

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – East Coast Heights, Silverdale – Request for further information

Request for further information	Response
Project Scope/Description	
1. The project description in the application form includes the figures of 280 and 302 dwellings and there are several figures used throughout the supporting documents (such as 276 total units on the plans and 303 dwellings in the economic assessment). Please provide a single approximate figure for the purposes of describing the project scope. It may be prudent to use the higher figure if you consider the project could feasibly yield that number of residential lots/dwellings – e.g. approximately 303, however the plans and supporting information should show that this level of development is feasible on the site. Please also provide clarification on the proposed height of the dwellings e.g. single storey.	We confirm the proposal is for approximately up to 303 dwellings (including the 26 vacant lots). Final numbers will be finalised at Stage 2, if successful, and will be confirmed following the final detailed design review. The proposed dwellings will be two storeys. The proposal will comply with building height.
2. In the application form (page 4) you provide a description of the proposed staging of the project, however there is no separate staging plan provided. We note that there is a description of staging and a plan inserted into the engineering report prepared by Aspire Consulting Engineers (Ref: 1628-1). This staging plan would provide a useful quick reference, therefore if it is generally accurate, please provide a copy of the plan as a separate document.	Please refer to the attached Staging Plan.
3. The application form states that copies of the Records of Title are attached, however only the tile for 1 Silverwater Drive, Silverdale - Lot 7 DP 545151 was included with the application. Please provide the Record of Title for 2150 East Coast Road, Silverdale - Pt Lot 1 DP 44249, Allot 304 Psh Of Okura SO 46342 - NA49C/421.	Please refer to the attached additional certificate of title for 2150 East Coast Road, Silverdale. We have also included the tiles for the adjoining land in relation to the earthworks. We have also attached agreement for the works from 17 and 39 Small Road. The applicant has recent purchased 53 Small Road, and we attach a copy of the sales agreement.
4. The economic assessment (page 5) prepared by Formative Limited states that the application does not apply to the part of the site within stages 3 and 4 labelled as “vacant lots”, which includes 26 residential lots. Please clarify whether the project will involve creating the 26 vacant lots.	We confirm that the proposal will include the 26 vacant residential lots. These are larger lots and they will enable bespoke personalised homes to be constructed on these vacant lots. These lots will be sold to builders who will construct standalone dwellings in accordance with the Zone rules.
5. Please also confirm whether the figures provided in the application for dwellings (at 1 above) include or exclude the vacant lots.	This number includes the 26 vacant lots as noted above.
6. In the economic assessment it is estimated that the project will provide approximately 1,740 direct, indirect and induced full time equivalent (FTE) jobs over the project’s five- year development and construction period. In the application form you estimate the project will create 80 direct FTE jobs over a three-year period. Please provide further clarification on the breakdown of jobs likely to be created because of the project, including differentiation between direct and indirect FTE jobs created per year, and further details of sectors where those jobs will be created.	Formative advises the following: <i>“The application form referred to 80 FTE, which is the applicant’s estimation of the number of jobs directly employed by them for civil works. This is not a complete picture of employment as it does not include employment associated with the pre-works activity (Build Rich staff and experts), other contractors that are required during the civil works, or the employment associated with the construction of the dwellings. The amount of employment associated with the project is estimated by Formative. Formative has estimated a total of 1,740 FTE job years in Auckland, which includes employment associated with all aspects of the development including direct, indirect and induced.</i> <i>Based on our estimate the direct on-site employment is expected to be around 740 FTE job years between 2022 and 2026, with peak employment in 2024 of 427 FTE. The remaining 1,000 FTE will be located off-site as a result of the indirect activity (businesses off-site that</i>

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supply goods and services to on-site) and induced activity (retailers and services businesses that are off-site that meet the demands of workers and residents).

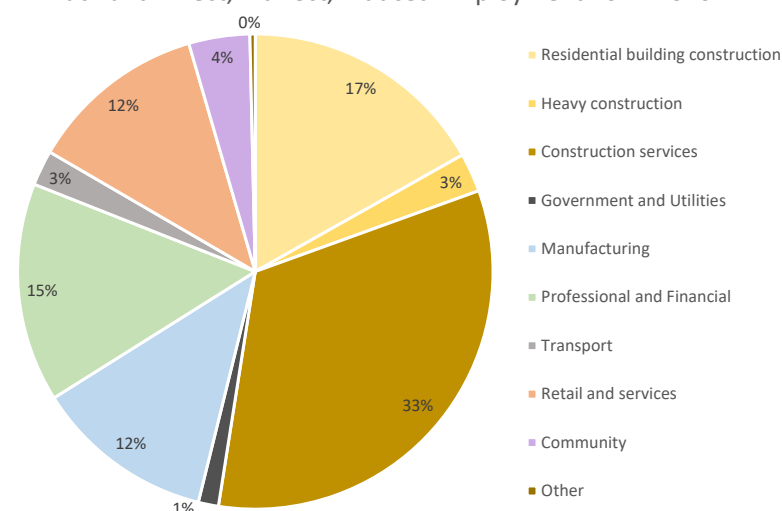
Auckland FTE	2022	2023	2024	2025	2026
Direct*	6	117	427	194	-
Indirect and Induced	-	133	542	276	47
Total	6	249	968	470	47

*Activity that occurs directly on site, excludes residential demands.

For the purposes of this assessment we have considered “direct” employment to be employment that occurs on-site. Employment supported off-site, such as pre-nailed framing, window fabrication, and transporting materials to site is categorised as indirect employment. This off-site employment is very strongly linked to the economic activity located on-site, and could be considered to be direct.

In terms of sectors, as would be expected, over half of the jobs associated with the project are related to the construction sectors (residential building, heavy construction and services). Just under a third of the employment is in sectors that support development (government, utilities, professional, financial, and manufacturing). Finally, under a fifth of the employment relates to other sectors that mostly accommodate the induced activity (retail, services, community and other).

Auckland Direct, Indirect, Induced Employment 2022-2026



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Natural Wetland Identification 7. The wetland memorandum prepared by Boffa Miskell confirms that there is a wetland feature located adjacent to the southern boundary of the property. The memorandum advises that at the closest point the proposed house lots will have a setback of approximately 2.5m from the edge of the wetland, however there is no plan provided with the memorandum to show the agreed extent of the mapped wetland in relation to the proposed development. Please provide the following information: - a copy of any supporting information/plans from Boffa Miskell that clearly shows the full extent of the mapped natural wetland in relation to the proposed development; - confirmation of whether Boffa Miskell have reviewed the wetland design memorandum prepared by Aspire Consulting Engineers (Ref: 1628 M7) and are satisfied that the diversion of water will not result, or is unlikely to result, in the complete or partial drainage of all or part of the natural wetland.	Please refer to the attached plans. The wetland was survey based on the advice of Boffa Miskell  We confirm that Boffa Miskell have reviewed the Aspire Plan. Please refer to the attached memo from Boffa Miskell.
Other Approvals Required 8. The earthworks memorandum prepared by Aspire Consulting Engineers (Ref: 1628 M2) details that earthworks are proposed on several neighbouring properties, and that signed written neighbours' agreements to carry out the proposed earthworks have been obtained. Please provide clarification as to whether the neighbouring properties should be included in the application for earthworks (and therefore within the project scope), a copy of the correspondence in support of the application from the neighbouring property owners, and proof of their ownership of the relevant land.	Attached is the agreement with the neighbour at 17 and 39 Small Road to carry out the works within their site. The applicant still working to get the agreement for 53 Small Road. If that neighbours approval is not forthcoming the applicant will remove the earthworks from that site an retain on their land.
9. The application form (page 12) states that the applicants will offer as a condition of consent that the proposed dwellings will not be occupied prior to the construction of the Penlink road commencing, and that construction is scheduled to start in 2022. Please provide any additional supporting information to demonstrate the timeframe by which dwellings will be able to be occupied and provide comment on whether you anticipate this issue could potentially delay or otherwise impact on project delivery.	It was announced this week that a consortium comprising HEB construction, Fulton Hogan, Aurecon and Tonkin + Taylor has been named to deliver the \$840 million link Toll Road. Please refer to the attached.
10. Are any Overseas Investment Office approval/s required for the project to proceed, given that the ultimate holding company for both Build Rich Limited and Nation Shine Holdings Limited is registered overseas? If so, please advise the status of the approval/s and comment on whether you anticipate this issue could potentially delay or otherwise impact on project delivery.	The applicant has obtained OIO consent when purchasing this land. Please refer to the attached certificate.
Investment Certainty 11. For the Minister to accept a project for referral he must be satisfied that it can urgently promote employment, and therefore needs to be confident that the applicants can deliver the project in a timely manner. Please provide the following information to assist with this: - additional information on who will be financially responsible for project delivery and who is the appropriate authorised person to hold the resource consents; - information on that person(s) financial ability to deliver the project and/or their track record of delivering projects of a similar scale.	The applicant advises that they have good track record and ANZ bank is their strategic funding partner since Stage 1 of the project. Stage 1 and 2 have been very successful: o All sections were pre-sold before titles were issued.

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	- o All our homes are built with quality and care, and the applicant has had very good comments from our stage 1 home owners. - o We have built relationship with our main contractor – Opie contractor and many reputable home builders. Build Rich are the land owner and they have the capacity to fund the project even without bank funding.
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