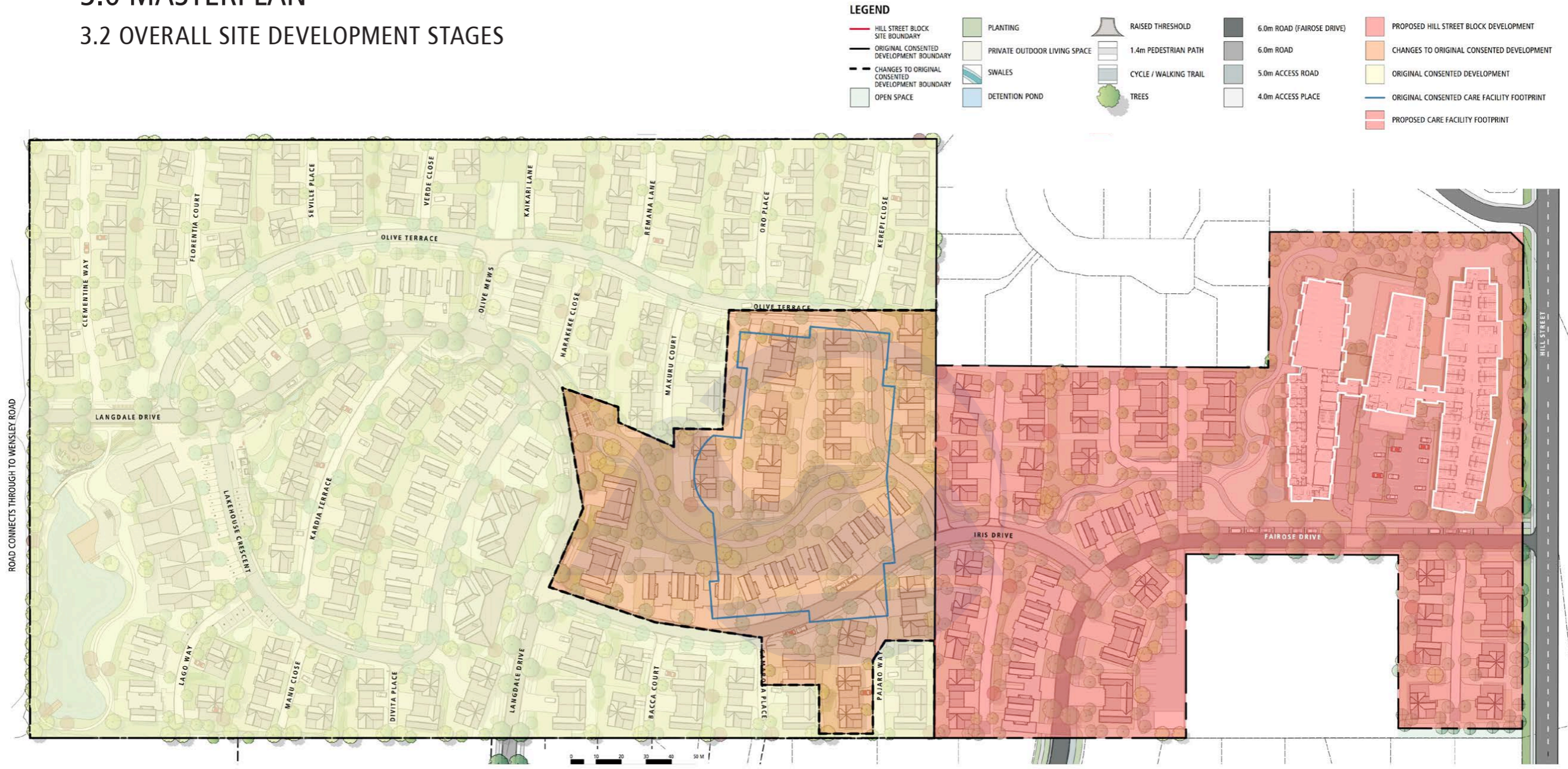


3.0 MASTERPLAN

3.2 OVERALL SITE DEVELOPMENT STAGES



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

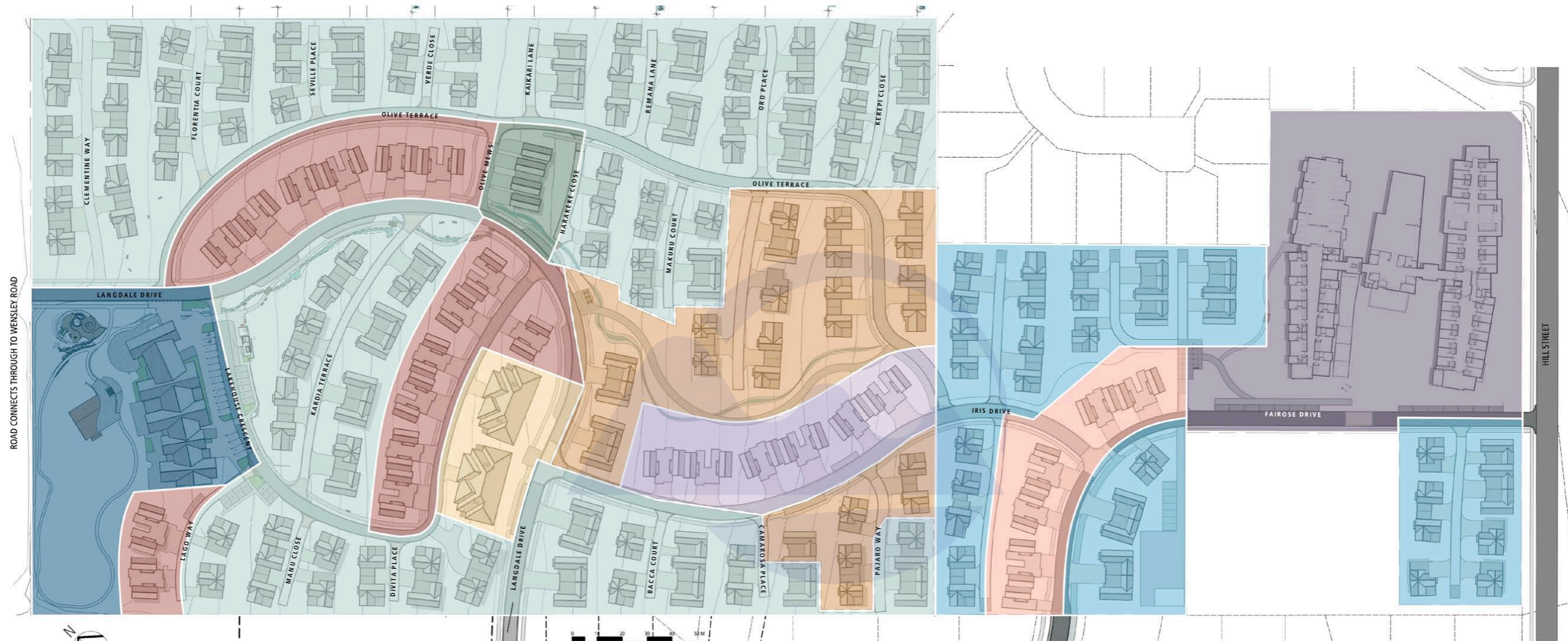


OLIVE ESTATE HILL STREET BLOCK - HEARING
17115 4TH AMENDMENT - 30.03.2021

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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	-	-	-

	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
- EXISTING CONSENTED DEVELOPMENT BOUNDARY
- - - CHANGES TO EXISTING CONSENTED DEVELOPMENT BOUNDARY
- OPEN SPACE
- 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
- A 11 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		

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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

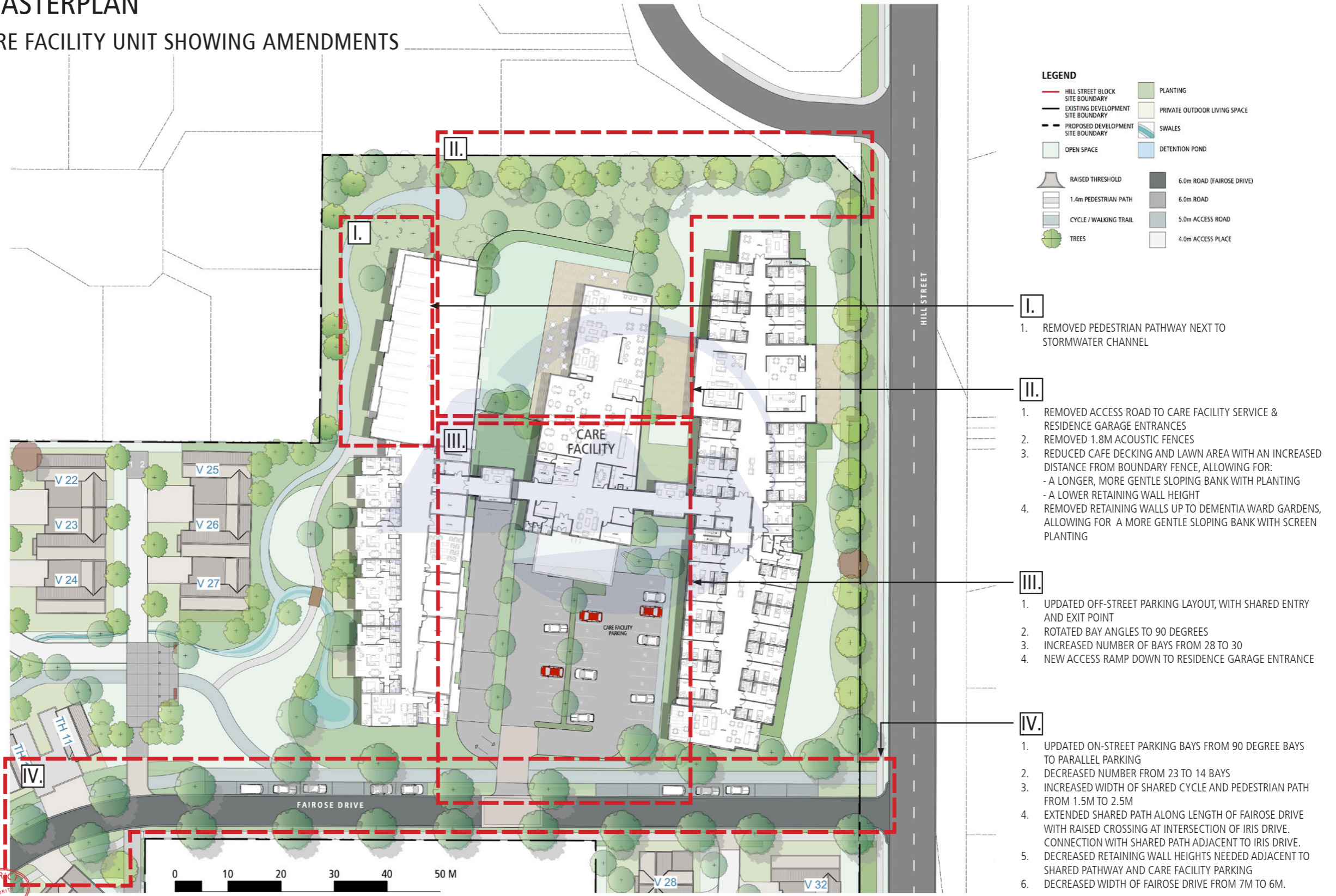


TASMAN DISTRICT COUNCIL
PURSUANT TO DELEGATED AUTHORITY ON BEHALF OF
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3.0 MASTERPLAN

3.6 CARE FACILITY UNIT SHOWING AMENDMENTS



OLIVE ESTATE HILL STREET BLOCK - HEARING

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3.0 MASTERPLAN

3.7 CARE FACILITY UNIT - OVERLAND FLOWPATH



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 4TH AMENDMENT - 30.03.2021

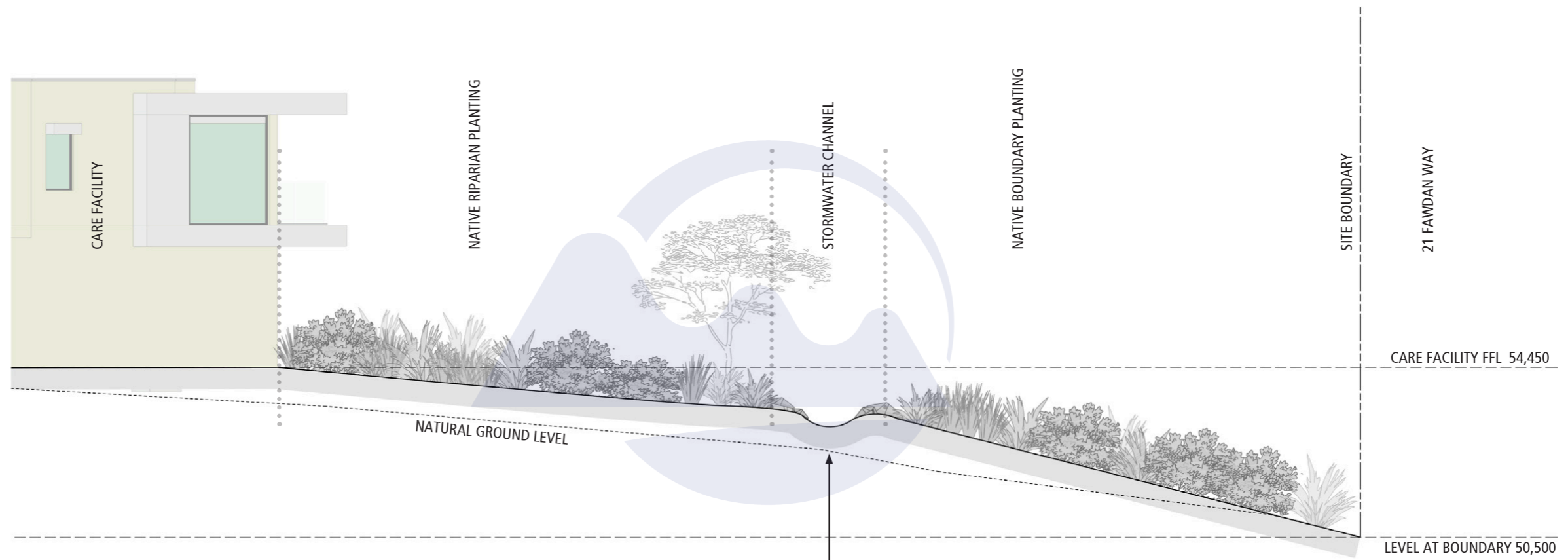
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3.0 MASTERPLAN

3.8 CARE FACILITY UNIT - OVERLAND FLOWPATH SECTIONS



OVERLAND FLOWPATH | SECTION 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.

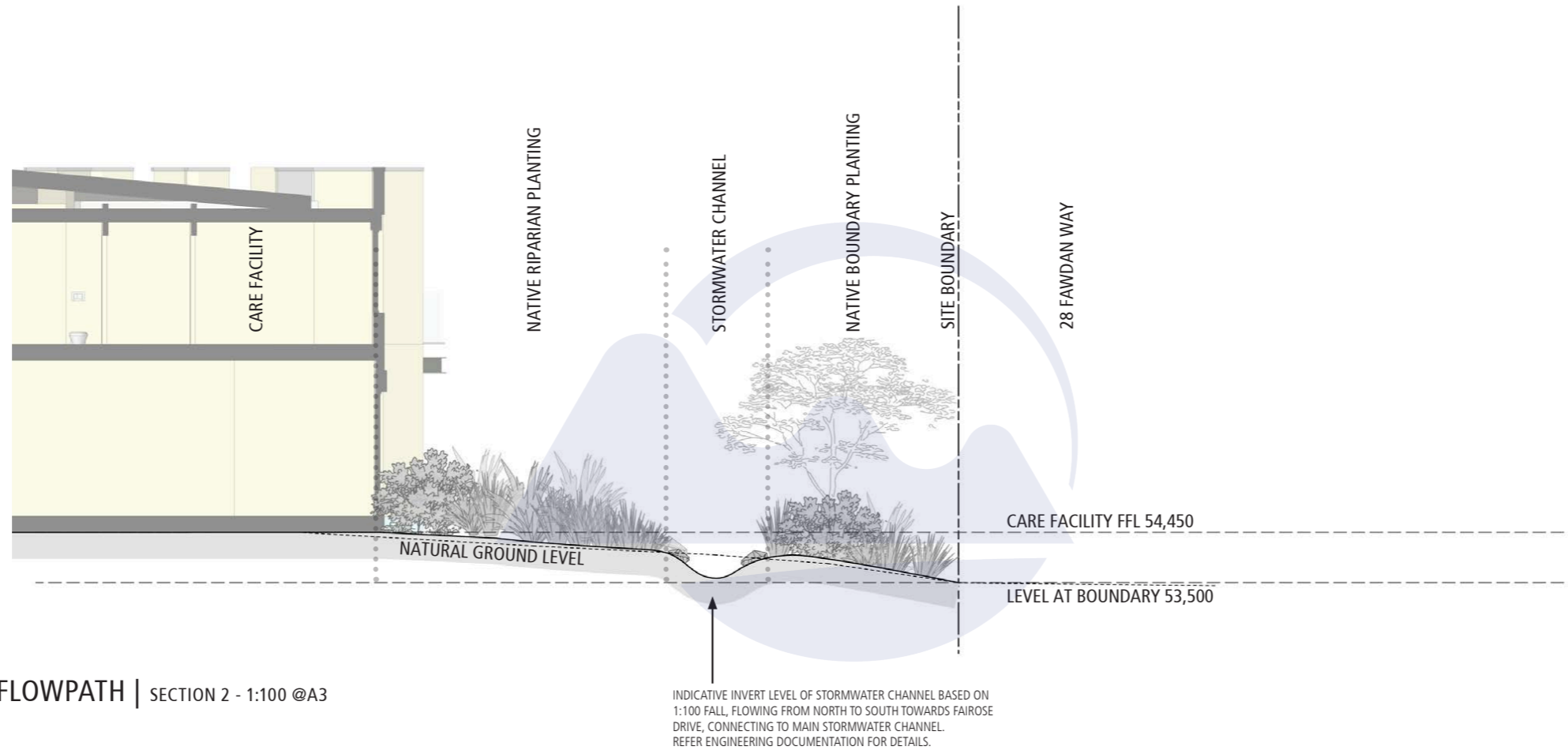


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3.0 MASTERPLAN

3.8 CARE FACILITY UNIT - OVERLAND FLOWPATH SECTIONS



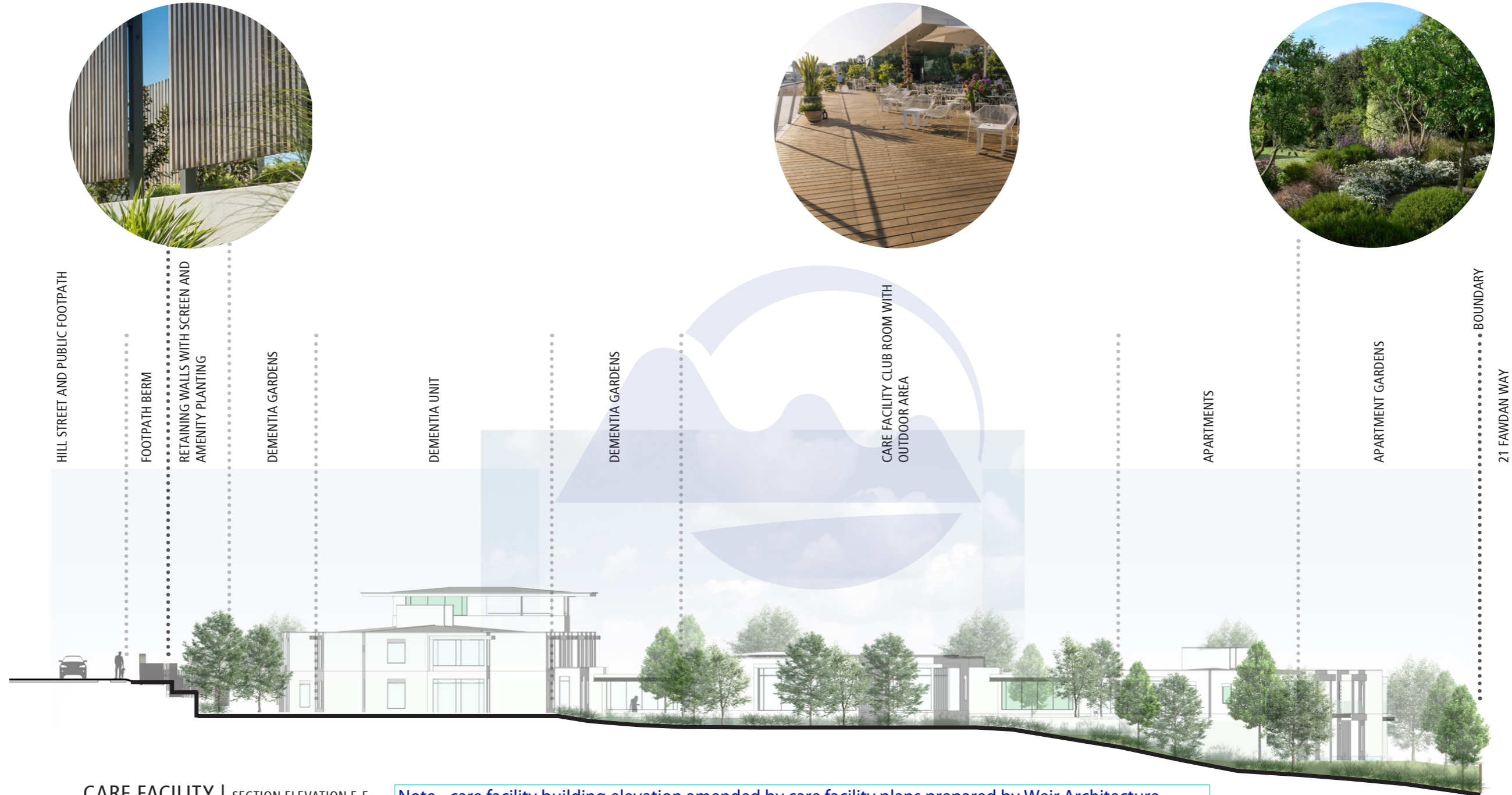
OVERLAND FLOWPATH | SECTION 2 - 1:100 @A3
28 FAWDAN WAY

TASMAN DISTRICT COUNCIL
PURSUANT TO DELEGATED AUTHORITY ON BEHALF OF
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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

Note - care facility building elevation amended by care facility plans prepared by Weir Architecture (marked RM190790 B12 dated 16 December 2021)

added under consent order ENV-CHC-2021-83



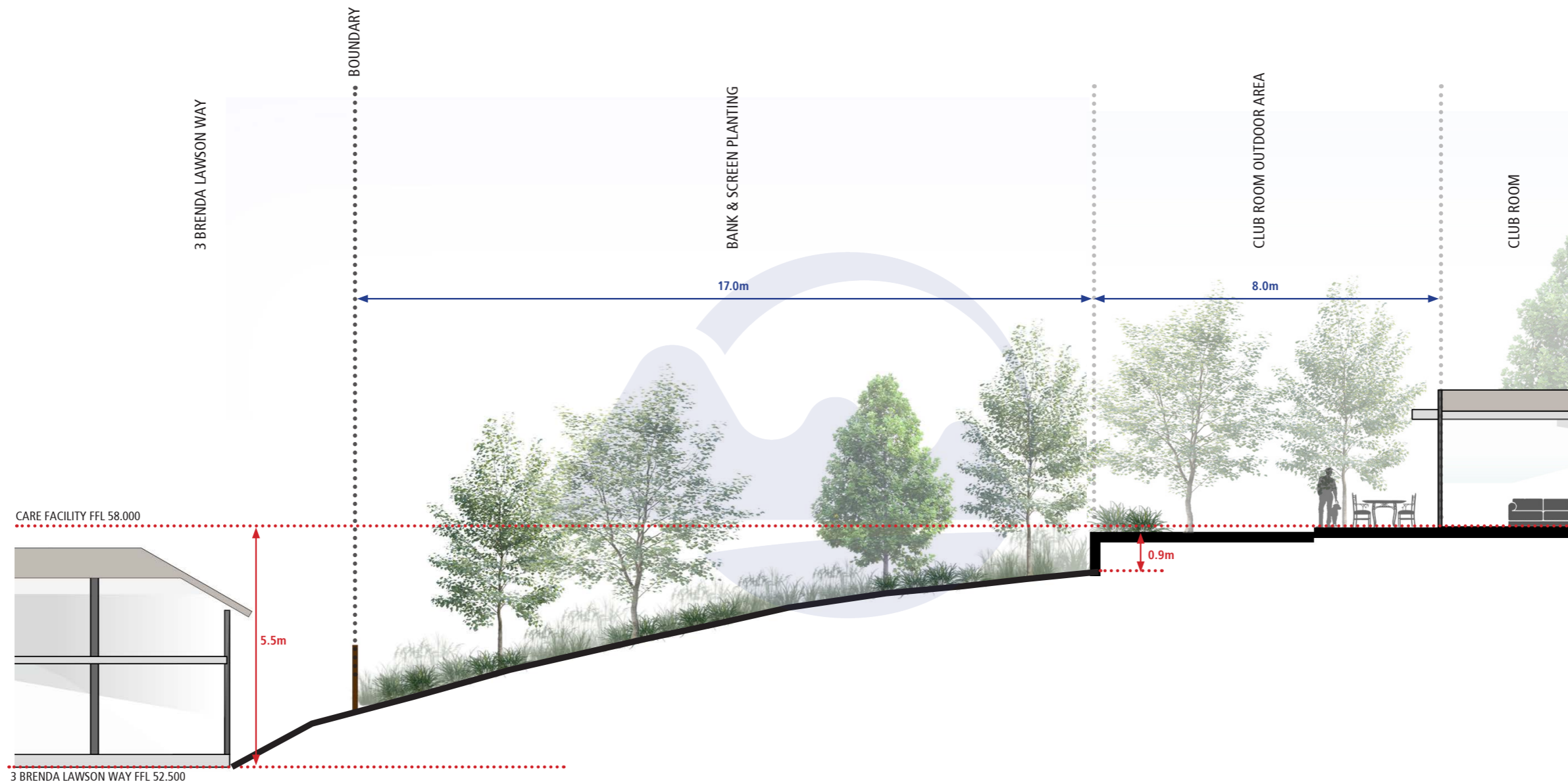
OLIVE ESTATE HILL STREET BLOCK - HEARING

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3.0 MASTERPLAN

3.9 CARE FACILITY UNIT - SECTION ELEVATION I-I



CARE FACILITY | SECTION ELEVATION I-I

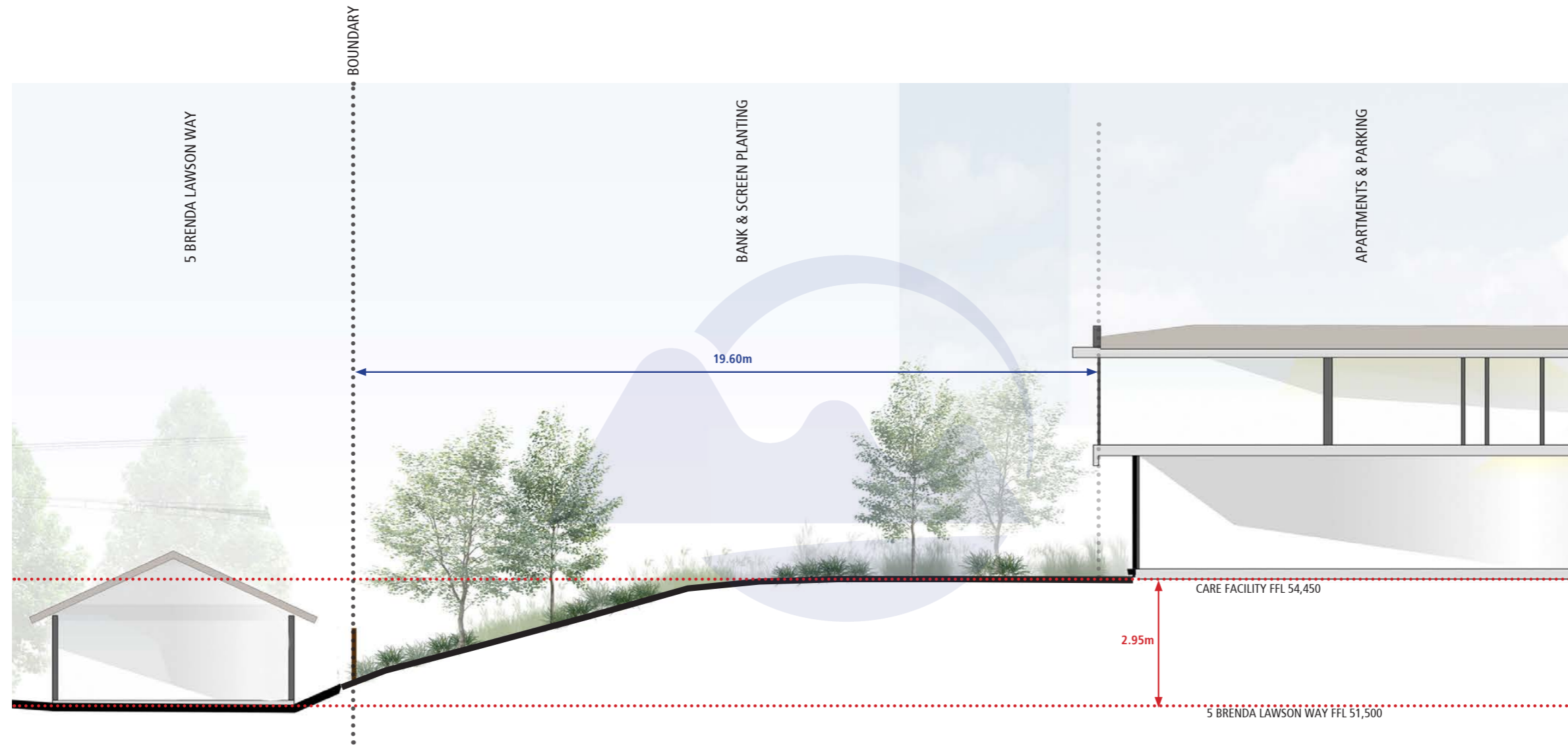
NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

TASMAN DISTRICT COUNCIL
 PURSUANT TO DELEGATED AUTHORITY OR WHALE OF
OLIVE ESTATE HILL STREET BLOCK - HEARING
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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



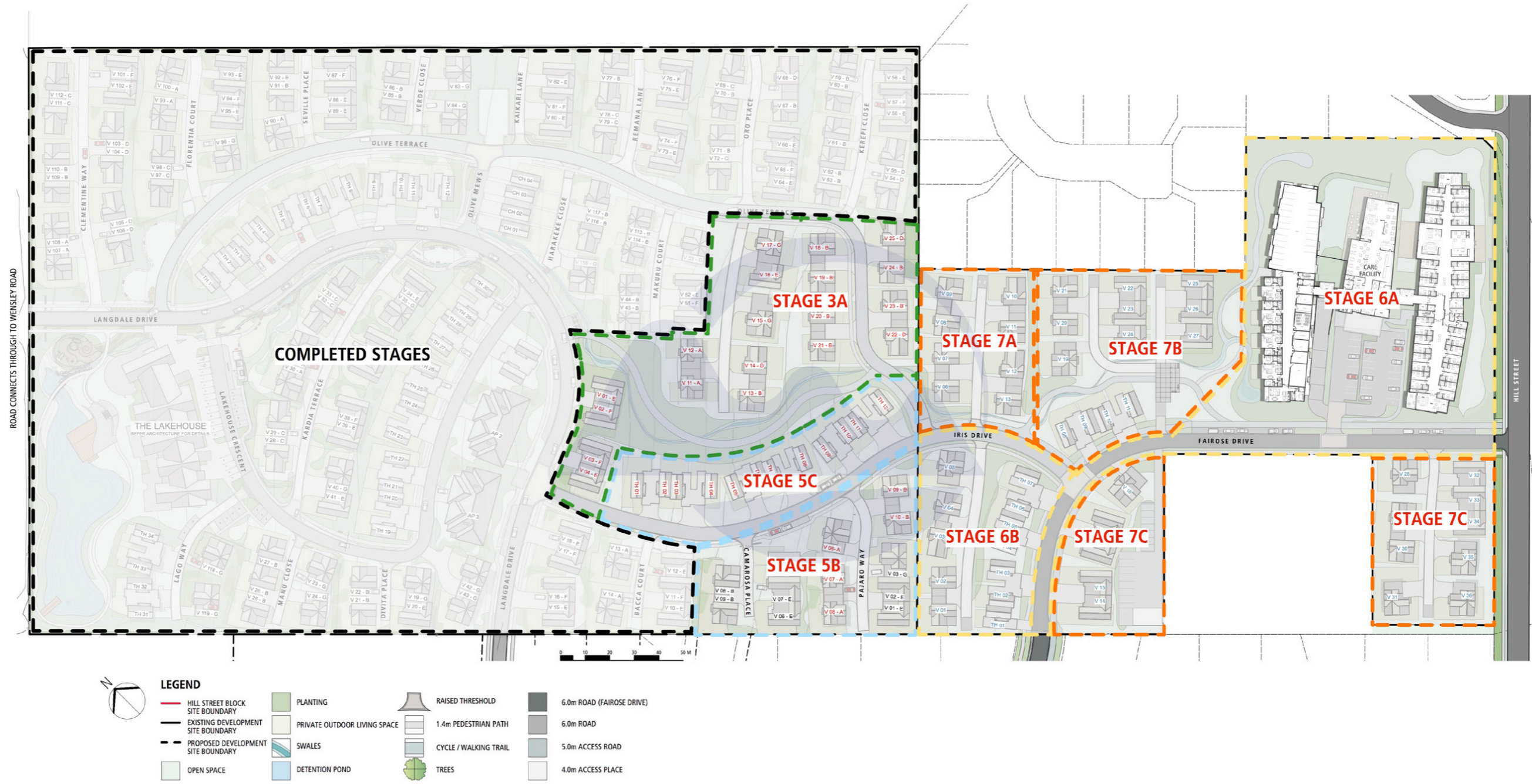
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3.0 MASTERPLAN

3.10 CONSTRUCTION STAGING PLAN



TASMAN DISTRICT COUNCIL
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3.0 MASTERPLAN

3.11 OPEN SPACE PLAN - OVERALL SITE

 Original Consented Development Open Green Space = 8,500m²

























 Proposed Development Open Green Space = 8,050m²

 Olive Estate Open Green Space subject to easement in gross = 2,500m²

TOTAL = 10,550m²



LEGEND

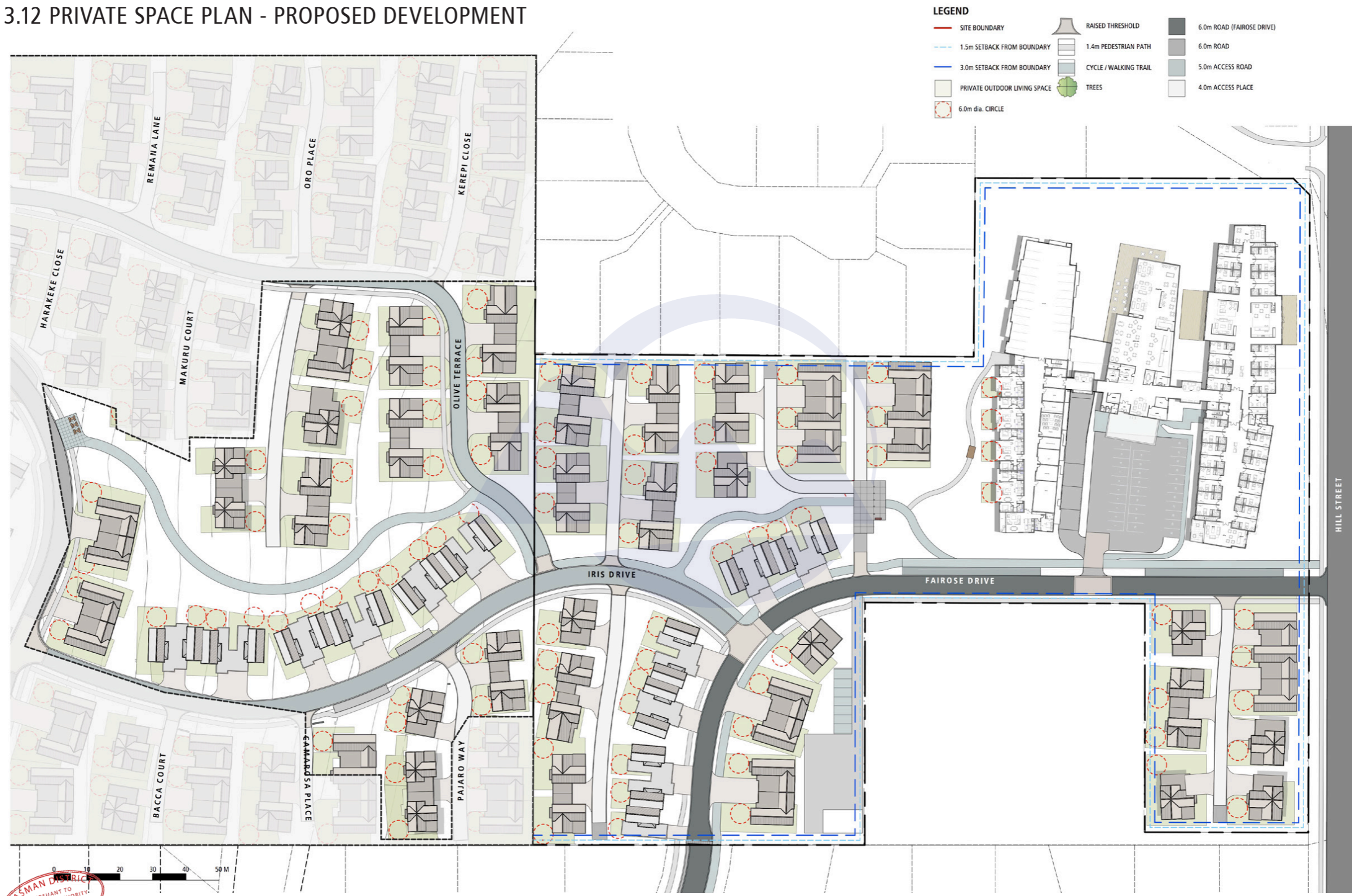
-  ORIGINAL CONSENTED OPEN GREEN SPACE ACTIVITY NODE
-  PROPOSED OPEN GREEN SPACE ACTIVITY NODE
-  PROPOSED OPEN GREEN ALLOCATED FOR PUBLIC USE (2500m²)
-  PEDESTRIAN CONNECTION BETWEEN ACTIVITY NODES
-  SHARED CYCLE AND PEDESTRIAN PATHWAY
-  HILL STREET BLOCK SITE BOUNDARY
-  EXISTING DEVELOPMENT SITE 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

 **OLIVE ESTATE HILL STREET BLOCK - HEARING**
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3.0 MASTERPLAN

3.12 PRIVATE SPACE PLAN - PROPOSED DEVELOPMENT



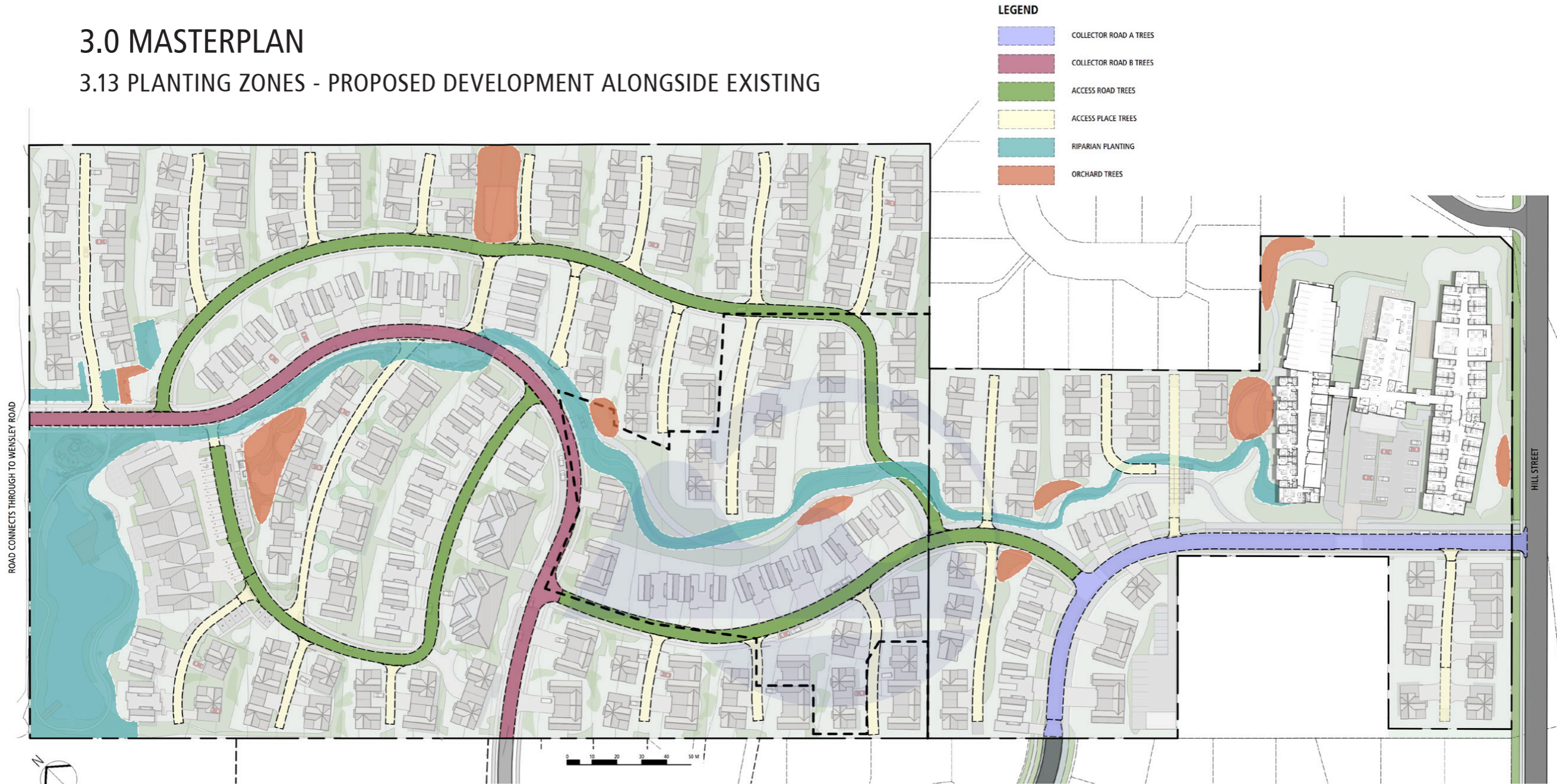
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3.0 MASTERPLAN

3.13 PLANTING ZONES - PROPOSED DEVELOPMENT ALONGSIDE EXISTING



Ulmus 'Frontier'



Pyus cal. 'Candelabra' -
Upright Pear



Pyus cal. 'Candelabra' -
Upright Pear



Fraxinus 'Purple Spire' -
Purple Ash



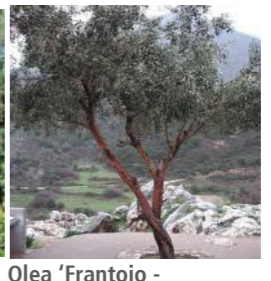
Ginkgo 'Jade Butterfly'



Knightia excelsa -
Rewarewa



Magnolia denudata



Olea 'Frantoio' -
Olive Tree



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