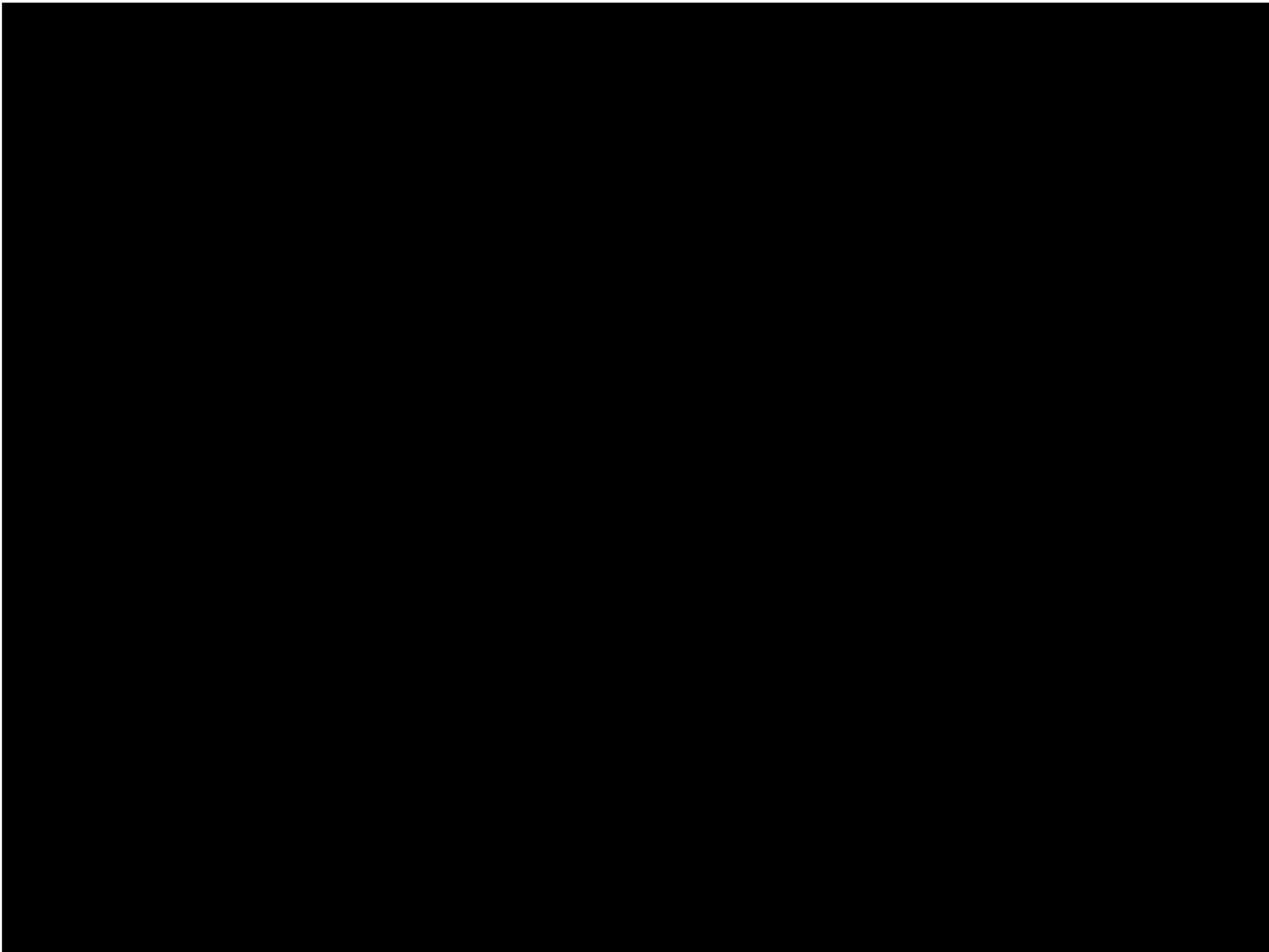


# Auckland Housing Project Office (HPO)

## Auckland Council – Christchurch City Council: Housing Exchange Workshop

Civic Offices  
Christchurch City Council  
23 October 2014

Ree Anderson  
Project Director – Housing  
Allan McGregor  
SHA Manager, Masterplanning



# Content

- Our Context
- The Housing Project Office (HPO)

What you asked for –

- Tools and mechanisms – how HPO interacts with other parts of the organisation
- Share learnings – PAUP and HPO – what's working well; what isn't
- Tools and levers used by HPO to deliver quality outcomes – how is collaboration achieved?
- Innovation and learnings

# Auckland Housing Accord: Our Context



- Auckland Plan – Direction for growth: identified housing crisis (May 2012)
- Housing Action Plan – 12 priorities (Dec 2012)
- Forward Land & Infrastructure Programme (FLIP) commenced (Feb 2013)
- Draft Unitary Plan – Advocacy for early implementation (Feb 2013)
- Auckland housing challenges widespread
- Draft Auckland Housing Accord ( May 2013)

# Auckland Housing Accord: key elements

- Applies until Unitary Plan operative
- Improve housing affordability
- Streamlined development approvals and consenting
- Council identifies and recommends special housing areas
- Predominantly residential
- Work on joint related workstreams



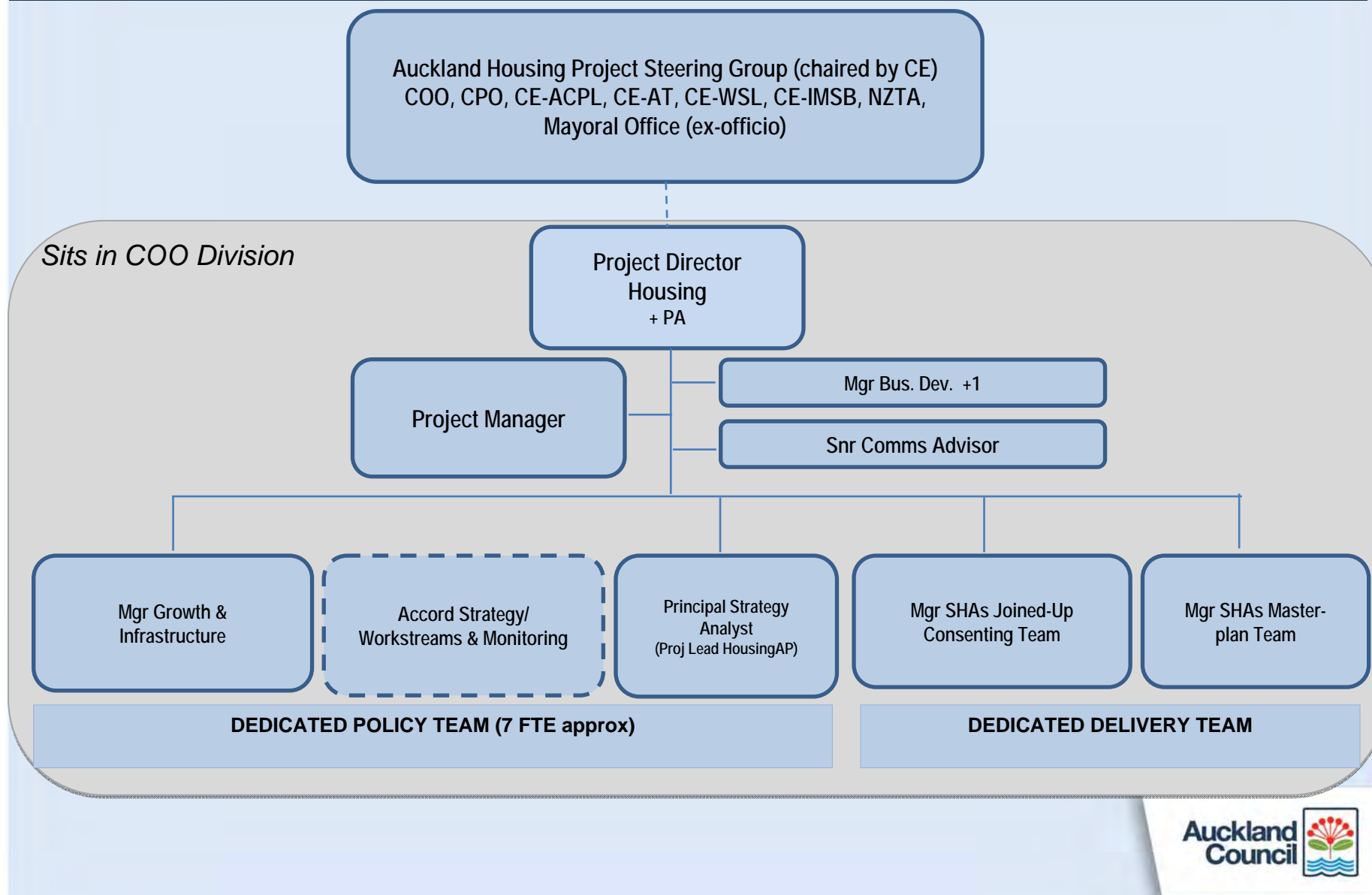


# Special Housing Areas important features



- **Subject to LGA decision-making requirements**
- **Council approved criteria for determining SHAs**
- **SHAs need to identify criteria for qualifying developments**
- **% of affordable homes allowed for**
- **Shorter lapsing times for consents**

# The HPO Model (October 2013)



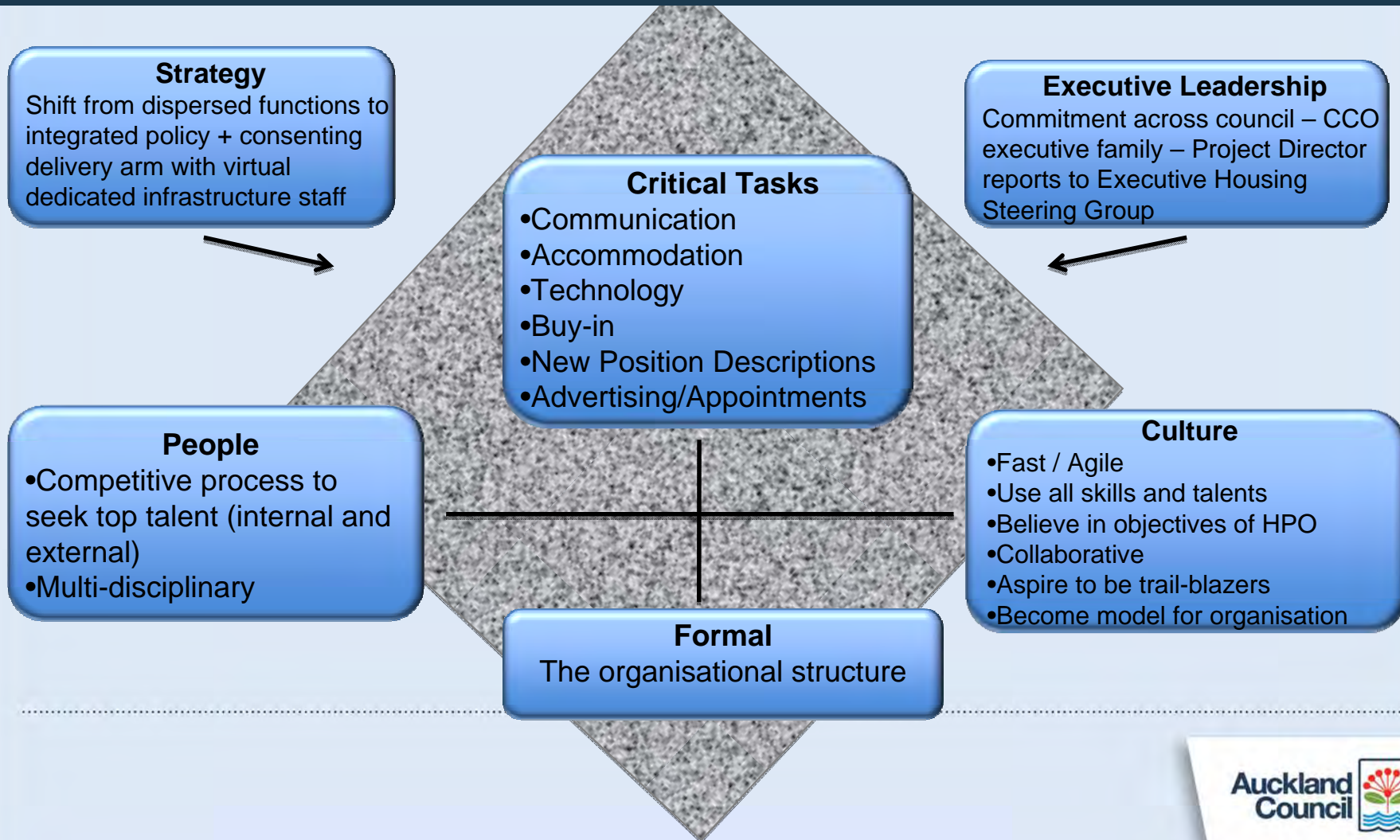
# Housing Project Office – Desired Deliverables

- Integrated policy and consenting/approval functions
- One portal for housing in council
- One set of statistics
- Special Housing Areas delivered
- Qualifying Development (QD) consents and plan variations issued; houses built/neighbourhoods created
- Implementing the Housing Action Plan and FLIP
- Organisational change



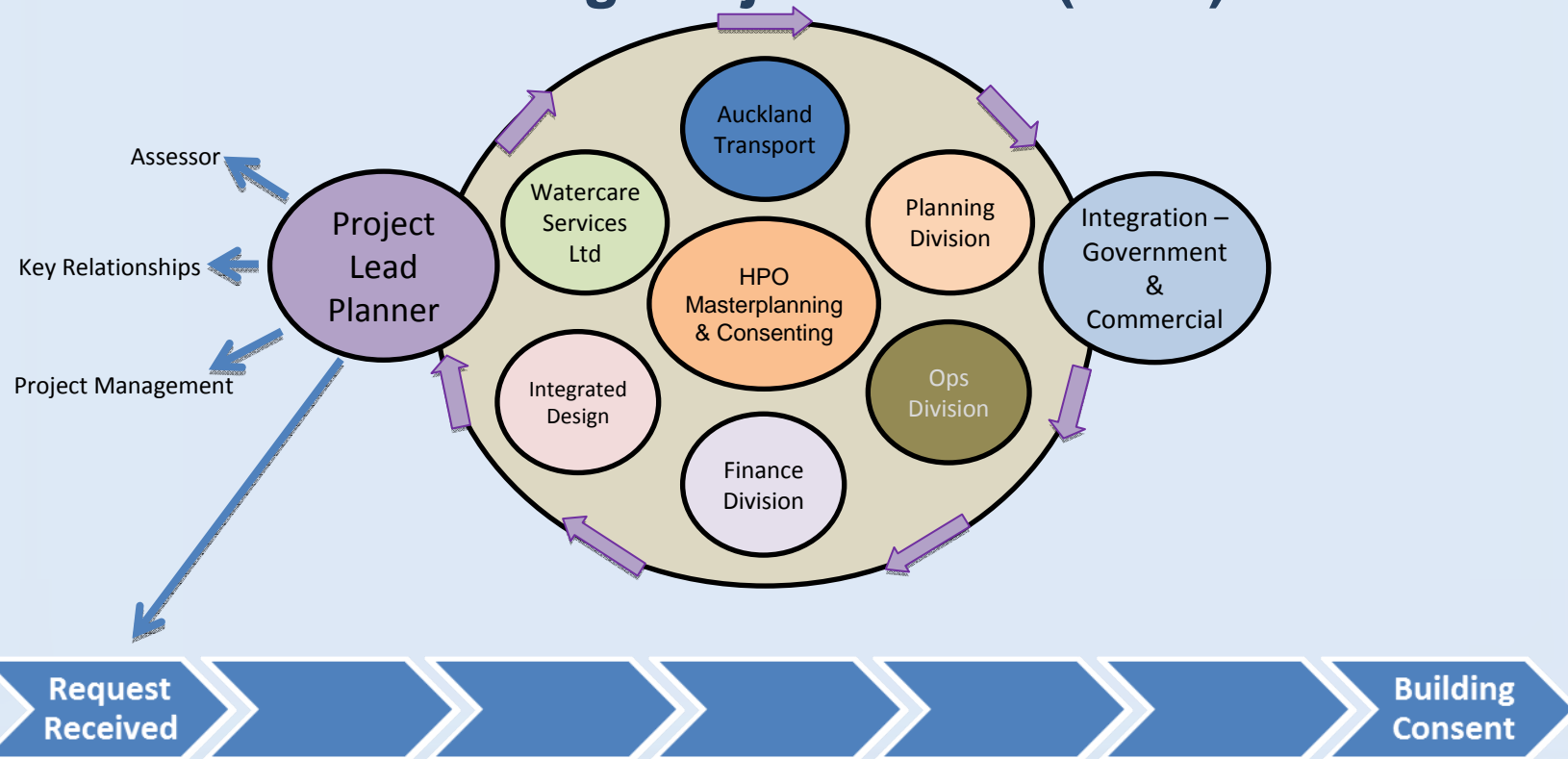


# Setting up the HPO: The framework

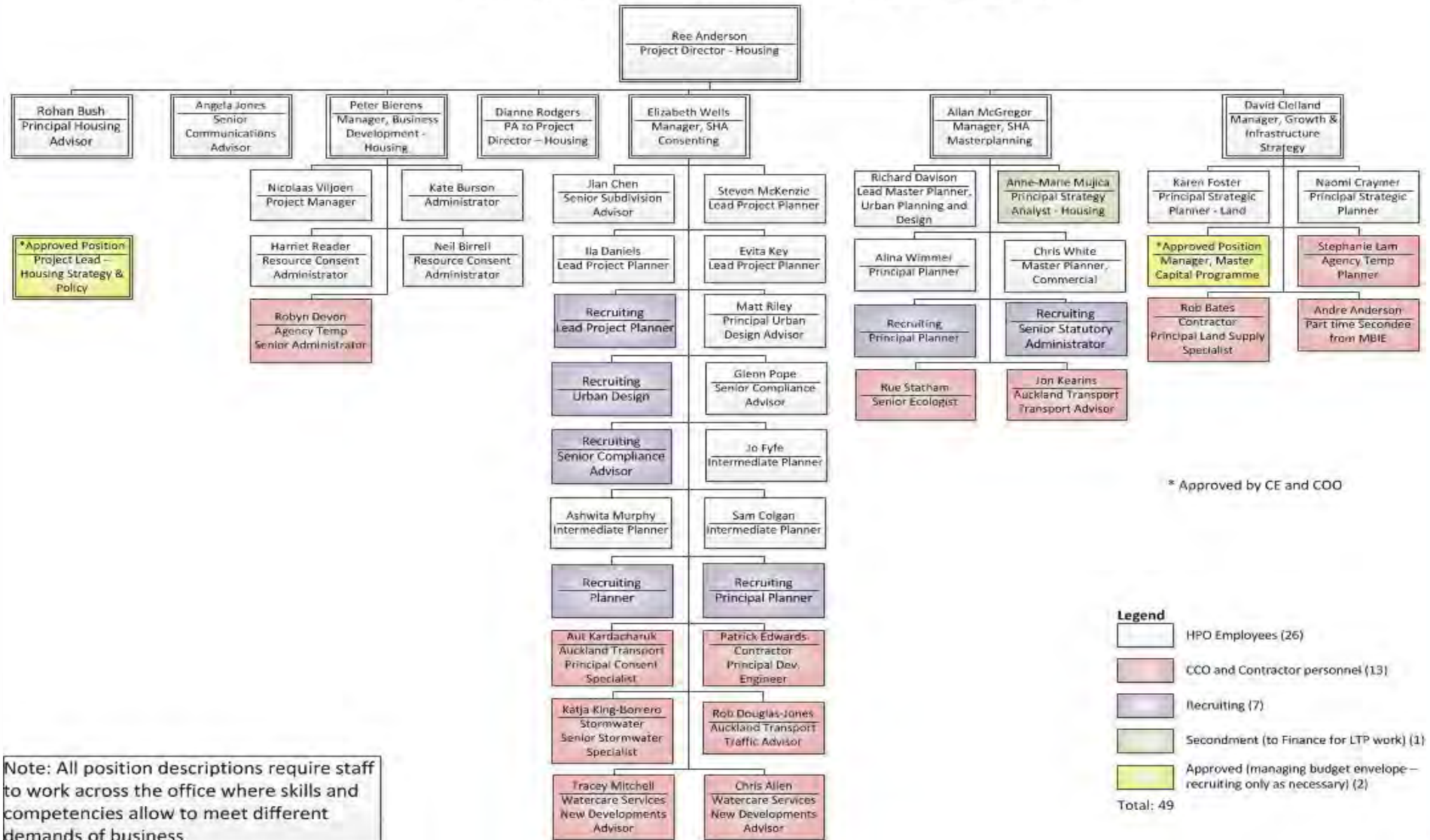


# One point of contact – Special Housing Area

## Housing Project Office (HPO)

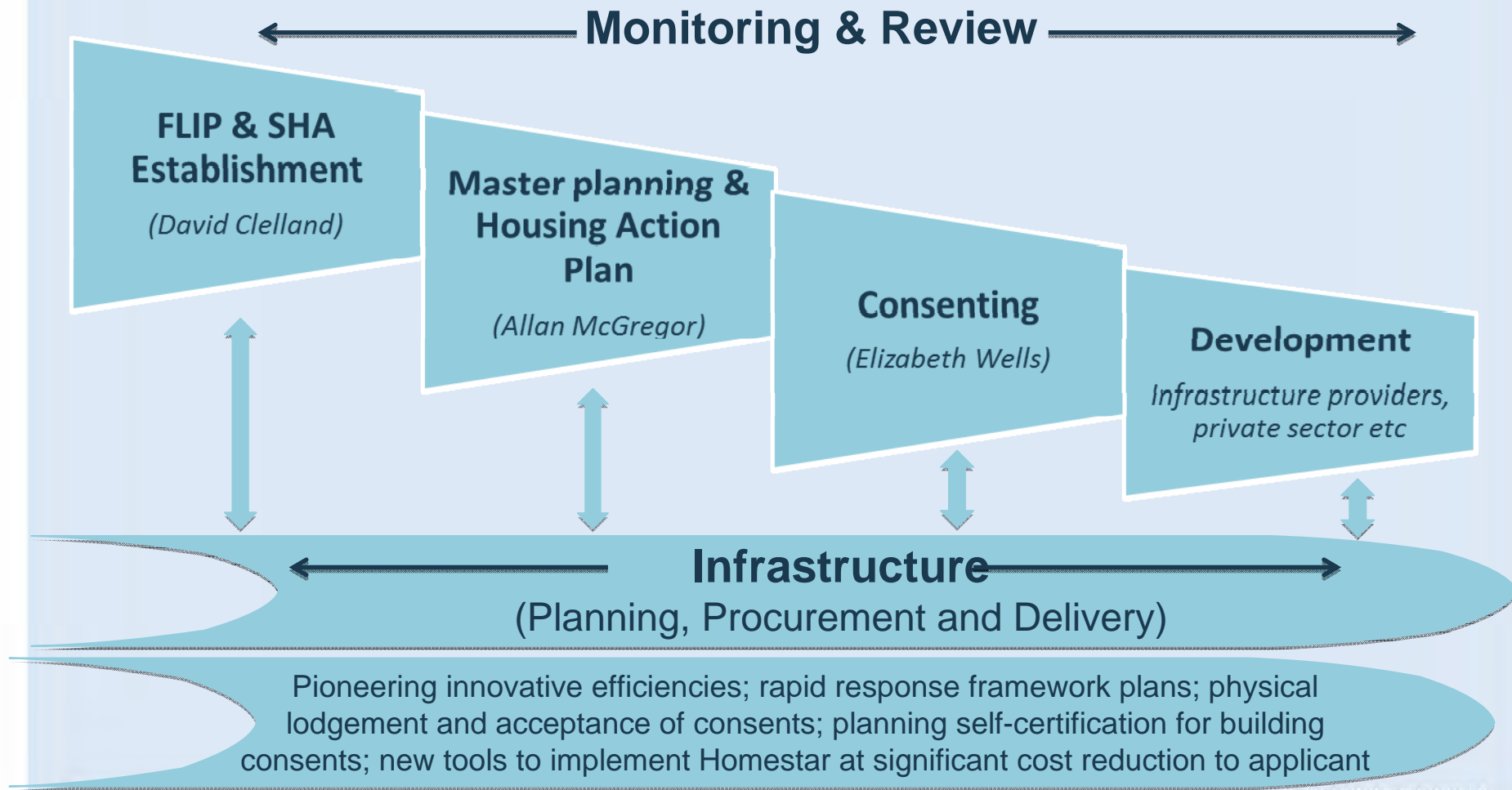


## Housing Project Office: Updated Resourcing Plan (at 20/10/2014)



\* Approved by CE and COO

# Integrated Planning and Delivery





# HPO: Delivering quality urban living

- HPO structure, expertise, processes & culture
- Developer forums & workshops
- Enabling affordable housing – partnerships etc.
- Communication, website, engagements etc.
- Housing Policy & Action Plan
- Roles of council – advocate, regulator, facilitator, enabler, service provider & planning authority
- Building a common and understood “urban story”





# HPO: Delivering quality urban living

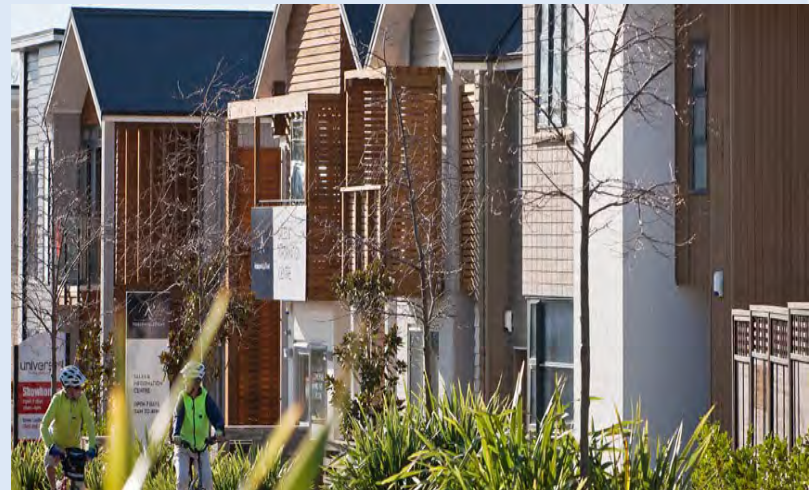
## Collaboration Process & Principles

- Principal/charter based approach – respect, honesty, no surprises, expectations etc.
- Commercial experience/knowledge within HPO
- HPO viewed as part of the applicant development team
- Outcome focussed – not rules or process
- Balancing “statutory purity” with “enablement role”
- “Yes but” rather than “no because” culture/approach

# HPO: Delivering quality urban living

## Masterplanning

- “One council, one portal, one voice”
- “Hot tubbing” – context and issues
- Collaborative design vs. submission and review
- Social infrastructure assessment
- Advice registers – “traffic light” approach
- Infrastructure planning, funding & implementation



# HPO: Delivering quality urban living

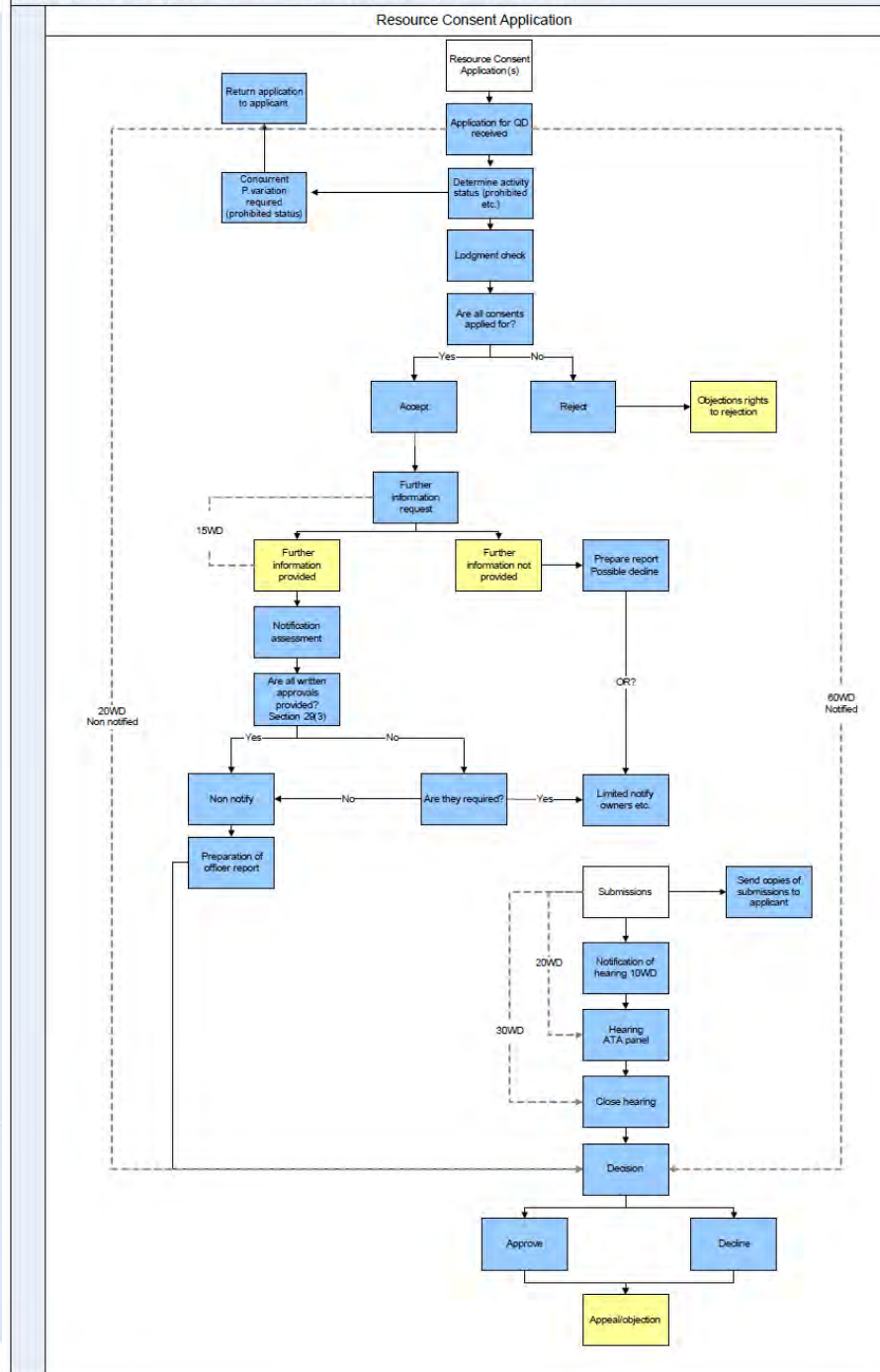
## Masterplanning (contd.)

- Lifting sights & vision - Communities not housing or subdivision
- Education - Fact sheets & workshops
- Heritage, culture, social/soft infrastructure and ecology advocated as “informing elements” and/or commercial propositions not “reports”
- Balancing competing rules with desired outcomes
- Using non-essential rules to achieve improved outcomes that lack statutory support

# Housing Project Office

- No more SHAs post 16 September 2016
- No more consents after 16 September 2016
- Continue processing existing applications / COC / objections to conditions until 2018
- Enhanced customer experience and delivery
- Coherent housing policy approved and implementation underway by 2016
- Project based informing future organisational design and renewal (leave a legacy)

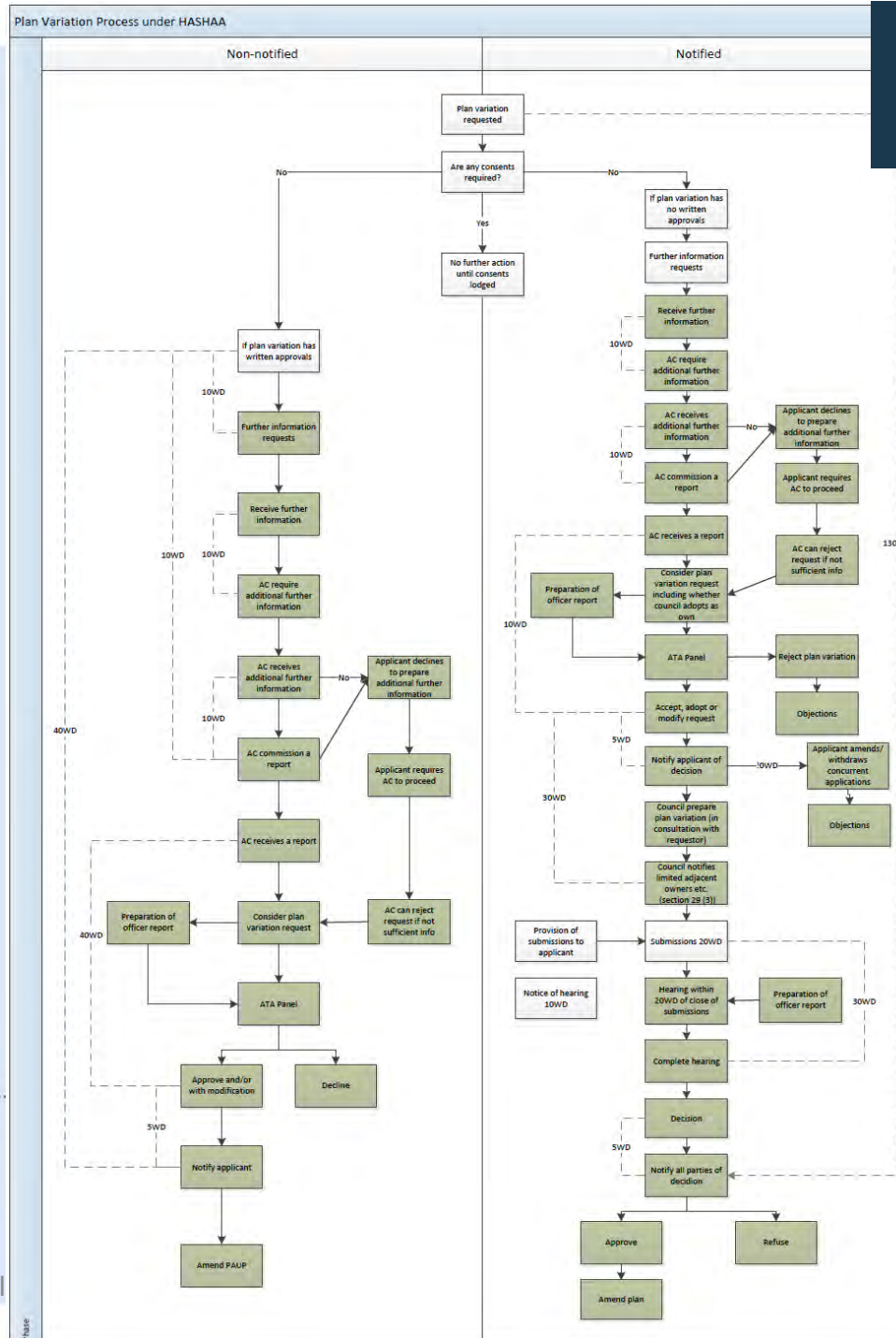




# Critical Tasks



# Critical Tasks



# HPO – Year 2

## Raising the goal posts

### Re-shaping:

- Housing governance
- Information management
- Unloading blockages in land development processes
- Development management
- External relationships
- Our leadership



# Questions





# Contact us



- Email: [specialhousingarea@aucklandcouncil.govt.nz](mailto:specialhousingarea@aucklandcouncil.govt.nz)
- Phone: (09) 373 6292
- [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)



# HOBSONVILLE POINT

Hobsonville Land Company  
Katja Lietz



**HOBSONVILLEPOINT**  
Moments away, a world apart.



## HOBSONVILLE POINT CONTEXT - AUCKLAND REGION



April 2013  
Not to Scale



**HOBSONVILLE POINT**  
Moments away, a world apart.

# Hobsonville Point Overview



- > 167 ha
- > 3000+ homes
- > Mixed use
- > New schools
- > Government led
- > Private Public Partnership
- > 40-50 dwellings/h net



**HOBSONVILLE POINT**  
Moments away, a world apart.



# HOBSONVILLE POINT ILLUSTRATIVE CONCEPT PLAN

## LEGEND

- PRECINCT
- STAGE/BLOCK
- 1 SUPERLOT



June 2013  
SCALE 1:2500 @ A0, 1:5000 @ A2

Note: Plan is indicative/illustrative only and is subject to change



**HOBSONVILLE POINT**  
Moments away, a world apart.









































## Survey Results

- 83% response rate
- All but one respondent agreed that Hobsonville Pt is a great place to live.
- 88% reported no intention of moving (compared to 62% in other neighbourhoods).
- More positive than negative comments (64:57).
- Over 66% reported that their neighbourhood “had a strong sense of community” (compared to 52% in Auckland).
- 95% felt safe walking during the day and over 83% felt safe after dark (compared with 91% and 56% in Auckland).



## Survey Results

- 87% felt that it was safe for children to play unsupervised (compared with 70 % in Auckland).
- 95% agreed that their homes were warm and comfortable (compared to 62% in other neighbourhoods).
- 59% said that they could get by without outside help for a few days in a natural disaster.
- 63% of people stated that they had taken action to improve the environment in the past year. 17% reported composting.
- Engaged group of residents with 48 households (62%) indicating that they would be happy to participate further

# Utility data

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AUCKLAND CITY



HOBSONVILLE POINT



AUCKLAND CITY



HOBSONVILLE POINT





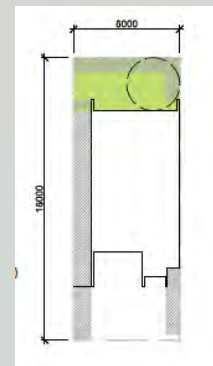
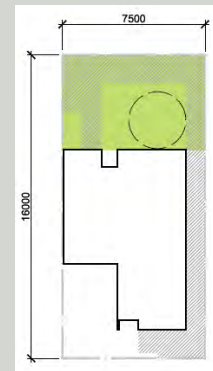
# AFFORDABLE HOMES



- The Hobsonville Point Business Plan includes a target of:
  - 10% of houses at or below \$400,000, and an additional
  - 5% of houses at or below \$450,000, and an additional
  - 5% of houses at or below \$485,000.
- This means 500-600 affordable houses across the development.
- Produce smaller well designed starter homes on compact lots.



HOBSONVILLE POINT  
Moments away, a world apart.



**HOBSONVILLE POINT**  
Moments away, a world apart.



SMALL  
HOME  
TEST LAB

40m<sup>2</sup>

Home 1

Levels 1

Bedrooms 1

Section 111m<sup>2</sup>

\$349,000



87m<sup>2</sup>

Home 2

Levels 2

Bedrooms 2

Section 152m<sup>2</sup>

\$450,000

89m<sup>2</sup>

Home 3

Levels 1

Bedrooms 3

Section 185m<sup>2</sup>

\$485,000





## SMALL HOME TEST LAB



40m<sup>2</sup>

Home 1

Levels	1
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Bedrooms	1
----------	---

Section	111m <sup>2</sup>
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\$349,000





SMALL  
HOME  
TEST LAB



87m<sup>2</sup>

Home 2

Levels	2
--------	---

Bedrooms	2
----------	---

Section	152m <sup>2</sup>
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\$450,000







SMALL  
HOME  
TEST LAB



89m<sup>2</sup>

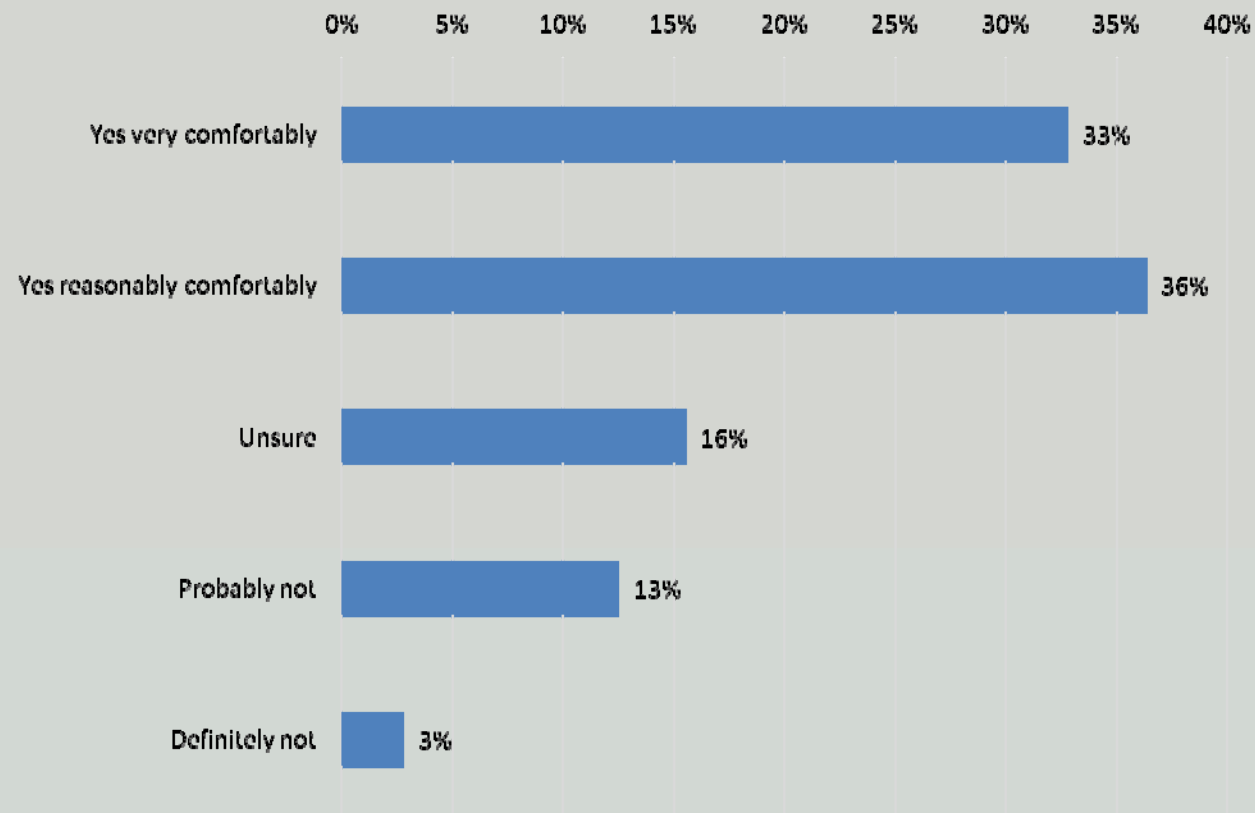
Home 3

Levels	1
Bedrooms	3
Section	185m <sup>2</sup>

\$485,000



# VISITOR CARD FEEDBACK



69% of visitors  
said they could  
see themselves  
living in one of  
the show  
homes

*"Could you see yourself living in a Lab Test Home?"*



**HOBSONVILLE POINT**  
Moments away, a world apart.



# WHAT'S IMPORTANT WHEN LOOKING TO BUY A NEW HOME

	Total
Interior layout and design	98%
General feeling of the house	98%
Location	95%
Size of living area	95%
Indoor outdoor flow	94%
Storage areas	93%
Size of the kitchen	92%
Quality of fixtures and fittings	91%
Size of main bedroom	89%
Car parking facilities	89%
Environmental features	84%
Overall small concept self-contained house and section for lower price	81%
Exterior design	81%
Size of the bathroom	78%
Size of other bedrooms (if applicable)	73%
Size of the section	68%



# Ockham

Residential Investment and Development



# Who are we? The Ockham Building

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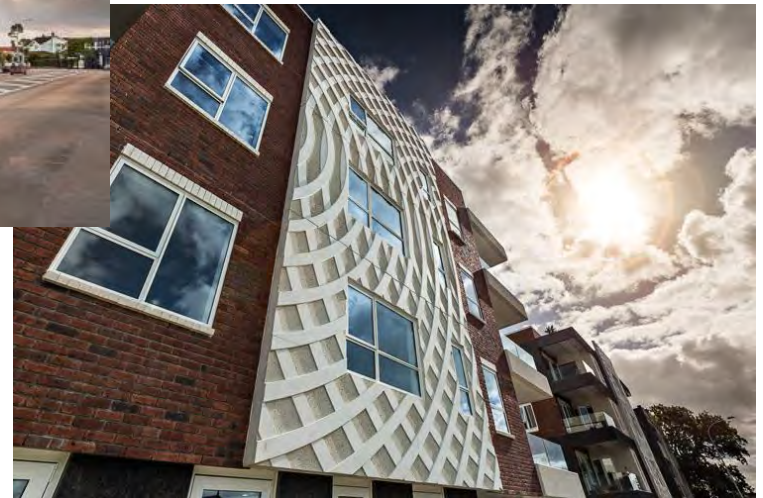
# The Ockham Building





# The Isaac

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# The Isaac





# The Isaac      Roof Top Facilities

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# Station R

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# Station R

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# The Turing Building

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# The Turing Building

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# Daisy

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# Density Actually Promotes

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- A **diverse** housing supply.
- A **larger** housing supply.
- **Affordable** housing options.
- **More green space**, less concrete.
- Opportunities for **inter-generational living**.
- **Vibrant** local shops and facilities.
- **Better public transport** opportunities and viability.
- **Creates value** for existing residents.
- Increased density is clearly the best use of the urban environment.



# Case Study A: Mt Wellington. 1:300sqm

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# Case Study A: Mt Wellington. 1:300sqm

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1:300sqm





# Metrics

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Total Cost: \$5.80M

Total Floor area: 1920

Cost per square metre: \$3020 psm

Sale Price: \$3,590 psm

Profitability (cost/value): 84.1%

Land: 25%

Design and Construction: 68%

Taxes: 9%

Increase over permitted density: 40%

Green space: 40%



## Case Study B: Ellerslie. 1:190sqm.





## Case Study B: Ellerslie. 1:200sqm.

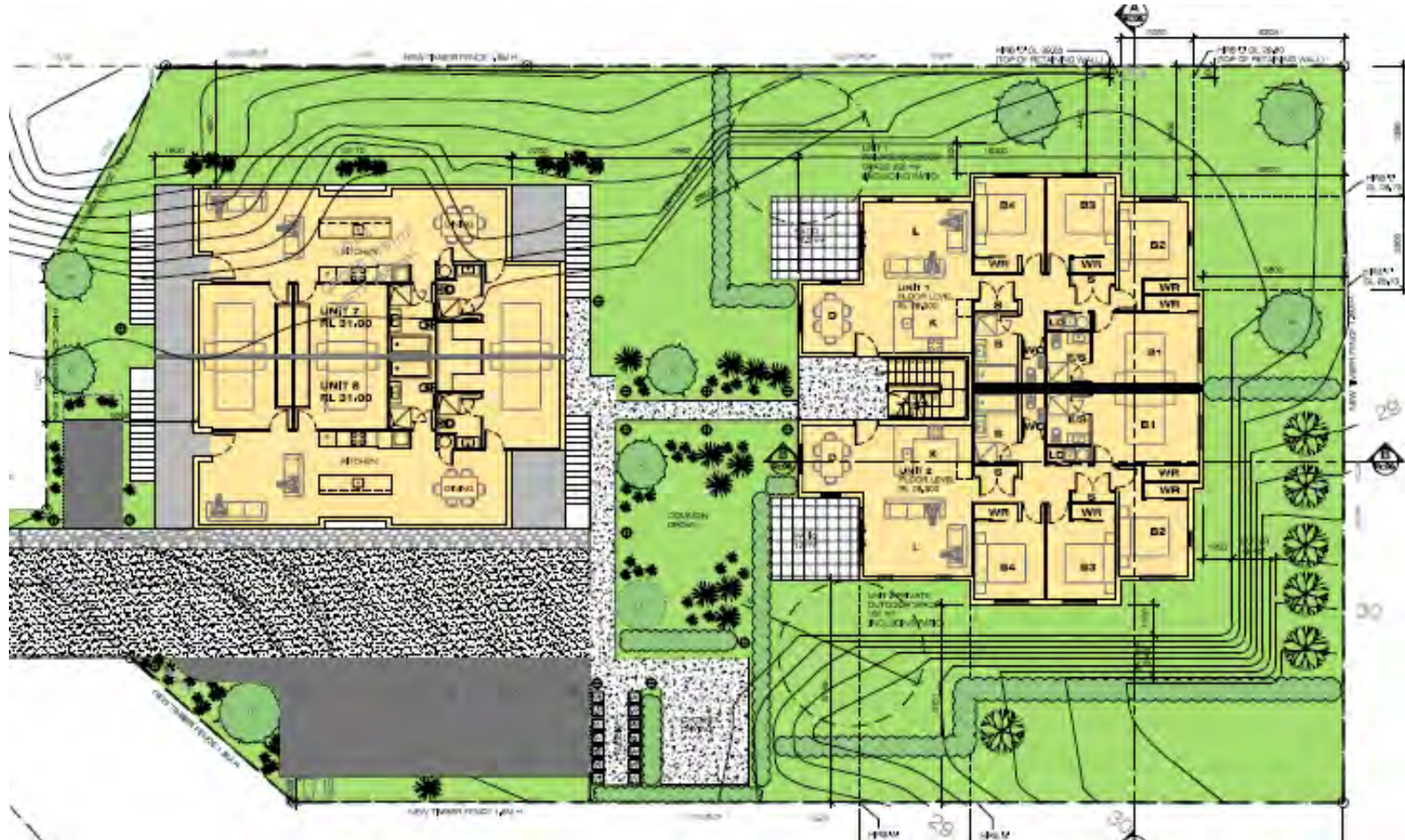
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# Case Study B: Ellerslie. 1:200sqm.



# Metrics

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Total Cost: \$3.93M

Total Floor area: 918 sqm

Cost per square metre: \$4281 psm

Sale Price: \$5424 psm

Profitability (cost/value): 78.9%

Land: 20%

Design and Construction: 70%

Taxes: 10%

Increase over permitted density: 60%

Green space: 50%





## Case Study C: Ellerslie. 1:100sqm.



# Case Study C: Ellerslie.

1:100sqm





## Case Study C: Ellerslie. 1:100sqm.







# Metrics

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Cost: \$3.71M

Floor area: 984 sqm

Cost/sqm: \$3770

Sale Price: \$5,254

Profitability (cost/value): 71.8%

Land: 19%

Design and Construction: 71%

Taxes and Consenting: 10%

Increase over permitted density: 333%

Green Space: 50%



# Comparative Table

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Density	1:300	1:200	1:100
Increase over permitted	40%	60%	333%
Size(sqm)	160	114	74
Green space	40%	50%	50%
Profitability (cost/value)	84%	78%	71%
Bedrooms per 1000sqm	10.3	17.5	14

Density **doesn't** mean Loss of Green Space or massive increases to infrastructure loading.

Density **does** mean more, smaller affordable houses where people actually want to live.

Density **does** mean increased financial viability and hence opens the door to improved materials and urban design.





# Benefits of Removing Density Limits

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**More** Housing where people actually want to Live!!!.

- 300% – 500% increases in density are possible.

**More** Green Space!

- increase from 40% to 50% because concrete drives don't dominate developments.

**Smaller** Houses.

- Becomes economical to produce smaller units.

**Cheaper** Houses.

- Size is all that matters in addressing affordability.

**Better** UD outcomes.

- communal spaces, larger boundary setbacks more articulation, better quality materials.

**Profitable** for the developer.

- There is an incentive to provide more affordable houses.

- No trouble finding 13,000 economically viable opportunities.

**No increase in storm water** loading for large increases in density.

**Minor increases in sewer** loading relative to the large increase in density.

**Avoids site aggregation problems.**

- can be done on small lots.

**Helps with capacity issues** in the construction sector.

- this approach allows smaller companies to get involved in high density intensification.





# Ockham

Residential Investment and Development