concerns about the impact on the community of having apartments or affordable housing and three raising the need for more affordable housing.

Disruption from construction was raised from a variety of perspectives including noise, dust, rubbish, security and parking.

*“The ongoing construction is still noisy and causing disturbance”*

### **Gardens and planting - quality and maintenance**

The quality and maintenance of gardens - both public and private were raised 23 times.

*“People don't look after their garden, street appeal is awful. Landlords are uninterested in improving backyards. Soil quality and grass is terrible. Backyards have sunk. Property managers are uninterested in responding quickly.”*

*“Some of the public walk spaces gardens particularly on Hobsonville Point Road are not maintained and increasingly weed ridden. Not a good look for such a special suburb.”*

*“Bad planting choices - no weed mats etc.”*

### **Greenspace**

Greenspace was commented on by 43 people, from a variety of angles including the appreciation of the greenspace for both active and passive recreation, and concern about not losing greenspace as housing development continues.

*“We are lucky to be living across the road from the big park.”*

*“Great areas for walking.”*



**Figure 18: Park, Hobsonville Point**

Concerns regarding the amount of greenspace for people or the amount disappearing with building was raised by seven people.

*“[I would like more] more green spaces.”*

*“More playgrounds as more houses are being built.”*

Other comments included wanting more information about wildlife, and more facilities such as seating and toilets in green areas.

*“Would like to see toilet facilities by the park and green area - there is nothing around if children want to go to the toilet.”*

#### **4.8.2 Current involvement in activities**

Respondents were asked what are you already involved in at Hobsonville Point? e.g. social groups, sports activities. While 131 people responded to the question, 34 of these responses related to not being involved in anything. Of the 97 responses identifying activities, these most commonly related to:

- Fitness activities/groups including yoga, pilates, gym (23 responses)
- School/preschool groups and activities (21 responses)
- Gardening and/ or community gardening (20 responses)
- Social groups - formal and informal (17 responses)

- Food with neighbours and local friends (7 responses including 3 relating to community/street bbqs)
- Locality based committee (9 responses)
- Church/faith groups (6 responses)

#### **4.8.3 Possible future involvement**

Respondents were asked what else they would like to be involved in at Hobsonville Point. While 103 people responded to the question, 20 of these responses related to not wanting to be involved in anything. Of the 83 responses identifying activities that people would like to be involved in, these most commonly related to:

- Community gardening/gardening / planting (13 responses)
- Sports activities (10 responses)
- Yoga /pilates/gentle exercise (8 responses)
- Art /craft classes (7 responses)
- Walking group (6 responses)
- Community events (5 responses)
- Community groups (4 responses)
- Activities for children (4 responses)
- Community classes (3 responses)
- Environmental/resilience issues (3 responses)
- Book club (3 responses)

Some people indicated an interest and ability to set up the activity that they were thinking of getting involved in.

*“A book club (I would be happy to run it)”*

One respondent indicated that they felt that the sense of community from earlier community events has been lost.

*“When we first moved here there was a real sense of community with events held to bring people together as the community has grown this has been lost.”*

#### **4.8.4 Further comments**

Respondents were asked if they had any further comments. Ninety-two respondents provided comment. In general, the comments reflected those provided in other open-ended questions:

- Respondents liked living in Hobsonville Point (21 comments)

*“We like living here. We love the activities that HPL host on a half yearly basis - great network for all.”*

*“I think this planned community model is fantastic and hope other developments in Auckland learn from us.”*

- The desire for more extensive ferry services or a shuttle to the ferry (9 comments)
- More extensive carparking or more considerate carparking (8 comments)



*“Would like to see mobility parking by Drs and chemist (Brickworks)”*

- The importance of green space (6 comments)

*“Green spaces are so important in medium density housing. They really make difference between a nice area to live and a crap drab place.”*

- Improved planting /weed control / replanting existing fruit trees (5 comments)
- Playground development including shading (4 comments)

*“More user friendly play areas for kids.”*

- Need for more local activities especially for older people (3 comments)

*“An interesting place to live but there needs to be more local involvement for stay at home kids, indoors, oldies”*

- Postbox (3 comments)
- Expressed disappointed in their developers (3 comments)
- Need CCTV because of crime (3 comments)
- Improved sports facilities

*“My son has asked for primary school sized soccer goals for public use at Countdown Fields or schools.”*

One comment was made about involving people with disabilities in fine-tuning the planning.

*“Someone needs to talk to people with disabilities in the community to fine tune some of the issues which would make a big difference.”*

The 2013 survey of Buckley Precinct elaborated on issues of parking and a desire for local shops, and provided more general comments expressing excitement about the future possibilities for the neighbourhood, a desire for a childcare centre, concerns about speeding cars late at night and motorway access as well as a wish to retain the level of greenery. Issues raised in 2013 have largely been addressed, with a new childcare centre now open, the motorway access open, and speeding cars presumably resolved with increased residential population. However, parking remains an issue for a number of residents.

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## 5 Conclusion

The results from the application of the Residents' Questionnaire show that Hobsonville Point rates highly in terms of neighbourhood satisfaction. Most residents (91%) agreed or strongly agreed that Hobsonville Point is a great place to live.

Over recent years, the local liveability has been greatly enhanced by the addition of local shops, service providers and more people living in the area. Public transport frequency and route options remain an important issue for local residents, particularly in linking to the wider Auckland settlement. While 10% of people worked from home, 82% lived five or more km from work. Working with Auckland Transport to improve public transport services, building on the high interest in public transport will likely contribute to reduced use of private motor vehicles and contribute positively to local economic and social aspects of liveability.

Carparking was the most commonly raised issue in the open-ended questions, including a perceived lack of parking, inconsiderate parking and people parking off their section rather than using their garage. Seventy percent of households owned two or more cars.

Demographically, Hobsonville Point differs from other parts of Auckland in terms of a low proportion of people identifying with Maori or Pasifika ethnicities.

Several respondents expressed a desire to see more affordable housing built in Hobsonville Point, however similar numbers expressed concern about the perceived negative impacts of apartments and affordable housing on the community and house prices.

Results show that Hobsonville Point respondents rated both the importance of sense of community and the sense of community at Hobsonville Point highly. Seventy percent of Hobsonville Point residents agreed or strongly agreed that their neighbourhood had a strong sense of community, compared to 51% for Auckland.

Neighbourhood interactions overall were slightly lower than measured in the 2013 survey of the Buckley Precinct except for greeting one another. Of particular note is the 24% of households that report that they generally keep to themselves. While most households knew at least one other household, 5% did not know any other households in their neighbourhood.

While living in a construction zone attracted some negative comments, most related to perceived inconsiderate behaviour including unsafe driving and parking, and working outside designated hours.

Overall, residents report feeling very contented living in their neighbourhood and very few have plans to move from their home or the area, 82% did not intend to move homes within the next year. There is a high level of movement between houses in the community, with 11% intending moving homes within the neighbourhood over the next year. Anecdotally, much of this relates



to people waiting for their new home to be built. This is significantly different to international research on higher density neighbourhoods, which tend to show lower levels of attachment and higher levels of intention to move. However, this is commonly related to tenure status, where unlike Hobsonville Point, more rental accommodation is often found in higher density neighbourhoods<sup>10</sup>.

Overall, Hobsonville Point exhibits a high level of achievement with regard to the goal:

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

The results clearly identify areas of perceived strength as well as areas that could be improved and in conjunction with the wider master-plan, Hobsonville Point neighbourhoods are setting a high standard of sustainability in both the physical and social environments.

Along the same lines, building on residents' enthusiasm of and appreciation of their neighbourhood, can help to develop relevant and long-lasting local initiatives that can help to enhance, sustain and grow local connections and neighbourliness. This is likely to be most successful if residents are engaged in the activities themselves and several suggestions are described in the survey.

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<sup>10</sup> Saville-Smith (2009)

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