



## **APPENDIX E**

Landscape and Wind Effects  
Response Memorandum - WSP



5/10/2020

Mitchell Daysh  
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Ref: 5-29P07.00

Dear: Nicki Williams

Subject: Ryman Karori – S92 Request (Wind) September 2020

In July 2020 WSP provided a wind assessment report for Ryman Healthcare Limited's (Ryman) proposed comprehensive care retirement village (Proposed Village) in Karori (WSP Report: "Wind Assessment: Ryman Retirement Village, Karori, Wellington). This assessment was based on consideration of plans and drawings of the Proposed Village provided by Ryman Healthcare, including the Landscaping and Fencing plans for the Proposed Village.

In your recent email you indicated that you had received a S92 further information request from Wellington City Council (WCC), with one of the questions relating to the proposed landscaping and wind effects. This request is shown below:

**Wind Effects**

*12. The Wind Report recommends landscaping as part of mitigation of wind effects. There do not appear to be any cross-references between the Wind Report and the landscape plan.*

*Can you please provide additional information to confirm that the mitigation by planting recommended in the Wind Report is achievable. This information should be confirmed by WSP reviewing the landscape plan and vice versa.*

*Can you please confirm if the Wind Report has reviewed the proposed landscaping plan to ensure that the plans are consistent with the wind recommendations and vice versa.*

We understand the Landscaping Plan was revised on 21<sup>st</sup> August 2020 after the wind assessment report was finalised. I have reviewed the latest Landscaping Plan. It is substantially the same as that relied on for the wind assessment, except that additional planting is added along a section adjacent to the centre of the southern site boundary, following resolution of some design issues.

In response to WCC's request, I can confirm the following points:

- (1) As noted earlier, the wind assessment considered the Landscaping Plan and Fencing Plan for the Proposed Village. Although an earlier version of the Landscaping Plan was

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considered, it is generally consistent with the Landscaping Plan submitted in the resource consent application.

- (2) With regards the Landscaping Plan, the wind assessment considered the placement and type of planting proposed, and the retention of existing planting where possible.
- (3) The wind assessment noted that the proposed landscaping, together with the proposed fencing and the Proposed Village buildings, will provide some shelter for areas within the site and outside the site.
- (4) It is important to note that it is this combination of buildings, fences and landscaping that led to the conclusion in the assessment that, overall, the public would not notice any difference in the amenity of the street and public space open areas outside the perimeter of the Proposed Village.
- (5) The wind assessment also indicated that wind conditions within the site were generally expected to be about the same or better than those currently experienced around the site, but also that some locations within the site are expected to be windy.
- (6) The wind assessment notes “there is potential for wind conditions within the Site to be further improved using additional planting (trees and shrubbery), screens and fencing”, and also notes “it would be more appropriate to wait for pedestrian/resident use patterns to develop to assess the need for additional wind mitigation, and target this in the most appropriate locations as part of the detailed design of landscaping for the Site”.
- (7) The vegetation included in the Landscaping Plan comprises a mix of existing planting, which is to be retained where possible, and new planting. This new planting will comprise both evergreen and deciduous types, as considered appropriate for the intended use of the area. Some of this new planting will include the replacement of exotic species with evergreen native species.
- (8) The wind assessment notes that the benefits of planting, in terms of providing wind shelter, are not fully realised until the plants are mature. It is understood that, where possible, Ryman prefer to plant relatively mature plant specimens. On a related matter, construction of the fencing that is proposed, which will provide wind shelter, is intended to occur prior to occupation of the site.
- (9) The type and scale of planting that is proposed in the Landscaping Plan will provide some shelter to the adjacent spaces, complementing the shelter provided by the proposed fences and buildings, as outlined in the wind assessment report.
- (10) To achieve the wind conditions described in the wind assessment, and the level of wind shelter assessed, the planting currently proposed must actually be put in place. I

understand a condition of consent will secure the implementation of the Landscaping Plan.

- (11) The wind assessment suggested that it would be appropriate to reassess the need for additional wind mitigation, in the form of planting, screens and fencing, as pedestrian/resident use patterns develop, and then target this mitigation in the most appropriate locations. A period of 6-12 months should be sufficient time for areas warranting additional mitigation to be identified, and for appropriate treatments to be developed. Ryman, as the owners and operators of the Village, will have a vested interest in providing an appropriate level of amenity for their residents.

If you have any questions regarding the matters outlined above, please do not hesitate to contact me ([neil.jamieson@wsp.com](mailto:neil.jamieson@wsp.com), 021 243 9386).

Regards



Neil Jamieson  
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