



**NH2022/1**

# **Applying the Neighbourhood Sustainability Residents' Questionnaire to Hobsonville Point, 2022**



**A report to Kāinga Ora – Homes and Communities prepared by Beacon  
Pathway Incorporated  
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## About This Report

### Title

Applying the Neighbourhood Sustainability Residents' Questionnaire to Hobsonville Point, 2022

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### Abstract

This report provides the results of an application of the Residents' Questionnaire from Beacon's Neighbourhood Sustainability Tools to Hobsonville Point in May and June 2022. Results show that Hobsonville Point rates highly in terms of neighbourhood satisfaction, with 95% of respondents agreeing or strongly agreeing that Hobsonville Point is a great place to live. Sense of community ratings are higher than reported in the Quality of Life Survey for Auckland, 2018. Respondents used the open-ended questions to reinforce their enjoyment of living in Hobsonville Point; however, they also identified areas where they would like to see improvements, particularly around parking and perceived crime.

### Reference

Lock, G. (2022). 2 Report NH2020/1NH2022/1 by Beacon Pathway for Kāinga Ora – Homes and Communities.

### Reviewer

Sally Blackwell-Jaques, Beacon Pathway

### Disclaimer

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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, a multi-staged, master-planned community that includes residential, educational, retail, and other non-residential activities within the overall area.

The survey of current residents conducted in May and June 2022 gathers information about their experiences, perceptions and behaviours while living at Hobsonville Point. The area surveyed included occupied residences, both owner-occupied and rented. A separate survey for households who own a home at Hobsonville Point, but do not live in Hobsonville Point was undertaken in 2022 and is reported separately in Section 5. The results are presented and, where appropriate, compared to previous applications of the survey in Hobsonville Point<sup>1</sup>, census data for Auckland<sup>2</sup> and Auckland results from the Quality of Life Survey 2020<sup>3</sup>.

The questionnaire is part of Beacon Pathway's Neighbourhood Sustainability tools 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>4</sup> of how well a defined neighbourhood is currently performing from residents' perspectives regarding 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 HLC (now Kāinga Ora – Homes and Communities) to guide the development.

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

The results continue to show that overall, Hobsonville Point exhibits a high level of achievement regarding the goal. It rates highly in terms of neighbourhood satisfaction, with 95% of respondents agreeing or strongly agreeing that Hobsonville Point is a great place to live. Sense of community also rates highly (69% of respondents strongly agreed or agreed that their community has a strong sense of community). This is a decrease from 75% in the 2020 survey and 71% in the 2018 survey of Hobsonville Point. Both these results are far higher than reported across Auckland in the Quality of Life Survey 2020 where 81% of respondents agreed or strongly agreed that their neighbourhood was a great place to live and 50% that it had a strong sense of community.

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1 Lock, G (2016); Lock, G and Blackmore, A (2018)

2 Statistics NZ (2013) Statistics NZ (2018)

3 Auckland Council technical report, TR2021/16

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

5 Hobsonville Point Annual Sustainability Report 2016/17

<https://hobsonvillepoint.co.nz/assets/Uploads/2016-17-Hobsonville-Point-Sustainability-Report-A3287194.pdf>

When asked what they liked most about living at Hobsonville Point, the most common responses were about the sense of community, community feel, friendliness of the community and neighbours, ease of getting around and design and quality of design of Hobsonville Point, similar to in previous surveys.

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 (99%) and in their home after dark (97%). Perceptions of safety when out walking were also high, with 98% stating that it was fairly safe or very safe walking during the day and 73% walking alone after dark.

Safety, security, and crime were also frequently commented on in the responses to what people most liked and most disliked about living at Hobsonville Point, with 54 respondents identifying that they liked the feeling of safety and security and 49 identifying that they did not like issues relating to crime, safety, and security, with most comments relating to car break ins.

The results clearly identify areas of perceived strength as well as areas that could be further improved. Hobsonville Point neighbourhoods continue to set a high standard of sustainability in both the physical and social environments. Added to this residents' enthusiasm and appreciation of their neighbourhood, provides a strong base to continue to enhance, sustain, and grow Hobsonville Point.

## 2 Introduction

This report provides the results from an application of the Beacon Neighbourhood Sustainability Residents' Questionnaire in Hobsonville Point in May and June 2022. The assessment repeats the survey of residents conducted by Beacon Pathway in winters 2013, 2016, 2018 and in early 2020. The report includes responses from Hobsonville Point residents (tenants and owner occupiers). In 2022, a short survey of Hobsonville Point homeowners (members of the Hobsonville Point Residents' Society) who do not currently live in Hobsonville Point was also undertaken and is reported in Section 5.

Hobsonville Point is a multi-staged, master-planned community that includes residential, educational, retail, and other non-residential activities. The 167-hectare development is one of the largest master-planned residential greenfield developments in New Zealand. Development of housing commenced in 2011, with an estimated 4500 homes for approximately 11,000 residents planned to be developed by 2024.<sup>6</sup>



**Figure 1: Hobsonville Point Areas Surveyed, 2022**

The 2022 survey was delivered during the omicron outbreak, necessitating a change to the approach taken - reducing the face-to-face contact with residents and removing door-knocking to follow-up households who had not responded. This has resulted in a lower response to previous surveys, however still compares favourably to other recent post-occupancy surveys at

<sup>6</sup> <https://hobsonvillepoint.co.nz/who-we-are/>

Hobsonville Point.<sup>7</sup> The 2020 survey was conducted in early 2020, just prior to the COVID-19 outbreak.

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>8</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>9</sup> developed by HLC<sup>10</sup> to guide the development.

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

The information is used by Kāinga Ora to inform their development and as part of their sustainability reporting.

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<sup>7</sup> Haarhoff, E., Allen, N., Austin, P., Beattie, L. & Boarin, P. (2019). Living at Density in Hobsonville Point, Auckland: Resident Perceptions. Working Paper 19-01. – 12% response rate

<sup>8</sup> Details of the Neighbourhood Sustainability Framework are available here: <http://www.beaconpathway.co.nz/neighbourhoods>

<sup>9</sup> Hobsonville Point Annual Sustainability Report 2016/17

<https://hobsonvillepoint.co.nz/assets/Uploads/2016-17-Hobsonville-Point-Sustainability-Report-A3287194.pdf>

<sup>10</sup> HLC (Homes, Land, Community) was a government agency (owned by Housing New Zealand) established to lead the development of Hobsonville Point. In 2019, HLC became part of the new Crown agency Kāinga Ora–Homes and Communities.

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### 3 Method and Response Rate

The approach to surveying in 2022 was altered given concerns regarding COVID-19. In the past, households had a hard-copy questionnaire delivered to their home with face-to-face follow-up to the households that had not responded. The 2022 Residents' Questionnaire (Appendix One: Residents' Questionnaire) was distributed via an email from the Hobsonville Point Residents' Society body corporate managers to the approximately 2760 Hobsonville Point homeowners in late May 2022. Households were followed-up to encourage completion of the questionnaire through a reminder in the Residents' Society's email newsletter, two reminders on the Hobsonville Point Residents' Society Facebook page, and a letter box drop of a link to the survey to all households with an accessible letterbox. A hard-copy of the questionnaire with a freepost return envelope was also delivered to the letterbox of residents in the Waterford Retirement Village, given they are not individually members of the Residents' Society. Owners who did not reside in their property were asked to forward the link to their tenant in addition to completing the appropriate questionnaire themselves. Hard copies of the questionnaire were available on request, along with an email contact and phone number for anyone requiring assistance.

A team member also visited the Hobsonville Point Farmers' Market during a long weekend and the ferry terminus during a weekday morning commute. These locations were chosen as likely having a higher concentration of Hobsonville Point residents transitioning through the space within a small timeframe. Both locations provided an opportunity to distribute a link to the questionnaire to residents, and to talk to both residents and non-residents about its purpose and how the information gathered is used. In both locations some people had already completed the questionnaire, however many hadn't and it offered the opportunity to reinforce its importance and the timeframe for completion.

The questionnaire collected some information about all household members and some relating to the individual completing the form. The two types of information are 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. Several additional questions and amendments were made to the 2022 questionnaire to capture information for other research being undertaken by and for Kāinga Ora – Homes and Communities. Where relevant, results for the Residents' Survey are compared to previous Hobsonville Point Residents' Survey (2020, 2018, 2016, 2013), census data for Auckland, the 2020 Quality of Life Project data for Auckland.

A total of 560 (out of 2761) completed questionnaires were returned, 541 from residents who live in Hobsonville Point and 19 from Hobsonville Point homeowners who do not live in Hobsonville Point. This gave an overall response rate of 20%, significantly lower than in 2020 (41%), 2018 (46%) and 2016 (40%) however still favourable compared to other recent post-occupancy surveys in Hobsonville Point<sup>11</sup>.

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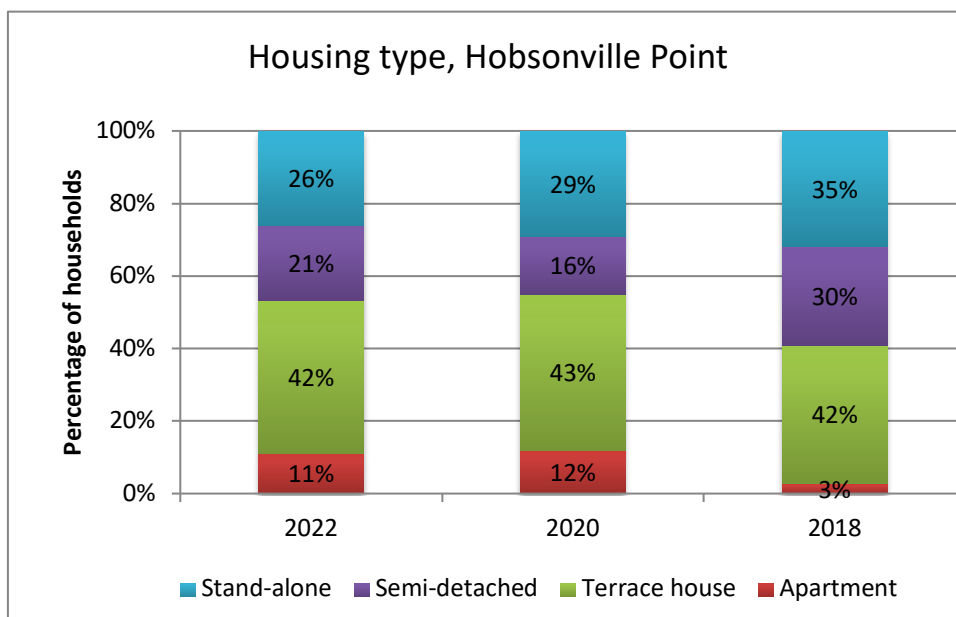
<sup>11</sup> For example, a post-occupancy survey in Hobsonville Point in late 2017 for the National Science Challenge received a 12% response rate Haarhoff, E., Allen, N., Austin, P., Beattie, L. & Boarin, P. (2019). Living at Density in Hobsonville Point, Auckland: Resident Perceptions. Working Paper 19-01



## 4 Results

### 4.1 About the households and residents

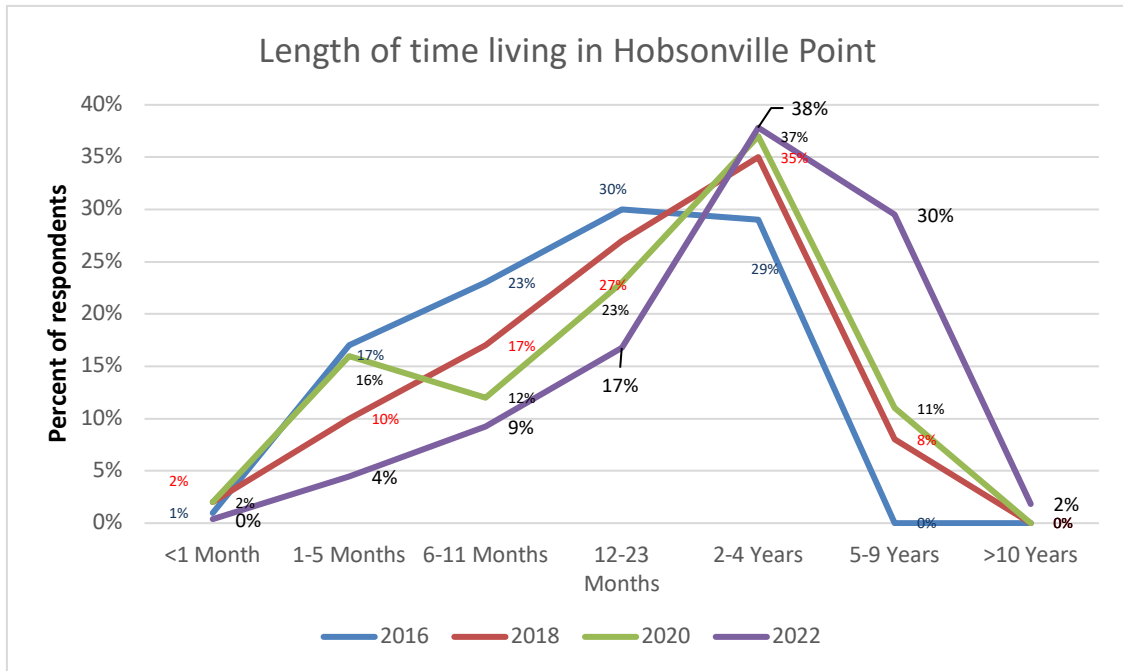
Most households continue to live in terrace houses or stand-alone houses; however, there was an increase in the proportion of respondents living in apartments, particularly between 2018 and 2020. Terrace housing remained the most common housing types – in 2022, 42% of respondents lived in a terrace house, similar to in 2020 and 2018 (Figure 2). The proportion of households living in stand-alone homes has continued to decrease (from 35% in 2018 to 29% in 2020 and 26% in 2022). Housing typology was not included as part of the 2013 and 2016 Hobsonville Point surveys.



**Figure 2: Housing type, Hobsonville Point 2022, 2020, 2018**

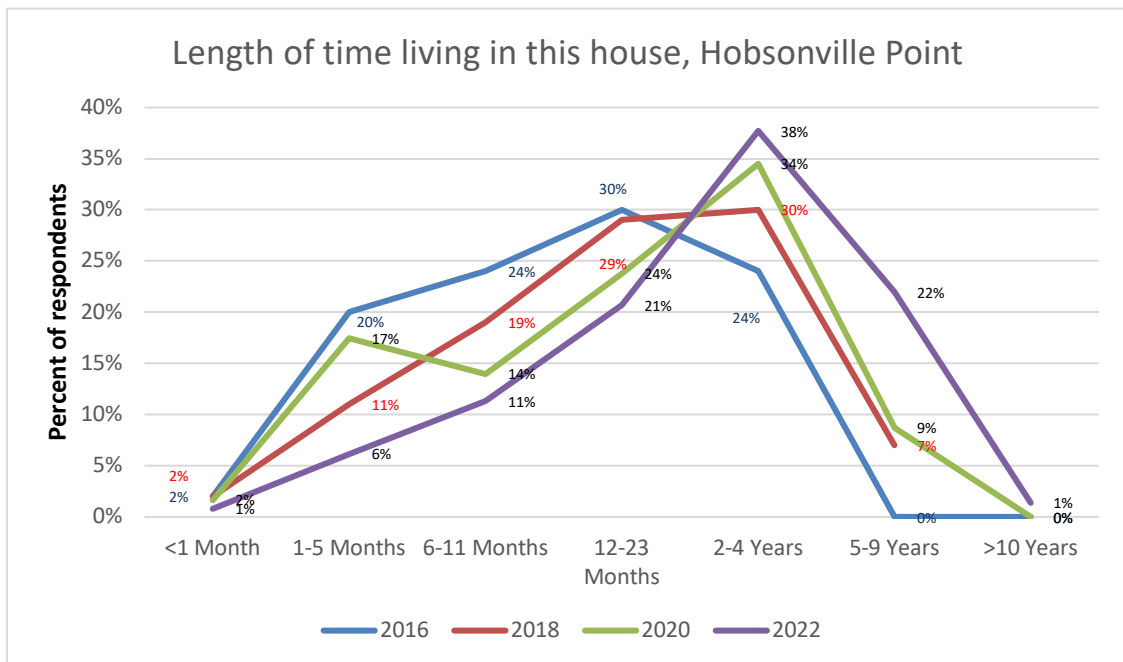
The questionnaire asked each household member questions on their age, ethnicity and how long they had lived in Hobsonville Point and in their current home. As Hobsonville Point is becoming more established, there is a growing segment of longer term residents in the community. Whereas in 2016 no residents had lived at Hobsonville Point for 5 years or more, and 29% for 2-4 years, nearly a third of respondents (32%) in 2022 had lived in Hobsonville Point for 5 or more years, and a further 38% for 2 to 4 years.

As Hobsonville Point is becoming more established, new residents (those who have lived in Hobsonville Point for less than one year) are comprising a smaller proportion of the population (13% of respondents in 2022 compared to 30% in 2020 and 2018, and 41% in 2016. (Figure 3).



**Figure 3: Length of time living in Hobsonville Point, 2016, 2018, 2020, 2022**

The same trend is seen in how long people have lived in their current house; 23% have lived in their house for five years or more in 2022, compared to 9% in 2020, 7% in 2018 and none in 2016. (Figure 4)

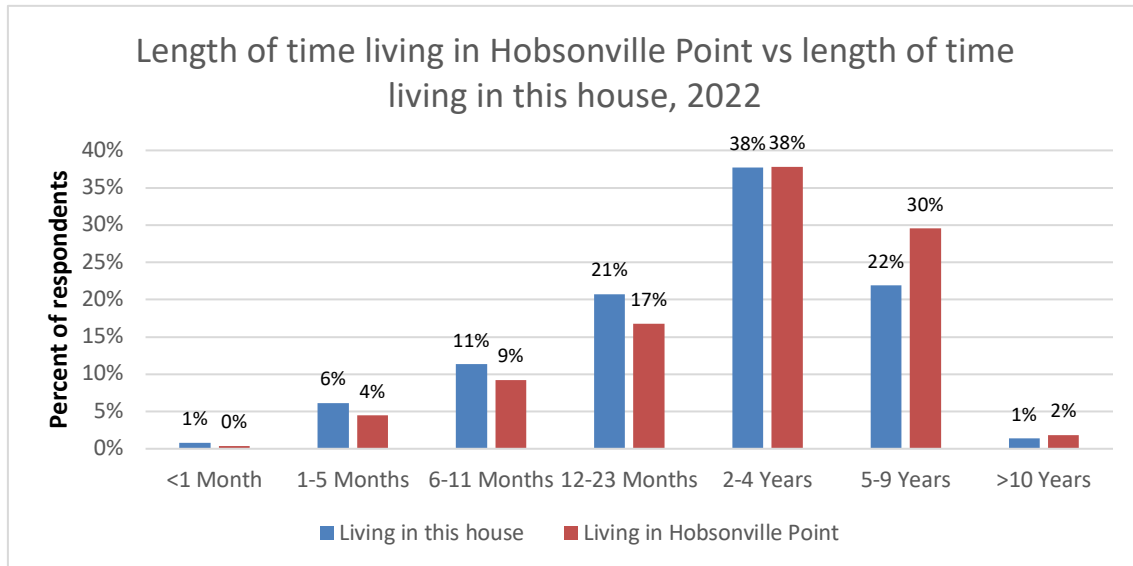


**Figure 4: Length of time living in this house, 2016, 2018, 2020, 2022**

A comparison of how long people report living in Hobsonville Point against how long they have lived in their current house shows that there is movement of residents within the community, with 23% of people having lived in their home for 5 or more years, but 32% having lived in Hobsonville Point for that length of time (Figure 5)

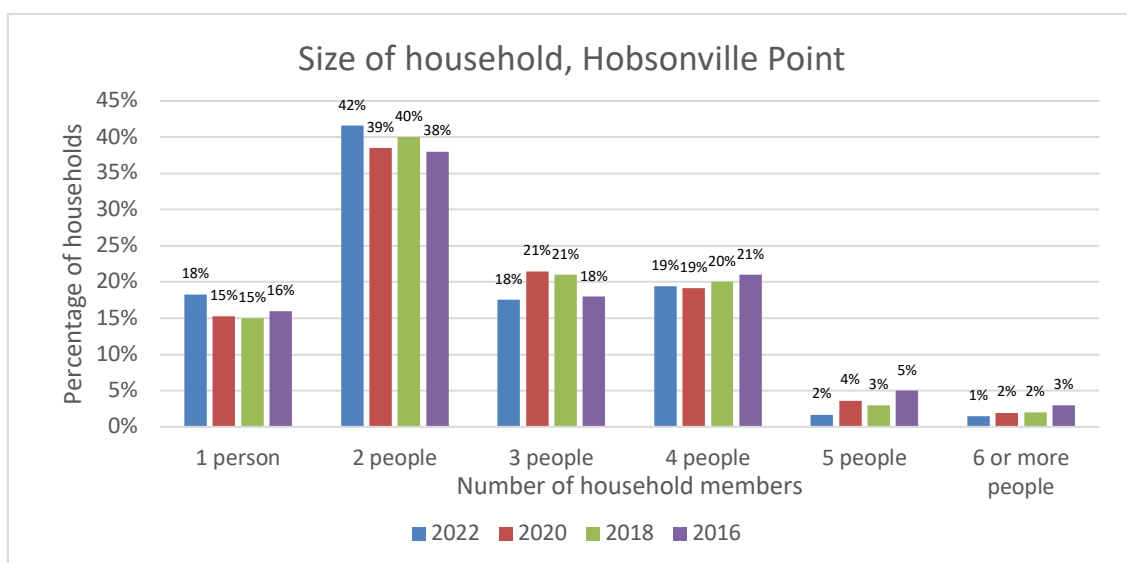


This is consistent with anecdotal evidence that households are renting at Hobsonville Point while they wait for their new homes to be built, although it could also be a result of changing life circumstances resulting in existing residents moving to a different housing type or size within Hobsonville Point.



**Figure 5: Length of time living in Hobsonville Point and in current home, 2022**

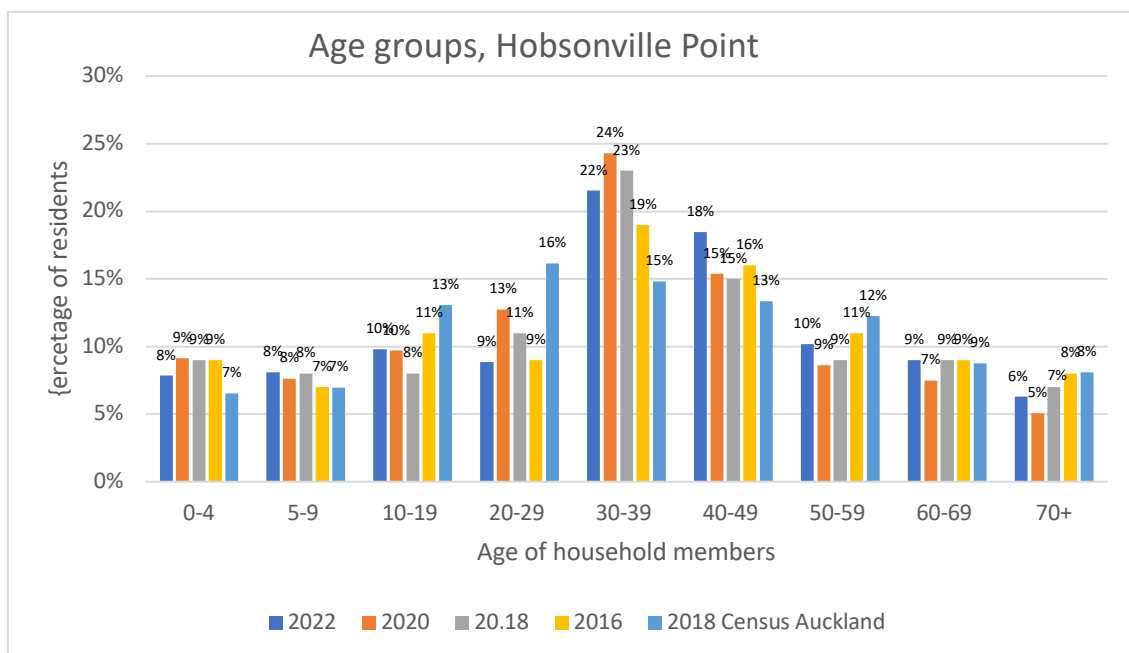
The average household size of 2.5 persons/household remains similar to 2020 and 2018 (both 2.6 persons/household), slightly less than the average for Auckland of 3.1 persons/household (2018 census data). Consistent with the slightly lower average household size, only 3% of households in Hobsonville Point had five or more household members, with the most common household size being a two-person household (42% of respondents).



**Figure 6: Number of household members, Hobsonville Point 2022 vs 2020 vs 2018 vs 2016 vs 2013 Census (Auckland)**

Data was collected on the age and ethnicity of all residents in the households that responded to the survey.

There was a higher proportion of respondents aged 30 to 39 (22% of sample) compared to Auckland as a whole (2018 Census), albeit with a slight drop since 2020. Most notable was the decrease in persons aged 20-29 in the responses (9% in 2022 compared to 13% in 2020). There is a slightly lower proportion of older people; however, it should be noted that while residents in the villas at Waterford on Hobsonville retirement village received a hard copy of the questionnaire, those living in the new Waterford on Hobsonville apartment block were not included in the survey sample.



**Figure 7: Age groups, Hobsonville Point 2022, 2020, 2018, 2016 and 2018 Census (Auckland)**

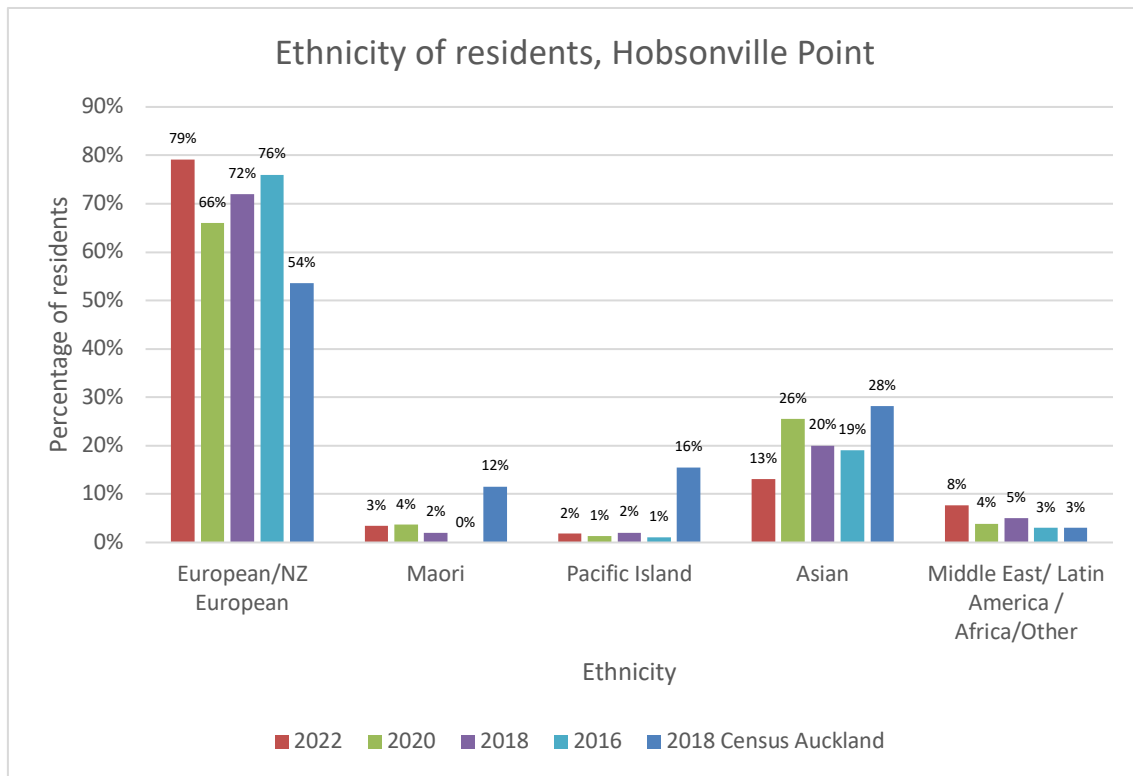
According to Beacon's national neighbourhood survey report<sup>12</sup>, the presence of dependent household members has a profound impact on the services and amenities required by households. Both children under five years old and people 65 years of age and older tend to spend considerable time both 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>13</sup>. The walkability and ease of getting to places at Hobsonville Point was commonly identified as the thing that respondents most liked about living at Hobsonville Point.

The ethnic structure of the population living in Hobsonville Point (Figure 8) continues to be quite different from the Auckland region as a whole, particularly in the low proportion of people who

<sup>12</sup> Saville-Smith (2009)

<sup>13</sup> Saville-Smith (2008)

identify as Māori or Pasifika. There was a significant increase in the proportion of respondents who identified as European (79%, up from 66% in 2020) and a corresponding drop in respondents identifying as Asian (13% in 2022, 26% in 2020). Hobsonville Point continues to have a higher proportion of the population who identify as European or NZ European (79%) compared to the Auckland population (54%).<sup>14</sup>



**Figure 8: Ethnicity of residents, Hobsonville Point 2022, 2020, 2018, 2016 and 2018 Census (Auckland)**

<sup>14</sup> Census 2018 data allowed respondents to choose more than one ethnicity, therefore totals add to 112%

## 4.2 Travel

Information was collected for each person in the household with regard to their means of travel to work and education<sup>15</sup> and whether this was within Hobsonville Point or elsewhere. Overall, the results show a community that is still dependent upon car-based transport, with over half of respondents (53%) travelling to work or study by car. However this varied depending upon the location of the trip (within or outside of Hobsonville Point) and whether the trip was for study or for work.

Nearly three-quarters of respondents who studied (71%), did so within Hobsonville Point, with most who studied within Hobsonville Point either walking (61%), or cycling/scootering (15%) to their place of study. However 18% travelled by car, mostly (14%) as a passenger. Those who studied outside of Hobsonville Point travelled predominantly by car (60%), and mostly as a passenger (49%), with 15% travelling to study by bus and 8% by ferry.

Most respondents who worked within Hobsonville Point worked from home (74%), with 14% walking or cycling to work and 9% travelling by car. Those working outside Hobsonville Point, mostly travelled to work by car (75%), with 15% travelling by ferry and 3% by bus.

**Table 1: Means of Travel to Work and Study and locations, 2022**

Means of travel	Studied				Worked				Total
	Within Hobsonville Point		Outside Hobsonville Point		Within Hobsonville Point		Outside Hobsonville Point		
	No	%	No	%	No	%	No	%	
Worked /studied from home	7	6%	1	2%	113	74%	16	3%	18%
Walk	66	61%	1	2%	17	11%	2	0%	11%
Cycle, scooter, e-scooter	17	15%	1	2%	5	3%	5	1%	4%
Public bus	0	0%	8	15%	1	1%	16	3%	3%
Ferry	0	0%	4	8%	1	1%	70	15%	10%
Car - as driver	4	4%	6	11%	14	9%	335	72%	46%
Car - as passenger	15	14%	26	49%	0	0%	13	3%	7%
Other incl. motorbike, moped	0	0%	6	11%	2	1%	9	2%	2%
Mode not specified	39		7		47		131		
Total	148	100%	60	100%	200	100%	597	100%	100%

<sup>15</sup> Changes made to 2022 survey and due to the length of the questionnaire, the travel to work or education question was changed to group some of the response categories between 2018 and 2020.

Means of travel to work and study for Hobsonville Point residents was compared to 2018 census travel to work and study data<sup>16</sup> for Auckland residents, noting that the census data was pre-COVID-19. Hobsonville Point residents who studied had higher rates of travel by active modes with 52% of respondents walking, cycling or scootering to study compared to 23% of Auckland Census respondents. In terms of travel to work, Hobsonville Point had higher rates of working from home, travel by ferry and lower rates of travel by car.

**Table 2: Means of Travel to Work and Study – Hobsonville Point residents, 2022 vs Auckland census 2018.**

	Travel to study			Travel to work		
	Hobsonville Point residents		Auckland 2018 Census	Hobsonville Point residents		Auckland 2018 Census
	No.	%	%	No.	%	%
Worked or studied from home	8	5%	5%	129	21%	10%
Walk	67	41%	21%	19	3%	4%
Cycle, scooter, e-scooter	18	11%	2%	10	2%	1%
Public bus	8	5%	19%	17	3%	7%
Ferry	4	3%	0%	71	12%	1%
Car - as driver	10	6%	11%	349	57%	69%
Car - as passenger	41	25%	37%	13	2%	4%
Other incl. motorbike, moped, train	6	4%	5%	8	1%	4%
Total	162	100%	100%	616	101%	100%

The respondent answering the questionnaire was asked how far their main place of work was from their home

<sup>16</sup> Auckland Transport 2020, Analysis of the 2018 Census Results – Travel to work and Travel to Education in Auckland  
<https://knowledgeauckland.org.nz/media/2060/analysis-of-the-2018-census-results-travel-to-work-travel-to-education-auckland-at-october-2020.pdf>

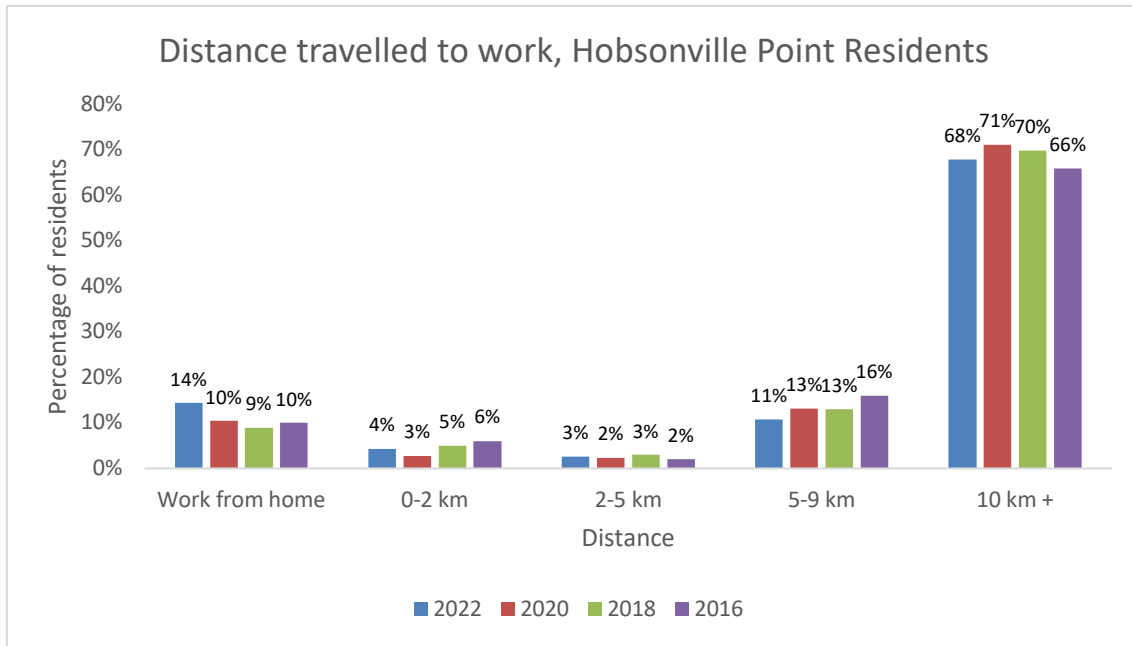


Figure 9). Most respondents tend to work away from Hobsonville Point with 18% travelling less than ten kilometres from their home to work and a further 14% working from home.

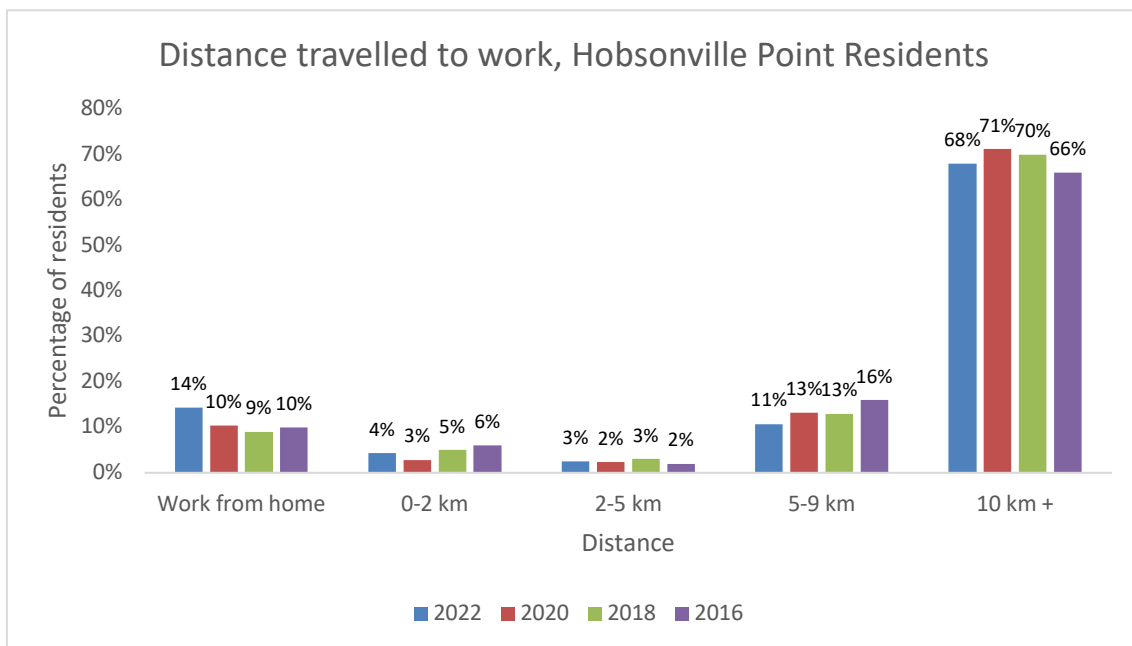


Figure 9: Distance travelled to main place of work, Hobsonville 2022, 2020, 2018, 2016

Survey respondents were asked about how many days they had worked and studied from home last week, and ‘thinking ahead 12 months from now, how do you think the amount of time you work or study from home each week will change.’ Over two thirds of respondents (68%) who worked, had worked from home at least one day in the previous week, with more than half (55%) working from home at least 2 days in the previous week. A third of respondents (32%) had not worked from home in the previous week.

A lower proportion of respondents studied from home, with 39% having studied from home at least one day in the previous week.

**Table 3: Days worked and studied from home in the previous week, 2022**

Days worked from home last week	No	%	Days studied from home last week	No.	%
1 day	62	14%	1 day	17	15%
2-3 days	150	33%	2-3 days	14	12%
4+ days	102	22%	4+ days	14	12%
Did not work from home	145	32%	Did not study from home	69	61%
TOTAL	459	100%	TOTAL	114	100%

Survey respondents were asked about their future intentions for working from home “thinking ahead 12 months from now, how do you think the amount of time you work or study from home each week will change.’ Nearly half (48%) reported that they would work or study about the same as now, 7% that they would do it more and 15% that they would do it less, but at least once a week.

**Table 4: Future Work from Home Intentions, 2022**

Work from Home Intention	Number	Percent
I won't work or study from home	150	29%
I'll work or study from home about the same as now	247	48%
I'll work or study from home less, but still at least once a week	78	15%
I'll work or study from home more	38	7%
TOTAL	513	100%

The proportion of households with one motor vehicle continues to increase (39% in 2022 compared to 36% in 2020, 34% in 2018 and 29% in 2016), with a corresponding drop in households owning two motor vehicles. However a majority of households continue to own two or more cars (59% of households owning two or more cars compared to 62% in 2020, 66% in 2018 and 70% in 2016).

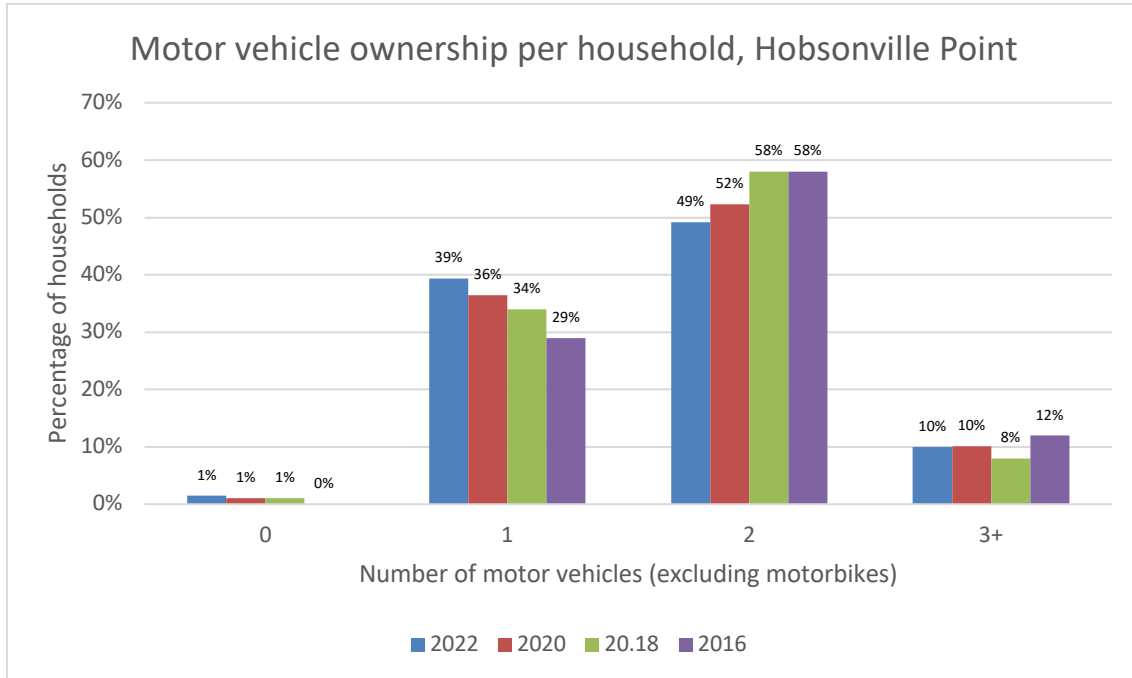
The number of households reporting not having a motor vehicle (motorbikes were not included in the count) remains at 1%.

Respondents were asked if they owned an electric vehicle, with 29 households recorded owning an electric vehicle, of which four households reported owning two or three electric vehicles and 25 owning one. In the open-ended questions, two households commented about charging electric vehicles.

*“We would love to see more electric car charging stations.”*



*“A solution for charging electric vehicles parked in the street would be good. (some approved cable protectors etc)”*



**Figure 10: Number of motor vehicles owned per household, Hobsonville 2022,2020, 2018, 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 (Sections 4.10.1.3 and 4.9.2.1 Transport comments)

The ease of getting around was identified as one of the key things Hobsonville Point residents liked, with the following likes being commonly raised:

- Walking and cycling at Hobsonville Point (123 comments), with an additional 10 comments about liking that the topography was flat
- Ease and convenience of getting around on Hobsonville Point (43 comments)
- Passenger transport (21 comments) including comments about the ferry service
- Ease of access to other areas (some noting the proximity of the motorway) (13 comments)

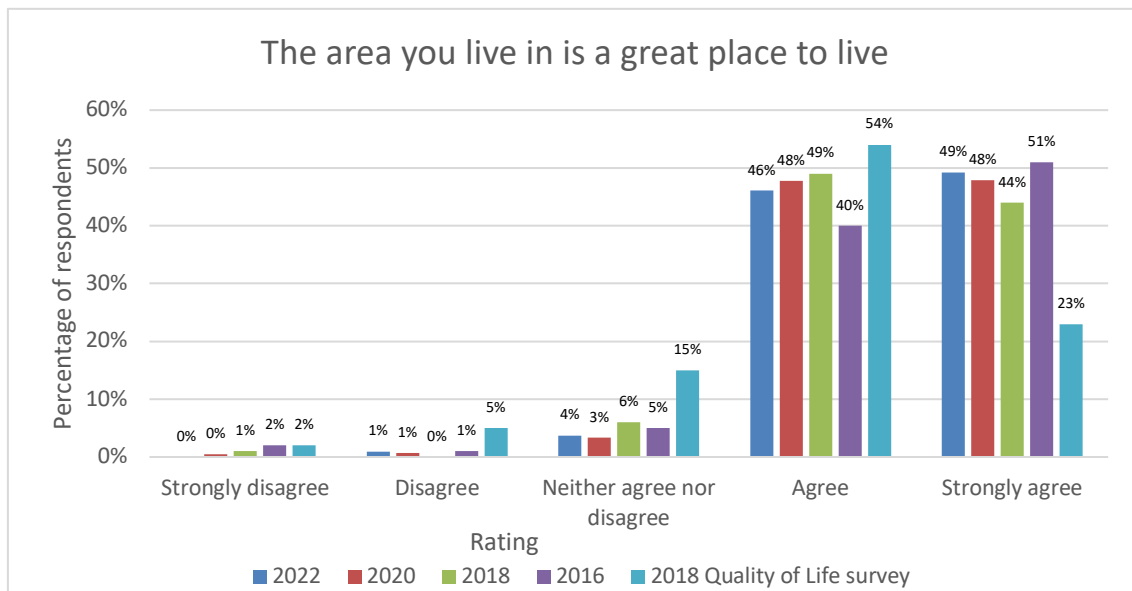
Transport-related issues were also commonly raised as things that people disliked about living at Hobsonville Point, with the following most frequently raised as dislikes:

- Parking (139 comments), with most comments relating to the lack of parking available and inconsiderate parking such as parking over driveways and across footpaths
- Roading and traffic (85 comments) covering a broad range of comments including poor driver behaviour, narrow streets, noise, and other aspects of road design:
- Passenger transport (41 comments) of which most were about the limitations of the current public transport system.
- Location and difficulty getting to other places (9 comments)

Similar to 2016, 2018 and 2020, comments about carparking included a lack of available carparks, particularly for visitors, inconsiderate parking, and design of carparking and driveways.

### 4.3 The local neighbourhood

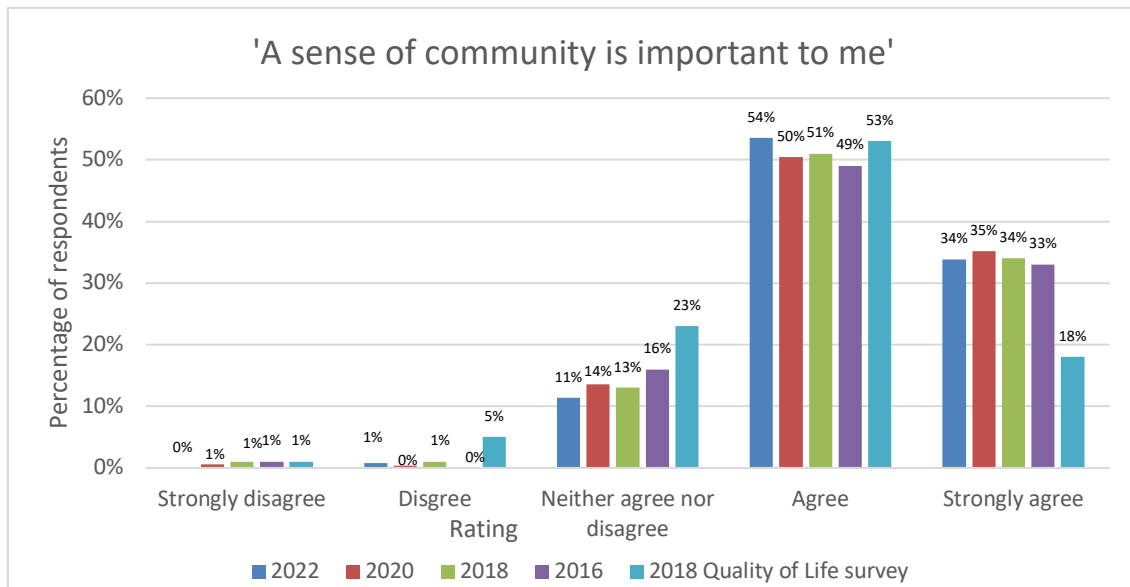
Hobsonville Point rates highly in terms of neighbourhood satisfaction, with 95% of respondents agreeing or strongly agreeing with the statement “the area that you live in is a great place to live” (similar to 96% in 2020). Few people (1%) disagreed or strongly disagreed with the statement, with 4% neither agreeing nor disagreeing (Figure 11). Neighbourhood satisfaction rates remain significantly higher in Hobsonville Point than in the Auckland Quality of Life surveys where 81% agreed or strongly agreed that their neighbourhood was a great place to live in 2020 and 77% in 2018 (77%).<sup>17</sup>



**Figure 11: Rating of Hobsonville Point as a great place to live, Hobsonville 2022, 2020, 2018, 2016 and Quality of Life survey 2018**

Sense of community continues to be seen as important by Hobsonville Point residents, with 88% of residents agreeing or strongly agreeing that it was important, up slightly from 2020 and 2018 and higher than the 70% in 2020 and 71% in 2018 Quality of Life surveys in Auckland.

<sup>17</sup> 2018 Quality of Life data is used for graphs as the 2020 data does not split the disagree and strongly disagree figures for use in graphs.



**Figure 12: Importance of a sense of community, Hobsonville 2022, 2020, 2018, 2016 and Quality of Life survey 2018**

Respondents' sense of a strong community in Hobsonville Point (

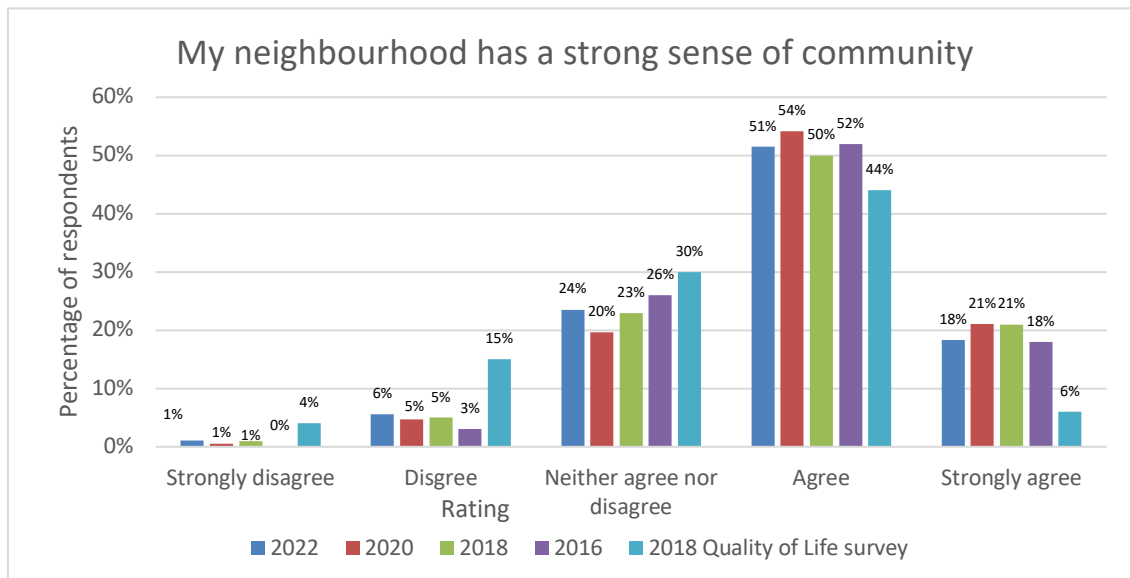
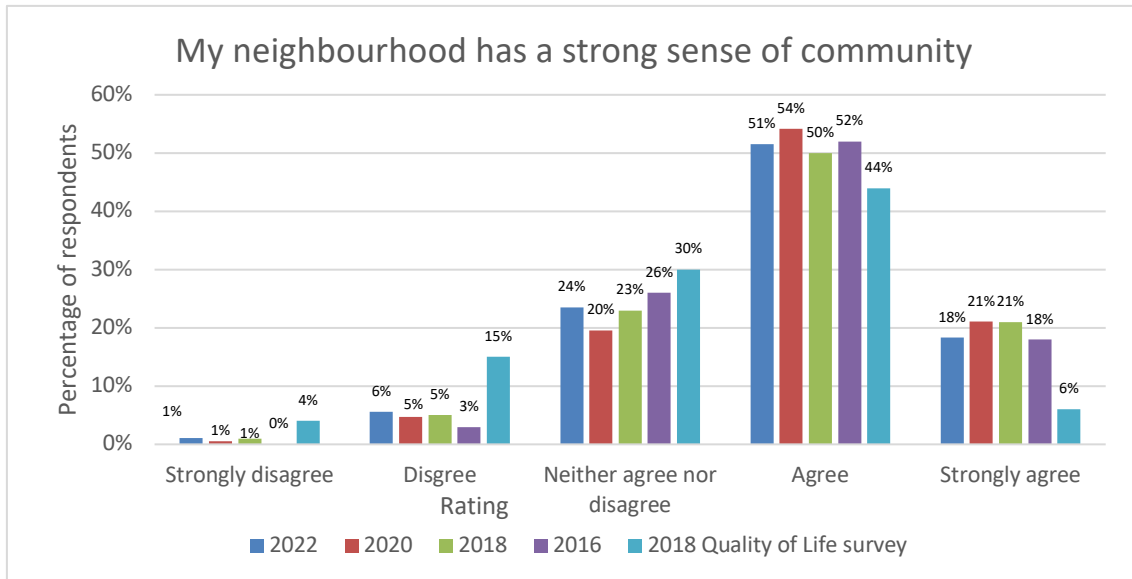


Figure 13) continues to remain high, with 69% of Hobsonville Point residents agreeing or strongly agreeing with the statement that their neighbourhood has a strong sense of community (compared to 50% for Auckland in the 2018 Quality of Life Survey). However, this is lower than in 2020, when 75% of Hobsonville Point residents agreed or strongly agreed with this statement. The proportion disagreeing or strongly disagreeing remains similar to 2020 and 2018, at 7%. Those disagreeing or strongly disagreeing with Hobsonville Point having a strong sense of community raised a broad range of dislikes in the open-ended questions, with the most commonly raised comments being about parking (11 comments), other transport issues (7 comments), the behaviour of some people in the community (6 comments) including 2 comments about the Facebook page and lack of services including commercial development (5 comments).



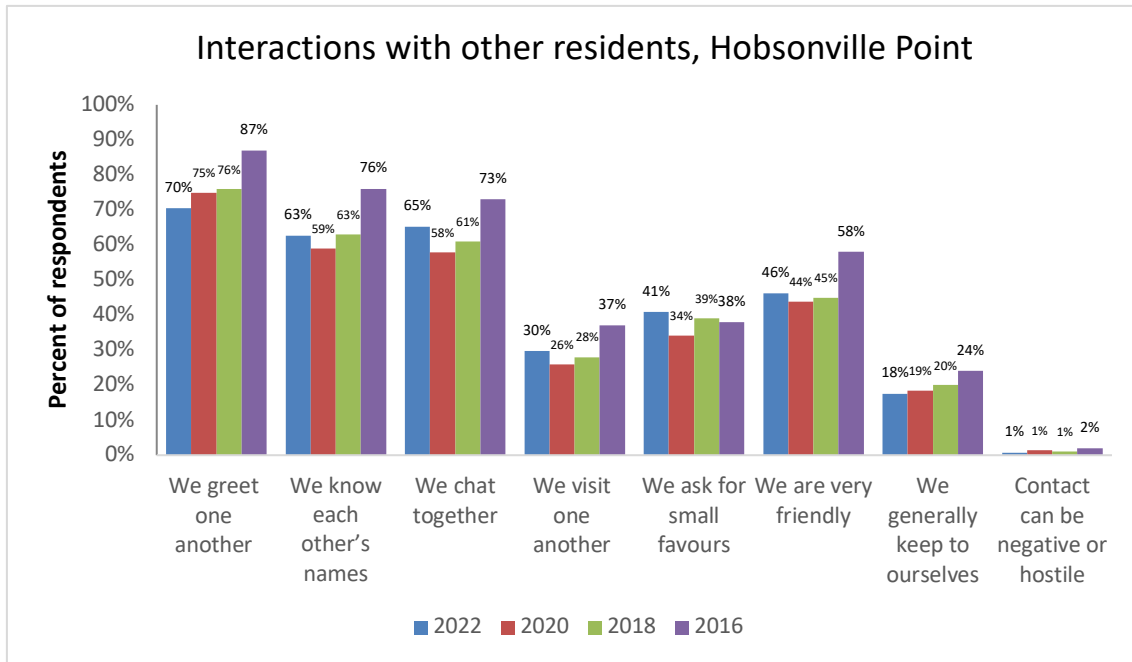
**Figure 13: Perceived sense of community at Hobsonville, 2022 vs 2020 vs 2018 vs 2016 vs Quality of Life survey 2018**

While most households (97%) knew at least one other household and 78% knew 3 or more other households (up from 69% in 2020 and similar to 77% in 2018), 17 households (3%) did not know any other households in their neighbourhood. The number of households knowing more than ten other households in their neighbourhood (16%) has remained similar results from the previous two surveys (16% in 2018 to 14% in 2020).

**Table 5: Number of other households known in neighbourhood, 2022**

Number of other households known 2022		
Answer Choices	Responses	
None	3 %	17
1 or 2	19%	103
3 to 5	38%	206
6 to 10	24%	128
11 or more	16%	85

Respondents were asked to select the statements that described their relationship with their neighbours (Figure 14).



**Figure 14: Interactions with other residents, Hobsonville 2022, 2020, 2018 2016**

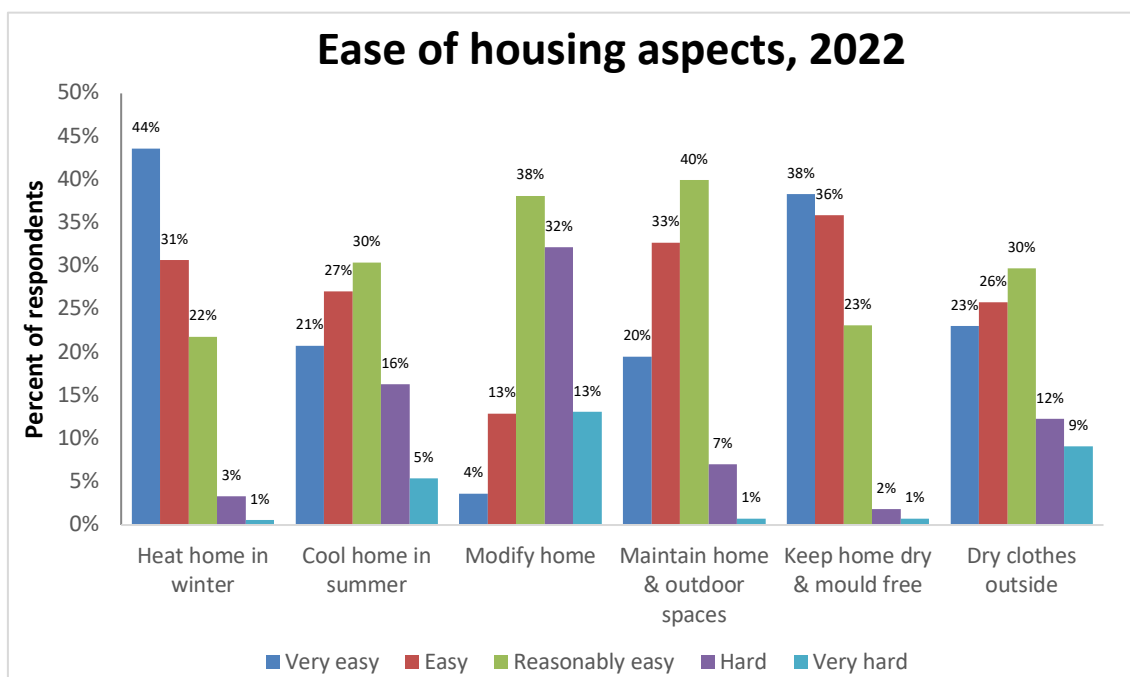
## 4.4 Housing

Respondents were asked about living in their home including the ease of undertaking certain actions in their home (Figure 15). They were also asked for any general comments about their house, such as the quality, durability, ease of heating and cooling.

Most households (75%) found it easy or very easy to heat their home in winter and to keep it dry and free from mould (74%). Cooling their home in summer was difficult for nearly a quarter of households with 22% reporting it to be hard or very hard to cool their home in summer and 48% rating it as easy or very easy. Overheating and difficulty cooling the home were the most commonly raised issues in the general comments, with 38 households commenting about the difficulty around their homes overheating in summer.

More respondents rated their ability to modify their home as their needs changed as hard or very hard (45%) than easy or very easy (17%). This was rated lower than in the 2020 survey when 36% recorded it as being hard or very hard to modify their home. A range of comments were made including difficulties with the design (multi-storey buildings), building materials, and obtaining permissions to undertake the modifications they wanted to do.

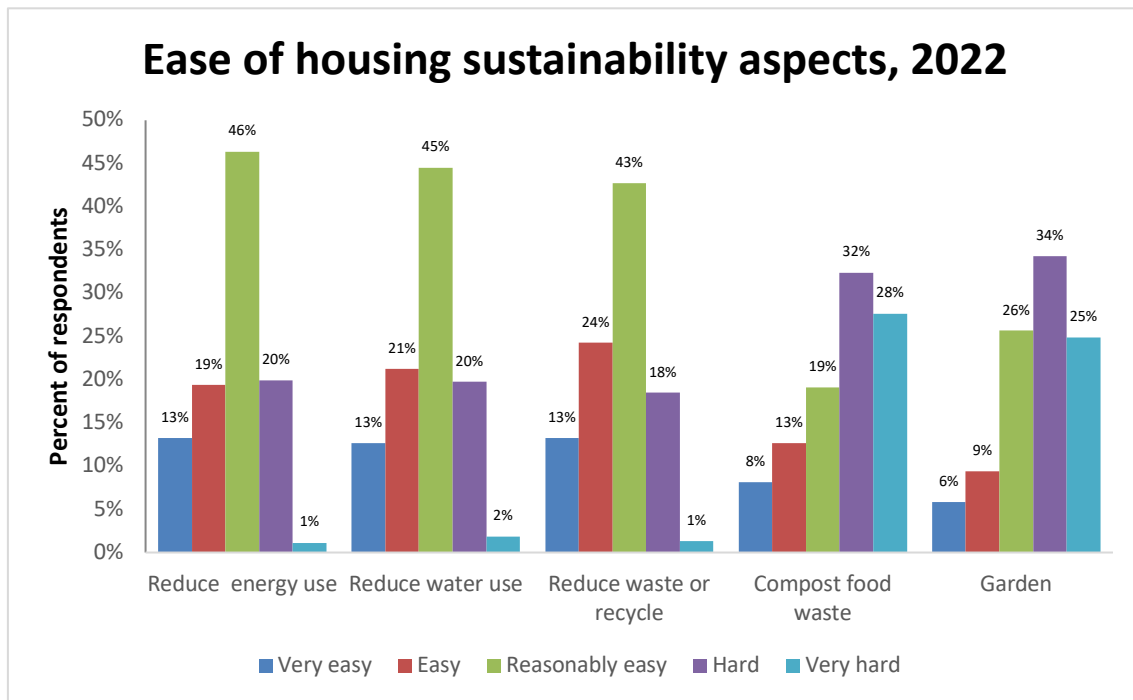
Ease of drying clothes outside (49% rated as easy or very easy) and maintaining the home and outdoor spaces (52% rated as easy or very easy) were also rated slightly lower and were commented on in the open-ended questions.



**Figure 15: Ease of undertaking housing aspects, Hobsonville Point 2022**

The higher level of difficulty around sustainability aspects should be noted (Figure 16), with 19% or more respondents rating each of the areas hard or very hard to do. Of particular note is composting food waste and gardening, which each had around 60% of households rating as hard

or very hard to do. Gardening and composting were both also raised in the open-ended questions, with comments mostly relating to soil quality, lack of sunlight and quality of plantings.



**Figure 16: Ease of housing sustainability aspects, Hobsonville Point 2022**

The respondents were asked ‘is there anything else that you would like to tell us about your house? e.g. about the quality, durability, ease of heating or cooling, storage etc.’ Nearly 60% of households (316 households) responded to this question, although 141 responses identified that they had no comments (-/no/none/nothing else/no comments/nothing to add/ /nil/NA). Key areas of comment are detailed below.

#### 4.4.1.1 General positive comments

General positive comments about their home were made by 22 households.

*“Great house”*

*“Lovely first last and only home. Even accessible if I need a wheelchair in my future. “...*

*“Quality well built home”*

*“I love this home and this suburb”*

#### 4.4.1.2 Overheating of home

The most commonly raised issue (39 comments) related to cooling the home, including 38 about the house being too hot or overheating and one that the home was easy to heat and cool.

*“All the houses should come with aircon because they are pretty insufferable in summer.”*

*“Black iron cladding and small windows make it very hot in summer, especially upstairs. Disappointed that [Developer XX] didn't install or at least prepare the house for heat pumps so we had to retrofit with piping and penetrating the walls/cladding.”*

*“Cooling is very hard, kids rooms 32 degrees at 7pm in summer!”*



A number of the comments about cooling difficulties also identified problems with getting heat pumps or air conditioning installed, either as part of the build process or after the house was already built.

*"It would be useful to have a heat pump in my home but it is not affordable to install one at this stage"*

*"No heating or ducting put in when built, and because it is 3 levels it is now very difficult to put in the type of heating we would prefer."*

*"We were not allowed a heat pump- [XX] Apartments"*

#### **4.4.1.3 Build issues**

After overheating, issues with the build or quality of the home were the next most commonly commented on (30 comments), identifying a variety of aspects, from minor remediation requirements to more significant repairs to cladding and guttering

*"Poorly clad (needs to be redone after less than 4 years. Poor landscaping and quality of finishes."*

*"Quality of the finished house is/was atrocious. Low quality fittings used, shoddy workmanship....."*

*"The letterboxes in our row of houses are all splitting and concrete blocks are broken and loose. Probably caused by trucks driving past. Always very difficult getting [developer] to agree to repair. Brick also fallen from roof."*

*"We've had quite a few issues with the quality of the build. [Developer] are to blame. Lots of ongoing issues/headaches that are taking a long time to resolve."*

#### **4.4.1.4 Storage issues**

Comments on storage issues were made by 30 households, with 27 households noting that they felt the storage was poor and 3 households commenting that their storage good, either as a whole, or in parts of their home. A number of comments were specific about the types of issues or what could be done to remedy these.

*"No covered space to store bikes. Have very narrow garage with car in it"*

*"Lacks storage and council laws make it hard to add outside storage"*

*"Only cupboard storage is a single cupboard in upstairs hall and shelves in HW cupboard. Good storage in kitchen."*

*"Storage is so minimal I couldn't live like this with children"*

#### **4.4.1.5 Design issues**

Issues with the design of their home (15 comments) covered a wide range of areas, some fundamental such as a perception that there was no thought about solar orientation through to smaller design issues which could likely be remedied. Storage issues are reported separately in the above section.

*"I lack sunshine in living room during autumn and winter which is because of where my garage is positioned and is a major drawback. I would like to change this but its probably too expensive and impracticable to do"*

*"I just wish we had a separate laundry. The laundry in the garage is annoying."*

*"Some strange unthought out design features and wasted space."*

*“There is no space to fit a heat pump. There is no covering/awning above the front door or back door which means that when it rains, if we need to leave or enter our home, the rain gushes in.”*

#### **4.4.1.6 Gardening issues and composting**

Gardening issues (12 comments) were predominantly about the quality of the soil, lack of sunlight and quality of landscaping.

*“Garden lacks sun so growing vegetables is difficult”*

*“.... The quantity and quality of topsoil is poor, full of concrete bits and debris so if anything is to grow you need to buy topsoil”.*

*“..... Lawns are very poor quality with many issues by most residents – cheap and easy landscaping but not lasting the distance. Clay is cracking lawns are cracking or sodden completely during winter. Drainage very poor with lawn spaces.”*

Composting (7 comments) included 5 identifying that they would love a community composting facility or a Council compost collection.

*“A regular compost collection would be really good. Can Auckland Council be asked to bring their plans for this forward?”*

*“Community composting would be amazing!!”*

#### **4.4.1.7 Difficulty heating in winter**

Nine households raised issues about difficulties heating in winter, with five of these households also raising issues about cooling in summer.

*“Electric panel heaters are expensive to run and don't evenly heat the house. Metal frame windows also suck heat out the house. Windows don't open very far and are quite small, making it hard to circulate air in summer.”*

*“I heat my brand new apart, which is on second store but as soon as I stop heating, the heat goes away! I thought insulation was meant to be good”*

*“It's a cold hole in winter”*

#### **4.4.1.8 Body Corporate or Resident Society rules**

Comments about Body Corporate rules and the Hobsonville Point Resident Society rules were made by 7 households, mostly identifying issues around restrictions on activities or modifications.

*“Would be great to be able to modify the outside - silly rules”*

*“Apartment living. BC rules around clothes drying.....”*

*“The master build guarantee is effectively a huge scam, as are the body corps!”*

#### **4.4.1.9 Parking issues**

Parking issues (7 comments) covered a number of areas including the size of the garage and parking in the neighbourhood.

*“The garages don't work for 2 cars even though I have a double garage.”*

*“The parking of private cars in the narrow roads is a nightmare and some minimum restrictions, e.g., no parking on one side of the streets seems essential.”*

#### 4.4.1.10 Retrofit and maintenance issues

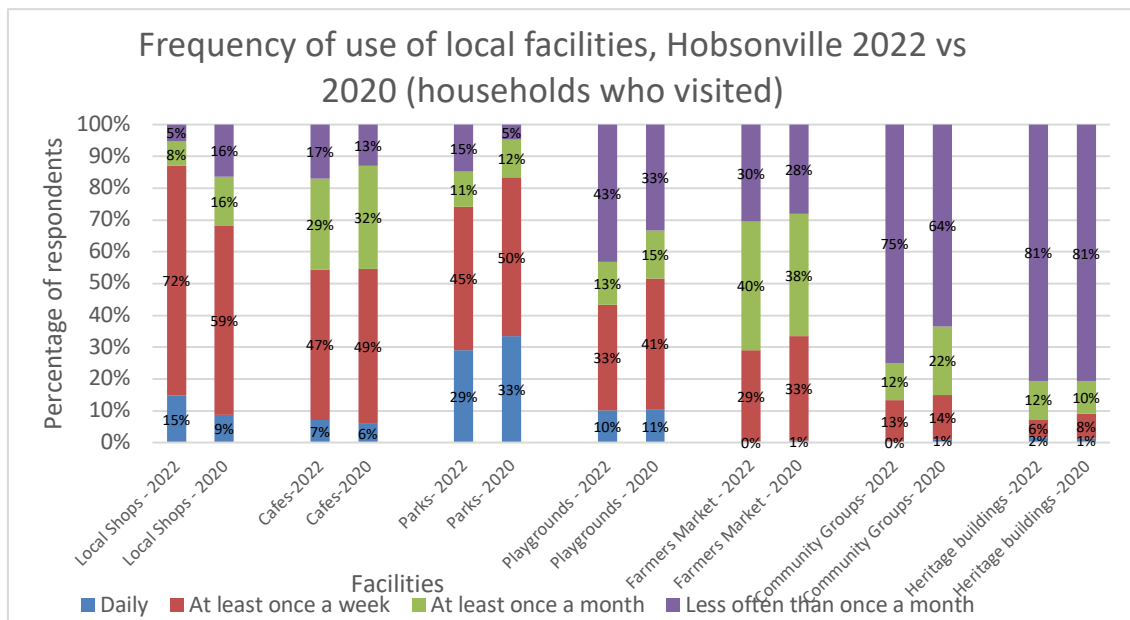
Retrofit and maintenance issues were identified by three households, with two of the comments relating to maintaining cedar cladding and one to accessing gutters. One household identified that their home was easy to maintain.

*“Cedar cladding needs too much maintenance.”*

## 4.5 Local facilities

Facilities in Hobsonville Point have continued to be developed. Hobsonville Point residents were asked how often they visited a number of local facilities. Of those who have visited local outdoor facilities<sup>18</sup>, use remains high with the proportion of households visiting a park at least weekly being 74% in 2022, 83% in 2020 and 69% in 2018, and the proportion visiting playgrounds at least weekly being 43% in 2022, 52% in 2020 and 50% in 2018. The proportion of households who visited local shops (87% in 2022, 68% in 2020 and 83% in 2018) remains high, and just over half of respondents visit a cafe at least weekly (54% in 2022, 55% in 2020 and 59% in 2018).

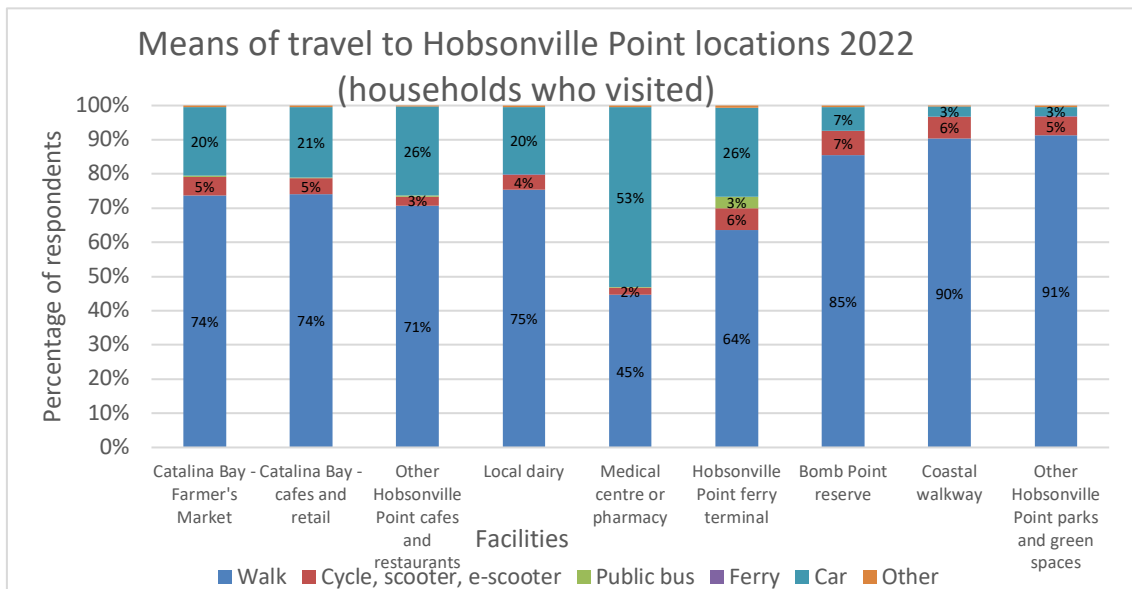
Nearly a third of households visit the Farmers Market at least weekly (29% in 2022, 34% in 2020 and 36% in 2018) and 69% at least monthly. A lower proportion of respondents visit local community groups and heritage buildings.



**Figure 17: Frequency of visiting or using local facilities, Hobsonville Point 2022, 2020**

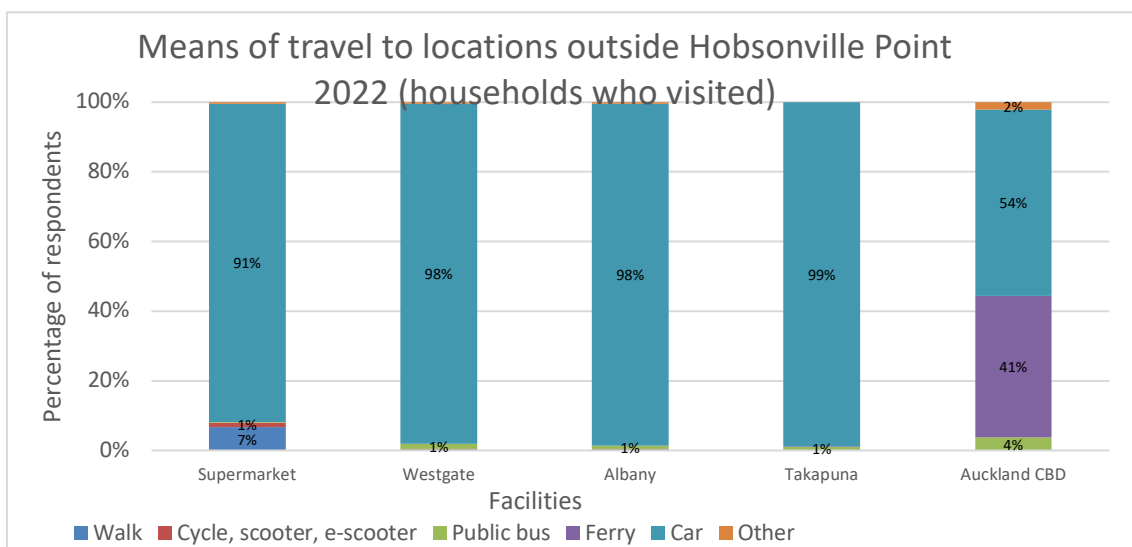
<sup>18</sup> Local is not defined in the survey, so perceptions may vary between respondents.

Respondents were asked how they most frequently travel to a number of local and more distant facilities (figures 18 and 19). Most respondents walked, cycled or scooted to Bomb Point Reserve (92%), the Coastal walkway (96%) and other parks and reserves (96%). At least 70% of respondents travelled to the other listed local destinations by walking, cycling or scootering except for travel to a medical centre or pharmacy, where more than half of respondents travelled by car.



**Figure 18: Means of travel to Hobsonville Point locations, 2022**

Travel to destinations outside Hobsonville Point were dominated by car, with at least 98% of trips to Westgate, Albany and Takapuna being by car. Public transport (ferry 41%, bus 4%) was also an important means of travel to the Auckland CBD. Most (91%) of trips to the supermarket were by car, however 7% were by walking.



**Figure 19: Means of travel to locations outside Hobsonville Point, 2022**

## 4.6 Safety perception

Most people continued to feel fairly or very safe in their home during the day (99%) and in their home after dark (97%). 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 67% as fairly safe or very safe walking alone after dark. Perception of safety when walking alone after dark has continued to reduce since 2018 (78% in 2018, 72% in 2020). As with previous surveys (2020, 2018, 2016), 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 during the day and children playing outside was high, with approximately 93% of respondents considering these to be fairly safe or very safe. Safety perceptions were lower for cycling after dark, with 68% rating it as fairly safe or very safe.

The 2022 questionnaire added questions about the perception of safety at your local bus stop and at the ferry terminal, both during the day and in the evening.

A large proportion of respondents rated these questions don't know/not applicable. Removing these responses, 99% of respondents rated waiting at their bus stop of the ferry as very safe or fairly safe. Perception of safety was lower after dark at bus stops (73%) and ferry (81%).

While respondents were positive about their perceptions of safety in this part of the questionnaire, safety and security were raised as a dislike in the open-ended questions. Concern about safety largely related to the perception of increased crime in the area, particularly relating to car break-ins.

**Table 6: Perceptions of safety in local neighbourhood, Hobsonville 2022 2020 vs 2018 vs 2016**

Activity	Year	Perception of Safety					Rated <sup>19</sup> very safe or fairly safe
		Very safe	Fairly safe	A bit unsafe	Very unsafe	Don't know / Not Applicable	
Cycling in my neighbourhood	2022 during day	33%	18%	3%	1%	45%	94%
	2022 after dark	11%	19%	11%	3%	56%	68%
	2020	41%	22%	4%	2%	30%	91%
	2018	44%	21%	5%	2%	28%	90%
	2016	45%	20%	4%	2%	29%	92%
Walking in my neighbourhood during the day	2022	87%	10%	1%	1%	0%	98%
	2020	83%	13%	1%	2%	0%	97%
	2018	89%	8%	1%	3%	0%	96%
	2016	87%	10%	0%	2%	0%	98%
Walking alone after dark	2022	25%	42%	20%	5%	9%	73%
	2020	29%	43%	19%	3%	6%	77%
	2018	30%	48%	13%	2%	7%	84%
	2016	30%	46%	12%	3%	10%	84%

<sup>19</sup> Excludes those who responded don't know/not applicable

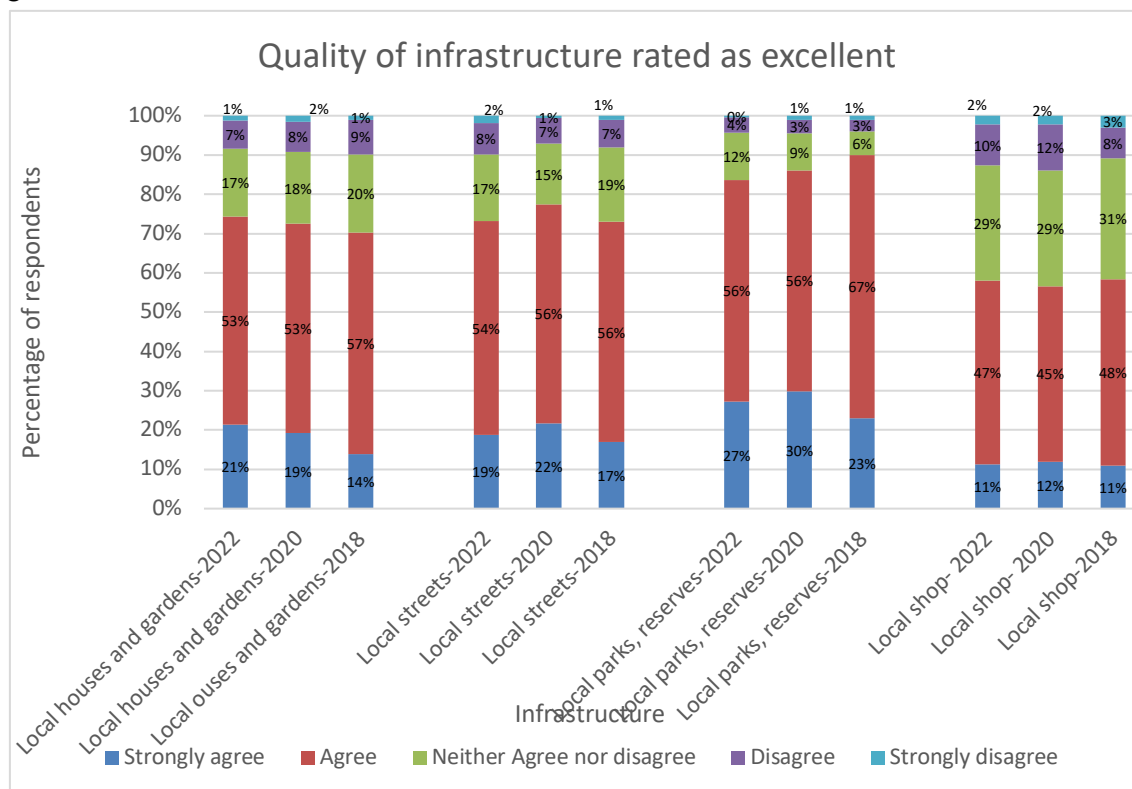
In my home during the day	2022	92%	7%	1%	1%	0%	99%
	2020	88%	10%	1%	2%	0%	97%
	2018	90%	7%	0%	2%	0%	98%
	2016	89%	8%	0%	2%	0%	98%
In my home after dark	2022	77%	20%	2%	1%	0%	97%
	2020	76%	20%	2%	2%	0%	96%
	2018	80%	16%	2%	2%	1%	96%
	2016	80%	16%	1%	2%	1%	97%
14 years to play outside during the day	2022	31%	25%	3%	1%	40%	94%
	2020	30%	31%	5%	1%	33%	91%
	2018	30%	29%	6%	1%	34%	89%
	2016	30%	35%	2%	1%	32%	96%
Waiting bus stop - day	2022	49%	10%	0%	0%	41%	99%
Waiting bus stop - dark	2022	15%	20%	11%	2%	52%	73%
Waiting ferry - day	2022	72%	6%	0%	0%	21%	99%
Waiting ferry - dark	2022	24%	24%	9%	3%	40%	81%

## 4.7 Local infrastructure

The majority of respondents agreed or strongly agreed that the quality of the following local infrastructure was excellent (Figure 20):

- Local parks and reserves in their neighbourhood (83% in 2022, compared to 86% in 2020, 90% in 2018 and, 83% in 2016)
- Streets in their neighbourhood (73% in 2022, compared to 78% in 2020, 73% in 2018 and, 79% in 2016)
- Houses and gardens in their neighbourhood (74% in 2022, compared to 72% in 2020, 71% in 2018 and 76% in 2016)
- Local shops (58% in 2022, compared to 57% in 2020, 59% in 2018 and 67% in 2016)

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 the quality and maintenance of both public and private gardens.



**Figure 20: Quality of infrastructure, Hobsonville 2022, 2020, 2018**

Residents were asked about their environmental interactions and disaster preparedness, with 61% of households responding that they could get by without outside help for a couple of days in a natural disaster. The proportion of households which have seen tui or fantails in their garden or neighbourhood over the past month (45%) has continued to increase, more than doubling since 2016. Approximately two thirds of respondents (68%) identified that they had taken action to improve the natural environment in the past year.

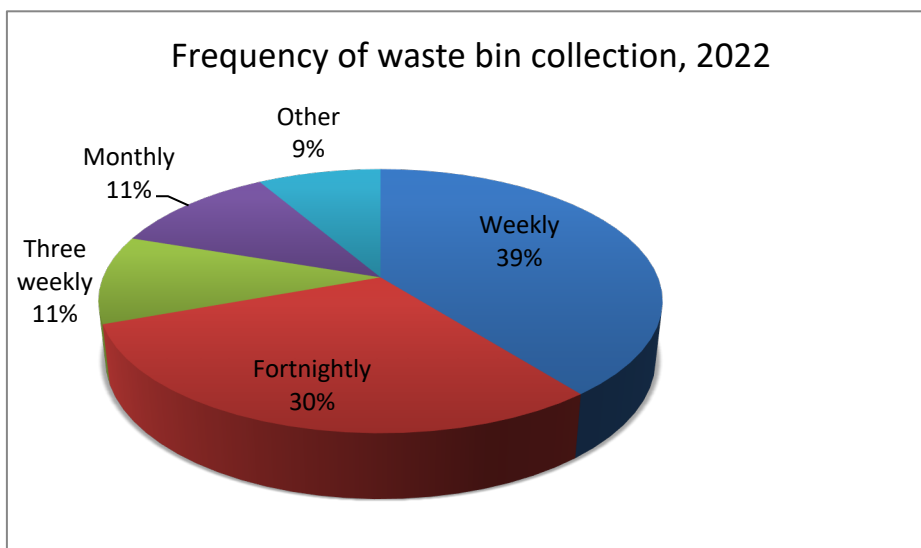


**Table 7: Respondents answering 'yes' to environmental interactions and disaster preparedness, Hobsonville Point 2022, 2020, 2018, 2016**

	2022	2020	2018	2016
In the last year, I have taken action to improve the natural environment.	68%	71%	67%	58%
During the last month, I have seen tui or fantail in my garden or neighbourhood.	45%	41%	35%	21%
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.	61%	56%	62%	64%

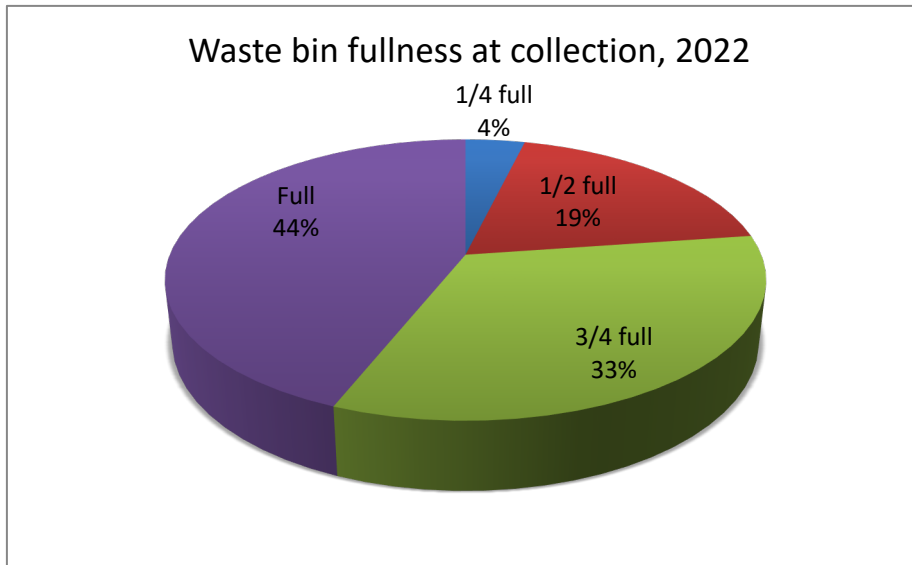
## 4.8 Household waste

Respondent were asked about their household waste generation. Most households (61%) had an approximately 120-140 litre bin (Council orange tag), with 29% having a smaller approximately 80 litre bin and 10% having a larger approximately 240 litre bin. A majority of households (39%) put their rubbish out weekly, with 30% of households putting their bin out fortnightly. This is a decrease in frequency of collection from 2020, when 45% of households reported their collection as weekly.



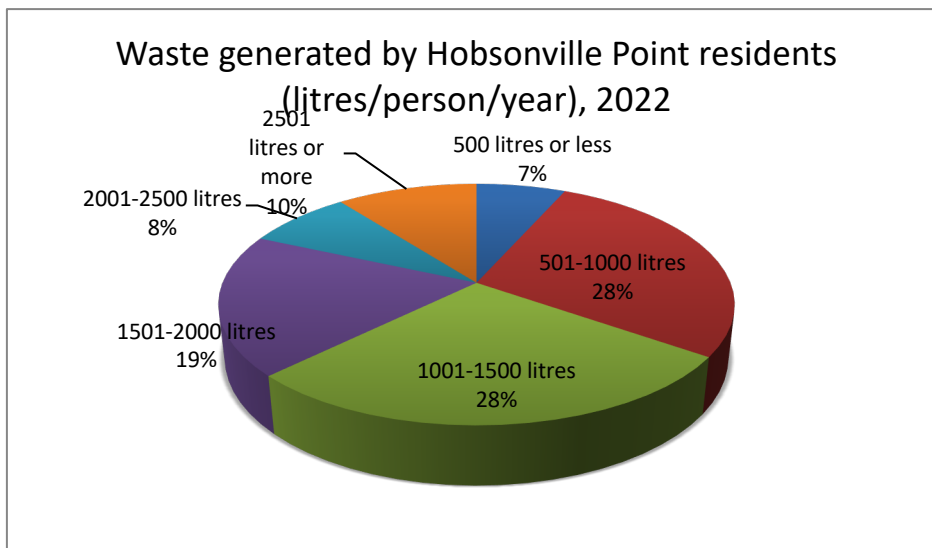
**Figure 21: Frequency of waste bin collection 2022**

Nearly half of respondents (44%) reported their bin was full at collection, closely followed by 33% who reported their bins were three quarters full. 23% had bins that were half full or less, slightly more than in 2020, when 20% of respondents reported that their bins were ½ full or less.



**Figure 22: Waste bin fullness at collection 2022**

The average reported waste generation per person in 2022 (1470 litres/person/year)<sup>20</sup> decreased from 2020 (1860 litres/person/year) and 2018 (1740 litres/person/year). The range was from 120 litres/person/year (equivalent to one person household putting out a ¼ full 80 litre bin every two months) to over 7280 litres/person/year (the equivalent of a single person household putting out a full 140 litre bin every week). This equates to an average of 191kg/person/year, with 21% of people generating 100 kg or less of waste per year<sup>21</sup>.



**Figure 23: Waste generated by Hobsonville Point residents 2022 (litres/person/year)**

<sup>20</sup> Based on 496 completed responses. 24 respondents identified that they had communal waste bins and collection as part of their development so could not answer the questions.

<sup>21</sup> A conversion factor of 130kg/tonne is used based on the Ministry for the Environment conversion factor for waste or material carried in rubbish bags or in cars. <http://www.mfe.govt.nz/publications/waste/calculation-and-payment-waste-disposal-levy-guidance-waste-disposal-facility-2>

## 4.9 Likes and dislikes - open-ended questions

### 4.9.1 Likes

Households were asked ‘Thinking about living in Hobsonville Point, what is the one things that you like the most?’ There were 485 responses to the question with 13 responses being about what the respondent disliked and 4 comments that they didn’t know. A wide range of likes were identified, with some people identifying multiple likes.

#### 4.9.1.1 Community

- Over a quarter of respondents noted the sense of community, community feel, the friendliness of the community and neighbours as a key thing they liked about living at Hobsonville Point (127 comments):

*“I like the friendly nature of everyone”*

*“My nice neighbours”*

*“Being able to walk/cycle to local facilities/cafes/shops/parks/playgrounds/school and the frequent interactions with neighbours and other acquaintances when walking around the neighbourhood.”*

*“That people seem to enjoy living here, sense of community”*

- Feeling of safety and security (54 comments):

*“Safe place and sense of community”*

*“My kid is able to play at the park safely with other kids”*

*“That children are safe to get to and from school and visit their friends, and that as a woman I feel safe to walk everywhere.”*

*“Easy access to parks, walks, shops. Well lit at night. Feeling of safety (unless you care about your car!!)”*

- Quiet (21 comments):

*“The very calm and quiet community, sometimes too quiet. Nice place to live.”*

*“Safe neighbourhood with plenty to do but is also somehow quiet”*

*“Quiet neighbourhood and friendly”*

- Clean, tidy, nice (36 comments)

*“I love the quality of walking paths, cycle paths and how clean and tidy the public areas are”*

*“Clean planned out, flat well lit streets”*

*“Safe and tidy”*

- New (24 comments)

*“New, well thought out infrastructure”*

*“New homes, designed well and in a way that engages with the street”.*

*"Living in a new, warm, dry home"*

#### **4.9.1.2 Amenities, facilities, and services**

Comments about the amenities, facilities and services were the most common response to what people liked most about living at Hobsonville Point, with 131 comments in total, including:

- Parks, reserves, green space, coastal walkway, outdoors, water (94 comments)
  - "Access to walkways and parks for my kids as well as community"*
  - "The access to the coastline and the amount of natural amenity (parks and green spaces, safe places to walk and run)"*
  - "Having little patches of green/park everywhere"*
  - "Greenery"*
  - "Outdoor spaces and gardens"*
  - "Close to the water"*
  - "That the environment had been so well designed with well designed housing, beautiful parks and walkways and community areas."*
  - "Bombpoint park"*
- Shops, cafes, restaurants, services
  - "Walking distance of cafes, restaurant and brewery. Ferry direct to cbd. Easy access to motorways"*
  - "It's quite central and has known over the years many amenities being added to the suburb. It's mostly tidy and safe."*
  - "Closeness of walks, cafes, restaurants and the friendly community"*
  - "The parks and walkway, the market and the cafes and Little Creatures in that area. Community events, the Christmas lights promotion"*

#### **4.9.1.3 Getting around**

A number of aspects relating to getting around were identified as being liked.

- Ease and convenience of getting around (88 comments), with most being generic comments:
  - "Ease of access to everything you could possibly need on your doorstep"*
  - "Central to everywhere"*
  - "Everything is handy"*
  - "Close to work"*

This included specific comments about 'ease and convenience of getting around on Hobsonville Point' (43 comments)

- "Lifestyle. Safe walking distance to school, kindy, shops, cafe and parks"*
- "Amenities are close and accessible within walking distance - e.g. Schools, parks"*
- "access to all amenities - I can walk to cafes, dairy, shops etc"*

And about 'ease of access to other areas' (13 comments):

- "our house, it's location and access to main arterial routes"*

*“How accessible everything is (i.e. cafes, supermarkets, motorway)”*

*“Very central to many things, East, West, North & South”*

■ Passenger transport (21 comments) including comments about the ferry service

*“Proximity to the Ferry.”*

*“..... Close proximity to city, ferry that runs weekend and evenings.”*

*“Walking in a safe environment. Being able to walk to the park or do the coastal way anytime of the day is lovely. The convenience having stores and restaurants close by. Access to public transport is convenient.”*

■ Walking and cycling at Hobsonville Point (123 comments), with an additional 10 comments about liking that the topography was flat:

*“That its flat and easy for my kids to bike/scooter/walk so we get out more often as a family”*

*“The wide walking pathways”*

*“The parks and open spaces, they are great for walking and running in.”*

*“I love the quality of walking paths, cycle paths and how clean and tidy the public areas are”*

*“The ability to take the dog for walks”*

*“Interesting walkways”*

*“The planned nature of the place creating a great mix of spaces and ease of moving around - the coastal walkway is a real bonus.”*

#### 4.9.1.4 Design and quality

Comments about design and quality were frequently generic, not identifying whether the respondent was referring to their home or Hobsonville Point in general. In total, 63 comments were made about design and quality:

*“Design”*

*“Well planned”*

*“Well designed”*

*“It's modern, with few concessions to traditional stuff that we just don't need.”*

This included 36 comments about the Hobsonville Point design:

*“Well planned development”*

*“Compact neighbourhood with walking distance to cafes and parks”*

*“the excellent planning resulting in green-space, parks, walkways and trees everywhere for the benefit of all. Everyone who visits is blown away a the relaxed, green, coastal feel.”*

*“That it was designed down to the last detail before building and in this regard is unique”*

*“The design standards of the streets and buildings although I'm noticing these are not being upheld or enforced”*

*“It is in the city but does not feel that way”*

And 17 house design comments

*“Warm dry modern home.”*

*“My small house”*

*“Lock up and leave”*

*“The double glazed and well insulated homes are a delight. Warm and cosy. Then the lovely coastal walkway and walking areas are great.”*

#### **4.9.1.5 Other**

##### ■ Events and community activities (5 comments)

*“The number of events on that bring community together, including regular ones like market days.”*

*“The community atmosphere and events within walking distance.”*

*“The parks and walkway, the market and the cafes and Little Creatures in that area.”*

*“Community events, the Christmas lights promotion”*

##### ■ Schools (4 comments)

*“Parks. Cafes, schools”*

*“A sense of belonging. And the high school is great.”*

#### **4.9.2 Dislikes**

Respondents were asked ‘thinking about living in Hobsonville Point, what is the one thing you like least? Most households commented (504 comments), however 23 households responded that they had nothing that they disliked or that they were unsure and 2 households responded only with things that they liked about Hobsonville Point.

##### **4.9.2.1 Transport comments**

Transport related issues were the most reported dislikes, covering an array of areas including parking, passenger transport, roading and road layout both internal and external to Hobsonville Point, congestion, driver behaviour and a number of other areas.

##### ■ Parking (139 comments), with most comments relating to the lack of parking available and inconsiderate parking:

*“No parking, street parking is a nightmare as no parks now high intensity and no one's uses their garage”*

*“Parking problems, people parking over sidewalks which means I have to go around in the street with my pram/toddler”*

*“Curbside parking. A lot of cars on the street making it one lane road.”*

*“People parking across my driveway”*

*“Parking is terrible. The streets are often difficult to drive through at night when everyone is home from work and parked near their homes.”*

##### ■ Roading and traffic (85 comments) across a variety of areas including poor driver behaviour, narrow streets, noise and other aspects of road design:

*“The road network is not designed or optimized very well, which makes it slow to enter and exit Hobsonville Point. 1) The traffic light phasing on Hobsonville Road gives equal precedence to the main road and the side roads. This means that you end up getting stopped at 4 or 5 red lights on a single trip in or out of Hobsonville Point. 2) There is no onramp to the Upper Harbour Motorway heading to Westgate. 3) There is no offramp from the Upper Harbour Motorway when driving from Westgate.”*

*“.... poor road design, people speeding and running through give ways or stops...”*

*“The amount of cars”.*

*“Badly planned roads. Many junctions are impossible to see out of because of plants and poor planning of parking spaces.”*

*“How dangerous it is to cycle the 5km from Hobsonville Point to the beginning of the northwest cycle path at Westgate. If that could only be connected up with a safe, protected cycleway you could bike all the way into town safely from Hobsonville Point. A painted white line is not enough to safely bike along Hobsonville Road, especially in the dark in the morning or evening in the winter months.”*

*Disrespectful drivers - speed down our streets and don't think about things like children and pets*

This included 11 comments about traffic noise

*“Loud cars hooning up the road - which isn't overly frequent, but I wish they'd know how loud and irritating they are.”*

*“Traffic noise from the motorway”*

*“.....on Hobsonville point road..... Car traffic / bus noise from early to late”*

- Passenger transport (41 comments) of which most were about the limitations of the current public transport system.

*“Far away, without good public transport (public transport is infrequent, requires a lot of transfers, and is expensive)”*

*“Very reliant on the car as Hobsonville is very far from most places and public transport is unreliable and would need to be more turn up and go. Cycling out of Hobsonville can be treacherous especially on Hobsonville road”*

*“The public transport options are poor.”*

Eleven of the passenger transport comments were about the ferry service, mostly relating to wanting more frequent ferry services

*“...., no late night ferry service on a Friday night from town to hobby point....”*

*“The lack of ferry during the day, it seems to cater for office staff so unable to get to town or back late morning early arvo.”*

*“the ferries could be more regular in peak hours”*

Ten of the passenger transport comments were about the bus service including four comments about the lack of a direct route to the CBD and other comments including about frequency and connections.

*“Bus timetable”*



*“Poor bus service to the city”*

*“Lack of bus service to cbd”*

■ Location (9 comments)

*“quite far to things like shopping centres and swimming pools and other facilities”*

*“Very reliant on the car as Hobsonville is very far from most places and public transport is unreliable and would need to be more turn up and go. Cycling out of Hobsonville can be treacherous especially on Hobsonville road”*

*“Distance from the city/friends.”*

#### 4.9.2.2 Community, people, and behaviours

General dislike of behaviours (80 comments) were primarily focused on:

■ Actual and perceived crime and safety including vehicle theft and break-ins (49 comments)

*“Way too many car break ins.”*

*“There is also on going concerns with recently reported crime which obviously isnt ideal. ... and recent crime wave”*

*“increasing lawlessness and stealing”*

*“Please put more cctv”*

■ Pets – dogs accounted for the bulk of the comments (8 comments) of four were about not cleaning up after dogs and five about antisocial behaviour such as barking and not being controlled properly. One comment was made about cat excrement.

*“Dog walkers not removing poo”*

*“Neighbours' barking dogs.”*

■ Negative behaviour towards people (13 comments) including six comments about the negativity on Facebook

*“The personal put-downs comments on Facebook.”*

*“When some people try to be negative about others e.g on Facebook, talking to others etc.”*

*“People need to encourage and celebrate more and complain less”*

*“People getting overly annoyed over small things”*

*“Negativity”*

#### 4.9.2.3 Noise

■ Noise (15 comments) – mostly transport related (11 comments), with respondents also noting noise from construction, dogs, parks and between neighbours.

*“Construction and traffic noise”*

*“The amount of dogs. Can hear neighbours music etc through my walls as they ....”*

*“Noise (motorway, parks, dogs, building construction)”*

#### 4.9.2.4 Maintenance

- 41 comments around maintenance, of which 37 referred to verges/gardens (both private and public) and 1 each to roads, rubbish, parks and general property maintenance

*"No one maintaining the public Berms in Hobson green!! Who's responsibility is this? The berms and streets look a total mess! I would rather pay to be a hobsonville point resident so that the berms look nice. Hobsonville is all about street appeal and the roads further back from the point look a total mess."*

*"People who don't maintain their gardens and make the street look untidy and lack of parking"*

*"There are not enough bins and the ones that Kianga Ora are responsible for emptying are rarely emptied!"*

#### 4.9.2.5 Environment

- 13 comments about the environment including planting to support wildlife

*"I feel many parks are sparse. I wish they were more than just bare greenspaces, but had more playgrounds, seating, and bbq areas. Also we need WAY more bins and seats around in general! Litter is becoming a more obvious problem since we moved in"*

*"Fake grass lawns and dead garden spaces that don't allow for wildlife and damage the environment"*

*"Lack of community composting"*

*"It feels slightly sterile. But im sure once trees grow in that will change how it feels."*

*"No mature trees and very few birds"*

#### 4.9.2.6 Body Corporates and Hobsonville Point Residents' Society (9 comments)

- 9 comments about the Hobsonville Point Residents' Society and body corporates, including cost, restrictions applied and that rules are not being adhered to:

*"All the additional fees where the output is pretty under communicated. Also seems like the HPRS is a closed group who don't listen to feedback and do what they want.."*

*"No colour, the Corp rules are ridiculous, can't change the colours. Grey, beige and dreary"*

*"Restrictions on some of the things that can do to house. We don't even want to do crazy things but it's hard not knowing if it will be approved."*

*"Perhaps being told what I can and can't do in my front garden. Lane way rules not adhered to"*

*"The berms and public garden areas. They really let down our community. I feel the rate payers committee has consistently let us down in this."*

#### 4.9.2.7 Amenities and Facilities

Respondents made 42 comments about the facilities and amenities at Hobsonville Point including:

- Retail and cafes (26 comments)

*"Not enough cafes & restaurants"*

*"Lack of decent takeaways"*

*“Everything is far away in Westgate or Albany, Hobsonville Point itself just has a few cafes, but no shopping or employment.”*

*“The lack of shops. The retail that is on the point is of high quality, there is just lack of variety. Some more retail would be great! A metro type supermarket would be really handy so we don't have to get in the car and drive to the Hobsonville shops.”*

■ Parks and recreation facilities (11 comments)

*“I feel many parks are sparse. I wish they were more than just bare greenspaces, but had more playgrounds, seating, and bbq areas.”*

*“no recreational covered sports area”*

*“No skatepark for kids”*

*“Lacking an indoor community rec facility and a substantial park/playground/skatepark for older kids. Meaning you have to drive out of the community to use such things”*

■ Other more general comments about amenities or facilities included one each about primary school, daycare, employment, music venues and waiting to get taken on by the local GP.

#### 4.9.2.8 Design

■ Design (17 comments) including 11 comments about not liking the density

*“Getting too built up”*

*“the increased amount of high density housing, very little car parking provided or off street parking, poor design and not enough green spaces”*

#### 4.9.2.9 House

■ House (13 comments) covering a variety of areas including overheating, lack of privacy, size of section and build quality:

*“How close together homes are.”*

*“Lowering of standards for the new areas being built”*

*“The way the whole place overheats in summer - inside and outside. And parking”*

*“Small size of homes and gardens”*

*“The lack of sunlight that seriously affects houses. Apartments and homes that overlook other homes and block sunlight, missed opportunities to include more windows in homes...”*

#### 4.9.2.10 Construction

Construction related comments (11 comments) covered a variety of areas including a general dislike of construction (5 comments), construction waste/rubbish issues (4 comments) and the impact of construction on roading and congestion (3 comments)

*“Some building sites here shock me with the amount of plastic and rubbish that gets left lying around and then blown about the local environment and ultimately down the drains.”*

*“Amount of building vehicles and road closures for building works”*

*“Traffic due to construction makes the roads busy and noisy. But know this will not go on indefinitely.”*

## 5 Hobsonville Point non-resident home-owners

Nineteen respondents who owned a home on Hobsonville Point, but lived in another locality completed a shorter questionnaire. Seven of the respondents had previously lived in Hobsonville Point, 11 had never lived there and one did not identify whether they had previously lived at Hobsonville Point (Table 9).

Seventeen of the respondents (89%) said they would 'recommend Hobsonville Point as a place to live', one was unsure and one responded no. Five respondents made additional comments.

**Table 8: Non-resident response rates for recommending Hobsonville Point as a place to live, 2022**

		Would you recommend Hobsonville Point as a place to live?		
		Yes	Unsure	No
Lived in Hobsonville Point within past 12 months	1	6	0	1
Lived in Hobsonville Point 13-24 months ago	4			
Lived in Hobsonville Point > 2 years ago	2			
I have never lived at Hobsonville Point or undefined	12	11	1	0
Total	19	17	1	1

*"Great community vibe and culture as far as we can tell"*

*"It looks like a great place to live if you enjoy inclusive communities."*

*"Good houses and streets. No riff raff"*

*"Parking is a disaster Schools are overcrowded Cant' get into the local daycare in the community Forced to join the residents association which sues people for fees"*

The respondents were asked how much they agreed or disagreed with a range of statements about sense of community and the quality of Hobsonville Point.

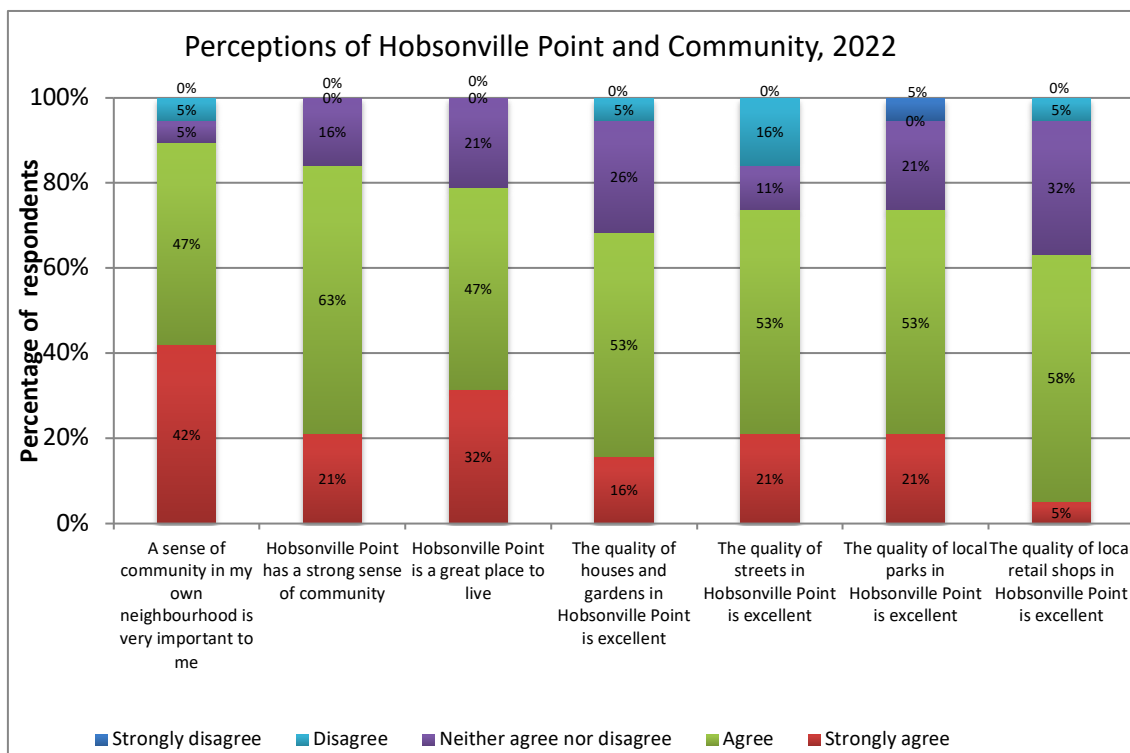
Most respondents (89%) agreed or strongly agreed that 'a sense of community in my own neighbourhood is very important to me', while 84% agreed or strongly agreed that 'Hobsonville Point has a strong sense of community'. Hobsonville Point was also rated highly 'as a great place to live' with 84% agreeing or strongly agreeing and 16% neither agreeing nor disagreeing.

Ratings for the quality of houses and gardens, streets, local parks, and local retail shops were lower, however were still positive

**Table 9: Non-resident ratings for perceptions of Hobsonville Point and community, 2022**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
A sense of community in my own neighbourhood is very important to me	8 (42%)	9 (47%)	1 (5%)	1 (5%)	0

Hobsonville Point has a strong sense of community	4 (21%)	12 (63%)	3 (16%)	0	0
Hobsonville Point is a great place to live	6 (32%)	9 (47%)	4 (21%)	0	0
The quality of houses and gardens in Hobsonville Point is excellent	3 (16%)	10 (53%)	5 (26%)	1 (5%)	0
The quality of streets in Hobsonville Point is excellent	4 (21%)	10 (53%)	2 (11%)	3 (16%)	0
The quality of local parks in Hobsonville Point is excellent	4 (21%)	10 (53%)	4 (21%)	0	1 (5%)
The quality of local retail shops in Hobsonville Point is excellent	1 (5%)	11 (58%)	6 (32%)	1 (5%)	0



**Figure 24: Non-resident ratings for perceptions of Hobsonville Point and community, 2022**

### 5.1.1 Like most about HP

Respondents provided 17 comments to the question “what is the one thing that you like most about Hobsonville Point?”, identifying several areas

■ Design and sense of pride (6 comments)

“People seem to look after their properties with a sense of pride”

“The landscaped streets with cleanliness around”

“good overall design and well managed”

■ Walking (5 comments)

*“Coastal walkway”*

*“It’s walkable, you can see the ocean, great parks, Countdown and New World are handy, Westgate handy. You don’t have to sit in traffic just to get milk like in other areas of Auckland”*

*“Walking paths”*

■ Sense of community (3 comments)

*“The community feel and ease of getting around to enjoyable places.”*

*“Sense of a community”*

*“It looks to be neighbourly”*

■ Other (3 comments)

*“access to the wharf/ferry and wharf market”*

*“Nice places to go out. Catalaina Bay, parks and play grounds”*

### 5.1.2 Like least about HP

Respondents were asked ‘what is the one thing that you like the least about Hobsonville Point?’, providing 16 comments, that were varied.

■ Parking and traffic (5 comments)

*“Parking!!!”*

*“Car parking on the streets. Some cars been parked outside their parking area which on the road. Having small kids at home really worried people driving very fast on the residential areas”*

*“That it has changed from the original design to high density crap housing with zero parking.”*

■ Crime and security concerns (2 comments)

*“Crime”*

*“Security”*

■ Single comments were made about a range of topics

*“residents association”*

*“Public transport could be better. The number 120 bus and the frequency of that bus needs to be better both for Hobsonville and Greenhithe”*

*“I would love to have seen a few more open spaces with usable areas.”*

*“Not enough cafes”*

*“Lack of a library”*

*“Lack of shade”*

*“They are wrecking Hangar/ferry terminal area by plonking a bloody great apartment block there. It use to be very pedestrian friendly!”*

*“Dog rules to restrictive”*

### **5.1.3 Other comments**

Respondents were asked if they had ‘any further comments?’ with five responding that they had no further comments, two that they loved Hobsonville Point and wished they could live there, two about crime and security and one about overcrowded schools:

*“I love hobsonville, what a cool suburb”*



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## 6 Conclusion

The results from the 2022 application of the Residents' Questionnaire show that Hobsonville Point continues to rate highly in terms of neighbourhood satisfaction. Most residents (95%) agreed or strongly agreed that Hobsonville Point is a great place to live, with 1% disagreeing with this statement and no respondents strongly disagreeing. Over recent years, the local liveability has been enhanced with further development to parks and walkways, especially the coastal walkway and by the addition of local shops, service providers and more people living in the area. This was recognised in the open-ended questions, with a high number of people commenting particularly on the open space, parks and natural environment.

The community is becoming more established with nearly a third of households (32%) having lived in Hobsonville Point for five or more years and 70% of residents having lived there for two or more years. Movement within the community continues to be of note – while 32% of respondents had lived in Hobsonville Point for five or more years, only 23% had lived in their current home for that period. This is consistent with anecdotal evidence that people are renting at Hobsonville Point while they wait for homes to be built.

Sense of community is both valued and rated highly, with 69% of households agreeing or strongly agreeing that their neighbourhood had a strong sense of community, however this is a decrease from 2020 when 75% of respondents agreed or strongly agreed that Hobsonville Point had a strong sense of community. Responses to the open-ended questions also strongly focused on the sense of community, with 26% of responses identifying sense of community, community feel, friendliness and good neighbours as the key thing they liked about living in Hobsonville Point. The high ratings of community feel is consistent with most respondents (97%) knowing at least one neighbour and 78% knowing at least three or more other households, an increase from 69% of respondents in 2020 and 77% in 2018.

Local facilities continue to be rated highly with 84% of respondents agreeing or strongly agreeing that the quality of the local parks and reserves are excellent. This is reinforced by the open-ended questions where positive comments were made about the parks, reserves and natural environment and the walkability of Hobsonville Point.

Travel by car to work or study remained the predominant mode for those travelling out of Hobsonville Point, however a majority of trips within Hobsonville Point are reported to be made by more sustainable modes including walking, cycling and scootering. Travel to destinations outside Hobsonville Point were dominated by car, with at least 98% of trips to Westgate, Albany and Takapuna being by car. However, public transport (ferry 41%, bus 4%) was also an important means of travel to the Auckland CBD. Most (91%) of trips to the supermarket were by car, however 7% were on foot.

Continuing to work with Auckland Transport to improve public transport services, particularly the frequency and connectivity of services may contribute to reduced use of private motor vehicles

and contribute positively to local economic and social aspects of liveability. The dependence on motor vehicles and importance of transport was also raised strongly in the open-ended questions where transport was a dominant issue raised. Transport dislikes were frequently raised about:

- Parking (139 comments)
- Roading and traffic issues (85 comments)

Consistent with previous surveys, carparking continues to be a dominant issue, with most comments about the lack of available parking and inconsiderate parking behaviour.

A non-resident home-owners questionnaire was introduced in 2022. Overall, this produced similar results to the residents, although a higher proportion of responses were 'neither agree nor disagree'. Most (90%) of respondents responded that they would recommend Hobsonville Point as a place to live, with the one respondent each responding 'unsure' and 'no' and were positive about the neighbourhood in the general comments"

*"I love hobsonville, what a cool suburb"*

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 on. The Hobsonville Point neighbourhood continues to set a high standard of sustainability in both the physical and social environments. Residents continue to rate the liveability of Hobsonville Point highly, and are enthusiastic and appreciative of their neighbourhood. This provides the basis to develop relevant and long-lasting local initiatives that can help to enhance, sustain and grow local connections and neighbourliness, some of which have been suggested as part of the survey responses. This is likely to be most successful if residents are engaged in the activities themselves.

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## 8 Appendix One: Residents' Questionnaire

Hobsonville Point Resident Survey 2022

Hobsonville Point 2022 Residents' Survey

**Kāinga Ora - Homes and Communities** regularly surveys Hobsonville Point residents about what it is like to live here in Hobsonville Point. The survey is conducted by Beacon Pathway and a summary of the results will be available online. .

The feedback helps Kāinga Ora to better understand what is working well in your neighbourhood, and where improvements could be made. It is also used for the Hobsonville Point annual sustainability report and other neighbourhood research. Your views are important!

The questionnaire takes about 10-15 minutes to complete online. If you would like a copy posted to you or have questions please contact Glenda Lock, from Beacon Pathway, on 09-889 9166 or 021 082 13976.

If your Hobsonville Point property is tenanted, please forward this questionnaire to the tenant as well as completing it yourself.

**Confidentiality:**  
 All data collected in this questionnaire is confidential. Any individual comments used in reports or summaries will be anonymous. Only unidentified summary data will be provided to Kāinga Ora and no individual details will be released to any other persons or organisations other than those involved in the survey process. By completing this questionnaire you are consenting to participate in the research.

\* 1. Please tell us about yourself

☐ I live at Hobsonville Point  
☐ I own a home at Hobsonville Point but do not live at Hobsonville Point  
☐ Other

2. Please tell us about yourself and the other people who live in your household. *Please specify in the box below.*

	Age	Ethnicity
Yourself	<input type="text"/>	<input type="text"/>
Person 2	<input type="text"/>	<input type="text"/>
Person 3	<input type="text"/>	<input type="text"/>
Person 4	<input type="text"/>	<input type="text"/>
Person 5	<input type="text"/>	<input type="text"/>
Person 6	<input type="text"/>	<input type="text"/>
Person 7	<input type="text"/>	<input type="text"/>

Comments

3. How long have you and other members of your household:

	Lived in Hobsonville Point	Lived in this house
Yourself	<input type="text"/>	<input type="text"/>
Person 2	<input type="text"/>	<input type="text"/>
Person 3	<input type="text"/>	<input type="text"/>
Person 4	<input type="text"/>	<input type="text"/>
Person 5	<input type="text"/>	<input type="text"/>
Person 6	<input type="text"/>	<input type="text"/>
Person 7	<input type="text"/>	<input type="text"/>

4. Please tell us how your household travelled to work or education, including childcare, last Wednesday and whether it was within Hobsonville Point or further away. Choose the travel option you used for the longest distance in the journey.

	Work or study location	Travel method
Yourself	<input type="text"/>	<input type="text"/>
Person 2	<input type="text"/>	<input type="text"/>
Person 3	<input type="text"/>	<input type="text"/>
Person 4	<input type="text"/>	<input type="text"/>
Person 5	<input type="text"/>	<input type="text"/>
Person 6	<input type="text"/>	<input type="text"/>
Person 7	<input type="text"/>	<input type="text"/>

5. How many motor vehicles (e.g. cars or trucks but not motorbikes or scooters) does your household have available for their use?

	Total number of motor vehicles	Number of fully electric vehicles
Number	<input type="text"/>	<input type="text"/>

6. My home is:

- ☐ A standalone house
- ☐ A terrace house - part of a row of joined houses
- ☐ Semi-detached - joined to one other house, with a common wall
- ☐ An apartment

7. My waste (rubbish) bin size is:

- ☐ Approx.80 litres (Council blue tag)
- ☐ Approx. 140 litres (Council orange tag)
- ☐ approx. 240 litres (Council green)

8. I put my waste bin out for collection

- ☐ Weekly
- ☐ Every three weeks
- ☐ Fortnightly
- ☐ Monthly
- ☐ Other (please specify)



9. On average, my waste bin is

- ☐ 1/4 full
- ☐ 1/2 full
- ☐ 3/4 full
- ☐ Full

10. How often do ANY members of your household visit or use these local places in Hobsonville Point, or participate in local groups?

	Daily	Weekly	Monthly	Less often	Not yet
Local shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cafe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farmers' market	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A heritage site e.g. Chichester Cottage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local residents' association/community body activities or meetings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other community groups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. How far is it from your home to your main place of work or study (one way)?

	Do not work/ study	Work/ study from home	Less than 2km	2km but less than 5km	5km but less than 10km	10km or more
Work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Study	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

12. Last week, how many days did you work or study from home?

	Do not work/ study from home	1 day	2-3 days	4+ days
Work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Study	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments

13. Thinking ahead 12 months from now, how do you think the amount of time you work or study from home each week will change

- ☐ I won't work or study from home
- ☐ I'll work or study from home about the same as now
- ☐ I'll work or study from home less, but still at least once a week
- ☐ I'll work or study from home more
- ☐ Comments

14. What influences your decision to work from home? e.g. are there barriers or things that encourage it? Could your home or Hobsonville Point be better designed to support working and studying from home?

15. How do you most frequently travel to the following places? If you use more than one way of travel, select the one you use for the longest distance in the journey.

	Travel method
Catalina Bay - Farmer's Market	<input type="text"/>
Catalina Bay - cafes and retail	<input type="text"/>
Hobsonville Point ferry terminal	<input type="text"/>
Other Hobsonville Point cafes and restaurants	<input type="text"/>
Bomb Point reserve	<input type="text"/>
Coastal walkway	<input type="text"/>
Other Hobsonville Point parks and green spaces	<input type="text"/>
Supermarket	<input type="text"/>
Medical centre or pharmacy	<input type="text"/>
Local dairy	<input type="text"/>
Westgate	<input type="text"/>
Albany	<input type="text"/>
Takapuna	<input type="text"/>
Auckland CBD	<input type="text"/>

Other (please specify)

16. Do you have difficulty accessing any of the above places? If so please tell us why e.g. mobility issue.

17. In general, how safe or unsafe do you feel in Hobsonville Point in the following situations?

	Very unsafe	A bit unsafe	Fairly safe	Very safe	Don't know / not applicable
Cycling during the day	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cycling after dark	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking during the day	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking alone after dark	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waiting at a bus stop during the day	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waiting at a bus stop after dark	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waiting for a ferry during the day	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waiting for a ferry after dark	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In my home during the day	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In my home after dark	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
For children under 14 years to play outside during the day	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

18. How many households do you know in your neighbourhood?

- ☐ None
- ☐ 1 or 2
- ☐ 3 to 5
- ☐ 6 to 10
- ☐ 11 or more

19. Which of the following statements describe your relationships with your neighbours?

- |   |   |
|---|---|
| <input type="checkbox"/> We greet one another       | <input type="checkbox"/> We ask for small favours                           |
| <input type="checkbox"/> We know each other's names | <input type="checkbox"/> We are very friendly                               |
| <input type="checkbox"/> We chat together           | <input type="checkbox"/> We generally keep to ourselves                     |
| <input type="checkbox"/> We visit one another       | <input type="checkbox"/> Contact with our neighbours is negative or hostile |

20. Thinking about your home, how easy is it to do the following?

	Very hard	Hard	Reasonably easy	Easy	Very easy
Heat your home in winter	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cool your home in summer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Modify your home as your needs change	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintain your home and outside spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Keep your home dry and free from mould	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dry your clothes outside	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce your energy use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce your water use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce waste or recycle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Compost food waste	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garden or grow your own food	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

21. Is there anything else that you would like to tell us about your house? e.g. about the quality, durability, easy of heating or cooling, storage etc

22. Please tell us whether you agree or disagree with the following statements.

	Agree	Disagree
In the last year, I have taken action to improve the natural environment	<input type="radio"/>	<input type="radio"/>
During the last month, I have seen tui or fantails in my garden or neighbourhood	<input type="radio"/>	<input type="radio"/>
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 any help	<input type="radio"/>	<input type="radio"/>

23. How much do you agree or disagree with the following statements?

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
A sense of community in my neighbourhood is very important to me	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
My neighbourhood has a strong sense of community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The local area is a great place to live	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of houses and gardens in my neighbourhood is excellent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of streets in my neighbourhood is excellent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of local parks is excellent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of local retail shops is excellent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

24. Thinking about living at Hobsonville Point what is the one thing that you like most?

25. Thinking about living at Hobsonville Point what is the one thing that you like the least?

26. Any further comments?

Thank you for completing the survey. The information you have provided will help Kāinga Ora to better understand what is working well in your neighbourhood, and where improvements could be made.



27. Please tell us whether you have ever lived at Hobsonville Point

- ☐ I have never lived at Hobsonville Point
- ☐ I have lived in Hobsonville Point within the past 12 months
- ☐ I lived in Hobsonville Point 13-24 months ago
- ☐ I lived in Hobsonville Point more than two years ago

28. Would you recommend Hobsonville Point as a place to live?

- ☐ Yes
- ☐ No
- ☐ Unsure

Comments



29. How much do you agree or disagree with the following statements?

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
A sense of community in my own neighbourhood is very important to me	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hobsonville Point has a strong sense of community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hobsonville Point is a great place to live	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of houses and gardens in Hobsonville Point is excellent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of streets in Hobsonville Point is excellent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of local parks in Hobsonville Point is excellent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of local retail shops in Hobsonville Point is excellent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

30. What is the one thing that you like most about Hobsonville Point?

31. What is the one thing that you like the least about Hobsonville Point?

32. Any further comments?

Thank you for completing the questionnaire. The information you have provided will help Kāinga Ora to better understand what is working well in your neighbourhood, and where improvements could be made. If you own a property at Hobsonville Point which is tenanted, please forward this questionnaire to your tenant.