

18th October 2022

Civix
Level 8
99 Albert Street
Auckland



Attention: Nick Mattison

Re : 30 Sandspit Rd, Resource Consent Fast-track Application

Nick, further to your request, please find information requesting below in support of the application under the Fast-track Consenting Act for 30 Sandspit Rd, Shelley Bay,

Clearwater Construction :

Clearwater Construction Limited (CCL) undertake the design and construction services for all Box Properties projects (with a common directorship of both companies by Mike Sullivan). Clearwater also provide these services to other projects where Mike has an ownership interest, including the previously completed and current apartment projects of "Outlook" Apartments in Mission Bay, Elm Apartments and Wairua One in Remuera, The "Spire" in Christchurch and the recently commenced One Saint Stephens project at the top of Parnell rise. Links to websites for these projects are below:

- Elm Apartments Remuera, 18 Orakei Rd - <https://www.elmremuera.co.nz>
- The Spire Apartments, Christchurch - <https://www.thespire.co.nz>
- Wairua One Apartments, 475 Remuera Rd - <https://www.onewairua.co.nz>
- One Saint Stephens, Parnell Apartments - <https://www.onesaintstephens.co.nz>
- Outlook Apartments, Mission Bay - <https://youroutlook.co.nz/about-outlook/>

Clearwater Construction and Box Properties have not received any abatement notices in the last five years and all projects completed have achieved all consenting and code compliance certificates

Programme:

If fast-tracked we would ideally look to commence building consent design in tandem with resource consent allowing a construction timeframe as follows:

- | | |
|--|-------------------|
| • Design and consenting | Now – Sept 2023 |
| • Demolition & Earthworks Consent
(this may be obtained separately to the expert consenting panel): | April – July 2023 |
| • Retaining & Substructure Consent achieved: | April – July 2023 |
| • Start Works Onsite : | October 2023 |
| • Project Completed (will be staged manner) | December 2025 |

Design & Construction Resources :

Based on previous apartment projects we have recently completed, including Kepa Road "Outlook" Apartments in Orakei, Elmstone Apartments, Wairua One in Remuera and "The Spire" in Christchurch, we estimate design & Construction resources as follows:

- Design & Consultants : 18 fulltime for 2 years
 25 part time
- Construction full time : 100 fulltime resources on average for 2.25yrs
NB : We estimate peak resources onsite will be 200+ (& includes CCL & Subcontractor resources)
- Construction part time : 700 part time across the 2.25yrs
NB : The previous project induction records indicate workers inducted onto the project are generally 4 times the peak rate, as such part time resources would be (200 x 4, less fulltime resources of 100 = 700)

The above figures equate to full time equivalent (FTE) jobs for the project of, the approximate year by year FTE figures are as follows:

Year 1 (consenting): 15 FTE
Year 2 (construction): 62 FTE
Year 3 (construction): 80 FTE
Year 4 (construction): 20 FTE

Total FTE: 177

Financial Capacity :

Clearwater and its Directors as demonstrated by projects completed as referenced above have the financial capacity and or have been able to secure tier 1 bank funding for all projects completed to date. Furthermore recently completed projects including Wairua One, The Spire and the substructure to podium level on a current Project One Saint Stephens in Parnell have all been funded through Internal sources without financial institution funding requirements. This capacity provides for the commencement of CCL projects without the constraint of achieving a presales of apartments required for external funding sources and will enable the commencement of the Sandspit Rd project in the earliest possible timeframe.

Design & Construction Sustainability :

Sustainability and energy efficiency are core values of all our work as CCL are the inhouse design and constructor for Box Properties, we have the unique ability to influence sustainable outcomes across all our D&C projects. We take an integrated design approach, with a high level of collaboration between the client and our consultant team, to ensure each project is sympathetic to environmental and programmatic requirements. Sustainable practices are considered to promote good health, comfort and energy efficiency across all key areas of construction methodology, building orientation, materials & appliance selection, systems design and end useage.

For Sandspit Road the following specific items are intended to be considered for the development to provide a positive legacy for the owners and future generations:

1. Decontamination of existing site and soils
2. Reuse of Demolition materials, particularly concrete crushing for site aggregates
3. Recycling of 90% of construction waste through CCL's selected waste management provider

4. Onsite environmental management establishment & monitoring systems to mitigate any emissions
5. Design and selection of high thermally insulated façade and roof systems to maximise thermal comfort and energy efficiency. Including use of high performance glass specification and protecting areas of glazing by large overhangs.
6. All elements of the external building fabric are carefully selected for durability and maintainability
7. Selection of materials where practicable that maximise recycling and energy efficiency and minimise carbon emissions and use of non renewables (eg Low e glazing systems, LED lighting)
8. Design and selection of Services Systems that maximise passive outcomes and energy efficiency, including full life cycle impact assessment.
9. Selection of energy efficient appliances and fittings throughout apartments
10. Sourcing of products and labour through suppliers and contractors in compliance with the Modern Slavery Act
11. Onsite stormwater detention tanks as required to mitigate impact on network infrastructure
12. Provision of EV ready charging capabilities to carparks

Should you require any further information regarding the above items, please contact the undersigned

Yours sincerely



Darren Ellis
General Manager

Clearwater Construction

Building & Civil Engineering Constructors

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