


# PROJECT BRIEF s 9(2)(f)(iv)

## Transitional Housing

TH Village - Wood St 56, Wainuiomata, Lower Hutt



### PROJECT OVERVIEW

<b>Programme Area</b>	Wellington			<b>Contributors</b> Development Strategist – Jimmy Atkin Development Planner – Charlotte Veikune/ External Planning Consultant Urban Designer –N/A Portfolio Manager –N/A Tenancy Liaison Officer–N/A Community Dev Manager –N/A Stakeholder Manager –N/A Kiwibuild Delivery Manager –N/A
<b>Neighbourhood</b>	N/A			
<b>Delivery Method</b>	Redevelopment – Transitional Housing Village			
<b>Project Number</b>	<b>Project Name</b>	<b>Project Address</b>		
AR104918	TH Village - Wood St 56, Wainuiomata, Lower Hutt	56 Wood St, Wainuiomata, Lower Hutt		
<b>Existing Units</b>	<b>TBC</b>	<b>Proposed Units</b>	<b>46 (TBC)</b>	
<b>Demolish/Retain</b>	TBC / TBC	<b>Retrofit/Relocate</b>	TBC / TBC	
<b>Delivery Year</b>	FY21			
<b>Total Site Area</b>	1.7530 ha			
<b>Date</b>	28/11/2019			
This brief is to be read in conjunction with HNZ Housing Standard, Simple Guide to Development, Landscape design guide, Environment strategy and the Spaces for Building Communities tool – if Kiwibuild to be read in conjunction with Kiwibuild design framework. All homes to fulfil the Homestar 6 criteria.				

## Project Information

### Existing Properties

Redevid/ Superlot	Address	Legal Desc	CT	Site Area (m <sup>2</sup> )	No. of Beds	Build Year	Action
Unknown	56 Wood St, Wainuiomata, Lower Hutt	Lot 1 Deposited Plan 328964	118246	1.7530 ha	Unknown	Unknown	Unknown
<b>Total</b>				1.7530 ha			

**Relevant Title Interests To note: This land is not owned by Kāinga Ora and is vacant. This will be leased by Kāinga Ora.**

Address	Property is subject to	Description	Impact on development
56 Wood St, Wainuiomata, Lower Hutt	496261 Notice imposing Building Line and Hoarding Restrictions		Further investigation required.
56 Wood St, Wainuiomata, Lower Hutt	6203759.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.11.2004 at 9:00 am		Further investigation required.
56 Wood St, Wainuiomata, Lower Hutt	Subject to (in gross) a right to drain sewage over parts marked A, D, E, J and K and a right to drain water over parts marked B, C, E, F, G and I on DP 328964 in favour of Hutt City Council created by Easement Instrument 6203759.3 - 4.11.2004 at 9:00 am		Further investigation required.
56 Wood St, Wainuiomata, Lower Hutt	The easements created by Easement Instrument 6203759.3 are subject to Section 243 (a) Resource Management Act 1991		Further investigation required.
56 Wood St, Wainuiomata, Lower Hutt	Subject to a right to drain sewage over parts marked J and L and a right to drain water over part marked G on DP 328964 created by Easement Instrument 6203759.4 - 4.11.2004 at 9:00 am		Further investigation required.
56 Wood St, Wainuiomata, Lower Hutt	The easements created by Easement Instrument 6203759.4 are subject to Section 243 (a) Resource Management Act 1991		Further investigation required.

### Location / Context Map





**Location Description**

Attributes drop down	Description	Impact on development
Location	Site is located in the suburb of Wainuiomata, Lower Hutt.	Positive
Neighbourhood	As above.	Positive
Amenity provision	The site is located in close proximity to local amenities i.e. park, public transport, school.	Positive

**Planning Zone**

Zone	Planning consultant has been engaged. Internal Development Planner overseeing.
Consenting risks	Planning consultant has been engaged. Internal Development Planner overseeing.
Other risks	Site is zoned residential, likely requiring restricted discretionary activity consent. Lower Hutt District Plan has a 400m2 minimum lot size but increased density seems to be supported by the obs & pols. Will be a key issue to canvas with council at the pre-app.

**Planning Zone Map**



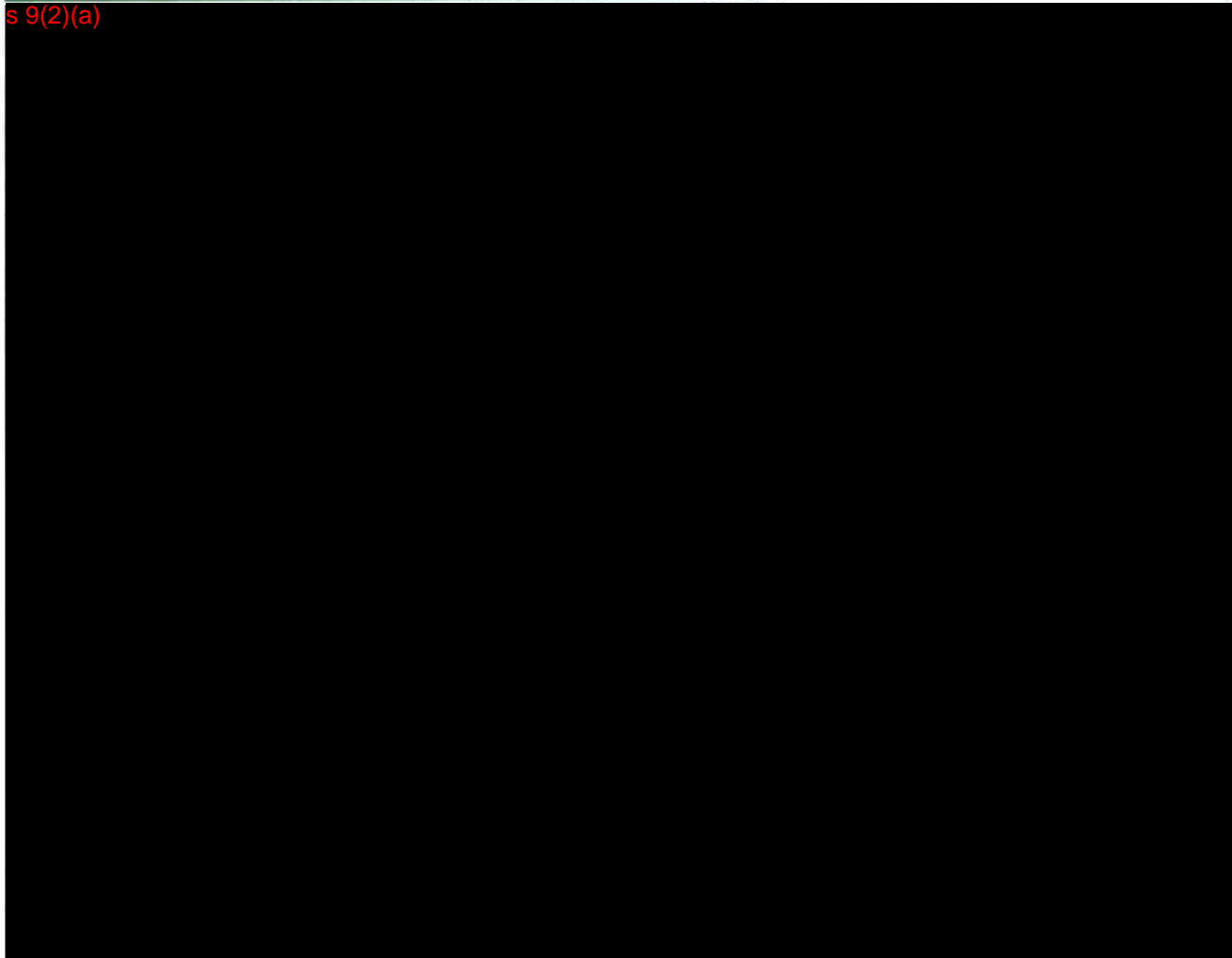
**Planning Constraints Map(s)**



Services		
Services	Description	Impact on development
<b>Stormwater (green)</b>	Council GIS does not show existing services however existing site plans on the property folder show that the existing buildings connect to reticulated networks in the road reserve. Civil engineer to advise on any capacity constraints.	Civil engineer to advise on any capacity constraints.
<b>Wastewater (red)</b>	Council GIS does not show existing services however existing site plans on the property folder show that the existing buildings connect to reticulated networks in the road reserve. Civil engineer to advise on any capacity constraints.	Civil engineer to advise on any capacity constraints.
<b>Water Supply (blue)</b>	Council GIS does not show existing services however existing site plans on the property folder show that the existing buildings connect to reticulated networks in the road reserve. Civil engineer to advise on any capacity constraints.	Civil engineer to advise on any capacity constraints.
<b>Power</b>	Further investigation required.	Further investigation required.
<b>Telecommunication</b>	Further investigation required.	Further investigation required.
<b>Gas</b>	Further investigation required.	Further investigation required.
Hazards		
Hazards	Description	Impact on development
<b>Flooding</b>	No flood hazard identified on the Wellington Regional Council flood maps.	Low risk
<b>Coastal Hazards</b>	Further investigation required if applicable. Planning consultant has been engaged. Internal development planner overseeing.	Further investigation required if applicable.
<b>Geological</b>	Pending. With DM.	Pending. With DM.
<b>Contamination</b>	Contamination site investigation required by DM.	DSI Required.
Additional Information		
	Description	Impact on development
<b>Trees</b>	There are a number of powerlines and street trees that may affect the location of future access. Further investigation required.	Low risk - Further investigation required.
<b>Vehicle access</b>	As per above	Low risk - Further investigation required.
<b>Topography</b>	The topography of the site is flat.	Low risk

**HNZ Ownership Map**

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**Urban Design Brief**

**Overview**

The site presents an opportunity to create higher density in the heart of an existing community, close to a local school and nearby main transport routes. As such it is an opportunity to deliver on the objectives of the <City/District> Plan by:

- Increasing housing choice within neighbourhoods
- Developing to a height, bulk, form and appearance that positively responds to the site engaging with and addressing the street or driveway.

Developing high-quality on-site amenity for residents and achieving a reasonable standard of amenity for adjoining sites.

**Urban Design Objectives**

- |   |   |
|---|---|
| <p>Attention to quality urban design will facilitate this development to create a place within the neighbourhood that:</p> <ul style="list-style-type: none"> <li>- respects and enhances the existing form, layout and amenity values of the neighbourhood</li> <li>- presents a good frontage to the public realm and a positive, well-connected outlook to the neighbourhood's streets.</li> <li>- ensures that the site layout is able to deliver quality urban design and architectural outcomes that are realistic, effective and affordable</li> </ul> | <ul style="list-style-type: none"> <li>- optimises the development potential of a valuable site in the heart of an established neighbourhood with an appropriate and sustainable mixed-residential development profile.</li> <li>- exhibits low-impact urban design principles including maximization, where practicable, of permeable areas and minimising the environmental impact of vehicle access, service areas and parking.</li> </ul> |
|---|---|



Site layout	
<ul style="list-style-type: none"> <li>- Good winter solar access into living rooms is provided but heat gain in summer is minimised.</li> <li>- Good quality, sunny, usable, private outdoor spaces with direct connection to principal living spaces are provided.</li> </ul> <p>Common and private spaces are clearly distinguished from each other. Ambiguous spaces are at risk of being neglected or used for rubbish dumping.</p>	<ul style="list-style-type: none"> <li>- High levels of surveillance to the street and entry paths enhance safety and legibility.</li> <li>- The extent and height of retaining walls is minimised.</li> <li>- The development is considerate of the impact on neighbouring homes.</li> <li>- The dominance of vehicle circulation and car parking on the site is minimised.</li> </ul>
Access and Circulation	
<ul style="list-style-type: none"> <li>- Pedestrian safety is foremost – with logical and safe pedestrian movements provided for</li> <li>- Opportunities to informally park on landscaped areas are dissuaded.</li> </ul>	<ul style="list-style-type: none"> <li>- Adequate vehicle maneuvering is provided that encourages good driver behaviour</li> </ul>
Landscape	
<ul style="list-style-type: none"> <li>- A restrained value for money approach is taken that sets up a robust low maintenance landscaping framework without excessive flourishes or extravagant gestures.</li> <li>- Trees, shrubs and hedging achieve their intended effect without relying on trimming and maintenance</li> <li>- A minimum of one fruit tree per house is included.</li> <li>- Landscape design creates very useable exterior spaces that are also very easy to maintain. Planting is hardy and easy to maintain.</li> <li>- Hedging is restricted to species that will not require regular trimming to maintain form and/or desired final height.</li> <li>- Fencing establishes a safe play area for each family house.</li> <li>- A direct and unfenced pathway is provided to each front door.</li> <li>- The extent of hardstand is minimised</li> </ul>	<ul style="list-style-type: none"> <li>- Letterboxes and lighting are integrated into landscape design.</li> <li>- Small low maintenance landscaped areas are provided between driveways and dwellings, adjacent to entries and pedestrian pathways.</li> <li>- Landscape layout follows CPTED principles and avoids blind spots and entrapment zones.</li> <li>- Service areas integrate washing line, bin storage and outdoor storage requirements and are screened where appropriate.</li> <li>- Landscaping is to clearly define private and shared outdoor living areas establishing an appropriate balance between passive surveillance and privacy.</li> </ul> <p>NB/ Sketch sections supplied by the Architect are available to inform this outcome in regard to appropriate heights and types of fencing .*</p>
Architecture	
<p>The design of the building should exhibit these qualities:</p> <ul style="list-style-type: none"> <li>- Elevations are visually well organised and straightforward.</li> <li>- The structure and detail of the building fits together as part of a clear approach to style and the building function.</li> <li>- The form is careful with how light and sun falls on the building and adjacent amenity areas.</li> <li>- Materials are well chosen with robust detailing – considering how well finishes wear and last and whether the materials used help towards a sustainable approach.</li> <li>- Materials assist with the modulation of the building. Sheltered front entries are in clear view of the street (or internal lane).</li> </ul>	
<ul style="list-style-type: none"> <li>- Weather protection in the form of overhangs, eaves or canopies are provided to doors between living rooms and private courtyards or decks.</li> <li>- Exterior colour schemes are indicated</li> <li>- The buildings sit well in the streetscape and respond to their surroundings. Winter solar gain is maximised, summer solar gain minimised,</li> <li>- All housing achieves a Homestar 6 rating and complies with <b>HNZ’s Housing Standard: Design M-255</b></li> </ul> <p>NB/ Sketch sections are required to show the interface between building &amp; street and are to be included in the RC set.</p>	

Release

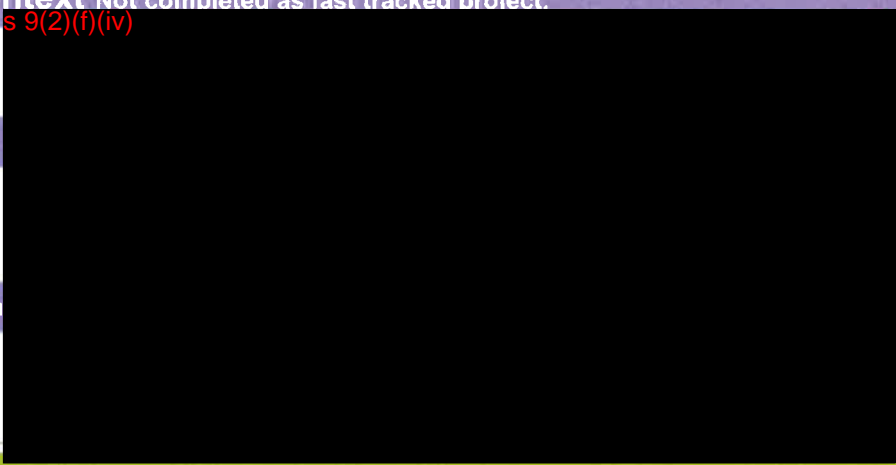






<b>Location and Demand</b>	
<b>Targeted Cohort</b>	
<b>Relevant Tenancy or Neighbourhood Issues</b>	
<b>Design Requirements</b>	
Additional design requirement <u>not</u> included in HNZ Housing Standard ( <a href="#">link</a> )	Description
<b>Community Development</b> Not completed as fast tracked project.	
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<b>Communal Space Requirements</b>	
<b>Community Space</b>	
Multi-Functional Room	
Social Lobby Space	
Communal Drying Room	
Outdoor Child Active Space	
Outdoor Recreational Space	
Meeting/ Consultation Room	
Satellite Office	
Security/ Concierge Room	
<b>Agreement of above with:</b>	
Regional Portfolio Manager	<input type="checkbox"/>
Regional Manager	<input type="checkbox"/>
National Community Development Manager	<input type="checkbox"/>
Engagement Manager	<input type="checkbox"/>
Development Strategist Manager	<input type="checkbox"/>
<b>Requirements undefined</b>	<b>Comment</b>
Reassessment needed	Exact typology is not yet defined <input type="checkbox"/>
<b>Community Development Approach</b>	
	<b>Comment</b>
Role Community Development will play in the operating the space.	
Wider community development approach with tenants.	

Stakeholder Context	
Not completed as fast tracked project.	
Previous Stakeholder	ve not been ge relevant
Engagement Risks and	



**Development Summary**

**Proposed Project Timeframes**

Project	Handover Date	Delivery Date
TH Village - Wood St 56, Wainuiomata, Lower Hutt	November 2019	November 2020

**Due Diligence**

Task	Description	Consultant / Comment
Internal Site Visit	Notes/Report	Surveyor
Photo documentation	Photos	Surveyor
Topographical Survey	Survey	To be further investigated. With DM.
Geotechnical Investigation	Desktop / Detailed	To be further investigated. With DM.
Hydrology Assessment	Desktop / Detailed	To be further investigated. With DM.
Contamination Assessment	PSI / DSI	To be further investigated. With DM.
Infrastructure Assessment	Desktop / Detailed	To be further investigated. With DM.
Internal Planning Review		
Internal Urban Design Review		
Acquisitions Assessment		
Other (specify)		

**Key Attributes and Constraints**

Dev Aspects	Comment	Risk
Topographical	The topography of the site is flat.	●
Demolition/Relocation	To be further investigated.	●
Geotechnical	Pending. To be further investigated.	-
Hydrological	No flood hazard identified on the Wellington Regional Council flood maps.	●
Contamination	Contamination site investigation required by DM.	●
Infrastructure	Council GIS does not show existing services however existing site plans on the property folder show that the existing buildings connect to reticulated networks in the road reserve. Civil engineer to advise on any capacity constraints.	●
Planning	Site is zoned residential, likely requiring restricted discretionary activity consent. Lower Hutt District Plan has a 400m2 minimum lot size but increased density seems to be supported by the obs & pols. Will be a key issue to canvas with council at the pre-app.	●

Urban Design	Not required. Fast tracked brief. Redevelopment – Transitional Housing Village.	
TLO	Not required. Fast tracked brief. Redevelopment – Transitional Housing Village.	
Communal Spaces	Not required. Fast tracked brief. Redevelopment – Transitional Housing Village.	
PPT	Not required. Fast tracked brief. Redevelopment – Transitional Housing Village.	
Stakeholder	Not required. Fast tracked brief. Redevelopment – Transitional Housing Village.	
Environmental	-	-
Acquisitions	To note: This land is not owned by Kāinga Ora and is vacant. This will be leased by Kāinga Ora.	-
Other	<u>Please note:</u> Where mentioned that further investigation is required, this is for the DM to do if they have not already done so as this is a fast tracked brief for PERM transitional housing.	

### Final Development Proposal

Beds	Typology	Car Parks	Target GFA	Special Provisions	Opt 1		Opt 2		Opt 3	
					Units	Cars	Units	Cars	Units	Cars
1	APT	0.5			#	#				
2	HSS	1	TBC		32 (TBC)	TBC				
3	HSS	1-2	TBC		9 (TBC)	TBC				
4	HSS	2			5 (TBC)	TBC				
5	HSS	2			#	#				
6	HSS	2			#	#				
<b>Total</b>					46 (TBC)	TBC				

Please note: Development Strategy (DS) advised of 56 Wood St, Wainuiomata, Lower Hutt by Business Innovation and Development Manager David Durie from Andrew Booker's team & Programme Manager Duncan Stuart of Team 3.



**Development Metrics** Fast tracked project already in progress. TBC with Development Manager Ben Davies who is already looking after this project.

Metrics	Opt 1	Opt 2	Opt 3	Metrics	Opt 1	Opt 2	Opt 3
Site Area m <sup>2</sup>	#			Existing Net Rental	\$		
Existing Units	#			Proposed Net Rental	\$		
Proposed Units	#			MSD Operating Supplement on net units	%		
Yield	#:1			Total units exceed MSD local rental cap	Y/N		
Density	1:#m <sup>2</sup>			Net units exceed Auckland rental cap	Y/N		
Development Cost	\$			Indicate unit cost used, explain why lower/higher than agreed costs			
Development Cost/unit	\$			Explain why higher than required hurdles by house size (see <a href="#">HIF</a> )			
IROI	%			RHP fixed at 2.89%, explain why lower than 2.2% (see <a href="#">HIF</a> )			
NPV	\$			Explain why worse than -20% of total cash investment			
Carrying Cost	\$			Explain why higher than required hurdles by house size (see <a href="#">HIF</a> )			
Estate Master DF File			<input type="checkbox"/>	<Development Strategist to fill in link to Filename> if Kiwibuild (insert link to xls feaso until DF has the Kiwibuild calculation features)			

**Strategic Fit Assessment** Fast tracked project, not required.

Indicators	Project Brief Rating	Business Case Rating	Comments / Supporting rational
<b>Typology and Location</b>			
Alignment with ranges set out for Investment Plans			
Alignment with guidance set out in the Area Plans s 9(2)(f)(iv)			
Typology (inc. accessibility) appropriate for identified demand			
<b>Other Factors</b>			
Extent proposal addresses e.g. utilisation of land, addressing housing			
Project or Programme Specific	Innovation e.g. the project study	Dependencies e.g. first step or required activity	
Value for money of proposed investment	There no better value investment options to achieve the same outcome	Total development cost per unit offers value for money relative to total development cost reference points	
<b>Funding</b>			
Purchasing parameters	Rent is within Public Housing Plan rental limits for the location	Operating supplement (if applicable) required to achieve target IROI is within approved thresholds	
Budget availability			

Overall Strategic Fit Rating		Rating Rationale	
<b>Strategically aligned (<u>Neutral</u>)</b>			
Strategy & Investment Group rating endorsement			

Financial Metrics			
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Key			
	Strong or Affirmative		Neutral
	Contrary or Negative		Not Assessed

Digital Approvals	
<p><b>X</b> <b>Adrian Low</b></p> <hr/> <p>Adrian Low Development Strategist Manager</p> <p><i>Date</i></p>	<p>Digitally signed by Adrian Low Date: 2019.11.29 07:58:57 +13'00'</p> <p><b>X</b></p> <hr/> <p>Regional Portfolio Manager</p> <p><i>Date</i></p>
<p><b>X</b></p> <hr/> <p>Programme Director</p> <p><i>Date</i></p>	

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Released under the OIA