

OBJECTION TO DEVELOPMENT OF HILL STREET BLOCK OF OLIVE ESTATE

To be presented at Hearing, Tasman District Council 25-26 February 2021

From Peter Hancock, 375 Hill Street, Richmond 7020

and also representing my partner Patricia Pollard of 375 hill street and neighbours, David Cook and Hinke van Netten of 7 Hugh Brown Place, Richmond 7020

We object to the proposed Hill Street Block of Olive estate because it will change the residential nature of Hill St introducing very high-density housing and a care facility into a residential street scape. It is a land-use that conflicts with existing land-use of individual houses set back from the road with gardens. The tree planting shown on the drawings provided by the applicant are inadequate to screen this conflicting development from Hill Street.

We also object to the proposed extension of Olive Estate's Fairrose Drive to form a new and what will be major intersection with Hill Street, providing unrestricted vehicle access for service vehicles and resident's vehicles to and from the entire Olive Estate. As the proposed development stands at present there will be a high use at all times of day of this intersection with the Estate's proposed growing number of residents and service vehicles to and from the housing and Care Facility.

This proposed extension of Fairrose Drive onto Hill Street with its high-use and a potentially dangerous and inconvenient intersection for the existing residents and users of Hill Street, already inconvenienced with its growing use as a route from Nelson to SH6 avoiding congestion in central Richmond. The right of way drive of 375, 377 and 379 Hill Street as well as entrances to 373 and 381 Hill Street are almost opposite the proposed junction of Fairrose Drive with Hill Street as is Hill Plough Heights with its side road, Hugh Brown Place. This will create a dangerous situation for all these residents as well as for through traffic.

The proponent's plans show no evidence on any restriction to this access. Our objection and the danger and inconvenience to above-mentioned existing residents and users can only be addressed by restricting access from Fairrose Drive onto Hillstreet to emergency vehicles only.



Peter Hancock 24 February 2021