

Submission on application concerning resource consent or esplanade strip that is subject to public notification or limited notification by consent authority

Sections [41D](#), [95A](#), [95B](#), [95C](#), [96](#), [127\(3\)](#), [136\(4\)](#), [137\(5\)\(c\)](#), and [234\(4\)](#), Resource Management Act 1991

To *Tasman District Council*

Name of submitter: *Darryl Stephen King*

This is a submission on an application from *Integrity Care Group Limited* for a resource consent (or for a change or cancellation of a condition of a resource consent).

- *Council's master reference number for the application is RM190790.*

Location: Olive Estate Lifestyle Village on Hill Street (between Brenda Lawson Way and Fairrose Drive), Richmond.

Legal description of the land: Lot 2 and 3, Deeds 1763, Record of Title NL56/85 (pending issue of new Records of Title for Lots 1 to 4 under subdivision consent RM130346VI), and Lot 2 DP 511511

- *The Applicant has applied for the following for the expansion and changes to the Olive Estate Lifestyle Village.*

The following changes now apply to my original submission —

I fully support the proposed subdivision concept design. ~~in broad principle. However, I am opposed to the following parts of the application's design features:~~

- ~~*Care Centre location: Intrusive traffic movements and related heavy vehicle noise will impact the residents of Brenda Lawson Way and will negatively impact lifestyle and real estate values. This issue has been resolved in the applicant's amended plan below*~~
- ~~*The combined 2,500m sq public reserve area is made up of two different types of reserve functions (storm water channel / walkway and recreational activity—the latter delivers an area of approx. 1,100m sq). This will not meet the community's need or the intention of TDCs TRMP Reserves Levels of Service.*~~

I no longer hold this view – I now endorse this comment submitted in Luke Porter's Urban Design evidence:

"57. It is not just the size or the ownership of the greenspace which is important. It is how it is provided and what its purpose is. From an urban design perspective what is proposed with a mix of active spaces (cycleway, walkway, high quality greenspace) is more attractive, interesting and usable than would be a rectangle of grass alone. Comparison of the existing space at Olive Estate with the nearby Council reserves in terms of creativity and usability tells the whole story. We understand that the Council has finite resources in terms of development, maintenance and management of reserve spaces. What is being offered at Olive Estate clearly goes beyond what could realistically be achieved in a typical neighbourhood reserve."

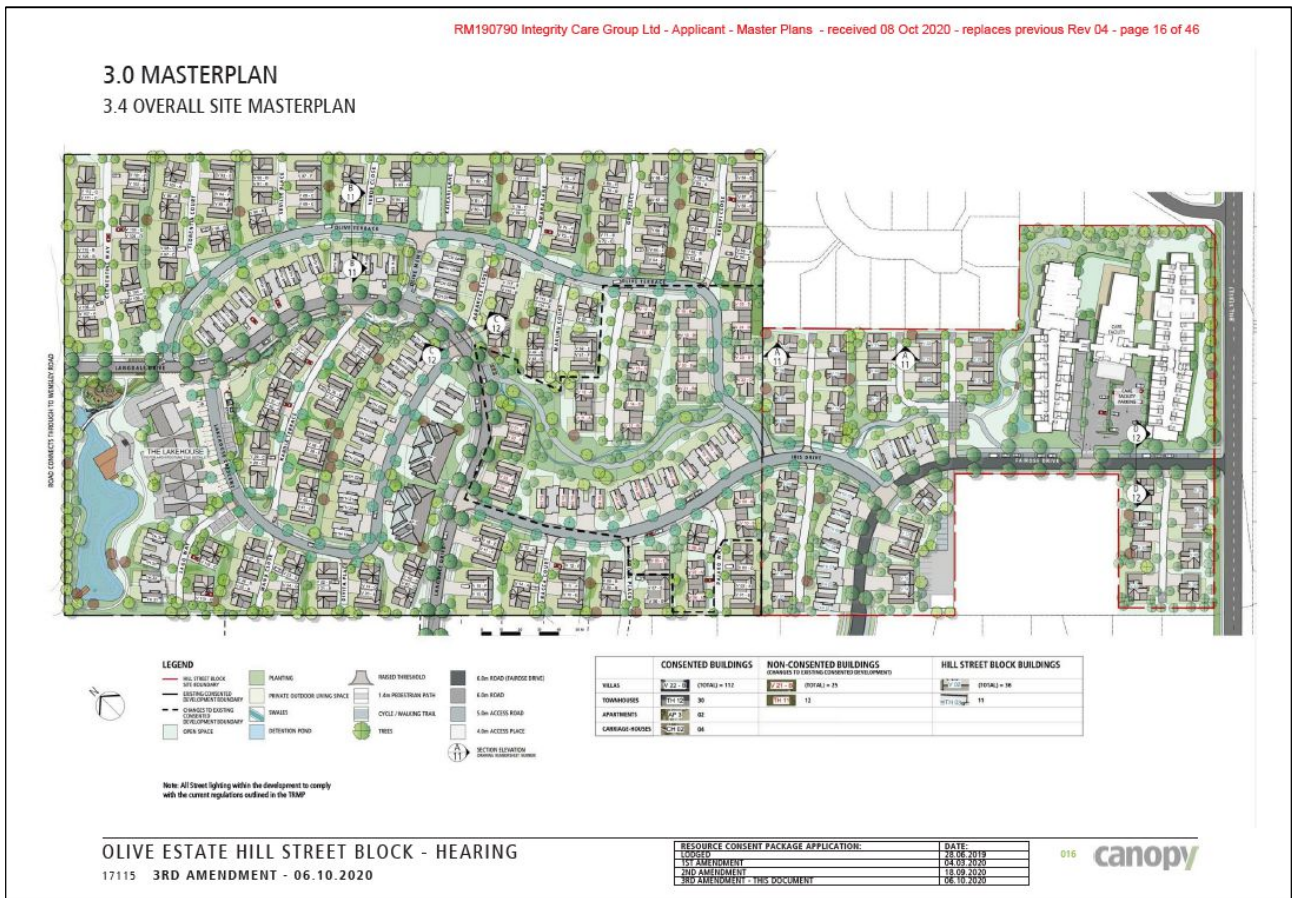
- ~~*The Recreational Reserve is in the wrong location. This issue has been resolved in the applicant's amended plan below*~~

- The reduced width of the Fairrose Dr extension to Hill St, the proposed car parking and the reduced pedestrian pathway widths present potential health and safety concerns. The latter (pathways) do not reflect TDC's Age Friendly Policy.*

This issue has been resolved in the applicant's amended plan below

I seek the following decision from the consent authority:

- Care Centre—design an alternative service road arrangement that does not rely on Branda Lawson Way for access or exit or move the Care Centre to a new location within the development.*
- Provide a public recreational reserve that fully (and functionally) meet's the surrounding community needs and complies with TDC's TRMP Reserve's Levels of Service and the Age Friendly policies.*
- Place reserve in a more visible and suitable location (not next to the Care Centre)*
- Fairose Drive extension carriageway and paths to match the existing Fairose Drive widths and design (without the additional parking elements expressed in the application design.*
- Approval of the Resource Consent in accordance with the applicant's hearing 3.4 site masterplan.*



- That the applicant retains ownership and on-going maintenance of the reserve (on condition that there is a legal title covenant or easement that guarantees public access in perpetuity as proposed by the applicant).*

Signature of submitter

Date: 26 February 2021

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Contact person: Darryl King (Retired Infrastructure GIS Operator)

➤ **Introduction:**

I'm Darryl King, and I am retired and reside in Brover Crescent in the neighbouring Langdale Grove "gateway" subdivision adjacent to Olive's south-west boundary. I've lived here since November 2016. True confession: I will personally benefit from Olive's proposed extension reserve and walk-way amenities, but my primary interest in this application is driven by a personal concern for the best possible outcome that meets our local community's needs. I am presenting this submission as an individual resident - I have not collaborated with the applicant, or other submitters who have made presentations at this hearing.

➤ **In my Original Submission ...**

I supported Integrity Care's Hill St Block Extension application in principle, but opposed four elements of the concept development plan. Three of these have since been addressed by the current amended hearing 3.4 site masterplan and are no longer relevant. That only leaves this issue where I said:

The combined 2,500m sq public reserve area is made up of two different types of function (walkway / storm water channel and recreational activity) - the latter delivers an area of approx. 1,100m sq). This will not meet the community's needs or the intention of TDCs TRMP Reserves Levels of Service.

After re-visiting this objection, I now hold a different view. A smaller open recreational area will best serve our community's needs and combining the individual functions is totally acceptable for the public reserve area. This is perfectly summarised by this statement in Mr Porter's Urban Design evidence:

"57. It is not just the size or the ownership of the greenspace which is important. It is how it is provided and what its purpose is. From an urban design perspective what is proposed with a mix of active spaces (cycleway, walkway, high quality greenspace) is more attractive, interesting and usable than would be a rectangle of grass alone. Comparison of the existing space at Olive Estate with the nearby Council reserves in terms of creativity and usability tells the whole story. We understand that the Council has finite resources in terms of development, maintenance and management of reserve spaces. What is being offered at Olive Estate clearly goes beyond what could realistically be achieved in a typical neighbourhood reserve."

➤ **So in this, my amended Submission ...**

I fully support the Resource Consent application in accordance with the applicant's amended design.

I also strongly support the applicant's desire to retain ownership, and on-going maintenance of the public reserve on condition that a legal title covenant or easement guaranteeing public access in perpetuity applies, as proposed by the applicant.

➤ **Why?**

I occasionally say to my friends: "Retirement in the Tasman District is growth industry!" This statement from TDC's "Age-friendly policy" web page says it better:

"Tasman's population is ageing, which means we have an increasing number of residents aged 65 and over. The number is projected to increase significantly, especially in the 75+ age group, which is projected to more than double over next 20 years. By 2038 Tasman is projected to have one of the oldest populations in NZ."

The council adopted their Age-friendly policy in April 2019. In my opinion it's a ground-breaking policy and Integrity Care's proposed extension development creatively achieves a number of the relevant key policy goals.

➤ **Regarding the Council's concerns around the reserve ownership issue ...**

From Olive Estate's establishment in 2014, Integrity Care determined the village would be an ungated community encouraging public access and adjoining neighbourhood interaction. My wife and I love our frequent walks through Olive's award-winning urban landscapes and free-flowing greenspaces – these are regularly maintained to a very high standard. During our walks we frequently observe Olive's landscape contractors out and about tending the gardens. We have also observed Olive's children's playground gets a lot of use by visiting families.

I have three concerns regarding the council's desire to take ownership if the proposed reserve:

1. Development Timing:

I believe the nearby Hart Reserve on Fairose Drive was vested to Council during 2015. I took these two Fairose Drive photos from the Hart Reserve during one of my Christchurch - Richmond "commutes" sometime during 2015:



By comparison, this is Hart Reserve today (courtesy Google Maps Street View). After almost 6 years, little has changed - Hart Reserve remains undeveloped. Effected local residents were consulted in early 2019 regarding a council concept design, but they are still waiting for some development action. Two other nearby Council reserves are also currently waiting development. 6 years is not an acceptable age-friendly delivery window when we are relating to the 65+ demographic – to put it bluntly, our clocks are ticking! By contrast, I recall Olive Estate had its initial Stage 1 landscaping development well established during my 2015 visits.

2. Development and Maintenance:

Both these matters have been adequately covered in Mr Porter's evidence but I again highlight his statement: *"Council has finite resources in terms of development, maintenance and management of reserve spaces. What is being offered at Olive Estate clearly goes beyond what could realistically be achieved in a typical neighbourhood reserve."*

3. Financing:

Capital development of reserves is financed from the Councils Reserves Contribution Fund but maintenance operations are financed from our annual rates. In the light of a recent TDC announcement of a potential annual rate increase ranging between 4.5% and 7.5% over the next 10 years, I believe Integrity Care's desire to annually finance reserve maintenance would be in the ratepayer's best interests.

➤ **In closing ...**

A reserve should be so much more than a physical amenity ... it should facilitate community activities and social functions ... and ideally, the reserve's physical form should follow its function.

Over the past few years I have observed more residents out on our streets with walker frames. This is a reminder that in the coming years, we will all age, and mobility challenges will become more common in our local community. I believe some inviting local “destinations” are essential to motivate residents to venture beyond the four walls of their homes. Olive’s special purpose-designed “Age-friendly” reserve will recognise the current and future mobility challenges of the surrounding community it serves. This is not a want – it’s an essential need.

I also believe social connection is important! An age-friendly reserve can encourage this. As an example of what can be achieved, members of our Langdale neighbourhood have organised a number of successful combined Olive Estate/Langdale community social gatherings on our undeveloped Langdale Reserve since 2017. Could similar events be the way of the future in the new Olive Estate Village reserve? I will be watching that space with eager anticipation!



Christmas 2017



Christmas 2018



Neighbourhood Week - March 2019