



Comprehensive Care Retirement Village – Architecture

26 Donald Street and 37 Campbell Street, Karori, Wellington

Proposed Village layout and design



PROPOSED SITE PLAN WITH AERIAL
At sheet scale = 1:750



92 RUSSELL ROAD, CHRISTCHURCH, NEW ZEALAND
PH: 64-3-366 4089

COMPREHENSIVE CARE RETIREMENT VILLAGE - DONALD STREET, KARORI, WELLINGTON

AMENDMENTS:

LOCATION:

DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:

PROPOSED SITE PLAN

BLOCK NO: S01 AMENDMENT:

PROJECT NO: 042 STAGE NO: RCT

PDF NAME: 042 - RCT - S01 - A0-SK20

SCALE: 1:750 DRAWING NO:

DRAWING STATUS:

A0-SK20





SITE INFORMATION

SITE AREA: 3.056ha (30,563m²)
 SITE ADDRESS: 26 DONALD STREET, KARORI, WELLINGTON & 37 CAMPBELL ST, KARORI
 LEGAL DESCRIPTION: SECTION 1 SURVEY OFFICE PLAN 28414 SECTION 2 SURVEY OFFICE PLAN 515832 COT'S 790147, 812554, N422A/355

BUILDING REFERENCES:

B01A & B01B VC or MAIN VILLAGE CENTRE
 ALS = ASSISTED LIVING SUITES
 CARE ROOMS
B02-B07 IA - INDEPENDENT APARTMENTS

SITE NOTES:

THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE CIVIL ENGINEERS PLANS & DETAILS

TREES & OTHER LANDSCAPING FEATURES ARE INDICATIVE ONLY, REFER TO THE LANDSCAPE PLANS & SCHEDULES

--- LEGAL BOUNDARIES

NOTES: → FIRE EXIT

- OVERALL VILLAGE WASTE MANAGEMENT STRATEGY TO BE DEVELOPED IN LATER STAGES BUT GENERALLY OPERATES AS FOLLOWS:
- VILLAGE CENTRE** - ALL WASTE TO BE TRANSPORTED TO THE WASTE STORE BY STAFF
- APARTMENTS** - RESIDENTS DISPOSE OF WASTE IN BINS LOCATED IN DEDICATED BIN ROOMS WITHIN UNDERCROFT PARKING AREA. STAFF TO TRANSFER BINS TO WASTE STORE OR TO REFUSE COLLECTION ZONES
- ALS & CARE** - STAFF TO TRANSFER WASTE TO WASTE STORE

PROPOSED SITE PLAN WITH AERIAL

A1 sheet scale = 1:500
 A2 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

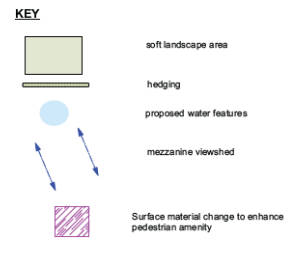
AMENDMENTS:	
A	18 JUNE 2021 RC UPDATES (POST LODGEMENT SET)
B	AUGUST 2022 PRE RC HEARING UPDATES (REFER TO DRAWING LIST SHEET FOR DETAILS)

LOCATION:
 DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:
 PROPOSED SITE PLAN WITH AERIAL

BLOCK NO.:	S01	AMENDMENT:	B
PROJECT NO.:	042	STAGE NO.:	RCT
PDF NAME:	042 - RCT - S01 - A0-021 - B		
SCALE:	As indicated	DRAWING NO.:	
DRAWING STATUS:	RC04		.A0-021





- Trees recommended for retention:**
- Kauri (*Agathis australis*) x2 to be retained. Will require protection during construction phase.
 - Populus (*Populus alba*) x1 to be retained. Will require protection during construction phase. Tree to be 'limbed up' to enable existing access underneath. Appropriate landscape incorporated with paving to be installed to protect tree roots.
 - Tatara (*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.

Ginkgo biloba 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*, western silvercane) along fence line interspersed with *lex 'Sky Pencil'* or *Buxus 'Graham Blandy'* (both reach height of approx 2m).

Bespoke planter boxes with open base (1.5m x 1.5m x 0.8m) will be used as for individual trees. Tree will form a clear trunk of approx 1.5m and a 10 year growth height of approx 5m. Using planter boxes to raise the tree canopy will assist with reducing the negative impact of shading for ground floor apartments. This treatment will provide a measure of privacy for 33 Campbell Road from the 2nd story apartment view. Repeating it along the face of both apartment buildings gives a uniformity and rhythm to the planting scheme along the Campbell Street pedestrian entrance.

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

Prunus Shimidzu 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. *Albizia 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 along northern edge to provide a visual and physical buffer from carpark area. A small waterfeature and a pergola above seating area to provide height completes the courtyard area.

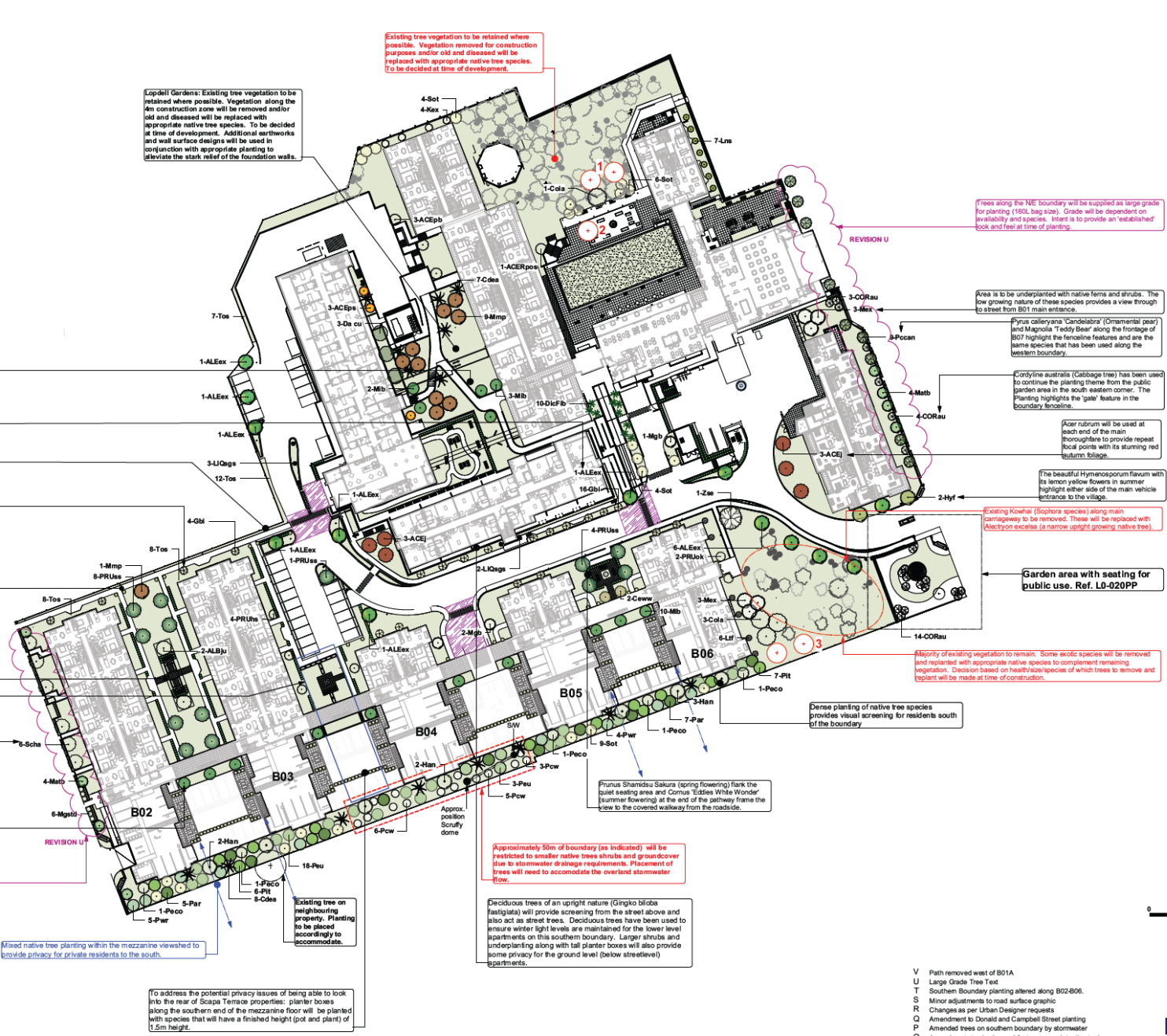
Sophora 'chishamckii', a small evergreen tree, tolerates wind. Used in this instance to frame each external entrance to each ground floor apartment. Use of a native tree along the street frontage will work well with other native plantings in the area.

Michelia 'Bubbles', a small evergreen tree set against the apartment wall are a focal point for each courtyard area. In addition, the *Michelia* will be accompanied with densely planted taller shrubs and perennials to provide a green environment to reduce the visual impact of the solid wall and vent system of the parking level.

Trees along the SW boundary will be supplied as large grade for planting (160L bag size). Grade will be dependent on availability and species. Intent is to provide an 'established' look and feel at time of planting.

Mixed native tree planting within the mezzanine viewshed to provide privacy for private residents to the south.

To address the potential privacy issues of being able to look into the rear of Scapa Terrace properties, planter boxes along the southern end of the mezzanine floor will be planted with species that will have a finished height (pot and plant) of 1.5m height.



V	Path removed west of B01A	8/09/2022
U	Large Grade Tree Text	26/07/2022
T	Southern Boundary planting altered along B02-B06.	22/06/2022
S	Minor adjustments to road surface graphic	14/07/21
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N	Remove Text	14/07/2020

Verify all dimensions on site. Identify all boundaries and underground services before commencement of works		SHEET	LO-010_P_V
REVISION	06/09/2022	REP	N/A
DRAWN	MB	DATE	12/09/2019
CAD	MB	CHECKED	LW
Scale	1:500 @ A1	Project	042_RCT
		Block	S01
		Sheet	01

Resource Consent - Indicative Landscape Plan

RCA98a



Design rationale for the Proposed Village



PLACES OF INTEREST

- RYMAN SITE
- SIGNIFICANT ROADS
- BUS STOPS
- EDUCATION/SCHOOLS
- CHURCH/PLACE OF WORSHIP
- SHOPPING/RETAIL
- PARK/RECREATION AREA/COMMUNITY POOL
- DINING/FOOD



LOCATION PLAN

A1 sheet scale = 1 : 5000
 A3 sheet scale is twice scale shown above



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COMPREHENSIVE CARE RETIREMENT VILLAGE - DONALD STREET, KARORI, WELLINGTON

AMENDMENTS:

A 18 JUNE 2021 RC UPDATES (POST LODGEMENT SET)

LOCATION:

DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:

LOCATION PLAN

BLOCK NO.: S01 AMENDMENT: A

PROJECT NO.: 042 STAGE NO.: RCT

PDF NAME: 042 - RCT - S01 - A0-02 - A

SCALE: As indicated DRAWING NO.:

RCA03

..A0-02





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PROJECT NO.:	042	STAGE NO.:	RCT
PDF NAME:	042 - RCT - S01 - A0-021 - B		
SCALE:	As indicated	DRAWING NO.:	
DRAWING STATUS:	RC04		.A0-021





LEGEND

- - - - - LEGAL BOUNDARIES
- EXISTING BUILDING WHICH HAVE BEEN DEMOLISHED

BUILDING REMOVAL PLAN
 A1 sheet scale = 1:500
 A3 sheet scale is twice scale shown above



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

AMENDMENTS:
 A 18 JUNE 2021 RC UPDATES (POST LODGEMENT SET)

LOCATION:
 DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:
 BUILDING REMOVAL PLAN

BLOCK NO.: S01 AMENDMENT: A
 PROJECT NO.: 042 STAGE NO.: RCT
 PDF NAME: 042 - RCT - S01 - A0-12 - A
 SCALE: As indicated DRAWING NO.:
RCA05 ..A0-12






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NORTH

PROPOSED IMPERVIOUS AND SITE COVERAGE AREAS :

	PROPOSED BUILDING	13,346.3m ²
	EAVES OVER 1M	251m ²
	EXISTING BUILDING RETAINED	1,186.8m ²
	TOTAL BUILDING COVERAGE	14,784.1m ²
	HARDSTANDING AREA	7,161.8m ²
	TOTAL IMPERVIOUS AREA	21,694.9m ²
	SITE AREA	30,563m ²
	SITE COVERAGE	48.4%
	PERCENTAGE IMPERVIOUS	70.98%

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PROPOSED IMPERVIOUS PLAN



92 RUSSELLY ROAD, CHRISTCHURCH, NEW ZEALAND
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LOCATION:

DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:

PROPOSED IMPERVIOUS AND
SITE COVERAGE AREA

BLOCK NO.: S01 AMENDMENT: B

PROJECT NO.: 042 STAGE NO.: RCT

PDF NAME: 042 - RCT - S01 - A0-31 - B

SCALE: As indicated DRAWING NO.:

RCA08

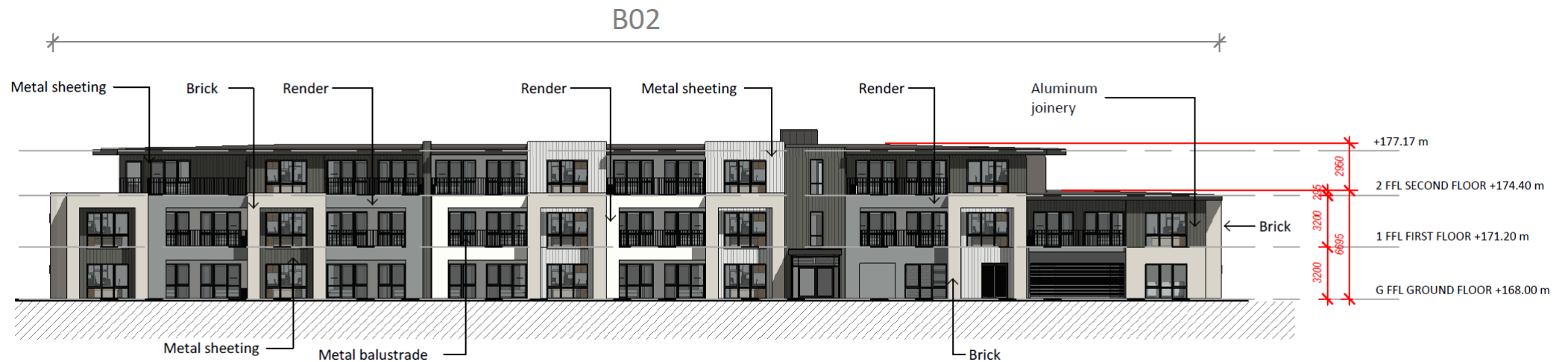
..A0-31

11/03/2022 10:12:38 AM
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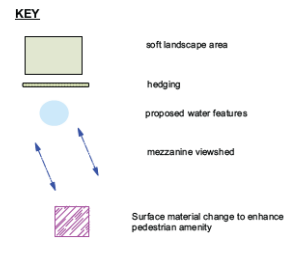




1 EAST ELEVATION (DONALD STREET)



4 WEST ELEVATION (AS VIEWED FROM CAMPBELL ST)



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Approximate position of detention tank. Area re-designed with planter boxes along northern edge to provide a visual and physical buffer from carpark area. A small waterfeature and a pergola above seating area provides height completes the courtyard area.

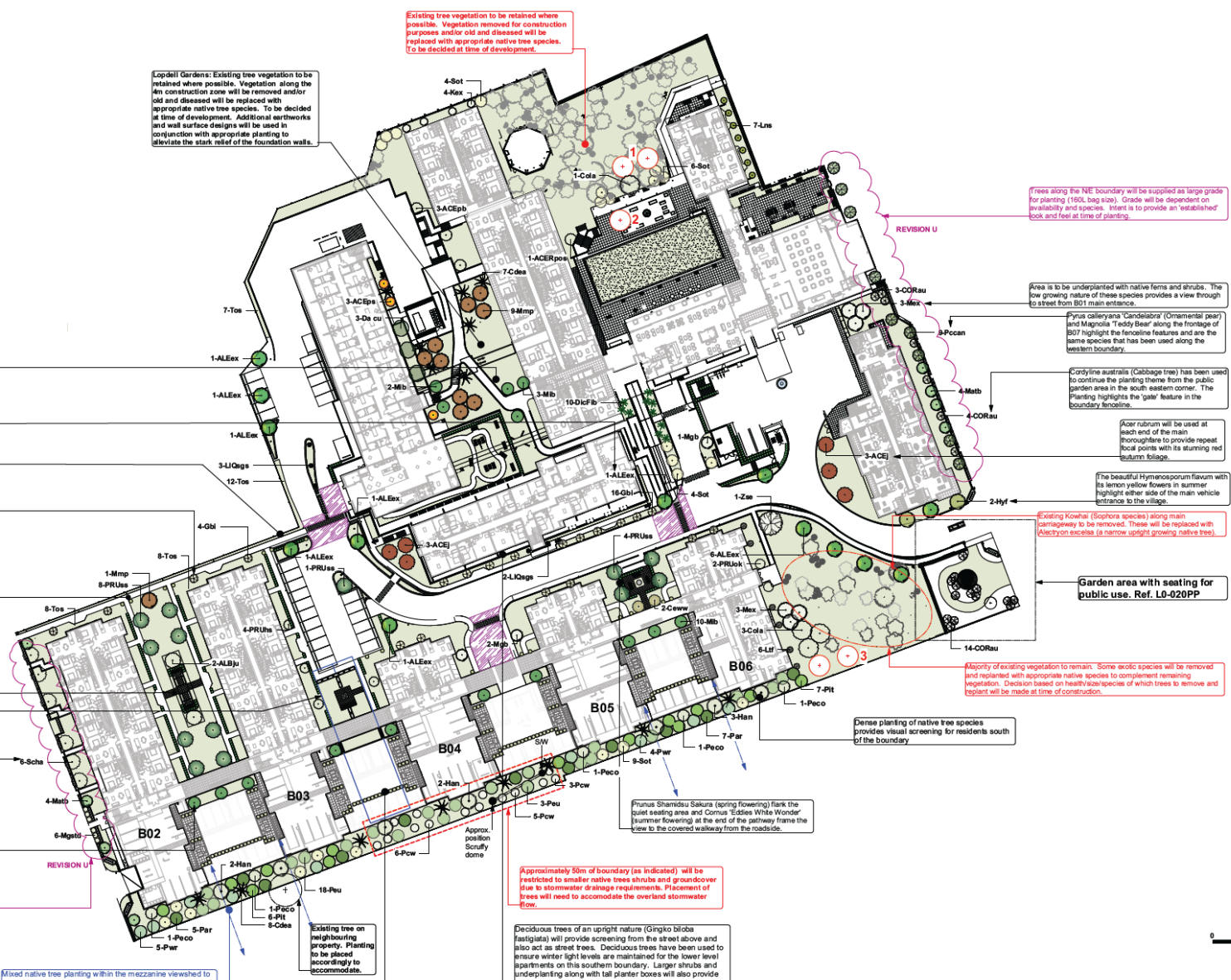
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Mixed native tree planting within the mezzanine viewshed to provide privacy for private residents to the south.

To address the potential privacy issues of being able to look into the rear of Scapa Terrace properties, planter boxes along the southern end of the mezzanine floor will be planted with species that will have a finished height (pot and plant) of 1.5m height.



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.

Lopdell 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. Additional earthworks and wall surface designs will be used in conjunction with appropriate planting to alleviate the stark relief of the foundation walls.

Trees along the NE boundary will be supplied as large grade for planting (160L bag size). Grade will be dependent on availability and species. Intent is to provide an 'established' look and feel at time of planting.

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.

Prunus candelabra (Ornamental pear) and *Magnolia 'Teddy Bear'* along the frontage of B07 highlight the fenestration features and are the same species that has been used along the western boundary.

Cordyline australis (Cabbage tree) has been used to continue the planting theme from the public garden area in the south eastern corner. The planting highlights the 'gate' feature in the boundary fenestration.

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 *Hymenocallis flava* with its lemon yellow flowers in summer highlight either side of the main vehicle entrance to the village.

Existing *Kowhai* (*Soprona* species) along main carparkway to be removed. These will be replaced with *Abutilon* (*Silk Tree*) (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 Shimidzu Sakura (spring flowering) flank the quiet seating area and *Cornus 'Eddie's White Wonder'* (summer flowering) at the end of the pathway frame the view to the covered walkway from the roadside.

Approximately 50m of boundary (as indicated) will be restricted to smaller native trees shrubs and groundcover due to stormwater drainage requirements. Placement of trees will need to accommodate the overland stormwater flow.

Deciduous trees of an upright nature (*Ginkgo biloba fastigiata*) will provide screening from the street above and also act as street trees. Deciduous trees have been used to ensure winter light levels are maintained for the lower level apartments on this southern boundary. Larger shrubs and underplanting along with tall planter boxes will also provide some privacy for the ground level (below street level) apartments.



V	Path removed west of B01A	8/09/2022
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T	Southern Boundary planting altered along B02-B06.	22/06/2022
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P	Amended trees on southern boundary by stormwater	21/08/2020
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N	Remove Text	14/07/2020



CIRCULATION:

- VEHICLE ACCESS
- VEHICLE CIRCULATION
- PEDESTRIAN ACCESS (for residents, staff, visitors. Locked after hours.)
- PEDESTRIAN CIRCULATION
- VEHICLE UNDERCOVER PARK ACCESS
- PEDESTRIAN BUILDING ACCESS

WAY FINDING:

- SPEED LIMIT SIGNAGE
- WAY FINDING SIGNAGE

LIGHTING:

- ROAD LIGHTING
- ROAD LIGHTING WALL MOUNTED
- WALKWAY LIGHTING
- WALKWAY LIGHTING WALL MOUNTED

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CIVIL AND LANDSCAPE PLANS & DETAILS

PROPOSED PEDESTRIAN LINK FROM CAMPBELL ST

Campbell Street
PEDESTRIAN ACCESS
PEDESTRIAN ACCESS
VEHICLE ENTRANCE

1 PROPOSED SITE PLAN - LEVEL 1
A1 sheet scale = 1:500



COMPREHENSIVE CARE RETIREMENT VILLAGE - DONALD STREET, KARORI, WELLINGTON

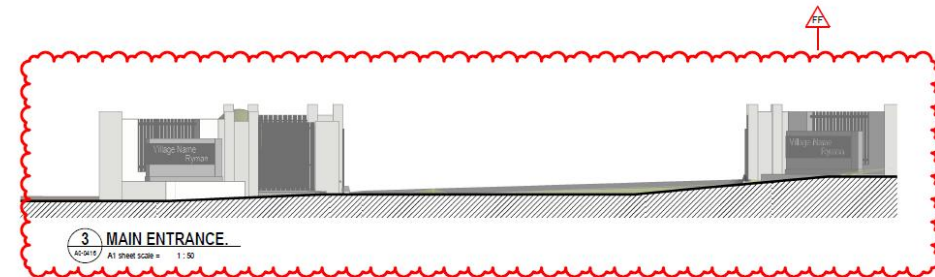
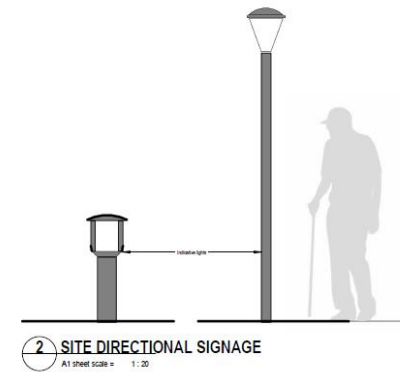
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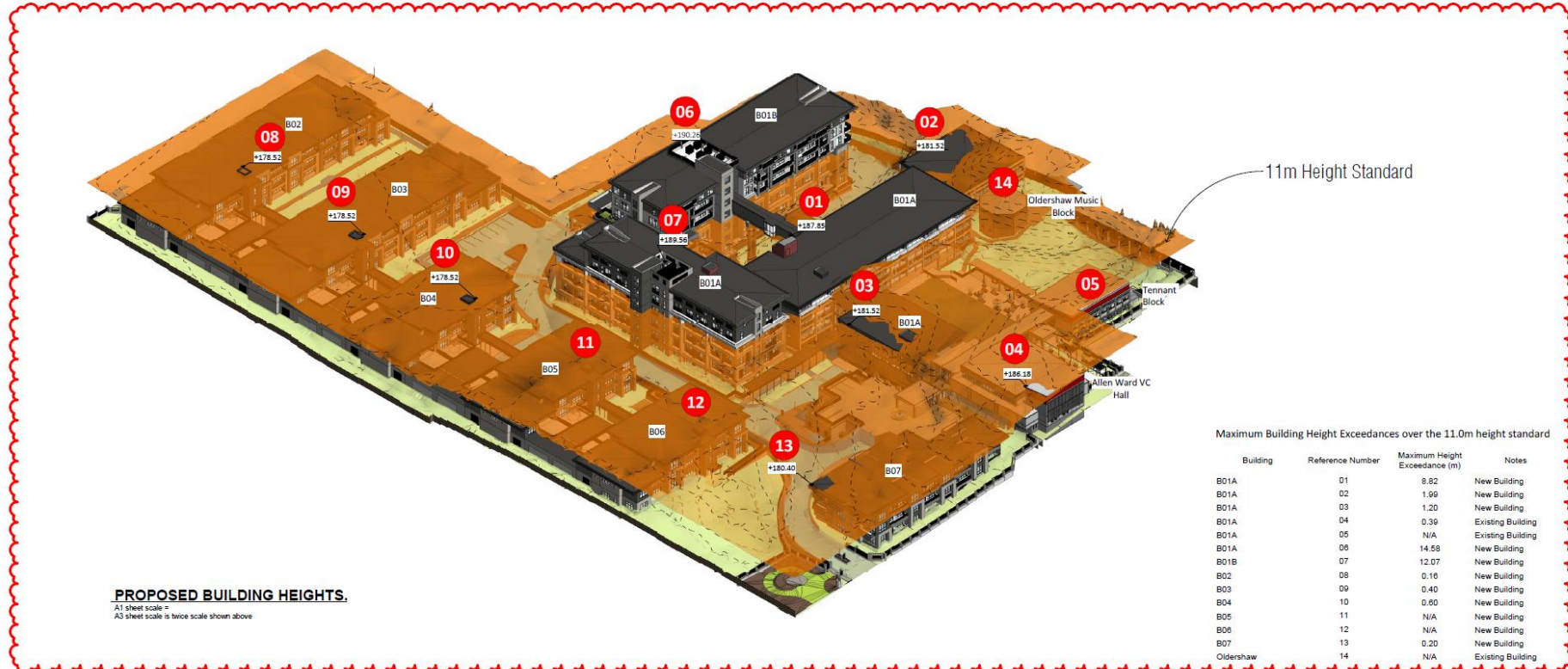
DRAWING TITLE:
CIRCULATION WAY FINDING

BLOCK NO.:	S01	AMENDMENT:	C
PROJECT NO.:	042	STAGE NO.:	RCT
PDF NAME:	042 - RCT - S01 - .A0-20 - C		
SCALE:	As indicated	DRAWING NO.:	
DRAWING STATUS:	RCA06		
	..A0-20		



10/00002 9/4/23 30 AM
 BIM 30/04/23 - Karori RCT - 01_03R_SITE PLAN 1/4





PROPOSED BUILDING HEIGHTS.
 A1 sheet scale =
 A3 sheet scale is twice scale shown above

Maximum Building Height Exceedances over the 11.0m height standard

Building	Reference Number	Maximum Height Exceedance (m)	Notes
B01A	01	8.82	New Building
B01A	02	1.99	New Building
B01A	03	1.20	New Building
B01A	04	0.39	Existing Building
B01A	05	N/A	Existing Building
B01A	06	14.58	New Building
B01B	07	12.07	New Building
B02	08	0.16	New Building
B03	09	0.40	New Building
B04	10	0.60	New Building
B05	11	N/A	New Building
B06	12	N/A	New Building
B07	13	0.20	New Building
Oldershaw	14	N/A	Existing Building

11/000027 TRAS 01A.M
 BM 3003062 - KARORI.RCT - A01_001_SITE.PLAN.MX



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92 RUSSELLY ROAD, CHRISTCHURCH, NEW ZEALAND
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AMENDMENTS:
 A AUGUST 2022 PRE RC HEARING UPDATES (REFER TO DRAWING LIST SHEET FOR DETAILS)
 B SEPT 2022 PRE RC HEARING UPDATES (REFER TO DRAWING LIST SHEET FOR DETAILS)

LOCATION:
 DONALD STREET, KARORI, WELLINGTON

DRAWING TITLE:
 PROPOSED BUILDING HEIGHTS
 3D

BLOCK NO.: S01 AMENDMENT: B
 PROJECT NO.: 042 STAGE NO.: RCT
 PDF NAME: 042 - RCT - S01 - A0-402 - B
 SCALE: 1 : 100 DRAWING NO.:
 DRAWING STATUS:
RCA101 ..A0-402





BUILDING HEIGHT LEGEND :

- 1 LEVEL
- 2 LEVELS
- 3 LEVELS
- 4 LEVELS
- 5 LEVELS
- 6 LEVELS ABOVE BASEMENT

- N.B.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS & ELEVATIONS
 - REFER TO SEPARATE G.A. PLANS FOR RL'S
 - REFER TO SEPARATE CIVIL ENGINEERS DETAILS FOR FINISHED GL'S AND PROPOSED GRADING
 - LEVELS INCLUDE BASEMENTS UNLESS STATED OTHERWISE
 - EXISTING ALLEN WARD VC HALL & STAGE AREA ALIGNING DONALD STREET CONSIDERED AS 1 LEVEL
 - FOR CLARITY - NEW & EXISTING SINGLE LEVEL PEDESTRIAN LINKS & PORTICOS HAVE BEEN EXCLUDED

PROPOSED BUILDING HEIGHTS PLAN
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DRAWING TITLE: PROPOSED BUILDING HEIGHTS PLAN

BLOCK NO.: S01 AMENDMENT: B
 PROJECT NO.: 042 STAGE NO.: RCT
 PDF NAME: 042 - RCT - S01 - A0-42 - B
 SCALE: As indicated DRAWING NO.:
 DRAWING STATUS: RCA11 **..A0-42**







Thank You

