

18 September 2020

Consents Manager  
Tasman District Council  
Private Bag 4  
RICHMOND

Gary Rae Consulting Ltd  
PO Box 57  
Motueka

Attention: Phil Doole

Dear Phil

**INTEGRITY CARE GROUP, OLIVE ESTATE, RM190790  
AMENDMENTS TO THE SITE LAYOUT**

**Introduction**

This application was suspended at the applicant's request on 24 July 2020 in order for it to respond to concerns raised in submissions. Council officers provided an extension to the statutory suspension timeframes and confirmed the suspension will lift on 23 September 2020.

This letter is to advise Council of amendments that the applicant has made to the proposed layout of the development, in particular the servicing and parking for the proposed Care Facility. The changes are all within scope of the application as notified.

We trust Council officers will send this letter, and the accompanying plans, to all submitters for their information.

**Changes to the Layout**

First and foremost, the changes all relate to the site layout around the Care Facility.

No changes have been made to the proposed location, height, boundary set-backs, or design of the Care Facility buildings, other than very minor changes as a consequence of the main changes outlined below.

We have attached a set of replacement plans for the proposed changes. The changes are mainly shown on Plan 019 and on replacement Plans 3.5 and 3.6.

The following is a summary of the main changes made to the layout:

- (a) Removal of the proposed service vehicle access from Brenda Lawson Way;
- (b) Landscaping changes adjacent to Brenda Lawson Way;

- (c) New dedicated service access and driveway from Fairrose Drive;
- (d) New parking layout and single entry/exit point to Care Facility car park; and
- (e) Parallel carparking on Fairrose Drive.

### **Removal of the proposed vehicle access from Brenda Lawson Way**

The main catalyst for this change was to respond to the concerns expressed by submitters on Brenda Lawson Way. The removal of the proposed service vehicle access and driveway will remove the potential noise source from service vehicles and cars accessing the serviced apartments in the Care Facility. As a result, the proposed acoustic fence will also be removed.

This change enables the area at the rear of the Care Facility to be established as a landscaped garden area, as outlined below. This change also responds to the traffic safety and other concerns expressed by submitters relating to the new intersection that was proposed on Brenda Lawson Way in close proximity to Hill Street. No changes are now proposed to the existing road network in that location.

### **Landscaping changes adjacent to Brenda Lawson Way**

The removal of the service access drive at the rear provides an opportunity for the large set-back areas (set-backs ranging between 14.3 metres and 24.5 metres) between the north-east end of the Care Facility and the properties on Brenda Lawson Way) to be planted in gardens and lawns. This will provide the neighbours with a large landscaped garden area to a high standard of amenity, reducing the overall impact of the Care Facility buildings.

Other changes include:

- (a) removal of a walkway originally proposed alongside the stormwater channel at the north-western side of the Care Facility, and adjacent to properties on Brenda Lawson Way. This will remove any concerns associated with people walking close to those properties;
- (b) reducing the height of the retaining wall (and removing the retaining wall up to the dementia ward gardens) to provide a more gentler sloping bank with planting thereby reducing the visual impact of steeply stepped slopes); and
- (c) reduction in the size of the café decking as another measure to increase the set-back area to the boundary fence assisting with the changes to slope gradient outlined above.

### **New dedicated service access and driveway from Fairrose Drive**

All servicing of the Care Facility will now be directly from the Fairrose Drive extension via a dedicated access drive to the servicing area in the western-most building wing.

A new access ramp will be provided down to the basement level for service vehicles to access the servicing area and for cars to access the basement car parking area for the serviced apartments. There will be some other day to day servicing and deliveries by courier vans etc in the car park area.

Minor building changes will be required to install new service entry doors, and to delete the service entrance doors on the Brenda Lawson Way side of the building.

### **New parking layout and single entry/exit point to Care Facility car park**

The changes to the servicing access as described above have required a re-design of the Care Facility carpark. This will now have a single entry/exit point onto Fairrose Drive rather than the two accesses for the notified proposal. The revised layout has 30 car parks compared to the 28 car parks in the application as notified. The individual car parks will be rotated to 90 degrees instead of the angled car parks shown in the notified proposal.

### **Parallel carparking on Fairrose Drive**

The car parking on the street-side along Fairrose Drive has been amended from the 90-degree configuration to parallel parking. This is in response to comments made by Council's traffic engineer from our consultation prior to notification, who expressed a preference for parallel parking.

Please note these street-side car parks are not required parking in terms of the District Plan standards. The parking provided on the Care Facility site will meet the required level of on-site parking.

This reconfiguration will also mean that the retaining walls adjacent to the shared pathway can be decreased in height.

### **Conclusion**

The changes described above have been made as a direct response to concerns raised in submissions regarding the servicing of the Care Facility, and are also in response to comments made by Council officers.

The changes are all considered to be within the scope of the application as notified. They result in no material changes to the proposed buildings as shown on the plans as notified. The changes to the location of the service access are designed to internalise the effects, and to remove any traffic safety concerns on Brenda Lawson Way/Hill Street.

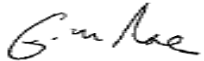
The building set-back areas to neighbouring properties on Brenda Lawson Way are now proposed to be established as gently sloping garden areas, rather than being used for access by service vehicles and residents' cars, and a walkway will be removed.

Overall, these changes are considered to provide an improved amenity outcome for neighbours from the proposal as notified.

If any clarification on these amendments is required, please contact me.

The Applicant now asks that the suspension on processing be uplifted and that a hearing be scheduled.

Yours faithfully

A handwritten signature in black ink, appearing to read "G. Rae".

Gary Rae, **Director**