

RM190790 Resource Consent Application

The Integrity Care Group Limited (Olive Estate)

Submission #9

James & Phillipa Bagnall – 381 Hill Street, Richmond 7020

Specific Part of the Application

Annexure D: Landscape and Visual Assessment (Canopy NZ Ltd), p9 (p112 of the AEE).

Reason for the Submission

We object to the third storey of the proposed care facility breaching the height restriction for a residential area. The Tasman Resource Management Plan (TRMP), Rules for Building Construction or Alteration: Residential Zone, Summary Guide No. 4, section 1e sets the maximum height as 7.5m above natural ground level.

The proposed care facility has a second-storey roof of ~7.5m (slightly above the limit at the NE end). However, the third storey will be 10.52m above natural ground level. The third storey will also be directly opposite the most affected Hill Street neighbour: 381 Hill Street.

§41 of the Landscape and Visual Assessment states that “[the houses on Hill Street] are separated from Hill Street by a retaining wall, and sit above the street with views gained looking out over the site well above the proposed roofline of the Care Facility”. This is not true for 381 Hill Street.



Figure 1: 381 Hill Street relative to Hill Street

Source: <https://www.google.co.nz/maps/>

Figure 1 shows that 381 Hill Street is not separated from Hill Street by a retaining wall and does not sit above the street.