

4 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 3** contained in the EPA letter dated 28 May 2021. In responding we confirm we are retained by our Client Foodstuffs as the architect providing expert architectural and design services on this project.

Expert Panels Query:

Appendix 5 are the draft conditions proposed. Proposed conditions 77 and 79 require the consent holder to identify 125 long-term and 14 short-term bicycle parking spaces, as well as a shower and change area as end-of-trip facilities.

The plans provided in various places in the application material conflict in terms of bicycle parking, and all appear to fall short of the intended requirement. It is unclear why there is inconsistency in the plans in terms of this provision.

Please clarify:

- a) The potential locations for these facilities and confirm the timing of identifying such.
- b) Whether electric sockets within resident's bike storage room will also be provided to allow charging of e-bikes; and
- c) The provision of a change room/shower facility for the retail and "co-working" staff in the development.

Our Response:**Number of facilities**

The number of facilities within the conditions has been amended. The number of bike parks are based on advice from Barkers and reflect the minimum requirement set out within the Auckland Unitary Plan. These include:

Secure (long stay)

- Residential - 122
- Office - 4
- Retail - 1

Visitor (short stay)

- Residential - 6
- Office - 2
- Retail - 6

Potential Locations

We have attached architectural drawings that illustrate the location of 122 secure residential bike parks on Level 01, and the balance (totalling 19) on Level 00. These are also reflected in the Landscape Architecture drawings.

Electric Sockets

Electric sockets will be provided for E-bikes, within the residential bike park area. The bike racks currently provided for allow for the storage of E-bikes (without lifting them).

End of Trip Facilities

A unisex accessible bathroom and shower is to be provided on Level 00. In addition to this minimum provision, a separate toilet is also provided, in the same location. An indicative location has been indicated on the attached drawings.

Yours sincerely,



Mat Brown

Principal

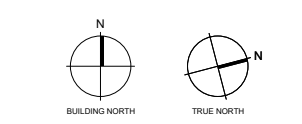
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Issued On behalf of Warren and Mahoney Architects New Zealand Ltd

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Project Title
 ABC194

Drawing Title
 MASTER FLOOR PLAN LEVEL 00

Drawing Status
 RESOURCE CONSENT
Drawing Details
 Scale 1 : 250 @ A1
 Date 03/06/2021
 Job No 9187
 Drawn WM
 Checked MB

Drawing No
 A09.000
Revision
 (C)



Revisions

- A 27/04/2021 RESOURCE CONSENT
- B 11/05/2021 FOR INFORMATION
- C 03/06/2021 RESOURCE CONSENT

Notes

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Consultants

- Project Manager
ROBERT BIRD GROUP
Structural Engineer
- BABBAGE CONSULTANTS LTD
Mechanical Engineer
- CROSSFIRE
Fire Engineer

Electrical Engineer

Client

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Project Title

ABC194

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Drawing Title

MASTER FLOOR
PLAN LEVEL 01

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 250 @ A1
Date 03/06/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A09.010

Revision

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