

# Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:

Application number: .....

Date received: .....

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in the approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry:

Email: [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

The Ministry has also prepared [Fast-track consenting guidance](#) to help applicants prepare applications for projects to be referred.

Applications must be submitted to the Minister via email: [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

To complete this form, please scroll down and click in the appropriate field.

## Part I: Applicant

### Applicant details

Person or entity making the request: SILK ROAD MANAGEMENT LTD

Contact person: JOHN DALZELL

Job title: PROJECT DIRECTOR

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address: PO Box 911166, Victoria Street West, Auckland 1142

### Address for service (if different from above)

Organisation: As above

Contact person: As above

Job title: As above

Phone: As above

Email: As above

Email address for service: As above

Postal address: As above

## Part II: Project location

The application (click to place an "X" in the relevant box):

- ☒ does not relate to the coastal marine area
- ☐ relates partly to the coastal marine area
- ☐ relates wholly to the coastal marine area.

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

360 Dominion Road, 88 Prospect Terrace and 113 Grange Road, MT EDEN, AUCKLAND – Location map please refer Attachment 1 .

A cadastral map and/or aerial imagery to clearly show the project location will help.

Legal description(s):

Lot 2 DP 170042, Identifier NA103D/47 – Copy of Title please refer Attachment 2.

A current copy of the relevant Record(s) of Title will help.

Registered legal land owner(s):

PUDONG HOUSING DEVELOPMENT COMPANY LTD

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

Project Director to Development Entity – a collaboration between Foodstuffs North Island Ltd (Beneficial owner), Silk Road Management Ltd (Consultant to Foodstuffs and Development Partner) and Dominion Constructors (ECI Build Partner).

## Part III: Project details

### Description

Project name: Dominion Road Mixed Use Development

Project description:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

This transit-orientated mixed-use project, on completion, will contribute at multiple levels public benefit across key areas. The significant investment on the site generating s 9(2)(b)(iii) of revenue will act as a destination in its own right, providing additional choice for retail convenience shoppers from the surrounding catchment; additional affordable housing options; and a well integrated community that will contribute to the ongoing vitality and commercial viability of the local Dominion Road area.

On an ongoing basis a further 150-185 FTE permanent jobs will be contributed to the local Dominion Road community. Together, with up to 220 construction FTE jobs these employment benefits will be delivered 6 months earlier by taking advantage of the COVID Recovery Fast-track consenting process. Critically in the tentative recovery underway the benefit of this earlier activity is programmed to land Q1 and Q2 2021. In the construction industry this coincides with a forecast softer period of activity we are anticipating (based on market feedback our ECI Builder is fielding from its sub-trades and their own forward work book). We expect to be bidding the sub-trades in market s 9(2)(b)(ii) 2021 and believe this will contribute to Auckland's and NZ's recovery from the economic and social impacts of COVID-19 helping workforce continuity.

We will, once the Resource Consent is received, immediately commence the sale of the residential units and again this is expected to occur s 9(2)(b) 2021. This will deliver 117 affordable residential units into the local market at an entry level of s 9(2)(b)(iii) for a 1-Bed unit. Mix of typologies will provide a weighting of 15% 1-bed units with an average price of s 9(2)(b)(iii) and 79% 2-bed units (of different configurations) with an average price of s 9(2)(b)(iii) compared to surrounding single building villas selling for s 9(2)(b)(iii) and above. Our target buyer profile described as predominately (c.65%) Young Professionals we think will be particularly focused on affordability as what they value the most along with other such points of difference as: the provision of community facilities; on-site amenities; and ability to access technology to streamline and simplify the management of busy lives. This demographic is typically also focused on how collectively we reduce consumption/ emissions and will value the commitment to a Green Star 5 rating with Homestar accreditation and will be actively engaged with these type of initiatives from a site-wide perspective.

The mission and main purpose of the project is to successfully deliver through a combination of applied design expertise, innovation and a customer centric approach a ground-breaking model, which is repeatable and scaleable.

Key objectives are to:

- Establish a community that has easy access to public transport and a 10-15 minute journey to the CBD.
- Provide a flexible range of affordable housing typologies.
- Provide a strong anchor tenant based around provision of every day consumer groceries; which in turn helps sustain and support associated retail important in providing ground floor activation.
- Create opportunities for commercial activities at ground and first floor levels that adds to local employment.
- Enable strong pedestrian links at street level that integrates vertically through the development.
- Connect public and community areas/ facilities in the development to provide a safe and secure environment.
- Create a highly livable proposition that enables occupiers to efficiently manage and monitor consumption.

The agreed vision calls for an exemplar quality development that incorporates:

- Homestar certified residential units (117) comprising a mix of terraced houses, villas and apartments.
- A new generation New World V2 supermarket including home delivery setup, click & collect etc.
- Dominion Road 'mall' style and associated retail.

- Communal facilities including car share, micro-transport hub, managed carparking, on-site amenities etc.
- Options suitable for Co-working space, medical suites, health studios etc.
- Smart building technology designed and implemented from a customer centric perspective.

This all more precisely depicted in the Warren & Mahoney Concept Plans included as Attachment 3.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

Design, consenting and construction is to be completed over three stages.

Stage 1 scope of works to include completion of demolition, site works, ground floor (carpark, receiving pad for terraced houses to side street frontages, lifts & access, on-site amenities) and first floor (supermarket, carpark, loading from side street, associated retail/ commercial, mezzanine, upper deck weather proofed and made ready for receiving residential modules). Programme duration 18-20 months plus specialised fitout.

Stage 2 scope of works construction comprises the remaining 2-4 levels including the residential units configured around a community courtyard with both shared and private spaces; and Stage 3 the bookend Terraced Houses to both side streets. Programme duration fast-tracked with modular construction 10 months. Stage 3 finishing Q1 2023.

### Consents / approvals required

Relevant local authorities: [Click here to enter text.](#)

Resource consent(s) / Designation required (click to place an "X" in the relevant box/s):

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Land-use consent | <input checked="" type="checkbox"/> Subdivision consent | <input type="checkbox"/> Coastal permit |
| <input type="checkbox"/> Water permit                | <input type="checkbox"/> Discharge permit               | <input type="checkbox"/> Designation    |
| <input type="checkbox"/> Alteration to designation   |   |   |

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
Auckland Unitary Plan	H13.4.1(A2) - Dwellings in Mixed Use zone	N/A	Permitted	Application site
Auckland Unitary Plan	H13.4.1(A20) - Retail ≤200m <sup>2</sup> GFA/tenancy	N/A	Permitted	Application site
Auckland Unitary Plan	H13.4.1(A21)	Retail >200m <sup>2</sup> GFA/tenancy	Discretionary	Application site
Auckland Unitary Plan	H13.4.1(A24)	Supermarkets >2,000m <sup>2</sup> GFA in the Mixed-use Zone	Discretionary	Application site
Auckland Unitary Plan	H13.4.1(A45)	New buildings in Mixed-use zone	Restricted discretionary	Application site
Auckland Unitary Plan	E38.4.2 (A24)	Subdivision of sites identified in the Special Character Areas Overlay - Business	Restricted discretionary	Application site

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
		complying with Standard E38.8.2.		
Auckland Unitary Plan	D18.4.2(A18)	Substantial demolition of a character supporting building	Restricted discretionary	Application site
Auckland Unitary Plan	E12.4.1(A6 and (A10)	Earthworks >2,500m <sup>2</sup> and 2,500m <sup>3</sup>	Restricted discretionary	Application site
Auckland Unitary Plan	D18.4.2(A20)	New buildings in the Special Character Areas Overlay	Restricted discretionary	Application site
Auckland Unitary Plan - Standard H13.6.1. Building height.	C1.9 - Infringement of standard	Exceeding maximum 13m building height limit	Restricted discretionary	Application site
Auckland Unitary Plan - Standard H13.6.2. Height in relation to boundary		N/A as complies adjacent sites zoned Single House	Permitted	Application site
Auckland Unitary Plan - Standard H13.6.3. Building setback at upper floors		N/A as complies adjacent residential zone	Permitted	Application site

The site is zoned Business - Mixed Use under the Auckland Unitary Plan (AUP) which seeks a compatible mix of intensive housing and provision of employment opportunities that reinforce the centre zones.

Commercial activities such as supermarkets are provided for on the basis that they do not compromise the function, role, and amenity of nearby business centres. Given that the site is located adjacent to the Eden Valley local centre, the establishment of a supermarket activity will support the centre, reinforcing its focal point within its local community.

Mixed Use zones generally have a 18m permitted height standard, however in this instance the permitted height has been reduced to 13m due to being on the outer edge of a Special Character Area. While it is intended that the 13m height limit will be exceeded over some portions of the site, the design team have developed a proposal that has internalised this infringement. This mitigates any potential adverse effects on neighbouring properties and the streetscape while at the same time results in a proposal that will deliver support and intensification to a large site, located adjacent to a local centre and the frequent public transport network.

The existing ground level shop frontages will be retained and the rear portions and upper levels of the existing 1960s building will be replaced with a form, scale and design outcome that responds positively to the identified special character values and context of the area.

**Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:**

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the Act details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991 in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.



Confirm no other applications have been made for this project.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

None other required.

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

None other required.

### Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, when do you anticipate construction activities will begin, and be completed?

Please provide a high level timeline outlining key milestones, eg, detailed design, procurement, funding, site works commencement and completion.

Confirm this project is construction ready, subject to the granting of a Resource Consent and Building Consent.

The freehold land is owned by Pudong Housing Development Company Ltd, on behalf of Foodstuffs North Island Ltd. Stage 1 of the development has Foodstuffs as the Client entity contracting the consultant team direct and with Dominion Constructors as Design and Build ECI (Early Contractor Involvement) contractor. At sectional completion (end of Stage 1) the Development Partner, [REDACTED] s 9(2)(b)(ii) will assume the principal Client entity role and funding responsibility for completing the residential portion of the development introducing at that point the appropriate level of equity and senior bank debt. Foodstuffs will remain on the Client entity Project Control Group (PCG) through to Practical Completion. [REDACTED] s 9(2)(b)(ii)

Pre-development works commenced in Jan-20 and while delayed slightly with the Q2 Level 4 lockdown, over the past 6 months the Client PCG has finalised the Architectural concept, agreed project governance and funding structures for each stage, appointed Dominion Constructors as the preferred ECI Contractor, been to market for the appointment of the full Consultant team and will close at the end of August the Requests for Proposal (RFP) for appointment of the Modular Builder (also on an ECI basis). The full delivery team is represented in Attachment 4.

Key milestone dates:

- Application to Minister Aug-20
- Resource Consent package available for ECP Oct-20
- Procurement of works packages Jan-Apr-21
- Detailed design (Residential units) Apr-Jun-21
- Construction contract award May-21
- Confirm Senior debt financing Apr-May-21
- Site establishment & demolition May-Jul-21
- Main Building Consent application Stage 1 Jul-21
- Completion Stage 1 Oct-22
- Completion Stage 2 Aug-22
- Completion Stage 3 and specialised fitouts Mar-23

For further detail please refer to a copy of the summary Programme in Attachment 5.

## Part IV: Consultation

### Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Pre-Application meeting with MoE 14-Aug-20.

### Local authorities

Detail all consultation undertaken with relevant local authorities:

Preliminary meeting with Auckland Council (10-Mar-20) completed and follow-up discussion with s 9(2)(a), Manager Premium RC Team (last 12-Aug-20). Further consultation planned once we have delivered application to MoE. Key Account Manager at Auckland Council is s 9(2)(a), Principal Planning Lead.

### Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

A location plan and list of parties we consider affected is included as Attachment 6.

Detail all consultation undertaken with the above persons or parties:

Our consultant team includes Anthem s 9(2)(a) who are assisting us with developing and implementing a thorough and considered stakeholder engagement strategy and tactical plan focused on building ongoing consultation with the affected parties. A copy of this Plan is included as Attachment 7.

Key stakeholders for this project include Iwi, Council, the local community, adjacent residential owners' and the local businesses with existing operations adjoining the development.

The stakeholder plan is based on the principle of early and ongoing consultation throughout the development stages, and creating an environment of two-way communication throughout the course of the project. It recognises existing day to day activities need to be accommodated within construction plans and the needs of all users, owners and occupiers given appropriate consideration. The overarching objective is to achieve minimal disruption during construction so that everyone can benefit on completion of the development. Critical factors are to preserve amenity and service through construction and staging works in a way that practically means people and businesses can go about their normal daily activities during the construction programme, which is estimated to take 18-24 months.

Throughout this process, we aim to share the programme's objectives with our stakeholders, as well as understand their views, concerns and considerations. Communication during this time will be facilitated through a series of channels including an information session organised through the Local Board/ Business Association to explain the vision and answer any questions; briefings, individual meetings to address concerns and the use of media/social media platforms to provide regular updates. Our intent is to proactively include and engage with those in the local area, and for this to be a collaborative and consultative process.

## Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to Te Kāhui Māngai – Directory of Iwi and Māori Organisations.

### Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Ngāi Tai ki Tāmaki Ngāti Maru Ngāti Pāoa Ngāti Tamaoho Ngāti Tamaterā Ngāti Te Ata Ngāti Whātua o Kaipara Ngāti Whātua Ōrākei Te Ahiwaru - Waiohūa Te Ākitai Waiohūa Te Kawerau a Maki Te Rūnanga o Ngāti Whātua Waikato - Tainui	Notification through Auckland Council website providing an invitation to participate in consultation process. Invitation to be issued after Pre-App meeting with Auckland Council.
Ngāti Whātua o Ōrākei	Preliminary discussion with s 9(2)(a) requesting a meeting to present concept plan.
Te Ākitai	Direct to s 9(2)(a) once general invitation has been sent.
Tūpuna Maunga Authority	Direct to s 9(2)(a) after individual Iwi have indicated level of interest and involvement required.

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
In terms of Treaty settlements, the AUP (OP) maps and Appendix 21 do not indicate that the site subject to any treaty settlement statutory acknowledgements which are statements of cultural, spiritual, historic, and traditional associations of an iwi with a site or an area acknowledged by the Crown in Treaty of Waitangi settlement processes.	Not required in this instance.

### Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

Not applicable

## Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

### Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:



Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

Not applicable

### **Protected customary rights areas**

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

Not applicable

## **Part VII: Adverse effects**

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

The project will have no long term, adverse effects on the environment. The project will be a positive contributor in terms of public benefit as detailed later in this application.

Short-term there will be some minor adverse effects during construction, however these will be well mitigated through a whole of lifecycle design ethos, use of innovative construction methodologies including the extensive use of volumetric modular building solutions and the implementation of a robust Construction Management Plan.

On completion the development will attract patronage as a destination - to the retail and commercial activities in particular. While there are clear and positive public benefits to this, there are also effects to mitigate in design and manage operationally.

Traffic modelling indicates that to optimise traffic flows and ensure the road network can accommodate the generated traffic to and from the site, trip distribution needs to be spread between Prospect Terrace and Grange Road with only pedestrian access being provided from Dominion Road. In this way all supermarket and retail customers are able to access and leave the site via either side street. All residential traffic will access and leave the site via Prospect Terrace.

During the weekday PM peak of 4.30-6.00pm, which traditionally coincides with the busy periods for the supermarket, the right turn movements into Dominion Road from both Prospect Terrace and Grange Road understandably become more difficult. The modelling demonstrates that some minor realignment and road marking changes to provide separate left and right turn lanes on both Prospect Terrace and Grange Road would reduce delays and queuing during this PM peak period, however, discussion with AT will be required to confirm the acceptability and need for any such changes, which can be achieved within the existing road reserve. It is considered that many supermarket customers will increasingly avoid shopping during these PM peak periods, which will reduce any potential effects on the right turn movements and therefore the need for any such improvements, although this is difficult to predict and properly account for in the traffic modelling.

During the weekday AM peak period when supermarket/retail activity is low, the generated traffic will have minimal effect on the road network, demonstrating that the road network is able to accommodate generated traffic (particularly residential traffic) during that critical AM peak period. During Saturday midday periods, which also coincide with busy periods for the supermarket, the effects on the road network will be much less, as they will be during all other periods outside the main peaks.

Confirm the project is being conceived and designed to make a positive contribution to NZ's efforts to mitigate climate change and transition more quickly to a low-emissions economy; and strengthen environmental, economic and social resilience. Specific measures provided in the Project Brief in this regard are outlined below.

Monitoring of consumption in real time:

- Development of Low Carbon Transition Plan for Project (existing Foodstuff's initiative).
- Smart metering and real-time display of consumption for users.
- Energy efficiency criteria included for choice of materials, components, fittings, fixtures and appliances etc.
- Carbon footprint target reduction 4% average per annum first 5 years of operation (to baseline).

Re-cycling/ Waste management:

- Development of Waste Minimisation Programme.
- The complex will have an integrated waste management system with centralised collection, reuse and recycling.
- Facilities are designed for the separation of waste.

Building Services:

- Solar panels for public area lighting.
- Skylights, LED, sensor and triphosphor fluorescent lighting.
- Rainwater tank collection for irrigation on-site.
- Centralised systems and use of shared plant & machinery where practical.
- Heat exchange opportunities in design and operation of building plant and machinery.
- CO2 replaces synthetic refrigerants to achieve a 40% reduction in emissions.
- Bulk buying of electricity.
- EV charging in carpark areas.

Building Amenities:

- Where practical contact-less entry.
- Reduced parking on-site and provision of car share scheme.
- De-centralised access to residential units.
- Promotion of public transport kiosk in ground floor mall entrance (subject to Auckland Transport buy-in).
- Promotion of walking and cycling activities (bike storage areas and shower facilities for Co-working space).
- Landscaping and acoustic cloaking of fences/ screens and plant to impede noise attenuation and offer visual relief.

Foodstuff's has had an award-winning Waste Minimisation Programme in their stores since 2014. They divert approximately 85% of waste away from landfill and New World stores are committed to ensure good food doesn't go to waste. Stores proudly partner with Food Rescue organisations nationwide so that safe and edible food goes to at-risk and vulnerable New Zealanders, not landfill. This not only significantly reduces waste, it feeds those most in need – the equivalent of 4.2 million meals a year from New World stores.

As part of the design assessment and verification process we are committed to achieving NZBCGC Green Star 5 rating overall – with Homestar accreditation part of this process and will design to the principles contained within the Smart City Council (SCCANZ) code for Smart communities. Included in our design process is independent verification of achieving these targets and a commitment to measure 'net' emissions and savings targets as defined in NZ's Greenhouse Gas Inventory.

## Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

NPS Urban Development 2020

The development embodies all objectives of the NPS especially in relation to enabling:

- Communities to provide for their societal and economic wellbeing (Objective 1).
- More people to live in, businesses/ services to be located in areas well serviced by public transport (Objective 3).
- Reduction in consumption (proportionately), emissions and increase resilience (Objective 8).

From a policy perspective we note the development has:

- A range of residential typologies, price points, configurations that meets the needs of the local market.
- For everyone good accessibility to on-site amenities/ facilities and local employment opportunities.
- A significant investment made in communal open spaces – open courtyard at level 3 with gardens, landscaping etc.
- Easy access to existing public transport on Dominion Rd.
- Sufficient and variable height setback from Dominion Rd, up to 6 storeys at the corners (side streets/ Dominion Rd).
- Will involve significant but overall positive change (Policy 6(b)) with resulting benefits as described in Policy 1.
- Will have a comprehensive parking management plan to enable lower, more efficient carparking ratios to be achieved.

National Environmental Standards for Air Quality

The Indoor Environment Quality (IEQ) category in NZGBC 5 Green Star Accreditation process with which the development will comply with addresses the indoor air quality required by the NES for Air Quality.

The NZGBC accreditation rewards project teams which design buildings and workspaces that provide comfortable and healthy spaces to increase occupant wellbeing. The IEQ category targets the wellbeing of building occupants by encouraging a healthy indoor environment. Credits address how the HVAC system, lighting, indoor air pollutants, and some building attributes contribute to a high indoor environmental quality. Comfort factors addressed within this category include external views, individual climate control and noise levels. Health issues such as minimisation of indoor VOCs, asbestos, formaldehyde emissions and mould prevention are also addressed in this category.

The IEQ Credits aim to balance other Green Star categories since a reduction in energy consumption could easily be achieved at the expense of indoor comfort, such as limited occupant access to outside air.

## Part IX: Purpose of the Act

Your application must be supported by an explanation of how the project will help to achieve the purpose of the Act, being to “urgently promote employment to support New Zealand’s recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

The benefits of establishing the project as a vibrant mixed-use development with more convenient access for people, to places and activities has a series of short-term and longer-term economic benefits.

Short-term construction activities will provide between 100-220 FTE jobs. Refer the Construction Workforce Development Plan included as Attachment 8 prepared by Dominion Constructors.

Longer-term the Foodstuffs New World supermarket will provide between 130-150 permanent FTE jobs on-site. In addition to this associated retail and commercial activities would provide a further c.35 FTE jobs. And a permanent residential population of 250-300 provides a level of economic activity contained on-site and permeable to the immediate surrounding catchment.

This primary activity on-site also enhances the viability of secondary activity (associated retail and commercial activities) and the adjoining Retail shops on Lot 1; together with retail activity along this portion of Dominion Road. This greater viability will also enhance land, rental and capital value of the surrounding real estate to the benefit of existing owners without any investment on their part, albeit there will be some short-term inconvenience from construction activities.

Project's effects on the social and cultural wellbeing of current and future generations:

The societal benefits provided by the development will be positive for both current and future generations.

Mixed-use provides the opportunity to intensify residential activity clustered around essential facilities and amenity which provides greater user satisfaction and connectedness. At the core of our mixed-use concept is the convenience of a range of everyday retail, service and commercial amenities.

We believe customers want a trusted brand that will deliver fresh produce with an outstanding, individualised customer experience. The next generation New World store blurs the traditional boundary between the customer and retailer. It creates a sense of theatre where our senses - what is seen, smelt, heard, felt and tasted - are excited through an array of fresh produce showcased in innovative ways. This new approach enhancing the customer experience also creates a stimulating working environment where the ordinary everyday experience is recalibrated into something much more. A destination to gather, socialise and satisfy shopping requirements in one functional retail space that in turn provides family and friends the opportunity to access the preparation and sharing of food – simple, nourishing or more celebratory as the occasion may require.

This type of development also enables parking and transport infrastructure to be used more effectively and provides sufficient critical mass to deploy programmes that decrease reliance on single occupancy car trips. It encourages walking and cycling which leads to health benefits.

Part of our development ethos is to create active and vibrant communities with an engaged resident population in the day to day operation and running of the precinct. By creating a sense of identity among all users the local character of the area is enhanced with associated benefits such as greater surveillance and safety, lower crime statistics and enhanced community spirit, cohesion and vitality.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

Confirm estimated programme savings from proceeding with the processes provided by the Act are c.6 months. This assumes that the Fast-track programme takes overall 100 days to complete after factoring in time required by the Ministry and Minister to process the application, consultation with affected parties, preparation of the more detailed ECP package; and statutory times set out in the Act. This programme is detailed in Attachment 9.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

#### Employment/job creation:

Short-term employment 100 to 220 FTE construction jobs as set out in the Workforce Development Plan.

AND

Ongoing employment from Practical Completion Q1 2023 c.150-185 FTE permanent jobs.

#### Housing supply:

117 new residential units in market affordable price ranges for this location as detailed in Attachment 10.

#### Contributing to well-functioning urban environments:

Confirm a commitment to join and support the local business association – Dominion Road.

Contributions to the Dominion Road Business Association will involve areas of mutual interest such as:

- Participation in marketing & promotions for annual events e.g. Christmas lights, Chinese Moon Festival.
- Part of Purple Flag accreditation programme (see note below).
- Potentially could take a lead role in a precinct-wide Waste Minimisation project.
- Participate in Traffic Management Plan for major events (Eden Park)

Purple Flag is a UK programme focused on managing the evening and night time street environment. Dominion Road is aiming to become the first road in NZ to achieve Purple Flag accreditation which takes towns and cities through a comprehensive set of standards, management processes and good practice examples all designed to help transform the evening and night-time economy. Benefits include, a raised profile and an improved public image for the location, a wider patronage, increased expenditure, lower crime and anti-social behaviour and a more successful mixed-use economy in the longer term.

#### Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

The project will provide a significant investment in hard and soft infrastructure which will provide downstream benefits to the surrounding community.

This investment in soft infrastructure notably includes a smart building management system and customer centric design of applications that will produce significant efficiencies and convenience compared to standard developments. As part of the sustainable design and development principals to be adopted we will make specific use of whole of lifecycle planning, lean construction techniques and innovation.

Due to particular aspects of the site and local constraints multiple schemes have been considered. The scheme adopted looks to utilise, at a scale not achieved in NZ to date, the extensive use of volumetric modular construction. This significantly reduces time and cost of the construction programme and importantly provides an edge to the financial viability of the project. The resulting increased productivity will realise for the project and community the following benefits:

- Quality; better QA achieved through the manufacturing process reducing standard rate of defects compared to those built using traditional techniques (91% of new houses have defects, 87% of houses have quality defects).
- Time; up to 60% of construction time can be reduced through modular construction with less disruption to surrounding communities.
- Cost; typically savings in total construction cost range from s 9(2)(b)(ii) depending on typology. Greater cost savings are generally available for residential buildings greater than 3 levels.

- Sustainability; reduced wastage of materials, less embodied energy over the building lifecycle – 30% better thermal performance - and a reduced carbon footprint c.2.5% savings.
- Design; standardisation doesn't have to translate to repetitive and uninteresting design, with innovative volumetric suppliers being able to offer flexibility in use of materials, fixtures, fittings and finishes.
- Productivity; increase in the order of 10% available through the above translates to a 1% lift in GDP.
- Health & Safety; reduced time work at height reduces accident incidents.

Note: these quoted figures are referenced from a variety of different sources including BRANZ, PrefabNZ, PWC, CIMC MBS & TLC materials and research.

Corresponding investment in public infrastructure is also part of the project scope of works. The most significant is in relation to relocation, renewal of the public sewer that transverses the site; and upgrade of the stormwater system that manages dispersal of water received from the neighbourhood Overland Flow-path.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity: Commitment to the NZGBC Green Star 5 accreditation which specifies a range of environmental outcomes. Green Star rating tools award points across nine categories: Energy, Water, Materials, Indoor Environment Quality (IEQ), Transport, Land Use & Ecology, Management, Emissions, and Innovation.

#### Minimising waste:

We are specifying an integrated and centralised Waste Management system onsite.

This consistent with the Government's commitment to achieving a circular economy. This is based on the three principles: design out waste & pollution, keep products & materials in use where possible; and regenerate natural systems.

Our commitment to whole-of-lifecycle costing from design, through construction and into operations is also a key plank to developing a strategy for waste minimisation that reduces landfill; and supports and promotes wider community domestic recycling. This all important to minimize the footprint of waste recovery and recycling and capture economic benefits associated.

Foodstuff's has had an award-winning Waste Minimisation Programme in their stores since 2014. They divert approximately 85% of waste away from landfill and New World stores are committed to ensure good food doesn't go to waste. Stores proudly partner with Food Rescue organisations nationwide so that safe and edible food go to at-risk and vulnerable New Zealanders, not landfill. This not only significantly reduces waste, it feeds those most in need – the equivalent of 4.2 million meals a year from New World stores.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

Key members of our Project Leadership Team have been involved in leading industry change in their attitude and implementation of more sustainable construction practices, green rated buildings and frameworks that promote a quicker transition to a circular lower-emissions economy.

Dominion Constructors as ECI Design & Build contractor will be responsible for implementing a comprehensive Environmental Management Plan that cover the entire construction process. The objectives are to reduce where practical CO2 emissions, ensure efficient distribution and logistic plans, monitor closely and mitigate potential adverse effects, minimise waste and avoid damage to adjoining land and property. This is to be achieved through a range of measures including:



- Use of whole-lifecycle design approach.
- Adoption of volumetric modular construction with associated savings.
- Sourcing of local/ regionally supplied materials.
- Green Transport Plan e.g. Car-pooling by firm/ trade of labour force, mini-bus service to train station.
- Dust and noise control measures.
- Best practice to control run-off, collection of rainwater where feasible.
- Monitor waste on-site and recycling/ re-use of demolition materials.

Foodstuffs New World is committed to doing their part to reduce operational carbon emissions. They are signed on to the Climate Leaders Coalition and are actively working to reduce emissions in support of New Zealand's zero carbon ambitions. Their Low Carbon transition strategy is achieving this through:

- Reducing store-based emissions by transitioning all stores to low emission natural refrigeration systems.
- Operating 29 zero emission electric store delivery vans.
- Introducing three 100% electric heavy goods vehicles, transporting goods from warehouses to stores.
- Reducing mileage, fuel and emissions by using a GPS routing system for transport routes.
- Consolidating freight deliveries so that there are less empty trucks on the road.
- Leading the roll out electric vehicle fast charging stations for customers with electric vehicles.
- Leading on solar.

New World's support centre and primary distribution centre is moving to a new site at Auckland Airport. This new complex will have one of the largest solar arrays in New Zealand. The new Foodstuffs North Island Head Office owned by Auckland International Airport Ltd has a 5 Green Star office design rating. Refer Attachment 11 for the NZGBC Case Study on this development.

Wynyard Quarter, Auckland's most dynamic new neighbourhood and the centre of innovation for New Zealand has benefited from a Sustainable Development Framework. John Dalzell as former CE of Waterfront Auckland lead and implemented this initiative which helped create the platform for a numbers of green buildings to be established including: ASB North Wharf, ASB Waterfront Theatre, 10 & 12 Madden Street – all 5 Green Star buildings; and Mason Brothers Building that celebrates its character heritage status and is accredited 6 Star "international standard".

#### Promoting the protection of historic heritage:

The project is located in the Eden Valley Special Character Overlay.

The design response for the development is respectful of the intent of this control, that is part of the AUP.

There is a continuum of low density suburban special character residential subdivision from the Late Victorian and Edwardian periods fronting onto historic arterials, lined by traditional low-density mixed-use shops with living above. These largely developed around the tram stops, and so at human pacing are about 20 minutes apart in terms of walkable distance. As the suburbs expanded towards Balmoral in the 20s so too did the tram stops with their supporting commercial ribbon developments. The use of the control is to enable the character and identity of the area to be maintained while allowing for the introduction of a range of other mixed-use activities at an appropriate scale and setback from activities of lower intensity of use.

Importantly the design response for the development provides for:

- Architectural form strengthened at Dominion Rd corners to reinstate prominence lost over decades of weak urban design.
- Generous setbacks at above ground floor level from Dominion Road and key residential boundary interfaces.
- A variation of form, massing and height.
- Internalisation of access and loading facilities as much as practical.
- Generous provision of landscaping and outdoor communal courtyard areas.

- Provision of an urban laneway that enhances and links the existing Dominion Rd retail with the development.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

In building back our economies and societies after the COVID-19 crisis, we fully understand and support increasing resilience needs to be one of the main guiding principles adopted. At a project level we are making the following provisions in this regard.

Reduce exposure through design process:

- Critically review design standards and codes to ensure the design takes into account current and coming risk levels.
- Clearly specify the location of critical plant & machinery assets on the basis of climate-aware risk.
- Reducing the impact of any large non-porous areas and leverage natural assets such as the central courtyard to capture and recycle rainwater.
- Including building resilience to climate change in all specifications for project infrastructure, systems and monitoring equipment.
- Incorporating resilience into procurement standards, for example, ensure lifetime performance under expected climate conditions.

Accelerate investment in resilience by:

- Investigating the increased use of energy storage on-site to increase efficiencies in solar arrays.
- Applying existing best practice adaption techniques, for example, keeping key plant & equipment elevated in basement areas, move facilities further away from hazards as much as possible.
- Exploring partnerships with infrastructure key suppliers, for example telecommunications to increase resilience of existing cell phone network and connectivity.
- Constructing assets that maximize energy, water, and other forms of efficiency, for example, more passive buildings that can operate during grid level blackouts.
- Deploying new, resilient technologies to improve the resilience of infrastructure, for example, smart grids, embedded sensor layers etc.
- Using modular infrastructure to enable rapid replacement of damaged components, for example, modular energy infrastructure.

Mobilise and or access potential capital pools to help fund adaptation:

- Considering operational models that allow infrastructure operators to access or raise funds for adaptation measures.
- Participating in local infrastructure initiatives that target shared, local adaptation measures, for example Waste Minimisation Programme promoted by Dominion Rd business association.
- Advocacy to government for policy changes that enable a different approach to how development contributions are applied, for example allowing direct allocation of project contributions to specifically assist early upgrade works that then better integrate back into wider network (practically finding the optimised work delineation where this spans the private/public realm).

To ensure collectively we are better prepared to withstand future pandemics but also the other major risks such as climate change we need to clearly establish performance baselines and using an evidential basis set targets for reduced consumption and emissions. We have outlined in this application, not only for this but for other projects we have in the pipeline, how we can make a meaningful contribution to MBIE's Building for Climate Change Programme. We look forward to continue with the initiatives set out in this application but also confirm interest and commitment in better understanding and being involved in the Ministries establishment of appropriate frameworks and setting targets as collectively we strengthen environmental, economic and social resilience.

#### Other public benefit:

Dominion Road is one of Auckland's most famous shopping strips. However, COVID has impacted the area significantly and the normally vibrant, bustling stretch of Dominion Road is showing the signs of stress with sale and for lease signs filling many shop windows. The 200-odd businesses along this stretch from View Rd to Balmoral Rd are an eclectic mix of ethnic restaurants, cafes, banks, antique shops, charity stores and dairies. The manager of Dominion Rd Business Association recently referred to the strip as Auckland's world within a street with so much diversity and variety in terms of ethnicity, ethnic representation and the different businesses. Surviving though, through the lockdown and beyond into an uncertain period is going to be very challenging for a number of these businesses.

Given this state, the revitalisation and redevelopment of our project at 360 Dominion Road will deliver a broad range of benefits to the local community at a critical time when many established businesses are struggling to survive. These include the following public benefits:

- Ensure the ongoing economic viability of this portion of Dominion Road into the longer term by attracting to the site a medium-high income demographic from the surrounding primary catchment (some 17,000 households).
- More efficient utilisation of the site, by updating and increasing the provision of retail facilities.
- Increase the level of retail standard including greater range and diversity of convenience goods, and increased price competition with other centres in the region.
- Reduce the reliance of nearby residents on shopping centres further afield.
- In addition to job creation through the construction phase, the development will facilitate the creation of approximately 150-185 jobs (range of full/part time & casual staff). This is a substantial boost to previous employment numbers (which were in the order of 30-50 jobs) prior to the redevelopment of this site.
- Creation of an off main street 'Laneway' that forms a meeting place, with a range of retail and dining opportunities.
- Enhance the aesthetic quality of the site, incorporating an integrated design to enable stronger linkages with adjoining retail.
- Incorporation of accessible principles to ensure equitable access throughout the development.
- Design techniques (setback and landscaping measures) introduced to minimise amenity impacts to adjoining residential properties.

As an investor, owner and operator of the redeveloped site (and applicant to the local Dominion Road Business Association) we have a long term commitment to the success of the development and look to actively engage with local Iwi, the Council, school groups, local businesses and other members of the local community. We will also be upgrading certain public infrastructure to enable the development, such as upgrading the public sewer that traverses the site, upgrading vehicle crossings, providing new facilities the public can access while waiting for public transport; along with the usual development contributions required by Council and Watercare.

Whether there is potential for the project to have significant adverse environmental effects:

Confirm there are no long-term adverse environmental effects relating to this project.

## Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

There are few natural hazards (and or effects of climate change) that directly effect the property, apart from potential flooding from the Overland Flow path. This potential has been fully mitigated in the site stormwater design with soak holes provided on-site to manage the predicted volume of water under flood conditions expected from the specific catchment area.

## Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/enforcement action and outcome
Confirm none	

## Part XII: Declaration

By typing your name in the space provided, you are electronically signing this application form and certifying the information given in this application is true and correct.

John Dalzell

25 August 2020

Signature of person or entity making the request

Date



## Important notes:

- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Information presented to the Minister for the Environment and/or Minister of Conservation (and the respective agencies) is subject to disclosure under the Official Information Act 1982 (OIA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA. Further information on the OIA is available at [www.ombudsmen.parliament.nz](http://www.ombudsmen.parliament.nz).

Information held by the Minister(s) and the agencies may have to be released under the OIA in response to a request from a member of the public (or any other body) for that information unless there are grounds for withholding that information. The grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information.

## Checklist

Where relevant to your application, please provide a copy of the following information (click to place an "X" in each box to confirm):

- ☐ Correspondence from the registered legal land owner(s)
- ☐ Correspondence from persons or parties you consider are likely to be affected by the project
- ☐ Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
- ☐ Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
- ☐ Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.

Released under the provision of  
the Official Information Act 1982