



3 June 2021

Matt Norwell / Evita Key
Barker & Associates
PO Box 1986
Shortland Street
Auckland 1140

By email: mattn@barker.co.nz and evitak@barker.co.nz

Dear Matt and Evita,

RE: Request for information from Silk Road Management Limited, Pudong Housing Development Company Limited, and Foodstuffs North Island Limited (the applicants) in relation to Dominion Road Mixed-use Development application under COVID-19 Recovery (Fast-track Consenting) Act 2020

We are responding to the Expert Panel **Further Information Request 1** contained in the EPA letter dated 28 May 2021.

In responding we confirm we are retained by our Client Foodstuffs as the Project Director and Developer providing expert financial, development and project management advice on this project.

Expert Panels Query:

The AEE refers to discussions with the owners of 86A Prospect Terrace and 111 Grange Rd in relation to the planting in the 3m yard setback. Given the various roles being performed by this space, the Panel requests further information on the planting plan to reduce the flood hazard while also screening the building from the neighbours. In particular, the Panel requests clarification of any changes made to the proposal in response to discussions with the adjacent owners.

Response

We provide, refer **Appendix A**, a copy of the plans prepared for the Adjacent Land Owners (86 Prospect Terrace, 86A Prospect Terrace and 111 Grange Road) on the eastern residential boundary. These plans and concepts have been presented and discussed with the owners of 86 Prospect Terrace and 86A Prospect Terrace. The owners at 111 Grange to date, despite our best endeavours, have chosen not to engage directly with us - which remains our preference.

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Additional information as requested by the Expert Panel has been provided at **Appendix B** and includes specifically how the Boffa Miskell landscape concept scheme responded to engagement with neighbours to the east of the site and provides an indication of the likely landscape treatments and planting schedule for these areas.

We note that the planting proposed in this area will not affect the function of the Overland Flow path as the piped diversion re-routed below the building (with built-in redundancy) to Dominion Road is the principle means of controlled overland flow discharge. The planted area within the site's eastern boundary serves only as a flood expansion basin during times when (or if) the overland flow path diversion beneath the building becomes surcharged. So, it is effectively a backstop rather than the main mitigation. As a result, our stormwater engineers support the planting as proposed within this set back area.

In respect of planting in the Eastern Boundary 3m yard setback, and as detailed in the Stakeholder Engagement Report (Appendix 2 – Page 36/37) we are waiting on owners of 86 and 86A Prospect to advise their preferences as to plant species in line with Boffa Miskell's recommendations for the areas immediately adjacent to their properties. We have also agreed in principle details of the treatment (3m strip of lawn and no fence between the lawn and the Flood Expansion zone) with the owner of 86A Prospect Terrace at their property as shown in **Appendix B** and the 'license to access and enjoy' part of the Eastern Boundary 3m wide grassed strip. It is also noted that the proposed retention of the scoria wall at 86 Prospect Terrace on the common boundary is important to the owner as it was re-build by her father several years ago. Boffa Miskell also support these aspects of the proposal.

In the absence of being able to engage with the owners of 111 Grange Road we have designed the boundary interface adjacent to this property in a way which improves the current situation. This has been reviewed from an Urban Design and Visual Perspective by Rachel de Lambert at Boffa Miskell. Her advice and confirmation are provided at **Appendix C**.

These properties adjoin the Business Mixed Use zone and the proposal has been very carefully considered to protect the amenity of these properties.

Your sincerely,
John Dalzell



Managing Director

