

27 March 2023

Matt Round  
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Job No: 19053

**Ministry for the Environment  
C/- Fast Track Consenting Team  
Via Email:**

s 9(2)(a)

Attention: Samantha Maxwell

Dear Samantha,

**RE: The Foundation Village (Building 3) – Response to Initial Assessment Queries**

Further to your email correspondence sent to Craig McGarr on 25<sup>th</sup> March 2023, the following information is provided to assist with the assessment of 'The Foundation Village - Building 3' Project:

*1. There are some inconsistencies in the project location and addresses across the documentation for the application. Please provide:*

- (a) A clear list of all addresses relevant to the overall Foundation Village project, as described in the application as the "foundation site".*
- (b) A clear list of all addresses relevant for the application project, Foundation Village – Building 3.*
- (c) The application form notes that the applicant has an ongoing lease arrangement with the owner of 8 Domain Drive that enables contractor parking on the empty site.*
  - (i) Does this require a consent, or does it have an existing consent?*
  - (ii) Can this be maintained for the duration of the project?*

**Response:** The 'Foundation site' comprises all addresses in the street block bound by Titoki Street, Maunsell Road, Parnell Road, and George Street (which encompasses the application site).

In response to Item 1(a), a list of addresses that comprise the 'Foundation site' is provided below:

- 2 Titoki Street, Parnell - Lot 1 DP 362696 (record of title: 255814) – 3,725m<sup>2</sup>
- 10 Titoki Street, Parnell - Lot 7 DP 362696 (record of title: 255820) – 1,086m<sup>2</sup>
- 16 Titoki Street, Parnell - Lot 11 DP 561771 (record of title: 994968) – 6,403m<sup>2</sup>
- 20 Titoki Street, Parnell - Lot 6 DP 362696 (record of title: 255819) – 3,185m<sup>2</sup>
- 4 Maunsell Road, Parnell - Lot 9 DP 561771 (record of title: 994967) – 6,875m<sup>2</sup>
- 545 Parnell Road, Parnell – Lot 2 DP 362696 (record of title: 255815) – 2,794m<sup>2</sup>
- 545 Parnell Road, Parnell – Lot 3 DP 362696 (record of title: 255816) – 2,102m<sup>2</sup>

A list of addresses for the 'application site', The Foundation Village – Building 3, is provided below in response to Item 1(b):

- 16 Titoki Street, Parnell - Lot 11 DP 561771 (record of title: 994968) – 6,403m<sup>2</sup>
- 10 Titoki Street, Parnell - Lot 7 DP 362696 (record of title: 255820) – 1,086m<sup>2</sup>
- 4 Maunsell Road, Parnell - Lot 9 DP 561771 (record of title: 994967) – 6,875m<sup>2</sup>
- 8 Domain Drive, Parnell – Lot 2 DP 562904 (record of title: 999473) – 1,158m<sup>2</sup>

In response to Item 1(c), the temporary use of 8 Domain Drive for construction related vehicle parking is considered to fall under 'Temporary activities associated with building or construction', provided for as a Permitted Activity up to 24 months under E40.4.1(A20) of the Unitary Plan.

As the construction period for the Project is anticipated to be 3-4 years, resource consent has been sought as part of the referral application<sup>1</sup> as a Restricted Discretionary Activity under E40.4.1(A24). This will enable the use the site to be maintained for the duration of construction for the Project.

The lease arrangement between the Applicant and the owner of 8 Domain Drive will endure for the duration of the Project to provide for the use of the site as contractor carparking.

*2. Provide the approximate site area.*

**Response:** Paragraph 22 of the Referral Report confirms that the application site (identified in Figure 1 of the Referral Report in orange dashed lines) is approximately 15,522m<sup>2</sup>.

For completeness, it is noted that the physical works proposed within the application site (identified in Figures 2 & 5 of the Referral Report) corresponds to an area of approximately 7,402m<sup>2</sup>.

*3. For the purpose of our briefings, we require a maximum height for built form, which we describe as up to XXX. This figure needs to include plant.*

**Response:** The maximum height for the tallest component of the proposed building (including lift overrun and plant) is 49m. This was confirmed by Amelia Alden (Greenwood Roche) in the email correspondence sent to the Fast Track Consenting Team on 9<sup>th</sup> March 2023.

*4. Clarify what the communal and administrative facilities described in the application will include, specifically for the Building 3 rather than the overall Foundation Village project.*

**Response:** The ground floor of Building 3 will likely incorporate a lobby and reception / administration area, back of house area for staff, a 'Wellness & Health' area, and an indoor swimming pool for residents use.

The first floor will incorporate dining, bar, and kitchen areas, and pedestrian connections to the facilities approved within Pearson House and Buildings 1 & 2. The remainder of the floor levels within Building 3 will accommodate the 65 apartment style retirement units.

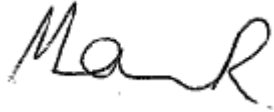
I trust that the above information addresses your queries sufficiently. Should you require clarification on the above matters, feel free to contact me on 021 206 2555.

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<sup>1</sup> Refer Table 2: Consent Triggers on Page 12 of the Referral Report.

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Kind regards,  
**BENTLEY & CO. LTD**

A handwritten signature in black ink, appearing to read 'Matt Round', with a stylized, cursive script.

**Matt Round**  
**Resource Management Planner**