

## Land Information Memorandum

**LIM Number**                      **LIM20250144**

Application Date:            10/03/2025

Issue Date:                    24/03/2025

### Applicant Details

Applicant Name:            Mint Realty

Attention:                    Nic Goodman

Client Name:                Sven & Lara Baker

Postal Address:            PO Box 8799  
HAVELOCK NORTH 4157

### Property Details

Location:                    1549 Raukawa Road

RAUKAWA 4174

Property ID:                80277

Valuation Number:        0964001601

Legal Description        Lot 1 Deposited Plan 23028  
and Area (hectares):      Record of Title: HBP3/1148

### Introduction

This document is in two parts:

- **Part A** contains the information which the Council must disclose in a Land Information Memorandum (LIM) under Section 44A(2) of the *Local Government Official Information and Meetings Act 1987* (LGOIMA).
- **Part B** contains further information which the Council believes may be relevant to the purpose for which you have requested this LIM. This information is made available under Section 44A(3) of LGOIMA.

The information in this document is based on information Hastings District Council holds about the property, some of which has been provided by third parties. There may be limits on the extent to which reliance can be placed on some of the information because of the way in which a LIM is prepared and/or the reliability of the information itself.

In particular please note that:

- No site survey or physical inspection of any buildings or other improvements on the property has been undertaken in order to prepare this LIM. Any plans supplied with this LIM should be checked for accuracy;
- LIM is compiled solely by reference to Council's documented records. It will not therefore include information which may be known to a Council officer but has not been written down and filed on the property records;
- Council records may not disclose the existence of any unauthorised building works or unlawful land uses on the property;
- This LIM does not include information held by the Council relating to the electricity, telecommunication and gas networks for this property. Enquiries about the availability and capacity of those utilities should be made to the relevant network utility operator;
- Part B in particular may contain material supplied to the Council by third parties which is evaluative in nature or material which the Council thinks may be reliable but has not officially verified.
- Property information for this property may also be held by other organisations, such as Hawke's Bay Regional Council;

We are happy to answer any questions you may have about the information in this LIM. However you must make your own judgments as to the value of the material and the extent to which it may be relied upon for your particular purposes. **We recommend that you seek appropriate professional advice regarding the interpretation and specific application of the information to your circumstances.**



PP  
Andrea Miller  
**Senior Building Technician**  
andream@hdc.govt.nz

## Part A

The information below is provided under Section 44A(2) of LGOIMA.

### 1. Special Features or Characteristics

**Note** - HDC is aware that additional information relating to the potential for hazards is publicly available on-line on the CDEMG Hazard Information portal at <https://www.hbemergency.govt.nz/hazards/hazards-in-hawkes-bay/>. A copy of any relevant maps for this property are attached for convenience of reference. If you require any further information about any potential risk as it may affect this property you can locate further property specific information at <https://gis.hbrc.govt.nz/hazards/>

**Note** - If part of this site is identified as being within a potential hazard area, Sections 71 - 74 of the *Building Act 2004* may apply if consent is sought to undertake building work within the identified area. We recommend that you seek advice on the potential application and effect of those sections of the Act.

**Note** - The Toka Tū Ake EQC Natural Hazards Portal contains information relating to natural hazard risk and how these might impact properties. It also contains information relating to EQC claims relating to land and/or buildings. The Portal may contain information relevant to this property and Hastings District Council recommends that you visit the Portal and review the information relevant to this property and the surrounding area. The Portal can be accessed at <https://www.naturalhazardsportal.govt.nz/s/>.

#### 1.1 Erosion, avulsion or alluvion

None known.

#### 1.2 Falling debris or slippage

None known.

#### 1.3 Liquefaction

The Council holds information on liquefaction risk in the district, contained in an October 2017 report for the Hawke's Bay Regional Council by GNS Science (the report).

According to the report, this property is located within an area indicated as:

- Area not indicated as susceptible to liquefaction

Please refer to the report for a full explanation of the methodology used and qualifications applying to the information. The report is available on the CDEMG hazard portal

<https://www.hbemergency.govt.nz/assets/Hazard-Information-Portal/CR-2015-186.pdf> and

<https://www.hbemergency.govt.nz/assets/Hazard-Information-Portal/CR-2015-186-Appendices.pdf>

**1.4 Subsidence (fill or other doubtful ground)**

None known.

**1.5 Ground Shaking**

None known.

**1.6 Fault Lines**

None known.

**1.7 Flooding**

None known.

**1.8 Ponding**

None known.

**1.9 Inundation**

None known.

**1.10 Likely presence of Hazardous contaminants**

None known.

**2. Sewer and Stormwater Drains**

Drainage plans attached.

**2.1 Sewer**

The property is not within the HDC wastewater service area.

If the property is outside the HDC service area the operation or use of a septic tank may be subject to conditions imposed by Hawke's Bay Regional Council.

**2.2 Stormwater**

The property is not within the HDC storm water service area.



### 3. Water Supply

The property is not connected to the public supply. Council records show water supply is from a bore. Information concerning the source, capacity of supply, reticulation and water quality of the bore will need to be obtained independently. Hawke's Bay Regional Council may also have information about the bore.

### 4. Rates

Rate Qualifiers:

- Cyclone Gabrielle Charge
- Cyclone Gabrielle Rate
- Community & Resource Management
- General Rate - Farming
- Swimming Pool Safety Rate
- Uniform Annual General Charge

Land Value: \$810,000.00  
Improved Value: \$4,320,000.00  
Capital Value: \$5,130,000.00  
Date of Valuation: 1 July 2023

Annual Rates: Rates 2024/25  
\$3,079.46

Amount outstanding at date of issue: \$970.50

**Note** – The information above relates to rates levied on the property by Hastings District Council and does not include information on rates levied separately for this property by Hawke's Bay Regional Council.

### 5. Consents, Certificates, Notices, Orders and Requisitions

#### 5.1 Health/Alcohol Registrations and Licences

None recorded.

#### 5.2 Resource Consents

A Resource Consent applies to this property allowing an activity that may be subject to conditions. Copy of decision/s attached.

Application ID	Description	Date Issued
RMA20060022	To construct secondary residential dwelling	14/02/2006

### 5.3 Building Consents/Permits/Code Compliance Certificates

Application ID	Date Received	Description	Date Issued	Date Code Compliance Certificate Issued
BP64477	13/12/1971	Shift Outbuilding	22/12/1971	N/A
ABA931262	15/09/1993	Alterations to Dwelling	13/10/1993	10/02/1995
ABA931646	01/12/1993	Install Swimming Pool	23/12/1993	23/01/1995
ABA20010479	09/04/2001	Re-Pile Dwelling	12/04/2001	20/12/2002
ABA20011894	07/12/2001	Internal Re-Construction of Residence	10/01/2002	20/12/2002
ABA20021101	03/07/2002	Install Swimming Pool	24/07/2002	20/12/2002
ABA20060557	10/04/2006	Erect Caretakers Cottage at Glen Aros.	16/05/2006	12/05/2008
ABA20181448	30/10/2018	New Horse Stables	Consent Refused	Consent Refused
ABA20190167	27/02/2019	New Stable Complex	16/04/2019	27/08/2019

**Note** - Some of the Council's historic permit records are stored under the name of the applicant rather than under the property address. Where necessary we have used information from the title search to try and find the relevant record/s. However, the fact that a permit has not been located for a building does not necessarily mean that a permit was not granted.

**Note** – New Zealand government owned departments were not required to obtain a building permit prior to the 1995 amendment to the Building Act 1991. The building work was still required to meet technical standards relevant at the time.

### 5.4 Notification of Waiver or Modification of the Building Code

None recorded.

### 5.5 Owner/Builder Exemptions: Statutory Declarations

None recorded.

### 5.6 Schedule One Exemptions, Building Act 2004

None recorded.

### 5.7 Certificate of Acceptance

None recorded.

### 5.8 Certificates for Public Use

None recorded.

## **5.9 Compliance Schedule**

None recorded.

## **5.10 Amended Compliance Schedule**

None recorded.

## **5.11 Infringement Notices**

None recorded.

## **5.12 Notices to Fix**

None recorded.

## **5.13 Earthquake-Prone Buildings under Subpart 6A of the Building Act 2004**

No buildings on this property are subject to Subpart 6A - Special Provisions for Earthquake-prone Buildings of the Building Act 2004.

## **5.14 Dangerous Building Notices**

None recorded.

## **5.15 Insanitary Building Notices**

None recorded.

## **5.16 Affected Building Notices**

None recorded.

## **5.17 Swimming and Spa Pool Fencing**

There is a record of the following pool(s) on the property.

<b>FSP Number</b>	<b>Description</b>	<b>Renewal Date</b>
FSP1358	Fencing of Swimming Pools	06/10/2025

## **5.18 Information provided by building contractor under s362T(2) of the Building Act 2004**

No information has been received.

**5.19 Information concerning certificates issued by a building certifier under the Building Act 1991 or the Building Act 2004**

There is no record of the Council receiving any information concerning certificates issued by a building certifier relating to this property.

**5.20 Notifications under s 124 of the Weathertight Homes Resolution Services Act 2006**

None received.

**5.21 Other Notices, Orders and Requisitions**

None recorded.

## **6. Land Use**

**Note:** The Hastings District Plan is now fully Operative and has legal effect from 12 July 2024. Further information regarding the District Plan, and any plan changes can be found online via this link: <http://www.hastingsdc.govt.nz/sections/district-plan>

**6.1 Zoning**

This property is located within the Rural zone of the *Operative Hastings District Plan (July 2024)*.

**6.2 Other Relevant District Plan Provisions**

None recorded.

**6.3 Other Considerations Affecting Land Use**

- **Roads**

Raukawa Road is a Access Road.

- **Unison Overhead Lines**

A Unison high voltage overhead conductor line is identified on this site. Refer to attached map for location.

## **7. Classification of Land or Buildings**

None recorded.

## **8. Information Notified by a Network Utility Operator**

None recorded.

## Part B

The information below is provided under Section 44A(3) of LGOIMA.

### 9. Hazardous Activities on Land

The Hawke's Bay Regional Council has a list identifying land on which hazardous activities may have been carried out in the past.

If any such information is held relating to this site, it can be accessed by contacting the Hawke's Bay Regional Council.

### 10. Fire Fighting Water Supply

The property is not located within an area serviced by Council's firefighting supply and Council does not hold records regarding any alternative supply.

**Note:** A private firefighting supply may exist; such as a private bore or natural feature which has been approved as suitable for use. Details may be held by the property owner, New Zealand Fire Service or Hawke's Bay Regional Council.

### 11. Water Meter & Backflow Devices

This property does not have a water meter.

### 12. Proposed Public Works

None known.

### 13. Current Resource Consents on Surrounding Properties

Refer to attached map for details.

### 14. Surrounding Property Designations

None recorded.

### 15. Development Contributions

Development contributions are not payable for this property.

### 16. Other Correspondence or Documents

None recorded.

# Hastings District Council - LIM Maps

Address: 1549 Raukawa Road RAUKAWA 4174  
Property No: 80277  
Legal Description: LOT 1 DP 23028 BLKS VII VIII XI XII

**HERETAUNGA  
HASTINGS** DISTRICT COUNCIL

Printed: Monday 24 Mar 2025

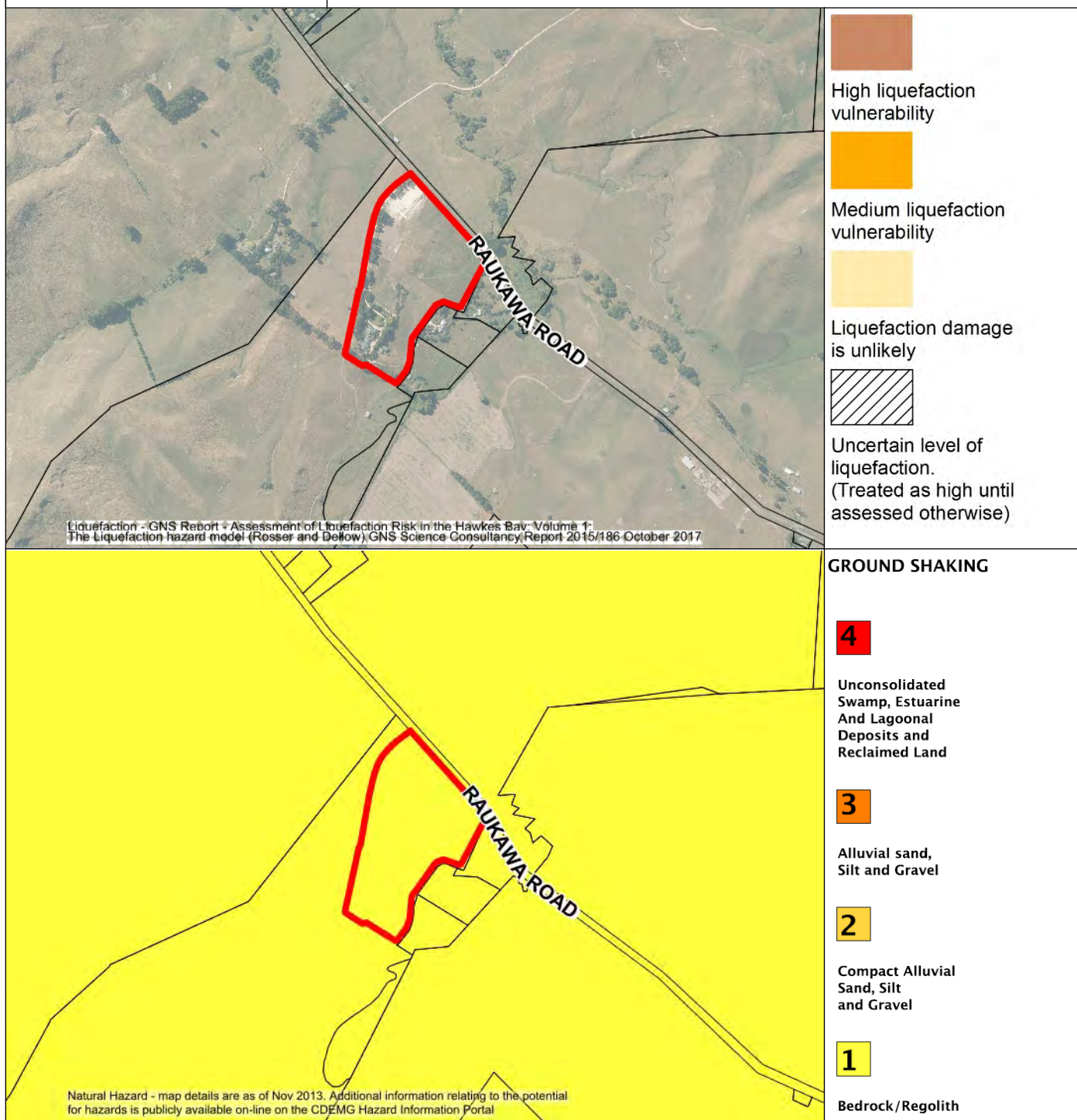


	Air Valve		Backsump		Aeration Tank		Water
	Hydrant		Headwall		Chamber		Stormwater
	Meter		Manhole		Manhole		Sewer
	Non Return Valve		Pump		Pump		Kerblines
	Pump		Roding Eye		Roding Eye		
	Supply Valve		Sump		Valve		

Valuation No:	0964001601
Area (Hectares):	10.2376
Total Rates:	\$3079.46
Capital Value:	\$5,130,000
Rateable Land:	\$4,320,000
Land Value:	\$810,000
Water – Sewer Units:	0.0 - 0.0
Usage – Primary:	22

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Source of Flood Risk Areas data is HBRC Hazards Portal. Flood Risk Areas is in Hawke's Bay Local Authority Vertical

- Flood risk areas
- Low risk areas
- Not in study area

**Data Source from the Hawke's Bay Regional Council.**  
**For more information, please refer to the Hawke's Bay Hazard Information Portal.**  
<https://gis.hbrc.govt.nz/hazards/>

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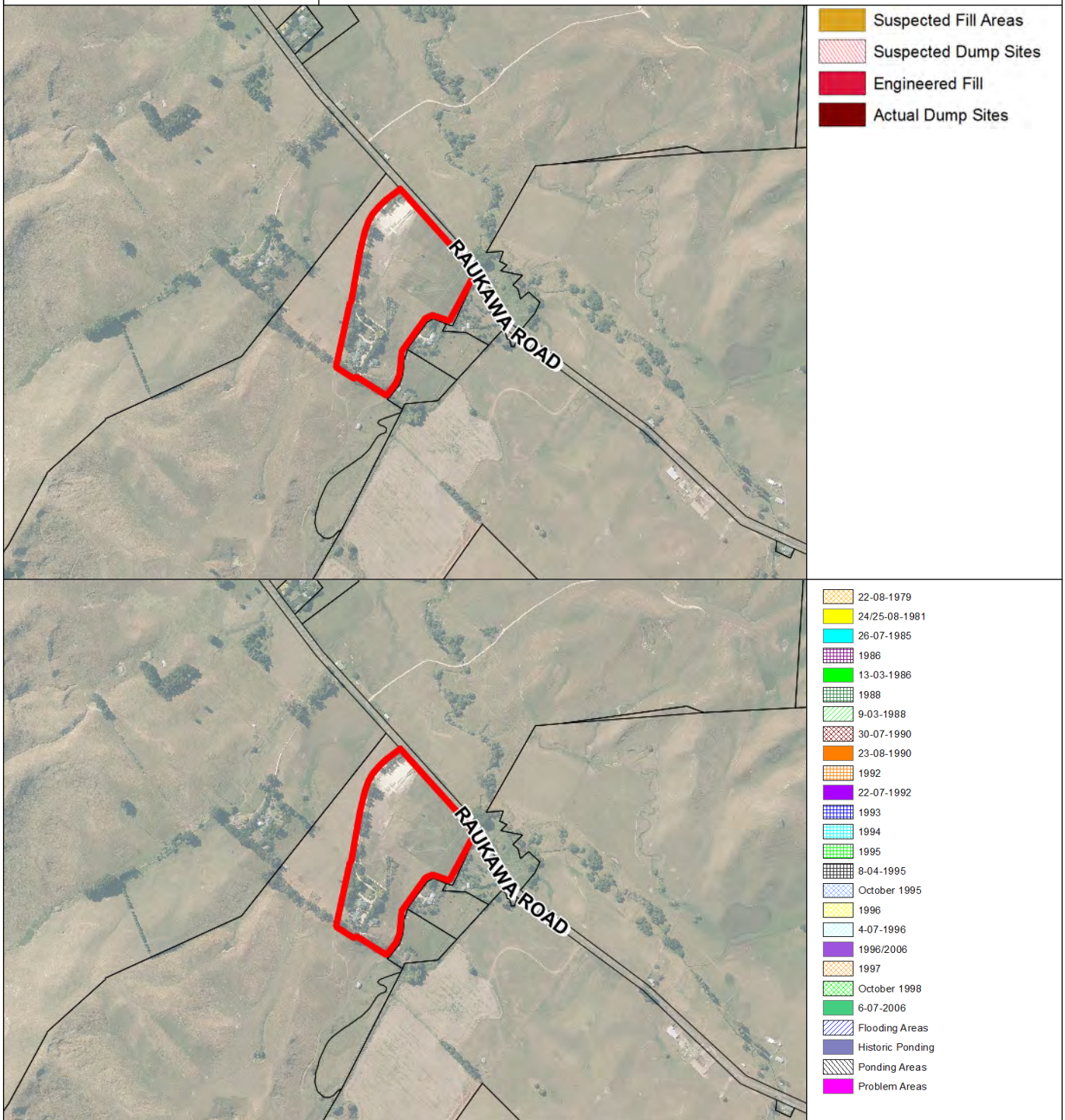
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## SUSPECTED FILLING AND PONDING

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This map document contains data sourced from the New Zealand Archaeological Association (NZAA) Archaeological

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— National    
 — Arterial    
 — Primary Collector    
 — Secondary Collector    
 — Access    
 — Low Volume

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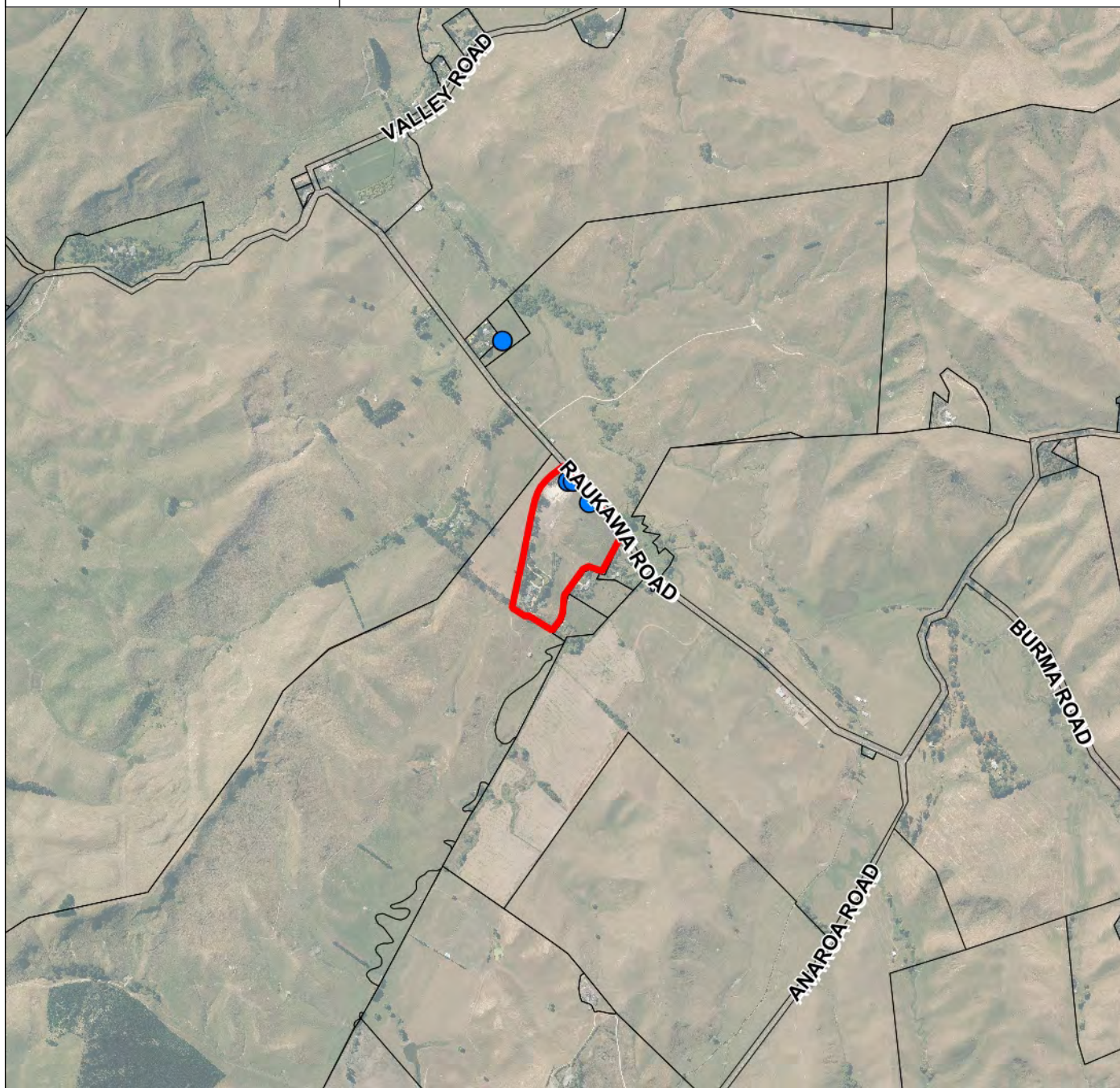
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- HBRC Wellstore
- Cooling Towers
- Drains

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High Voltage Transmission Pylons



Unison Low Voltage Overhead Conductor



High Voltage Transmission Lines



Unison High Voltage Overhead Conductor

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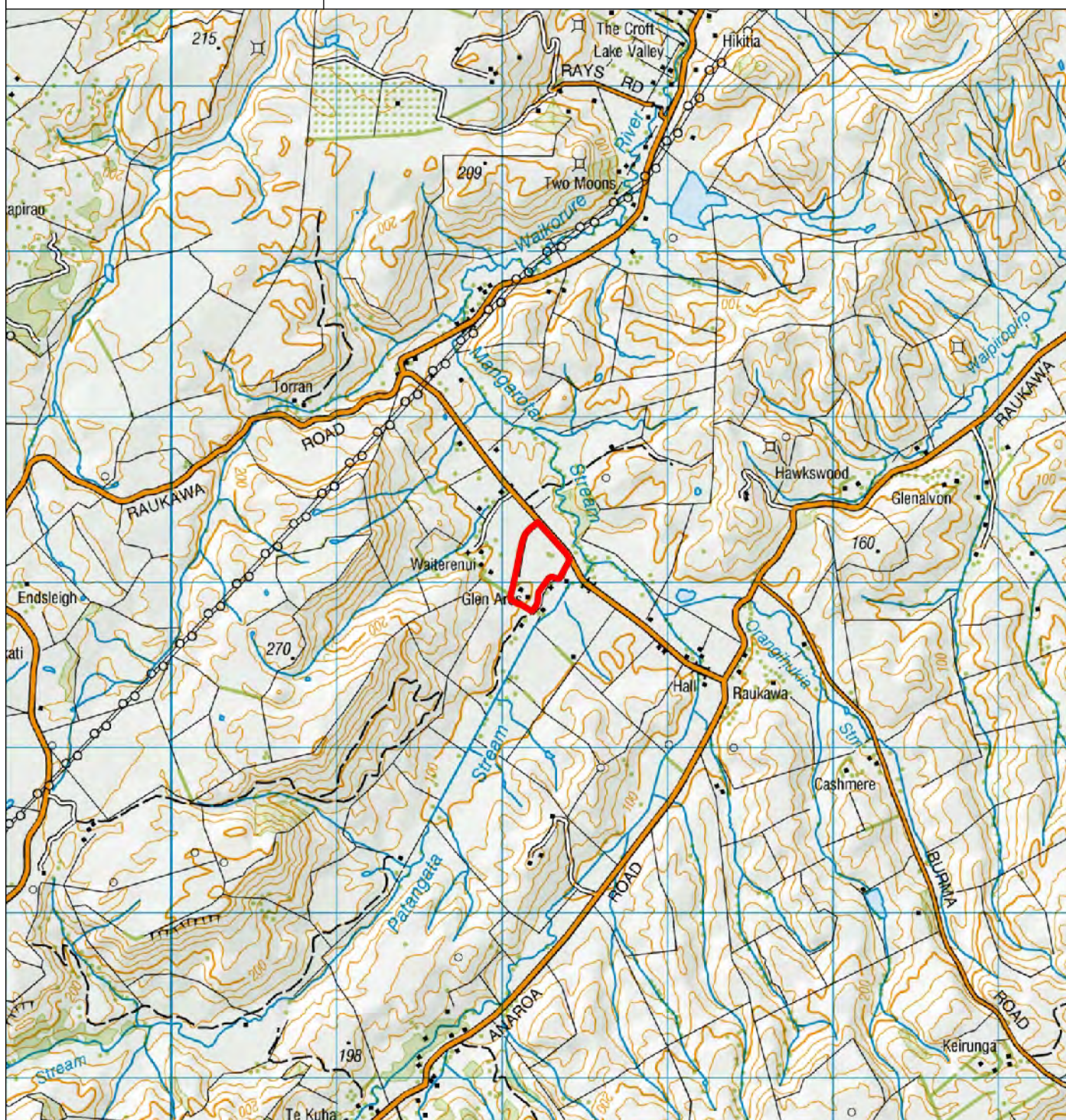
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Topo Maps downloaded from Land Information NZ (February 2016)

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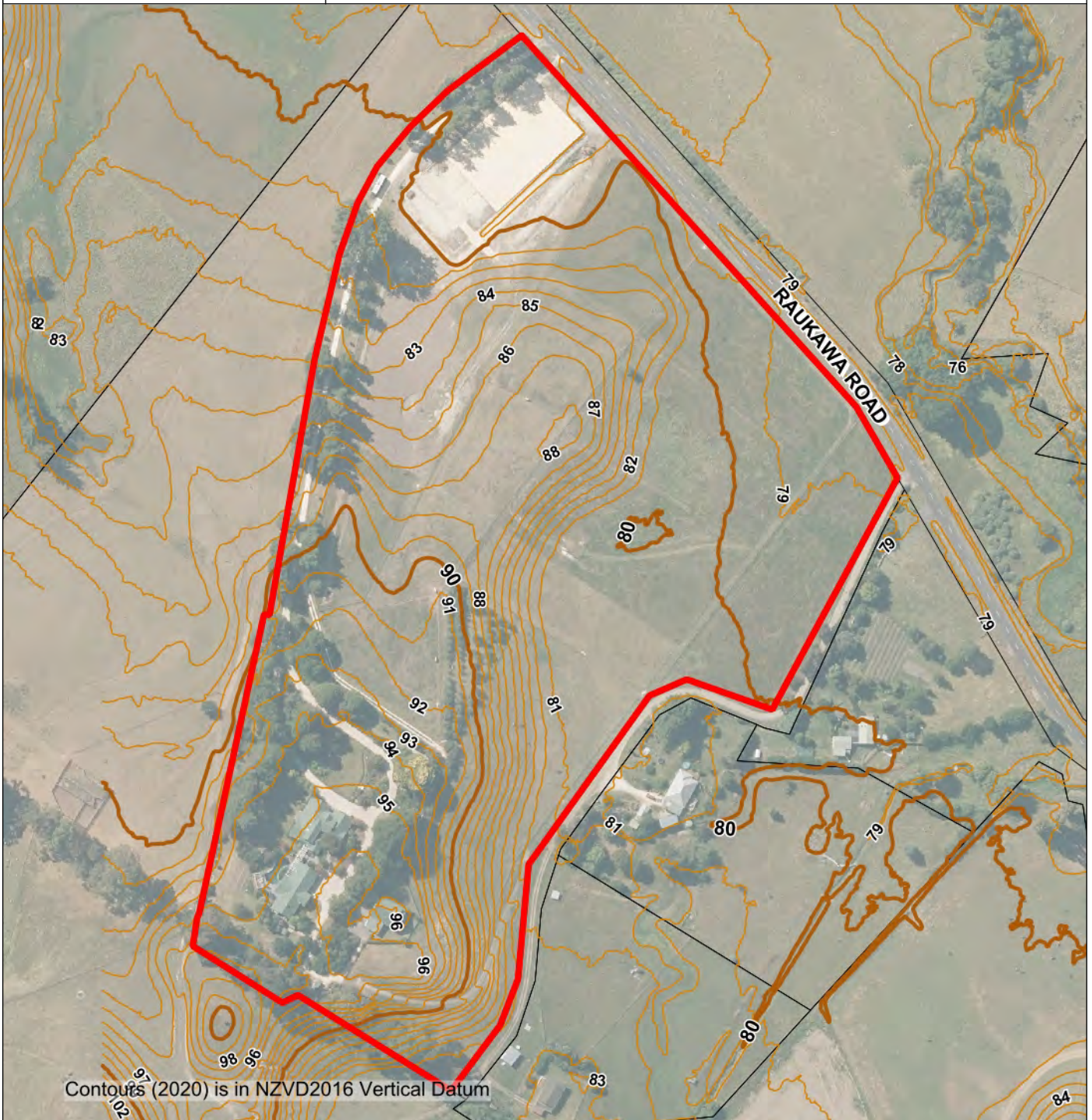
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LIM Maps – Property No 80277 - Hastings District Council





**1m Contours**

1m Intervals

**10m Contours**

10m Intervals

**20m Contours**

20m Intervals

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At or Below Background: Natural State	Contaminated for Land Use: Human Health	Suitable for Land Use: Natural State
At or Below Background: Remediated	Managed For Land Use	Suitable for Land Use: Remediated
Contaminated for Land Use: Environment	Risk Not Quantified	

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LIM Maps – Property No 80277 - Hastings District Council

1549 Raukawa Road RAUKAWA 4174



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## RMA CONSENTS ON NEARBY PROPERTIES

Map Reference	RMA Description
1	54006 - RMA20200218 - Proposed lifestyle subdivision f in the Rural Zone. - 224Granted
2	55703 - RMA20000368 - to subdivide to create a rural lifestyle lot, two rural lots and adjust the boundaries of another lot - Granted 55703 - RMA20010179 - to subdivide to create one additional lot - Granted
3	55715 - RMA980419 - to create two lifestyle lots - Granted 55715 - RMA990141 - to subdivide off Lot 2 DP 8537 4058 - Granted
4	80277 - RMA20060022 - To construct secondary residential dwelling - Granted
5	98501 - RMA20120055 - Network Utility Replacement/Upgrade on Lot 1 DP 27441 - Complete 98501 - RMA20200567 - Proposed Replacement of Electricity Transmission Pole in the Rural Zone - Granted 98501 - RMA20210174 - Proposed new telecommunications facility with solar panels in the Rural Zone. - Granted 98501 - RMA20220049 - Proposed Subdivision in the Rural Zone. 224c awaiting a possible bond - 223/224



## HASTINGS DISTRICT COUNCIL OPERATIVE DISTRICT PLAN

### Residential Zones

-  Regional Hospital
-  General Residential
-  Hastings City Living
-  Character Residential
-  Flaxmere Community Residential
-  Clive-Whakatu Residential
-  Waimarama Coastal Settlement
-  Coastal Settlement
-  Plains Settlement
-  Rural Residential
-  Deferred Residential



### Commercial Zones

-  Central Commercial
-  Residential Commercial
-  Suburban Commercial
-  Large Format Retail
-  Commercial Service
-  Havelock North Village Centre Business
-  Havelock North Village Centre Mixed
-  Havelock North Village Centre Retail
-  Flaxmere Commercial
-  Flaxmere Commercial Service
-  Clive - Whakatu Suburban Commercial
-  Haumoana - Te Awanga Suburban Commercial
-  Bridge Pa Suburban Commercial

### Industrial Zones

-  Light Industrial
-  General Industrial
-  Whirinaki Industrial
-  Havelock North Village Centre Industrial
-  Tomoana Food Industry
-  Deferred General Industrial




### Rural / Plains Zones

-  Plains Production
-  Rural



### Open Space Zones

-  Hawkes Bay Regional Sports Park
-  Deferred Regional Sports Park
-  Open Space

### Special Character Zones

-  Nature Preservation Zone
-  Iona Special Character Zone
-  Te Mata Special Character Zone
-  Tuki Tuki Special Character Zone

### Cultural / Heritage

-  Archaeological Sites (\* See Note below re accuracy)
-  Notable Trees

-  Wāhi Taonga (W)
-  Historic/Heritage Features (HB)
-  Queen Street East Historic Area
-  Russell Street Historic Area
-  Oak Avenue / Green Hill Historic Area

### Riparian Land Management

-  Riparian Areas
-  List 1
-  List 2
-  Recommended Areas for Protection

### Landscape Areas / Features

-  Coastal Landscape Character Area
-  Outstanding Natural Feature
-  Outstanding Natural Landscape Area
-  Rural Landscape Character Area
-  Significant Amenity Landscape Area














### Overlays and Precincts

-  Breadalbane Avenue Special Character Area
-  Toop Street Character Area
-  Central Character Precinct
-  Te Mata Restricted Building Area
-  Restricted Building Area - Havelock North Character Residential
-  Te Mata Lifestyle Area
-  Te Awanga Lifestyle Area Limit
-  Rois Hill Winegrowing Area

### Aquifer

-  Heretaunga Plains Unconfined Aquifer

### Other

-  Designation (D)
-  Scheduled Activities (S)
-  Contaminated Sites
-  River Hazard
-  National Grid Structure
-  National Grid Line
-  Bridge Pa Noise Contours
-  Pan Pac Noise Contours
-  Prohibited Development Area
-  Coastal Environmental Boundary
-  Hastings District Boundary
-  Prohibited Building Area (Te Mata Eastern Escarpment)
-  Brookvale Structure Plan (Stormwater Management Areas)

\*This map document contains data sourced from the New Zealand Archaeological Association (NZAA) Archaeological Site Recording Scheme. Archaeological site data shown has been recorded between 1979 and 2015. The accuracy of an archaeological site is recorded only to within 100m of a site and must only be used as a guide. To ascertain the exact location, nature and extent of any archaeological site shown on a property, NZAA advise that the user arrange on-site verification by a qualified archaeologist. NZAA gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability, without limitation, liability in negligence) for any loss, damage or costs relating to any use of the data. The archaeological site data on Council's GIS system is updated every 3 months and therefore contains the most up-to-date information on the location of sites recorded under the NZAA Archaeological Site Recording Scheme.

**Decision:**

Pursuant to Rule 5.7.4 of the Hastings District Plan (Operative June 2003) and Section 104B of the Resource Management Act 1991, consent is Granted to Blumenthal Building Consultancy, to construct a secondary residential dwelling exceeding the 80m<sup>2</sup> floor area by 148m<sup>2</sup> at 1549 Raukawa Road RAUKAWA 4221, being LOT 1 DP 23028 CT P3/1148.

**Subject to the Following Conditions:**

That the development proceeds in accordance with the plans and information submitted in the application to the satisfaction of the Manager, Resource Management (ref: PID 80277 Resource Consent RMA2006022 dated 23 January 06).

**With the Reasons for this Decision Being:**

1. The written consents of the affected neighbours have been obtained.
2. The adverse effects of this proposal are minor, in that:
  - The building will be on the site of a previous farm building.
  - The proposal only exceeds the rule by 148m<sup>2</sup> or more importantly 42m<sup>2</sup> for the building footprint.
  - The effects on the soil resource are considered minor.
  - The proposal will have positive effects on the heritage values of the main dwelling on the site.
  - The proposal will use the existing access way to the site.
3. The proposal is consistent with the Objectives, Policies and other provisions of the Hastings District Plan, in that
4. The application meets the requirements of the Resource Management Act 1991.

**Recommended by:**

Rowan Wallis  
ENVIRONMENTAL PLANNER (CONSENTS)

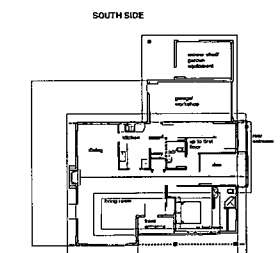
**Decision issued under Delegated  
Authority by:**

**Ian Macdonald  
ENVIRONMENTAL MANAGER  
RESOURCE MANAGEMENT**

**Date:**

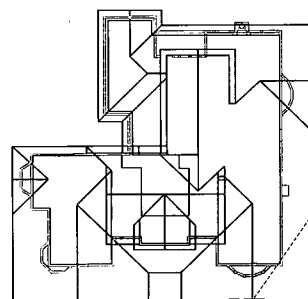
**13 February 2006**

COTTAGE



GROUND FLOOR LAYOUT 1:200

GLEN AROS



**NOTES**  
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.  
 USE FIGURED DIMENSIONS ONLY.  
 CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
 ANY DOUBT, AMBIGUITY OR DISCREPANCY OF ANY PART OF THE DRAWING OR THE SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.  
 SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

**ISSUES/REVISIONS**  
 # DATE DESCRIPTION

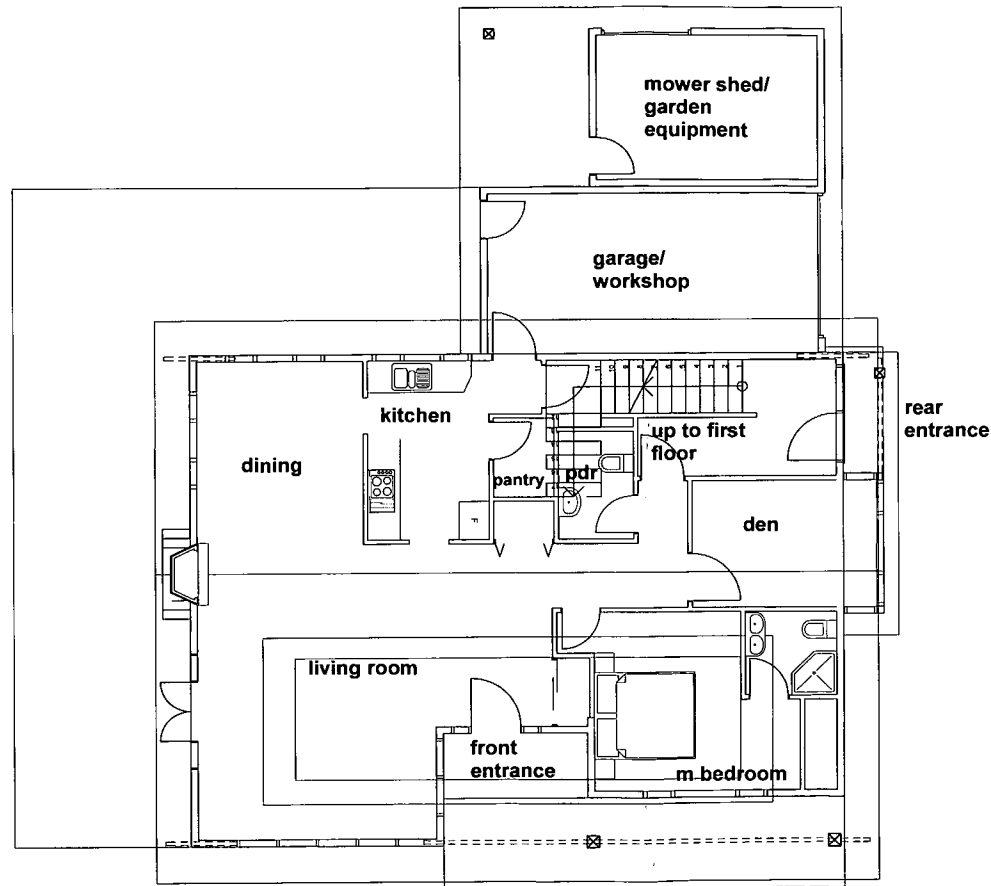
**JUDD DOUGAN**  
 TEAM ARCHITECTURE  
 1841 Marygrove Drive,  
 PO Box 685 Napier,  
 Ph: (041) 835 7781 Fax: (041) 835 3025  
 email: jdudd@jda.co.nz

**CARETAKERS**  
**COTTAGE, GLEN AROS,**  
**for**  
**HILTON & BARBARA**  
**GLAVISH**

**SITE/LOCATION PLAN**

SCALE:	DATE:	DRAWN:
1:200	22/12/2005	PD
JOB:	DRAWN:	REV:
0541	GA.01	R0

## SOUTH SIDE



GROSS FLOOR AREA = 122 sq.m

GARAGES AREA = 39 sq.m

## GROUND FLOOR PLAN 1:50

### NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.  
USE FIGURED DIMENSIONS ONLY.  
CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
ANY DOUBT, AMBIGUITY OR DISCREPANCY OF ANY PART OF THE DRAWING OR THE SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.  
SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

### ISSUES/REVISIONS

#	DATE	DESCRIPTION

**JUDD DOUGAN**

TEAM ARCHITECTURE

164 Tarncliffe Drive,  
PO Box 655 Napier,  
Ph: 051 335 7761 Fax: 051 335 3225  
www.jdudd.co.nz

**CARETAKERS  
COTTAGE, GLEN AROS,  
for**

**HILTON & BARBARA  
GLAVISH**

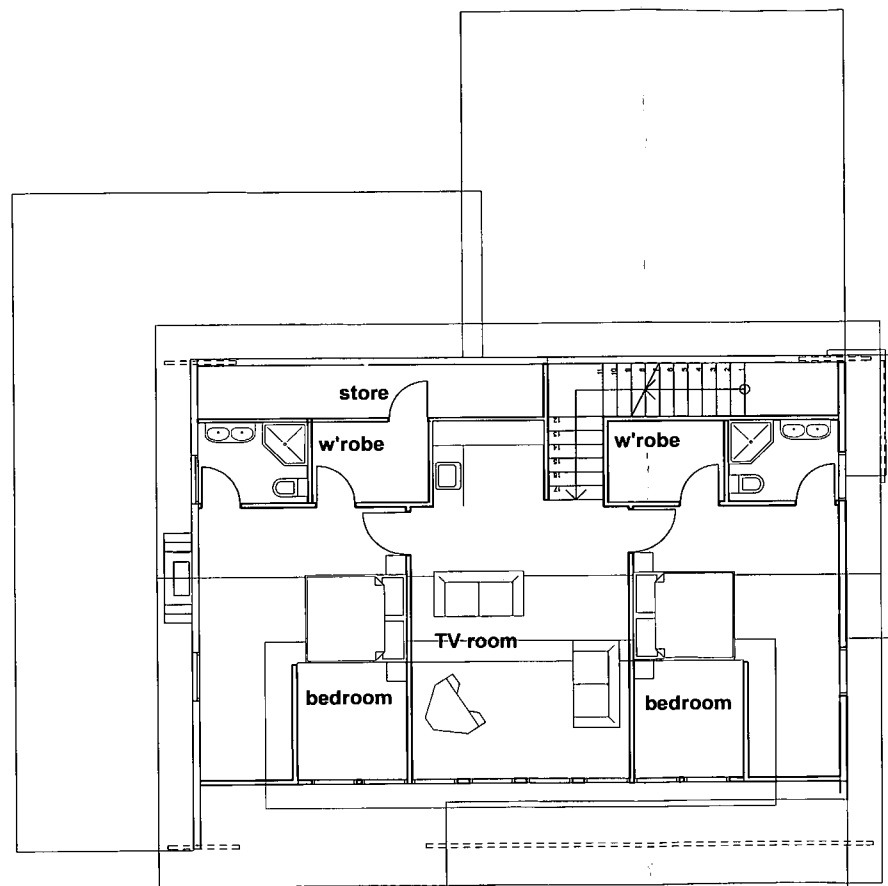
### GROUND FLOOR PLAN

SCALE:	DATE:	DESIGNER:
1:100	22/12/2005	PD
JOB:	DRAWN:	REV:
0541	GA.02	R0



**NOTES**  
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.  
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 CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
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**ISSUES/REVISIONS**  
 # DATE DESCRIPTION



GROSS FLOOR AREA = 106 sq.m

TOTAL GROSS FLOOR AREA =  
 228 sq.m

## FIRST FLOOR PLAN 1:50

**JUDD DOUGAN**  
 TEAM ARCHITECTURE  
 1441 Glenmuir Street,  
 PO Box 852 Hapara,  
 PH 085 835 7751 Fax 085 835 3279  
 email jdu@jdu.co.nz

**CARETAKERS  
 COTTAGE, GLEN AROS,  
 for  
 HILTON & BARBARA  
 GLAVISH**

## FIRST FLOOR PLAN

SCALE:	DATE:	DRAWN:
1:100	22/12/2005	PD
JOB:	DATE:	REV:
0541	GA.03	R0





#### NOTES

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SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

#### ISSUES/REVISIONS

#	DATE	DESCRIPTION
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**JUDD DOUGAN**

TEAM ARCHITECTURE

194 Tennyson Street,  
PO Box 885 Napier,  
Ph (06) 935 7561 Fax (06) 835 3925  
email: jda@jda.co.nz

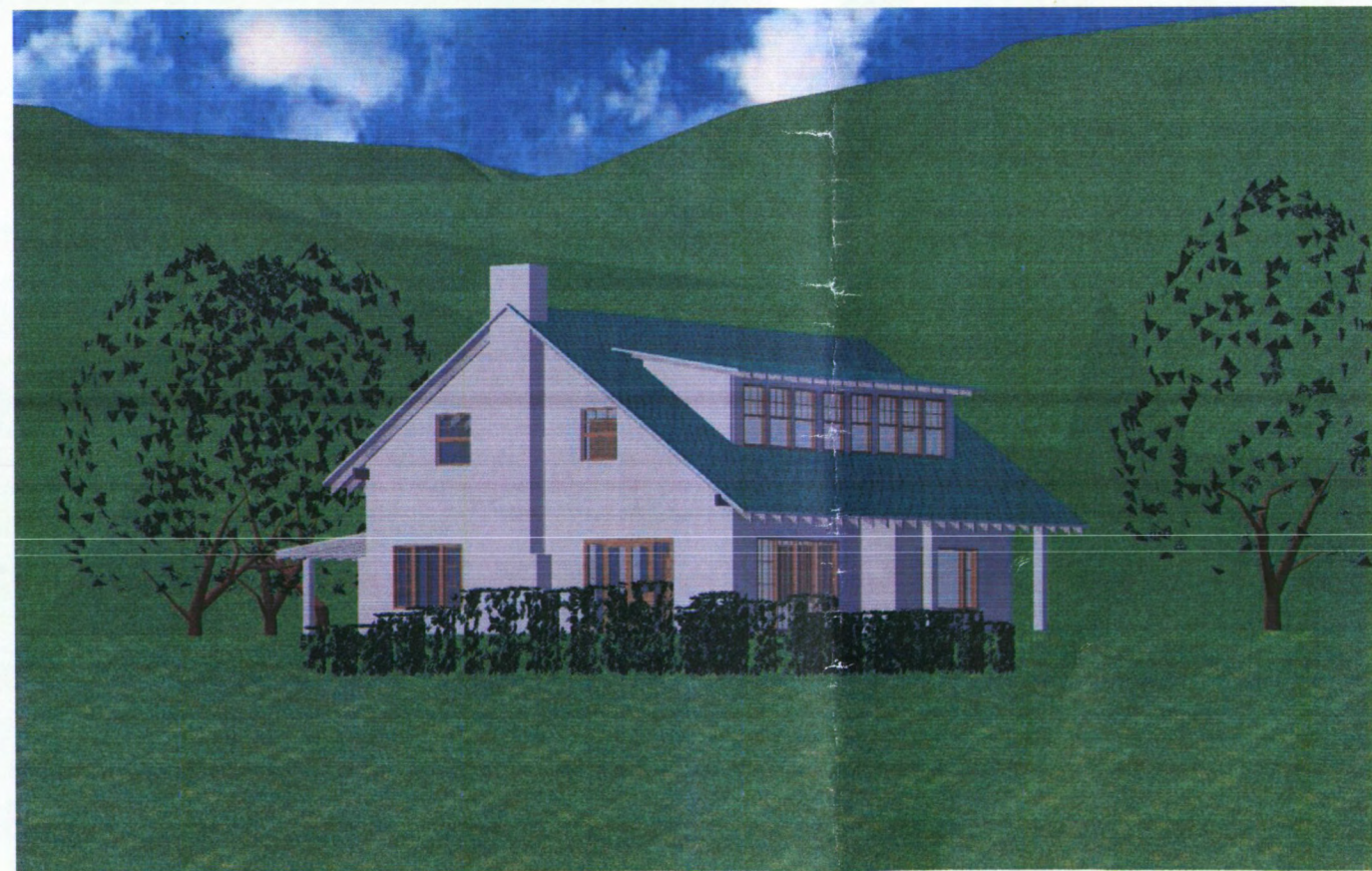
**CARETAKERS  
COTTAGE, GLEN AROS,  
for**

**HILTON & BARBARA  
GLAVISH**

**3D PERSPECTIVE  
VIEWS ORIGINAL  
BUILDING**

SCALE:	DATE:	DRAWN:
n.t.s.	22/12/2005	PD
JOB:	DRWG:	REV:
0541	GA.03.1	R0





# NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.  
 USE FIGURED DIMENSIONS ONLY.  
 CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
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 SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

# ISSUES/REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

**JUDD DOUGAN**

TEAM ARCHITECTURE

194 Tennyson Street,  
 PO Box 885 Napier,  
 Ph (06) 935 7561 Fax (06) 835 3925  
 email: jda@jda.co.nz

**CARETAKERS  
 COTTAGE, GLEN AROS,  
 for**

**HILTON & BARBARA  
 GLAVISH**

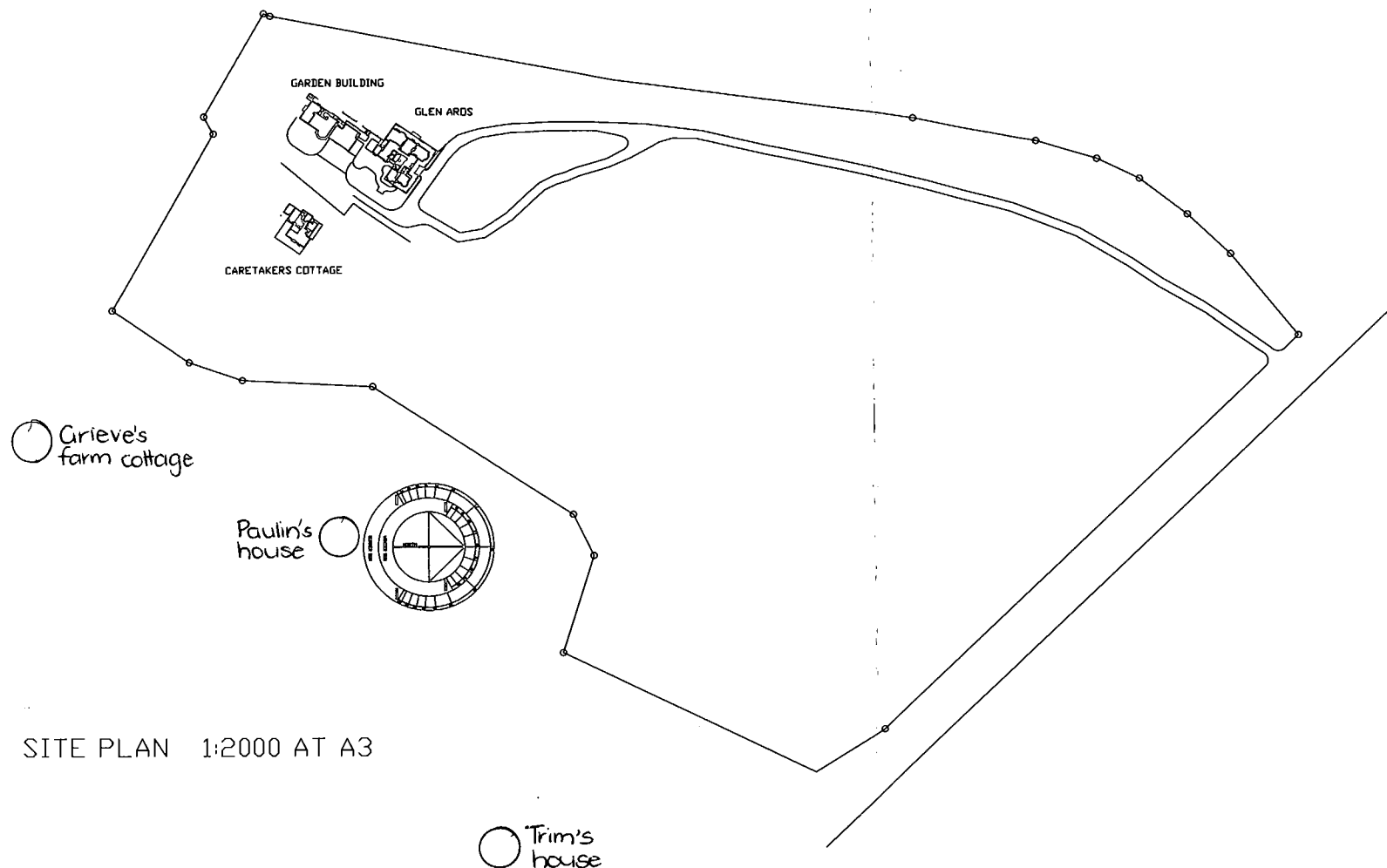
**3D PERSPECTIVE  
 VIEWS**

SCALE:	DATE:	DRAWN:
n.t.s.	22/12/2005	PD
JOB:	DRWG:	REV:
0541	GA.04	R0



THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPEC.  
 USE FOLLOWING DIMENSIONS ONLY.  
 CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
 ANY DISCREPANCY, AMBIGUITY OR CONFLICT OF ANY PART OF THE DRAWING OR THE  
 SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.  
 SUBMIT SHOP DRAWINGS OF ALL ACCESSORIES BEFORE INSTALLATION.

DATE DESCRIPTION



SITE PLAN 1:2000 AT A3

JUDD DOUGAN

TEAM ARCHITECTURE

154 Teesman Street,  
 PO Box 885 Ngāru,  
 PH 06 333 7881 Fax 06 333 2025  
 email: jdudd@jdudd.co.nz

HILTON AND BARBARA  
 GLAVISH

CARETAKERS COTTAGE  
 GLEN ARDS

SITE PLAN

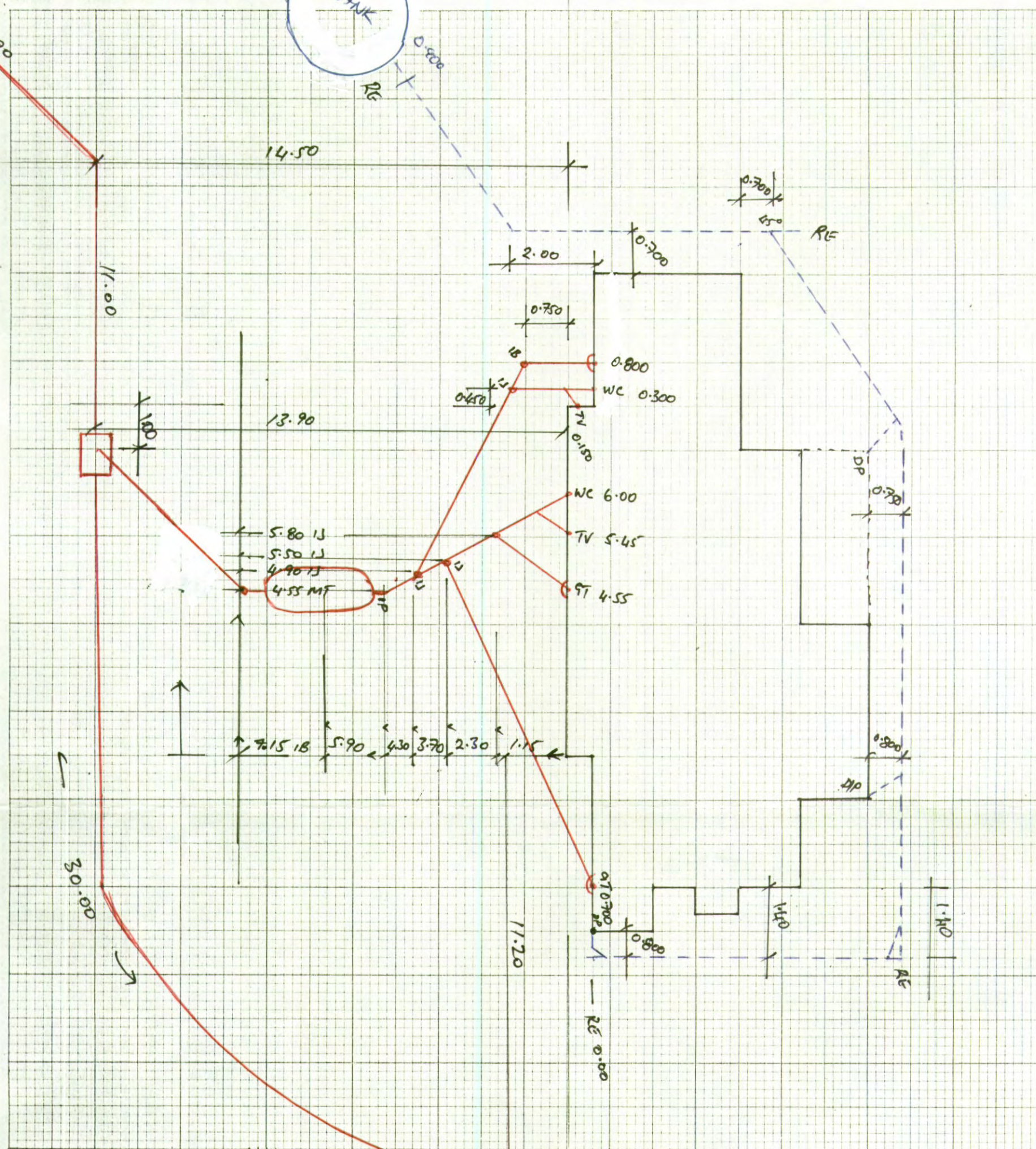
SCALE	DATE	DRAWN
1:2000	DEC 05	PMD

DATE	REV	REV
0541	GA05	REV



A hand-drawn diagram on graph paper. A circle is drawn with the word "TANK" written inside it. To the right of the circle, a vertical line segment is labeled "0.500". Below the circle, a vertical line segment is labeled "0.250".

SCALE: Metric *N.T.S.*



D.P. \_\_\_\_\_  
Drainlayer P. Chavet \_\_\_\_\_  
Lot No. \_\_\_\_\_ D.P. \_\_\_\_\_  
Permit No. \_\_\_\_\_  
Health Inspector \_\_\_\_\_

SEWER

STORMWATER

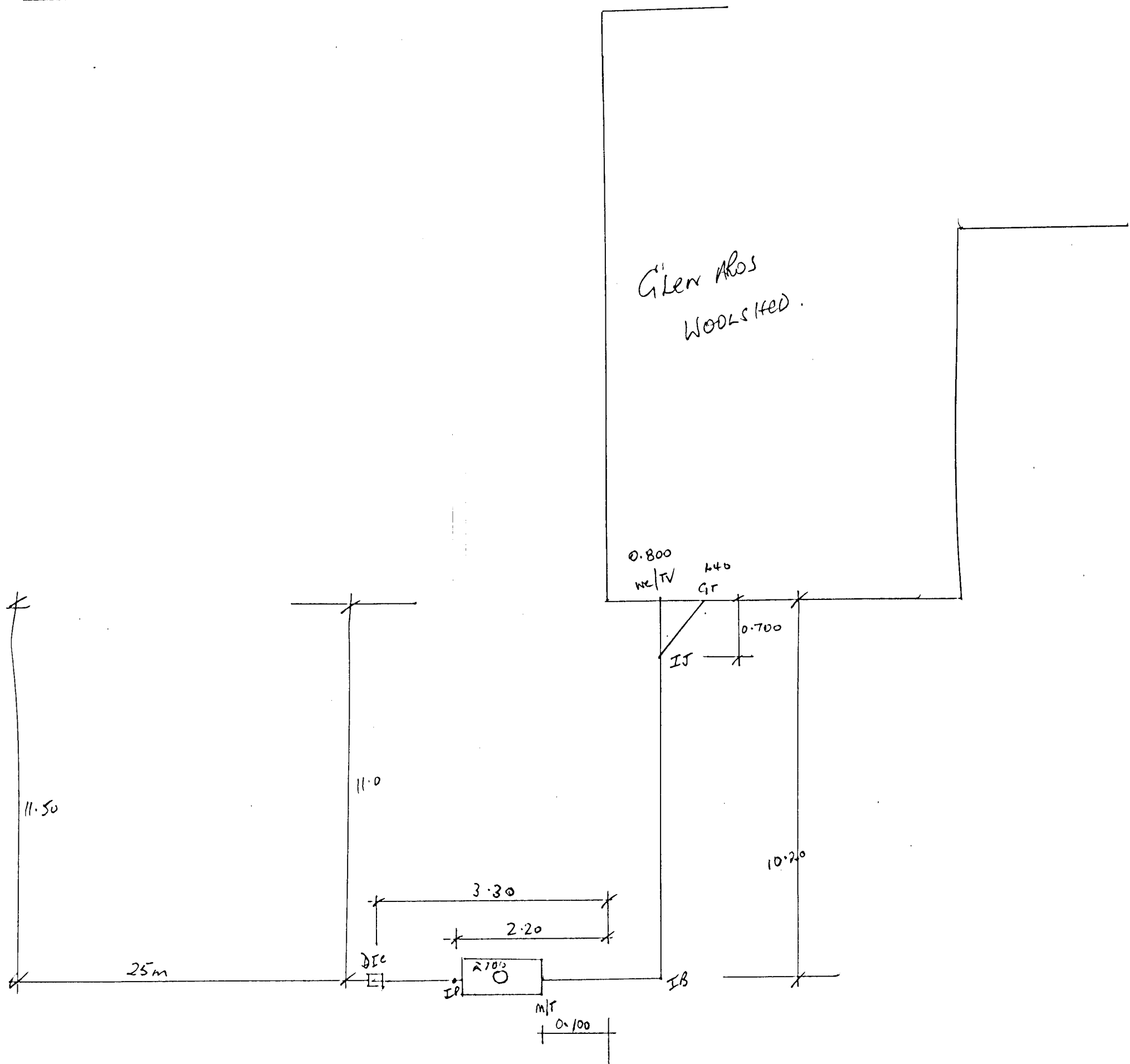


HASTINGS DISTRICT COUNCIL

## DRAINAGE BLOCK PLAN

Date .....

SCALE: Metric



Owner Gen Alos STATION

Street RAUKAWA RD 1549

Val. No. ....

Approved .....

Drainlayer ..... Rob Findlay .....

Lot No. ....D.P. ....

Permit No. ....

B.P. ....

HRCG

Approved by:

## APPLICATION FOR BUILDING PERMIT


To the Hawke's Bay County Building Inspector,  
Building Inspector

P.O. Box 17, Napier.

Date

16/12/71

Receipt No. Permit No. 64477

Date:

Dec 13<sup>th</sup> 1971

Shift Outbuilding

I hereby apply for permission to ~~erect, alter, repair, shift, install~~ a small Building as  
~~playroom for children with lavatory & shower~~  
 according to site plan and detailed plans, elevations, cross-sections, computations and specifications of  
 buildings deposited herewith.

Name and Address of Owner:

Est Jas A. Macfarlane

Phone: Hastings 81-095 Glen Pros Station P.B. Hastings

Address of Building Site:

Glen Pros Station P.B. Hastings

Valuation Roll No.:

5964/7  
2961/179

Approximate Area of Property:

1500

acres

Name and Address of Builder:

A Roib (Remover)

1005 Wall Rd Hastings (89492)

If application is for —

(1) ~~A Dwelling:~~

State number of existing dwellings on land (if any):

or

(2) An Outbuilding on a Residential site:

State total floor area of existing outbuildings on land (if any): sq. ft.

or

also state

Playroom with shower & Toilet separate from main Building  
 wooden Building. Iron Roof. 29' x 14' 6" = 420 1/2 sq. ft.

## ESTIMATED VALUE:

Building

\$ 1000.

Plumbing and Drainage

\$ 150.

**NOTE:** Where the work involves any drainage or sanitary plumbing work a separate permit for this  
 work must be obtained at the same time.

And I hereby agree to abide by all the provisions of the Hawke's Bay County Council By-Laws  
 governing and regulating all matters the subject of the foregoing.

Owner/Builder:

Est. Jas. A. Macfarlane

Postal Address:

'Glen Pros' P.B. Hastings

Signed G. E. Gibson Smith (Trustee)

## OFFICE USE ONLY

Other Buildings on same site

Yes/No

Examined



Planning Officer

Account Sent



Building Inspector

Approved

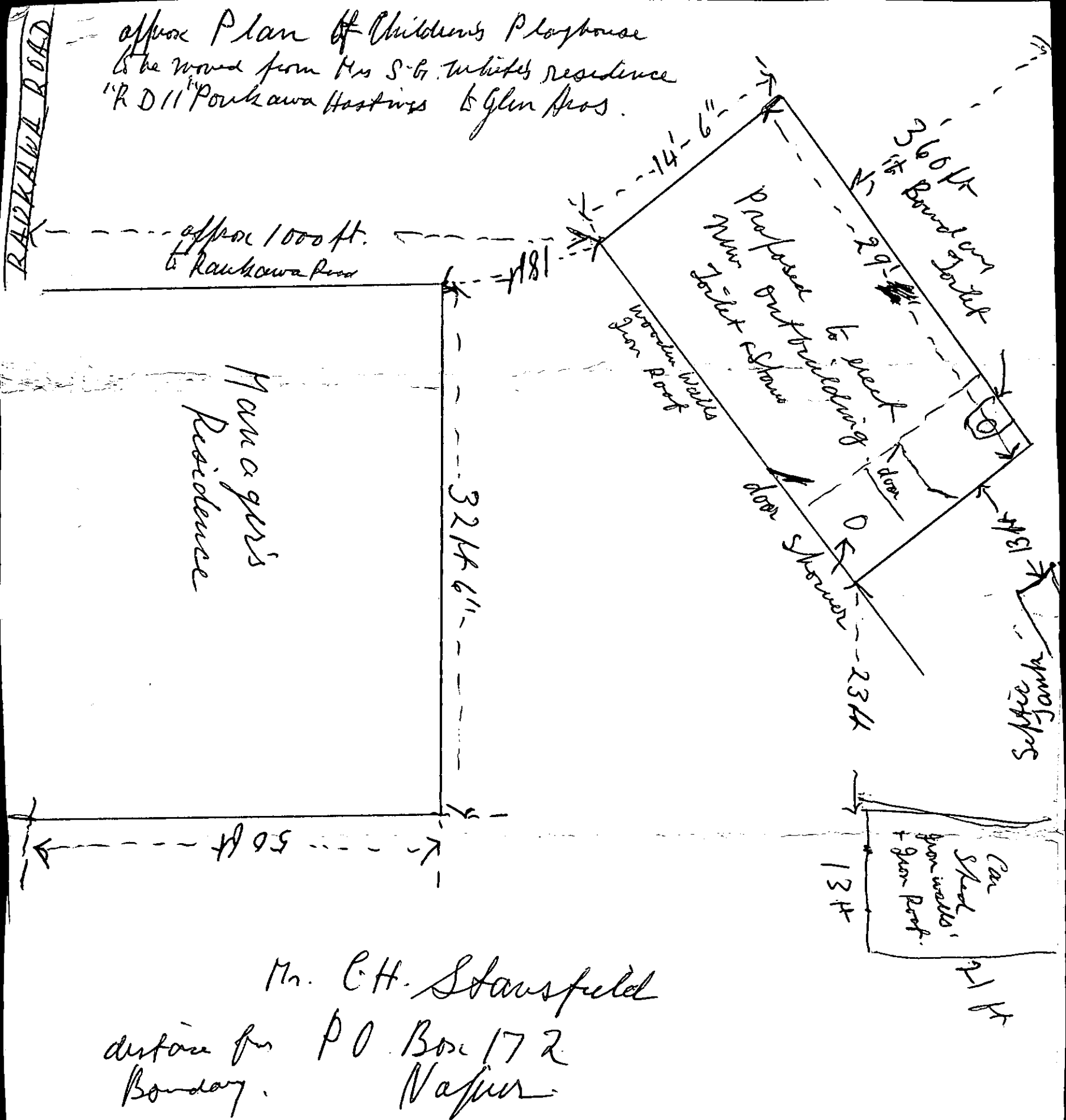


Health Inspector

20/12/71

22/12/71

21/12/71





Windows

28'

4' 1"

Toilet

Cupboard

chip heater

Hand basin

Porch

Shower

4' 1"

14'

Windows

Windows

## Project Information Memorandum No:

ISSUED BY

## HASTINGS DISTRICT COUNCIL

*(Insert a cross in each applicable box. Attach relevant documents).*

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached ..... pages,  
headed "Conditions of Building Consent No. .... / ....."

Section 43(3), Building Act 1991

ISSUED BY

HASTINGS DISTRICT COUNCIL

BUILDING CONSENT NO: 93/1262

**POOR ORIGINAL**

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Street Number:
Stage No 1 of an intended 1 stages of: <input type="checkbox"/>	MR & MRS P FENWICKE Lot.1 RAUKAWA RD MARAEKAKAHO
New or relocated building <input type="checkbox"/>	
Alteration <input type="checkbox"/>	
Intended use(s) (in detail):	<b>LEGAL DESCRIPTION</b>
ALTER DWELLING	Property Number: 802775
Intended Life:	Valuation Roll Number: 09640-016-01
Indefinite, but not less than 50 years <input type="checkbox"/>	Lot: 1 DP: 23208
Specified as 50 years <input type="checkbox"/>	Section: Block:
Demolition <input type="checkbox"/>	Survey District: MARAEKAKAHO

This is:

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- ☐ This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No. ...." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No:

Signed for and on behalf of the Council:

Name:

Position:

Date:

14/12/95

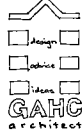


# GLEN-AROS

key

NEW INFILL/WALLS

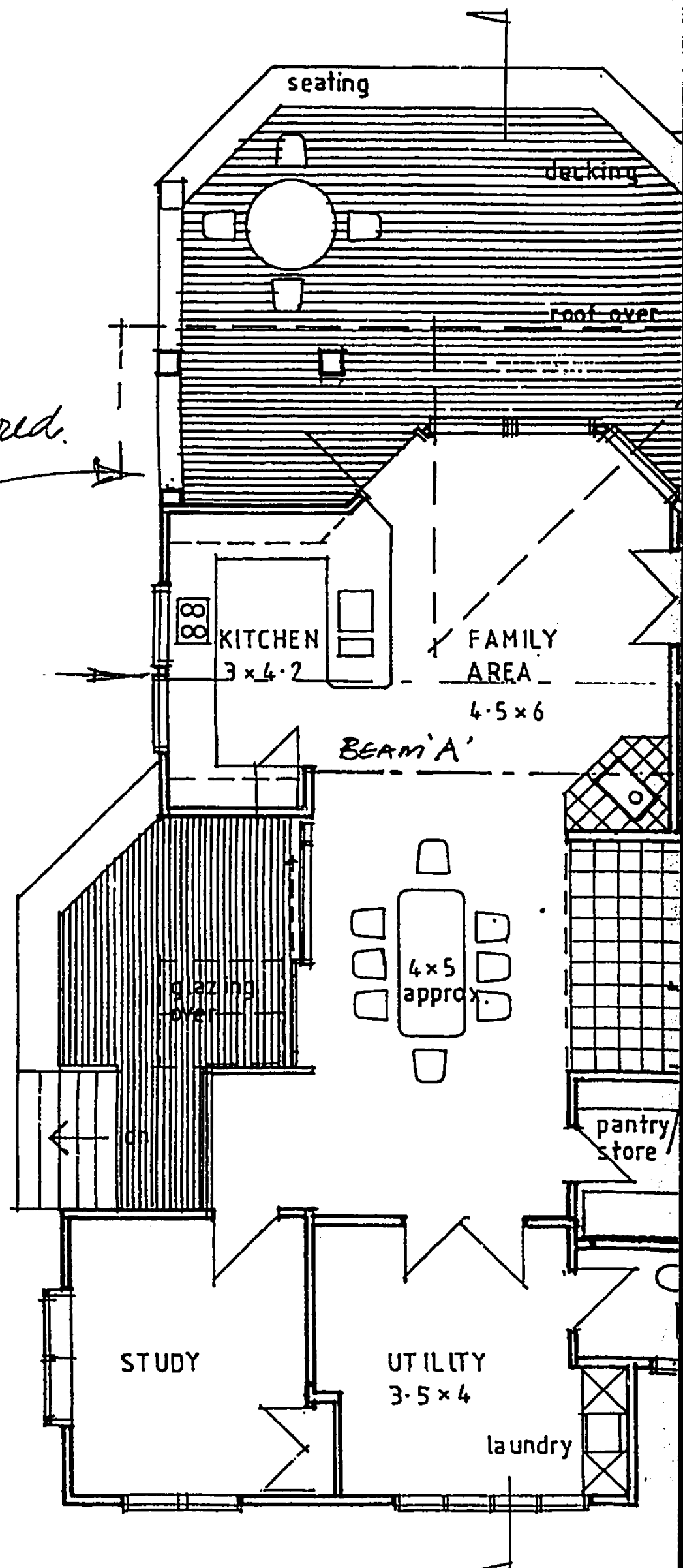
BEAMS/LINTELS OVER



**JOB COPY**

*Balance of Roof unaltered.*

*Truss Location.*



Home stead at  
GLEN AROS  
Regeneration & Aits  
Rankama Road

revised layout B





REMOVE 150 THICK  
REINFORCED CONCRETE  
PERIMETER  
FOUNDATION  
AND FOOTINGS

REMOVE  
EXISTING  
CONCRETE  
TILES FOR  
RE-USE AS  
DECKING  
SUPPORTS

EXTENT OF  
EXISTING  
FOOTING  
DEMOLITION

EXTENT OF WALL  
& FOUNDATION  
DEMOLITION

theatrette

concrete  
deck

REMOVE CONCRETE  
DECK AND STAIRS  
- DISPOSE WHERE  
DIRECTED BY OWNER  
AND LEVEL  
GROUND TO FALL

CAREFULLY REMOVE  
JOISTS AND BEAMERS  
FOR RE-CYCLING

REMOVE ACOUSTIC  
WALL AND LININGS

CAREFULLY REMOVE  
EXIST' WOODBURNER  
AND BLUE FOR  
RE-USE

• REMOVE CARPET AND  
STAIR WHERE DIRECTED  
BY OWNER

• REMOVE T & G FLOORING  
FOR RE-USE

REMOVE ACOUSTIC  
LININGS AND EXPOSE  
STRUCTURAL WALL

CAREFULLY  
EXPOSE CAST-  
IRON WASTE  
PIPE AND ACCESS  
RELOCATION TO  
EXTERIOR IN  
P.V.C.

REMOVE  
POWDER ROOM  
SANITARY FITTINGS  
FOR RE-USE

RECONSTRUCT  
Porch AS  
DECKING

REMOVE  
ALUMINIUM  
WINDOW/DOOR  
INFILL

REMOVE  
STEPS  
AND  
SUPPORT

FORM  
OPENING FOR NEW  
BAY  
WINDOW

powder  
room

gt

scullery

smoko room

enclosed  
porch

spare

kitchen

• REMOVE  
ALL BENCH  
FITTINGS  
AND  
APPLIANCES

store

gt

formal  
dining

• RETAIN  
DECORATIVE  
CEILING AND  
PROTECT FROM  
DAMAGE

hallway

REMOVE WALL  
CAREFULLY TO  
LEVEL TO  
FORM COLONNADE  
WITH LOWERED  
CEILING

verandah

ground floor demolition 1.50

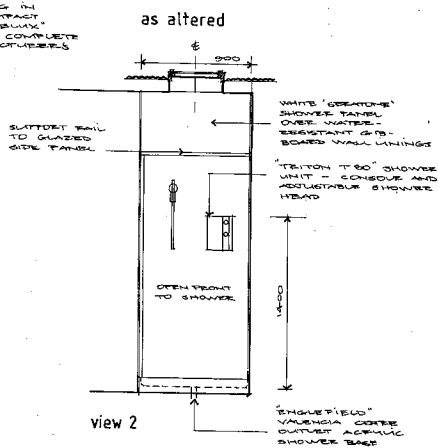
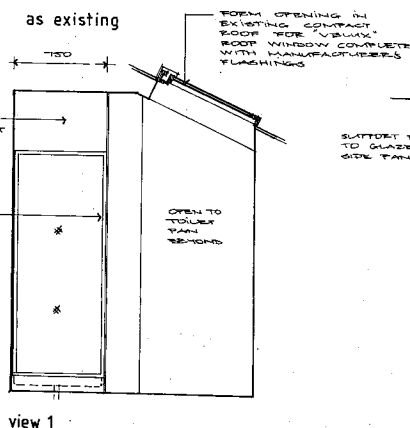
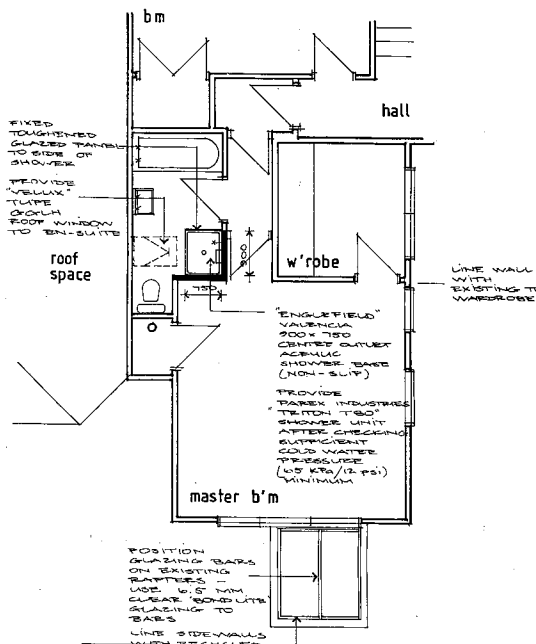
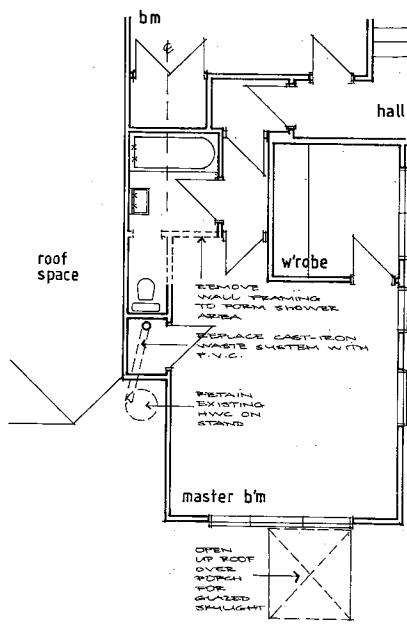
key

=== WALLS / ITEMS  
TO BE REMOVED  
== EXISTING WALLS  
RETAINED

GLEN-AROS  
H O M E S T E A D

PH 06-4782295

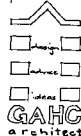
☐ design  
☐ advice  
☐ ideas  
**GAHC**  
ARCHITECT



master bedroom en-suite alterations

GLEN-AROS  
H O M E S T E A D

ph. 04-476025



# BUILDING CONSENT NO:

93/1646

Project Information Memorandum No:

Section 35, Building Act 1991

ISSUED BY

HASTINGS DISTRICT COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT		PROJECT	
<p>Name: MR &amp; MRS P FENWICKE</p> <p>Mailing Address: RAUKAWA RD RAUKAWA</p>		<p>All <input checked="" type="checkbox"/></p> <p>Stage No <sup>1</sup> of an intended <sup>1</sup> stages of:</p> <p>New Building <input checked="" type="checkbox"/></p> <p>Alteration <input type="checkbox"/></p> <p>Intended Use(s) (in detail): INSTALL SWIMMING POOL</p> <p>Intended Life:</p> <p>Indefinite, but not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as 50 years</p> <p>Demolition <input type="checkbox"/></p> <p>Estimated Value: \$ 20,000.00</p>	
PROJECT LOCATION			
<p>Street Address: Lot.1 RAUKAWA RD RAUKAWA</p>			
LEGAL DESCRIPTION			
<p>Property Number: <sup>1</sup></p> <p>Valuation Roll Number:</p> <p>Lot: <sup>1</sup> DP: 23208</p> <p>Section: Block:</p> <p>Survey District:</p>			
COUNCIL CHARGES			
<p>The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:</p> <p>Total: \$ 0.00</p> <p>ALL FEES ARE G.S.T. INCLUSIVE</p>		<p>Signed for and on behalf of the Council:</p> <p>Name: <u>Thomas</u></p> <p>Position: <u>Clerk</u></p> <p>Date: <u>5/1/94</u></p>	

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached ..... pages, headed "Conditions of Building Consent No /"

Section 43(3), Building Act 1991

ISSUED BY

HASTINGS DISTRICT COUNCIL

**POOR ORIGINAL**

BUILDING CONSENT NO: 93/1646

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Street Number:
Stage No 1 of an intended 1 stages of:	MR & MRS P FENWICKE Lot.1 RAUKAWA RD RAUKAWA
New or relocated building <input type="checkbox"/>	
Alteration <input type="checkbox"/>	
Intended use(s) (in detail): INSTALL SWIMMING POOL	
Intended Life: Indefinite, but not less than 50 years <input type="checkbox"/>	LEGAL DESCRIPTION
Specified as 50 years <input type="checkbox"/>	Property Number: 802775
Demolition <input type="checkbox"/>	Valuation Roll Number: 09640-016-01
	Lot: 1 DF: 23208
	Section: Block:
	Survey District:

This is:



A final code compliance certificate issued in respect of all of the building work under the above building consent



An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent



This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No. ...." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No:

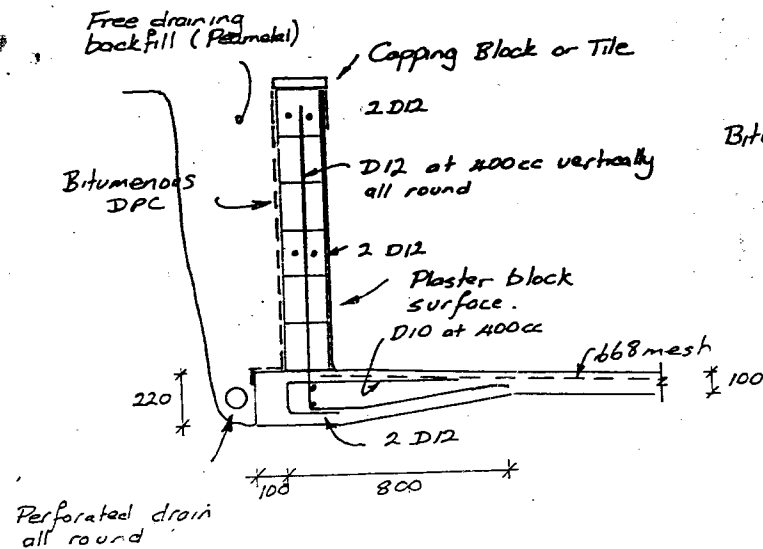
Signed for and on behalf of the Council:

Name:

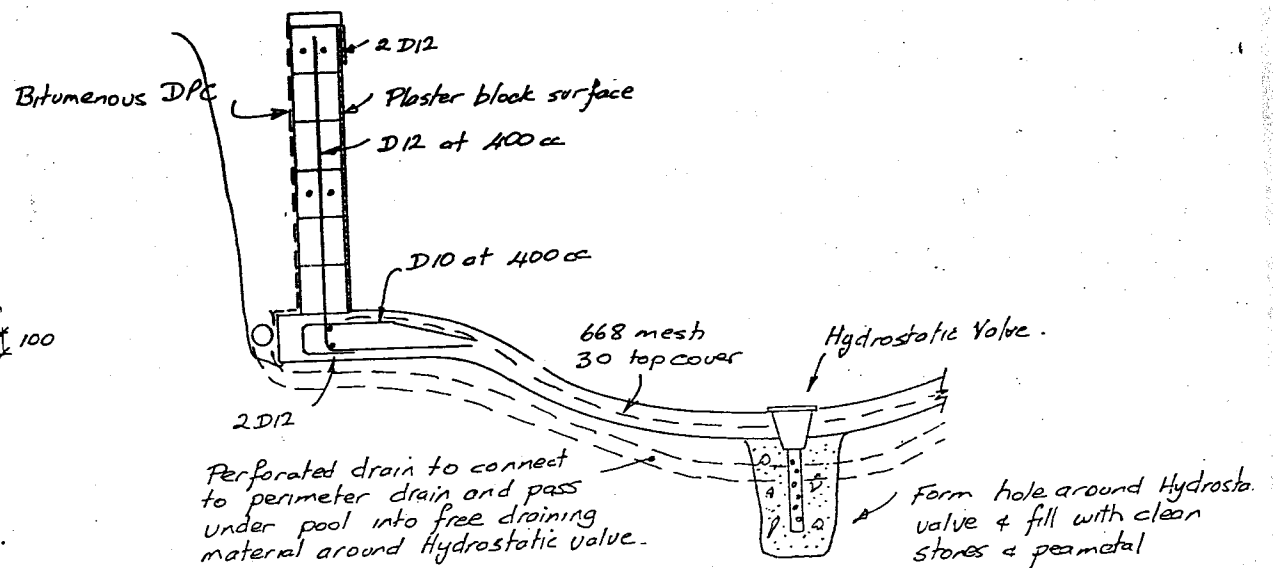
Position:

Date:

30 / 1 / 95



TYPICAL WALL & FLOOR SECTION.



SECTION AT DEEP POINT.

#### NOTES.

1. All concrete is 20 MPa from a Ready-mix Plant.
2. All concrete is to be properly vibrated.
3. All blockwork is 200 mm & Solid filled.
4. Blockwork is running bond where possible. Stack bonding may be used on radsused sections.
5. All laps to reinforcing are 500mm minimum
6. The pool shape may vary slightly to suit site conditions
7. Do not increase height of blockwork walls without approval from the Engineer.
8. Where ever possible discharge the perforated drain to an open drain.

#### POOL DETAILS.

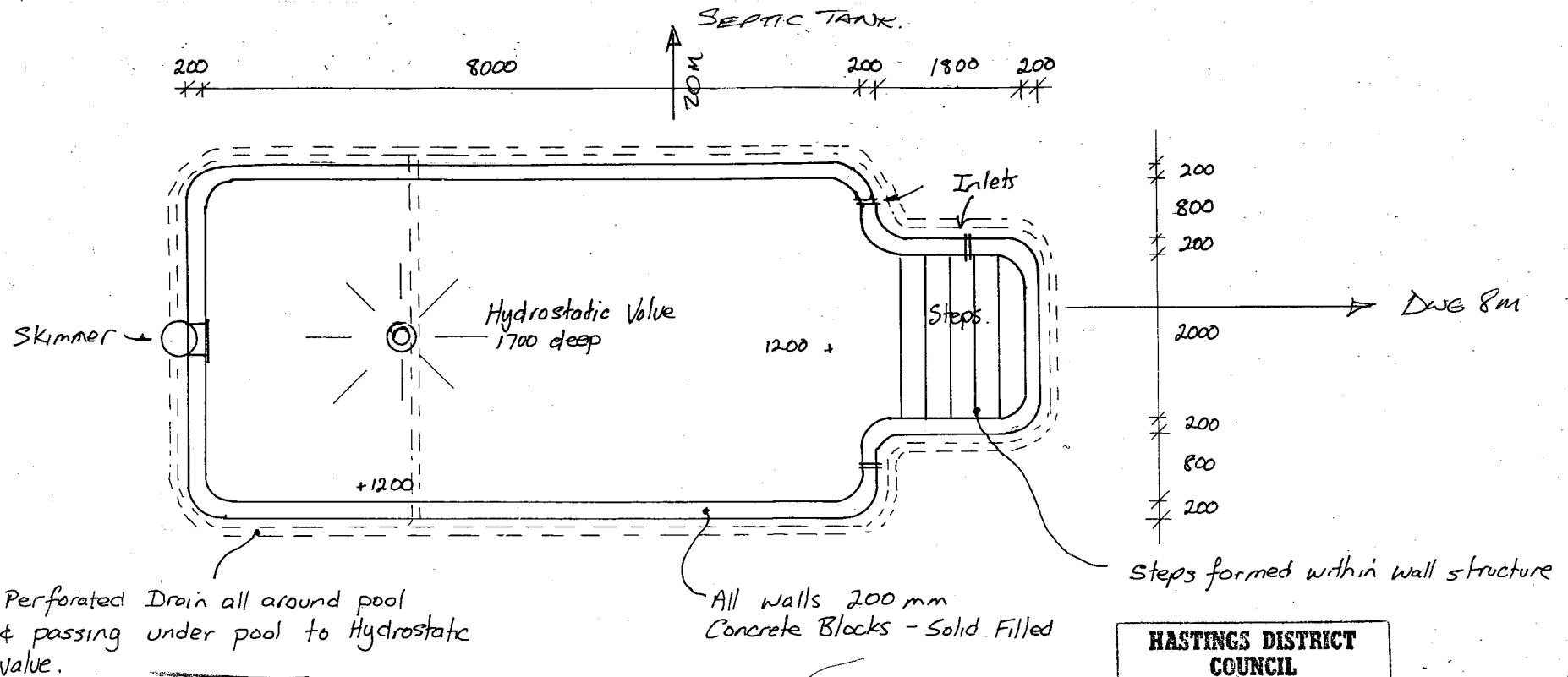
**D.S. PADFIELD LTD.**  
Civil & Structural Engineer

Phone (06) 878-6429 Fax (06) 876-2403  
301 St Aubyn str. P.O. Box 910, Hastings.

1654

1/3/99





PLAN 1:50.

THE FOLLOWING MARKED INSPECTIONS MUST BE CALLED FOR TO OBTAIN A CODE COMPLIANCE CERTIFICATE.

Siting and Foundations	✓
Blockwork	✓
Floor	
Under Floor Pipeout	
Prelim Pipeout	
Framing	
Stormwater Drain	
Sanitary Sewer Drain	
Final Plumbing	
Final Building	✓

All inspections require at least 24 hours notice.

HASTINGS DISTRICT COUNCIL	
DATE	INSPECTOR
6.12.97	[Signature]

HEALTH REQUIREMENTS AND SPECIFICATIONS CHECKED

PLUMBING AND DRAINAGE SPECIFICATIONS CHECKED

HASTINGS DISTRICT COUNCIL	
Examined by:	
GEORGE MACAULAY	
Building Inspector	
Date: 13/12/93	

Pool sited adjacent to house.  
Pool & house remote from property boundaries

PROPOSED POOL AT GLEN AROS STATION  
RAUKAWA.

**D.S. PADFIELD LTD.**  
Civil & Structural Engineer

Phone (06) 878-6429 Fax (06) 878-2403  
301 St Aubyn str. P.O. Box 910, Hastings.



# Hastings District Council


**BUILDING CONSENT NO: ABA 20010479**

**Section 35, Building Act 1991**

**ISSUED BY: HASTINGS DISTRICT COUNCIL**

GLAVISH FAMILY TRUST  
C/- P JULIAN  
165 PARK HILL ROAD  
RD 2  
HASTINGS

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: GLAVISH FAMILY TRUST	All <input checked="" type="checkbox"/>
Mailing Address: C/- P JULIAN, 165 PARK HILL ROAD, RD 2, HASTINGS	Stage No ..... of an intended .....stages
<b>PROJECT LOCATION</b>	New Building <input type="checkbox"/>
Street Address:  1549 RAUKAWA ROAD, RAUKAWA 4221	Alteration <input checked="" type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	Intended Use(s) in detail:  REPILE DWELLING
Property Number: 80277	Intended Life:
Valuation Roll No: 09640 01601	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Legal Description: LOT 1 D P 23028	Specified as ..... years
	Demolition <input type="checkbox"/>
	Estimated Value: \$16675
<b>COUNCIL CHARGES</b>	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	
Total: \$	Name: Sue Fraser
ALL FEES ARE GST INCLUSIVE	Position: Consents Administrator (Building)
	Date: 12 Apr 2001

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached ..... pages headed "Conditions of Building Consent No: 20010479 "



# Hastings District Council

**CODE COMPLIANCE CERTIFICATE NO: ABA 20010479**

**Section 43(3), Building Act**

**ISSUED BY: HASTINGS DISTRICT COUNCIL**

GLAVISH FAMILY TRUST  
C/O P O BOX 12082  
NAPIER 4001

*(Insert a cross in each applicable box. Attach relevant documents).*

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Name: GLAVISH FAMILY TRUST
Stage No..... of an intended ..... stages	Street Address: 1549 RAUKAWA ROAD, RAUKAWA 4221
New Building <input type="checkbox"/>	Mailing Address: C/O P O BOX 12082, NAPIER 4001
Alteration <input checked="" type="checkbox"/>	
Intended Use(s) in Detail:	<b>LEGAL DESCRIPTION</b>
REPILE DWELLING	Property Number: 80277
Intended Life:	Valuation Roll Number: 09640 01601
Indefinite, not less than 50 years <input checked="" type="checkbox"/>	Legal Description:
Specified as.....years	LOT 1 D P 23028
Demolition <input type="checkbox"/>	

This Is:

- ☒ A final code compliance issued in respect of all the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No ....." (being this certificate)

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$

Receipt No:

**Signed for and on behalf of the Council:**

**Name:** Molly Matchitt  
**Position:** Consents Administrator (Building)

**Date:** 20/12/2002

cccn.doc



# Hastings District Council

**BUILDING CONSENT NO: ABA 20011894**

**Section 35, Building Act 1991**

**ISSUED BY: HASTINGS DISTRICT COUNCIL**

GLAVISH FAMILY TRUST  
C/O MR & MRS IAN GRAHAM  
57 NELSON QUAY  
NAPIER 4001

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: GLAVISH FAMILY TRUST 	All <input checked="" type="checkbox"/>
Mailing Address: C/O MR & MRS IAN GRAHAM, 57 NELSON QUAY, NAPIER 4001	Stage No ..... of an intended .....stages
<b>PROJECT LOCATION</b>	New Building <input type="checkbox"/>
Street Address:  1549 RAUKAWA ROAD, RAUKAWA 4221	Alteration <input checked="" type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	Intended Use(s) in detail:  INTERNAL RE-CONSTRUCTION OF RESIDENCE
Property Number: 80277	Intended Life:
Valuation Roll No: 09640 01601 	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Legal Description: LOT 1 D P 23028	Specified as ..... years
	Demolition <input type="checkbox"/>
	Estimated Value: \$700000
<b>COUNCIL CHARGES</b>	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: Tania Diack 
Total: \$	Position: Consents Administrator (Building)
ALL FEES ARE GST INCLUSIVE	Date: 10 Jan 2002

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached ..... pages headed "Conditions of Building Consent No: 20011894 "



# Hastings District Council

**CODE COMPLIANCE CERTIFICATE NO: ABA 20011894**

**Section 43(3), Building Act**

**ISSUED BY: HASTINGS DISTRICT COUNCIL**

GLAVISH FAMILY TRUST  
C/O P O BOX 12082  
NAPIER 4001

*(Insert a cross in each applicable box. Attach relevant documents).*

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Name: GLAVISH FAMILY TRUST
Stage No..... of an intended ..... stages	Street Address: 1549 RAUKAWA ROAD, RAUKAWA 4221
New Building <input type="checkbox"/>	Mailing Address: C/O P O BOX 12082, NAPIER 4001
Alteration <input checked="" type="checkbox"/>	
Intended Use(s) in Detail:	<b>LEGAL DESCRIPTION</b>
INTERNAL RE-CONSTRUCTION OF RESIDENCE	Property Number: 80277
Intended Life:	Valuation Roll Number: 09640 01601
Indefinite, not less than 50 years <input checked="" type="checkbox"/>	Legal Description:
Specified as.....years	LOT 1 D P 23028
Demolition <input type="checkbox"/>	

This Is:

- ☒ A final code compliance issued in respect of all the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No ....." (being this certificate)

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$

Receipt No:

**Signed for and on behalf of the Council:**

*pp 710*

**Name:** Molly Matchitt

**Position:** Consents Administrator (Building)

**Date:** 20/12/2002

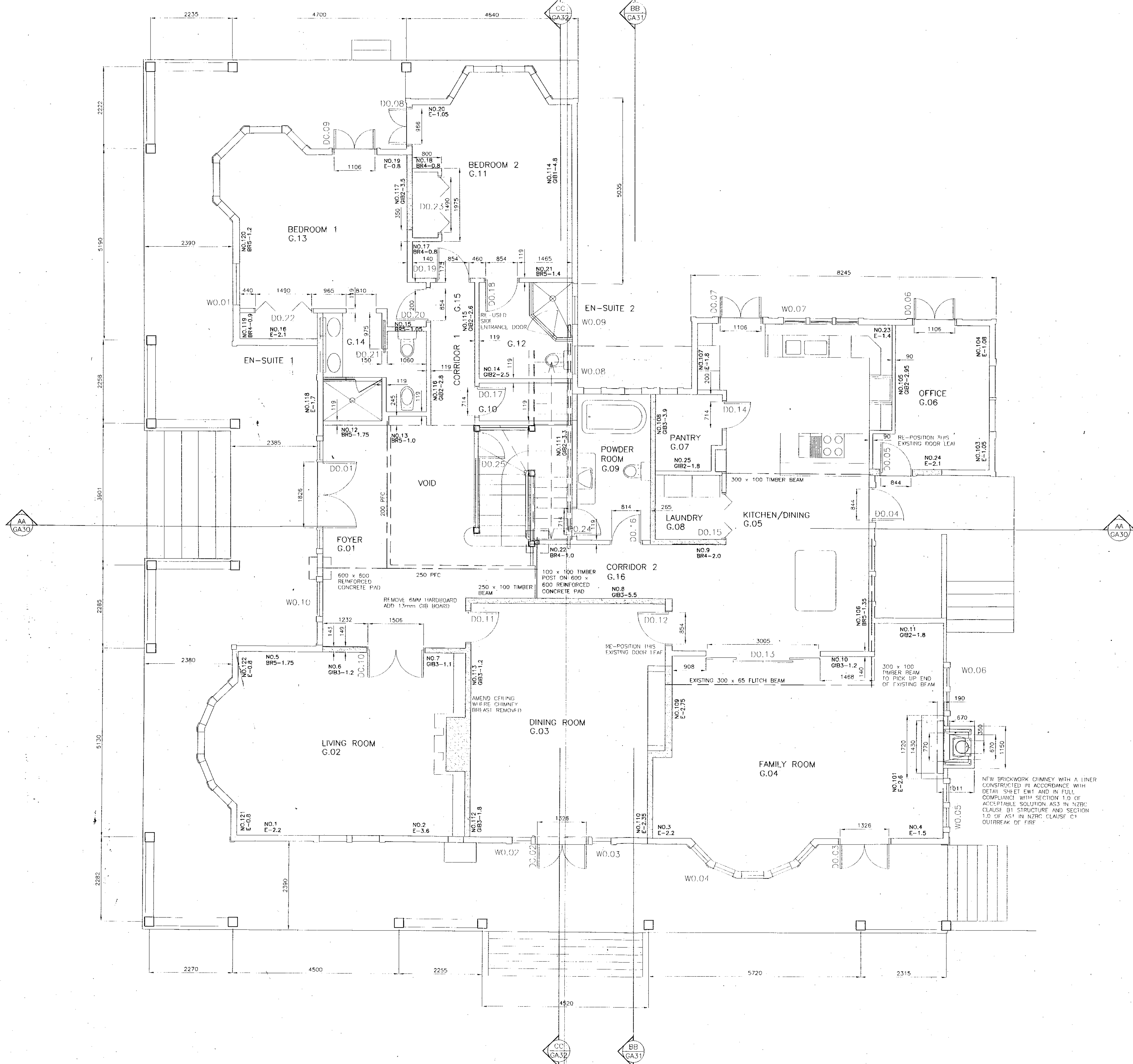
cccn.doc



NOTES:  
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS.  
USE FIGURED DIMENSIONS ONLY.  
CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
ANY DOUBT, AMBIGUITY OR OMISSION OF ANY PART OF THE DRAWING OR THE SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.  
SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

ISSUES/REVISIONS:  
# DATE DESCRIPTION

NOTES  
DIMENSIONS AT DOOR OPENINGS ARE FRAME FACE TO FRAME FACE AND ALLOW FOR OPENING TOLERANCES  
DIMENSIONS FROM EXTERNAL WALLS ARE FROM THE CURRENT INTERNAL FINISHED FACES



Approved by  
HASTINGS DISTRICT COUNCIL  
All work to comply with the Building Act 1991  
and New Zealand Building Code 1992  
Approving Officer Date / /

JUDD FENWICK

TEAM ARCHITECTURE

No. 1 Craven Street  
P.O. Box 885, NAPIER  
ph: (06)835 7561 fax: (06)835 3925  
email: juddfenwick@teamarchitecture.co.nz

GLAVISH FAMILY TRUST

GLEN AROS  
HOMESTEAD

PROPOSED GROUND  
FLOOR PLAN

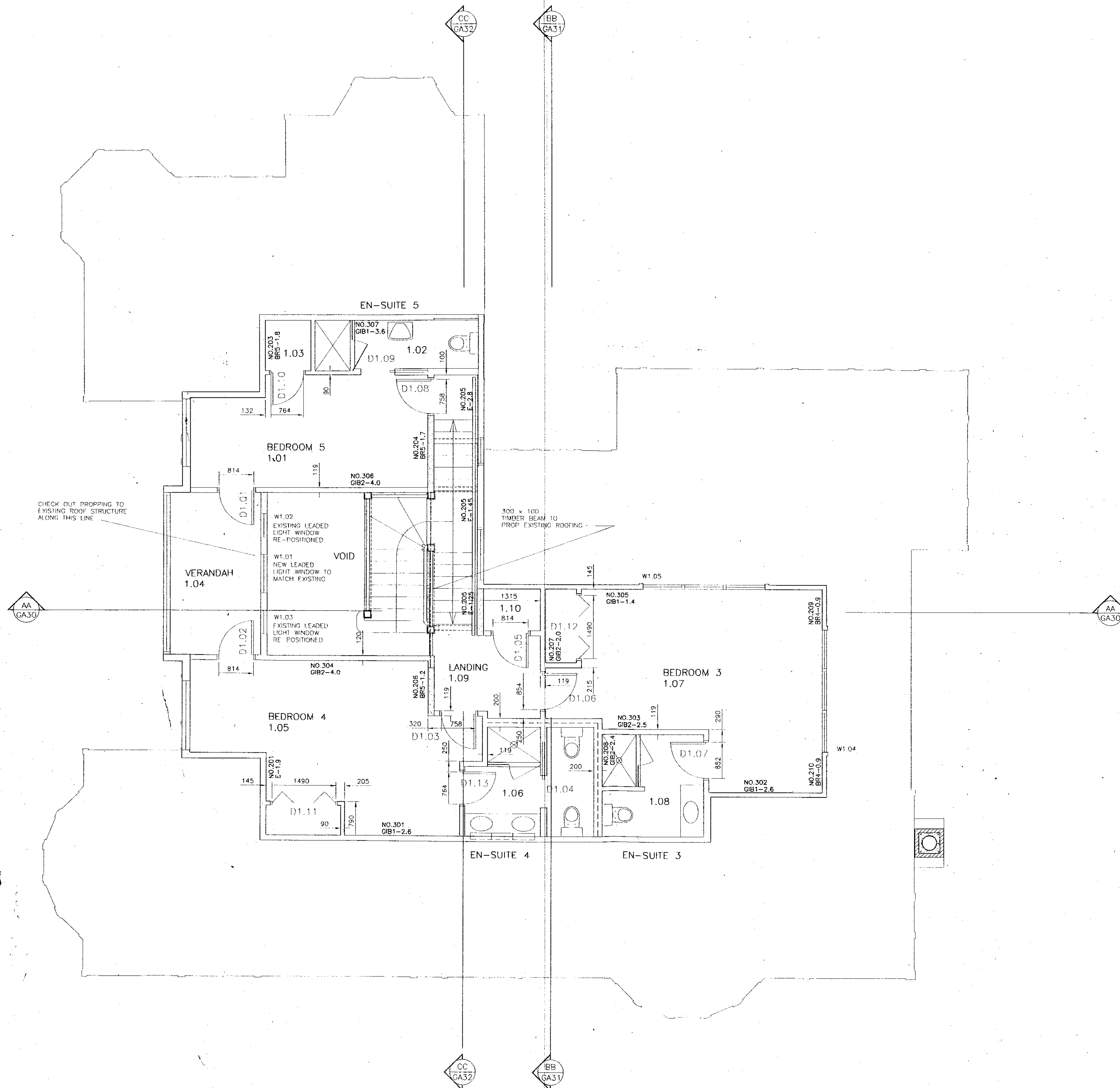
SCALE: 1:50 DATE: June 2001 DRAWN: PMD

JOB: 0116 DRWG: GA03 REV: 1

NOTES:  
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 SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.  
 SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

ISSUES/REVISIONS:  
 # DATE DESCRIPTION

NOTES  
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 DIMENSIONS FROM EXTERNAL WALLS ARE FROM THE CURRENT INTERNAL  
 FINISHED FACES



Approved by  
 HASTINGS DISTRICT COUNCIL  
 All work to comply with the Building Act 1991  
 and New Zealand Building Code 1992  
 Approving Officer Date / /

**JUDD FENWICK**  
 TEAM ARCHITECTURE  
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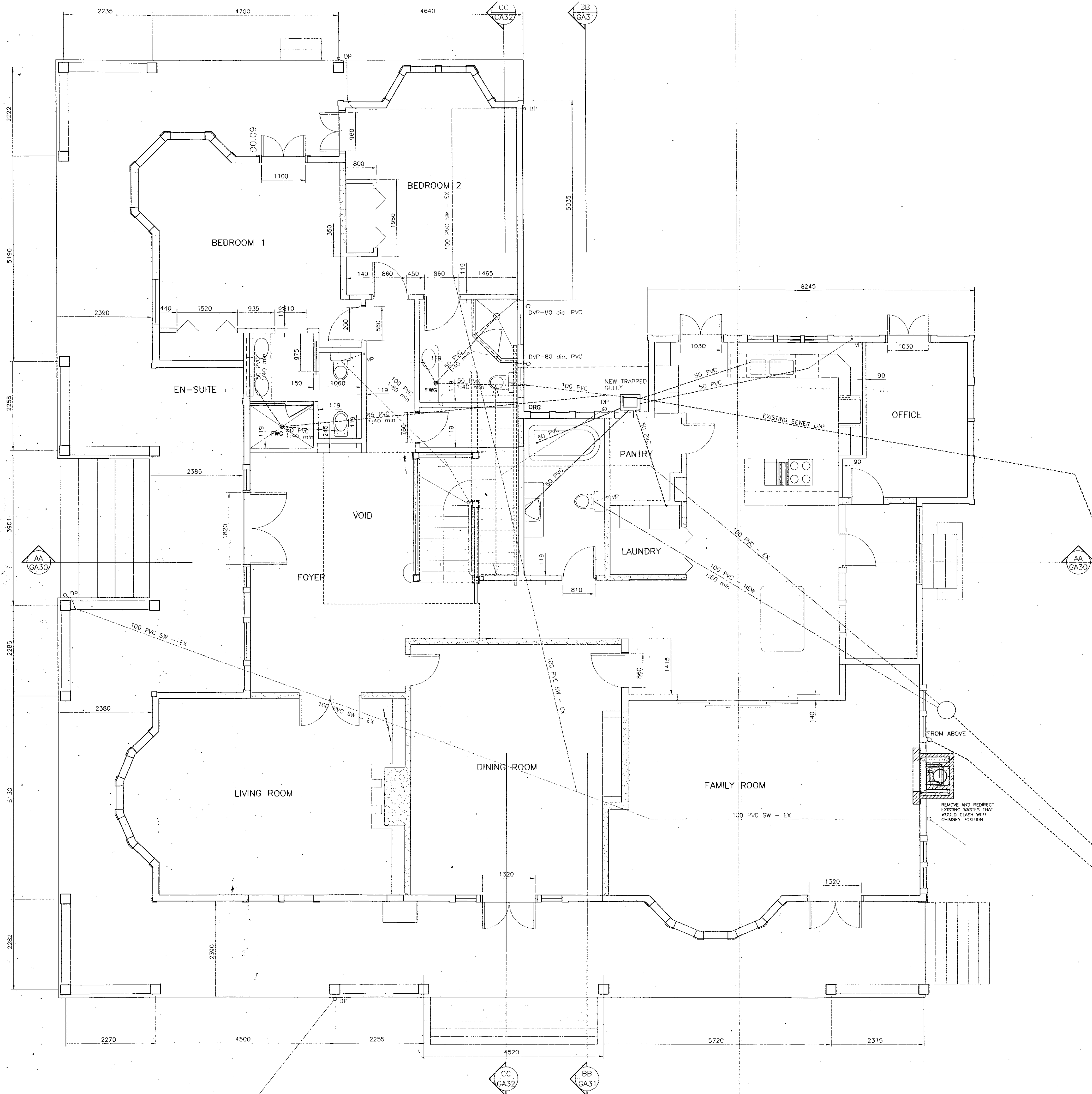
GLAVISH FAMILY TRUST

GLEN AROS  
 HOMESTEAD

FIRST FLOOR  
 PLAN - PROPOSED

SCALE: 1:50 DATE: JUNE 01 DRAWN: PMD

JOB: 0116 GA04 REV: 1



NOTES:  
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ISSUES/REVISIONS:  
 # DATE DESCRIPTION

PLUMBING & DRAINAGE

- FWG FLOOR WASTE GULLY  
 IB/BJ INSPECTION BEND/INSPECTION JUNCTION  
 DVP DRAIN VENT PIPE  
 DP DOWN PIPE  
 VP VENT PIPE
- EXISTING DRAINS, SOIL PIPES, WASTES, VENTS ETC ARE SHOWN WITH A DOUBLE LINE.
  - DETAILS ARE SCHEMATIC ONLY AND INDICATE AN INTENTION. THE FINAL ROUTING AND CONNECTION POINT OF ALL SOIL PIPES, WASTES AND VENTS SHALL BE AGREED ON SITE.
  - ALL FITTINGS INDICATED ARE NEW FITTINGS.
  - VACANT
  - MAIN WASTES, SOIL PIPES AND STACKS WERE ESTABLISHED FROM INSPECTION. PLUMBER SHALL BE TOTALLY RESPONSIBLE FOR CONFIRMING ALL LOCATIONS OF WASTES AND SOIL PIPES.
  - ALL WASTES, SOIL PIPES, AND VENT PIPES SHALL BE PVC (unless noted otherwise)
  - TURN WASTES UP THROUGH THE FLOOR TO FALL WITHIN FRAMING ZONES. ALLOW 0/5 CLEARANCE. FURTHER TO NOTE 3 ABOVE THE CONTRACTOR AND PLUMBER SHALL CO-ORDINATE THE EXACT POSITION OF PIPES THAT ARE TO FALL WITHIN FRAMING ZONES.
  - VENTS: ALL VENTS SHALL BE PVC. COMBINE INTO COMMON VENT WITHIN THE ROOF SPACE IF NECESSARY. CHECK VENT PIPES AS THEY PASS THROUGHOUT THE ROOF. ENSURE THAT WHOLE INSTALLATION IS WATER PROOF / WEATHER RESISTANT. VENTS SIZES HAVE BEEN INDICATED AGAINST EACH FITTING. TAKE PARTICULAR NOTE THAT VENT SIZES RELATE TO THE DIAMETER OF THE WASTE PIPE. COLLECTING WASTE WATER FROM ANY PARTICULAR GROUP OF FITTINGS. VENTS ARE GENERALLY TO RUN WITHIN WALL FRAMING TIE IN AND ARE TO EXTEND TO ABOVE CEILING LEVEL. VENTS MAY BE COMBINED WHERE PERMISSIBLE UNDER THE NZ BUILDING CODE.
  - PIPE DIAMETERS SHALL GENERALLY COMPLY WITH THE NZ BUILDING CODE AND THE TERRITORIAL AUTHORITIES REQUIREMENTS. JUNCTIONS AND BENDS IN WASTE AND SOIL PIPES. THE PLUMBER SHALL ALLOW TO SUPPLY AND FIT A SCREW ACCESS POINT IN ALL PIPES AT ALL JUNCTIONS AND CHANGES IN DIRECTION. GENERALLY CHANGES IN DIRECTION SHALL BE AS FEW AS POSSIBLE.
  - PIPE DIAMETERS AND FALLS IN WASTE PIPES. PIPE DIAMETERS HAVE BEEN DETERMINED ON THE BASIS OF THE DISCHARGE FROM THE FITTINGS BEING SERVED TOGETHER WITH THE GRADIENTS. PERMISSIBLE UNDER THE NZ BUILDING CODE. THE PLUMBER / DRAIN LAYER SHALL REFER TO TABLE 4 & TABLE 5 OF G13/ AS1 TO ENSURE THAT AT THE TIME OF INSTALLATION, BASED UPON THE FINAL AGREED ROUTE OF THE PIPE THAT THE PIPE GRADIENTS AND PIPE DIAMETERS SHALL BE STRICTLY IN ACCORDANCE WITH TABLE 4 AND TABLE 5 OF G13/ AS1 OF THE NZ BUILDING CODE.
  - STAND OFFS. ALL PIPES SHALL BE SECURELY FIXED TO THE UNDERSIDE OF THE TIMBER FLOOR ABOVE BY THE USE OF SUITABLE SCREW FIXINGS FIXED INTO THE UNDERSIDE OF THE EXISTING FLOOR STRUCTURE TOGETHER WITH 10MM THREADED ROD AND SPLIT BRASS RING PIPE SECURING POINTS.
  - ALL GULLY TRAPS SHALL BE GLAZED EARTHENWARE SET IN CONCRETE AS REQUIRED BY THE NZBC. THE FIRST 3 METRES OF PIPE FROM THE GULLY TRAPS SHALL ALSO BE GLAZED EARTHENWARE PRIOR TO CONNECTING INTO THE PVC DRAINS. SUPPLY AND INSTALL STANDARD GULLY SURROUNDS SET 75MM ABOVE GROUND. SET ALL GULLY TRAPS TO A COMMON LEVEL WHEN LOCATED ADJACENT TO EACH OTHER.
  - SUMPS SHALL BE TYPE 2 SURFACE WATER SUMPS IN ACCORDANCE WITH SECTION E1 OF THE NZBC.
  - INSPECTION CHAMBERS AND ACCESS CHAMBERS TO BE IN ACCORDANCE WITH SECTION E1 AND SECTION G13 OF THE NZBC.
  - SURFACE WATER SUMPS AND INSPECTION CHAMBERS TO BE CONFIRMED ON SITE SUBJECT TO SITE WORKS AND LANDSCAPING DESIGN.
  - WHERE AS 3500.2 HAS BEEN USED AS A VERIFICATION METHOD FOR SECTION 13 OF THE NZBC ALL PLUMBING AND DRAINAGE WORK SHALL COMPLY SPECIFICALLY WITH AS 3500.2 1990 AND ANY LOCAL COUNCIL REQUIREMENTS.

Approved by  
**HASTINGS DISTRICT COUNCIL**  
 All work to comply with the Building Act 1991  
 and New Zealand Building Code 1992  
 Approving Officer Date / /

**JUDD FENWICK**  
 TEAM ARCHITECTURE  
 No. 1 Craven Street  
 P.O. Box 885, NAPIER  
 ph: (06)835 7561 fax: (06)835 3925  
 email: juddfenwick@teamarchitecture.co.nz

GLAVISH FAMILY TRUST

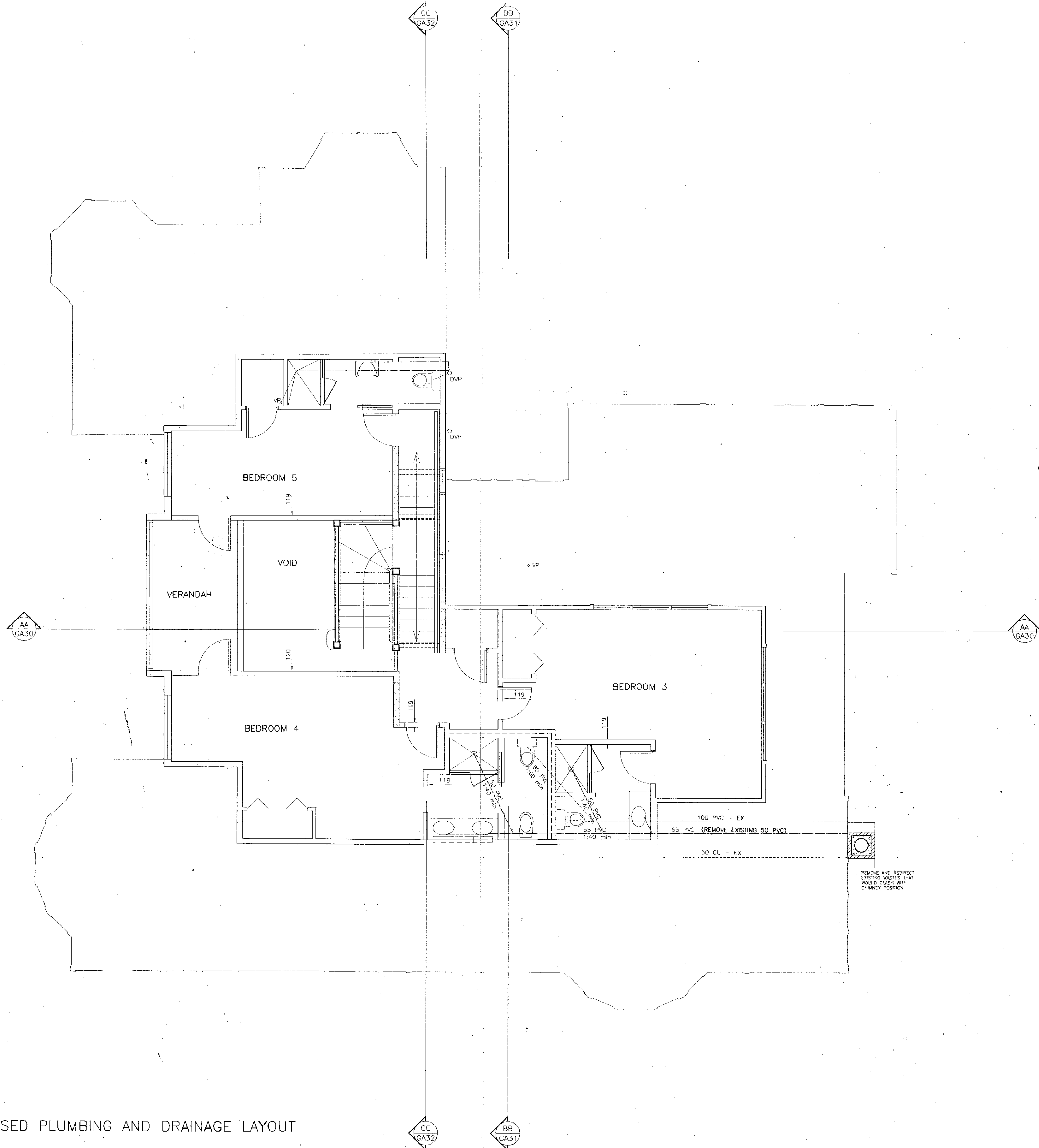
GLEN AROS  
 HOMESTEAD

GROUND FLOOR  
 PLAN - PROPOSED  
 PLUMBING AND DRAINAGE

SCALE: DATE: DRAWN:  
 1:50 JUNE 01 PMD  
 JOB: DRWG: REV:  
 0116 GA06

GROUND FLOOR PLAN - PROPOSED PLUMBING AND DRAINAGE LAYOUT





FIRST FLOOR PLAN – PROPOSED PLUMBING AND DRAINAGE LAYOUT

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SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

ISSUES/REVISIONS:  
# DATE DESCRIPTION

- PLUMBING & DRAINAGE
- FWG FLOOR WASTE GULLY  
IB/U INSPECTION BEND/INSPECTION JUNCTION  
DVP DRAIN VENT PIPE  
DP DOWN PIPE  
VP VENT PIPE
- EXISTING DRAINS, SOIL PIPES, WASTES, VENTS ETC ARE SHOWN WITH A DOUBLE LINE.
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  - TURN WASTES UP THROUGH THE FLOOR TO FALL WITHIN FRAMING ZONES. ALLOW O/S CLEARANCE. FURTHER TO NOTE 3 ABOVE, THE CONTRACTOR AND PLUMBER SHALL CO-ORDINATE THE EXACT POSITION OF PIPES THAT ARE TO FALL WITHIN FRAMING ZONES.
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  - ALL GULLY TRAPS SHALL BE CLAZED EARTHENWARE SET IN CONCRETE AS REQUIRED BY THE NZBC. THE FIRST 3 METRES OF PIPE FROM THE GULLY TRAPS SHALL ALSO BE CLAZED EARTHENWARE PRIOR TO CONNECTING INTO THE PVC DRAINS. SUPPLY AND INSTALL STANDARD GULLY SURROUNDS SET 75MM ABOVE GROUND. SET ALL GULLY TRAPS TO A COMMON LEVEL WHEN LOCATED ADJACENT TO EACH OTHER.
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  - SURFACE WATER SUMPS AND INSPECTION CHAMBERS TO BE CONFIRMED ON SITE SUBJECT TO SITE WORKS AND LANDSCAPING DESIGN.
  - WHERE AS 3500.2 HAS BEEN USED AS A VERIFICATION METHOD FOR SECTION 13 OF THE NZBC ALL PLUMBING AND DRAINAGE WORK SHALL COMPLY SPECIFICALLY WITH AS 3500.2 1990 AND ANY LOCAL AUTHORITY REQUIREMENTS.

Approved by  
**HASTINGS DISTRICT COUNCIL**  
All work to comply with the Building Act 1991  
and New Zealand Building Code 1992  
Approving Officer: \_\_\_\_\_ Date: / /

**JUDD FENWICK**  
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ph. (06)835 7561 fax: (06)835 3925  
email: juddfenwick@teamarchitecture.co.nz

GLAVISH FAMILY TRUST

GLEN AROS  
HOMESTEAD

FIRST FLOOR  
PLAN – PROPOSED  
PLUMBING AND DRAINAGE

SCALE:	DATE:	DRAWN:
1:50	JUNE 01	PMD
JOB:	DRWG:	REV:
0116	GA08	

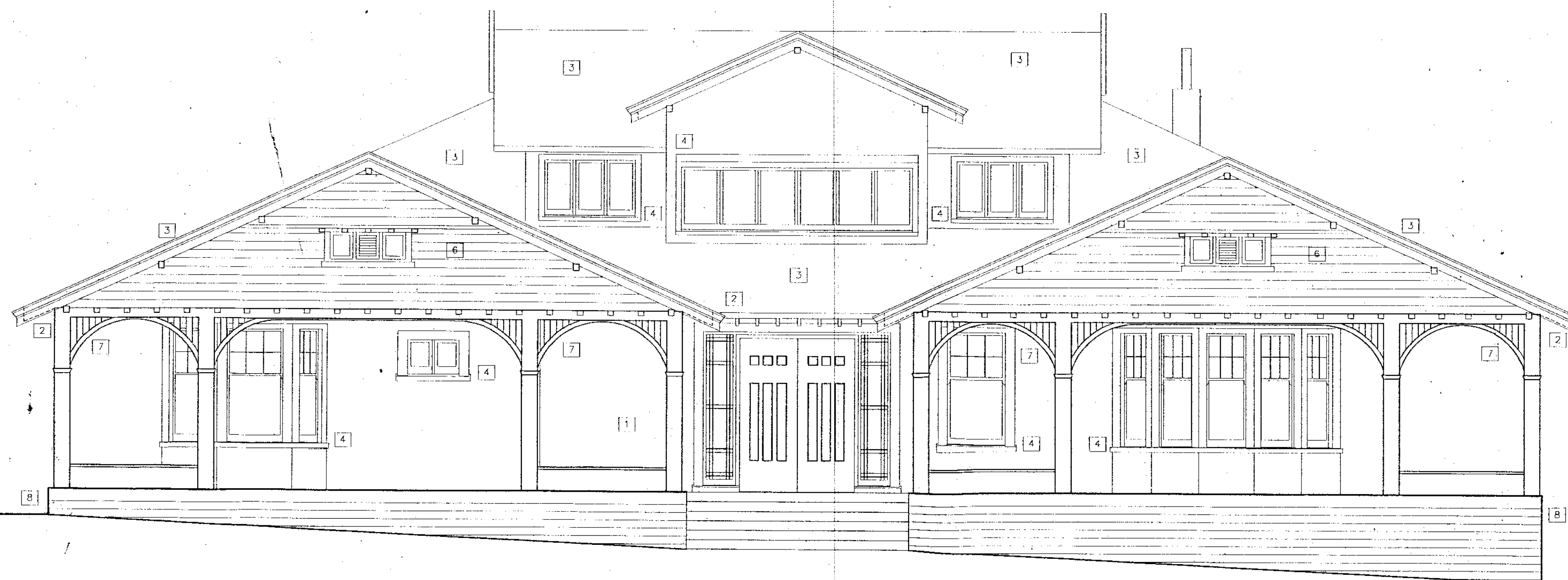
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 SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

ISSUES/REVISIONS:  
 # DATE DESCRIPTION

APPROVED FOR RESOURCE MANAGEMENT PURPOSES	
ABA No.	2001/1744
PLANNING OFFICER	PR
DATE	11/12/01



NORTH ELEVATION – EXISTING



NORTH ELEVATION – PROPOSED

- 1 INFILL AND EXISTING WEATHERBOARDING TO MATCH THAT USED ON THE REMAINDER OF THE RESIDENCE IN PROFILE, SIZE AND FINISH – PAINT FINISH AS OUTLINED ON THE COATINGS SPECIFICATION.
- 2 EXPOSED RAFTERS WITH PAINT FINISH AS OUTLINED IN THE COATINGS SPECIFICATION
- 3 ZINCALUME CORRUGATE COLOURSTEEL ROOFING
- 4 PAINTED EXTERIOR SURFACES TO ALL WINDOWS AND DOORS
- 5 80 DIA GALVANISED STEEL GUTTERS AND DOWNPIPES – PROFILE TO MATCH THAT ON THE EXISTING RESIDENCE
- 6 PAINTED CABLE BOARDING – FINISH IN ACCORDANCE WITH THE REQUIREMENTS OF THE COATINGS SPECIFICATION
- 7 PAINT VERANDAH SUPPORT STRUCTURE IN TO COMPLY WITH PART 1.0 OF THE COATINGS SPECIFICATION
- 8 EX 125 x 25 H3 TREATED PAINTED RADIATA PINE INFILL BELOW DECKING

Approved by  
**HASTINGS DISTRICT COUNCIL**  
 All work to comply with the Building Act 1991  
 and New Zealand Building Code.

**JUDD FENWICK**  
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 email: juddfenwick@teamarchitecture.co.nz

GLAVISH FAMILY TRUST

GLEN AROS  
 HOMESTEAD

EXISTING AND PROPOSED  
 NORTH ELEVATION

SCALE: 1:50 DATE: MARCH 01 DRAWN: PMD

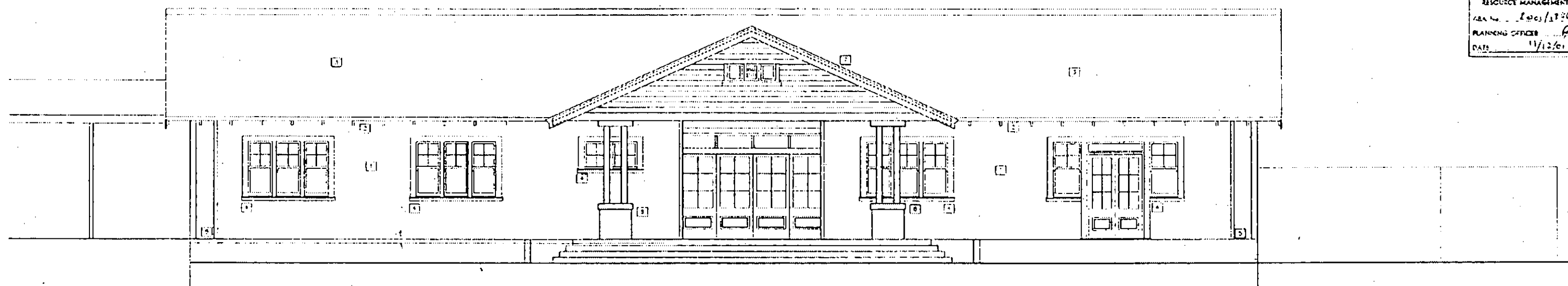
JOB: 0116 DRWG: GA10 REV:

0116 GA10

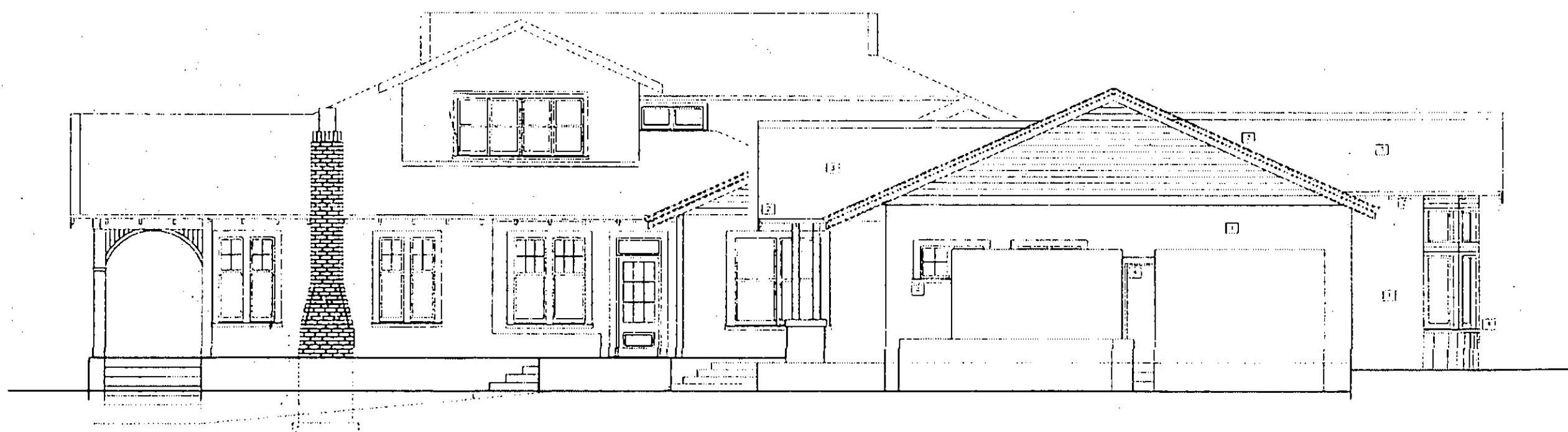
NOTES:  
 THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS.  
 THE FOLLOWING NOTES APPLY:  
 1. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
 2. ANY DISCREPANCY OR OMISSION OF ANY PART OF THE DRAWING OR THE  
 SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION.  
 3. CLIENT ACCEPTS ALL RESPONSIBILITY FOR ANY DISCREPANCY OR OMISSION.

ISSUES/REVISIONS:  
 1. 01/12/01

APPROVED FOR RESOURCE MANAGEMENT PURPOSES	
AREA NO.	1003/1834
PLANNING OFFICER	By: [Signature]
DATE	11/12/01



ELEVATION FACING POOL 1:50



END ELEVATION 1:50

- [1] FINE ARCHITECTURE TO MATCH THAT USED ON THE EXISTING RESIDENCE IN PROFILE, SIZE AND LOCATION. FINE ARCHITECTURE TO MATCH THE EXISTING RESIDENCE.
- [2] EXPOSED BRICKWORK WITH WHITE WASH TO MATCH THAT USED ON THE RESIDENCE.
- [3] EXPOSED CORRUGATED GALVANIZED ROOFING.
- [4] EXPOSED EXTERIOR SURFACES TO ALL WINDOWS AND DOORS - PARTICULARLY, DOOR STAIRS IN THE MAIN ENTRANCE LOBBY AND 1ST FLOOR.
- [5] EXPOSED GALVANIZED STEEL CHIMNEY AND DOWNPIPES MATCH TO MATCH THAT ON THE EXISTING RESIDENCE.
- [6] EXPOSED GALVANIZED STEEL CHIMNEY AND DOWNPIPES MATCH TO MATCH THAT ON THE EXISTING RESIDENCE.
- [7] EXPOSED GALVANIZED STEEL CHIMNEY AND DOWNPIPES MATCH TO MATCH THAT ON THE EXISTING RESIDENCE.

**JUDD FENWICK**  
 TEAM ARCHITECTURE  
 1101 1/2 Crown Street  
 P.O. Box 890, NAPER  
 NSW 1500  
 PH: (02) 951 1561 FAX: (02) 951 1574  
 EMAIL: jf@juddfenwick.com.au

DR. H & B GLAVISH

GLEN AROS  
 HOMESTEAD  
 GARDEN BUILDING

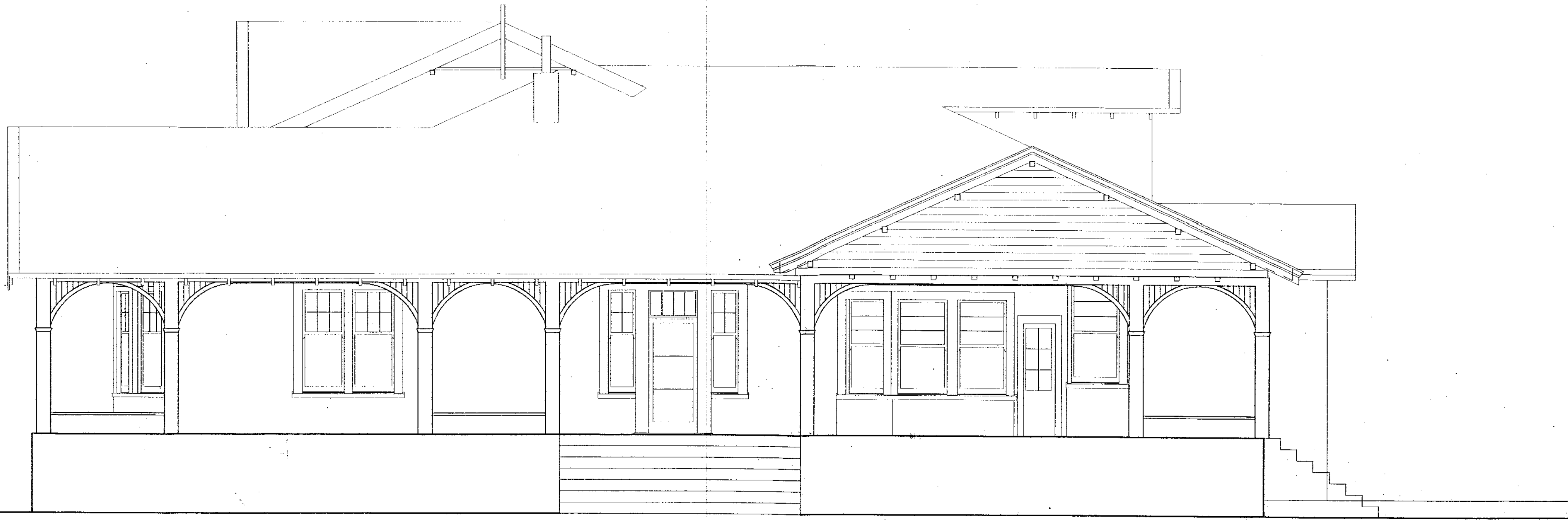
ELEVATION FACING POOL  
 END ELEVATION

SCALE	DATE	DESIGN
1:50	Nov. 01	PMD
JOB	LEAD	REV
0188	GA10	

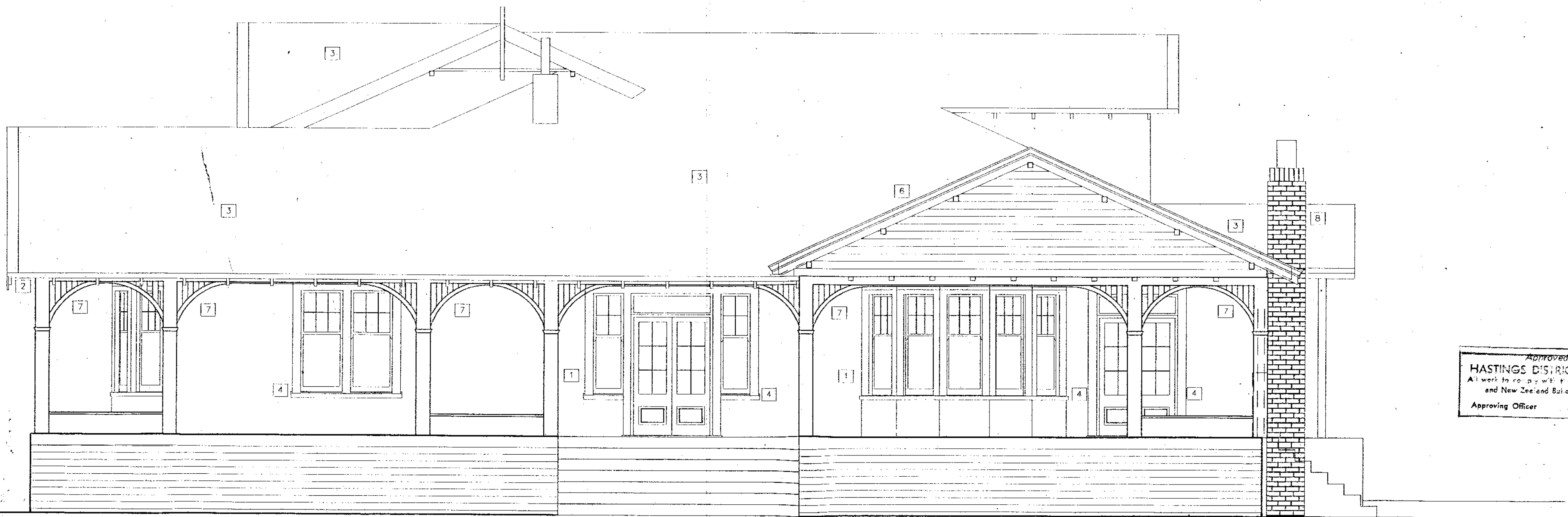


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ISSUES/REVISIONS:  
# DATE DESCRIPTION



WEST ELEVATION – EXISTING



WEST ELEVATION – PROPOSED

**JUDD FENWICK**  
TEAM ARCHITECTURE  
No. 1 Crover Street  
P.O. Box 885, NAPIER  
ph: (06)835 7561 fax: (06)835 3925  
email: juddfenwick@teamarchitecture.co.nz

Approved by  
**HASTINGS DISTRICT COUNCIL**  
All work to comply with the Building Act 1991  
and New Zealand Building Code 1992  
Approving Officer: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

GLAVISH FAMILY TRUST

GLEN AROS  
HOMESTEAD

EXISTING AND PROPOSED  
WEST ELEVATION

SCALE: 1:50 DATE: JUNE 01 DRAWN: PMD

JOB: 01116 GA11 REV: \_\_\_\_\_

NOTES:  
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ISSUES/REVISIONS:  
# DATE DESCRIPTION



SOUTH ELEVATION — EXISTING



SOUTH ELEVATION — PROPOSED

- 1 IN-FILL AND EXISTING WEATHERBOARDING TO MATCH THAT USED ON THE REMAINDER OF THE RESIDENCE IN PROFILE, SIZE AND FINISH — PAINT FINISH AS OUTLINED ON THE COATINGS SPECIFICATION
- 2 EXPOSED RAFTERS WITH PAINT FINISH AS OUTLINED IN THE COATINGS SPECIFICATION
- 3 ZINCALUME CORRUGATED COLOURSTEEL ROOFING
- 4 PAINTED EXTERIOR SURFACES TO ALL WINDOWS AND DOORS
- 5 80 DIA GALVANISED STEEL GUTTERS AND DOWNPIPES — PROFILE TO MATCH THAT ON THE EXISTING RESIDENCE
- 6 PAINTED GABLE BOARDING — FINISH IN ACCORDANCE WITH THE REQUIREMENTS OF THE COATINGS SPECIFICATION
- 7 PAINT VERANDAH SUPPORT STRUCTURE IN TO COMPLY WITH PART 1.0 OF THE COATINGS SPECIFICATION
- 8 PAINTED BRICKWORK CHIMNEY

Approved by  
**HASTINGS DISTRICT COUNCIL**  
All work to comply with the Building Act 1991  
and New Zealand Building Code 1992  
Approving Officer: \_\_\_\_\_ Date: / /

**JUDD FENWICK**  
TEAM ARCHITECTURE  
No. 1 Craven Street  
P.O. Box 885, NAPIER  
ph. (06)835 7561 fax: (06)835 3925  
email: juddfenwick@teamarchitecture.co.nz

GLAVISH FAMILY TRUST

GLEN AROS  
HOMESTEAD

EXISTING AND PROPOSED  
SOUTH ELEVATION

SCALE: 1:50 DATE: JUNE 01 DRAWN: PMD  
JOB: 0116 GA12 REV:  
P:\0116\CL05\GA12.DWG 22.03.01

NOTES:  
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS.  
USE FIGURED DIMENSIONS ONLY.  
CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
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SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

ISSUES/REVISIONS:  
# DATE DESCRIPTION



EAST ELEVATION — EXISTING



EAST ELEVATION — PROPOSED

- 1 INFILL AND EXISTING WEATHERBOARDING TO MATCH THAT USED ON THE REMAINDER OF THE RESIDENCE IN PROFILE, SIZE AND FINISH — PAINT FINISH AS OUTLINED ON THE COATINGS SPECIFICATION.
- 2 EXPOSED RAFTERS WITH PAINT FINISH AS OUTLINED IN THE COATINGS SPECIFICATION
- 3 ZINCALUME CORRUGATE COLOURSTEEL ROOFING
- 4 PAINTED EXTERIOR SURFACES TO ALL WINDOWS AND DOORS
- 5 80 DIA GALVANISED STEEL GUTTERS AND DOWNPIPES — PROFILE TO MATCH THAT ON THE EXISTING RESIDENCE
- 6 PAINTED GABLE BOARDING — FINISH IN ACCORDANCE WITH THE REQUIREMENTS OF THE COATINGS SPECIFICATION
- 7 PAINT VERANDAH SUPPORT STRUCTURE IN TO COMPLY WITH PART 1.0 OF THE COATINGS SPECIFICATION
- 8 EX 125 x 25 H3 TREATED RADIATA PINE INFILL BELOW DECK LEVEL

Approved by  
HASTINGS DISTRICT COUNCIL  
All work to comply with the Building Act 1991  
and New Zealand Building Code 1992  
Approving Officer Date / /

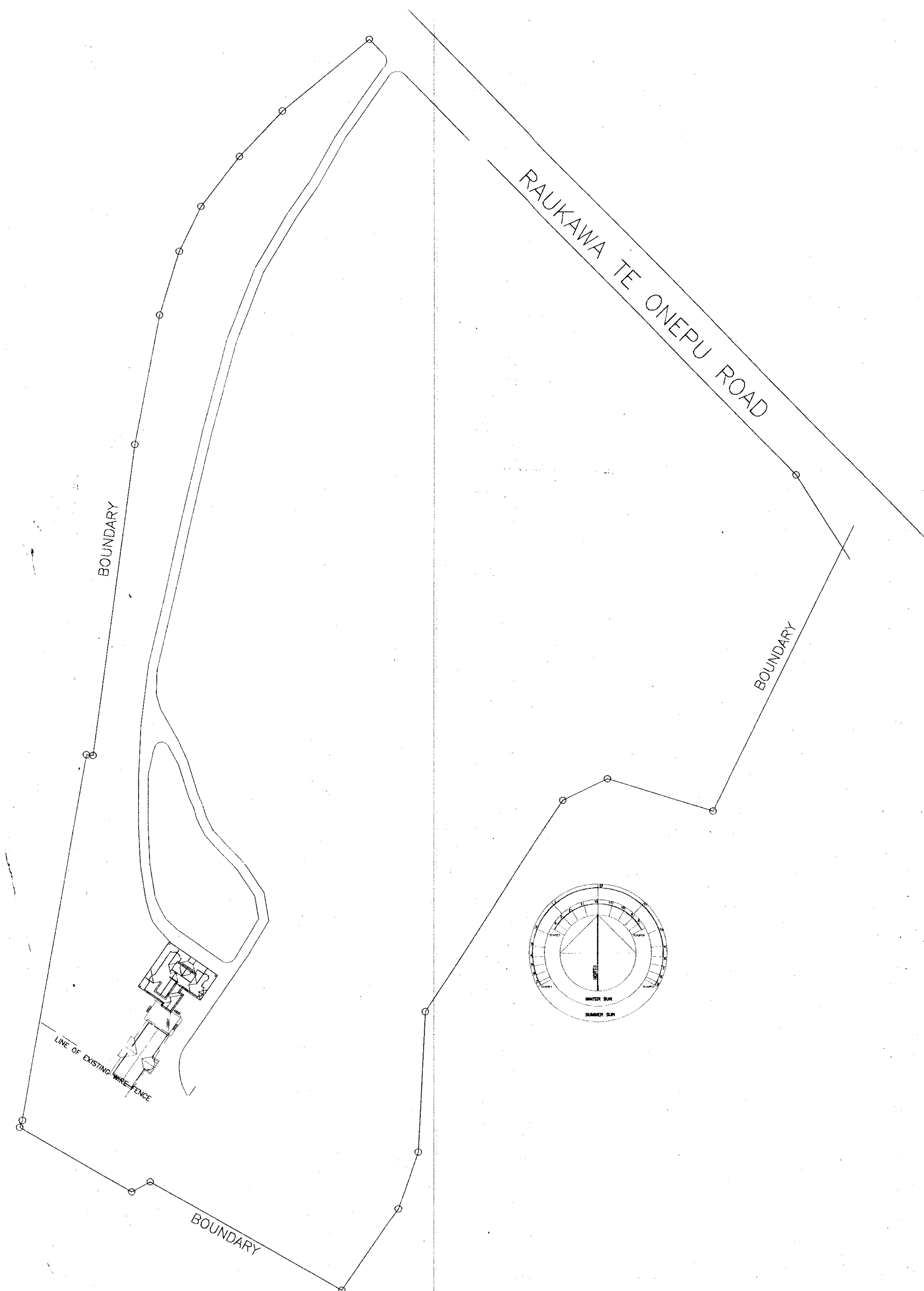
**JUDD FENWICK**  
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GLAVISH FAMILY TRUST

GLEN AROS  
HOMESTEAD

EXISTING AND PROPOSED  
EAST ELEVATION

SCALE: 1:50 DATE: JUNE 2001 DRAWN: PMD  
JOB: 0116 GA13 REV: 1  
R:\0116\GA01\0116GA13 2005.01



NOTES:  
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ISSUES/REVISIONS:  
 # DATE DESCRIPTION

APPROVED FOR RESOURCE MANAGEMENT PURPOSES	
ABA No.	2001/1894
PLANNING OFFICER	PS
DATE	11/12/01

**JUDD FENWICK**  
 TEAM ARCHITECTURE

Approved by  
**HASTINGS DISTRICT COUNCIL**  
 All work is in compliance with the Building Act 1991  
 and Building Regulations 1992.

No. 1 Croven Street  
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 email: juddfenwick@teamarchitecture.co.nz

GLAVISH FAMILY TRUST

GLEN AROS  
 HOMESTEAD

SITE PLAN

SCALE: 1:1000 DATE: JULY 01 DRAWN: PMD

JOB: 0116 GA20 REV:



**NOTES:**

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS.

USE FIGURED DIMENSIONS ONLY.

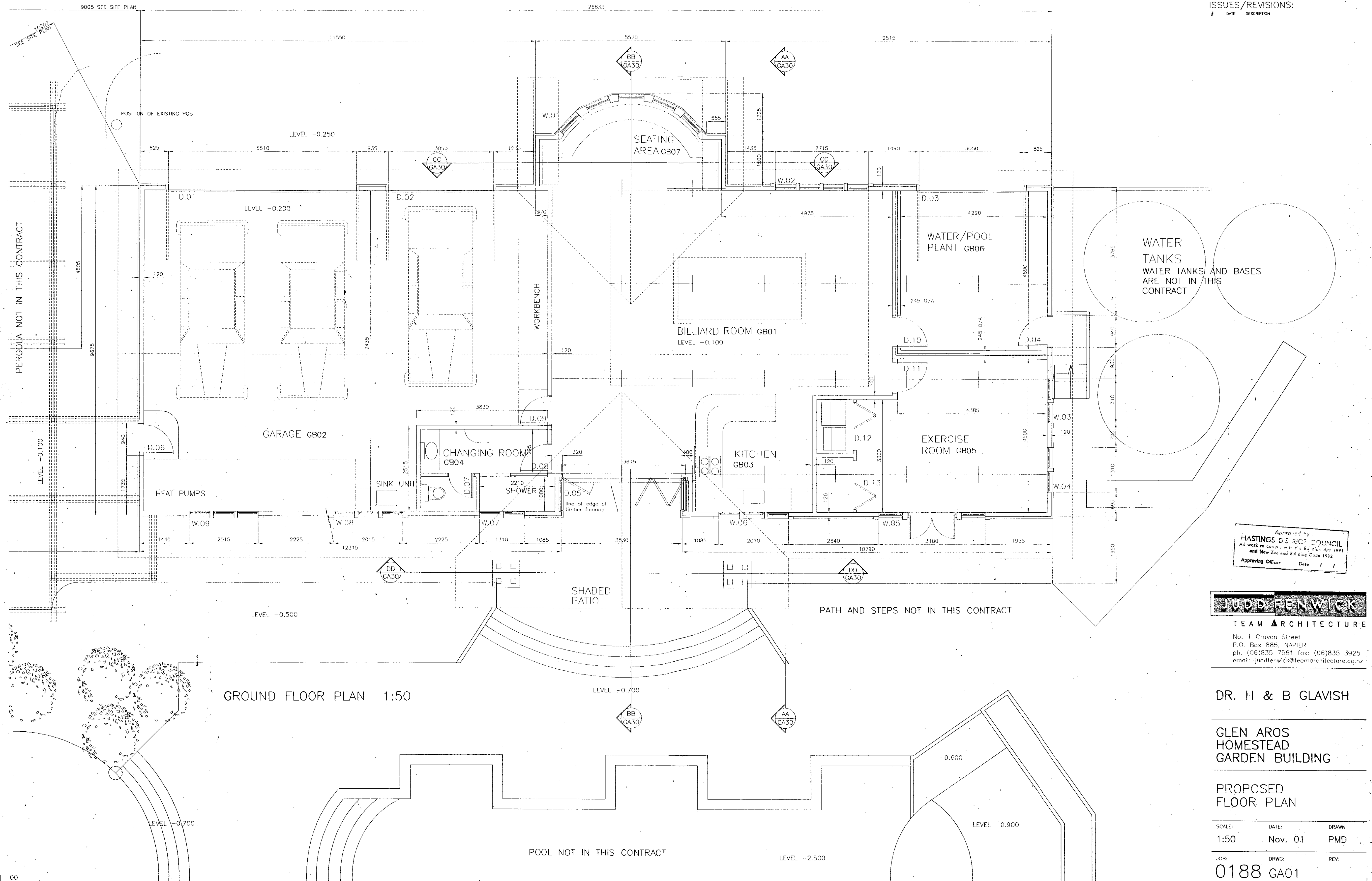
CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.

ANY DOUBT, AMBIGUITY OR OMISSION OF ANY PART OF THE DRAWING OR THE SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.

SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

ISSUES/REVISIONS:

#	DATE	DESCRIPTION
1	10/1/2018	Initial Review
2	10/15/2018	Minor Revisions
3	11/1/2018	Final Review



Approved by  
**HASTINGS DISTRICT COUNCIL**  
All work to comply with the Building Act 1991  
and New Zealand Building Code 1992  
Approving Officer \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

**JUDD FENWICK**  
TEAM ▲ ARCHITECTURE  
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email: [juddfenwick@teamarchitecture.co.nz](mailto:juddfenwick@teamarchitecture.co.nz)

DR. H & B GLAVISH

GLEN AROS  
HOMESTEAD  
GARDEN BUILDING

PROPOSED  
FLOOR PLAN

SCALE:	DATE:	DRAWN
1:50	Nov. 01	PMD

JOB: DRWG: REV:

0188 GA01

P:\0188\ACAD\PLOTS\GA01.DWG

11/11/11

7. TURN WASTES UP THROUGH THE FLOOR TO FALL WITHIN FRAMING ZONES. ALLOW 0/S CLEARANCE. FURTHER TO NOIL 3 ABOVE THE CONTRACTOR AND PLUMBER SHALL CO ORDINATE THE EXACT POSITION OF PIPES THAT ARE TO FALL WITHIN FRAMING ZONES.

R. VENTS: ALL VENTS SHALL BE PVC. COMBINE INTO COMMON VENT WITHIN THE ROOF SPACE IF NECESSARY. CHECK VENT PIPS AS THEY PASS THROUGH THE ROOF. INSURE THAT WHILL INSTALLATION IS WATER PROOF & WEATHER RESISTANT. VENTS SIZES HAVE BEEN INDICATED AGAINST EACH FITTING. TAKE PARTICULAR NOTE THAT VENT SIZES RELATE TO THE DIAMETER OF THE WASTE PIPE. COLLECTING WASTE WATER FROM ANY PARTICULAR GROUP OF FITTINGS. VENTS ARE GENERAL TO RUN WITHIN WALL FRAMING WHICH ARE 100mm ABOVE FINISH FLOOR LEVEL. VENTS MAY BE COMBINED WHERE PERMISSIBLE UNDER THE N7 BUILDING CODE.

9. PIPE DIAMETERS SHALL GENERALLY COMPLY WITH THE NZ BUILDING CODE AND THE TERRITORIAL AUTHORITIES REQUIREMENTS. JUNCTIONS AND BENDS IN WASTE AND SOIL PIPES. THE PLUMBER SHALL ALLOW TO SUPPLY AND FIT A SCREW ACCESS POINT IN ALL PIPES AT ALL JUNCTIONS AND CHANGES IN DIRECTION. GENERALLY, CHANGES IN DIRECTION SHALL BE AS FEW AS POSSIBLE.

10. PIPE DIAMETERS AND FALLS IN WASTE PIPES. PIPE DIAMETERS HAVE BEEN DETERMINED ON THE BASIS OF THE DISCHARGE FROM THE FITTINGS BEING SERVED TOGETHER WITH THE GRADIENT'S PERMISSIBLE UNDER THE N7 BUILDING CODE. THE PLUMBER / DRAIN LAYER SHALL REFER TO TABLE 4 & TABLE 5 OF G.13/ AS1 TO ENSURE THAT AT THE TIME OF INSTALLATION, BASED UPON THE FINAL AGREED ROUTE OF THE PIPE THAT THE PIPE GRADIENT'S AND PIPE DIAMETERS SHALL BE STRICTLY IN ACCORDANCE WITH TABLE 4 AND TABLE 5 OF G.13/ AS1 OF THE N7 BUILDING CODE.

11. STAND OFFS. ALL PIPES SHALL BE SECURELY FIXED TO THE UNDERSIDE OF THE TIMBER FLOOR ABOVE BY THE USE OF SUITABLE SCREW FIXINGS FIXED INTO THE UNDERSIDE OF THE EXISTING FLOOR STRUCTURE TOGETHER WITH 10MM THREADED ROD AND SPLIT BRASS RING PIPE SECURING POINTS.

12. ALL GULLY TRAPS SHALL BE GLAZED EARTHENWARE SET IN CONCRETE AS REQUIRED BY THE NZBC. THE FIRST 3 METRES OF PIPE FROM THE GULLY TRAPS SHALL ALSO BE GLAZED EARTHENWARE PRIOR TO CONNECTING INTO THE PVC DRAINS. SUPPLY AND INSTALL STANDARD GULLY SURROUNDS SET 75MM ABOVE GROUND. SET ALL GULLY TRAPS TO A COMMON LEVEL

13. SUMPS SHALL BE TYPE 2 SURFACE WATER SUMPS IN ACCORDANCE WITH SECTION E1 OF THE NZBC.

16. WHERE AS 3500.2 HAS BEEN USED AS A VERIFICATION METHOD FOR SECTION 13 OF THE NZBC ALL PLUMBING AND DRAINAGE WORK SHALL COMPLY SPECIFICALLY WITH AS 3500.2 1990 AND ANY LOCAL AUTHORITY REQUIREMENTS.

SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE

4	DATE	DESCRIPTION
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TEAM ▲ ARCHITECTURE

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P.O. Box 885, NAPIER  
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email: [juddfenwick@teamarchitecture.co.nz](mailto:juddfenwick@teamarchitecture.co.nz)

DR. H & B GLAVISH

GLEN AROS  
HOMESTEAD  
GARDEN BUILDING

## PLUMBING AND DRAINAGE LAYOUT

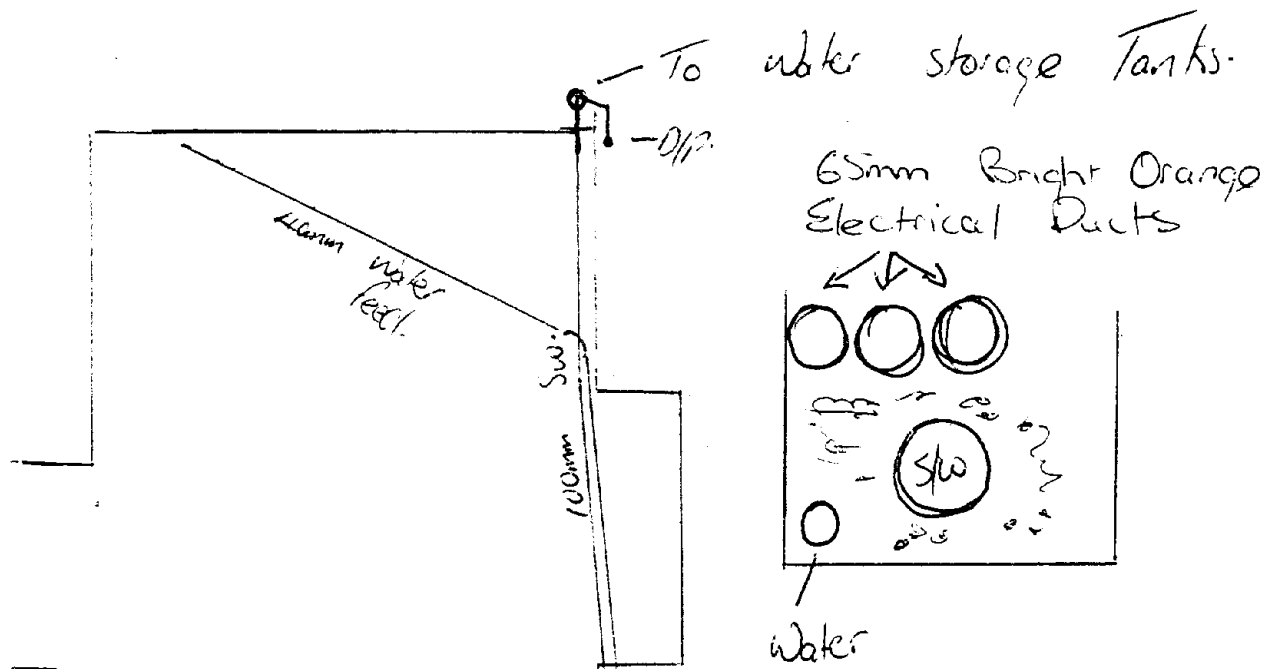
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1:50	Nov. 01	PMD

JOB: DRWG: REV:

0188 GA02

R:\0188\ACAD\B\015\0A02.DWG

23/11/0



2001/1894  
1549 Raukawa Rd

Glen Aros

Existing SW

Clearing eye.



Glen Aros.

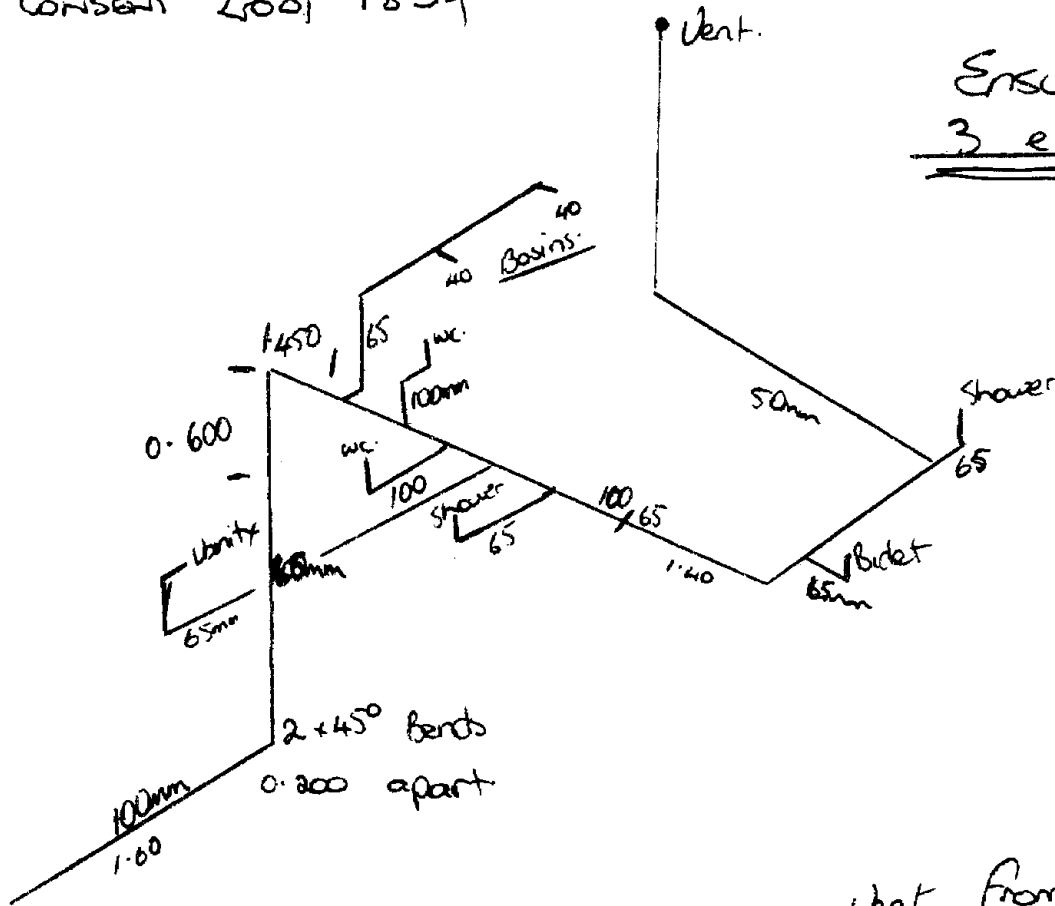
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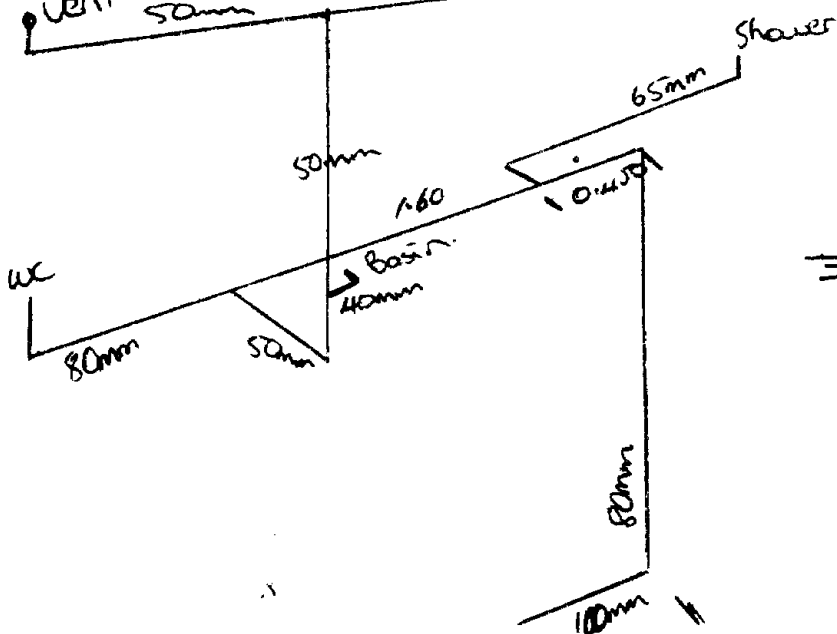
CONSENT 2001 1894

Ensuite

3 & 4



Vent from ensuite 1



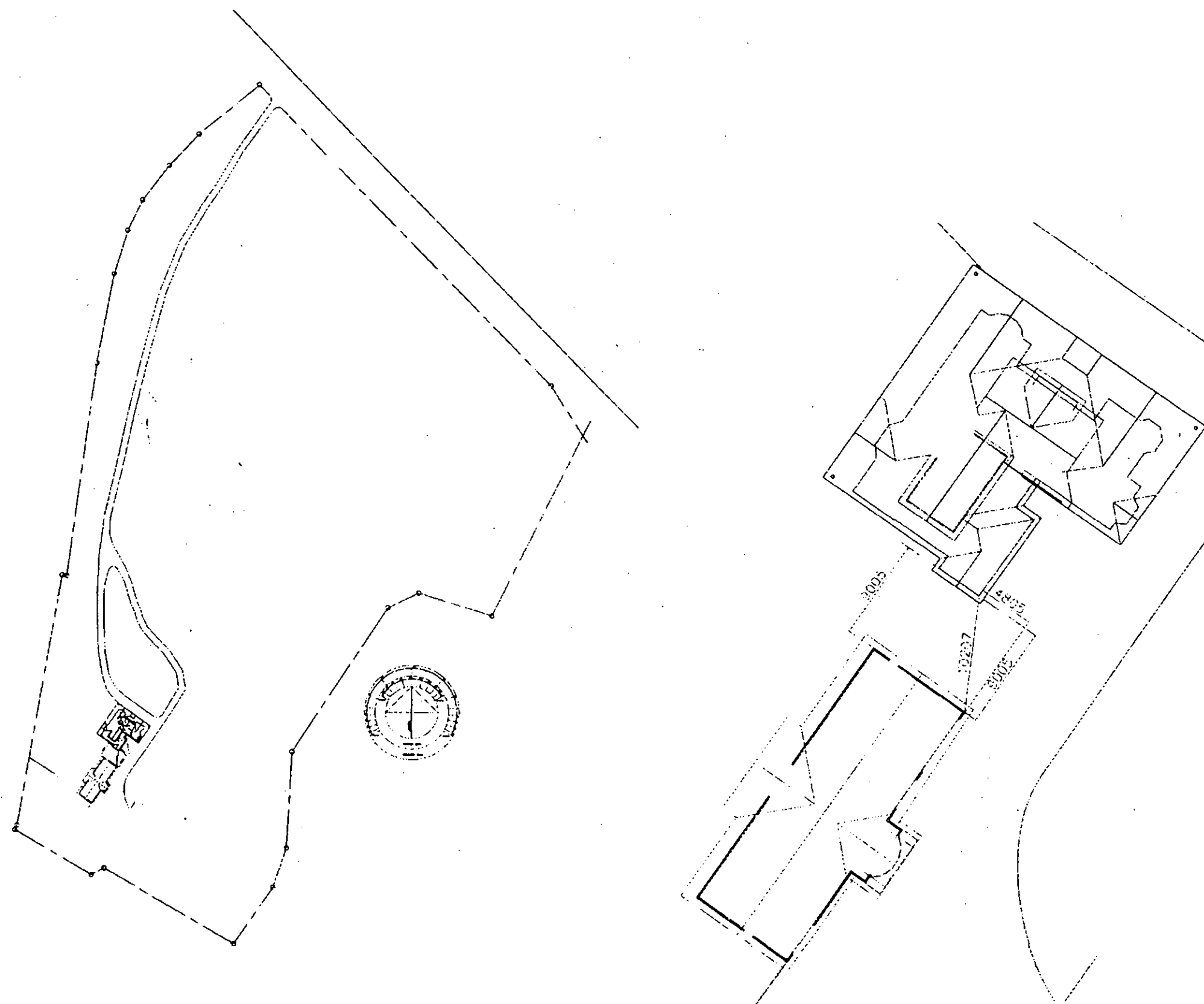
Ensuite 5

1:2.5 no corrections

NOTES:  
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 LINES INDICATE DIMENSIONS ONLY.  
 CONSTRUCTION TO BE IN ACCORDANCE WITH THE SPECIFICATIONS OF WORK.  
 NO WORK, MATERIAL OR METHOD OF WORK SHALL BE USED UNLESS IT IS APPROVED BY THE  
 SUPERVISOR. THIS SHALL BE REPORTED TO THE ARCHITECT FOR CONSIDERATION.  
 SUPERVISOR'S SIGNATURE OF ALL MATERIALS FOR REVIEW BEFORE CONSTRUCTION.

ISSUES/REVISIONS:  
 1. DATE: 11/12/01

APPROVED FOR RESOURCE MANAGEMENT PURPOSES	
AREA NO.	2001/1896
PLANNING OFFICER	<i>[Signature]</i>
DATE	11/12/01



ENLARGED INSET 1:200  
 DIMENSIONS FROM CORNER OF MAIN HOUSE TO FACE OF NEW TIMBER FRAMING

**JUDD FENWICK**  
 TEAM ARCHITECTURE  
 No. 1 Green Street  
 P.O. Box 325, Larnock  
 Ph: (01843) 750111 Fax: (01843) 3075  
 Email: juddfenwick@teamarchitect.co.uk

DR. H & B GLAVISH

GLEN AROS  
 HOMESTEAD  
 GARDEN BUILDING

SITE PLAN

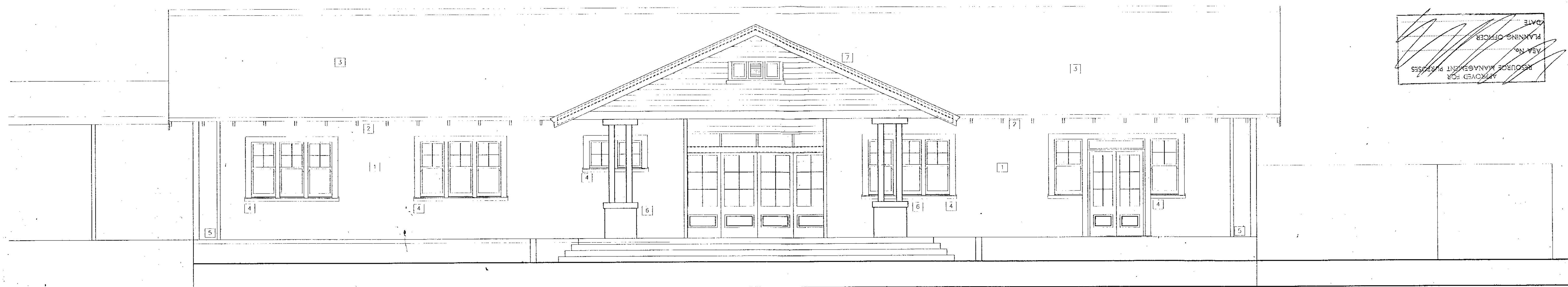
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1:1000	Nov. 01	PMD
REV	DATE	REV
0188	GA20	

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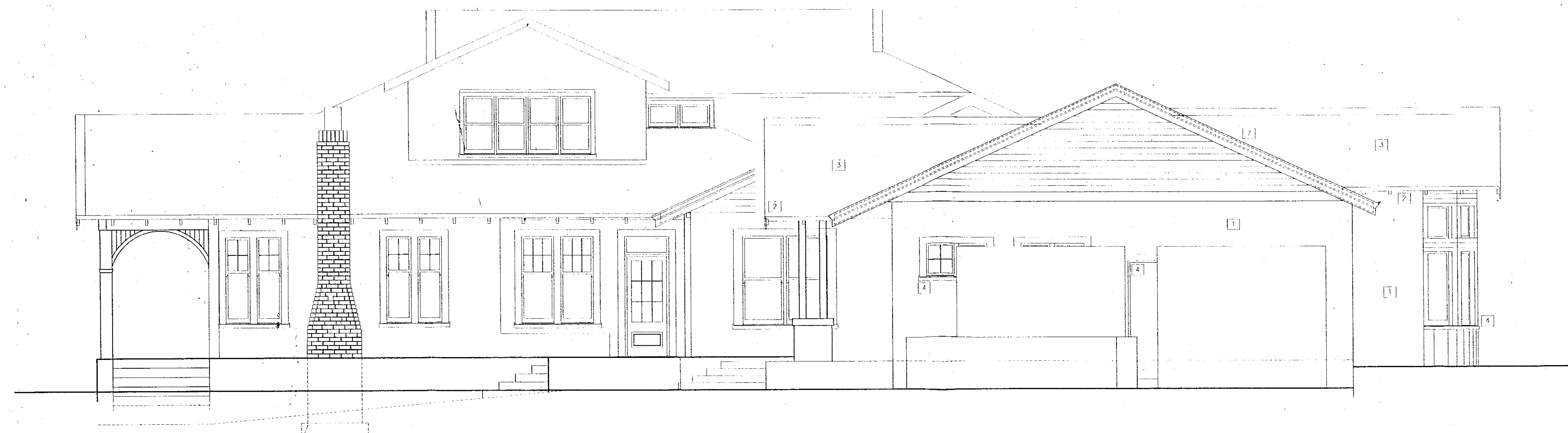
ISSUES/REVISIONS:  
 # DATE DESCRIPTION

APPROVED FOR RESOURCE MANAGEMENT PURPOSES	
ABA No.	2001/1994
PLANNING OFFICER	<i>[Signature]</i>
DATE	11/12/01

APPROVED FOR RESOURCE MANAGEMENT PURPOSES	
ABA No.	
PLANNING OFFICER	<i>[Signature]</i>
DATE	



ELEVATION FACING POOL 1:50



END ELEVATION 1:50

- [1] PINE WEATHERBOARDING TO MATCH THAT USED ON THE EXISTING RESIDENCE IN PROFILE, SIZE AND FINISH - PAINT FINISH TO MATCH RE-PAINTED RESIDENCE
- [2] EXPOSED RAFTERS WITH PAINT FINISH TO MATCH THAT USED ON THE RESIDENCE
- [3] ZINCALUME CORRUGATE COLOURSTEEL ROOFING
- [4] PAINTED EXTERIOR SURFACES TO ALL WINDOWS AND DOORS - POLYURETHANE ON STAIN IN THE MAIN ENTRANCE DOORS AND THE BAY WINDOW
- [5] 80 DIA GALVANISED STEEL OUTRIERS AND DOWNPIPES PROFILE TO MATCH THAT ON THE EXISTING RESIDENCE
- [6] EX 150 x 150 PAINTED TIMBER POSTS WITH FORMED TIMBER CAPITAL SYSTEM SET INTO A PAINTED CONCRETE BASE
- [7] PAINTED GABLE BOARDING TO MATCH THAT ON THE GABLES IN THE RESIDENCE Approved by

HASTINGS DISTRICT COUNCIL  
 All work to comply with the Building Act 1991  
 and New Zealand Building Code 1992  
 Approving Officer Date / /

**JUDD FENWICK**  
 TEAM ARCHITECTURE  
 No. 1 Croven Street  
 P.O. Box 885, NAPIER  
 ph. (06)835 7561 fax: (06)835 3925  
 email: juddfenwick@teamarchitecture.co.nz

DR. H & B GLAVISH

GLEN AROS  
 HOMESTEAD  
 GARDEN BUILDING

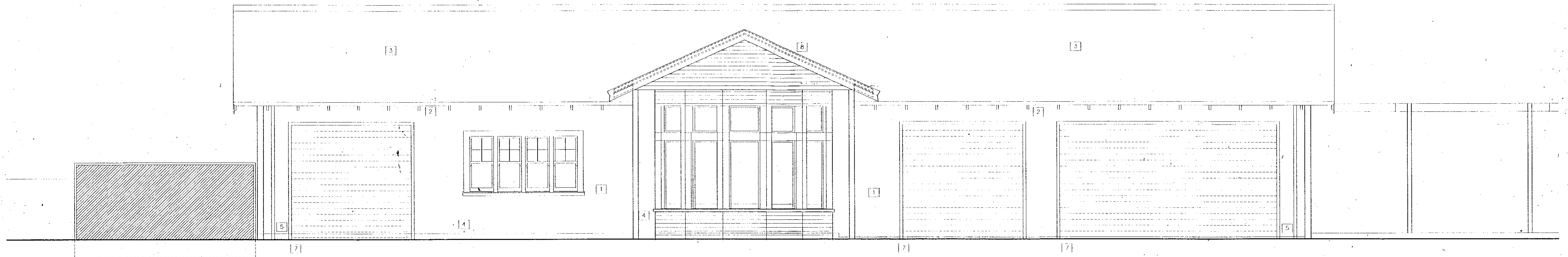
ELEVATION FACING POOL  
 END ELEVATION

SCALE:	DATE:	DRAWN:
1:50	Nov. 01	PMD
JOB:	DRWG:	REV:
0188 GA10		



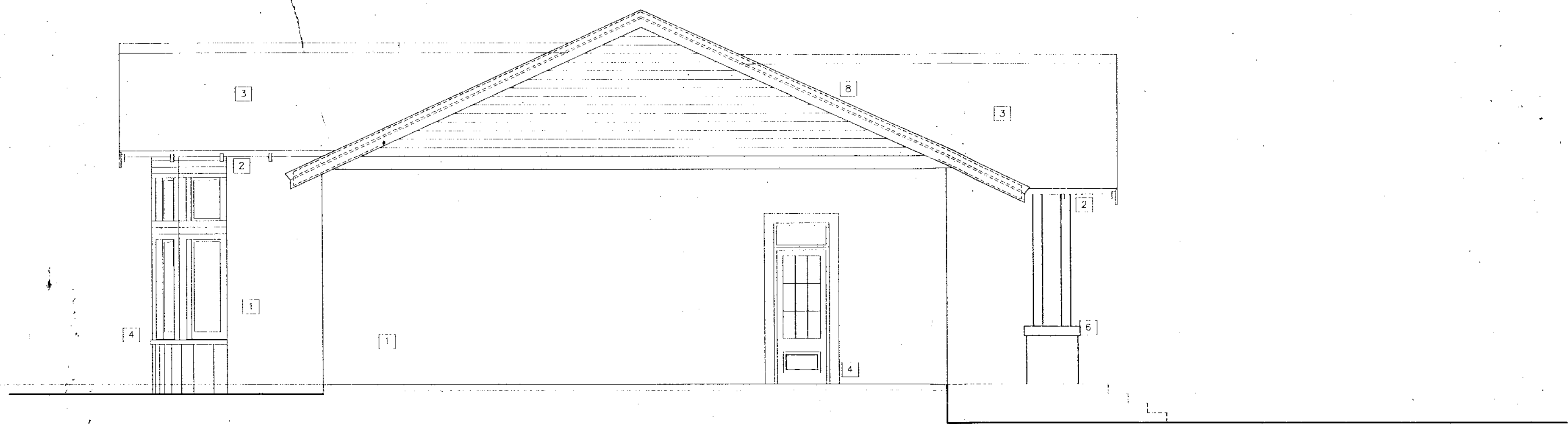
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SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

ISSUES/REVISIONS:  
# DATE DESCRIPTION



ELEVATION FACING DRIVEWAY 1:50

- 1 PINE WEATHERBOARDING TO MATCH THAT USED ON THE EXISTING RESIDENCE IN PROFILE, SIZE AND FINISH. PAINT FINISH TO MATCH RE-PAINTED RESIDENCE.
- 2 EXPOSED RAFTERS WITH PAINT FINISH TO MATCH THAT USED ON THE RESIDENCE.
- 3 ZINCALUME CORRUGATE COLOURSTEEL ROOFING.
- 4 PAINTED EXTERIOR SURFACES TO ALL WINDOWS AND DOORS - POLYURETHANE ON STAIN IN THE MAIN ENTRANCE DOORS AND THE BAY WINDOW.
- 5 80 DIA GALVANISED STEEL GUTTERS AND DOWNPIPES - PROFILE TO MATCH THAT ON THE EXISTING RESIDENCE.
- 6 EX 150 x 150 PAINTED TIMBER POSTS WITH FORMED TIMBER CAPITAL. SYSTEM SET INTO A PAINTED CONCRETE BASE.
- 7 WATER BASED POLYURETHANE ON STAINED RIMU SCOTTISH AUTOMATIC GARAGE DOORS.
- 8 PAINTED CABLE BOARDING TO MATCH THAT IN THE RESIDENCE.



ELEVATION FACING DRIVEWAY 1:50

**JUDD FENWICK**

TEAM ARCHITECTURE

No. 1 Craven Street  
P.O. Box 885, NAPIER  
ph. (06)835 7561 fax: (06)835 3925  
email: juddfenwick@teamarchitecture.co.nz

Approved by  
**HASTINGS DISTRICT COUNCIL**  
All work to comply with the Building Act 1991  
and New Zealand Building Code 1992  
Approving Officer Date

DR. H & B GLAVISH

**GLEN AROS  
HOMESTEAD  
GARDEN BUILDING**

ELEVATION FACING DRIVE  
ELEVATION TO WALKWAY

SCALE: DATE: DRAWN:  
1:50 Nov. 01 PMD  
JOB: DRWG: REV:  
**0188 GA11**

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ISSUES/REVISIONS:  
 # DATE DESCRIPTION

APPROVED FOR RESOURCE MANAGEMENT PURPOSES	
ASA No.	2001/1894
PLANNING OFFICER	AN
DATE	11/12/01

Approved by HASTINGS DISTRICT COUNCIL All work to comply with the Building Act 1991 and New Zealand Building Code 1992	
Approving Officer	Date / /

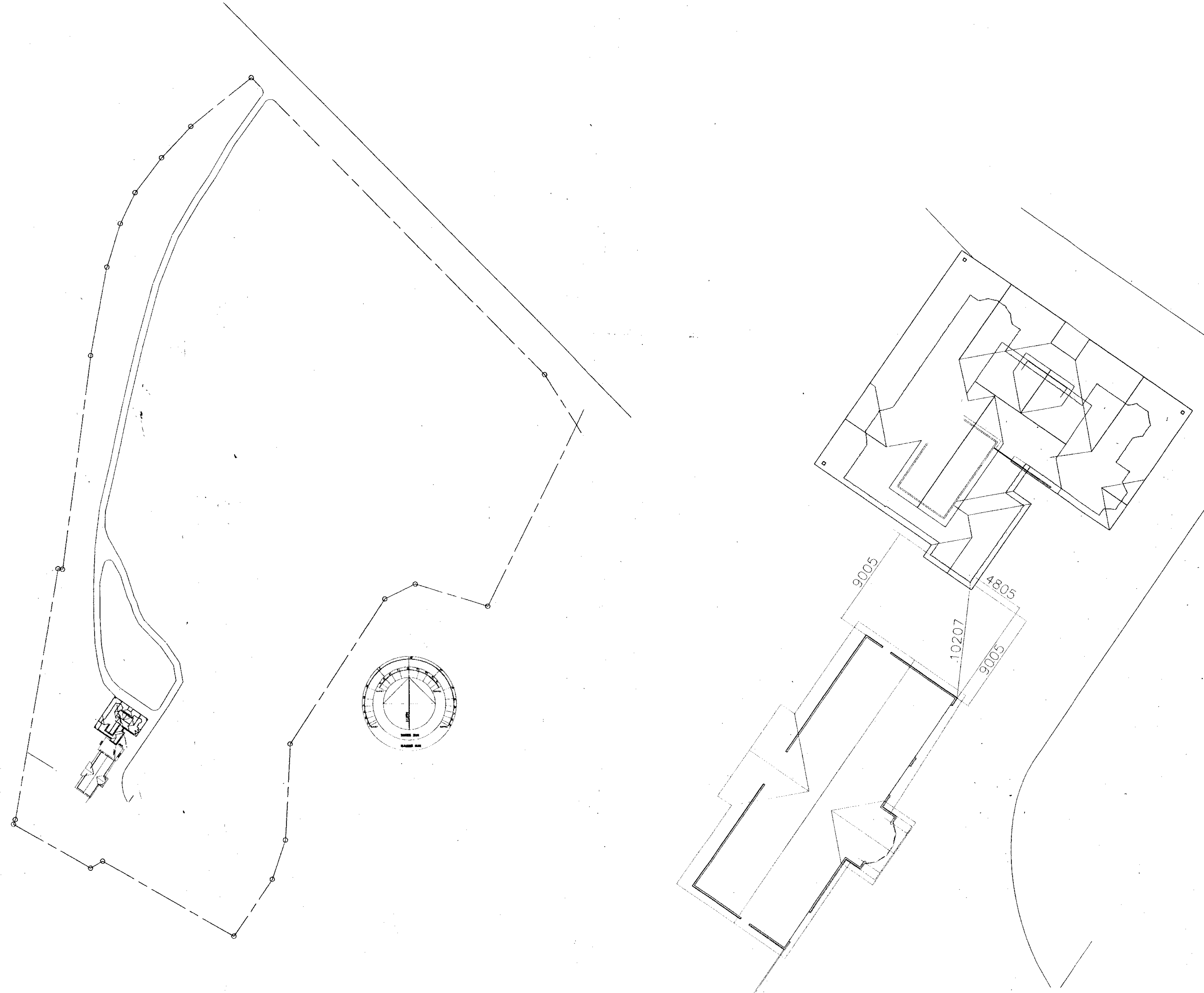
**JUDD FENWICK**  
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 email: juddfenwick@teamarchitecture.co.nz

DR. H & B GLAVISH

GLEN AROS  
 HOMESTEAD  
 GARDEN BUILDING

SITE PLAN

SCALE:	DATE:	DRAWN:
1:1000	Nov. 01	PMD
JOB:	DRWG:	REV:
0188 GA20		

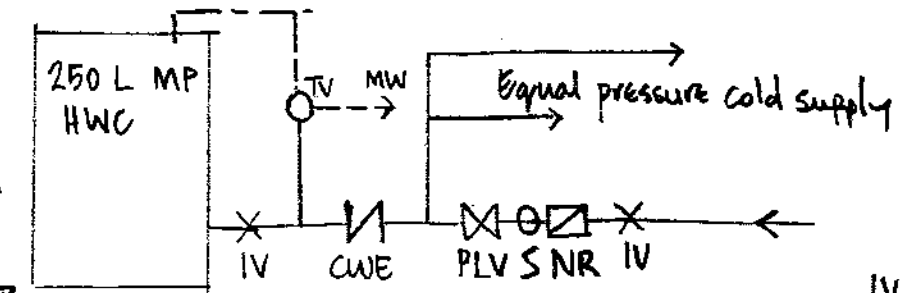


ENLARGED INSET 1:200

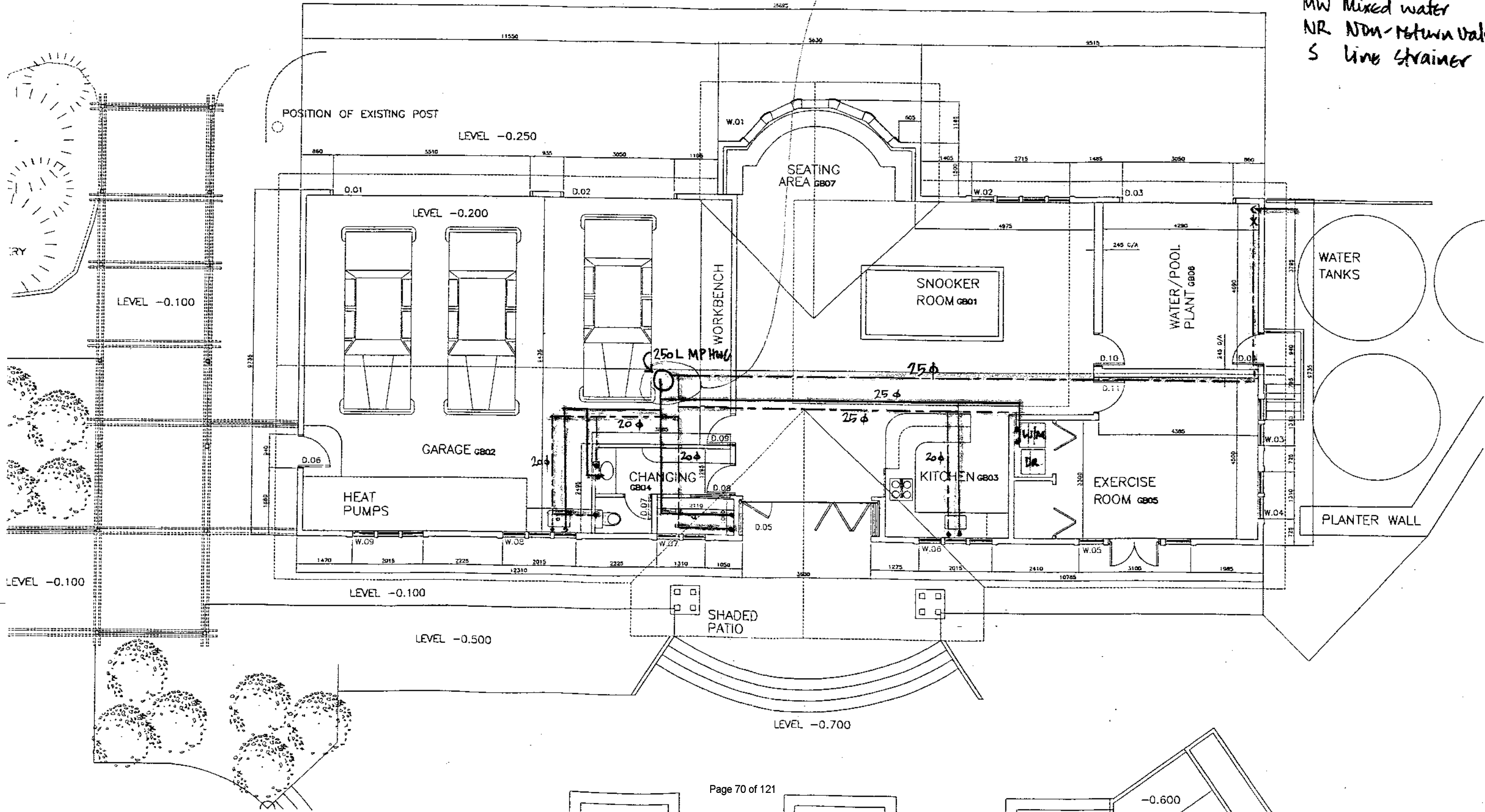
DIMENSIONS FROM CORNER OF MAIN HOUSE TO FACE OF NEW TIMBER FRAMING

LINE OF EXISTING DRIVEWAY

Note: Pipe sizes based on  
polypropylene hot & cold water  
system eq. Wefatherm, Fusiatherm



IV Isolating valve  
PLV Pressure limiting valve  
CWE Cold water expansion  
TV Tempering valve  
MW Mixed water  
NR Non-return valve  
S Line strainer



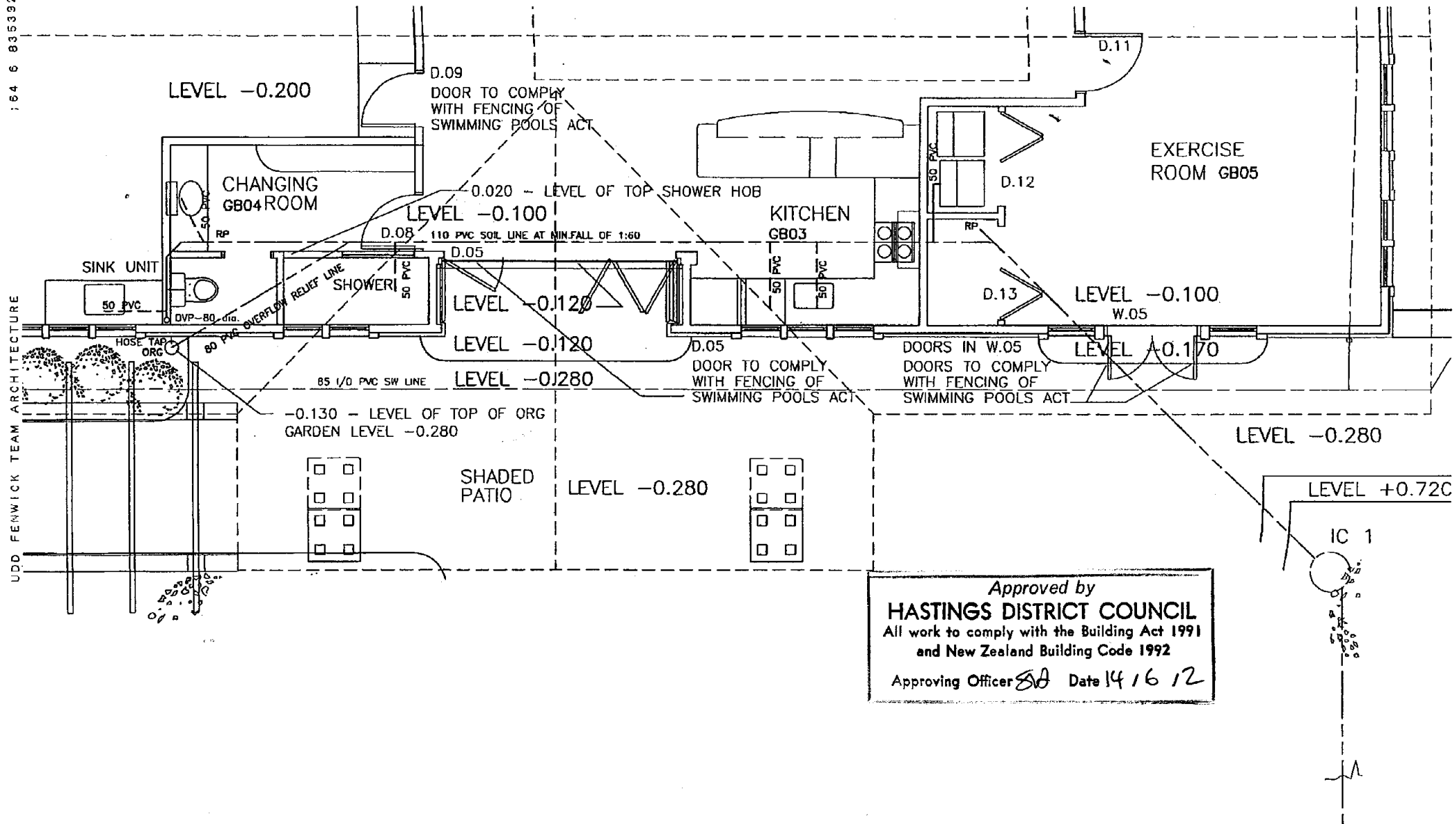


## GLEN AROS GARDEN BUILDING - AMENDED DRAINAGE PROPOSAL

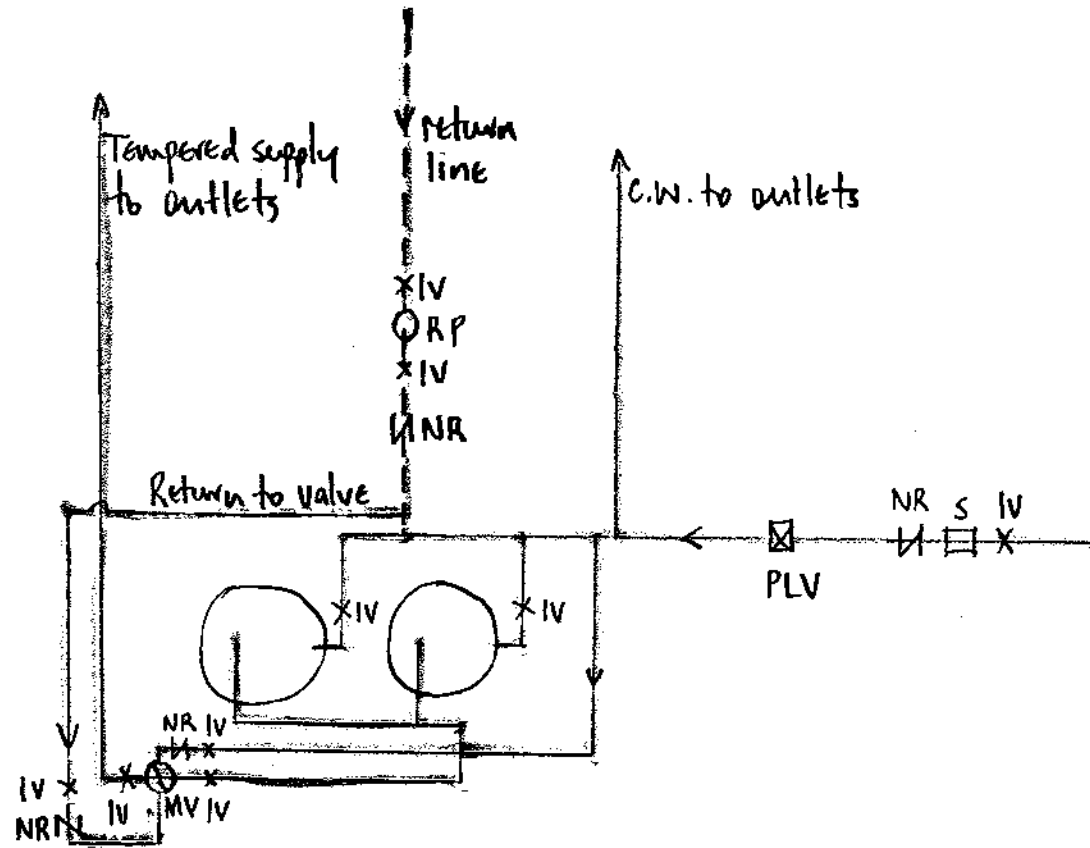
13 JUN 2002

# 1 / 1  
184 6 8353925

UDD FENWICK TEAM ARCHITECTURE

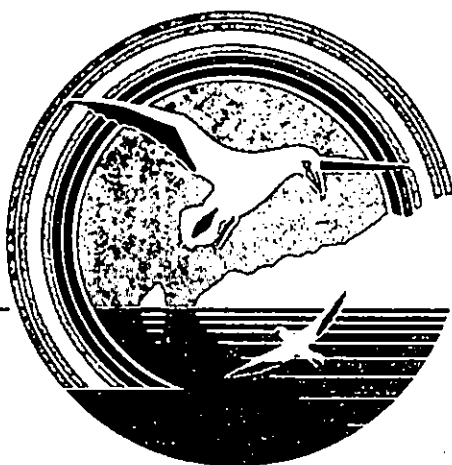


# GLON ARQS



- IV Isolating Valve
- NR Non-Return Valve
- MV 32 mm recirculating tempering Valve
- RP 20 mm recirculating pump
- PLV 32 mm pressure limiting Valve
- S Strainer

REFER TO MARKED UP  
DRAWINGS 0116 GA 03 &  
GA 04 AT END OF SET



# Hastings District Council


**BUILDING CONSENT NO: ABA 20021101**

**Section 35, Building Act 1991**

**ISSUED BY: HASTINGS DISTRICT COUNCIL**

GLAVISH FAMILY TRUST  
C/O MR & MRS IAN GRAHAM  
57 NELSON QUAY  
NAPIER 4001

*(Insert a cross in each applicable box. Attach relevant documents).*

APPLICANT	PROJECT
Name: GLAVISH FAMILY TRUST	ALL <input checked="" type="checkbox"/>
Mailing Address: C/O MR & MRS IAN GRAHAM, 57 NELSON QUAY, NAPIER 4001	Stage No ..... of an intended ..... stages
<b>PROJECT LOCATION</b>	New Building: <input type="checkbox"/>
Street Address:  1549 RAUKAWA ROAD, RAUKAWA 4221	Alteration: <input checked="" type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	Intended Use(s) in detail: INSTAL SWIMMING POOL
Property Number: 80277	Intended Life:
Valuation Roll Number: 09640 01601	Indefinite, but not less than 50 years <input checked="" type="checkbox"/>
Legal Description: LOT 1 D P 23028	Specific as .....years
<b>COUNCIL CHARGES</b>	Demolition <input type="checkbox"/>
The balance of Council's charges payable on the uplifting of this building consent, in accordance with the tax invoice are:	Estimated Value: \$95000
Total: \$	<b>Signed for and on behalf or the Council:</b>  
ALL FEES ARE GST INCLUSIVE	Name: Molly Matchitt
	Position: Consents Administrator (Building)
	Date: 24 July, 2002

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached ..... pages headed "Conditions or Building Consent No: 20021101".





# Hastings District Council

**CODE COMPLIANCE CERTIFICATE NO: ABA 20021101**

**Section 43(3), Building Act**

**ISSUED BY: HASTINGS DISTRICT COUNCIL**

GLAVISH FAMILY TRUST  
9 WHAKARIRE AVENUE  
NAPIER 4001

*(Insert a cross in each applicable box. Attach relevant documents).*

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Name: GLAVISH FAMILY TRUST
Stage No..... of an intended ..... stages	Street Address: 1549 RAUKAWA ROAD, RAUKAWA 4221
New Building <input checked="" type="checkbox"/>	Mailing Address: 9 WHAKARIRE AVENUE, NAPIER 4001
Alteration <input type="checkbox"/>	
Intended Use(s) in Detail:	<b>LEGAL DESCRIPTION</b>
INSTAL SWIMMING POOL	Property Number: 80277
Intended Life:	Valuation Roll Number: 09640 01601
Indefinite, not less than 50 years <input checked="" type="checkbox"/>	Legal Description:
Specified as.....years	LOT 1 D P 23028
Demolition <input type="checkbox"/>	

This Is:

- ☒ A final code compliance issued in respect of all the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No ....." (being this certificate)

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$ Receipt No:

**Signed for and on behalf of the Council:**

**Name:** Molly Matchitt  
**Position:** Consents Administrator (Building)

**Date:** 20/12/2002

cccn.doc

GARAGE  
(-0.10)

PATH ON GRADE  
TO HOUSE

B  
2

CONCRETE STEPS ON  
COMPACTED HARDFILL  
BETWEEN 200 BLOCKWALLS.  
150 THROAT 662 MESH CENT.

GATE

+0.62

GARDEN

PATIO LEVEL -0.28

140 TRAYDEC SUSPENDED SLAB  
WITH 662 MESH

-0.58

STEP  
-0.43

GATE

C  
2

-0.28

GARDEN

CONTROL JOINT.

-0.28

SPA

HD12 @ 200x2.0m LG.  
35 TOP COVER ~ TYPICAL.

+0.72

TIMBER PILES & BEARERS  
TO UNDERSIDE OF TRAYDEC  
SLAB. 2-150x50 BEARERS H3  
ON 125 SQ. PILE (OR 140# HS  
WITH 450# x 600 DEEP PADS AT  
100% MAXIMUM.

A  
2

1.2 DEEP

SLOPE

1.5 DEEP

SLOPE

1.2 DEEP

POOL

(-1.88)

(-1.58)

WEIR

(-1.20)

(-1.58)

SEAT

SEAT

PATIO  
-0.28

200 BLOCKWALL TO PERIMETER  
OF RAISED PATIO AREA  
REINFORCING - REFER SECT. A.

GARDEN

GRD (-1.0)

200 BLOCK RETAINING  
WALL TO PERIMETER  
OF GARDEN - SEE  
SECTION .A. FOR  
CONSTRUCTION.

6000 RADIUS

6400

16000

GRD (-1.3)

PID 80277

GLEN AREO  
1549 RAUKAWA Rd.  
RAUKAWA.  
16-11-02.

DRAINAGE PLAN  
SEWER.

POOL AREA.

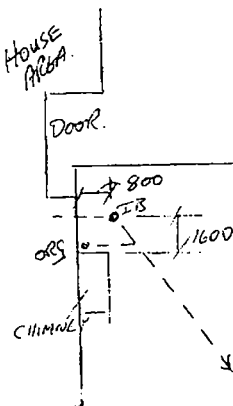
DRAINAGE FROM  
CARSHED AREA

3250

550L IB

6000 LITRE  
3 STAGE  
SEPTIC  
TANK.

1000L  
800L  
1000L



150  
1600  
IB

1M  
300  
IB



47208

GLW AROD

DRAINAGE PLAN  
EFFLUENT FIELD.

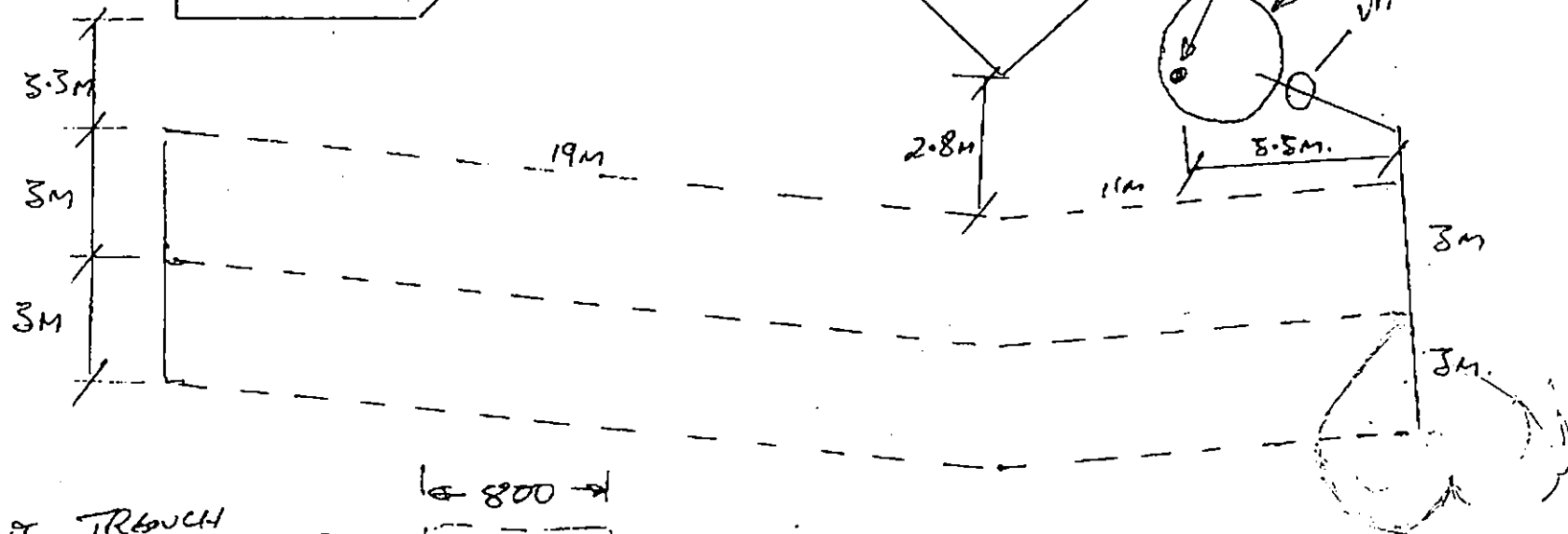
PON AROD.

PUMPED  
EFFLUENT  
SYSTEM.

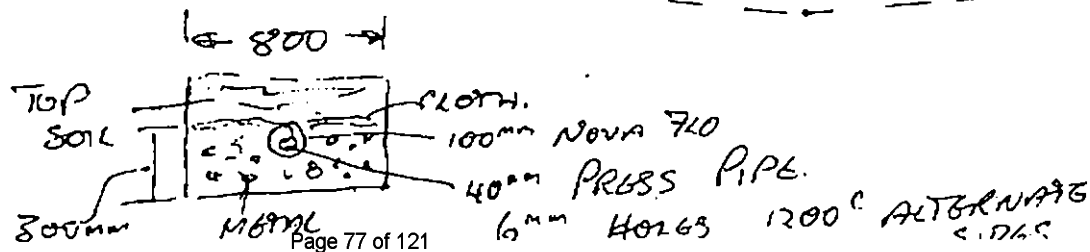
SEWAGE  
TANK

Mushroom  
Vent

VALVES.



EFFLUENT TRENCH  
DETAIL



# **FORM 5**

## **BUILDING CONSENT**

### **Section 51, Building Act 2004**

**Building Consent Number** ABA20060557

#### **The Building**

Street address of building: 1549 Raukawa Road RAUKAWA 4221

Legal description of land where building is located: LOT 1 DP 23028 CT P3/1148

Location of building within site/block number: N/A

Level/unit number: 1

#### **The Owner**

Name of owner: Glavish Family Trust

Contact person: MORRIE

Mailing address: C/O P O Box 12082 NAPIER 4001

Street address/registered office: PO BOX 8075 HAVELOCK NORTH

Phone number: Landline: Mobile:  
Daytime: After hours:

Facsimile number: Email address:

Website:

First point of contact for communications with the council/building consent authority:  
MORRIE

#### **Building Work**

The following building work is authorised by this building consent:

##### **Erect Caretakers Cottage at Glen Aros**

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

### **Attachments**

Copies of the following documents are attached to this building consent:

Project Information Memorandum

Issued by Hastings District Council

16 May 2006



## CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

SECTION 1

THE BUILDING	
Building consent number: <b>ABA20060557</b>	Issued by: <b>Hastings District Council</b>
Description of Work:	<b>Erect Caretakers Cottage at Glen Aros</b>
Street Address of Building:	<b>1549 Raukawa Road RAUKAWA 4221</b>
Legal Description of land where building is located:	<b>LOT 1 DP 23028 CT P3/1148</b>
Building Name:	<b>N/A</b>
Location of building within site/block number:	<b>N/A</b>
Level/unit number:	<b>1</b>
Current, lawfully established, use:	<b>COTTAGE</b>
Year first constructed:	<b>2006</b>
Intended Specified Life:	<b>50</b>

SECTION 2

THE OWNER	
Name of owner:	<b>Glavish Family Trust</b>
*Contact Person:	<b>MORRIE</b>
Owner's mailing address: <b>Glavish Family Trust PO Box 12082 Ahuriri NAPIER 4144</b>	Street address/Registered office: <b>PO BOX 8075 HAVELOCK NORTH</b>

**Owner's contact details:**

Landline:

Mobile:

After hours:

Facsimile Number:

Email:

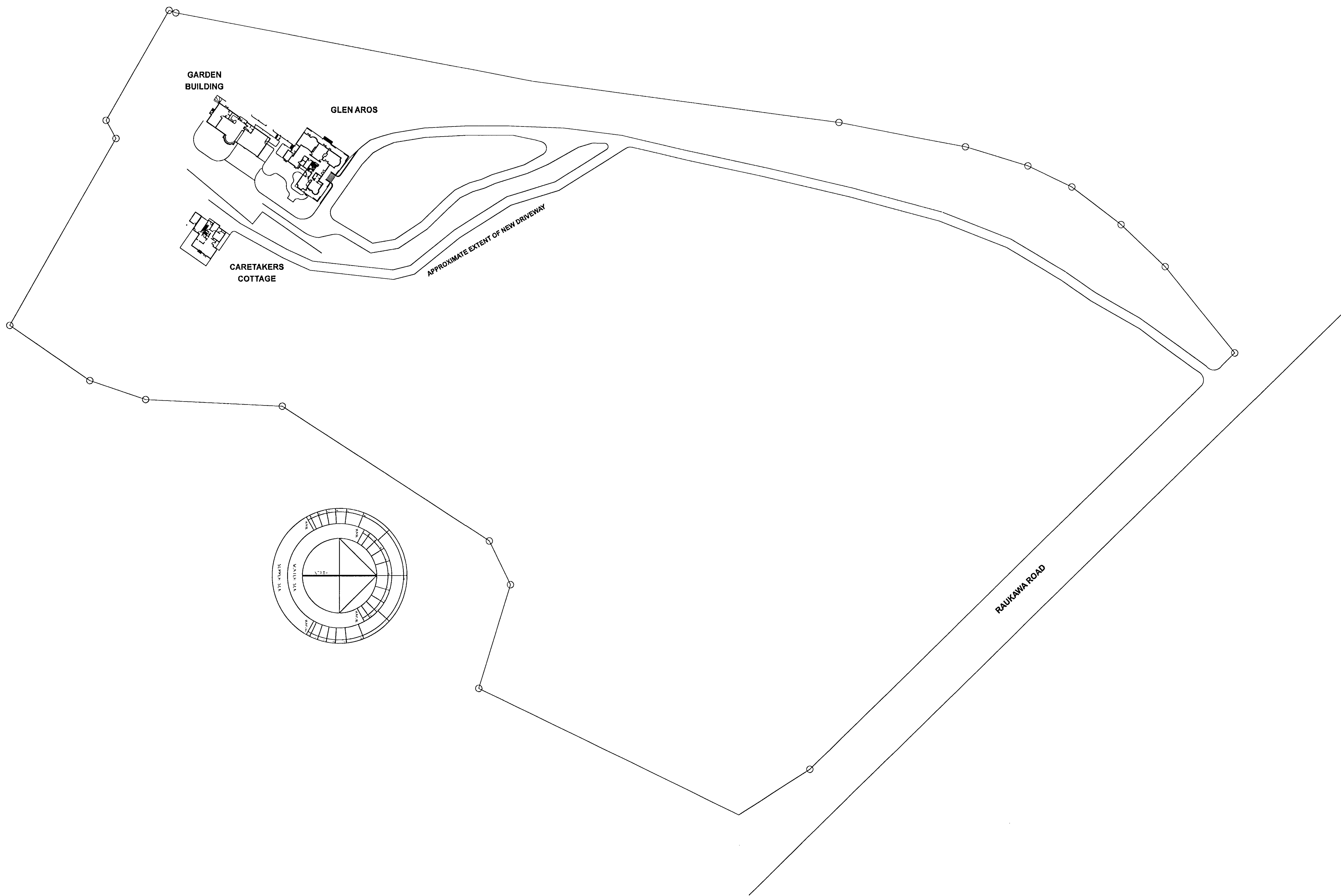
Website:

SECTION 3

CODE COMPLIANCE
The building consent authority named below is satisfied, on reasonable grounds, that -
(a) the building work complies with the building consent;

Signed on behalf of Hastings District Council  
12 May 2008





**NOTES**

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.

USE FIGURED DIMENSIONS ONLY.

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.

ANY DOUBT, AMBIGUITY OR OMISSION OF ANY PART OF THE DRAWING OR THE SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.

SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

ISSUES/REVISIONS		
#	DATE	DESCRIPTION

ABA 20060557  
JOB COPY

**JUDD DOUGAN**  
TEAM ARCHITECTURE  
134 Tennyson Street,  
PO Box 885 Napier,  
Ph (06) 935 7591 Fax (06) 935 3925  
email: jda@jda.co.nz

**CARETAKERS  
COTTAGE AT GLEN  
AROS for**

**HILTON AND BARBARA  
GLAVISH**

**LOCATION / SITE PLAN**

SCALE:	DATE:	DRAWN:
1:1000	26/04/2006	PMD
JOB:	DRWG:	REV:
0541	GA.10	R0



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**ISSUES/REVISIONS**

#	DATE	DESCRIPTION
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**ABBREVIATIONS**

- FWG (floor waste gully trap)  
- all 80mm dia.  
- with 80mm dia. drain to 100mm branch
- ORG (over flow relief gully)  
- sized as associated drain
- RP (rodding point)  
- all to be installed 100mm below finished ground level (unless otherwise noted)
- IP (inspection point)  
- all to be installed 100mm below finished ground level (unless otherwise noted)
- IC (inspection chamber)  
- less than 1m deep
- AC (access chamber)  
- greater than 1m deep
- HT (hose tap)
- FRV (future relief valve)  
- STUDOR Minivent
- FVP (fixture vent pipe)
- FW (floor waste)  
- 40 dia. outlet
- AAV (air admittance valve)  
- Studor Maxi Valve
- V (riser & terminal vent)  
- 100mm dia
- TV (terminal vent)  
- 80mm dia
- DVP (drain vent pipe)  
- 80mm dia
- SW (Smarwaste)  
- with 80mm connection to ??
- DP (downpipe)  
- sized as indicated
- BIGT - (back inlet gully trap)
- P1 (300 to 235 tapered timber posts)  
- ref. Foundation Plan for location
- P2 (250 to 200 tapered timber post)  
- ref. Foundation Plan for location

**FOUNDATION BASES**

Bases generally  
- 325 x 325 x 200 (deep) 25MPa  
concrete complying with NZS 3109

**LEGEND - PLUMBING**

- Cold water pipework.
- Hot water pipework.
- ht - hoseslap  
df - drinking fountain

**GENERAL NOTES - FOUNDATIONS**

GENERAL

Where any services run under the building foundation beams, allow for mass conc. support for the full extent of the penetration

This drawings shall be read in con-junction with the Structural Engineering Documentation

This drawings does not show slab construction joints

**LEGEND - FOUNDS & DRAINAGE**

- New standard wc <WC>  
- 100mm dia. waste
- New semi-recessed whb <HB2>  
- 40mm dia. waste
- New S/S sink insert <SNK1>  
- 50mm dia. waste
- New sink bowl <SNKB1>  
- 50mm dia. waste
- Vanity basin in vanity unit <VB11>  
- 50mm dia. waste
- New shower enclosure <SHE1>  
- 50mm dia. waste
- Englefield bath 1875 x 782 x 420 high <BTH1>  
- 50mm dia. waste

- Hot water cylinder, refer sheet GA-11
- New f.w. drainage - main.
- New f.w. drainage - to trapped gulleys.
- New s.w. drainage.
- New water feed.

**DRAINAGE INSTALLATION NOTES**

**SURFACE WATER DRAINAGE**  
The system shown is indicative only, the installation shall comply with the following:  
- NZBC E1/AS1  
- requirements of the Territorial Authority

All falls shown are minimums, run drains to max. grade possible.

**FOUL WATER DRAINAGE**  
The system shown is indicative only, the installation shall comply with the following:  
- AS/NZS 3500 2.2  
- NZBC G13/AS1 for plumbing work  
- NZBC G13/AS2 for drainage work  
- requirements of the Territorial Authority

All falls shown are minimums, run drains to max. grade possible.

**PLUMBING INSTALLATION NOTES**

GENERAL  
System shall comply with the requirements of NZBC G12/AS1.

This drawings is diagrammatic only, exact positions of pipework to be determined by the sub-contractor.

All pipework shall be concealed within the fabric of the building.

Also refer Specification.

**SYSTEM DESCRIPTION**  
- New 25mm feed from main supply, provide isolating valve.  
- 15mm feeds run off to 3 No hose taps positioned around the building as indicated.  
- 20mm feed (from lobby) running directly to main HWC  
- Valve set complying with NZBC G12/AS1 (Figure 12) prior to connection to HWC  
- 20mm cold water branch feeds taken off prior to connection to HWC, (with pipe sizes as indicated, generally being 20mm main runs, with 15mm branches to fittings, fittings to have 12mm connections to either isolating valves or taps).  
- 20mm connection to HWC, with cold water expansion & relief valve discharges combined to run (w/label) to fgw in adjacent space.  
- 20mm hot water branch feeds taken from HWC, (with pipe sizes as indicated, generally being 20mm main runs, with 15mm branches to fittings, fittings to have 12mm connections to either isolating valves or taps).

Connection to fittings shall meet the requirements of the fittings manufacturer.

HOT WATER CYLINDER  
hwc 1  
- Rheem Mains Pressure electric, 300 Ltr cylinder (code 91230025)  
- twin element option

Allow for support platforms and seismic restraints to all HWC's to comply with the requirements of NZS 4219

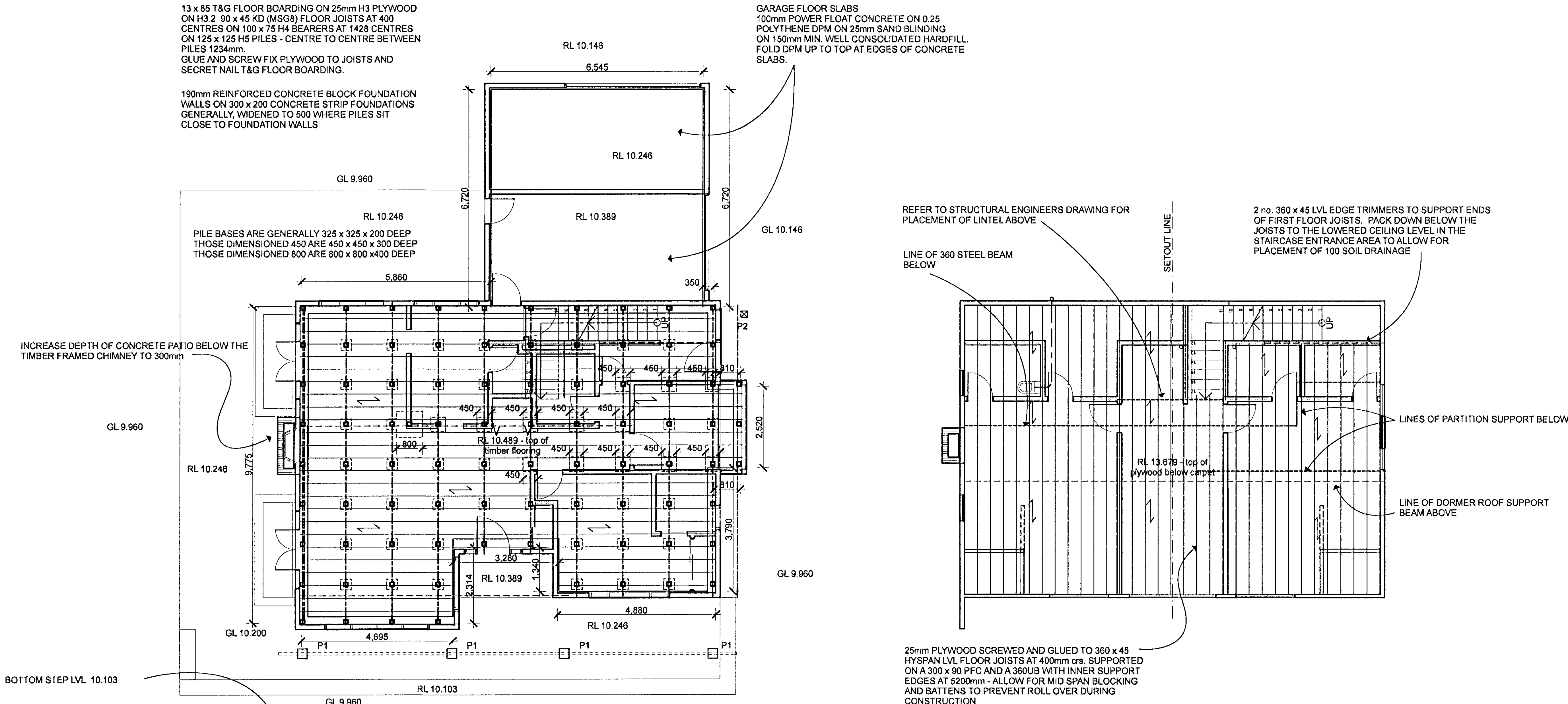
**JUDD DOUGAN**  
TEAM ARCHITECTURE  
194 Tennyson Street,  
PO Box 895 Napier,  
Ph (06) 935 7561 Fax (06) 835 3925  
email: jda@jda.co.nz

**CARETAKERS COTTAGE AT GLEN AROS for**

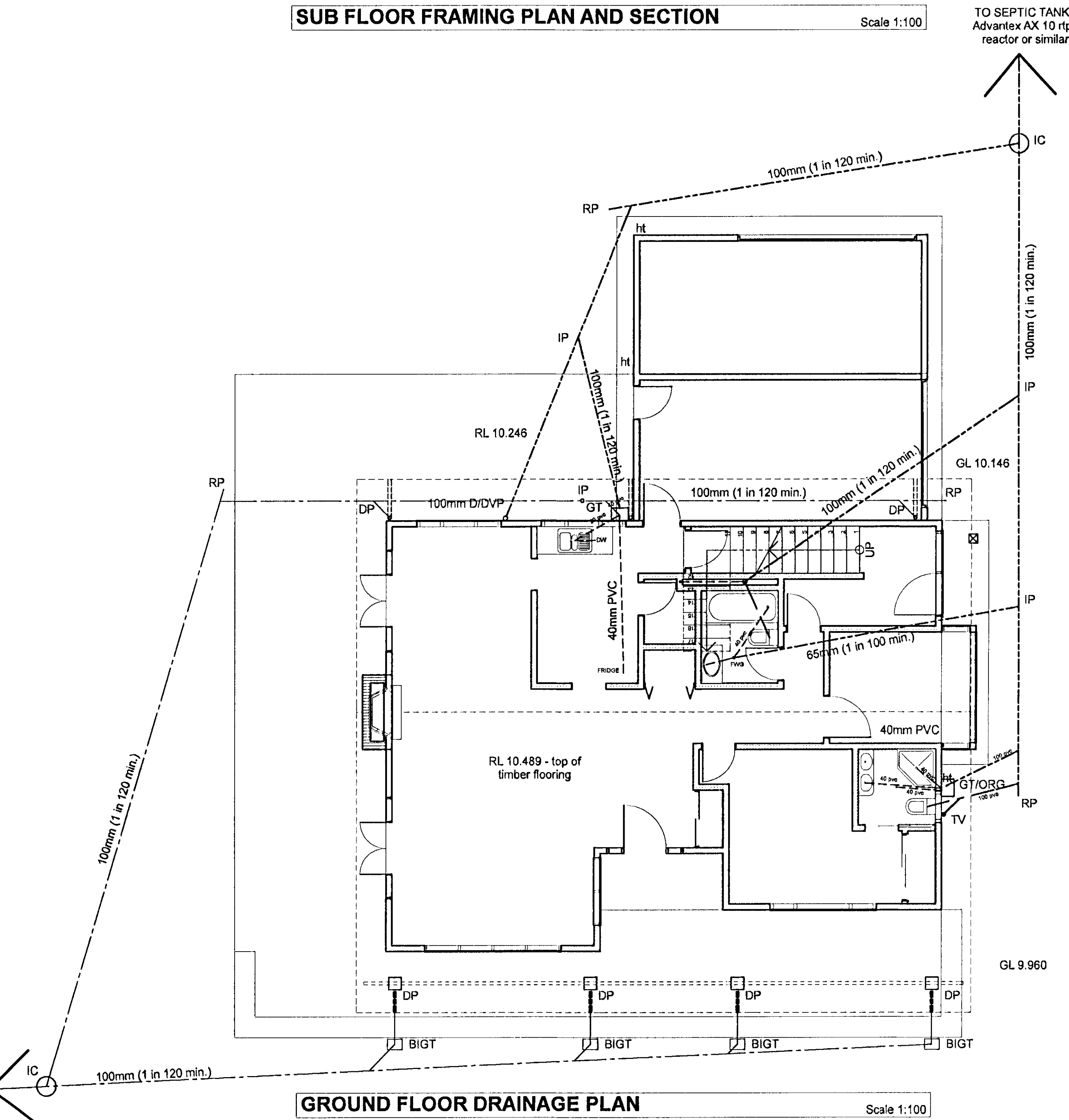
**HILTON AND BARBARA GLAVISH**

**FOUNDATION PLANS /DRAINAGE PLANS**

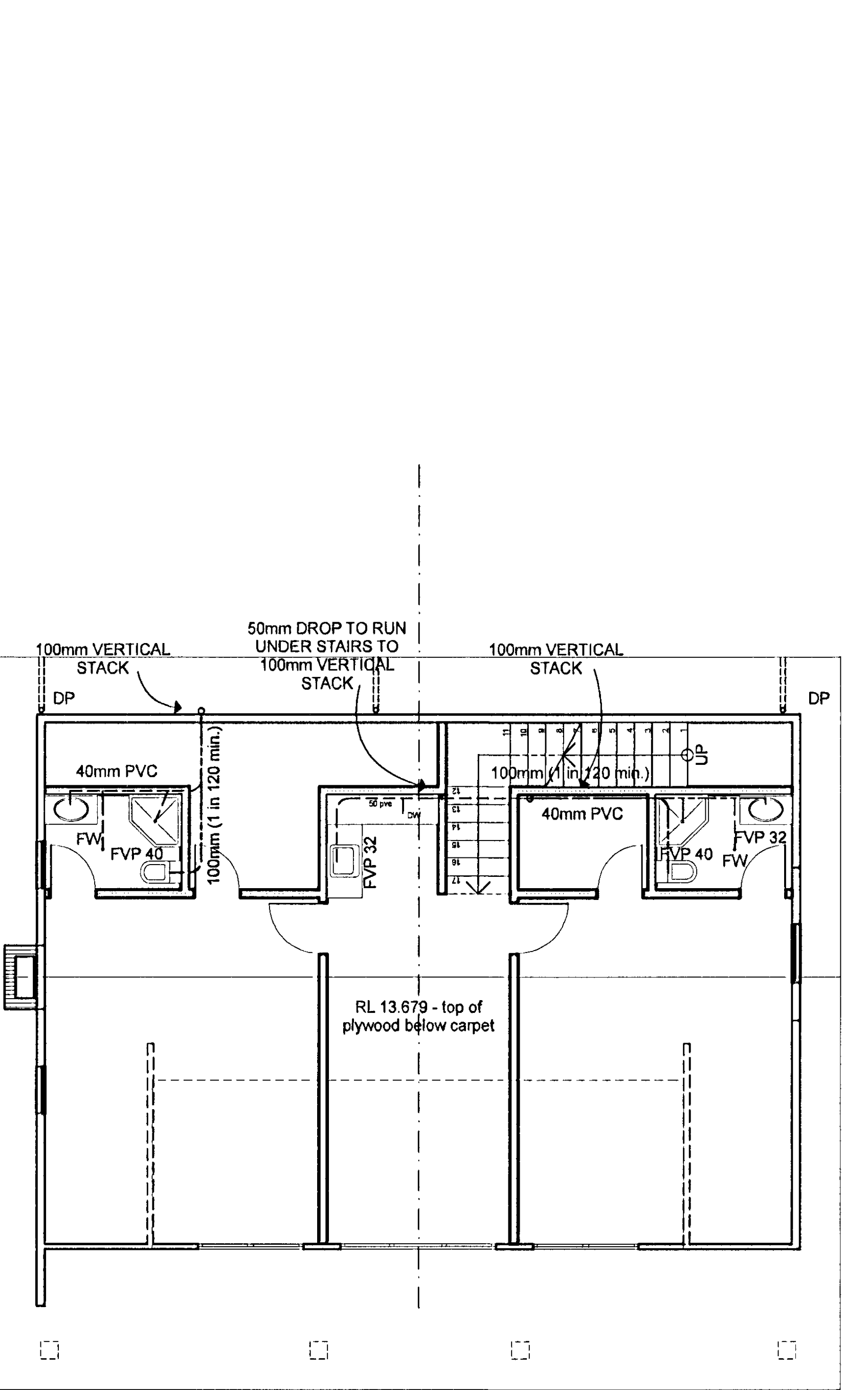
SCALE:	DATE:	DRAWN:
1:100	26/04/2006	PMD
JOB:	DRWG:	REV:
0541	GA.11	R0



**FIRST FLOOR FRAMING PLAN** Scale 1:100

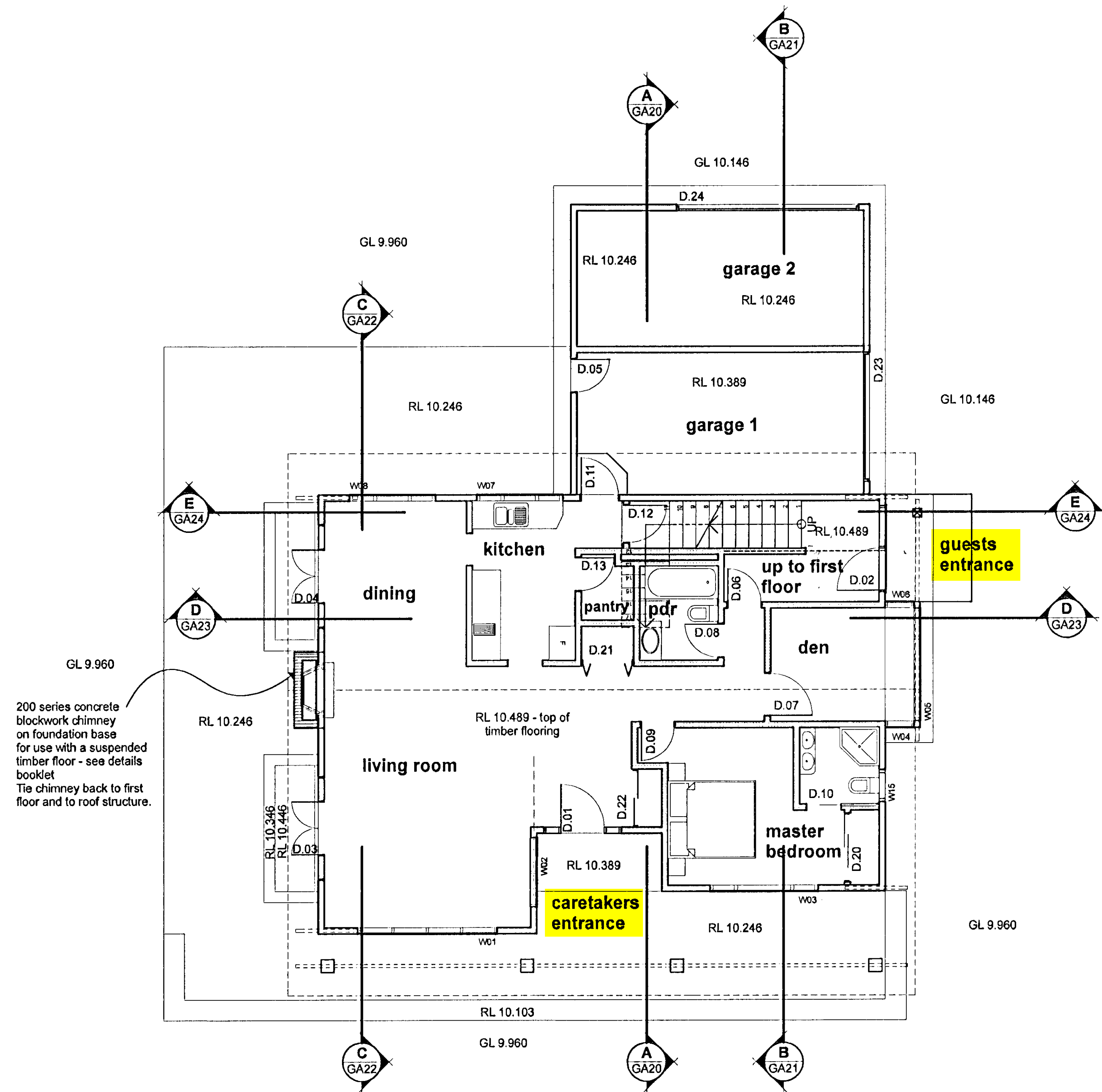


**SUB FLOOR FRAMING PLAN AND SECTION** Scale 1:100



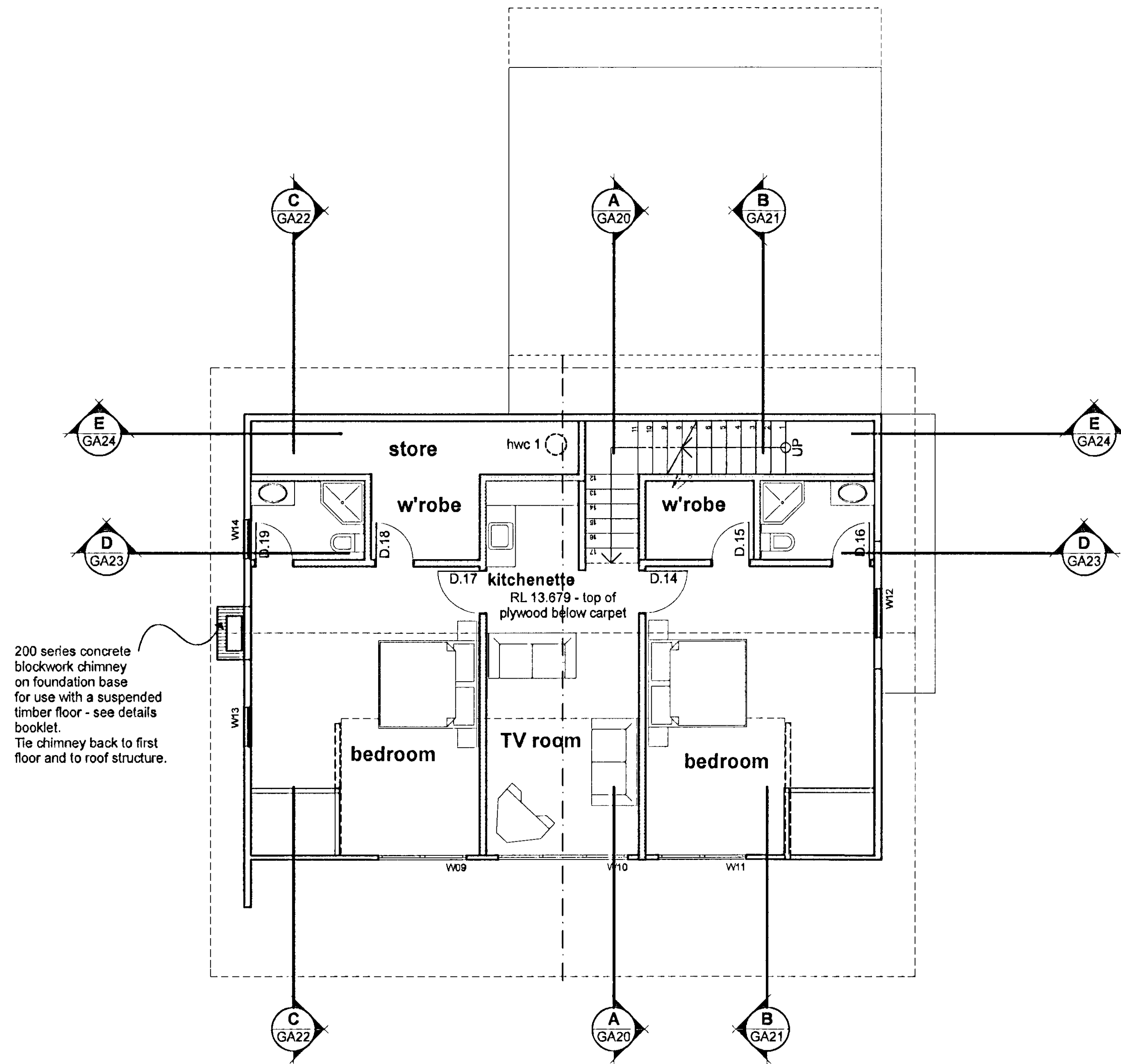
**FIRST FLOOR DRAINAGE PLAN** Scale 1:100





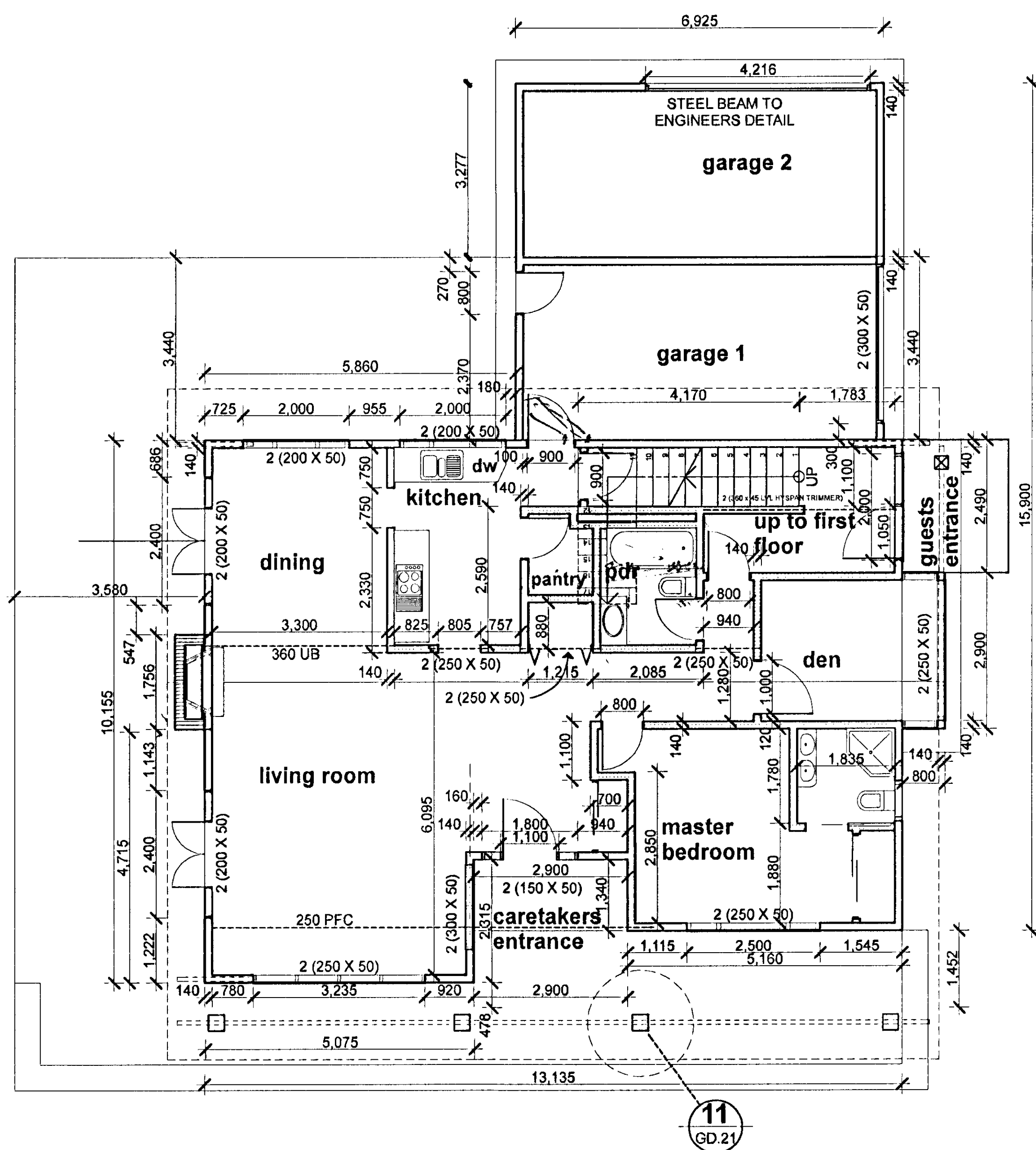
GROUND FLOOR PLAN - REFERENCES, LEVELS

Scale 1:100



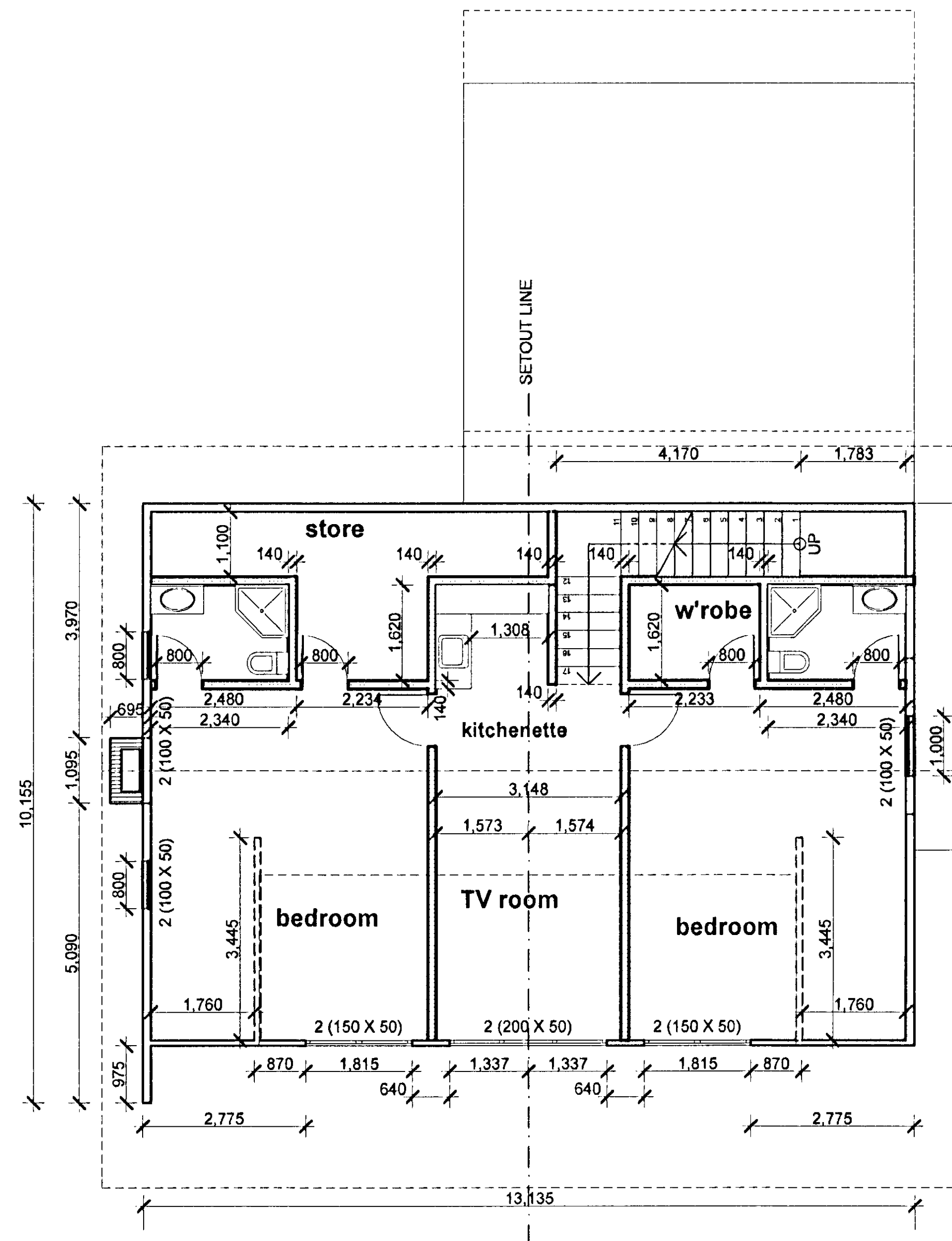
FIRST FLOOR PLAN - REFERENCES, LEVELS

Scale 1:100



GROUND FLOOR PLAN - DIMENSIONS

Scale 1:100



FIRST FLOOR PLAN - DIMENSIONS

Scale 1:100

## GENERAL NOTES - FLOOR PLAN

REFERENCING  
Ground and First Floor Doors, refer GA.50 for Door Schedule  
Ground and First Floor Windows, refer GA.55 for Window Schedule  
Joinery, refer sheet GD.10 for Joinery Schedule  
STAIRS  
Refer sheet GD.15 for Stair Plans, Elevations & Details.

## NOTES

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CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
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SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW BEFORE MANUFACTURE.

## ISSUES/REVISIONS

# DATE DESCRIPTION

## LEGEND - FLOOR PLAN

- 140x45 framed walls, with:  
- studs @ 600 c/s. to exterior walls
- 140x45 framed walls, with:  
- studs @ 600 c/s. to internal walls
- Part height timber framed walls.
- Vertical bulkhead to sloping ceilings - 90 x 45 @ 450 c/s.
- New standard wc <WC>  
- 100mm dia. waste
- New semi-recessed whb <HB2>  
- 40mm dia. waste
- New S/S sink insert <SNK1>  
- 50mm dia. waste
- New sink bowl <SNKB1>  
- 50mm dia. waste
- Vanity basin in vanity unit <VB11>  
- 50mm dia. waste
- New shower enclosure <SHE1>  
- 50mm dia. waste
- Englefield bath 1675 x 762 x 420 high  
<BTH1> - 50mm dia. waste
- Hot water cylinder, refer sheet GA.11

APPROVED /BUILDING  
PLUMBING  
DRAINAGE Hastings  
District Council

ABA 20060557  
JOB COPY

JUDD DOUGAN

TEAM ARCHITECTURE

194 Tennyson Street,  
PO Box 885 Napier,  
Ph (06) 935 7561 Fax (06) 935 3925  
email: jda@jda.co.nz

CARETAKERS  
COTTAGE AT GLEN  
AROS for

HILTON AND BARBARA  
GLAVISH

NEW FLOOR PLAN

SCALE: DATE: DRAWN:

1:100 26/04/2006 PMD

JOB: DRWG: REV:

0541 GA.12 R0



**NOTES**

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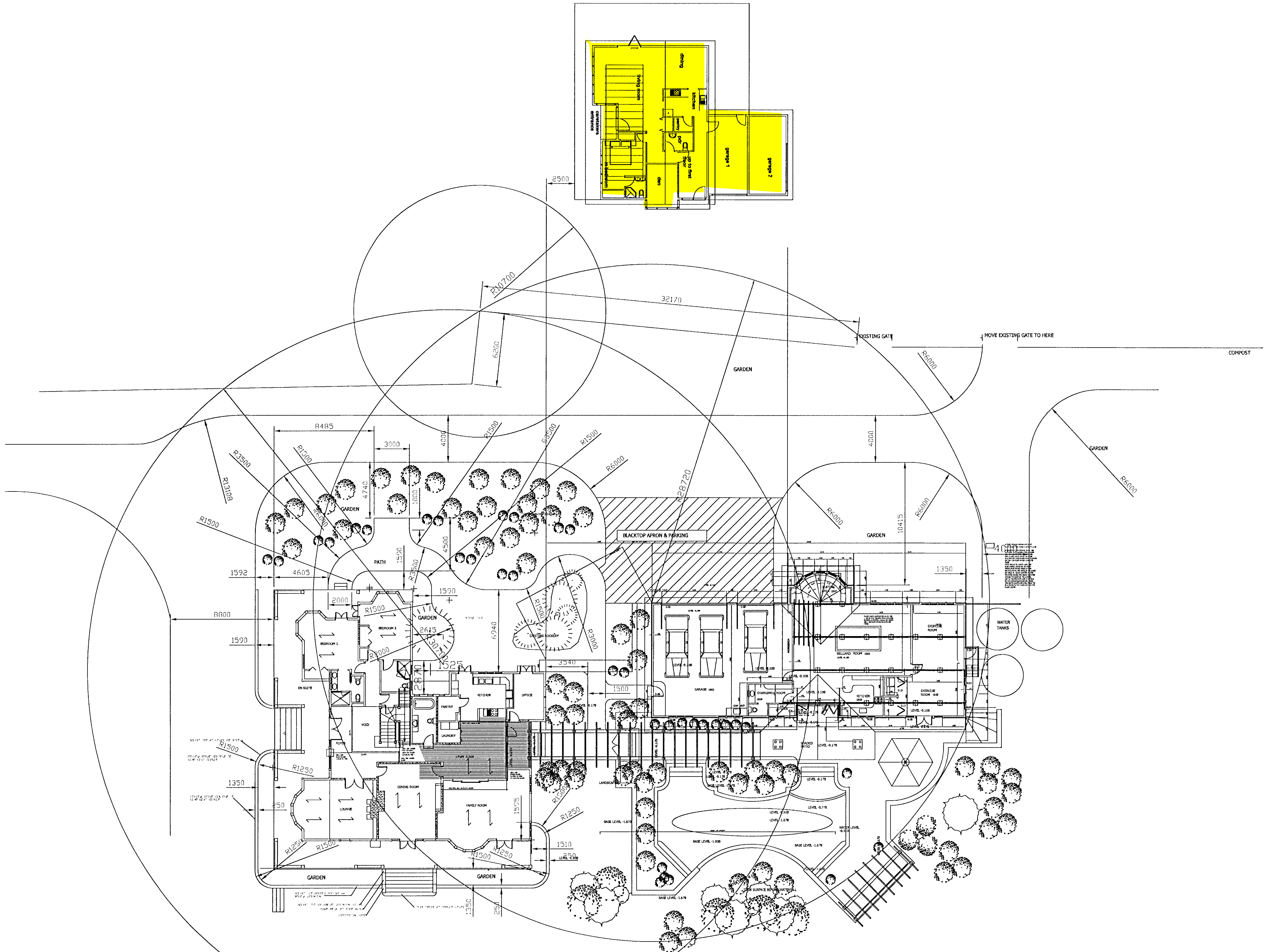
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**ISSUES/REVISIONS**

#	DATE	DESCRIPTION
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PLUMBING  
DRAINAGE Hastings  
District Council

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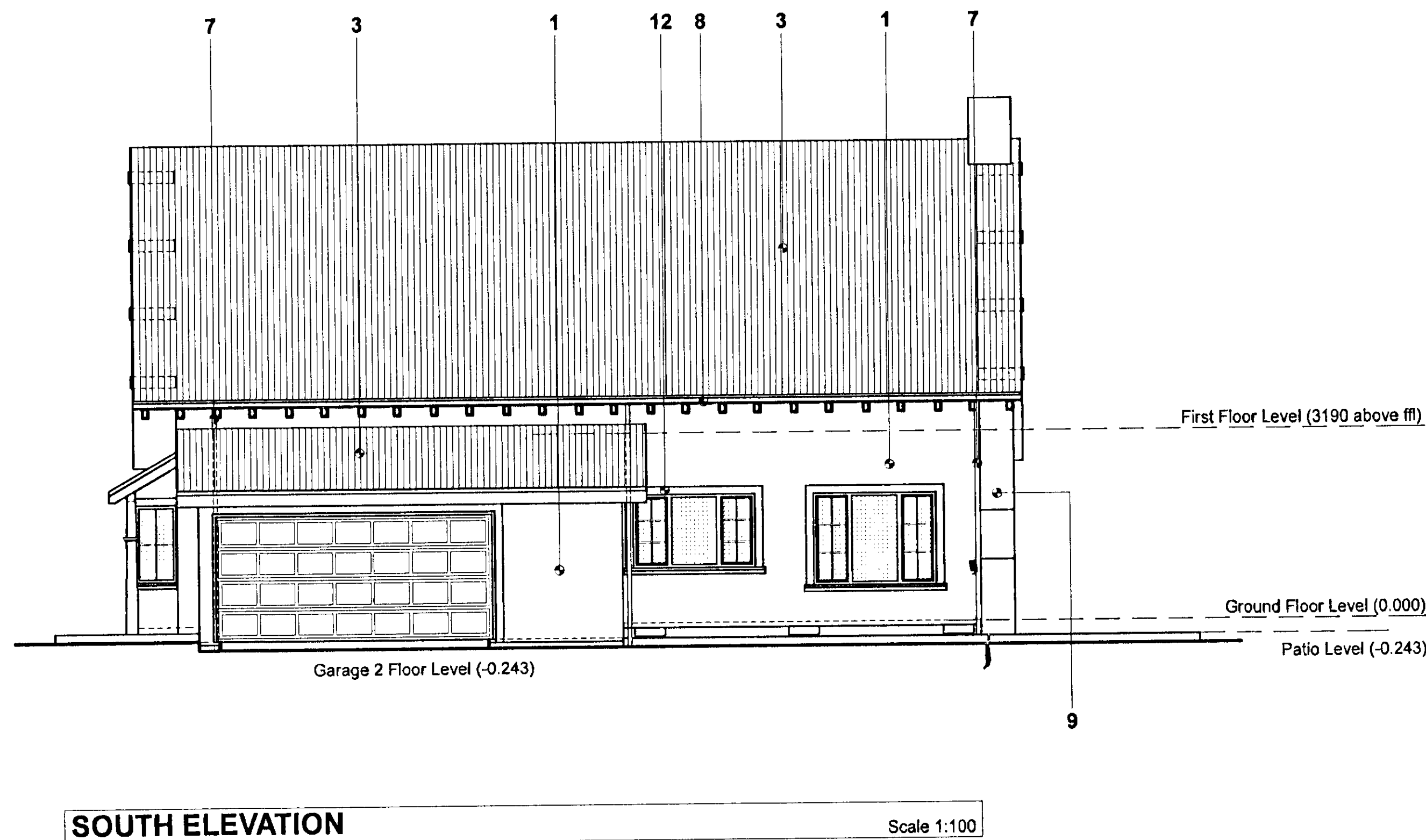
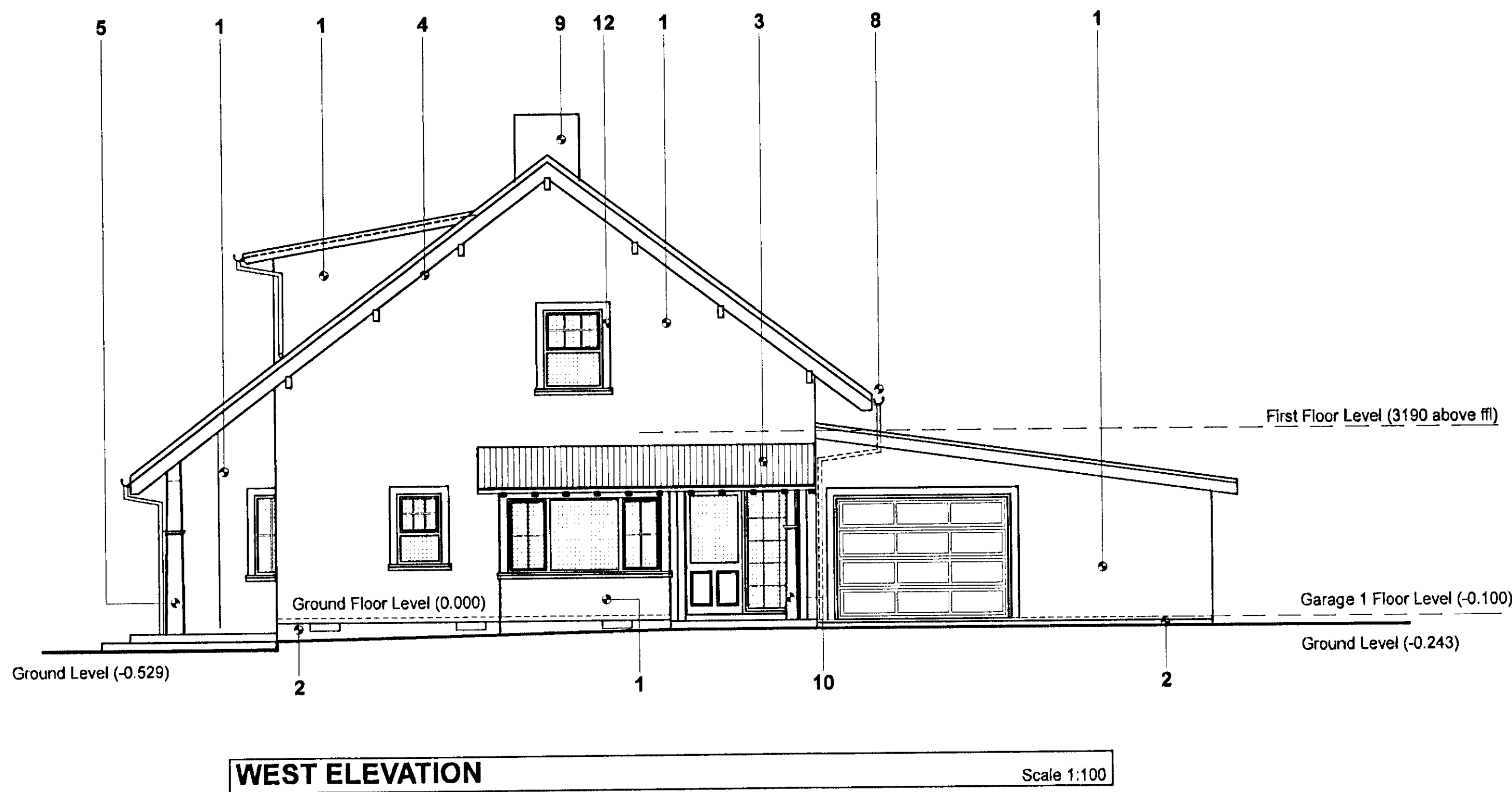
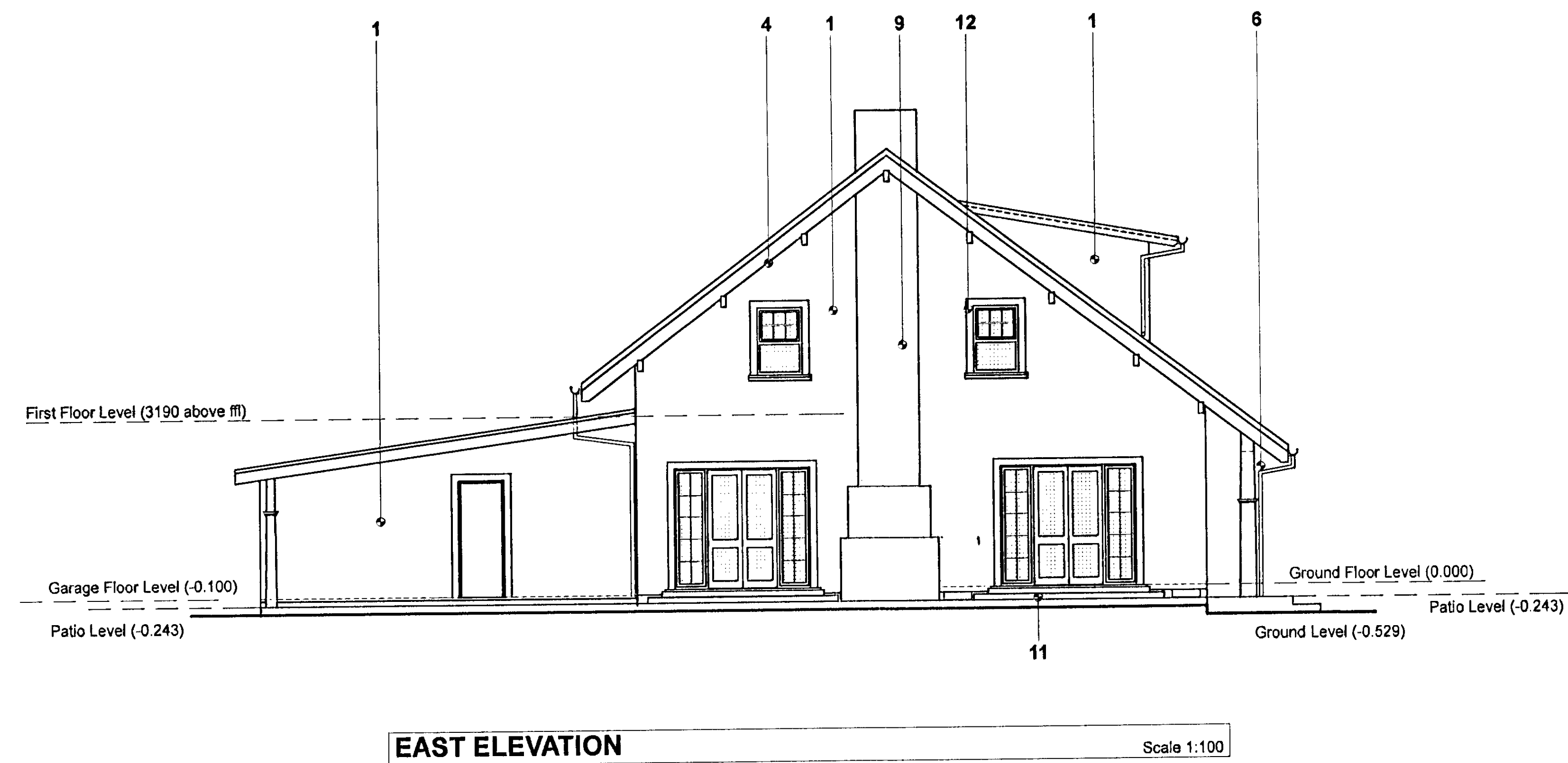
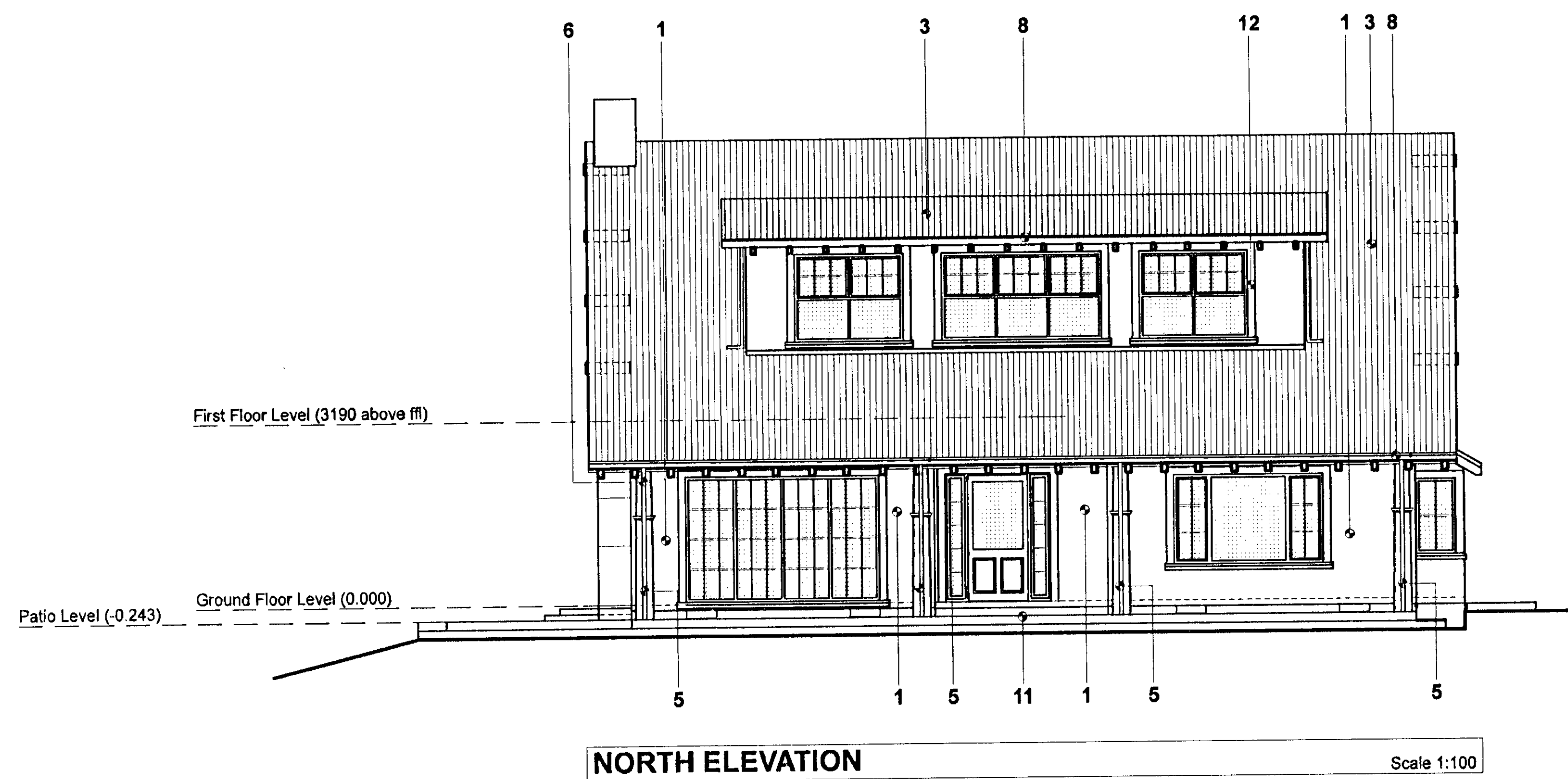
**JUDD DOUGAN**  
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194 Tennyson Street,  
PO Box 885 Napier,  
Ph (06) 935 7561 Fax (06) 935 3925  
email: jtda@jtda.co.nz

**CARETAKERS  
COTTAGE AT GLEN  
AROS for  
HILTON AND BARBARA  
GLAVISH**

**BUILDING SET OUT**

SCALE:	DATE:	DRAWN:
1:200	26/04/2006	PMD
JOB:	DRWG:	REV:
0541	GA.15	R0





## LEGEND - EXTERIOR ELEVATIONS

- 200 x 25 x 19 Rusticated Weatherboard exterior cladding, allow for mitred corners (selected paint finish).
- Selected paint finish to exposed found. walls.
- 0.55mm Colorsteel Endura corrugated roof cladding fixings as recommended by the manufacturer.
- 15mm H3.1 plywood soffit lining fixed to top surface of exposed 190 x 100 rafters. Paint finish to plywood.
- Timber clad tapered columns (300 to 250) with paint finish.
- 60mm square Colorsteel downpipe, taken down inside the tapered columns as detailed. Allow for paint finish.
- 65mm dia Colorsteel downpipe, taken down to finish as a spreader on the main roof. Allow for paint finish.
- 124 x 87 x 55 Dimond Luxalon profile Colorsteel guttering fixed on Zincalume brackets at 900mm c/s.  
- allow for selected powdercoat finish to brackets  
- allow for return stop end to exposed ends of guttering
- Rockcote Masonry Finishing Render System on 200 series concrete blockwork chimney
- Timber clad tapered columns (250 to 200) with paint finish.
- Sand/cement render finish to vertical edges of concrete terraces.
- 19 x 125 timber facings with scribes to all external openings.

## DOORS & WINDOWS

Ground and First Floor Doors, refer GA.50 for Door Schedule  
Ground and First Floor Windows, refer GA.55 for Window Schedule  
Joinery, refer sheet GD.10 for Joinery Schedule  
STAIRS  
Refer sheet GD.15 for Stair Plans, Elevations & Details.

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## ISSUES/REVISIONS

#	DATE	DESCRIPTION
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APPROVED /BUILDING  
PLUMBING  
DRAINAGE Hastings  
District Council

ABA 20060557  
JOB COPY

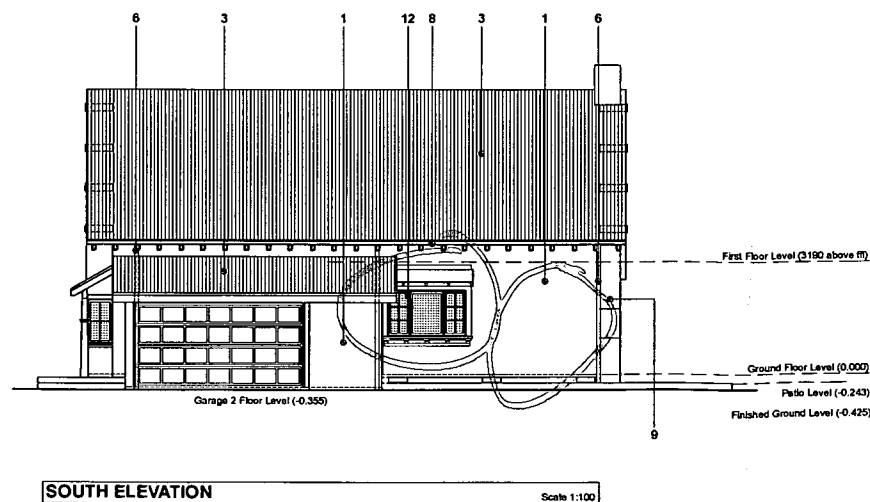
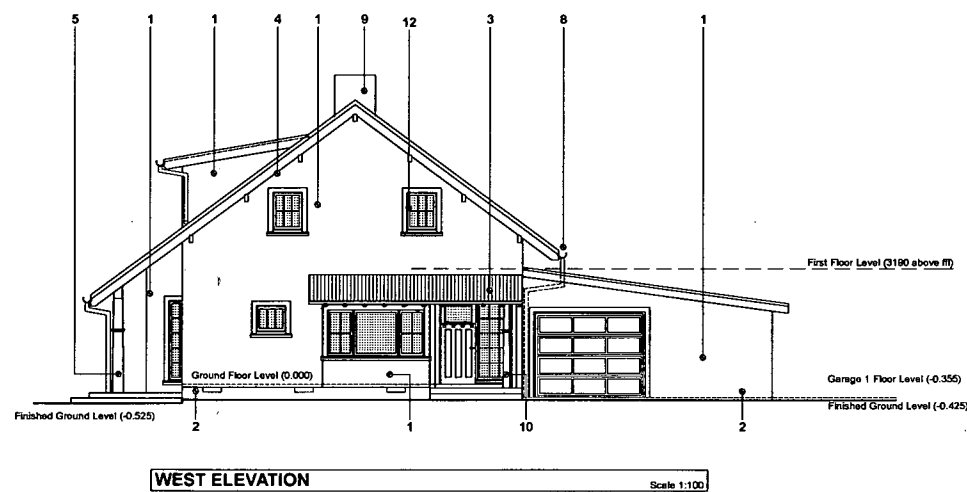
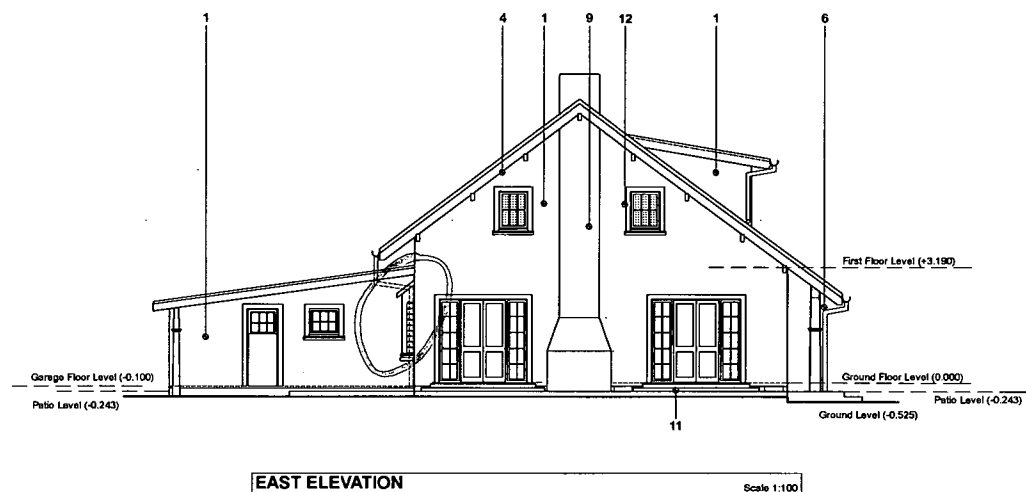
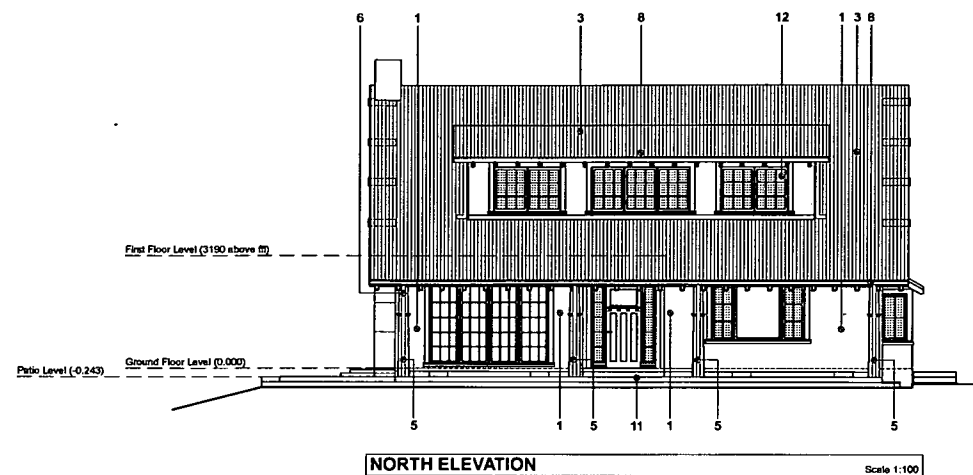
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**CARETAKERS  
COTTAGE AT GLEN  
AROS for**

**HILTON AND BARBARA  
GLAVISH**

**NEW EXTERIOR  
ELEVATIONS**

SCALE:	DATE:	DRAWN:
1:100	26/04/2006	PMD
JOB:	DRWG:	REV:
0541	GA.30	R0



## LEGEND - EXTERIOR ELEVATIONS

- 1 200 x 25 x 19 Rusticated Weatherboard exterior cladding, allow for mitred corners (selected paint finish).
- 2 Selected paint finish to exposed board, walls.
- 3 0.55mm Colorsteel Endura corrugated roof cladding fixings as recommended by the manufacturer.
- 4 15mm H3.1 plywood soffit lining fixed to top surface of exposed 190 x 100 rafters. Paint finish to plywood.
- 5 Timber clad tapered columns (300 to 250) with paint finish.
- 6 90mm dia. Colorsteel downpipe, taken down outside the tapered columns or wall surface as detailed. Allow for paint finish.
- 7 65mm dia Colorsteel downpipe, taken down to finish as a spreader on the main roof. Allow for paint finish.
- 8 180 x 155 x 62 x 100 preformed profile Colorsteel guttering fixed on proprietary brackets at 900mm c/s.  
- allow for selected powdercoat finish to brackets  
- allow for return stop end to exposed ends of guttering
- 9 Rockcote Masonry Finishing Render System on 200 series concrete blockwork chimney
- 10 Timber clad tapered columns (250 to 200) with paint finish.
- 11 Sand/cement render finish to vertical edges of concrete terraces.
- 12 19 x 125 timber battens with scribes to all external openings.

## NOTES

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## ISSUES/REVISIONS

#	DATE	DESCRIPTION
REV A	01/05/06	UNDERCROFT LEVELS REVISED, SINK UNIT FOR GARAGE ADDED, D.05 DELETED
REV B	18/05/06	EN-SUITE WINDOWS AND FRONT DOWNPIPES REVISED
REV C	15/06/06	BOXED WINDOW ADDED TO KITCHEN
REV D	28/07/06	FRONT DOORS REVISED, DEN WINDOWS REVISED, DINING ROOM WINDOW DELETED, KITCHEN WINDOW REVISED, EN SUITE WINDOWS REVISED, SPOUTING TYPE REVISED, W.02 REVISED

## DOORS & WINDOWS

Ground and First Floor Doors, refer GA.50 for Door Schedule  
Ground and First Floor Windows, refer GA.55 for Window Schedule  
Joinery, refer sheet GD.10 for Joinery Schedule  
STAIRS  
Refer sheet GD.15 for Stair Plans, Elevations & Details.

JUDD DOUGAN

TEAM ARCHITECTURE

194 Tennyson Street,  
PO Box 605 Napier,  
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email: jdu@jda.co.nz

CARETAKERS  
COTTAGE AT GLEN  
AROS for

HILTON AND BARBARA  
GLAVISH

## NEW EXTERIOR ELEVATIONS

SCALE:	DATE:	DRAWN:
1:100	2/08/2006	PMD
JOB:	DRWG:	REV:
0541	GA.30	D

**ABA 20060557**  
**JOB COPY**

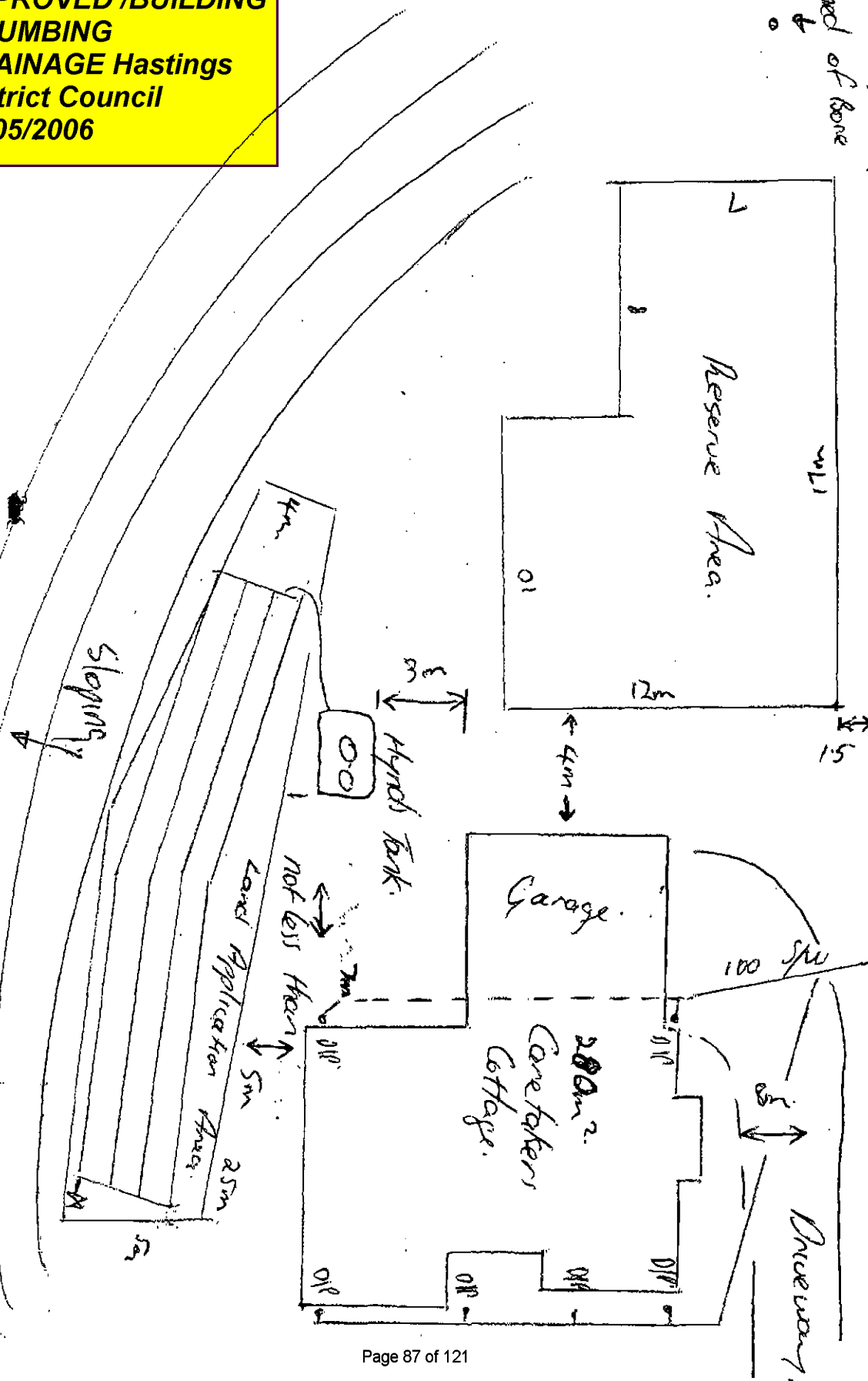
Site Plan

Boundary.

**APPROVED /BUILDING  
PLUMBING  
DRAINAGE Hastings  
District Council  
15/05/2006**

Gateway.

Capped of Bone  
1.0





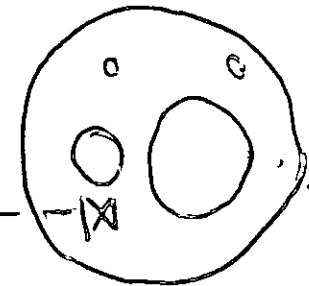


# Glen Aros Drip lines

RESOURCE MANAGEMENT  
06 MAR 2007  
RECEIVED

20.000

Air valve

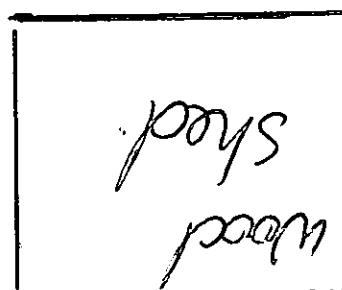


Hydrant tank

Drip lines

11.000

10300  
8300



6500

4300

2400

Fence

5300

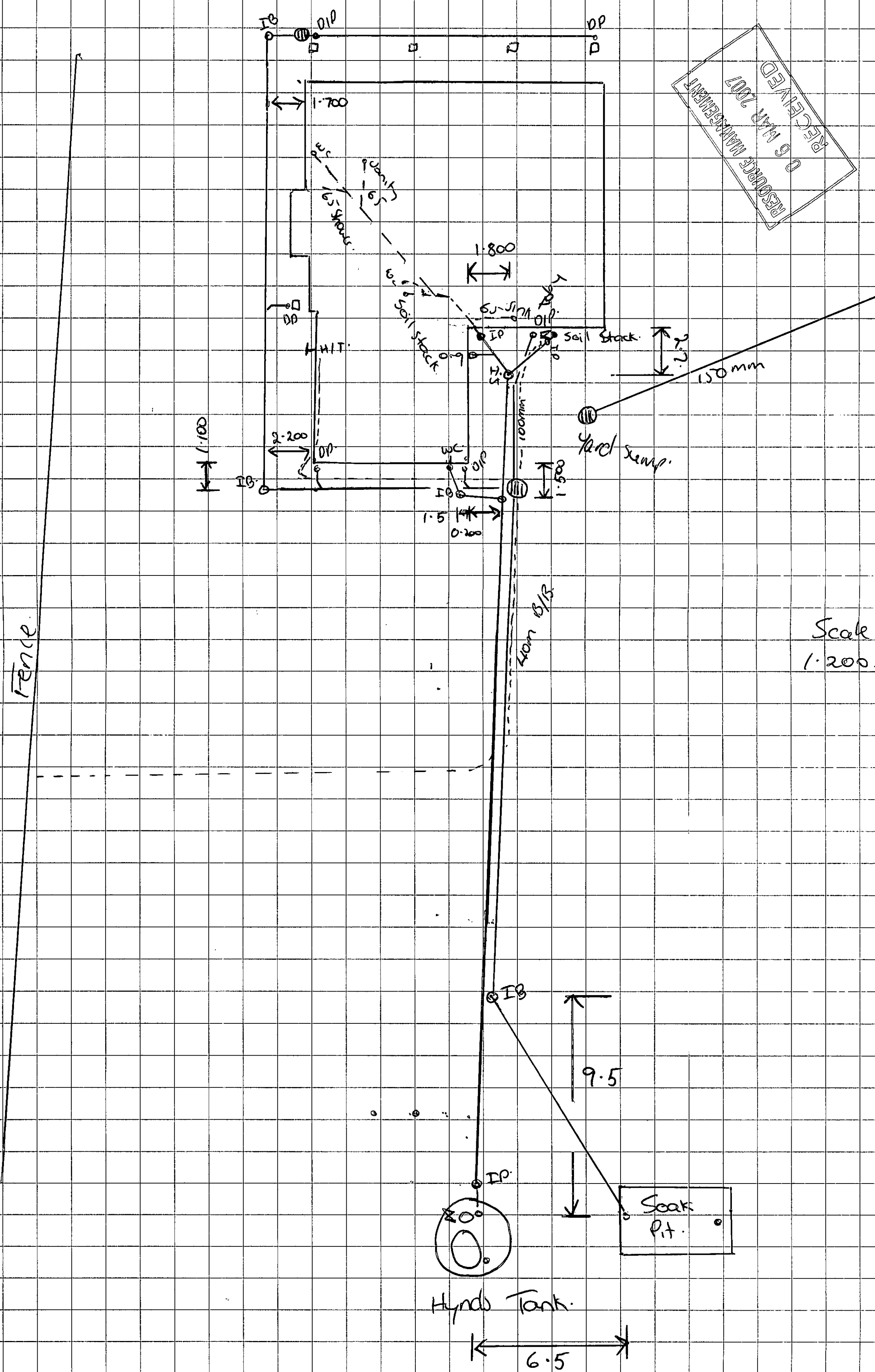
12000

121200

Block wall

# HASTINGS DISTRICT COUNCIL

ABA No:	20060557	Property ID	80277
Owner:	Gleuisk Family Trust.		
Address:	1549 Bankawa Rd		
Drainlayer:	A J Barbus	Reg. No.	13300
Sign:	A J Barbus	Date:	



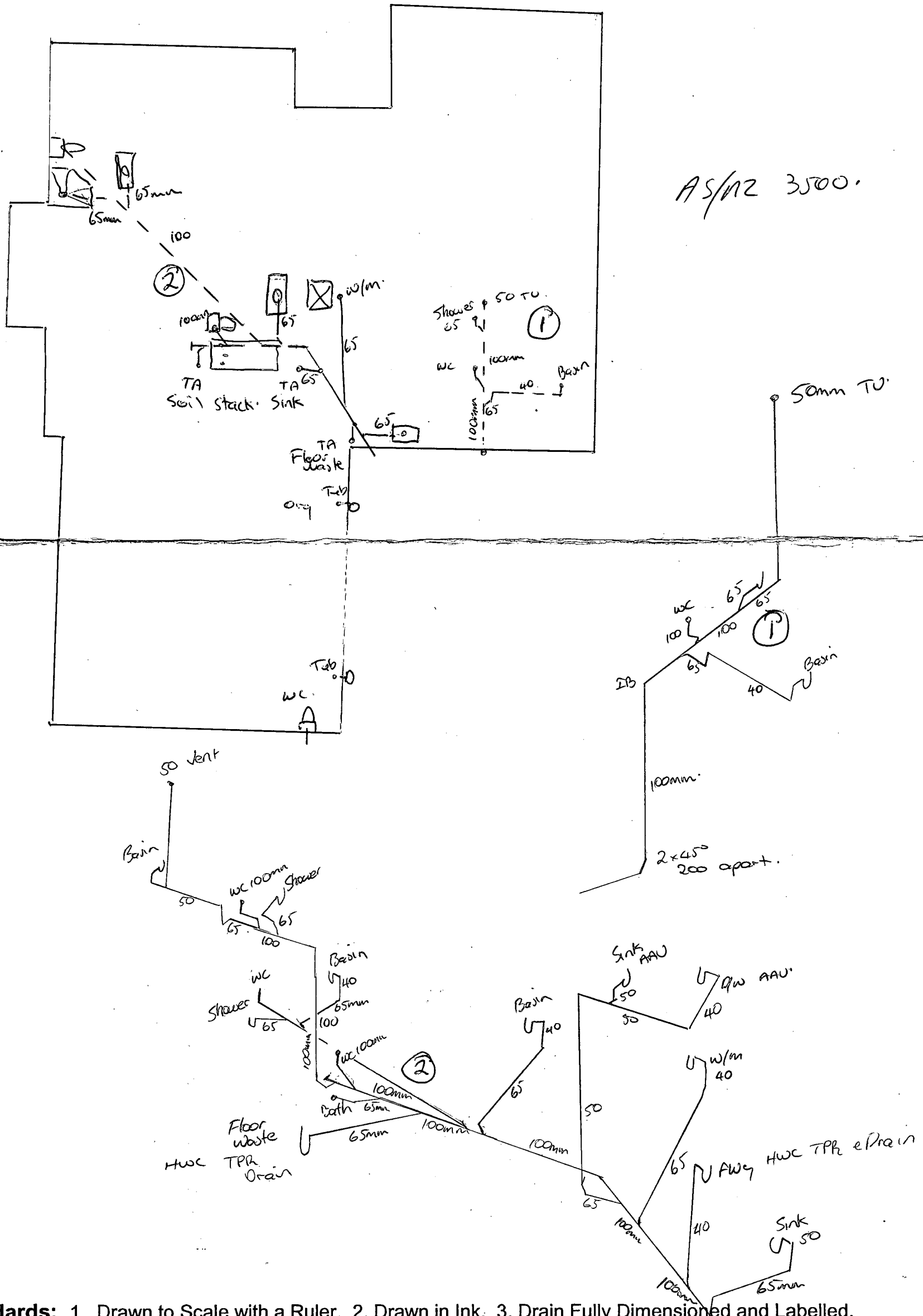
<b>Minimum Standards:</b> 1. Drawn to Scale with a Ruler. 2. Drawn in Ink. 3. Drain Fully Dimensioned and Labelled.	
4. Road Indicated. 5. Connection Points Indicated. 6. North Point Indicated. 7. To be Supplied at Time of Inspection.	

# As-Built Drainage Plan

ABA No:	20060557	Property ID	
Owner:	Gleavish Family Trust.		
Address:	1549 Barkawa Rd.		
Drainlayer:	A Barclay	Reg. No.	13300
Sign:	A Barclay	Date:	



**HASTINGS  
DISTRICT  
COUNCIL**



**Minimum Standards:** 1. Drawn to Scale with a Ruler. 2. Drawn in Ink. 3. Drain Fully Dimensioned and Labelled. 4. Road Indicated. 5. Connection Points Indicated. 6. North Point Indicated. 7. To be Supplied at Time of Inspection

If calling ask for Sue Fraser

File/TRIM Ref      ABA20181448 / 80277#001#0026

14 November 2018

Dougan Larkworthy Team Architects Limited  
194 Tennyson Street,  
Napier South  
Napier 4110

Dear Dougan Larkworthy Team Architects Limited

**Building Consent Application No:**    **ABA20181448**  
**Description of Work:**                **12/11/18 CONSENT REFUSED AT OWNER'S**  
   **REQUEST - New horse stables**  
**Site Address:**                         **1549 Raukawa Road RAUKAWA 4174**

This letter confirms the refusal of the above Building Consent.

If you have any questions about this matter, please do not hesitate to contact me at the Hastings District Council on 06 871 5137.

Yours sincerely



Sue Fraser  
**Business Support Officer**  
suejf@hdc.govt.nz

Copy to: [sven.baker@designworks.com](mailto:sven.baker@designworks.com)

HASTINGS DISTRICT COUNCIL  
207 Lyndon Road East  
Hastings 4122  
Private Bag 9002  
Hastings 4156  
  
Phone 06 871 5000  
Fax 06 871 5100

Hastingsdc.govt.nz  
customerservice@hdc.govt.nz

TE KAUNIHERA O HERETAUNGA



**FORM 5**  
**BUILDING CONSENT**  
Section 51, Building Act 2004



**Building Consent Number ABA20190167**

---

**The Building**

Street address of building: 1549 Raukawa Road RAUKAWA 4174  
Legal description of land where building is located: LOT 1 DP 23028 CT P3/1148  
Building name: N/A  
Location of building within site/block number: N/A  
Level/unit number: N/A

---

**The Owner**

Name of owner: Rupert Sven Baker, Lara Lisette Baker, Anthony Mark Turnbull  
Contact person: Rupert Sven Baker  
Mailing address: 1549 Raukawa Road, RD 4, Hastings 4174  
Street address/registered office: N/A  
Landline: N/A  
Mobile: N/A  
Daytime: 027 5711774  
After hours: N/A  
Facsimile number: N/A  
Email address: sven.baker@designworks.com

---

**First point of contact**

First point of contact for communications with the council/building consent authority:  
Full Name: Adam Hay  
Mailing address: 1006 Frederick Street, Mahora, Hastings 4120  
Landline: N/A  
Mobile: N/A  
Daytime: 020 41770929  
After hours: N/A  
Facsimile number: N/A  
Email address: consentedhb@gmail.com

## Building Work

The following building work is authorised by this building consent:

### New Stable Complex

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

### This building consent is subject to the following condition(s):

**BCCon5** Agents authorised by the building consent authority are entitled, at all times during normal working hours or while work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

## Compliance Schedule

A compliance schedule is not required for the building.

## Attachments

Copies of the following documents are attached to this building consent:

- Inspection(s) to be Undertaken
- Documents for Code Compliance Certificate
- Advisory Notes
- Features Associated with this Project
- Confirmation of Correct Siting of Building
- Application for Code Compliance Certificate
- Site Copy Plans and Specifications



Matthew Holmes  
Position: Building Team Leader Processing  
On behalf of Hastings District Council  
16/04/2019

Form 7  
**CODE COMPLIANCE CERTIFICATE**

Section 95, Building Act 2004

SECTION 1 THE BUILDING	
Building consent number <b>ABA20190167</b>	Issued by: <b>Hastings District Council</b>
Description of Work:	<b>New Stable Complex</b>
Street Address of Building:	<b>1549 Raukawa Road RAUKAWA 4174</b>
Legal Description of land where building is located:	<b>LOT 1 DP 23028 CT P3/1148</b>
Building Name:	<b>Glen Aros Stable</b>
Location of building within site/block number:	<b>N/A</b>
Level/unit number:	<b>1</b>
Current, lawfully established, use:	<b>Outbuildings</b>
Year first constructed:	<b>2019</b>
Intended Specified Life:	<b>Indefinite</b>

SECTION 2 THE OWNER	
Name of owner:	<b>Rupert Sven Baker, Lara Lisette Baker, Anthony Mark Turnbull</b>
*Contact Person:	<b>Rupert Sven Baker</b>
Mailing address: <b>Rupert Sven Baker 1549 Raukawa Road RD 4 Hastings 4174</b>	Street address/Registered office: <b>N/A</b>

**Owner's contact details:**

Landline:	Mobile:	<b>027 5711774</b>
After hours:	Facsimile Number:	
Email:	Website:	

SECTION 3 CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that -

(a) The building work complies with the building consent.

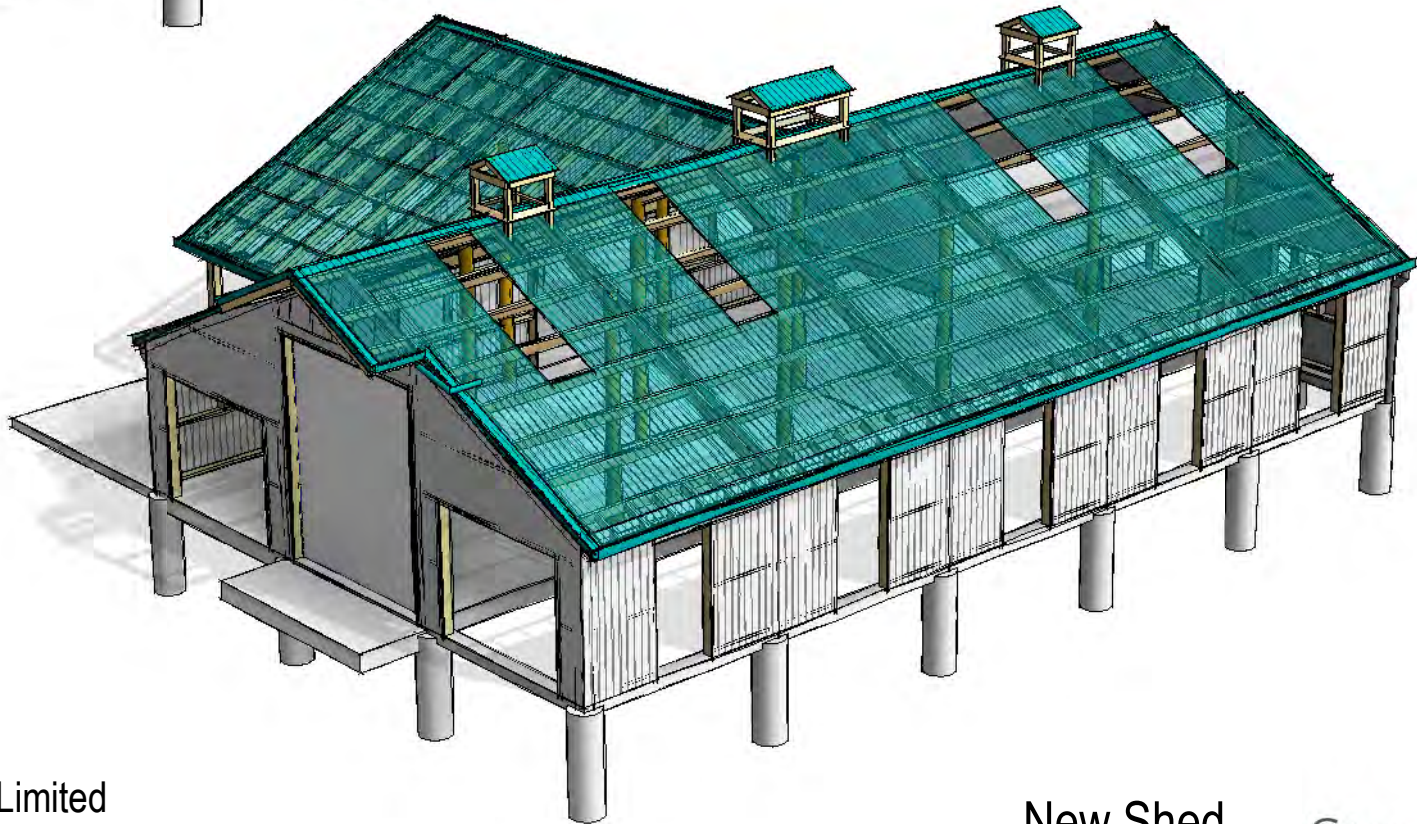
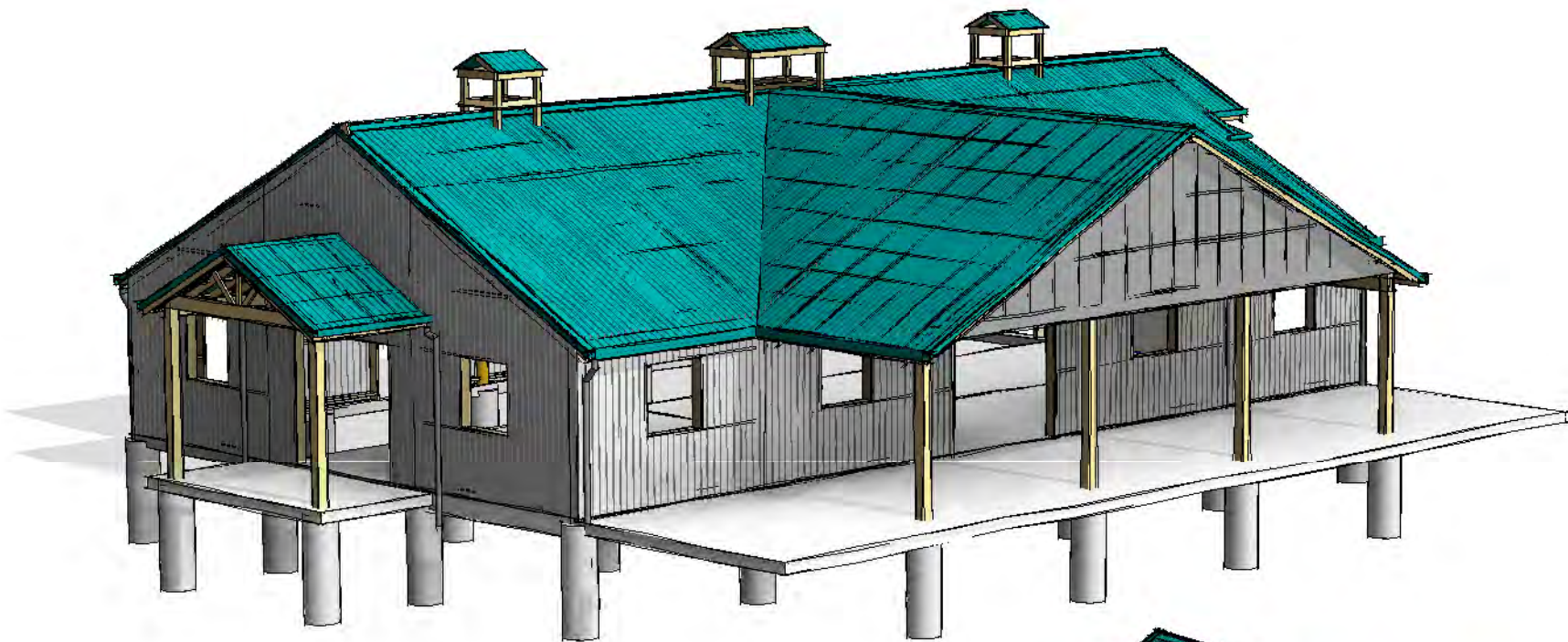
*Kathy O'Halloran*

Signature  
Position Business Support Officer  
On behalf of Hastings District Council  
27 August 2019



NEW SHED  
GLEN AROS 1549 RAUKAWA RD, RAUKAWA 4174  
FOR  
TUMU HASTINGS LIMITED

ABA20190167  
APPROVED - Site Copy  
Hastings District Council  
27/03/2019



Sheet List		
Sheet Number	Revision	Sheet Name
000	2	Cover Sheet
001	0	Locality Plan
002	0	Site Plan
003	0	Stormwater Plan
010	0	Floor Plan
011	0	Mezzanine Floor Plan
012	0	Roof Plan
020	0	Architectual Elevations
021	0	Architectual Elevations
030	0	Architectual Details
031	2	Architectual Details
032	0	Architectual details (Vent)
100	0	Foundation Plan
101	0	Details- Concrete
200	0	Ground Floor Framing Plan
201	0	Mezzanine Joist Plan
202	0	Roof Framing Plan
210	0	Framing Elevation
211	0	Framing Elevation
212	1	Framing Elevation
213	0	Framing Elevations (Covered Entrance)
214	0	Framing Elevation (Along)
215	0	Frame Elevation (Along)
216	0	Frame Elevation (Along)
220	0	Structural Details
221	0	Structural Details
222	0	Structural Details
223	0	Structural Details (Covered Entry)
224	0	Structural Details (Mezzanine)
225	0	Structural Details (Verandah)
226	0	Structural Details (Verandah)
227	0	Structural Details
228	0	Structural Details (Valley Beam)
229	0	Structural Details (Valley Beam)
230	0	Structural Details (Vent Posts)

REVDATE	DESCRIPTION
2 250319	Apron flasing stopend
1 180319	Sheets amended & added
0 220219	Issued

CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed  
Cover Sheet

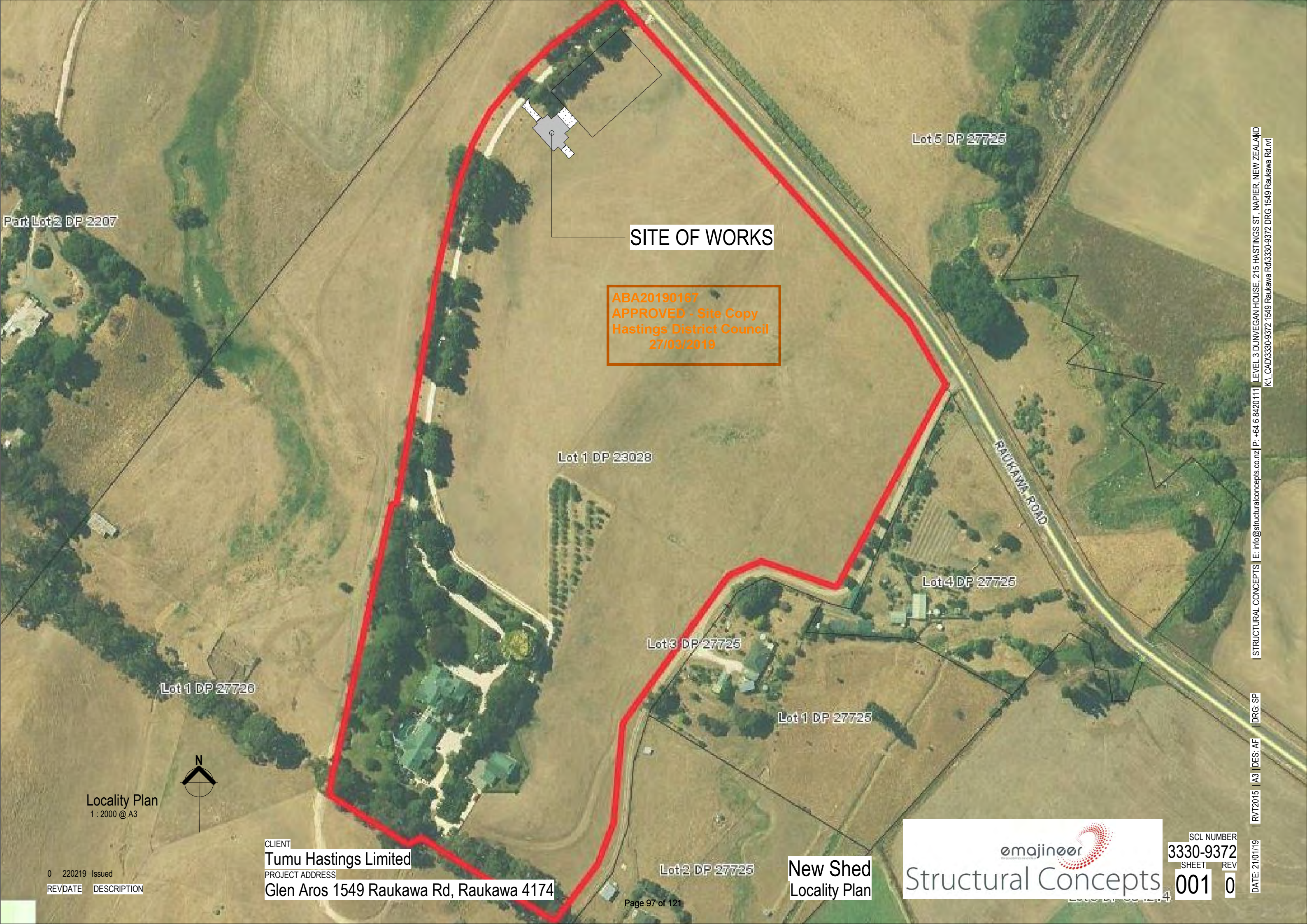


emajineer

STRUCTURAL CONCEPTS

SCL NUMBER  
3330-9372  
SHEET  
000  
REV  
2





Part Lot 2 DP 2207

Lot 5 DP 27725

SITE OF WORKS

ABA20190167  
APPROVED - Site Copy  
Hastings District Council  
27/03/2019

Lot 1 DP 23028

RAUKAWA ROAD

Lot 4 DP 27725

Lot 3 DP 27725

Lot 1 DP 27725

Lot 1 DP 27726

Locality Plan  
1 : 2000 @ A3



REV	DATE	DESCRIPTION
0	220219	Issued

CLIENT  
**Tumu Hastings Limited**  
PROJECT ADDRESS  
**Glen Aros 1549 Raukawa Rd, Raukawa 4174**

Page 97 of 121

Lot 2 DP 27725

New Shed  
Locality Plan

**emajineer**  
Structural Concepts

SCL NUMBER  
**3330-9372**  
SHEET  
**001**  
REV  
**0**

STRUCTURAL CONCEPTS | E: info@structuralconcepts.co.nz | P: +64 6 8420 111 | LEVEL 3 DUNVEGAN HOUSE, 215 HASTINGS ST, NAPIER, NEW ZEALAND  
K:\CAD\3330-9372 1549 Raukawa Rd\3330-9372 DRG 1549 Raukawa Rd.rvt  
DATE: 21/01/19 | RVT2015 | A3 | DES: AF | DRG: SP



60000  
12000  
12000  
4000



Site Plan  
1 : 500 @ A3

0 220219 Issued  
REVDATE DESCRIPTION

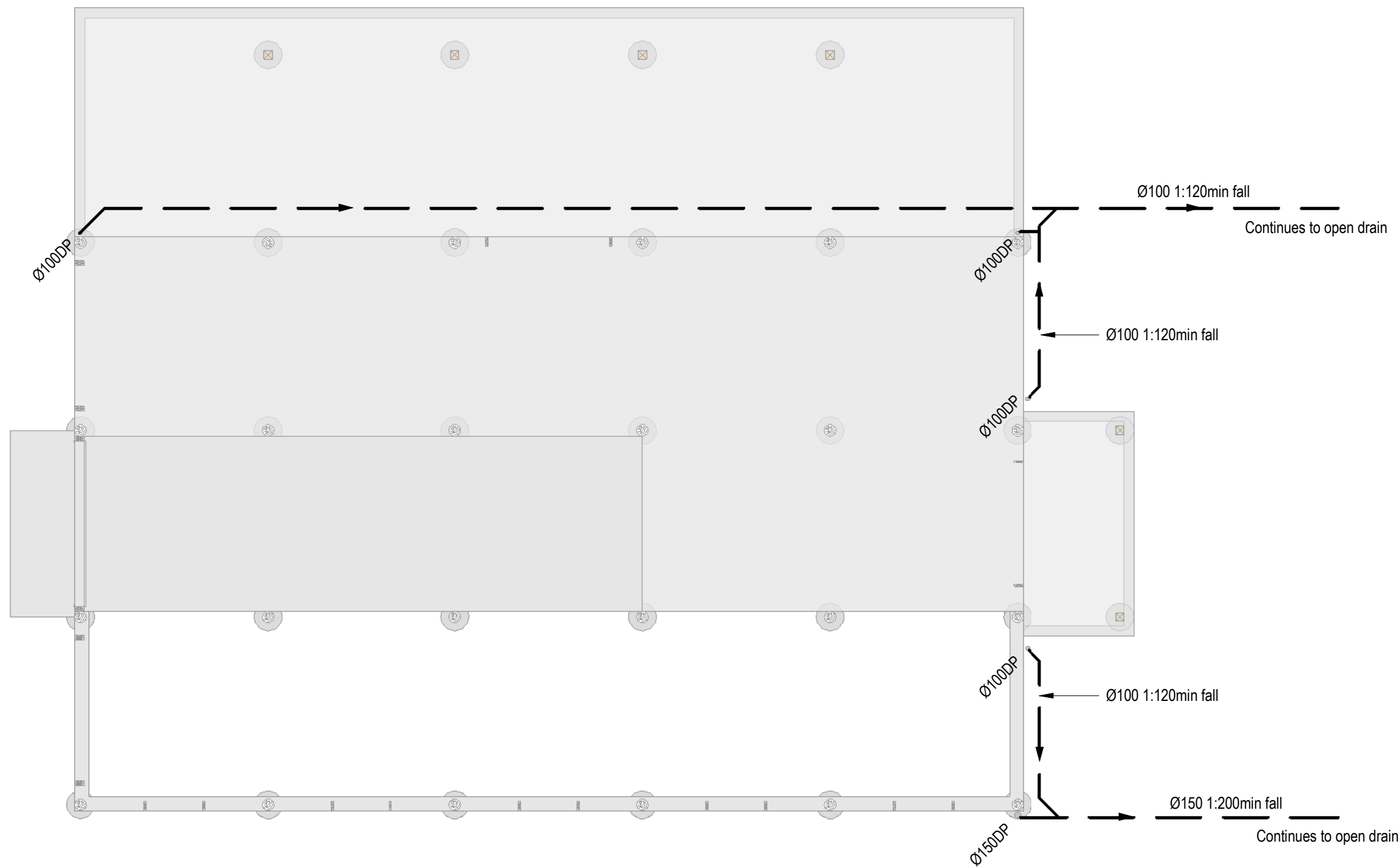
CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed  
Site Plan

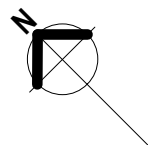
emajineer  
Structural Concepts

SCL NUMBER  
3330-9372  
SHEET REV  
002 0





Stormwater Plan  
 1: 100 @ A3



0	220219	Issued
REVDATE	DESCRIPTION	

CLIENT  
 Tumu Hastings Limited  
 PROJECT ADDRESS  
 Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed  
 Stormwater Plan



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the structural concepts

SCL NUMBER  
**3330-9372**

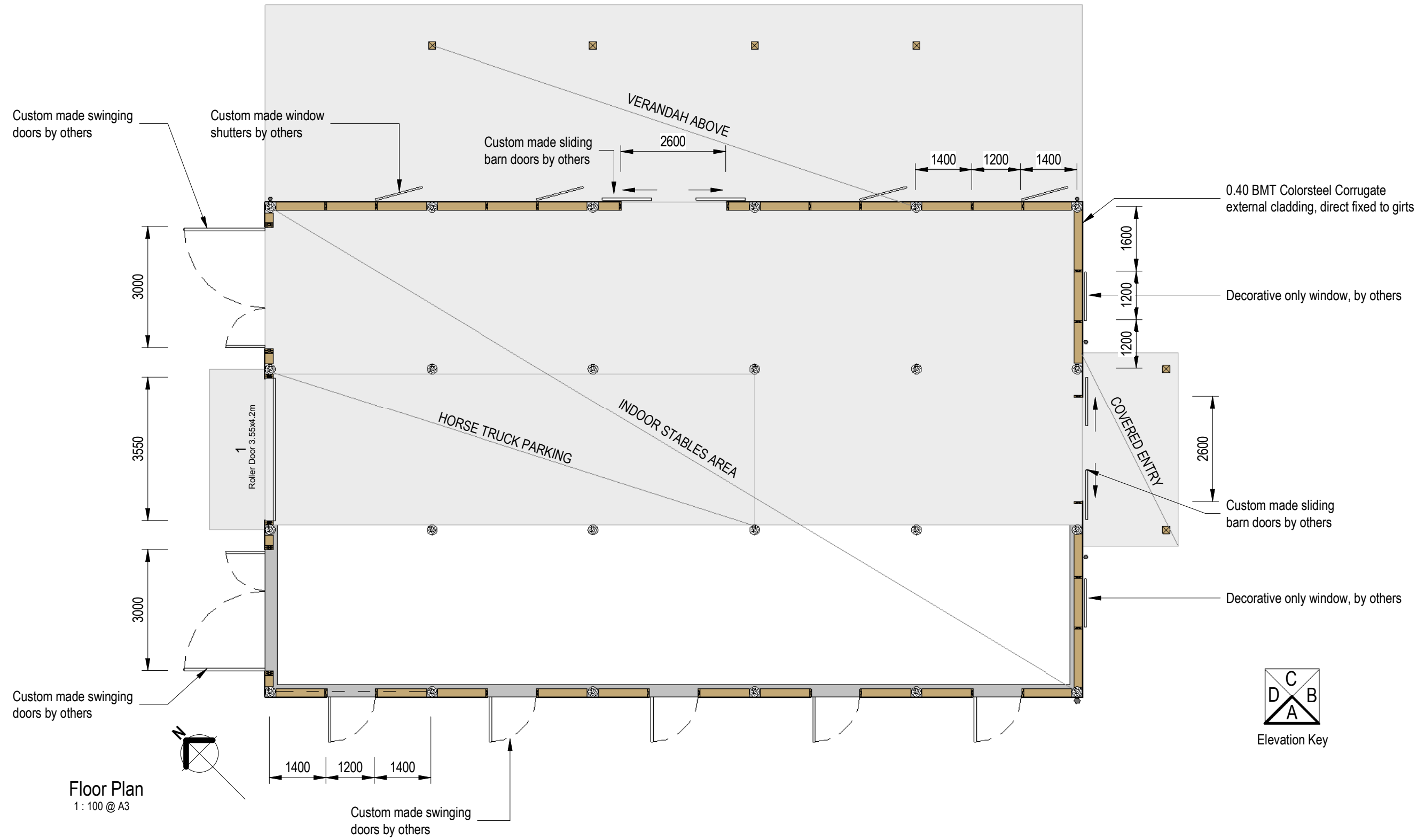
SHEET  
**003**

REV  
**0**



**Note:**  
-Trimming structure only provided for windows and doors in this drawing set.  
-Doors and windows shown are indicative only.  
-All doors and windows are custom made by others

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APPROVED - Site Copy  
Hastings District Council  
27/03/2019



Floor Plan  
1 : 100 @ A3



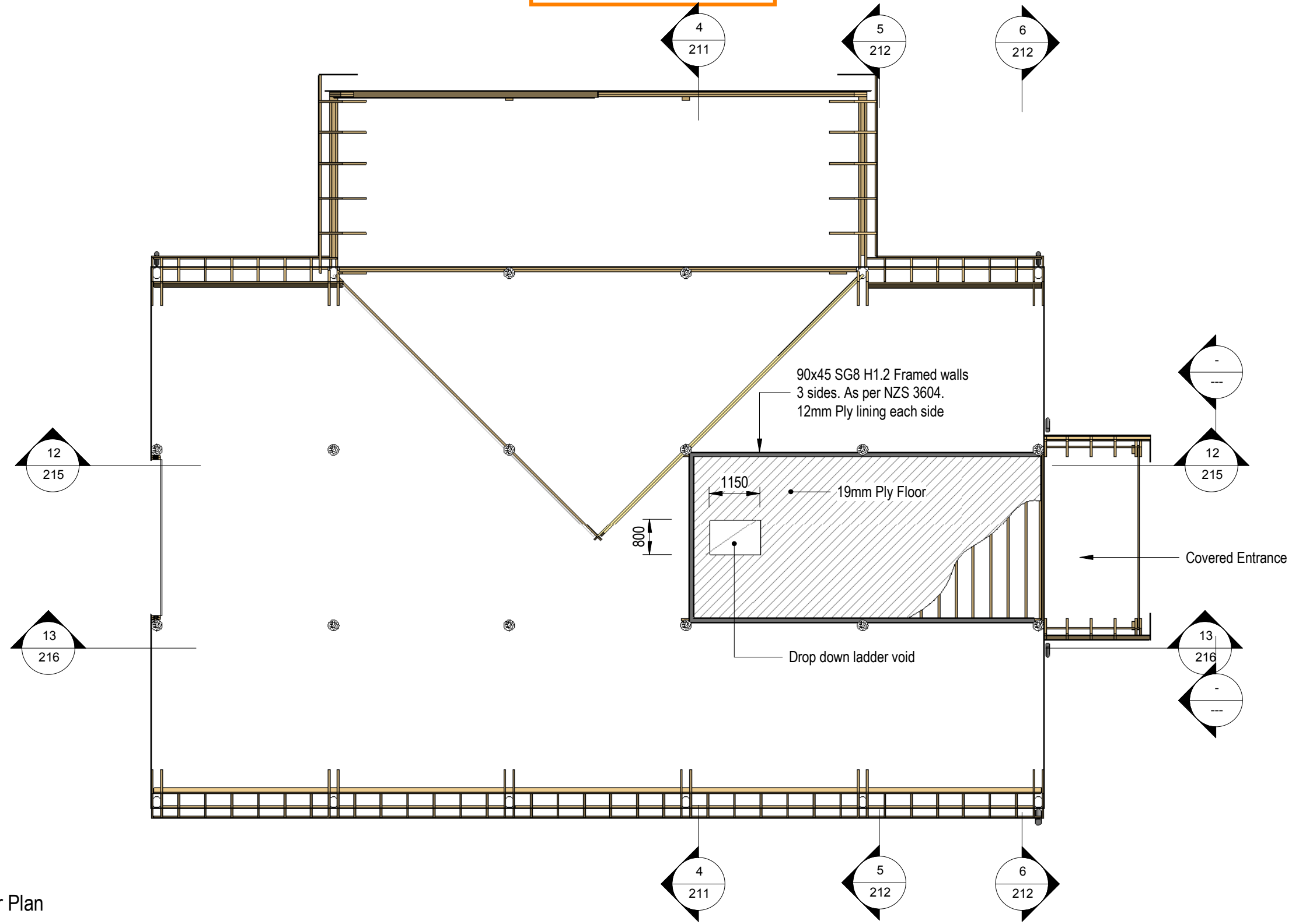
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REVDATE	DESCRIPTION	

CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed  
Floor Plan

emajineer  
Structural Concepts  
SCL NUMBER  
3330-9372  
SHEET  
010  
REV  
0

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 Hastings District Council  
 27/03/2019



Mezzanine Floor Plan  
 1 : 100 @ A3

0	220219	Issued
REVDATE	DESCRIPTION	

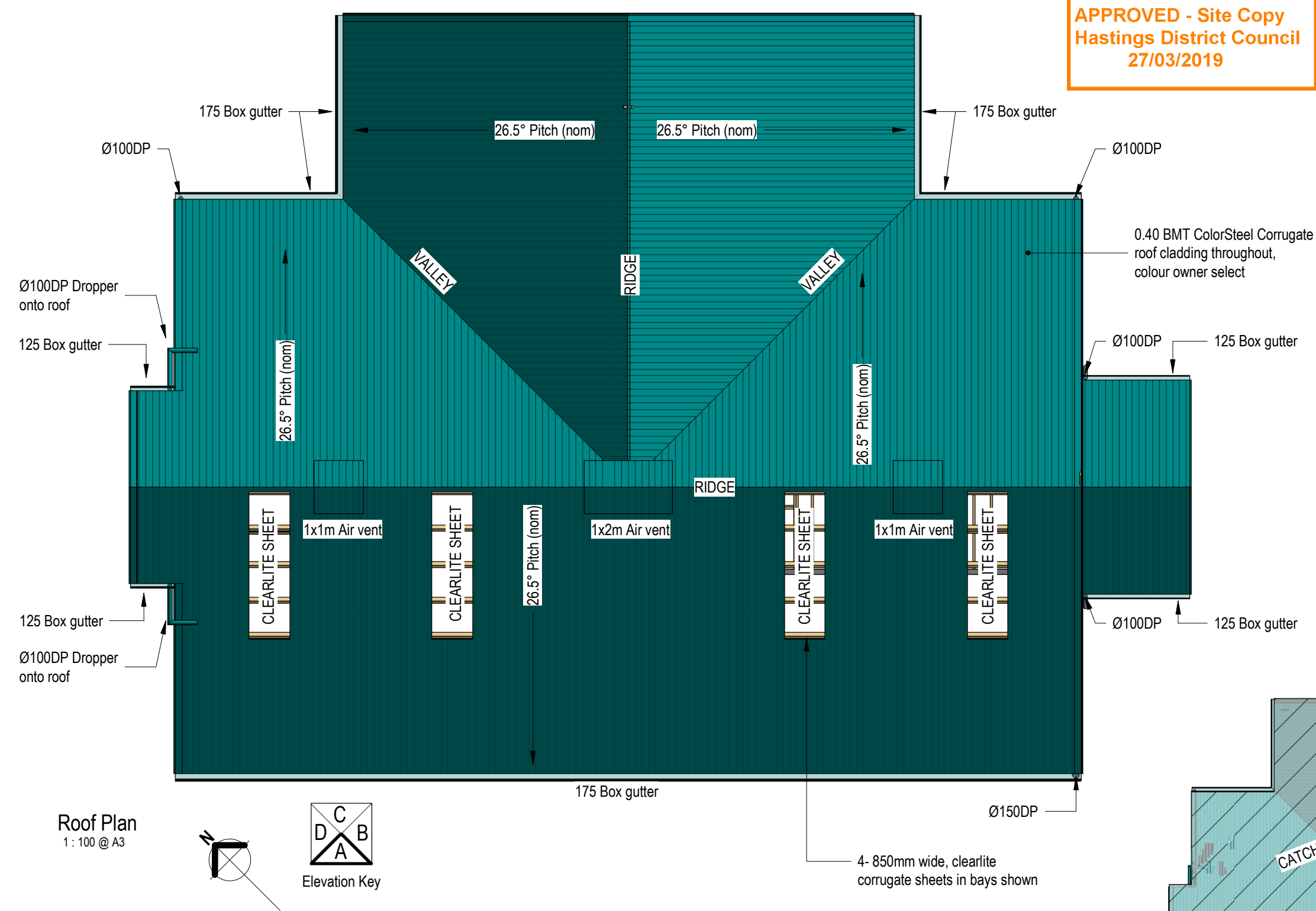
CLIENT  
**Tumu Hastings Limited**  
 PROJECT ADDRESS  
**Glen Aros 1549 Raukawa Rd, Raukawa 4174**

**New Shed**  
 Mezzanine Floor Plan



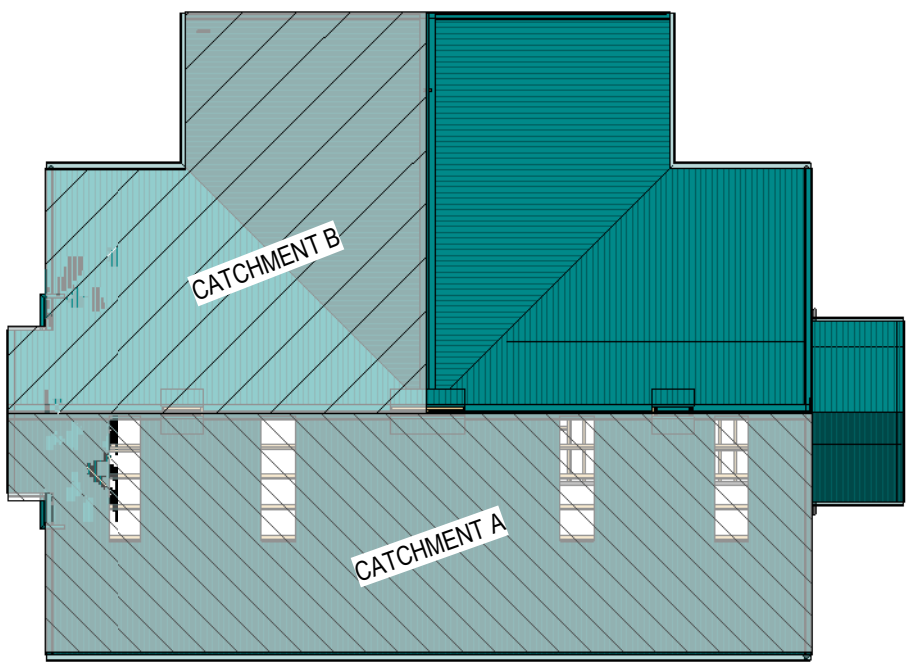
SCL NUMBER  
**3330-9372**  
 SHEET REV  
**011 0**

ABA20190167  
APPROVED - Site Copy  
Hastings District Council  
27/03/2019



CATCHMENT A (130m²)	
Spouting & downpipes for roof plan area = 130m² (based on 85mm/hr rainfall) 175 effective C/S area = 19250mm²	
No. of downpipes	Cross sectional area of spouting required
1x150mm DP	10570mm²

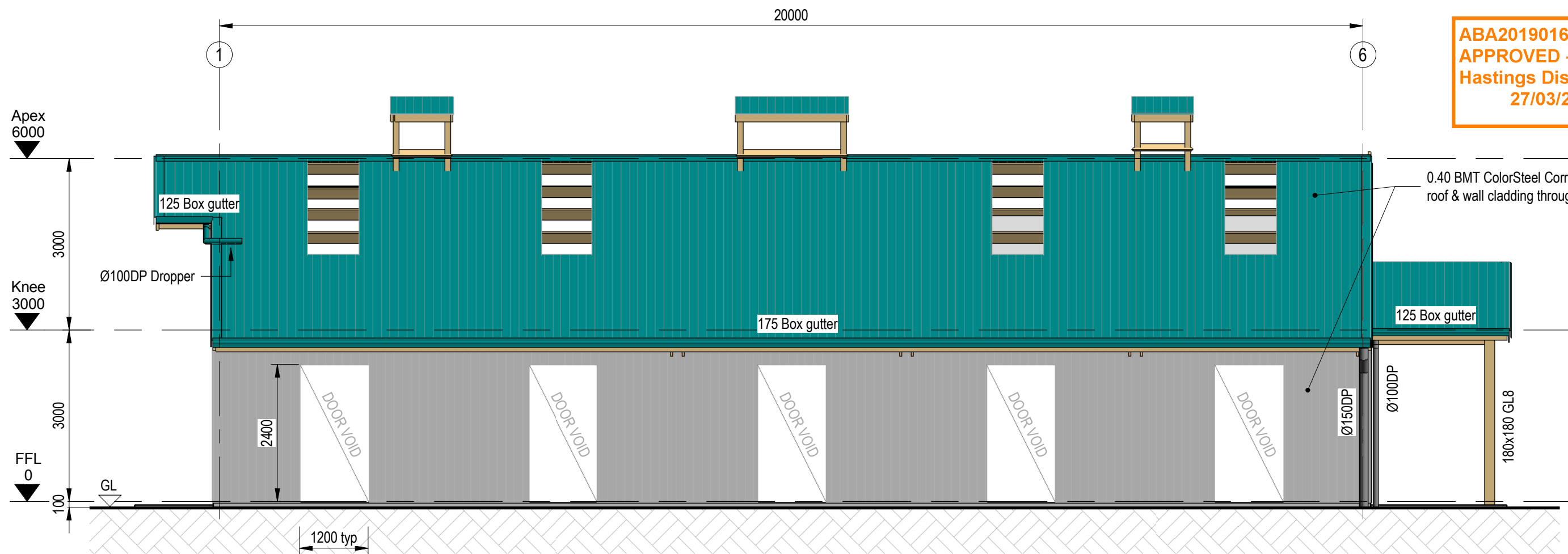
CATCHMENT B (93m²)	
Spouting & downpipes for roof plan area = 93m² (based on 85mm/hr rainfall) 175 effective C/S area = 19250mm²	
No. of downpipes	Cross sectional area of spouting required
1x100mm DP	8075mm²



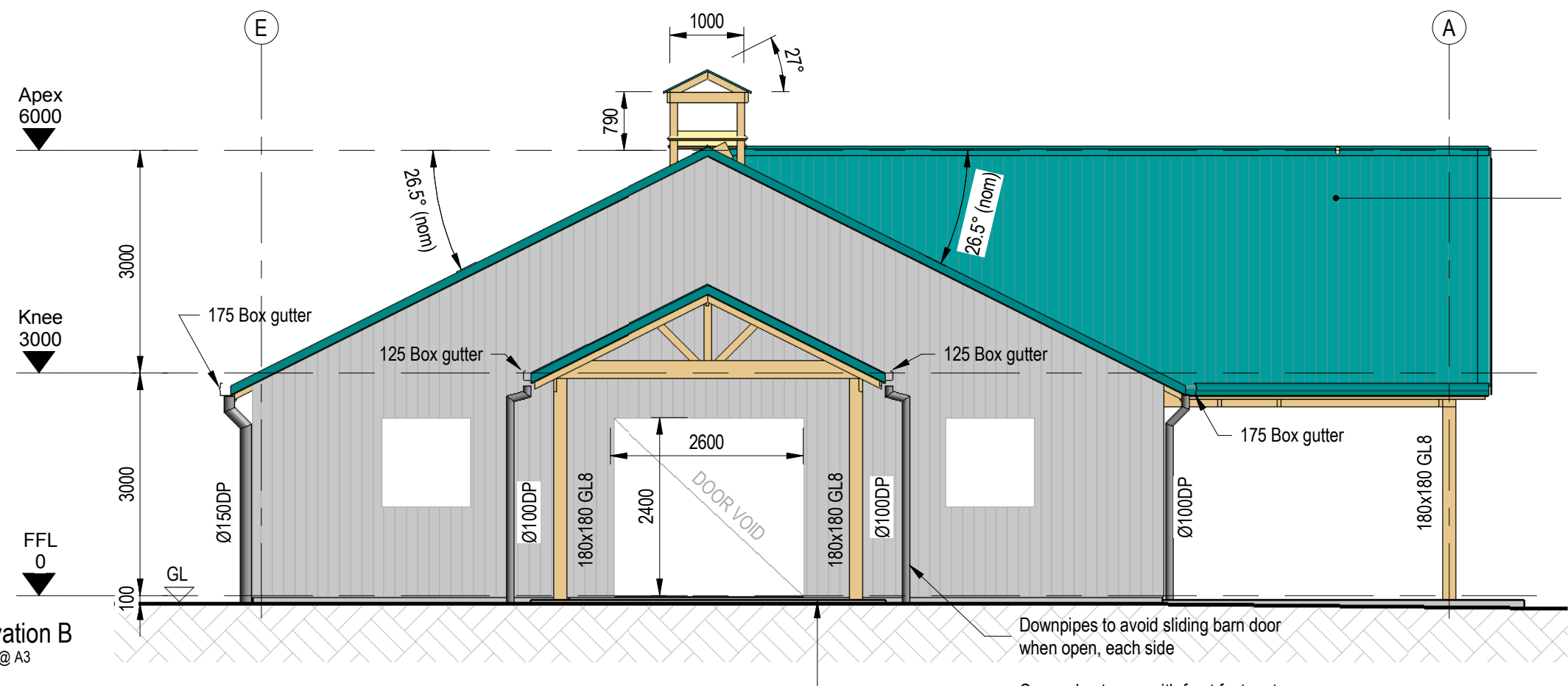
Roof Plan (SW Catchments)  
1 : 200 @ A3



ABA20190167  
 APPROVED - Site Copy  
 Hastings District Council  
 27/03/2019



Elevation A  
 1:75 @ A3



Elevation B  
 1:75 @ A3

**Note:**  
 -Trimming structure only provided for windows and doors in this drawing set.  
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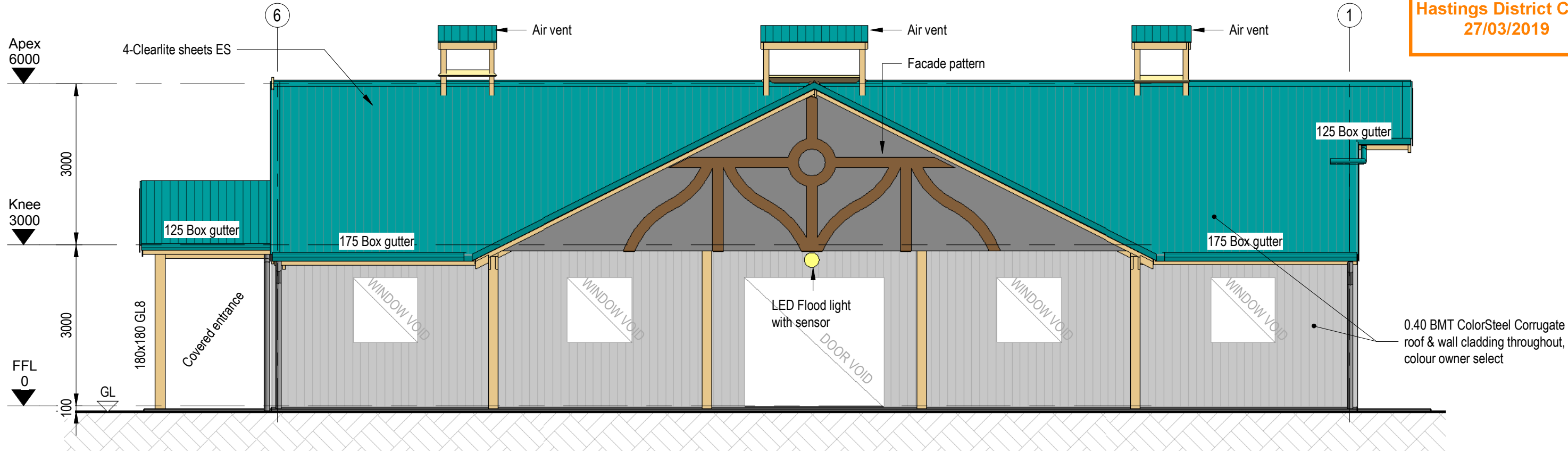
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 REVDATE DESCRIPTION

CLIENT  
 Tumu Hastings Limited  
 PROJECT ADDRESS  
 Glen Aros 1549 Raukawa Rd, Raukawa 4174

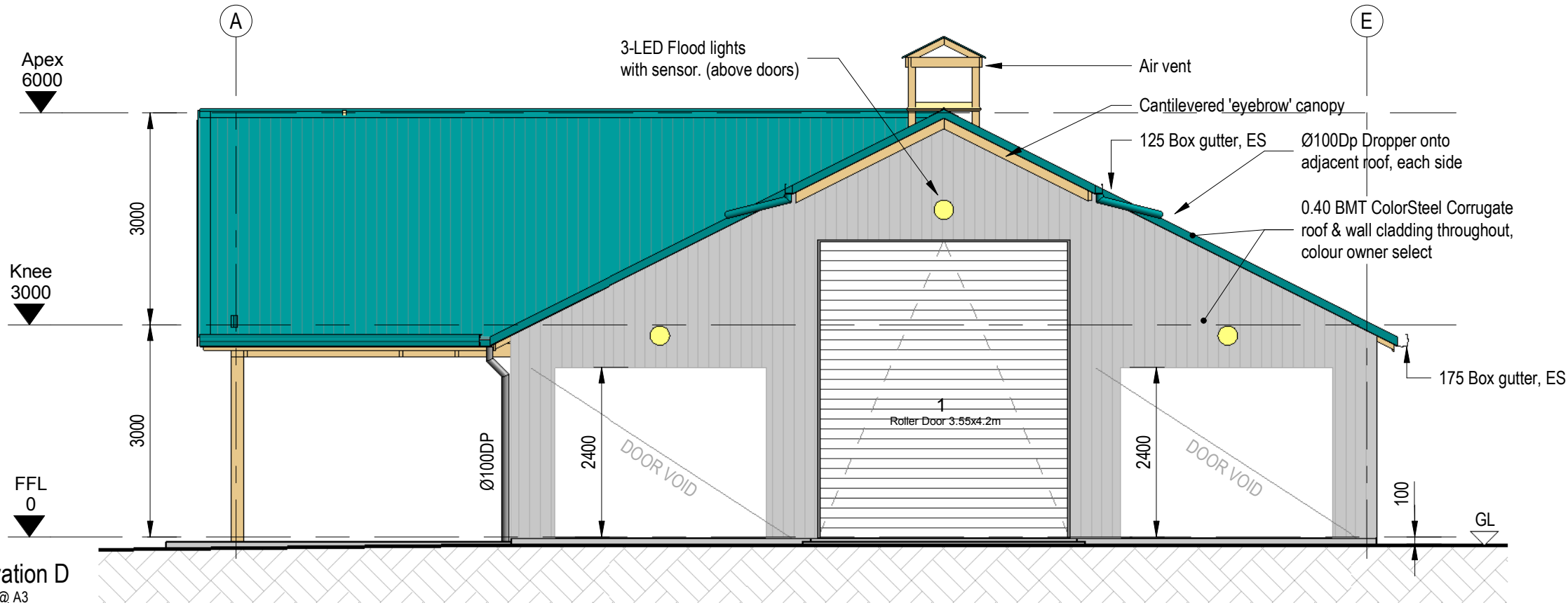
New Shed  
 Architectual Elevations

emajineer  
 Structural Concepts  
 SCL NUMBER  
 3330-9372  
 SHEET REV  
 020 0

STRUCTURAL CONCEPTS | E: info@structuralconcepts.co.nz | P: +64 6 8420 111 | LEVEL 3 DUNVEGAN HOUSE, 215 HASTINGS ST, NAPIER, NEW ZEALAND  
 K:\CAD\3330-9372 1549 Raukawa Rd\3330-9372 DRG 1549 Raukawa Rd.rvt  
 DATE: 21/01/19 | RVT2015 | A3 | DES: AF | DRG: SP

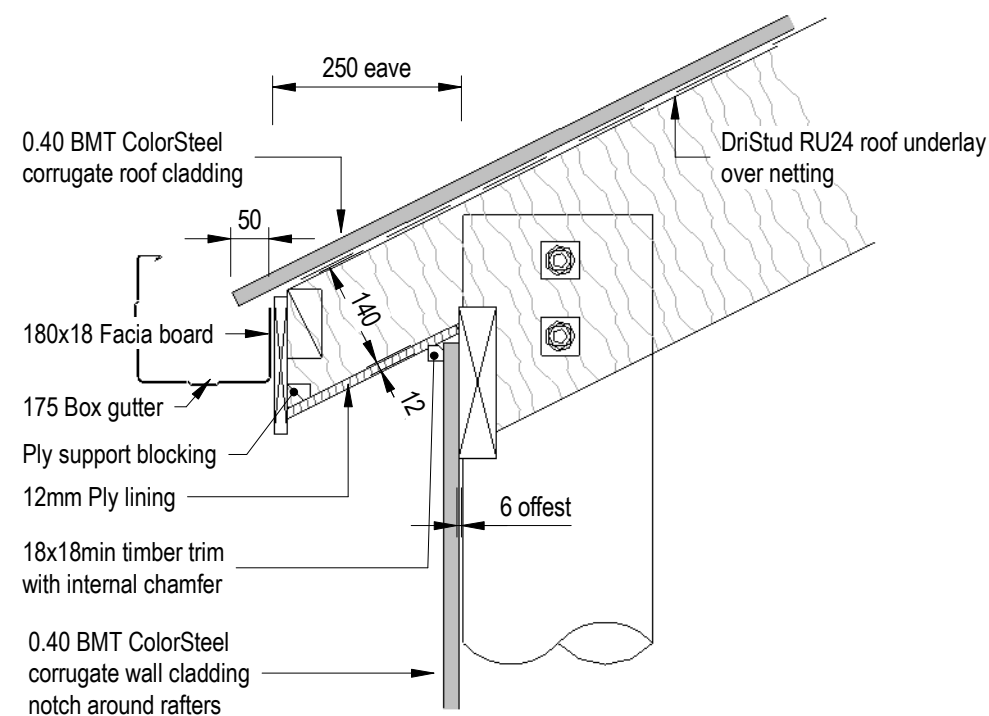


Elevation C  
1: 75 @ A3

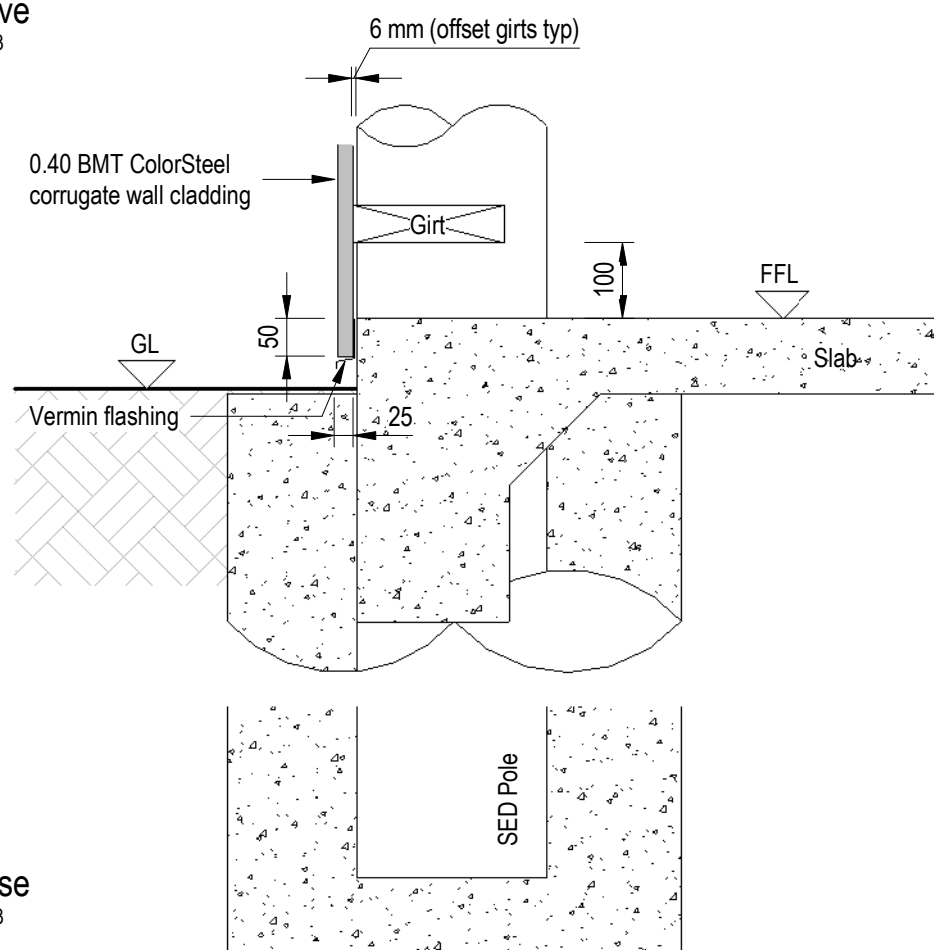


Elevation D  
1: 75 @ A3

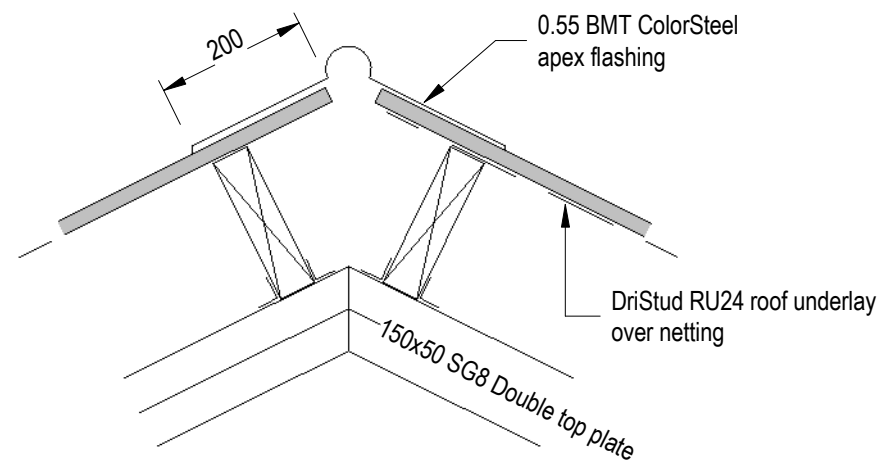
**Note:**  
-Trimming structure only provided for windows and doors in this drawing set.  
-Doors and windows shown are indicative only.  
-All doors and windows are custom made by others



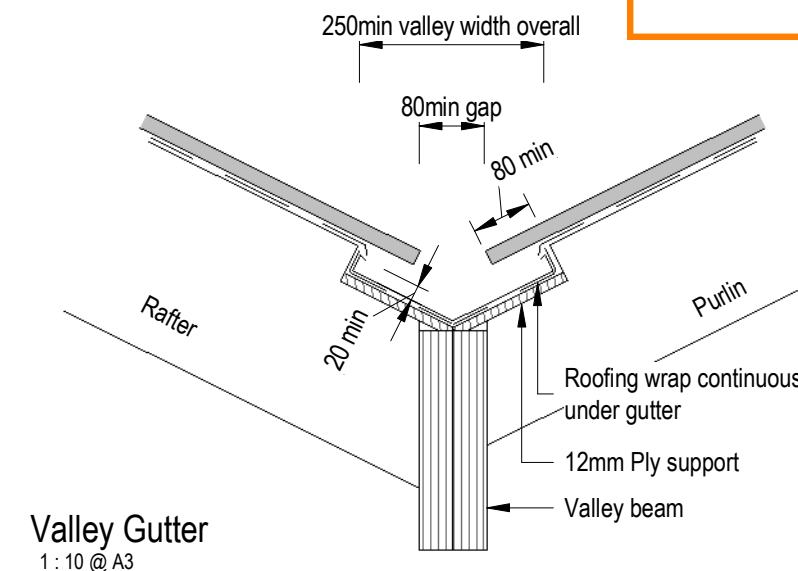
Typ Eave  
1: 10 @ A3



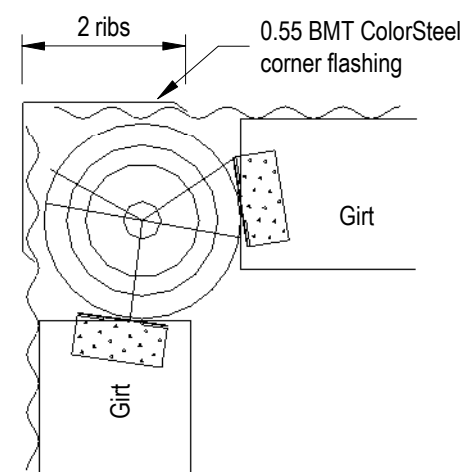
Typ Base  
1: 10 @ A3



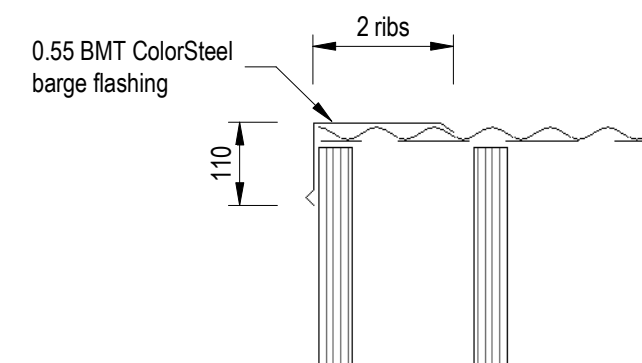
Typ Apex  
1: 10 @ A3



Valley Gutter  
1: 10 @ A3

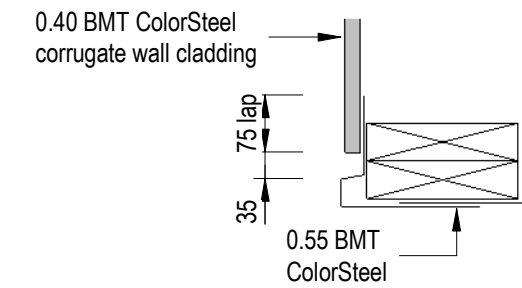


Typ Corner  
1: 10 @ A3

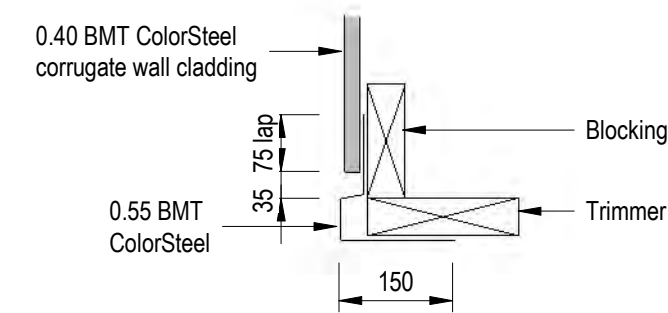


Typ Barge  
1: 10 @ A3

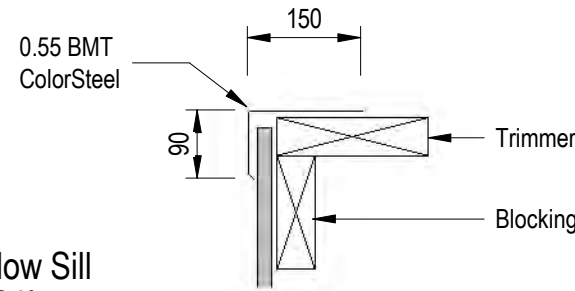




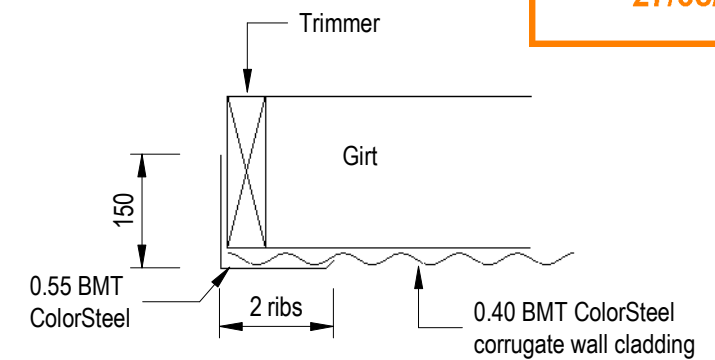
Typ Door Head  
1 : 10 @ A3



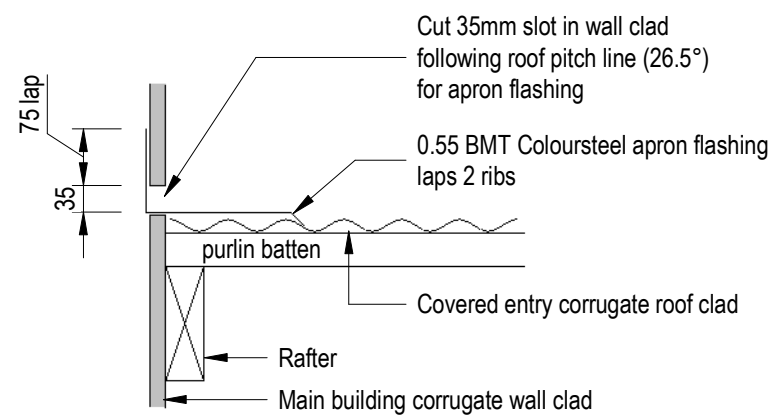
Window Head  
1 : 10 @ A3



Window Sill  
1 : 10 @ A3



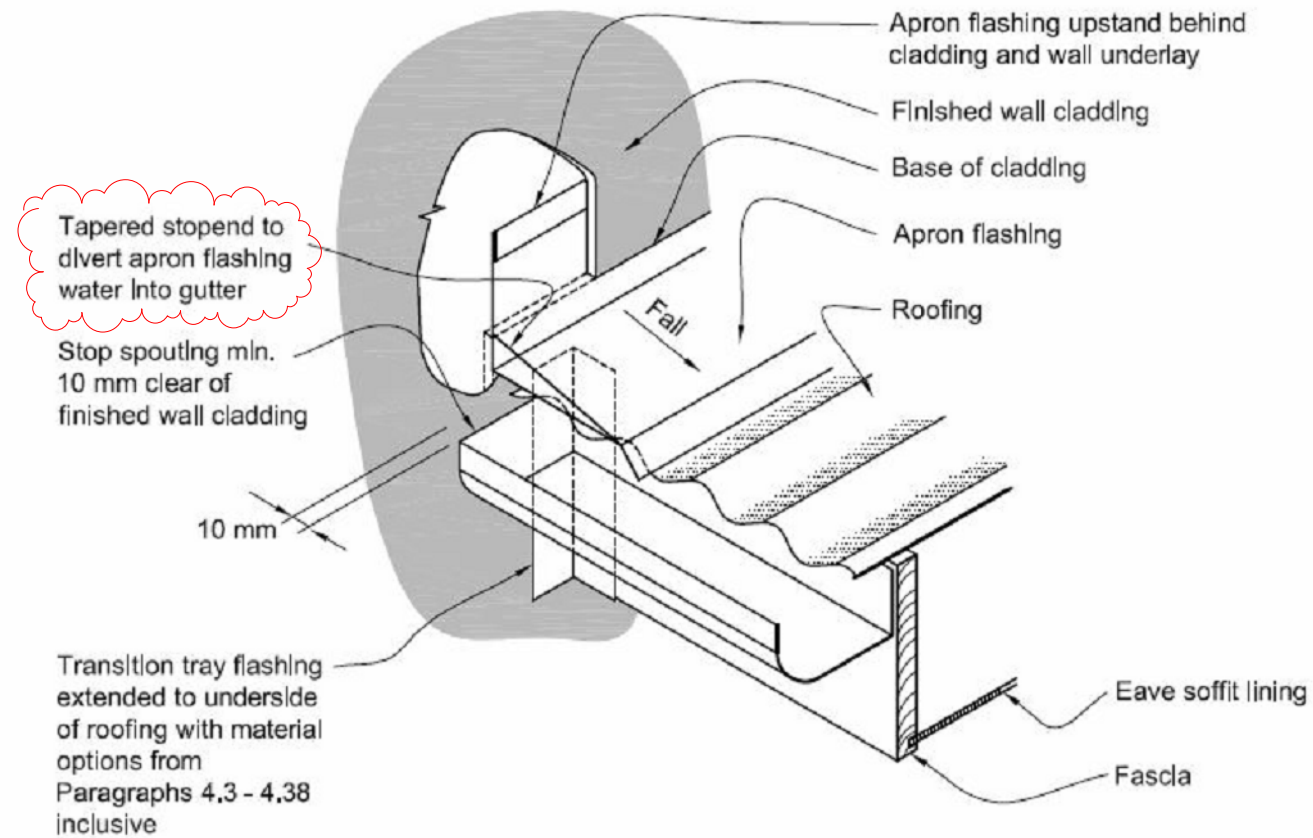
Window/ Door Jamb  
1 : 10 @ A3



Covered Entry to Main Building Apron  
1 : 10 @ A3

Figure 8B: Gutter/wall junction  
Paragraphs 5.1 and 5.2

- NOTE: (1) The upstand at the lower edge of the *apron flashing* may be preformed to a larger size and then trimmed on site to suit.  
(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*.  
(3) *Wall underlay* omitted for clarity.



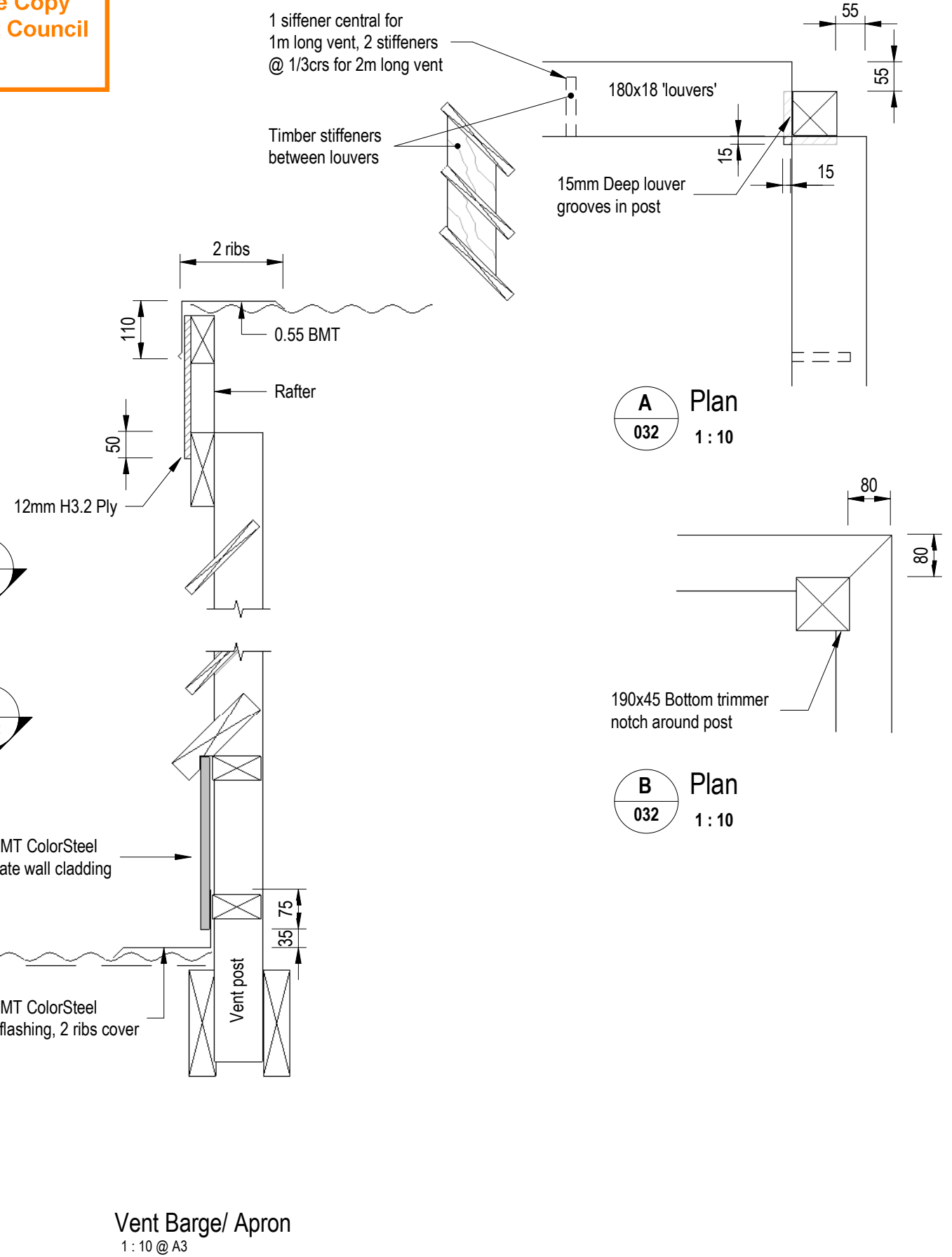
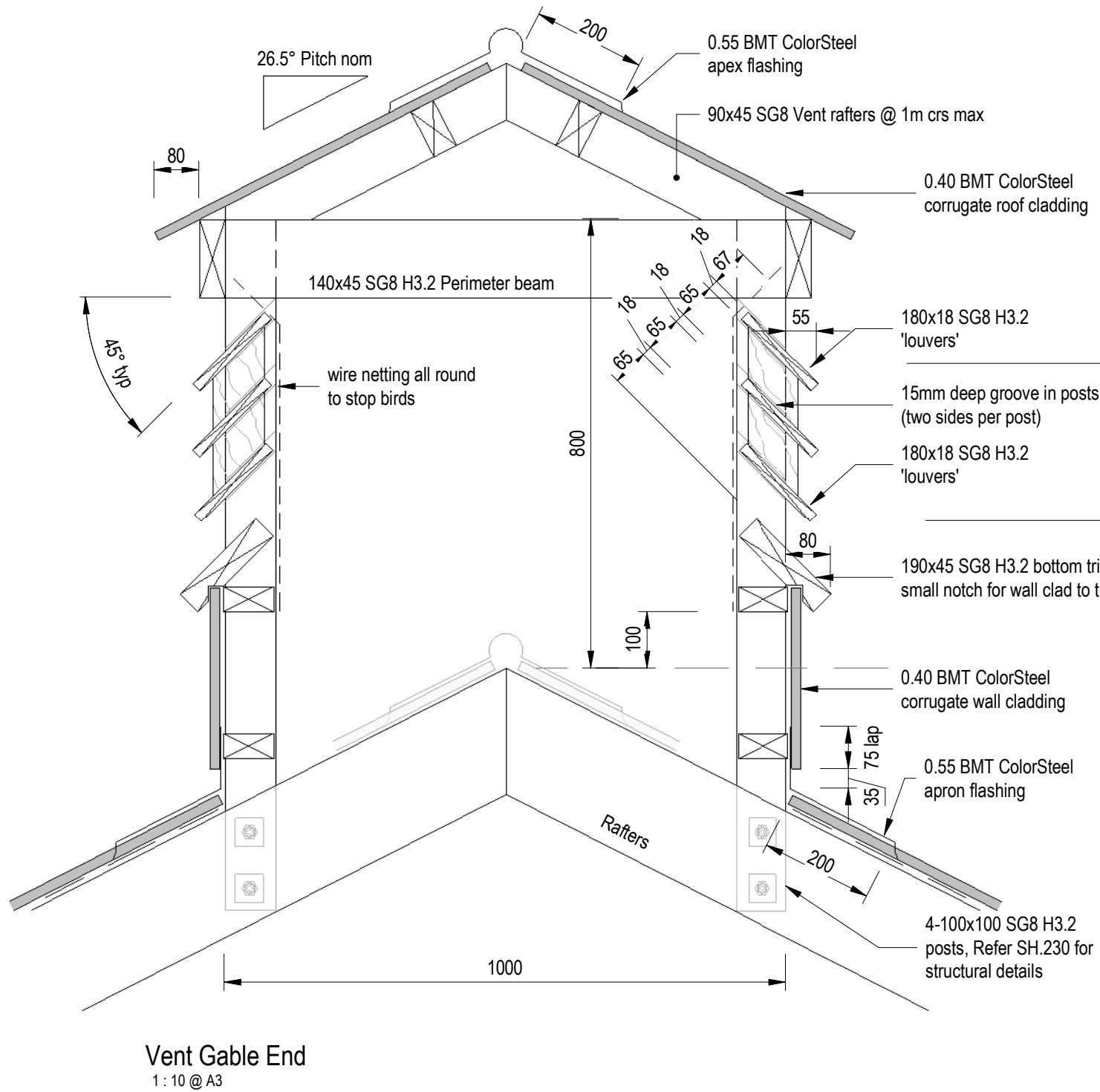
2	250319	Apron flashing stopend
1	180319	Apron flashing
0	220219	Issued
REVDATE	DESCRIPTION	

CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed  
Architectural Details

emajineer  
Structural Concepts

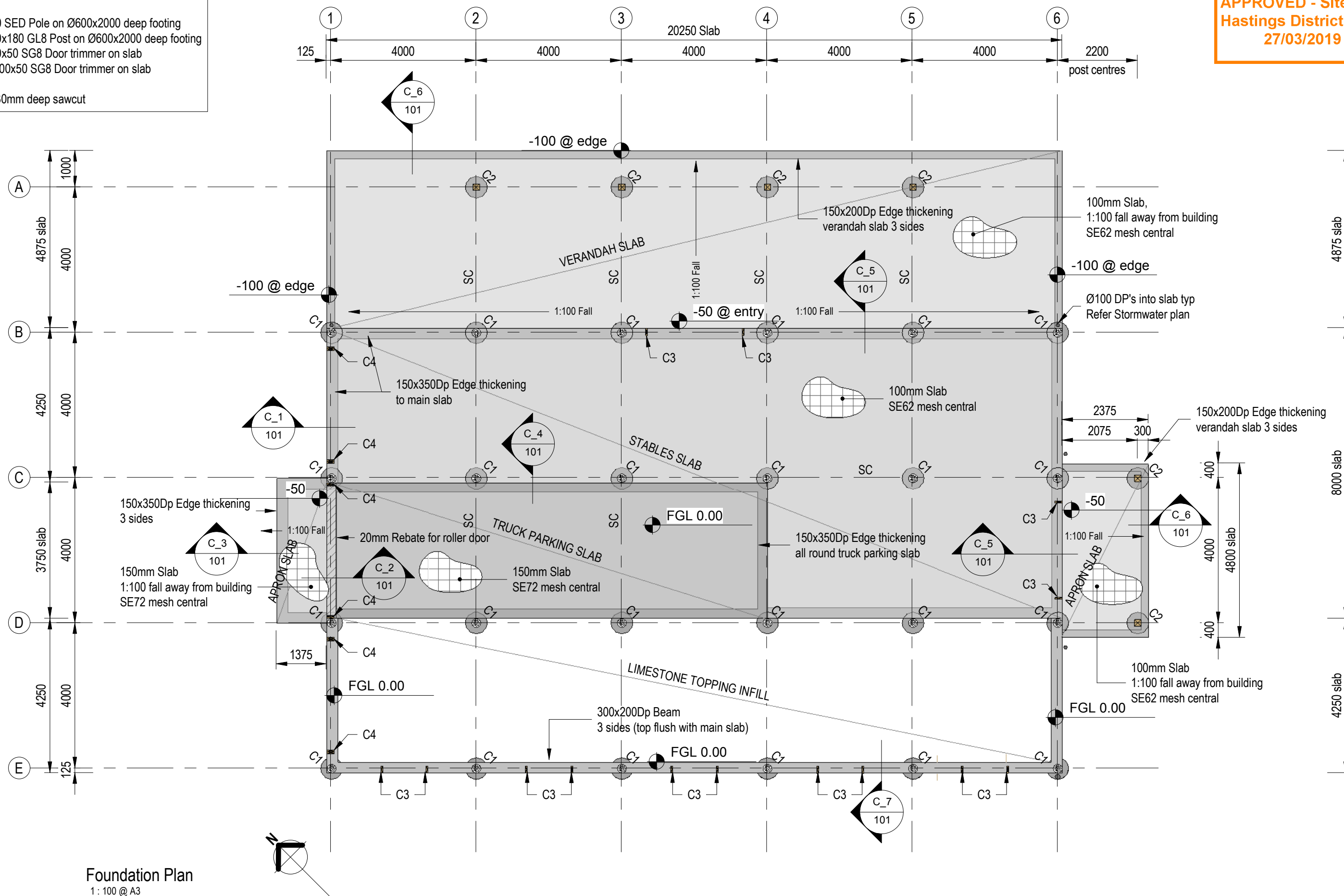
SCL NUMBER  
3330-9372  
SHEET REV  
031 2



# Column Schedule:

- C1 250 SED Pole on Ø600x2000 deep footing
- C2 180x180 GL8 Post on Ø600x2000 deep footing
- C3 200x50 SG8 Door trimmer on slab
- C4 2-200x50 SG8 Door trimmer on slab
- SC 6x30mm deep sawcut

ABA20190167  
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Hastings District Council  
27/03/2019



Foundation Plan  
1 : 100 @ A3

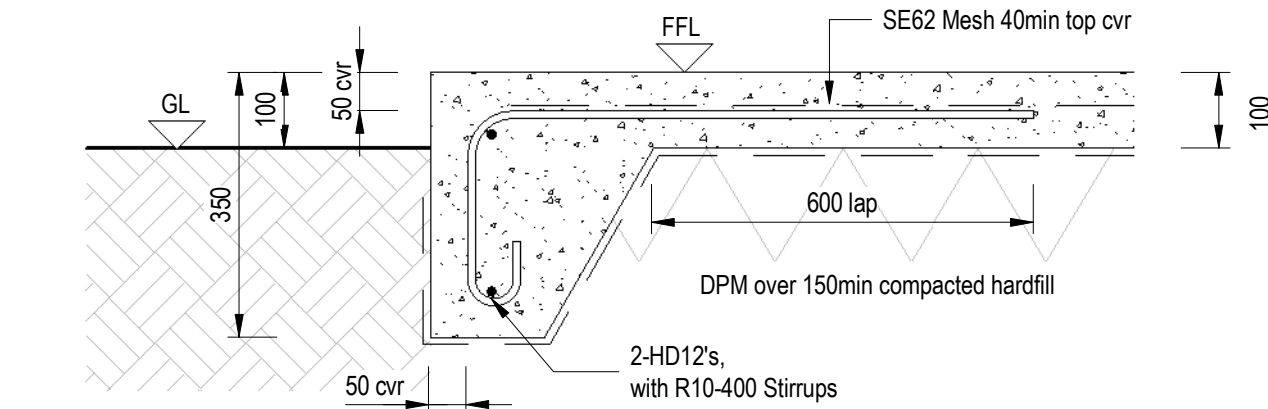
CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed  
Foundation Plan

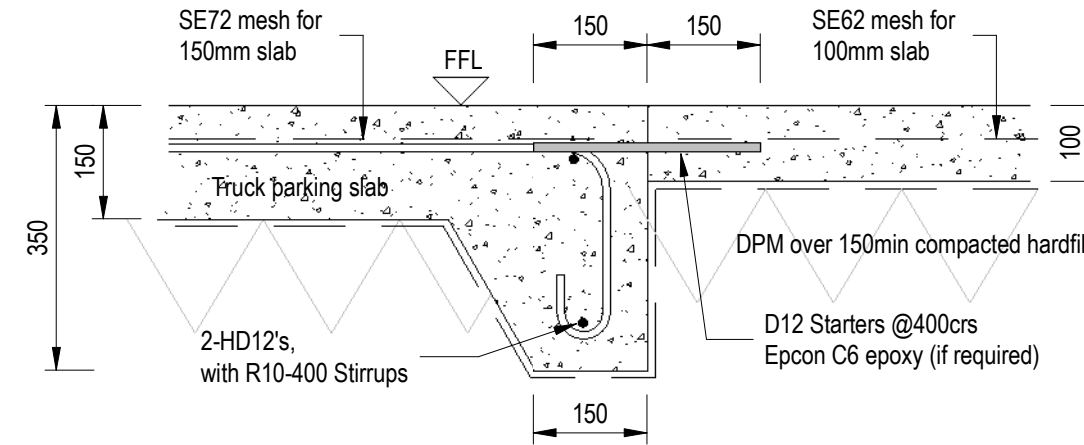
emajineer  
Structural Concepts  
SCL NUMBER  
3330-9372  
SHEET REV  
100 0

0 220219 Issued  
REVDATE DESCRIPTION

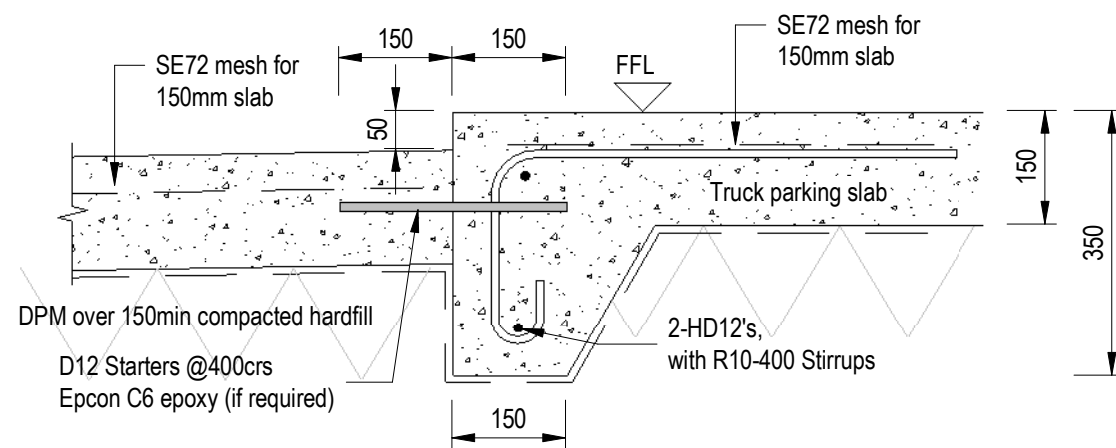




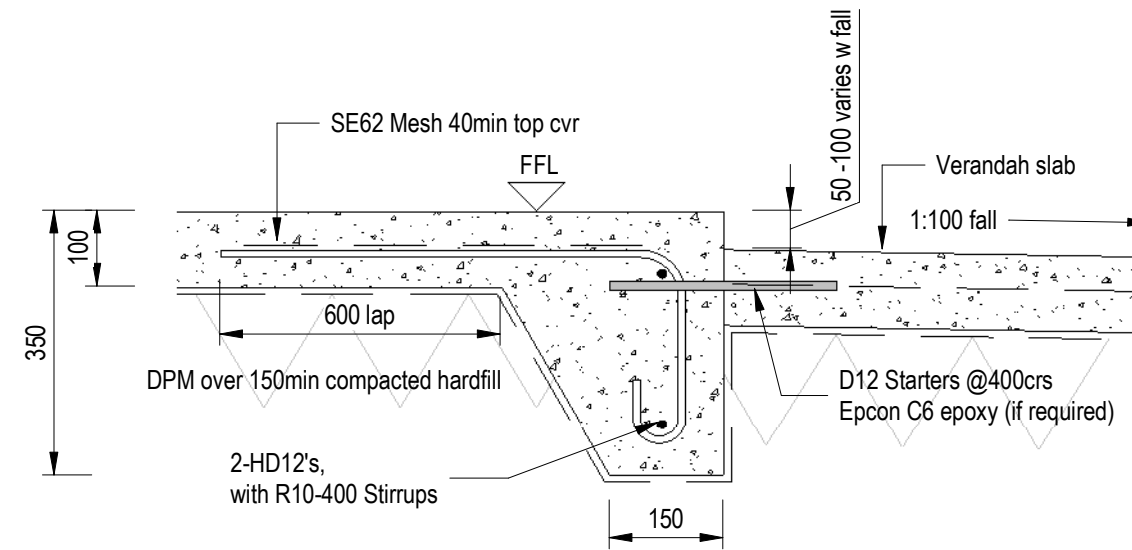
**C\_1** Detail  
100 1 : 10



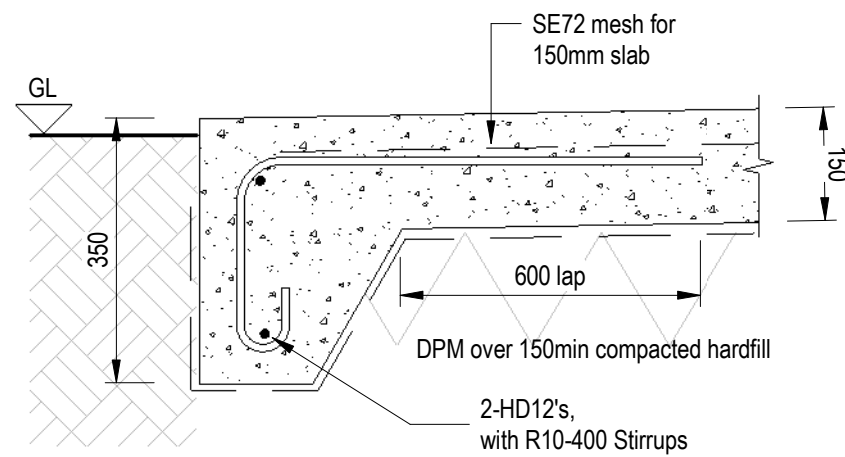
**C\_4** Detail  
100 1 : 10



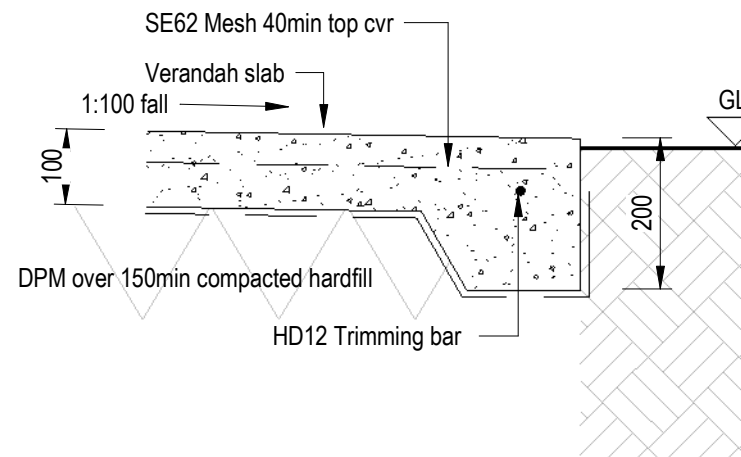
**C\_2** Detail  
100 1 : 10



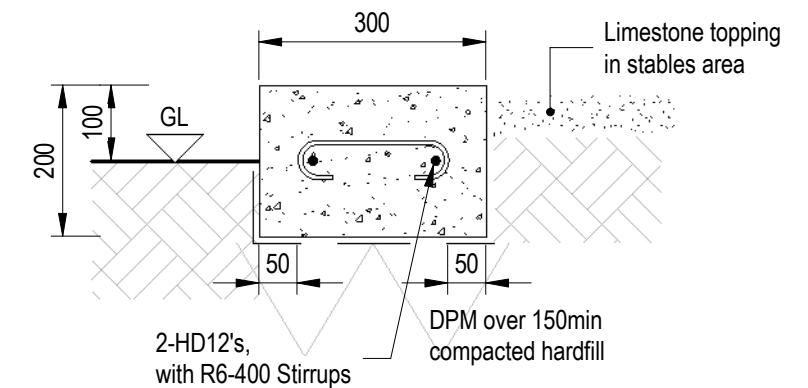
**C\_5** Detail  
100 1 : 10



**C\_3** Detail  
100 1 : 10



**C\_6** Detail  
100 1 : 10



**C\_7** Detail  
100 1 : 10

**ABA20190167**  
**APPROVED - Site Copy**  
**Hastings District Council**  
**27/03/2019**

**Note:**

- Trimming structure only provided for windows and doors in this drawing set.
- Doors and windows shown are indicative only.
- All doors and windows are custom made by others.



## New Shed

### Ground Floor Framing Plan



**emajineer**  
the possibilities are endless

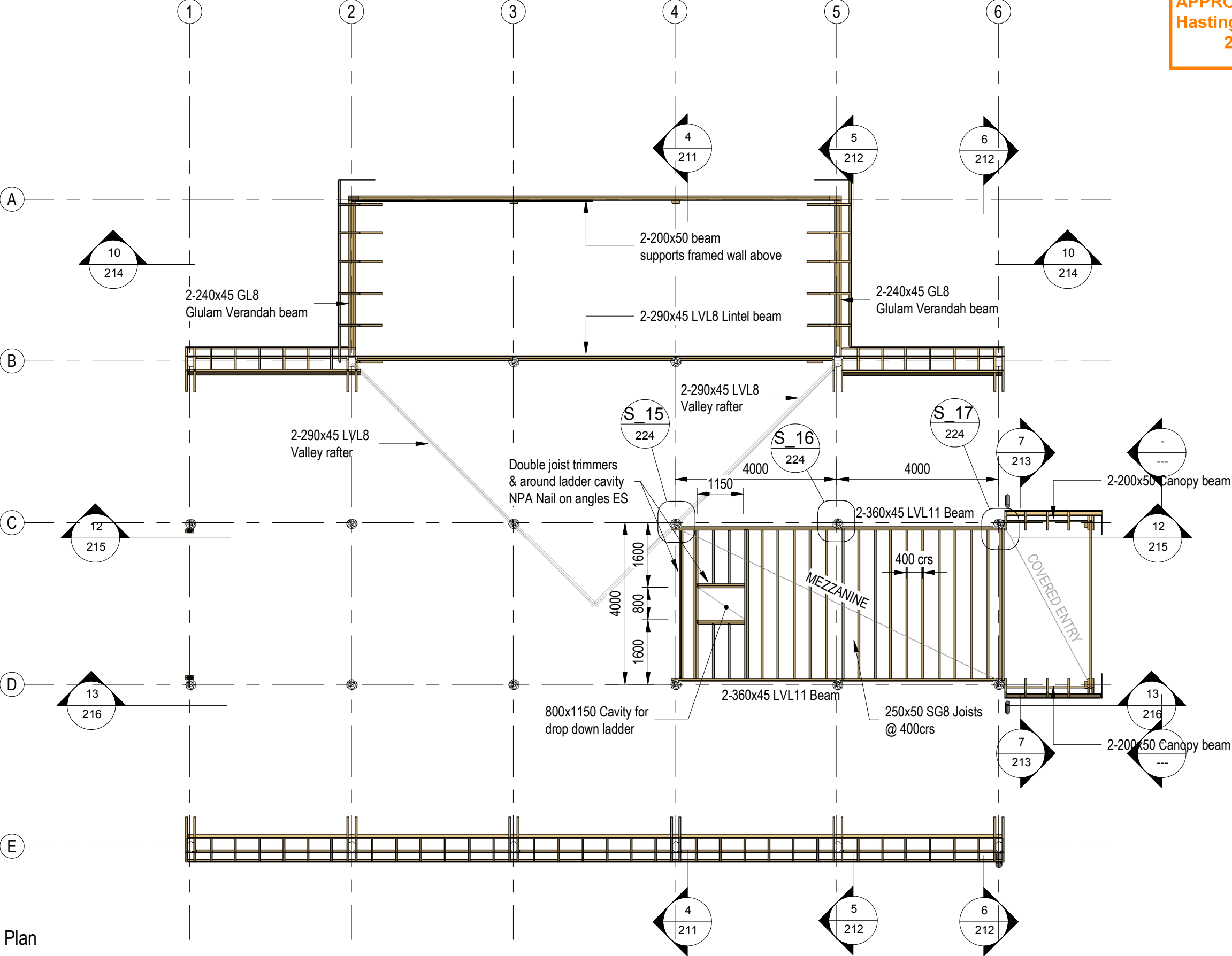
Structural Concepts

SCL NUMBER  
**3330-9372**

SHEET REV  
**200 0**

Page 110 of 121

K:\CAD\3330-9372 1549 Raukawa Rd\3330-9372 DRG 1549 Raukawa Rd.rvt



Mezzanine Joist Plan  
1 : 100 @ A3

0	220219	Issued
REVDATE	DESCRIPTION	

CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed  
Mezzanine Joist Plan

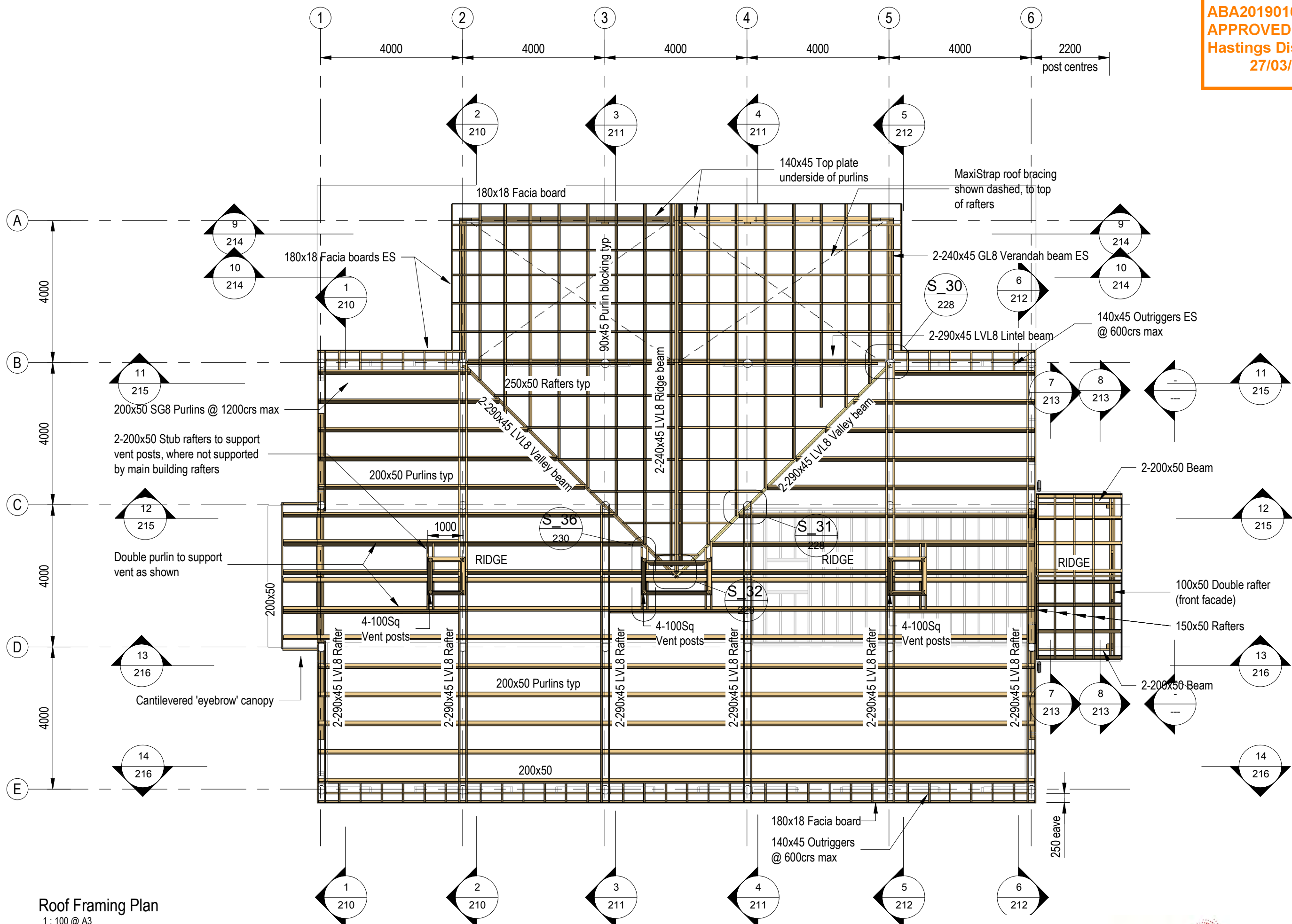


emajineer

STRUCTURAL CONCEPTS

SCL NUMBER  
3330-9372  
SHEET  
201  
REV  
0





Roof Framing Plan  
1: 100 @ A3

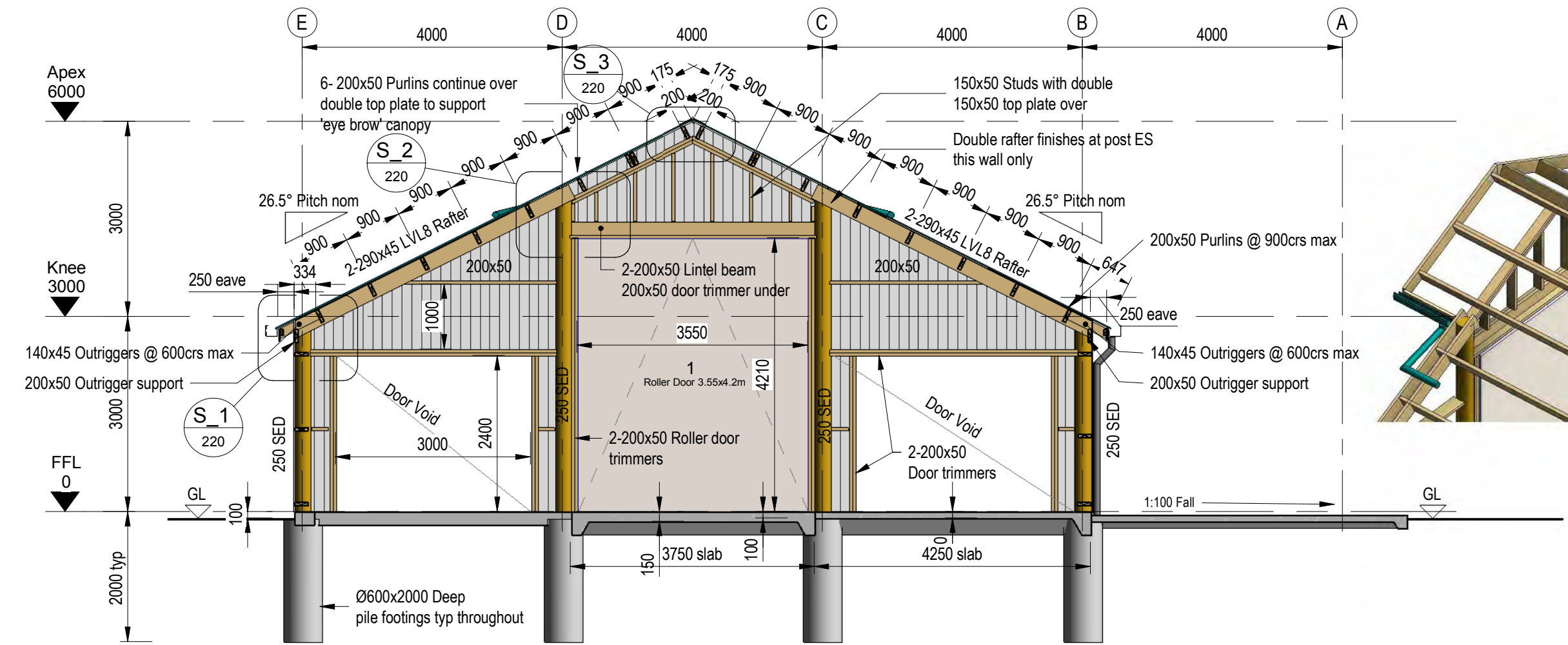
REVDATE	DESCRIPTION
0	220219 Issued

CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

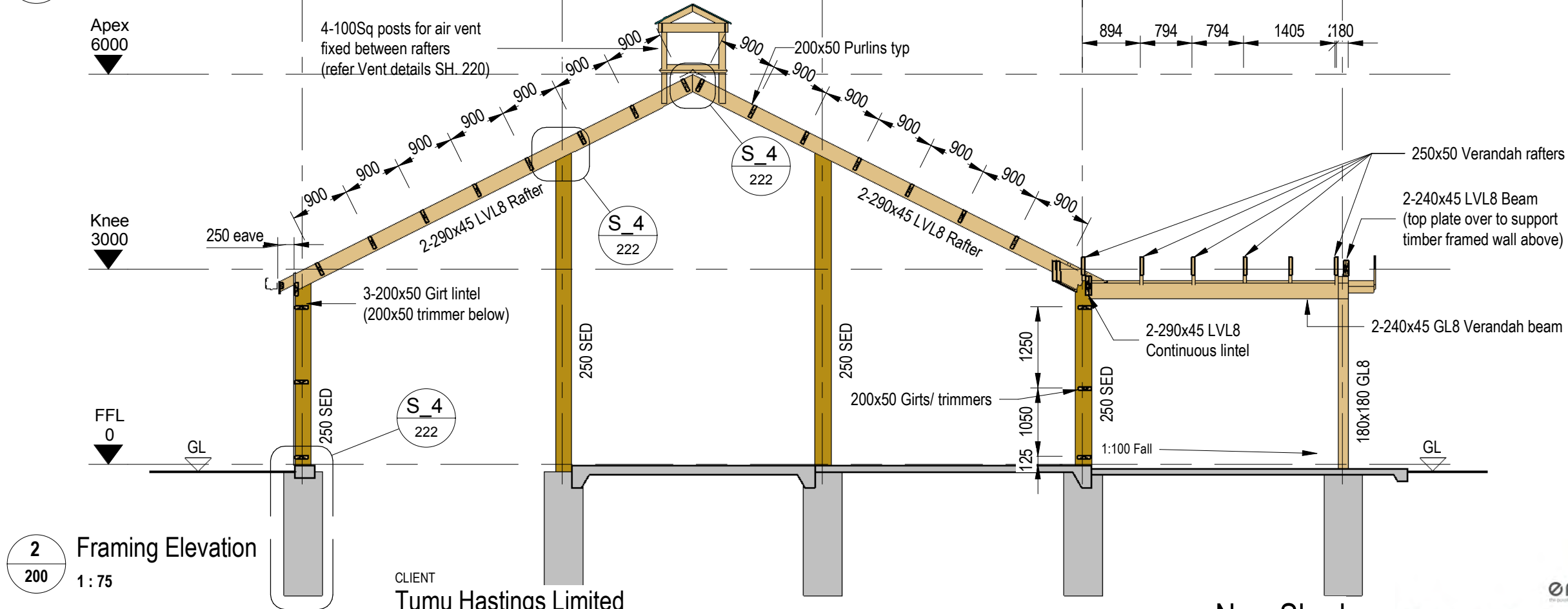
New Shed  
Roof Framing Plan

emajineer  
Structural Concepts

SCL NUMBER  
3330-9372  
SHEET REV  
202 0



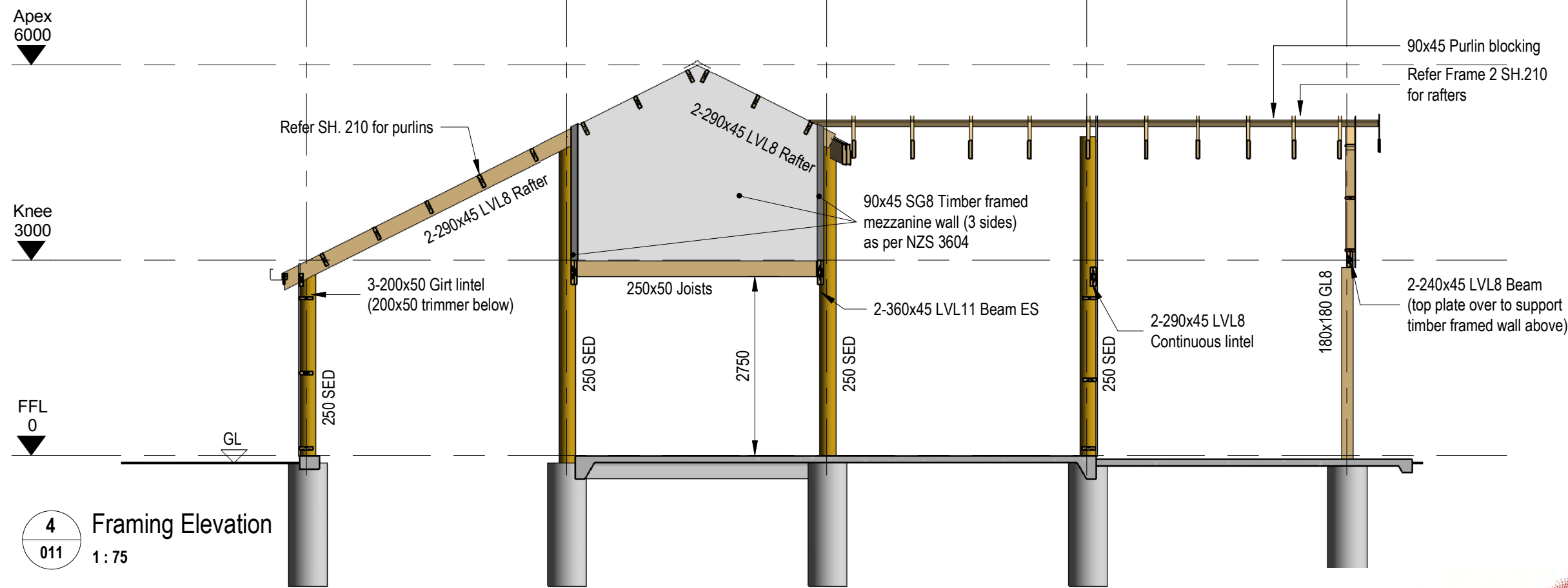
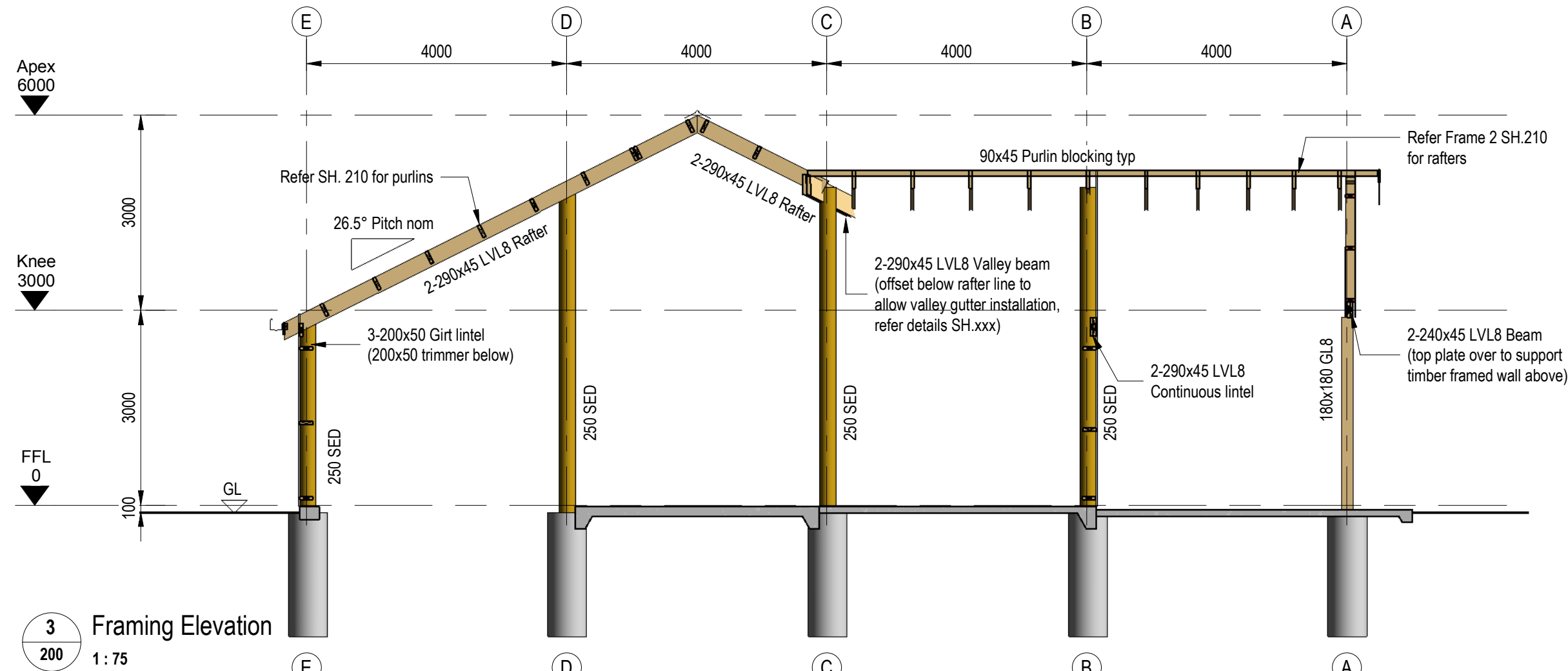
1 Framing Elevation  
1 : 75



2 Framing Elevation  
1 : 75

CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed  
Framing Elevation



0	220219	Issued
REVDATE	DESCRIPTION	

CLIENT

Tumu Hastings Limited

PROJECT ADDRESS

Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed

Framing Elevation

emajineer

the construction way

Structural Concepts

211

0

SCL NUMBER

3330-9372

SHEET

REV

DATE: 21/01/19

RVT2015

A3

IDES: AF

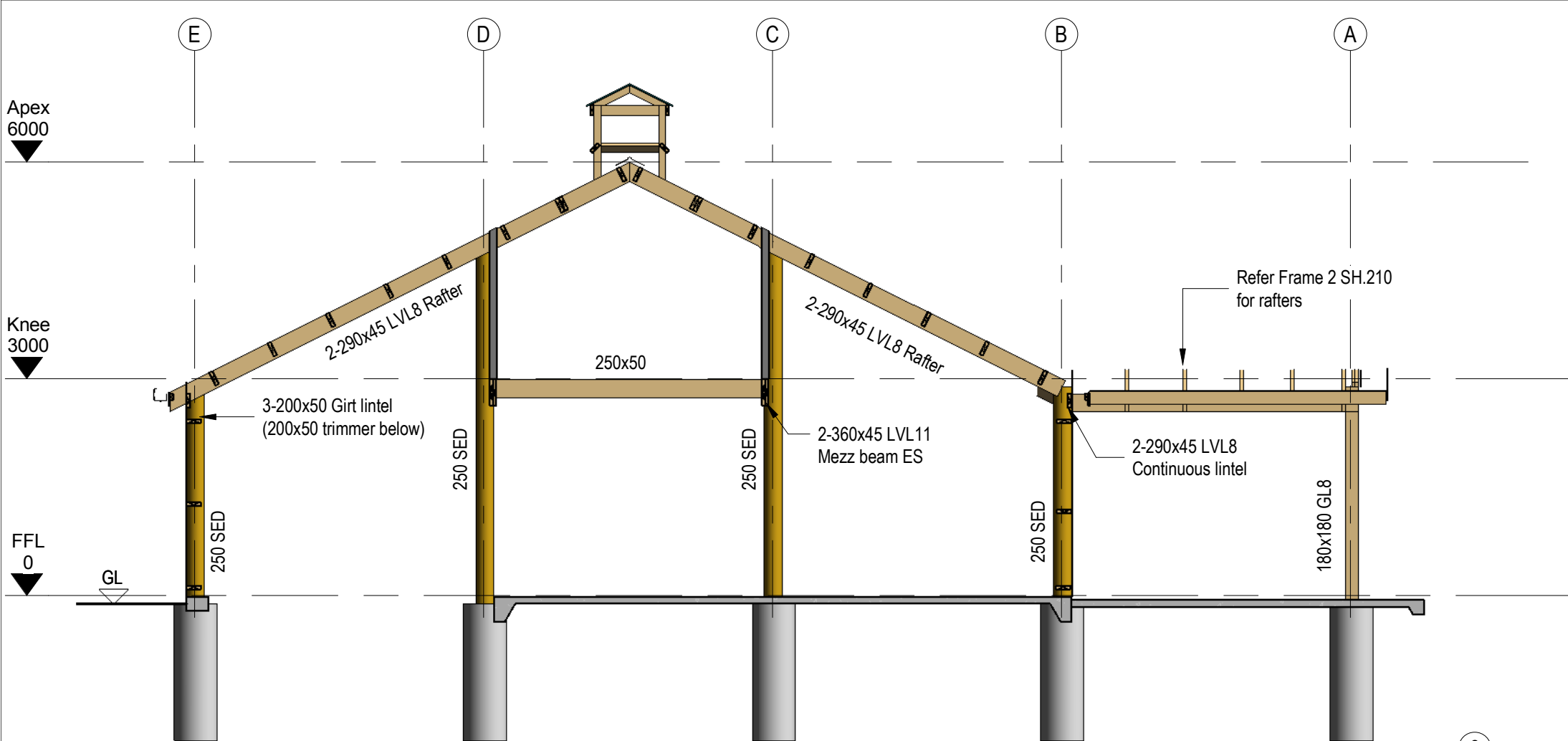
DRG: SP

STRUCTURAL CONCEPTS | E: info@structuralconcepts.co.nz | P: +64 6 8420 111 | LEVEL 3 DUNVEGAN HOUSE, 215 HASTINGS ST, NAPIER, NEW ZEALAND

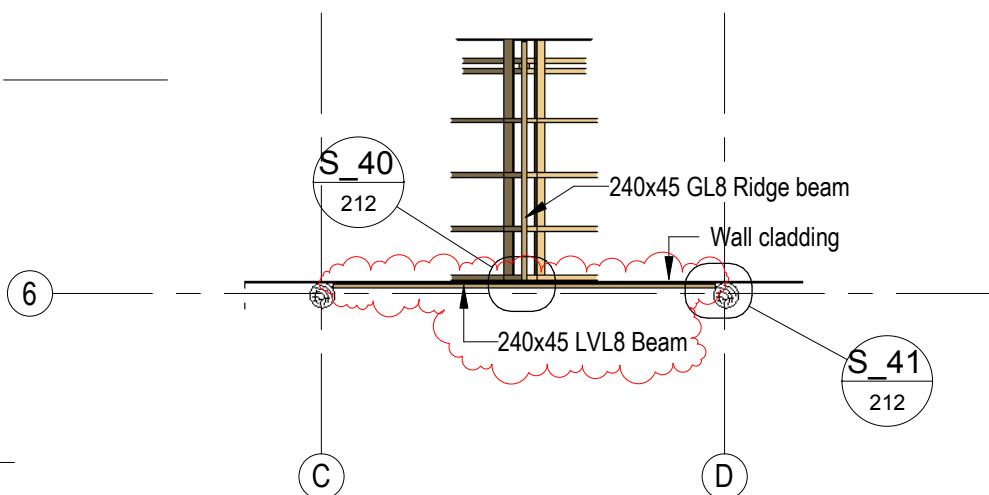
K:\CAD\3330-9372 1549 Raukawa Rd\3330-9372 DRG 1549 Raukawa Rd.rvt

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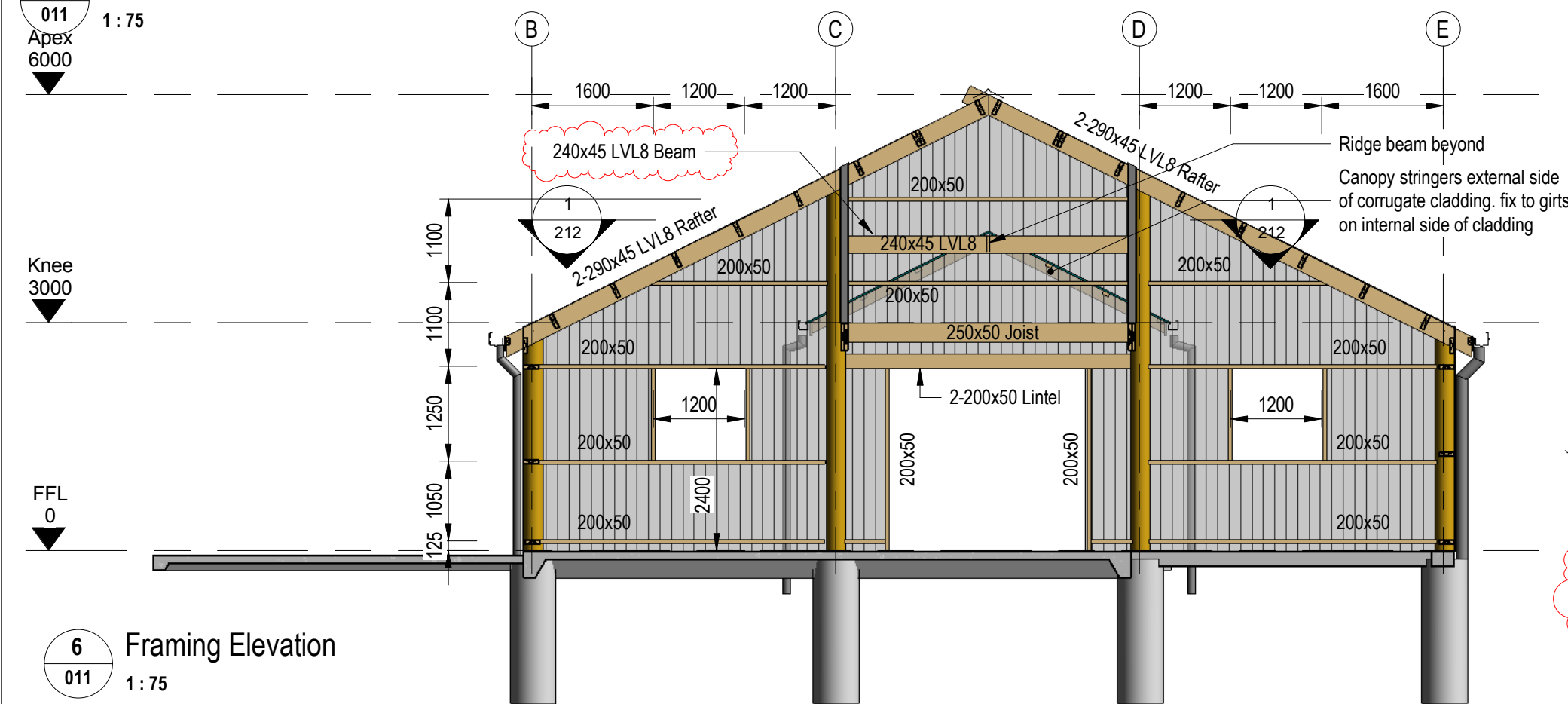




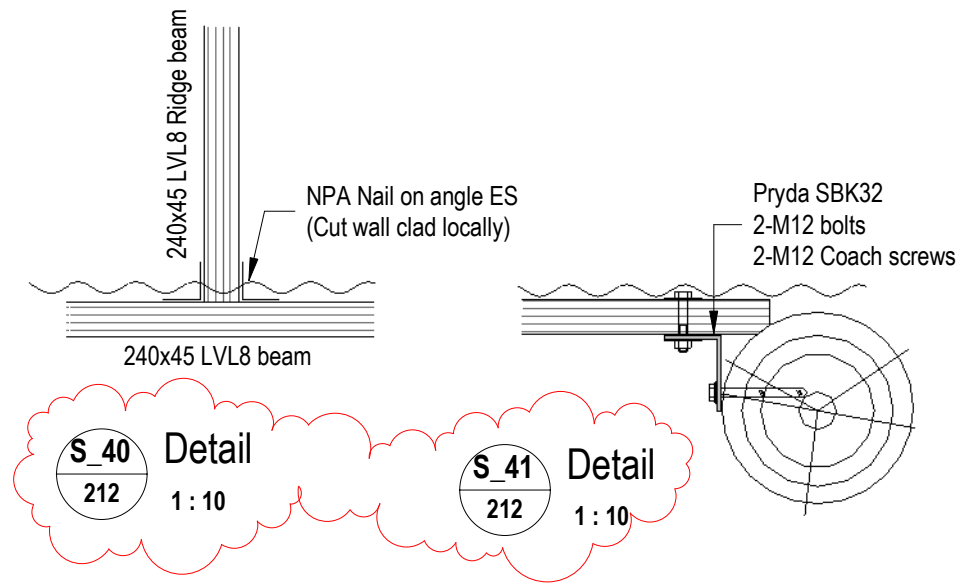
5 Framing Elevation  
1 : 75



1 Canopy Ridge Plan  
1 : 75



6 Framing Elevation  
1 : 75



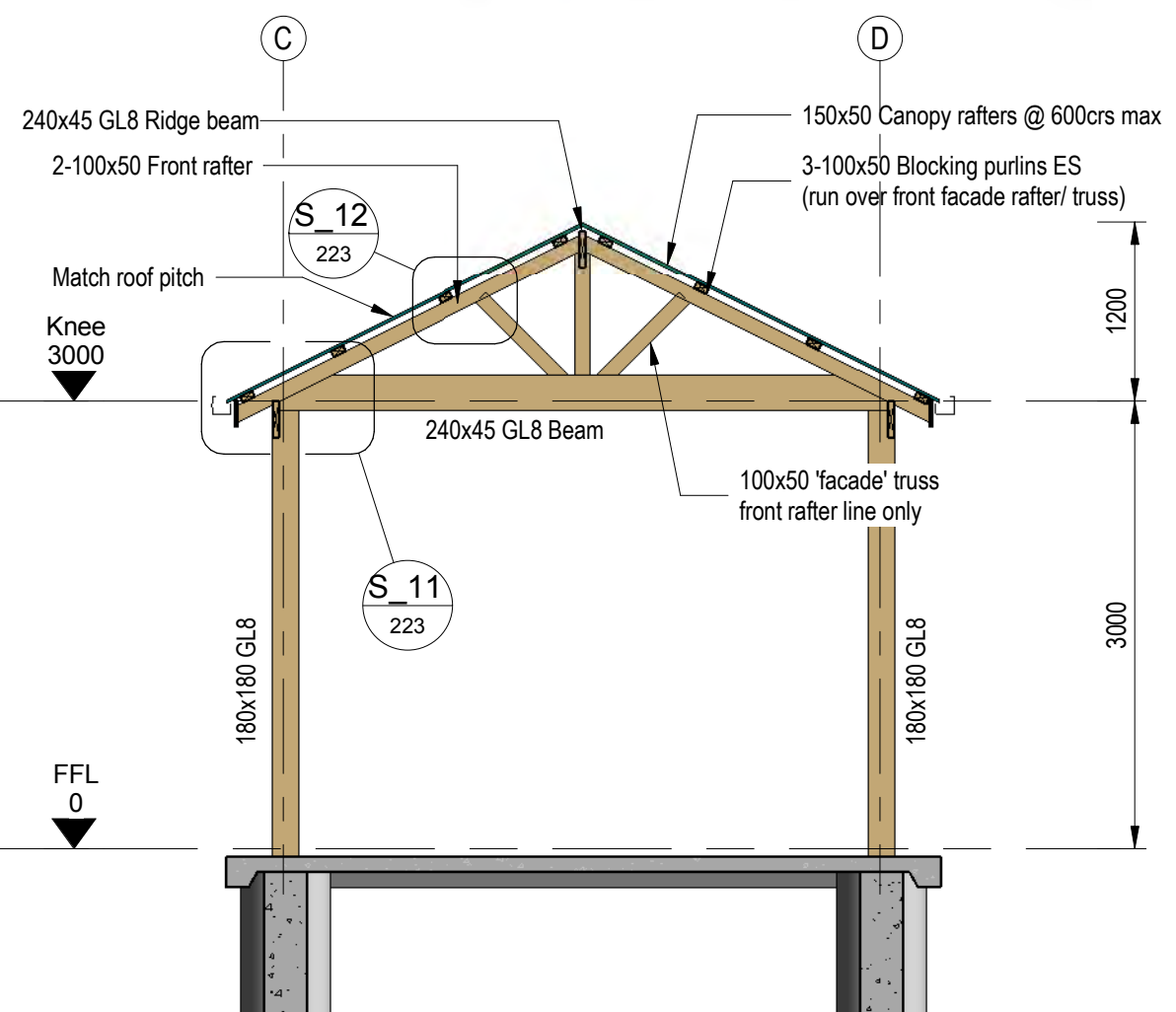
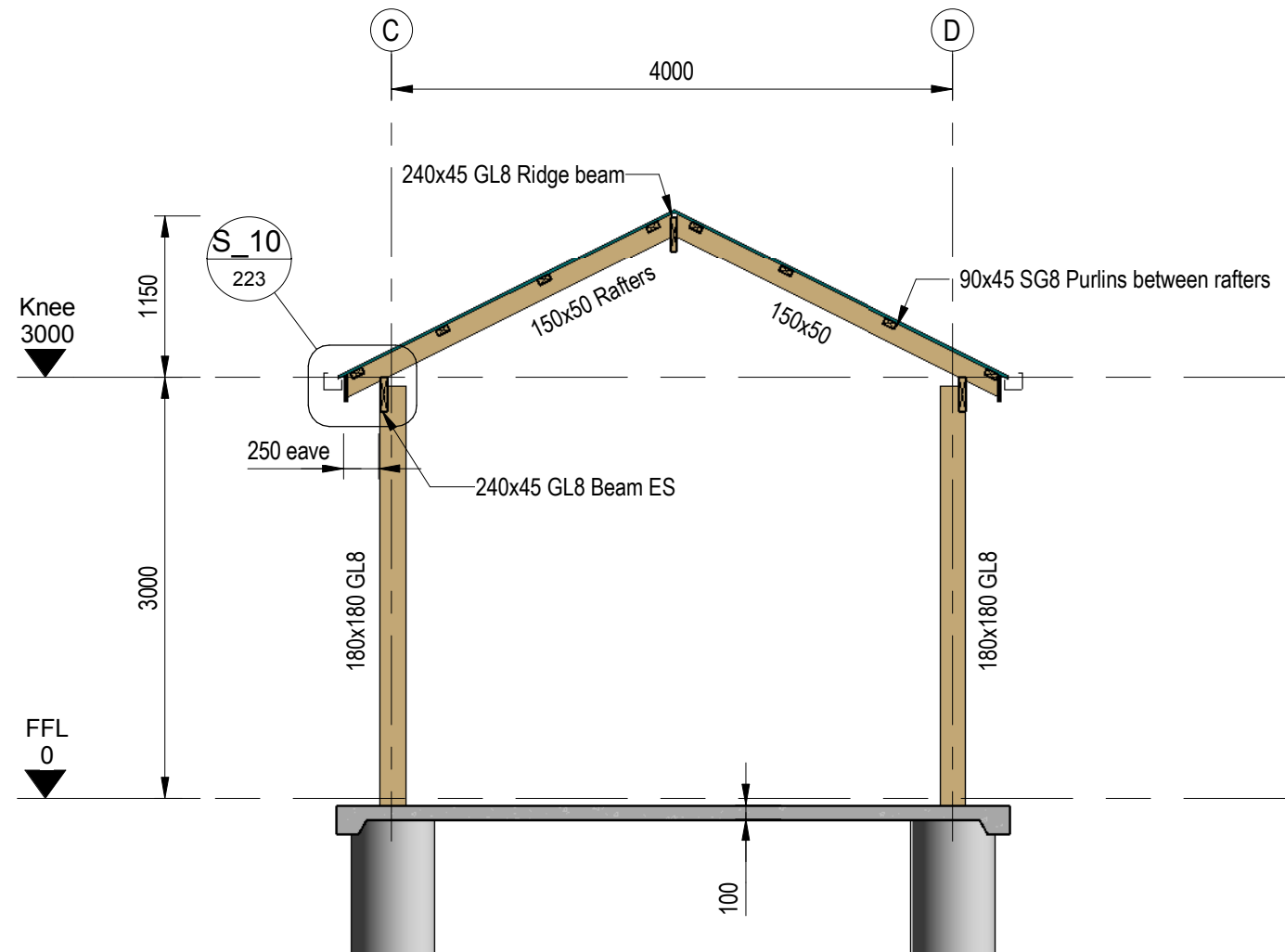
S\_40 Detail 1 : 10  
S\_41 Detail 1 : 10

REV	DATE	DESCRIPTION
1	180319	New beam & details
0	220219	Issued

CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed  
Framing Elevation

emajineer  
Structural Concepts  
SCL NUMBER  
3330-9372  
SHEET 212  
REV 1



7 Framing Elevation  
200 1 : 50

8 Framing Elevation  
200 1 : 50

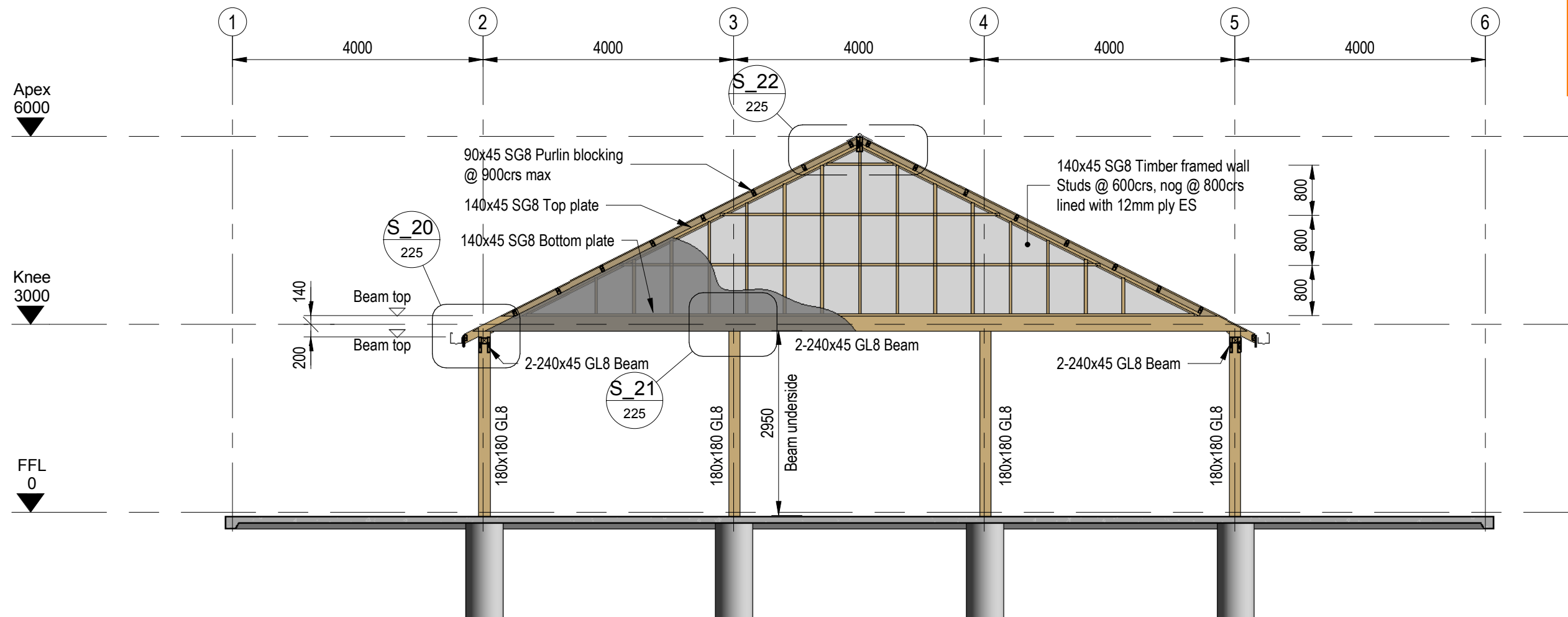
0 220219 Issued  
REVDATE DESCRIPTION

CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

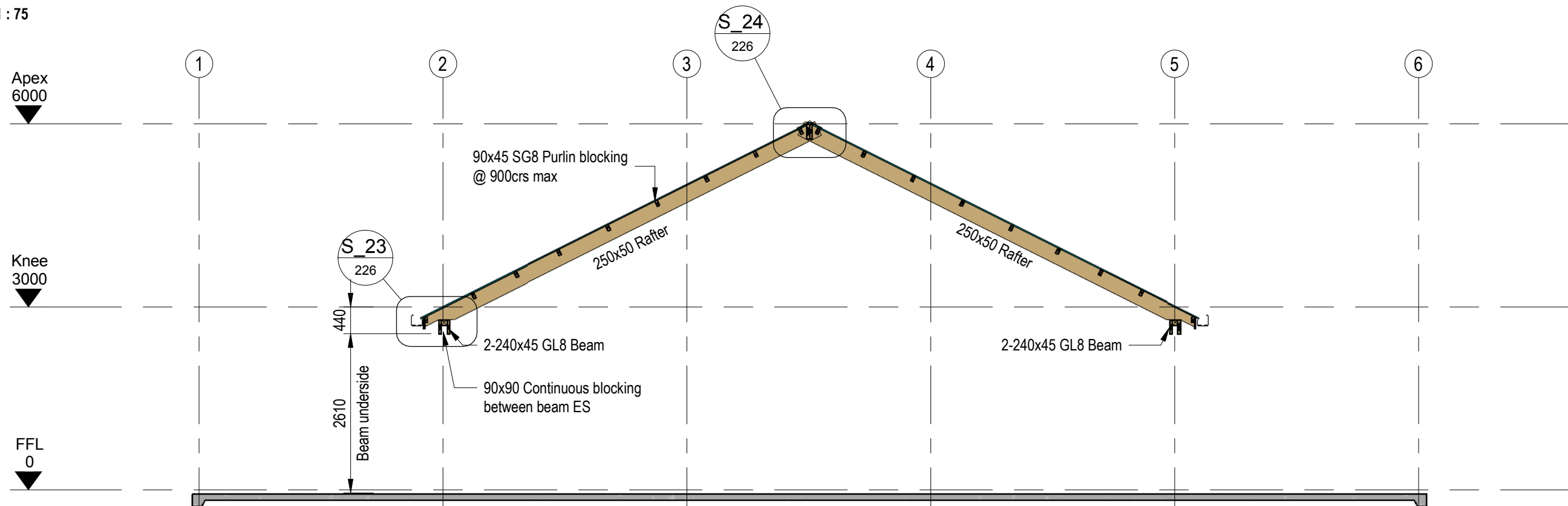
New Shed  
Framing Elevations (Covered Entrance)  
Page 116 of 121

emajineer  
Structural Concepts  
SCL NUMBER  
3330-9372  
SHEET REV  
213 0  
DATE: 21/01/19 | RVT2015 | A3 | DES: AF | DRG: SP

| STRUCTURAL CONCEPTS | E: info@structuralconcepts.co.nz | P: +64 6 8420 111 | LEVEL 3 DUNVEGAN HOUSE, 215 HASTINGS ST, NAPIER, NEW ZEALAND  
K:\CAD\3330-9372 1549 Raukawa Rd\3330-9372 DRG 1549 Raukawa Rd.rvt



9 Framing Elevation  
200 1 : 75



10 Framing Elevation  
200 1 : 75

0 220219 Issued  
REVDATE DESCRIPTION

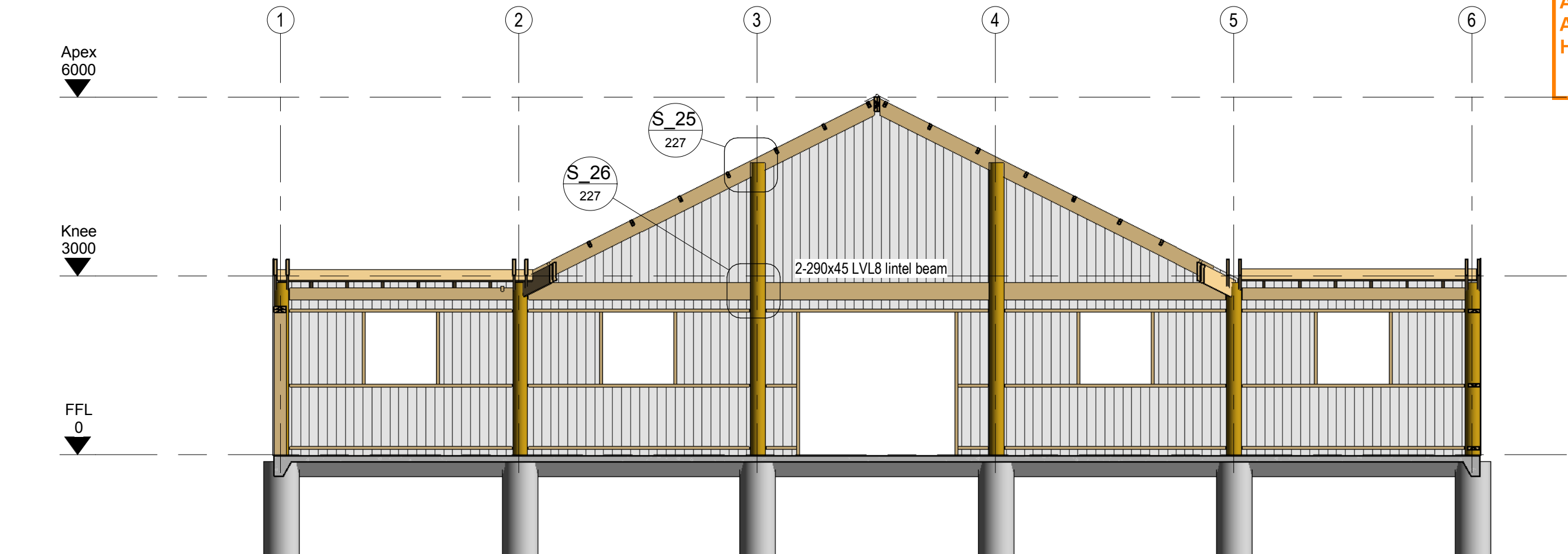
CLIENT  
Tumu Hastings Limited  
PROJECT ADDRESS  
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed  
Framing Elevation (Along)

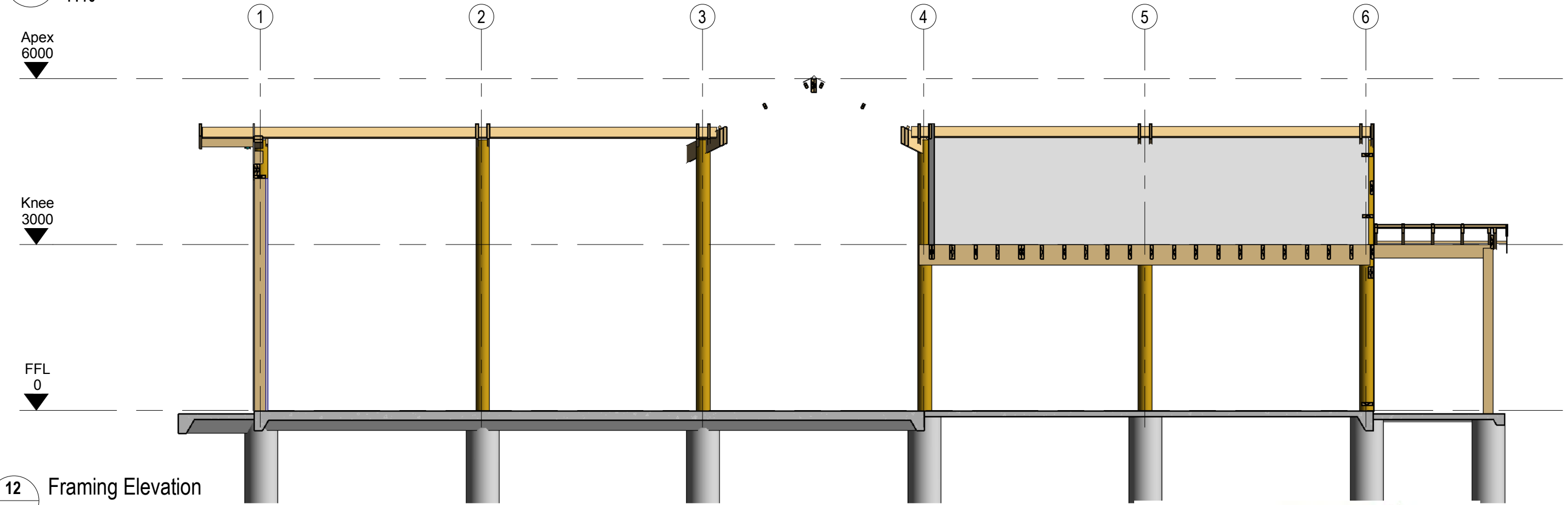
emajineer  
Structural Concepts

SCL NUMBER  
3330-9372  
SHEET REV  
214 0





11 Framing Elevation  
 200 1: 75



12 Framing Elevation  
 011 1: 75

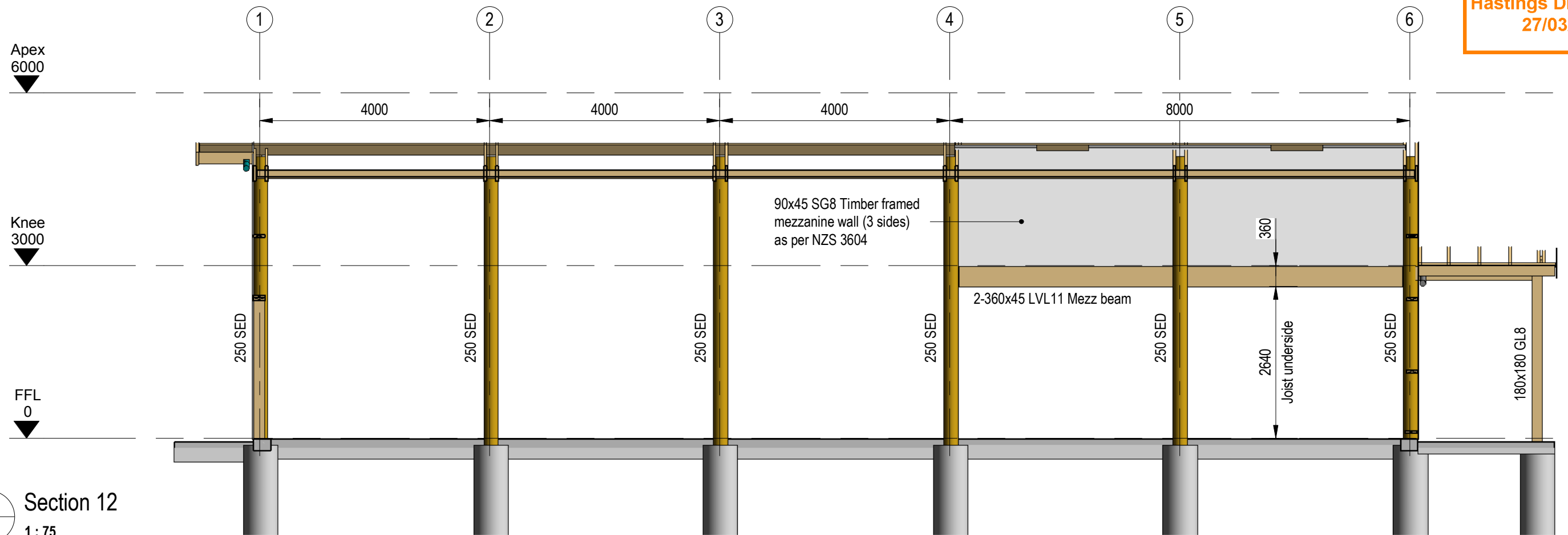
0	220219	Issued
REVDATE	DESCRIPTION	

CLIENT  
 Tumu Hastings Limited  
 PROJECT ADDRESS  
 Glen Aros 1549 Raukawa Rd, Raukawa 4174

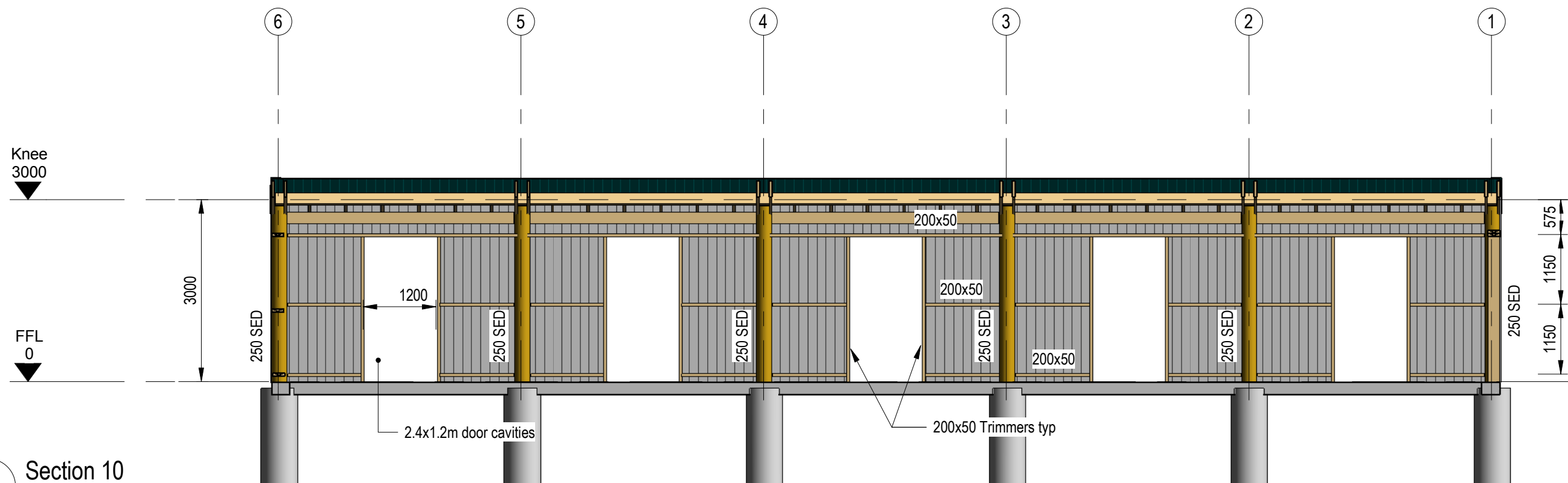
New Shed  
 Frame Elevation (Along)

emajineer  
 Structural Concepts

SCL NUMBER  
 3330-9372  
 SHEET REV  
 215 0



13 Section 12  
011 1:75



14 Section 10  
200 1:75

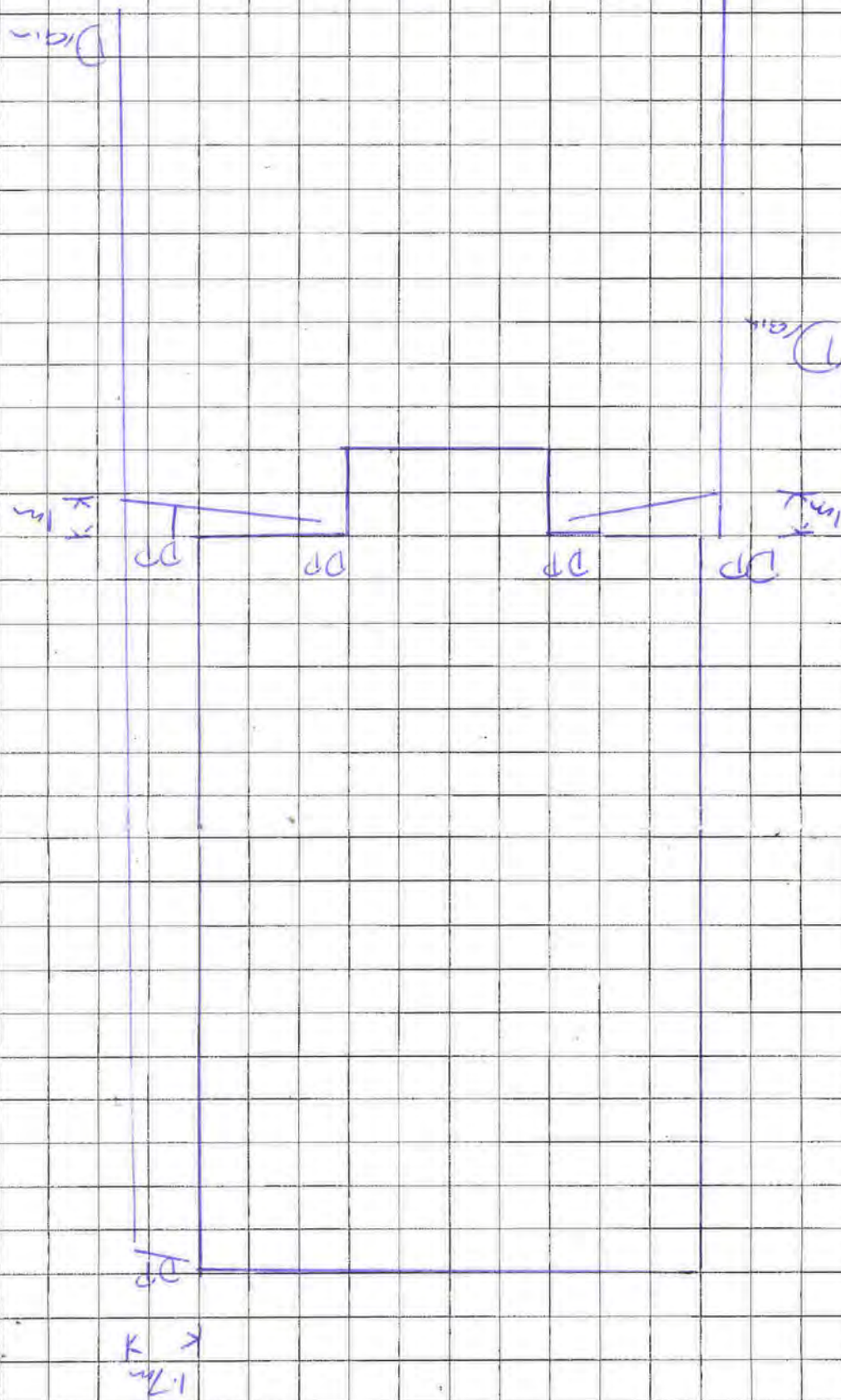


# As-Built Drainage Plan

ABA No:	ABA20190167	Property ID	80277
Owner:	Rupert Baker		
Address:	1549 Raukawa Road		
Drainlayer:	M. B. S.	Reg. No.	13387
Sign:	M. B. S.	Date:	5/7/19



**HASTINGS  
DISTRICT  
COUNCIL**



**Minimum Standards:** 1. Drawn to Scale with a Ruler. 2. Drawn in Ink. 3. Drain Fully Dimensioned and Labelled. 4. Road Indicated. 5. Connection Points Indicated. 6. North Point Indicated. 7. To be Supplied at Time of Inspection.



802777

## Swimming and Spa Pool Inspection Report

Owner/Occupier/Agent

Address/Location of Pool

Postal Address (if different to above)

R + L BAKER  
 1549 RAUKAWA ROAD  
 RD4 HASTINGS.

Date of issue 6/10/22

Consent No

FSP No 1358



**HASTINGS**  
 DISTRICT COUNCIL

19183

Pass Fail N/A

## Pool Location

Pool is exempt if enclosed in a building not specifically for its purpose

Above-ground pools — PARTLY

Sides to be 1.2m minimum from ground level

Smooth vertical sides (no climbing assistance)

Climb points or external fixtures within 1.2m of pool

Ladder to be removable

## Immediate Pool Area

Is the immediate pool area only fenced?

Pool area must not contain clothesline, play areas or vegetable gardens

## Doors giving access to pool area

Latch or handle is a minimum of 1.5m above floor

Open away from the pool

No hold-open devices fitted

## Windows below 1.2m giving access to pool area

Limiter fitted to prevent opening more than 100mm

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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## Fence

Minimum of 1.2m from outside ground level

Fixtures and fittings within 1.2m of the fence

900mm minimum gap between horizontal rails

Gaps under fence 100mm maximum

Gaps between vertical rails 100mm maximum

Mesh size no more than 10mm-1.2m fence height

Mesh size no more than 50mm-1.8m fence height

Mesh firmly attached top, bottom and fence

## \* Gates

Minimum of 1.2m from outside ground level

Open away from the pool

Close and latch automatically when stationary and released

150mm from the closed position

Latch on outside of gate 1.5m above ground level

Latch on inside of gate access point is 1.2m high

Remain latched when both lifted up or pulled down

Pass Fail N/A

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Inspection Result

Pass  
~~Fail~~

Reinspection booked for / / at

Refer to Compliance

Yes No

## General Comments

\* FAR SIDE GATE NOT USED AND  
 IS KEPT SECURED.

Signed: *[Signature]*

Date 6/10/22

Note: the annual targeted rate charged to pool owners will cover the Hastings

District Councils costs in carrying out up to 2 inspections for the 3 year inspection cycle