

Hearing Notes

Clare and Len Davenport, 2 Brenda Lawson Way, Richmond

We were identified by the Tasman District Council as an affected party to this resource consent application. We submitted four (4) main areas of concern regarding the application by Olive Estate.

Two of these areas have since been positively addressed with the removal of the service road into Brenda Lawson Way from the applicant's plans. Our home is situated directly opposite this service road entrance/exit and we were appalled by the developer's lack of foresight to even suggest placing a road in such a dangerous position. We are therefore very relieved that this aspect has been permanently removed from their plans. However, two other major concerns remain.

Firstly, we are opposed to the design, bulk and location of the proposed Care Facility building especially given that the applicants seek to build this large structure in an already built-up residential area. The over height component, its bulk, scale and continuous façade will have a profoundly negative effect on the surrounding property owners, all of whom have had to comply with existing building code by laws. Allowing the applicant to circumvent these by laws with excessive height and bulk in a residential area is setting a dangerous and unfair precedent.

The main use for this building, being that the patients are in paid care and the staff are salaried, surely makes this a commercial enterprise, in the middle of a residential area. The greatly increased 24 hour a day traffic, noise and light pollution caused by this sizeable hospital facility will have a substantially negative effect on the local community.

The application and design of the proposed building presents little in the way of mitigation measures. The height, bulk and continuous façade of the building is such that the exterior design features and architectural design can not detract from the adverse visual dominance and loss of residential character to the neighbouring properties. The suggestion by the applicant that

landscaping will alleviate these concerns is laughable. A small forest of fully grown trees will be needed to have any effect.

Secondly, we are also very concerned about the serious amount of earthworks and land disturbance necessary to erect a structure of this size and weight. Sustained earthmoving vibrations may cause serious cracking to the exterior solid plaster cladding of our house, and the excess noise and dust in the air will negatively affect nearby residents. There is nothing in the plan to safeguard the surrounding properties from structural damage, or reflect the needs of the community regarding excessive noise and dust.

If the application were to be approved by council we would seek to enter into consultation with the applicant regarding earthworks, to include a clear and decisive plan of action and definitive timeframe of works.

Our other concern is lack of a vested public reserve on the applicant's plan. The inclusion of 'green space' areas and a landscaping plan addresses only the residents of the village. Most private houses have green space of some size, but don't expect the public to come and picnic on it! Neither should Olive Estate, Residents expect the public to use the small green spaces allocated, as public recreation spaces.

All developers are required by council to vest a specific amount of land to council for public recreation reserve. The applicant must do this.

Therefore, we seek that the application in its present form be declined.

L.P. Dufalo *24/2/2021*

[Signature]