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FUTURE PROOFING WHANGANUI DISTRICT COUNCIL'S OLDER PERSONS' HOUSING PORTFOLIO

Whanganui District Council
Older Persons' Housing



Prepared for
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Confidential to Whanganui District Council

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1. INSTRUCTIONS

1.1 Background

1.1.1 Whanganui District Council (WDC) owns a portfolio of 16 complexes to provide housing for older people who have low to moderate financial means and can live independently. There is a total of 275 units across the portfolio consisting of 234 single units (including 3 accessible units), and 41 double units.

1.1.2 As outlined in Whanganui District Council's Older Person's Council Housing Policy of June 2021, the objectives of providing the older persons' community housing are:

- To provide housing to a standard that is suitable to meet the needs of older residents of low to moderate financial means that are able to live independently;
- To charge rental rates that are affordable;
- To ensure tenant's rights to quiet enjoyment are maintained;
- To ensure the well-being needs of the tenants are supported as far as practicable; and
- To contribute to Council's climate change mitigation efforts and incorporate environmentally sustainable practices.

1.1.3 The goal of this service is to provide and maintain a network of housing for older residents, in a manner that promotes their health, safety and well-being.

1.2 Project Scope

1.2.1 Turley & Co was engaged in accordance with the 13 June 2022 written instructions by Jasmine Hessell of Whanganui District Council (WDC), for the purpose of delivering a review of WDC's current older persons' housing portfolio including advice regarding future older persons' housing demand and recommendations for future proofing of its housing portfolio.

1.2.2 In summary, Whanganui District Council require an investigation into how many new older persons' houses they need to meet future demand, and how they can provide for this demand from their current housing sites.

1.2.3 *Appendix 1* contains the agreed project scope and planner by Turley & Co.

1.2.4 The Request for Proposal by WDC further outlines the project scope.

1.2.5 Our research and recommendations are in line with:

- Whanganui District Council's Property Portfolio Investment Plan 2018-2028
- Whanganui District Council's Housing Strategy Report of 2019
- Whanganui District Council's Older Person's Council Housing Policy of June 2021
- Whanganui District Council's Strategic Housing Investment Plan (SHIP) 2021-2031

1.2.6 Our work scope exclusions under the appended agreed project scope are:

- Properties valuation (RV reliance for project delivery purposes)
- Rent valuations
- Council community housing policy settings (tenancy, holistic, rent policy, etc)
- Measurement of units/ housing not required (adopt client supplied unit areas and floor plans)

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- Full inspection of 1-2 example units only per property/ complex
- Condition of built property formal survey excluded (condition of flats and maintenance costs and budget informed by Council)
- Infometrics or other provider information supply

1.3 Report Reliance and Use

1.3.1 **This report supersedes our DRAFT report issued 25 November further to client feedback in accordance with agreed instructions.**

1.3.2 The parties authorised to hold and rely upon this report, including property and other information contained herein; are strictly limited to the following party: Whanganui District Council.

1.3.3 No other party may hold or rely on this report or parts thereof.

1.3.4 This report in whole or part may not be circulated to or held by others without permission in writing by a company director of Turley & Co Ltd (TCL).

1.4 Other Uses Prohibition

1.4.1 Information herein is unintended and unsuitable for use/ reliance for other purposes.

1.5 Information Reliance

1.5.1 The findings of this report have been prepared following review and analysis of a range of supporting information provided by Whanganui District Council and various external sources including LINZ.

1.5.2 Information sources and documentation utilised and relied upon include, but are not limited to:

(1) Record of Title particulars memorialised by Land Information New Zealand.
(2) Resource Management classifications and controls as stated within the District Plan of the governing Territorial Local Authority.
(3) Council staff enquiry and conversations.
(4) Other information provided by Whanganui District Council and its advisors including:
    (a) Whanganui Strategic Housing Investment Plan 2021-2031
    (b) Housing brochure 8 June 2021
    (c) Housing Strategy 2019
    (d) Future Options for the Pensioner Housing Activity November 2016
    (e) Pensioner housing occupancy statistics
    (f) WDC Older Persons' Council Housing Policy
    (g) Whanganui Social Housing Massey paper 2016
    (h) Walter Nash Place documents/ reports
    (i) WDC housing images-locations-directions
    (j) Repair & maintenance costs schedule 2019-2022
    (k) WDC 16 properties' LIMs gained by Turley & Co

1.5.3 Some of the abovementioned information is appended. Readers of this report should hold and review separately provided items mentioned above and referenced in this report.

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1.5.4 We have relied upon Whanganui District Council confirmation that it has accurately and fully disclosed to Turley & Co all known physical, legal and tenancy status matters, property information and background considerations, legal or other advisory for the subject property, known property faults or latent property risks.

1.5.5 We have made reasonable enquiries and undertaken good depth property discovery, however we could not obtain all requested or required information. Refer to the stated herein limitations.

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2. EXECUTIVE SUMMARY

2.1.1 Turley & Co have undertaken a review of Whanganui District Council's older persons' housing portfolio, including physical inspections of a sample of units from each complex, and property records such as LIM reports and records of title review and consideration. The purpose of this review is to identify shortcomings in the current portfolio and provide options for futureproofing the portfolio including projecting likely future demand and advising on a coinciding development plan utilising the existing properties.

2.2 Demand for Whanganui Council Older Persons Housing

2.2.1 Whanganui is expected to continue experiencing a growing, ageing and diversifying population. By 2050, the total population is expected to increase by 7% to 51,900, with the population of people aged 65 years and older expected to increase from 21.5% currently, to ~30% by 2048; and factors such as technology, health-science and the environment (i.e., climate change), will continue to influence the way we live.

2.2.2 Much like the rest of New Zealand, Whanganui in recent years has experienced a shortage of housing, especially social housing. As the population grows and ages, the community's need for affordable housing will increase, particularly for older persons of lower financial means.

2.2.3 Whanganui District Council's desire to future-proof its existing housing portfolio for older persons will require high regard to the foregoing factors. Turley & Co analyses indicate the need for Council provided older persons' community housing is likely to grow from 275 units currently, to between 460-470 units by 2050, for Council to continue supplying their current market share. Thus, an additional ~184-194 units will likely be required by 2050.

2.3 Existing Portfolio Housing Stock Qualities and Shortcomings

2.3.1 The 16 complexes that make up the current WDC older persons' housing portfolio were built between 1946 and 1988. At an average economic lifespan of 50 years, the majority of the units are approaching or past their economic life. Many of the units are dated, cold and damp (and have water ingress issues), many have steps and trip/ slip hazards unsuitable for older persons, and a majority of the complexes require full roof replacements as well as other overdue maintenance items and will require extensive capital expenditure to bring the existing units up to modern standards.

2.3.2 However, as rental rates are limited to a percentage of the pension income (currently 24% for a couple and 29% for a single person), and only the low income generated is returned to the portfolio, this results in limited funds able to be applied to maintenance and capital expenditure.

2.3.3 Based on our analysis, from July 2019 to approximately September 2022, ~88% of total income has been spent on maintenance, operating expenses and capital expenditure. Some complexes have required expenditure over and above the rental income they are generating, and Councils do not currently have access to external funding to maintain its portfolio or receive full market rent value for the units as other community housing providers do.

2.3.4 Despite the high costs and low return for WDC, the social value of providing the portfolio is immeasurable. Our interactions with the tenants at inspection, and consultation via surveys with Council officers, Iwi/

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marae representatives, and other community stakeholders show there is widespread support for the older persons' housing portfolio to be owned by WDC. However, many have suggested ideas to improve and advance the portfolio to ensure it is fit for purpose and future proofed.

2.3.5 The table below summarises Turley & Co's key findings and recommendations for the existing complexes:

Complex	Year Built	Land Area (sqm)	No. Units	Pot. No. Units 35% Cover (50m² units)	Current Condition and Location	Avg % Income v Expend (3.25 yrs)	Complex Recommendation	Decision Priority
Garden Court	1982	1,528	11	11	Overall fair condition. Mould. Good location (CBD).	89%	Potentially full redevelopment if neighbouring property/s could be acquired to incorporate. Otherwise, potentially disposal.	A
Captain Laye	1982	1,084	6	8	Overall poor condition. Undulating land. Good location.	109%	Potentially full redevelopment if neighbouring property/s could be acquired. Re-contouring of the site requires investigation. Otherwise, potentially disposal.	A
Rimu Street	1974	910	4	6	Overall poor condition. Black mould. Good location.	86%	Dispose and reinvest sale proceeds into redevelopment of other complexes.	A
Pukatea	1979	1,374	10	10	Overall reasonably good condition, undesirable location.	87%	Dispose and reinvest sale proceeds into redevelopment of other complexes.	A
Walter Nash	1963-1966	8,706	24^	61	Overall average condition. Land subsidence and other issues. Average location.	71%	Staged full redevelopment. Land subsidence remediation investigations required. Could incorporate the neighbouring Collins Street complex.	A
Puriri Street	19581966 & 1971	6,929	24^	49	Overall fair condition. Showing signs of subsidence. Good locality.	66%	Full redevelopment to higher density. Land subsidence remediation investigations required. Otherwise, potentially disposal.	A
Konini/ Parsons Sts	1974	2,711	11	19	Overall average condition. Good location.	89%	Short term: maintain. Mid-term: full redevelopment to higher density.	B
Sandown	1976	3,801	20	27	Overall reasonably good condition and location.	106%	Short term: maintain. Mid-term: full redevelopment to higher density, ideally with neighbouring property if it could be acquired.	B
Rothesay	1978	5,325	28	37	Overall reasonably good condition. Location less desirable.	79%	Short term: maintain. Mid-term: full redevelopment to higher density, ideally with neighbouring property/s if these could be acquired.	B
Eugene Crotty	1984-1987	9,076	41^	64	Overall average to good condition. Average location.	74%	Short term: maintain. Mid-term: full redevelopment to higher density, potentially with neighbouring property/s if these could be acquired.	B

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Complex	Year Built	Land Area (sqm)	No. Units	Pot. No. Units 35% Cover (50m² units)	Current Condition and Location	Avg % Income v Expend (3.25 yrs)	Complex Recommendation	Decision Priority
Kawakawa/ Nixon	1946 & 1988	2,233	12^	16	Overall average to good condition and good location.	68%	Short term: maintain. Mid-term: full redevelopment to higher density.	B
Jack Brotherston	1986	2,169	15	15	Overall average to good condition. Good location.	73%	Short term: maintain. Mid-longer term: full redevelopment to higher density – reassess in say 10 years, ideally with neighbouring property/s if these could be acquired.	B/ C
Collins Street	1977	1,305	10	9	Overall reasonably good condition. Average location.	53%	Short term: maintain. Potentially redevelop in conjunction with Walter Nash. Long term: potentially full redevelopment – reassess in say 10-15 years.	C
Ivan Brown	1976	4,869	14	34	Overall good condition. Location less desirable.	98%	Short term: maintain. Or disposal could also be considered. Longer term: potentially full redevelopment if neighbouring property/s could be acquired to incorporate.	C
Heathdene Court	1977	4,905	25	34	Overall good condition. Location less desirable.	82%	Short term: maintain. Long term: potentially full redevelopment to higher density – reassess in say 10-15 years.	C
Ladysmith	1980	2,698	20	19	Overall good condition and good location.	83%	Short term: maintain. Long term: potentially full redevelopment – reassess in say 10-15 years. Potentially incorporating neighbouring property/s if they could be acquired.	C

^ Walter Nash, Puriri Street and Kawakawa/ Nixon complexes unit numbers include double units and Eugene Crotty includes enable units.

2.3.6 The above existing portfolio comprises 59,623 square metres of land, and the overall floor area to land area density is currently only 19%. There is significant scope for redevelopment to higher density. By increasing density to 35% across the portfolio, an additional 143 units could be accommodated.

2.3.7 The approximately 184-194 additional units required by 2050 could be accommodated on the existing portfolio sites in conjunction with one or possibly two Greenfield developments comprising a total of approximately 40-50 additional units.

2.4 Overarching Key Portfolio Recommendations

2.4.1 The opportunity is to rationalise, consolidate and upgrade WDC's portfolio. The current condition of the complexes and degree of outstanding maintenance required to bring them up to modern and Healthy Home standards would be an expensive short-term fix.

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2.4.2 Our recommendation is that WDC commits to continuing to provide older persons' housing. WDC should further engage with and explore potential partners such as community organisations, Iwi or other registered community housing providers to partner with for a development roll out programme.

2.4.3 Our consultation via survey found that a majority of community organisations and Iwi are already in partnership or willing to partner with WDC for the purpose of providing older persons' housing. Potential beneficial partnerships do not need to be financial and could include those willing to provide wrap-around services and support for the tenants.

2.4.4 We strongly recommend WDC considers creating a joint venture entity with a registered CHP to form their own registered CHP. The joint venture entity could be in partnership with Tūpoho Housing (local Iwi). It could also be only for a portion of the portfolio if desired by WDC (i.e. new developments).

2.4.5 Once the joint venture entity is registered as a CHP, it will be able to will be able to apply for an IRRS contract to charge income related rents for all new tenants while receiving full market rental income through the IRRS shortfall top-up which in turn could be used to help fund further redevelopment (increase the portfolio).

2.4.6 Phase I explores multiple housing model options and ideas. A multi-storey housing model may be suitable for Whanganui CBD/ central locations for sites including possibly Garden Court or Captain Laye in conjunction with their neighbouring sites. The high-density single level design/ model adopted by Palmerston North City Council should be utilised for larger, less central sites.

2.4.7 There are many accessible and sustainable design aspects, as well as modern material and technology aspects that can be incorporated to future-proof the units detailed in section 11.4. Turley & Co recommends WDC engages an architect who specialises in older persons housing and involves Lifemark in the peer review process.

2.4.8 We also recommend that WDC explores partnership with Iwi and together investigates Māori cultural housing model options such as an older persons' housing complex by WDC side-by-side or surrounded by a housing development by Iwi to enable intergenerational living options.

2.4.9 WDC could partner with Kāinga Ora to incorporate older persons' housing into Kāinga Ora social housing developments to enable intergenerational living options for all community members (i.e. within same single or multi-storey building, within same complex, or a side-by-side development).

2.4.10 Turley & Co recommend WDC focus on upgrading the quality of its portfolio and expanding by a projected 184-194 additional units by 2050. Replacing existing buildings as soon as possible would mitigate over-investment in maintenance on already wasting assets.

2.4.11 WDC should consider selling some housing complexes that are of poor quality and location and investing this into the staged redevelopment of some existing sites – addressing deficiencies in housing quality and suitability whilst increasing density.

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2.4.12 Many of the existing sites are of good scale, providing excellent opportunity for redevelopment – refer to table above for individual properties' redevelopment recommendations. Turley & Co have not recommended infill development for any of the existing properties – refer to 9.2 for a detailed pros and cons list for each development option.

2.4.13 The redevelopment process should be a multi-year staged programme to roll out a substantial upgrade and development plan over time. We have provided a flowchart outlining our recommended redevelopment and coinciding tenant relocation process in *Appendix 9*.

2.4.14 As WDC have expressed its desire to ensure minimal disruption and impact on the tenants, we would highly recommend an initial high-density development at a new site (Greenfields). Turley & Co recommends starting with a site already owned by Council which would eliminate any land purchase costs.

2.4.15 The benefits of starting with a new development site are: it will cause the least disruption to tenants, allow an increase the number of units in the portfolio, enable incorporation of modern sustainable design features and improve the quality of housing. The new site can then be used to relocate tenants out of existing complexes to enable redevelopment (vacant possession).

2.4.16 The foregoing report is exceptionally detailed and includes a vast array of additional recommendations that should be considered by Whanganui District Council.

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3. PHASE A | 16 PROPERTIES REVIEW

3.1 Phase A Overview

3.1.1 Phase A is focused on an in-depth review and intensive study by Turley & Co of the 16 existing Whanganui District Council-owned older persons' housing properties. The purpose of this study is to gain familiarity with the properties, which will in turn form the foundation for the remaining phases and will ultimately guide our findings and recommendations.

3.1.2 Turley & Co director Pat Turley roadside inspected the properties on 18 June 2022. Turley & Co associate director Nikki Whelpton inspected the properties including a small sample of units internally on the 8th and 9th August 2022.

3.1.3 Subject property information was collated for 275 units occupying 16 properties/ complexes. Refer to *Appendix 2* for individual property summary reports that encompasses the following items:

(a) Land legal
(b) Land physical
(c) Land services/ utilities
(d) Building parameters
(e) Housing suitability
(f) Land use density
(g) Property S.W.O.T analysis
(h) Land use options analysis
(i) Highest and best use

3.1.4 Turley & Co requested that for its inspection of units WDC select an indicative sample that were representative of the complex. As we only inspected the interiors of a small sample of units, our findings are contingent upon general consistency across the units and there being no major faults or hazards within the uninspected units.

3.2 Subject Properties' Summaries

3.2.1 We have considered the 16 properties individually and classified them into three groups reflecting the overall status of each property. This enables us to make strategies and recommendations later, including prioritisation.

3.2.2 The properties we believe are overall presently good/ suitable complexes:

Complex	Comment
Ivan Brown, Whanganui East	Overall good: o Good to very good condition, utility and presentation o No major faults or suitability issues – draught from skylights, ranch sliders scheduled to be replaced (end of life) o Limited shops/ amenities ~1.2km away and the nearest bus stop is a 5-mintue walk.

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Complex	Comment
Heathdene Court, Aramaho	Overall good: o Good utility, condition and presentation o No major faults or suitability issues – slight cracking in foundations o Tenant feedback to consider – narrow steps up to units o Average locality near industrial area - shops/ amenities ~400m away and a bus stop nearby
Ladysmith, Whanganui East	Overall good: o Good utility, condition and reasonably good presentation o No major faults or suitability issues o Good locality – bus stop outside and 7-minute walk to amenities
Rothesay, Aramaho	Overall reasonably good: o Good utility, condition and presentation o Requires roof replacements and water ingress issues o Average locality - shops/ amenities ~1.5 kms away and there is a bus stop nearby
Collins Street, Gonville	Overall reasonably good: o Good utility, condition and presentation o No major faults or suitability issues – water ingress issues (windows/ doors) o Average neighbourhood – shops/ amenities within ~1km and the nearest bus stop is a 4-mintue walk.
Sandown, Gonville	Overall reasonably good: o Reasonably good utility, condition and presentation o Requires roof replacements and water ingress issues o Good locality – amenities close by and bus stop outside the property

3.2.3 The properties we believe are overall presently of average suitability:

Complex	Overall Comment
Nixon-Kawakawa, Whanganui East	Overall average: o Good condition, average utility and presentation – large steps up to units o Requires roof replacements and water ingress issues and other maintenance items o Good locality – bus stop outside and 7-minute walk to amenities
Eugene Crotty, Gonville	Overall average: o Good utility, average condition and average presentation – very dated o Requires roof replacements and 10 other maintenance items identified at inspection o Fair to average neighbourhood, limited amenities close by – bus stop outside
Pukatea, Whanganui East	Overall average: o Good utility, condition and reasonably good presentation o Requires roof replacements – no other major faults or suitability issues o Fair neighbourhood and locality with no shops/ amenities close by – bus stop outside
Jack Brotherston, Gonville	Overall average: o Average to good utility, condition and presentation o Requires roof replacements and other maintenance items identified at inspection o Average neighbourhood and good locality – bus stop nearby and 2-minute walk to amenities
Konini Parsons, Tawhero	Overall average: o Average utility, condition and presentation – very dated o Requires roof replacements and 11 other maintenance items identified at inspection including mould and water ingress issues o Good locality – bus stop nearby and 2-minute walk to amenities

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3.2.4 The properties we believe are overall presently the least suitable complexes:

Complex	Overall Comment
Walter Nash, Gonville	Overall fair: o Good utility, average condition and presentation o Significant subsidence of land o Water ingress issues and other issues o Average neighbourhood – bus stop nearby and 2-minute walk to amenities
Garden Court, CBD	Overall fair: o Good utility, fair condition and presentation o Requires issues/ faults identified at inspection including mould and water ingress issues o Good locality – CBD location 5-minute walk to amenities
Puriri St (cnr York St), Gonville	Overall fair: o Average utility, fair condition and presentation – very dated and smaller spaces o Showing signs of land subsidence and other maintenance items identified at inspection including poor paint condition o Good locality – bus stop nearby and 2-minute walk to amenities
Captain Laye, CBD	Overall poor: o Average utility, fair condition and presentation – very dated and smaller spaces – undulating land not conducive to elderly residents moving around the complex o Requires roof replacements and other maintenance items identified at inspection including uneven paving and water ingress issues o Good locality – CBD location 2-minute walk to amenities and bus stop nearby
Rimu St, Gonville	Overall poor: o Average utility, poor condition and presentation – very dated and smaller spaces o Poor aspect, orientation, light and privacy o Requires issues/ faults identified at inspection including black mould, water ingress issues o Average neighbourhood – bus stop nearby and 2-minute walk to amenities

The WDC provided Social Housing Massey Paper of 2016 [1] states that: *"for complexes located in areas considered safe and desirable, such as near the central city and Tawhero, the occupancy rate has been consistently high. However, complexes where occupancy is typically low are found in Aramoho, particularly Rothesay, Ivan Brown, and Puriri Street (see Table 2). These complexes are unpopular and difficult to house people in, with almost all participants citing the locations as unsafe and thus unsuitable for older tenants"*.

3.2.5 The writers are from outside the Whanganui district; therefore, we are not intimately familiar with suburb peculiarities. Our location judgements are based on our site visits, stakeholder feedback and other WDC provided resources.

3.2.6 The Whanganui Council owned older persons' housing complexes were mainly constructed in the 1970s and 1980s, thus the complexes are now approximately 40-50 years old and well through the typical expected lifespan for a residential dwelling (~50 years assuming regular repair, maintenance and upgrades are undertaken to preserve the dwelling).

3.2.7 There is a significant amount of deferred maintenance and upgrades required at most of the complexes. The units don't meet modern expectations and due to the age of the units, maintenance demands and costs are increasing making it harder and more expensive to maintain and meet modern standards and legislative requirements. It doesn't make economic sense to expend significant capital expenditure into retrofitting the units that are coming to the end of their useful life.

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3.2.8 The maintenance upgrades deferment would not be unique to WDC and is understandable, especially whilst reviewing the best decision going forward.

3.3 Assessed Characteristics

3.3.1 The following positive characteristics were commonly assessed throughout the properties:

- Mostly good neighborhoods and localities close to bus stops and/ or amenities.
- Mostly good aspect, outlook, orientation and light
- Mostly good grounds/ landscaping presentation and upkeep

3.3.2 The following negative characteristics were commonly assessed throughout the properties:

- Water ingress issues (windows and doors at end of life).
- 8 complexes require roof replacements.
- Interior and exterior re-painting required for many of the complexes.
- Heating, cooling and ventilation issues.
- Average age about approximately 40-50 years – close to end of economic life.
- Most of the units have steps up for access – not suitable for those with mobility issues and are a general trip/ slip hazard.
- Excess open land areas – whilst this gives space between buildings, is excessively underutilised land.
- Minimal outdoor beautification and landscaping.
- Minimal outdoor lighting and security measures.
- Lack of car parking.

3.3.3 Overall, it is evident that the complexes are coming to the end of their useful lives and require major ongoing investment to keep the properties tenantable. Many of the properties have outstanding issues that are directly affecting the tenant/s health, wellbeing, comfortability, and useability, therefore conflicting with WDC's objectives for providing the portfolio.

3.3.4 Some of the properties have significant issues that will require considerable investment to remedy (i.e., land subsidence), some also require roof replacements and other outstanding capital expenditure items in the near future.

3.4 Other Considerations

Healthy Homes Standards

3.4.1 We have been unable to obtain information regarding which units at which complexes meet the Healthy Homes Standards.

3.4.2 Whanganui District Council has advised that *"Healthy Homes Standards will be met by 1 July 2024 as per Government legislation. We are at 98% compliance with Healthy Homes Standards. Please note there is some maintenance work to do to meet the additional HHS being Weather-tightness and Draught-stopping, and I have projects in the 22/23 budgets to address this where it has been identified non-compliance in some units."*

3.4.3 It has recently been reported that the Healthy Home Standards deadline for private landlords to meet Healthy Homes Standards has been extended to 1 July 2025 [2].

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3.4.4 For WDC, this will allow more time to decide whether non-complying units are worth bringing up to standard or whether the money is better spent on redevelopment.

3.4.5 A consideration would be that if extended time is taken to meet HHS, WDC could get pushback from tenants and the wider community regarding non-compliant homes (especially those that have water ingress issues that could potentially cause health and wellbeing issues for residing tenants).

Complexes' Vacancy History

3.4.6 The below table was extracted from the Investigation into Housing Needs of Socially Vulnerable and Older Whanganui Residents report of 2016 [1]:

Table 2: Vacancy Rate of WDC Pensioner Housing

Complex	Units	Vacant	% Vacancy
Captain Laye	6	0.23	4%
Collins Street	10	0.33	3%
Eugene Crotty	41	1.73	4%
Garden Court	11	0.52	5%
Heathdene Court	25	2.42	10%
Ivan Browne Villas	14	1.21	9%
Jack Brotherston	15	1.85	12%
Kawakawa / Nixon	12	1.44	12%
Ladysmith Flats	20	0.58	3%
Parsons / Konini	11	0.27	2%
Pukatea	10	4.46	45%
Puriri Street Flats	24	5.02	21%
Rimu Street Flats	4	1.02	26%
Rothesay	28	6.88	25%
Sandown Flats	20	0.44	2%
Walter Nash	24	1.92	8%
Totals	275	31	11.27%

The vacancy rate for each WDC pensioner housing complex over the 2007 to 2014 period. While many complexes have few vacancies, there are a high number of empty units in a few complexes (Source: WDC, 2015b).

3.4.7 The above table gives an indication of the least desirable units 2007-2014 at a time of low occupancy rates.

3.4.8 We have considered this data (with caution), as a rough indicator of where higher vacancy rates may occur if demand was reduced. However, due to factors such as unit upgrades and tenant changes since 2014, this is not a reliable indicator.

Economic Considerations

3.4.9 Refer to Phase B section 4.4.4 for further analysis on repair and maintenance costs per complex.

3.4.10 Tenancy performance analysis and examination of relationship between return on investment (ROI) and social value aspects is covered by and overlapping with next phase: *Council community housing portfolio metrics and attributes assessment*.

3.4.11 Refer to *Appendix 2* for individual property summary reports including a detailed SWOT analysis.

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3.5 Properties' Key Findings

3.5.1 Overall, it is evident that the complexes are coming to the end of their useful lives and don't meet modern expectations. Due to the age of the units, maintenance demands and costs are increasing making it harder and more expensive to maintain and meet modern standards and legislative requirements. It doesn't make economic sense to expend significant capital expenditure into retrofitting the units that are coming to the end of their useful life. Refer to Phase B for further portfolio assessments (including economic performance analysis) and portfolio properties options analysis and recommendations.

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4. PHASE B | PORTFOLIO METRICS & ATTRIBUTES ASSESSMENT

4.1 Phase B Overview

4.1.1 Following on from Phase A, Phase B analyses the portfolio's metrics and attributes with the objective of providing an overarching view of the portfolio.

4.1.2 The objective of assessing the portfolio metrics and attributes will allow Turley & Co to identify and report to Whanganui District Council the characteristics of the portfolio both by individual property and as a portfolio. We assess existing and potential land density, economic performance, social value and economic value relationship considerations and identify potential redevelopment options for the portfolio.

4.2 Portfolio Metrics Summary

4.2.1 Whanganui older persons' housing portfolio metrics condensed summary:

Description	No. Single Units	No. Double Units	Age	Land Area (m2)	Floor Area (m2)	Floor m2 to Land m2 Density
Garden Court	11	0	1980 - 1989	1,528	440	29%
Captain Laye	6	0	1980 - 1989	1,084	260	24%
Collins Street	10	0	1970 - 1979	1,305	400	31%
Ivan Brown	↓	-	-	1,300	-	↓
Ivan Brown	14	0	1970-1979	3,569	540	11%
Heathdene Court	25	0	1970 - 1979	4,905	1,120	23%
Ladysmith	20	0	1980 - 1989	2,698	800	30%
Konini/ Parsons Sts	↓	-	1970 - 1979	786	134	17%
Konini/ Parsons Sts	11	0	1970 - 1979	1,925	353	18%
Jack Brotherston	15	0	1980 - 1989	2,169	520	24%
Sandown	20	0	1970 - 1979	3,801	820	22%
Rimu Street	4	0	Mixed/Remod	910	240	26%
Rothesay	28	0	1970 - 1979	5,325	1,150	22%
Pukatea	10	0	1970 - 1979	1,374	390	28%
Eugene Crotty	41	0	1980 - 1989	9,076	1,560	17%
Walter Nash Place	3	21	1960 - 1969	8,706	1,055	12%
Puriri Street	12	12	Mixed/Remod	6,929	970	14%
Kawakawa/ Nixon	4	8	Mixed/Remod	2,233	500	22%
Totals	234	41		59,623	11,252	19%
	Total	275	Per unit	217 m2	41 m2	19%

4.2.2 The average floor area for the existing portfolio units is 41 m2. The portfolio total land area is 5.96 hectares with site density across the portfolio at 19% overall.

4.2.3 Refer to *Appendix 3* for a full portfolio summary findings table.

4.2.4 The combined Rating Valuations for the portfolio is $18.24m at September 2019 (significantly outdated and due for reassessment September 2022).

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4.3 Land Use Density Analysis

Existing Density

4.3.1 Refer to the above table, the site density for the portfolio as it stands is 19% overall. Under the Whanganui District Plan, General Residential zoned land has a maximum of 40% site density. This represents a significant underutilisation of the land at many of the complexes and indicates that there is potential to redevelop the sites to maximise density coverage, albeit with consideration to aspect/ topography and access.

Potential Density

4.3.2 The potential density estimates herein were analysed by adopting 35% site cover for each complex and demonstrating density scenarios allowing for 50 m2 units and 41 m2 units (current size average) to be developed.

4.3.3 The below table outlines the potential density per complex using two scenarios:

Description	Land Area (m2)	Usable Site Area* (m2)	Total Floor Area if 35% of Land Area Redeveloped (m2)	Number of 50 m2 Units Potentially Developable (units)	Potential Units Increase (units)	Number of 41 m2 (average) Units Potentially Developable (units)	Potential Units Increase (units)
Garden Court	1,528	1,528	535	11	0	13	2
Captain Laye	1,084	966	379	8	2	9	3
Collins Street	1,305	1,242	457	9	-1	11	1
Ivan Brown	1,300	↓	↓	↓	↓	↓	↓
Ivan Brown	3,569	2,304	1,704	34	20	42	28
Heathdene Court	4,905	4,670	1,717	34	9	42	17
Ladysmith	2,698	2,698	944	19	-1	23	3
Konini/ Parsons	786	↓	↓	↓	↓	↓	↓
Konini/ Parsons	1,925	2,711	949	19	8	23	12
Jack Brotherston	2,169	2,169	759	15	0	19	4
Sandown	3,801	3,547	1,330	27	7	32	12
Rimu Street	910	891	319	6	2	8	4
Rothesay	5,325	4,627	1,864	37	9	45	17
Pukatea	1,374	1,374	481	10	0	12	2
Eugene Crotty	9,076	8,370	3,177	64	23	77	36
Walter Nash Place	8,706	6,684	3,047	61	37	74	50
Puriri Street	6,929	5,676	2,425	49	25	59	35
Kawakawa/ Nixon	2,233	2,233	782	16	4	19	7
Totals	59,623		20,868	417	143	509	234
	217m2		35%		52%		85%

* Usable site excludes areas such as streambeds and stream corridor, areas with protected trees, shared Right of Ways and access legs, and building line restriction areas.

There are services easements on some complex titles that would affect redevelopment. This has not been reflected in the above.

There are also some encroachments on some complexes that may need to be considered for redevelopment.

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4.3.4 There is potential for WDC to intensify development at most complex sites, although we believe that it would be very challenging to add additional units by infill due to the position and layout of the current units at all complexes. Therefore, adding additional units would need to be by full or partial redevelopment.

4.3.5 Some complexes only have minor potential unit increases (Rimu St and Captain Laye), whereas some of the bigger complexes (Eugene Crotty, Walter Nash and Puriri/ York complexes), could accommodate a significantly greater number of units. The Ivan Brown complex has a large area that is affected by a stream and its corridor, plus a protected tree affecting the usable site area (and development potential).

4.3.6 Turley & Co analyses indicates the need for **Council provided older persons' community housing is likely to grow from 275 units currently, to between 460-470 units by 2050**, if Council desire to continue supplying their current market share of the population who rely on their housing. Refer to Phase F.

4.3.7 If all existing complexes were redeveloped to 35% site cover with the current complexes' average unit size of 41 m2, **this would enable a potential of 509 units compared to the existing 275** – an additional 234 units if all existing sites were fully redeveloped.

4.3.8 If all existing complexes were redeveloped to 35% site cover with 50m2 units, **this would enable a potential of 417 units total compared to the existing 275 units** – an additional 142 units if all existing sites were fully redeveloped. This would not meet the housing required to meet demand projected by 2050. WDC could be approximately 43-53 units short assuming all other influencing factors.

4.3.9 We would recommend ~50m2 units which would allow better maneuverability and useability for tenants. The current average size of units is quite small compared to more modern older persons housing being developed in the market (refer to Phase I). Some of the existing units have very small spaces including bedrooms that could only fit a single bed, kitchens with fridge cavities that do not fit a full-sized refrigerator and tight bathroom spaces.

4.3.10 Refer to *Appendix 4* for a full potential density table.

4.4 Economic Performance Analysis

4.4.1 Turley & Co analysed the WDC provided repair and maintenance costs for the portfolio for the period July 2019 to approximately September 2022.

4.4.2 The purpose of this analysis is to understand the economic performance of the portfolio by comparing costs versus income both as a portfolio and for each individual complex.

4.4.3 WDC prioritises the social aspect of providing the portfolio over the economic return, however it is necessary to consider this equation when contemplating the future of the portfolio.

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4.4.4 The table below summarises total operating and capital expenditure by complex from July 2019 to approximately September 2022 and considers this against the rental income generated:

Complex	Total Expend Jul-19 - Sep 22	% of Expend Total	Total Units	Ave. Expend Per Year (3.25 yrs)	Ave. Per Year Per Unit	Rent income per year	% of income spent
General*	$525,916	9%	275	$161,820	$588	-	-
Collins St	$117,424	2%	10	$36,130	$3,613	$68,094	53%
Garden Court	$216,941	4%	11	$66,751	$6,068	$74,903	89%
Captain Laye	$144,730	3%	6	$44,532	$7,422	$40,856	109%
Heathdene	$453,671	8%	25	$139,591	$5,584	$170,235	82%
Ladysmith	$369,044	7%	20	$113,552	$5,678	$136,188	83%
Ivan Brown	$303,364	5%	14	$93,343	$6,667	$95,332	98%
Kawakawa St	$213,861	4%	12	$65,803	$5,484	$97,450	68%
Konini / Parsons St	$217,207	4%	11	$66,833	$6,076	$74,903	89%
Puriri St	$400,443	7%	24	$123,213	$5,134	$187,032	66%
Jack Brotherston	$242,738	4%	15	$74,689	$4,979	$102,141	73%
Sandown	$470,796	8%	20	$144,860	$7,243	$136,188	106%
Rimu St (incl house)	$76,050	1%	4	$23,400	$5,850	$27,238	86%
Rothesay	$492,079	9%	28	$151,409	$5,407	$190,663	79%
Pukatea	$193,277	3%	10	$59,470	$5,947	$68,094	87%
Eugene Crotty	$673,312	12%	41	$207,173	$5,053	$279,185	74%
Walter Nash Pl	$473,736	8%	24	$145,765	$6,074	$204,736	71%
Total excl. general	$5,058,673		Avg:	$1,556,515	$5,660	$1,953,239	**88%**
Total incl general	**$5,584,589**		Avg:	**$1,718,335**	$6,248		

*General are for costs spread across the portfolio which includes but is not limited to property management costs.

4.4.5 The above analysis is based on the following assumptions:

- Single unit $135 rent per week (advised current rent)
- Double unit $174 rent per week (advised current rent)
- Occupancy 97% overall (advised currently between 96%-98%)
- Analysis period 3.25 years (July 2019- September 2022)

Findings and Observations

4.4.6 Our findings and observations include:

- On average, **88% of total rent income over the last 3.25 years has been spent on opex and capex over the portfolio** (total expenditure ~$5,585,000 equating to approximately $1,718,000 per year, vs ~$1,953,000 of rental income per year).

- The **portfolio currently has an average expenditure of ~$1,718,000 per annum** including general costs described above. This equates to an average of $6,250 per unit per year. We believe that this is a very high rate and is mainly due to the age and condition of the buildings, as well as efforts to redecorate vacant units and get complexes compliant with the Healthy Homes Standards.

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- Average overall costs breakdown per category:
  - Maintenance: ~$941,000 per year
  - Other controllable: ~$29,000 per year
  - Non-controllable: ~$670,000 per year (includes insurance and rates)
  - Total operating expenditure of ~$1,653,000 per year
  - Total capital expenditure of ~$65,000 per year

- The Captain Laye and Sandown complexes average yearly expenditure for the last 3.25 years has been higher than its income. Ivan Brown is very close at 98%. These three complexes also have the highest expenditure per year per unit.

- Eugene Crotty has the highest total expenditure cost at $673,312 over the 3.25-year period. This is significantly higher than the other complexes, however it does also have the largest number of units. On a per unit basis, it works out to be a similar rate per unit as the other complexes.

4.4.7 Turley & Co are not privy to any debt servicing or other costs possibly incurred by WDC on top of the above costs that were provided by WDC.

4.4.8 Economic life may be defined as "the length of time that an asset is expected to continue to be useful, or how long the asset can be used before repairing it becomes more expensive than replacing it" [1]. We would expect a residential dwelling built in the 1970s to have an average economic life of approximately 50 years assuming regular maintenance.

4.4.9 With the availability of more sustainable and durable materials, we would expect a modern building to endure longer and require less maintenance over time.

4.4.10 Our analysis of recent maintenance and other costs, and the outstanding or future maintenance and capital expenditure required; indicates that much of WDC's portfolio is coming to the end of its economic life.

4.5 Return on Investment and Social Value Relationship

4.5.1 Any entity providing subsidised housing faces a trade-off between economic return on investment (ROI) and social value considerations.

4.5.2 Section 4.4 outlines the relationship between rental income and maintenance and other cost expenses for WDC's properties individually and as a portfolio. Our analysis indicates that ~88% of rental income over the past 3.25 years has been spent on operating and maintaining the properties. As the properties near the end of their useful lives, this we expect will only increase and at an increasing rate as the stock ages.

4.5.3 As the WDC defined purpose of the portfolio is for social reasons over economic reasons, this requires weighting of social values over economic return. The trade-off is that the portfolio must have enough economic value to retain the support of the Council and the community, as well as to keep the properties occupied and maintained to provide a return whilst balancing overarching social value/ benefits.

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4.5.4 We outline the key considerations of the relationship between social and economic values below:

Consideration	Social Impact	Economic Impact
Rent below market level	Vulnerable older people have an affordable living option, protected from becoming homeless or relying on family to house them, and retain enough pay for other living costs and spending in the community.	Council can only spend the income received from rent on the portfolio, resulting in outstanding maintenance and upgrades, potentially requiring extra ratepayers funding or seeking alternative sources of funding i.e. other agencies/ partners.
Council can only spend the income earned from rent back on the portfolio	The consequences of not maintaining complexes affect the tenants (i.e. damp, cold and/ or mouldy homes that do not meet Healthy Homes Standards), resulting in sick, unsatisfied tenants and damaged belongings. Council not living up to promises outlined to the community – to provide "a home that is safe, warm, dry and affordable".	As the properties' condition deteriorates, occupancy levels and future income levels may be impacted, ultimately decreasing economic return.
The attractiveness of the accommodation will decrease; however, the need will most likely increase	The occupiers of the units are some of the most vulnerable members of society being older and of lesser wealth, however many of these people will have worked throughout their lives contributing to society and deserve to feel proud of their accommodation and live in healthy conditions.	Over time the need for subsidised housing for older persons is predicted to increase. The social impact of providing this housing portfolio affects not just the tenants but the well-being of the wider community. The district of Whanganui benefits both socially and economically by providing accommodation options for its vulnerable members of society.
Council can alter eligibility criteria (make it more or less accessible) *	The eligibility requirements can be reduced, for example increasing the amount of assets someone is allowed. This will most likely increase demand and potentially allow more elderly people to become eligible – positive social impact. If eligibility was tightened, for example people above the age of 70 are only able to apply, then this would potentially decrease demand. The social impacts are potentially more elderly people, a group with higher support needs; have less housing options and are in a more vulnerable position. Negative social impact. Note: when taking eligibility criteria into consideration, WDC must consider current demand and supply aspects. Occupancy is already at a very high level and therefore lowering eligibility criteria could cause a larger number of people to be queued on the waiting list for longer periods of time.	Lowering eligibility criteria will potentially mean greater demand and therefore continually full or near full occupancy of units. High occupancy therefore means greater income received by WDC from the units. Positive ROI impact. Tightening eligibility criteria could potentially limit demand. Depending on the degree of change will depend on how the return is impacted. If the tightening of the criteria lowers demand significantly, it could impact occupancy and therefore income received from the units (extreme situation). Note: WDC must be wary of tightening criteria too much at one point in time. The change could significantly affect return on investment, which is essentially WDC's secondary objective of providing older persons' housing. Social value comes first.

* Advising on the older persons' housing policy and settings is excluded from Turley & Co's scope.

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4.5.5 The above table demonstrates how the social impacts and economic impacts cross-pollinate and influence each other. The main goal of WDC is highest social value, however as outlined above, a lack of economic consideration has considerable effects on social value.

4.5.6 A key consideration when analysing the return on investment by WDC is the need for sizeable ongoing maintenance and upgrade costs due to many of the units/ complexes nearing the end of their useful lives. The benefits of investing money into these properties are now very reduced.

4.5.7 Our advisory and recommendations throughout this report for future proofing WDC's older persons' housing take into consideration the economic versus social return equation. The goal is to obtain the highest social return for the least economic detriment.

4.6 Portfolio Properties' Options Analysis

4.6.1 Referring to all foregoing information thus far, we have considered the possible options WDC could consider for development/ redevelopment to future-proof their portfolio.

4.6.2 The main options available include:

- Existing complexes retain, maintain and upgrade over coming years
- Existing complexes' land infill
- Existing complexes' partial redevelopment
- Existing complexes' land full redevelopment
- Existing complexes' neighbouring land acquisition
- New complex/s on Council owned other land
- New complex/s on privately owned other land

4.6.3 The existing portfolio is made up of 59,623 sqm of land (5.96 hectares), with a current floor area to land area density of approximately 19% overall. The maximum density permissible under the District Plan is 40%. As many of the sites are well located, of good proportions and without any detrimental features. This enables WDC the opportunity to partially or fully redevelop some of these existing sites to achieve higher density. Refer to section 4.3 for Turley & Co's analysis of potential density.

4.6.4 WDC also own a significant amount of land across the city which could be utilised for housing older persons via new development or sold with the sales proceeds ringfenced for older persons housing development/s at more desirable locations (substitution).

4.6.5 The above options are considered in detail in Phase G.

4.7 Portfolio Recommendations

4.7.1 The existing portfolio is currently underutilised, and there is scope to redevelop some of the existing sites to achieve higher density. We recommend WDC utilise its existing older persons' housing portfolio land for staged redevelopment to upgrade the housing to modern and fit for purpose older persons' housing that achieves higher land density (utilisation).

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5. PHASE C | DEMOGRAPHIC & HOUSING MARKET RESEARCH

5.1 Phase C Overview

5.1.1 Phase C is focused on obtaining an in-depth understanding of the current Whanganui demographics, economy, and housing picture. We have also analysed future trends and predictions, enabling us to assess how the demographic picture is likely to change in the future, and ultimately; how this will affect the need for housing for those over 65 years old.

5.1.2 Turley & Co collated population, economic and housing metrics from multiple online sources including but not limited to:

- Infometrics
- Statistics NZ
- Kāinga Ora
- Whanganui & Partners

5.1.3 We also personally engaged with Kāinga Ora and Ministry of Social Development (MSD) to gain a deeper and firsthand understanding of the current social housing situation in Whanganui. This included video calls and subsequent email communications.

5.1.4 *Appendix 5* contains full population, economic and housing metrics data collation tables that include data sources and further notes.

5.2 Population Trends & Predictions

Current Demographic Overview

5.2.1 The below table gives an overview of the current Whanganui population demographic make-up using key information gathered by Turley & Co from various sources:

Item	Metric	Date
Population current	48,400	2021
Population by age 0-14 (%)	19.1%	2021
Population by age 15-64 (%)	59.3%	2021
Population by age 65+ (%)	21.5%	2021
Population Māori (%)	28%	2021
Median age	43 years	2018
Number of females	52%	2018
Number of males	48%	2018

5.2.2 Refer to *Appendix 5* for a full data table including data sources.

5.2.3 The 2018 census indicates an average age of 43 years old, compared to the New Zealand average of 37 years old. Whanganui's largest ethnicity populations are European (79%) and Māori (26% 2018 and 28% 2021)* compared to the national average of 17% Māori (2018). Whanganui has a much lower population of other ethnic groups compared to the New Zealand average. Only 12.5% of people living in Whanganui were born overseas, compared to 27.4% of New Zealand as a whole. [3]

* Where a person reported more than one ethnic group, they were counted in each applicable group.

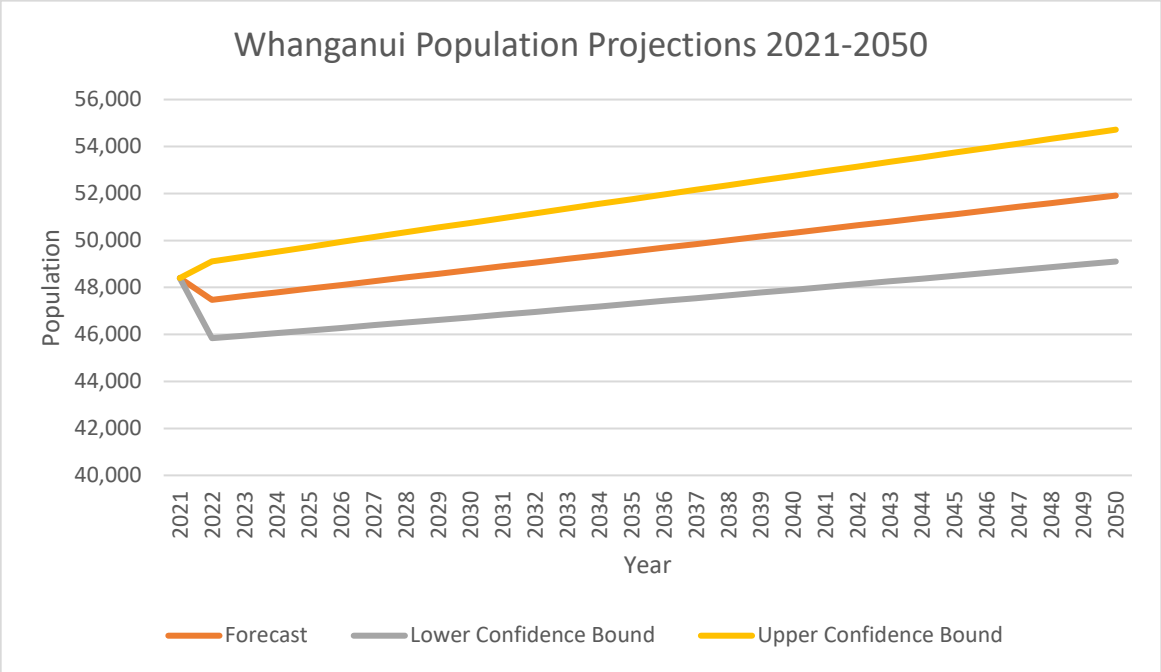
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Trend: Growing Population

5.2.4 The population has increased by an average of 1.3% per year since 2014 – approximately 4,300 people (Statistics NZ Whanganui population data).

5.2.5 Based on Statistics NZ population data, Turley & Co's forecast analysis predicts a Whanganui population increase to approximately 51,910 by 2050; an increase of 7% or 3,510 people (medium scenario). A lower confidence bound indicates 49,100 people, and an upper confidence bound indicates a possibility of 54,720 people: an increase of 13%.

5.2.6 Our medium scenario forecasted growth equates to an average of 0.25% per year to 2050.



5.2.7 The above prediction is in line with:

1. Statistics New Zealand population projections to 2048 predicts an increase of 10% at 0.3% per year from 2018 to 2048 from 46,800 people in 2018 to 51,400 people in 2048. Based on these statistics, this implies a projected population estimate of approximately 51,700 by 2050.

2. Infometrics Manawatu-Whanganui Population Projections Report of July 2020 projects an increase of 13% to approximately 54,700 people by 2053 (medium scenario) – an increase of approximately 0.4% per year [4].

5.2.8 We have adopted our prediction of 51,900 by 2050 for our supply and demand projections (Phase F).

5.2.9 A growing population increases the demand for all types of housing. Refer to Phase F for projections on how a growing population will impact the need for older persons' housing.

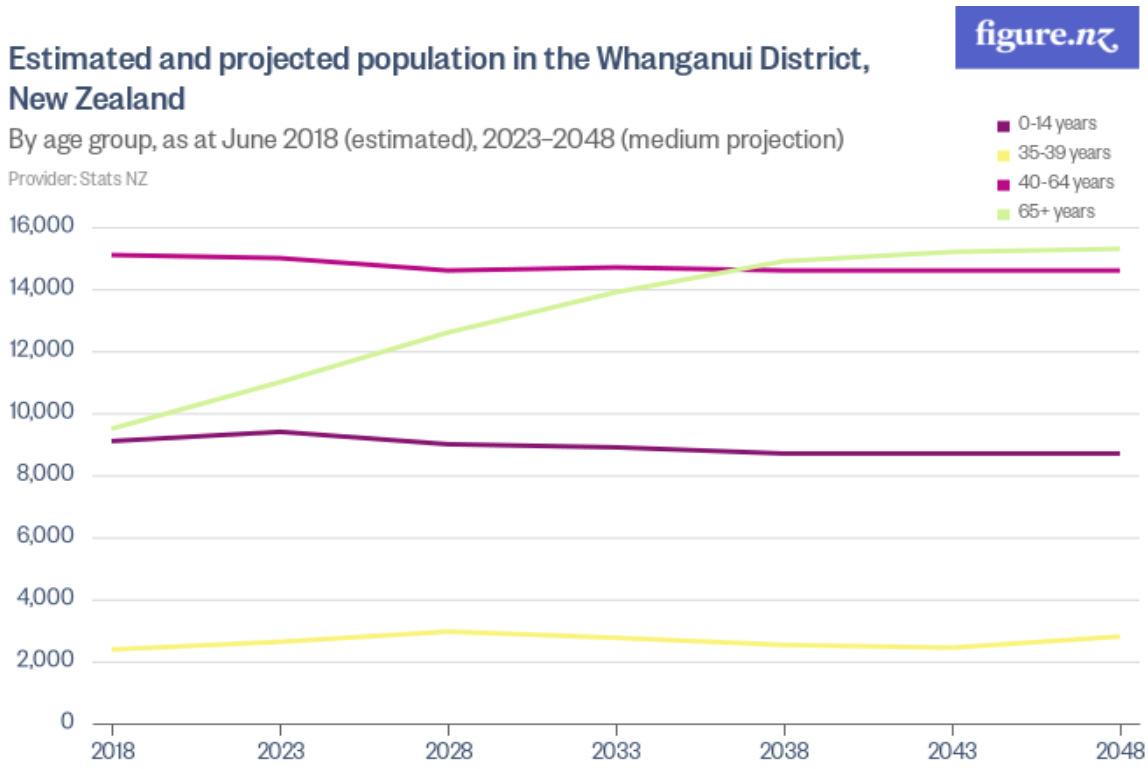
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Trend: Aging Population

5.2.10 Studies have shown that New Zealand has an aging population, and the Whanganui District is no different.

5.2.11 Statistics New Zealand projects that the population of people over 65 years old in Whanganui will increase from 9,500 in 2018 to 15,300 in 2048 – an increase of 61% [5].

5.2.12 The Figure.nz graph below based on data by Statistics New Zealand illustrates the projected increase (65+ year age group being the green trend line):



5.2.13 The graph demonstrates rapid growth occurring between 2018 and approximately 2038 for the 65+ year age group, with the majority of this growth occurring between 2018 and approximately 2038.

5.2.14 Housing implications of an aging population include increased demand for smaller homes (discussed below), and increased periods of time people are staying in their houses. These factors therefore decrease supply to market of housing, especially smaller houses.

5.2.15 The main housing implication of an aging population on the WDC older persons' housing portfolio is increased demand and that people are living longer and therefore needing housing for longer. For WDC, this means that more housing will be required, and the tenants will remain in their units for longer, and the frequency of units becoming vacant will decrease.

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Trend: Smaller Households and Houses

5.2.16 The New Zealand Parliament released a summary of Whanganui households in December 2017. The composition breakdown of private dwellings indicated that 30% of Whanganui households were a One Person Household, compared to 23% for New Zealand overall [6].

5.2.17 Figure.nz's Household Size in the Whanganui District graph based on data from Statistics New Zealand indicates one person households made up 33% of Whanganui households in the 2018 census [7].

5.2.18 The reasons behind an increase in the number of households containing only one person is most likely due to the aging population as discussed above.

5.2.19 The consequences of smaller households on housing are significant as housing less people in each household means more houses are required to accommodate the population. The desire for smaller house sizes is also increased. This typically pushes up demand and therefore values of smaller properties, whereby impacting the prices of larger houses. The need for added supply is necessary to keep these factors balanced.

5.3 Economy Metrics and Trends

5.3.1 The below table gives an overview of the current Whanganui economic make-up using information gathered by Turley & Co from various sources:

Item	Metric	Date
Mean income (through employment)	$54,386	2021
Mean household income	$86,759	2021
GDP (million)	$2,113	2021
Unemployment	5.4%	2021
Consumer confidence (incl Mwtu)	48	Sep-22
Jobseekers (receiving jobseeker benefit)	1,605	Apr-22
Beneficiaries (jobseekers, sole parent, etc)	5,291	Apr-22
Consumer spending 12mo	$636.7m	Sep-22
Non-residential building consents value	$21.4m	Mar-22

5.3.2 Refer to *Appendix 5* for a full data table including data sources.

Trend: Strong Economic Conditions

5.3.3 Whanganui's largest industries are manufacturing ($249m GDP, 11.8% of total GDP), agribusiness ($172m GDP, 8.1% of total GDP), and education and training ($110m GDP, 5.7% of total GDP).

5.3.4 From 2020 to 2021, Whanganui's population increased 1% versus New Zealand 0.6%, GDP increased 1.7% ($2,113m) vs New Zealand down 1.2%, the number of jobs filled is up 1.5% (20,973 jobs) versus New Zealand 0.1%, and mean earnings are up 3.6% in Whanganui.

5.3.5 Strong economic conditions will continue to attract people and investment to the region (including housing and retirement housing).

5.3.6 With a number of economic challenges ahead, the current strong economic conditions may be impacted. We have taken this into consideration for our supply and demand study.

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5.4 Housing Metrics and Trends

5.4.1 The below table gives an overview of the current Whanganui housing make-up using information gathered by Turley & Co from various sources:

Item	Metric	Date
Own v Rent and Public v Private		
Whanganui total housing stock (no.)	19,746	2018
Privately owned housing stock	*19,152*	Jun-22
Public housing providers total stock (no.)	*972*	*Jul 22*
Public housing occupied homes	*594*	*Jun-22*
Kāinga Ora current stock	583	Mar-22
Kāinga Ora vacant stock	19	Mar-22
Kāinga Ora new stock target 21-24	125	May-22
Waitlist for Kāinga Ora homes (Whanganui)	*285*	Jul-22
No. of applicants on the Housing Register	*382*	Jun-22
No. of applicants on the Transfer Register	*45*	Jun-22
Housing Metrics General		
Median residential sale price	$495,000	Sep-22
Home ownership rate	65.8%	2021
Housing affordability index	6.5	2022
Household crowding rate	7.1%	2021
Rental affordability ratio	23.7%	2022
Average weekly rent	$396	Mar-22
Residential consents from Q2-21 to Q1-22	204	Mar-22

Red italics indicates uncertainty or conflicts in the information collected.

5.4.2 Refer to *Appendix 5* for a full data table including data sources.

Trend: Home Ownership and Affordability

5.4.3 At the time of the 2018 census, the ownership of homes in New Zealand is at the lowest point in 70 years. Homeownership peaked in the 1990's at 74% and by 2018 had fallen to 65%, ownership by people over the age of 60 has only fallen slightly compared to a bigger fall seen in ownership by younger people [8].

5.4.4 The below Stats NZ table outlines the change of home ownership in Whanganui for the 3 most recent census surveys:

Tenure of households for occupied private dwellings in Whanganui District, 2006–18 Censuses

	2006 (%)	2013 (%)	2018 (%)
Dwelling owned or partly owned	56.1	51.7	55.2
Dwelling not owned and not held in a family trust	32.2	34.2	32.8
Dwelling held in family trust	11.7	14.1	12.0

5.4.5 The trend displayed above for Whanganui is slightly different from that of New Zealand as a whole (falling home ownership rates), with home ownership remaining relatively static. It has been reported that ownership in places outside main city centres have been slightly higher than New Zealand average ownership rates [9].

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5.4.6 Since the 2018 census there has been a significant shift upward in residential property prices nationwide, however pulling against this was historically low interest rates and decreased loan to value ratio requirements. The Whanganui home ownership rate has now increased to 66%, compared to New Zealand at 65% according to 2021 Infometrics data provided to us from Whanganui & Partners – it is unclear whether this includes dwellings held in a family trust, however assuming it does, this would represent a slight decrease in homeownership 2018-2022.

5.4.7 According to 2021 Infometrics data, the home affordability index for Whanganui was 6.5, which is more favourable than the New Zealand average of 8.8. Despite this, homeownership is still considerably out of reach for many people, especially single and/ or low-income earners, where the increasing cost of rent (due to the increased cost of houses), is the main obstacle to homeownership.

5.4.8 There is also anecdotal evidence that the increasing cost of rent is also seeing an increase in the number of people with limited resources living with friends and family. There are more families living with families causing overcrowding. There has also been a significant increase in people requiring social or emergency housing (refer to 5.4.12 regarding housing register numbers marked increase).

5.4.9 Housing affordability trends are cyclical. We are currently facing increasing interest rates, falling house prices and a tight labour market. However, looking out to 2050, we will likely see ebbs and flows in housing affordability and ownership.

Public vs Private Stock Analysis

5.4.10 Turley & Co has gathered housing information from a variety of sources, including Statistics NZ, the Whanganui Housing Reference Group, Kāinga Ora, Ministry of Social Development and data provided by the housing advisory group (April 2021).

5.4.11 The total number of housing stock in Whanganui was 19,746 according to the 2018 census. Our analysis indicates that public housing total stock accounts for only 0.05% of the total Whanganui housing stock. WDC's existing older persons housing portfolio accounts for 28% of the public housing stock.

5.4.12 According to the MUHD public housing in Central Region Report June 2022, there was 382 applicants on the housing register, with another 45 applicants on the Transfer Register. The waitlist for Kāinga Ora homes in Whanganui was 285 in July 2022 (up from 230 in April 2022 – 24% increase in 3 months).

5.4.13 It is very clear that there is increased demand and a shortage of public housing in Whanganui currently. The current increase in the cost of living (NZ annual inflation to September 2022 is 7.2%) will most likely see further demand for public housing.

5.4.14 For those that qualify for Kāinga Ora housing, they are charged 25% of their income – market rent subsidies cover the remaining 75%. This is slightly lower than the levels charged to WDC older persons' housing tenants (29% currently).

5.4.15 The three Whanganui based kaumatua flats are currently rented out at between $120 and $180 per week for a 1-bedroom unit. Two of the complexes have begun allowing other whanau to occupy (not strictly kaumatua) due to the current housing situation and needs. All of the kaumatua flat complexes have waiting lists and advised Turley & Co that they easily fill any vacancies.

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5.4.16 All three kaumatua flats contacts also advised they have plans to build more kaumatua flats – one is about to apply for Resource Consent – and the other two at this stage appear to be aspirational (not yet begun any planning etc).

5.5 Council Community Housing Portfolio Metrics Comparisons

5.5.1 Refer to Phase B for a WDC Portfolio Metrics Summary.

5.5.2 The below table gives an overview of the current Whanganui District Council older persons' housing portfolio metrics:

Item	Metric	Date
Housing stock rent per week – single unit	$135	Jun-21
Housing stock rent per week – double unit	$174	Jun-21
Housing stock occupancy	96%	Mar-22
Housing stock average floor area	41 m2	2022
Housing stock average land area	317 m2	2022
Housing stock average age	1970s	2022

5.5.3 The above information was mostly sourced from WDC or by Turley & Co via Property Guru.

Observations

5.5.4 Comparing the WDC housing portfolio to the housing metrics, our observations follow:

- Average age of the housing is ~50 years old equating the average economic life of a residential dwelling
- Rent per week is well below market rent, however in line with other Kaumatua housing
- Rent per week is approximately 30% of the single persons pension (~$463 per week after tax)
- Median occupancy rate 2012-2022 is 95%

5.5.5 Refer to Phase F for projected housing needs scenarios analysis.

5.6 Key Findings

5.6.1 Whanganui's total population is projected to increase to approximately 51,910 by 2050; an increase of 7% or 3,510 people (medium scenario), and the population of people over 65 years old from 9,500 in 2018 to 15,300 in 2048 – an increase of 61% [5].

5.6.2 Whanganui's economy has been tracking well and the level of home ownership rates are still good – better than the New Zealand average. The Whanganui population is growing and the proportion of those aged 65+ years is projected to increase exponentially by 2050. More smaller housing will be required to cater for smaller households including older persons. Refer to Phase F for further Whanganui housing supply and demand projections findings and recommendations.

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6. PHASE D | STAKEHOLDERS' VIEWS AND INFORMATION DISCOVERY

6.1 Phase D Overview

6.1.1 This Phase involved consultation with Council community housing stakeholders' to get their views and undertake information discovery.

6.1.2 Turley & Co have undertaken consultation in the form of online surveys. This process allowed Turley & Co to specifically target key stakeholders with personalised group questions to obtain an understanding of stakeholders' current perception of the Whanganui District Council older persons' housing portfolio and how they wish to see it in the future. These views and information gleaned have helped to align Turley & Co recommendations with the aspirations of Council.

6.1.3 Turley & Co staff made their best efforts to reach those involved with older person's housing in Whanganui. The survey response was poor at only ~1% of respondents completing the survey. We sent surveys out to 6 Council officers, 7 Iwi/ marae contacts, and ~150 people in the Positive Aging Group (community other groups involved in the older persons space). We received responses from 16 people.

6.2 Council Officers

6.2.1 Representatives included six Council Officers recommended by our client principal/s within the property group at WDC. We received responses from four of the six Council Officers.

Views & Information Discovery

6.2.2 The respondents of this survey provided the below views and information:

1. Are Council Officers supportive of the existing council-owned housing for older persons' portfolio?

- *Yes - but due to staffing numbers it can be very demanding as we only have one.*
- *Yes.*
- *With my limited knowledge, I believe so.*
- *I've not read the portfolio sorry.*

2. What are the Councils future strategies for the portfolio?

- *To retain its existing portfolio.*
- *Unsure. I am not working regularly (more backup) in this space and only have limited knowledge.*
- *Unsure.*
- *I've not read the portfolio sorry.*

3. What are Council's future strategies of market share for older persons' housing? i.e. increase/ maintain/ decrease portfolio size.

- *I do not know however I understand there is high demand for older persons' housing in Whanganui.*
- *Maintain or increase perhaps not divest.*

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- *Unsure. I only have limited knowledge.*
- *Unsure.*

4. Are ratepayers supportive of Council providing older persons' housing?

- *Yes at the moment.*
- *Unsure from a Council perspective but I know in the community as a private citizen there is definite support.*
- *Unsure.*
- *I believe so.*

5. In what way are Iwi cultural and Māori world views taken into consideration currently, and how will they be incorporated in the future?

- *They aren't at the moment - I do believe making sure there is support for Iwi's cultural needs is necessary and also having the Māori world view would be fantastic incorporating this into our everyday culture.*
- *Council and Property Group in particular, have really embraced the consultation and dual working with Iwi. Consideration is given to Iwi/ Hapu views and the partnership appears to be working well.*
- *Unsure.*
- *I don't know sorry.*

6. Is Council anticipating providing any other types of social housing?

- *I have only heard through a grapevine so am unable to confirm either way.*
- *No, although Government decisions on Social Housing might impact Local Govt. in future and would not be surprised if Councils become responsible for Social Housing.*
- *Yes, but I'm not sure to what extent.*
- *Unsure.*

7. Which complexes are more desirable and why?

- *189 Parsons Street, 30 Tawa Street, 71A Ikitara Road, 67 Puriri Street, 23A-D Rimu Street, 10 Collins Street, 115 Bell Street, 28 Campbell Street, 10 Walter Nash Place. This response does not include maintenance costs for all the above, as being reasonable, as some of them have a higher maintenance cost than others due to the age of the buildings.*
- *I don't know sorry.*
- *Unsure. I only have limited knowledge.*

6.2.3 Turley & Co have considered these views. Refer to Phase A and our executive reports for our analyses for each complex.

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8. Which housing complexes are less desirable and why?

- *Walter Nash complex as the units are sinking.*
- *Talbot Street Whanganui.*
- *77 Talbot and 44 Hinemoa Streets due to location being north end of Whanganui East, too far from shops, town etc. 22 Puriri Street this complex is very high maintenance in terms of occupants and their friends/family and maintenance costs.*
- *Unsure. I am not working regularly (more backup) in this space and only have limited knowledge.*
- *I don't know sorry.*

6.2.4 Turley & Co have considered these views. Refer to Phase A and our executive reports for our analyses for each complex.

6.3 Iwi

6.3.1 Our survey was supplied to seven Iwi representatives and people knowledgeable about local Iwi, of whom only three responded including Tupoho Social Services, Te Ao Hou Marae and a representative of the Putiki kaumatua flats.

Views & Information Discovery

6.3.2 The respondents of this survey provided the below views and information including:

1. What are Iwi's views on the current WDC older persons' housing portfolio?

- *That kaumatua housing is in shorts supply within Whanganui. Where appropriate linked to marae and support services.*
- *That there need for more kaumatua housing, especially centralised.*
- *Not sure which I suspect.*

2. Does Iwi feel their needs are being represented in the portfolio by WDC? How could Council better incorporate Iwi's needs?

- *Tupoho no longer represents the voices of iwi based on recent call that marae / hapu within our area during last Runanga. A hapu centric model needs to be engaged with.*
- *Somewhat, this could be improved through having a joint strategy to meet the needs of our Kaumatua. Council could assist Iwi to build capability and capacity in providing kaumatua housing.*
- *Since the topic of Housing this year has been on the agenda, there appears to be some gaps where Iwi are not informed.*

3. What are Iwi's older persons' housing aspirations, expectations and needs projections for the future?

- *The need for more 1-bedroom facilities integrated to service access and facilities.*

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- *To provide homes, not just housing. To ensure that kaumatua are provided homes that are accessible, safe, warm and affordable that support whanau/ hapu aspirations for their kaumatua to be provided for and be cared for by the whole village/community concept.*
- *Uncertain, but I suspect it comes down to costs. Most think of Kaumatua flats and it's about what they do know.*

6.3.3 Respondents' ambitions align with Councils philosophies to provide warm, dry and affordable housing. They have also identified the need for housing more closely connected to services and facilities.

4. Would Iwi be willing to partner with WDC? If so, how do you see this potential relationship advancing older person's housing in Whanganui?

- *Through a collaboration of marae / hapu led and mandated services such as Te Oranganui.*
- *Currently Iwi have signaled that they are willing to partner with WDC to develop housing within our tribal domain. Iwi have identified by building effective relationships, ensuring Iwi are part of the decision making not just design concepts.*
- *I think the opportunities are realistic and positive and perhaps at Hapu level to Iwi.*

6.3.4 Respondents are supportive of potentially partnering with WDC on housing.

5. Does Iwi have any proposed older persons' housing developments planned?

- *Again not Iwi - Tupoho have housing plans that you are aware of. Te Ao Hou Marae have housing aspirations currently being project managed.*
- *Yes.*
- *From a Hapu perspective yes and the consideration is to look at build more Kaumatua flats.*

6.3.5 Also refer to Phase F section 8.3.5 which discusses planned developments.

6.3.6 Turley & Co attempted to engage further with our WDC appointed iwi contact on numerous occasions however this did not transpire.

6.4 Community Other

6.4.1 Our survey went out to a group of approximately one hundred and fifty people within the Whanganui Positive Ageing Forum. This forum is a group of organisations that have an interest in older people in Whanganui. Respondents included nine organisations from the Whanganui community:

- Age Concern Whanganui
- Community Education Whanganui
- Hakeke Street Community Centre
- Multiple Sclerosis (MS) Whanganui
- National Council of Women New Zealand
- Nothing about us, without us, is for us

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- Pride Whanganui
- Stroke Central New Zealand
- Te Oranganui

Views & Information Discovery

6.4.2 The respondents of this survey provided the below views and information including:

1. What are your organisations views on the current WDC older persons' housing portfolio?

- *Needs some work.*
- *Our organisation is somewhat removed from housing portfolio.*
- *They are satisfactory condition, just. Some with concrete walls builds large amount of condensation running off them when using heaters or cooking etc in colder months. This contributes to poorer health conditions. Some ovens are the older models and could do with an upgrade.*
- *Seems fine as written, how it plays out in the real world is something different entirely. The Criminal Convictions part is interesting… shouldn't there be consideration for this to not even come into play if the conviction is not within the last say 15-20 years?*
- *While some housing is good, there is an under lying social problem with gang related problems and intimidation with some elderly having family move in with them, making elderly neighbours uncomfortable.*
- *As a community we are very fortunate to have the Council housing complexes as a number of Councils have sold them in other communities. With the current hosing crisis and the significant increase in the cost of living and market rentals, it would be beneficial for the Council to look at increasing their portfolio. If the Council are looking at increasing their stock it would be an opportune time to review the layout of the units to include wet area bathrooms.*
- *We wish to see urgent action taken to address the immediacy of available housing for this vulnerable group.*
- *From what I have observed and heard from my older clients, it meets the needs of the older clients who need to use it. The housing is in convenient areas for clients to be able to use the Horizons Bus service.*

6.4.3 The above responses distinguish a variety of views – the general opinion stands out: the portfolio needs attention and there are associated concerns that have been raised.

2. In your organisations view, are tenants satisfied with WDC older persons' housing? What sort of issues have they raised, if any?

- *Things don't get fixed quick enough particularly safety issues. Some of them are very old and need updating. Older people spend lots of time in their homes, and this can often cause depression sitting in a 'home' that is dreary. Communal rubbish collection would be an advantage. Often moved away from their support networks due to availability.*
- *A lack of availability, issues with neighbours.*

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- *As above. Those who are not as mobile as others mostly mention the isolation they feel and look for community/kaumatua friendly activities they can be supported to attend.*
- *We have a few Rainbow Community members that occupy WDC housing, and their biggest concern is not being heard or supported if a complaint is made. They have all had issues with other tenants who do not support their gender identity or sexuality, but no one is willing to complain to Council for fear of nothing being done or from making the situation worse.*
- *Alot are not, they have issues of being cold and unable to afford the use of their heat pumps.*
- *We believe they are as we have alot of engagement with the tenants due to our Wellbeing Contract, with the WDC. The tenants have raised issues with carparking and the gardens. They are very pleased with the change in pets at the complexes.*
- *The location, and the range of tenants occupying these premises, also the severe shortage of them.*
- *Clients who I have visited that are living in the housing are happy with the housing provided, they are happy with the maintenance of the properties and that any maintenance issues they have are rectified quickly. They are happy with the Community feel of the complex's and the support and friendliness that the tenants are able to offer each other. I have not had anyone raise any concerns with me in the 6 months that I have been in this job.*
- *Any social housing provider should have their service provision monitored by an independent body. Currently the legislation says that monitoring is undertaken by HUD but unless it refers to the reporting undertaken by the service providers to HUD; tenants must have a secure system for making comment about service provision.*

6.4.4 The overview from the above is mixed but skewed mostly negative. There are a variety of reasons which include: speed to rectify issues, availability, isolation, neighbours, safety, heating or lack thereof, location etc.

3. What are your organisations older persons' housing aspirations, expectations and needs projects for the future?

- *Going forward there needs to be more older persons housing. I have spoken with several older people who are in Kāinga Ora homes and they feel unsafe all the time. Access to dedicated older persons housing would help alleviate this - this would be achieved by having more of them. The application process needs to be simpler. The requirement for a clean criminal check is dreadful particularly if this conviction is older than 20 years.*
- *Positive connective experiences between neighbours, more housing.*
- *To increase mental wellbeing through increased socialisation and appropriate activities.*
- *To support whanau to live long independent lives*
- *To live independently for a long as they can in an environment that empowers them and brings positivity to their day to day. A sense of belonging and not isolation.*

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- *Older people are extremely lonely, they need to be near shops or good public transport. They like to feel safe in their homes, this means security doors and screens on windows so they can open their window and let fresh air in. Elderly don't want steps, they want bathrooms that will accommodate wheelchairs or walkers. Somewhere outside where they can sit, be it a veranda or a communal seating area. Suitable footpaths wide enough for wheelchairs are needed, some pleasant landscaping to improve their quality of life, all basic needs.*

- *Older people to have access to affordable housing!!!! I believe there will be an increase in the demand for housing due to the number of older people who will require rental accommodation. I believe the housing needs to accommodate the changing health needs of older people - accessible entry, no steps, wet area bathrooms. If the Council is looking at expanding the older person's portfolio then I would suggest the housing would only be available to them and not a social housing model with mixed generations.*

- *That the issue is automatically an ongoing priority, that is foremost in all planning.*

- *As people are living longer, and some with disabilities from Strokes, more rental housing that is affordable and disability friendly will need to be provided.*

- *Older people are home alot and many have hobbies or develop them after the end of their working career. Any housing provision should make provision for their hobbies; attached garages or workshops that can be hired by individuals.*

6.4.5 Turley & Co recommend WDC considers the abovementioned ideas and views. Mental health and disability issues strongly come through (isolation, loneliness and safety concerns).

4. Would your organisation be willing to partner with WDC on the older persons' housing? If so, how do you see this potential relationship advancing older persons' housing in Whanganui?

- *Willing to have a discussion on what this might look like, but yes we would be happy to partner.*

- *Connective experiences with council tenants (sharing garden space to grow kai, bulb or seedling swaps, shared meals) transport to CEW group classes (such as our Socrates Cafe groups), sharing of skills and intergenerational learning eg. Knitting groups, crochet, garden club.*

- *Yes.*

- *Yes, absolutely. We would love to talk about how we could create at least one of the housing communities as Rainbow friendly/inclusive. Specifically putting Rainbow community members together so they can support each other and feel supported.*

- *I think developers need to speak to the elderly themselves and ask them what they would like and need, they are the front line. Architects and developers have the vision but have no idea of these people's daily needs. I would be happy to help.*

- *We are already in partnership with the WDC.*

- *We would be in an excellent position to act as advocates for prospective tenants, and supply innovative ideas as to design and general requirements to make any project appropriately client needs based.*

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- *Unable to provide any financial assistance. Could possibly help with suggestions of what types of requirements a person who has had a Stroke may need in housing.*

6.4.6 The respondents appear to be supportive of WDC older persons' housing and are willing to partner with WDC to provide housing and wrap-around services. Turley & Co recommend following up with the respondents to consider a potential relationship to drive forward older persons' housing in Whanganui.

6.5 Kāinga Ora & Tenant/s

6.5.1 These stakeholders' views and information discovery were flagged as potential options to explore. We have not undertaken a survey for these two stakeholder groups, although we have spoken to some tenants when undertaking property inspections and to representatives from Kāinga Ora regarding other project topics covered within this report.

6.6 Elected Representatives/ Councillors

6.6.1 WDC requested that Turley & Co do not yet engage with elected representatives/ councillors.

6.7 Stakeholder Recommendations

6.7.1 All of the above stakeholder parties have made some good points and shared views that should be considered by WDC.

6.7.2 We recommend WDC continues to engage with stakeholders along the journey to improve and expand the WDC older persons housing portfolio. Partnerships and collaborations are key to best outcomes – refer to Phase H for more on partnering opportunities.

6.7.3 We acknowledge a lot of the above stakeholders are part of various existing housing focus or reference groups. The community organisations involved with older persons and that provide wrap around services could be a good option to use as an independent tenant representative.

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7. PHASE E | WHANGANUI HOUSING HOLISTIC CONSIDERATIONS

7.1 Phase E Overview

7.1.1 This phase outlines overarching holistic considerations analyses and findings, some of which are drawn from the stakeholders' survey responses that form part of Phase D, as well as other additional universal factors/ considerations.

7.2 Stakeholders' Expectations and Aspirations

Tenants and Tenant Representatives

7.2.1 Our scope did not involve consultation with the existing tenants, however at inspection we liaised with a selection of them. It is clear that the existing tenants are extremely appreciative of the subsidised housing by WDC. They did have concerns/ feedback however, mainly focused on things they would like to see resolved, altered or added to their unit. There were some good ideas provided by tenants for making units more older persons user friendly (for example no steps/ stairs, wet floor showers and power plug positioning, etc).

7.2.2 Please refer to individual executive summary reports for each complex regarding the tenant's feedback. It details their aspirations and ideas for older persons' housing.

7.2.3 We collected views and information regarding WDC older persons' housing tenant satisfaction and issues via our survey with "Community Others" during Phase D.

7.2.4 Community organisation representatives who completed our surveys conducted in Phase D were asked about future older persons' housing aspirations, expectations and needs projections. The primary ideas expressed:

- Lack of older persons' housing – the housing crisis is not limited to Whanganui but is NZ wide.
- Older persons' housing needs to be affordable.
- More security measures to provide a greater sense of safety for tenants.
- Positive connective experiences, support and inclusion within the community and its activities – currently tenants feel somewhat isolated and disassociated from family and the wider community.
- Disability friendly housing models required. People are living longer, some with disabilities which need catering for.

Iwi

7.2.5 Iwi cultural considerations including Māori world views is an important aspect WDC officers have identified that needs further consideration and incorporation.

7.2.6 Iwi representatives suggested similar aims in that a potential joint strategy to meet the needs of kaumātua and other elderly people would assist in providing a whole of community approach.

7.2.7 Kaumātua housing aspirations, needs and expectations are mentioned throughout Phase D section 6.3.2.

7.2.8 Our sample of Iwi representatives is very limited and therefore the above expectations and aspirations may not consider and incorporate majority thinking and mindset. Turley & Co endeavoured to contact and gather views and information from a larger group although this was to some extent unsuccessful.

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Wider Community

7.2.9 Wider community older persons' housing expectations and aspirations taken from submissions regarding the Proposed Housing Strategy 2019 [10]. Their feedback included:

- Incorporating suitable outdoor and community spaces (e.g. community halls, meeting rooms, sports venues, gardens, parks etc).
- Care should be taken in design to consider how not to cram in the most units per site. It has associated problems like noise pollution, traffic/ parking congestion which in turn creates an unpleasant living environment and unhappy tenants.
- Building new housing up not out – multi-storeyed houses.
- Consideration of surrounding property activities/ land use/ zoning – E.g. not building new houses next to commercial/ business sites as it creates issues like traffic and noise.
- Council housing should follow the principles of dementia design.
- Council needs to remain the owners of the older persons' housing portfolio.
- New subdivisions need to be planned with more emphasis on sustainability (e.g. planting of meaningful trees and plants. Minimum tree coverage target in Auckland is 30% of land).
- Consider development of existing council-owned buildings into residential use. E.g. earthquake prone buildings, old community halls etc.
- Need smaller row/ unit like homes (e.g. PNCC development) that are easier to heat, build, furnish and maintain.
- Prefab units – historic WDC funded scheme with Council providing the building to put on general public private land with the occupant/ family maintaining it

7.2.10 Refer to Phase D section 6.4.2 for Whanganui community organisation representatives' views and information shared regarding WDC owned older persons' housing.

7.2.11 The respondents of the survey for Phase D were a limited proportion of the wider Whanganui community. Turley & Co endeavored to attract more responses – the survey was released to approximately one hundred and fifty people through our client principal, of which only nine responded (6%).

7.3 Council Provider Importance and 'Market Share'

7.3.1 Whanganui District Council have indicated their desire to continue providing older persons' housing for their community, however there are many factors impacting the extent to which they cater for demand in the future.

WDC Market Share Options

7.3.2 Our supply and demand analysis indicates that future demand for older persons' housing by community providers is likely to increase. If WDC decide to retain full ownership of their portfolio, it has the following options in regard to future market share:

(a) Maintain current supply of 275 units (relying on other providers to increase their supply). This would effectively mean a decrease in market share as supply over time is increased by other providers.

(b) Maintain current market share (28% of community housing, and 60% of older persons' community housing*) by increasing supply over time to meet demand.

* Refer to *Appendix 6* for an overview of community housing in Whanganui and WDC market share analyses.

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(c) Increase supply and market share of community/ older persons' housing to alleviate pressure on other community providers to provide housing for older people. This would mean increasing supply over and above the already projected 184-194 additional units by 2050.

7.3.3 Currently, we estimate that WDC's portfolio makes up approximately 28% market share of Whanganui community or subsidised housing, and an estimated 60% share of subsidised/ community provided older persons' housing. Refer to *Appendix 6* for an overview of community housing in Whanganui and WDC market share analyses.

7.3.4 The 2018 submissions in response to the Proposed Housing Strategy consultation indicated a general desire by the public and other community organisations for Council to remain as the owner of its older housing portfolio. The commonly cited justifications are that people trust WDC to provide a service which gives their tenants rent fairness and occupation security/ surety.

7.3.5 The responses from Phase D survey also indicates that the wider community/ ratepayers are currently supportive of WDC older persons' housing portfolio.

7.3.6 The portfolio and related service provided by WDC appears to be very important to the tenants, as well as the wider community. We discuss the effects of the portfolio on the wider community in 12.3 Social Return Aspects.

7.3.7 Refer to 8.5 for options for Council's future participation market share and roles going forward in relation to supply and demand projections.

7.3.8 Due to the forecasted increase of future demand, ability for WDC to increase density on its existing sites, desire by the tenants and community for WDC to retain control of the portfolio, and desire by Council to future proof its housing portfolio; Turley & Co recommend WDC focus on maintaining its current market share – which would mean increasing/ growing the portfolio to meet future demand.

7.3.9 We recommend gathering, considering and incorporating tenant, community and Iwi ideas and aspirations into any new development where feasible. We also particularly recommend a potential joint strategy with Iwi to meet the needs of kaumatua and other elderly people, using a community-wide approach. Ideas herein are from a small sample and ongoing communications with these parties is recommended.

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8. PHASE F | WHANGANUI HOUSING SUPPLY & DEMAND PROJECTIONS

8.1 Phase F Overview

8.1.1 To provide feasible recommendations for future-proofing the WDC older persons' housing portfolio, we have undertaken supply and demand projections for Whanganui 2022-2050. This phase utilises findings from Phase C's population, economic and housing trends and predictions to make projections as to the likely future supply and demand requirements.

8.1.2 Our supply and demand projections modelling is based on assumptions and facts available as at September 2022. These projections are subject to change.

8.1.3 Refer to *Appendix 7* for full scenario analysis details.

8.2 Demand Projections

Current Scenario Analysis

8.2.1 Turley & Co's analysis of Whanganui housing and population indicates the current older persons' housing portfolio houses approximately 2.6% of Whanganui's population over 65 years of age (at 96% occupancy).

8.2.2 We have been advised that the current occupancy sits between 96% to 98%. WDC's median occupancy rate September 2012 to March 2022 is 95%. The lowest occupancy rate recorded during this period was 84% in June 2014, and the highest was 100% June 2017.

8.2.3 We are limited in our analysis by a need to further understand the true need for older persons' housing. For example, there may be people who would ideally occupy a Council flat however:

- They do not meet the current eligibility criteria (e.g. too many assets, criminal record)
- They may not have the means to complete an application
- They may not have the means to pay the required bond
- They or their families may have views on the Council housing quality or safety

Population Growth Related Scenario Analyses

8.2.4 Based on the current WDC housing portfolio (i.e. if no further units were to be added 2022-2050), our analysis (*Appendix 7)* indicates that **in 2050 there could be a further ~192 people requiring a Council unit (equating to a total of ~467 people)** based on WDC housing approximately 3% of Whanganui's population over 65 years of age.

8.2.5 The above analysis takes into consideration other community housing providers market share of supply increasing over time, therefore remaining at a similar market share. is also based on Turley & Co's 2050 population estimate for Whanganui of 51,900, and the assumption that the population of people over 65 years old increases from 21.5% to 30% per the Statistics New Zealand estimate considered in Phase C.

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8.2.6 Due to the difficult nature of projection estimations, we have created the below scenario analysis showing how the relationship between population growth and the percentage of people over 65 years old requiring Council older persons' housing could impact the number of people requiring subsidised housing:

	Possible number of people requiring council older persons' housing in 2050 based on population estimate and estimated % of over 65s requiring housing						
		% of people over 65 requiring council older persons' housing					
	275	2.8%	2.9%	3.0%	3.1%	3.2%	3.3%
	12,000	336	348	360	372	384	396
	12,500	350	363	375	388	400	413
	13,000	364	377	390	403	416	429
	13,500	378	392	405	419	432	446
Over 65	14,000	392	406	420	434	448	462
Population	14,500	406	421	435	450	464	479
	15,000	420	435	450	465	480	495
	15,500	434	450	465	481	496	512
	16,000	448	464	480	496	512	528
	16,500	462	479	495	512	528	545
	17,000	476	493	510	527	544	561

Current statistics based on 98% occupancy:	
48,400	**2022** current population estimate (Stats NZ)
21.5%	of population over 65 years
10,406	population over 65 years
2.6%	population over 65 years in WDC housing
Projection assumptions:	
51,900	**2050** population estimate (T&Co ex Stats NZ info)

8.2.7 The scenario analysis above gives a projection range of ~330 to ~560 people total requiring subsidised housing by 2050. **We estimate the most likely range would be between ~450 to ~480 people total** being consistent with our analysis above.

8.2.8 If Council was to alter the older person's housing eligibility criteria it could have a substantial impact on the housing needs projections for the future. If WDC was to reconsider its housing eligibility criteria, a new projections study should be undertaken to understand projections based on that specific scenario. For example, if the eligible age was lowered to 60, this would most likely increase demand.

8.3 Supply Projections

8.3.1 Based on our demand projections outlined above, **we currently estimate that Council could need an additional 184-194 units, to accommodate a similar market share of people over 65 years old by 2050** (at a mix of 92% single units and 8% double units). This would bring the total number of units needed to approximately 460-470. Refer to *Appendix 7* for a detailed analysis.

8.3.2 The above projection is based on 3%-3.1% estimated population over 65 years old requiring Council housing by 2050.

8.3.3 The above figures take into consideration the demographic, economic and housing trends foreseeable at present, as well as the possibility of other housing options arising from community housing providers. Refer next.

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Non-Council Future Supply

8.3.4 In order to understand the older persons' housing future supply, we have enquired with other community housing providers on future/ proposed community housing developments as this is an important consideration for Council, particularly when considering its desired future share of the market supply, as well as likely demand.

8.3.5 Developments in view that may affect demand for council units:

- Te Ao Hou are currently preparing a Resource Consent application to build 115 housing units on land nearby the Te Ao Hou Marae behind the Churton School. We have been advised that it is an eco-village with a mixture of housing sizes, some of which would be social housing and some open to the wider community.

- Tūpoho in a partnership with Whanganui District Council to build 340 houses in Castlecliff https://www.stuff.co.nz/pou-tiaki/300712510/council-partners-with-whanganui-iwi-to-build-340-homes-in-seaside-suburb

- Kāinga Ora future developments. Proposed for Gonville and Tawhero (102 homes – including 28 one-bedroom homes), and Whanganui East (56 homes – including 10 one-bedroom homes).

- Proposed to use the site of Holy Family Church in Tawhero St, and an underutilised school field of St Marcellin School, for affordable social and community housing which would reportedly see an estimated 86 dwellings built. Proposed joint venture with the Catholic Parish of Whanganui and Palmerston North diocese and developer Soho Group: https://nzcatholic.org.nz/2022/04/26/church-land-proposed-as-social-and-community-housing-site/

8.3.6 If all of the above proposed developments were confirmed to progress as planned, this would see the development of 699 homes/ housing units for Whanganui.

8.3.7 A Taurahere Marae kaumatua flats contact advised it plans to get underway with planning next year for further kaumatua units and 2-bedroom units on land next door to its current kaumatua flats in Castlecliff.

8.3.8 A Putiki Marae kaumatua flats contact also advised they have aspirations for further housing in the future.

8.3.9 Although we have made our best endeavours to get an accurate understanding of possible future supply, it is unlikely all future possible supply has been captured, this is also likely to change over time.

8.4 Private Market Considerations

8.4.1 In addition to community organisations and local and central government, rental markets heavily rely on private landlords to provide housing.

8.4.2 Recent regulatory changes may discourage private landlords from increasing their rental portfolios such as loan to value requirements, the removal of tax deduction benefits, Healthy Homes Standards legislative requirements and the introduction of the bright line test. These and potential future changes may have a significant impact on the future supply of rental properties.

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8.4.3 House prices are said to have peaked about November 2021, and it is possible that landlords may already be looking to dispose of their investments to realise capital gain made over the recent years' house price boom. The high cost of living, as well as increased debt servicing costs and decreased economic confidence are likely impacting private landlords (decrease in profitability and increased risk).

8.4.4 If private landlords choose to exit the market, less rental availability could mean higher rental prices and will likely put more pressure on social housing providers. In relation to older persons' housing, there may be older people in private rentals currently who lose their rentals (due to sale or unaffordability). They could then possibly require social housing such as WDC or Kāinga Ora, in turn increasing demand and removing possible supply for others in need.

8.5 Council Future Ownership, Participation Share and Role/s

Ownership and Role Options

8.5.1 For Council to upgrade and expand its portfolio, it may need to consider alternative ownership options to enable access to IRRS rent subsidies and other funding opportunities not available to Councils. A summary overview of ownership/ role options available to WDC include:

(a) Retain ownership and partner with another entity to set up a joint venture entity (registerable as a CHP) and lease the complexes to the joint venture entity.

Example: Auckland Council through a tender process appointed The Selwyn Foundation (registered CHP) as a 51% partner of JV entity Haumaru Housing Limited Partnership. Haumaru Housing manages the older persons' housing portfolio through a long-term lease and management agreement, providing tenant services and giving development advice. Panuku Development (Auckland Council's CCO development entity) project manage the redesign and redevelopment of the villages.

Refer to 8.6 Joint Venture Opportunity next for more information including advantages and disadvantages.

(b) Retain ownership and partner with another entity or entities to establish a housing trust (registerable as a CHP) and lease the complexes to the CHP Trust.

Example: Christchurch City Council set up a new separate entity Otautahi Community Housing Trust (registered CHP) whereby it holds a 49% interest, and four other organisations Christchurch Methodist Mission, Age Concern, Canterbury DHB and Rata Foundation make up the remaining 51%. The trust has seven Trustees, three Councillors and four members from the founding organisations. The trust leases the housing portfolio for an annual fee paid to Council ($12m – 80% of income). The trust manages all tenancy matters and carries out minor repairs and maintenance. Council still owns majority of the units and carries out major repairs and replaces old complexes, however, did transfer $50m of land and assets to the trust – and expected it to use this land to develop more social housing. The Trust allows new tenants to access IRRS, providing affordable subsidised housing. The deed of lease: https://www.ccc.govt.nz/assets/Documents/The-Council/How-the-Council-works/2019-Elections/Qs-Otautahi-Community-Housing-Trust-Deed-of-Lease-September-2016.pdf

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The advantages and disadvantages are very similar to those listed in 8.6 regarding the joint venture opportunity, however this option would enable multiple providers to have ownership in the trust – this could be viewed as an advantage or a disadvantage.

(c) Retain full ownership and lease to an existing established registered CHP in Whanganui (e.g. Compass Housing or The Salvation Army).

The above advantages and disadvantages are very similar to options (a) and (b). The option to lease to an existing provider provides some additional factors:

Advantages:
- Less costs and potential risks to set up lease with potential partner compared to creating joint venture or building new CHP entity.
- Less management and potential Council staffing costs as lessee will solely manage the day-to-day operations.
- CHP would receive higher income than Council, and therefore could afford the lease.
- Council could set aside income from the lease for major repairs and development.

Disadvantages:
- Limited number of CHPs in Whanganui.
- Existing CHPs would have to be willing and, in a position to take on the lease – may not appeal.
- Communities' perception and associated risks with being displeased Council will not manage the portfolio's day-to-day operations.
- Potentially Council staff job losses.

(d) Retain sole ownership and fund redevelopment and/ or new development/s.

Advantages:
- Council would retain full control.
- Portfolio will be retained as a community strategic asset.
- Funding may possibly become available for Council in the future for rent subsidy or new developments.

Disadvantages:
- Council ineligible to receive IRRS.
- May possibly need to increase rents, sell some complexes and/ or take on debt to fund new developments – community and ratepayer considerations.
- Will have to fund replacement of units solely as many of them are promptly coming to the end of their useful lives – refer to 9.2 for advantages of redevelopment/ new development.

(e) Sale of the portfolio to a CHP or other entity.

Sale would release WDC from future improvement, redevelopment or new development costs, as well as ongoing maintenance and management costs and responsibilities – we however are aware that this is not the preference of WDC or the Whanganui community. This option was proposed in the Councils long term plan back in 2015, whereby Council looked into potentially selling a third to half of the portfolio or selling the entire portfolio to a local social housing provider to pay down debt [11].

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The sale price is likely to reflect the impaired/restricted value of the portfolio based on its required use and the need for substantial redevelopment and modernisation.

If sale to a CHP was to be reconsidered, WDC should include a right of first refusal to repurchase the portfolio in the future. It should also try commit the purchaser to further developments of older persons housing.

8.5.2 Refer also to Phase H for partnering opportunities that could improve WDC's ability to provide older persons' housing.

8.5.3 A combination of the above options could be viable – WDC could sell some of the less suitable units, lease remaining complexes to a registered CHP in Whanganui and use sale proceeds and leasing income to fund new development/s potentially in partnership/ joint venture or trust. This would enable Council to share the cost and responsibility of the new development, plus access the benefits of IRRS support.

8.6 Joint Venture Opportunity

8.6.1 Whanganui District Council could partner with another party to form a joint venture (JV) entity to jointly own and manage some or all of the properties in the portfolio. WDC would maintain 49% ownership and the partner would own the remaining 51%. The other entity would most likely be an already registered, local CHP.

8.6.2 A successful example of this is Auckland Council and The Selwyn Foundation – refer to section 8.5 prior.

8.6.3 The joint venture entity would need to achieve eligibility for CHP registration with the Community Housing Regulatory Authority (CHRA). Once registered, a contract is formed with the Ministry of Social Development to outline the tenancy services they intend on providing and receiving to be eligible for Income Related Rent Subsidies (IRRS) for. MSD then decide at is discretion if the CHPs tenants are eligible to receive IRRS for new incoming tenants. IRRS would allow the joint venture entity to charge full market rent, whilst tenants pay only 25% of their gross household income towards the rent, as the government subsidises the shortfall.

8.6.4 WDC could either lease or transfer its older persons' housing assets to the joint venture entity.

8.6.5 Registered CHP joint venture partnership advantages:

- Council can maintain a key role in helping to provide governance and funding decisions, forming policies and assisting with management plus other associated duties.
- Full market rent value via IRRS can be received for new tenants (enabling a higher return to fund maintenance, management, development, etc).
- Over time all tenants should be eligible for the IRRS subsidy.
- Rents can be kept low for tenants as desired by WDC (if the portfolio was leased or sold to a sole CHP, they would have full control over rents charged to tenants).
- Tenants would have a more secure tenure compared to the private rental market.
- Allows flexibility with how it is implemented and managed – e.g. roles/ responsibilities/ funding requirements for each party.
- Lease of Council assets by JV entity from Council would be for a specified length of time, for a specified amount per annum which Council would invest into new development and major repairs if required.

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- Assets can be preserved in Council ownership for the future (if leased not transferred to JV entity).
- Partnership with an entity that is already a registered CHP will enable experience and knowledge accessibility for WDC.
- CHPs are said to receive better funding opportunities for social housing than Councils.
- Potentially increased financial leverage for financing new developments.
- Could further partner with other entities such as Kainga Ora and Ministry of Housing and Urban Development to provide housing* - refer to Phase H Housing Partnering Opportunities.

*E.g: Auckland Council and Selwyn Foundation's Haumaru Housing *are currently working in partnership with Kāinga Ora and the Ministry of Housing and Urban Development to grow our portfolio of new housing, and are expecting to bring on stream more than 90 one-bedroom units across two new developments in North and West Auckland. With the land purchased and property development undertaken by Kāinga Ora, the new homes will be purpose-built for older people. They will be managed by Haumaru Housing via a long-term lease partnering agreement, and all tenants will qualify for the Income Related Rent Subsidy*
https://www.haumaruhousing.co.nz/development

8.6.6 Joint venture partnership disadvantages:

- Council will lose some control over the services and assets provided to tenants.
- Potentially WDC staff job losses/ reductions – however potentially transfer to the JV entity.
- Establishment and associated costs for setting up JV entity.
- Possible tenant and public apprehension (good communications planning by WDC would be key).
- Could lack community backing and understanding (can potentially be mitigated by WDC).
- IRRS accessible only to new tenants – will take a period of time before benefit received for all tenants and to begin with older tenants will pay a higher rent than new tenants. Refer to Phase L for suggestions for WDC.
- Administration getting tenants signed up for the IRRS (could be mitigated by potentially providing assistance to tenants at each of the complexes).

8.6.7 Turley & Co believes a joint venture or newly established housing trust is a better prospect than leasing to an existing community housing provider as it allows WDC to remain involved and maintain its responsibility for the portfolio. This is likely to be a preferred option with the tenants and community, however WDC could consult with them to gain their views.

8.6.8 We recommend WDC considers a joint venture with a registered CHP to form their own registered CHP. The joint venture entity could be in partnership with Tūpoho Housing (local Iwi), or another Whanganui/ Manawatu CHP for the reasons outlined in advantages above. It could be only for a portion or the entire portfolio as desired by WDC (i.e. new developments only). The percentage of rent paid by the joint venture entity to the Council could begin at a low rate, and increase based on the number of tenants receiving the IRRS subsidy.

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8.7 Supply and Demand Key Findings and Recommendations

8.7.1 We project a range of between ~330 to ~560 people total requiring subsidised housing by 2050. We estimate the most likely range would be between ~450 to ~480 people total.

8.7.2 By 2050, Council could need an additional 184-194 units to accommodate a similar market share of people over 65 years old, bringing the total number of units needed to approximately 460-470.

8.7.3 Currently, the rental income derived is only just allowing WDC to keep up with general repairs and maintenance for the portfolio and is not enough to carry out the capital expenditure works they require (not sustainable). For WDC to meet future demand with a 'fit for purpose' older persons housing portfolio, WDC will need to expand and upgrade its housing portfolio – considering an alternative ownership option is recommended in order to access the IRRS and potentially other Central Government funding not available to Councils.

8.7.4 We recommend WDC consider ownership option (a): Retain ownership and partner with another entity to set up a joint venture entity (registerable as a CHP). A mixed ownership approach would also be a feasible option.

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9. PHASE G | COUNCIL HOUSING LAND EXPANSION OPPORTUNITIES

9.1 Phase G Overview

9.1.1 Our research and analysis for the prior phases have outlined the need for additional older persons' housing. We have considered multiple possible options for Council to provide additional older persons' housing. The below options and recommendations assume Council are willing to continue providing older persons' housing.

9.1.2 Our Phase F provisional supply and demand analysis estimates that by 2050, an additional 184-194 units further to the current Council supply of 275 units will be needed (a total of 460-470 units). This assumes 3%-3.1% of the population over 65 years old requiring Council/ subsidised housing by 2050.

9.1.3 With many of the existing complexes' buildings nearing the end of their economic life, as well as the projected future demand growth; we have considered each of the current complexes and outlined possible expansion options for Council to consider for replacing current stock and/ or developing further older persons' housing.

9.1.4 In brief, to expand the portfolio, the main options available include:

- Existing complexes' land infill
- Existing complexes' land partial redevelopment
- Existing complexes' land full redevelopment
- Existing complexes' neighbouring land acquisition (to incorporate and develop)
- New complex/s on Council owned other land
- New complex/s on privately owned other land (potentially by acquisition or joint venture etc)

9.1.5 The agreed project scope does not require Turley & Co to undertake an independent study of WDC underutilised land or provide recommendations on which properties already studied would be most suitable. Additionally excluded from the project scope is a study of specific land that WDC could potentially acquire for housing.

9.1.6 Our recommendations are thematic and general without particular research or intensive study per the agreed scope.

9.2 Existing Housing Land Infill Opportunities and Redevelopment

9.2.1 Following an in-depth review of Council's current older persons' housing complexes, we have identified the properties that could be redeveloped to accommodate further units either by infill, partial or full redevelopment.

9.2.2 Our advice is based on the following definitions:

- **Infill**: construction of additional dwellings on an existing site (vacant land between existing buildings).
- **Partial redevelopment**: demolishing, removing or relocating some existing buildings on the site to allow for more units. This could be in conjunction with neighbouring land or as is.
- **Full redevelopment**: complete demolition, removal or relocation off-site of existing housing for full site redevelopment to allow more units (higher density). This could be in conjunction with neighbouring land or as is.

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9.2.3 Pros and cons for each option available which informs our recommendations for the portfolio:

	Pros	Cons
Infill	▪ Enables higher land use density therefore more people can be housed ▪ Nil additional land costs ▪ Does not endorse further urban sprawl ▪ Demolition or removal of multiple buildings not required ▪ Enables adoption of new technologies, modern day and sustainable design aspects and more advanced materials for additional units	▪ If not integrated well with existing housing, can reduce privacy and sunlight for neighbours ▪ Mismatching design, age and maintenance of units/ buildings within one complex – and may cause tenant inequality/ resentment towards tenants of new units ▪ Tenant disruption during construction – noise and living within a work site, or alternatively requires temporary relocation of tenants ▪ Working around remaining buildings' locations, services and other site-specific features ▪ Upgrades to the existing units would still be required ▪ Can potentially damage the amenity values of an area – reduce open space, trees and vegetation ▪ Increased pressure on services ▪ Increased tenant numbers could put pressure on already limited carparking space
Partial Redevelopment	▪ Enables higher land use density therefore more people can be housed ▪ Nil additional land costs if partial redevelopment without neighbouring property acquisition ▪ Does not endorse further urban sprawl ▪ Enables adoption of new technologies, modern day and sustainable design aspects and more advanced materials for new/ additional units	▪ If not integrated well with existing housing, can reduce privacy and sunlight for neighbours ▪ Mismatching design, age and maintenance of units/ buildings within one complex – and may cause tenant inequality/ resentment towards tenants of new units ▪ Tenant disruption during construction – noise and living within a work site, or alternatively requires temporary relocation of tenants ▪ Working around remaining buildings' locations, services and other site-specific features ▪ Upgrades to the existing units would still be required ▪ Increased pressure on services ▪ Increased tenant numbers could put pressure on already limited carparking space

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Full Redevelopment	▪ Enables higher land use density and therefore more tenants can be housed ▪ Enables better/ more effective use of the land ▪ All buildings the same design and age ▪ Nil additional land acquisition costs if redevelopment on existing complex land without neighbouring property acquisition ▪ Less ongoing maintenance costs ▪ Upgrades to existing units at the complex would no longer be needed (i.e., roof replacements etc). ▪ Allows redesign of accommodation to better cater to the needs of the current and future occupiers (e.g., accessible units with no steps) ▪ Will enable adoption of new technologies, sustainable design aspects and more advanced longer-lasting and easy-care materials ▪ Will allow consideration and incorporation of Iwi and Māori cultural needs and aspirations ▪ Greater tenant satisfaction and improved health and well-being ▪ Ability to redesign landscaping and site layout – would allow for more consideration for communal spaces (indoor and outdoor) ▪ Regeneration of the suburb ▪ Potentially more cost-effective to undertake full redevelopment of a site rather than staged partial redevelopment.	▪ Larger capital investment required ▪ Potentially requires significant funding to be feasible for WDC ▪ Demolition or off-site removal of all buildings (believe the existing buildings are not on piles) ▪ Increased pressure on services – may require services upgrade ▪ Tenant temporary accommodation whilst development occurs ▪ Would mean some sites and units that are HHS compliant would be wasted * – WDC should consider which complexes are already HHS compliant

* It is a possibility that items within already retrofitted units for example new rangehoods or other kitchen or bathroom materials could be reused in new development or sold.

9.2.4 The above pros-cons list shows the significance of the positives as well as the lesser negatives of full redevelopment compared to infill or partial redevelopment. We therefore recommend that WDC utilise their current sites for redevelopment to future-proof their older persons' housing supply and do not use infill or partial redevelopment.

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Prioritised Redevelopment Options

9.2.5 The below tables outline current housing complexes' opportunities recommendations, including priority grouping based on the current condition/ status and redevelopment potential of the complex:

A Priority – Short term decision (within next 5 years):

Complex	Overall Comment
Walter Nash, Gonville	Currently overall fair to average complex with significant land subsidence causing a raft of issues including weathertightness (window and door gaps causing water ingress and draught issues) and some units are now untenantable. Average locality and cul-de-sac access with a bus stop nearby and ~1.5km walk to amenities. Constraints: land subsidence – significant issue that requires land remediation for redevelopment. Refer to 9.5. The property also has a large embankment and Building Line Restrictions on the titles which will need to be taken into account for redevelopment – refer to Executive Summary Report. Benefits: large site that lends itself to staging redevelopment. Very good scope to intensify development at this complex, has the potential to add another ~37 units if fully redeveloped. Short-term: staged full redevelopment of the land to higher density. Land subsidence remediation investigations required. Recommend design and planning of the full complex upfront. Could incorporate the neighbouring Collins Street complex.
Garden Court, CBD	Currently overall in fair condition with maintenance issues/ faults and suitability issues including water ingress and mould. Good CBD location 5-minute walk to amenities and bus stop nearby. Constraints: small site and limited scope to intensify development at this complex without incorporating a neighbouring property. Short-term: potentially full redevelopment if neighbouring property/ies could be acquired to incorporate into redevelopment to higher density (refer to 9.4). The central location of this complex means it is worthwhile considering expansion and redevelopment in conjunction with neighbouring land if this could be acquired (refer to 9.4). Otherwise, it could be a good option to dispose of if WDC were looking to fund expansion of the portfolio.
Puriri St (cnr York St), Gonville	Currently overall in fair condition, units are very dated and have small living spaces. One unit is showing signs of land subsidence and other maintenance items identified. Good locality – bus stop nearby and 2-minute walk to amenities. Potentially undesirable complex due to safety concerns and unsuitability for older persons as identified in the Social Housing Massey Paper 2016 [1]. Constraints: land subsidence – will need to be investigated to determine whether a site-wide issue or localised. The property also has a large embankment which will need to be taken into account for redevelopment – refer to Executive Summary Report. Benefits: large site with very good scope to intensify development, has the potential to add another ~25 units if fully redeveloped. Short-term: full redevelopment of the land to higher density. Land subsidence remediation investigations required. Otherwise, it could be a good option to dispose of if WDC were looking to fund expansion of the portfolio – it could be suitable for Kāinga Ora. Outstanding: Land title instrument unresolved for this property. Turley & Co recommend resolving before any decision to redevelop is made – there is current ownership and encumbrance/s uncertainties.

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Complex	Overall Comment
Captain Laye, CBD	Currently overall poor condition units that are dated and have small living spaces. Water ingress issues and substantial maintenance items including roof replacements required in the near future. Good central location with a bus stop nearby and 2-minute walk to amenities. Constraints: small irregular shaped rear site, and undulating land not suitable for elderly residents. Limited scope to intensify development at this complex without incorporating a neighbouring property. Short-term: this site could suit intensification by fully redeveloping the site with neighbouring property/s (refer to 9.4). This site could be developed upwards i.e. two storey dwellings. Depending on costs for re-contouring and acquisition of neighbouring site/s, redevelopment could be a good option given the desirable location of this complex. Otherwise, it could be a good option to dispose of to fund expansion of the WDC portfolio. Consideration: According to the property LIM, a small portion of the land is subject to a 34-year lease which commenced 1/01/2008. This lease is not registered on the title – refer to Executive Summary Report.
Rimu St, Gonville	Currently overall poor condition units that are dated and have small living spaces with outstanding maintenance issues/ faults and suitability issues including water ingress and black mould. Good locality with a bus stop nearby and 2-minute walk to amenities. Constraints: small and narrow site with a shared right of way. Limited scope to intensify development at this complex, potentially able to add another 2 units if fully redeveloped. Shared access could make redevelopment problematic. Short-term: disposal – it could be a good option to dispose of to fund expansion of the WDC portfolio.
Pukatea, Whanganui East	Overall average complex with good utility, condition and reasonably good presentation. Requires roof replacements. Fair neighbourhood and locality with no shops/ amenities close by, bus stop outside the complex. Constraints: small site with very limited scope to intensify development at this complex without incorporating a neighbouring property (refer to 9.4). Corner site but single vehicular access point. Short-term: disposal could be a good option to fund expansion of the WDC portfolio. This Whanganui East location is not suitable for older persons being more isolated and less accessible – and the neighbourhood does not lend itself to investing money into.

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B Priority – Medium term decision (5-10 years):

Complex	Comment
Sandown, Gonville	Currently overall reasonably good utility, condition and presentation. Requires roof replacements and has water ingress issues. Good locality, amenities close by and bus stop outside the property. Benefits: land of good shape and proportions. Has potential to add another ~7+ units if fully redeveloped. Short-term: maintain including remedy water ingress issues (doors and windows). Mid-term: full redevelopment to higher density, ideally with neighbouring property if it could be acquired (refer to 9.4). Consideration: well configured lots on Deposited Plan for potential subdivision and sale as sections if demolition and disposal of the property being considered.
Rothesay, Aramaho	Currently overall reasonably good with good utility, condition and presentation. Requires roof replacements and has water ingress issues. Average locality with a bus stop nearby and shops/ amenities ~1.5 kms away. Potentially undesirable complex due to safety concerns and unsuitability for older persons as identified in the Social Housing Massey Paper 2016 [1]. Benefits: good sized land with dual access points enabling drive through. Has potential to add another ~9+ units if fully redeveloped. Constraints: protected tree located near Somme Parade access, restricts development potential. Short-term: maintain including remedy water ingress issues. Mid-term: full redevelopment to higher density, ideally with neighbouring property/s if these could be acquired (refer to 9.4).
Nixon-Kawakawa, Whanganui East	Currently overall average to good condition, average utility and presentation some very dated units (oldest units in the portfolio). Requires roof replacements and has water ingress issues. Good locality with a bus stop outside and 7-minute walk to amenities. Benefits: good corner site with dual streets access and good proportions. Close proximity to the Ladysmith complex (WDC synergies for property management and maintenance etc). Has potential to add another ~4+ units if fully redeveloped. Short-term: maintain including remedy water ingress issues (windows). Mid-term: full redevelopment to higher density.
Konini Parsons, Tawhero	Currently overall average utility, condition and presentation. Very dated units with water ingress issues and substantial maintenance items including roof replacements required in the near future. Good locality with a bus stop nearby and 2-minute walk to amenities. Benefits: corner site and good proportions land. Good location with useful amenities close by. Has potential to add another ~8 units if fully redeveloped. Short-term: maintain including remedy water ingress issues (windows and doors). Mid-term: full redevelopment to higher density. Consideration: Multiple title (4) benefits including boundaries realignment if demolition and disposal of the property being considered. Currently buildings straddle title boundaries.

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Complex	Comment
Eugene Crotty, Gonville	Currently overall average to good utility, condition and presentation. Units have generous sized spaces but are dated, and all units require roof replacement. Fair to average neighbourhood, limited amenities close by and a bus stop outside. **Benefits**: very large site with internal ring road. Very good scope to intensify development at this complex, has the potential to add another ~23 units if fully redeveloped. **Short-term**: maintain, including redecoration to spruce up and instil pride in complex. **Mid-term**: full redevelopment to higher density, potentially with neighbouring property/s if they could be acquired to incorporate into redevelopment to higher density (refer to 9.4). **Consideration**: private wastewater/ sewerage and stormwater lines down driveway – refer to to Executive Summary Report image.
Jack Brotherston, Gonville	Overall average to good utility, condition and presentation. All units require roof replacements. Good locality with a bus stop nearby and 2-minute walk to amenities. **Constraints**: road access off a main road roundabout (unsuitable). Very limited scope to intensify development at this complex without incorporating a neighbouring property (refer to 9.4). **Benefits**: good proportions land. Good location with useful amenities close by. Has potential to add another ~4+ units if fully redeveloped. **Short-term**: maintain. **Mid to longer term**: full redevelopment to higher density in the mid to longer term – reassess in say 10 years, ideally with neighbouring property/s if these could be acquired (refer to 9.4).

9.2.6 All the above complexes require roof replacements. We recommend consulting Edwards Hardy Roofing further to determine potential costs and timeframes for replacements for each individual complex. This would help inform future investment decisions for each.

C Priority – Longer term decision (10-15 years):

Complex	Comment
Ivan Brown, Whanganui East	Currently overall in good condition with no major faults or suitability issues. Potentially undesirable location for many – limited shops/ amenities ~1.2km away and the nearest bus stop is a 5-mintue walk. **Constraints**: very limited scope to infill or intensify development at this complex due to the Matarawa stream and corridor and one protected tree. **Short-term**: maintain. Could partner with Horizons Regional Council to work on the overgrown trees in the streambed corridor to reduce shading. Disposal could also be a good option if WDC were looking to fund expansion of the portfolio. **Longer term**: potentially full redevelopment if neighbouring property/s could be acquired to incorporate into redevelopment to higher density (refer to 9.4). **Consideration**: Private wastewater/ sewerage line and manhole down driveway and under the building for units 1-5 – refer to Executive Summary Report image.

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Complex	Comment
Heathdene Court, Aramaho	Currently overall good condition with no major faults or suitability issues. Average locality near industrial area – shops/ amenities ~400m away and a bus stop nearby. **Benefits**: land of good shape and proportions, dual access points enabling drive through, multiple title benefits (refer to Executive Summary Report). Has potential to add another ~9+ units if fully redeveloped. **Short-term**: maintain. **Longer term**: full redevelopment to higher density in the longer term – reassess in say 10-15 years. **Consideration**: the sewer and stormwater easement location will be a redevelopment consideration – refer to Executive Summary Report image.
Ladysmith, Whanganui East	Currently overall good condition and reasonably good presentation with no major faults or suitability issues. Good locality with a bus stop outside and 7-minute walk to amenities. **Benefits**: good corner site with dual streets access, land already developed to moderate density. **Short-term**: maintain. **Longer term**: potentially full redevelopment in the longer term – reassess in say 10-15 years. Potentially with neighbouring property/s if they could be acquired to incorporate into redevelopment to higher density (refer to 9.4).
Collins Street, Gonville	Currently overall good utility, condition and presentation. Has water ingress issues. Good location with shops/ amenities within ~1km and the nearest bus stop is a 4-mintue walk. **Constraints**: very limited scope to infill or intensify development at this complex due to the smaller size and shape of the land. The land is already developed to reasonably high density. **Short-term**: maintain. **Longer term**: potentially redevelop in conjunction with Walter Nash. Otherwise, potentially full redevelopment in the longer term to improve housing quality – reassess in say 10-15 years. **Consideration**: The land benefits from a secondary informal access via Walter Nash Place. Turley & Co recommend that a Right of Way easement is registered over the WDC owned Walter Nash complex/ property.

9.2.7 As the majority of the buildings are nearing the end of their economic lives, we believe that even the longer-term properties will need replacement before 2050. If WDC could replace these buildings sooner, this would mitigate over-investment in maintenance on already wasting assets.

9.2.8 Please note each priority table is grouped (A, B and C) and not specifically prioritised within each table. Turley & Co have addressed priority this way due to the variety of ways WDC could approach complex redevelopment and staging, and its preferences.

9.3 Council Owned Underutilised Land

9.3.1 We recommend WDC owned underutilised land is considered for development for older persons' housing, this would reduce overall costs.

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9.3.2 We have not attempted to identify the best options or specific lands as this is outside the agreed scope.

TPG Land Studies

9.3.3 Turley & Co holds a copy of The Property Group's (TPG) Property Portfolio Investment Plan 2018-2028 for Whanganui District Council. The TPG report indicates 23 properties that are considered surplus to council requirements and should be considered for divestment.

9.3.4 Below is a summary of the above-mentioned properties:

Identified by TPG in WDC property-portfolio-investment-plan-2018-2028

Address	Land area (sqm)	In WDC List
A - Priority Sales		
57 Heads Road	1,211	
8 Gilmour Street	987	✓
8 Gilmour Street	496	✓
101A Manuka Street	185,738	
Heads/Rogers (Balgownie dump)	97,900	
	286,332	sqm
B - Surplus and consider divestment		
69 Bamber Street	68,887	✓
52 Carlton Avenue (Part Only)	4,048	✓
152 Somme Parade	1,161	
Part 24 Cross Street & 12A Polson Street	18,000	
88 Duncan Street	1,308	
35 Fox Road	823	
134A Great North Road (Part Only)	800	
7 Kauangaroa Road, Fordell	1,821	
3 Kotuku Street	1,123	✓
78, 78A, 86 Mosston & 64 Rogers Street	262,079	✓
19 Norfolk Drive (Part Only)	1,123	✓
Oakland Avenue	1,123	
180A Paterson Street	173,023	
Rangitatau East Road	2,175	
275 Tokomaru East Road	172,750	
10 Windsor Terrace	1,430	✓
39 Somme Parade (Part only)	1,600	
53 & 55 Ingestre Street	1,430	
8 Bryce Street	1,376	
426 Heads Road	1,000	
	717,080	sqm
Square metres land available	1,003,412	approx.

9.3.5 We were informed by WDC that 2 pieces of WDC land were being considered by Kāinga Ora for housing development but are usure which lands. We believe the 57 Heads Road/ 8 Gilmour property may be being considered for Kāinga Ora.

TPG Land Studies

9.3.6 Turley & Co further holds a copy of the July 2021 Property and Planning Due Diligence Reports for 13 properties by TPG that were commissioned by WDC to enable WDC to make informed decisions as to the suitability of these lands for social housing purposes. The reports contain actions required to repurpose for social housing.

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9.3.7 Below is a summary of the above-mentioned properties:

WDC provided list of properties that could be utilised for housing

Address	Land area (sqm)	In TPG List
8 Gilmour Street	1,483	✓
10 Windsor Street	1,430	✓
Bamber Street	9,000	✓
3 Kotuku Street	1,123	✓
19 Norfolk Drive (Part Only)	1,123	✓
52 Carlton Avenue (Part Only)	4,048	✓
78, 78A, 86 Mosston & 64 Rogers Street	262,079	✓
	280,286 sqm	
47 Parkdale Place	7,196	
Laird Park	1,400	
71 Hinau Street	1,612	
70 Swiss Ave	2,200	
15 Nichol Place	500	
7 Massey Street	1,500	
	14,408 sqm	
Square metres land available	294,694 approx.	

9.3.8 The above tables are for the benefit of Whanganui District Council future reference purposes only. We have not read the contents of these reports as this is outside of our scope.

Turley & Co 2013 Land Status Audits

9.3.9 Turley & Co in 2013 undertook land/ title status audits of eight reserve land properties for WDC.

9.3.10 The following table represents an overview of the WDC Reserves Portfolio (8 properties) for revocation and disposal processes as extracted from the 2013 report:

TCL Ref	Reserve Name	St No	Street	Suburb	Legal Description	CFR	Land Area
1	-	19	Norfolk Drive	Otamatea	Lots 2 and 3 Deposited Plan 75249	WN33C/412 [now cancelled]	1.6515 ha [part surplus]
2	Hutton Park	35	Fox Road	Springvale	Lot 1 Deposited Plan 23839 and Lot 5 Deposited Plan 24363	WNB1/1477	0.0823 ha
3	Otamatea Reserve [Fmr Holdsworth School]	13 4A	Great North Road	Otamatea	Section 434 Right Bank Wanganui River	WN43C/313	3.3635 ha [part surplus]
4	Hussey Reserve	25	Karamu Street [A]	Tawhero	Lot 44 Deposited Plan 44125	456179	0.1828 ha
5	Hussey Reserve	25	Karamu Street [B]	Tawhero	Lot 7 Deposited Plan 77876	WN44C/827	0.1246 ha
6	-	15	Nichol Place	Wanganui East	Lot 15 Deposited Plan 50738	222362	0.0648 ha
7	-	7A	Clapham Place (58 Nile Street)	Wanganui East	Section 542 Left Bank Wanganui River	WN21A/939	0.1130 ha
8a	Tenison Oaks [**Lot 8** - one of 4]	19	Oakland Avenue [A]	St Johns Hill	Lots 8-10 and 13 Deposited Plan 73893 [**Lot 8** - 4 independent lots single title]	WN25A/528 [now cancelled]	0.0542 ha [title 0.1302 ha see below]
8b	Tenison Oaks [**Lots 9, 10 & 13** three lots of 4]	19	Oakland Avenue [B]	St Johns Hill	Lots 8-10 and 13 Deposited Plan 73893 [**Lot 9, 10 & 13** - 4 independent lots single title]	WN25A/528 [now cancelled]	0.0760 ha [title 0.1302 ha see above]

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9.3.11 Please refer to the separately provided 2013 body of work including a full report that details land status findings and further recommendations for the properties.

9.3.12 We have not reviewed the present status of any of the above properties, nor attempted to reconcile with the TPG and WDC tables. Whanganui District Council may want to consider these properties in the future for potential housing land if they are still available and underutilised.

Recommendations

9.3.13 Our recommendations for using Council-owned land for portfolio expansion are as follows:

- Consider recommendations by TPG and identify council owned underutilised land for the future use of older person's community housing. This could include unused reserve or public land redevelopment.
- The process of identifying land, getting legal and planning advice, consulting with stakeholders, possibly rezoning, notifying and so forth could take some time. Therefore, we would recommend identifying land now and starting the process.
- Key items to keep in view when considering potential land include but are not limited to:
  - Location: proximity to local shops and amenities, access to public transport (bus stops)
  - Current infrastructure in place and capacity
  - Land prior use/s and contamination possibilities
  - Neighbourhood quality (age-friendly neighbourhoods – resident safety considerations)
  - Land topography and contour
  - Land accessibility
  - Special site features (e.g. protected tree/s, RoW and easements)
  - Iwi/ cultural considerations

9.4 Potential Land Acquisitions

Adjoining Properties

9.4.1 As part of Phase B work compiling individual complex executive summary reports, Turley & Co identified the below properties that neighbour the current complexes for potential acquisition to incorporate into partial or full redevelopment:

Subject Property	Potential Property to Acquire	Notes | Comments
Sandown 67 Puriri Street	63 Puriri Street	○ Located on the eastern side of the subject ○ Would allow a more regular shape site if aggregated with Sandown ○ Potentially quite affordable – RV $210,000 (Sep 2019) ○ 756 sqm land area
Puriri/ York Sts 24 Puriri Street	18 Puriri Street	○ Located on the south-eastern side of the subject ○ Average to poor condition building ○ 1,027 sqm land area

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Subject Property	Potential Property to Acquire	Notes | Comments
Captain Laye 28 Campbell Street	26 Campbell Street AND/ OR 36 Ingestre Street <u>Considered but not recommended:</u> 28A & B Campbell Street 30 Campbell Street	○ Located on the south-eastern side of the subject ○ Would allow drive through access ○ Moderate site of ~638 sqm ○ Old dwelling built ~1915 ○ Would allow a more regular shaped site ○ Located on the southern side of the subject ○ Would allow access from Ingestre St ○ Would allow drive through access from Campbell St to Ingestre St ○ Old dwelling built ~1908 ○ Sloping contour towards the rear of the site which backs onto subject ○ Small site of ~258 sqm ○ Potentially quite affordable – RV $220,000 (Sep 2019) ○ Property appears to be cross leased ○ Units look like they are potentially being unit-titled (one unit for sale individually)
Jack Brotherston 1 Puriri Street	3A Rimu Street OR 8 Harper Street	○ Located at the rear of the subject ○ Will allow a secondary and safer point of access from Rimu St – although only ~4 metres wide ○ Located to the south of the subject ○ Would allow a secondary and safer point of access from Harper St (superior to 3A Rimu St) ○ 1,047 sqm land area – RV $245,000 (Sep 2019)
Eugene Crotty 30 Tawa Street	32 Tawa Street OR a Rata St property	○ Located at the front of the subject adjoining the driveway ○ 820 sqm land area – RV $280,000 (Sep 2019) ○ Inferior option as a property on Rata St would be somewhat disconnected and would be a better second access point which isn't needed at this site due to the established ring road.
Ivan Brown 71 & 71A Ikitara Road	71 Ikitara Road	○ Located at the front of the subject ○ Would allow for a slightly wider RoW and better vehicular access – and remove this current occupier from the shared ROW ○ 944 sqm land area – RV $310,000 (Sep 2019)
Ladysmith 6 Kawakawa Street	60 Nixon Street OR 8 and/ or 10 Kawakawa St	○ Located on the western side of the subject ○ 1,012 sqm land area – RV $355,000 (Sep 2019) ○ Larger, 1960s house ○ Located on the southern side of the subject ○ Older 1920s houses – potentially on piles (potentially could sell house/s for removal or get removed for free)

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Subject Property	Potential Property to Acquire	Notes | Comments
Pukatea 75-77 Talbot Street	42 Hinemoa Street OR 71-73 Talbot Street	○ Located on the northern side of the subject ○ Potentially encroaches onto 40 Hinemoa St (shed) ○ Average to good condition building ○ Located on the western side of the subject ○ Two titles (currently both owned by same owner) ○ Poor condition buildings – demolish ○ Two vehicle accesses
Rothesay 258 Somme Parade	257 Somme Parade OR 7 & 9 Cumbrae Place	○ Located at the front of the subject on Somme Parade – adjoining the access ○ Small freehold site of 393 sqm – potentially views out to the 'Whanganui River ○ Appears to have an average condition older dwelling ○ Would potentially only allow a few extra units ○ Two sites to potentially acquire from different owners. ○ Located to the east of the subject beside the Cumbrae Pl access point ○ Would allow a greater number of potential units compared to 257 Somme Parade ○ Appears to have average to good condition buildings
Garden Court 115 Bell Street	117 Bell Street OR 86A and 86B Campbell Street	○ Located to the east of the subject ○ Appears to have an average condition older dwelling ○ 1,012 sqm land area – RV $355,000 (Sep 2019) ○ Potentially acquire just the rear of the site (subdivide) ○ Both properties adjoin the subject to the rear (south-east) ○ Two titles (currently owned by different owners) ○ 1,360 sqm combined land area ○ Would give dual access and street frontages

9.4.2 The above yellow highlighted properties we would suggest are the best options given our current housing complexes' opportunities recommendations in 9.2.5.

9.4.3 Of the above-listed properties, the Captain Laye and Garden Court complexes have also been identified by Turley & Co as of a less suitable/ desirable condition at present and a 'decision priority A' requiring a short-term decision to be made regarding their futures.

9.4.4 10 of the 16 current complexes we believe have neighbouring properties that could potentially provide suitable land for integration and redevelopment with an existing site. We have not identified any potentially suitable neighbouring properties for the other 6 property complexes.

9.4.5 There are associated limitations and risks that come with acquiring adjoining properties including:

- Neighbour/s not wanting to sell – we would recommend using another entity in the first instance to approach neighbours, and if possible as purchaser nominee instead of WDC which could assist

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- Neighbour/s asking too much for their property or not willing to sell at current market value – WDC would need to judge whether a premium would be paid to secure adjoining property/s to incorporate into a redevelopment
- Land legal and physical features including development constraints should be investigated before potentially being purchased
- Demolition or house removal costs should be taken into consideration (cost on top of purchase price to gain land). Asbestos or other contaminants would elevate demolition costs.

9.4.6 Turley & Co have not inspected adjoining lands or investigated legal or physical characteristics in detail. This would be required by WDC upon consideration of any of the properties.

9.4.7 Neighbouring land purchase and amalgamation is only one option identified by Turley & Co. All other options should be taken into consideration before determining the best way forward for each complex and the older persons' housing portfolio as whole.

Other Properties

9.4.8 We believe it would be economically beneficial for Council to use current Council owned land to further develop their older persons' housing portfolio (reduces overall costs). However, it may be that Council may need to consider other options (property location and proximity to amenities being key considerations for older persons housing).

9.4.9 Council could consider acquisition of low-density properties coming to market in desirable locations with end-of-life improvements or that are underutilised. It could then potentially demolish or sell the improvements for removal and redevelop the land.

9.4.10 The property market peaked in ~November 2021 and currently house prices are falling. We recommend land acquisitions are considered by WDC with both short-term and longer-term viewpoints. An option for future acquisition is agreeing with owners to register a caveat against the title enabling WDC an option to purchase.

9.5 Walter Nash Complex Redevelopment

Situation

9.5.1 The Walter Nash complex has been affected by land subsidence issues, causing damage to one of the buildings at the complex making two of the units untenantable (units 7 and 8). These are 2 of 4 units in a double block building with a shared roof structure and separated by a covered walkway.

9.5.2 Whanganui District Council provided a report on the remediation options considered by Council by Keith Smith dated 10 August 2021. It details the options investigated including two types of remedial works (screw piling and injecting resin) and demolition. Various consultants were engaged to provide advice and cost estimates for the different options. Consultant information described below is appended to Keith Smith's report – refer to *Appendix 8*.

9.5.3 BPL consulting engineers were commissioned to investigate the site and carry out Scala penetrometer and hand auger testing, record floor levels of selected units and make recommendations on next steps. Turley & Co enquired with WDC to see whether BPL had provided a findings report, however Council was only able to further supply site investigation plans.

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9.5.4 The foundation repair plans by BPL provided to Turley & Co within the Keith Smith report information are dated October 2020 but are folded, we do not have full copies. The site investigation plans by BPL provided to Turley & Co are dated 20 November 2020. Turley & Co are not engineers so we are unable to comprehend the plans. It does appear that BPL tested various locations at the Walter Nash complex, nearby all of the buildings.

9.5.5 Whanganui District Council posed two questions of Stuart Mackintosh of BPL regarding the long term prognosis of the Walter Nash complex:
(1) Do you have an idea what has caused the slumping?
(2) And considering the area, soil, etc., is there likelihood that the problem could occur on other units?

9.5.6 Stuart Mackintosh of BPL Group advised in July 2021:

- *"The slumping is the result of inadequate foundation soils. The site was filled when developed but the material used was inadequately compacted to support the dwellings over their lifetime."*
- *"The problem (slumping) is already occurring on other units albeit not to the same degree as units 7/8."*
- *"We anticipate the problem will slowly worsen over time, but we cannot offer a definitive 'use by' date for the other units."*

Options Considered

9.5.7 Further to BPL consulting work, three options/ solutions have been investigated by Whanganui District Council.

Option 1 | Screw Piling

9.5.8 One of the remedial work options considered was screw piling.

9.5.9 The BPL engineering drawings were supplied to Screwpile Solutions Ltd and Shane Stone Builders who provided a quote for underpinning/ foundation reinforcement works based on BPL's design and ancillary works (levelling up the building, repairs to cladding, gib stopping and redecoration etc). Refer to *Appendix 8* report for a full list of additional works estimated by Shane Stone Builders.

9.5.10 The screw pile/ underpinning option total cost was estimated to be $191,941:
- $72,940.64 including GST – Screwpile Solutions Ltd quote
- $119,000 – Shane Stone Builders additional work estimate (GST status unclear)

9.5.11 We believe that the above remedial works costings were for units 7 and 8 only.

Option 2 | Re-leveling

9.5.12 The second remedial work option considered was relevelling by injecting directly beneath the affected structure.

9.5.13 A quote was received from Mainmark Ground Engineering Ltd to provide ground engineering solutions based on injecting directly beneath the sunken concrete strip footing of the affected structure to fill voids, confirm ground support, treat the founding soil and lift where the ground conditions allow.

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9.5.14 The Mainmark quote excluded similar ancillary works to Screwpile Solutions (refer to Refer to *Appendix 8* report for a full list of Client Responsibilities/ additional works). The quote is for works to units 7 and 8 only.

9.5.15 The re-leveling option total cost was estimated to be $187,726:

- $68,726.30 including GST – Mainmark quote
- $119,000 – Shane Stone Builders additional work estimate (GST status unclear)

Option 3 | Demolition

9.5.16 The third option explored by WDC was demolition of the two units.

9.5.17 A quote was sought from Jurgens Demolition to demolish the units. Following an on-site meeting, David Jurgen provided a demolition estimate in August 2021 with a total cost estimate of $23,000 plus GST:

1. Remove fibrolite to eaves including area to covered walkway and shed at back of building. - $5,000.00
2. Separate roof structure to covered area to walkway and close in exposed new end. - $5,000.00
3. Demolish building and remove all material off site including concrete foundations. - $10,000.00
4. Reinstate building area and access to site etc. - $3,000.00

This quote is a working estimate only with details confirmed if project goes ahead.

Options Considerations

9.5.18 To carry out either of the above remedial works options for the two units (1 or 2) would cost in the ballpark of $190,000. Demolition of the two units would be approximately $23,000.

9.5.19 Kevin Smith in his report acknowledges that the cost of remedial works is greater than the value of the units (calculated off the Capital Value Improvements Value), and that both solutions may not give long-term surety.

9.5.20 Demolition of the units would reduce housing supply by two units (thus rental income). These units have been out of commission for some time.

9.5.21 The units were built in the 1960s so are over 60 years old and nearing the end of their life.

9.5.22 During property inspections in May 2022, Whanganui District Council property manager Brenda Hoskins noticed subsidence in two other Walter Nash units (being units 17 and 20).

9.5.23 At inspection, Turley & Co also observed land subsidence damage to a further unit (unit 2) including warped windows and doors, cracked foundations and exterior walls.

Preliminary Feasibility Analyses

9.5.24 The first preliminary assessment scenario analysed is to remedy the land subsidence building issues by either screw piling or re-leveling the existing units. Currently there are 5 known units affected.

Walter Nash complex units affected	5 (currently only 2 out of commission)
Remedial costs [1]	$190,000 for two units
Combined remedial cost for 5 units	$475,000 excluding GST ($2,159 psm GFA)

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Rental income 5 affected units	$43,212 per annum at 100% occupancy (1 single, 4 double units)
Cost v. income	Would take ~11 years to recoup the remedial cost via rental income

[1] Screwpile Solutions or Mainmark costs plus Shane Stone Builders costs outlined above in 9.6.10 and 9.6.15 – ballpark cost of $190,000 for two units.

9.5.25 The remedial cost for the five units vs the rental income gained from reinstating the units to full occupancy does not make financial sense. It would take ~11 years to recoup the remedial costs via rental income from the 5 units. Given the units are already ~55-60 years old and past their economic life, this option would not be recommended by Turley & Co.

9.5.26 Below is a preliminary assessment of the costs for full redevelopment of the Walter Nash complex. We have utilised the estimate of potential units given increased density in prior Phase B 4.2.4. Redevelopment costs have been estimated.

Walter Nash complex total number of units	24 currently
Walter Nash complex current floor area	1,055 sqm (average 44 sqm per unit)
Walter Nash complex land area	8,706 sqm (12% existing floor to land density)
Number of potential 50m2 units developable	61
Potential total floor area	2,850 sqm
Demolition cost [1]	$180,000 excluding GST ($170 psm GFA)
Geotech land engineering	*To be investigated*
Units build cost rate [2]	$3,500 psm excluding GST ($175,000 per unit)
Total build cost for 61 new units	$10,675,000 excluding GST
Total redevelopment cost	$10,855,000 (demolition and new construction)

Excluded from the above costs are geotech land engineering, professional fees (e.g. geotech engineer, planners, architects, etc), and wider complex costs such as footpaths, parking areas, carports, landscaping and services.

The above is preliminary and indicative only. Costings should be gained should a specific development plan/ design be developed for the Walter Nash complex.

Cost Evidence

[1] QV Costbuilder demolition cost rate for a 1 or 2 storey concrete house is **$152 psm gross floor area** or $6,690 per unit (rounded), based on average 44 sqm per unit for Walter Nash (upper estimate for Palmerston North effective April 2022).

Jurgens Demolition cost per 9.5.17 above for demolition of two units $23,000 – although the scope would be reduced i.e., items 1 and 2 of the estimate would not apply. So, say $15,000 for two units - $7,500 per unit (**$171 psm**).

Our adopted demolition estimate of $170 psm assumes no asbestos or other contaminants. The presence of asbestos would elevate building demolition costs.

[2] QV Costbuilder Elderly Persons Home build cost rate **$3,150 psm** or $141,750 per bed (upper estimate for Palmerston North effective April 2022).

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QV Costbuilder Retirement Village Units build cost rate **$3,450 psm** or $172,500 per unit (upper estimate for Palmerston North effective April 2022).

Palmerston North City Council advised its build cost for Stage 1 of the Papaioea Place social housing development of ~50 units were $170,000 per unit in 2019 (50 sqm units – therefore **$3,400 psm**) – Stage 3 underway in 2022 for a community lounge and 7 units (4 units being fully accessible for disabled), were ~$230,000 per unit. Costs exclude wider complex costs (common spaces, services etc).

Our adopted building cost rate of $3,500 psm is current as at 2022. Given the potential timing for this redevelopment, the costs will need to be reconsidered at a closer date.

Recommendations

9.5.27 Given the long-term prognosis that the slumping/ subsidence is the result of inadequate foundation soils (inadequately compacted fill material), that the issue will slowly worsen over time, and that some of the other units are already showing signs of subsidence (refer to 9.5.22 and 9.5.2) and the stage of life of the complex; Turley & Co recommend that Whanganui District Council consider full redevelopment of this site – potentially in conjunction with the Collins Street complex.

9.5.28 Full redevelopment could be staged, with the entire complex designed upfront – for better efficiencies and which is more cost efficient. Please refer to 13.3 on staged redevelopment scenarios and strategies.

9.5.29 Geotech engineering/ land subsidence remediation needs to be investigated by Whanganui District Council to understand the requirements and ramifications.

9.6 Portfolio Consolidation

9.6.1 WDC should consider selling some of its properties to fund other current portfolio properties' redevelopment. By redeveloping existing sites to higher density, this would ultimately achieve a housing units number marked increase overall – **allowing WDC to consolidate its portfolio to a smaller number of complexes, therefore increasing building and maintenance cost efficiency**. The sales could happen post redevelopment once the tenants have moved into new housing and the complex is no longer needed.

9.6.2 There are complexes within the portfolio currently that due to their close proximity to one another have synergistic value – i.e. the adjoining Collins Street and Walter Nash complexes, and Kawakawa-Nixon and Ladysmith complexes are directly across the road from one another. This allows for WDC efficiencies when undertaking routine maintenance and property management (lawns and gardens, and inspections etc), and also allows tenants to be social within their immediate neighbourhood as well as their complexes.

9.6.3 Synergistic value is also beneficial for redevelopment cross-pollination – for example, WDC could consider:

- Combining the Collins Street and Walter Nash complexes to enable flexible design options.
- Stop part of Kawakawa Road (make a cul-de-sac) and join the two complexes for one large Whanganui East complex development – could enable added units or a community space (indoor or outdoor).
- Potentially assist with staged redevelopment if tenants could be moved to the adjoining/ adjacent complex (if vacancy allows).

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9.6.4 WDC could reduce the number of complexes it has in Whanganui East – it has been identified that Whanganui East is more isolated with less nearby amenities, therefore is less suitable and less desirable for older persons. It could be that WDC disposes of two of the four Whanganui East complexes and retains one or two of its better complexes for those with connections to this part of Whanganui.

9.6.5 If WDC did decide to consolidate its Whanganui East properties per above, we would recommend disposal of Pukatea and Ivan Brown complexes and retain Nixon-Kawakawa and Ladysmith – these sites have synergies for WDC as landlord, better connectivity to amenities including the CBD and better redevelopment prospects.

9.6.6 There are also properties identified in 9.2.5 that would require neighbouring property/s land acquisition to incorporate into redevelopment to achieve higher density. Garden Court and Captain Laye are examples that have a good CBD/ central location but are small sites with limited scope to intensify development as they stand. If neighbouring property/s are unable to be acquired, these two complexes would be a good option to dispose of.

9.6.7 Turley & Co recommend Whanganui District Council maintain a mixture of smaller and larger older persons complexes to cater to tenant preferences and diversity.

9.7 Tenant Relocations and Coinciding Rolling Housing Development Program

9.7.1 Turley & Co recommends a rolling housing development programme/ staged approach would be employed for any development or redevelopment, as well as a coinciding staged approach for relocating tenants. It is imperative WDC create a seamless transition for tenants whilst redevelopment occurs, therefore ensuring current tenants are appropriately housed during development/s.

Options

1. Begin with new development: build new units on a vacant site and relocate existing tenants to acquire redevelopment vacant possession of that property.

2. Staged redevelopment of an existing site: redevelop an existing site by moving half of the current tenants to a temporary location and redeveloping half the site, then replicating this for the other half of the site. Council may be able to house tenants at another council owned property or could possibly partner with other community housing providers, Iwi groups or Kāinga Ora to temporarily house tenants who do not have other options available.

3. Partial redevelopment: select one or two buildings to demolish and redevelop and temporarily relocate tenants into other complexes' unoccupied units (possibly not possible due to current low vacancy).

9.7.2 The issue Council faces is that currently the occupancy rate is around 95% - so there is a lack of other accommodation it can use for relocating tenants to enable redevelopment works.

9.7.3 If an existing complex will be redeveloped, during the lead up/ planning stage of the redevelopment, Council could refrain from re-tenanting units should they become vacant so that there are more vacant units that could be used to house tenants during development. This may not be feasible.

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9.7.4 Tenants of housing complexes facing redevelopment are at risk of displacement which can have serious impacts on tenant well-being, especially for vulnerable groups like the elderly who will often require more assistance in the relocation process.

9.7.5 Finding replacement housing in the short-term can be very difficult and housing insecurity can lead to emotional distress for tenants. Some vulnerable tenants may also have additional needs.

9.7.6 It is crucial to ensure alternative affordable housing options are made available to existing tenants during redevelopment. WDC could potentially work with other older persons' housing providers, social service agencies or iwi – the housing options will need to be suitable for older persons.

9.7.7 WDC could also consider providing coverage of moving expenses or tenant moving assistance (e.g. insured moving company), or monetary compensation such as a rent top up or lump sum cash payment to go towards moving or paying higher rent during redevelopment.

Examples

9.7.8 Palmerston North City Council began with a Council owned site already in use for older persons' housing. For Stage 1 it demolished 16 units and replaced them with 30 new units. In a staged development, 48 end of life units originally built in the 1950s have now been replaced with 85 new units on the 15,209 square metre site from 2018 to 2022. PNCC advised that they "held some other units in the city vacant in anticipation of the construction and moved all tenants into other social housing for Stage 1. Stage 2 were all new tenants to the site".

9.7.9 Kāinga Ora are undertaking a $500m retrofitting programme whereby their Tenancy Liaison team works closely with tenants to help find temporary housing for the duration of retrofitting (4-5 months) [12]. This means that most tenants will be relying on their support network to provide them with short-term accommodation during this time. For WDC's tenants, we would be apprehensive as many older people do not have friends or family that they can move in with. It would also be very disruptive as tenants often have many personal belongings, they may not have the means to pay a mover, people to help them or the mobility to move themselves.

Recommended Staged Process

9.7.10 The following recommendations outline an example of the process WDC could follow for beginning upgrades or expansion of its older persons' housing portfolio. We believe this approach is the best option for seamless relocation of tenants and a staged development approach.

9.7.11 **Step 1: Begin with development of a new site** – construction can be undertaken without any disruption for existing tenants. This option would prevent the need for relocation of any tenants and increases the number of housing units.



9.7.12 **Step 2: Once new units are constructed, relocate tenants out of existing complex**. We recommend prioritising relocating tenants out of the complexes that are the least suitable (refer to Phase A).



9.7.13 **Step 3: Redevelopment of abovementioned vacant complex**. Once the tenants are relocated out of a complex, redevelopment of that property can either begin, or the site could be disposed of to fund redevelopment of other sites or development of a new site.

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9.7.14 This process would enable a staged process that could be executed over a number of years – a rolling housing development plan. It enables WDC to utilise its existing landholdings to improve living conditions for current tenants, whilst expanding their portfolio to cater for future demand by redevelopment of existing sites to higher density. This option would cause the least disruption to tenants.

9.7.15 **Refer to *Appendix 9* redevelopment example flow chart** for a coinciding rolling housing development program including tenant relocations program based on the above recommendation by Turley & Co.

9.7.16 Refer to Phase L for further tenant communications planning recommendations.

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10. PHASE H | HOUSING PARTNERING OPPORTUNITIES

10.1 Phase H Overview

10.1.1 The Whanganui District Council Housing Investment Plan 2021-2031 outlines housing partnership opportunities. The report states that growing and forming relationships with potential housing partners from various groups will be continuous through the 10-year plan and beyond and WDC will actively seek out partnership opportunities as a high priority to addressing housing in the Whanganui community [13].

10.1.2 This phase outlines possible housing partnering opportunities that WDC could consider, as partnering with entities outside of Council will leverage the opportunities available to reach the common community goal of providing homes for the older people of Whanganui in need. Partnerships need not be financial to have a significant impact.

10.1.3 WDC have informed Turley & Co on very limited aspects of WDC current partnerships and potential partners for older persons housing in Whanganui. We conducted our own research which has led us to the below options – some of which made already be in view or obsolete.

10.2 Example: Hastings District Council Place-Based Housing

10.2.1 In 2019, Hastings became a pilot for the government's place-based housing initiatives to provide suitable housing solutions for individual communities, aiming to deliver sustainable, positive change to build affordable housing, social housing, market housing, Māori housing, senior housing, and RSE accommodation, alongside skills training and employment creation.

10.2.2 The plan emerged at a time when the waitlist for social housing in Hastings had increased from 57 people to approximately 640 in five years.

10.2.3 The Hastings Place Based Housing Plan partners are: Hastings District Council, Ngāti Kahungunu Iwi, Te Taiwhenua o Heretaunga, Heretaunga Tamatea Settlement Trust, Te Puni Kōkiri, Kāinga Ora, Ministry of Housing and Urban Development, Ministry of Social Development, Hawke's Bay District Health Board, Brian Donnelly – independent advisor, Whatever it Takes Trust, Emerge Aotearoa, Housing First, Department of Corrections.

10.2.4 In 2021, this collaboration between iwi (Ngāti Kahungunu), community organisations and local and central government, led to the development of a medium to long-term housing strategy for Hastings - Kāinga Paneke, Kāinga Pānuku. This strategy is council-led with support from HUD, iwi and others.

10.2.5 In May 2021 HDC received the BERL Award for Collaborative Government Action for its Place Based Housing Solution at the Taituarā – Local Government Professionals Aotearoa Awards. www.hastingsdc.govt.nz/hastings/projects/homes-for-our-people/article/2022/partnership-approach-recognised-with-national-award-

10.2.6 In July 2021 Hastings Place-based Housing Plan won the Kāinga Ora Homes and Communities Excellence Award category for Social Well-being www.hastingsdc.govt.nz/home/article/2095/triple-honours-for-hastings-district-council-in-lgnz-awards

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10.2.7 BayBuzz recently published an article which discusses the success of the plan with a breakdown on the core partners, and how each partner fits into the housing story partnership in Hastings baybuzz.co.nz/home-wasnt-built-in-a-day

10.2.8 Unfortunately, Turley & Co have been unable to engage with Hastings District Council directly to explore their place-based approach further due to constrained timeframes and capacity. We would recommend that Whanganui District Council engage with HDC to obtain further insight into their partnership strategies.

10.3 Central Government Housing Partnering Opportunities

Background

10.3.1 Local Government New Zealand's May 2022 report The Case for Councils Being Community Housing Providers [14] states, "*Pensioner housing was a highly successful partnership between central and local government in the 20th century. Councils built and administered pensioner housing complexes, making use of low interest loans provided by central government.*

The partnership came to an abrupt end in 1991 with the 'mother of all budgets', which saw a major reduction in central government spending and the removal of the central government provided low interest loans.

Labour signalled in 2017 that, if elected, it would; work with councils and provide them with finance to do that, including the provision of funding at the cheapest possible rate (on the condition that) councils committed to building units that they would not on-sell."

10.3.2 Since 1991 the number of council-owned social housing units decreased from 15,000 in 1991 to 12,000 in 2022, despite an aging population and increased demand for older persons' housing.

10.3.3 There are various government funding/ subsidy options available for social housing, but it appears these are aimed at community housing providers, and Councils are not typically eligible – for example, Councils are not entitled to receive an Income Related Rental Subsidy (IRRS) whereas Registered Community Housing Providers are eligible for an IRRS funding contract with Ministry of Social Development who cover the deficit between the rent charged to the social housing tenants and the market rent value www.hud.govt.nz/our-work/income-related-rent-subsidy.

Future Partnering Potential

10.3.4 Whanganui District Council Housing Investment plan 2021-2031 [13] outlines partnership with Kāinga Ora as a high priority in terms of leverage for funding and partnership opportunities.

10.3.5 WDC should continue to explore partnership with central government agencies such as Kāinga Ora and Ministry of Housing and Urban Development to increase broader housing stock through central government funding opportunities, including support for infrastructure [13].

10.3.6 Ministry of Social Development advised Turley & Co that as at July 2022, there were 285 people were on the waiting list for Kāinga Ora homes. Kāinga Ora advised that 153 of their 583 occupied houses are either occupied by elderly, or the household includes an elderly person.

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10.3.7 If there were more Council provided older persons' housing, this would enable more older people to move out of Kāinga Ora housing (whether they are living with family or independently), making more Kāinga Ora housing available for others who need it – reducing pressure on Kāinga Ora.

10.3.8 Kāinga Ora has exemplars of collaborating with other Council organisations to deliver older persons housing such as Greenslade Crescent Northcote where Kāinga Ora will lease the land from Eke Panuku (on behalf of the Auckland Council), and a community housing provider will manage the homes https://kaingaora.govt.nz/news/kainga-ora-to-deliver-homes-for-older-aucklanders/

10.3.9 Other examples of Kāinga Ora older persons' housing projects include 41 apartments on Wilson Road in Glen Eden https://ourauckland.aucklandcouncil.govt.nz/news/2022/10/haumaru-housing-celebrates-new-affordable-rental-homes-for-older-people-in-glen-eden/ 123 apartments on Osterley Way in Manukau and 192 apartments at Highbury Triangle in Avondale.

10.3.10 If Kainga Ora are willing to provide further housing for older persons in Whanganui, WDC should provide support and resources where possible, for example assistance with prompt land rezoning, assisting with resource/ building consent or providing land infrastructure for proposed older persons' housing. Refer to 11.9 Housing Model Recommendations for concepts regarding how WDC and Kainga Ora could together provide older persons' housing.

10.3.11 Kāinga Ora purchased the Nelson City Council social housing portfolio of 142 properties – this could be an option for Whanganui (part or full portfolio) and use the sale proceeds to invest in developing new complexes.

10.3.12 A funding option that should be explored by Whanganui District Council is the "Affordable Rental Pathway" fund through the Ministry of Housing and Urban Development. It is available for not-for-profit organisations including councils to deliver newly built affordable rental housing https://www.hud.govt.nz/funding-and-support/affordable-housing-fund/

10.4 Iwi Housing Partnering Opportunities

10.4.1 Iwi/ hapu/ marae surveyed as part of Phase D have indicated that they would be willing to partner with WDC, possibly in a joint strategy whereby Iwi and Council work together to make collaborative decisions on providing affordable and adequate housing for Whanganui's Kaumatua.

10.4.2 WDC could lobby and facilitate iwi through some of the housing barriers, for example assistance with prompt land rezoning, assisting with resource/ building consent or providing land infrastructure for Iwi proposed older persons' housing.

10.4.3 Other examples could include increasing social housing and affordability through [13]:

- Land, funding and social management collaborations
- Papakāinga development

10.4.4 If Iwi are willing to provide further housing for older persons, WDC should provide support and resources where possible. This would complement WDC's current older persons portfolio and ensure Iwi's needs are being met.

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10.4.5 Iwi/ Maori-led housing entities can access funding from the government. There are several funding initiatives available through the Ministry of Housing and Urban Development for Māori organisations/ housing providers. An example of this is the He Kūkū Ki Te Kāinga Fund through Ministry of Housing and Urban Development https://www.hud.govt.nz/our-work/he-kuku-ki-te-Kāinga-fund/ This has been accessed by various providers to support the delivery of kaumatua housing – including at the Papakura marae.

10.4.6 Tūpoho Housing are a registered Community Housing Provider in Whanganui associated with Tūpoho Trust. We recommend engaging with Tūpoho Housing to explore a potential partnership.

10.5 Housing Trust Partnering Opportunities

10.5.1 Housing trusts currently providing housing in Whanganui include the Whanganui Housing Trust, Woman's Refuge, The Salvation Army, Prisoners Aid & Rehabilitation Service Trust, Te Ora Hou, Whanganui Community Foundation and Compass Housing Services [13].

10.5.2 The Salvation Army and Compass Housing Services are registered Community Housing Providers. Turley & Co recommend these two providers be considered as potential partners as they have the ability to receive Income Related Rent Subsidies (IRRS).

10.5.3 WDC through other proposals and strategy consultation submissions have received other housing trust partnering offers. For example, Wai Ora Christian Community Trust: *"We are happy to partner with council to assist you to achieve these goals. We build healthy affordable homes, that take 2 weeks to build. As māori providers we run trade training in carpentry of SIP homes. Our homes hold a temperature of 20 degrees all year round and there is no waste in the build"* [10].

10.5.4 WDC have many potential partnership opportunities with other Housing Trust groups. The parties' philosophies and strategies would need to be aligned in order to achieve the unanimous goal – to provide warm, dry and affordable housing.

10.5.5 Refer to Phase D for other community organisations that are willing to partner with WDC on older persons' housing.

10.6 Other Local Registered Community Housing Providers

10.6.1 Other registered Community Housing Providers (CHPs) on the Community Housing Regulatory Authority (CHRA) registrar that cover the Manawatu-Whanganui region include:

- Habitat for Humanity NZ
- Habitat for Humanity Central Region
- LinkPeople
- Trust House
- Emerging Aotearoa Housing Trust
- Manawatu Community Housing
- Abbeyfield NZ
- Tūpoho Housing

10.6.2 The above identified CHPs across the Manawatu-Whanganui region could be potential partners. They include charitable trusts, limited liability companies, incorporated society and Tūpoho Housing which is associated with local iwi.

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10.6.3 Partnering with a registered CHP would enable new tenants access to the Income Related Rent Subsidy (IRRS) to make accommodation more affordable for those on low incomes in social housing, whilst enabling full market rent value to be received from the occupied units. Tenants would still have affordable housing (subsidised rents), and Council would then not need to rely solely on the reduced rents to fund repairs and maintenance (which has seen the existing portfolio fall into disrepair).

10.6.4 The options for partnering with an existing CHP are:

(a) Establish a long-term leasehold agreement for an existing CHP to lease and manage properties
(b) Establish a housing trust with other registered CHPs to jointly own or lease the properties
(c) Establish a joint-venture entity with a CHP or other entity to jointly own or lease the properties
(d) Sale of the portfolio to a CHP

10.6.5 Refer to section 8.5 for more detail on ownership options available to WDC. We believe a joint venture with a local CHP should be considered by WDC – refer to section 8.6.

10.7 Private Developer/s Housing Partnering Opportunities

10.7.1 WDC could approach local construction and development companies regarding a potential partnership.

10.7.2 Some private developers' and ideas by Turley & Co include:

- Soho Group recently retrofitted a motel on Victoria Avenue into modern community housing units https://www.shgl.co.nz/journal/twenty-six-new-units-in-community-housing-development-on-victoria-avenue

- John Hay who recently developed Bridgewater Quay apartments on Moutoa Quay, Whanganui https://bridgewaterquay.co.nz/ New apartment building complex with good site layout and floor plan example

- Transportable home providers for example Te Kākano Kāinga Ora in Whanganui or UCOL. This would be a great way to get homes on site with minimal disruption.
https://tkko.co.nz/
https://www.realestate.co.nz/42090045/residential/sale/ucol-transportable-2-bed-wanganui

10.7.3 Turley & Co is not familiar with the above entities/ developers' reputations or construction quality. Whanganui District Council should make their own enquiries.

10.8 Other Partnering Considerations

10.8.1 There has been a lot of recent political pushback by both central and local government agencies regarding the lack of funding available for Councils to supply social housing.

10.8.2 In November 2021 the Green Party launched an open letter calling on the Minister of Housing to extend the Income Related Rent Subsidy to council housing tenants
https://www.greens.org.nz/government_must_address_council_housing_rent_gap

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10.8.3 A May 2022 report by Local Government New Zealand on "The case for councils being community housing providers" discussing the background of council housing and frustration around not being able to access funding including the IRRS https://www.lgnz.co.nz/assets/PDFs/The-case-for-councils-being-community-housing-providers.pdf

10.8.4 "In late 2021 the Government launched a ministerial review into the Future for Local Government (FFLG). The review will consider local government's role and functions; partnerships with iwi/Māori; representation and governance arrangements; and funding and financing. The Review Panel is expected to report back to the Minister of Local Government in June 2023 with its recommendations. The question of councils' current and potential role in social housing is likely to be one that the Panel will want to consider."

10.8.5 Government policies, support and eligibility criteria for funding are subject to change. If the government were to allow councils to access the IRRS this could be a game changer.

10.8.6 Our community housing partnership recommendations are based on the current policy that councils are not able to register to be a CHP, therefore its tenants cannot access the IRRS, and that there is no particular funding councils can access to develop, redevelop or retrofit their existing older persons' housing.

10.9 Partnering Recommendations

10.9.1 The WDC Housing Strategy 2019 states that WDC already works in partnership with a number of organisations locally who are involved in housing. There are many potential partnerships that should be explored by WDC. Central Government funding options should be thoroughly explored including Kāinga Ora.

10.9.2 Turley & Co recommends WDC partners with another party to form a joint venture (JV) entity to manage the housing portfolio. The joint venture entity created by WDC and other party, would then manage their older persons' housing portfolio as a registered CHP with the Community Housing Regulatory Authority (CHRA). We recommend engaging with Tūpoho Housing to explore a potential partnership.

10.9.3 Benefit: Once the joint venture entity is registered as a CHP, it will be able to will be able to apply for an IRRS contract to charge income related rents for all new tenants while receiving full market rental income through the IRRS shortfall top-up which in turn could be used to help fund further redevelopment (increase the portfolio).

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11. PHASE I | HOUSING MODEL OPTIONS

11.1 Phase I Overview

11.1.1 Turley & Co have examined possible housing model options that could potentially be utilised by WDC to increase and/ or replace its older persons housing, and design aspects that would be important for future-proofing.

11.1.2 Further to our demographic research and housing market research in Phase C, we have looked at current housing trends, possible title options, density options, design options and philosophies, suitable design aspects, differential costs for options.

11.2 Housing Trends in New Zealand

General Housing Trends

11.2.1 General housing model trends in New Zealand has seen a shift from a typical standalone 3-bedroom house on a quarter acre section to an increased uptake of townhouse and tiny home models. OneChoice reported this change has been bought about by housing unaffordability and the increased cost of living. They report that 3 in 4 kiwis think living in New Zealand these days is unaffordable [15].

11.2.2 Global trends in buildings design, technology and materials are changing to adopt more environmentally friendly alternatives and are striving to achieve better efficiency and functionality. The Ministry of Business Innovation and Employment (MBIE) reported in 2021 that new builds are increasingly implementing smart building technologies such as sensors, software and online connectivity which are driven by savings through energy and water [16].

11.2.3 There is a noticeable transition to buildings that reduce or eliminate negative environmental impacts during the building process, preserve natural resources and positively impact the climate and environment. New builds are increasingly adopting new ways to reduce energy consumption and carbon emissions. This can be seen by owners using renewable or green energy, for example solar power units [16].

Older Persons' Housing Trends

11.2.4 Older persons' social housing in New Zealand has seen little change in the way of design and new developments since many complexes were built between the 1950's to 1980's. More recently New Zealanders have recognised a real need for change with the current housing crisis, aging older persons' housing stock plus an increased aging population which all contribute to the need for more housing.

11.2.5 In the past, older persons' housing has tended to be developed as small groups of units spread throughout towns. A typical one-bedroom unit would range from about 37-42 square metres and there were very few couple/ double units as married couples were often outnumbered by single people. Heating mainly consisted of open fireplaces but has slowly converted to electric forms of heating [17]. These trends are evident amongst the WDC complexes.

11.2.6 Newer developments today consist of larger sites and higher density, with many rows of adjoining units instead of several buildings each consisting of 2-6 units at each site. There is a new emphasis around sustainability and renewable energy design features (e.g. water reticulation and solar power) [18]. Refer below to the new Palmerston North City Council social housing development example.

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11.3 Title Options and Density Options

Title Options

11.3.1 Legal tenure in New Zealand is defined by the Real Estate Authority [19]:

Freehold – "*The highest form of land ownership available in New Zealand. It is as close as possible to absolute ownership of the land and is permanently enduring.*"

Leasehold – *"Most leasehold land in New Zealand is held under a Glasgow lease. The principle of a Glasgow lease is that as long as the provisions of the lease have been met the lease will be perpetually renewable.*

Some Glasgow leases are now terminating rather than perpetual leases, for example, under the Māori Reserved Land Amendment Act 1997.

A typical Glasgow lease is for a term of 21 years. The land is leased to the owner of the improvements (e.g. structures, crops) who pays 'ground rent' to the owner of the land. If the owner of the improvements chooses not to renew the lease, and does not remove them from the land, the improvements will become the property of the landowner. The underlying title to the land is freehold."

Cross Lease – *"Cross lease properties usually comprise an underlying estate in fee simple. This gives the joint owners an undivided proportionate share of the total land area, and a long-term lease (usually 999 years), for the specified building and other associated structures. A cross lease provides two layers of rights – rights of ownership and rights of use."*

Unit Title – *"The stratum (unit) title focuses on ownership of the structures (units), which are usually residential dwellings or smaller commercial units. Under unit titles the common property is owned by the body corporate and is held in trust for the unit owners (section 54 of the Unit Titles Act 2010). The body corporate is responsible for insuring all buildings and other improvements on the land, which is funded (among other things) through levies imposed on the individual owners."*

11.3.2 Currently the entire WDC older persons' housing portfolio we believe is owned as freehold tenure (the Puriri-York complex title instrument is unresolved). This allows WDC the control of the land and improvements and allows change of the property/s tenure to potentially one of the abovementioned options.

11.3.3 The best title option for WDC is freehold tenure, as it gives complete control of the property with no ownership interest rights to other parties.

11.3.4 If WDC planned to sell the portfolio, it could consider creating a ground leasehold interest for the land, and unit titles for the buildings. This would provide an annual income for WDC for the land and enable the sale of individual units. An alternative for sale would be a cross lease which enables sale of each of the units without formal subdivision. We acknowledge that sales we believe are not currently planned by WDC.

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Density Options

11.3.5 The Whanganui District Plan operative December 2021 states that *households are becoming smaller however the housing market has not adapted to changing house sizes and densities. The market must provide for the changing and varied housing needs of the urban community.*

11.3.6 The above statement is in line with an article by BOON (the developer for the PNCC development), that states *"A shift in demand for lower maintenance property with smaller section sizes highlights that the existing state and social housing comprising of large deteriorating two to four bedroom standalone homes, aren't allowing a move beyond the Kiwi quarter acre dream. In order to use existing government owned land more efficiently and service our vulnerable people in need of warm, safe and sustainable homes, an innovative approach must be taken and appropriate high-density housing must be produced"*

Labour minister for Housing Phil Twyford has agreed with this sentiment saying, "One of the ways we are going to build our way out of this housing crisis is using land more efficiently. Density is the future," [20].

https://www.boon.co.nz/housing-solutions-need-bold-councils/

11.3.7 The Whanganui District Plan operative December 2021 dictates the following rules for developments in the general residential zone:

- 40% maximum site cover.
- One residential unit per 400m2 land area.
- Can have one minor residential unit (in addition to principal unit) of max 60 sqm GFA (excluding terrace floor space – open or rooved).
- 30 sqm of north-west facing outdoor space per residential unit accessible from the living room.
- Multi units in addition to outdoor space needs 2 sqm of enclosed storage space.

11.3.8 The WDC existing complexes are low to moderate density ranging from 11% to 31% site cover (refer to Phase B), which given the 40% maximum site cover under the operative District Plan; means there is significant scope to redevelop most of the complexes to much higher density. Potentially even greater than 40% with a Resource Consent. Refer to Phase B Land Use Density Analysis that describes the number of potential additional units depending on different land use density options.

11.4 Design Philosophies and Sustainability Aspects

WDC Design Philosophies

11.4.1 Whanganui Housing Strategy 2019 states their housing strategy goals [philosophies] should *allow for homes to be warm, dry and energy efficient. Houses [to be] safe and well built. Housing and development options should reflect the changing demographics and developments are resilient and responsive to the impact of climate change and natural disasters* [21].

11.4.2 For WDC to execute their philosophies it should consider and implement new and innovative design aspects and features, ways to improve energy efficiencies once built (affordable for people living in this housing) and stay connected to the changing needs of older people.

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Building Design Options

11.4.3 There are various building design options WDC could investigate in addition to typical 'unit' structures.

- Multi-storey:
  A multi-storey option could work for inner-city land in Whanganui where multi-storey buildings are more commonly situated. Multi-storey enables high-density developments without the need for large landholdings. It could also incorporate a carparking level. It would however require lifts. Whanganui like other Councils are encouraging inner-city living and developing upwards instead of outwards – a development such as this may encourage other developers to follow suit.

  A development by Kāinga Ora or older people in Northcote will have on the ground floor a shared common room, an outdoor patio area, a service room, a secure area for mobility scooters and a main lobby, with access to two lifts servicing the upper floors. The apartments will be wheelchair-accessible and include wet area bathrooms
  https://kaingaora.govt.nz/news/kainga-ora-to-deliver-homes-for-older-aucklanders/

  WDC could engage with the developer the new multi-storey Bridgewater Quay apartment building complex in Whanganui to get recent costs information including for lifts and site works. Many of the apartments are one-bedroom units with a floor plan that would be suitable for older persons
  https://www.realestate.co.nz/42216593/residential/sale/8-59-taupo-quay-wanganui

  Refer to Auckland example 11.7.

- Prefabricated transportable homes:
  Prefabricated homes are manufactured offsite in advance (built in a factory) and transported to the site.

  The main benefits include that they are cost effective, and are quicker to build than a traditional house (unaffected by the weather).

  Some local examples include:
  UCOL transportable home for sale www.realestate.co.nz/42090045/residential/sale/ucol-transportable-2-bed-wanganui

  Te Kākano Kāinga Ora Homes transportable cabins and small homes tkko.co.nz/cabins-%26-homes. It would also be an opportunity to partner with a local organisation.

  Possible initiative: WDC could supply transportable homes for older persons to put on family land. This would save WDC land and land upkeep costs, keep older people with their family, make lessees responsible for transportable home maintenance, etc.

- Modular housing:
  Modular homes parallel with prefabricated homes in that they too are built in a factory, delivered, then permanently fixed to a site. Modular houses consist of repeated sections called modules which are built in a factory and transported to the site to be connected. They are efficient, more sustainable and offer more value than traditional building.

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- High density, single level rows of units:
  For example, the Palmerston North City Council recent social housing units complex which are high-density single level in rows of 8-10. Refer below to 11.6 for details including photos.

External Environment Design Aspects

- Design to specifically aid interactions within the resident community. Connecting with others strengthens peoples' sense of belonging and enhances their wellbeing
- Consideration for Māori design principles.
- Exterior cladding – high-quality, low maintenance and enduring in nature e.g. brick veneer and seam profile metal.
- Sheltered outdoor patio area for tenants' socialising and wellbeing.
- Exterior grounds - Landscaping considerations with circulation paths/spaces that consider using a walker, scooter, or wheelchair. Rest areas/ seating that allows residents/neighbours spaces to stop and chat - promoting social interaction. Accessible parking spaces.
- Consider visual, aural and scent stimulus plantings. Fruit trees and raised vegetable and flowering gardens for easier access. Provide shade and seating. Well-lit environs for night-time safety.
- Consideration for dogs that provide services to people with disabilities.

Accessible Design Aspects

- Universal design so people with varying abilities can utilise the units throughout the lifespan of the building
- Open plan living
- Single level to negate the need to climb steps/stairs
- Wheelchair/ walker accessibility for all units
- Designated space for a mobility scooter with charging ports
- Consider wet area bathrooms with wheelchair access
- Electrical fixtures are at easily reachable heights
- Easy access storage
- Kitchen: Single run of worktop incorporating sink and hob to aid ease of movement on one plane. Allow for deeper plinth and toe space below all cabinetry. Locate the oven higher for ease of use. D-shaped handles for drawers and cupboards.
- Colour contrast between floors and walls to assist those with visual difficulties, i.e. avoid the same colour palette between horizontal and vertical surfaces. Avoid shiny reflective surfaces as they can be disorientating for some people
- Bedrooms should support ease of movement around the bed
- Lever handle door handles and taps (round knobs are challenging to operate with certain health conditions)
- Full-height windows for maximum daylight penetration into spaces
- Window lever handles are easier to operate and at a lower level for accessibility. Considering height and sills to avoid blocking sight levels of the outdoor space from a seated or standing position.
- Venting window fasteners for security and airflow
- Heatpumps

11.4.4 Refer to 11.5 below for a Kainga Ora architects design insights.

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Sustainable Design Aspects

11.4.5 WDC Housing Investment Plan 2021-2031 states energy efficiency and resilience to climate change standards are in place and are a key consideration for future housing projects. The objective for Council is to help maximise the ability to allow people to affordably heat and live in their homes independently for longer [22].

11.4.6 Sustainable design aspects that could be considered and implemented in future developments/ redevelopments for older persons' housing [23]:

- Consideration for Homestar standards 6 or above to be built above the current standards set by the NZ building code.
- Orientation of buildings for passive heating – aims to maximise northern exposure of walls and windows while reducing east and west exposure to avoid overheating in summer. Also consider the sun's warmth during the winter and to limit overheating during summer.
- Boost insulation levels above minimum building code will save money on heating and cooling costs long term.
- Energy efficient hot water system – E.g. hot water heat pumps reduce running costs and carbon emission by 65% compared to standard electric hot water cylinder and allows greater savings for larger consumptions of water. Gas hot water produces 50% more carbon emissions than a standard electric hot water cylinder.
- Using a sustainable source to heat the home. E.g. Heat pumps are amongst the most energy efficient forms of electric heating available or using wood burner with sustainably sourced wood. These forms of heating produce lower greenhouse gas emission than a gas heating system. The latter would not be suitable for older persons (cost of wood, storage, mobility etc).
- Onsite energy generation e.g. solar panels to generate some/ all of the electricity to run heating, hot water systems, lighting etc.
- Design for natural ventilation by allowing breeze to flow through windows on opposite sides (cross-ventilation).
- Install energy efficient fixtures – LED lighting, appliances, ceiling fans and Water Efficiency Labelling Scheme (WELS) toilets, taps, showerheads rated 3 stars or more.
- Harvest rainwater by installing rainwater tanks for gardens, toilets and laundries use, provide resilience during water shortages and help detain stormwater).
- Retention tanks to reduce the impact of heavy rain on stormwater systems.
- Future proof by pre-wiring for solar and EV charging.
- Landscape with native plants (reduces lawn and its maintenance, provides food and habitat for native bird and wildlife).
- Reduce hard surfaces (asphalt and concrete) to reduce stormwater run-off. Use permeable materials whereby water can soak through.
- Design to reduce waste when constructing new or redeveloping existing complexes – e.g. prefabricated buildings, use standard building material dimensions (no customisation), reuse and recycle materials etc.

11.4.7 Refer to WDC's proposed housing strategy submissions for community design ideas [10].

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11.5 Kāinga Ora Architect Insights

11.5.1 Turley & Co consulted an Auckland architect that is involved with designing social housing for Kāinga Ora. Some key learnings from our discussion include:

- It is more cost efficient when you design the whole development upfront.
- Stage project (portfolio) – not all at same time – all need to be replaced - designing, consenting etc – don't want to freak the community.
- Stage project – do it once and do it right – infrastructure, roading and moving services and maximising gain.
- Existing housing is radically different to new housing.
- Standard housing is more accessible these days (larger bathrooms, wider doorways etc).
- Fully accessible housing requires higher design and costs (non-standard items, ramps etc).
- Easy care materials including nuwall - aluminum cladding profile, panelised so if broken can replace just broken panel.
- Rainwater garden for water retention over piping.
- Intergenerational living – community spaces/ hub – lift lives – older people spend most of their time at home and want a sense of community.

11.5.2 The above building design ideas including accessibility and sustainability aspects reflect portfolio future-proofing considerations to be regarded by WDC.

11.6 Example: Palmerston North City Council Social Housing Development

11.6.1 Turley & Co engaged with Palmerston North City Council's Group Manager of Property Bryce Hosking about their recent social housing development. We did not mention the Council we are working for.

11.6.2 This discussion was very insightful. The main points discussed included:

- The new development was triggered by an increasing waiting list and central government not meeting demand.
- PNCC are very passionate about providing community housing and their broader strategy is to be a market leader by playing an active role in providing affordable housing, connecting communities and breaking down stigmas.
- PNCC have ratepayers' support.
- A significant amount of money is needed to get the current units/ complexes up to Healthy Homes Standards – common factor for several Councils. The economics don't really stack up,
- PNCC demolished 48 end of life units and then developed 85 new units with a 4-star Lifemark rating. The benefits of building new outweighed maintaining and getting existing units up to HHS.
- The social housing portfolio doesn't stack up economically, although we must think and remember the beneficial social value aspects.
- For older people having common areas to socialise and maintaining privacy if they want it are equally important. Looking to create a sense of community.
- Took a measured approach by starting a development with 50 units in stage 1 and then building more units in stage 2. PNCC advised a learning would be to plan the whole complex upfront not just by stage for better efficiency.
- Stage 1 of 50 units cost ~$170,000 per unit plus wider complex costs. The latest stage which included 4 full disability units plus 3 other standard units and a lounge (hall) costed ~$230,000 per unit.

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- Bright and colourful favoured over the traditional brown and brick materials, break down the stigma associated with social housing.
- A multi-purpose lounge (hall) allows to keep the units 1 bedroom – place for residents to have functions, game nights etc., and it has a BBQ area and courtyard.
- Blocks of 10 units have best efficiencies – right outcomes and common spaces – anymore and it might not work.
- Green spaces are planted, and almost no lawns (less maintenance).
- Break the idea that everyone needs a backyard – intensify with positives.
- Car parking is always a bone of contention – 50% of units have parking. Carports distract from aesthetics and there are lost efficiencies of land.
- Staged developments – PNCC have further development planned and plan next to redevelop the next worst site/ block or two following the same development model.
- Recommended working with Kāinga Ora.
- Encouraged gaining an understanding of Councils "slice of the pizza" – portion of housing, understanding the target market and what trying to achieve.

11.6.3 Bryce Hosking offered to answer any other queries or discuss the project and learnings with our council client. His contact details are:

Bryce Hosking
Group Manager Property and Acting
Bryce.Hosking@pncc.govt.nz

11.6.4 Images of the PNCC social housing at Papaioea Place:





11.6.5 It could be that Whanganui District Council people travel to Palmerston North to view firsthand this Papaioea Place social housing development, potentially with partners, tenant representatives, etc.

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11.7 Example: Haumaru Housing Multi-Storey Complex

11.7.1 Auckland Council and The Selwyn Foundation (registered Community Housing Provider (CHP)) undertook a joint venture in 2015 – Haumaru Housing.

11.7.2 The Wilsher Village in Henderson is a new style of living for older people. The four-storey apartment complex consists of 40 apartments/ units within a 3,000 sqm site. Each apartment is 45 sqm, one bedroom, all with wheelchair access and mobility scooter designated spaces. The apartments achieve a Homestar rating of 7, have extensive green grounds and 19 shared car parks. https://www.ekepanuku.co.nz/news-and-blogs/panuku-delivers-modern-housing-village-for-haumaru

11.7.3 Wilsher Village Henderson, Auckland:





11.7.4 A multi-storey option could potentially work for WDC for some of its inner-city land.

11.8 Differential Costs for Options

11.8.1 WDC explicitly expressed in their RFP that they were not interested in costs at this stage, therefore Turley & Co have not undertaken any cost for options analysis.

11.8.2 Without undertaking a costs analysis, we do believe that development of new buildings will cost less in the long term than retrofitting the existing buildings that are mostly end of life.

11.8.3 Ways that WDC could improve development cost effectiveness includes but is not limited to:

- Developing sites with services already to the boundary
- Utilising prefabricated or off-site manufacturing designs and methods
- Simple layout and building shape – cost efficiencies
- Buildings consisting of a larger number of units – potentially 10 units per building like the PNCC development – PNCC advised that this is more cost effective.

11.8.4 An architect/ draftsman would be able to provide WDC further advice regarding differential costs for options and cost efficiencies.

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11.9 Housing Model Recommendations

11.9.1 We recommend WDC explores the building options outlined in 11.4.3. A multi-storey housing model may be suitable for Whanganui CBD/ central locations, and the high-density single level design/ model adopted by Palmerston North City Council could be utilised for larger, less central sites. There are many accessible and sustainable design aspects that can be incorporated to future-proof the units. Turley & Co recommends WDC engages an architect who specialises in older persons housing and involves Lifemark in the peer review process.

11.9.2 Prefabricated modular home options should be explored by Council to see if these companies could potentially offer a bespoke model for older persons units – potentially designed to bring onsite and form rows of say 8-10. The cost and timing efficiencies could see housing built much quicker than typical onsite construction.

11.9.3 We also recommend that WDC explores partnership with Iwi and together investigates Māori cultural housing model options such as an older persons' housing complex by WDC side-by-side or surrounded by a housing development by Iwi to enable intergenerational living options.

11.9.4 WDC could partner with Kāinga Ora to incorporate older persons' housing into Kāinga Ora social housing developments to enable intergenerational living options for all community members (i.e. within same single or multi-storey building, within same complex, or a side-by-side development).

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12. PHASE J | REDEVELOPMENT ECONOMIC AND SOCIAL CONSIDERATIONS

12.1 Phase J Overview

12.1.1 Council housing portfolio redevelopment economic and social considerations review and findings.

12.2 Capital Investment Outlay Considerations

12.2.1 Turley & Co's scope does not involve a capital investment outlay costs analysis; however, it must be stated here that we acknowledge our recommendations within this report will require considerable capital investment outlay.

12.2.2 The reason for this is that the majority of the existing complexes are getting to the end of their economic life, maintenance and upgrade costs are continuing to increase with time, and as we believe the portfolio does not receive any ratepayer funding (relies solely on the limited income received), this limits the possible expenditure. Many of the units are displaying outstanding maintenance due to the lack of investment able to be made into the existing complexes. It will be hard to repair this now without a significant outlay of costs.

12.2.3 Construction cost increases over recent years will also affect the investment required by WDC to improve its portfolio, however when considering the immediate capital cost investment of new or redevelopment of housing for older persons, it is important to consider the whole-of-life cost. The immediate outlay cost may be high, however spread over its lifetime (minimum 50 years) and taking into consideration the cost to keep maintaining the current units, plus the social benefits, we believe this is the best option. WDC can stage this process, in turn staging future maintenance costs and redevelopment of the new buildings once they reach the end of their lives.

12.2.4 To provide more units to cater for future demand, as well as improve the quality of the housing to a standard that both complies with regulations and provides tenants with a better quality of life and satisfaction; this must be considered as a social investment as well as an economic investment.

12.3 Social Return Aspects & Socio-Economic Tension

12.3.1 The social return aspects of providing warm, dry and safe housing for older people are substantial for Whanganui as a community.

12.3.2 There are many positive effects that come from providing warm, dry and safe housing to the vulnerable members of society. Some of the key effects for the wider community are:

- Minimising homelessness and overcrowding due to lack of affordable housing
- Minimising isolation and encouraging participation in society
- Mental and physical wellbeing of older people
- Minimise the effects of the above on the next generations and wider society

12.3.3 Refer to 4.4 Return on Investment and Social Value Relationship for a social return and economic considerations analysis.

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13. PHASE K | PORTFOLIO STRATEGIES ADVISORY & RECOMMENDATIONS

13.1 Phase K Overview

13.1.1 Whanganui District Council older persons' housing portfolio strategies and settings advisory and recommendations herein are informed by the information, analysis and advisory described in the foregoing phases.

13.1.2 This phase summarises Turley & Co's overarching options and recommendations to future proof Whanganui older persons' housing, including possible redevelopment scenarios, strategies and timing, the associated opportunities and risks, and the next steps required.

13.2 Future Proofing the Housing Portfolio

13.2.1 To future-proof the housing portfolio, we firstly recommend WDC consider the options available for improving the current portfolio, as it is evident the current condition of a large percentage of the portfolio does not meet the desired quality requirements and standards of the tenants or the wider community, or the objectives of the portfolio as outlined in 1.1.2.

13.2.2 As discussed within the prior phases, the cost to maintain the existing units that are nearing the end of their lives is not going to be economically viable into the future, and the needs of future tenants are unlikely to be met if the portfolio is not brought up to modern standards.

13.2.3 Further units will be required as the population and population percentage of over 65-year-olds grows as is evident in our supply and demand study. We have projected between 184 and 194 additional units will be required by 2050. For WDC to meet this demand the existing housing portfolio will need to be expanded.

13.2.4 Our recommendation is that WDC continues to provide older persons' housing, and considers investing in the staged redevelopment of its existing sites whilst increasing density. Many of the existing sites are of good scale including five that are very large and provide great opportunity for redevelopment. This process should be staged over a number of years – a rolling development programme.

13.2.5 Refer to Executive Summary table 2.1.7 for Turley & Co's key findings and recommendations for the existing 16 complexes.

13.2.6 The above existing portfolio comprises 59,623 square metres of land, and the overall floor area to land area density is currently only 19%. There is significant scope for redevelopment to higher density. By increasing density to 35% across the portfolio, an additional ~143 units could be accommodated.

13.2.7 The approximately 184-194 additional units required by 2050 could be accommodated on the existing portfolio sites in conjunction with one or two Greenfield developments comprising a total of approximately 40-50 additional units.

13.2.8 To ensure minimal disruption and impact on the tenants, we would highly recommend an initial high-density development at a new site (Greenfields). Preferably starting with a site already owned by Council which would eliminate any land purchase costs.

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13.2.9 The benefits of starting with a new development site are that it will cause the least disruption to tenants, make for better use of under-utilised council land (if applicable), increase the number of units in the portfolio, can include modern sustainable design features, improve the quality of housing, and can then be used to relocate tenants out of existing complexes to enable redevelopment.

13.2.10 Turley & Co recommends WDC should engage with potential partners such as community organisations, Iwi or other registered community housing providers. Our consultation via survey found that majority of community other organisations and Iwi are already in partnership or willing to partner with WDC for the purpose of providing older persons' housing. Potential beneficial partnerships do not need to be financial and could include those willing to provide wrap-around services and support for the tenants.

13.2.11 Government policies, support and eligibility criteria for funding are subject to change. If the government were to allow councils to access the IRRS this could be a game changer.

13.2.12 Our community housing partnership recommendations are based on the current policy that councils are not able to register to be a CHP, therefore its tenants cannot access the IRRS, and that there is no particular funding councils can access to develop, redevelop or retrofit their existing older persons' housing.

13.3 Staged Redevelopment Scenario

13.3.1 Refer to flowchart in *Appendix 9*.

13.4 Opportunities and Risks

Opportunities

13.4.1 Whanganui District Council has an opportunity to be a market leader and pave the way for other Councils to revitalise their older persons' housing and accelerate their contribution to the wellbeing of the older members of their communities.

13.4.2 The key opportunities available to WDC to future-proof their housing portfolio include:

- Rationalise/ consolidate and reconfigure the portfolio in a staged process over time.
- Maximise use of the existing older persons' housing properties to provide quality housing in line with modern requirements.
- Ensure enough housing is available for future low-income older people without sacrificing their quality of life.
- Utilise Council-owned under-utilised land for development or land exchange/s for providing added older persons' housing for the Whanganui community.
- Create a housing portfolio that will be durable and long-standing into the future, requiring minimal maintenance (easy-care materials) and incorporating sustainable design aspects to reduce the impact on the environment – further encouraging environmentally friendly practices by tenants.

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- Incorporate modern technologies described within to meet needs of future generations, for example electric vehicle charging and increased security measures including cameras to enable an ease of living physically and psychologically.

- Incorporate Māori/ Iwi cultural requirements – e.g., potentially intergenerational living, design aspects, naming aspects, etc.

- Incorporate Whanganui's diverse community members' housing needs such as wheelchair accessibile housing/ complexes, disability friendly housing/ complexes and possibly LGBQT community friendly complexes.

- Create safe communities with a sense of pride.

Risks

13.4.3 Risks faced by Whanganui District Council in relation to their older persons' housing portfolio include:

- Considerable decrease in demand for WDC's older persons' housing, for example:
  - Whanganui economic change impacting future population (dampened economic prospects causing people to move out of the district).
  - Whanganui physical change impacting future population (major flooding or other event causing people to move out of the district).

→ The above could be negated through use of the housing for others in need such as those with disabilities or other living challenges if occupancy gets too low. Policy criteria could also be adjusted. The benefit for WDC as the main older persons' housing provider is that their portfolio should be the first go-to for those in need, especially if they meet modern housing standards.

- Considerable increase in demand for WDC's older persons' housing, for example:
  - Cost of living significant increase continuation causing people to relocate to smaller regions such as Whanganui.
  - Economic change causing an increase in unemployment and people needed subsidised housing.

→ The above risks would not be unexpected in the current market, emphasising the importance of WDC and other housing providers of being adequately prepared for the unknown demand of the future by providing enough units to cater to the most likely anticipated demand. As mentioned above, if for example too many units were built, the criteria could be adjusted, or units/ complexes could be assigned to others in need.

- Cost of construction significant increase continuation causing major price increases for WDC to undertake development of new or retrofitted older persons' housing.
  - Increased construction costs may reduce new development by the private market, potentially leading to a shortage of new housing supply, possibly lifting prices and rental prices.

→ A staged approach will help to distribute construction costs as well as staging future maintenance costs and future redevelopment frequency.

13.4.4 It is not possible to identify all possible risk factors. We have made our best attempt to ascertain the most likely risks posed by WDC.

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13.5 Requirements and Next Steps

13.5.1 We recommend WDC's next steps to be:

1. Confirm preferred ownership structure (full ownership/ part ownership/ no ownership)
   Turley & Co recommends a joint venture partnership with Tūpoho (part ownership) – refer to 10.10.
2. Confirm preferred future market share/ supply
   Turley & Co recommends continuing to supply its current market share, which will mean an additional approximately 184-194 units would be required by 2050 – refer to 8.3.
3. Consultation with councillors
4. Consultation with Iwi – refer to Phase L next
5. Consultation with tenants (initial and ongoing) – refer Phase L next
6. Consultation with wider community (initial and ongoing) – refer Phase L next
7. Consider/ engage with potential partners (including possibly Iwi)
   Turley & Co recommends considering and exploring a joint venture, plus exploring other partnerships such as with Kāinga Ora and possibly private entities.
8. Engage with other Councils in New Zealand who have revitalised their older persons' housing portfolio to discuss their experience, learnings and recommendations
9. Visit Palmerston North Papaioea development and engage with Palmerston North City Council and other Councils who have revitalised their community housing portfolios to gain insights/ learnings
10. Obtain detailed cost comparisons for existing complexes redevelopment and new development options to confirm the most cost-effective option
11. Create a staged redevelopment plan looking to 2050 – including:
    - Identify Council-owned underutilised land for new development
    - Near-term and future acquisition sites (possibly buy or covenant titles now)
    - Confirm housing model option for each complex flagged for short-term redevelopment
    - Plan for which existing complexes to continue to update to meet Healthy Homes Standards by 2025 (to avoid unnecessary expenditure if deciding to undertake short-term redevelopment)

    Refer to 13.6 next for a portfolio consolidation timings outline.
12. Check tenancy agreements to see if there are there any redevelopment or alike clauses that need to be considered regarding ending a tenancy and notice etc, i.e. Residential Tenancies Amendment Act 2020 requirements
13. Obtain development plans and coinciding costs for short-term new development/s and redevelopment/s
14. Explore possible funding options
15. Create a timeline and budget outline for the entire portfolio

13.5.2 Refer to *Appendix 9* for a staged redevelopment flow chart for Turley & Co's recommended short-term development and tenant relocation plan further to the above next steps.

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13.6 Portfolio Consolidation Timings Outline

13.6.1 Referring to and using the recommendations within this report, we have broken down items to be explored by Whanganui District Council and decisions required in the short-term (within the next 5 years), and mid-long term (10-15 years). The below discusses the existing 16 complex properties as well as some overarching aspects.

Short Term (within next 5 years)

Explore:

- Partnership options
  Turley & Co recommends creating a joint venture with Iwi or other CHP registerable with the Community Housing Regulatory Authority to access IRRS and potentially other Central Government funding not available to Councils.

- Funding

  Explore what funding options would be available given the above partnering consideration/ decision.

- WDC held underutilised land that could be suitable for a new older persons' complex (high density).

  Refer to 9.3 for a list of properties, and 9.3.13 for recommendations on key items to keep in view when considering potential land.

- Housing model options for new development

  Turley & Co recommend a high-density single level design/ model similar to that employed by Palmerston North City Council be utilised for larger sites. Prefabricated modular home options should be explored by Council to see if these companies could potentially offer a bespoke model for older persons units – potentially designed to bring onsite and form rows of say 8-10. The cost and timing efficiencies could see housing built much quicker than typical onsite building construction.

- Walter Nash geotech engineering/ land subsidence remediation needs investigations.

  Refer to 9.5. Land subsidence remediation needs to be investigated by Whanganui District Council to understand the requirements and ramifications. This complex is large and could accommodate an extra ~37 units if fully redeveloped.

  The Puriri/ York complex also has land subsidence issues and needs further investigation.

- Neighbouring property/s acquisitions

  Garden Court and Captain Laye are complexes that are well located in good central location but are small sites with limited scope to intensify – acquisition of neighbouring properties would ideally be required for redevelopment.

  Refer to 9.4 for Turley & Co identified potential land acquisitions – the best options given our current housing complexes' opportunities recommendations in 9.2.5. are highlighted yellow. Some of these properties could be explored for future (mid-long term) complex redevelopments – and potentially agree an option to purchase with the owners and a caveat placed on the title.

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Decisions:

- Disposal of some complexes

  Turley & Co recommends disposal of the Pukatea and Rimu Street complexes in the short term. Refer to 9.2.5 for constraints and 9.6 portfolio consolidation.

  If neighbouring property/s could not be acquired to incorporate into redevelopment for the Garden Court and Captain Laye complexes, we recommend these complexes are also considered for disposal.

- Prioritsation of complexes to redevelop in rolling development plan

  This will depend on the outcomes of the above items that require exploration. For example, if land remediation for Walter Nash and/ or Puriri/ York was going to be infeasible or cause significant delays, potentially a B priority/ medium term property (such as Eugene Crotty) could be considered due to its size.

- Which remaining units/ complexes to continue to maintain and bring up the to HHS by 1 July 2025.

  This will also be affected by the above two decision items.

Medium to Long Term (5-15 years)

Explore:

- Neighbouring property/s acquisitions

  If not already done in the short-term; Sandown, Rothesay and Eugene Crotty are complexes that Turley & Co have identified as a B priority that have neighbouring properties which if acquired could be useful to incorporate into redevelopment of the complex to higher density. Ivan Brown and Ladysmith (C priority properties) also have potential neighbouring properties that would enhance redevelopment of these complexes.

  Refer to 9.4 for Turley & Co identified potential land acquisitions – the best options given our current housing complexes' opportunities recommendations in 9.2.5. are highlighted yellow.

Decisions:

- Disposal of some complexes

  Turley & Co has also identified Ivan Brown as a complex that could potentially be disposed of to fund expansion of the portfolio. Refer to 9.2.5 for constraints and 9.6.6 portfolio consolidation.

13.6.2	Council will need to check if there are any title issues (i.e. encumbrances) that may be a road block to disposing of land. There is also a need to check for any implications regarding the Public Works Act 1948 for specific parcels of land resulting in offer back requirements.

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14. PHASE L | COUNCIL STAKEHOLDER COMMUNICATIONS

14.1 Phase L Overview

14.1.1 Council stakeholder communication considerations advisory.

14.2 Communications Planning

Tenants

14.2.1 Our recommendations for ongoing communications and engagement with the tenants include:

- Create a communications plan to ensure engagement with tenants at each stage of the process. Early and regular communication with all Council tenants once a plan is well-underway would be strongly encouraged. Their feedback should be encouraged and taken into consideration.
- Early notice well ahead of any public notification. Council should notify tenants of the intent to redevelop their complex, as well as information on the process and timelines – keep them well informed.
- Update tenants if there will be Council meetings related to the application or public hearing dates.
- Set up a tenant's reference group for tenants to ensure their views, needs and concerns are taken into consideration – utilising an organisation outside of Council for this to ensure tenants have a secure system for making comment about the service provision.
- Create a tenant relocation plan and have a designated Tenant Relocation Co-Ordinator to assist tenants during the process.
- Ongoing communications with tenants throughout will be necessary for their comfort. This will keep the tenants excited, engaged and informed. Suggested communications options include:
  - Hold tenant information meetings, we suggest at the complexes to enable all tenants to attend.
  - Newsletter/ pamphlets for tenant updates along the way such as confirmed site layout and buildings design, timing updates, partnership details, etc.
  - A phone number tenants can call to ask questions – accessible form of communication for elderly.
- Take the tenants on the journey with Council – look for opportunities for tenant input and make them feel included.

14.2.2 Should a joint venture and new CHP entity be established by Council to access the IRRS (which is only available to new tenants), Council should consider rent equity for the new and redeveloped complexes. If for example some tenants could access the subsidy and not others, Council should set the rentals so that a non-subsidy tenant would pay the equivalent to what a tenant pays that is eligible for the subsidy.

14.2.3 Potentially there are workarounds to get all tenants eligible for the IRRS. WDC should explore this topic to see whether, for example, a tenant that terminates a lease at the former complex and signs a lease for a new complex would be eligible to receive the IRRS.

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Iwi

14.2.4 Iwi have a shared vision to home the people. We suggest that iwi are consulted and engaged with going forward through ongoing korerorero. We recommend:

- Setting up a regular communication plan for:
  - Supporting each other – sharing challenges and learnings
  - Sharing ideas and plans for cross pollination/ synergies – partnering and collaboration will be key
- For new complexes and existing redevelopments, engage with iwi to get their Māori cultural and Māori world views for the specific development:
  - Incorporate Māori design into the development including complex, housing and/ or gardens design.
  - Naming – discuss the land or area and any significant cultural considerations that could be helped to name new complexes.
- Possibly partner with Iwi on one-off developments – refer to 10.4.
- Possibly partner with Iwi on a joint venture – refer to 10.7.

14.2.5 Haumaru Housing (joint venture entity for Auckland Council), has a Māori Stakeholder Engagement Strategy that could be useful to WDC: https://global-uploads.webflow.com/maori-stakeholder-strategy-2020.pdf

14.2.6 Refer to Phase D for Iwi representatives' survey responses.

14.2.7 Iwi/ Māori consultation has been limited during this Turley & Co project. Turley & Co attempted to engage further with our WDC appointed iwi contact on numerous occasions however this did not transpire. This potentially would have enabled us to give further recommendations for ongoing communications with Iwi.

Community

14.2.8 Our recommendations for ongoing communications and engagement with the community include:

- Bring the community along on the journey and hear their thoughts about what is proposed and how they would like to be supported during the process.
- Utilise the Positive Ageing Forum to engage and communicate with community organisations involved with older persons.
- Community engagement and information sessions at start of the conversation to get feedback and drive support and excitement – it is likely the people most willing to give feedback will be those not yet in the age bracket who may be considering WDC older persons housing in the future. This will be very useful for WDC.
- Commit to keeping the community updated on the projects – emails, website updates, physical newsletters.

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15. LIMITATIONS

15.1 Policies and Limitations

15.1.1 In accordance with usual practice and Turley & Co's obligations to others, we must notify that advisory and information herein is:

- Reliance limited to Whanganui District Council.
- Subject to agreed works details/ scope limitations.
- Subject to services agreement and commercial terms of Conditions or limitations stated in the report and appended information.
- Subject to the reporting policies and disclaimers detailed in *Appendix 10*.

15.1.2 This report is to be regarded as confidential to the party/s to whom it is addressed and is intended for the use of these party/s only, and for the valuation purpose stated only. Consequently, no responsibility is accepted to any third party who may use or rely on the whole or any part of the report's contents.

15.1.3 Before the report or any part of it is circulated, reproduced or referred to in any document, circular or statement; the prior written approval of a Turley & Co company director must be obtained including as to the form and context of publication.

15.1.4 Our advisory herein is based on the information available to us. Market conditions can change rapidly. We are therefore unable to provide any assurance that our assessments will remain valid or stable into the future.

15.1.5 We do not accept responsibility or liability for any losses arising from such changes.

15.1.6 We recommend that further advisory is acquired in any of the following circumstances:

- Significant market or economic change (market conditions, interest rates, sentiment, political change, disaster event, pandemic, economic confidence diminution, etc.).
- Subject property/s title or other property/s changes.
- Property new information discovery including expert reports/ assessments indicating positive or deleterious property considerations.

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15.2 Signoff

15.2.1 If we can be of any further assistance, please contact the writers:

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APPENDIX 1 – PROJECT SCOPE AND PLANNER

Refer overleaf.

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WDC Older Persons Housing Project by Turley & Co

Works Scope Planner

	Project Initiation	
	Activity	Details
a	Billable pre-project works	Project works requirement/s definition and planning. Client pre-project exchange. Project establishment and information management.
b	Client outset discussion and project planning	Outset project exchange including with WDC community housing team staff to gauge their thinking and concerns with current WDC community housing
c	Project phase administration and management	Project initiation, set up administration and management

	Phase a | 16 Properties Review	
	Activity	Details
	16 Council-owned community housing properties review and intensive study	
1	Subject property information collation and management for **275 units** occupying **16 properties**	Subject properties information discovery, assembly and audit
2	Subject property inspections fieldwork including planning and travel	Subject properties inspection (possibly 1-2 units each site) plus localities roadside review (and photos/ records) Measurement not required (adopt client supplied unit areas and floor plans)
3	Land legal, land physical and land services/ utilities study	Refer to offer items details
4	Building parameters and housing suitability study	Refer to offer items details
5	Land use density, property S.W.O.T, land use options analysis and highest and best use	Refer to offer items details
6	Tenancy performance analysis and examination of relationship between ROI and social value aspects	Covered by and overlapping with next phase: *Council community housing portfolio metrics and attributes assessment*
7	Property information and findings individual reporting	Foregoing items tabular executive report per property
8	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
9	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase b | Portfolio Metrics & Attributes Assessment	
	Activity	Details
	Council community housing portfolio metrics and attributes assessment	
1	Portfolio metrics including current development density (discrete and aggregated)	Including: *Tenancy performance analysis and examination of relationship between ROI and social value aspects*
2	Number of housing units existing and potentially, portfolio properties' redevelopment options analysis	Utilising prior phase work and individual property analyses and reporting
3	Housing portfolio asset cross-pollination and weight contributions, examination of strategic and leverage opportunities	Utilising prior phase work and individual property analyses and reporting
4	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
5	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase c | Demographic & Housing Market Research	
	Activity	Details
	Whanganui demographic and housing data analysis and findings	
1	Population trends and projections and economic trends and housing implications projections/ predictions	Refer to offer items details
2	Housing metrics own versus rent and public versus private stock analysis	Refer to offer items details
3	Council community housing portfolio metrics comparisons	Refer to offer items details
4	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
5	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase d | Advisory & Recommendations Development	
	Activity	Details
	Council community housing stakeholders' views and information discovery via consultation	
1	Council officers views and information discovery via consultation	Refer to offer items details
2	Possibly tenants' views and information discovery via consultation	Refer to offer items details
3	Iwi views and information discovery via consultation	Refer to offer items details
4	Possibly other community views and information discovery via consultation	Refer to offer items details
5	Possibly Kāinga Ora views and information discovery via consultation	Refer to offer items details

6	Elected representatives/ Councillors views and information discovery via consultation	Refer to offer items details. Potentially two T&Co people involved.
7	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
8	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase e | Whanganui Housing Holistic Considerations	
	Activity	Details
	Whanganui housing holistic considerations analyses and findings	
1	Community housing expectations and aspirations (tenants, iwi and the wider community)	Utilising prior phases work
2	Iwi cultural considerations including Māori world view considerations	Ditto above
3	Iwi housing needs, aspirations and housing representation	Ditto above
4	Council as a provider importance and 'market share' metrics consideration	Ditto above
5	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
6	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase f | Whanganui Housing Supply & Demand Projections	
	Activity	Details
	Housing demand and supply projections for Whanganui 2022-2050	
1	Population growth related projections and scenarios analysis	Crosspollinating with prior phases work
2	Community housing and Iwi housing needs projections	Ditto above
3	Projections 'what if' and sensitivity analysis modelling	Ditto above
4	Council housing provider future participation share role/s	Ditto above
5	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
6	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase g | Council Housing Land Expansion Opportunities	
	Activity	Details
	Council housing land expansion and staged WDC programme opportunities identification and planning	
1	Existing housing land – infill opportunities and redevelopment recommendations and priority	Utilising prior phases work
2	Council-owned underutilised other land including possibly unused reserve or public land redevelopment	Refer to offer items details. Thematic and general without particular research or intensive study of Council landholdings.
3	Potentially Council land acquisitions, Council land portfolio consolidations, or land substitution/ exchange	Refer to offer items details. Thematic and general without particular research or intensive study of Council landholdings.
4	Walter Nash Complex redevelopment	Refer to offer items details. Utilising existing WDC reports and information for Walter Nash. Strategic advisory towards potentially a full-blown feasibility study. As part of deliveries a preliminary and indicative economic feasibility analysis for Walter Nash.
5	Progressive tenant relocations and coinciding rolling housing development programme	Utilising prior phases work
6	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
7	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase h | Housing Partnering Opportunities	
	Activity	Details
	Housing partnering opportunities examination and advisory	
1	Central government housing partnering opportunities examination and advisory	Refer to offer items details
2	Iwi housing partnering opportunities examination and advisory	Refer to offer items details
3	Housing trusts housing partnering opportunities examination and advisory	Refer to offer items details
4	Private developer/s housing partnering opportunities examination and advisory	Refer to offer items details
5	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
6	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase i | Housing Model Options	
	Activity	Details
	Housing model options examination and advisory	
1	Housing trends in New Zealand	Refer to offer items details
2	Title options and density options	Refer to offer items details
3	Design options and philosophies, and sustainable design aspects	Refer to offer items details
4	Differential costs for options	Refer to offer items details
5	Options pros-cons analysis	Refer to offer items details
6	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
7	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase j | Redevelopment Economic and Social Considerations	
	Activity	Details
	Council housing portfolio (16) redevelopment economic and social considerations review and finding	
1	Capital investment outlay (costs) and immediate and whole-of-life cost considerations	Utilising prior phases work
2	Council commitment, risks, financial return metrics	Ditto above
3	Social return aspects, examination of socio-economic tension	Refer to offer items details
4	Community and government partnering opportunities/ strategies	Refer to offer items details
5	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
6	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase k | Portfolio Strategies Advisory & Recommendations	
	Activity	Details
	Council housing portfolio strategies settings advisory and recommendations	
1	Options to future proof the housing portfolio including creativity and possibly innovation	Utilising prior phases work
2	Staged redevelopment scenarios and strategy, and timings	Ditto above
3	Opportunities and risks	Ditto above
4	Requirements including resources	Ditto above
5	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
6	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Phase I | Council Stakeholder Communications	
	Activity	Details
	Council stakeholder communication considerations review and advisory	
1	Communications planning and tenant and public sensitivity aspects for Council	Refer to offer items details
2	Iwi consultation feedback considerations and ongoing kōrerorero	Refer to offer items details. Refer to prior re consultation allowances.
3	Client project meeting/s	Client physical meeting/s in Whanganui or video meeting/s and consultation
4	Quality assurance and collegial review and audit input	Inhouse collegial peer-review of findings and report/s content/ advice and work surety audits including checking the foregoing project works

	Project Global	
	Activity	Details
a	Project administration and management excluding project close	Project oversight and admin, leadership
b	Professional staff travel time HB-Whanganui-HB at one-half	One-way recovery (half of actual) for x3 trips HB-Whanganui-HB
c	Prepare community housing report - initial DRAFT	Refer to offer items details. Initially DRAFT and following client parties consultation issue as 'final.' Pulling together prior phases of work
d	Prepare community housing report - final	Refer to information above including internal peer review and quality assurance
e	Project close administration and management	Project oversight and admin, leadership and close

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APPENDIX 2 – INDIVIDUAL COMPLEX EXECUTIVE SUMMARY REPORTS

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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

258 SOMME PARADE, ARAMOHO, WHANGANUI | ROTHESAY FLATS | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including four sample units internally 8 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red)



Rothesay Flats exterior



Interior of Unit #25



Interior of Unit #10

Turley & Co holds an extensive library of subject property photographs (available on request).

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Property Summary

Name (known as)	Rothesay Flats.
Property Address	258 Somme Parade, Aramoho, Whanganui.
Number of Units	The property has a total of 28 units – single units only.
Nature of Property	The Rothesay Flats property is Whanganui Council-owned and used for housing older people. Comprising an irregular shape landholding of 5,325 sqm with site elevation more-or-less coinciding with the public roadways. The property is located in the Aramoho suburb of Whanganui, with the local Aramaho shops/ amenities ~1.5 kms away nearby and there is a bus stop nearby the property. The immediate neighbourhood is currently good and with housing of a similar standard (~1950's) to the subject property. Rothesay Flats are mainly easterly facing with good orientation and light. Privacy is good being set back off the road. The complex has reasonable outdoor space with some trees (including citrus) and landscaping. The seven buildings at this site each have four single units. The flats internal layout is good, each flat has covered porches and an outdoor storage room. The units do however have steps to access at both the front and back doors. Housing units are serviced by electric heating. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$1,890,000 as at 1 September 2019.
Appellation	Lot 2 DP 48551.
Title Instrument/s	Record of Title (RoT) WN19A/716 appended.
Registered Encumbrance/s	None.
Land Area	5,325 square metres per ROT.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with a Resource Consent for pruning of a protected tree currently being monitored.
Building Age/s	Originally built we believe in 1978. Renovation work reported at inspections of unit 10 and 25 includes recent painting works, new shower lining and new laundry tub. The subject complex is approximately 44 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.

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Total Buildings Area/s	1,150 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects good design and user utility. The presentation of the property at the time of inspection was overall good relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall good commensurate with the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. We believe that the buildings function suitably in the current use/s with no significant detrimental features or faults as far as this can be general inspections ascertained. At inspection the below issues/ faults were identified: 1. Vinyl starting to lift in bathroom. 2. Concrete porch cracked. 3. Internal fencing rot and boundary fence damage. WDC housing activity report provided to us identifies the below issues: 1. Presence of asbestos backed vinyls. 2. Internal privacy fencing has extreme rot and possibly the presence of asbestos. 3. Some of the aluminium windows are warped – water egress and draught issues. 4. Edward & Hardy Roofing have recommended roof replacement for all 28 units. We have also consulted the tenants. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	<table><tr><td>Car parking garage</td><td>Nil</td></tr><tr><td>Car parking carport</td><td>Nil</td></tr><tr><td>Car parking uncovered spaces</td><td>~18 spaces</td></tr><tr><td>Car parking spaces per housing unit</td><td>Less than 1 space</td></tr></table> It is apparent that there is a shortage of carparks at this complex for the residents, with multiple cars parked on lawn areas.
Open Land	The open land/ grounds are fully fenced consisting predominantly lawn and landscaping, pedestrian walkways and asphalt surfaced parking and vehicle access/ circulation.
Road Access/ Accessibility	Dual access from Somme Parade and Cumbrae Place. Road access and driveway/ accessibility is single width, and the vehicle crossings are in average condition according to the Council LIM.

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Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. There is a wastewater manhole and connection point on the subject property. No overhead services thoroughfare or in-ground services with associated registered easements.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. The subject property is outside of but close to flood risk area A and B (the Whanganui River). Liquefaction risk is moderate. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. A protected English Oak tree recorded on the neighbouring 259A Somme Parade property appears to be within the subject property boundaries. There are no designations that affect the property. The property indicative boundary in GIS indicates potentially the 3 Cumbrae Place property fence and dwelling potentially encroach on the subject property.

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Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that if remedied could improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.
Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Better lighting placement in kitchen (doesn't get to sink) – Kitchen taps too close to sink – can't get big pots in – Would like walk in showers – Water pools in porch during heavy rain – Electric heating in the wrong place hence not used – Not enough outdoor taps
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Good neighbourhood o Reasonably efficient use of land (layout of units) o Tidy units with good internal layout o Easterly aspect/ orientation and light o Outlook/ privacy – majority away from the road o Bus stop outside property for tenants o Dual access (Somme Parade & Cumbrae Place) o Landscaping and mature trees (including citrus)
Weaknesses	o Aforementioned faults and issues o Steps up to units (trip hazard/ unsuitable for older persons) o Water egress and draught issues o Buildings age and forward maintenance o Roofs replacement of all units recommended o Limited income o Location of protected tree restricts redevelopment potential at Somme Parade entrance
Opportunities	o Renovations including kitchen and bathroom upgrades o Remedy tenant identified and known faults o Partial or full redevelopment potential to increase site cover o Potentially acquire an adjoining property for incorporating into redevelopment o Dispose of property and use funds to acquire and/ or develop other older persons units
Threats	o Asbestos risks – potentially harmful to tenant/s health o Not enough income to support renovations/ redevelopment

Land Use Density	22% of the land title is developed with buildings. The allowable cover is 40%.

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Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.
Land Use Options Analysis	The subject site has moderate site cover, however the current layout of the five buildings and roadway plus the protected oak tree would make it challenging to add additional housing units without demolishing some or all buildings. An option to increase units at this complex could be to acquire the neighbouring 257 Somme Parade or 7 and 9 Cumbrae Place properties for amalgamation and redevelopment.

creative property *strategy* ©

Appendix 1 | Record of Title

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN19A/716**
Land Registration District	**Wellington**
Date Issued	09 November 1978

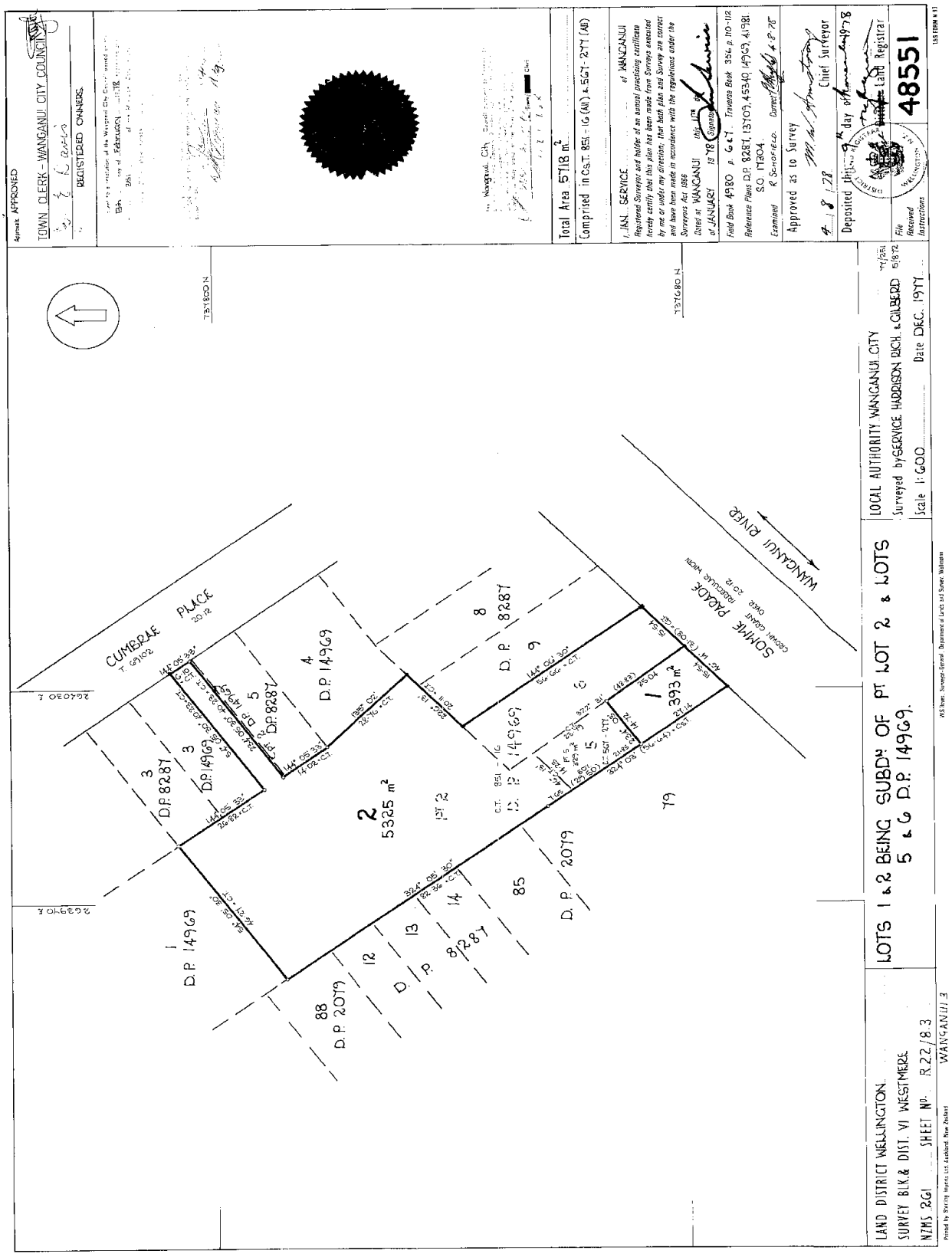
Prior References
WN567/277 WN851/16

Estate	Fee Simple
Area	5325 square metres more or less
Legal Description	Lot 2 Deposited Plan 48551

Registered Owners
Wanganui City Council

Interests

Identifier **WN19A/716**



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Registered Valuers | Public Land LINZ Accredited 1998

PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

33 KAIKOKOPU ROAD, ARAMOHO, WHANGANUI | HEATHDENE COURT | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including four sample units internally 8 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red)



Heathdene Court Flats exterior



Interior of Unit #1



Interior of Unit #22

Turley & Co holds an extensive library of subject property photographs (available on request).

creative property strategy ©

Property Summary

Name (known as)	Heathdene Court.
Property Address/s	33 Kaikokopu Road, Aramoho, Whanganui.
Number of Units	The property has a total of 25 units – single units only.
Nature of Property	The Heathdene Court property is Whanganui Council-owned and used for housing older people. Comprising a moderately regular shape landholding of 4,905 sqm with site elevation slightly below with the public roadways. It has dual access from Kaikokopu Road and Balance Street. The property is located in the Aramoho suburb of Whanganui, with the local Aramaho shops/ amenities ~400m away and there is a bus stop nearby the property. The immediate residential neighbourhood is currently good and with housing of a similar age (~1970's) and standard to the subject property. The immediate neighbourhood includes an industrial area which could present noise and traffic related issues. Heathdene Court flats are south-easterly facing with good aspect, orientation, and light. Outlook/ privacy is also good. The site adjacent on Kaikokopu Street is bare industrial land prime for development. There are nine buildings at this site. Seven buildings have three units and two buildings have two units. The flats internal layout is good and the complex has reasonable outdoor space with minimal trees and landscaping. Housing units are serviced by electric wall heaters. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$1,510,000 as at 1 September 2019 combined (4 titles).
Appellation/s	Lots 1-4 DP 46991.
Title Instrument/s	The land is represented by 4 titles appended: 1. WN18A/760. 2. WN18A/761. 3. WN18A/762. 4. WN18A/763.
Registered Encumbrance/s	Title 1: 1. Subject to a sewer and stormwater drainage right over part marked B on DP 46991 specified in Easement Certificate 233659.2. 2. The easements specified in Easement Certificate 233659.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954. 3. Appurtenant hereto are sewer and stormwater drainage rights created by Transfer 233659.3. 4. The easements created by Transfer 233659.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954. The sewer and stormwater easement on this property is shown on the Utilities map below (Land Services/ Utilities Connections). This easement location would be a consideration if the site were to be redeveloped – unable to be built over.

creative property strategy ©

	Title 2: 1. Appurtenant hereto is a sewer and stormwater drainage right specified in Easement Certificate 233659.2. 2. The easements specified in Easement Certificate 233659.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954. 3. Appurtenant hereto are sewer and stormwater drainage rights created by Transfer 233659.3. 4. The easements created by Transfer 233659.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954. The land benefits from sewer and stormwater drainage rights on land appurtenant. Title 3: 1. Appurtenant hereto is a sewer and stormwater drainage right specified in Easement Certificate 233659.2. 2. The easements specified in Easement Certificate 233659.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954. 3. Appurtenant hereto are sewer and stormwater drainage rights created by Transfer 233659.3. 4. The easements created by Transfer 233659.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954. The land benefits from sewer and stormwater drainage rights on land appurtenant. Title 4: 1. Appurtenant hereto is a sewer and stormwater drainage right specified in Easement Certificate 233659.2. 2. The easements specified in Easement Certificate 233659.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954. 3. Appurtenant hereto is a sewer and stormwater drainage right created by Transfer 233659.3. 4. The easements created by Transfer 233659.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954. The land benefits from sewer and stormwater drainage rights on land appurtenant.
Land Area	4,905 square metres per ROTs combined (4 titles). The land represents a contiguous landholding comprising of 4 parcels.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.
Building Age/s	Originally built we believe in 1977. Renovation work reported at inspection of unit 1 includes a new kitchen. Unit 13 is currently undergoing redecoration. The subject complex is approximately 45 years-old and approaching the end of its full life (~50 years).
Total Buildings Area/s	1,120 square metres per Property Guru. Not measured by Turley & Co.

creative property strategy ©

Buildings and Improvements Condition	The building and site development reflects reasonably good design and user utility. The buildings straggle title boundaries. The presentation of the property at the time of inspection was overall good relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall good commensurate with the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. WDC housing activity report provided to us identifies that most of the units require roof maintenance (ridging and flashings replacement). At inspection we noted some slight cracking on unit 25 foundations. We have also consulted the tenants. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: Nil Car parking uncovered spaces: ~15 spaces Car parking spaces per housing unit: Less than 1 space
Open Land	The open land/ grounds are partially fenced and consists predominantly of lawn and landscaping, pedestrian walkways and asphalt surfaced parking and vehicle access/ circulation. The land has a sewer and stormwater easement bisecting the yard/ driveway.
Road Access/ Accessibility	Dual access from Kaikokopu Road and Ballance Street. Road access and driveway/ accessibility is reasonable (both ~4m wide). The Balance Street vehicle crossing overall is in acceptable condition according to the Council LIM. The Kaikokopu Road vehicle crossing is damaged and cracked and according to the Council LIM should be repaired.
Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. There is a registered sewer and stormwater drainage easement bisecting the property as seen above.

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	No overhead services thoroughfare.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Liquefaction risk is moderate. The property is outside the tsunami zone. The property is marked in the depression area greater than 300mm. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known encroachments or designations that affect the property.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that could if remedied improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.
Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Would prefer sliding/ cavity bedroom doors – Stovetop hard to access for cleaning – Narrow steps up to the units not suitable
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date: **Strengths** o Good neighbourhood and locality o Tidy units with good internal layout o Outlook/ privacy – majority away from the road o Bus stop outside property for tenants o Nearby shops/ amenities o Dual access o Multiple titles (enables options for redevelopment including potentially boundary readjustments and disposal of part of the property) o Good shape and proportions (as combined landholding) **Weaknesses** o Aforementioned faults and issues o Inefficient use of land (layout of units)

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		o Buildings age and forward maintenance o Roofs maintenance o Limited income
	Opportunities	o Renovations including kitchen and bathroom upgrades o Remedy known faults o Partial or full redevelopment potential to increase site cover o Dispose of property and use funds to acquire and/ or develop other older persons units
	Threats	o Not enough income to support renovations/ redevelopment o Neighbouring industrial locality increased development potentially causing noise and traffic volumes to increase
Land Use Density		23% of the land title is developed with buildings. The allowable cover is 40%.
Highest and Best Use		The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis		Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability		Services suitable for current use, may require upgrades if increased density upon redevelopment.
Land Use Options Analysis		The subject site has moderate site cover, however the current layout of the nine buildings would make it challenging to add additional housing units without demolishing some or all buildings.

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Appendix 1 | Record of Title/s (4)

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN18A/760**
Land Registration District **Wellington**
Date Issued 16 September 1977

Prior References
WN6D/1479 WN6D/1481

Estate Fee Simple
Area 2783 square metres more or less
Legal Description Lot 1 Deposited Plan 46991

Registered Owners
Wanganui City Council

Interests

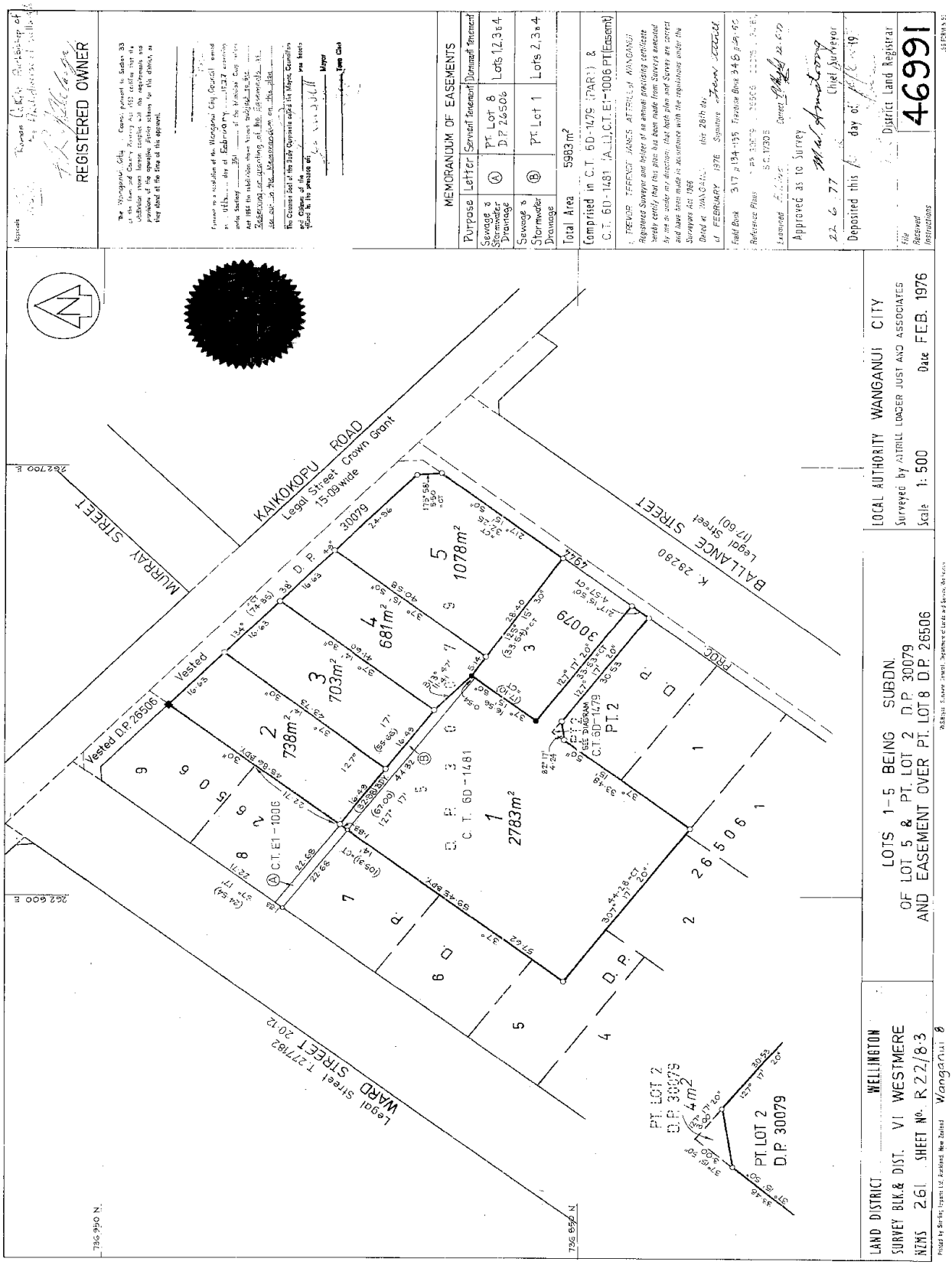
Subject to a sewer and stormwater drainage right over part marked B on DP 46991 specified in Easement Certificate 233659.2 - 16.9.1977 at 1.37 pm

The easements specified in Easement Certificate 233659.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto are sewer and stormwater drainage rights created by Transfer 233659.3 - 16.9.1977 at 1.37 pm

The easements created by Transfer 233659.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Identifier **WN18A/760**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN18A/761**
Land Registration District	**Wellington**
Date Issued	16 September 1977

Prior References
WN6D/1481

Estate	Fee Simple
Area	738 square metres more or less
Legal Description	Lot 2 Deposited Plan 46991

Registered Owners
Wanganui City Council

Interests

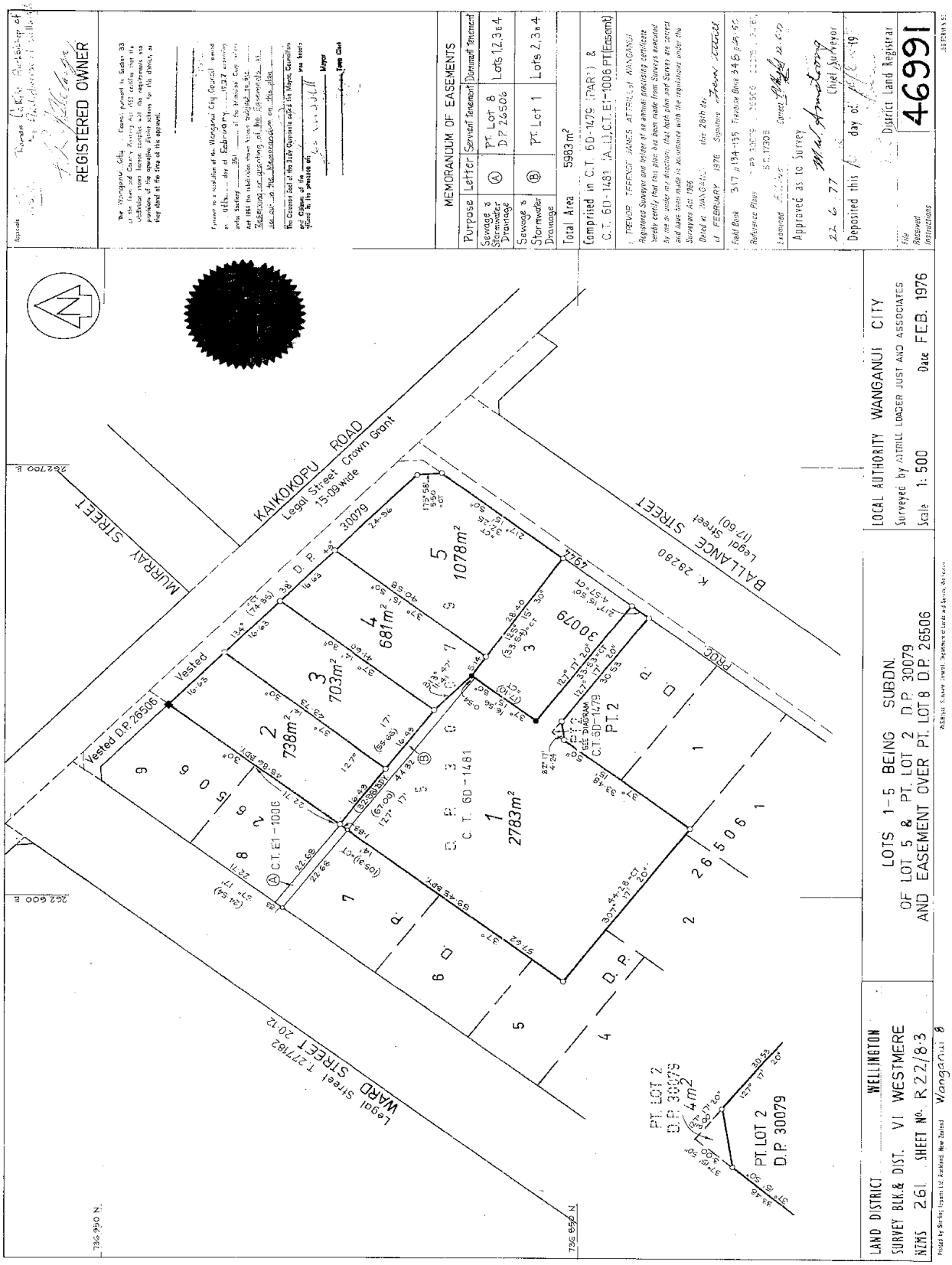
Appurtenant hereto is a sewer and stormwater drainage right specified in Easement Certificate 233659.2 - 16.9.1977 at 1.37 pm

The easements specified in Easement Certificate 233659.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto are sewer and stormwater drainage rights created by Transfer 233659.3 - 16.9.1977 at 1.37 pm

The easements created by Transfer 233659.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Identifier **WN18A/761**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN18A/762**
Land Registration District	**Wellington**
Date Issued	16 September 1977

Prior References
WN6D/1481

Estate	Fee Simple
Area	703 square metres more or less
Legal Description	Lot 3 Deposited Plan 46991

Registered Owners
Wanganui City Council

Interests

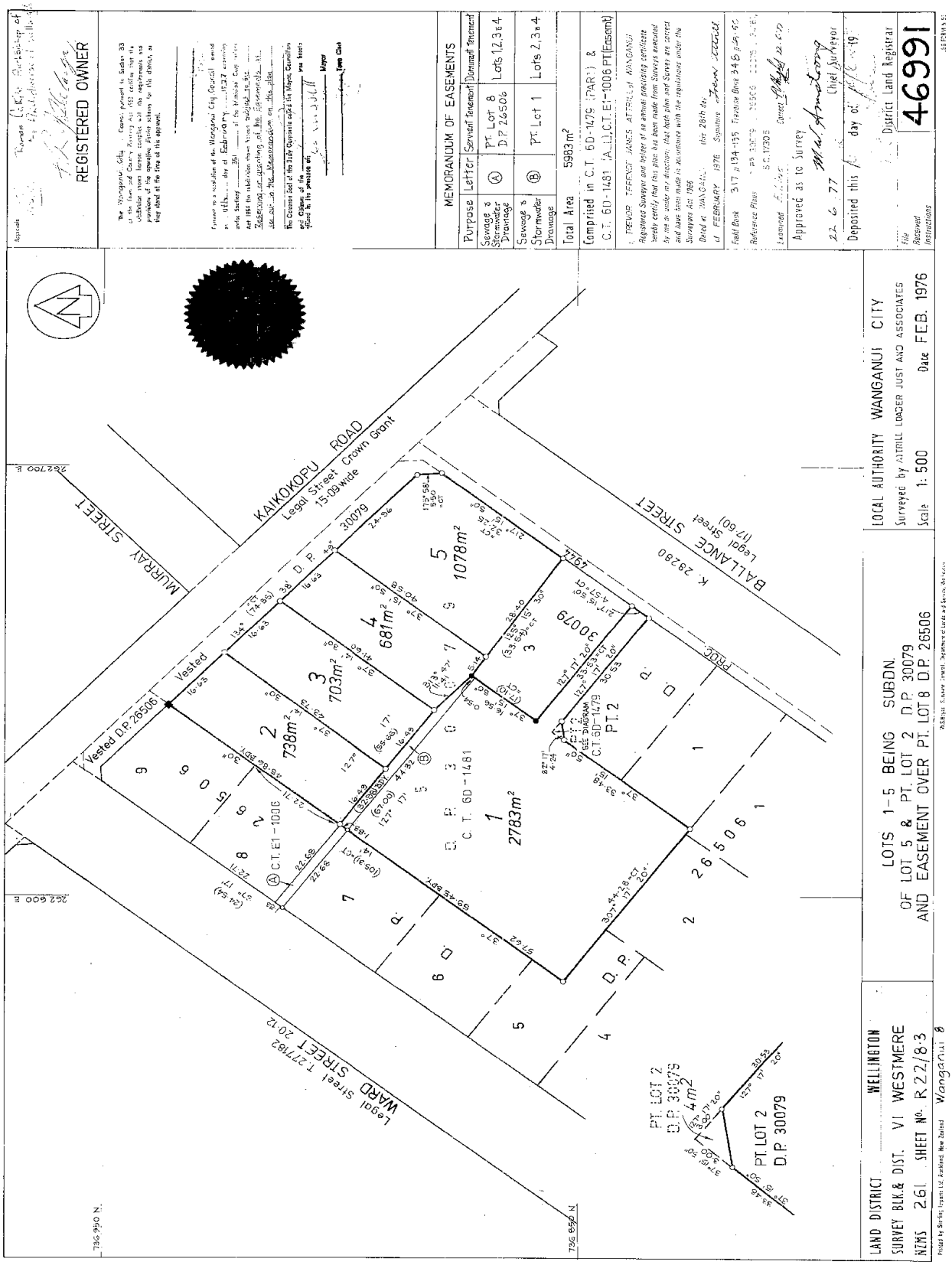
Appurtenant hereto is a sewer and stormwater drainage right specified in Easement Certificate 233659.2 - 16.9.1977 at 1.37 pm

The easements specified in Easement Certificate 233659.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto are sewer and stormwater drainage rights created by Transfer 233659.3 - 16.9.1977 at 1.37 pm

The easements created by Transfer 233659.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Identifier **WN18A/762**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN18A/763**
Land Registration District	**Wellington**
Date Issued	16 September 1977

Prior References
WN6D/1481

Estate	Fee Simple
Area	681 square metres more or less
Legal Description	Lot 4 Deposited Plan 46991

Registered Owners
Wanganui City Council

Interests

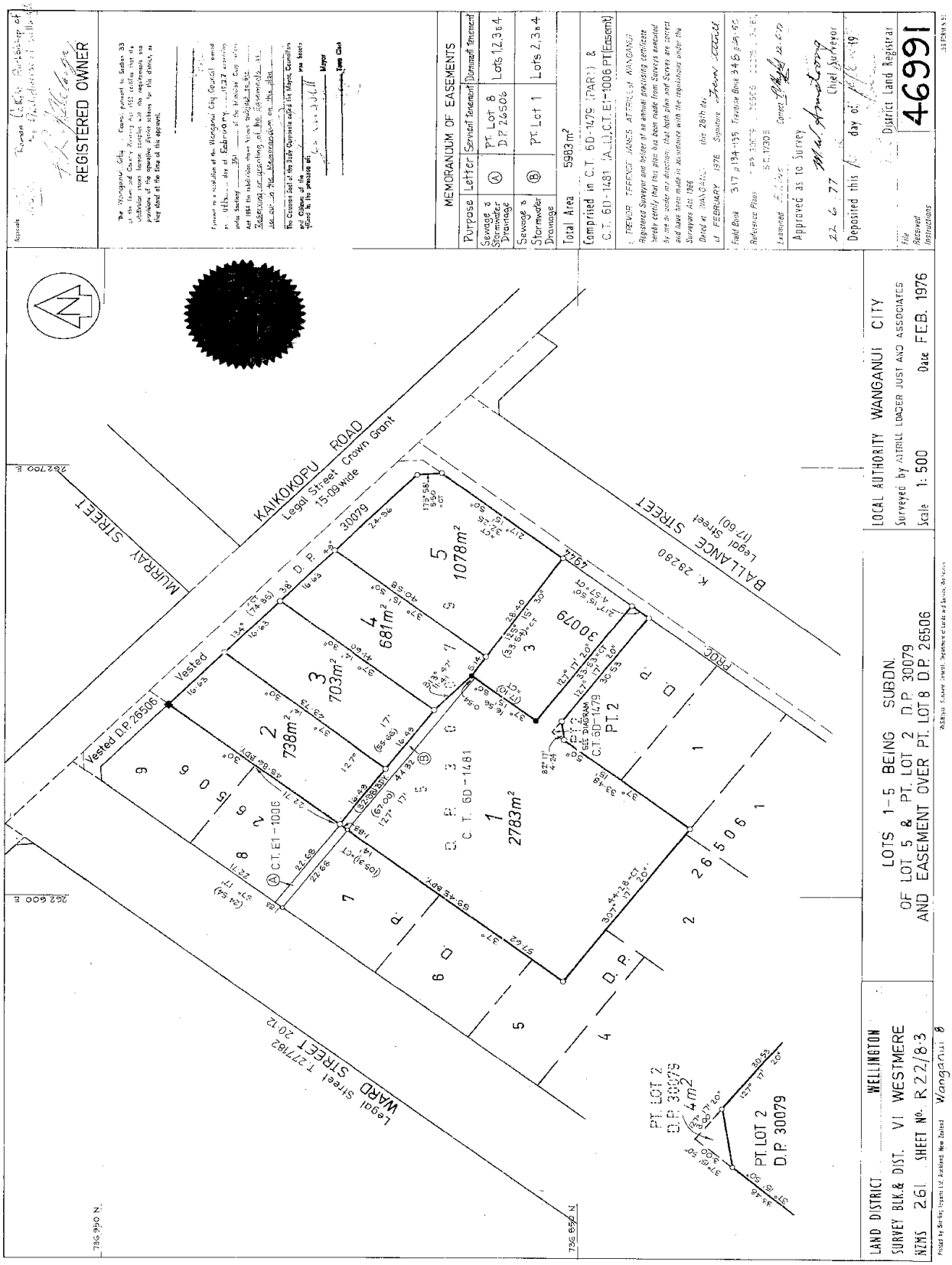
Appurtenant hereto is a sewer and stormwater drainage right specified in Easement Certificate 233659.2 - 16.9.1977 at 1.37 pm

The easements specified in Easement Certificate 233659.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto is a sewer and stormwater drainage right created by Transfer 233659.3 - 16.9.1977 at 1.37 pm

The easements created by Transfer 233659.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Identifier **WN18A/763**



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22 11 17 Exec rpt Garden Court older persons' housing 231511 - F | Page 1 of 6

PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

115 BELL STREET, WHANGANUI | GARDEN COURT FLATS | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including two sample units internally 8 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red]



Garden Court Flats exterior



Interior of Unit #7



Interior of Unit #8

Turley & Co holds an extensive library of subject property photographs (available on request).

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Property Summary

Name (known as)	Garden Court Flats.
Property Address	115 Bell Street, Whanganui.
Number of Units	The property has a total of 11 units – single units only.
Nature of Property	The Garden Court Flats property is Whanganui Council-owned and used for housing older people. Comprising a regular shape landholding of 1,528 sqm with site elevation more-or-less coinciding with the public roadways. The property is centrally located to the fringe of Whanganui CBD, with amenities nearby ~5 minutes' walk from the property. The immediate neighbourhood is currently good, with housing of a superior standard including new Vista Rest Home immediately opposite to the subject property. Garden Court Flats are mainly north-easterly facing with average aspect, outlook, orientation and light. Privacy is good. The complex has reasonable outdoor space with minimal trees and landscaping. One building at this site has four units, one has three units and the other two each have two units. The flats internal layout is reasonably good. Housing units services are very limited and some are yet to get electric heating and kitchen rangehood/s. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$900,000 as at 1 September 2019.
Appellation	Part Suburban Section 17 Town of Wanganui.
Title Instrument	Record of Title (RoT) WN313/189 appended.
Registered Encumbrance/s	None.
Land Area	1,528 square metres per ROT.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.
Building Age/s	Originally built we believe in 1982. The subject complex is approximately 40 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	440 square metres per Property Guru. Not measured by Turley & Co.

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Buildings and Improvements Condition	The building and site development reflects fair design and user utility. The presentation of the property at the time of inspection was overall poor relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall fair commensurate with for the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. At inspection the below issues/ faults were identified: 1. Mould. 2. Sliding doors leak. 3. Potholes in access way. 4. Wallpaper is peeling at joins. 5. Exterior cladding replacement remains to be completed – missing stucco. WDC housing activity report provided to us identifies the below issues: 1. Presence of asbestos backed vinyl in unit 7, 8 & 9. 2. Edwards & Hardy Roofing recommended all 11 units require roof replacement. We have also consulted the tenants who reported at inspection some of the same issues. Refer also to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: Nil Car parking uncovered spaces: 7 spaces Car parking spaces per housing unit: Less than 1 space
Open Land	The open land/ grounds are fully fenced and consist predominantly of lawn and minimal landscaping, including pedestrian walkways and gravel surfaced parking and vehicle access/ circulation.
Road Access/ Accessibility	Access from Bell Street. Road access and driveway/ accessibility is tight (~3m wide), and the vehicle crossing is in good condition according to the Council LIM.
Land Services/ Utilities Connections	

	The property is serviced by Council network reticulated water, stormwater and wastewater. Stormwater connection point (grate) on site (refer to image above for location). No overhead services thoroughfare or in-ground services with associated registered easements.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Liquefaction risk is moderate. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known encroachments or designations that affect the property.

Property Analysis

Housing Suitability	We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance faults and issues identified that if remedied could improve the units and/ or enhance tenant/s living conditions. Units with asbestos, mould and not compliant with HHS (e.g. no heating) are currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.
Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Would like a double sink in kitchen – Water in kitchen takes a long time to get hot – Security latches come off – Windows don't seal properly (not watertight)
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date: **Strengths** o Good neighbourhood and central locality o Bus stop near property for tenants **Weaknesses** o Aforementioned faults and issues o Units in fair/ poor condition o Buildings age and forward maintenance o Roofs replacement required o Limited income o Minimal trees and landscaping

	Opportunities	○ Remedy tenant identified and known faults ○ Renovations including kitchen upgrades ○ Beautify with trees and easy-care landscaping ○ Partial or full redevelopment potential to increase site cover ○ Potentially acquire 117 Bell St for incorporating into redevelopment ○ Dispose of property and use funds to acquire and/ or develop other older persons units
	Threats	○ Asbestos risks – potentially harmful to tenant/s health ○ Not enough income to support renovations/ redevelopment
Land Use Density	29% of the land title is developed with buildings. The allowable cover is 40%.	
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.	
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: ○ Current use or a similar use with redevelopment potential to higher density housing.	
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.	
Land Use Options Analysis	The subject site has moderate site cover, however the current layout of the four buildings would make it challenging to add additional housing units without demolishing some or all buildings. An option to increase units at this complex could be to acquire the neighbouring 117 Bell Street property (or just the rear by subdivision) or 86A and 86B Campbell St for amalgamation and redevelopment.	

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Appendix 1 | Record of Title

Appended following:

creative property strategy ©

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN313/189**
Land Registration District	**Wellington**
Date Issued	25 July 1924

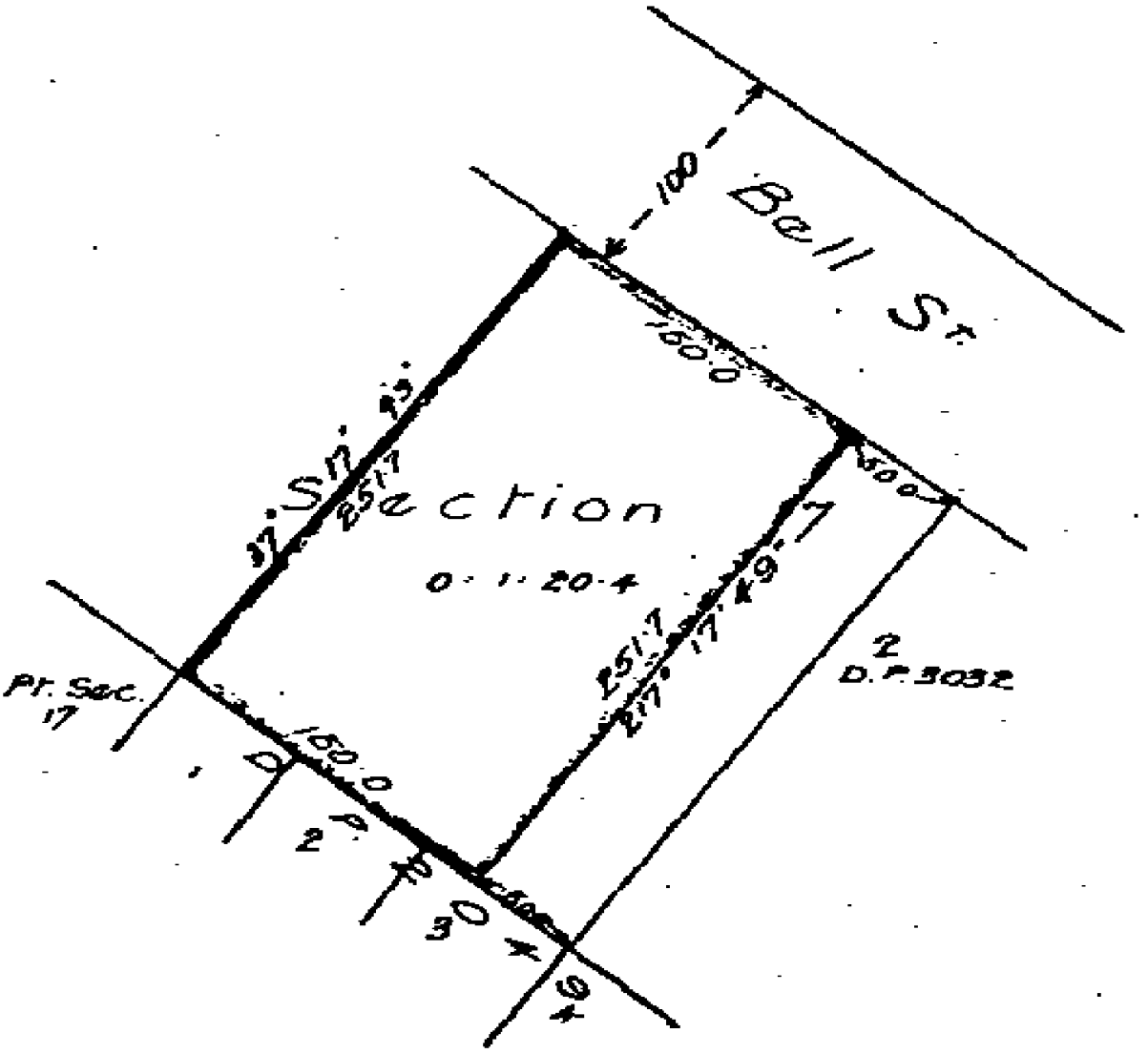
Prior References
WN157/42

Estate	Fee Simple
Area	1528 square metres more or less
Legal Description	Part Suburban Section 17 Town of Wanganui

Registered Owners
Wanganui City Council

Interests

Identifier **WN313/189**



Registered Valuers | Public Land LINZ Accredited 1998

22 11 17 Exec rpt Captain Laye older persons' housing 231511 - F | Page 1 of 7

PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

28 CAMPBELL STREET, WHANGANUI | CAPTAIN LAYE FLATS | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

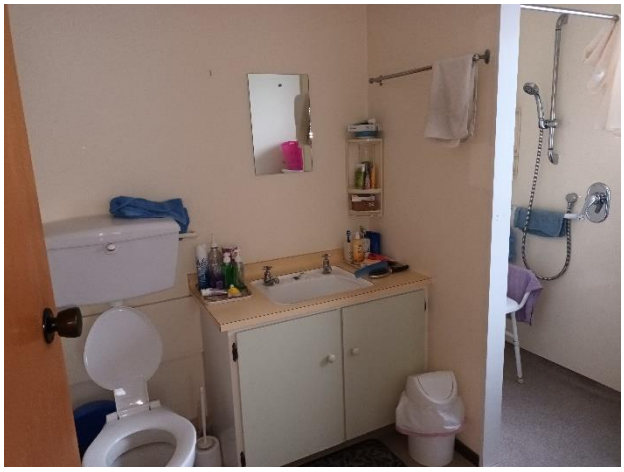
Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including two sample units internally 8 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red)



Captain Laye Flats exterior



Interior of Unit #1



Interior of Unit #3

Turley & Co holds an extensive library of subject property photographs (available on request).

Offices 116 Te Mata Mangateretere Road, Havelock North, Hawke's Bay | Post RD 10, Hastings 4180

Company Turley & Co Ltd | E people@turley.co.nz | W turley.co.nz

Backing Clean Rivers & Biodiversity Restoration Since 2006 | *Trustee* Maraetōtara Tree Trust

Property Summary

Name (known as)	Captain Laye Flats.
Property Address	28 Campbell Street, Whanganui.
Number of Units	The property has a total of 6 units – single units only.
Nature of Property	The Captain Laye Flats property is Whanganui Council-owned and used for housing older people. Comprising an irregular shape, rear landholding of 1,084 sqm with site elevation more-or-less coinciding with the public roadways for the access way and elevated at the rear. The property is located in central Whanganui, with amenities nearby ~2 minutes' walk from the property. The immediate neighbourhood is currently good with housing of mixed ages and of a similar standard compared to the subject property. Captain Laye Flats are mainly north facing with good aspect, orientation, and light. Outlook is average – overlooking carparks and neighbouring units. Privacy is good being a rear section. The complex has limited outdoor space with minimal trees and landscaping. The three buildings at this site each have two units. The flats internal layout is average to good with smaller spaces. Housing units are serviced by electric heating. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$580,000 as at 1 September 2019.
Appellation	Lot 2 DP 53295.
Title Instrument	Record of Title (RoT) WN22C/424 appended.
Registered Encumbrance/s	1. Subject to a right of way over part marked A and to a maintenance right over part marked B on DP 53295 specified in Easement Certificate 162309.2. 2. Appurtenant hereto are water, drainage, sewer, electricity and telephone rights created by Transfer 252104.1. 3. Appurtenant hereto are water, drainage, sewer, electricity and telephone rights created by Transfer 252104.4. 4. Appurtenant hereto are sewer and stormwater rights specified in Easement Certificate 504213.5. The property LIM states that there is a 34-year lease which commenced on 1/01/2008 for the area as indicated below in orange. This lease is not registered on the title.

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Land Area	1,084 square metres per ROT.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.
Building Age/s	Originally built we believe in 1982. The subject complex is approximately 40 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	260 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects average design and user utility. The presentation of the property at the time of inspection was overall average relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall fair commensurate with the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. At inspection the below issues/ faults were identified: 1. Exterior cladding mould. 2. Exterior cladding rusty nails. 3. Paving is cracked and uneven in places. 4. Laundry tub in unit 1 is calcified. WDC housing activity report provided to us identifies the below issues: 1. Presence of asbestos backed vinyl in unit 2 kitchen and bathroom. 2. Most timber doors have water egress causing rotting and draught issues. 3. Edwards & Hardy Roofing have recommended roof replacement for all units. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: Nil Car parking uncovered spaces: ~3-4 spaces Car parking spaces per housing unit: Less than 1 space

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Open Land	The open land/ grounds are fenced and consist predominantly of lawn and minimal landscaping, pedestrian walkways and asphalt surfaced parking and vehicle access/ circulation.
Road Access/ Accessibility	Access from Campbell Street. Road access and driveway/ accessibility is tight – single width, and the vehicle crossing is in good condition according to the Council LIM.
Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. No overhead services thoroughfare or in-ground services with associated registered easements.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Liquefaction risk is mainly moderate. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known designations that affect the property. From the aerial view it appears the 26 Campbell St rear garage may encroach onto the subject land.

Property Analysis

Housing Suitability	There are maintenance items and issues identified, that should be rectified to increase housing suitability for tenants. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation.

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	According to the subject property LIM there are no recorded weathertight claims.
Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Would like underlay underneath carpet – Would like a wet floor shower in unit 3
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Good neighbourhood and central locality o North-easterly aspect/ orientation and light o Outlook/ privacy – located away from the road o Bus stop nearby property for tenants
Weaknesses	o Aforementioned faults and issues o Buildings age and forward maintenance o Roofs replacement in near future o Undulating land not conducive to elderly residents moving around the complex o Limited income o Lease for part of the land for 34 years from 2008
Opportunities	o Renovations including kitchen and bathroom upgrades o Remedy tenant identified and known faults o Partial or full development potential to increase site cover o Potentially acquire adjoining property/ies for incorporating into redevelopment o Dispose of property and use funds to acquire and/ or develop other older persons units
Threats	o Asbestos risks – potentially harmful to tenant/s health o Not enough income to support renovations/ redevelopment

Land Use Density	24% of the land title is developed with buildings. The allowable cover is 40%.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.
Land Use Options Analysis	The subject site has moderate site cover, however the current layout of the three buildings and the tight accessway would make it challenging to add additional housing units without demolishing some or all buildings. The site topography is another factor (elevated and sloping, not suitable for older persons).

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	An option to increase units at this complex could be to acquire the neighbouring 26 Campbell St and/or 36 Ingestre St property for amalgamation and redevelopment. We have considered the option to acquire 28A and 28B Campbell St and/ or 30 Campbell St properties, although we do not recommend these properties for amalgamation and redevelopment due to tenure potentially being either unit title or cross lease.

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Appendix 1 | Record of Title

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN22C/424**
Land Registration District **Wellington**
Date Issued 15 July 1982

Prior References
WN16B/1389 WN17A/51

Estate Fee Simple
Area 1084 square metres more or less
Legal Description Lot 2 Deposited Plan 53295

Registered Owners
Wanganui City Council

Interests

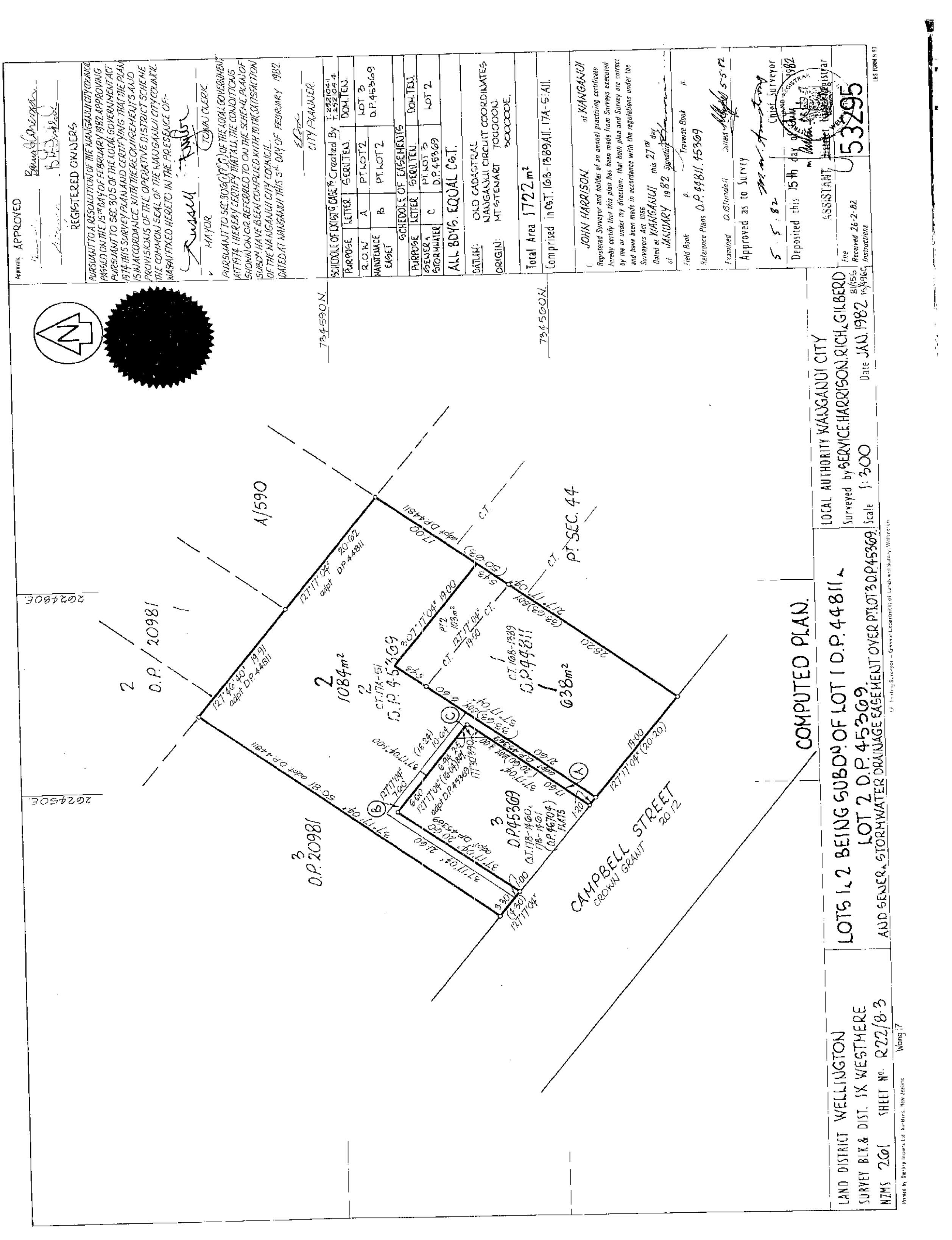
Subject to a right of way over part marked A and to a maintenance right over part marked B on DP 53295 specified in Easement Certificate 162309.2

Appurtenant hereto are water, drainage, sewer, electricty and telephone rights created by Transfer 252104.1

Appurtenant hereto are water, drainage, sewer, electricty and telephone rights created by Transfer 252104.4

Appurtenant hereto are sewer and stormwater rights specified in Easement Certificate 504213.5 - 15.7.1982 at 11.45 am

Identifier **WN22C/424**



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Registered Valuers | Public Land LINZ Accredited 1998

PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

189 PARSONS STREET, TAWHERO, WHANGANUI | KONINI/ PARSONS FLATS | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including three sample units internally 9 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red)



Konini/ Parsons Flats exterior



Interior of Unit L



Interior of Unit D

Turley & Co holds an extensive library of subject property photographs (available on request).

Offices 116 Te Mata Mangateretere Road, Havelock North, Hawke's Bay | Post RD 10, Hastings 4180

Company Turley & Co Ltd | E people@turley.co.nz | W turley.co.nz

Property Summary

Name (known as)	Konini/ Parsons Flats.
Property Address	189 Parsons Street, Tawhero, Whanganui.
Number of Units	The property has a total of 11 units – single units only.
Nature of Property	The Konini/ Parsons Flats property is Whanganui Council-owned and used for housing older people. Comprising a moderately regular shape landholding of 2,711 sqm with site elevation above the public roadways. The property is located in the Tawhero suburb of Whanganui, shops/ amenities ~2 minutes away and there is a bus stop nearby the property. The immediate neighbourhood is currently good, with housing of an older age (mostly 1950's) of a similar or superior standard to the subject property. Konini/ Parsons Flats are mainly west facing with good aspect, orientation, and light. Privacy is average being a corner site with no fencing to the road. The complex has abundant outdoor space with minimal trees and landscaping. Two of the buildings at this site each have four single units, and one has three single units. The flats internal layout is average with small spaces. Housing units are serviced with electric wall heaters. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$825,000 as at 1 September 2019 (combined 4 titles).
Appellation/s	Lots 1-4 DP 21223.
Title Instrument/s	The land is represented by 4 titles appended: 1. WN850/43. 2. WN8B/1297. 3. WN8B/1298. 4. WN8B/1299.
Registered Encumbrance/s	None. Title and consent plans show right of way to Lot 4 over lots 2 and 3 but it is not title memorialised.
Land Area	2,711 square metres per ROTs combined (4 titles): 1. 786 square metres. 2. 642 square metres. 3. 664 square metres. 4. 619 square metres. The land represents a contiguous landholding comprising 4 parcels.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.

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Building Age/s	Originally built we believe in 1974. The subject complex is approximately 48 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	487 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects average design and user utility. The buildings straddle title boundaries. The presentation of the property at the time of inspection was overall average relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall average commensurate with the age, style and nature of the accommodation, and building type and property development category. Refer to photos above. At inspection the below issues/ faults were identified: 1. Windows and doors are not watertight and draughty. 2. Damage to exterior timber scribers. 3. Wallpaper starting to lift, cracks in walls. 4. Mould on windows. 5. Water damage from egress through front door. 6. Roots from established trees affecting services and pipes. WDC housing activity report provided to us identifies the below issues: 1. Front and rear timber doors in poor condition and have water egress and draught issues. Flat F timber rotting to the point new weather strips cannot be screwed to bottom of the door. 2. Edwards & Hardy Roofing have recommended all 11 units require repairs and replacement of damaged roof tiles and resecuring all roof nails. We have also consulted the tenants who reported at inspection some of the same issues. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: Nil Car parking uncovered spaces: ~5 spaces Car parking spaces per housing unit: Less than 1 space
Open Land	The open land/ grounds are partially fenced and consist predominantly of lawn and minimal landscaping, including pedestrian walkways and concrete surfaced parking and vehicle access/ circulation.
Road Access/ Accessibility	Access from Parsons Street. Road access/ vehicle crossing is single width (~3.5m), and average condition according to the Council LIM. The LIM states it appears a tenant in one of the Konini Street units is driving over the berm via 46 Konini Street.

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Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. No overhead services thoroughfare or in-ground services with associated registered easements.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Liquefaction risk is low. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known designations that affect the property. The footpath on the corner of Konini and Parsons Streets appears to encroach the subject property.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that could if remedied improve and/ or enhance the units and tenant/s living conditions, especially windows and doors replacement. According to the subject property LIM there are no recorded weathertight claims.

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Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Would like pull-out draws instead of cupboards – Would like pantry instead of shelves in kitchen – Would prefer no high cupboards – Would like more power points – Would like carport/s – Would like wardrobe to be full length of the wall – Would like inside clothesline – Would like bigger cupboard outside
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Good neighbourhood and locality o Good scale and proportions land o Open aspect and good light o Bus stop nearby property for tenants
Weaknesses	o Aforementioned faults and issues o Inefficient use of land (layout of units) o Small spaces, kitchens unable to fit fridge o Windows and doors not watertight o Buildings age and forward maintenance o Limited income o Westerly outlook toward the road
Opportunities	o Renovations including kitchen and bathroom upgrades o Remedy tenant identified and known faults o Partial or full redevelopment potential to increase site cover o Dispose of property and use funds to acquire and/ or develop other older persons units
Threats	o Not enough income to support renovations/ redevelopment

Land Use Density	18% of the land titles (4) is developed with buildings. The allowable cover is 40%.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.
Land Use Options Analysis	The subject site has low site cover, however the current layout of the three buildings would make it challenging to add additional housing units, although another block of units could potentially be added where the current carpark is located.

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Appendix 1 | Record of Title/s (4)

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN8B/1297**
Land Registration District	**Wellington**
Date Issued	01 October 1970

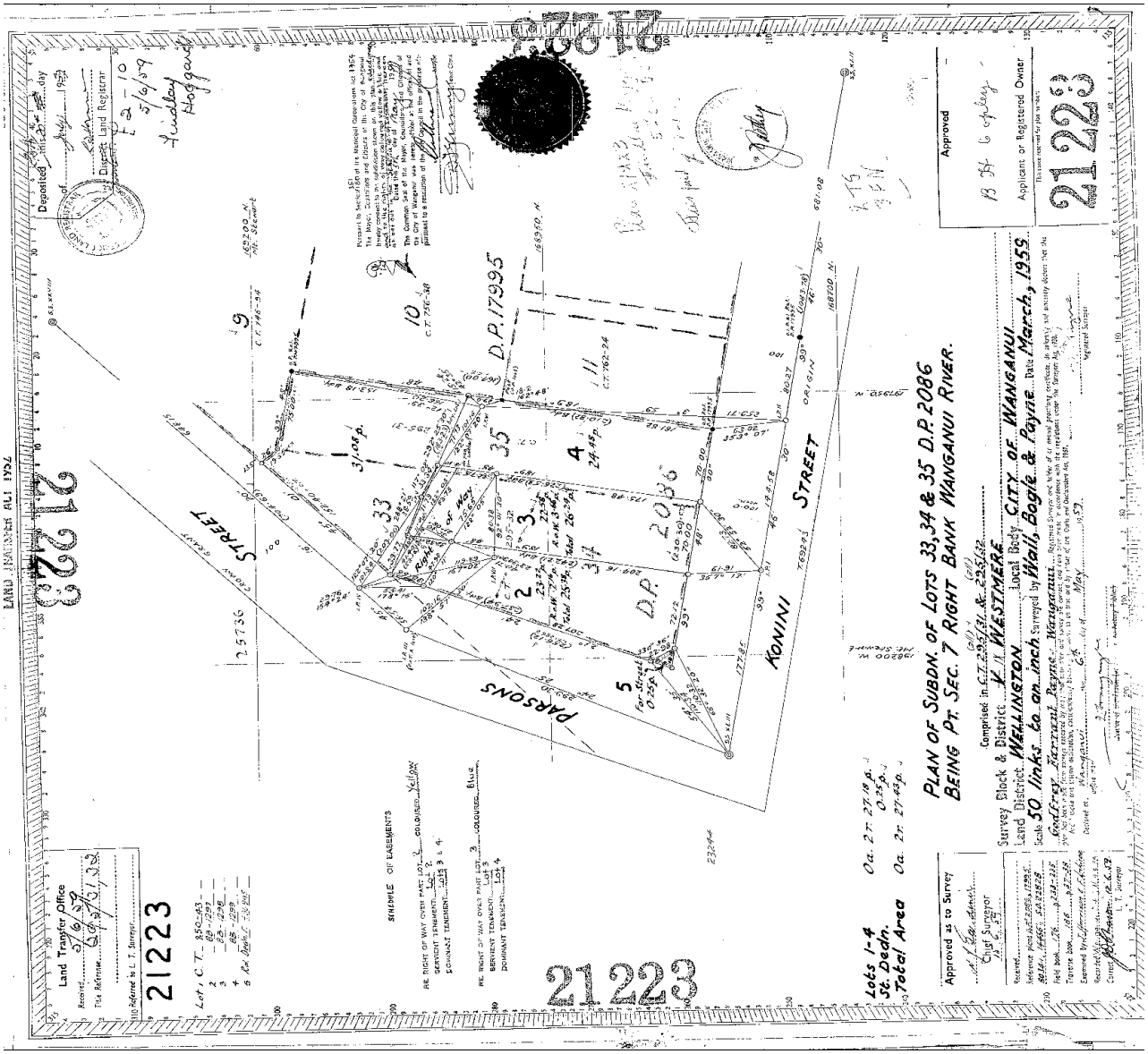
Prior References
WN295/32

Estate	Fee Simple
Area	642 square metres more or less
Legal Description	Lot 2 Deposited Plan 21223

Registered Owners
Wanganui City Council

Interests

Identifier **WN8B/1297**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN8B/1298**
Land Registration District	**Wellington**
Date Issued	01 October 1970

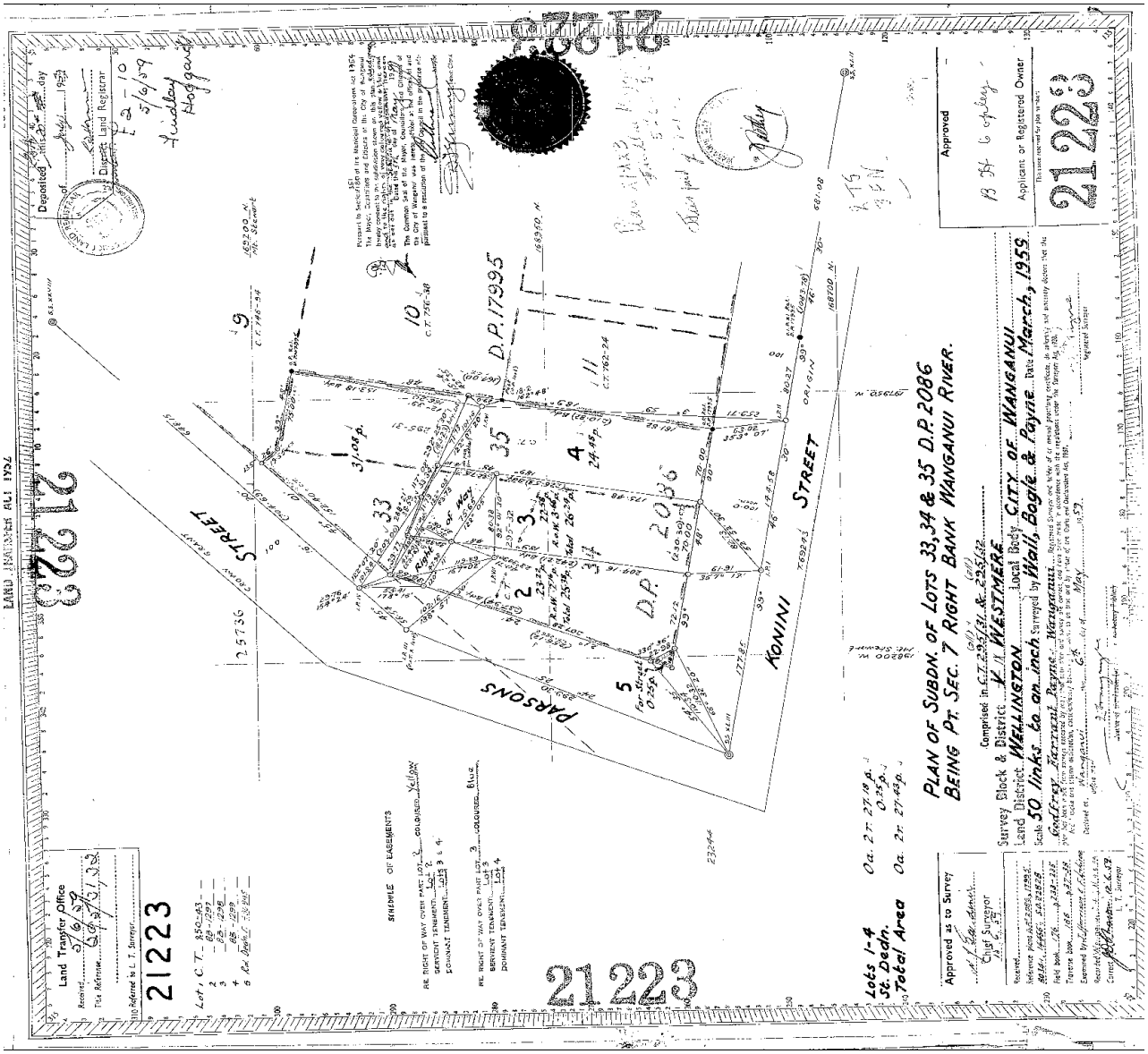
Prior References
WN295/31 WN295/32

Estate	Fee Simple
Area	664 square metres more or less
Legal Description	Lot 3 Deposited Plan 21223

Registered Owners
Wanganui City Council

Interests

Identifier **WN8B/1298**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN8B/1299**
Land Registration District	**Wellington**
Date Issued	01 October 1970

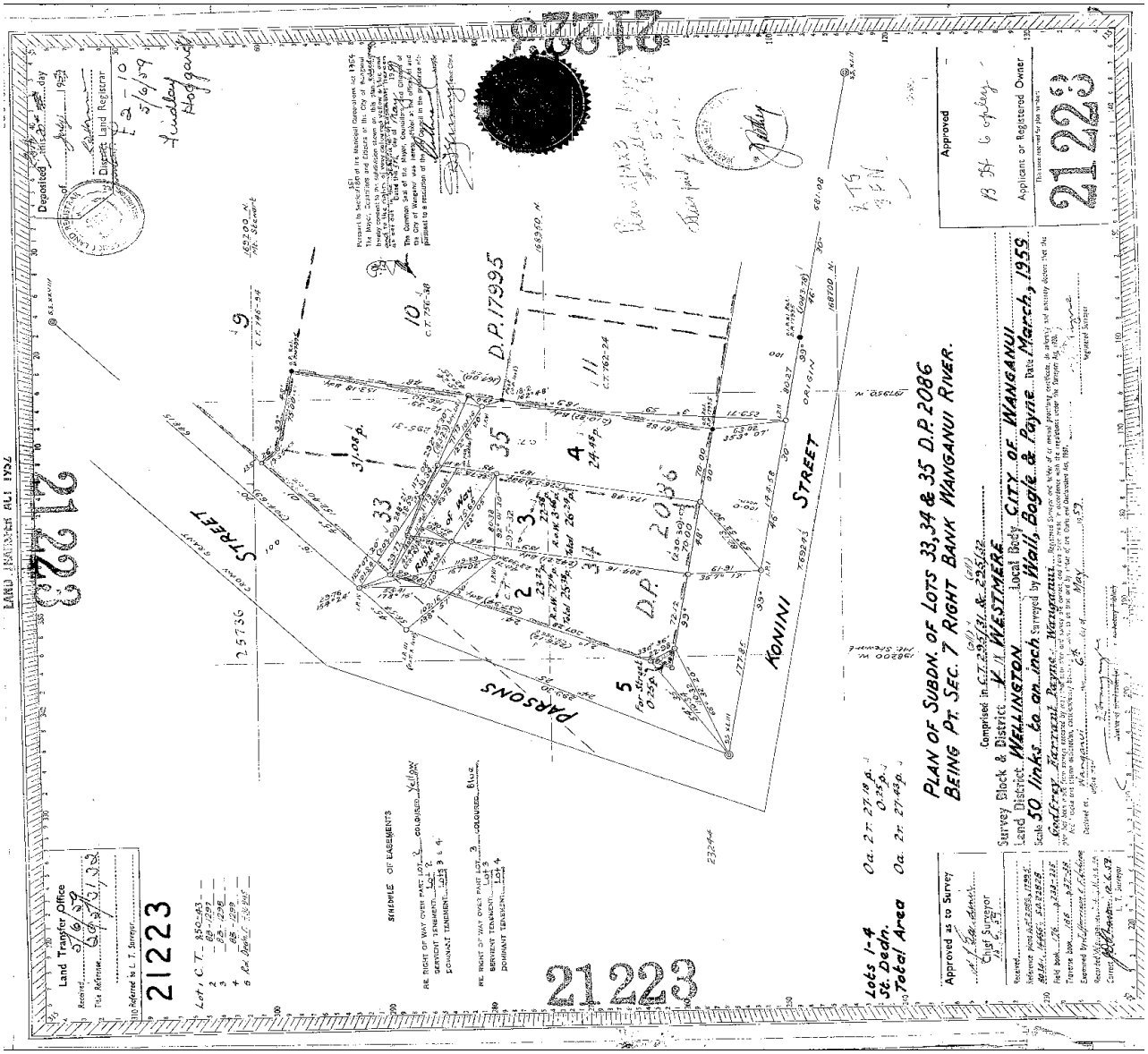
Prior References
WN295/31

Estate	Fee Simple
Area	619 square metres more or less
Legal Description	Lot 4 Deposited Plan 21223

Registered Owners
Wanganui City Council

Interests

Identifier **WN8B/1299**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN850/43**
Land Registration District	**Wellington**
Date Issued	20 July 1959

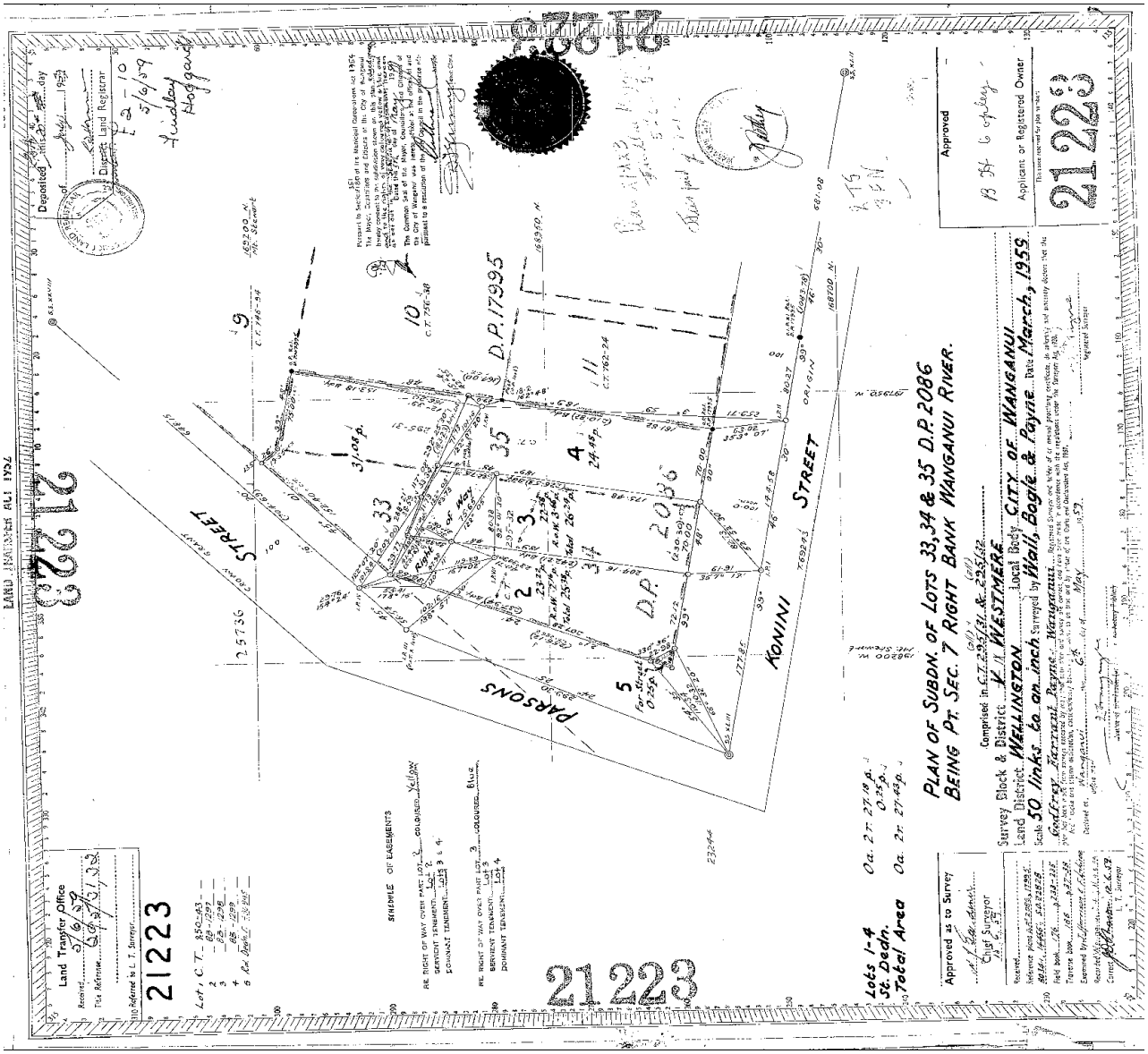
Prior References
WN295/31 WN295/32

Estate	Fee Simple
Area	786 square metres more or less
Legal Description	Lot 1 Deposited Plan 21223

Registered Owners
Wanganui City Council

Interests

Identifier **WN850/43**



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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

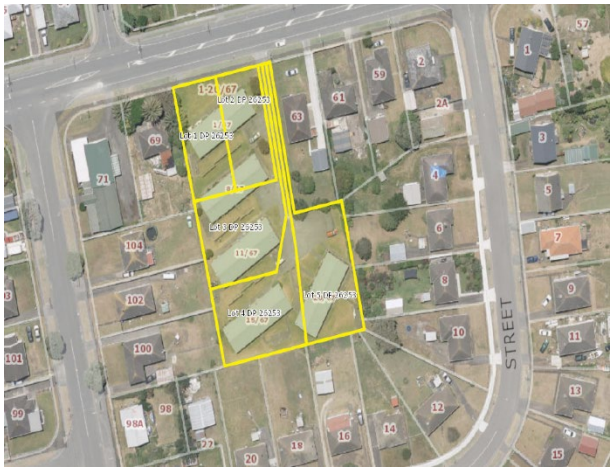
67 PURIRI STREET, GONVILLE, WHANGANUI | SANDOWN FLATS | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

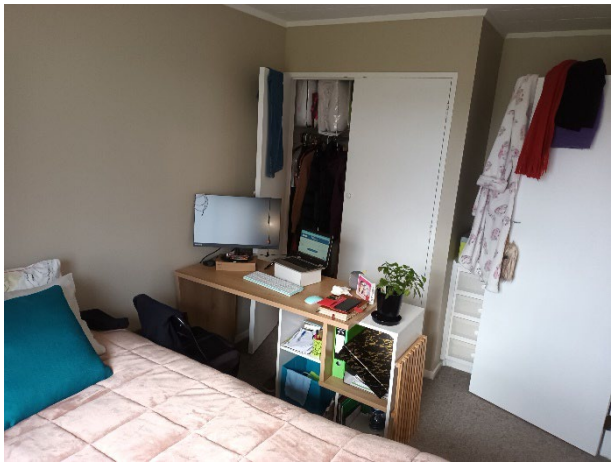
Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including three sample units internally 9 August 2022. Subject property Property Guru aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined yellow)



Sandown Flats exterior



Interior of Unit #2



Interior of Unit #13

Turley & Co holds an extensive library of subject property photographs (available on request).

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Property Summary

Name (known as)	Sandown Flats.
Property Address	67 Puriri Street, Gonville, Whanganui.
Number of Units	The property has a total of 20 units – single units only.
Nature of Property	The Sandown Flats property is Whanganui Council-owned and used to house older people. Comprising a moderately regular shape landholding of 3,801 sqm with site elevation more-or-less coinciding with the public roadways and partly elevated at the rear. The property is located in the Gonville suburb of Whanganui, with local amenities close by and a bus stop outside the property. The immediate neighbourhood is currently good and with housing of a lower standard to the subject property. Sandown Flats are mainly north facing with good aspect, orientation and light. Outlook/ privacy is also good. The five buildings at this site each have four single units. The flats internal layout is good, and the complex has reasonable outdoor space with minimal trees and landscaping. Housing units' services include electric heating. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$1,350,000 as at 1 September 2019.
Appellation/s	Lots 1-5 DP 26253.
Title Instrument/s	Record of Title (RoT) WN13B/1326 appended.
Registered Encumbrances	1. Subject to Section 8 Coal Mines Amendment Act 1950 (affects Lot 5 DP 26253) 2. The easements on Plan 26253 affecting Lots 3, 4 and 4 to be created. Section 8 of the coal mines 1950 Amendment Act related to reservation of coal on alienation of land from the Crown. The Right of Way easements are scheduled on the title plan DP 26253.
Land Area	3,801 square metres per ROT. The land represents a contiguous landholding comprising 5 parcels.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.
Building Age	Originally built we believe in 1976. Renovation work reported at inspections of unit 2 and 13 includes upgrades to showers and vanity.

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	The property LIM indicates wet area shower upgrades were completed in units 3, 8, 11 & 12 in 2004, 2005, 2014 and 2016. The subject complex is approximately 46 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	820 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The buildings and site development reflects average design and reasonably good user utility. The presentation of the property at the time of inspection was overall good relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall average to good commensurate for the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. At inspection the below issues/ faults were identified: 1. Water ingress in doors. 2. Windows warping and draughty. 3. Space for fridge in kitchen too small. 4. Dripping kitchen tap. WDC housing activity report provided to us identifies the below issues: 1. Presence of asbestos backed vinyls in unit 8 kitchen. 2. Internal privacy fencing has extreme rot. 3. Front and rear timber doors have water egress and draught issues. 4. Some aluminium windows are warped and have water egress and draught issues. 5. All 20 units require roof replacement. We have also consulted the tenants who reported at inspection some of the same issues. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: Nil Car parking uncovered spaces: ~13 spaces Car parking spaces per housing unit: Less than 1 space
Open Land	The open land/ grounds are fully fenced and consist predominantly of lawn and minimal landscaping, including pedestrian walkways and asphalt surfaced parking and vehicle access/ circulation.
Road Access/ Accessibility	Access from Puriri Street. Road access and driveway/ accessibility is reasonable (~5m wide), and the vehicle crossing is in an acceptable condition according to the Council LIM.

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Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. There is a private wastewater/ sewerage line and manhole located down the driveway. No overhead services thoroughfare or in-ground services with associated registered easements.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Liquefaction risk is low. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known encroachments or designations that affect the property.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that could if remedied improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.

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Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Would like more bench space – Would prefer dual force taps – Would take upper cabinets off to open up the kitchen – The heater is in the wrong place
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Good neighbourhood and locality o Tidy units with good internal layout o Northerly aspect/ orientation and light o Outlook/ privacy – majority away from the road o Bus stop outside property for tenants
Weaknesses	o Aforementioned faults and issues o Inefficient use of land (layout of units) o Buildings age and forward maintenance o Roofs replacement in near future o Limited income
Opportunities	o Renovations including kitchen upgrades o Remedy tenant identified and known faults o Partial or full redevelopment potential to potentially increase site cover o Potentially acquire 63 Puriri St for incorporating into redevelopment o If demolishing, the lots are configured well on DP 26253 for potential subdivision included creation of Right of Way easements (5 lots/ sections) o Dispose of property and use funds to acquire and/ or develop other older persons units
Threats	o Asbestos risks – potentially harmful to tenant/s health o Not enough income to support renovations/ redevelopment

Land Use Density	Approximately 22% buildings site cover. The allowable cover is 40%.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.

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Land Use Options Analysis	The subject site has moderate site cover, however the current layout of the five buildings would make it challenging to add additional housing units without demolishing some or all buildings. An option to increase units at this complex could be to acquire the neighbouring 63 Puriri Street property for amalgamation and redevelopment. If demolishing, the lots are configured well on DP 26253 for potential subdivision included creation of Right of Way easements (5 lots/ sections).

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Appendix 1 | Record of Title

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN13B/1326**
Land Registration District **Wellington**
Date Issued 16 August 1974

Prior References
WND1/1245 WND1/1246

Estate Fee Simple
Area 3801 square metres more or less
Legal Description Lot 1-5 Deposited Plan 26253

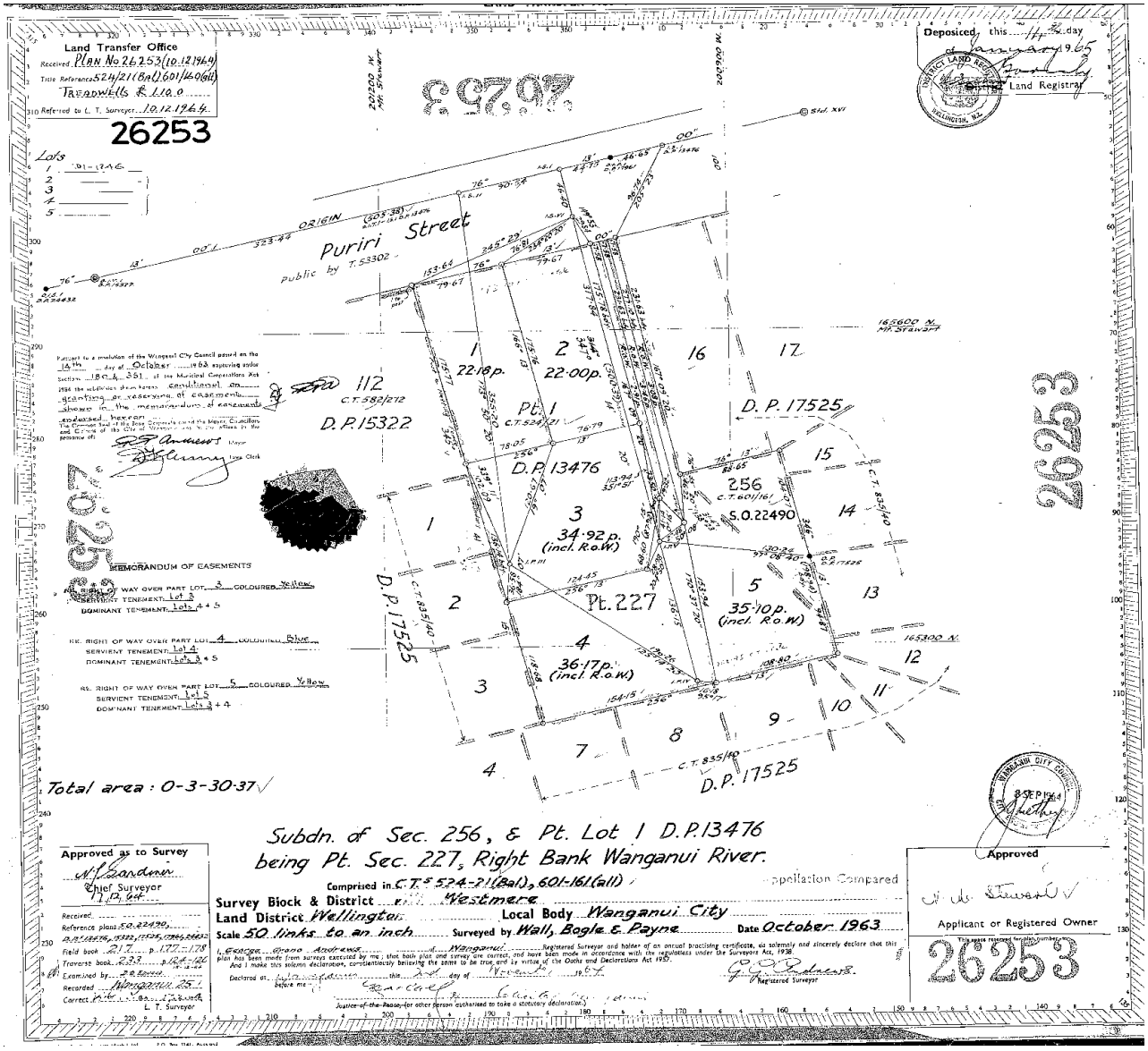
Registered Owners
Wanganui City Council

Interests

Subject to Section 8 Coal Mines Amendment Act 1950 (affects Lot 5 DP 26253)

The easements on Plan 26253 affecting Lots 3, 4 and 4 to be created.

Identifier **WN13B/1326**



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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

24 PURIRI STREET, GONVILLE, WHANGANUI | PURIRI STREET COMPLEX | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including two sample units internally 9 August 2022. Subject property Property Guru aerial image and photographs captured by Nikki Whelpton include:



Aerial image (subject land outlined yellow)



Puriri Street Flats exterior



Exterior of Unit #26L with storage shed



Interior of Unit #26C

Turley & Co holds an extensive library of subject property photographs (available on request).

Offices 116 Te Mata Mangateretere Road, Havelock North, Hawke's Bay | Post RD 10, Hastings 4180

Company Turley & Co Ltd | E people@turley.co.nz | W turley.co.nz

Property Summary

Name (known as)	Puriri Street Flats
Property Address	24 Puriri Street (corner York Street), Gonville, Whanganui.
Number of Units	The property has a total of 24 units – 12 single units and 12 double units.
Nature of Property	The Puriri Street Flats property is Whanganui Council-owned and used for housing older people. Comprising a triangular shaped corner site landholding of 6,929 sqm with site elevation more-or-less coinciding with Puriri Street and below York Street, with the northerly boundary having quite a steep bank up to York Street. The property is located in the Gonville suburb of Whanganui, with local amenities ~2 minutes' walk away and a bus stop nearby. The immediate neighbourhood is currently average, with housing of a similar age (mostly ~1950s) and standard to the subject property. Puriri Street Flats are mainly north facing with good outlook, orientation, and light. Privacy is fair being on an open corner location. The complex has a central garden area and a large amount of outdoor space with some trees and landscaping. There are six buildings at this site with a mix of single and double units. The flats internal layout is average, and the single units inspected had very small and tight spaces. In the sample units inspected, the laundry fittings were in the kitchen as well as a built-in table. The housing units are serviced by electric wall heaters. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$1,330,000 as at 1 September 2019.
Appellation/s	Part Lot 16 DP 2059 and Part Lot 17 DP 2059.
Title Instrument/s	Unknown – WDC advises it was unable to locate a title instrument for the property. Currently unresolved.
Registered Encumbrances	Unknown.
Land Area	6,929 square metres per Property Guru and WDC GIS information. The land represents a contiguous landholding comprising two parcels.
Land Tenure	Unknown.
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021).
Building Age/s	Staged we believe through late 1950s to early 1970s. Three blocks of flats were built ~1958, four more units in ~1966, and more added in ~1971. Renovation work reported at inspection of unit 26L included interior painting of walls and ceilings, new kitchen counter and oven.

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	The property LIM indicates an addition and alteration to pensioner flats in 1988 and remodel of the bathroom in flat 20B in 1996. The subject complex is approximately 51-64 years-old and at the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	970 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects fair to average design and average user utility. The presentation of the property at the time of inspection was overall fair to average relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall average commensurate with the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. At inspection, subsidence was observed at unit 26C (in the building closest to the corner of Puriri and York Streets). There is a noticeable slump in the lounge sloping to the front door. Brenda Hoskins advised "I had it measured, and it slopes left when standing at the front door, 100mm from the centre of the lounge to the end wall." WDC housing activity report provided to use identifies the below issues: 1. Timber front doors with glass panels require reputtying and painting – in very poor condition. 2. Wall paint in units 20C and 20D in extremely poor condition, bubbling and peeling in large sheets from the walls. 3. Clotheslines in extremely poor condition. 4. Storage shed doors paint peeling. 5. All 24 units roof's require maintenance for flaking paint on the ridging's and rust treatment on hip joins.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: Nil Car parking uncovered spaces: 7 spaces Car parking spaces per housing unit: Less than 1 space It is apparent that there is a shortage of carparks at this complex for the residents, at inspection there were multiple cars parked on lawn areas.
Open Land	The open land/ grounds are fully fenced (albeit chain and post fence for half), and consist predominantly of lawn and moderate landscaping including a central courtyard/ garden area and with pedestrian walkways and asphalt surfaced parking and vehicle access/ circulation. The building nearest the corner of Puriri and York Street is suffering from land subsidence. Unit 26C is now unavailable for occupation. Refer to Natural Hazards below.

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Road Access/ Accessibility	Access from Puriri Street, two access points. Road access and driveway/ accessibility is narrow/ tight (~3.5m wide), and both vehicle crossings are in acceptable condition according to the Council LIM. The were replaced as part of the berm upgrade within Puriri Street.
Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water and wastewater. The Council LIM for the property states it is unknown if the property is connected to Council stormwater. There are powerlines that run overhead the property near the corner of Puriri and York Streets. As we do not hold a title instrument for the property, we are unaware if there are any registered easements for services.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Liquefaction risk is moderate liquefaction risk according to the Council LIM. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no designations that affect the property. The property indicative boundary in GIS indicates potentially 19a and 19b York Street improvement encroachments and also part of York Street developed road within the property boundary.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside (apart from unit 26C which is currently unavailable due to subsidence). We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation.

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	There are maintenance items and issues identified that if remedied could improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.
Tenants Views/ Feedback	Not applicable. The tenant at unit 20B that we scheduled to inspect was not home, and the other sample units were vacant.
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Good locality, close proximity to Gonville shops o Tidy units with good internal layout o Most units have northerly aspect/ orientation and light
Weaknesses	o Aforementioned faults and issues o Land subsidence o Inefficient use of land (layout of buildings) o Some units south facing and shaded by embankment o Very small and tight spaces o Buildings age and forward maintenance o Limited income o Land title instrument uncertainties
Opportunities	o Remedy identified and known faults o Renovations including kitchen and bathroom upgrades o Partial or full redevelopment potential to increase site cover o Potentially acquire 18 Puriri Street to amalgamate and incorporate into redevelopment o Dispose of property and use funds to acquire and/ or develop other older persons units
Threats	o Land subsidence issues expanding and affecting other units o Not enough income to support renovations/ redevelopment

Land Use Density	14% of the land area is developed with buildings.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.

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Land Use Options Analysis	The subject site has low site cover, however the current layout of the six buildings could make it challenging to add additional housing units without demolishing some or all buildings. An option to increase units at this complex could be to demolish the building affected by land subsidence, remedy and redevelop the corner with a more suitable buildings layout. Another option could be to acquire the adjoining 18 Puriri Street property for amalgamation and redevelopment.

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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

23 RIMU STREET, GONVILLE, WHANGANUI | RIMU STREET COMPLEX | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including one sample unit internally 9 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



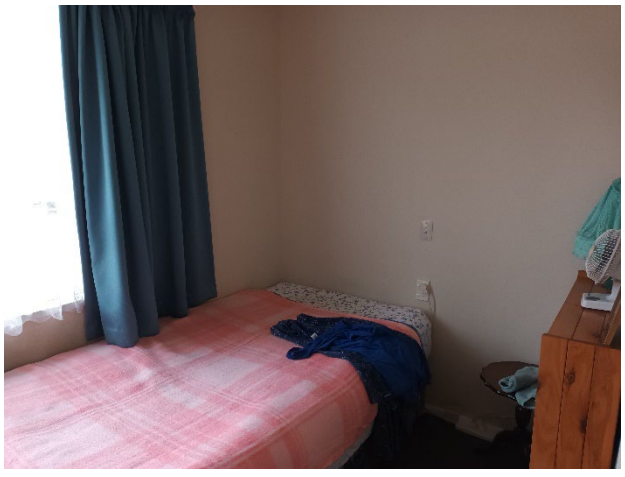
Aerial image (subject land outlined red)



Rimu Street Flats exterior



Interior of Unit #23D



Interior of Unit #23D

Turley & Co holds an extensive library of subject property photographs (available on request).

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Property Summary

Name (known as)	Rimu Street complex.
Property Address	23 Rimu Street, Gonville, Whanganui.
Number of Units	The property has a total of 4 units – single units only.
Nature of Property	The Rimu Street complex property is Whanganui Council-owned and used for housing older people. Comprising a regular shape landholding of 910 sqm with site elevation more-or-less coinciding with the public roadways. The property is located in the Gonville suburb of Whanganui, with local amenities ~2-minute walk away and a bus stop nearby the property. The immediate neighbourhood is currently average, with housing of a more dated age (~1950's) and similar standard to the subject property. The units are located at the rear, accessed by a shared right of way. There is a house at the front of the section we believe not used for housing older persons but rented out by WDC. Rimu complex units are easterly facing with fair aspect, orientation, and light. Outlook/ privacy is also fair. The units face onto the shared driveway used by two rear properties. The complex has limited outdoor space with minimal trees and landscaping. The two buildings for older persons at this site each have two single units. The flats internal layout is poor with small spaces. Unit 23D is serviced by an electric wall heater. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$445,000 as at 1 September 2019 (for entire property including front house).
Appellation	Lot 1 DP 43764.
Title Instrument	Record of Title (RoT) WN17D/1051 appended.
Registered Encumbrance/s	1. Appurtenant hereto are rights of way created by Transfer 230073.5. 2. The easements created by Transfer 230073.5 are subject to Section 351E (1) (a) Municipal Corporations Act 1954.
Land Area	910 square metres per ROT.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.
Building Age/s	The units were originally built we believe in 1974. Council has no record on file of when the front dwelling was erected. The property LIM indicates addition and alterations of an unknown nature in 1988, and wet area shower upgrades were completed in unit 23B in 2012.

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	The subject complex units are approximately 48 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	240 square metres per Property Guru (including the front house). Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects average design and user utility. The presentation of the property at the time of inspection was overall poor relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall poor commensurate with for the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. Only one unit was internally inspected. We believe that the building functions inadequately in the current use/s. It has significant detrimental features or faults that are potentially harmful to the tenant/s health and wellbeing. At inspection the below issues/ faults were identified: 1. Water running down walls 2. Black mould present in multiple areas (southern side of unit 23D in kitchen, hall and bathroom). 3. Ceiling tiles are sagging from damage. 4. Foundations are cracking. 5. Stucco cladding cracking and rust around joins in aluminium windows. 6. Windows and doors have gaps and are draughty. 7. Doors in poor condition (refer above and paint flaking) WDC housing activity report provided to us identifies that the timber doors have water egress and draught issues – the timber doors is in very poor condition. We have also consulted the tenants who reported at inspection some of the same issues. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	<table><tr><td>Car parking garage</td><td>Nil</td></tr><tr><td>Car parking carport</td><td>Nil</td></tr><tr><td>Car parking uncovered spaces</td><td>~3 spaces</td></tr><tr><td>Car parking spaces per housing unit</td><td>Less than 1 space</td></tr></table>
Open Land	The open land/ grounds are fenced and consist predominantly of lawn and very minimal landscaping, pedestrian walkways and concrete surfaced parking and gravel vehicle access.
Road Access/ Accessibility	The subject property access is via a shared Right of Way from Rimu Street. Road access and driveway/ accessibility is reasonable (~4m wide), and the vehicle crossing is in poor condition according to the Council LIM.

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Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. No overhead services thoroughfare or in-ground services with associated registered easements.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Liquefaction risk is mainly moderate. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known encroachments or designations that affect the property.

Property Analysis

Housing Suitability	There are maintenance items and issues identified, that should be rectified to increase housing suitability for tenants. We believe unit 23D is currently unsuitable for tenants to occupy and reside due to the black mould. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. According to the subject property LIM there are no recorded weathertight claims.

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Tenants Views/ Feedback	At inspection date the tenants shared the below comments regarding the property: – Damp and mouldy home – keeps wardrobe open to allow airflow to clothes from becoming damp (wardrobe backs onto bathroom).
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Good locality with amenities nearby o Bus stops near property for tenants
Weaknesses	o Aforementioned faults and issues including black mould in unit 23D. o Buildings age and forward maintenance o Unknown roofs condition status o Average neighbourhood o Old/ tired units with poor internal layout o Very minimal trees and landscaping o Easterly aspect/ orientation and light o Shared Right of Way access o Outlook/ privacy – over shared Right of Way o Limited income
Opportunities	o Remedy tenant identified and known faults o Partial or full redevelopment potential to increase site cover o Dispose of property and use funds to acquire and/ or develop other older persons units
Threats	o Not enough income to support renovations/ redevelopment o Black mould harmful to tenant/s health and wellbeing

Land Use Density	26% of the land title is developed with buildings. The allowable cover is 40%.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.
Land Use Options Analysis	The subject site has moderate site cover, and the current layout of the two buildings would make it challenging to add additional housing units without demolishing some or all buildings including the front house.

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	An option at this complex could be to sell as is, demolish and partially or fully redevelop site or sell as bare land – potentially approach one of the neighbouring properties that share the right of way.

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Appendix 1 | Record of Title

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN17D/1051**
Land Registration District **Wellington**
Date Issued 28 July 1977

Prior References
WN284/50

Estate	Fee Simple
Area	910 square metres more or less
Legal Description	Lot 1 Deposited Plan 43764

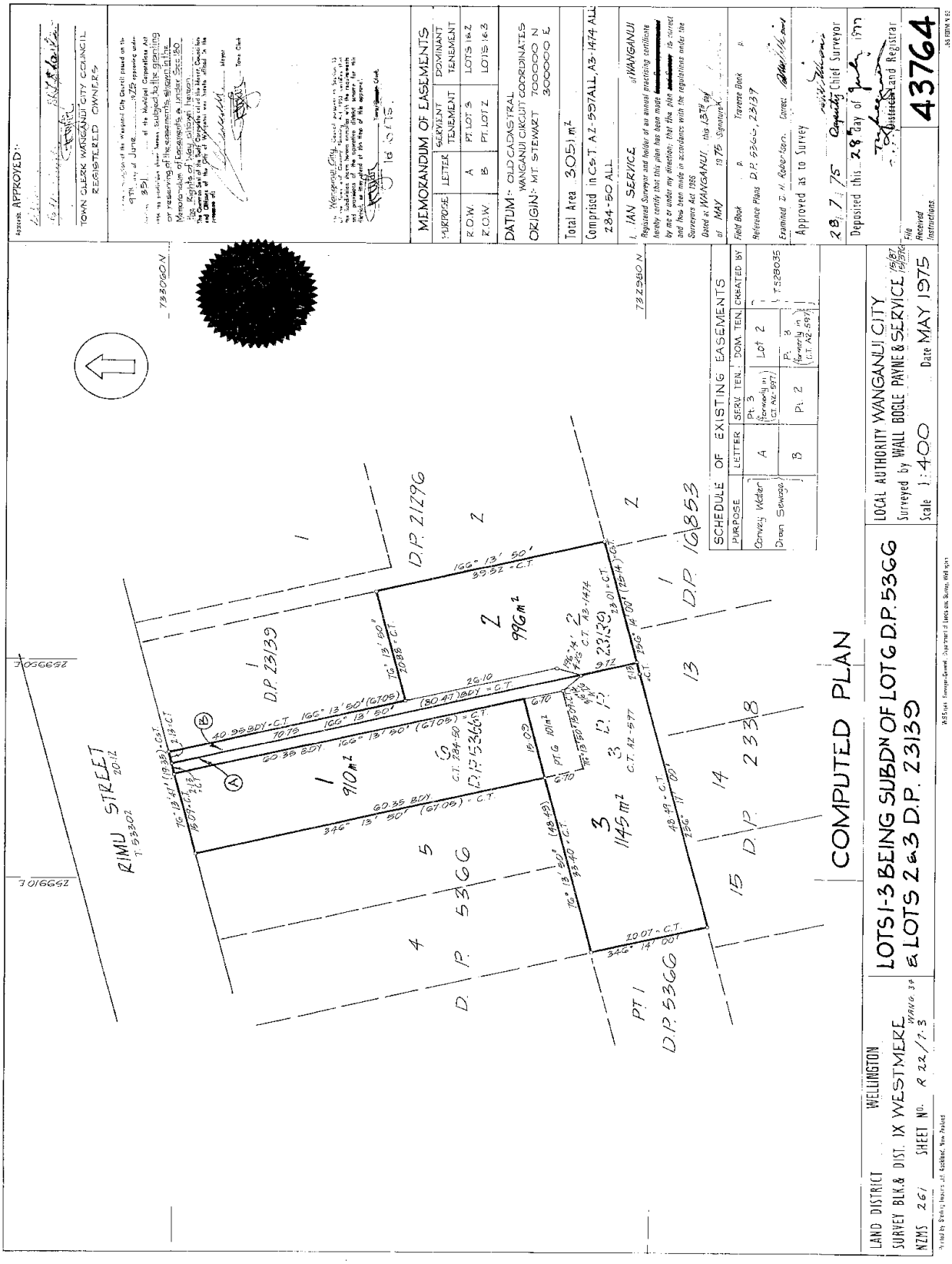
Registered Owners
Wanganui City Council

Interests

Appurtenant hereto are rights of way created by Transfer 230073.5 - 28.7.1977 at 1.31 pm

The easements created by Transfer 230073.5 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Identifier **WN17D/1051**



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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

1 PURIRI STREET, GONVILLE, WHANGANUI | JACK BROTHERSTON FLATS | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including two sample units internally 9 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red)



Jack Brotherston Flats exterior



Interior of Unit #1



Interior of Unit #5

Turley & Co holds an extensive library of subject property photographs (available on request).

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Property Summary

Name (known as)	Jack Brotherston Flats.
Property Address	1 Puriri Street, Gonville, Whanganui.
Number of Units	The property has a total of 15 units – single units only.
Nature of Property	The Jack Brotherston Flats property is Whanganui Council-owned and used for housing older people. Comprising a moderately regular shape landholding of 2,169 sqm with site elevation more-or-less coinciding with the public roadways. The property is located in the Gonville suburb of Whanganui, with amenities and a bus stop nearby. The immediate neighbourhood is currently average and with housing of a similar age (1980's) and standard to the subject property. Jack Brotherston Flats are mainly north and east facing with good aspect, orientation and light. Outlook/ privacy is average. The property sits adjacent to a roundabout and adjoins a sports bar and TAB. The complex has reasonable outdoor space with minimal trees and landscaping. The five buildings at this site have a mix of two, three and four single units. The flats internal layout is reasonably good. Housing units are serviced by ceiling thermostat heating. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$1,010,000 as at 1 September 2019 combined (2 titles).
Appellation/s	Lot 2 DP 15903, Part Lot 1 DP 1580, Part Lot 1 DP 15903 and Part Lot 1 DP 1580.
Title Instrument/s	The land is represented by 2 titles appended: 1. WN28C/994. 2. WN976/34.
Registered Encumbrance/s	None.
Land Area	2,169 square metres of contiguous land per ROTs combined (2 titles). The land represents a contiguous landholding comprising of 4 parcels.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.
Building Age/s	Originally built we believe in 1986. The subject complex is approximately 36 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	520 square metres per Property Guru. Not measured by Turley & Co.

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Buildings and Improvements Condition	The building and site development reflects average design and good user utility. The presentation of the property at the time of inspection was overall average to good relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall good commensurate with the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. At inspection the below issues/ faults were identified: 1. Cracking of textured ceilings in bathroom (unit 1). 2. Carpet loose in the lounge (unit 1). 3. Exterior walls rust on corner soakers. 4. Paint chipping on foundation/s. WDC housing activity report provided to us identifies that Edwards & Hardy Roofing have recommended roof replacement for all units. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: Nil Car parking uncovered spaces: ~8 spaces Car parking spaces per housing unit: Less than 1 space
Open Land	The open land/ grounds are fully fenced and consist predominantly of lawn and minimal landscaping, pedestrian walkways and asphalt surfaced parking and vehicle access/ circulation.
Road Access/ Accessibility	Access from Puriri Street. Road access and driveway/ accessibility is reasonable (~4m wide) but off a main road roundabout. The vehicle crossing in is average condition according to the Council LIM.
Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. No overhead services thoroughfare or in-ground services with associated registered easements.

Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability or alluvion. Liquefaction risk is moderate. The property is outside the tsunami zone. Part of the property (carpark) is in a depression area less than 300mm and 2 Ha overland flow path adjoins the boundary. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known encroachments or designations that affect the property.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that if remedied could improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.
Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Would like a better kitchen configuration – Would prefer a shower without a lip – Would prefer washing lines in a sunny area – not on the southerly side of the unit/s – Thermostat heating expensive
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Good locality with useful amenities nearby (pharmacy, library etc) o Tidy units with reasonably good internal layout o Northerly and easterly aspect/ orientation and light o Bus stops nearby
Weaknesses	o Aforementioned faults and issues o Inefficient use of land (layout of units) o Buildings age and forward maintenance o Roofs replacement in near future o Limited income o Minimal trees and landscaping o Located off a main road roundabout (unsuitable) o Commercial premises adjoining potentially causing elevated noise and traffic

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	Opportunities	○ Renovations including kitchen and bathroom upgrades ○ Remedy tenant identified and known faults ○ Partial or full redevelopment potential to increase site cover ○ Potentially acquire adjoining land at 3A Rimu St or 8 Harker Street for incorporating into redevelopment ○ Dispose of property and use funds to acquire and/ or develop other older persons units
	Threats	○ Not enough income to support renovations/ redevelopment ○ Risk of inundation by stormwater overflow in significant rain event as located in depression area greater than 300m
Land Use Density	24% of the land title is developed with buildings. The allowable cover is 40%.	
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.	
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: ○ Current use or a similar use with redevelopment potential to higher density housing.	
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.	
Land Use Options Analysis	The subject site has moderate site cover, however the current layout of the five buildings would make it challenging to add additional housing units without demolishing some or all buildings. Potential option to increase units at this complex could be to acquire the adjoining land at 3A Rimu Street or 8 Harper Street for amalgamation and redevelopment. Either option would give another access point, however 8 Harper is a superior option - the 3A Rimu Street access width is only ~4 metres and would need to be considered by WDC to see if suitable for increased development (density).	

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Appendix 1 | Record of Title/s

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

R.W. Muir
Registrar-General
of Land

Identifier **WN28C/994**
Land Registration District **Wellington**
Date Issued 07 August 1986

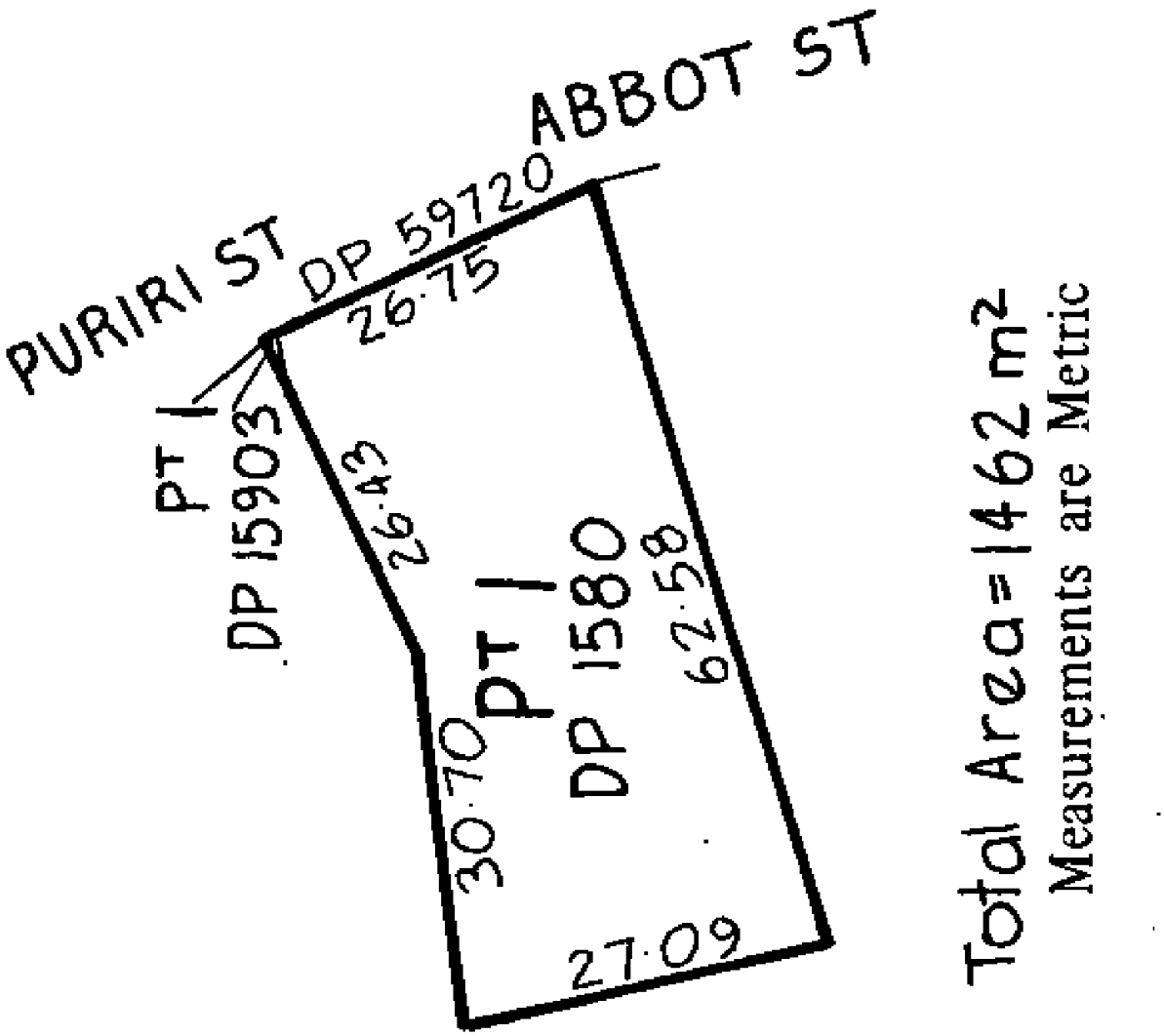
Prior References
WN976/35

Estate	Fee Simple
Area	1462 square metres more or less
Legal Description	Part Lot 1 Deposited Plan 15903 and Part Lot 1 Deposited Plan 1580

Registered Owners
Wanganui City Council

Interests

Identifier **WN28C/994**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

R.W. Muir
Registrar-General
of Land

Identifier **WN976/34**
Land Registration District **Wellington**
Date Issued 26 September 1961

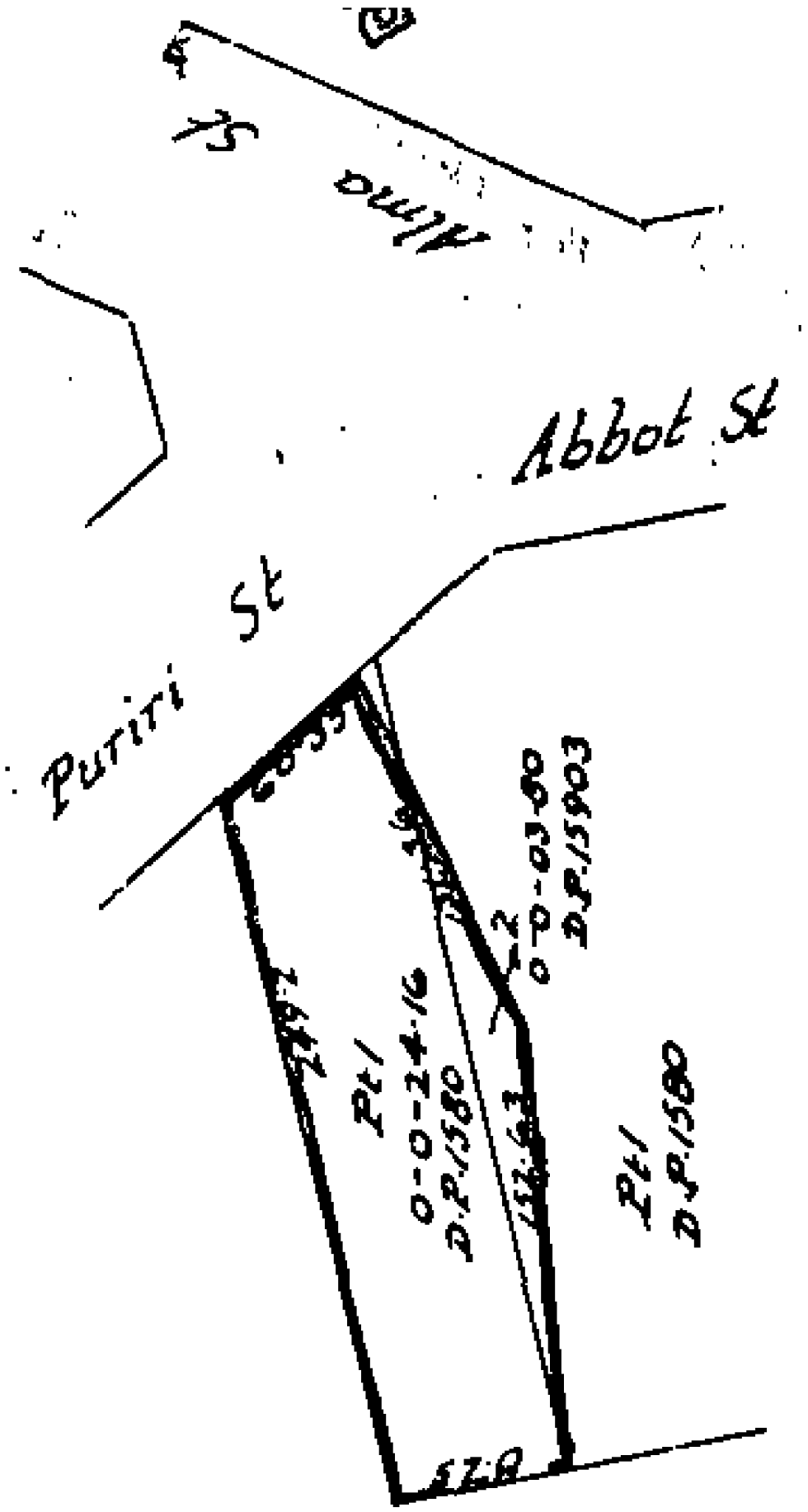
Prior References
WN540/274 WN553/274

Estate	Fee Simple
Area	707 square metres more or less
Legal Description	Lot 2 Deposited Plan 15903 and Part Lot 1 Deposited Plan 1580

Registered Owners
Wanganui City Council

Interests

Identifier **WN976/34**



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Registered Valuers | Public Land LINZ Accredited 1998

PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

10 COLLINS STREET, GONVILLE, WHANGANUI | COLLINS STREET COMPLEX | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including two sample units internally 9 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red)



Collins St Flats exterior



Interior of Unit #1



Interior of Unit #9

Turley & Co holds an extensive library of subject property photographs (available on request).

creative property strategy ©

Property Summary

Name (known as)	Collins Street Complex.
Property Address	10 Collins Street, Gonville, Whanganui.
Number of Units	The property has a total of 10 units – single units only.
Nature of Property	The Collin St complex property is Whanganui Council-owned and used for housing older people. Comprising an irregular shape landholding of 1,305 sqm with site elevation more-or-less coinciding with Collins Street and partly elevated at the rear. The property is located in the Gonville suburb of Whanganui, with shops/ amenities within ~1km and the nearest bus stop is a 4-minute walk. The immediate neighbourhood is currently average with mixed age housing of a similar or lower standard to the subject property. Collins St flats are north facing with average outlook, aspect, orientation and light. Privacy at the back units is better than those at the front. The complex has limited outdoor space with minimal trees and landscaping. There are four buildings at this site, three buildings have two units and one building has four units. The flats internal layout is average to good with small spaces. Housing units are serviced by electric heating. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$670,000 as at 1 September 2019.
Appellation	Lot 1 DP 46922.
Title Instrument	Record of Title (RoT) WN17D/447 appended.
Registered Encumbrance/s	None. The site has secondary access off Walter Nash Place, but no Right of Way is registered on the title. The LIM indicates that "the Walter Nash Place access will need to be checked for an easement or ROW agreement as it appear that access to these flats is via a separate title." We recommend that a Right of Way easement is registered on the Collins Street title.
Land Area	1,305 square metres per ROT.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with a conditional use resource consent to erect 10 pensioner units.
Building Age/s	Originally built in we believe 1977. The subject complex is approximately 45 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.

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Total Buildings Area/s	400 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects good design and good user utility. The presentation of the property at the time of inspection was overall good relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall average to good commensurate with for the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. At inspection the below issues/ faults were identified: 1. Some aluminium windows are warped and have water egress and draught issues. 2. Weatherboard cladding is rusting on corners and at door flashings. 3. Fencing is bowing.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: Nil Car parking uncovered spaces: 6 spaces Car parking spaces per housing unit: Less than 1 space
Open Land	The open land/ grounds are mostly fenced and consist predominantly of lawn and minimal landscaping, pedestrian walkways and concrete surfaced parking and vehicle access/ circulation.
Road Access/ Accessibility	Legal access from Collins Street and informal access from Walter Nash Place. Collins Street road access and driveway/ accessibility is good (~5m wide), and the vehicle crossings are in average to poor condition according to the Council LIM.
Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. No overhead services thoroughfare or in-ground services with associated registered easements.

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Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Although the site adjoins Walter Nash which has known subsidence issues, Collins Street does not appear to show any signs of land subsidence. Liquefaction risk is mainly low. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known designations that affect the property. The property adjoins the WDC Walter Nash pensioner housing complex. The Collins Street flats are built very close to the boundary and are possibly slightly encroaching. The Collins St property users also potentially require access over Walter Nash to access their washing lines.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that could if remedied improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.
Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Would like better light location in the bathroom (doesn't get to shower) – Would like double glazing to help with traffic noise – Would prefer no step up into the house – dangerous – The oven plug is in the wrong place against the wall
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Good neighbourhood and locality o Efficient use of land (layout of units) o Tidy units o Northerly aspect/ orientation o Privacy for units at the rear o Dual access (although Walter Nash is informal) o Bus stop nearby for tenant/s
Weaknesses	o Aforementioned faults and issues o Buildings age and forward maintenance

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		o Limited income o Traffic noise for tenant/s in front unit/s o Privacy for units at the front o Minimal trees and landscaping
	Opportunities	o Easement creation for Right of Way to Walter Nash Place o Renovations including double glazing o Remedy tenant identified and known faults o Partial or full redevelopment potential to increase site cover, potentially incorporate with Walter Nash complex o Dispose of property and use funds to acquire and/ or develop other WDC older persons units
	Threats	o Not enough income to support renovations/ redevelopment
Land Use Density	31% of the land title is developed with buildings. The allowable cover is 40%.	
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.	
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.	
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.	
Land Use Options Analysis	The subject site has relatively high site cover when compared to other properties in the portfolio. It would be challenging to add additional housing units without demolishing some or all buildings. An option to increase units could be to redevelop in conjunction with the Walter Nash complex (efficiencies).	

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Appendix 1 | Record of Title

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN17D/447**
Land Registration District **Wellington**
Date Issued 30 June 1977

Prior References

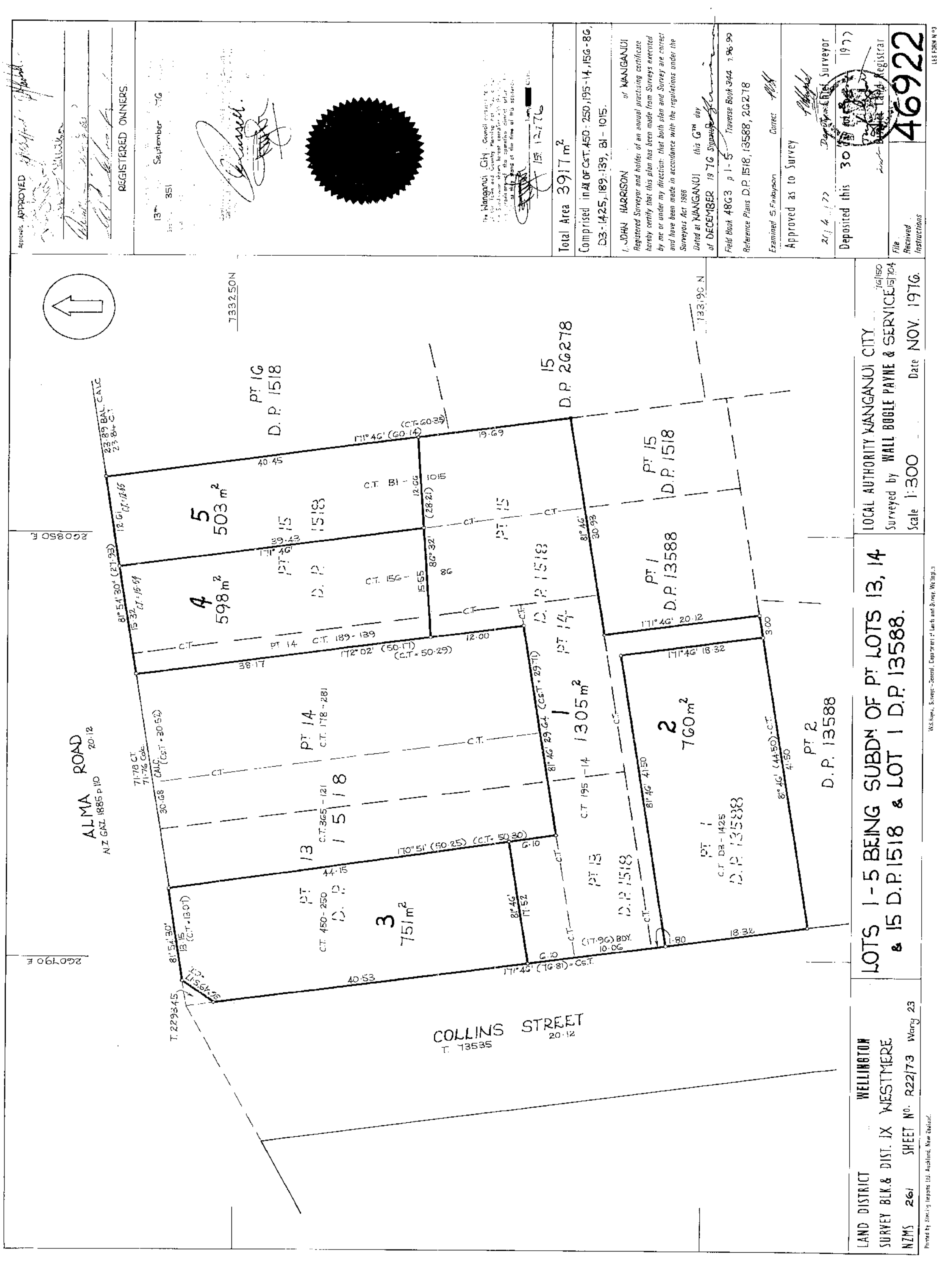
WN156/86	WN189/139	WN195/14
WN450/250	WNB1/1015	WND3/1425

Estate Fee Simple
Area 1305 square metres more or less
Legal Description Lot 1 Deposited Plan 46922

Registered Owners
Wanganui City Council

Interests

Identifier **WN17D/447**



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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

10 WALTER NASH PLACE, GONVILLE, WHANGANUI | WALTER NASH FLATS | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including three sample units internally 9 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red)



Walter Nash Flats exterior



Interior of Unit #2



Exterior of Unit #7 (subsidence damage evident)

Turley & Co holds an extensive library of subject property photographs (available on request).

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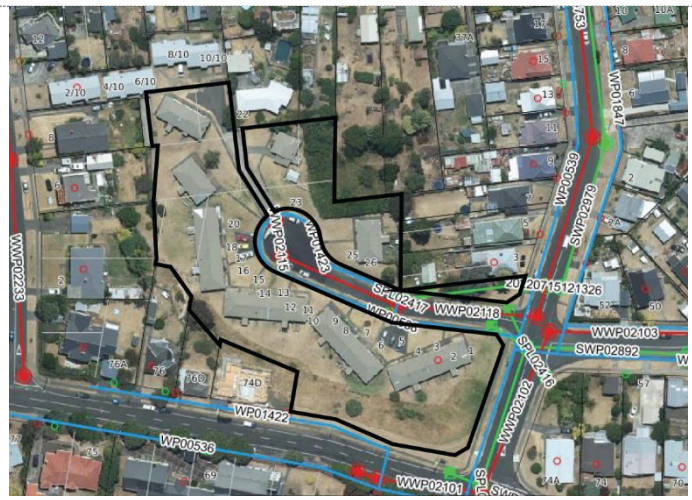
Property Summary

Name (known as)	Walter Nash Flats.
Property Address	10 Walter Nash Place, Gonville, Whanganui.
Number of Units	The property has a total of 24 units – 3 single units and 21 double units.
Nature of Property	The Walter Nash Flats property is Whanganui Council-owned and used for housing older people. It adjoins the Collins Street council older persons' housing complex. Comprising an irregular shaped landholding of 8,706 sqm with site elevation coinciding more-or-less with Walter Nash Place and below Koromiko Road, with the southerly boundary having a steep bank up to Koromiko Street. The property is located in the Gonville suburb of Whanganui, with amenities and a bus stop nearby the property. The immediate neighbourhood is currently fair to average, with majority of the housing an older age (mostly 1910s-1920s) and mostly inferior standard to the subject property. Walter Nash Flats are mainly north and north-east facing with good aspect, orientation, and light. Outlook/ privacy is average (but in own cul-de-sac). The complex has an abundance of outdoor space with minimal trees and landscaping. The eight buildings at this site have either two or four units, and there is one standalone unit. The flats internal layout is good. The units each have a covered porch but do however have three steps at the front and back doors. Housing units are serviced by electric heating. The property we were advised was apparently a former gravel pit. It is located on the side of a hill, and land subsidence is evident. Refer later. The complex is not listed as protected on the Historic Places Trust Register.
Rating Valuation (CV)	$1,780,000 as at 1 September 2019 combined (5 titles).
Appellation/s	1. Lot 5-7, Lot 14 and Part Lot 9 Deposited Plan 26278. 2. Part Lot 15 Deposited Plan 1518. 3. Part Lot 1 Deposited Plan 13588. 4. Lot 1-2 and Lot 13 Deposited Plan 26278. 5. Lot 12 Deposited Plan 26278.
Title Instrument/s	The land is represented by 5 titles appended: 1. WN15D/61. 2. WNB4/504 (Municipal purposes). 3. WND3/957. 4. WNE3/327 (Municipal purposes). 5. WNE3/333.
Registered Encumbrance/s	Title 1: 1. 672367 Notice imposing Building Line Restriction (affects Lot 9 DP 26278) Subject to Section 351D (3) Municipal Corporations Act 1954. 2. Appurtenant hereto are rights of way specified in Easement Certificate 672369 (affects Lots 5,14 and part Lot 9 DP 26278).

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	3. The easements specified in Easement Certificate 672369 are subject to Section 351E (1) (a) Municipal Corporations Act 1954. Title 4: 1. Appurtenant hereto are rights of way specified in Easement Certificate 627369 (Affects Lot 2 and 13 DP 26278) 2. 672367 Notice imposing Building Line Restriction (affects Lot 13 DP 26278). 3. The easements specified in Easement Certificate 627369 are subject to Section 351E(a) Municipal Corporations Act 1954. 4. Subject to Section 351D (3) Municipal Corporations Act 1954. Title 5: 1. 672367 Notice imposing Building Line Restriction. Titles 2 and 3 are devoid of title memorials. The Building Line Restriction would need to be taken into account by Council for redevelopment (no building allowed with 33 ft (~10m) of the centreline of the road), and the municipal purposes may also have effects for redevelopment or sale.
Land Area	8,706 square metres of contiguous land per ROTs combined (5 titles).
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.
Building Age/s	We believe staged through the 1960s (1963-1966). Unit 23 was rebuilt in 1999 after a fire and unit 24 was demolished according to the Council LIM. The subject complex is approximately 56-59 years-old and beyond the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	1,055 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects fair to average design and good user utility. The presentation of the property at the time of inspection was overall average relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall average commensurate with the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. At inspection the below issues/ faults were identified: 1. Subsidence was observed at units 7 and 8 (both vacant), and there are signs that unit 2 is also being affected (cracks in exterior walls and foundations and ceiling/ wall join as well as gaps around timber door). 2. Potholes in the Right of Way. WDC housing activity report provided to us identifies the below issues: 1. Timber doors and windows have gaps (possibly from land subsidence) causing water egress and draught issues.

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	2. Edwards & Hardy Roofing have recommended roof repainting for all units within two years of March 2022, and unit 9 requires two roof sheets replaced. The WDC report by Keith Smith also identifies asbestos soffits. We have also consulted the tenants who reported at inspection some of the same issues. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	<table><tr><td>Car parking garage</td><td>Nil</td></tr><tr><td>Car parking carport</td><td>1 (attached to unit 23)</td></tr><tr><td>Car parking uncovered spaces</td><td>7 spaces</td></tr><tr><td>Car parking spaces per housing unit</td><td>Less than 1 space</td></tr></table>
Open Land	The open land/ grounds have no fencing and consist predominantly of lawn and minimal landscaping, pedestrian walkways and asphalt surfaced parking and vehicle access. The land is uneven and part is affected by subsidence. Refer to natural land hazards below.
Road Access/ Accessibility	Access from Walter Nash Place. Road access and driveways/ accessibility is mixed. Some are reasonably tight (~3m wide) and others are ~5-6m. The Right of Way has potholes. Two of the vehicle crossings are in acceptable condition, and one is in poor condition and requires rectifying according to the Council LIM.
Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. No overhead services thoroughfare or in-ground services with associated registered easements.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. As previously mentioned, we saw evidence of subsidence onsite and Council has previously flagged this to Turley & Co and provided a Council report on subsidence affecting units 7 & 8 and supporting engineers' reports. Liquefaction risk is part low and part moderate.

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	The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known encroachments or designations that affect the property. The property adjoins council pensioner housing complex Collins Street.

Property Analysis

Housing Suitability	The subject property is currently suitable for tenants to occupy and reside (apart from units 7 and 8 which are currently unavailable due to subsidence). Other units are showing signs of subsidence but are currently habitable. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that if remedied could improve and/ or enhance the units and tenant/s living conditions. According to the subject property LIM there are no recorded weathertight claims.
Tenants Views/ Feedback	We also consulted one tenant who reported at inspection that the bathrooms are very cold in winter (southerly wind draught).

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Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	○ Cul-de-sac and good locality ○ Mostly north to northeast aspect/ orientation and light ○ Bus stop nearby for tenants
Weaknesses	○ Aforementioned faults and issues ○ Land subsidence ○ Uneven ground level (contour) ○ Inefficient use of land (layout of units) ○ Shading from bank up to Koromiko Street (some units) ○ Buildings age and forward maintenance ○ Roofs repainting ○ Limited income ○ Building Line Restrictions
Opportunities	○ Renovations including kitchen upgrades ○ Remedy tenant identified and known faults ○ Partial or full redevelopment potential to increase site cover ○ Potentially acquire an adjoining property for incorporating into redevelopment ○ Dispose of property and use funds to acquire and/ or develop other WDC older persons units
Threats	○ Land subsidence further spreading and removing more units for being tenanted ○ Asbestos risks – potentially harmful to tenant/s health ○ Not enough income to support renovations/ redevelopment

Land Use Density	12% of the land title is developed with buildings. The allowable cover is 40%.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: ○ Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.
Land Use Options Analysis	The subject site has low site cover, however the current layout of the buildings would make it challenging to add additional housing units without demolishing some or all buildings. The steep bank/ contour is another factor, and the Building Line Restrictions need to be considered.

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	An option to increase units at this complex could be to acquire neighbouring 22 Walter Nash property or combined with Collins Street complex for amalgamation and redevelopment.

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Appendix 1 | Record of Title/s (5)

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN15D/61**
Land Registration District	**Wellington**
Date Issued	30 January 1976

Prior References
WNE3/328

Estate	Fee Simple
Area	6055 square metres more or less
Legal Description	Lot 5-7, Lot 14 and Part Lot 9 Deposited Plan 26278

Registered Owners
Wanganui City Council

Interests

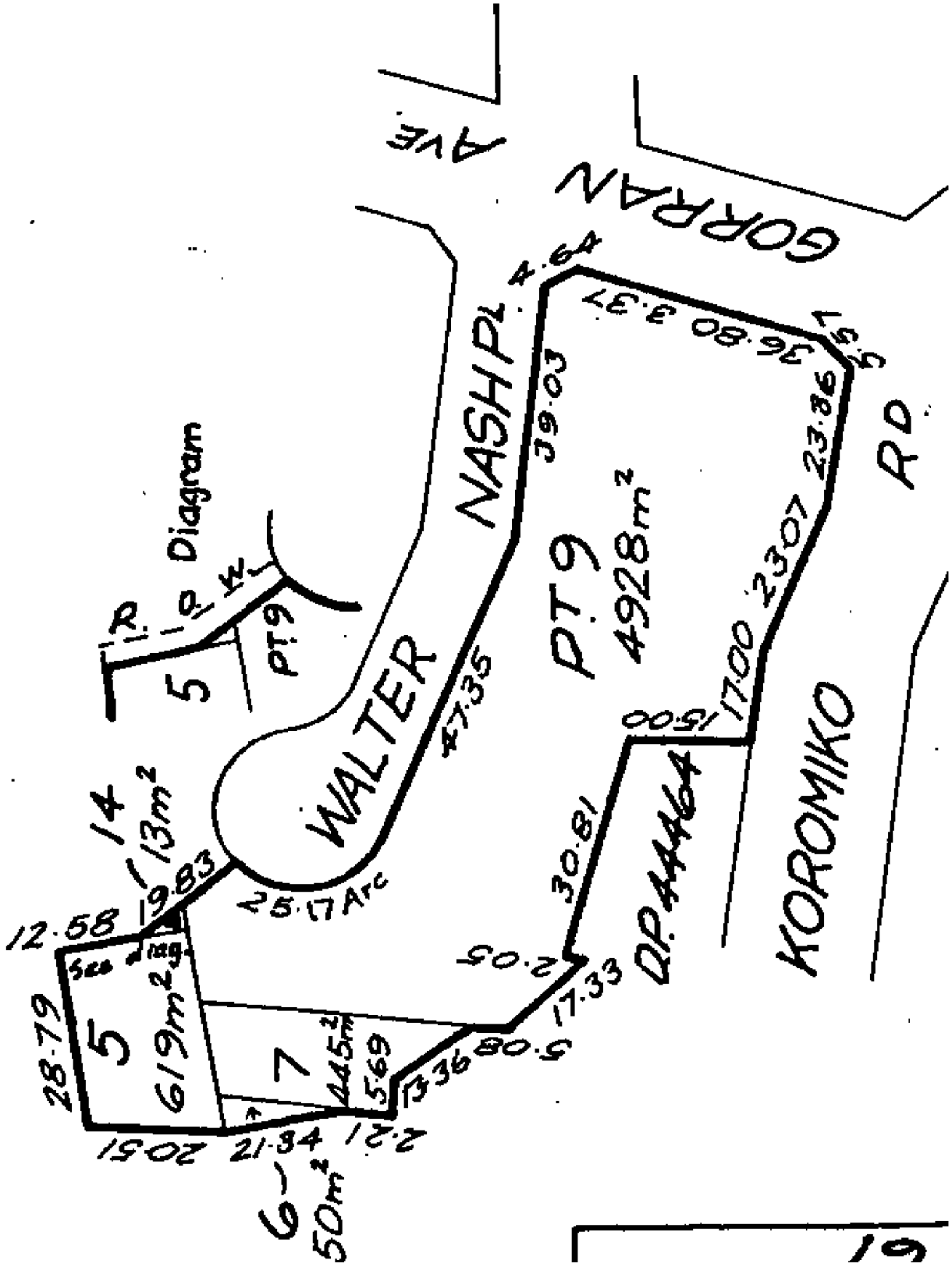
672367 Notice imposing Building Line Restriction (affects Lot 9 DP 26278)

Subject to Section 351D (3) Municipal Corporations Act 1954

Appurtenant hereto are rights of way specified in Easement Certificate 672369 (affects Lots 5,14 and part Lot 9 DP 26278)

The easements specified in Easement Certificate 672369 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Identifier **WN15D/61**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WNB4/504**
Land Registration District	**Wellington**
Date Issued	21 January 1964

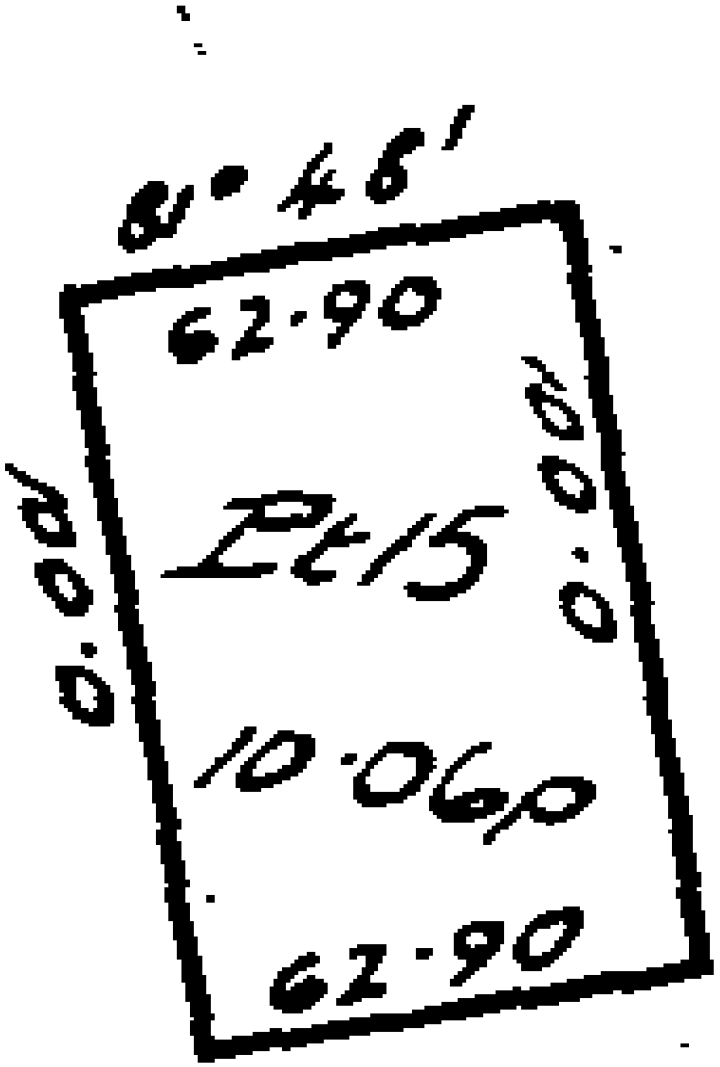
Prior References
WN147/77

Estate	Fee Simple
Area	254 square metres more or less
Legal Description	Part Lot 15 Deposited Plan 1518
Purpose	Municipal

Registered Owners
Wanganui City Council

Interests

Identifier **WNB4/504**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WND3/957**
Land Registration District	**Wellington**
Date Issued	06 August 1965

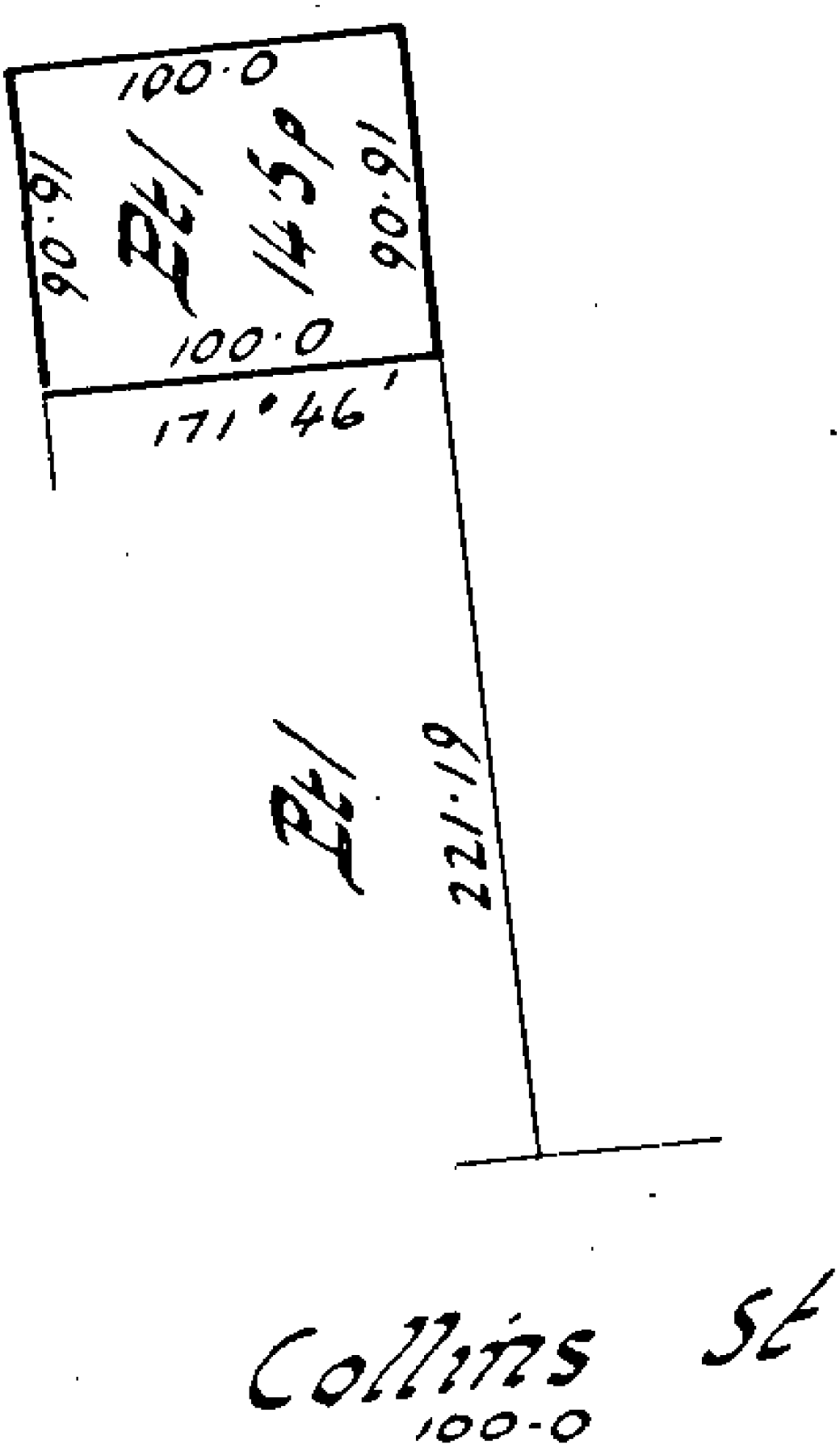
Prior References
WN524/299

Estate	Fee Simple
Area	367 square metres more or less
Legal Description	Part Lot 1 Deposited Plan 13588

Registered Owners
Wanganui City Council

Interests

Identifier **WND3/957**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WNE3/327**
Land Registration District **Wellington**
Date Issued 08 June 1966

Prior References
WN209/82 WN270/60 WN298/291
WN489/267

Estate	Fee Simple
Area	1808 square metres more or less
Legal Description	Lot 1-2 and Lot 13 Deposited Plan 26278
Purpose	Municipal

Registered Owners
Wanganui City Council

Interests

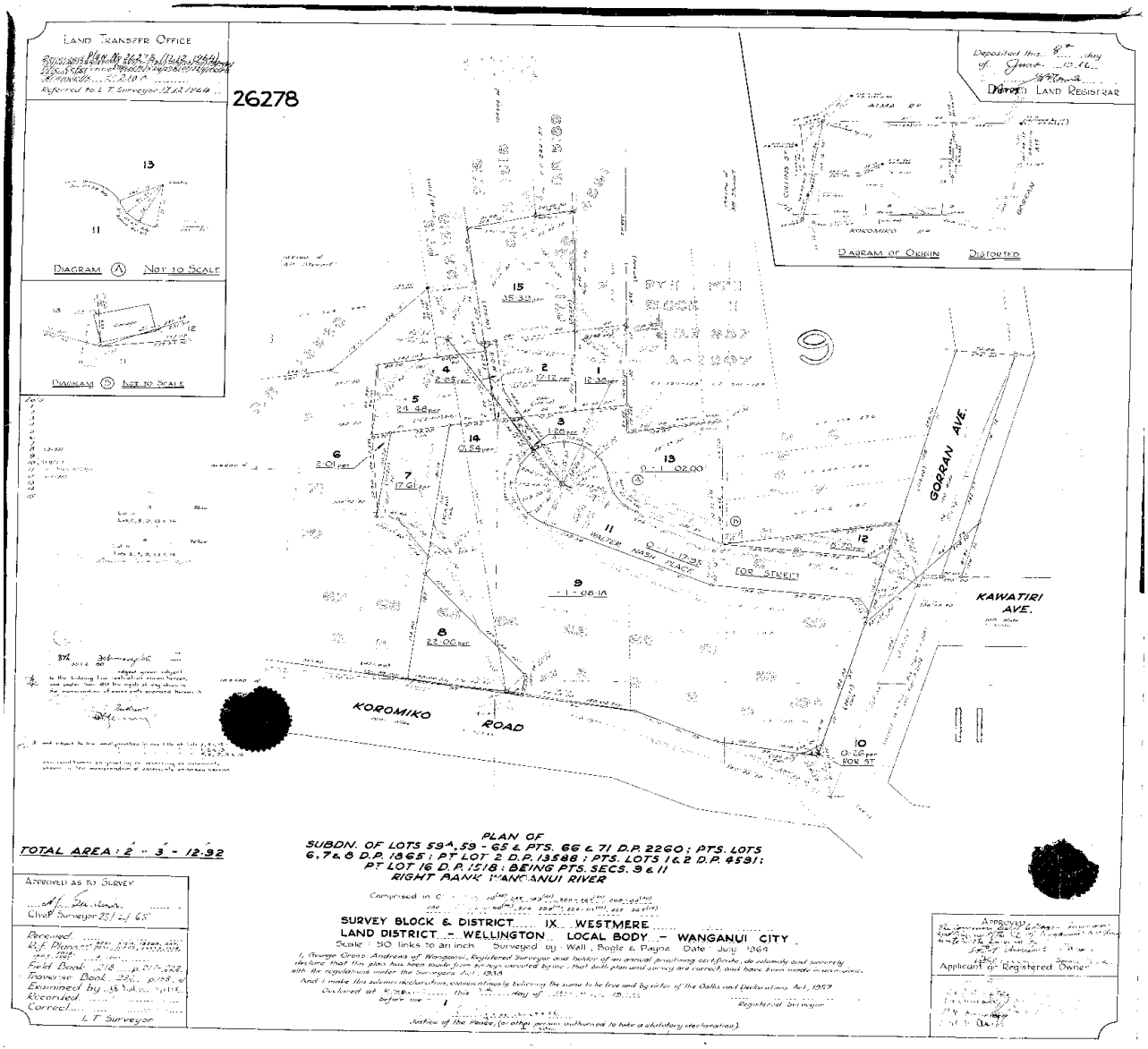
Appurtenant hereto are rights of way specified in Easement Certificate 627369 (Affects Lot 2 and 13 DP 26278)

672367 Notice imposing Building Line Restriction (affects Lot 13 DP 26278)

The easements specified in Easement Certificate 627369 are subject to Section 351E(a) Municipal Corporations Act 1954

Subject to Section 351D (3) Municipal Corporations Act 1954

Identifier **WNE3/327**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WNE3/333**
Land Registration District **Wellington**
Date Issued 08 June 1966

Prior References
WN209/82

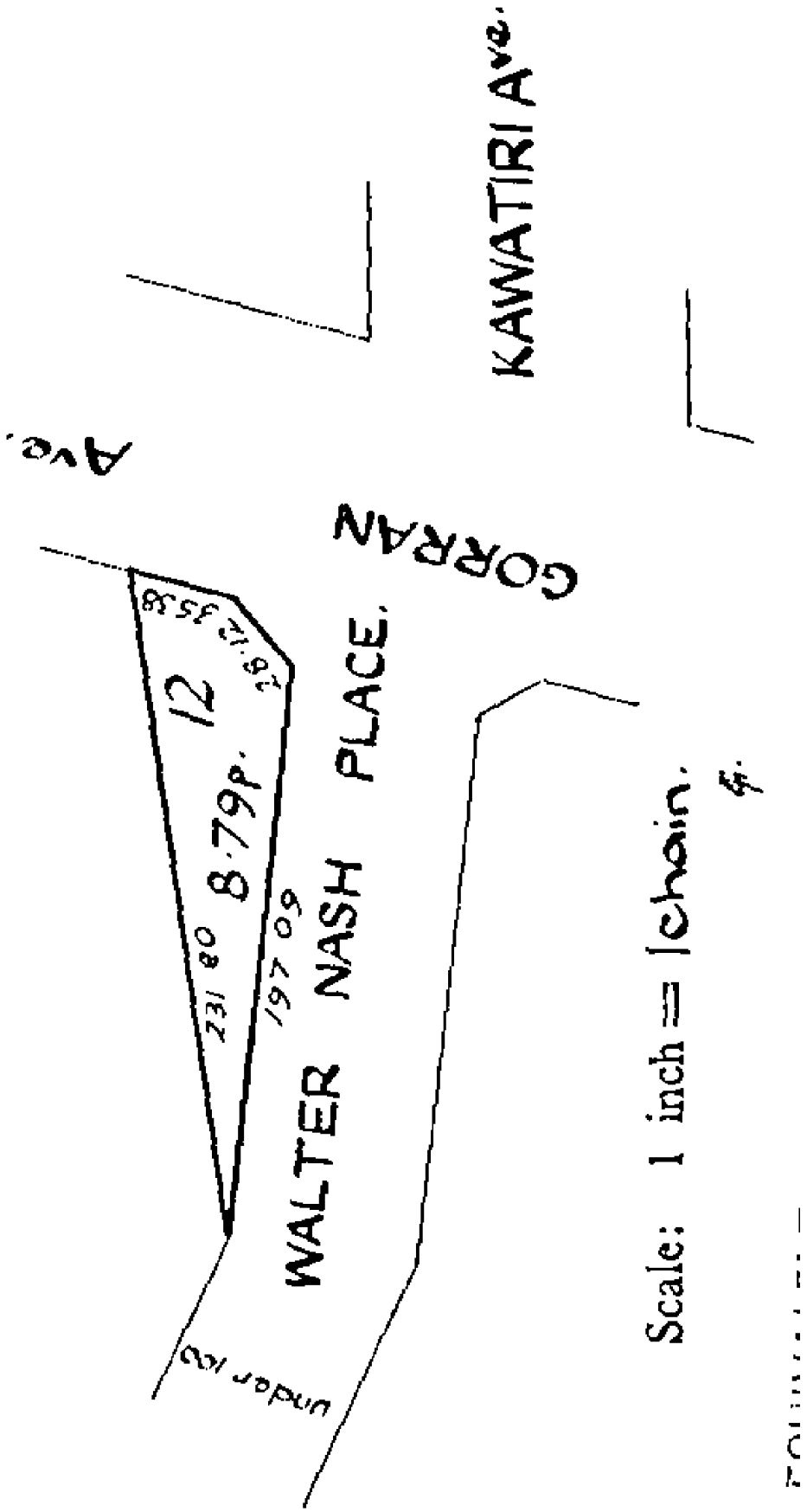
Estate	Fee Simple
Area	222 square metres more or less
Legal Description	Lot 12 Deposited Plan 26278

Registered Owners
Wanganui City Council

Interests

672367 Notice imposing Building Line Restriction

Identifier **WNE3/333**



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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

30 TAWA STREET, GONVILLE, WHANGANUI | EUGENE CROTTY FLATS | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including five sample units internally 9 August 2022. Subject property Property Guru aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red)



Eugene Crotty Flats exterior



Interior of Unit #7



Interior of Unit #23

Turley & Co holds an extensive library of subject property photographs (available on request).

creative property strategy ©

Property Summary

Name (known as)	Eugene Crotty Flats.
Property Address	30 Tawa Street, Gonville, Whanganui.
Number of Units	The property has a total of 41 units including three wheelchair accessible (Enable) units – single units only.
Nature of Property	The Eugene Crotty Flats property is Whanganui Council-owned and used for housing older people. Comprising a moderately irregular shape landholding of 9,076 sqm with site elevation more-or-less coinciding with the public roadways. The property is located in the Gonville suburb of Whanganui, with limited amenities nearby and a bus stop at the front of the complex. The immediate neighbourhood is currently fair to average with housing of a lower standard (mostly 1910-1920's) to the subject property. The Eugene Crotty Flats are mainly north facing with good aspect, orientation, and light. Privacy from the road is also good. The complex is located down a private cul-de-sac. The outdoor space is generous, with minimal trees and landscaping. There is a community hall on-site. Six buildings at this site each have four single units, five buildings have three single units and one building has two single units. The flats internal layout is good. Some housing units' are serviced by electric heaters and others by ceiling thermostat heating. Unit 5 (disabled persons unit currently vacant) has no heating. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$2,570,000 as at 1 September 2019.
Appellation/s	Lot 2 Deposited Plan 51751, Lot 2 Deposited Plan 55069, Lot 1 Deposited Plan 61999 and Lot 2-3 Deposited Plan 61828.
Title Instrument/s	Record of Title (RoT) WN33A/871 appended.
Registered Encumbrance/s	1. Appurtenant hereto are sewage drainage rights specified in Easement Certificate 896517.1 2. The easements specified in Easement Certificate 896517.1 are subject to Section 309 (1) (a) Local Government Act 1974
Land Area	9,076 square metres per ROT. The land represents a contiguous landholding comprising of five parcels.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.
Building Age/s	Originally built we believe in 1980s. The buildings were staged, 26 units were built in 1984, 5 units in 1986 and 10 units in 1987.

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	The property LIM indicates a wet area shower upgrade was completed in unit 12 in 2004. Construction of a ring road and parking at the complex was undertaken in 1997 and a detached carport for seven parking spaces was erected in 1989. The subject complex is approximately 35-38 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	1,560 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects average design and good user utility. The presentation of the property at the time of inspection was overall reasonably good relative to the era of development and dated compared to more contemporary accommodation alternatives. Refer to photos above. The buildings maintenance was found to be overall average to good commensurate with the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. At inspection the below issues/ faults were identified: 1. Exterior walls are scuffed and damaged at the bottom. 2. Internal fencing is poor. 3. Wallpaper is starting to lift. 4. Dated kitchen/s and cupboards are damaged. 5. Vinyl starting to lift in laundry. 6. Sink is damaged. 7. Cracks in lounge ceiling. 8. Calcified laundry tub. 9. Carpet is stretched and it a trip hazard. 10. Shower linings damaged. WDC housing activity report provided to use identifies the below issues: 1. Presence of asbestos backed vinyls. 2. Internal privacy fencing has extreme rot. 3. Edwards & Hardy Roofing have recommended roof replacement for all units and the community hall. We have also consulted the tenants who reported at inspection some of the same issues. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: 1 with 7 spaces Car parking uncovered spaces: 21 spaces Car parking spaces per housing unit: Less than 1 space
Open Land	The open land/ grounds are fenced and consist predominantly of lawn and minimal landscaping an internal ring road/ vehicle access and circulation, including curbed pedestrian walkways, asphalt surfaced parking, and a carport.
Road Access/ Accessibility	Access from Tawa Street. Road access is level with Tawa Street and accessibility is good (~6m wide). The property does not have a vehicle crossing. The roadway is sealed matching Tawa Street according to the Council LIM.

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Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. There are private wastewater/ sewerage and stormwater lines located down the driveway. There is a registered easement for sewerage drainage rights over adjoining land. No overhead services thoroughfare.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Liquefaction risk is moderate according to Council LIM. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no designations that affect the property. It appears that the fence with 42B Gonville Avenue is potentially not on the boundary and part of the subject land is being encroached.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that could if remedied improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.

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Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Ranch slider is a trip hazard – Toilet too close to sink – Don't use fixed electric heating as can't move and takes too long to heat up – Would prefer open plan layout – Would prefer kitchen without top cupboards – Cavity slider door for bedroom – Hot water cylinder access would be better in bathroom/ laundry
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Some units tidy with good internal layout – open plan living-kitchen o Generous sized spaces – bedrooms with double wardrobes o Mostly northerly aspect/ orientation and light o Outlook/ privacy – away from the road o Bus stop outside property for tenants
Weaknesses	o Aforementioned faults and issues o Inefficient use of land (layout of units and extensive roading) o Buildings age and forward maintenance o Roofs replacement in near future o Limited amenities close by o Limited income
Opportunities	o Renovations including kitchen and bathroom upgrades o Redecoration to exterior of buildings to freshen up o Remedy tenant identified and known maintenance issues o Partial and full redevelopment potential to increase site cover o Potentially acquire adjoining properties for incorporating into redevelopment o Dispose of property and use funds to acquire and/ or develop other older persons units
Threats	o Asbestos risks – potentially harmful to tenant/s health o Not enough income to support renovations/ redevelopment

Land Use Density	17% of the land title is developed with buildings. The allowable cover is 40%.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.

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Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.
Land Use Options Analysis	The subject site has low site cover, however the current layout of the buildings and cul-de-sac would make it challenging to add additional housing units without demolishing some or all buildings. An option to increase units at this complex could be to remove the carport and potentially move the community hall. Or to acquire the neighbouring 32 Tawa Street property for amalgamation and redevelopment.

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Appendix 1 | Record of Title

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN33A/871**
Land Registration District	**Wellington**
Date Issued	27 October 1988

Prior References
WN13C/94 WN19B/554 WN29B/816
WN31D/242

Estate	Fee Simple
Area	9076 square metres more or less
Legal Description	Lot 2 Deposited Plan 51751, Lot 2 Deposited Plan 55069, Lot 1 Deposited Plan 61999 and Lot 2-3 Deposited Plan 61828

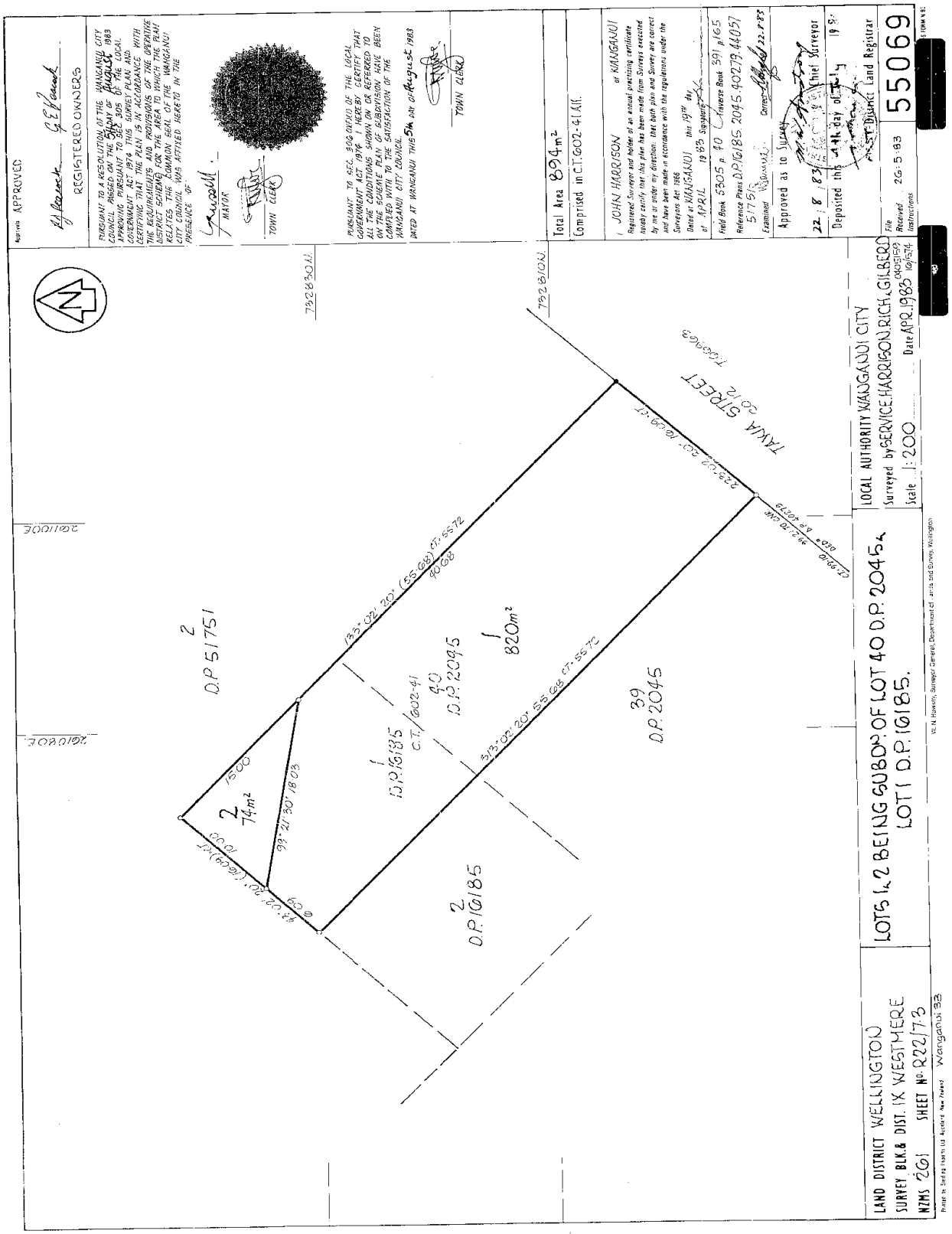
Registered Owners
Wanganui City Council

Interests

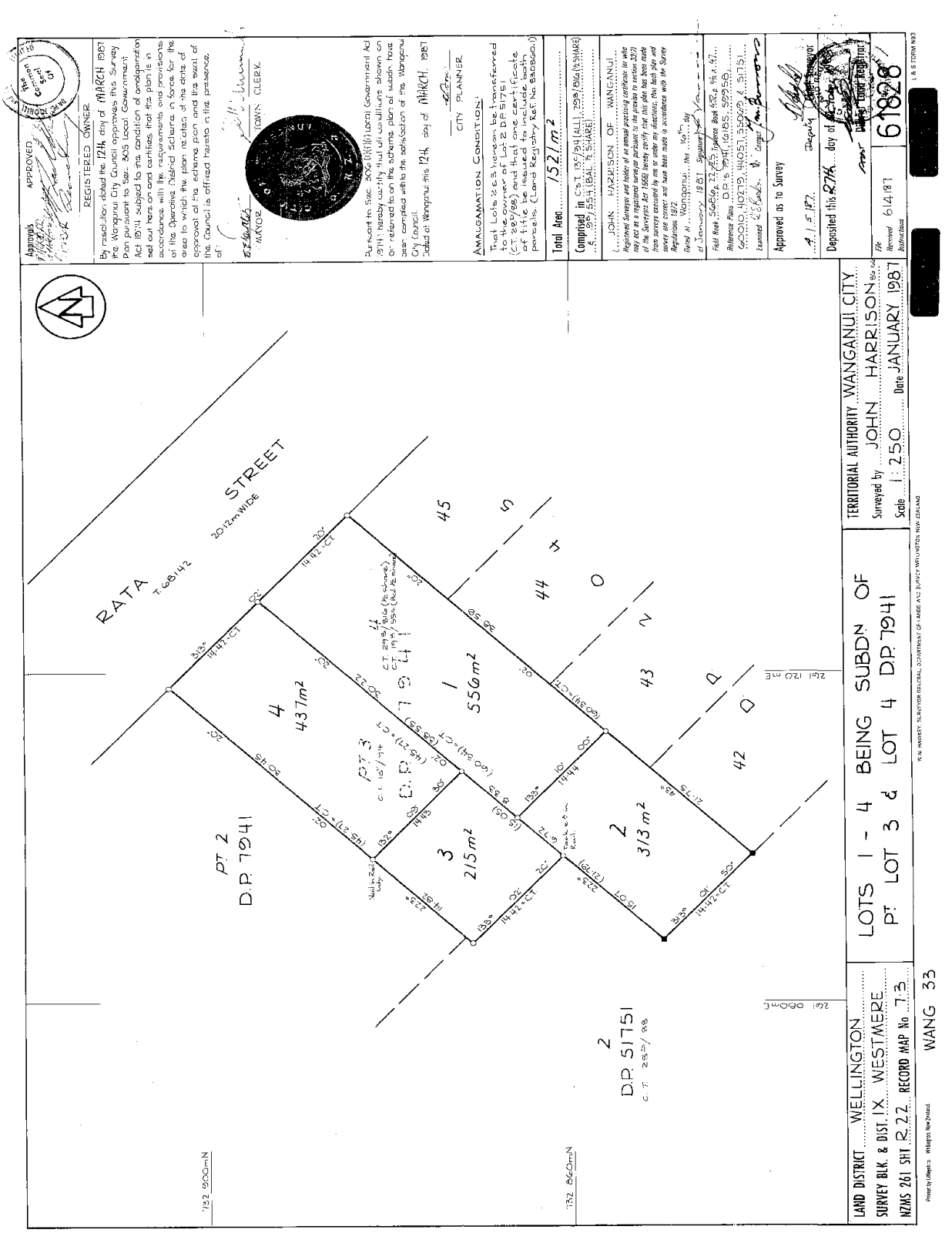
Appurtenant hereto are sewage drainage rights specified in Easement Certificate 896517.1

The easements specified in Easement Certificate 896517.1 are subject to Section 309 (1) (a) Local Government Act 1974

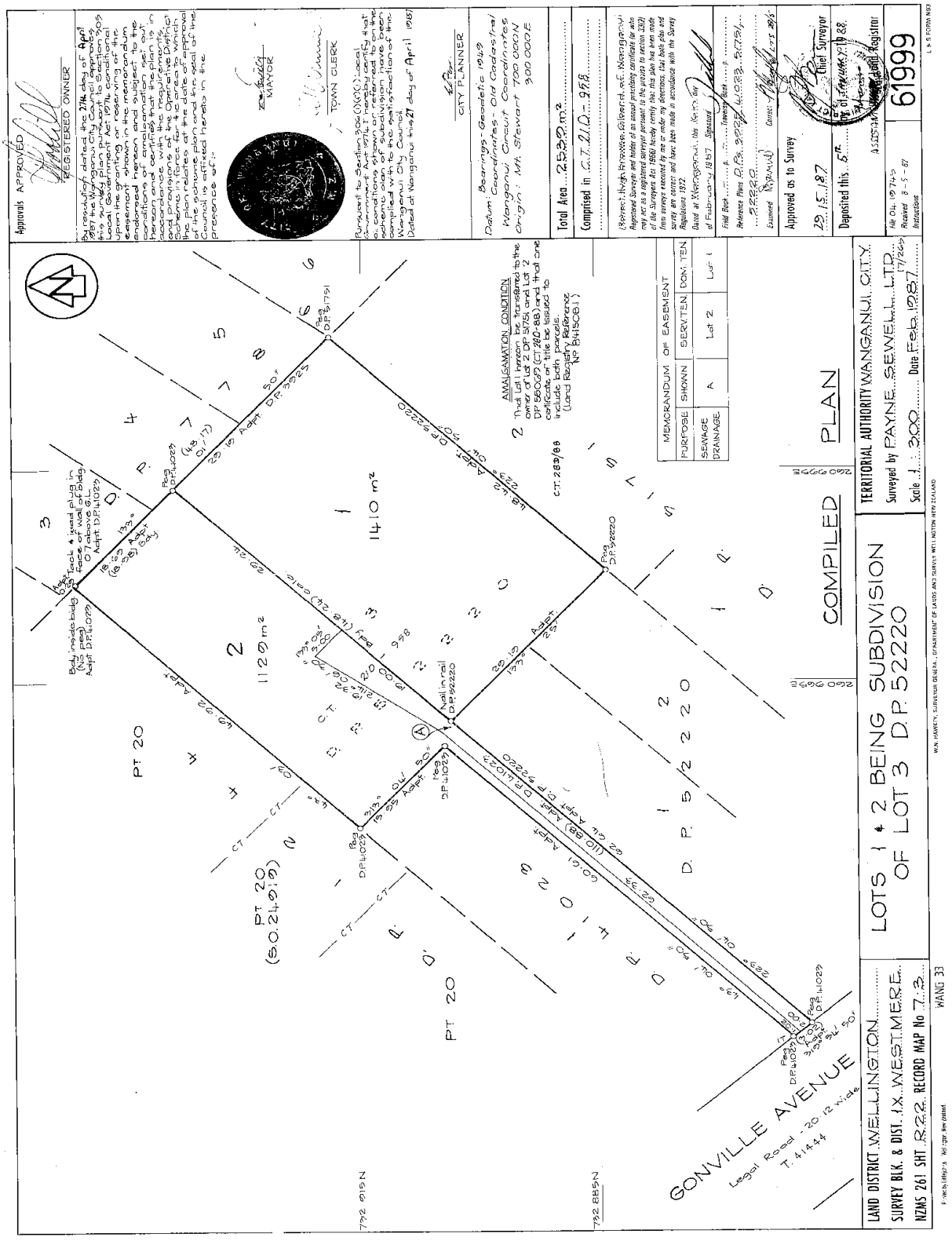
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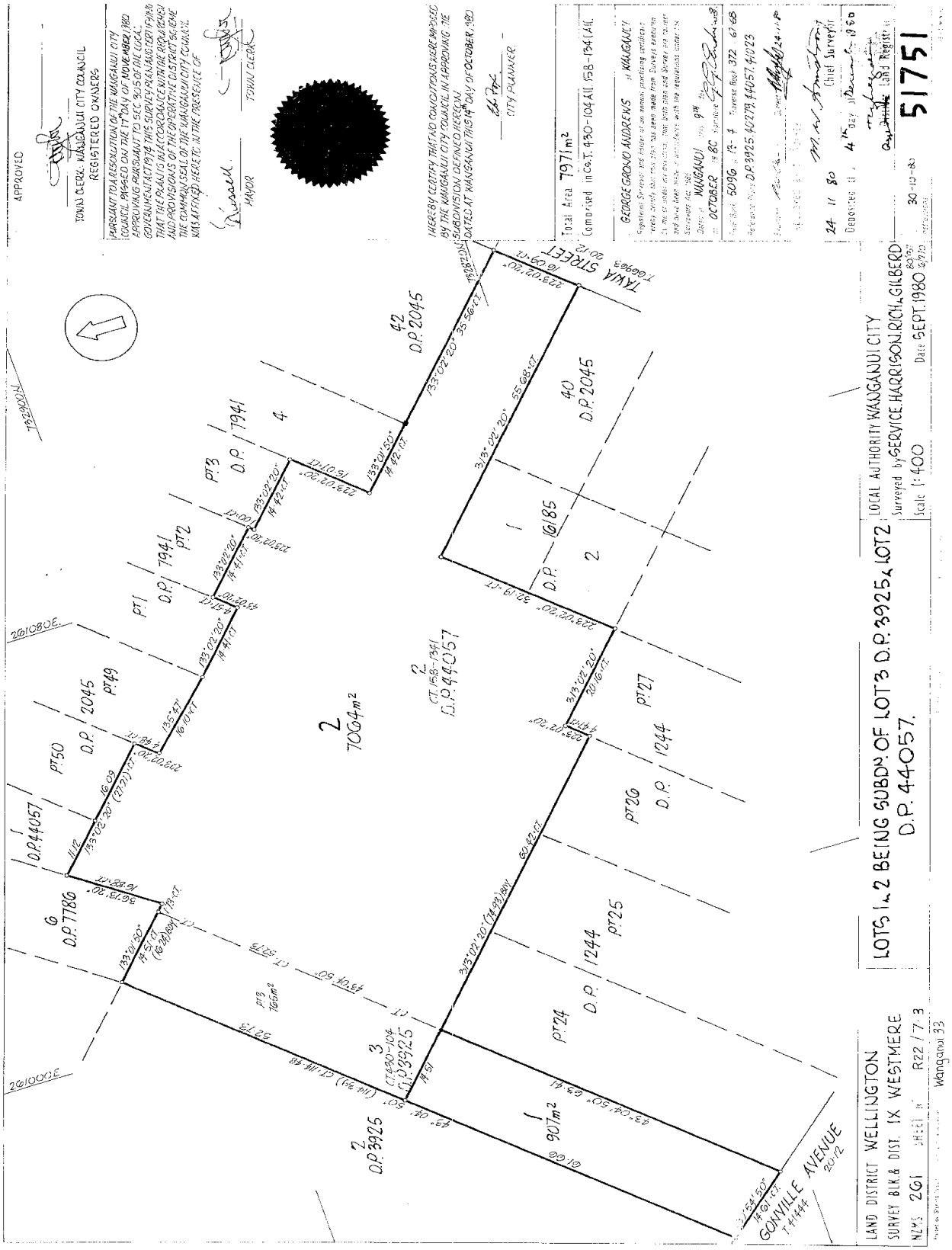
Identifier **WN33A/871**



Identifier **WN33A/871**



Identifier **WN33A/871**



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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

71 & 71A IKITARA ROAD, WHANGANUI EAST, WHANGANUI | IVAN BROWN | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including two sample units internally 8 August 2022. Subject property Property Guru aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red – excl 79 – PGuru error)



Ivan Brown Flats exterior



Interior of Unit #4



Interior of Unit #14

Turley & Co holds an extensive library of subject property photographs (available on request).

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Property Summary

Name (known as)	Ivan Brown Villas.
Property Address/s	1. 71 Ikitara Road, Whanganui East, Whanganui. 2. 71A Ikitara Road, Whanganui East, Whanganui.
Number of Units	The property has a total of 14 units – single units only.
Nature of Property	The Ivan Brown Villas property is Whanganui Council-owned and used for housing older people. Comprising an irregular shape landholding of 4,869 sqm, it is a rear section with leg in access and slightly below the public roadway (Ikitara Rd). The property is located in the Whanganui East suburb of Whanganui, with limited shops/ amenities ~1.2km away and the nearest bus stop is a 5-mintue walk. The immediate neighbourhood is currently good and with housing of a similar age (~1970's) and standard to the subject property. Ivan Brown Villas are mainly westerly facing with good aspect. Outlook/ privacy is also good (located back from the road). The complex has good outdoor space and many large trees (one of which is protected), a stream and landscaping. Two buildings at this site each have five single units, and the third building has four single units. The flats internal layout is good, however the units inspected had relatively small spaces. Housing units are serviced by electric wall heaters. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	As at 1 September 2019: 1. $53,000 2. $980,000
Appellation/s	1. Part Lot 1 Deposited Plan 745 2. Part Lot 2 Deposited Plan 16273
Title Instrument/s	The land is represented by two titles appended: 1. WN16C/1282 2. WN16C/1280
Registered Encumbrance/s	Title 1: 1. Appurtenant hereto is a right of way and sewage drainage, telephone, gas and power rights specified in Easement Certificate 156096.3 - 8.9.1976 at 1.33 pm 2. Subject to a right of way and to sewage drainage, telephone, gas and power rights over part marked C on DP 44327 specified in Easement Certificate 156096.3 - 8.9.1976 at 1.33 pm 3. The easements specified in Easement Certificate 156096.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

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	Title 2: 1. Subject to a right of way and to sewage drainage, telephone, gas and power rights over part marked B on DP 44327 specified in Easement Certificate 156096.3 - 8.9.1976 at 1.33 pm 2. Appurtenant hereto are rights of way and sewage drainage, telephone, gas and power rights specified in Easement Certificate 156096.3 - 8.9.1976 at 1.33 pm 3. The easements specified in Easement Certificate 156096.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
Land Area	4,869 square metres of contiguous land per ROTs combined (2 titles).
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.
Building Age/s	Originally built we believe in 1976. The property LIM indicates a wet area shower upgrade was completed in unit 5 in 2003. An aluminium windbreak on the front porch of unit 9 was erected in 1998 – no longer in place. A detached carport for five parking spaces was erected in 1987. The subject complex is approximately 46 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	540 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects good design and user utility. The presentation of the property at the time of inspection was overall very good relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall good to very good commensurate with the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. We believe that the buildings function well in the current use/s with no significant detrimental features or faults as far as this can be general inspections ascertained. WDC housing activity report provided to us identifies the below issues: 1. All 14 units require roof ridge caps replacement only. 2. Gutters need cleaning. We have also consulted the tenants who reported at inspection draught from skylights, and ranch sliders at end of life (but scheduled to be replaced).
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	<table><tr><td>Car parking garage</td><td>Nil</td></tr><tr><td>Car parking carport</td><td>5 spaces</td></tr><tr><td>Car parking uncovered spaces</td><td>~6 spaces</td></tr><tr><td>Car parking spaces per housing unit</td><td>Less than 1 space</td></tr></table>

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Open Land	The open land/ grounds we believe are fully fenced and consist predominantly of lawn and trees including a protected tree and fruit trees. The site has pedestrian walkways and asphalt surfaced parking and vehicle access/ circulation. The land is bisected at the rear by the Matarawa Stream. The stream corridor is planted with trees which are overgrown and cause shading for the units.
Road Access/ Accessibility	Access from Ikitara Road. Road access and driveway/ accessibility is good (~6m wide), and average condition according to the Council LIM.
Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. There is a private wastewater/ sewerage line and manhole located on the site that runs down the driveway and under the building for units 1-5. There is also a sewer pump located on the land. No overhead services thoroughfare. In-ground services with associated registered easements for sewage drainage, telephone, gas and power rights.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability or alluvion. Part of the property is in a depression area greater than 300mm, and part less than 300mm. It is in the 2Ha overland flow path therefore making it susceptible to stormwater overflow in large rain events. The LIM indicates that the subject property is within an area affected by inundation – no known information about the specific site but it is known to affect the area generally and was granted building consent under Building Act 1991 S36(2) – condition on the building consent for building on a flood-prone site. Liquefaction risk is moderate. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s or special character area/s noted by WDC. The site has a protected tree (T26 – Scrub Bottle Tree).

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	There is a sewerage pump station designation (D146) on the property. An aerial image suggests that a neighbouring property carport/ shed may be slightly encroaching on the subject property; however a formal survey would be needed to confirm this.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that if remedied could improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.
Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Bi-folding doors off bedroom encroach space (removed in some units) – Draught/ coldness from skylights – Not much storage – Electric heating positioned too high – Draughty and condensation
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Good neighbourhood o Tidy units with good internal layout o Northerly and westerly aspect/ orientation and light o Outlook/ privacy – away from the road o Trees (including citrus) and landscaping o 5-minute walk to bus stop
Weaknesses	o Aforementioned faults and issues o Land affected/ bisected by the Matarawa Stream and corridor planted in large trees (unable to be further developed without demolishing some existing units) o Limited shops/ amenities ~1.2km away o Buildings age and forward maintenance o Limited income
Opportunities	o Remedy known faults o Renovations o Partial or full redevelopment potential to increase site cover o Potentially acquire neighbouring 71 Ikitara Road property for incorporating into redevelopment o Dispose of property and use funds to acquire and/ or develop other older persons units
Threats	o Not enough income to support renovations/ redevelopment o Risk of inundation by stormwater overflow in significant rain event as located in depression area greater than 300mm

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Land Use Density	11% of the land title is developed with buildings. The allowable cover is 40%. A significant portion of the rear part of the land would be unable to be further developed due to the Matarawa Stream. The protected tree may also obstruct development of excess land on the site.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.
Land Use Options Analysis	The subject site has very low site cover, however a large portion of the rear land incorporates the Matarawa Stream and planted corridor including a protected tree. This would make it challenging to add additional housing units without potentially demolishing some or all buildings. An option to increase units at this complex could be to acquire the neighbouring 71 Ikitara Road property for amalgamation and redevelopment.

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Appendix 1 | Record of Titles (2)

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN16C/1280**
Land Registration District	**Wellington**
Date Issued	08 September 1976

Prior References
WN15C/58

Estate	Fee Simple
Area	3569 square metres more or less
Legal Description	Part Lot 2 Deposited Plan 16273

Registered Owners
Wanganui City Council

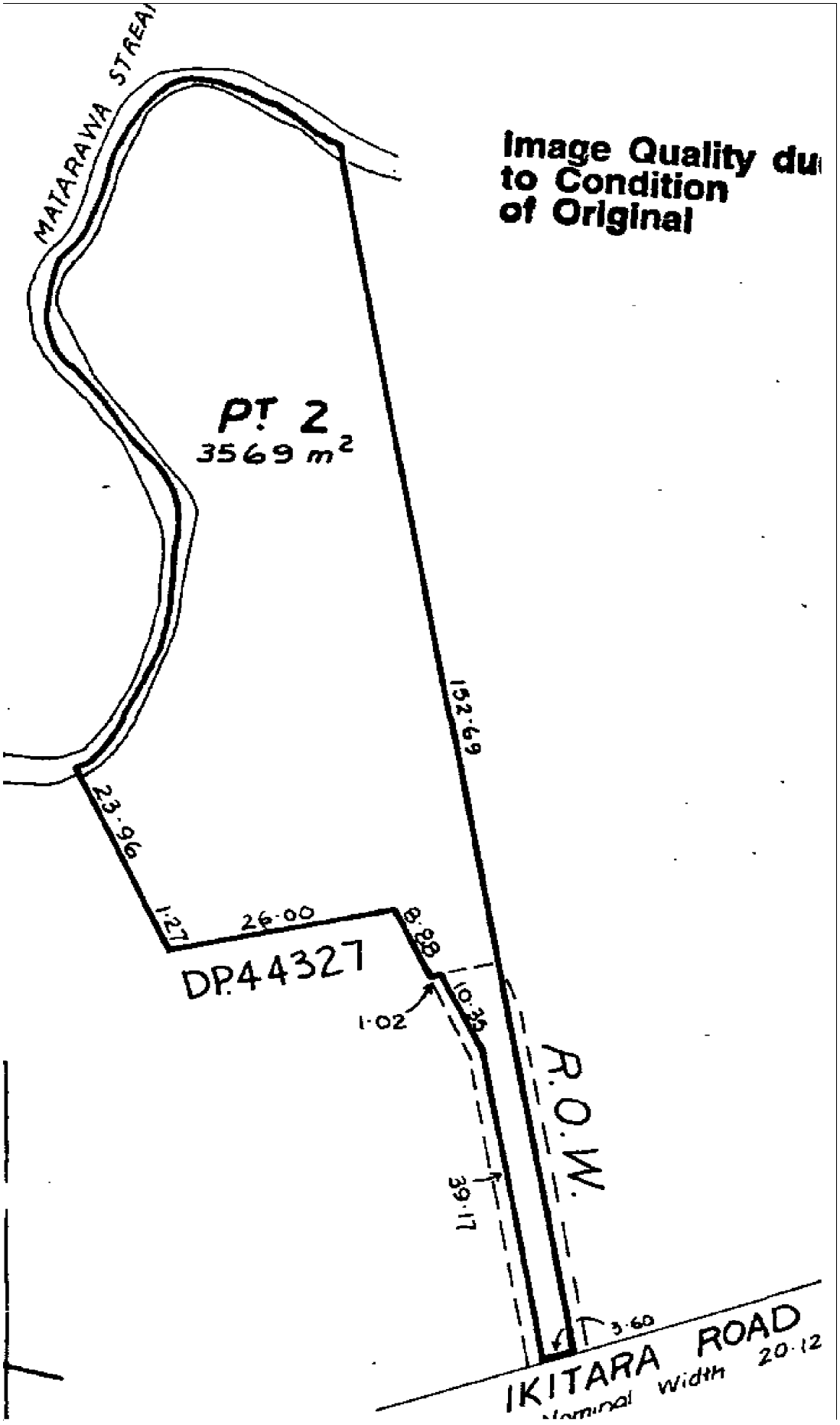
Interests

Subject to a right of way and to sewage drainage, telephone, gas and power rights over part marked B on DP 44327 specified in Easement Certificate 156096.3 - 8.9.1976 at 1.33 pm

Appurtenant hereto are rights of way and sewage drainage, telephone, gas and power rights specified in Easement Certificate 156096.3 - 8.9.1976 at 1.33 pm

The easements specified in Easement Certificate 156096.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Identifier **WN16C/1280**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN16C/1282**
Land Registration District	**Wellington**
Date Issued	08 September 1976

Prior References
WN143/199

Estate	Fee Simple
Area	1300 square metres more or less
Legal Description	Part Lot 1 Deposited Plan 745

Registered Owners
Wanganui City Council

Interests

Appurtenant hereto is a right of way and sewage drainage, telephone, gas and power rights specified in Easement Certificate 156096.3 - 8.9.1976 at 1.33 pm

Subject to a right of way and to sewage drainage, telephone, gas and power rights over part marked C on DP 44327 specified in Easement Certificate 156096.3 - 8.9.1976 at 1.33 pm

The easements specified in Easement Certificate 156096.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Identifier **WN16C/1282**

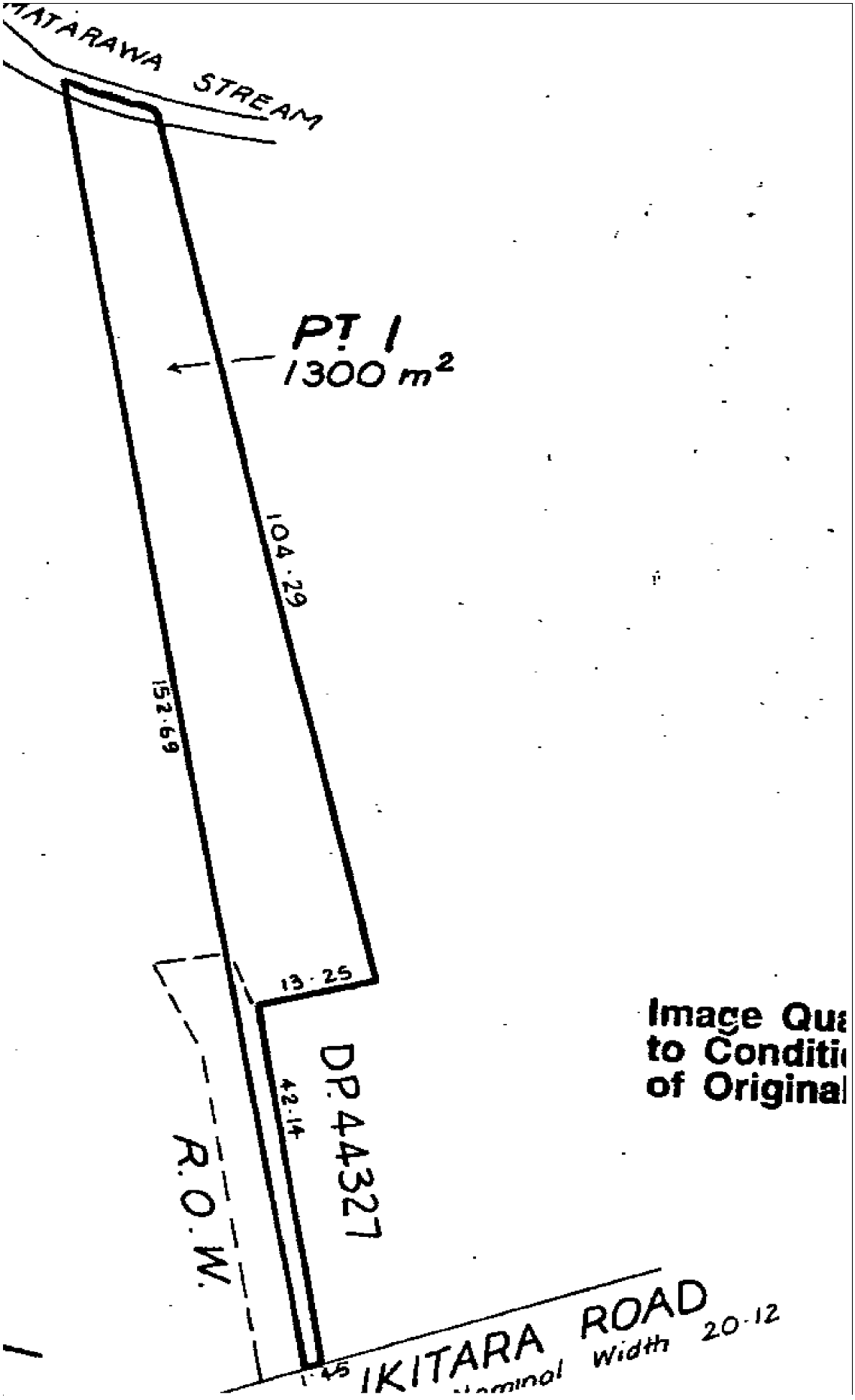


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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

6 KAWAKAWA STREET, WHANGANUI EAST, WHANGANUI | LADYSMITH | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including two sample units internally 8 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



Aerial image (subject land outlined red)



Ladysmith Flats exterior



Interior of Unit #2



Interior of Unit #7

Turley & Co holds an extensive library of subject property photographs (available on request).

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Property Summary

Name (known as)	Ladysmith Flats.
Property Address	6 Kawakawa Street (corner Nixon Street), Whanganui East, Whanganui.
Number of Units	The property has a total of 20 units – single units only.
Nature of Property	The Ladysmith Flats property is Whanganui Council-owned and used for housing older people. Comprising a moderately regular shape landholding of 2,698 sqm with site elevation more-or-less coinciding with the public roadways. The property is located in the Whanganui East suburb of Whanganui, with a bus stop outside and 7-minute walk to amenities. The immediate neighbourhood is currently average to good with housing of mixed ages and standards. Ladysmith Flats are mainly north-east facing with good aspect, orientation, and light. Outlook/ privacy is average for the units that are close to the road on a corner site and with no fencing. The rear units are more private. The complex has reasonable outdoor space with some trees (including citrus), paths and tidy landscaping. The seven buildings at this site are a mix of two, three and four units. The flats internal layout is good. Housing units are serviced by electric heating. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$1,130,000 as at 1 September 2019 combined (2 titles).
Appellation/s	Lot 8-9 Deposited Plan 866 and Part Lot 37 Deposited Plan 866.
Title Instrument/s	The land is represented by 2 titles appended: 1. WN104/112. 2. WN176/2.
Registered Encumbrance/s	Title 1: 1. Appurtenant hereto is a right of way created by Transfer 35089 - 26.2.1900 Title 2: 1. Appurtenant hereto are rights of way created by Transfer 37269 The location of the right of way in which the subject land supposedly benefits from is unresolved. We would recommend further investigation into its location prior to any consideration of redevelopment of the subject property.
Land Area	2,698 square metres of contiguous land per ROTs combined (2 titles).
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.

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Building Age/s	Originally built we believe in 1980. Recent renovation work reported at inspection of unit 7 (vacant) includes new flooring, upgraded electrical, freshly repainted throughout, new drapes and upgraded kitchen and bathroom. The property LIM indicates wet area shower upgrades were completed in unspecified unit/s in 2010. The subject complex is approximately 42 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	800 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects average to good design and very good user utility. The presentation of the property at the time of inspection was overall reasonably good relative to the era of development and the non-redecorated units are quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall good commensurate with for the age, style and nature of the accommodation, building type and property development category. Refer to photos above. We believe that the building functions well in the current use/s with no significant detrimental features or faults as far as this can be general inspections ascertained. At inspection the below issues/ faults were identified: 1. Wallpaper joins starting to lift. WDC housing activity report provided to us identifies the below issues: 1. Presence of asbestos in shower linings. 2. Clotheslines are rotting exposing rusted nails which transfers onto clothing. We have also consulted a tenant. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: 1 space Car parking uncovered spaces: 7 spaces Car parking spaces per housing unit: Less than 1 space
Open Land	The open land/ grounds are partially fenced and consist predominantly of lawn and minimal landscaping, including pedestrian walkways and asphalt surfaced parking and vehicle access/ circulation.
Road Access/ Accessibility	Dual access from Kawakawa Street and Nixon Street. Road access is reasonable (~4m), and the vehicle crossings are acceptable, however do have maintenance issues that should be monitored according to the Council LIM.

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Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. No overhead services thoroughfare or in-ground services with associated registered easements.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability or alluvion. The property is just in a depression area less than 300mm and sits alongside the 1Ha overland flow path, therefore making it potentially susceptible to stormwater overflow in large rain events. Liquefaction risk is moderate. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known encroachments or designations that affect the property.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that could improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.

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Tenants Views/ Feedback	At inspection date the tenants shared the below ideas relating to the property: – Remove step/ lip on shower and footpath (trip hazard) – Currently no vanity in bathroom – Not enough storage – Not enough powerpoints
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Large corner site with dual streets access o Good neighbourhood and locality o Tidy units with good internal layout o North-easterly aspect/ orientation and light o Trees (including citrus) and landscaping
Weaknesses	o Aforementioned faults and issues o Buildings age and forward maintenance o Limited income
Opportunities	o Renovations including kitchen upgrades o Partial or full redevelopment potential to increase site cover o Potentially acquire 60 Nixon St or another adjoining property for incorporating into redevelopment o Dispose of property and use funds to acquire and/ or develop other WDC older persons units
Threats	o Asbestos risks – potentially harmful to tenant/s health o Risk of inundation by stormwater overflow in significant rain event as located in depression area greater than 300mm o Not enough income to support renovations/ redevelopment

Land Use Density	30% of the land title is developed with buildings. The allowable cover is 40%.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.

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Land Use Options Analysis	The subject site has reasonably good site cover. The current layout of the buildings would make it challenging to add additional housing units without potentially demolishing some or all buildings. An option to increase units at this complex could be to potentially demolish units facing Kawakawa Street and add more units (partial redevelopment). Or to acquire an adjoining property, either 60 Nixon St or 8 and/ or 10 Kawakawa Street.

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Appendix 1 | Record of Titles (2)

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN104/112**
Land Registration District **Wellington**
Date Issued 26 February 1900

Prior References
WN82/52 WN83/74

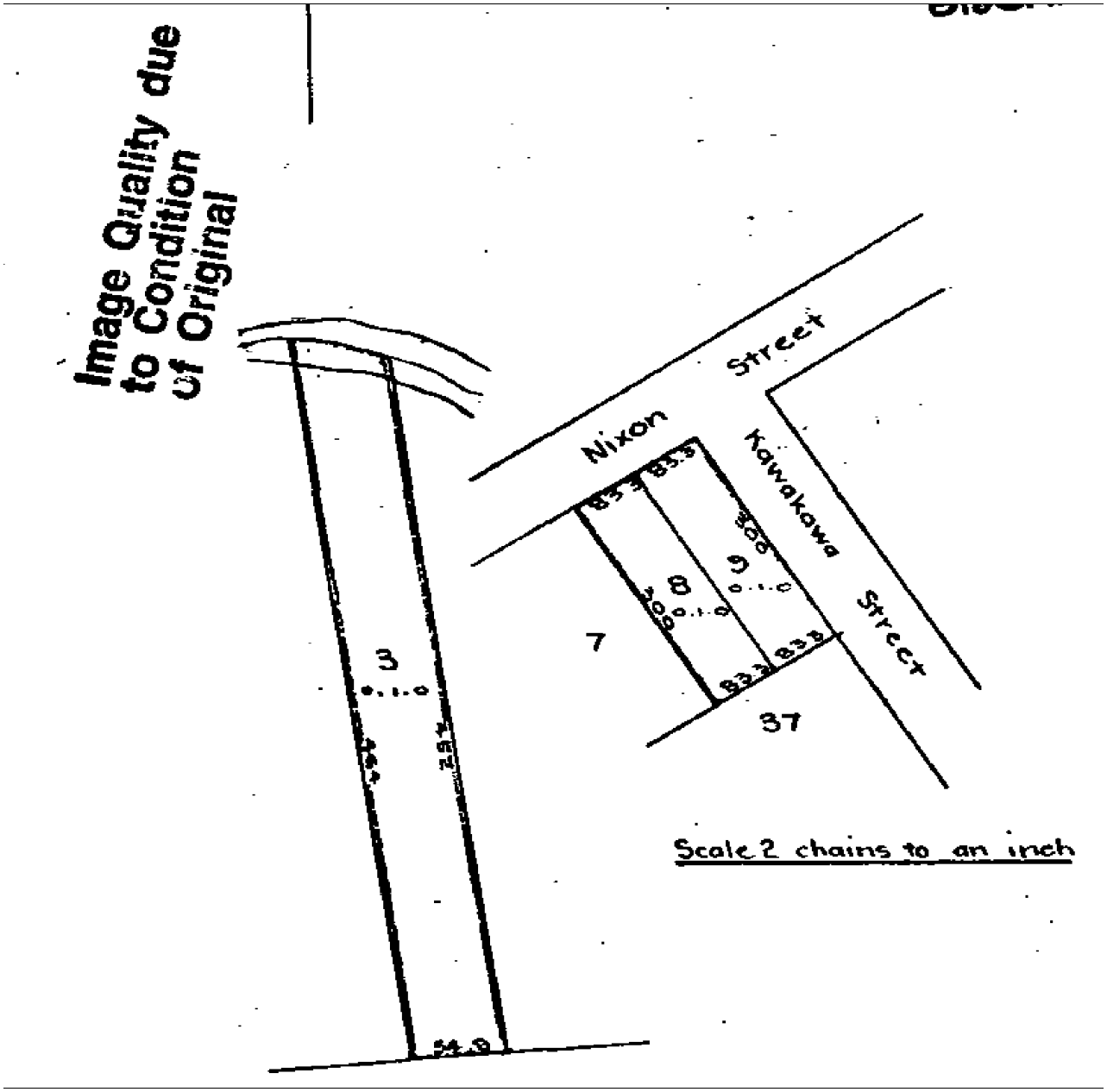
Estate Fee Simple
Area 2023 square metres more or less
Legal Description Lot 8-9 Deposited Plan 866

Registered Owners
Wanganui City Council

Interests

Appurtenant hereto is a right of way created by Transfer 35089 - 26.2.1900

Identifier **WN104/112**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN176/2**
Land Registration District **Wellington**
Date Issued 12 August 1908

Prior References
WN171/292

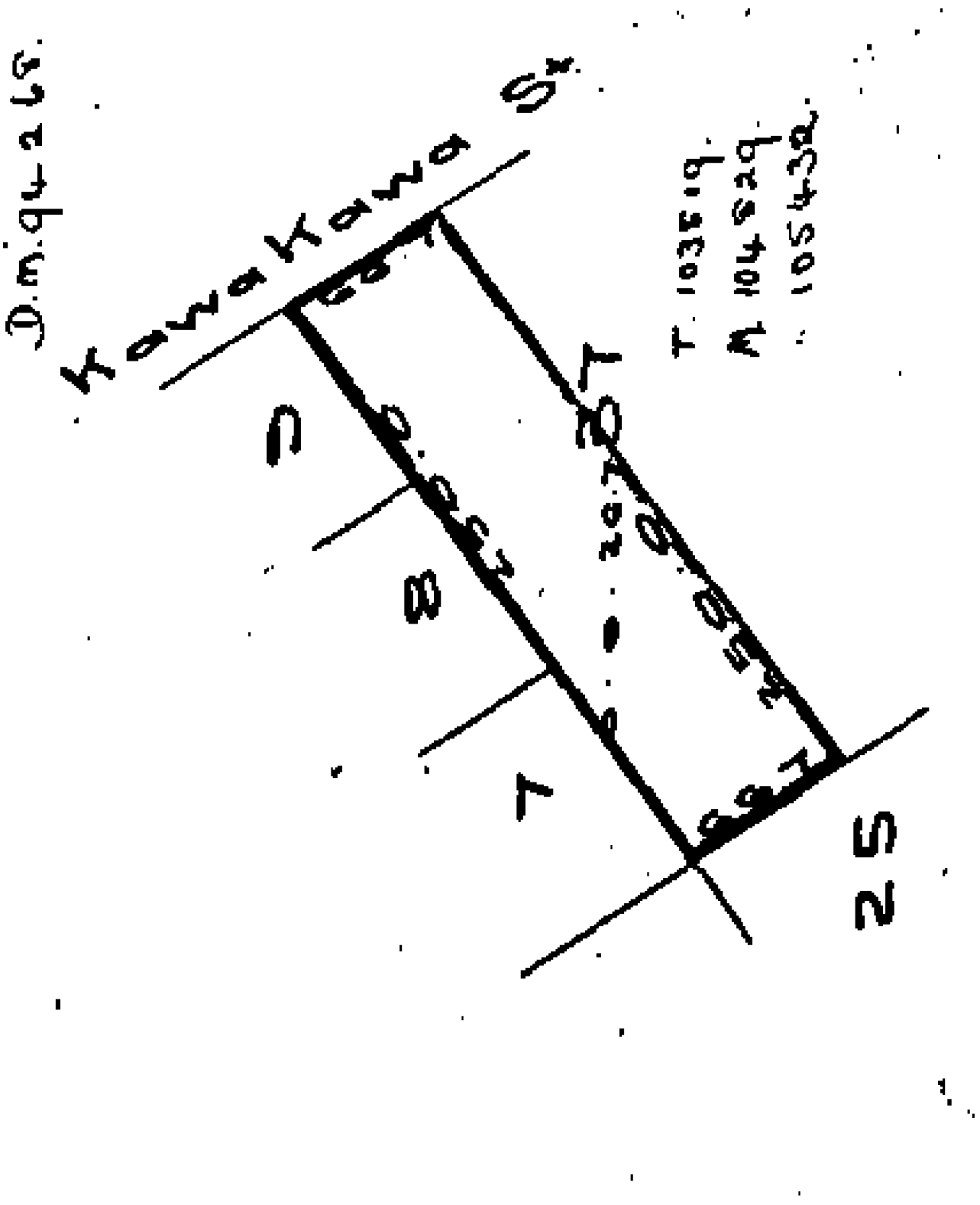
Estate	Fee Simple
Area	675 square metres more or less
Legal Description	Part Lot 37 Deposited Plan 866

Registered Owners
Wanganui City Council

Interests

Appurtenant hereto are rights of way created by Transfer 37269

Identifier **WN176/2**



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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

66 NIXON ST (CORNER 1 KAWAKAWA ST), WHANGANUI EAST, WHANGANUI | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including two sample units internally 8 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



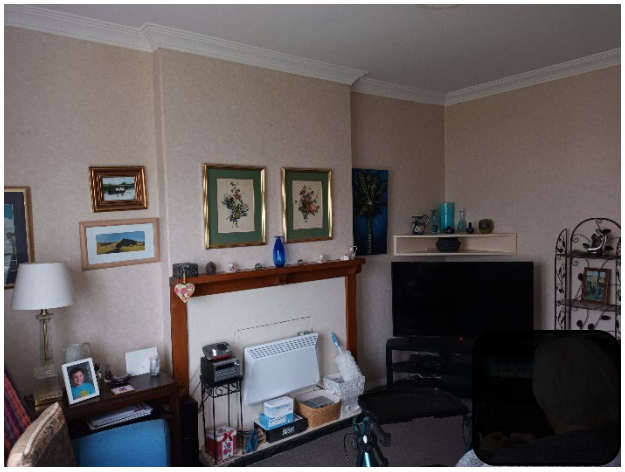
Aerial image (subject land outlined red)



Nixon St Flats exterior



Interior of Unit #1E 1 Kawakawa (undergoing renovation)



Interior of Unit #66C 66 Nixon St

Turley & Co holds an extensive library of subject property photographs (available on request).

creative property strategy ©

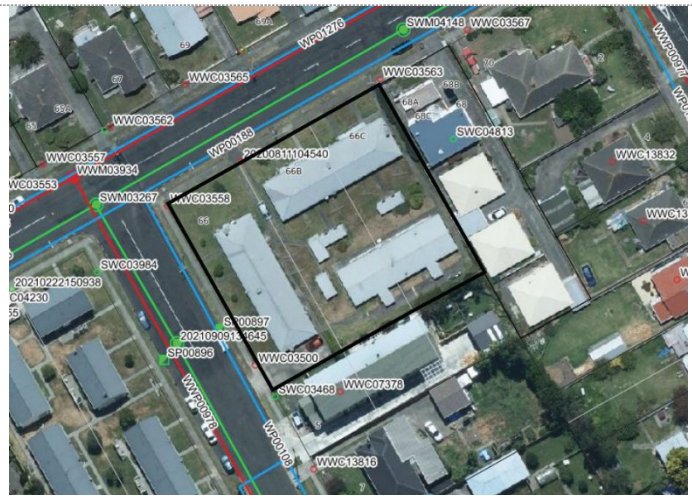
Property Summary

Name (known as)	Kawakawa/ Nixon Flats.
Property Address	66 Nixon Street (corner Kawakawa Street), Whanganui East, Whanganui.
Number of Units	The property has a total of 12 units – 4 single units and 8 double units.
Nature of Property	The Kawakawa/ Nixon Flats property is Whanganui Council-owned and used for housing older people. Comprising a regular shape landholding of 2,223 sqm with site elevation more-or-less coinciding with the public roadways. The property is located in the Whanganui East suburb of Whanganui, with a bus stop outside and 7-minute walk to amenities. The immediate neighbourhood is currently average to good and with housing of mixed ages and standards. Kawakawa/ Nixon Flats are mainly north facing with good aspect, orientation and light. Outlook/ privacy is average for the units that are close to the road with no fencing. The rear units are more private. The complex has reasonable outdoor space with some trees, paths and tidy landscaping. The three buildings at this site each have four units. Each unit has a covered patio/ entrance and exterior storage sheds. The flats internal layout is good. The units do however have three reasonably high steps to access both at the front and rear entrances. The occupied housing unit inspected is serviced by electric heating. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$770,000 as at 1 September 2019.
Appellation	Lot 11-12, 49-50 Deposited Plan 866.
Title Instrument	Record of Title (RoT) WN355/296 appended (part cancelled – see below).
Registered Encumbrance	317722 Transfer of Lot 49 and 50 and Part Lots 11 and 12 DP 866 to the Roman Catholic Archbishop of Wellington - 12.4.1949 at 1:40 pm CT WN545/171 issued. Part of the land was transferred in 1949.
Land Area	4,047 square metres per ROT (2,223 sqm per WDC information post transfer of part of the landholding).
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.

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Building Age/s	Mixed. The buildings with the double units were built in 1946. The building with units 1D-1G was built in the ~1988. Renovation work reported at inspection of unit 1E includes interior painting and upgrades to the kitchen and bathroom. The property LIM indicates a wet area shower upgrade was completed in unit 66C in 2004. Part of subject complex is approximately 34 years-old and well into its full life (~50 years) with the remaining units approximately 76 years-old are well beyond there full life. Refer below for building and improvements condition.
Total Buildings Area/s	500 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects average design and user utility. The presentation of the property at the time of inspection was overall average to good relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall good commensurate with the age, style and nature of the accommodation, building types and property development category. Refer to photos above. At inspection the below issues/ faults were identified: 1. Cracks in the stucco which may result in water ingress. 2. Some wallpaper damage in unit 66C. WDC housing activity report provided to us identifies the below issues: 1. Units 1, 1A, 1B and 1C timber window joinery is not watertight. 2. Edwards & Hardy Roofing have recommended roof replacement for all 12 units. We have also consulted the tenants who reported at inspection some of the same issues. Refer to Tenant Views/ Feedback later.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	<table><tr><td>Car parking garage</td><td>Nil</td></tr><tr><td>Car parking carport</td><td>Nil</td></tr><tr><td>Car parking uncovered spaces</td><td>~6</td></tr><tr><td>Car parking spaces per housing unit</td><td>Less than 1 space</td></tr></table> No demarcated carparks provided. Off-street parking available is on the driveways, however this requires cars to be parked behind other cars (stacked).
Open Land	The open land/ grounds are partially fenced and consist predominantly of lawn and minimal landscaping, plus pedestrian walkways and two driveways. There are free standing storage sheds for each unit, with the 1D-1G storage units attached to the building.
Road Access/ Accessibility	Dual access from Kawakawa Street and Nixon Street. Road access is reasonable (one ~4m and one ~6m wide), and the vehicle crossing is in acceptable condition according to the Council LIM.

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Land Services/ Utilities Connections	 The property is serviced by Council network reticulated water, stormwater and wastewater. No overhead services thoroughfare or in-ground services with associated registered easements.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Liquefaction risk is moderate. The property is outside the tsunami zone. Significant proportion of the property is in a depression area greater than 300mm. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known encroachments or designations that affect the property.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that could if remedied improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.

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Tenants Views/ Feedback	At inspection date the tenants shared the below ideas/ concerns relating to the property: – Steps are a trip hazard, and the tenant can't get down them with a walker. – Holes in the walls.
Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o Corner site with dual streets access and good proportions o Good neighbourhood and locality o Tidy units with good internal layout o Redecoration underway on vacant unit o Northerly aspect/ orientation and light
Weaknesses	o Aforementioned faults and issues o Inefficient use of land (layout of units) o Buildings age and forward maintenance o Roofs replacement in near future o Limited income o Steps up to units (trip hazard/ unsuitable for older persons) o Adjoining properties are not prime for acquisition (multiple cross-lease owners and a church)
Opportunities	o Renovations including kitchen upgrades o Remedy tenant identified and known faults o Partial or full redevelopment potential to increase site cover o Dispose of property and use funds to acquire and/ or develop other older persons units
Threats	o Risk of inundation by stormwater overflow in significant rain event as located in depression area greater than 300mm o Not enough income to support renovations/ redevelopment

Land Use Density	22% of the land title is developed with buildings. The allowable cover is 40%.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.
Land Use Options Analysis	The subject site has moderate site cover, however the current layout of the three buildings would make it challenging to add additional housing units without demolishing some or all buildings.

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Appendix 1 | Record of Title

Appended following:

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Part-Cancelled

Identifier	**WN355/296**
Land Registration District	**Wellington**
Date Issued	20 January 1926

Prior References
WN162/174

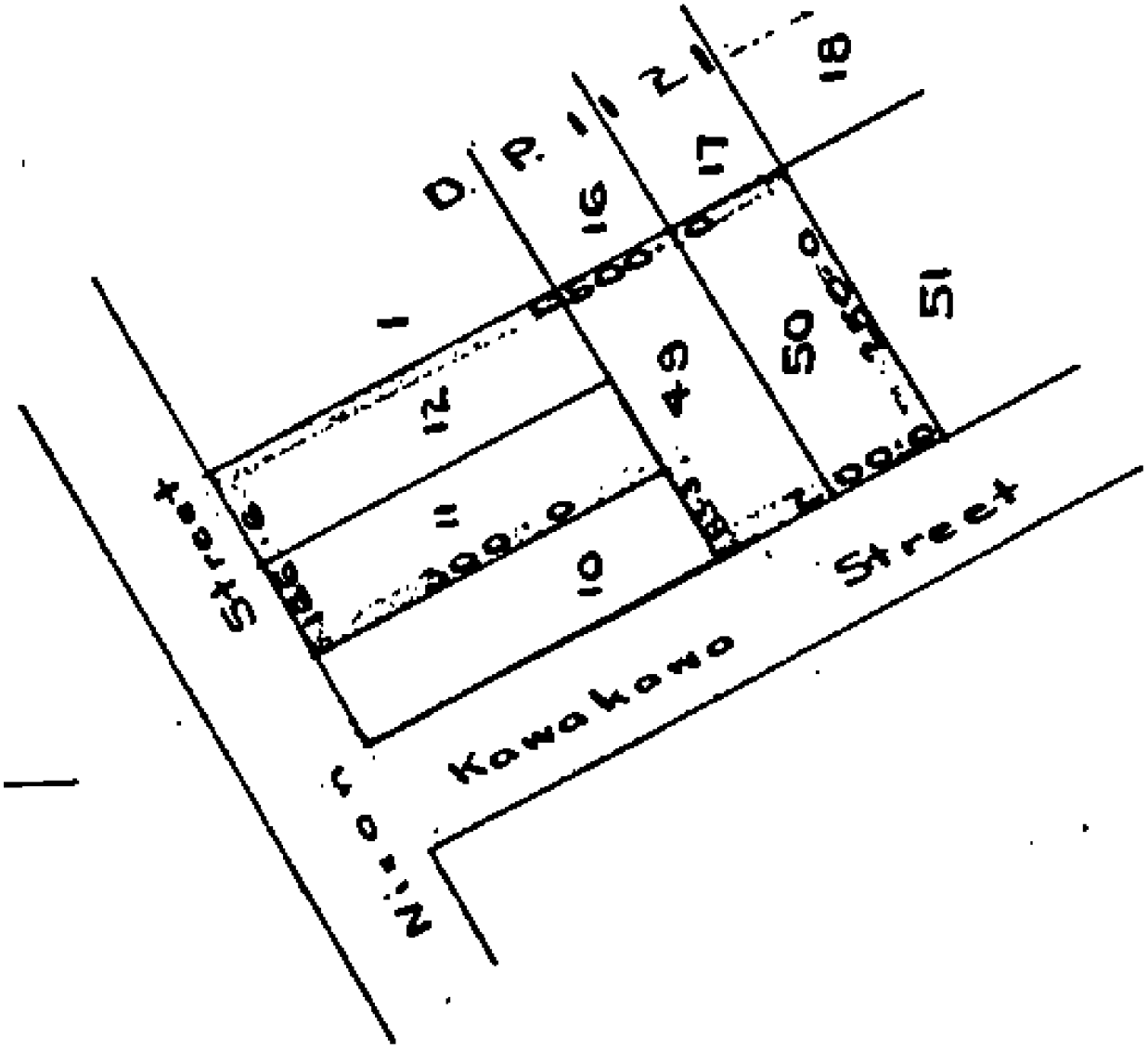
Estate	Fee Simple
Area	4047 square metres more or less
Legal Description	Lot 11-12, 49-50 Deposited Plan 866

Registered Owners
Mayor Councillors and Citizens of the City of Wanganui

Interests

317722 Transfer of Lot 49 and 50 and Part Lots 11 and 12 DP 866 to the Roman Catholic Archbishop of Wellington - 12.4.1949 at 1:40 pm CT WN545/171 issued

Identifier **WN355/296**



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PROPERTY SUMMARY AND FINDINGS EXECUTIVE REPORT

75-77 TALBOT STREET, WHANGANUI EAST, WHANGANUI | PUKATEA FLATS | COUNCIL HOUSING FOR OLDER PEOPLE

Report Reference

This executive summary supports our properties review, study and findings detailed in the Turley & Co Future Proofing WDC Older Persons' Housing Portfolio Master report of November 2022. This summary report needs to be considered with our full master report. The limitations advised in our full report apply.

Subject Land Image & Photographs

Turley & Co director Pat Turley roadside inspected the property on 18 June 2022. Nikki Whelpton inspected the property including two sample units internally 8 August 2022. Subject property GIS aerial image and photographs captured by Turley & Co include:



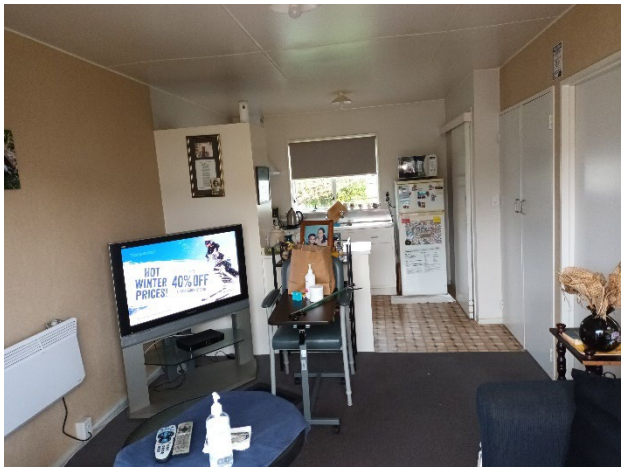
Aerial image (subject land outlined red)



Pukatea Flats exterior



Interior of Unit #44a



Interior of Unit #77b

Turley & Co holds an extensive library of subject property photographs (available on request).

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Property Summary

Name (known as)	Pukatea Flats.
Property Address	75-77 Talbot Street (corner Hinemoa Street), Whanganui East, Whanganui.
Number of Units	The property has a total of 10 units – single units only.
Nature of Property	The Pukatea Flats property is Whanganui Council-owned and used for housing older people. Comprising a regular shaped, corner site landholding of 1,374 sqm with site elevation more-or-less coinciding with the public roadways. The property is located in the Whanganui East suburb of Whanganui, and it is quite a distance away from local shops/ amenities. There is a bus stop outside of the property. The immediate neighbourhood is currently poor to fair consisting substantially of we believe low-income rental investment properties, including prior and current state-owned housing. Pukatea Flats are north and north-east facing with good open aspect, orientation, and light. Outlook/ privacy is average for the units that are close to the roads with post and chain fencing. The rear units are more private. The complex has moderate outdoor space with minimal trees and landscaping. The two road front buildings at this site each have three units, and the rear building has four. The flats internal layout is good. One unit has a wheelchair ramp. Housing units are serviced by an electric wall heater. The complex is not listed as protected in the Historic Places Trust Register.
Rating Valuation (CV)	$500,000 as at 1 September 2019.
Appellation	Lot 59-60 Deposited Plan 22328.
Title Instrument	Record of Title (RoT) WNC3/1228 appended.
Registered Encumbrance	Subject to Section 59 Land Act 1948. S59 of the land Act 1948 reserves minerals to the Crown.
Land Area	1,374 square metres per ROT.
Land Tenure	Freehold (fee-simple).
Zoning	General Residential Zone (GRZ) under the Whanganui District Plan (Operative 10 December 2021) with no resource consents.
Building Age/s	Originally built we believe in 1979. Renovation work reported at inspection of unit 44A includes interior painting and kitchen upgrades. The property LIM indicates a carport was erected in 1990. A church hall was erected onsite prior to the pensioner units in 1963 (removed).

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	The subject complex is approximately 43 years-old and approaching the end of its full life (~50 years). Refer below for building and improvements condition.
Total Buildings Area/s	390 square metres per Property Guru. Not measured by Turley & Co.
Buildings and Improvements Condition	The building and site development reflects good design and good user utility. The presentation of the property at the time of inspection was overall reasonably good relative to the era of development and quite dated compared to more contemporary accommodation alternatives. The buildings maintenance was found to be overall good commensurate with the age, style and nature of the accommodation, and building types and property development category. Refer to photos above. We believe that the buildings function suitably in the current use/s with no significant detrimental features or faults as far as this can be general inspections ascertained. WDC housing activity report provided to us identifies: – Asbestos backed vinyl. – Edwards & Hardy Roofing have recommended roof replacement for all units.
Seismic Status	LIM indicates no earthquake prone building notice has been issued.
Car Parking	Car parking garage: Nil Car parking carport: 1 space Car parking uncovered spaces: 3 spaces Car parking spaces per housing unit: Less than 1 space
Open Land	The open land/ grounds are partially fenced and consist predominantly of lawn and minimal landscaping, pedestrian walkways and asphalt surfaced parking and vehicle access/ circulation.
Road Access/ Accessibility	Dual pedestrian access from Talbot Street and Hinemoa Street. Vehicular access off Talbot Street. Road access is slightly tight (~3.5m), and the vehicle access is in average condition according to the Council LIM.
Land Services/ Utilities Connections	

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	The property is serviced by Council network reticulated water, stormwater and wastewater. No overhead services thoroughfare or in-ground services with associated registered easements.
Special Site Features/ Natural Hazards	The subject property LIM claims it is not known if the subject property is affected by the Special Site Features/ Natural Hazards: erosion, avulsion, falling debris, poor foundations materials, subsidence, slippage/ slope stability, alluvion or inundation. Liquefaction risk is moderate. The property is outside the tsunami zone. WDC hold no records to suggest the subject property is contaminated by hazardous substances. No archaeological site/s, special character area/s or item/s or protected tree/s noted by WDC. There are no known designations that affect the property. An aerial image suggests the carport and fence may be slightly encroaching on the neighbouring property; however a formal survey would be needed to confirm this.

Property Analysis

Housing Suitability	The subject property is suitable for tenants to occupy and reside. We are advised by WDC that the WDC complexes are currently 98% compliant with the Healthy Homes Standards (HHS), and the portfolio will meet HHS by 1 July 2024 as per Government legislation. There are maintenance items and issues identified that if remedied could improve and/ or enhance the units and tenant/s living conditions although these are not currently detrimental to the subject property's suitability. According to the subject property LIM there are no recorded weathertight claims.
Tenants Views/ Feedback	None provided (one tenant spoken to).

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Property S.W.O.T. Analysis	We assess subject property primary strengths, weaknesses, opportunities, and threats at inspection date:

Strengths	o North to north-easterly aspect/ orientation and light o Corner site with good proportions o Tidy units with good internal layout o Bus stop outside property for tenants o Some trees (including citrus) and landscaping
Weaknesses	o Aforementioned faults and issues o Roofs replacement in near future o Buildings age and forward maintenance o Limited income o Poor to fair neighbourhood/ locality o Car parking ratio
Opportunities	o Renovations including kitchen upgrades o Remedy known faults (i.e. asbestos vinyls) o Partial or full redevelopment potential to increase site cover o Potentially acquire an adjoining property for incorporating into redevelopment o Dispose of property and use funds to acquire and/ or develop other WDC older persons units
Threats	o Asbestos risks – potentially harmful to tenant/s health o Not enough income to support renovations/ redevelopment

Land Use Density	28% of the land title is developed with buildings. The allowable cover is 40%.
Highest and Best Use	The land economy concept of highest and best use is the property's use that supports the highest competitive economic value at a particular time, which is: **practically feasible**, **legally permissible** and supported by **adequate market demand**. Highest and best use is subject to change and thus is potentially variable. It may be influenced by elevated land use permissibility (by Resource Consent, rezoning, rules or statutory changes). It is not necessarily the existing use as a property may be economically underutilised, buildings may display obsolescence, or cessation of an existing use may change a property's use permissibility, or a property's its most likely market potential. Ongoing market changes are also best use influential.
Highest and Best Use Analysis	Given existing zoning and use permissibility, the subject property's features and our market study and SWOT; we assess current highest and best use at inspection date: o Current use or a similar use with redevelopment potential to higher density housing.
Land Services Suitability	Services suitable for current use, may require upgrades if increased density upon redevelopment.
Land Use Options Analysis	The subject site has moderate site cover, and the current layout of the three buildings would make it challenging to add additional housing units without potentially demolishing some or all buildings. An option to increase units at this complex could be to acquire the neighbouring 42 Hinemoa Street or 71-73 Talbot Street property for amalgamation and redevelopment.

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Appendix 1 | Record of Title

Appended following:

creative property strategy ©

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WNC3/1228**
Land Registration District	**Wellington**
Date Issued	15 December 1964

Prior References
GN 483652

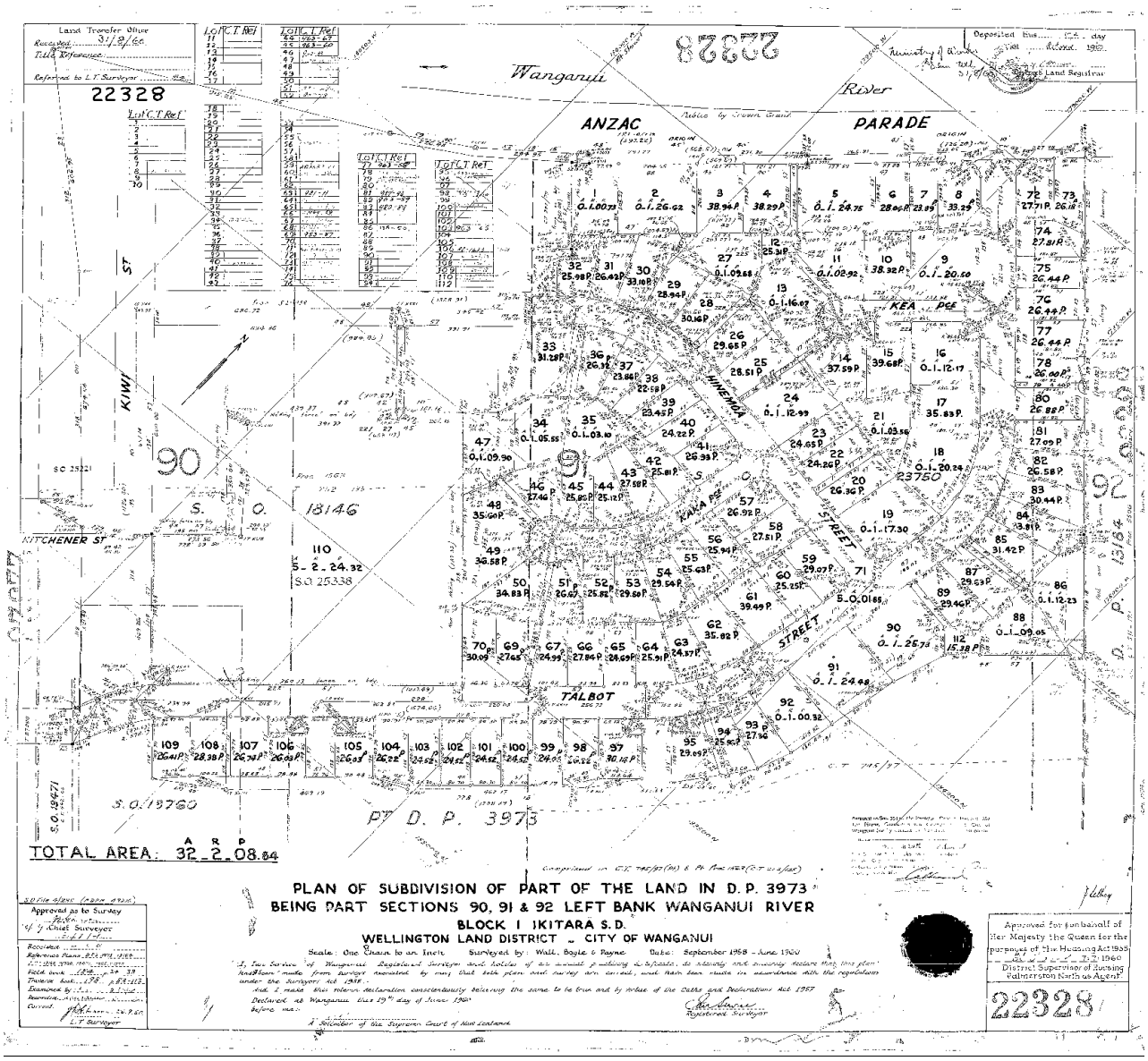
Estate	Fee Simple
Area	1374 square metres more or less
Legal Description	Lot 59-60 Deposited Plan 22328

Registered Owners
Wanganui City Council

Interests

Subject to Section 59 Land Act 1948

Identifier **WNC3/1228**



APPENDIX 3 – WDC PORTFOLIO FINDINGS SUMMARY

Refer overleaf.

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WDC Community Housing Portfolio Findings by Turley & Co | October 2022 - Final

Teal text = Turley & Co research data
*Eugene Crotty includes 3 Enable units

Description	No. Single Units	No. Double Units	Address	Sep 2019 CV	CV per Unit	Sep 2019 IV	Sep 2019 LV	No. Title/s	Parcel/s	Age	Land Area (m2)	Floor Area (m2)	Floor m2 to Land m2 Density
Garden Court	11	0	115 Bell St	$900,000	$81,818	$735,000	$165,000	1	1	1980 - 1989	1,528	440	29%
Captain Laye	6	0	28 Campbell St	$580,000	$96,667	$425,000	$155,000	1	1	1980 - 1989	1,084	260	24%
Collins Street	10	0	10 Collins St	$670,000	$67,000	$542,000	$128,000	1	1	1970 - 1979	1,305	400	31%
Ivan Brown	↓	-	71 Ikitara Rd	-	-	-	$53,000	1	1	-	1,300	-	↓
Ivan Brown	14	0	71A Ikitara Rd	$980,000	$70,000	$775,000	$205,000	1	1	1970-1979	3,569	540	11%
Heathdene Court	25	0	33 Kaikokopu Rd	$1,510,000	$60,400	$1,315,000	$195,000	4	4	1970 - 1979	4,905	1,120	23%
Ladysmith	20	0	64 Nixon St (6 Kawakawa St)	$1,130,000	$56,500	$955,000	$175,000	2	3	1980 - 1989	2,698	800	30%
Konini/ Parsons Sts	-	-	189 Parsons St	$275,000	↓	$147,000	$128,000	1	1	1970 - 1979	786	134	17%
Konini/ Parsons Sts	11	0	189 Parsons St (cnr Konini St)	$550,000	$75,000	$355,000	$195,000	3	3	1970 - 1979	1,925	353	18%
Jack Brotherston	15	0	1 Puriri St	$1,010,000	$67,333	$845,000	$165,000	2	3	1980 - 1989	2,169	520	24%
Sandown	20	0	67 Puriri St	$1,350,000	$67,500	$1,135,000	$215,000	1	5	1970 - 1979	3,801	820	22%
Rimu Street	4	0	23 Rimu St	$445,000	$111,250	$348,000	$97,000	1	1	Mixed/Remod	910	240	26%
Rothesay	28	0	258 Somme Pde	$1,890,000	$67,500	$1,640,000	$250,000	1	1	1970 - 1979	5,325	1,150	22%
Pukatea	10	0	75-77 Talbot St	$500,000	$50,000	$399,000	$101,000	1	2	1970 - 1979	1,374	390	28%
Eugene Crotty	41	0	30 Tawa St	$2,570,000	$62,683	$2,170,000	$400,000	1	5	1980 - 1989	9,076	1,560	17%
Walter Nash Place	3	21	10 Walter Nash Pl	$1,780,000	$74,167	$1,470,000	$310,000	5	11	1960 - 1969	8,706	1,055	12%
Puriri Street	12	12	20-26 Puriri St (cnr York St)	$1,330,000	$55,417	$1,020,000	$310,000	*1*	2	Mixed/Remod	6,929	970	14%
Kawakawa/ Nixon	4	8	66 Nixon St	$770,000	$64,167	$590,000	$180,000	1	3	Mixed/Remod	2,233	500	22%
Totals	234	41		$18,240,000	$66,327	$14,866,000	$3,427,000	29	49		59,623	11,252	19%

Total units	275	$1,621 per m2	CV gross rate incl land	19% LV to CV	Per unit	217 m2	41 m2	19%
				$57 per m2 LV				

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APPENDIX 4 - PORTFOLIO POTENTIAL DENSITY FINDINGS

Refer overleaf.

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WDC Community Housing Portfolio Potential Units Findings by Turley & Co | November 2022

Teal text = Turley & Co research data
*Eugene Crotty includes 3 Enable units

Description	No. Single Units	No. Double Units	Address	Land Area (m2)	Floor Area (m2)	Existing Floor m2 to Land m2 Density	Usable Site Area* (m2)	Usable Site Area % of Total Land Area (m2)	Total Floor Area if 35% of Land Area Redeveloped (m2)	Number of 50 m2 Units Potentially Developable (units)	Potential Units Increase (units)	Number of 41 m2 (average) Units Potentially Developable (units)	Potential Units Increase (units)
Garden Court	11	0	115 Bell St	1,528	440	29%	1,528	100%	535	11	0	13	2
Captain Laye	6	0	28 Campbell St	1,084	260	24%	966	89%	379	8	2	9	3
Collins Street	10	0	10 Collins St	1,305	400	31%	1,242	95%	457	9	-1	11	1
Ivan Brown	↓	0	71 Ikitara Rd	1,300	-	↓	↓	↓	↓	↓	↓	↓	↓
Ivan Brown	14	0	71A Ikitara Rd	3,569	540	11%	2,304	65%	1,704	34	20	42	28
Heathdene Court	25	0	33 Kaikokopu Rd	4,905	1,120	23%	4,670	95%	1,717	34	9	42	17
Ladysmith	20	0	64 Nixon St (6 Kawakawa St)	2,698	800	30%	2,698	100%	944	19	-1	23	3
Konini/ Parsons Sts	-	-	189 Parsons St	786	134	17%	↓	↓	↓	↓	↓	↓	↓
Konini/ Parsons Sts	11	0	189 Parsons St (cnr Konini St)	1,925	353	18%	2,711	100%	949	19	8	23	12
Jack Brotherston	15	0	1 Puriri St	2,169	520	24%	2,169	100%	759	15	0	19	4
Sandown	20	0	67 Puriri St	3,801	820	22%	3,547	93%	1,330	27	7	32	12
Rimu Street	4	0	23 Rimu St	910	240	26%	891	98%	319	6	2	8	4
Rothesay	28	0	258 Somme Pde	5,325	1,150	22%	4,627	87%	1,864	37	9	45	17
Pukatea	10	0	75-77 Talbot St	1,374	390	28%	1,374	100%	481	10	0	12	2
Eugene Crotty	41	0	30 Tawa St	9,076	1,560	17%	8,370	92%	3,177	64	23	77	36
Walter Nash Place	3	21	10 Walter Nash Pl	8,706	1,055	12%	6,684	77%	3,047	61	37	74	50
Puriri Street	12	12	20-26 Puriri St (cnr York St)	6,929	970	14%	5,676	82%	2,425	49	25	59	35
Kawakawa/ Nixon	4	8	66 Nixon St	2,233	500	22%	2,233	100%	782	16	4	19	7
Totals	234	41		59,623	11,252	19%			20,868	417	143	509	234
Total units	275			217 m2	41 m2	19%			35%		52%		85%

* Usable site excludes areas such as streambeds and stream corridor, areas with protected trees, shared Right of Ways and access legs, and building line restriction areas.

There are services easements on some complex titles that would affect redevelopment. This has not been been reflected in the above.

There are also some encroachments on some complexes that may need to be considered for redevelopment.

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APPENDIX 5 – POPULATION, ECONOMY AND HOUSING METRICS

Refer overleaf.

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Whanganui Population Metrics

Population trends and projections and economic trends and housing implications projections/ predictions

Item	Metric	Date	Source	Notes
Population current	48,400	2021	Stats NZ	
Population projection to 2050	51,911	2018	Stats NZ	
Population projection to 2053	54,700	2018	Infometrics (W&P)	
Population by age 0-14 (%)	19.1%	2021	Infometrics (W&P)	
Population by age 15-64 (%)	59.3%	2021	Infometrics (W&P)	
Population by age 65+ (%)	21.5%	2021	Infometrics (W&P)	
Population Māori (%)	28%	2021	Infometrics (W&P)	27% in 2018 - WDHB
Median age	43 years	2018	Stats NZ (census)	
Number of females	23,397	2018	Stats NZ (census)	
Number of males	21,912	2018	Stats NZ (census)	
Number of households current	18,759	2020	Infometrics	
Number of households projection to 2048	23,390	2020	Infometrics	Medium scenario

Whanganui Economic Metrics

Population trends and projections and economic trends and housing implications projections/ predictions

Item	Metric	Date	Source	Notes
Mean income (through employment)	$54,386	2021	Infometrics (W&P)	Up 3.6% from 2020
Mean household income	$86,759	2021	Infometrics (W&P)	Up 4.8% from 2020
GDP (million)	$2,113	2021	Infometrics (W&P)	Up 1.7% from 2020
Unemployment	5.4%	2021	Infometrics (W&P)	
Consumer confidence (incl Mwtu)	48	Sep-22	Westpac	Down 4% on Jun-22
Jobseekers (receiving jobseeker benefit)	1,605	Apr-22	Infometrics (W&P)	Down 7.4% on Apr-21
Beneficiaries (jobseekers, sole parent, etc)	5,291	Apr-22	Infometrics (W&P)	Up 7.8% on Apr-21
Consumer spending 12mo	$636.7m	Sep-22	Infometrics (W&P)	Up 10% on YE Sep-21
Domestic visitor spending 12mo	$97m	May-22	Infometrics (W&P)	
International visitor spending 12mo	$6m	May-22	Infometrics (W&P)	
Non-residential building consents value	$21.4m	Mar-22	Infometrics (W&P)	Down 34.8% on Mar-21

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Whanganui Housing Metrics

Housing metrics own versus rent and public versus private stock analysis

Item	Metric	Date	Source	Notes
Own v Rent and Public v Private				
Whanganui total housing stock (no.)	19,746	2018	Stats NZ (census)	
Privately owned housing stock (no. & %)	*19,152*	Jun-22	*Deduced - T&Co estimate*	
Privately owned housing owner-occupiers	67.2%	2018	Stats NZ (census)	Incl held in family trust
Privately owned houses being rented	32.8%	2018	Stats NZ (census)	
Public housing providers total stock (no. & %)	*972*			
Public housing stock by iwi	*above includes kaumatua flats only*			
Public housing stock by other community providers	*included above*			
Public housing providers average rents	*1 bedroom: $87-$280 and 2 bedroom $101-$320*			
Public housing other providers occupancy %	*95-100%*			
Public housing occupied homes	*594*	*Jun-22*	*MUHD public housing in Central Region report*	
Kainga Ora current stock	583	Mar-22	Kainga Ora	
Kainga Ora vacant stock	19	Mar-22	Kainga Ora	~3% vacant. 1 ready to let.
Kainga Ora proposed new stock target 2021-24	125	May-22	WDC report: Updates on Housing Strategy May 2022	
Kainga Ora stock bedsit (no sep bathroom)	0	Mar-22	Kainga Ora	
Kainga Ora stock 1 bedroom	87	Mar-22	Kainga Ora	
Kainga Ora stock 2 bedrooms	291	Mar-22	Kainga Ora	
Kainga Ora stock 3 bedrooms	165	Mar-22	Kainga Ora	
Kainga Ora stock 4 bedrooms	37	Mar-22	Kainga Ora	
Kainga Ora stock 5 bedrooms	3	Mar-22	Kainga Ora	
Kainga Ora average rents	"Income Related Rent which is 25% of their income, regardless of the size of the home."			
Waitlist for Kainga Ora homes (Whanganui)	*285*	Jul-22	MSD	Was 230 at Apr 22
Waitlist for MSD emergency housing	40	Jul-22	MSD	
People living in vehicles and tents	*36*	*May-22*	WDC rpt: Updates on Housing Strategy May 22	
Emergency housing grants issued in quarter	129	Jun-22	MUHD public housing in Central Region report	
Transitional housing places	14	Jun-22	MUHD public housing in Central Region report	
Number of applicants on the Housing Register	*382*	Jun-22	MUHD public housing in Central Region report	
Number of applicants on the Transfer Register	*45*	Jun-22	MUHD public housing in Central Region report	
Housing Metrics General				
Median residential sale price	$495,000	Sep-22	Infometrics (W&P)	Down 10% on Sep-21
Median rent per week 1 bed house	$350	Aug-22	Tenancy Services	1 bed flat $330
Median rent per week 2 bed house	$400	Aug-22	Tenancy Services	2 bed flat $375
Median rent per week 3 bed house	$460	Aug-22	Tenancy Services	Rents for Whanganui East
Home ownership rate	65.8%	2021	Infometrics (W&P)	NZ 64.8%
Housing affordability index	6.5	2022	Infometrics (W&P)	Lower favourable, NZ avg 8.8
Household crowding rate	7.1%	2021	Infometrics (W&P)	NZ 10.1%
Rental affordability ratio	23.7%	2022	Infometrics (W&P)	NZ 28.1% of income
Average weekly rent	$396	Mar-22	Infometrics (W&P)	Up 11.8%
Residential consents from Q2-21 to Q1-22	204	Mar-22	Stats NZ	34,684 sqm flr area

Note - *Italics* = unconfirmed. Blue text = T&Co equation.

Note - Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.

REF other phases for other community housing providers info

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APPENDIX 6 – WHANGANUI COMMUNITY HOUSING FINDINGS & WDC MARKET SHARE

Refer overleaf.

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Whanganui Public Housing Provider Information

Housing Provider	Suburb	Housing tenant/s type	Total no. of housing units	No. houses/ units				Weekly rent				Est. occup. % past year	Ten. waitlist no.	Housing status notes (condition, maintenance, issues, etc)
				1br	2br	3br	4br+	1br	2br	3br	4br+			
Compass Housing Services NZ			37											Data provided by the housing advisory group as at April 2021 - therefore dated information.
Kāinga Ora	Whanganui wide	Elderly - or household includes elderly	153	24	92	29	8	$87-$110	$101-$129	$84-$136	$100-$281	97%		Rent figures here are the subsided rent. Rent charged to occupiers is approximately 25% of their income. Occupancy rate is for all Kāinga Ora housing in applicable suburb/ area. Refer to further information below. Rent figures are average rents.
	Balgownie	Household includes Elderly		-	1	1	-	-	$394 but $109	$410 but $84	-	99%		Market rent - and rent paid by occupants.
	Castlecliff North	Household includes Elderly		-	3	-	-	-	$397 but $101	-	-	100%		Market rent - and rent paid by occupants.
	Durie Hill	Household includes Elderly		1	3	-	1	$277 but $109	$374 but $109	-	$483 but $100	100%		Market rent - and rent paid by occupants.
	Gonville East	Elderly		-	-	-	1	-	-	-	$478 but $280	98%		Market rent - and rent paid by occupants.
	Gonville East	Household includes Elderly		-	1	4	2	-	$375 but $109	$465 but $141	$478 but $281	98%		Market rent - and rent paid by occupants.
	Gonville South	Elderly		-	1	-	-	-	$390 but $129	-	-	89%		Market rent - and rent paid by occupants.
	Gonville South	Household includes Elderly		6	3	-	1	$285 but $107	$390 but $129	-	$493 but $109	89%		Market rent - and rent paid by occupants.
	Gonville West	Elderly		-	2	-	-	-	$375 but $114	-	-	97%		Market rent - and rent paid by occupants.
	Gonville West	Household includes Elderly		3	17	7	2	$320 but $87	$375 but $114	$456 but $110	$498 but $105	97%		Market rent - and rent paid by occupants.

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Housing Provider	Suburb	Housing tenant/s type	Total no. of housing units	No. houses/ units				Weekly rent				Est. occup. % past year	Ten. waitlist no.	Housing status notes (condition, maintenance, issues, etc)
				1br	2br	3br	4br+	1br	2br	3br	4br+			
	Kowhai Park	Elderly		-	1	-	-	-	$351 but $121	-	-	94%		Market rent - and rent paid by occupants.
	Kowhai Park	Household includes Elderly		5	5	1	-	$237 but $103	$351 but $122	$425 but $127		94%		Market rent - and rent paid by occupants.
	Laird Park	Household includes Elderly		-	5	-	-	-	$346 but $109	-	-	99%		Market rent - and rent paid by occupants.
	Lower Aramaho	Elderly		-	1	1	-	-	$351 but $114	$471 but $135	-	97%		Market rent - and rent paid by occupants.
	Lower Aramaho	Household includes Elderly		1	9	3	-	$290 but $109	$351 but $114	$471 but $136	-	97%		Market rent - and rent paid by occupants.
	Mosston	Household includes Elderly		3	7	4	-	$304 but $101	$366 but $109	$443 but $123	-	100%		Market rent - and rent paid by occupants.
	Springvale West	Household includes Elderly		-	2	-	-	-	$396 but $109	-	-	100%		Market rent - and rent paid by occupants.
	St Johns Hill	Household includes Elderly		2	2	-	-	$331 but $110	$372 but $109	-	-	92%		Market rent - and rent paid by occupants.
	Tawhero	Household includes Elderly		1	1	-	1	$262 but $109	$358 but $109	-	$479 but $106	99%		Market rent - and rent paid by occupants.
	Upper Aramoho	Household includes Elderly		-	1	1	-	-	$351 but $111	$474 but $109	-	100%		Market rent - and rent paid by occupants.
	Whanganui Collegiate	Elderly		-	1	1	-	-	$399 but $126	$474 but $144	-	92%		Market rent - and rent paid by occupants.
	Whanganui Collegiate	Household includes Elderly		1	13	2	-	$432 but $109	$399 but $126	$474 but $144	-	92%		Market rent - and rent paid by occupants.
	Wembley Park	Elderly		-	1	-	-	-	$375 but $129	-	-	99%		Market rent - and rent paid by occupants.

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Housing Provider	Suburb	Housing tenant/s type	Total no. of housing units	No. houses/ units				Weekly rent				Est. occup. % past year	Ten. waitlist no.	Housing status notes (condition, maintenance, issues, etc)
				1br	2br	3br	4br+	1br	2br	3br	4br+			
	Wembley Park	Household includes Elderly		-	3	1	-	-	$375 but $129	$466 but $116	-	99%		Market rent - and rent paid by occupants.
	Williams Domain	Household includes Elderly		1	9	3	-	$325 but $109	$364 but $108	$440 but $126	-	97%		Market rent - and rent paid by occupants.
Kāinga Ora	Whanganui wide	Other public social housing (not currently occupied by elderly)	449											Kainga Ora current stock (including vacant stock) less the above detailed stock occupied by elderly or where a household includes elderly. March 2022 figures.
Kaumatua Flats - Castlecliff Kaumatua Flats (Taurahere Marae)	Castlecliff	Older person/ middle age	10	10	-	-	-	$120	-	-	-	100%	3	Mixed - kaumatua and whanau. 3 on waiting list but could have 50 (big need). Vacancy easily filled if becomes available - most stay until pass or unwell and require hospice or go stay with whanau. Rent going up to $150/wk by March 2023.
Kaumatua Flats - Putiki Kaumatua Flats Trust	Putiki	Older person/ middle age	12	12	-	-	-	$150	-	-	-	100%	2	Rural lifestyle zone. Four buildings with 3 one-bedroom units each. Waiting list and no current vacancies. Eligibility 60 yrs plus.
Kaumatua Flats - Te Ao Hou Kaumatua Flats (The Proprietors Of The Ngaurukehu A10 Section 3 And Other Blocks)	Aramaho	*Mixed*	6	6	-	-	-	$180	-	-	-	100%	-	Mixed use - whanau and kaumatua. No waiting list, barely have vacancy and if one becomes available reach out to own networks and easily fill.
Motels/ hotels	?	*MSD referrals - mixed?*	?	-	-	-	-	-	-	-	-	-		From data provided by the housing advisory group as at April 2021 - therefore dated information.
Prisoners Aid	Central (1), East (1) and Gonville (4)		6	2	2	2	-	$270-$280	$300-$320	$200-$250	-	*95%*		Refer to further information below.
	Central	Older person/ middle age				1				$250		95%		Roughly 100 years old house
	East	Older person/ middle age				1				$200		90%		1970s house
	Gonville	Older person		1				$280				100%		1970s

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Housing Provider	Suburb	Housing tenant/s type	Total no. of housing units	No. houses/ units				Weekly rent				Est. occup. % past year	Ten. waitlist no.	Housing status notes (condition, maintenance, issues, etc)
				1br	2br	3br	4br+	1br	2br	3br	4br+			
	Gonville	Younger person		1				$270				100%		1970s. Believe on same property as above.
	Gonville	Older person			1				$300			100%		1970s
	Gonville	Older people			1				$320			100%		1970s
Salvation Army		*Mixed?*	8											Data provided by the housing advisory group as at April 2021 - therefore dated information.
Te Ora Hou			2											Data provided by the housing advisory group as at April 2021 - therefore dated information.
Whanganui District Council	Whanganui wide	Elderly	275	275	-	-	-	$135-$174	-	-	-	96-98%		234 single units and 41 double units.
Whanganui Housing Trust			3											Data provided by the housing advisory group as at April 2021 - therefore dated information.
Women's Refuge		Women	11											Data provided by the housing advisory group as at April 2021 - therefore dated information.
Totals, rent range and occupancy rate			972	329	94	31	8	$87-$280	$101-$320	$84-$250	$100-$281	95-100%		

Whanganui District Council currently has a 28% market share of all public housing
60% market share of all older persons public housing*

* some of the above providers may also have older persons housing (e.g. Salvation Army or Whanganui Housing Trust).
If we are unsure it has not been included - WDC market share could therefore be lower.

The above Kainga Ora rents are the market rent and what the occupier pays (subsidised rent)

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APPENDIX 7 – SCENARIO ANALYSES

Refer overleaf.

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Turley & Co Scenario Analyses - Supply & Demand Projection

Current Scenario Assumptions:	
48,400	current population estimate (Stats NZ)
21.5%	of population over 65 years (Infometrics)
10,406	estimated people over 65 years
234	single units
41	double units
275	total units

Current Scenario 1: 2022 - current portfolio - 96% occupancy	
96%	occupancy
264	units occupied
275	people total
253	occupiers single
22	occupiers in couples (11 couples)
2.6%	**of over 65s in council older persons' housing**

Current Scenario 2: 2022 - current portfolio - 98% occupancy	
98%	occupancy
270	units occupied
281	people total (estimate)
258	occupiers single (estimate)
22	occupiers in couples (estimate)
2.7%	**of over 65s in council older persons' housing**

Current Scenario 3: 2022 - current portfolio - 100% occupancy	
100%	occupancy
275	units occupied
286	people total (estimate)
264	occupiers single (estimate)
23	occupiers in couples (estimate)
2.8%	**of over 65s in council older persons' housing**

Scenario 1 Assumptions:	
51,900	2050 population estimate (T&Co medium scenario)
25.0%	over 65 years (T&Co estimate)
12,975	over 65 years (12% increase on 2022)
234	single units (2022 current portfolio)
41	double units (2022 current portfolio)

Projection 1: 2050 - same portfolio - 3% estimate	
3.0%	estimate population requiring council housing
389	of over 65s requiring council older persons' housing
114	people short of housing based on current portfolio
9	occupiers in couples (estimate)
105	occupiers single (estimate) - single units short
5	double units short (estimate)
110	total units short
28	years until 2050
3.8	*new single units needed per year until 2050 (estimate)*
0.2	*new double units needed per year until 2050 (estimate)*
3.9	*average no. new units needed per year until 2050*

Projection 2: 2050 - same portfolio - 3.1% estimate	
3.1%	estimate population requiring council housing
402	of over 65s requiring council older persons' housing
121	people short of housing based on current portfolio
10	occupiers in couples (estimate)
112	occupiers single (estimate) - single units short
5	double units short (estimate)
117	total units short
28	years until 2050
4.0	*new single units needed per year until 2050 (estimate)*
0.2	*new double units needed per year until 2050 (estimate)*
4.2	*average no. new units needed per year until 2050*

Projection 3: 2050 - same portfolio - 3.2% estimate	
3.2%	estimate population requiring council housing
415	of over 65s requiring council older persons' housing
129	people short of housing based on current portfolio
10	occupiers in couples (estimate)
118	occupiers single (estimate) - single units short
5	double units short (estimate)
124	total units short
28	years until 2050
4.2	*new single units needed per year until 2050 (estimate)*
0.2	*new double units needed per year until 2050 (estimate)*
4.4	*average no. new units needed per year until 2050*

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Turley & Co Scenario Analyses - Supply & Demand Projection

Scenario 2 Assumptions:	
51,900	2050 population estimate (T&Co medium scenario)
30.0%	over 65 years (based on Stats NZ estimate below)
15,570	over 65 years (Stats NZ estimates 15,300 by 2048)
234	single units (2022 current portfolio)
41	double units (2022 current portfolio)

Projection 1: 2050 - same portfolio - 3% estimate	
3.0%	estimate population requiring council housing
467	of over 65s requiring council older persons' housing
192	people short of housing based on current portfolio
15	occupiers in couples (estimate)
177	occupiers single (estimate) - single units short
8	double units short (estimate)
184	total units short
28	years until 2050
6.3	*new single units needed per year until 2050 (estimate)*
0.3	*new double units needed per year until 2050 (estimate)*
6.6	*average no. new units needed per year until 2050*

Projection 2: 2050 - same portfolio - 3.1% estimate	
3.1%	estimate population requiring council housing
483	of over 65s requiring council older persons' housing
202	people short of housing based on current portfolio
16	occupiers in couples (estimate)
186	occupiers single (estimate) - single units short
8	double units short (estimate)
194	total units short
28	years until 2050
6.6	*new single units needed per year until 2050 (estimate)*
0.3	*new double units needed per year until 2050 (estimate)*
6.9	*average no. new units needed per year until 2050*

Projection 3: 2050 - same portfolio - 3.2% estimate	
3.2%	estimate population requiring council housing
498	of over 65s requiring council older persons' housing
212	people short of housing based on current portfolio
17	occupiers in couples (estimate)
195	occupiers single (estimate) - single units short
8	double units short (estimate)
203	total units short
28	years until 2050
7.0	*new single units needed per year until 2050 (estimate)*
0.3	*new double units needed per year until 2050 (estimate)*
7.3	*average no. new units needed per year until 2050*

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Possible number of people requiring council older persons' housing in 2050
based on population estimate and estimated % of over 65s requiring housing

		% of people over 65 requiring council older persons' housing					
	275	2.8%	2.9%	3.0%	3.1%	3.2%	3.3%
	12,000	336	348	360	372	384	396
	12,500	350	363	375	388	400	413
	13,000	364	377	390	403	416	429
	13,500	378	392	405	419	432	446
Population	14,000	392	406	420	434	448	462
Over 65 yrs	14,500	406	421	435	450	464	479
	15,000	420	435	450	465	480	495
	15,500	434	450	465	481	496	512
	16,000	448	464	480	496	512	528
	16,500	462	479	495	512	528	545
	17,000	476	493	510	527	544	561

Current statistics based on 98% occupancy:

48,400	**2022** current population estimate (Stats NZ)
21.5%	of population over 65 years
10,406	population over 65 years
2.6%	population over 65 years in WDC housing

Projection assumptions:

51,900	**2050** population estimate (T&Co ex Stats NZ info)

turley.co.nz

APPENDIX 8 – WALTER NASH LAND REPORTS

Refer overleaf.

creative property strategy ©

7 & 8 Walter Nash Place

The Pensioner Housing units 7 & 8 Walter Nash Place **(aerial App 1 attached)** have been vacant for some time due to ground subsidence.

In March 2020 BPL (Stuart Mackintosh) were commissioned to; carry out Scala penetrometer and hand auger testing, record floor levels of selected units and make recommendations on next steps. **(App 2)**
This was obviously delayed until later in the year.

Remedial work
The "recommendation on next steps" looked at a solution which was screw piling. With that in mind they contacted Shane Stone Builders regarding pricing of this work.
Stones' in turn contacted 'Screw Pile Solutions', who supplied a quote in April 2021.

- The quote for their (Screw Pile Solutions) work, based on BPL's design is **$72,940.64. (App 3)**

Stones' also advised that the above quote did not include the following work.
Subsequent to that an estimate of the additional work was sought, hence the associated figures.

Leveling up the building – $25,000
Removing windows and reinstate for access – digger for screwing - $7,000
Removing floor and reinstate for access – digger for screwing - $10,000
Repairs to cladding/sub floor, soffit (asbestos) - $10-$15,000
Asbestos remove to all soffit linings - $10,000
Removal of front and rear porches and rear lean to structure - $15,000 *(writers note: not sure if feasible or necessary)*
Gas, plumbing, power, phone. Will need to be isolated or disconnect or located - $10,000
Gib stopping and redecorated. Interior and exterior - $12,000
Floor coverings - $5,000
Foot path repairs, gardening, repairing to soil or seeded - $5,000
Plans or consent if required - $5,000

- This work totals **$119,000 (App 4)**

- Adding the two figures: **$191,940.64**

A quote was sought from Mainmark, which is a company that injects a resin into the ground to correct concrete strip footings etc.

- Their quote is **$68,726.30. (App 5)**

This had exclusions similar to Stones.

- Therefore the cost to carry out remedial work for the two units could be in the range of **$160,000 - $190,000+**.

Demolition

A quote was sought from Jurgens Demolition to demolish the units.
Following an on-site meeting the following was received:

"This quote is a working estimate only with details confirmed if project goes ahead.

1. Remove fibrolite to eaves including area to covered walkway and shed at back of building. - $5,000.00
2. Separate roof structure to covered area to walkway and close in exposed new end. - $5,000.00
3. Demolish building and remove all material off site including concrete foundations. - $10,000.00
4. Reinstate building area and access to site etc. - $3,000.00
5. TOTAL - **$23,000.00** plus gst". **(App 6)**

Long term prognosis

Two questions were posed of Stuart Mackintosh;

1) Do you have an idea what has caused the slumping?
2) And considering the area, soil etc., is there likelihood that the problem could occur on other units?

The response **(App 7)** was;

- The slumping is the result of inadequate foundation soils. The site was filled when developed but the material used was inadequately compacted to support the dwellings over their lifetime.
- The problem (slumping) is already occurring on other units albeit not to the same degree as units 7/8.
- We anticipate the problem will slowly worsen over time, but we cannot offer a definitive 'use by' date for the other units.

Valuation

There are 24 Units at Walter Nash. The Improvement value at the complex is $1,470,000.00 (Capital value $1,780,000.00).
Therefore the rating value of the two units at $61,250.00 each is $122,500.00.

Options

1) Carry out remedial works on the units. ($160,000 - $190,000)
   1a) based on the report from BPL regarding the soil and ground site, screw piling would be the better solution (Note – is an unqualified comment)
   1b) based on the report from BPL regarding the soil and ground site, either of the quoted solutions may not give long term surety.
   1c) the cost of remedial work is greater than the value of the units.

2) Demolish the units. (Approx. $23,000)
   2a) this would reduce the rental income by two units.

Considerations

The afore mentioned options are not budgeted works.

The comment by the engineer under the above 'Long term prognosis' regarding the ground quality of the site and the resulting reduction on the whole of life of all of the units, is a compelling and influencing argument to consider a long term view of the complex as opposed to just units 7 & 8.

This then brings in to consideration a potentially broader and again, long term view, of the suitability of this site for redevelopment into more appropriate and suitably designed Council Owned Community Housing.

Keith Smith
10/08/21



Walter Nash Place

App 1

App 2

20 February 2020

Valid to: 20 March 2020

Whanganui District Council
guy.sinton@whanganui.govt.nz

Dear Guy

RE: WALTER NASH COMPLEX – WALTER NASH PLACE, GONVILLE, WHANGANUI
P/O NUMBER: 211731
Please quote Our Reference: E9519

Thank you for the opportunity to offer Professional Engineering services for the above job. We hope we can be of service to you.

The Director in charge will be Stuart Mackintosh. Please direct any queries to him in the first instance (phone: 06 3453959). For your reference our job number is E9519.

The scope, timing and our fees for the work as we understand it, is detailed on the attached Short Form Agreement.

Our Conditions of Engagement are as per the standard Engineering New Zealand / Association of Consulting Engineers short conditions, a copy of which is attached.

Please sign and return the agreement document if you would like us to proceed. It is important that a copy be returned as soon as possible as we are unable to continue work on this project without your signed authority.

Please advise if there is any further information that you require prior to our commencing.

Yours faithfully

STUART MACKINTOSH
CMEngNZ CPEng

Encl. Conditions of Engagement

SHORT FORM AGREEMENT FOR CONSULTANT ENGAGEMENT

BPL GROUP ENGINEERING

BETWEEN: Whanganui District Council (CLIENT)

AND: Bycroft Petherick Ltd T/A BPL Group (CONSULTANT)

COLLECTIVELY REFERRED TO HEREIN AS THE "PARTIES" AND INDIVIDUALLY AS A "PARTY"

PROJECT: Walter Nash Complex P/O NUMBER: 211731 JOB NO: E9519	LOCATION: Walter Nash Place Gonville Whanganui

SCOPE & NATURE OF THE SERVICES:

Visit site, carry out Scala penetrometer and hand auger testing, record floor levels of selected units, and make recommendations on next steps.

PROGRAMME FOR THE SERVICES:

As soon as possible.

FEES & TIMING OF PAYMENTS:

Our fees are based on time charged plus disbursements plus GST
Estimate $5,000 + disbursements + GST

Payment is to be made by 20th of month following the date of invoice.

INFORMATION OR SERVICES TO BE PROVIDED BY THE CLIENT:

The Client engages the Consultant to provide the Services described above and the Consultant agrees to perform the Services for the remuneration provided above. Both Parties agree to be bound by the provision of the Short Form Model Conditions of Engagement (overleaf), including clauses 2, 11 and 12 and any variations noted below. Once signed, this agreement, together with the conditions overleaf and any attachments, will replace all or any oral agreement previously reached between the Parties.

VARIATIONS TO THE SHORT FORM MODEL CONDITIONS OF ENGAGEMENT (OVERLEAF):

CLIENT AUTHORISED SIGNATORY (IES): PRINT NAME: DATE:	CONSULTANTS AUTHORISED SIGNATORY (IES): PRINT NAME: Stuart Mackintosh DATE: 20 February 2020

ACENZ engineering new zealand

SHORT FORM MODEL CONDITIONS OF ENGAGEMENT

1. The Consultant shall perform the Services as described in the attached documents.
2. The Client and the Consultant agree that where all or any of, the Services are acquired for the purposes of a business the provisions of the Consumer Guarantees Act 1993 are excluded in relation to those Services. However, nothing in this Agreement shall restrict, negate, modify or limit any of the Client's rights under the Consumer Guarantees Act 1993 where the Services acquired are of a kind ordinarily acquired for personal, domestic or household use or consumption and the Client is not acquiring the Services for the purpose of a business.
3. In providing the Services, the Consultant must use the degree of skill, care and diligence reasonably expected of a professional consultant providing services similar to the Services.
4. The Client shall provide to the Consultant, free of cost, as soon as practicable following any request for information, all information in the Client's power to obtain which may relate to the Services. The Consultant shall not, without the Client's prior consent, use information provided by the Client for purposes unrelated to the Services. In providing the information to the Consultant, the Client shall ensure compliance with the Copyright Act 1994 and shall identify any proprietary rights that any other person may have in any information provided.
5. As soon as either Party becomes aware of anything that will materially affect the scope or timing of the Services, the Party must notify the other Party in writing and where the Consultant considers a direction from the Client or any other circumstance is a variation the Consultant shall notify the Client accordingly.
6. The Client may order variations to the Services in writing or may request the Consultant to submit proposals for variations to the Services.
7. The Client shall pay the Consultant for the Services the fees and expenses at the times and in the manner set out in the attached documents. Where this Agreement has been entered by an agent (or a person purporting to act as agent) on behalf of the Client, the agent and Client shall be jointly and severally liable for payment of all fees and expenses due to the Consultant under this Agreement.
8. All amounts payable by the Client shall be due on the 20th of the month following the month of issue of each GST Invoice or at such other timing as stated elsewhere in this Agreement. If the Client fails to make the payment that is due and payable and that default continues for 14 days, the Consultant may provide written notice to the Client specifying the default and requiring payment within 7 days from the date of the notice. Unless payment has been made by the Client in full, the Consultant may suspend performance of the Services any time after expiration of the notice period. The Consultant must promptly lift the suspension after the Client has made the payment. Regardless of whether or not the Consultant suspends the performance of the Services in accordance with this clause, the Consultant may charge interest on overdue amounts from the date payment falls due to the date of payment at the rate of the Consultant's overdraft rate plus 2% and in addition the costs of any actions taken by the Consultant to recover the debt.
9. Where the nature of the Services is such that it is covered by the Construction Contracts Act 2002 (CCA) and the Consultant has issued a payment claim in accordance with the CCA, the provisions of the CCA shall apply. In all other cases, if the Client, acting reasonably, disputes an invoice, or part of an invoice, the Client must promptly give the reasons for withholding the disputed amount and pay any undisputed amount in accordance with clause 8.
10. Where Services are carried out on a time charge basis, the Consultant may purchase such incidental goods and/or Services as are reasonably required for the Consultant to perform the Services. The cost of obtaining such incidental goods and/or Services shall be payable by the Client. The Consultant shall maintain records which clearly identify time and expenses incurred.
11. Where the Consultant breaches this Agreement, the Consultant is liable to the Client for reasonably foreseeable claims, damages, liabilities, losses or expenses caused directly by the breach. The Consultant shall not be liable to the Client under this Agreement for the Client's indirect, consequential or special loss, or loss of profit, however arising, whether under contract, in tort or otherwise.
12. The maximum aggregate amount payable, whether in contract, tort or otherwise, in relation to claims, damages, liabilities, losses or expenses, shall be five times the fee (exclusive of GST and disbursements) with a minimum of $100,000 and a maximum limit of $NZ500,000.
13. Without limiting any defences a Party may have under the Limitation Act 2010, neither Party shall be considered liable for any loss or damage resulting from any occurrence unless a claim is formally made on a Party within 6 years from completion of the Services.
14. The Consultant shall take out and maintain for the duration of the Services a policy of Professional Indemnity insurance for the amount of liability under clause 12. The Consultant undertakes to use all reasonable endeavours to maintain a similar policy of insurance for six years after the completion of the Services.
15. If either Party is found liable to the other (whether in contract, tort or otherwise), and the claiming Party and/or a Third Party has contributed to the loss or damage, the liable Party shall only be liable to the proportional extent of its own contribution.
16. Intellectual property prepared or created by the Consultant in carrying out the Services, and provided to the Client as a deliverable, ("New Intellectual Property") shall be jointly owned by the Client and the Consultant. The Client and Consultant hereby grant to the other an unrestricted royalty-free license in perpetuity to copy or use New Intellectual Property. The Clients' rights in relation to this New Intellectual Property are conditional upon the Client having paid all amounts due and owing to the Consultant in accordance with clauses 7 and 8. Intellectual property owned by a Party prior to the commencement of this Agreement (Pre-existing Intellectual Property) and intellectual property created by a Party independently of this Agreement remains the property of that Party. The Consultant accepts no liability for the use of New Intellectual Property or Pre-existing Intellectual Property other than to the extent reasonably required for the intended purposes.
17. The Consultant has not and will not assume any duty imposed on the Client pursuant to the Health and Safety at Work Act 2015 ("the Act") in connection with the Agreement.
18. The Client may suspend all or part of the Services by notice to the Consultant who shall immediately make arrangements to stop the Services and minimise further expenditure. The Client and the Consultant may (in the event the other Party is in material default that has not been remedied within 14 days of receiving the other Party's notice of breach) either suspend or terminate the Agreement by notice to the other Party. If the suspension has not been lifted after 2 months the Consultant has the right to terminate the Agreement and claim reasonable costs as a result of the suspension. Suspension or termination shall not prejudice or affect the accrued rights or claims and liabilities of the Parties.
19. The Parties shall attempt in good faith to settle any dispute by mediation.
20. This Agreement is governed by the New Zealand law, the New Zealand courts have jurisdiction in respect of this Agreement, and all amounts are payable in New Zealand dollars.



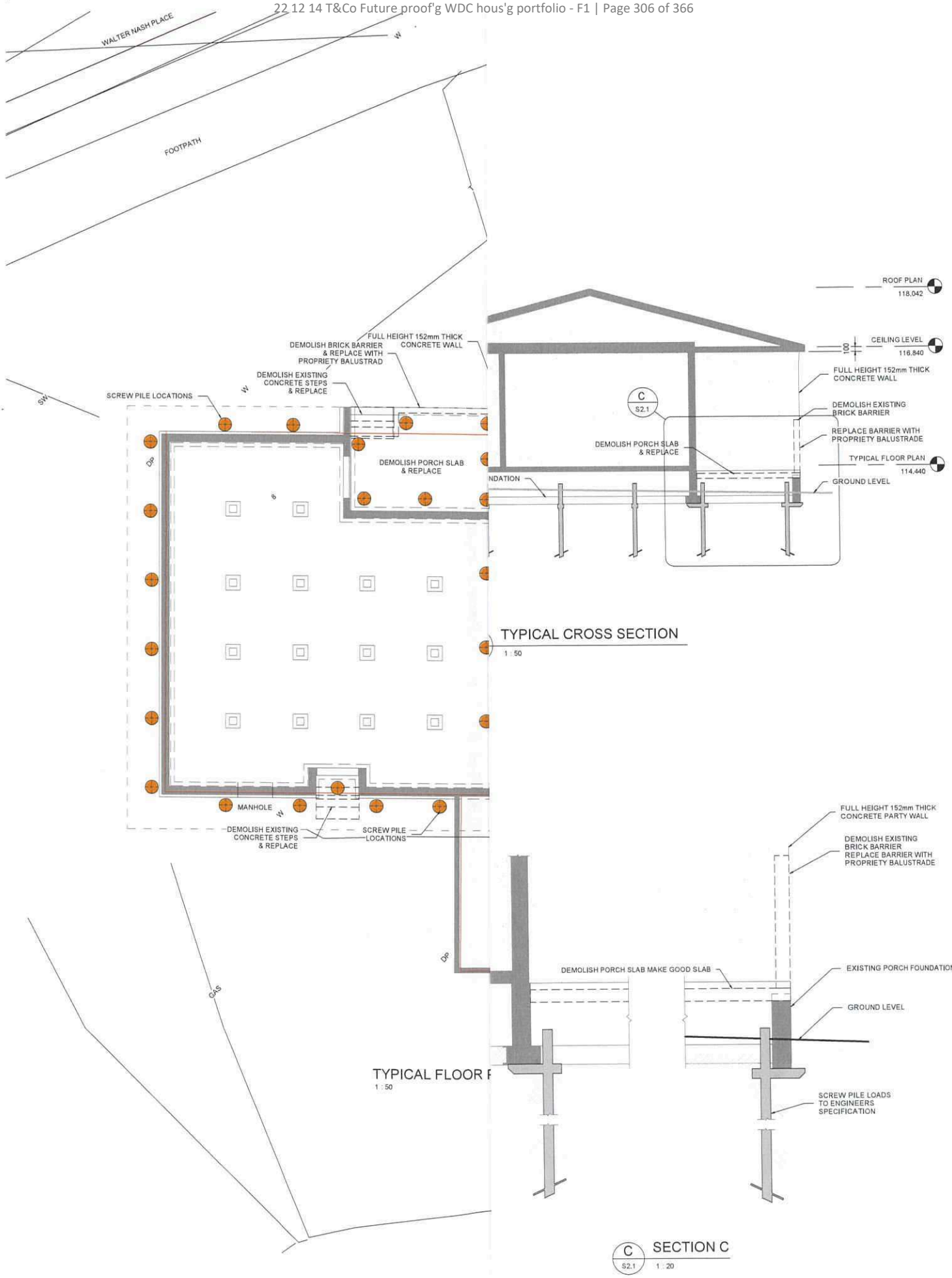
CONSULTING ENGINEERS
Bycroft Petherick Limited
86 Victoria Avenue, Wanganui
New Zealand
Phone: (06) 3453959
E-mail: office@bplgroup.co.nz
Website: www.bplgroup.co.nz

WHANGANUI DISTRICT CO

SITE INVESTIGATION

Designed SJM	Date OCTOBER 2020		Job No. 9519			
Drawn MPR	Scale 1 : 200	Sheet Size A1	Sheet No. S1.1	Issue A		
Checked SJM						

IMINARY — MPR — 18-02-2021
DRAWN — DATE



TYPICAL CROSS SECTION
1 : 50

TYPICAL FLOOR P
1 : 50

C S2.1 SECTION C
1 : 20

CONSULTING ENGINEERS
Bycroft Petherick Limited
86 Victoria Avenue, Wanganui
New Zealand
Phone: (06) 3453959
E-mail: office@bplgroup.co.nz
Website: www.bplgroup.co.nz

bpl GROUP ENGINEERING

WHANGANUI DISTRICT COU

FOUNDATION REPAIRS

LIMINARY	MPR	22-02-2021
	DRAWN	DATE

Designed	SJM	Date	OCTOBER 2020
Drawn	MPR	Job No.	9519
Checked	SJM	Scale	As indicated
		Sheet Size	A1
		Sheet No.	S2.1
		Issue	A

App 3

SCREW PILE solutions

FROM
Guido Biggelaar
Screw Pile Solutions
Southern Division
www.screwpilesolutions.co.nz
PHONE
+64 21 494 694
GST NUMBER
060 421 021

FOR
Shane Stone Builders
TO
Josh Davy
EMAIL
josh@shanestonebuilders.co.nz
COPY TO
Rob Voigt

QUOTE NUMBER
5085
DATE
April 13, 2021
VALID UNTIL
May 13, 2021 at 9:54AM

DRAFT: Underpinning estimate for Walter Nash Plc Siesmic Reinforcment project for Shane Stone Builders

Underpinning Project Specifics

This is a DRAFT estimate which covers:

- Foundation reinforcement for a double house block design structure
- Information has been assessed from documentation supplied, BPL engineering drawings #9519
- This estimate includes a total of 41 piles
- Depth assessed TBA. We have wporked with 4m for estimates sake.
- Reduced or additional depth to access torque will be charged out per rounded lineal meter
- Torque has been estimated up to 50kN.
- This entire job should take less than 8 full working day(s) to complete.
- This estimate is subject to the final screw pile design being supplied.

ENGINEERING

Geotechnical report

This assessment and report will provide ground information. It is excellent to retain for future knowledge and use, it is also necessary for screw pile design.

1,171.97
x 1
1,171.97
Not selected

Utility Scanning - estimate

It is important to know what is in the ground so that tests and works do not cost more money. A utility scan will provide the neccessary information that will also be a useful report into the future.

We take all care but no responsibility for issues around services for this job. A utility scan ensures maximum security of all your services.

This price is estimated as different regions charge differing prices.

352.80
x 1
352.80
Not selected

Building engineering

An engineer is required to understand your structure, it's design and it's loadings under which screw piles will be placed. This report will tell us the wieghts required per pile and the number of piles required.

1,722.00
x 1
1,722.00
Not selected

Geotechnical design - estimate

An engineer is required to design the screw piles for this job according to the reports provided by the Building Engineer and the geotechnical assessment.

1,342.00
x 1
1,342.00

PILING

Excavation

Where excavation is required to expose a working area

160.00
x 41
6,560.00

Exposing foundation work

This will require manual work to dig, expose and prepare the foundation for a screw pile and underpinning bracket. It includes, measuring and cutting the pile to height, fitting the bracket, boxing up for concrete, pouring the concrete and replacing the soil /Gap40 for a finished job.

237.50
x 41
9,737.50

Complexity component - in building excavation works

This project has a degree of complexity that requires careful consideration, working among other equipment and extra time taken to achieve install.
The complexity component caters to man hours additional to a standard open flat site project.

45.00
x 24
1,080.00

88.9 mm pile with a single helix

Dimensions are:
Pile - 88.9 mm x 5.49 mm x 2m (length)
Helix - 450 mm x 12 mm plate

312.09
x 41
12,795.69

88.9 x 5.49 mm extension per meter

This is the extension price per lineal meter. 1m length.

This number derives from 41 piles x 2m extension per pile. However, this number is estimated and may change when geotechnical information is obtained.

97.85
x 82
8,023.70

Under pinning bracket

This is a specialised bracket designed for a Screw Pile Solutions pile and an under pinning project. It is used to secure a structure for stabalisation.

474.00
x 41
19,434.00

Welding per hour

This figure will cover welding required onsite for pile caps, extensions (25T+), underpinning brackets or similar required welding work.

This number derives from 41 welds x 30 minutes per weld.

175.00
x 20
3,500.00

☐ **Concrete**

Concrete is used by SPS for completing underpinning work and other finishing services.

19.83
x 41
813.03
Not selected

Gap 40 m³ and compacting This product is mostly used to back fill underpinning and then it is compacted.	118.33 x 4 473.32 Not selected

TRANSPORT

Equipment fee to 100km This fee covers transport, tools, engineering, additional welding, maintenance, fuels and oils, H&S, admin.	953.75 x 1 953.75
Options selected Subtotal	0 of 5 63,426.64

Options selected	0 of 5
Subtotal	63,426.64
GST 15%	9,514.00
Total NZD including GST	**$72,940.64**

General terms and conditions

Prior to commencement:

- Access will need to be confirmed. Access fees 'may' change in extenuating circumstances.
- All pile locations need to be marked out by the builder or surveyor prior to our arrival on site.
- Works allow for the installation of the piles only. Please ensure you have arranged for extra works like excavation, cap boxing /pouring and attachment of reinforcing.
- A fee will be charged for extra time - IE: other works hold ups, returning to site, waiting.

The client is expected to provide:

- A geotec report.
- An engineers report or statement stating the pile load requirements.
- A site plan showing the required number of piles.

We do acknowledge that some or all of the above information may have been provided already.
These documents provide a verified authoritative basis for ground conditions, quantity of piles and loading requirements needed. With this information we can provide an accurate estimate. All this information is needed to allow the correct specification of depth and pier size for a consented and or compliant job.
Alternatively we provide this estimate as 'less accurate'.

Other notes

- Installation can be affected by large tree roots. If tree roots are too large, we may not be able to get the exact position as surveyed. If this does occur we will discuss solutions on site.
- Any associated engineering costs similar to, but not exclusively, undisclosed cutting below ground or extra holes required, will be forwarded on to the Main Contractor or Client (please advise) for payment.
- We charge welding or gas work at $175+ per hour
- Due to the significant variability in pile designs, having ***stock*** on hand is not always possible. Please be aware a lead time will be provided in discussion with you.
- Legal based documentation may take upto 21 days+ to arrive after payment has been provided.

Pricing

- Our price list is available for customers only and may not be distributed without permission to any other party.
- Pricing is subject to change without notice, however our aim is to inform you well in advance.
- High Volume pricing is only available to account holders who provide a minimum 3 properties per year and have undergone a credit check and negotiations for payment with the office of Screw Pile Solutions Ltd.
- Where we require the services of a sub contractor we will forward their bill with our margin included

Payment

- All prices exclude GST unless otherwise stated

Unless other arrangements have been made:

- A 50% deposit is required at time of order.
- Full payment is agreed to be paid on the day of completion.
- Billing arrangements are sometimes available by discussion

Terms

- This is an Estimate. Any and all instances of the word 'Quote' refer to an estimate and are not binding as a quote.

This quote has expired.

App 4

Keith Smith

From: Keith Smith
Sent: Tuesday, 10 August 2021 8:01 am
To: Keith Smith
Subject: FW: Walter Nash reinforcements

From: Josh - Shane Stone Builders <josh@shanestonebuilders.co.nz>
Sent: Friday, 30 July 2021 9:08 pm
To: Keith Smith <Keith.Smith@whanganui.govt.nz>
Subject: RE: Walter Nash reinforcements

Just a bit of a rough estimate

Attached is Screw piles estimate. Note they will only under pin the building.

So still need to allow for
Leveling up the building - 25k
Removing windows and reinstate for access – digger for screwing - 7k
Removing floor and reinstate for access – digger for screwing 10k
Repairs to cladding/sub floor, soffit (asbestos maybe) 10-15 k
Asbestos remove to all soffit linings 10k
Removal of front and rear porches and rear lean to structure – 15k
Gas, plumbing, power, phone. Will need to be isolated or disconnect or located. 10k
Gib stopping and redecorated. 12k interior and exterior
Floor coverings 5k
Foot path repairs, gardening, repairing to soil or seeded 5k
Plans or consent if required. 5k

Let me know if you need anything else.

Thanks Josh

Josh Davy
Project Manager
Phone 021 300 239

Shane Stone Builders Ltd
PO Box 462
Wanganui

Office – 33 Wilson Street, Wanganui
Office phone – 06-3477-007
Shane - 021 242 0099
Tee-Jay - 021 300 475

Website: www.shanestonebuilders.co.nz

From: Keith Smith <Keith.Smith@whanganui.govt.nz>
Sent: Tuesday, July 20, 2021 9:15 AM
To: Josh - Shane Stone Builders <josh@shanestonebuilders.co.nz>
Subject: Walter Nash reinforcements

Hi Josh

Back in May we spoke briefly regarding this project and I think I advised you it was on hold while a heap of stuff was sorted out within.

I want to brief the Property people in particular the new Pensioner Housing person on the issue. The Snr person has also returned from parental leave.

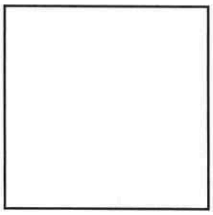
In an email I see where you had some pricing from Guido at Screw pile solutions.

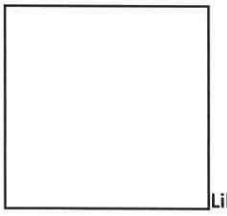
Can you please supply me with that detail so that I can present a complete picture to the Team

Thanks

Keith

Keith Smith | Interim Team Leader – Facilities Management
P: +64 06 349 3011 | M: +64
www.whanganui.govt.nz
Whanganui District Council | 101 Guyton Street | PO Box 637 | Whanganui 4500





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App 5

Z21AM074 QT1
April 28, 2021

Whanganui District Council
PO BOX 637
whanganui 4500

Attention: Keith Smith

Ph: 0274555301
Email: keith.smith@whanganui.govt.nz

16/473 Hutt Road
Lower Hutt North Island 5010
New Zealand

P: 033736214
F: 039873834
E: mge.well@mainmark.com

www.mainmark.com

Dear Keith

PROJECT: MAINMARK FOUNDATION TREATMENT AND CORRECTION OF CONCRETE STRIP FOOTINGS AND CONCRETE PATIOS

PROPERTY: 7 & 8 Walter Nash Place Gonville

Thank you for the opportunity to provide you with a quotation to provide the Mainmark Ground Engineering (Mainmark) range of solutions as outlined in this quotation to re-support and correct sections of concrete strip footing at the above address.

For the purposes of this quotation, we enclose the following:

- a description of the scope of works to be performed;
- completion criteria;
- the basis of our quotation and a description of site conditions; and
- the pricing details.

This quotation is valid for a period of 45 days from the date set out above and may be withdrawn by Mainmark at any time. For the purposes of this quotation, we have relied on the details and information supplied by you (as set out in Section 3 Basis of Quotation). Please let us know immediately if any details or information set out in the Schedule of Works are incorrect or inaccurate as our quotation may change.

If you are happy to proceed on the basis set out in the Schedule of Works, please complete and return the Mainmark Quotation Acceptance Form also enclosed.

We look forward to working with you.

Thanks and regards,

Angel Marsh
Mobile: 0272599096
Phone: 033736214
Fax: 039873834
Email: amarsh@mainmark.com

mainmark

Schedule of Works

1. SCOPE OF WORKS

This quotation is based on injecting directly beneath the sunken concrete strip footing of the affected structure to fill voids, confirm ground support, treat the founding soil and lift where ground conditions allow.

2. COMPLETION CRITERIA / TARGET LEVELS

We will treat directly beneath the affected structure to confirm the scope. This will be confirmed with 1 to 3 mm lift.

As conditions allow, we will endeavour to re-level the affected structure to as near as reasonably practical to level. In all cases, actual on site conditions will need to be considered, which may affect the amount of re-levelling that can be achieved. (Nothing should be sudden and we will monitor carefully throughout the process).

3. BASIS OF QUOTATION

This quotation is based on, and in reliance on, the following information:

- Surface conditions evident during the following site inspections (details set out at section 4 below): 23/04/2021 – Site inspection was attended by Angel Marsh (Mainmark Representative) and Keith Smith (Client Representative)
- Sketch plan (a copy marked up to reflect our understanding of the problem and the full extent of the works required of us is enclosed with this quotation. Please check this).

4. SITE CONDITIONS

Site inspection revealed / We are advised:

- Floor construction is timber floor.
- Footings are concrete strip footing, Unknown Size.
- Wall construction is timber framed.
- The length of footings identified for treatment and quoted is approximately 50 lineal metres.
- Wall settlement is up to 104mm.
- The total floor slab area to be corrected is approximately 8 m^2.
- Slab settlement is up to 90mm.

mainmark

- Routine maintenance of the Property to prevent future damage due to tree roots, broken or leaking services, drainage or other causes of variations in ground moisture conditions..
- See accompanying sketch for locations.

5. COST

The cost is calculated as follows:

Item		Amount
Travel and Establishment	1	$3,950.00
Level Correction - Lump Sum		$51,672.00
Engineering Costs for Council Consent / Exemption	1	$3,490.00
Service Location	1	$650.00
Sub Total		$59,762.00
Plus **GST**		$8,964.30
TOTAL PRICE (including prompt payment discount *)		$68,726.30
10% Deposit Due		**$6,872.63**

We estimate that the Scope of Works would be completed within 6 - 10 days

* The 'Total Price (including prompt payment discount) incorporates a 9% prompt payment discount where payment is made within 14 days from the date of the invoice 'DUE DATE'. Where payment is made after the due date, the 'Total Price (excluding prompt payment discount)' of $76,362.56 will be the amount payable by you.

6. PAYMENT TERMS

10% Deposit, together with our full completed Quotation Acceptance Form, must be received prior to our scheduling of the works.

Prior to commencement of works you will be required to return the 'Quotation Acceptance Form'. The full invoice amount must be paid by the due date in accordance with Mainmark's Terms (referred to below). For the avoidance of doubt, the balance payable shall be the 'Total Price (excluding prompt payment discount)' less the deposit paid where payment is made after the due date.Prior to commencement of works you will be required to return the 'Quotation Acceptance Form'. The full invoice amount must be paid by the due date in accordance with Mainmark's Terms (referred to below). For the avoidance of doubt, the balance payable shall be the 'Total Price (excluding prompt payment discount)' less the deposit paid where payment is made after the due date.

For payments by cheque, please make cheques payable to 'Mainmark Ground Engineering NZ Limited'. For electronic payments Mainmark's account details are:

Account: Mainmark Ground Engineering NZ Limited

mainmark

Bank: Westpac
Account Number: 03-1322-0072896-00
Reference/Description: Z21AM074

7. INCLUSIONS

The Scope of Works and price (as set out in sections 1 and 5 above) include the following items:

- Supervision and labour.
- Travel to and from Works.
- Material, drill bits and fuel and 3-phase power.
- Self-contained plant, laser and computerised levelling equipment.
- Filling of injection holes in slabs.
- Layout of all underground services near the injection area.

8. PROGRAM

We have priced the Scope of Works (as set out in section 1 above) on the basis that it is scheduled for when we have other works in the immediate area. Subject to acceptance of this quotation by Mainmark and scheduling confirmation by Mainmark, at this stage the Scope of Works could be scheduled to start within the next 12 to 16 weeks.

9. TERMS AND CONDITIONS

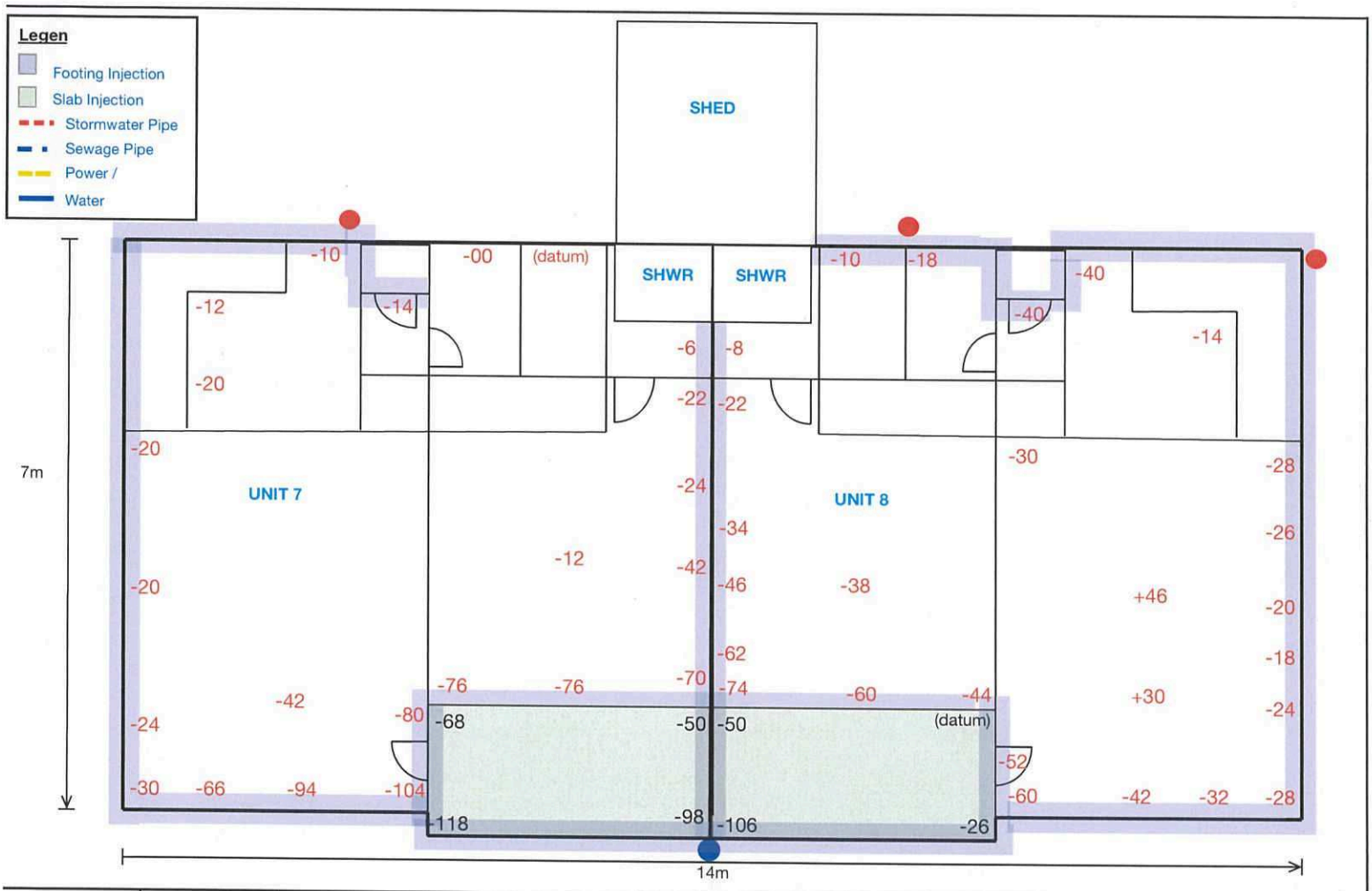
The Mainmark General Conditions of Engagement and Mainmark Client Information ("Mainmark Terms") apply in respect of this quotation. The Mainmark Terms apply to each purchase of services (and all associated goods) you make from Mainmark (irrespective of whether a copy of the Mainmark Terms is provided to you with this quotation). Please let us know if you require a further copy of the Mainmark Terms. The Mainmark Terms include literature describing the Mainmark Ground Engineering Methods and we would be pleased to answer any further queries.

mainmark

10. CLIENT RESPONSIBILITIES

In addition to matters that may be set out elsewhere in the Contract, the Client is responsible for performing the following:

- Obtaining any authorities or approvals required in relation to Services.
- Submission of Building Consent or Exemption (Mainmark will provide the PS1, PS3, and PS4)
- Clearing the external work area, removal of restricting shrubs / trees, to access wall areas;
- All making good / adjustments to tiling, flooring and walls and all making good / replacement to any partially lifted paving on completion of Services;
- **All making good / adjustments to plumbing and other services that may be required during and/or after the lifting process is complete.**
- All making good / adjustments to tiling, flooring and walls.
- All making good / replacement to any partially lifted paving on completion of the services.
- Protection, or removal and replacement, of joinery, overlays and (floor) coverings, furniture appliances and security of valuables, etc.;
- Parking for Mainmark's 20 tonne works vehicle within 60 metres of the farthest point of the Services area from the vehicle, without vehicular traffic over the injection hoses;
- Where applicable, provision of access through the internal timber floor/s to permit access to the sub-floor by Mainmark personnel. Note that any such penetration/s should be cut by the Client prior to the commencement of the Services and should measure approximately 600 mm x 400 mm.;
- Upon completion of injection works by Mainmark, client will be required to engage a builder to jack and pack the internal subfloor piles



Scope of Works	Date of S.I.	Project Address	Site Inspection carried out by		
Z21AM074	23/04/2021	7 & 8 Walter Nash Place, Whanganui	Angel Marsh - 0272599096 amarsh@mainmark.com	Level measurements are in millimeters accurate to +/-2mm (hardware tolerances) This drawing is appoximate and for illustration and scoping purposes only	mainmark

Prescribed disclosure information

Section 3620, Building Act 2004

Information about the building contractor

Name of building contractor (full legal name):	**Mainmark Ground Engineering (NZ) Limited**
Type of business: Individual/partnership/limited liability company:	**Limited Liability Company**
Postal address:	**PO Box 282** **Christchurch 8140**
Telephone number: Email address:	**03 373 6214** **mge.chch@mainmark.com**

Key contact person (if identified at the time when this information is provided)

(Information about the key contact person, being a person who will manage or supervise the building work and who is available to the client to scuss any aspect of the building project)

Name of key contact person: Angel
Telephone number: 033736214
Mobile telephone number: 0272599096
Role in the building project:

Note: The building contractor must notify the client if the key contact person changes.

Insurance policies

(Details of every insurance policy that the building contractor has, or Intends to obtain, in relation to the building work) Complete for each policy:

Type of policy: Professional Indemnity
Amount of cover: $2,000,000
Relevant exclusions on policy coverage, (if any):

Type of policy: Public Liability / Product Liability.
Amount of cover: $20,000,000
Relevant exclusions on policy coverage, (if any):

Information about any guarantees or warranties

(Information about any guarantees or warranties the building contractor offers in relation to the building work)

Complete for each guarantee or warranty:

Nature or type of guarantee or warranty: *[specify: eg, guarantee, product warranty, completed work warranty]*	Product warranty.
If guarantee or warranty is a product warranty, specify the product:	Mainmark injected materials.
Period of guarantee or warranty cover:	Up to 50 years (subject to the below limits and exclusions on cover).
Limits or exclusions on cover, (if any):	Mainmark warrants that, under normal conditions, its injected materials will resist shrinkage and deterioration for up to 50 years.

QUOTATION ACCEPTANCE FORM

Please follow the link below to complete this form online:

CLICK HERE TO SIGN

Or complete the details below and return to the Scheduler at mge.well@mainmark.com:

16/473 Hutt Road
Lower Hutt North Island 5010
New Zealand

P: 033736214
F: 039873834
E: mge.well@mainmark.com

www.mainmark.com

mainmark

I/We wish to accept your quotation number Z21AM074 dated 28 April 21
Z21AM074

Client Name: .....(the "**Client**")

Address: PO BOX 637 whanganui 4500 New Zealand **Phone:** 0274555301

Site Address: 7 & 8 Walter Nash Place Gonville 4501 New Zealand

Preferred Start Date*: ..... **Preferred End Date:** .....

*Note that the actual start date will be confirmed with you in advance and Mainmark makes no representation that it will either commence work on the Preferred Start Date or end the works by the Preferred End Date.

I/we confirm that:

(a) I/we have read and understood the Mainmark General Conditions of Engagement ("**Mainmark Terms**") and accept that the Mainmark Terms form part of the contract for the supply of services (and all associated goods) to me/us as specified in the quotation;

(b) the information supplied to Mainmark for the purposes of this quotation is complete and accurate in all respects;

(c) I/we are aware of and will duly perform all client responsibilities as set out in the quotation and the Mainmark Terms;

(d) Mainmark has advised us that it recommends that I/we engage an independent engineer to approve and oversee the works;

(e) I am/we are authorised to complete, sign and return this Quotation Acceptance Form on behalf of the Client and to bind the Client to the Mainmark Terms.

The Client nominates the following contact persons who will be on site or otherwise available to Mainmark during the works:

Client Representative:

Engineer ☐..... **Other** ☐.....

Name: .....

Email: ..... **Mobile:** .....

Signature: ..... **Date:** ...../ 20.....

Deposit Payment

I/we hereby authorise deposit of $..... on ...../...../20.....
via the following payment method:

☐ **Cheque** (attach)

☐ **EFT Account**: Mainmark Ground Engineering (NZ) **Bank**: Westpac BSB: 03 1322 **Account No**: 0072896 00
Payment Reference / Description: **Z21AM074**

☐ **Credit Card** ☐ **Visa** ☐ **MasterCard** ☐ **AMEX**

Name on Card:..... Expiry _ _ / _ _

Card Number: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ CCV _ _ _ _

Final Payment

Please confirm preferred final payment method:

☐ **Payment on completion** ☐ **14 Days account**

mainmark

via the following payment method:

☐ **Cheque**

☐ **EFT Account**: Mainmark Ground Engineering (NZ) **Bank**: Westpac BSB: 03 1322 **Account No**: 0072896 00
Payment Reference / Description: .....

☐ **Credit Card** ☐ **Visa** ☐ **MasterCard** ☐ **AMEX**

Name on Card:..... Expiry _ _ / _ _

Card Number: _ CCV _ _ _ _

Acceptances: Please complete this form and Return to: PO Box 282, Christchurch 8140, Fax: 03 987 3834, Email: mge.well@mainmark.com

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OFFICE USE ONLY

Approved for Scheduling		Scheduled		Confirmed	

GENERAL CONDITIONS OF ENGAGEMENT

Please be sure to read and agree to these General Conditions of Engagement before authorising the works to proceed.
IF YOU HAVE QUESTIONS ABOUT ANY OF THE TERMS AND/OR CONDITIONS BELOW, JUST CALL US AND DISCUSS THEM

These General Conditions of Engagement together with the attached Client Information ("**MAINMARK Terms**") are between Mainmark Ground Engineering (NZ) Limited ("**MAINMARK**") and the person, company or other entity purchasing services (and any associated goods) ("**Services**") from MAINMARK ("**Client**").

1. **CONTRACT:** Every contract for the supply of Services by MAINMARK to the Client includes the MAINMARK Terms, the Client Application Form signed by the Client (if any) and the relevant Quotation and Quotation Acceptance Form signed by the Client (if any) ("**Contract**"). The Contract shall supersede and replace all previous submissions, representations, warranties, understandings, agreements or undertakings and shall take precedence over any other term, condition, agreement or other document. MAINMARK may change the MAINMARK Terms at any time by notice to the Client of such change.
2. **QUOTATION:** MAINMARK shall provide a quotation for Services to a Client ("**Quotation**"). To order the Services set out in the Quotation, the Client must sign and return (by mail, email or fax) the MAINMARK Quotation Acceptance Form.
3. **CANCELLATION:** The Client may not cancel any Contract unless MAINMARK agrees in writing. The Client acknowledges and agrees that where the Client cancels a Contract less than 5 days before the scheduled start date of the Services, MAINMARK may charge the Client for any costs and expenses incurred and loss of profits suffered in respect of the relevant Contract up to the date of cancellation.
4. **GST:** GST and any other applicable taxes and duties are not included in MAINMARK's prices and rates and will be added to such prices and rates and paid by the Client.
5. **TERMS OF PAYMENT**

5.1 The total deposit payable under this Contract will be an amount equal to the maximum percentage of the total amount payable under the Contract (**Contract Sum**) permitted by law.

5.2 The balance of the Contract Sum is due and payable, and the Client will pay MAINMARK, upon completion of the Services

5.3 The Client shall not be entitled to withhold payment of any amount from MAINMARK on the basis that it has not received payment from a third party.

6. **RETENTION SUMS:** The Client shall not withhold any retention sums without MAINMARK's prior written consent.
7. **ADDITIONAL COSTS**

7.1 Where there is any delay to scheduled Services due to insufficient site access or any other circumstances outside MAINMARK's reasonable control, MAINMARK may charge the Client an additional standby rate of $600 per hour capped at $4,500 per 7.5 hour day.

7.2 Where the Client fails to perform, or inadequately performs any works which are the Client's responsibility under the Contract, MAINMARK may perform such work in addition to the Services and may charge the Client for such work at a rate of cost plus 20%.

8. **LATE PAYMENT CHARGES:** If any amount is withheld or not paid by the Client by the due date:
   (a) an administration charge of $60 per month will be added to the overdue amount as at the due date and on each monthly anniversary of the due date; and
   (b) interest on the overdue amount at a rate of 12% p.a. shall be payable by the Client to MAINMARK from the day following the due date, up to and including the date on which the payment is made. Interest will accrue both before and after judgment.
9. **DAYWORK & SCHEDULES OF RATES:** Where Services are carried out on a Schedule of Rates/Day or labour/material basis, the Client shall be responsible for requesting, checking and signing MAINMARK's record sheets daily. Any disputes must be recorded thereon. Once recorded and signed, the Client shall not be entitled to contest these records and any payment due shall be in accordance with such records. Should the Client fail to sign these records (noting any dispute if necessary) for any reason, such records shall nevertheless be deemed to be accepted by the Client as a true and fair record of time and materials expended by MAINMARK.
10. **SITE ACCESS & DELAYS**

10.1 The Client shall be responsible, at its cost, for providing MAINMARK with safe, suitable and timely access to the site and work area for MAINMARK's vehicles, materials, personnel, plant and equipment. Such access shall be clear and unimpeded and include hoisting if necessary.

10.2 The Client acknowledges and agrees that MAINMARK's vehicles, materials, plant and equipment will be held by it on the site or otherwise in its possession and control as bailee only (under a bailee arrangement for a term of less than 1 year) and that title to and ownership of all of MAINMARK's property shall at all times remain with MAINMARK. The Client shall have no right, title or interest in MAINMARK's property.

11. **HOURS OF WORK:** The Services shall be carried out between the hours of 0700 and 1700 from Monday to Friday (excluding statutory holidays). MAINMARK may, at its discretion, work additional or altered hours and/or days at no cost to the Client and with no costs being imposed on MAINMARK by the Client. If additional or altered hours or days are requested by the Client and additional costs are incurred by MAINMARK as a result of such request, the Client shall be liable to pay such increased costs as notified by MAINMARK.

12. **EXCLUSIONS:** The Services and the price stated in the Contract excludes the following, which shall be the Client's sole responsibility and at the Client's extra cost:
   (a) the obtaining and cost of any required authorities or approvals in relation to the Services (including any related fees);
   (b) site inspections by any authorities/consultants and costs arising therefrom;
   (c) the security and protection and/or removal, replacement, adjustment or repair of all finishes, fixtures, fittings, floor coverings, joinery, partitions, ceilings, furniture, goods, articles, equipment, building and services, landscaping and external works, including to adjacent properties;
   (d) any damage to services (including underground services and connections), building structure, adjacent elements, wall/floor finishes, glass, joinery, landscaping, etc;
   (e) resultant affects of saw-cutting of concrete/joint lines;
   (f) ingress of MAINMARK material into drainage systems or fittings, conduits, appliances, services or unrelated voids/rooms;
   (g) subsequent failure including movement and cracking, due to structural deficiency, altered use and/or loading, tree roots, sub-base and/or subgrade conditions, ingress of water from flooding or broken pipes, etc; and
   (h) any *"Client Responsibilities"* as set out in the attached Client Information.
13. **RESPONSIBILITY FOR INFORMATION:** The Client shall provide MAINMARK with all information that is relevant to the execution of the Services by MAINMARK (including in relation to physical conditions on/under the works site or its surroundings) and any other information reasonably requested by MAINMARK. The Client warrants that all information provided to MAINMARK is true and accurate in all respects and MAINMARK shall have no liability to the Client for any defects or shortcomings in the Services due to lack of instructions/information (including geotechnical information) from, or insufficient/incomplete/incorrect/inaccurate documentation and information being provided by the Client.
14. **INTENT AND SCOPE OF SERVICES**

14.1 Unless otherwise expressly agreed in writing, MAINMARK shall complete the Services in accordance with the Contract. Where the Contract includes such expressions as *"Assumed"*, or *"We have allowed / assumed / based / relied on"* certain conditions, circumstances or information, any variation from such which incurs additional costs shall entitle MAINMARK to vary the Contract by notice in writing to the Client and such additional costs shall be payable by the Client.

15. **RESPONSIBILITY FOR SUPERVISION:** The MAINMARK engaged engineer will be available throughout the performance of the Services where necessary to answer Client queries, give directions and check MAINMARK's set out and levels and to ensure the suitability of the Services relative to its requirements.
16. **VARIATIONS:**

16.1 Subject to clause 14.1, any variation to the Services must be requested and agreed in writing by the Client and MAINMARK.

16.2 Notwithstanding clause 16.1, any variation to the Services resulting in a change exceeding a value of $500 shall not be binding on MAINMARK unless accepted in writing by an authorised person of MAINMARK.

17. **AUTHORITY:** The Client warrants that the person who signs the Quotation Acceptance Form has the authority to do so.
18. **INSURANCES:** In respect of the Services, MAINMARK will maintain Public Liability Insurance of $20,000,000 and Vehicle Insurance of $10,000,000 (with the exception that Vehicle Insurance is limited to $2,000,000 in respect of the restricted area of a commercial airport).
19. **WARRANTIES**

19.1 MAINMARK warrants that, under normal conditions, its injected materials will resist shrinkage and deterioration for up to 50 years.

19.2 Where the Client is acquiring the Services for the purposes of a business:
   (a) the parties acknowledge and agree that the Client is acquiring the Services for the purposes of a business in terms of sections 2 and 43(2) of the Consumer Guarantees Act 1993 ("**CGA**") and that the Services are both supplied and acquired in trade for the purposes of the Fair Trading Act 1986 ("**FTA**") and the parties agree to contract out of sections 9, 12A, 13 and 14(1) of the FTA; and
   (b) the Client agrees that all warranties, conditions and other terms implied by the CGA or sections 9, 12A, 13 and 14(1) of the FTA or any other statute or common law are excluded from the Contract to the fullest extent permitted by law.

20. **DISPUTES:** In the event of a dispute in connection with a Contract ("**Dispute**"), a party shall give written notice of the Dispute to the other party. If the Dispute cannot be resolved within 28 days from the date of the notice by good faith negotiations, either party may refer the Dispute to be determined by arbitration before a single arbitrator in accordance with and subject to the *"Arbitrators' and Mediators' Institute of New Zealand Inc Arbitration Protocol"*.

21. **LATENT CONDITIONS:** This Contract is subject to, and has been based on, information that has been provided to MAINMARK by the Client. MAINMARK shall not be liable for any loss, cost, expense or damage suffered or incurred by the Client or any other person to the extent that physical conditions on/under the works site or its surroundings, including artificial things, differ materially from the physical conditions which should reasonably have been anticipated by MAINMARK at the date of the Contract if MAINMARK had:

    (a) examined all information made available in writing by the Client to MAINMARK prior to the commencement of the Services; and

    (b) inspected by non-invasive means, the works site and its surroundings.

22. **DEFAULT AND TERMINATION**

22.1 The Client will be in default if: a) it commits a breach of any of its obligations (including as to payment) to MAINMARK under the Contract or any other agreement between the parties; or b) it becomes insolvent, is wound up, has a receiver or liquidator appointed, commits an act of bankruptcy or suffers any similar insolvency event or ceases to carry on business; or c) MAINMARK's plant, equipment, material or vehicles are at risk in MAINMARK's sole opinion.

22.2 If any of the events described in clause 22.1 occur, MAINMARK may: a) immediately suspend the Services or terminate the Contract; b) require all amounts owing to MAINMARK (whether or not due for payment) to be paid immediately; c) enter onto the works site or any other premises and retake possession of any of MAINMARK's plant, equipment, material or vehicles; or d) exercise any rights that MAINMARK has under the MAINMARK Terms, the Contract or that are available at law.

22.3 The Client indemnifies MAINMARK against any cost, claim, damage, expense or liability suffered or incurred by MAINMARK exercising its rights under this clause 22 or otherwise acting to recover any property or monies payable by the Client.

22.4 MAINMARK will not be liable to the Client or any other person for any loss suffered or liability incurred (including indirect and consequential losses) arising from termination of the Contract or repossession of MAINMARK's property.

23. **LIABILITY**

23.1 If MAINMARK is liable to the Client in connection with Services provided under a Contract (whether in contract, tort or otherwise), MAINMARK's liability shall be limited to reasonably foreseeable damages, losses or expenses. MAINMARK will not be liable to the Client for any indirect, consequential or special loss, or loss of profit, however arising.

23.2 Notwithstanding clause 23.1, the maximum aggregate liability of MAINMARK for any claims made by the Client (whether in contract, tort or otherwise) shall not exceed the lesser of the price paid by the Client for the Services under the relevant Contract or the sum of $250,000.

23.3 Notwithstanding clauses 23.1 and 23.2, if MAINMARK is found liable to the Client (whether in contract, tort or otherwise), and the Client and/or a third party has contributed to the loss or damage, MAINMARK shall only be liable to the proportional extent of its own contribution.

24. **INTELLECTUAL PROPERTY:** This Contract does not grant the Client any intellectual property rights, title or interest in relation to the Services or otherwise.

25. **FORCE MAJEURE:** MAINMARK will not be liable for any failure or delay to perform its obligations under the Contract caused by any event or circumstances beyond its reasonable control ("**force majeure**"). The performance of MAINMARK's obligations under a Contract will be suspended for the period of any delay due to force majeure. Any costs incurred by MAINMARK due to force majeure will be payable by the Client. Nothing in this clause shall excuse the Client from any obligation to make a payment when due under the Contract.

26. **CONFIDENTIALITY:** The Client will at all times treat as confidential all non-public information and material received from MAINMARK (including the existence, terms and pricing included in the Contract) and will not publish, release or disclose the same.

27. **CHARGE**

27.1 Where the Client has an interest in the land on which the works are to be performed, the Client charges all of the Client's interest in the land to MAINMARK with the payment of all moneys due or that shall become due to Mainmark under this contract.

27.2 MAINMARK shall be entitled to lodge a caveat evidencing this charge.

27.3 The Client shall indemnify MAINMARK from and against all MAINMARK's costs and disbursements in relation to MAINMARK's enforcement of the charge; lodgement of a caveat; and legal costs on a solicitor and own client basis relating to such matters.

27.4 The Client agrees to irrevocably nominate and appoint MAINMARK as the Client's true and lawful agent, authorised person and attorney to perform all acts and execute such documents as are necessary to give effect to the provisions of clause 27.

28. **PRIVACY OF INFORMATION:** The Client authorises MAINMARK to collect, obtain, retain and use information about the Client from any person for the purpose of assessing the Client's creditworthiness and to disclose information about the Client to any person to enable MAINMARK to exercise or enforce any of its rights, remedies and powers under the Contract or at law.

29. **GENERAL**

29.1 **Costs:** The Client shall pay all costs and expenses (including legal fees on a solicitor and own client basis) incurred by MAINMARK exercising or enforcing any of MAINMARK's rights, remedies and powers under the Contract or at law.

29.2 **Assignment:** The Client may not assign, subcontract or otherwise transfer any of its rights, powers or obligations under the Contract without MAINMARK's prior written consent.

29.3 **Severance:** The illegality, invalidity or unenforceability of a provision of the Contract shall not affect the legality, validity or enforceability of any other provision of the Contract.

29.4 **Waiver:** No failure or delay by MAINMARK in exercising any power or right conferred on MAINMARK by the Contract shall operate as a waiver of such power or right.

29.5 **No set-off:** In no event shall any price or amount payable for the Services under a Contract (including any additional costs imposed by MAINMARK) be subject to any set-off, deduction or counterclaim of any kind by the Client.

29.6 **Interpretation:** *"Including"* and similar words do not apply any limitation when used in the Contract. Headings are included for convenience and do not affect the interpretation of any Contract.

30. **Completion Of Works**

30.1 The Services are complete when a MAINMARK engaged engineer issues a Producer Statement PS4 – Construction Review or other certificate of completion in relation to the relevant Services

30.2 Should any defects in the Services arise within 12 months following completion of the Services, MAINMARK will fulfil its obligations in accordance with the MAINMARK Terms or as otherwise required by law.

30.3 Where applicable, MAINMARK acknowledges the existence and application of the implied warranties in sections 362I to 362K of the Building Act 2004.

App 6

Keith Smith

From: David Jurgens <david@jurgensdemolition.co.nz>
Sent: Monday, 9 August 2021 9:20 am
To: Keith Smith
Subject: RE: 7 & 8 Walter Nash Place.

Hi Keith – Demolition of Flats at Walter Nash Place – This quote is a working estimate only with details confirmed if project goes ahead.

1. Remove fibrolite to eaves including area to covered walkway and shed at back of building – 5000.00
2. Separate roof structure to covered area to walkway and close in exposed new end. - 5000.00
3. Demolish building and remove all material off site including concrete foundations. - 10000.00
4. Reinstate building area and access to site etc. - 3000.00
5. TOTAL - $23000.00 plus gst.

Yours,
David Jurgens.

App 7

Keith Smith

From: Stuart Mackintosh <stuartm@bplgroup.co.nz>
Sent: Tuesday, 27 July 2021 2:44 pm
To: Keith Smith
Subject: RE: 7 & 8 Walter Nash

Categories: [SharePoint] This message was saved in 'Pensioner Housing > Property Management > Walter Nash Flats - Walter Nash Pl'

Hi Keith,
In short;

- The slumping is the result of inadequate foundation soils. The site was filled when developed and but the material used was inadequately compacted to support the dwellings over their lifetime.
- The problem (slumping) is already occurring on other units albeit not to the same degree as units 7/8.
- We anticipate the problem will slowly worsen over time, but we cannot offer a definitive 'use by' date for the other units.

Kind regards,

Stuart
Mackintosh

BPL Group
Engineers and Valuers
86 Victoria Avenue
Wanganui, New Zealand
Phone: 06 345 3959
stuartm@bplgroup.co.nz
www.bplgroup.co.nz

From: Keith Smith <Keith.Smith@whanganui.govt.nz>
Sent: Tuesday, 27 July 2021 2:31 PM
To: Stuart Mackintosh <stuartm@bplgroup.co.nz>
Subject: 7 & 8 Walter Nash

Hi Stuart

There's an address which sends a shudder down your spine aye!

This matter has surfaced again and there are two questions.
Do you have an idea what has caused the slumping?
And considering the area, soil etc, is there likelihood that the problem could occur on other units?

Keith

Keith Smith | Interim Team Leader – Facilities Management
P: +64 06 349 3011 | M: +64
www.whanganui.govt.nz
Whanganui District Council | 101 Guyton Street | PO Box 637 | Whanganui 4500

Keith Smith

From: Angel Marsh <amarsh@mainmark.com>
Sent: Wednesday, 28 April 2021 9:14 am
To: Keith Smith
Subject: Mainmark Ground Engineering Quote
Attachments: Whanganui District Council Quote - Z21AM074 QT1.pdf

Categories: [SharePoint] This message was saved in 'Property > Pensioner Housing > Activity Management'

Good Morning Keith,

It was lovely to meet you last week and see how Mainmark can assist returning these 2 units back into lovely homes for a few lucky people. I have had a look at the levels and completed a full scope of works and costing for you. While it looks significant, its actually a very normal job for us, and I am confident in the achievable result. As mentioned on site, we are in and out and would be on site 6-10 days for this size of job, so a much quicker option then a rebuild, on top of theft of keeping the street as well matched as it currently is as a benefit.

I am more than happy to answer any questions you may have, and look forward to hearing from you.

Angel Marsh
Territory Manager

Mainmark New Zealand
www.mainmark.com

Email: amarsh@mainmark.com

Tel: +64 4 568 8777
Fax: +64 3 987 3834
Mob: +64 27 259 9096

Leaders in Advanced Ground Engineering & Asset Preservation Technologies

mainmark



This message contains confidential information and is intended only for the intended recipients. If you are not an intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

Keith Smith

From: Guy Sinton
Sent: Thursday, 4 March 2021 11:22 am
To: Dianne Love
Subject: FW: Walter Nash and Cooks Gardens
Attachments: 9519 - A Pile Plan Building 2 Flats 7-8.pdf; 9519 - A Services Plan Soil test summary.pdf

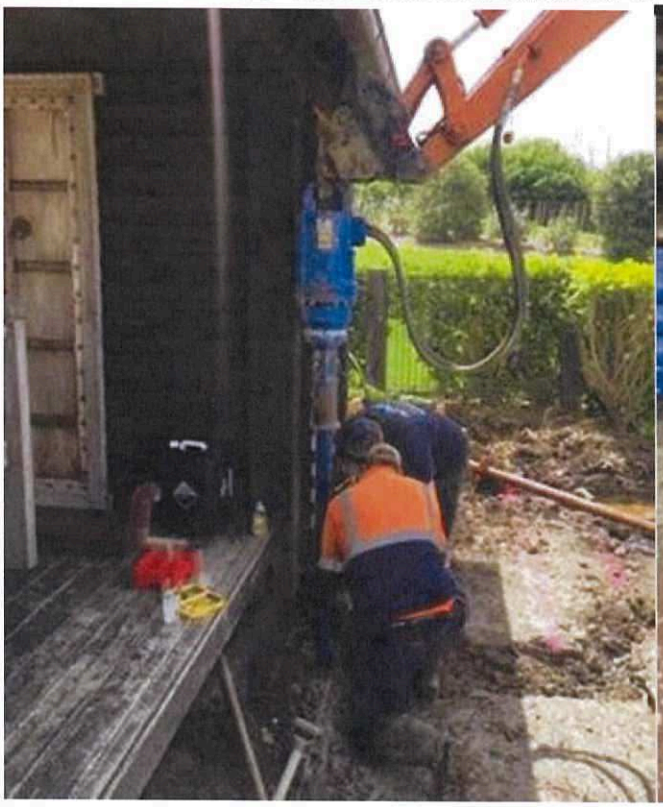
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From: Hayden Crawford-Lett <Hayden.Crawford-Lett@whanganui.govt.nz>
Sent: Tuesday, 23 February 2021 8:22 AM
To: Guy Sinton <Guy.Sinton@whanganui.govt.nz>; Facilities <Facilities@whanganui.govt.nz>
Subject: FW: Walter Nash and Cooks Gardens

From: Stuart Mackintosh <StuartM@bplgroup.co.nz>
Sent: Monday, 22 February 2021 5:24 PM
To: Hayden Crawford-Lett <Hayden.Crawford-Lett@whanganui.govt.nz>
Subject: RE: Walter Nash and Cooks Gardens

Hi Hayden,

We are preparing a drawing for each 2 block unit like that attached.
This is the one for Unit **7 & 8** which have the worst settlement.
The remedial work will involve installing screw piles adjacent to the existing foundation beam. The screw piles have a corbel that sits under the foundation beam similar to this;





Each of the block plans show the services discovered nearby.

We also have an overall services plan for future work in this complex.

I will catch up with Josh and se where he got to with that.
I know he met Guy on site then him and I had a session to try and come up with a solution that did not require removal of the windows, but did remove more of the rusted mullion.

Kind regards,

Stuart
Mackintosh

BPL Group
Engineers and Valuers
86 Victoria Avenue
Wanganui, New Zealand
Phone: 06 345 3959
stuartm@bplgroup.co.nz
www.bplgroup.co.nz

From: Hayden Crawford-Lett <Hayden.Crawford-Lett@whanganui.govt.nz>
Sent: Thursday, 18 February 2021 8:58 AM
To: Stuart Mackintosh <StuartM@bplgroup.co.nz>
Subject: Walter Nash and Cooks Gardens

Hi Stuart,

I have an invoice here from BPL for Walter Nash that I need to sign off.
However, I haven't received any designs or soil testing results. Could you please send these through so I can sign this off?

Also can you ask Josh to pass on the work for the alternative design for the rusted mullions at Cooks Gardens? I have paid for that and haven't seen anything yet.

Kind Regards

Hayden

Hayden Crawford-Lett | Facilities Manager
P: +64 6 349 3064 | M: +64 0273284528
www.whanganui.govt.nz
Whanganui District Council | | PO Box 637 | Whanganui 4500

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Keith Smith

From: Rosemary Fletcher
Sent: Friday, 14 May 2021 9:51 am
To: Josh - Shane Stone Builders
Cc: Keith Smith
Subject: FW: Council flats reinforcement project
Attachments: 9519 Building 2 Units 5-8 Foundation Repairs.pdf

Hi Josh

Keith Smith is the interim Team Leader in Facilities and will be guiding this project. Keith will update you on progress.

Kind regards
Rosemary

From: Josh - Shane Stone Builders <josh@shanestonebuilders.co.nz>
Sent: Friday, 14 May 2021 9:23 am
To: Rosemary Fletcher <Rosemary.Fletcher@whanganui.govt.nz>
Subject: FW: Council flats reinforcement project

Hi Rosemary, I have been ask to price some work at the Walter Nash Flats from Guy, nut never got any direction on how far to go.

I have got the price back from the piler now.

Do you know who is looking after it now? and what is needed to be priced up?

Thanks Josh

Josh Davy
Project Manager
Phone 021 300 239

Shane Stone Builders Ltd
PO Box 462
Wanganui

Office – 33 Wilson Street, Wanganui
Office phone – 06-3477-007
Shane - 021 242 0099
Tee-Jay - 021 300 475

Website: www.shanestonebuilders.co.nz

From: Josh - Shane Stone Builders
Sent: Tuesday, April 6, 2021 9:51 AM
To: guy.sinton@whanganui.govt.nz
Subject: FW: Council flats reinforcement project

Hey Guy. Wow, is all I have to say about this one.

Im meeting the piler onsite on Friday at 10.00, can I pop in and get some keys at some stage.

Thanks Josh

Josh Davy
Project Manager
Phone 021 300 239

Shane Stone Builders Ltd
PO Box 462
Wanganui

Office – 33 Wilson Street, Wanganui
Office phone – 06-3477-007
Shane - 021 242 0099
Tee-Jay - 021 300 475

Website: www.shanestonebuilders.co.nz

From: Stuart Mackintosh <StuartM@bplgroup.co.nz>
Sent: Wednesday, March 31, 2021 11:31 AM
To: Guido Biggelaar <guido@screwpilesolutions.nz>
Cc: Josh - Shane Stone Builders <josh@shanestonebuilders.co.nz>
Subject: RE: Council flats reinforcment project

Hi Guido,
Thank you for your email and phone message.
Shane Stone Builders is pricing this one up and a asked them to contact you direct get the piling price.
Attached is the drawing of the 1st set of units for your reference,

Kind regards,

Stuart
Mackintosh

BPL Group
Engineers and Valuers
86 Victoria Avenue
Wanganui, New Zealand
Phone: 06 345 3959
stuartm@bplgroup.co.nz
www.bplgroup.co.nz

From: Guido Biggelaar <guido@screwpilesolutions.nz>
Sent: Wednesday, 31 March 2021 11:23 AM
To: Stuart Mackintosh <StuartM@bplgroup.co.nz>
Subject: Council flats reinforcment project

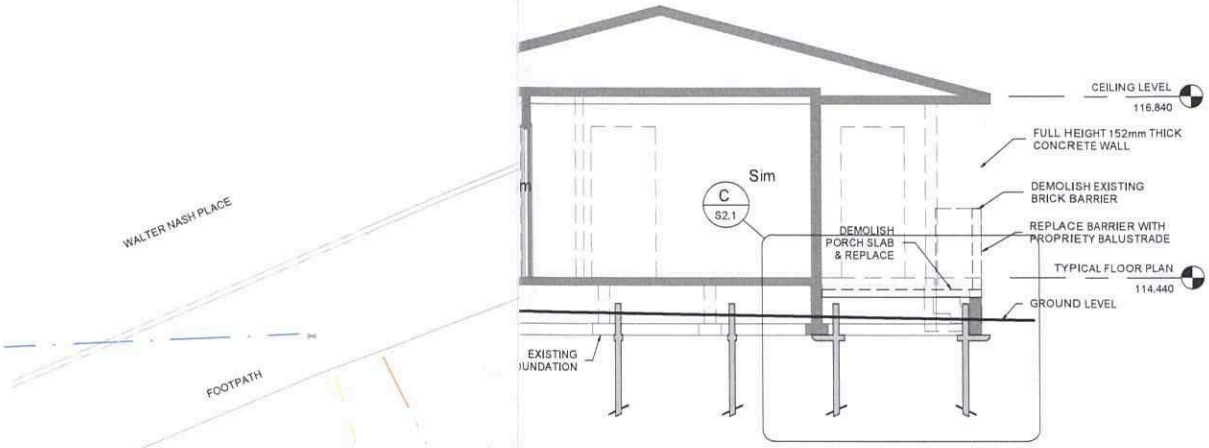
Good morning Stuart, we discussed this project some time ago. I was wondering if you would be able to give us an idea of the work scope, some documents etc.

Would you prefer i come and visit you in Whanganui to discuss intially? Happy to do so.
Let us know

Kind regards

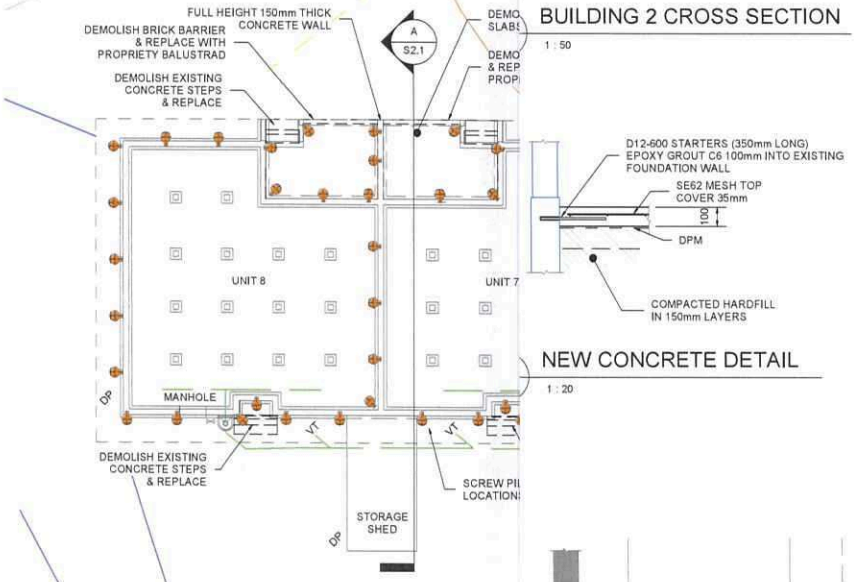
Guido Biggelaar
Southern Division

(+64) 021 494 694 | 06 215 4694
guido@screwpilesolutions.co.nz | www.screwpilesolutions.co.nz



BUILDING 2 CROSS SECTION

1 : 50

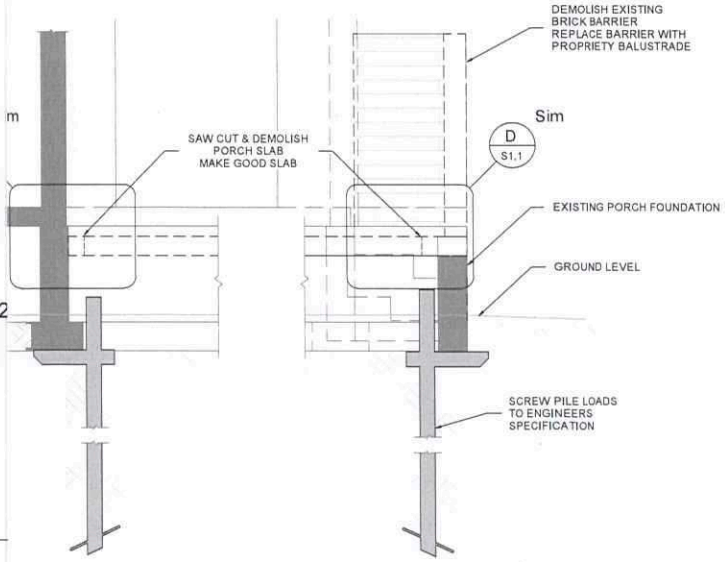


NEW CONCRETE DETAIL

1 : 20

BUILDING 2

1 : 100



BUILDING 2 SECTION C

C S2.1 — 1 : 20

BARRIERS:

1. CONTRACTOR SHALL PROVIDE EFFECTIVE FENCE BARRIE COMMENCING WORK. DURING CONSTRUCTION & TO SECU

DEMOLITION AND TEMPORARY WORKS:

1. CHECK ALL SERVICES TO THE AFFECTED AREA. NOTE PO
2. PROTECT ALL SECTIONS OF THE BUILDING AND MATERIA
3. PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR SE
4. PROTECT ALL STRUCTURE INTENDED FOR REUSE.
5. REMOVE AND DISPOSE OF ASBESTOS CONTAINING MATE SAFETY IN EMPLOYMENT ACT
6. LEAVE SITE CLEAN AND TIDY.

bpl GROUP ENGINEERING
CONSULTING ENGINEERS
Bycroft Petherick Limited
86 Victoria Avenue, Wanganui
New Zealand
Phone: (06) 3453959
E-mail: office@bplgroup.co.nz
Website: www.bplgroup.co.nz

WHANGANUI DISTRICT CO

FOUNDATION REPAIRS

IMINARY	MPR	06-03-2021
IMINARY	MPR	22-02-2021
N	DRAWN	DATE

Designed	Date	Job No.
SJM	OCTOBER 2020	9519
Drawn: MPR	Scale: As indicated	Sheet Size: A1
Checked: SJM	Sheet No.: S2.1	Issue: B

Keith Smith

From: David Jurgens <david@jurgensdemolition.co.nz>
Sent: Monday, 9 August 2021 9:20 am
To: Keith Smith
Subject: RE: 7 & 8 Walter Nash Place.

Hi Keith – Demolition of Flats at Walter Nash Place – This quote is a working estimate only with details confirmed if project goes ahead.

1. Remove fibrolite to eaves including area to covered walkway and shed at back of building – 5000.00
2. Separate roof structure to covered area to walkway and close in exposed new end. - 5000.00
3. Demolish building and remove all material off site including concrete foundations. - 10000.00
4. Reinstate building area and access to site etc. - 3000.00
5. TOTAL - $23000.00 plus gst.

Yours,
David Jurgens.

027 711 635

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APPENDIX 9 – EXAMPLE REDEVELOPMENT AND TENANT RELOCATION PROCESS

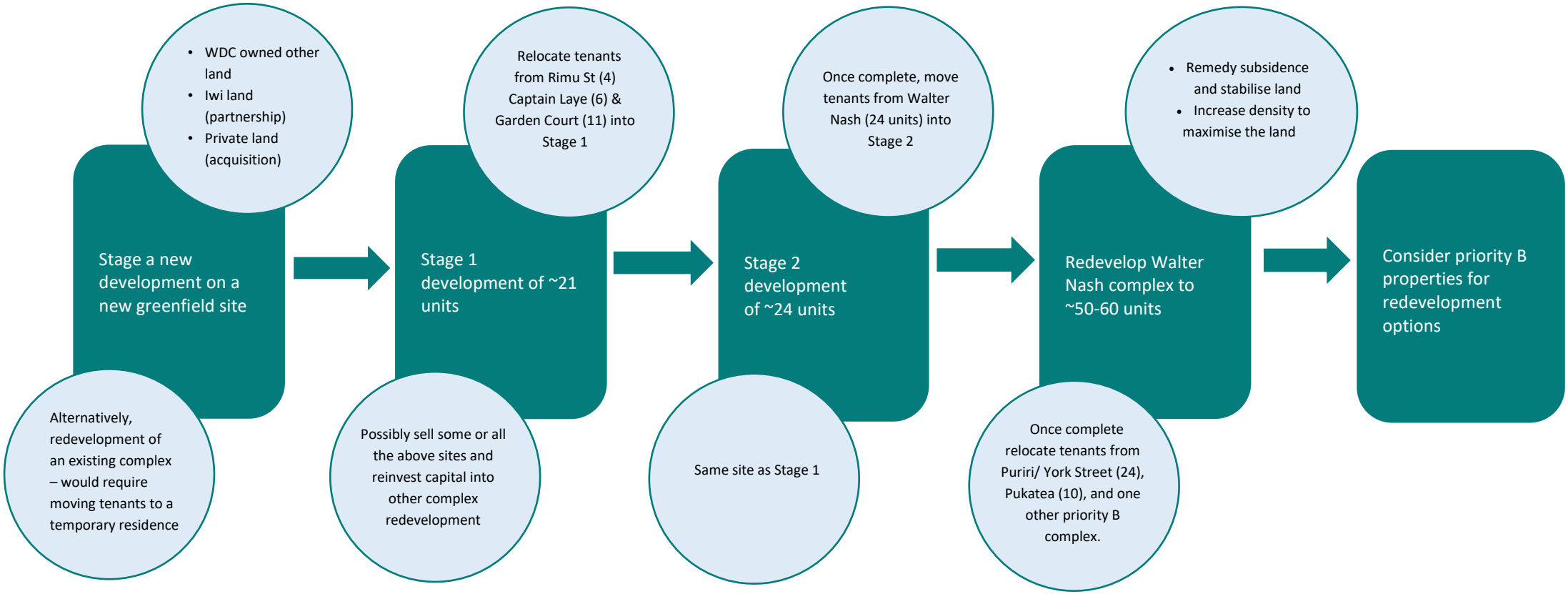
Refer overleaf.

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Example redevelopment and tenant relocation process

The following flow chart gives a detailed example of a possible portfolio consolidation/ redevelopment and tenant relocation process, based on Turley & Co's recommended future options for each individual complex. Whanganui District Council may have other preferences and could simply adjust the complexes and replacement unit numbers to best suit their desired outcomes.



APPENDIX 10 – TCL UNIVERSAL ADVISORY LIMITATIONS & DISCLAIMERS

Refer overleaf.

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Turley & Co Universal Advisory Limitations and Disclaimers

Report & Advisory User Notice

Turley & Co Ltd (TCL) advisory limitations advice is standard property advisory practice. This is good practice aimed at protecting all parties. Reporting limitations advisory is recommended by our professional bodies.

Use of or reliance on Turley & Co advisory is strictly conditional on readers/ users/ clients/ reliance parties unreserved acceptance of the following universal advisory polices of Turley & Co Ltd (TCL). The payment of a TCL fees account for a body of work/s confirms a client/s and advisory user/s contract in all matters following.

TCL Universal Advisory Limitations & Disclaimers herein apply to current any future work by TCL and staff for advisory addressee party/s and related or other reliance parties unless superseded by a substitute written agreement.

Purpose

The advisory is prepared for the specific purpose stated. Any party that relies upon advisory information for an alternative purpose without reference to TCL, does so at its own risk.

Confidentiality and Reliance

Turley & Co's and its staff responsibility in connection with services is limited to the client to whom it is addressed and parties for whom reliance is expressly affirmed. TCL and its staff disclaim all responsibility and accept no liability to any other party.

Publication

Neither the whole nor any part of the advisory or any reference to it may be included in any published document, circular or statement without the prior written approval of a director of Turley & Co Ltd as to the form and context in which it may appear.

Reliance Period

Over time changes will impact the currency of advisory. Property changes may include:

- Legal (title, town planning, lease, statutory, common law).
- Physical (improvements, deterioration, information discovery).
- Locality, environmental, neighbourhood changes.
- Economic and market changes.

The property market is being impacted by the uncertainty caused by the COVID-19 pandemic. TCL considers that there is market uncertainty resulting in significant property findings and advisory uncertainty.

We strongly recommend that before any decision or action is taken involving future acquisition, disposal, borrowing, lending, restructuring or any other transaction or decision for real property interest/s under consideration, parties relying on dated TCL advisory refer to TCL for refreshed advisory. Given COVID-19 pandemic related market uncertainties TCL advisory and findings could be considerably outdated and changed or unreliable after a short period.

Please refer to TCL after one month. TCL confirmation of advisory and findings may involve minor work attendances for good certainty and TCL restated reliability. TCL report/s reissuance and/ or written confirmation is necessary for restated reliability to apply. Parties relying on TCL advisory or findings after one month otherwise do so entirely at their own risk.

Unconfirmed Items

We accept no responsibility and disclaim all liability for any TCL information, advisory or findings that is marked or advised to be: 'estimate', 'draft', 'provisional' or 'preliminary'. Such items in part or entirety are not for client or others reliance.

Contingent Items

Where TCL advisory or findings are stated to be contingent upon unknown or unconfirmed items (Contingent Items), then these items must be resolved with good certainty by advisory users and any potential risks or uncertain information communicated to TCL for possibly TCL advisory or findings reliance affirmation and/ or possibly adjustment/s. Parties relying on TCL advisory or findings and information otherwise do so entirely at their own risk in respect of any stated contingent items that remain uncertain or unresolved.

Abridged and Short-form Advisory

TCL abridged and short-form reports are always subject to and entirely provisional upon full reporting by TCL for user reliance to apply. Parties relying on TCL abridged or short-form reports or certificates do so entirely at their own risk.

Currency

All dollar values are New Zealand Dollars (NZD).

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Forecasts

Considerable professional effort is made to ensure the soundness and accuracy of opinions, information, and the basis for any forecasts. Forecasts should be regarded as a general guide only. TCL can accept no liability for erroneous predictions as no person can accurately predict the future.

Registrations

Turley & Co advisory is on the basis the real property interest/s under consideration are free of detrimental or beneficial registrations, caveats, mortgages, charges, financial interests or liens, and that there are no memorials, encumbrances, restrictions or other impediments of an onerous or deleterious nature that impact the real property interest/s other than those stated by TCL. Such other registrations may include Wahi Tapu registrations and Historic Places Trust registrations.

Documentation Reliance

Sources

Information is generally obtained from a search of records and examination of documents or by enquiry to Government Departments or Statutory Authorities and Turley & Co's client.

Where information has been sourced from or supplied by another party that ought to be reliable, the information has been adopted as correct. TCL disclaims responsibility for information deficiencies or inaccuracies where information supplied by another party has been adopted.

Audit

TCL does not normally inspect all leases or dealings on titles. TCL recommends that competent solicitor advice be obtained. TCL assumes, unless informed to the contrary and reported, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or unknown outgoings of a material nature that would have an effect on the value, marketability or potential uses of the real property interest/s under consideration.

Incomplete Records

In the event of an historical land misdealing or lost land title record, there is a possibility that property history or status matters represented by TCL could prove to be inaccurate. This uncertainty revolves around documentation or a land record being future discovered by a Council, LINZ, DoC or another party which the Crown or a TLA did not possess at the time of advisory. This is a normal land information risk. Turley & Co Ltd can accept no responsibility and disclaims all liability in such circumstances.

Title Boundaries

TCL does not survey properties and cannot assume responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements lie within the title boundaries and that no neighbouring property improvements encroach on the subject land/s.

Outstanding Debts

In the case of buildings where works are in hand or have recently been completed, TCL does not normally make allowance for any liability already incurred but not yet discharged in respect of completed works or obligations in favour of contractors, sub-contractors, project managers or any members of the professional, or design team.

Resource Planning & Statutory

Information on town/ resource planning/ zoning is often obtained verbally from the local planning authority and if assurance is required, TCL recommends that verification from the relevant authority be obtained that confirms:

- The position is correctly stated by TCL.
- The property is not adversely affected by any other decisions made, or conditions prescribed by Public Authorities.
- That there are no outstanding statutory notices.
- No resource consent applications are pending.

TCL's advice is prepared on the basis that the property/ premises (and any works thereto) comply with all relevant statutory regulations including the Building Act 2004 and the requirements of Territorial Authorities. Where we have obtained a Land Information Memorandum (LIM) from the Territorial Authority, we comment on this within our reporting/ advisory. Where we have not obtained a Land Information Memorandum (LIM), advisory is subject to there being no outstanding requisitions or other Council information indicating significant land impediments or contingent liabilities for owners or users of the land.

Measurements

Unless otherwise stated all property measurements are in conformity with the Guide for the Measurement of Rentable Areas issued by the Property Council and PINZ. Multi-tenancy properties are not normally measured as part of the valuation process although check measurements may be taken. For such properties rentable areas are normally supplied by the property owner or property manager and adopted as measurement standards correct.

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Improvements

General: While in the course of inspection due care is taken to note building defects, no structural survey is made and no undertaking is given about the absence of water ingress, leaky building syndrome, rot, termite or pest infestation, deleterious substances such as asbestos or calcium chloride, methamphetamine or other hidden defects. We can give no guarantee as to the foregoing or outstanding requisitions in respect to the building/s or land/s under consideration.

Structural & Pest: No enquiries in respect of any property, or of any improvements erected thereon, are made for any sign of timber infestation, asbestos or other defect, whether latent, patent, or structural.

Structural: We undertake a visual inspection in respect of any building assessed, but must advise that we usually do not commission structural surveys or test any of the services and are therefore unable to confirm that these are free from defect. We note further that we do not inspect unexposed or inaccessible portions of any building and are therefore unable to certify that these are free from defect.

Any elements of deterioration apparent during our consideration of the general state of repair of building/s has been noted or reflected in our findings. We are however, unable to give any warranty as to structural soundness of any building and assume in arriving at our findings that there are no structural defects or the inclusion of unsatisfactory materials.

Seismic Capacity: Unless otherwise stated TCL relies on client and client expert/s information and advice in the matter of building structures seismic performance status and %NBS rating. If this information is inaccurate our advisories or conclusions may not hold, and TCL advice/s or conclusions may require reconsideration and material adjustment/s. IEP assessments are insufficient for good seismic performance surety. TCL recommends a Detailed Seismic Assessment.

Services: In preparing our advisory it is assumed that items such as lifts, hot and cold water systems, electrical systems, air conditioning or ventilating systems and other devices, fittings, installations or conveniences in the building are in proper working order and functioning for the purposes for which they were designed, and conform to the current building, fire and government regulations and codes. TCL offers no warranties in these respects.

Tenants

Enquiries as to the financial standing of actual or prospective tenants are not normally made unless specifically requested. Where properties are assessed or valued with the benefit of lettings it is therefore assumed that the tenants are capable of meeting their obligations under the lease and that there are no arrears of rent or undisclosed breaches of covenant, and that the advised and stated rent is the effective rent without offset or undisclosed inducement/s.

Goods & Services Tax (GST)

Non-Residential: Capital and rental valuations and rent analyses are (unless otherwise stated) carried out on the basis that the valuation is plus GST (if any).

Residential: Capital and rental valuations and rent analyses of residential property are (unless otherwise stated) carried out on the basis that the valuation includes GST (if any).

Contamination

Substances such as asbestos, methamphetamine, other chemicals, toxic wastes or other potentially hazardous materials could, if present, adversely affect the value or use potential of a property. TCL findings and advisory are on the basis that there is no material on or in the property that would cause loss in value or diminution of property use potential. No responsibility is assumed for any such conditions and the advisory recipient is advised that the TCL advisory author is not qualified to detect such substances, quantify the impact on values or estimate the remedial cost.

While due care is being taken to note any contamination liability, our investigations are undertaken for the stated advisory use purposes only, and do not constitute an environmental audit. Unless otherwise stated, no account is taken of the effect on value or property use potential due to contamination or pollution.

Geotech

Unless we have advised otherwise in our report, we have not received or ascertained expert geotech assessment information for the land. In that case geotech conditions and soils bearing capacities are unknown and unconfirmed. We are therefore unable to provide geotech and soil conditions assurances. We disclaim all responsibility for this uncertainty and the costs or other effects of abnormal or unusually poor geotech and soil conditions for the land.

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Building Act 2004. Health and Safety at Work Act 2015. Fire Safety and Evacuation of Buildings Regulations 2006. Disabled Persons Community Welfare Act 1975

Unless otherwise stated, our advice is on the basis that the property complies with the Building Act 2004, Health and Safety at Work Act 2015, Fire Safety and Evacuation of Buildings Regulations 2006, and Disabled Persons Community Welfare Act 1975 or that the legislation has no significant impact on the value or use potential of the property.

Legal Advisory

TCL staff are not qualified to offer legal analysis or legal advisory. Clients must acquire expert legal advice in all matters of legal interpretation/s and law before adopting for any purpose TCL advisory. Any legal advice obtained by clients concerning TCL advisory must be provided to TCL for possibly its related advisory adjustment/s. TCL disclaims legal advisory matters responsibility.

Liability Limit Turley & Co and Staff

Turley & Co Ltd (TCL) Professional Indemnity (PI) insurance cover is presently limit NZD$1,000,000. The TCL PI insurance cover level is periodically reset, and any changed PI cover level shall apply for limitations of indemnity under this clause. Parties relying upon the findings, recommendations and work of TCL unreservedly accept and contract that the prevailing TCL PI insurance cover level will be the absolute limit of the combined professional and civil liabilities of TCL, its directors, shareholders and staff in any event. The payment of a TCL services fees account confirms a TCL and client contract in this matter.

Related Advisory

TCL advisory is subject to all other advice provided by TCL past and future in connection with the subject property/s or project/s. Please refer to TCL for confirmation of advisory since or prior advisory if there is any uncertainty.

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Fees and Reliance

No party is entitled to rely on any aspect of TCL advisories until TCL's fees account/s for a body of work have been paid in full. TCL reserves the right in the case of fees non-payment in full or fees dispute, to notify its client and thereafter third parties including financiers or insurers that they may not rely on the work deliveries or advisory of TCL. Third parties entitled to rely on TCL advisory unreservedly accept the herein notices and limitations in their entirety and they agree to be bound by TCL terms of engagement contracted with TCL client/s.

Substitution

The herein version *TCL Universal Advisory Limitations & Disclaimers* shall be fully substituted by subsequent version/s published by TCL to its advisory readers/ users/ clients/ reliance parties in respect of the same or other services project/s or property/s. Please refer to TCL if any doubt about the currently applicable *TCL Universal Advisory Limitations & Disclaimers* version.

Without Prejudice

In the circumstances of TCL clients' or reliance parties' disputes with a landlord, tenant or other party, concerning topics addressed or advised upon in work/s or reports by TCL, then all such work/s and advisory information by TCL including valuation/s and other findings shall be treated as strictly confidential and shall be dispute process without prejudice, including for any litigation process or arbitration under a lease or the Arbitration Act 1996.