

To: The Resource Consent Administration Officer  
 Tasman District Council  
 Private Bag 4  
 Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



**tasman**  
 district council

Te Kaunihera o  
**te tai o Aorere**

## Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

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Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

### Submitter Details

Full Name:	John Pettersen	
Contact Person (if different):		
Address for Service:	333a Worsleys Road Cracroft Christchurch 8022	
Postcode:		
Phone:	0273279666	E-mail: john.p@xtra.co.nz

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): The Integrity Care Group Limited

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

The proposal is for a change to the layout of the existing activity on the olive Estate Lifestyle Village site (the existing site), and to construct and establish community activity in the Residential Zone on the land to the south east (the Hill Street block). The proposal includes associated activities and subdivision.

Tasman District Council Application Number (if known): RM 190790

**1) The specific part(s) of the application that my submission relates to is/are (Give details\*):**

The overall concept including the Care Facility, Villas, Terrace Housing, including the landscape design.

\* Note: Any additional information should be submitted on a separate sheet(s).

**2) The reasons for my submission are (Give details\*):**

The current Olive Estate Lifestyle Village is an asset to the area and very popular with the residents. The village has been designed both architecturally and landscape exceptionally well. The proposed buildings will only enhance the amenity of the area.

\*Note: Any additional information should be submitted on a separate sheet(s).

**3) The nature of my submission is that: (Tick one of the following three boxes):**

I support the application       I oppose the application       I am neutral regarding the application

**4) The decision I would like the Council to make is (Tick one of the following two boxes):**

To grant consent       To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

None.

\*Note: Any additional information should be submitted on a separate sheet(s).

**5) Attendance at any Council Hearing (You must tick one of the following two boxes):**

I wish to be heard in support of my submission       I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature\*: \_\_\_\_\_  
(Person making submission or authorised agent)

Date:

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### Submitter Details

Full Name:	Robert Weir	
Contact Person (if different):		
Address for Service:	PO Box 37377 Halswell 8245	
Postcode:		
Phone:	03 3774900	E-mail: robert@weirarchitecture.nz

### Submission Details

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For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

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The overall concept including the Care Facility, Villas, Terrace Housing landscape design

\* Note: Any additional information should be submitted on a separate sheet(s).

**2) The reasons for my submission are (Give details\*):**

This submission is to give my full support the proposed development in its entirety, we have been involved with this project from the very beginning and believe that what has already been created at Olive Estates is exceptional and industry leading.

I have been involved within the retirement industry for over 25 years and too often retirement villages are isolated and fenced off from their surrounding neighbourhoods and communities. At Olive Estate this is not the case the village has no barriers and blends seamlessly into the neighbouring communities, anyone it provides a wide range of amenities that are open, shared and accessible for the greater community to use and enjoy.

The variety of building types, styles, forms, textures finishes and colours all set in a park like setting have created a place where people remain engaged and continue to grow with a sense of purpose.

Too often villages are created by large corporates with pre-conceived formula 's based on financial returns with little or no thought for the residents who will live out their lives there.

This is definitely not the case at Olive Estates where the fundamental concept was to a create a community within a beautiful place to live.

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(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

No conditions

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1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

Continued:

2. That the applicant is not providing public reserve to the standard of the Tasman Resource Management Plan (TRMP).

This plan is in place to ensure that all parties who live/work/do business in the Tasman District are governed by the same rules. It also assists us to protect our own environment.

The Integrity Care Group should not be granted an exemption and allowed to develop a large area of land without the provision of a public reserve as indicated in the Tasman Resource Management Plan. This will set a precedent for future developments to do the same. Also with the Climate Action Plan, I as a TDC resident wish for as much green space as possible with new developments, especially as there is already a TRMP outlining the minimum standards.

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*(Person making submission or authorised agent)*

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Phone:  E-mail:

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For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Tasman District Council Application Number (if known): RM

1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

RM 190790

Specifically the applicants request not to provide a public reserve to the standard of the TRMP.

RM 190791

Specifically the applicants request to decommission and fill the existing pond.

\*Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details\*):

RM 190790

The proposed development is for very intensive and for a large residential development. Public reserves should be an integral part of any such development for recreational, ~~and~~ aesthetic, ~~purpose~~ and ecological purposes.

RM190791

The existing pond is a lovely landscape feature (and historic) of the block. It should be retained and incorporated into a public reserve.

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I support the application

I oppose the application

I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent

To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

To create a public reserve centred around the existing pond. Included in the reserve should be paths, bench seats, and extensive native plantings. The reserve should encompass an area of at least 50m around the ponds perimeter.

\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Peter John Wilks

Signature\*:

(Person making submission or authorised agent)

Date:

18/6/2020

\*Note: A signature is not required if you make your submissions by electronic means.

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### Submitter Details

Full Name: Paula Mary Wilks

Contact Person (if different): " " "

Address for Service: 7 Follow place,  
Richmond 7020  
NSN

Postcode:

Phone: 0277808108 E-mail: paulawilks62@gmail.com

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Integrity healthCare / olive estate

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Tasman District Council Application Number (if known): RM 190790 and RM 190791

1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

RM 190790  
The applicants request not to provide public reserve to the TRMP standard

RM ~~1790~~ 190791  
specifically the application to decommission and fill in the existing pond

\* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details\*):

Rm 190790

Public reserves are important contributors in a communities mental health and well being. Providing destinations for walks and safe venues for outdoor activity which is a growing need in this "screen" focused era,

Rm 190791 - Historic pond. would combine very well with a reserve increasing aesthetic and opportunity for increased recreation eg sail boats (models).

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application
- I oppose the application
- I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent
- To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

To created a public reserve centered around the pond. . with cycle and walking paths, bench seats open areas for picnics and games,

\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Paula Mary Wilks

Signature\*:



Date:

23/6/2020

(Person making submission or authorised agent)

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## Submitter Details

Full Name:	Traton Consulting Ltd	
Contact Person (if different):	Peter Bone - Director	
Address for Service:	28 Allan St Nelson	
Postcode:	7010	
Phone:	021 599 533	E-mail: peter@traton.co.nz

## Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Integrity Care Group

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

We are impacted as we own  
9 Brenda Lawson Way (BLW)

Tasman District Council Application Number (if known): RM 190790

1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

I object to the proposed building of a service road to the care facility which accesses from BLW.

The developer does not need to damage the integrity of BLW in order to complete the development and the request to access BLW is inconsiderate and opportunistic.

\* Note: Any additional information should be submitted on a separate sheet(s). 

EP-RC040D 08/19



2) The reasons for my submission are (Give details\*):

Traffic Volume

I am unsure of the stats, but assume that 9 residential properties in a cul-de-sac probably generate around 40 traffic movements per day in BW.

The service road with 49 staff carparks, triple shifted, plus rubbish maintenance, Ambulance movements, is likely to add 400 additional movements per day. A 11 fold increase in volume.

Safety

The proposed service road is very close to the corner of the Hill st / BW intersection.

Noise

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application
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4) The decision I would like the Council to make is (Tick one of the following two boxes):

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If consent is granted, I wish the council to impose the following conditions

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There are no circumstances under which I would find such an increase in traffic volume, noise and loss of safety acceptable.

It is a significant impact upon a quiet residential cul-de-sac.

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Print Full Name: Traton Consulting Limited. Director: Peter Gordon Bone

Signature\*: 

Date: 24/6/2020

(Person making submission or authorised agent)

\*Note: A signature is not required if you make your submissions by electronic means.

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Copy Mailed to: Olive Estate Lifestyle Village  
Lakehouse Crescent  
Richmond.  
25/6/2020.

To: The Resource Consent Administration Officer  
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I oppose the application

I am neutral regarding the application

**4) The decision I would like the Council to make is (Tick one of the following two boxes):**

To grant consent

To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

*(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):*

*\*Note: Any additional information should be submitted on a separate sheet(s).*

**5) Attendance at any Council Hearing (You must tick one of the following two boxes):**

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

*Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.*

Print Full Name:

Signature\*:

Date:

*(Person making submission or authorised agent)*

*\*Note: A signature is not required if you make your submissions by electronic means.*

**A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.**

To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4  
Richmond 7050  
Email: resourceconsentadmin@tasman.govt.nz



10/11  
tasman | Te Kaunihera o  
district council | te tai o Aorere

### Submission on Resource Consent Application

10

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED

Please note: all submissions become public documents. If the application requires a hearing, your submission may be published on the council's hearings page, including your name and contact details.

Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

### Submitter Details

Full Name: KARLA ISABELLE BREEN RICKERBY

Contact Person (if different):

Address for Service: 15 WILKINSON PLACE  
RICHMOND

Postcode: 7020

Phone: 027 255 6494 E-mail: KBREENRICKERBY@GMAIL.COM

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): THE INTEGRITY GROUP LTD

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

To undertake changes to Lot 3, deed plan 763  
RM12092802 Lot 2, DPS11511  
RM190790 RM190789 RM191308

Tasman District Council Application Number (if known): RM

### 1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

1. relating to the core facility height & situation of mechanical plant
2. The proposed entrance on Brenda Lawson way
3. Parking Allowance within the development
4. the provision of public reserve

\* Note: Any additional information should be submitted on a separate sheet(s).

✓ x4 pages

10/2

2) The reasons for my submission are (Give details\*):

1. The adverse effect on me with the loss of public reserve areas will be on my mental & physical wellbeing; recovery from stressors, & increased functioning & resilience. Public reserves provide me with many opportunities for health.
2. The adverse effect of access through Brenda Lawson way will be 24hr, 7 day week traffic & staff noise throughout the day. cul-de-sac will be impacted by on road parking that is dangerous in narrow side streets. noise levels will reflect, not a residential environment.

\*Note: Any additional information should be submitted on a separate sheet(s).

x4 pages  
urbanising business environment as reflected by the business of Integrity Care Ltd.

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application       I oppose the application       I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent       To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

1. That traffic associated with the care facility is directed through the development, via Hill St, Not Brenda Lawson way.
2. That parking is available & takes into account complete / accurate staff numbers - resident visitor parking; minimise on-road parking on surrounding neighbourhood.

\*Note: Any additional information should be submitted on a separate sheet(s).

see attached

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

- I wish to be heard in support of my submission       I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

3. Public Reserve / Green space is coherent & respects environmental & the Reserve Plan / Strategy that facilities mental & physical wellbeing of the community is respected.

Print Full Name: KARLA ISABELLE BREEN RICKERBY

Signature\*:   
(Person making submission or authorised agent)

Date: 24.6.2020

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

10/3

## **SUBMISSION OLIVE ESTATE LIFESTYLE VILLAGE RESOURCE CONSENT**

- The Care Facility is a business entity

### **Road and Traffic Noise**

The traffic will be reflective of shift patterns:

- Nursing/Care shift patterns on a x3 shift over 24 hour roster
- Delivery patterns as well as
- Visitor patterns

Terms of:

- staff parking: arriving and leaving at shift times: there are distinct periods when traffic volume and noise will be regularly high
  - the traffic volume utilised in the Noise Assessment does not accurately reflect the pattern of traffic in that it does not take into account staff shift patterns over a 24 hour 7 day working week. Traffic noise will be well above the 'worst case day scenario' as quoted in the Noise Assessment.
    - This movement is not spread evenly over an hour period.
    - The times quoted as 10-15 hrs, Mon-Sat, does not reflect shift patterns nor service patterns of activity over a 24 hour 7 day business.
    - To describe activity outside of the period of 10-15 hrs as minimal vehicle movement does not reflect the nature of the business of Olive Estate. That is a 24 hour 7 day working week.
    - I note that the noise assessment for Sunday's acknowledge that the noise levels will exceed present limitations. Weekends and Public Holidays within a 24 hour 7 day a week hospital level facility weekends would see a high traffic: staff, service and visitors.
    - noise level assessment does not adequately take into account heavy service vehicles; ie those using the service entrance within a residential zone.

### **Staff Parking**

- increased on-road on Hill Street and surrounding cul-de-sacs
  - limit visibility and access in cul-de-sac due to staff parking on road side
  - limit and restrict flow of traffic making traffic one lane
  - danger to driving due to decreased visibility impacted by on road parking and undulating road
- STAFF PARKING: Staffing at a care facility includes:
  - Registered Nurses



10/4

- Health Care Assistants
- Diversional/Activities Co-ordinators
- Management Team
- Admin and Reception Team
- Grounds and Maintenance Team
- Kitchen Team
- Laundry Team
- Housekeeping/Cleaning Team
- plus other agencies including: GPs, healthcare assessment teams (OT, PT, Mental

Health teams), Ambulance traffic.

- the NZ Nursing Council recommended minimum nursing/health care assistant staff ratio is 1:7: (within a Dementia Unit the ratio will be higher). Thus nursing and healthcare staff for each shift would be approx 14 people. This does not include other staff teams. Where is staff parking for the facility teams plus that for visitors?

- Staff parking should be within the immediate facility grounds.
- Visitor parking across Olive Estate grounds.

- note the impact of Stillwater Gardens, and other like facilities, on neighbouring residential areas: ie: Stillwater Gardens directive to staff was that morning staff and afternoon staff parked on opposite sides of the roads. There was no parking options for staff to leave their vehicles on site.

- 8 March 2020 letter states **only 19 car parking spaces**: Staff for the Care Facility at any one shift will be far greater than the proposed parking within the care facility.

**"Carparking – a total of 19 additional car parks have been provided, including 7 street-side parks on Fairose 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."**

#### **Driveway access into Brenda Lawson**

- proposed access does not meet with NZ Road Transport guidelines
- the potential for adverse effects due to the site of the service entrance is impacted by: tight turning into/out from a local to/from collector road: the access is contrary to NZ Road Transport guidelines that state, " should be located, designed and constructed so that vehicles can enter or leave ... in a safe and convenient manner without causing undue adverse effect on the safe and efficient operation of the road network."
- the increasing number of movements to and from the driveway by heavy service vehicles
- the traffic function and traffic flow on the frontage road would be from heavy service vehicles and staff traffic
- the number and spacing of driveways along the road is impacted by its cul-de-sac nature.

10/5

**Ministry of Transport recommendations for minimum sight distances are:**

- Visibility measurements

There are two aspects to visibility measurements. One is the sight distance measurement and the other is the lines of clear visibility.

**Minimum sight distance (metres)**

Low volume with an operating speed 40 km/hr 30 (local) 35 (collector) 70 (arterial)

Up to 200 vehicle manoeuvres per day

High volume with an operating speed 40 km/hr 30 (local) 70 (collector) 70 (arterial)

- Lines of clear sight

There are not lines of clear sight (as defined by NZ Road Transport) from the service entry at Brenda Lawson Way and Hill Street.

The sight distances recommended, as above, are the stopping distances for vehicles on the frontage road.

- The minimum criteria for safety is that through traffic can, if necessary, stop in time to avoid a collision with a vehicle turning to or from an entrance way. The site of the service entrance would not enable traffic to avoid a collision as the line of clear sight is not as recommended by NZ Road Transport. The ideal criteria is for vehicles manoeuvring to or from the entrance way to leave or enter the traffic flow on the frontage road without disrupting that flow: this would not be possible with the current plan.

- Visibility requirements at driveways are for clear lines of sight between vehicles on the frontage road and vehicles using the entrance way. There would not be clear vision due to, 1. the cul-de-sac configuration and 2. turning traffic from Hill Street into Brenda Lawson Way is obstructed.

**Distance from intersections and between service entry**

- NZ Road Transport state that entrance ways should be located sufficiently far from intersections so manoeuvres at the entrance do not conflict with or get confused as, manoeuvres at the intersection.

- distance recommendation from local/collector road is 30 m

- distance recommendation from arterial road 60 m

**Noise Levels**

- Deliveries are not reflective of current practice at similar facilities where deliveries and collections are occurring from as early as 5-6 am

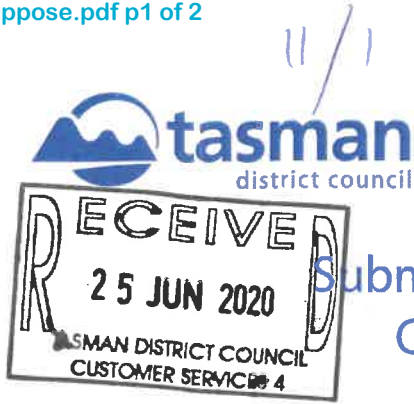
10/6

- Dining-Communal areas are commonly used for entertainment and group divisional activities at similar facilities: the noise level assessment does not reflect appropriate use.
- equally, outdoor areas are extensively utilised for group divisional activities at similar facilities: noise levels will thus reflect this and be higher than the noise assessment anticipates.
- Prevailing winds on South to West wind on mechanical plant impacts heavily on noise levels to surrounding area, particularly when the mechanical plant is located on the roof of the multi-storey building.
- Are the sliding doors and windows through out the care facility triple glazed to minimise noise?

PAGE

PAGE 1

To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4  
Richmond 7050  
Email: resourceconsentadmin@tasman.govt.nz



Te Kaunihera o  
**te tai o Aorere**

Submission on Resource  
Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

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### Submitter Details

Full Name: ROSEMARY DAWN POTTER.

Contact Person (if different): —

Address for Service: 15 WILKINSON PH.  
RICHMOND 7020  
NELSON.

Postcode: 7020

Phone: 027 342 0744 E-mail: rosiepotter17@hotmail.com.

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): INTEGRITY CARE GROUP OLIVE BESTATE LIFESTYLE VILLAGE

<u>RM 120928V2</u>	<u>RM 190791</u>	} CHANGES TO LOT 2 LOT 3 DEED PLAN 1763	<u>DP 571511</u>
<u>RM 1920790</u>	<u>RM 1911308</u>		
<u>RM 190789</u>			

Tasman District Council Application Number (if known): RM                                 

1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

RM 120928V2  
RM 190789 }

Impact of change of conditions to resource consent RM 120928V. & impact on residential area.

\* Note: Any additional information should be submitted on a separate sheet(s).

11/2

2) The reasons for my submission are (Give details\*):

BEING IMPACTED BY RESOURCE CONSENT CHANGES TO THE OLIVE ESTATE LIFESTYLE VILLAGE. COMMERCIAL ACTIVITY WITH FOOD DELIVERY, WASTE, AIR POLLUTION FROM VEHICLES & MECHANICAL PLANT. CONSTANT MOVEMENT OF VEHICLES WHICH INCLUDES STAFF, IN A RESIDENTIAL AREA. NOISE FROM NUMEROUS VEHICLES TRAFFIC ACCIDENTS DUE TO CONSTANT FLOW OF TRAFFIC & VEHICLES TURNING & ENTERING ONTO HILL STREET. PARKING DIFFICULTIES

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application  I oppose the application  I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent  To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

NO ALLOWANCE FOR SERVICE ENTRANCE LOCATED AT BRENDA LAWSON WAY OR OFF FAIROSE DRIVE - RESIDENTIAL AREAS.

\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission  I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: ROSEMARY DAWN POTTER.

Signature\*:   
(Person making submission or authorised agent)

Date: 18.6.2020

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

TDC

To: The Resource Consent Administration Officer

Tasman District Council  
Private Bag 4  
Richmond 7050



Email: resourceconsentadmin@tasman.govt.nz



### Submission on Resource Consent Application

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### Submitter Details

Full Name:

Contact Person (if different):

Address for Service:

Postcode:

Phone:  E-mail:

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant):

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Tasman District Council Application Number (if known): RM

#### 1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

land change of use from Residential to Soit  
the construction of a restaurant/cafe, which also involves boundary changes

Firstly, The land ~~prosed~~ proposed use to change it should remain as Residential.

There is no dedicated parking shown for care staff to park, or very little for visitors for the care block.

\* Note: Any additional information should be submitted on a separate sheet(s).

12/2

2) The reasons for my submission are (Give details\*):

Brenda Lawson could become, or would become parking for staff/public, also this would apply Wilkinson Place. Both of these streets are no-exit and narrow streets, any parking would inhibit street residents to come and go, also service vehicles. There must be on-site only, parking for staff & public.

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application  I oppose the application  I am neutral regarding the application

4) The decision I would like the Council to make is: (Tick one of the following two boxes):

To grant consent  To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

NO parking in Brenda-Lawson and Wilkinson Place by staff and public. NO change to residential status of the North Eastern Block, which in turn would remove application of service lane off Brenda Lawson, and remove cafe/restaurant.


\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission <sup>if</sup> available  I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: Phil Walton / Agnes Walton

Signature\*:   
(Person making submission or authorised agent)

Date: 18-6-2020

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

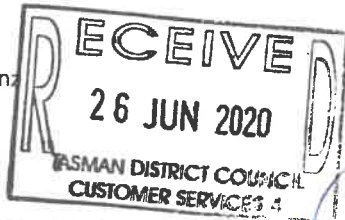
13/1

To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4  
Richmond 7050



tasman district council

Te Kaunihera o te tai o Aorere



Email: resourceconsentadmin@tasman.govt.nz

### Submission on Resource Consent Application

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#### Submitter Details

Full Name:

Annette Marie Chandler

Contact Person (if different):

Address for Service:

10 Brenda Lawson Way  
Richmond  
7020

Postcode:

Phone:

021 2356174

E-mail:

annette.chandler2016@gmail.com

#### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant):

The Integrity Group

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

ALLOW CHANGE TO CONDITIONS re CARE FACILITY.  
CONSTRUCT COMPACT DENSITY DEVELOPMENT WITHOUT PROVISION OF PUBLIC RESERVE.  
BOUNDARY ADJUSTMENT

Tasman District Council Application Number (if known): RM

12092812 RM 190790 RM 190789

1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

I object to the Service Lane proposed from Brenda Lawson Way  
I object to the height and location of the Care Facility.  
I object to the Noise these changes will create in our Residential Neighbourhood & Amenity.  
I object to the lack of specific Public Reserve in one area - this space being fragmented and not suitable as a Public Reserve.  
I wish this application be heard by an Independent Commissioner

\* Note: Any additional information should be submitted on a separate sheet(s).



13/2

2) The reasons for my submission are (Give details\*):

I am concerned the Service Road is dangerous - so close to corner Hill St.  
I am concerned about the number of vehicle movements this will create. This will diminish our Residential Character and Amenity.  
I am concerned about the height & location of the Care Facility - being over the Residential legal limit for our Zone.  
I am concerned about the fragmented Public Spaces making them unsuitable as Public Reserve.

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application       I oppose the application       I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent       To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

- I wish to be heard in support of my submission       I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: Annette Marie Chandler

Signature\*:  Date: 26/6/2020  
(Person making submission or authorised agent)

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

14/1

To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4  
Richmond 7050  
  
Email: resourceconsentadmin@tasman.govt.nz



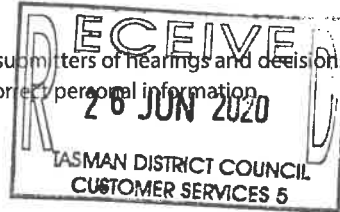
14

## Submission on Resource Consent Application

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### Submitter Details

Full Name:

Contact Person (if different):

Address for Service:

Postcode:

Phone:  E-mail:

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant):

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Tasman District Council Application Number (if known): RM

1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

\* Note: Any additional information should be submitted on a separate sheet(s).

14/2

2) The reasons for my submission are (Give details\*):

I WISH TO ENDORSE THE APPLICANTS RESOURCE APPLICATION THIS IS A VERY BEAUTIFUL RETIREMENT VILLAGE COMPLETE WITH EXTENSIVE AND WELL KEPT LANDSCAPE AND GARDENS AND THE NEW EXTENSION PLAN WILL FURTHER COMMITMENT THESE GREATLY. THE LAKEHOUSE AND CAFE LINKED WITH THE LAKE IS A MAJOR MEETING PLACE FOR RESIDENCE AND THE LOCAL COMMUNITY, ITS A BEAUTIFUL AREA. IT SHOULD BE NOTED TDC HAS MANY RESERVES IN THE AREA. FAIRFAX DR, CHELSEA + HARRIOT WAY PLUS LANGDALE DR. THIS IS A SHOVEL READY PROJECT AND THE 'CARE' FACILITY IS REALLY URGENT!

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application  I oppose the application  I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent  To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

[Empty box for conditions]

\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

- I wish to be heard in support of my submission  I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: IAN ANDERSON MCLINTOCK

Signature\*: [Handwritten signature]

Date: 26/06/20

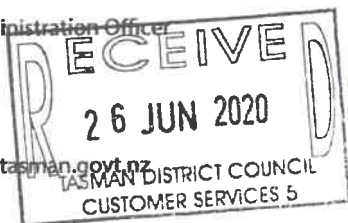
(Person making submission or authorised agent)

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

15/1

To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4  
Richmond 7050



15



Email: resourceconsentadmin@tasman.govt.nz

# Submission on Resource Consent Application

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## Submitter Details

Full Name: MURRAY RAEBURN MCCASKEY and JUDITH MCCASKEY

Contact Person (if different from above): \_\_\_\_\_

Address for Service: 2 WILKINSON PLACE  
RICHMOND

Postcode: 7050

Phone: 544-4070 E-mail: \_\_\_\_\_

## Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): THE INTEGRITY CARE GROUP LTD

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

TO UNDERTAKE BUILDING AND ROADING CONSTRUCTION AS PER RM190790 et.a

Tasman District Council Application Number (if known): RM

### 1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

1. Those parts of the application relating to the CARE FACILITY and, in particular, to its proposed height
2. The proposed entrance/egress on Brenda Lawson Way

\*Note: Any additional information should be submitted on a separate sheet(s).

### 2) The reasons for my submission are (Give details\*):

1. THE CARE FACILITY. According to the applicant's 'section elevation' (3:10), this building is to be constructed on the most elevated part of the Hill Str. block, and - given its completed height - it will:
  - a) obstruct the view of several residential properties on Hill Str, and
  - b) be an ever dominant object overlooking neighbouring properties on Brenda Lawson Way and Fawdan Way

\*Note: Any additional information should be submitted on a separate sheet(s).

2. See attached

15/2

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application
- I oppose the application for those parts relevant to this submission
- I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent
- To refuse/decline consent for those parts relevant to this submission

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

1. That the CARE FACILITY building comply in all respects with the conditions/restrictions determined by the applicable Zoning - that is, RESIDENTIAL
2. That all traffic movement relating to the CARE FACILITY - that is, staff vehicles, commercial and service vehicles - be required to enter and leave via Hill St and at a distance from Brenda Lawson Way so as not to be a nuisance to those residents

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearings report if a hearing is held.

Print Full Name: MURRAY RAEBURN McCASKEY JUDITH McCASKEY

Signature\*: Murray R. McCaskey Judith McCaskey Date: 26-06-20  
 (Person making submission or authorised agent)

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

15/3

## Reasons for my/our submission

2. ~~THE~~ ENTRANCE and EGRESS ON BRENDA LAWSON WAY. This is a significant intrusion into a quiet, residential cul-de-sac and represents an unwarranted disturbance to the life-style of those who have chosen to live there

Furthermore, Brenda Lawson Way is on a popular walking route connecting - via a walkway - to Wilkinson Place. These two cul-de-sacs offer pleasant and often traffic-free walking for dozens of people each day. Traffic into and out from the Hill str block development will change that .... not for the better.



16/1

To: The Resource Consent Administration Officer

Tasman District Council  
Private Bag 4  
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



tasman | Te Kaunihera o  
district council | te tai o Aorere

# Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

Please note: all submissions become public documents. If the application requires a hearing, your submission may be published on the council's hearings page, including your name and contact details.

Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

## Submitter Details

Full Name: GRANT AND KAREN DEWSON

Contact Person (if different):

Address for Service: 8 BRENDA LAWSON WAY RICHMOND 7020

Postcode:

Phone: 021 415 009 544420 E-mail: gkdewson@msn.com

## Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): INTEGRITY CARE GROUP - OLIVE ESTATE

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

PROPOSED EXPANSION OF THE OLIVE ESTATE RETIREMENT VILLAGE

Tasman District Council Application Number (if known): RM 120928V2 RM190790 RM190789

### 1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

THE EFFECT OF THE INCREASED TRAFFIC INCLUDING THE PROPOSED SERVICE ENTRANCE ACCESS FROM BRENDA LAWSON WAY

THE HEIGHT, LOCATION AND BULK OF THE PROPOSED CARE FACILITY

THE LACK OF A SINGLE PUBLIC GREENSPACE

THE PROPOSED WIDTH OF THE FAIROSE DRIVE EXTENSION

\* Note: Any additional information should be submitted on a separate sheet(s).



16/2

2) The reasons for my submission are (Give details\*):

- THE ADVERSE EFFECTS OF TRAFFIC, NOISE, SAFETY AND ACTIVITY DUE TO INCREASED VEHICLE MOVEMENTS ON AND AROUND BRENDA LAWSON WAY AND HILL ST.
- THE LOSS OF RESIDENTIAL CHARACTER AND AMENITY VALUE DUE TO THE LOCATION, BULK AND HEIGHT OF THE PROPOSED CARE FACILITY, CARE PARKING AND ASSOCIATED ACCESS,
- THAT NO RESERVE GREENSPACE IS TO BE VESTED TO COUNCIL FOR PUBLIC USE WHICH IS INCONSISTANT WITH CURRENT POLICY AND THE CHARACTER OF RICHMOND.
- THE PROPOSED REDUCED WIDTH OF FAIROSE DRIVE EXTENSION WILL BE UNSAFE FOR BOTH ROAD USERS AND PERSONS USING THE FOOTPATH INCLUDING THOSE USING MOBILITY SCOOTERS

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application       I oppose the application       I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent       To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

CARE FACILITY TO REMAIN IN ITS ORIGINAL  
CONSENTED LOCATION

\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

- I wish to be heard in support of my submission       I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: GRANT DAWSON

Signature\*: 

Date: 24/6/2020

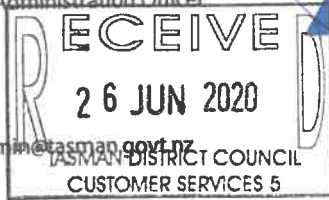
(Person making submission or authorised agent)

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

17/1

To: The Resource Consent Administration Officer

Tasman District Council  
Private Bag 4  
Richmond 7050

 tasman  
district council

Te Kaunihera o

te tai o Aorere

Email: resourceconsentadmin@tasman.govt.nz

## Submission on Resource Consent Application

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### Submitter Details

Full Name: Sidney M. McDouall + Virginia H. McDouall

Contact Person  
(if different):Address for Service: 3 Brenda Larson Way  
Richmond

Postcode: 7020

Phone: 03 544 7947

E-mail: sidmcdouall@hotmail.com

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): The Integrity Care Group Ltd.

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Land use consent and change of conditions as notified in T.D.C. letter dated 28 May 2020. RM190790 et al. - Integrity Care Group Ltd.

Tasman District Council Application Number (if known): RM RM 190790

1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

The relocation of the care facility and its adverse effects on the owners and occupiers of the property in Brenda Larson Way, with particular reference to the proposed access road.

\* Note: Any additional information should be submitted on a separate sheet(s). 

EP-RC040D 08/19

17/2

The reasons for my submission are :-

We believe the proposed development will have the following adverse effects that will not be adequately avoided, remedied or mitigated:

- \* Adverse visual and landscape effects due to the height, scale and bulk of the proposed care facility.
- \* Loss of residential character in Brenda Lawson Way as a result of the adverse visual and landscape effects and the traffic and parking associated with its use.
- \* Adverse effects on privacy, noise and a reduction in general amenity values, particularly as a result of the location of the proposed access road off Brenda Lawson Way.
- \* Adverse safety effects due to the location of the proposed access road where it joins Brenda Lawson Way, on views of the access way, views of Brenda Lawson Way and views of Hill Street.

We also note a lack of identifiable public reserve.

~~JMM~~

V. H. M4

17/3

2) The reasons for my submission are (Give details\*):

Please see separate sheet, "the reason for my submissions are :-"

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application  I oppose the application  I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent  To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission  I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: Sidney Morris McDouall Virginia Helen McDouall

Signature\*: S.M. McDouall V. H. McDouall Date: 26 June 2020  
(Person making submission or authorised agent)

\*Note: A signature is not required if you make your submissions by electronic means.

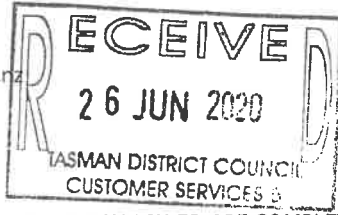
A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.



18/1

To: The Resource Consent Administration Officer  
 Tasman District Council  
 Private Bag 4  
 Richmond 7050

Te Kaunihera o  
**te tai o Aorere**



Email: resourceconsentadmin@tasman.govt.nz

## Submission on Resource Consent Application

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Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

### Submitter Details

Full Name: Sydenham Ross Matthews / Shona Mary Hogg

Contact Person (if different):

Address for Service: 9 Brenda Lawson Way (OCCUPIER)  
 Richmond 7020.

Postcode: 7020

Phone: 027 223 4826 E-mail: ross.matthuss@gmail.com.

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): The Integrity Care Group Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)  
Change of Resource Consent RM190790 et al. to undertake Building & Roading constructions as per above RM190790 et al.

Tasman District Council Application Number (if known): RM 19,0790 et al.

#### 1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

- 1 Proposed entrance in & out of Brenda Lawson Way - traffic Movements 24hrs operation.
- 2 A Proposed Height of the Care Facility & location.  
B Noise created due to hospital heating/cooling & venting systems.
- 3 Lack of green areas that can be utilised by the general public.
- 4 Reduced width of extension of Farose Drive.

\* Note: Any additional information should be submitted on a separate sheet(s).

*S/RM*

18/2

2) The reasons for my submission are (Give details\*):

1 Proposed road entrance in BLW is to close to Hill Street to allow for safe movements of large vehicles & general 24hr traffic given BLW also has a public walkway / cycleway through to Wiltona place used regularly.

2 Opposition to the design in bulk (3 stories or 10.5 metres high)

A \* location of the proposed care facility - in short it is considered that the care facility has been designed to maximise the developed foot print & scale of the proposed Care Facility with consequential disadvantage to the surrounding property areas.

B Noise created by the care facility air conditioning units & venting systems used in kitchens. Noise created by 24hrs heavy vehicles, eg rubbish removal trucks, & shift changes of hospital staff.

3 Green areas not available to public - lack of.

4 See attached

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application       I oppose the application       I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent       To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):



\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

- I wish to be heard in support of my submission       I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: SYDENHAM ROSS MATTHEWS, Shona Mary Hogg

Signature\*:  

(Person making submission or authorised agent)

Date: 26/6/20

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Attachment

18/3

2) The reasons for my submission are (Give details\*):

4 Proposed reduction of Fairrose Drive from 19 metres to 15.5m. Footpath width is reduced from 2.5 metres to 1.4 metres. It should remain as is for safety reasons.  
i.e. mobility scooters & pedestrians with buggies would be disadvantaged

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application
- I oppose the application
- I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent
- To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

[Empty box for conditions]

\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: Sydenham Ross Matthews / Shona Mary Hogg

Signature\*: [Handwritten Signature] Date: 26/6/20  
(Person making submission or authorised agent)

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

3/3  
272

To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4  
Richmond 7050



Email: resourceconsentadmin@tasman.govt.nz

## Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

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### Submitter Details

Full Name:

Contact Person (if different):

Address for Service:

Postcode:

Phone:  E-mail:

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant):

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Tasman District Council Application Number (if known): RM:

**1) The specific part(s) of the application that my submission relates to is/are (Give details\*):**

\* Note: Any additional information should be submitted on a separate sheet(s).



To: The Resource Consent Administration Officer  
 Tasman District Council  
 Private Bag 4  
 Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



# Submission on Resource Consent Application

19

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## Submitter Details

Full Name: STEPH ANDERSON

Contact Person (if different from above): \_\_\_\_\_

Address for Service: \_\_\_\_\_

12 WILKINSON PLACE

Postcode: 7026

Phone: 541 9030 E-mail: N/A

## Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): INTEGRITY CARE GROUP / OLIVE ESTATE

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Change conditions of existing land consent / Land use consent / Subdivision consent

Tasman District Council Application Number (if known): RM 190790

### 1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

- No reserve area 17.1.3.1 (L) 16.3.3.1 (o) (iii)
- Visibility of care facility 17.1.3.1 (p)
- Service road onto Brenda Lawson Way 16.2.2.1 (m)
- 17.1.2.1 (a)
- 17.1.2.5

\* Note: Any additional information should be submitted on a separate sheet(s).

### 2) The reasons for my submission are (Give details\*):

The effects on residential character; noise and visual effects; scale of buildings and carparking; and traffic and parking effects on Brenda Lawson Way, and on Furdan Way and Wilkinson Place, will be detrimental and major. There will also be a negative impact for the safety of the many people (including family groups) who use the Brenda Lawson Way/Wilkinson Place walkway. Dwellings on Olive Estate already have less than the 60m<sup>2</sup> outdoor living space so a reserve area needs to be provided. No reserve area will also put more pressure on other local reserve areas. The service road onto

Brenda Lawson Way is unnecessary as they are planning an exit onto Hill Street.

EP-RC040 04/13

19/2

**3) The nature of my submission is that:** (Tick one of the following three boxes):

- I support the application
- I oppose the application
- I am neutral regarding the application

**4) The decision I would like the Council to make is** (Tick one of the following two boxes):

- To grant consent
- To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions  
(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

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**5) Attendance at any Council Hearing** (You must tick one of the following two boxes):

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearings report if a hearing is held.

Print Full Name: STEPH ANDERSON

Signature\*:   
(Person making submission or authorised agent)

Date: 26/6/2020

\*Note: A signature is not required if you make your submissions by electronic means.

**A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.**

20/1

To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4  
Richmond 7050



Email: resourceconsentadmin@tasman.govt.nz

### Submission on Resource Consent Application



Handwritten initials 'JW' and 'MW' in blue ink.

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### Submitter Details

Full Name: James Keith Wilson and Marion Janet Wilson

Contact Person  
(if different):

Address for Service: 17 Wilkinson Place  
Richmond

Postcode: 7020

Phone: 03 544 4833

E-mail: mrsmarionwilson@hotmail.com

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): The Integrity Care Group Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

- RM 120928 V2 Care Facility
  - RM 190790 Land Use
  - RM 190789 Subdivision
  - RM 190791 Land Disturbance
  - RM 191308 Water Permit
- Tasman District Council Application Number (if known): RM

1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

1. Brenda Lawson Way (Traffic Report P25)
2. Lack of Reserve Land
3. Height + Size of Buildings.

See Attached Sheet

\*Note: Any additional information should be submitted on a separate sheet(s). ✓

00/2

Marion Wilson  
17 Wilkinson Place  
Richmond

## **Submission on Resource Consent Application – Additional information**

### **The Integrity Care Group**

**Applications: RM190179, RM190789, RM191308, RM120928v2**

#### **1. Service Lane onto Brenda Lawson Way P25 Traffic Report**

- It is too close to the corner and dangerous for vehicles exiting and entering Brenda Lawson Way
- There will be far too much traffic using this service lane daily 365 days a year e.g. rubbish trucks, laundry trucks, food trucks and care workers and other staff. Brenda Lawson Way is a quiet residential cul de sac.
- It will make walking up Brenda Lawson Way and onto Hill Street dangerous for pedestrians.
- The lack of parking facilities provided will mean that workers are going to park on Wilkinson Place which will affect the traffic and noise on our quiet residential cul de sac.
- Others workers will be forced to park on Hill Street. This will make this street difficult to negotiate without having large service vehicles entering and exiting Brenda Lawson Way. This will be especially difficult for the children of the area to safely get to and from school especially those who cycle.

#### **2. Lack of Reserve Land**

- There is no provision for public reserves for locals (children) to use to play or relax on. The small separate private areas that have been allocated are not user friendly to the public and it would appear that locals would not be welcome to use them.

#### **3. Height and Size of Buildings**

- We bought our home in a quiet residential area and did not expect that the area would be dominated by large buildings that would spoil the feel and character of a residential area.
- Staff are going to take up all the parking in the surrounding area.
- Trees and grass areas are going to be removed to make way for large buildings that overshadow the present homes.

20/3

2) The reasons for my submission are (Give details\*):

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application       I oppose the application      I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent       To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission       I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature\*: Maree Wilson      J.M. Wilson      Date: 23.6.20  
(Person making submission or authorised agent)

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4  
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



## Submission on Resource Consent Application

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### Submitter Details

Full Name: Marianne Brooks

Contact Person  
(if different):

Address for Service: 17 Wilkinson Place, Richmond

Postcode: 7020

Phone: 022 65 88 068

E-mail: kiwi\_marianne@hotmail.com

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): The Integrity Care Group Ltd.

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

RM12092 V2 (Care Facility)

RM190790 (Land Use)

RM190789 (Subdivision boundary adjustment)

RM190791 (Land disturbance)

RM191308 (Water permit)

Tasman District Council Application Number (if known): RM (see above)

1) The specific part(s) of the application that my submission relates to is/are (Give details\*):

See attached sheet

\* Note: Any additional information should be submitted on a separate sheet(s).

21/3

Marianne Brooks  
17 Wilkinson Place  
Richmond

## Submission on Resource Consent Application – Additional Information

The Integrity Care Group Ltd

Applications: RM190790, RM190789, RM190791, RM191308 & RM120928v2

### 1. Visibility of the care facility

I walk along Hill Street daily. The care facility is situated in a highly prominent, elevated position. The height and continuous length of the care facility will result in loss of residential character to pedestrians walking on Hill Street.

If consent is granted, the care facility should be set back further from Brenda Lawson Way and Fawden Way and rotated so the continuous length at its highest point runs perpendicular to Hill Street.

### 2. Service Lane on Brenda Lawson Way

There will be multiple, large service vehicles, along with staff and residents vehicles accessing the proposed service lane from Brenda Lawson Way. This small residential cul de sac is very popular for pedestrians who use the walkway from Wilkinson Place. Brenda Lawson Way was not designed for this level of traffic. The top of the road will be blocked by catering trucks, laundry trucks, rubbish trucks and ambulances trying to enter and exit off Hill Street. This is unsafe for pedestrians and other road users.

If consent is granted, all access to the care facility should be via Fairrose Drive and this road should be designed for large service vehicles.

### 3. Provision of Reserves and Open Space

The applicant has stated that reserve areas will be made available to the general public but doesn't plan to vest any reserve area because they wish to maintain control of the development, operation and maintenance of these areas to ensure they are consistent with the overall development.

There are very few public reserves in this vicinity. There is a small park that has been installed beside the Lakehouse in Olive Grove. This area does not feel like a public park. I have taken my children to this park but have not felt comfortable there. It feels like it belongs to Olive Grove and is provided for the use of Olive Grove residents and their visitors.

If consent is granted, the subdivision should include the reserve area that is required by Council to meet its levels of service for provision of open space for the surrounding community. This reserve should be fully vested and should be visible and accessible to the surrounding community as a public space.

### 4. Roading

The proposed road (extension of Fairrose Drive) is too narrow. There is not enough space provided for pedestrians. If consent is granted, Fairrose Drive should be the same width along its entire length to provide a safe traffic environment for the community.

2/3

2) The reasons for my submission are (Give details\*):

See attached sheet

\*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application       I oppose the application      I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent       To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

See attached sheet


\*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission       I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: Marianne Brooks

Signature\*:   
(Person making submission or authorised agent)

Date: 22/06/2020

\*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.



To: The Resource Consent Administration Officer

Tasman District Council  
Private Bag 4  
Richmond 7050tasman  
district council

Te Kaunihera o

te tai o Aorere

22/1

Email: resourceconsentadmin@tasman.govt.nz

Submission on Resource  
Consent Application

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## Submitter Details

Full Name:

Kevin &amp; Winsome Isabel Gooch

Contact Person  
(if different):Address for  
Service:

13 Hillplough Heights, Richmond

Postcode:

7020

Phone:

03 9706706

E-mail:

goochkj@gmail.com



## Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): The Integrity Care Group Limited

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

For expansion and changes to the Olive Estate Lifestyle Village

Tasman District Council Application Number (if known): RM RM 120928v2; RM 190790; RM 190789

**1) The specific part(s) of the application that my submission relates to is/are (Give details\*):**

RM 120928v2 '...to allow for the relocation of the care facility...' '...and an amended site layout'

RM 190790 'Land use consent to construct... a community activity (care facility) off Hill Street...'

RM 190789 'Subdivision boundary adjustment to provide for the care facility on Lot 6 and to amalgamate Lots 5, 7 and 8 with Lots 2 and 3 and to create a new Lot 9 to vest as road (extension of Fairrose Drive)...'

\*Note: Any additional information should be submitted on a separate sheet(s).

22/3

**2) The reasons for my submission are (Give details\*):**

1 The proposed relocation of the care facility to the back corner of the village site adjacent to both Hill Street and Brenda Lawson Way will impact the traffic flow along Hill Street. It will significantly effect the ability of residents in Hillplough Heights to travel easily and safely on to, and along, Hill Street (a road that is not wide and has poor visibility due to its undulations) With new residential developments on Hart Road and Hill Street (eg Pioneer Heights), this section of road is already experiencing a substantial increase in traffic flow. Currently, it is mostly impossible for traffic to pass in both directions when cars are parked on the roadside and in most cases this is impossible. When visibility is further restricted by weather conditions the issue of safety is further exacerbated. Any additional pressure on traffic flow (eg visitors and staff coming into the care facility) will cause this section of road to be dangerous.

2 The site layout includes descriptions of proposed tree plantings. Most of these have potential growth that is far greater than that referred to in the statement provided by Gary Rae Consulting (letter to council 8 March 2020 ref (b)) Refer also to the small note on P027 referring to this 'Tree sizes illustrated on elevations are based on 10 years of growth from time of planting. Species on Hill Street are to be small to medium sized with typical mature height of 8 metres.' However even trees reaching 8 metres on Hill Street will impact the views of residents in Hillplough Heights including ourselves and doesn't provide reassurance that this plan will maintain current views up to 10 years, and certainly not beyond that time.

3. The height of the atrium doesn't comply. While this may be considered 'minor' it is still a breach and will impact the views of neighbouring properties

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**3) The nature of my submission is that: (Tick one of the following three boxes):**

I support the application       I oppose the application       I am neutral regarding the application

**4) The decision I would like the Council to make is (Tick one of the following two boxes):**

To grant consent       To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

1 Implement 'no parking' areas along both sides of Hill Street from Hillplough Heights through to Brenda Lawson Way. This is to ensure the safety of nearby residents turning onto Hill Street, from Hillplough Heights, Fairrose Drive and Brenda Lawson Way. Please note, two accidents causing injuries occurred on this section of road within an hour of each other on Monday morning 22nd June. Ref: Waimea Weekly

2 Place a covenant or condition relating to tree height to permanently restrict the height of trees or shrubs along the entire Hill Street boundary to a maximum of just 3.5 metres and specify on the 'plan layout' the species of trees to be planted along Hill Street to provide reassurance to residents of neighbouring properties

3 Reduce the height of the atrium

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**5) Attendance at any Council Hearing (You must tick one of the following two boxes):**

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Print Full Name: Kevin and Winsome Gooch

Signature\*:  

Date: 26.6.2020

(Person making submission or authorised agent)

\*Note: A signature is not required if you make your submissions by electronic means.

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To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4  
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



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(if different):

Address for  
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Phone:

E-mail:

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Tasman District Council Application Number (if known): RM

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I support the application

I oppose the application

I am neutral regarding the application

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Submission cont – Integrity Care group application.

2)

The relocation of the care facility building from its consented location will have adverse effects on my family and property due to the buildings bulk and visual dominance effects, and the resultant loss of residential character will be most noticeable to the closest neighbours on Brenda Lawson Way,

The proposed care facility building is taller than the consented care facility building (10.5m at its highest point as opposed to 10m) and the proposed care facility building and its associated access and car parking areas are at a higher elevation. This means the proposed care facility building will be more visually prominent than the consented care facility building to the neighbours

For these reasons the proposed care facility building will appear taller and more visually prominent than the consented care facility building.

The adverse effects on my family at 5 Brenda Lawson Way will include a loss of privacy, increased noise, increased lighting and a reduction in amenity values as a result of the proximity, scale, height, and window placements in the care facility building. These effects will be more than minor.

The service road that will utilise a residential cul-de-sac that is external to the site is also proposed, this is an extremely poor design and is unsafe. I have two young children under three years of age and to put a commercial access lane off a small cul-de sac is insane. Brenda Lawson Way is a very narrow cul-de-sac which already struggles with parking. Council's own rubbish trucks cannot turn or access on some occasions. If a care facility were to be build this would be very unsafe to have the increased traffic flow and all additional parking taken up.

The associated vehicle movements and noise generated by commercial entrance and parking area will have a much greater impact on the residential character and amenity of the surrounding area.

I believe the Integrity care group needs to vest to council a to be set aside for a green space. This site needs to have at least one park not less than 1400m<sup>2</sup> not spread out across their site with guaranteed unrestricted public access. Not doing so may result in an area that does not look or feel like a public reserve – rather an open space for residents.

The integrity care group had this development approved in an area in the middle of their own development which they could have chosen to shape the landscape and roading to negate some of these impacts. They instead chose to move it next to established family homes. The sole intention of this is to further line their own pockets to hell with the surrounding community.

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## **2) The reasons for my submission are (Give details\*):**

Whilst we commend the overall careful and considered planning and urban design work gone into the development, we are concerned about the lack of vested park as required in the TRMP. We acknowledge the extensive and pervasive green and open spaces throughout the development, however this cannot be assumed as public space and that the public will use it as such. We note that on page 56 "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 2,500m<sup>2</sup> in the north east sector of the site near Hill Street." It goes on to state that "9.5 Olive Estate acknowledges this desire by staff for public parks and will make ample provision for parks and reserves throughout its development..." and "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". We do not agree that this is about the "desire" of some of the council staff, as this is a requirement of the TRMP. Furthermore, it appears that from the following wording that the applicant does not think the council's parks and reserves are up to its standard. This is not a good reason in our opinion, for not vesting a park, it is down to the applicants perception on how they want the land within and around them to look and not what is best for the residents in the area as a whole. We also do not think this comment is in keeping with the council parks within Richmond, as they are generally well maintained, used and needed.

We are very concerned that due to the development's relatively high number of houses, the green space will not be used by the wider residents of Richmond as it will feel like space for the Olive Estates residents only. We commend the overall design and think a vested public park will compliment the finished Estate and be an asset to its residents, especially those at the Hill Street end, with visiting young children or with low mobility themselves, where the walk down and back up the hill to the current lake and green space will be a barrier.

Richmond is growing and there will be more development in the area and some is likely to be infilling. Green public space is vital to the overall liveability of a place, wellbeing and important social contact, which is especially important to those in their latter years.

We therefore recommend that a park is vested with the council and that the applicant could work with council staff on the design of the park, if it continues to have concerns and the council is amenable. The applicant could also have an agreement with the council on maintenance, if it is still of concern and could maintain the park for the council to its standard as long as that is higher than the current council park standards. The design and agreement maintenance should have input from the local residents, within and surrounding the park.

Olivia Hyatt and Nick Tuckey



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Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



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Date:

*(Person making submission or authorised agent)*

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I am neutral regarding the application

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Date:

*(Person making submission or authorised agent)*

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To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4 Richmond  
7050

# Resource Consent Application

Email: [resourceconsentadmin@tasman.govt.nz](mailto:resourceconsentadmin@tasman.govt.nz)

## Submission on

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## Submitter Details

Full Name:  
Yuki Fukuda

Contact Person (*if different*):

Address for Service: 16B  
D'Arcy st,  
Richmond

Postcode:  
7020

Phone: E-mail: [Yuki\\_fukuda@hotmail.com](mailto:Yuki_fukuda@hotmail.com) 027 390 3951

## Submission Details

This is a submission on the following application for resource consent lodged with the Council:

Integrity CareGroup Ltd

This is a submission on an application from: (*Name of Applicant*):

For a resource consent to: (*details can be found on the notice in the letter from Council, newspaper, website or on-site*)

construct a compact density development (the residential villas and apartments) and a community activity (the care facility) off Hill Street, while not providing public reserve to the standard of the Tasman Resource Management Plan (TRMP).

790

Tasman District Council Application Number (if known): RM

**1) The specific part(s) of the application that my submission relates to is/are (Give details\*):**

not providing public reserve to the standard of the Tasman Resource Management Plan (TRMP).

*\* Note: Any additional information should be submitted on a separate sheet(s).*

EP-RC040D 08/19

1/2

**2) The reasons for my submission are (Give details\*):**

It is unconscionable to build a residential development that does not provide a public reserve to the standard required by the Tasman Resource Management Plan (TRMP). Adding up the percentages of unbuilt on pieces of land scattered through the development, does not constitute a public reserve. Nelson Tasman Land Development Manual, Chapter 10.1: (Parks and Reserves); “ Reserves are an important element of an urban neighbourhood or rural area. They provide opportunities for recreation and social contact, and their spaciousness contrasts with built development”.

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**3) The nature of my submission is that: (Tick one of the following three boxes):**

I support the application  I oppose the application  I am neutral regarding the application **4) The**

**decision I would like the Council to make is** *(Tick one of the following two boxes):*

To grant consent

If consent is granted, I wish the council to impose the following conditions

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I do not wish to be heard in support of my submission

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Print Full Name:

Yuki Fukuda

Signature\*: Date: *(Person making submission or authorised agent)*

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To refuse/decline consent

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**A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.**

My name is Richard Kempthorne and I am submitting on the Olive Estate resource consent application on behalf of my wife, Jane and me.

We have watched the development of Olive Estate to where it is today and congratulate the owners on what they have achieved.

We live at 11 Hillplough Heights. We are in the second row of houses east of Hill St. We have been contacted as an affected party and therefore would like to make the following two suggestions.

### **Screen trees to be planted along Hill St.**

We understand that it is intended to mitigate and soften the effect of the care facility building by screen planting along Hill St. We support a careful balance between achieving a measure of mitigation while not affecting views out and over the building from neighbouring properties on the eastern side of Hill Street. We would prefer that it isn't a solid hedge but rather a careful selection of trees that break up the visual effect of the side of the care facility which faces Hill Street. We also prefer that the final height will not be higher than the top of the building. We realise that with careful selection of tree species, the cost of maintenance can be minimised. We would be happy to discuss this with the landscape architect or contractors when the final design is being completed, prior to planting.

### **No parking section on Hill Street**

We have given considerable thought to ensuring that Hill Street continues to be a safe and effective road for traffic. This includes bikes, cars and trucks. We think Hill Street is and will continue to be safe for pedestrians. We consider that there will be a significant safety issue once Fairrose Drive is extended to link with Hill St. We understand it is logical for this extension to occur. There will however be an adverse effect on safety if some measures are not taken.

Some advice has suggested that there is sufficient width along Hill Street for two cars travelling in opposite directions to overtake, while there are cars parked on either side of the road. We do not think this is correct. In our area Hill Street is approximately 8.5 meters wide. If there are cars parked on both sides and two cars are approaching each other, then one of the travelling cars almost invariably slows or stops for the car travelling in the opposite direction, until the road is clear, because it doesn't feel safe to pass each other. Practically when two cars are parked on opposite sides of the road, there is room for one moving car to travel between them. This is not ideal with the amount of traffic using Hill Street.

Hill Street is a busy road, particularly in the morning and afternoon peak traffic times. The time when traffic is most at risk is during the morning peak traffic time. For one to two hours after sunrise, traffic travelling north along Hill St has a major glare issue with early morning sun.

On Monday 22<sup>nd</sup> June there were two accidents on Hill St in our area. One was at the intersection of Hillplough Heights and Hill St where a van travelling north ran into a trailer and digger parked on the western side of Hill St. Approximately 380 meters north along Hill St another car, travelling north, ran into a truck and trailer parked on the side of the road. Both incidents occurred on the same day just before or after 9am at the time when sunlight glare was at its worst.

It is our opinion that we need to reduce traffic conflict and maintain good sight distances in the vicinity of the new Fairrose Drive and Hillplough Heights intersections with Hill Street. We would like to see no parking lines on both sides of Hill Street from the south side of Hillplough Heights to the north side of Fairrose Drive. This would be approximately 100 metres in total.

We realise that this may be an issue for the Engineering Department to undertake and we will pass this on to them as well.

To: The Resource Consent Administration Officer  
 Tasman District Council  
 Private Bag 4  
 Richmond 7050



**tasman**  
 district council

Te Kaunihera o

**te tai o Aorere**

## Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

Please note: all submissions become public documents. If the application requires a hearing, your submission may be published on the council's hearings page, including your name and contact details.

Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

### Submitter Details

Full Name:	Clare and Alex Tolan	
Contact Person (if different):	Clare Tolan	
Address for Service:	6 Brenda Lawson Way, Richmond Tasman	
Postcode:	7020	
Phone:	021676983	E-mail: foote_clare@hotmail.com

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Integrity Care Group Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

For the expansion and changes to Olive Estate Lifestyle village.

Tasman District Council Application Number (if known): RM120928V2, RM190790, RM190789

**1) The specific part(s) of the application that my submission relates to is/are (Give details\*):**

The service lane proposed to enter Brenda Lawson Way.  
 Narrowing Fairrose drive  
 Bulk and location of the care facility and noise from its operation  
 Vesting of public reserve areas  
 Lack of designated staff and visitor parking associated with the care facility

\* Note: Any additional information should be submitted on a separate sheet(s).

**2) The reasons for my submission are (Give details\*):**

The adverse effect on the residential amenity of Brenda Lawson Way will be more than minor. The increase in traffic movements caused by the service lane will be excessive and dangerous for what is a small, narrow quiet cul-de-sac entrance. The existing intersection between Brenda Lawson Way and Hill Street is not wide enough for a large truck to legally turn nor is the carriageway sufficiently wide for vehicles exiting the proposed service lane. The care facility will introduce a huge volume of vehicles 24 hours a day 365 days a year including: staff, residents, delivery vehicles, rubbish trucks, ambulances, undertakers, cleaners and possibly more. The effect will be significant and such a commercial enterprise is not appropriate for a small street with only 9 residents, and will be detrimental to the residential amenity. Further, Brenda Lawson Way is used by a high number of walkers and school children as it is part of the connected walking network via the pathway at the head of the cul-de-sac to Wilkinson Place, having such a busy entrance placed closer than the required distance to the intersection will be very dangerous.

Continued on separate sheet

\*Note: Any additional information should be submitted on a separate sheet(s).

**3) The nature of my submission is that:** (Tick one of the following three boxes):

I support the application       I oppose the application       I am neutral regarding the application

**4) The decision I would like the Council to make is** (Tick one of the following two boxes):

To grant consent       To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

\*Note: Any additional information should be submitted on a separate sheet(s).

**5) Attendance at any Council Hearing (You must tick one of the following two boxes):**

I wish to be heard in support of my submission       I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature\*: \_\_\_\_\_ Date:

(Person making submission or authorised agent)

\*Note: A signature is not required if you make your submissions by electronic means.

**A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.**



Continued Submission:

**6 BRENDA LAWSON WAY - CLARE AND ALEX TOLAN**

RM120928V2 & RM190790

2) The reasons for my submission are:

- With respect to narrowing the proposed carriage way of Fairrose drive. The current proposal is feasible from the applicant's perspective because they propose to push all the heavy and unsightly traffic associated with the care facility into the service lane entering Brenda Lawson Way. This traffic should all be managed within the proposed development. Therefore, the carriageway of Fairrose drive will need to be of sufficient width to accommodate this.
- With respect to the bulk and location of the proposed care facility. The applicant proposes to move the previously consented care facility further up the hill to the high point of the landscape and increase the height of the building. The proposed height is 3m higher than the 7.5m permitted height. I consider that 10.5m or 40% more than the permitted height to be significantly more than minor effect in a residential zone, and will result in a loss of residential character to adjacent neighbours. The proposed height of the care facility is such that it will be visible for several kilometres in all directions, not just the immediate residents.
- With respect to vesting public reserves. The proposed pockets of green space will not remotely achieve the same public amenity outcome as a consolidated area, and as they are not to be publicly vested Olive Estate can and will restrict access at any time. During COVID-19 they erected signs to deter the public from walking on the footpaths. The current proposal is inconsistent with Council policies and objectives.
- With respect to parking the application states that 'some' staff carparking will be provided under the care facility. When this is considered in conjunction with the proposal to construct narrower than standard internal roading and the service lane entrance into Brenda Lawson Way the logical conclusion is that Olive Estate staff and visitor will utilise the surrounding road network for parking. This will have a more than minor affect on the residential amenity and safe visibility of the surrounding area.
- Noise from the operation of the care facility and the comings and goings associated with that will have a detrimental impact on the surrounding residents and can no be considered the same as normal residential levels in volume, nature or time of occurrence.
- There is a significant cumulative effect from all these matters on the surrounding residential amenity. Caused, in essence by the proposed location of the care facility.

To: The Resource Consent Administration Officer  
Tasman District Council  
Private Bag 4  
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



## Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

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### Submitter Details

Full Name:

Contact Person  
(if different):

Address for  
Service:

Postcode:

Phone:

E-mail:

### Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: *(Name of Applicant)*:

For a resource consent to: *(details can be found on the notice in the letter from Council, newspaper, website or on-site)*

Tasman District Council Application Number (if known): RM

**1) The specific part(s) of the application that my submission relates to is/are (Give details\*):**

\* Note: Any additional information should be submitted on a separate sheet(s).

**2) The reasons for my submission are (Give details\*):**

*\*Note: Any additional information should be submitted on a separate sheet(s).*

**3) The nature of my submission is that: (Tick one of the following three boxes):**

I support the application

I oppose the application

I am neutral regarding the application

**4) The decision I would like the Council to make is (Tick one of the following two boxes):**

To grant consent

To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

*(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):*

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I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

*Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.*

Print Full Name:

Signature\*:

Date:

*(Person making submission or authorised agent)*

*\*Note: A signature is not required if you make your submissions by electronic means.*

**A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.**

## Submission Document for R A Firth and M L Firth of 105 Hart Road, Richmond

27 June 2020

### **Application:**

**Numbers: RM 190790, RM 190789, RM 190791, RM 120928V2**

1. 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.
2. Land use consent - to construct and operate a community activity on the Hill Street block at Lot 2 DP511511.
3. Land use consent - land disturbance for site development earthworks including filling of a redundant pond on the Hill Street block.
4. 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.

### **The specific part(s) of the application that our submission relates to are:**

1. The Submitters are opposed to the relocation, design, and layout of the extension development of the Olive Estate. It is considered that the Applicants have chosen to maximise development of villas on the site with an over emphasis on the amenity of the development at the expense of the amenity of the neighbours, and the wider residential community.

The key issues the submitter has with the proposed development are:

- The standards proposed for the extension of Fairrose Drive as a public road.
- The proposed lack of specific public reserve(s) in an appropriate location to be vested with Council
- The loss of amenity to the adjoining Hill St, Brenda Lawson Way and Fawden Way residential properties
- The location, scale size and height of the care facility impact on the neighbouring properties in Brenda Lawson Way,
- The dominance effects and loss of residential character to the Hill St, Brenda Lawson Way and Fawden Way residential properties
- The location and the adverse effects of the proposed service road on Brenda Lawson Way and Hill Street users.
- The cumulative adverse effects of the proposed development are more than minor
- The mitigations measures presented are inadequate

**2. The reasons for our submission are:**

- The proposed Fairrose Drive extension does not comply with the Council's Engineering standards and thereby does not meet the safety and network requirements of the intended public road. The proposed extension does not enhance the road network within the residential area for the wider residential community in the way intended. The proposed standards for the extension significantly discourage use of the road and footpaths by outside vehicles, pedestrians and cyclists.
- The lack of reserve areas is not in accordance with Councils Reserve objectives and policies. The proposed reserve and open space arrangement provides for the Estate residents only.
- The location and design of the care facility are such that the reasonable expected residential amenities of the neighbours are adversely affected to a more than minor extent.
- The proposed service road and its proposed use adversely affects the amenities of the residential neighbours and road users of Hill Street to an extent that is much more than minor with no acceptable mitigation measures.
- The proposed access for the service road onto Brenda Lawson Way cannot be made to comply with Council's Engineering standards, nor the Austroad Standards. It is unsafe, for the users of Hill Street, Brenda Lawson Way and the service road itself.
- Overall, the design proposals for the service access in the proposed development will result in poor outcomes in terms of the safety and efficiency of vehicle movements and would be well below the standard expected of a new facility. Amenity Operation of the proposed service access would have a significant detrimental impact upon the levels of amenity currently experienced by residents in this area.

**Relief Sought**

- The Application should be refused.

If not refused then the Applicant should be required to:

- Design the layout of the development such that Fairrose Drive is the standard of the formation and standards of the existing section of Fairrose drive, 8m wide carriageway, footpath either side of 2.5m and road reserve width of 19m, that it will link to.
- Develop and vest the appropriate reserve area located adjacent to Fairrose Drive, so as to comply with Council's reserve policies.
- Design, construct and service any care facility and associated villas, if approved to be relocated, and included in this development extension, such that all comply with bulk and location requirements, have all access only to Fairrose Drive extension, (once developed to the correct standard for the public road), and be designed to enhance the residential character of this area and has no more than minor effects on the residential neighbours,