



VOLUME 3



APPENDIX A

Resource Consent Site Plans and Drawings



Kohimarama Retirement Village

Address: 223 Kohimarama Road and 7 John Rymer Place

Resource Consent

Prepared for



By



February 2020

RESOURCE CONSENT
NOT FOR CONSTRUCTION

Document No. BM 360/044 - Kohimarama044-RCT_S01_SITE.rvt	Drawing No. 044-RCT-S01-A0-000	Rev. A
--	--------------------------------	--------

Architectural Drawing List

Project Number	Project Issue	Building Name	Sheet Number	Current Revision	Sheet Name
----------------	---------------	---------------	--------------	------------------	------------

044	RCT	S01	A0-000	A	Cover Sheet
044	RCT	S01	A0-001	A	Contents Page
044	RCT	S01	A0-002	A	Location Plan
044	RCT	S01	A0-003	A	Existing Site Plan
044	RCT	S01	A0-004	A	Proposed Site Plan with Aerial
044	RCT	S01	A0-010	A	Site Masters Plan
044	RCT	S01	A0-020	A	Site Plan Level 0 Basement
044	RCT	S01	A0-030	A	Site Plan Level 1
044	RCT	S01	A0-040	A	Site Plan Level 2
044	RCT	S01	A0-050	A	Site Plan Level 3 Podium and Setbacks
044	RCT	S01	A0-060	A	Site Plan Level 4 and Setbacks
044	RCT	S01	A0-070	A	Site Plan Level 5
044	RCT	S01	A0-080	A	Site Plan Level 6
044	RCT	S01	A0-090	A	Site Plan Level 7
044	RCT	S01	A0-100	A	Site Plan Level 8
044	RCT	S01	A0-110	A	Site Roof Plan
044	RCT	S01	A2-010	A	Site Elevations
044	RCT	S01	A3-010	A	Site Fencing
044	RCT	S01	A3-020	A	Site Sections
044	RCT	S01	A3-030	A	Site Sections
044	RCT	S01	A3-040	A	Site Sections
044	RCT	B01	A1-010	A	B01 Floor Plan Level 0 Basement
044	RCT	B01	A1-020	A	B01 Floor Plan Level 1 Ground
044	RCT	B01	A1-030	A	B01 Floor Plan Level 2
044	RCT	B01	A1-040	A	B01 Floor Plan Level 3
044	RCT	B01	A1-050	A	B01 Floor Plan Level 4
044	RCT	B01	A1-060	A	B01 Floor Plan Level 5
044	RCT	B01	A1-070	A	B01 Floor Plan Level 6
044	RCT	B01	A1-080	A	B01 Overall Roof Plan

Architectural Drawing List

Project Number	Project Issue	Building Name	Sheet Number	Current Revision	Sheet Name
----------------	---------------	---------------	--------------	------------------	------------

044	RCT	B01	A2-010	A	B01 Elevations
044	RCT	B01	A2-020	A	B01 Elevations
044	RCT	B01	A2-030	A	B01 Internal Elevations
044	RCT	S01	A1-010	A	B02 Floor Plans Levels 2-5
044	RCT	S01	A1-020	A	B02 Floor Plans Levels 6-8 and Roof Plan
044	RCT	S01	A2-010	A	B02 North West and North East Elevations
044	RCT	S01	A2-020	A	B02 South West and South East Elevations
044	RCT	B03	A1-010	A	B03 Floor Plans Levels 1-4
044	RCT	B03	A1-020	A	B03 Floor Plan Level 5 and Roof Plan
044	RCT	B03	A2-010	A	B03 North West and North East Elevations
044	RCT	B03	A2-020	A	B03 South West and South East Elevations
044	RCT	B04	A1-010	A	B04 Floor Plans Levels 2-5
044	RCT	B04	A1-020	A	B04 Floor Plans Levels 6-8 and Roof Plan
044	RCT	B04	A2-010	A	B04 North West and North East Elevations
044	RCT	B04	A2-020	A	B04 South West and South East Elevations
044	RCT	B05	A1-010	A	B05 Floor Plans Levels 1 and 2
044	RCT	B05	A1-020	A	B05 Floor Plans Levels 3 and 4
044	RCT	B05	A1-030	A	B05 Floor Plan Level 5 and Roof Plan
044	RCT	B05	A2-010	A	B05 North West and North East Elevations
044	RCT	B05	A2-020	A	B05 South West and South East Elevations
044	RCT	B06	A1-010	A	B06 Floor Plans Levels 2 and 3
044	RCT	B06	A1-020	A	B06 Floor Plans Levels 4 and 5
044	RCT	B06	A1-030	A	B06 Floor Plans Levels 6 and 7
044	RCT	B06	A1-040	A	B06 Roof Plan
044	RCT	B06	A2-010	A	B06 North West and North East Elevations
044	RCT	B06	A2-020	A	B06 South West and South East Elevations
044	RCT	B07	A1-010	A	B07 Core Plans and Elevations

www.beca.com

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



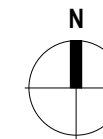
Original Scale (A1)		
Design	AOM	25.10.19
Drawn	MJK	25.10.19
Dwg Verifier	LH	25.10.19
Dwg Check	NZE	25.10.19



Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Contents Page**

Discipline	
Architecture	
Drawing No.	Rev.
044-RCT-S01-A0-001	A



LEGEND

- Ryman Site
- Site Description 223 Kohimarama Road, Kohimarama, Auckland
7 John Rymer Place, Kohimarama, Auckland
- Legal Description LOT 1 DP 332284
LOT 51 DP 163242
- CoT 312220
NA98B/894
- AUP Zone Residential - Mixed Housing Urban
- Property Area 3.0770 HA
451 m²

RYMAN SITE

No to scale

1 Location Plan
- NTS

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



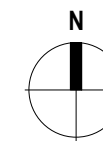
Original Scale (A1)	Design	AOM	25.10.19
As indicated	Drawn	JRW	25.10.19
Reduced Scale (A3)	Dwg Verifier	LH	25.10.19
Half A1	Dwg Check	NZE	25.10.19



Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Location Plan**

Discipline	Architecture
Drawing No.	044-RCT-S01-A0-002
Rev.	A



LEGEND

- - - Site Boundary
- - - Site Contours



1 Existing Site Plan
A1 sheet scale = 1:1000

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



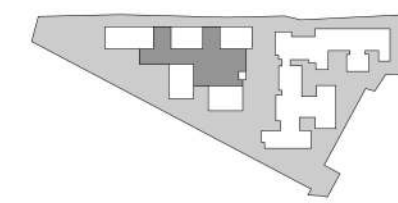
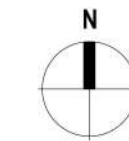
Original Scale (A1)	Design	AOM	25.10.19
As indicated	Drawn	JRW	25.10.19
Reduced Scale (A3)	Dwg Verifier	LH	25.10.19
Half A1	Dwg Check	NZE	25.10.19



Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Existing Site Plan**

Discipline	Architecture
Drawing No.	044-RCT-S01-A0-003
Rev.	A



LEGEND

- Site Boundary
- Proposed B01 Building
- Proposed B02 - B07 Buildings
- Road
- Swale / Intermittent Stream
- Pedestrian Path
- Pedestrian Sky Bridge
- Retaining Wall

1 Site Plan with Aerial
A1 sheet scale = 1 : 1000

RESOURCE CONSENT
NOT FOR CONSTRUCTION

A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20
No.	Revision	By	Chk	Appd	Date



Original Scale (A1)	Design	AOM	25.10.19
As indicated	Drawn	JRW	25.10.19
Reduced Scale (A3)	Design Verifier	LH	25.10.19
Hall A1	Design Check	NZE	25.10.19



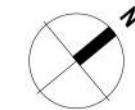
Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Proposed Site Plan with Aerial**

Discipline	Architecture
Drawing No.	044-RCT-S01-A0-004
Rev.	A

DO NOT SCALE

IF IN DOUBT ASK



LEGEND

- - - Site Boundary
- Proposed B01 Building
- Proposed B02 - B07 Buildings
- Road
- Swale / Intermittent Stream
- Pedestrian Path
- Retaining Wall
- Pedestrian Sky Bridge

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MIJK	NZE	AOM	04.02.20



Original Scale (A1)	Design	AOM	25.10.19
1 : 500	Drawn	JRW	25.10.19
Reduced Scale (A3)	Desg Verifier	LH	25.10.19
Half A1	Desg Check	NZE	25.10.19

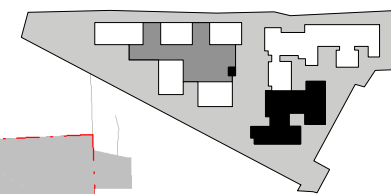
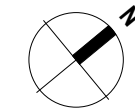


Client: Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Title: Site Master Plan

RESOURCE CONSENT
NOT FOR CONSTRUCTION

Discipline	Architecture
Drawing No.	044-RCT-S01-A0-010
Rev.	A



LEGEND

- - - Site Boundary
- Accessway
- Swale / Intermittent Stream
- Pedestrian Path
- Retaining Wall
- Car Entry/Exit
- Pedestrian Entry/Exit
- Pedestrian Exit Only
- Pedestrian Route



1 Level 0 Basement Site Plan
A0-072 A1 sheet scale = 1 : 500

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



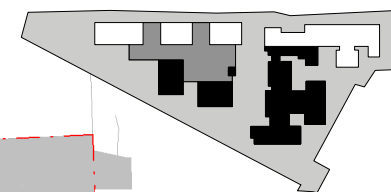
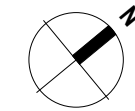
Original Scale (A1)	Design	AOM	25.10.19
1 : 500	Drawn	JRW	25.10.19
Reduced Scale (A3)	Day Verifier	LH	25.10.19
Half A1	Dwg Check	NZE	25.10.19



Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Site Plan Level 0 Basement**

Discipline	Architecture
Drawing No.	Rev.
044-RCT-S01-A0-020	A



LEGEND

- - - Site Boundary
- Accessway
- Swale / Intermittent Stream
- Pedestrian Path
- Retaining Wall
- Car Entry/Exit
- Pedestrian Entry/Exit
- Pedestrian Exit Only



1 Level 1 Site Plan
A0-072 A1 sheet scale = 1:500

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



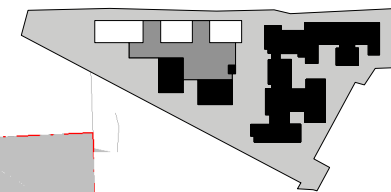
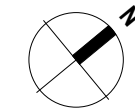
Original Scale (A1)	Design	AOM	25.10.19
1:500 <td>Drawn</td> <td>JRW</td> <td>25.10.19</td>	Drawn	JRW	25.10.19
Reduced Scale (A3)	Dwg Verifier	LH	25.10.19
Half A1	Dwg Check	NZE	25.10.19



Client: **RYMAN HEALTHCARE LTD**
Project: Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Title: Site Plan Level 1

Discipline	Architecture
Drawing No.	044-RCT-S01-A0-030
Rev.	A



Selwyn College



LEGEND

- - - Site Boundary
- Accessway
- Swale / Intermittent Stream
- Pedestrian Path
- Retaining Wall
- Car Entry/Exit
- Pedestrian Entry/Exit
- Pedestrian Exit Only
- Pedestrian Route

Podium Carpark
R.L. +35.880m

B05
R.L. +35.880m

B03
R.L. +35.880m

B07
R.L. +35.980m

B01
R.L. +36.630m

GROUND WATER
BORE -TBC

SEWAGE PUMP
STATION - TBC

John Rymer Pl

Kohimarama Rd

John Rymer Pl

Allum St

1 Level 2 Site Plan
A0-072 A1 sheet scale = 1:500

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



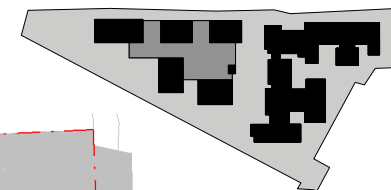
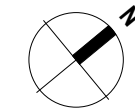
Original Scale (A1)	Design	Drawn	Drawn	Date
1:500	AOM	JRW	JRW	25.10.19
Reduced Scale (A3)	Design Verifier	LH	LH	25.10.19
Half A1	Dwg Check	NZE	NZE	25.10.19



Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Site Plan Level 2**

Discipline	Rev.
Architecture	A
Drawing No.	044-RCT-S01-A0-040



- LEGEND**
- - - Site Boundary
 - Accessway
 - Swale / Intermittent Stream
 - Pedestrian Path
 - Retaining Wall
 - Car Entry/Exit
 - Pedestrian Entry/Exit
 - Pedestrian Exit Only

1 Level 3 Podium Site Plan
 A0-072 A1 sheet scale = 1 : 500

RESOURCE CONSENT
 NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20

Drawing Originator:

BECA

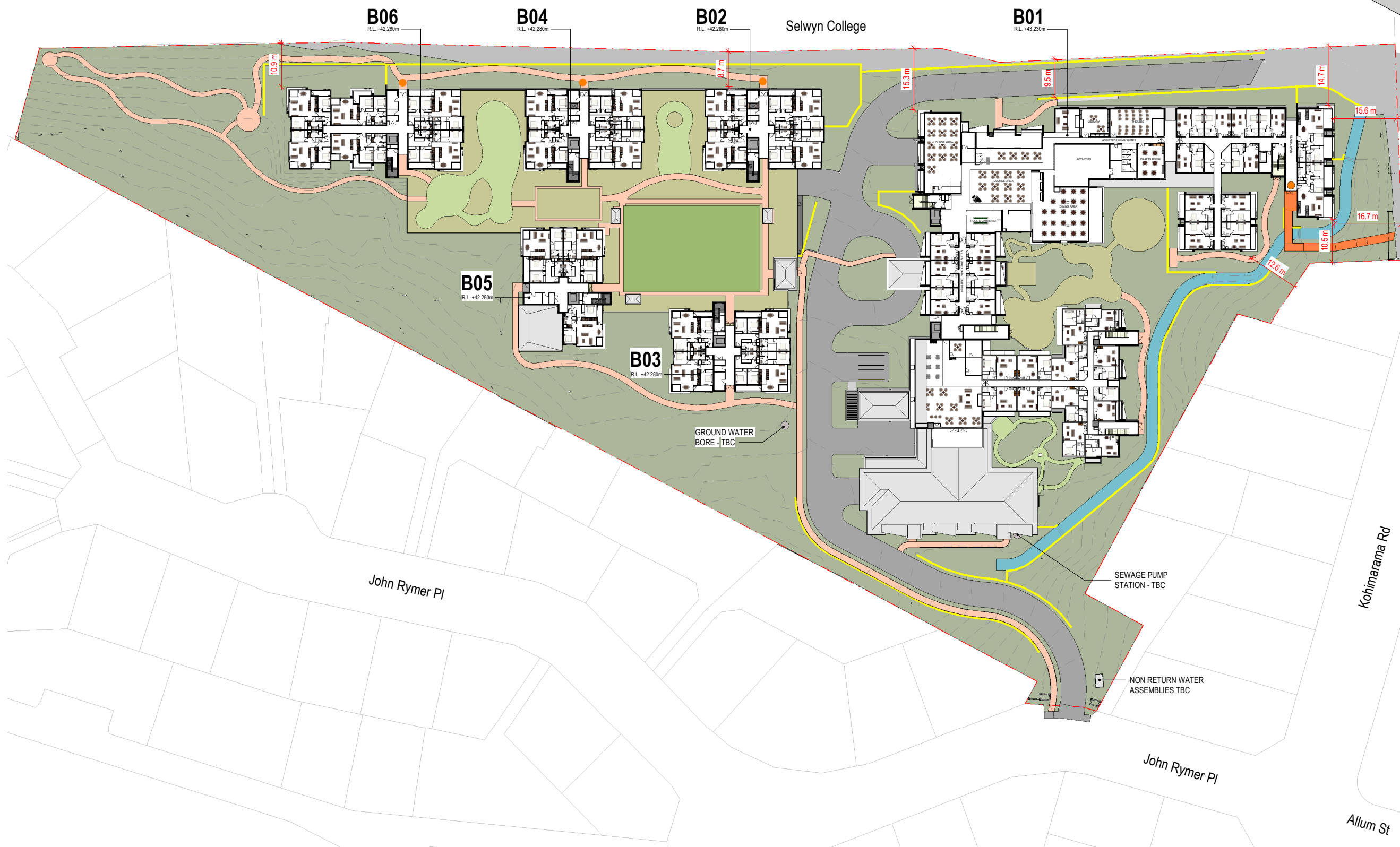
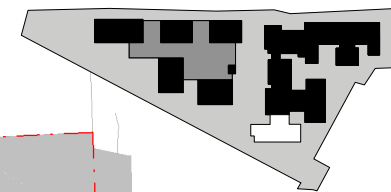
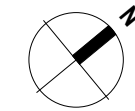
Original Scale (A1)	Design	Drawn	Drawn Date
1 : 500	AOM	JRW	25.10.19
Reducing Scale (A3)	Dwg Verifier	Dwg Check	Dwg Check Date
Half A1	LH	NZE	25.10.19

Client:

Project: Kohimarama Retirement Village
 223 Kohimarama Road - 7 John Rymer Place

Title: Site Plan Level 3 Podium and Setbacks

Discipline	Rev.
Architecture	A
Drawing No:	044-RCT-S01-A0-050



- LEGEND**
- - - Site Boundary
 - Accessway
 - Swale / Intermittent Stream
 - Pedestrian Path
 - Pedestrian Sky Bridge
 - Retaining Wall
 - Car Entry/Exit
 - Pedestrian Entry/Exit
 - Pedestrian Exit Only

1 Level 4 Site Plan
 A0-072 A1 sheet scale = 1 : 500

RESOURCE CONSENT
 NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



Original Scale (A1)	Design	Drawn	Drawn Date
1 : 500	AOM	JRW	25.10.19
Reduced Scale (A3)	Design	Drawn	Drawn Date
Half A1	NZE	LH	25.10.19



Client: **Kohimarama Retirement Village**
 223 Kohimarama Road - 7 John Rymer Place

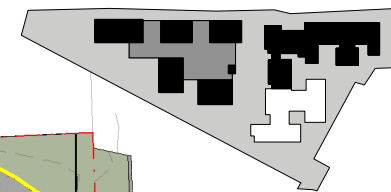
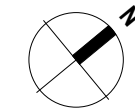
Title: **Site Plan Level 4 and Setbacks**

Discipline	Rev.
Architecture	A

Drawing No: **044-RCT-S01-A0-060**

DO NOT SCALE

IF IN DOUBT ASK



LEGEND

- - - Site Boundary
- Road
- Swale / Intermittent Stream
- Pedestrian Path
- Pedestrian Sky Bridge
- Retaining Wall

1 Level 5 Site Plan
A0-072 A1 sheet scale = 1 : 500

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



Original Scale (A1)	Design	Drawn	Drawn Date
1 : 500	AOM	JRW	25.10.19
Reduced Scale (A3)	Design	Drawn	Drawn Date
Half A1	NZE	LH	25.10.19

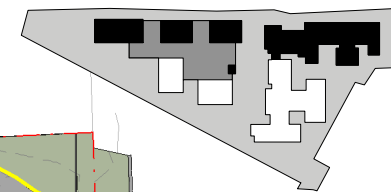
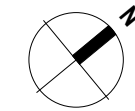


Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Site Plan Level 5**

Discipline	Rev.
Architecture	A

Drawing No: 044-RCT-S01-A0-070



LEGEND

- - - Site Boundary
- Road
- Swale / Intermittent Stream
- Pedestrian Path
- Pedestrian Sky Bridge
- Retaining Wall

1 Level 6 Site Plan
A0-072 A1 sheet scale = 1:500

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



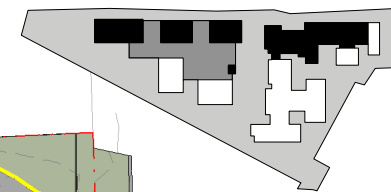
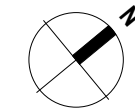
Original Scale (A1)	Design	AOM	25.10.19
1 : 500	Drawn	JRW	25.10.19
Reduced Scale (A3)	Dwg Verifier	LH	25.10.19
Half A1	Dwg Check	NZE	25.10.19



Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Site Plan Level 6**

Discipline	Architecture
Drawing No.	044-RCT-S01-A0-080
Rev.	A



LEGEND

- - - Site Boundary
- Road
- Swale / Intermittent Stream
- Pedestrian Path
- Pedestrian Sky Bridge
- Retaining Wall

1 Level 7 Site Plan
A0-072 A1 sheet scale = 1:500

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



Original Scale (A1)	Design	Drawn	Drawn Date
1:500	AOM	JRW	25.10.19
Reduced Scale (A3)	Design	Drawn	Drawn Date
Half A1	NZE	LH	25.10.19

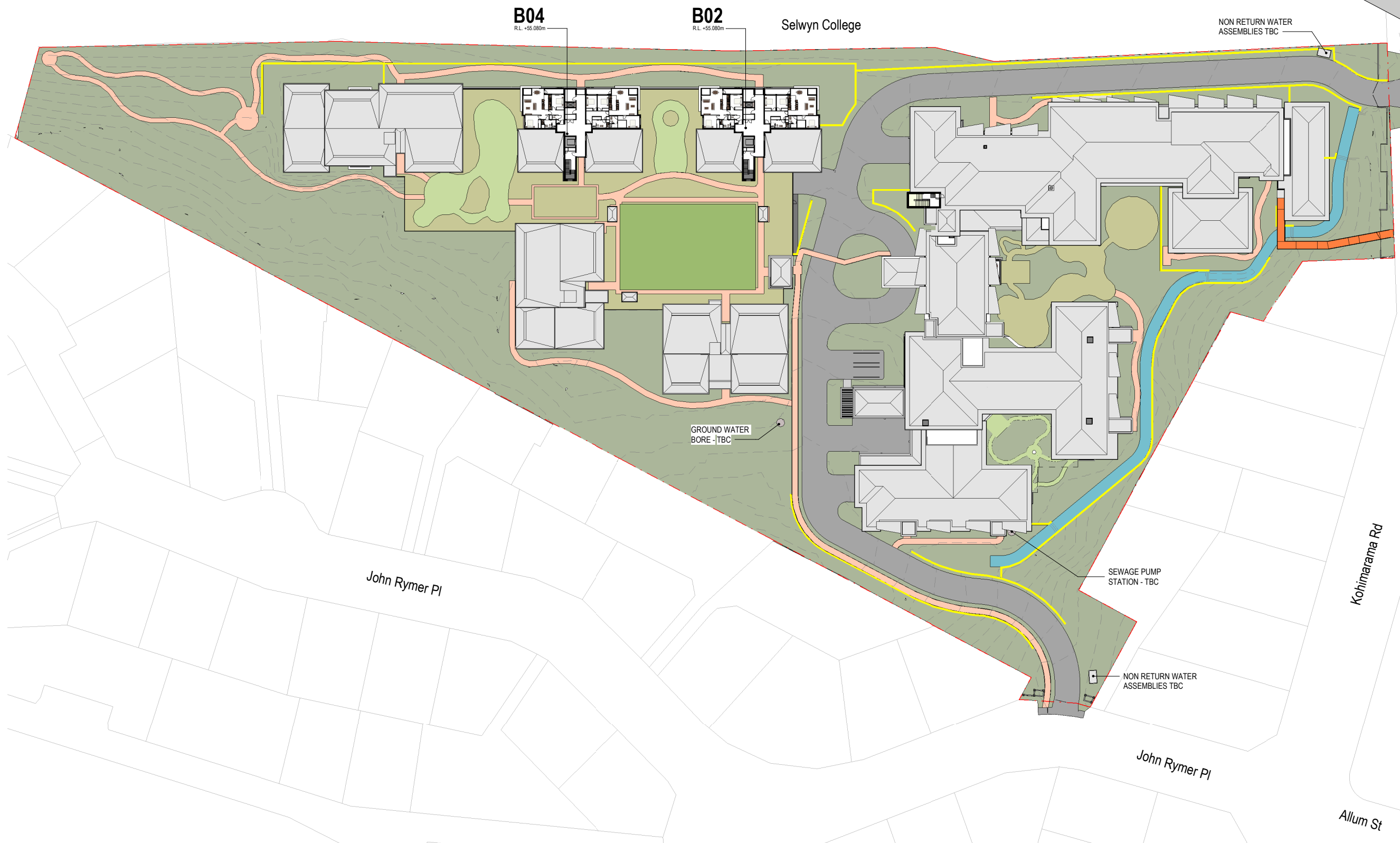
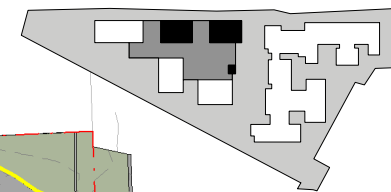
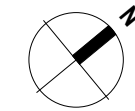


Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Site Plan Level 7**

Discipline	Rev.
Architecture	A

Drawing No: **044-RCT-S01-A0-090**



- LEGEND**
- - - Site Boundary
 - █ Road
 - █ Swale / Intermittent Stream
 - █ Pedestrian Path
 - █ Pedestrian Sky Bridge
 - █ Retaining Wall

1 Level 8 Site Plan
A0-072 A1 sheet scale = 1 : 500

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



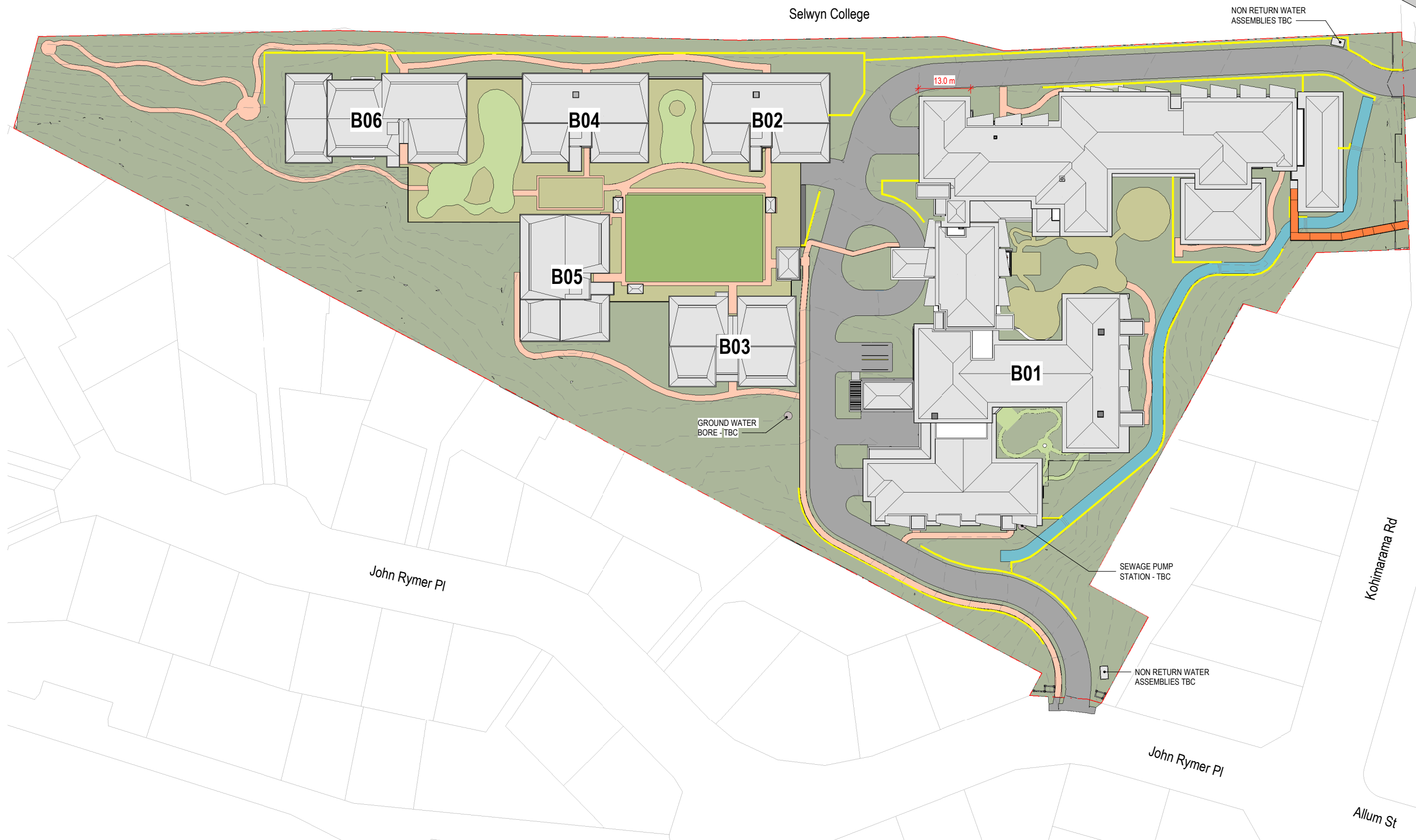
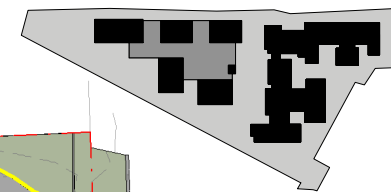
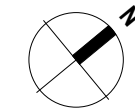
Original Scale (A1)	Design	Drawn	Drawn	Date
1 : 500	AOM	JRW	JRW	25.10.19
Reducing Scale (A3)	Dwg Verifier	LH	LH	25.10.19
Half A1	Dwg Check	NZE	NZE	25.10.19



Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Site Plan Level 8**

Discipline	Rev.
Architecture	A
Drawing No.	044-RCT-S01-A0-100



- LEGEND**
- - - Site Boundary
 - █ Road
 - █ Swale / Intermittent Stream
 - █ Pedestrian Path
 - █ Pedestrian Sky Bridge
 - █ Retaining Wall

1 Site Roof Plan
A0-072 A1 sheet scale = 1 : 500

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



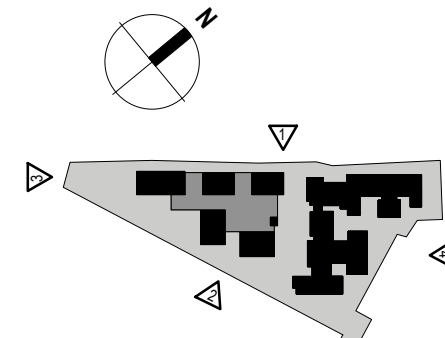
Original Scale (A1)	Design	AOM	25.10.19
1 : 500 <td>Drawn</td> <td>JRW</td> <td>25.10.19</td>	Drawn	JRW	25.10.19
Reduced Scale (A3)	Dwg Verifier	LH	25.10.19
Half A1	Dwg Check	NZE	25.10.19



Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **Site Roof Plan**

Discipline	Architecture
Drawing No.	044-RCT-S01-A0-110
Rev.	A



1 North West Site Elevation
A1 sheet scale = 1 : 500



2 South East Site Elevation
A1 sheet scale = 1 : 500



3 South West Site Elevation
A1 sheet scale = 1 : 500



4 North East Site Elevation
A1 sheet scale = 1 : 500

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20



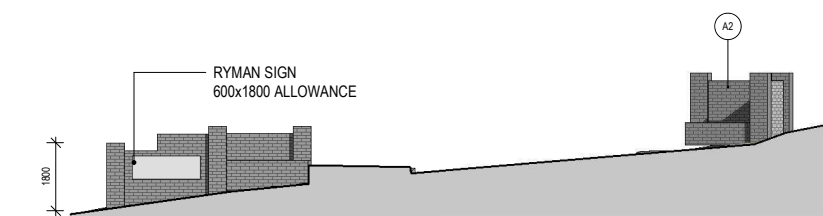
Original Scale (A1)	Design	AOM	25.10.19
1 : 500	Drawn	MJK	25.10.19
Reduced Scale (A3)	Dwg Verifier	LH	25.10.19
Half A1	Dwg Check	NZE	25.10.19



Client: **RYMAN HEALTHCARE LTD**
Project: Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

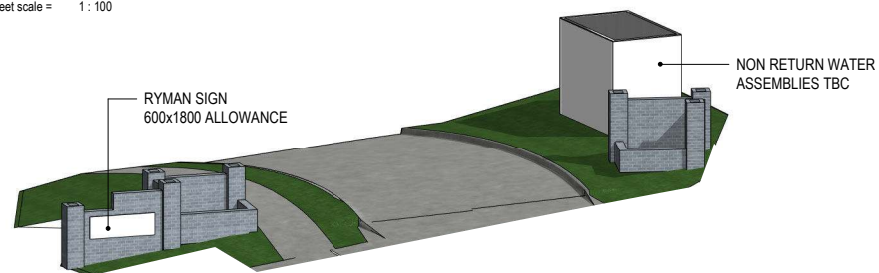
Title: Site Elevations

Discipline	Architecture
Drawing No.	044-RCT-S01-A2-010
Rev.	A



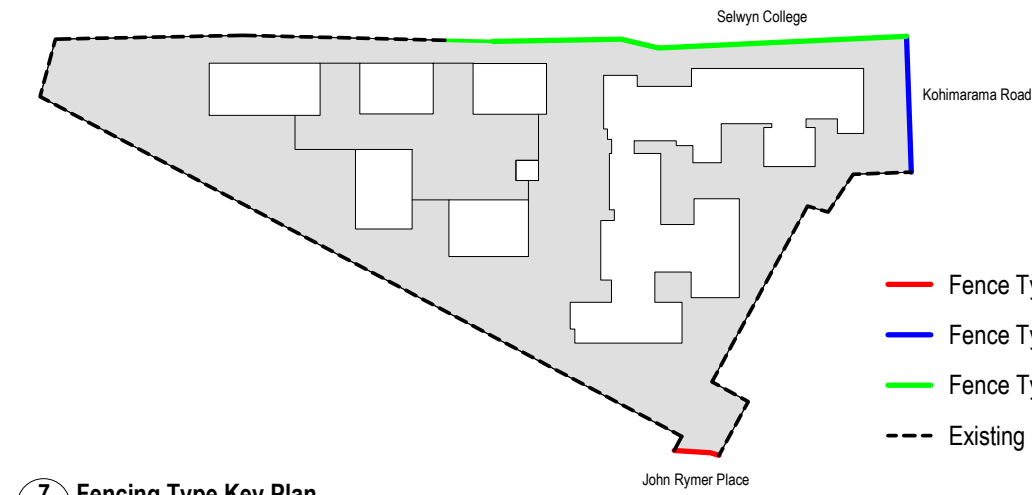
1 Fence Type 1 Elevation - John Rymer Place

A1 sheet scale = 1 : 100



2 Fence Type 1 3D View - John Rymer Place

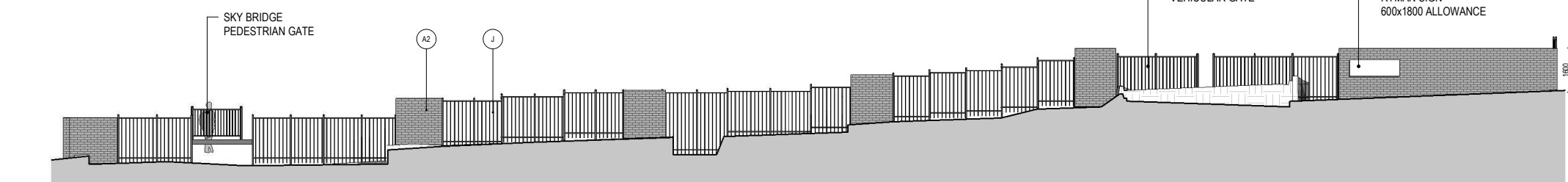
A1 sheet scale =



7 Fencing Type Key Plan

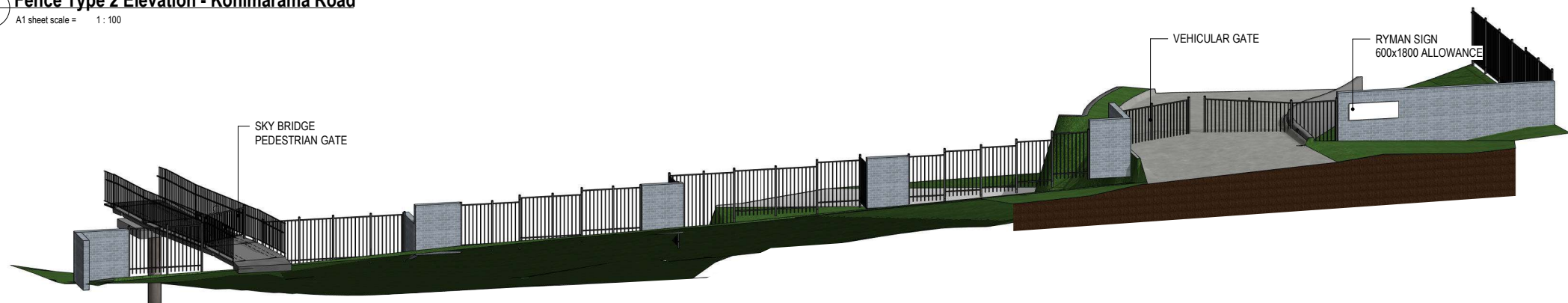
A1 sheet scale = 1 : 1500

- Fence Type 1
- Fence Type 2
- Fence Type 3
- - - Existing Fence / Boundary Condition



3 Fence Type 2 Elevation - Kohimarama Road

A1 sheet scale = 1 : 100

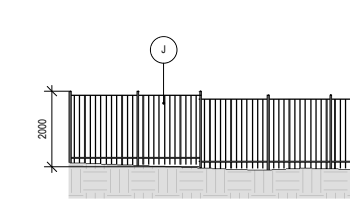


4 Fence Type 2 3D View - Kohimarama Road

A1 sheet scale =

ELEVATION MATERIALS

- A2 BRICK - AUSTRAL INDUSTRY RANGE BRICK PLATINUM OR SIMILAR
- J POWDERCOATED ALUMINIUM FENCE - DULUX METRO ELECTRIC COW MATT OR SIMILAR



5 Fence Type 3 Elevation - Selwyn College

A1 sheet scale = 1 : 100



6 Fence Type 3 3D View - Selwyn College

A1 sheet scale =

RESOURCE CONSENT
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
A	RESOURCE CONSENT	MJK	NZE	AOM	04.02.20

Drawing Originator:		Beca	
Original Scale (A1)	Design	AOM	25.10.19
As indicated	Drawn	MJK	25.10.19
Reduced Scale (A3)	Dwg Verifier	LH	25.10.19
Half A1	Dwg Check	NZE	25.10.19

Client: RYMAN HEALTHCARE LTD

Project: Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Title: Site Fencing

Discipline	Architecture
Drawing No.	044-RCT-S01-A3-010
Rev.	A