

PROJECT BRIEF

State

Bonair Cres 153, Silverdale, Auckland



PROJECT OVERVIEW

This site was purchased by Market Delivery team with Building Consent and Resource Consent in place for 38 proposed 2 level walk up apartments in greenfield development in Millwater, Silverdale. The design and internal layout requires some modification. The details of the requirements are specified under urban design section.

Programme Area	Auckland			Contributors Development Strategist –Mike Seo Development Planner – Stuart Bracey Urban Designer – Viviane Ito Portfolio Manager – Tresha Patel Tenancy Liaison Officer – Rosita Ekeroma Community Dev Manager – Karen Allen Stakeholder Manager – Marion Humphreys
Neighbourhood	N/A			
Delivery Method	Redevelopment			
Project Number	Project Name	Project Address		
AR105731	Bonair Cres 153	153 Bonair Cres, Silverdale, Auckland		
Existing Units	0	Full Universal Design (accessible unit) / Total proposed Units	18 / 37	
Demolish/Retain	N/A	Retrofit/Relocate	N/A	
Delivery Year	FY2023			
Total Site Area	4787m ²			
Date	28/08/2020			

This brief is to be read in conjunction with Kāinga Ora 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

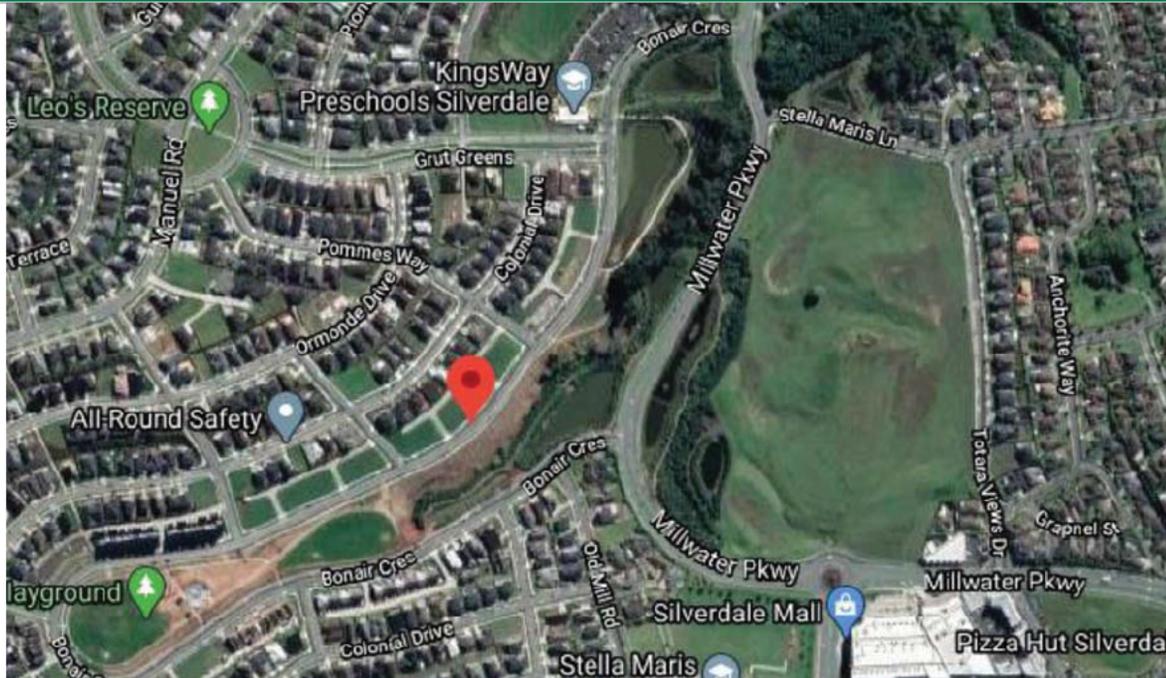
Existing Properties

Redevid/ Superlot	Address	Legal Desc	CT	Site Area (m ²)	No. of Beds	Build Year	Action
49662	153 Bonair Cres	Lot 1 DP 525711	846464	4787	N/A	N/A	N/A
Total							

Relevant Title Interests

Address	Property is subject to	Description	Impact on development
153 Bonair Cres	Cross lease	none	No
	ROW / easement / pipe passage	Land Covenant in Easement Instrument 10877716.6	No
	Iwi Right of First Refusal	none	No
	Others	10877716.5 Consent Notice pursuant to Section 221 RMA 1991	Yes, further investigation is required

Location / Context Map

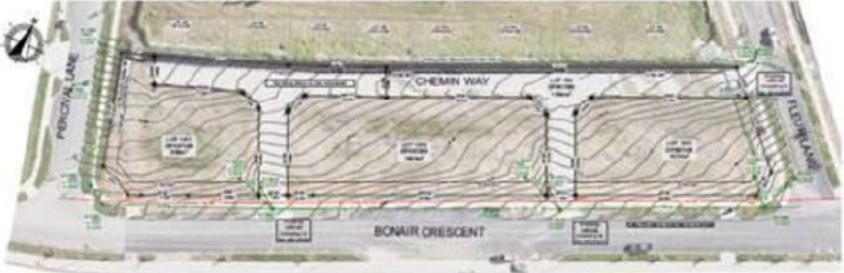


Location Description

Attributes drop down	Description	Impact on development
Location	Millwater is a recent residential development located in the Silverdale area of North Auckland and constructed over the last 20 years. The greenfield development has been designed to enable a range of transport modes, a range of medium density housing outcomes with a range of residential services and	Positive – this location is a well-designed modern residential area.

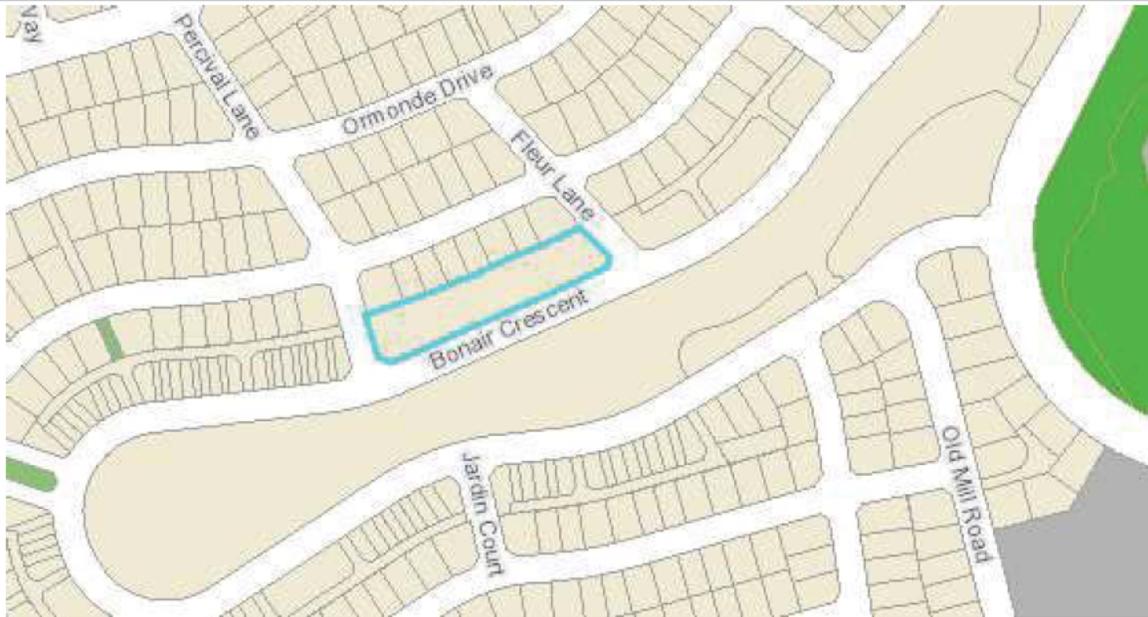
	communities facilities nearby.	
Neighbourhood	The neighbourhood has been developed over the last 20 years. Housing is a well-designed medium density typology (approx. 1: 300m ²). The neighbourhood has good transport connections and linked open space.	Positive
Amenity provision	As an integral part of the Millwater development access to the following has been included; <ul style="list-style-type: none"> • Parks network, • Community recreation facilities, • public transport services, • commercial services, • schools 	Positive – work in progress

Planning Zone

Zone	<p>The site is zoned Single House Zone. However it is located within the Millwater Precinct which provides for the following development:</p> <ul style="list-style-type: none"> • 3 or more dwellings = Restricted Discretionary Activity • Less than a site density of 150m² = Discretionary Activity <p>A Resource consent has been granted for the site;</p> <ul style="list-style-type: none"> ○ Discretionary Landuse Activity - Residential (granted 09/08/18) ○ Restricted Discretionary Activity – Subdivision (granted 09/08/2018)  <p>The resource consent enables;</p> <ul style="list-style-type: none"> • The construction and use of 38 dwellings on the site (being more than three dwellings on a site) as a restricted discretionary activity under I550.4.1 (A2). • A minimum density of 74m² (being less than 150m²) as a discretionary activity under I550.6.1.  <ul style="list-style-type: none"> • Maximum Precinct Building height = 9m (complies at 2 storey) • 1 parking space per unit is provided off a rear lane. The parking manoeuvring area provided is very tight and a reduction in parking spaces could make this work better. This would require a variation to the current resource consent. • The development fails to comply with the following development standards and controls; <ul style="list-style-type: none"> ○ Density (min 150m² and approved density of 74m²) ○ Building within the 3m front yard ○ Exceeds the impervious area by 23% ○ Exceeds the building coverage by 1% • Relevant Conditions of Landuse RC, <ul style="list-style-type: none"> ○ Waste Management plan to be provided and approved by Auckland Council. ○ The development may constructed and titled in 3 stages ○ Any buildings erected are subject to the Geotech report submitted with the application.
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<p>Consenting risks</p>	<p>Any new resource consent Kāinga Ora was to apply for on this site is likely to be risky as Kāinga Ora has no presence currently in this location. Local community opposition is likely to be significant. Therefore it is advised that Kāinga Ora develop the site under the current resource consent. Any variations to the current consent, such as for the parking area, would be low risk and processed by staff. It is likely that a S.127 Resource Consent Variation application can be lodged to address minor changes to the current resource consent such as;</p> <ul style="list-style-type: none"> • Parking and access • General building location • Site landscaping
<p>Requirements</p>	<p>Any new resource consent for a residential development will require significant community engagement and supporting specialist reports.</p>
<p>Other risks</p>	<p>NA</p>

Planning Zone Map



Planning Constraints Map(s)



Services

Services	Description	Impact on development
<p>Stormwater</p>	<p>Connection is available to the public stormwater network. Network capacity and any onsite stormwater detention requirements will need to be investigated further.</p>	<p>Minor impact subject to further investigation.</p>

Wastewater	Connection is available to the public wastewater network. Network capacity will need to be investigated further.	Minor impact subject to further investigation
Water Supply	Connection is available to the public water network.	No
Power	Connection is available to the electricity network.	No
Telecommunication	Connection is available to the telecommunication network.	No
Gas	NA	NA
Hazards		
Hazards	Description	Impact on development
Flooding	Two overland flow paths are shown running through the site. This will need to be addressed during the detailed design phase for any development of the site.	Minor impact – overland flow paths to be managed.
Coastal Hazards	The site is not located within the coastal area.	No
Geological	The site is subject to specific geotech foundation requirements. Refer to the geotechnical report and conditions of consent attached to the current resource consent.	Some Impact – special geotechnical foundations requirements.
Contamination	None known – refer to current resource consent conditions.	No
Relocation of houses		NA
Other hazards (if required)		NA
Additional Information		
	Description	Impact on development
Trees	None	No
Vehicle access	Refer to the resource consent and conditions identifying vehicle access locations.	Minor
Topography	The site is sloping.	Major

Others

NA

Kāinga Ora Ownership Map



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 Auckland Unitary 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

Attention to quality urban design will facilitate this development to create a place within the neighbourhood that:

- respects and enhances the existing form, layout and amenity values of the neighbourhood
- presents a good frontage to the public realm and a positive, well-connected outlook to the neighbourhood's streets.
- ensures that the site layout is able to deliver quality urban design and architectural outcomes that are realistic, effective and affordable

- optimises the development potential of a valuable site in the heart of an established neighbourhood with an appropriate and sustainable mixed-residential development profile.
- 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.

Site layout

- Good winter solar access into living rooms is provided but heat gain in summer is minimised.
- Good quality, sunny, usable, private outdoor spaces with direct connection to principal living spaces are provided.
- Common and private spaces are clearly distinguished from each other. Ambiguous spaces are at risk of being neglected or used for rubbish dumping.

- High levels of surveillance to the street and entry paths enhance safety and legibility.
- The extent and height of retaining walls is minimised.
- The development is considerate of the impact on neighbouring homes.
- The dominance of vehicle circulation and car parking on the site is minimised.

Access and Circulation

- Pedestrian safety is foremost – with logical and safe pedestrian movements provided for.
- Opportunities to informally park on landscaped areas are dissuaded.

- Adequate vehicle manoeuvring is provided that encourages good driver behaviour.

Landscape

- Optimise the 'value for money' approach by consolidating the landscape elements into usable areas of the site where possible so the occupants can maximise the amenity provided.
- Native species and select exotic species that foster and sustain local fauna and micro flora are favoured over other exotics wherever they can perform the same specific functions on site. All trees and shrubs should achieve their intended effect without relying on trimming and maintenance.
- Provide a minimum of two fruit trees per dwelling for stand-alone, duplexed and terraced homes and a minimum of three fruit trees for four or more bedroom homes.
- Landscape design creates very useable exterior spaces that are also very easy to maintain. Planting is hardy and easy to maintain.
- Hedging is restricted to species that will not require regular trimming to maintain form and/or desired final height.
- Fences and screening to our housing complements the materiality of the architecture, is both durable and robust, and fosters neighbourhood safety. Ensure fencing establishes a safe play area for each family house.
- Ensure that visitors and delivery people have direct unfenced pedestrian access to front doors.

- Driveway and parking area surface materials within our developments are robust and durable and configured to promote safety, functionality and visual amenity. Varied surface treatment techniques should be adopted to minimise the visual extent of the hardstand (i.e. change of surface materials, saw cuts to break up the expanse of surface if concrete.
- Letterboxes and lighting are integrated into landscape design.
- Small low maintenance landscaped areas are provided between driveways and dwellings, adjacent to entries and pedestrian pathways.
- Landscape layout follows CPTED principles and avoids blind spots and entrapment zones.
- Service areas integrate washing line, bin storage and outdoor storage requirements and are screened where appropriate.
- Landscaping is to clearly define private and shared outdoor living areas establishing an appropriate balance between passive surveillance and privacy.

Refer to '**Kāinga Ora Landscape Design Guide for State Housing**'.

Architecture

The design of the building should exhibit these qualities:

- Elevations are visually well organised and straightforward.
- The structure and detail of the building fits together as part of a clear approach to style and the building function.
- The form is careful with how light and sun falls on the building and adjacent amenity areas.
- Materials are well chosen with robust detailing – considering how well finishes wear and last and whether the materials used help towards a sustainable approach.
- Materials assist with the modulation of the building. Sheltered front entries are in clear view of the street (or internal lane).

- Weather protection in the form of overhangs, eaves or canopies are provided to doors between living rooms and private courtyards or decks.
- Exterior colour schemes are indicated
- The buildings sit well in the streetscape and respond to their surroundings. Winter solar gain is maximised, summer solar gain minimised,
- All housing achieves a Homestar 6 rating and complies with **Kāinga Ora's Housing Standard: Design M-255**

Walk-ups

Vertical access should be open, light and airy and provide some 'bump' space for residents to meet each other.

- Parking should exhibit exemplary CPTED.
- Opportunities for people to be concealed are minimised.
- Transition between private and public domain is achieved without compromising safety and security.
- Building entries connect to and address the street.
- Ground level units have sheltered sunny private outdoor living spaces directly accessible from living rooms. Where these are located at the front of the apartment, they will need to be designed to offer privacy without compromising passive surveillance of the common access.

Landscape

Design of the landscape for this project will be extremely important.

- Reference Documents:
 - Kāinga Ora 'Sustainable Landscapes Initiative'- Urban Forest, Productive Landscapes and Water Sensitive Design. Expected completion mid 2020
 - Kāinga Ora 'Playful Communities Initiative' expected completion mid 2020
 - Kāinga Ora Landscape Design Guide

Urban Design Summary

Design Objectives

This site has been acquired with a granted RC. It was originally designed for market. However, in order to adapt this project to our customers' needs, a number of issues need to be addressed. They have been listed below:

Car park:

- The footpath as consented does not comply with Kāinga Ora Driveway safety policy and must be revised. As designed there is a high risk that pedestrians could be trapped between reversing vehicles and adjacent fences.
- The car park should comply with minimum parking space, manoeuvrability and pedestrian safety. A possible solution would be angle parking with exit through a vehicle crossing off Percival Lane.
- Please remove the storage units from the car parks to avoid CPTED issues.

Buildings:

- Maximise North-facing outdoor living space.
- Provide a front door on the street front to the ground floor units. Remove gates to access front doors.
- We would like the ground floor units to have the kitchen facing Bonair Cres (with a window) and the living facing North to improve passive surveillance.
- Please carefully consider how privacy issues will be mitigated around windows of units A5G, B1G, B8G and C1G.
- Provide bin storage in a shared space on the ground floor. Decrease the stair widths to patios and increase patio's area.
- Ensure the proposed walkway does not create a tunnel effect which could result in CPTED and privacy issues.
- Ensure the stairs to the first floor units have plenty of surveillance and also do not pose CPTED issues.
- If possible, enlarge the upper landing and ensure the first floor units don't overlook the ground floor outdoor living space.

Notes:

- These changes may result in reduced yield.
- Minor hazards need to be managed as listed in the planning section of this brief.

Yield Plan



Beds	Typology	Units	Car Parks Car Park	Special Provisions
		Opt 1		
2	Walk up	36 (one of the units will be converted to a community room)	1 per unit	
3	Walk up	2	1 per unit	
Total		38		Note revisions to the consented scheme that deliver compliance with Kāinga Ora standards may result in decreased yield.

Briefing Notes- M255

Additionally, this design likely does not comply with M-255. Notes below highlight potential issues that will need to be addressed.

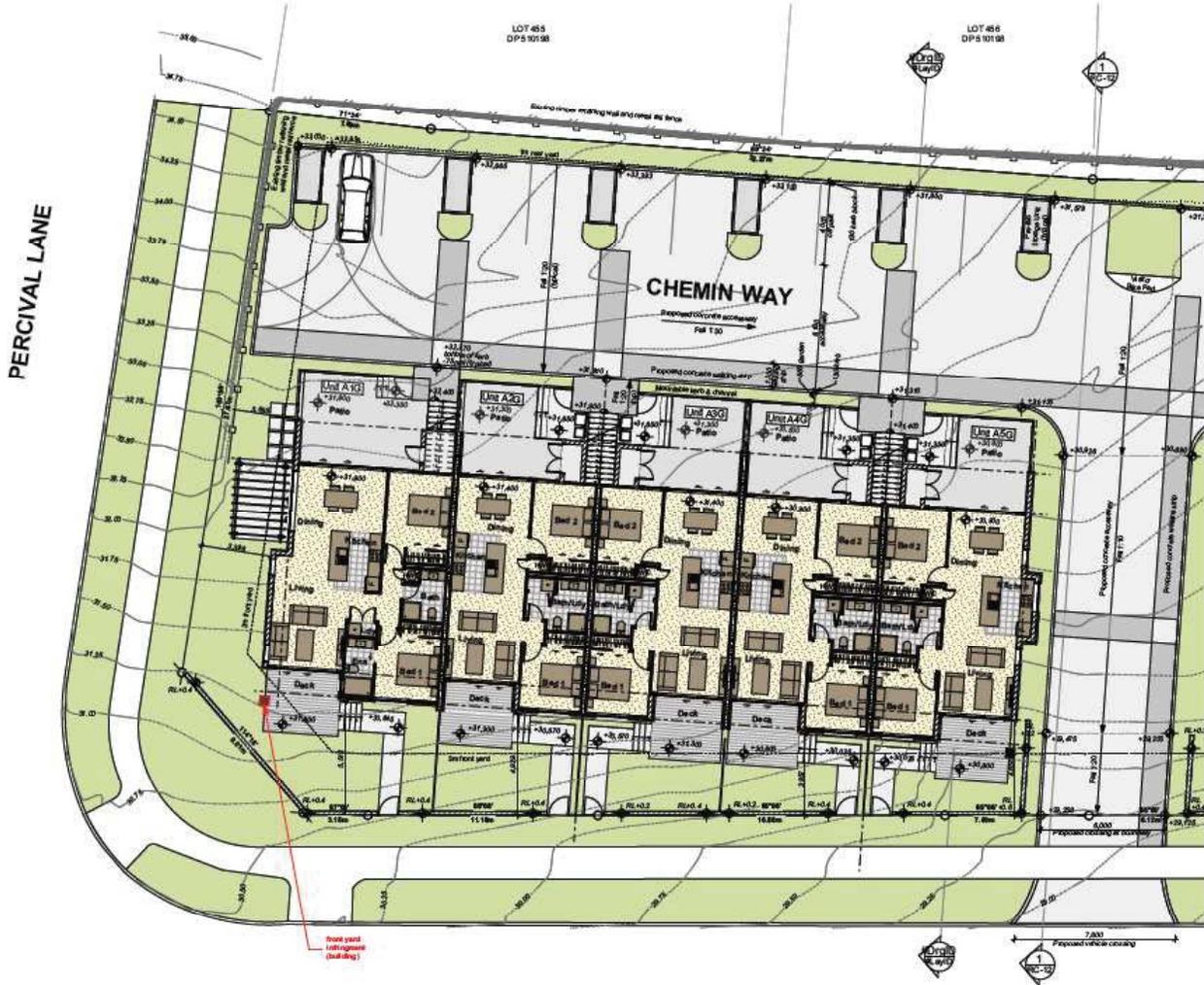
Ground floor:

- Lack of storage for all units – we require 2m² internal storage for each unit
- We do not require 2 bathrooms for 2bed units – the extra bathroom can be removed and the area could be used to increase the storage area and KDL area
- Please show one master bedroom (10m²) and one 2 single bed room (9m²)
- Wardrobe doors to be hinged
- All internal doors to be 860mm
- We require private clotheslines for each GF floor unit – This could be located where the storage shed is shown and shed could move south on the side of patio (possibly beside kitchen window)

First Floor:

- Unit A1F & C6F are not acceptable as 3bed units – as the bed 3 does not meet the minimum dimension requirements. Might be worth considering removing this bedroom and meet all the minimum area requirements.
- Laundry does not meet the requirements (refer M-255) – tub is also required
- Bathroom is too small to accommodate laundry – needs to be increased
- Lack of storage for all units – we require 2m² internal storage for each unit
- Please show one master bedroom (10m²) and one 2 single bed room (9m²)
- Wardrobe doors to be hinged.
- All internal doors to be 860mm.
- We require private clotheslines for each first floor unit – This could be located where the storage shed is shown.
- Ensure the balconies facing north have min 2m width.
- Ensure kitchen bench areas meet the requirements.
- Ensure hallway widths meet the requirements.
- Ensure KDL meets the requirement.

- Ensure Bedroom minimum dimensions are met.
- Ensure bathroom minimum dimensions are met.
- Ensure laundry minimum dimensions are met.

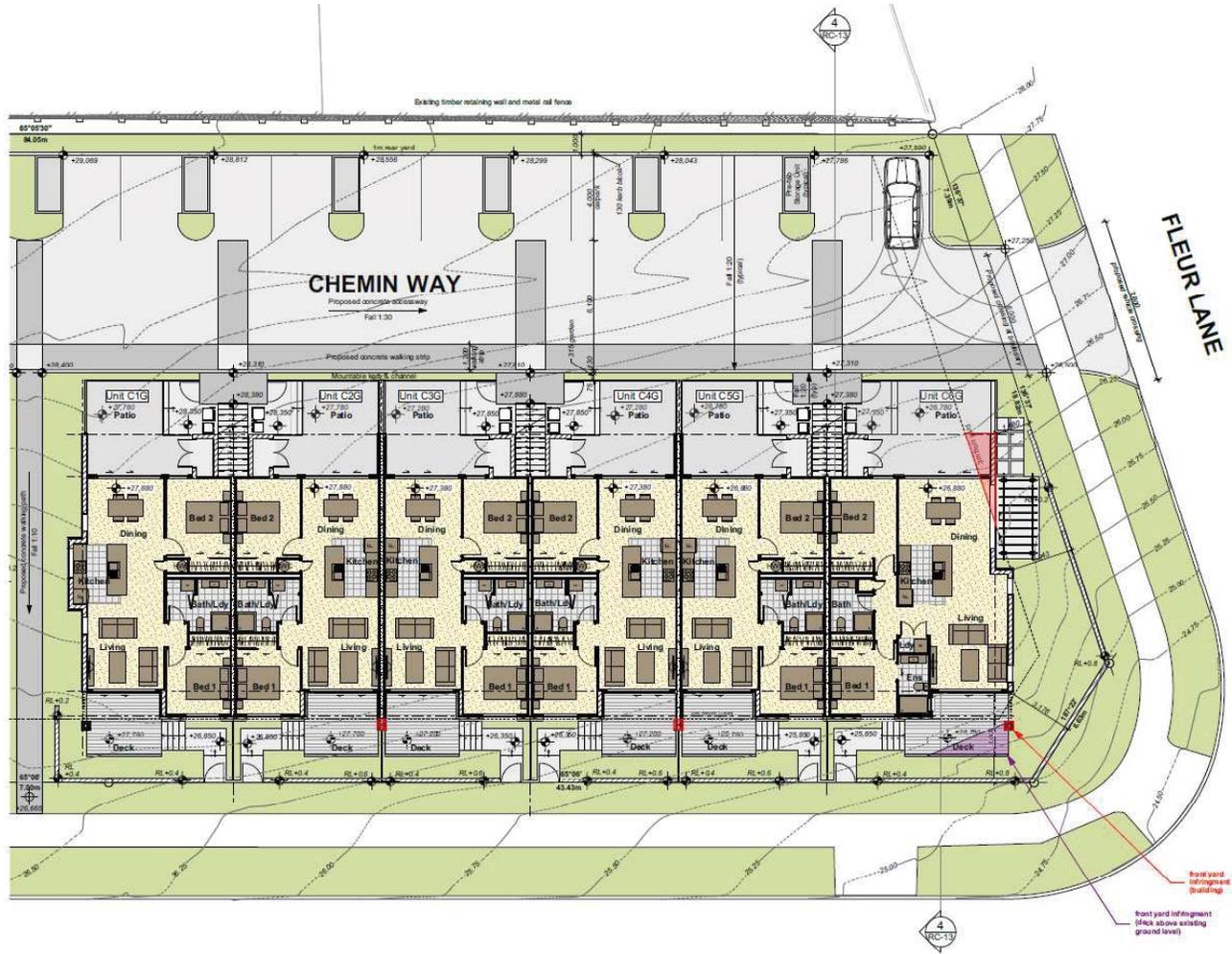


BONAIR CRESCENT

Consented Site Plan Ground Floor – Block A



Consented Site Plan Ground Floor – Block B

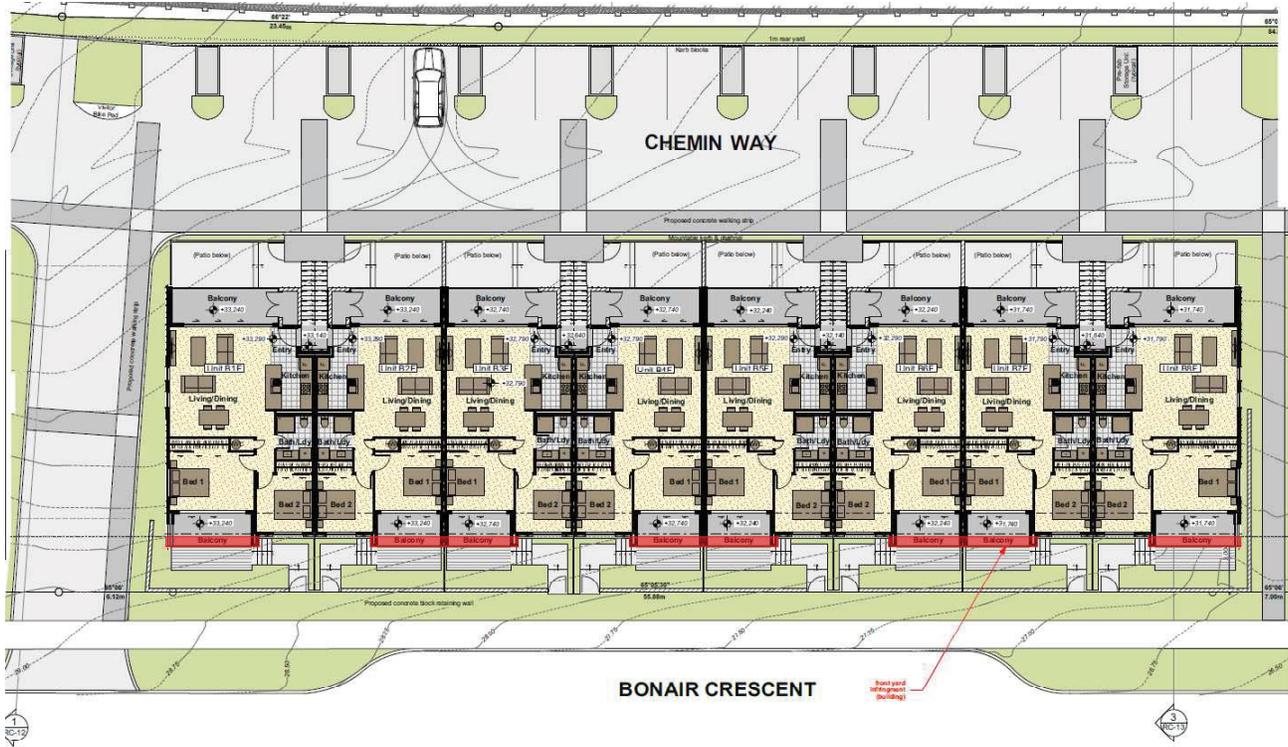


BONAIR CRESCENT

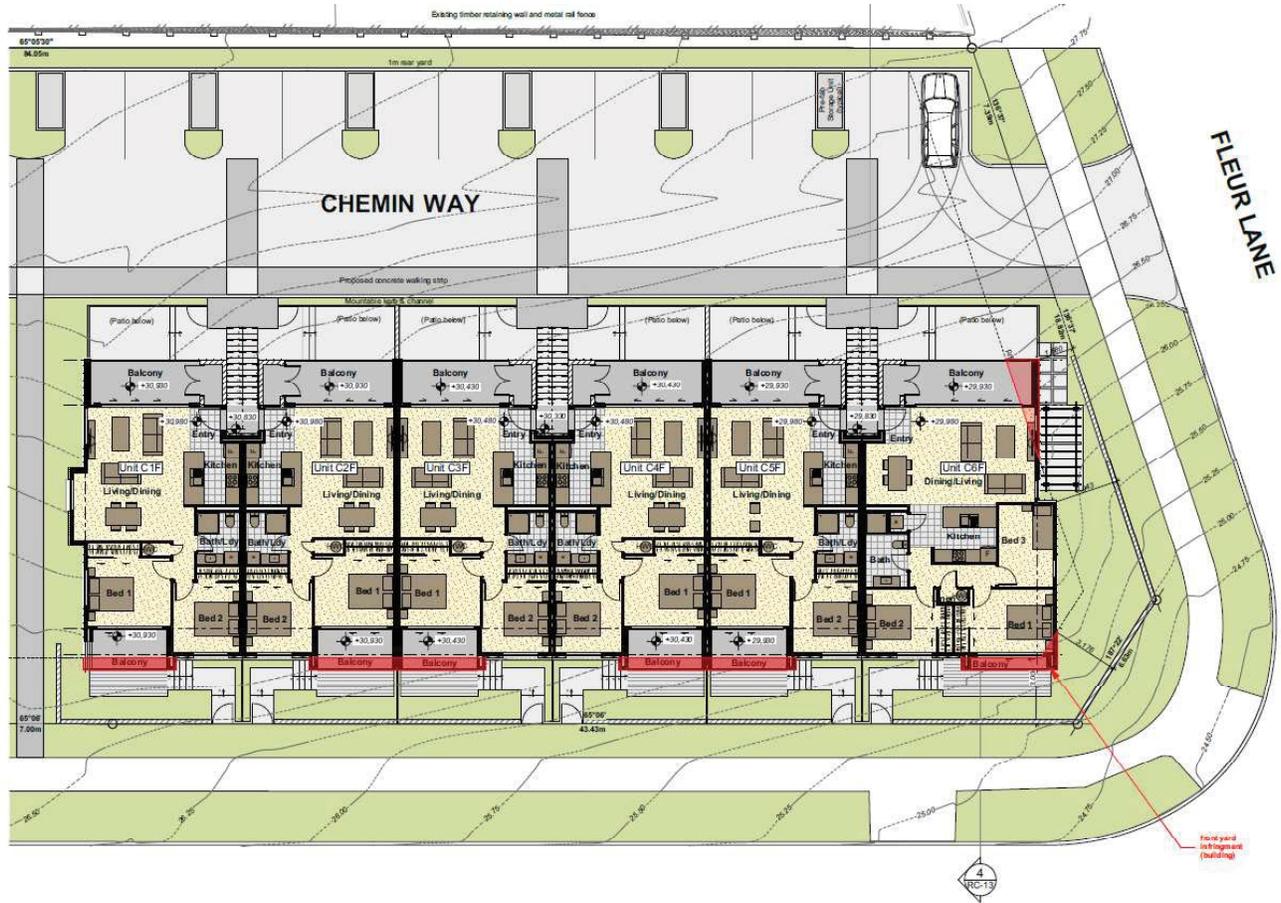
Consented Site Plan Ground Floor – Block C



Consented Site Plan First Floor – Block A



Consented Site Plan First Floor – Block B



BONAIR CRESCENT

Proposed Site Plan First Floor – Block C



Re-housing Activity

The proposed plan presents an opportunity to consider some specific purposed built homes for pensioner or disabled tenants. We are constantly faced with a challenge to find suitable homes to decant tenants with special needs, mobility issues or elderly. The location of this site will attract this group of people due to its location, flat contour, closer to shops and amenities. A mixed typology with some family homes enhance better community vibrant and cohesion.

Portfolio / Market Insight

Site Typology Requirements

Bedroom ms	Typology	Units	Car parks	Mix (%)	Special Provisions
2	Walkup	37*	1	100%	Full universal design for ground floor apartments if possible
Total		37	37		

*One 2 bedroom apartment to be converted to a multifunction room resulting in a remainder of 37 units.

Location and Demand

Kāinga Ora currently does not have a large presence within the Silverdale and Millwater areas. Our current holdings are 18 properties in central Silverdale providing three and four bedroom accommodation.

Current MSD demand data shows 104 applicants on the waitlist for 2 bedroom homes in this postcode. This development will help to assist with the MSD waitlist and may also help with internal transfers due to redevelopment activity on the North Shore.

The site is well located with easy access to all amenities including schools, shops, reserves and childcare facilities. It is well connected to public transport with the Hibiscus Coast Station Park and Ride approximately 4kms away. There are also growing employment options within the Silverdale area.

Targeted Cohort

P & H identify this site being most suitable for small families.

Relevant Tenancy or Neighbourhood Issues

Proactive Tenancy Management will be implemented and site specific rules as required will be attached to the Tenancy Agreement to set behavioural and site expectations. However, if issues were to arise, the anti-social behaviour policy (ASB) is designed to mitigate this behaviour along with any illegal activity.

Design Requirements

Additional design requirement not included in Kāinga Ora Housing Standard ([link](#))

Description

Design

P & H have concerns with the approved Resource Consent as there are a number of areas where the design doesn't align to Kāinga Ora's Housing Standard: Design M - 255. An area of particular concern is the parking area and inadequate vehicle manoeuvring. P & H would look to house small families in these homes and have real concerns regarding the risk of cars reversing over pedestrian pathways. Pedestrian safety is paramount especially as children would be housed here. In addition, bedroom sizes would need to meet the minimum design standards and our customers would need sufficient internal storage, adequate laundry spaces and clotheslines. As it stands, the 3 bedroom apartments do not meet the minimum bedroom dimensions therefore will need to be utilised as a 2 bedroom + study. Therefore all of the homes on this site will provide 2 bedroom accommodation.

	<p>Given our commitment to providing homes that are more liveable for the entire population, providing accessible homes which meet full universal design standards would be beneficial in meeting current and future demand. P & H strongly advocate for providing accessible homes on this site if possible.</p> <p>P & H support the delivery of 2 bedroom homes in this location however we strongly advocate for a full review of the Building Consent and if required, a revised Resource Consent to ensure the proposal delivers homes that align to Kāinga Ora's standards. This would also provide an opportunity to better design/incorporate community spaces within the development. We would also like to review the revised plans to ensure these meet our customer's needs.</p>
Other	Full universal design to be utilised where possible for ground floor apartments.

Community Development

Communal Space Requirements

Community Space	Recommendation <Y/N>	Specifications
Multi-Functional Room	Y	One of the 2 bedroom ground floor units to be used as a community room
Social Lobby Space	N	
Communal Drying Room	Y	
Outdoor Child Active Space	N	
Outdoor Recreational Space	N	
Meeting/ Consultation Room	N	
Satellite Office	N	
Security/ Concierge Room	N	
Agreement of above with:	Name	Agree with above
Regional Portfolio Manager	Sandra Bond	<input checked="" type="checkbox"/>
Regional Manager	Taina Jones	<input checked="" type="checkbox"/>
National Community Development Manager	John Coffey	<input checked="" type="checkbox"/>
Engagement Manager	Iain Butler	<input checked="" type="checkbox"/>
Development Strategist Manager	Adrian Low	<input checked="" type="checkbox"/>
Requirements undefined	Comment	
Reassessment needed	Exact typology is not yet defined	<input type="checkbox"/>

Community Development Approach

	Comment
Role Community Development will play in the operating the space.	<p>We are happy with the conclusions reached in the Spaces Tool and welcome additional homes and the communal room in this area which are needed. The park nearby will be a great asset for the children in these homes.</p> <p>We have no objections to the conclusions reached.</p> <p>There is a community space planned for the site that will serve these new properties. The Community Development team will need to be including in the early discussions around this communal space regarding the design, location and operation. We will work closely with residents and People and Homes to implement this. The communal spaces will be a key part of the community development approach to ensure our tenants feel a sense of ownership, have a voice and influence in the community.</p>
Wider community development approach with tenants.	<p>We have a community development programme so that our developments have a positive impact on the community and our tenants. \$1,000 per unit is normally allocated for Community Development within the Development Managers feasibility. We will work with our tenants and communities to identify which areas will be important for this scheme. The community development approach is a long term strategy that will continue after the redevelopment project is finished to yield continuing positive social change within each community.</p> <p>We will undertake a tenant survey once tenants have settled in to their new homes. The purpose of the survey is to collect feedback from each household to understand how the design meets their needs and opportunities for shaping the community going forward. The survey will also be a baseline for measuring change at a later date.</p>

Stakeholder Context

Date Comms notified of project 30/06/2020

Previous Stakeholder Engagement

This is the first development for Kāinga Ora – Homes and Communities in the Millwater area. The Engagement Team (Stakeholder Relationship Manager) will engage with key stakeholders in the Millwater community including Mana Whenua, Auckland City Council Councillors; Local Board, Local MP's Office, neighbourhood community groups, neighbours and will have an ongoing relationship with them. This area is unknown so we are not sure how this development will be received.

Engagement Risks and Mitigation

Early engagement with our strategic stakeholders is imperative to harness support for this development and any future developments. To support the success of this development the engagement approach with stakeholders and community will be proactive, meaningful, open and transparent. Engaging early will help address any issues and ensure a positive and inclusive experience as we progress with our plans.

Generally, our stakeholder's main concerns have been and are not limited to: our tenants; shadowing/shading; blocked views; car parking; increased traffic, build aesthetics; increase to the school roll as well as not enough collaboration or meaningful engagement with the Community and Mana Whenua. Some members of the community may have had a bad experience in the past with Kāinga Ora tenants and are concerned that these same types of issues may arise once tenants move in.

Ongoing concerns are generally managed by the Stakeholder Relationship Manager during the construction process in conjunction with the development team and other parties to resolve issues. The Engagement Team are proactive in informing the community throughout the construction process – this approach can mitigate issues from arising. The community want to feel involved and have their voices heard.

The Engagement Team advocate for the community within the project team and for the project within the community.

Development Summary

Proposed Project Timeframes

Project	Handover Date	Delivery Date
Bonair Cres 153	4/09/2020	2/12/2022

Due Diligence

Task	Description	Consultant / Comment
Internal Site Visit	<input type="checkbox"/>	Notes/Report Surveyor
Photo documentation	<input type="checkbox"/>	Photos Surveyor
Topographical Survey	<input type="checkbox"/>	Survey
Geotechnical Investigation	<input type="checkbox"/>	Desktop / Detailed
Hydrology Assessment	<input type="checkbox"/>	Desktop / Detailed
Contamination Assessment	<input type="checkbox"/>	PSI / DSI
Infrastructure Assessment	<input type="checkbox"/>	Desktop / Detailed
Internal Planning Review	<input checked="" type="checkbox"/>	
Internal Urban Design Review	<input checked="" type="checkbox"/>	
Acquisitions Assessment	<input type="checkbox"/>	
Other (specify)	<input type="checkbox"/>	

Key Attributes and Constraints

Dev Aspects	Comment	Risk
Topographical	The site is sloping.	●
Demolition/ Relocation	Vacant site	NA
Geotechnical	The site is subject to specific geotech foundation requirements. Refer to the geotechnical report and conditions of consent attached to the current resource consent.	●
Hydrological	Two overland flow paths are shown running through the site. This will need to be addressed during the detailed design phase for any development of the site.	●
Contamination	None known – refer to current resource consent conditions.	●

Infrastructure	Stormwater, wastewater, townwater, power and telecommunication connections are available.	●
Planning	Any new resource consent Kāinga Ora was to apply for on this site is likely to be risky as Kāinga Ora has no presence currently in this location. Local community opposition is likely to be significant. Therefore it is advised that Kāinga Ora develop the site under the current resource consent. Any variations to the current consent, such as for the parking area, would be low risk and processed by staff. It is likely that a S.127 Resource Consent Variation application can be lodged to address minor changes to the current resource consent such as parking and access, general building location, site landscaping.	●
Urban Design	This site has been acquired with a granted RC. However, in order to adapt this project to our customers' needs and to align with M 255, a number of issues need to be addressed. The list is mentioned on urban design section of this brief.	●
Strategic Context	The proposal contributes to decanting opportunities for tenants to be affected by future redevelopments in the area.	●
TLO	The location of this site will attract this group of people due to its location, flat contour, closer to shops and amenities.	●
Communal Spaces	The Community Development team will need to be including in the early discussions around this communal space regarding the design, location and operation.	●
P&H	The site is well located with easy access to all amenities including schools, shops, reserves and childcare facilities. It is well connected to public transport with the Hibiscus Coast Station Park and Ride approximately 4kms away. But P & H have concerns with the approved Resource Consent as there are a number of areas where the design doesn't align to Kāinga Ora's Housing Standard: Design M – 255 and would like to review the revised plans to ensure these meet our customer's needs.	●
Stakeholder	Stakeholder Relationship Manager will engage with key stakeholders in the Millwater community including Mana Whenua, Auckland City Council Councillors; Local Board, Local MP's Office, neighbourhood community groups, neighbours and will have an ongoing relationship with them. This area is unknown so we are not sure how this development will be received.	●

Final Development Proposal

Beds	Typology	Car Parks	Target GFA	Special Provisions	Opt 1	
					Units	Cars
2	Walkup	1	77.6 - 111.1m ²	Full Universal Design for ground floor units	37	38

Development Metrics

Metrics	Opt 1	Metrics	Opt 1
Site Area m ²	4,787	Existing Net Rental	\$0
Existing Units	0	Proposed Net Rental	\$ 9(2)(j)
Proposed Units	38	MSD Operating Supplement on net units	N/A
Yield	N/A	Total units exceed MSD local rental cap	N/A
Density	1:126m ²	Net units exceed Auckland rental cap	N/A
Development Cost	\$ 9(2)(j)	Construction cost of \$ 9(2)(j) / m ² is used as 2 level walk up apartment.	
Development Cost/unit	\$ 9(2)(j)	High construction costs being 2 level walk up and includes land acquisition costs.	
IROI	\$ 9(2)(j)	Meets the required project hurdle of \$ 9(2)(j)	
NPV	\$ 9(2)(j)	Within threshold	
Carrying Cost	\$ 9(2)(j)	Within threshold	
Estate Master DF File	<input checked="" type="checkbox"/>	\$ 9(2)(j)	

Strategic Fit Assessment

Indicators	Project Brief Rating	Business Case Rating	Comments / Supporting rational
Typology and Location			

Alignment with ranges set out for Investment Plans				Aligned
Alignment with guidance set out in the Area Plan				Aligned
Typology (inc. accessibility) and location are appropriate for identified needs and customer demand				Appropriate – supported by People and Homes but we are currently oversubscribing to two-bedroom units
Other Factors				
Extent proposal addresses existing portfolio issues e.g. utilisation of land, addressing poor design, obsolete housing				New opportunity to enter into a new area where Kāinga Ora has very small presence currently,
Project or Programme Specific	Innovation e.g. the project is part of a pilot or case study			N/A
	Dependency e.g. first stage, or expected loss leader, or required to enable other investment activity			N/A
Value for money of proposed investment	There no better value investment options to achieve the same outcome			There are no cheaper alternatives.
	Total development cost per unit offers value for money relative to total development cost reference points			Within threshold.
Funding				
Purchasing parameters	Rent is within Public Housing Plan rental limits for the location			Within MSD caps.
	Operating supplement (if applicable) required to achieve target IROI is within approved thresholds			N/A – Auckland
Budget availability				Within budget

Overall Strategic Fit Rating		Rating Rationale		
Strategically aligned (<u>Neutral</u>)				Aligned to area build requirements and value for money option to deliver the desired outcome
Strategy & Investment Group rating endorsement				

Financial Metrics				
Project results in IROI of $\geq 2.2\%$				IROI – s 9(2)(j)
Project results in NPV of ≥ 0				– \$ s 9(2)(j)

Key							
	Strong or Affirmative		Neutral		Contrary or Negative		Not Assessed

Digital Approvals

X Adrian Low

Digitally signed by Adrian Low
DN: cn=Adrian Low, o=Housing New Zealand, ou=Development Strategy, email=adrian.low@hnzc.co.nz, c=NZ
Date: 2020.09.03 12:42:10 +12'00'

Adrian Low
Development Strategist Manager

Date

X Sandra Bond

Digitally signed by Sandra Bond
Date: 2020.09.03 08:09:37 +12'00'

Regional Portfolio Manager

Date

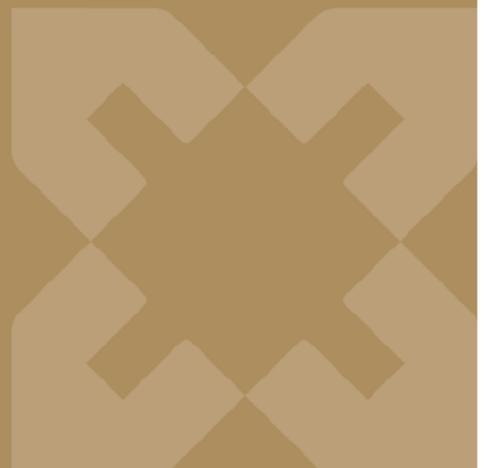
X Nick Howcroft

Programme Director

Date 15 November 2021



Attachment Three: Place Based Group memo



Date: 4 April 2022

Project Address	AR105731: 153 Bonair Crescent, Silverdale
Project Snapshot	<p>This site was initially purchased by Market Delivery with an approved Resource Consent and Building Consent in place for 38 units being a mix of 36 x 2 beds and 2 x 3 beds in three two storey walk up blocks in Millwater, Silverdale.</p> <p>The consented design did not align with Kāinga Ora design standards and the plans were revised to better meet these standards as closely as possible. Following these revisions, the development will now look to 37 x 2 bed apartments and a community room.</p>

Project Parameters	Exist Units	Total Units	Proposed Typology		
	0	37	1 bed	2 bed	3 bed
	Standard	0	37	0	
	Accessible	0	0	0	

North & West Auckland Region Approval In Principle	<p>The North & West Auckland team have been involved in the decision making process with regard to the proposed redevelopment and have:</p> <ul style="list-style-type: none"> • Provided an initial project brief • Reviewed the project design <p><u>The region support this proposed redevelopment subject to the following comments:</u></p>
---	--

North & West Auckland Region Comment	<p>Regional team considerations:</p> <ul style="list-style-type: none"> • The proposal aligns to Kāinga Ora strategic priorities by accelerating the rate and quality of housing supply through the better utilization of Kāinga Ora land holdings and the location, layout and typology mix take into account the region's build requirements. • Business requirements have been considered and where possible incorporated to ensure suitable urban outcomes. The proposal aligns to our strategic priorities and will contribute to the reconfiguration of the portfolio while improving the quality of our stock. • The proposed typologies align with MSD purchasing intentions and meets Kāinga Ora demand requirements. • The project brief highlighted a number of key design issues including internal layout, external finish of units, vehicle manoeuvring and pedestrian access to the car parking area, outdoor rubbish areas and storage, outdoor living areas and the need to include a community room. • The Region has sighted the Resource Consent plans (within scope submission) dated 23 March 2022, which revised the consented design whilst remaining in accordance with the approved consents. We note no landscape plans were provided for our review.
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	<ul style="list-style-type: none"> • A summary of the changes include <ul style="list-style-type: none"> ○ The removal of 3 bedroom typologies resulting in all units being two bedrooms ○ Reconfiguration of ground floor units to improve access, passive surveillance and northerly orientation for living areas ○ Removal of storage sheds in the communal parking area ○ Reduction in car parking spaces from 40 to 38 ○ Two communal rubbish bin areas. One located between each block ○ Inclusion two covered bicycle park structures adjacent to rubbish bin areas ○ Reconfiguration of breezeway entrances ○ Changes to cladding treatment for upper levels. Vertical metal cladding, metal roofing, brick veneer and aluminium joinery remain. • We note full universal design compliance has not been achieved and we still have concerns over safe pedestrian access and tight vehicle maneuvering in the rear car park area. • A Quality Assurance Design review based on 30% Preliminary Design has not been finalised for this project. As a result, the Manager Investment & Planning has confirmed it is not required for review in this instance however, this is not an agreed change in process for all current and future projects. • If the QA 30% review identifies any issues, the C & I team have provided assurance that this will be communicated back to the Portfolio Manager. <ul style="list-style-type: none"> ○ Any QA notes requiring referral back to the Portfolio Manager must be provided to the Portfolio Manager and ○ Any changes in typology, bedroom mix or site layout must be communicated to the Portfolio Manager for support and acceptance by the Region. • The proposal will provide a number of new small family homes in the Millwater/Silverdale area where Kāinga Ora does not currently have a large presence.
--	--

Approval	NORTH & WEST REGION		NORTH & WEST REGION	
	Name	Date	Name	Date
	Steve Nagel Operations Manager		Sandra Bond Regional Property Manager	
Signature	Users, Steve Nagel <small>Digitally signed by Users, Steve Nagel Date: 2022.04.07 15:15:00 +12'00'</small>		Sandra Bond <small>Digitally signed by Sandra Bond Date: 2022.04.04 16:22:52 +12'00'</small>	



Attachment Four: Financial Analysis





Attachment Five: Valuation



Valuer Involvement

Primary Valuer	Position	Inspection	Calculations	Report
Neil Gordon	Registered Valuer	Yes	Yes	Yes

Valuation "As Is"

Adopted Market Value "As Is" 153 Bonair Crescent, Silverdale		
Sales Comparison - rate per sqm		\$5,980,000 incl GST
Hypothetical Development Approach	\$5,250,000 plus GST	\$6,050,000 incl GST
Adopted Market Value "As Is"		\$6,000,000 incl GST
Resultant rate per sqm	4,787 sqm	\$1,253 psm

We confirm that the signatory undertook an inspection of the subject property on the date of valuation. This Executive Summary forms a part of and should not be used or read independently from the complete report.

Valuation "As if Complete"

Values as If Complete				
Buildings	Typology	Minimum Value	Maximum Value	Total Value (incl GST)
A, B & C	2 bedroom	\$750,000	\$800,000	\$29,260,000
Total Aggregate				\$29,260,000

Please refer to Section 10 "Apportionment of Values" for individual apartment values.

The gross realisation is the sum of the individual values 'as if complete' and does not necessarily represent the price that we expect a prudent purchaser would be prepared to pay to purchase all of the properties 'as if complete' in a single transaction.

Rental Assessment

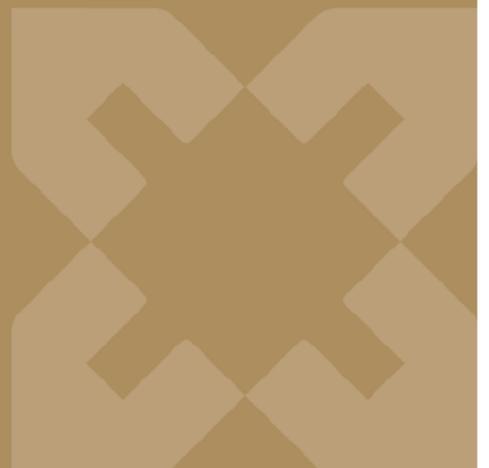
Market Rental Assessment	
Accommodation	Rental Range
Two Bedroom	\$530 - \$560/wk

153 Bonair Crescent, Silverdale, Auckland - **23 February 2022**



Attachment Six: Tax Analysis

(Not required if 100% State Housing)





Attachment Seven: QS Building Consent Estimate





MALTBYS

DEFINING COSTS · MANAGING RISK · DELIVERING RESULTS

KOHC 153 BONAIR CRESCENT

BUILDING CONSENT ESTIMATE

June 2021

MALTBYS

Prepared by

K. Flanagan

QA Check by

S. O'Brien

Director Review

/Sign Off by

P. O'Brien

DEFINING COSTS, MANAGING RISK AND DELIVERING
RESULTS THAT ADD VALUE FOR OUR CLIENTS

BUILDING CONSENT ESTIMATE



PROJECT SUMMARY

Exclusion and Clarifications

Exterior

Interior

Services

Project On Costs - Build Costs Only

Site Works & Infrastructure

Project On Costs - Site Works & Utilities

Professional & Local Authority Fees

Design & Estimating Contingency - 5%

TOTAL BUILDING CONSENT ESTIMATE \$

13,302,000

All figures are exclusive of GST unless specifically stated otherwise

Unit	Qty	% of Total	Cost
		34.7%	4,621,563
		16.4%	2,176,540
		12.7%	1,685,830
		9.9%	1,320,067
		13.3%	1,769,591
		2.1%	275,659
		6.5%	859,300
		4.5%	593,450
TOTAL BUILDING CONSENT ESTIMATE \$			13,302,000

Exclusion and Clarifications

Exclusions

The following items are excluded from the estimate:-

- 1 - Land cost
- Finance costs
- Sales & marketing costs
- Legal & accounting costs
- Development levies
- Council development/ financial contributions
- Fittings, fixtures & equipment except where specifically measured
- Loose furniture
- Unforeseen ground conditions
- Contaminated soil
- Excavation in rock except where specifically measured with dimensions obtained from the design documentation
- Perched groundwater risk
- Upgrade of electricity supply
- Escalation
- Asbestos removal
- No allowance made for piled foundations except where specifically measured
- No allowance to works outside of site boundary unless noted otherwise
- Demolition
- 6 Homestar Built assessment
- Professional fees
- Local infrastructure growth/connection charges
- No allowance to render block wall as it is covered by cladding

Clarifications and Assumptions

- 2 With regard to the information provided we wish to clarify the following:-
 - Estimate is based on current market prices and will be subject to construction cost inflation
 - Assumed foundations design
 - Assumed roof design
 - Assumed internal finishes and spec.
 - Assumed level site
 - Assumed primarily timber framed construction
 - In the absence of any specifications we have assumed M-255 v4 Housing Standard will apply
 - Assumed no sprinkler systems are required

Unit	Qty	Rate	Cost
NOTE			
NOTE			

Specific Budget Risks

- 3 The following are considered to be the most potential risk to the budget, mainly due to the current level of design and information available:-
- Unforeseen ground conditions
 - Site conditions
 - Infrastructure design
 - Services design
 - Structural design
 - Architectural design
 - COVID-19

Basis of Estimate

- 4 This estimate has been based on the following documents; -
- Creative Arch - Architectural Drawings
 - HFC Foundations - Structural Drawings

GFA

- 5 Building A
- 6 Building B
- 7 Building C
- 8 **Total**

Unit	Qty	Rate	Cost
NOTE			
NOTE			
m2	780		
m2	1,215		
m2	926		
m2	2,921		
TOTAL EXCLUSION AND CLARIFICATIONS \$			0.00

Attachment Eight: Stakeholder input

STAKEHOLDER	INPUT	PROVIDED
CHIEF FINANCIAL OFFICER	Refer Financial Analysis Attachment Four .	22/03/2022
TAX	Refer Tax Analysis Attachment Six .	n/a
LEGAL	This project does not raise any unusual legal implications. Refer Compliance. Refer to privity issues on reports and advice received from Kāinga Ora Legal	13/04/2022
PROCUREMENT	This project has been allocated under the Construction Partnering Agreement process even though it is not standard plans. As such, the relevant build partner will be directly appointed to the proposal under the Work Request, Work Proposal and Work Order process.	12/04/2022
PLACE BASED GROUP	The North & West Auckland Region Team has approved this project as the detailed design aligns with the agreed Development Brief. Refer Attachment Three .	8/04/2022
COMMUNICATIONS	The Communications Team has a generic communications toolkit for use in relation to redevelopments occurring on Kāinga Ora land. This will form the basis of any site-specific Communications and Stakeholder Plan for this site and will be prepared and adhered to as required.	12/04/2022

Attachment Nine: Business Case Checklist (completed by Development Manager)

CHECKLIST ITEM	Complete	COMMENT	DATE
Feasibility Analysis authorised.	<input checked="" type="checkbox"/>	Issued by Peter Messervy	22/03/2022
Developed design (including landscape design) reviewed and endorsed by Urban Designer	<input checked="" type="checkbox"/>	Site already benefits from RC, EPA & BC's however, minor amends are underway to comply with M-255, Homestar 6 & HHGA.	11/04/2022
Quality Assurance Design review completed.	<input checked="" type="checkbox"/>	30% QA approved pre- RC lodgement with minor conditions for DD phase. ON HOLD PENDING QA REVIEW FINALISATION	Click here to enter a date.
Quantity Surveyor cost review completed.	<input checked="" type="checkbox"/>	Endorsed by Team 1 QS	30/06/2021
Technical Advisory Group review done	<input type="checkbox"/>	Not applicable as purchased with implementable consents	Click here to enter a date.
Design authorised for Resource Consent Lodgement by Programme Director.	<input checked="" type="checkbox"/>	Not applicable as purchased with implementable consents. S.92 'in scope' RC minor amends 'in accordance' letter submitted to AC on 25/03/2022 for M-255 compliance.	25/03/2022
Demolition contract executed (if applicable).	<input type="checkbox"/>	Green filed site	Click here to enter a date.
Early works engagement approved (if applicable)	<input type="checkbox"/>	Not applicable	Click here to enter a date.