APPENDIX A

Assessment Site Plans and Drawings
Kohimarama Retirement Village

Address: 223 Kohimarama Road and 7 John Rymer Place

Assessment Drawings

Prepared for

Ryman Healthcare Ltd

By

Beca

February 2020
View from Kohimarama vehicle access way towards village centre B01

View from podium level 3 towards village centre B01
1. View from access way off John Rymer Place towards village centre B01

2. View on podium towards apartment building B02
1. View A from access way off John Rymer Place towards village centre B01, B02 and B03

2. View B from access way off Kohimarama Road towards village centre B01, B02 and B03
1. View C towards Kohimarama Road vehicle access way
## Height and Height in Relation to Boundary Infringements Schedule

### B01
- **Height Infringement (NORTH WEST):** 0.0 - 2.7 m
- **Height Infringement (NORTH EAST):** 0.0 - 10.3 m
- **Height Infringement (SOUTH WEST):** 0.0 - 9.7 m
- **Height Infringement (SOUTH EAST):** 0.0 - 6.5 m
- **Roof Access:** 9.6 - 10.4 m

### B02
- **Height Infringement (NORTH WEST):** 4.1 - 4.9 m
- **Height Infringement (NORTH EAST):** 4.1 - 10.3 m
- **Height Infringement (SOUTH WEST):** 4.0 - 10.2 m
- **Height Infringement (SOUTH EAST):** 7 - 10.2 m
- **Roof Services Protrusion:** 5.3 m

### B03
- **Height Infringement (NORTH WEST):** 1.5 - 6.0 m
- **Height Infringement (NORTH EAST):** 2.7 - 6.0 m
- **Height Infringement (SOUTH WEST):** 0.3 - 4.9 m
- **Height Infringement (SOUTH EAST):** 2.2 - 6.1 m

### B04
- **Height Infringement (NORTH WEST):** 3.7 - 4.8 m
- **Height Infringement (NORTH EAST):** 2.4 - 7.7 m
- **Height Infringement (SOUTH WEST):** 4.0 - 6.5 m
- **Height Infringement (SOUTH EAST):** 4.8 - 10.0 m
- **Roof Services Protrusion:** 5.3 m

### B05
- **Height Infringement (NORTH WEST):** 0.0 - 1.3 m
- **Height Infringement (NORTH EAST):** 0.0 - 1.8 m
- **Height Infringement (SOUTH WEST):** 1.0 - 4.4 m
- **Height Infringement (SOUTH EAST):** 0.2 - 6.6 m

### B06
- **Height Infringement (NORTH WEST):** 0.6 - 4.0 m
- **Height Infringement (NORTH EAST):** 2.6 - 7.2 m
- **Height Infringement (SOUTH WEST):** 2.1 - 10.4 m
- **Height Infringement (SOUTH EAST):** 6.9 - 8.2 m

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*FOR INFORMATION NOT FOR CONSTRUCTION*
LEGEND

- Pedestrian circulation from John Rymer Place to B-01 main entry and the standalone vertical circulation
- Sky bridge accessible pedestrian route from B-01 L4 to Kohimarama Rd
- Main circulation route to the apartment buildings from the podium level, standalone vertical circulation, to the B-01 main entry
- Pedestrian route to the hardware store
- Pedestrian route between the standalone vertical circulation and the B-01 main entry (Note an all-weather tunnel is provided from L0, below L1 carpark, to L0 B-01)
- Pedestrian garden paths
- Secondary pedestrian circulation
- Street vehicle entrance/exit access way
- Two way vehicle movement
- Two way porte cochere drop off/pick up
- Two way vehicle movement into underground carpark areas
- Vehicle loading areas
- On grade carparking

Secondary entrance to village

Main entrance to village

Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Architecture
044-ASM-S01-A0-010
A
### Retaining Wall Key Plan

<table>
<thead>
<tr>
<th>Retaining Wall Schedule</th>
<th>Length</th>
<th>Height</th>
<th>Material</th>
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<tbody>
<tr>
<td>1</td>
<td>294.7m</td>
<td>0.04-1.98m</td>
<td>Precast concrete panels</td>
</tr>
<tr>
<td>2</td>
<td>43.3m</td>
<td>0.04-3.09m</td>
<td>Concrete blocks</td>
</tr>
<tr>
<td>3</td>
<td>117.2m</td>
<td>0.32-3.25m</td>
<td>Concrete blocks</td>
</tr>
<tr>
<td>4</td>
<td>11.5m</td>
<td>0.32-3.27m</td>
<td>Austral industry range brick</td>
</tr>
<tr>
<td>5</td>
<td>9.9m</td>
<td>0.32-3.27m</td>
<td>Austral industry range brick</td>
</tr>
<tr>
<td>6</td>
<td>25.0m</td>
<td>0.03-3.22m</td>
<td>Austral industry range brick</td>
</tr>
<tr>
<td>7</td>
<td>34.3m</td>
<td>0.03-3.22m</td>
<td>Austral industry range brick</td>
</tr>
<tr>
<td>8</td>
<td>53.1m</td>
<td>0.0-3.82m</td>
<td>Austral industry range brick</td>
</tr>
<tr>
<td>9</td>
<td>21.9m</td>
<td>0.0-4.03m</td>
<td>Austral industry range brick</td>
</tr>
<tr>
<td>10</td>
<td>9.9m</td>
<td>0.0-3.32m</td>
<td>Austral industry range brick</td>
</tr>
<tr>
<td>11</td>
<td>85.0m</td>
<td>0.0-3.32m</td>
<td>Austral industry range brick</td>
</tr>
<tr>
<td>12</td>
<td>2.8m</td>
<td>0.0-3.32m</td>
<td>Austral industry range brick</td>
</tr>
</tbody>
</table>

**Legend:**
- Blue: Retaining wall type 1: Austral industry range brick platinum or similar
- Red: Retaining wall type 2: Concrete blocks
- Green: Retaining wall type 3: Precast concrete panels

**NOTE:** Refer to Landscape Architecture drawings 'Retaining Wall Examples' for wall treatment precedent images.
Level 1 Site Plan Unit Assessment

223 Kohimarama Road - 7 John Rymer Place

LEGEND
- SOUTH-EAST FACING UNITS
- UNITS WITH LIVING SPACES ON CORNERS

FOR INFORMATION
NOT FOR CONSTRUCTION

South-East Facing Units and Units with Living Spaces on Corners - Level 1

Kohimarama Retirement Village

Architecture
044-ASM-S01-A0-040
LEGEND
SOUTH-EAST FACING UNITS
UNITS WITH LIVING SPACES ON CORNERS

ASSISTED LIVING SUITES

Selwyn College

Kohimarama Rd

John Rymer Pl

S10
S5
S12
S13
C4
C5
C6
S9
S8
S7
S6
C3
S11

FOR INFORMATION
NOT FOR CONSTRUCTION
IF IN DOUBT ASK.

Document No.
DO NOT SCALE
Client: Design
Drawn
Dsg Verifier
Dwg Check
Original
Scale (A1)
Reduced
Scale (A3)
Drawing Originator:
Date Appd Chk By
Revision No.

Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

South-East Facing Units and Units with Living Spaces on Corners - Level 3

044-ASM-S01-A0-042

Architecture

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A1 sheet scale =
A3 - 050
1 Level 3 Podium Site Plan Unit Assessment
South-East Facing Units and Units with Living Spaces on Corners - Level 4

Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

B01
B03
B05
B06
B04
B07

LEGEND
SOUTH-EAST FACING UNITS
UNITS WITH LIVING SPACES ON CORNERS

for information
not for construction
if in doubt ask.
South-East Facing Units and Units with Living Spaces on Corners - Level 5

Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

LEGEND
- SOUTH-EAST FACING UNITS
- UNITS WITH LIVING SPACES ON CORNERS
South-East Facing Units and
Units with Living Spaces on
Corners - Level 6

Level 6 Site Plan Unit Assessment

Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

SOUTH-EAST FACING UNITS
UNITS WITH LIVING SPACES ON CORNERS

FOR INFORMATION
NOT FOR CONSTRUCTION
Level 7 Site Plan Unit Assessment

Selwyn College
B04
B06
B02
B05
B03
B07

Kohimarama Rd
John Rymer Pl

LEGEND
SOUTH-EAST FACING UNITS
UNITS WITH LIVING SPACES ON CORNERS

FOR INFORMATION NOT FOR CONSTRUCTION

South-East Facing Units and Units with Living Spaces on Corners - Level 7

Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Architecture
044-ASM-S01-A0-046

Discipline
Title
Project
Drawing No.

Half A1

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A FOR ASSESSMENT MJK NZE AOM 04.02.20

A1 sheet scale = A3 - 050
Typical Air Con Unit on Balcony - View 1

Typical Air Con Unit on Balcony - View 2

AIR CON UNIT

B02 Level 4 Floor Plan - Views Key

FOR INFORMATION
NOT FOR CONSTRUCTION

Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Typical Air Con Unit on Balcony
BUILDING B01

A1 AUSTRA INDUSTRY RANGE BRICK TITANIUM OR SIMILAR (230 x 110 x 76)
C1 MATERIAL: SOLID PLASTER FINISH: TINTED TO RESENE QUARTER IRONSAND OR SIMILAR
F MATERIAL: ALUMINIUM BALUSTRADE FINISH: DULUX POWDERCOAT METRO ELECTRIC COW MATT OR SIMILAR

B MATERIAL: ALUMINIUM JOINERY FINISH: POWDERCOAT DULUX METRO ELECTRIC COW MATT OR SIMILAR
C2 MATERIAL: SOLID PLASTER FINISH: TINTED TO RESENE BOKARA GREY OR SIMILAR
G MATERIAL: COMPOSITE SCREEN FINISH: FUTUREWOOD WALNUT OR SIMILAR

B1 MATERIAL: GLAZING SPANDREL FINISH: BACK PAINTED TO RESENE BOKARA GREY OR SIMILAR
D MATERIAL: SOFFIT - FIBRE CEMENT FINISH: QUARTER SURRENDER OR SIMILAR
H MATERIAL: METAL CLADDING FINISH: DURALLOY MATT DARK GREY OR SIMILAR

C MATERIAL: SOLID PLASTER FINISH: TINTED TO RESENE BIANCA OR SIMILAR
E MATERIAL: FASCIA - FIBRE CEMENT FINISH: RESENE HALF STACK OR SIMILAR
I MATERIAL: EPDM MEMBRANE ROOFING FINISH: GREY OR SIMILAR

A MONIER ORIGIN RANGE BRICK CREVOLE OR SIMILAR (230 x 110 x 76)

MAIN BRICK COLOUR

BUILDING B02

A MONIER ORIGIN RANGE BRICK CREVOLE OR SIMILAR (230 x 110 x 76)
C1 MATERIAL: SOLID PLASTER FINISH: TINTED TO RESENE QUARTER IRONSAND OR SIMILAR
G MATERIAL: COMPOSITE SCREEN FINISH: FUTUREWOOD WALNUT OR SIMILAR

B MATERIAL: ALUMINIUM JOINERY FINISH: POWDERCOAT DULUX METRO ELECTRIC COW MATT OR SIMILAR
D MATERIAL: SOFFIT - FIBRE CEMENT FINISH: QUARTER SURRENDER OR SIMILAR
H MATERIAL: METAL CLADDING FINISH: DURALLOY MATT DARK GREY OR SIMILAR

B1 MATERIAL: GLAZING SPANDREL FINISH: BACK PAINTED TO RESENE BOKARA GREY OR SIMILAR
E MATERIAL: FASCIA - FIBRE CEMENT FINISH: RESENE HALF STACK OR SIMILAR
I MATERIAL: EPDM MEMBRANE ROOFING FINISH: GREY OR SIMILAR

A2 AUSTRA INDUSTRY RANGE BRICK PLATINUM OR SIMILAR (230 x 110 x 76)

MAIN BRICK COLOUR

C MATERIAL: SOLID PLASTER FINISH: TINTED TO RESENE BIANCA OR SIMILAR
F MATERIAL: ALUMINIUM BALUSTRADE FINISH: DULUX POWDERCOAT METRO ELECTRIC COW MATT OR SIMILAR