



Kohimarama Retirement Village

Address: 223 Kohimarama Road and 7 John Rymer Place

Resource Consent

Prepared for



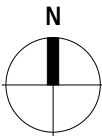
By



February 2020

RESOURCE CONSENT
NOT FOR CONSTRUCTION

Drawing No.	Rev.
044-RCT-S01-A0-000	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 m ²

1 Location Plan
- NTS

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

Drawing Originator:
 **Beca**

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

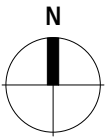
Client:
 **RYMAN HEALTHCARE LTD**

Project:
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

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

Drawing Originator:
Beca

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



Client:
Project: 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
- Retaining Wall
- Pedestrian Sky Bridge

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



Original Scale (A1)	Design	ACM	25.10.19
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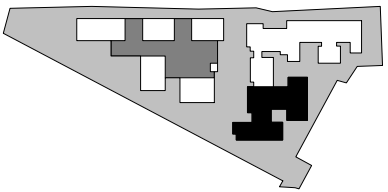
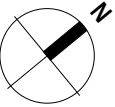


Project Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Site Master Plan

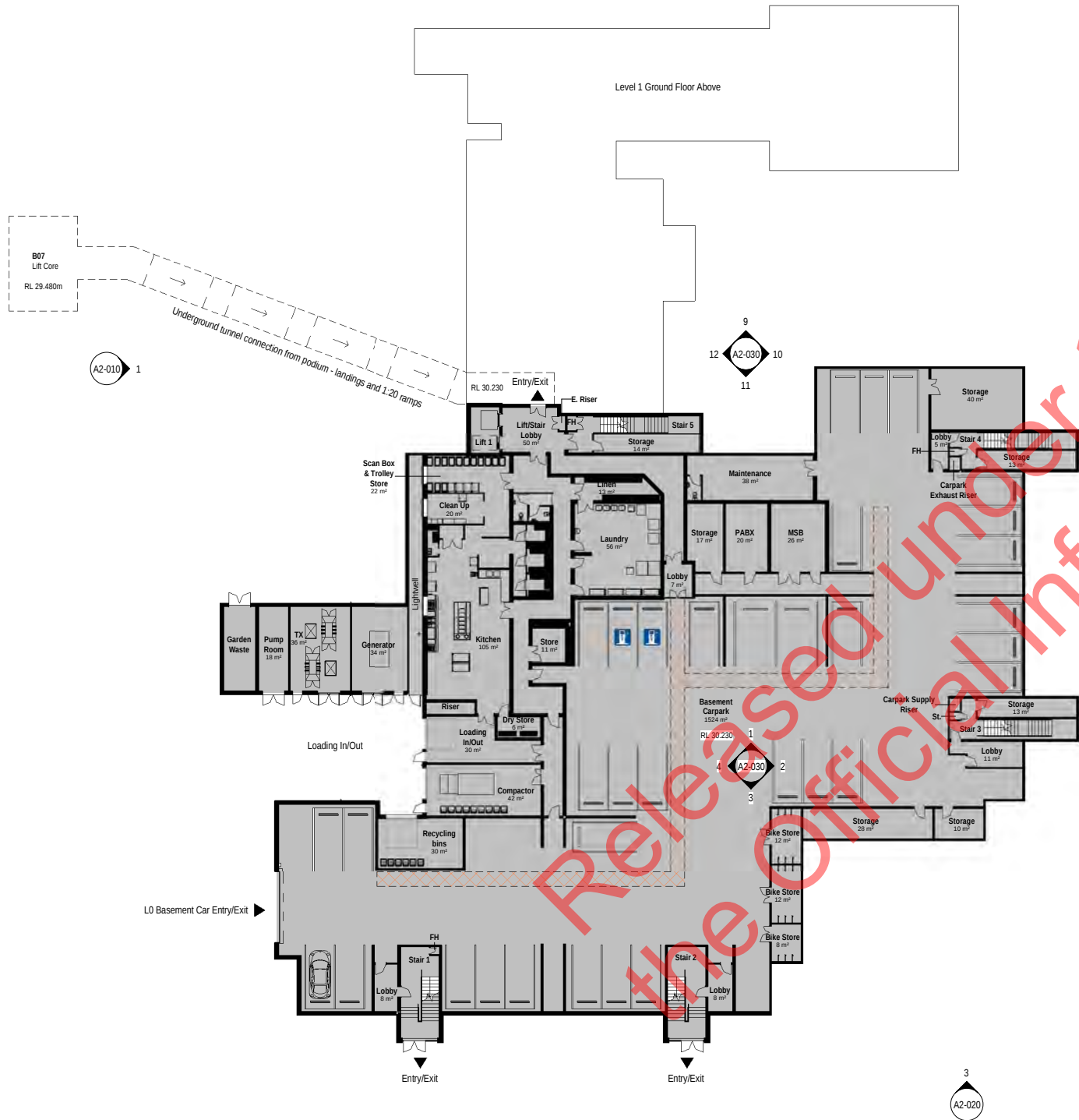
RESOURCE CONSENT
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Discipline	Architecture
Drawing No.	044-RCT-S01-A0-010
Rev.	A



LEGEND

- ALCS
- ALS
- Apartment
- Care
- Circulation / Services Area
- Dementia Care
- Village Centre Facilities
- Pedestrian Route



No.	Revision	By	Chk	Appl	Date
A	RESOURCE CONSENT	LXI	JRW	AOM	04.02.20

Drawing Originator:
Beca

Original Scale (A1)	Design	AOM	25.10.19
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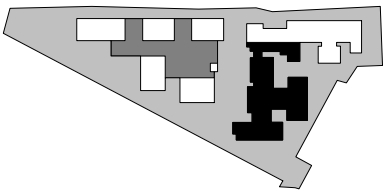
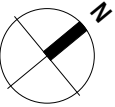


Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **B01 Floor Plan Level 0 Basement**

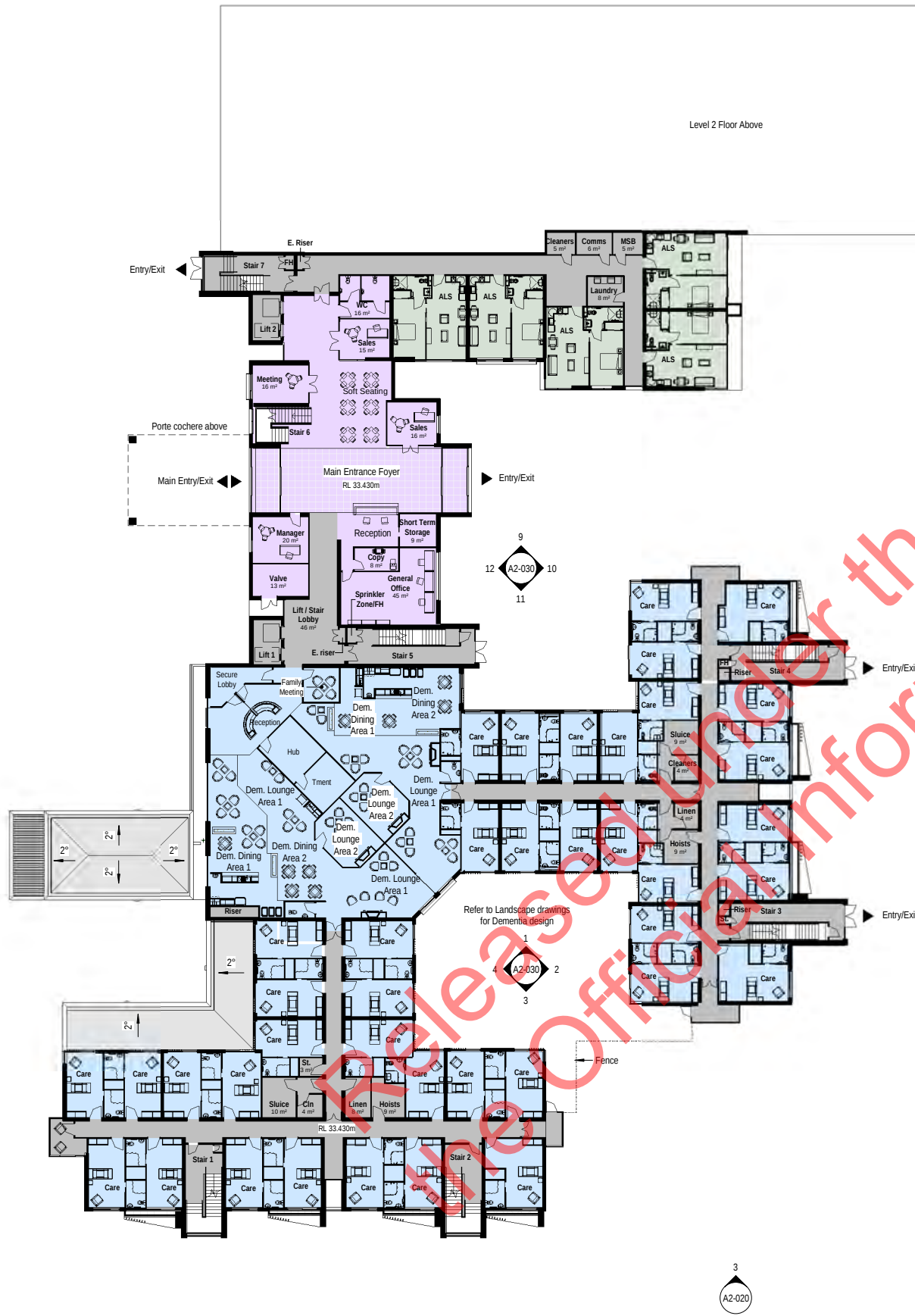
RESOURCE CONSENT
NOT FOR CONSTRUCTION

Discipline	Architecture
Drawing No.	044-RCT-B01-A1-010
Rev.	A



LEGEND

- ALCS
- ALS
- Apartment
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- Circulation / Services Area
- Dementia Care
- Village Centre Facilities



A RESOURCE CONSENT					
No.	Revision	By	CHK	Appl	Date
		LXI	JRW	AOM	04.02.20

Drawing Originator:
Beca

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1 : 250	Drawn	JRW	25.10.19
Reduced Scale (A3)	Day Verifier	LH	25.10.19
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Client:
RYMAN HEALTHCARE LTD

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

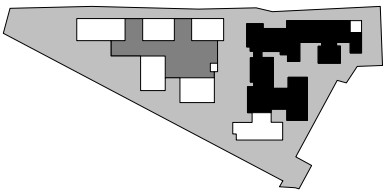
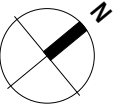
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B01 Floor Plan Level 1
Ground

RESOURCE CONSENT
NOT FOR CONSTRUCTION

Discipline	Architecture
Drawing No.	044-RCT-B01-A1-020
Rev.	A

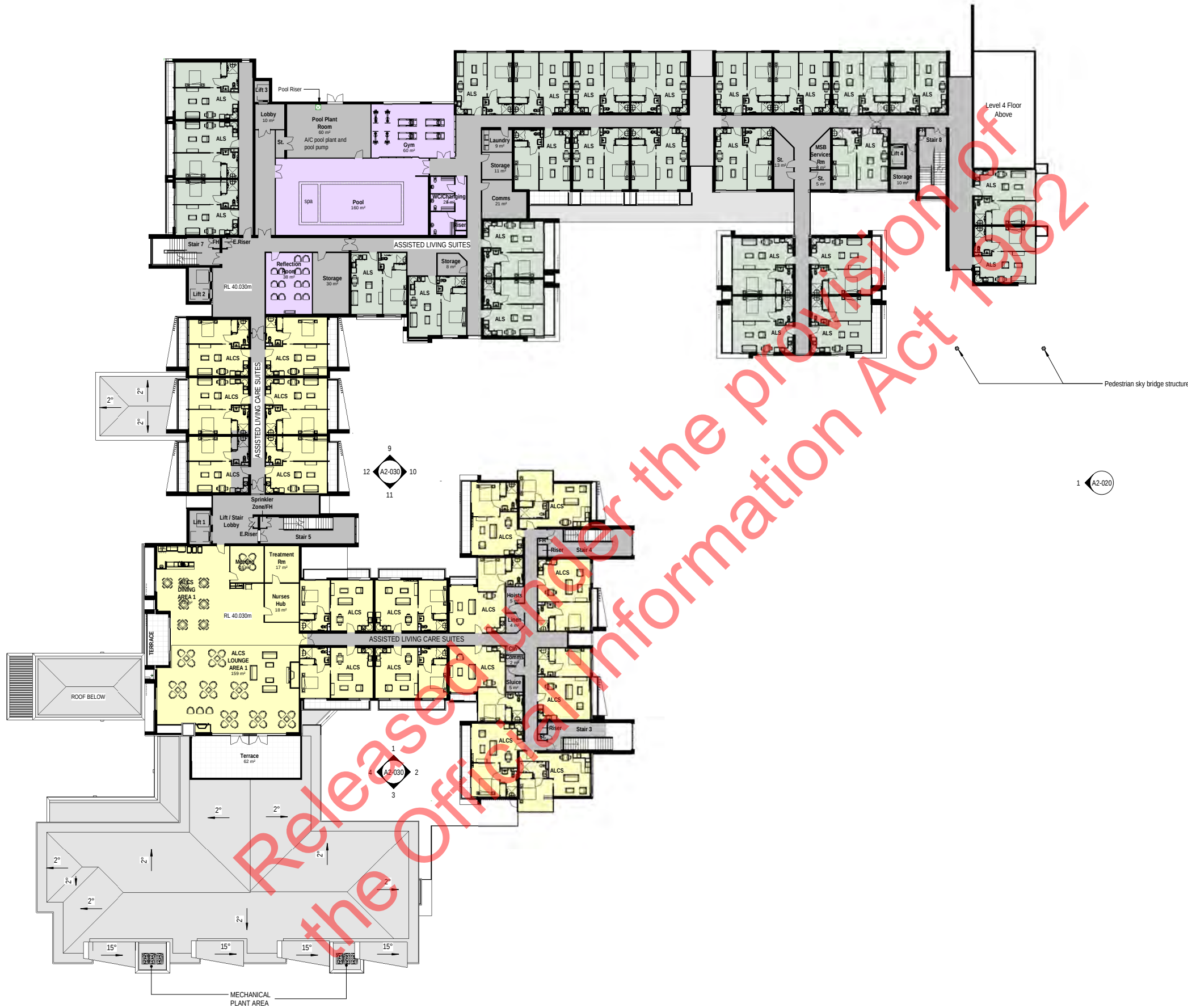


A2-010
3



LEGEND

- ALCS
- ALS
- Apartment
- Care
- Circulation / Services Area
- Dementia Care
- Village Centre Facilities



RESOURCE CONSENT
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A RESOURCE CONSENT					
No.	Revision	By	CHK	Appld	Date
		LXI	JRW	AOM	04.02.20

Drawing Originator:
Beca

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Client:
RYMAN HEALTHCARE LTD

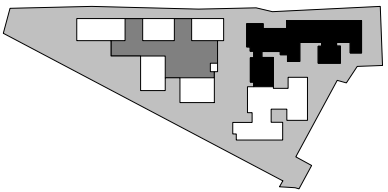
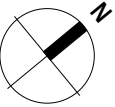
Project:
Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Title:
B01 Floor Plan Level 3

Discipline:
Architecture

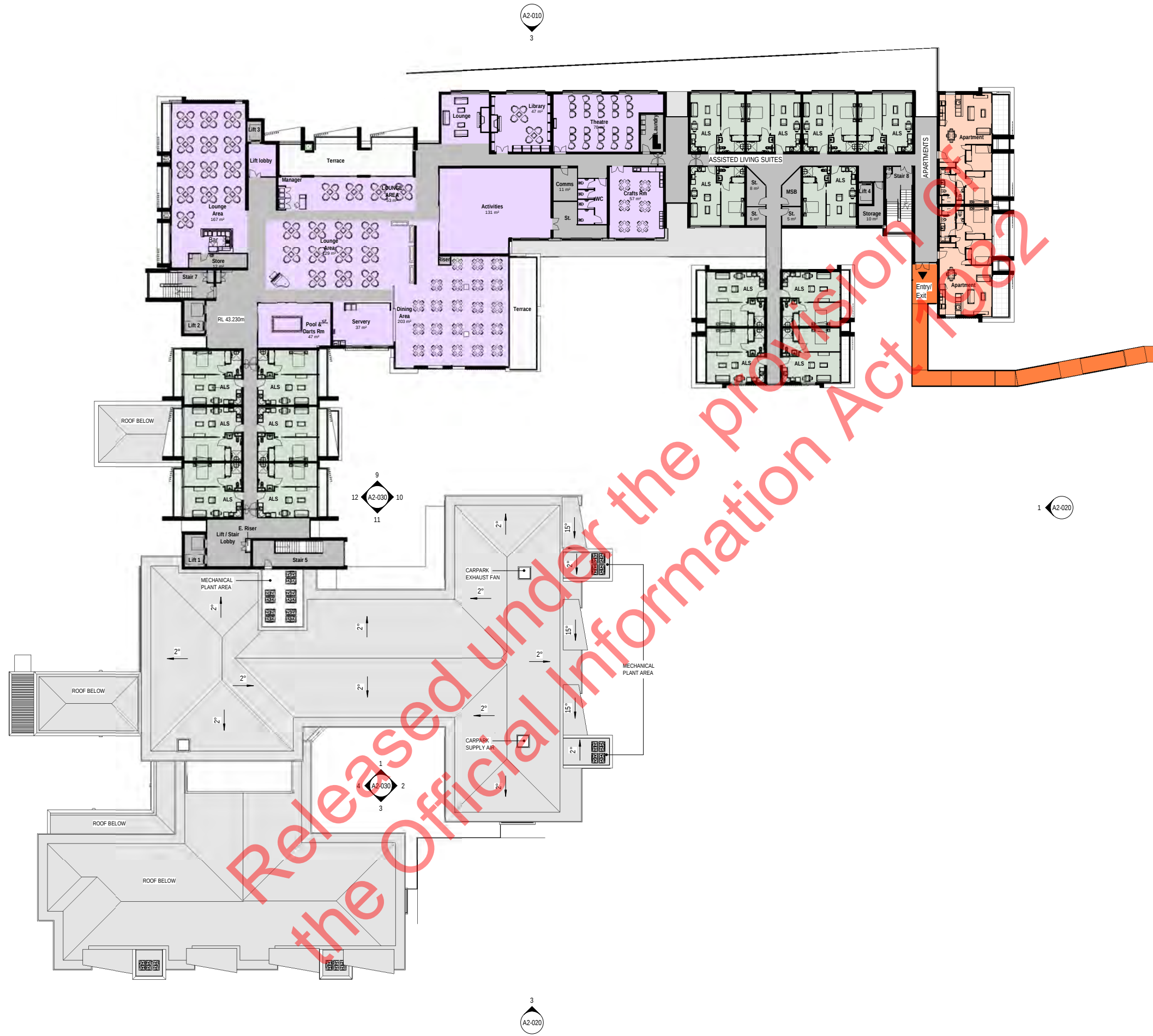
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044-RCT-B01-A1-040

Rev.:
A



LEGEND

- ALCS
- ALS
- Apartment
- Care
- Circulation / Services Area
- Dementia Care
- Village Centre Facilities
- Pedestrian Sky Bridge



A RESOURCE CONSENT					
No.	Revision	By	CHK	Appld	Date
		LXI	JRW	AOM	04.02.20

Drawing Originator:
Beca

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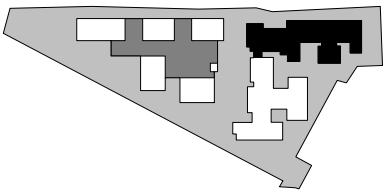
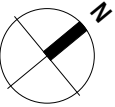


Client: Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymers Place

Title: B01 Floor Plan Level 4

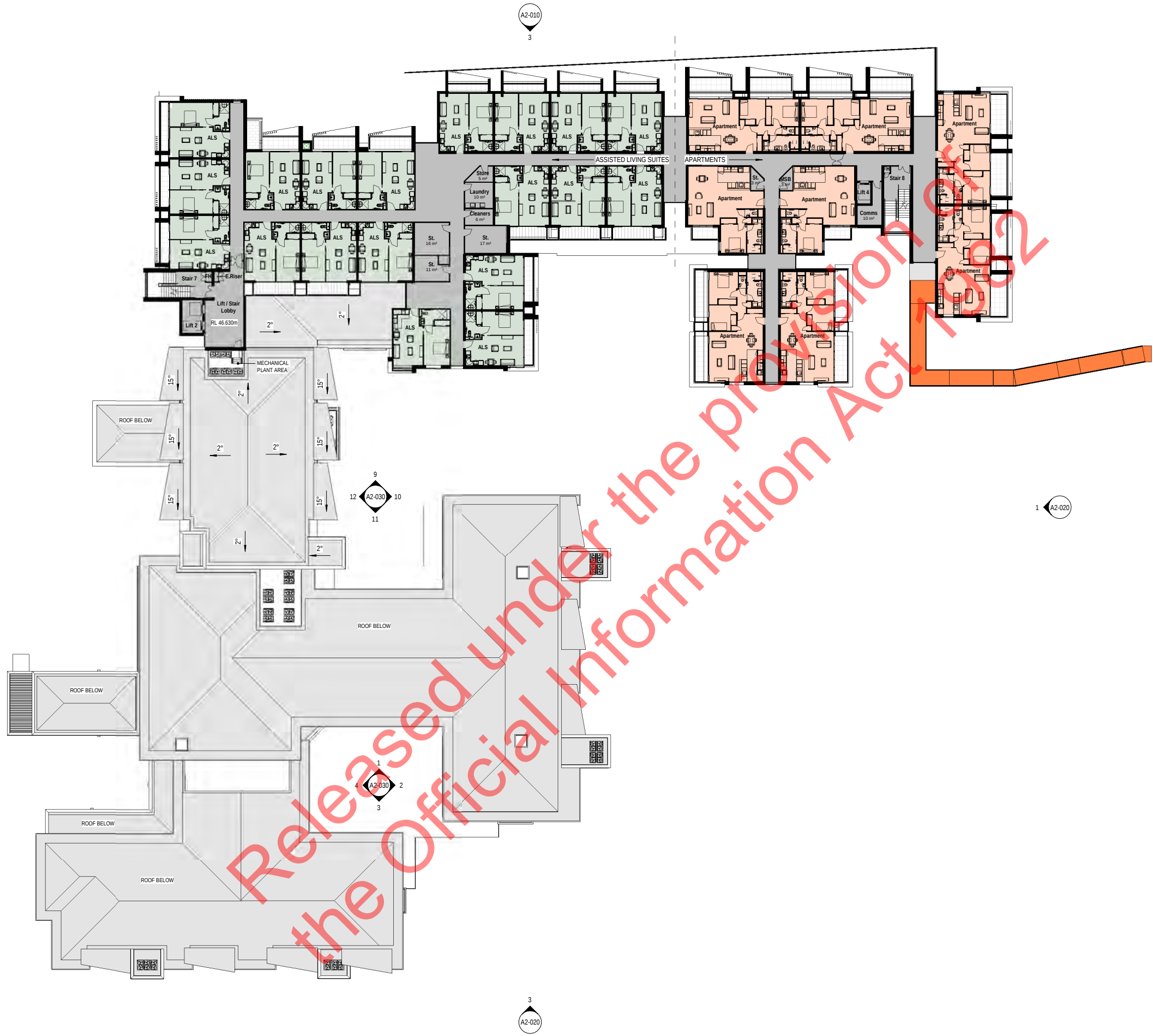
RESOURCE CONSENT
NOT FOR CONSTRUCTION

Discipline	Architecture
Drawing No.	044-RCT-B01-A1-050
Rev.	A



LEGEND

- ALCS
- ALS
- Apartment
- Care
- Circulation / Services Area
- Dementia Care
- Village Centre Facilities
- Pedestrian Sky Bridge



A RESOURCE CONSENT					
No.	Revision	By	CHK	Appld	Date
		LXI	JRW	AOM	04.02.20

Drawing Originator:
Beca

Original Scale (A1)	Design	AOM	25.10.19
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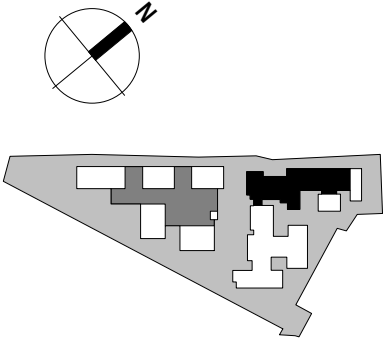


Client: Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymers Place

Title: B01 Floor Plan Level 5

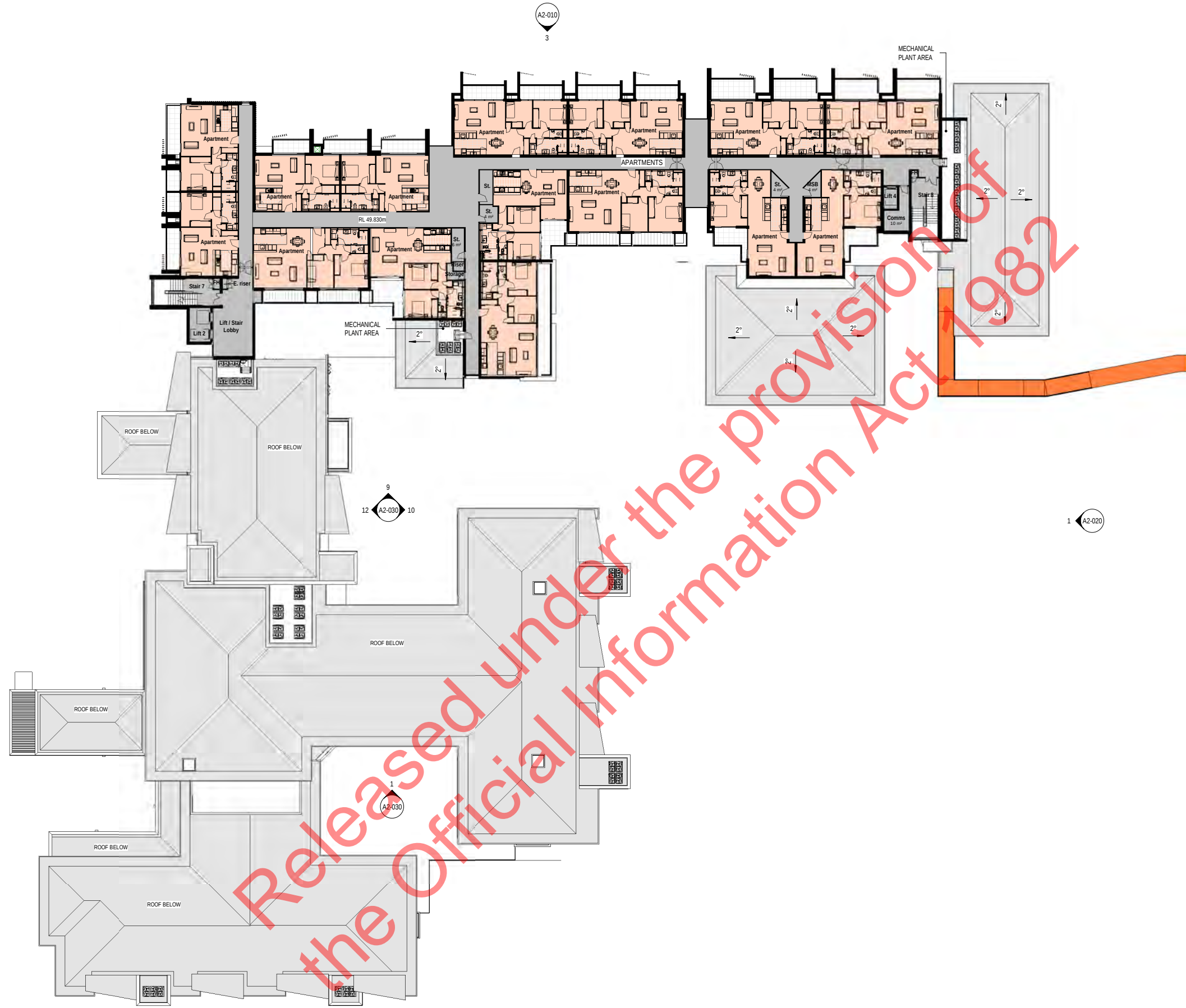
RESOURCE CONSENT
NOT FOR CONSTRUCTION

Discipline	Architecture
Drawing No.	044-RCT-B01-A1-060
Rev.	A



LEGEND

- ALCS
- ALS
- Apartment
- Care
- Circulation / Services Area
- Dementia Care
- Village Centre Facilities
- Pedestrian Sky Bridge



A RESOURCE CONSENT				
No.	Revision	By	CHK	Appld
		LXI	JRW	AOM
				04.02.20

Drawing Originator:

Beca

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Client:

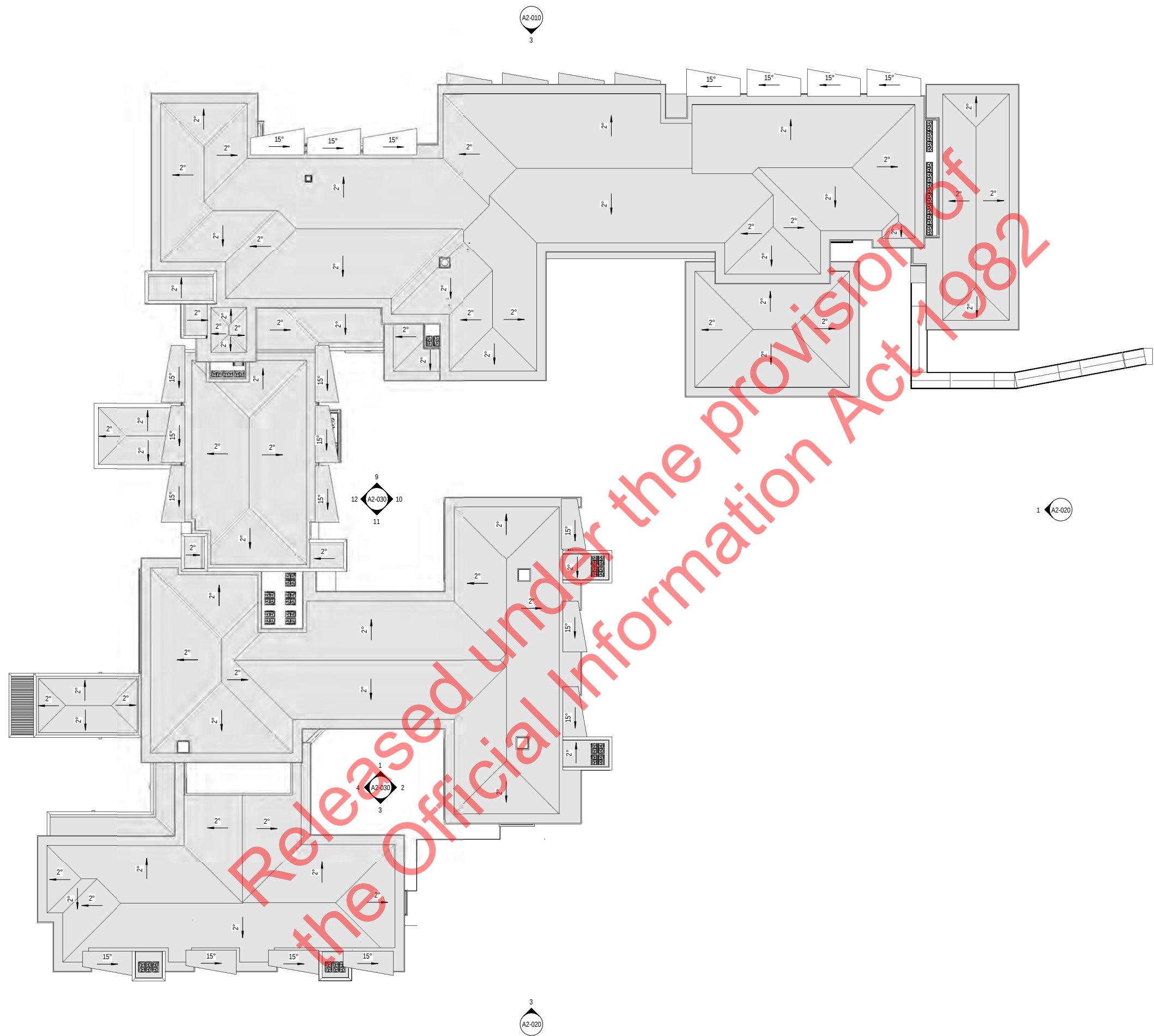
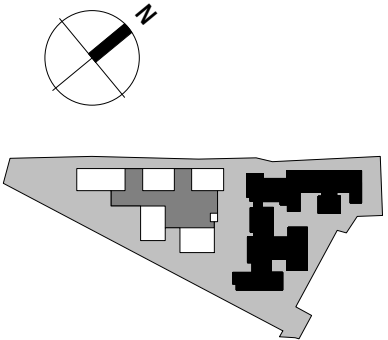
RYMAN HEALTHCARE LTD

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

Title: B01 Floor Plan Level 6

RESOURCE CONSENT
NOT FOR CONSTRUCTION

Discipline	Architecture
Drawing No.	044-RCT-B01-A1-070
Rev.	A



A		RESOURCE CONSENT	LXI	JRW	AOM 04.02.20
No.		Revision	By	CHK	Appld Date



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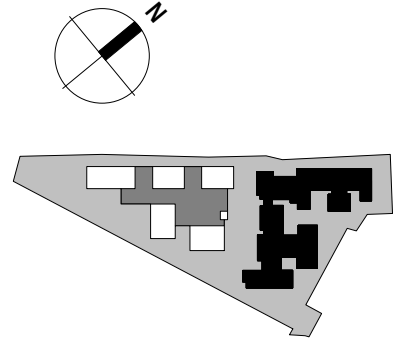


Client: **Kohimarama Retirement Village**
223 Kohimarama Road - 7 John Rymer Place

Title: **B01 Overall Roof Plan**

RESOURCE CONSENT
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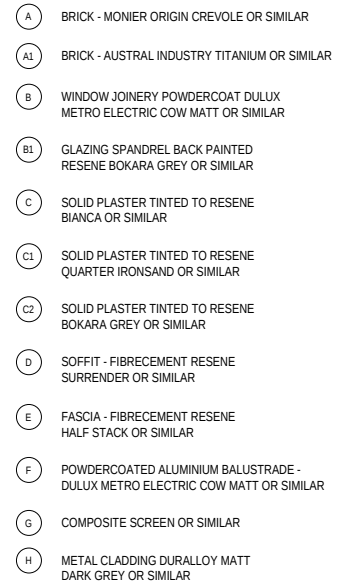
Discipline		Architecture
Drawing No.	044-RCT-B01-A1-080	Rev. A



A1 sheet scale = 1 : 250



A1 sheet scale =



 11m PERMITTED BUILDING HEIGHT
 EXISTING GROUND CONTOUR
 PROPOSED GROUND CONTOUR

A1-010 A1 sheet scale = 1 : 250



A1 sheet scale =

Discipline		Architecture
Drawing No.	044-RCT-B01-A2-020	Rev. A

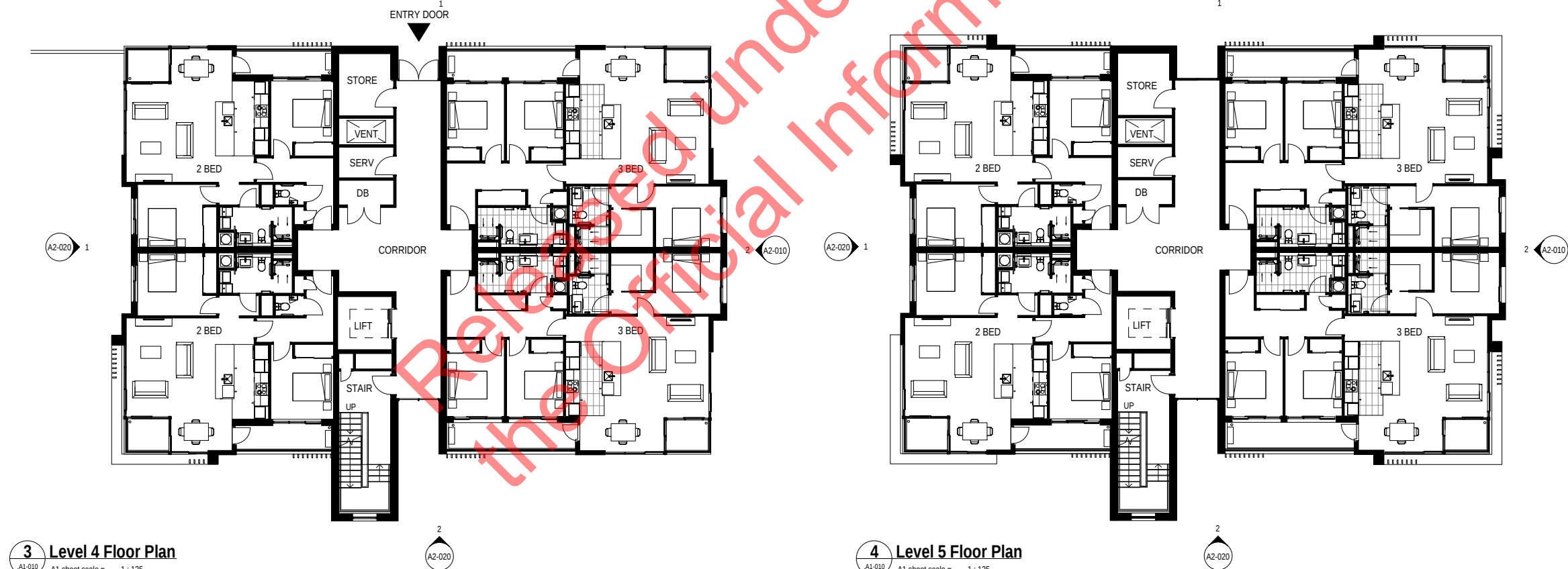


1 Level 2 Carpark Floor Plan

A1 sheet scale = 1 : 125

2 Level 3 Podium Floor Plan

A1 sheet scale = 1 : 125



3 Level 4 Floor Plan

A1 sheet scale = 1 : 125

4 Level 5 Floor Plan

A1 sheet scale = 1 : 125

RESOURCE CONSENT
NOT FOR CONSTRUCTION

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

Drawing Originator:
Beca

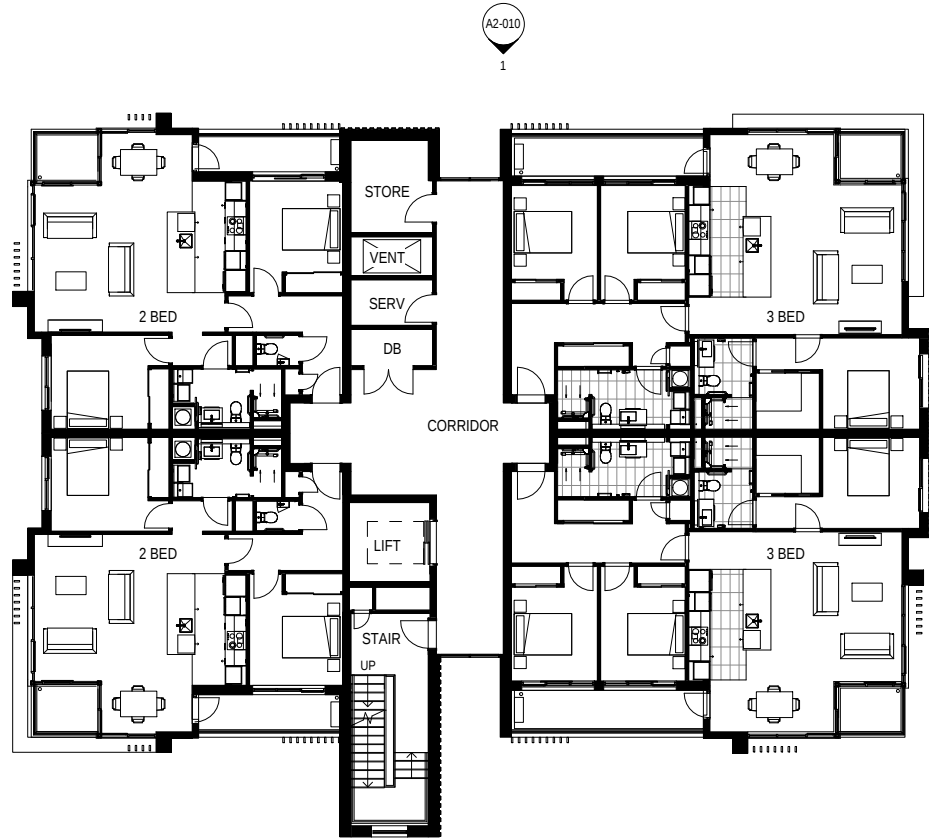
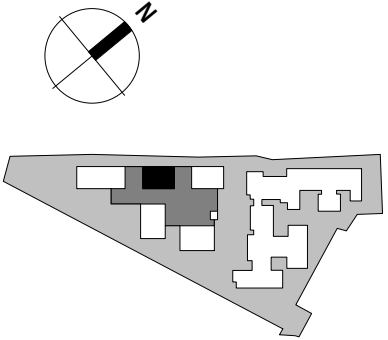
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Client:
RYMAN HEALTHCARE LTD

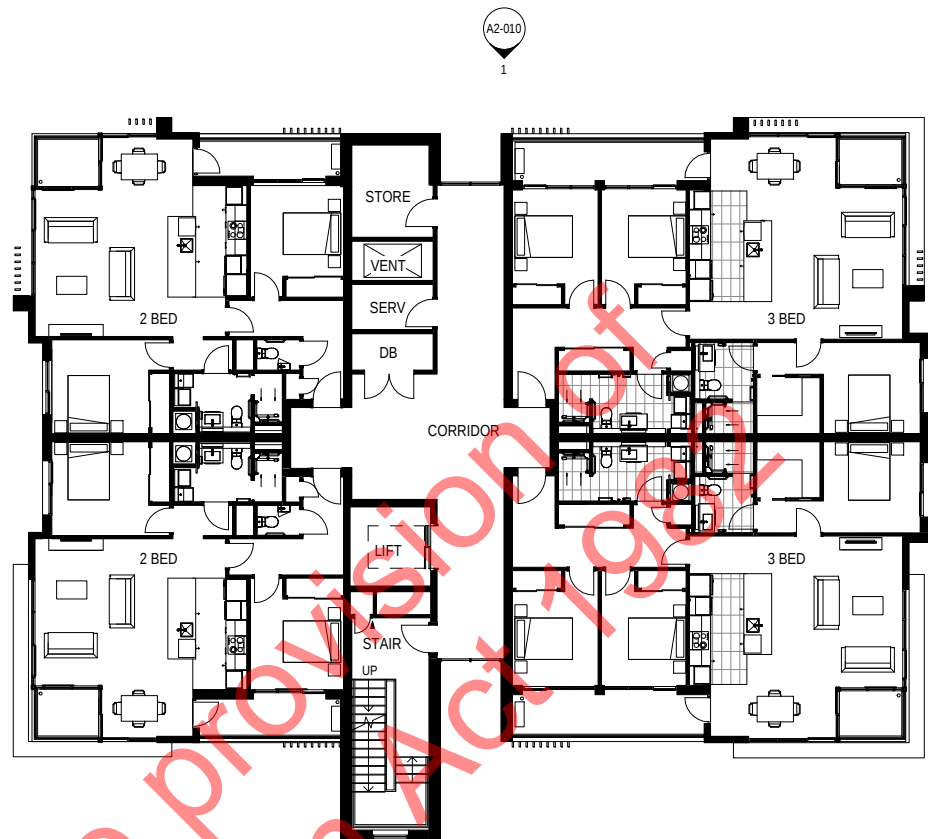
Project:
Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Title:
B04 Floor Plans Levels 2-5

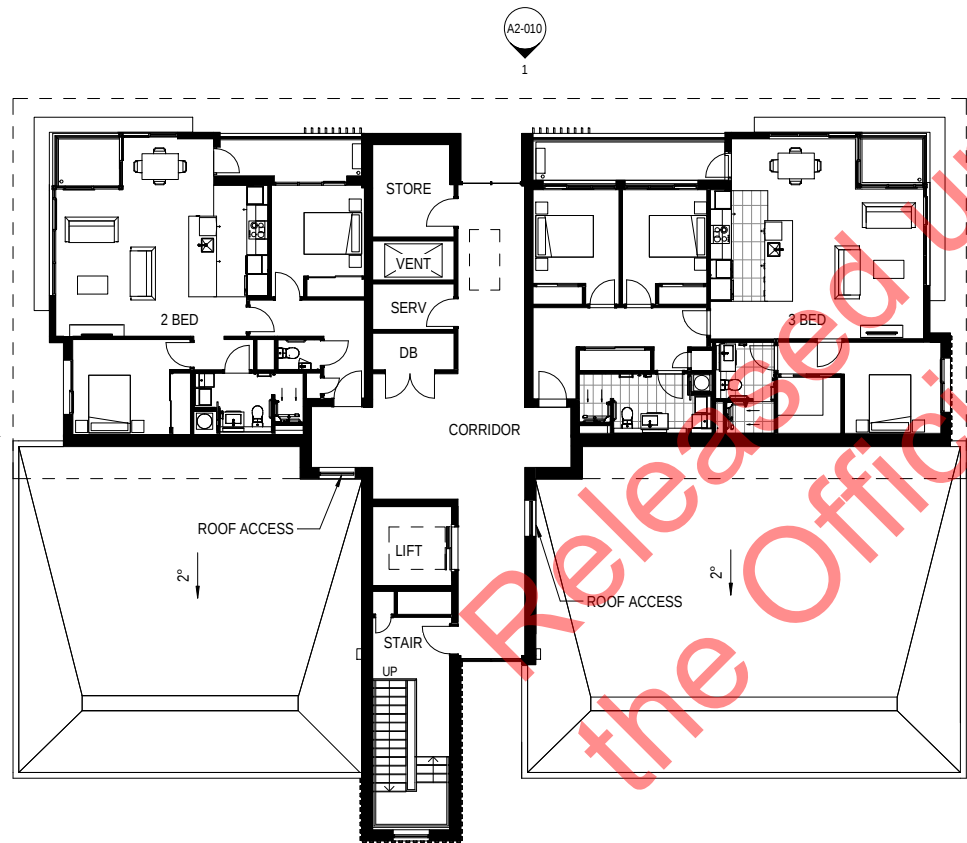
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Rev.	A



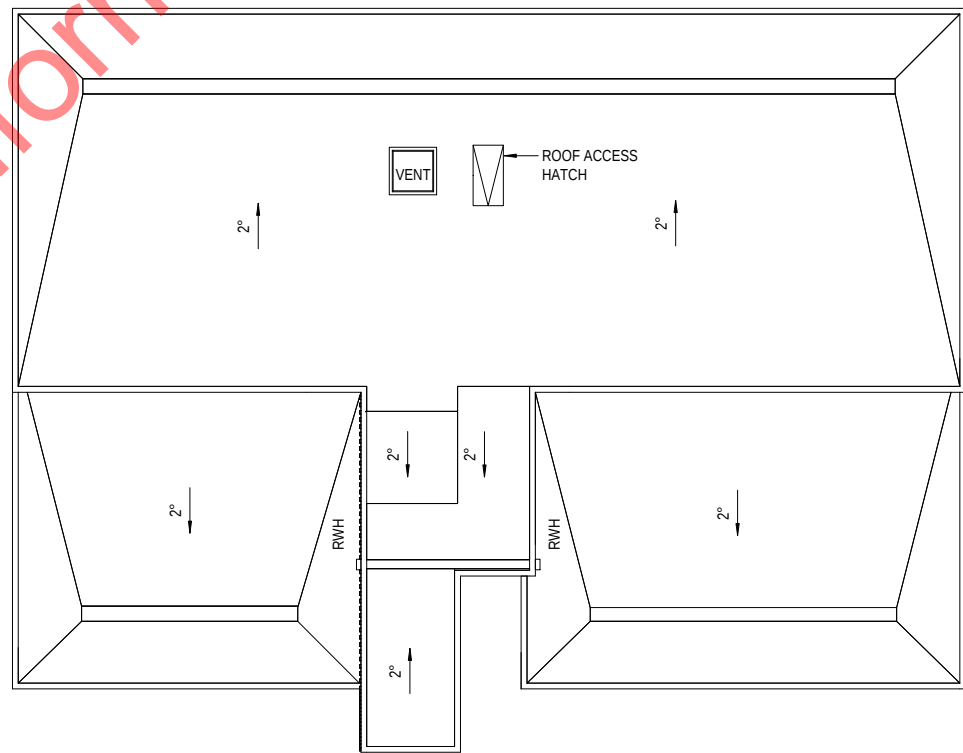
1 Level 6 Floor Plan
A1-010 A1 sheet scale = 1 : 125



2 Level 7 Floor Plan
A1-010 A1 sheet scale = 1 : 125



3 Level 8 Floor Plan
A2-010 A1 sheet scale = 1 : 125



4 Roof Plan
A2-010 A1 sheet scale = 1 : 125

RESOURCE CONSENT
NOT FOR CONSTRUCTION

A	RESOURCE CONSENT	KAI	NZE	AOM 04.02.20
No.	Revision	By	Chk	Apptd Date

Drawing Originator:
Beca

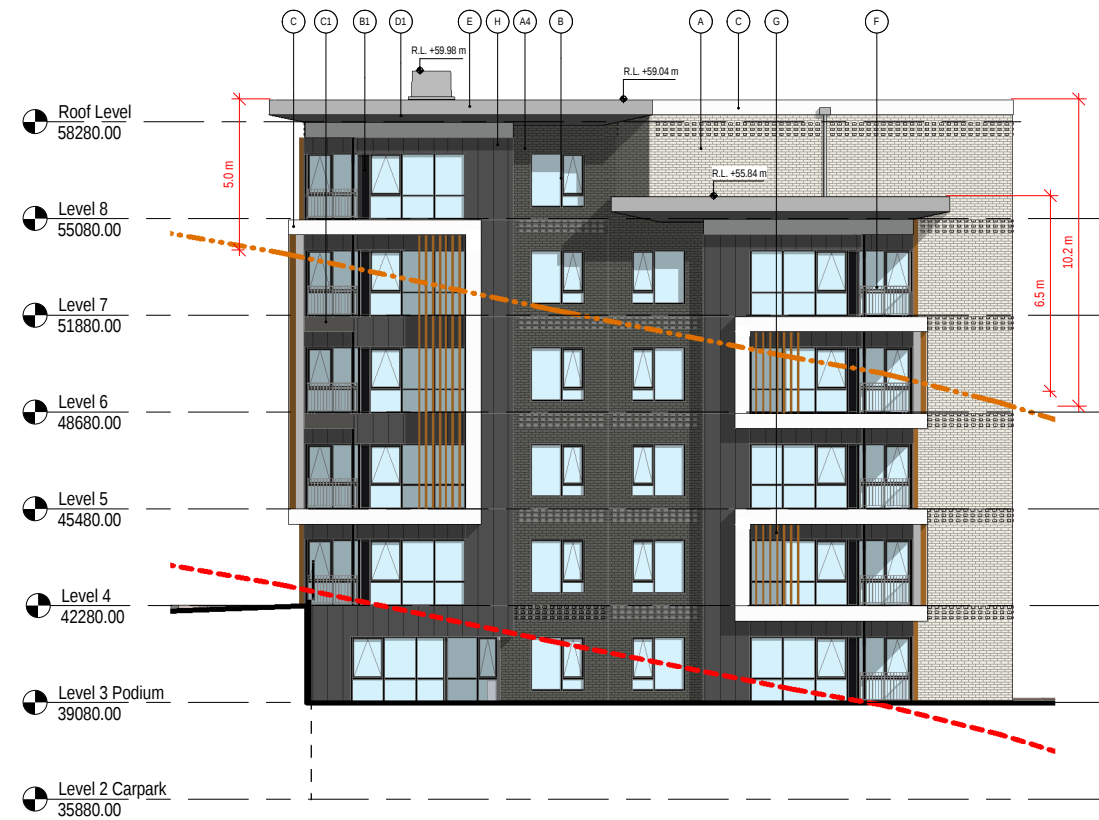
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Half A1	Dwg Check	NZE	25.10.19

Client:
RYMAN HEALTHCARE LTD

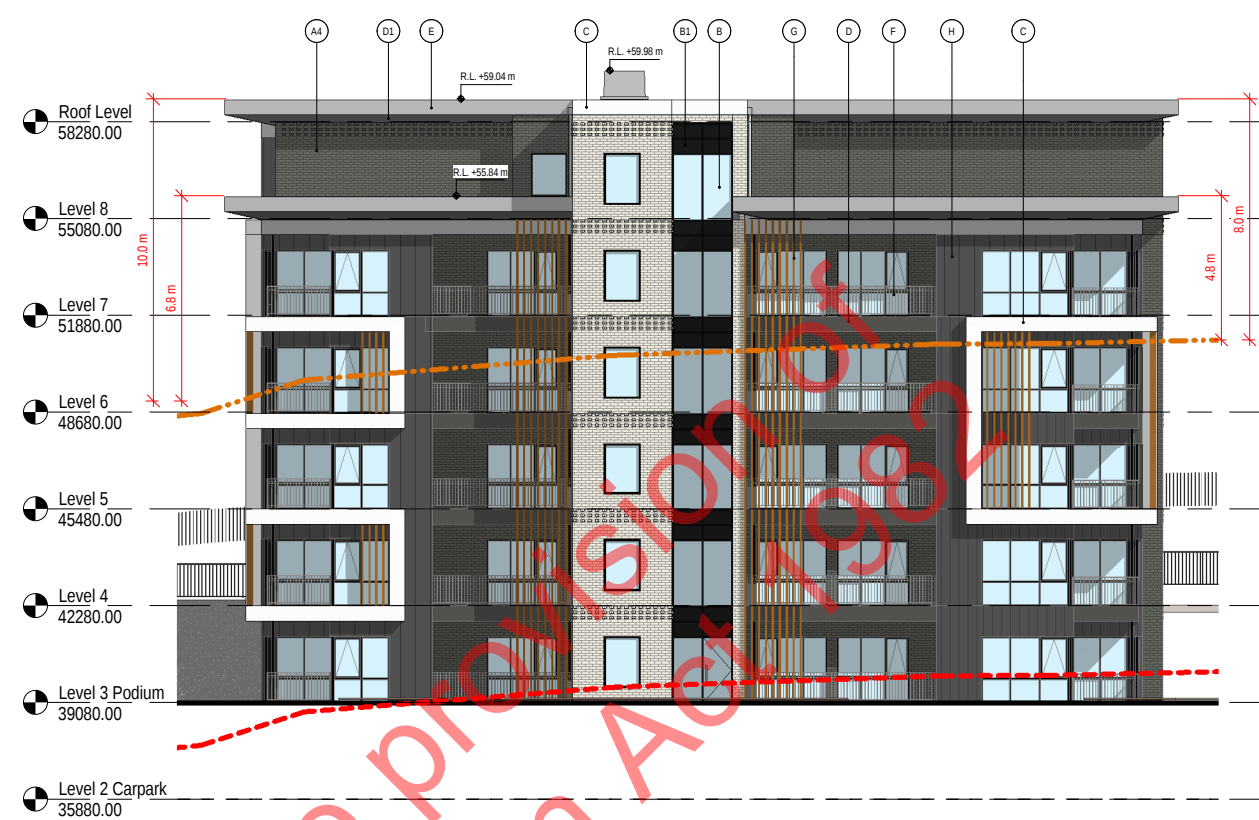
Project:
Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Title:
B04 Floor Plans Levels 6-8
and Roof Plan

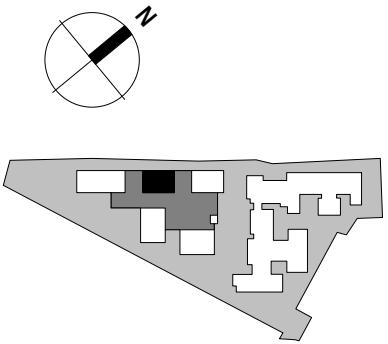
Discipline	Architecture
Drawing No.	044-RCT-B04-A1-020
Rev.	A



1 South West Elevation
A1 sheet scale = 1 : 125



2 South East Elevation
A1 sheet scale = 1 : 125



ELEVATION MATERIALS

- (A) BRICK - MONIER ORIGIN CREVOLE OR SIMILAR
- (A4) BRICK - AUSTRAL ORIGIN RANGE CHIFFON OR SIMILAR
- (B) WINDOW JOINERY POWDERCOAT DULUX METRO ELECTRIC COW MATT OR SIMILAR
- (B1) GLAZING SPANDREL BACK PAINTED TO RESENE BOKARA GREY OR SIMILAR
- (C) SOLID PLASTER TINTED TO RESENE BIANCA OR SIMILAR
- (C1) SOLID PLASTER TINTED TO RESENE QUARTER IRONSAND OR SIMILAR
- (D1) SOFFIT - FIBRECEMENT RESENE HALF SURRENDER OR SIMILAR
- (E) FASCIA - FIBRECEMENT RESENE HALF STACK OR SIMILAR
- (F) ALUMINIUM BALUSTRADE - DULUX POWDERCOAT METRO ELECTRIC COW MATT OR SIMILAR
- (G) COMPOSITE SCREEN OR SIMILAR
- (H) METAL CLADDING DURALLOY MATT DARK GREY OR SIMILAR
- (I) EPDM MEMBRANE ROOFING FINISH GREY OR SIMILAR

LINE STYLE KEY

- 11m PERMITTED BUILDING HEIGHT
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR
- CARPARK BELOW INDICATED



3 Indicative South West Elevation Perspective
A1 sheet scale = N.T.S.



4 Indicative South East Elevation Perspective
A1 sheet scale = N.T.S.

No.	Revision	By	CHK	Appd	Date
A	RESOURCE CONSENT	KAI	NZE	AOM	04.02.20

Drawing Originator:
Beca

Original Scale (A1)	Design	AOM	25.10.19
As indicated	Drawn	KAI	25.10.19
Reduced Scale (A3)	Dwg Verifier	LH	25.10.19
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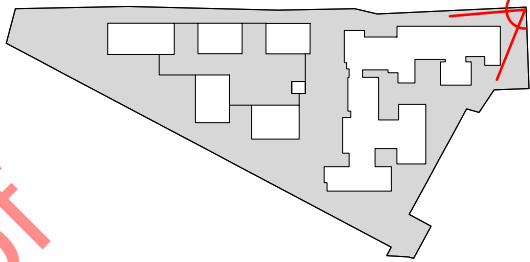
Client:
RYMAN HEALTHCARE LTD

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

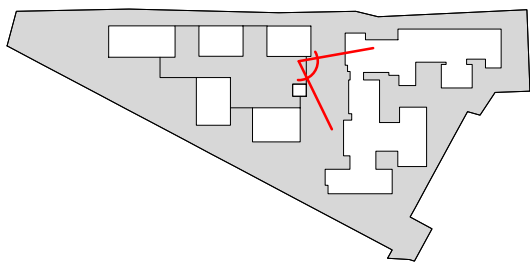
Title:
B04 South West and South East Elevations

RESOURCE CONSENT
NOT FOR CONSTRUCTION

Discipline	Architecture
Drawing No.	044-RCT-B04-A2-020
Rev.	A



1 View from Kohimarama vehicle access way towards village centre B01
A1 sheet scale = NTS



2 View from podium level 3 towards village centre B01
A1 sheet scale = NTS

FOR INFORMATION
NOT FOR CONSTRUCTION

A		FOR ASSESSMENT	Revision	By	Date
				By	Date
				By	Date
				By	Date
				By	Date
				By	Date
				By	Date
				By	Date
				By	Date

Drawing Originator:

Beca

Original Scale (A1)	Design	AOM	13.09.19
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Reduced Scale (A3)	Dwg Verifier	LH	13.09.19
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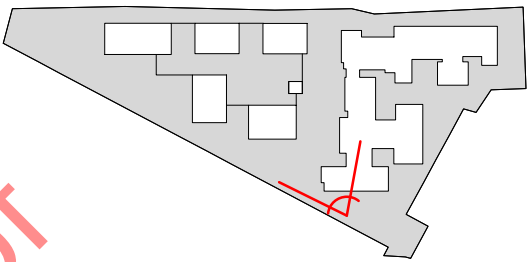
Client:

RYMAN HEALTHCARE LTD

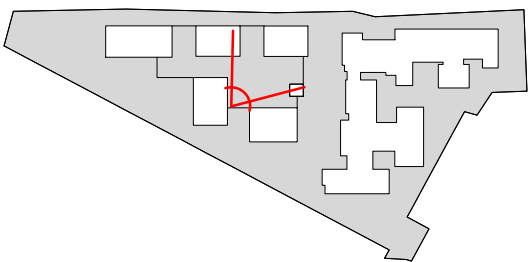
Project: Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Title: 3D Perspectives

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



1 View from access way off John Rymer Place towards village centre B01
A1 sheet scale = NTS



2 View on podium towards apartment building B02
A1 sheet scale = NTS

FOR INFORMATION
NOT FOR CONSTRUCTION

A		FOR ASSESSMENT	MJK	NZE	AOM 04.02.20
No.	Revision		By	Chk	Appd Date

Drawing Originator:
Beca

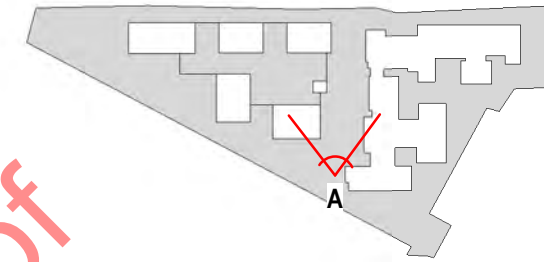
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Half A1	Dwg Check	NZE	13.09.19

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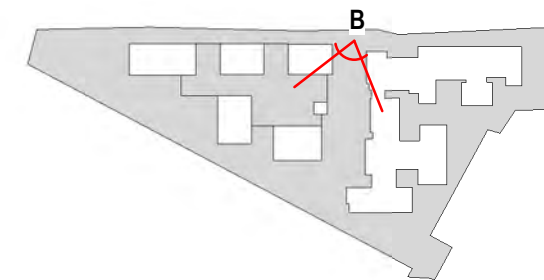
Project:
Kohimarama Retirement Village
223 Kohimarama Road - 7 John Rymer Place

Discipline
3D Perspectives

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



A1 sheet scale = NTS



A1 sheet scale = NTS

FOR INFORMATION
NOT FOR CONSTRUCTION

A	FOR ASSESSMENT	MJK	NZE	AOM
No.	Revision	Bv	Chk	Appd
				Date



Original Scale (A1)	Design	AOM	13.09.19
As indicated Reduced Scale (A3)	Drawn	MJK	13.09.19
	Dsg Verifier	LH	13.09.19
	Dwg Check	NZE	13.09.19
Half A1			

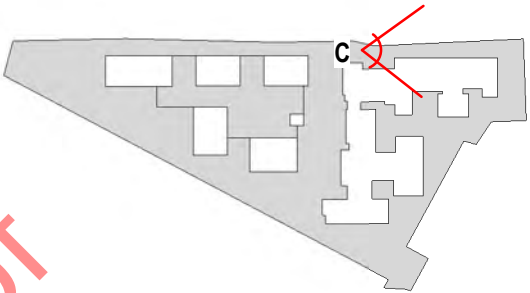


RYMAN
HEALTHCARE LTD

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

Title:	3D Perspectives
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Discipline		Architecture	
Drawing No.		Rev.	
044-ASM-S01-.A0-003		A	



1 View C towards Kohimarama Road vehicle access way
A1 sheet scale = NTS

Released under the provisions of the Official Information Act 1982

A	FOR ASSESSMENT		MJK	NZE	AOM 04.02.20
No.	Revision		By	Chk	Appd Date

Drawing Originator:

 **Beca**

Original Scale (A1)	Design	AOM	13.09.19
As indicated	Drawn	MJK	13.09.19
Reduced Scale (A3)	Dwg Verifier	LH	13.09.19
Half A1	Dwg Check	NZE	13.09.19

Client:

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FOR INFORMATION
NOT FOR CONSTRUCTION

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LEGEND

- | | | | |
|--|-----------------------------------|--|---|
| | MIXED EXOTIC PLANTING | | PAVING OR CONCRETE PATIOS |
| | MIXED NATIVE PLANTING | | DECKING/BOARD WALKS |
| | RETAINED EXISTING NATIVE PLANTING | | ARTIFICIAL TURF |
| | PAVING OR CONCRETE PATHWAYS | | RETAINING WALL TYPE 1: AUSTRAL INDUSTRY RANGE BRICK PLATINUM OR SIMILAR |
| | PROPOSED TREES | | RETAINING WALL TYPE 2: CONCRETE BLOCKS |
| | INTERMITTENT WATERCOURSE | | RETAINING WALL TYPE 3: PRECAST CONCRETE PANELS |

PLEASE NOTE: ARCHITECTURAL FLOOR PLANS ARE SHOWN MERGED TO REFLECT THE GROUND PLANE. REFER TO ARCHITECTURAL FOR COMPLETE FLOOR PLANS.



SK 100
SCALE: 1:500 @ A1
12TH FEBRUARY 2020

SELWYN COLLEGE

ARTIFICIAL TURF VIEWING/SITTING AREA

TROPICAL GARDEN WITH MEANDERING PATHWAYS AND SITTING AREAS

COMMUNAL DECKED SITTING AREA SURROUNDED BY RELAXED TURF AND GARDEN AREAS

FEATURE SCULPTURE/ART CENTRED WITH ENTRY

EXISTING QUERCUS PALUSTRIS TO BE RETAINED

BOUNDARY FENCE. REFER TO ELEVATIONS

EXISTING POHUTUKAWA TREES TO BE RETAINED

PEDESTRIAN AIR BRIDGE LEADING TO VILLAGE ENTRY

KOHIMARAMA ROAD

DEMENTIA GARDEN TO BE DEVELOPED

BOUNDARY FENCE. REFER TO ELEVATIONS

JOHN RYMER PLACE

MEANDERING BOARDWALK THROUGH EXISTING NATIVE VEGETATION

RELAXED 'ENGLISH' GARDEN WITH MIXED EXOTIC PLANTINGS

NATIVE PLANTING MOUNDED AGAINST PODIUM

FEATURE SCULPTURE/ART TO CENTRE OF VISTA

FORMAL GARDEN WITH PAVED BORDER
POTENTIAL FOR RAISED VEGETABLE PLANTERS
TOPIARY OR PETANQUE

EXISTING CLEARING TO BE MAINTAINED AS LAWN

KOHIMARAMA RETIREMENT VILLAGE - LANDSCAPE MASTER PLAN