



Housing Project Office Developers' Forum

16 July 2015

Ree Anderson

Introduction and Overview



Dean Kimpton

Chief Operating Officer



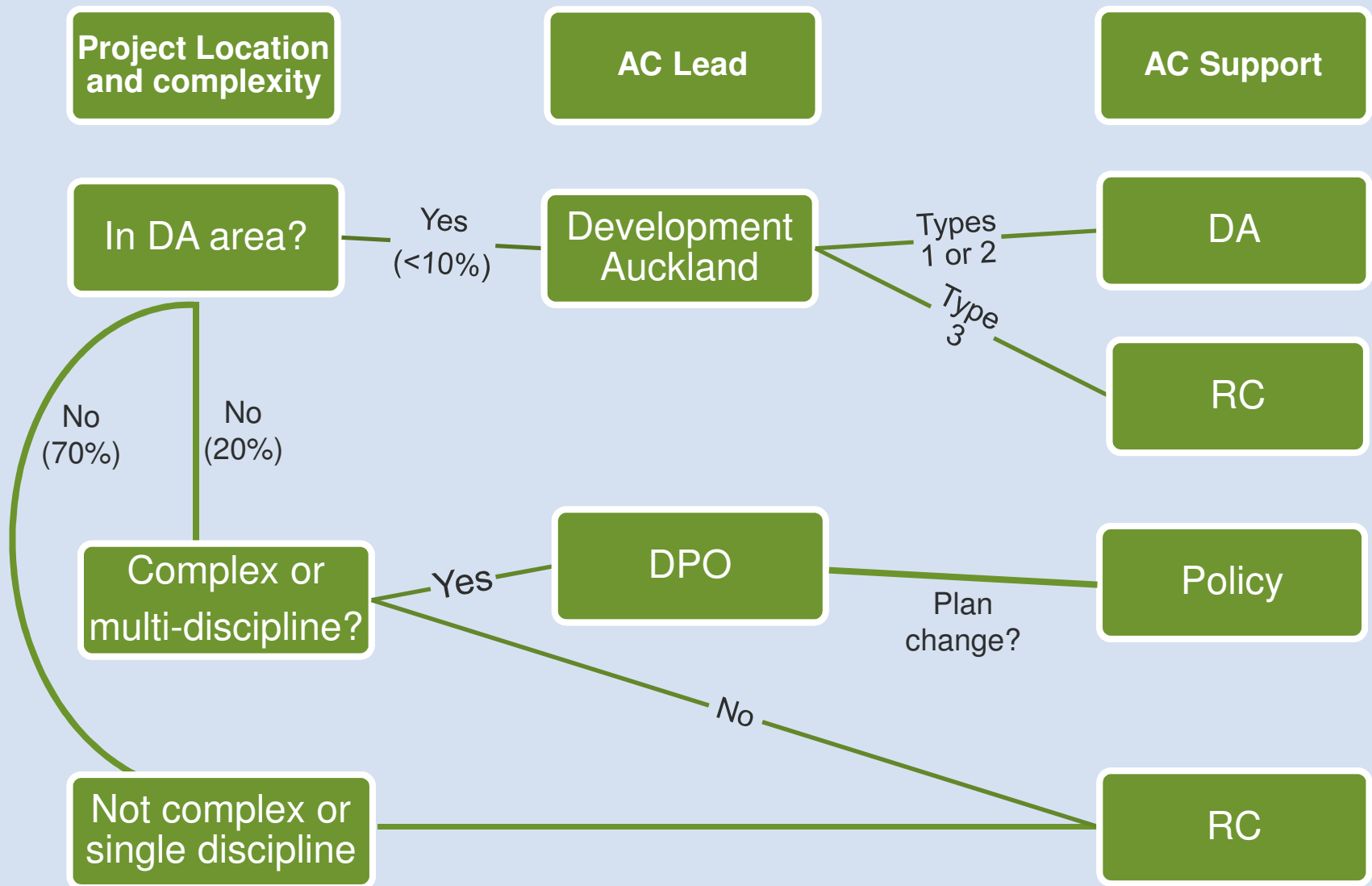
What difference will it make?

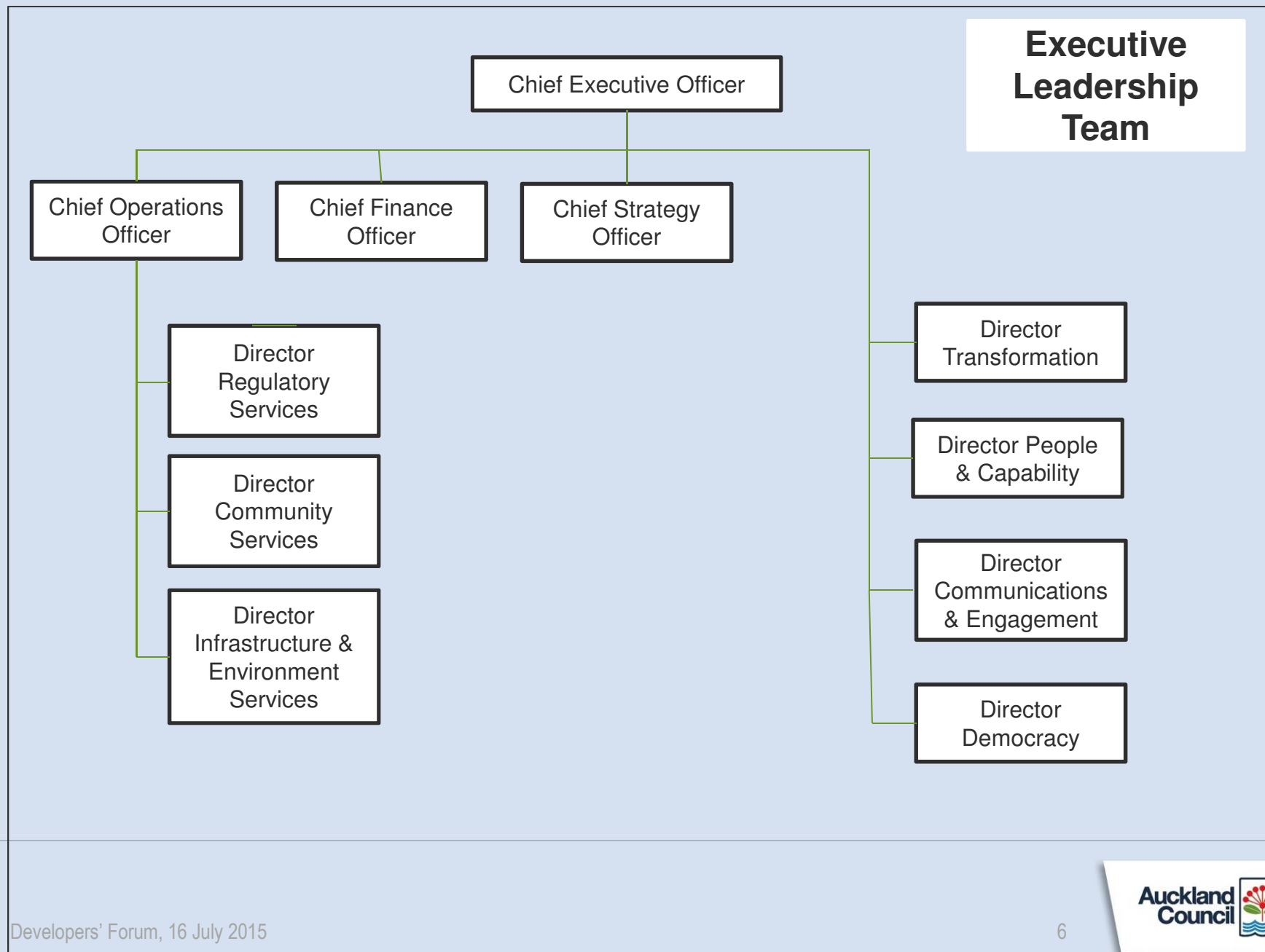
Focus:

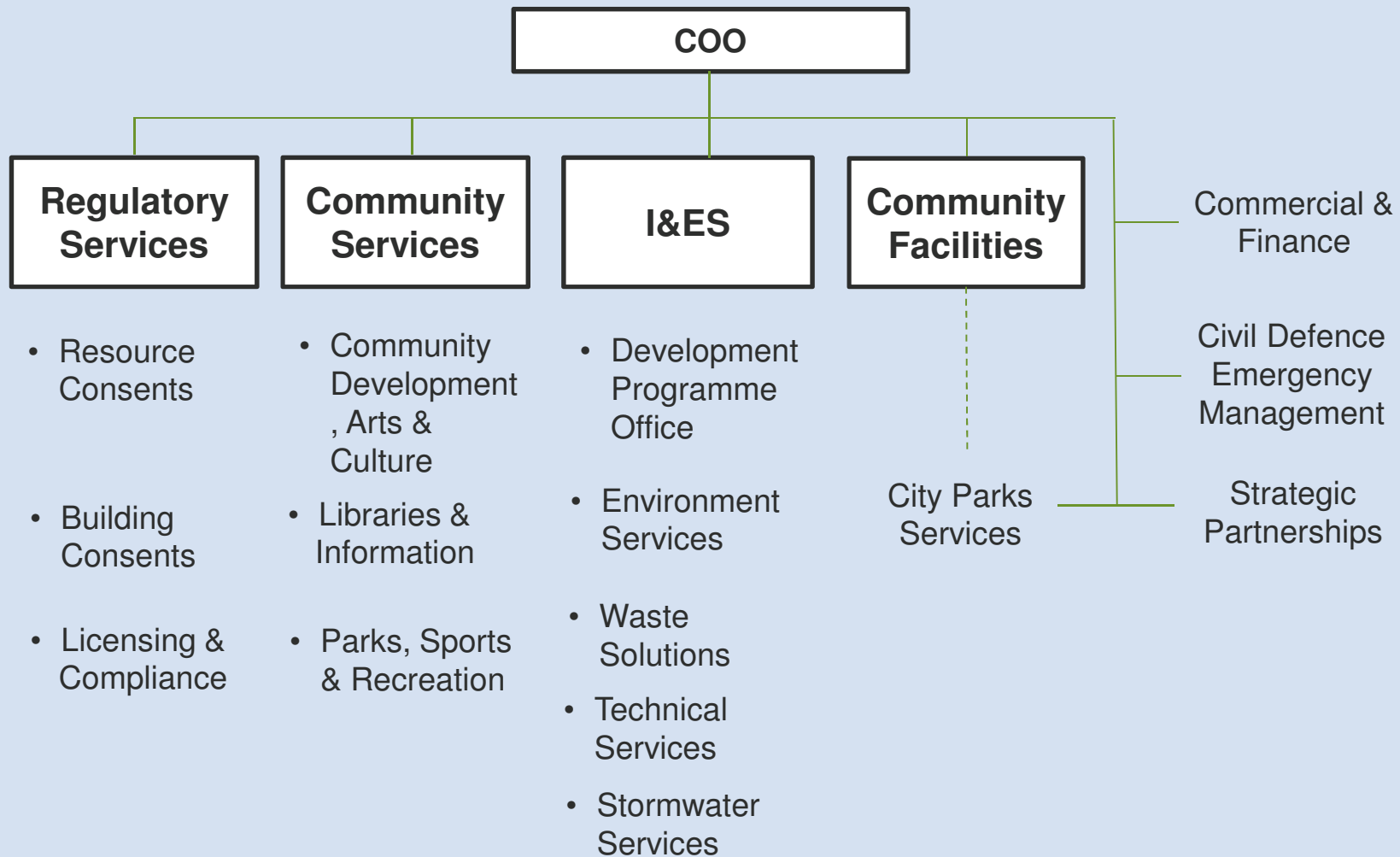
- Enable development and infrastructure delivery
- 'Go to' place
- End-to-end approach

Through:

- Give effect to CoS 30 year infrastructure strategy, LTP capex, spatial priority areas, housing etc.
- Planning / management of forward infrastructure programme
 - o what are we doing?
 - o what's coming, where and when (public and private)
 - o does it 'fit', budget?, deficit?
- Complex programme and project management
 - o sub-regional / spatial priority areas
 - o multi-discipline / multi-party projects
- Parent council LTP infrastructure delivery
- DC / funding agreements







Comments

- Development Auckland
- City Transformation
- Housing Project Office
- Resource consents and Policy

Questions and Answers



Rob Cairns

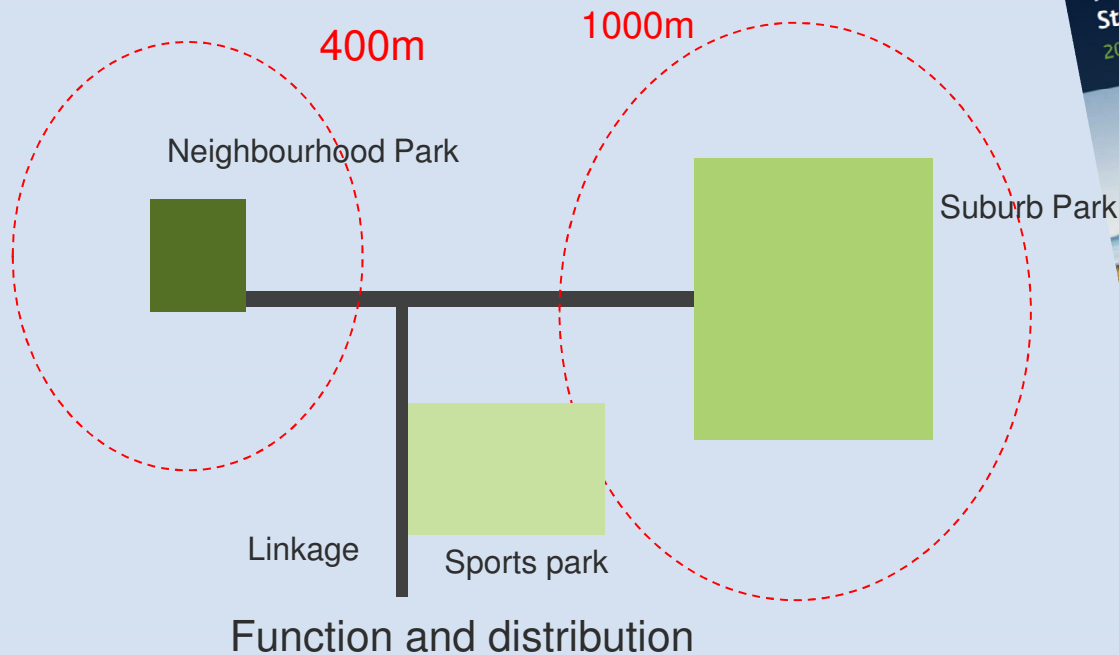
Manager Parks & Recreation Policy



Open space acquisition

- What we want from open space network
- Planning the network
- Budgets and funding
- Levers
- Decision making process
- Opportunities

What we want



Quantity

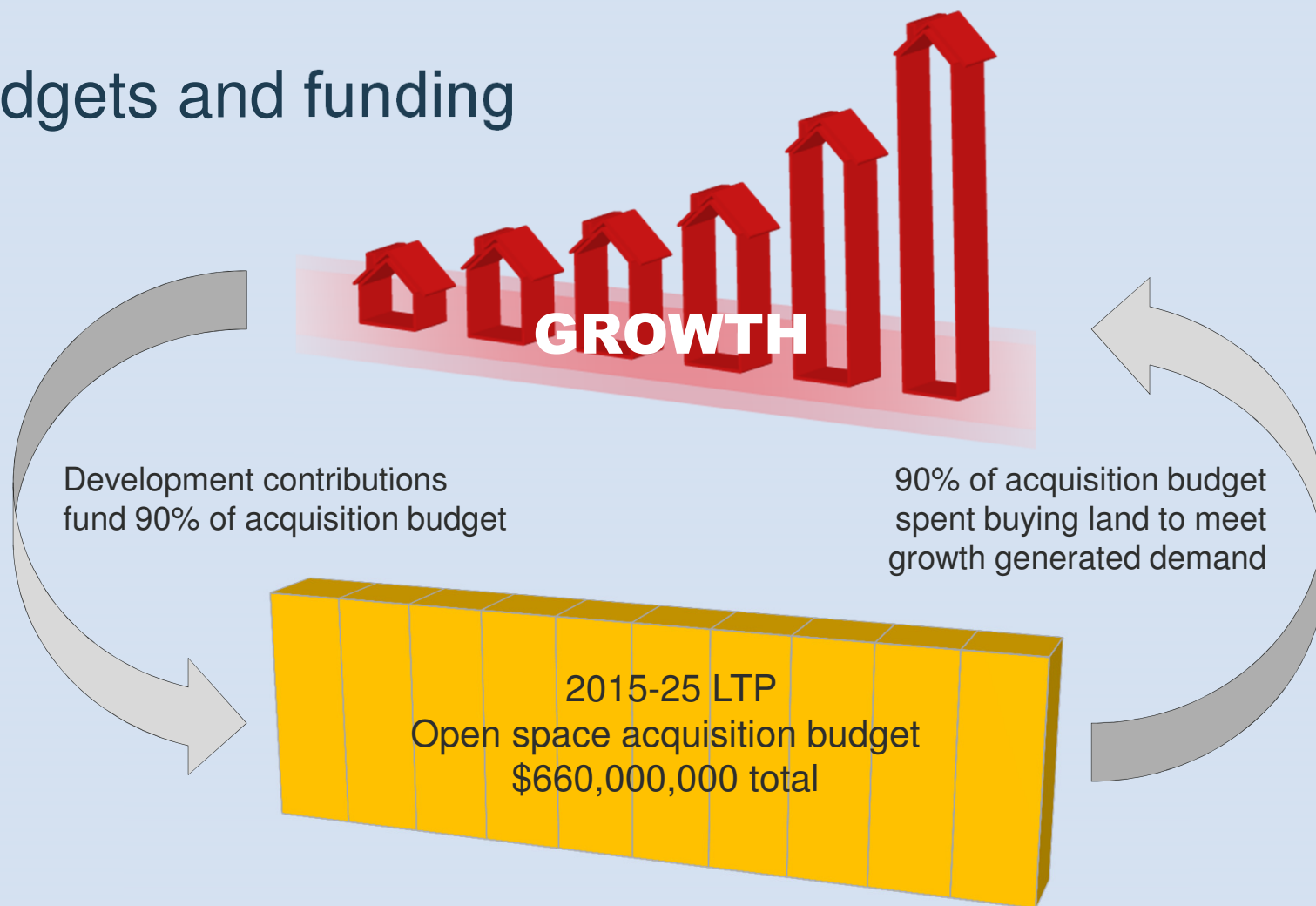


Configuration

Planning future open space requirements



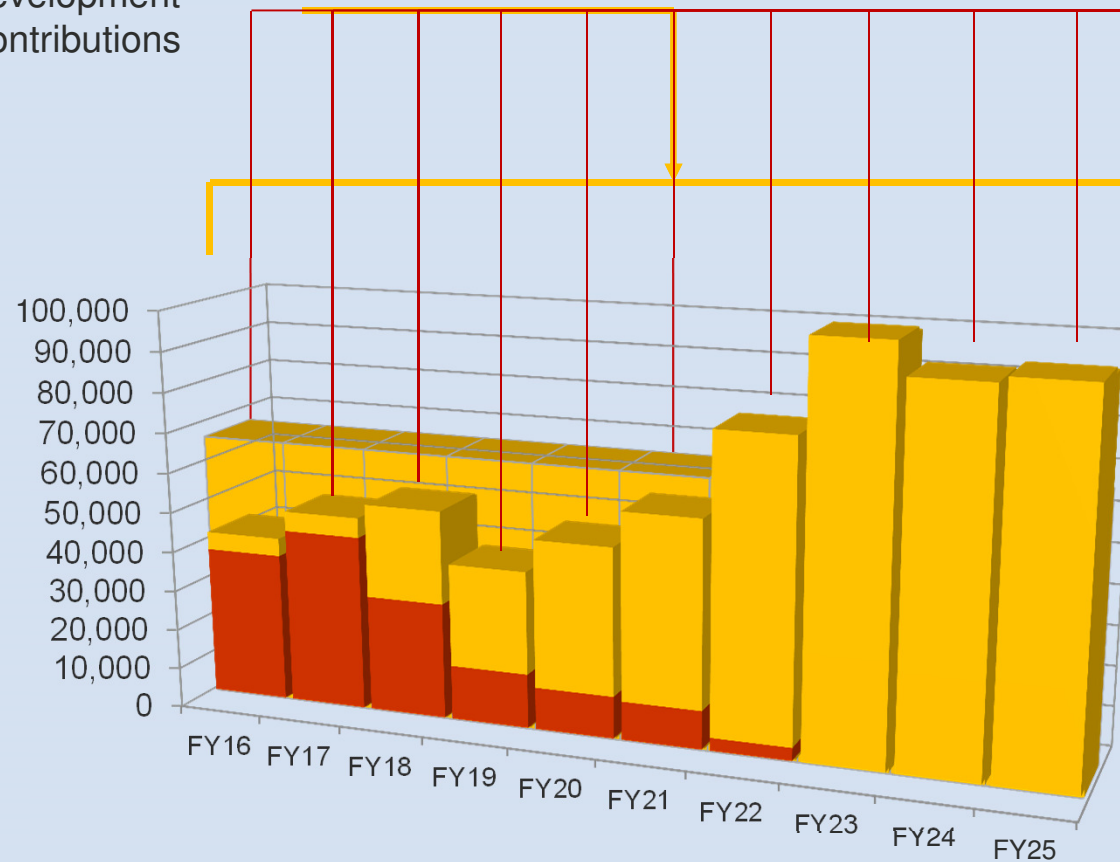
Budgets and funding



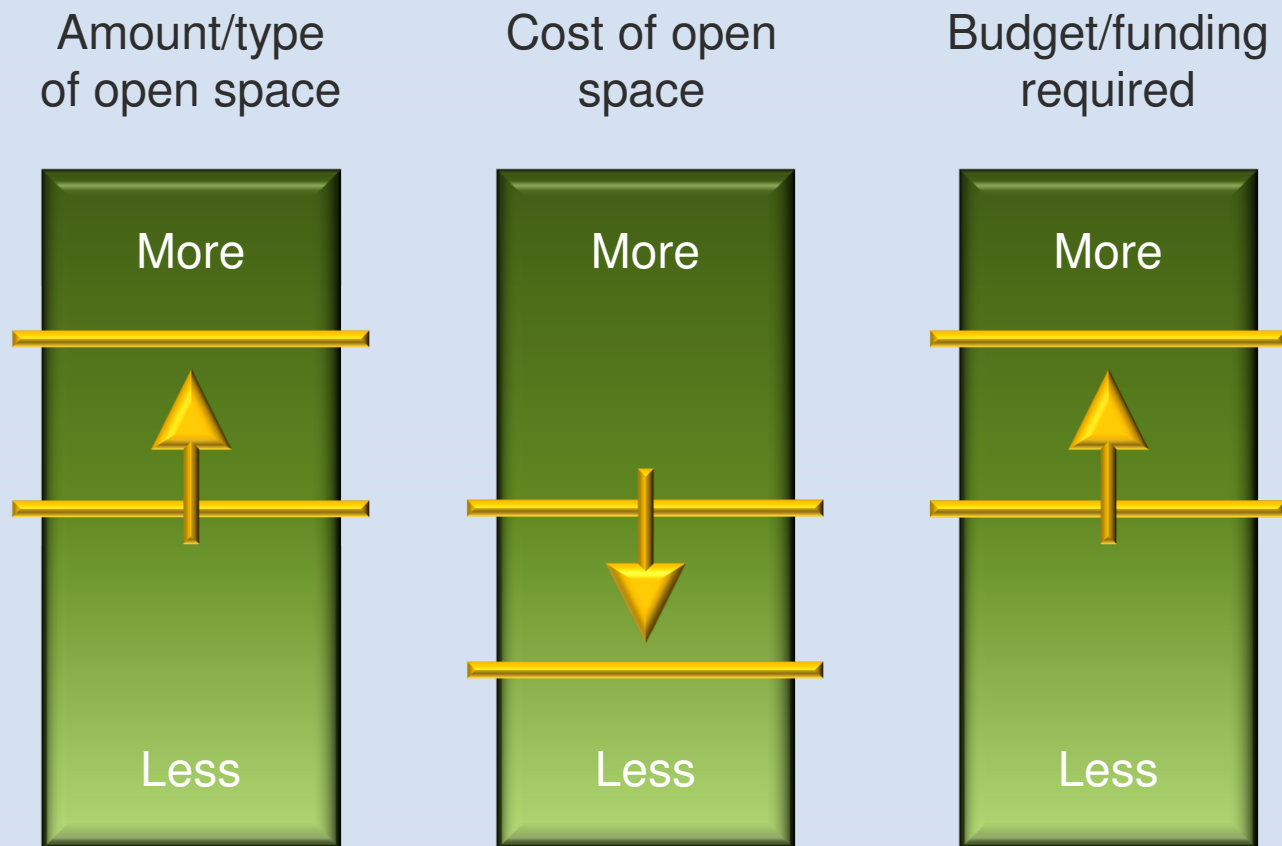
Budgets and funding

Development
Contributions

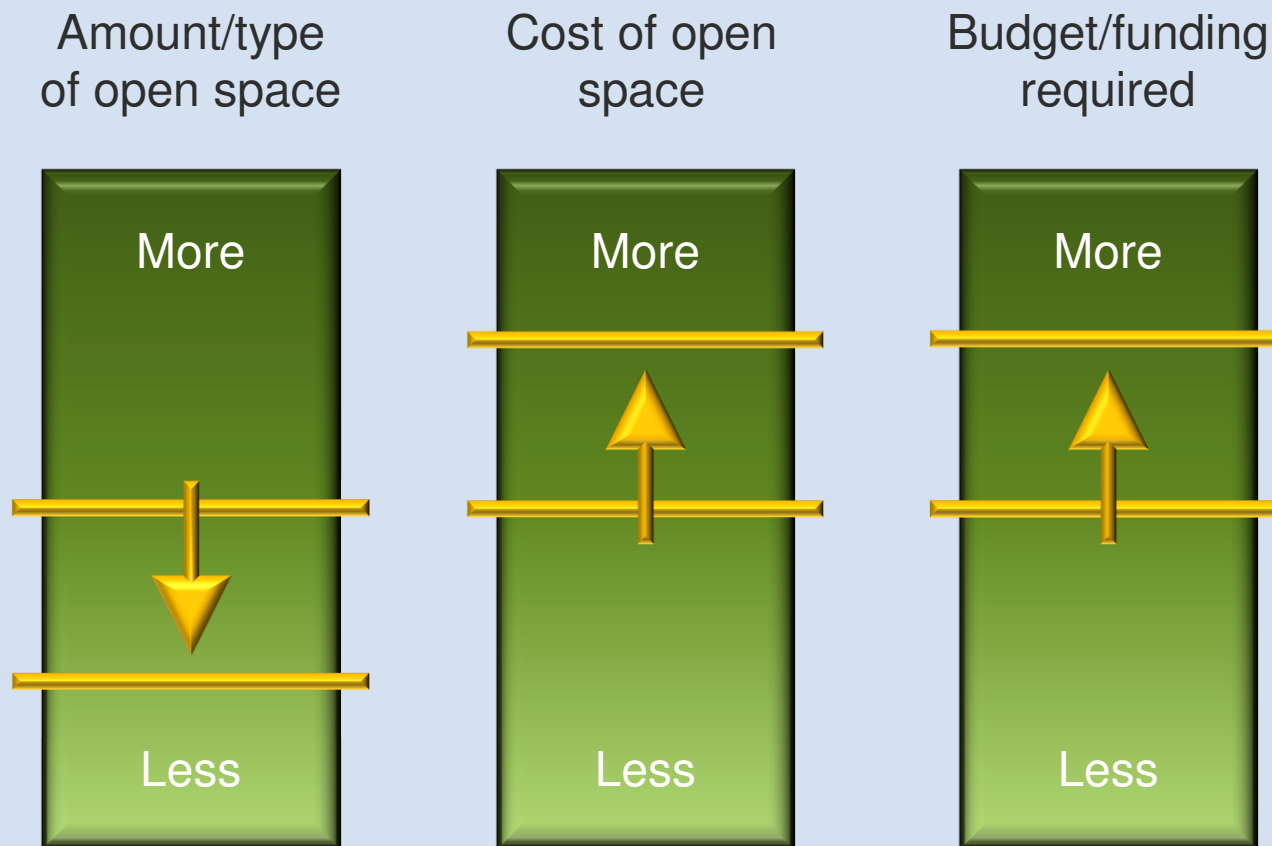
Sale and purchase
Offset



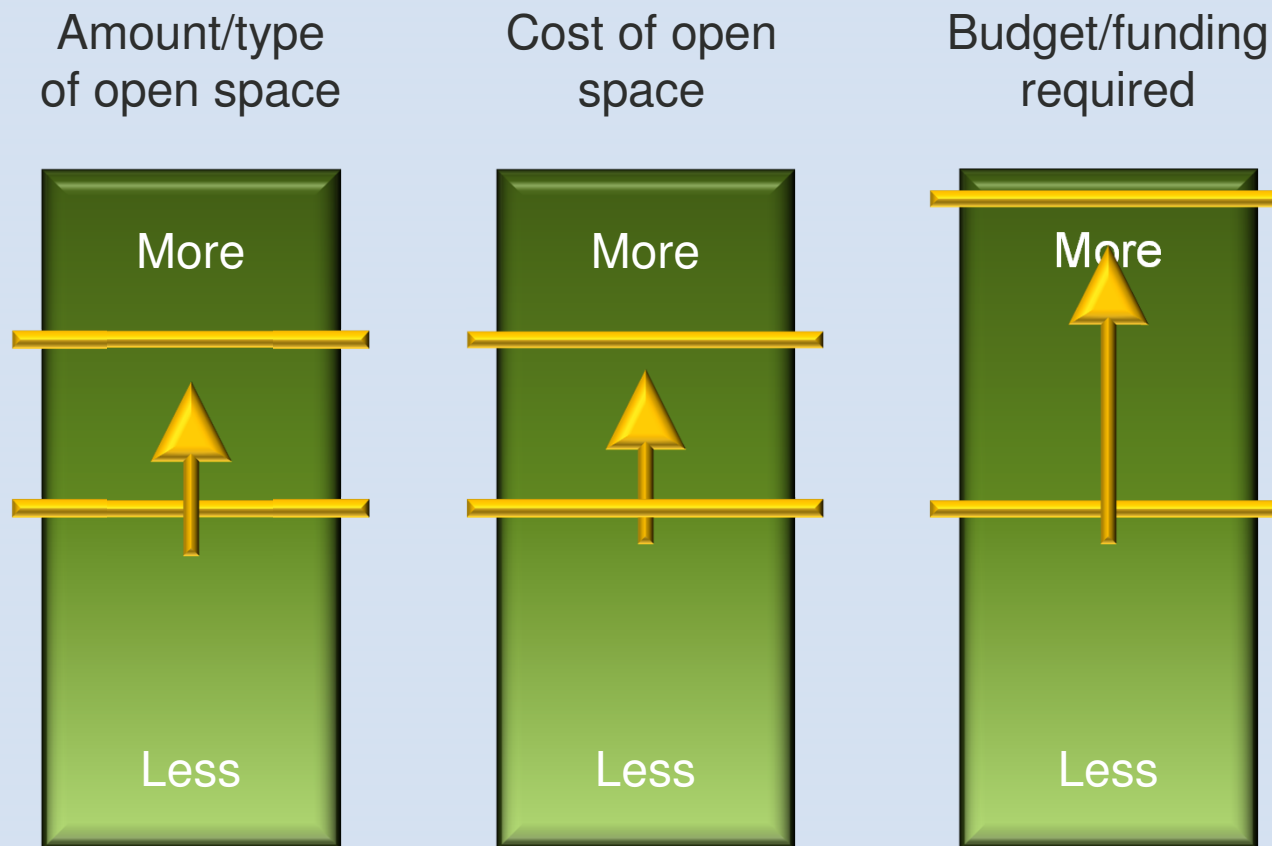
Quantity – cost – budget – funding



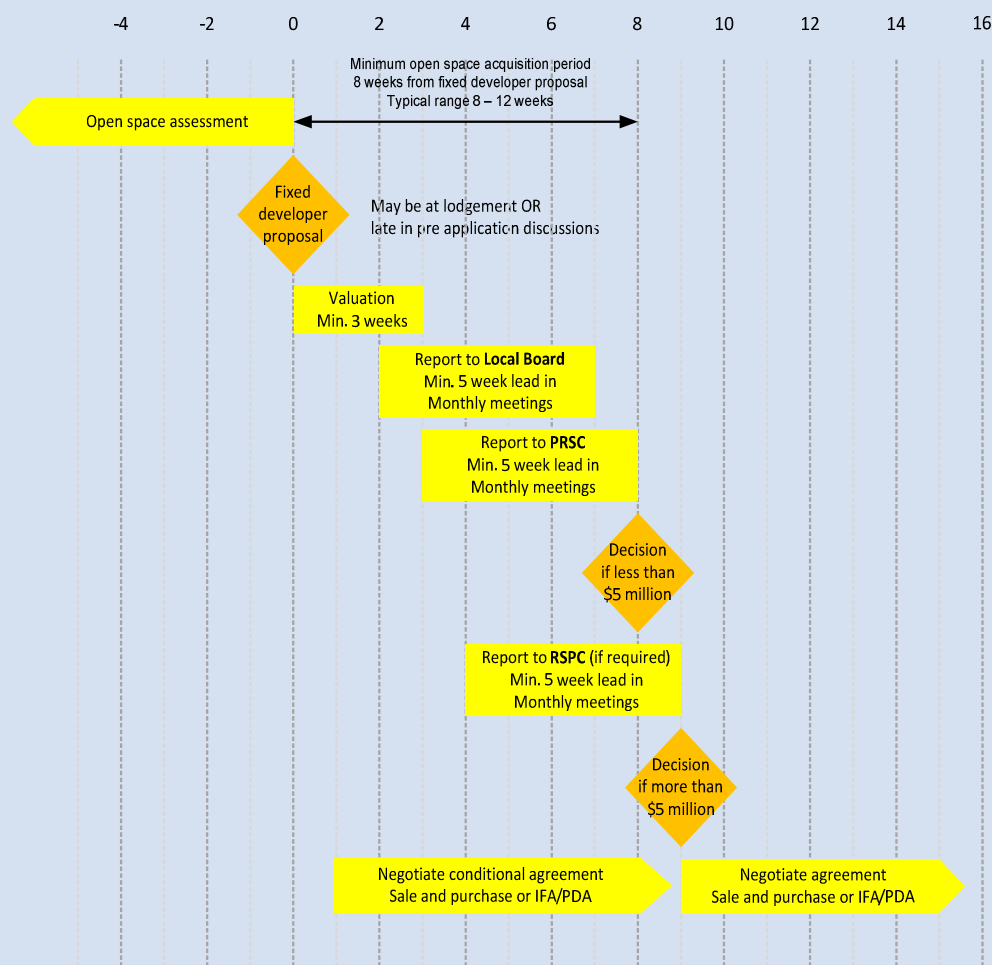
Quantity – cost – budget – funding



Quantity – cost – budget – funding



Decision making process



- Decision to acquire lies with Council Committee
- To make decision Committee requires
 - A clear and “fixed” proposal
 - Assessment against policy
 - Local Board views
 - Financial implications (valuation)

Opportunities for the future

- Refining levels of provision guidelines
 - Developer views and suggestions sought
 - Further information
 - Written submissions
- Early and open discussions
 - Optimum open space provision
 - Budget/funding/cost/amount levers
 - Fixing of proposals to allow early approvals
 - Larger scale approvals
 - Conditional agreements (pre-consent and pre-approval)

Questions and Answers



Rohan Bush

Manager Affordable Housing, HPO

Peter Jeffries

Chair of Auckland Community Housing Network



Affordable housing in SHAs

	Relative affordable Sold at prices <i>relative</i> to median sales prices	Retained affordable Dwellings are <i>retained</i> as affordable in long term
When does it apply?	Developments > 15 dwellings or lots	
How many?	10% of dwellings or lots	5% of dwellings or lots
What price?	\$461,250 Price based on median house price	\$368,286 Price based on household income
Sold to?	First home buyers	Community Housing Providers or Housing NZ
Can they be re-sold?	Yes – after 3 years	No - owned in long term by Community Housing Providers or Housing NZ

Community Housing Sector Opportunities



AUCKLAND
COMMUNITY HOUSING
PROVIDERS' NETWORK

We want to work with you!

Please contact Peter Jeffries
C/o CORT Community Housing
or visit www.achpn.net.nz

Auckland Community Housing Network

- 10 members committed to increasing quality supply
- 1,100 social and affordable homes in Auckland
- Not-for-profit, social enterprise, charitable trusts, members of Community Housing Aotearoa
- Unique and distinct

What community/affordable housing isn't!

- Inefficient
- Low standard
- “Fluffy”!!
- Socially good but no business sense!



- 5 Bed Standard House
- 5 Bed North
- 5 Bed Corner
- 4 Bed Standard
- 4 Bed North
- 4 Bed Rear Garage
- 4 Bed Rear Drive
- 3 Bed Standard
- 2 Bed Unit
- 2 Bed North
- 2 Bed 1 up/1 down
- 1.5 Bed









Developers' Forum, 16 July 2015

32



What's around the corner

- New regulation
- Retained Affordable
- Diverse communities

What we bring to the table

- Tenancy and asset management
- Affordable property development
- Project management
- Social services provision
- Community engagement and participation
- Finance solutions

Finance solutions – Auckland Housing Bonds

- Available across the Network
- \$30 million Auckland Housing Bonds initiative
- Councils guarantee will support participation by a range of other funders
- Up to 214 homes in the pipeline
- It has worked in Queenstown!

We want to work with you!

Please contact Peter Jeffries
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AUCKLAND
COMMUNITY HOUSING
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www.ACHPN.net.nz
achpn.info@gmail.com

Questions and Answers



Housing Update



Housing Progress to date: SHA Establishment

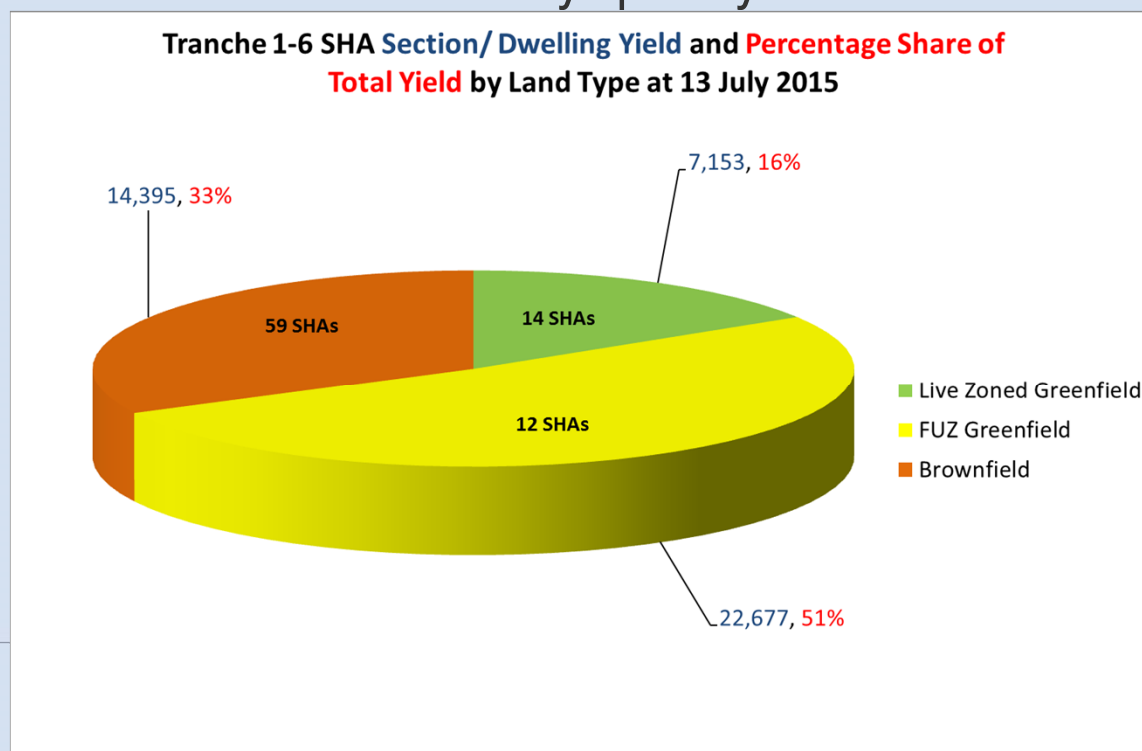
- 85 Special Housing Areas gazetted (total yield 45,800)
- Bremner Road SHA announced - to be gazetted will add 1,000 sections
- Another 9 brownfield SHAs have been recommended to the Minister (total yield 646)
- SHAs anticipate by end July



Special Housing Areas

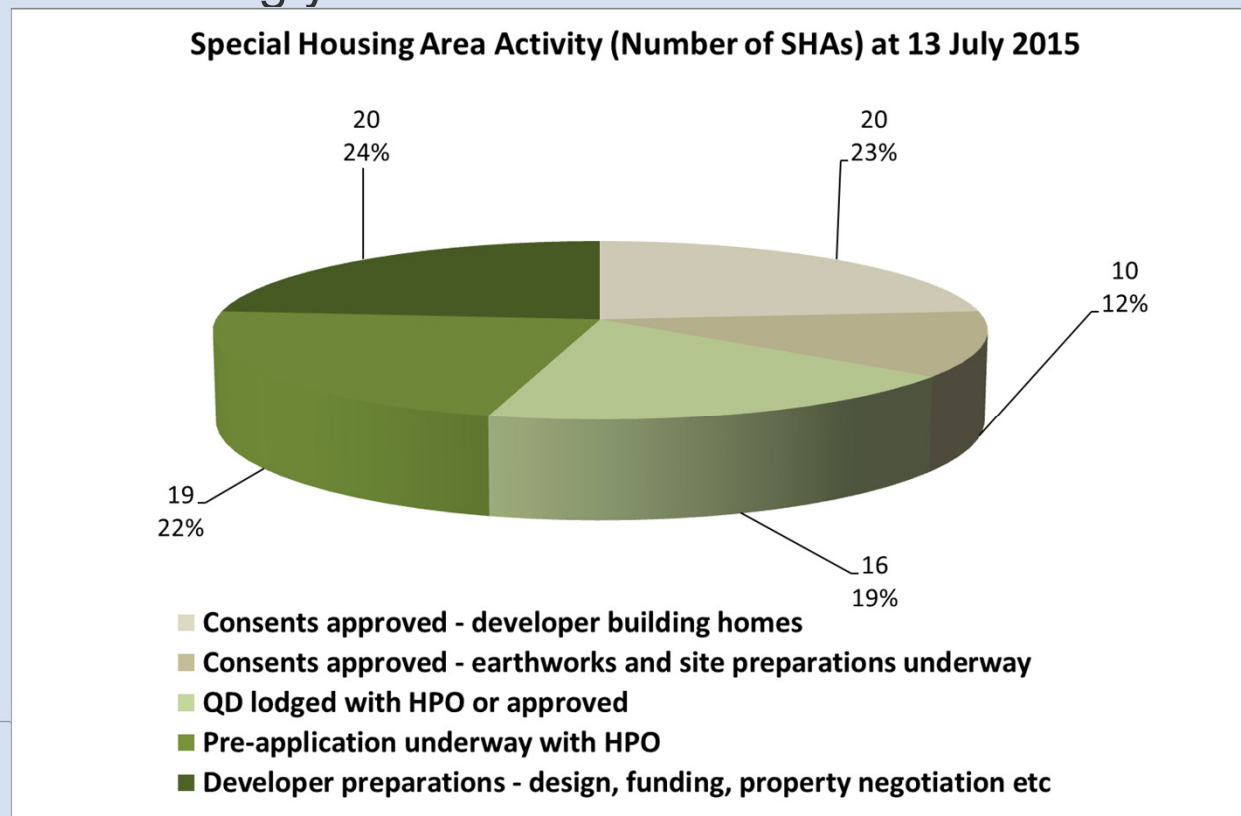
Type and final section/ dwelling yield

- Of the 85 gazetted - bulk of final yield will come from greenfield sites
- Significant inroads made into the Future Urban Zone
- However, 59 brownfield locations account for 33% of yield (over 14,000 dwellings) and will deliver relatively quickly



Special Housing Areas - Activity

- 20 SHAs have homes being built in them
- Over 971 new dwellings consented to May 2015, 350 built
- 10 SHAs have earthworks underway - potential yield of 3,100 – expect section and dwelling yields to climb in 2016



Brownfield activity snapshots

- Demolition and earthquake strengthening complete.
- Building consent in for “Botanica”
- Great North Road - “The Dylan” apartments
- “North” apartments
- Khyber Pass Road “Hypatia”



Brownfield activity snapshots

- Orakei Ngati Whatua
- Trent St, Avondale
- New Windsor Cluster
- Three Kings
- Mount Roskill
- Walmsley Road



Brownfield activity snapshots

- Northern Tamaki - Fenchurch 1A and 1B underway, 2A to start soon
- Project 12, 14b, 28 and 31 all underway



Greenfield activity - Sunderland A



Developed

Greenfield Activity - Scott Point and Catalina



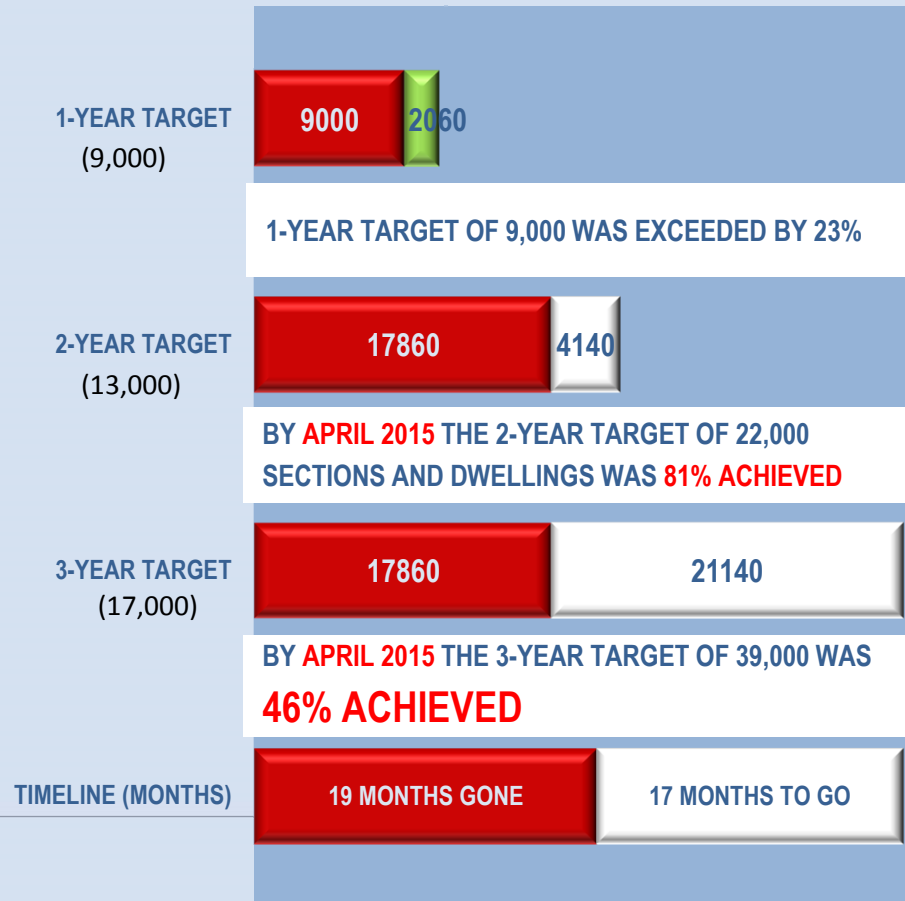
Greenfield Activity - Whenuapai



- Stage 1 earthworks 80-90% completed this season
- Stage 1 drainage underway
- Town Park – trees relocated, café building relocated

Activity – Progress toward Accord targets

- 1-Year target of 9,000 sections dwellings was exceeded
- We are well on the way to meeting the 2-year target
- The 3-Year target of 39,000 remains a challenge



Questions and Answers



Please join us now in the Pre-function Area for networking, drinks and nibbles



HPO website:

<http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/housingsupply/Pages/home.aspx>