

August 24, 2021

Vinery Lane

Site investigation partnership

Jeff Murray
Regional Director, Northland



Today's discussion

- A. Comments by Te Parawhau representative
- B. Outline of a proposal to work in partnership to investigate options for Vinery Lane apartments (Jeff Murray, Regional Director, Northland)
- C. Review of our approach to quality design and some considerations for Vinery Lane (Sue Evans, Director Urban Design, Kāinga Ora)
- D. Discussion with Councillors



Kāinga Ora is committed to quality design standards and contributing to the communities it is part of



Proposal to work in partnership

A proposal to investigate options

Kāinga Ora would like to investigate the opportunity to develop 1 & 2 bedroom apartments on the council owned carpark at Vinery Lane

We would like to do this as a partnership

The intention is:

- Agree a design brief
- Prepare two or more development options
- Workshop those options with councillors to understand the strengths and challenges of each
- Decide whether to proceed to a preferred design
- Review the preferred design and seek council's agreement in principle that the project could proceed
- Further work with any agreement being subject to resource consent being achieved



Today we are seeking the meeting's agreement to proceed in partnership to investigate options

Potential objectives for a design brief

1. Ensure a built form that compliments the City Centre zones, promotes active street frontages and a range of activities which enhance economic growth and are compatible with residential activities in accordance with the council's strategic direction and the Appeals Version of the District Plan
2. Early and meaningful engagement with hapū
3. Quality urban design and enhanced local community
4. Quality living environment for the people living in the apartments
5. Provision for community service providers on or close to the site
6. House low income families and individuals in apartment buildings, and possibly provide affordable housing
7. Ensure street frontages enhance the local amenity
8. Appropriate tenant mix for density of development
9. Link well to the existing cycle, pedestrian and wider transport network
10. Enhancing landscape amenity on Vinery Lane and Mansfield Terrace
11. Address the existing public carparking through on-site provision (e.g. under-croft), using the revenue from sale of the land to build a car park building closer to the city centre, or other options, including possibly one-laneing Mansfield Terrace and putting car parks along one side
12. A design that is financially feasible for Kāinga Ora and WDC



Context

Working with council to date

- Council's CEO has provided a list of sites owned by council and others that we have reviewed as potential development sites
- The Vinery Lane site stands out:
 - Well located to jobs, schools and services
 - Well located to transport networks: walk, cycle, bus, general road
 - Suitable for apartment development
 - Away from the difficult flat land in the urban centre which has fill and flooding challenges, noting also the intention to develop middle and higher income apartment living at Hihiaua which might be compromised by early delivery of low public housing
- In discussion with Council's CEO we raised the Vinery Lane and Dent Street options as part of our wider introduction to Kāinga Ora
- Now seeking to advance in partnership at Vinery Lane



Council has made a strategic commitment to quality mixed use development in this area, complementing its urban centre growth strategy. This commitment is reflected in the Appeals Version of the District Plan.

Proposals will respond to council's strategic direction through quality design

Demand for public housing is high and growing fast

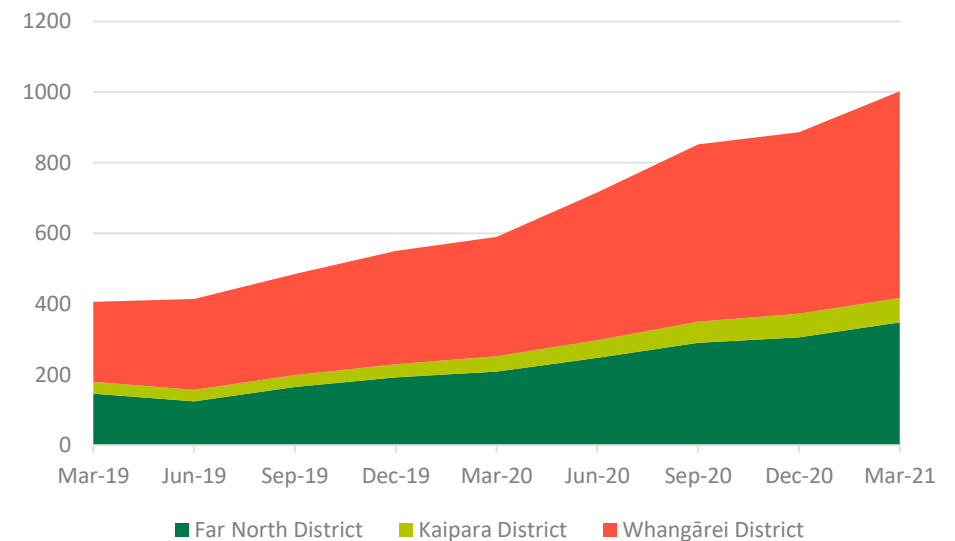
Northland Region

The waiting list for state houses in Whangārei, Kaipara and Far North districts has dramatically increased in the two years to March 2021, from 373 to 933.

Demand greatest in Whangārei

Growth in demand for state housing is being led by Whangārei, where applications awaiting a home have grown about 150% between March 2019 and March 2021, from 227 to 585.

Housing register: Northland



There is a need for 1 and 2 bedroom homes in Whangārei

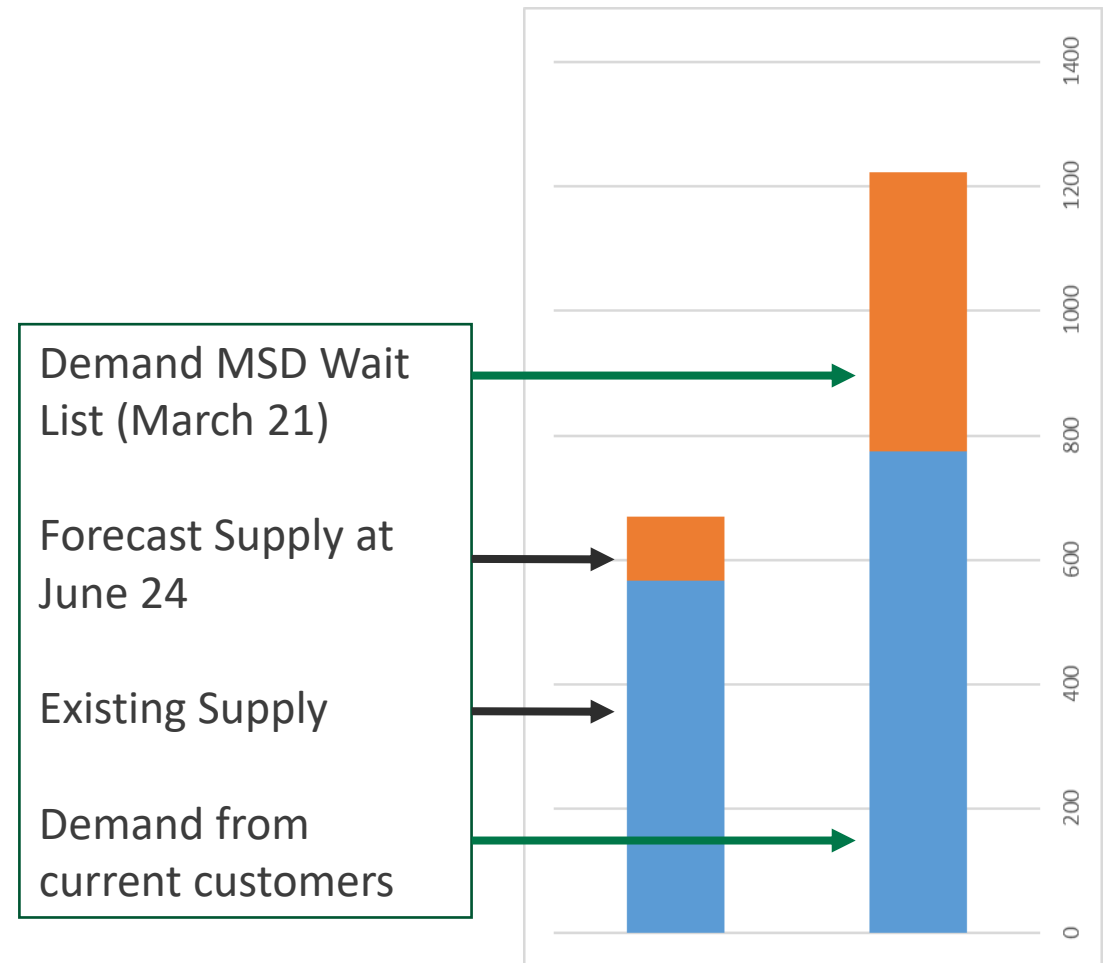
Demand is led by small families and older people

An aging population, among other factors, is contributing to increasing demand for 1-2 bedroom homes across the motu.

This is especially the case in public housing. The MSD waiting list as at March 2021 shows that more than 75% of applicants require a 1 or 2-bedroom home.

These homes are also often unattractive to the private development market, as they can be uneconomic to build, which further shrinks supply.

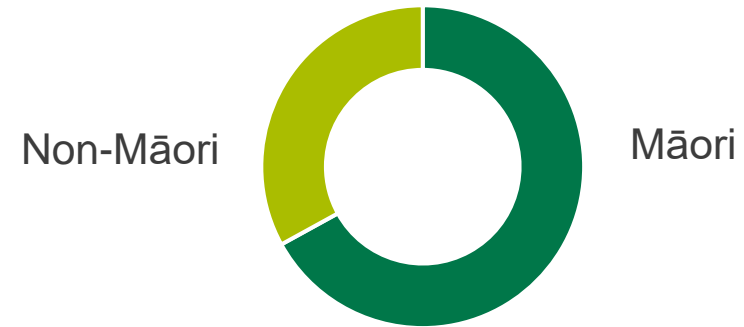
Demand for 1-2 bedroom homes



Northland: Our customers

67% Māori

Two-thirds of Kāinga Ora customers in Northland identify as Māori, compared with 28% across all Kāinga Ora customers in Aotearoa.

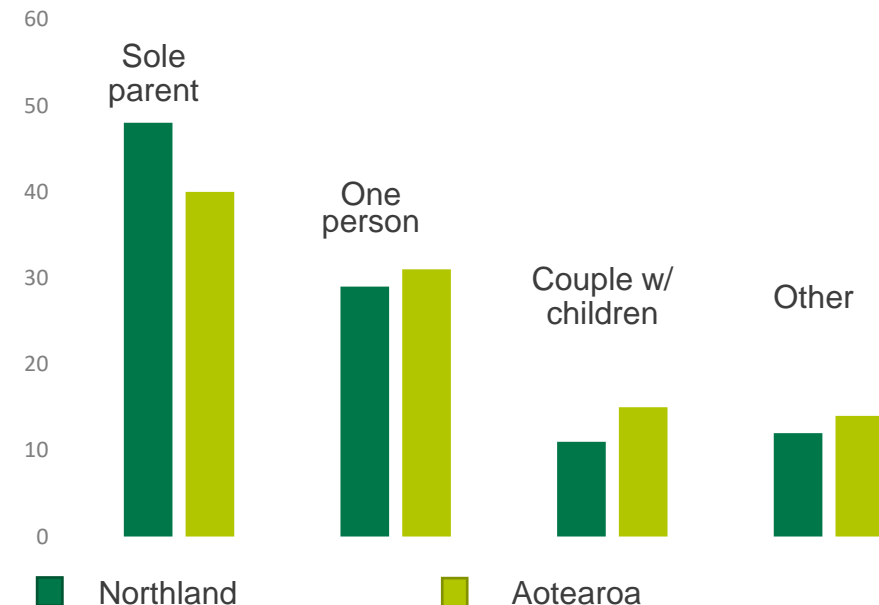


48% sole parents

Just under half of Kāinga Ora households in Northland consist of a sole parent and one or more tamariki.

52% of all homes have one or more children under 18 living in them.

Source: Investment Planning Strategy, July 2021



Benefits of residential intensification near jobs and services



Liveability

Reduces urban sprawl, preserves green space at the city boundaries, ensures proximity to jobs and services.



Cost-effectiveness

Enhances demand for town centre businesses, creates a critical mass for public transport and infrastructure, and increases land and house values over time.



Social cohesion

Reduces social isolation and creates homes that work for a broader range of demographics



Environmental benefits

Reduced travel distances and demand, leading to fewer emissions and harmful greenhouse gases.

Energy efficient land use combined with efficient building and heating infrastructure reduces costs to tenants.

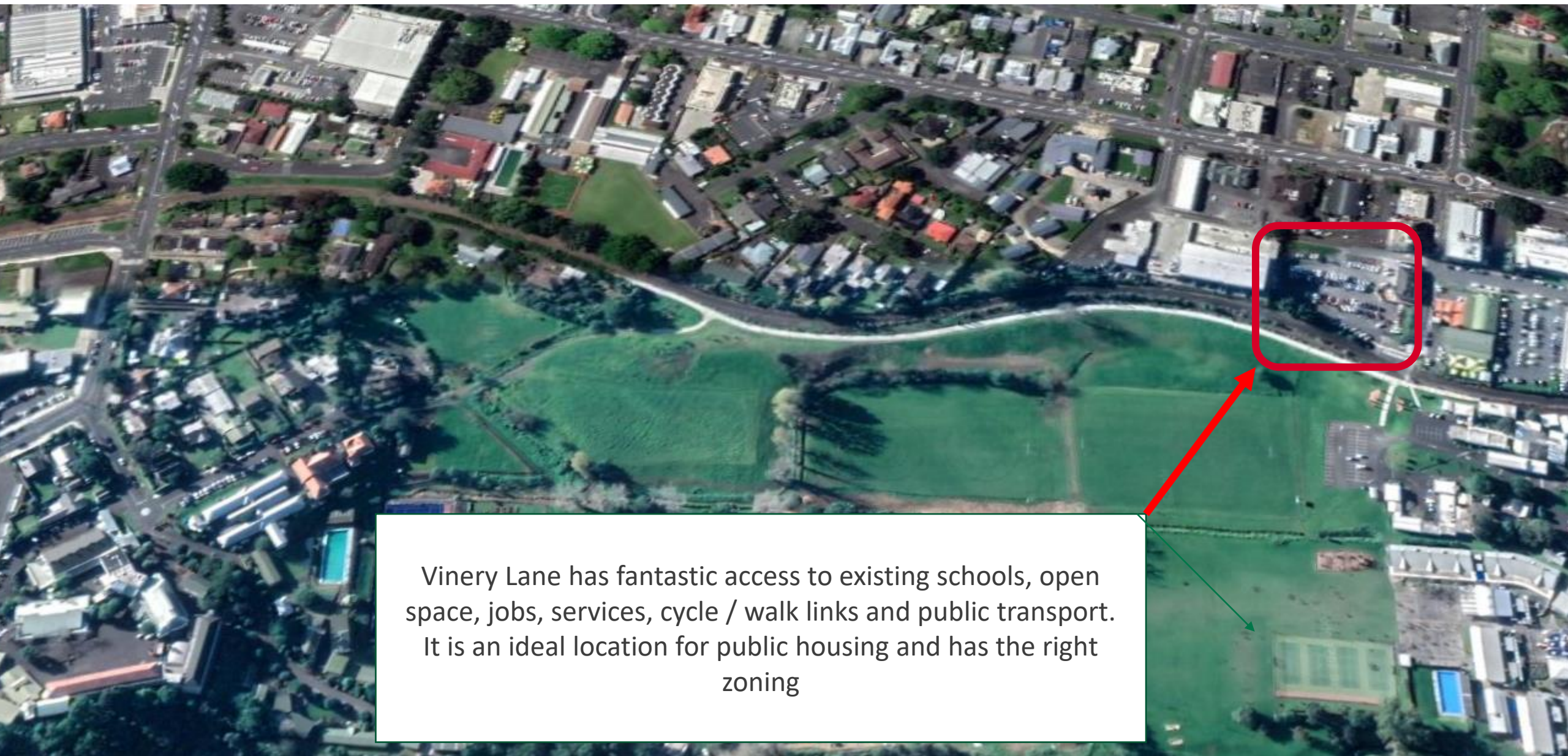
Apartments can use 10-30% less energy and reduce carbon dioxide emissions/person by 20-40% compared to detached houses.



Health benefits

Encourages active transport options such as biking and walking.

Larger buildings are easier to heat.



Vinery Lane has fantastic access to existing schools, open space, jobs, services, cycle / walk links and public transport. It is an ideal location for public housing and has the right zoning

Urban Design and Development at Kāinga Ora

Sue Evans
Director Urban Design



urban design is about how people use the buildings; how they move around them and how they use the spaces between them

if **architecture** is the buildings; **landscape** is the outdoor spaces; **transport** is the movement, and **planning** is the rules; think of

urban design is the combination of these things; it influences, and is influenced by, the physical, social, environmental, and economics to foster community wellbeing.

urban design is knowing how to design and enable positive, appropriate, future-focussed well-functioning urban environments.

Bader McKenzie,
Public Housing in Mangere



Some of our recent developments

Galway St, Onehunga

Seventy-one homes.
Completed in June 2020



Some of our recent developments

Banff Ave, Epsom

Twenty-five homes.
Completed in March 2021



Some of our recent developments

Brookfield Ave, Onehunga

Sixteen homes. Completed in
December 2020



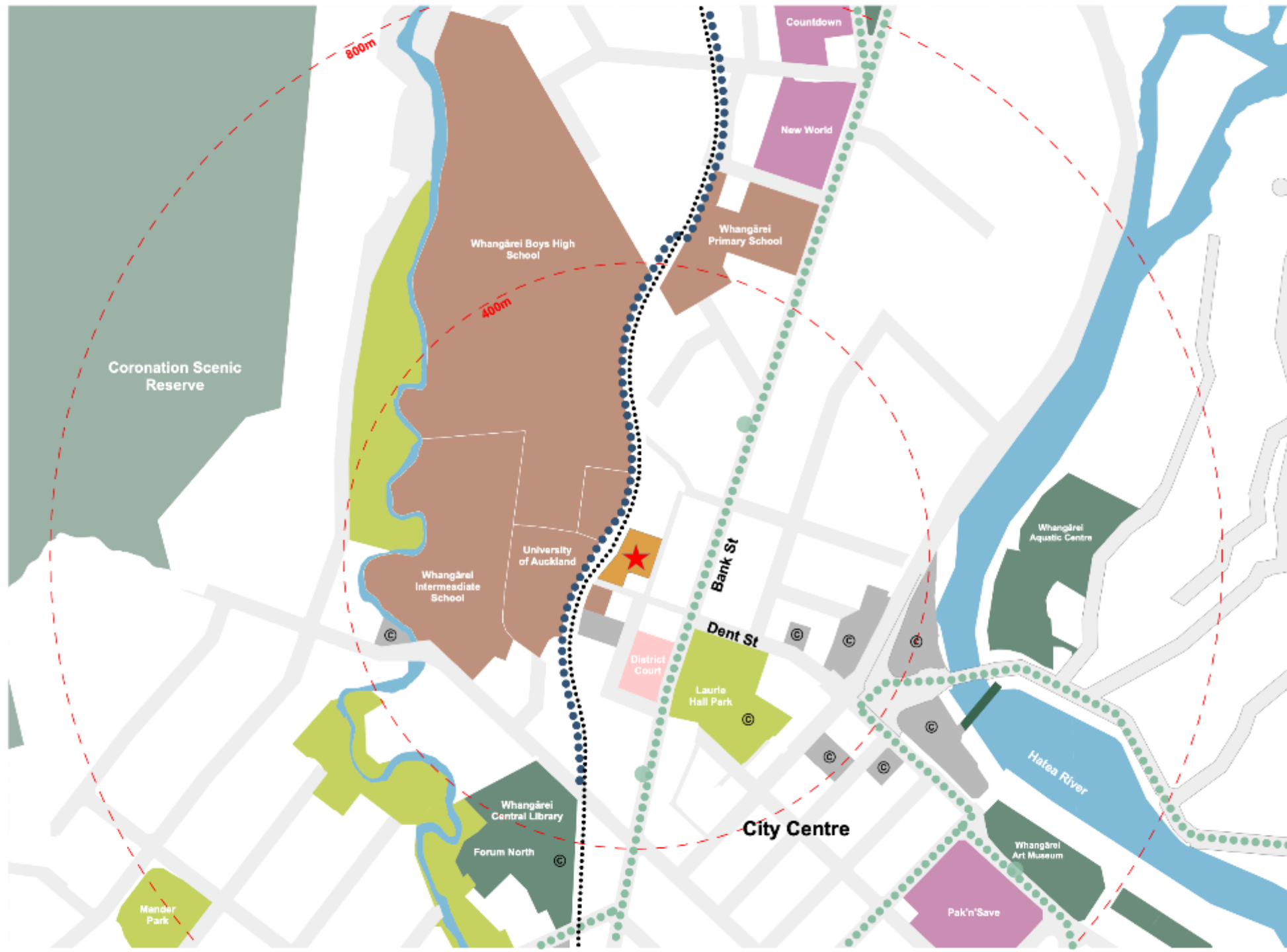
Some of our work in progress

Highbury Triangle, Avondale

236 homes. Construction starts soon.



Vinery Lane Car Park Context



Legend

- Development Site**
 - Proposed Development Site
Zone: Mixed Use
- Amenity**
 - Whangārei District Court
 - Shops / Retail
 - School
 - Community
 - Greenspace
 - Public Car Parks
- Mobility**
 - Pedestrian shed + 500m (6min walk)
 - Cycleway Network
 - Bus Network
 - Bus Stop
 - Trainline & Station
 - Road
 - Motorway
 - Arterial Road
 - Primary Collector Road

An aerial photograph of a suburban neighborhood. In the upper left, there is a large green sports field with a baseball diamond and several tennis courts. The rest of the area is filled with residential houses, many with swimming pools, and some larger commercial or industrial buildings. A river flows along the right side of the image, with a marina containing many sailboats in the lower right. A specific building, which appears to be a school or community center, is circled in orange. A label 'Vinery Lane' is placed next to this building.

Vinery Lane



Vinery Lane Car Park Site Conditions



Existing

- 99 existing car parks
- 12 car parks undercroft neighbouring building
- No footpath on car park side of Vinery Lane
- Narrow footpath on Mansfield Terrace
- Railway crossing at end of Vinery Lane - connects to pedestrian / cycle path

Opportunities

- Strengthen Vinery Lane frontage
- Possible pedestrian & cycle connection through Vinery Lane
- Good views to the east & west
- Improve CPTED on both Vinery Lane & Mansfield Terrace

Constraints

- Site within a bowl topography
- Partly overshadowed by northern neighbour
- Two possible vehicle entries



Vinery Lane Car Park Site Conditions



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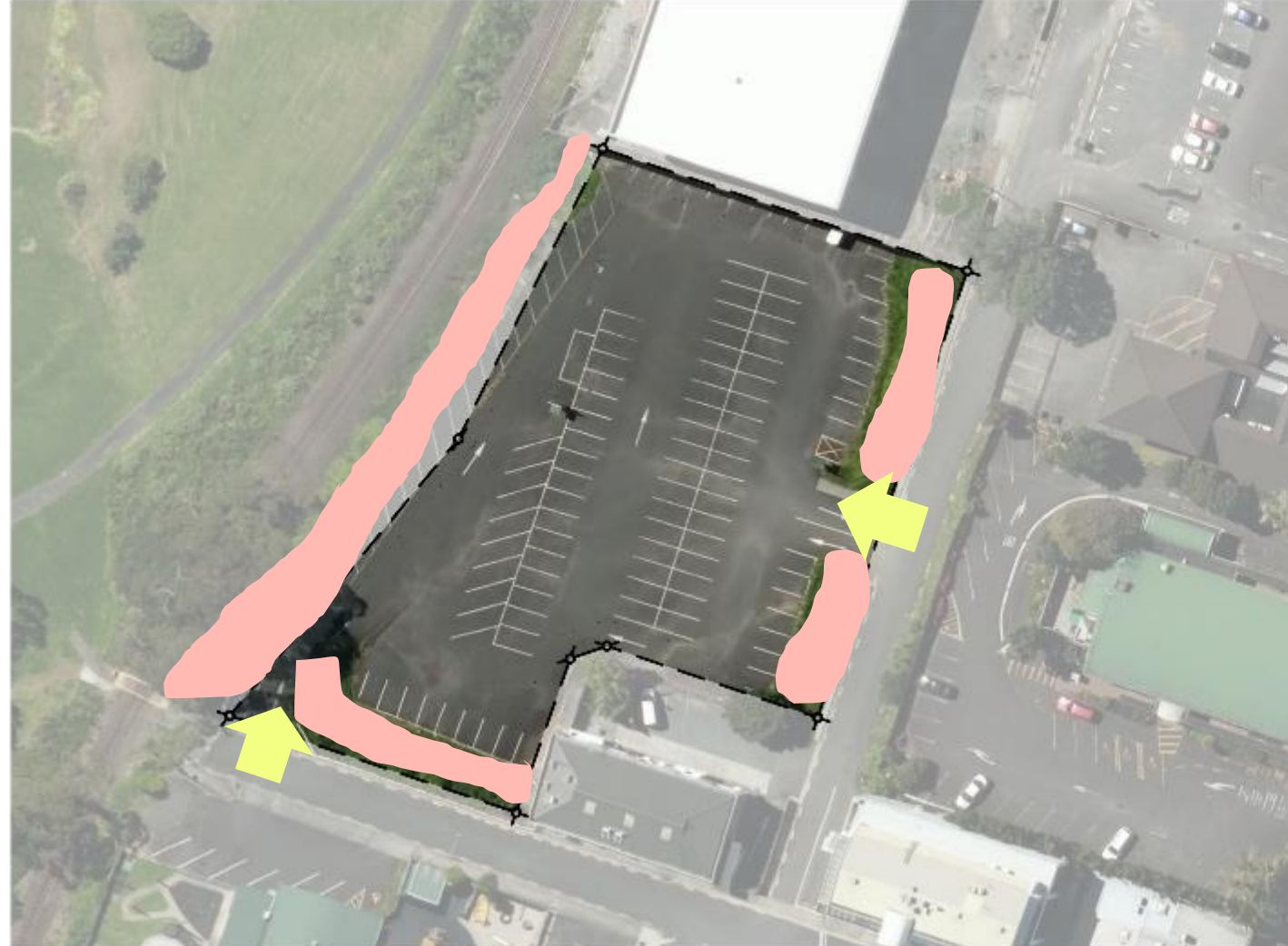
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Vinery Lane Car Park Site Photos



Vinery Lane - Mansfield Terrace Corner



Mansfield Terrace Edge facing the Carpark



New Railway Crossing



Vinery Lane Edge from Street



We are seeking the meeting's endorsement to
move forward in partnership

Whangārei District Council presentation

Jeff Murray

Regional Director, Northland

Jeff.Murray@kaingaora.govt.nz

Sue Evans

Director Urban Design

Sue.evans@kaingaora.govt.nz

