



Proposal for:

Olive Estate

LIFESTYLE VILLAGE





Note: Some images are representational

The Vision

Olive Estate Lifestyle Village is an innovative concept in retirement living and is proposed to bring 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 hope that Olive Estate will become part of a multi-generational community and will encourage the interaction between generations.

Olive Estate Lifestyle Village is proposed to 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, without the day to day hassle of maintaining a property, and that there should be the freedom to travel, spend time with friends and family, and enjoy life. It is not about life slowing down but rather about enhancing life.

It is important to us that the integrity and history of the land is acknowledged and preserved along the design process, with sympathy, as much as we are able to. It is for this reason that space is proposed to be allocated for vegetable gardens and orchards, the landscaping and on-site pond will be redeveloped and shaped to compliment the rural feel of the land and surroundings, and encourage the return of the native birdlife.

Note: Olive Estate Lifestyle Village currently comprises land under development and is not occupied. No offer of occupation is being made at this stage.

The Location

Olive Estate Lifestyle Village is proposed to be situated on Wensley Road in Richmond, Nelson, on an 8.4 hectare block of land. The land has been historically used for horticultural purposes, predominantly for berries and pip fruit. The site has a gentle incline from the front to the back.

The site is bordered by two established residential subdivisions on the northern and northeastern boundaries with modern housing ranging in age from 10 – 20 years.

On the western boundary a residential subdivision of approximately sixty sections is currently being planned. Similarly on the southwestern and south boundaries subsequent stages of residential development are in process to extend their respective subdivisions.

The proposed Olive Estate Lifestyle Village site enjoys views of Tasman Bay and to the western ranges, as well as the rural aspects to the south.





Features of the Village

Olive Estate Lifestyle Village is proposed to be a diverse park-like community for people aged 55+. A range of housing and apartment options is proposed to compliment the diverse needs of its community, including:

- Villas ranging in size with two and three bedroom options available
- Terraced Houses
- Apartments
- Serviced Apartments
- Care Facility including Rest Home, Hospital and Dementia Care

The Olive Estate Green is proposed to have a café, general store and amphitheatre, to serve the local community as well as the village and provide space for community activities, concerts and a farmer's market.

The Village Centre is proposed to include features such as:

- Gymnasium
- Swimming Pool and Spa
- Theatre
- BBQ area
- Library
- Salon
- Conference Rooms
- Men's Shed

Additional features of the village are intended to include:

- Cycling and walking track linking the surrounding communities with the village
- Communal vegetable gardens and orchards
- Parking spaces for boats, caravans, etc
- Storage unit facilities





Site Map



Planned Stages

Stage One (Village Centre, Café & Villas).



The Integrity Care Group

The Integrity Care Group is owned and operated by Mark, Kristin, Tom and Shirley Nimmo. The Nimmos have a proven track record of providing excellence in aged care services in New Zealand for more than 20 years. In 1992 the Nimmos developed Naomi Courts Rest Home in Nelson providing rest home, dementia and day services. In 2001 they purchased and redeveloped Highfield Rest Home in Timaru. Then, in August 2005, Stillwater Gardens Retirement Village in Nelson was opened with rest home, hospital and dementia care services, independent villas and serviced apartments. They continued to develop the village until it finished its development phase in September 2011. Naomi Courts and Highfield Rest Home were sold in May 2006.

It has always been the company's philosophy to continually look to improving the quality of our services and we were very proud to be the first care facility in the Nelson region to achieve the ISO9002:1994 accreditation in 1997. Naomi Courts Rest Home was a finalist in the 1999 Commerce Nelson Business Awards for Service Excellence.

Mark, Kristin, Tom and Shirley are excited about the proposed Olive Estate Lifestyle Village development, and see it as a significant opportunity to continue to pave The Integrity Care Group's way as leaders in the retirement sector both in the Nelson region and New Zealand.



The Team



Mark Nimmo is the Managing Director of The Integrity Care Group and has a Bachelor of Nursing degree from Nelson Marlborough Institute of Technology. Mark has been involved in the retirement sector since 1993. Mark's focus throughout his nursing career has been about improving the

quality of life and health for the residents under his care. He is passionate about creating opportunities to educate the community on the benefits of retirement living.



Tom Nimmo is a Director of The Integrity Care Group and has recently retired from his role within the company as Managing Director. Tom has over 40 years of experience in business management including agriculture, the motor trade and more recently the retirement sector since 1992.



Kristin Nimmo is a Director of The Integrity Care Group and has been involved in the retirement sector since 1994. Kristin's day to day role within the company is to manage the various business interests under The Integrity Care Group banner. Kristin is married to Mark and

together they have three children. Kristin has experience in senior governance and policy development, and worked as the Chairperson of the Board of Trustees and Licensee of a Nelson Preschool for a number of years.



Robert Weir is a Director of the multi-award winning architectural practice Weirwalker Architecture, based in Christchurch. Weirwalker have a reputation in New Zealand for design excellence and are founding members of the New Zealand Green Building Council. Robert has over two decades

experience in designing modern architectural housing and commercial premises, as well as restorations for classical and heritage building. Robert has considerable experience in the design and renovation of retirement villages in Christchurch and is recognised by the Retirement Villages Association of New Zealand as a preferred supplier of architectural services.



Gary Rea is a Nelson-based resource management planner, and is a Director of Incite Resource and Environmental Management Consultants. Gary has 27 years of experience in advising clients on resource consent requirements and has prepared applications for large developments including new schools,

retail stores, and road projects throughout New Zealand. Gary is very active in the local planning scene, and is Chair of the Nelson/Marlborough Branch of the NZ Planning Institute. He will be managing the resource consent application for Olive Estate Lifestyle Village. This will involve co-ordinating specialist reports on building design, landscape design, traffic impacts, and servicing. Gary will also manage the consultation and liaison with Council officers.



Luke Porter has 14 years landscape architectural experience both nationally and internationally. As senior landscape architect for Baxter Design group, he managed design and planning jobs throughout New Zealand. Luke has practised in large companies in Australia

and London working with a range of clients including corporate and local bodies and government departments. Experienced in project management, environment court evidence and visual assessment, his skills include innovative master planning, urban design and robust contract management.



Camilla Owen heads the Nelson division of Duncan Cotterill's Environmental Law team. She is an expert in Resource Management and Environmental Law. Camilla has advised a wide range of public and private sector organisations on environmental matters, including the legal

implications of policy decisions as well as on all aspects of litigation. Camilla sits on the NZ Law Society Environmental Law Committee and is an author of Brookers Resource Management Law. She is also the immediate past President of the Resource Management Law Association of New Zealand.

Surveyor

Verrall & Partners Ltd

Engineers

Tasman Consulting Engineers

Transportation Planning

Tim Kelly Transportation Planning Ltd

Hydrologist

Tony Hewitt







Olive Estate
L I F E S T Y L E V I L L A G E

Contact details

www.oliveestate.co.nz

info@oliveestate.co.nz

Tel: +64 3 543 8916

Last updated July 2013