

# CONSTRUCTION AND INNOVATION BUSINESS CASE



**AR105731**

**153 Bonair Crescent, Silverdale,  
Auckland**

Prepared: 20 April 2022  
Senior Development Manager: Richard Quilter  
Programme Delivery Team 1

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## 1. Decision sought

This paper seeks to approve investing cash expenditure of **s 9(2)(j)** to improve the existing Kāinga Ora – Homes and Communities owned land valued at \$5,002,500 (land purchase price), and nil write-off of existing assets (vacant land) by the Construction & Innovation Group, to undertake the development of 153 Bonair Crescent, Silverdale, Auckland as detailed in this business case below. (All figures are inclusive of GST)

The proposal comprises a consented development scheme purchased off a developer (Broadway Development Group) in 2020. A partial redesign has attempted to align the plans as closely as possible to Kāinga Ora’s development standards (M-255 & Landscape Design Guide). Some urban design concerns have not been able to be met, primarily safe pedestrian access due to the restricted onsite vehicle manoeuvrability, which the Place Based Memo raises. The redesign has been reviewed and endorsed at the 30% stage by the Kāinga Ora Quality Assurance team, including CPTED.

As outlined in Section 7 of this Business Case, the project estimates the following financial metrics will be achieved;

- IROI of **s 9(2)(j)**
  - An Operating Subsidy of **s 9(2)(j)** is required to achieve an IROI of 2.89%
  - NPV of **s 9(2)(j)**. This represents **s 9(2)(j)** per unit over the 38-unit yield (37 apartments and 1 community room).
  - Carrying cost of the proposed redevelopment is not applicable as this site is a green field ‘off-market’
  - The construction costs have been arrived at in discussions with CPA Partner Home Construction Limited as the proposed redevelopment is for apartments rather than standard design or multiproof housing.
    - A construction rate of **s 9(2)(j)** has been applied for this 2-storey ‘walk-up’ development methodology (including HHGA & Homestar 6 Design & Built compliance) which includes a provision for the waffle raft foundations as per the geotechnical recommendations.
  - The development cost per unit is **s 9(2)(j)**
- The Strategic Fit memo for the Project is Neutral.
- Delivery is forecast for June 2023 in SPE FY22/23.
  - Construction is due to commence on 26/04/2022

## 2. Project overview

<b>Development</b>	The redevelopment provides 38 new apartments across 3 x 2-storey walk up blocks to provide 38 two-bedroom apartment dwellings (1 of which is earmarked to be a Communal Room for tenants to use’) consequently providing <u>37 two-bedroom apartments</u> .		
<b>100% Retained by Kāinga Ora or Mixed Tenure</b>	100% retained by Kāinga Ora for state housing	<b>Zoning</b>	Residential –Single Dwellings but within the Millwater South Precinct (with Restricted/ Discretionary Activity for 3 or more dwellings)
<b>Reason for Yield Achieved</b>	To obtain approval from Place Based Group and both internal and external stakeholders		
<b>Site</b>	4,787 m <sup>2</sup>	<b>Yield achieved</b>	1: 126 m <sup>2</sup>
<b>Gross Floor Area</b>	3,328 m <sup>2</sup>	<b>Redevelopment Ratio</b>	Not applicable (Green Field Site)

Programme Team	Programme Delivery Team 1	Source of funding	Construction Group Redevelopment Budget
Actual Spend to Date <sup>1</sup>	\$5,061,455 incl. GST as at 28/03/2022 includes land acquisition costs of \$5,002,500 incl. GST (\$58,956 incl. GST without land)	Construction Contract Value (Max)	§ 9(2)(j) excl. GST
Construction Only Cost (Total) <sup>3</sup>	§ 9(2)(j) excl. GST	Construction Only <sup>4</sup> Cost per m2	§ 9(2)(j) per m <sup>2</sup>
Civils Cost Within (total) <sup>5</sup>	§ 9(2)(j) excl. GST	Civil Cost Outside of Boundary (total) <sup>6</sup>	*Included in 5
Development Cost <sup>7</sup> per m2	§ 9(2)(j) per m <sup>2</sup> excl. GST	Project Lead	Richard Quilter
Probability Rating	P95	Project Coordinator	Karen Brown
Comment	<p><b>Location:</b> Millwater is a recent residential development located in the Silverdale area of North Auckland and constructed over the last 20 years. The greenfield development has been designed to enable a range of transport modes, a range of medium density housing outcomes with a variety of residential services and community facilities including public amenities close-by. Consequently, the ‘impact on the development’ is considered positive, as this is a well-designed modern residential area.</p> <p>The units are considered good for young/ small families in the area. At the time of the Project Brief (Aug 2020) there were 104 applicants on the MSD waitlist for 2 bedroom units in the Silverdale area, with only a very small number of existing state houses in the area.</p> <p>The site is well located with easy access to all amenities including schools, reserves and childcare facilities. It is well connected to public transport with the Hibiscus Coast Station Park &amp; Ride approximately 4 kilometres away. There are also growing local employment options in the wider Silverdale area.</p> <p><b>Standard/ Multiproof Plans:</b> Standard Multiproof plan house-types have not been used as this off market acquisition was purchased from the Broadway Development with a full suite of consents in place.</p> <p><b>M-255 compliance:</b> As the consented development was purchased from a private developer ‘off-market’ originally for Transitional Housing, the originally consented scheme did not achieve all of Kāinga Ora’s M-255 standards.</p> <p>The scheme has been successfully rationalised by architects Young &amp; Richards and reconfigured internally to comply largely with M-255 standards. This partial redesign was submitted to Auckland Council on 25/03/2022 via a S.92 ‘in-scope’ minor amendment. Auckland Council issued an ‘accordance’ letter on 29/03/2022 confirming its approval of the internal changes ‘in accordance’ with the original extant Resource Consent. This follows pre-apps with Auckland Council Premier Team.</p> <p><b>Development/Construction cost per m2:</b> Construction costs are in line with Y3 CPA rates for Home Construction Limited but have been adjusted to incorporate estimates to allow for site-specific considerations including foundations.</p> <p><b>Civils Costs:</b> Civils costs are based on Kāinga Ora standard provisions given the known moderate geotechnical conditions identified within the KGA Geotechnical report dated June 2021, which is currently being updated.</p>		

Consequently, an allowance of \$ 9(2)(j) excl. GST per unit has been provided for within the feasibility, which includes the off-site civils (green field super lot serviced site) with an additional allowance of \$ 9(2)(j) excl. GST for a site scrape.

**Remediation:** Tonkin & Taylor are currently assessing the site for a PSI/ DSI/ RAP to ensure full compliance with the revised Kāinga Ora Contaminated Land Policy & Procedures.

This allowance brings the Average Development Cost per unit up to \$ 9(2)(j), which is below the hurdle rate of \$ 9(2)(j) per unit.

**FUD/ Accessibility Standards:** These units do not meet Full or Partial Universal Design as there was no requirement in the project brief to do so because the site was purchased 'off market' with non-compliant consents in place.

### **Notes:**

<sup>1</sup> Actual Spend to Date – This is the project Work-in-Progress (WIP) costs to date (to be taken from IDP Report - 5.1.7 ADG Development Management Toolkit).

<sup>2</sup> Construction Contract Value (Max) excl. GST - This is the total 'Built Form Cost' of the building (point a above) plus Civil Costs, Builder Professional/Consent Fees excl. GST.

<sup>3</sup> Construction Only Cost (Total) excl. GST – This is the total 'Built Form Cost' of the building excl. GST (e.g. Number of Units \* Unit Area (sqm) \* Build Rate (\$/m2 excl. GST)).Ground up, including driveways and landscaping, (what your builder would do).

<sup>4</sup> Construction Only Cost per m2 excl. GST - this is the total 'Built Form Cost' of the building excl. GST (point <sup>3</sup> above) divided by Total Area (GFA).

<sup>5</sup> Civils Cost Within (Total) excl. GST – This is civil works inside of the construction site boundary (e.g. site works, retaining walls).What the civils contractor would do within boundary.

<sup>6</sup> Civil Cost Outside of Boundary (total) excl. GST – This is civil works outside of the construction site boundary (e.g. storm water piping to connect to the main public storm water line, upgrade of public storm water piping to accommodate the overall Kāinga Ora redevelopment)

<sup>7</sup> Development Cost per m2 excl. GST – this is the total 'Development Cost' or total 'Cash Investment' required excl. GST divided by Total Area (GFA).

**Civils Costs:** A full Geotechnical report was undertaken by KGA in May 2018 for the Broadway Property Group Limited (the Seller) and is in the process of being updated and privity assigned to Kāinga Ora.

The site is substantially an engineered fill that boreholes have confirmed is of consistent nature throughout the site. A thin veneer of topsoil was encountered by KGA at ground surface in all boreholes and is consistent throughout the site. Based on the KGA geo technical report and the GCR, the ground conditions at the site are noted to be 'very stiff to hard' and therefore static settlement under future building loads is likely to be negligible.

**Rock:** No adverse rock conditions have been detected below ground and consequently no extraordinary civils costs are anticipated because of unknown geotechnical conditions with a 'moderate' civils allowance of \$ 9(2)(j) excl. GST per unit and additional \$ 9(2)(j) excl. GST for a site scrape at civils commencement.

**Off-site civils:** The site forms part of the Millwater Super lot area and as such there are no off-site civils required. The Lot is already served with modern connections to all services with suitable capacity available at the site boundary.

**Ground conditions:** Following borehole testing it has been confirmed that there is no shallow underlying rock or fragmented rock formations that have been found and that the site is mainly engineered fill.

### 3. Proposed timeline

<b>Decant</b>	The site is vacant and cleared  The site is currently fenced off and Kāinga Ora is undertaking updated reports as advised by the legal team.
<b>Demolition</b>	Not applicable – Green Field site.

<b>Contract Negotiation and Award</b>	Y3 CPA allocation to 'Built By Home' (aka Home Construction Limited)	<b>EPA, Detailed Design and Building Consent</b>	EPA extended to March 2023  BC's – in scope minor amends commencing April 2022 with Creative Arch
<b>Construction Period</b>	April 2022-June 2023 (incl. Civils)	<b>Delivery</b>	June 2023 (FY23)

### 4. Tenant profile and community impact

<b>Tenant Profile</b>	<p>Kāinga Ora currently has a limited presence in Silverdale with 18 terrace houses acquired in 2018. The site is located approximately 36kms north of Auckland CBD and is well located to schools, shops, reserves and childcare facilities. It is also a short distance to public transport with the Hibiscus Coast Station Park and Ride approximately 4kms away.</p> <p>We intend to house small families in these new homes. This development will help to assist with the MSD waitlist and may help with internal transfers due to redevelopment activity on the North Shore.</p> <p>Proactive Housing Support Management will enable customers to live well in their homes, including meeting site-specific rules and expectations.</p>
<b>Community Impacts</b>	<p>This project has already been the subject of a media request on behalf of Local Matters/Hibiscus News. The response Kāinga Ora supplied was:</p> <p><i>Kāinga Ora purchased the site in June 2020. Thirty-seven two-bedroom homes are planned for the site, which will also have a community room as well as 38 car parking spaces and at least 38 cycle spaces. The project is planned for completion by the end of 2023. During this time, our dedicated engagement teams will work closely with the local community. People become our customers, based on need, through referral from the Ministry of Social Development (MSD).</i></p> <p><i>Kāinga Ora is committed to working with our customers to achieve sustainable tenancies, supporting them to live well in their homes and be good members of their community. We get to know new and transferring customers to understand their housing and support needs and match whānau to the right home in the right community. We take an active role to ensure they have the right amenities and support network to enable them to settle in. We provide care and support alongside our customers to help them meet their tenancy obligations, in terms of neighbourliness, upkeep of the home and rent. The overwhelming majority of our nearly 200,000 customers live well in their homes.</i></p>

The Community Development Approach is unchanged from the Project Brief:

*We are happy with the conclusions reached in the Spaces Tool and welcome additional homes and the communal room in this area, which are needed. The park nearby will be a great asset for the children in these homes. We have no objections to the conclusions reached.*

*There is a community space planned for the site that will serve these new properties. The Community Development team will need to be including in the early discussions around this communal space regarding the design, location and operation. We will work closely with residents and People and Homes to implement this. The communal spaces will be a key part of the community development approach to ensure our tenants feel a sense of ownership, have a voice and influence in the community.*

*We have a community development programme so that our developments have a positive impact on the community and our tenants. s 9(2)(j) per unit is normally allocated for Community Development within the Development Managers feasibility. We will work with our tenants and communities to identify which areas will be important for this scheme. The community development approach is a long-term strategy that will continue after the redevelopment project is finished to yield continuing positive social change within each community.*

*We will undertake a tenant survey once tenants have settled in to their new homes. The purpose of the survey is to collect feedback from each household to understand how the design meets their needs and opportunities for shaping the community going forward. The survey will also be a baseline for measuring change at a later date.*

## 5. Strategic fit

Strategic Fit Assessment – Public Housing							
AR105731 – 153 Bonair Crescent, Silverdale, Auckland							
Indicators	Project Brief Rating	Business Case Rating	Comments / Supporting rationale				
<b>Typology and Location</b>							
Alignment with ranges set out for Investment Plans			Aligned				
Alignment with guidance set out in the Area Plan			Aligned				
Typology (inc. accessibility) and location are appropriate for identified needs and customer demand			Appropriate – supported by Regional place-based team to deliver 37 homes consisting of 37x2-bed units and 1 communal community room.				
<b>Other Factors</b>							
Extent proposal addresses existing portfolio issues e.g. utilisation of land, addressing poor design, obsolete housing			Greater diversification with greenfield land acquisition in a location enabling public housing provision to grow with general urban expansion. Results in density of 1:126m <sup>2</sup>				
Project or Programme Specific	Innovation e.g. the project is part of a pilot or case study		N/A				
	Dependency e.g. first stage, or expected loss leader, or required to enable other investment activity		N/A				
Value for money of proposed investment	There no better value investment options to achieve the same outcome		Not assessed – however, the results in total investment per unit (incl. land and GST) of approx: <b>\$ 9(2)(j)</b> 2-bed				
	Total development cost per unit offers value for money relative to total development cost reference points		Aligned with the Long Term Investment Plan (LTIP) development cost reference points for 2-bed (99%) typologies.				
<b>Funding</b>							
Purchasing parameters	Operating supplement (if applicable) required to achieve target IROI is within approved thresholds			Operating Supplement (OS) for Auckland units, currently in the process of formalising the arrangements with HUD, may be available at the time of delivery; a potential OS to Market Rent of approximately <b>\$ 9(2)(j)</b> per year would be required to achieve the target IROI of <b>\$ 9(2)(j)</b> (equates to <b>\$ 9(2)(j)</b> per week based on market rent of <b>\$ 9(2)(j)</b> per 2 bed unit).			
Budget availability			FY24 Delivery - Cashflow forecasted in FY22, FY23 & FY24				
<b>Overall Strategic Fit Rating</b>		<b>Rating Rationale</b>					
Is strategically aligned (neutral)				Provision of required fit for purpose public housing in a location with good access to amenities.			
Strategy & Investment Group rating endorsement		Endorses the rating provided					
<b>Financial Metrics</b>							
Project results in IROI of $\geq 2.2\%$			Project IROI – <b>\$ 9(2)(j)</b> with OS if available				
Project results in NPV of $\geq 0$			Project NPV – <b>\$ 9(2)(j)</b> avg. per unit.				
<b>Key</b>							
	Strong or Affirmative		Neutral		Contrary or Negative		Not Assessed

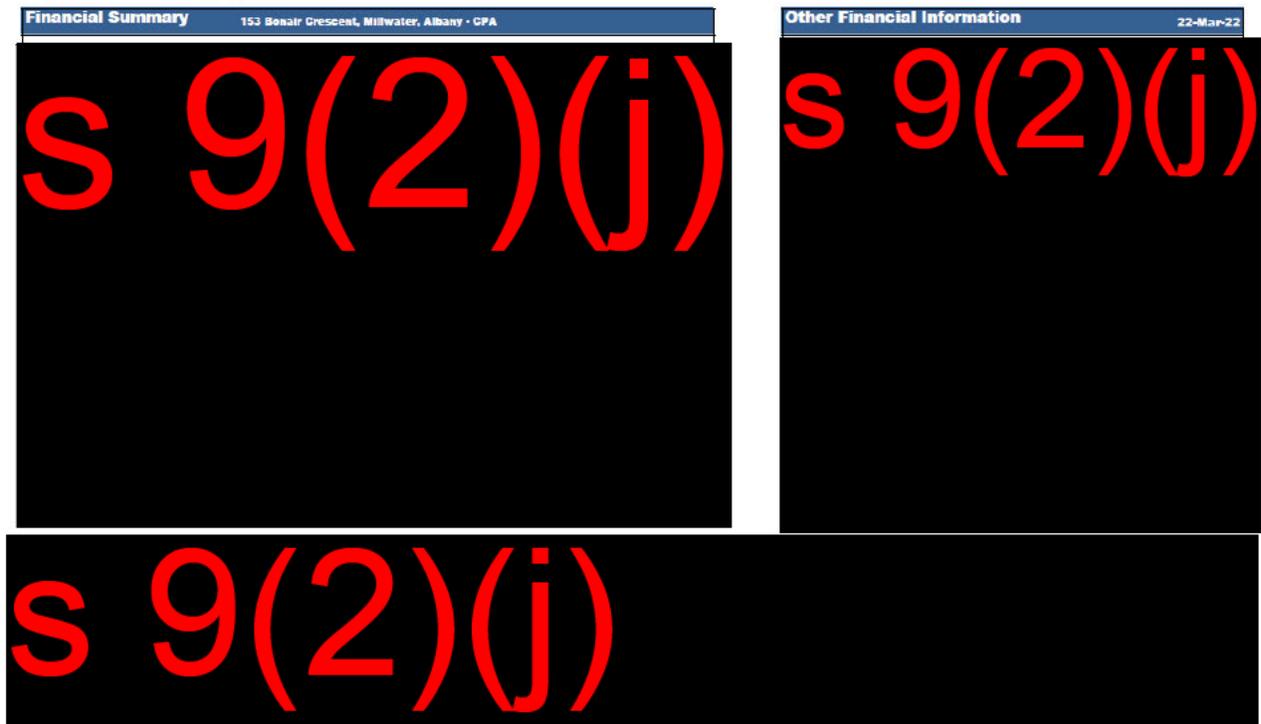
## 6. Risk analysis

The site -specific risks and mitigation are listed below:

- The site is fully vacant and remediated and consequently there is no risk from any COVID related decanting delays.
- Clearance Certification provided by the Seller – this is being confirmed by Kāinga Ora contamination experts and in accordance with the new Kāinga Ora Contaminated Land Policy & Procedures.
- A cost analysis of the consented scheme was undertaken by Maltby's (QS) in June 2021 and the Construction Value was estimated to be s 9(2)(j) (excl. GST) including a 5% contingency.
- This is directly comparable with this Business Case which, when applying the Y3 CPA rates for Home Construction Limited seems to have reversed the usual 5%-8% inflationary rise from June 2021 we would expect to see if this were not a CPA construction contract.
- A full Geotechnical report was undertaken by KGA in May 2018 for the Broadway Property Group Limited (the Seller) and is in the process of being updated and privity assigned to Kāinga Ora.
- The site is substantially an engineered fill, which boreholes have confirmed, is of consistent nature throughout the site.
- A thin veneer of topsoil was encountered by KGA at ground surface in all boreholes and is consistent throughout the site
- KGA are currently updating their Geotechnical report into the name of Kāinga Ora's for privity reasons as advised by Kāinga Ora Legal Team.
- In addition the site is currently being assessed by Tonkin & Taylor for a PSI/ DSI/ RAP to ensure full compliance with the revised Kāinga Ora Contaminated Land Policy & Procedures
- Based on the KGA geotechnical report and the GCR, the ground conditions at the site are noted to be 'very stiff to hard' and therefore static settlement under future building loads is likely to be negligible.
- Consequently, the recommendation for foundations is for a concrete 'waffle slab' foundation with concrete pile foundations forming structural bridging over any sub surface services. This additional allowance equates to s 9(2)(j) excl. GST overall.
- A 'moderate' Civils allowance of s 9(2)(j) excl. GST per plot has been provided for within the feasibility with an additional allowance of s 9(2)(j) excl. GST for a site scrape, which is considered likely to be necessary.
- There are no off-site civils allowed for and the Project Contingency will adequately cover any minor costs.
- An 8% project contingency has been requested for this project, comprising the standard 5% contingency and a notional 3% escalation of total costs.
- Construction is due to commence on 26/04/2022 with no further time between the Business Case and Contracting and consequently no further cost escalation risks are anticipated.
- There are no anticipated risks below ground and consequently this aspect is considered 'de-risked'
- This CPA Y3 award to Home Construction Limited does not comprise any OSM components or components sourced from overseas and consequently the risk of escalation on any of these items, which have fluctuated considerably over the past 2+ years, is mitigated as much as possible.

- The cost of the on-shore sourced products such as timber is still subject to less significant price fluctuations and escalation but it is felt that the full 8% project contingency offers sufficient cover for this risk.
- The Contractors SOP as part of the CPA Work Request/ Work Order process will be reviewed fully and endorsed by the external QS in the normal manner to ensure all costs are justified.
- The costs estimates produced by Maltby's in June 2021 were reviewed and endorsed by Team 1 QS at that time.
- Auckland Council have confirmed on 07/03/2022 that the Building Consents will not lapse if construction commences on 26/04/2022.
- PM has appointed the ETC (The Building Intelligence Group).
- Kāinga Ora Procurement has approved the Proposal submitted by the original architects, Creative Arch, to undertake the minor amends to the Building Consents 'in scope' to align these with the amended Resource Consent to comply largely with M-255.

## 7. Financial analysis



IROI: The IROI of **s 9(2)(j)** exceeds the minimum **s 9(2)(j)** hurdle rate.

- **The average development cost** per unit is estimated to be **s 9(2)(j)** excl. GST, which is below the cap of **s 9(2)(j)** excl. GST.
- **Civil costs:** Moderate allowances has been made for the civils component of **s 9(2)(j)** excl. GST per unit, which is assessed based on the 'moderate' geotechnical conditions identified within the KGA Geotechnical Report dated June 2021.

## 8. Compliance

The Project Lead confirms that:

- This project
  - Aligns with the Asset Management Strategy and the Auckland Housing Programme;
  - Meets Attractiveness and Achievability requirements of the Housing Investment Framework;
  - Meets the investment outcomes sought by Kāinga Ora;
  - Aligns with current LOE and SPE objectives;
  - Ensures Kāinga Ora is acting in a business-like, and socially and environmentally responsible manner;
  - Entails Kāinga Ora exercising good financial oversight and stewardship, efficiently managing liabilities and the Crown's investment in a business-like manner;
- The land to be developed is or will be owned by Kāinga Ora at the time of development;
- It is the intention of Kāinga Ora that the developed property will be retained by Kāinga Ora for long term public housing;
- A standard Kāinga Ora Legal approved construction contract will be in place for the development;
- The development will be carried out by, or on behalf of Kāinga Ora, no other entity is being created for the development;
- Kāinga Ora is not borrowing, granting security over its land or property, giving a guarantee or indemnity or entering into a derivative transaction.

Kāinga Ora Legal has reviewed this business case and:

- The project is consistent with the objectives, of the Kāinga Ora–Homes and Communities Act 2019 in providing good quality, affordable housing, while supporting good access to jobs, amenities, and services through integrated consultative design, and which will sustain or enhance the overall economic, social, environmental, and cultural well-being of current and future generations through incorporation of broader social outcomes programmes and initiatives in contracting under the Construction Partnering Agreement (CPA) programme.
- The Risk implications that derive from planning, contracting, development, delivery, timeframes, tax and legal implications may be managed by use of Kāinga Ora procurement processes, and Kāinga Ora construction contract documents, including the Construction Partnering Agreement programme, and if the appropriate existing Kāinga Ora Risk management and mitigation strategies are in place, and all risks are identified at acceptable levels.
- There are current and forecast risks associated with potential material delays and shortages, and possible labour shortages that may be mitigated using an appropriate Kāinga Ora Procurement strategy in consultation with the Kāinga Ora Legal-Construction team.

## 9. Approval

PROJECT LEAD	NAME	SIGNATURE	DATE
Senior/Development Manager	Richard Quilter	Richard Quilter	Digitally signed by Richard Quilter Click here to enter a date. Date: 2022.04.20 13:54:16 +12'00'
DEVELOPMENT MANAGEMENT	NAME	SIGNATURE	DATE
Acting Programme Director – Team 1	Mervyn Clarry	Users, Mervyn Clarry	Digitally signed by Users, Mervyn Clarry Click here to enter a date. DN: dc=nz, dc=co, dc=hnz, cn=Users, cn=Mervyn Clarry Date: 2022.04.20 13:58:57 +12'00'
APPROVER	NAME	SIGNATURE	DATE
Chairman of the Auckland/Northland PCG	Garry Looker	Garry Looker	Digitally signed by Garry Looker Click here to enter a date. Date: 2022.05.05 14:11:22 +12'00'



## Attachment One: Plans



**DRAFT**  
15 Mar 2022

REV	DATE	DESCRIPTION	BY	CHKD
0				

ADDRESS:  
153 Bonair Crescent, Shvedside  
Auckland 0982

LEGAL TITLE:  
Lot 1011, 1012, 1013 & 703 DP 507389

ZONE:  
Millwater South Precinct - Single House Zone

TOTAL SITE AREA:  
4,787 m<sup>2</sup>

SHEET NOTES  
01. SEE INFORMATION AS PROVIDED BY CREATIVE AEC/LTD

SHEET NAME  
PROPOSED SITE PLAN

PROJECT STATUS  
CONCEPT DESIGN

SHEET NUMBER  
**A1-2021-0**

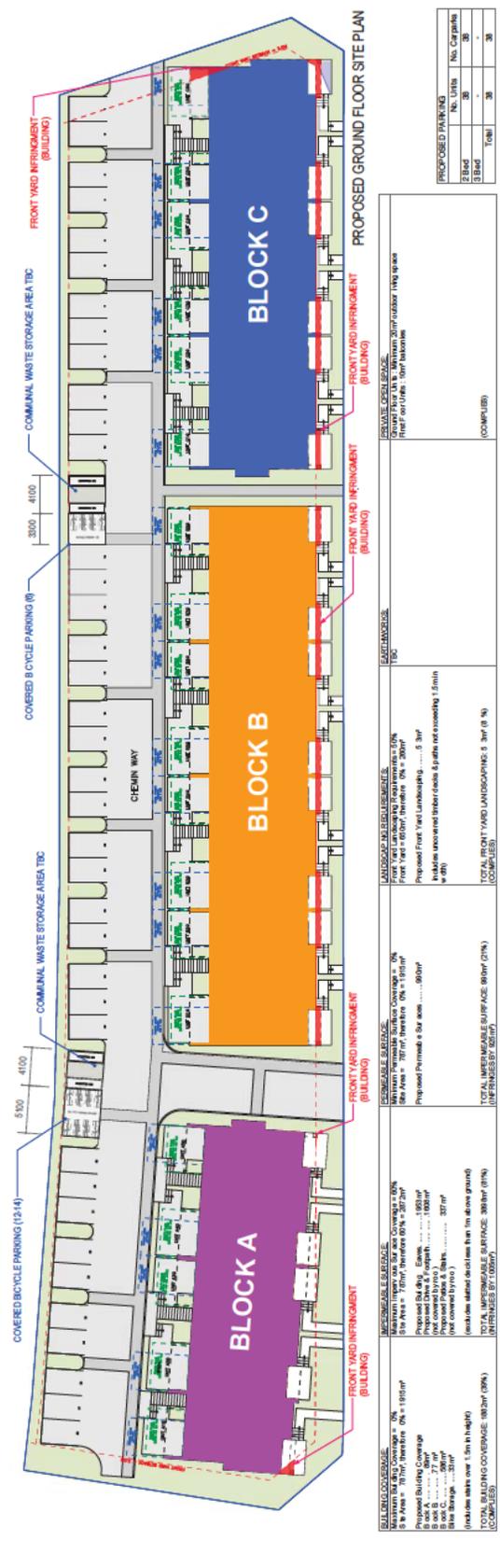
REVISION  
**0**

15 Mar 2022

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PERMEABLE SURFACE:	LANDSCAPING REQUIREMENTS:	EARTHWORKS:	PRIVATE OPEN SPACE:
Minimum Permeable Surface Coverage = 60% Site Area = 4,787m <sup>2</sup> , therefore 2,872m <sup>2</sup> Proposed Roof Coverage = 1,900m <sup>2</sup> Block A = 350m <sup>2</sup> Block B = 350m <sup>2</sup> Block C = 200m <sup>2</sup> Includes additional deck area (see above ground)	Front Yard Landscaping Requirements = 50% Front yard = 650m <sup>2</sup> , therefore 325m <sup>2</sup> = 200m <sup>2</sup> Proposed Front Yard Landscaping = 300m <sup>2</sup> (includes stepped decks less than 1m above ground)	Minimum Earth Works = -	Private Open Space required: 25m <sup>2</sup> for ground floor units, therefore 19 units x 25m <sup>2</sup> = 475m <sup>2</sup> and 2m <sup>2</sup> for first floor units, therefore 19 units x 2m <sup>2</sup> = 38m <sup>2</sup> POD-Achieved Ground Floor: 19 units x 22.2m <sup>2</sup> = 441m <sup>2</sup> POD-Achieved First Floor: 19 units x 11.8m <sup>2</sup> = 224m <sup>2</sup>
TOTAL PERMEABLE SURFACE: 3,868m <sup>2</sup> (81%) (EXCEEDED BY 108m <sup>2</sup> )	TOTAL FRONT YARD LANDSCAPING: 300m <sup>2</sup> (54%) (COMPLIES)	(COMPLIES)	(COMPLIES)



IMPERMEABLE SURFACE:	LANDSCAPING REQUIREMENTS:	EARTHWORKS:	PRIVATE OPEN SPACE:
Minimum Impervious Surface Coverage = 40% Site Area = 4,787m <sup>2</sup> , therefore 1,915m <sup>2</sup> Proposed Roof Coverage = 1,900m <sup>2</sup> Block A = 350m <sup>2</sup> Block B = 350m <sup>2</sup> Block C = 200m <sup>2</sup> (includes additional deck area (see above ground))	Front Yard Landscaping Requirements = 50% Front yard = 650m <sup>2</sup> , therefore 325m <sup>2</sup> = 200m <sup>2</sup> Proposed Front Yard Landscaping = 300m <sup>2</sup> (includes uncovered timber decks & paths not exceeding 1.5m in width)	Minimum Earth Works = -	Private Open Space required: 25m <sup>2</sup> for ground floor units, therefore 19 units x 25m <sup>2</sup> = 475m <sup>2</sup> and 2m <sup>2</sup> for first floor units, therefore 19 units x 2m <sup>2</sup> = 38m <sup>2</sup> POD-Achieved Ground Floor: 19 units x 22.2m <sup>2</sup> = 441m <sup>2</sup> POD-Achieved First Floor: 19 units x 11.8m <sup>2</sup> = 224m <sup>2</sup>
TOTAL IMPERMEABLE SURFACE: 3,868m <sup>2</sup> (81%) (EXCEEDED BY 108m <sup>2</sup> )	TOTAL FRONT YARD LANDSCAPING: 300m <sup>2</sup> (54%) (COMPLIES)	(COMPLIES)	(COMPLIES)

Scale @ A1  
1:250

0 5 10 25





**DRAFT**  
15 Mar 2022

REV	DATE	DESCRIPTION	BY	CHECKED
0		DESCRIPTION	NI	NI

ADDRESS:  
153 Bonair Crescent, Stivendale  
Auckland 0992

LEGAL TITLE:  
Lot 1011, 1012, 1013 & 703 DP 507389

ZONE:  
Milwater South Precinct - Single House Zone

TOTAL SITE AREA:  
4,787 m<sup>2</sup>

**SHEET NOTES**

01. SITE INFORMATION AS PROVIDED BY CREATIVE ARCHITECT

**SHEET NAME**

PROPOSED SITE PLAN GROUND FLOOR -  
BLOCK C

**PROJECT STATUS**

CONCEPT DESIGN

**SHEET NUMBER**

**A1-3020-0C**

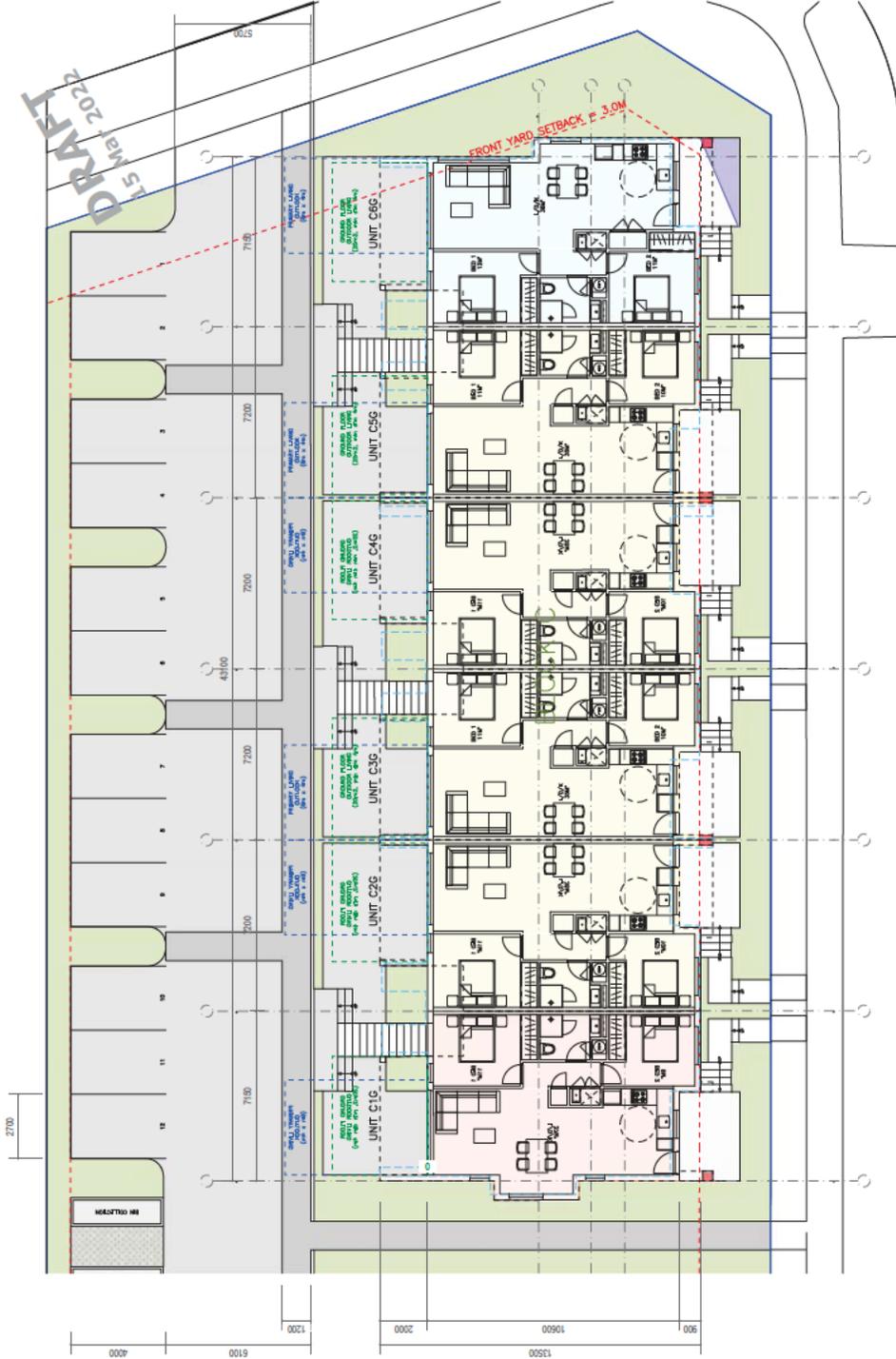
**REVISION**

**0**

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**LEGEND**

- LOT BOUNDARY
- - - YARD SETBACK
- - - APPROVED GROUND FLOOR BUILDING OUTLINE (RC 09/AUG 2018)
- - - FRONT YARD INFRINGEMENT (BUILDING)
- - - FRONT YARD INFRINGEMENT (DECK OVER 1.5M IN HEIGHT)









**DRAFT**  
15 Mar 2022

REV	DATE	DESCRIPTION	BY	CHKD

ADDRESS:  
158 Bonair Crescent, Shvedale  
Auckland 0982

LEGAL TITLE:  
Lot 1011, 1012, 1013 & 703 DP 507389

ZONE:  
Milwaker South Precinct - Single House Zone

TOTAL SITE AREA:  
4,787 m<sup>2</sup>

SHEET NOTES

01. SITE INFORMATION AS PROVIDED BY CREATIVE ANCLTD

SHEET NAME  
BLOCK A ELEVATIONS (NORTH)

PROJECT STATUS  
CONCEPT DESIGN

SHEET NUMBER  
**A1-4021-A** 0

+ +

15 Mar 2022

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**LEGEND:**

1	Vertical glass cladding (standing seam)
2	Dark cladding
3	Dark window frames
4	Aluminium joinery with double glazing
5	Aluminium cladding
6	Rendered concrete block



CONSENTED - BLOCK A ELEVATION

**LEGEND:**

1	Vertical glass cladding
2	Dark cladding
3	Dark window frames
4	Aluminium joinery with double glazing
5	Aluminium cladding



PROPOSED - BLOCK A ELEVATION

Scale @ A1  
1:100  
Drawings are 1/2 scale @ A3

**DRAFT**  
15 Mar 2022

REV	DATE	DESCRIPTION	BY	CHKD

ADDRESS:  
158 Bonair Crescent, Shvedale  
Auckland 0982

LEGAL TITLE:  
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ZONE:  
Milwaker South Precinct - Single House Zone

TOTAL SITE AREA:  
4,787 m<sup>2</sup>

SHEET NOTES

01. SITE INFORMATION AS PROVIDED BY CREATIVE ANCLTD

SHEET NAME

BLOCK A ELEVATIONS (EAST & WEST)

PROJECT STATUS

CONCEPT DESIGN

SHEET NUMBER

**A1-4022-A**

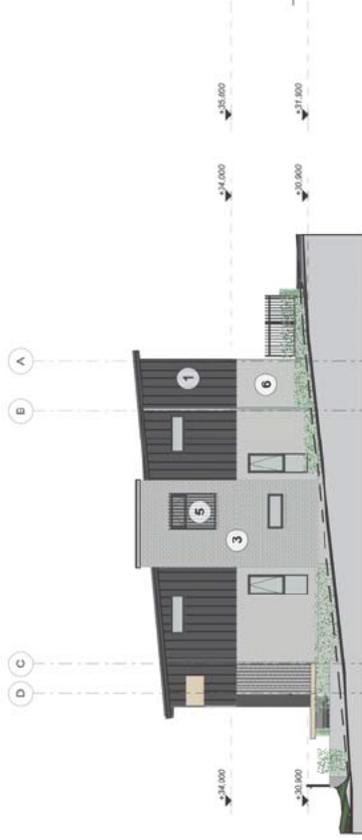
REVISION

**0**

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15 Mar 2022

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East Elevation

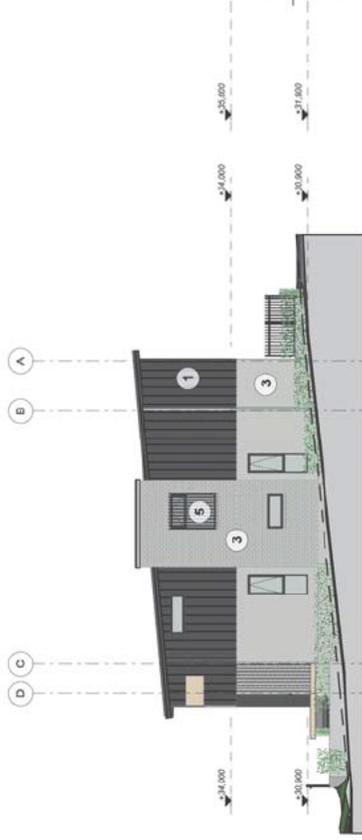
CONSENTED - BLOCK A ELEVATION



West Elevation

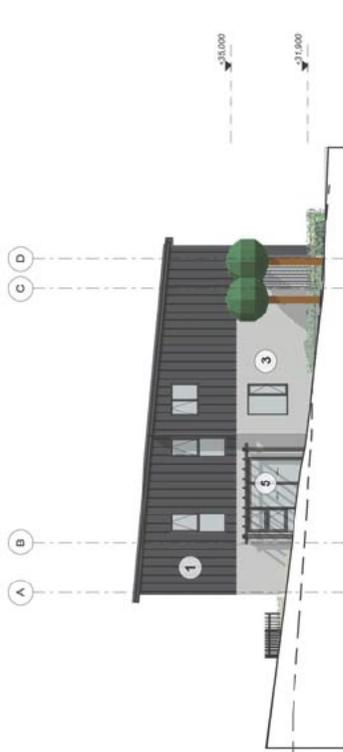
**LEGEND:**

1	Vertical masonry cladding
2	Horizontal masonry cladding
3	Brick veneer
4	Aluminum cladding
5	Aluminum cladding with double glazing
6	Reinforced concrete block



East Elevation

PROPOSED - BLOCK A ELEVATION



West Elevation

**LEGEND:**

1	Vertical masonry cladding
2	Horizontal masonry cladding
3	Brick veneer
4	Aluminum cladding
5	Aluminum cladding with double glazing



**DRAFT**  
15 Mar 2022

REV	DATE	DESCRIPTION	BY	CHKD

ADDRESS:  
158 Bonair Crescent, Shvedale  
Auckland 0982

LEGAL TITLE:  
Lot 1011, 1012, 1013 & 703 DP 507389

ZONE:  
Milwaker South Precinct - Single House Zone

TOTAL SITE AREA:  
4,787 m<sup>2</sup>

**SHEET NOTES**

01. SITE INFORMATION AS PROVIDED BY CREATIVE ANCLTD

**SHEET NAME**  
BLOCK B ELEVATIONS (NORTH)

**PROJECT STATUS**  
CONCEPT DESIGN

**SHEET NUMBER**  
**A1-4021-B**

**REVISION**  
**0**

**+ +**

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**LEGEND:**

1	Vertical glass cladding (standing seam)
2	Walls cladding
3	Brick veneer
4	Aluminium joinery with double glazing
5	Aluminium cladding with double glazing
6	Reinforced concrete block



North Elevation

CONSENTED - BLOCK B ELEVATION

**LEGEND:**

1	Vertical glass cladding
2	Walls cladding
3	Brick veneer
4	Aluminium cladding
5	Aluminium cladding with double glazing



North Elevation

PROPOSED - BLOCK B ELEVATION

**DRAFT**  
15 Mar 2022

REV	DATE	DESCRIPTION	BY	CHKD

ADDRESS:  
158 Bonair Crescent, Shvedale  
Auckland 0982

LEGAL TITLE:  
Lot 1011, 1012, 1013 & 703 DP 507389

ZONE:  
Milwaker South Precinct - Single House Zone

TOTAL SITE AREA:  
4,787 m<sup>2</sup>

**SHEET NOTES**

01. SITE INFORMATION AS PROVIDED BY CREATIVE ANCLTD

**SHEET NAME**  
BLOCK B ELEVATIONS (EAST & WEST)

**PROJECT STATUS**  
CONCEPT DESIGN

**SHEET NUMBER**  
**A1-4022-B**

**REVISION**  
**0**

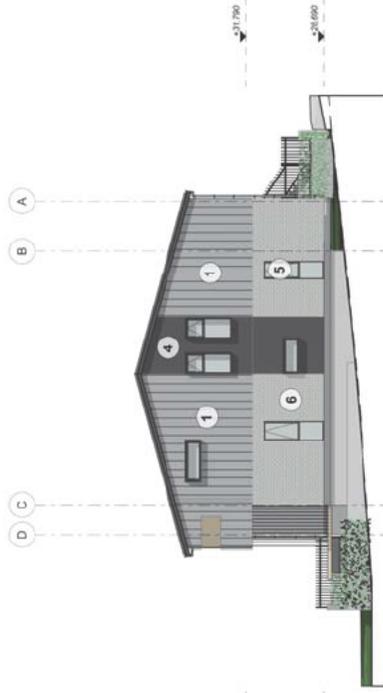
+ +

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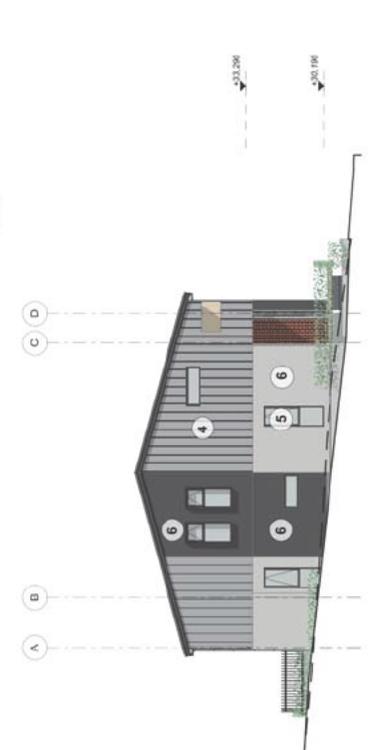
**LEGEND:**

1	Vertical ribbed cladding (slanting seams)
2	Horizontal ribbed cladding
3	Dark grey cladding
4	Aluminium joinery with double glazing
5	Aluminium joinery with double glazing
6	Reinforced concrete block



**East Elevation**

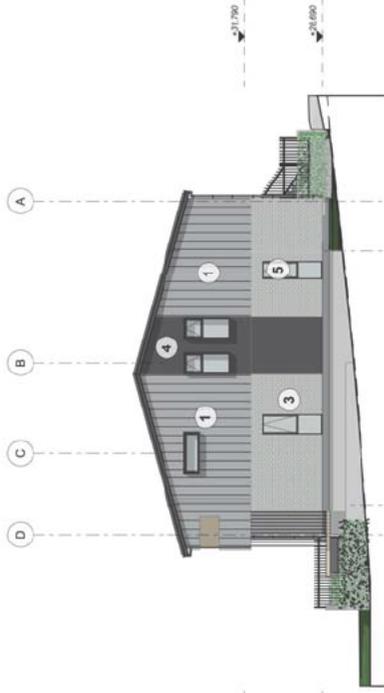
CONSENTED - BLOCK B ELEVATION



**West Elevation**

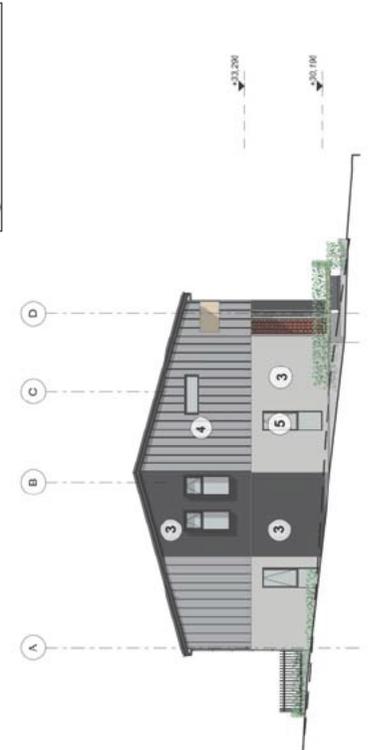
**LEGEND:**

1	Vertical ribbed cladding
2	Dark grey cladding
3	Brick veneer
4	Reinforced concrete block
5	Aluminium joinery with double glazing



**East Elevation**

PROPOSED - BLOCK B ELEVATION



**West Elevation**

Scale @ A1  
1:100  
Drawings are 1/2 scale @ A3

**DRAFT**  
15 Mar 2022

REV	DATE	DESCRIPTION	BY	CHKD

ADDRESS:  
158 Benson Crescent, Shvedale  
Auckland 0982

LEGAL TITLE:  
Lot 1011, 1012, 1013 & 703 DP 507389

ZONE:  
Milwaker South Precinct - Single House Zone

TOTAL SITE AREA:  
4,787 m<sup>2</sup>

**SHEET NOTES**

01. SITE INFORMATION AS PROVIDED BY CREATIVE ANCLTD

**SHEET NAME**  
BLOCK C ELEVATIONS (SOUTH)

**PROJECT STATUS**  
CONCEPT DESIGN

**SHEET NUMBER**  
**A1-4020-C**

**REVISION**  
**0**

**+ +**

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**LEGEND:**

1	Vertical glass cladding (slanting seams)
2	White cladding
3	Dark window frames
4	Aluminium joinery with double glazing
5	Rendered concrete block
6	

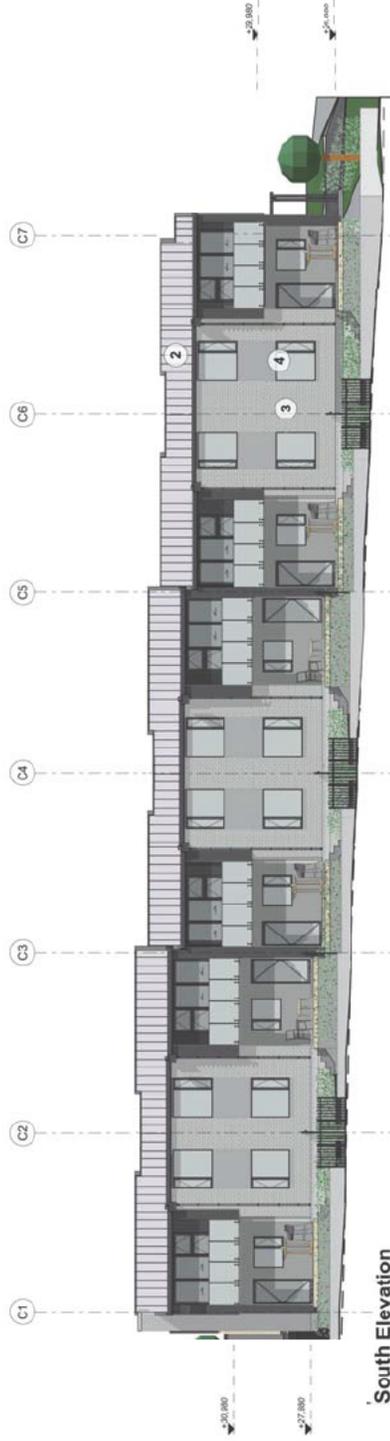


South Elevation

CONSENTED - BLOCK C ELEVATION

**LEGEND:**

1	Vertical glass cladding
2	White cladding
3	Dark window frames
4	Aluminium joinery with double glazing
5	
6	



South Elevation

PROPOSED - BLOCK C ELEVATION



**DRAFT**  
15 Mar 2022

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ADDRESS:  
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Auckland 0982

LEGAL TITLE:  
Lot 1011, 1012, 1013 & 703 DP 507389

ZONE:  
Milwaker South Precinct - Single House Zone

TOTAL SITE AREA:  
4,787 m<sup>2</sup>

**SHEET NOTES**

01. SITE INFORMATION AS PROVIDED BY CREATIVE ANCLTD

**SHEET NAME**

BLOCK C ELEVATIONS (EAST & WEST)

**PROJECT STATUS**

CONCEPT DESIGN

**SHEET NUMBER**

**A1-4022-C**

**REVISION**

**0**

**+ +**

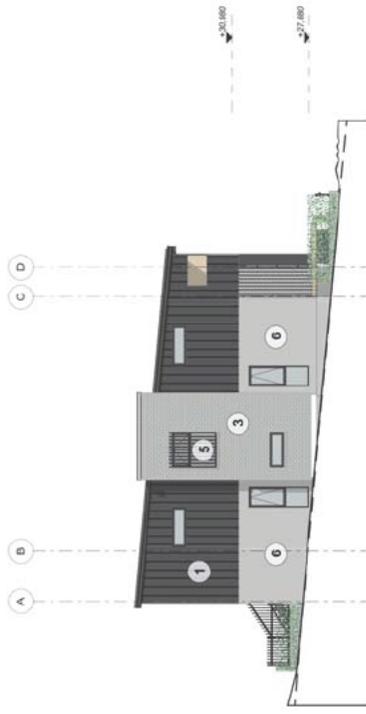
15 Mar 2022

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East Elevation

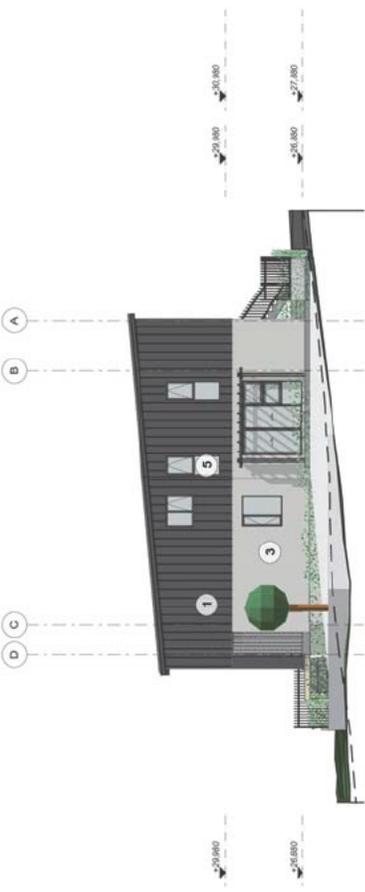
CONSENTED - BLOCK C ELEVATION



West Elevation

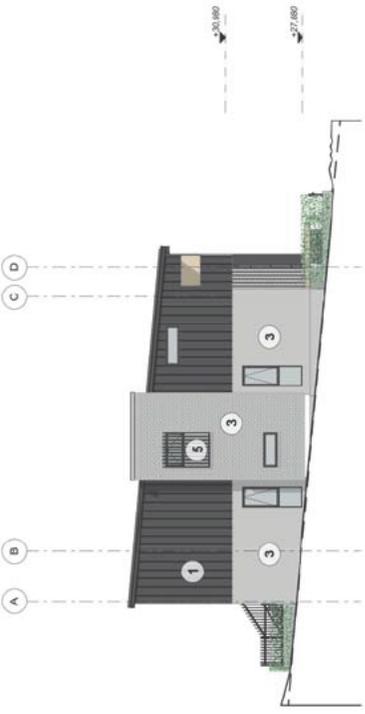
**LEGEND:**

1	Vertical plank cladding
2	Male roof rig
3	Brick veneer
4	Feature Panel
5	Aluminium cladding with double glazing



East Elevation

PROPOSED - BLOCK C ELEVATION



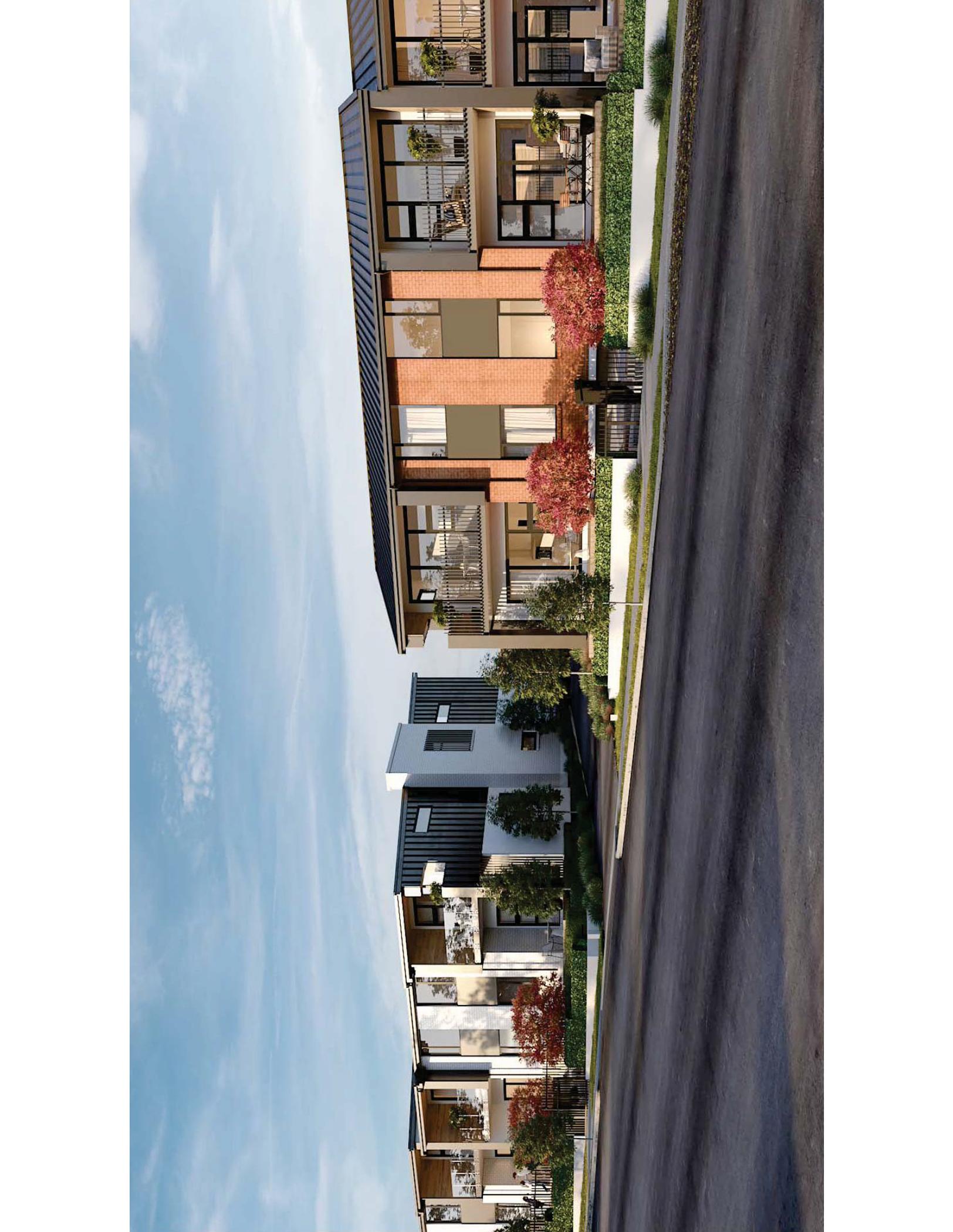
West Elevation

Scale @ A1  
1:100  
Drawings are 1/2 scale @ A3

**LEGEND:**

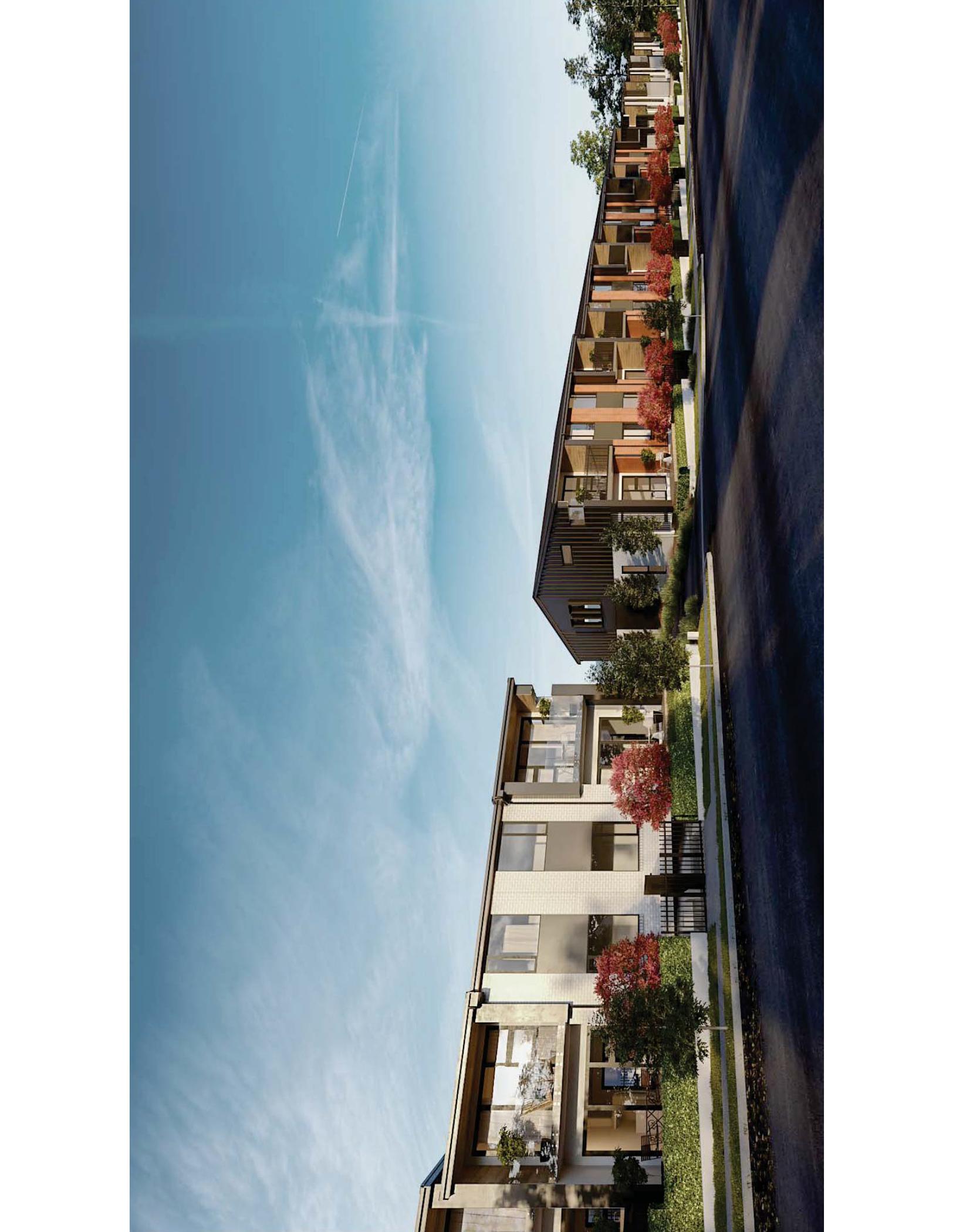
1	Vertical plank cladding (staining seams)
2	Male roof rig
3	Brick veneer
4	Feature Panel
5	Aluminium cladding with double glazing
6	Rendered concrete block



















## Attachment Two: Project Brief

