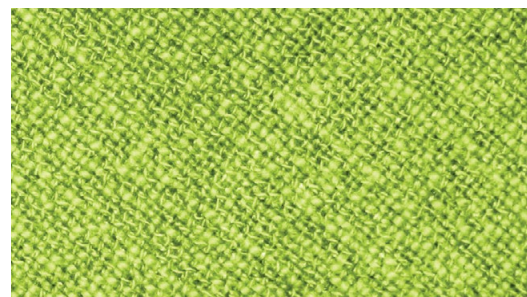
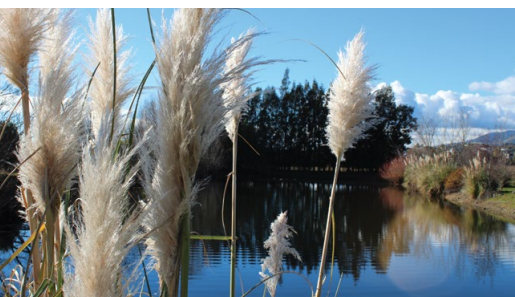




Olive Estate

LIFESTYLE VILLAGE

STAGE 3B & 3C PROFILE





Moving to Olive Estate means having it your way, every day.

Olive Estate will have the latest appliances, sparkling new bathrooms, temperature control and just the right amount of room to move. Spaces designed for modern living inside and out, and freedom to choose how you spend your day. You will be able to come and go as it suits - with parking at the door and the absolute ease of 'lock up and leave'. Olive Estate will provide the option to be as active or relaxed as you choose, with acres of outdoors, a host of opportunities and the rest of the region right at your door. There will be company for when you want it, and privacy for when you don't. Moving up to Olive Estate means all those 'one day' wishes become part of your every day – read on – we know you'll like what you see.



YOUR WAY - EVERY DAY

Olive Estate Lifestyle Village will be a diverse park-like community for people over the age of 55. A range of housing and apartment options complement the many needs of our community. Olive Estate will feature Villas ranging in size and with a choice of two and three bedrooms as well as a range of Terrace Houses and Apartments. The Olive Estate Green will feature an amphitheatre and bbq area and could provide space for community activities, such as concerts and a farmer's market. Once fully constructed, the Lake House will include the following facilities:

- Gymnasium,
- Swimming Pool and Spa,
- Theatre,
- Library,
- Conference Rooms, and
- A Men's Shed.

Additional features planned include: Cycling and walking tracks within the village linking through to the surrounding

communities, communal vegetable gardens and orchards, parking spaces for boats and caravans and storage unit facilities.

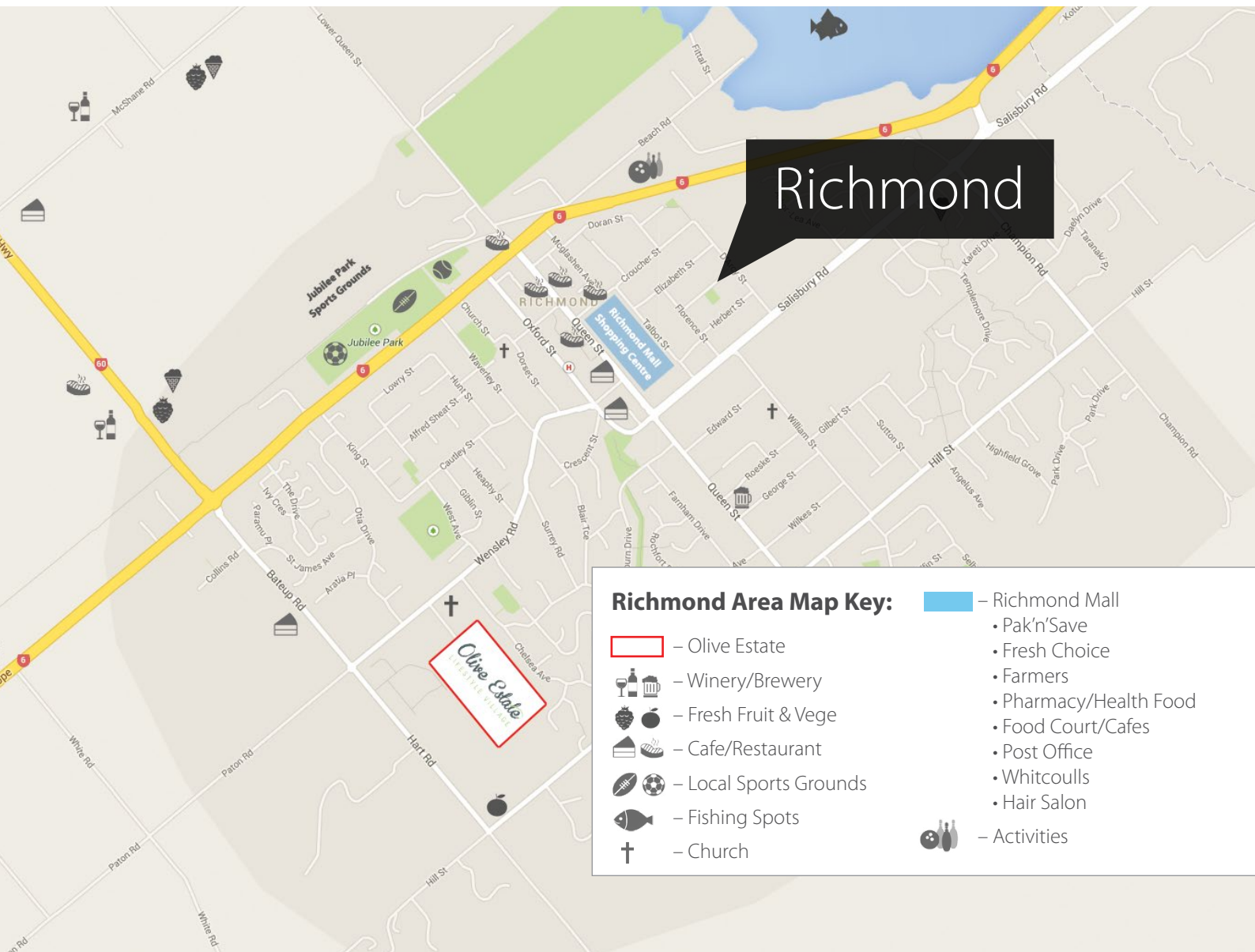
Adjacent to the Lake House, ICG intends to develop the Olive Market, which will be separately owned and operated from the Olive Village. ICG's current intention is that the Olive Market will contain a café, general store and hair salon, to serve the local community.

Olive Estate plans to include a comprehensive Care Facility with Rest Home, Hospital and Dementia Care.

Olive Estate is a staged development with Stage 3B & 3C beginning late 2016. The proposed facilities outlined in this document are subject to change as Olive Estate develops.

Location

Situated on gently sloping land just moments from Richmond, Nelson, Olive Estate enjoys views of Tasman Bay and the western ranges.





AN INVESTMENT IN LIFESTYLE

Handy to everything – the region at your door

Olive Estate Lifestyle Village is nestled in the heart of Nelson, close to the growing Richmond town centre and less than an hour away from Golden Bay. Whether you want to strike out for the mountains, the beach, alpine lakes or Nelson's famous vineyards, it's all on your doorstep.

Social life & lifestyle community

Everyone with a home at Olive Estate will have the opportunity to be a part of a rich and vibrant community. Making use of facilities that Olive Estate will have, like the gymnasium, library, theatre and swimming pool, means you'll meet like-minded residents as often as you want.

Privacy

Olive Estate will afford its residents just as much privacy as they want or need. Sensitive plantings will help create an environment of seclusion but you will never be far from a friendly smile or a chat over a cup of tea or coffee. Olive Estate's communal spaces will provide the ideal place to meet others without compromising your own privacy.

Family to stay or visit

Families and friends will always be welcome at Olive Estate.



Whether you want to strike out for the mountains, the beach, alpine lakes or Nelson's famous vineyards, it's all on your doorstep.



Active outdoors, cycle tracks, walking & gardening

All around Olive Estate there are so many options for people who enjoy an active lifestyle. There are numerous golf courses – your closest is Greenacres on Best Island. You will be immediately adjacent to the Great Taste Cycle Trail that takes you from Richmond into wine country and beyond. For keen mountain-bikers Nelson features some of the world's best adventure cycle trails. Many of Nelson's rivers are just moments away for keen anglers or just for a swim or a stroll. The beaches are diverse and many; from the golden sands of Abel Tasman National Park to the warm and gentle waters of the Waimea

Inlet. The fishing is superb. Walking trails abound and for those of you that are keen gardeners you will be welcome to create your own piece of paradise in Olive Estate's community gardens.

Independence & support

Life at Olive Estate will be just as independent as you want it to be but we will also supply a range of services designed to provide support when it's needed, these include:

- Meal delivery
- Medication management
- Personal support services

LOCK UP & LEAVE

Easy care & low maintenance

Our residential options are designed to need minimal ongoing care and maintenance. It means you have more time to do the things you really care about and for those who wish to travel it means complete peace-of-mind.

Security

All homes will be fitted with security and fire alarm systems, with monitored emergency assistance buttons.

Access to airport & transport

Olive Estate is only 15 minutes from Nelson Airport and 30 minutes from the Motueka Aerodrome.

Parking for boats, mobile homes & caravans

Limited spaces will be allocated in the common area for the parking of boats, mobile homes and caravans.

Just as you left it

For those who wish to travel you can rest assured that when you return from your travels, whether it's a few days or a few months, your home will be just as you left it.







MODERN LIVING

All Olive Estate homes are designed with modern living in mind and will all include the latest in high quality, low maintenance, durable fittings and features.

- Coloursteel roof
- Double glazed aluminium window joinery
- Plastered exterior with feature detailing
- 2 or 3 bedrooms
- Internal access garage
- Landscaping
- Drapes/carpet
- Emergency Assistance Alarm
- Security & Fire protection

Appliances

All Olive Estate's housing solutions will come with state of the art kitchen appliances including electric oven, hob, rangehood, dishwasher and refrigerator.

Access

All residential options will have easy access for those with disabilities.

Technology & heating

All homes will feature underfloor heating to tiled areas and a heatpump in the living area. High-speed wireless internet access will be provided to all units.

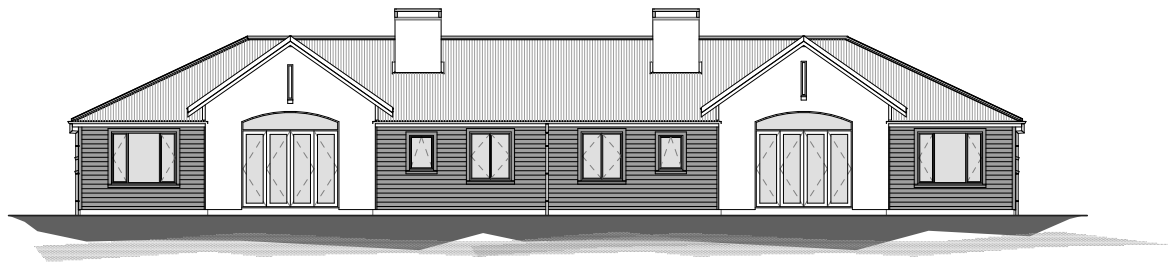
Indoor/outdoor

Kiwis love outdoor living and as well as the generous communal outdoor spaces at Olive Estate, all residential options will have private outdoor spaces that allow you to make the most of Nelson's famous sun.

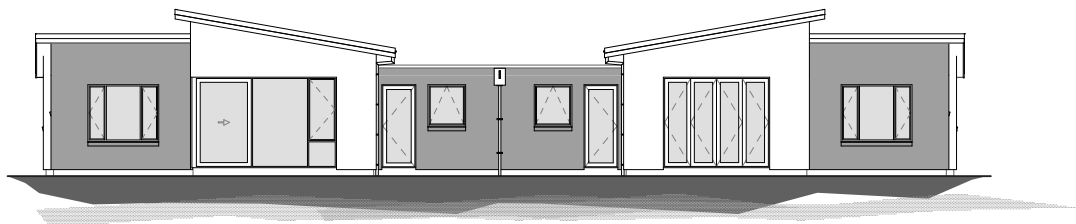
Home Upgrades

While we like to think we've thought of most things with our residential offerings, we understand that you may wish to personalise your new home with extra features. We're happy to help you make your home exactly the way you want it.

3 Bedroom Villas



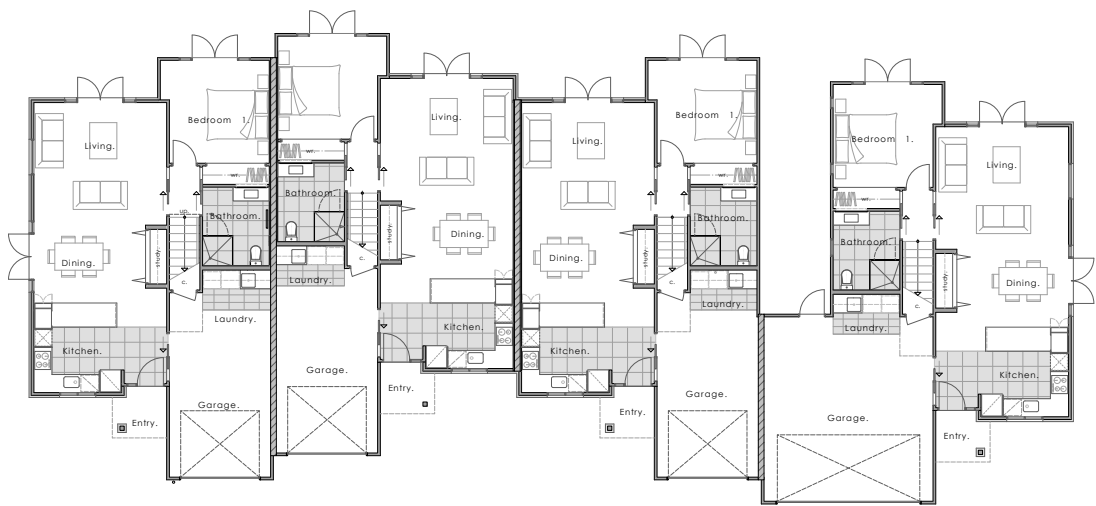
2 Bedroom Villas



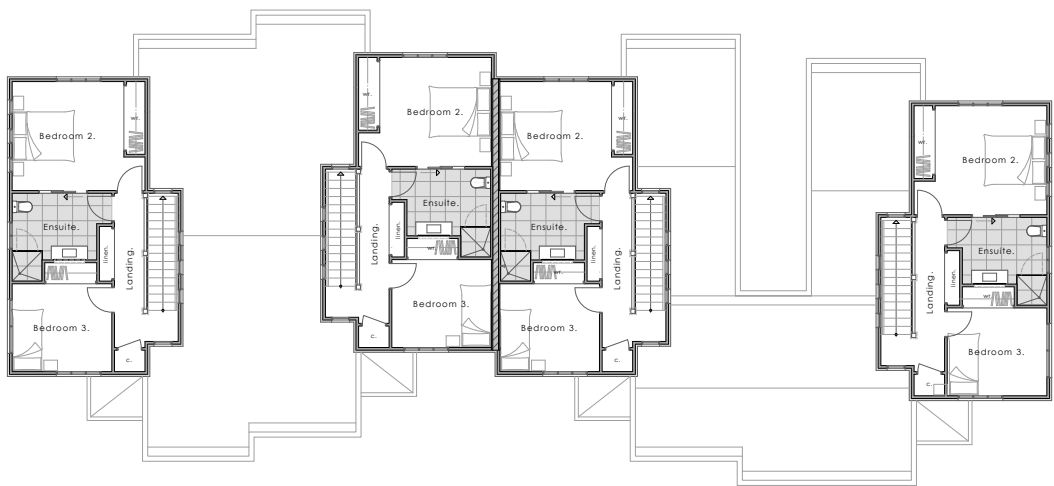
Terraced Houses



North Elevation.

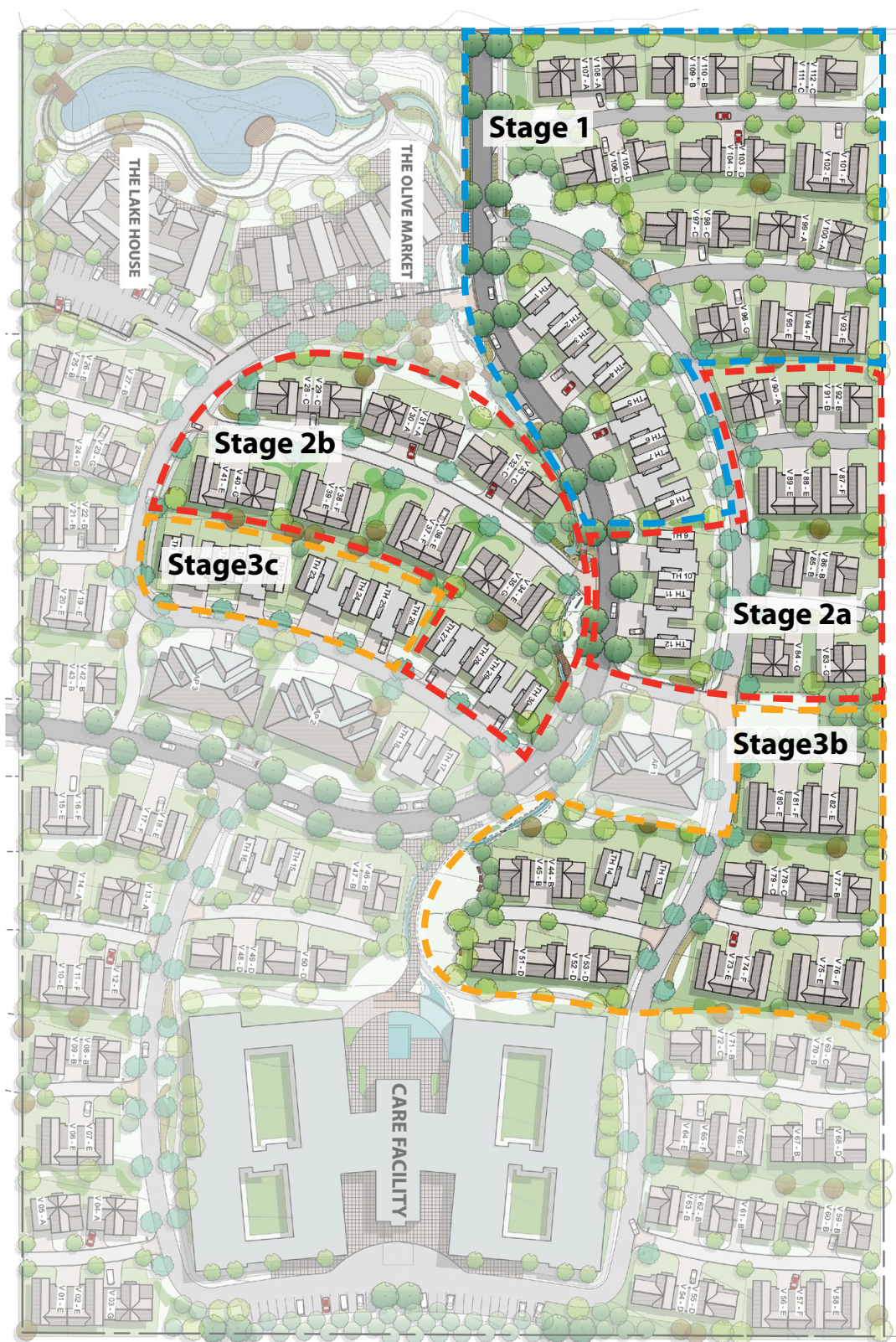


Ground Floor Plan.



First Floor Plan.

MASTER PLAN



Disclosure statement & fees

Your decision to move into a home at Olive Estate is an investment in lifestyle. The details are set out in full in Olive Estate's disclosure statement, which we would be happy to take you through in more detail.

A weekly service fee will be charged to cover rates, rubbish removal, maintenance, gardening, window cleaning and building insurance. A separate charge for electricity and telephone will also apply to individual units.



Mark Nimmo
Village Manager



Kristin Nimmo
General Manager



Tom Nimmo
Integrity Care Group Director



Robert Weir
Village Architect



Luke Porter
Village Landscape Architect



Tim Stewart
Project Manager



Vanessa Taylor
Sales Manager

THE OLIVE ESTATE TEAM

Owners, Architects, Landscapers & Builders

Olive Estate Lifestyle Village Limited, a subsidiary of The Integrity Care Group Limited (ICG), is the developer of Olive Estate. Owned and operated by Mark, Kristin, Tom and Shirley Nimmo and their related entities, ICG has a proven track record of providing excellence in aged care services for more than 20 years.

The development is designed by Robert Weir, a Director of the multi-award winning architectural practice Weir Architecture, based in Christchurch. 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.

Landscape design is by Luke Porter of Canopy Landscape design. Luke has 14 years' landscape architectural experience both nationally and internationally.

Tim Stewart, Project Manager – Tim has more than 19 years' experience as a registered electrician in Nelson and has proven skill and ability in operations management.

Sales

Sales Manager for the project is Vanessa Taylor who brings 15 years of experience in the building, property and service industries. Vanessa is famous for her attention to detail and "going that extra mile" to help her clients' dreams come true.

Keeping it local

Olive Estate is locally owned and proud to support local Nelson businesses and trades wherever possible.





Freephone: 0800 TALK OLIVE
olive@integritycare.co.nz
www.oliveestate.co.nz

Please note illustrations are artists impressions only and may be subject to change. July 2016.

