

BEFORE THE TASMAN DISTRICT COUNCIL

Under The Resource Management Act 1991

In the matter of Resource Consent Applications RM120928V2 (land use change of conditions), RM190790 (land use), RM190789 (subdivision), RM190791 (land disturbance), and RM191308 (water permit)

By The Integrity Care Group Limited
Applicant

And In respect of the proposed construction and operation of a retirement village (Olive Estate Lifestyle Village) at 109 Hill Street, Richmond

**EVIDENCE OF ANTHONY MICHAEL VERRALL ON BEHALF OF
THE APPLICANT**

10 February 2021

INTRODUCTION

- 1 My name is Anthony Michael Verrall.
- 2 I am a Licensed Cadastral and Registered Professional Surveyor, a member of the NZ Institute of Surveyors and Consulting Surveyors of NZ. I have a NZ Certificate in Land Surveying (1988) and a Bachelor of Surveying from the University of Otago (1992) and was registered under the Survey Act 1986 (1996). I have over 35 years' experience in surveying and planning, which includes the last 25 years within the Nelson Tasman District but formerly to this in Canterbury. For the last 15 years I have run my own surveying land development consulting business.
- 3 I also have considerable experience in land subdivision and engineering development having attended to the design of subdivisions and the associated engineering works for infill and green field residential developments and a vast range of rural and rural residential developments both in this region and formerly in Canterbury.

CODE OF CONDUCT

- 4 Although not required for this hearing, I confirm that I have read and agree to be bound by the Environment Court Code of Conduct for Expert Witnesses and confirm that I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express in the following evidence. The evidence I give is within my expertise.

SCOPE

- 5 I have been asked to briefly address sub-divisional and servicing requirements of the site.
- 6 I prepared the Infrastructure report dated 18th June 2019 which is an annexure to the original application.
- 7 As per Council's section 92 request for further information we prepared a response dated 7th November 2019 which included a peer review by TCEL of the catchment calculations and the capacities of the three outlets to be used as a combined solution.

- 8 Subsequently Council asked for a further assessment of the existing Olive pond capacities and a report by TCEL dated 27th Feb 2020 used pipe time rather than catchment run off and time of concentration and derived that the existing Olive Pond does have sufficient capacity and its current restricted outfall is suitable if pipe time and flow method is used.

DESCRIPTION AND LOCATION

- 9 The subject land is described as Lot 2 DP 511511 and is located on the western side of Hill Street just opposite Hillplough Heights with Brenda Lawson Way immediately to the east. The total title area is 3.3876 ha. The land to the north is owned by the applicant and is already consented for this type of development. To the east there is residential properties fronting Fairrose Dr & Jonathan Place.
- 10 Topography falls to the NW down the property at reasonably constant grade of 4% to 5%, with the contour lines generally parallel to Hill Street with a slight drop off closer to the eastern side and a hollow over in the SE area that includes an old irrigation storage pond. The northern boundary abutting the existing consented development of the applicants is 12m lower than Hill Street.

SUBDIVISION & ITS DESIGN

- 11 I designed the subdivision which is a boundary adjustment creating absolutely no additional titles. The basis of the subdivision is to enable Fairrose Dr when extended to connect through to Hill Street to be a legal road vested in Council since it is shown as an indicative road in the TRMP. Council have indicated their preference for Fairrose Dr to be a through road, not cul-de-sacs per the TRMP. The various lots encompassing villas, both within this site and those adjoining to the north on the existing Integrity Care holding will be a single title all be it in multiple portions held together by amalgamation. The Central care unit will be on its own title.

OPEN GREEN SPACE CORRIDORS

- 12 The applicant intends to create open green space corridors to enhance the living environment of its residents as a continuation of their existing development to the north. These are to be landscaped and maintained to a far higher standard than any Council reserve and I am surprised at the request to vest these as reserves as enquiries of all other residential lifestyle

villages in the Nelson or Tasman area has not shown any similar requirements within a privately owned facility such as this.

- 13 As a consultant for the subdivision of Langdale Dr for Wensley Road Developments Ltd (RMs 130458, 140306, 140308 and 181179v1) we are aware that Council declined having a 2000 sq m reserve on the corner of Langdale Dr and Stedyl Cres clearly advising that Council already had sufficient reserves in the area. Wensley Road Developments at various stages revisited this and the answer was always the same from Council. It was only at the twelfth hour of the development of RM 1181179 (4 lot consented subdivision) that Council negotiated to purchase a 1000 sq m area after some surrounding owners of freehold houses sought an outcome.
- 14 In regard to the indicative reserve within the applicants land this was clearly intended as a pedestrian linkage between the two cul-de-sacs shown as indicative roads in the TRMP and by continuing Fairose Dr all the way through to Hill Street which is Councils preference then this pedestrian linkage reserve is no longer relevant and is being taken completely out of context and scale by Council to attempt to force something on the applicant that is not appropriate for the nature and ownership model of this development or the intention of the now defunct reserve that was in the TRMP.

SANITARY SEWER

- 15 There is an existing 150mm main connection available in the Integrity Care complex to the north which will be extended up into the subject land and it in conjunction with the main at the current end of Fairose Dr will enable the whole site to be reticulated.

STORM WATER

- 16 This site is reticulated via three separate outfalls in combination with each other and each outfall will service separate portions/catchments of the site. The Fairose Dr pipe is limited in capacity (by agreement) and would take any water off the new Fairose Dr formation up to Hill Street and the land to the western side of that new road. The Wilkinson Place pipeline is also limited to pre developed flows and thus will take some of the flows about the Central Care unit lot with the balance of the site discharging via future 525 pipes that will extend up from stage 5B of the consented Olive complex to the north. It has been ascertained from the further information response and subsequent

TCEL report of 27th Feb 2020 that the existing Olive reticulation and detention pond have sufficient capacity to accommodate the balance of this sites flows.

WATER

- 17 Located in the existing Integrity care complex are 150mm water mains. There is also an existing main In Hill Street and a new 150 main will be laid about Fairose Dr with water meters installed in a similar fashion as per the existing site. The reticulation is on the high pressure zone and it has already been ascertained that there is sufficient head for domestic supply as well as fire requirements. Hydrants will be within the new Fairose Dr corridor on the proposed 150 main as well as on 100mm sub mains within the site so as to comply with the Fire Code requirements.

POWER AND TELEPHONE

- 18 There is existing mains cabling in the existing Integrity Care complex that will be extended up into this new facility and there is also reticulation in the Hill Street and Fairose Drive corridors if so required.

SUMMARY

- 19 The subdivision is a boundary adjustment creating no additional titles but allows the vesting of Fairose Dr through to Hill Street as per Councils wishes. The open green spaces corridors throughout the site will be laid out and maintained to a standard far beyond what Council would or could achieve if they were reserves. This is not a greenfield subdivision where vesting reserves is appropriate though the applicant has constantly signalled that they are not adverse to public thoroughfare. All mains services for this site are or will be available, including suitable fire and domestic water with sufficient pressure for both. There are no servicing reasons why the application as sought should not be granted.

CONDITIONS

- 20 My comments on the conditions are as follows.

Land use conditions

Condition 1 advice note

- 21 With respect to staging, the consent needs to be flexible enough to allow Olive Estate to change the order, size and location of a stage. Some of the stages shown on the staging plan are too big to complete as one stage. The advice note to condition 1 of the land use consent should also refer to the fact that the size of the stages may be different to that shown on the staging plan, and the other conditions should be checked to ensure consistency with this intent as set out in this advice note.

Condition 3

- 22 This condition relates to financial contributions for the cost of the Fairrose Drive stormwater detention basin and the condition proposes that this is payable prior to the issue of building consent for any building in stages 6B or 7C. The reference to 6B should be deleted as it is not part of the Fairrose catchment. As stormwater flows from stage 6B do not go into that system completion of that stage should not be a trigger to make the payment of the financial contribution. Stormwater flows from 6B go in to the existing Olive Estate detention pond.

Condition 27

- 23 The advice note should refer to Council having agreed that the relevant standards to apply are the TDC Engineering Standards 2013 to maintain continuity with the existing Olive development which is also consistent with the consent notice registered on the subject lands title when it was last subdivided.

Condition 35(a) and also Subdivision Condition 6

- 24 As for the existing Olive development (Langdale Dr), the legal road width of Fairrose Drive may vary since this development is not a green field subdivision and as such the condition needs to allow for this variation (as does the consent for the existing development). The road, footpaths and grass verge and will be wider where parking bays are also part of the legal road. 15.5 meters is more than what is required in general. The condition should relate to the area back of path to back of path only.

Condition 36

- 25 The vesting of the road may need to be staged and will be done as soon as practicable once formation of the road is completed.
- 26 Formation of the road would not occur until the adjoining villas or care facility are substantially completed. This is because it is a combined build environment and not a Greenfield subdivision. The applicant will have its own construction traffic to build the villas and the care facility it is in both the applicant's and Council's interest not to damage any roading. It could also create safety issues if Fairrose Drive is open to the public during construction of the terrace houses fronting Fairrose Drive.
- 27 Further, the completion of Fairrose Dr and its vesting cannot happen exactly as villas or the care facility are completed as there are processes to be observed to vest the road, namely completing its construction, legal survey, 224 approvals, LINZ processing etc.
- 28 As such, occupation of the care facility, townhouses etc alongside Fairrose Drive should be allowed at the time of practical completion of the works for the adjoining section Fairrose Drive.
- 29 The condition needs to allow for this staged construction and vesting as is the case with the existing consent.

Condition 39

- 30 The 224 certificate cannot be signed off on the boundary adjustment if it includes the road to vest unless the road is already constructed. For the reasons set out above, Olive Estate would want to be able to uplift the building consent for the care facility and substantially construct the care facility before building the road to vest (Fairrose Drive). Therefore this condition needs to be deleted.

Condition 46

- 31 Connection fees should apply to individual couple up points to existing Council reticulation (as is the case with the existing development) rather than per HUD, villas or the like.

Condition 47

- 32 Clusters of villas will share their water feeds and a meter rather than each and every villa being separately metered (as has been adopted in the existing Olive development).
- 33 The advice note to this condition needs to be amended so that the service connection fee is only payable with respect to the connection to the existing Council service, rather than each individual connection within the private network.

Subdivision consent

Condition 2

- 34 The mains services are totally private and internal to the greater integrity Care complex and will not require easements. In this regard other than Fairrose Dr which will be legal Road, all other secondary flow paths will be internal to the overall development and will not require easements. Delete any reference to easements over secondary flow paths. The conditions regarding easements over services should be consistent with the requirements in the original consent.

Condition 6 and also for Land use Condition 35(a)

- 35 See my comment above with respect to the legal road width.

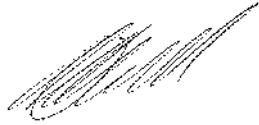
Condition 7

- 36 See comment on condition 36 above.
- 37 As a general comment, sequencing needs to be checked in all conditions to ensure this does not create delays in the building programme.

Appendix A

- 38 Attached as Appendix A is revised subdivision plan. The changes made are:
- 38.1 To remove the Brenda Lawson Way service lane.

38.2 Extended legal corridor to allow for additional parallel parking in front of lot 5.

A handwritten signature in black ink, appearing to read 'Mike Verrall', written in a cursive style.

Mike Verrall
10 February 2021

APPENDIX A

