

# Arlington Apartments Site 1 and 3 Masterplan for Business Case

May 2018

Rev A

Absolutely Positively  
**Wellington City Council**

Me Heke Ki Pōneke

# Isthmus.

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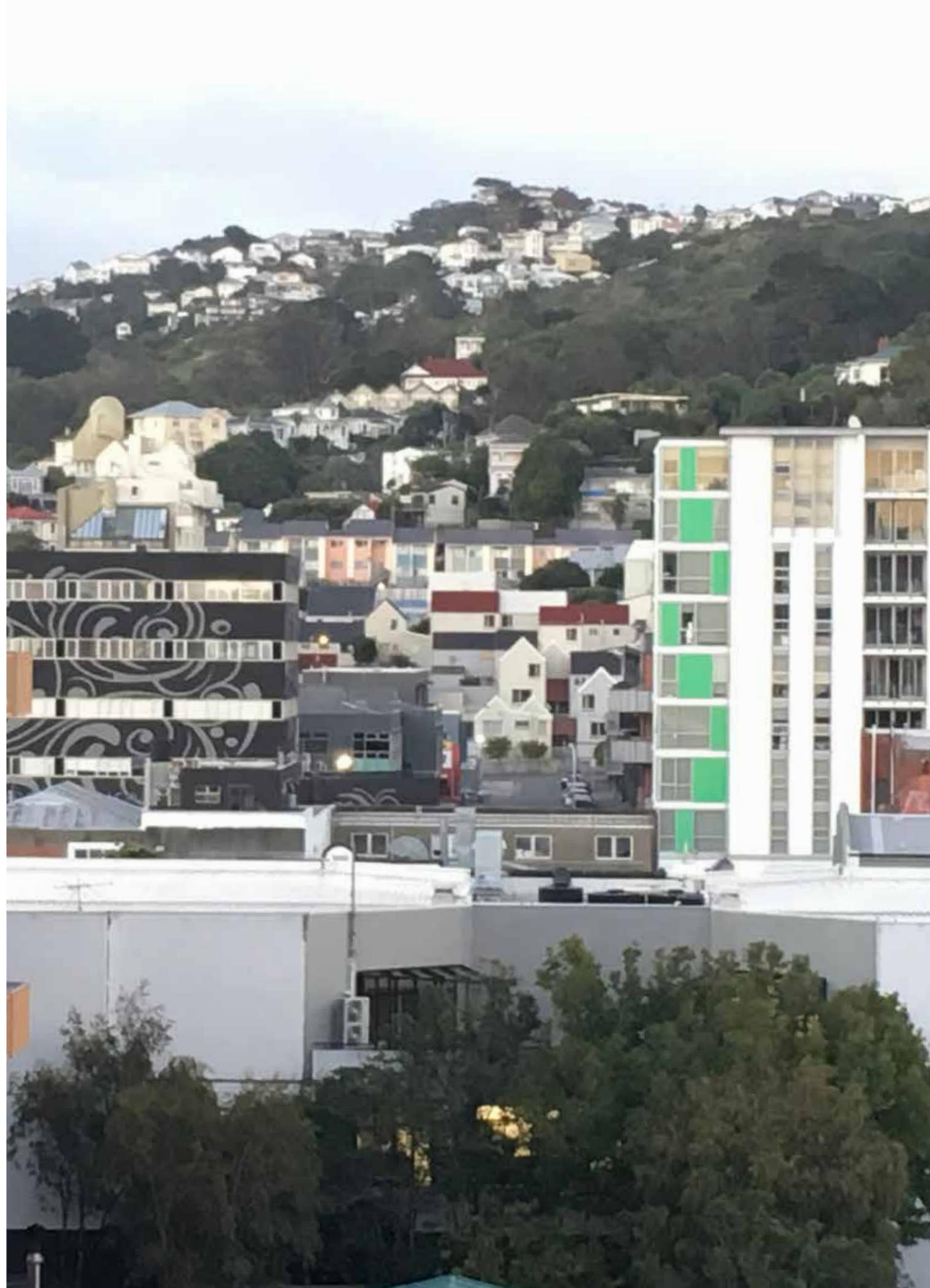
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Thornton  
consultants

PE



**Land.  
People.  
Culture.**  
Isthmus.



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# Executive Summary

*The following report outlines the preferred business case masterplan, responding to the brief issued by Wellington City Council for the potential redevelopment of Arlington Sites 1 and 3.*

*Isthmus was engaged by Wellington City Council in March 2018 to undertake a ten-week masterplan investigation with the purpose of informing their business case for mixed tenure development. Tied to this is Wellington City Council's social housing commitment to bring their portfolio to a modern standard with homes that are warm, dry and safe while maintaining bedroom numbers across the city. Arlington Sites 1 and 3 will follow on from current development on Site 2, combined they provide an important component of the wider portfolio upgrade.*

*The overarching aim of this stage of the masterplan process was to establish an optimum capacity and layout for the site that can be both technically feasible and financially viable to deliver, while delivering quality urban design outcomes. Alongside this, the business case masterplan was to show potential for integration with the wider community, a movement strategy that encouraged walking and cycling alongside activated public space and future proofed typology options.*

*Our approach to this masterplan has been to create a framework, or scaffold, and corresponding urban structure that maximizes the site's context. Through this approach, the masterplan's strength lies in its flexibility and adaptability into the future alongside improved community outcomes, not necessarily, or only, in the architecture of its future buildings.*

## The Site

The combined site has supported Wellington residents in need of housing throughout its past. Early in twentieth century it offered key worker housing in tight grids and rows for those who worked at the nearby brick and clay work factories. More recently it has comprised social housing operated by Wellington City, as a mix of terrace and standalone dwellings designed by the late, great Ian Athfield in collaboration with King and Dawson. These units are now predominantly empty, stepping down the site alongside the earthquake damaged George Porter Tower.

The neighbouring Site 2 is undergoing redevelopment with 105 new homes nearing completion, ready to provide warm, dry, safe residences to Wellington City's social housing tenants.

Located in the suburb of Mt Cook, just 20 mins walk from the Wellington waterfront, the site is ideally situated to deliver medium and high density housing set within quality public realm, designed to encourage reduced private car dependency and increased community or social interaction.

The challenges of this site lie predominantly with its topography and existing condition. With over 24m of level change from end to end and extensive existing footings, retaining walls, potential contaminated soils and services/ structures that require removal, enabling works will likely be extensive. There have been lessons learnt at Site 2 in this regard that the team has drawn on within the specialist reporting.

## The Opportunity.

Quality mixed tenure development in Arlington can improve housing options and increase housing supply in Wellington central, while creating a positive social environment where residents of Arlington and the surrounding neighbourhood are welcome and engaged. The masterplan proposes this through increased site permeability and improved public realm alongside the delivery of mixed tenure housing integrated with its landscape setting.

The proposed masterplan scaffold looks to embrace an opportunity to blur the edges of the site, opening this development up to the wider neighbourhood and encouraging integration with its surroundings in a physical and social or community sense.

The site's location and mixed tenure proposal also creates a fantastic opportunity for Wellington City Council to be ambitious and future focused in its approach to water sensitive urban design, opportunities for new building technologies, reduced car dependency and other sustainability initiatives. This business case masterplan has considered this in the design of its streetscapes and building typologies, facilitating the potential to intertwine environmental aspirations and community aspirations as the masterplan is developed over time.

## The Masterplan Process.

A business case masterplan is essentially a 'minimum viable product'. It is unlikely that a business case masterplan and final masterplan are the same in terms of detail, however the business case masterplan typically sets a baseline for economic and community outcomes alongside a masterplan structure or 'scaffold'.

To get to this point, Isthmus undertook masterplan testing across two scenarios: scenario 1 - consent under HASHA and scenario 2 - consent under the District Plan. Each scenario included two schemes, one exploring retention of the George Porter Tower and one exploring its removal.

These masterplan schemes were developed and interrogated through a workshop process with Wellington City Council. Following feedback from a wider WCC stakeholder workshop it was agreed to pursue for business case, scenario 1, scheme 1: consent under HASHA with the George Porter Tower removed. This is the masterplan outlined in the following pages.

Following business case sign off, the first phase of masterplan development can begin. Through this process, the masterplan becomes honed and refined towards a resource consent level drawing set including staging information and a development programme which can respond to Councils preferred method of development and finalised tenure ratio. To that end, this report does not currently include information relating to staging and programme.

This business case masterplan document is split into three chapters:

### 1.0 Site Context and Background Summary

This section summarises the site context mapping, early site investigation and interrogation that lead to the formation of the scaffold.

### 2.0 Masterplan Vision

This section outlines our proposed scaffold, urban development principles and structure. It includes an illustrative masterplan, summary information of envisaged typologies, landscape approach and masterplan data summary outlining yield, typology mix etc

### 3.0 Technical Information

This chapter includes in depth detail around the workings of the concept business case masterplan including yield and area data, carparking assumptions and typology diagrams.

This Masterplan document is supported by the following appendices:

#### Appendix 1:

Complete site context and background summary including George Porter Tower information.

#### Appendix 2:

Scenario 1 and 2, schemes 1 and 2 plans as per Council stakeholder workshop (13/04/2018)

#### Appendix 3:

Sun studies for the preferred scenario

#### Appendix 4:

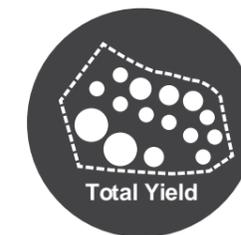
Risk Register

#### Appendix 5: Specialist reports:

- Urban Perspectives – Planning
- Tonkin & Taylor – Transport, Infrastructure and Geotechnical Feasibility Assessment
- Rider Levett Bucknall – Quantity Surveyors Report
- Property Economics – High Level Residential Analysis and Feasibility
- Dunning Thornton – George Porter Tower Structural Opportunities

The overall approach of the masterplan for Arlington Sites 1 and 3 as outlined within this report can set a new benchmark for sustainable, healthy communities.

Through diversity of housing, diversity of tenure and varying levels of affordability (linked to the range of housing typologies) integrated into quality public realm, the project can create an inclusive environment accessible for more than just the future Arlington residents to enjoy, and in that way advancing the relationship between land, people and culture.



287



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239

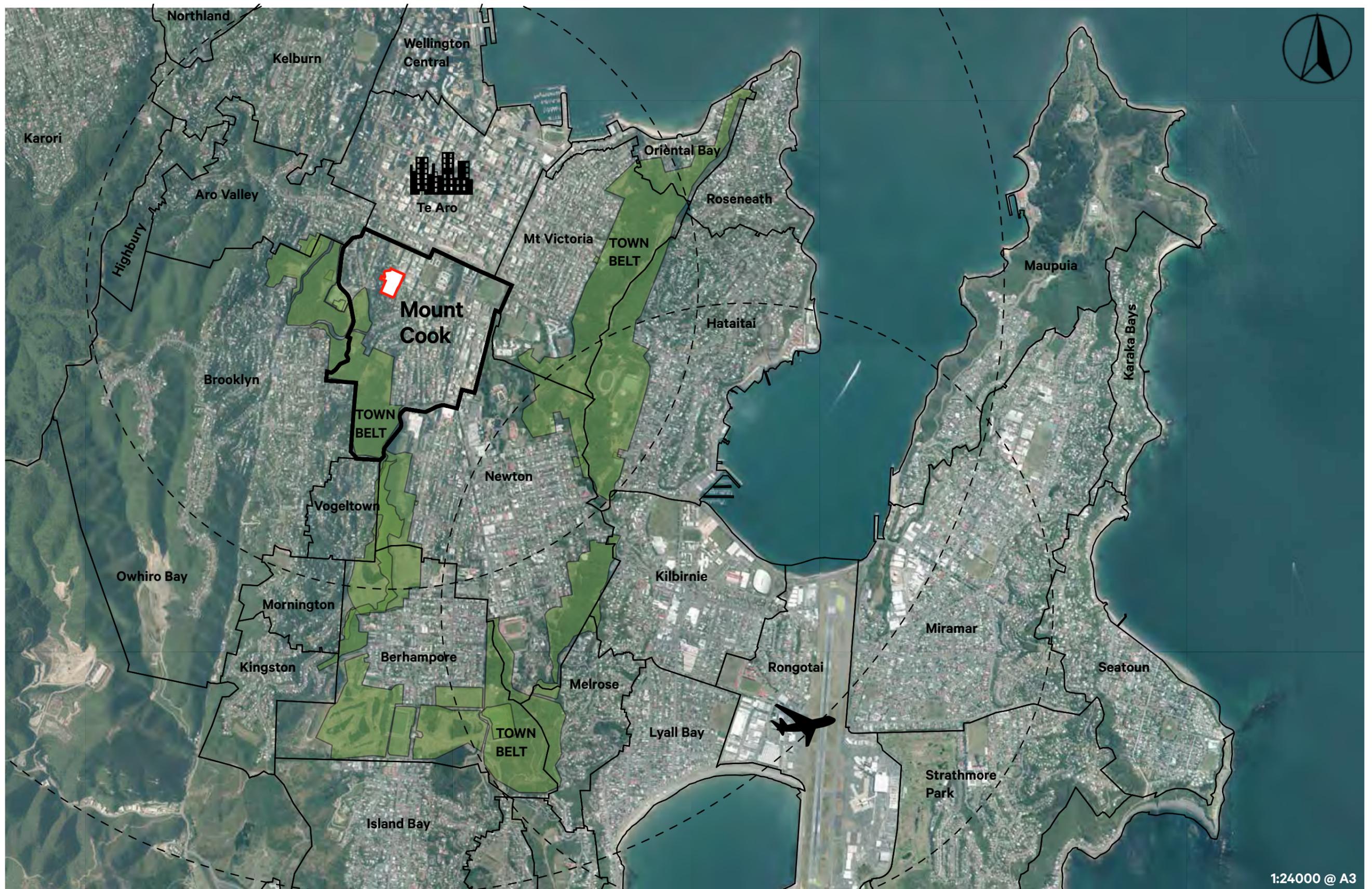


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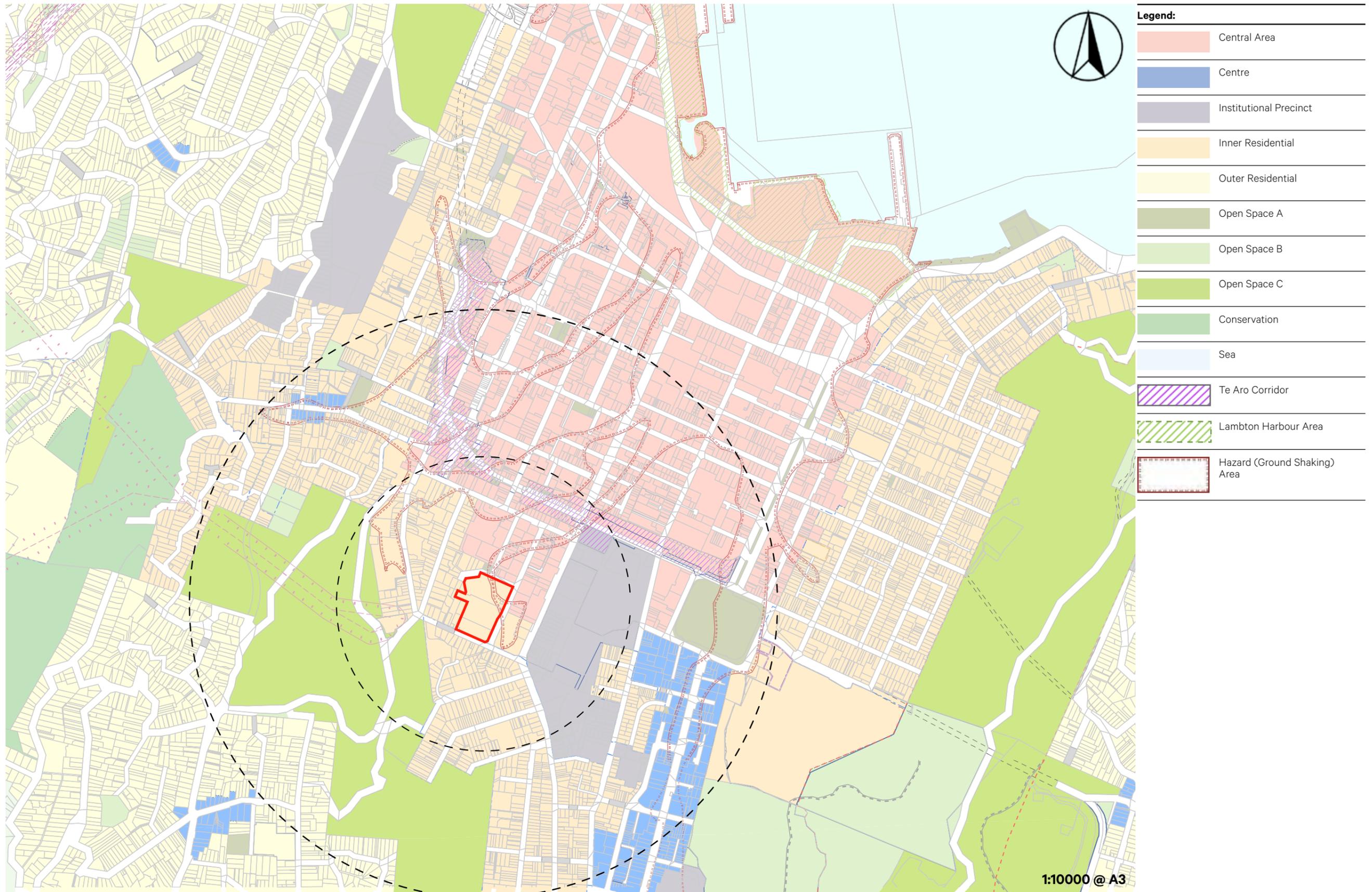


# 01. Site Context Summary

# Aerial Photo



# WCC District Plan Zones



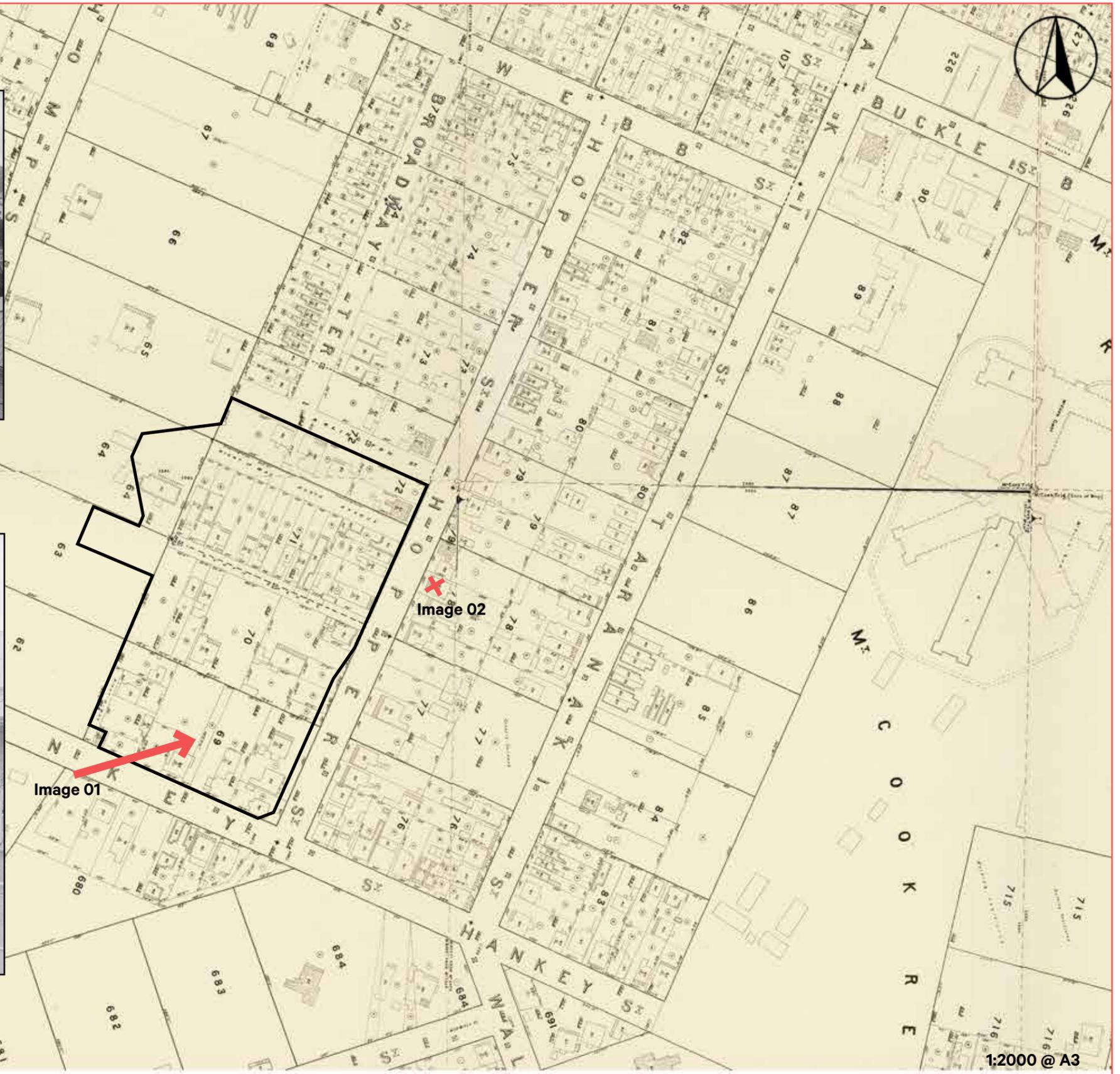
# Site - Historical



Image 01 - Wellington above Hankey Street - 1965  
Alexander Turnbull library



Image 02 - Hopper Street house Wellington - 1960  
Alexander Turnbull library



# Site Images



**Reference image**

NTS



**Image 01**

Looking West down Arlington Street



**Image 02**

Looking South down Torrens Terrace towards the site



**Image 03**

Looking North East towards the War memorial form within the site



**Image 04**

Looking West down Hankey street from the pedestrian path



**Image 05**

Looking North East on Hopper street towards site 2

# Levels Analysis



# Value Proposition

