



APPENDIX O

Email Correspondence – WCC Parks
and Recreation

From: Rowan Cordwell <Rowan.Cordwell@wcc.govt.nz>
Sent: Saturday, 25 April 2020 11:24 AM
To: Tayla Beck
Cc: Jim Warwick
Subject: RE: Karori Pool project and Ryman boundary - northeast fence

Hi Tayla

Good news re the fire escape. Looks like there are no issues here.
Re the stormwater – I've checked with our engineers and we don't have a plan for a retention tank. They have confirmed they have sized the new pipe(s) for the increase in runoff from the old + new impervious area. This has been submitted to WCC under a BC and our engineers have also been in consultation with a Wellington Water drainage engineer who is reviewing the stormwater side of the BC.

Thanks


Rowan Cordwell

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**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke

Local Elections 2019

 **Why will you vote?
He aha te take me pōti koe?**

From: Tayla Beck [mailto:tayla.beck@rymanhealthcare.com]
Sent: Friday, 24 April 2020 11:59 AM
To: Rowan Cordwell
Cc: Jim Warwick
Subject: RE: Karori Pool project and Ryman boundary - northeast fence

Hi Rowan,

Great, thanks.

The fire engineer has confirmed that the pedestrian pathway is an acceptable form of egress from the gate and meets the clearance regulations as long as we have approval from Council to egress on this titled land. Our evacuation meeting point would still be on the footpath along Donald Street.

No issue around the stormwater. We are continuing to progress our stormwater solution for our site and I was curious to see if we could incorporate some of our flows into the carpark solution e.g. if you were going to be installing a retention tank then we could potentially make this tank bigger to allow for some retention from our site also.

Thanks,

Tayla Beck

Assistant Development Manager

P: 0800 588 222 M: 027 590 7170

Airport Business Park, 92 Russley Road
PO Box 771, Christchurch 8140, New Zealand



Please think before you print 

From: Rowan Cordwell <Rowan.Cordwell@wcc.govt.nz>

Sent: Friday, 24 April 2020 10:49 AM

To: Tayla Beck <tayla.beck@rymanhealthcare.com>

Cc: Jim Warwick <Jim.Warwick@wcc.govt.nz>

Subject: RE: Karori Pool project and Ryman boundary - northeast fence

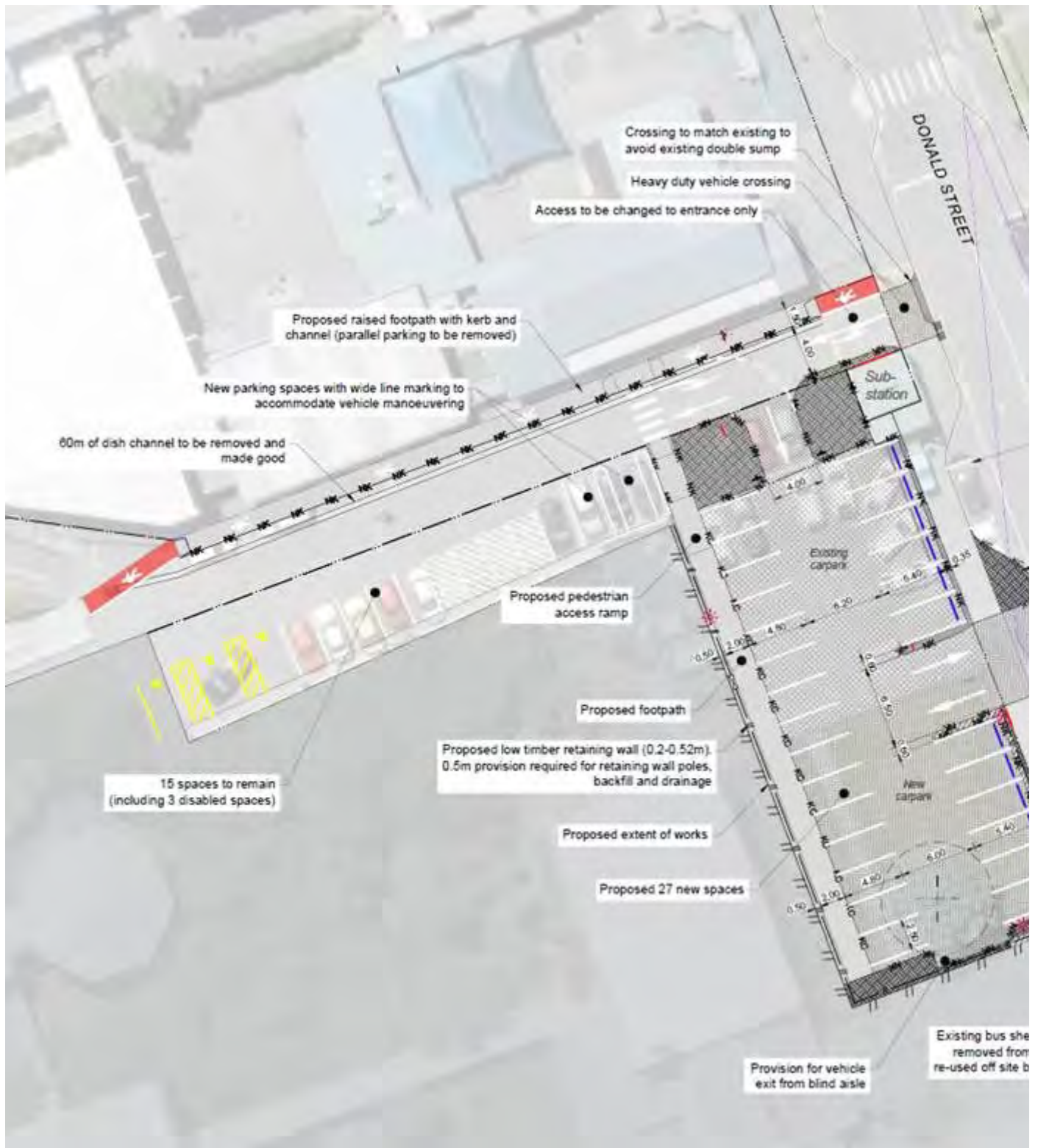
Thanks Tayla

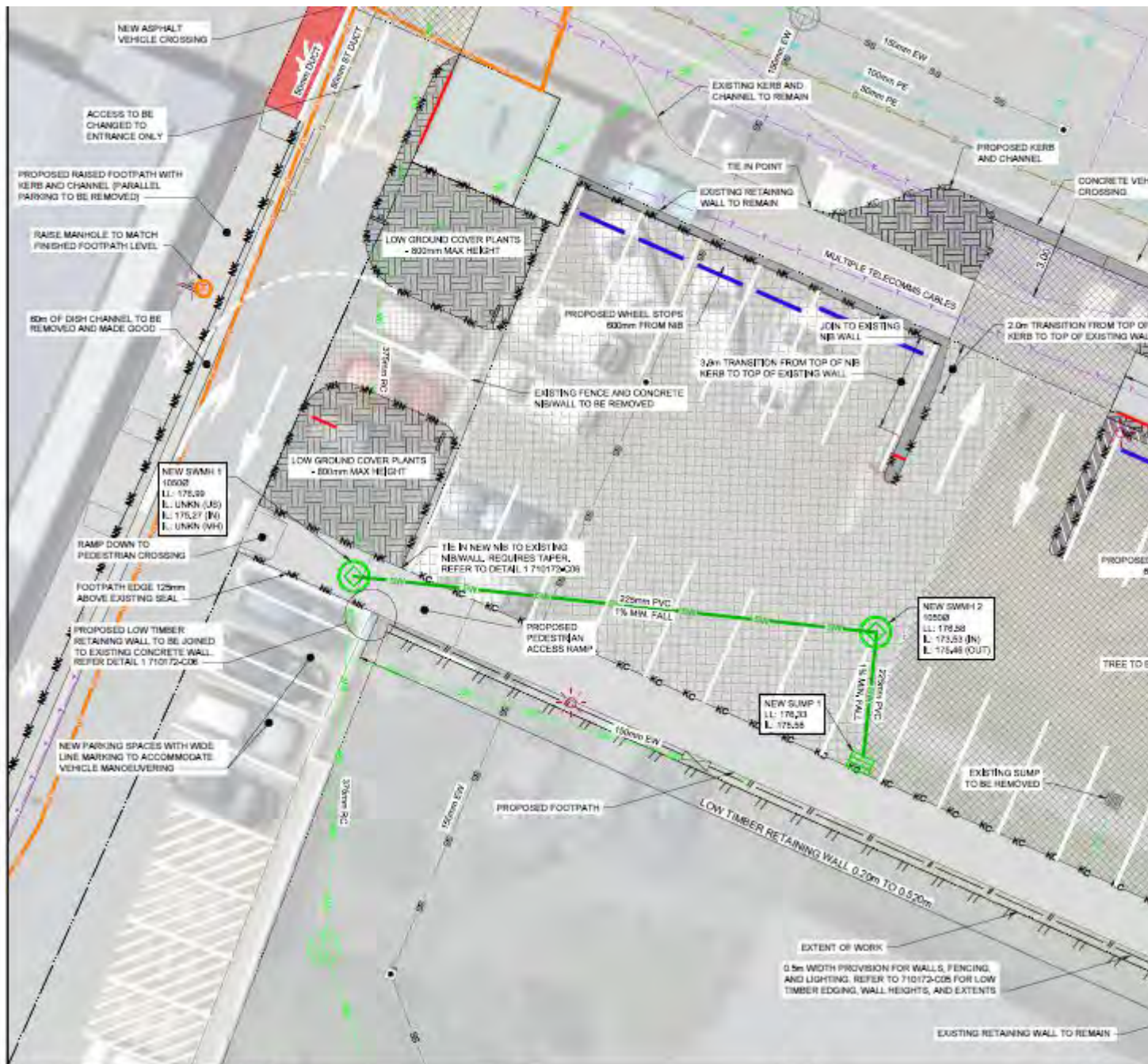
I'll pass this to the engineers.

As regards the other points:

Carpark: We wouldn't be keen to lose a park, but – when you come out of the gate you don't immediately hit a carpark – there is a 2 meter wide pedestrian path between the fence and the carpark spaces. See snip below. So my assumption is this 1 meter area would be incorporated in the pedestrian walkway – are you able to confirm with the fire engineer my assumption is correct?

Stormwater: Our engineers have a done their plan – snip 2 below. Was there an issue around the stormwater?





LEGEND EXISTING SERVICES	LEGEND PROPOSED SERVICES	LEGEND MATERIALS	LEGEND MATERIALS	LEGEND MISCELLANEOUS
<ul style="list-style-type: none"> EXISTING BOUNDARY EXISTING FENCELINE EXISTING STORMWATER EXISTING SEWER EXISTING WATER EXISTING WATER METER EXISTING WATER VALVE EXISTING HYDRANT EXISTING SUMP GAS TEL COMMS / CHORUS UNDERGROUND POWER OVERHEAD POWER POWER POLE LAMP HOLE CLEANING EYE EXISTING LIGHTPOLE 	<ul style="list-style-type: none"> PROPOSED STORMWATER PROPOSED SECONDARY FLOW PATH PROPOSED STREET LIGHT CABLE DUCTS PROPOSED SUMP PROPOSED LIGHTPOLE 	<ul style="list-style-type: none"> NEW CARPARK SURFACE REMOVE SEAL SCARIFY AND ADD AP40 MAKE UP METAL REPLACE SEAL WITH 30mm ASPHALT (MK 10) NEW CARPARK SURFACE 30mm ASPHALT (MK 10) 100mm MA/PA9 BASECOURSE 165mm GAPS SUBBASE DESIGN CBR: 4 NEW FOOTPATH 100mm 20MPa CONCRETE (BROOM FINISH) 100mm AP20 SAW CUTS MAX. 8m SPACINGS (TO ALIGN WITH KERB SAW CUTS) 	<ul style="list-style-type: none"> NEW RETAINING WALL 0.4m IN HEIGHT TIMBER AND POST NEW ISLAND REMOVE SEAL SCARIFY AND ADD AP40 OR AP20 (MIN. 125mm COMPACTED) 125mm 20MPa (BROOM FINISH) SAW CUT MIN 3m CENTRES 	<ul style="list-style-type: none"> PROPOSED SEAL LEVELS

Rowan Cordwell

Project Officer Facilities

Parks Sport and Recreation

Wellington City Council

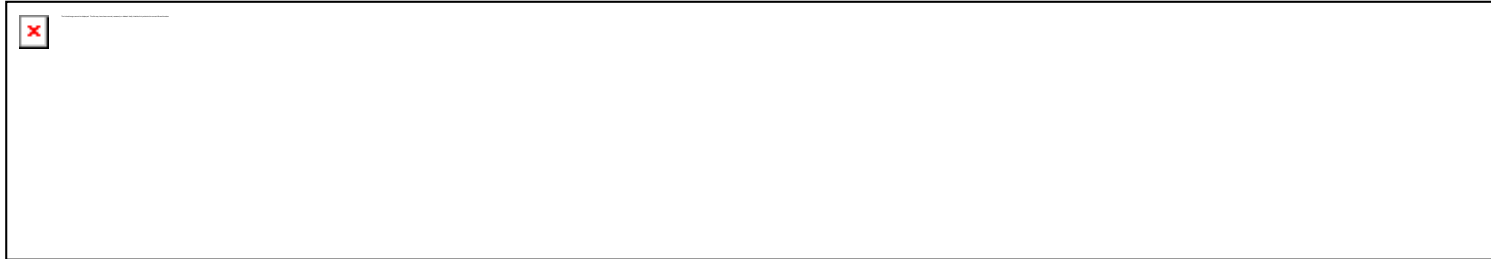
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From: Tayla Beck [mailto:tayla.beck@rymanhealthcare.com]

Sent: Friday, 24 April 2020 10:20 AM

To: Rowan Cordwell

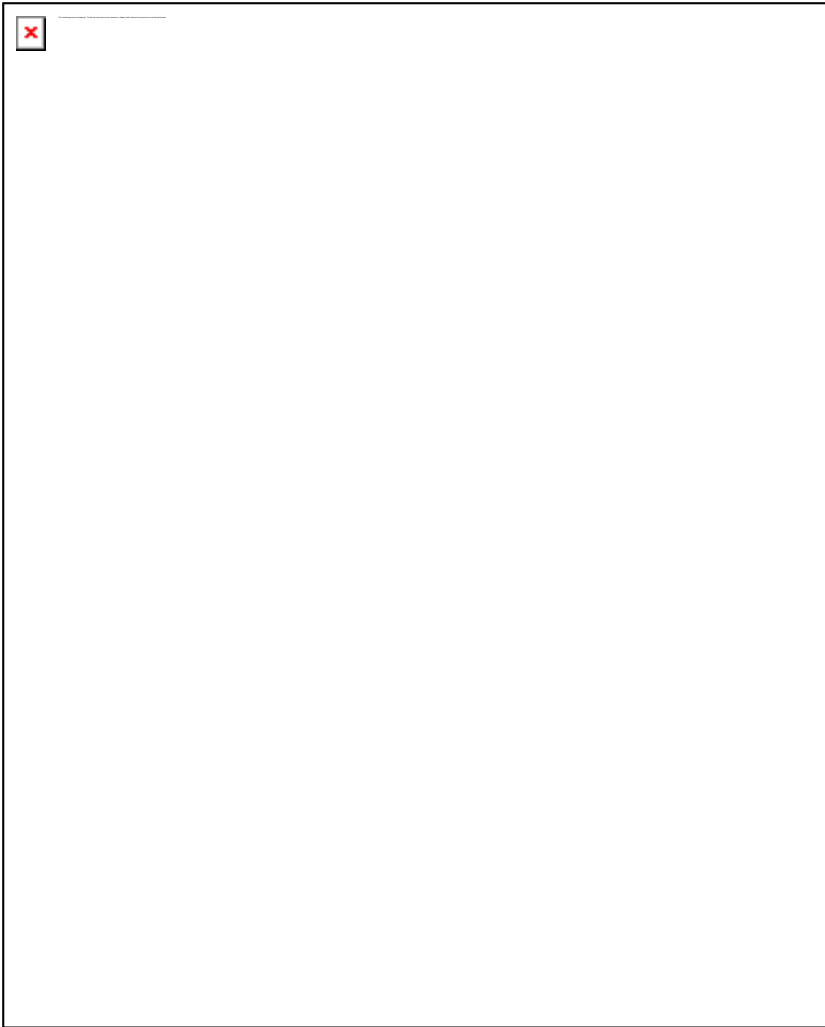
Cc: Jim Warwick

Subject: RE: Karori Pool project and Ryman boundary - northeast fence

Hi Rowan,

I have had our architect and an engineer look at the fence structure and below is a potential solution that our engineer has sent through. The wall would be a reinforced masonry wall on a reinforced concrete strip foundation, it will be nominally 100mm off the boundary line to allow sub soil drainage to be placed.


This wall would retain the raised carpark side whilst still achieving the aesthetic required by Ryman and we would be happy to discuss a potential cost share for this section of the fence / retaining wall.

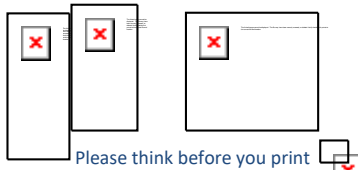


In regards to the second point, our fire engineer has confirmed that we would need a 1m clearance from the gate, which would mean losing one car park. Can you please let me know if this is acceptable?

I also wondered if Council has finalised a stormwater solution for the carpark proposal due to the increase in impervious area?

Thanks,

 **Tayla Beck**
Assistant Development Manager
P: 0800 588 222 M: 027 590 7170
Airport Business Park, 92 Russley Road
PO Box 771, Christchurch 8140, New Zealand



Please think before you print

From: Rowan Cordwell <Rowan.Cordwell@wcc.govt.nz>
Sent: Wednesday, 8 April 2020 5:36 PM
To: Tayla Beck <tayla.beck@rymanhealthcare.com>
Cc: Jim Warwick <Jim.Warwick@wcc.govt.nz>
Subject: Karori Pool project and Ryman boundary - northeast fence

Hi Tayla

I hope this email finds you well during lockdown.

Im just touching base as we are looking at submitting our Resource Consent and construction plans for the Karori Pool carpark extension project and had a couple of queries regarding the north-east boundary fencing that we wanted to check with Ryman about.

1. Fence structure:

When drawing up the plans for the boundary fence our engineers found we needed a low retaining wall along this boundary, which they were planning to put the fence on top of – they have since identified a small issue – here is their comment:

*the design team have just reviewed the drawing set, and found an issue on the Ryman fence and retaining wall situation. Nothing major but we may just need to revise the wall along that long boundary as their concrete wall footing won't work on top of our proposed low timber wall. What we think may be the easiest solution is to combine their fence with our wall into one structure. **Could you please see if you can get some more structural/footing details for the proposed fence so that our designers can see if a fence/wall solution is possible?***

2. Fire escape gate:

Can we clarify/confirm that the fire escape gate in the northeast boundary fence and associated fire evacuation pathway through the carpark was confirmed as compliant by the Fire Engineer with the knowledge that this area will become a carpark? As in – the fire evacuation pathway allows cars to be parked all along this boundary; and there is no need to maintain any set clear area in front of the gate, and therefore prohibit a car from parking in front of the gate (which is not desirable). Ive attached a plan to show the pedestrian path and parking layout along this boundary for reference.

Would you be able to source the information regarding the fence footing details for us, and confirm the above re the fire evacuation path? Please feel free to give me a call if you need further information on either.

Many thanks

Rowan Cordwell

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