

### REDEVELOPMENT OF 3 - 5 GEORGE STREET, FOR PRESBYTERIAN SUPPORT CENTRAL

Presbyterian Support Central (PSC) recently invited local residents to attend a George Street information evening and presented the plans for two options that they are considering for the redevelopment of their site. The existing building was constructed in 1972 as a Ministry of Works depot. It was purchased by PSC in 2007 for use as their Central administration office with several commercial sub-tenants occupying the ground floor.

The existing site area comprises 2,728m<sup>2</sup> with the building occupying 1,830m<sup>2</sup> or 67% of the site.

Two options are being considered - the Origami Option and the Apartments Option.



3—5 George Street, Thorndon

#### THE ORIGAMI OPTION

This option involves constructing 31 duplex apartments, requiring demolition of the existing structure down to the first-floor main office level. The car parking and office below will be retained, as will the parking surrounding the site. The ground-floor office space of some 600m<sup>2</sup> will be refurbished for continued use by Presbyterian Support Central, whilst the 48 Parking spaces remain.

The advantages of this scheme are that the demolition of the building is minimal, though strengthening of the base floor structure may be required. The proposed apartments under this option are single bedroom units, with ground-floor living and a loft-style bedroom above.

The façades of these new duplex apartments to the west, facing Little George Street, will be set back from the existing building line by 3.5 metres, and from the rear of the properties on Tinakori Road to the east by 2.5m. This will lessen the sense of overlooking from the apartments.

The proposed new 'folded' origami roof line sits largely within the current height set by the apex of the existing saw tooth roof.

The creation of an 'Active Edge' to the development through the use of glazing and windows will complement the residential surroundings and make for a less imposing structure. A further benefit of this 'Active Edge' proposal is its passive surveillance, though multiple occupancy, combined with better lighting and more regular hours of usage, improving the safety of the neighbourhood for new residents as well as those who already live in the area.

#### THE APARTMENTS OPTION

This option would involve a three-level apartment block over a ground-floor parking structure. This proposal shares many of the benefits of the previously described 'Origami' scheme, but further reduces commercial activity by removing the ground-floor offices, reducing daytime parking loading and returning the area to a wholly residential street environment.

This option will involve complete demolition of the existing structure, with the first-floor set at a lower level, over ground-floor parking. This lower first-floor level allows for gardens facing Little George Street.



## REDEVELOPMENT OF 3 - 5 GEORGE STREET, FOR PRESBYTERIAN SUPPORT CENTRAL CON'T

The concept potentially incorporates either a shared lounge facility and 37 'License to Occupy' apartments, with a mixture of one and two-bedroom units; or 45 apartments which are designed for standard freehold unit title ownership, without a shared lounge.

Each design under this option would provide a reduced building footprint of 1,265m<sup>2</sup>, or 46.3% of site coverage - less than the existing building. Either approach under this option results in 71 parking spaces: 45 covered parks and 26 in the open.

The building façade would be set back 2.6m from Little George Street, and 2.8m from the rear of the properties on Tinakori road. The building will also be set back from George Street to the north by 1.3m, and from the access-way to the south by 5.1m from the existing building's footprint. The upper storey is further recessed by 2.2m to the east and west, and a further 4m to the south.

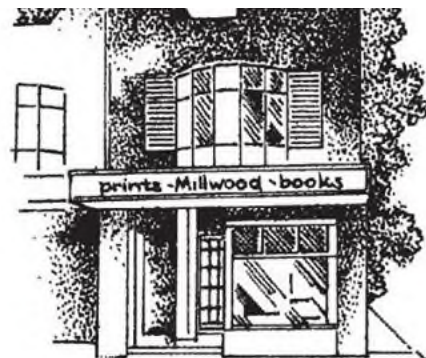
The roofline under this option would be approximately 1.7m above the highest point of the existing saw-tooth structure – the effects of any perceived overlooking being greatly mitigated using large setbacks, cleverly situated glazing and screening on balconies.

The proposed design provides for modern and contemporary living, sensitively located within an established residential environment, combining high-quality housing for new residents with a positive outcome for existing neighbours, through thoughtful design.

### TRA COMMENT

TRA committee members attending the presentation found the PSC engagement process both open and informative; some TRA committee members are near neighbours and noted the meeting was 'very impressive and neighbourly'. TRA considers this an exciting new project for our community and will continue to further the conversation in a positive way, with the wider Thorndon community.

PSC welcomes feedback on both proposals, to [Rebecca.Nodwell@psc.org.nz](mailto:Rebecca.Nodwell@psc.org.nz)



### MILLWOOD GALLERY

We are sad to report that Millwood Gallery has closed its doors, while Murray Pillar takes a well-earned sabbatical. Murray sees this as an opportunity to step back, refresh and recharge. After almost 27 years providing an outstanding retail amenity within the Thorndon community it is time for Murray to prepare for the next step, "whatever that may be" Murray tells us. We certainly wish Murray all the very best.

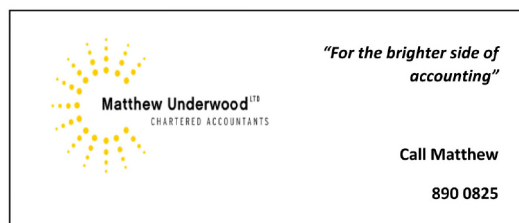
## UPDATE ON QUEEN'S PARK

Most of you will be aware of the walkover of Queen's Park in November advertised by the Thorndon Residents Association. 30 people attended this, with a number of people having interesting recollections of the Park and how it has changed over the years. The walkover roamed through the length of the park between the Grant Road Fountain, parallel to Grant Road, then up Wadestown Road to re-join the park and walk down past the waterfall through the oak forest, exiting adjacent to the Wadestown Veterinary Clinic. At the end of the walk, the attendees agreed to form a group to support the park and its restoration – the Friends of Queen's Park.

There has been further interest in the park from a range of individuals. In addition to the support of the Thorndon Residents Association, the restoration of the park is supported by the leaders of the Highland Park and Wadestown Residents associations.

Input from longstanding residents of Thorndon and Wadestown reinforces the neglect suffered by the park. This group who know what the park used to be like have given strong support for restoration work to be undertaken.

There has been interest in the situation of Queen's Park from City Councillors. Nicola Young is arranging a walkover of the Park for Councillors and Council officers in February 2018. No date yet set for this and we are following up on this.



Our local Councillor Nicola Young visited Queen's Park with other Councillors and Council staff Monday, 19 February. We will keep you posted.

Anyone who is interested in the Friends of Queen's Park should contact Peter Steel at [peter@steelfamily.nz](mailto:peter@steelfamily.nz) or 021 244 1850.

## PEDESTRIAN ACCESS BETWEEN HOBSON CRESCENT AND TURNBULL STREET

Residents in the vicinity of Thorndon School have been enquiring about the locking of the gate between Turnbull Street and Hobson Crescent by the school authorities.

The Principal of Thorndon School, Alastair du Chatenier, has informed your Association committee that greater traffic on the route since reconstruction began raised concerns about student safety.

Closing the gate is the first step in a process that will include laying a concrete path from the existing ramp from Hobson Crescent to Turnbull Street (across a corner of the playing field). Pedestrians will be asked to stick to the path but if this is flouted, the School may erect a fence alongside it.

## WREMO

Your Association Committee continues to engage with the Wellington Region Emergency Management Office about practical arrangements for the Civil Emergency Hub at Thorndon School, and has also met with Councilor Malcolm Sparrow, Wellington City Council's Portfolio Leader for community resilience. Councilor Sparrow is collating the concerns of several communities over their Hubs and will meet WREMO officers soon to discuss them.

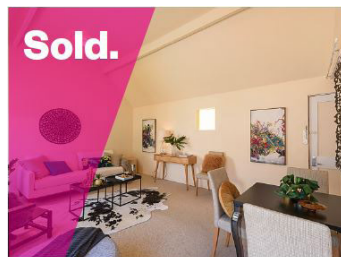
The Hubs are quite a new concept, and WREMO will be considering how they may be affected by the recent report on Civil Defence. Your Association committee will stay on top of developments.





A happy and prosperous 2018.

Thank you for your positive feedback and support for myself and Tommy's Real Estate. I have enjoyed the opportunity to be of service to those who have made contact. Please note I am more than happy to provide free market appraisals with absolutely no obligations. If you are interested, please give me a call!



**Sold.**

**11/11 Pitarua Street**

Sale Price **\$602,000**  
GV **\$415,000**  
% over GV **45.1%**  
Sale Date **14 December 2017**



**Sold.**

**13/14 Harriett Street**

Sale Price **\$739,000**  
GV **\$540,000**  
% over GV **36.9%**  
Sale Date **20 December 2017**



**Sold.**

**141 Grant Road**

Sale Price **\$760,000**  
GV **\$455,000**  
% over GV **67.0%**  
Sale Date **7 December 2017**



**Sold.**

**20 Hobson Street**

Sale Price **\$2,328,888**  
GV **\$1,800,000**  
% over GV **29.4%**  
Sale Date **27 October 2017**



**Sold.**

**26 Newman Terrace**

Sale Price **\$1,290,000**  
GV **\$1,100,000**  
% over GV **17.3%**  
Sale Date **29 November 2017**



**Sold.**

**27 Goring Street**

Sale Price **\$1,100,000**  
GV **\$820,000**  
% over GV **34.1%**  
Sale Date **21 November 2017**



**Sold.**

**32 Upton Terrace**

Sale Price **\$1,450,000**  
GV **\$1,120,000**  
% over GV **29.5%**  
Sale Date **12 December 2017**



**Sold.**

**4 Hobson Street**

Sale Price **\$1,200,000**  
GV **\$760,000**  
% over GV **57.9%**  
Sale Date **29 November 2017**

## MARKET COMMENT

The first quarter of each year is usually a peak time for real estate activity and Tommy's see no reason why this should be any different in 2018. Following on from the market uncertainty that was apparent around last year's election time there was a notable increase in confidence shown in the market in late 2017 with more property coming to the market. This activity triggered by home sellers offered a greater selection for home buyers, but we believe that there is still an unsatisfied demand from finance approved home buyers.

With the government showing a commitment to making housing ownership achievable by greater numbers of people there is unlikely to be any major policy changes or government intervention to impede residential property transactions between resident New Zealanders. Tommy's are of the opinion that the proposed restrictions on non-resident buyers

that have already been promulgated will have a minimal effect on Wellington's market.

Holiday time is often a time when families make life changing decisions. These decisions can involve a change of location and plans are put into effect in January/February adding to the normal home buying activity and making this a good time to sell. Ex pat New Zealanders home on vacation also contribute to the activity as buyers of investment properties or in securing a bolt hole in their home country pending their eventual return to New Zealand.

With interest rates remaining at an affordable level and with no further review of the Official Cash Rate until early February all the indicators are that we can expect a good start to 2018 from a real estate perspective.

# Barry O'Brien

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**SOLD**