

Project Delivery and Timeframe Report

Fast-track Approvals Act 2024 Referral Application

1. Executive Delivery Summary

The proposed development comprises a mix of three level walk-up apartments and five to seven level residential apartment buildings delivering approximately 1,100 dwellings over a five-year continuous construction programme.

Simplicity Living operates as an integrated developer, builder, and long-term owner, enabling full control over delivery, programme, and sequencing.

The project is structured as a high-efficiency housing delivery system, achieving:

- ~220 apartments delivered per annum
- 4 to 7 buildings under construction at any one time
- ~8-month construction duration per building
- First dwellings delivered within 12 months of project commencement

This approach is enabled through early infrastructure provision and a rolling construction methodology.

The delivery model reflects Simplicity Living's established production-based approach, focused on repeatability, sequencing, quality control, and sustained output at scale.

2. Delivery Model: Continuous Production System

Rather than a conventional staged development, the project is delivered as a continuous production model, where:

- Construction teams move continuously between buildings within a planned sequence
- Work is structured to maintain continuous workflow without stop-start staging
- Standardised design, pre-planned sequencing, and use of repeatable components enable consistent output and quality across the programme
- Once the programme is fully established, the construction model delivers approximately one completed building every one to two months

This approach is currently in operation across Simplicity Living projects and is supported by established construction teams, supply chain relationships, and standardised building systems.

3. Programme Phasing

Phase 1 - Establishment (Months 0 to 3)

- Site mobilisation
- Bulk earthworks
- Formation of initial building platforms

Outcome: Site ready for vertical construction within 3 months.

Phase 2 - Infrastructure Enablement (Months 0 to 18)

- Bulk wastewater infrastructure
- Water supply networks
- Internal roading network

Infrastructure is delivered early and designed to service the full development from the outset.

Outcome: Removes downstream construction constraints and enables parallel building delivery.

Phase 3 - Vertical Construction (Months 3 to 60)

- Rolling construction programme commences immediately following earthworks
- 4 to 7 buildings constructed concurrently
- Each building delivered in approximately 8-10 months
- Continuous rollover of crews into subsequent buildings

This sequencing enables overlapping construction activities, increasing overall delivery speed.

Outcome: Continuous, safe, and controlled housing delivery maintained across the full programme.

4. Housing Delivery Profile

- **Total dwellings:** ~1,100 apartments
- **Programme duration:** ~5 years
- **Annual delivery:** ~220 apartments
- **First dwellings delivered:** within 12 months of commencement

The delivery profile avoids peaks and troughs, maintaining a stable supply pipeline.

This supports coordinated planning across infrastructure and supply chain.

5. Workforce and Economic Benefits

The delivery model sustains a consistent construction workforce over the full programme, providing:

- Long-term employment stability
- Efficient labour utilisation
- Reduced remobilisation costs
- Improved productivity through repetition

This contrasts with traditional developments that generate intermittent labour demand.

It also supports retention of skilled labour and improved site productivity over time.

6. Programme Certainty

The programme is structured to maximise certainty through:

- Early infrastructure delivery
- Parallel construction across multiple buildings
- Repeatable building typologies
- Planned sequencing of trades and works
- Scalable delivery across the site
- Embedded safety and quality control planning across all stages

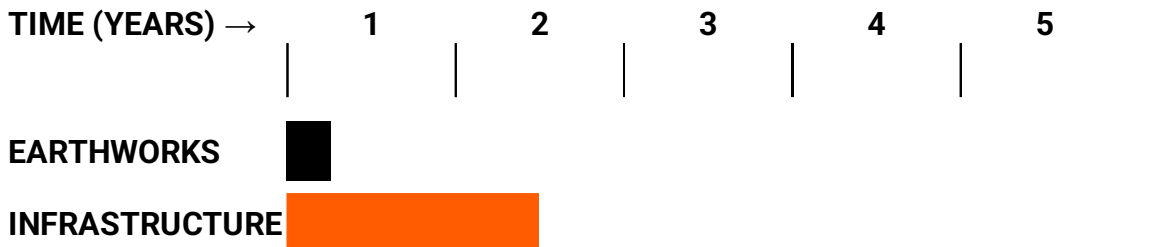
This structure reduces delivery risk and supports a controlled, predictable programme.

7. Fast-track Acceleration Benefits

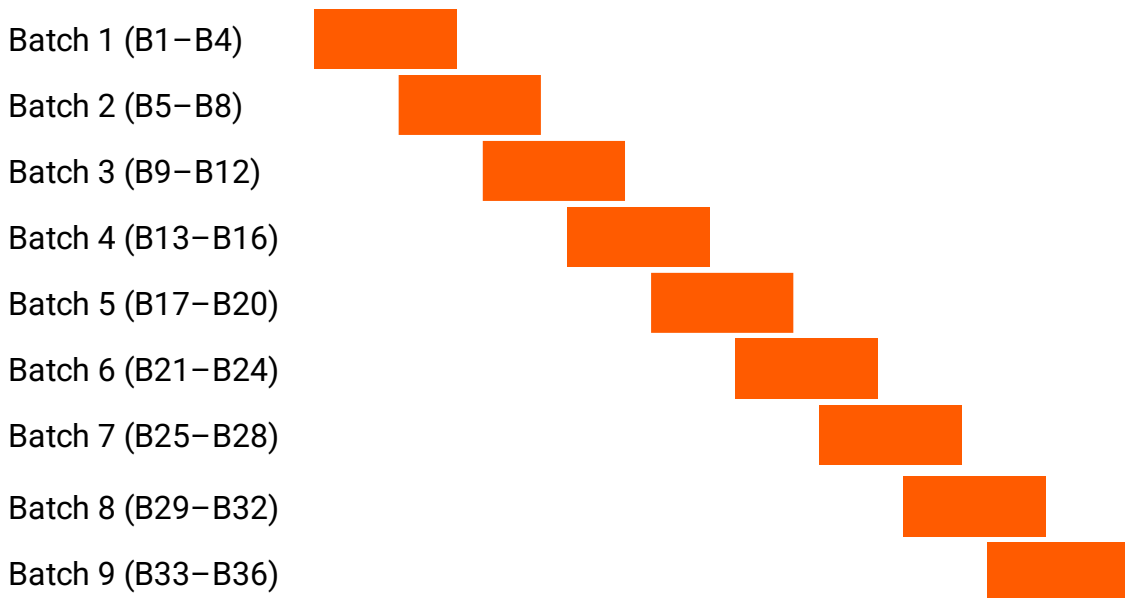
The fast-track process offers a number of advantages over the standard Resource Management Act 1991 (RMA) process, particularly in relation to time and cost-effectiveness. The fast-track process provides a more efficient and predictable pathway, while still ensuring that the proposal is thoroughly assessed. In particular the consenting timeframe under the Fast-track Approvals Act 2024 is likely to be in the order of 6 months. This is a significant time saving, compared to a standard RMA process which could take between 2-3 years given the complexity of the Project and appeal risk. The time saving will allow the benefits of the Project to be realised in advance of any standard RMA process as it effectively facilitates the advancement of approvals, enabling timely delivery and programme certainty.

8. Visual Program Overview

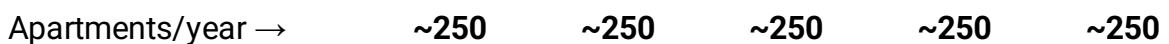
INDICATIVE CONSTRUCTION TIMELINE



VERTICAL DELIVERY (ROLLING PROGRAMME)



STEADY STATE OUTPUT



KEY MILESTONES

- Month 3: Vertical construction commences
- Month 12: First apartments completed
- Months 12-60: Continuous delivery at scale

9. Conclusion

The proposed delivery approach is dependent on early and certain approvals to enable full programme efficiency.

This project represents a shift from traditional staged development to a continuous, industrialised housing delivery system.

It is designed to:

- Deliver housing at scale and speed
- Provide sustained employment for local contractors
- Provide additional employment opportunities for people into the region
- Maximise infrastructure efficiency
- Maintain programme certainty

The programme and delivery approach outlined demonstrate the project's readiness and capability to deliver housing at scale. Fast-track approval is critical to enabling this delivery model and achieving the projected housing outcomes within the proposed timeframe.

Simplicity Living has an established track record of delivering projects using this model, providing confidence that the proposed programme is achievable and can be delivered as outlined.