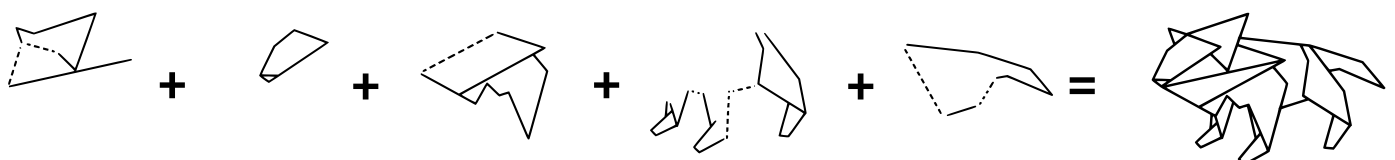


Transport Assessment Report

240058.01

PROJECT:

Transport Assessment Report- Poutini Waiora Medical
62 Shakespeare Street, Greymouth



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Client		RM Design Ltd.	Client Contact		
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1	18/07/24	Parking Space Requirement	SM	DB	DB
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Approval			
Author Signature		Approver Signature	
Name	Sujan Maharjan	Name	Dinesh Budhathoki
Title	Civil Engineer	Title	Principal Civil Engineer

Contents

1. INTRODUCTION.....	1
1.1. Site and Surrounds.....	1
2. TRAFFIC IMPACT ASSESSMENT	2
2.1. Approach.....	2
2.2. Suitability of the existing ROW Access.....	2
2.3. Sight Distance	4
2.4. Parking Requirements.....	6
2.5. Line Marking and Signs	7
2.6. Other Relevant transport Consideration	7
2.7. Grey District Plan Assessment	9
2.8. Recommendation and Conclusion	10
3. LIMITATIONS.....	11
3.1. General Limitations.....	11
4. REFERENCES	12
Appendix A.....	13
Site Location and Layout.....	13

1. INTRODUCTION

1.1. SITE AND SURROUNDS

The application site is legally described as Lot 2 DP 458169. The proposed new building is located at 62 Shakespeare Street, Greymouth.

The application site is within the Residential Zone (*under the operative Grey District Plan*)

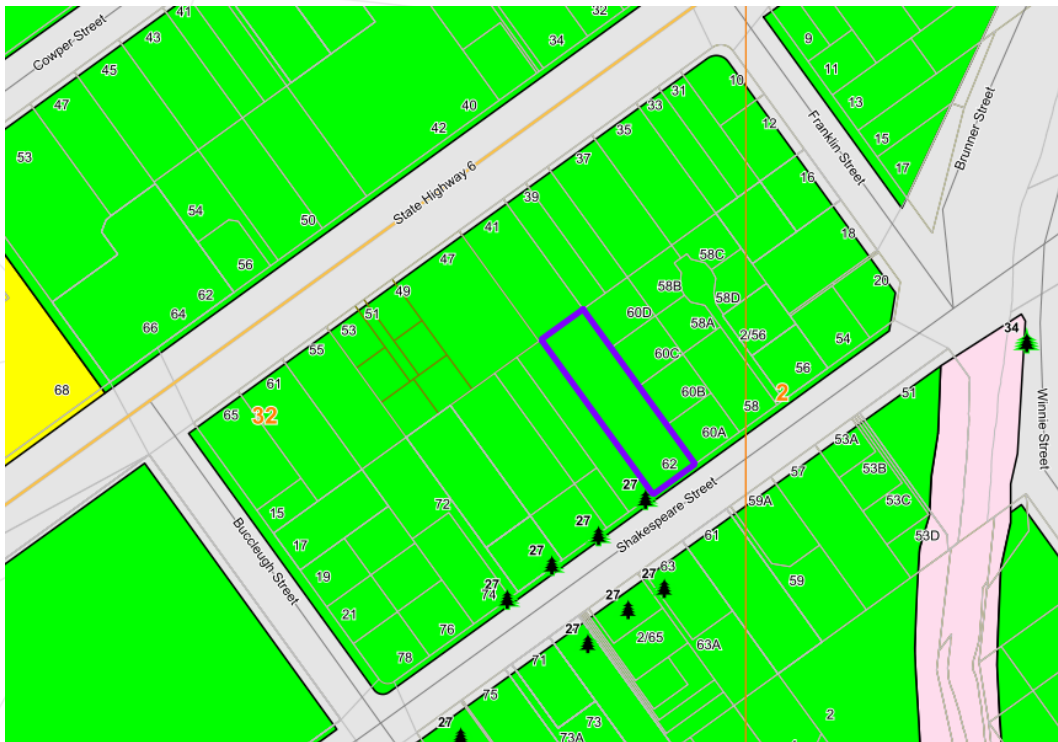


Figure 1: Operative Planning Map Source: Grey District Council GIS.

2. TRAFFIC IMPACT ASSESSMENT

2.1. APPROACH

Nemean Consulting Ltd has been engaged by Rm Design Ltd to undertake a traffic assessment for a proposed new Poutini Waiora Medical at 62 Shakespeare Street, Greymouth.

The assessment is based on the proposed development plans provided by RM design (refer Appendix A). The client has requested this report to assess whether the transport assessment align with the district plan for the proposed new at 62 Shakespeare Street, Greymouth.

This report is intended to provide supportive documentation for the Resource Consent application.

2.2. SUITABILITY OF THE EXISTING ROW ACCESS

The Shakespeare Street section of the road indicates traffic volumes are an annual average daily traffic (ADT) of 2,839 and 3% heavy vehicles per day, based on Council’s Road Assessment Maintenance Management System (RAMM) database. See figure 2.

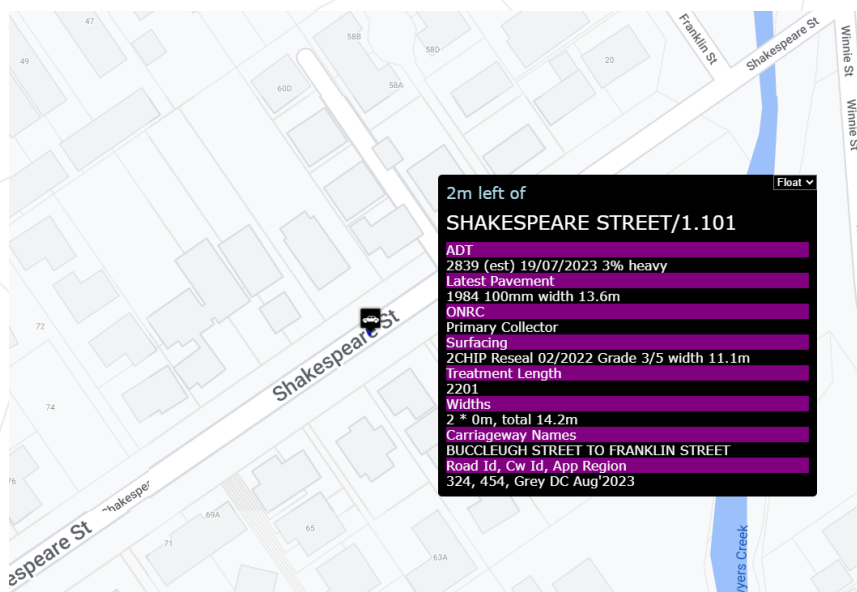


Figure 2. Grey District Council Mobile Road information

TABLE 25.2 PRIVATE WAY, VEHICULAR ACCESS AND MISCELLANEOUS PROVISIONS (NOT INCLUDING LEGAL ROADS)

Environmental Area	Potential No of Units	Length	Legal Width	Carriage -way Width	Turning Area	Passing Bay	Footpaths
Residential Township	0-4	All Lengths	4	3.0	Required if over 50m in length	Optional	Optional
Residential Township	5-10	0-50	4	3.5	Required	Required	Optional
Residential Township	5-10	Over 50	4.5	4.0	Required	Required	Required
All Other Environmental Areas	0-10	All Lengths	6.0	4.0	Required	Optional	Optional
All Environmental Areas	Service Lanes	All Lengths	6.0	4.0	Required if blind end.	Optional	Optional
All Environmental Areas	Pedestrian Access	All Lengths	2.1	2.1	N/A	N/A	N/A
All Environmental Areas	Access Ways and Cycle Ways	All Lengths	2.1	2.1	N/A	N/A	N/A
Minimum Height Clearances Vehicular Access and Service Lanes							3.5m

Figure 4. Grey District Council District Plan Table 25.2 (Source- GDC plan).

2.3. SIGHT DISTANCE

Approach sight distance (ASD) ensures that approaching drivers are aware of the presence of a crossing. The line of sight must not be obstructed as it ensures that the driver is aware of the crossing by seeing the pavement markings and other cues even if there is no pedestrian on the crossing, and is therefore alerted to take the appropriate action if a pedestrian steps onto the crossing. ASD should be provided at all formal, marked pedestrian crossings.



Figure 5. Sight line from 62 Shakespeare Street Both directions.

The table below provides an indication for minimum approach sight distances as per NZTA for approach sight distance. Given that Shakespeare Street is 50km/hr zone ASD of 48m will be met.

Table: Minimum approach sight distances

Approach vehicle speed (km/h)	ASD (m)
10	5
20	13
30	22
40	34
50	48
60	64
70	83
80	103

TABLE 24.4 MINIMUM ACCESS SIGHT DISTANCES

DRIVEWAY CLASSIFICATION	*Operating Speed (km/h)	MINIMUM SIGHT DISTANCE (metres)	
		FRONTAGE ROAD CLASSIFICATION	
		COLLECTOR	ARTERIAL
LOW VOLUME Up to 200 vehicle manoeuvres per day	50	45	90
	70	85	140
	80	105	175
	100	160	250
HIGH VOLUME More than 200 vehicle manoeuvres per day	50	90	90
	70	140	140
	80	175	175
	100	250	250

All above mentioned sight line will be met on site during construction phase and council staff will verify as per District plan and any other relevant standards.



Figure 6: Sight distance

2.4. PARKING REQUIREMENTS

According to Table 24.1 of the GDP, the minimum parking space requirement for residential purposes is 1 space per residential unit. However, the proposed development is health care service which requires 2 spaces per professional plus 1 space per 2 staff. The client has provided a total of 10 on-site parking spaces. Additionally, 1 car parking space provision for mobility car park as per NZS 4121:2001 *Design for access and mobility* has been provided as shown in figure 6 below.

Additionally, Shakespeare Street has plenty of on-street parking available to account car parking requirements for peak period for the visitor if required.

The previous application was based on the assumption of 3 professionals and 6 staff, which would require 9 parking spaces in total. However, the client has specified that the number of professionals and staff is 15. The number of desks shown in the plan is representative only from the visualizing software and doesn't reflect true number of desks. Since this facility is a counseling service, not a medical or surgical facility, the total number of staff, including professionals, is 15 (3 professionals and 12 staff members).

According to the Grey District Plan (GDP), the required total number of car parks is calculated as one space per professional and one space for every two staff members. This results in a need for 12 parking spaces (6 for professionals and 6 for staff). Consequently, there is a shortfall of 2-3 parking spaces.

To address this shortfall, the client is willing to implement a two-hour time limit during peak hours for the designated on-site parking spaces. Additionally, many staff members work in rotation or from home, which means not all 15 staff members will be present on-site at any given time.

Moreover, Shakespeare Street is wide and have got good sight distance with plenty of on street parking options.

The estimated cost of providing 251 square meters for a car park, based on the current market value of the land and the construction costs outlined in NZS 4404:1981, is approximately \$1500 plus GST per car park. This estimate will be confirmed with the client and council transport staff if required and feasible.

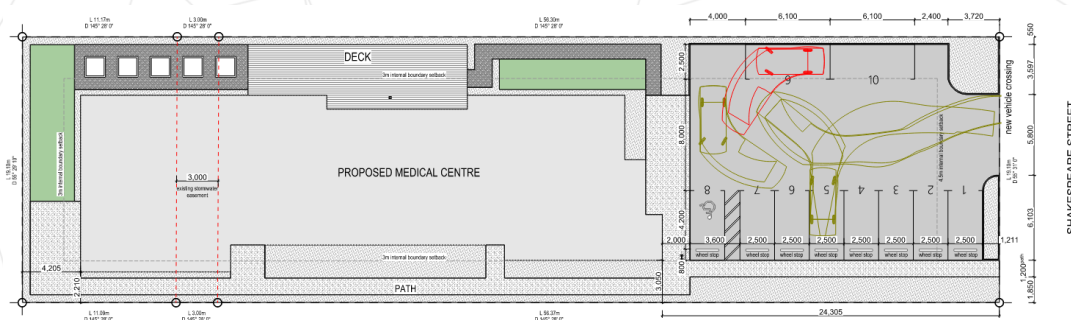


Figure 7. Car parking space layout as per GDP section 24.6

24.6 SCHEDULE 1 - CAR PARKING SPACE LAYOUTS

24.6.1 FIGURE 2 - CAR PARKING SPACE - 90° ANGLE

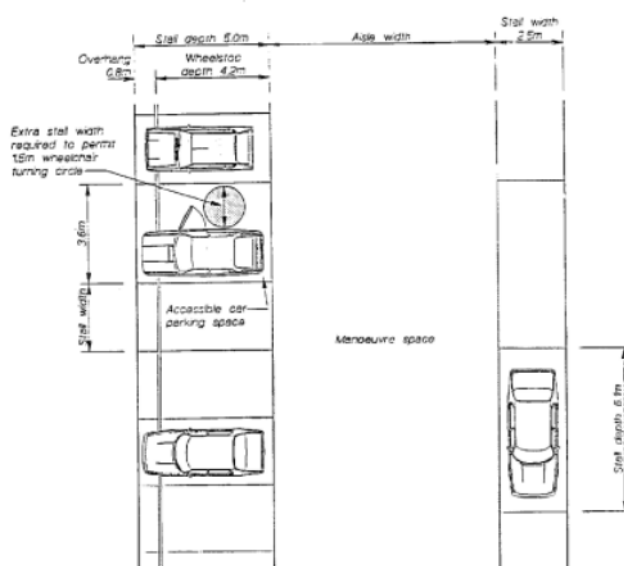


Figure 8. Car parking space layout source: Grey District Council Plan

The car parking space layouts will be met as per GDC Section 24.6.1 Figure 2 and table 24.2- carparking space- 90° angle. Car parking will have a gradient of no more than 1 in 20 in any one direction.

TABLE 24.2 PARKING SPACE DIMENSIONS

TYPE OF USER	PARKING ANGLE	STALL WIDTH ⁽³⁾	AISLE WIDTH	STALL DEPTH	OVERHANG
Class 1 ⁽¹⁾ Regular Users	90°	2.4	7.0	5.0	0.8
		2.5	6.6	5.0	0.8
		2.6	6.2	5.0	0.8
Class 2 ⁽²⁾ Casual Users	90°	2.5	8.0	5.0	0.8
		2.6	7.0	5.0	0.8
		2.7	6.6	5.0	0.8
People with disabilities	90°	3.6	8.0	5.0	0.8

Thus, overall parking needs and requirements seem to be met as per above.

2.5. LINE MARKING AND SIGNS

The client will install required/relevant traffic signs and line marking as per MOTSAM part 1 and 2. Designs shall satisfy the Land Transport Rule, NZTA and Grey District Council requirements. All road markings and traffic signs shall be approved by the TA.

2.6. OTHER RELEVANT TRANSPORT CONSIDERATION

2.6.1. Footpaths and accessways

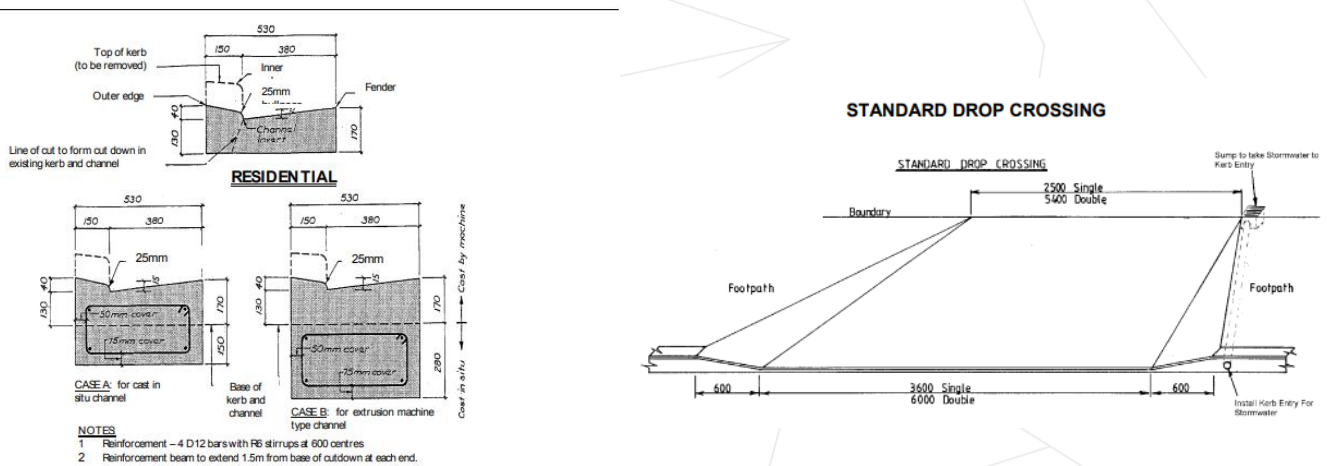
Footpaths are required to promote pedestrian safety. The construction of footpaths will be as per NZS 4404:2010 section 3.3.11.1.

Footpaths will be a minimum of 1.5 m wide surfaced over their full width. The crossfall will not be greater than 2%. All footpaths will be surfaced with a permanent surfacing layer appropriate to the surrounding environment and level of use expected.

2.6.2. Vehicle Crossing

Commercial crossing to be installed and Road Work Consent to be applied prior to construction as per GDP section 24.8 schedule 3.

24.8.3 **FIGURE 6 DRAWING 1 -STANDARD KERB AND CHANNEL AND DROP CROSSING**



2.6.3. Surface of Parking Loading Areas and Landscaping

All parking, loading, and trade vehicle storage areas surfaces will be formed, sealed, or maintained to prevent dust or noise disturbances. The first 5.5 meters of these areas, measured from the road boundary, will be surfaced to prevent the transfer of materials like mud, stone chips, or gravel onto nearby footpaths, roads, or service lanes.

Furthermore, stormwater runoff from parking areas will be collected on-site and directed to an approved stormwater disposal system via piping or channels.

Regarding landscaping, it must not impede the visibility of motorists exiting the site or create unsafe conditions for those using the car park or adjacent footpaths. When parking areas for five or more vehicles are provided within or adjacent to residential areas, effective screening on all sides will be implemented.

2.7. GREY DISTRICT PLAN ASSESSMENT

Table 1 below outlines and discusses the rules within the operative Grey District Plan that are relevant to the proposed development.

Table 1: Rule Assessment- Grey District Plan	
Rule	Compliance comment
<p>Rule 16.7. Residential Environmental Areas</p> <ul style="list-style-type: none"> - Set Backs: the minimum building setback from road boundaries is 4.5 metres. (b) The minimum building setback from internal boundaries for non-residential activities shall be 3m; 	Building set setback is being met.
<p>Rule 24.2.1 Minimum Parking Space Requirements</p> <ul style="list-style-type: none"> - 1 space per residential unit except that in the Residential Environmental Areas - 2 spaces per professional plus 1 space per 2 staff-Health Care Services 	<p>As there is shortfall of 2-3 car parking requirement and doesn't comply with GDP rule.</p> <p>As number of staff and professional is 15 (as per client), 3 professional and 12 staff which will requires 12 parking space in total as per GDP rule. (Refer to section 2.4. on mitigation measures and contribution comments and clarification)</p>
<p>Rule 24.2.3 size of parking space</p> <ul style="list-style-type: none"> - All required parking spaces other than for residential units, and associated manoeuvring areas are to be designed to accommodate a 90 percentile design motor car (refer Section APPENDIX 4 - TRANSPORT GREY DISTRICT PLAN 172 24.6 - Schedule 1) and shall be laid out in accordance with the parking space dimensions 	Comply as per table 24.2 of operative district plan (see RM design cark park plan)
<p>Rule 24.2.5 Reverse Manoeuvring</p> <p>-On-site manoeuvring for a 90-percentile car (refer Section 24.7 - Schedule 2) shall be provided to ensure that no vehicle is required to reverse either onto or off a site.</p> <p>-any development is required to provide 10 or more parking space</p>	Complies with section 24.7- schedule 2
<p>Rule 24.3.3 Access Sight Distance</p> <p>Any access constructed shall be able to provide the minimum sight distances as per table 24.4</p>	Complies as per section 2.3. sight distance above.

2.8. RECOMMENDATION AND CONCLUSION

- Overall layout and transport assessment criteria have met the Grey District Plan, Austroads, NZTA standard and other relevant transport standards.
- While a detailed tracking diagram has not been provided with this report, but careful checks has been on vehicle tracks with respect to the proposed development design, RTS 18, Grey District Plan 24.6 schedule 1 and all layout seems to meet the requirements.
- Aspects like line marking and sign, sight distance, traffic safety should be checked by council transport staff.
- Traffic generation will be in accordance with the permitted baseline and any effects associated with noise, vibration and general nuisance would be imperceptible from that of a permitted activity.
- The introduction of crossings, improved parking facilities, enhanced signage, and updated line marking contribute to enhancing the vibrancy of the area.

The proposed activity is consistent with the purpose of the relevant district plan, transport act and local government act. Overall, it is considered that the proposed transport aspects of this site is an efficient and appropriate in accordance with the Objectives, Policies and Rules of the Grey District Plan. Actual and potential adverse effects on the network are not considered to be more than minor and can be adequately mitigated as described throughout this assessment.

3. LIMITATIONS

3.1. GENERAL LIMITATIONS

This report was completed for the client based on the supplied brief and proposed development of the site at the time that this assessment was completed. Recommendations within this report are site specific in relation to the brief and should not be used for any other development or by any other client without further review and approval from Nemean Consulting Limited.

Our findings and recommendations are based on the desktop review and information provided by the client. The inferences are limited to the scope for which this work was carried out.

This is not the detailed transport assessment as the provided transport design option 2 was discussed and agreed with the council general manager and transport manager. Thus, the report is to facilitate and assist council transport team with the proposed development.

4. REFERENCES

4.1 INFORMATION REFERENCED

The following documents and information have been referred to:

- Austroad : *Guide to Road Design*
- Google Maps (2024 Imaginary)
- Grey District Council District Plan
- Grey District Council Online Maps
- Land Transport Safety Authority: *Guidelines for visibility at driveways RTS 6*
- Manual of traffic signs and markings (MOTSAM)- Part 1: Signs
- Manual of traffic signs and markings (MOTSAM)- Part 2: markings
- Mobile Roads providing information on the Grey District Council Road.
- NZS 4404: 2010 Land Development and Subdivision Infrastructure – New Zealand Standard.
- Scheme Plans/layout-prepared by RM design.



APPENDIX A

SITE LOCATION AND LAYOUT

POUTINI WAIORA MEDICAL

62 Shakespeare Street, Greymouth



RESOURCE CONSENT PACKAGE

Work in Progress

DRAFT



PREPARED BY RM DESIGNS

Set ID	Layout ID	Revision ID	Layout Name	Issued
RC.A	RC.A100	01 - WIP	Title Page	<input type="checkbox"/>
RC.A	RC.A101	01 - WIP	Document Transmittal	<input type="checkbox"/>
RC.A	RC.A102	01 - WIP	Project Location Map	<input type="checkbox"/>
RC.A	RC.A103	01 - WIP	Existing Demolition Site Plan	<input type="checkbox"/>
RC.A	RC.A104	01 - WIP	Proposed Site Plan	<input type="checkbox"/>
RC.A	RC.A105	01 - WIP	Landscape Plan	<input type="checkbox"/>
RC.A	RC.A106	01 - WIP	Floor Plan	<input type="checkbox"/>
RC.A	RC.A107	01 - WIP	Elevations	<input type="checkbox"/>
RC.A	RC.A108	01 - WIP	Elevations	<input type="checkbox"/>
RC.A	RC.A109	01 - WIP	Signage	<input type="checkbox"/>
RC.A	RC.A110	01 - WIP	Renders	<input type="checkbox"/>

Project #: 24006
 Drawn: RM, LG
 Date: 3/05/2024

Drawing Number
 RC.A100 R01 - WIP

Transmittal History				
Transmitted date	Sheet #	REV	Sheet Name	Change ID
-, RC.A, Resource Consent Issue				
	RC.A100	01 - WIP	Title Page	
	RC.A101	01 - WIP	Document Transmittal	
	RC.A102	01 - WIP	Project Location Map	
	RC.A103	01 - WIP	Existing Demolition Site Plan	
	RC.A104	01 - WIP	Proposed Site Plan	
	RC.A105	01 - WIP	Landscape Plan	
	RC.A106	01 - WIP	Floor Plan	
	RC.A107	01 - WIP	Elevations	
	RC.A108	01 - WIP	Elevations	
	RC.A109	01 - WIP	Signage	
	RC.A110	01 - WIP	Renders	

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

Poutini Waiora **Document Transmittal**

Phone: 03 354 6341 Project #: 24006
 info@rmdesigns.co.nz Drawn: RM, LG
 www.rmdesigns.co.nz Date: 3/05/2024

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3604. ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.

Scale @A1 Drawing Number

1:1 RC.A101 R01 - WIP



Retail Mechanics Ltd Trading as:



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RC.A	01 - WIP	Resource Consent Issue			Work in Progress

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Poutini Waiora
Project Location Map

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1:500 RC.A102 R01 - WIP Retail Mechanica Ltd Trading as:



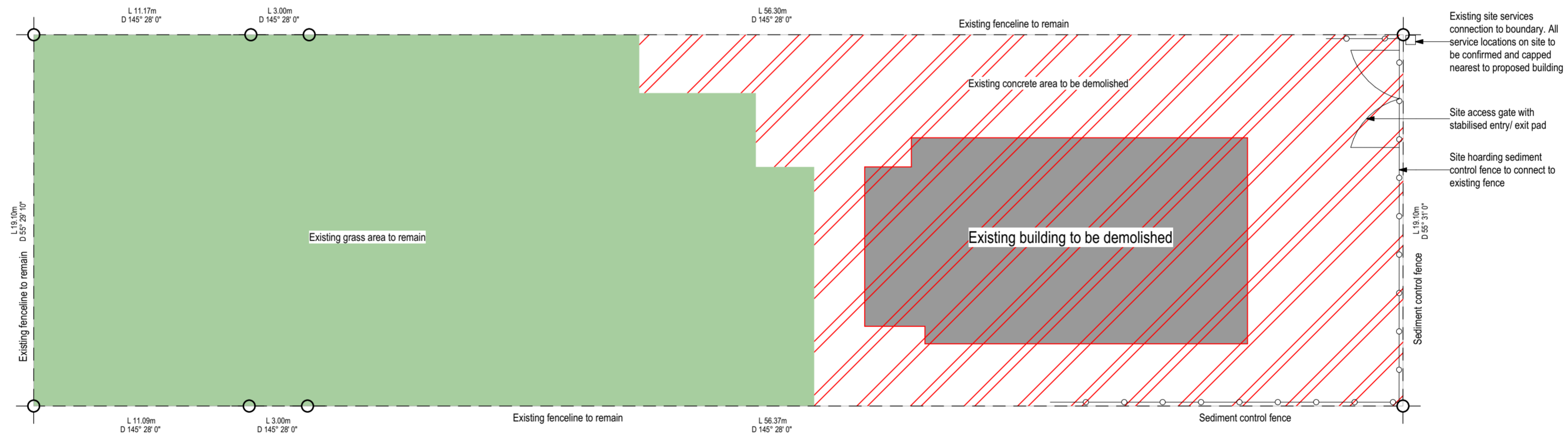


SEDIMENT CONTROL NOTES:

1. All sediment control and hoarding structures to be assessed daily and repaired as required.
2. All sediment control and hoarding structures to be installed prior to any site work.
3. Any loose rubbish material to be covered.
4. Hoardings fence shall extend at least 2m high from the ground level on the side accessible to the public. An acceptable fence may be constructed with galvanised chainlink netting having a max of 2.5m and the gap between the bottom of the fence and the ground shall be no greater than 100mm.
5. Existing landscaping and paths within the demolished area to be removed as per demolition requirements.
6. Assess existing fences to sediment control boundary and add additional hoarding fence if does not meet requirements.
7. The demolished area is to be scraped back and cleared of all existing demolition material.

DEMOLITION NOTES:

1. The contractor shall notify the designer if there are any discrepancies in the existing building, site and services.
2. The contractor shall ensure all services within the works area have been located, terminated and sealed prior to demolition. Unknown services which are discovered during demolition are to be tagged and noted. Possible redirection and reuse for proposed area.
3. Under no circumstances shall any fires be lit on the site to dispose of unwanted demolished material.
8. The demolition contractor is responsible for all demolition material and is required to remove it from the site at the earliest possible convenience. No such material shall be used for fill or with the new works unless specified.
9. During demolition dust shall be kept to a minimum and work shall be wet down to minimise the creation of dust. Clean neighbouring affected public areas on a daily basis.
10. Potential for hazardous material to be assessed and disposed of as per requirements. Remove prior to demolition.



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Poutini Waiora
Existing Demolition Site Plan

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Scale @A1 Drawing Number
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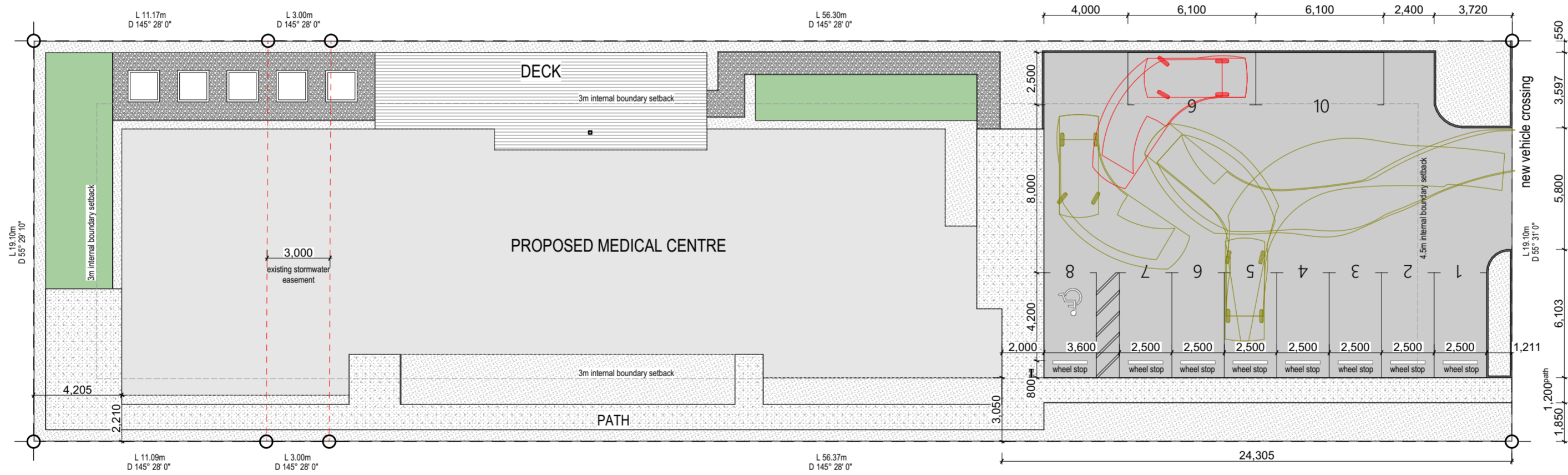
Retail Mechanics Ltd Trading as:

POUTINI WAIORA
62 Shakespeare Street, Greymouth

Legal Description: Lot 2 DP 458169

Site Area: 1346m²
 Proposed Building area: 457.13m²
 Proposed impervious area: 452.93m² (Paths+carpark)
 Planning Zone: Residential
 Site Coverage: 33.96% (50% permitted)

Wind Zone: A, Low
 Earthquake Zone: 3
 Snow Zone: N2
 Exposure Zone: D
 Climate Zone: 4



SHAKESPEARE STREET

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

Poutini Waiora **Proposed Site Plan**

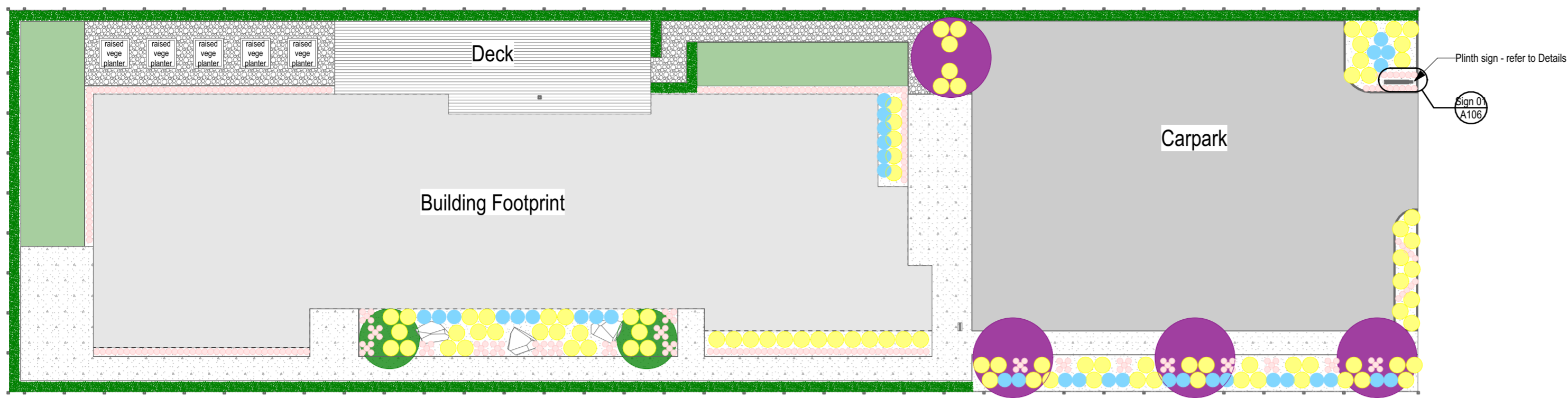
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Scale @A1 Drawing Number

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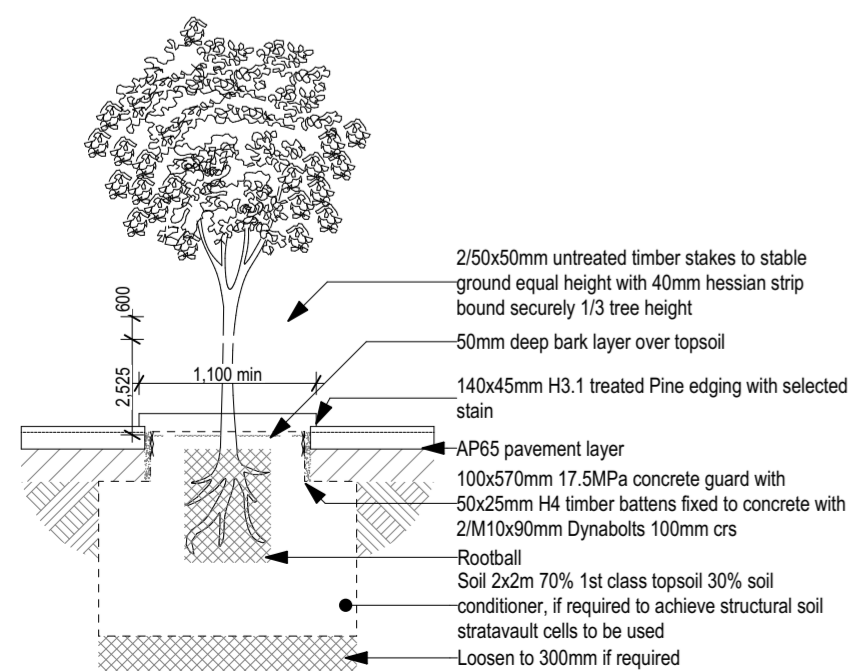
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Landscape Plan
1:200

Planting Key	Type	Botanical Name	Common Name	Supplied Grade	Full height	Quantity
●	Tree	Metrosideros 'Mistral'	Southern Rata	3m	4m	4
●	Fern	Cyathea dealbata	NZ Silver Fern	18L	4m	2
●	Fern	Blechnum discolor	Crown Fern	1.5L	0.5m	94
●	Fern	Asplenium bulbiferum	Hen And Chicken Fern	2.5L	0.3m	314
●	Grass	Libertia grandiflora	NZ Iris	1.5L	0.7m	35
—	Hedge	Griselinia littoralis	Griselinia	2.5L	6m	144 - 1m spacing between plants
■	Artificial Lawn	Ready Lawn	Windsor 35mm			55.09m ²
■	Gravel on Hex Mat	Supplier TBC	McKenzie Schist	8-14mm		58.06m ²
■	Bark	Supplier TBC	Forest Floor			240.92m ²
■	Rock	Alpine Riverworm Boulders	Alpine Riverworm Boulders	1.0mx1.0mx1.0m approx.	N/A	7

NOTES:
Provide a 50mm layer of Forest Floor bark to all beds with dripline irrigation on timer.
Planting / path boarders are to be 140x45mm H3.1 Pine edging with exterior stain finish.



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Poutini Waiora
Landscape Plan

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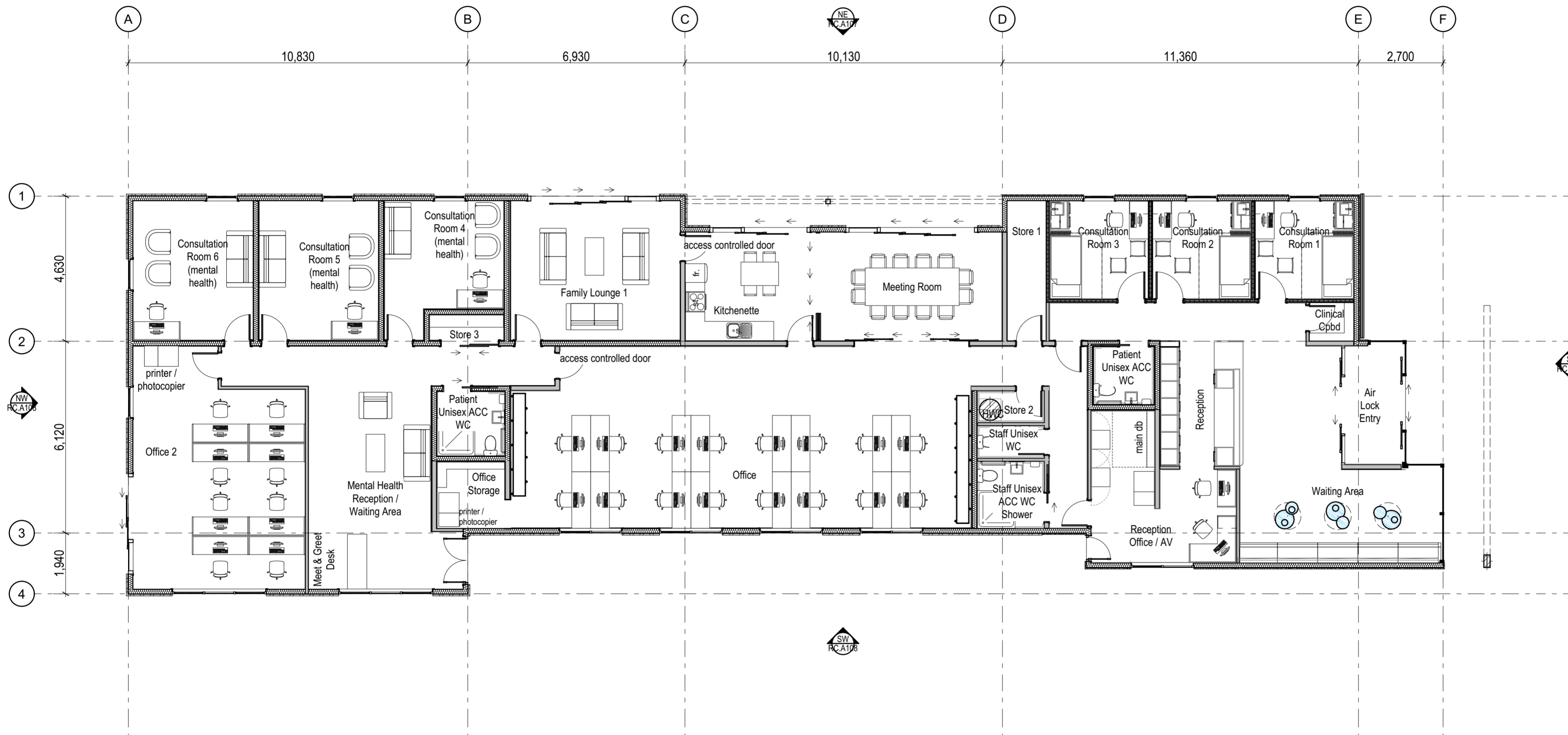


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POUTINI WAIORA

GFA: 457.13m²

Air Lock Entry:	6.70m ²
Reception:	10.10m ²
Reception Office/AV:	17.35m ²
Waiting Area:	18.98m ²
Consultation Room 1:	9.83m ²
Consultation Room 2:	9.83m ²
Consultation Room 3:	9.83m ²
Patient Unisex ACC WC:	3.53m ²
Clinical Cpbld:	1.71m ²
Store 1:	5.50m ²
Store 2 / HWC:	2.11m ²
Staff Unisex WC:	2.16m ²
Staff Unisex ACC Shower Room:	4.51m ²
Meeting Room:	20.14m ²
Office:	82.94m ²
Office Store:	4.53m ²
Kitchenette:	14.46m ²
Family Lounge 1:	24.97m ²
Consultation Room 4:	14.28m ²
Consultation Room 5:	16.82m ²
Consultation Room 6:	16.96m ²
Store 3:	1.87m ²
Office 2:	38.66m ²
Mental Health Reception / Waiting Area:	27.13m ²
Thoroughfares:	46.65m ²



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Poutini Waiora

Floor Plan

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 Drawn: RM_LG
 Date: 3/05/2024

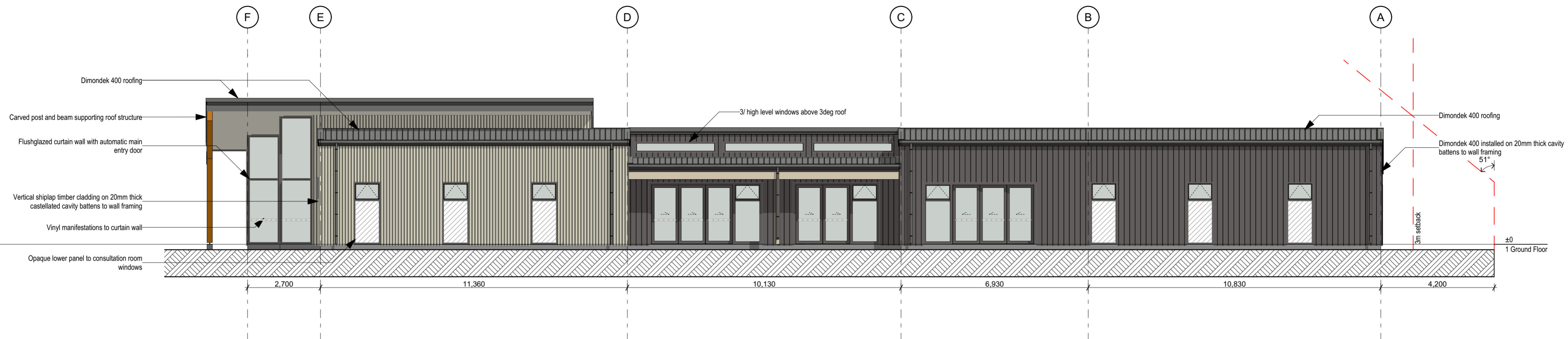
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1:100 RC.A106 R01 - WIP

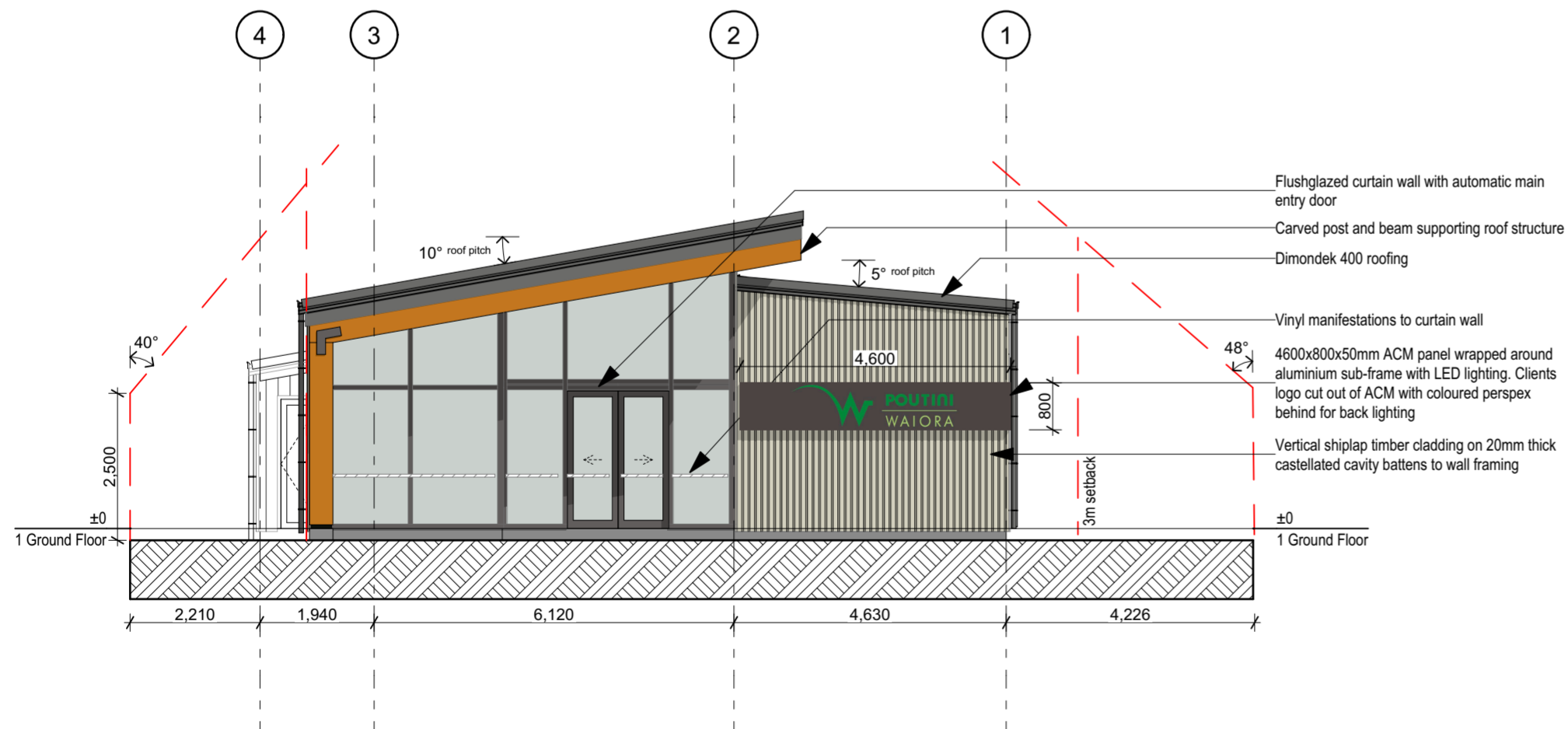
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3818. ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.



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NE North East Elevation
RC.A106 1:100



SE South East Elevation
RC.A106 1:100

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue		Work in Progress	

Work in Progress

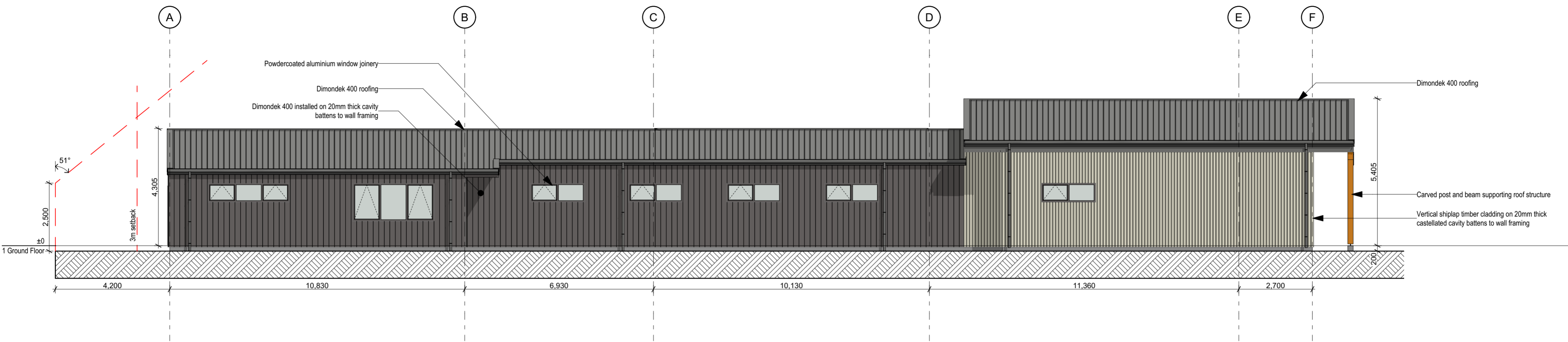
Poutini Waiora

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info@rmdesigns.co.nz
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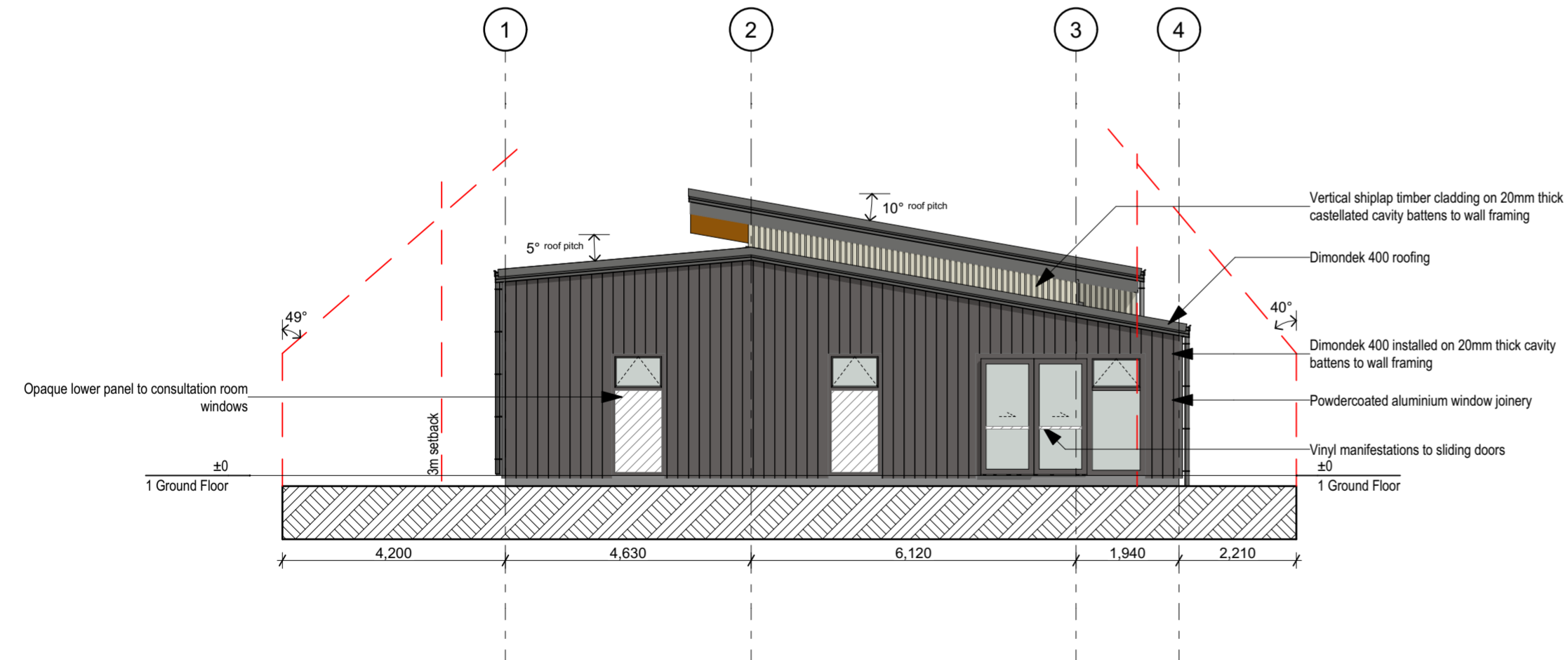
Project #: 24006
Drawn: RM_LG
Date: 3/05/2024

Scale @A1 Drawing Number
1:100 RC.A107 R01 - WIP

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3602 ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.



SW South West Elevation
RC.A106 1:100



NW North West Elevation
RC.A106 1:100

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

Poutini Waiora Elevations

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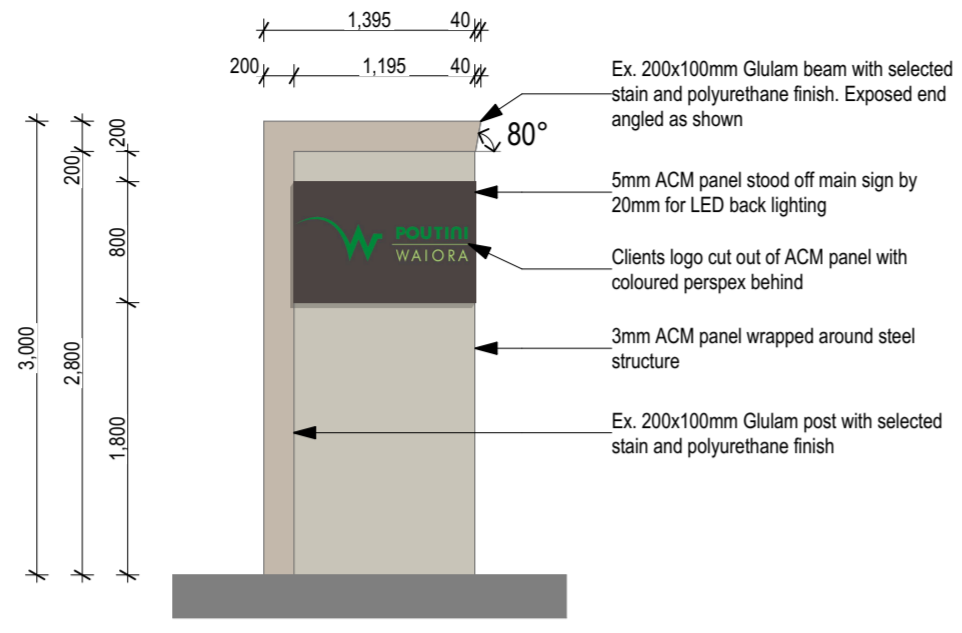
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Scale @A1 Drawing Number
 1:100 RC.A108 R01 - WIP

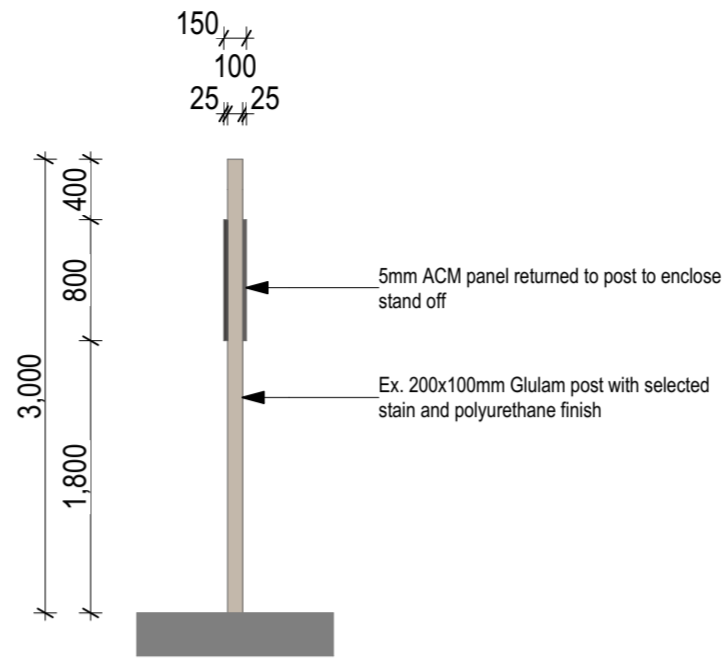




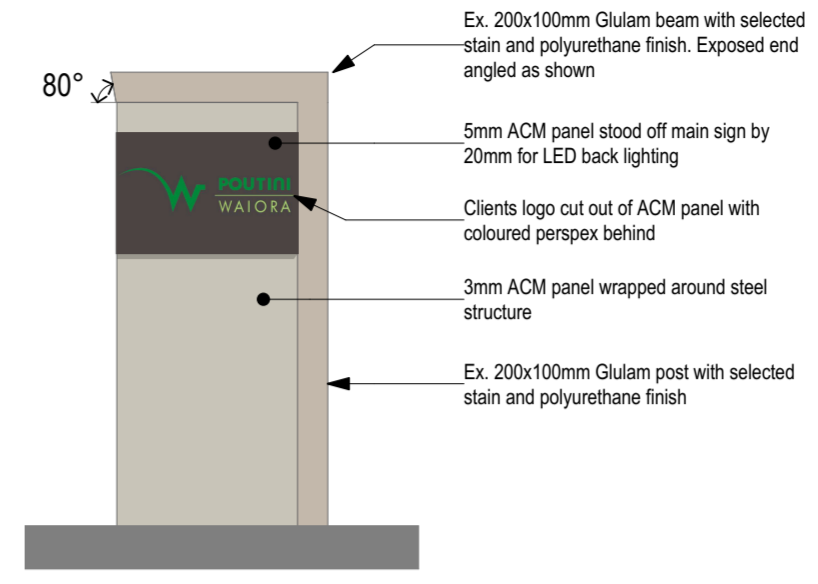
Sign 01 Plinth Sign Plan Detail
1:20



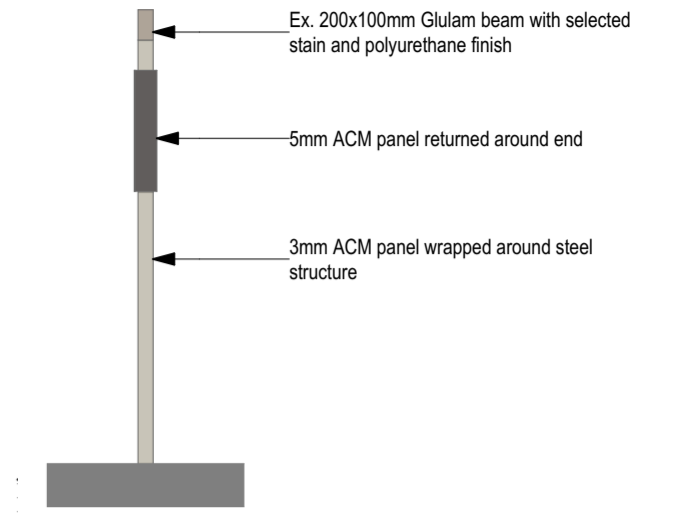
S01 Plinth Sign Elevation
A106 1:50



S02 Plinth Sign Elevation
A106 1:50



S03 Plinth Sign Elevation
A106 1:50



S04 Plinth Sign Elevation
A106 1:50

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

Poutini Waiora Signage

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Scale @A1 Drawing Number
1:20, 1:50 RC.A109 R01 - WIP



Retail Mechanics Ltd Trading as:



Artists Impression Only



Artists Impression Only

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

Poutini Waioara

Renders

Phone: 03 354 6341	Project #:	24006
info@rmdesigns.co.nz	Drawn:	RM, LG
www.rmdesigns.co.nz	Date:	3/05/2024

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Scale @A1 Drawing Number
1:1 RC.A110 R01 - WIP



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