
ORDINARY MEETING

OF

LONG-TERM AND ANNUAL PLAN COMMITTEE

MINUTE ITEM ATTACHMENTS

Time: 9:30am
Date: Tuesday, 4 June 2019
Venue: Ngake (16.09)
Level 16, Tahiwī
113 The Terrace
Wellington

Business

Page No.

2.1 Arlington Redevelopment Project: Oral Hearings

- | | | |
|----|---|----|
| 1. | Heather Hayward presentation | 2 |
| 2. | Ken Davis handout | 7 |
| 3. | Wellington Housing Action Coalition handout | 20 |
| 4. | Kate Hayward presentation | 21 |
| 5. | Hankey Street Cares presentation | 26 |

30% of Arlington going to affordable housing for sale is essential for the lifeblood of the city, and can not be left to the whim of Housing NZ.

Dear Council. PLEASE build it into the lease and fulfil the commitment made in your 10 year plan.

The Joe and Willow story



Six Barrel
Soda Café on
Eva Street.



Eva St in 2004....



VS

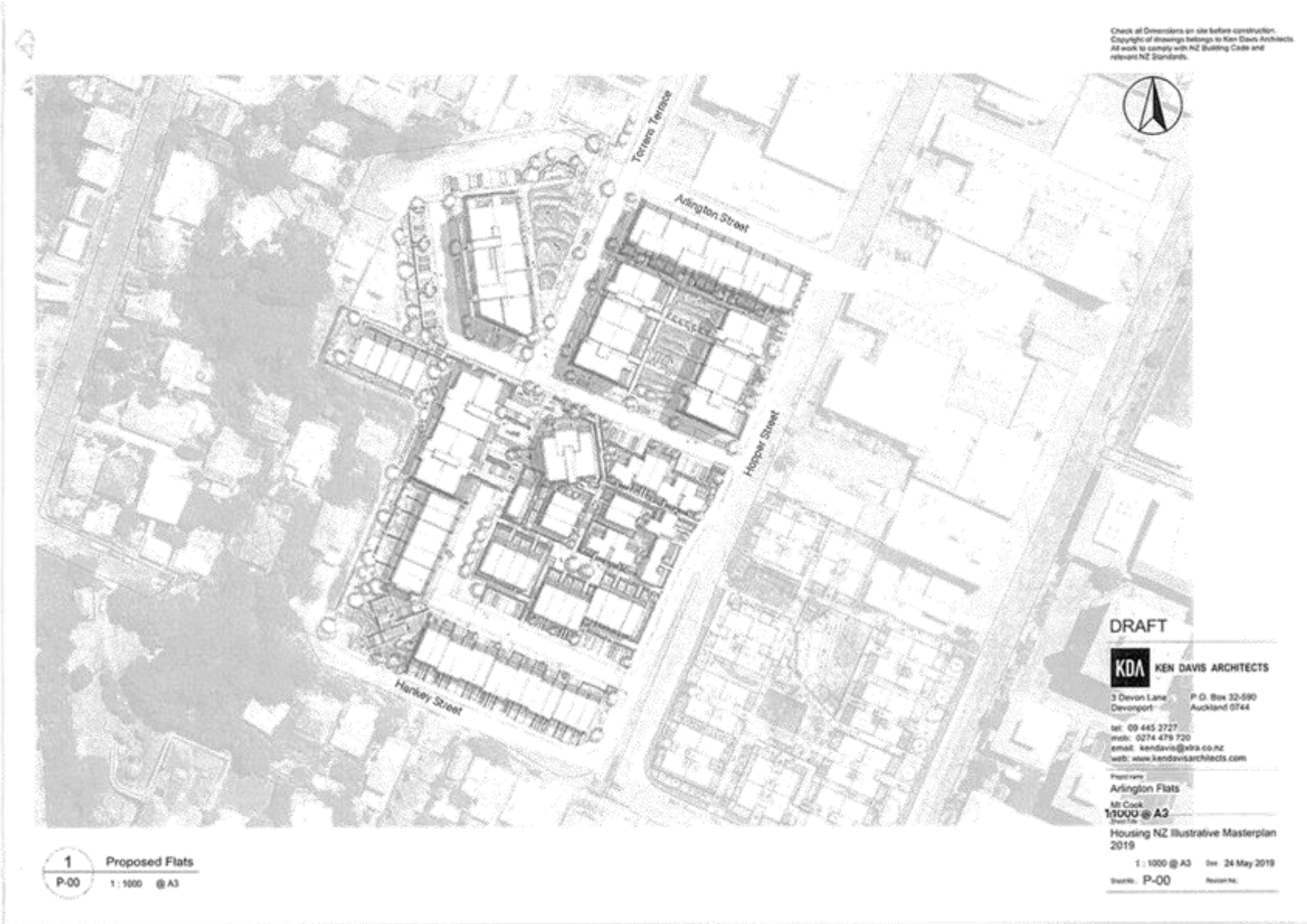
Eva St now!



↑
Six Barrel Soda Cafe

30% of Arlington going to affordable housing for sale is essential for the lifeblood of the city, and can not be left to the whim of Housing NZ.

Dear Council. PLEASE build it into the lease and fulfil the commitment made in your 10 year plan.







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relevant NZ Standards.

DRAFT

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Project Name
Arlington Flats
Mt Cook

Sheet No
SITE - Aerial

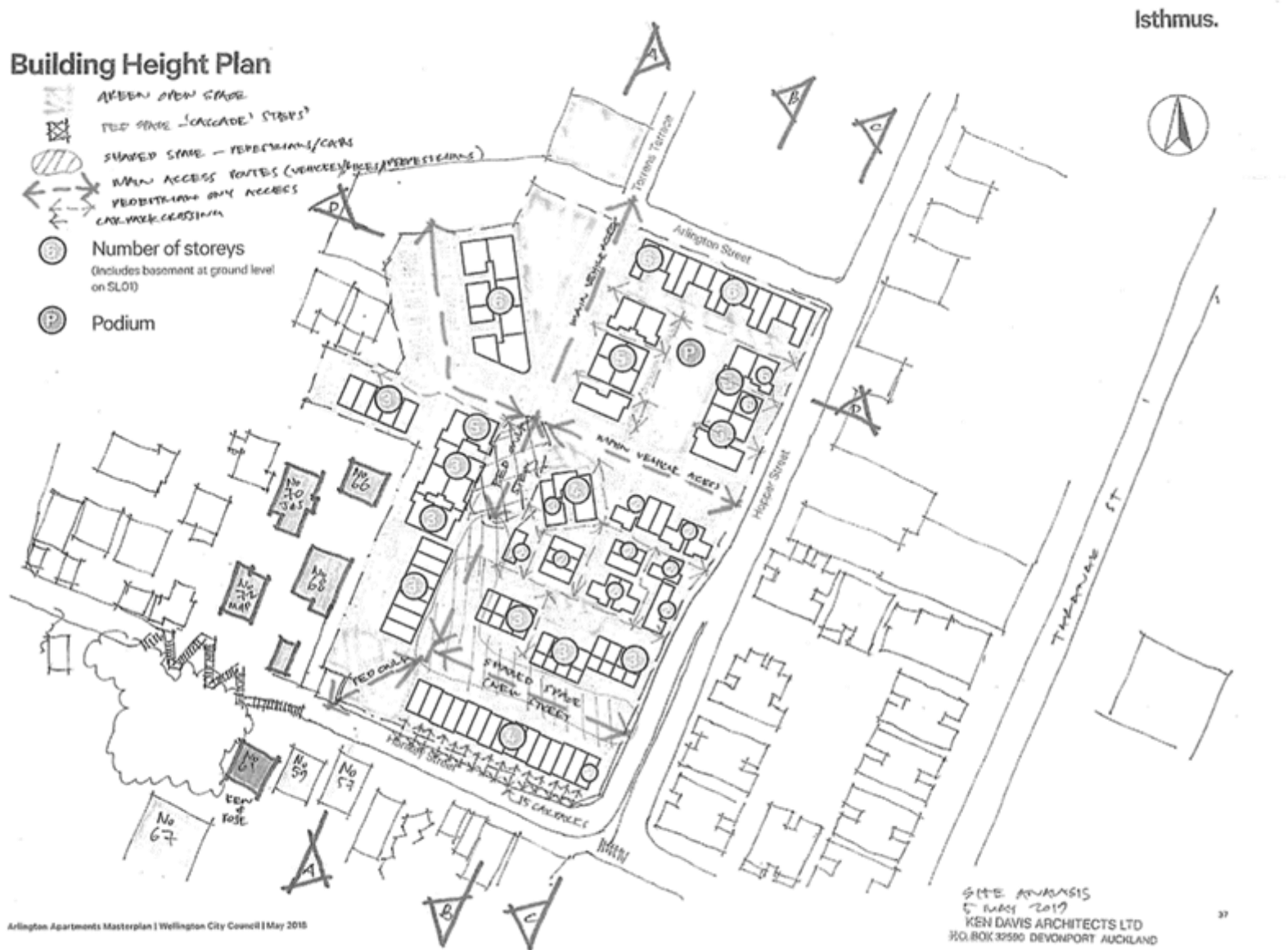
1:1000 @ A3 Iss: 24 May 2019
Sheet: P-02 Revision:

1 Existing Aerial
P-02 1:1000 @ A3

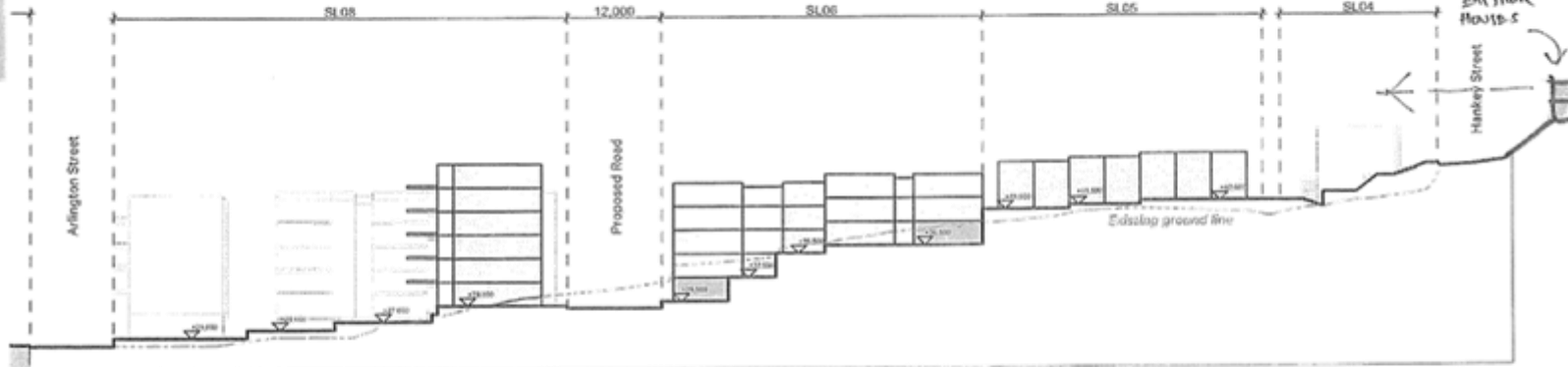
Illustrative Masterplan



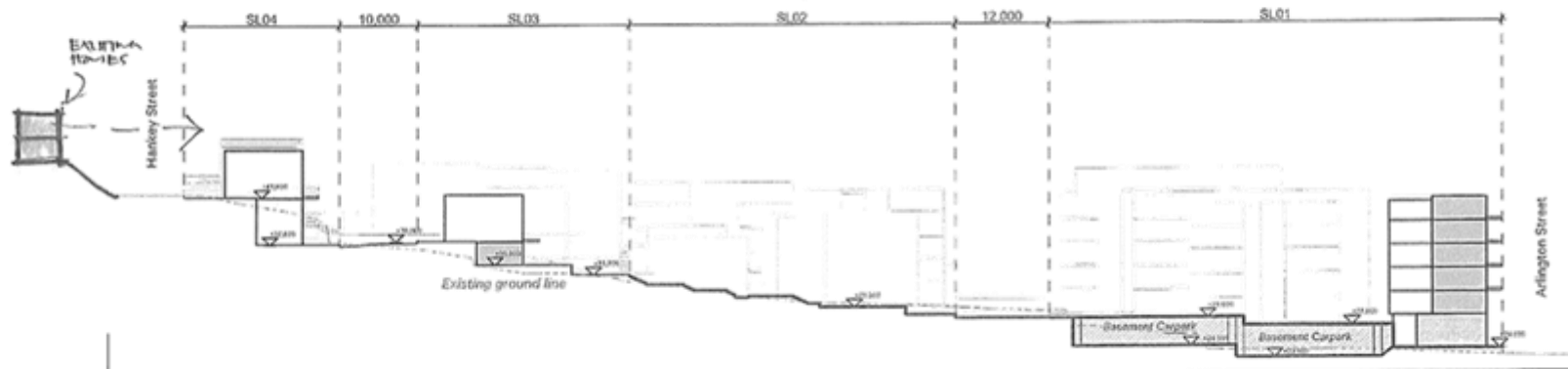
CDR ANALYSIS
5 MAY 2019
Arlington Apartments Masterplan | Wellington City Council | May 2018
REN DAVIS ARCHITECTS LTD
P.O. BOX 30580 DEVONPORT AUCKLAND



Site Sections



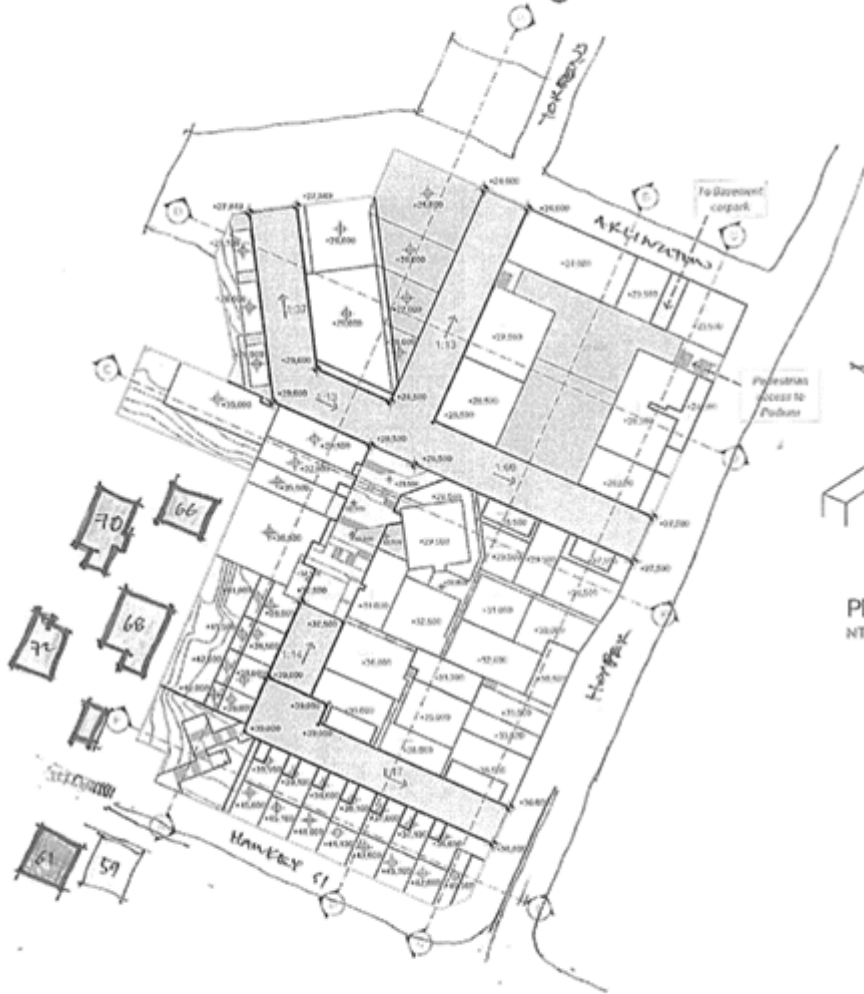
Section A-A
1500



Section B-B
1500

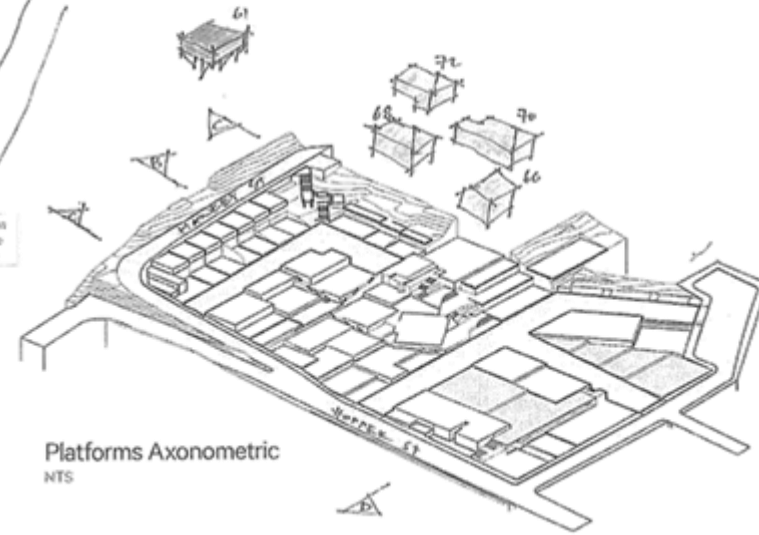
SITE ANALYSIS
5 MAY 2019
KEN DAVIS ARCHITECTS LTD
P.O. BOX 32990 DEVONPORT, AUCKLAND
Arlington Apartments Masterplan | Wellington City Council | May 2018

Indicative Levels and Retaining Plan



Arlington Apartments Masterplan | Wellington City Council | May 2018

Isthmus.



Platforms Axonometric
NTS

SME ANALYSIS
5 MAY 2019
KEN DAVIS ARCHITECTS LTD
P.O. BOX 32590 DEWONPORT AUCKLAND



Arlington Apartments Masterplan | Wellington City Council | May 2018

SITE ANALYSIS
5 MAY 2019
KEN DAVIS ARCHITECTS LTD
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Indicative Carparking Plan

CARPARKS

- Visitor on street parking between 8am-6pm (21)
- Private on street + clustered at grade parking (43)
- Single Garage (7)
- Single Carpad (22)

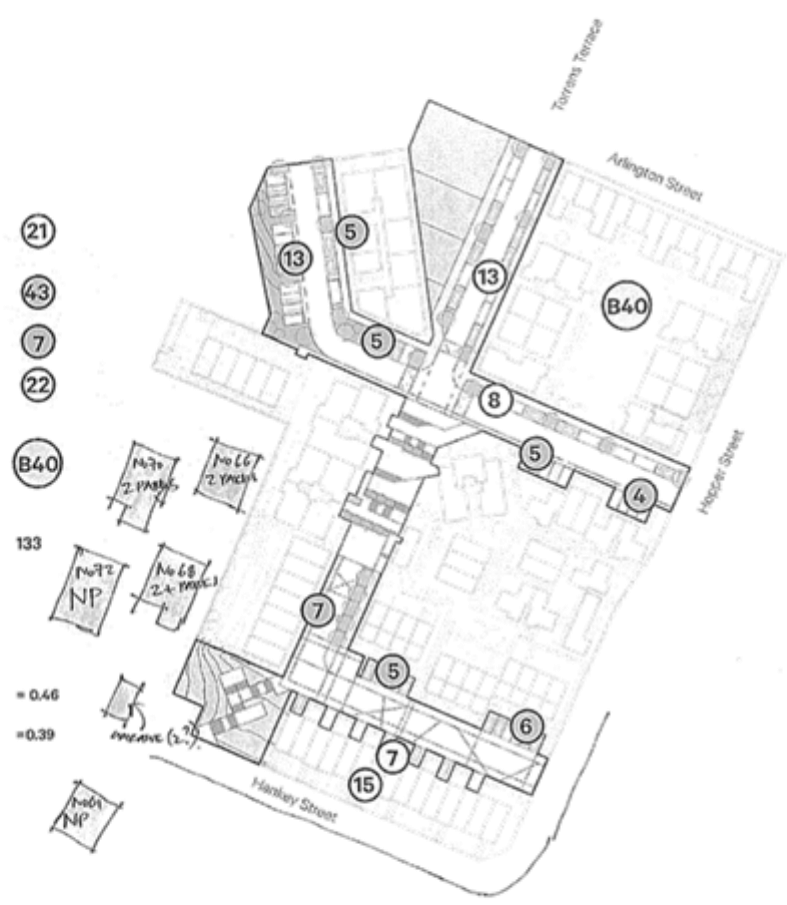
Basement (B40)

TOTAL 133

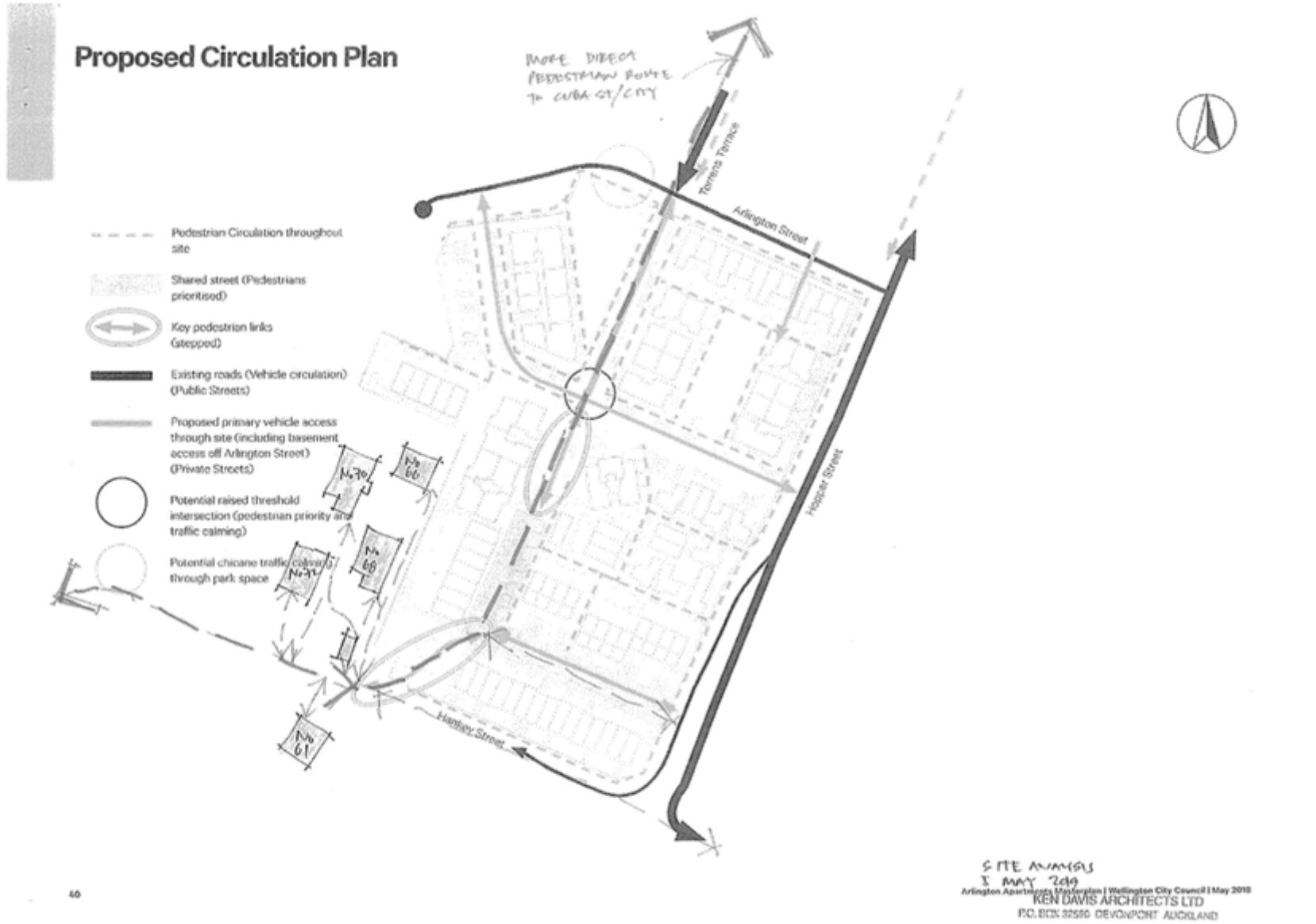
Carparks/unit (287 units)

- Including visitor parking = 0.46
- Excluding visitor parking = 0.39

NP = Non-off street parking



SITE ANALYSIS
5 MAY 2019
Arlington Apartments Masterplan | Wellington City Council | May 2018
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1 Existing Aerial
P-02 1:1000 @ A3

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Project name:
Arlington Flats

Mt Cook

Project file:
SITE - Aerial

1:1000 @ A3 Iss: 24 May 2019
Sheet: P-02 Number:

Sheet1

Arlington Costs and Revenue						
Avg Household Income	Number Units	Rates	Repairs and Maintenance	Revenue	Interest	Surplus
\$30,000.00	300	\$433,600.00	\$750,000.00	\$2,025,000.00	\$1,500,000.00	-\$658,000.00
\$30,000.00	350	\$501,350.00	\$875,000.00	\$2,362,500.00	\$1,750,000.00	-\$783,850.00
\$30,000.00	400	\$569,100.00	\$1,000,000.00	\$2,700,000.00	\$2,000,000.00	-\$869,100.00
\$40,000.00	300	\$433,600.00	\$750,000.00	\$2,700,000.00	\$1,500,000.00	\$16,400.00
\$40,000.00	350	\$501,350.00	\$875,000.00	\$3,150,000.00	\$1,750,000.00	\$23,650.00
\$40,000.00	400	\$569,100.00	\$1,000,000.00	\$3,600,000.00	\$2,000,000.00	\$30,900.00
\$50,000.00	300	\$433,600.00	\$750,000.00	\$3,375,000.00	\$1,500,000.00	\$691,400.00
\$50,000.00	350	\$501,350.00	\$875,000.00	\$3,937,500.00	\$1,750,000.00	\$811,150.00
\$50,000.00	400	\$569,100.00	\$1,000,000.00	\$4,500,000.00	\$2,000,000.00	\$930,900.00

Note: 1. Revenue is based on 90% occupancy and rent being 25% of household income.
2. Interest is at 2%
3. The assumed average cost per unit is \$250,000.00

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A NEW IDEA

LEASEHOLD TITLES

for

Arlington

Kiwi Builds

Benefits of 30% Affordable in Arlington (70-90 First-time home-owners)

- + Mixed Tenure = Good Social Outcomes
- + Sustain the creative lifeblood of the city
- + Restore the balance in a tenant-dominated neighbourhood
- + Good delivery towards Council's Ten-Year-Plan Promise:
"710 new & replacements Builds, both Social AND Affordable"

NEW IDEA: Leasehold Titles for Kiwi Builds

Supported by **MCM & Hankey Cares** (and me!)

- The Land (eventually) returns to Public Ownership
- ‘Pepper-potted’ leaseholds - WCC is returned an uninterrupted block
- Leasehold titles - a ‘natural brake on price’ - aid Affordability Retention
- Annual Leasehold Fee ‘2-tier lever’ – Reward Owner Occupancy

Eliminate the 'HNZC' Risk Factor!

Craft the Lease Contract to say:
30% Affordable Required; NOT Optional

(Mid) Hankey Street Cares Resident Group

Hankey Cares -- Assessment

We like the flavour – but too many holes!



#1. SLOW DOWN!

We don't want a Shelly Bay SHA

- We say 'NO' to a SHA Development which circumvents RMA Protections and District Plan Rules
- 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?*

#4.1 EXCELLENT URBAN DESIGN IS PARAMOUNT
GUARANTEES REQUIRED that
WCC MASTER PLAN is FOLLOWED (i.e. 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 HNZC that they have little regard for the WCC Master Plan (May 9th public meeting)
 - HNZC “wish it (the Master Plan) had never been published”
 - HNZC is going to develop their own master plan
 - HNZC had never been consulted or involved with the WCC Master Plan creation.
 - HNZC primary concern is to “make our targets”

#4.2 EXCELLENT URBAN DESIGN IS PARAMOUNT GUARANTEES REQUIRED that WCC MASTER PLAN is FOLLOWED (i.e. Density & Design)

- 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**

#2. SUPPORT ARLINGTON MIXED TENURE 30% AFFORDABLE : 70% SOCIAL

- Mixed Tenure creates good outcomes for social housing residents
- 30% Brings in home-occupiers in a rental-dominated neighbourhood
- 70% ensures needs of the disadvantaged are met
- Fulfils WCC ten-year plan
- **RECOMMENDATION: Suggest that the 30% be stipulated as mandatory, rather than as 'an option' given its importance.**

#3 . KIWI BUILDS COULD BE 'LEASEHOLD' TITLES

- **Recommendation:** 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 then 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 EXCELLENT URBAN DESIGN IS PARAMOUNT

GUARANTEES REQUIRED that

WCC MASTER PLAN is FOLLOWED (i.e. Density & Design)

- **The WCC-Isthmus Master Plan is a positive document and should form the baseline/benchmark for the sites' re-development**
- **RISK**: HNZC will only pay 'lip service' to 'referencing' WCC Master Plan
- **MITIGATION**: 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 HNZC Master Plan before resource consent is commenced**

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

- Forty is a sizeable concentration of people with addictions & complex needs
- We seek assurances that HNZC will be providing 24 x 7 on-site person

#4.5 Design / Construction Footnote Mid-Hankey Road

Specific Concerns re our Mid-Hankey narrow cul-de-sac

- HALVING EXISTING STREET PARKING?! - There is a risk that driveways will be dersigned to serve homes along the Arlington side of Mid-Hankey Street.
- EXTRA LOAD on MID-HANKEY STREET's sub-standard DESIGN
 - Pre-build CONSTRUCTION VEHICLES
 - Post-build MORE TRAFFIC and PARKING DEMANDS
- EXTERNALISING COSTS to MID-HANKEY RESIDENTS
 - Will the Developer (HNZC) Upgrade Mid-Hankey St. or WCC??

Cautiously optimistic – BUT....

- Much Good
 - Promising Design Baseline – WCC Master Plan
 - Healthy Mix - 30% Affordable : 70% Social Housing

- BUT the Swiss Cheese holes in the Lease Contract is a **RISK**
- CLOSE the Holes!
 1. 30% Affordable Required ; not an 'Option'
 2. WCC specify the maximum density (300 as per WCC Master Plan)
 3. WCC require a review and approval of the HNZN Master Plan before resource consent process is commenced