

30 March 2023

Minister for the Environment

C/o Stephanie Frame, Private Secretary (Environment)

s 9(2)(a)

Dear Stephanie

**COVID-19 RECOVERY (FAST-TRACK CONSENTING) ACT 2020 – REQUEST FOR FURTHER INFORMATION
– WHENUAPAI DEVELOPMENT PROJECT**

You have asked Cabra Developments Limited to provide further information in respect of the Whenuapai Development project pursuant to section 22 of the FTCA. We provide the following response accordingly.

1. **In the event approval from Auckland Transport is not obtained for the proposed Sinton Road extension, provide an alternative design for Site C, including any change to the number of lots/residential units.**

The project team has thoroughly considered the potential implications on the layout of Site C in the event approval from Auckland Transport is not obtained to extend Sinton Road to the south east.

The **attached** site layout provides one such example whereby the new vested road is located in the position of the existing vehicle crossing. In this alternative scenario, the proposed vested road would have complete frontage to the existing formed Sinton Road, and no further extension would be required to provide access to Site C.

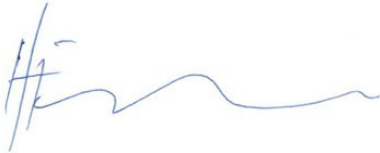
The alternative scenario provides a total of 80 residential dwellings within Site C, whereas the preferred layout (as lodged) provides a total of 81 residential dwellings.

While there is little difference in yield, the preferred layout (as lodged) offers a centralised intersection facilitating a more efficient layout with dwellings located on both sides of the vested road, as opposed to a single-loaded vested road. The preferred layout therefore facilitates a typical streetscape in respect of design, character and appearance. It also reduces the length of the jointly owned access lots internally within the site, which is beneficial from an urban design and CPTED perspective. Ultimately however, these matters do not present 'fatal flaws' should approval from Auckland Transport not be obtained to extend Sinton Road.

2. The number of potential ongoing full time equivalent jobs in the industrial sites.

Formative Economics has advised that the potential ongoing full time equivalent jobs at Site D, the industrial site, is estimated to be in the order of 126 FTEs (refer **attached**).

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Hannah Edwards', with a stylized flourish at the end.

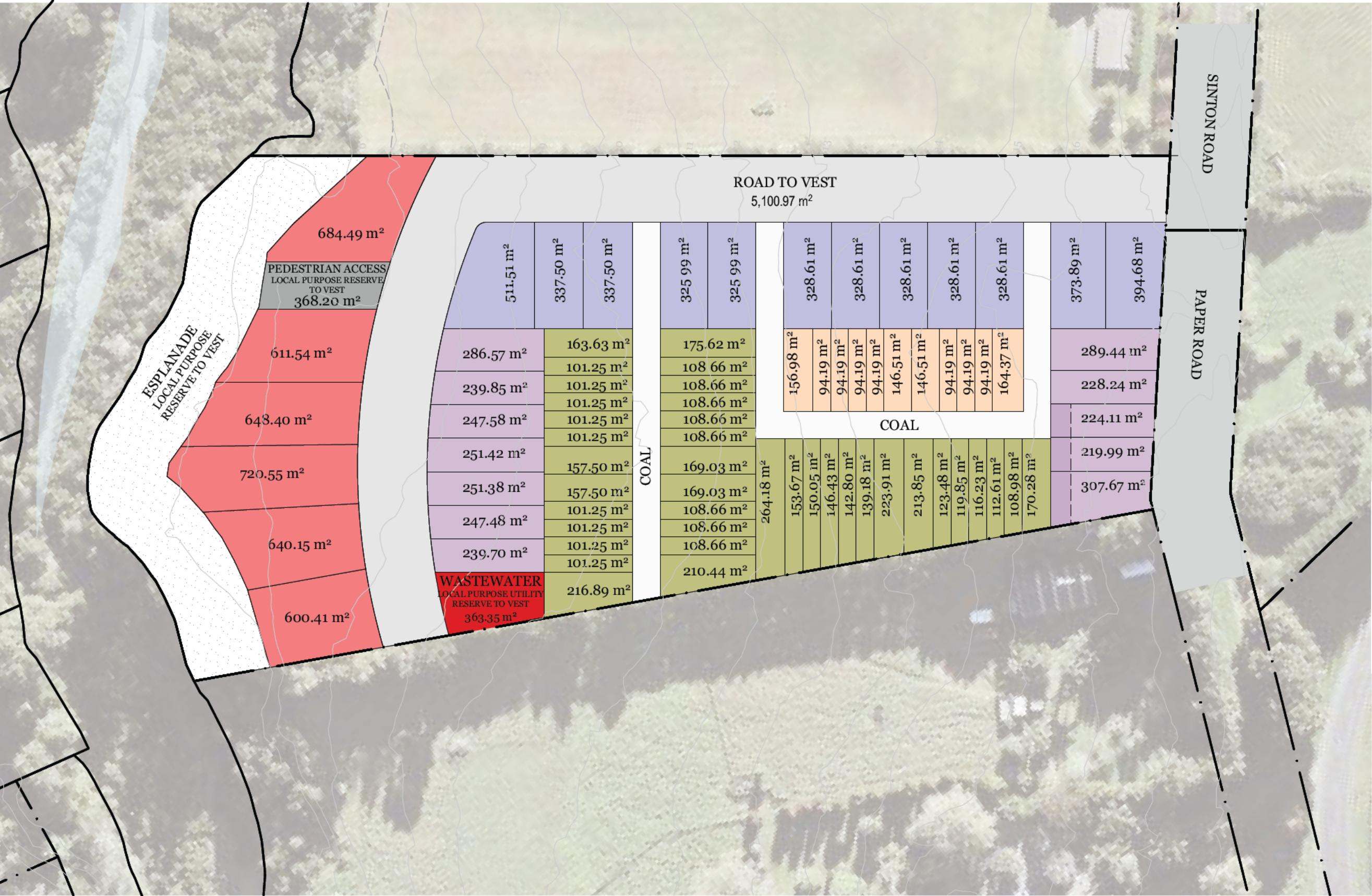
Hannah Edwards

Director

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Email:

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KEY PLAN



SITE LEGEND

- SITE BOUNDARY
- BOUNDARY SETBACK
- LOT BOUNDARY
- PROPOSED WASTEWATER PUMP (LOCATION AND SIZE SUBJECT TO DESIGN)

YIELD

- TYPE A1 2L HOUSE 15M x 25M
- TYPE A2 2L HOUSE 12.5M x 27M
- TYPE B REAR LOADED TCE 4.5M x 26M
- TYPE C 2/3L REVERSE LIVING TCE 4.5M x 18M
- TYPE D LARGE LOTS +600M²
- TYPE E HOUSE LOT 8.5M x 25M
- TYPE F FRONT LOADED TCE 4.5M x 22.5M
- TYPE G 2/3L REVERSE LIVING TCE 4.5M x 20.7M (FRONT LOADED)
- 80 TOTAL
- EASEMENT ACCESS



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Project Name Whenuapai
Project Number 13179
Date 29/03/2023
Scale 1:1000

SITE C
Drawing Name Proposed Masterplan Option 2





Memo

To: Duncan Unsworth, General Manager, Cabra Developments Limited

From: Derek Foy, Director

Date: 28 March 2023

Re: COVID-19 Recovery (Fast-Track Consenting) Act 2020 – response to request for further information – Whenuapai Development Project

The purpose of this memo is to provide the additional information requested by the Minister for the Environment in his letter to you, which you forwarded to me today. The information the Minister requested relevant to my assessment is item 2: “The number of potential ongoing full time equivalent jobs in the industrial sites”.

Information requested

The number of potential ongoing full time equivalent jobs in the industrial sites is estimated to be **126 FTEs**.

Derek Foy

Director

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w www.formative.co.nz