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# **Arlington Redevelopment Project Consultation Proposed change to Our 10-year Plan**

Submissions received from consultation - May 2019

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# Arlington Redevelopment Project

Written Submissions Received May 2019

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**Please note:** Information provided in some submissions has been withheld in accordance with the Wellington City Council privacy policy and the provisions of the Local Government Information and Meetings Act 1987. This is to protect the privacy of natural persons (LGOIMA s7(2)(a) refers). The information withheld pertains to personal contact information provided by submitters.

**Name:** Juliana Tocade

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Email

**Submission: *Do you have any comments about the proposal?***

Dear John McDonald,

My name is Juliana Tocade and I live at [Arlington housing complex] Mt. Cook Wellington. I moved into this Apt. on the 14th January 2019.

I refer to your Proposed redevelopment of Arlington sites 1 and 3.

I think it is an excellent proposition in looking ahead for the future development which will sustain and maintain this critical housing shortage we are experiencing at present. The layout of this entire complex on site 2 is very harmonizing and peaceful and well orientated for the families with children. There is a Community feel to this place, yet each Apt. remains Private and people go about their business in respectful manner. Few people that I have spoken to absolutely Love living here, and are so grateful.

The attention to details for people with Special needs are well met and high standard of Personal Safety is well cared for. I believe, we should endeavor to produce more and more of such well Planned Town Housing that will enhance our City of Wellington and house many people who are 'homeless'. I can foresee, the future of our city as a place of beauty. Maybe, can create within such complex a 'water Fountain' a tranquil addition with foliage and flowers.

These are my thoughts.

Kind regards,

Juliana Tocade

**Name:** Julia Anderson

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

This is a great idea. Looking forward to seeing it happen.

**Name:** James Burgess

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I support the proposal in full, as part of critical work to improve access to housing.

**Name:** Keith Bolland

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I support this proposal. In bringing it to fruition I urge the Council and HNZA to ensure that the development of affordable homes for sale is used to ensure the new development has a socially and economically diverse character and that it is well integrated with the surrounding area. It is crucial that social housing not be ghettoised.

**Name:** Amy Heise

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I live (owner occupier) just across from Site 2 (the already redeveloped flats). I think it is a great use of land and will allow for continued diversity in the inner city suburbs. I support the proposal and WCCs continued investment in social housing.

**Name:** Darren Martin  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Proceed!

**Name:** Celia McAlpine  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Do it. Affordable and HEALTHY housing FTW, mouldy old crappily built housing, BOO.

**Name:** Stefan

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

125 years is an extremely long timeframe. That area is very central, and its value will increase enormously in the next few decades - let alone a century or more. Social housing requirements could be met by providing housing in cheaper, less central areas.

The payment of \$1 million is also ludicrously cheap for what HNZA get. If the land was instead leased for development of commercial or residential properties the returns would be much greater - and this money could be used to fund the development of substantially more social housing projects in less valuable areas of the city.

Ideally it should be leased to a residential developer, with the returns used to develop social housing in less expensive suburbs. The creation of fewer, but higher value residential properties in Mount Cook could fund the building of far more social houses elsewhere, while still contributing to the overall housing supply in the city.

**Name:** Kate Clarke

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Will the 40 supported tenants "replace" or be in addition to those planned for Rolleston St re-development.

**Name:** Douglas Wetherall  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Whilst I agree that housing needs to be available on that site I think it would be best if it were council controlled, even if one of the available sites were to be sold to pay for the new development. I think that 30% of the land value is more than 1mil so why offer it to the government at such a low rate?

**Name:** David  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Support in principle.  
Keen to see mix of owner occupied and rental property as an outcome to avoid a social housing getto.  
Should also be allowance for commercial premises, eg dairy, cafe, bakery or early childhood centre

**Name:** Gopal Sharma  
**Submitting as:** On behalf of an organisation.  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Written

**Submission: *Do you have any comments about the proposal?***

See next page.

# Arlington redevelopment project

We want to hear your views on the Arlington redevelopment project – proposed change to *Our 10-year Plan*. **Tell us what you think by 5pm, on Wednesday 29 May.**

You can find everything you need to know about this consultation, including the supporting information, on our website at [www.wellington.govt.nz/arlingtonconsultation](http://www.wellington.govt.nz/arlingtonconsultation).

Hard copies of the documents are also available from the Council service centre at 101 Wakefield Street and the public libraries in Newtown and Brooklyn.

## Privacy Statement - your personal information

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It is important to note that your username and any comments you make will be publicly available, including online.

Your contact details and demographic information (age, ethnicity, etc) will only be seen by Council staff, and will be used to contact you if you've asked to be kept up to date with a project or change proposal, or to clarify your views if we need more detail. We may use your details to invite you to give your views on other projects or proposals. We will also use this information to help make sure we're hearing the views of a wide range of people.

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## Section 1 – your details

Your name*:	<i>Gopal Sharma</i>
Your email or postal address*:	[REDACTED]
You are making this submission:	<input type="checkbox"/> as an individual <input checked="" type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please give your phone number so that a submission time can be arranged*:	

\*mandatory field

## Section 2 – question about the Arlington redevelopment project

The Council proposes to enter into an agreement with Housing New Zealand Corporation (HNZC) to enable the development of social and affordable homes at Arlington sites 1 and 3. The main aspects of the proposal are:

- HNZC expects to build between 230 and 300 homes on the site – a mix of social and affordable housing, including up to 40 supported living units for tenants with complex issues.
- The site would be leased to the Crown for 125 years.
- HNZC will retain an option to buy up to 30% of Arlington sites 1 and 3 so part of the site can be developed as affordable homes for sale.
- HNZC will be responsible for the redevelopment (including detailed design), social housing service management, funding and maintenance of the site.
- HNZC will develop the site with reference to the existing masterplan.
- The Council will receive \$1 million, which will be reinvested into the Council's social housing portfolio.



Do you have any comments about the proposal?

I would like to redevelopment sites 1 and 3.  
I am happy with proposal

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**Absolutely Positively**  
**Wellington City Council**  
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29 APR 1942P2



J008327

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Housing Development 294  
Wellington City Council  
PO Box 2199  
Wellington 6140



**Name:** Saera Chun  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

*Blank submission*

**Name:** Stelios Manousakis  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

(1) Primary concern is around the talk of up to 40 supported living units for tenants with complex issues. Residential neighbourhoods are not the place for these types of units. Internationally, this has not been done before, they are usually in central city (not fringe or outlying) areas and not incorporated with other social housing due to the highly likelihood that there are at risk and vulnerable people in the housing units already.

The issues that this will create for other residents in the complex, area, as well as for the neighbourhood of Mt Cook in general should not be underestimated. The Rolleston St HNZ complex is case and point. It is widely known to local residents that local high school students and others frequented those flats to source drugs and alcohol, and that there were regular police call-outs to that complex.

(2) Is prime inner city land like this the best place for this development. Would it not make more sense to sell this land and utilise the proceeds to purchase cheaper land in multiple locations and funnel these funds in to building more social housing units.

(3) Wellingtons southern suburbs already have a high concentration of social housing. In fact, the largest complexes and concentration are in these areas. Again, would it not make more sense, from a resilience perspective, to have these spread more evenly though-out Wellington?

**Name:** Alesi Lavea  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Written

**Submission:** *Do you have any comments about the proposal?*

See next page.

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## Section 1 – your details

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Your email or postal address*: [REDACTED]
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*: [REDACTED]

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Do you have any comments about the proposal?

NO

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Housing Development 294  
Wellington City Council  
PO Box 2199  
Wellington 6140

J008327

**Name:** Geraint Scott

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I think it's fantastic. I have a friend living in site 2 and the design and layout of those apartments is wonderful. If this standard is kept and ideas such as composting, community gardens, and secure bike storage are implemented then this should be an incredible project.

**Name:** JACOB JOLLEY

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I think it's good, these buildings are ugly, and are a haza4d and while they maybe architecturally significant, they provide no resolution to current housing crisis

**Name:** Jessica Senior

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I support the proposal. We are facing a housing crisis across the country and social housing is desperately needed for our most vulnerable people. The cost of investing in social housing pays off in reduced societal costs elsewhere (e.g. health, justice, etc). This would not increase rates or Council costs and in fact would provide revenue, and provides a good solution to the issue of the current sites. We should not have buildings on non green-space land which could house our residents going to waste when there is an option to develop.

**Name:** Nhung-Nguyen

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Written

**Submission:** *Do you have any comments about the proposal?*

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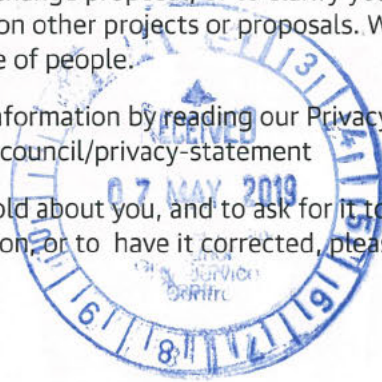
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## Section 1 – your details

Your name*:	NHUNG - NGUYEN
	
You are making this submission:	
<input checked="" type="checkbox"/> as an individual	
<input type="checkbox"/> on behalf of an organisation. Your organisation's name:	
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please give your phone number so that a submission time can be arranged*:	

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Do you have any comments about the proposal?

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Wellington City Council  
PO Box 2199  
Wellington 6140

**Name:** Julia Gatley  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

The website comments that "Most of the complex was deemed no longer fit for purpose about a decade ago. Tenants' needs were changing and the homes were below modern living standards. Most of the homes stood empty for a period of time." It does not acknowledge that Arlington 1 and 2 and George Porter Towers were designed by Athfield Architects in association with King & Dawson, and does not clarify whether or not the heritage value of the current complex was assessed before the proposal, which includes its clearance, was commissioned. Sir Ian Athfield was one of New Zealand's best-known architects. His work is fundamental to Wellington's built heritage - particularly his early work, which is so distinctive. Social housing was one of his main interests. He supported the adaptation of his buildings over time as the needs of occupants changed. It is my view that every effort should be made to retain and revitalize the tower and at least a portion of Arlington 1, rather than clearing the site completely. Heritage conservation, including adaptation and adaptive reuse, are aligned with designing and building for a sustainable future. Public bodies need to lead by example in demonstrating best practice.

**Name:** Caroline  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I believe the mix of social vs affordable should be heavily weighted towards social because there is a real need for this. 80/20? Also the measure of affordable is questionable with the housing boom making market rates unaffordable. But if you're wanting some affordable units then don't make too many of them, as they will still be beyond reach for most and it's more important to help those who are really struggling.

**Name:** Sophie Hallett  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

*Blank submission*

**Name:** Bernard O'Shaughnessy  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Email

**Submission: *Do you have any comments about the proposal?***

The following adds to my submission

1) In February 2010 I made a submission to the Strategy Council Committee (attached) in respect to a draft review of the Social Housing Policy. Some comments are still relevant 9 years later.

2) in 2010 Council officers advised the Strategy Committee that the long term needs of people waiting for social housing was in excess of 10,000! Yet then with the up grade programme Council went on to destroyed all the single bedsits in the big complexes to provide 2 and 3 bedroom units to accommodate families.

3) an example was at Newtown Park Flats the number of single bed sits was reduced from 81 down to 39. Thus a number of single women and men were relocated or put out of the system.

4) The up grades completed so far means the budget was blown. Putting aside unfor seen circumstances, contingency additional costs, one issue I am most concerned about is the quest by Council Officers to design and built units that are 'over the top' in terms of design and build.

5) Council was criticised by state agencies for this over spending. The Dom Post reported earlier on 12 June 2018 that:

"Some properties were up graded beyond the design standards agreed by the Crown and cost up to 50% more than the standard building code."

What a shocker. How did the CEO allow that to happen. Where and to whom did the money go to? Heads should roll for this appalling situation, yet the same people who allowed that over

expenditure are still gainfully employed at Council.

6) I'm fearful that this will happen again on further projects. Surely Council and the CEO are responsible for this matter! 50% over expenditure - is this also happening on other large projects the Council is undertaking?

7) Do we have homeless living in cars, sleeping on the street, or couch sliding, or over crowding with friends or families? Yes we do in Wellington. I have submitted before that other urgent opportunities should be explored to address urgent and immediate needs of the homeless.

8) consider:

a) set up a tent city over winter at Newtown Park, and use adjoining facilities including providing meals/hot water/showers, and Counselling with DCM, Sallies and local churches. OR

b) have one of our community centres take in the homeless over night in conjunction with Counselling as above OR

c) have the Marae in Thorndon or Island Bay assist the homeless and WCC give financial and personnel support

d) re open the Mt Crawford prison and have the homeless there. Just puts doors on the cells and have support as given as in a) above. The place would make a great chef/cook training facility as has a commercial kitchen huge facilities and great views.

So, I support the developments at Arlington, and will be watching to ensure the targets are met. However now Council has to address as a priority building a new Central Library as soon as possible!

Sincerely

Bernard

**Social housing service – submission form**

Please use this form to give us your views about the draft policy for Wellington City Council's social housing service.

You can have your say:

- online at [www.Wellington.govt.nz](http://www.Wellington.govt.nz)
- by sending an email to: [policy.submission@wcc.govt.nz](mailto:policy.submission@wcc.govt.nz)
- by making a submission on this form and sending it to:
  - Freepost 2199, Draft policy for social housing service, Wellington City Council, Wellington
  - fax to 801 3231.

If you would like to speak about your submission to City Councillors at the Council's Strategy and Policy Committee meeting, you can make an oral submission by ticking this box.  We will contact you to organise a time.

Submissions close 4pm, 26 February 2010.

**I am making a submission**

- as an individual
- on behalf of an organisation

Name of organisation BAB, HART, CAT, NPMFTA, RATA, SCAR

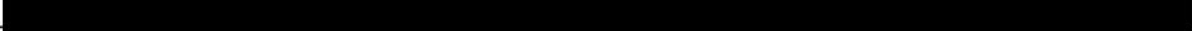
**I am a Wellington City Council housing tenant**

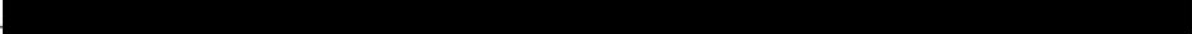
- Yes
- No

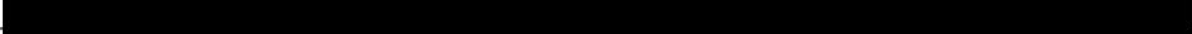
**Enter your name and contact details**

Mr/Mrs/Ms/Miss/Dr (circle which applies)

First name(s)\* Bernard Last name(s)\* O'SHAUGHNESSY

Street address\* 

Phone Home 

Email 

**Note \* Mandatory fields** (please use block capitals). All submissions (including name and contact details) are published and made available to elected members of the Council and the public. Personal information supplied will be used for the administration of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington. Submitters have the right to access and correct personal information.

**Do you support the overall vision outlined in the draft policy for Wellington City Council's social housing service?**

Comments: NO

**Do you agree with the partnership approach outlined in the draft policy?**

Comments: NO

**Do you agree with the proposed method for setting rents for Wellington City Council's housing tenants?**

Comments:

No

**Do you agree with the proposed package of support for tenants who struggle to afford their rent?**

Comments:

Have Rents to pay  
scheme

**Do you support the proposed selection process for tenants in Council social housing?**

Comments:

No

**Do you support the approach outlined for tenants to move on from Wellington City Council's social housing?**

Comments:

WHAT?

**Do you agree with the approach to tenancy management outlined in the draft policy?**

Comments:

Discussion Needed

**Please add any other comments:**

See attached  
total submission

**To: Wellington City Council  
Draft Policy for Social Housing Service**

**Submission.**

**I wish to attend on Council and speak to my submission.  
Please advise the time and date.**

**As an overview the draft policy could be received as an appropriate step into the future. However many flaws are there and need addressing.**

**On page 19 it is estimated that 10,188 households NOW are in need.**

**Page 16: Yet this review endorses the Housing Upgrade programme whereby the total units available from WCC is reduced from 2352..... DOWN to 2144.**

**Page 15 This draft also says "there will be less bedsits" and "The number of units overall will decrease slightly, but the stock will better cater to the housing needs of Wellington".**

**This reduction and move to 2 & 3 bedroom units flies in the face of the projected population trends of Wellington's (& NZ) ageing and single female of male requirements.**

**Actually I am opposed to the whole report that is presented to Council.**

**I will speak to the issues.**

**1) Full and reasonable consultation has not been carried out.  
WHAT has not made full representations nor had a advocate speak for all tenants.**

**2) Individual tenants views have not been taken into account.**

**I attended two tenant meetings with Council Officers yet such meetings were poorly advertised to any or all tenants.**

**3) Any and all minutes taken by Council Officers in 2) above should be made available.**

**4) Council Officers indicated to me that they had "absolutely no knowledge" of an earlier year of when Council itself considered a buy out of units as being an option.**

**Yet the information is accessible within Council. Even some of the very Councillors who are on Council now were on the Council when the matter was debated, yet the Council Officers claim now reference records of the matter! (It was only in Sept 2004!!!!).**

**5) Under the Official Information Act I request that Council Officers make available the true figures of;**

- a) how many people are on the waiting list**
- b) how long are they waiting for**
- c) why does the Council Officers report not show the true length of time people are waiting**
- d) who and why are people being turned away for consideration of units.**

**6) Why is 14% of the units now not rented, when then is such a huge waiting list? And the upgrade project is not an excuse.**

**7) I have discussed a - "rent to buy" scheme with Council Officers (Vicky McLaren, Bridget, Susan, Helen, of whom I respect, Peter and others) yet absolutely no mention of this has surfaced within the draft policy. I want Councillors to consider the matter.**

**8) I wish for full transparency of the 'rating' of groups who gain the opportunity to get a unit, and a discussion on that**

**9) In the past the Social Housing Policy has supposedly run complementary and supplementary to the Housing Policy of Housing New Zealand. In some ways that is correct, in other ways it has not been so.**

**BUT, now the draft policy is neither. Why?**

**I request the draft policy be:**

- a) held over by the Council until**
- b) further correct information is provided**
- c) Council Officers report on a rent to buy scheme**
- d) policy include an increase in the base unit stock**
- e) WCC's policy include a housing unit growth rate.**



Yours sincerely

  
Bernard O'Shaughnessy

NPM FTA (Newtown Park Mews - Free Tenants Association)

Housing Advocate: Newtown Park Mews

BAB: Bernard against Booze

TIN DO: Try It Now - Dry Out (NPM Wet Hostel)

Advocate: Education/Justice/Law/Health/Immigration  
Employment Relations.

Rep in 13 Community Groups

Churches Representative

Political Activist

Mayoral Candidate

**Sharon Bennett**

---

**From:** bernard O'Shaughnessy [REDACTED]  
**Sent:** Wednesday, 24 February 2010 11:15 a.m.  
**To:** BUS: Policy Submission  
**Subject:** SOCIAL HOUSING POLICY - DRAFT REVIEW

I submit the following to the Council.

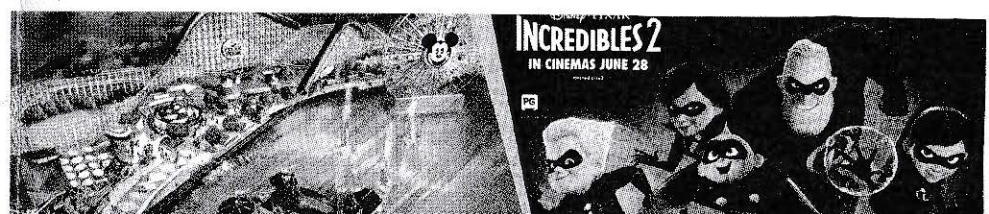
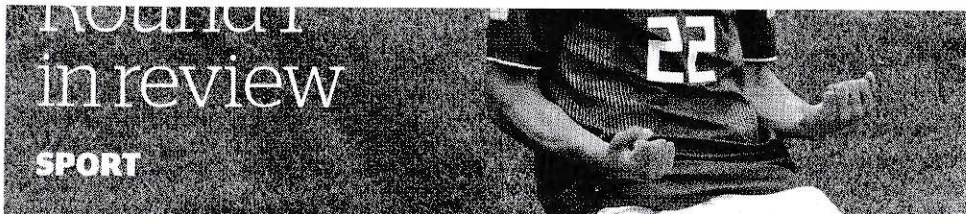
- 1) I wish to attend and speak to my submission.
- 2) I am opposed to the policy review as presented by Council Officer.
- 3) There are errors therein
- 4) There are inaccurate analyses of the data gathered
- 5) The policy suggested is at odds with the supposed philosophy of the Council
- 6) I wish to see the Council Officers and Council reflect in the policy:
  - a) a priority right of re-entry for tenants who have had many years living in some of the units, without having to face increased rents for two bedrooms!
  - b) a rent to buy scheme
  - c) the Council increasing its unit stock not decreasing it
  - d) that the re location of tenants should not be a dislocation of tenants
  - e) a tenancy manager/caretaker be on the ground in the complexes 24/7 to be available for tenants

Yours sincerely

**Bernard O'Shaughnessy**

**Advocate/Consultant  
NP FTA  
BAB  
TIN DO  
HART  
Church Representative  
Mayoral Candiate**

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in review  
SPORT

# Social housing's 'graph of doom'



**Housing**  
**Collette Devlin**  
collette.devlin@stuff.co.nz

A Wellington social housing review has found properties are not affordable for many tenants and are not financially sustainable, with a "graph of doom" predicting a \$160 million shortfall.

The independent review examined the Wellington City Council business unit responsible

for providing and managing the capital's social housing portfolio, which is made up of 3400 tenants living in 2090 housing units.

The 100-page "state of nation" review asks "critical" questions about issues such as the financing of city housing, cost effectiveness, investments, the council's definition of being a social housing landlord, the purpose of social housing, the level of discounting, rental incomes and accountability.

The discussion document, published in October 2017, was

released to *Stuff* under the Local Government Official Information and Meetings Act. It aimed to challenge the way things were done to ensure tenants received the appropriate service.

"At the heart of this report is the message that the council expects city housing to be self-sufficient, to discount rental income below what other landlords receive, and do more than what is required of a landlord ... however, there is a fundamental disconnect."

The report found two-thirds of

tenants were paying more than 35 per cent of their income on rent.

The council had an affordable rent supplement to provide further discounts for those tenants, but it was not highly publicised.

If every single person applied and was granted the supplement, it would cost \$4m a year - 17 times greater than the level currently provided, the report says.

"City housing properties are not affordable ... this is particularly acute for tenants living on their own ... this raises questions

about the extent to which these tenants are set up to succeed."

At the time of the report, the debt level of rent arrears was \$134,000.

The report notes the application process for prospective tenants is "bureaucratically weighted". It also says the council's Housing Upgrade Programme (HUP) set high expectations about what city housing could deliver, and this needed to be considered again in

**TURN TO PAGE 2**

21 June 2018

## Capital left in the dark

**Amber-Leigh Woolf**  
and **Damian George**

Just down the road from the Beehive, in the heart of the nation's capital, the street lights have been out for months and the council appears powerless to do much about it.

One complainant told *Stuff* he alerted Wellington City Council to outages on Manners, Victoria, Dixon and Willis streets in the



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## In Depth

Helping hand or poverty trap? PAGE 18-19

## World

US pulls out of UN human rights council PAGE 20

Updated all day at **S**

Homed 26

# Jail



**Crime**  
Marty Sharpe  
marty.sharpe

It will appear as just a conviction on Don Bridge-Peacock's criminal record. This was no ordinary conviction. It was not like the other convictions: shoplifting from bus he claimed did not m the victims.

This was different. On October 18, 26-year-old Napier man's girlfriend stole a man as he lay dying street.

The four-month jail Bridge-Peacock got for other crimes - does enough for the dead man Bridge-Peacock

## From page 1 // Social housing's 'graph of doom'

relation to what it could afford. Revenue came from tenants who generally had very limited disposable income, so protecting the interests of all tenants meant questioning the way things were done to ensure funds were spent wisely, the report said.

The council spent \$173m on 10 HUP complexes in eight years, compared to \$11m for non-HUP properties.

Some properties were upgraded beyond the design standards agreed by the Crown and cost up to 50 per cent more than the standard building code.

City Housing Manager Michelle Riwai said the \$160m shortfall was a worst-possible case scenario based on financial modelling in 2016.

"Since then changes have begun and further changes are being worked through with elected members."

The report found a number of

areas for improvement, including a clear and agreed understanding of the role of the council in providing social housing, improving the way it measures and monitors its performance and ensuring housing was affordable for all tenants, she said.

Councillor Andy Foster, who is chairman of the finance sub-committee, said the council clearly had a problem but it was not a crisis yet.

Business as usual would not work, and the council needed to make changes to have a sustainable housing portfolio.

Referring to the report's "graph of doom", which showed \$160m in the red, he said: "The sooner change is made, the better".

Councillor Brian Dawson, who leads the housing portfolio, said there were some obvious issues of concern, but he was comfortable city housing was addressing them.

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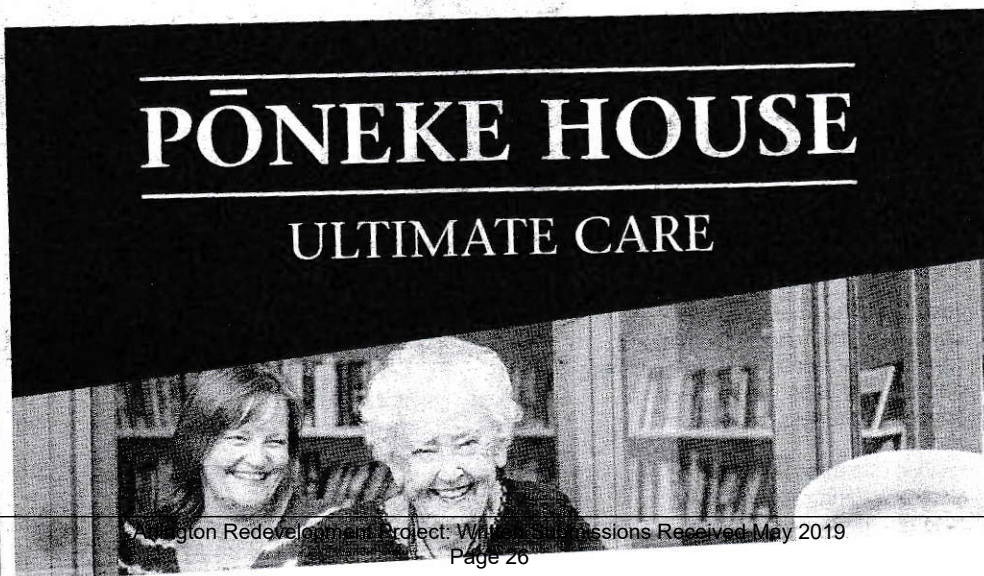
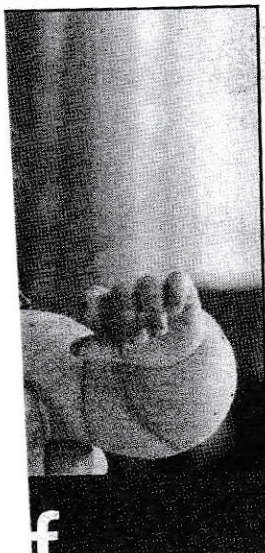
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Wellington

# PŌNEKE HOUSE

## ULTIMATE CARE



The two townhouses on the balcony, at right, and the view

# Owner

**Name:** Carmel

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

The Council committed to providing both affordable housing and social housing in the recent 'Wellington Ten-Year Plan'. I support the leasing of Arlington in Mt. Cook to Housing NZ providing the lease stipulates that at least 30% of the land must be set aside to provide affordable houses to first-time home buyers.

**Name:** Frances Gaston

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

The Council committed to providing both affordable housing and social housing in the recent 'Wellington Ten-Year Plan'. I support the leasing of Arlington in Mt. Cook to Housing NZ providing the lease stipulates that at least 30% of the land MUST be set aside to provide affordable houses to first-time home buyers.

**Name:** James Sullivan

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Overall I think this is the most workable of the 4 options.  
I would like the council to narrow down the meaning of 'affordable homes' to minimise any abuse of this clause by future governments.

**Name:** Glen Morrison  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

The Council committed to providing both affordable housing and social housing in the recent 'Wellington Ten-Year Plan'. I support the leasing of Arlington in Mt. Cook to Housing NZ providing the lease stipulates that at least 30% of the land MUST be set aside to provide affordable houses to first-time home buyers.

**Name:** Michelle Savill  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

30% needs to be affordable housing otherwise it's just the rich that get to move there and everyone else is again forced out to the margins of the city. The provision for 30% of the site being used to build affordable homes is excellent and is consistent with WCC Housing Strategy commitment in The 10-Year Plan. It is important to have young people represented and bringing energy to the central city, and for them to be able to afford to live where they work. Affordable housing in Arlington will go some way to achieving this. I would also like to add that good urban design is essential for good social outcomes. Therefore, it is important that the lease agreement has provisions that give WCC some control and input to ensure the Housing NZ development of the site adheres to the principles set out in the WCC Masterplan and integrates well with the Mt. Cook and Wellington community.

Name: [REDACTED]

Submitting as: As an individual  
(individual or organisation)

Organisation name:

Submission channel: Online

**Submission: *Do you have any comments about the proposal?***

I support the leasing of Arlington 1 & 3 sites to Housing NZ as long as at least 30% goes to affordable housing. The provision for 30% of the site being used to build affordable homes is excellent and is consistent with WCC Housing Strategy commitment in The 10-Year Plan. It is important to have young people represented and bringing energy to the central city, and for them to be able to afford to live where they work.

A recent disaster planning study highlighted that critical emergency support people (e.g. nurses, firefighters) are being priced out of the central city, leaving the city vulnerable and the Central Hospital understaffed. The new affordable housing units in Arlington will make a significant contribution to alleviating the affordable housing shortage close to the central city.

Affordable housing in Arlington will go some way to achieving this. I would also like to add that good urban design is essential for good social outcomes. Therefore, it is important that the lease agreement has provisions that give WCC some control and input to ensure the Housing NZ development of the site adheres to the principles set out in the WCC Masterplan and integrates well with the Mt. Cook and Wellington community. The lease agreement with Housing NZ must stipulate that they are to conform to the principals and the overarching design outcomes as outlined by the WCC Masterplan developed by Isthmus Architects.

Name: [REDACTED]

Submitting as: As an individual  
(individual or organisation)

Organisation name:

Submission channel: Online

**Submission: *Do you have any comments about the proposal?***

The Council committed to providing both affordable housing and social housing in the recent 'Wellington Ten-Year Plan'. I support the leasing of Arlington in Mt. Cook to Housing NZ providing the lease stipulates that at least 30% of the land MUST be set aside to provide affordable houses to first-time home buyers.

The lease agreement with Housing NZ must stipulate that they are to conform to the principals and the overarching design outcomes as outlined by the WCC Masterplan developed by Isthmus Architects.

**Name:** Hannah collinson-smith

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Firstly, the central city needs both social and affordable housing. Arlington is a wonderful opportunity to do both. I support the leasing of the land to Housing NZ providing 30% of the land is set aside for first-time home buyers. WCC made a commitment to provide affordable housing in the 10-year Plan and this is an opportunity to fulfil that obligation. A recent disaster planning study highlighted that critical emergency support people (e.g. nurses, firefighters) are being priced out of the central city, leaving the city vulnerable and the Central Hospital understaffed. Keep 30% for affordable housing! Secondly, I have concerns about the land being developed under SHA rules (as per Shelley Bay) and would prefer it being developed under normal District Plan rules. District Plan rules will lead to better design and more appropriate building heights and dwelling densities, as set out in the WCC masterplan and as is consistent with the Mt Cook area. The lease agreement with Housing NZ must stipulate that they are to conform to the principals and the overarching design outcomes as outlined by the WCC Masterplan developed by Isthmus Architects.

**Name:** Phillip Bolton

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

While I agree with concept there appears to be no reason for a 125 year lease as this is more than the life of the buildings. Wellington could end up with flats like the McLean on the Terrace where it takes many years before an upgrade is started due to HCNZ not having the finances. The site should be returned to WCC after 50 years, or a new lease signed if an upgrade is undertaken. The option for HCNZ to buy 30% will severely restrict the number of homes available for social housing - could be as little as 160 homes - is this acceptable on such a large site



**Name:** Peter Hill  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I am a resident living near the Arlington site and I support creating a mixed and diverse community at the redeveloped site. I think that mixed tenure (i.e. a mix of owned and rented properties) is a reasonable way of creating this mix. There is potential for "ghettoization" of the site if a mix of residents is prevented.

The site will be enhanced if there is green space allocated for recreation and a children's play area. Because the HNZN plans for the site are not yet available it is impossible to know whether to support the proposal or not.

**Name:** Rosina Barnao and John Reynolds  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Email

**Submission: *Do you have any comments about the proposal?***

Hi there

Having reviewed the documentation – I wish to add the following observations and comments to the proposed plan in relation to the use of Hankey Street and the proposed Hankey Street Terraces.

**Hankey Street Terraces – currently proposal is for 2 bedrooms per dwelling : 3 bedroom dwellings would better cater for families (as is currently the case)**

- I believe the current units are 3 bedroom dwellings and are ideal for families due to their placement and size.
- Over the 30 years we have lived/owned a property in Hankey Street, we have seen numerous families housed in the units – many of them refugee families.
- It is one of the more sunny areas in the complex and ideal for families.
- The current proposal is for 2 bedroom Terrace Townhouses to be built. This would exclude the families (ie with 2 plus children) that have traditionally been housed there.
- Overall, the proposed plan has only a limited number of 3 bedroom dwellings and some are located near the hillside area of the complex and have minimal sun and are colder locations. This is not ideal for families.

**Question/Comment**

The Hankey Street Terrace location is a better placement for families – rather than the 3 bedroom options most of which are located next to the hill (ie minimal sun: for most of the day they are in the shade with no sun at all which is not ideal for warm houses policy , especially for children).

Consideration be given to including 3 bedroom units for the Hankey Street Terraces to cater for families.

**Hankey Street: parking & turn around bay for cars in Hankey St**

- Currently there is a turnaround at the end of the cul de sac in Hankey Street.
- Hankey St is a dead end street
- In the draft plan this is replaced by a walkthrough to the Spine.
- Hankey street is a very narrow street and the turnaround bay is the only place you can 'turnaround' a car.
- Assuming with the car pads being planned for the Terrace townhouses, parking will only be available on the south side of the street.
- Even with parking only on one side, there will still not be room to turn a car around in the street – it is simply too narrow.
- Currently - 95% of the time, cars are parked on both sides of the street and there are no available car parks.

**Question/Comment**

What is your proposal to replace the current car turn around bay at the end of the street.

What is the proposal to cater for parking cars for residents in Hankey St

While I acknowledge the aim is to get people out of their cars and walking – we are far from that and the transport system is far from adequate to replace that, particularly for families and older people

**General comment** – if the new complex is to be geared towards social housing (even if it is a mix of buyer/social) – do we really need two bathrooms for a 2 bedroom unit (yes, I know a lot of houses now have that ratio, but is it the highest priority for this type of development?)

Regards

Rosina Barnao and John Reynolds



**Name:** Shane  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I support the idea of a mixture of social and affordable housing. I think it's important that our more vulnerable citizens are not grouped together in single medium density housing. Having a mix of ownership will (and therefor owners will) ensure that a number of voices/interests exist in the same space and may help prevent neglect of property and infrastructure. While it has undergone significant gentrification, I encourage the council to look to the Star Apartments in Freeman's Bay, Auckland as a model of mixed income housing. These apartments comprise a mix of private and social housing, are well designed and spaced across the site and remain a desirable place to live decades after their construction.

**Name:** Ingrid Downey  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

To have a density of 70% or more State Housing in this area goes against all evidence of how to create good neighbourhoods.

I am not against State Housing - it is VERY important, but we must recognize that HNZ is required to offer rental homes to those on the Social Housing Register with the absolute highest need. They have very little say in creating a "mix" of families to live in their housing - they only rent to the most vulnerable, they do not offer any other "affordable housing" options.

On top of this, HNZ has very limited resources to support tenants and must rely on other social organizations to do that work - and they aren't always the best partner with other agencies helping families live successfully in their rental accommodation. They might seem to be talking compassion now, but the tide of government will turn and they are at its whim.

A smaller percentage of HNZ homes in the redevelopment would yield much better results for the city and the families being helped.

You are giving HNZ the right to sell up to 30%, and these are likely to go to developers taking part in Kiwibuild (their Land for Housing programme). These Kiwibuild homeowners could be a very good addition to the mix, however, with very little control over what happens to Kiwibuild homes after 3 years of ownership, these "affordable homes" could all end up owned by investors who would not provide the same care for the home as either an owner-occupier or HNZ!

Instead, you should require HNZ to sell off 50% of the land to community housing providers. CHPs can build high quality homes and offer them to those not on the Social Housing Register - to families that still can't afford market rent, or are made vulnerable by the whims of private landlords. CHPs can also offer affordable homeownership and land trust options.

By getting CHPs involved you are creating a diverse neighbourhood that will have many players involved in helping it function well. There are great CHPs in the Wellington Region, do not ignore them.

Summary:

- \* Too high a percentage of HNZ homes does not yield good results for anyone.
- \* Kiwibuild is too risky and likely the homes will end up owned by investors in a few years.
- \* To get a real mix, offer a percentage of the land to CHPs to develop and manage. They can provide a spectrum of affordable homes (rental and homeownership), work much more closely and deliberately with the families they house, and can build much higher quality housing than HNZ or for-profit developers. CHPs are in it for the people and for the long-haul - they make an excellent partner with WCC.

**Name:** Robert Baker

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I support the use of this land for primarily boosting social housing. The suggestion of converting a proportion of the land to affordable housing is problematic. Taking land that is already used for those who can least afford homes to give to others who would like to buy homes is taking advantage of the resources already in local authority and central government control in an unhealthy way. While the indication is that WCC will receive \$1 million for this proposal, it does not make sense that it also has costs to cover still of \$3.5 million and \$0.5 million for development costs of the site. Surely that indicates a cash deficit of \$3 million the council still has to cover from the Social Housing Fund?

**Name:** Perry Walker

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

In principle I am in agreement with the proposal - however, I am uncomfortable that Council is seeking a straight yes/no answer to what is actually quite a complex issue that will have considerable impacts on the Mt Cook community going forward. I believe that any lease entered into with Housing NZ should have quite stringent clauses attached to it with regards:

1. Adherence to Council's Master Plan for the area - particularly in terms of housing density, and the principle that good, internationally recognised urban design be applied.
2. That Housing NZ must consult with the local community around any proposed changes to that Master Plan.
3. I am not in favour of Wellington City Council's social housing land being privatised. The inclusion of the condition which would allow for up to 30% of the site to be transferred to Housing NZ to be sold as affordable housing, amounts to privatisation of that portion. This area has always been allocated as 1005 for Social Housing - and I believe that's the way it should remain. While I applaud Council's drive to provide affordable housing, this should be catered for elsewhere in the city - and not on this prime central city site.

**Name:** John Edwards  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

We are direct neighbors of the Arlington complex, sharing a boundary.

We support the proposal for the complex to be redeveloped by Housing New Zealand. We support the proposal to provide for supported accommodation.

We support the proposal to have up to 30% of the development to be available for affordable housing subject to some conditions.

We believe the community will benefit from mixed tenure of the development however we believe that benefit depends on the private component being distributed throughout the development, rather than in a separate block.

We support the master plan proposal, but are concerned that Housing New Zealand has not and will not make any commitment to that plan.

The proposal at the moment is effectively a "blank cheque" to Housing New Zealand, so residents are being consulted on a proposal that HNZ is not bound by. Before entering into any agreement council should get undertakings and commitments from HNZ about the density, maximum heights at different parts of the development, and the distribution of the properties to be made available for private purchase.

**Name:** Tina Reid  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

This is an extremely valuable site in Wellington, as well as being well suited for social housing because of its proximity to the city and history of the site.

I strongly want to see the whole site preserved for public or social housing, and am opposed to any proportion being made available for private sale.

I also recognize that mix of housing on this site is important, but options need to be developed to ensure that affordable housing remains affordable, and doesn't escalate in private ownership.

This could be done by leasing the land with private ownership of the houses built on it - a mechanism which has been used extensively in the past for various reasons.

At the very least some form of covenant over the titles to control affordability could be negotiated. I find it hard to imagine what this could be - perhaps ensuring properties are not resold with, say, ten years. But this would still have the risk of being sold out of the affordable housing market, at a time when we know we will need to house increasing numbers of people in Wellington.

I support 40 supported living units on this site, and fully expect that the same provisions as discussed at the Rolleston Street development will be in place. This includes staffing 24/7 to meet the social needs of these tenants, and good communication with neighbours to ensure they know who to call if there are problems.

**Name:** Ruth  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

The most recent Long Term Plan describes an exciting strategic vision of Wellington as an eco city, people centred and dynamic. The redevelopment of the Arlington sites could contribute now to the achievement of these goals. While the current proposal makes some gestures towards these with the option for HNZ to purchase land for affordable housing and by giving reference to the Master Plan, it is not clear that the final development would actually deliver on these and consequently on the LTP goals.

Please amend the proposal to ensure that:

- there are affordable housing outcomes from the development (e.g. by requiring this as part of the arrangements with HNZ), and
- the development follows exciting urban and water sensitive design principles, in order to deliver a high quality housing area for the people and environment of today and of the future (e.g. by requiring any further planning and implementation by HNZ to deliver on the master plan completed by Isthmus)

**Name:** Ken Davis and Rose Evans

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

**General Agreement:**

In principal we support the proposal to redevelop the site as described above and consistent with the May 2019 "Master Plan for Business Case" prepared by Urban Designers Isthmus Group and others as published on the WCC website

**Mix of Housing and Ownership Types:**

We believe there should be a mix of housing types (town houses, low and medium rise apartments) and ownership types on the site, including social housing 30-40%, affordable housing say 30%, possibly with system of means testing and of price controls for first home entrants /moderately paid service workers and private housing: higher value privately owned dwellings (30-40%) located on the edges of the existing private housing on the south of the site

**Urban Design - WCC/HNZ masterplan documents**

The currently proposed WCC/HNZ masterplan business case documents are positive from an urban design point of view, with a good mix of scale, housing types, appropriate transition to the adjacent housing, public/private open spaces, circulation (pedestrian/bike/cars), transition to the and integration with and enhancement of the existing street pattern

These WCC/HNZ masterplan documents should form an urban design benchmark and reference point for an appropriate scale, mix, intensity and quality of development on the site and form the basis of negotiating a win/win outcome for all.

There could be a slightly higher level of development along the Hopper Street edge, maintenance of lower rise along the southern edge of the site and investigations into more public green/ paved open space with any increase in density has to be design lead and supported by high quality architectural, urban and landscape design solutions

**Sunlight and views:** The development should ensure access to optimal sunlight for all dwelling units

**Pedestrian Circulation:** the site plan shows a range of pedestrian circulation through and across the site which is very positive

**Open spaces:** there is positive mix of public and private open spaces but there could be a better distribution of these across the site, and they should include some small sunny pocket parks, small children's playground grounds and a generous flat grassed/paved areas for people to play games  
**Carparking in Hankey St:** 15 new townhouses along Hankey Street have an off-street carpark each, which will reduce the on-street car parking to zero. Some on-street car parking for other residents is needed

**Transport Future Proofing:** to address the likely decline in the long term use/ownership of private motor vehicles, the development must be future proofed to accommodate other transport modes pedestrian/bike/scooter and public

**Sustainability:** The development should be highly sustainable, zero energy, zero waste, with solar panels generating, high levels of thermal insulation, rain/ grey water harvesting, community gardens in public spaces, low energy/low carbon travel options

**Engagement/Consultation:** It is essential that WCC/Housing NZ commit to an on-going process of open and collaborative engagement with affected neighbours and key stakeholders.

**George Porter Towers:** George Porter Towers and associated low rise town houses designed by Ian Athfield, one of NZ's most significant contemporary architects, are an important part of NZ's architectural heritage and and could /should be retained in some form

**NOTE:** Ken Davis is an architect with considerable experience in urban design, public architecture and multiunit developments throughout NZ and in Melbourne working with Councils/ Govt & advocating for good development, particularly in Wellington. This includes the Wellington's Civic Centre and Public Library (1987-1992), WCC Cuba Precinct Urban Design study (1987 -1990), Wellington Architecture Centre (1987 -1996 - President 1990-1993) & member of the Wellington City

**Name:** Elise Ranck  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I don't think using social housing land for affordable housing is an appropriate solution. As part of the Arlington neighbourhood, I do think the housing site needs proper redevelopment (ie making the flats more liveable via insulation, etc.) and needs redevelopment in a very timely manner. Seeing the flats empty is really discouraging, particularly for those who are vulnerable and have no other place to fall back on. I'd like to see the site retained as social housing as the need for housing continues to grow.

**Name:** Pat Bolster  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I do not want to see any part of the site, or development on it, sold off



**Name:** Wayne Kirkland

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Yes, it sounds fairly vague to me. I'm concerned that there is no detailing of where in the development the "affordable housing" will be (i.e. will these housing units be spread through the complex/s or out to one side?), what is defined as "affordable" etc.

We are already drastically short of social housing, so I'm concerned that a third of available land/new development would not be available to meet the substantial undersupply that currently exists.

**Name:** Lesley Parker

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

\*The site would be leased to the Crown for 125 years.

I support the lease to HNZ for 125 years provided:

\* HNZC expects to build between 230 and 300 homes on the site – a mix of social and affordable housing, including up to 40 supported living units for tenants with complex issues.

Site must not exceed the appropriate maximum density of 300 units recommended by Isthmus masterplan. 24/7 wrap around support needs be provided for 40 supported living units.

\*HNZC will retain an option to transfer ownership of up to 30% of Arlington sites 1 and 3 so part of the site can be developed as affordable homes for sale.

I would like to see 30% of the site developed as affordable homes for sale. This fulfils the council's obligation to provide affordable housing as set out in it's 10 year plan in order to address:

1. Critical emergency support people (e.g. nurses, firemen) being priced out of the central city, leaving the city vulnerable and the Central Hospital understaffed.
2. Wellington is known as the 'creative capital' yet young people, artists, creatives who form the heart of the cultural vibe of the CBD can not afford to live in it.
3. Mixed tenure neighbourhoods avoid problems of stigmatisation and ghettoisation and are shown both in NZ and internationally to have good outcomes for residents and communities

\*The Council's masterplan for the site will be used to inform the detailed design and development of the site to help ensure good urban design and community outcomes, and appropriate density optimisation.

I would like to see the burden be placed on the council to ensure good urban design, good community outcomes and appropriate density optimisation. Once the site is handed to HNZ it falls to residents to negotiate with Housing New Zealand and we have no real power in this regard. Therefore, it is important that the lease agreement has provisions that give WCC some control and input to ensure the HNZ development of the site adheres to the principles set out in the WCC Masterplan and integrates well with the Mt. Cook and Wellington community.

**Name:** Mary Hutchinson

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I support the proposal in broad terms, but would prefer the areas to be 100% used by HNZ to build social housing, not 30% being "sold"- though the meaning of this is not clear as legally 'affordable housing' would remain lease held by HNZ/WCC??

I strongly support the provision of the full proposed 40 housing units to be built and used for high needs people with alcohol, drug, mental health and homelessness issues.

I would like to see the sites developed using innovative methods of environmentally enhancing landscaping for shared and green areas, drainage of runoff, and if possible some restoration of the former natural habitats such as streams, incorporated into the site plans. A survey of existing mature trees should be undertaken prior to demolition to facilitate retention of natives species in particular. These aspects can enhance the social and environmental cohesion, along with the mental health of the housing community.

**Name:** Heather Hayward

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Wellington City Council's own studies highlight that Wellington will need 22,000 homes over 30 years. We need housing and we need it to be affordable -- not just for the wealthy and absent landlords. Young people, starting their own businesses or working in the arts, etc. are the lifeblood of the central city. House prices there have grown to the point where these young people and families - the ones the city needs most to attract - are struggling to put down roots. Kiwibuild's main purpose is to increase affordable housing supply, WCC's Masterplan shows that, with a new build of 300 dwellings in Arlington 1 & 3, and 30% going to Affordable for first time home-buyers, close to 100 young couples and families could put their roots down in Mt. Cook as home owners. These home would be built by the central government at no cost to Wellington rate-payers, yet Wellington young couples and families, struggling to own a home, would benefit.

It's vital that Wellington and Central government partner together in Arlington to give a hand to a generation with high levels of student debt and locked out of the housing market. Only a quarter of adults under 40 own their own home, compared to half in 1991. With a Capital Gains Tax falling by the wayside, Kiwibuild is one of the last recourses for home ownership.

Arlington 1 & 3 is a large inner city site. The WCC masterplan demonstrates that there is the capacity for social housing to the same or even greater level than what already exists AND affordable housing

for first time home owners to the tune of 30%. Arlington represents a golden opportunity for the government to serve a wide range of people in our society. This is Council's chance to deliver on its 10-year Plan to provide affordable housing.

Therefore, this submission supports the leasing of Arlington 1 & 3 to HNZA for 125 years with the proviso that the leasehold clause be strengthened to state that HNZA is "required to create 30% affordable", as opposed to "has the option to create up to 30%". If Council is to deliver on its 10-year plan to provide affordable housing, the clause needs to be tightened to ensure the outcomes that the city needs.

**Name:** Manu Ward

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Thank you and well done for the interesting proposal.

I am opposed to divesting 30% as "affordable homes". My view is that this should be avoided, or at least capped at a much lower level (5%) and ensured that they are genuinely "mixed" throughout the site, and I would support a rates increase if that would be required.

The proposal provides little detail on "affordable homes", but it seems likely that: (a) they would not, in fact, be "affordable" given the central location and land value, and (b) the homes would later be on-sold privately at market rates, and effectively forever removing the properties available to lower-income members of our community,

With regards to the benefits of "mixed tenure": a large additional area of privately-owned land would not add much benefit given that the site is already surrounded by private homes. I would concede that a scattering of, say 5%, of private homes throughout the site may, however, be beneficial in terms of allowing higher-income people to be embedded within the neighbourhood. For this community benefit to be realised, private homes must be genuinely scattered throughout the site, and not clumped together.

Please provide more information on these important details.

**Name:** Duncan Harding

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I think all homes in the proposal should be kept as social housing, to provide housing for those who need it most.

**Name:** Warwick Taylor  
**Submitting as:** On behalf of an organisation.  
(individual or organisation)  
**Organisation name:** Wellington Housing Action Coalition  
**Submission channel:** Email

**Submission: *Do you have any comments about the proposal?***

Kia ora,

Below is a submission from the Wellington Housing Action Coalition on the proposal for redevelopment of Arlington Sites 1 and 3. We would also like to make an oral submission please. Ariana Paretutanganui-Tamati and I wish to make the presentation on behalf of the Coalition.

Nga mihi,  
Warwick Taylor  
Secretary  
Wellington Housing Action Coalition

Ph [REDACTED]

## **Submission of Wellington Housing Action Coalition on the Arlington Redevelopment Project**

### **1. Introduction**

The Wellington Housing Action Coalition is a group campaigning for better housing. Being affiliated to the State Housing Action Network, the Coalition supports the retention of public housing.

It is apparent that the Council has run out of money to develop Arlington. To keep Wellington moving the Council has to provide more housing.

The Council may be breaking Deed of Grant for upgrading Council housing if it pursues any option that will result in fewer Council housing units.

It is difficult for our Coalition to make a submission as there is a lack of detail about costs and benefits of each option.

## **2. Purpose of Council Housing**

The City Council should spend more rates on community housing so that it becomes a necessary, more active player in the rental market.

This will have three effects:

- a. providing housing to those in need;
- b. providing competition to the private sector to lower rents; and
- c. through by quite possibly lowering the cost of housing for homebuyers.

## **3. Land**

The Council should not sell land, especially where it is to be used for housing because:

- a. the Council loses control over the land; and
- b. there is so little land in the City that we need it to be kept for housing.

Options 2 and 3 involve the probable sale of land.

With regard to Option 4, a lease for 125 years is tantamount to a sale but since the Council would still own the land it would be liable for any change in the condition of the land such as subsidence. Therefore Option 4 is worse than a sale of the land.

## **4. Form of Housing**

The primary purpose of Council housing is to ensure that all citizens have a home; anything less is a denial of the primary human right to shelter.

The Council should provide housing to a variety of tenants and charge rent in proportion to household income. Rent should be no more than 25% of household income. For people earning around \$200 per week, rent should be no more than \$50.

The housing should be warm and dry, and have sufficient room for tenants.

## **5. Funding**

The Council could find funding to develop Arlington in three ways:

- a. asking central government for more money;
- b. increased rates;
- c. cost savings; and

d. Borrow money from central government at the same low interest rate that central government can borrow. New Zealand has the one lowest government debt to GDP ratios of all OECD countries. We can afford it.

#### **a. Funding From Central Government.**

When the Government agreed to help fund the refurbishment of Wellington City Council housing in 2007 it was impossible to predict accurately how much the job would cost over a period of 20 years. Since that time construction costs have escalated at an even greater rate than they were escalating in 2007. The Council would be quite justified in asking central government to contribute more money.

Furthermore, the Government has stated that it is a government of kindness and wishes to improve the wellbeing of the people, and it has recognised the need to reinsert the four wellbeings back into the Local Government Act.

#### **b. Increase in Rates**

The Council has decided to embark on a number of large projects such as the restoration of the Town Hall. To fund these projects there will need to be an increase in rates. Providing housing is at least as important as strengthening historic buildings such as the Town Hall. Therefore in our opinion the Council is justified in funding the redevelopment of Arlington at least partially by increasing rates.

#### **c. Cost Savings**

The Council could redevelop Arlington using mass production construction techniques, thereby saving on construction costs.

To save money the Council should re-establish a Works department to service many of its facilities and perhaps perform some capital works. At present the Council must spend huge amounts on maintenance contractors - probably \$350,000 to look after the vacant Arlington site alone!

### **6. Revenue**

The redevelopment of Arlington may be seen as a huge cost but it could be a source of revenue. Suppose the Council built 300 units at a cost of \$250,000 per unit, the average household income was \$30,000 per year and the Council set rent at a level of 25% of household income. At a 90% occupancy the revenue would be approximately \$2,000,000 per

year. Assuming maintenance costs of about about \$750,000 per year and shadow rates of \$300,000 per annum the net revenue available would be about \$900,000 per year. This revenue would increase with inflation.

## 7. Conclusion

For Wellington to be a vibrant and liveable city, it should charge its tenants no more than 25% of income in rent and this should be made clear in the policy objectives for Council housing. The Council should continue to develop the Arlington 1 and 3 sites itself for rental housing and accommodate a mixture of tenants.

**Name:** Lynley Webster

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

### **Submission: *Do you have any comments about the proposal?***

I was delighted to hear that social housing is to be built on the Arlington site, however really disappointed to hear that affordable homes will be built as well. There are a couple of reasons for this. Firstly, the current government's 'affordable housing' projects are not going well. The pricing isn't sharp enough to make them affordable and the conditions around the sales are putting people off. Secondly, there is such an acute shortage of social housing in the city, we just can't spare any of the space for any other form of housing. I am a Community Chaplain, and each day, through my pastoral role at The Freestore, I meet with people who are desperate to be housed properly. Some are on the street, or in bush. But many are in hostels, having to share ten bed rooms with different people every night. Their belongings go missing, and they have to put up with drunken and drug fuelled room mates. The lack of sleep has quite an impact on their physical and mental health. There is also the stress of at times being put out on the street because their bed has been pre booked by people coming to concerts or other big events in the city. For those who struggle with alcohol and drug addictions, being in this environment makes our local's efforts to change their lifestyle difficult. A personal safe space should be something we all have access to. When housed, these people will be in a better space to contribute to the work force, or in the voluntary sector.

Some of the people I have supported through my role have been housed into social houses out of the city in Island Bay and Strathmore. It is so good they no longer have to sleep rough, but the cost of public transport for these people to get back into their support networks, has made a negative impact on their mental health, and is causing an increase in poverty. One couple, who live way up the top of Strathmore, struggle to get enough food, and usually spent at least one day a week with absolutely nothing to eat. One of the partners died last week from a heart attack. The stress of life took its toll. There were a number of factors that made up the stress, but their housing/transport issues were a big part of the stress.

More social housing reinstated in the city is really needed. Many who need social housing also need wrap around care. When isolated from the care, that is mostly found in the city, there is a cost to the city and country. From my nearly five years experience of working with people struggling in our city, until housing is sorted for them, there can't be any progress in a journey to wellness and into work. Once someone is housed the improvement in physical and mental health is dramatic. I urge Wellington City Council to reconsider the agreement with HNZZ to be solely for social housing.

**Name:** Hilary Hague

**Submitting as:** On behalf of an organisation.  
(individual or organisation)

**Organisation name:** Strathmore Community Church

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

There is such limited social housing across the Wellington city with people unable to find homes. This need is growing. We need to keep the social housing at current levels and maybe even increase it. Affordable housing is different and also needed but not at the cost of social housing. It needs to be over and above current social housing numbers. Otherwise we are just shuffling stock. Just to note - Arlington already has mixed tenure as it already has neighbours.

**Name:** Rose L Morris

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I oppose any arrangement that allows public land to be sold as it is still desperately needed for social housing. Other land should be aquired for affordable housing to be sold, not this land. The volume of public land continues to decline and this is problematic given the volume of need for social housing.



**Name:** Catherine Penetito

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

The site must be used for social housing only i.e. no affordable homes.

125 years is too long for the site to be out of the control of the Council.

I reject the option for HousingNZ to buy up to 30% of the Arlington land to develop affordable homes for sale

The Council must have final control of the detailed design of the project

Remove the small open space on the corner of Torrens Terrace and Arlington Street from the master plan. HNZ must consult fully on any design plan for the site.

There are likely to be extra costs to the Council over the 125 years; \$1 million is a very small amount considering the value of the site and the positive publicity for HNZ. The amount should be renegotiated.

Please note: I have responded to this online survey following the bullet points above but I have also emailed a submission that I will speak to on 4 June.

Thank you

29 May 2019

## Submission of Catherine Penetito on the Arlington redevelopment project

I am making this submission as an individual.  
I wish to make an oral submission to the councillors.  
My contact phone is [REDACTED]

My submission focusses on **option 4** because it appears it is the option favoured by the Council. However I also believe careful consideration should be given to the Wellington Housing Action Coalition submission suggestions for retaining full Council control of the Arlington development.

## Submission

### No privatisation

The total area known as Arlington 1 and 3 must continue to be reserved, in total, for social housing.

The option for HousingNZ to transfer ownership of up to 30% of the site to be developed as affordable homes for sale must be removed from the terms of any lease agreement.

A mix of tenants, if that is considered to be essential, can be achieved by setting aside some of the housing for tenants not on the HousingNZ client lists. Affordable housing is not the only way to provide for key workers or to foster socially diverse communities.

### Design

There must be proper public consultation on the design for the project. The site is large. It must present a pleasing aspect for the occupants, the neighbouring properties and passers-by. It should reflect Wellington's quirkiness and it should make Wellington people feel proud.

The council must somehow retain control over the design.

### Green space

Within the Arlington site there has to be extensive and appropriate green space, for children, young people, adults and the elderly.

The small park on the corner of Torrens Terrace and Arlington Street was, in the Council Master Plan, included as part of the Arlington site as a play area for children. I oppose this idea forcibly. It is, and must remain, a local amenity serving the existing community.

### The future

125 years is a long time. What guarantee is there that HousingNZ will return to the Council an amenity that is in good condition and can continue to serve those in need of shelter for years to come?

Catherine Penetito

[REDACTED]  
Mt Cook  
Wellington 6011

[REDACTED]

**Name:** Bridget Baker

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Email

**Submission:** *Do you have any comments about the proposal?*

See next page.

**Previous community consultation** (I have actively followed and participated in and totally endorse)

1. Input on Arlington site included:
  - Opposition to sale of this land set apart for social housing (in ideal location)
  - Any loss from social housing land will not be replaced
  - Request for clarity about a realistic model for “retained affordability” on this prime real estate land.
  - High rise towers are shown to be particularly poor for social housing. George Porter Tower history.
  - This is central city land – what is done here matters.
2. Design needs strong attention to how community connection is facilitated - including green space and recreation space.
3. Parking is necessary for social housing tenants too, notwithstanding supporting all alternatives to reducing vehicle use.
4. Supported living arrangements for tenants with complex issues, were initially discussed in context of Rolleston Street. Our Mt Cook community was largely supportive of this, but expressed concern that community be informed about how it is set up well and sustainably, with ongoing review for both its tenants and the community. The same applies to Arlington.

**Additional Comments about the proposal**

The proposed agreement includes both lease and sale of land, and shift of purpose to “affordable” sale for some portion. But it contains no reference to any of the four reasonable concerns above, and no written commitment to address them or honour the community consultation.

Two public bodies are involved in this agreement, both with a commitment to social housing. (Three including the Crown). It seems this transfer of control of a sizeable asset, should not result in any loss of accountability to public for these issues. I would like to see the agreement amended, or satisfactory written assurances provided by Housing NZ to go with the agreement.

I personally do not believe that retained affordability can be obtained by selling a parcel of this land. Retained affordability has much more to do with larger market issues – and needs to be addressed at another level.

We have mixed tenure in our neighbourhood already – Arlington is largely surrounded by residents, with a range. I do not believe that gains to “mixed tenure” are achieved by selling an edge of Arlington to private ownership. I do have thought on other options which I will speak to.

It is clear that HNZ and WCC are want to expedite the development. I agree with retoring the supply of housing here as quickly as possible.

This piece of land has supported an incredible diversity of people, with good crossover with the wider community. Our politicians and policy makers can continue to see and be influenced by this space, and how people work together on it. Recent events in Christchurch have highlighted we need to truly know each other.

The engaged community – can and does add creativity and depth to how this is a significant “asset” in the social fabric of our city, and in fact NZ as a whole. We have demonstrated an ability to do this respectfully with each other – drawing much common value – even in the midst of differing opinions. I would like to see us heard.

**Name:** Carol Comber

**Submitting as:** On behalf of an organisation.  
(individual or organisation)

**Organisation name:** Mt Cook Mobilised

**Submission channel:** Email

**Submission:** *Do you have any comments about the proposal?*

See next page.



29 May 2019

## **Mt Cook Mobilised Submission on Arlington Redevelopment (10 Year Plan Change)**

Thank you for the opportunity to comment on the proposed Arlington Redevelopment (10 Year Plan Change). Thanks also to Build Wellington's John McDonald for facilitating a meeting with members of Mt Cook Mobilised and Housing NZ.

Mt Cook Mobilised is the residents' and community group in the inner suburb of Mt Cook. Wellington City Council and Housing New Zealand both have sizeable social housing holdings in Mt Cook. Social housing makes up in the order of 25% of Mt Cook's residents.

1. We are in favour of a **125 year lease** of the Arlington 1 & 3 sites to Housing NZ, having become aware that Wellington City Council is not in a position to undertake the redevelopment of the Arlington sites 1 & 3.
2. **Affordable housing.** We reiterate the view stated in our submission on the 10 Year Plan in 2018. We are not in favour of Wellington City Council's social housing land being privatised. The inclusion of the condition which would allow for up to 30% of the site to be transferred to Housing NZ to be sold as affordable housing, amounts to privatisation of that portion. We believe this because we also believe that the affordability of sold land could not be maintained in future sales.
3. **We ask that other options be explored for satisfying the affordable housing quota at this site,** such as leasehold for 125 years rather than freehold land, or rentals on the open market which would provide some return to Housing NZ. We understand that the affordable housing provision is part of the negotiation with Housing NZ, but we are most concerned that once this extremely valuable inner city land changes into private ownership it is unlikely that it could ever be reclaimed into public ownership.
4. **Mixed tenant base.** We support and encourage having a mixed income and socially diverse community living at the redeveloped Arlington. Housing NZ allocates tenancies by using the MSD Housing Register. To enable a wide cross-section of people to live at the redeveloped Arlington, we suggest that a mix of up to 30% of tenants should be drawn more widely to include others who are finding it increasingly difficult to secure accommodation in this tight rental accommodation market. The experience of those living closest to the site has been that mixing the various tenant groups across the site will provide a more integrated social outcome for the redeveloped Arlington. There was no appetite for putting all the "affordable" housing together, away from a preponderance of social housing.
5. A group of residents living near the Arlington site favoured **mixed tenure** (i.e. a mix of owned and rented properties) as a reasonable way of diversifying the new Arlington population, while other near neighbours disagreed with selling a sizeable portion of the site.
6. We strongly believe that this site must have **robust urban design**. The site will house 400 – 500 people. The urban design and landscape of the overall development takes on the important role of enabling social integration and enhancing social cohesion within the redeveloped site. The development must include green spaces for recreation, and for people to meet casually. We suggest that including a children's play area will bring families together. A basketball hoop is

always a useful recreational addition. Setting aside some space for community gardening will appeal to others. We look forward to the green space contributing to a sense of community for the new Arlington residents.

7. **Integration of the site to the wider neighbourhood.** We would like to see the roadways within the site become popular walking and cycling routes, away from trucks and cars on the main routes.
8. We consider the **park at the corner of Arlington Street and Torrens Terrace** to be a separate public open space, which is not part of this site. This park is an asset used by visitors to the area, and local residents, many of whom live in apartments. The park is cared for and enjoyed by people not living at Arlington 1 & 3.
9. **Consultation on the new design.** Housing NZ (Will Pennington) has advised that there will be public consultation on the design, however the intended design is not available at this time, meaning that we must take a leap of faith that agreeing to this 125 year lease will yield strong urban form on the Arlington sites.
10. We value the foundation work that has been done on the Arlington Masterplan by Wellington City Council and the Isthmus Group, and we underscore Council's agreement that the proposed **Masterplan be used to set the direction for future development decisions** for the Arlington sites (page 8 of the consultation document). Adherence to the high level direction of the Masterplan will provide a level of assurance that the new Arlington's urban form will enhance the neighbourhood aesthetic.
11. **40 Supported Living Units.** "Wrap around support" was widely discussed with Housing NZ during consultation on the Rolleston Street redevelopment. We expect this same level of care to be in place for the supported living units at the new Arlington.
12. The Athfield-designed **George Porter Tower** was not mentioned in the consultation document, nor in the option released from the Arlington Masterplan. The majority of us who have commented on the question of the George Porter Tower are in favour of demolition because this building is not fit for purpose and would require extensive seismic strengthening. That said, we acknowledge that for some in our suburb the architectural heritage value of the Tower and surrounding Athfield-designed townhouses is significant.

Thanks, again, for the opportunity to comment on the redevelopment of Arlington 1 & 3, in the suburb of Mt Cook.

We wish to speak to Council during the oral hearings for this proposal.

Carol Comber  
Mt Cook Mobilised Coordinator

**Name:** Greg Foster

**Submitting as:** On behalf of an organisation.  
(individual or organisation)

**Organisation name:** The Salvation Army - Social Housing

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

The Salvation Army (TSA) has been involved in social housing for over 100 years, throughout NZ, including Wellington. Over the past few years TSA has been involved in a partnership with WCC, whereby TSA has leased up to 20 units from WCC for some of their social housing tenants. This partnership has been beneficial to both parties, in that WCC has received guaranteed rent from TSA, and TSA has been able to provide housing to tenants via IRRS funding. This programme has been a great example of partnership between WCC and a CHP.

TSA also provided input into the 2017 Mayor's Housing Taskforce Report, and was an active participant in the coordination day. We especially took comfort in the fact that the taskforce emphasised the importance of working with the CHP sector, amongst others, in order to address the housing needs of Wellington.

Although we fully understand the decision by WCC to look to partner with HNZ, we do feel that WCC has fallen short of engaging with CHPs throughout the process, as outlined in the taskforce report. TSA believes that CHP's could and should have been involved in exploring options around the Arlington site. Although the outcome may have been the same, we do feel that our input may have brought another perspective to the proposal.

Prior to approving the HNZ /WCC partnership at Arlington, we would recommend that WCC organize a WCC/CHP/HNZ meeting, whereby potential opportunities of partnering around Arlington could be talked about and explored further.

Finally if WCC wants to be instrumental in addressing the housing needs of Wellington, it is going to be critical that there is a healthy and vibrant CHP sector operating in the region. By encouraging CHP involvement in the Arlington development, WCC is showing its commitment to ensuring that CHPs remain active in the region, and that they acknowledge the important voice that CHP's have.

**Name:** Alison Cadman

**Submitting as:** On behalf of an organisation.  
(individual or organisation)

**Organisation name:** Dwell Housing Trust

**Submission channel:** Email

**Submission: *Do you have any comments about the proposal?***

See next page.



## **Submission on Arlington Redevelopment Project Consultation from Dwell Housing Trust**

Thank you for the opportunity to comment on the proposal "Arlington Redevelopment Project Consultation". We hope that the consultation will give Wellington City Council valuable and useful feedback.

Dwell Housing Trust is a registered community housing provider (CHP). It is the only local (non-national organisation) CHP based in Wellington city. Dwell and its predecessor organisations have been providing housing to people in need and on low incomes for almost 40 years in our city.

Dwell is an experienced and skilled housing organisation with:

- Highly skilled board that includes a chair who is a professional director and who was the chair of the NZ Super Fund until 2017. A trustee who led the Social Housing Unit (part of MBIE).
- Chief Executive who has been working in community housing for almost 16 years and has completed several study tours of housing organisations in the UK, Australia and the US, as well as other related studies on housing. She was also on the Community Housing Aotearoa National Council and Co-Chair.
- Projects Manager with 9 years' experience with Housing New Zealand (HNZ) and before that extensive construction experience in the US.
- Tenancy Manager who has a degree in housing studies from the UK.

**We are Wellingtonians and housing professionals.** From this place of knowledge we make the following comments:

- We are very pleased to see progress on this much needed project and congratulate WCC for their master planning.
- We are very disappointed that Wellington City Council will transfer "overall control" of Arlington sites 1 and 3 to HNZ and it will not involve other partners.
- Past and current experience of social housing provision in this city and country gives us evidence of what could happen in this community. WCC must ensure that this community doesn't end up like many communities that have high concentration of HNZ and Council housing.
- We know well in New Zealand that large communities of high concentrations of state and council housing, where the majority of people have high needs, result in areas of poverty, deprivation and poor outcomes. We are concerned that mistakes of the past will be repeated with this proposal.
- The proposal states 230-300 houses will be built. This is very high density housing for an area of this size. Once HNZ were able to house a range of people because the social allocation system allowed for 4 categories – A, B, C, D. This achieved some mixed communities organically. Since 2014 the social housing register has only As and Bs. HNZ – unlike CHPs – can only house people from the Social Housing Register and therefore a limited range of people.

- Our concern is that with the density being proposed, the population to be housed and the lack of other tenures types, means the outcome will not result in a mixed healthy community.
- The size and location of Arlington provides a great opportunity to develop an integrated mixed income, mixed tenure community. The consultation document talks about mixed tenure communities but with HNZ as the housing provider we cannot see how this will happen.
- HNZ does not provide affordable housing which means the affordable housing is likely to be via KiwiBuild or private sector. Currently KiwiBuild homes are not affordable for many families.
- There is an opportunity for Council to negotiate for both affordable rental and assisted ownership homes that can be delivered by local CHPs. A partnership will deliver housing options beyond the single tenure social housing provided by HNZC. Dwell has had a successful shared home ownership programme for many years now and the scaling up of this product in the city is needed more than ever. We also have been providing affordable below market rentals since we began. Partnerships with local CHPs is consistent with WCC's Housing Strategy.
- WCC's proposed lease to HNZ for Arlington is 125 years. Over this time there will be numerous changes in HNZ's service delivery and policies due to change in government priorities. In HNZ's history there has been countless restructuring along with regular changes to policies on acquisition, building, and sale of houses. With WCC "conceding control" our concern is there will be no monitoring or overview of the outcomes for this community.
- In 2019 HNZ are increasing their service levels and working to improve their support of tenants. How long will this continue and how long till a change of government will change this policy? The inclusion of community housing providers delivering affordable rental and pathways to homeownership will help to mitigate the impacts of future changes in national policies.
- Despite the consultation document stating this project aligns with the WCC Housing Strategy there are many areas where it will not. This proposal does not align with the Strategy in the following significant areas:
  - *using our current relationships across the wider housing sector to enable more, better, faster responses to opportunities in the housing space – this includes growing the Community Housing sector*
  - *and actively facilitate the growth of community housing providers in Wellington*
  - *this includes growing the Community Housing sector and identifying options to unlock land owned by the Council, Crown, and/or privately for development*
  - *A collective approach and the activities of other stakeholders are crucial to the success of this strategy.*

- The Arlington project is a great opportunity to implement and make real the WCC Housing Strategy. *This Housing Strategy defines the outcomes we're working towards over the next 10 years and acknowledges the important role that Council plays in leading the change required to see all Wellingtonians well housed.*
- We do not understand why WCC would exclude Arlington from its Strategy work unless there are other drivers that are more important – like financial needs of WCC and current ideology that provision of social housing is best done by central and local government. New Zealand is unique now in the OECD where government still dominate the provision of social housing. HNZ have issued large bonds to enable them to undertake their current development programme. This will mean a large driver for them is yield.
- HNZ are not Wellingtonians but a national organisation. Their heart and vision is not based in Wellington.

These comments reflect our unease with the decision to turn this Arlington community wholesale over to HNZ.

Should the proposal be adopted, our recommendation is that WCC insist on a governance structure for the ongoing overview and monitoring of the project. This could take the form of an advisory group or community board or another similar structure to what WCC have now. The purpose of the group would be to hold HNZ to account and give meaning to the city's Housing Strategy.

Finally we ask - What is Wellington City Council's vision for this community? Nowhere in the document could we see a vision for the community that will be created when the homes are built. With a strong vision for this neighborhood, the right partners can be attracted to make it a reality. Without a strong vision, stated by the owners of the land, guardians for the overall vision of "all Wellingtonians well-housed", history shows us that this opportunity for innovation and best practice will be lost for generations ahead.

Contact details for this submission:

Alison Cadman  
Chief Executive

████████████████████  
████████████████████

**Name:** Kate Day  
**Submitting as:** On behalf of an organisation.  
(individual or organisation)  
**Organisation name:** Anglican Advocacy Wellington  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Thanks for this opportunity to make a submission.

Anglican Advocacy is a part of the Anglican Diocese of Wellington that speaks up on issues of social and environmental justice.

We would like to raise one concern with the proposed arrangement: that up to 30% of the site will be allowed to be sold as 'affordable' homes.

We urge you to remove this from the agreement, and instead require that HNZ be required to keep ALL the land as social housing.

Our reason for this is that the need for social housing in Wellington is immense and increasing. We have seen first-hand the negative impact that long waiting lists for social housing have on vulnerable people.

We believe a truly caring city should place the most vulnerable people at its heart - even prioritising them with some of our best real estate. This is a moral imperative, but it is also good for our city, keeping socioeconomic diversity as part of our city suburbs.

If HNZ is allowed to sell off part of this land currently assigned for social housing, it will be VERY DIFFICULT (politically and financially) for a future City Council to buy back an equivalent amount of land.

Prevent them from this challenge by preserving the land for social housing now.

There are two conditions on which we may feel ok with HNZ being allowed to sell the land. These would be if HNZ is bound to:

- 1) Only sell off social housing land to former social housing tenants, as part of a rent-to-buy scheme.
- 2) If any land sold is replaced elsewhere in the HNZ portfolio within Wellington, so that the overall supply of land for social housing does NOT decrease.

Thank you for considering our submission. Please - do not let our city's precious social housing land be lost. Our vulnerable people deserve our protection and inclusion in the centre of our city.

Kind regards,

Kate Day

Anglican Advocacy  
[REDACTED]

**Name:** Rhona Carson  
**Submitting as:** On behalf of an organisation.  
(individual or organisation)  
**Organisation name:** Newtown Residents' Association  
**Submission channel:** Email

**Submission: *Do you have any comments about the proposal?***

See next page.



27 May 2019

## Submission on the Arlington Redevelopment

### Introduction

The Newtown Residents' Association, an Incorporated Society since July 1963, is the association for the people of Newtown and surrounding suburbs of Wellington. We have worked for many years to make our community a thriving, diverse, and great place to live. We are one of the threads that tie the Newtown area together as a community, not just a suburb.

### Submission

Thank you for the opportunity to comment on this proposal. We would like to have the opportunity to speak to this submission.

This Association supports this initiative to significantly increase the amount of social housing in this area. We have a substantial quantity of social housing in Newtown which, we believe, contributes to the diversity and vibrancy of the suburb.

In an ideal world we would like to see the Wellington City Council develop this site themselves and retain direct ownership. Some of our members feel strongly about this. However we accept that WCC is not in a position to redevelop this site at this time and we know that the need for housing is urgent. Because of this urgent need we are in favour of the proposed 125 year lease to Housing NZ to redevelop sites 1 and 3, but only on the condition that progress on the site is imminent. We also support the provision of 40 supported living units on these sites.

### Issues

We note that it is intended to have a socially diverse community living in the units on these sites. We support this. We also note that it is intended that the units will be of a very high standard and that Housing NZ will be targeting a Homestar 6 rating. We further note that the Council's masterplan will inform the design and development of the sites.

Our principal concern about this proposal is the intention to privatise up to 30% of the site to allow for the building and sale of affordable housing. While we accept that this could assist in making the community more diverse, we think this could be achieved in other ways. Our Association is very much in favour of the Council retaining ownership of the land. We do not believe that these 'affordable properties' will necessarily continue to be affordable into the future, and we are concerned about reducing the number of homes available for people on low incomes for whom even 'affordable' homes are out of reach.

### Conclusion

We are pleased to see that this proposal will provide for an increase in social housing in Wellington. We do not support the privatisation of any of the site.

Yours sincerely

Rhona Carson  
President  
Newtown Residents' Association

**Name:** Hannah Northover

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I support the proposal to include in the arrangement an expectation/requirement of creation of affordable housing.

I'm currently an Aro Valley renter, and have also rented in Mt Cook in the past. I love being able to walk to and from work in the city. It concerns me that there are many people working in low wage jobs in the central city who can't currently hope to own a house in the community where they work. Lots of the city's events spending also seems targeted to the central city. Affordable housing in the Arlington development, targeted to low income earners, could allow a greater range of people working in the central city to live nearer the communities where they work, and go enjoy the city at the weekend as well, with the stability of owning their own home.

**Name:** Richard Noble

**Submitting as:** On behalf of an organisation.  
(individual or organisation)

**Organisation name:** St Thomas' Anglican Church, Newtown

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

I am concerned about the provision that would allow HNZ to buy up to 30% of Arlington sites 1 and 3 for development as affordable homes for sale. I am opposed for council housing land being sold into private ownership when there is such a need for social housing.

**Name:** Kate Hayward  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Email

**Submission: *Do you have any comments about the proposal?***

Name: Kate Hayward  
Address: [REDACTED] Mt. Cook  
Phone: [REDACTED]

I wish to speak to my submission.  
My submission makes three main points as per below.

**(1) Support for leasing Arlington to HNZN is conditional**

I do NOT support the lease of Arlington 1 & 3 to HNZN for 125 years **UNLESS** the following **two assurances** are contained in the leasehold agreement:

- a) HNZN to be required to develop the site so as not to exceed the appropriate density as given in the WCC-Isthmus Master Plan (ie. 230-300 dwellings)
- b) HNZN to be required to satisfy the Council that the WCC-Isthmus Master Plan has indeed been used to sufficiently "inform" HNZN's own masterplan and detailed design. REASON: It is Council's obligation and responsibility to ensure "good urban design and community outcomes with appropriate density". Without such a clause, HNZN is free to design and build whatever suits them, given that the term 'inform' is subject to broad interpretation and has no legal definition. Without such a clause, it would then be left to individual residents to negotiate with a corporation to try and address design flaws stemming from insufficient adherence to the WCC-Isthmus Master Plan. The power relationship is asymmetrical. Thus, the burden of ensuring "sufficient compliance" with the WCC-Isthmus master plan MUST lie with Council; not with residents.

Without the insertion of the above two conditions, the public has no guarantees that what will be developed will adhere to the good urban design principles contained in the WCC-Isthmus Master Plan. What gets developed will be with us for 60 - 125 years and will do much to set the character of Mt. Cook.

**(2) Affordable Housing at the 30% level – Needs to be Guaranteed – Not "optional"**

Should the Proposal go ahead, the clause around Affordable Housing would need to be tightened to **REQUIRE** the development of 30% of the sites as Affordable Housing. Currently, the lease clause reads as an "option" HNZN may or may not choose to exercise. And HNZN might not even create anything close to 30% -- it could far less than that

30% Affordable means Arlington would be developed as a **Mixed Tenure area**, with 70-90 first-time home-owner occupiers. The **benefits of this are so overwhelmingly positive** – for the beneficiaries

and their children, for the nearby neighbourhood businesses, and of course for the young families themselves who will finally own their first home.

As well, these 70-90 Affordable homes (based on 30% of 230-300 new builds) are needed to ensure **Council delivers the Affordable Housing it promised** and which was overwhelmingly endorsed by Council in the May 2018 ten-year plan consultation.

To leave the creation of Arlington's 30% affordable to chance – i.e. simply an option which may or may not be exercised (and which may be far less than 30%) – is simply too risky! The 'Affordable Clause' needs to be tightened to require HNZC to create 30% affordable.

**(3) Council should stipulate that HNZC sell Affordable Homes with 'leasehold' titles, rather than 'freehold' titles.**

The social outcomes are so positive for Arlington being developed using a Mixed Tenure model. 70-90 first-time home owner occupiers is, in all respects, is a good story for so many parties. The only regret I personally have is that, after 125 years when the land returns to WCC, there is potentially 30% less land returned. An effective way to overcome this, is to sell these new affordable homes with a 125 year leasehold titles, rather than freehold titles. Leasehold titles can also help retain the affordability of the house into the future. I can see no reason why HNZC would object to selling the houses on 125 year leasehold titles, rather than freehold titles. (It's not like HNZC has paid million and millions for the land and need to "get their money back". In fact, if HNZC wants to to keep the homes affordable, and then leasehold titles would be the way to go!)

Sincerely,  
Kate Hayard

<b>Name:</b>	Chris Gray
<b>Submitting as:</b> (individual or organisation)	On behalf of an organisation.
<b>Organisation name:</b>	Wellington City Mission
<b>Submission channel:</b>	Email

**Submission: *Do you have any comments about the proposal?***

See next page.



29 May 2019

**Arlington Redevelopment Project**

The Wellington City Mission understands the funding position that the Wellington City Council (WCC) faces in terms of developing Arlington sites 1 and 3, so we support this arrangement with the Housing New Zealand Corporation (HNZC) to ensure more new social housing can be made available in Central Wellington as soon as possible.

We support the proposal of having both private and social housing intertwined but would want the sites development to consider what is needed to turn this large site into a community through shared public outdoor space and common facilities including facilities for support workers to meet clients and space for neighbourhood events and not be solely determined by maximising the return (even if affordable) back to HNZC from the sold properties.

Whilst we appreciate there will be a consent process to go through we would like to see a contractual commitment by HNZC to the principles outlined in the Arlington Master plan to ensure Arlington does not become an isolated part of the central city.

<https://wellington.govt.nz/~media/have-your-say/public-input/files/consultations/2019/04/arlington/arlington-masterplan-part-1.pdf?la=en>

*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.*

In terms of the portion of properties or sites that HNZ seeks to utilise for affordable housing we would like to see how this can truly be managed to create affordable housing. We would like HCNZ and the council to consider a means to support people into ownership through shared equity or similar agreements. In this way the properties could remain affordable when these houses are on-sold in the future.

Thankyou

**Murray Edridge**

*City Missioner*



**Name:** Dr Michael Schraa

**Submitting as:** On behalf of an organisation.  
(individual or organisation)

**Organisation name:** Renters United

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Renters United opposes any sale that would result in the loss of public land for social housing. In the current housing market no one can make confident predictions about the availability or affordability of housing stock. We oppose the proposal to “transfer ownership” of 30% as an unacceptable risk and ask when the Council will begin to treat the rental situation as the crisis that it obviously is?

**Name:** Greg Orchard

**Submitting as:** On behalf of an organisation.  
(individual or organisation)

**Organisation name:** Accessible Properties

**Submission channel:** Email

**Submission: *Do you have any comments about the proposal?***

See next page.

29 May 2019:

Wellington City Council  
[arlington@wcc.govt.nz](mailto:arlington@wcc.govt.nz)

## **RE: Arlington Redevelopment Project Consultation**

Accessible Properties is part of the IHC group of charities and a Registered Community Housing Provider, providing more than 2,700 properties throughout New Zealand - including Wellington. We draw on more than 65 years' community housing experience, providing homes and property services for people with disabilities and those with housing needs that are not being met by the market.

We are committed to the communities where we operate and work in partnership with others to achieve the best outcomes for the individuals and families we house by providing a place where they can belong and thrive.

The Arlington redevelopment project provides Wellington City Council and its partners with a unique opportunity to deliver an exemplar, mixed tenure community-led development that provides housing choice for families and options for people to remain in that community as their housing needs and family circumstances change.

There is real potential through the redevelopment of Arlington to create a significant asset for Wellingtonians, but only if we get it right – the alternate is we get something that is initially bright and new but delivers poor community outcomes and over time spirals into decline with little ability for the Council to influence let alone remedy.

Under the proposed lease agreement Wellingtonians' are ceding control of this part of Wellington to HNZA for 125 years. If past behaviour is a determinant, we can be sure that over the next 125 years the national policy settings that will determine the way this housing will be managed and who will be eligible for housing on this site will change – and change in ways that we cannot yet imagine.

In barely more than 25 years the policy settings and delivery models relating to state housing provision have been radically changed at least 4 times (on average every 6 ½ years). Each time changing who state housing is targeted at; what level of service is provided to state tenants; what the state housing agency sees as its role in communities; the removal of resources from some areas and their redistribution to others to address national priorities; and changes to financial settings for the state housing agency. These

changes will in future impact on what outcomes are delivered over the 125 year term of the lease agreement, directly affecting the people who are housed on the Arlington site and with the impact being felt by the wider community.

The smart inclusion of community housing providers delivering affordable rental and pathways to homeownership can help to mitigate the impacts of future changes in national policies.

We along with our colleagues in the community housing sector ask you to 'stay the course' as set out in the June 2017 Report of the Mayor's Housing Taskforce, which was adopted by the Council for implementation. On pages 9-10 it specifically recommended that Council progress the following:

1. Actively work with CHPs, developers and builders to unlock a pipeline of affordable housing (new/conversions) development.  
This may include:
  - a. Support the growth in capacity and capability of the CHP sector, which is required to move towards a system change that enables CHPs to deliver affordable housing opportunities at scale.
2. Identify and work with partners who can develop and introduce a range of tools such as shared equity, rent to buy, co-housing or other affordable housing mechanisms into the Wellington housing market.

The Arlington Redevelopment has always been a perfect opportunity to do this. There are Wellington-city based providers who are experts at doing this, with years of experience, capacity and strength.

There remains a real opportunity for WCC to help strengthen and build the capacity of the community housing sector in Wellington. We recommend that Councillors instruct officers to facilitate a meeting between HNZC and the Community Housing sector prior to the signing of the agreement to explore ways that local registered community housing providers could play a role in the development and on-going operation of the site.

We further recommend that Councillors instruct officers to negotiate enforceable contractual provision into the final lease agreement that protect Wellingtonians' interests in the site and mitigate the above risks including:

- A requirement that HNZC works with local registered community housing providers to provide opportunities for their involvement in delivering affordable rental and pathways to homeownership; and
- A requirement that the highest levels of tenancy, property and asset management standards are maintained for the duration of the lease; and
- A requirement that there be provisions for the lease agreement to be reviewed with the ability that terms could be reset in the event of changes to national

housing policy settings that negatively impact on the ability to deliver the outcomes agreed at the lease commencement.

Whatever Council agrees with HNZN those terms and outcomes will be locked in for the next 4 to 5 generations of Wellingtonians. When you go past Arlington in 10, 20, or 30+ years time, with perhaps your children and grandchildren, how certain are you that you will be proud of that legacy?

We support the submissions of Community Housing Aotearoa, Dwell Housing Trust and Salvation Army Social Housing.

Accessible Properties requests the opportunity to make an oral submission to Councillors regarding our submission

Kind Regards

Greg Orchard, Chief Executive

[REDACTED]

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**Accessible Properties**

[REDACTED]

**Name:** Scott Figenshow

**Submitting as:** On behalf of an organisation.  
(individual or organisation)

**Organisation name:** Community Housing Aotearoa

**Submission channel:** Online

**Submission:** *Do you have any comments about the proposal?*

see attached letter

29 May 2019

Wellington City Council  
[arlington@wcc.govt.nz](mailto:arlington@wcc.govt.nz)

RE: Arlington Redevelopment Project Consultation

Community Housing Aotearoa is the peak body for New Zealand's community housing sector. Our 90 provider members house approximately 25,000 people nationally across 13,000 homes. Our 19 partner members include developers, consultants and local councils.

Our Wellington based members deliver housing across the affordability continuum, from assisting the homeless with transitional and Housing First services, to social and affordable rentals, and pathways to home ownership. As Wellingtonians, we are interested in the long-term outcomes of this project. The Arlington Redevelopment needs to be driven by the overall vision of the City for the site.

The size and location of Arlington provide a great opportunity to develop an integrated mixed-income, mixed-tenure community where families can remain in the community as their economic circumstances change. Arlington represents an opportunity to deliver multiple benefits for the community across housing, transit and sustainability.

The prior public consultation strongly supported the redevelopment of the site. The masterplan mix of low, medium and high density homes with intentional connections to the surrounding area represented a good urban design approach. That vision and plan must be required to be realised through the lease arrangement. The quality of the homes also needs to be confirmed in the lease; the 'target' of Homestar 6 should be a requirement.

The consultation document states there will be 230 to 300 new homes including social housing, supported living units and the ability for HNZC to develop affordable housing for sale. We believe that an affordable rental component, not subject to central government social housing policy settings, is required to deliver a mix of incomes and tenures. We also question what exactly is meant by 'affordable housing for sale'? If these are homes delivered through KiwiBuild, they are not necessarily affordable to average Wellingtonians.

We see the opportunity for Council to negotiate for both affordable rental and assisted ownership homes that can be delivered by local community housing organisations. This partnership with local providers is consistent with the 10-year

Plan and will deliver housing options beyond the single tenure social housing offering of HNZC.

We endorse the submissions of Accessible Properties, Dwell Housing Trust and Salvation Army Social Housing, and ask that you specifically work with them in a partnership approach.

We note that HNZC is slated to be subsumed within the to-be- established Housing and Urban Development Authority (HUDA). We are concerned that changing national priorities may negatively impact the site over the proposed 125 year lease term. The ebb and flow of interest in and support for HNZC over political cycles is a concern. The inclusion of community housing providers delivering affordable rental and pathways to homeownership will help to mitigate the impacts of future changes in national policies. We encourage WCC to ensure that there are strong contractual provisions to ensure the highest levels of tenancy, property and asset management standards are maintained for the duration of the lease.

We ask you to 'stay the course' as set out in the June 2017 Report of the Mayor's Housing Taskforce, which was adopted by the Council for implementation. On pages 9-10 it specifically recommended that Council progress the following:

1. *Actively work with CHPs, developers and builders to unlock a pipeline of affordable housing (new/conversions) development.*  
*This may include:*
  - a. *Support the growth in capacity and capability of the CHP sector, which is required to move towards a system change that enables CHPs to deliver affordable housing opportunities at scale.*
2. *Identify and work with partners who can develop and introduce a range of tools such as shared equity, rent to buy, co-housing or other affordable housing mechanisms into the Wellington housing market.*

The Arlington Redevelopment has always been a perfect opportunity to do this. You have Wellington-city based providers who are experts at doing this, with over 30 years of experience, capacity and strength. We are Wellingtonians too, and we want to see our City be the leading light of innovation and best practice. If Arlington fails to pick up this opportunity, we will have lost it for generations ahead.

Community Housing Aotearoa requests the opportunity to make an oral submission to Councillors regarding our submission.

Kind regards,



Scott Figenshow, Chief Executive





**Name:** Jeremy Liss  
**Submitting as:** As an individual  
(individual or organisation)  
**Organisation name:**  
**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Personally I would like to see 30% of the site going to affordable homes for sale- ie Kiwibuild. It's important to have young people represented and bringing energy to the central city, and for them to be able to afford to live where they work. I have many friends who contribute to giving Wellington its creative reputation which all helps to bring revenue in the form of visitors to the 'Creative Capital', and yet, these same people cannot afford to own a home here.

I looked at the WCC Isthmus masterplan and it seems like a considerable amount of time, energy and cost has gone into that plan, and it contains very sound design principles.

Yet at the May 9th meeting HNZ said that they wish it hadn't been published, and that they had had 'no input' into the design. It sounded for all the world like they were going to start from scratch.

HNZ did indicate that they would consult with the residents when the time came, but from what I've heard (from those residents who had to deal with HNZ 'design consultations' over the social housing on Rolleston St in Mt Cook) Housing New Zealand design consultations with residents are a bit of a joke.

I'd rather that the City Council be responsible for enforcing adherence to the design principles of the Isthmus Masterplan, not the residents and surrounding neighbours. We don't have the time, and we don't have the clout, but we do care about this important piece of land at the top of Cuba st.

We should be aiming for a world class mixed tenure community, so that in 125 years, when the lease is up, the community is still thriving and sustaining itself and ready to go into another century with joy and fortitude.

Side note - I noticed the WCC masterplan says 'potential to save Pohutukawa grove on Hopper St.' Please can we save those trees if possible? They're really lovely.

**Name:** Hankey Cares  
**Submitting as:** On behalf of an organisation.  
(individual or organisation)  
**Organisation name:** Hankey Street Cares  
**Submission channel:** Email

**Submission: *Do you have any comments about the proposal?***

See next page.

# Hankey Street Cares

## Submission regarding Leasing of Arlington Sites 1 & 3 (v1.1)

Contact: Kate Hayward, Coordinator

Address: [REDACTED]

### INTRODUCTION - WHO WE ARE

Hankey Street Cares is a resident group formed over a year ago in response to concerns along our street relating to a number of safety issues, including road narrowness that we know could impede access by emergency services.

Hankey Street Cares **maintains contact with nearly 40 residents and home owners** who live along what we term as “mid-Hankey street” (i.e. the portion of Hankey that is bound by a staircase leading to ‘lower-Hankey’ and a staircase that leading to ‘upper-Hankey’)

**Mid-Hankey borders directly along Arlington 1&3.** All our residences overlook the Arlington Block. We are a major stakeholder and the shape, form and success or failure of Arlington Social & Affordable Housing Redevelopment will impact us directly. This is an especially important submission as what HNZN builds will determine the character of Mt. Cook well into the next century.

Collectively, we have given a great deal of thought and discussion about the proposal put before us. We believe the concerns and suggestions are well worth a careful read by staff and councillors. There are several points where we ask Council to formally engage with HNZN and get back to us regarding the outcome of that engagement. *These are generally highlighted by italics.* The Hankey Cares submission contains Five Main Points as listed below. These points are developed in fuller detail within the body of our submission.

### BULLET POINT SUMMARY

#### #1. SLOW DOWN! ‘NO’ to SHA Development which circumvents RMA Protections

- The rush to make the Sept 16 HAUSA deadline means design development and consultation is hurried with suboptimal results
- We wonder if Council is correctly placed to hear and approve the Resource Consent, or if independent reviews should be appointed?
- *Request information from Council as to why SHA development is given such priority? What outcomes is it expected to deliver?*

#### #2. WHY 30/70 AFFORDABLE to SOCIAL is a GOOD BALANCE

- Mixed Tenure creates good outcomes for social housing residents, brings in home-occupiers in a rental-dominated neighbourhood, welcomed by neighbourhood businesses. Social needs are also addressed and fulfils WCC ten-year plan.WOW!
- **Suggest that the 30% be stipulated as mandatory, rather than as ‘an option’ given its importance.**

#### #3 . KIWI BUILDS SHOULD BE ‘LEASEHOLD’ TITLES

- Some regret that the positives of Mixed Tenure come at the cost of selling a public asset
- We recommend that Kiwi Builds in Arlington be sold with 125 year ‘leasehold’ titles, (rather than ‘freehold’).
- Leasehold titles can have an annual fee attached to it. The fee could be tiered to be nominal if owner-occupied; higher if rented
- Thus, leasehold titles could encourage owner-occupancy in Kiwi Builds – preserving the Mixed Tenure model long-term
- *Requests that Council formally engage with HNZN regarding KiwiBuild leasehold titles and report back to Hankey Cares and the wider community (i.e. MCM) on the outcome.*

#### #4 GUARANTEES that WCC MASTER PLAN is FOLLOWED (Density & Design)

- **The WCC-Isthmus Master Plan is a positive document and should form the baseline/benchmark for the sites’ re-development**
- Public indications from HNZN that they have little regard for the WCC Master Plan (May 9<sup>th</sup> public meeting)
- We fear ‘referencing’ of HNZN of the WCC Master Plan will be lip service
- **We ask that Council insert two clauses to ensure good design outcomes contained in the WCC Master Plan:**
  1. **Maximum dwellings set to 300**
  2. **Council review and approve the HNZN Master Plan before resource consent is commenced**

#### #5. SUPPORTED LIVING UNITS - MAKE SURE THE SUPPORT IS THERE!

- *We ask that Council enquire with HNZN if they will be providing a 24x7 on-site person*

## #1. SLOW DOWN! 'NO' to SHA Development which circumvents RMA Protections

### 1.a We are suspicious that SHA 'rules' will not serve Mt. Cook well

We are not pleased that the focus, instead of "let's do this right and do it well" has become **a rush job which appears constructed to get resource consent lodged and approved by Council before 16 September** when Arlington SHA status expires. A legislative, anomalous status that was artificially created by the previous government who took every opportunity to degrade and weaken the protections that the RMA Act puts in place.

Council is colluding with the Crown to ensure that Arlington gets developed under HASHA legislation, the same legislation that has brought us the **27 Meter high mono monsters of Shelly Bay**.

### 1.b Rushing will create sub-optimal outcomes

The first point of our submission is to SLOW DOWN. This rush to beat September 16 is **unseemly and is counter-productive to a high-quality outcome**. It will not produce the best results; it will not produce the best design. Look at what it has produced so far -- The submission time has been less than four weeks. It has not been long enough to come to grips with the issues, for community groups to gain consensus. It has hardly given enough time for staff, (e.g. John MacDonald office) to answer the dozen simple questions submitted in writing at the request of WCC at the May 9 public meeting. (The answers only came back on Monday May 27, two days before submission close!).

And now, two working days after submissions close, the oral presentations are due! And the day chosen is a Tuesday, immediately following a three-day weekend – a day that so many working people use to leave the city to create a four-day weekend. The few numbers of oral submissions does not reflect the importance of this decision, but rather reflects the **rush which has served to minimise consultation and input**. Such consultation is so valuable in fully forming the best possible solutions. In fact, the street has never seen Council move at such lightening speeds! And this speed is serving neither the interests of the people of Wellington nor the people of Mt. Cook.

### 1.c Hankey Cares wants to know what outcomes SHA will achieve?

So, the first point of Hankey Cares is that **we object to the rushed time frame**. And the follow-up is that **we object to the site being developed under SHA** which was designed by the National government to circumvent the full environmental protections, notifications and rights of re-dress guaranteed under the RMA. *We ask that Council give a full explanation to Hankey Cares and the wider Mt Cook community WHY they want to see Arlington 1 & 3 developed under SHA.*

In fact, given what appears to be Council's vested interest in ensuring that Resource Consent is granted by themselves by September 16, we question whether WCC should be the approving body. We wonder if the **Resource Consent Application approval authority should be given to Independent Reviewers?** We believe Council may not be unbiased in this situation. It appears that WCC has a vested interest to approve the Resource Consent submitted by HNZN prior to HASHA expiry, regardless of the design quality or the environmental impact of their Consent Application.

## #2. WHY 30/70 AFFORDABLE to SOCIAL is a GOOD BALANCE

### 2.a Lease Time-Span of 125 years

On a high level, we can support the 125-year lease to HNZA for the purpose of providing social and affordable housing. **125 years is sufficient time for the Crown to receive a 'payback' for the investment** of buildings and infrastructure. It ensures that this significant and city-central block of land held by the public is used for social good purposes. (We might add that excellent urban design will be paramount to ensuring the 'social good' is realised).

### 2.b Affordable & Social Mix to create a Mixed Tenure Model is Positive

We support both Affordable (30%) and Social (70%) in Sites 1 & 3 as outlined in the WCC-Isthmus Master Plan as it created a Mixed Tenure development. Mixed Tenure is now the preferred model for social housing developments overseas. We also note that Council is using Arlington to make a key and much needed step forward in realising its **commitment in the Ten- Year Plan Housing Strategy** – i.e. to deliver to Wellington people over 600 new Affordable and Social housing units.

Arlington offers a particularly good opportunity to implement this goal of Affordable and Social. The proposed intensification (up to 300 dwellings in Sites 1 & 3 as per the WCC-Isthmus Master Plan) and the proportions of 30%-70% are both **sufficient to ensures a good and adequate mix of income and education levels**. This is precisely what studies show is the 'magic ingredient' to create the kind of human capital environment where good outcomes can be achieved for everyone.

We also note that the creation of 70 - 90 Affordable Kiwi Builds within Arlington sites 1 & 3 (with 230-300 new builds as per the WCC-Isthmus Master Plan) will help to **address the general shortage in our neighbourhood of houses that are owner-occupied**. The Arlington neighbourhood is not only one of the largest single blocks of social housing in the city, but with Massey so nearby, much of the remaining housing stock is occupied by a transient student population. 30% Affordable in Arlington 1 & 3 would be especially beneficial to creating a more balanced "neighbourhood-wide mix" of people personally invested in creating a great community and neighbourhood.

We might also add that **neighbourhood business owners** have confirmed they are also keen to see this proposed infusion of 70-90 first-time home owner and occupiers. There are so many win-wins to the density of 230-300 and the 30%-70% mix of Kiwi Builds and new Social housing units.

### 2.c Don't leave the 30%-70% to 'chance' – Lock it in!

The **balance and density struck by Council is excellent**. The 30% provides sufficient Affordable units to make a both a 'social good' and economic impact. The 70% means those in need will be well-served. Cr. Dawson as the Lead for Social Development needs to be credited with this juggling act. The numbers mean that at 300 with 70% social the number of people being served by Arlington 1&3 increases (as compared to the original Arlington) and with 230 the number of people remains the same within Arlington 1&3 (yet still increased overall when Arlington 2 is factored in). Brilliant number crunching! BUT because the balance is so important, Hankey Cares would urge Council to **craft the 30% Affordable clause in the lease agreement, not as an 'option' but rather as a mandate**.

### #3. KIWI BUILDS SHOULD BE 'LEASEHOLD' TITLES

#### 3.a Kiwi Build 'Leasehold' Titles to Ensure Continuity of Public Ownership

Even though there are overwhelming positives from 30% Affordable to create a Mixed Tenure landscape, (which is particularly important to create a 'balance' in the wider Arlington neighbourhood), a number of residents of Mid-Hankey expressed regret that Affordable in Arlington meant public land was being sold and an asset 'lost' – even when the sale of the asset brings many social positives.

In our lively neighbourhood email thread discussions, we talked about possible solutions. Two options were mooted: (a) Use the New York City and Toronto model, whereby 'affordable' means affordable rent with secure tenancies. In New York these 'affordable' units are given to key public service workers (e.g. firefighters, nurses, para-medics, teachers) to allow them to live where they work. (b) Another solution, obvious once it was tabled, and extremely well-suited to the Arlington situation was that **HNZC should sell the Kiwi Builds with 125-year 'leasehold' titles, rather than 'freehold' titles.**

#### 3.b 'Leasehold' Titles assist Affordable Retention

Not only does a leasehold title ensure that the land returns to the public at the end of 125 years, but a leasehold title is perceived in the market place as 'less valuable' than a free hold title, and therefore has some **built-in traction aiding retention**. An additional advantage, is if some Affordable units were pepper-potted, rather than blocked together, then the 125-year leasehold titles would ensure a large, **uninterrupted block of land was returned to WCC** at the end of the lease period. Such a block of land creates more 'use options' to address whatever needs will exist in the year 2145. (Remember when programmers in 1960 never thought their COBOL code would need to accommodate the demands of a new millennium? The year 2145 will indeed come and that generation will thank this present Council for their far-sightedness)

#### 3.c. Mechanism to Encourage Owner Occupancy

Finally, leasehold titles offer a **mechanism to encourage owner-occupancy**, rather than slipping into rental use. Long-term leasehold titles can require the payment of an annual leasehold fee that is reviewed periodically. In the case of Arlington, the leasehold fee could be set at one minimal level if it was owner-occupied and at another, higher level if it was rented. We want the Kiwi Builds to encourage long term owner-occupancy. Leasehold titles provide a mechanism to encourage this 'community good' outcome.

#### 3.d. Leasehold Concept requires Serious and Documented Discussion

The idea is of 'Kiwi Build Leasehold Titles' is of sufficient merit that it deserves a considered hearing and discussion between the Wellington City Authority and the Crown. We have been advised there is no legislative reason to prevent Kiwi Builds from being sold with a long-term leasehold title.

We therefore ask that **Council formally discuss the idea of Kiwi Builds with leasehold titles with HNZC**. We would also ask for *the results of this discussion to be communicated back to Hankey Cares and Mount Cook Mobilised who have also expressed interest and support of the proposal.*

If Leasehold were implemented, then the regret of having to sell public land to create the positives of Mixed Tenure in Arlington would be totally removed. This would be a tremendous win for Wellington and could well serve as a model for a number of places in the rest of the country. Once again, WCC would be setting the bar.

## #4 Guarantees that WCC Master Plan will be followed (Density & Design)

### 4.a WCC Master Plan is a positive document and should form the foundation for HNZN

We congratulate Council on the sterling work that was done in partnership with the Isthmus Group to create the WCC Arlington Master Plan. It has been reviewed in detail by one of Hankey Care residents, the well-known and well-respected architect, Ken Davis, owner of one of Wellington's architectural gems, the mid-century Toomath House on mid-Hankey Street.

Mr. Davis did an extensive review of the WCC Master Plan and confirmed what many of us thought – the **WCC Master Plan is a positive document and embodies the aspects good urban design** – i.e. provision for a mix of house types, a mix of appropriate scale (5-6 levels in the north and east side, reducing to 2-4 levels as the development steps up to sloping site), preserving sunlight and views of those living in the adjacent areas, a good mix of public/private open spaces (green and paved, larger and small), good circulation through and across the site (pedestrian /bike/cars), good transition to the and integration with the existing street pattern. ('The Spine' is especially noteworthy)

### 4.b Some Master Plan Fine-tuning required – including Parking for Mid-Hankey

Ken and Rose Davis have submitted a detailed analysis of the Master Plan as part of their submission. We recommend that Councillors and staff read this with particular care. The analysis that Mr. Davis has provided includes a few areas where improvement needs to be made. This includes some places for better land-use, a better spread of community green and paved areas, and a warning that **mid-Hankey street resident parking is halved and this will create problems**. *We will look to WCC to ensure the current number of resident and guest parking along mid-Hankey is retained.*

### 4.c Additional Positive Marks for the Master Plan – Density, Heights, Sun & Views

Hankey Cares **supports the density of 230-300 units for Arlington 1 & 3** as being appropriate for the area. A density of 230-300 means that medium-level heights and a variation of heights and housing types can be used. This variation and preservation of medium level to low level heights is paramount to ensuring the Arlington development integrates with the adjacent neighbourhood and community. We must not allow the Arlington Development to be built as a mono-storied behemoth in order to simply meet HNZN 'yield targets' and 'cost-cutting'.

Hankey Cares also notes with relief, that the WCC Master Plan provides for appropriately lowered heights in the upper south and west boundaries of Arlington 1 & 3. *WCC has a duty of care to ensure that the environmental impact of the new development does not negatively **impact Hankey residents' sun and views**.* As best as we can determine, it appears that the WCC Master Plan has been sensitive to this impact. Again, the Council needs to be congratulated on the Master Plan developed with Isthmus.

If both Council and Hankey Cares had written assurance that HNZN would indeed use the WCC Master Plan to set density limits and urban design principles of variation, integration, etc. then, for the most part, we would be assured of a quality design outcome. And, as well all know, excellent design is essential to create and foster good social outcomes.

### 4.d Concerns regarding conformance to WCC Master Plan by HNZN

We are concerned, however, about the comments from HNZN at the May 9<sup>th</sup> WCC meeting held at Te Mara. HNZN's comments along the lines that they wish the WCC Master "had never been published" and that they were going to develop their own master plan is very worrying. Furthermore, we learned that HNZN had never been consulted or involved with the WCC Master Plan creation. HNZN said its primary concern was to

“make its targets”. To us, it seemed clear that HNZN are not invested in the WCC Master Plan and feel little inclination to honour it or obligation to follow it. We believe the **WCC Master Plan is very positive and should form a baseline/benchmark for the sites’ re-development.**

In fact, given the quality of the Isthmus master plan, we cannot see any reason **why HNZN would see the WCC master plan as inadequate for their purposes??** The only reasons Hankey Cares can fathom why HNZN would wish to redevelop an entirely different master plan, is that they intend to:  
exceed the appropriate density of 300 units recommended by Isthmus?  
cut build costs by not varying the typology/housing types/scale?

#### **4.e. Insert two clauses to ensure sufficient adherence to WCC Master Plan**

We therefore look to WCC to **build-in enforceable clauses into the leasehold agreement regarding adherence to the WCC Master Plan.** Words to the effect that the existing master plan should be ‘referenced’ or ‘informed’ (as per the submission language) strikes us as vague and likely non-enforceable.

To this end, we would suggest that the lease contract might specify:

- (a) The **maximum number of dwellings set to 300** (This is a foundation of the Isthmus-WCC Master Plan which states that 230-300 dwelling is considered appropriate to the site)
- (b) Require that **Council Review and Approve the HNZN master plan** as sufficiently “referencing/adhering/complying” to the Isthmus master plan **before** the resource consent process is even started. This will prevent a completely unsuitable design being put forth for residents to try and marginally influence during the exhausting RMA hearings.

These two provisions are essential. It would be very telling of HNZN good faith and intentions if they balked at the inclusion of the above two terms and conditions. The proposal that WCC has put before the public makes much of the HNZN ‘referencing’, ‘being informed by’, etc. the WCC Master Plan. However, **if HNZN does not intend to do anything more than ‘lip service’ referencing, then the entire basis of the submission process is without foundation and, in fact, is misleading the public.**

*Hankey Cares asks that Council put these two terms and conditions formally before the HNZN and report back to us whether they were disposed to accept or reject them.*

## **#5. SUPPORTED LIVING UNITS - MAKE SURE THE SUPPORT IS THERE!**

The residents of mid-Hankey Street pride themselves on embodying the Mt. Cook ethos of creating a caring community. Nimby-ism amongst the Hankey Street neighbours is rarely encountered. So, at this point and with the level of detail provided, mid-Hankey residents are not objecting to the 40 supported living units for tenants with complex needs.

HOWEVER, for the sake of the forty being looked after, the sake of the families living within the Arlington development and for the sake of those living on the adjoining streets (including, but obviously not limited to mid-Hankey) we ask for assurance that **‘Supported Living Units’ really does mean supported.** We would want to see a 24 x 7 carer at the site and a contact number provided to neighbours, should any issues arise. *We would be looking to WCC to seek that assurance from HNZN and report back to Hankey Cares as to the provision of care HNZN envisions being provided.*

**Name:** Emily Bruce

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Yes. thank you for the opportunity to comment. My response follows the points above.

1. the number of 230- 300 homes is misleading, as that will still vary on the capacity of occupancy offered depending on the number of bedrooms to each home. In social housing there is a need for single occupancies as well as large families (4+) bedroom's. avoiding overcrowding and sustainable maintenance of tenancies requires that larger homes are made readily available for families. it also adds to the diversity of tenancy which we are keen to keep in our inner city.
2. No problem with point 2 provided there if a clause restricting use to social housing during the period of the lease.
3. I Strongly oppose this point. firstly what is affordable now will not stay affordable on future sales. unless there are clauses in place which tie resale to inflation, sale by ballot and the land should remain leasehold. Effectively, while proving "affordable housing" meets a growing need, it also solves the problem at the cost of our most vulnerable, giving the appearance of being proactive but the cost being paid by those who need support the most. Further more if our city is to remain a vibrant and affordable place to work and live then there need to be affordable places for key workers and lower income people to live.
4. No problem, but would assert the need for consultation on the design. For example the need for parks, safe play spaces for family and positive community spaces that facilitate positive culture and community development. This could include sports spaces (volleyball and basketball nets), cafe spaces and Maori immersion spaces.
5. As above
6. This point is blatantly miss leading for the public. Many of whom will not have had a chance to read the full proposal in depth. It is true that the council will receive \$1M for lease plus \$1 per year. However, at the same time they would be committing \$4M in contributions towards the project. An overall net loss of \$3M.

**Name:** Joshua Bruce

**Submitting as:** As an individual  
(individual or organisation)

**Organisation name:**

**Submission channel:** Online

**Submission: *Do you have any comments about the proposal?***

Yes. Comments relate to the bullet points above in order.

Point 1. There is a fundamental flaw in counting capacity by the number of homes, as 230-300 'homes' could house 300 people if 1-bedroom units or 1,200 if 4-bedroom. This is miss leading to the public, leaves Housing NZ with only a very loose commitment to actual numbers and could potentially result in reduced overall social housing capacity for the city.

Point 2. No problem with point 2 provided there if a clause is added restricting use to social housing



during the period of the lease.

Point 3. I strongly oppose this clause and believe it should be removed. Homes for sale will never remain affordable. In recent years properties in this area, have almost without exception, more than doubled in value within 10 years. If they are to remain affordable, there should be clauses in place which tie resale to inflation, sale by ballot and the land should remain leasehold. Council have a financial and moral obligation to protect public interest and this significant site long term.

Point 4. No problem with this provided public consultation process is upheld as promised. Housing NZ via Will Pennington have already committed to public consultation to inform design. There is a strong need for level grass play space, basket ball / volleyball court space and parking (which includes car wash hose and drain area). Car parking is essential given that many lower income and immigrant families are large, work shifts when buses don't run and many are taxi and Uber drivers.

Point 5. As per point 4 above.

Point 6. This point is blatantly miss leading for the public. Many of whom will not have had a chance to read the full proposal in depth. It is true that the council will receive \$1M for a lease plus \$1.00 per year. However, at the same time they would be committing \$4M in contributions towards the project. An overall net loss of \$3M. For an average person \$1M seems like a lot of money, however would barely pay for a single 3-4-bedroom home in Mt Cook.

Added to this there are a number of other factors which I don't have space to cover within the word limit.....

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If our city is to remain a vibrant and affordable place to work and live then there need to be affordable places for key workers and lower income people to live. Without this the cost of living goes up for everyone.

....

Overall:

â€¢ I am strongly opposed to the clause which gives Housing NZ the ability to buy up to 30% of the land.

â€¢ If this clause was removed I am in support of the rest of the proposal. During a meeting with Mt Cook Mobilise Housing NZ staff indicated that the sale of property was not needed in order to make the development stack up (this is undoubtedly true for HNZ with subsidy to 100% of market rent and a \$1 per year lease they stand to make a healthy profit). This factor aside it is clear that there is a political motive for the inclusion of this clause.

â€¢ If the sale of land clause cannot be removed I believe the council should vote against adopting the proposal and renegotiate.

â€¢ In addition, there seems to be no clause around the state of the buildings or land when it is returned to council in 125 years. In which case, we may simply be leaving a future generation with the same issue, run down old buildings with no money to build new ones.

Democratic process:

â€¢ As it is I think that how the proposal is worded and presented is 1) honest but misleading in some elements and 2) implies that the council have their back against the wall with no options and no leverage. This is not entirely true and it would be to the detriment of future generations to accept a proposal which results in the loss of valuable community owned land in the centre city.