

This statement is from Clare and Alex Tolan 6 Brenda Lawson Way. We were notified by Tasman District Council that we are considered an effected neighbour of the proposed Development. As submitters we are not anti-development. Prior to living in Brenda Lawson Way we lived in Hobsonville Point in Auckland - a well renowned high density development. We are only opposed to poor outcomes, and there are elements in this application that still need work.

- Our original Submission objected to the proposed service lane entering Brenda Lawson way, Narrowing Fairose drive, the bulk and location of the care facility and noise from its operation, the lack of vesting of public reserve areas and the lack of designated staff and visitor parking associated with the care facility.
- We acknowledge that the applicant has substantially changed the fundamentally flawed design of the development and removed the service lane entering Brenda Lawson Way. Several points of our submission have therefore had their effects mitigated. However, the fact that prior to this the applicant was content to push all their dirty laundry (literally and figuratively) into a quiet, narrow, residential cul-de-sac, demonstrates that this development is concerned about amenity to Olive Estate first and the receiving environment second.
- With respect to narrowing the proposed carriage way of Fairose drive. The basis of our objection was that by narrowing this road the applicant intended 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 Fairose drive needs to be of sufficient width to accommodate this. Narrowing it also removes or limits street parking for the Care Facility Staff

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 the logical conclusion is that Olive Estate staff and visitors will utilise the surrounding road network for parking. This will have a more than minor effect on the residential amenity and safe visibility lines for roads and pedestrians in the surrounding area.

We are supportive of condition 14 in the draft conditions that proposes that "No staff or contractors working at the care facility shall park their vehicles off-site". We wish to avoid an increased volume of vehicles parked on the street around the existing neighbourhood. As we believe it will create noise nuisance and traffic safety issues. The terrain of Hill street makes visibility difficult at times and a greater volume of parked cars would worsen this. Hill St is a major thoroughfare for cyclists, walkers and runners all throughout the day.

- With respect to vesting public reserves. The proposed pockets of green space will not 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. The applicant says they intend to keep them open to the public. If this is the case, there should be no issue with vesting. As it is, the currently completed area of Olive estate is not welcoming to general public, not even to pedestrian traffic on the footpath. Richmond is a walking community – and Olive estate creates a big obstacle to that continuity. We walk twice daily with our dog and have observed that everyone walks *around* Olive Estate, not through it. It feels like a gated community, just without the gates. We have two small children and we have never used the existing playground within Olive Estate as it is too far to walk for small children from our house and is referred to as the "grandchildren's playground". It has been a surprise to us through this process, that this playground has been used as a positive example of a public reserve created by Olive Estate as the implication is that it is for the visiting grandchildren of residents – not the public. The purpose of reserves is to be public and open, not private and controlled. Olive Estate has not demonstrated genuine enablement or encouragement for the wider community to use the reserve areas required as part of the already constructed development. Therefore, their application to retain these areas in private ownership and management should be declined.
- 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. 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 any adjacent neighbours with a view of the building. 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.

- 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 cannot be considered the same as normal residential levels in volume, nature or time of occurrence. The applicant has indicated that this is a 24hr operation. If this development is to go ahead, operating hours for the activities that are implied by “serviced” in “serviced care facility” need to be carefully considered and mitigated to a level that could be reasonably expected by the immediate neighbours, were the area used for residential purposes instead.

ALASTAIR JEWELL

From: Clare Tolan <foote_clare@hotmail.com>
Sent: Thursday, 25 February 2021 5:39 pm
To: Alastair Jewell
Subject: Re: Olive estate hearing - update on progress (RM190790)

Hi Alastair,

I was present from shortly after 3 this afternoon. I have had to leave and I'm not able to come back tomorrow.

Should I just email you the statement I was intending to read?

Kind regards
Clare Tolan

Get [Outlook for iOS](#)

From: Alastair Jewell <Alastair.Jewell@tasman.govt.nz>
Sent: Thursday, February 25, 2021 3:03:37 PM
To: foote_clare@hotmail.com <foote_clare@hotmail.com>
Subject: Olive estate hearing - update on progress (RM190790)

Claire and Alex Tolan -submission no 30 – sent by email: foote_clare@hotmail.com

Dear submitter,

[And apologies if you're in the room].

We are running behind schedule – such is the length of this piece of string.

I apologise if it has eaten into your day. I appreciate the time you have taken out of your day and work and other commitments.

To do the best I can for any scheduling tomorrow, reply to me to let me know any time constraints etc so I can look at scheduling tonight.

Documents from today will also be uploaded to the hearing documents folder (see webpage or original notice of hearing)

Any questions you may have – email me, or phone / text on 027 225 8948.

Ngā mihi,

Alastair Jewell
Principal Planner - Resource Consents
Mobile +64 27 225 8948 | Alastair.Jewell@tasman.govt.nz
Private Bag 4, Richmond 7050, NZ

