



OLIVE ESTATE HILL STREET BLOCK HEARING | ATTACHMENT A

GRAPHIC ATTACHMENT TO SUPPORT THE EVIDENCE OF LUKE JAMES PORTER
FEBRUARY 2021

REFER TO RM190789, RM190791 AND RM120928V2 INTEGRITY CARE RFI





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Cover photo: Overlooking the Lake house, lake and playground at Olive Estate Village

1.0 OLIVE ESTATE OPEN GREEN SPACE

1.1 OLIVE ESTATE OPEN GREEN SPACE PLAN WITH PHOTO LOCATIONS

 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 or a covenant = 2,500m²

TOTAL = 10,550m²



LEGEND

 ORIGINAL CONSENTED OPEN GREEN SPACE ACTIVITY NODE	 HILL STREET BLOCK SITE BOUNDARY	 PLANTING	 RAISED THRESHOLD	 6.0m ROAD (FAIROSE DRIVE)	 VIEWPOINT LOCATION + DIRECTION
 PROPOSED OPEN GREEN SPACE ACTIVITY NODE (8050m ²)	 EXISTING DEVELOPMENT SITE BOUNDARY	 PRIVATE OUTDOOR LIVING SPACE	 1.4m PEDESTRIAN PATH	 6.0m ROAD	
 OLIVE ESTATE OPEN GREEN SPACE SUBJECT TO EASEMENT IN GROSS OR A COVENANT (2500m ²)	 PROPOSED DEVELOPMENT SITE BOUNDARY	 SWALES	 CYCLE / WALKING TRAIL	 5.0m ACCESS ROAD	 TRMP INDICATIVE LOCATION FOR NEW ROAD
 PEDESTRIAN CONNECTION BETWEEN ACTIVITY NODES	 OPEN SPACE	 DETENTION POND	 TREES	 4.0m ACCESS PLACE	
 SHARED CYCLE AND PEDESTRIAN PATHWAY	 PRIMARY TRAFFIC MOVEMENT (COLLECTOR ROAD)				

1.0 OLIVE ESTATE OPEN GREEN SPACE

1.2 SITE PHOTOGRAPHS



PHOTO 1 - LAKESIDE PARK

- MAJOR LAKESIDE PARK
- MARKET/EVENTS
- FRUIT TREES
- WALKING PATH
- RIVER + RIPARIAN PLANTING
- ACTIVITIES FOR CHILDREN
- SEATING
- OPEN SPACE



PHOTO 2 - LAKESIDE PARK



PHOTO 3 - LAKESIDE PARK



PHOTO 4 - LAKESIDE PARK CONNECTOR

- WALKING PATH
- PLANTING



PHOTO 5 - LANGDALE DRIVE/OLIVE TERRACE POCKET PARK

- POCKET PARK
- SEATING
- OPEN SPACE
- PLANTING



PHOTO 6 - LANGDALE DRIVE/LAKEHOUSE CRESCENT POCKET PARK

- POCKET PARK
- SEATING
- OPEN SPACE
- FRUIT TREES
- RIVER + RIPARIAN PLANTING
- WALKING PATH

1.0 OLIVE ESTATE OPEN GREEN SPACE

1.3 SITE PHOTOGRAPHS



PHOTO 7 - LANGDALE DRIVE POCKET PARK

- POCKET PARK
- SEATING
- RIVER + RIPARIAN PLANTING
- WALKING PATH



PHOTO 8 - OLIVE TERRACE/KAIKARI LANE POCKET PARK

- POCKET PARK
- SEATING
- PLANTING + FRUIT TREES
- ACTIVITIES
- COMMUNITY GARDENS



PHOTO 9 - BACCA COURT POCKET PARK

- SEATING
- PLANTING
- WALKING PATH

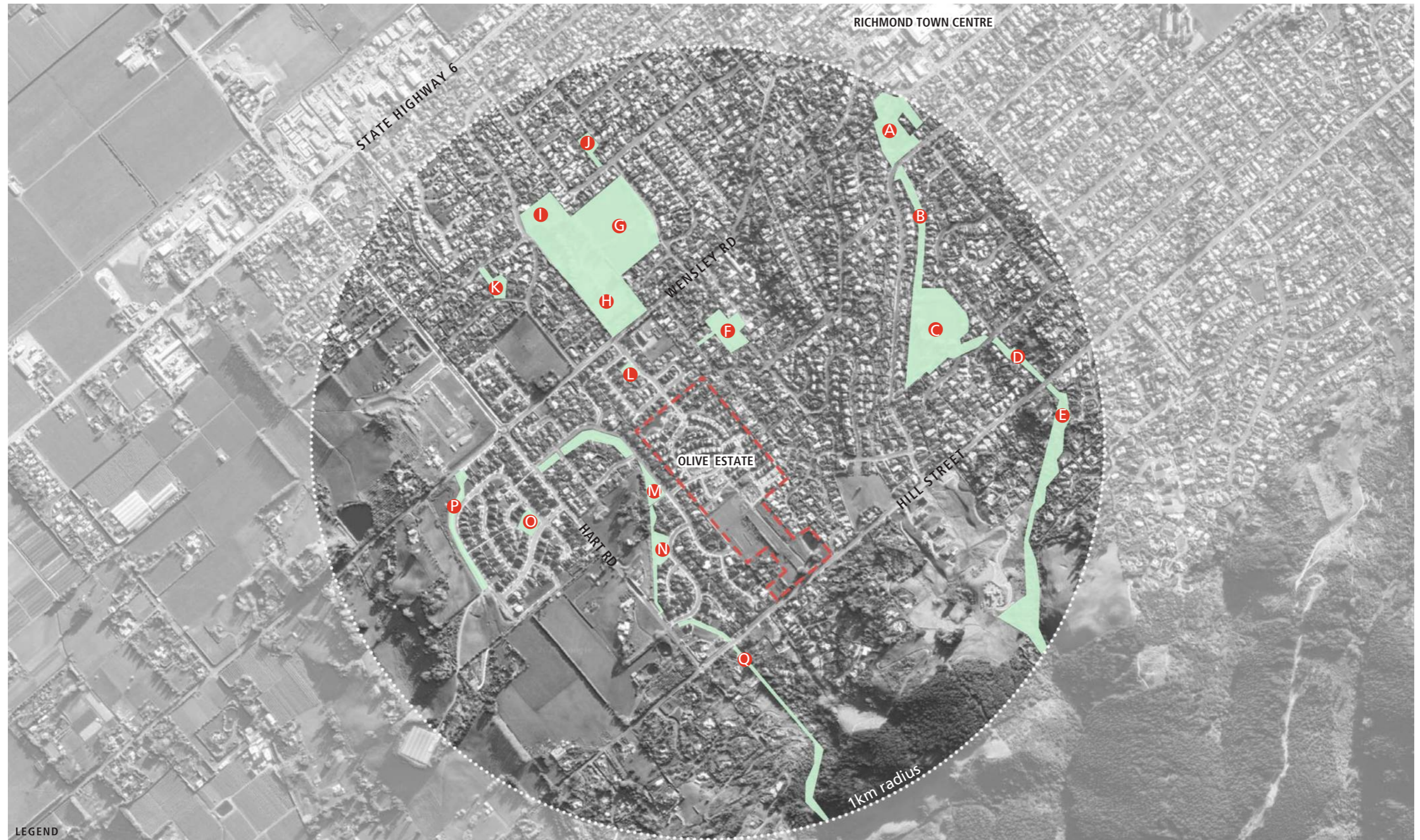


PHOTO 10 - PAJARO WAY POCKET PARK


- SEATING
- PLANTING
- WALKING PATH

2.0 SURROUNDING PARKS + RESERVES

2.1 PHOTO LOCATION MAP



LEGEND

-  VIEWPOINT LOCATION
-  OLIVE ESTATE BOUNDARY

2.0 SURROUNDING PARKS + RESERVES

2.2 SITE PHOTOGRAPHS



PHOTO A - WASHBOURN GARDENS

- MAJOR PARK
- MARKET/EVENTS
- SEATING
- RIVER + RIPARIAN PLANTING
- WALKING PATH
- GARDENS
- OPEN SPACE



PHOTO B - BILL WILKES RESERVE CONNECTOR PATH

- RIVER + RIPARIAN PLANTING
- WALKING PATH



PHOTO C - BILL WILKES RESERVE

- MAJOR PARK
- RIVER + RIPARIAN PLANTING
- WALKING PATH
- SEATING
- EXERCISE EQUIPMENT
- OPEN SPACE



PHOTO D - HUNTER AVENUE WALKWAY

- RIVER + RIPARIAN PLANTING
- WALKING PATH

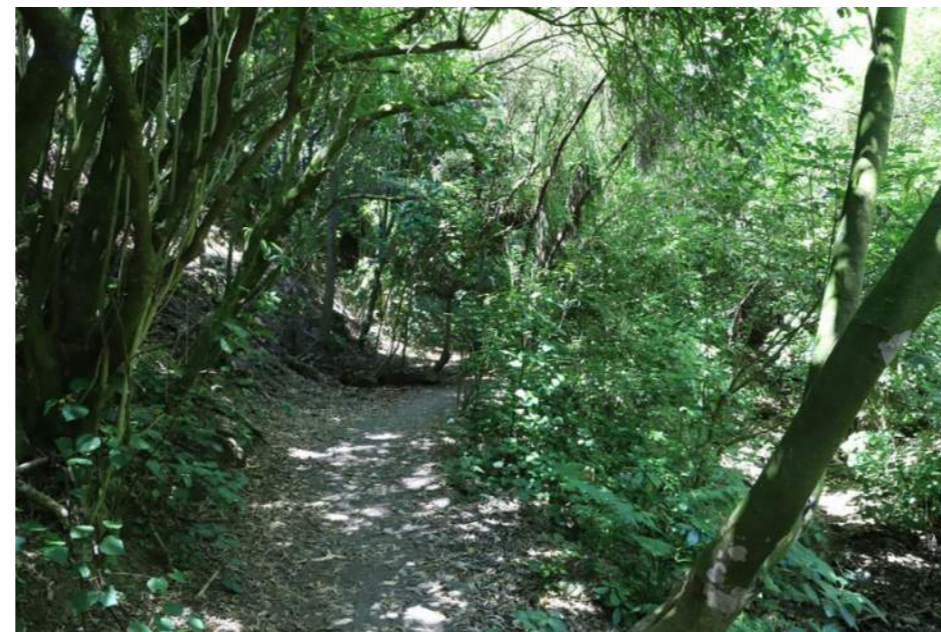


PHOTO E - JIMMY LEE CREEK RESERVE

- RIVER + RIPARIAN PLANTING
- WALKING PATH



PHOTO F - CHELSEA AVENUE PLANTING

- NEIGHBOURHOOD PARK
- ACTIVITIES FOR CHILDREN
- SEATING
- OPEN SPACE

2.0 SURROUNDING PARKS + RESERVES

2.3 SITE PHOTOGRAPHS



PHOTO G - BEN COOPER PARK

- MAJOR PARK
- SEATING
- PLAYING FIELDS
- OPEN SPACE
- WALKING PATH



PHOTO H - RICHMOND CEMETERY

- WALKING PATH
- SEATING
- GARDENS



PHOTO I - RICHMOND CEMETERY ADJOINING RESERVE

- OPEN SPACE



PHOTO J - NORM LARGE PARK

- NEIGHBOURHOOD PARK
- WALKING PATH
- ACTIVITIES FOR CHILDREN
- OPEN SPACE
- SEATING



PHOTO K - ST JAMES AVENUE RESERVE

- NEIGHBOURHOOD PARK
- OPEN SPACE
- ACTIVITIES FOR CHILDREN
- SEATING



PHOTO L - LANGDALE RESERVE

- NEIGHBOURHOOD PARK
- OPEN SPACE

2.0 SURROUNDING PARKS + RESERVES

2.4 SITE PHOTOGRAPHS



PHOTO M - HART RESERVE

- NEIGHBOURHOOD PARK
- ACTIVITIES FOR CHILDREN
- RIVER + RIPARIAN PLANTING



PHOTO N - HART RESERVE CONNECTOR

- RIVER + RIPARIAN PLANTING
- WALKING PATH
- OPEN SPACE



PHOTO O - SABINE DRIVE RESERVE

- NEIGHBOURHOOD PARK
- SEATING (FUTURE)
- WALKING PATH (FUTURE)
- OPEN SPACE
- ACTIVITIES FOR CHILDREN (FUTURE)



PHOTO P - CUPOLA CRESCENT

- RIVER + RIPARIAN PLANTING
- WALKING PATH
- SEATING

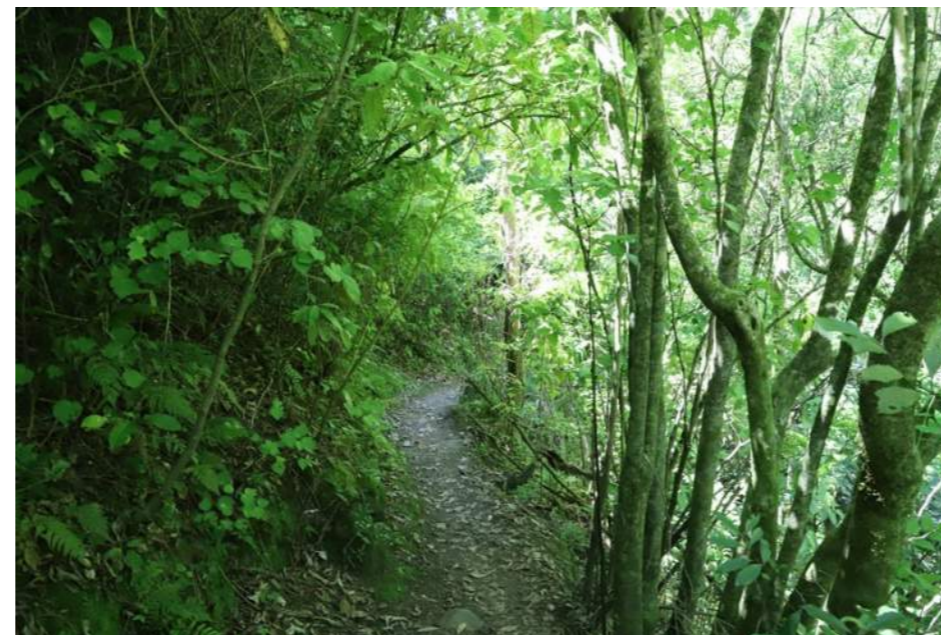


PHOTO Q - HILL STREET WALKWAY (SOUTH END)

- RIVER + RIPARIAN PLANTING
- WALKING PATH
- SEATING

3.0 URBAN DESIGN PANEL

3.1 PROPOSED HILL STREET BLOCK MASTERPLAN 013 AS PER 'URBAN DESIGN PANEL' SUBMISSION (26 March 2019)



3.0 URBAN DESIGN PANEL

3.2 PROPOSED HILL STREET BLOCK MASTERPLAN 014 AS PER 'URBAN DESIGN PANEL' SUBMISSION (26 March 2019)



3.0 URBAN DESIGN PANEL

3.3 URBAN DESIGN PANEL MEETING REPORT (04 April 2019)

Nelson City Council / Tasman District Council

Urban Design Panel meeting report



Project initiator	Integrity Care Group
Project	Olive Estate – Hill Street extension
Address	Hill Street, Richmond (Lot 2 DP 511511)
Description	Extension of Olive Estate Lifestyle Village into the adjacent greenfield site on Hill Street
Meeting date	4 April 2019
Panel members	Graeme McIndoe (chair), Grant Edge, Russel Bengé
Applicant	Robert Weir (architect), Luke Porter (landscape architect), Gary Rae (planner), Kristen Nimmo (applicant), Shoshona Galbreath (lawyer), Tim Stewart (project manager).
Council staff	Alastair Jewell, Katrina Lee

Intro

1. 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. For this reason we will not comment on these details.
2. We consider there is scope for value and amenity enhancement as identified in a number of areas below.

Reorganisation of open space

3. The proposed orchard area and related landscape / stormwater feature/ paths are a valuable amenity. However, we consider the main open space here would be better located closer to Fairose Drive where it would be more readily accessible for care facility residents and their visitors and with greater visibility for street users and more residents including the apartment residents. Currently it is planned to be in a rear location which will inherently limit its visibility, likely use and benefits.

Reconsideration and development of care facility planning.

4. The formal arrangement of the care facility plan and breakdown of building form is in principle very positive.
5. The slight splaying between the wings enhances how these quite narrow spaces formed by the wings open out to the garden areas, and the splays provide a sense of spatial dynamism.
6. The entrance space and car park is clearly indicative and should be developed to a much higher standard of landscape amenity, while still providing the necessary parking and vehicle functions.
7. Residents' garages at the south west corner of the apartment block occupy a prime residential location, and an association with proposed servicing function is a poor edge to

the open space to the north, the street, and the entrance space. At the same time the south west corner of the rest home is located well below the level of Hill Street and thus residents facing south east will have seriously limited outlook. Considering these factors together, there is an opportunity to relocate servicing and parking to under the south east of the rest home block where it would remain readily accessible to the street system.

8. The unbroken horizontal roofline of the rest home block contributes to perception of great length, and should a part of this block extend higher, then the visual mass of the building would be broken down. We appreciate the architectural modulation along the facades of the rest home facilities to break down the scale; however these minor formal and aesthetic variations alone may be unsuccessful in achieving that. If greater variation of building form and increased building height were to be explored, we consider it should be at the southern end of the rest home block where the current roofline is less than one storey above Hill Street. That is currently an under-scaled and visually weak building form at the corner and would be enhanced by further building height in combination with good quality landscape treatment. We make this recommendation having viewed this part of the site and considered its relationship with the properties on the other side of Hill Street.
 9. There is potential to create a raised roof line over part of the central club room / restaurant area. This would contribute to the further variation of roofscape across the development which is a positive feature of the development so far. It would also contribute to a memorably high interior space which would benefit the residents and their visitors and would also help to visually mark the main entry to the care facility.
 10. A related minor detail is that the entrance facade is dominated by facilities which demand privacy, such as toilets and massage facilities. Some investigation of how the internal functions might better address the entrance space is desirable.
 11. We question whether there is an opportunity to get better sun access to the south east facing apartments in that block, and potentially that may be by skylights for the top floor of the apartments.
- Hill Street entrance invitation**
12. The street entrance from Hill Street seems somewhat understated and needs to consider a more visually open entrance / threshold treatment.
- On site visitor and staff car parking**
13. We are unclear as to how and where and how much parking is provided or required for visitors and staff. Placing all the parking in the entrance space will compromise the quality of that. If required, there is an opportunity to explore street side parking set between street trees along the eastern side of Fairose Drive.