

8 March 2020

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RICHMOND

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Attention: Jennifer Lancashire

Dear Jennifer

## **RM190790 Integrity Care Group - Olive Estate Follow up Response to RFI**

### **Introduction**

On 12 November we provided a response to Council's request for further information (RFI) dated 6 August 2019, on the above application for resource consent.

Since that time, you sent me an e-mail on 22 November 2019 with preliminary feedback, which included acceptance your acceptance on a number of matters and also advising that some matters required confirmation from Council staff.

Because of the range of matters addressed in the RFI and the preliminary feedback it was suggested the most efficient way to advance things was to hold a meeting with Olive Estate's team and key Council staff.

At the subsequent meeting, held on 18 December 2020, a number of matters were clarified and as a result I undertook to review those matters and respond to you. I also sent you an e-mail on 22 February 202 to advise you that the Olive Estate team was meeting to finalise matters, and you responded on 24 February to confirm you were expecting our response in full to the RFI matters (i.e. those matters that were discussed at the December 2019 meeting).

I can now respond on those matters. I am also advising on the (minor) changes now made to the application as lodged, and have also included a full set of plans (as some of them have minor amendments).

I trust that this will bring the RFI process to a close, and seek your confirmation that the application(s) can now carry on being processed.

## **Matters discussed at December 2019 Meeting**

### **Issue 1: Activity status**

My notes say that there was a level of acceptance that the main land use and subdivision aspects of the proposal are for:

- (a) Land Use: a Community Facility and a Compact Density Development – both assessed as a Restricted Discretionary Activity; and
- (b) Subdivision – a Compact Density Subdivision – assessed as a Discretionary Activity.

### **Issues 3 and 4: Reserves**

I confirmed at the meeting the RFI response correctly stated Olive estate's position with respect to reserves and this matter was not discussed further.

Given that the RFI request (i.e. a plan showing parks/greenways, paths and an explanation of how those will be protected for public use in perpetuity) was answered in my letter of 12 November 2019, and amended plans provided, I consider this matter is no longer a matter for the RFI.

### **Issues 9 – 13, Transportation**

Please refer to the attached specialist response by Gary Clark, in a separate letter dated 4 December 2019. This is adopted as the applicant's response to questions 9 – 10, and 12 – 13 on transportation in the RFI.

In relation to Item 11, I can confirm that the rights of way referred to in section 4.38 of the AEE will allow for pedestrian, cycle and vehicle access. However, the greenway will not have a Right-of-Way but will be protected by a covenant in favour of Council.

### **Issue 17, Pond, Dewatering**

An application for water take has been lodged and an additional deposit payment has also been made, so this matter is now settled.

### **Items 19 – 20, Noise**

The applicant notes the Council's Environmental Health Officer will be recommending a condition requiring a noise management plan be provided at the time of the detailed construction design stage.

The applicant is not opposed to this.

In relation to staff numbers at the Care Facility, this is addressed in clause 6 of Gary Clark's letter and in his Table on page 4.

## Items 21 – 22, Stormwater

Matters raised at the meeting by Leif Piggott included:

- (a) Stormwater – Leif pointed to a need for an engineering peer review of the stormwater aspects of the Infrastructure Report, and this should also confirm some assumptions that had been made with respect to run-off coefficients.
- (b) Overland flow paths – more detail was requested on these.

In relation to (a), please find attached a report from Tasman Consulting Engineers. This provides a peer review of the stormwater calculations carried out for both the initial development at Olive Estate Lifestyle Village by Envirolink as well as the proposed additional area described as the Hill Street block carried out by Verrall and Partners in the Infrastructure Report.

The TCEL Report confirms that:

1. The area weighted Runoff Coefficients used in the three assessments are generally within approximately 3%. This level of variation is not considered significant and is within reasonable engineering judgement limits; and
2. The TCEL Peer Review of stormwater discharge from the original Olive Estate Main Block and also the additional Hill St Block, with allowance for future addition of the Nicol Home Block has confirmed that the original pond design and construction is adequate to mitigate the design stormwater flows.

In relation to (b), some considerable work has been done on this aspect and for each stage of engineering a plan sheet has been developed that deals with overland flow paths, including an area that required some work is the area around the finished platform of the Care Facility (where current pond is located) to show that the overland flows can be directed down the side of the complex to the central green area or to the new Fairose Drive carriageway and not spill out to Wilkinson Place (an improvement on what actually occurs presently if the current pond spills).

The conceptual overland stormwater path is shown on the plan set (pages 16/17 with a clear note on page 17).

## Other Matters

### (a) Written Approval

The written approval of the owner of 376 Hill Street (Mr Nicoll) has been forwarded to you on 4 March 2020. As you have requested, in your e-mail of 4 March 2020, I am arranging for Mr Nicoll to also sign the Masterplan and will forward that as soon as I receive it.

## (b) Minor Changes to the Application

As a result of a public meeting with adjacent residents, the Applicant has made some minor changes to the application, all within scope of the application as lodged.

The changes are itemised below, and are referenced on the Plan Set, as follows:

- **Carparking** – a total of 19 additional car parks have been provided, including 7 street-side parks on Fairrose Drive (just outside the Care Facility), and a further 5 have been added on Iris Drive outside Townhouse 07. A further 7 onsite parks are added on site (including for RV parking) behind villas 14-18. These additions are shown on 'Overall Site Masterplan' (p016), 'Proposed Development Masterplan' (p017) and the Fairrose Drive ones are shown on the 'Care Facility Unit Masterplan' (p018).
- **Tree heights** – a restriction has been placed on the maximum heights of trees near the Care Facility, so that species with a typical mature height of 8.0 metres are planted to ensure views from neighbouring houses are maintained. This is shown in notes added to the 'Care Facility Unit Section Elevations' (p020-025).
- **Street lighting** – a note has been added to the 'Overall Site Masterplan' (p016) stating 'All Street lighting within the development to comply with the current regulations outlined in the TRMP'. This is to confirm the explanation in the AEE regarding the directing of lighting away from neighbouring properties to maintain residential amenity.
- **Overland Flow Paths** – a conceptual plan is included to show overland flow paths, including in front of the Care Facility (refer to the Plan Set pages 16/17 with a note on page 17).

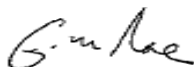
## Conclusion

If you have any questions regarding this further response to the RFI, please contact me directly.

It is trusted that the RFI process is now complete and the application can continue to be processed.

Yours sincerely

**Gary Rae Consulting Limited**



Gary Rae, Director