

BEFORE THE TASMAN DISTRICT COUNCIL

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Under the Resource Management Act 1991

In the matter of Resource Consent Applications RM120928V2 (land use change of conditions), RM190790 (land use), RM190789 (subdivision), RM190791 (land disturbance), and RM191308 (water permit)

By The Integrity Care Group Limited
(Applicant)

And in respect of proposed changes to the existing retirement village (Olive Estate Lifestyle Village) at Lakehouse Crescent, and a proposed extension of onto a site at Hill Street, Richmond

**EVIDENCE OF KRISTIN ANNE NIMMO ON BEHALF OF THE
APPLICANT**

25 February 2021

Duncan Cotterill

INTRODUCTION

1 My name is Kristin Anne Nimmo and I am a Director of the Applicant, Integrity Care Group Limited. I am authorised to give this evidence on behalf of the Applicant.

BACKGROUND

2 The Integrity Care Group is owned and operated by myself, Mark and Shirley Nimmo. We have a proven track record of providing excellence in aged care services in New Zealand for more than 28 years. In 1992, we developed Naomi Courts Rest Home in Nelson, providing rest home, dementia and day services. In 2001, we purchased and redeveloped Highfield Rest Home in Timaru. In August 2005, Stillwater Gardens Retirement Village in Nelson was opened with rest home, hospital and dementia care services, independent villas and serviced apartments. Naomi Courts and Highfield Rest Home were sold in May 2006 and Stillwater Gardens was sold in December 2017.

3 In 2011 the Integrity Care Group began exploring opportunities to develop a new retirement village providing care in a “new” way. Consideration was given to the quality and location i.e. gradient, and historic use, the proximity to local shops, size, and the surrounding community, including existing or proposed residential developments, community facilities and services available in the area. In February 2014 a resource consent was granted by Tasman District Council and construction commenced in September 2014. The first residents moved into the village in February 2015. Construction has continued since this time and we now have 136 units complete, accommodating 218 residents. There are still a number of villas and the apartment building to construct on this site, and many already under construction.

4 When consent was granted in September 2014, and later varied in October 2017, it provided for a “Care Centre”, to accommodate residents requiring long term aged residential care (rest home, dementia and continuing care (Hospital) level care) and some serviced apartments. The original concept design was based on 100 care beds and 58 serviced apartments spread over three levels.

5 The Care Centre was to be located near the rear boundary of the site (i.e. the boundary closest to Hill Street). At the time, it was considered that this was the best location for the Care Centre to be positioned, and it created some scope to consider relocating the Care Centre to adjacent to Hill Street should the opportunity arise to purchase Mr & Mrs Nicholl’s block in the future. It was

scheduled as the final stage of development and detailed plans had not been developed.

- 6 The Integrity Care Group have always looked for ways to create links with the Nelson Tasman Community. One way that we have been successful in this area has been with our 'give back' Christmas campaigns. Stillwater Gardens was the principal sponsor for the "Bring Me Home for Christmas" competition for 3 years followed "I owe you one" until 2018 and Olive Estate sponsors the "Spirit of Christmas" campaign in association with More FM & The Breeze. In addition to this, Olive Estate provides sponsorship for various golf, bowls and croquet tournaments in the region.
- 7 Olive Estate Lifestyle Village is part of The Integrity Care Group's plans as leaders in the retirement sector both in the Nelson/Tasman region and nationally.

An Opportunity to Extend Olive Estate Lifestyle Village

- 8 In December 2017 the opportunity arose to purchase the adjoining 'Nicholl Block' comprising 3.4 hectares (approx.) which connects the Olive Estate Lifestyle Village land through to Hill Street. This land was purchased with the intention of extending the village by a further 53 villas and 21 terrace houses. This block also created the opportunity to move the care centre adjacent to Hill Street, thereby giving it its own street frontage and address.
- 9 We understand and acknowledge that historically this block of land has been used for horticultural purposes, predominantly stone fruit and Irises. It is because of the historical land use and the fact that this land has been relatively vacant for a significant number of years, despite being zoned as residential land, in combination with the amenity, that we have developed park spaces and green areas, including vegetable gardens and fruit trees, and we intend to continue that development. Our intention throughout the design process has been to endeavour to preserve as much of the "rural" feel of the land as is possible when developing it for residential use. I of course acknowledge that any development on this land will change the outlook for neighbouring properties. With Olive Estate, the development is both integrated, not ad hoc or hotch pot, and the design elements are embedded from the start.
- 10 The location of the land is significant in terms of its proximity to the local Richmond Shopping precinct in the Queen Street area. It is our experience

that the proximity to the shopping precinct or Richmond attractions is not prohibitive to residents who are still able to travel on their mobility scooters, and some residents are able to comfortably walk the distance to and from the precinct. The independence and choice that our residents are able to maintain in this manner is a significant contributing factor to their overall well-being and allows them to feel that they are still able to interact with their community and contribute to it as valued members of society.

RETIREMENT VILLAGES

- 11 The Integrity Care Group's vision for Olive Estate Lifestyle Village has been to develop an innovative concept in retirement living that brings together the best of what our region can offer to people aged 55+, with cafes, sunshine, views, fresh produce, fun and friendship. It is our vision that Olive Estate will become part of a multi-generational community within the Richmond South area and that it will encourage interaction between generations.

- 12 At Olive Estate Lifestyle Village, we have a vibrant community that celebrates diversity not only with its residents but in building styles and layouts. Olive Estate has been designed to feel like a 'normal' subdivision, with special emphasis placed on parks and community spaces - including cycle ways and walking tracks that link to neighbouring subdivisions, a café, hair & beauty salon, playground (which are open to the public) and edible community gardens.

- 13 Olive Estate Lifestyle Village is not a gated community and is built on either side of a public road and that is intentional, the design adds to the integrated feel of the Village. This is further enhanced by the use of differing roof lines, cladding styles and colours in the villas and terrace houses creating a variation of, and interest to buildings by their styles and varying heights. The apartment building and Care Facility have been positioned to minimise the impact on residents within the village and neighbouring properties.

- 14 The term 'lifestyle village' has been adopted by the retirement village industry in recent years in response to the 'baby boomers' perceptions of aging and as a reflection of the fact that today's retiree (65+) is still a very active and vibrant member of the community.

- 15 Unfortunately, despite repeated attempts at clarification, it would appear that some submitters and (surprisingly) Ms Lancashire remain confused about the services that a long-term residential care centre, such as that proposed at Olive

Estate, actually provides. Long-term residential care is defined by the District Health Board as the following “**Aged residential care (ARC)** is when an older person needs to be cared for in a **residential** setting. A person's **care** is decided by an assessment of their needs, and there are three levels of ARC: rest home, hospital, secure dementia.” The Ministry of Health’s information booklet titled “Long Term Care for Older People – What you need to know” defines aged residential care as “ongoing live-in care”.

16 For any resident living in a long-term aged residential care centre this is their home.

17 In Ms Lancashire’s report she states “The CFB will have a dementia ward with 70 beds, a dining room, laundry facility, kitchens, club room, restaurant and 20 serviced (Partial Care) apartments.” This is incorrect. The care centre will have 70 long-term residential care beds comprising a mix of rest home, dementia and continuing (hospital) care beds and 20 serviced apartments. In addition to this, and in order to be able to provide care to these 90 residents, lounge, dining, kitchen and laundry facilities are included.

18 Our residents have all been contributing members of society for many years and in several cases have been successful business people within the Nelson region and have made significant contributions in a wide range of business sectors. We believe that it is a privilege to be able to provide facilities and care that meet the needs of a generation who have made a significant impact on how we are able to live our lives today.

19 The concept of the modern retirement (lifestyle) village throughout New Zealand is designed to promote independence, quality of life and integration within the greater community. In my opinion, the suggestion of restricting an older person’s ability or right to live within a residential neighbourhood simply because they choose to live within a designated community for people of a similar age, or that they have no alternative but to live in a care facility due to failing health, is not only disrespectful but also discriminatory and fails to acknowledge the fact that the aging process is a normal transition that we all must face.

20 The *Health of Older Persons Ageing in Place Strategy* promotes allowing older people, including those who need support and care, to be enabled to remain living in their own homes for as long as possible. Where this is not possible, older people should be enabled to live in a sheltered and supportive

environment that is as close to their community as possible in both a social and geographical sense.

- 21 The “aging in place” concept was developed by health and social ministers from OECD countries in 1994 and is now a well-used concept used to look at future needs and how to manage an aging population.
- 22 Olive Estate is designed to accommodate the wider range of needs of older people, with varied options for independent living through to partial and fully assisted living. When considering the general needs and wants of the older person, it can be concluded that they wish to maintain as much independence as possible, without becoming a burden to their family, friends and the greater community and to be safe.
- 23 The lifestyle village model, while not for everyone, promotes and achieves this. Residents are able to maintain or improve their level of independence with the added peace of mind and security that they can call for assistance at any time if the need ever arises. Our residents often tell us that they should have made the move sooner and are great advocates for village life if they get the opportunity to talk to prospective residents.
- 24 The face of New Zealand’s older population is changing and rapidly increasing in number. As the ‘baby boomers’ continue to reach retirement age, New Zealand will need to continually strive to break the stereotypical thinking around retirement villages and aged care facilities. Furthermore, new villages and delivery models will need to be developed to improve the quality of product, service and availability to meet the changing demands and expectations of the current market and that of the next 20 years. People in that age group do not want to live in “just a rest home”, they don’t want to “rest” generally, they want to achieve a lifestyle, with companionship, families, and in safety as they go through that phase of their lives.
- 25 Our mission statement says: *Olive Estate Lifestyle Village will encourage and promote activity and lifestyle with modern architecture and facilities, while providing a community that promotes peace of mind and shared values.* We believe that the ‘lifestyle’ phase of life should be about living life as you want to, with independence and freedom of choice.
- 26 Village residents are supported in a holistic manner which recognises their ethnicity, cultural needs and enables them to maintain dignity, independence,

individuality and involvement in their quality of life. Support from family and friends is recognised as an integral part of village life.

Variety of living spaces

27 We strongly believe that Olive Estate Lifestyle Village provides a vital link in improving and increasing the availability and quality of retirement living options in the region.

28 The Urban Design Panel for both the 2014 resource consent application and this application addressed this in the opening paragraphs of their meeting report, stating:

“We consider this to be a quality development which will provide a high quality living environment for residents while at the same time connecting with, and contributing positively to, the wider neighbourhood”. (UDP 2014)

“We endorse the continuation of the current development philosophy that has achieved very high quality streetscapes, open spaces and building outcomes, including the villas and townhouses proposed.” (UDP 2019)

29 The demands and expectations in relation to retirement living is changing. The older person moving to a lifestyle village is typically more active than they were 10-15 years ago and there is an expectation that the lifestyle village will provide a first class variety of dwellings for both independent and assisted living, and that the facilities provided within the village enable them to maintain their level of activity.

30 The concept of Olive Estate is driven by and informed around the needs of the anticipated residents in both an independent and assisted living environment. It is therefore crucial that the needs of the vibrant older person will be equally accommodated amongst the needs of the frailer older person. The on-site facilities, including the landscaped parks, activity zones, village community facilities, slower road and the ability to be able frequent the onsite café and hair and beauty salon, combined with the ability to travel to the nearby Queen Street shops, all add to the village resident's quality of life.

31 The experience that Weir Walker Architecture have in retirement village design, as well as the broader spectrum of architectural design, combined with the urban design and landscape experience of Canopy, has resulted in what

we believe is an outstanding representation of our vision for Olive Estate. The choice of living options available at Olive Estate has exceeded our original expectations and ensured that it is indeed a development that has diversity in terms of building design, texture, height and colour.

32 by way of explanation, there are presently:

- 7 different villa floor plans, with options for cladding, colour and roof style.
- Two storey 3 bedroom town houses with single and double garage options.
- Three storey 2-3 bedroom carriage houses with double tandem garages.

33 and still to be developed:

- Independent apartments with 1, 2 and 3 bedroom options.
- A Care Facility with the full spectrum of aged residential care levels and partial assisted living options in 1 and 2 bedroom serviced apartments.

34 I acknowledge that the provision for apartment buildings differs from what is currently available in the area in terms of residential housing. Our experience shows that apartments are an appealing residential option for people who like the feeling of increased security and communal living. Apartment living is considered a typical accommodation option within a modern lifestyle village and is included within the Olive Estate concept in keeping with our established consumer driven design. The location and design of the apartments at Olive Estate will take advantage of the views across Tasman Bay.

35 It is widely recognised within the retirement village industry that while residents may be completely independent when they move to a village, they have made their decision, at least in part, with the “big picture”, that is to say the next phase in their lives, in mind and “future proofed”. It is generally very important that there is an option for them to be able to adjust or revisit their accommodation requirements as required in the future if their health declines, and that requires

a Care Centre. A range of accommodation options is also a significant consideration for couples whose health or dependence needs are different. The ability to accommodate a husband and wife in different types of accommodation is also a significant benefit for the village resident and supports the principal objectives for aging in place. We call it the “continuum of care” and we view it as our responsibility to be in a position to provide accommodation and/or care for each of our residents for whatever time they reside within the village.

36 The Integrity Care Group is aware that:

“As at 2013, approximately 17.8% of Tasman residents were aged 65 years and over, well above the national proportion of 14.1%. We note that at the 2006 census, this proportion stood at 13.6%, indicating significant growth in the intervening seven years. The proportion of residents aged 65 years or more is expected to increase significantly in the 25 year period from the last census, more than doubling the existing proportion. Although Tasman and Nelson remain separate local body territories, to some extent they may be viewed as a wider market in the context of aged care property. As at 2013 there was a combined pool of 4,250 residents aged 80 years and over, and this is forecast to increase to a total of 11,660 residents by 2043.

- (a) Population forecasts have not yet been updated following the 2018 Census, but the total population for Tasman District rose to 52,839 by 2018, almost surpassing the forecast to 2043 and illustrating the rapid population growth in the district. The section of the Tasman District population aged 65 years and above has increased to almost 11,000 residents, an increase of around 26%.” *(Excerpt from Colliers Wellington valuation authored by Milton Bevin, Registered Valuer March 2020).*

Consultation

- 37 We acknowledge that the development of a lifestyle (or retirement) village is not an everyday occurrence and as such there are various infrastructure, aesthetic, practical and emotional issues that need careful consideration and clarification.
- 38 We have consulted with a number of people on numerous issues, including Tasman District Council (since July 2019), neighbouring properties (since September 2019) and the Nelson Tasman Urban Design Panel (in April 2019).
- 39 The consultation with Tasman District Council both in relation to the original resource consent, throughout the development of Olive Estate to date and during the application process for this consent has been significant. It has provided us with advice on issues such as stormwater management, sewerage, building set-backs and other related rules and how to best manage the indicative road as shown on the TRMP. The advice offered by TDC and the Urban Design Panel has been very helpful in establishing the proposed solutions in the resource consent application to these issues. In other ways despite consultation, both the planner and the reserves section of Council (Ms Squire) have been stayed and unhelpful. I shall return to that matter shortly.
- 40 In September 2019, we held a public meeting in The Lakehouse where neighbours were given the opportunity to raise concerns and seek clarification on the proposed masterplan which they had been sent prior. The meeting was attended by approximately 24 people plus Olive Estate management and consultants.
- 41 We were asked questions in relation to the apartment garage and service access to Brenda Lawson Way, traffic and parking on Hill Street, the Fairrose Drive extension, emergency service vehicles, carparking, numbers of staff for the care centre and vegetation heights and setbacks.
- 42 Following this meeting and again following the public submissions, we met with our consultants and made a number of changes to the plans, most significantly the removal of the driveway access onto Brenda Lawson Way, to openly address the neighbour's concerns as to that driveway access, particularly by staff and delivery vehicles.

- 43 We received a signed Affected Party Approvals prior to filing the resource consent application.
- 44 The Nelson Tasman Urban Design Panel considered the development to be high quality and made some recommendations to enhance the value and amenity, which were largely adopted by the design team. These changes and recommendations will be further addressed by Mr Porter in his evidence.

Why did we move the care centre?

- 45 As I have mentioned previously in my evidence, the original location for the Care Centre was at the back of the village where it adjoined the Nicholl boundary. That location enabled privacy and security for residents of the Care Centre so that they were not disturbed by the day to day operations of the village itself located in front of the Care Centre.
- 46 As I have said earlier in my evidence, we have now acquired the Nicholl block and that has enabled us not only to move the Care Centre back towards Hill Street, but also because of the topography, to “tuck the building down”, thereby countering its bulk. It also creates a location where the Care Centre is easier to find without having to travel through the entire village to get there. In a rest home sense, it is always good to provide for easy way finding and because vehicles such as ambulances may need to access the Care Centre from time to time, easy way finding without having to pass through the entire village is most appropriate.
- 47 The new location enables a lessening of bulk of the building by building it down into the contour. I should add that the actual Care building now proposed is of a lesser size than that originally consented - The original building catered for 100 beds (rest home dementia care and hospital) and 58 services apartments. The relocated building now proposed will have 70 care beds and 20 serviced apartments. This reduction in scale reflects provision made by other rest home developments in the region. The relocated care centre will enable safe access, safety of residents and other road users, and service and staff vehicles will not use Brenda Lawson Way.

Reserves

- 48 It is disappointing that there has been a perceived unwillingness by TDC to acknowledge and understand our position on vesting a parcel of land as a public reserve. This has resulted in a large number of objections from members of the public through the submission process. Several of the submissions contain remarkably similar wording which leads us to question the genuine authenticity of the concerns raised by these people.
- 49 We acknowledge that the TRMP shows an “indicative reserve” on the land, however as noted by Mr Ley “it was Councils expectation (as per TRMP zoning) that the land would be developed as normal for a residential development.” This is however not the case and this land has been purchased for a private development that does not result in a residential subdivision. Indeed the “indicative reserve” ran through between two expected cul de sacs – a logical place for a public reserve for a ‘normal’ residential development, an illogical place for a public reserve is the middle of a private retirement/lifestyle village development. As I have said earlier, safety and convenience for residents are keystones for a retirement village – a public reserve in the middle of a retirement village will not allow for that. That is not to say that we are opposed to access by the public, in some way or on some basis – but we must have control of the land and have suggested alternative ways as to how this could be achieved. Those suggestions it appears have been rejected.
- 50 It is part of Olive Estate’s overarching philosophy to encourage residents in the village to maintain their contacts within their community and for members of the public to be encouraged to come into the village. This forms part of our plan to create a diverse village integrated into the Richmond South community. It is also why Olive Estate does not have a bowling green as many of our residents were already members of the community bowls clubs. To further support these clubs, we regularly support local bowls, golf and croquet tournaments.
- 51 The inclusion of the café, hair and beauty salon and playground, all on the existing site, are also part of this community integration plan, as are the walkways, street furniture and paths – all designed to encourage residents and members of the public to enjoy the space.

- 52 The playground, lake area and walkways (none of which are vested in Council) are frequented daily by residents from the neighbouring subdivisions near Chelsea Ave, Fairrose Drive and Hill Street. A chess park is currently under construction adjacent to Langdale Drive and due for completion within the next couple of months, it will be open too.
- 53 There is currently no signage that either extends an invitation or restricts access to anyone wishing to utilise the green spaces available at Olive Estate, but rather, quite simply an inviting space and some good old fashioned common sense on the part of the consumer has been all the permission required for them to enjoy the spaces.
- 54 Ms Squire has outlined one of the key issues (in her view) identified in the Tasman District Council Long Term Plan as being the “need to respond to our increasing, ageing population and ensure that facilities and recreational opportunities are fit for purpose.” Olive Estate is perfectly positioned to do that, and does do that, and is also able to assist TDC in meeting this need as our extensive network of green space, both constructed and planned, is designed with the older adult in mind. We regularly consult with our residents on the types of outdoor spaces that they might like to see included in the village.
- 55 Olive Estate has engaged the services of Canopy Landscape Architects to design a network of green spaces that meet differing needs and purposes. Some of these are designed for activity such as the playground, chess and petanque areas, others are designed to move through such as the walkways while others afford the user the ability to sit and enjoy the view. Regardless of the space being used, all have been carefully and thoughtfully designed for the enjoyment of the people utilising the space.
- 56 Our brief to Canopy right from the start has been to design a village with a “park like” feel. This has been achieved and is celebrated by village residents and members of the local community. Mr Porter will expand further on this, however on completion Olive Estate will be home to just over 19,000 square metres i.e. 1.9 hectares of green space.
- 57 I have acknowledged the concerns raised by TDC staff around the longevity of public access if the arrangement is not formalised. We have not simply refused to vest a public reserve with TDC, we have tried to engage with Ms Lancashire and Ms Squire and have offered several alternative mechanisms

that might be mutually beneficial and acceptable. It would however appear that they are unwilling to move past considering anything other than outright ownership.

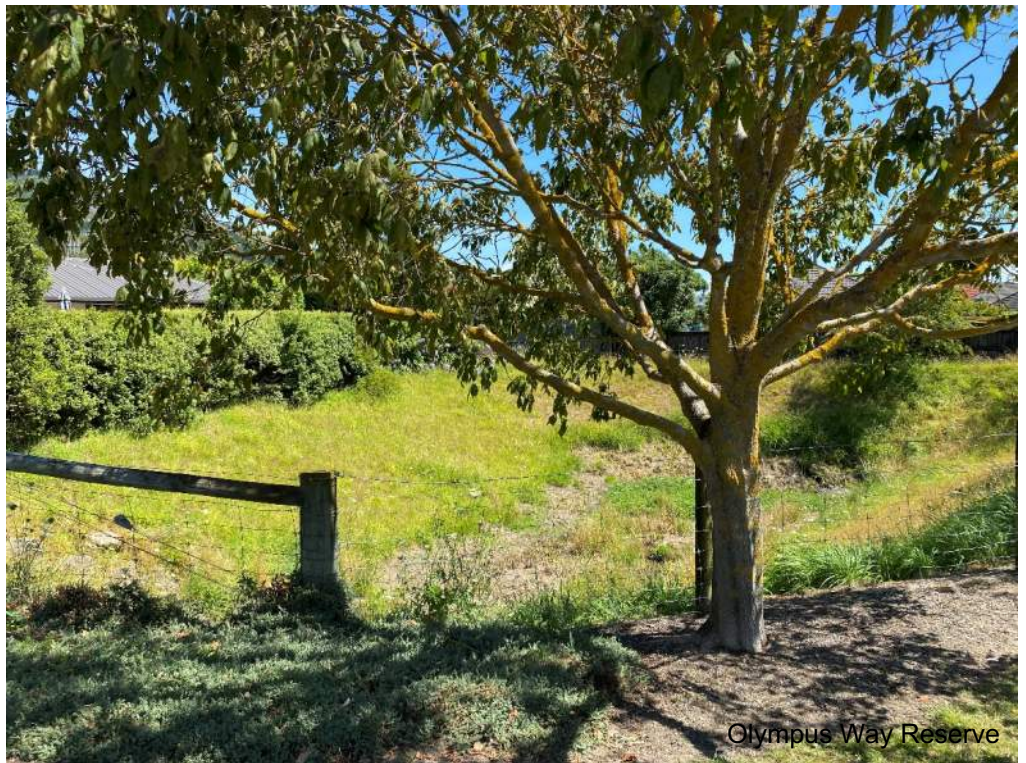
58 Olive Estate has the resource and vision to create and maintain a green space of this calibre



which is preferential to a vested council reserve created and maintained of this calibre











St James Ave Reserve





59 Ms Squire and Ms Lancashire have both asserted that a vested reserve is required within Olive Estate to accommodate the growing communities' need for additional reserves.

60 Since the Olive Estate development commenced in 2014, a number of residential subdivisions have been developed in the surrounding area. Olive Estate is providing more than what might be expected, in terms of green space, on its twelve hectare development so I would question why TDC have not taken steps to ensure that these other developments have contributed to the local public reserve network.

61 It is my understanding that Wensley Road Developments (some metres north west) offered a significant piece of land for vesting as a public reserve during its development in the lower part of Langdale Drive. However, TDC initially refused this saying it was not required but following a neighbourhood petition and outcry a smaller parcel of land in the same location was purchased.

62 Ms Lancashire is concerned that granting resource consent to Olive Estate to extend its existing development without a vested public reserve would "set a precedent that makes it difficult for council to process future applications for a similar development." We would argue that the precedent has already been set with the Arvida Waimea Plains Village, and the existing consent for Olive

Estate. In any event, Mr Rae's evidence is that from a planning point of view precedent is not an issue here for the Commissioners to be concerned about.

- 63 It is our understanding that Arvida Waimea Plains were not required to vest a public reserve with council, in fact the indicative road shown on the TRMP for that block of land has been achieved by an easement in gross rather than through the usual road vesting process.

The Officer's report

- 64 I am extremely concerned at the content of the officer's report, particularly:
- (a) The import of Ms Squire's report. She takes the view that because an "indicative reserve" is shown on the planning maps to be vested in the event of subdivision the same or similar reserve ought to be vested in Council without residential subdivision as no doubt was expected at the time the TRMP came into being – that is illogical because what has transpired is not what the TRMP envisaged happening. Ms Squire accepted an easement in gross process for walkways, cycleways, but not for a reserve. We do not want to vest a reserve (although we are prepared to make it available) because it is in the midst of a private community where we wish to manage it against anti-social behaviour and maintain it to a far higher standard than does the Council of its reserves, and to do that we need to maintain ownership. Ms Squires report indicates that she has confused herself. She indicates a further reserve is needed but forgets to mention many of those which already exist. She gives credit for nothing we do or are to provide, but wants more despite what we do provide.

The reasons we do not wish to vest a reserve in Council are simple. Because of its location we need to be able to control anti-social behaviour, we need to maintain it to our standard because I expect primarily it will be used by our residents, and we are prepared to provide access to the public and are prepared to do so but not in the hands of the Council.

Surprisingly Ms Squire has not even been prepared to openly discuss the matter with us, nor the alternative suggestions we have put forward.

- (b) The approach taken by Ms Lancashire is rather surprising. I understand she is a planner, independent of Council, engaged to assess the effects of and report on our application. Despite a report running to 74 pages and annexures, Ms Lancashire finds only one reason to not recommend the application for approval and that “reason” is that we do not wish to vest ownership of a reserve in Council - even although we are prepared to make the area available to access by the public as we have the lake, playground, cycleways and walkways. Ms Lancashire says that if there is to be no vesting, an “*alternative and appropriate means of achieving the same social wellbeing outcomes...will be required.*” But she suggests none, makes no comment on our suggestions, and says that an outcome less than vesting “*to be a compromise and a poorer environmental outcome...*” on the basis that the space may still not “*feel or appear to be publicly accessible*”. Why does the public exhibit no such “fear” or “appearance” with the use of our onsite lake, playground, walkways, cycleways, and café . I would have thought at the very least Ms Lancashire would have assessed the actual use of our facilities to assess whether an actual fear existed. She has not.
- (c) We live in a society as does the rest of New Zealand where housing is in short supply, prices are putting accommodation beyond reach, a society in which government and local authorities are pushing for intensification of residential development of all types and varieties, a society in which provision of what we are trying to provide frees up “homes for families” as people move into villages, and yet the non-vesting of reserve (not the non-provision of public space) leads to a non-recommendation for approval. Ms Lancashire gives that as the only reason for her conclusion. Her approach simply does not make sense. Does she really wish us all to believe that without vesting ownership of land in the middle of a village in Council is an adverse effect such that consent for a substantial development should be declined? With respect, Ms Lancashire’s comments show not only a naivety in terms of what is happening in our community, but an approach which shows a lack of balanced assessment which one should expect from an expert planner.

Conclusion

- 66 The Integrity Care Group is recognised as an industry leader in the Nelson/Tasman region. We believe our experience and proven track record in the retirement and aged care sector in Nelson puts us in a good position to embrace the changing face of retirement living.
- 67 We strongly believe that Olive Estate Lifestyle Village is the next vital link in improving and increasing the availability and quality of retirement living options in the region.
- 68 Olive Estate is a privately owned lifestyle village development, it is our opinion that a vested public reserve anywhere on site is inappropriate and out of character with the quality and feel of the village.
- 69 We encourage members of the public to continue to utilise the walkways, seating, playground and lake area.
- 70 Olive Estate Lifestyle Village is an innovative concept in retirement. It is our hope that it will continue to be part of a multi-generational and integrated community, within the Richmond South area, that will encourage interaction between the generations.

Kristin Nimmo
25 February 2021

