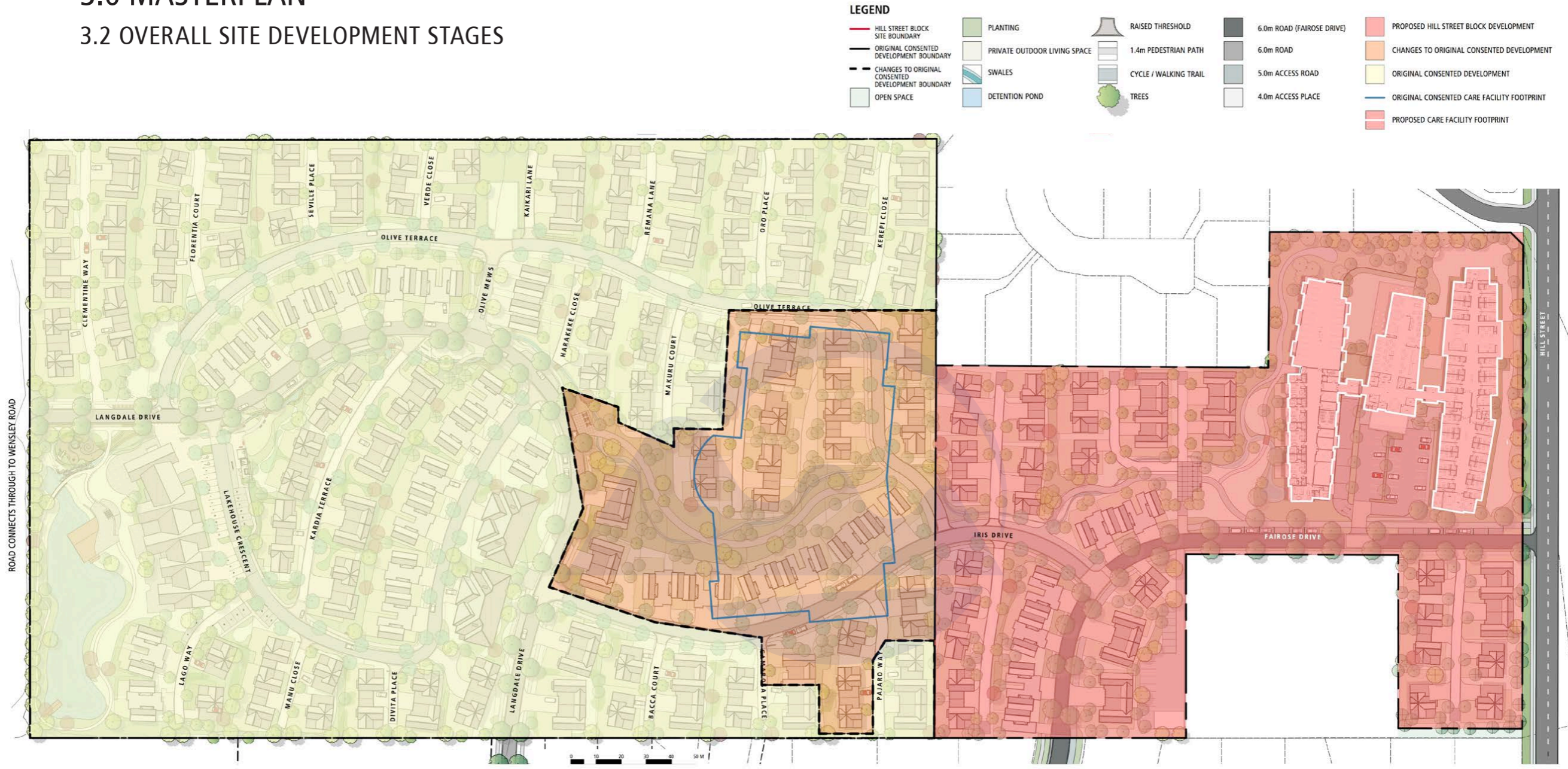


### 3.0 MASTERPLAN

#### 3.2 OVERALL SITE DEVELOPMENT STAGES



EXISTING OLIVE ESTATE SITE		PROPOSED HILL STREET BLOCK SITE	
Original Olive Estate Consented Development = 69,800m <sup>2</sup> (Development in various stages of completion)	Changes to Original Consented Development = 17,200m <sup>2</sup> (As part of Hill Street Block Development)	Proposed Hill Street Block Development = 34,000m <sup>2</sup>	Proposed Care Facility Footprint = 4400m <sup>2</sup>
Original Consented Care Facility Footprint = 7,700m <sup>2</sup>			



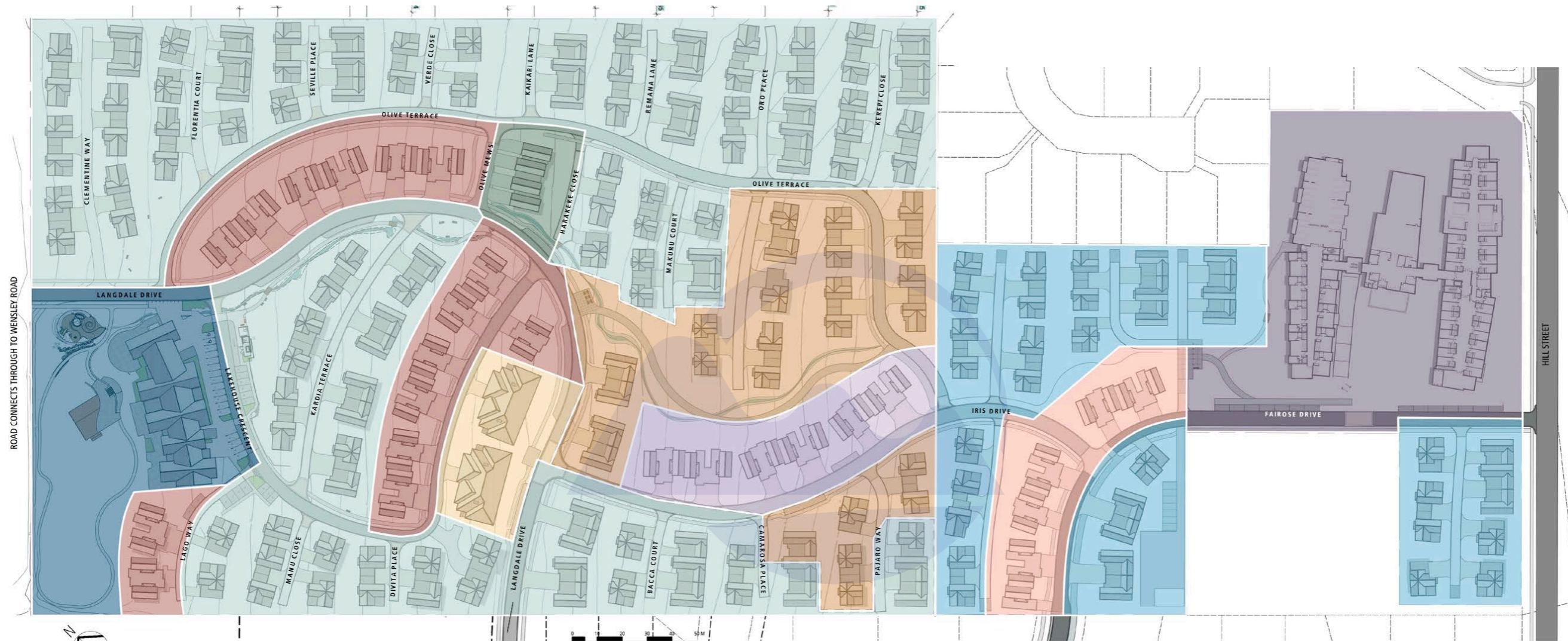
**OLIVE ESTATE HILL STREET BLOCK - HEARING**  
17115 4TH AMENDMENT - 30.03.2021

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### 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	TOTAL
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	-
CARRIAGE-HOUSES	-
CARE FACILITY UNIT	01



### OLIVE ESTATE HILL STREET BLOCK - HEARING

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### 3.0 MASTERPLAN

### 3.4 OVERALL SITE MASTERPLAN



**LEGEND**

- HILL STREET BLOCK SITE BOUNDARY
- PLANTING
- RAISED THRESHOLD
- 6.0m ROAD (FAIROSE DRIVE)
- EXISTING CONSENTED DEVELOPMENT BOUNDARY
- PRIVATE OUTDOOR LIVING SPACE
- 1.4m PEDESTRIAN PATH
- 6.0m ROAD
- - - CHANGES TO EXISTING CONSENTED DEVELOPMENT BOUNDARY
- SWALES
- CYCLE / WALKING TRAIL
- 5.0m ACCESS ROAD
- OPEN SPACE
- DETENTION POND
- TREES
- 4.0m ACCESS PLACE
- SECTION ELEVATION (DRAWING NUMBER/SHEET NUMBER)

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 - B (TOTAL) = 112	V 21 - B (TOTAL) = 25	V 02 (TOTAL) = 36
TOWNHOUSES	TH 12 30	TH 11 12	TH 03 11
APARTMENTS	AP 3 02		
CARRIAGE-HOUSES	CH 02 04		

**TASMAN DISTRICT COUNCIL**  
 PURSUANT TO DELEGATED AUTHORITY ON BEHALF OF  
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### 3.0 MASTERPLAN

### 3.5 PROPOSED DEVELOPMENT



**TASMAN DISTRICT COUNCIL**  
 PURSUANT TO DELEGATED AUTHORITY OR WHOLE OF COUNCIL

**OLIVE ESTATE HILL STREET BLOCK - HEARING**  
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3.0 MASTERPLAN  
3.6 CARE FACILITY UNIT



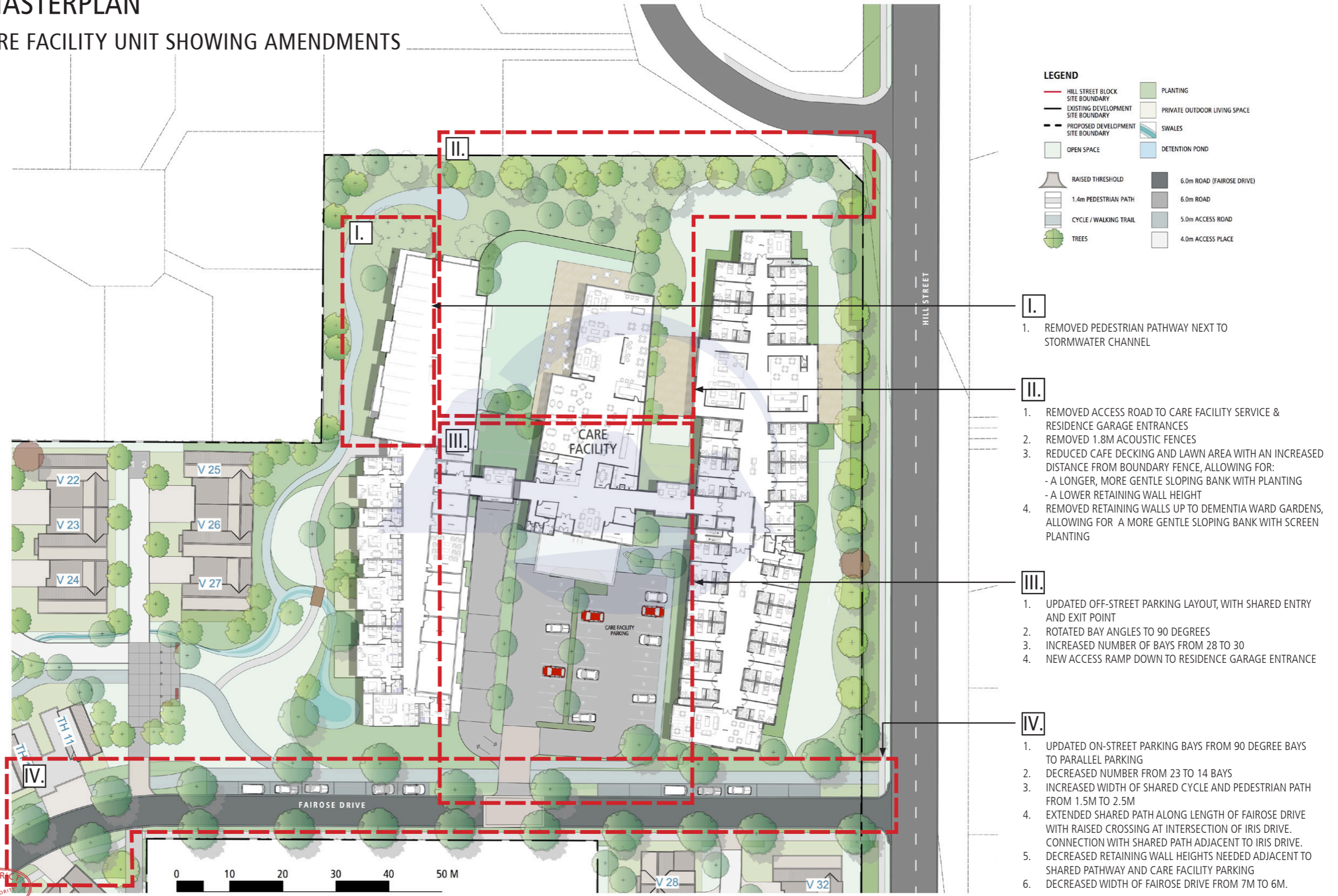
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### 3.0 MASTERPLAN

#### 3.6 CARE FACILITY UNIT SHOWING AMENDMENTS



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### 3.0 MASTERPLAN

#### 3.7 CARE FACILITY UNIT - OVERLAND FLOWPATH



OLIVE ESTATE HILL STREET BLOCK - HEARING

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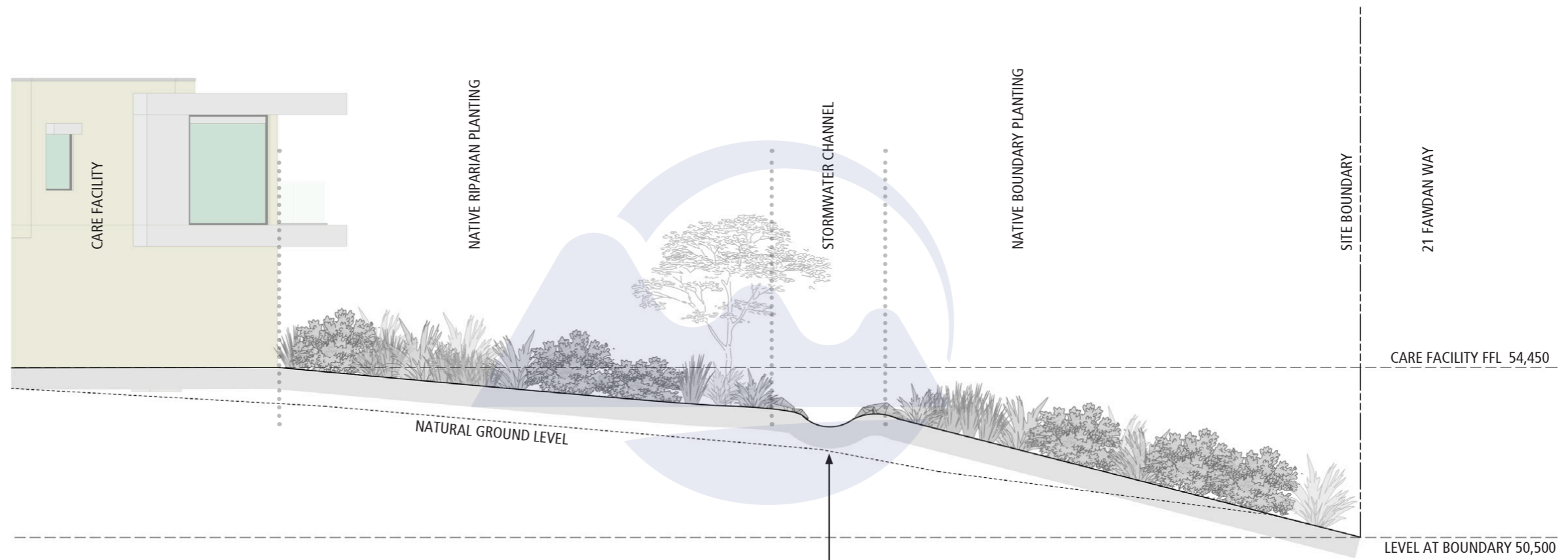
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### 3.0 MASTERPLAN

#### 3.8 CARE FACILITY UNIT - OVERLAND FLOWPATH SECTIONS



OVERLAND FLOWPATH | SECTION 1 - 1:100 @A3  
21 FAWDAN WAY

INDICATIVE INVERT LEVEL OF STORMWATER CHANNEL BASED ON 1:100 FALL, FLOWING FROM NORTH TO SOUTH TOWARDS FAIROSE DRIVE, CONNECTING TO MAIN STORMWATER CHANNEL. REFER ENGINEERING DOCUMENTATION FOR DETAILS.



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 4TH AMENDMENT - 30.03.2021

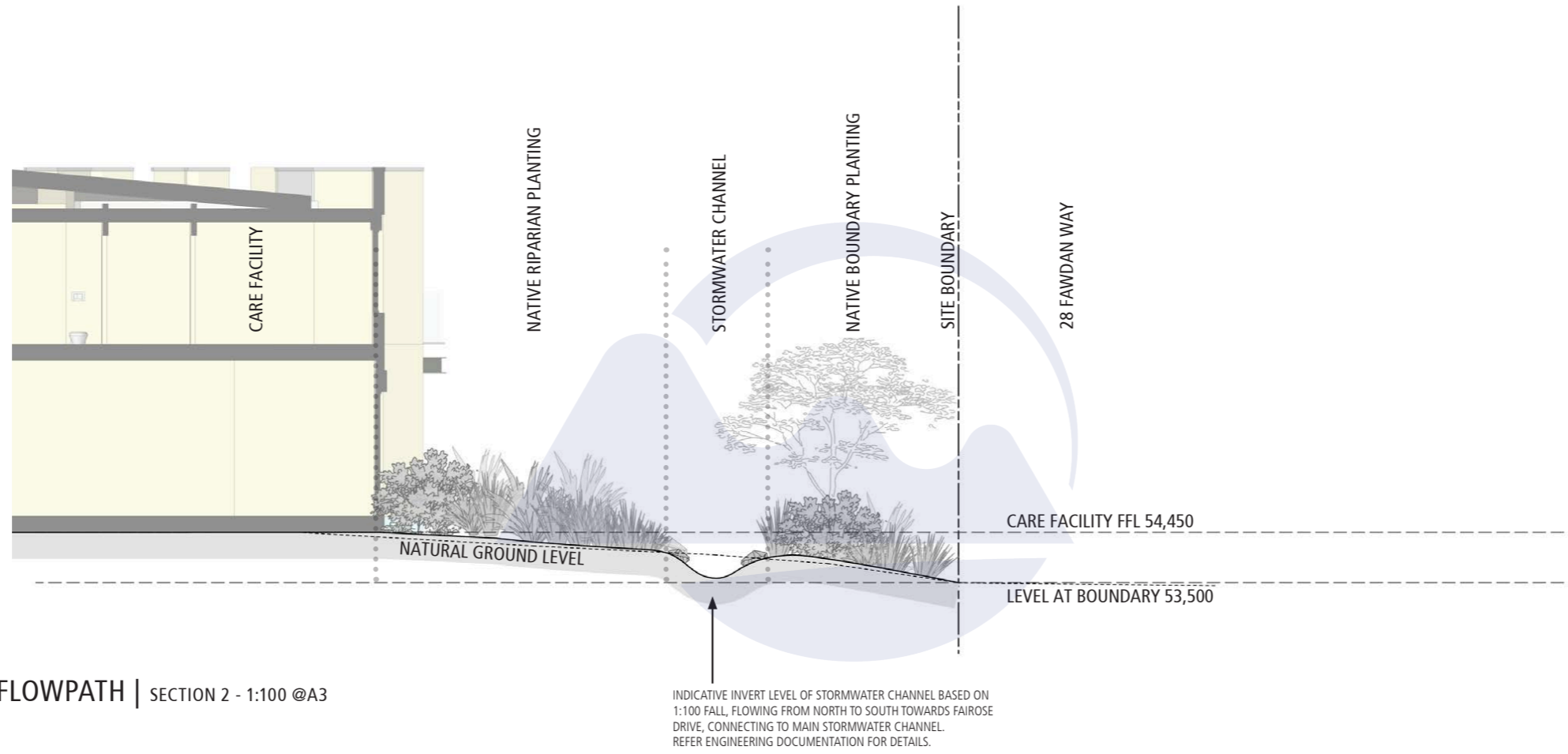
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### 3.0 MASTERPLAN

#### 3.8 CARE FACILITY UNIT - OVERLAND FLOWPATH SECTIONS



OVERLAND FLOWPATH | SECTION 2 - 1:100 @A3  
28 FAWDAN WAY

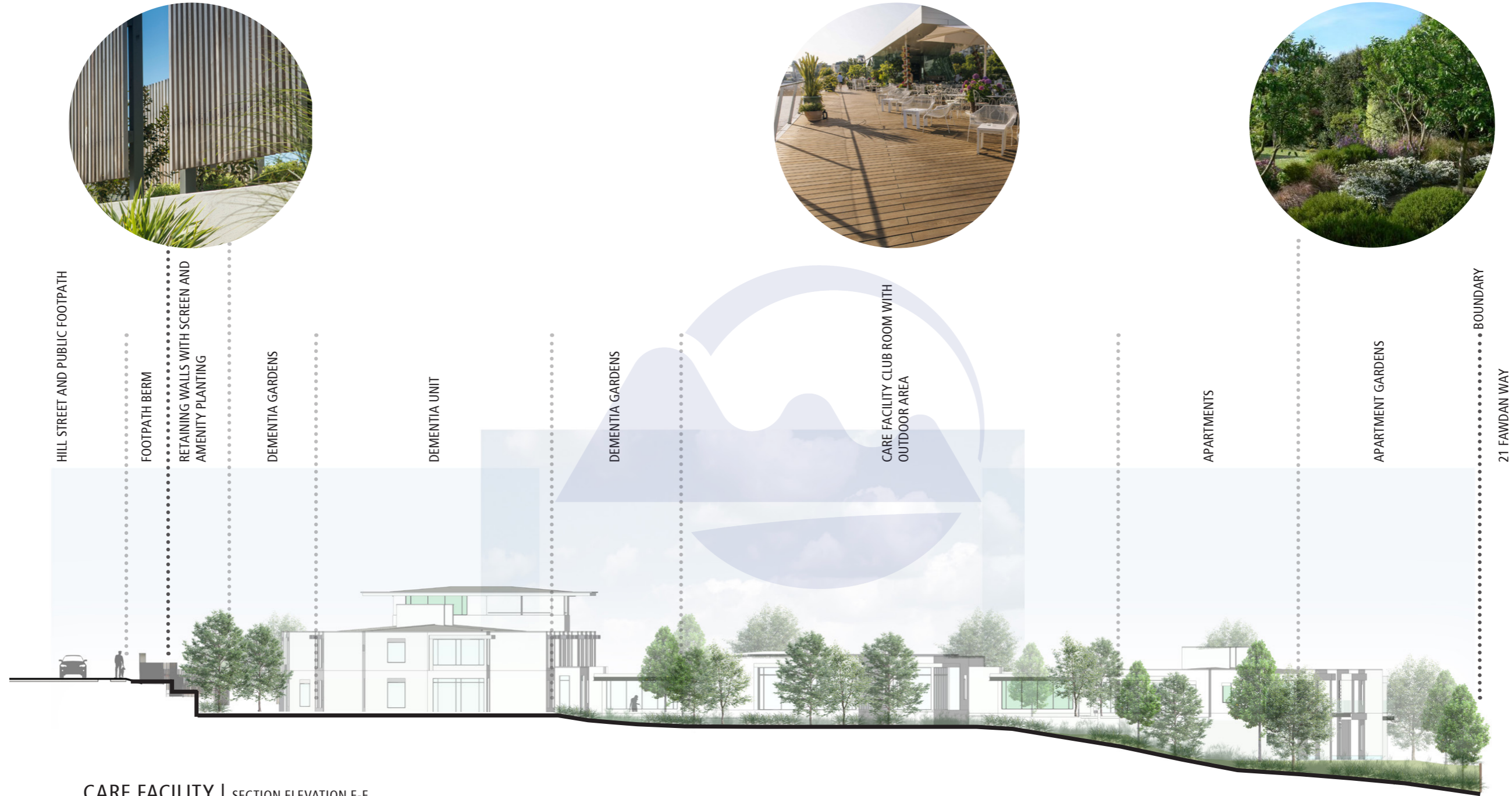
**TASMAN DISTRICT COUNCIL**  
PURSUANT TO DELEGATED AUTHORITY OR WHOLE OF COUNCIL  
**OLIVE ESTATE HILL STREET BLOCK - HEARING**  
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### 3.0 MASTERPLAN

#### 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

# Superseded

by consent order issued by the Environment Court

17115 4TH AMENDMENT - 30.03.2021

21 March 2022

Appeal ENV-2021-CHC-083

Decision Bagnall v Tasman DC [2022] NZEnvC 37

Resource consent RM190790. Dated 24 June 2021.

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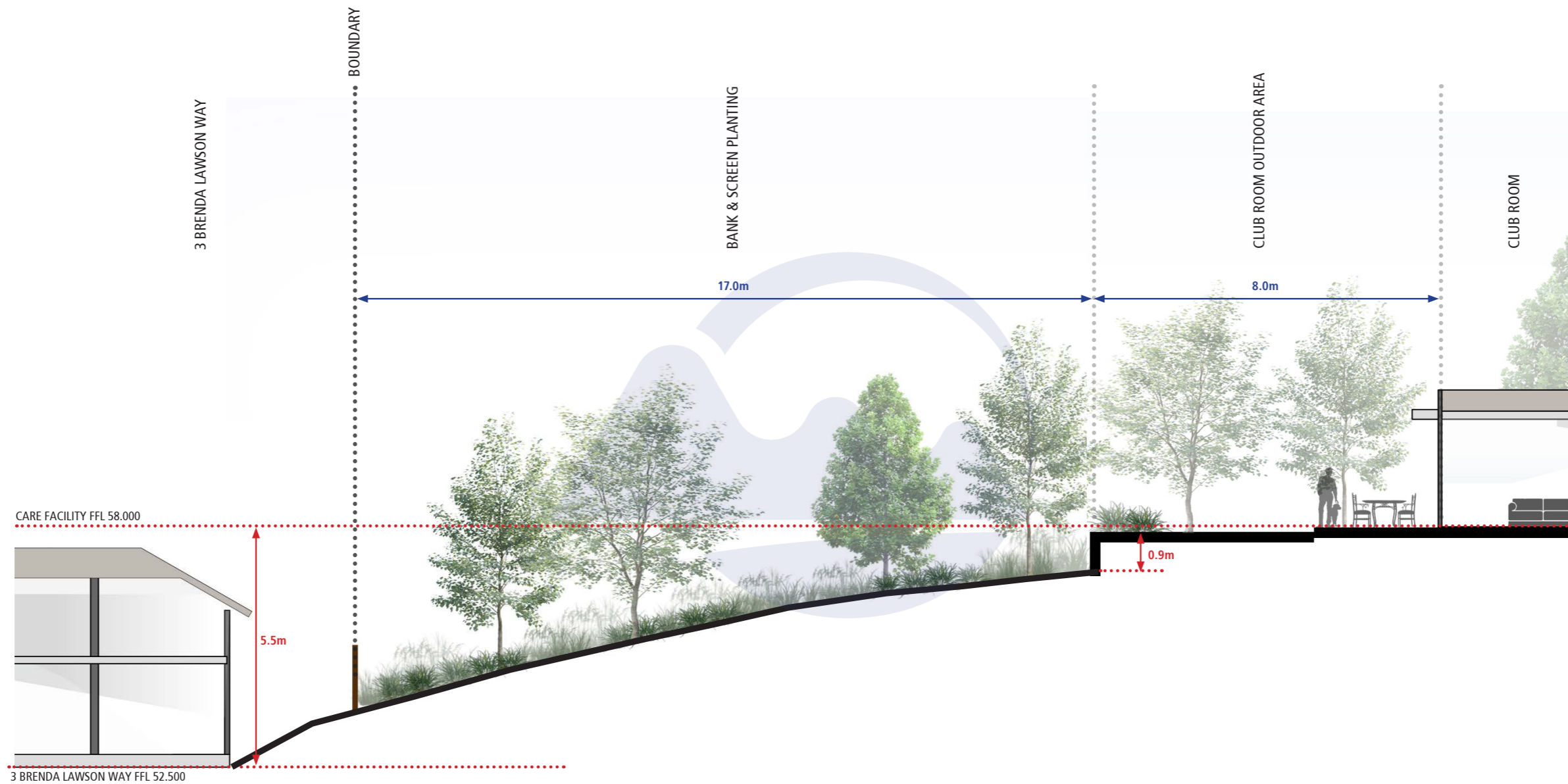
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canopy



### 3.0 MASTERPLAN

#### 3.9 CARE FACILITY UNIT - 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

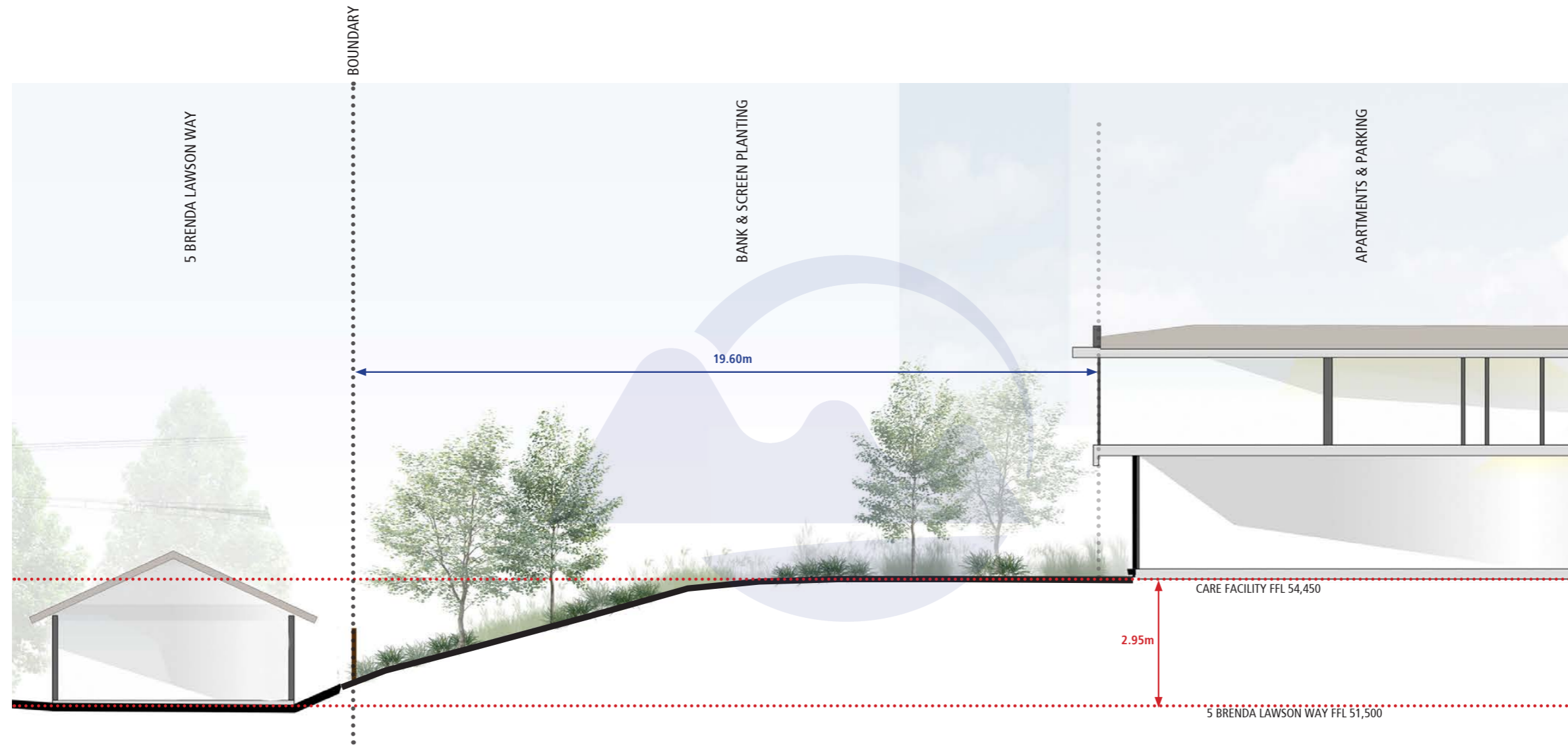
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 PURSUANT TO DELEGATED AUTHORITY OR WHALE OF  
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### 3.0 MASTERPLAN

#### 3.9 CARE FACILITY UNIT - 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



OLIVE ESTATE HILL STREET BLOCK - HEARING

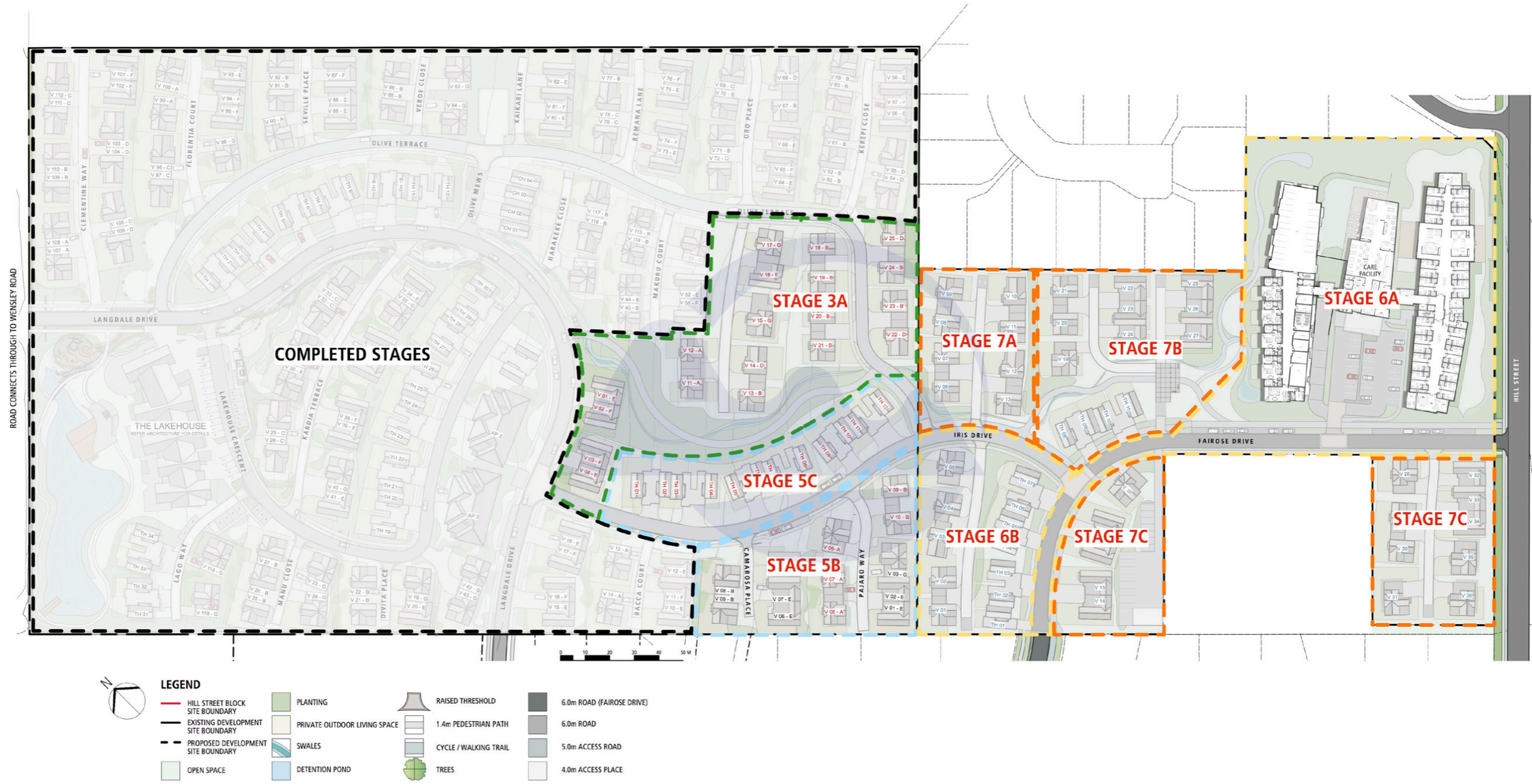
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### 3.0 MASTERPLAN

#### 3.10 CONSTRUCTION STAGING PLAN



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# 3.0 MASTERPLAN

## 3.11 OPEN SPACE PLAN - OVERALL SITE

 Original Consented Development Open Green Space = 8,500m<sup>2</sup>

























 Proposed Development Open Green Space = 8,050m<sup>2</sup>

 Olive Estate Open Green Space subject to easement in gross = 2,500m<sup>2</sup>

**TOTAL = 10,550m<sup>2</sup>**



**LEGEND**

-  ORIGINAL CONSENTED OPEN GREEN SPACE ACTIVITY NODE
-  PROPOSED OPEN GREEN SPACE ACTIVITY NODE
-  PROPOSED OPEN GREEN ALLOCATED FOR PUBLIC USE (2500m<sup>2</sup>)
-  PEDESTRIAN CONNECTION BETWEEN ACTIVITY NODES
-  SHARED CYCLE AND PEDESTRIAN PATHWAY
-  HILL STREET BLOCK SITE BOUNDARY
-  EXISTING DEVELOPMENT SITE BOUNDARY
-  PROPOSED DEVELOPMENT SITE BOUNDARY
-  OPEN SPACE
-  PRIMARY TRAFFIC MOVEMENT (COLLECTOR ROAD)
-  PLANTING
-  PRIVATE OUTDOOR LIVING SPACE
-  SWALES
-  DETENTION POND
-  RAISED THRESHOLD
-  1.4m PEDESTRIAN PATH
-  CYCLE / WALKING TRAIL
-  TREES
-  6.0m ROAD (FAIROSE DRIVE)
-  6.0m ROAD
-  5.0m ACCESS ROAD
-  4.0m ACCESS PLACE
-  TRMP INDICATIVE LOCATION FOR NEW ROAD
-  TRMP INDICATIVE LOCATION FOR NEW RESERVE

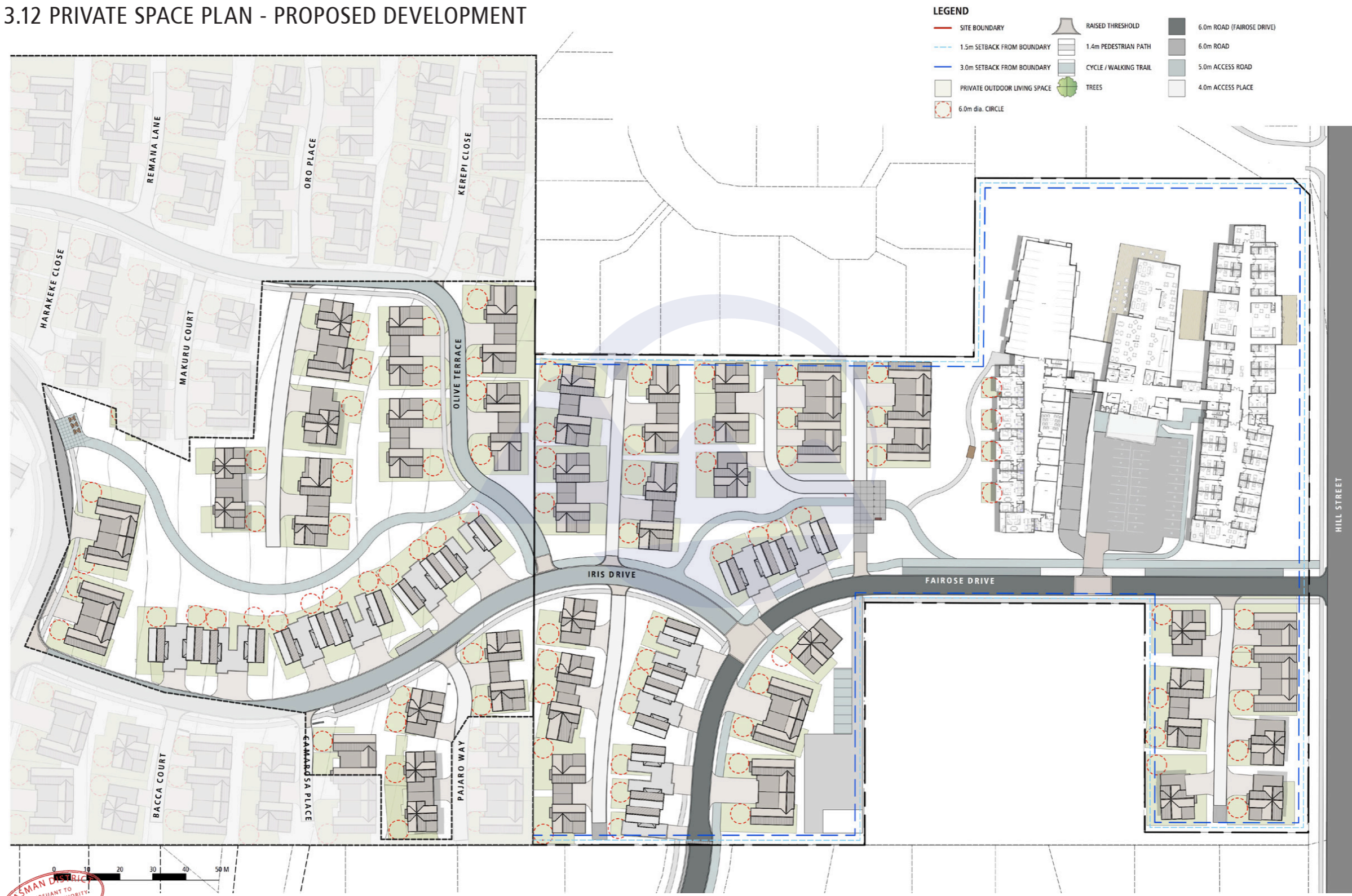
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### 3.0 MASTERPLAN

#### 3.12 PRIVATE SPACE PLAN - PROPOSED DEVELOPMENT



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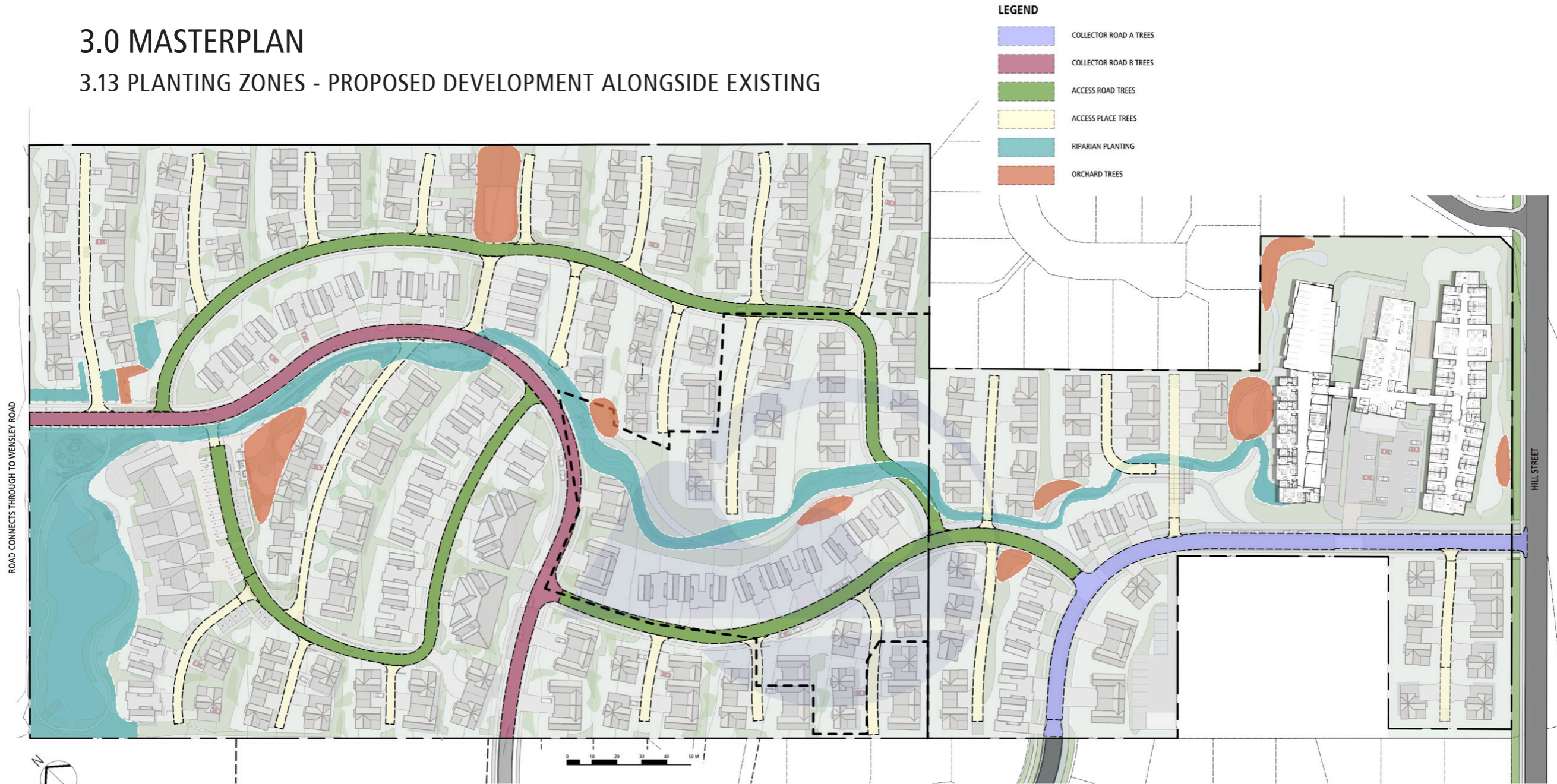
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### 3.0 MASTERPLAN

#### 3.13 PLANTING ZONES - PROPOSED DEVELOPMENT ALONGSIDE EXISTING



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