

My name is Janet Sullivan.

I am a person who will be affected by this application by Integrity Care Group Limited, if approved, as identified by Tasman District Council in the letter dated 28 May 2020.

I live at 28 Fawdan Way with 2 angles of my section having boundaries adjacent to the Olive Estate property.

Firstly, I am opposed to the bulk, height, length & location of the care facility building. This is a high density development which was originally consented to be appropriately located centrally within the Olive Estate development away from Brenda Lawson Way & Fawdan Way residents.

The building as now proposed is in a more prominent location with adverse effects on residents of the above mentioned cul de sacs.

The care facility building has a central height of 10.5 metres, the permitted height being 7.5 metres. This building would have a domineering affect on the neighbours & the landscape & would be out of character in the existing environment which is a quiet residential area.

The design & location does not respect the interests & amenity values of me or my neighbours.

Secondly, I am opposed to the design, height, length & location of the serviced apartments. These two storied apartments are proposed to be located almost parallel to my boundary & too close. These apartments would each have a balcony from the first floor which would directly overlook & overshadow my property & block my hill views. Each residential unit would have two carparks which would be located under the two-storied apartments, for use by staff & apartment residents. A large number of additional carparks for the use of staff, visitors & service vehicles are planned. The noise & light pollution associated with these vehicles, especially with the change of shifts, would be constant & an imposition. Associated vehicle movements & noise would not be minimal.

When we built my house we were permitted to build single story only in a quiet residential area. Now it seems that my home could be overshadowed & overlooked by these domineering apartments, with loss of residential amenity.

28 Fawdan Way is located downhill, & ground level is lower than the application site. A 1.8 metre high fence would not be adequate to maintain privacy.

I feel that any landscaping design would focus on the views of the Olive Estate residents as the design would take 10 years to mature.

Apartment blocks & care facility apartments will contain balconies providing outdoor living spaces above ground level with minimum dimensions of 6 metres.

The Tasman Resource Management Plan policies & objectives seek to maintain privacy for residential properties but this application denies neighbouring residents of this. The adverse effects are more than minor.

Thirdly, I am opposed to the dewatering of the pond with associated noise, dust & other debris emissions, vibration & land movement caused by heavy machinery. This pond is situated directly over my fence. The potential of damage to my house & land with this activity, & construction of buildings is concerning. A stormwater channel is planned between my boundary & the serviced apartment building which would also cause land movement. Lack of consideration by the applicant as to the adverse effects on neighbours is evident.