

## Supplementary Information | Part IX: Purpose of the Act

*Your application must be supported by an explanation of how the project will help achieve the purpose of the Act, that is 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*
- *Project’s effects on the social and cultural wellbeing of current and future generations*
- *Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case*

### Public Benefit

- *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*
  - *Housing supply*
  - *Contributing to well-functioning urban environments*
  - *Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity*
  - *Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity*
  - *Minimising waste*
  - *Contributing to NZ’s efforts to mitigate climate change and transition more quickly to a low emissions economy (in terms of reducing NZ’s net emissions of greenhouse gases)*
  - *Promoting the protection of historic heritage*
  - *Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change*
  - *Other public benefit*
  - *Whether there is potential for the project to have significant adverse environmental effects*

Project Stellar squarely gives effect to the purpose of the Covid Fast track Act, in particular by providing significant and urgent public benefits in respect of employment, economic development and housing, while strengthening environmental, economic and social resilience and avoiding significant adverse environmental effects. Project Stellar will provide a number of the relevant public benefits outlined above in this application, accompanying plan and render packages and associated reports. Project Stellar’s key public benefits are expanded on below. It is estimated that by using the Covid Fast-track Act processes that the project will process between 6 and 12 months faster than via the traditional RMA consent process.

### *Employment / job creation*

With regard to employment, the land development works will provide significant fulltime employment; from design and consenting, to preparing the site for development, project management, construction of the buildings and infrastructure to marketing / tenancing. The **attached** economic assessment estimates that the regional economic impacts (with regards to employment) and inclusive of flow on effects would amount to average employment of 280 people FTE per year for four years, with the national total rising to 362 people FTE per year for four years. Breaking the project into stages, the economic assessment estimates that (nationally):

- In 2022-2023, 104 direct FTE jobs will be created in the planning/design/consent stages, with a further 55 FTE jobs created indirectly in sectors that support planning/design/consent.
- In 2023, 31 direct FTE jobs will be created in the earthworks and local infrastructure stages, with a further 41 FTE jobs created indirectly in sectors that support earthworks and local infrastructure.
- In 2023-2025, 118 direct FTE jobs will be created in building construction, with a further 324 FTE jobs created indirectly in sectors that support building construction.

Notably, a large number of these jobs would be in construction, an industry that was affected by Covid-19.

On completion, the proposed development will provide for some ongoing employment. This will include those involved in managing the site, as well as building maintenance, upkeep and gardening servicing, building servicing, along with employees within the dedicated commercial spaces proposed. This is in addition to the employment discussed above.

The proposal will provide strong demand for labour, particularly in the short term (i.e., over the next four years). This can potentially be filled by workers that have lost their jobs to Covid-19. As well as this, the significant economic benefits associated with the project including the one-time boosts in GDP and additional household incomes, not to mention the ongoing household spend generated by the new dwellings, will contribute to the post Covid-19 recovery.

### *Housing supply*

Project Stellar will supply approximately 200 new, high-quality homes to contribute to the housing supply in Auckland with a range of apartment typologies. Being a build-to-rent model, the homes will better meet the needs of the tenant, provide tenure certainty and high levels of amenity (with extensive communal facilities, a concierge, onsite handyman and the like).

With respect to tenure certainty, the DTB intends to provide residents with the option to stay as long as they like by offering long term leases if desired by the residents. Residents will have cancellation rights of one to three months' notice while Dilworth as Landlord will choose to have limited rights (other than legal recourse). While there is a clear commercial interest in doing this, this also provides both flexibility and security in tenure as an alternative to home ownership for residents. As an example, it will allow children to remain in the same schools for the duration of their schooling and encourages the building of a community within the development.

Notably the site is located in the Auckland Double Grammar Zone. This is one of the most sought-after areas in Auckland. The site is easily walkable to a number of amenities, reserves, and the New Market Metropolitan Centre. The location is therefore an attractive place where people want to be and therefore creates an opportunity to grow and develop the existing community through efficiency of natural and physical resources.

The range of housing typologies proposed will also provide more housing choice in an attractive area at a time when house prices are rapidly escalating and moving beyond the reach of many Auckland residents. Apartment formats in particular provide an affordable option (including as rentals) due to the smaller lot sizes and the resultant lower land component in the overall housing cost.

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

The proposed development will contribute to a well-functioning urban environment. It provides for increased residential density around centres and transport facilities. This will improve the functioning and vitality of these centres, support local businesses (noting that the attached economic report identifies that households will spend an estimated \$6.7million dollars per annum on core retail goods) and improve the efficiency of infrastructure and public transport use. The increased density also offers opportunities for improved community and social interaction, both within the development's 'community' itself, and within the surrounding area.

#### *Improving environmental outcomes for coastal or freshwater quality, air quality or indigenous biodiversity*

The proposal will enhance biodiversity at the site, and improve existing (and historic) ecological corridors between maunga through extensive planting, comprising largely native species dominant within remnant forest in the area. The proposal will also provide for an incremental improvement in water quality, through water conservation and re-use and reduction in stormwater generation (increase of pervious areas).

#### *Contribution to NZ's efforts to mitigate climate change and transition more quickly to a low emissions economy (in terms of reducing NZ's net emissions of greenhouse gases)*

The proposal contributes to improved environmental outcomes and contribute positively to achieving a low emissions economy. The high-density residential use in a central location combined with reduced car parking numbers (less than one per dwelling) as well as bike parking and EV charging supports sustainability aspirations and contributes to encouraging a mode shift away from the private vehicle. Likewise, the design of the building (for example its long design life, water re-use and proposed energy efficiency design) will achieve positive sustainability and environmental outcomes.

The applicant has a strong focus on providing homes that are the equivalent of 6-star home, with a sustainability focus a key objective in the design. Notably, the design of the buildings has been thermally modelled and has been identified as being close to meeting passive house standards (refer **attached** Initial Passive House Design assessment). Work is still being undertaken to confirm whether passive house is achievable (including cost implications), however this demonstrates the naturally high-performing design of the proposed buildings. As an example, the proposed services including use of a heat pump domestic hot water system (rather than a hot water cylinder in each dwelling). As

well as the environmental benefits, this is expected to provide an annual savings to the residents of 6.090 kWh/a or \$31,2440 per annum.

*Other public benefit*

The DTB has a long history of supporting communities through its role in supporting Dilworth school. Since its inception, the school has provided over 5,000 boys with a life-changing scholarship that includes free tuition, accommodation, meals, and pastoral care. The proposed build-to-rent development will be held long term by the DTB and will provide sustainable long-term income with which to fund the ongoing operations of the School, enabling the DTB to continue to contribute positively to the community by providing education and opportunities for boys who might not otherwise be in a position to receive the opportunities that Dilworth provides.

The proposed development is directly across the road from the school's Senior Campus, and will provide learning opportunities for boys who are interested to learn about development or construction. As an example of how this will occur, current construction projects on the school grounds are allowing monthly site visits for boys who are interested in construction.

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

The proposal provides a high-quality urban design response to the site without creating significant adverse effects on the environment, and while achieving genuine environmental and economic sustainability and supporting ongoing social and community improvements.