

From: Monique Zorn
Sent: Thursday, 20 April 2023 5:40 pm
To: Monique Zorn
Subject: ANNEXURE xx - arborist and reserves ADVICE

From: Kate Brown <Kate.Brown@wcc.govt.nz>
Sent: Thursday, 9 March 2023 10:59 am
To: Monique Zorn <Monique.Zorn@wcc.govt.nz>; Ben Young <Ben.Young@wcc.govt.nz>
Subject: RE: One Tasman 2023 - SR 528330 - an arborist assessment for the Wind Advisor and a Kate question

Hi Monique

It might be worth checking out SR 424983 (75-79 Dixon 167-171 Victoria) to see how WCC dealt with the issue of a private development using trees on WCC land for wind mitigation. My view is that WCC would manage the trees on legal road, and have the right remove or replace etc in the future if required for any reason. They could not really be protected for perpetuity.

Thanks
Kate

Kate Brown

Senior Reserves Planner | Parks, Sport & Recreation | Wellington City Council
M 027 803 0308 E kate.brown@wcc.govt.nz | W Wellington.govt.nz |

The information contained in this email is privileged and confidential and intended for the addressee only.
If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.
If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

From: Monique Zorn <Monique.Zorn@wcc.govt.nz>
Sent: Thursday, 9 March 2023 8:19 am
To: Ben Young <Ben.Young@wcc.govt.nz>
Cc: Kate Brown <Kate.Brown@wcc.govt.nz>
Subject: RE: One Tasman 2023 - SR 528330 - an arborist assessment for the Wind Advisor and a Kate question

Thanks Ben – awesome response !

Kindest,
Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 027 803 0548

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |  | 

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

From: Ben Young <Ben.Young@wcc.govt.nz>
Sent: Wednesday, 8 March 2023 2:43 pm

To: Monique Zorn <Monique.Zorn@wcc.govt.nz>; Kate Brown <Kate.Brown@wcc.govt.nz>

Subject: RE: One Tasman 2023 - SR 528330 - an arborist assessment for the Wind Advisor and a Kate question

Kia Ora Monique & Kate,

Thank you for sending this through.

Although it is proven that mature trees do contribute to wind dampening, a newly planted small tree (5m) that has not grown in this position will have minimal structural roots to withstand wind loading, and therefore an increased likelihood of partial/whole tree failure.

I am happy for suitable trees to be planted in suitable locations. All newly planted trees will need to be planted in WCC standard structural cell tree pits with sufficient soil to sustain the tree (details attached). I recommend planting a small tree (PB25 size) to enable the tree to establish good structural roots to withstand it's new environment.

Ben Young

Kaimahi Takawaenga Kiritaki – Kaitiaki Rākau | Team Leader Arboriculture | Parks, Sport & Recreation | Wellington City Council

P 04 389 0251 | M 021 227 8176

E ben.young@wcc.govt.nz | W Wellington.govt.nz |

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

From: Monique Zorn <Monique.Zorn@wcc.govt.nz>

Sent: 08 March 2023 13:40

To: Kate Brown <Kate.Brown@wcc.govt.nz>; Ben Young <Ben.Young@wcc.govt.nz>

Subject: One Tasman 2023 - SR 528330 - an arborist assessment for the Wind Advisor and a Kate question

Hi Ben,

I am after an in-house arborist to provide some support for the Wind Advisor for this large publicly notified application.

The development is for a 10 storey building and 9 storey building and a whole pile of smaller buildings and parking, on the old 1 Tasman site. Current building to be demo'ed. The Wind Advisor has some concerns about the use of trees as mitigation measures. He has asked for some guidance from an expert.

Here's the locations of the trees. All are on road reserve.



The Wind Advisor has asked the below questions with regard to the proposal.

I can see that the proposal suggests that **very large trees will ensure that the NorthEast corner issues will be resolved.**

I would appreciate an assessment from an arborist as to
a) the practicality of these measures being installed from the outset
b) the likelihood of the trees providing lasting shelter - this is not whether they will continue to grow

I attach the wind assessment. There is no actual landscape plan showing these trees as they are on road reserve.

Could you please have a look at this and briefly the wind report and answer Michael's questions for me?

And Kate,

Can you answer this question please?

Also, someone in the Council needs to be sure that WCC is happy to take responsibility in perpetuity for the maintenance of the proposed trees that will provide wind shelter. Are they all to be on WCC land YES? If on the land of the development who is responsible for the maintenance of wind shelter in perpetuity?

This application is heading off to the Environment Court so time is a little tight – not frightful but a little tight.

Thanks for your help,
Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 027 803 0548

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |  

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

From: Michael Donn <michael.donn@gmail.com>
Sent: Friday, 3 March 2023 4:07 pm
To: Monique Zorn <Monique.Zorn@wcc.govt.nz>
Cc: Stevens, Chessa <chessa.stevens@wsp.com>; Andrew Burns (<andrew@mcindoeurban.co.nz> <Andrew@mcindoeurban.co.nz>; Lindsay Hannah <Lindsay.Hannah@wcc.govt.nz>; Edward Dyer <Edward.Dyer1@wcc.govt.nz>; Land Development <Land.Development@wellingtonwater.co.nz>; Zeean Brydon <zeean.brydon@e2environmental.com>; John Davies <John.Davies@wcc.govt.nz>; Patricia Wood <Patricia.Wood@wcc.govt.nz>; Wilhelm Vaeluaga <Wilhelm.Vaeluaga@wcc.govt.nz>; Nick Whittington <Nick.Whittington@hawkestone.co.nz>; Hamish Dean <Hamish.Dean@wcc.govt.nz>
Subject: Re: Direct Referral for One Tasman 2023 - SR 528330

Kia ora koutou

I am sure that I do not need any further s92 information for this application in regards to wind.

I can see that the proposal suggests that very large trees will ensure that the NorthEast corner issues will be resolved.

I would appreciate an assessment from an arborist as to

- a) the practicality of these measures being installed from the outset
- b) the likelihood of the trees providing lasting shelter - this is not whether they will continue to grow

Also, someone in the Council needs to be sure that WCC is happy to take responsibility in perpetuity for the maintenance of the proposed trees that will provide wind shelter. Are they all to be on WCC land? If on the land of the development who is responsible for the maintenance of wind shelter in perpetuity?

BTW: I climb on a plane this evening to be away until the morning of 14 March.

M

On Fri, 24 Feb 2023 at 12:19, Monique Zorn <Monique.Zorn@wcc.govt.nz> wrote:

Morning Advisors,

On Wednesday this week Mark Pattermore, the Manager of Consenting and Compliance, received an letter from Willis Bond requesting direct referral to the Environment Court. It was our understanding they would wait until submissions closed but they have gone ahead and requested it while submissions are still open.

The effect on us of this request is it changes the timeline for us. We will be required to provide the s87F report earlier than anticipated and therefore I need any s92 matters as soon as possible and will need a report from Heritage, Urban Design and Wind advisors sooner than anticipated.

Submissions trickle in (with a total of 5 so far with 3 in support and 2 in opposition); it is only the close of week one with three weeks to go.

1. Please can you let me know if there are any matters requiring further information or not – I have Waste, Acoustics and Earthworks so for you advisors, this is just a fyi.
2. Chessa, Andrew and Mike can we please schedule a Teams meeting in next week to discuss briefly the requirements?

I will keep you posted on what happens next in the process.

Kindest and with thanks,

Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 027 803 0548

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |  | 

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

From: Monique Zorn

Sent: Wednesday, 22 February 2023 9:34 am

To: Stevens, Chessa <chessa.stevens@wsp.com>; Andrew Burns (andrew@mcindoeurban.co.nz) <Andrew@mcindoeurban.co.nz>; Lindsay

Hannah <Lindsay.Hannah@wcc.govt.nz>; Edward Dyer <Edward.Dyer1@wcc.govt.nz>; Land Development <Land.Development@wellingtonwater.co.nz>; Zeean Brydon <zeean.brydon@e2environmental.com>; John Davies <John.Davies@wcc.govt.nz>; Mike Donn (michael.donn@gmail.com) <michael.donn@gmail.com>; Patricia Wood <Patricia.Wood@wcc.govt.nz>; Wilhelm Vaeluaga <Wilhelm.Vaeluaga@wcc.govt.nz>
Cc: Nick Whittington <Nick.Whittington@hawkestone.co.nz>; Hamish Dean <Hamish.Dean@wcc.govt.nz>
Subject: Any s92 matters for One Tasman 2023 - SR 528330 - please?

Morning Advisors,

Thanks for responding to me and saying you will work with me on this one. One Tasman – the 2023 version was publicly notified on 17 February 2023 and submissions close on 17 March 2023. On the 17 March (or thereabouts) Willis Bond will decide if the application will be directly referred to the Environment Court or go to a Council Hearing. It is likely it will get direct referral.

Either way Council will be required to participate in the process and I need to make sure we have all the information we need to do this well.

Please can you look at the application (as relevant to your area) and let me know any further information required under s92.

The application can be found via link:

<https://wellington.govt.nz/have-your-say/public-inputs/public-notice/open/other/resource-consent-1-23-tasman-street-mount-cook>

and in Teamwork under SR 528330 or Planning Admin can provide a drop box (just let me know).

Please let me know this information by 10 March 2023.

Many thanks,

Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 027 803 0548

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |  

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

From: Monique Zorn <Monique.Zorn@wcc.govt.nz>

Sent: Friday, 10 February 2023 2:41 pm

To: Lindsay Hannah <Lindsay.Hannah@wcc.govt.nz>; Edward Dyer <Edward.Dyer1@wcc.govt.nz>; Mohammed Hassan <Mohammed.Hassan@wellingtonwater.co.nz>; Land Development <Land.Development@wellingtonwater.co.nz>; John Davies <John.Davies@wcc.govt.nz>; Mike Donn (michael.donn@gmail.com) <michael.donn@gmail.com>; Zeean Brydon <zeean.brydon@e2environmental.com>; BUS: Waste Plans <wasteplans@wcc.govt.nz>; Patricia Wood <Patricia.Wood@wcc.govt.nz>; Wilhelm Vaeluaga <Wilhelm.Vaeluaga@wcc.govt.nz>

Subject: One Tasman 2023 - SR 528330

Hi Advisors,

Welcome back to One Tasman – the 2023 version. Willis Bond were granted consent in December 2022 (under SR 500876) to build their multi-unit development comprising an eight storey apartment building and a five storey one. They have come back in with an increase to 10-storeys and 9-storeys (from the consented 8 and 5). There is an increase in numbers of car parks and some façade changes.

They have requested public notification which will be (TBC) **17 February** closing **17 March 2023**. As they requested public notification we cannot include a recommendation report.

At this stage Willis Bond is keeping their options open and will decide at close of submissions if there is a Hearing or they go straight to the Environment Court (EC). The decision is submissions dependent. So there is little to do before close of submissions other than read over the relevant sections of the application and work out if you require further information to inform your advice to me.

If the proposal goes to the EC then there is a chance you may be required to appear in Court.

The entire application is Teamwork under SR 528330 and will soon be 'live' on the WCC website under <https://wellington.govt.nz/property-rates-and-building/building-and-resource-consents/resource-consents/submitting-on-or-approving-a-resource-consent-application/publicly-notified-resource-consents/>

At this stage can you please confirm you would be able to work with me, and I will provide further details as the process unfolds?

Thanks and I look forward to working with you on round three of this proposal.

Kindest,

Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 027 803 0548

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |  | 

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

--

Michael Donn

Building Environmental Science Consultant

michael.donn@gmail.com

+6421611280