



**LEGEND:**

EXISTING BUILDING SHADING



PROPOSED BUILDING SHADING



SHADING FROM BUILDINGS BUILT TO RESIDENTIAL BUILDING STANDARDS



1715 23 SEPTEMBER



92 RUSSELLY ROAD, CHRISTCHURCH, NEW ZEALAND  
PH: 64 - 3 - 366 4069

**COMPREHENSIVE CARE RETIREMENT VILLAGE -  
DONALD STREET, KARORI, WELLINGTON**

AMENDMENTS:  
A JULY 2020 RC ISSUE

LOCATION:  
DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:  
PROPOSED SITE SOLAR  
STUDIES 1715 23 SEPTEMBER

BLOCK NO.: S01 AMENDMENT: A

PROJECT NO.: 042 STAGE NO.:

PDF NAME: 042 - \_ S01 - \_A0-S78 - \_A

SCALE: 1:1000 DRAWING NO.:

DRAWING STATUS:  
RCA95 **..A0-S78**



**LEGEND:**

EXISTING BUILDING SHADING



PROPOSED BUILDING SHADING



SHADING FROM BUILDINGS BUILT TO RESIDENTIAL BUILDING STANDARDS



1760 26 SEPTEMBER



92 RUSSELLY ROAD, CHRISTCHURCH, NEW ZEALAND  
PH: 64 - 3 - 366 4069

**COMPREHENSIVE CARE RETIREMENT VILLAGE -  
DONALD STREET, KARORI, WELLINGTON**

AMENDMENTS:

A JULY 2020 | R ISSUE

LOCATION:

DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:

PROPOSED SITE SOLAR  
STUDIES 1730 23 SEPTEMBER

BLOCK NO.: S01 AMENDMENT: A

PROJECT NO.: 042 STAGE NO.:

PDF NAME: 042 - \_ S01 - \_A0-S79 - \_A

SCALE: 1:1000 DRAWING NO.:

DRAWING STATUS:  
**RCA39 ..A0-S73**



**LEGEND:**

EXISTING BUILDING SHADING



PROPOSED BUILDING SHADING



SHADING FROM BUILDINGS BUILT TO RESIDENTIAL BUILDING STANDARDS



9815 43 SEPTEMBER



92 RUSSELLY ROAD, CHRISTCHURCH, NEW ZEALAND  
PH: 64 - 3 - 366 4069

**COMPREHENSIVE CARE RETIREMENT VILLAGE -  
DONALD STREET, KARORI, WELLINGTON**

AMENDMENTS:

A JULY 2020 RC ISSUE

LOCATION:

DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:

PROPOSED SITE SOLAR  
STUDIES 1745 23 SEPTEMBER

BLOCK NO.: S01 AMENDMENT: A

PROJECT NO.: 042 STAGE NO.:

PDF NAME: 042 - \_ S01 - \_A0-S80 - \_A

SCALE: 1:1000 DRAWING NO.:

DRAWING STATUS:  
**RCA28 ..A0-S70**



**LEGEND:**

EXISTING BUILDING SHADING



PROPOSED BUILDING SHADING



SHADING FROM BUILDINGS BUILT TO RESIDENTIAL BUILDING STANDARDS



2100 93 SEPTEMBER



92 RUSSELLY ROAD, CHRISTCHURCH, NEW ZEALAND  
PH: 64 - 3 - 366 4069

**COMPREHENSIVE CARE RETIREMENT VILLAGE -  
DONALD STREET, KARORI, WELLINGTON**

AMENDMENTS:

A JULY 2020 RC ISSUE

LOCATION:

DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:

PROPOSED SITE SOLAR  
STUDIES 1800 23 SEPTEMBER

BLOCK NO.: S01 AMENDMENT: A

PROJECT NO.: 042 STAGE NO.:

PDF NAME: 042 - \_ S01 \_ \_A0-S81 \_ \_A

SCALE: 1:1000 DRAWING NO.:

DRAWING STATUS:  
**RCA81 ..A0-S12**



**KEY**

- soft landscape area
- hedging
- proposed water features
- mezzanine viewshed
- Revision O

- Trees recommended for retention:**
1. Kauri (*Agathis australis*) x2 to be retained. Will require protection during construction phase.
  2. Pohutukawa (*Metrosideros excelsa*) x1 to be retained. Will require protection during construction phase. Trees to be 'limbed up' to enable seating access underneath. Appropriate hardscape incorporated with paving to be installed to protect tree roots.
  3. Tobira (*Podocarpus totara*) x2 to be retained. New plantings of other native species and removal of exotics will complement the Kauri.

It is likely that the existing vegetation will not be retained due to demolition and construction activities. The number of replacement trees will be determined at the time of detailed plant planning and is dependent on what can be retained. This area will be revegetated using primarily NZ natives and exotics that provide seasonal colour and interest.

*Shirko bicoba fastigiata*, a narrow upright tree, will follow the upright linear nature of the building frontage with a bonus of bright yellow autumn foliage. The placement pattern is repeated along the front of each apartment wing.

Area between footpath and boundary fence too narrow to support tree species. Suggest planting with climbers (e.g. *Trachelospermum jasminoides*, *wisteria sinensis*) along fence line interspersed with Ilex 'Sky Pencil' or Buxus 'Graham Island' (both reach height of approx 2m).

Standards will be used to highlight the entrance paths to each of the courtyards of the apartment buildings.

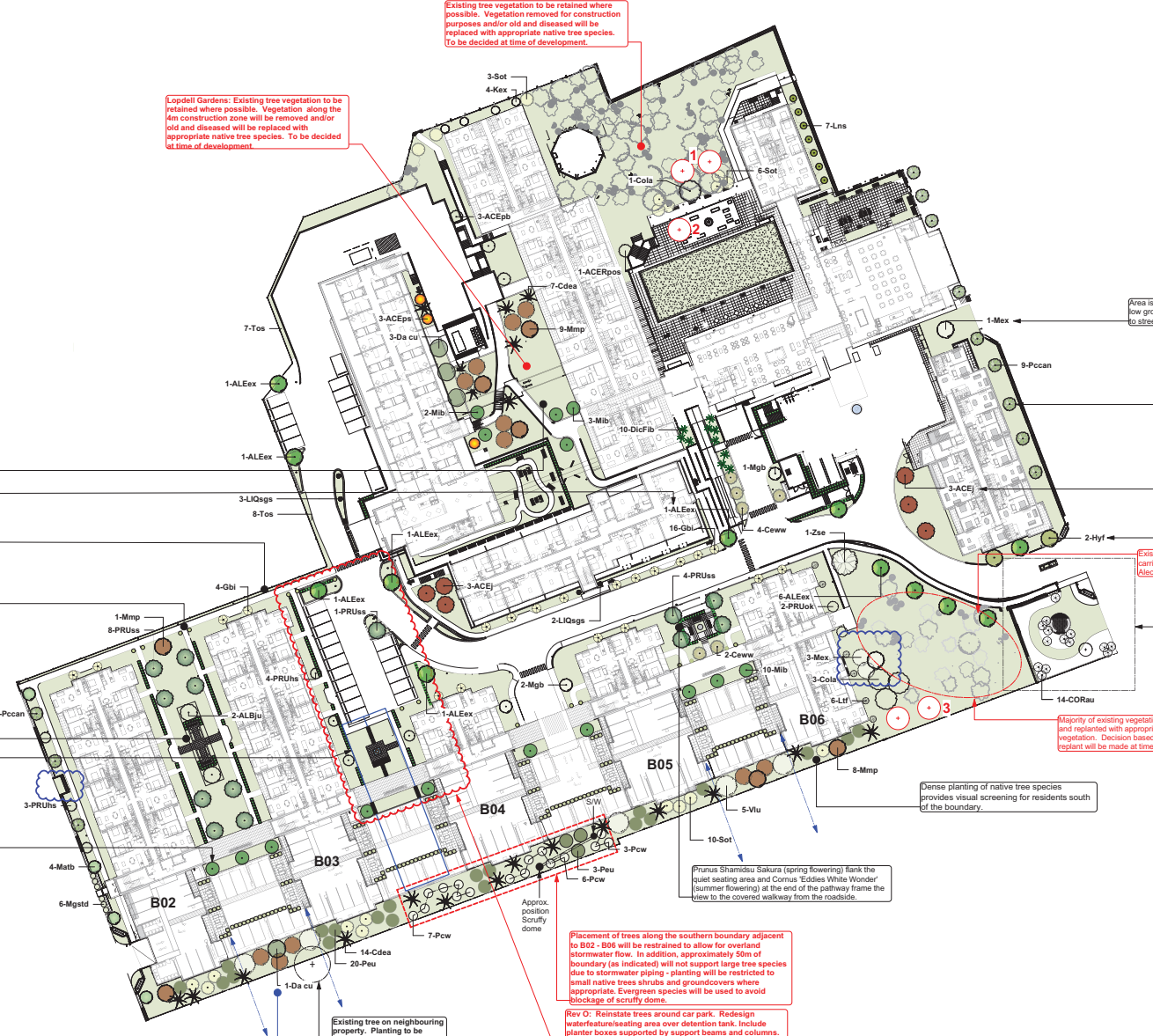
*Prunus Shirodsu Sakura* along the length of the courtyard frame the area while providing privacy for residents. The late spring blossom and autumn foliage add seasonal interest and complement the internal garden layout.

A pergola with seating forms a central area for residents to use. *Asibiza julibrissin* (Silk Tree) at each end of the pergola will form a spreading canopy providing shade with a mass of soft pink flowers in the summer. Underplanting along the length of the pergola provides a beautiful focal point for residents.

Approximate position of detention tank. Area re-designed with planter boxes/smaller waterfeature and seating area. Planting amended to ensure privacy for downstairs apartments.

*Michelia 'Bubbles'*, a small evergreen tree set against the apartment wall are a focal point for each courtyard area. The dense foliage will soften the visual impact of the solid back wall.

Faller tree species within the mezzanine viewshed provide privacy for private residents to the south and will, in time, afford shelter from the southerly for Ryman residents using the mezzanine space.



**Lopdeli Gardens:** Existing tree vegetation to be retained where possible. Vegetation along the 4m construction zone will be removed and/or old and diseased will be replaced with appropriate native tree species. To be decided at time of development.

Existing tree vegetation to be retained where possible. Vegetation removed for construction purposes and/or old and diseased will be replaced with appropriate native tree species. To be decided at time of development.

Area is to be underplanted with native ferns and shrubs. The low growing nature of these species provides a view through to street from B01 main entrance.

*Pyrus calleryana* 'Candelebra' (Ornamental pear) continue along the boundary (where possible) and is the same species that has been used along the western boundary.

*Acer rubrum* will be used at each end of the main thoroughfare to provide repeat focal points with its stunning red autumn foliage.

The beautiful *Hymenosporum flavum* with its lemon yellow flowers in summer highlight either side of the main vehicle entrance to the village.

Existing *Kowhai* (*Sophora species*) along main driveway to be removed. These will be replaced with *Alectryon excelsa* (a narrow upright growing native tree).

Garden area with seating for public use. Ref. L0-020PP

Majority of existing vegetation to remain. Some exotic species will be removed and replanted with appropriate native species to complement remaining vegetation. Decision based on health/size/species of which trees to remove and replant will be made at time of construction.

Dense planting of native tree species provides visual screening for residents south of the boundary.

*Prunus Shirodsu Sakura* (spring flowering) flank the quiet seating area and *Cornus 'Eddies White Wonder'* (summer flowering) at the end of the pathway frame the view to the covered walkway from the roadside.

Placement of trees along the southern boundary adjacent to B02 - B06 will be restrained to allow for overland stormwater flow. In addition, approximately 50m of boundary (as indicated) will not support large tree species due to stormwater piping - planting will be restricted to small native tree shrubs and groundcovers where appropriate. Evergreen species will be used to avoid blockage of scrubby dome.

Rev O: Reinstall trees around car park. Redesign waterfeature/seating area over detention tank. Include planter boxes supported by support beams and columns. Amend tree and hedge placement

Approx. position Scrubby dome

Existing tree on neighbouring property. Planting to be placed accordingly to accommodate.



P	Amended trees on southern boundary by stormwater	21/08/2020
O	Amendments to planting and features over detention tank.	20/08/2020
N	Remove Text	14/07/2020
M	Tree placement southern boundary amended	2/06/2020
K	Added text Removal and/or reposition of trees to accommodate Proposed Stormwater Ref: 042-RCT_40100-0219	28/05/2020
J	Revised Tree layout/stormwater along S/E boundary	12/03/2020
I	Text amendments	5/03/2020
H	Text amendment to tree retention recommendation	27/02/2020

**sullivan**  
Unit 7B, 6 Sir William Pickering Drive, Burnside CHRISTCHURCH 8053  
P: 03 357 1182 C: 021 648 220 info@sullivanwall.co.nz

Development for Ryman Healthcare  
Karori Retirement Development  
Donald Street, WELLINGTON

# Resource Consent - Indicative Landscape Plan

SHEET  
1 of 3

Verify all dimensions on site. Identify all boundaries and underground services before commencement of works		SHEET L0-010_P P	
REVISED	DATE	BY	FOR
DRWN	MB	DATE	12/09/2019
CHK	MB	CHECKED	LW
Scale: 1:500 @ A1		Ryman Numbering 042 RCT S01 pdf: 042-RCT_S01_L0-010P_P	

Ryman Healthcare								
Karori Retirement Development								
Tree Schedule								
ID	Qty	Latin Name	Common Name	Notes	Height	Spread	D/E	Size at planting
								Estimated expected growth at 10 years
								(5 year expected growth)
ACEp0	3	Acer palmatum 'Bloodgood'	Japanese Maple 'Bloodgood'	Large bushy deciduous small tree with deep red-purple leaves - turn red in autumn.	4.0m (3m)	3.0m (2.5m)	D	2.0m
ACERpos	1	Acer palmatum 'Osakazuki'	Japanese Maple	Large lobed leaves. New growth a pinky bronze that turns green. Scarlet autumn colours.	4.0m (3m)	3.0m (2.5m)	D	2.0m
ACEps	3	Acer palmatum 'Senkaki'	Coral Bark Japanese Maple	Coral Bark Maple. Soft lime green, red margined foliage in spring turning green mid summer - bright gold in autumn. Brilliant red trunk in winter.	4.0m (3.0m)	2.5m (1.8m)	D	1.8m
ACEj	6	Acer rubrum x freemanii 'Jeffersred'	Freeman Maple	Medium sized vase-shaped tree. Large green leaves with silvery undersides. Red-orange leaves from March.	10.0m (6.0m)	4.0m (2.0m)	D	3.0m
ALBju	2	Abutilon julibrissin	Silk Tree	Puffy pink flowers. Summer. Ferry open foliage. Spreading habit.	6.0m (4.5m)	4.0m (3.0m)	D	2.0m
ALEex	12	Abelcyon excelsus	Tibiki	NZ Oak. Glossy green ash-like leaves with black seeds held in scarlet cups.	7.0m (4.0m)	4.0m (2.0m)	E	2.5m
CORAu	14	Cordyline australis	NZ Cabbage Tree	Strap like foliage. Masses of tiny white fragrant flowers on stalk.	6.0m (4.0m)	2.0m (2.5)	E	Various 1 - 2.0m
Ceww	6	Cornus Eddies White Wonder'	Dogwood	Rounded green leaves turning yellow to red in autumn. White flower bracts in spring. Upright grower.	5.0m (3.0m)	3.0m (1.5m)	D	2.0m
COa	4	Corynocarpus laevigatus	Karakara	Canopy tree with large leathery, glossy, green leaves. Large bright orange fleshy drupes that open in summer.	8.0m (4.5m)	5.0m (3.0m)	D	1.8m
COa	21	Cyathea dealbata	Silver fern	This fern is known to grow to heights of 10m or more. The crown is dense, and the fronds tend to be about 4m long and have a silver-white colouration on the undersides.	3.0m (2.0m)	1.5m (1.5m)	E	Various Sizes
DAcu	4	Dacrydium cupressinum	Rimu	Pendulous, willow-like branchlets when young. Fruit from March to May attracts birds.	6.0m (4.0m)	3.0m (2.5m)	E	2.5m
DiFiB	10	Dicksonia fibrosa	Whiwhi Ponga Tree Fern	New Zealand Ponga or Tree Fern. Hardy, slow grower with crown fronds that grow in a multi-topped shape.	3.0m (1-2.0m)	2.0m (1.5m)	E	Various Sizes
GI	20	Ginkgo biloba fastigata	Upright Maidenhair Tree	A very neat, narrowly erect form with a myriad of uses for confined light spaces, both in narrow streets and smaller home gardens. Bares the usual deep green distinctive maidenhair leaves with their gorgeous golden autumn tones.	6.0m (3.0m)	2.5m (1.8m)	D	1.5m
HYf	2	Hymenoporum farum	Australian Frangipani	Open habit with glossy green leaves and masses of yellow scented flowers.	6.0m (3.5m)	4.0m (2.5m)	E	2.0m
Kex	4	Knightia excelsa	Rewarewa	Foliage deep green, glossy with toothed margins. Small reddish flowers in summer.	7.0m (4.0m)	2.0m (1.5m)	E	2.0m
Lra	7	Laurea nobilis 'Standard' 1.5m	Sweet Bay or Bay Laurel	Standard. Leathery dark green aromatic foliage.	2.5m (2.0m)	1.5m (1.2m)	E	1.8m
LIJgs	5	Liquidambar styraciflua 'Gumball' Standard 1.8m	SweetGum	Maple like leaf on a light restricted head. Brilliant autumn tones. Corky bark on branches. Standard. Clip to ball.	3.0m (3.0m)	1.5m (1.5m)	D	1.8m std
Ll	6	Lindodendron tulipifera 'Fastigatum'	Upright Tulip Tree	Large bright green lyre-shaped leaves turning buttery yellow in Autumn. Large fragrant light lime green tulip shaped flowers in early summer. Narrow erect form.	7.0m (5.0m)	1.5m (2.5m)	D	2.5m
Mgb	3	Magnolia grandiflora 'Blanchard'	Magnolia	Very dark green glossy leaves. Creamy white fragrant blooms in summer.	5.0m (4.0m)	3.0m (1.5m)	E	2m
Maib	4	Magnolia grandiflora 'Teddy Bear'	Magnolia	Smaller narrow columnar growth with tight branch structure. Large fragrant white flowers through summer.	5m (3.5m)	3m (2.0m)	E	35L
Max	4	Metrosideros excelsa	Pohutukawa or NZ Xmas Tree	Dense ovate green foliage. Crimson/red flowers in summer.	5.0m (4.0m)	4.0m (3.0m)	E	1.8m
Mmp	18	Metrosideros Maori Princess	Pohutukawa or NZ Xmas Tree	Conical upright form making it a great tree for streets or narrow situations. Rich, green.	6.0m (4.0m)	4.0m (3.0m)	E	2.0m
MB	15	Michelia 'Bubbles'	Michelia Bubbles	Glossy green leaves and white blooms with pink margins. Very sweetly vanilla scented.	3.0m (3.0m)	4.0m (2.0m)	E	1.8m
Mgstd	6	Michelia gracipes 'Standard' 1.2m	Michelia Standard	A small tree with shiny dark green leaves. In spring masses of perfumed white flowers are produced from velvety brown buds. Evergreen. 1.5m Standard	1.8m (1.8m)	1.2m (1.2m)	E	1.2m std
Peu	23	Pittosporum eugenioides	Lemonwood	Waxy pale green foliage.	5.0m (5.0m)	3.0m (2.0m)	E	1.8m
PRUts	7	Prunus hillieri 'Spiral'	Flowering Cherry	Narrow upright form. Bronze spring leaves - green in summer - orange in autumn. Soft pink blossoms in spring.	5.0m (3.5m)	2.5m (1.8m)	D	2.5m
PRUok	2	Prunus 'Okame'	Pink Flowering Cherry	Masses of carmine pink bell shaped flowers in early spring. Compact upright grower with autumn colours.	4.0m (3.0m)	2.5m (3.0m)	D	2.5m
PRUks	13	Prunus 'Shimidu Sakura'	Flowering Cherry	Pink bud, double white flowers in spring. Standard.	4.0m (2.5m)	3.0m (1.8m)	D	1.8m Std
Pow	16	Pseudopanax lessonae 'Cyril Watson'	Houpara	Compact bushy habit. Leathery green lobed leaves.	3.0m	2.0m	E	1.2m
Pocan	12	Pyrus calleryana 'Candelabra'	Ornamental Pear	Upright growth, hardy, white flower, green summer growth, and red autumn colours to finish off the season.	6.0m (4.5m)	4.0m (2.5m)	D	3.0m
Sd	19	Sophora tetralopna	N Z Kowhai North Island	Cluster of large yellow flowers in spring.	5.0m (4.0m)	3.0m (2.5m)	E	1.5m
Tee	15	Thuja Occidentalis 'Smaragd'	White cedar	'Smaragd' is a slow-growing, conical, coniferous evergreen shrub with erect sprays of scale-like, ovate, bright green leaves.	2.0m (1.5m)	1.0m (0.75m)	E	1.0m
Viu	5	Vitis lucana	New Zealand Punnet	Maintains a bushy form for several years. Develops into a round headed tree. Cup shaped pinkish red flowers. Rich green leaves have waxy edges.	6.0m (4.0m)	5.0m (2.5m)	E	2.0m
Zse	1	Zelkova serrata	Japanese Zelkova	Semi open tree with serrated green leaves turning red and yellow in autumn.	8.0m (6.0m)	6.0m (4.0m)	D	2.0m

O Tree planting amended southern boundary 21/08/2020  
 N Amendments over detention tank area 20/08/2020  
 M Additional Planting along S/W area 13/08/2020  
 L Remove Tree 14/07/2020  
 K Tree planting amended southern boundary 2/06/20  
 J Removal of trees due to Proposed Stormwater Plan 7/05/2020  
 I Amendment to Tree Planting on SW Boundary 12/03/2020  
 H Tree Amendments 5/03/2020  
 G Tree species changed on western boundary 25/02/2020  
 F Addition of Plan Nos 10/02/2020

### Resource Consent Indicative Landscape Plan - Details Schedule

**SHEET**  
 2 of 3

Verify all dimensions on site. Identify all boundaries and underground services before commencement of works		REVISED	DATE	BY	DATE	BY	DATE	BY
DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE
DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE
DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE

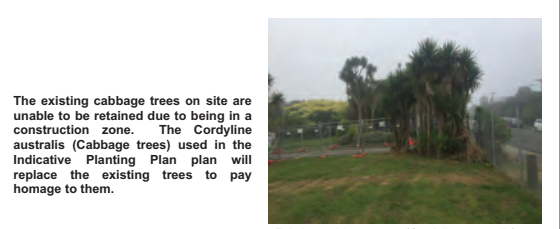
Project Reference: **L0-010PS**  
 Revision: **042 RCT S01**  
 File: pdf/042-RCT\_S01\_L0-010PS\_C

Ryman Healthcare									
Plant Schedule									
Project Profile File									
14/07/2020 - PPT 01									
TREES									
ID	Qty	Latin Name	Common Name	Notes	Height	Spread	DE	Scheduled Sign	
101001	1	Cordyline australis	Cabbage tree	Memorial to Amanda Rohloff. Memorial of any other plants on site.	2.5m (to top of trunk)	2.5m	F	Vertical 1.2m	



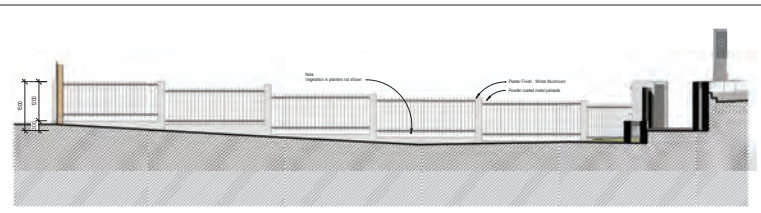
Approximate position of proposed public park

The mounded garden area will be planted with native shrubs and grasses to reflect native bush and other plantings in the area. The form of the central garden as it wraps around the circular seating will provide shelter and a place for quiet contemplation.

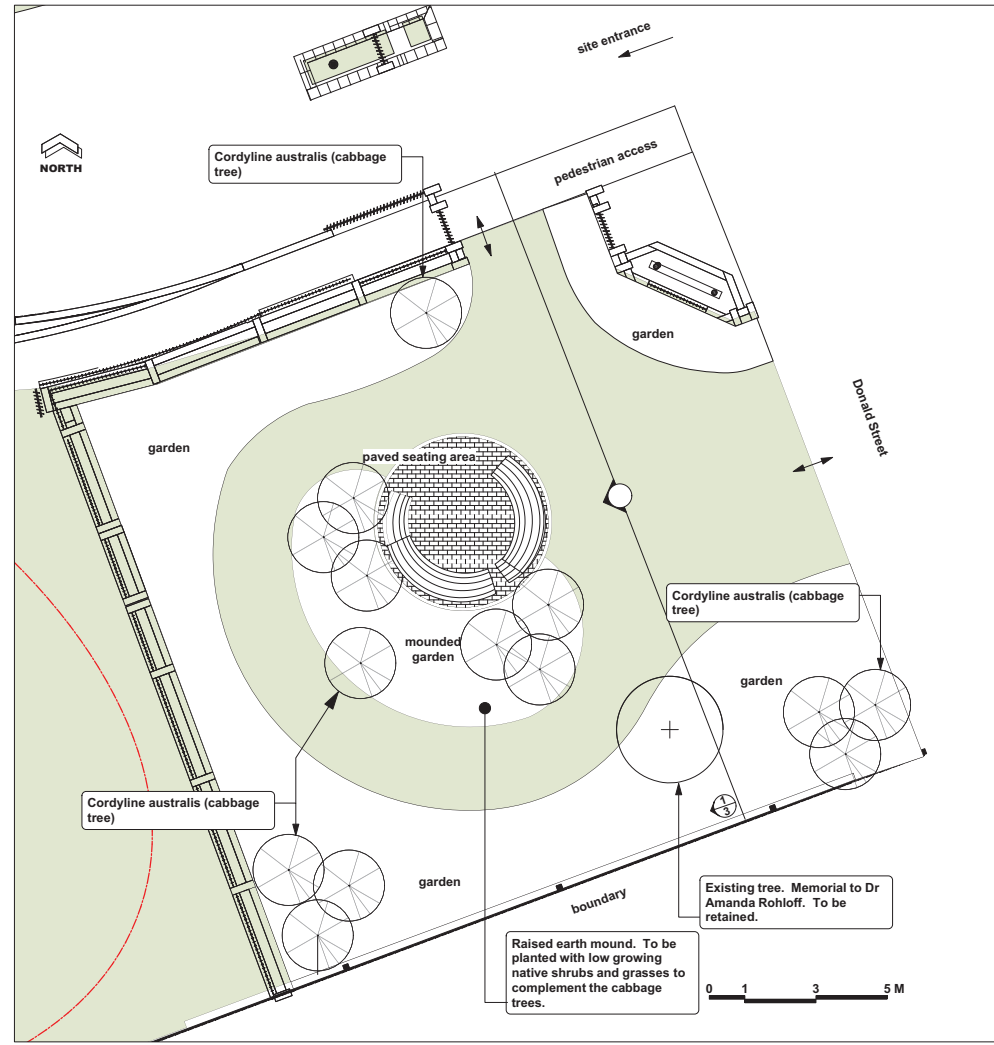


Existing cabbage trees (Cordyline australis) at main entrance of site

The existing cabbage trees on site are unable to be retained due to being in a construction zone. The Cordyline australis (Cabbage trees) used in the Indicative Planting Plan plan will replace the existing trees to pay homage to them.



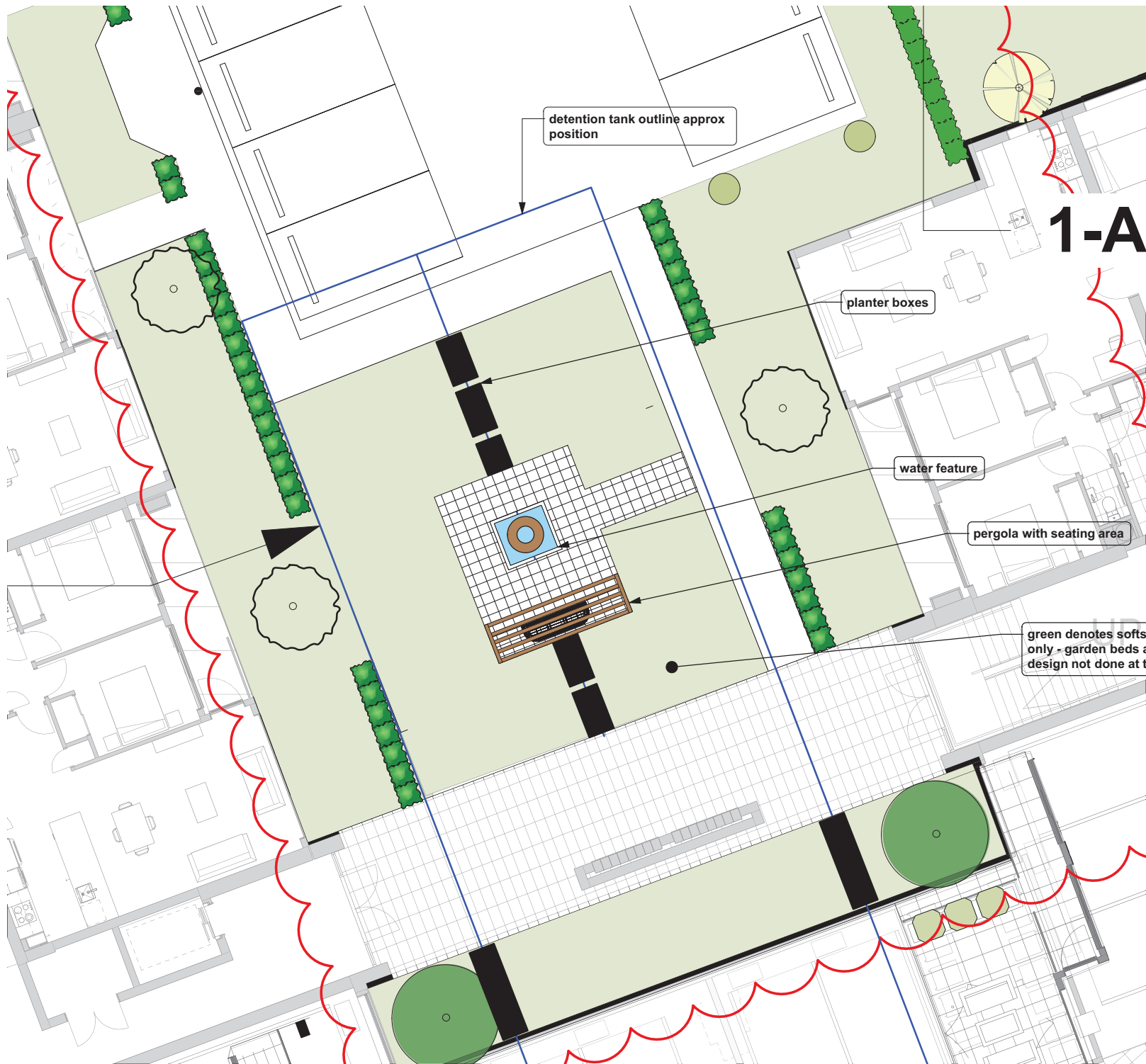
EAST FENCE ELEVATION - DONALD ST - PARK



### Resource Consent Indicative Landscape Plan - Proposed Public Park

SHEET 3 of 3	Verify all dimensions on site. Identify all boundaries and underground services before commencement of works		14/07/2020	14/07/2020
	REVISED	DATE	BY	BY
DRWN	MB	DATE	07/02/2020	042 RCT S01
CHK	MB	CHECKED	LW	1:100 @A2





detention tank outline approx position

1-A

planter boxes

water feature

pergola with seating area

green denotes softscape area only - garden beds and lawn design not done at this stage



### LEGEND

	SPOT HEIGHT		SEWER MANHOLE
	GROUND LEVEL (FROM LIDAR DATA)		WCC WATERMAIN (INDICATIVE)
	FLOOR LEVEL (FROM SCAN DATA)		FIRE HYDRANT
	FLOOR LEVEL (FROM SCAN DATA)		RIDGE HEIGHT
	FLOOR LEVEL (FROM SCAN DATA)		SERVICES COVER
	BUILDING OUTLINE		WALL
	SITE BOUNDARY		KERB AND CHANNEL
	PROPERTY BOUNDARY (XML)		ROAD CENTRELINE
	LAMP POST		POWER POLE
	MANHOLE (UNKNOWN)		MONITORING POINT
	VEGETATION DRUPLINE		FENCE
	WCC STORMWATER (INDICATIVE)		SIGNAGE
	STORMWATER MANHOLE		POWER PILLAR
	HOLE		TOBY
	LAMP POLE CLEANING EYE		SURVEY CONTROL MARK
	WCC SEWER (INDICATIVE)		SCAN AREA
			VALVE



- ### NOTES
- THIS SURVEY HAS NOT INCLUDED SITE MARKING OF THE BOUNDARY POSITIONS UNLESS OTHERWISE INDICATED.
  - UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE COMPILED FROM WCC AND UTILITY SERVICES PROVIDERS RECORDS AND ARE INDICATIVE ONLY WHERE SERVICES HAVE FEATURES VISIBLE AT GROUND LEVEL. THEY HAVE BEEN VERIFIED BY FIELD SURVEY. THE LOCATION OF ALL SERVICES MUST BE CONFIRMED WITH RESPECTIVE PROVIDERS PRIOR TO ANY GROUND DISTURBANCE.
  - THE SITE DATUM FOR THIS SURVEY IS: IR 2 R.L. = 166.85 ORIGIN OF LEVELS: SP DP 2474 REDUCED LEVELS: 162.56 SOURCE: DP 82470 DATUM: M.S.L. - WELLINGTON DATUM 1953
  - ORIGIN OF SURVEY: SS 17424 SO 3095 COORDINATES: 801679.523m, 394967.337m COORDINATE SYSTEM: NZGD 2000 WELLINGTON CIRCUIT COORDINATE SOURCED: 3d MAY 2018 DATE OF SURVEY: 5 MAY - 16 JUNE 2018
  - "SPOT HEIGHT" POSITIONS ARE SHOWN IN THE FOLLOWING FORMAT X Y6.24 AND ARE EXPRESSED IN METRES IN TERMS OF THE SITE DATUM FOR THE SURVEY. THE HEIGHTS OF THESE POSITIONS HAVE AN ACCURACY RELATIVE TO THE SITE DATUM AS FOLLOWS:  
HARD SURFACES: CONCRETE, ASPHALT +/- 0.030m @ 95% CONFIDENCE LEVEL  
SOFT SURFACES: GRASS +/- 0.050m @ 95% CONFIDENCE LEVEL
  - CONTOURS SHOWN ON THIS SURVEY ARE INTERPOLATED FROM SURVEYED SPOT HEIGHT POSITIONS. THEREFORE THE LOCATION AND VALUES OF THE CONTOUR MODEL IS DEPENDENT ON THE DENSITY OF THE SURVEYED SPOT HEIGHTS. THIS SURVEY DEPICTS A CONTOUR INTERVAL OF 1.5m WITH AN ACCURACY RELATIVE TO THE HEIGHT DATUM OF +/- 0.25m AT A 95% CONFIDENCE LEVEL.
  - IF STRUCTURES ARE DESIGNED SO THAT THEY WILL EXTEND TO THE MAXIMUM LIMITS OF SUNLIGHT ACCESS ENVELOPES, IT IS RECOMMENDED THAT SPOT HEIGHTS ONLY, SPECIFICALLY TAKEN AT THE CORRESPONDING POSITION ON THE BOUNDARY, BE USED TO DETERMINE COMPLIANCE. NOTE: THIS MAY REQUIRE ADDITIONAL SURVEY WORK.
  - NEIGHBOURING CADASTRAL BOUNDARIES SOURCED FROM LANDLINE (LINZ) MAY 2016 SITE CADASTRAL BOUNDARIES HAVE BEEN CALCULATED FROM UNDERLYING SURVEY PLANS. ALL BOUNDARIES HAVE AN ACCURACY OF +/- 50mm.
  - LIDAR DATA FROM SEPTEMBER 2013 WITH A HEIGHT ACCURACY OF +/- 0.15m
  - POINTS EXTRACTED FROM SCAN DATA HAVE AN ACCURACY RELATIVE TO THE SITE DATUM OF +/- 0.030m @ 95% CONFIDENCE LEVEL.

**TO BE READ IN CONJUNCTION WITH SHEETS 2 AND 3**



CLIENT

REV	DATE	REVISION DETAILS	APPROVED
A	27/06/18	ISSUE FOR INFORMATION	
B	25/07/18	MANHOLE INFORMATION ADDED	B.TOMS
C	10/08/18	PLANS ROTATED & SCALE REVISED. FLOOR & ROOF HEIGHTS ADDED	B.TOMS
D	24/02/20	TOPOGRAPHICAL DATA ADDED	

SCALE	SIZE
1:250	A1

FOR INFORMATION NOT FOR CONSTRUCTION	DATE
APPROVED	10/08/18
B.TOMS	
B.TOMS	

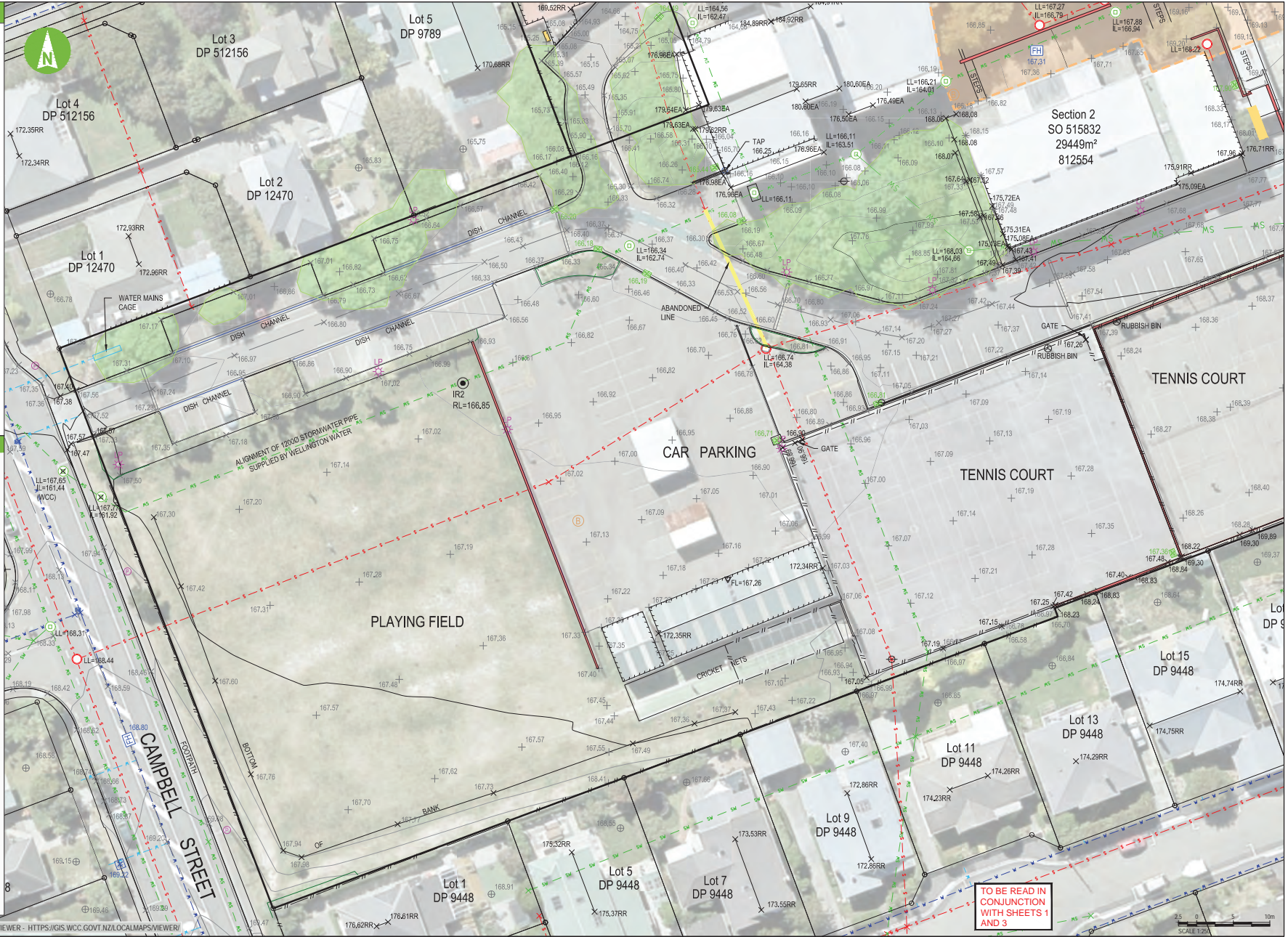
PROJECT	RYMAN KARORI
TITLE	TOPOGRAPHICAL SURVEY MAY 2018 AND FEBRUARY 2020 SHEET 1 OF 3
DRAWING No.	PROJECT No. WBS TYPE DISC NUMBER REV
502720	0000 - DRG - UU - 0001 - D

**NOTES**

- THIS SURVEY HAS NOT INCLUDED SITE MARKING OF THE BOUNDARY POSITIONS UNLESS OTHERWISE INDICATED.
- UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE COMPILED FROM WCC AND UTILITY SERVICES PROVIDERS RECORDS AND ARE INDICATIVE ONLY. WHERE SERVICES HAVE FEATURES VISIBLE AT GROUND LEVEL THEY HAVE BEEN VERIFIED BY FIELD SURVEY. THE LOCATION OF ALL SERVICES MUST BE CONFIRMED WITH RESPECTIVE PROVIDERS PRIOR TO ANY GROUND DISTURBANCE.
- THE SITE DATUM FOR THIS SURVEY IS: IR 2 R.L. = 166.85 ORIGIN OF LEVELS - SP DP 82474 REDUCED LEVEL: 162.56 SOURCE: DP 82474 DATUM: M.S.L. - WELLINGTON DATUM 1953
- ORIGIN OF SURVEY: SS 17K24 SD 30955 COORDINATES: 801579 521264, 39497 33716 COORDINATE SYSTEM: NZGD 2000 WELLINGTON CIRCUIT COORDINATE SURVEY: 3d MAY 2018 DATE OF SURVEY: 5 MAY - 16 JUNE 2018
- "SPOT HEIGHT" POSITIONS ARE SHOWN IN THE FOLLOWING FORMAT X.Y.Z AND ARE EXPRESSED IN METRES IN TERMS OF THE SITE DATUM FOR THE SURVEY. THE HEIGHTS OF THESE POSITIONS HAVE AN ACCURACY RELATIVE TO THE SITE DATUM AS FOLLOWS:  
HARD SURFACES EG CONCRETE, ASPHALT +/- 0.030m @ 95% CONFIDENCE LEVEL  
SOFT SURFACES EG GRASS +/- 0.050m @ 95% CONFIDENCE LEVEL
- CONTOURS SHOWN ON THIS SURVEY ARE INTERPOLATED FROM SURVEYED "SPOT HEIGHT" POSITIONS. THEREFORE THE LOCATION AND VALUES OF THE CONTOUR MODEL IS DEPENDENT ON THE DENSITY OF THE SURVEYED SPOT HEIGHTS. THIS SURVEY PLOTS A CONTOUR FROM UNDER 50mm WITH AN ACCURACY RELATIVE TO THE HEIGHT DATUM OF +/- 0.25m AT A 95% CONFIDENCE LEVEL.
- IF STRUCTURES ARE DESIGNED SO THAT THEY WILL EXTEND TO THE MAXIMUM LIMITS OF SUNLIGHT ACCESS ENVELOPES, IT IS RECOMMENDED THAT SPOT HEIGHTS ONLY, SPECIFICALLY TAKEN AT THE CORRESPONDING POSITION ON THE BOUNDARY, BE USED TO DETERMINE COMPLIANCE. NOTE: THIS MAY REQUIRE ADDITIONAL SURVEY WORK.
- NEIGHBOURING CADASTRAL BOUNDARIES SOURCED FROM LANDONLINE (LINZ) MAY 2018. SITE CADASTRAL BOUNDARIES HAVE BEEN CALCULATED FROM UNDER 50mm SURVEY PLANS. ALL BOUNDARIES HAVE AN ACCURACY OF +/- 50MM
- LIDAR DATA FROM SEPTEMBER 2013 WITH A HEIGHT ACCURACY OF +/- 0.15m
- POINTS EXTRACTED FROM SCAN DATA HAVE AN ACCURACY RELATIVE TO THE SITE DATUM OF +/- 0.030m @ 95% CONFIDENCE LEVEL

**LEGEND**

- SPOT HEIGHT
- GROUND LEVEL (FROM LIDAR DATA)
- FLOOR LEVEL (FROM SCAN DATA)
- FLOOR LEVEL
- EAVE HEIGHT (FROM SCAN DATA)
- BUILDING OUTLINE
- SITE BOUNDARY
- PROPERTY BOUNDARY (DML)
- LAMP POST
- MANHOLE (UNKNOWN)
- VEGETATION DRUPLINE
- WCC STORMWATER (INDICATIVE)
- STORMWATER MANHOLE
- SUMP
- LAMP HOLE CLEANING EYE
- WCC SEWER (INDICATIVE)
- SEWER MANHOLE
- WCC WATERMAIN (INDICATIVE)
- FIRE HYDRANT
- RIDGE HEIGHT
- SERVICES COVER
- WALL
- KERB AND CHANNEL
- ROAD CENTRELINE
- POWER POLE
- MONITORING POINT
- FENCE
- SIGNAGE
- POWER PILLAR
- TGBY
- SURVEY CONTROL MARK
- SCAN AREA
- VALVE



**TO BE READ IN CONJUNCTION WITH SHEETS 1 AND 3**



CLIENT

REV	DATE	REVISION DETAILS	APPROVED
A	27/04/18	ISSUE FOR INFORMATION	
B	25/07/18	FLOOR & EAVES LEVELS ADDED	
C	10/08/18	PLANS ROTATED & SCALE REVISED. FLOOR & ROOF HEIGHTS ADDED	B.TOMS
D	24/02/20	TOPOGRAPHICAL DATA ADDED	B.TOMS

SCALE	SIZE
1:250	A1

FOR INFORMATION NOT FOR CONSTRUCTION	APPROVED	DATE
B.TOMS		10/08/18
B.TOMS		

PROJECT	TITLE	PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
RYMAN KARORI	TOPOGRAPHICAL SURVEY MAY 2018 AND FEBRUARY 2020 SHEET 2 OF 3	502720	0000	DRG	UU	0002	D

www.aurecongroup.com

AERIAL SOURCED FROM WELLINGTON CITY COUNCIL GIS VIEWER - <https://gis.wcc.govt.nz/localmaps/viewer/>



### NOTES

- THIS SURVEY HAS NOT INCLUDED SITE MARKING OF THE BOUNDARY POSITIONS UNLESS OTHERWISE INDICATED.
- UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE COMPILED FROM WCC AND UTILITY SERVICES PROVIDERS RECORDS AND ARE INDICATIVE ONLY WHERE SERVICES HAVE FEATURES VISIBLE AT GROUND LEVEL. THEY HAVE BEEN VERIFIED BY FIELD SURVEY. THE LOCATION OF ALL SERVICES MUST BE CONFIRMED WITH RESPECTIVE PROVIDERS PRIOR TO ANY GROUND DISTURBANCE.
- THE SITE DATUM FOR THIS SURVEY IS: IR2 2 R L = 166.85 ORIGIN OF LEVELS: SP DP 2474 REDUCED LEVEL: 162.5 SOURCE: DP 82470 DATUM: M.S.L. - WELLINGTON DATUM 1953
- ORIGIN OF SURVEY: SS 1724 SO 3095 COORDINATES: 805195232m, 394967337m COORDINATE SYSTEM: GCS2000 WELLINGTON CIRCUIT COORDINATE SOURCED: 3rd MAY 2018 DATE OF SURVEY: 5 MAY - 16 JUNE 2018
- "SPOT HEIGHT" POSITIONS ARE SHOWN IN THE FOLLOWING FORMAT X 166.24 AND ARE EXPRESSED IN METRES IN TERMS OF THE SITE DATUM FOR THE SURVEY. THE HEIGHTS OF THESE POSITIONS HAVE AN ACCURACY RELATIVE TO THE SITE DATUM AS FOLLOWS:  
HARD SURFACES EG CONCRETE, ASPHALT +/- 0.030m @ 95% CONFIDENCE LEVEL  
SOFT SURFACES EG GRASS +/- 0.050m @ 95% CONFIDENCE LEVEL
- CONTOURS SHOWN ON THIS SURVEY ARE INTERPOLATED FROM SURVEYED "SPOT HEIGHT" POSITIONS. THEREFORE THE LOCATION VALUES OF THE CONTOUR MODEL IS DEPENDENT ON THE DENSITY OF THE SURVEYED SPOT HEIGHTS. THIS SURVEY DESIGNS A CONTOUR INTERVAL OF 1.5m WITH AN ACCURACY RELATIVE TO THE HEIGHT DATUM OF +/- 0.25m AT A 95% CONFIDENCE LEVEL.
- IF STRUCTURES ARE DESIGNED SO THAT THEY WILL EXTEND TO THE MAXIMUM LIMITS OF SUNLIGHT ACCESS ENVELOPES, IT IS RECOMMENDED THAT SPOT HEIGHTS ONLY, SPECIFICALLY TAKEN AT THE CORRESPONDING POSITION ON THE BOUNDARY, BE USED TO DETERMINE COMPLIANCE. NOTE: THIS MAY REQUIRE ADDITIONAL SURVEY WORK.
- NEIGHBOURING CADASTRAL BOUNDARIES SOURCED FROM LANDLINE (LINZ) MAY 2016. SITE CADASTRAL BOUNDARIES HAVE BEEN CALCULATED FROM INTERVIZING SURVEY PLANS ALL BOUNDARIES HAVE AN ACCURACY OF +/- 50mm.
- LIDAR DATA FROM SEPTEMBER 2013 WITH A HEIGHT ACCURACY OF +/- 0.15m
- POINTS EXTRACTED FROM SCAN DATA HAVE AN ACCURACY RELATIVE TO THE SITE DATUM OF +/- 0.030m @ 95% CONFIDENCE LEVEL.

### LEGEND

- Spot Height
- Ground Level (from LIDAR DATA)
- Floor Level (from SCAN DATA)
- Floor Level
- Eave Height (from SCAN DATA)
- Building Outline
- Site Boundary
- Property Boundary (XML)
- Lamp Post
- Manhole (Unknown)
- Vegetation Dripline
- WCC Stormwater (Indicative)
- Stormwater Manhole
- Sump
- Lamp Hole Cleaning Eye
- WCC Sewer (Indicative)
- Sewer Manhole
- WCC Watermain (Indicative)
- Fire Hydrant
- Ridge Height
- Services Cover
- Wall
- Kerb and Channel
- Road Centreline
- Power Pole
- Monitoring Point
- Fence
- Signage
- Power Pillar
- Toby
- Survey Control Mark
- Scan Area
- Valve

SCALE 1:250

**TO BE READ IN CONJUNCTION WITH SHEETS 1 AND 2**

**aurecon**  
www.aurecongroup.com

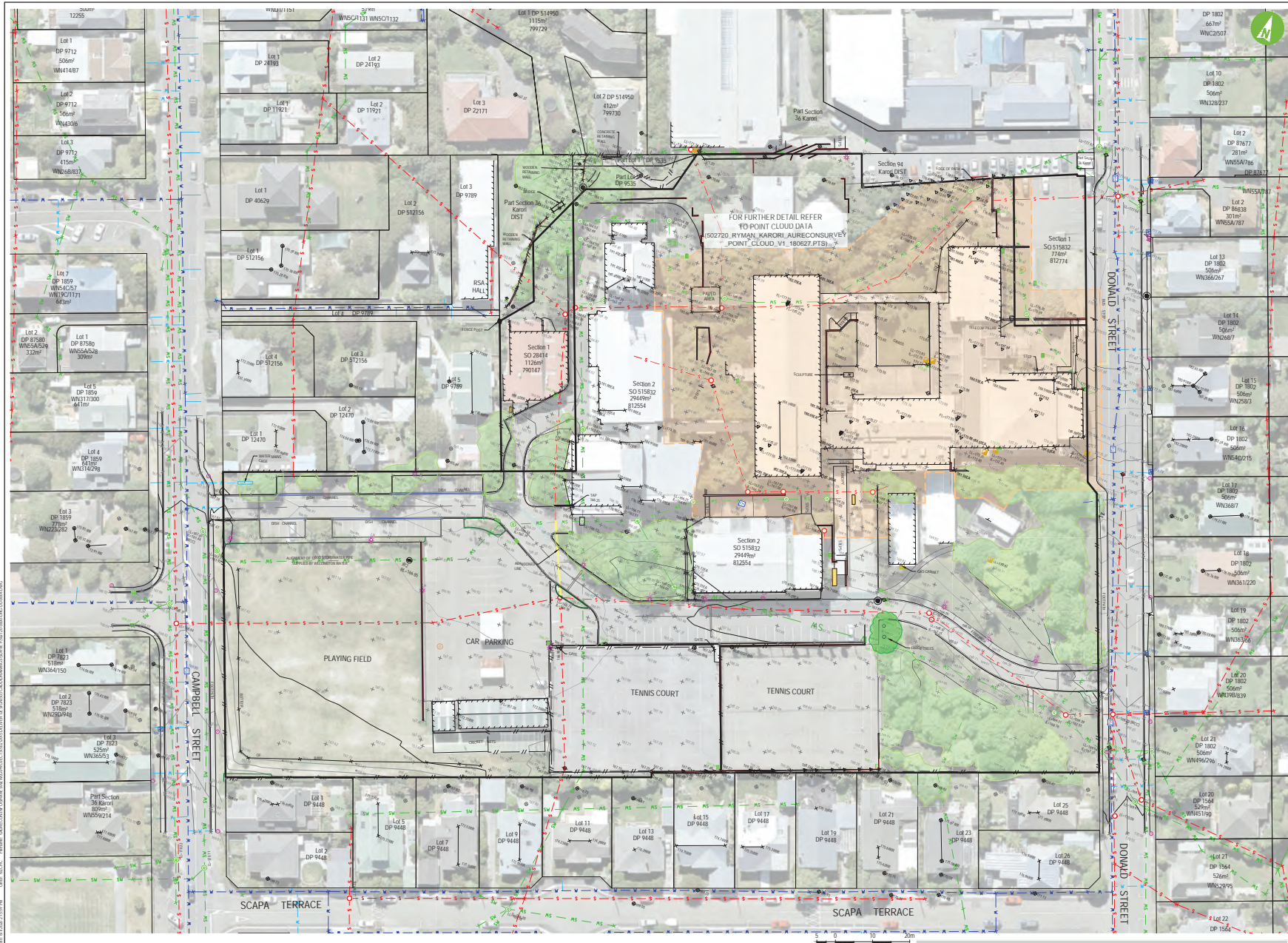
**RYMAN HEALTHCARE**

REV	DATE	REVISION DETAILS	APPROVED
A	27/06/18	ISSUE FOR INFORMATION	
B	25/07/18	FLOOR & EAVES LEVELS ADDED	
C	10/08/18	PLANS ROTATED & SCALE REVISED. FLOOR & ROOF HEIGHTS ADDED	B.TOMS
D	24/02/20	TOPOGRAPHICAL DATA ADDED	B.TOMS

SCALE	SIZE
1:250	A1
<b>DRAWN</b>	
<b>DESIGNED</b>	
<b>REVIEWED</b>	

FOR INFORMATION	DATE
NOT FOR CONSTRUCTION	10/08/18
<b>APPROVED</b>	
B.TOMS	
B.TOMS	

PROJECT	TITLE
RYMAN KARORI	TOPOGRAPHICAL SURVEY MAY 2018 AND FEBRUARY 2020 SHEET 3 OF 3
DRAWING No.	PROJECT No.
502720	0000
WBS	DRG
0000	UU
TYPE	NUMBER
0003	0003
REV	
D	



LEGEND	
⊕ 143.28	SPOT HEIGHT
⊕ 149.92	GROUND LEVEL (FROM LIDAR DATA)
▽ 149.92	LEVEL (FROM SCAN DATA)
▽ FL-173.88	FLOOR LEVEL (FROM SCAN DATA)
▽ FL-173.83	FLOOR LEVEL
⊕ 180.65EA	EAVE HEIGHT (FROM SCAN DATA)
—	BUILDING OUTLINE
—	SITE BOUNDARY
—	PROPERTY BOUNDARY (DAIL)
⊕	LAMP POST
⊕	MANHOLE (UNKNOWN)
—	VEGETATION DIAPHRANE
—	WCC STORMWATER (INDICATIVE)
⊕	STORMWATER MANHOLE
⊕	SUMP
—	LAMP HOLE CLEARING EYE
—	WCC SEWER (INDICATIVE)
⊕	SEWER MANHOLE
—	WCC WATERMAIN (INDICATIVE)
⊕	FIRE HYDRANT
—	RIDGE HEIGHT
—	RIDGE HEIGHT (FROM LIDAR)
—	SERVICES COVER
—	WALL
—	KERS AND CHANNEL
—	ROAD CENTRELINE
⊕	POWER POLE
⊕	MONITORING POINT
—	FENCE
⊕	SIGNAGE
⊕	POWER PILLAR
⊕	TOBY
⊕	SURVEY CONTROL MARK
⊕	SCAN AREA
⊕	VALVE

- ### NOTES
- THIS SURVEY HAS NOT INCLUDED SITE MARKING OF THE BOUNDARY POSITIONS UNLESS OTHERWISE INDICATED.
  - UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE COMPILED FROM WCC AND UTILITY SERVICES PROVIDERS RECORDS AND ARE INDICATIVE ONLY WHERE SERVICES HAVE FEATURES VISIBLE AT GROUND LEVEL. THEY HAVE BEEN VERIFIED BY FIELD SURVEY. THE LOCATION OF ALL SERVICES MUST BE CONFIRMED WITH RESPECTIVE PROVIDERS PRIOR TO ANY GROUND DISTURBANCE.
  - THE SITE DATUM FOR THIS SURVEY IS: IR 2 RLL - 166.85 ORIGIN OF LEVELS : SP DP 82474 REDUCED LEVEL : 162.56 (SOURCE: DP 82474) DATUM: M.S.L. - WELLINGTON DATUM 1953
  - ORIGIN OF SURVEY: SS 17424 SO 3995 COORDINATES: 801579.521mN, 39667.337mE COORDINATE SYSTEM: GCS2000 WELLINGTON CIRCUIT COORDINATE SOURCED: 30 MAY 2018 DATE OF SURVEY: 5 MAY 2018 - MAY 2020
  - "SPOT HEIGHT" POSITIONS ARE SHOWN IN THE FOLLOWING FORMAT X 166.24 AND ARE EXPRESSED IN METRES IN TERMS OF THE SITE DATUM FOR THE SURVEY. THE HEIGHTS OF THESE POSITIONS HAVE AN ACCURACY RELATIVE TO THE SITE DATUM AS FOLLOWS: HARD SURFACES EG CONCRETE ± 0.030m @ 95% CONFIDENCE LEVEL. SOFT SURFACES EG GRASS ± 0.050m @ 95% CONFIDENCE LEVEL.
  - CONTOURS SHOWN ON THIS SURVEY ARE INTERPOLATED FROM SURVEYED "SPOT HEIGHT" POSITIONS. THEREFORE THE LOCATION AND VALUES OF THE CONTOUR MODEL IS DEPENDENT ON THE DENSITY OF THE SURVEYED SPOT HEIGHTS. THIS SURVEY DEPICTS A CONTOUR INTERVAL OF 0.5m WITH AN ACCURACY RELATIVE TO THE HEIGHT DATUM OF ± 0.25m AT A 95% CONFIDENCE LEVEL.
  - IF STRUCTURES ARE DESIGNED SO THAT THEY WILL EXTEND TO THE MAXIMUM LIMITS OF SUNLIGHT ACCESS ENVELOPES, IT IS RECOMMENDED THAT SPOT HEIGHTS ONLY SPECIFICALLY TAKEN AT THE CORRESPONDING POSITION ON THE BOUNDARY, BE USED TO DETERMINE COMPLIANCE. NOTE: THIS MAY REQUIRE ADDITIONAL SURVEY WORK.
  - NEIGHBOURING CADASTRAL BOUNDARIES SOURCED FROM LANDLINE (UNZ) MAY 2018. SITE CADASTRAL BOUNDARIES HAVE BEEN CALCULATED FROM UNDERLYING SURVEY PLANS. ALL BOUNDARIES HAVE AN ACCURACY OF ± 50mm.
  - LIDAR DATA FROM SEPTEMBER 2013 WITH A HEIGHT ACCURACY OF ± 0.15m.
  - POINTS EXTRACTED FROM SCAN DATA HAVE AN ACCURACY RELATIVE TO THE SITE DATUM OF ± 0.030m @ 95% CONFIDENCE LEVEL.



REV	DATE	REVISION DETAILS	APPROVED	SCALE	SIZE	FOR INFORMATION	PROJECT
A	03/07/20	ISSUE FOR INFORMATION	B.TOMS	1:500	A1	NOT FOR CONSTRUCTION	RYMAN KARORI
						APPROVED	TITLE
						DATE	TOPOGRAPHICAL SURVEY
							MAY 2018 TO MAY 2020
							COMPILATION OF 502720-DRG-UU-002-D AND ADDED HEIGHT DATA
							DRAWING No. 502720 - 0000 - DRG - UU - 0004 - A

PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
502720	0000	DRG	UU	0004	A

PLAN No. 67200 21/05/20  
 CLIENT: NZHC - Ryman Healthcare  
 PROJECT: RYMAN KARORI HEALTHCARE  
 DRAWING: 502720-DRG-UU-002-D  
 DATE: 03/07/2020



**Path between Donald Street and Campbell Street**

A1 sheet scale = 1 : 200  
 A3 sheet scale is twice scale shown above



92 RUSSELL ROAD, CHRISTCHURCH, NEW ZEALAND  
 PH: 64 - 3 - 366 4069

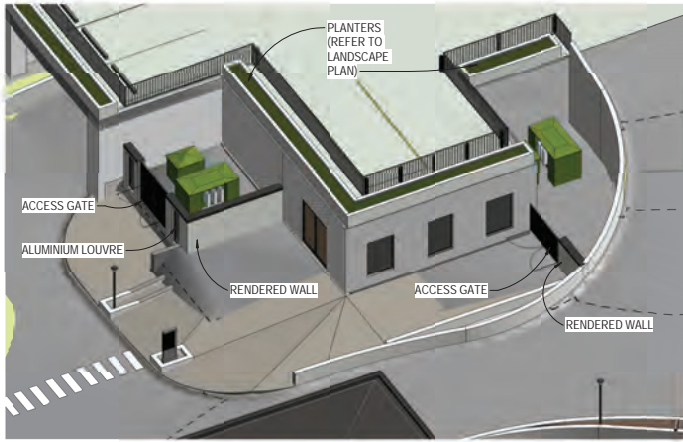
**COMPREHENSIVE CARE RETIREMENT VILLAGE -  
 DONALD STREET, KARORI, WELLINGTON**

AMENDMENTS:  
 A JULY 2020 RESOURCE CONSENT ISSUE

LOCATION:  
 DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:  
 DONALD TO CAMPBELL STREET  
 PATH

BLOCK NO.:	S01	AMENDMENT:	A
PROJECT NO.:	042	STAGE NO.:	RCT
PDF NAME:	042 - RCT - S01 - ..A0-400 - A		
SCALE:	As indicated	DRAWING NO.:	..A0-400
DRAWING STATUS:	RCA99		



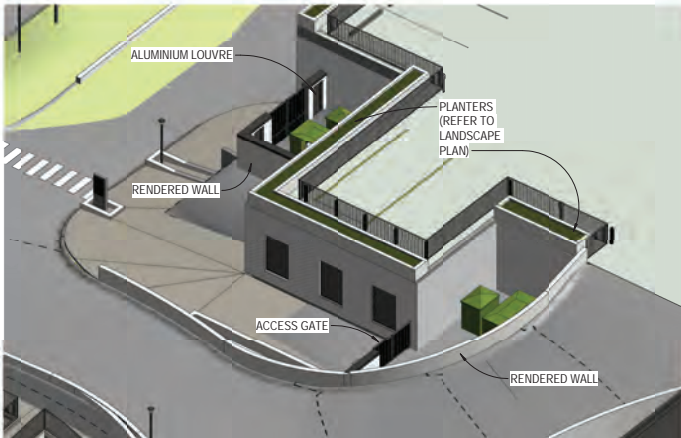
1 VIEW 1

A1 sheet scale =



VIEW 1

VIEW 2



2 VIEW 2

A1 sheet scale =



REFER TO LANDSCAPE PLAN



92 RUSSELL ROAD, CHRISTCHURCH, NEW ZEALAND  
PH: 64 - 3 - 366 4069

# COMPREHENSIVE CARE RETIREMENT VILLAGE - DONALD STREET, KARORI, WELLINGTON

AMENDMENTS:  
A JULY 2020 RESOURCE CONSENT ISSUE

LOCATION:  
DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:  
TRANSFORMER SCREEN

BLOCK NO.: S01 AMENDMENT: A  
PROJECT NO.: 042 STAGE NO.: RCT  
PDF NAME: 042 - RCT \_ S01 \_ A0-401 \_ A

SCALE: DRAWING NO.:  
DRAWING STATUS:  
RCA100 ..A0-401

14/02/2020 11:38:05 AM  
B:\360\2020 - Karori\RCT\_001\_S01\_SITE\_OPTIMAL\_BUY