

OPEN

MINUTE ITEM

ATTACHMENTS

Extraordinary meeting of the
Nelson City Council

Monday 29 April 2019
Commencing at 10.00a.m.
Council Chamber

Civic House

110 Trafalgar Street, Nelson

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PROJECT - 71 HAVEN ROAD

A2181377

Tony Vining, Aaron Walton and Jacques Reynolds
Public Forum, Extraordinary Council
29 April 2019



Compiled: Jacques Reynolds

Project 71 Haven Road

Introduction

We appreciate the opportunity to present to you our proposal for an apartment development on 71 Haven Road.

We believe this development will help provide housing on the city fringe and at affordable values.

The Property –71 Haven Road

The property at Haven Road was purchased in December 2016 for the purpose of creating a multipurpose storage facility for boats, caravans and containers. The site is well suited for this use, with its good access and close proximity to the city and harbour.

Development Options

It was during our due diligence on this site that we recognised how well suited it was for apartment living. It is elevated, sunny, has great views over the city. It is situated far enough away from the main road which minimises noise and pollution, and it backs onto an appealing green belt hillside, yet is within easy walking distance to the CBD and amenities.

Evidence of Affordability

We have undertaken extensive costings and feasibility analysis, including looking at alternative building systems.

Key factors in determining an efficient and affordable development are:

- Land cost and site development cost
- Cost efficiency achieved with a minimum of 30 units
- Innovative and efficient construction materials.

Design Considerations

Proposed design incorporates 6 levels and a minimum of 30 units.

Given the high-profile aspect of this site our designers have given a lot of effort to design a building that is not only visually pleasing but will blend into the surrounding environment.

A landscaping design that incorporates a tree lined entry and extensive planting around the embankments.

The use of a shared EV scooter / bike facility.

Market Demand

Bayley's research has extensive knowledge and information regarding the residential and apartment market and have clearly identified high demand for affordable apartment living close to the CBD.

It is also our understanding that the Council has a desire and is actively promoting any opportunity for intensification of apartments within the greater CBD area.

Summary

Locations like this, that are so well suited for apartment development are incredibly scarce.

We see this as a wonderful opportunity to not only satisfy a high demand housing sector, but also to greatly enhance the area and surrounds.

Again, we thank you for the opportunity to present this exciting development proposal to you.

Key Points:

- High profile site - visible from Haven Road and Halifax Streets
- Visually pleasing design that will blend into the surrounding environment
- Developer's Design Team will work closely with the Urban Design Team
- Extensive landscaping at the Haven Road entry and along the ROW is proposed
- High level of "Walkability" factor given the close proximity to the city and other amenities
- Easy access to recreation & sports facilities
- Green areas close by
- A shared electric scooter facility (under investigation – form & function)
- One-, two- & three-bedroom options
- Investigation of incorporating eco-friendly and green building aspects
- We are currently engaging multiple professionals throughout New Zealand to this effect

We believe this development will work perfectly on this site.

The development is being designed to meet the current market needs and provide affordable apartments, using innovative green building technologies whilst enhancing our Nelson City.

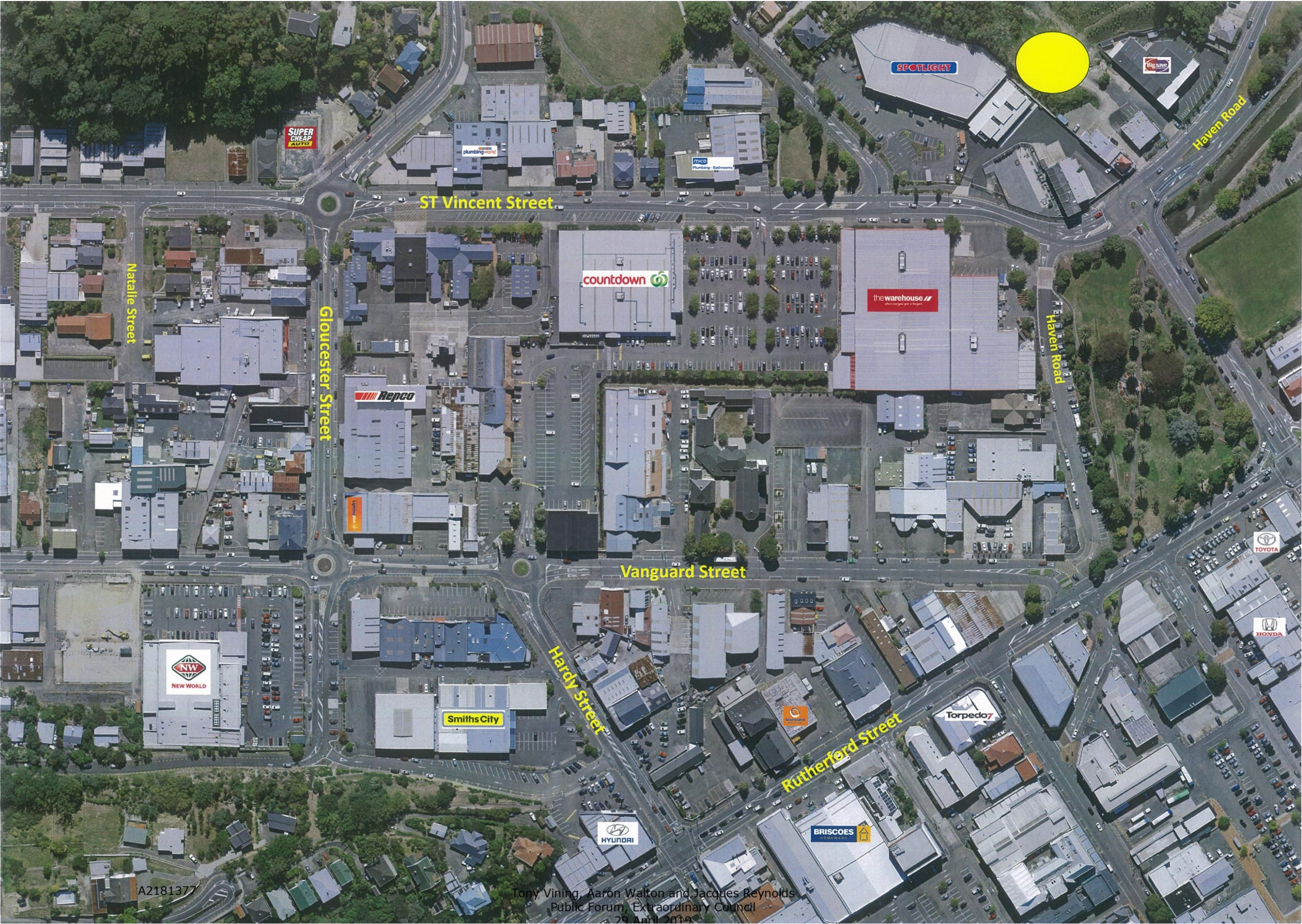
ECO & GREEN

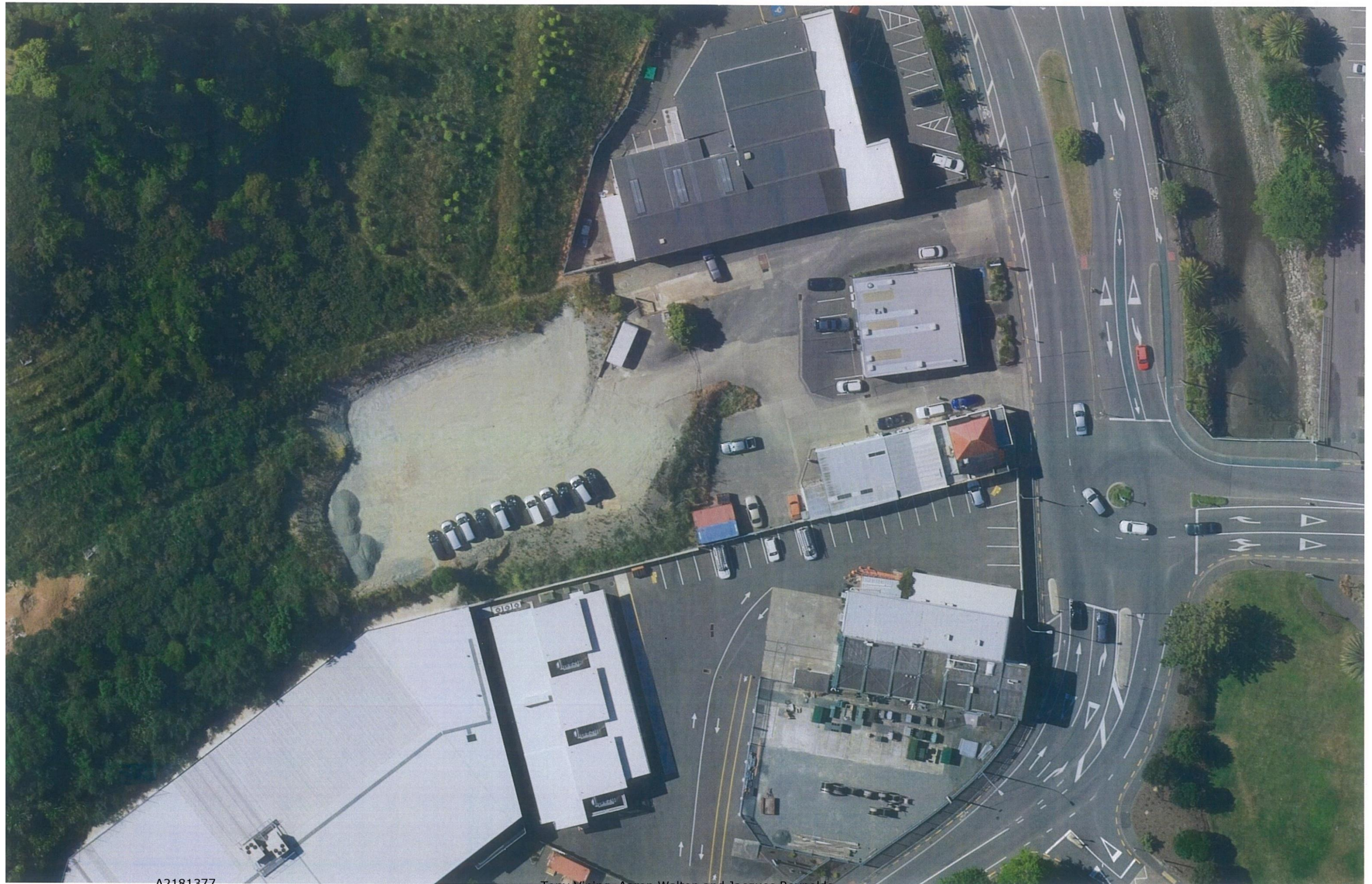
XLam: We have investigated alternative construction materials and have found CLT Construction, Cross Laminated Timber, produced by XLam in Nelson, an engineered timber product, to be a very efficient product. It has minimal waste, good insulation qualities and has high fire and earthquake resistance. Although relatively new to the building industry in New Zealand, it has been used extensively overseas and now being regarded as "revolutionary" in terms of efficiency and green building technology.

The key benefits of CLT include:

- **Safety:** High risk site activities are eliminated through offsite manufacturing.
- **Reduce Labour Costs:** Less labour is required to construct the CLT system.
- **Lightweight Material:** 20% the weight of concrete. Reduces foundation loads and distribution requirements.
- **Faster Construction:** 30% faster than traditional construction methods.
- **High Quality:** Durable building material that is equivalent to concrete. High precision manufacturing results in quality finishing.
- **Easily Modified:** CLT can be easily modified both during and after construction.
- **Environmentally Sustainable:** Reduced carbon omissions, reduced carbon footprint through production, and high thermal performance.







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BUILDING SCALE IN CONTEXT FROM HALIFAX STREET
NOTE: BUILDING IS INDICATIVE DESIGN ONLY.

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BULK + LOCATION STUDY
APARTMENTS : 71 HAVEN ROAD

1831 : 23/04/19 : PD01



BUILDING SCALE IN CONTEXT FROM ST VINCENT STREET
NOTE: BUILDING IS INDICATIVE DESIGN ONLY.

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BULK + LOCATION STUDY
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SITE + CONTEXT PLAN
Scale 1:500 at A3 format.

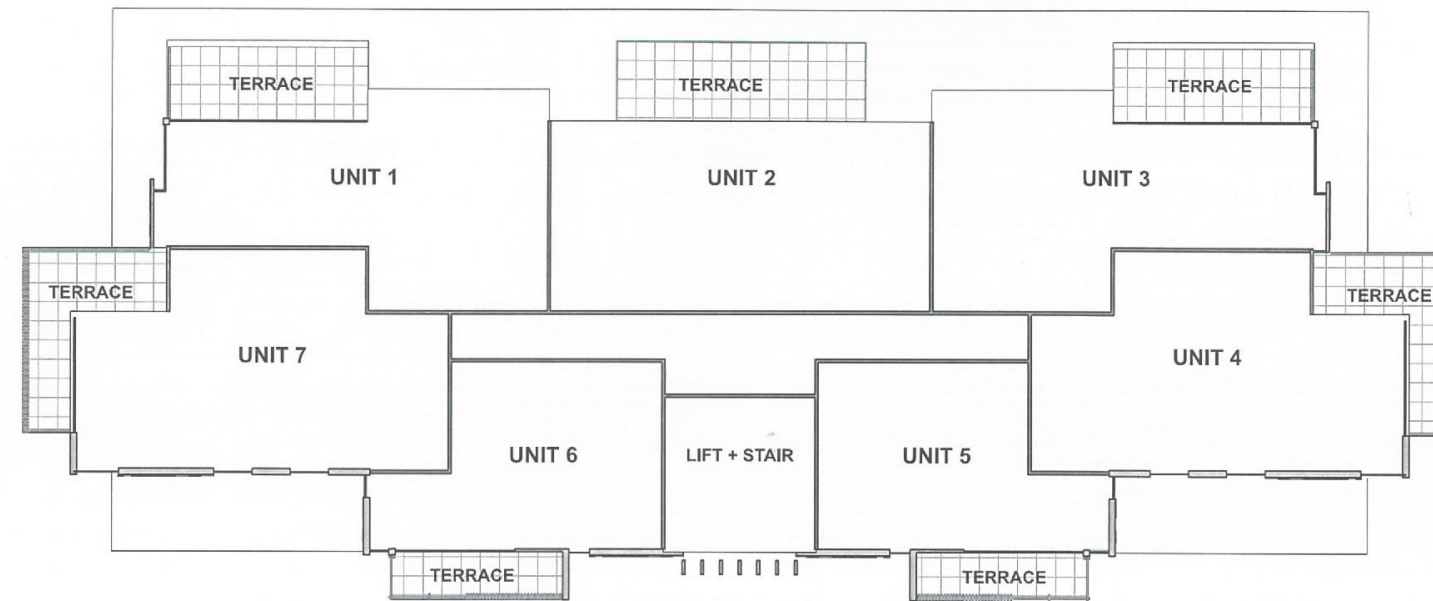


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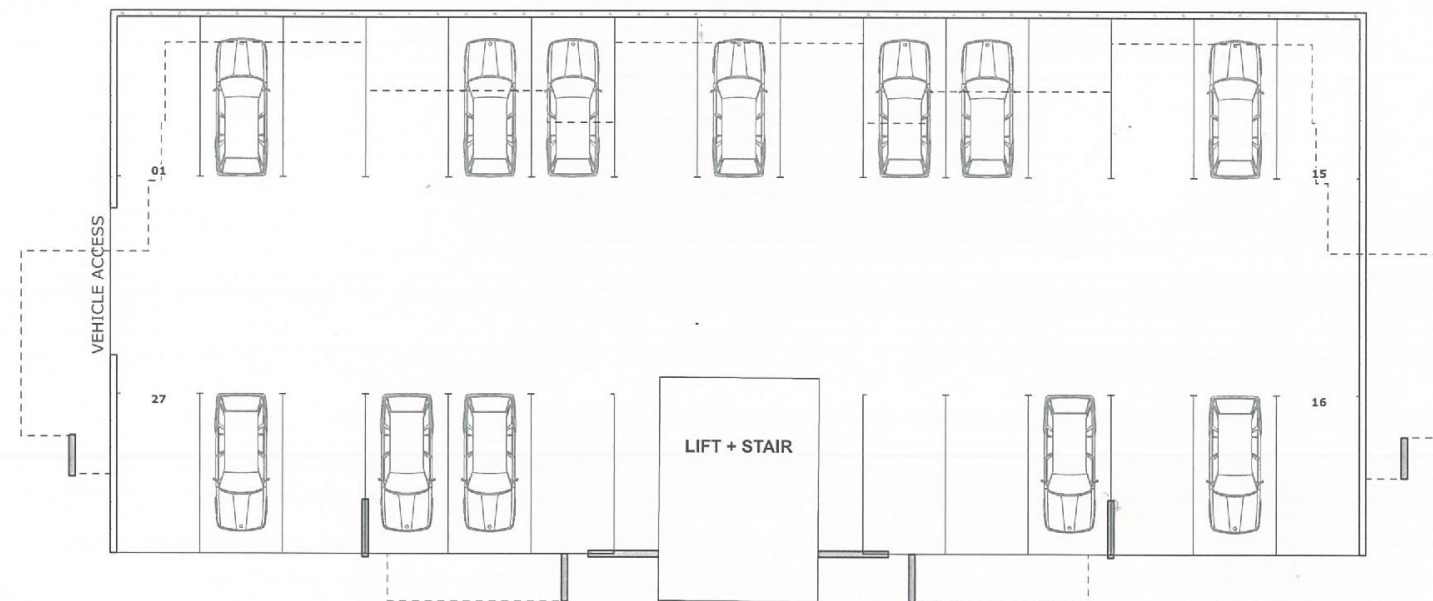
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BULK + LOCATION STUDY
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LEVELS 1 - 5 : TYPICAL PLAN
Scale 1:200 at A3 format.



BASEMENT : CARPARK + ENTRY
Scale 1:200 at A3 format.

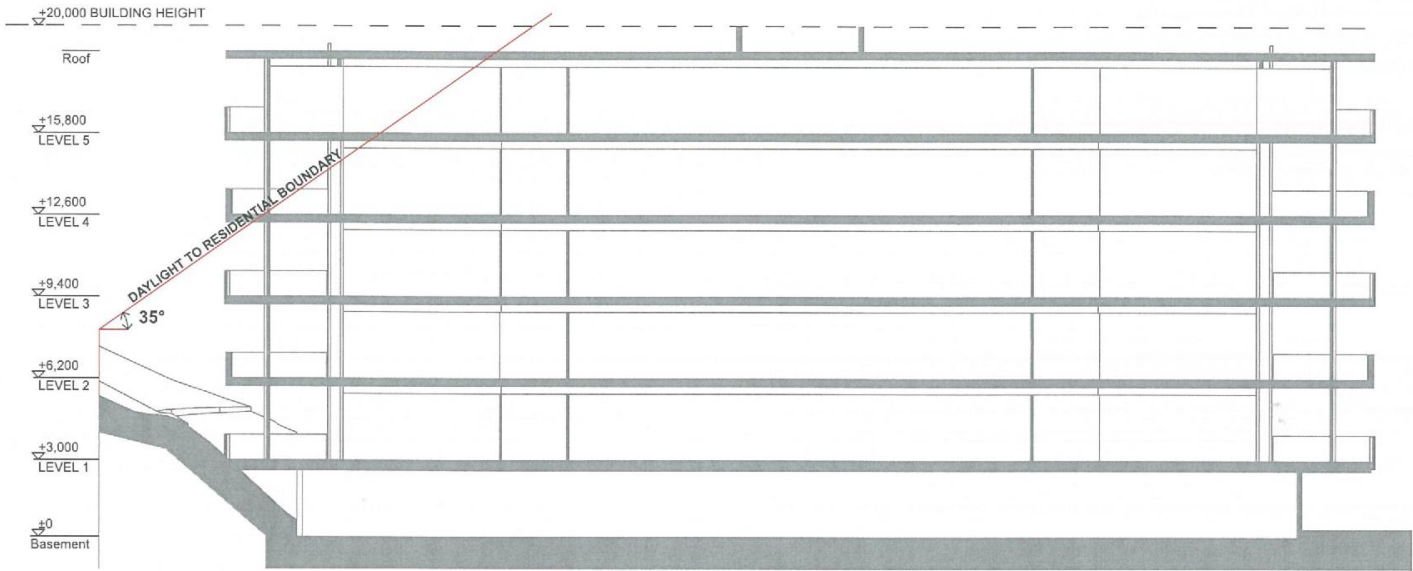


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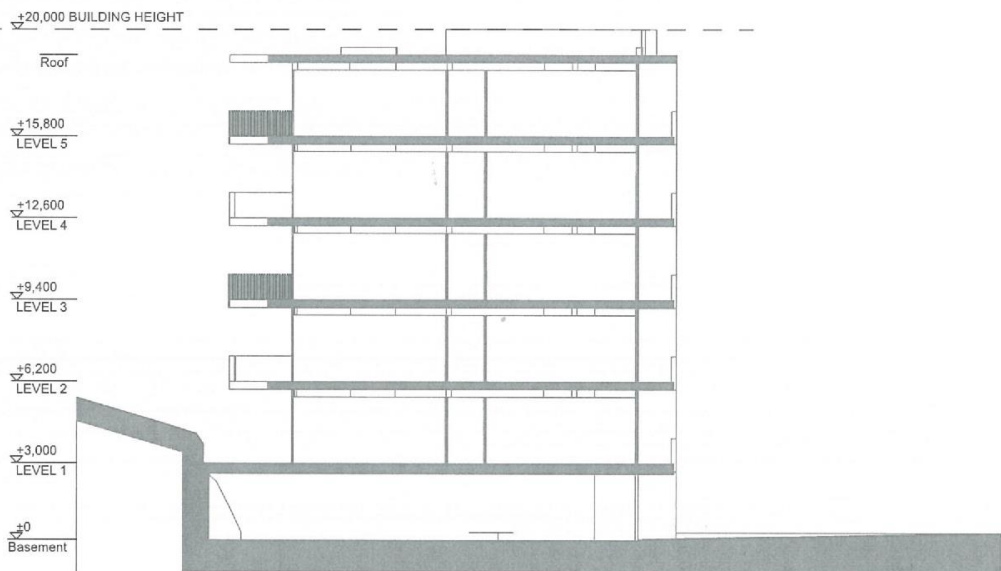
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BULK + LOCATION STUDY
APARTMENTS : 71 HAVEN ROAD

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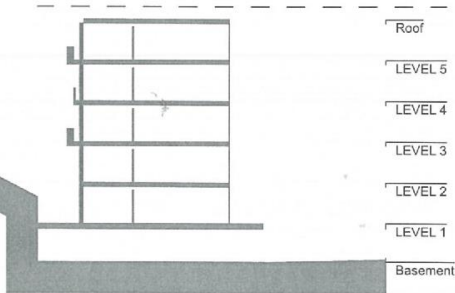
CROSS SECTION THRU LENGTH OF BUILDING
Scale 1:250 at A3 format.



CROSS SECTION THRU WIDTH OF BUILDING
Scale 1:250 at A3 format.

**STANLEY
CRESENT**

CROSS SECTION THRU HILLSIDE CONTEXT
Scale 1:500 at A3 format.



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BULK + LOCATION STUDY
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1831 : 23/04/19 : PD05



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The POWER of Mother Nature

The first delivery of cross laminated timber (CLT) columns, beams and floor panels have arrived at Brisbane Showgrounds for what's set to be the world's largest and tallest engineered timber office building, 25 King.

At a height of almost 45 metres, the ground plus nine-storey Bates Smart-designed tower includes services provided by global engineering firm Aurecon as well as three bespoke retail tenancies. Owned by Impact Investment Group the innovative building will also be the future home of Aurecon, with the company committing to lease four of the nine office floors.

General Manager for Lendlease Building, Tony Orazio said construction of 25 King was well underway with the installation of the first pre-assembled modules taking place.

"As the world's largest and tallest engineered timber office building, 25 King will be one of the most exciting additions ever made to Brisbane's skyline.

"A key element of 25 King's structure is the use of prefabricated modules for each floor. These modules are pre-assembled at ground height and then lifted into place to form what looks like a wooden lego structure," said Mr Orazio.

"The fascinating thing about building with timber is that its strength is akin to concrete and steel, it can be produced economically in a factory environment and most importantly boasts a plethora of sustainability benefits."

A world first in sustainable architecture, 25 King is targeting a 6-star Green Star Design and As Built rating which will use 67 per cent less electricity and 55 per cent less potable water** and is targeting a WELL Core and Shell rating.

25 King will see six storeys above ground by mid-2018 and is due for completion in late 2018, with Lendlease developing and building the asset. Lendlease will continue to work with its partners to lease the approximately 7,900 square metres of remaining office space.

25 King comprised of 3,097 individual timber elements

33 timber columns on each floor and 52 beams

CLT – approx. 21,175m² or 4824m³ of CLT timber (Walls and floor)

Glulam approx. 1415m³ (Beam and columns)

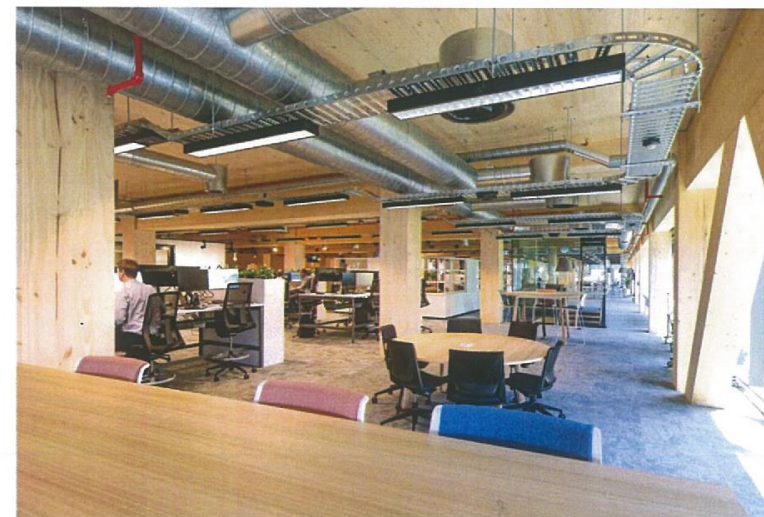
Approximately 112,500 screws/bolts are required for the construction of 25 King.

Six core modules and six K bracing modules to assemble per level.

The project team has allowed two days to pre-assemble the modules in each floor cycle.

The building is using over 6000 cubic meters of CLT and glulam. On an average summer day, this amount of trees are grown in Austrian forest in **less than two hours**.

"The amount of wood we provide for 25 King Street creates a significant carbon storage. For example, the amount of carbon stored in 25 King Street equals **average annual car emissions of more than 1600 Queenslanders drivers**," Erkki Välikangas describes.



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THANK YOU

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