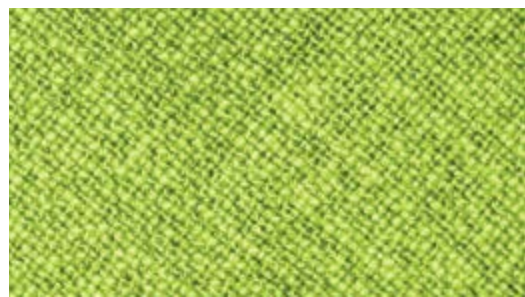




# Olive Estate

LIFESTYLE VILLAGE

Information Booklet

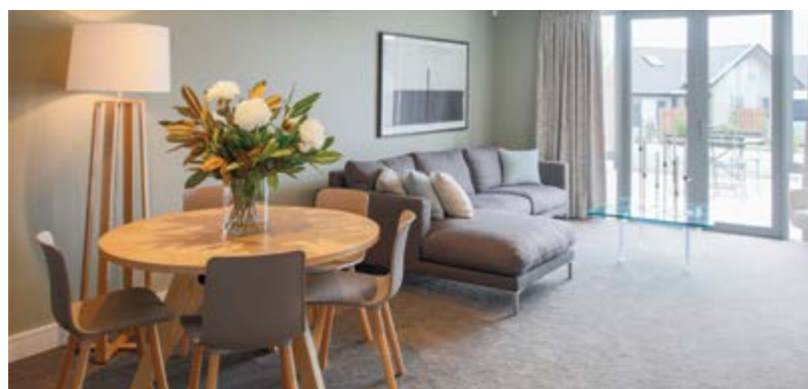
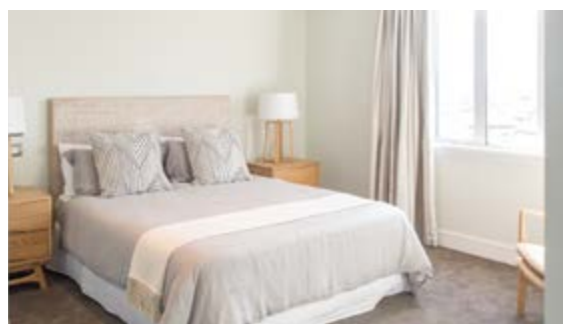




## Moving to Olive Estate means living life your way — every day.

Olive Estate has 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 are able to come and go as you please – with parking at the door and the absolute ease of 'lock up and leave'. Olive Estate provides 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 is company for when you want it, and privacy for when you don't. Moving 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.





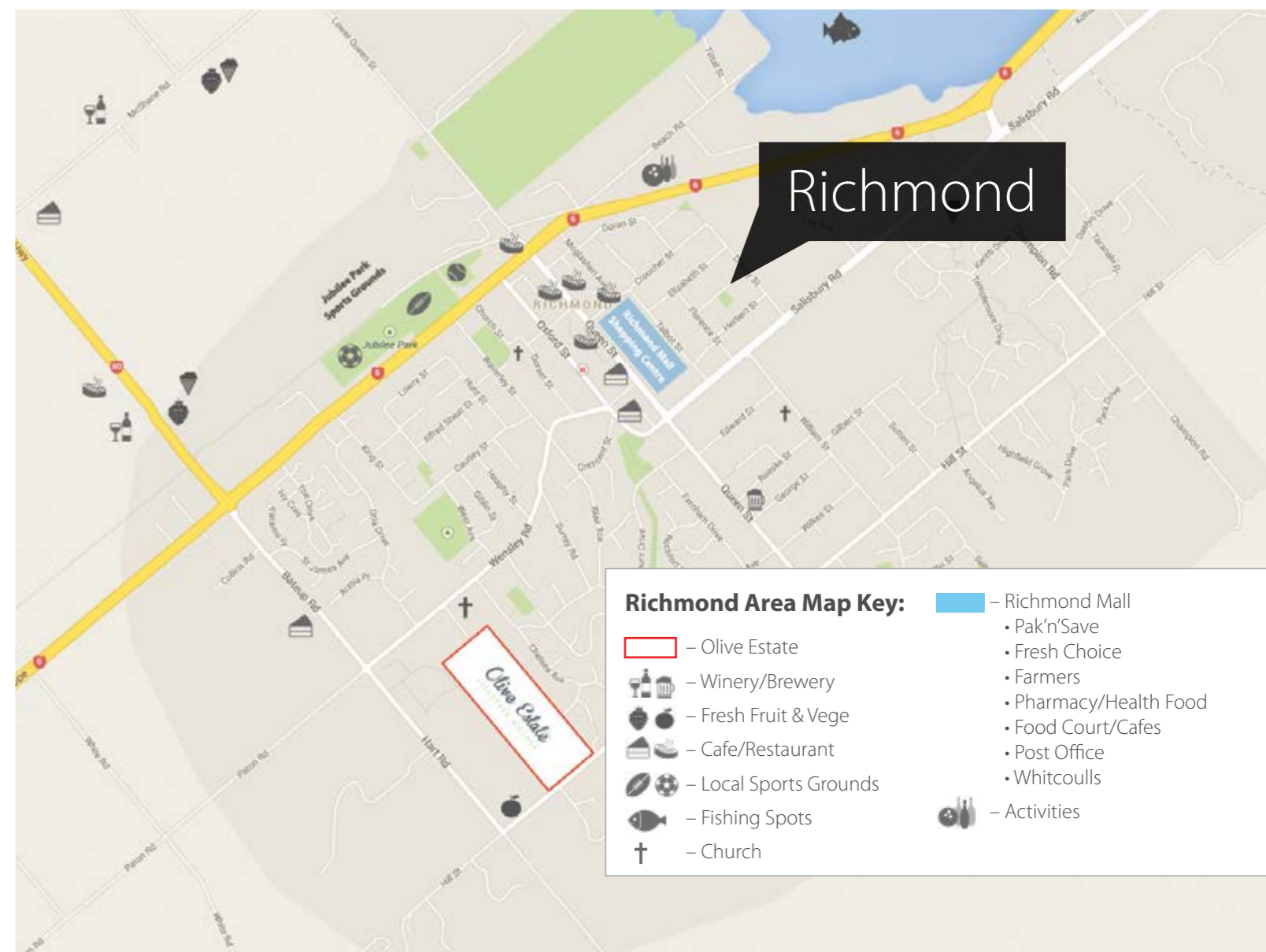
## YOUR WAY — EVERY DAY

Olive Estate Lifestyle Village is 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 features Villas ranging in size, with a choice of two and three bedrooms as well as a range of Terrace Houses, Carriage Houses and Apartments. It includes great communal spaces like the Lakehouse, children's playground, amphitheatre, Kaikari Gardens and the Lake area.

Additional planned features of the village include: Cycling and walking tracks within the village linking through to the surrounding communities and a comprehensive Care Centre with Rest Home, Hospital, Dementia Care and Serviced Apartments.

### Location

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





The Lakehouse is a common space for our residents to use at their leisure as well as encouraging the wider community to come and be part of Olive Estate.

## THE LAKEHOUSE

### Resort style living just for you.

Olive Estate is proud to have the amazing Lakehouse, an architecturally designed, purpose-built building providing a common space for our residents to use at their leisure, as well as encouraging the wider community to come and be part of Olive Estate.

### The Lakehouse has many great features including:

- A Library in which residents can come and take books as they please and a quiet space to sit, read and relax.
- A theatre with 34 full theatre chairs as well as two mobility spaces in which residents can enjoy a state-of-the-art movie experience on site with their friends. This room includes a Blu-ray player, Chrome Cast, Apple tv with Netflix available and a wide selection of Sky channels. The room will also be able to accommodate viewing of popular sports games.

- A large conference centre, which can be broken into three more intimate sound-proof rooms, with a full kitchen. This is available to be booked and used by residents and hosts many of our resident-initiated activities and groups such as Mahjong, Social/Happy Hour, crafts and many other groups. As well as hosting private resident functions such as anniversary gatherings or other special events. Cosy up in winter around the gas fire with a cuppa and friends.
- A gym equipped with various cardio machines, free weights and access to booking in with a personal trainer who can help with your fitness needs whatever stage you are at.
- A 17m indoor pool and spa area for residents to enjoy with their friends and family.

Not only this but we also have areas that will not only be open to the residents, but will also be open to the public, encouraging

the community to come in and be part of Olive Estate. These are:

- The Lakehouse Salon. Privately operated by Yvonne Penniall with 42 years of experience, she offers a range of products and services at a competitive price.
- The Lakehouse Café. This is somewhere where you can come and meet friends and family for a coffee and a bite to eat and enjoy the amazing outlook over the Olive Estate Lake and Richmond. Outside the café is a playground for the kids, the Lakehouse Green and the walking track around the lake is close by.
- The Lakehouse Green features an amphitheatre and will provide space for community activities.

### Other Facilities and Activities to Enjoy within the Village

We encourage independent living and want our residents to have the freedom to be involved with as much or as little as they like. With this in mind, we

encourage our residents to initiate groups, social gatherings and activities of their own accord. Want to start a group? We'll let all the residents know about it on our Concierge App, Touchtown, and assist you any way we can, but you have the freedom to run it. Already we have book clubs, interest groups, mountain bikers, pétanque and social events run by the residents happening regularly, but there is always room for more!

We have a hybrid vehicle available for residents to use which can be booked to use at any time as well as a van that is available to take larger groups out and about during the week.

Kaikari Garden is our community garden which is available to be part of if you are a keen gardener and we often have 'harvests' where residents can come and enjoy the vegetables which have been grown on site.

The sky is the limit as far as what you can be part of or initiate at Olive Estate. With the community constantly growing and changing, there is plenty of opportunity for new ventures!



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



## AN INVESTMENT IN LIFESTYLE

### **Handy to everything – the region at your door**

Olive Estate Lifestyle Village is nestled in the heart of the Nelson Region, close to the growing Richmond town centre and just over an hour away from Golden Bay. Whether you want to venture 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 has the opportunity to be a part of a rich and vibrant community. Making use of facilities that Olive Estate has, like the gym, library, theatre and swimming pool, means you'll meet like-minded residents as often as you want.

### **Privacy**

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

### **Family to stay or visit**

Family and friends are always be welcome at Olive Estate.

### **Pets**

Domestic animals are welcome at Olive Estate with approval from management.

### **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 within close proximity 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 Rabbit Island and

Tahunanui Beach. The fishing is superb. Walking trails abound and for those of you that are keen gardeners you are welcome to create your own piece of paradise at your unit.

### **Independence & support**

Life at Olive Estate is just as independent as you want it to be but we can also assist in arranging 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 are 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 are available for the parking of boats, motor 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 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 and carpets
- Emergency assistance alarm
- Security and fire protection

### Appliances

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

### Access

All residential options have easy access for those with disabilities.

### Technology & heating

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

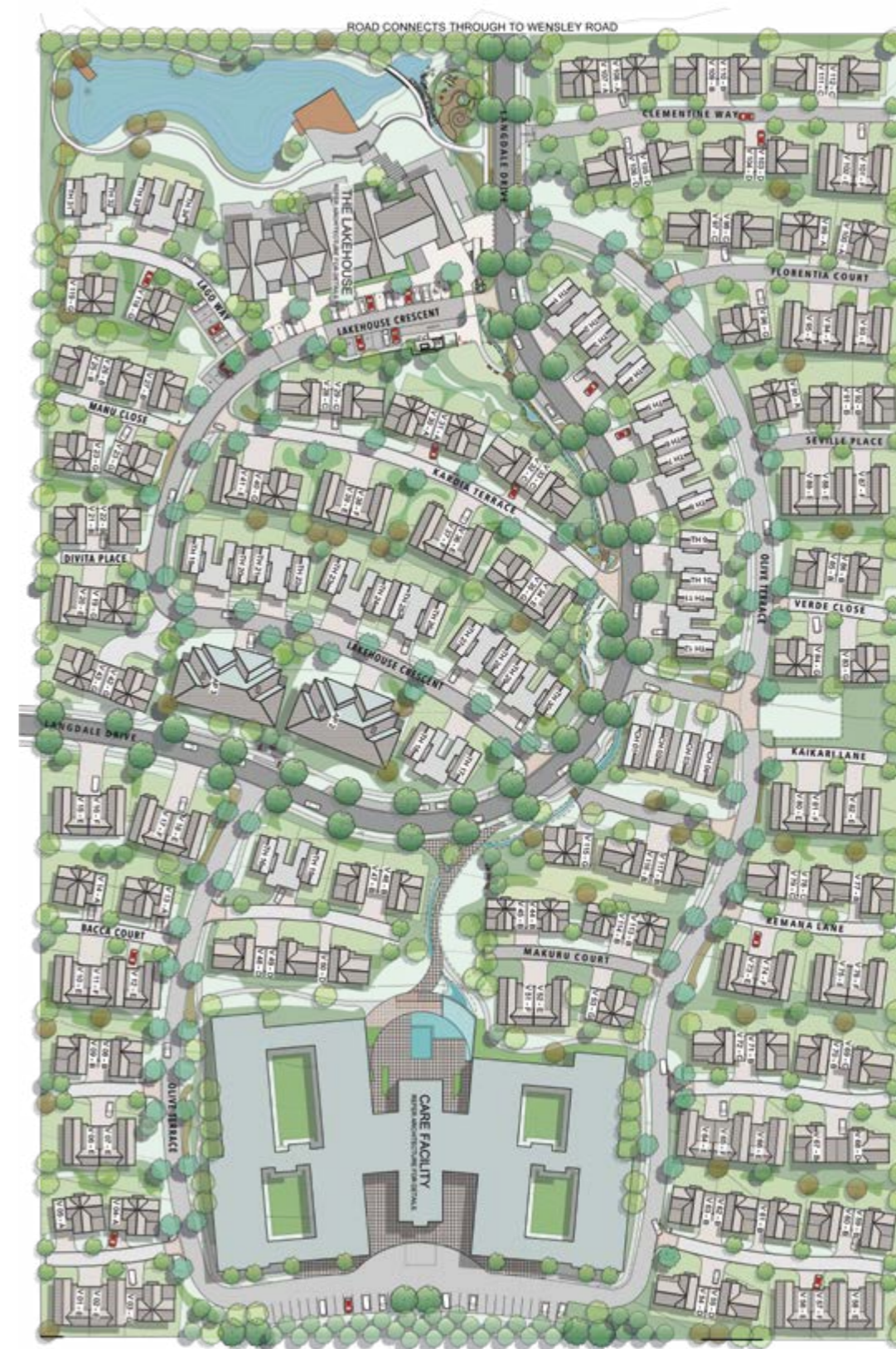
### Indoor/outdoor

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

### Home Upgrades

At Olive Estate, we pride ourselves in going the extra mile to make this next stage of your life and living, the best it can be. We'd love to try and accommodate any special requests for your space here at Olive Estate. Talk with our sales manager to discuss any additions or changes you might like to make.

## 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 is charged to cover rates incl water, rubbish removal, maintenance, gardening, WiFi, window cleaning and building insurance. A separate charge for electricity and telephone will also apply to individual units.

3 Bedroom Villas

- Options available:
- Stand Alone
  - Duplex Model
  - Single and Double Garage Options

Duplex (with single garage)



Stand Alone (with double garage)



2 Bedroom Villas

- Options available:
- Duplex Model
  - Triplex Model
  - Option of additional study
  - Five different floor plans available on request

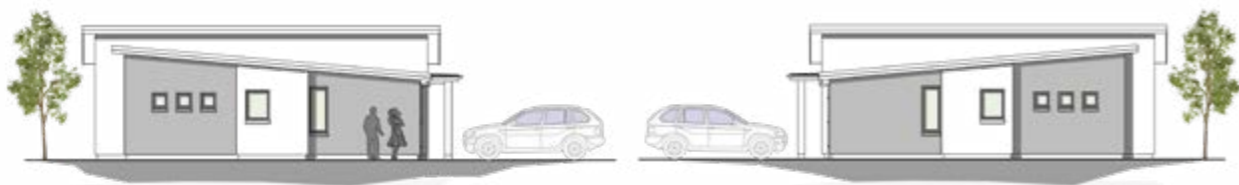
Duplex



North Elevation



South Elevation



West Elevation

East Elevation



Floor Plan

Triplex



North Elevation



South Elevation



West Elevation

East Elevation



Floor Plan

Terraced Houses

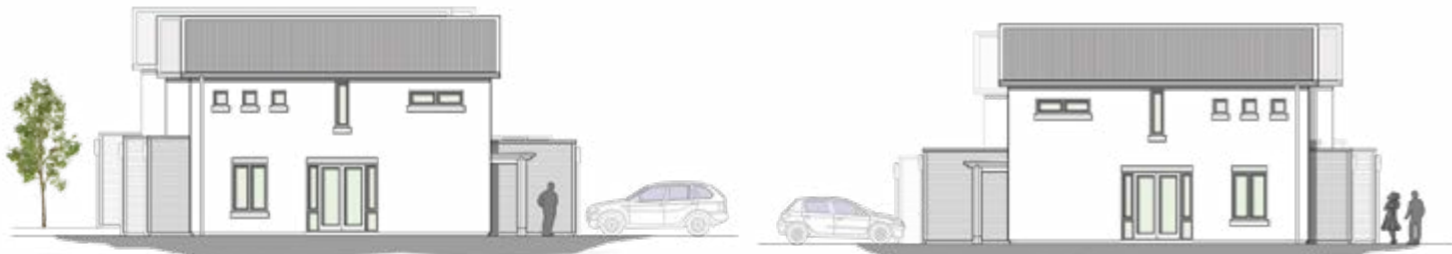
- Options available:
- Single or double garage option



North Elevation



South Elevation



West Elevation

East Elevation



First Floor Plan



Ground Floor Plan

Carriage Houses



North Elevation



South Elevation



West Elevation



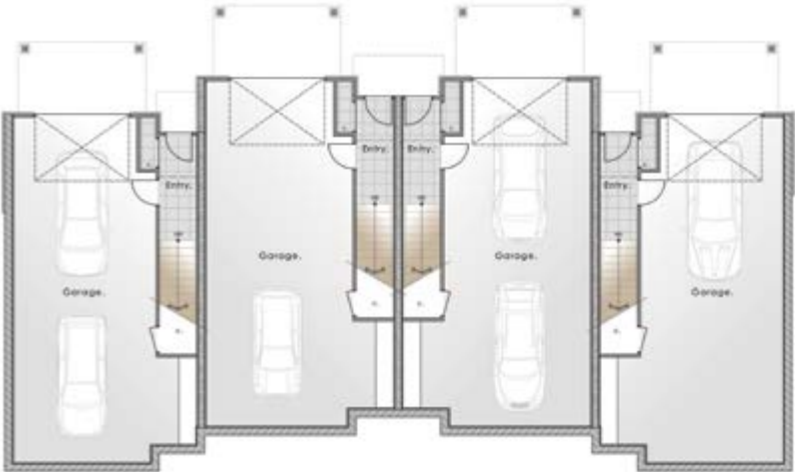
East Elevation



Second Floor Plan



First Floor Plan



Ground Floor Plan



**Kristin Nimmo**  
Managing Director



**Tim Stewart**  
Project Manager



**Vanessa Taylor**  
Sales Manager



**Robert Weir**  
Village Architect



**Luke Porter**  
Village Landscape Architect

## 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 the Nimmo Family and their related entities, ICG has a proven track record of providing excellence in aged care services for more than 20 years.

Kristin Nimmo is the Managing 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 as well as manage the village.

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.

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 more than 20 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.





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Please note illustrations are indicative of the type of unit and style available. July 2019.

