



OLIVE ESTATE HILL STREET BLOCK

RESOURCE CONSENT PACKAGE

Superseded
Refer changes received
18 Sep 2020

LODGEMENT DATE: 27 JUNE 2019

PLAN SET AMENDED ON 04 MARCH 2020 IN RESPONSE TO RFI.
REFER TO RM190789, RM190791 AND RM120928V2 INTEGRITY CARE RFI





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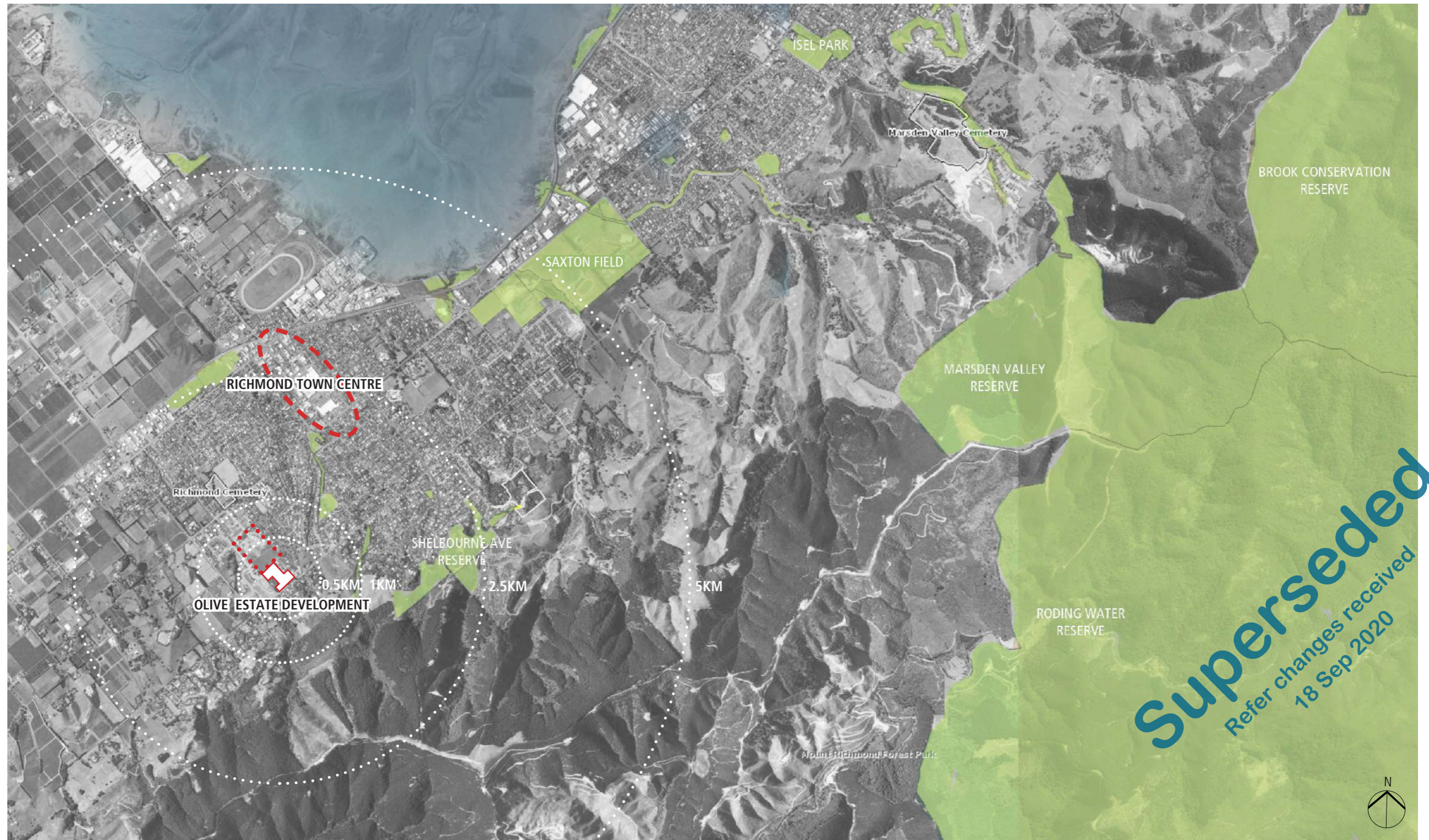
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1.0 SITE CONTEXT

1.1 WIDER DISTRICT - PARKS + RESERVES



1.0 SITE CONTEXT

1.2 LOCAL AMENITIES

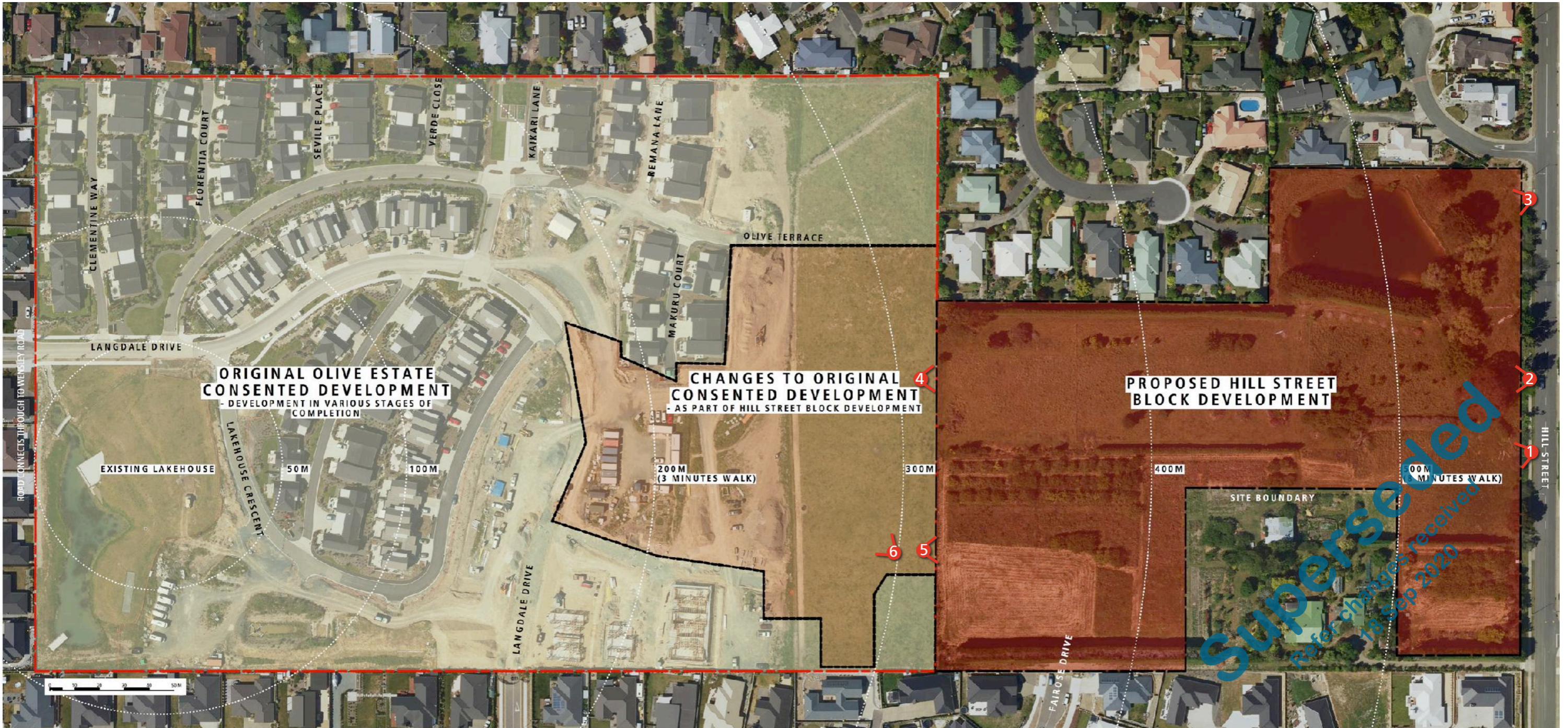


1.0 SITE CONTEXT

1.3 SITE AERIAL

LEGEND

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



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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

RM190790 and ors - Integrity Care Group Ltd - Master Plans (these Rev 03 replaced the 'as lodged' version) dated 4 Mar 2020 p06

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.

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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.

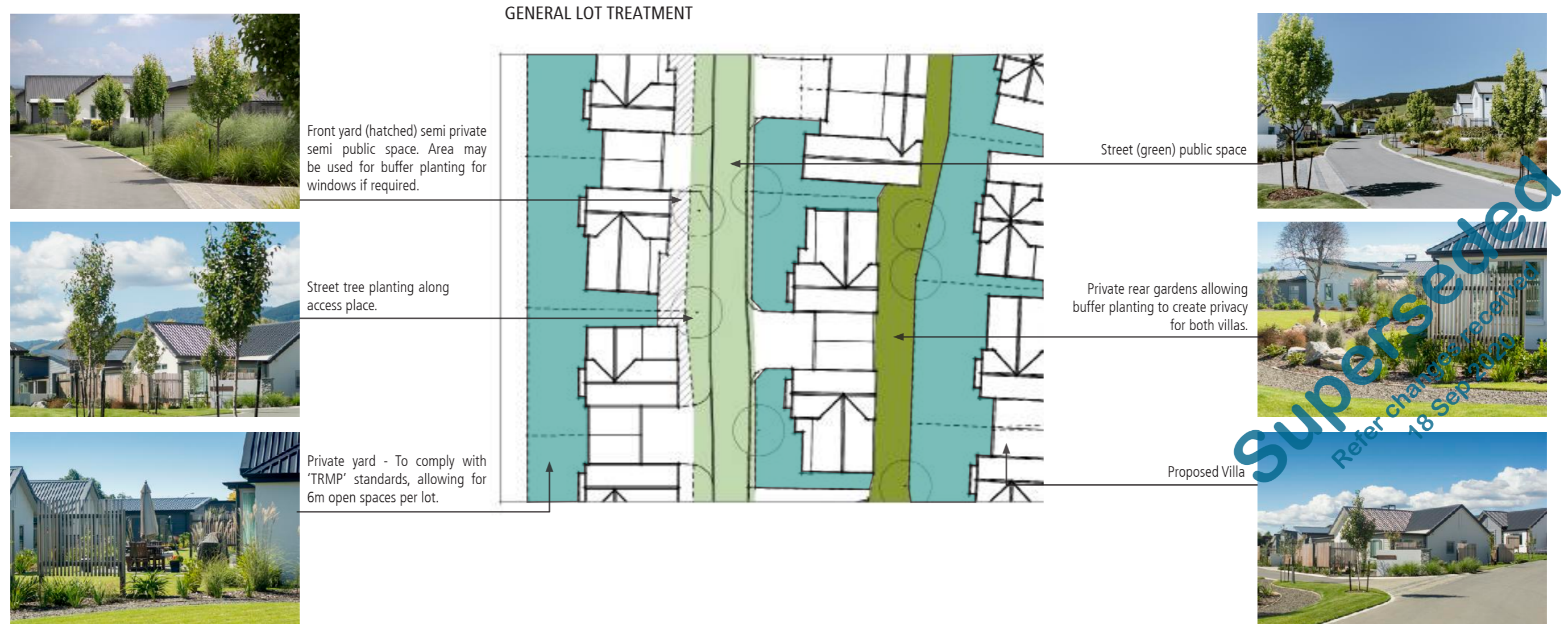
CONNECTIVITY - Connectivity with neighbouring residential areas has been considered and is important for the development of a sustainable community. Safe pedestrian and vehicle linkages have been provided for use by both the residents and the wider community.

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.



2.0 DESIGN GUIDE

2.2 VILLAGE DESIGN

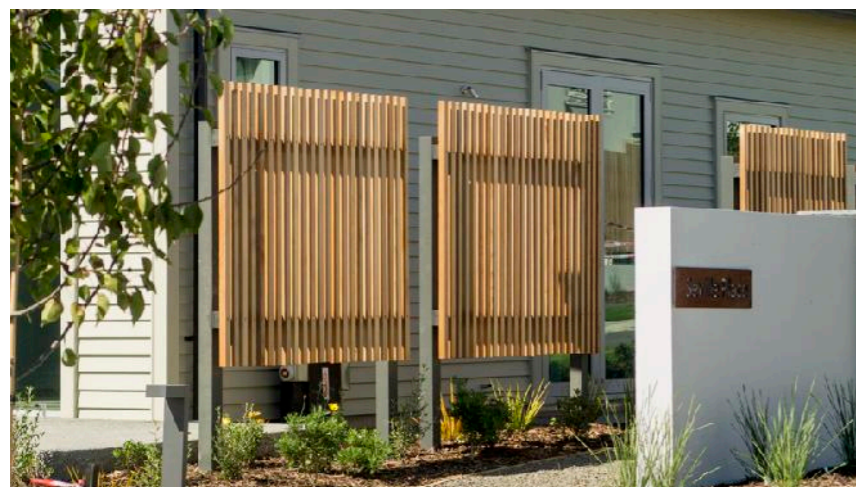
DESIGN OF PRIVATE SPACE -

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 through out 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



2.0 DESIGN GUIDE

2.3 ROAD TYPE SECTIONS



4 METRE ACCESS PLACE | SECTION A-A



5 METRE ACCESS ROAD | SECTION B-B

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2.0 DESIGN GUIDE

2.3 ROAD TYPE SECTIONS



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



7 METRE RIGHT OF WAY (COLLECTOR ROAD) | SECTION D-D