

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 01 of 46



OLIVE ESTATE HILL STREET BLOCK | RESOURCE CONSENT PACKAGE

LODGEMENT DATE: 28 JUNE 2019
 3RD AMENDMENT: 06 OCTOBER 2020

REFER TO RM190789, RM190791 AND RM120928V2 INTEGRITY CARE RFI

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	05.10.2020





RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 02 of 46

CONTENTS

1.0 SITE CONTEXT

- 1.1 Wider District - Parks + Reserves
- 1.2 Local Amenities
- 1.3 Site Aerial
- 1.4 Site Photographs

2.0 DESIGN GUIDE

- 2.1 Landscape Statement
- 2.2 Village Design
- 2.3 Road Type Sections

3.0 MASTERPLAN

- 3.1 Original Consented Plan
- 3.2 Overall Site Development Stages
- 3.3 Overall Site Building Types Numbers
- 3.4 Overall Site Masterplan
- 3.5 Proposed Development
- 3.6 Care Facility Unit
- 3.7 Care Facility Unit - Overland Flowpath
- 3.8 Care Facility Unit - Overland Flowpath Sections
- 3.9 Care Facility Unit - Section Elevations
- 3.10 Construction Staging Plan
- 3.11 Open Space Plan - Overall Site
- 3.12 Private Space Plan - Proposed Development
- 3.13 Planting Zones - Overall Site

4.0 MATERIALS & PLANTING

- 4.1 Overall Site Materials
- 4.2 Open Space Materials
- 4.3 Private Space Materials
- 4.4 Street Tree + Orchard Tree Palettes
- 4.5 Riparian Palette
- 4.6 Park Palette
- 4.7 Private Palette 1
- 4.8 Private Palette 2

5.0 HILL STREET RENDERS

- 5.1 Render View 1
- 5.2 Render View 2
- 5.3 Render View 3

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 03 of 46

1.0 SITE CONTEXT

1.1 WIDER DISTRICT - PARKS + RESERVES



OLIVE ESTATE HILL STREET BLOCK - HEARING
 17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

03



1.0 SITE CONTEXT

1.2 LOCAL AMENITIES



OLIVE ESTATE HILL STREET BLOCK - HEARING
 17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LOGGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

04



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 05 of 46

1.0 SITE CONTEXT

1.3 SITE AERIAL

LEGEND

-  HILL STREET BLOCK SITE BOUNDARY
-  ORIGINAL CONSENTED DEVELOPMENT BOUNDARY
-  CHANGES TO ORIGINAL CONSENTED DEVELOPMENT BOUNDARY
-  VIEWPOINT LOCATION



OLIVE ESTATE HILL STREET BLOCK - HEARING
 17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

05



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 06 of 46

1.0 SITE CONTEXT
1.4 SITE PHOTOGRAPHS



PHOTO 1
LOOKING NORTH-WEST DOWN FROM HILL STREET WITH SITE BOUNDARY FOLLOWING EXISTING FENCELINE



PHOTO 2
LOOKING DOWN FROM HILL STREET DOWN THE CENTRE OF THE SITE WITH THE EXISTING DEVELOPMENT IN THE DISTANCE. THE SITE BOUNDARY FOLLOWS THE DISTANT TREES ON THE RIGHT



PHOTO 3
LOOKING DOWN FROM HILL STREET OVER EXISTING POND WHICH IS WHERE THE CARE FACILITY WILL BE POSITIONED. SITE BOUNDARY IS JUST TO THE RIGHT OF THE POND AND CUTS IN BEFORE THE HOUSE



PHOTO 4
LOOKING SOUTH-EAST UP THE SITE FROM THE EXISTING DEVELOPMENT



PHOTO 5
LOOKING SOUTH-EAST UP SITE WITH THE SOUTH-WESTERN BOUNDARY WHERE THE TREES ARE ON THE RIGHT



PHOTO 6
LOOKING NORTH AT THE EXISTING OLIVE ESTATE DEVELOPMENT

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 07 of 46

2.0 DESIGN GUIDE

2.1 LANDSCAPE STATEMENT

INTRODUCTION

1. Olive Estate is a Lifestyle Village situated close to the center of Richmond, Nelson. The village gained a resource consent in 2013, as part of the process the design team met with the Urban Design Panel to present and gain feedback on the proposal.
2. Olive Estate began construction in 2013. Since then the village has constructed a total of 11 stages and has become one of the most popular lifestyle villages in the region.
3. The success of the village has meant that expansion of the current model meets the demands of the market, while offering the existing village residents new opportunities to expand upon the amenity and lifestyle features of the site.
4. In 2017 Olive Estate purchased the adjacent block of land that extends from the current site boundary to Hill Street. This proposal presents an expanded master plan that explores how the village can expand into this new site. It is important to note one of the major changes to the design, that being the relocation of the care facility on to Hill Street. We believe this location is better suited for access, to allow more space in the center of the site, and to enable an entrance building that resembles the scale at the Wensley Road entrance.
5. The design for Olive Estate Lifestyle Village was a collaborative process which involved the Canopy team (designers and landscape planner) and the project architect and planner. The original proposal was presented to the Urban Design Panel and changes were made to the design as a response to the suggestions made during the meeting.
6. The main objective of the design was to create a comprehensive landscape vision across the site of a high standard and amenity. This set the Lifestyle Village within a parklike environment; creating a strong landscape framework within the site and a green network which was both functional in terms of pedestrian use and active or passive recreation.
7. The Olive Estate Hill Street Block is accessed from Hill Street. The site sits among Greenfield land that is at the edge of the existing Residential boundary of Richmond (formed by Chelsea Ave), on land zoned for further residential development, with an overlay with provisions for compact density (up to 70% site coverage) and increased heights.
8. The site has been designed considering the topography and context of the land whilst acknowledging the past use of the site. Trees and hard landscape features within the site will add to the landscape aesthetic giving reference to the horticultural history of the site. A secondary swale system has been incorporated to manage stormwater runoff from the Right of way and Secondary Roads.
9. Raised thresholds have been introduced on road intersections as calming measures, which has the added benefit of providing level access to pedestrian walkways.
10. The master plan and associated landscape plan set shows how a layered approach of landscape treatment has been applied to the site to create a hierarchy of information. These layers differentiate between the overall park like plantings of the street network, the fruit tree network through the site and the species used to delineate shared private green spaces. The hierarchy of street trees and manner in which public and private spaces are differentiated is also shown in the Olive Estate Urban Design Guide which forms part of the resource consent application.

THE SEVEN C's

- CONTEXT -** Master plan designed comprehensively.
A study of surrounding proposed developments and activities undertaken to ensure a full understanding of site for masterplan process.
An understanding of place to create a unique character.
- Agricultural history - Proximity to coast - Relationship to Richmond
- CHARACTER -** A coming together of agricultural past, the future and residential/Richmond growth.
Exploring coastal proximity and character types.
Local creeks and waterways, adjacent distant ranges as unique site and features of place.
Building character will be a strong part of the next phases of the masterplan process.
- CHOICE -** A range of housing types and scales will be built within the development.
The masterplan design and amenity features of the development to be designed alongside the proposed lot sizes and density to ensure a considered and logical approach.
- CONNECTIONS -** Pedestrian and cycleways connects to be major amenity and spacial features throughout the development.
Green and blue networks have been developed to assist with the identification of distinct small neighbourhoods which will have strong connections to each other.
Wider pedestrian networks that connect with the tasman district will have easy logical connections to the site to enable good access in and out.
- CREATIVITY -** The early masterplan highlights a number of opportunities throughout the development that will provide opportunities for innovative design in urban spaces, landscape amenity areas and within the proposed residential precincts.
- CUSTODIANSHIP -** Environmental consideration has been at the forefront of the master-planning process.
Overland storm-water channels that have riparian value and will become environmental features of the site.
Extensive green-ways and connections to create opportunities for healthy living.
A range of green nodal points and features in the site to enable community gathering and interaction.
- COLLABORATION -** The masterplan process has been a collaboration of a full range of professional practices specialising in Master-planning, Landscape Architecture, Engineering and surveying, Planning, Roading design, Environmental Storm-water design, Civil engineering and Construction, as well as an in depth understanding of the requirements of the current housing market and construction process.

OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

07



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 08 of 46

2.0 DESIGN GUIDE

2.1 LANDSCAPE STATEMENT

BLUE & GREEN NETWORKS

- BLUE NETWORK -** The existing stormwater systems will be continued through the rest of the site which creates an important visual link between the top and bottom of the site. This visual link will be made primarily with the use of water, but also with the use of river stones and rock work which form the key elements for the construction of the feature. This feature is to become an important green way within the development the space required for storm-water fully utilised to become an amenity feature of the site.
The aesthetic and ecological nature of the associated plant palette will also create a visual connection between the pond and the course of the river.
- GREEN NETWORK -** Parks and Nodal points will feature throughout the development. The spaces will range in size and the features they offer. Pocket parks will each have their own purpose and associated activity, creating miniature destinations within the site and an overall high level of amenity for residents. Associated planting will add to the aesthetic of the development while offering strong environment attributes.
Street trees will be included throughout the development and will help in creating an easy to understand roading network.

LANDSCAPE STATEMENT

- ROAD HIERARCHIES -** Roads that are easily distinguished have been designed to aid in memorising the site, wayfinding and defining hierarchies. The roading network can be categorised into three road types.
- The site is fed by the larger 6 meter 'urban collector road'. The carriageway features 1.4 meter footpaths on either side and is framed by large avenue plantings that will provide a strong canopy structure.
- The second tier roads are smaller 5 meter access ways which feed the access places. Street trees along these roads are smaller in scale displaying unique characteristics.
- The residences are accessed via the smaller 4 meter access places. These roads will feature smaller feature trees that are again specific to these particular roads.
- Additional elements used in the design have been developed to slow traffic through the site, identify the roading network and to assist in wayfinding. These elements include raised thresholds at all intersections and the selection of tree species.
- Green open spaces have been aligned with roads wherever possible to accentuate the sense of open space throughout the village while further impressing on residents and visitors the parklike setting of the development.

- SWALES -** Swales will be used as a secondary stormwater system absorbing water overflowing during major events. The swales will be planted features that display some riparian varieties of the native planting palette. The swales will draw on the aesthetic created by the pond and river feature creating a unique character for the site that is based on a native New Zealand aesthetic.
- PRIVATE SPACE -** The balance between public and private space has been considered. Individual residences will have small north facing private areas alongside these larger community spaces. Private spaces are defined by planting and hard landscape features where required. Fencing options have been explored in order to balance the need for privacy without compromising the local character of Olive Estate. Variations of plant species that display distinctive characteristics will provide visual cues and will define community areas. It is important for the landscape to feel unified, a simple plant palette will be used for all mass planting throughout the site. Street trees have been used to distinguish a clear street hierarchy within the site. Variations of heights and forms of tree species will assist to create identifiable neighbourhoods and roading types.
Larger avenue trees form the spine that runs along the 'urban collector road'. Species along this larger, collector road are typically larger and will be planted to achieve a canopy structure for this roadway.
- STREET TREES -** Smaller trees line the secondary roads (or access roads/access place) which, when combined with the narrower road width, provide visual cues to aid in way finding through the site.

The smaller right of ways are lined with smaller tree species.
More information on species can be found at the end of this guide.
- VEGETATION -** The plant palette for the site has been developed in response to both the horticultural origins and the ongoing ecological function of the site. Native species have been preferred with the exception of the smaller private spaces and the areas of orchard plantings in some public spaces in the site.

These orchard plantings consist of fruit tree species which provide an important historical link to the past horticultural use of the site. These species demonstrate seasonal change and will delineate different destinations within the site at different times of the year. Native species have been selected to contribute to the ecological function of the site. The inclusion of fruit trees and the riparian planting also aim to encourage birdlife through the site.
- CONNECTIVITY -** Connectivity with neighbouring residential areas has been considered and is important for the development of a sustainable community. Safe pedestrian and vehicle linkages have been provided for use by both the residents and the wider community.

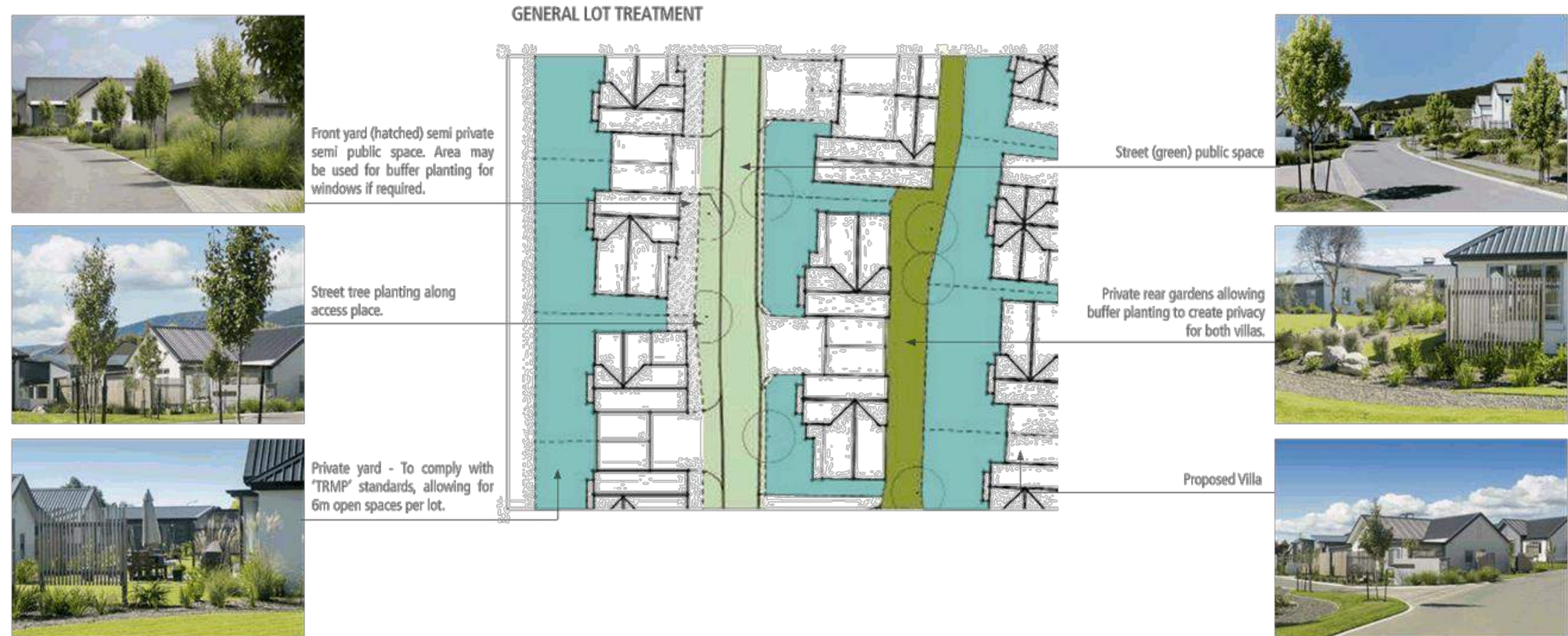
RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

2.0 DESIGN GUIDE

2.2 VILLAGE DESIGN

COMMUNITY & SURVEILLANCE - Front yards overlook the street creating the ability for passive surveillance while reinforcing a sense of community. Planting and fin fencing will help create privacy where required. Tree planting both on the street and within private outdoor spaces create shade during summer months. Semi private public space between units to be planted to ensure privacy where required while also allowing the ability for passive surveillance. This is a fine balance that will be further explored during the detailed design phase. The development will be broken into smaller community design areas, each having a range of specific design elements. This will create distinctive areas that are easier to remember within the Estate. Fences, walls and hedges will be required to create privacy within private yards. Fences will not be continuous, but staggered creating a tonal range and more spatial aesthetic. Height of fences must provide privacy while allowing outlook and surveillance to the street. Planting palettes will tie the whole development together with an overall approach that ensures consistency and simplicity. The development planting plan will be broken into small community areas, the use of specific feature plant species within these smaller areas.

SPATIAL LAYOUT - Layout of the villas has been designed to create private space opportunities for each villa while maximising outdoor public space for the whole of the development. Buildings have been setback on boundaries to maximise private space to the north maximising sunlight hours. Space between villas will be used as a buffer zone. Within this area design elements and buffer planting will be used to ensure internal and external areas have sufficient screening from adjacent private yards public or semi private spaces.



RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 10 of 46

2.0 DESIGN GUIDE

2.2 VILLAGE DESIGN

DESIGN OF PRIVATE SPACE -

Private yards are designed with outdoor living in mind. Landscape features to create privacy within these areas will be key elements within the landscape design. Hard landscape elements range in material, colour and texture providing a range of approaches that will vary throughout the development and will be constructed from quality materials and a range of natural finishes. Design elements throughout Olive Estate will have a consistency that unifies the development as a whole. However, there will be a range of finishes and detail within these elements to add interest and variety.

- Timber fences displaying a range of design options and using a range of materials.
- Retaining walls to create flat open spaces
 - Variation in approach and construction creating distinctive areas in the development.
- Hard surfaces with a range of detail options such as saw cuts inset paving, colour.
- Timber decks
- Raised planters used for edible plantings.
- Driveway designs

LANDSCAPE DESIGN



RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 11 of 46

2.0 DESIGN GUIDE

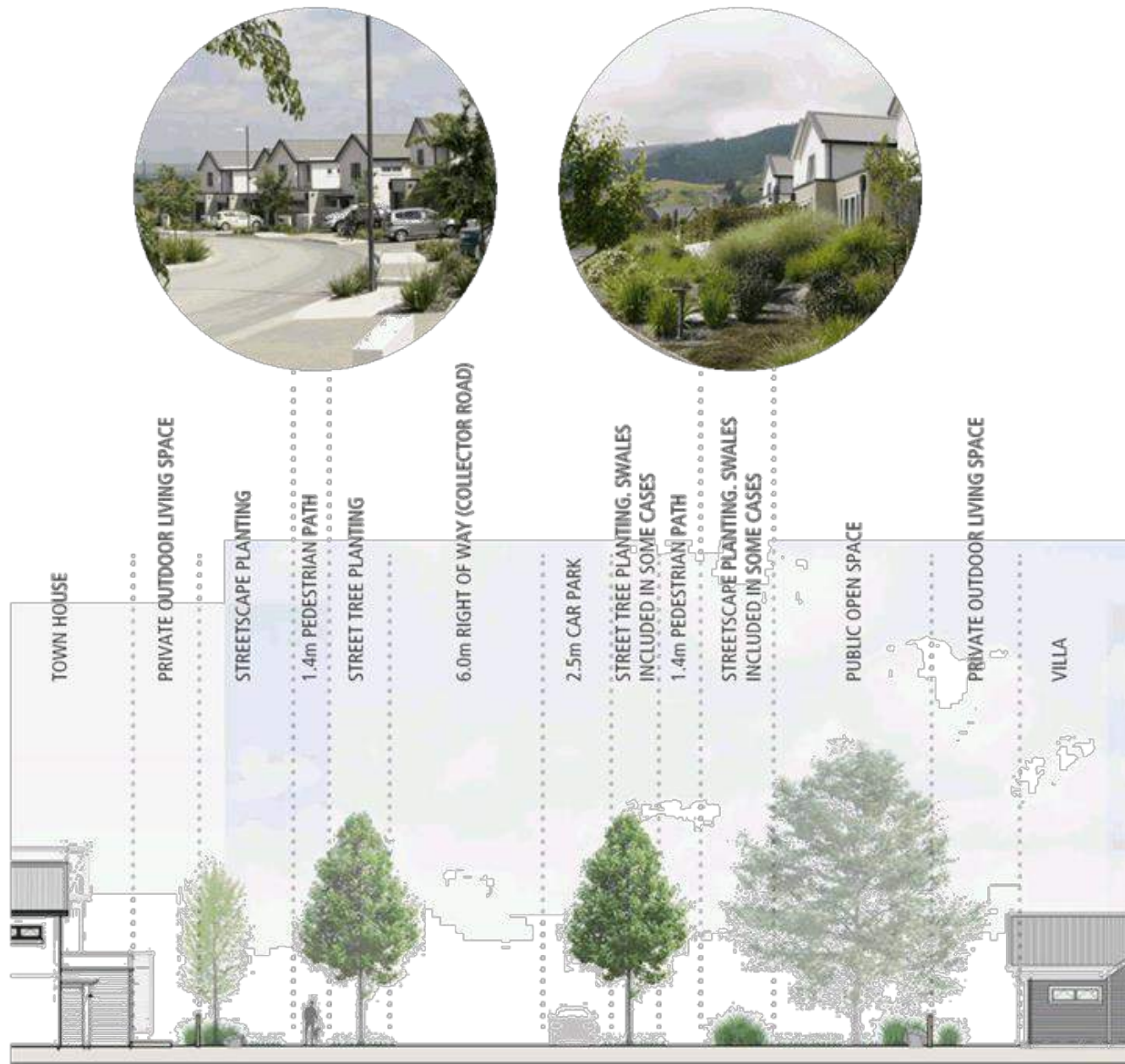
2.3 ROAD TYPE SECTIONS



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 12 of 46

2.0 DESIGN GUIDE

2.3 ROAD TYPE SECTIONS



6 METRE RIGHT OF WAY (COLLECTOR ROAD) | SECTION C-C



6 METRE COLLECTOR ROAD (FAIROSE DRIVE) | SECTION D-D

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 – replaces previous Rev 04 - page 13 of 46

3.0 MASTERPLAN

3.1 ORIGINAL CONSENTED PLAN (REFER RM120928)

OLIVE ESTATE LIFESTYLE VILLAGE

ORIGINAL CONSENTED DEVELOPMENT	
	TOTAL
VILLAS	119
TOWNHOMES	32
APARTMENTS	02 (SUITS)
CARRIAGE HOUSES	04
CARE FACILITY (M)	01



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

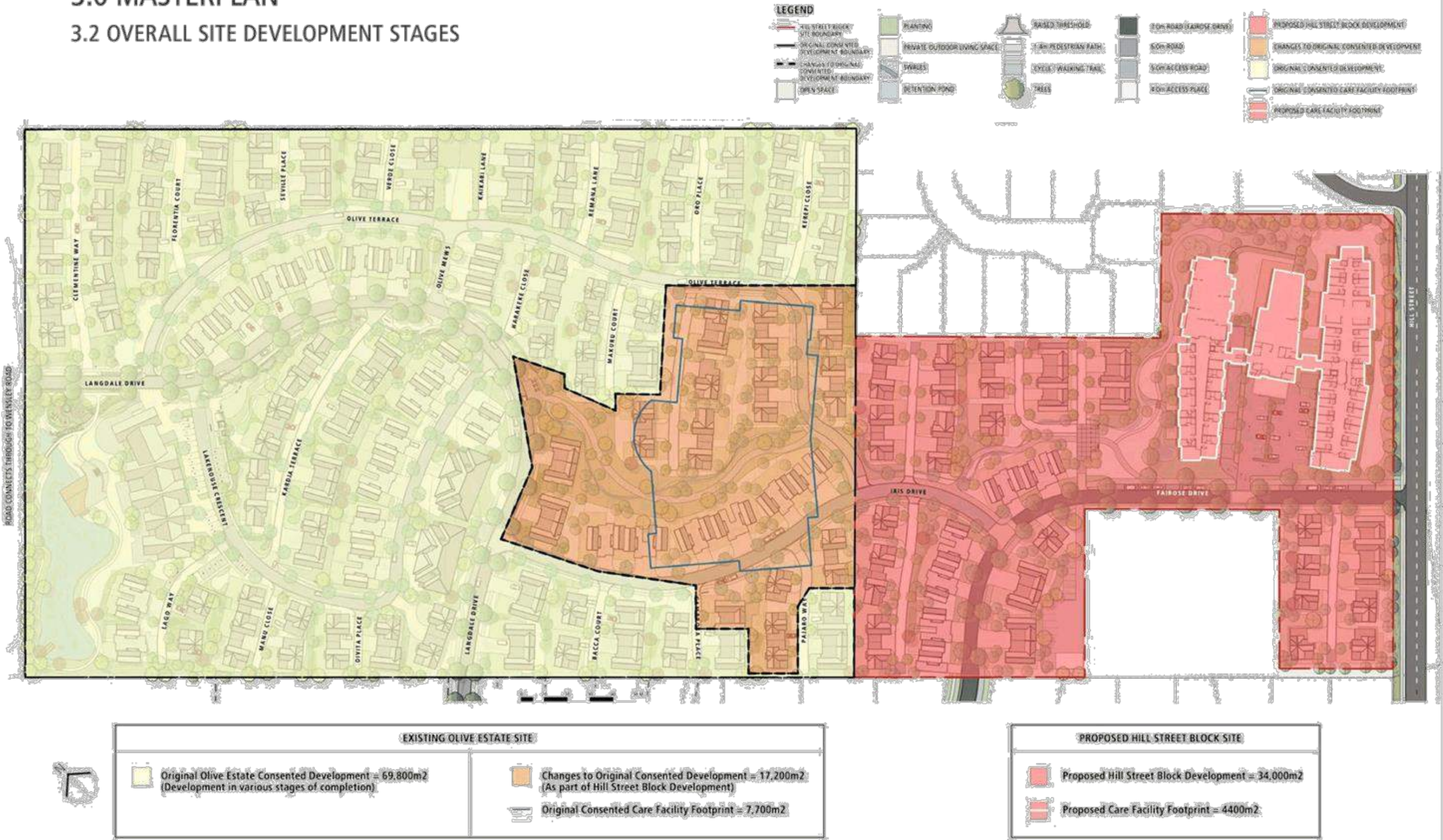
013



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 14 of 46

3.0 MASTERPLAN

3.2 OVERALL SITE DEVELOPMENT STAGES



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

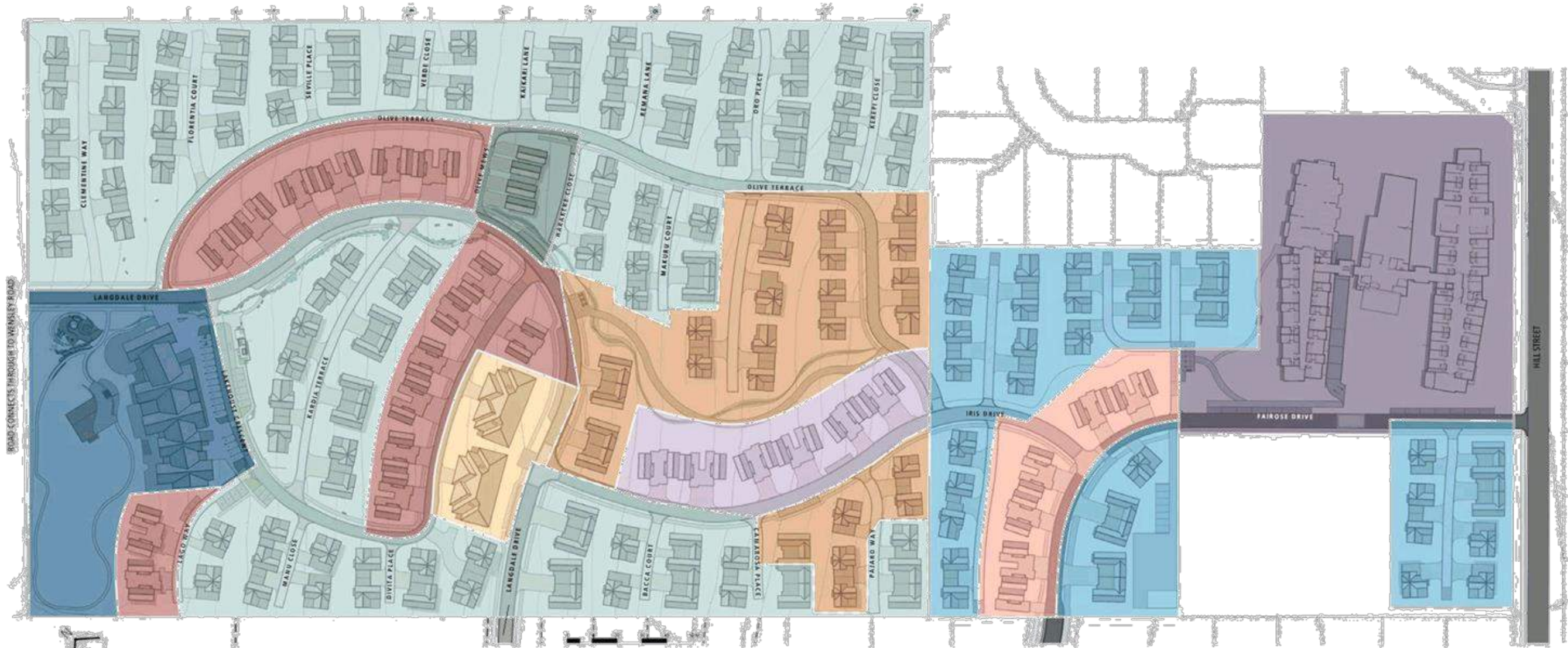
RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 15 of 46

3.0 MASTERPLAN

3.3 OVERALL SITE BUILDING TYPE NUMBERS



ORIGINAL CONSENTED DEVELOPMENT REFER P13	
	TOTAL
VILLAS	119
TOWNHOUSES	32
APARTMENTS	02 (16 UNITS)
CARRIAGE-HOUSES	04
CARE FACILITY UNIT	01

ORIGINAL CONSENTED DEVELOPMENT BUILDINGS TO BE RETAINED			CHANGES TO ORIGINAL CONSENTED DEVELOPMENT BUILDINGS		
VILLAS	111		25		136
TOWNHOUSES	30		12		42
APARTMENTS	02 (16 UNITS)				02
CARRIAGE-HOUSES	04				04
CARE FACILITY UNIT					

PROPOSED HILL STREET BLOCK BUILDINGS	
	TOTAL
VILLAS	36
TOWNHOUSES	11
APARTMENTS	0
CARRIAGE-HOUSES	0
CARE FACILITY UNIT	01

OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

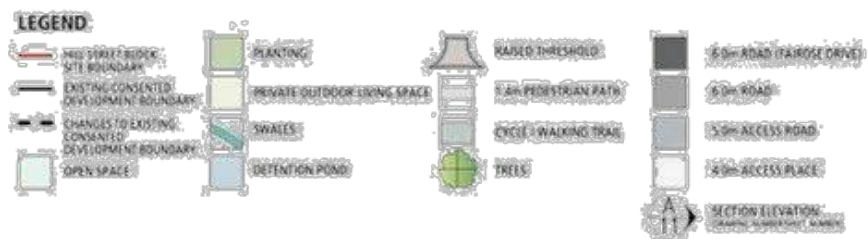
RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 16 of 46

3.0 MASTERPLAN

3.4 OVERALL SITE MASTERPLAN



Note: All Street lighting within the development to comply with the current regulations outlined in the TRMP

	CONSENTED BUILDINGS		NON-CONSENTED BUILDINGS (CHANGES TO EXISTING CONSENTED DEVELOPMENT)		HILL STREET BLOCK BUILDINGS	
VILLAS	V 22	(TOTAL) = 112	V 21 - B	(TOTAL) = 25		(TOTAL) = 36
TOWNHOUSES	TH 17	30	TH 11	12		11
APARTMENTS	AP 5	02				
CARRIAGE HOUSES	CH 02	04				

OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

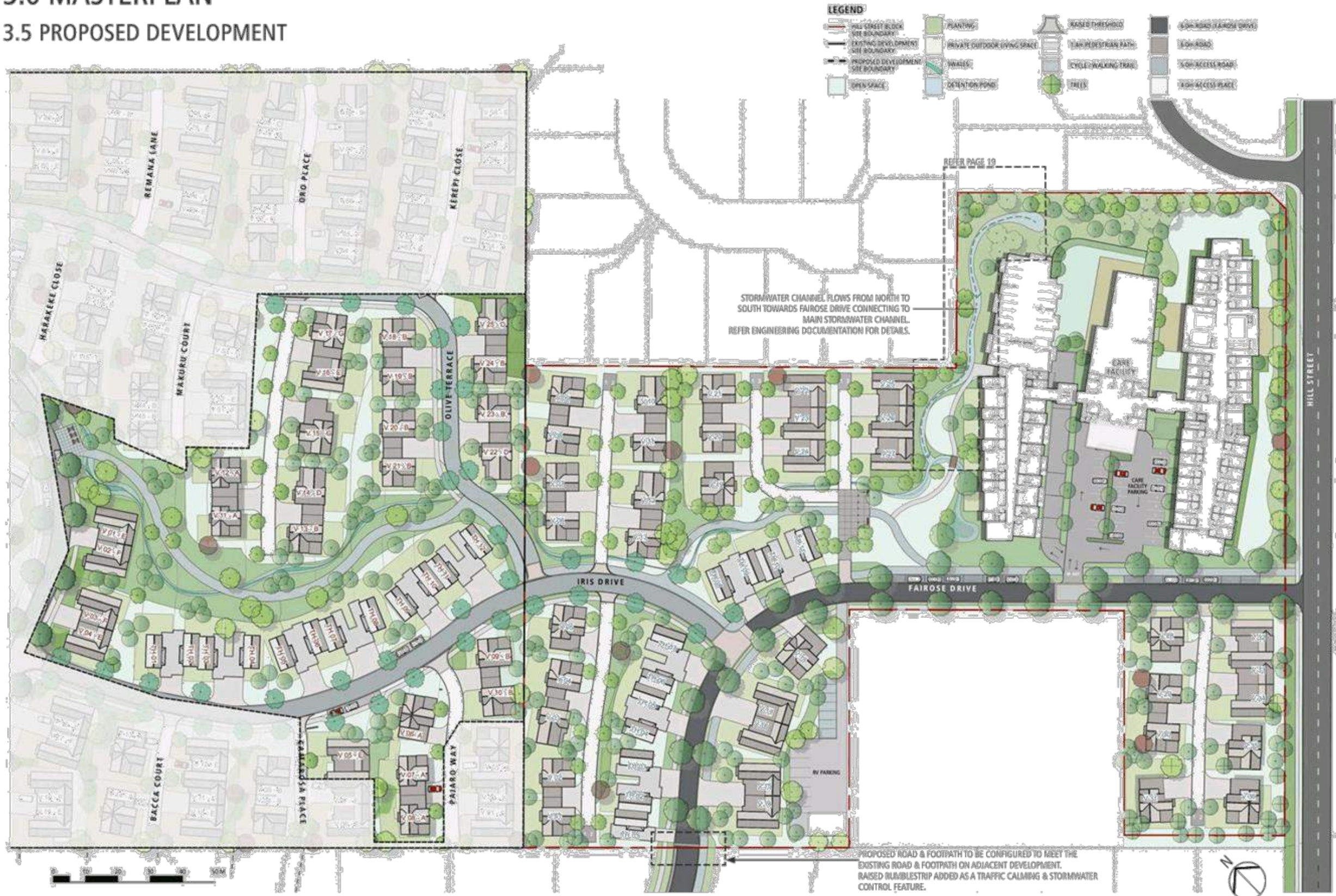
RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

016



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 17 of 46

3.0 MASTERPLAN
3.5 PROPOSED DEVELOPMENT



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 18 of 46

3.0 MASTERPLAN
3.6 CARE FACILITY UNIT

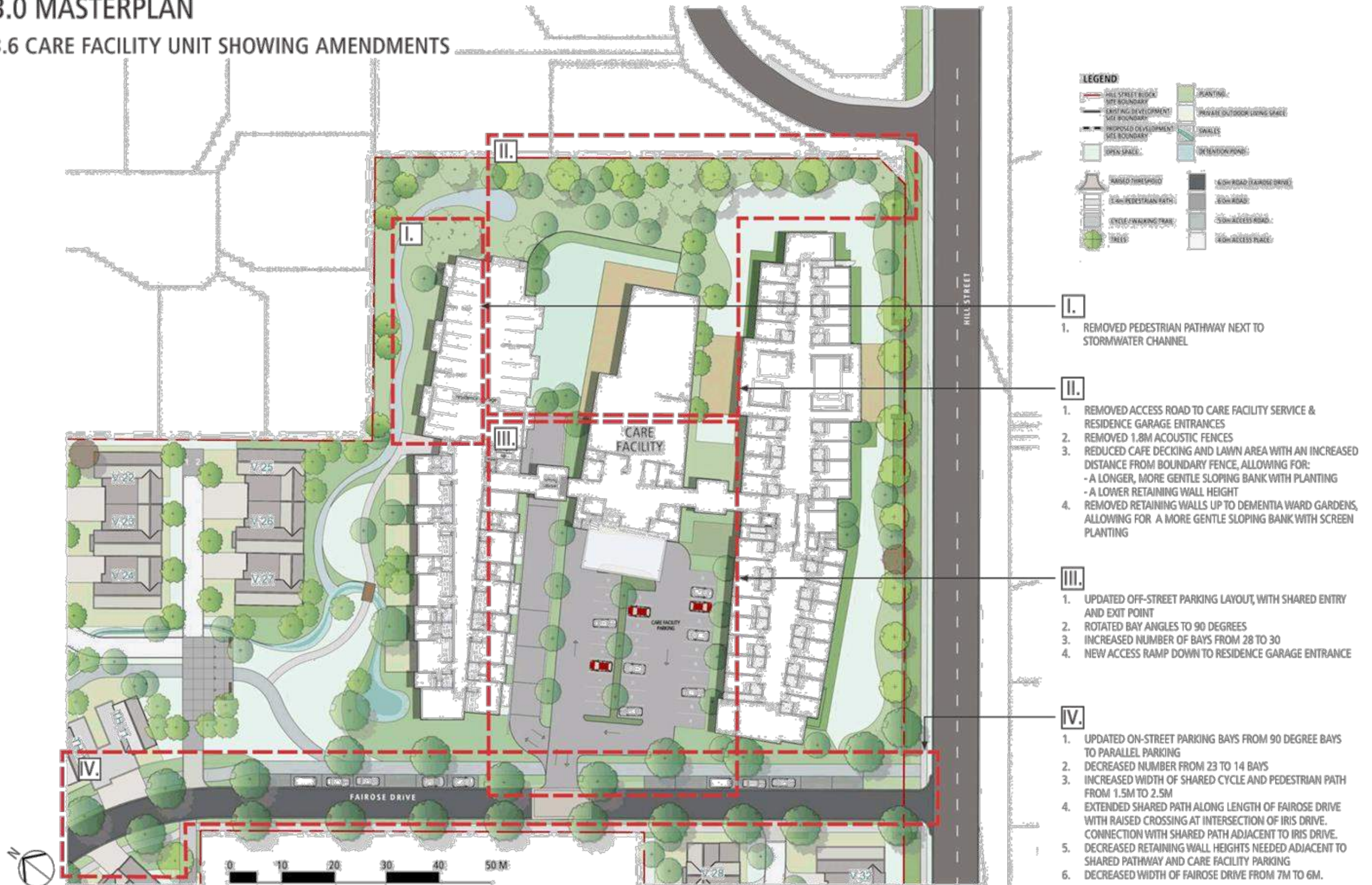


RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 19 of 46

3.0 MASTERPLAN

3.6 CARE FACILITY UNIT SHOWING AMENDMENTS



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 20 of 46

3.0 MASTERPLAN

3.7 CARE FACILITY UNIT - OVERLAND FLOWPATH

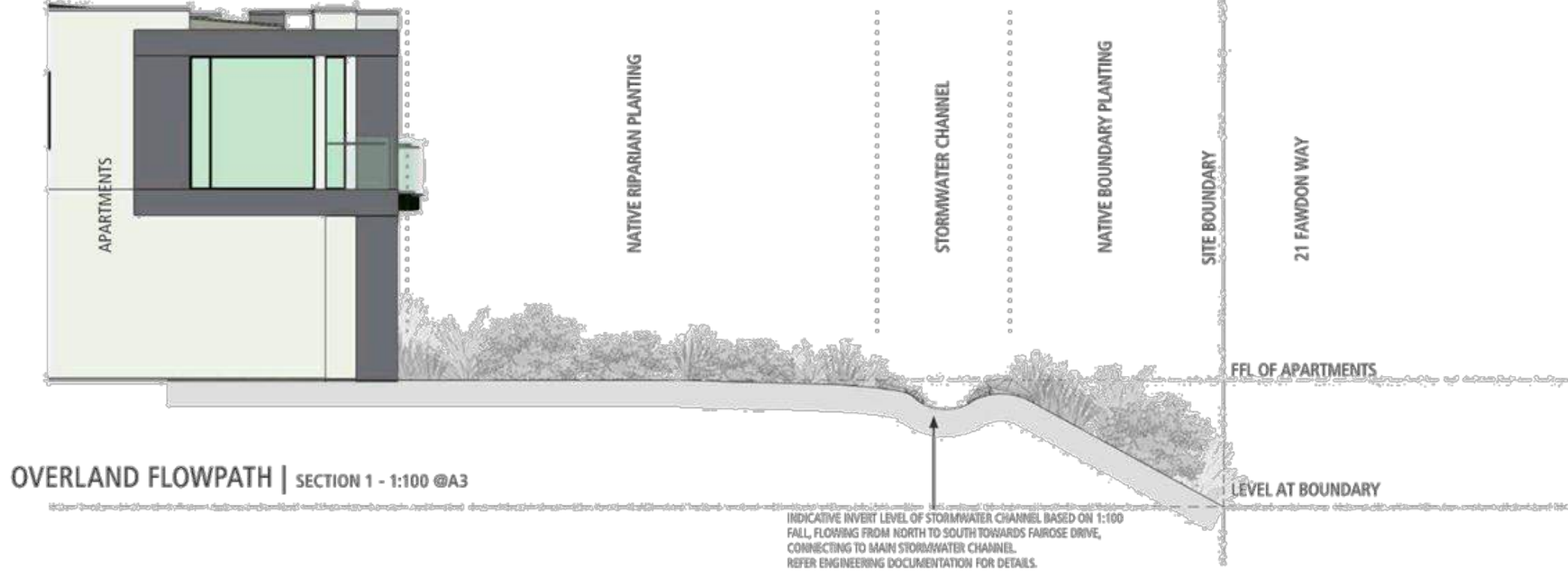


RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

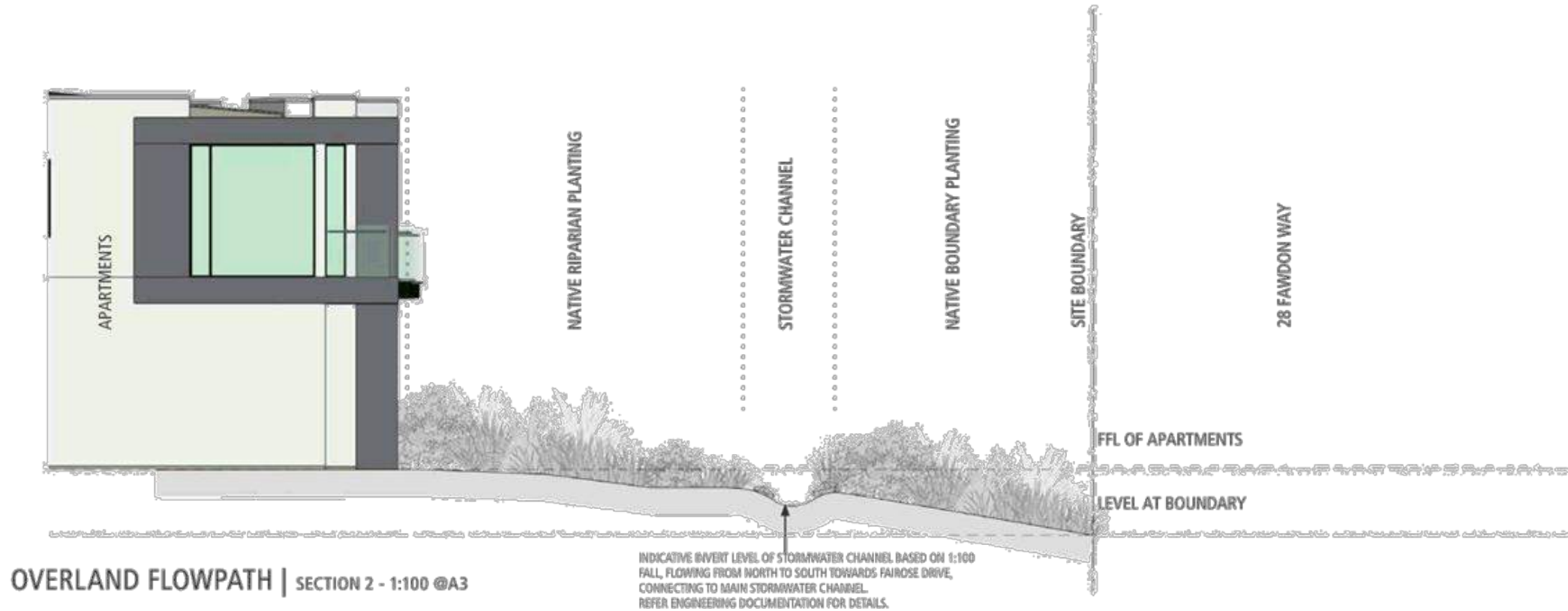
RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 21 of 46

3.0 MASTERPLAN

3.8 CARE FACILITY UNIT - OVERLAND FLOWPATH SECTIONS



OVERLAND FLOWPATH | SECTION 1 - 1:100 @A3



OVERLAND FLOWPATH | SECTION 2 - 1:100 @A3

OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

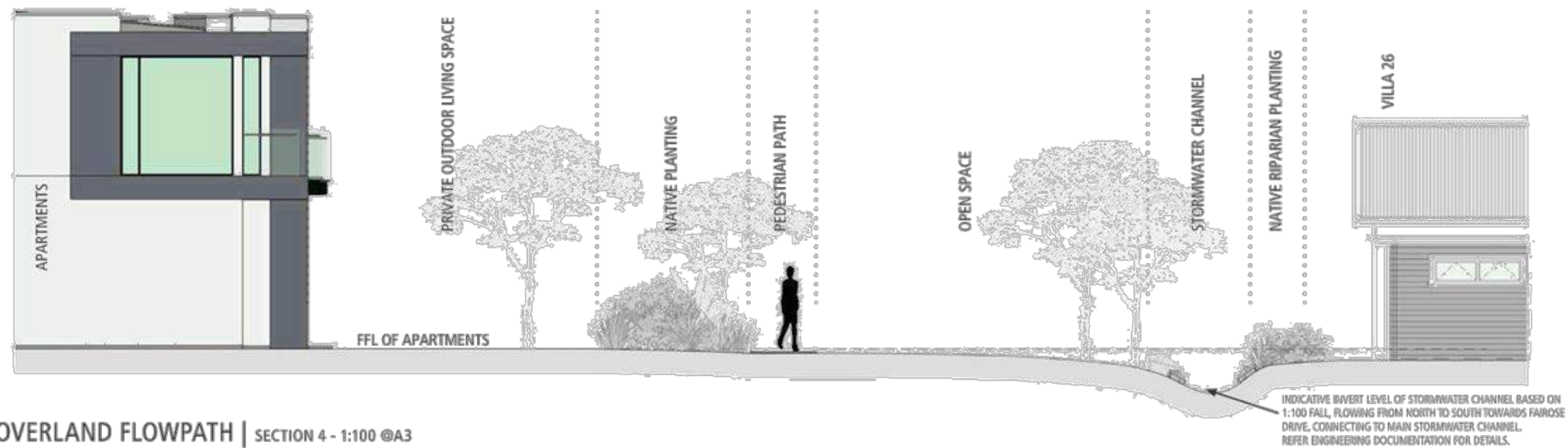
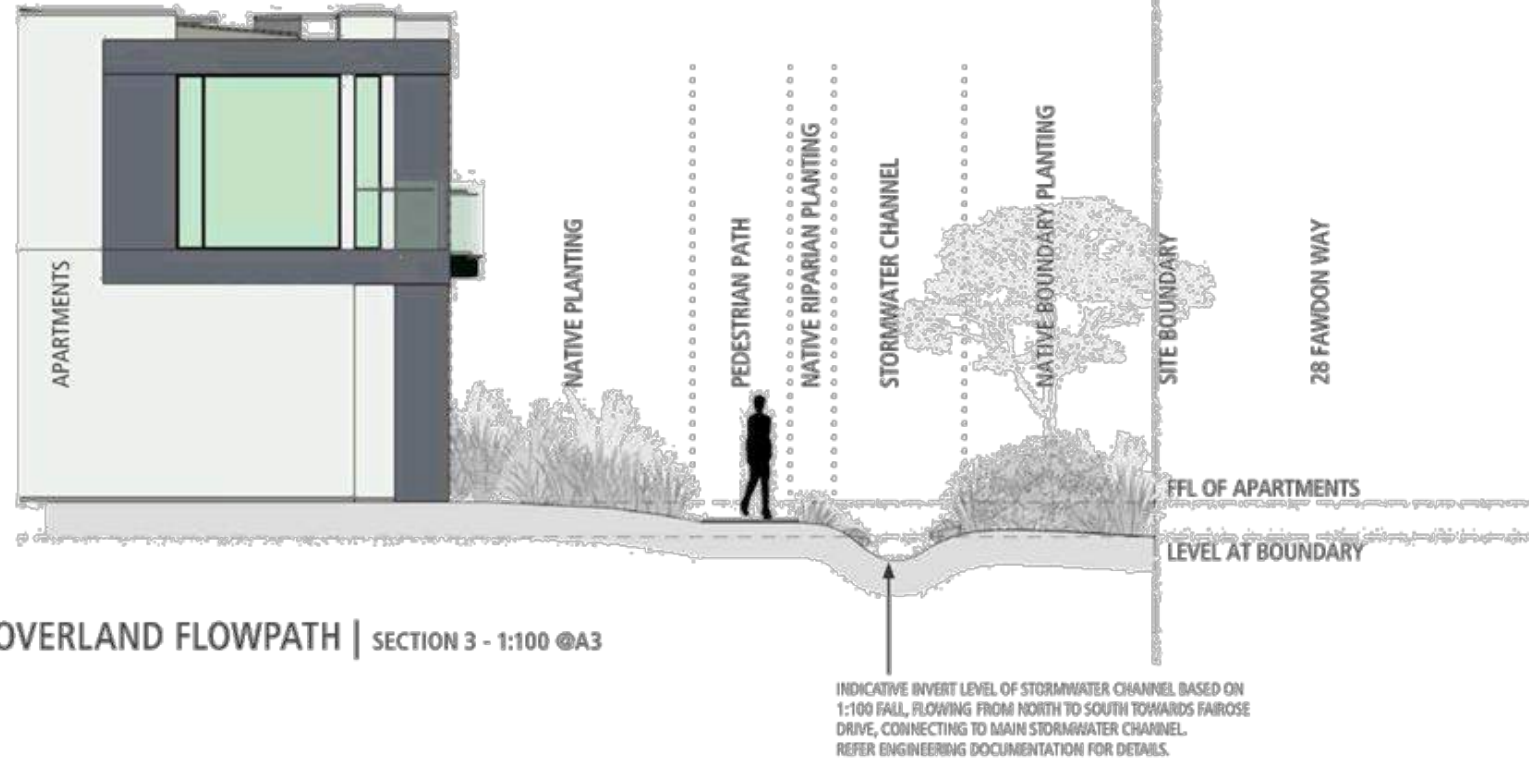
021



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 22 of 46

3.0 MASTERPLAN

3.8 CARE FACILITY UNIT - OVERLAND FLOWPATH SECTIONS



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

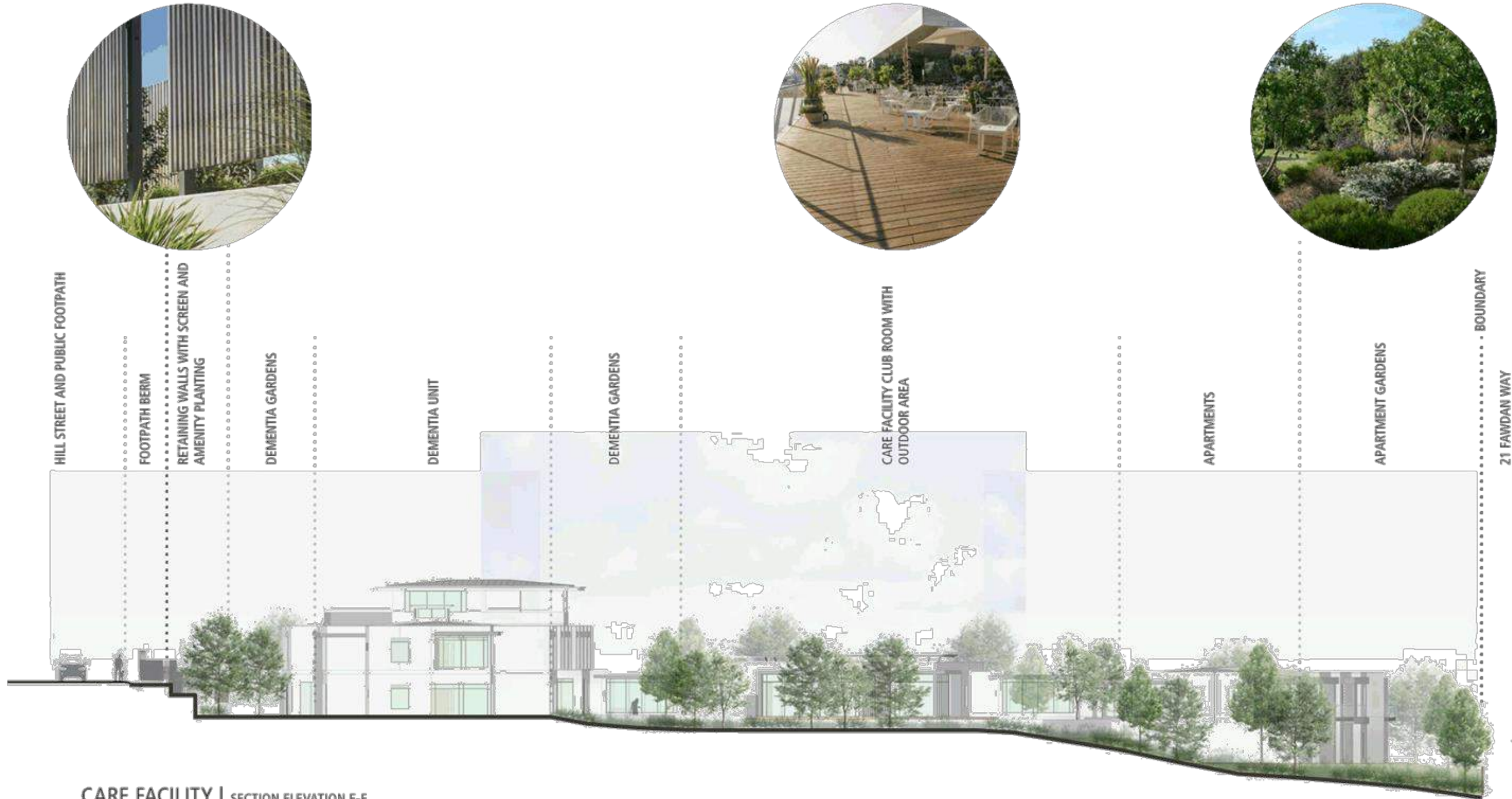
022



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 23 of 46

3.0 MASTERPLAN

3.9 CARE FACILITY UNIT - SECTION ELEVATION E-E



CARE FACILITY | SECTION ELEVATION E-E

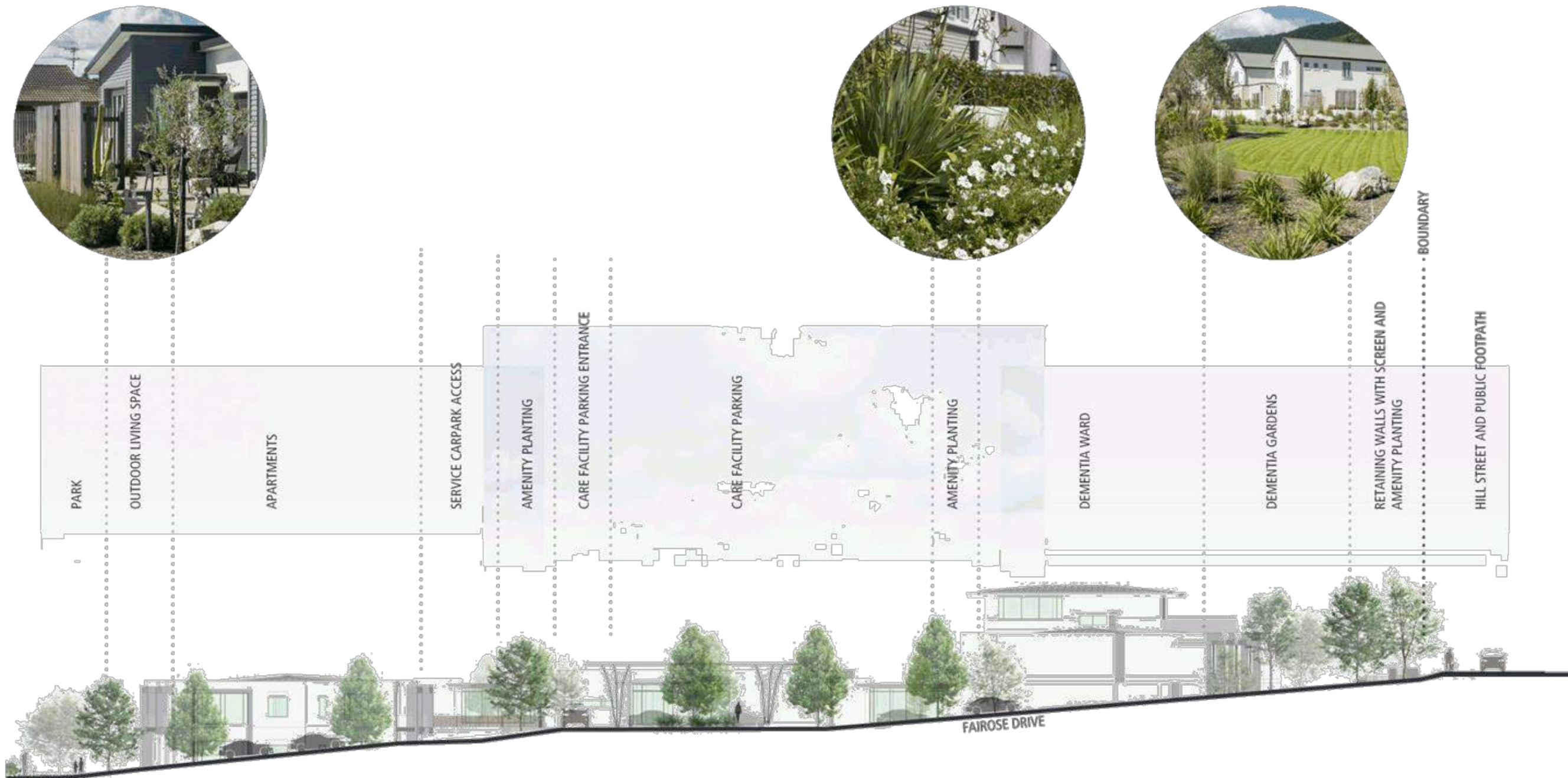
NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 24 of 46

3.0 MASTERPLAN

3.9 CARE FACILITY UNIT - SECTION ELEVATION F-F



CARE FACILITY | SECTION ELEVATION F-F

NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

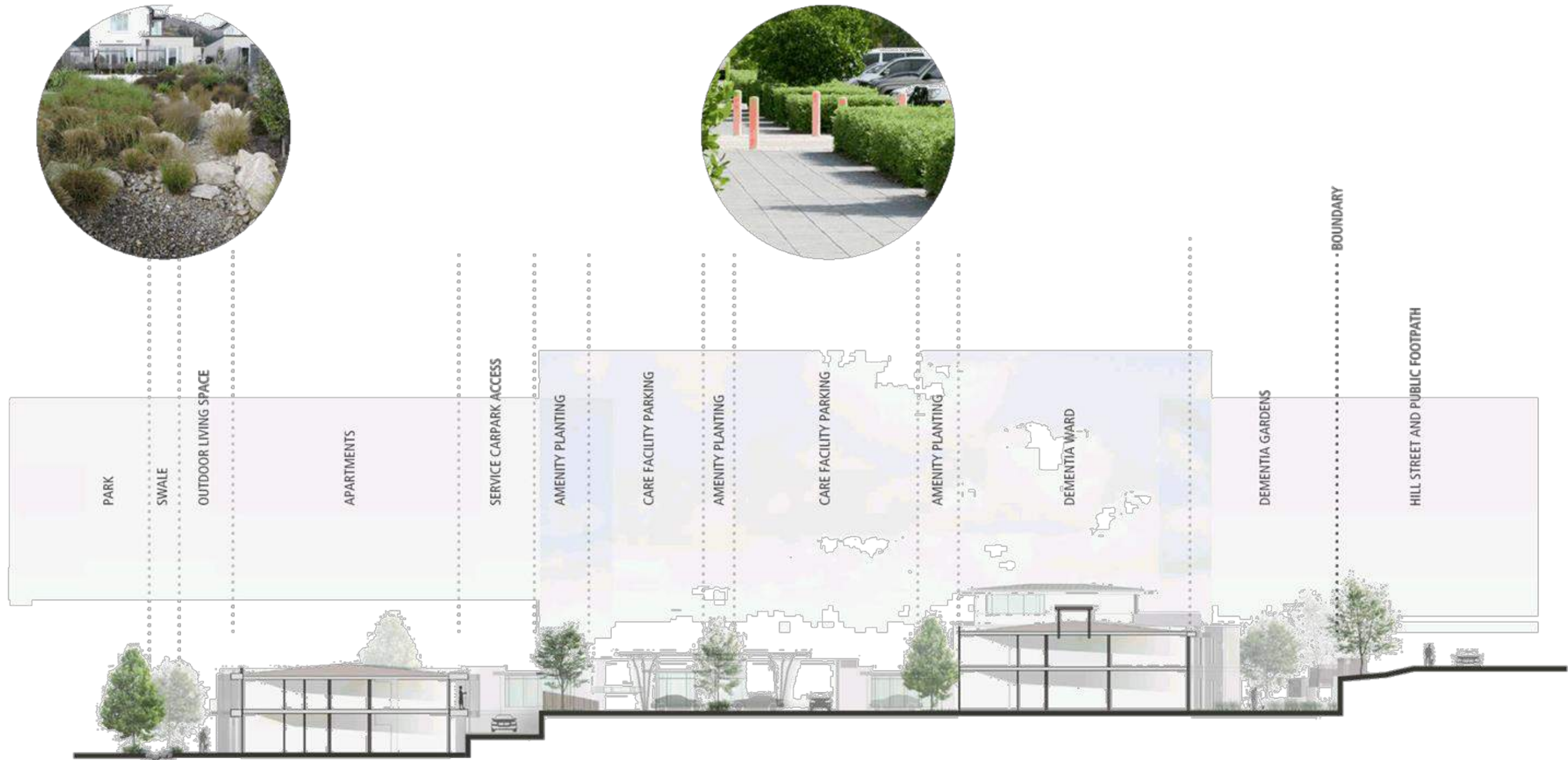
024



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 25 of 46

3.0 MASTERPLAN

3.9 CARE FACILITY UNIT - SECTION ELEVATION G-G



CARE FACILITY | CROSS SECTION G-G

NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

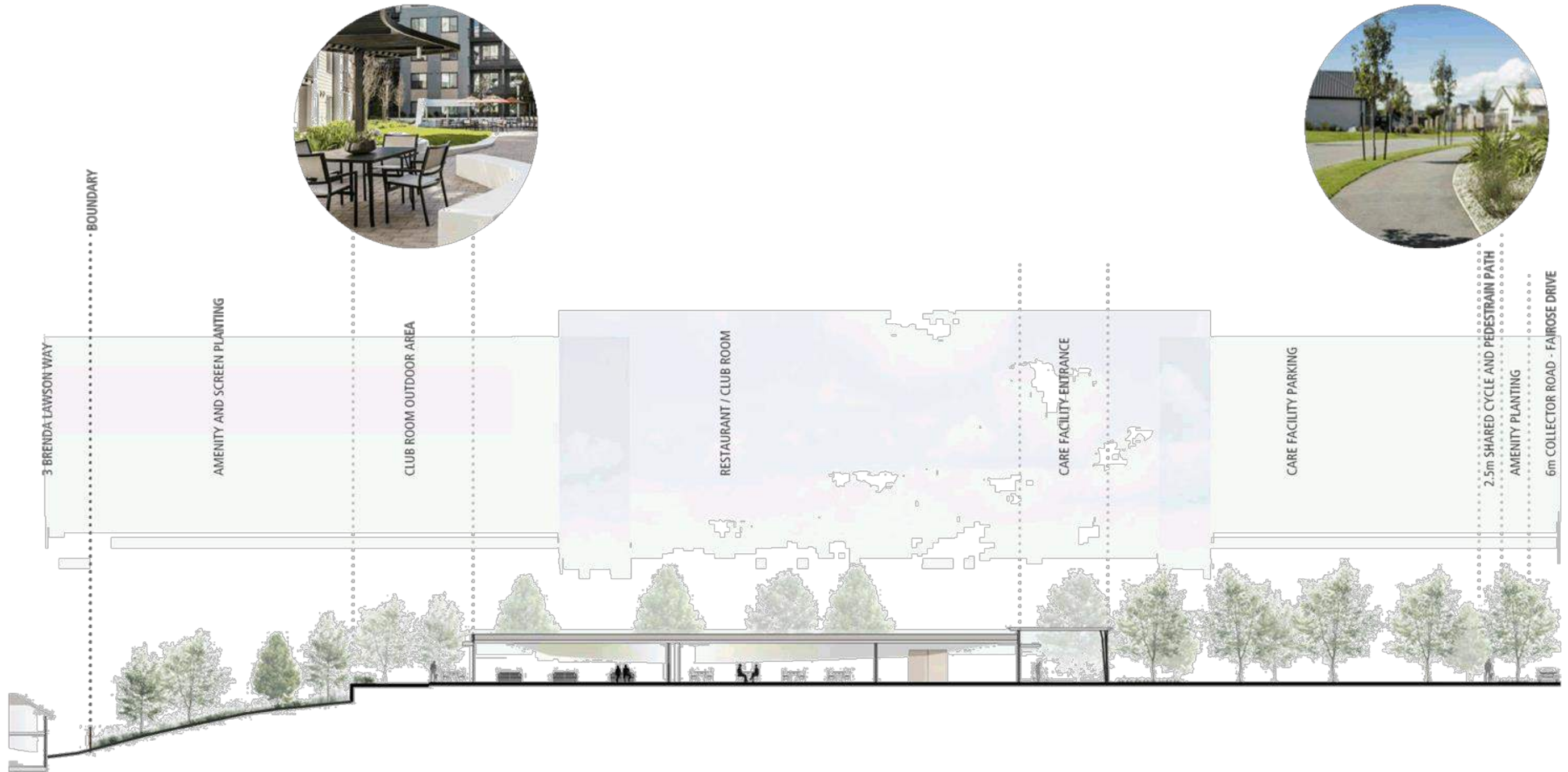
025



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 26 of 46

3.0 MASTERPLAN

3.9 CARE FACILITY UNIT - SECTION ELEVATION H-H



CARE FACILITY | CROSS SECTION H-H

NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

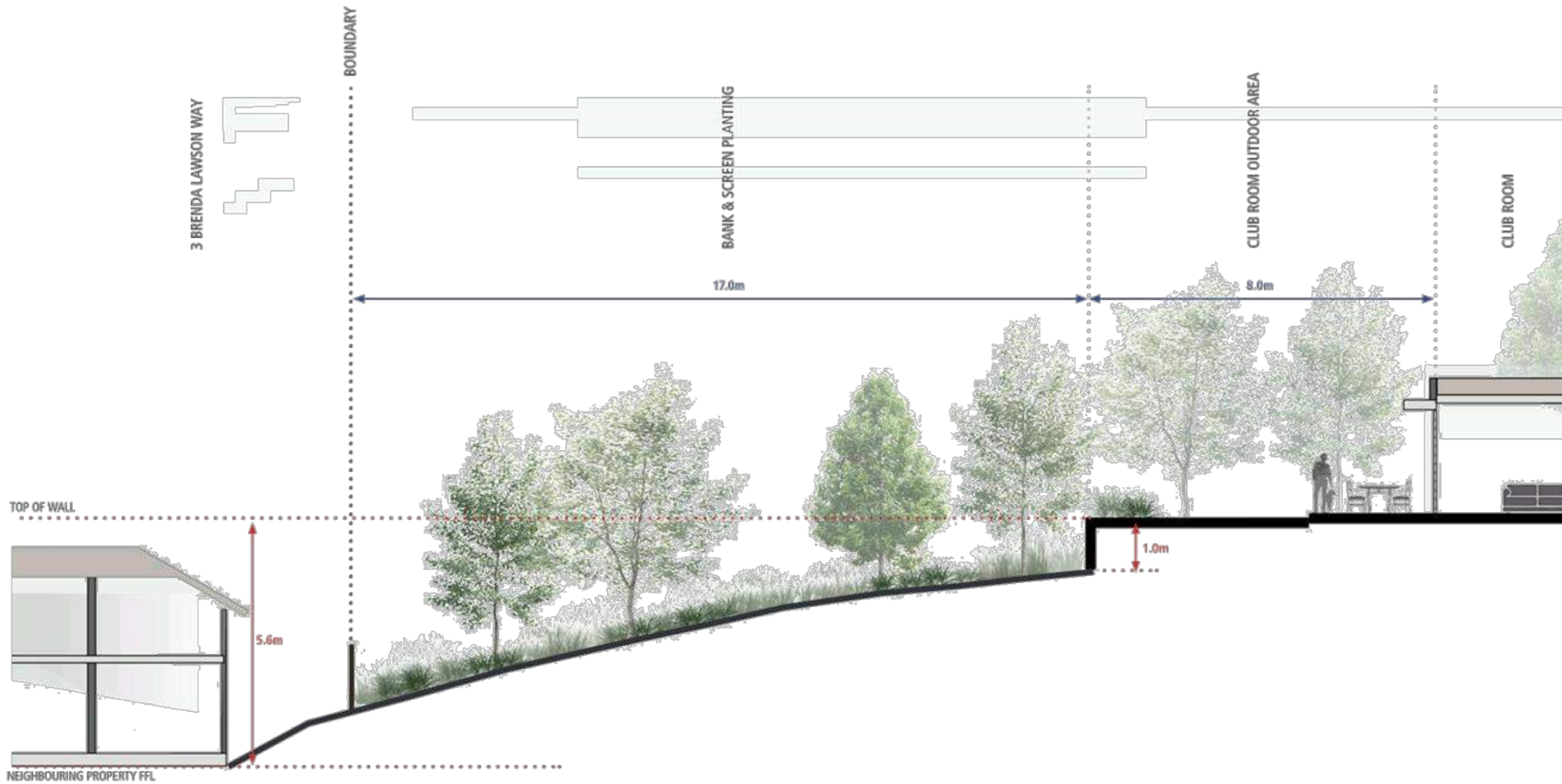
026



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 27 of 46

3.0 MASTERPLAN

3.9 CARE FACILITY SERVICE ROAD - SECTION ELEVATION I-I



CARE FACILITY | SECTION ELEVATION I-I

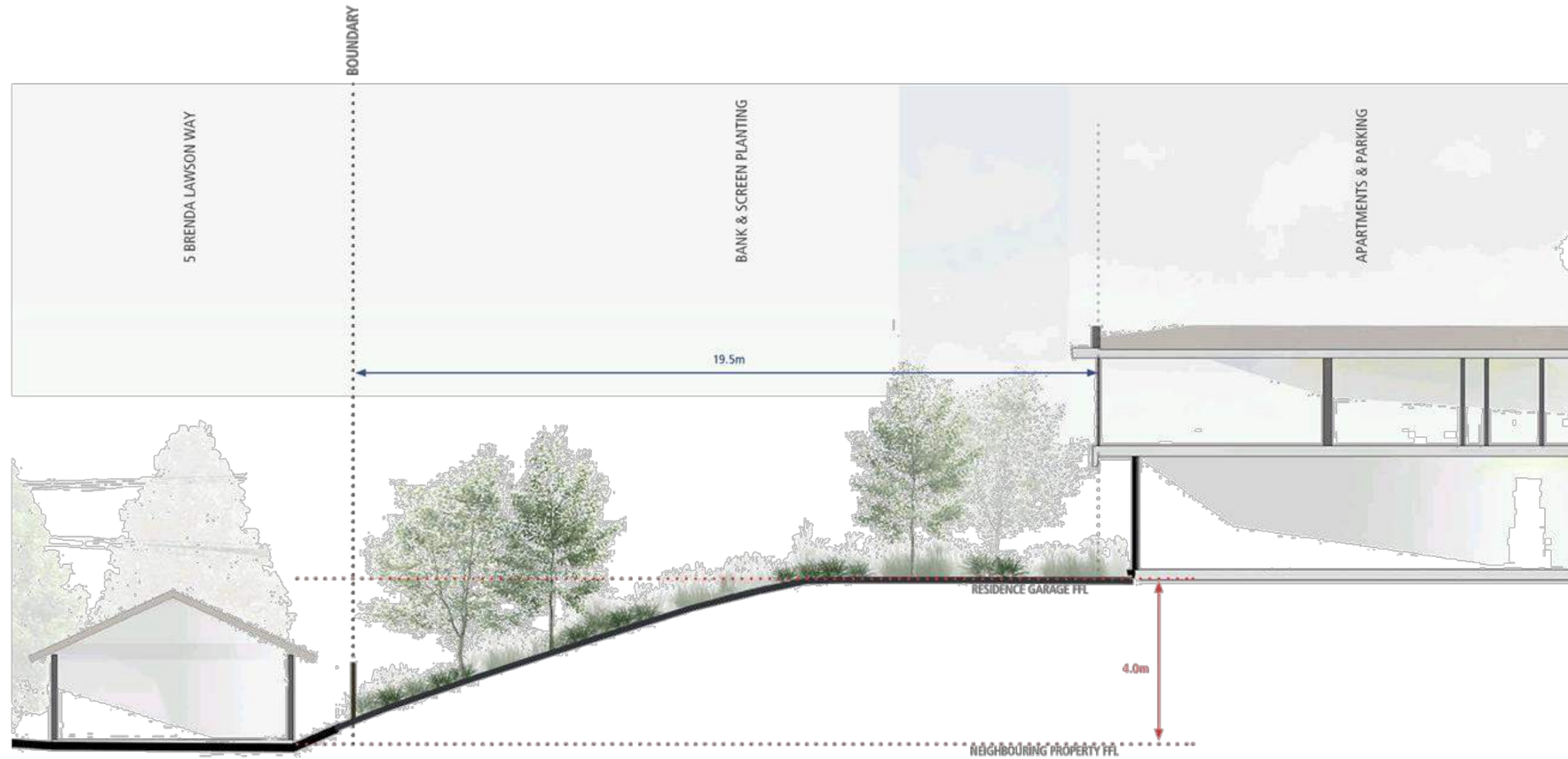
NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 28 of 46

3.0 MASTERPLAN

3.9 CARE FACILITY SERVICE ROAD - SECTION ELEVATION J-J



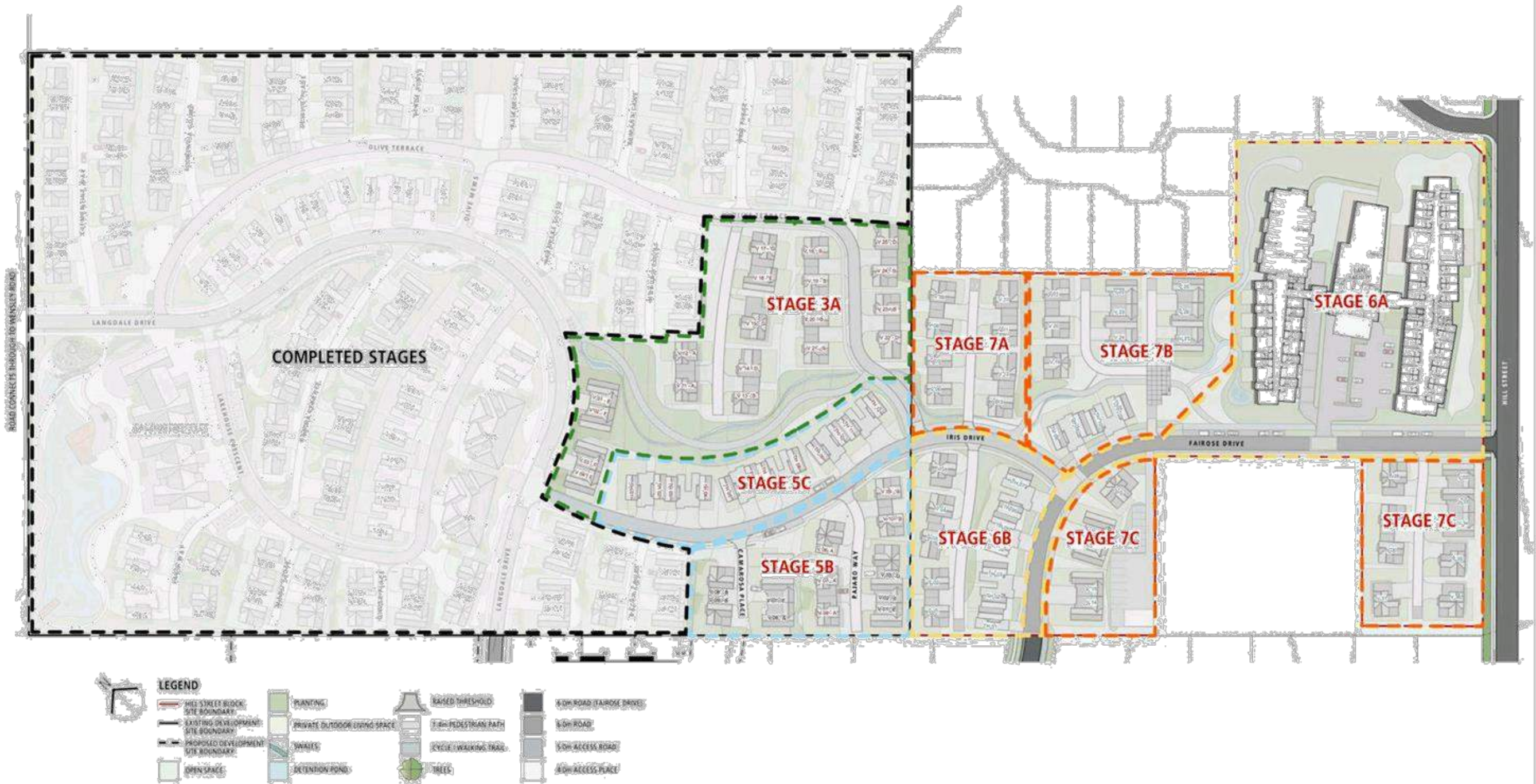
CARE FACILITY | SECTION ELEVATION J-J
 NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 29 of 46

3.0 MASTERPLAN

3.10 CONSTRUCTION STAGING PLAN



RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 30 of 46

3.0 MASTERPLAN

3.11 OPEN SPACE PLAN - OVERALL SITE

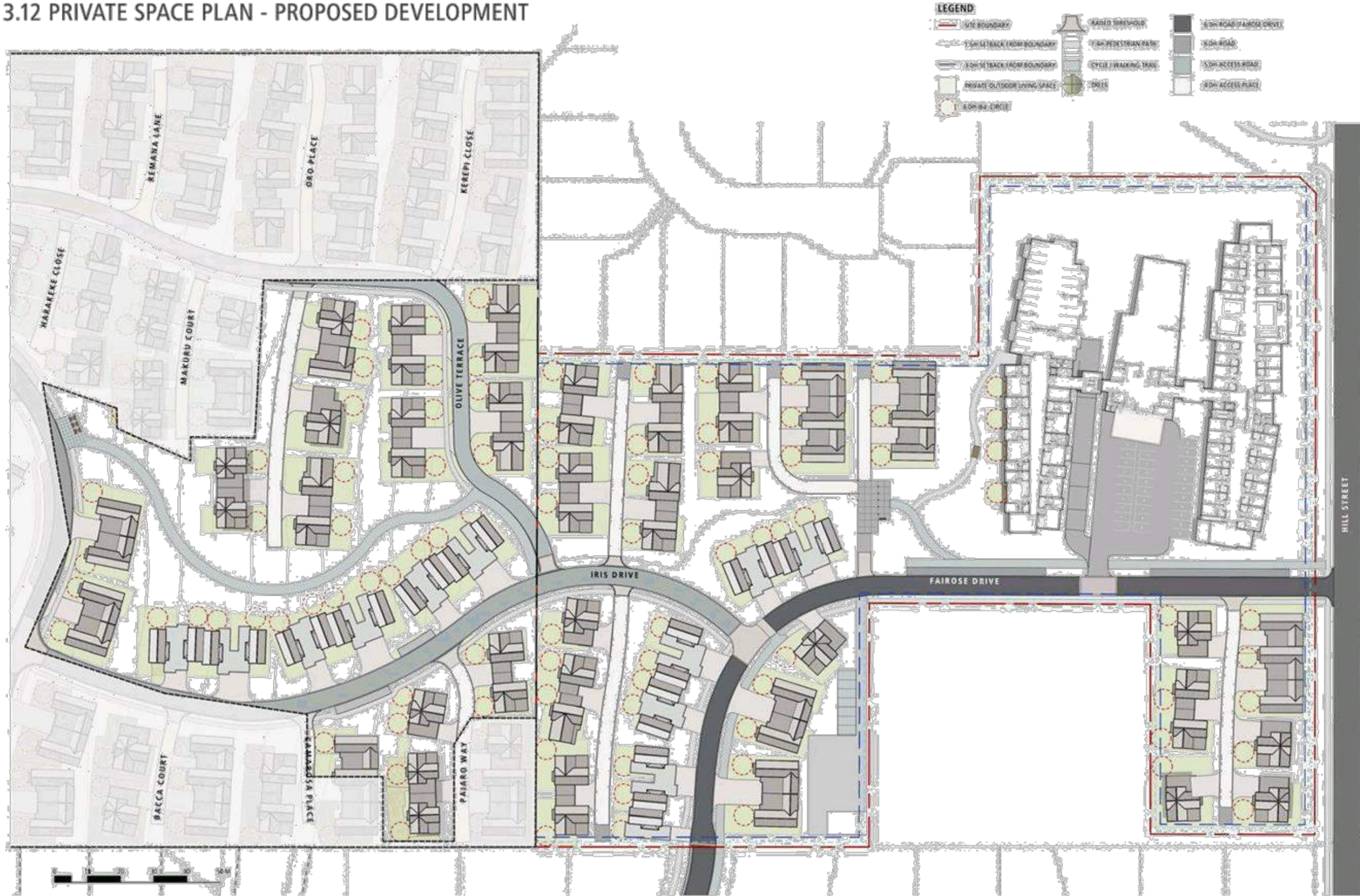


RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 31 of 46

3.0 MASTERPLAN

3.12 PRIVATE SPACE PLAN - PROPOSED DEVELOPMENT



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

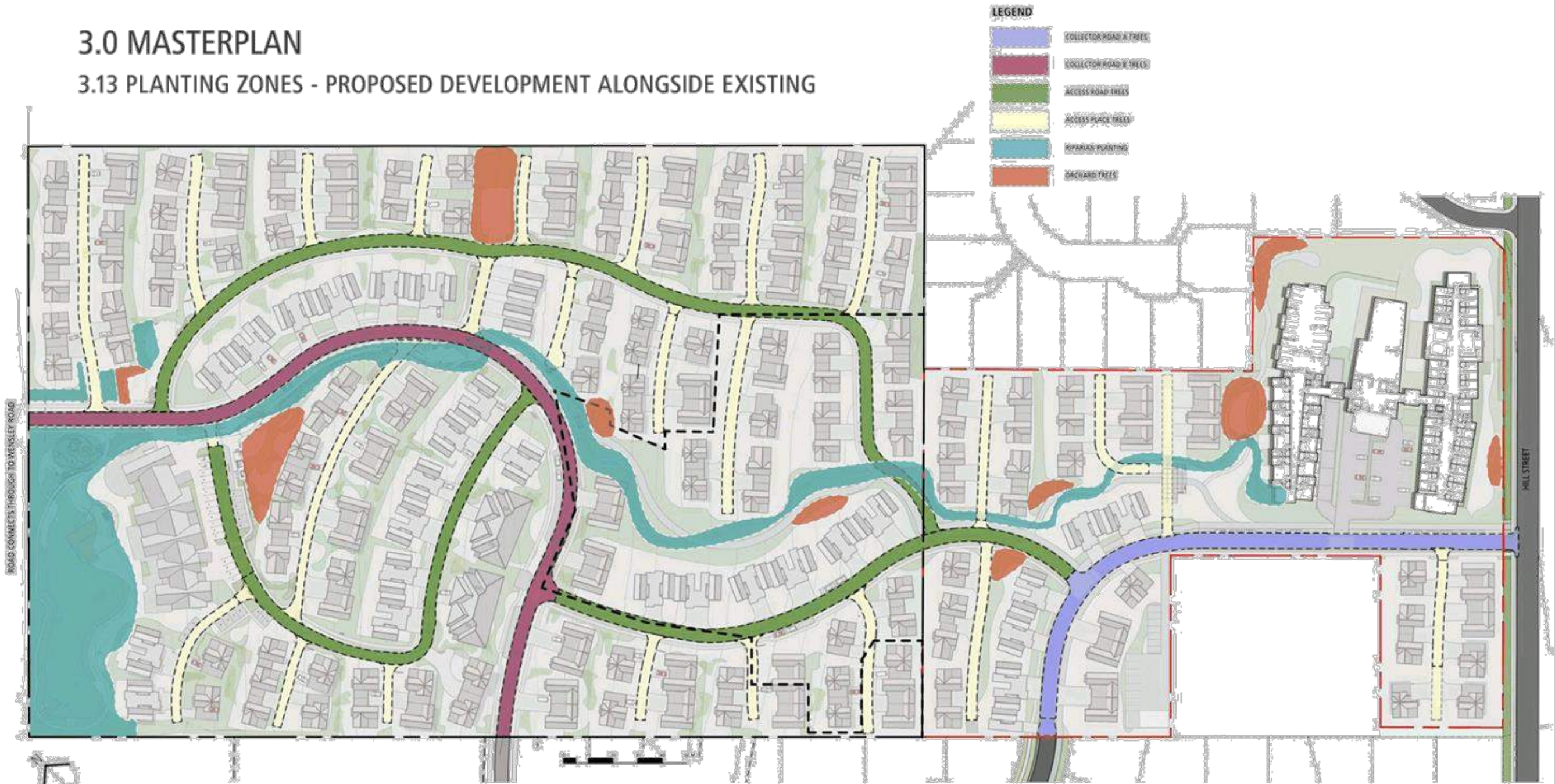
031



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 32 of 46

3.0 MASTERPLAN

3.13 PLANTING ZONES - PROPOSED DEVELOPMENT ALONGSIDE EXISTING



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

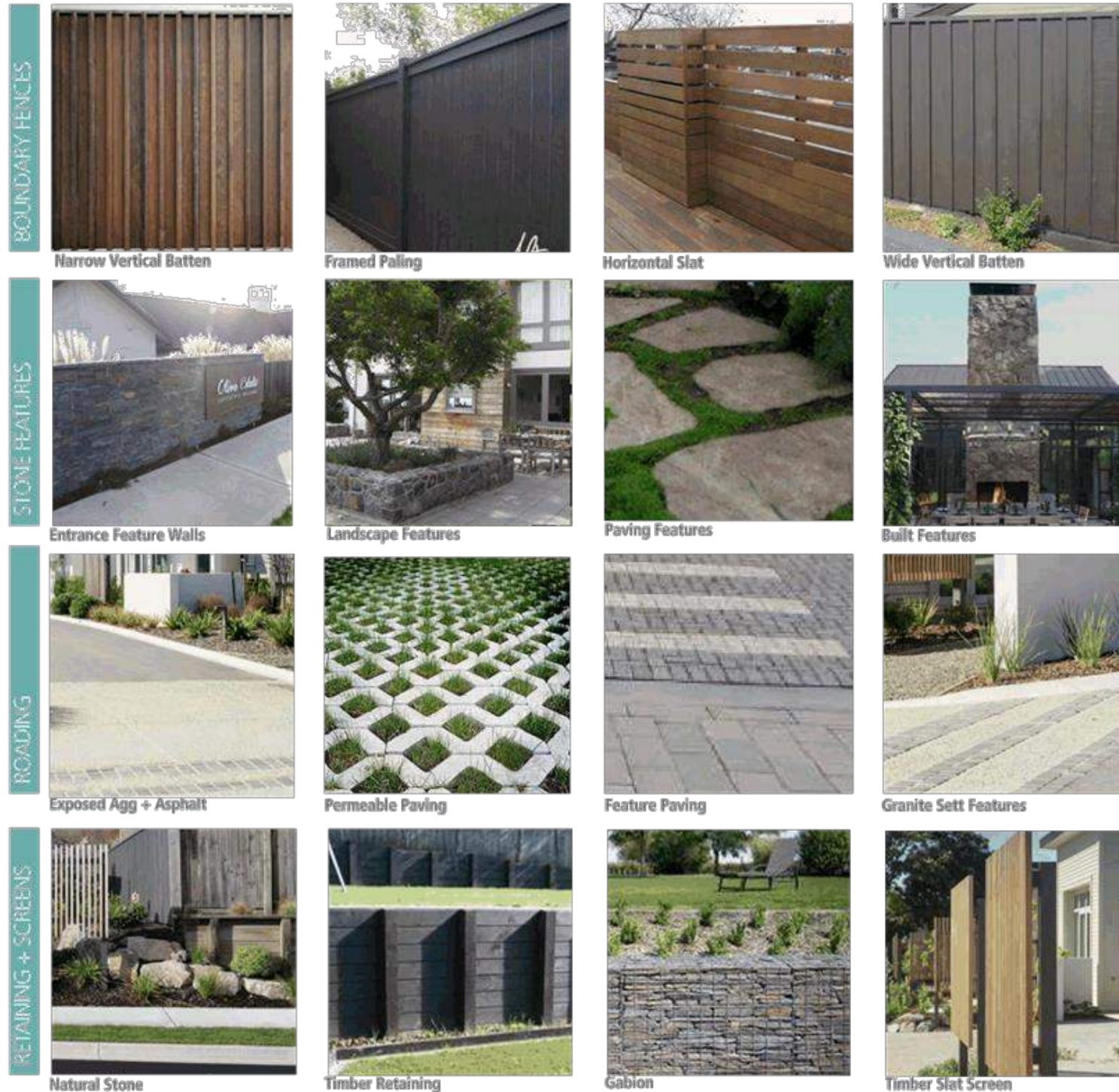
RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 33 of 46

4.0 MATERIALS & PLANTING

4.1 OVERALL SITE MATERIALS



SITE MATERIALS

BOUNDARY FENCES

Pinus radiata timber fencing with a variety of styles. Plywood fence with narrow and wide vertical timber battens, framed timber paling fence, and horizontal timber slat fence styles. Timber stained charcoal tones or warm timber tones. Fencing to be 1.6m - 1.8m high around boundary.

STONE

Natural stone used as a feature in entrance walls, landscape and built elements, and paving

ROADING

Asphalt roadway with exposed aggregate or paved threshold zones. Granite sett strips used as feature and traffic calming.

RETAINING

Options for retaining include timber T & G with square post stained dark, stone filled gabion baskets, or natural rock.

UTILITY SCREENS

Pinus radiata timber slat screens provide screening measure in bin/utility areas. Stained dark or natural warm timber tones.

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 34 of 46

4.0 MATERIALS & PLANTING

4.2 OPEN SPACE MATERIALS



Community Gardens



Petanque + Chip & Putt



Outdoor Exercise



Amphitheatre



Grandkids Playground



Radio controlled yachts



Street Lighting

Note: All Street lighting within the development to comply with the current regulations outlined in the TRAMP



Bollards



Outdoor Seating



Rubbish Bins



Concrete



Gravel



Timber Boardwalks



Exposed Agg + Paving

OPEN SPACE MATERIALS

ACTIVITIES

There are many activities proposed within Olive Estate including outdoor exercise stations, small grand children's playground, an outdoor kitchen, petanque area, bowls and croquet lawn, informal amphitheatre, and community garden and orchards. This activity nodes will be spread throughout the site as part of the open space network. Particular activities will be concentrated in specific areas to encourage movement between spaces.

OUTDOOR FURNITURE

Outdoor furniture including street lighting, bollard lighting, feature lighting, bollards, seating, rubbish bins, and water drinking stations

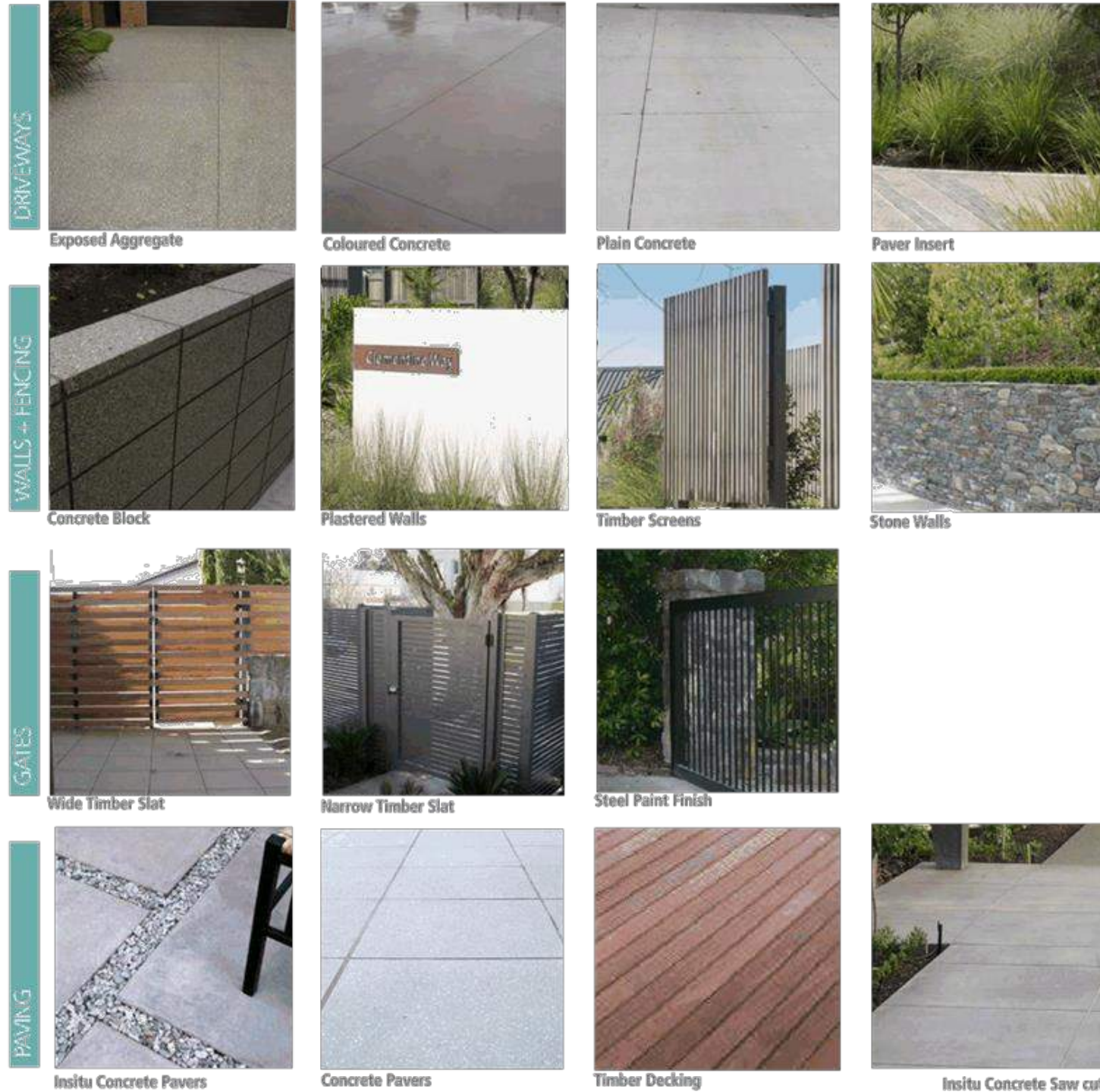
PEDESTRIAN PATHS + PAVING AREAS

Options for pedestrian paths include concrete footpaths, gravel nature paths, timber boardwalks, and footpaths with exposed aggregate finishes. Paving in open spaces areas will include compacted gravel, timber decking, concrete pavers, and insitu concrete with various finishes.

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 35 of 46

4.0 MATERIALS & PLANTING

4.3 PRIVATE SPACE MATERIALS



PRIVATE UNIT MATERIALS

DRIVEWAY
A mix of driveways to create diversity including exposed aggregate, coloured concrete, plain concrete, and an option for a paver insert.

WALLS + FENCES
Internal walls and fences to create privacy, and mark entrance paths include concrete bloc, plastered walls, timber screens, and stone walls.

GATES
Gates where required for privacy or security include narrow and wide timber slat and steel powder coated finish gates

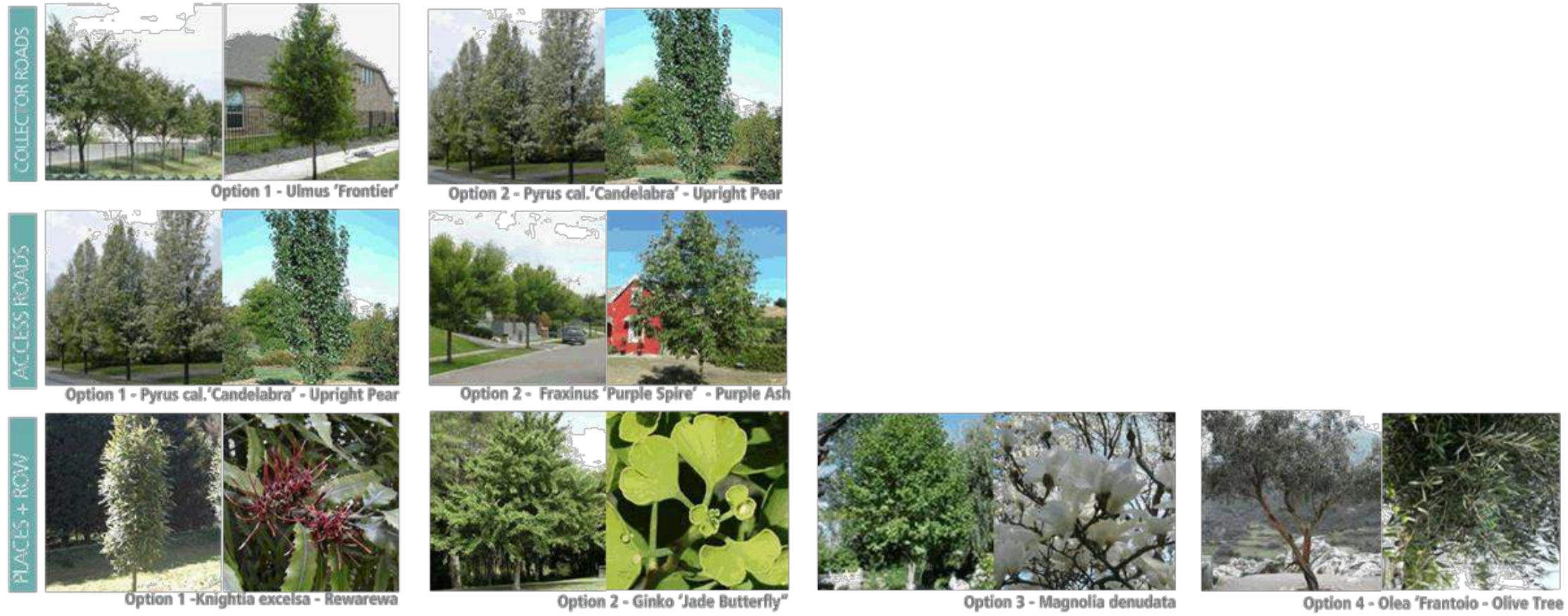
PAVING
Paving finishes for outdoor entertainment areas include Insitu concrete with various finishes including large format pavers, saw cut patterns, plain or coloured, timber decking, and concrete pavers.

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 36 of 46

4.0 MATERIALS & PLANTING

4.4 STREET TREE PALETTE



ORCHARD TREE PALETTE



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 37 of 46

4.0 MATERIALS & PLANTING

4.5 RIPARIAN PALETTE



RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		19.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 38 of 46

4.0 MATERIALS & PLANTING

4.6 PARK PALETTE



RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 39 of 46

4.0 MATERIALS & PLANTING

4.7 PRIVATE PALETTE 1



RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 40 of 46

4.0 MATERIALS & PLANTING

4.8 PRIVATE PALETTE 2



RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 41 of 46

5.0 HILL STREET RENDERS

5.1 RENDER VIEW 1



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

041



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 42 of 46

5.0 HILL STREET RENDERS

5.2 RENDER VIEW 2



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

042



RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 43 of 46

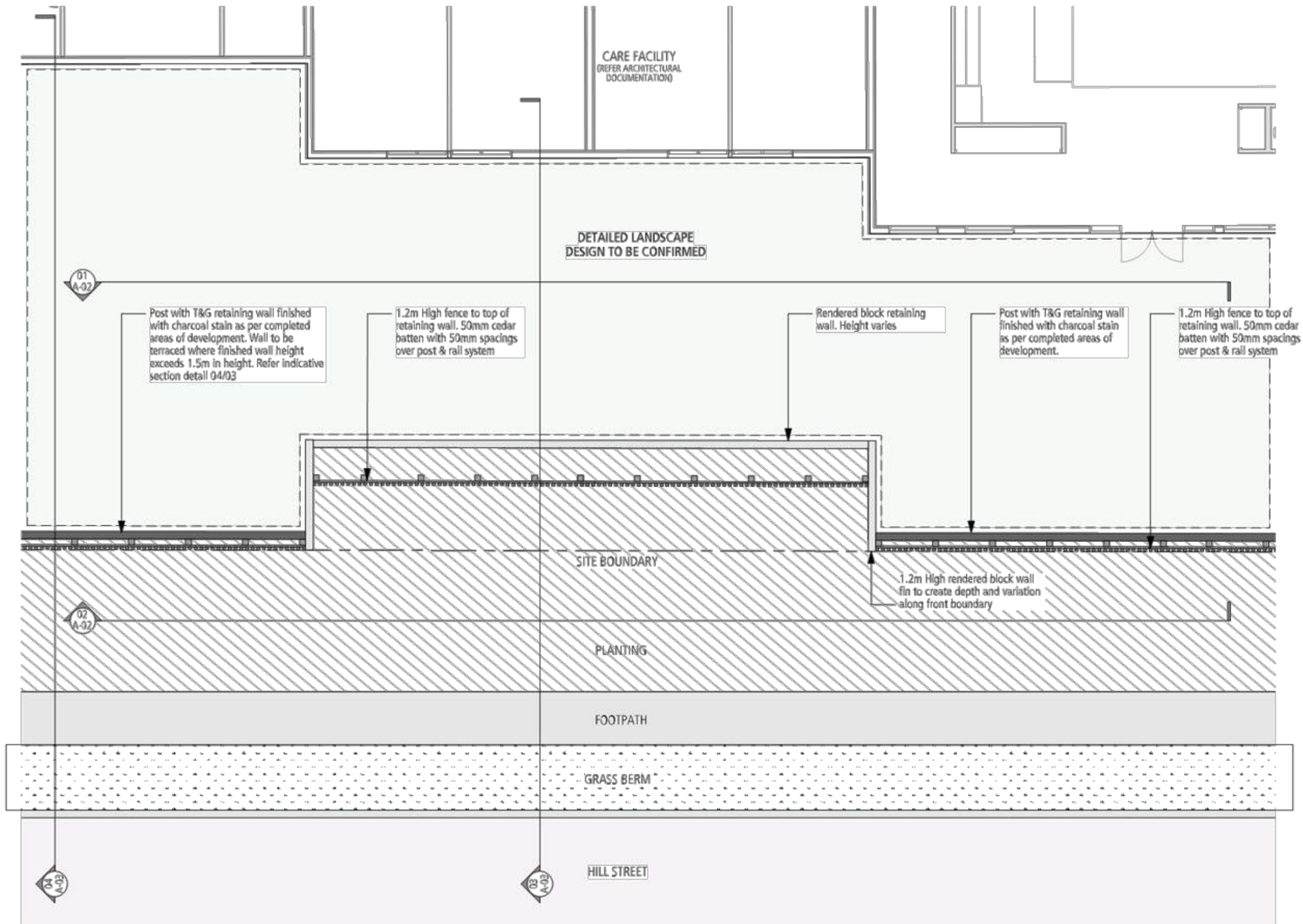
5.0 HILL STREET RENDERS

5.3 RENDER VIEW 3



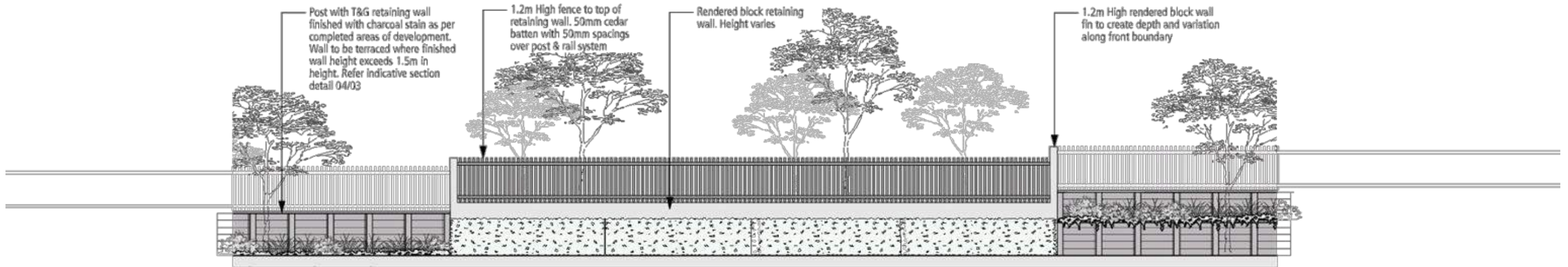
RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT - THIS DOCUMENT	06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 44 of 46

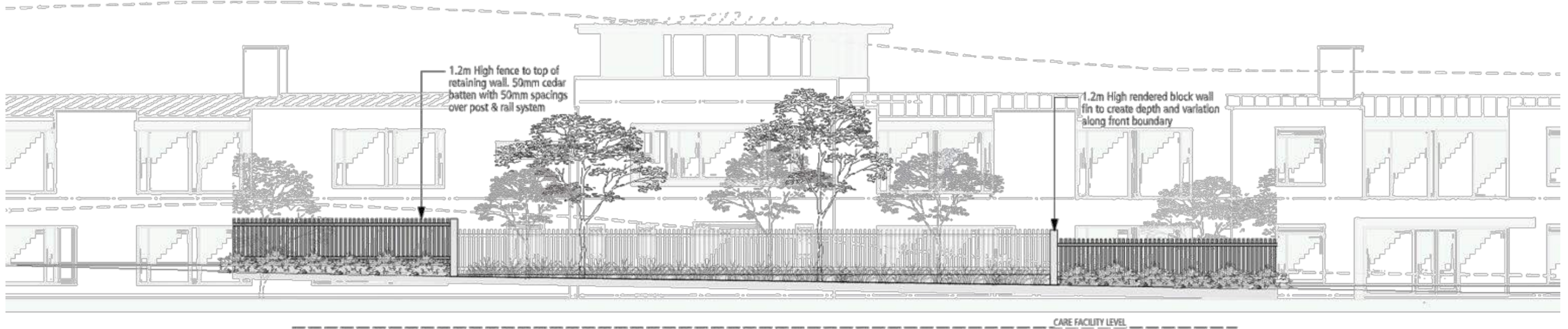


RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 45 of 46



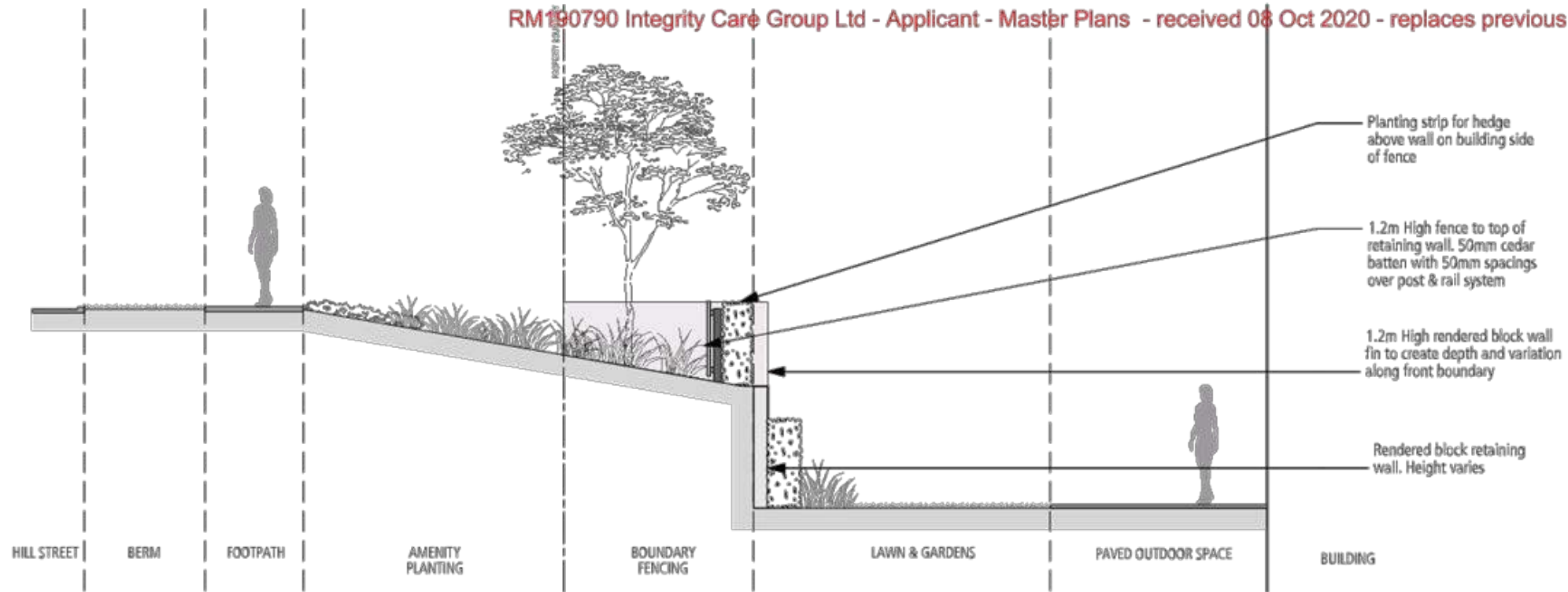
01 - NORTHERN ELEVATION - 1:100 @ A3



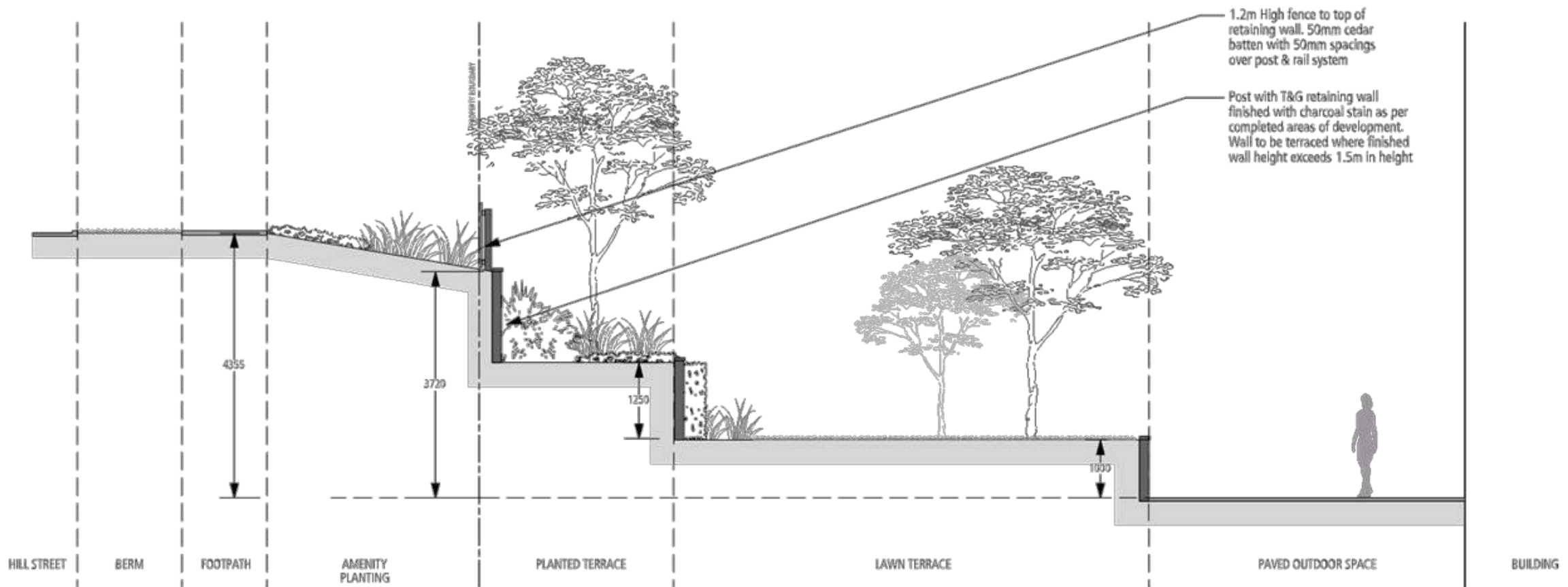
02 - HILL STREET ELEVATION - 1:100 @ A3

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

RM190790 Integrity Care Group Ltd - Applicant - Master Plans - received 08 Oct 2020 - replaces previous Rev 04 - page 46 of 46



03 - TYPICAL SECTION BLOCK RETAINING - 1:75 @ A3



04 - TYPICAL SECTION TIMBER RETAINING - 1:75 @ A3

OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 3RD AMENDMENT - 06.10.2020

RESOURCE CONSENT PACKAGE APPLICATION:		DATE:
LODGED		28.06.2019
1ST AMENDMENT		04.03.2020
2ND AMENDMENT		18.09.2020
3RD AMENDMENT - THIS DOCUMENT		06.10.2020

046



RM190790 Integrity Care Group Ltd - Architectural Plans - amended - received 18 Sep 2020 - replaces previous page 08 of 14



SITE COVERAGE.	
VILLA'S	4,574 sqm
TERRACE HOUSES	1,111 sqm
CARE FACILITY	4,487 sqm
SITE AREA	32,700 sqm
TOTAL SITE COVERAGE	31%

Care Facility - Site Plan.

OLIVE ESTATE LIFESTYLE VILLAGE
CARE FACILITY HILL STREET B L O C K
RICHMOND, NELSON

4000p
Site Plan

ALL MEASUREMENTS TO

28-June-19



RM190790 Integrity Care Group Ltd - Architectural Plans - amended - received 18 Sep 2020 - replaces previous page 09 of 14



OLIVE ESTATE LIFESTYLE VILLAGE
CARE FACILITY HILL STREET B L O C K
RICHMOND, NELSON

Scale
Lower Floor Level
1:200
10.680 SK.9
ALL MEASUREMENTS TO

24-June-19



RM190790 Integrity Care Group Ltd - Architectural Plans - amended - received 18 Sep 2020 - replaces previous page 10 of 14



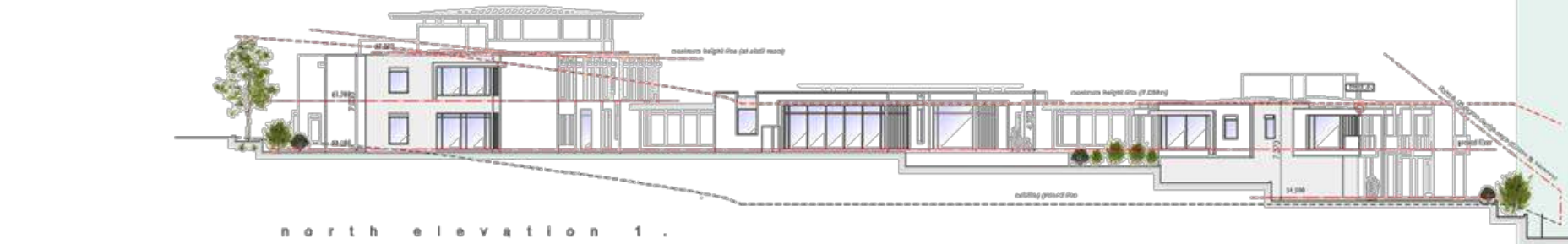
**OLIVE ESTATE LIFESTYLE VILLAGE
CARE FACILITY HILL STREET BLOCK
RICHMOND, NELSON**

Scale 1:200 10.650 SK.10
ALL MEASUREMENTS TO CENTRE OF WALLS
28 June 19





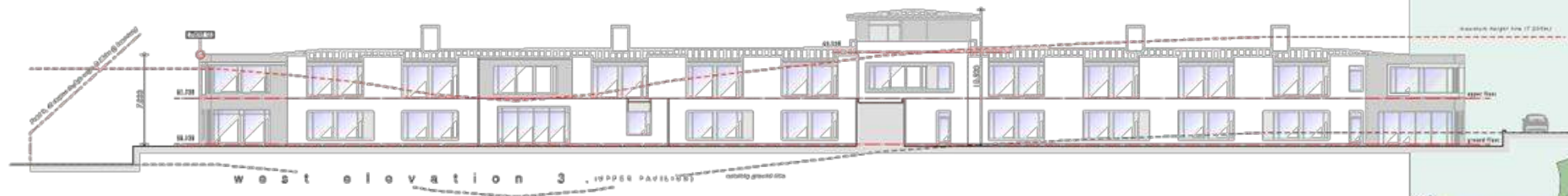
RM190790 Integrity Care Group Ltd - Architectural Plans - amended - received 18 Sep 2020 - replaces previous page 12 of 14



north elevation 1 .



west elevation 2 . (HIPPED PAVILION)



west elevation 3 . (HIPPED PAVILION)



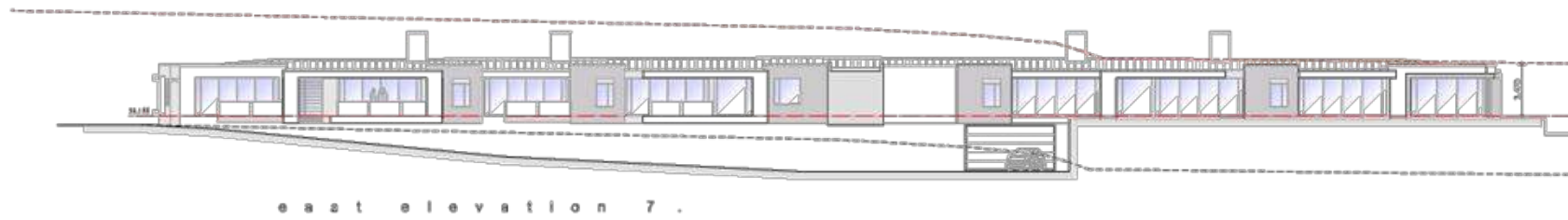
south elevation 4 .



OLIVE ESTATE LIFESTYLE VILLAGE
CARE FACILITY HILL STREET B L O C K
RICHMOND, NELSON

Scale: 1:200
Drawing No: 17-652 SK.12
Date: 28-June-19
ALL MEASUREMENTS TO

RM190790 Integrity Care Group Ltd - Architectural Plans - amended - received 18 Sep 2020 - replaces previous page 13 of 14



OLIVE ESTATE LIFESTYLE VILLAGE
 CARE FACILITY HILL STREET B L O C K
 RICHMOND, NELSON

WA
 Exterior Elevations
 ALL MEASUREMENTS TO

RM190790 Integrity Care Group Ltd - Architectural Plans - amended - received 18 Sep 2020 - replaces previous page 14 of 14



OLIVE ESTATE LIFESTYLE VILLAGE
 CARE FACILITY HILL STREET B L O C K
 RICHMOND, NELSON

ALL MEASUREMENTS TO CENTRE OF FINISHED FLOOR

