
From: Selwyn Blackmore
Sent: Tuesday, 30 October 2012 8:56 a.m.
To: Geoff Dangerfield
Cc: Richard Hurn
Subject: FW: basin screen/ stand
Attachments: 11-08_F04_121029_Screen And Stand development_DRAFT.PDF

Hi Geoff,

Attached is our latest work on the small structure/screen option – we think it is a significant improvement on the previous “pod” version etc (we haven’t shown WCC this version yet).

We are meeting the Basin Reserve Trust on Thursday at 1 pm.

Cheers

Selwyn

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From: John Hardwick-Smith [mailto:johnhs@athfieldarchitects.co.nz]
Sent: Monday, 29 October 2012 10:35 a.m.
To: Greg Lee
Cc: Sam Thornton (Sam.Thornton@opus.co.nz); Gareth McKay <Gareth.McKay@opus.co.nz>
(Gareth.McKay@opus.co.nz); megan@waal.co.nz; Andre Bishop
Subject: FW: basin screen/ stand

Hi Greg and others

Refer attached the advanced concept for screen and stand proposal based on the 4 and 5a

We note that although the ‘screen only’ option (previous option 4) is included- we believe the screen integrated with new stand facility is significantly better and more defensible on urb design grounds.

Note also- that although both the screen and stand elements are more developed that previous iterations- they would obviously still need further developed design.

Note the 5a option with the stand building, we believe, does require the Dempster to be moved a bit eastward- to give it sufficient space and mana. This isn't quite what was asked for in our last meeting with you Greg- but believe it is consistent with the various experts feedback.

Refer attached updated proposal for

- a) Screen with integrated new player's Facility Building.
- b) Screen only with new Gateway

The design rationale for the screen is:

- It covers the required area and is visually impermeable in the appropriate direction to screen trucks on bridge from batter.
- It has some translucency and ‘openness’ when viewed from other angles- particularly the pedestrians approach around the internal west side of the Basin- and the vehicle/ cycle/ ped approach from the east on the bridge or ground from outside the Basin. This openness could be adjustable- via ‘louvre’ controls- so there is a clear difference between ‘game mode’ and other.
- The screen is proposed to have two distinct sides. The internal basin side as formed timber slatted louvres- referencing the language of picket, or ‘catching cradle’ (refer precedent image). If adjustable, the louvres, when closed, could also include a game signage component. Although given the proportions/ height of the screen, this may not be appropriate.
- The external side of the screen as proposed is porous aluminium or similar, with a more urban scale and materiality, and potentially a macro graphic integrated as indicated. This would be formed by variation in the porosity of the surface/ perf or relief. It could also be a commissioned piece that has specific relevance to the Basin Reserve. The point of this surface and approach is also to respond to the range of different viewing angles on the oblique as one approaches and moves around the Basin. Its level of porosity would be set to read the

double layer and the louvres beyond and ensure balance of wind resilience and (wind) noise avoidance. Although not indicated- an option would be for the external skin to be more akin to the interior. Moving (mis) alignment between the two sides would give variable effect of openness or moray effect.. This would potentially lead to a more consistent single element screen- but may miss opportunity to reflect/ address the difference in condition/ reading from each side.

- The double sidedness would allow for internal lighting, maintenance, operation (if adjustable) or installations.

The new Gateway

- This is called for as a functional upgrade for events. Wider, deeper, sheltered, with ability to configure differently.
- This is proposed to be highlighted by the vertical structure of the screen and a new pergola type structure overhead- set at the fascia level of the existing gate. This level assumed to integrate with existing gate- and also to allow clear visual space over the top (and under the screen) when viewed from the Kent/ Cambridge approach.
- The architectural language of the pergola to reference the screen- to look like a piece of the same stuff- dropped and turned horizontal.
- The scale and location of the gate is set in relation to the new entry plaza area outside the basin

The Existing Dempster Gateway

- In the option with just the screen, the Dempster Gateway is to remain in situ. It could continue as a gate- or be used as a supporting kiosk to the gate- say selling tickets.
- In the option of the Screen + new building, the Dempster Gate is shifted a bit to the east, to give it some air- and to assist framing the new gateway against the new building.

The new Players Facility building:

- The size and location is set by providing x2 players lounges (approximately sized to the existing) + officials room on Level 1 with other amenity concessionaries on Ground. Plan set out is restrained to east by western edge of Cambridge Corridor, and the height is constrained by view lines from Vance stand over top.
- The architectural form is extending the podium line of the Vance stand with a strong directional focus on the playing ground (pods language- similar to a number of other contemporary enclosed cricket stand support structures internationally- but also extending an aspect of 'front' to the external entry plaza- with a re- entrant portion with shelter and seating at ground- and a large window above directed toward Kent/ Cambridge.
- Proposed material treatment refers to the screen and pergola- with a timber interior and a more urban metal panel exterior.

Greg- let us know if you would like further clarification or would like to meet to discuss. Please cc Andre in as I will at meetings for most of rest of today.

Obviously we can produce different views as required
And can coordinate with the Truescape when this is required.

Regards

John Hardwick-Smith
Director

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Stand / Screen Study

New Stand facility for the Basin Reserve Outline Scope/ Brief of Requirements Draft 26.09.12

This Brief has been ascertained from:

- Review of space allocations on the 'Interact Stand Proposal' commissioned by Basin Reserve Trust. (2009)
- Review of notes from meeting between Greg Lee and Wellington Cricket representative early September 2012.
- Comments from the meeting with Basin Reserve Trust 17 September 2012.

In addition to the above a set of outline parameters have been established by the wider specialist team for the whole Basin Reserve Project. These are outlined on P2 below.

General

- The Basin Reserve Trust has iterated that their primary objective with the stand is to provide screening for the cricket players- specifically to mitigate potential distraction to the batter when facing north.
- The outline brief noted below is in relation to the current cricket based users for the Basin. It is acknowledged that there may be other sports codes using the Basin Reserve in the future. While this potential should be acknowledged, the primary requirements remain cricket based at this stage.

Spatial requirements

Players facilities (based on Basin Reserve Trust proposal Dec 2009)

Home Team Lounge and Viewing	115m ² (level 1)
Home Team Changing room	102m ² (ground or Level 1)
Away Team Lounge and Viewing	130m ² (level 1)
Away Team Changing room	95m ² (ground or level 1)
Physio	45m ² (ground or level 1)
Players Dining	155m ² (ground or level 1)

Officials	130m ² approx (ground or level 1)
	812 m ²

Concession (ticketek, security etc) Ground level

We note that these figures are indicative and are based on a scheme that was prepared ahead of the design of the bridge being known. It was acknowledged that the extended stand seating and corporate facilities in this location were not based on functional requirement- but more making use of extended building volume seen to be required to screen a potential bridge. It was noted that corporate functions could ideally be accessed independently and/or from the RA Vance Stand

Cricket mode Operational requirements [for any new development]

- Players facilities have non-public route to practice/warm up facility in RA Vance Stand.
- Connection from players lounge and/or change to cricket field (ideally separate from public)
- Access to and from the ground
 - Safe public/spectators drop off zone
 - Ideally players drop off + entry separate from public, or has ability to be closed off from public.
- Flexible food + beverage vendor space/facility – (predominantly temp caravan operators currently)
- Improved Ticket/gate entry facilities, wider, deeper, more lighting.
- Improved office space – particularly around match management, Ticketek, red badge, ground announcer, NZC, CW.

Public space mode Operational requirements [for any new development]

- Vehicle access (into ground eg turf removal etc)required?
- Ability to close off park at night
- Robust enough to be public space for 90% of time.

We are aware of the current plans to refurbish the existing R A Vance changing rooms and players lounge late 2012. We note the existing changing rooms are approximately 65m² each.

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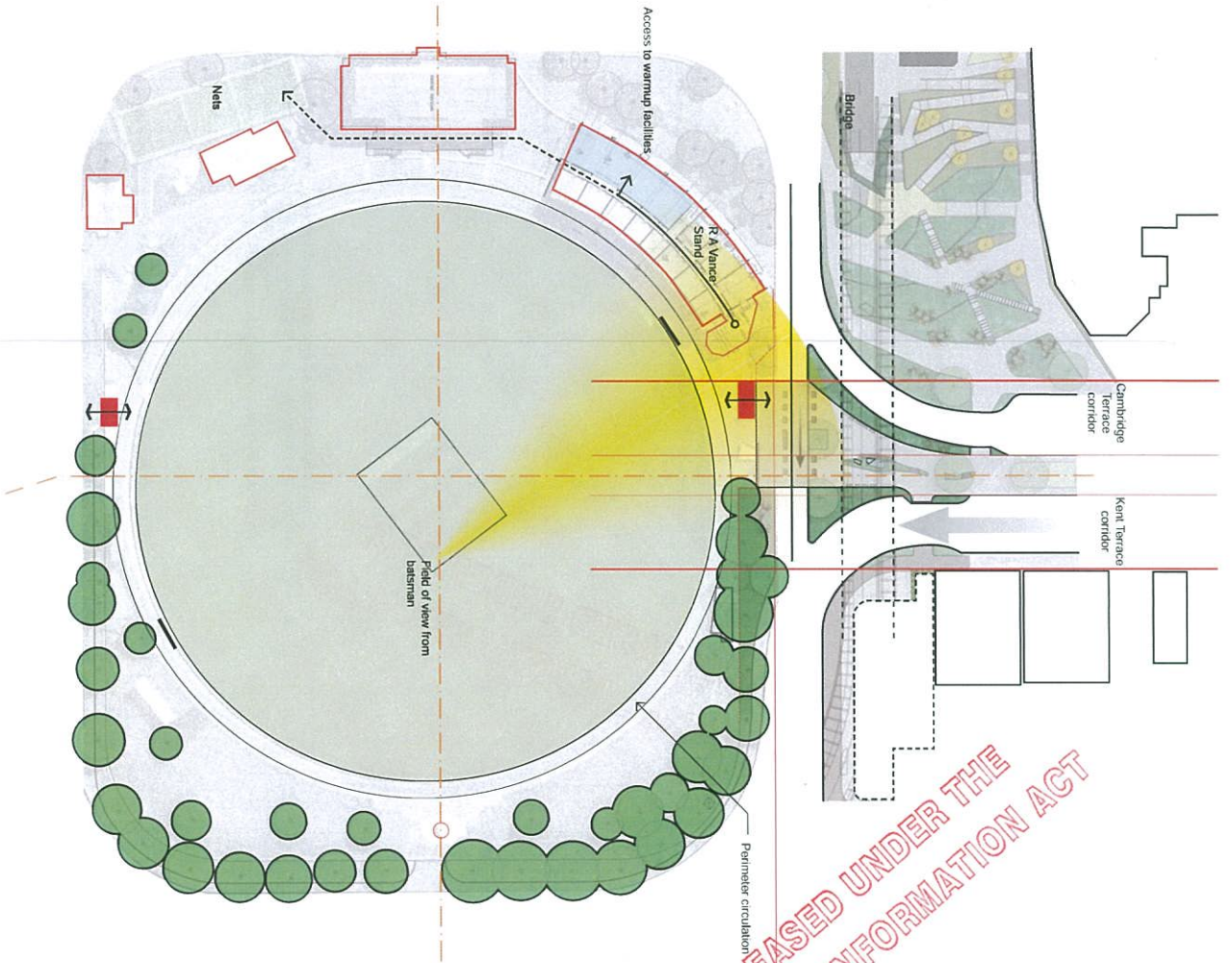
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Ellice Street Property Line

Functional considerations
Main North entry to be maintained / enhanced
New facilities ideally connected to RA Vance Stand
New facilities to house key components Basin Reserve Space Brief.
Additional public seating not a priority

- KEY**
- Existing Warm up facilities
 - Existing Entry Gates
 - Batsman field of view

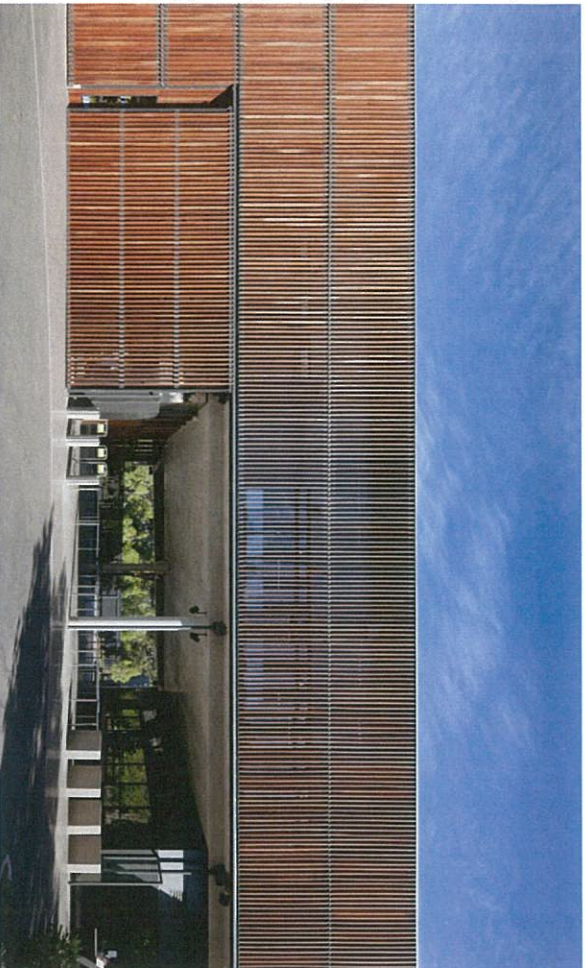
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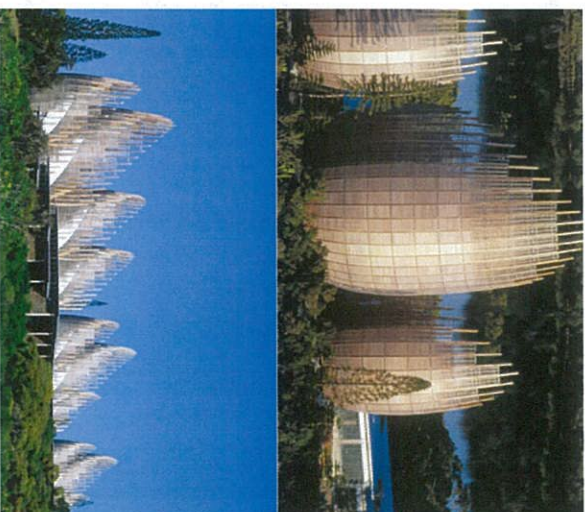
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Adelaide Zoo_Hassell Studio



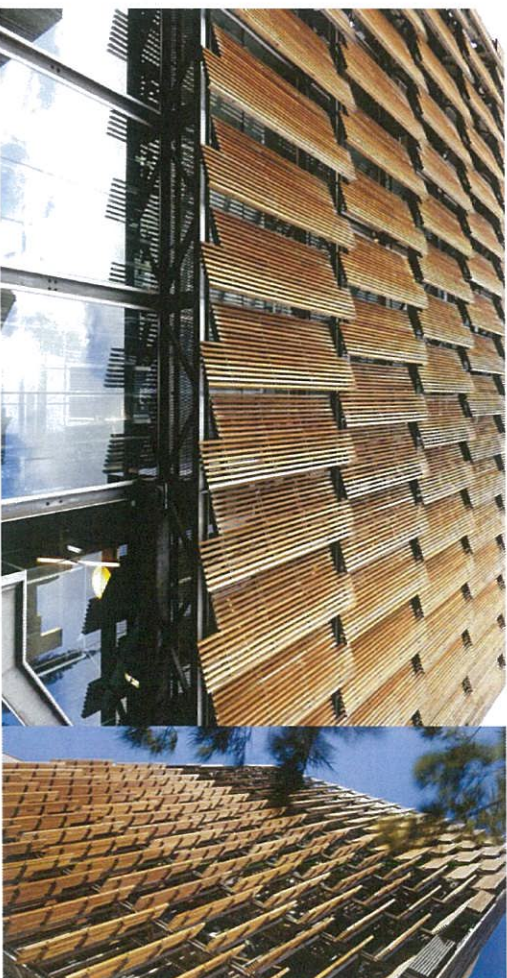
Tjibaou Cultural Centre_Renzo Piano Building Workshop



Catching Cradle_catching practice equipment



British Embassy_John McAslan



CH_City of Melbourne

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'Inner' face of screen to Basin Reserve
 TIMBER SCREEN PRECEDENT

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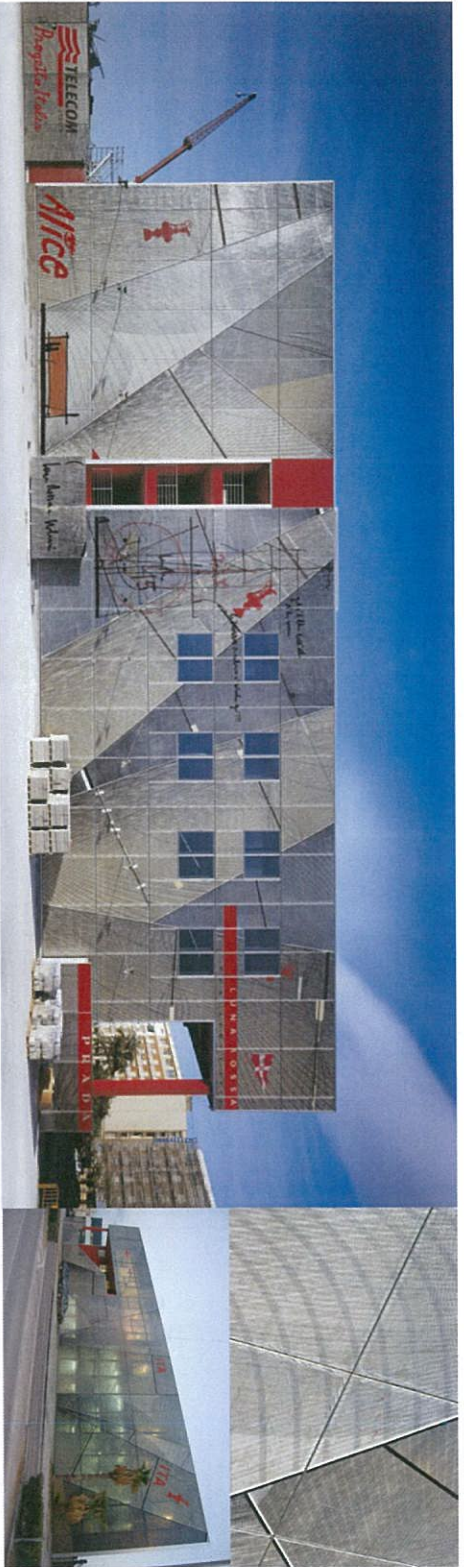
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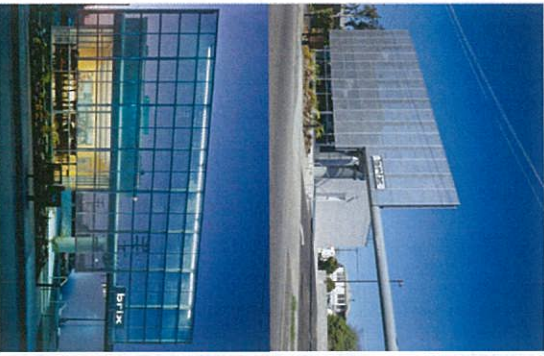


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Prada Luna Rosa_Renzo Piano Building Workshop



Brix Restaurant_Central Office of Architecture



Caltrans District 7 Headquarters_Morphosis

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'Outer' face of screen to City
TRANSLUCENT SCREEN PRECEDENT

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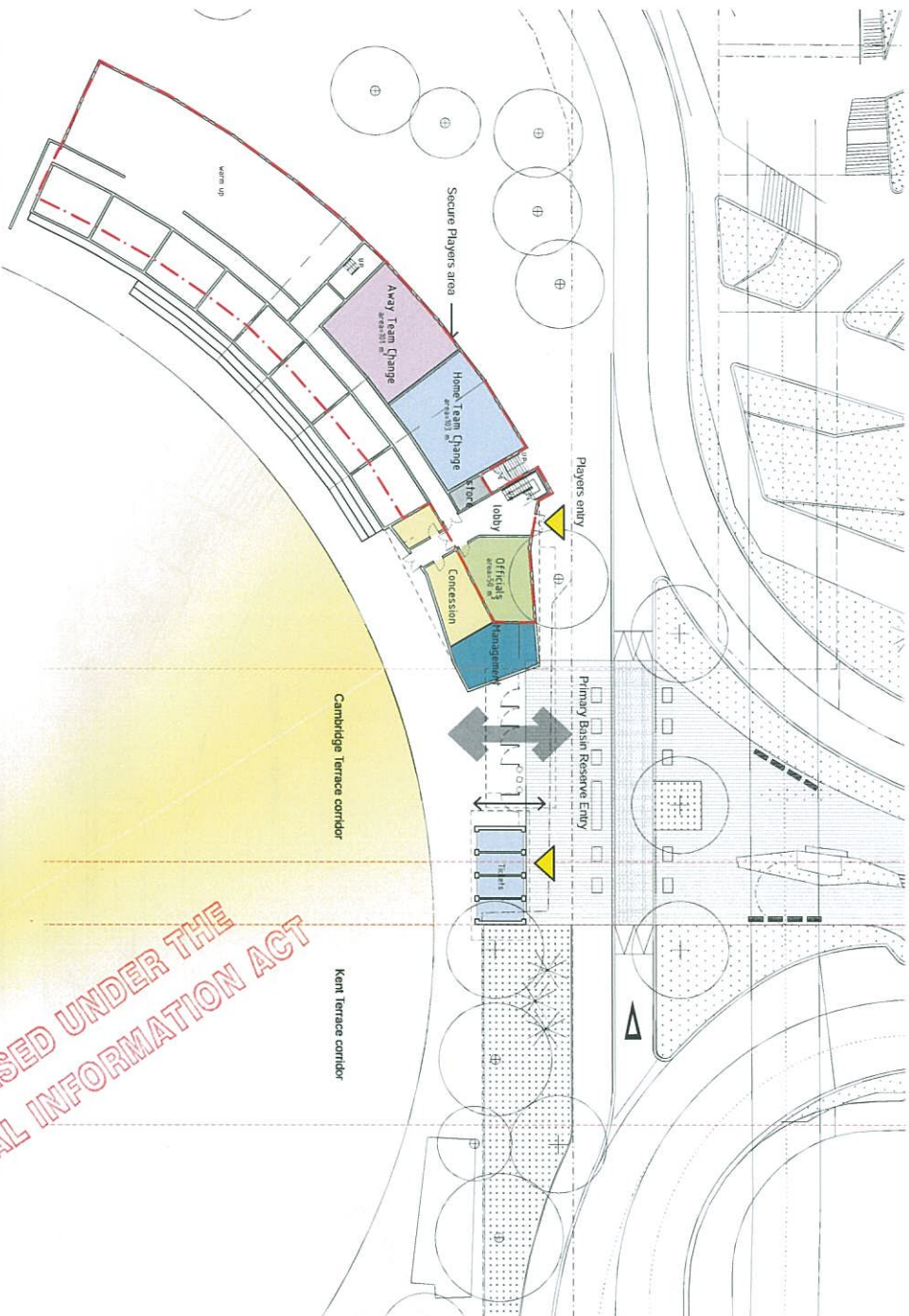
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Ground Floor Plan_1:500 @ A3



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New Gateway

New sheltered gate way structure opening to new Basin Entry Plaza incorporating extended shelter and increased width, depth, and flexibility to facilitate contemporary event entry requirements. Relocated and refurbished Dempster Gate structure integrated with new gateway

New Stand building

New Ground floor facilities including players amenity, changing and concessions/vendors. Approx 220m²
 Extension of Gateway shelter structure and seating to Basin Entry Plaza.
 New Upper level facilities including players lounges and match officials room. Approx. 240m²
 Rationalised Ground level players entry and connections at Ground and L1 to R A Vance Stand.

New integrated screen

An elevated screen positioned to screen cricket batter's view of the bridge traffic. A 2-sided screen fixed to a steel frame with cantilevered supports at each end

The Basin Reserve side of screen:

- Timber slatted component facing the Basin Reserve. Potential for movable 'louvre' components to adjust degree of visual openness'

The Kent/Cambridge side of screen:

- Differentially perforated aluminium screen incorporating Hyper graphic Basin Reserve related sign and/or art work. Or
- Timber slatted adjustable louvred screen as per the inner Basin side.

NEW STAND BUILDING

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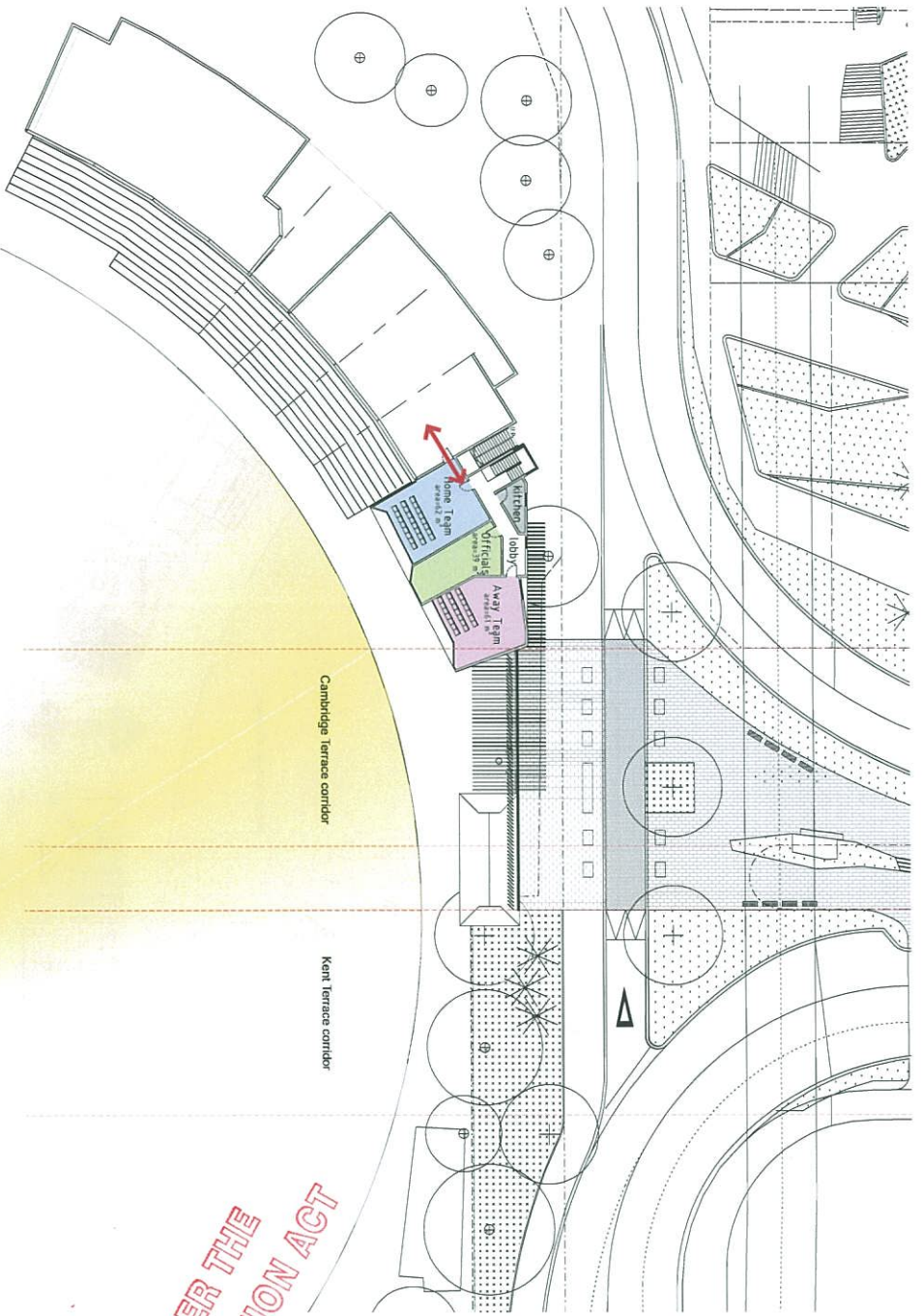
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Level 1 Floor Plan_1:500 @ A3

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Melbourne Cricket Ground_Elevated Players Lounge precedent

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North

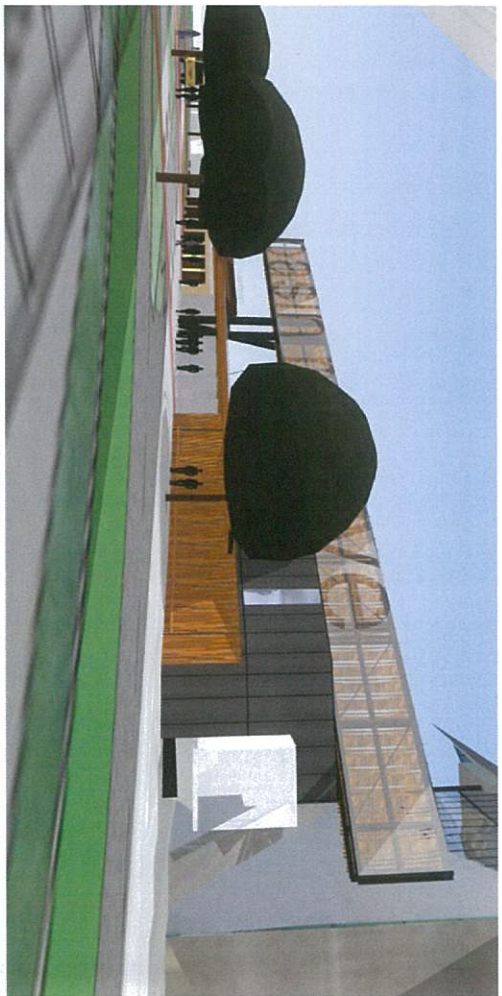
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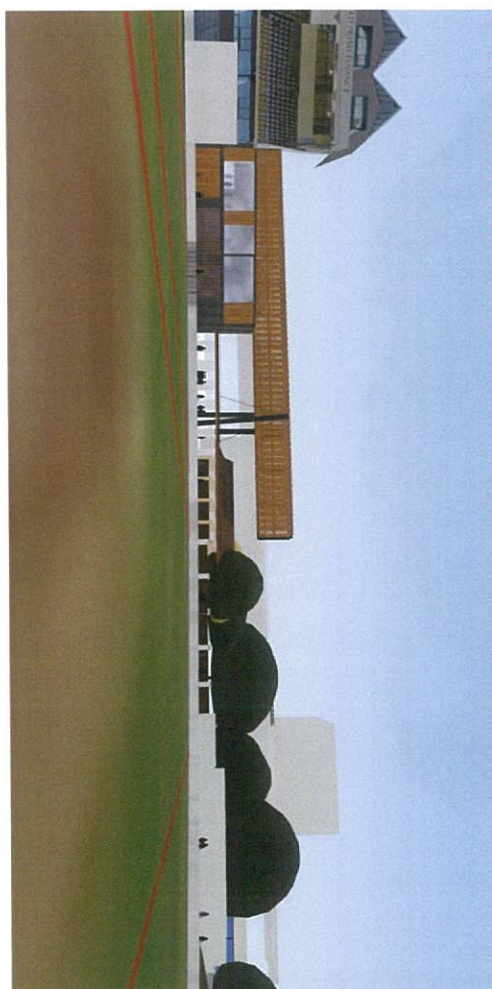


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Detail View 01_Above northern entry plaza to Basin Reserve

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Detail View 02 Interior view of northern entry to Basin Reserve

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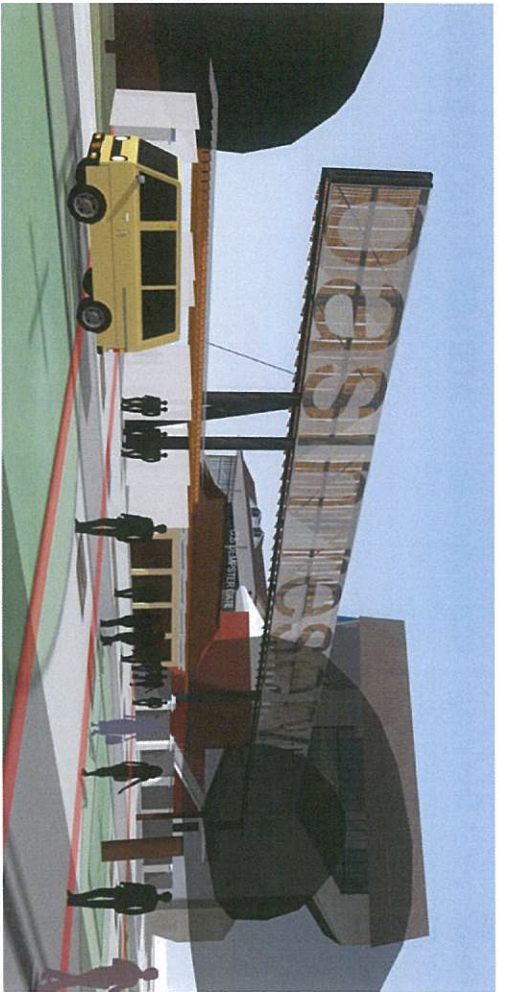
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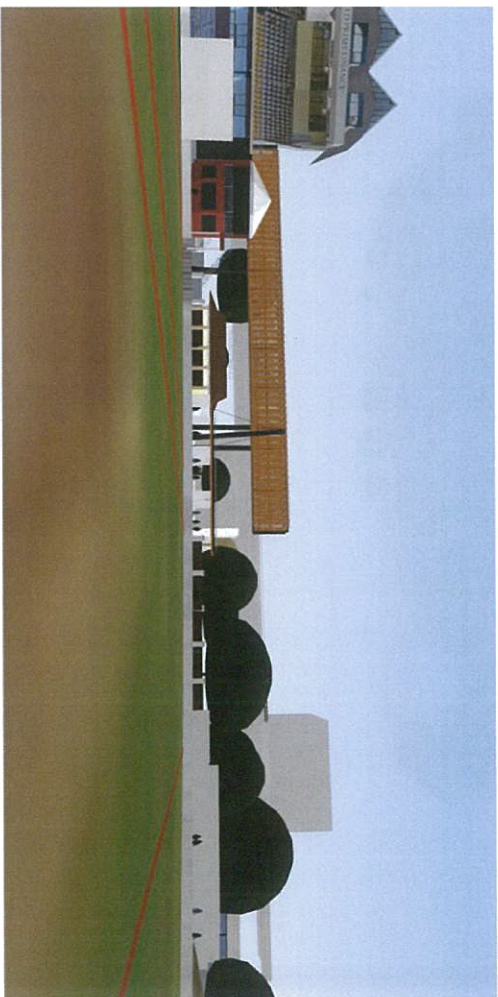
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Detail View 01_Above northern entry plaza to Basin Reserve

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Detail View 02 Interior view of northern entry for Basin Reserve

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From: Selwyn Blackmore
Sent: Wednesday, 31 October 2012 3:15 p.m.
To: Geoff Dangerfield
Cc: Richard Hurn
Subject: Email to Garry Poole

Hi Geoff,

I haven't had a chance to take any legal advice on what the "partnership agreement" will exactly entail, but I will do so following the meeting with the Trust tomorrow. Based on this, I have drafted the following email for you to send to Garry.

Hi Garry,

Thank you for our discussion this morning, as promised I thought I would note down our current thinking on what a partnership agreement might entail.

Over the next week or two the project team will be pulling together a draft agreement for WCC's consideration that will record the funding arrangements for the agreed screening option. As discussed, we are particularly keen that the agreement is put in place as soon as possible, and ideally before the public information days to be held on the 24/25th of November.

Our current thinking is that the agreement would cover matters such as:

- 1. The process for finalising/agreeing the detail design for the screening option. The NZTA will lead/fund the detailed design, but we imagine the Council will want to have a role in approving the final design,*
- 2. Who will be responsible for final fit out costs and ongoing maintenance of the screening option,*
- 3. Confirmation that, if it is ultimately agreed that the bigger "structure" is to be built, then the funding difference between this option and small structure/screen option will be met by WCC. The agreement will need to record the mechanism for how the actual difference is to be agreed upon (this could be as simple as agreeing to cap the NZTA's contribution), and the timing for when the NZTA might be reimbursed for the difference,*
- 4. Who will be responsible for matters such as insurance,*
- 5. Standard provisions for disputes and so fourth, and*
- 6. Confirmation that external communications on the screening option will be in accordance with the current MoU.*

The project team will be in contact with their appointed WCC contacts in the next day to two to discuss further.

Cheers

Selwyn

From: Geoff Swainson [mailto:Geoff.Swainson@wcc.govt.nz]
Sent: Tuesday, 30 October 2012 9:13 a.m.
To: Selwyn Blackmore
Subject: Basin Reserve Screening Options

Selwyn,

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Good morning. Just a couple of quick questions:

Garry has received a letter from Geoff Dangerfield (24 Oct) confirming WCC's offer to work with NZTA in "partnership" to develop screening options. He goes on to state that NZTA will contact us to "discuss the next steps in the development of a partnership arrangement".

Garry has called Stavros and myself to meet with him tomorrow morning and I was wondering if you were able to give me a little more detail about the nature and expectations of that arrangement so I could steer the conversation down a more productive route?

Also has a decision yet been made to refer the Basin to the EPA? If not any thoughts on timetable for such a decision?

And finally we are developing some expertise in house to do 3D modelling. If we could access drawing files for the T2T projects (including Ruahine Street) we are happy to use our land data information to create models for the entire route. There could be value in this as another tool helping the public understand etc.. get a better grasp of what is proposed. Is this an idea worth pursuing?

Regards

Geoff

Geoff Swainson | Manager, Transport Planning | Policy & Planning | Wellington City Council | DDI + 64 4 806 4771 | Mobile + 64 21 247 9771 |

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From: Selwyn Blackmore
Sent: Friday, 30 November 2012 12:55 p.m.
To: Geoff Dangerfield
Cc: Bernice McLaughlin
Subject: Possible Garry Poole Agenda

Hi Geoff,

Possible agenda for today:

1. Update on WCC process (Garry wants to go to Council to get an agreement in principal to purchase all or some of the land in the week of the 10th prior to councillors going on a two month holiday),
2. Agree an approach (and timing) to the Basin Trust, MCH and maybe Port Nicholson – suggest this happens next week
3. Note the next draft partnership agreement for fit out, maintenance and insurance (as well as ownership) due to Geoff Swainson later today.

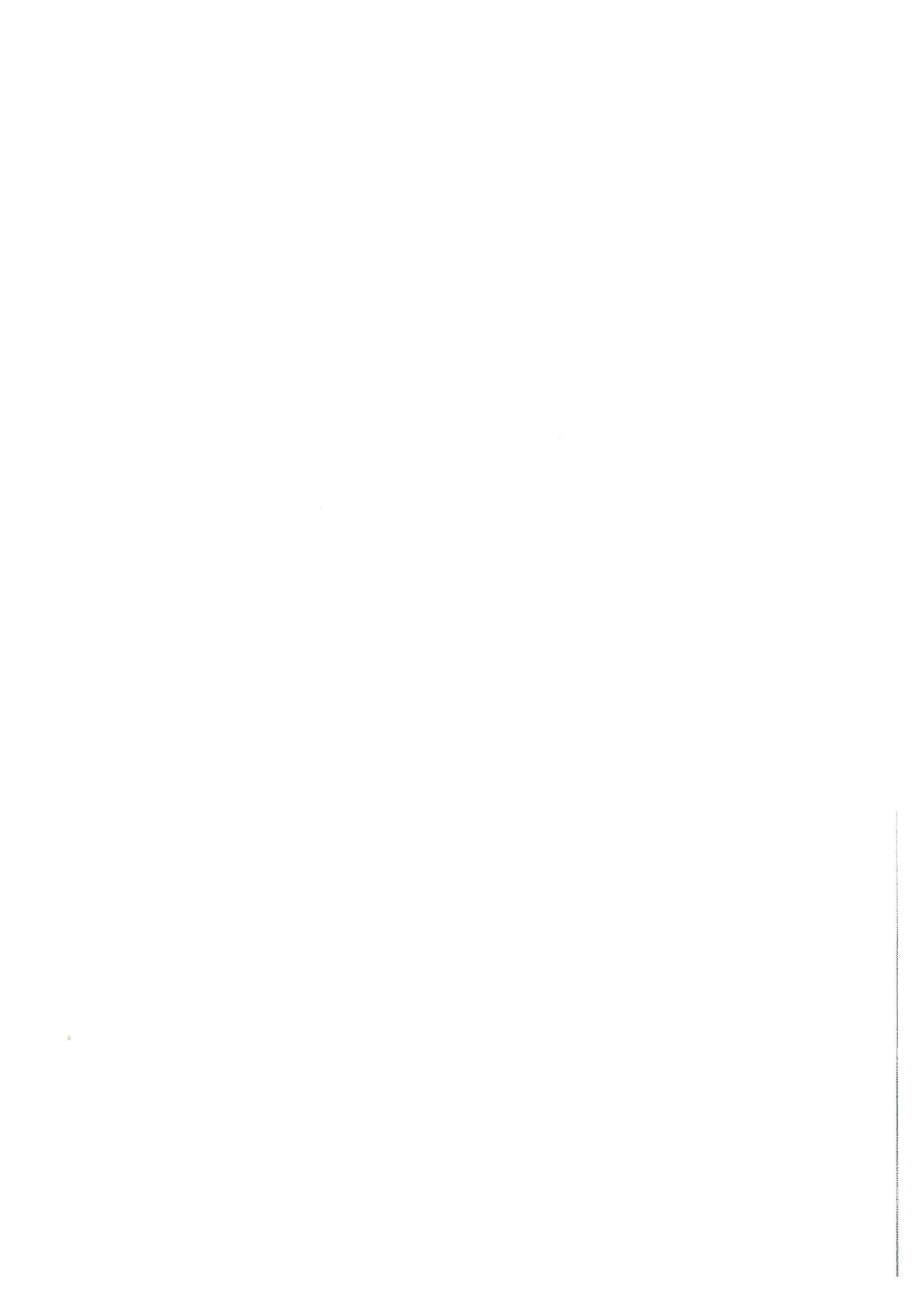
Things I will update you on:

- Property valuations and process (Port Nicholson offer back)
- MCH
- Partnership agreement (incl, ownership, consenting).
- Design process for the structure – ie when we will have pictures for publishing

Cheers

Selwyn

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From: Selwyn Blackmore
Sent: Friday, 7 December 2012 11:17 a.m.
To: Geoff Dangerfield
Subject: Basin Reserve Trust Meeting

Hi Geoff,

The purpose of today's meeting is as follows:

1. Make it clear that the structure (identified in the picture you have) is the final offer – we are saying no to doubling its size as far as “taking out the concrete toilet blocks”.
2. WCC/Trust will need to fund the internal fit out, maintenance and insurance etc – this will be captured in a partnership agreement between WCC and NZTA. WCC will own the structure.
3. We need the Trust's help/information in order for the Project Team (Selwyn) to complete our RMA applications (ie it is very difficult to complete a concept design without knowing a lot more about its day-to-day function - we also need to agree on where the Dempster Gate is to be relocated as soon as possible).

In terms of Rod's letter:

1. We have met the terms of the letter – there is no “betrayal” of the agreement, but we needed to go through an environmental assessment process plus needed take into account NLTF considerations (Doug has been very dismissive of our “needs” in the past).
2. We have agreed to build a structure that mitigates a RMA (visual) effect for the batsmen, and will “mesh well” with the Basin Reserve's character and future needs.
3. The probable value of the structure is more or less the value identified in letter. The devil will always be in the detail however.
4. Our RMA experts (urban designers and visual experts) support the structure and will do so through the consent process. Key stakeholders such as the Historic Places Trust (who the Trust have been dismissive of in the past) are also comfortable with the proposal. We made it clear in Rod's letter that these were our requirements.

Doug's expectations and potential comments:

1. Doug is supportive of the design of the structure proposed, but wants it bigger as noted above.
2. We do not believe this is consentable or necessary.
3. Doug is concerned that the bridge can still be seen from within the ground. Yes, there may be small glimpses of it through the trees, but it is not necessary to double the size of the structure. Batsman will not be distracted by these glimpses.
4. We don't believe more trees are required, but could offer up more trees if pushed (which is more in keeping with the village feel of the Basin Reserve in any event).
5. We could extend the building by a small amount, say 5m etc (which is a matter of detailed design anyway), or future proof it for an extension by WCC in the future.

From: Rod James
Sent: Friday, 31 January 2014 2:56 p.m.
To: National Office (ALL STAFF)
Subject: [REDACTED] Basin Reserve Board of Inquiry Hearings +
Importance: High

Hi everyone,

[REDACTED]
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OUT OF SCOPE
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Next Monday sees the start of the Basin Bridge Board of Inquiry hearings, so you can expect that there will be further attention on the NZ Transport Agency.

For those unfamiliar with this process, the hearings start with opening statements from our team, including myself, Selwyn Blackmore and our legal team. Greater Wellington Regional Council and Wellington City Council, among other stakeholders and submitters, will also give opening statements before the hearing turns its attention to particular elements of the application, such as strategic planning, transport, economic and urban design, to name a few. This is where the details of our Resource Consent Applications will be scrutinised.

A huge effort has gone into getting ready for the hearings so a big thank you to the RoNS development team for their efforts, and their professional approach through this challenging process.

The hearings are scheduled to take eight weeks, and in that time there is likely to be a lot of media coverage in print, on radio and potentially television. All media will be managed by Anthony Frith as usual so if you are called or approached about the proceedings please get in touch with him to make sure we follow our agreed strategy. As this is an Environmental Protection Authority process we will not be commenting to the media directly, except in exceptional circumstances. Instead, our evidence, submissions and cross examinations will inform the media, and we will be directing them to these statements for our position on any particular issue. If you're interested in the details of our applications you can take a look at them on the EPA website (http://www.epa.govt.nz/Resource-management/Basin_Bridge/Pages/Basin_Bridge.aspx). There's a hearings schedule there too. Otherwise take a look at our applications site at www.nzta.govt.nz/projects/basin-bridge-application.

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[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

OUT OF SCOPE

Enjoy the rest of your week and have a good weekend.

Rod James
Highway Manager Wellington
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E rod.james@nzta.govt.nz

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RELEASED UNDER THE
OFFICIAL INFORMATION ACT

From: Selwyn Blackmore
Sent: Wednesday, 19 March 2014 8:48 a.m.
To: Geoff Dangerfield
Cc: Bryan Patchett
Subject: Basin Hearing Extension Advice for the Board

Hi Geoff,

Something like this?

Thanks for the discussion in the weekend on the Basin Bridge hearing extension. Some of you may be aware that there have been media reports on the extension, which was officially announced yesterday.

I promised to come back to you on the key reason why the extension was granted and was supported by us.

The hearing is running significantly behind schedule. Last week the Board of Inquiry became very concerned that it would not be able to make a decision within the 9 month timeframe without taking steps to significantly truncate the hearing process. The key reason for the hearing running behind schedule is due the Board allowing lengthy cross examinations of NZTA witnesses by opposition parties (for example, Dr Stewart was cross examined for 5 days on alternatives – he was originally scheduled for just half a day).

If the Board of Inquiry was to truncate the process now (eg place a time limit on cross examination) in order to complete the hearing by 3 April 2014 (the originally completion date) provides an opportunity for an appeal to the High Court on a question of process (eg natural justice) in addition to an appeal on a point of law. Our legal advice was that such an appeal might be successful, and if it was, the hearing process might need to start all of again.

The hearing is now scheduled to finish on 31 May 2014 (8 weeks late). A draft decision is now expected on 19 July 2014 and a final decision is now expected on 30 August 2014

Cheers

Selwyn

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OFFICIAL INFORMATION ACT

From: Anthony Frith
Sent: Tuesday, 22 July 2014 2:39 p.m.
To: Geoff Dangerfield
Subject: RE: Basin statement for approval

Thanks Geoff. Attributed to you or Rod James?

From: Geoff Dangerfield
Sent: Tuesday, 22 July 2014 2:38 p.m.
To: Anthony Frith
Cc: Bryan Patchett; Andrew Knackstedt
Subject: RE: Basin statement for approval

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yes

From: Anthony Frith
Sent: Tuesday, 22 July 2014 2:21 p.m.
To: Geoff Dangerfield
Cc: Bryan Patchett; Andrew Knackstedt
Subject: Basin statement for approval

Geoff – given today's decision, can you let me know if you are comfortable with the below holding statement for coming days, and whether you would like it attributed to you or Rod:

"The NZ Transport Agency notes the Board of Inquiry's draft decision on the Basin Bridge resource consent application. We will be taking the time to closely consider this decision before determining next steps."

Anthony Frith / Media Manager – Central Region
NZ Transport Agency – Strategy, Communications and Performance Group
DDI 64 4 894 5251 / M 64 27 213 7617
E anthony.frith@nzta.govt.nz / w nzta.govt.nz
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To provide feedback on our customer service or something you've noticed on the highways please email info@nzta.govt.nz



Please consider the environment before printing this email

From: Anthony Frith
Sent: Tuesday, 22 July 2014 3:16 p.m.
To: Geoff Dangerfield
Cc: Bryan Patchett; David Crowe; Andrew Knackstedt; Jenny Chetwynd
Subject: FW: Basin Reserve email to staff

Geoff – this is what has been sent by Rod to HNO staff in Central, you are welcome to amend as desired and send to all staff.

Don't hesitate to touch base if I can assist in any way.

Hi All;

As you will probably be aware we were expecting the decision from the Board of Inquiry today on the Basin Reserve Bridge.

Unfortunately the decision has not gone in our favour and has been declined by the Board on a combination of alternatives and heritage issues.

We will be reviewing the detailed decision over the next few days to decide on our next steps.

This is a very disappointing outcome for the team involved who have put a huge effort into this application and hearing process.

Regards

Rod James
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