

Verbal submission Resource Consent Hearing 25-26 February 2021

I am Joy Tomlinson - my husband and I currently reside at 21 Fawdan Way and have done so for over 20 years. We are affected persons as identified by the Tasman district Council.

Reviewing the proposed expansion of the retirement village, with its associated apartments and villas and relocation of the Care Facility building, from its consented location, we are strongly of the opinion that the applicant – Olive Estate -has not mitigated any of the adverse effects that this proposed re-development and the Care Facility Building in particular and will have on the character and amenity values of the surrounding residential neighborhood.

We have 5 areas of major concern:

1. Visual Effects bulk, height, and scale
2. Loss of privacy
3. Loss of views
4. Loss of Residential Character and Amenity
5. Noise

The proposed Care Facility Building is at a higher elevation, is taller and is in closer proximity to external boundaries than the consented building and will therefore be more visually prominent and have a more undesirable effect than the consented building, specifically to ourselves and those with residences in Fawdan Way and Brenda Lawson Way.

The proposed Care Facility Building is a large building with a long frontage, is over height and in our opinion is not in keeping with the character and appearance of a compact density development that the Tasman Resource Management Plan provides for in the Richmond South Residential zone

The proposed Care Facility building with its long continuous frontage, will be aesthetically unpleasant. The height, which will be exacerbated by the fact it is set at the highest elevation on the site, makes the foundation or at least the lowest level of the Care Facility higher than our roof line therefore towering above us at 10.5m – The Tasman Resource Management Plan is at 7.5m. Effectively ensuring that all privacy in our outdoor living space will be negated. We will also lose some of our views up to the Richmond hills. In our opinion this building is not in keeping with the character and appearance for a permitted development in a residential zone.

The actual effects and consequences of relocating the Care Facility Building and setting the apartments at the higher elevation, with close proximity to our boundary, will be cumulative for us as a resident of Fawdan Way resulting in loss of residential character and amenity.

This Care Facility Building can, in our view, only be perceived as a commercial enterprise which seems to us setting a precedence for other future developments in residential areas.

The negative effects of operating a 24hour a day business in a residential zone cannot be underestimated.

The main impediment being the associated noise and light pollution due to increased intensity and scale of traffic and parking related to the use of the Care Facility Building operating 24 hours a day. Access to and car parking areas for the Care Facility Building, apartments and villas are sited at a higher elevation than the consented development again resulting in loss of residential character and amenity.

Traffic movement will of necessity, include staff shift changes, early mornings and late in the evenings, and other associated traffic movements such as ambulances, service vehicles and visitors not forgetting allowance for 2 parking spaces for each of the apartments and villas (basically traffic movement at all times of the day and night).

We have always anticipated and accepted that due to residential zoning this area would eventually be developed, however we did not anticipate that consent would be sort to establish a commercial enterprise in the form of a Care Facility Building and associated high density apartment buildings and villas.

We have obviously mistakenly anticipated that this area would be for residential use and as such, even medium density housing would have a backdrop of variety, height and space with associated residential gardens and landscaping.

We call into question the applicants' motivation and good faith in respect to their application for this proposed expansion, when they specifically asked for it to be a non – notifiable application.

In summary the proposed planned expansion ignores and understates the effect and impact of the Care Facility Building and the associated density of the villas and apartments' on the residential character and amenities of our residential zone, we therefore respectfully request that the council decline the application.

If in the unfortunate event that the application is granted we strongly propose that a caveat is attached to the application to ensure that the applicant enters into consultation with the residences of Fawdan Way and Brenda Lawson Way prior to commencement of any earth moving or land disturbance. There appears to be nothing in the plan to safeguard surrounding properties from the effects of excessive noise, land disturbance, vibration and dust which may cause damage to our properties during any construction phase.

Thank You for your attention.