

Application for Resource Consents



RM190790 and ors - Integrity Care Group Ltd-Application and AEE as lodged p01

The Integrity Care Group

Olive Estate Lifestyle Village
Wensley Road, Richmond

28 June 2019

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- Annexure B: Certificates of Title**
- Annexure C: Transportation Impact Report** - prepared by Traffic Concepts Ltd
- Annexure D: Landscape and Visual Assessment** - prepared by Canopy Ltd
- Annexure E: Infrastructure Report** - prepared by Verrall and Partners Ltd
- Annexure F: Detailed Site Assessment** – prepared by Contract Environmental
- Annexure G: Subdivision Plan** – prepared by Verrall and Partners Ltd
- Annexure H: Assessment of Environmental Noise Effects** – prepared by Acoustic Engineering Ltd
- Annexure I: Urban Design Assessment** – prepared by Canopy Ltd

PLANS VOLUME

Master Plan Set – prepared by Canopy Ltd

Architecture Set – prepared by Weir Architecture Ltd

RESOURCE MANAGEMENT ACT 1991

RESOURCE CONSENT APPLICATION TO TASMAN DISTRICT COUNCIL

- Applicant:** The Integrity Care Group Limited
- Location:** 2C Lakehouse Crescent, Richmond
- Legal Description:** Existing site (Olive Estate):
Lots 1 – 4, RM130346V1 (Certificate of Title yet to issue)
- New site (Hill Street block):
Lot 2 DP511511 Certificate of Title 785433 (copy included in **Annexure B**)
- Consents Sought:** The following consents are sought:
- Land use consent (change of conditions) – to change conditions of RM120928V1 to enable removal of the Care Facility and its replacement with additional residential units and changes to the site layout.
 - Land use consent - to construct and operate a community activity on the Hill Street block at Lot 2 DP511511.
 - Land use consent - land disturbance for site development earthworks including filling of a redundant pond on the Hill Street block.
 - Subdivision consent – boundary adjustment to provide for, on the Hill Street block, the Care Facility as Lot 6, and to amalgamate Lots 5, 7 and 8 with Lots 2 and 3 of the existing development, and new Lot 9 to vest as road.
 - Consents under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health) (Regulations 2011) (**'NESC'S'**) for soil disturbance, subdivision and change of use.

Description of Activity: The proposal is for changes to the existing site as follows:

- Removal of the consented Care Facility;
- Addition of 25 new villas and 12 new terrace houses; and
- Changes to internal roads and lanes.

The proposal is also for an extension onto the Hill Street block as follows:

- 36 new villas and 11 new terrace houses; and
- A Care Facility including a dementia ward including 70 units, dining room for residents, and 20 serviced apartments, with service access from Brenda Lawson Way;
- Associated earthworks, roads, paths, parks and gardens.

The proposal includes a boundary adjustment subdivision over the Hill Street block to provide for the new Care Facility on Lot 6, and for the other lots to be amalgamated with the balance of the lifestyle village. Fairose Drive will be extended through the new site to Hill Street and vested as road.

It also includes an application under the NESCS, given the identification of part of the Hill Street block on the Council's register relating to land that has been subject to a HAIL activity.

A full description of the proposal is included in the Assessment of Effects and supporting specialist reports.

Assessment of Effects: An assessment of the actual or potential effects of the proposal on the environment, prepared in accordance with Section 88 of and the Fourth Schedule to the Resource Management Act 1991, is in *Annexure A*.

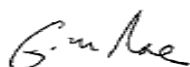
Information and reports forming part of, or in support of, that assessment are also contained in *Annexures B – I*, and plans are contained in the separate Plans Volume.

This Assessment of Effects relies upon the information and assessments contained in those specialist reports.

Application Fee:

Please invoice the Applicant for the appropriate deposit fee for processing the applications, and please send any invoices for additional costs to Olive Estate Lifestyle Village, 2C Lakehouse Crescent, Richmond 7020.

Dated this 28th day of June 2019



.....
(Signed by the Applicant's authorised agent Gary Rae)

Address for Service:

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ANNEXURE A

Assessment of Effects on the Environment

Prepared by Gary Rae Consulting
Limited

1 Introduction

- 1.1 Olive Estate Lifestyle Village ('Olive Estate') is a multi-generational style community/village which is currently under construction on its 8.8336 hectare site at Langdale Drive, off Wensley Road, Richmond.
- 1.2 Olive Estate is managed by The Integrity Care Group Limited ('the Applicant'), and provides for a mix of living environments in the form of villas, townhouses and apartment blocks for fit and active residents through to those that need an increasing level of care. Olive Estate is currently being constructed in accordance with resource consents granted by Tasman District Council.
- 1.3 The Applicant seeks new resource consents to extend Olive Estate onto an adjoining 3.387 hectare site (known as the 'Hill Street block'), at Lot 2 DP511511 on Hill Street. The new development on the Hill Street block will include additional villas and townhouses, and a new Care Facility building to replace the Care Facility, which was consented but has not been built, on the current site. On the existing site, changes to the current resource consents are required for the additional villas and townhouses to be built in place of the Care Facility on that part of the site.
- 1.4 The development also involves changes to the internal roading network, with Fairrose Drive to be extended through the new site to provide a through road connection, and a new intersection, to Hill Street. A new service access to the proposed Care Facility is proposed from Brenda Lawson Way.
- 1.5 A proposed boundary adjustment subdivision will provide for the Care Facility (Lot 6) on a separate title. The balance of the new site (Lots 5 and 7) will be amalgamated with the overall Olive Estate Lifestyle Village (Lots 2 and 3), and the extended Fairrose Drive will be vested as road (Lot 8). Lot 1 on the existing site will remain as the Lakehouse title, and Lot 4 as Langdale Drive.
- 1.6 The existing Olive Estate facility is connected to all infrastructure services. Connections are also available to the new Hill Street block for all services.
- 1.7 This Assessment of Effects on the Environment has been prepared in accordance with Section 88 of and the Fourth Schedule to the Resource Management Act 1991. It is accompanied by site plans and elevations, and specialist assessment reports relating to urban design, landscape, acoustics, transportation, infrastructure and services, and a detailed site investigation as required by the NESCS.

2 The Site and Environs

2.1 The application site ('the site') is comprised of the existing Olive Estate site at Langdale Road (Lots 1 – 4, RM130346V1), and the new site on Hill Street (Lot 2 DP511511) as shown in **Figure 1** and on the *Master Plans* in the **Plans Volume**.



2.2 The existing site comprises two titles of land totalling 8.8336 hectares, accessed from Langdale Drive, off Wensley Road, Richmond. The site is owned by the Applicant. It lies within the street block bounded by Wensley Road, Chelsea Avenue, Hill Street, and Hart Road. The site is rectangular in shape, and slopes in gradual fashion uphill from the Wensley Road end to the rear (i.e. to the south-east).

2.3 The site contains the existing Olive Estate currently under construction and approximately two-thirds complete. The consented unbuilt development includes a Care Facility as well as a number of residential villas and townhouses as further described below.

2.4 The site is bordered to the north-east by a long line of residential properties along Chelsea Avenue. It is separated from Hill Street by a cluster of houses on Fawdan Way, and a small ex-farming block formerly owned by D and B Nicoll at the south-east

end for which the extension of Olive Estate is now proposed. The site is surrounded on all other sides by residential development, including the Wensley Road and Bramley Estates subdivisions.

- 2.5 The new Hill Street block, for which the extension is proposed, was purchased by the Applicant in December 2017. This was part of the former Nicoll block previously used for orcharding and growing lillies. It was recently subdivided, with the dwelling and sheds retained by the Nicoll family on a separate smaller title. The dwelling has an access out to Hill Street. The conditions of the sale require that Olive Estate will provide access to that site from the extension to Fairrose Drive, proposed as part of this development of the Hill Street block.
- 2.6 An old agricultural pond on the northern part of the new site is not required for this proposed development, and will therefore be filled.

3 Background

Design philosophy

- 3.1 Olive Estate is an innovative concept in retirement living for people aged 55 years and above. It encourages and promote activity and lifestyle, with modern architecture and facilities to provide a sense of community, peace of mind and shared values. The environment at Olive Estate fosters this lifestyle. The site is on a gentle slope affording views of Tasman Bay and to the western ranges with rural aspects to the south. This aspect, and the integrity and farming history of the land, have all been recognised in the design process, with space allocated to vegetable gardens and orchards, landscaping, village green and pond.
- 3.2 Active recreation is encouraged through walkways, cycle trails, and through various activities in the Lakehouse (such as a gymnasium, and swimming pool). Materials used for the buildings have an emphasis on natural stone and wood, and together with the landscaping and planting will achieve a rural feel with visible links to the horticultural history of this land.
- 3.3 Olive Estate has been designed to encourage integration with the local community. The development takes full account of the Tasman District Council's indicative road network, with connections through the site between Wensley Road and Hill Street afforded by Langdale Drive and a proposed extension of Fairrose Drive. Olive Estate has a Lakehouse (which includes a library, gymnasium, swimming pool, conference rooms, theatre, café, hair and beauty salon, and space for a general store or additional seating for the café); village green and pond; and a children's playground all located

near the main entrance to the site from Langdale Drive. The café, hair and beauty salon, playground and other outdoor spaces around the Lakehouse are open to the community for their use.

- 3.4 The design themes will be continued in Olive Estate's new development on the Hill Street block. Similar architecture and building materials and elements will be utilised, as well as contiguous landscaping and walkways. Access roads and lanes will have similar treatment, continuing the slow speed environment. A 'green corridor' of open space and parks will be provided throughout the extended Olive Estate, for the benefit of residents and other members of the community.

Resource consents

- 3.5 Olive Estate is currently being constructed in accordance with consents granted as follows:
- **March 2014** – Resource consent for a notified application for land use consent for the lifestyle village, including a commercial and community precinct (RM120928); a subdivision for boundary adjustment to create one title for the commercial and community precinct, and the balance of the development to be on a separate title with road to vest (RM130346); and a land use consent for earthworks associated with construction of the village, including the road network, building platforms and re-shaping the stormwater retention pond (RM130347).
 - **December 2014** – Resource consent for a non-notified application to vary the conditions of the land disturbance consent to allow two stages of the development works to be undertaken with the same overall site (RM130347V1).
 - **October 2017** – Resource consent for a non-notified application to vary the conditions of RM120928 to remove the consented Olive Market from the commercial and community precinct, and replace it with a smaller Lakehouse building as well as additional residential units (RM120928V1). A variation to conditions of the subdivision consent was also granted to re-shape the boundary around the reduced Lakehouse component of the development (RM130346V1).
- 3.6 The development is approximately two-thirds complete, with 111 residential villa and townhouse units completed or ready to occupy as of mid-April 2019.

4 The Proposal

Overall Development

4.1 The proposed development on both the existing Olive Estate site and for the Hill Street block are shown on the **Master Plans** in the **Plans Volume**. The overall development is best portrayed in Plan 5.

4.2 The changes now proposed, and the extension onto the adjoining Hill Street block, will in combination with what is already built and/or consented provide for a total development comprising:

(a) Independent living:

- 172 one level villas located around the perimeter, and also extensively within the site including near the Lakehouse;
- 53 two level town house apartments located mainly in the central parts of the site; and
- 16 apartments in total contained in two apartment blocks, of between 2 and 3 levels, located alongside the central part of the spine road, plus 4 carriage houses.

(b) Care Facility:

To be located near the Hill Street frontage, comprising a building of three interconnected components of two levels each. It will include a dementia ward with 70 beds; a dining room for residents, laundry and kitchen services for residents; and 20 serviced (partial care) apartment units.

(c) Lakehouse:

Located on the western corner of Olive Estate near the entrance from Langdale Drive (from Wensley Road) is the Lake House which contains library, gymnasium, swimming pool, conference rooms, theatre, café, hair and beauty salon, and space for a general store or additional seating for the café.

(d) Village Green, Pond and playground:

A village green, playground, and pond area is located near the Langdale Road entrance to Olive Estate, next to the Lakehouse.

(e) Green spaces, landscaping and activity areas:

Other green spaces, parks and gardens are provided throughout the site, linked by a pedestrian pathway. The parks will not be vested as public reserves but will be available for public use, and will be managed and maintained to a high standard by Olive Estate. These spaces and corridors will be extended to the Hill Street block, as outlined in Plan 026 in the Master Plans in the separate Plans Volume.

(f) Roads and lanes:

The site will have a through road access via the Langdale Road/Fairose Drive extension out to a new intersection on Hill Street, completing the link from Wensley Road to Hill Street. Langdale Rod is vested in Council as road, and the proposed extension to Fairose Drive will also be vested. The network of internal roads and lanes provide connections between the main roads and access to the residential units and facilities within Olive Estate, are managed by Olive Estate. These roads and lanes will be designed to be consistent with existing roads and lanes. They include wide footpaths to provide for the needs of pedestrians and users of mobility scooters, and overall provide a pleasant environment for cyclists off the carriageway. A new access road will connect the existing site with the Hill Street block.

4.3 The proposal is further described below in relation to the resource consents that are required; i.e:

- Change to conditions of Land Use Consent, to make changes on the existing site (RM120928V1);
- Land Use Consent – for development on the Hill Street block (new consent);
- Land Disturbance – for earthworks land disturbance for site development earthworks including filling of a detention pond on the Hill Street block;
- Subdivision consent for Hill Street block (new consent); and
- Consents under the NESCS for change in use, subdivision and soil disturbance.

Changes on the Existing Site (RM120928V1)

- 4.4 The main change is to remove the Care Facility which was part of the original Olive Estate development consented in 2014, and to replace it with additional villas and townhouses.
- 4.5 The Care Facility was to be located in the rear (eastern) part of the site, and was to be the last stage of development on the site. It was to be a large 3 level building, with a rest home of 100 rooms; dementia and continuing care services; 58 apartments; and laundry and kitchen services for residents.
- 4.6 A replacement Care Facility, of considerably smaller proportions, is now proposed on the adjacent Hill Street block, as described further below.
- 4.7 The space originally set aside for the Care Facility will now be occupied by 25 new villas and 12 new townhouses. The villas will be two and three bedrooms, single level buildings laid out around the perimeter of the eastern part of the site, with access lanes from Olive Terrace and from the extension to Olive Terrace. The townhouses will be three bedrooms, two level buildings laid out along the north-eastern side of the extension to Olive Terrace.
- 4.8 Other changes to access roads and lanes will be required to service the additional villas and townhouses. Langdale Drive and Olive Terrace will be reconfigured to connect to the adjacent Hill Street block.
- 4.9 A new pedestrian way will be provided through the centre of the site. It will follow a green corridor of open and planted parkland to be established in the area originally proposed for the Care Facility.
- 4.10 A change to Condition 1 of RM120928V1 will be required to refer to the new plans relating to the existing site. Other conditions will require changing also including those relating to the Care Facility which will need to be removed, and there may be other consequential changes required.

Development on the New Site (New consent)

- 4.11 The proposed extension onto the Hill Street block will include the following main components:
- (a) Independent living - comprising 36 villas, and 11 townhouses;

- (b) Care Facility – including Dementia Ward with 70 beds, dining room, and 20 apartments;
- (c) Roads and Access lanes - Extension to Fairose Drive to connect to Hill Street; secondary road connecting to the existing Olive Estate site; access lanes; and service lane access from Brenda Lawson Way;
- (d) Park, green spaces, landscaping and activity areas.

Independent Living

- 4.12 The villas and townhouses complement a range of residential building types provided at Olive Estate, with varying sizes, styles and layouts. These are to recognise the different lifestyle experiences that occupants will expect, and the variety of building sizes and designs will add to the aesthetics and overall quality of the built environment.
- 4.13 The Villas are the main housing type within the site. They are single level residential units with two, and three, bedroom options, and a garage. The villas are concentrated in the western part of the Hill Street block (adjacent to the existing Olive Estate), and also at the south-eastern end of the site, near Hill Street. They will be consistent in bulk, scale and appearance with the suburban streetscape of adjacent land on Fairose Drive and other streets in the neighbourhood.
- 4.14 The Townhouses are 2 levels with 3 bedrooms, and a garage. In a consistent manner with the existing Olive Estate, they will be co-located together in a neighbourhood fronting onto a main road, in this case to located along the extension to Fairose Drive.

Care Facility

- 4.15 The proposed Care Facility is a two level, three module building, with a footprint of 4,400m², to be located in the north-east part of the Hill Street block.
- 4.16 The module nearest to Hill Street is the main care facility module with 16 dementia beds, 16 hospital beds and 38 rest home beds;
- 4.17 The central module will contain a reception foyer, lounge and dining room.
- 4.18 The northern-most module will contain 20 serviced (partial care) residential apartments with garages underneath.
- 4.19 A car parking area will be provided in front of the central module, accessed straight from the Fairose Drive extension. Additional car parking will be provided along the

Fairose Drive extension. Parking for Recreational Vehicles owned by residents of Olive Estate will be provided in the south-eastern part of the site near the Nicoll block.

- 4.20 Servicing and rubbish collection to the central module, and vehicle access to the basement parking for the apartments in the third module, will be provided from a service lane access drive from Brenda Lawson Way, near the intersection with Hill Street.

Road and Access Lanes

- 4.21 Access through the site will be principally via an extension to Fairose Drive to provide a connection onto Hill Street. This is anticipated by the indicative roading network in the Tasman Resource Management Plan (on Area Map 129). The road will be vested in Tasman District Council, and will have a 7 metre width carriageway.
- 4.22 There will also be a Secondary Road extending from the existing Olive Estate site to connect to the Fairose Drive extension. This will be managed as a right of way providing for public access. In essence its function will be consistent with a Collector Road (i.e. for access and through movement, with pedestrian paths and provision for pedestrians and cycles). However, the profile has been varied from that of a Collector Road to achieve a better environmental outcome consistent with the landscape objectives of Olive Estate, as has already been consented by Council for Olive Estate on the existing site.
- 4.23 Internal access lanes will be built to provide access to residential villas consistent with the existing Olive Estate development. Areas of additional car parking are generally located along the main roads. The road, rights of way, lanes and pathways are described in more detail in the Transportation Impact Report (**Annexure C**).
- 4.24 The main road and secondary roads will be tree-lined in a hierarchical fashion, so that the larger trees will line the main road and smaller trees will line the secondary roads. Planting proposals are outlined in the Landscape and Visual Assessment report (**Annexure D**). A cross section of the main road with carriageway, paths, planting and street furniture is provided in the Architecture Plan Set.

Green Spaces, Landscaping and Activity areas:

- 4.25 The planting theme at Olive Estate consists of landscaping and activity areas, linked by a green network, paths and a water feature and stream. These features will be extended onto the Hill Street block as shown on Plan 026 in the Master Plan Set to provide green space area of 17,100m² over the total site.

- 4.26 A substantial park of some 1,500m² area will be provided in the central part of the site fronting onto Fairrose Drive. This park will be readily accessible to residents of Olive Estate, as well as to residents of the wider neighbourhood including on Hill Street and Fairrose Drive. It will provide an attractive outlook for residents in the Care Facility apartments and adjacent villas. The location of this park was informed by feedback from the Urban Design Panel.
- 4.27 This park will be part of a 'green corridor' through the extended site, connected by walkways and grassed swales and water features to a larger green space to be developed on the previous site of the Care Facility linked. Riparian and other planting will also encourage birdlife through the site, adding to the overall aesthetics and amenity.
- 4.28 Large garden areas will be provided at the side and rear of the Care Facility. This will provide accessible open space and outlook for the Care Facility, as well as an open buffer area for the adjacent residents on Brenda Lawson Way. Other smaller 'pocket parks' will be provided, each having their own purpose and associated activity, creating destinations in their own right within the extended lifestyle village, as described further the Landscape and Visual Assessment (**Annexure B**).

Land Disturbance (new consent)

- 4.29 Earthworks will be required to develop the Hill Street block site for the construction of roads and buildings, for filling a pond. Topsoil will be stripped in areas where roads, buildings or cut to fill will be required, and surplus topsoil will be primarily cut to waste. In addition, a small pond which is redundant to the development will be filled. In addition some soils potentially contaminated as a result of past horticultural activity will be managed in terms of the HAIL requirements, to be stockpiled and re-used on site, or removed to an appropriate landfill, as set out below.
- 4.30 The Infrastructure Report (in **Annexure E**) includes an engineering report from Tasman Consulting Engineers that describes all earthworks proposed for this development. Proposed earthworks are overall in the order of 13,000m³ of cut and 8,000m³ of fill, over an 8,500m² area, with a maximum cut of 5 metres. The earthworks are in three main areas as follows:

Roads

- This will require undercut of clays and gravels to an appropriate sub-grade with metal imported to the site, placed and compacted. Roads will be established at

a slightly lower level (i.e. expected to be approximately one metre cuts to subgrade) than the surrounding ground level so that they may act as the secondary surface flow route for stormwater. This will facilitate acceptably gentle gradients for foot and mobility scooter traffic around the site. It is possible that slightly deeper cuts may be required if softer ground conditions are encountered, and in that case additional road pavement will then be required to achieve the appropriate finished design level.

Care Facility

- The earthworks for the Care Facility will involve digging a wedge from the existing ground level in the front, to approximately 5 metres at the rear, to provide a footprint of approximately 4,400 square metres. with some additional excavation for foundations.

Pond

- The existing pond near Hill Street will be removed. This will involve the pond being filled using on site cut material where possible. The pond bund walls be earthworks will most likely be removed, and any soft material in the base of the pond excavated to a good subgrade and the area then shaped to final design levels. All such earthworks will be under the supervision of qualified civil engineer.

HAIL

- 4.31 Because of the long-term association of the Hill Street block with horticulture and orcharding, a detailed site investigation has been undertaken by Contract Environmental (refer to **Annexure F**). The report confirms activities included on the Hazardous Activities and Industries List (HAIL) did occur on parts of the site. The analytical results from soil samples collected from the property show that there is no contaminating source that will have an adverse effect on human health and soil contamination does not exceed the applicable standard in regulation 7 of the NESCS. The results did however show that concentrations of copper are elevated and exceed the Nelson /Tasman clean fill acceptance criteria.
- 4.32 Based on copper concentrations, any material that is required to be removed within the orchard area (as shown in Figure 8 of the Contract Engineering report) will either be retained on site to be reused for landscaping purposes or be disposed of at York Valley Landfill (or other facility authorised to accept it) under a special waste manifest approved by the landfill operator.

- 4.33 Alternatively, topsoil excavated within the entire site as part of the earthworks phase of the development will be initially placed in a stockpile. Any excess material, after landscaping is completed, will be re-tested. The natural mixing that will occur during the excavation and stockpiling may be enough to reduce the concentrations to levels suitable for disposal as clean fill for general reuse (below the background concentration level).
- 4.34 Material outside that area did not show elevated copper concentrations and can be disposed of-site without restriction.

Subdivision Consent

- 4.35 Olive Estate operates under Licences to Occupy, and so subdivision is not required for individual titles for the residential villas and townhouses on the Hill Street block.
- 4.36 Subdivision is however required for a boundary adjustment of the two titles on the existing Olive Estate site and the title on the existing Hill Street block, so as to maintain a total of three titles for all of the land affected by this application (This is shown on the Subdivision Plan in **Annexure G**).
- 4.37 The boundary adjustment subdivision provides for the following, each on separate titles:
- (a) Existing Lakehouse (on Lot 1);
 - (b) Proposed Care Facility (on Lot 6); and
 - (c) Balance of the development (Lots 5, 7 and 8 on the new site to be amalgamated with Lots 2 and 3 on existing site).
- 4.38 Lot 4 on the existing Olive Estate site has been vested as road, and Lot 9 on the Hill Street block will also be vested as road. The proposal is for the other roads to be Rights of Way, retained in the ownership of Olive Estate. In this way the street plantings, and adjacent landscaped areas and gardens, can be maintained and managed by Olive Estate. The Rights of Way will be in gross to Council to allow public thoroughfare, and with Council responsible for the maintenance of the carriageway.
- 4.39 The Nicoll land will have access from Olive Estate, as required by the conditions of the sale and purchase agreement. This will be via the extension to Fairrose Drive (i.e. Lot 9) which will form the northern boundary of the Nicol land.
- 4.40 Easements will be provided in favour of Council and the appropriate network providers within the Rights of Way or beyond the Rights of Way as required, as part of this

boundary adjustment. As the development progresses or by way of later separate easement plans, any mutual or reciprocal Rights of Way or services easements or easements in gross will be attended to. The staged easement and subdivision plans will be undertaken as the development proceeds.

- 4.41 The subdivision makes no provision for vesting of reserves, as it is proposed that Olive Estate will design, provide and maintain its parks and open green spaces to its own very high standards. The proposal makes ample provision for park spaces within the development (refer to Plan 026 in *Master Plan Set*). Some 8,600m² of open green space is to be provided on the Hill Street block, in addition to 8,500m² of open green space on the existing Olive Estate site. This land is readily available for public use, and includes an existing playground, and proposed pocket park near the Care Facility readily accessible from Hill Street and Fairose Drive extension.

Infrastructure and Services

- 4.42 There are no specific consents required for the servicing of the development on the Hill Street block. However, for completeness, these aspects are addressed in the Infrastructure Report in **Annexure E**.
- 4.43 In summary:

Water Supply

The surrounding sites are well served by high pressure water mains. These include 150mm water mains within the existing Olive Estate site that can be connected to serve the lower portions of the Hill Street block, and also at the end of Fairose Drive which can be extended up through the site to connect to existing mains on Hill Street.

Metering will be provided for the new residential villas and townhouses and Care Facility in a similar fashion to the existing Olive Estate development. All Fire supply water requirements will be achieved.

Stormwater

There are three available stormwater outfall points which in combination allows reticulation from all parts of the site irrespective of ground levels. These are shown in the Stormwater Catchment Plan included in the Infrastructure Report in **Annexure E**. This shows three Catchment Zones and the capacity of pipes to take stormwater from the developed Hill Street block.

Sewer

Connection is available to the existing 150mm sewer main in the existing Olive Estate site, which will be extended to serve the lower portion of the Hill Street block. There is another connection at the end of Fairose Drive to serve the parts of the site at higher levels.

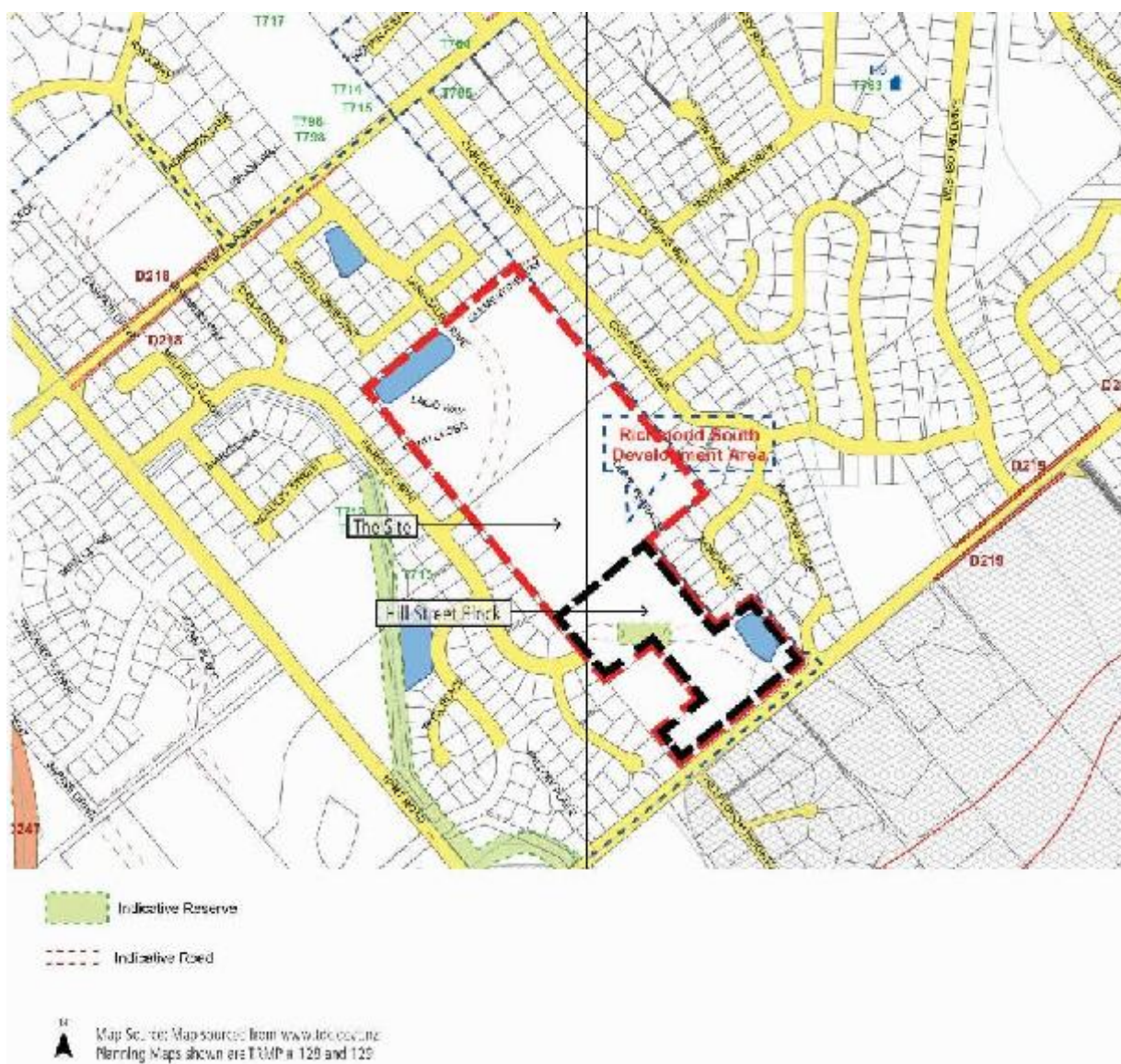
Electricity/Media

Existing electricity mains cabling in Fairose Drive can be extended to the cables on Hill Street. In addition, the electricity and media infrastructure within the Olive Estate site can be extended to service the residential and Care Facility buildings on the Hill Street block.

5 Tasman Resource Management Plan Rules

Zoning Information

- 5.1 The site is zoned Residential in the Tasman Resource Management Plan (*the TRMP*), as shown on TRMP maps 128 and 129. This zoning encompasses the established residential areas of Richmond South including recently developed land at Wensley Road, Bramley Estates, and Calla Estates.
- 5.2 The residential zoning extends through to the Rural 1 (deferred Residential) Zone on Bateup Road to the west. Land on the opposite side of Hill Street is zoned Rural Residential (see *Figure 2*).



5.4 The site is also within the Richmond South Development Area, which has specific development controls for subdivision, as outlined in **Table 4** below.

Definitions

5.5 The TRMP does not include a definition for a 'lifestyle village' or a 'retirement village'. The original Olive Estate application was determined and consented as a 'Community Activity' and a 'Commercial Activity'. These definitions are as follows:

- **'Community Activity'**: "... the use of land and buildings for the primary purposes of health, welfare, care, safety, education, cultural or spiritual well-being ..."
- **'Commercial Activity'**: "... the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment, or services, and includes

shops, markets, showrooms, restaurants, ...offices, ...the sale of liquor and associated parking areas ...”

- 5.6 The original application for Olive Estate included a café, shops and Farmers’ Market within a commercial block, i.e. the Olive Market building (which was subsequently deleted from the development). As the only changes now proposed concern the new residential villas and townhouses, the proposed changes can now be considered as a Community Activity.
- 5.7 The proposed development on the Hill Street block does not include any elements that could be classified as a commercial activity, and can therefore be treated solely as a Community Activity.
- 5.8 The following definitions are also relevant to consideration of the effects of the activity.
- **‘Residential Activity’:** *“...the use of lands and buildings by people for the purpose of living accommodation, including all associated accessory buildings, leisure activities ...”*
 - **‘Comprehensive Residential Activity’** ... *“a comprehensively planned and designed collection of three or more dwellings on one site”.*
- 5.9 While the proposal is for a Community Activity, the performance standards for residential activities in the TRMP may also serve as a useful guide for the assessment of this proposal.
- 5.10 An assessment of the proposal against all of the relevant rules is provided below.

General Rules for Land Use

- 5.11 **Table 1** summarises how the proposal fits with the relevant land use conditions in Rule 17.1.2.

Table 1: Land Use – General Rules		
Rule	Comment	Proposal (changes on existing site, and expansion on new site)

17.1.2.1(a) Particular Activities	The rule specifically lists 'commercial activity', 'comprehensive residential development', 'compact density development', and 'community activity' (with 30+ total vehicle movements/ day).	Does not Comply – Changes proposed to the consented Olive Estate requires consent for a change of conditions and will be assessed as a Discretionary Activity. The proposed expansion is a Community Activity and therefore is a <u>Restricted Discretionary Activity</u> under Rule 17.1.2.5.
17.1.2.1(b) Hours of Operation	Non-residential activities are required to operate between 7am and 11pm	Complies – The activities in Olive Estate will continue to operate within these hours, as will the new activities on the Hill Street block.
17.1.2.1(c) Vehicles	Only one heavy vehicle is to be stored or parked on site.	Complies – Whilst trucks will make periodic deliveries to Olive Estate, trucks will not be stored on the site and will be parked only for loading or unloading operations.
17.1.2.1(d) and (e) Air Emissions - Dust	No noxious, dangerous, offensive, or objectionable dust to cause an adverse effect at or beyond site boundary. Open areas of land and stockpiles to be maintained so any dust does not cause adverse effect beyond site boundaries.	Complies – earthworks during construction will be managed as part of site management plans and when completed there will be no exposed land or stockpiled loose soils.
17.1.2.1(f) and (g) Glare	Exterior lighting is required to be directed away from adjacent residential properties and from road users' vision. Reflective glare from cladding, roofing or fences is prevented.	Complies – Adjacent residential properties will not receive glare as they will be buffered by the villas and apartments and trees on the site. Lighting associated with the Care Facility, and all street lighting within Olive Estate will be subdued and directed downwards so as not to affect adjacent residents or road users. There will be no internal structures that could cause glare, and all cladding and roofs will be painted.
17.1.2.1(m) Noise	Noise measured from the boundary of any site is required to not exceed 55dBA L_{eq} in the daytime and 40dBA L_{eq} and 70dBA L_{max} at night time.	Does not Comply – This proposal will operate within the normal standards for noise in the Residential Zone, except for one minor technical non-compliance as identified in the Environmental Noise Assessment (refer in <i>Annexure H</i>) relating to night time car movements.
17.1.2.1(o) Stormwater	All stormwater is required to be discharged to a Council-maintained stormwater drainage network that has sufficient capacity; or it complies with Rule 36.4 of the TRMP.	Complies – No changes are proposed to the existing stormwater system at Olive Estate (all stormwater will be managed on site through the detention pond, with the piped discharge to Hart Stream as per the existing resource consent (RM120928). For the Hill Street block, this site has three stormwater outfall points which in combination allows reticulation to all parts of the land irrespective of contour (refer Infrastructure Report in <i>Annexure E</i>).

- 5.12 In summary, all of the conditions in **Table 1** are able to be met with the exception that the activity is specifically excluded by Rule 17.1.2.1(a). Therefore, the proposal to develop the Hill Street block cannot be treated as a permitted activity.
- 5.13 The TRMP provides for a 'Community Activity' as a Restricted Discretionary Activity under Rule 17.1.2.5. The matters over which consent is restricted relate to effects on residential character; noise and visual effects; scale of buildings and car parking; traffic and parking effects; duration of consent and timing of reviews of conditions; and financial contributions and performance of conditions (these are assessed in Section 5 of this AEE).
- 5.14 The change of conditions for the Olive Estate block will be a Discretionary Activity (Section 127 of the RMA).
- 5.15 The rules for Building Construction are also relevant, and are assessed in **Table 2**.

Table 2 – Building Construction Rules		
Rule	Comment	Proposed Activity
17.1.3.1(b) Indicative Road and Indicative Reserve	The rule requires buildings to be set back at least 10 metres from an indicative road or indicative reserve in the Richmond South Development Area.	Does not Comply – Proposed buildings on the Hill Street block are not all set back 10 m from the line of the indicative road and reserve as marked on the Planning Maps. However, the purpose of this rule is to arrange the building layout so as not to affect the provision of a through road to Hill Street. A through road (i.e. Fairrose Drive extension to Hill Street) is part of this development, and the purpose of the rule is therefore achieved. The indicative reserve is shown on the Planning Map as a link between the ends of two culs-de-sac. In this case as a through road is proposed, rather than culs-de-sac the reserve shown on the Map is redundant for the purposes of this rule.
17.1.3.1(d)(v) Density	Sites to have a net area of at least 350 square metres per dwelling.	Complies – All sites are much larger than this residential standard.
17.1.3.1(e) Building coverage	Maximum building coverage is 33 percent.	Complies – The existing building consented coverage for Olive Estate is 30.0%. New development on the Hill Street block will have 31% building coverage.

17.1.3.1(f) Site coverage	Maximum site coverage is 70 percent.	Complies – The proposed building coverage is 31% and it follows that the total site coverage with buildings and other features will be less than 70%.
17.1.3.1(h) Maximum dwellings per site	There shall be no more than one dwelling per site.	Does not Comply – The application site will contain 245 ‘dwellings’ as defined. However, the development is for a lifestyle village and not a typical residential development.
17.1.3.1(i) Outdoor living space	Each dwelling is to have an outdoor living space of 60 square metres; circle with a diameter of at least 6m; located to receive sunshine in midwinter; readily accessible from a living area of the dwelling.	Does not Comply – The villas, terrace houses and town houses all have outdoor living spaces as shown on Plan 027 in the Master Plan set. All outdoor living spaces will contain a 6m diameter circle, but not all of them will comply with the total size of required outdoor space. This rule has limited relevance to a lifestyle village where shared outdoor spaces, parks and gardens are provided and where occupants generally have less need for individual larger outdoor courts.
17.1.3.1(j) & (k) Balcony or deck	A dwelling with no outdoor living space at ground level is required to have a balcony or deck at first floor level of 7 square metres with minimum dimension of 1.5m, and no closer than 4 metres from boundaries.	Complies – The serviced apartments in the Care Facility which are at ground level have outdoor living spaces, and those above ground floor have balconies.
17.1.3.1(l) Walls	Detached residential units that are separated by less than 6 metres must have outside walls stepped at least 2.5 metres.	Does not Comply – The stepping is not achieved in all instances, however this rule has limited relevance to this development which is for a village environment rather than an individual unit type development.
17.1.3.1(m) & (n) Building envelopes	Buildings must not project beyond a building envelope constructed from daylight admission lines from 2.5m above side and rear boundaries.	Complies – All buildings are sufficiently spaced from side and rear boundaries such that they will comply with the daylight admission lines (refer to the <i>Architecture Plans</i>).
17.1.3.1(p) Height	The maximum height is 7.5 metres on sites of more than 400 square metres, and 3.6m for accessory buildings.	Does not Comply – The proposed Villas are less than 7.5m in height. The Care Facility will, at its highest point, reach approximately 10.5m above ground level for a portion of the module nearest Hill Street.

17.1.3.1(q)(r) & (s) Setbacks	The minimum building setbacks are 4.5m from road boundaries; 1.5m from internal boundaries on one side and 3m on the other sides. Buildings set back at least 1m from any shared access.	Complies – The buildings will all be set back from the common boundaries with adjacent properties to achieve these distances. The setbacks for the Care Facility are shown on Plan sk8 in the <i>Architecture Plans</i> .
17.1.3.1(y) Wastewater disposal	All buildings which generate wastewater are required to be connected to a reticulated wastewater system where the service is available.	Complies – The existing Olive Estate site is connected to the sewer network. An existing 150mm main connection available within stage 4A of the existing Olive complex to the North will be extended up to serve the lower portion of the Hill Street block. There is an ancillary main sewer connection at the blind end of Fairrose Drive just past Jonathan Place which will serve any portion of the subject land at or above the level of where Fairrose Drive abuts. Between these two connections the whole of the site can be serviced and has been allowed for in design and planning for both the connection points (refer Infrastructure Report in <i>Annexure E</i>)
17.1.3.1(z) Stormwater	All stormwater is required to be discharged to a Council-maintained stormwater drainage network that has sufficient capacity; or it complies with Rule 36.4 of the TRMP.	Complies - No changes are proposed to the existing stormwater system at Olive Estate (all stormwater will be managed on site through the detention pond, with the piped discharge to Hart Stream as per the existing resource consent (RM120928)). For the Hill Street block, this site has three stormwater outfall points which in combination allows reticulation to all parts of the land irrespective of contour (refer Infrastructure Report in <i>Annexure E</i>).
17.1.3.1(zb) Access	Access to each dwelling is required to comply with 16.3.3.1(n)(ii)(h)	Complies. Refer to Transportation Impact Report in <i>Annexure C</i> .

- 5.16 From **Table 2**, the proposal complies with the building conditions for building coverage; building envelopes; setbacks; and access. It does not fully comply with dwellings per site; outdoor living space; walls; set backs from the indicative road and maximum height.
- 5.17 As noted in 4.12, the activity status for the extension to Olive Estate is determined by Rule 17.1.2.5, and so the building rules are really just a guide to assessment. However, the non-compliances with those conditions for buildings would normally require resource consent for a Restricted Discretionary Activity under Rule 17.1.3.4B.
- 5.18 The matters over which Council has restricted its discretion for the Richmond South Development Area include: Scale and Intensity of Use; Site Layout; Scale and Bulk; Building Design and External Appearance; Privacy; Safety; Sunlight and Daylight;

Servicing; Landscaping; Outdoor Living Space; Traffic; Duration of Consent and Financial Contributions.

- 5.19 Those matters are discussed and assessed in Section 5 this AEE, in the Urban Landscape and Visual Assessment (**Annexure D**) and in the Urban Design Assessment (**Annexure I**).

Land Disturbance Rules

- 5.20 Earthworks in Land Disturbance Area 1 are a permitted activity if they meet the conditions in Rule 18.5.2.1. These are assessed in **Table 3**.

Table 3 – Land Disturbance Rules		
Rule	Comment	Proposed Activity
18.5.2.1(b) – (g) All Land Disturbance	(b) and (c) All disturbed soil to be contained so there is no movement of soil that would divert, dam, or erode any river or stream. (d) All areas of bare ground are protected from soil erosion by re-vegetation or other means within 12 months. (e) Roottraking and blading only on land with less than 25 degrees slope. (f) Restrictions on land established for soil conservation purposes.	Complies The earthworks are remote from Hart Stream, the nearest natural watercourse. Earthworks will proceed in a staged manner so that ground made bare by earthworks will be either developed for roads and buildings, or planted as part of the landscaping proposals. The site is less than 25 degrees slope. The land does not have a special soil conservation purpose.
18.5.2.1(g) Indigenous Vegetation	Restrictions of destruction or removal of indigenous vegetation	N/A – There is no indigenous vegetation on the site that would be affected.
18.5.2.1(h), (n) Earthworks	Restrictions on earthworks undertaken within 10 metres of the bed of a lake or stream. Earthworks of more than 50 m ³ below the water table are not to be undertaken within 20 metres of the bank of a river or stream or within any floodplain.	N/A – There is no natural lake on or in the vicinity of either site, and there are no earthworks proposed in the vicinity of Hart Stream. The filling of an artificial pond on the Hill Street block is described and assessed in the AEE.
18.5.2.1(o) Quarrying	Not relevant.	N/A
18.5.2.1(p) Cultivation	Not relevant.	N/A

18.5.2.1(q) Re-contouring	Any cut batter, excavation, or infilling associated with re-contouring of the land is no more than 1 metre in height or depth and is no more than 1 hectare, within any 12-month period.	Does not Comply. Earthworks associated with the artificial pond is described in the AEE. The overall earthworks for forming roads and building sites will extend over a site of 3.4ha in area. An application is included for land disturbance.
18.5.2.1 (r) – (u) Road, track, firebreaks, utility service lines	Not relevant.	N/A. This rule is intended to address stand-alone proposals for road and track formation. Whilst roads are being formed as part of the overall site development this is addressed in the overall resource consent for land disturbance.
18.5.2.1(v) – (w) Flood Hazard	The land is not to be raised to a level that results in the damming or diversion of floodwaters, or lower the level of land where it becomes subject to flooding.	Complies. The land will be developed and earthworks carried out to achieve best engineering practice and to meet the relevant TDC engineering standards. The proposed stormwater management system will provide for secondary flow paths of floodwaters.
18.5.2.1(x) Archaeological Sites	Where earthworks disturb any archaeological site, work is to cease until an authority is obtained from the NZ Historic Places Trust.	Complies. Contractors will observe the appropriate protocols and requirements of the NZ Historic Places Act 1993.

- 5.21 In summary, the proposed earthworks meet all relevant Land Disturbance rules with the exception of 18.5.2.1(q) Re-contouring.
- 5.22 Resource consent is required under Rule 18.5.2.3 as a Controlled Activity. The relevant matters for assessment for re-contouring are set out in Rule 18.5.2.2 and are assessed in Section 5 of this AEE.

Subdivision Rules

- 5.23 Subdivision in the Richmond South Development Area is a Controlled Activity if it complies with the conditions in Rule 16.3.3.1(n).
- 5.22 These are assessed in **Table 4**.

Table 4– Subdivision Rules - Richmond South Development Area		
Rule	Comment	Proposed Activity
16.3.3.1(n)(i) Allotments	<p>Minimum net area of allotments is 350 square metres.</p> <p>Minimum average area of allotments is 550m², containing a turning circle of 16m diameter.</p> <p>At least 95% of allotments have frontage to a public road.</p>	<p>Complies – No changes are proposed for the subdivision layout on the existing site. On the Hill Street block proposed Lot 5 is 1.304 ha, Lot 6 is 1.145 ha, and Lots 7 and 8 are 0.259ha and 0.331ha respectively, and so the minimum lot sizes are well in excess of the minimum net area, and minimum average area requirements. Lot 9 is a legal road to vest.</p> <p>All proposed lots have frontage to a public road (i.e. to Hill Street and the proposed extension to Fairrose Drive).</p>
16.3.3.1(n)(ii) Access and Road Network	<p>Road constructed to meet:</p> <p>(a) Section 18.8 (Road Area rules).</p> <p>Every road is through connected, unless it is a cul-de-sac of 80m or less.</p> <p>Except for Indicative Roads, no roads are to connect to Hill Street.</p> <p>Intersections to be set back 30m from Hart/Bateup Roads and Wensley/Paton Roads and Hill Street.</p> <p>Transport conditions in Schedule 3B are complied with.</p>	<p>Does not Comply – The Fairrose Drive extension will be a vested road and connects to Hill Street along the approximate alignment of the Indicative Road. designed to meet the relevant standards so this complies.</p> <p>All other roads will be rights of way, but have been assessed in the Transportation Impact Report (<i>in Annexure K</i>) as roads, and there are a number of non-compliances with the TDC standards reflecting the proposal to continue the slow road theme consented for Olive Estate in the original development.</p> <p>All roads are through roads or culs-de-sac of less than 80m.</p>
16.3.3.1(o)(iii) Reserves	<p>Indicative reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and the part of the area vested as reserve will form part of the financial contribution for reserves and community services in accordance with Rule 16.5.2.4.</p>	<p>Does not Comply - An indicative reserve is marked on Area Map 129.</p> <p>The proposal is not to vest a 'Reserve' in Council (for reasons explained under 'Subdivision' above). It is noted the rule anticipates the land will form part of the financial contributions for reserves and community services (i.e. Rule 16.5.2.4). The rule addresses only those subdivisions where new allotments are created, and the Olive estate proposal is simply for a boundary adjustment subdivision where no additional lots are to be created.</p>

		In this case, where no financial contributions are payable under rule 16.5.2.4, it is inappropriate to require a reserve to vest. However, out of an abundance of caution an application is made to not comply with this rule.
16.3.3.1(o)(iv) Indicative Stormwater Retention Areas	Where applicable, a stormwater retention area is to be provided in the location of any indicative Stormwater Retention areas in Richmond South. A Note states that in the Richmond South Development Area it is intended that all existing reservoirs not expressly forming part of the stormwater network will be dewatered at the time of subdivision.	N/A - The Rule is not applicable as there are no indicative Stormwater Retention Areas shown on the Planning Maps on this site. An irrigation pond that occupied the existing Olive Estate site was re-engineered and is part of the stormwater management system already consented for the existing site. The existing pond at the north-western corner of the Hill Street block is redundant, and not needed as part of the stormwater network and will be filled.

5.23 In summary, the proposed subdivision does not meet the relevant conditions in 16.3.3.1, in particular those relating to:

- Access and Road network, and it is therefore a Restricted Discretionary Activity in terms of Rule 16.3.3.2(c): and
- Reserves, and it is therefore a Discretionary Activity in terms of Rule 16.3.3.4.

NESCS

5.24 The proposed soil disturbance will not meet the permitted activity conditions set out in regulation 8(3) due to the volumes of soil proposed to be disturbed. The permitted activity rule relating to subdividing and changing land use is set out in regulation 8(4). This provides that subdividing land or changing the use of a piece of land is a permitted activity where certain requirements are met. This includes a requirement that a preliminary site investigation must exist and the report must state that it is highly unlikely that there will be a risk to human health if the activity is done.

5.25 In this case, although the Contract Environmental report (refer **Annexure F**) concludes that it is highly unlikely that there will be a risk to human health from the proposed development, the investigation undertaken is a detailed site investigation, rather than a

preliminary site investigation. Therefore, a conservative approach has been taken and it has been assumed that the permitted activity rule is not complied with.

5.26 The detailed site investigation by Contract Environmental states that all soil sample results are below the NESCS standard for a high density residential land use for the protection of health. As a result, under the NESCS regulations the proposed development will require consent as a Controlled Activity, with the particular activities requiring consent being:

- (a) Subdividing and changing the use of a piece of land (regulation 9(3));
- (b) Disturbing soil (regulation 9(1)).

Transportation Rules

5.27 The relevant transportation rules are in Section 16.2 of the TRMP. These are specifically addressed in the Transportation Impact Report (refer Table 2 in *Annexure C*).

5.28 By way of summary, the proposed activity will comply with all relevant rules with the exception of Rule 16.2.2.1(m), which relates to the vehicle crossing proposed onto Brenda Lawson Way, off Hill Street. That is the vehicle crossing required for service vehicles and resident's cars from the Care Facility apartments.

5.29 The failure to comply with the vehicle crossing standard means that the activity requires consent as a Restricted Discretionary Activity under Rule 16.2.2.6. This is assessed in the Transportation Impact Report (refer *Annexure C*).

Discharge of Stormwater

5.30 The management of stormwater at the Olive Estate, as currently under construction, involves discharges to two main discharges, these being:

- Piping and channelling of stormwater from the site (and from 1 hectare of the Nicoll block in the future) to the detention pond on the site; and
- Piping of water from the pond to Hart Stream in a regulated fashion.

5.31 Resource consent was not required for that aspect of the development as it was assessed as meeting the relevant rules in Chapter 36 of the TRMP.

- 5.32 The proposal for the new development on Hill Street involves connection to existing reticulated stormwater outfalls, as described in the Infrastructure Report (**Annexure E**). This is a permitted activity in accordance with Rule 36.4.2.1 - Discharge or Diversion of Stormwater or Drainage Water to Land or Water, as outlined in **Table 6**.

Table 5 – Discharges or Diversions to Land or Water Rules		
Rule	Comment	Proposed Activity
36.4.2.1(1) – (4)	These rules provide for discharge or diversion within a Residential Zone, provided the discharge commenced before 19 September 1998 or has been previously authorised; or is from a building on a site that was created before 28 July 2007; or the discharge is to a Council-maintained stormwater drainage network that has the capacity to receive additional stormwater.	<p>Complies - Stormwater from the existing Olive Estate facility is managed on site through the detention pond, with the piped discharge to Hart Stream as described in the section on Stormwater. Tasman District Council has confirmed that Hart Stream in this location is part of its drainage (it is also referred to as Hunt Drain), and that this has sufficient capacity to receive additional stormwater as per Rule 36.4.2.1.</p> <p>The extension onto Hill Street block will also have connection to existing stormwater outfalls which have capacity to receive the additional stormwater (refer Infrastructure Report (<i>Annexure E</i>)).</p>

- 5.33 In summary, the proposed stormwater management system is a permitted activity.

Summary

- 5.34 A summary of the various activities, and their activity status, is provided in **Table 6**.

Table 6 – Summary of Activity Status/Rules		
Activity	Activity Status	Relevant Rules
<u>Community Activity</u> - independent living - Care Facility, dementia ward	<i>Restricted Discretionary Activity</i>	Rule 17.1.2.5. Rule 17.1.3.4 (buildings) Rule 16.2.2.6 (vehicle crossing)
<u>Land Disturbance</u> -earthworks (re-contouring, roads, building platforms, filling of pond)	<i>Controlled Activity</i>	Rule 18.5.2.3
<u>Subdivision</u> -boundary adjustment	<i>Restricted Discretionary Activity</i> <i>Discretionary Activity</i>	Rule 16.3.3.2(c) Rule 16.3.3.4
<u>NESCS</u> Change in use, subdivision, soil disturbance	<i>Controlled Activity</i>	Regulation 9 of the NESCS

6 Assessment of Effects on the Environment

Overview

- 6.1 The following assessment of is based upon the relevant provisions of the TRMP for each of the various types of consent required for the proposed new development on the Hill Street block identified in paragraph 4.4. The relevant provisions include assessment matters for resource consent applications, and matters over which discretion has been restricted.
- 6.2 For the changes to the existing site, the relevant considerations are under Section 127 of the RMA (i.e. the effects that arise from the changes). However, for convenience those changes are also assessed in terms of the relevant assessment matters set out below.
- 6.3 Reference is made to the specialist reports annexed to this application where the findings of those reports are relied upon. Where appropriate, reference is also made to the principle of the 'permitted baseline', i.e. where the effects of the proposed activities can reasonably be compared to the effects arising from permitted development of the site.

Land Use Consent – Activity

- 6.4 The matters over which discretion is restricted for the community activities of Olive Estate are listed in Rule 17.1.2.5, and are assessed below. The effects of the proposed new development on the Hill Street are assessed in particular, and the more minor proposed changes on the existing site are assessed only where relevant.

(1) The extent to which the activity will result in a loss of residential character

- The existing Olive Estate site is currently under construction. The proposed replacement of a large Care Facility building with residential buildings, street and lanes, and open green spaces is entirely consistent with the character of Olive Estate. It is also consistent with the residential character of the surrounding area, which is dominated by large areas of new housing and other areas of established residential properties, trees and gardens.
- The Hill Street site is a large 'greenfields' site, having previously been used for horticulture, but it has since been zoned Residential and is now also part of the

Richmond South Development Area. Accordingly, it can be expected that the site will be developed for residential activities. It is also realistic to expect that a wide range of Community Activities (such as a retirement lifestyle village) may establish on a large vacant site in this zone. The new development proposed on this site is a natural extension to the consented Olive Estate development, noting that a larger Care Facility building was consented on the existing site and will be removed and replaced on the Hill Street block with a smaller modulated building.

- The development on the Hill Street block has a strong residential component, with up to 47 'dwellings' (i.e. villas and townhouses), consistent with the purpose of the Residential Zone.
- The residential buildings comply fully with all boundary set back and daylight admission controls in the TRMP, and except for the Care Facility (which contains also some apartments), the residential buildings also meet the maximum height controls.
- The development meets the TRMP's maximum building coverage requirement of 33% (31% proposed), and this is a measure of the low density residential character and provision of open space.
- The Care Facility building provides for an important service to the community in terms of dementia care, and these activities are best located in residential areas, noting it also contains 20 serviced apartments.
- Overall, the extended Olive Estate contains a varied and interesting mix of building styles, and together with the Village Green, pond, extensive parks and green open space, street trees and plantings, will overall be a development that enhances the residential character of this neighbourhood.

(2) The ability to mitigate adverse noise and visual effects by screening of activities from adjoining roads and sites

- Olive Estate has been designed as an integrated lifestyle development in a park-like setting, with careful attention paid to design and layout. The same design principles have been applied to proposed development on the Hill Street block. Accordingly, there is no need or desire to screen the development from adjoining sites.

- Special attention has been given to effects on neighbouring sites, and as a result all boundary set back and daylight controls will be met. In addition, an assessment of effects on the views and amenity of all adjoining sites has been carried out and the development has been designed to mitigate any such effects (refer to the Landscape and Visual Assessment in **Annexure D** and the Urban Design Assessment in **Annexure I**).
- The day-to-day noise from this lifestyle village, and the new development on the Hill Street block, is expected to be little different to typical noise arising from any residential development of this size and scale. The Olive Estate residents will be on average of a more mature age than might be expected otherwise and domestic noise is not anticipated to be an issue.
- The Assessment of Environmental Noise Effects report (refer **Annexure H**) has considered the main noise generating activities associated with the proposed Care Facility, and it has considered the various noise mitigation measures proposed in the application including acoustic walls adjacent to the Care Facility.
- That report concludes:

“Based on the above analysis, full compliance is expected with the District Plan noise limits at all neighbouring sites which have not provided affected parties approval, apart from at 3 Brenda Lawson Way when a car travels on the driveway during the defined ‘night’ hours. We expect the noise from this source would be of a similar character and level to that received from a vehicle travelling on Brenda Lawson Way, and would still allow the occupants to sleep with their windows open. We would expect any associated noise effects to be minimal.”

- This is not expected to be a source of significant noise at all, as the driveway at the rear of the Care Facility is only used by those residents of the 20 serviced apartments for which partial care is provided in the Care Facility. It is anticipated any use of this driveway will be at lower levels than might be expected for standard residential development in a residentially zoned neighbourhood.
- The Assessment of Environmental Noise Effects report has made some recommendations to ensure noise is maintained at appropriate levels. These relate to restrictions on the use of the outdoor deck outside the dining room, and for all deliveries and service vehicles to be restricted to operating between 9am and 5pm Monday to Saturday. Those suggestions simply reinforce the way

that the Care Facility is intended to be operated, and accordingly are volunteered by the Applicant as conditions of consent.

(3) The scale of any building, structures and car parking compared to existing permitted development

- The assessment of TRMP rules in Section 4 of this AEE shows that all of the villas and townhouses in Olive Estate will comply with all relevant TRMP conditions for building coverage, height, daylight admission and boundary setbacks. They are of the same or similar dimensions to traditional residential dwellings throughout the residential areas of Nelson and Richmond.
- The Care Facility is a larger scale building, but has been considerably reduced in scale to the Care Facility which was consented on the existing Olive Estate site. That proposal was for a 3-level building with 100 rooms and 58 apartments, and a footprint of 7,700m². It was to be up to 10 metres height along its entire roof line. The new proposed Care Facility is for a 2-level building with 70 rooms and 20 apartments. It has a footprint of 4,400m² and is only 7.5 metres in height for all but a portion of the dementia ward building which is at 0.5 metres in height.
- The visual effects of the Care Facility building have been addressed in terms of their design (e.g. architecture and materials to match residential designs) as addressed in the Urban Design Assessment. A key element of the design is the breaking of the building mass into three smaller connected buildings, and the use of topography to reduce the visual effect when viewed above the site from the Hill Street area (refer Urban Design Assessment in **Annexure I**)
- In context, this is a large site occupying a total area of approximately 3.4 hectares of the Residential Zone in this part of Richmond. It is not uncommon for some larger buildings to occur throughout residential areas such as churches (e.g. Richmond New Life Church on Wensley Road), medical centres, halls and places of assembly, and sports clubs. The overall mix of building types and sizes at Olive Estate is considered fairly representative of a typical suburban area and is not out of context in a developing residential zone.
- The car parking provided for the dwellings is at a typical level for residential development (refer Transportation Impact Report in **Annexure C**). The parking areas for the Care Facility are similar to what might be expected for a small

church or small sports club. The parking area for the Care Facility is at the front of the building and will be largely screened by buildings and proposed planting, and the lower ground levels, from the view of adjacent residential properties. Parking for the serviced apartments will be provided in the basement level of the Care Facility building and will not be visible beyond the site.

(4) Adverse effects of the activity in terms of traffic and parking congestion on site and safety and efficiency of roads giving access to the site

- The design philosophy for Olive Estate is to promote a low-speed environment in which residents and visitors can walk, cycle or use mobility scooters in a safe manner. This is achieved by the roading hierarchy (including a through road, secondary roads, lanes and paths); the design and alignment of roads; and road surfacing; calming measures and street trees. This was accepted by the Tasman District Council as appropriate in this setting, when it consented Olive Estate. The design of the street network for the Hill Street development extends this theme.
- The provision of a through route on the Hill Street site (i.e. the Fairrose Drive extension) is consistent with the intent of the Indicative Road alignment and inter-connectivity encouraged by the TRMP, and makes the site more accessible to the surrounding community.
- The traffic and parking effects are more fully assessed in the Transportation Impact Report (**Annexure C**). That report concludes:

“The expected traffic generated from the can be easily accommodated on the adjacent road network traffic network.”

“The parking demands from the extension to the development are also expected to be less than the already consented development”.

“The internal roads for the development are an extension of the successful design that is already in place in the completed parts of Olive Estates. This layout provides the right balance between the aim of vehicles moving slowly and the needs of other roads users in this space.”

- It also concludes that: *“The roading arrangements for the proposed development have been carefully considered. Motorists travelling along the*

roads will be travelling at a low speed due to the design. Therefore, the proposed development will a safe environment for all of its road users. “

(5) *The duration of the consent and the timing and review of conditions*

- Olive Estate is a large and comprehensive development and is being constructed in stages accordingly. The amendments to the existing site, and new development on the Hill Street block, will proceed in three main stages (refer *Construction Staging Plan* in *Master Plan* set). Accordingly, to allow sufficient time for the planning, construction and commencement of this largescale development, land use consent duration of 15 years is requested.
- It is appropriate that any consent that is granted does not require the roads to be constructed ahead of when they are required, for reasons of cost and efficient use of resources.
- There seems no reason, in terms of effects on the environment, to impose conditions on the consent requiring staging of this development.

(6) *Financial contributions, bonds and covenants in respect of performance of conditions*

- A separate application will be made with respect to the assessment of financial contributions for this development.

6.5 It is considered that the proposal meets all of the above matters over which discretion is restricted with respect to a Community Activity, and that the effects on the environment are no more than minor for the reasons stated above, and as contained in the specialist reports annexed to this application.

Land Use Consent – Building

6.6 The matters over which discretion is restricted for building construction in the Richmond South Development Area which do not comply with rule 17.1.3.1 are listed in Rule 17.1.3.4B.

6.7 The relevant matters specific to are paraphrased and assessed below:

(1) Scale and Intensity of Use

(a) Whether the site is of sufficient size and configuration for mitigating effects on the neighbourhood

(b) Whether the intensity and scale should be controlled to protect the amenity values of the neighbourhood

- The existing Olive Estate site is large at 8.8 hectares, and the Hill Street block is 3.4 hectares. The combined site has a rectangular shape and a natural gently sloping contour, all of which provide for a large development to be readily accommodated on the site. The maximum building coverage requirement is met, which ensures a low density development, as are all required set-backs and building envelopes.
- The proposal for an extended lifestyle village entails a strong residential component consistent with the residential locality. The Care Facility, as a community activity, is an ancillary part of the overall development, and is not out of keeping with this residential neighbourhood. The Care Facility component has been consented on the existing site, and forms part of the existing environment. It is now proposed to be relocated in reduced scale building to the location near Hill Street. Restrictions on hours of operation and noise are volunteered as part of this application.

(2) Site Layout

(a) The relationship of buildings and uses to the street, with garaging and parking located to the rear of the site.

(b) The effects of noise on adjoining properties

- Buildings located along the main and secondary roads have been designed so that they address the street, with garages set back from the street frontages to reduce their street dominance. Basement parking is provided for the serviced apartments in the Care Facility building. All residences have windows and living spaces facing the street.
- The Care Facility has its main car parking area at the front, and screened from neighbouring sites by topography, planting and buildings.

- The noise generated from this lifestyle village is expected to be little different to typical noise arising from any residential development of this size and scale, as confirmed by the Assessment of Environmental Noise report (in **Annexure H**).

(3) Scale and Bulk

(c) The proposed height of buildings and compatibility with the visual character of the area

- A feature of Olive Estate is the wide variety of living opportunities, and residential building types and designs that it provides. The residential villas and townhouses comply with the TRMP height requirement and are compatible with the mixed dwelling types in the adjacent area. The residential areas also need to provide for larger community type buildings, and which are often of greater height than for typical dwellings. The Care Facility is within the 7.5 metre maximum height limit for all but a portion of the upper level of the dementia ward building. It is at a lower height than the consented Care Facility which it will replace. This intrusion needs to be placed in the context of the Olive Estate development which has a combined site area of over 12 hectares.
- Higher density development is encouraged in this zone, and this often results in higher buildings. The TRMP's conditions for compact density developments have no maximum height limit, and have considerably less stringent building envelope controls. When viewed as an overall development on a large site, Olive Estate has the major part of its buildings at a lower level, and the building which exceeds the height limit is the exception.

(4) Building Design and appearance

(a) Whether the design and external appearance of buildings complements the existing buildings in the vicinity

(b) Bulk and repetitive form of buildings

(d) Lighting overspill from the site

- The Urban Design Assessment addresses the design and appearance of buildings at Olive Estate (**Annexure I**).

- Olive Estate's buildings will complement both the existing buildings, and the new dwellings being developed in the adjoining residential subdivisions, in this locality.
- The development will involve a wide variety and mix of building styles and forms (as outlined in the discussion on residential character for the Land Use Activity above).
- Outdoor lighting on streets will be shielded or directed so that there is no light overspill onto adjoining sites.

(5) Privacy

(a) Whether the buildings and location of windows will maintain an acceptable level of privacy between units and adjoining neighbours

- The proposed Care Facility building will be set back further into the site than what is required by the set back rules. It will be set back 14.3 metres from the north-eastern boundary which borders the residential properties at 3 and 5 Brenda Lawson Way.
- Given the landscaping and fencing in place on those properties, and the orientation of those properties and location of windows and outdoor living areas, and the set-back distance outlined above, there is little potential for privacy effects for adjoining neighbours.
- The residential villas and townhouses are considered standard type residential development, all complying with the relevant bulk and location controls, and so loss of privacy for neighbours is not considered an issue in that context.

(6) Safety

(a) Safety on the street or public place in terms of public surveillance

- Buildings have generally been designed so that they address the streets and laneways, with windows and living spaces facing the street.
- The Olive Estate site layout has been arranged in precincts, with passive surveillance encouraged by communal gathering places, paths and lanes.

(7) Sunlight and Daylight

(a) The effect of the height of the building in relation to the boundary on sunlight and daylight to sites.

- The development complies fully with the building envelope and daylight admission controls in the TRMP.

(8) Servicing

(a) The ability to adequately reticulate water supply, wastewater, stormwater and solid waste storage and collection

- The development will be connected to the Council's reticulated water supply, stormwater, and wastewater services, and connection to electricity and telecommunications services is available (refer to Infrastructure Report in *Annexure I*).

(9) Landscaping

(a) Whether the location, scale and design of landscaped areas contributes to the amenity of the site and the wider area

- Landscaping, planting and open space are a key feature of Olive Estate, and the new development on the Hill Street block will be consistent and integrated with the highly successful landscaping already in place at Olive Estate. The specific proposals are fully described and assessed in the Landscape and Visual Assessment (*Annexure D*).
- The vision is to create a park-like environment; creating a strong landscape framework within the site, a green network that has high amenity and is functional in terms of pedestrian use and active or passive recreation.
- The Master Plan and Associated Landscape Plan show how a layered approach of landscape treatment has been applied to the site. This includes planting of the street network in a hierarchical fashion and a network of fruit trees to delineate shared green spaces.
- Open spaces are defined by precincts within the site, and these are linked by a water feature with paths running along the edge of the reticulated stream that flows through the site and down to the pond.

- A Design Guide has been developed specifically for Olive Estate and the development will be guided by the principles and details within that Guide.
- Overall, the landscaping and development of Olive Estate provides a very high standard of amenity within the site, and it will enhance the amenity of the residential area that it is located within.

(10) *Private outdoor living space*

(a) *Whether the private outdoor living space is located and designed to ensure easy access from living areas, good exposure to sunlight.*

(b) *Whether it is screened from the private outdoor living space of other household units.*

- All of the villas and townhouses will have well designed outdoor living areas readily accessible from indoor living areas. The serviced apartments in the Care Facility at ground level have outdoor living areas and the upper level apartments do not have such spaces.
- These areas do not therefore comply, in all instances, with the TRMP's conditions for residential dwellings, however It is considered that these are generous spaces given the more mature age of future residents compared to a standard residential subdivision with varied ages of residents, and where private open space may be used for more active recreation. Olive Estate also provides for generous areas of shared open space in the form of pocket parks connected by paths in the precincts throughout the site, as well as the Village Green and pond area near the Lakehouse on the existing site.
- Residential units are orientated in most instances to maximise solar gain and the indoor living areas have been located to ensure privacy between dwellings, while also providing passive street surveillance.

(11) *Traffic (roading, access, parking, manoeuvring, loading)*

(a) *Whether vehicle access is functional and safe*

(b) *Whether car parking is safe and convenient ... the aesthetic and streetscape effects of areas of hard paving*

- The traffic effects are fully assessed in the Transportation Impact Assessment (**Annexure C**), and are summarised in the assessment of the Land Use Activity above.
- The hierarchy of streets is designed to provide for functional roads but with the minimum width of paved surfacing to provide for both a low speed traffic environment; and aesthetic appeal.

6.8 It is considered that Olive Estate will meet all of the above matters over which discretion is restricted with respect to buildings, noting that from **Table 3** the main areas where permitted activity conditions are not fully met relate to the height of a small portion of the Care Facility building and some of the private outdoor spaces assessed for standard residential dwellings.

6.9 By way of overall comment, it is considered the reconfigured and extended Olive Estate will provide a superior standard of building and site amenity than might be expected for a more traditional (and fully-compliant) residential subdivision, for all the reasons outlined above.

Land Use Consent – Land Disturbance

6.10 The matters for assessment of controlled activity land disturbance (for re-contouring) are set out in Rule 18.5.2.3. The relevant matters are assessed below.

- The Infrastructure Report (in **Annexure E**) includes an engineering report from Tasman Consulting Engineers that describes all earthworks proposed for this development.
- The works are described as a continuation of the works as stipulated for the original Olive Estate development, and are focused on three main areas, these being the construction of roads, excavations for buildings (in particular the Care Facility) and the works associated with the filling of the redundant pond, as described in Section 3 above.
- The preliminary estimated earthworks will comprise 13,000m³ of cut and 8,000m³ of fill, over an 8,500m² area with a maximum cut of 5 metres.
- The staging of earthworks will be commensurate with the Construction Staging Plan (Plan 025 in the Master Plan set). The roads will be constructed progressively so that they are built as and when needed.

- The earthworks will be carried out by qualified contractors under supervision of Olive Estate's Civil Engineer to meet all appropriate Tasman District Council engineering standards.

(2) *The disposal and stabilisation of waste material or fill.*

- Waste material from excavations will be transported from the site to approved disposal sites in the District.
- Suitable fill material will be brought to the site, and will be placed and compacted under engineering supervision and to the appropriate standards.
- The filling of the pond will be investigated, designed and inspected by engineers appointed by Olive Estate, as set out in the Infrastructure Report and the report of Tasman Consulting Engineers.

(3) *Loss of or damage to soil*

- For areas to be excavated topsoil will be stripped and stored for re-use elsewhere on the site, particularly where parks and plantings are to be established, as shown on the Landscape Plan.

(9) *The visual effects of the activity*

- The land disturbance activities are all associated with the development of the end product, that being Olive Estate. Post-construction there will be no visual effects associated with bare or exposed land, the entire site will be developed in accordance with the Master Plan and the Landscape Plan.

(10) *Potential damage to any cultural heritage site or area, including any archaeological site or site of significance to Māori*

- There is no known record of any archaeological site, or sites of significance to Maori, in this location. However, the applicant will observe the requirements of the NZ Historic Places Act 1993 when carrying out earthworks.

(11) *Damage to any natural habitat or feature*

- The Hill Street block has been used for horticultural activity and the landforms and previous vegetation have been accordingly substantially modified, including the construction of the pond on the site.

- Accordingly, there are no known areas of natural habitat or natural features that would be affected by the earthworks.

(12) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128)

- It is appropriate that the terms of consent allow sufficient time for planning, construction and implementation of the project. Give the scale of development and the stages it is considered that a 15 year term for the land use consents is granted.

6.11 It is considered that the earthworks associated with the development of the Hill Street block and on the existing Olive Estate site will meet all of the above matters for land disturbance, as a controlled activity.

NESCS

6.12 The matters for assessment of controlled activity soil disturbance are set out in regulation 9(2) of the NESCS. The relevant matters are addressed below:

(a) The adequacy of the detailed site investigation, including –

(i) Site sampling

(ii) Laboratory analysis

(iii) Risk assessment

- A comprehensive detailed site investigation has been carried out (refer **Annexure F**).

(b) How the activity must be

(i) Managed, which may include the requirement of a site management plan

(ii) Monitored

(iii) Reported on

(c) The transport, disposal, and tracking of soil and other materials taken away in the course of the activity

- It is the intention of the developer not to remove copper contaminated material from the site as far as possible and to reuse it for landscaping purposes.

- However, as set out above this the earthworks management plan will include a requirement that any material that is removed from the site from the orchard area (as identified in Figure 8 of the Contract Engineering Report) will be disposed of at York Valley Landfill under a special waste manifest approved by the landfill operators.
- Alternatively, any material that is mixed with other top soil on site will be retested before it is removed to determine whether the material is suitable for disposal as clean fill or for general reuse (below the background concentration level).
- It is proposed that an earthworks management plan will be prepared by the appointed contractor and approved by Council prior to the commencement of the development. The earthworks plan will address the requirements of the NESCS and in particular the matters of control listed in regulation 9.
- The Applicant therefore volunteers a condition to the effect that:

An earthworks management plan is to be prepared that addresses the management and reuse of the copper contaminated topsoil and if necessary, the transport, disposal and tracking of same material if it is required to be removed from the site.
- The only matters of control under the controlled activity rule relating to subdividing/changing use relate to the adequacy of the detailed site investigation. As set out above a comprehensive detailed site investigation has been undertaken.

Subdivision Consent

- 6.13 The proposed subdivision is a discretionary activity in the Richmond South Development Area as provided by Rule 16.3.3.4. There are no assessment matters specified in that rule, and so the assessment matters for controlled activity subdivision relating to transportation and reserves are referred to below, as those are the two matters in Rule 16.3.3.1 that are not complied with.
- 6.14 However, it should also be noted that the proposed subdivision is simply for a boundary adjustment, with no additional titles created. As it is not a standard development subdivision creating additional titles, the criteria assessed below may be of only limited relevance.

(1) – (4) Access and Transport matters

- 6.15 The proposed subdivision does not meet some relevant road design standards specified in Figure 18.8A of the TRMP.
- 6.16 The Transportation Impact Report (**Annexure C**) describes the non-compliances in Table 3, and further describes the type of road environment already deemed appropriate for the consented Olive Estate development, and the intention to extend that type of roading into the Hill Street block.
- 6.17 The report assesses this as follows:
- “The existing road network in the Olive Estates shows the success of a liveable street with high quality landscaping which is used to provide an environment for the people rather than the vehicles. This design creates communities that interact rather than being severed by a road. It still provides for the needs to move vehicles along its length, albeit at a lower speed.
- It is proposed to continue this road design philosophy to the new parts of the Olive Estate complex to extend the community feel and maintain lower vehicle speeds.
- The road design has been specifically considered and developed to provide a liveable street space for residents of the development and the road users that might use it rather than simply meeting standards. The careful attention to the road widths, berms and landscape areas provides the environment that will lead to safe and more appropriate outcomes for residential development. The reduction in road width has had no effect on the operating capacity of the roads within the Olive Estates complex. This is mainly due to the internal road network being through and around residential streets and the roadblock lengths being short. The internal roads will mostly be used by residents and will not provide a major arterial function for the wider road network or there are other more suitable alternative to use.”

(10) The extent and location of Indicative Reserves

- 6.18 The subdivision makes no provision for vesting of reserves, as it is proposed that Olive Estate will design, provide and maintain its parks and open green spaces to its own very high standards. This is considered important to the overall design and management of Olive Estate.
- 6.19 To place this in context:
- The proposal makes ample provision for park spaces within the development (refer to Plan 026 in *Master Plan Set*). Some 8,600m² of open green space is to be provided on the Hill Street block, in addition to 8,500m² of open green space on the existing Olive Estate site; and

- This land is readily available for public use, and includes an existing village green and pond area with a playground (which is currently used by the surrounding residential community).
- Proposals to extend the publicly available park land include the pocket park of approximately 1,500m² to be located near Hill Street, on the Fairrose Drive frontage by the Care Facility. This park has been reorientated as suggested by the Urban Design Panel, and will now be readily accessible to members of the community from the Hill Street area.
- The proposal makes ample provision for other parks and open green spaces within the development (refer to Plan 026 in Master Plan Set). Some 8,600m² of open green space is to be provided on the Hill Street block, in addition to 8,500m² of open green space on the existing Olive Estate site.

- 6.20 Overall, it is clear that the proposal will provide substantially more parks and green spaces than would be the case for any standard type residential development in Tasman District. Whilst such developments will often vest a residential site, amongst dwelling sites, as a small neighbourhood park, this is an unfavourable outcome when compared to the extensive provision of parks and green spaces at Olive Estate providing a green corridor from Hill Street right through to Langdale Drive, for the community to enjoy.
- 6.21 Further the indicative reserve is shown as an area linking culs-de-sac. In this case a through road has been proposed which means there is no need for a linking reserve.
- 6.22 Council staff have been advised that the Applicant is willing to discuss ways that public access can be ensured other than by vesting. The proposal will also remove the burden on Council to design, install and maintain a reserve, which overall is a favourable outcome for ratepayers of the District.
- 6.23 In summary, it is considered that the proposed boundary adjustment subdivision associated with the new development of Olive Estate on the Hill Street block meets all of the relevant considerations for subdivision in the Richmond South Development Area, as a discretionary activity.

7 TRMP Objectives and Policies

7.1 The most relevant policies and objectives from the Tasman Resource Management Plan (TRMP) are assessed below.

Chapter 5: Site Amenity Effects

7.2 Chapter 5 has three main issues and objectives relevant to this application. These are:

- Issue 5.1: Adverse Off-Site Effects;
- Issue 5.2: Amenity Values; and
- Issue 5.4 Residential Activities and Community Facilities.

Adverse Off-Site Effects

7.3 Objective 5.1.2 is: *“Avoidance, remedying or mitigation of adverse effects from the use of land on the use and enjoyment of other land and on the qualities of natural and physical resources”.*

7.4 The policies of relevance are:

- Policy 5.1.3.1: *“To ensure that any adverse effects of subdivision and development on site amenity, natural and built heritage and landscape values, and contamination and natural hazard risks are avoided, remedied, or mitigated”.*
- Policy 5.1.3.8: *“Development must ensure that the effects of land use or subdivision activities on stormwater flows and contamination risks are appropriately managed so that the adverse effects are no more than minor.*
- Policy 5.1.3.9: *“To avoid, remedy, or mitigate effects of: (a) noise and vibration; (b) dust and other particulate emissions; (c) contaminant discharges; (d) odour and fumes; (e) glare; (g) vehicles; (h) buildings and structures; beyond the boundaries of the site generating the effect”.*

7.5 The effects of Olive Estate on site amenity and landscape values have been assessed in terms of Section 5 of this AEE and in the Urban Design Report and Landscape and Visual Assessment. Overall, the development will enhance the amenity of this site and of the residential neighbourhood. The stormwater flows will be connected to TDC

reticulation networks. Soil samples show that there is no contaminating source that will have an adverse effect on human health (refer to the Detailed Site Investigation Report in **Annexure F**).

- 7.6 The effects listed in Policy 5.1.3.9 are effects that are generally part and parcel of a residential development, and the proposed development of the Hill Street block is a continuation of previously consented development of Olive Estate in this neighbourhood.
- 7.7 However, special care has been taken in the design of Olive Estate and its proposed extension onto the Hill Street block to ensure these effects are managed appropriately, particularly with the low speed traffic environment, set backs of the Care Facility, restrictions on dining outdoors, acoustic fences, operating hours for service deliveries, and design and layout of buildings.

Amenity Values

- 7.8 Objective 5.2.2 is: *“Maintenance and enhancement of amenity values on site and within communities throughout the District”*.
- 7.9 The policies address matters such as maintaining privacy in residential properties (5.2.3.1); ensuring adequate daylight and sunlight admission (5.2.3.2); promoting outdoor living areas (5.2.3.3); promoting amenity through vegetation, landscaping and screening (5.2.3.4); and enabling a wide range of housing types in residential areas (5.2.3.7).
- 7.10 The proposal has been assessed in Section 5 of this AEE to meet all those matters, and it will provide a high standard of amenity.

Residential Activities and Community Facilities

- 7.11 Objective 5.4.2 is: *“Accommodation of a wide range of residential activities and accessible community facilities in urban areas”*.
- 7.12 The relevant policies are:
- Policy 5.4.3.1: *“To enable a variety of housing types, recognising different population growth characteristics, age, family and financial circumstances and the physical mobility of, or care required by, residents.”*

- Policy 5.4.3.2: *“To allow for health care, educational and cultural facilities and other local community activities, including in residential areas, providing these do not compromise the character or amenity of the residential neighbourhood.”*

- 7.13 The reconfiguration and expansion of Olive Estate will implement Policy 5.4.3.1 by providing for retirement age living opportunities and in a wide range of housing types, from villas to apartments, and the apartments in the Care Facility.
- 7.14 Policy 5.4.3.2 will be implemented through the provision of health care facilities (i.e. the Care Facility with its dementia services); and other community activities in the Lakehouse on the existing site for residents and members of the local community.

Chapter 6: Urban Environment Effects

- 7.15 The two issues of relevance in Chapter 6 are:
- Issue 6.1: Sustainable Urban Design and Development; and
 - Issue 6.3: Urban Infrastructure Services.

Sustainable Urban Design and Development

- 7.16 Policy 6.1.3.1 seeks to encourage subdivision and development to incorporate sustainable urban design principles such as: encouraging a sense of place and identity; working with natural characteristics of sites; providing a high degree of connectivity within road networks; providing for safe walking and cycling; a safe low speed traffic environment and streetscape; and managing stormwater run-off so flood risk is not increased and water quality diminished.
- 7.17 These matters have all been fundamental to the design of Olive Estate. The Nelson City Council/Tasman District Council Urban Design Panel has supported the overall design commenting favourably on these aspects, and its recommendations have been incorporated as appropriate (see **Annexure I**).

Urban Infrastructure Services

- 7.18 Objective 6.3.2.1 is: *“Sustainable urban growth that is consistent with the capacity of services and has access to the necessary infrastructure such as water supply, roading, wastewater and stormwater systems.”*
- 7.19 Policy 6.3.3.6 is to allow development to occur only where adequate provision is made for, in particular, the control of stormwater discharges to avoid downstream erosion.

Similarly, Policy 6.3.3.7 requires developers to adopt appropriate management methods to avoid or mitigate the adverse effects of stormwater run-off.

- 7.20 The stormwater management system for Olive Estate has been designed specifically to avoid these effects. The development of the Hill Street block will connect to reticulation, and be managed in terms of secondary floodpaths, to systems already in place

Chapter 11: Land Transport Effects

- 7.21 The most relevant objective in Chapter 11 is Objective 11.1.2: *“A safe and efficient transport system, where any adverse effects of the subdivision, use or development of land on the transport system are avoided, remedied or mitigated.”*
- 7.22 The associated policies include the following matters: to avoid, remedy or mitigate adverse effects of traffic on amenity values; control the design, number, location and use of vehicle accesses to roads; to ensure that adequate and efficient parking and loading spaces are provided; to avoid or mitigate adverse effects on the safety and efficiency of the road network; and to avoid, remedy or mitigate adverse effects from the location, design and operation of intersections.
- 7.23 These matters have all been assessed as being achieved in the specific design and layout of Olive Estate, in the Transportation Impact Assessment (**Annexure C**). Olive Estate and its extension onto the Hill Street block will provide a low speed environment integrated with the existing site, and fully integrated with the surrounding neighbourhood.

Chapter 12: Land Disturbance Effects

- 7.25 Objective 12.1.2 is: *“The avoidance, remedying, or mitigation of adverse effects of land disturbance, including”*: (of relevance) (a) damage to soil; (b) acceleration of the loss of soil; (c) sediment contamination of water and deposition of debris into streams; (d) damage to river beds, land, or structures through deposition, erosion or inundation; and (e) adverse visual effects.
- 7.26 These matters have been addressed in the assessment of the land disturbance activities, in particular the earthworks associated with the construction of roads, larger buildings such as the Care Facility and the re-engineering of the pond at Olive Estate.
- 7.27 Appropriate engineering design, supervision and mitigation measures will ensure the adverse effects identified above will not arise.

8 Tasman Regional Policy Statement

8.1 The Tasman Regional Policy Statement (the **RPS**) was made operative in July 2001. It has relevant Urban Development Objectives as follows:

- Objective 5.4:

A safe and efficient urban transport system.

- Objective 5.5:

Maintenance and enhancement of urban environmental quality, including amenity values and the character of small towns.

8.2 In terms of Objective 5.4, the assessment of transportation effects for the reconfiguration of Olive Estate and its extension onto the Hill Street block is that it will integrate with the street network in this locality, providing connections along the Indicative Road network, and providing a well-connected cycle and pedestrian paths through the overall site.

8.3 In terms of Objective 5.5, the assessment of the design and layout of the proposal is that it has a strong emphasis on providing an urban environment of high quality, for its residents and for staff and visitors, as well as for members of the wider community who are encouraged to use the parks and open green spaces.

8.4 The proposal is therefore considered consistent with the relevant objectives of the RPS.

9 Consultation

9.1 In developing this proposal there has been consultation with the following:

- Tasman District Council staff in planning, transportation, parks and reserves; and engineering and servicing;
- The Nelson City Council/Tasman District Council Urban Design Panel;
- Residents of Olive Estate Lifestyle Village; and
- Owners of adjacent land, the Nicol family.

Tasman District Council

- 9.2 Throughout the development of this project a co-operative and consultative approach has been adopted with respect to meetings and discussions with staff of Tasman District Council.
- 9.3 Planning staff have assisted the applicant in determining the relevant rules that apply from the TRMP, and the status of the activities for which consent is required. Council's engineering staff have assisted the applicant in advising on the TDC engineering standards, supplying data on the services in the area, including stormwater reticulation and other connections to infrastructure. Transportation staff have assisted in determining the type and extent of the transportation assessment that is required.
- 9.4 Council's parks and reserves staff have, through two meetings with the Olive Estate design team, advised that there is need for a reserve to be vested for a public park of approximately 2,500m² in the north east sector of the site near Hill Street.
- 9.5 Olive Estate acknowledges this desire by staff for public parks and will make ample provision for parks and reserves throughout its development, for public use as well as for residents and visitors to Olive Estate. However, as advised to staff through meetings Olive Estate does not wish to vest these parks and open space areas in Council as reserve land, as it wishes to develop them in accordance with the design principles of Olive Estate and to regularly maintain them to a very high standard of appearance and amenity. This is necessary to ensure that the overall aesthetics of the Olive Estate Lifestyle Village are maintained.
- 9.6 Overall, this development is able to provide considerably more land dedicated to parks and gardens for shared public use, and in the appropriate locations (i.e. it will provide for 8,500m² of open green space on the existing Olive Estate site and a further 8,600m² of open green space on the Hill Street block. This includes an existing village green/pond area, as well as a playground, already developed near the Lakehouse on the existing site. The proposed Hill Street block will continue a spine of green space, or a 'green corridor', through the site with a large park area in place of the Care Facility which is to be removed and placed on the new site, linking to a new pocket park of approximately 1,500m² near the Care Facility.
- 9.7 This park is very close to the location identified by staff as being needed for a public reserve. Overall the provision for parks at Olive Estate should be seen in context, i.e. it is considerably more generous, and of greater benefit to the local community, than would be the case for a standard residential development on the same site which

would be required to provide the equivalent of two regular shaped residential sections to provide a single park.

- 9.8 Council staff have been advised that the Applicant is willing to discuss ways that public access can be ensured other than by vesting.

Urban Design Panel

- 9.9 The applicant presented the proposal to the Nelson City Council/Tasman District Council Urban Design Panel (UDP) at a meeting on 4 April 2019.
- 9.10 The UDP has responded very favourably to the development, and a copy of its report is attached (**Annexure I**). Overall it said:

“We endorse the continuation of the current development philosophy that has achieved very high quality streetscapes, open spaces and building outcomes, including the villas and townhouses proposed”.

- 9.11 The UDP also acknowledged the smaller scale now proposed for the Care Facility building in its new location, especially the building modulation now proposed.
- 9.12 The applicant has responded to the further recommendations by the UDP by amending the Master Plan to:
- Reorganise the pocket park near the Care Facility to bring it forward to the street so as to encourage public access and to provide an attractive outlook over the park from the apartments in the Care Facility;
 - Relocate servicing areas and some parking to the rear of the Care Facility;
 - Increasing the set backs to neighbouring residential properties to the rear and side of the Care Facility; and
 - Increasing the garden areas for users of the Care Facility.

- 9.13 The UDP suggested increasing the height of the Care Facility to strengthen this building element which is at a lower slope from the level of Hill Street. However the Olive Estate design team has retained the two level height of this building, for all but a portion of the top floor of the care facility building, so as to reduce any impact on neighbours from this new larger building element in the streetscape.

- 9.14 The Urban Design Assessment further addresses the matters raised by the UDP and the applicant's responses.

Olive Estate Residents

- 9.15 The Managing Director of Olive Estate held a meeting with residents of Olive Estate in June 2019 and presented plans showing the proposed reconfiguration and extension of the lifestyle village onto the Hill Street block.
- 9.16 The residents were informed that the plans being developed will provide for even more open green space than does the current site, and the apartments in the Care Facility would now be overlooking some of this green space. They were also informed that service vehicles will use a driveway from Brenda Lawson Way at the rear of the Care Facility, and the serviced apartments will have basement level car parking also accessed via that driveway. They were advised there will be a resource consent application lodged at the end of July 2019, and Olive Estate will be working with other neighbours on any issues or concerns that may arise.
- 9.17 The residents of Olive Estate did not raise any concerns at the design or layout of the proposals, and it is noted in particular they had no concerns at the provision of parks, and open green space.

Owners of Adjoining Land

- 9.18 Discussions with the Nicoll family, previous owners of the Hill Street block now proposed for part of the new development, have resulted in an agreement to provide legal access to the remnant Nicoll block containing the house, to be available from the extended Fairose Drive extension.

Wider Residential Community

- 9.19 No direct consultation has taken place with the wider community. This is on the basis that there are no parties considered to be adversely affected by the internal changes proposed on the existing site, which downscale the development considerably, essentially replacing a large Care Facility building with several residential villas and townhouses.
- 9.20 The proposed extension onto the Hill Street block can be seen in the context of:
- It is an extension to an existing (consented) development onto contiguous land in the same Residential Zone;

- The land use consents are for a restricted discretionary activity and cannot be seen as an unexpected outcome in the zone and on this site;
- The development meets all relevant building TRMP, setback, daylight planes, and building coverage standards designed to maintain the amenity of neighbouring properties in the Residential Zone;
- The only non-compliance with the maximum height control occurs on a portion of one part of the Care Facility building. The overall effect arising from that infringement has not been assessed as significant or influential in the Landscape and Visual Assessment report, where it is noted that, in a landscape sense:

“Due to the change in topography on the site and the Care Facility being terraced it is considered the over height component of the building will not impact the immediate neighbouring properties located on Brenda Lawson Way”.

- In terms of how the development ‘sits’ in this neighbourhood it has the endorsement of the Urban Design Panel (except the height of the Care Facility for the most part not been increased as was recommended, in order to protect the amenity of neighbours).

9.21 It is noted there are a large number of residential neighbours in this overall Richmond South Development Area. The applicant has been conscious of designing the development in such a way that it complies in all respects with the TRMP conditions for buildings adjacent to residential boundaries. Olive Estate is considered to be a development that has enhanced the amenity of this residential area over and above what might be expected with a more traditional residential subdivision. That is also considered the case for the extension of Olive Estate onto the Hill Street block.

10 Statutory Assessment

Overview

10.1 Applications for resource consent are required to be considered under section 104 of the RMA. Applications for a discretionary activity or a non-complying activity are determined under section 104B, where consent may be either granted or refused, and if granted conditions may be imposed.

Part 2

- 10.2 The relevant considerations of Part 2 the principles of sustainable management in section 5, and in terms of section 7- the efficient use and development of natural and physical resources, and the maintenance and enhancement of amenity values.
- 10.3 In terms of section 5, it is considered the proposed development will:
- Enhance the social and economic well-being of current and future residents of Olive Estate by providing for residential living, aged care and dementia/rest home/hospital care - in a setting with high amenity and with enhanced opportunities for social interaction.
 - Provide economic benefits from this multi-faceted development, and generate increased employment opportunities in the Richmond community and beyond;
 - Enhance the amenity of the site and local environment, by extending onto a vacant site a modern and comprehensive, integrated, development designed in accordance with good urban design, and having particular regard to its residential setting;
 - Provide a facility with attractive and accessible open spaces and parks (existing village green, pond, playground, existing and proposed parklands connected by walkways, and a pocket park near Hill Street) all available for community use, enjoyment and interaction in this locality;
 - Mitigate any adverse effects on the environment through appropriate site layout; design of buildings; stormwater management; landscaping and planting measures.
- 10.4 In terms of section 7(b), the residential development of the Hill Street block that has previously been in rural use but which is now earmarked for residential development (through its Residential zoning and its inclusion in the Richmond South Development Area) is clearly a matter of the efficient use of a large and valuable natural and physical resource.
- 10.5 In terms of section 7(c), the amenity values of this site will be considerably enhanced by the proposed development, with the use of good urban design, planting and landscaping measures. It is considered the completed development will provide an exciting and innovative opportunity for retirement and lifestyle living, with associated community facilities in an integrated fashion.

Section 104

- 10.6 Section 104(1)(a) requires that the consent authority have regard, subject to Part 2, to any actual and potential effects of allowing the activity, and to section 104(1)(b) – that any relevant provisions of (relevantly) a Regional Policy Statement, Plan or proposed Plan.
- 10.7 This AEE assesses the full range of actual and potential effects of the proposed activity, and concludes that any adverse effects will be minor or no more than minor, and that there will also be positive effects. The relevant rules, objectives, policies and assessment matters of the TRMP have been assessed in Section 6, and the conclusion is that the proposed activity will be consistent with those provisions.
- 10.8 The Tasman Regional Policy Statement contains policies that are consistent with the TRMP, particularly in relation to a safe and efficient urban transport system (Objective 5.4), and maintenance and enhancement of the quality of the urban environment (Objective 5.5). The proposal is consistent with these relevant provisions in the RPS.
- 10.9 Section 104(2) provides that an adverse effect may be disregarded if a Plan permits an activity with that effect. In that context it is relevant that the Residential Zone provides for a wide range of activities to occur on the site, not least standard residential development. The type of high quality urban environment already in evidence at Olive Estate, as currently under construction, will be continued on the new Hill Street block.
- 10.10 Strictly speaking a large scale residential subdivision cannot be treated as a 'permitted baseline', because a resource consent would be required for at least a controlled activity. However, it is considered of some relevance, when assessing the effects of the proposed lifestyle village, that a large residential development (including a much higher density compact density development) and its consequent effects would be an expected result of the development of this site.
- 10.11 It is considered fair to assume that a standard residential development would not have such a wide and interesting range of building types and activities, and might have fewer parks, planted areas and other areas for community interaction, than does the extended Olive Estate Lifestyle Village.
- 10.12 Section 104(3)(ii) requires that a consent authority must not have regard to any effect on a person who has given written approval to an application. The owners of the land purchased on the Hill Street block have provided written approval for this application and so cannot be considered affected parties. The applicants will consult with

neighbours on Brenda Lawson Way and Fawdan Way (if they are considered by Council to be affected parties) and seek written approvals to be provided to Council to assist in processing the application.

Notification Determination

- 10.13 When assessing an application for resource consent the Council is required to decide whether the application proceeds on a publicly notified, limited notified or non-notified basis.
- 10.14 Public notification is required if the effects on the wider environment are or are likely to be more than minor (section 95A), or if the consent authority decides that special circumstances exist in relation to the application. In making that assessment the Council is prohibited from considering affects on adjoining landowners. In other words, public notification is for wider environmental effects, not effects on nearby properties.
- 10.15 If public notification is not required, the Council is required to determine whether there are any affected persons who will need to be limited notified (section 95B). To qualify as an affected person the effects on that person must be "minor, or more than minor", but not less than minor (section 95E). This means that if the effects of the activity on any neighbours are less than minor they do not need to be limited notified.
- 10.16 In terms of public notification, based on the conclusions in the expert assessments included as part of this application (i.e. urban design, landscape, noise, infrastructure and transportation) it is considered that the potential adverse effects of the activity on the wider environment are not more than minor. There will in fact be positive effects from the development of the site, as outlined under the assessment of Part 2 of the RMA above. It is therefore concluded that full public notification is not required.
- 10.17 It is also considered that there are no 'special circumstances' to warrant the application being publicly notified.
- 10.18 In terms of limited notification, it is considered that there are no parties who are adversely affected (as outlined above, it is considered in the AEE and from the specialist reports, that the effects are minor or less than minor). It is a relevant consideration that Olive Estate will comply with all relevant boundary set back and daylight admission controls with respect to the outer site boundaries, and meets the building coverage standard which ensures a low density of development.
- 10.19 It is also the case that whilst the original Olive Estate development was publicly notified this was a totally new type of development in this neighbourhood. It was at that time a

large-scale development and it represented a significant change to the site as it stood then, notwithstanding its zoning for residential development. It also incorporated an element of commercial activities, which is not the case for the proposed new development.

- 10.21 Now that construction is well advanced it is very evident that Olive Estate is an asset to this area of Richmond, representing a high quality design and community integration. It has received continuing acknowledgement from the Urban Design Panel. In these circumstances full or even limited notification is not seen as necessary. The degree of compliance with the intent and the rules of the TRMP is a valid indicator that the proposed development is suitable for its site and surroundings and will complement the community.
- 10.22 With respect to the consents under the NESCS it is noted that Regulation 9(5) provides that the consent authority must not give public notification of a resource consent to do any of the activities.

11 Conclusion

- 11.1 The consented Olive Estate Lifestyle Village is currently under construction on its site on Langdale Drive in the Residential zone and in the Richmond South Development Area. As is often the case with developments of this scale some changes are required to the original design. In addition, an opportunity has become available for an expansion of the activity onto an adjoining Hill Street block, in an integrated fashion.
- 11.2 The result will be an expanded, but integrated lifestyle village with additional residential villas and townhouses, and a smaller scale Care Facility near Hill Street. This will provide for much-needed retirement and lifestyle living, in an environment with high visual and aesthetic amenity.
- 11.3 The various activities associated with Olive Estate range between controlled activities and restricted discretionary activities, with the exception of the boundary adjustment subdivision which is a discretionary activity. In all cases they have been assessed to meet the relevant TRMP assessment criteria as well as its objectives and policies. This is supported by specialist reports by experts in urban design, landscape, acoustics, infrastructure, and transportation assessment.
- 11.4 The applicant has worked in close liaison with Council's planning and engineering staff, and has satisfied the Urban Design Panel that this is a good development. As a result,

there is confidence the development embodies the principles of good urban design, and that all servicing and infrastructure issues have been resolved.

- 11.5 The design of the buildings, site layout, open spaces and parks, and landscaping and planting proposals will ensure the development provides an enhanced environment for its residents, visitors, and staff, and for the local community. It meets the expectations for the Residential Zone it is located within, and respects the amenity of residential properties in the vicinity.
- 11.6 Appropriate conditions of consent for the Hill Street block development could include:
- those measures recommended in the Environmental Noise Assessment report; and
 - an earthworks management plan as discussed above.
- 11.7 It is considered therefore that the proposal promotes the purpose of the Resource Management Act, and represents the sustainable management of natural and physical resources, and consent can and should accordingly be granted.

Annexure B

Certificates of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**



Identifier NL56/85
Land Registration District Nelson
Date Issued 31 August 1926

Prior References

DI 6/7 DI 6/8

Estate Fee Simple
Area 8.4782 hectares more or less
Legal Description Lot 2-3 Deeds Plan 1763

Registered Owners

Olive Estate Lifestyle Village Limited

Interests

9063768.2 Mortgage to ANZ National Bank Limited - 18.5.2012 at 4:19 pm

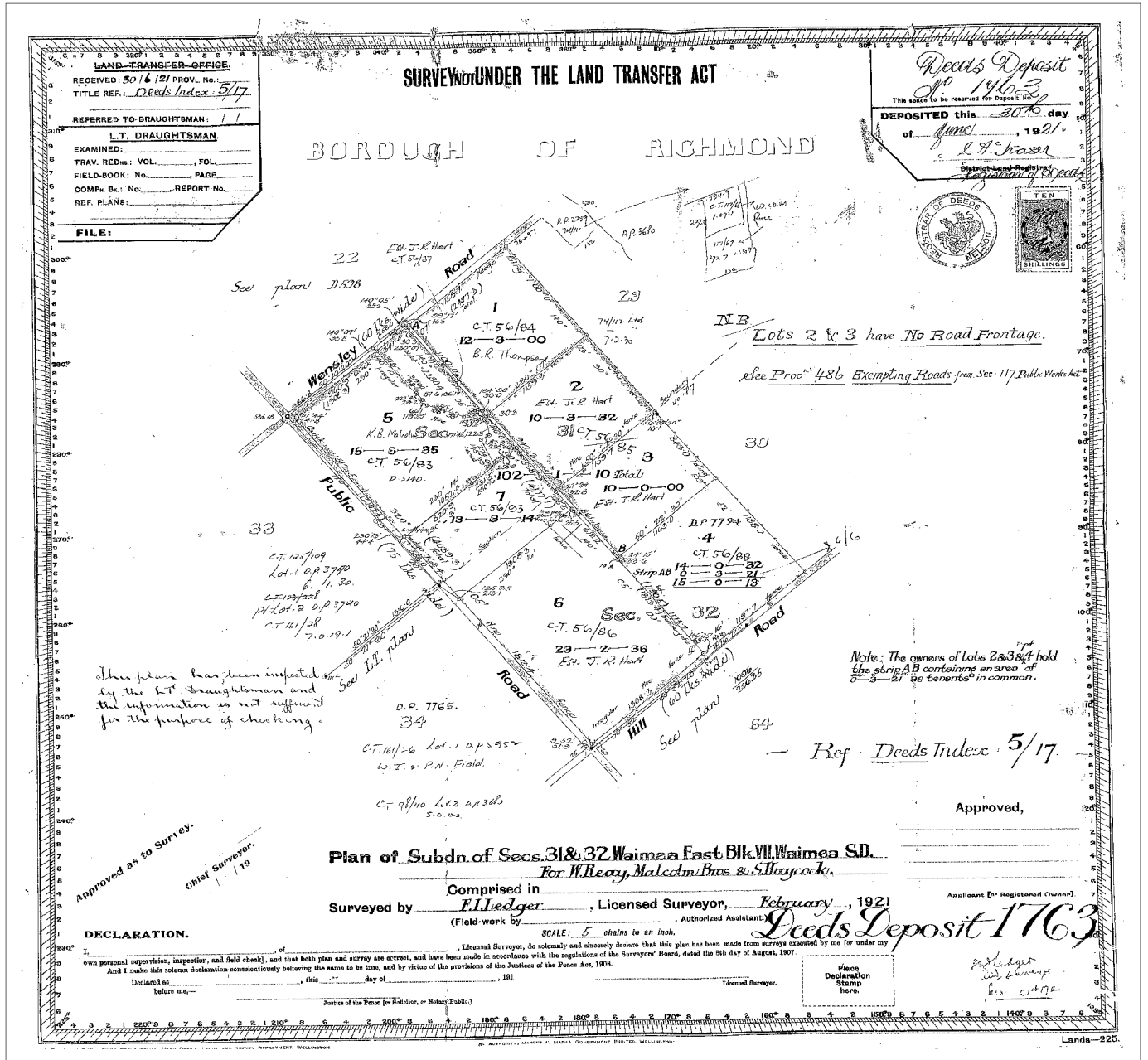
Appurtenant hereto is a right to drain sewage created by Easement Instrument 9356622.8 - 3.4.2013 at 2:05 pm

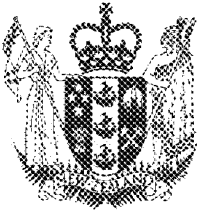
9703563.2 Encumbrance to Covenant Trustee Services Limited - 30.4.2014 at 2:31 pm

9719055.1 Mortgage Priority Instrument making Encumbrance 9703563.2 first priority and Mortgage 9063768.2 second priority - 14.5.2014 at 12:02 pm

9727805.1 Variation of Mortgage 9063768.2 - 20.5.2014 at 4:50 pm

9745333.1 Notice of the registration of Olive Estate Lifestyle Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 4.6.2014 at 7:00 am





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



Identifier 705790
Land Registration District Nelson
Date Issued 06 November 2015

Prior References

703879

Estate Fee Simple
Area 2211 square metres more or less
Legal Description Lot 2 Deposited Plan 489806

Registered Owners

Olive Estate Lifestyle Village Limited

Interests

9063768.2 Mortgage to ANZ National Bank Limited - 18.5.2012 at 4:19 pm

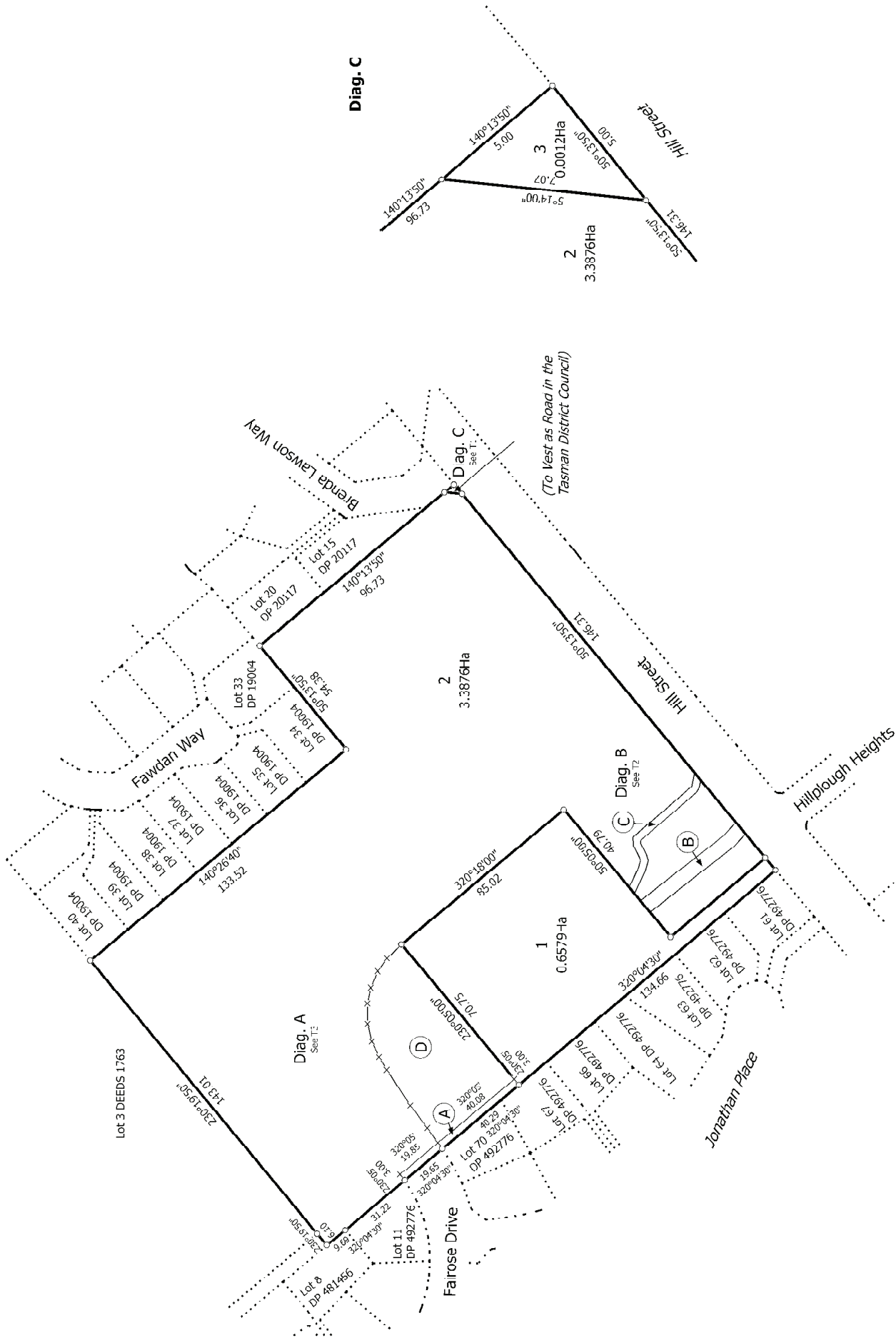
Appurtenant hereto is a right to drain sewage created by Easement Instrument 9356622.8 - 3.4.2013 at 2:05 pm

9703563.2 Encumbrance to Covenant Trustee Services Limited - 30.4.2014 at 2:31 pm

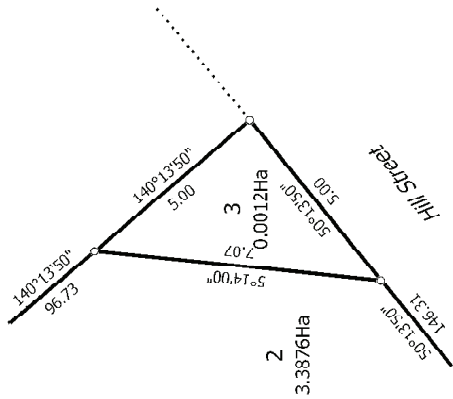
9719055.1 Mortgage Priority Instrument making Encumbrance 9703563.2 first priority and Mortgage 9063768.2 second priority - 14.5.2014 at 12:02 pm

9727805.1 Variation of Mortgage 9063768.2 - 20.5.2014 at 4:50 pm

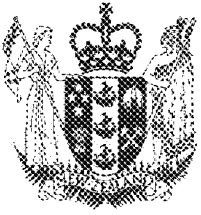
9745333.1 Notice of the registration of Olive Estate Lifestyle Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 4.6.2014 at 7:00 am



Diag. C



<p>Land District: Nelson</p> <p>Digitally Generated Plan</p> <p>Generated on: 13/10/2017 3:06pm Page 3 of 5</p>	<p>LOT 1 - 3 BEING A SUBDIVISION OF LOT 2 DP 7794</p>	<p>Surveyor: Christopher Ian Walker</p> <p>Firm: Land Dimensions Limited (Nelson)</p>	<p>Title Plan</p> <p>LT 511511</p> <p>Approved on: 13/10/2017</p>
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



Identifier 785433
Land Registration District Nelson
Date Issued 24 October 2017

Prior References

NL3C/97

Estate Fee Simple
Area 3.3876 hectares more or less
Legal Description Lot 2 Deposited Plan 511511

Registered Owners

Olive Estate Lifestyle Village Limited

Interests

10821841.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.10.2017 at 2:31 pm

Subject to a right to drain water and sewage over part marked A and a right to convey electricity over part marked B and telecommunications and computer media over part marked C, all on DP 511511 created by Easement Instrument 10821841.3 - 24.10.2017 at 2:31 pm

The easements created by Easement Instrument 10821841.3 are subject to Section 243(a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part marked C on DP 511511 in favour of Chorus New Zealand Limited created by Easement Instrument 10821841.4 - 24.10.2017 at 2:31 pm

The easements created by Easement Instrument 10821841.4 are subject to Section 243(a) Resource Management Act 1991

Land Covenant in Easement Instrument 10821841.5 - 24.10.2017 at 2:31 pm

Fencing Covenant in Transfer 10987615.1 - 21.12.2017 at 4:45 pm

10987615.2 Encumbrance to Covenant Trustee Services Limited - 21.12.2017 at 4:45 pm

10987615.3 Mortgage to ANZ Bank New Zealand Limited - 21.12.2017 at 4:45 pm

Land Covenant in Easement Instrument 10987615.4 - 21.12.2017 at 4:45 pm

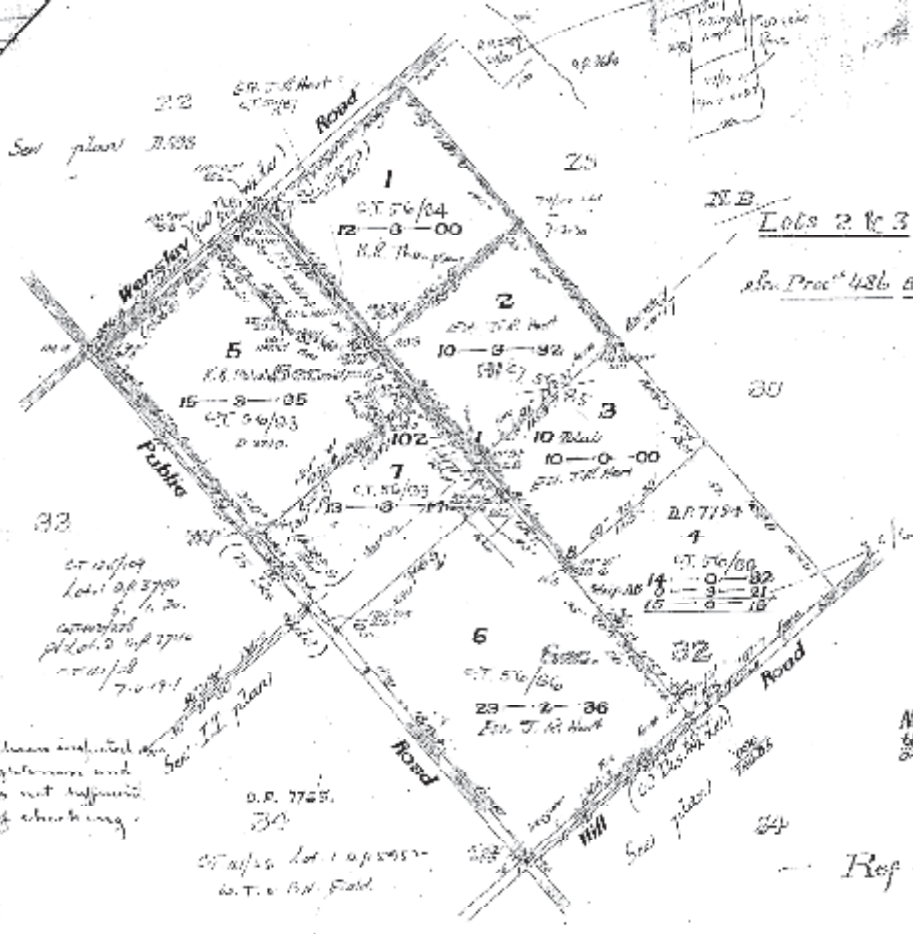
11091873.1 Notice of the registration of the Olive Estate Lifestyle Village as a Retirement Village. Subject to Section 22 of the Retirement Village Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests - 20.4.2018 at 7:00 am

SURVEY UNDER THE LAND TRANSFER ACT

BOROUGH OF RICHMOND

Deeds Deposit
No. 1763
DEPOSITED this 20th day
of April 1921
P. F. Jagger
Registrar of Deeds

LAND-TRANSFER OFFICE
received 30/1 & 177 PROV. No.
TITLE REF. 12066 Index 5/17
REFERRED TO DRAUGHTSMAN:
L.T. DRAUGHTSMAN
EXAMINED
TRAV. BOOK: VOL. POL.
FIELD-BOOK: No. PAGE
COMP. Bk. No. REPORT No.
REF. PLANS



Lots 2 & 3 have No Road Frontage.

See Proc 486 Exemplary Roads from Sec 177 with view

This plan has been inspected by the L.T. Draughtsman and the information is not required for the purpose of checking.

Note: The owners of Lots 2 & 3 hold the plan 32 containing errors of 2-2-21 to be corrected in common.

Ref. Deeds Index 5/17

Approved,

Plan of Subdn. of Secs. 31 & 32 Waimea East Bk. VI Waimea SD.
For W. Reay, Malcolm Bus, & S. Baycock.

Comprised In
Surveyed by E. J. Lodge Licensed Surveyor, February 1921
(Field-work by _____) (Professional Architect)

DECLARATION.

I, the Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys conducted by me or by me or my assistants, and that the same are correct, and have been made in accordance with the regulations of the Surveyors Board, dated on the 31st day of August, 1907.

I declare this under penalty of perjury, believing the same to be true, and in view of the provisions of the Statute in that behalf made.

Subscribed at _____ this _____ day of _____ 1921

Deeds Deposit 1763
P. F. Jagger
Registrar of Deeds

Approved as to Surveyors
Chief Surveyors
177

Annexure C

Transportation Impact Report

Prepared by Traffic Concepts Ltd



PO Box 3737
Richmond 7050
Tasman District
M +64 (0) 21 243 1233
E+gary.clark@trafficconcepts.co.nz

RM190790 and ors - Integrity Care Group Ltd-Application and AEE as lodged p77

27 June 2019

Ref: 0684

Gary Rae
Gary Rae Consulting Ltd
PO Box 57
MOTUEKA 7143

Dear Gary

Olive Estate Development – Hill Street – Tasman District Transportation Impact Report

Following from your instructions, development reviews and site visits, I have now completed my analysis of the proposed comprehensive lifestyle village known as Olive Estate. The design is sympathetic to the topography of the site and seeks to provide a high-quality level of development specifically designed to meet the needs of its residents and engaging with the wider community.

My analysis of the site and related traffic matters has included a site visit, analysis of the local road environment, assessment of the planning framework and an assessment of effects are provided below. This Transportation Impact Assessment (“TIA”) forms part of the resource consent application for the development outlined above. The TIA sets out and describes:

- The existing transport environment in the vicinity of the site;
- The existing traffic patterns on the local road network;
- The development proposal;
- Assessment of the development against the provisions of the Tasman Resource Management Plan, and
- An assessment of the proposed network effects including trip generation (attraction), access assessment and parking.

The assessment provided below provides an analysis of the matters as set out above.

1. Introduction

The proposed development consists of changes to the existing consent granted for the Olive Estate complex as a result of purchasing adjacent land that is located to the East towards Hill Street.

The key changes will see the consented Care Facility moving further up the hill closer to Hill Street with the remaining land being developed into a mix of villas and terrace houses. The combined development sides will provide development with two road frontages and three locations that exit on to the wider road network.

The current consented development including the 2017 variation has 119 villas, 32 terrace houses, two apartment buildings (16 apartments) and four carriage houses along with a large Care Facility with 58 serviced apartments (58 beds) and 100 beds for dementia, hospital and rest home residents.

The changes following the relocation of the Care Facility will result in 172 villas, 53 terrace houses, 16 apartments and four carriage houses. The newly designed Care Facility will have 70 beds and 20 serviced apartments (total 90 beds).

Figure 1 shows the development with the changes arising from the purchase of the adjacent block of land.

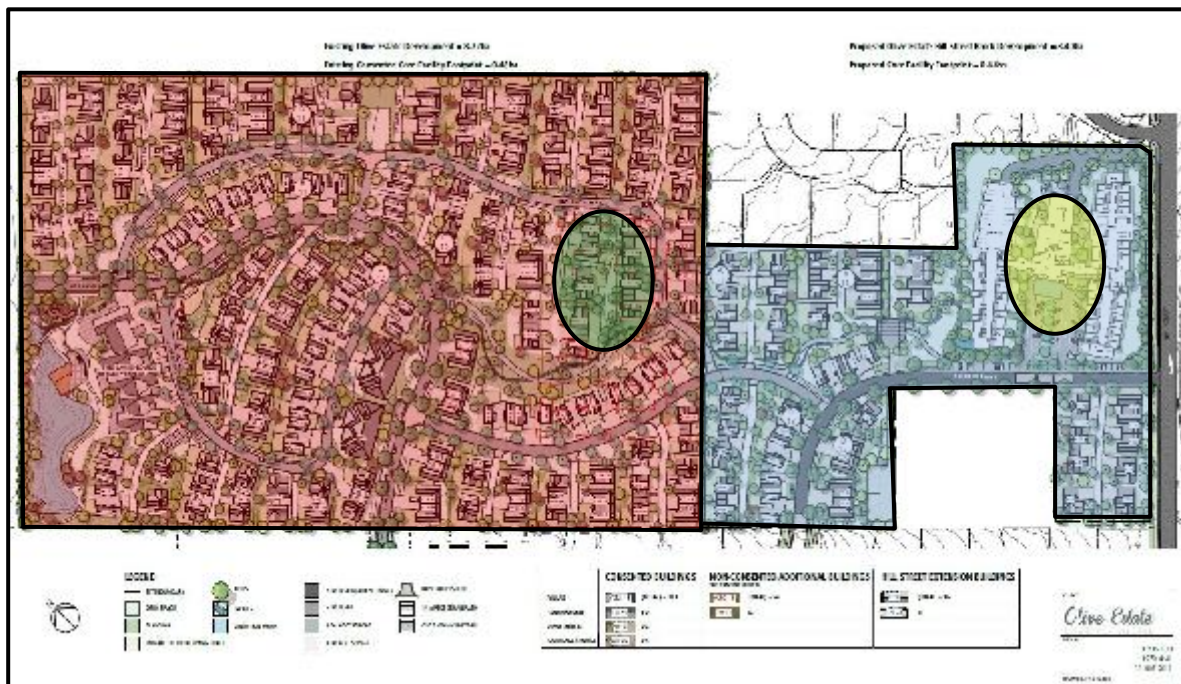


Figure 1: Complete Proposed Development (Source: Canopy)

As shown above Olive Estate is a comprehensive development with linkages to Wensley Road, Hill Street and Langdale Drive. The plan shows the original consented area in red and the new land purchase in blue. The original location of the Care facility is shown in green with its new position shown in yellow. There are larger scale plans in the consent application prepared by others that show more detail of the changes.

With moving the Care Facility more villas are proposed in the remaining space.

The analysis below considers the effects of the new land to be developed to the east of the already consented Olive Estate, however there is a need to be assessed, both the original mostly completed development and the proposed extension of Olive Estate to ensure all impacts going forward are considered.

2. Background

This section provides some of the background to the design philosophy and nature of the development. Firstly, the proposed development is an extension of the existing Olive Estate Complex which was granted resource consent on 24 February 2014. The application was heard before commissioners with experts presenting evidence for and against on the proposal. It is useful to have this context as it provides for the foundation of the proposed development and the overall design ethos for Olive Estate.

The application sought to construct the following;

Land Use Consent (RM120928) sought consent for:

- 112 Single-Storey Villas, 30 two-storey terraced houses, and three apartment blocks (containing 26 apartments total, two two-storey blocks and one three-storey block);
- A care facility including rest home, dementia ward, hospital care and 58 apartments;
- A commercial and community precinct made up of the Olive Market and Lake House development. The Olive Market building will contain a cafe, small general store, multi-purpose medical rooms, and a small destination store such as an art gallery and will be provided as a service to residents of Olive Estate as well as to the wider community. The Lake House building will contain function rooms, library, media studio, a club house, craft area, pool and small gymnasium and will be open to the available to the residents of Olive Estate; and
- Village green, pond, associated landscaping and car parking provisions.

Extract from Decision Report to the original application to develop the lifestyle village. Importantly within the decisions and conditions that followed, the road design, widths and general road layout was considered acceptable to Council and the Commissioners as appropriate for the style of the development and the expected movements.

The traffic movements and loadings on the adjacent road network were also very carefully considered, bearing in mind that mostly all of the traffic was expected to exit Olive Estate via the intersection of Wensley Road and Langdale Drive. The Consent Decision of Commissioners concluded that the level of development, and in particular the nature of the residents being elderly and unlikely to be working in full time employment that any effects on the surrounding road networks were less than minor. This is important in regard to this application as the higher traffic generating Care Facility is now going to be located closer to Hill Street with that being the main access point. Also, the planned commercial precinct with medical rooms, markets and general store are not going to be built. These activities are also high traffic generators.

These changes will lead to less traffic using Wensley Road as described in the original application and those determined as part of the Decisions process by the Commissioners.

over the whole site (consented and new block of land) will include.

In late 2017 a variation was granted to adjust the scale of the development and particularly the removal of the market and commercial components of the original consent. The amended original consent will have the following.

- 119 single-storey villas, 32 two-storey terraced houses, 4 carriage houses and 2 apartment blocks (containing 16 apartments total);
- A care facility including rest home, dementia ward, hospital care and 58 apartments;
- A commercial and community precinct within the lake house development. The building will contain a swimming pool, gymnasium, small theatre/craft room, library, club and function rooms, general store, beauty salon, café/bar, sales and corporate offices; and
- Village green, pond, associated landscaping and car parking provisions.

The extract from the Variation decision shows the changes to the number of units, apartments and activities associated with the Lake House commercial area. Generally, the variation would lead to less effects than the original granted consent due to the reduction in the commercial activity and the reduction in the number of apartments

To assist in understanding the changes across the site as a result of relocating the Care Facility and other changes the following table has been prepared showing the current consented following variation and the proposed level of development for this consent application. This is needed to understand the changes in the number of units and Care Facility for traffic and parking demands/generation. For the purpose of the calculations the existing Lake House and other commercial components have been ignored as these are consented and don't change under this application.

Table 1 shows the changes in the residential and care components of Olive Estate across the already consented site and the new Olive Estate once completed.

	Consented (including variation)	Proposed with changes		Total on completion of development
Villas	119	53		172
Terrace houses	32	21		53
Carriage Houses	4	0		4
Apartments (two buildings)	16	0		16
Serviced Apartments (In Care Facility)	58	20		20
Dementia Beds	100	16	70	16
Hospital Beds		16		16
Rest Home		38		38
Staff for Care Facility	38	27		27

Table 1: Total Units and Beds across the Olive Estate development

As shown, there is an overall increase in Villas by 53 and increase in terrace houses by 21. There is an overall reduction in the number of Care Facility beds (less 30) and serviced apartments (less 38) along with the staff (less 11) required to service the relocated building.

3. Site Location and Description

Olive Estate is located to the south of the main Richmond Town Centre with access from Langdale Drive. The new block of land (proposed extension) to the southeast will provide access to Hill Street.

Figure 2 shows the location of the site and the surrounding road network.



Figure 2: Site Location (Source: Top of the South Maps)

As shown the site has access from Langdale Drive which links through to Wensley Road to the north west and Fairrose Drive to the south west. To the south east will be a new connection to Hill Street and a new linkage to Fairrose Drive to the south west.

Olive Estate is very well connected to the wider road network via Wensley Road that connects onto Bateup Road and SH6 and SH60 to the south and west respectively. Hill Street connects to Queen Street and Champion Road to the north. Washbourne Drive also provides a convenient connection to the town centre via Hill Street.

The site already has connections to Wensley Road and Fairrose Drive. There will be a new connection to Hill Street with a second connection to Fairrose Drive.

Figure 3 shows the road environment on Hill Street in the vicinity of the new connection to this road.



Figure 3: Hill Street road environment

As shown Hill Street is a straight road with a number of vertical curves along its length. It is around nine metres wide with kerb and channel along both sides of the road. There are footpaths along both sides of the road with a centreline marked in the middle of the carriageway.

The posted speed limit for Hill Street is 50 km/h with an estimated higher operating speed of around 60 km/h.

4. Crash History

A detailed search of the NZTA crash database was carried out for the five-year period from 2014 to 2018. The part year of 2019 was also reviewed and considered as part of the crash analysis. The area that was reviewed for crashes was the intersection of Wensley Road and Langdale Drive, Langdale Drive and Hill Street where the new intersection will be formed.

There were no reported crashes within the search area which would suggest the road network in the vicinity of the development is operating safely.

5. Proposed Development

The proposed development is an extension of the Olive Estate will see the construction of new villas, terrace houses, serviced apartments, a relocated care facility. The development will connect the already completed part of the Olive Estate that is near Wensley Road to Hill Street to the east.

Figure 4 shows the proposed development on the new block of land to the east of the existing development.



Figure 4: Proposed Development (Source: Canopy)

As shown, the existing Olive Estate to the left will connect through to an extension of Fairose Drive that will join Hill Street. The Care Facility will have off street parking for visitors in front of the building with covered car parking for the apartments and some staff underneath. Servicing for the Care Facility and apartment parking is at the rear of the building with access from Brenda Lawson Way.

The new standalone units will have at least one off street car park with visitor parking also provided. There is a greenway which will be used as a shared path (3.0 metres) for cycles and pedestrians through the development.

The general design philosophy follows the already successful layout provided in the existing Olive Estate. This design philosophy uses combination of landscaping, narrow road widths and strong street edges that encourages motorist to travel slower and provides an environment where pedestrians and cyclists feel safe.

6. Planning Provisions

The development is located within the Residential Zone as listed within the Tasman Resource Management Plan (TRMP). As such, the development parking, loading and access is considered against the Chapter 11: Land Transport Effects and Chapter 16, Section 16.2 Transport.

As noted above the development seeks to extend the existing lifestyle village and apply the same standards that have already been and proved to be successful.

Section 16.2 sets out the rules and standards for the access, parking and traffic requirements for developments, noting that these relate to individual lots within the development. Due to the type of development and there being no subdivision for the individual units, some of the matters cover in this section of the TRMP are not relevant.

This section provides an evaluation of the proposed development against the Tasman Resource Management Plan (TRMP). There are three relevant sections of the TRMP that need to be considered and an assessment provided. The three sections are Section 16.2 - Transport (access, Parking and Traffic), Section 16.3 - Subdivision and Section 18.8 - Road Area.

6.1. Section 16.2 - Transport (Access, Parking and Traffic)

Section 16.2 provides the rules and standards for the access, parking and traffic requirements for developments, noting that these relate to individual lots within the development. Due to the level of the design for most of the lots it is not possible to provide details about some of the matters. The relevant rules from Section 16.2 are provided in **Table 2** below along with a statement of compliance against those requirements.

RULE	REQUIREMENT	DISCUSSION	COMPLIANCE
16.2.2.1	Permitted Activities (Land Use – Vehicle Access Considerations)		
Access	<i>(a) The site is provided with an access, laid out and constructed in accordance with the standards in Figure 16.2A,</i>	The individual accesses into the new units have been specifically designed to meet the needs of users of the new dwellings. This will be done in a similar way to the existing Olive Estate.	Will Comply
Vehicle Crossings	<i>(i) Every access is provided with a vehicle crossing that complies with the requirements of this rule and Figure 16.2A.</i>	Each vehicle access will be constructed to the Engineering Standards and TRMP requirements.	Will Comply
	<i>(j) A vehicle crossing must include: (i) a formed surface between the carriageway of the road and the road boundary of the site to the same standard as the carriageway surface; and (ii) an extension into the on-site access in accordance with Figure 16.2A.</i>	Each vehicle access will be constructed to the Engineering Standards and TRMP requirements.	Will Comply
	<i>(m) On a road with a speed limit of 50 kilometres per hour or less, any vehicle crossing abuts the site boundary furthest from the intersection for any site within 20 metres of an intersection; provided that for a corner site, the crossing abuts the site boundary furthest from the intersection on the road ranked lower in the road hierarchy if one of the roads is an arterial road or distributor road. In both cases, measurement is from the boundary tangent points if they were extended, and no vehicle crossing is closer than 12 metres to an intersection.</i>	All vehicle crossings will be located away from intersections with the exception of terrace houses 7 and 8 at the intersection of the new private road and Fairrose Drive. While the siting of some of houses is yet to be determined, all vehicles crossings can comply with the 12 metre separation requirement except for the new service access on Brenda Lawson Way.	Does not comply
	<i>(p) Not more than one crossing is provided per site.</i>	All units will have only one vehicle crossing	Will Comply
	<i>(t) Any vehicle crossing is located and constructed to provide a sight distance between any vehicle and traffic on the</i>	All vehicle crossings will provide suitable sight distances for the	Will Comply

	road of not less than the minimum specified in Figure 16.2B, measured in accordance with the diagram in Schedule 16.2E.	operating speed they are located in.	
16.2.2.3	Permitted Activities (Land Use – Provision for Parking and Loading)		
Parking	<p>(c) Parking spaces, of at least the number specified in Figure 16.2C, are provided at all times within the net area of the site.</p> <p><u>Hospital and elderly persons' home</u></p> <p>1 space per 5 beds or per dwelling (whichever is the greater), plus</p> <p>1 space per staff (calculated from the staff numbers on the largest shift).</p>	<p>The Care Facility will have 38 rest home Beds, 16 hospital beds, 16 dementia Beds, 14 one-bedroom apartments and 6 two-bedroom apartments.</p> <p>The TRMP parking requirements is 14 spaces for the Care Unit and four spaces for the serviced apartments. This is total of 18 spaces.</p> <p>The Care Facility will have 27 staff on the site. The TRMP requirement is 27 spaces.</p> <p>The total requirement for the Care Facility is 45 spaces</p> <p>There are 21 spaces under the apartments associated with the Car Facility with further 28 spaces in front of the Care Facility off Fairrose Drive. This is a total of 49 spaces.</p> <p>There are an additional four spaces above the TRMP requirements.</p> <p>There are 16 angle parks provided on the street (Fairrose Drive) outside the Care Facility which are intended for visitors/staff to the Care Facility.</p> <p>Overall the TRMP parking requirement of 45 spaces can be met on the site and on the street.</p> <p>All the residential units have at least one on site car park with the ability to park a second car in front to the garage. There is a total of eight visitor car parks provided. This exceeds the requires of the TRMP.</p>	Can Comply
	(e) Any required parking space and associated manoeuvring is designed to accommodate a 90 percentile design motor car as defined in Schedule 16.2A and is laid out in accordance with Figure 16.2D and 16.2F.	All car parks can meet this requirement. All parking areas for the housing units have been check for tracking and they provide a workable design.	Will Comply
Loading	(g) Any non-residential activity contains a loading area for vehicles servicing the activity.	The servicing areas have been provided for at the rear of the Care Facility. They have been specifically designed to accommodate the needs of the development.	Complies
	(h) Any loading area is at least 7.5 metres long and 3.5 metres wide, with a clear	They have been specifically designed to accommodate the	Complies

<p>height of not less than 3.8 metres; except for activities of less than 1500 square meters gross floor area where a loading area must not be less than 6 metres x 3.5 metres x 2.6 metres.</p> <p>The loading requirements for the individual activities will be provided on the site with specifically designed areas to meet their needs.</p>	<p>needs of the development with the dimensional requirements of the TRMP being met.</p>	
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Table 2: Compliance Table for Section 16.2 of the TRMP

As set out in the table above, the proposed development can meet the TRMP requirements with the exception of three vehicle crossings being within the separation requirements for intersection.

6.2. Section 16.3 - Subdivision

Section 16.3 provides the rules relating to subdivisions with the relevant Rules provided in **Table 3** and an assessment of the development compliance with the Rules. These rules are largely not relevant to the development as no subdivision is planned.

RULE	REQUIREMENT	DISCUSSION	COMPLIANCE
16.3.3	Residential Zone		
	<p>(mf) The transport conditions in Schedule 16.3B are complied with, unless the subdivision is for single allotment for a network utility.</p>	<p>There is one road to be vested in council as part of the development. For the purpose of assessment, the internal roading for the development has been considered against Schedule 16.3B.</p>	<p>Does not comply See Assessment of Effects</p>
	<p>(n) Subdivision for standard density development in the Richmond South, Richmond West, Motueka West, Mapua and Richmond Intensive development areas, as shown on the planning maps, complies with the following conditions:</p> <p>(ii)(a) All roads are constructed in accordance with the standards set out in Figure 18.8A (for Richmond South, Richmond East, Richmond Intensive, Motueka West and Mapua development areas), Figure 18.8C (for Richmond South minor roads) and Figure 18.8F (for Richmond West) and with reference to the Urban Design Guide (Part II, Appendix 2).</p>	<p>There is one road to be vested in council as part of the development. For the purpose of assessment, the internal roading for the development has been considered against Schedule 16.3B.</p>	<p>Does not comply See Assessment of Effects</p>
	<p>(ii) (d) Except for the indicative roads shown in the Richmond South and the Richmond West development areas on the planning maps,;</p> <p>(i) no road in the Richmond South Development Area is designed to connect directly with Hart/Bateup</p>	<p>The connection to Hill Street is an indicative road as set out in the TRMP</p>	<p>Complies</p>

	roads, Wensley/Paton roads, Hill Street or State Highway 6;		
Schedule 16.3A	Assessment Criteria for Subdivision - Transport, Access and Roads		
	<i>(35) The degree of compliance with provisions of the current Tasman District Council District Engineering Standards, or the ability to achieve acceptable standards by alternative means.</i>	The internal road design is specifically assessed later in this report.	See Assessment of Effects
	<i>(36) The proximity, safety and ease of access between any site and the nearest collector, distributor or arterial road, including: (i) the number of intersections between the frontage of any site and the nearest of those roads; (ii) the driving time between any site and the nearest of those roads; (iii) the walking distance between any site and an arterial or distributor road, along public roads, pedestrian ways or footpaths through reserves.</i>	The site is well located to the wider transport network with Hill Street and Wensley Road providing excellent connections to the wider Tasman area.	See Assessment of Effects
	<i>(38) The extent to which an existing road needs to be upgraded to manage effects of traffic generated by the subdivision, taking into account the existing state and use of the road and the construction standards of section 18.8A rules for that particular class of road.</i>	The adjacent road network is capable of accommodating the expected traffic from the site. This was considered as part of the zoning of the site for residential use.	See Assessment of Effects
	<i>(39) The ability to comply with the site access and vehicle crossing requirements of rule 16.2.2.1.</i>	The site access and the vehicle access arrangements within the site will meet the provisions of Rule 16.2.2.1.	See Assessment of Effects
	<i>(41) The appropriateness of, or need to provide, access by way of a road rather than a private way.</i>	The design of the development has the internal roads being private. This is proposed due to the nature of the development. The layout and design have been proven to be successful in managing speeds and driver behaviour within the village that has already been completed.	See Assessment of Effects
	<i>(42) The adequacy of road layout, including road access to adjoining land.</i>	The internal road layout has been specifically designed to meet the needs of its intended users and has been fit for purpose.	See Assessment of Effects

	(43) <i>The provision, design and routes of cycleways, walkways and bridle-paths, including linkages between any site and local retail areas, schools, reserves, bus routes and arterial roads.</i>	These linkages will be via the specifically designed road and greenway connections through the development and to the wider road network.	See Assessment of Effects
	(46) <i>Provision for the vesting of road reserves for the purpose of facilitating connections to future road extensions to serve surrounding land.</i>	The development of the site will provide a connection to Hill Street and to Fairrose Drive as anticipated by the TRMP.	See Assessment of Effects
Schedule 16.3B	Transport Conditions		
Roads, Access and Parking	(a) <i>All roads, including indicative and connecting road, are laid out, constructed and vested in the Council in accordance with the road construction conditions specified in Section 18.8A for the relevant Road Class in the road Hierarchy shown on the planning maps.</i>	The size of the subdivision would suggest that the internal roads would best suit an Access Road and/or Access Place. Fairrose Road extension through the development will not meet Section 18.8A	See Assessment of Effects
	(b) <i>Every allotment has vehicle access to a formed legal road other than a limited access road. Access to allotments is constructed in accordance with conditions specified in section 16.2.</i>	All the lots formed within the development will access to a vested road.	See Assessment of Effects
Linking Subdivision Roads to Existing Roads	(j) <i>The subdivision provides a safe and efficient road, cycleway and pedestrian access connection to adjoining roads, cycleways and pedestrian accessways.</i>	The internal roads and pedestrian accessways have been considered in the design phase. The master planning process was to provide a development that is focused on residents rather vehicles. This has led to a development with a focus on people. Note that no subdivision is planned	See Assessment of Effects

Table 3: Compliance Table for Section 16.3 of the TRMP

As set out in the table above, there are two areas where the development will not meet the TRMP. Two of the non-compliances relate to the same matter of not meeting Figure 18.8A road design standards.

As noted above there is no subdivision of the property into individual units. The assessment provides considers the relevant rules of Section 16.3 with most of the Subdivision Rules not applicable.

These non-compliances are discussed in detail below in the Assessment of Effects.

6.3. Section 18.8 – Road Area

The proposed subdivision is located in the Residential Zone. This Area is subject to its own requirements with regard to road construction standards (Figure 18.8A) which are set out below for a Collector Road which is the expected classification of Fairrose Drive.

A Collector Road is expected to carry around 500 to 1,000 vehicles per day. It is required to have a width of two three metre traffic lanes, two 1.5 metre wide cycle lanes, two 2.0

metre wide parking lanes and two 2.0 metre wide footpaths. The total legal width is expected to be 24.0 metres.

The proposed layout for the extension of Fairrose Drive is a seven metre wide carriageway and two 1.5 metre wide footpaths. There is a shared 3.0 metre cycle pedestrian path on part of the northern side of road (from Hill Street to greenway connection). The proposed layout does not meet the standard under Figure 18.8A.

The development will consist of a lifestyle village with interlinking roads that will be constructed as part of the extension of the Olive Estate. These roads have been specifically designed to provide the necessary width for vehicle movements but are constrained to ensure the right outcomes in terms of safety and amenity for other road users.

The area of non-compliance is discussed in the “Assessment of Effects” section of this report.

A review of the TRMP indicates that the proposed development complies with most of the relevant provisions except for a technical non-compliance relating to the location of three accesses and the design standard for the extension of Fairrose Drive. A detailed analysis of the traffic effects is assessed below.

As set out in the table above, there are a number of elements to the proposed development that are unique and will not meet the TRMP requirements. This was the case for the first parts of Olive Estate, and it is proposed to continue this layout. The internal roading within the development will be private and managed by a body corporate style management structure as are the existing roads within the site.

In terms of carrying out an analysis of the internal roading layout, consideration has been given to Figure 18.8A road design standards which has been provided in the Assessment of Effects section of this report. However, it is important to note that the proposed roading network for the further development of Olive Estate is to continuation of the current design.

7. Assessment of Effects

This section of the report considers the proposed development, analyses the transportation matters, and provides an assessment on the impacts of the development on the adjacent road network. The main areas that require careful consideration relate to the provision of car parking, the parking demand, the traffic generation, site access, site layout and design along with the road capacity on the wider road network.

The following matters are also specifically assessed:

- Road layout
- Site access
- Traffic generation
- Trip distribution
- Parking provision and layout
- Servicing

- Road safety

Each of these matters are discussed in detail below.

7.1. Road Hierarchy

The master planning process developed a series of road designs that targeted slow speed environments with the purpose of providing a residential street design for people rather than vehicles. It is proposed to provide four different road types for the development which are:

- Collector Road – 7.0 metres wide with footpaths on both sides of the road (Fairose Drive extension) which will be vested as road
- Sub collector – 6.0 metres wide that is consistent with other 6.0 metres wide roads within the development. There will be a footpath on one side of the road with this road being private.
- Access Road – 5.0 metres wide with a footpath along one side of the road with this road being private.
- Access Place – 4.0 metres wide with no footpaths and being private. These roads are short cul de sacs.

The hierarchy has the roads with wider road carriageways for the higher flows. The pedestrians and cycle needs have also been considered against the different road function with separated facilities on higher flow roads and lower flows have more shared spaces.

Road widths have been designed to allow for two vehicles to pass along its length. However, this will be restricted when some cars park on the road. This will provide traffic calming at these locations leading to a slow speed environment for residents. It should be noted that cars are typically around 1.8 metres wide. For slowing moving vehicles there is a need to allow for around 300 to 500 mm around the opposing traffic to pass. This leads to a width of around 4.8 metres which can easily accommodate for two-way traffic. The road widths provided will easily allow for traffic to move along the proposed through roads.

The extension of Fairose Drive does not meet the provisions set out in TRMP in Section 18.8, Figure 18.8A relating to road widths and other cross-sectional elements. The proposed layout will provide for two traffic lanes and there is a footpath along both sides of the road as agreed in a meeting with council. It is understood that the proposed layout is acceptable to council provided that footpaths were included along both sides.

There are no adverse effects from the road design with positive impacts from slower speeds.

7.2. Road Design and Layout

As noted above, the road design has followed a process to develop liveable streets for the intended residents, with the roads being detuned for vehicles and placing more emphasis on slow speed streets and spaces. There are examples where over wide

roads, when the volumes do not require the carriageway dimensions, led to poorly functioning roads and undesirable outcomes for residents that live on these streets.

Figure 5 shows the potential adverse outcome of providing a Collector type road that meets the TRMP.



Figure 5: Example of a complying Collector road

As shown the wide carriageway is out of context with the surrounding residential environment. This leads to high vehicle speeds, poor outcomes for pedestrians trying to cross the road and poor guidance for motorists using the road. The road width is not required for the vehicle movements and parking of vehicles.

Figure 6 shows the same type of road that has been specifically designed for the existing Olive Estate and the community that it is serving.



Figure 6: A specifically designed Collector Road

As shown the road provides the visual and dimensional clues to reduce speed and create an environment that is safer to use for pedestrians/cyclists by changing the behaviour of the motorists and their expectations. The contrast in the two different road environments shown in figures above highlights the need to provide for the community rather than the vehicle.

Figure 7 shows another example of a liveable street within Olive Estate that has a collector road status. With its width of six metres, inset parking bays and strong vertical treatments such as the buildings and landscaping create the slow speed environment that operates along this road.



Figure 7: Collector Road

The existing road network in the Olive Estate shows the success of a liveable street with high quality landscaping which is used to provide an environment for the people rather than the vehicles. This design creates communities that interact rather than being severed by a road. It still provides for the needs to move vehicles along its length, albeit at a lower speed.

It is proposed to continue this road design philosophy to the new parts of the Olive Estate complex to extend the community feel and maintain lower vehicle speeds. The road design has been specifically considered and developed to provide a liveable street space for residents of the development and the road users that might use it rather than simply meeting standards. The careful attention to the road widths, berms and landscape areas provides the environment that will lead to safe and more appropriate outcomes for residential development.

The reduction in road width has had no effect on the operating capacity of the roads within the Olive Estate complex. This is mainly due to the internal road network being through and around residential streets and the roadblock lengths being short. The internal roads will mostly be used by residents and will not provide a major arterial function for the wider road network or there are other more suitable alternatives to use.

Figure 8 shows the typical standard for an Access Road that will be formed within the development.



Figure 8: Access Road (5.0 metres)

As shown, there is a footpath along one side of the road with opposing traffic being able to pass each other albeit slowly. Cars can also park on one side of the road and there is still sufficient room for another vehicle to move past.

Figure 9 shows the layout of an Access Place within the existing complex and what is proposed for the extension of Olive Estate.



Figure 9: Access Place (4.0 metres)

As shown this road type provides access to property with all movements within a defined carriageway. Pedestrians share the road with vehicles. Note that cars can park in front of garages should this be required and there is a vehicle parked in one of the two visitor spaces at the end of the cul de sac. Visitor parking will be provided in the same way for the proposed development.

The design of the roads within the proposed development (extension of Olive Estate) has been continued to provide the same environment where vehicles move through slow streets and pedestrians and cyclists feel safe to use the roads. There are greenway corridors in the development to provide separate off-road facilities to the road. This design will provide a safer environment than those seen in traditional developments with roads that meet old standards.

7.3. Road Connections

The extension of Olive Estate will have three access points being:

- The continuation of the roading from the completed part of Olive Estate
- A new connection to Fairrose Drive, and
- A new connection to Hill Street.

The connection from the existing Olive Estate will be a simple tee intersection connecting on to the extension of Fairrose Drive. There will be a threshold treatment across the intersection to direct stormwater but also provide a visual clue that this road is a different form and function to that of the extension of Fairrose Drive. This connecting road from Fairrose Drive to the existing network within Olive Estate will be six metres wide.

The connection to Fairrose Drive will be a simple extension of the existing section of Fairrose Drive from the south. The extended road will narrow as it comes into the Olive Estate development to again provide visual clues to the different driver behaviour that is preferred in this area. The extension of Fairrose Drive will be 7.0 metres wide.

The new connection on to Hill Street will form a simple tee junction with traffic on the new extension of Fairrose Drive being controlled by give way signs. The new footpaths on the extension of Fairrose Drive will connect into the existing footpaths on Hill Street.

Figure 10 shows the sight distances to the north from the location of the new access.



Figure 10: sight lines to the north of new intersection on Hill Street

As shown, there are excellent sight distances to the north from the new intersection with visibility well in excess of 300 metres being available. **Figure 11** shows the available sight distance to the south from the new intersection on to Hill Street.



Figure 11: Sight lines to the south from new intersection on to Hill Street

As shown the sight distance to the south for vehicles exiting the proposed development at the new intersection on to Hill Street is excellent. The sight line is more than 300 metres in this direction.

7.4. Site Accesses

The vehicle crossing widths will meet the requirements of the TRMP with the maximum vehicle crossing being six metres.

The accesses will be able to meet best practice for sight distances depending on the operating speed on the different roads. With the expected operating speed to be less than 40 km/h the required sight distances would be around 30 metres in this development.

7.5. Traffic Generation

For the purposes of calculating the trip generation from proposed development it is more important to consider the changes in the already consented part of Olive Estate to account for the whole development. The analysis of the trip generation excludes the areas relating to the Lakehouse and commercial areas as these have already being accounted in the granted variation.

Therefore, the trip analysis will consider the changes associated with the residential components and the Care Facility. For convenience Table 1 has been reproduced below that sets out the total number of units across the site and the activities within the Care Facility.

	Consented (including variation)	Proposed with changes		Total on completion of development
Villas	119	53		172
Terrace houses	32	21		53
Carriage Houses	4	0		4
Apartments (two buildings)	16	0		16
Serviced Apartments (In Care Facility)	58	20		20
Dementia Beds	100	16	70	16
Hospital Beds		16		16
Rest Home		38		38
Staff for Care Facility	38	27		27

Table 1 Reproduced

For the purpose of calculating the trip demand rates there are a number of reference documents that can be used including The Institute of Transportation Engineers (ITE), Road and Traffic Authority (RTA) and NZTA Research report 453 (RR453). Consideration

has also been given to evidence provided in the Consent Hearing for the original part of the Olive Estate development by Tim Kelly.

Residential Trip Rates (245 Units)

An extract from the Transportation Impact Report prepared by Tim Kelly for the Consent Hearing and accepted by the Commissioners outlines succinctly the trip generation expected from the development and the reason for rates being lower for retirement villages than standard residential developments.

For traditional suburban residential developments, trip generation rates of 8 or 9 vehicle trips / dwelling / day are used for assessment purposes. Lower rates of 3 or 4 vehicle trips/day have been assumed for the 'independent-living' residential components of the Estate. This acknowledges that trips will not be made by residents for work purposes, but that with reasonable levels of mobility and vehicle ownership trips will be made for a variety of other purposes. This rate also reflects a likelihood that residents will have some visitors arriving by car. For the assessed Saturday period, 20% of the daily trips are assumed to take place in the 'peak' hour.

For the care facility, the daily trip rate assumes one return vehicle movement per occupant associated with visitation and/or servicing requirements. Again, 20% of the daily trips are assumed in the 'peak' hour'.

ITE has trip generation rates that range from 1.63 to 2.15 trips per units per day with peak flows of around 0.11 trips per unit in the peak hour. RTA provides data showing trip rates of around 2.0 trips per dwelling per day with flows around 0.15 per unit in the peak hour. RR453 has rates of around 2.5 trips per day per dwelling and around 0.35 trips per dwelling in the peak hour. Accordingly, the use of trip rates of around 2.5 trips per dwelling per day and 0.35 trips per dwelling for the peak hour has been used to assess the traffic generated from the existing and proposed development.

It should be noted that this rate will also be used across all of the units which will result in an overestimation of the traffic flows from the site but is useful in terms of analysing the effects. The RR453 is also the highest of all the rates.

There will be 245 residential units (including apartments) excluding serviced apartments. Based on the assumptions above (and using RR453) the number of trips generated by the residential units will be around 610 trips per day or around 85 trips in the peak hours.

Care Facility and Serviced Apartments (90 beds)

The information about trip rates for Care Facility and serviced apartments is less reliable as the type and size of these facilities can affect the overall number of movements. ITE provides daily rates ranging from 1.88 to 4.14 per bed per day and around 0.36 during the peak hour. These rates include the trips generated by staff and the shift change occurring during the peak periods. ITE calculations show peak flows of around 40 trips per hour. RTA has a derived equation that has come from surveys for private hospitals. The Care Facility is likely to generate less traffic than a private hospital as it doesn't provide for outpatients or specialist surgery. Therefore, it is likely to overstate the demands. RTA only provides peak hour rates which include staff and visitors based on the number of beds and on-site staff (27) at any one time. The peak trip rate for the

Care Facility is 55 trips per hour at peak times. RR453 provides peak trip rates of 1.3 trips per bed which equates to around 117 trips in the peak hour.

Traffic Generation Summary

An analysis of the traffic generation effects of the development have been broadly assessed. There are a number of reference documents that provide a wide range of trips rates. The Consent Hearing for the original consent appeared to have used rates from RR453 (no reference could be found to source data) which are noticeably higher than more robust data from overseas reference documents. For consistency the higher NZTA rates have been adopted for the calculation of the total expected trips from the changes in the development as set out above.

By using the RR453 trips rates associated with the residential and Care Facility components of the existing development and the proposed extension of Olive Estate the expected total number movements is around 202 in the peak hour.

Of note is the expert information provided for the original consent and evidence in the hearing had the total number of movements for the Residential and Care Facility being around 201 trips in the peak hour. The above calculations of the new expected trip rate from the development following its completion is similar to the already granted consent.

The reduction in the number of beds in the Care Facility, the reduction in the number of staff and the reduction in the number of serviced apartments has led to a reduced trip rate across the consented Olive Estate with proposed extension. Accordingly, any effects associated with traffic movements are similar to those already expected under the existing consent. These have already deemed to be considered to be less than minor.

7.6. Trip Distribution

The extension of Olive Estate up to Hill Street will lead to a significant change in the trip distribution across the wider road network. In the Hearing for the consented development there were a number of submissions that raised concerns about the increased traffic loadings on Wensley Road and other adjacent roads. The assessment of the consented development had all the traffic entering Wensley Road to access the wider road network including the high traffic generator of the Care Facility.

The proposed extension of Olive Estate will see a new intersection formed on to Hill Street which will allow some residents to exit via Hill Street to the wider road network. More importantly the location of the Care Facility will mean the visitors and staff to the building can take more direct route and not need to use Langdale Drive or Wensley Road. Hill Street carries much lower flows than Wensley Road and can easily accommodate more traffic.

Therefore, the proposed extension of the development with access on to Hill Street will have an overall positive benefit for users of Wensley Road and the adjacent roads by splitting the traffic loadings more evenly across the wider road network.

7.7. Parking

The parking provision needs to consider the supply and demand components of a development which is directly related to the different activities/uses within a site. As

with the analysis and assessments above, this section will focus on the changes that arise from the changes to the consented Olive Estate and the extension of the proposed development to Hill Street.

TRMP Parking Requirement

The residential units within Olive Estate and its proposed extension will be provided with at least one off street car park with most units being able to park a second car in front of the individual garages. This easily complies with the one park per unit requirement set out in the TRMP. There are also eight visitor car parks in the proposed extension of Olive Estate.

The Care facility consists of 70 care beds (total) and 20 serviced apartments (20 beds) which are located in the Care Facility along with 27 staff. The TRMP requires 45 spaces based on beds.

The interpretation of the beds for the serviced apartments could see these treated as residential units which would require one space per apartment. This would make the total parking requirement of 61 spaces for the serviced apartments within Care Facility. If this was the case, then there would be a shortfall in the number of parking spaces. The total on-site parking supply is 49 spaces which would leave a shortfall of around 12 spaces. It is proposed to provide 16 angled spaces on street in front of the care facility building that can be used to accommodate any overflow parking if that was to occur.

Parking Demand

As with the trip generation it is important to consider the material presented at the consent hearing for the original development with the analysis below only focusing on the demands created by the residential units and the activities associated with the Care Facility. The material provided in the Hearing assumed that the on-site parking was adequate, and no concerns were raised from submitters, Council or Commissioners. The parking provision for the original development didn't meet the TRMP requirements. The total parking provision for the original development of one per unit and 30 spaces for the Care Facility (158 beds and 38 staff) was considered to be sufficient.

In reviewing the various reference documents of ITE, RTA and RR453 a range of parking demands rates for the residential and care facility activities are provided. ITE has parking rates of one space per dwelling for residential units and with care facilities having 0.41 vehicles per bed which accounts for staff as well. RTA has parking rates for residential dwellings of two spaces per three units and one visitor space for every five units. RTA has one space per 10 beds plus one space per two employees. RR453 as a residential parking demand of one space per unit and 0.35 spaces per bed for a care facility.

A parking provision of one space per residential unit is largely consistent with the reference documents, noting that this is also what is expected under the TRMP. The parking provision for the residential units in practice is more than one space per unit and easily complies with the TRMP.

The Care Facility parking demands, as expected, vary significantly depending on which data source is used. This is because Care Facilities can have a range of different functions and the survey data will not account for the differences in the variety of

facilities. The ITE appears to have the best match to the proposed development as it accounts for most of the different function a Care Facility may have. There are in effect 90 beds in the Care Facility and at a rate of 0.41 spaces per beds the parking demand would be 37 spaces. This parking demand also accounts for staff.

It should be noted that the proposed parking provision is more than what was required for a larger facility (30 spaces for 158 beds and 38 staff) in the original consent. The parking provision for the original consented development was considered to have effects that are less than minor.

Parking Supply

As noted above the residential units will have at least one off street car park to meet their needs. In practice there is also a further space in front of the individual garages. This will easily meet the expected parking demands and will also cater for visitors.

There are eight visitor car parks provided within the proposed extension to Olive Estate. The Care Facility will provide a total of 49 spaces with 21 underneath the building and 28 in front of the building.

Parking Summary

The analysis above shows that there will be sufficient on-site parking to meet the expected demands generated by the different activities on the site. It should be noted that there are more car parks for smaller relocated Care Facility (49 spaces) than what was required for the consented larger Care Facility (30 spaces).

The expected parking demand for the Care Facility is around 40 spaces with the 49 parks to be provide easily meeting these demands. There are no adverse effects from the parking provisions.

7.8. Servicing

The servicing arrangements of the proposed development will be an improvement on the consented development. The relocation of the Care Facility will enable the servicing of the building to be separated from the main entrance and general public visiting family or friends on the site.

Access to the servicing area will be via Brenda Lawson Way (off Hill Street) to the north of the site. This access will also connect to the underground car park for the Care Facility that will be used by staff and serviced apartments residents.

The vehicle crossing for the service access has been widened to provide for the rubbish expected to service the site. It exceeds the maximum six metres as required by the TRMP. This will have no adverse effects as there is no footpath on this side of the road and the wider crossing has less effects than complying crossing would have.

The vehicle crossing is also located within 12 metres of the intersection of Brenda Lawson Way and therefore does not meet the serration requirements of the TRMP. The crossing has been positioned as far as possible from the intersection. The effects of the access location have been considered below.

Figure 12 shows the tracking curves of the largest truck expected to enter the site. The rubbish truck will visit the site two to three times a week with rubbish being front loaded into the truck



Figure 12: Swept Path of 9.0 metre truck entering the servicing area (Source: Stantec)

As shown the truck is able to enter the site via Brenda Lawson Way. The swept shows the truck using all of the available width of the driveway and servicing access. The truck also will use most of the width at the intersection of Brenda Lawson Way.

Figure 13 shows the swept path for the largest truck exiting the site.

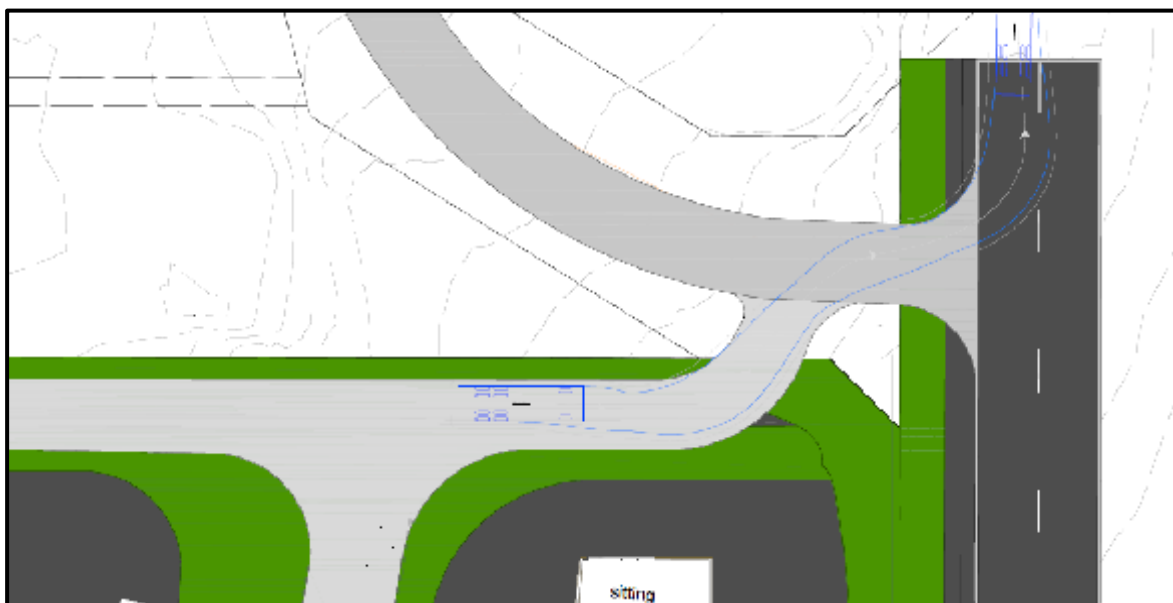


Figure 13: Swept Path of 9.0 metre truck exiting the servicing area (Source: Stantec)

As with the exit movement the truck will use most of the driveway with less of the intersection being used when exiting Brenda Lawson Way.

In considering the effects of the truck and the implications of the swept path there are some mitigating factors to the tracking at the intersection. Brenda Lawson Way is a very short cul de sac with only nine homes having access to it. This would equate to around nine vehicle movements at peak times and less during the day when rubbish pick up would occur. The likelihood of traffic meeting the truck as it enters and exits the site is low. The intervisibility at the entrance to the Brenda Lawson Way is excellent and this will allow opposing traffic to assess, react and stop should a situation arise. The vehicle

speeds in the area of the intersection are also slow due to the proximity of the intersection.

Accordingly, any effects are considered to be less than minor.

7.9. Road Safety

The development of Olive Estate has followed a process to design space that was focused on the community that live within it. This led to a design process that looked at the needs of residents, how they move through the development and providing safe spaces for this to occur. This design philosophy will continue into the extension of Olive Estate towards Hill Street.

The design focuses on providing connecting spaces with slow speed environments which improve the safety and amenity of all road users travelling through these spaces. In reducing the speeds within the road network, the likelihood of crashes is reduced and any outcome of a crash in terms of severity is significantly reduced. While the road design may from time to time lead to some minor inconvenience for motorists needing to wait momentarily when passing opposing traffic, the safety benefits of the proposed layout outweigh this inconvenience.

The speed environment is a critical element in how safe an environment will be and more so in areas with pedestrians. Generally, there is a 90% chance of a pedestrian dying being struck at 50 km/h compared to 10% of a fatality at 30km/h. Accordingly reducing speeds in these areas, where there is a greater likelihood of pedestrians has the most significant impact on providing a safe environment. Accordingly, design is critical to providing an appropriate speed environment. A speed environment of less than 30 km/h is typically recognised as providing a safe speed area for pedestrians. This has been proven in research and forms the fundamental principle for the introduction of 30 km/h speed limits in the central area of Richmond and other larger cities such as Wellington.

The roading arrangements for the proposed development have been carefully considered. Motorists travelling along the roads will be travelling at a low speed due to the design. Therefore, the proposed development will be a safe environment for all of its road users.

8. Conclusion

The proposed development consists of extending the Olive Estate lifestyle concept into the adjacent block of land towards Hill Street. This has provided the opportunity to reconsider and relocate the Care Facility which was situated in the at the rear of the original development consented in 2014. This will put the Care Facility closer to a main public road, making it more accessible and having a lesser impact on the internal users of Olive Estate and removing traffic from Wensley Road.

The relocation of the Care Facility has led to a reconfiguration of the supply units within the consented development with additional units being provided in the area the Care Facility has been moved from.

The internal roads for the development are an extension of the successful design that is already in place in the completed parts of Olive Estate. This layout provides the right

balance between the aim of vehicles moving slowly and the needs of other roads users in this space.

The analysis of traffic expected from the changes in the residential and Care Facility elements of the development show the expected number of movements will be around 200 trips in the peak periods. This is the same as the expected number of movements from the already consented Olive Estate development. Even though the area of land being developed is greater, the high traffic generating activities on the site have been reduced in size and therefore reducing the total number of traffic movements.

The expected traffic generated from the site can be easily accommodated on the adjacent road network

The parking demands from the extension to the development are also expected to be less than the already consented development due to the reduction in the activities that have high parking demands such as on-site staff for the Care Facility. All residential units will have at least one off street car park with most having two (stacked in front of garage). The Care Facility will provide 49 car parks which is more than the expected parking demand of around 40 spaces. It should be noted that the smaller Care Facility provides more car parks than what was approved for the original larger building.

The servicing needs for the development can be accommodated on the site with any effects be less than minor. Access to the servicing areas are more direct than the consented development with the effects considered to be positive.

Overall the number of expected movements can be accommodated on the surrounding road network, the parking demands can be accommodated on the site and visitors to the development are provided with a safe and convenient access to the development site.

We are happy to provide any further clarification if required.

Regards



Gary Clark

Director

NZCE (Civil), REA, MIPENZ, CPEng

Annexure D

Landscape and Visual Assessment

Prepared by Canopy Landscape Architects Ltd



OLIVE ESTATE
LANDSCAPE AND VISUAL ASSESSMENT
28 June 2019

CANOPY NZ LTD

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OLIVE ESTATE LANDSCAPE AND VISUAL ASSESSMENT

INTRODUCTION

1. Canopy Landscape Architects (Canopy) have been involved in master planning the Olive Estate Lifestyle Village (the Village) in Richmond, Nelson for several years. The Village gained resource consent (RM120928V1) in March 2014 and a large portion of the Village has now been built. In 2017, Olive Estate Lifestyle Village Limited purchased the adjacent block of land to the south that extends from the current site boundary to Hill Street.
2. This assessment considers the following (refer to Masterplan Set Plan 05¹):
 - a. changes to the existing consented site; and
 - b. the proposed Hill Street Block.
3. The proposed changes on the existing consented site include the removal of the consented Care Facility which is proposed to be replaced with villas, terrace houses and a greenway which features a swale and cycle/walking trail.
4. As part of the proposed Hill Street Block, the Care Facility building has been relocated to front Hill Street and consists of three interconnected terraced buildings. The assessment will identify and discuss any anticipated effects generated by the Care Facility changing location within the Village and continuing a similar village theme to Hill Street.
5. The assessment has been based on the Olive Estate Hill Street Block master plan set² prepared by Canopy, dated 27 June 2019 and Olive Estate Lifestyle Village Care Facility Hill Street Block³ prepared by Weir Architecture dated 12 June 2019. These plan sets are included within the AEE Plan Set Volume and references to the plans are included within this assessment.
6. A **Photographic Attachment** is included as **Appendix 2** to supplement this assessment.
7. This report should also be read in conjunction with the Urban Design Assessment prepared by Canopy dated 28 June 2019.

ASSESSMENT PROCESS

8. This assessment has been undertaken with reference to the New Zealand Landscape Institute Guidelines for Landscape Assessment⁴. A full methodology is outlined in **Appendix 1** of this report. In summary, the effects ratings are based upon a seven-point scale, which ranges from very low to very high.
9. A site visit was undertaken by Amanda Anthony (Senior Landscape Architect/Landscape Planner) and Liz Gavin (Director, Landscape Planner) of Canopy on 6th June 2019 (on a partly cloudy day)

¹ Refer to Plan Set Volume: Masterplan Set Plan 05

² Refer to Plan Set Volume: Masterplan Set

³ Refer to Plan Set Volume: Architectural Set

⁴ Best Practice Note Landscape Assessment and Sustainable Management 10.1, NZILA

to take photos of the site from representative public and private viewpoints. While on site, nearby public roads and places were visited as well as identifying the viewing audiences that may be affected by the proposal. These are described in the Visual Catchment section below.

EXISTING ENVIRONMENT

BROADER LANDSCAPE DESCRIPTION

10. The broader landscape context surrounding the site consists of rolling hills, which originate from the foothills of the Barnicoat Range to the southeast. The foothills immediately south of the site are relatively steep and form the backdrop to the site. The Barnicoat Range is cloaked in forestry with recent logging activity apparent on the ridgeline.
11. The proposed Hill Street Block borders the existing consented 8-hectare Olive Estate Lifestyle Village, which contains a mix of villas, terrace houses, apartment blocks and carriage houses. The existing site also contains a consented three-level 7,700m² Care Facility building as shown on Masterplan Set Plan 013⁵. The various housing types are currently under construction with two-thirds of them completed. The consented Care Facility has not been built. This is a key part of the existing landscape character of the receiving environment.
12. Residential developments within the Richmond suburb surround the immediate context of the site as well as lining the lower foothills of Richmond Hill.

PROPOSED HILL STREET BLOCK SITE LOCATION & DESCRIPTION

13. The proposed Hill Street Block (also referred to as the 'site') is approximately 3.4ha in area and 1.5km from the Richmond Town Centre. The site is zoned Residential and sits within the Richmond South Development Area which adjoins the existing Olive Estate Lifestyle Village (to the north-west). The site is adjacent to other traditional residential subdivisions (to the north-east and south-west) and is bound by Hill Street to the south-east. Refer to Masterplan Set Plans 03-04⁶ for further details on the sites' location.
14. The site consists of rolling and undulating terrain. The sites' elevation gradually drops in level from the south-eastern Hill Street boundary towards the adjacent Olive Estate village to the north-west. The site has a constant natural fall down its length and trends north-east/south-west. The top of the site (at the Hill Street end) sits at 50 metres above sea level, with 15 metres change in height from the top of the site to the bottom of the site at 35 metres above sea level (closer to Wensley Road).
15. The land cover of the site includes a mix of remnant orchard trees, exotic trees that line the south-eastern boundary fronting Hill Street and a stormwater pond with associated pump shed in the eastern corner. The remaining portions of the site are covered in pasture. The land has previously been used for horticultural purposes. A number of shelter trees have been removed along the sites' perimeter.
16. The site is not in an area with any identified landscape values in the Tasman Resource Management Plan (TRMP).

VISUAL CATCHMENT

17. The viewing audiences consist primarily of private residences that border the proposed Hill Street Block (on the north-eastern and south-western boundaries) and motorists travelling along Hill Street along the south-eastern boundary. Refer to **Appendix 2: Photographic Attachment** for photos that represent private and public views. Note: not every dwelling was visited on the

⁵ Refer to Plan Set Volume: Masterplan Set Plan 05

⁶ Refer to Plan Set Volume: Masterplan Set Plan 03 - 04

site visit however assumptions have been made on views obtained from the surrounding dwellings.

18. The north-western viewing audience consists of the existing Village yet to be built.⁷ For the purposes of this assessment, this viewing audience has not been considered given the Village will be one site and tie into the proposed Hill Street Block.
19. The north-eastern viewing audience consists of 8x private residential dwellings located on Fawdan Way and 3x private residential dwellings located on Brenda Lawson Way.⁸ Two of the single story dwellings on Fawdan Way (21 and 28) have open, uninterrupted views into the site along their southern boundary. The remaining dwellings on Fawdan Way will have partial to no view of the site due to fencing and established vegetation on these neighbouring sites. Two dwellings on Brenda Lawson Way (2 and 3) will have open views into the site primarily from their second floors. 5 Brenda Lawson Way will not have any views directly into the site due to the fence that is on the property boundary.
20. The south-eastern viewing audience consists of 6x private residential dwellings which front Hill Street and overlook the site from an elevated position.⁹ These dwellings have partial to no views into the site due to the existing trees that line the sites' south-eastern boundary on Hill Street, the topography and established vegetation on the individual properties.
21. The south-western viewing audience consists of 3x private residences from Jonathan Place, 1x private residence accessed from Hill Street and 3x private residential dwellings location on Fairrose Drive.¹⁰ The dwellings on Jonathan Place and Fairrose Drive will have partial views into the site due to existing fences that line their boundaries. The dwelling on Hill Street will have partial to no views into the site due to established vegetation within their property.

STATUTORY CONTEXT

22. The existing consented site (RM120928 V1, March 2014) and proposed Hill Street Block are both zoned Residential within the Tasman Resource Management Plan (TRMP) and sit within the Richmond South Development Area (RSDA). The proposed Hill Street Block sits on Greenfield land and is at the edge of the existing residential boundary of Richmond (formed by Hill Street). Adjacent to the site, along Hill Street is Rural Residential (Serviced), which is surrounded by Rural Residential on the lower foothills of Richmond Hill.
23. The proposed Hill Street block development will be assessed under Rule 17.1.2.5, 'Community Activity' as a Restricted Discretionary Activity. The matters over which consent is restricted relate to effects on residential character; noise and visual effects; scale of buildings and car parking; traffic and parking effects; duration of consent and timing of reviews of conditions; and financial contributions and performance of conditions. Refer to the AEE for other consultant reports as this assessment only considers residential character, scale of buildings and visual effects.
24. The existing consented site included a three-level Care Facility building in addition to various housing types that are currently under construction¹¹. Nearly two-thirds of the Village has been built with the exception of the consented Care Facility.
25. Refer to the AEE for the zoning plan and more information on the Statutory Context that applies to this site.

⁷ Refer to Photographic Attachment: Viewpoint 2

⁸ Refer to Photographic Attachment: Viewpoint 6

⁹ Refer to Photographic Attachment: Viewpoint 9

¹⁰ Refer to Photographic Attachment: Viewpoint 8

¹¹ Refer to Plan Set Volume: Master plan Set Plan 013

THE PROPOSAL

26. There are two parts to the proposal (refer to Masterplan Set Plans 014 - 017¹²):
- The **existing consented site (RM120928)**: the consented Care Facility building has been replaced by a greenway featuring a swale and cycle/walking trail, 25 villas and 12 terrace houses. The road network also connects into the proposed Hill Street Block to provide access through the entire site.
 - The **proposed Hill Street Block** development will include a newly designed Care Facility, 36 villas and 11 terrace houses. Allowance for RV parking has also been included in the western corner of the site.
27. As part of the proposed Hill Street Block development, the Care Facility has been moved approximately 200m to the south-east to front Hill Street. The relocation of the Care Facility has resulted in a redesign of the layout, form and bulk to better suit its new location and to reduce its overall impact on the receiving environment. The newly designed Care Facility also addresses the Hill Street streetscape by providing permeable fencing, screens and a mix of vegetation to enhance amenity. This change in location is shown on Masterplan Set Plan 014¹³.
28. The two-storey terraced Care Facility will contain¹⁴:
- a dining room for Olive Estate residents with outdoor dining in addition to several sitting rooms;
 - a dementia ward with 70 dementia units; and
 - 20 apartments with either an outdoor terrace or balcony for those who prefer a smaller living footprint within the village. An underground garage will also be provided for parking within this portion of the facility.
29. The proposal has design features such as seating areas scattered throughout the Village and a cycle/walking trail that follows the central swale. The swale transverses the Village from Hill Street through to the Lakehouse and functions as a secondary stormwater management solution. Extensive planting has been provided along the internal roads to create a street hierarchy as well as numerous gardens and open green spaces available for public use. These provide additional amenity within the site as well as adding character to the Village.
30. Overall, the proposal is entirely consistent with the existing consented 8ha Village. It continues the theme of the slow road environment, tree lined streets and a mix of housing types set amongst a park-like environment.

¹² Refer to Plan Set Volume: Masterplan Set Plan 014 – 017

¹³ Refer to Plan Set Volume: Masterplan Set Plan 014

¹⁴ Refer to Plan Set Volume: Architectural Set Plans Sk 8 - 14

ASSESSMENT OF EFFECTS

Introduction

31. Landscape and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts are assessed to determine their effects on character and quality, amenity as well as on public and private views.
32. In this report, the assessment of potential effects is based on a combination of the landscape's sensitivity and visibility together with the nature and scale of the development proposed. The landscape and visual effects have been determined using a seven-point. Refer to **Appendix 1** for the methodology that has been adopted for this assessment.
33. The main elements of the proposal that will give rise to residential character and visual effects are:
 - a. The over height component of the new Care Facility;
 - b. The bulk, scale and continuous façade of the Care Facility in comparison to the existing residential character on Hill Street; and
 - c. The potential visibility of the Care Facility from adjacent residential dwellings on Brenda Lawson Way and Fawdan Way.

Landscape Effects

EXISTING CONSENTED SITE

34. The existing consented site will have a similar character to what has been developed through the implementation of resource consent RM120928V1. The continuation and replication of similar planting and housing types will retain the character of the immediate context in contrast to the previously consented three-level Care Facility.
35. The replacement of the consented Care Facility with small residential units (villas and terrace houses) and a greenway will result in a reduction of landscape and residential character effects based on the difference in bulk, scale and height of the consented Care Facility versus the villas and terraces houses.
36. Overall, the proposal for the existing consented site is entirely consistent with the consented 8ha Village. It continues the theme of the slow road environment, tree lined streets and a mix of housing types set amongst a park-like environment similar to what has occurred to date within the site. Based on the above, the landscape effect is considered to be **low** for the proposed change to the existing consented site.

PROPOSED HILL STREET BLOCK

37. The site is currently rural in character given its past horticultural land use, however the land is zoned Residential and is surrounded on all boundaries by residential developments. This change from rural to residential land use is anticipated in the TRMP with a maximum building coverage of 33% for standard residential development. The proposal is only for 31% building coverage¹⁵. It is also noted that site coverage of up to 70% is provided for in the Compact Density Development rules.
38. The villas and terrace houses in the proposed Hill Street Block will integrate into the site based on the landscape character in the existing Village and existing residential developments along the sites' north-eastern and north-western boundaries. The character and scale of the proposed villas and terrace houses will be in keeping with the immediate sites' surroundings, which

¹⁵ Refer to Plan Set Volume: Architectural Plan Sk.8

consist of a mix of single-storey and two-storey homes. This scale of residential development is also anticipated in the TRMP under the Residential zoning.

39. The main change in residential character anticipated as part of the Hill Street Block is the Care Facility. While the Care Facility is already consented in the existing Village, the new proposal brings the facility building closer to the Hill Street frontage. The new Care Facility is shown on Architectural Plan Set Sk12-14¹⁶. The over height component and continuous façade of the Care Facility (specifically the dementia ward) will initially be a change in streetscape character to what is generally found along Hill Street. These two components of the proposal are discussed in further detail below and put into context with the sites' topography and the proposed landscape treatment along the boundaries.

Over height component of the proposed Care Facility

40. The TRMP provides for a 7.5m maximum overall building height. The central module of the dementia ward reaches approximately 10.5m at its highest point¹⁷ with the remainder of the Care Facility building being under the maximum height limit. The building breaches the maximum height limit approximately 50m from the closest dwelling located at 3 Brenda Lawson Way. Due to the change in topography on the site and the Care Facility being terraced it is considered the over height component of the building will not impact the immediate neighbouring properties located on Brenda Lawson Way.
41. Several two-storey residences are found along Hill Street along with a mix of single storey homes. The difference in elevation from the residential houses on Hill Street across the road from the site (to the south) provides natural mitigation.¹⁸ These houses are separated from Hill Street by a retaining wall, and sit above the street with views gained looking out over the site well above the proposed roofline of the Care Facility. This change in elevation and the expansive landscape create the opportunity for the over height component of the Care Facility to settle into the landscape in a manner that can absorb the change from the adjacent neighbours on both Brenda Lawson Way and Hill Street.

Continuous façade of the proposed Care Facility

42. The continuous façade of the dementia ward portion of the Care Facility is due to it being a built for purpose facility which includes a residential component. Even though the building varies in height along its approximate 100m length on Hill Street, it does differ in character when compared to the surrounding residential character on Hill Street. The residential dwellings located in the immediate context of Hill Street are separated by established vegetation and fencing.
43. The difference in the continuous length of the facility verses separated residential dwellings, is the appearance of a larger, bulkier building than would normally be expected in this environment. However, the proposed landscape treatment¹⁹ of offset timber screens, fencing and a variety of planting at differing heights along Hill Street will assist in breaking up the continuous length of the facility while also providing amenity to the streetscape.
44. The proposed facility setback also assists in settling this larger building into the surrounding environment. The existing trees along the Hill Street boundary will be removed to make way for the new landscape treatment. They were of a height that screened wider views of the Waimea Inlet and plains from dwellings on the south side of Hill Street. The removal of these trees and replacement with smaller species will improve this view without reducing amenity.

Adjacent neighbours on Brenda Lawson Way

45. Due to the change in topography on the site and the Care Facility being terraced, the proposed service entrance to the facility will be several meters above the adjacent neighbours on Brenda Lawson Way (refer to Masterplan Set Plan 024 - 025)²⁰. In addition to this, a retaining wall (ranging from 3.1- 3.8m) is required for the dining room (only for use by the Village residents)

¹⁶ Refer to the Plan Set Volume: Architectural Set

¹⁷ Refer to the Plan Set Volume: Architectural Set and the Canopy Urban Design Assessment

¹⁸ Refer to Photographic Attachment: Viewpoint 9

¹⁹ Refer to the Plan Set Volume: Masterplan Set Plan 038 - 040

²⁰ Refer to the Plan Set Volume: Masterplan Set Plan 024 - 025

and outdoor dining central building²¹. The proposed 14.3m building offset and elevated service entrance provide sufficient depth to introduce acoustic fences and planting to soften the retaining wall edge, provide separation and create privacy for the adjacent neighbours as well as those utilising the Care Facility.

Summary of Landscape Effects

46. It is noted that community activities are an anticipated part of the residential fabric of a neighbourhood and while considering this, the landscape effect from the Care Facility being located on the Hill Street frontage is considered to be **moderate-low**. This is due to the change in streetscape character as experienced from Hill Street (pedestrians and motorists) associated with the length of the continuous façade of the Care Facility. Also a **moderate-low** adverse character effect on the two adjacent properties due to the scale and bulk of the Care Facility along the north eastern boundary on Brenda Lawson way. Both of these adverse effects are temporary. The building will be offset by a variation in fencing screens, planting and trees along the Hill Street and neighbouring residential boundaries.²² The proposed landscape treatment along Hill Street will provide depth through the planting, which will also assist in breaking up the continuity of the building. There will be an immediate reduction in this through the proposed screen fencing, with proposed landscaping taking a few years to establish. We note that the Care Facility is the final stage that is to be developed on the Construction Staging Plan²³.
47. The remainder of the proposed Hill Street Block is considered to integrate into the existing character of the Village and adjacent residential developments. Based on this, the overall long term landscape effect is considered to be **low**.

Visual Effects

48. The viewing audiences have been identified in the Visual Catchment section earlier in the assessment. They consist mainly of adjacent residential dwellings along the north-eastern and north-western boundaries in addition to elevated residences located on Hill Street.

EXISTING CONSENTED SITE

49. As previously discussed, the consented Care Facility is proposed to be removed from the existing site and will be located in the proposed Hill Street Block on the Hill Street frontage. This facility relocation has reduced any potential visual effects from public and private views given the three-storey building will no longer be in the consented central location.
50. Villas, terrace houses and a greenway featuring a swale will replace the consented Care Facility resulting in visual coherence with the existing Village development. This change in proposal provides the Village with valuable linkages for both pedestrians and motorists across the site.
51. Visibility of the new villas and terrace houses is contained within the existing site and considered not to generate any visual effects given the proposal is a continuation of the existing site.

PROPOSED HILL STREET BLOCK

Effects from public locations

52. The proposal will not be visible from a majority of the surrounding roads due to the existing residential development in the foreground that has taken place to date in addition to the rolling terrain of the landscape. From Hill Street, pedestrians and motorists will have views into the site when walking along the footpath or travelling along the sites' boundary. These views will consist of the newly designed Care Facility, villas and a long distance vista over the entire site when viewing from the corner of Hill Street and Fairrose Terrace.
53. The visual amenity of the site will be enhanced by landscape planting proposed along Hill Street, which will consist of a mixture of shrubs and trees on terraces that gradually step down from Hill

²¹ Refer to the Plan Set Volume: Masterplan Set Plan 020 and 024 - 025

²² Refer to the Plan Set Volume: Masterplan Set Plan 038 - 040

²³ Refer to the Plan Set Volume: Masterplan Set Plan 026

Street into the site. This proposed planting will add character and amenity to the Hill Street streetscape above and beyond what is required by the TRMP²⁴.

Effects from private locations

Viewing Audience	Nature of the view	Amenity Effect	Mitigated By
North-eastern <i>(19, 21, 28 Fawdan Way and 3, 5 Brenda Lawson Drive)</i>	Shared boundary with the Care Facility. Views through the site to the apartment building, dining room and the dementia ward which consist of three interconnected buildings terraced down the site. The approximate height of each building is 7m with the maximum height reaching 10.5m.	Residential development along the northern boundary is largely single storied with the exception of 2 and 3 Brenda Lawson Way which are two storied. The Care Facility will have a moderate-low effect initially. This is considered to lower over time as the planting becomes established to help screen and settle the building into the site. Views into the site will be limited to the upper floors of the facility due to the topography of the site, viewing angle from the residences and the proposed 1.8m fence for screening. A landscape strip and tree planting will also intervene in the view. The terracing of the building coupled with the viewing angle to the building will generate a low effect once the planting is established to provide adequate screening.	<ul style="list-style-type: none"> The proposed Care Facility meets the setback requirements and daylight angles along the shared boundary, however the dementia ward exceeds the 7.5m maximum height requirement by 3m for only the central portion of the building²⁵. This will be mitigated from the adjacent dwellings by the building setback, proposed fencing, screens, retaining walls and planting which will consist of trees and shrubs for variation. A new 1.8m terraced fence along shared boundaries will be provided to ensure privacy and screening to the lower floors of the buildings and adjacent dwellings. Trees and planting will border the shared boundary in addition to hedging along the retaining wall bordering the service access. The dining room terrace will also have trees and planting to provide screening from the upper floors of the adjacent dwellings.
South-eastern <i>(across Hill Street from the site)</i>	Elevated views over the site and at an oblique angle when looking down towards the site. Primary views are assumed to be out to the Waimea Inlet and mountains in the distance.	Residential dwellings located across the street from the site are a mix of single and double-storey with established trees and gardens. The removal of the exotic trees along Hill Street will open up views for the elevated dwellings, allowing more open sightlines to the mountains in the distance. The effect is considered to be low based on the Hill Street frontage of planting and elevation of the dwellings in relation to the site.	<ul style="list-style-type: none"> The terracing of the Care Facility along with the sloping terrain of the site will settle the building into the site. Views into and of the site will be partially screened by the proposed planting and trees along Hill Street and within the site. A mix of semi permeable screens and retaining walls will also provide interest and enhance the character of Hill Street.
South-western <i>(Nichol resident,</i>	Shared boundary with the villas, terrace houses and Fairrose	Residential single storey dwellings will have minimal views into the site generating	<ul style="list-style-type: none"> Views into the site will be screened by a proposed 1.8m fence and boundary planting

²⁴ Refer to the Plan Set Volume: Masterplan Set Plan 038 - 040

²⁵ Refer to Plan Set Volume: Architectural Plans Sk 12-14.

<i>Jonathan Place, Fairrose Drive)</i>	Drive. Views into the site are open along some boundaries and fully screened along others.	a low effect on the adjacent neighbours.	which includes trees and shrubs.
North-western	Part of the site and overall village.	Not applicable.	Linking the existing village with this site.

54. While not every residential dwelling was visited during the site visit, an overview of visibility was gained while within the site. The north-eastern viewing audience adjacent to the Care Facility is considered to be the most sensitive to visual amenity change. This is due to their current outlook being a Greenfield site, which will change to a terraced, two storey Care Facility consisting of three interconnected buildings. However it is worth noting, views are not protected under the TRMP and are in this instance anticipated to change in keeping with the underlying Residential zoning.
55. In terms of planning infringements, the proposed height of the facility exceeds the maximum height of 7.5m allowed by the TRMP by 3m²⁶. As previously mentioned, this over height component of the facility mostly relates to the central portion of the dementia building, which will not have a direct effect on the adjacent neighbours on Brenda Lawson Way. From Hill Street, the over height portion of the building is indiscernible due to the sloping topography of the site and the building being located at a lower level than Hill Street.
56. The Care Facility will be setback further into the site than what is required by the TRMP as well²⁷. This will assist in reducing the visual prominence of the building in relation to the adjacent residential dwellings located at 3 and 5 Brenda Lawson Drive. The Care Facility building is setback a minimum of 14.3m from the north-eastern property boundary in comparison to a side yard of only 1.5m (on one side) and 3m on other boundaries as required by the TRMP.

Summary of Visual Effects

57. Overall, there is considered to be a **moderate-low** visual amenity effect on the adjacent properties (3 and 5 Brenda Lawson Way), which will lower over time as the planting becomes established. This relates largely to the bulk of the Care Facility, which introduces a different character to that of typical residential character (due to the longer facades), noting however that larger community buildings are located within residential environments. Other than this effect, the proposal is considered to have moderate positive visual amenity effects to the neighbourhood by providing nearby facilities to be used by the public, such as the pocket parks, walking/cycling tracks, mini orchards and an extensive amount of planting to create a park-like setting.

²⁶ Refer to Plan Set Volume: Architectural Plans Sk 12-13

²⁷ Refer to Canopy Plans 3.9 Private Space Plans

TRMP Assessment Matters

Below are the assessment matters under Rule 17.1.3.4B that apply to the site and commentary has been provided for each. The Urban Design Assessment prepared by Canopy should also be referred to as similar topics to those below are discussed and expanded on.

Table 2: Assessment Matters under Rule 17.1.3.4B		Assessment
(2) Site Layout	(a) The extent to which the siting and configuration of buildings and the uses on the site have a positive relationship with the street, in particular whether main entrances front the street with garaging and parking located to the rear of the site.	<p>The proposed Hill Street Block maintains a similar site layout to the consented Village. The dementia ward portion of the building fronts Hill Street and is a purpose built facility which has proposed gardens and planting along the street frontage. A mix of retaining walls and semi-permeable screening will be provided along the buildings' length as a health and wellbeing precaution for the residents in the ward. The main entrance into the Care Facility will be via Fairrose Terrace.</p> <p>Also, as seen on the Masterplan Set Plan 016²⁸ the villas along Hill Street face towards the street with the garaging and parking accessible to the rear of each unit.</p> <p>The feedback from the UDP was to provide a more visually open entrance into the site from Hill Street. As seen in Masterplan Set Plans 037-039, the entrance has incorporated signage, planting and offset screens to provide depth along the Hill Street frontage.</p>
(3) Scale and Bulk	<p>(a) Whether an increase in building coverage will increase the bulk of the building in such a way that it may cause dominance or intrusion on adjoining properties</p> <p>(b) Whether an increase in building coverage will adversely affect the amenity values and streetscape in the vicinity</p> <p>(c) Whether the proposed height of buildings and other structures, such as front fences, will be compatible with the height and visual character of the surrounding area and streetscape.</p>	<p>The consented Care Facility footprint was 7,700m² and the proposed Care Facility in the proposed Hill Street Block is 4,400m². This decrease in bulk and scale has resulted in a terraced building approach which responds to the sites' existing topography. As noted previously, the buildings are setback 14.3m from the adjoining properties to the north-east (located on Brenda Lawson Way) which reduces the apparent bulk of the buildings that might otherwise result in dominance or intrusion to the adjoining properties. The TRMP also enables 33% building coverage for standard residential and 70% site density for Compact Density Development. The proposed Hill Street Block provides 31% building coverage.</p>

²⁸ Refer to the Plan Set Volume: Masterplan Set

		<p>It is considered the amenity values that relate to Hill Street are based on the established streetscape planting associated with residential dwellings. The proposed planting and trees along Hill Street will add further amenity and character to the streetscape.</p> <p>The proposed height of the Care Facility will exceed the 7.5m height limit by 3m. However this is considered to still be in character with the surrounding heights of residential dwellings. The front boundary fence and screens along Hill Street will be no higher than 1.4m and will be terraced into the site to provide retaining and additional amenity planting.</p> <p>The feedback from the Urban Design Panel was that there was scope for the Care Facility to be higher at the southern end of the block, however out of sensitivity to adjoining neighbours, there was a desire to take a conservative approach and largely retain the height proposed during the UDP meeting.²⁹</p>
<p>(4) Building Design and External Appearance</p>	<p>(a) Whether the design and external appearance of buildings, including the scale, orientation and spacing, complements the existing buildings in the vicinity.</p>	<p>It is relevant to note that the receiving environment did have a larger consented Care Facility on the existing site to the north-west. In its new position, the Care Facility building will tie into the remainder of the Village in addition to the adjoining residential dwellings with the exception of the Hill Street frontage. The continuous scale and bulk of the dementia building will be larger than the surrounding residential character. However, the vertical scale of the building will be in keeping with the surrounding landscape topography and adjacent buildings. The proposed boundary treatment of fencing, planting and trees (along Hill Street) will mitigate the initial effect of a larger building and eventually settle it into the streetscape.³⁰</p>
	<p>(b) Whether the bulk or repetitive form of buildings is likely to detract from the visual amenities of the neighbourhood.</p>	<p>The dementia building which fronts Hill Street has height and material variation along the length of its façade to break up the continuous bulk appearance. Given the building will be setback between 8-10m from Hill Street and</p>

²⁹ Refer to Urban Design Assessment: Appendix 2, Point 8

³⁰ Refer to Plan Set Volume: Masterplan Set Plans 038-040

		located up to 4m below the street level, the proposed building is unlikely to detract from the street. It will enable views out to the wider landscape beyond the site and will add interest and variation through the refined architectural treatment. Character and amenity will also be provided through the landscape treatment.
	(c) Whether garages, garage doors or car parking on the site dominates the appearance of the site development when viewed from the street or internal accessways. In general, they should be recessed behind the front building line and integrated in the building design in a way that does not dominate the street frontage or internal accessways.	Car parking for the Care Facility has been provided between the apartment building and dementia ward in addition to extra capacity on Fairrose Drive. The parking spaces provided near the entrance to the site on Fairrose Drive are surrounded by planting and trees to add amenity to the area. The apartments have an underground garage provided for parking which is out of sight and does not dominate any street frontage.
	(d) Whether lighting overspill from the site will adversely affect the amenity values of adjacent properties.	Lighting along the collector roads is provided as well as bollard lights in the public spaces. All lights are directed downwards to avoid light pollution and will not adversely affect any amenity of adjacent properties.
(9) Landscaping	(a) Whether the location, scale and design of landscaped areas effectively contributes to the amenity of the site and the wider area.	The design intent of Olive Estate is to be set within a park-like setting which includes an extensive amount of landscaping, trees and open spaces to be used by the public. There are no significant existing trees or vegetation on the proposed Hill Street Block.
	(b) Whether the development ensures the retention of any significant existing trees and vegetation.	The high level of amenity that has been achieved to date within Olive Estate shows how the proposed development will contribute positively to the amenity and character of the site and wider environment. This is achieved through both private gardens and public areas of the site, which also improves the amenity of the wider area. The landscape treatment applied to the existing consented site will continue into the proposed Hill Street block and extend the existing character into the new site.

58. Overall the proposal has been designed to achieve the most appropriate site layout within the sites' terrain constraints and shared residential boundaries. The new design of the Care Facility responds to the change in topography of the site while also achieving as much separation to the adjacent neighbours on Brenda Lawson Way as possible. Through the proposed landscaping, the facility will settle into the landscape over time and also provide amenity to both the Village and adjacent neighbours.

RECOMMENDED DESIGN MITIGATION MEASURES

59. Based on the above assessments of landscape (residential character), visual amenity and TRMP Rule 17.1.3.4B, the following mitigation measures have been incorporated into the design to integrate the Care Facility into the residential setting, soften its appearance along the Hill Street frontage and continue the existing site landscape character into the proposed Hill Street Block.
- Boundary fencing and screens:** terraced 1.8 timber fencing will be provided along the north-eastern and south-western shared boundaries.
 - Along Hill Street, the approximate 1.4m fence will be staggered, permeable and change in materiality between timber battens and rendered plaster walls to provide depth and interest along the Hill Street frontage. The fence and screen will also assist in breaking up the continuous bulk of the dementia building façade.
 - Planting along shared boundaries with neighbours:** gardens and landscape strips will include shrubs and trees to settle rooflines and buildings into the landscape while also providing screening.
 - Along Hill Street, a mix of hedging, low planting and trees will provide additional interest and depth along the streetscape to positively contribute to the amenity of the street. The landscape treatment will also assist in breaking up the continuous bulk of the dementia building façade.
 - Refer to Masterplan Set Plans 030 - 037 in the Plan Set Volume for more details on fences, retaining walls and planting species.
60. Note: mitigation relating to the design of the Care Facility building is covered in the Urban Design Assessment.

CONCLUSION

61. Olive Estate Lifestyle Village is set in a park-like setting to provide amenity for those living in the Village as well those who border it. The proposal includes changes to the existing consented site and the continuation of the Village into the proposed Hill Street Block.

EXISTING CONSENTED SITE

62. The proposed changes to the existing consented site include the removal of the consented Care Facility and to replace it with villas, terrace houses and a greenway which features a swale and shared cycle/walking path.
63. The landscape character of this portion of the site will be enhanced and provide further amenity within the site. The visual effects will reduce given the consented Care Facility has been relocated to the proposed Hill Street Block. The existing residential character surrounding the site will remain intact and be further enhanced by the extensive planting. The proposed villas and terrace houses are in keeping with the scale and character of the adjacent dwellings that surround the site. Overall, the existing consented site is considered to be a continuation and replication of what currently exists at Olive Estate.

PROPOSED HILL STREET BLOCK

64. As part of the proposed Hill Street Block, the consented Care Facility has been relocated to front Hill Street and consists of three interconnected buildings. Villas, terrace houses and extensive landscaped areas will line the streetscapes to provide amenity and character. The proposal sits within the building coverage allowance and is well below the site coverage allowance.
65. The majority of the Care Facility complies with all relevant performance standards of the TRMP with the exception of the maximum height control in the central portion of the dementia ward³¹. Even though the Care Facility will be the tallest building on the site, the sloping terrain of the

³¹ See AEE Table 2

landscape enables the building to front Hill Street at an appropriate height to remain in character with the existing environment. The height infringement of the Care Facility is not considered to cause an adverse effect on the adjacent neighbours given the height and density of residential character that could be developed on the site under the provisions of the TRMP.

- 66. Given the change in topography, the service entrance and dining room courtyard will be a similar level to the second floor of the adjacent dwelling at 3 Brenda Lawson Way. Any potential effects have been mitigated through boundary fencing and planting both above and below the terraced courtyard to provide screening and privacy for the neighbours.
- 67. The continuous façade of the dementia building will have a moderate - low effect on the residential character when viewed from Hill Street by pedestrians and motorists initially and lower over time as the landscape treatment establishes. It is proposed to mitigate the approximate 100m length of the building through screens and fencing that will vary in depth and materiality. Along with variation in fencing and screens, the proposed planting, hedging and trees will provide further amenity, interest and assist in breaking up the continuous length of the building.
- 68. The existing residential character surrounding the site will remain intact and be further enhanced by the extensive planting in the proposed Hill Street Block. The proposed villas and terrace houses are in keeping with the scale and character of the adjacent dwellings that border the site as well as the existing Village. The proposed planting in the interior of the site will provide a park-like setting with pocket parks and mini orchards with fruit trees. Numerous open green spaces for public use are provided for the public to utilise as well as private green spaces for the villas and terrace houses.

Summary

- 69. Mitigation measures have been provided and incorporated into the design to minimise and avoid any adverse effects of the proposal on the adjacent residential dwellings and the Hill Street frontage. The proposed boundary treatments will be a continuation of what has been implemented in the past and provides amenity as well as screening for the shared boundaries.
- 70. Overall, the landscape and visual effects of the proposal are considered to be **moderate-low** for the Hill Street frontage and **low** for the remainder of the Hill Street Block as outlined in the summary under Landscape Effects and Table 1 under Visual Effects.
- 71. Given this site has been zoned for residential development and the mitigating measures such as fencing, screens and planting will enable the development to settle into the landscape while also providing amenity and character to the surrounding area and Hill Street.
- 72. The existing consented site and proposed Hill Street Block positively contribute to the surrounding neighbourhood by providing extensive planting, walking/cycling trails, open green spaces and facilities that can be utilised by the Village residents as well as the public. The proposal provides and enhances amenity and character to immediate area.

SIGNED



.....

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28 June 2019

REVIEWED BY



.....

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28 June 2019

APPENDIX 1: Landscape and Visual Methodology

Appendix 1: Landscape and Visual Effects Assessment Methodology

11 February 2019

Introduction

The Boffa Miskell Ltd landscape and visual effects assessment (LVA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, the existing character of the landscape and the experience of it. In addition, the landscape assessment method may include an iterative design development processes, which includes stakeholder involvement. The outcome of any assessment approach should seek to avoid, remedy or mitigate adverse effects (see **Figure 1**). A separate assessment is required to assess changes in natural character in coastal areas and other waterbodies.

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Quality Planning Landscape Guidance Note**¹ and its signposts to examples of best practice, which include the **UK guidelines for landscape and visual impact assessment**² and the **New Zealand Landscape Institute Guidelines for Landscape Assessment**³.

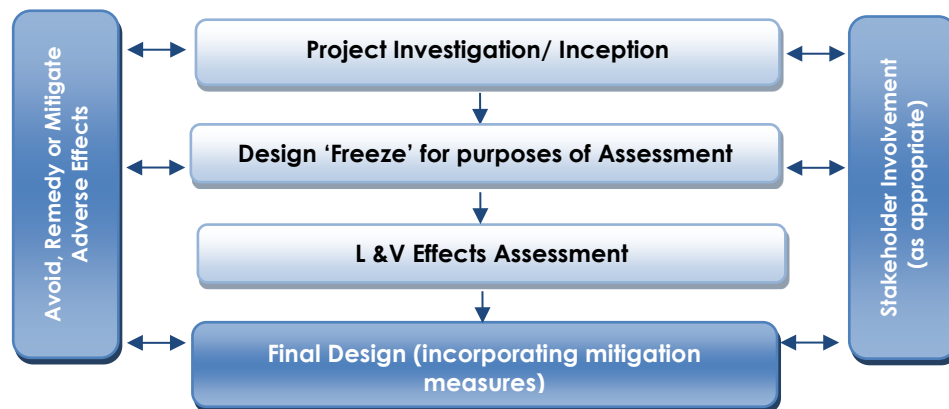


Figure 1: Design feedback loop

When undertaking a LVA, it is important that a **structured and consistent approach** is used to ensure that **findings are clear and objective**. Judgement should be based on skills and experience and be supported by explicit evidence and reasoned argument.

While landscape and visual effects assessments are closely related, they form separate procedures. The assessment of the potential effect on the landscape forms the first step in this process and is carried out as an effect on landscape elements, features and on landscape character. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Landscape effects: Change in the physical landscape, which may affect its characteristics or qualities.

Visual effects: Change to views which may affect the visual amenity experienced by people.

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the landscape must first be **described**, including an understanding of the **key landscape characteristics and qualities**. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

¹ <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

² Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

³ Best Practice Note Landscape Assessment and Sustainable Management 10.1, NZILA
Boffa Miskell Landscape & Visual Methodology – February 2019

Landscape Effects

Assessing landscape effects requires an understanding of the landscape resource and the magnitude of change which results from a proposed activity to determine the overall level of landscape effects.

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area of landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important biophysical, sensory/aesthetic and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	Ability to absorb change	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and proposal. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

Zone of Theoretical Visibility

As an initial step in the visual analysis, a Zone of Theoretical Visibility (ZTV) mapping exercise was undertaken of the site in its context to determine the likely extent of visibility in the wider landscape. ZTV mapping represents the area that a development may theoretically be seen – that is, it may not actually be visible in reality due to localised screening from intervening vegetation, buildings or other structures. In addition, TV mapping does not convey the nature or magnitude of visual impacts, for example whether visibility will result in positive or negative effects and whether these will be significant

'Zone of Theoretical Visibility' (ZTV) is based on a Digital Terrain Model (DTM) overlaid on a map base. It is also known as a Zone of Visual Influence (ZVI), Visual Envelope Map (VEM) or Viewshed Map. The term ZTV is preferred for its emphasis of two key factors that are often misunderstood:

- Visibility maps represent where a development may be seen theoretically – that is, it may not actually be visible in reality, for example due to localised screening from intervening vegetation, buildings or other structures which is not represented by the DTM; and
- the maps indicate potential visibility only – that is, the areas within which there may be a line of sight. They do not convey the nature or magnitude of visual impacts, for example whether visibility will result in positive or negative effects and whether these will be significant or not.

ZTVs are calculated by computer, using any one of a number of available software packages and based upon a DTM that represents topography. The resulting ZTV is usually produced as an overlay upon a base map, representing theoretical visibility within a defined study area.

As the ZTV mapping is based entirely on 'bare ground' topographic data, it does not take into account the screening, unless LIDAR based vegetation data is used to generate the DTM. In addition, the level of reliability of the contour information will influence the accuracy of the mapping. ZTV mapping does however take into account factors relating to the curvature of the earth and light refraction. ZTV is helpful where to focus field work but it should be remembered that while ZTV is a useful assessment tool, is important to recognise its limitations.

For this project, the following parameters were used:

Location of target points: [Insert Here: e.g.: Grid (minimum separation of 50m)]

Nature of target points: [Insert Here: e.g.: Existing ground level within proposed mine areas and height of proposed fill areas]

Observer Eye Height: 2.0m

Coefficient of Earth Curvature and Refraction: 0.07

Base Spheroid used for computation: WGS 84

Following the ZTV analysis, field work is used to determine the actual extent of visibility of the site, including the selection of representative viewpoints from public areas. This stage is also used to identify the potential 'viewing audience' e.g. residential, visitors, recreation users,

and other groups of viewers who can see the site. During fieldwork, photographs are taken to represent views from available viewing audiences.

The Sensitivity of the viewing audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

Appraising the likely response of the viewing audience to change is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focussed on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and the reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the wider landscape setting.

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA⁴.

Visual Simulations

As part of the assessment process, visual simulations have been prepared in accordance with NZILA Best Practice Guide: Visual Simulations BPG 10.2⁵. This has entailed taking digital photographs from each of the identified viewpoints and recording their GPS locations. Preparation of visual simulations required the preparation of a 3D model of the proposed landform using 2 metre contour information supplied by OGNZL and LiDAR information supplied by [Insert Name Here]. The GPS coordinates for each viewpoint were also added to the model and using the same focal length parameters as that of the camera, an image of the 3D wire frame of the proposed landform was then generated for each viewpoint. This was then registered over the actual photograph, using known reference points to bring the two together. The surface of the proposed landform was then rendered to approximate the likely appearance of the Site.

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. **Table 2** has been prepared to help guide this process:

⁴ Best Practice Guide: Visual Simulations BPG 10.2, NZILA

⁵ Best Practice Guide: Visual Simulations BPG 10.2, NZILA

Contributing Factors		Higher	Lower	Examples
The Viewing Audience (sensitivity)	Ability to absorb change	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.	- Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	- Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	- Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

This assessment of the nature effects can be further guided by **Table 3** set out below:

Nature of effect	Use and Definition
Adverse (negative):	The activity would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The activity would be consistent with (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The activity would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape activities and / or addition of positive elements or features

Table 3: Determining the Nature of Effects

Cumulative Effects

During the scoping of an assessment, where appropriate, agreement should be reached with the relevant local authority as to the nature of cumulative effects to be assessed. This can include effects of the same type of development (e.g. wind farms) or the combined effect of all past, present and approved future development⁶ of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

Cumulative landscape effects can include additional or combined changes in components of the landscape and changes in the overall landscape character. The extent within which cumulative landscape effects are assessed can cover the entire landscape character area within which the

⁶ The life of the statutory planning document or unimplemented resource consents.

proposal is located, or alternatively, the zone of visual influence from which the proposal can be observed.

Cumulative Visual Effects

Cumulative visual effects can occur in combination (seen together in the same view), in succession (where the observer needs to turn their head) or sequentially (with a time lapse between instances where proposals are visible when moving through a landscape). Further visualisations may be required to indicate the change in view compared with the appearance of the project on its own.

Determining the nature and level of cumulative landscape and visual effects should adopt the same approach as the project assessment in describing both the nature of the viewing audience and magnitude of change leading to a final judgement. Mitigation may require broader consideration which may extend beyond the geographical extent of the project being assessed.

Determining the Overall Level of Effects

The landscape and visual effects assessment concludes with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation. The process can be illustrated in Figure 2:



Figure 2: Assessment process

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 4** below. This table which can be used to guide the level of landscape and visual effects uses an adapted seven-point scale derived from NZILA's Best Practice Note.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains. <u>Concise Oxford English Dictionary Definition</u> <i>High: adjective- Great in amount, value, size, or intensity.</i>
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving landscape. <u>Concise Oxford English Dictionary Definition</u> <i>Moderate: adjective- average in amount, intensity, quality or degree</i>
Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic and absorbed within the receiving landscape. <u>Concise Oxford English Dictionary Definition</u> <i>Low: adjective- 1. Below average in amount, extent, or intensity.</i>
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation.

Table 4: Determining the overall level of landscape and visual effects

Determination of “minor”

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor⁷ or an adverse effect on the environment is no more than minor⁸. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape or effects on a person are considered in relation to 'minor'. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor effects on the wider landscape. In relation to this assessment, moderate-low level effects would generally equate to 'minor'.

The third row highlights the word 'significant' which has particular reference to the NZCPS and Policy 13 and Policy 15 and where on the effects-spectrum 'a significant' effect would be placed.

<u>Less than Minor</u>		<u>Minor</u>	<u>More than Minor</u>			
Very Low	Low	Moderate – Low	Moderate	Moderate-High	High	Very High
					Significant⁹	

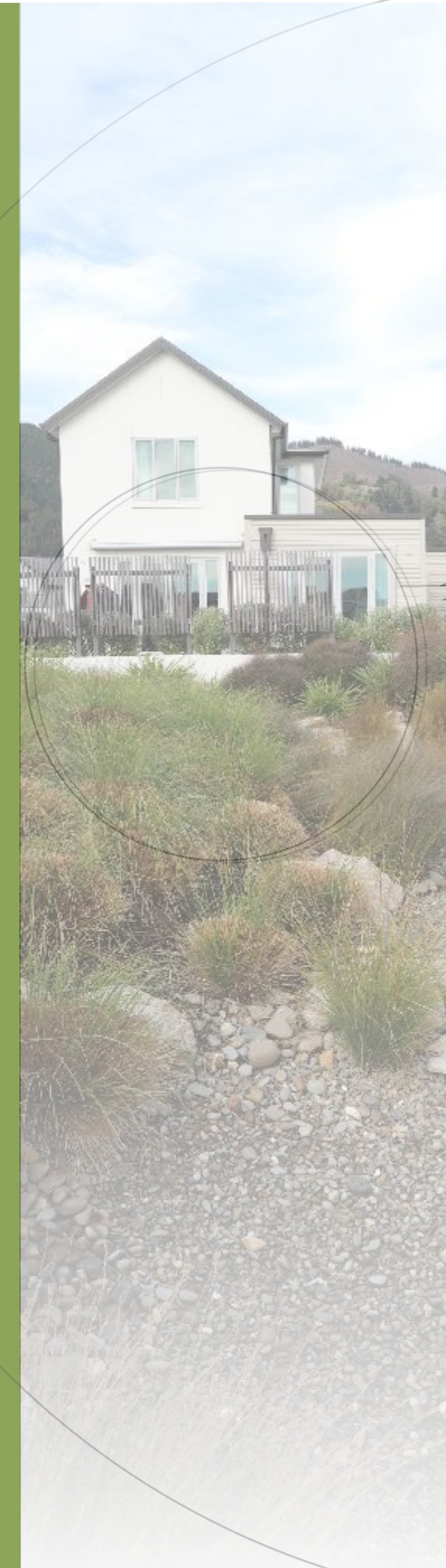
Table 5: Determining minor effects for notification determination and non-complying activities

⁷ RMA, Section 95E

⁸ RMA Section 95D

⁹ To be used only about Policy 13(1)(b) and Policy 15(b) of the New Zealand Coastal Policy Statement (NZCPS), where the test is 'to avoid significant adverse effects'.

APPENDIX 2: Photographic Attachment



PHOTOGRAPHIC ATTACHMENT

APPENDIX 2

OLIVE ESTATE HILL STREET BLOCK
RICHMOND, NELSON

JUNE 2019



LEGEND - - - SITE BOUNDARY 1 VIEWPOINT LOCATION

FIGURE 1



VIEWPOINT 1: This viewpoint is located at the intersection of Fairrose Drive and the site, looking in a north-easterly direction over the site. This view illustrates the gradual slope of the site and the surrounding landscape context.



VIEWPOINT 2: This viewpoint is located on Olive Terrace within the village (Stage 6C) looking in a southerly direction towards the site. This view illustrates the edge of the existing village and where it will tie in with the extension.

Viewpoint Details
 Date of Photograph : June 2019
 Taken by : Amanda Anthony
 Camera : Canon EOS 6D MII Representing 24-50mm lens
 Panoramic stitched using Photoshop CC2014



VIEWPOINT 3: This viewpoint is located at the corner of Hill Street and Brenda Lawson Way looking in a westerly direction over the site. This view illustrates the surrounding residential dwellings and the sloping topography of the site.



VIEWPOINT 4: This viewpoint is located on Hill Street looking in a north-westerly direction towards the site. This view illustrates the surrounding residential dwellings, sloping topography of the site and Hill Street boundary of the site.

Viewpoint Details
 Date of Photograph : June 2019
 Taken by : Amanda Anthony
 Camera : Canon EOS 6D MII Representing 24-50mm lens
 Panoramic stitched using Photoshop CC2014



VIEWPOINT 5: This viewpoint is located at the corner of Hill Street and Hillplough Heights, looking in a northerly direction over the site. This view illustrates the south-western and south-eastern boundaries of the site.



VIEWPOINT 6: This viewpoint is located within the site looking in a north-easterly direction towards existing residential dwellings along the property boundary.

Viewpoint Details
 Date of Photograph : June 2019
 Taken by : Amanda Anthony
 Camera : Canon EOS 6D MII Representing 24-50mm lens
 Panoramic stitched using Photoshop CC2014



VIEWPOINT 7: This viewpoint is located along the boundary of the site and 376 Hill Street looking in a westerly direction. This view illustrates the boundary with the adjacent neighbour at 376 Hill Street.

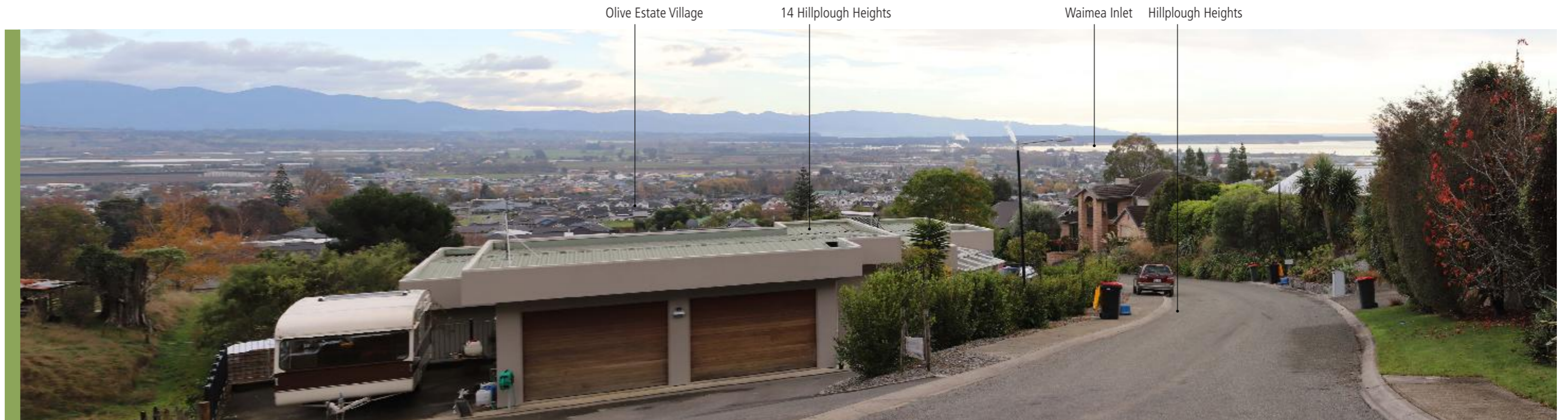


VIEWPOINT 8: This viewpoint is located within the site looking in a southerly direction. This view illustrates the boundary with the adjacent residential neighbours.

Viewpoint Details
 Date of Photograph : June 2019
 Taken by : Amanda Anthony
 Camera : Canon EOS 6D MII Representing 24-50mm lens
 Panoramic stitched using Photoshop CC2014



VIEWPOINT 9: This viewpoint is located within the site looking in a south-easterly direction towards Hill Street. This view illustrates the residential dwellings that overlook the site from the south-east.



VIEWPOINT 10: This viewpoint is located on Hillplough Heights looking in a north-westerly direction towards the site. This view illustrates that the site is fully screened due to existing residential dwellings in the foreground.

Viewpoint Details
 Date of Photograph : June 2019
 Taken by : Amanda Anthony
 Camera : Canon EOS 6D MII Representing 24-50mm lens
 Panoramic stitched using Photoshop CC2014