

APPENDIX 27 – Statement detailing how Project meets Purpose of Act

4 Purpose

The purpose of this Act is to urgently promote employment growth 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.

Promoting Growth

This transit-orientated mixed-use project, on completion, will contribute at key levels, economic and societal benefit across multiple areas.

The significant investment on the site generating c.\$200m of value will act as a destination that provides:

- Additional choice for retail convenience shoppers from the surrounding catchment
- New affordable housing supply and options
- A well-integrated community that will contribute to the ongoing vitality and commercial viability of the local Dominion Road area

Greater levels of economic activity and intensification of residential accommodation for the community along major arterial routes with good public transport connects, like this development, will promote growth and support the recovery from the impacts of COVID-19.

Employment

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 6-9 months earlier by taking advantage of the COVID Recovery Fast-track consenting process.

Supporting recovery

Critically in the current challenging recessionary environment the benefit of this earlier activity is programmed to occur Q2 and Q3 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 workbook). We expect to be bidding the sub-trades in market July 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.

While the Expert Panel is considering the COVID-19 Fast-track Consent Application the development team continues to progress activities in general accordance with the revised development programme, a summary of the programme is included as an **Attachment** to these papers.

Our aim is to continue to work through the developed and detailed design prioritising early lead works around Civil works both on-site and those enabling works for utilities and services located off-

site. This will require engineering design and approvals from Auckland Council, the relevant CCO's and the asset owners.

We will, once the Resource Consent is received, immediately commence the sale of the residential units and again this is expected to occur Q3 2021.

By the end of the calendar year and upon receipt of the necessary building consent documentation and engineering approvals we expect to be underway with the construction of the development.

Certainty of sustained Investment

The development of the project will deliver through a combination of applied design expertise, innovation, and a customer centric approach a ground-breaking model, which is repeatable and scalable.

The development will provide for the delivery and establishment of:

- A community that has easy access to public transport and a 10–15-minute journey to the CBD
- A flexible range of affordable housing typologies
- A strong anchor tenant based around provision of everyday consumer groceries, which in turn helps sustain and support associated retail important in providing ground floor activation
- Opportunities for commercial activities at ground and first floor levels that adds to local employment
- Strong pedestrian links at street level that integrates vertically through the development
- Public and community areas/ facilities in the development to provide a safe and secure environment
- A highly liveable proposition that enables occupiers to efficiently manage and monitoring consumption

The mixed-use model is a new form for Foodstuff of delivering their approach and customer service to the community. There is considerable value in not only the design but also the method of delivery, construction and implementation of activities on-site. The model has direct relevance for the wider community as intensification continues in brownfield urban locations.

Sustainable management of resources

The development will deliver an exemplar quality development that incorporates:

- Warm, dry and safe residential units (122) comprising a mix of market affordable Apartments and Terraced houses.
- A new generation New World V2 supermarket including home delivery setup, click & collect etc.
- Dominion Road 'mall' style and associated retail Laneway
- 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.

We 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 incorporated into the design and specification of the development 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.

Our target buyer profile described as predominately (c.65%) Young Professionals we think will be particularly focused on sustainability and affordability. This demographic we find is particularly interested in how collectively we reduce consumption/ emissions. They value the commitment to provision of community facilities, on-site amenities, and ability to access technology to streamline and simplify the management of busy lives. We expect they will be actively engaged with these types of initiatives from a site-wide perspective.

