

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 and Area (hectares): Lot 1 Deposited Plan 23028
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.

FSP Number	Description	Renewal Date
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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1549 Raukawa Road RAUKAWA 4174



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LIM Maps – Property No 80277 - Hastings District Council



- 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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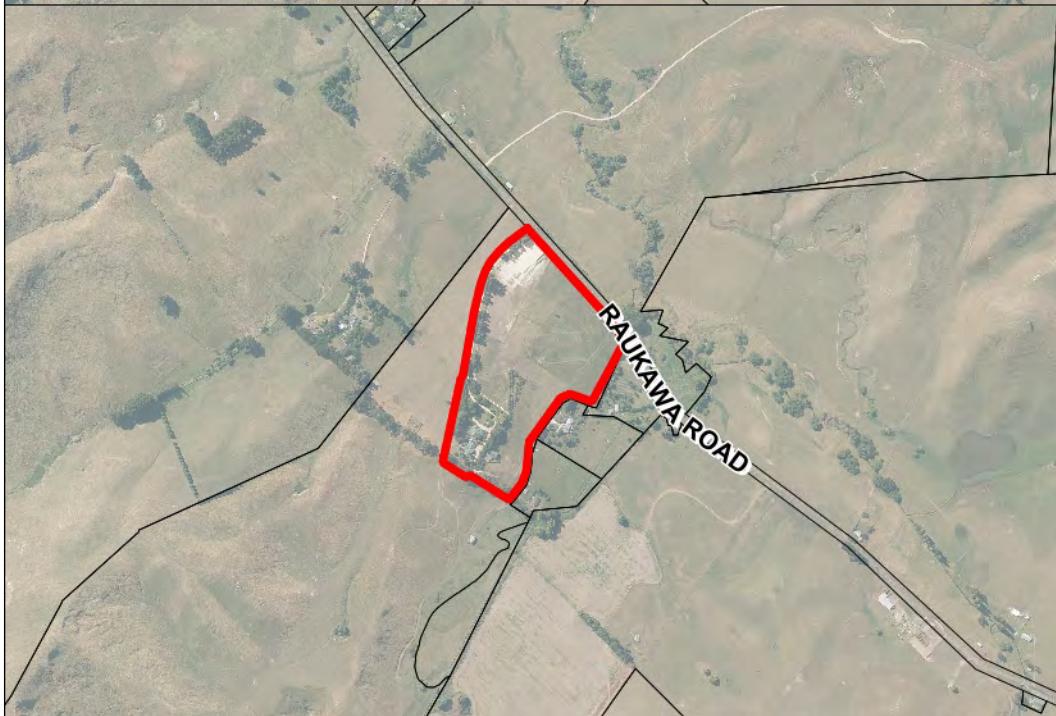
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SUSPECTED FILLING AND PONDING

1549 Raukawa Road RAUKAWA 4174



Suspected Fill Areas
Suspected Dump Sites
Engineered Fill
Actual Dump Sites



22-08-1979
24/25-08-1981
26-07-1985
1986
13-03-1986
1988
9-03-1988
30-07-1990
23-08-1990
1992
22-07-1992
1993
1994
1995
8-04-1995
October 1995
1996
4-07-1996
1996/2006
1997
October 1998
6-07-2006
Flooding Areas
Historic Ponding
Ponding Areas
Problem Areas

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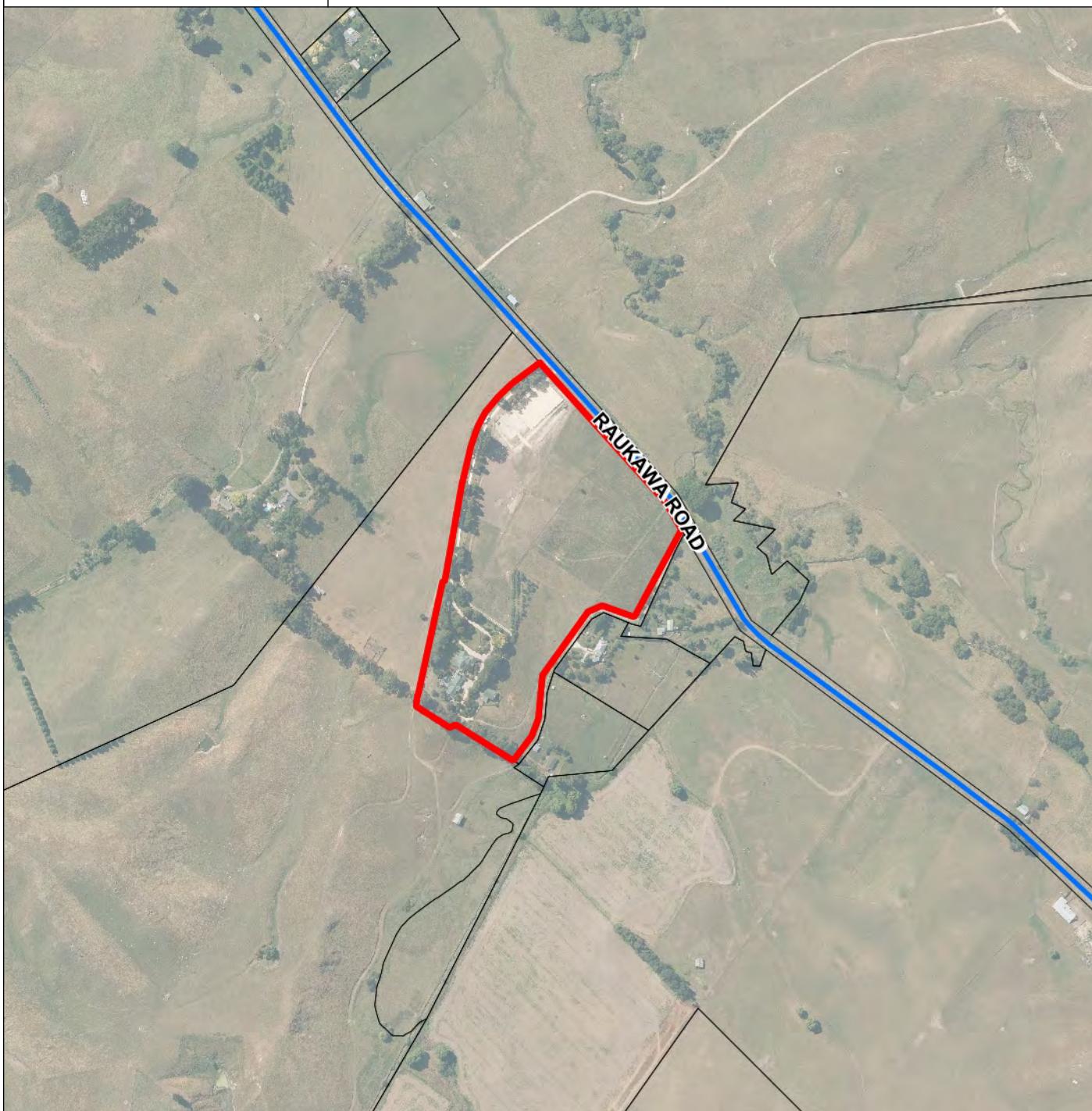
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National

Arterial

Primary
Collector

Secondary
Collector

Access

Low Volume

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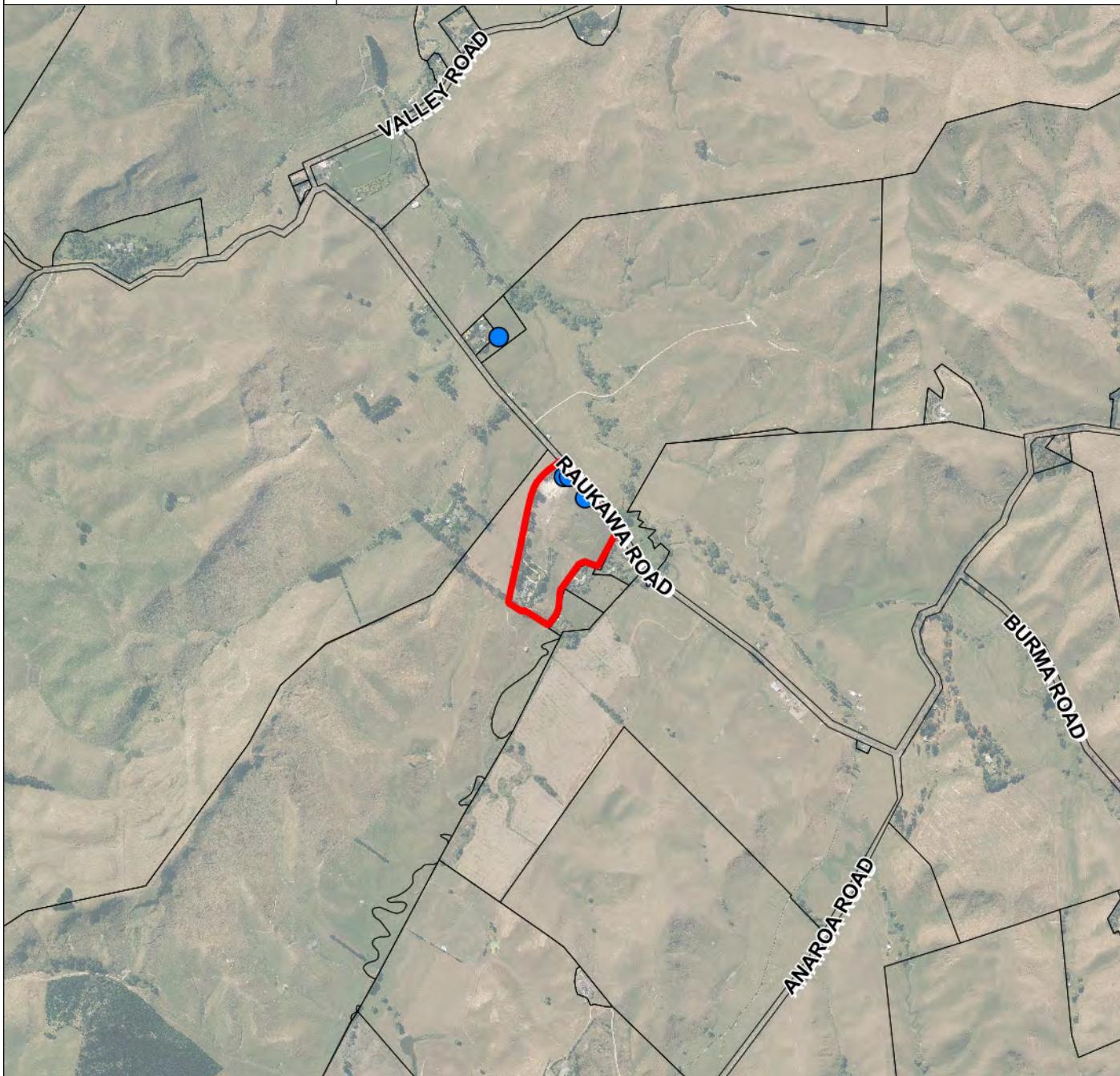
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1549 Raukawa Road RAUKAWA 4174



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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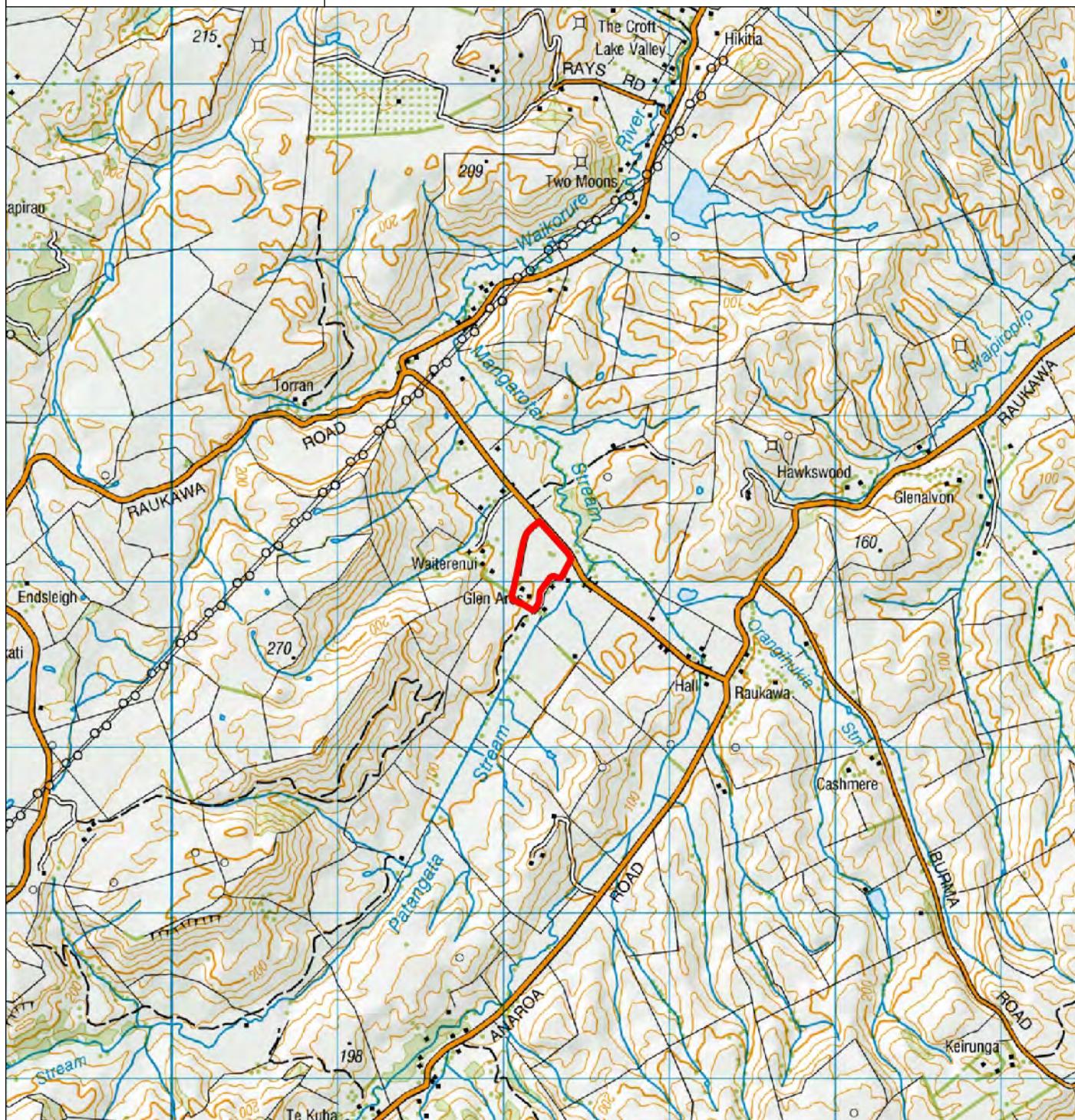
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1549 Raukawa Road RAUKAWA 4174

**Topo Maps downloaded from Land Information NZ (February 2016)**

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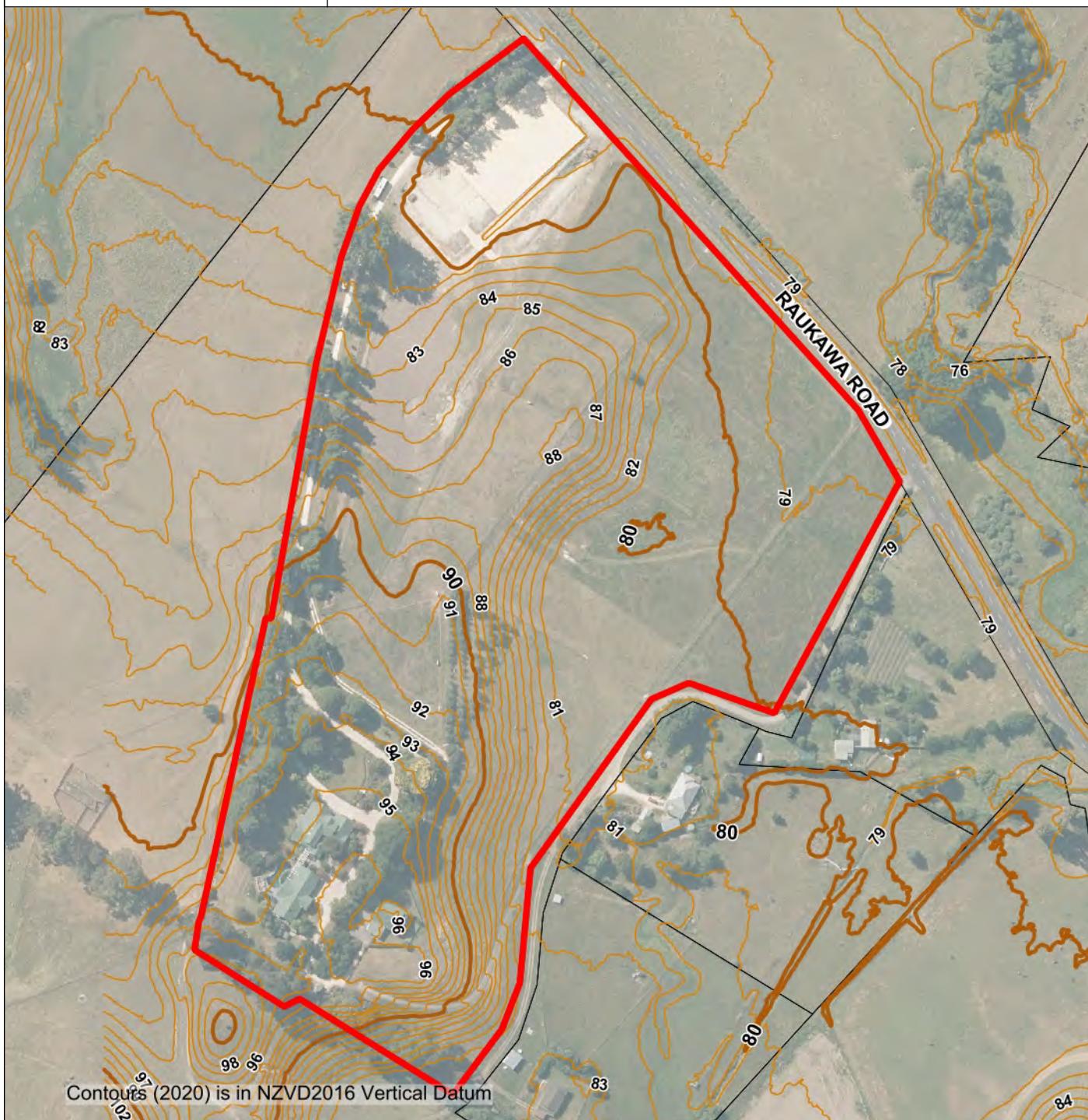
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1549 Raukawa Road RAUKAWA 4174



1m Contours

1m Intervals 10m Intervals

10m Contours

10m Intervals 50m Intervals

20m Contours

20m Intervals 100m Intervals

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At or Below Background: Natural State
At or Below Background: Remediated
Contaminated for Land Use: Environment

Contaminated for Land Use: Human Health
Managed For Land Use
Risk Not Quantified

Suitable for Land Use: Natural State
Suitable for Land Use: Remediated

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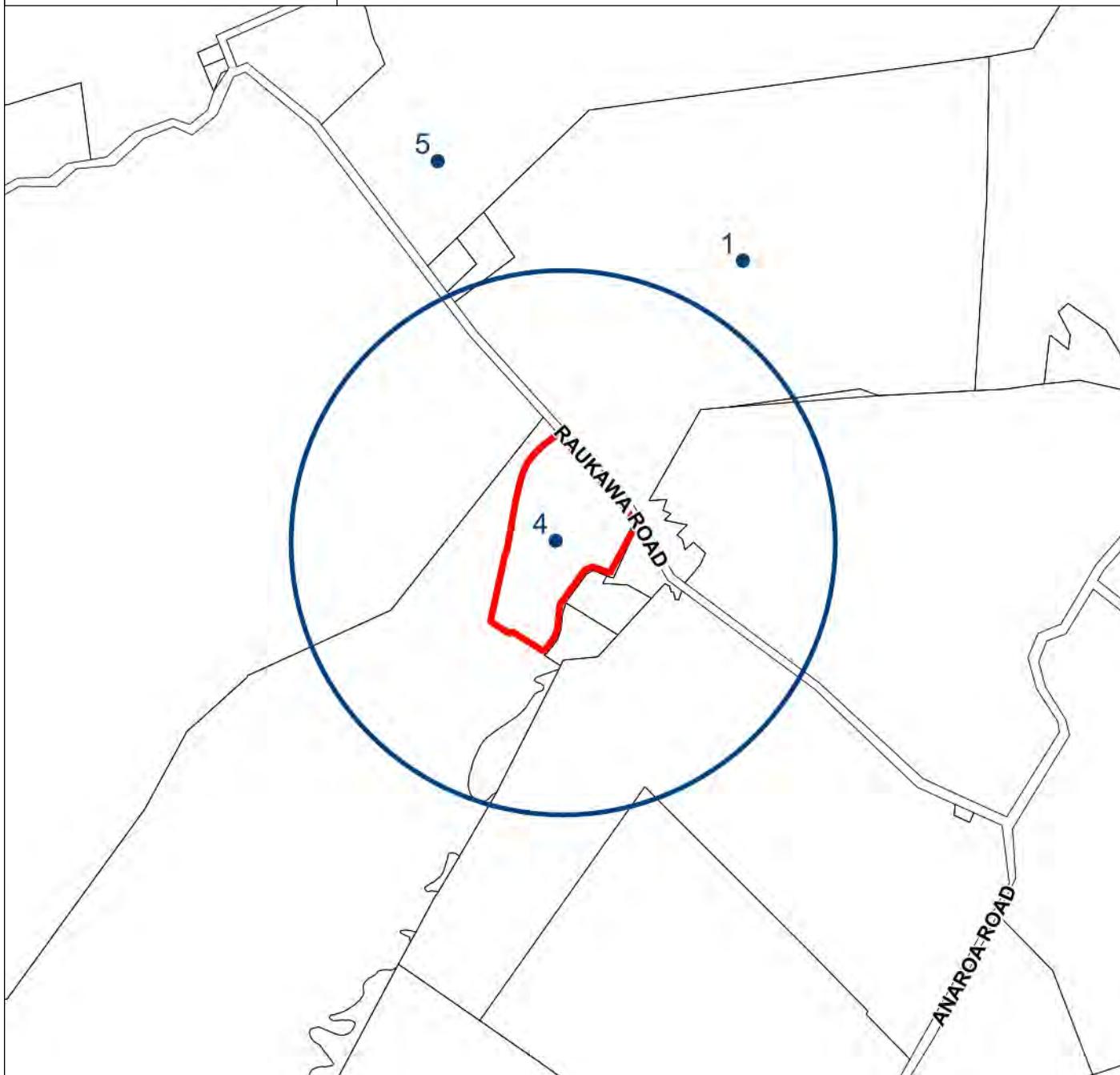
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LIM Maps – Property No 80277 - Hastings District Council

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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
-  Roys 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 80m² floor area by 148m² 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 148m² or more importantly 42m² 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

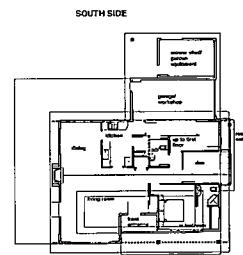
Authority by:

**Ian Macdonald
ENVIRONMENTAL MANAGER
RESOURCE MANAGEMENT**

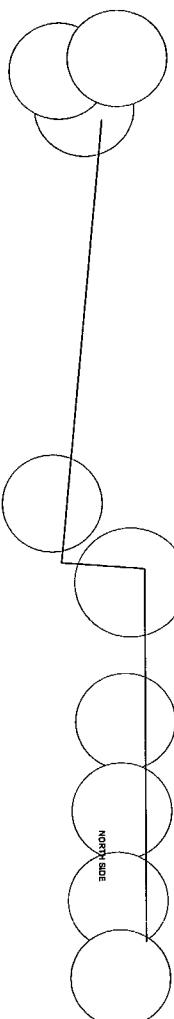
Date:

13 February 2006

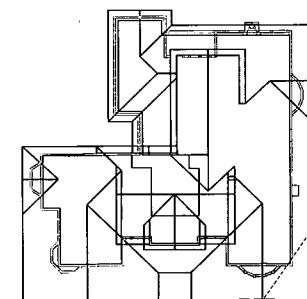
COTTAGE



GROUND FLOOR LAYOUT 1:200



GLEN AROS



NOTES
THESE DRAWINGS ARE TO BE READ IN CONjunction WITH THE
SPECIFICATION.
UNLESS OTHERWISE STATED, DIMENSIONS ARE
IN MILLIMETRES.
CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK.
ANY DOUBT, AMBIGUITY OR OMISSION OF ANY PART OF THE
DRAWINGS OR 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
154 Tennyson Street,
Parramatta NSW 2150
Ph (02) 825 7281 Fax (02) 825 3225
Email: jdu@jdu.com.au

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

SITE/LOCATION PLAN

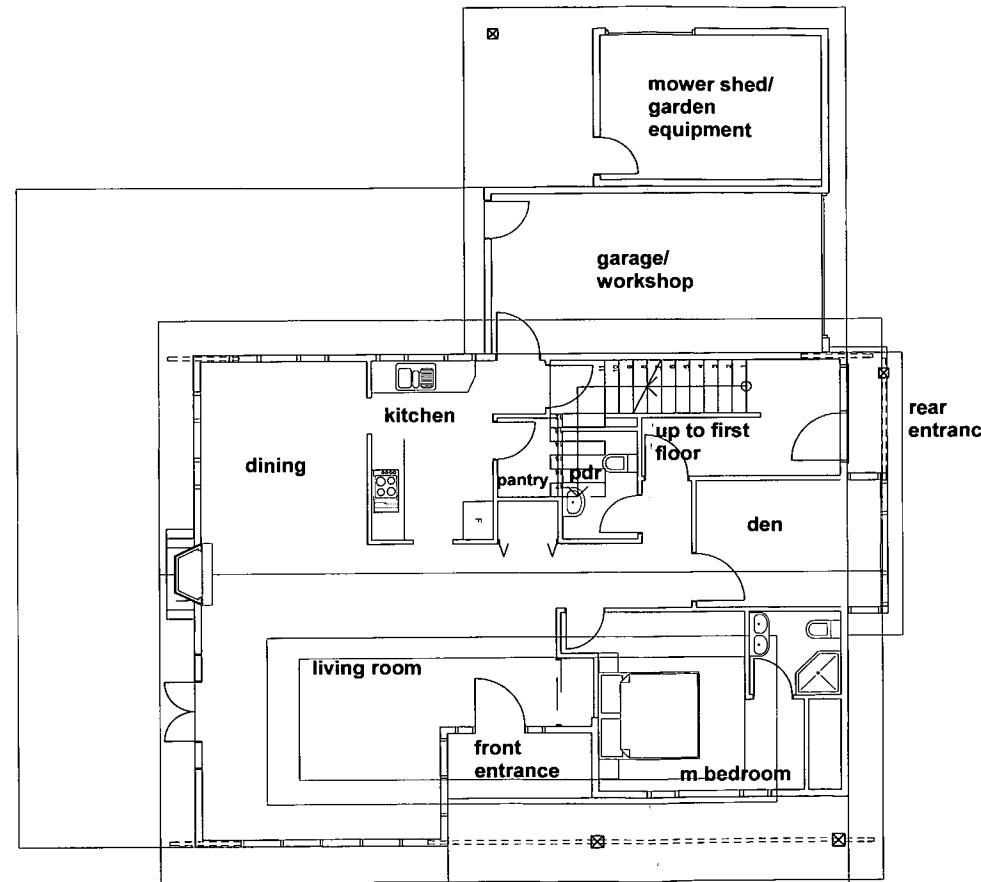
SCALE: 1:200 DATE: 22/12/2005 DRAWN: PD
JOB: 0541 DRW: GA.01 REV: R0

SOUTH SIDE

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
 DRAWINGS 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



GROSS FLOOR AREA = 122 sq.m

GARAGES AREA = 39 sq.m

GROUND FLOOR PLAN 1:50

JUDD DOUGAN
 TEAM & ARCHITECTURE
 154 Trentham Street,
 Derby DE2 3BL, UK
 Tel: (01332) 750111 fax (01332) 3225
 email: jdu@btconnect.com

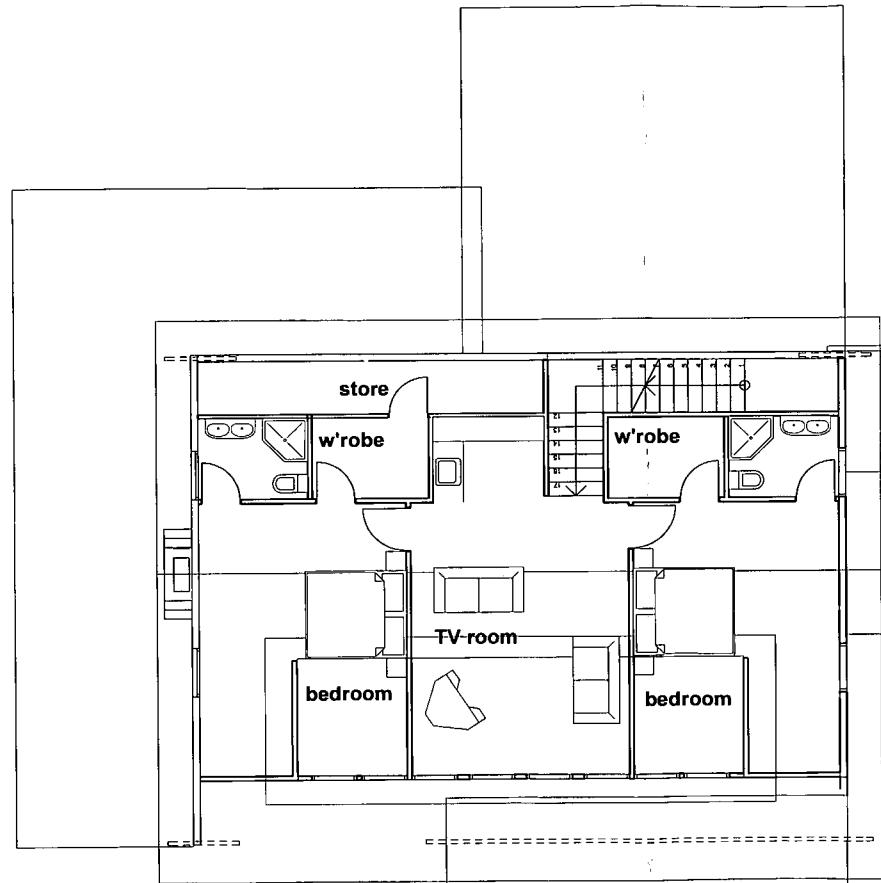
**CARETAKERS
 COTTAGE, GLEN AROS,
 for
 HILTON & BARBARA
 GLAVISH**

GROUND FLOOR PLAN

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

NOTES
 THESE DRAUGHTS ARE TO BE READ IN CONJUNCTION WITH THE
 SPECIFICATIONS.
 USE FURNISHED 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 INTERPRETATION.
 SUBMIT SHOP DRAWINGS OF ALL ASSEMBLIES FOR REVIEW
 BEFORE MANUFACTURE.

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
 104 Thirlmere Street,
 PO Box 5021000
 Ph: (08) 832 7561 Fax: (08) 832 3275
 email: judd@judd.com.au

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

FIRST FLOOR PLAN

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

DATE DESCRIPTION

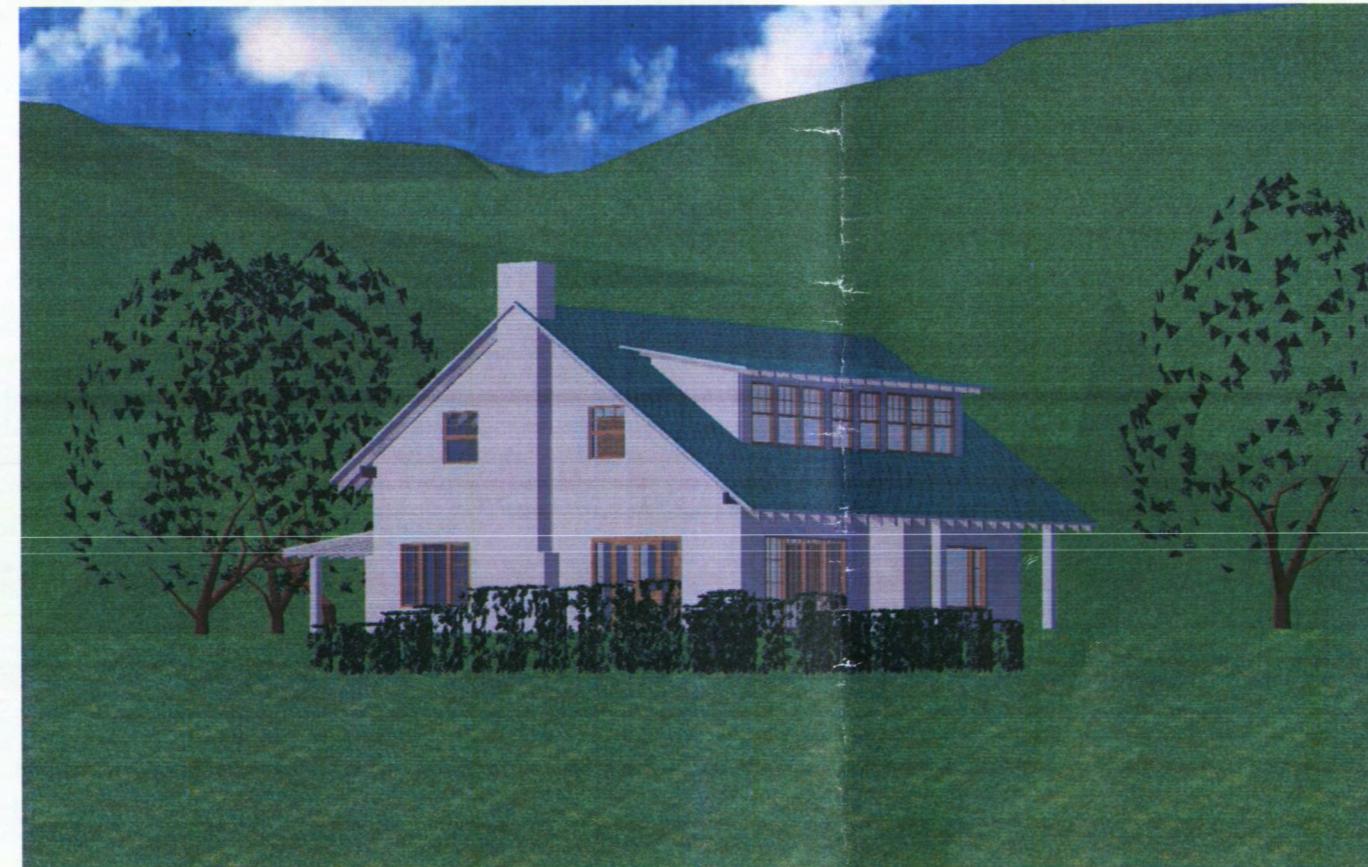
JUDD DOUGAN
 TEAM ARCHITECTURE
 194 Tennyson Street,
 PO Box 865 Napier,
 Ph (06) 835 7561 Fax (06) 835 3925
 email: jda@jda.co.nz

**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.
 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

JUDD DOUGAN
 TEAM ▲ ARCHITECTURE
 194 Tennyson Street,
 PO Box 885 Napier,
 Ph (06) 835 7561 Fax (06) 835 3925
 email: jda@jda.co.nz

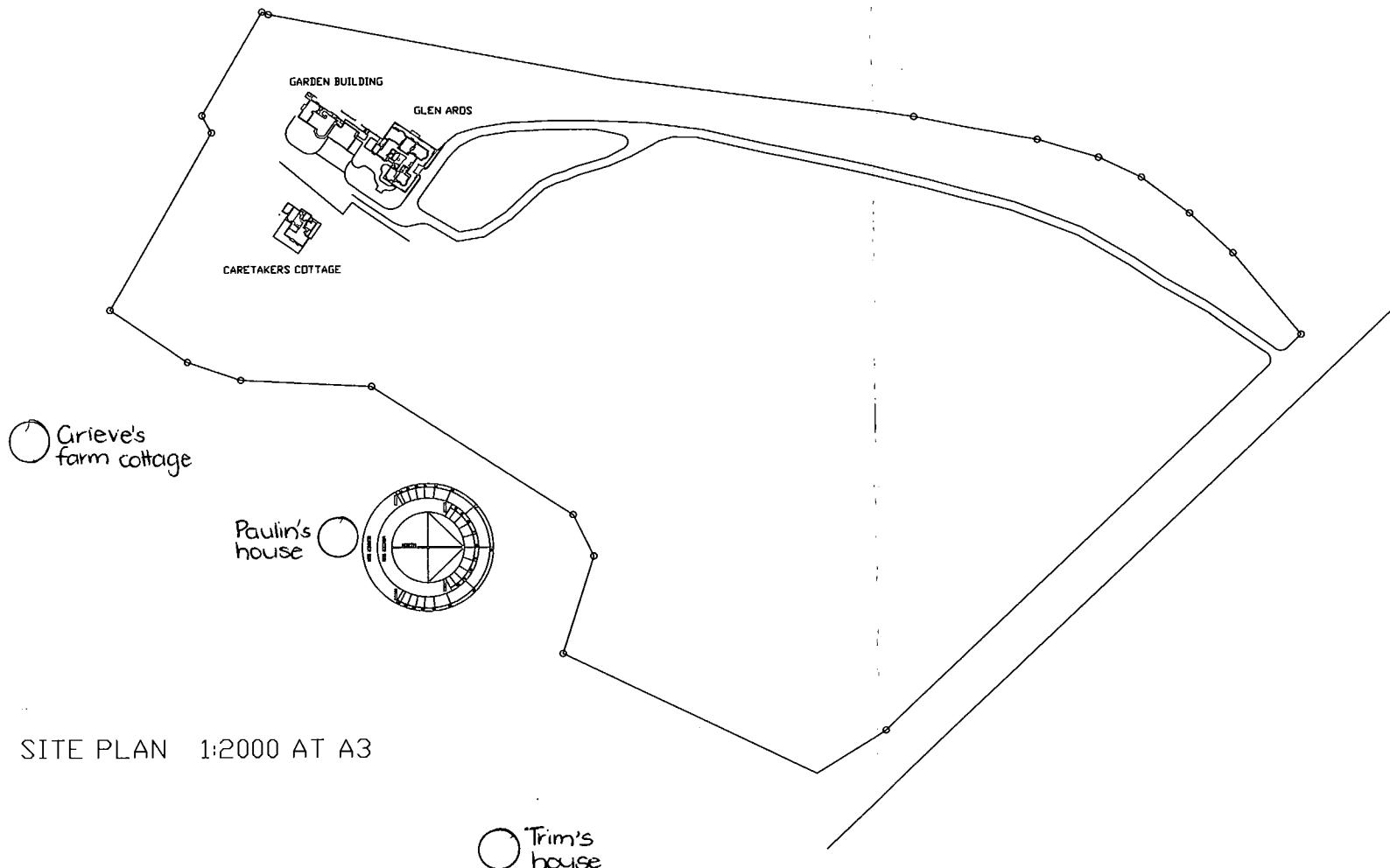
**CARETAKERS
 COTTAGE, GLEN AROS,
 for
 HILTON & BARBARA
 GLAVISH**

**3D PERSPECTIVE
 VIEWS**

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

THESE BRANCHES ARE TO BE REAR IN CONJUNCTION WITH THE SPEC.
USE FOLIAR INJECTION ONLY.
CONTRACTOR TO VERIFY BRANCHES PRIOR TO COMMENCEMENT OF WORK.
ANY SOIL, HERBICIDE OR DISEASE OF ANY PART OF THE BRANCHES OR THE
SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.
SUBMIT DRY BRANCHES OF ALL ASSORTEDS BEFORE MANUFACTURE.

• DATE DESCRIPTION



SITE PLAN 1:2000 AT A3

Trim's house

JUDD DOUGAN

TEAM ▲ ARCHITECTURE

Unit 1, 1000 Queen Street,
PO Box 92544, Wellington,
Ph (04) 833 7181 Fax (04) 833 3225
email: jda@xtra.co.nz

HILTON AND BARBARA
GLAVISH

CARETAKERS COTTAGE
GLEN ARDS

SITE PLAN

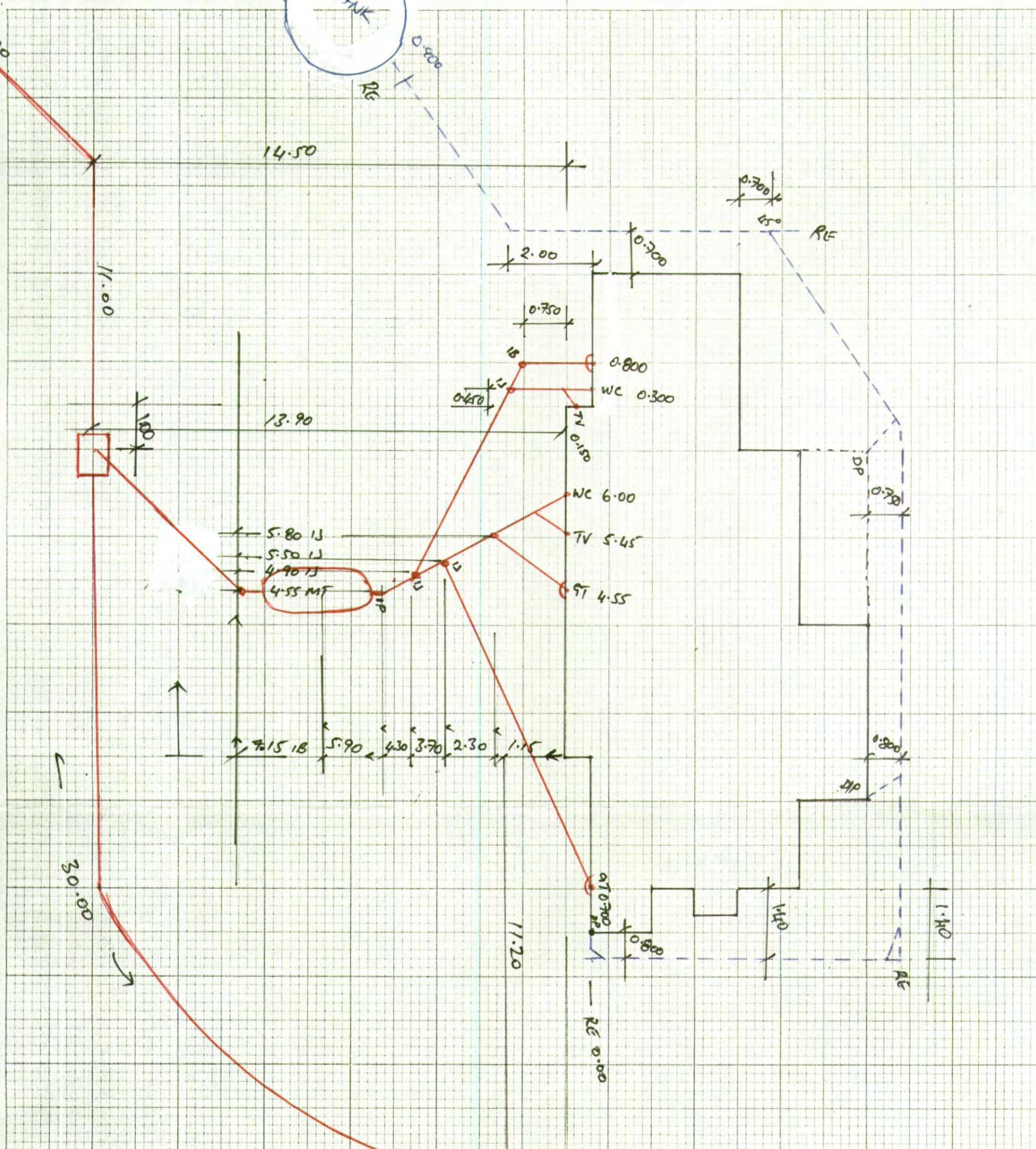
SCALE: 1:2000 DATE: DEC 05 DRAWN: PMD

JIB: 0541 Dwg: GA05 Rev:

DRAINAGE BLOCK PLAN

Date 26.00

SCALE: Metric *N.T.S.*



LOT
Owner: GLEN AROS SEASON
1549 Raukawa St.

Estimate
Approved PD 80277

D.P.

Lot No. D.P.

Permit No.

Health Inspector

— — — — — SEWER

— — — — — STORMWATER

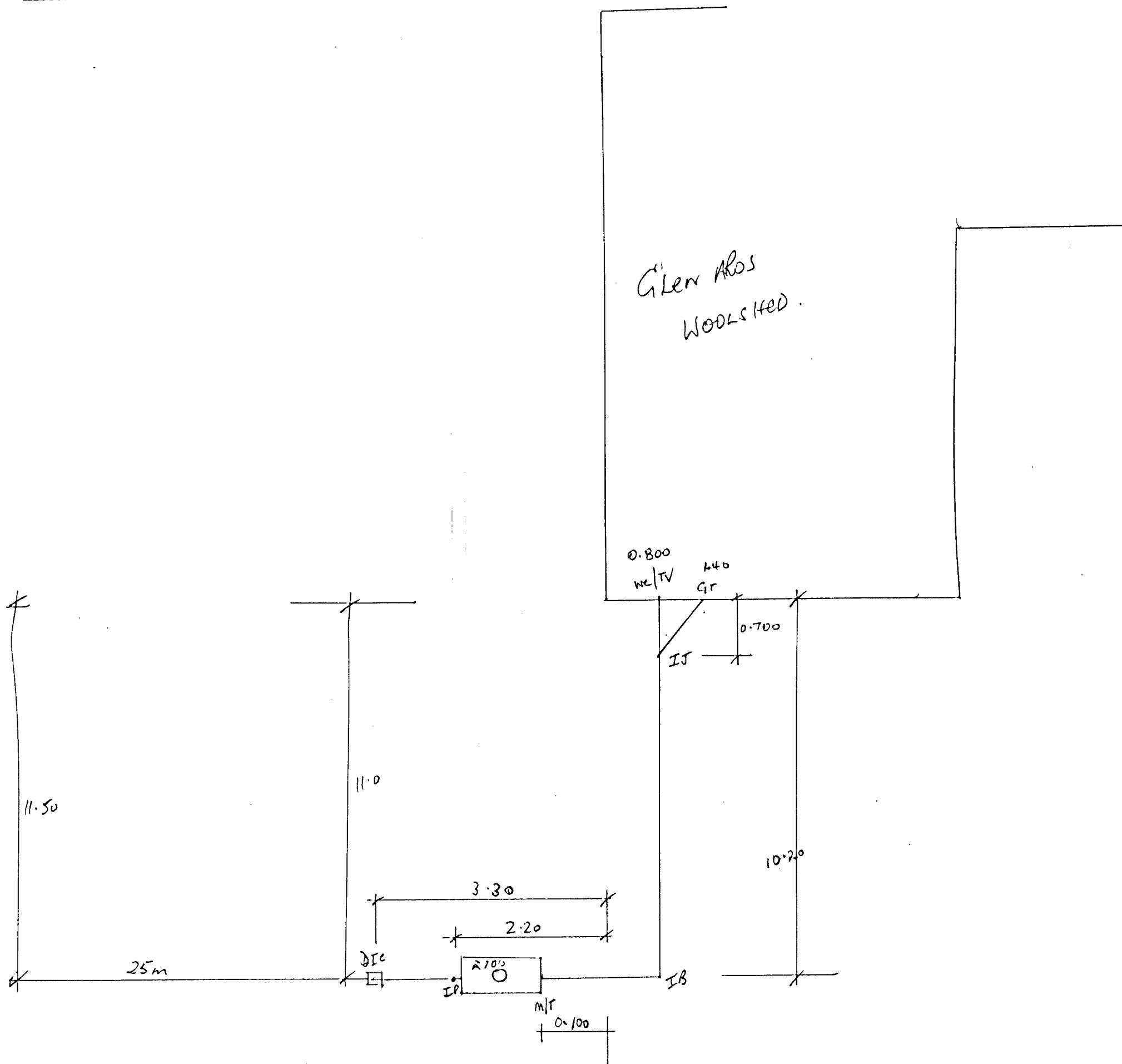
HASTINGS DISTRICT COUNCIL

DRAINAGE BLOCK PLAN

Date

SCALE: Metric

80277



Owner Glen Aros Station

Street Raukawa Rd 1549

Val. No.

Approved

Drainlayer Bob Findlay

Lot No. D.P.

Permit No.

B.P.

H.P.C.C.

APPLICATION FOR BUILDING PERMIT

Approved by:

O.S.

To the Hawke's Bay County Building Inspector,
Building Inspector
P.O. Box 172, Napier.

Date

16/12/71

Receipt No. Permit No. 644477

Date:

Dec 13th 1971Shift Outbuilding
I hereby apply for permission to ~~erect, alter, repair~~, shift, install, a small Building as
playroom for children with Lavatory & showeraccording 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 Bros Station P.B. Hastings

Address of Building Site: Glen Bros Station P.B. Hastings

Valuation Roll No.: 596417 Approximate Area of Property: 1500 acres

Name and Address of Builder: J. Roib (Remover)

1005 Wall Rd Hastings (89x92)

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 Stove & Toilet Separate from main Building
wooden Building. Iron Roof.Floor area of the New Building, addition or extension: 29' x 14' 6" = 420 $\frac{1}{2}$ 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 Bros P.B. Hastings

Signed B. E. Wilson Smith (Trustee)

OFFICE USE ONLY

Other Buildings on same site

Yes/No

Examined

Account Sent

Approved

B. S. G.

J. M. H.

Johnson

Planning Officer

Building Inspector

Health Inspector

20/12/71

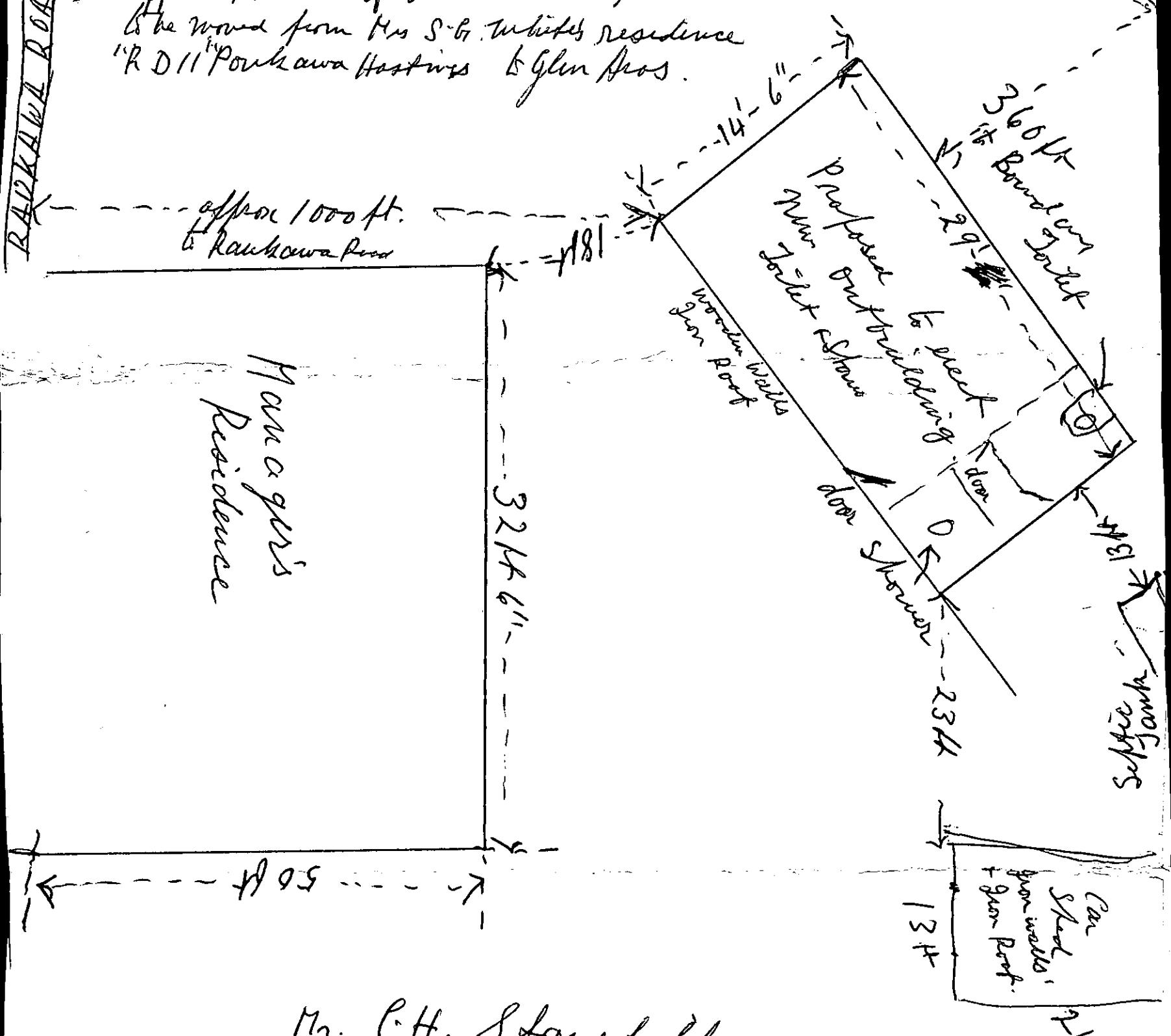
22/12/71

21/12/71

affore Plan of Childrens Playhouse
to be moved from Mrs S. G. Webb's residence
R D 11th Ponkawa Hastings to Glen Bros.

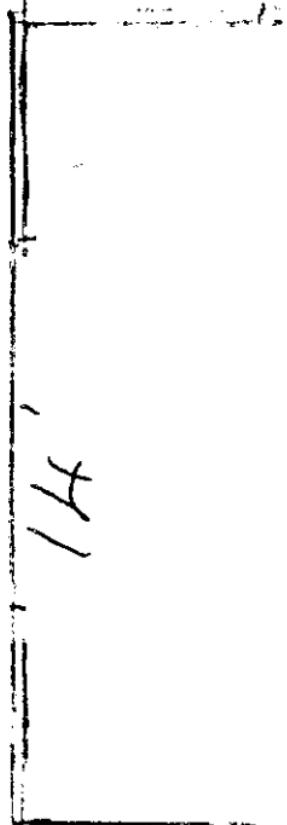
--- approx 1000 ft.
to Rankawa Pass

Mac a ger's
Residence



Mr. C. H. Stansfeld
district for P O Box 172
Boundary. Napier.

Windows



Cupboard

chip heater

4' 7" Toilet

Hand basin

Porch

Shower

Windows

Page 37 of 121

Windows

BUILDING CONSENT NO:

93/1262

Project Information Memorandum No:

ISSUED BY

Section 35, Building Act 1991

HASTINGS DISTRICT COUNCIL

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

APPLICANT	PROJECT
Name: MR & MRS P FENWICKE Mailing Address: GLEN AROS RAUKAWA RD, RD5 HASTINGS	All <input checked="" type="checkbox"/> Stage No 1 of an intended 1 stages of: <input type="checkbox"/> New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) (in detail): ALTER DWELLING
PROJECT LOCATION	Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as 50 years <input type="checkbox"/> Demolition <input type="checkbox"/> Estimated Value: \$ 60,000.00
LEGAL DESCRIPTION	Property Number: 1 Valuation Roll Number: Lot: 1 DP: 23208 Section: Block: Survey District: MARAEKAKAHO
COUNCIL CHARGES	The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE
Signed for and on behalf of the Council: Name: <i>D. R. Smith</i> Position: <i>Chairman</i>	
Date: 10/10/1993	

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

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).

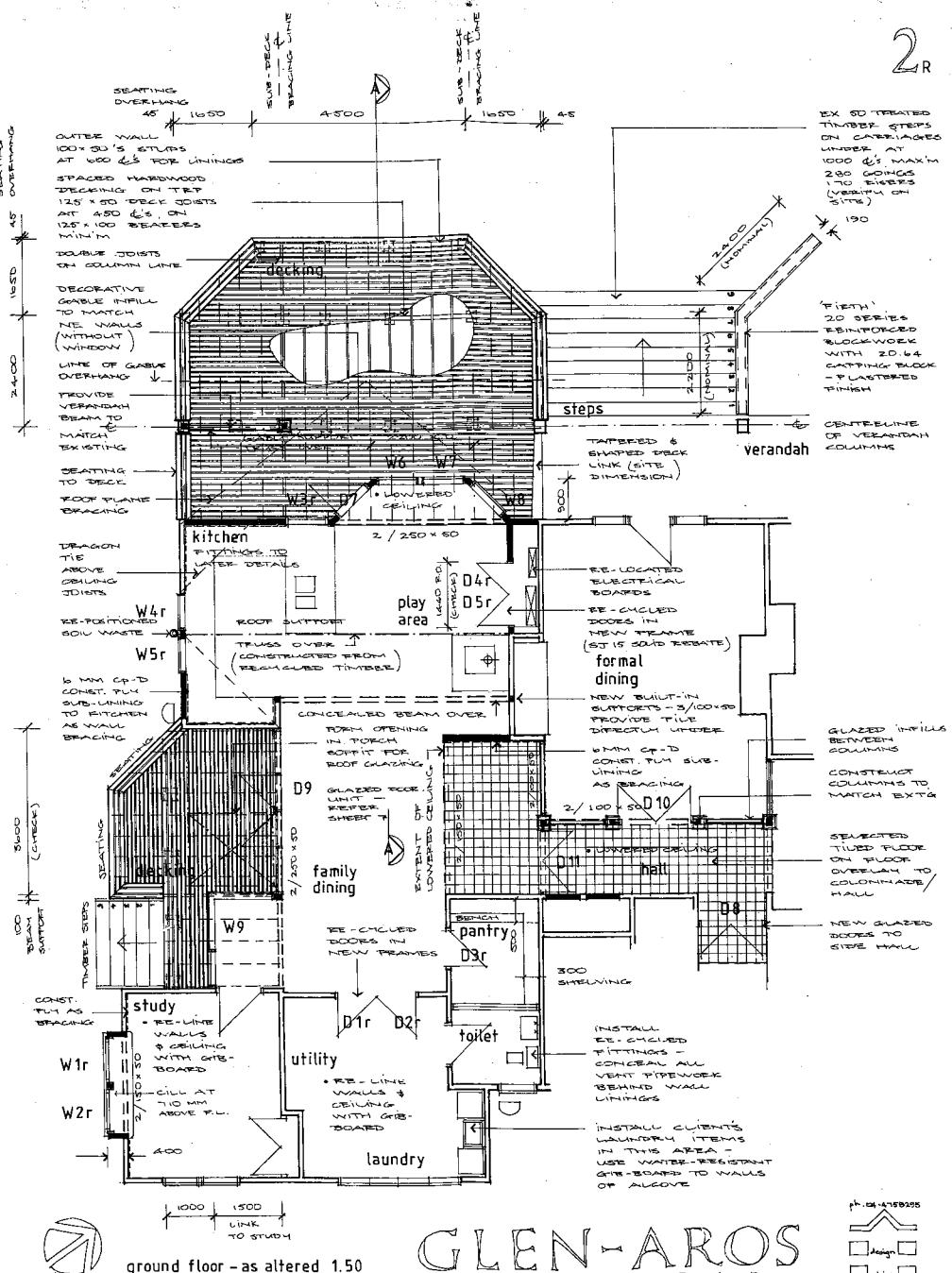
The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No:

Signed for and on behalf of the Council:

Name:

Position:

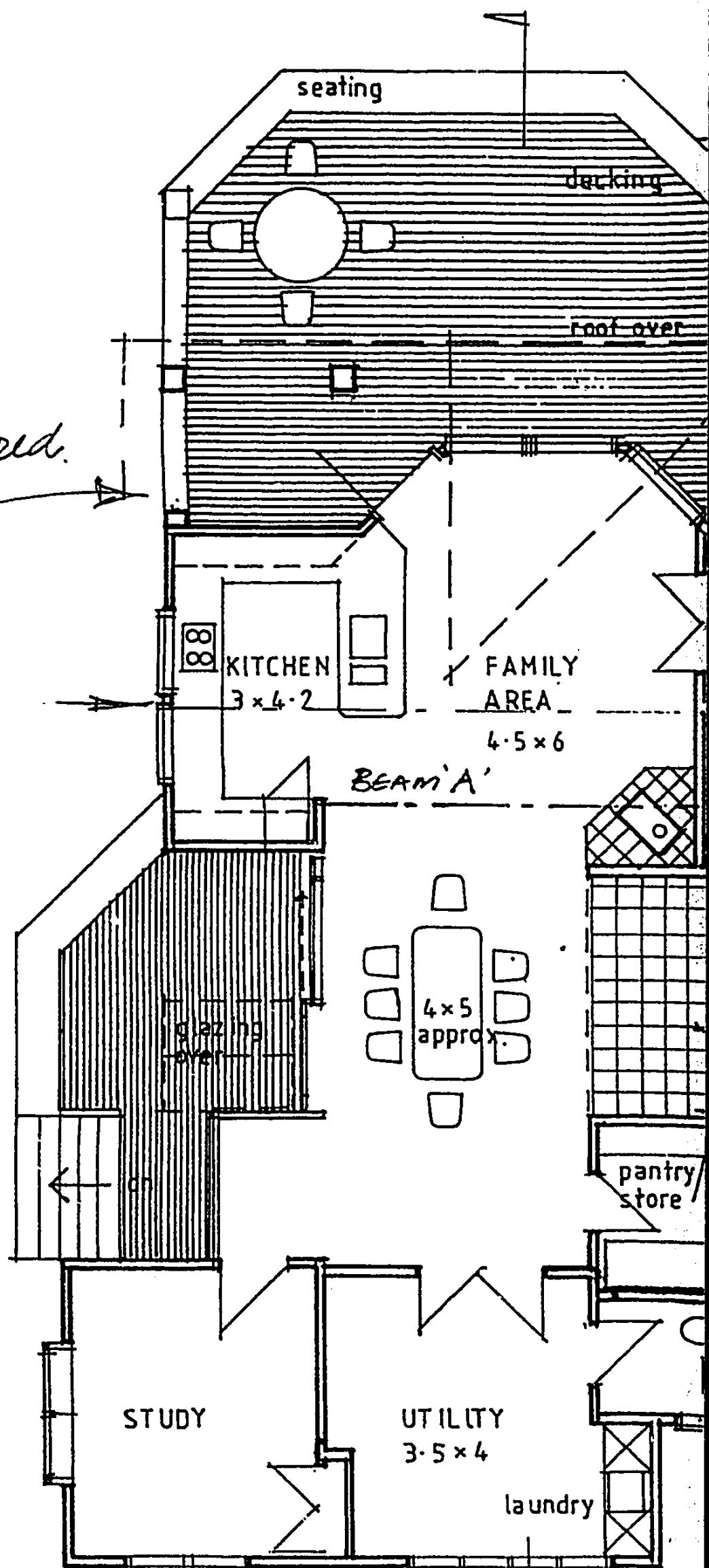


10 COPY

Balance of Roof unaltered.

Truss
Location.

Home stead at
GLEN AROS
Regeneration & Apts
Raukawa Road



revised layout B

0 1 2 3 4 5

REMOVE 150 TONNE
REINFORCED CONCRETE
PERIMETER
FOUNDATION
AND FOOTINGS

REMOVE
EXISTING
CONCRETE
TILES FOR
RE-USE AS
DECKING
SUPPORTS

theatre

concrete
deck

REMOVE CONCRETE
DECK AND STAIRS
- DIRECTIONS WHERE
DIRECTED BY OWNER
AND LEVEL
GROUND TO TALL

REMOVE LARGE
GLAZED DOOR
UNIT AND CANOPY
OVER

REMOVE EXISTING
IN-BUILT VERANDAH
COLUMN & RE-
FURNISH AS NECESSARY

verandah

EXTENT OF
DEMOLITION
+ FORMATION

W1

CAREFULLY REMOVE
JOISTS AND TRusses
FOR RE-CYCLING

REMOVE ACOUSTIC
WALL AND LININGS

CAREFULLY REMOVE
KENT' WOODBURNER
AND PLATE FOR
RE-USE

REMOVE CARPET AND
STORE WHERE DIRECTED
BY OWNER

REMOVE T & G FLOORING
FOR RE-USE

CAREFULLY
EXPOSE CAST
FROM WASTE
PIPE AND ASSESS
RECOMMENDATION TO
INTERFACE IN
P.V.C.

REMOVE
POWDER ROOM
SANITARY FITTINGS
FOR RE-USE

powder
room

REMOVE ACOUSTIC
LININGS AND EXPOSE
STRUCTURAL WALL

RELOCATE
ELECTRICAL
BOARDS

D1

RECONSTRUCT
FORM AS
DECKING

REMOVE
ALUMINIUM
WINDOW/DOOR
INFILL

W3

scullery

D2

REMOVE
STEPS
AND
SUPPORT

W4

spare

gt

enclosed
porch

W5

smoke room

B3

D6

REMOVE
DOOR AND
FRAME

D4

D5

FORM
OPENING
FOR NEW
BAY
WINDOW

gt

1730 F.O.
(CHECK)
kitchen
- REMOVE
ALL BENCH
FITTINGS
AND
APPLIANCES

store

gt

formal
dining

- RETAIN
DECORATIVE
CEILING AND
PROTECT FROM
DAMAGE

hallway

REMOVE WALL
CAREFULLY TO
FORM COLONNADE
WITH LOWERED
CEILING

REMOVE
BATH &
FITTINGS

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

PH. 04-4750235

Design

Architect

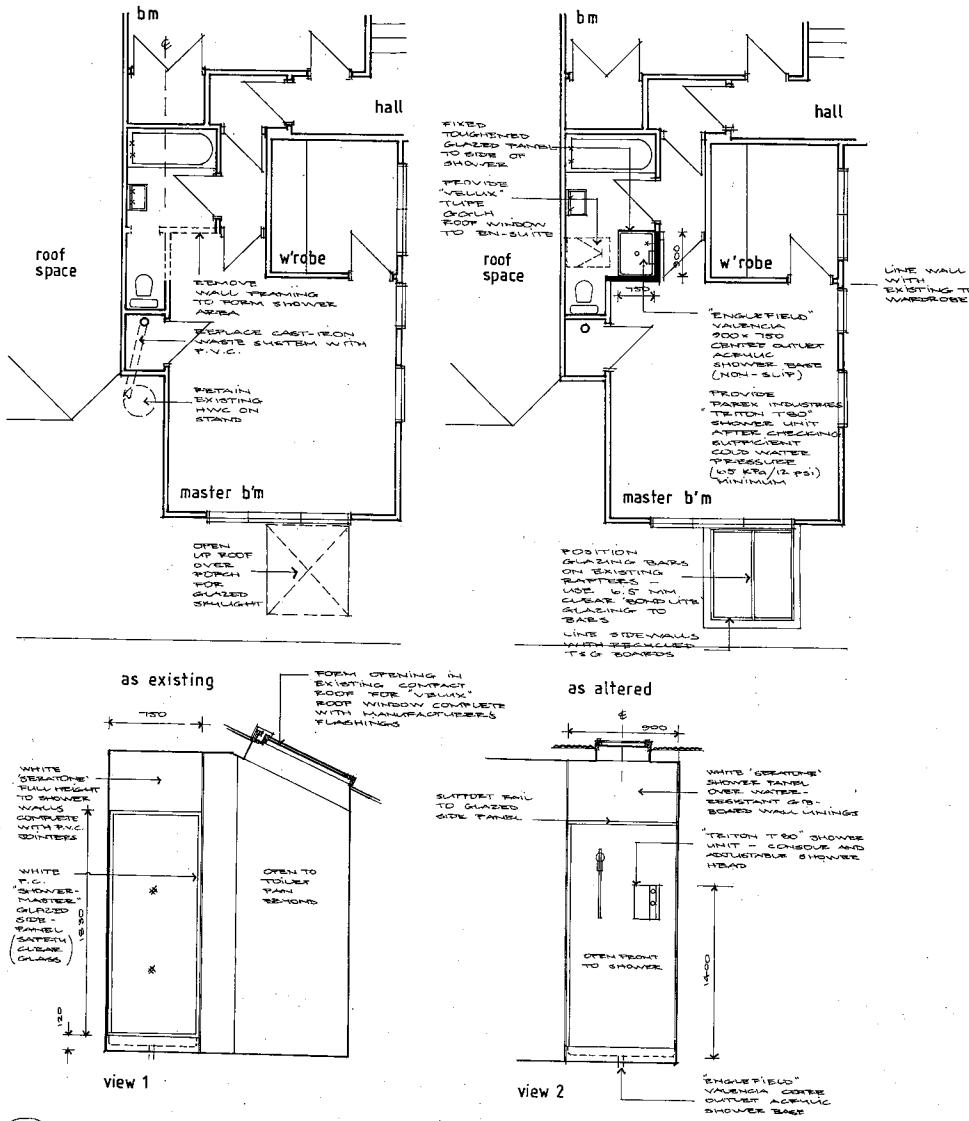
GAHC

architect

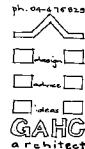
ground floor demolition 1.50

key

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



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



BUILDING CONSENT NO:

93/1646

Project Information Memorandum No:

ISSUED BY

Section 35 Building Act 1991
HASTINGS DISTRICT COUNCIL

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

APPLICANT	PROJECT
Name: MR & MRS P FENWICKE Mailing Address: RAUKAWA RD RAUKAWA	All <input checked="" type="checkbox"/> Stage No 1 of an intended 1 stages <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/>
PROJECT LOCATION	Street Address: Lot 1 RAUKAWA RD RAUKAWA Intended Use(s) (in detail): INSTALL SWIMMING POOL Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as 50 years Demolition <input type="checkbox"/> Estimated Value: \$ 20,000.00
LEGAL DESCRIPTION	Property Number: 1 Valuation Roll Number: Lot: 1 DP: 23208 Section: Block: Survey District:
COUNCIL CHARGES	The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE
Signed for and on behalf of the Council: Name: <i>Thomas</i> Position: Clerk Date: 5/11/94	

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"/>
Stage No 1 of an intended 1 stages of:	<input type="checkbox"/>
New or relocated building	<input type="checkbox"/>
Alteration	<input type="checkbox"/>
Intended use(s) (in detail): INSTALL SWIMMING POOL	<input type="checkbox"/>
Intended Life: Indefinite, but not less than 50 years	<input type="checkbox"/>
Specified as 50 years	<input type="checkbox"/>
Demolition	<input type="checkbox"/>
LEGAL DESCRIPTION	
Street Number: MR & MRS P FENWICKE Lot. 1 RAUKAWA RD RAUKAWA	
Property Number: 802775	
Valuation Roll Number: 09640-016-01	
Lot: 1	DF: 23298
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

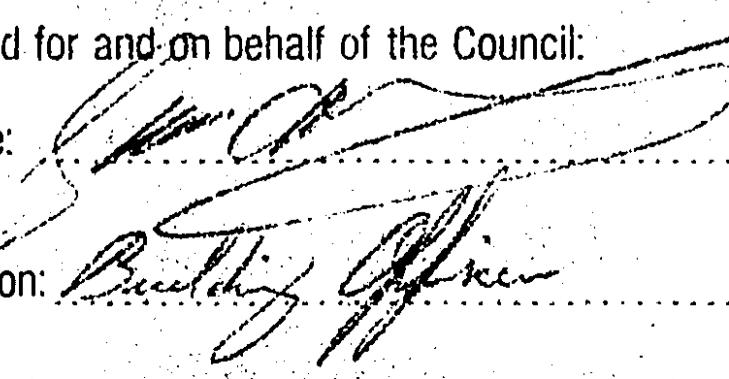
An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent

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

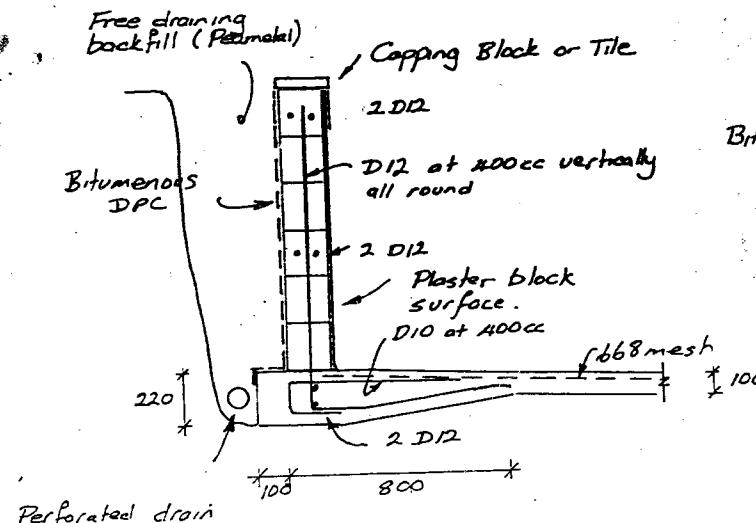
Receipt No:

Signed for and on behalf of the Council:

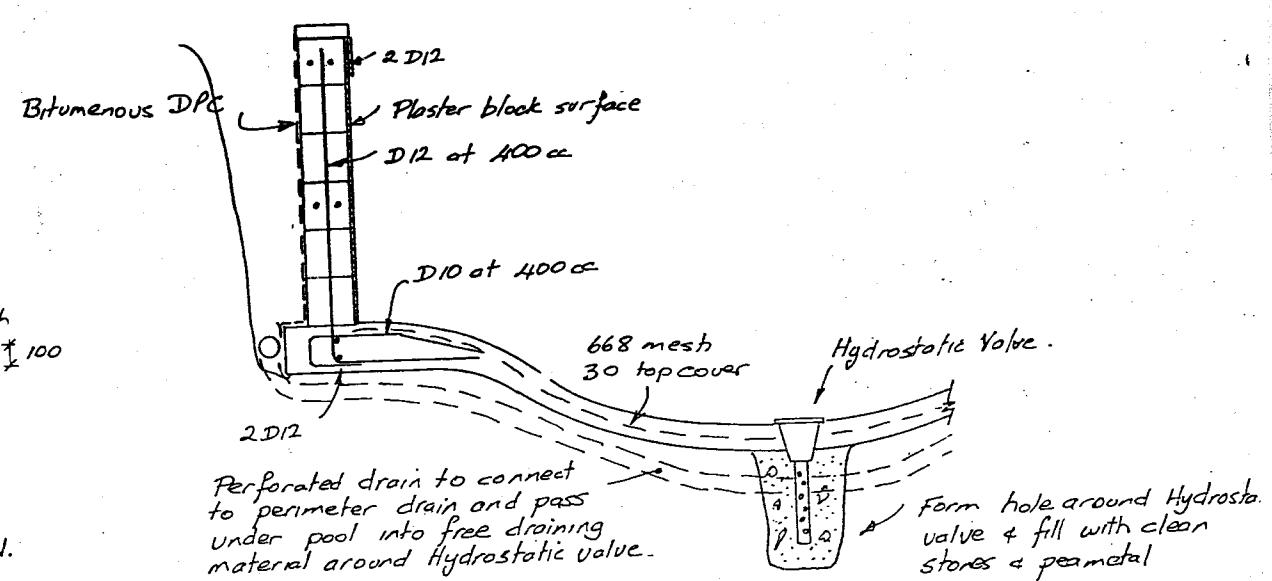
Name: 

Position: Building Officer

Date: 30/11/95



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 radiussed 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.

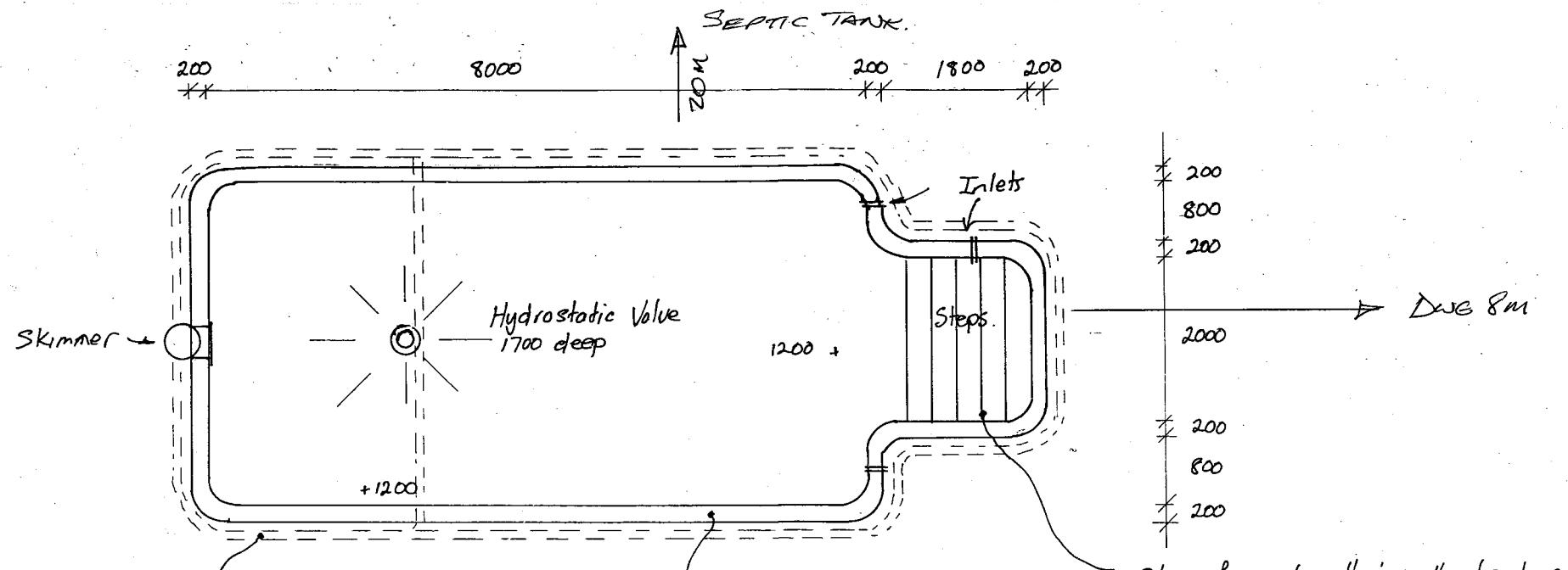
POOL DETAILS.

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



Perforated Drain all around pool
& passing under pool to Hydrostat
valve.

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

Siting and Foundations

Blockwork

Floor

Under Floor Pipeout

Drain Pipeout

Framing

Stormwater Drain

Sanitary Sewer Drain

Final Plumbing

Final Building

**All inspections require
at least 24 hours notice.**

PLAN 1:50

HASTINGS DISTRICT COUNCIL	
REQUEST REQUIREMENTS AND SPECIFICATIONS CHECKED	DATE
FLUMINING AND DRAINAGE SPECIFICATIONS CHECKED	6.12.97 <i>John May</i>

PROPOSED POOL AT GLEN AROS STATION
RAUKAWA.

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

Pool sited adjacent to house.

Pool & house remote from property boundaries ✓.

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

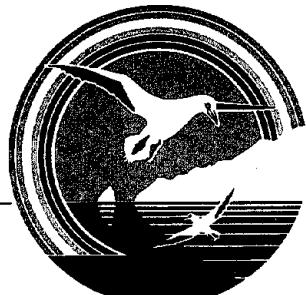
GLAVISH FAMILY TRUST
C/- P JULIAN
165 PARK HILL ROAD
RD 2
HASTINGS

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

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

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



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

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: INTERNAL RE-CONSTRUCTION OF RESIDENCE	LEGAL DESCRIPTION
Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/>	Property Number: 80277 Valuation Roll Number: 09640 01601
Specified as.....years	Legal Description:
Demolition <input type="checkbox"/>	LOT 1 D P 23028

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)

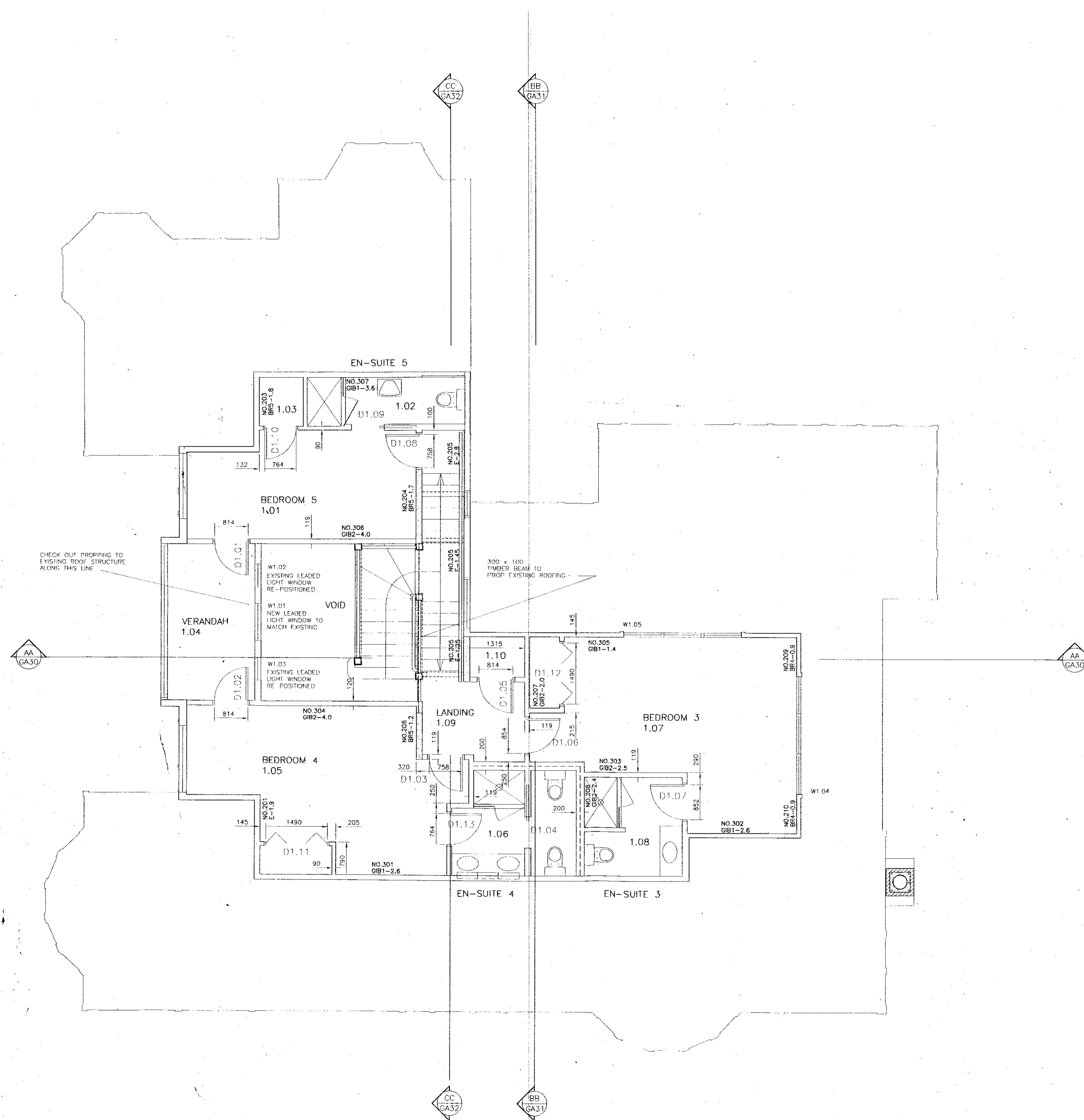
Date: 20/12/2002

cccn.doc

NOTES:
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 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 1992
 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

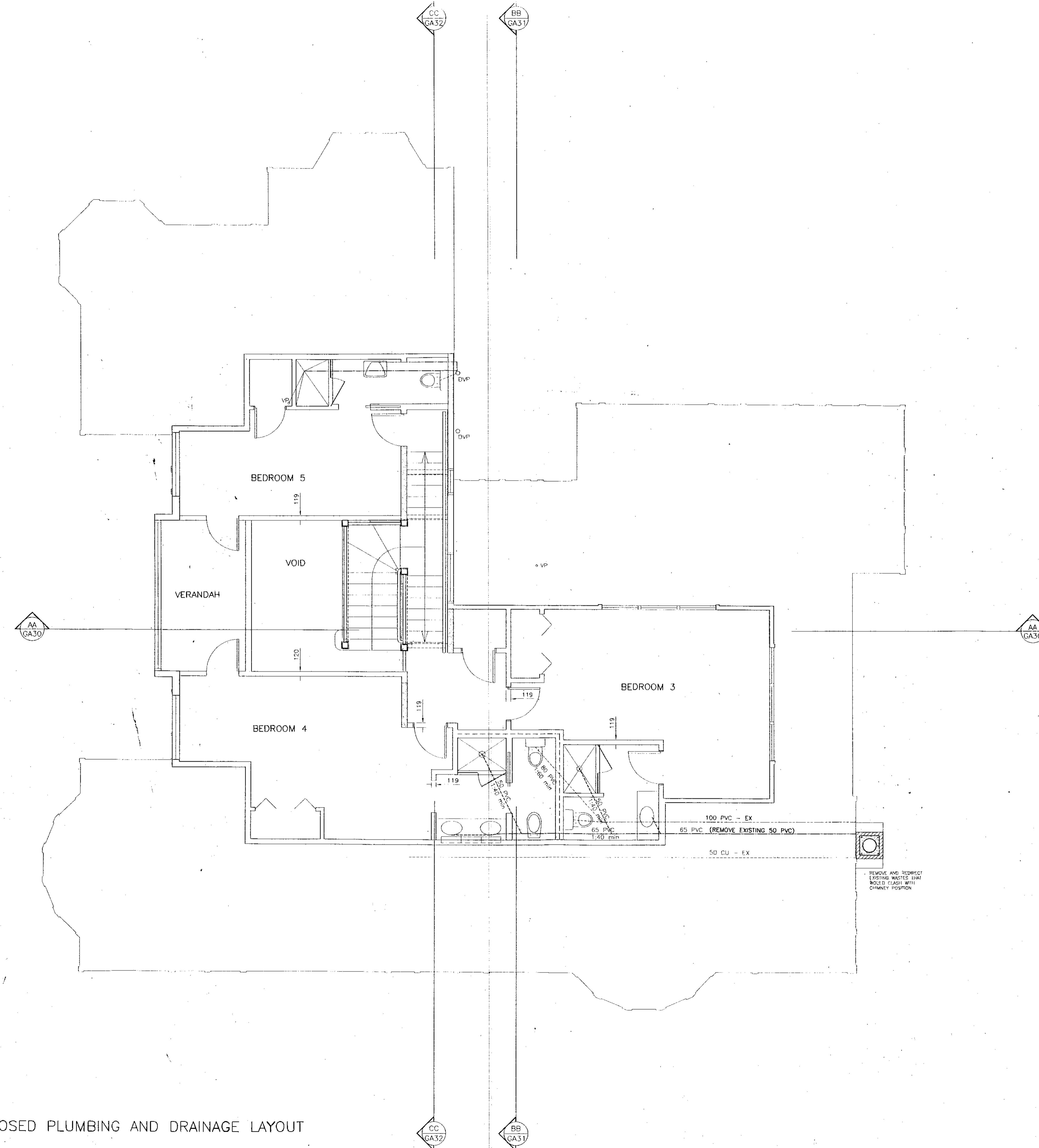
GLAVISH FAMILY TRUST

**GLEN AROS
 HOMESTEAD**

**FIRST FLOOR
 PLAN - PROPOSED**

SCALE: DATE: DRAWN
 1:50 JUNE 01 PMD

JOB: DRWG: REV:
 0116 GA04



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ISSUES/REVISIONS:
 DATE DESCRIPTION

PLUMBING & DRAINAGE

FWG FLOOR WASTE GULLY

IBJ/U INSPECTION BEND/INSPECTION JUNCTION

DVP DRAIN VENT PIPE

DP DOWN PIPE

VP VENT PIPE

1. EXISTING DRAINS, SOIL PIPES, WASTES, VENTS ETC ARE SHOWN WITH A DOUBLE LINE.

2. 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.

3. ALL FITTINGS INDICATED ARE NEW FITTINGS.

4. VACANT.

5. MAIN WASTES, SOIL PIPES AND STACKS WERE ESTABLISHED FROM INSPECTION. PLUMBER SHALL BE TOTALLY RESPONSIBLE FOR CONFIRMING ALL LOCATIONS OF WASTES AND SOIL PIPES.

6. ALL WASTES, SOIL PIPES, AND VENT PIPES SHALL BE PVC (unless noted otherwise).

7. 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.

8. VENTS: ALL VENTS SHALL BE PVC. COMBINE INTO COMMON VENTS WHERE APPROPRIATE. SPACE NECESSARY. CHECK VENT PEEPS AS THEY PASS THROUGHOUT THE ROOF. ENSURE THAT WHOLE INSTALLATION IS WATER PROOF / WEATHER RESISTANT. VENT SIZES HAVE BEEN INDICATED AGAINST EACH FITTING. TAKE PARTICULAR NOTE THAT VENTS ARE TO BE LOCATED AS SHOWN. VENTS ARE TO COLLECT WASTE WATER FROM ANY PARTICULAR GROUP OF FITTINGS. VENTS ARE GENERALLY TO RUN WITHIN WALL FRAMING THEN AND ARE TO EXTEND TO ABOVE CEILING LEVEL. VENTS MAY BE COMBINED WHERE PERMISSIBLE UNDER THE NZ 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 / DRAIN LAYER SHALL REFER TO TABLE 4 & TABLE 5 OF G13/ AS1 TO ENSURE THAT AT THE TIME OF INSTALLATION, BASED UPON THE FINAL POSITION OF THE PLUMBING, THE PLUMBER / DRAIN LAYER AND PIPE DIMETERS SHALL BE STRICTLY IN ACCORDANCE WITH TABLE 4 AND TABLE 5 OF G13/ AS1 OF THE NZ BUILDING CODE.

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 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 POSITION OF THE PLUMBING, THE PLUMBER / DRAIN LAYER AND PIPE DIMETERS SHALL BE STRICTLY IN ACCORDANCE WITH TABLE 4 AND TABLE 5 OF G13/ AS1 OF THE NZ 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 GULLEY TRAPS SHALL BE GLAZED EARTHENWARE SET IN CONCRETE AS REQUIRED BY THE NZBC. THE FIRST 3 METRES OF THE GULLEY TRAP SHALL ALSO BE GLAZED EARTHENWARE PRIOR TO CONNECTING INTO THE PVC DRAINS. SUPPLY AND INSTALL STANDARD GULLEY SURROUNDS SET 25MM ABOVE GROUND. SET ALL GULLEY TRAPS TO A COMMON LEVEL WHEN LOCATED ADJACENT TO EACH OTHER.

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

14. INSPECTION CHAMBERS AND ACCESS CHAMBERS TO BE IN ACCORDANCE WITH SECTION E1 AND SECTION G13 OF THE NZBC.

15. SURFACE WATER SUMPS AND INSPECTION CHAMBERS TO BE CONFIRMED ON SITE SUBJECT TO SITE WORKS AND LANDSCAPING DESIGN.

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.

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

JUDDENWICK
 TEAM ARCHITECTURE

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

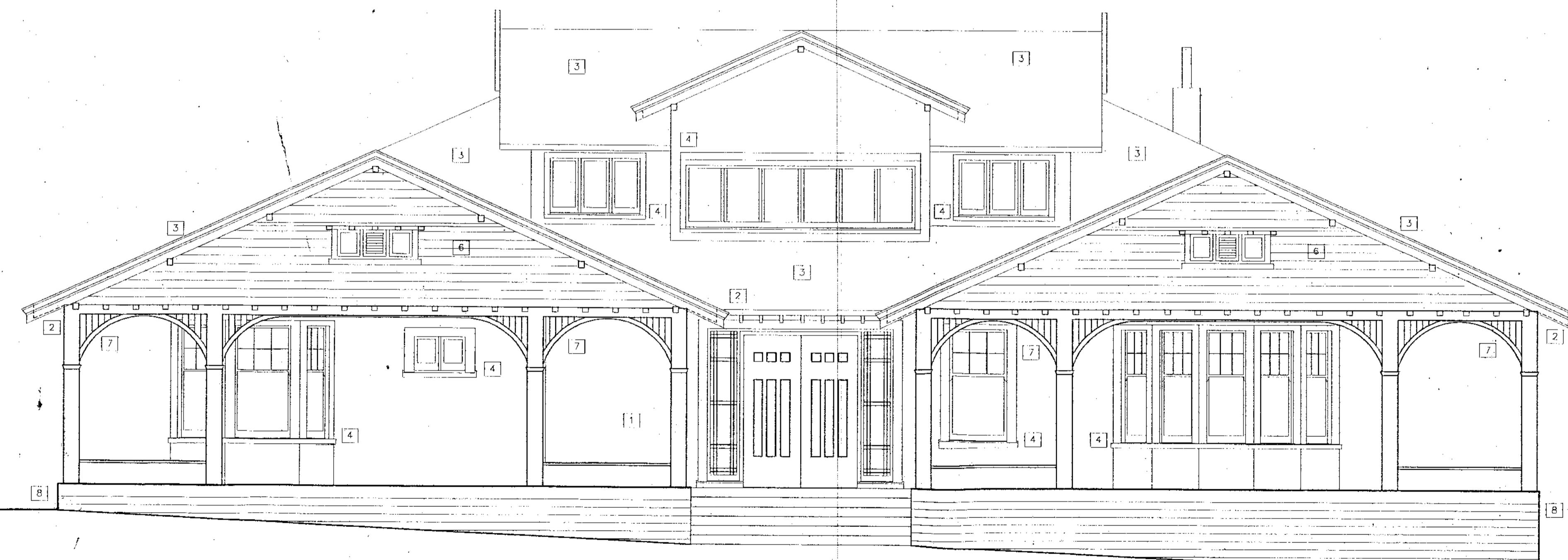
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ISSUES/REVISIONS:

DATE	DESCRIPTION
APPROVED FOR RESOURCE MANAGEMENT PURPOSES ABA No. 2001/1844 PLANNING OFFICER [Signature] 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.O OF THE COATINGS SPECIFICATION.
- [8] EX 125x25 H3 TREATED PAINTED RADIANA 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
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
NORTH ELEVATION

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

JOB: 0116 GA10 DRWG: REV:

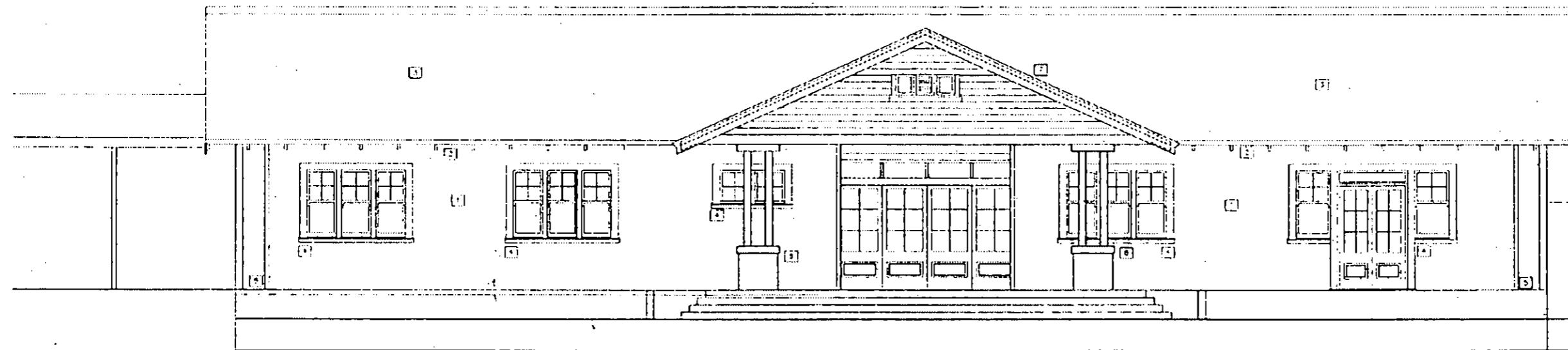
Page 56 of 121

22/03/01

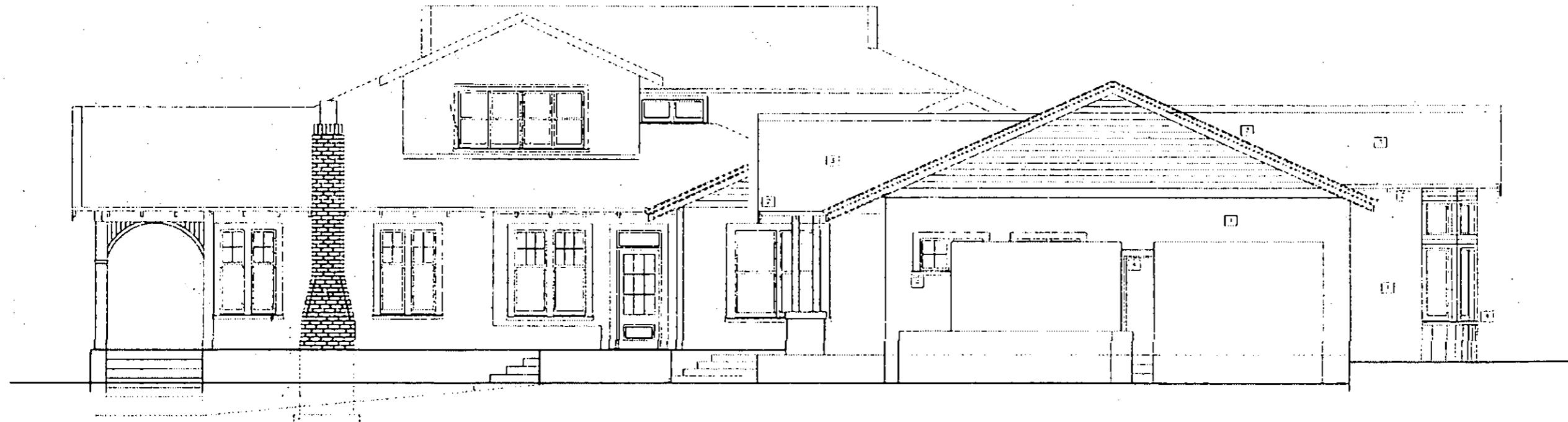
NOTES:
 THESE CHANGES ARE TO BE MADE IN CONSULTATION WITH THE DEVELOPER
 AND PLANNING OFFICER ONLY
 REFERRED TO PLANNING OFFICER FOR CONSIDERATION OF ANY
 ANY ISSUE, REQUEST OR OBJECTION OF ANY PART OF THE CHANGES OR
 ANY CHANGES SHALL BE REFERRED TO THE PLANNING OFFICER
 FOR CONSIDERATION OF ALL ASPECTS OF THE PROPOSED MODIFICATIONS.

ISSUES/REVISIONS:
 / 0188 GA10

APPROVED FOR
 RESOURCE MANAGEMENT PURPOSES
 AREA NO. 1001/17/01
 PLANNING OFFICER *PJ*
 DATE 11/12/01



ELEVATION FACING POOL 1:50



- EXPOSED BRICKWORK TO MATCH THAT USED
 ON THE EXISTING ROOFING TO PROVIDE SET
 AND COLOR PAINT FINISH TO MATCH EXISTING
 FENCE.
- EXPOSED BRICKS ON GABLE FRESH TO MATCH
 THAT USED ON THE FENCE.
- EXPOSED CONCRETE EXPOSED ROOFING.
- PAINTED EXPOSED SURFACES TO ALL DOORS AND
 DOORS - EXPOSED BRICK ON STAIRS IN THE MAIN
 ENTRANCE LOADING AND TO THE GATE AREA.
- EXPOSED GALVANIZED STEEL CONCRETE AND EXPOSED
 BRICK TO MATCH THAT OF THE EXISTING RESOURCE.
- EXPOSED BRICK PAINTED IN TERRACOTTA WITH EXPOSED
 EXPOSED BRICKS, EXPOSED CONCRETE AND EXPOSED
 CONCRETE PAINT.
- PAINTED COLOR ADDITIONS TO MATCH THAT ON THE
 EXISTING FENCE.

JUDD FENWICK
 TEAM ARCHITECTURE
 101 Grosvenor Street
 P.O. Box ERG, NAPER
 Tel: 01823 251 751, Fax: 01823 251 752
 email: JF@JuddFenwick.com

DR. H & B GLAVISH

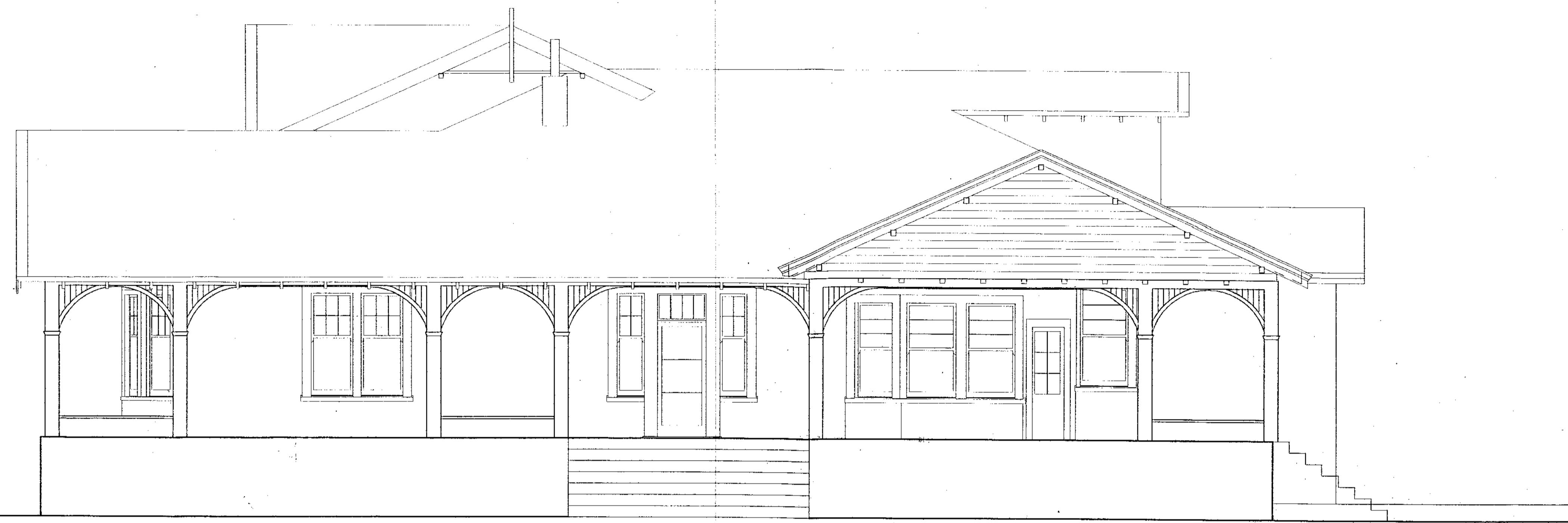
**GLEN AROS
 HOMESTEAD
 GARDEN BUILDING**

**ELEVATION FACING POOL
 END ELEVATION**

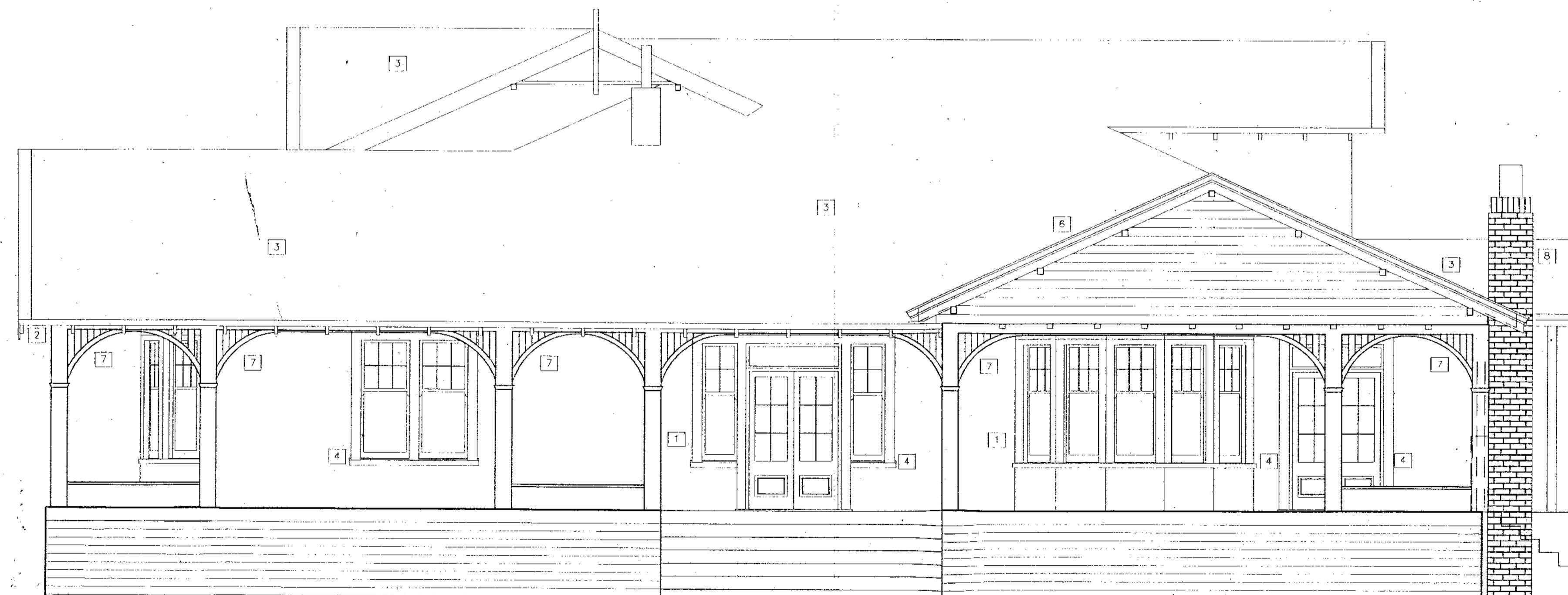
SCALE DATE DRAWN
 1:50 Nov. 01 PMD

0188 GA10

END ELEVATION 1:50



WEST ELEVATION – EXISTING



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ISSUES/REVISIONS:
 # DATE DESCRIPTION

- [1] INFILL AND EXISTING WEAVERBOARDING 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.
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- [7] PAINT VERANDAH SUPPORT STRUCTURE IN TO COMPLY WITH PART 1.0 OF THE COATINGS SPECIFICATION.
- [8] PAINTED BRICKWORK CHIMNEY.
- [9] EX 125 x 25 H3 TREATED PAINTED RADIATA PINE INFILL BELOW DECK LEVEL.

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

Approved by
HASTINGS DISTRICT COUNCIL
 All work to comply with 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: 0116 GA11 DRWG: REV:

PAGE 1 OF 121 DRAWING 72/03/01

WEST ELEVATION – PROPOSED

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ISSUES/REVISIONS:
 # DATE DESCRIPTION



SOUTH ELEVATION - EXISTING



SOUTH 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.
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- [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 / /

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GLAVISH FAMILY TRUST

GLEN AROS
 HOMESTEAD

EXISTING AND PROPOSED
 SOUTH ELEVATION

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

JOB: 0116 GA12 DRWG: REV:

GA12.DWG

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ISSUES/REVISIONS:

DATE DESCRIPTION



EAST ELEVATION -- EXISTING



- [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.
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JUDD FENWICK

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

GLAVISH FAMILY TRUST

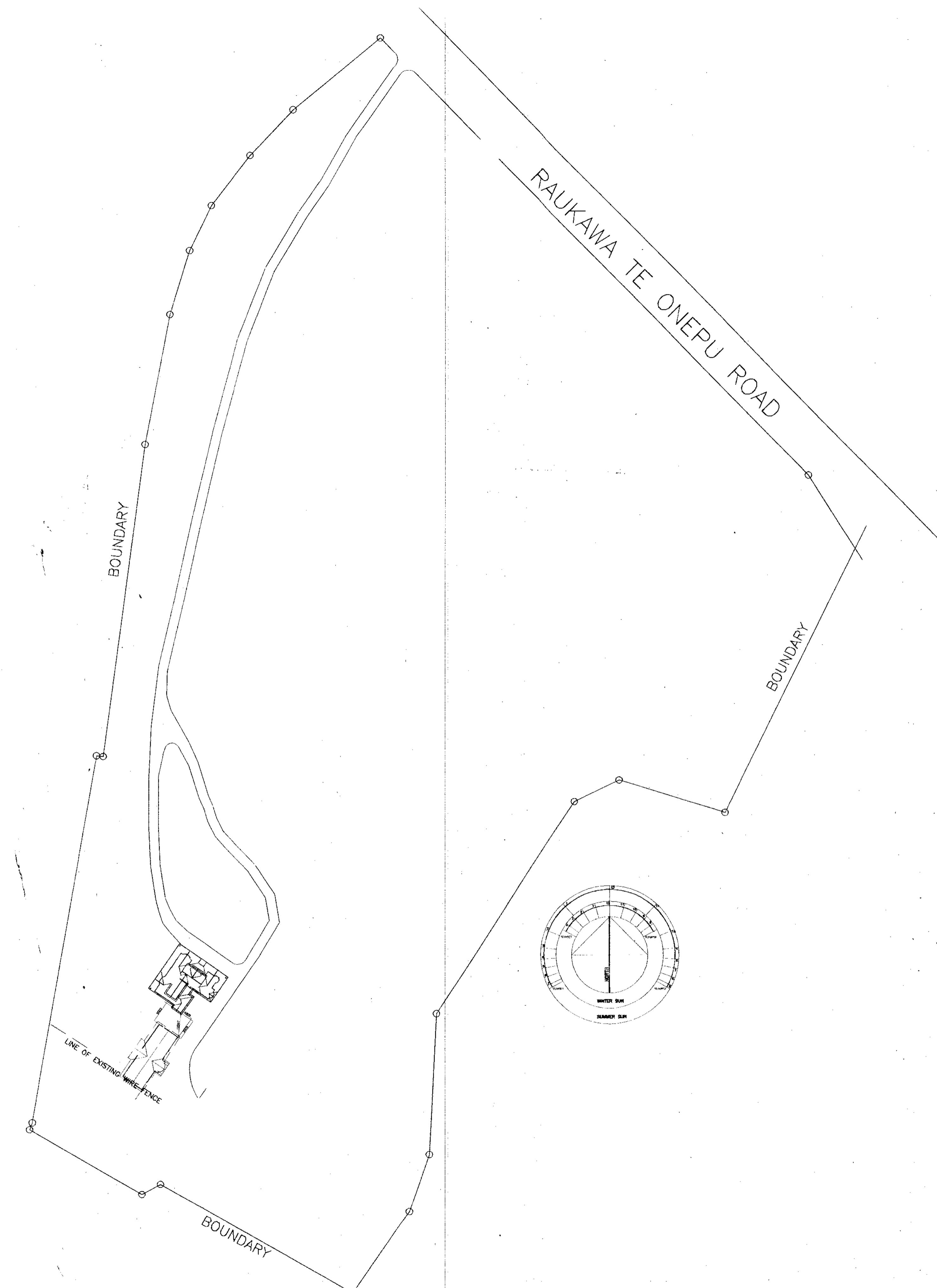
**GLEN AROS
 HOMESTEAD**

**EXISTING AND PROPOSED
 EAST ELEVATION**

SCALE: 1:50 DATE: JUNE 2001 DRAWN PMD

JOB: 0116 GA13 DRWG: REV:

EAST ELEVATION -- PROPOSED



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ISSUES/REVISIONS:
 # DATE DESCRIPTION

APPROVED FOR RESOURCE MANAGEMENT PURPOSES	
Z001/1894	
PLANNING OFFICER	AG
DATE 11/12/01	

JUDD FENWICK
TEAM ARCHITECTURE

Approved by
HASTINGS DISTRICT COUNCIL
All work to comply with the Building Act 1991
and other relevant legislation

No. 1 Croven Street
P.O. Box 885, NAPIER
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GLAVISH FAMILY TRUST

GLEN AROS
HOMESTEAD

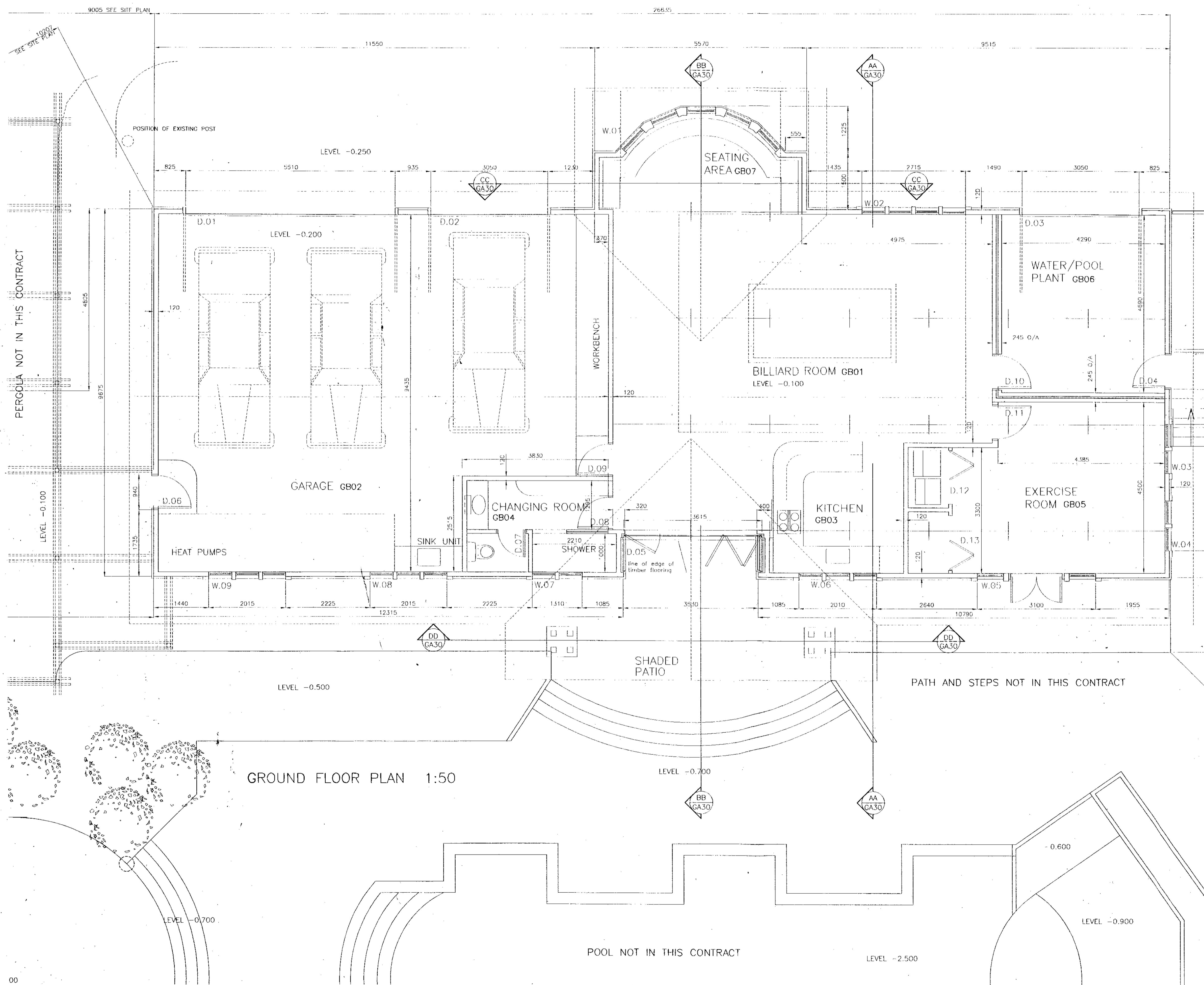
SITE PLAN

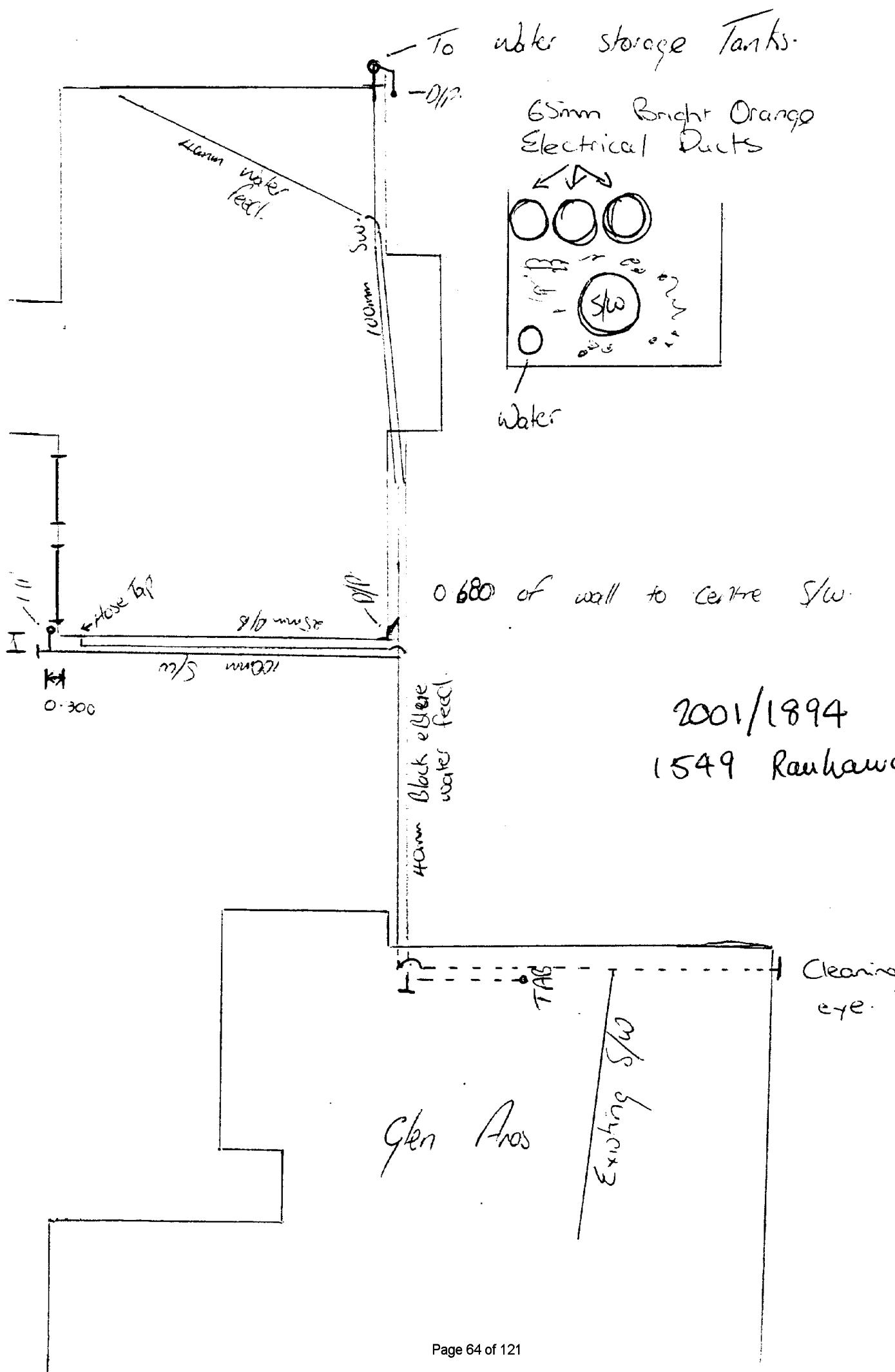
SCALE: 1:1000 DATE: JULY 01 DRAWN: PMD

JOB: 0116 DRWG: 015 REV: 0020

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ISSUES/REVISIONS:
 # DATE DESCRIPTION

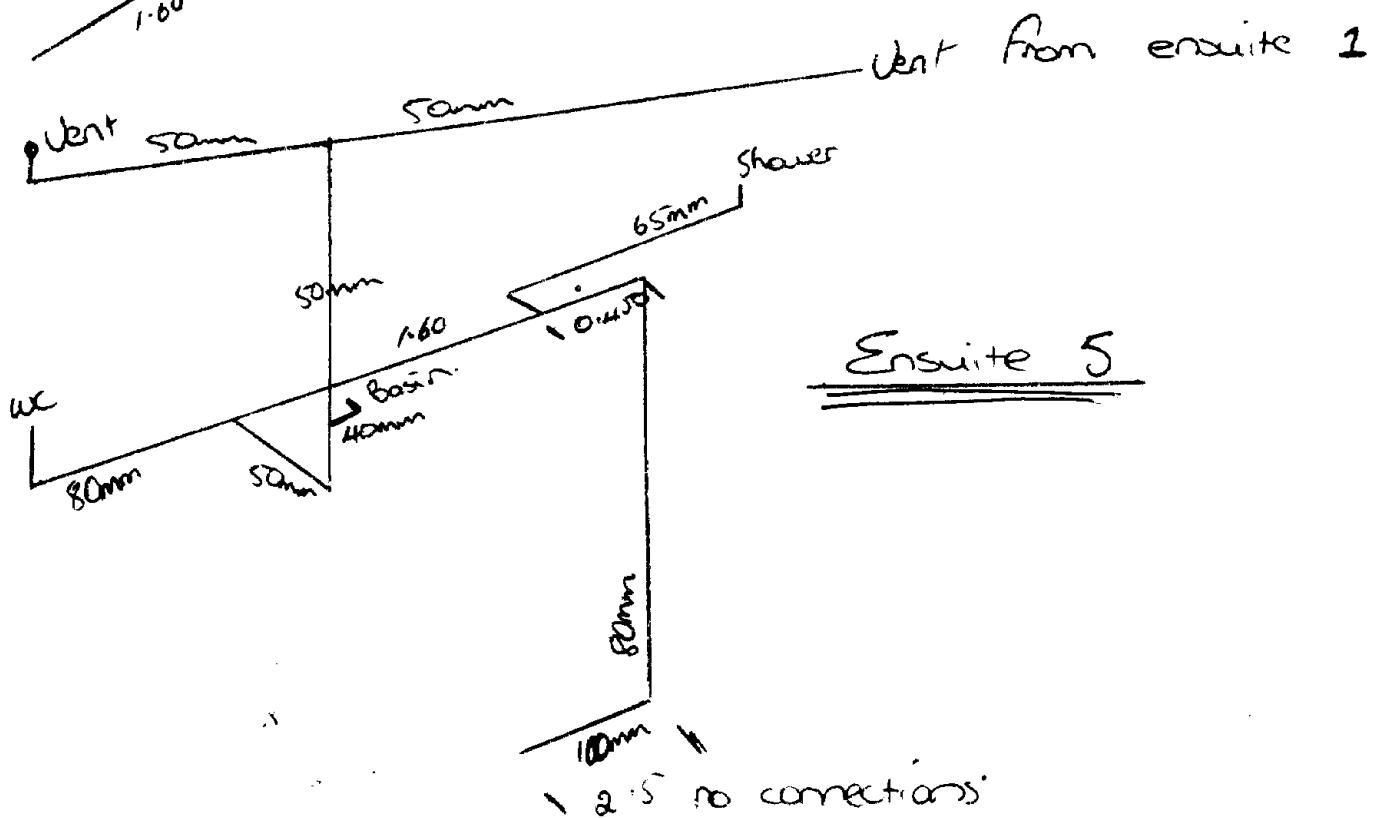
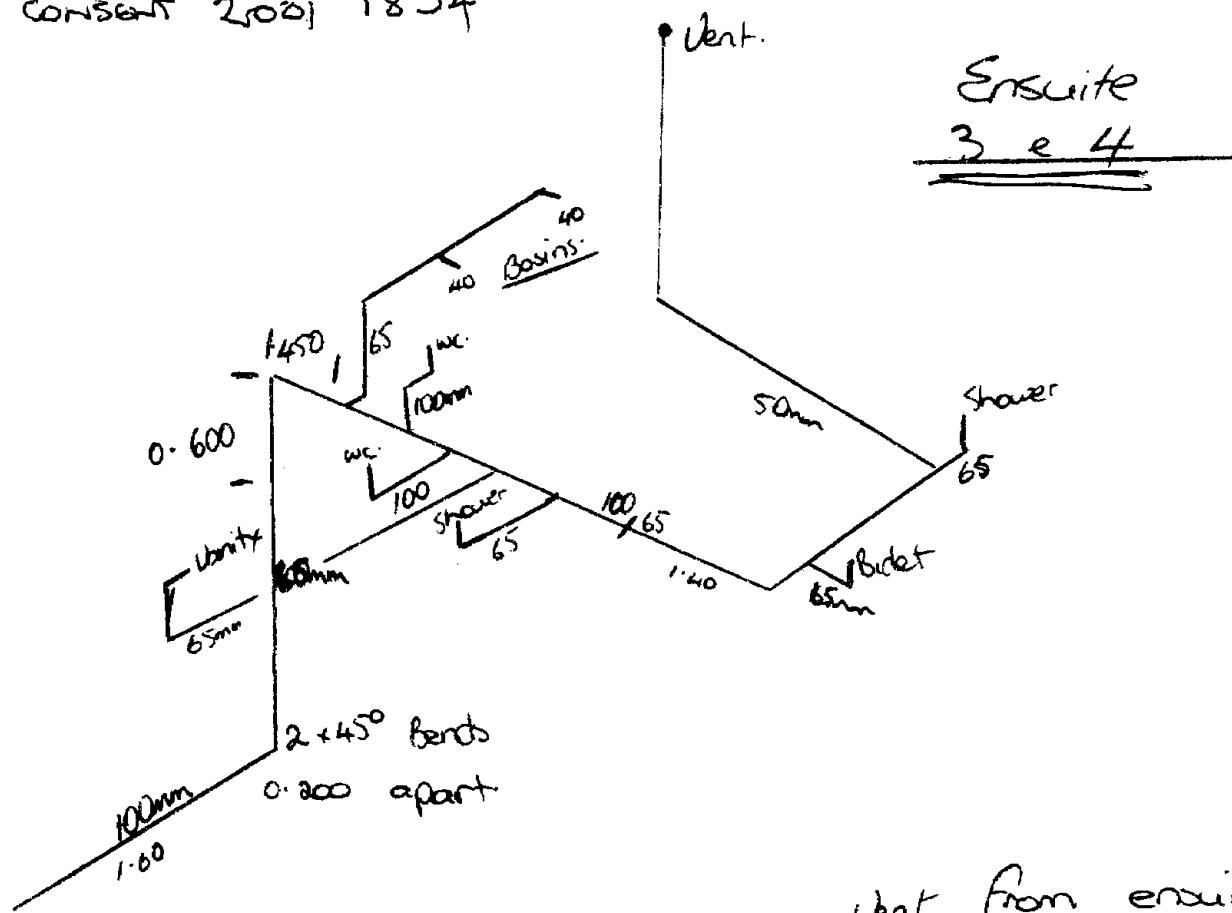




Glen Aros Stack Layout

1549 Rankin Rd.

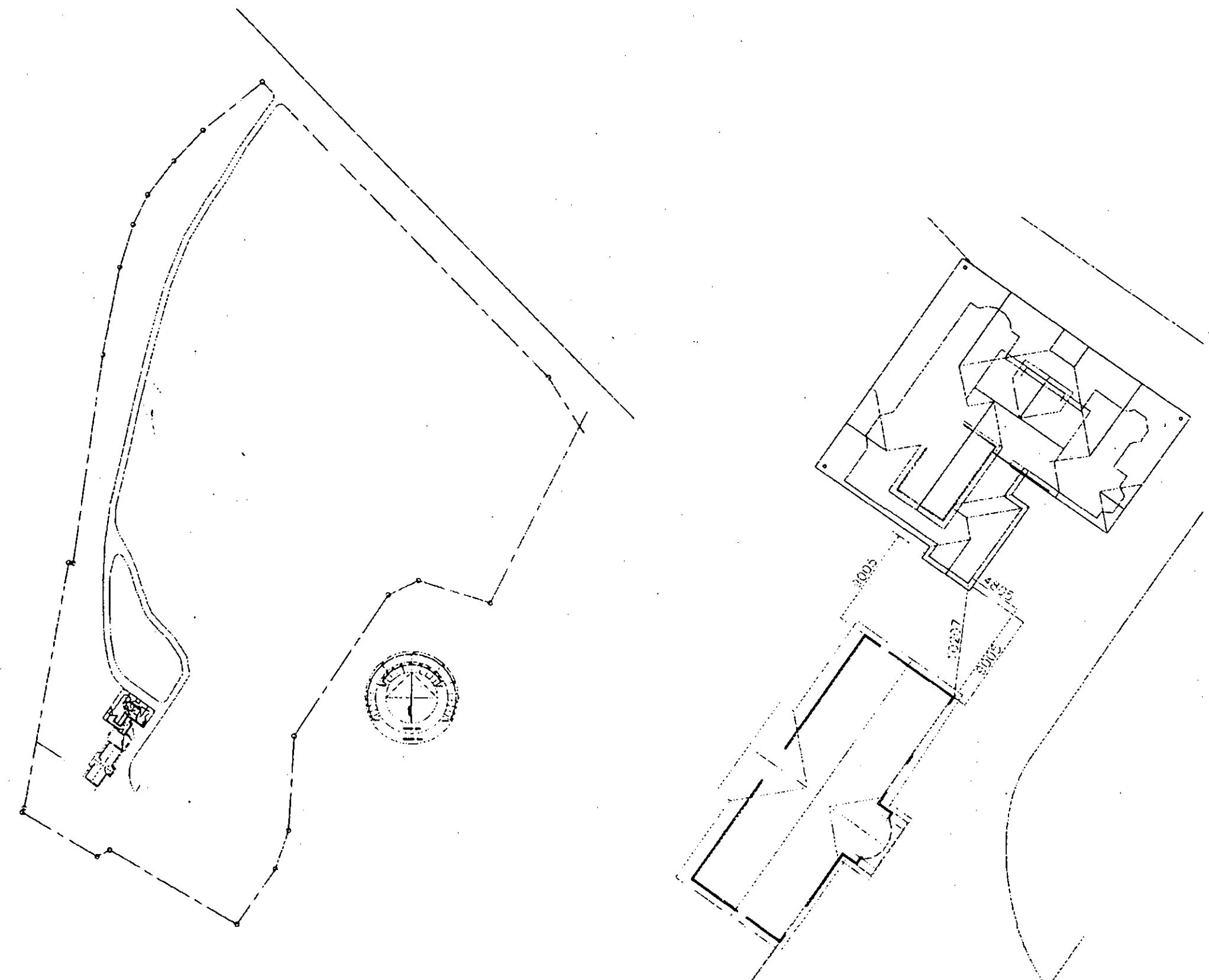
consent 2001 1894



NOTES:
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AND DRAWINGS REFERRED TO.
CONTRACTOR TO KEEP DRAWINGS PRIOR TO COMMENCEMENT OF WORK
AND DURING EXISTENCE OF CONTRACT IN THE POWER OF THE
INVESTIGATOR SHALL BE RETURNED TO THE INVESTIGATOR FOR EXAMINATION
TWO DAYS PRIOR TO ALL ASSEMBLIES FOR PLANNING BUREAU APPROVAL.

ISSUES/REVISIONS:
1 DT 12/01

APPROVED FOR
RESOURCE MANAGEMENT PURPOSES
AREA ID: 2001/1896
PLANNING OFFICER: *Ally*
DATE: 11/12/01



ENLARGED INSET 1:200

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

SITE PLAN

SCALE	DATE	DRAWN
1:1000	Nov. 01	PMD
0188	0188	0188
CA20	CA20	CA20

JUDD FENWICK
TEAM ARCHITECTURE
No. 1 Craven Street
2nd fl. 885, LONDON
tel. (0833) 280 1000 (01885) 3025
email: juddfenwick@btconnect.com

DR. H & B GLAVISH

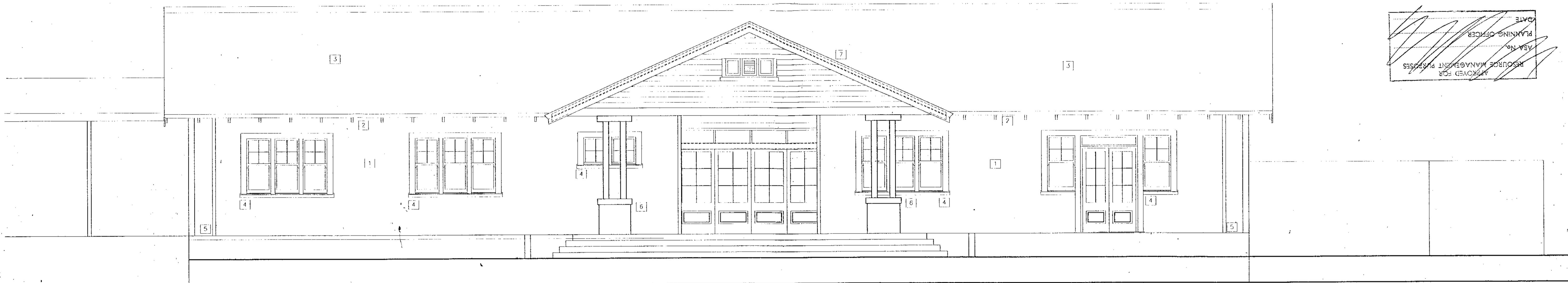
**GLEN AROS
HOMESTEAD
GARDEN BUILDING**

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:

APPROVED FOR RESOURCE MANAGEMENT PURPOSES	
ABA No.	2001/1994
PLANNING OFFICER	<i>AB</i>
DATE	14/11/01

APPROVED FOR RESOURCE MANAGEMENT PURPOSES	
ABA No.	2001/1994
PLANNING OFFICER	<i>AB</i>
DATE	14/11/01



ELEVATION FACING POOL 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 OR STAIN IN THE MAIN ENTRANCE DOORS AND THE BAY WINDOW

5 80 DIA GALVANISED STEEL GUTTERS AND DOWNDRAINS 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 *AB* Date 14/11/01

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

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:

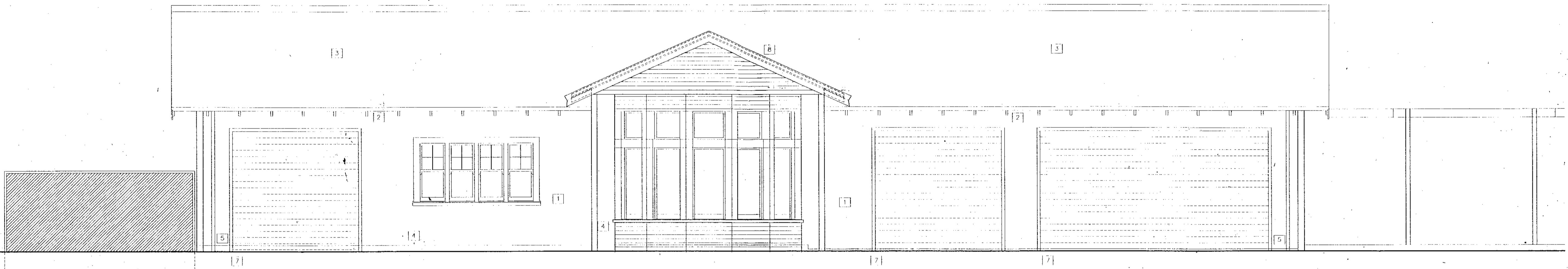
0188 GA10

PHOTOCOPIED/PRINTED GA10.DWG

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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 CORRUGATED COLOURSTEEL ROOFING

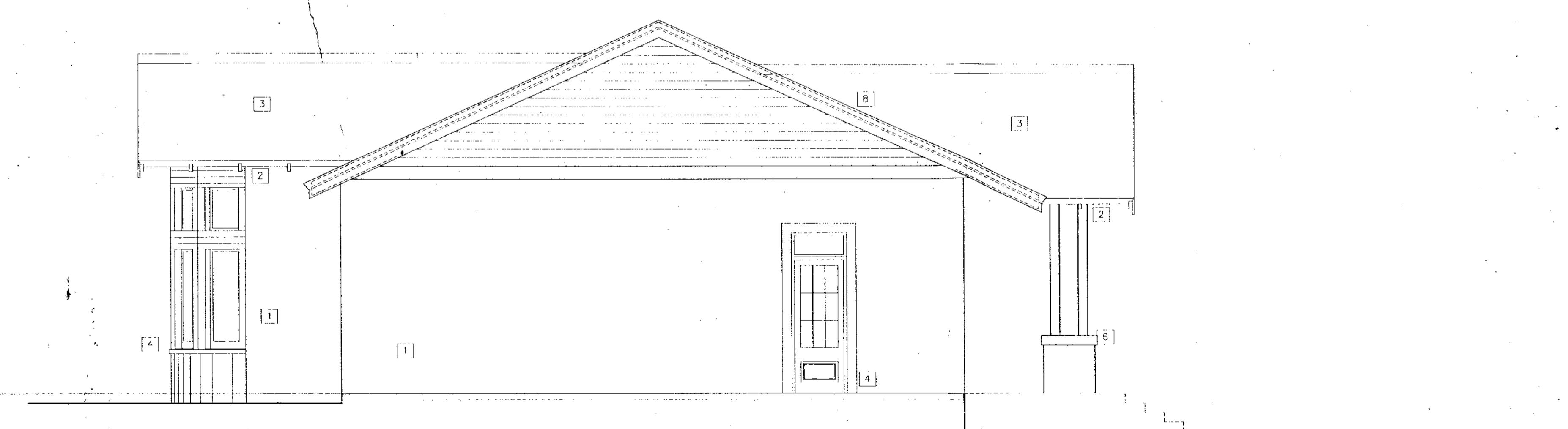
4 PAINTED EXTERIOR SURFACES TO ALL WINDOWS AND DOORS - POLYURETHANE OR STAIN IN THE MAIN ENTRANCE DOORS AND THE BAY WINDOW

5 80 DIA GALVANISED STEEL GUTTERS AND DOWNPPIPES - 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 SEGMENTAL AUTOMATIC GARAGE DOORS

8 PAINTED CABLE BOARDING TO MATCH THAT IN THE RESIDENCE



ELEVATION FACING DRIVEWAY 1:50

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

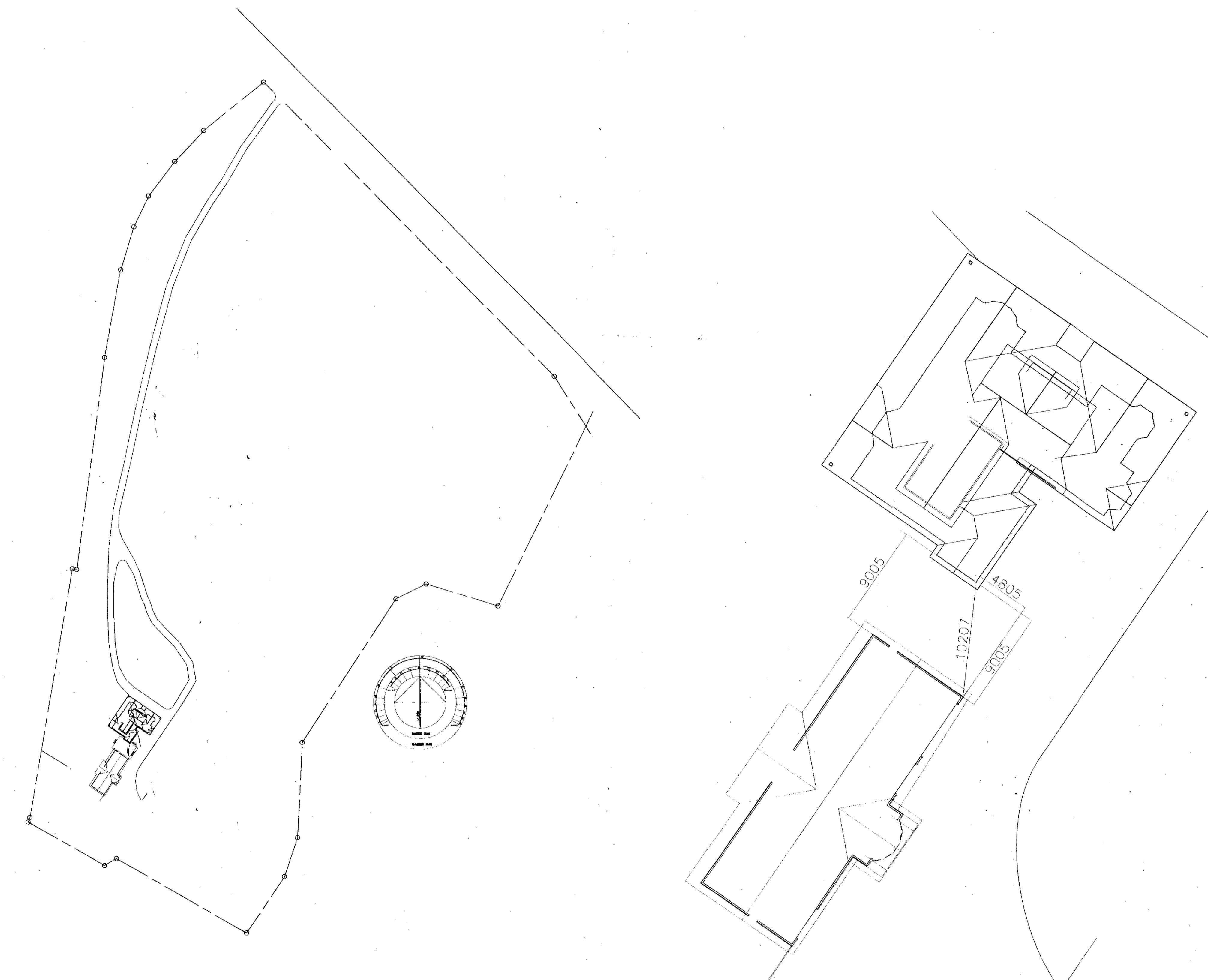
JOB: DRWG: REV:
 0188 GA11

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ISSUES/REVISIONS:

DATE DESCRIPTION

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



ENLARGED INSET 1:200

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

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

DR. H & B GLAVISH

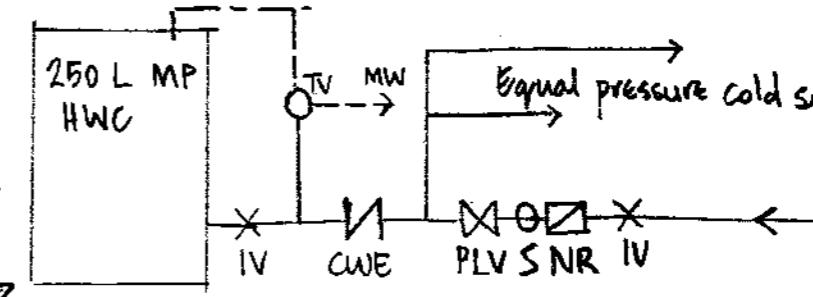
GLEN AROS
HOMESTEAD
GARDEN BUILDING

SITE PLAN

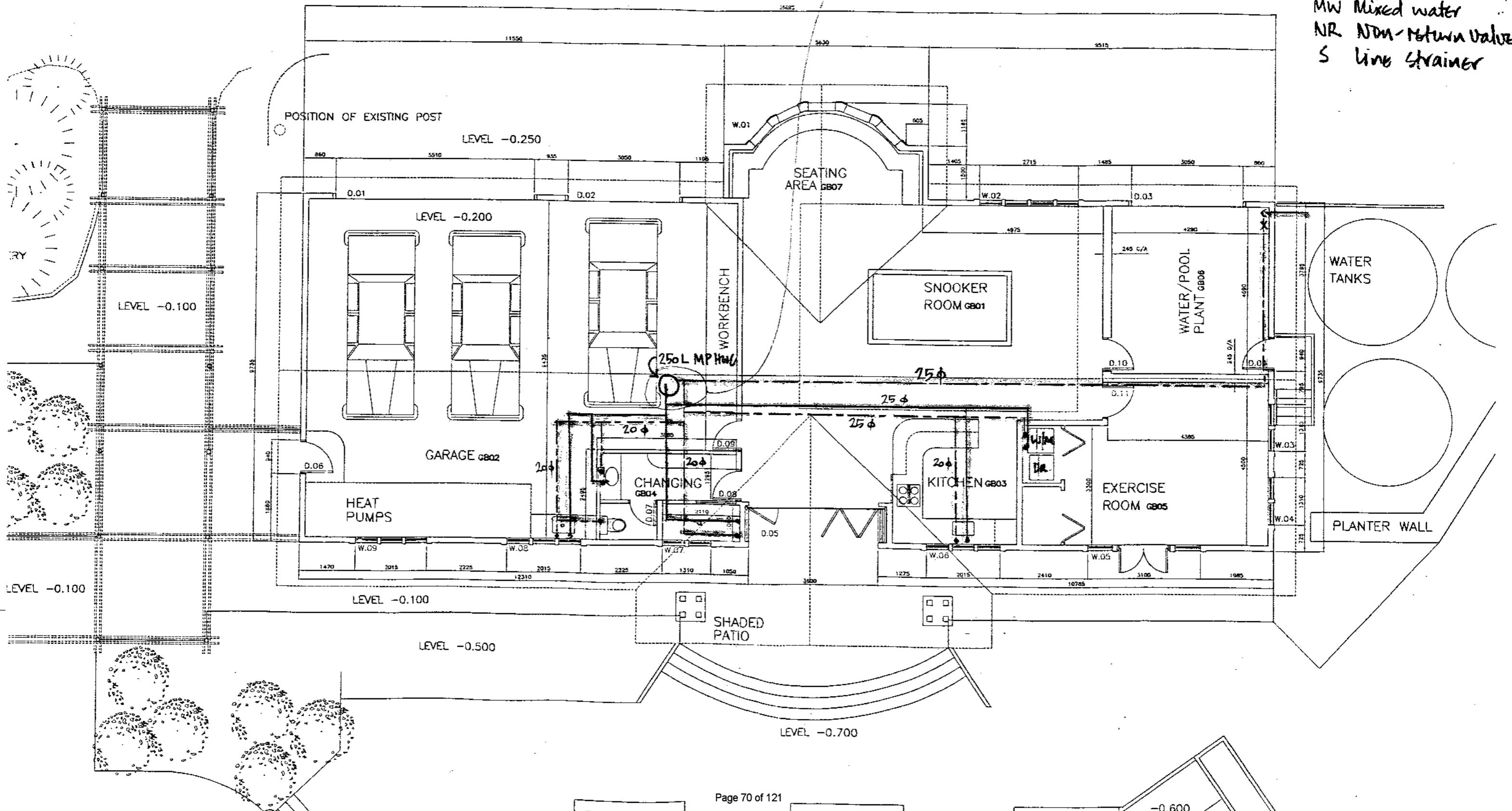
SCALE: DATE: DRAWN
1:1000 Nov. 01 PMD

JOB: DRWG: REV:
0188 GA20

Note: Pipe sizes based on
Polypropylene hot & cold water
systems (e.g. Wefatherm, Fusiotherm)



- IV Isolating valve
- PW Pressure limiting valve
- CWS Cold water expansion
- TV Tempering valve
- MW Mixed water
- NR Non-Return valve
- S Line strainer

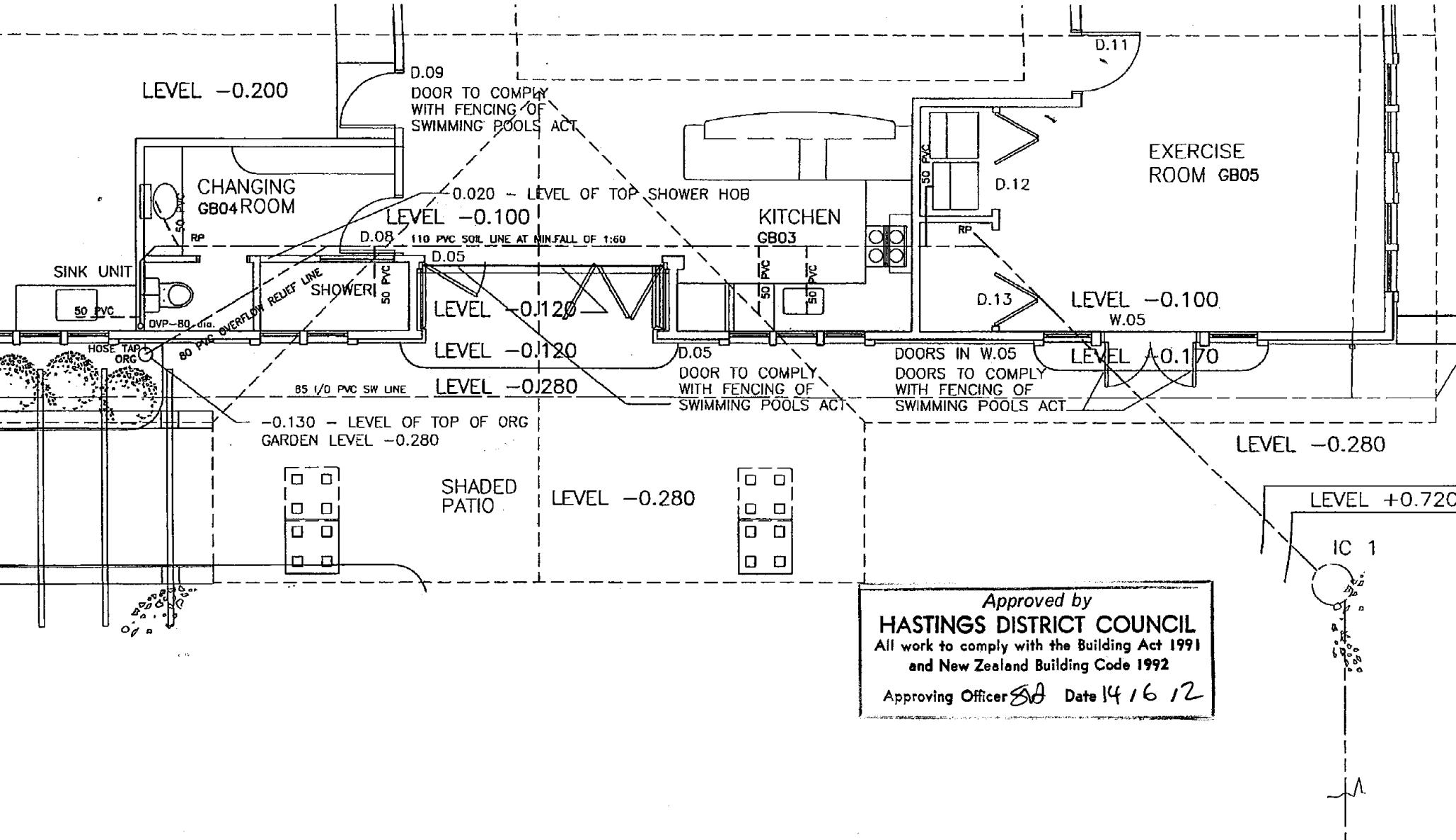


GLEN AROS GARDEN BUILDING - AMENDED DRAINAGE PROPOSAL

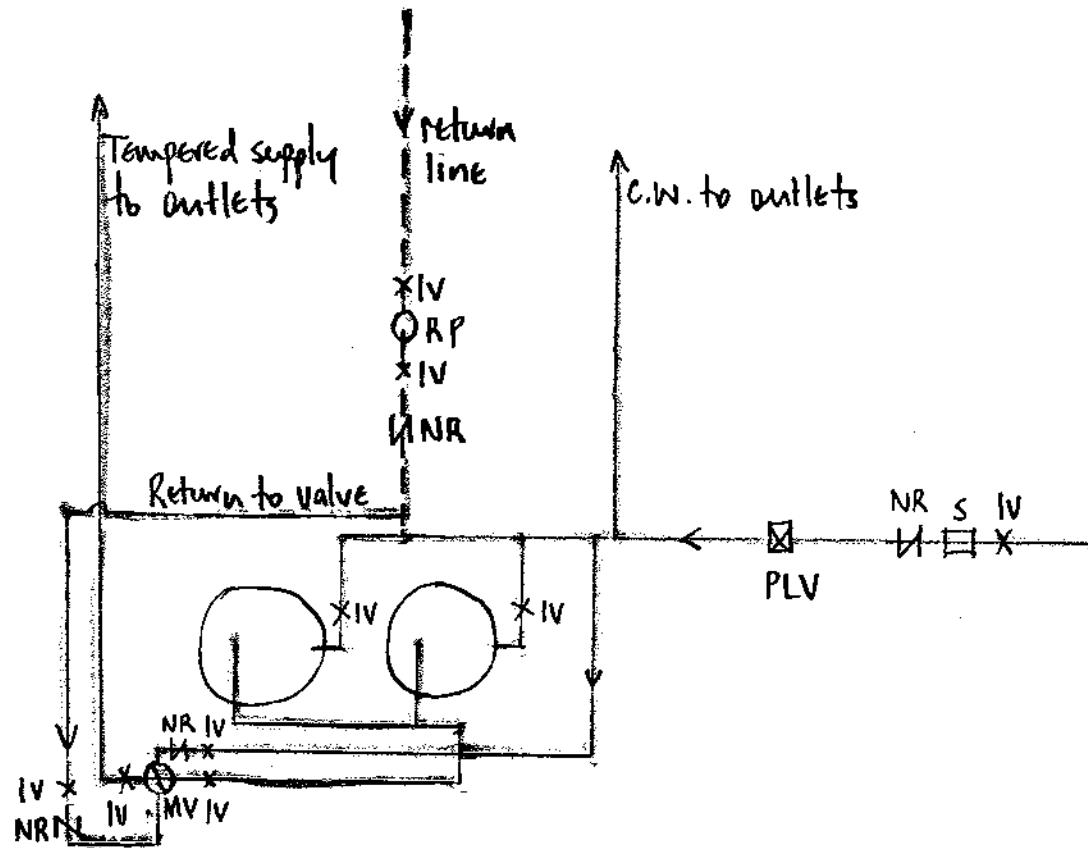
13 JUN 2002

64 6 8353325

HBD FENWICK TEAM ARCHITECTURE



GEN ARQS



IV Isolating valve

NR Non-return valve

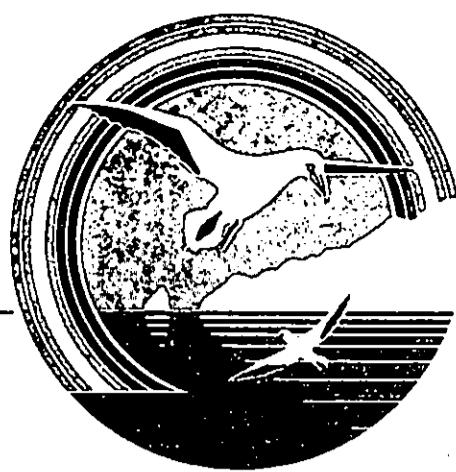
MV 32 mm recirculating tempering valve

RP 20 mm recirculating pump

PLV 32 mm pressure limiting valve

S Strainer

REFER TO MARKED UP
DRAWINGS 0116 GA 03 8
GA 04 AT END OF SET



Hastings District Council

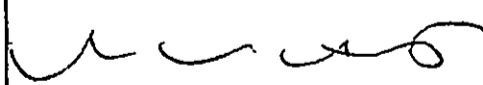
BUILDING CONSENT NO: ABA 20021101

Section 35, Building Act 1991

ISSUED BY: HASTINGS DISTRICT COUNCIL

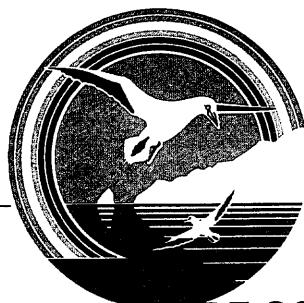
GLAVISH FAMILY TRUST
C/O MR & MRS IAN GRAHAM
57 NELSON QUAY
NAPIER 4001

(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
PROJECT LOCATION	New Building: <input type="checkbox"/>
Street Address: 1549 RAUKAWA ROAD, RAUKAWA 4221	Alteration: <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: INSTAL SWIMMING POOL
Property Number: 80277	Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/>
Valuation Roll Number: 09640 01601	Specific as years
Legal Description: LOT 1 D P 23028	Demolition <input type="checkbox"/>
COUNCIL CHARGES	Estimated Value: \$95000
The balance of Council's charges payable on the uplifting of this building consent, in accordance with the tax invoice are:	Signed for and on behalf of the Council:  Name: Molly Matchitt Position: Consents Administrator (Building) Date: 24 July, 2002
Total: \$	
ALL FEES ARE GST INCLUSIVE	

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

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)

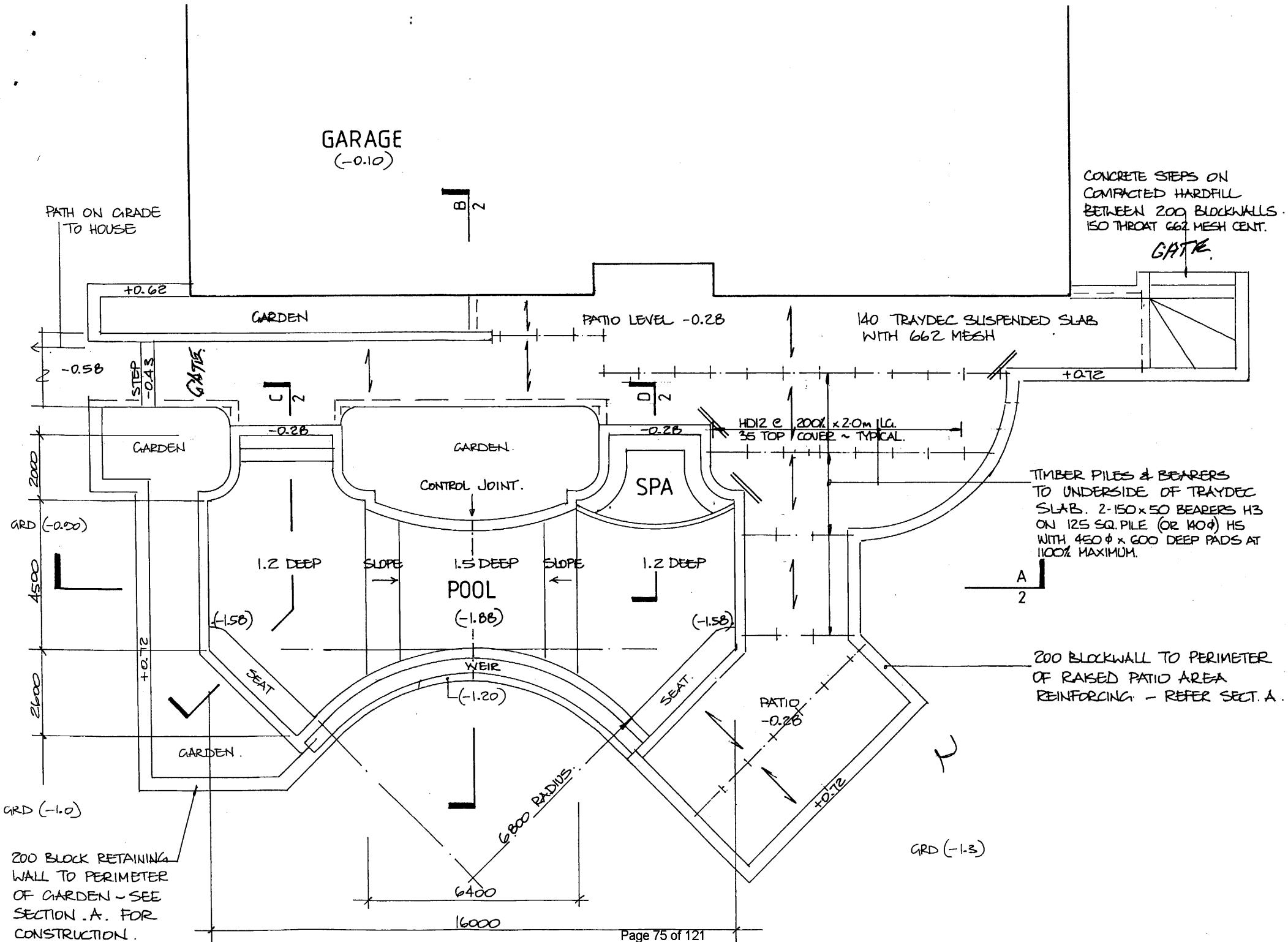
The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$ Receipt No:

Signed for and on behalf of the Council:

Name: Molly Matchitt
Position: Consents Administrator (Building)

cccn.doc

Date: 20/12/2002

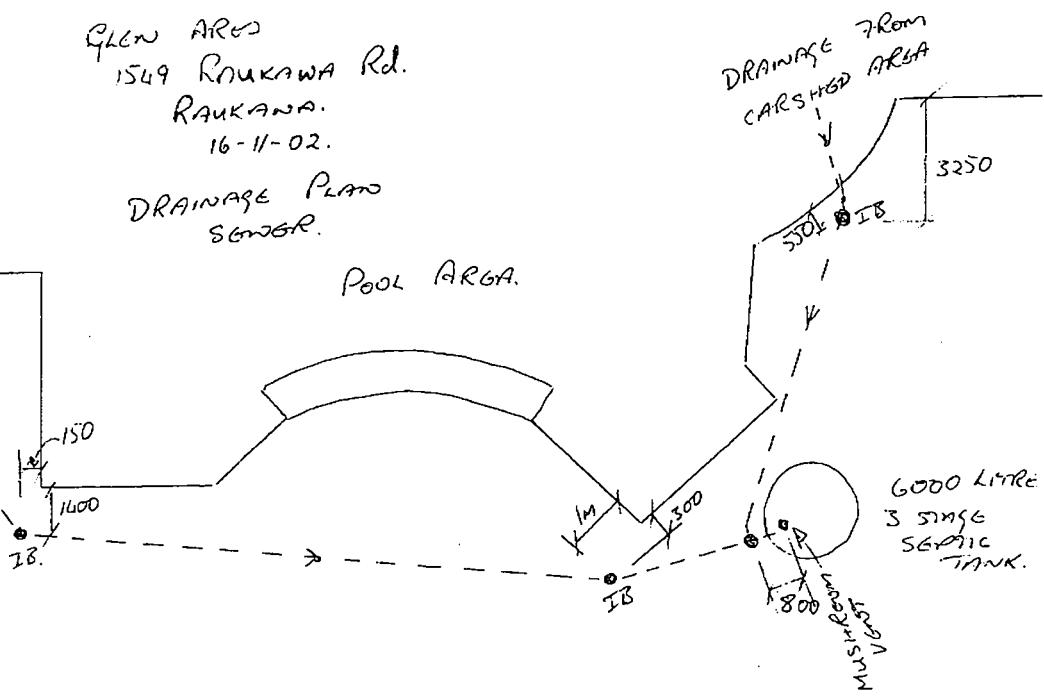
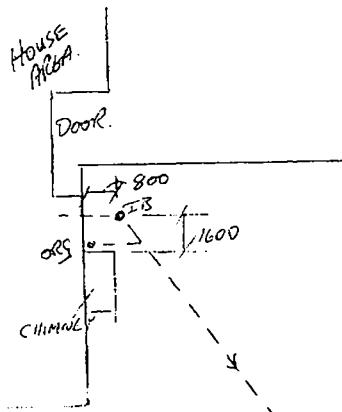


PID 80277

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

DRAINAGE PLANS
S.G.M.R.

POOL AREA.



GLen AROS

DRAINAGE PLAN GRADIENT FIELD.

Poor A.R.G.A.

Pump Geffient System.

SOFTIE
TANK

Mr. V. B. S.

Musitroom
Strong

2

18

— 1 —

— — — — —

321049
S. D. S.

Page 77 of 121

Effluent Treatment
Detail —

100' CLOTH.
SOIL 100mm NOVA 710
C 5 0.7
C 4 0.8
40mm PR685

40" PR685 PIPE

300mm M6M6 40mm PRESSURE
6mm Holes 1200° ALTERNATE
S. D. S.

802-747

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	Issued by:
ABA20060557	Hastings District Council
Description of Work:	Erect Caretakers Cottage at Glen Aros
Street Address of Building:	1549 Raukawa Road RAUKAWA 4221
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:	1
Current, lawfully established, use:	COTTAGE
Year first constructed:	2006
Intended Specified Life:	50

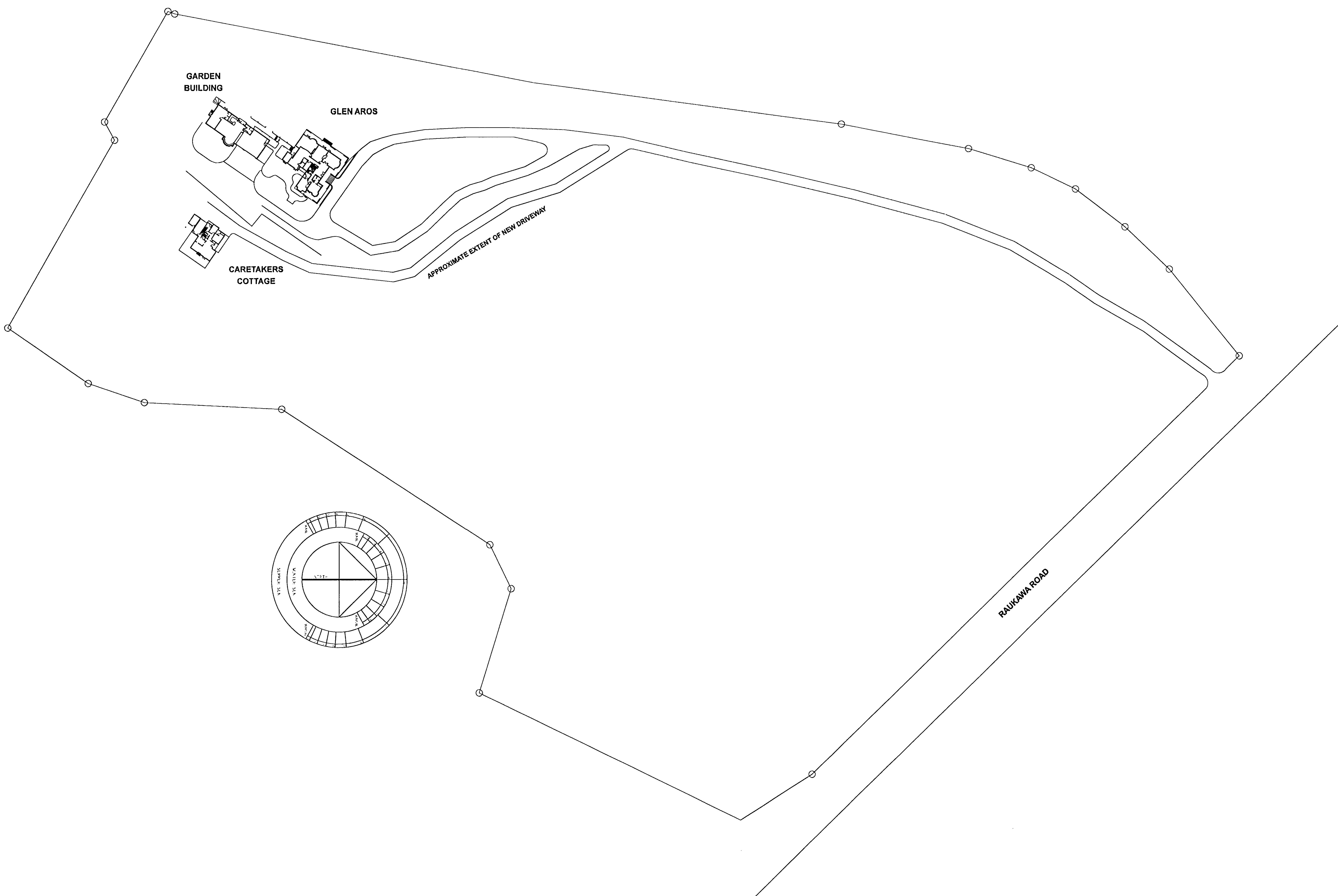
SECTION 2

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

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
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ISSUES/REVISIONS
 # DATE DESCRIPTION

JUDD DOUGAN
 TEAM ARCHITECTURE
 194 Tannison Street,
 PO Box 859
 Ph: (06) 935 7581 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**

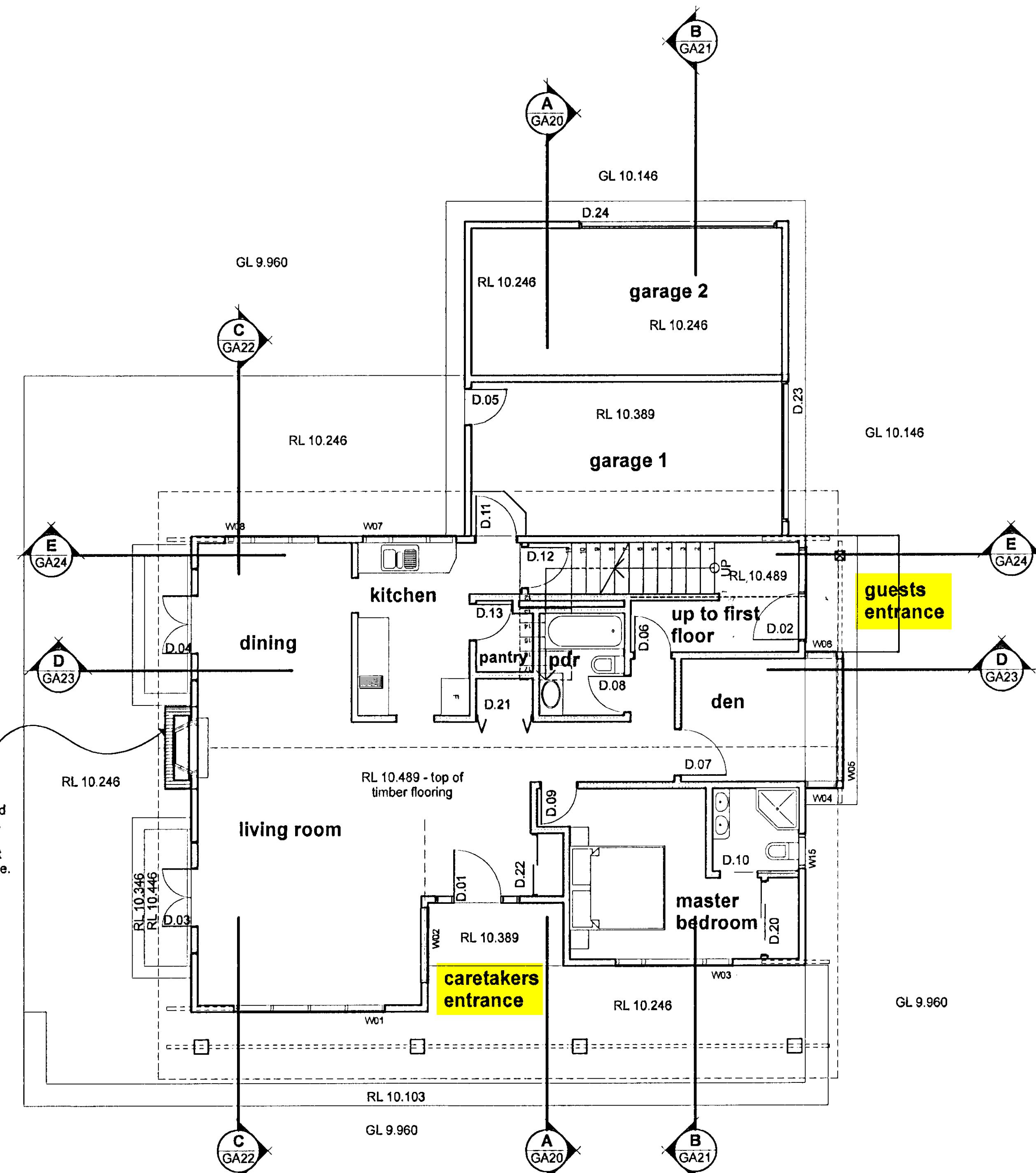
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GENERAL NOTES - FLOOR PLAN

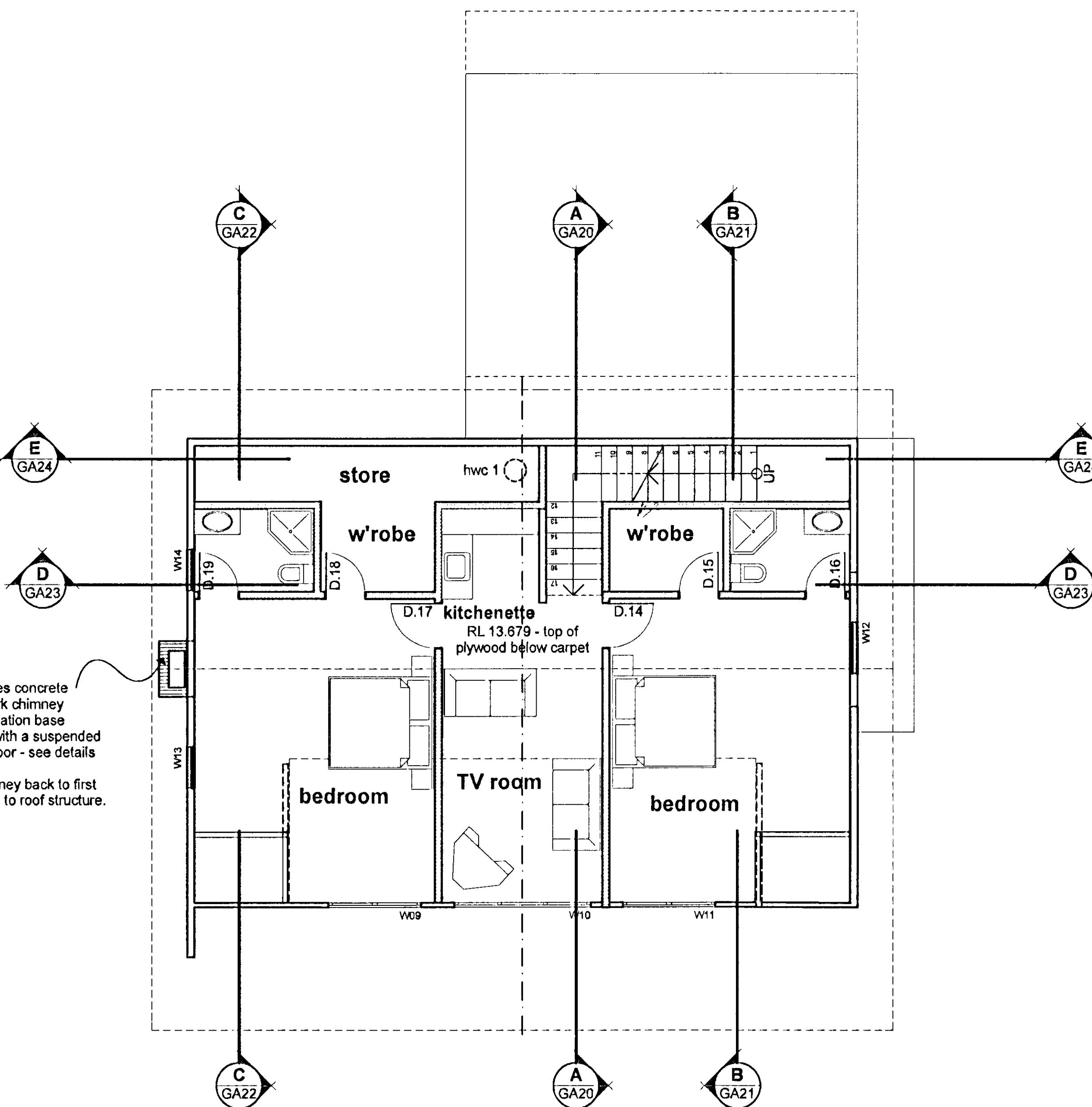
REFERENCING
 Ground and First Floor Doors, refer GA.50 for Door Schedule
 Ground and First Floor Windows, refer GA.55 for Window Schedule
 Joinery, refer sheet GD.10 for Joinery Schedule
 STAIRS
 Refer sheet GD.15 for Stair Plans, Elevations & Details.

ISSUES/REVISIONS

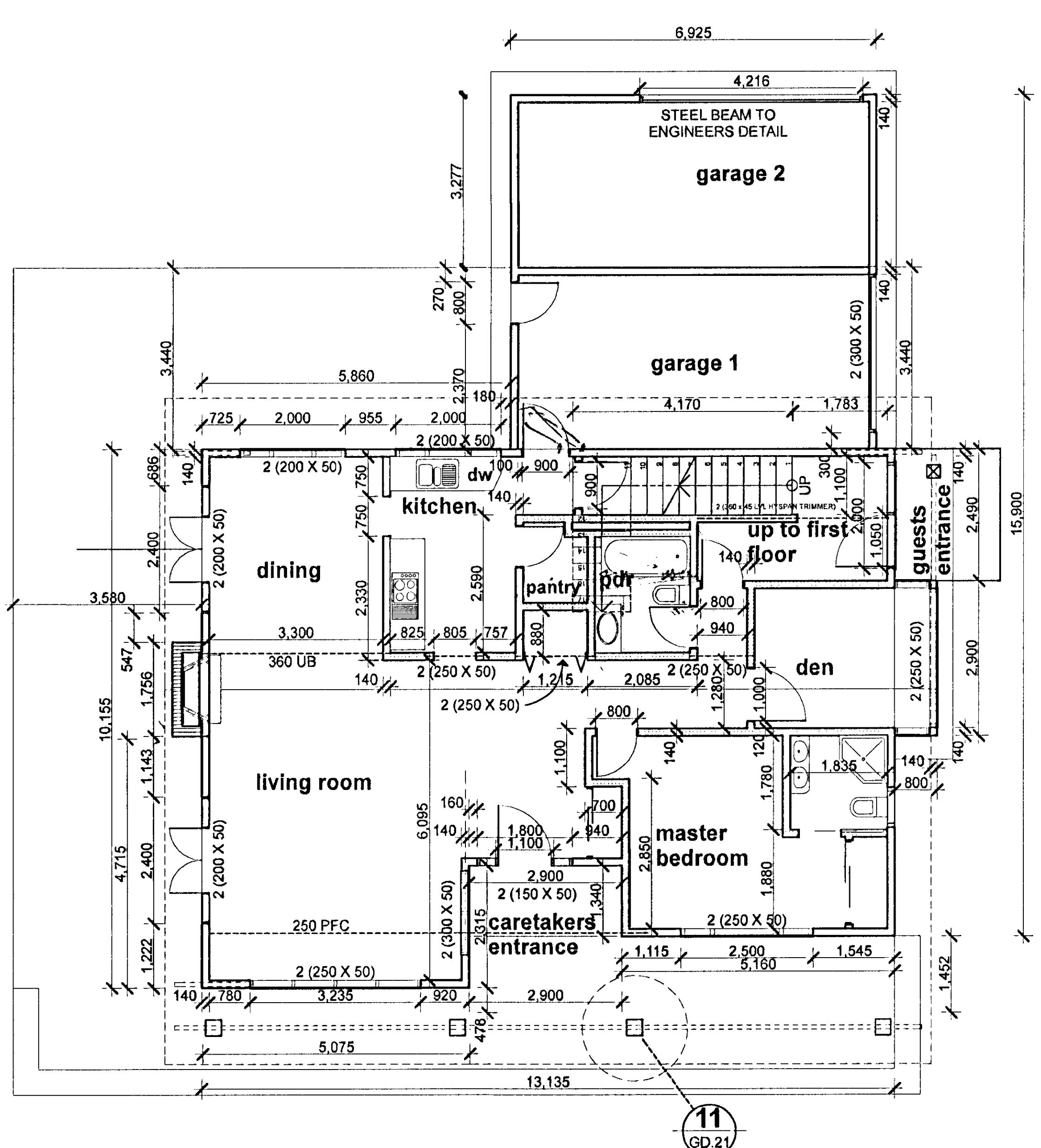
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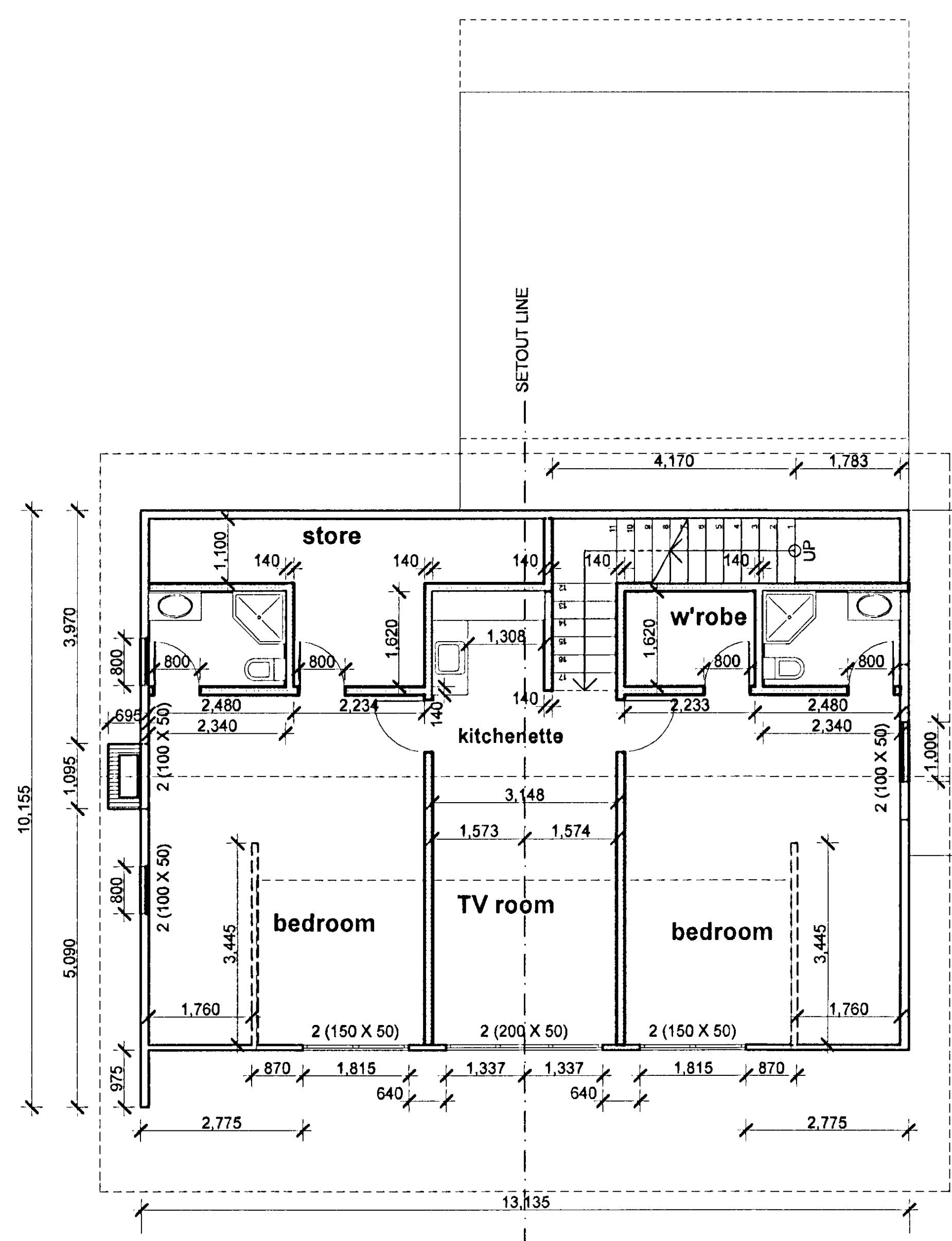
GROUND FLOOR PLAN - REFERENCES, LEVELS



FIRST FLOOR PLAN - REFERENCES, LEVELS



GROUND FLOOR PLAN - DIMENSIONS



FIRST FLOOR PLAN - DIMENSIONS

LEGEND - FLOOR PLAN

- 140x45 framed walls, with: - studs @ 600 crs. to exterior walls
- 140x45 framed walls, with: - studs @ 600 crs. to internal walls
- Part height timber framed walls.
- Vertical bulkhead to sloping ceilings - 90 x 45 @ 450 crs.
- New standard wc <WC> - 100mm dia. waste
- New semi-recessed w/c <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 <BT11> - 50mm dia. waste
- hwc 1 Hot water cylinder, refer sheet GA.11

APPROVED/BUILDING
PLUMBING
DRAINAGE Hastings
District Council

ABA 20060557
JOB COPY

JUDD DOUGAN
TEAM ARCHITECTURE

134 Tennyson Street,
PO Box 335 Hastings
Ph (06) 833 7561 Fax (06) 835 3925
email: jda@dia.co.nz

CARETAKERS
COTTAGE AT GLEN
AROS for
HILTON AND BARBARA
GLAVISH

NEW FLOOR PLAN

SCALE: DATE: DRAWN:
 1:100 26/04/2006 PMD

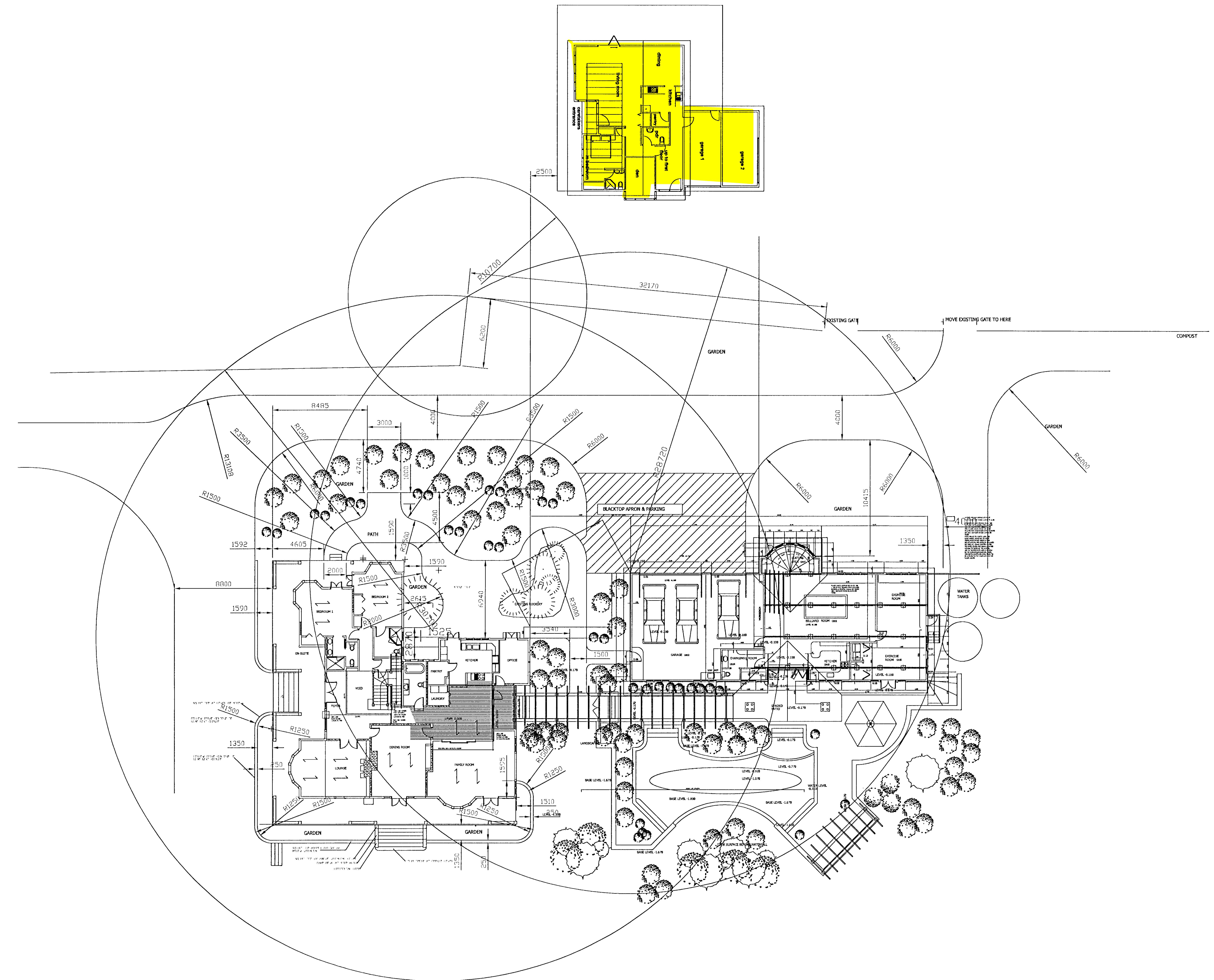
JOB: DRWG: REV:
 GA.12 R0

0541

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ISSUES/REVISIONS

DATE DESCRIPTION



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) 835 3925
email: jda@jda.co.nz

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

BUILDING SET OUT

SCALE: DATE: DRAWN:

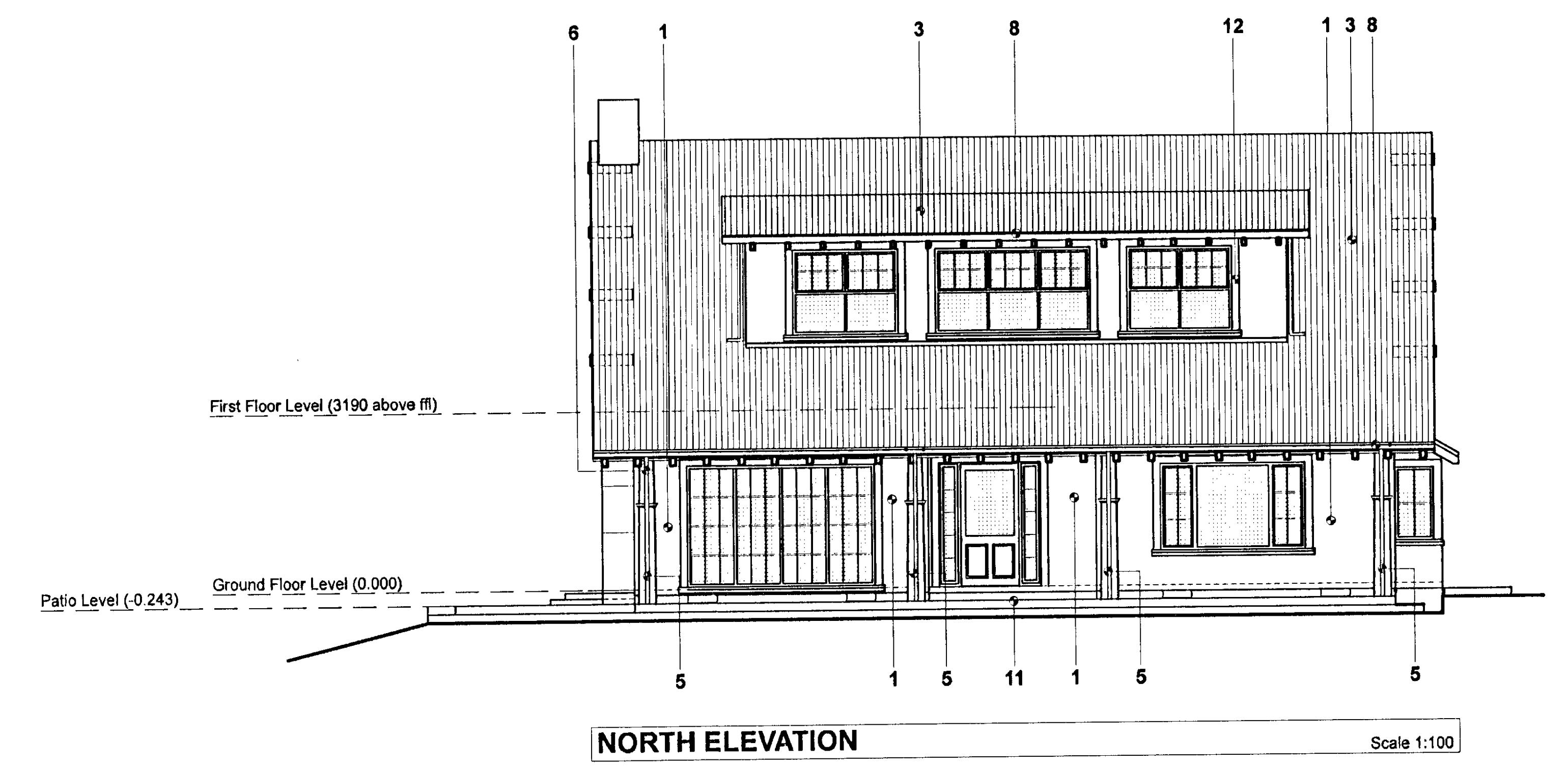
1:200 26/04/2006 PMD

JOB: DRWG: REV:

0541 GA.15 R0

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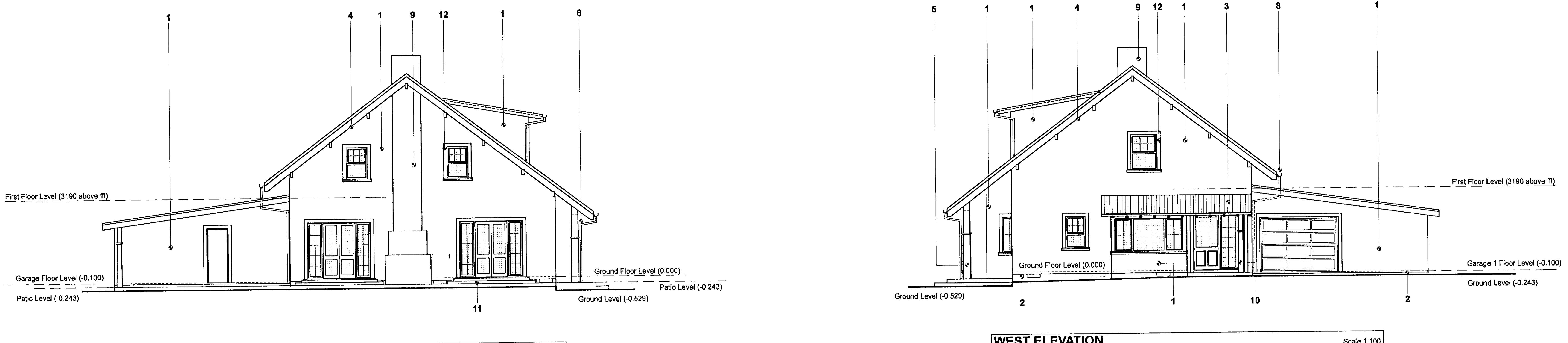


LEGEND - EXTERIOR ELEVATIONS

- 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 Luxalox profile Colorsteel guttering fixed on Zincalume brackets at 900mm c/s.
- allow for selected powdercoat finish to brackets
- allow for return stop and to exposed ends of guttering
- Rockcoat 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.

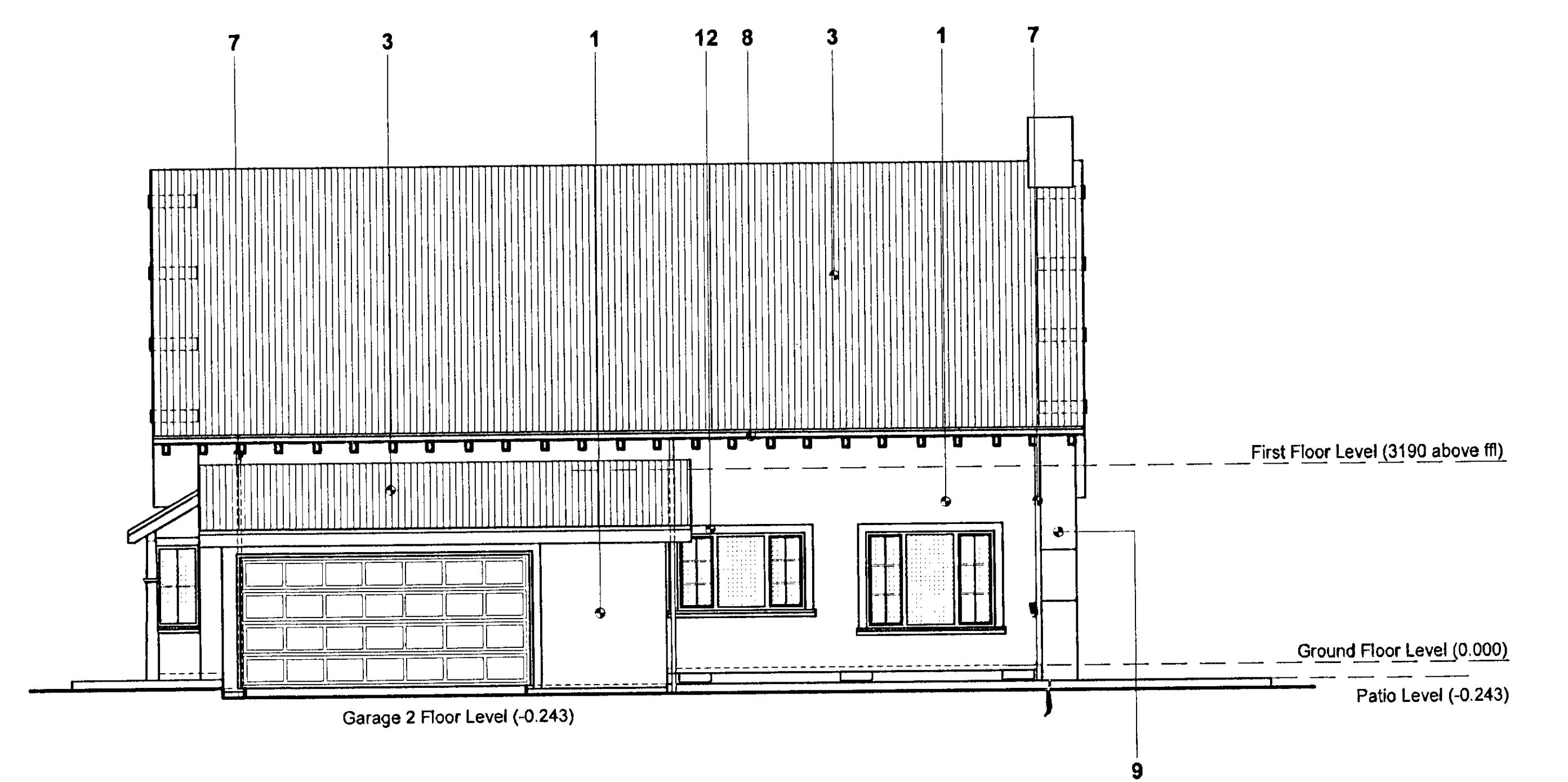
DOORS & WINDOWS

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.



APPROVED /BUILDING
 PLUMBING
 DRAINAGE Hastings
 District Council

ABA 20060557
 JOB COPY

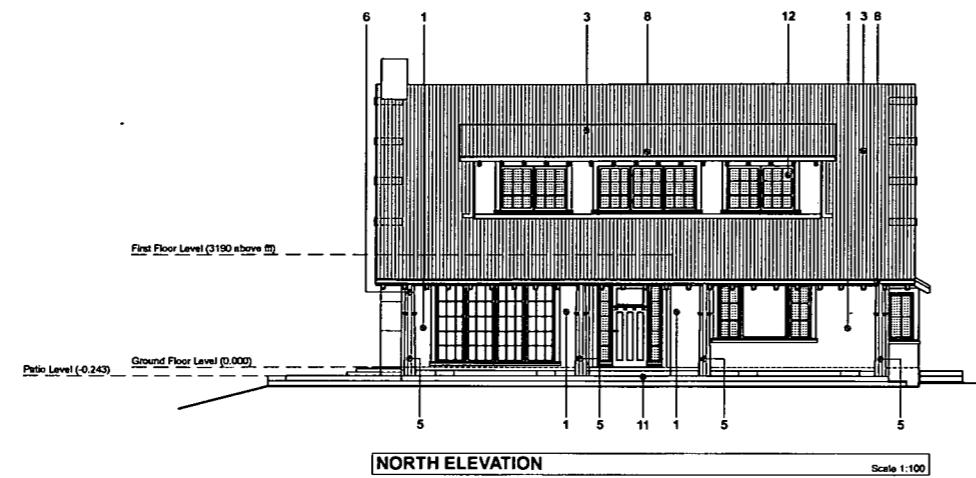


SOUTH ELEVATION Scale 1:100

**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

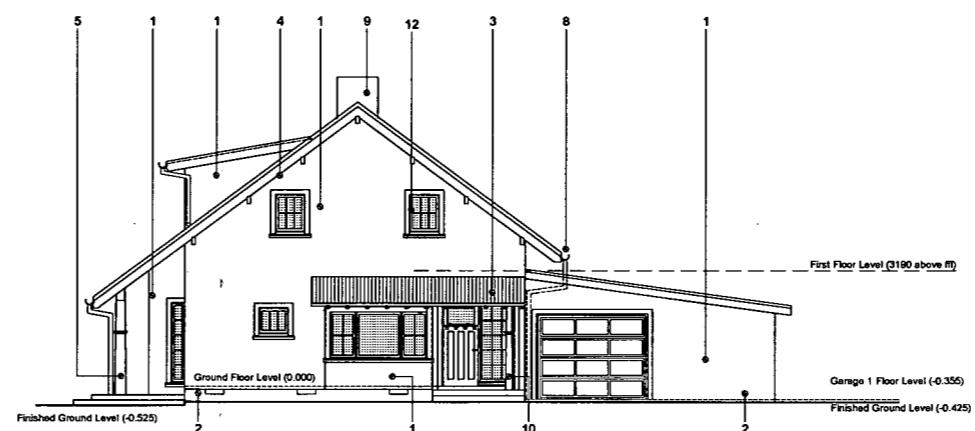
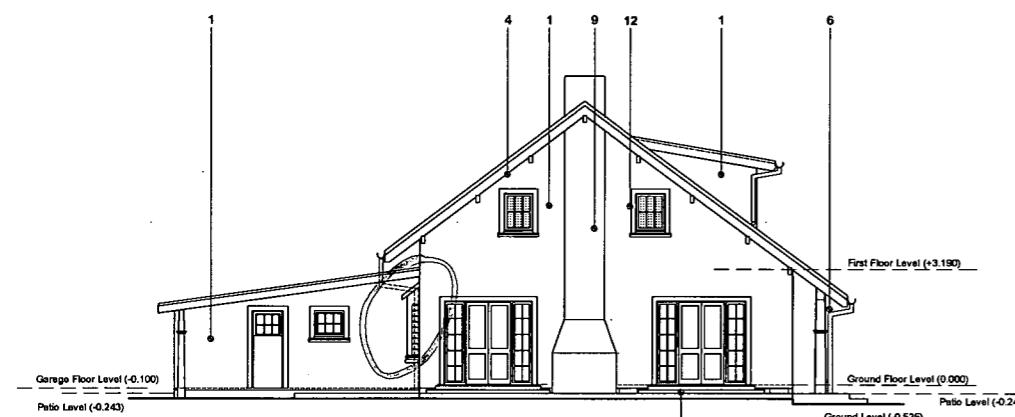
- 200 x 25 x 19 Rusticated Weatherboard exterior cladding, allow for mitred corners (selected paint finish).
- Selected paint finish to exposed found. walls.
- 0.55mm Colorsteel Endura corrugated roof cladding fascias as recommended by the manufacturer.
- 15mm H3.1 phenolic soffit lining fixed to top surface of exposed 120 x 100 rafters. Paint finish to plywood.
- Timber clad tapered columns (300 to 250) with paint finish.
- 90mm dia. Colorsteel downpipe, taken down outside the tapered columns or wall surface 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.
- 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
- 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 fascias with scribes to all external openings.

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.

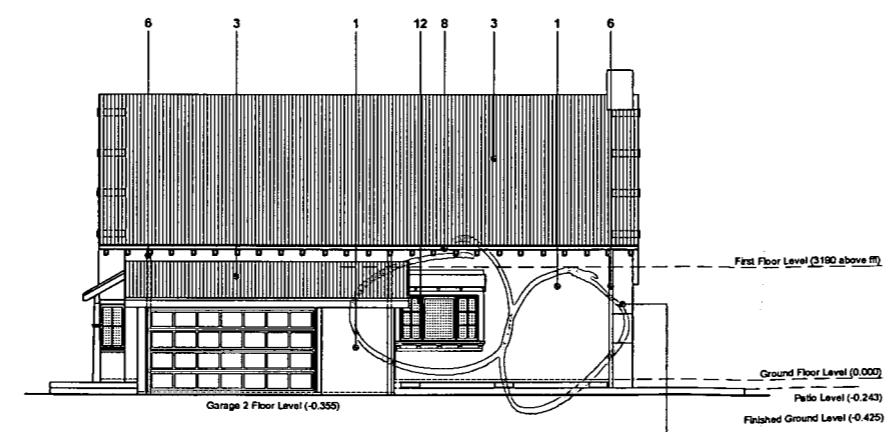
ISSUES/REVISIONS

#	DATE	DESCRIPTION
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 DOWNPPIPES REVISED
REV C	15/05/06	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
184 Tenterfield Street,
PO Box 222 Napier
Ph (06) 833 7581 Fax (06) 833 3925
email: jda@jda.co.nz

CARETAKERS
COTTAGE AT GLEN
AROS for
HILTON AND BARBARA
GLAVISH

NEW EXTERIOR ELEVATIONS

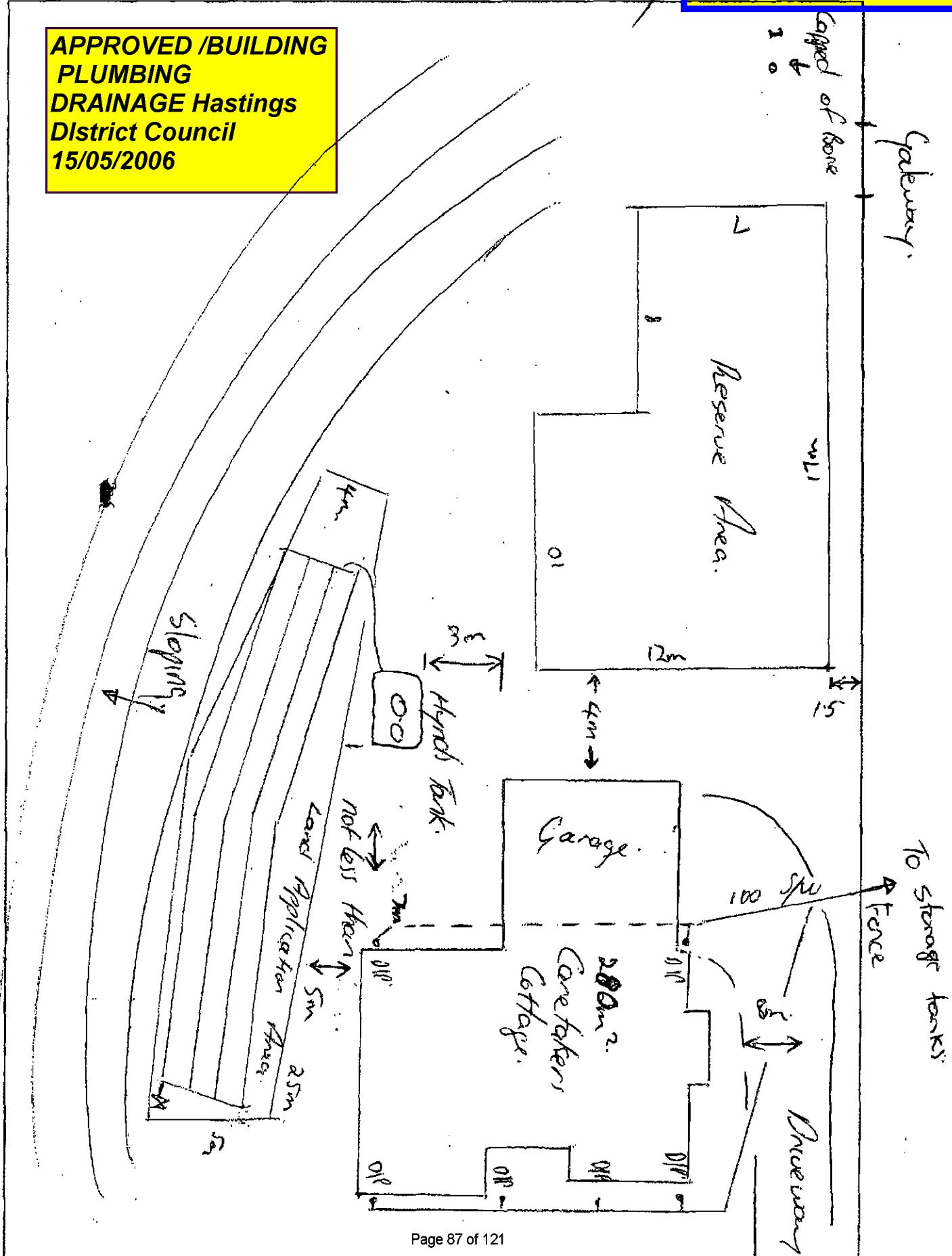
SCALE:	DATE:	DRAWN:
1:100	2/08/2006	PMD
JOB:	DRWG:	REV:

0541 GA.30 D

**ABA 20060557
JOB COPY**

Site Plan

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



**ABA 20060557
JOB COPY**

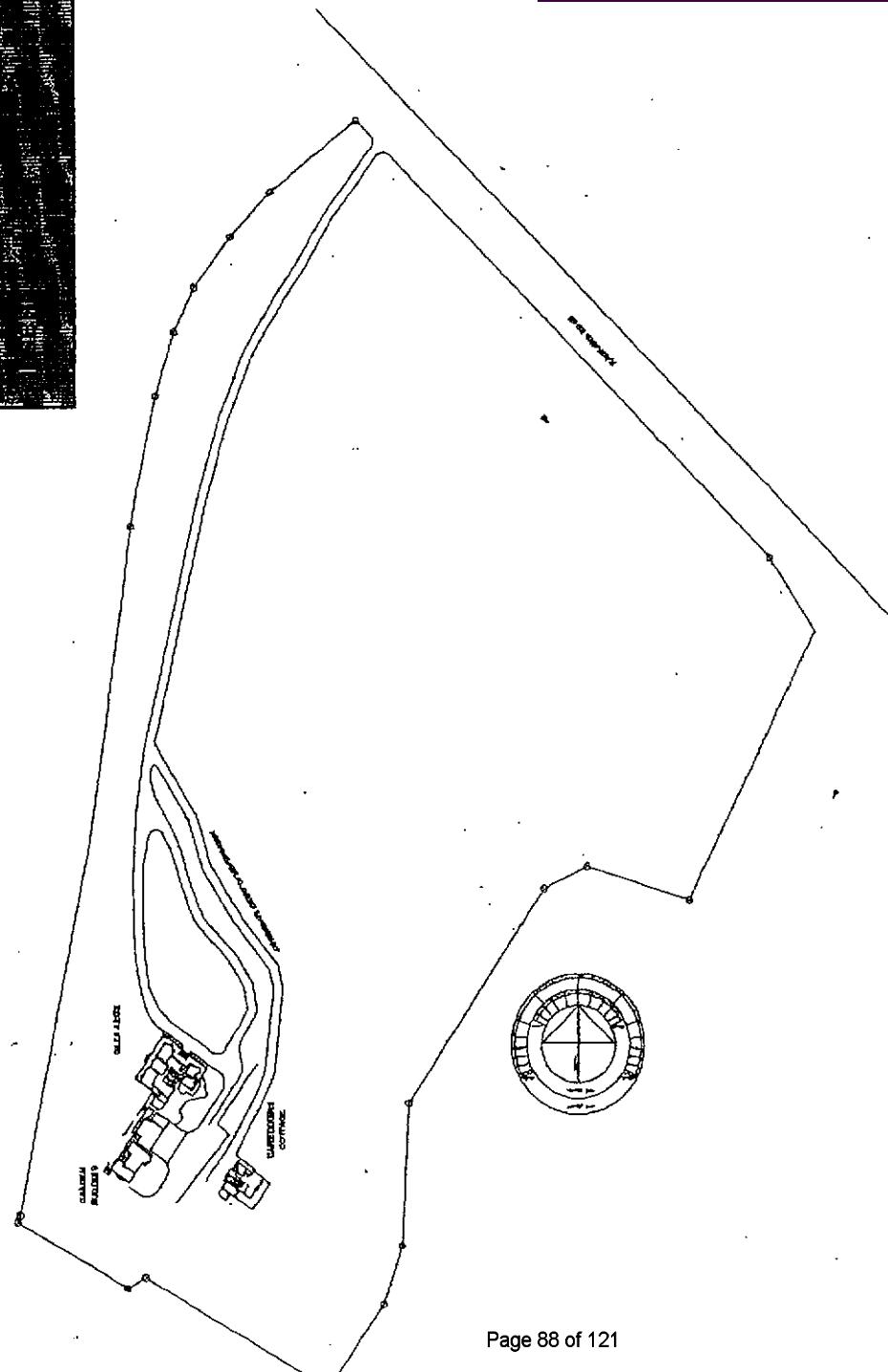


**CARETAKERS
COTTAGE AT GLEN
AROS for
HILTON AND BARBARA
GLAVISH**

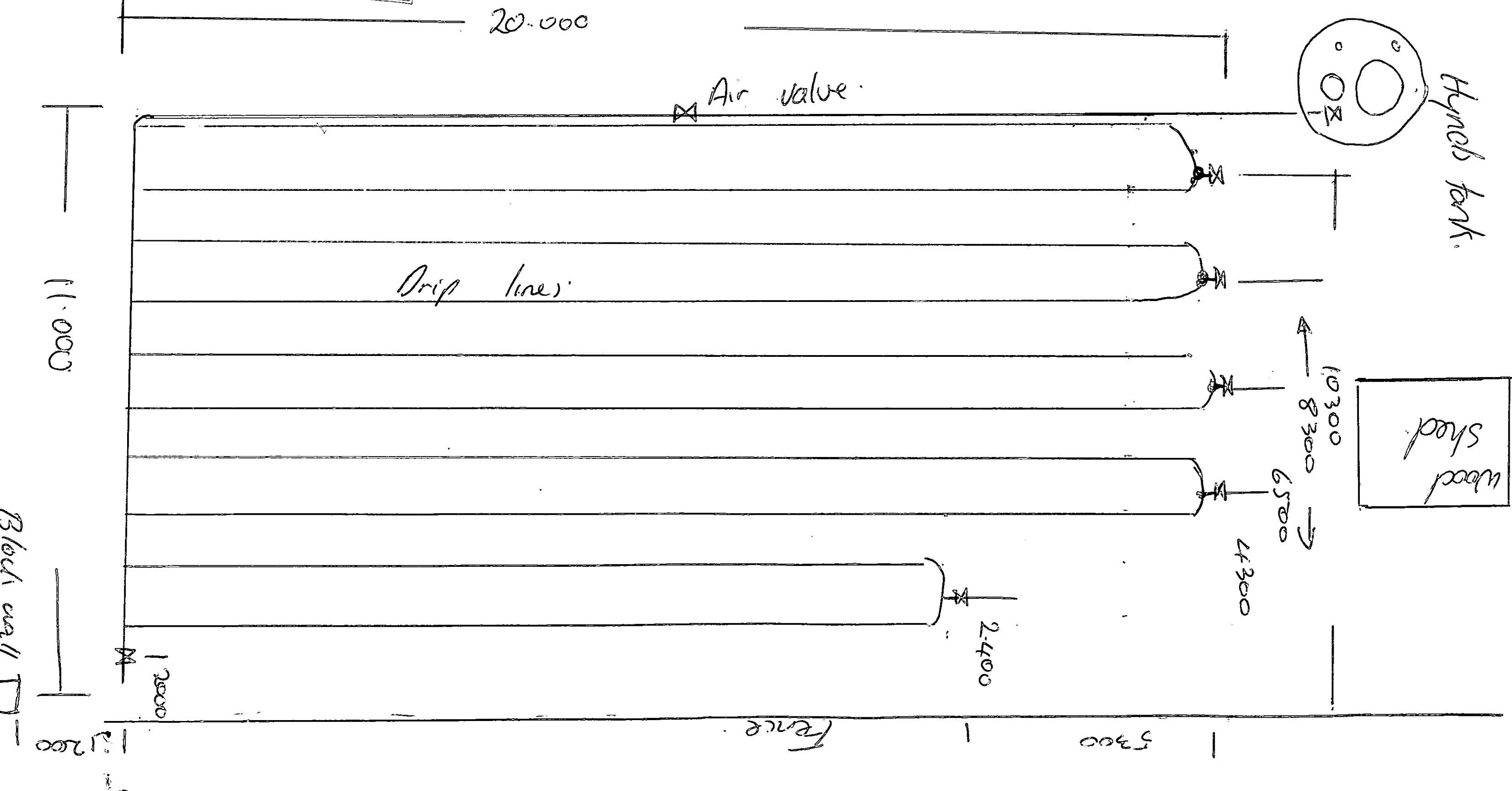
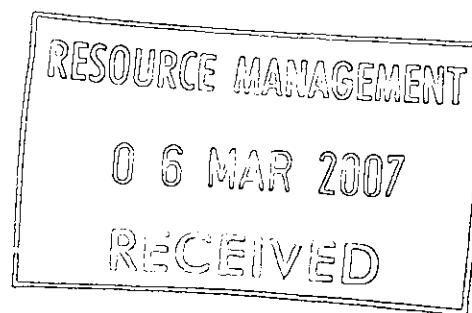
LOCATION / SITE PLAN

	INFO	REASON	Paid	Ref
Q541	Q.A.14	PAID	PAID	PAID

**APPROVED /BUILDING
PLUMBING
DRAINAGE Hastings
District Council**



Glen Aros Drip lines.

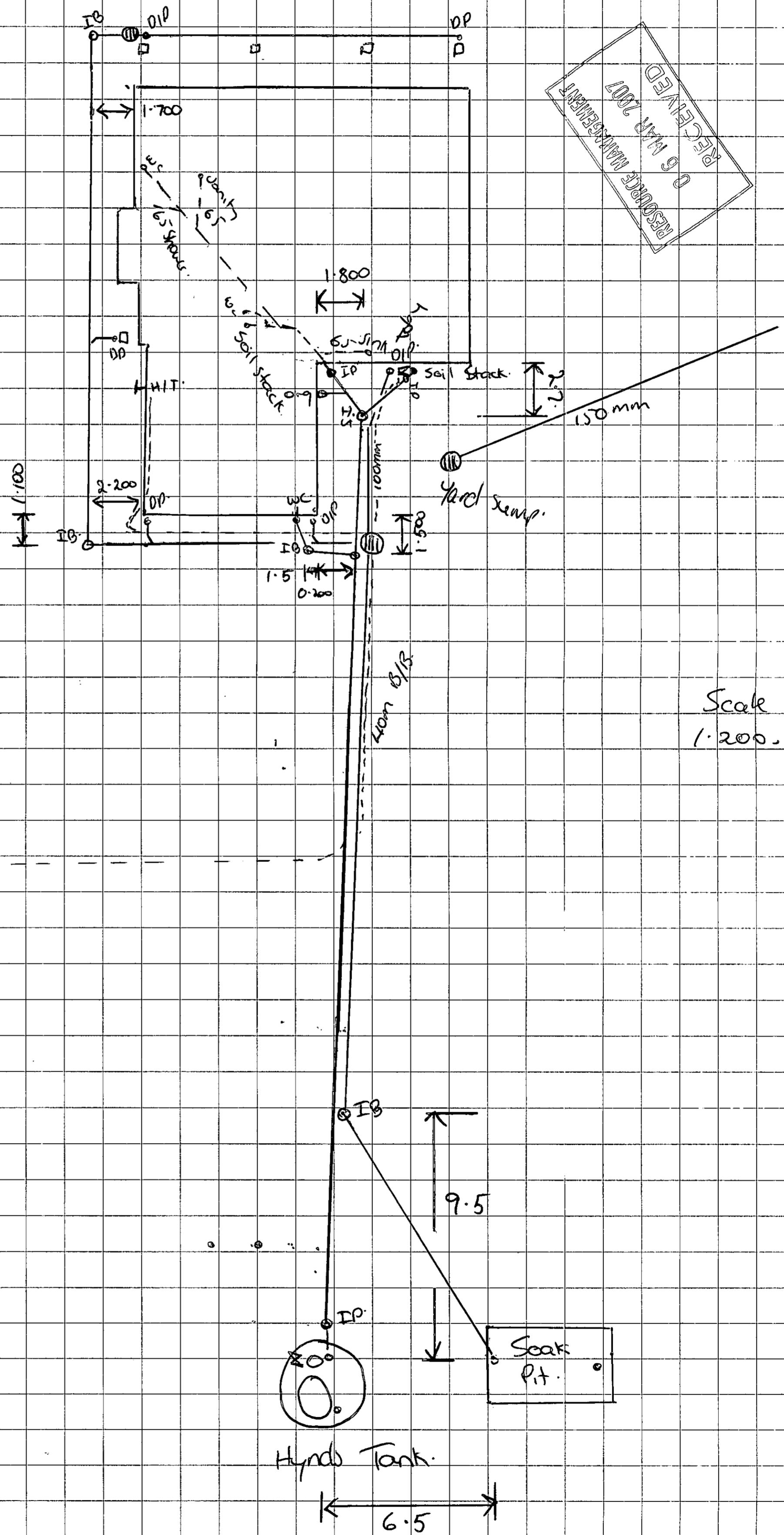


As-Built Drainage Plan

ABA No.:	20060557	Property ID	80277
Owner:	Gruish Family Trust		
Address:	1549 Paekawa Rd		
Drainlayer:	A J Barkay	Reg. No.	13300
Sign:	A J Barkay	Date:	



HASTINGS DISTRICT COUNCIL



Minimum Standards: 1. Drawn to Scale with a Ruler. 2. Drawn in Ink. 3. Drawn Fully Dimensioned and Labelled.

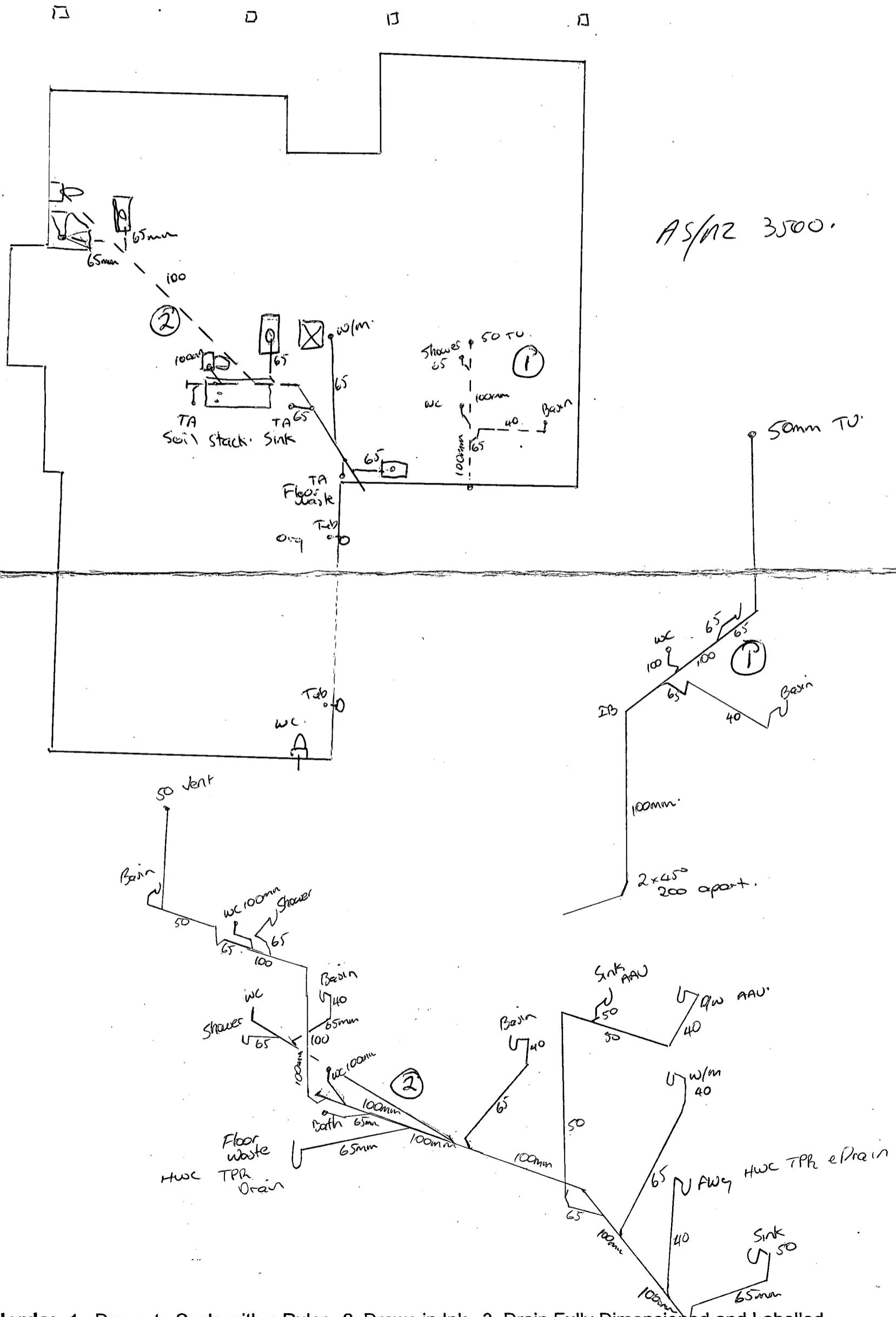
4. Road Indicated. 5. Connection Points Indicated. 6. North Point Indicated. 7. To be Supplied at Time of Inspection.

As-Built Drainage Plan

ABA No:	2006 0557	Property ID	
Owner:	Glawish Family Trust		
Address:	1549 Boullews 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

A handwritten signature in black ink, appearing to read "Sue Fraser".

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

Copy to: 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: consentedb@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

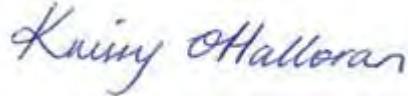
SECTION 1		THE BUILDING
Building consent number	ABA20190167	Issued by: Hastings District Council
Description of Work:	New Stable Complex	
Street Address of Building:	1549 Raukawa Road RAUKAWA 4174	
Legal Description of land where building is located:	LOT 1 DP 23028 CT P3/1148	
Building Name:	Glen Aros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

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

Owner's contact details:

Landline:	Mobile:	027 5711774
After hours:	Facsimile Number:	
Email:	Website:	
sven.baker@designworks.com		

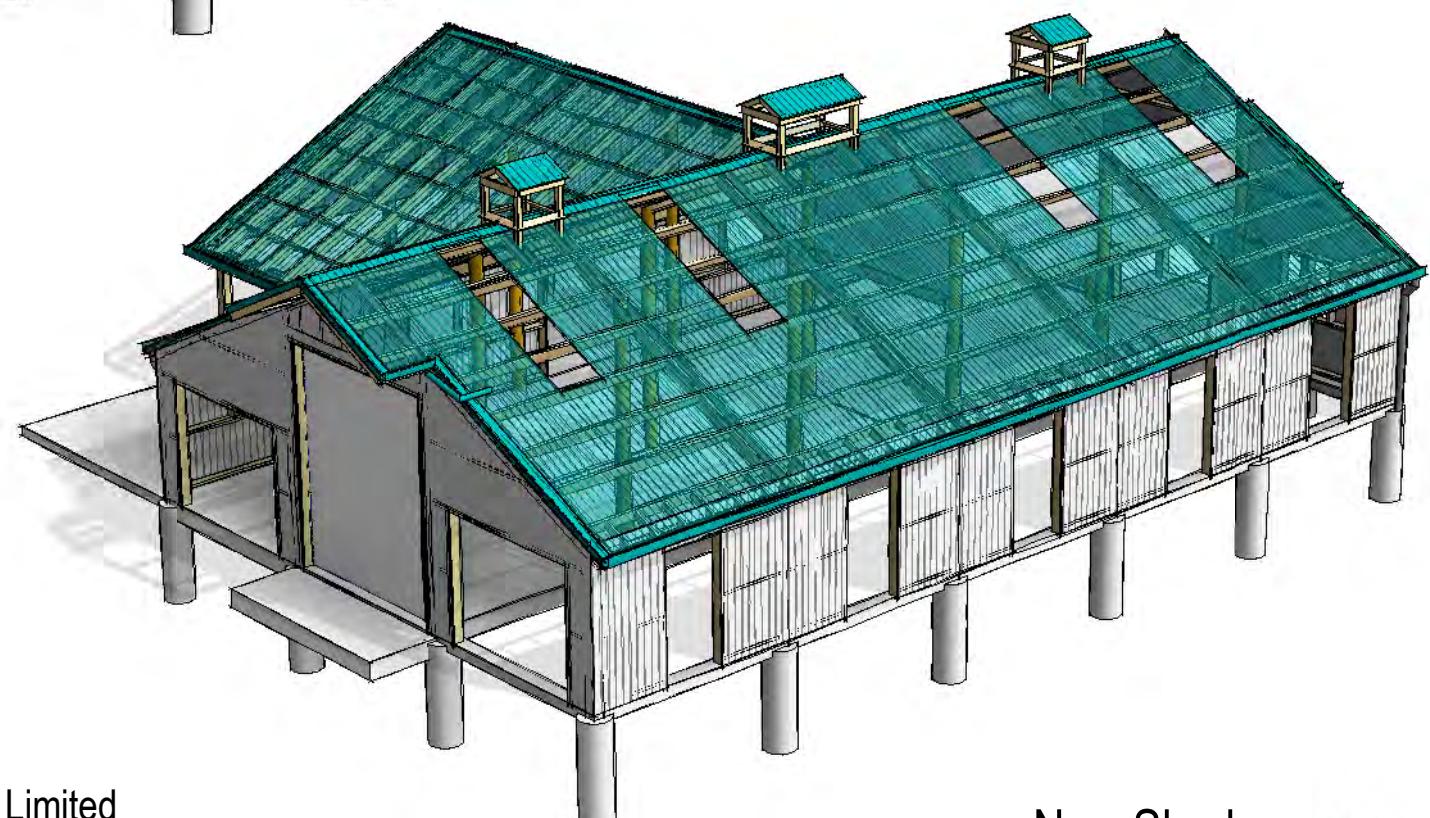
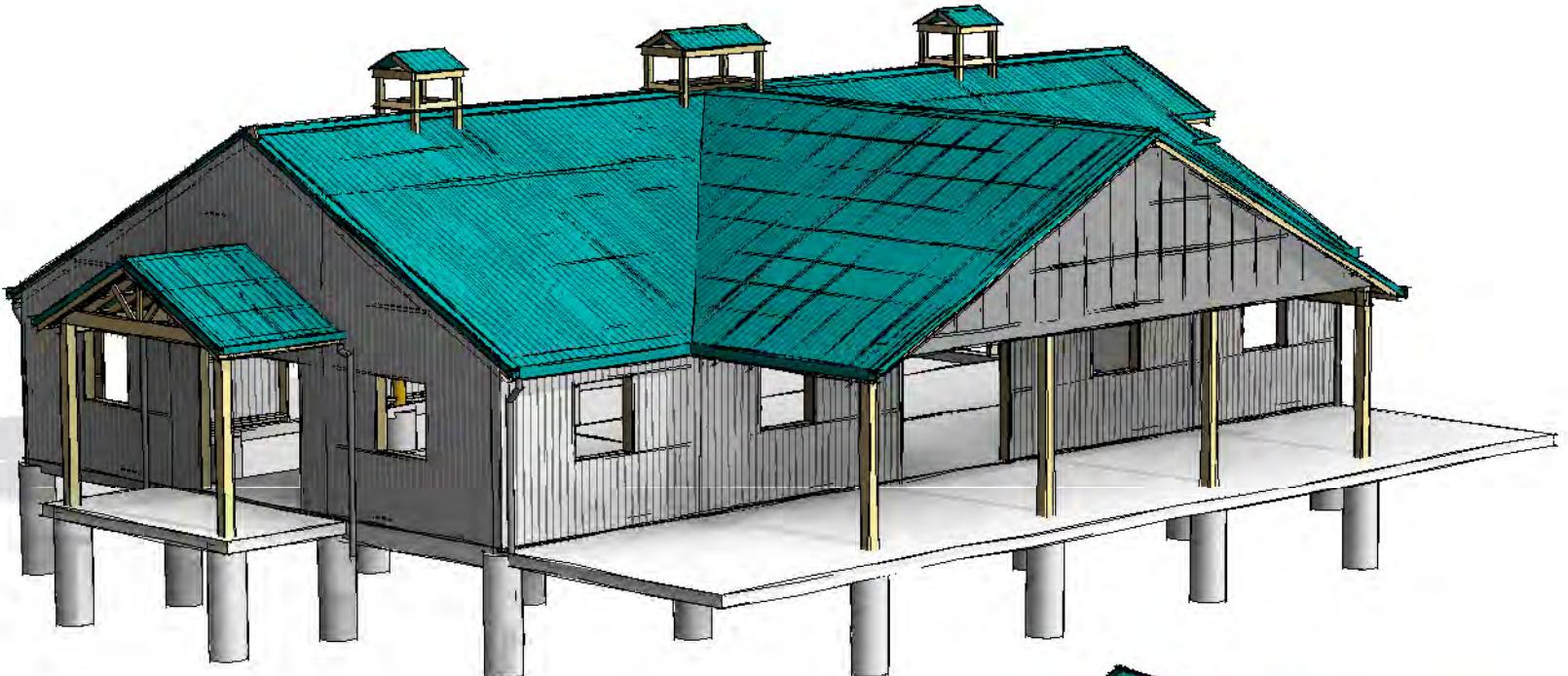
SECTION 3		CODE COMPLIANCE
The building consent authority named below is satisfied, on reasonable grounds, that -		
(a) The building work complies with the building consent.		



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



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

CLIENT

Tumu Hastings Limited

PROJECT ADDRESS

Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed
Cover Sheet

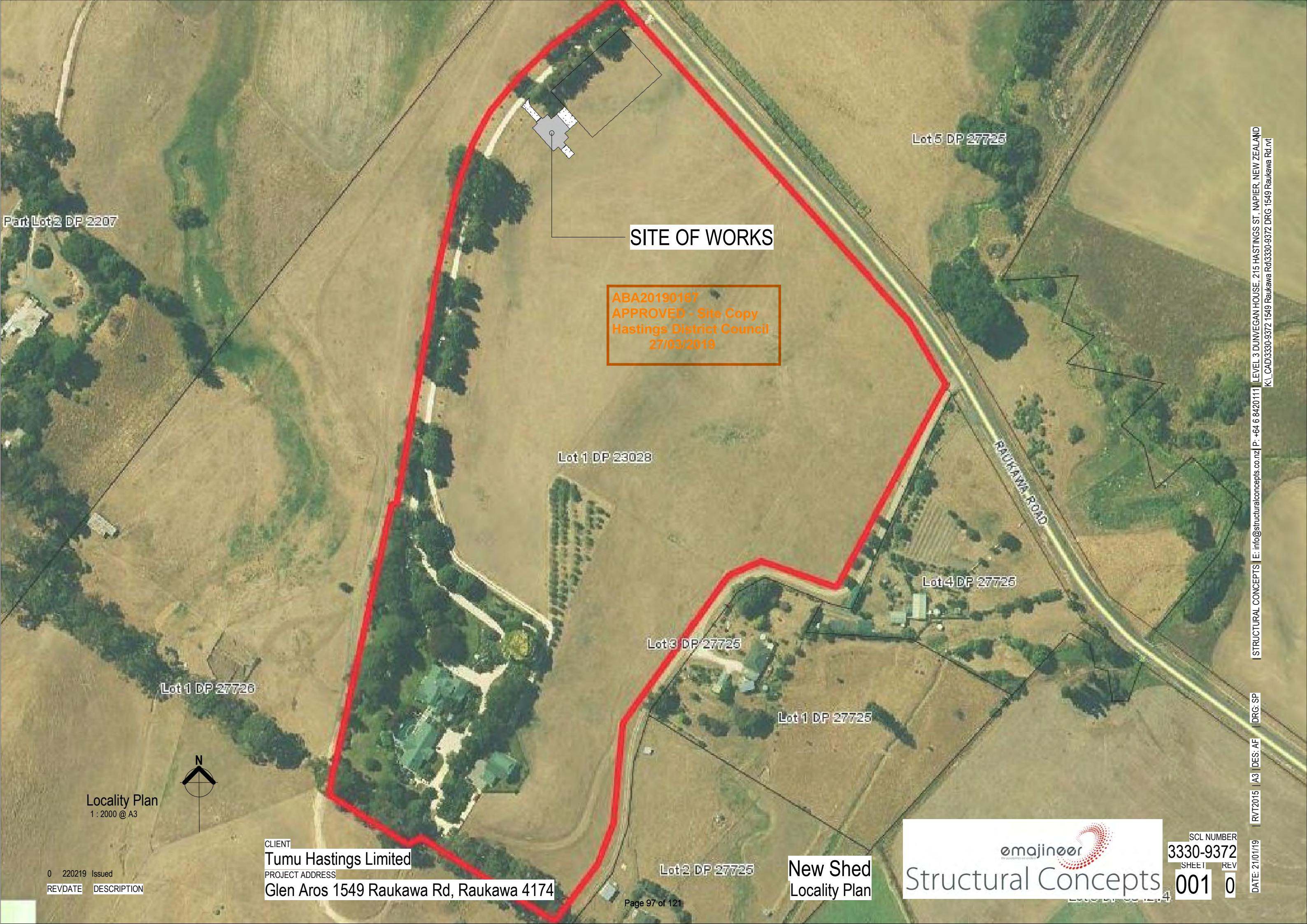
Sheet List		
Sheet Number	Revision	Sheet Name
000	2	Cover Sheet
001	0	Locality Plan
002	0	Site Plan
003	0	Stormwater Plan
010	0	Floor Plan
011	0	Mezzanine Floor Plan
012	0	Roof Plan
020	0	Architectual Elevations
021	0	Architectual Elevations
030	0	Architectual Details
031	2	Architectual Details
032	0	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)

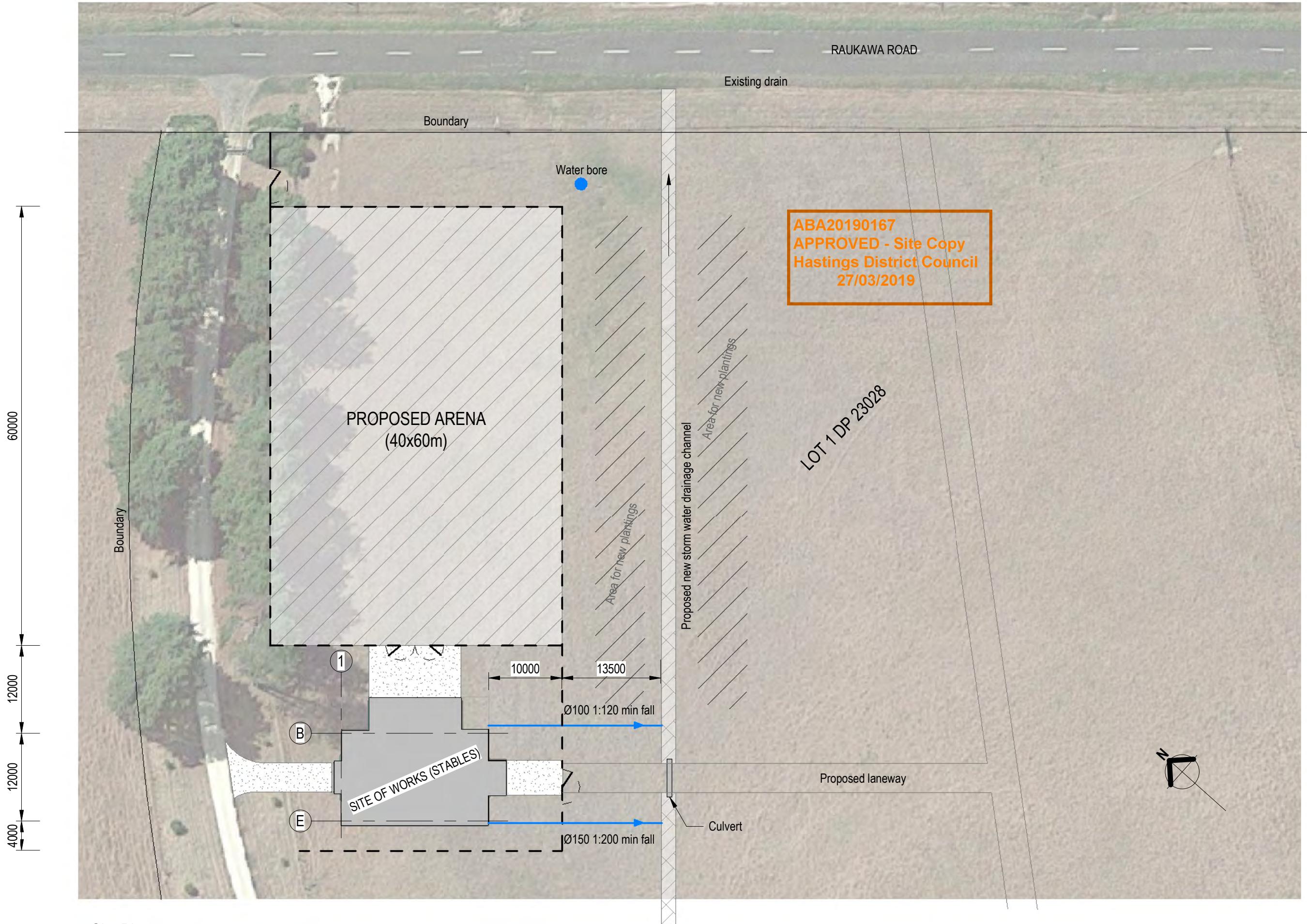
STRUCTURAL CONCEPTS | E: info@structuralconcepts.co.nz | P: +64 6 8420111 | LEVEL 3 DUNVEGAN HOUSE, 215 HASTINGS ST, NAPIER, NEW ZEALAND
K:\\CAD\\3330-9372 DRG 1549 Raukawa Rd\\3330-9372 DRG 1549 Raukawa Rd\\nt

DATE: 21/01/19 | RVT2015 | A3 | DES: AF | DRG: SP

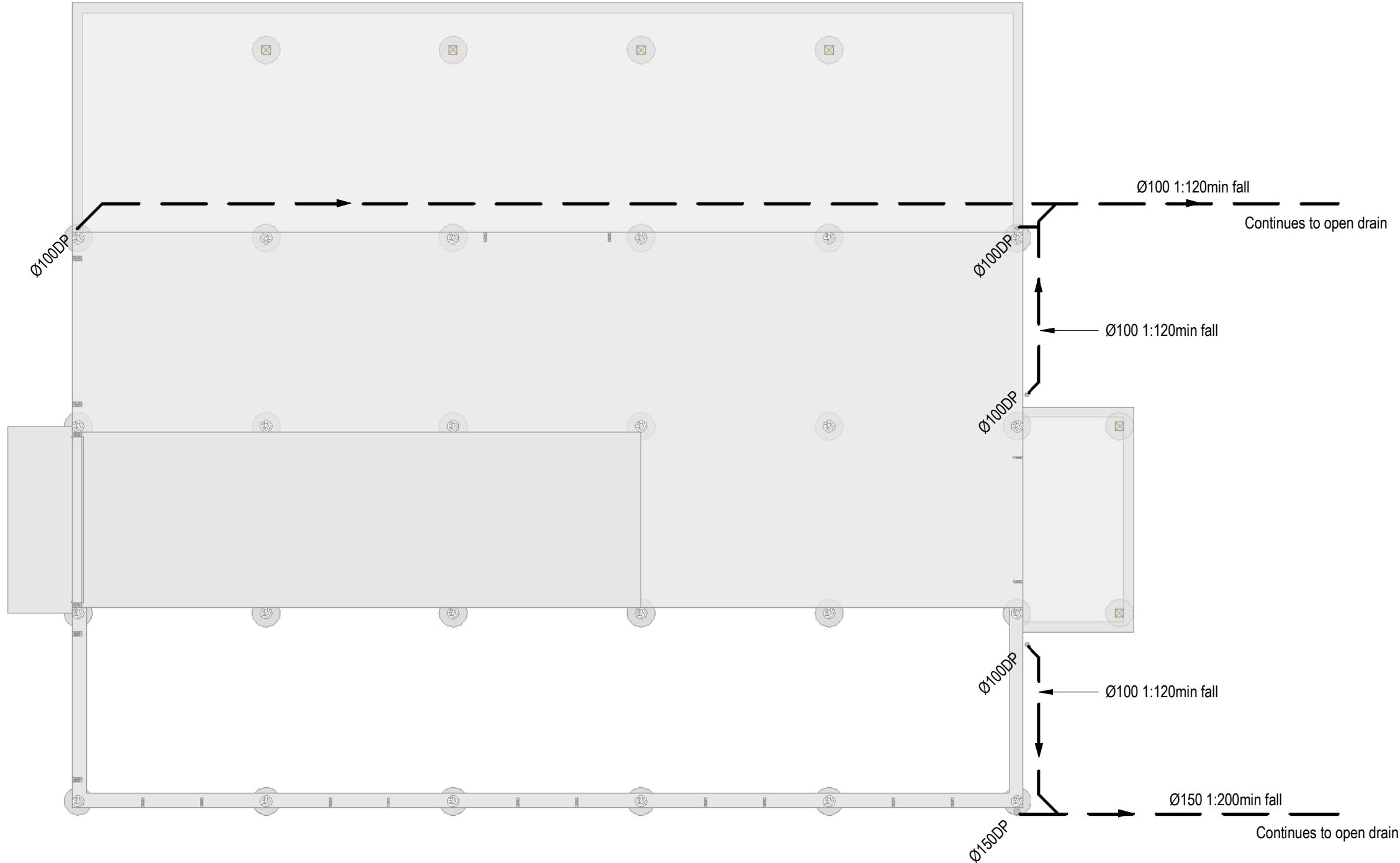
emajineer
the possibilities are endless

SCL NUMBER
3330-9372
SHEET REV
000 2
Structural Concepts

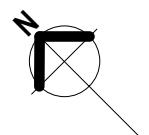




0 220219 Issued
REVDATE DESCRIPTION



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

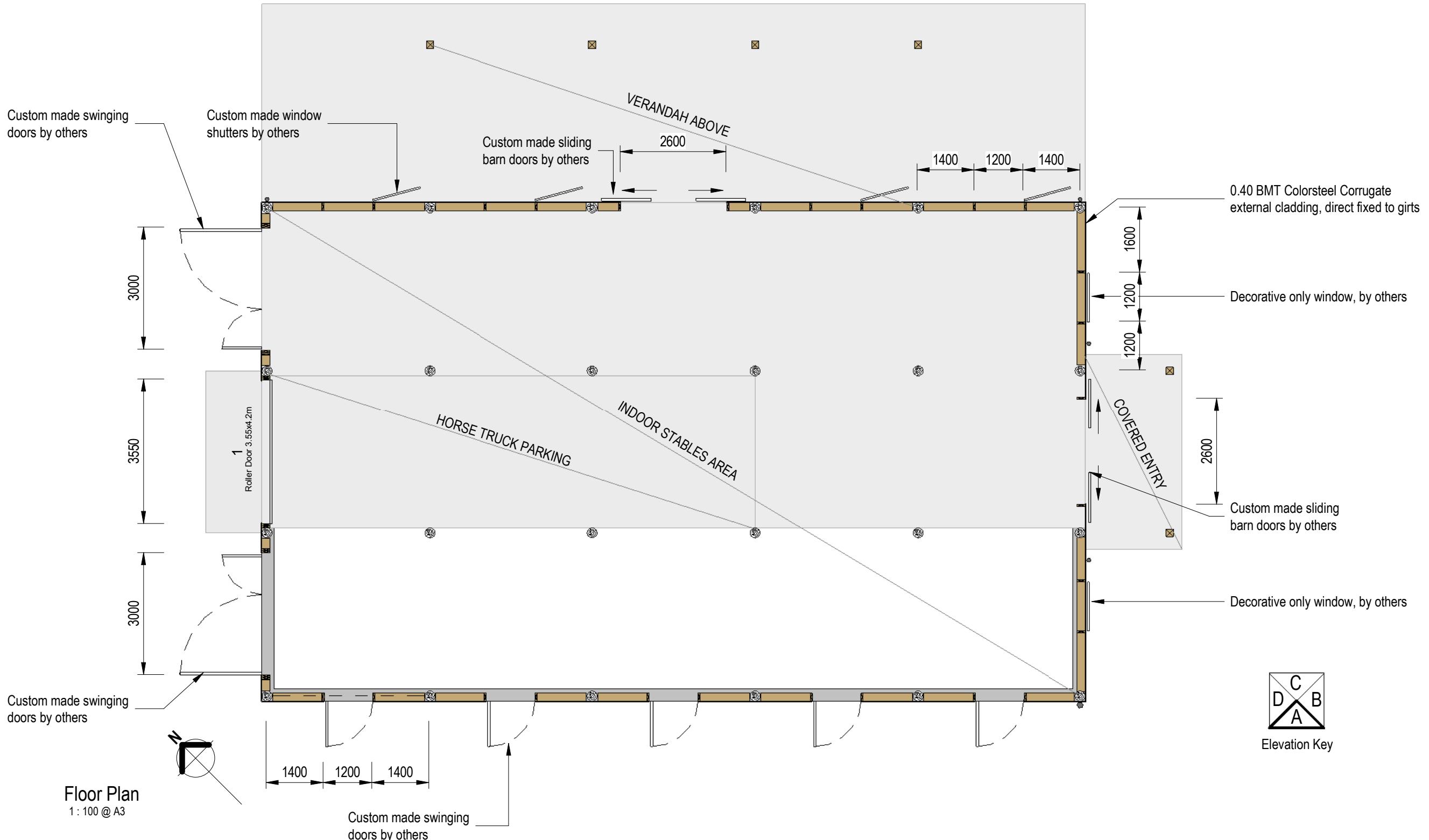
emajineer
the possibilities are endless

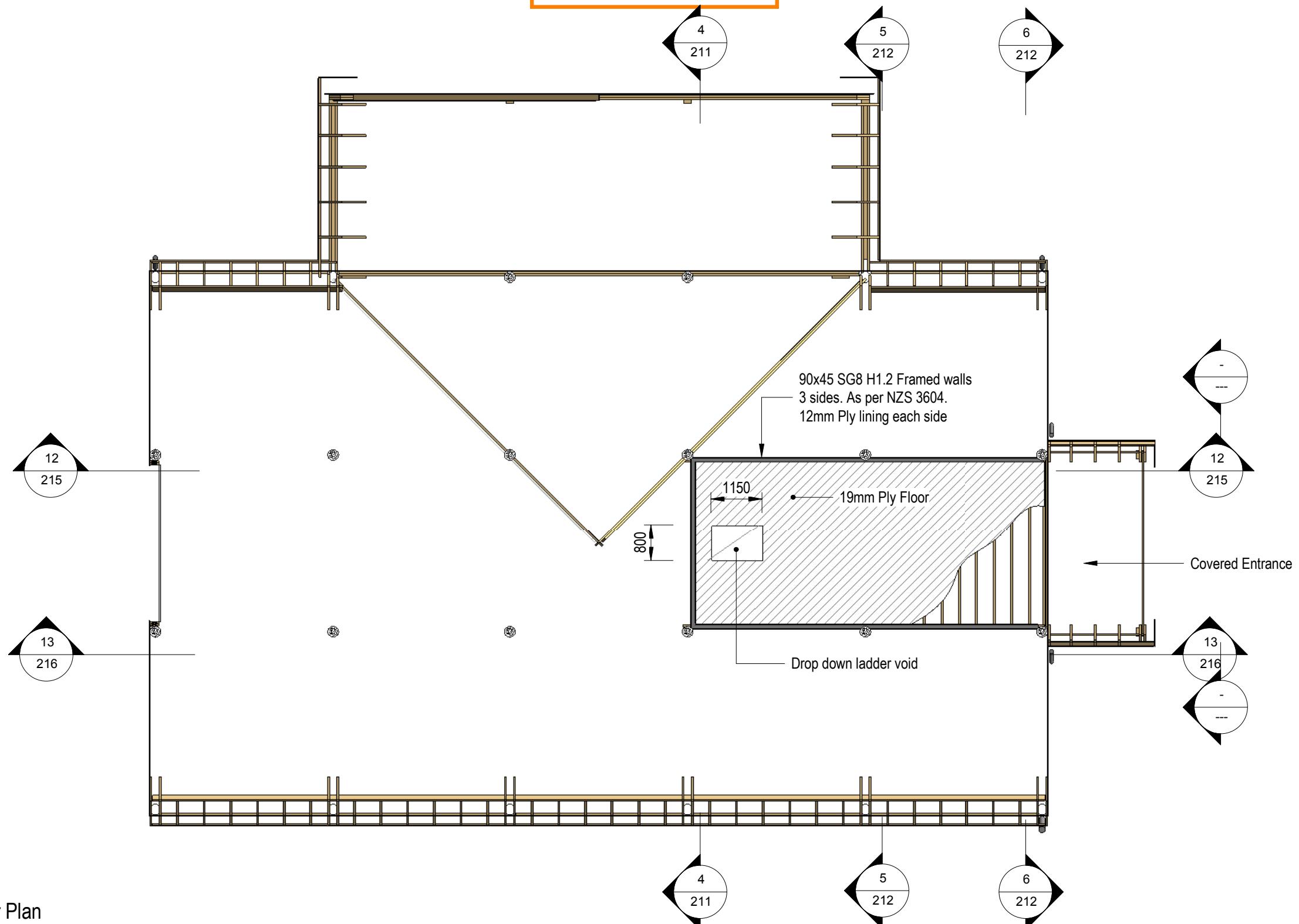
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SHEET REV
003 0

Note:

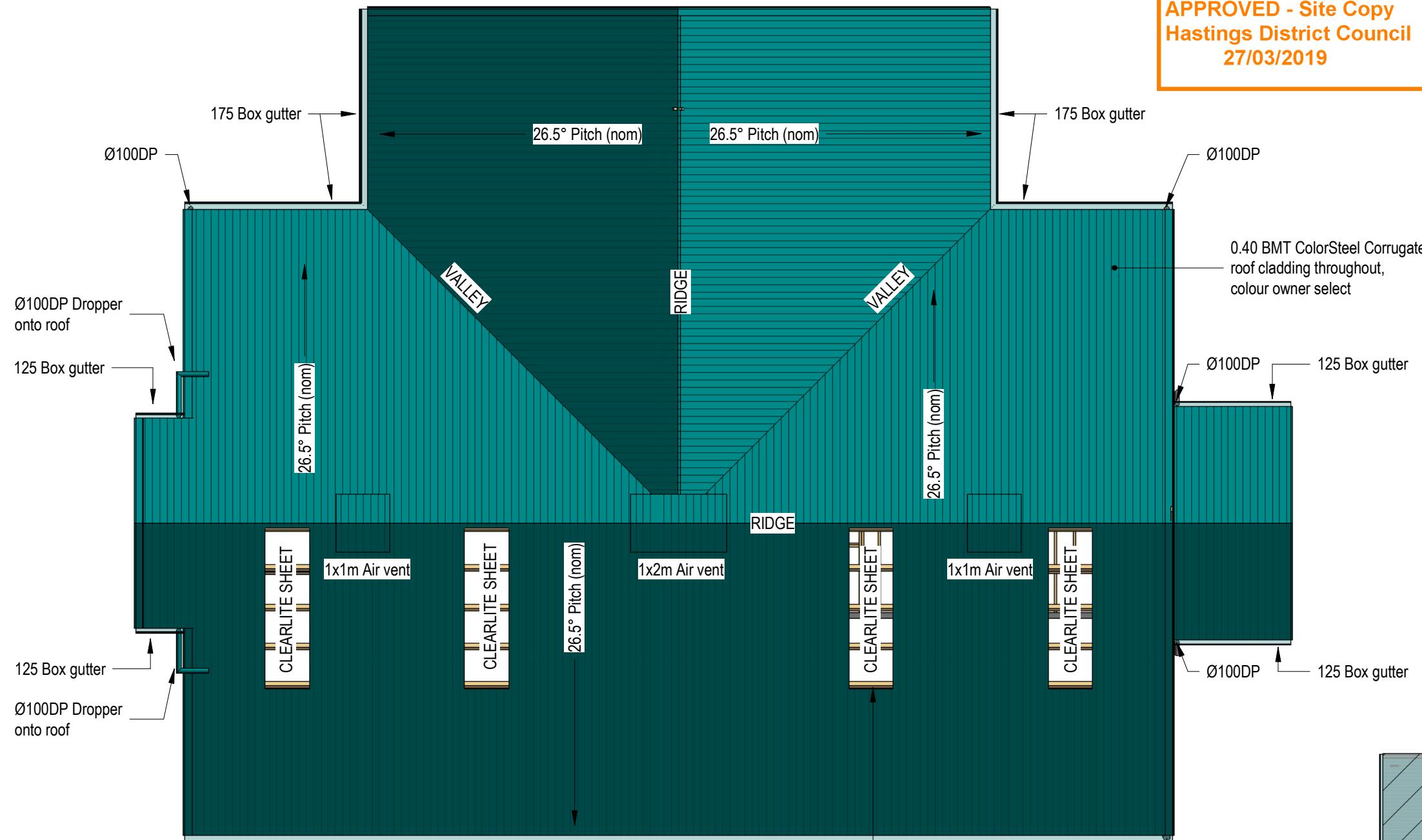
- Trimming structure only provided for windows and doors in this drawing set.
- Doors and windows shown are indicative only.
- All doors and windows are custom made by others

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

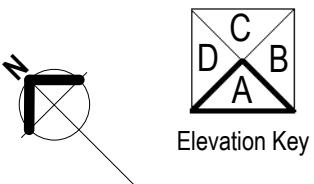




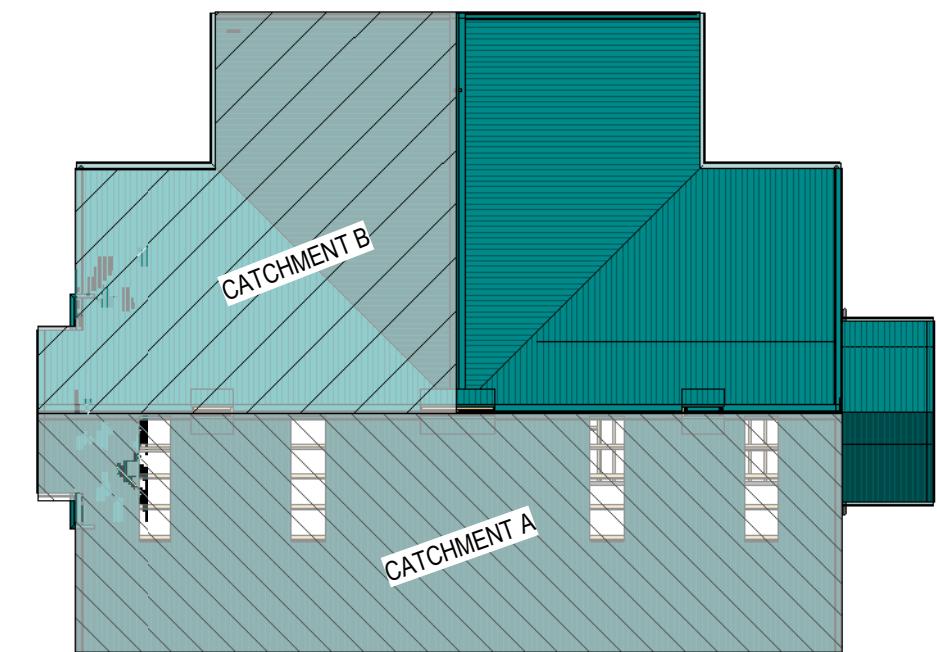
ABA20190167
APPROVED - Site Copy
Hastings District Council
27/03/2019



Roof Plan



- 4- 850mm wide, clearlite corrugate sheets in bays shown



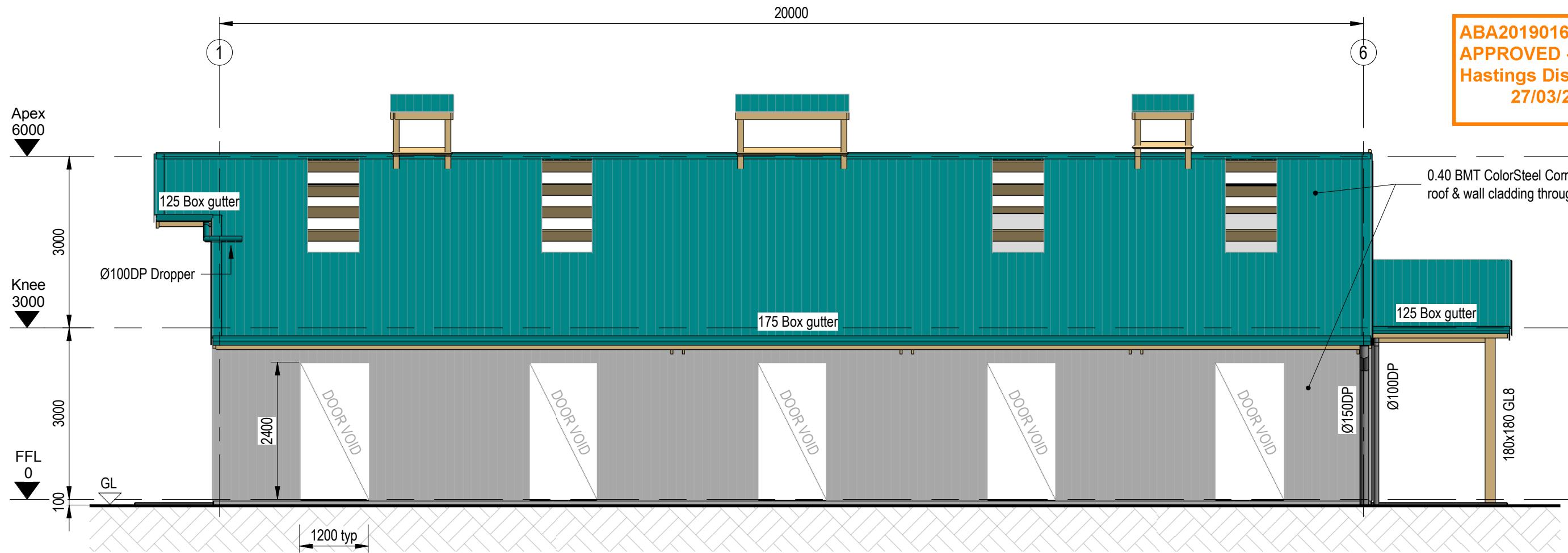
Roof Plan (SW Catchments)

New Shed Roof Plan

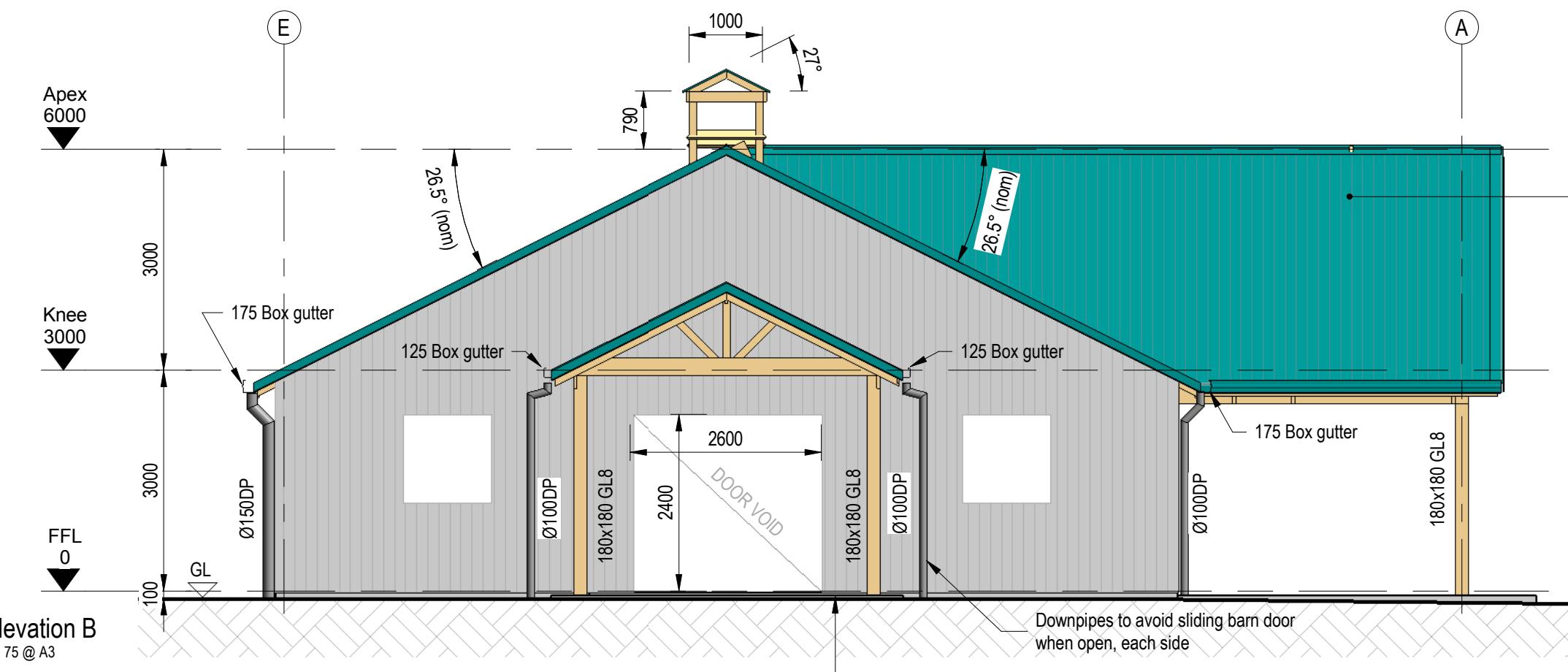
Structural Concepts 012 0

0 220219 Issued

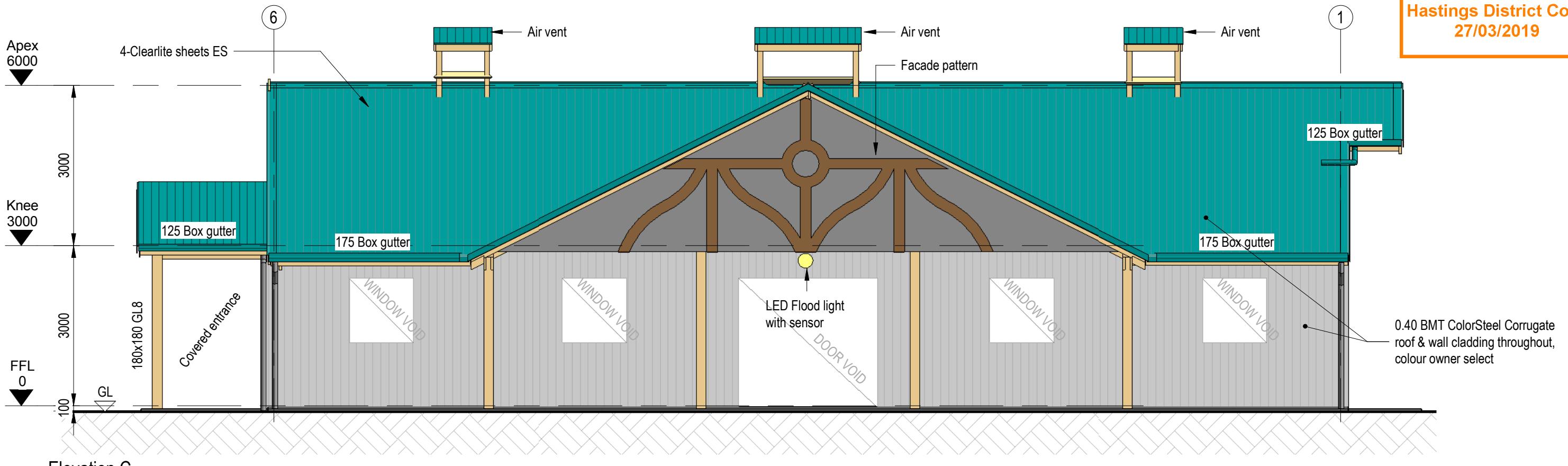
CLIENT
Tumu Hastings Limited
PROJECT ADDRESS
Glen Aros 1549 Raukawa Rd. Raukawa 4174



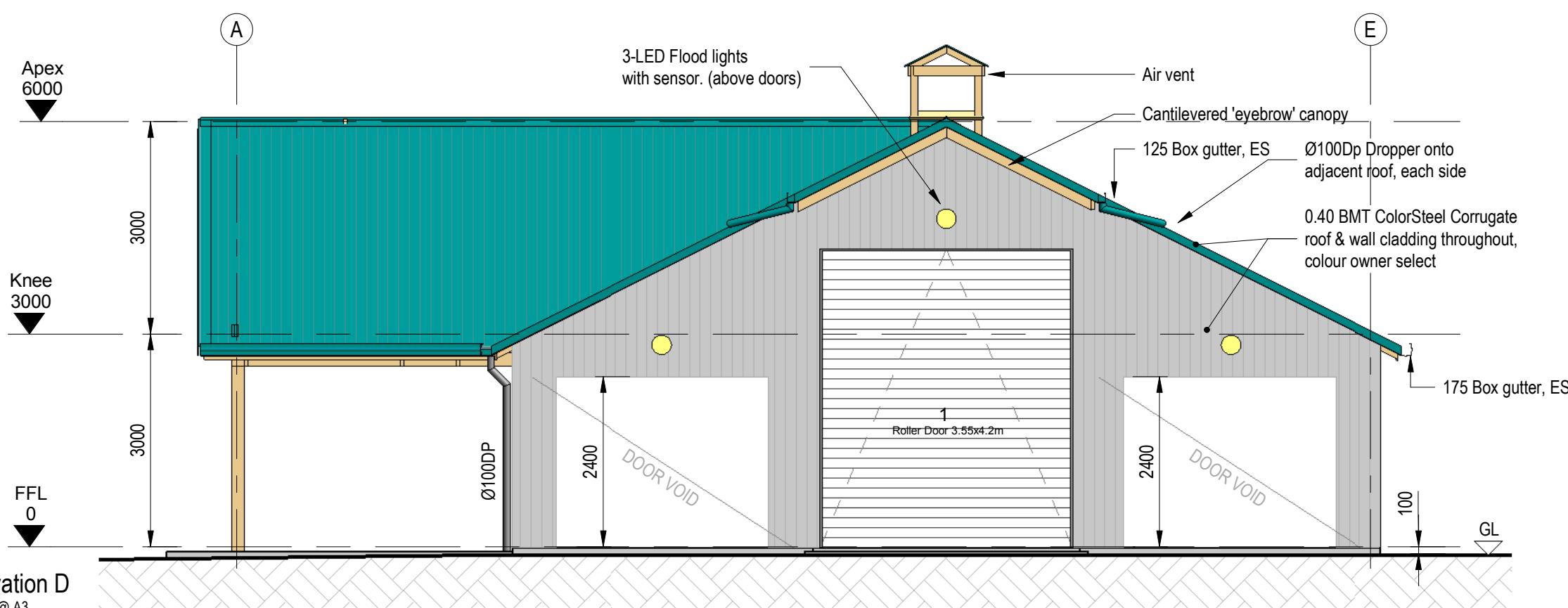
Elevation A
1:75 @ A3



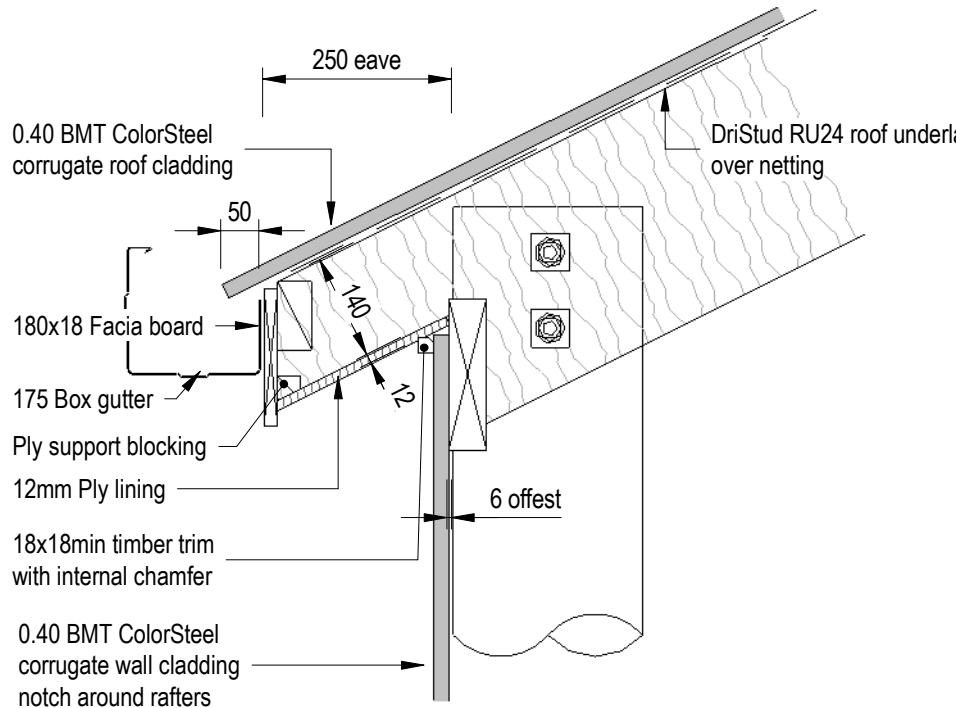
Note:
 -Trimming structure only provided for windows and doors in this drawing set.
 -Doors and windows shown are indicative only.
 -All doors and windows are custom made by others



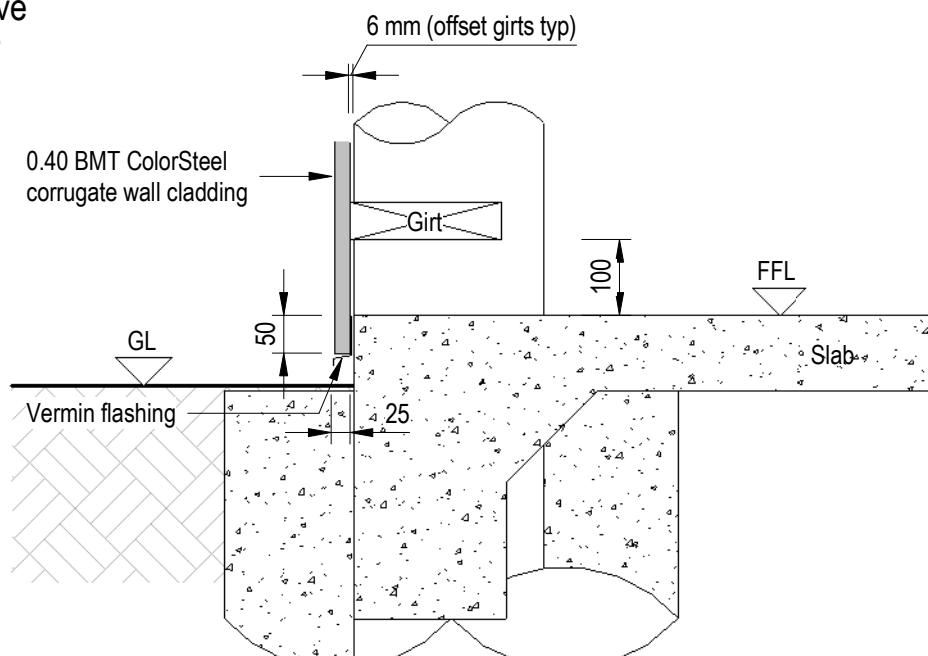
Elevation C
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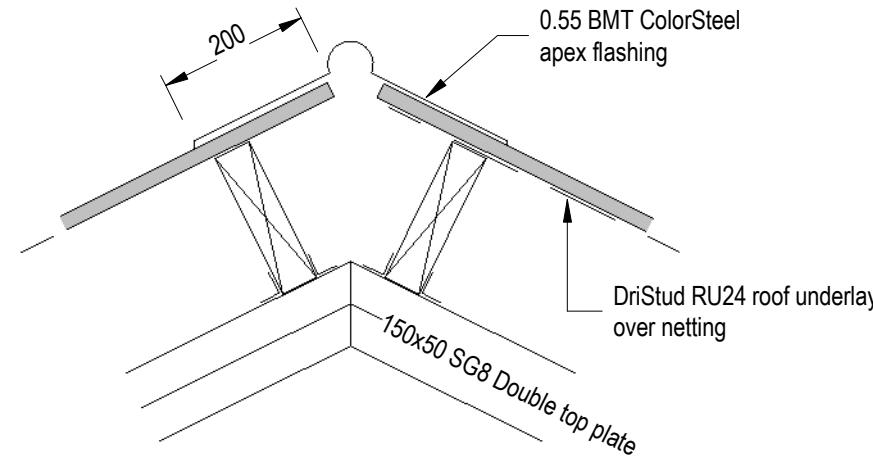
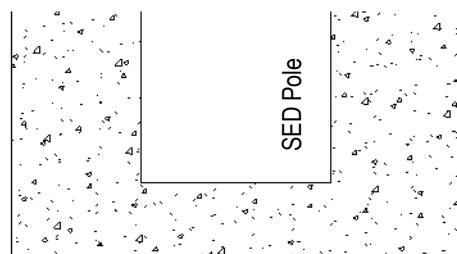
Elevation D
1 : 75 @ A3



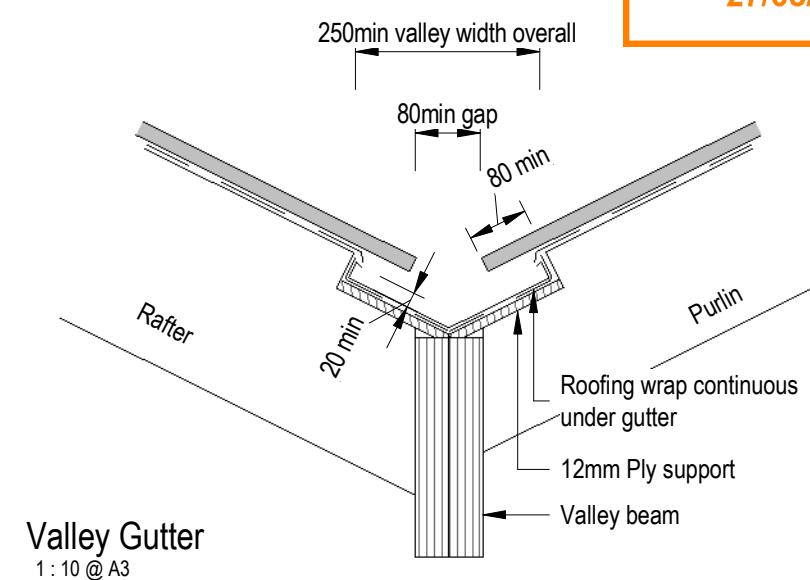
Typ Eave
1:10 @ A3



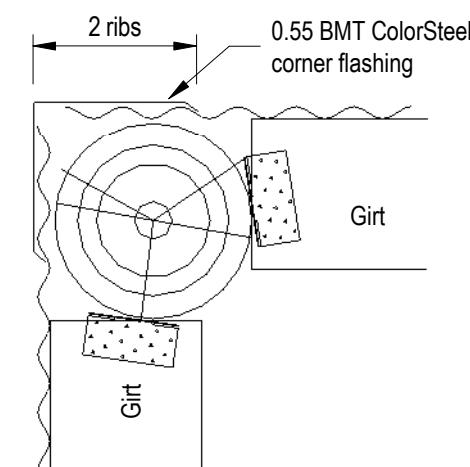
Typ Base
1:10 @ A3



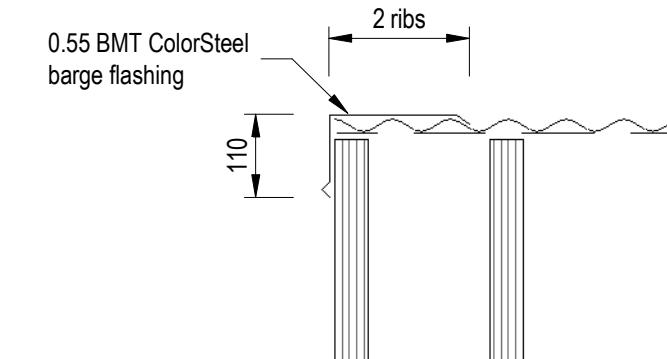
Typ Apex
1:10 @ A3



Valley Gutter
1:10 @ A3



Typ Corner
1:10 @ A3



Typ Barge
1:10 @ A3

CLIENT
Tumu Hastings Limited

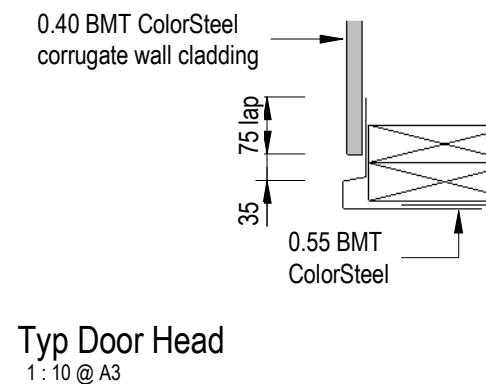
PROJECT ADDRESS
Glen Aros 1549 Raukawa Rd, Raukawa 4174

0 220219 Issued
REVDATE DESCRIPTION

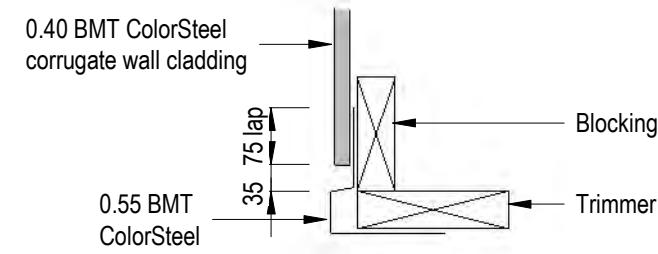
New Shed
Architectural Details

emajineer
the possibilities are endless

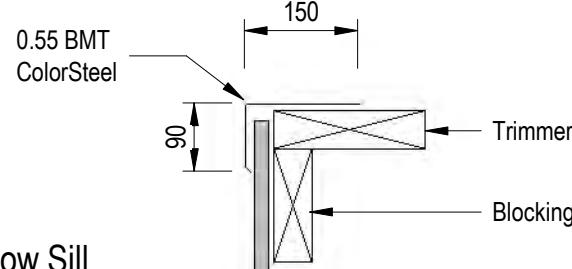
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3330-9372
SHEET REV
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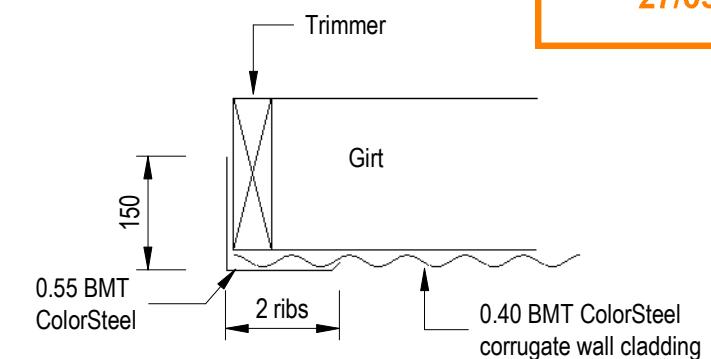
Typ Door Head
1:10 @ A3



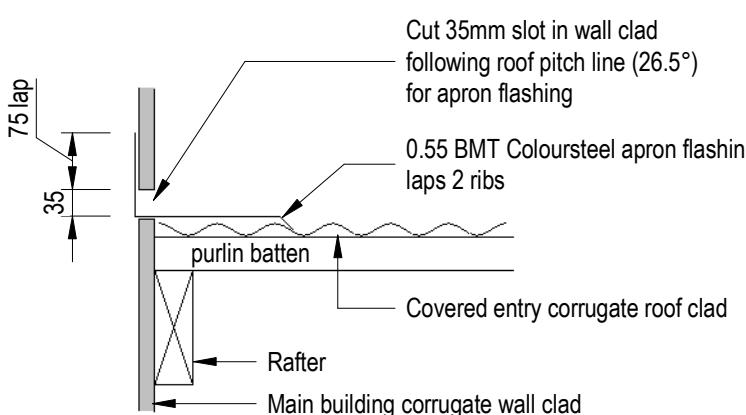
Window Head
1:10 @ A3



Window Sill
1:10 @ A3



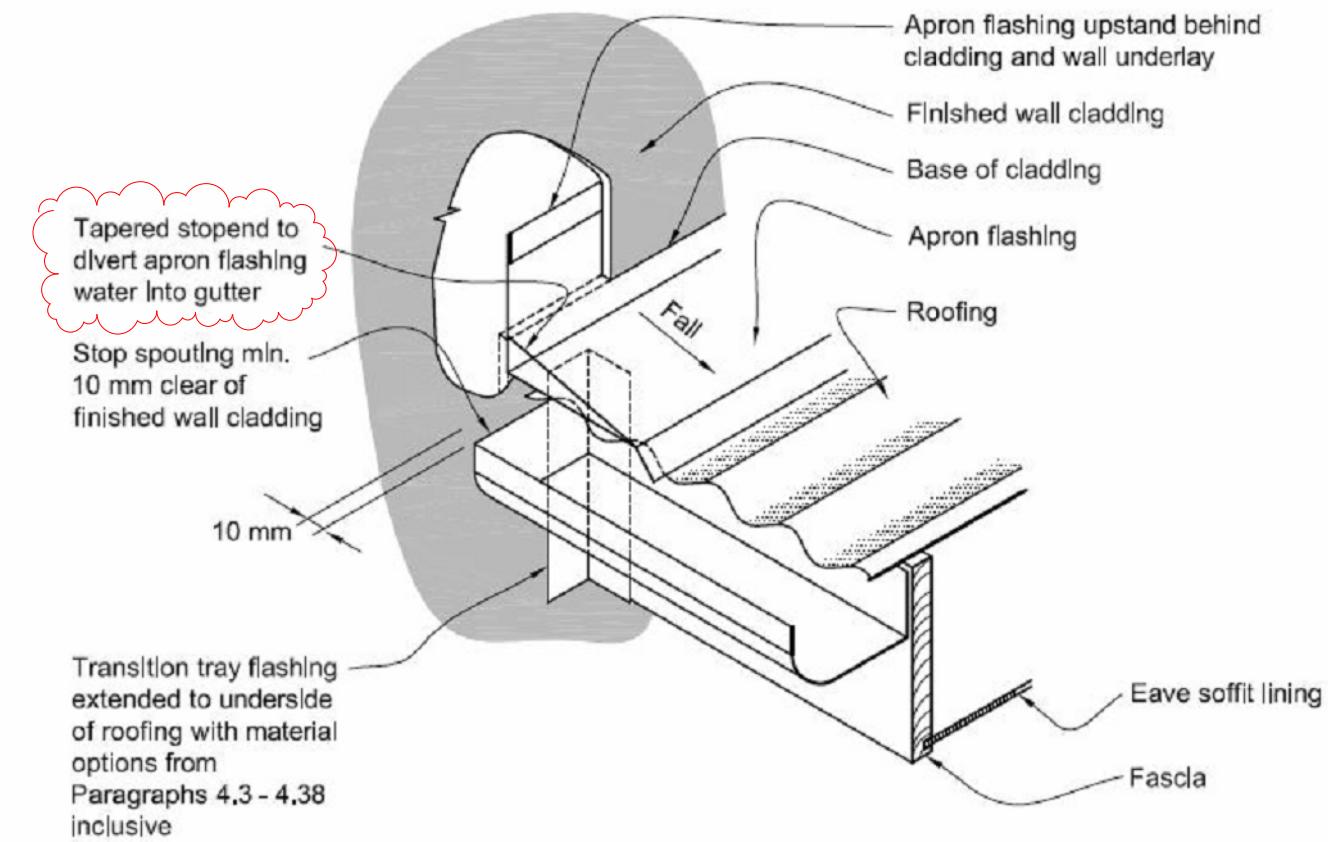
Window/Door Jamb
1:10 @ A3



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.



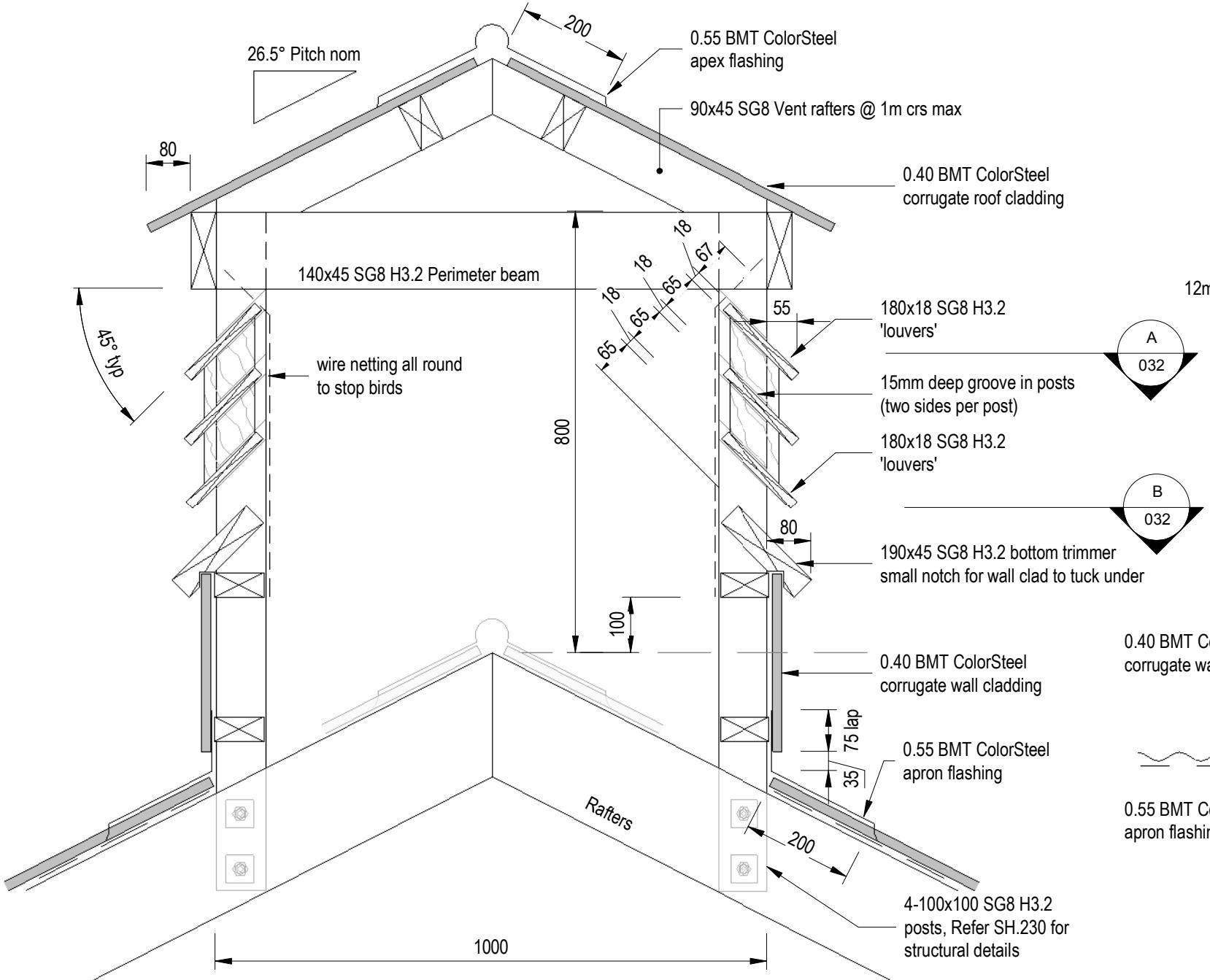
2 250319 Apron flasing stopend
1 180319 Apron flasing
0 220219 Issued
REVDATE DESCRIPTION

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

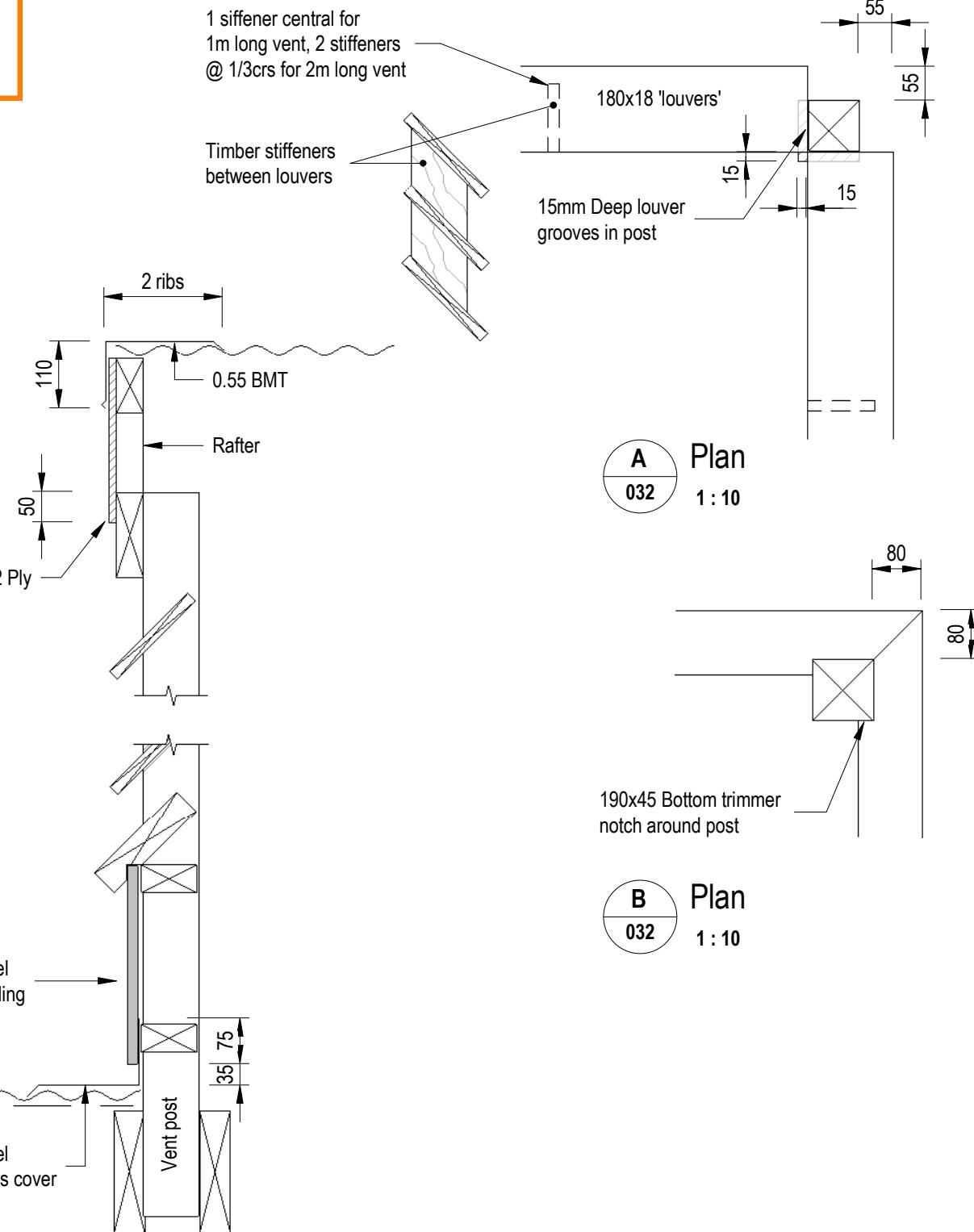
New Shed
Architectural Details

emajineer
the possibilities are endless

SCL NUMBER
3330-9372
SHEET REV
031 2



Vent Gable End



Vent Barge/ Apron

0 180319 Issued

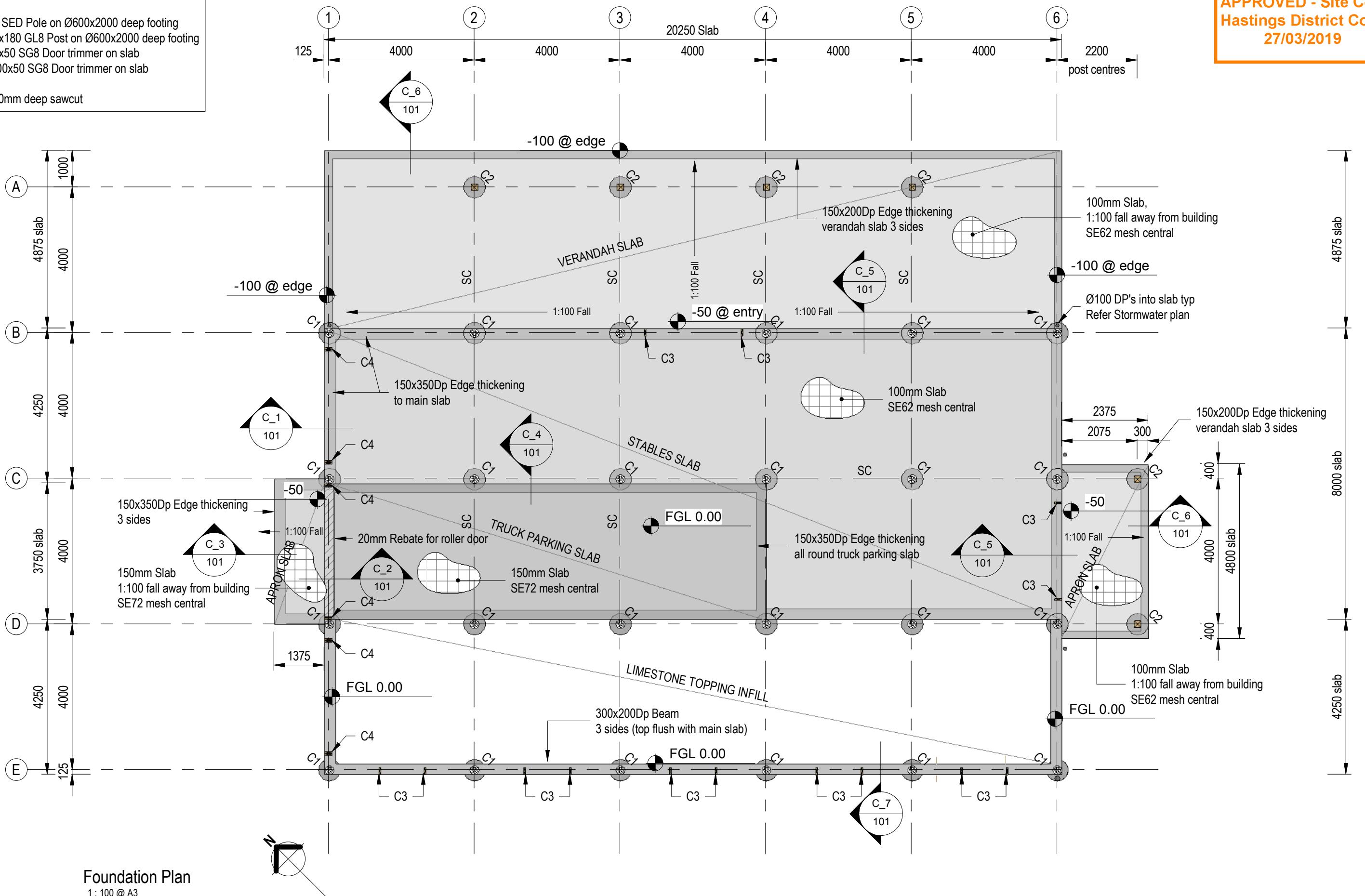
CLIENT
Tumu Hastings Limited
PROJECT ADDRESS
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed

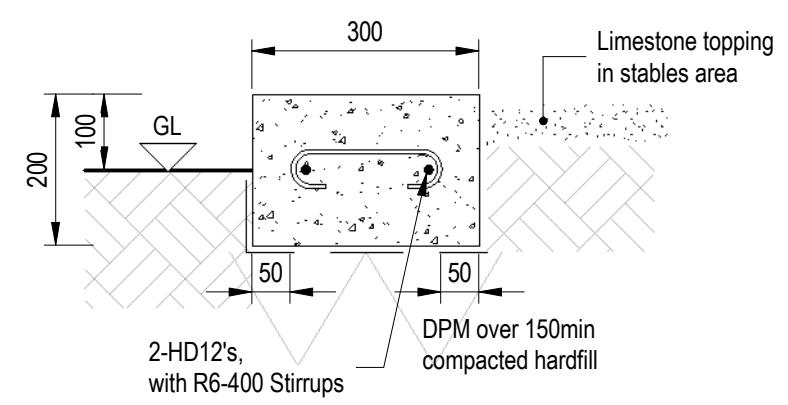
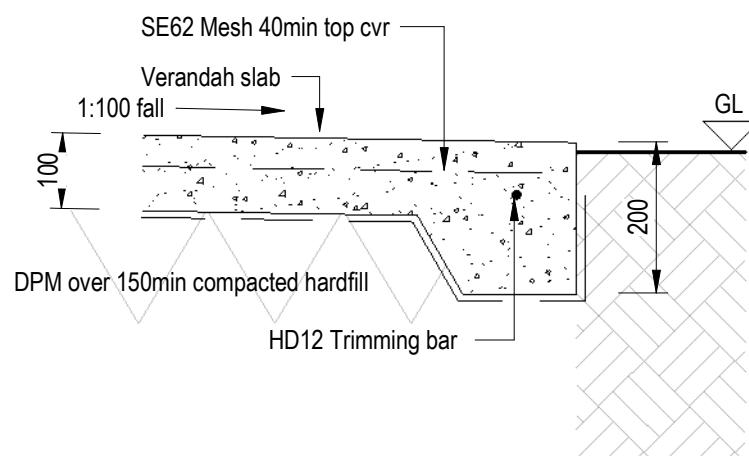
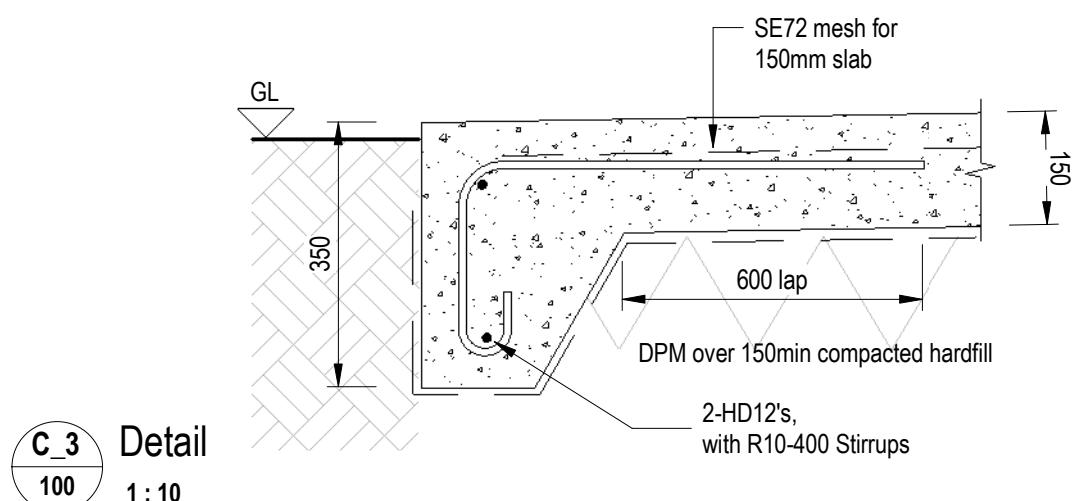
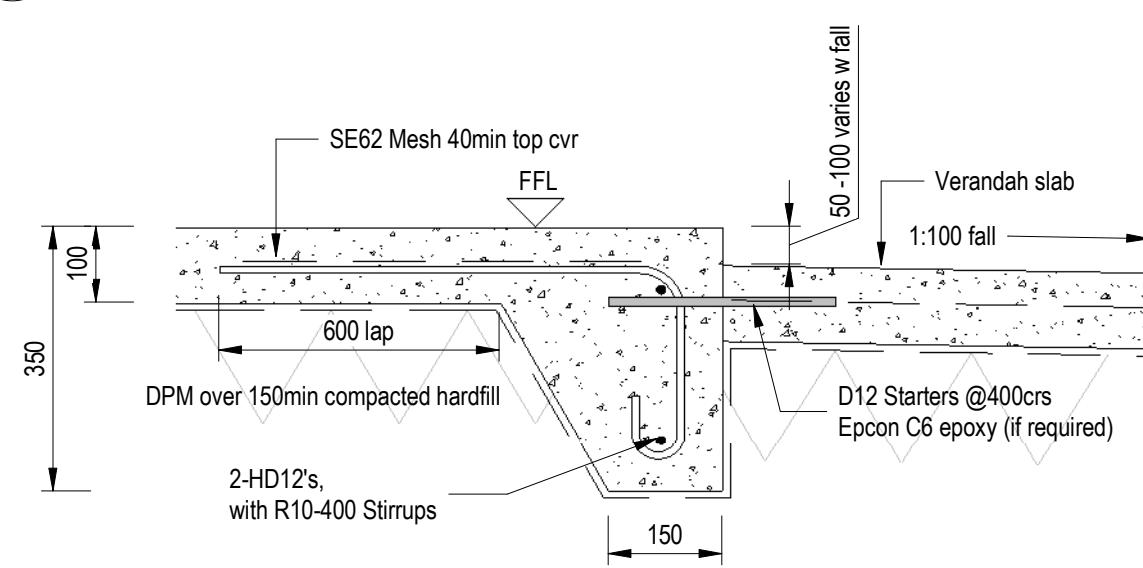
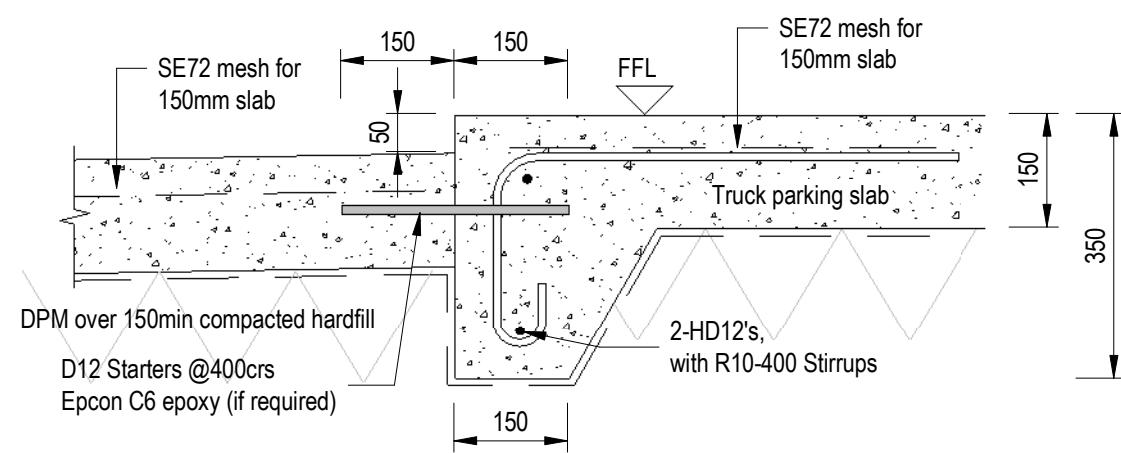
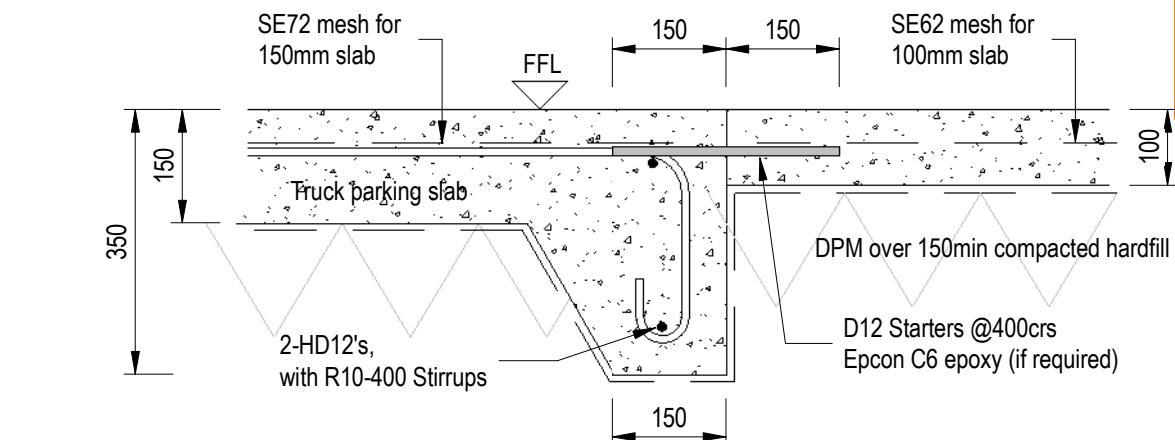
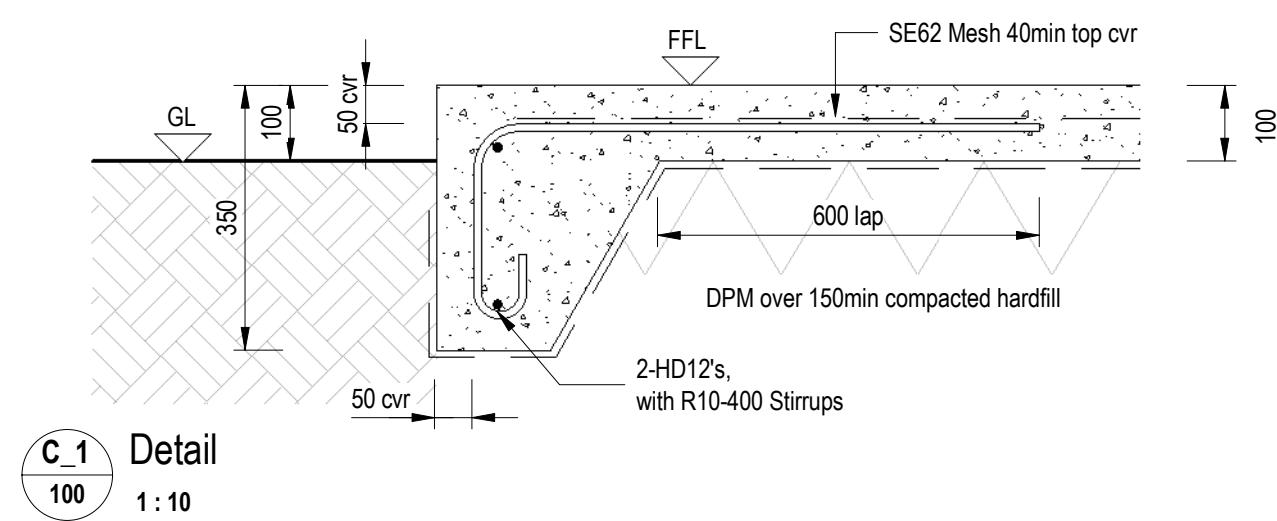
Architectural details (Vent)

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



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



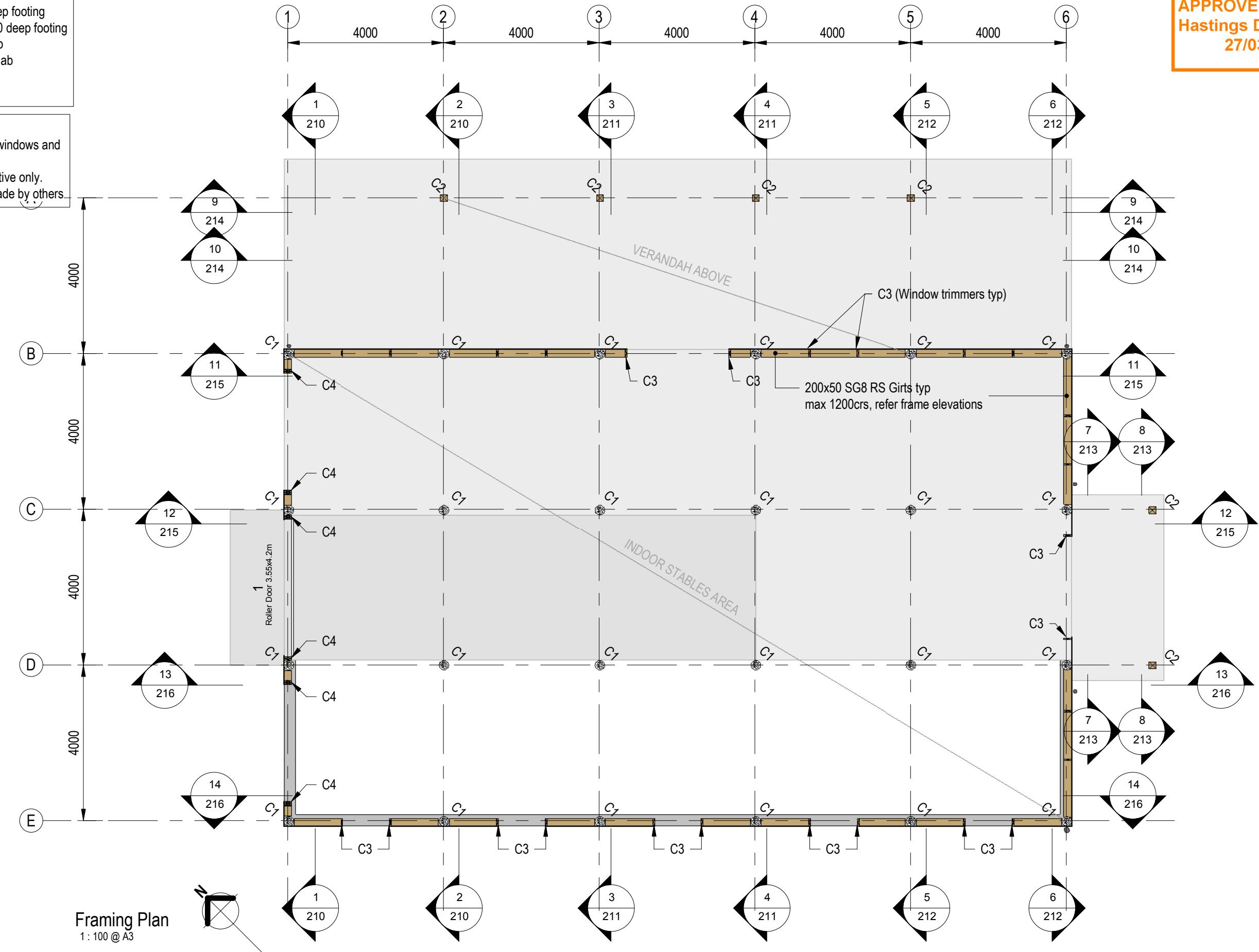
Column Schedule:

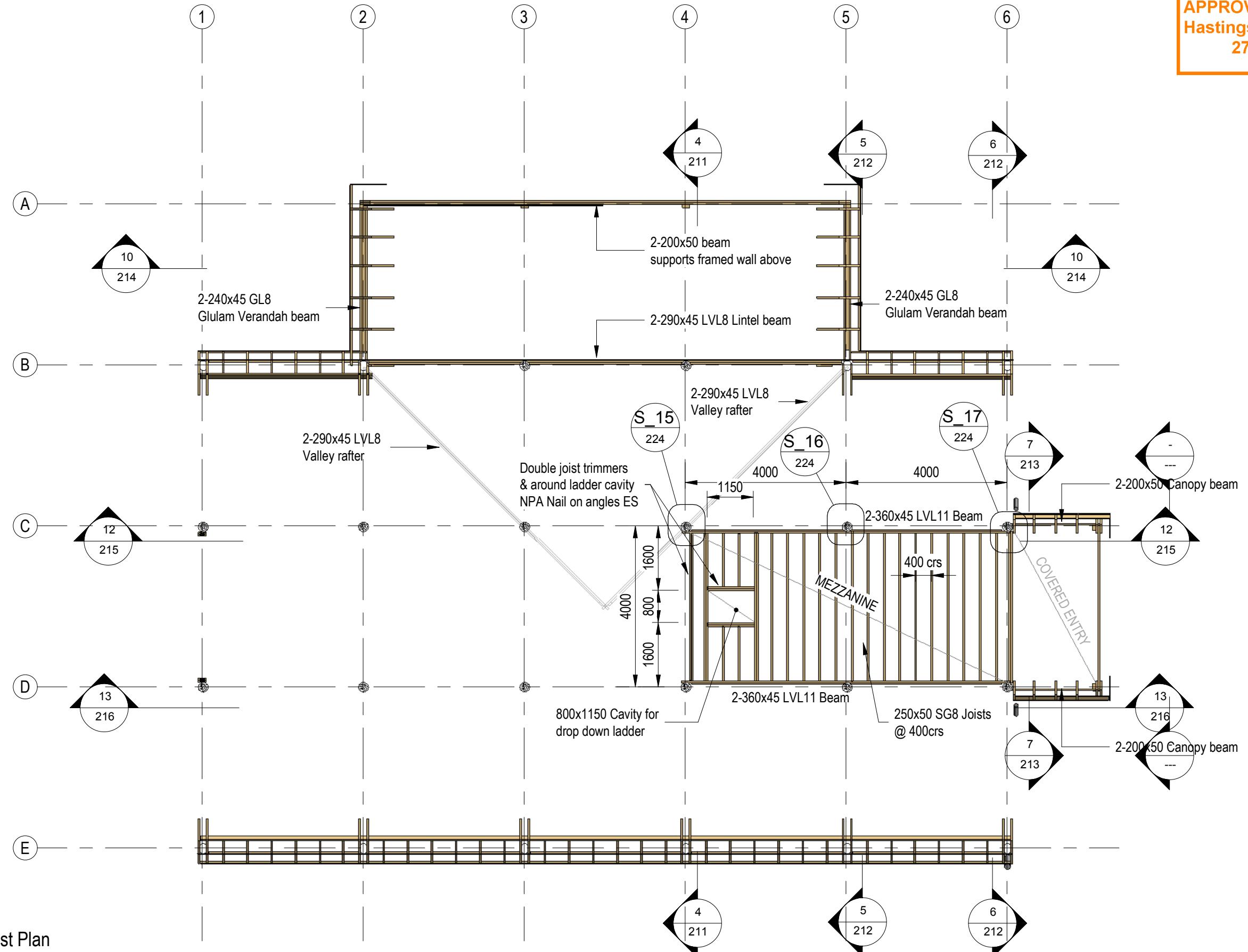
C1 250 SED Pole on Ø600x2000 deep footing
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 C4 2-200x50 SG8 Door trimmer on slab
 SC 6x30mm deep sawcut

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

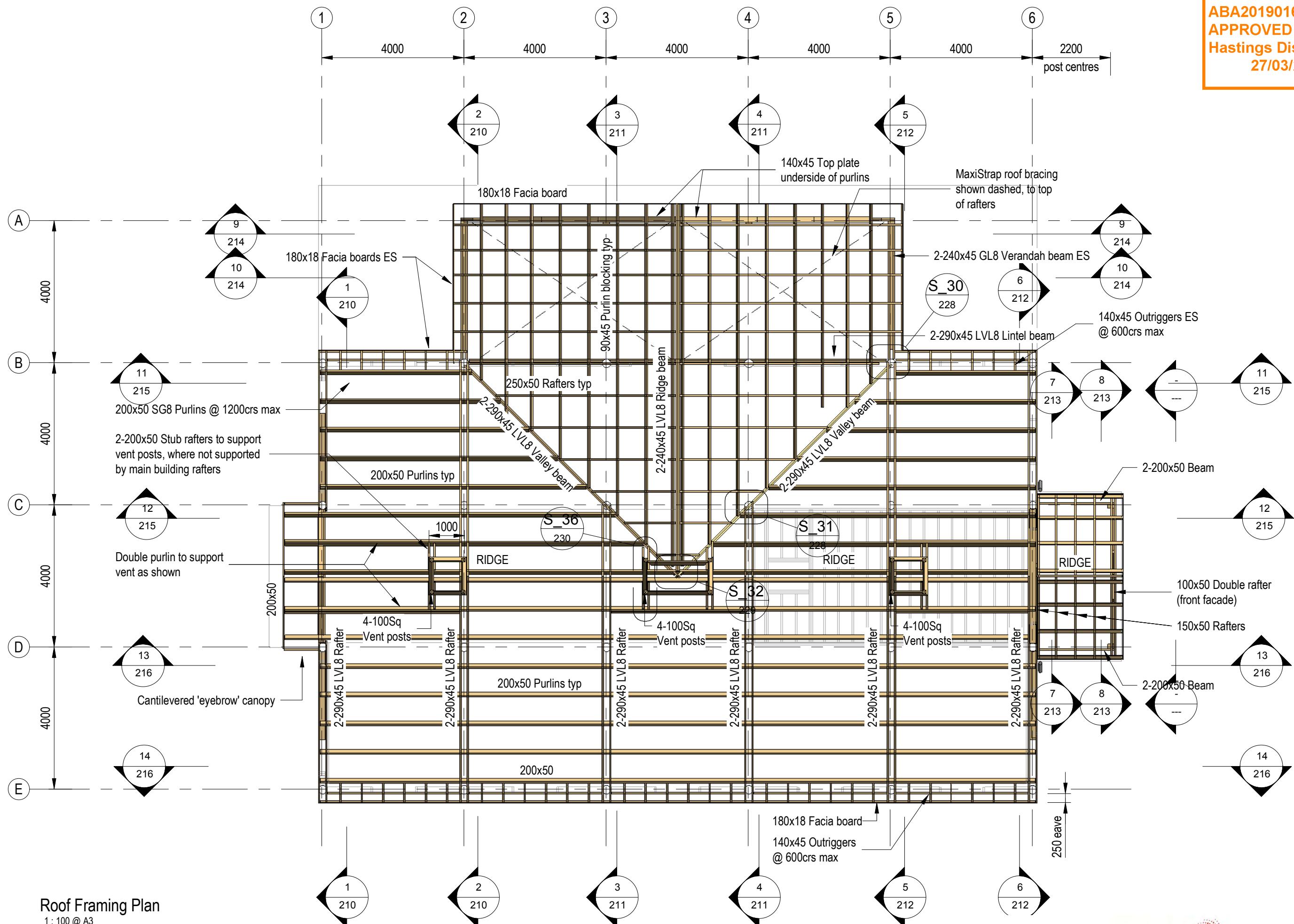
Note:

-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.





Mezzanine Joist Plan
1 : 100 @ A3



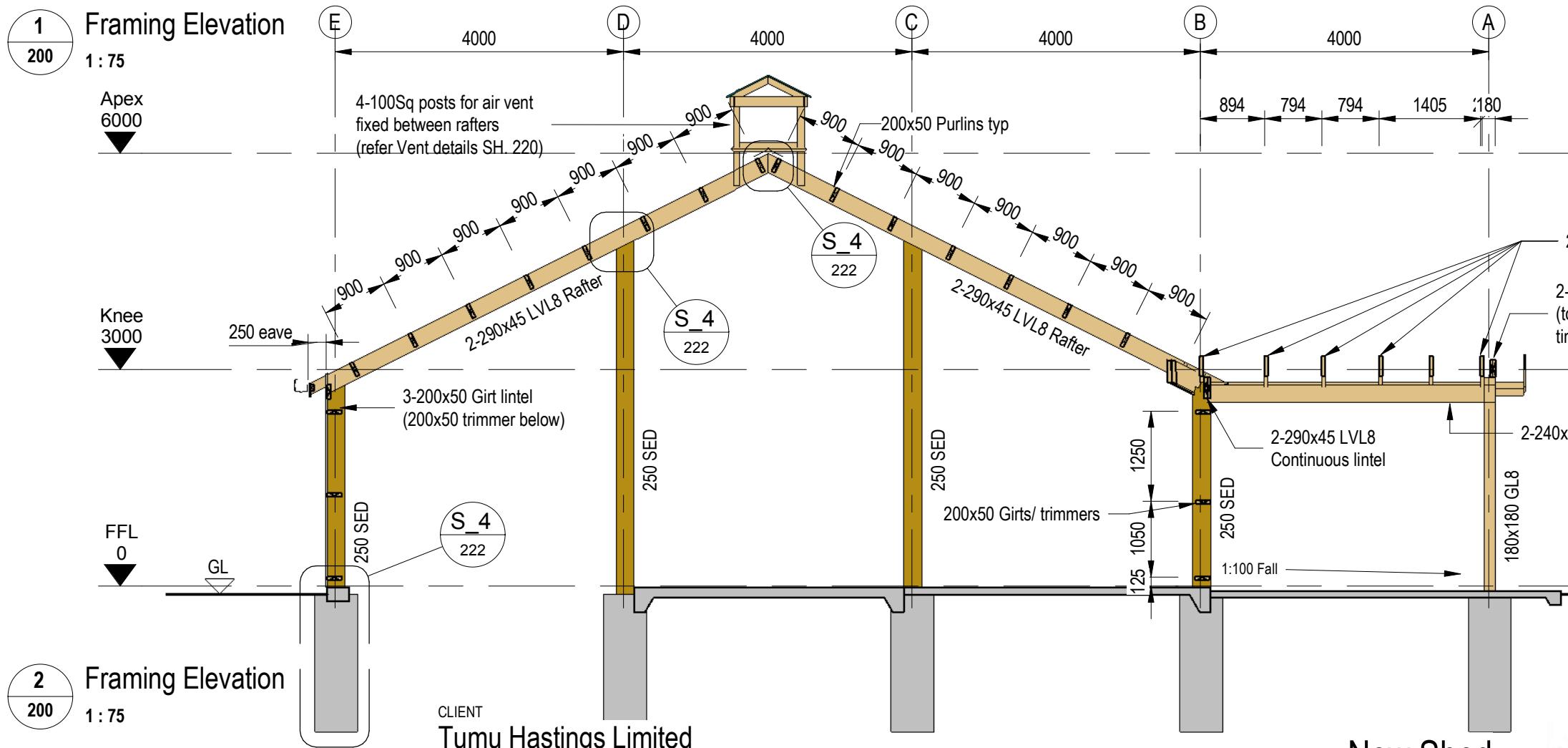
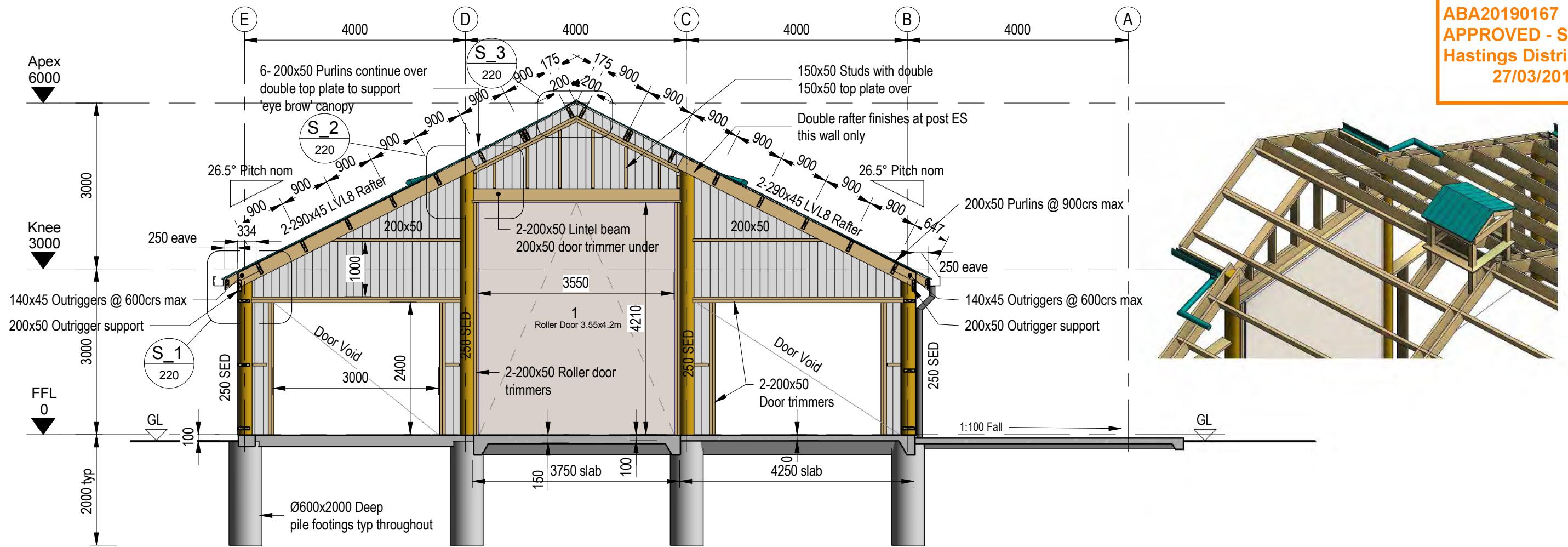
Roof Framing Plan

1:100 @ A3

CLIENT
Tumu Hastings Limited

PROJECT ADDRESS
Glen Aros 1549 Raukawa Rd, Raukawa 4174

New Shed Roof Framing Plan



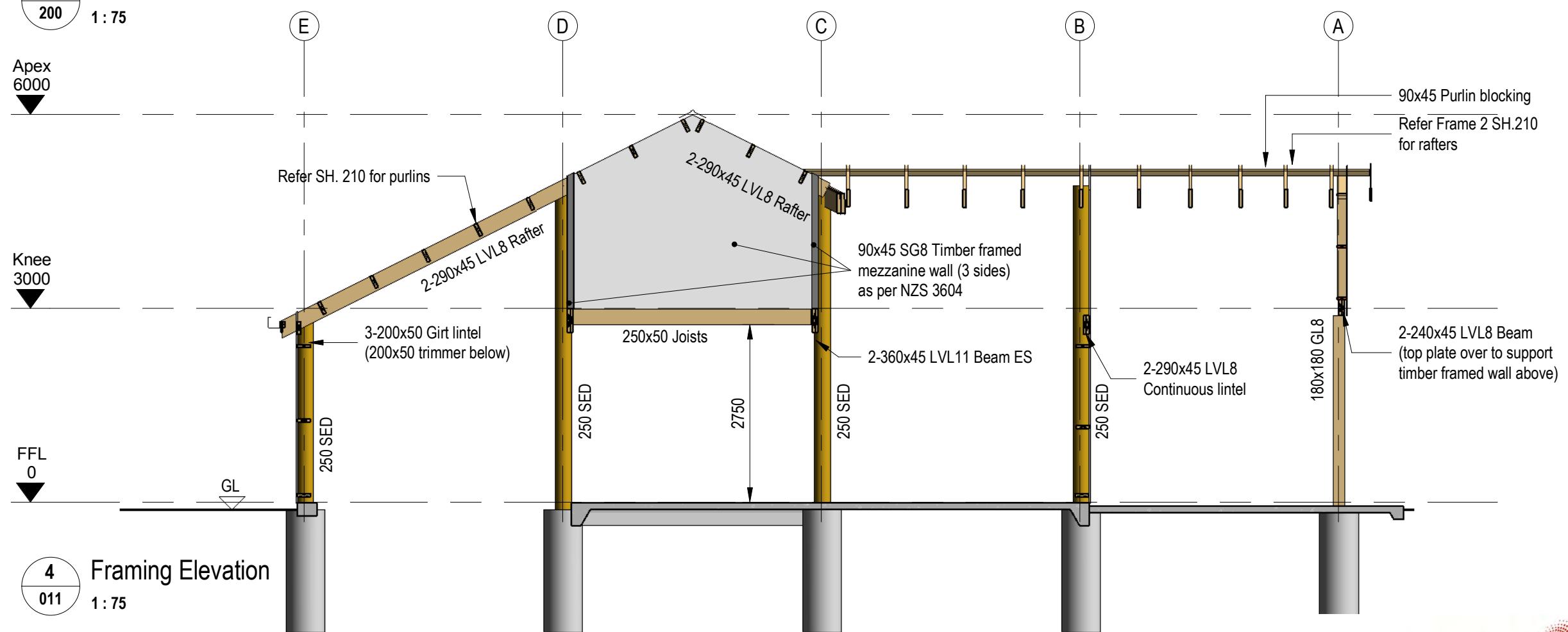
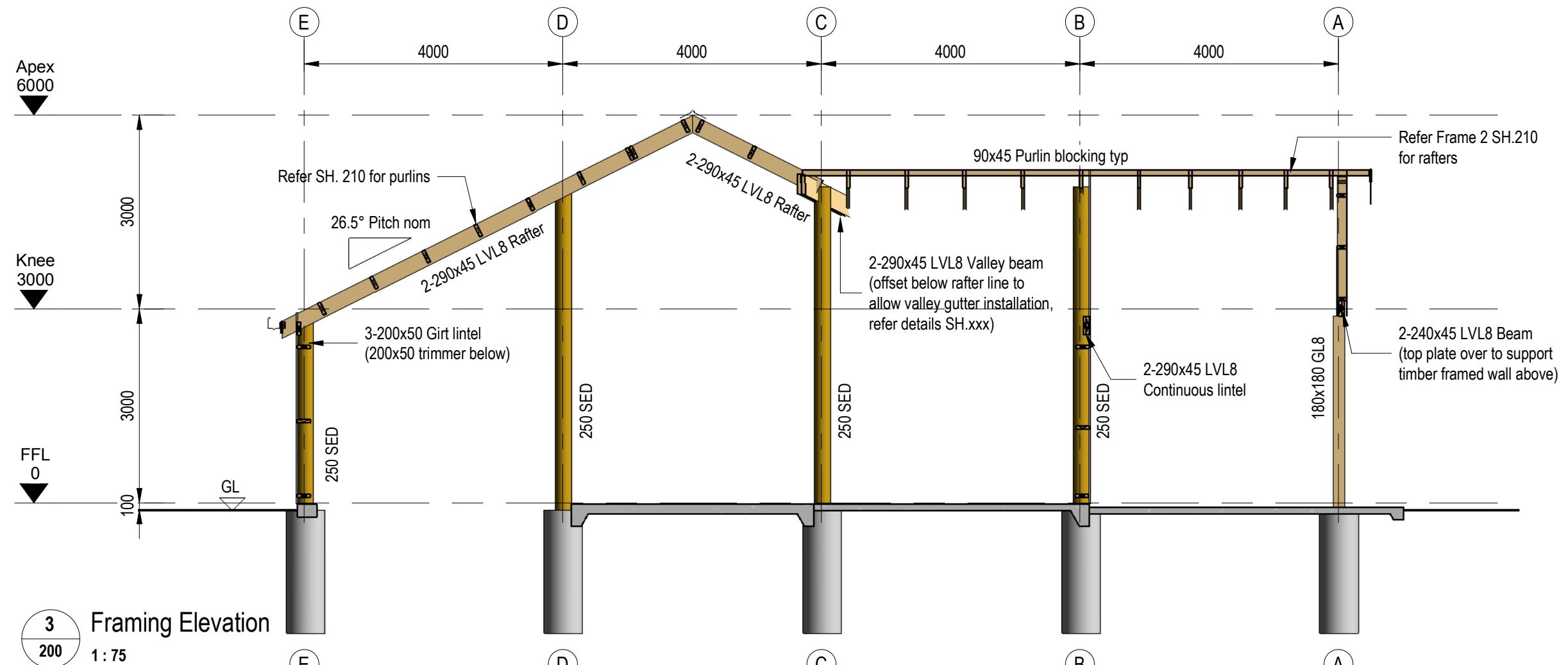
CLIENT
Tumu Hastings Limited

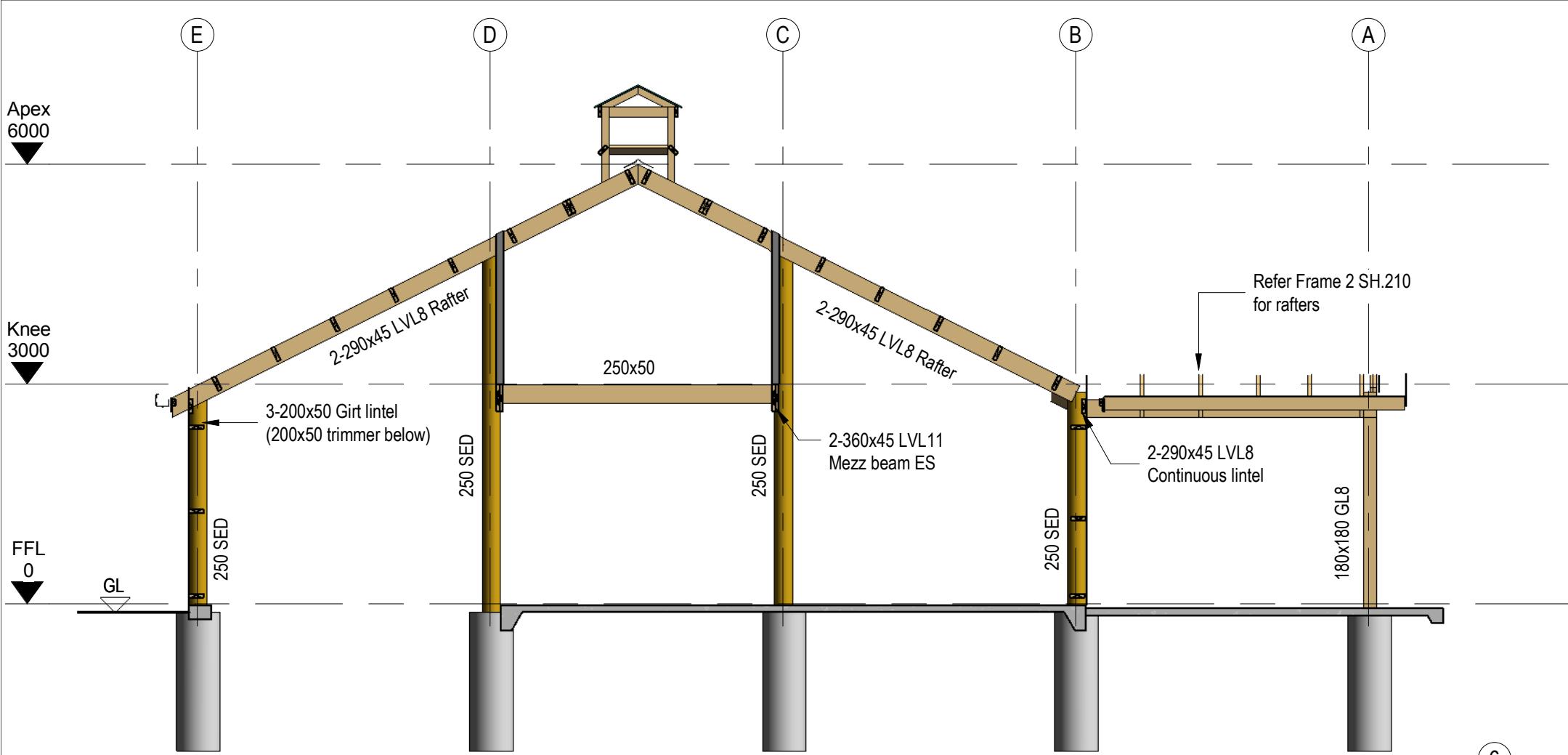
PROJECT ADDRESS
Glen Aros 1549 Raukawa Rd, Raukawa 4174

0 220219 Issued

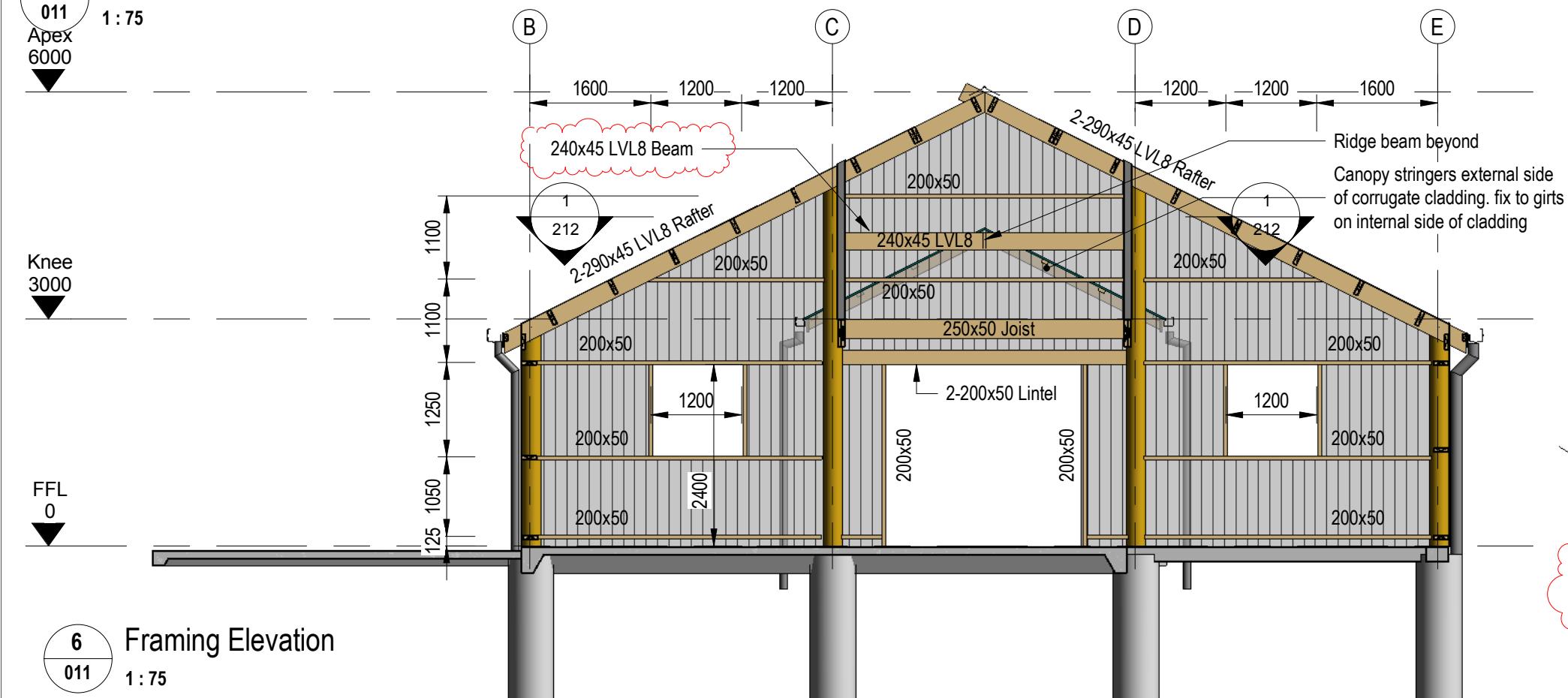
New Shed

Framing Elevation





5
011
Apex
6000
Framing Elevation
1 : 75



6
011
Framing Elevation
1 : 75

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

1 180319 New beam & details
0 220219 Issued
REVDATE DESCRIPTION

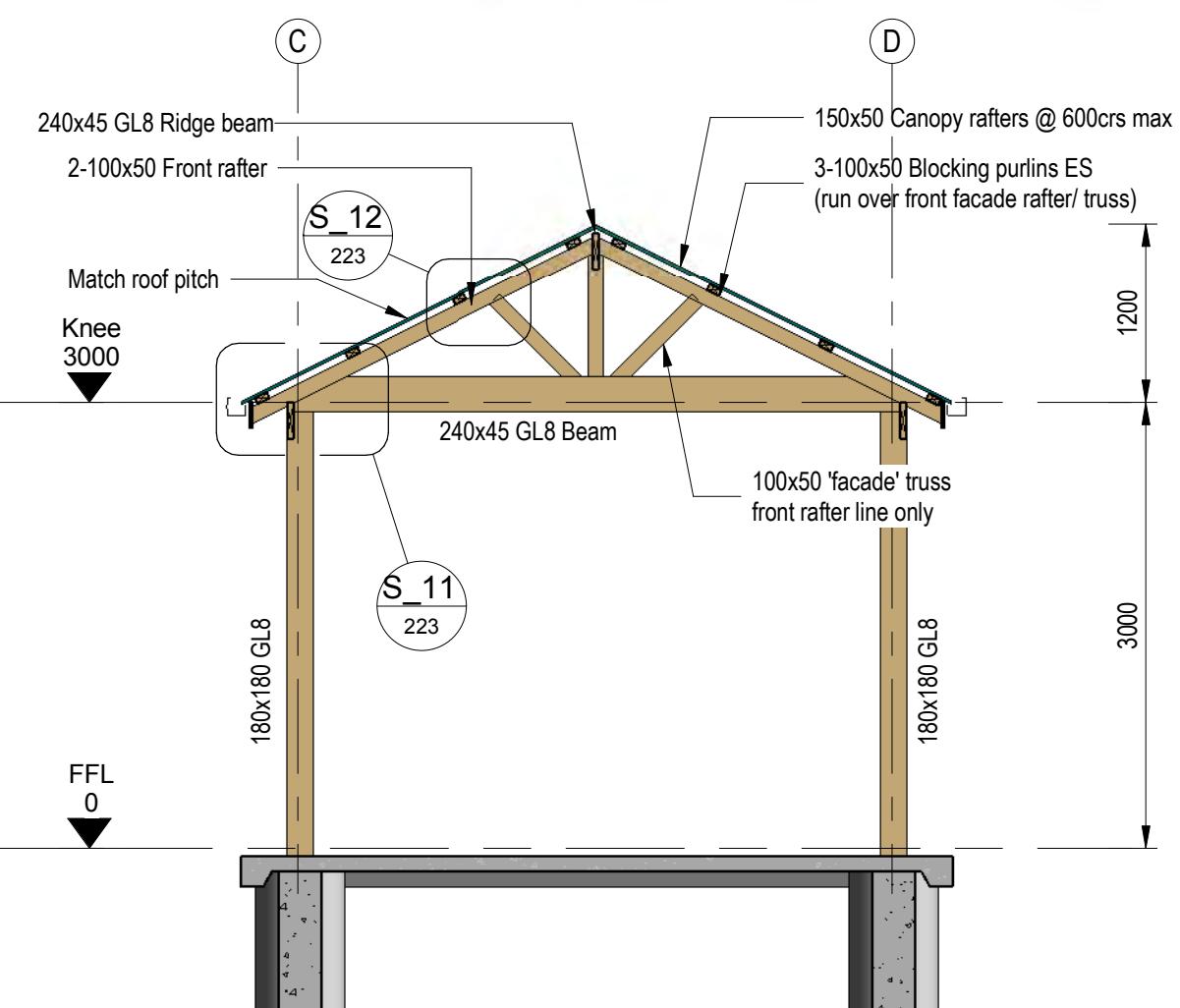
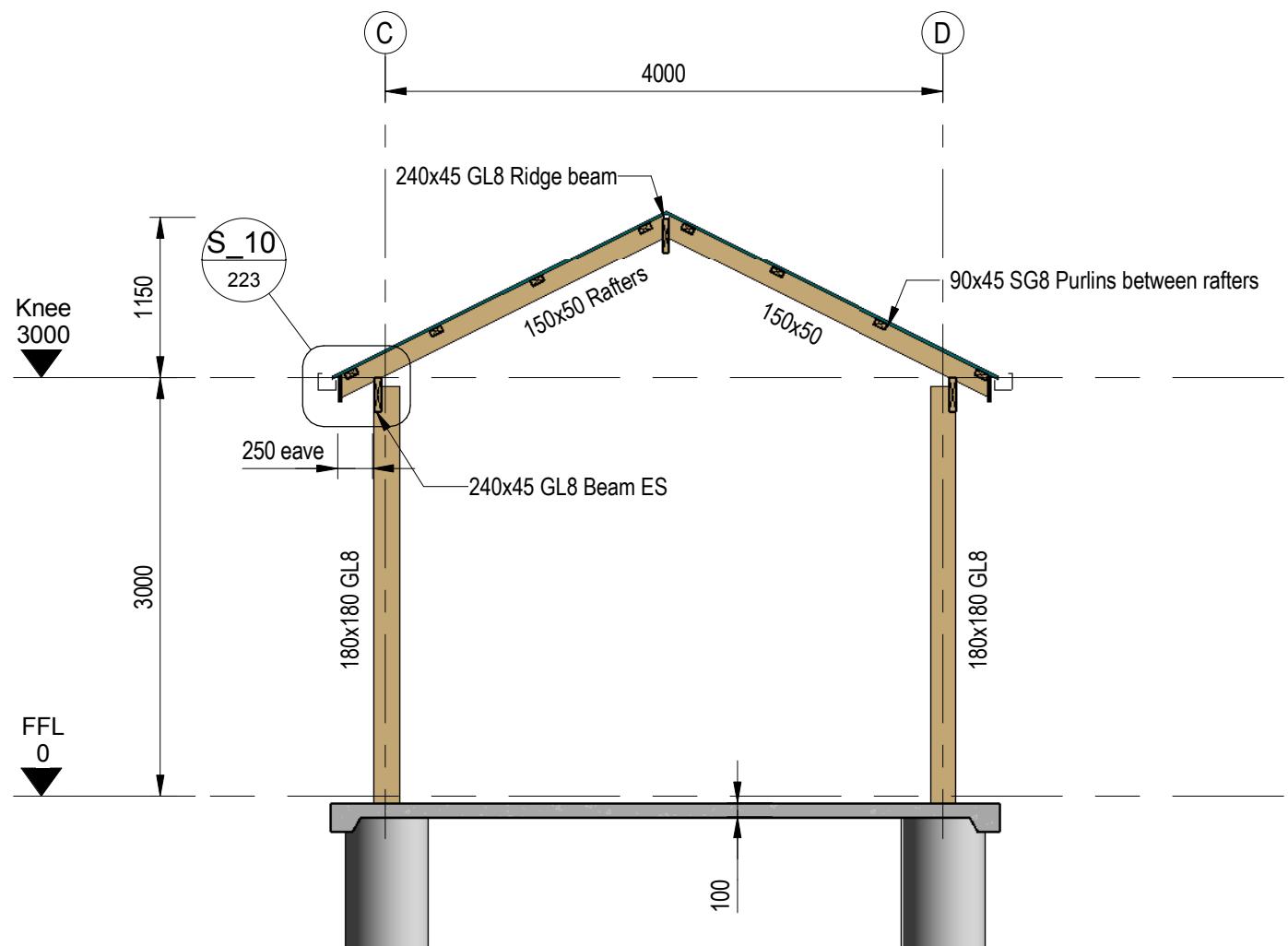
New Shed
Framing Elevation

emajineer
the possibilities are endless

SCL NUMBER
3330-9372
SHEET REV
212 1

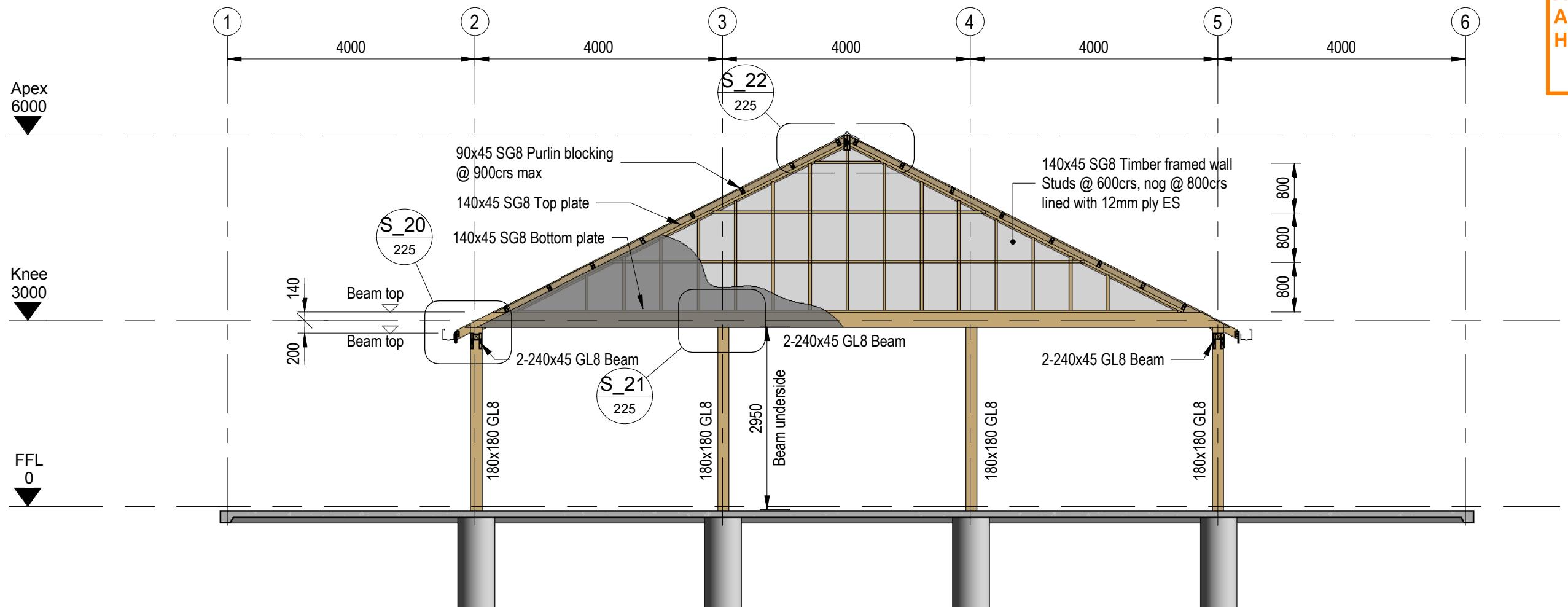


K:\\CAD\\330-9372\\1549 Raukawa Rd\\1549 Raukawa Rd\\nt



7
200
Framing Elevation
1:50

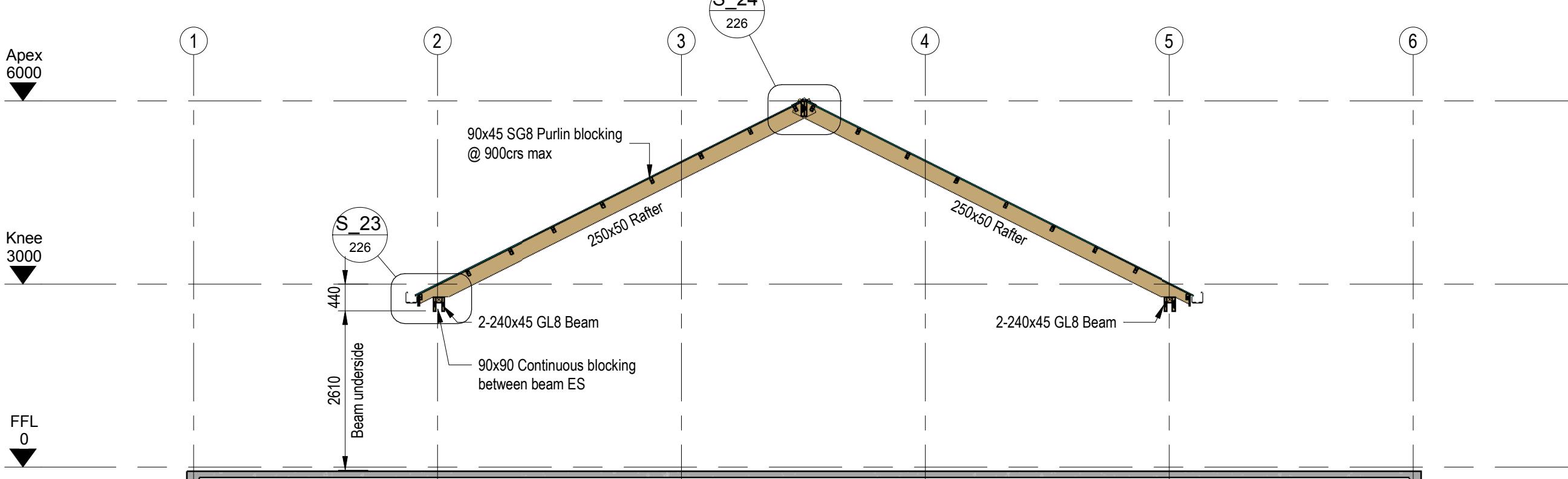
8
200
Framing Elevation
1:50



9
200

Framing Elevation

1 : 75



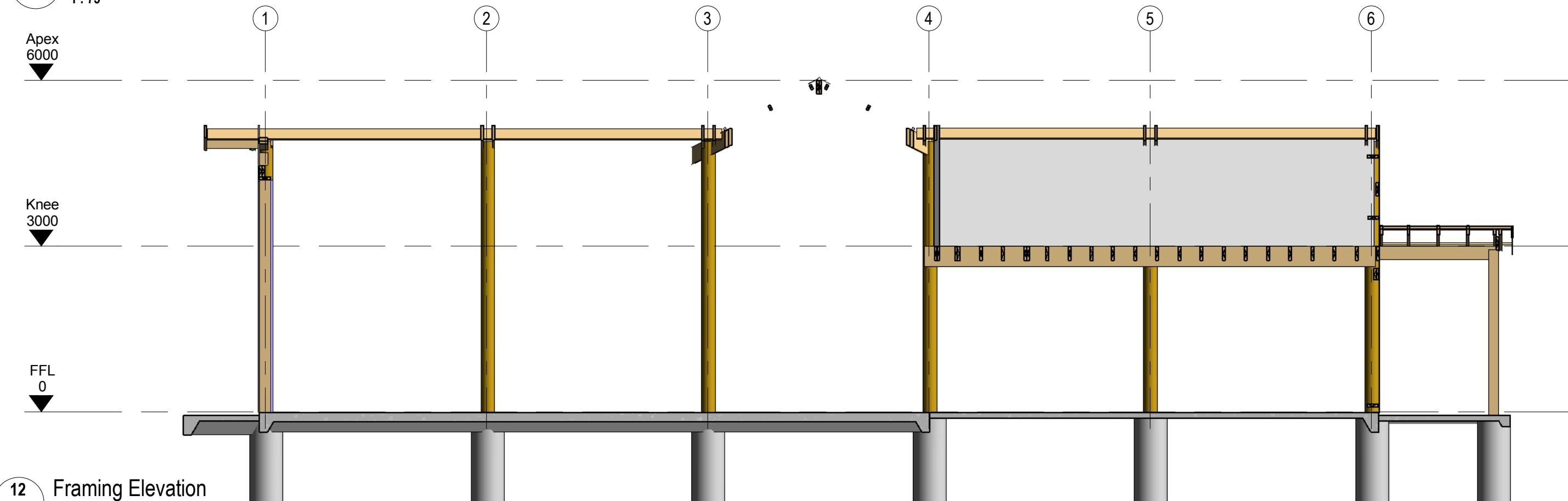
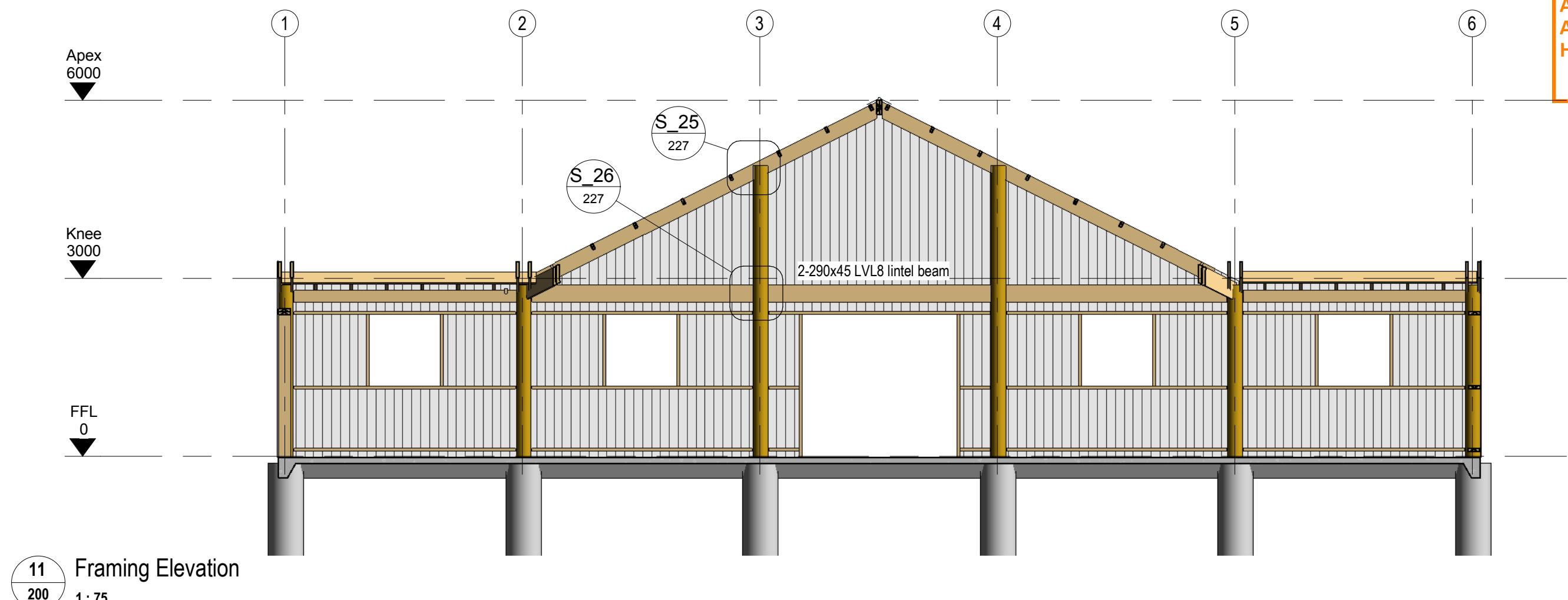
10
200
Framing Elevation
1 : 75

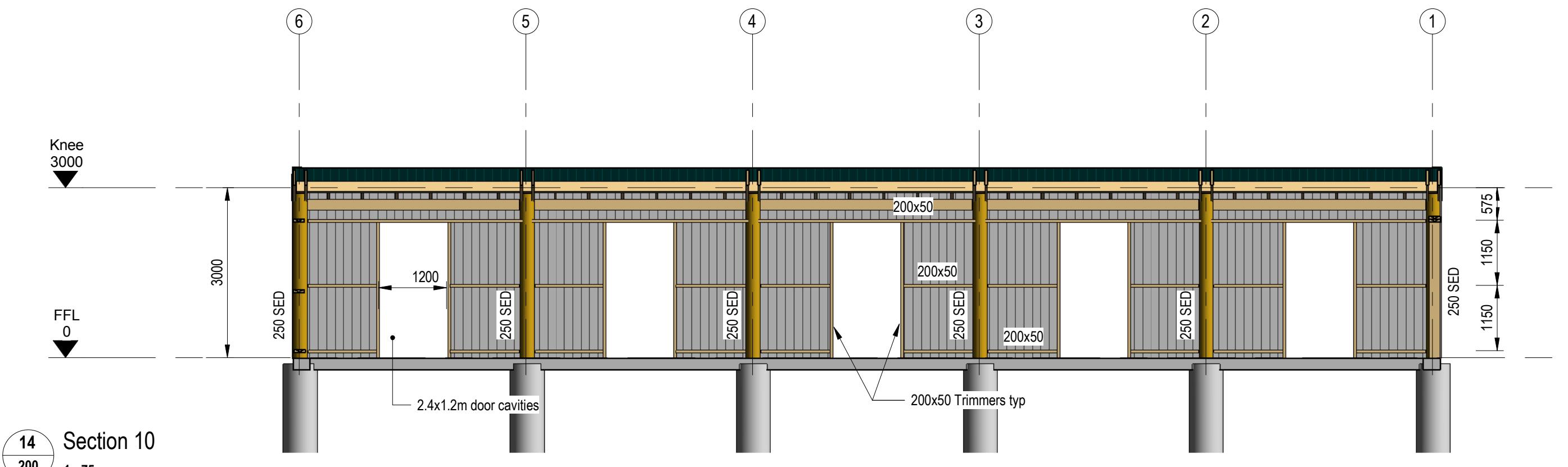
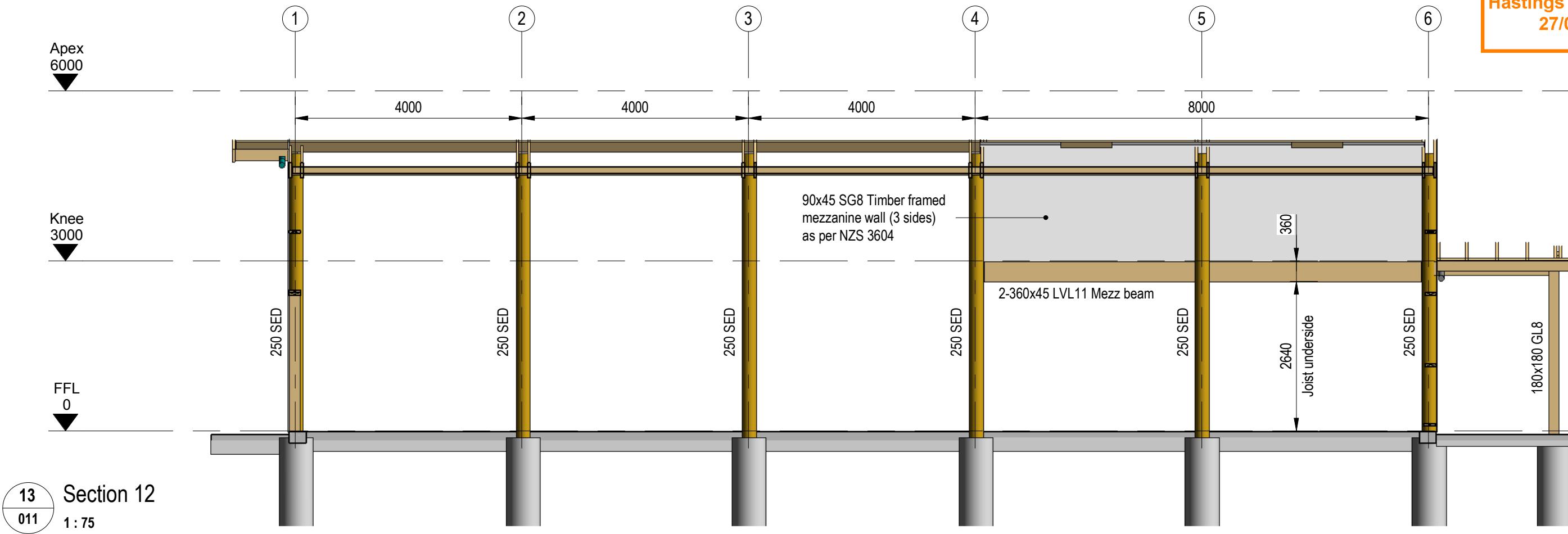
0 220219 Issued

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

New Shed

Framing Elevation (Along)



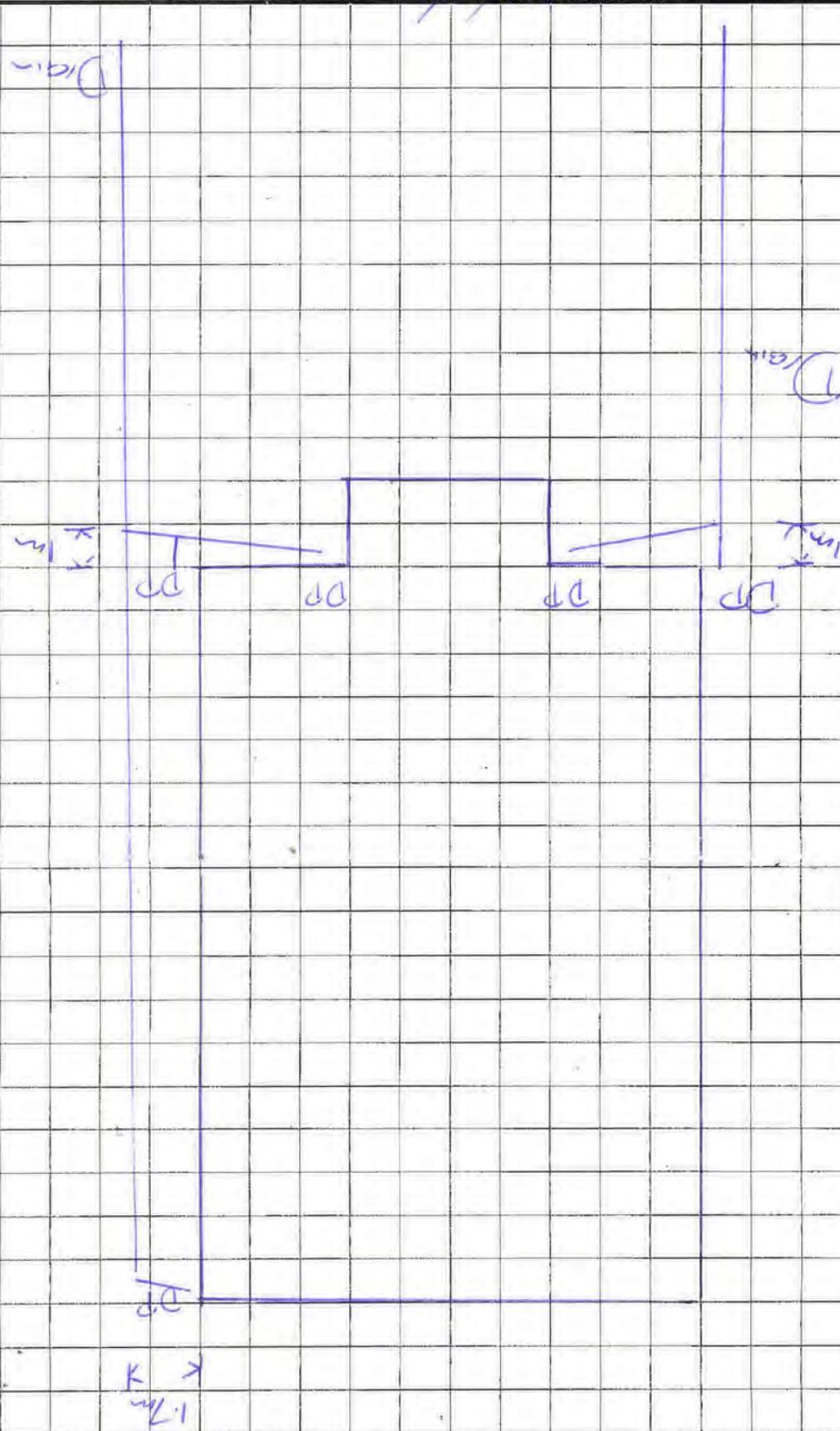


As-Built Drainage Plan

ABA No:	ABA20190167	Property ID	80277
Owner:	Rupert Baker		
Address:	1549 Raukawa Road		
Drainlayer:	M Rigg	Reg. No.	13387
Sign:	M Rigg	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

R + L BAKER,
 1549 RAUKAWA ROAD
 RD4 HASTINGS.

Date of issue 6/10/22
 Consent No _____
 FSP No 1358



HASTINGS
 DISTRICT COUNCIL

19183

Owner/Occupier/Agent-
 Address/Location of Pool
 Postal Address (if different to above)

Pass Fail N/A

Pool Location

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

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

Above-ground pools — PARTLY

Sides to be 1.2m minimum from ground level

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

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?

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

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

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

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

Inspection Result

Pass
Fail

General Comments

* FAR SIDE GATE NOT USED AND
IS KEPT SECURED.

Fence

Minimum of 1.2m from outside ground level

Pass Fail N/A

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

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

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

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

Reinspection booked for / / at

Refer to Compliance

Yes — No —

Signed:

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

District Council's costs in carrying out up to 2 inspections for the 3 year inspection cycle

Date 6/10/22