

Land Information Memorandum

LIM Number **LIM20260186**

Application Date: 05/03/2026

Issue Date: 17/03/2026

Applicant Details

Applicant Name: Mint Realty

Attention: Nic Goodman

Postal Address: PO Box 8799
HAVELOCK NORTH 4157

Client: Nic Goodman

Property Details

Location: 51 Simla Avenue
HAVELOCK NORTH 4130

Property ID: 72999

Valuation Number: 1049025000

Legal Description and Area (hectares): Record of Title HB194/2
Lot 4 Deposited Plan 10209
0.1386 Ha

Introduction

This document is in two parts:

- **Part A** contains the information which the Council must disclose in a Land Information Memorandum (LIM) under Sections 44A(2) and 44B 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;
- A 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.**



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

Part A

The information below is provided under Sections 44A(2) and 44B.

1. Natural Hazards

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. Natural Hazard Information Sourced from the Operative Hastings District Plan

1.1.1. Liquefaction

According to the following report this property is located within a Very low/negligible liquefaction susceptibility area.

The susceptibility of areas within the [District](#) to [liquefaction](#) are identified in [Appendix 57](#) - Figure 2 of the Hastings District Plan.

Note: Further information regarding the impact of the Liquefaction can be found at <https://eplan.hdc.govt.nz/eplan>, including in Chapter 15.1 Natural Hazards and Appendix 57 - Figure 2. You are advised to review the entire plan and seek independent advice about the impact of the identified hazard on the property. A copy of the District Plan map showing the hazard that affects the property can also be found at <https://eplan.hdc.govt.nz/eplan>, by entering the property address.

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council.

The purpose of the report: The objective of this study is to evaluate the hazard of liquefaction-induced ground damage during strong earthquake shaking in the Hawke's Bay Region.

The scope of the report: Hawke's Bay Region

Where or how to access the report: Available on request

The title of the report: Earthquake Hazard Analysis Program: Stage II: Part II – Evaluation of Liquefaction Potential in the Hawke’s Bay Region, Client Report 1999/6, Job Number 33591.D

The date of the report: March 1999

The name of the person or entity that prepared the report: G.D. Dellow, J.V. Hengesh, D.Heron, L.Brown and A.G. Hull of GNS, Institute of Geological and Nuclear Sciences

Note: If multiple liquefaction hazards are included within this LIM, this liquefaction report and mapping is superseded by information included within the “All other natural hazard information relating to the land” section.

1.1.2. Earthquake Ground Shaking

The attached amplification/ground shaking map shows areas potentially susceptible to ground shaking amplification in an earthquake according to the following report.

The mapping identifies a scale of relative earthquake amplification site classes ranging from 1 (low) to 4 (high), refer to the attached map for the applicable site class.

The susceptibility of areas within the [District](#) to ground shaking amplification are identified in [Appendix 57](#) - Figure 1 of the Hastings District Plan.

Note: Further information regarding the impact of the ground shaking amplification can be found at <https://eplan.hdc.govt.nz/eplan>, including in Chapter 15.1 Natural Hazards and Appendix 57 - Figure 1. You are advised to review the entire plan and seek independent advice about the impact of the identified hazard on the property. A copy of the District Plan map showing the hazard that affects the property can also be found at <https://eplan.hdc.govt.nz/eplan>, by entering the property address.

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council

The purpose of the report: The objective of this study were to:

- Compile existing data to develop maps of soil profile types which may cause amplification of strong ground motions; and
- Develop ground shaking amplification factors for soil-type map units in the region.

The scope of the report: Hawke’s Bay Region

Where or how to access the report:

[4727 AM15-05 HBRC Earthquake Hazard Analysis Program Stage 3 Evaluation of Groundshaking Amplification Potential VOL 1.pdf](#)

The title of the report: Hawke’s Bay Regional Council Earthquake Hazard Analysis Program: Stage III – Evaluation of Ground Shaking Amplification Potential, HBRC Report No. AM15-05, HBRC Plan No. 4727.

The date of the report: June 1998

The name of the person or entity that prepared the report: J.V. Hengesh, G.D. Dellow, D.W. Heron, G.H. McVerry and W.R. Stephenson of GNS, Institute of Geological and Nuclear Sciences.

1.2. Natural Hazard Information Relating to the Building Act 2004

1.2.1. Natural Hazards Notices (section 73 of the Building Act 2004, section 36(2) of the Building Act 1991) or section 641A of the Local Government Act 1974)

No information known to the Council.

1.2.2. Notices or Signs Under Section 133BT of the Building Act 2004

No information known to the Council.

1.3. All Other Natural Hazard Information Relating to the Land

1.3.1. Earthquake

1.3.1.1. 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 Liquefaction unlikely (very low to low liquefaction vulnerability)

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council

The purpose of the report: Re-evaluate the liquefaction hazard across the region as described in Dellow et al (1999) and to evaluate the consequential risk posed by liquefaction

The scope of the report: Napier City and Hastings District Council parts of the Heretaunga Plains, Central Hawke's Bay and Wairoa

Where or how to access the report:

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

The title of the report: Assessment of liquefaction risk in the Hawke's Bay Volume 1: The liquefaction hazard model & Assessment of liquefaction risk in the Hawke's Bay Volume 2: Appendices for Volume 1

The date of the report: October 2017

The name of the person or entity that prepared the report: Institute of Geological and Nuclear Sciences Limited (GNS Science).

1.3.2. Flooding

1.3.2.1. Flood Risk Area

The property is identified as not in study area. Refer to attached Flood Risk Areas map for location. Contact Hawkes Bay Regional Council for further information.

Note: Flood extents shown in the Flood Risk Areas maps are regional in scale, and not meant to show specific flooding details on each property. The specific line drawn to delineate the zones should be assumed to have a buffer ranging from approximately 5 m in steep areas, up to approximately 50 m in flat areas. There may be exceptions to this estimate. Contact Hawke's Bay Regional Council for further information.

Hakowhai Valley 2008 (Dartmoor Road area) - Report

Name of the person or entity that commissioned the report: Hawke's Bay Regional Council

The purpose of the report: HBRC undertook a model review of the Hakowhai Valley, comprising the Apley Stream & catchments. Purpose of review was to obtain a reliable hydrodynamic model to provide flood level information and options for alleviating flooding.

The scope of the report: Hakowhai Valley, comprising Dartmoor Drain, Cadwallader Drain, plus Apley Stream and its catchments (approx. catchment area of 1748 ha). Refer Figure 1 in report.

Where or how to access the report: Report accessible online via HBRC Publications Library at <https://www.hbrc.govt.nz/our-documents/reports-search/details/17866>

The title of the report: Hakowhai Valley Flood Assessment (Modelling Summary). HBRC Plan Number 4037 AM08/05

The date of the report: April 2008

The name of the person or entity that prepared the report: Hawke's Bay Regional Council.

2. Sewer and Stormwater Drains

Drainage plans attached.

2.1 Sewer

The property is connected to the HDC wastewater system.

2.2 Stormwater

The property is within the HDC storm water service area.

It is not known if the property is connected to the HDC storm water system.

3. Water Supply

The property is connected to the public supply.

Council's records show the property is supplied by a networked supplier. Information regarding this is attached.

4. Rates

Rate Qualifiers:

- Cyclone Gabrielle Charge
- Cyclone Gabrielle Rate
- Community & Resource Management
- General Rate - Residential Havelock North
- Havelock North Parking Rate
- Swimming Pool Safety Rate
- Refuse Rate
- Recycling Rate
- Sewer Rate
- Wastewater Treatment
- Uniform Annual General Charge
- Water Rate

Land Value: \$1,050,000.00
Improved Value: \$2,750,000.00
Capital Value: \$3,800,000.00
Date of Valuation: 1 July 2023

Annual Rates: Rates 2025/26
\$7,057.14

Amount outstanding at date of issue: \$2,376.25

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
RMA20220296	Waive side yard setback for change of use of existing accessory building to supplementary dwelling.	03/08/2022

5.3 Building Consents/Permits/Code Compliance Certificates

Application ID	Date Received	Description	Date Issued	Date Code Compliance Certificate Issued
BP21133	11/05/1977	Bathroom Alterations	16/06/1977	N/A
BP109367	31/10/1978	Alterations	31/10/1978	N/A
BP69831	22/12/1983	Dwelling Alterations	22/12/1983	N/A
ABA20051003	25/05/2005	Install a Solid Fuel Heater into Existing Fire Place	01/06/2005	06/07/2005
ABA20061998	23/11/2006	Construct a Swimming Pool	22/12/2006	08/05/2009
ABA20170066	27/01/2017	Ensuite Addition	19/04/2017	24/01/2020
ABA20220635	14/06/2022	Additions/Alterations to Building & Alter Pool Fencing	20/07/2022	11/06/2024

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 Information Relating to Non-Consented Small Stand-Alone Dwellings

None recorded

5.5 Notification of Waiver or Modification of the Building Code

None recorded.

5.6 Owner/Builder Exemptions: Statutory Declarations

None recorded.

5.7 Schedule One Exemptions, Building Act 2004

None recorded.

5.8 Certificate of Acceptance

Application ID	Date Received	Description	Date Issued
COA20250012	29/04/2025	Replace leaking shower with new tiled shower in main bathroom and ensuite	04/06/2025

5.9 Certificates for Public Use

None recorded.

5.10 Compliance Schedule

None recorded.

5.11 Amended Compliance Schedule

None recorded.

5.12 Infringement Notices

None recorded.

5.13 Notices to Fix

None recorded.

5.14 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.

5.15 Dangerous Building Notices

None recorded.

5.16 Insanitary Building Notices

None recorded.

5.17 Affected Building Notices

None recorded.

5.18 Swimming and Spa Pool Fencing

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

FSP Number	Description	Renewal Date
FSP3952	Swimming Pool	11/06/2027

5.19 Information provided by building contractor under s362T(2) of the Building Act 2004

No information has been received.

5.20 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.

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

None received.

5.22 Other Notices, Order 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 Havelock Character Residential zone of the *Operative Hastings District Plan (July 2024)*.

6.2 Other Relevant District Plan Provisions

This property; is located within:

- Natural Hazard Overlays –
 - Liquefaction Areas (Appendix 57)
 - Ground Shaking Areas (Appendix 57)

6.3 Other Considerations Affecting Land Use

- **Roads**

Simla Avenue is a Secondary Collector Road.

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 located within an area serviced by Hastings District Council's firefighting supply (135m of a Council fire hydrant providing a minimum of FW2 fire protection under Standard *NZ PAS 4509:2008*).

11. Water Meter & Backflow Devices

This property does not have a water meter.

The property has no record of a backflow prevention device being installed at the point of supply.

Note: Should the property undertake any activity that is considered hazardous, a backflow prevention device will be required to be installed and maintained at the cost of the property owner.

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

Council is aware of two reports that assess the reverse sensitivity impact and separation distances for Te Mata Mushrooms in relation to odour and dust. The reports are:

- *Reverse Sensitivity Assessment for Arataki Re-Zoning Proposal* – Jacobs (May 2015)
- *Assessment of Separation Distances* – Tonkin & Taylor (March 2016)

A copy of these reports are available from Council on request.

Hastings District Council - LIM Maps

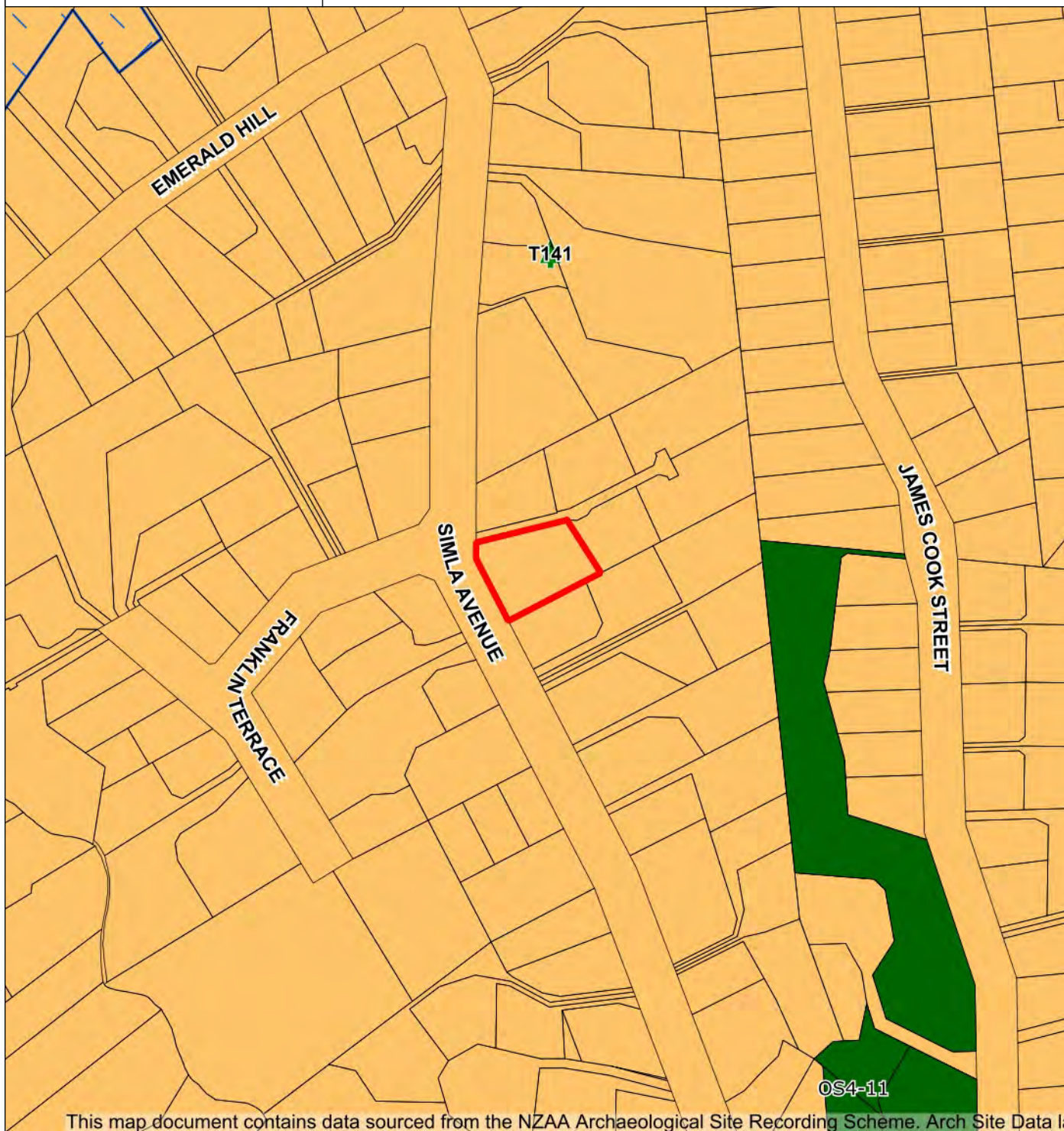
Address: 51 Simla Avenue HAVELOCK NORTH 4130
 Property No: 72999
 Legal Description: LOT 4 DP 10209



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

Valuation No:	1049025000
Area (Hectares):	0.1386
Total Rates:	\$7057.14
Capital Value:	\$3,800,000
Rateable Land:	\$2,750,000
Land Value:	\$1,050,000
Water – Sewer Units:	1.0 - 1.0
Usage – Primary:	91

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This map document contains data sourced from the NZAA Archaeological Site Recording Scheme. Arch Site Data la

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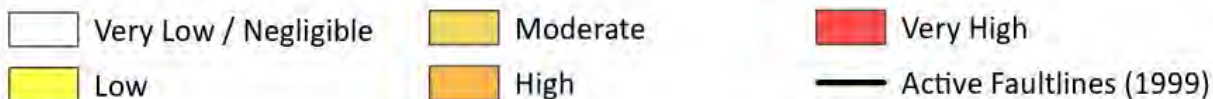
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51 Simla Avenue HAVELOCK NORTH 4130



Source Data: Institute of Geological and Nuclear Sciences Client Report 1999/6, 1999

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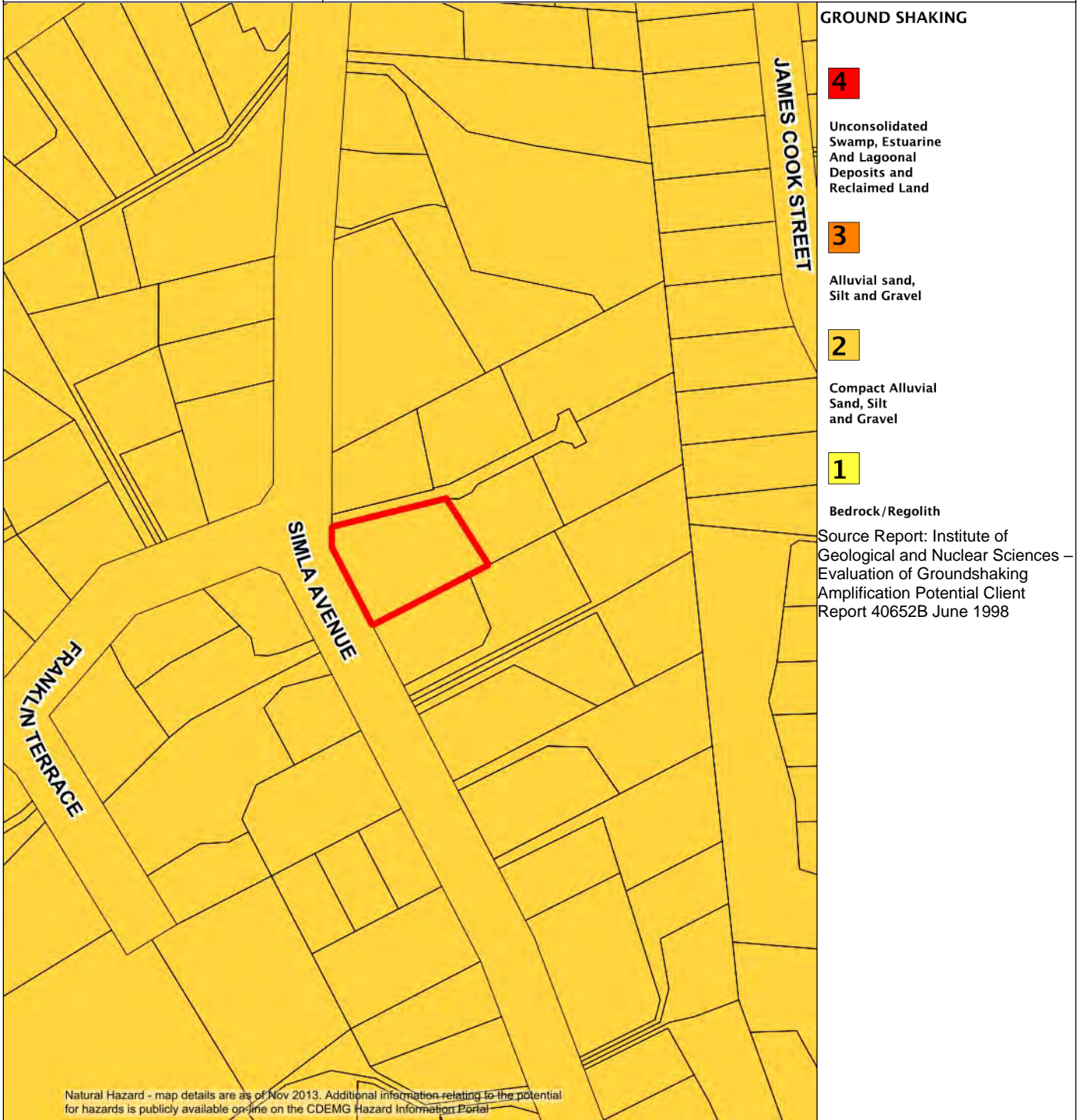
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**DISTRICT PLAN – GROUND SHAKING
(APPENDIX 57 FIGURE 1)**

51 Simla Avenue HAVELOCK NORTH 4130



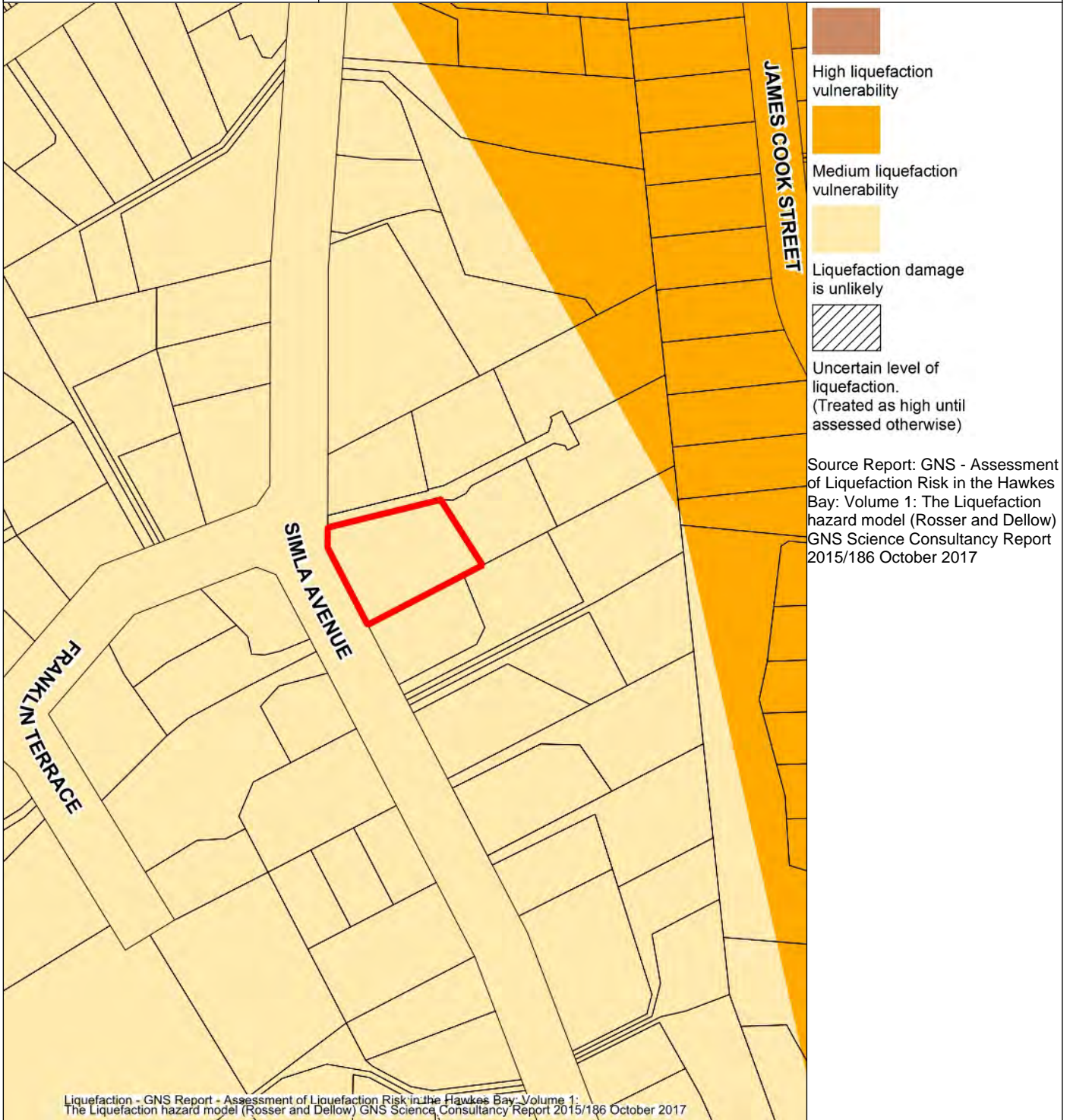
Natural Hazard - map details are as of Nov 2013. Additional information relating to the potential for hazards is publicly available online on the CDEMG Hazard Information Portal

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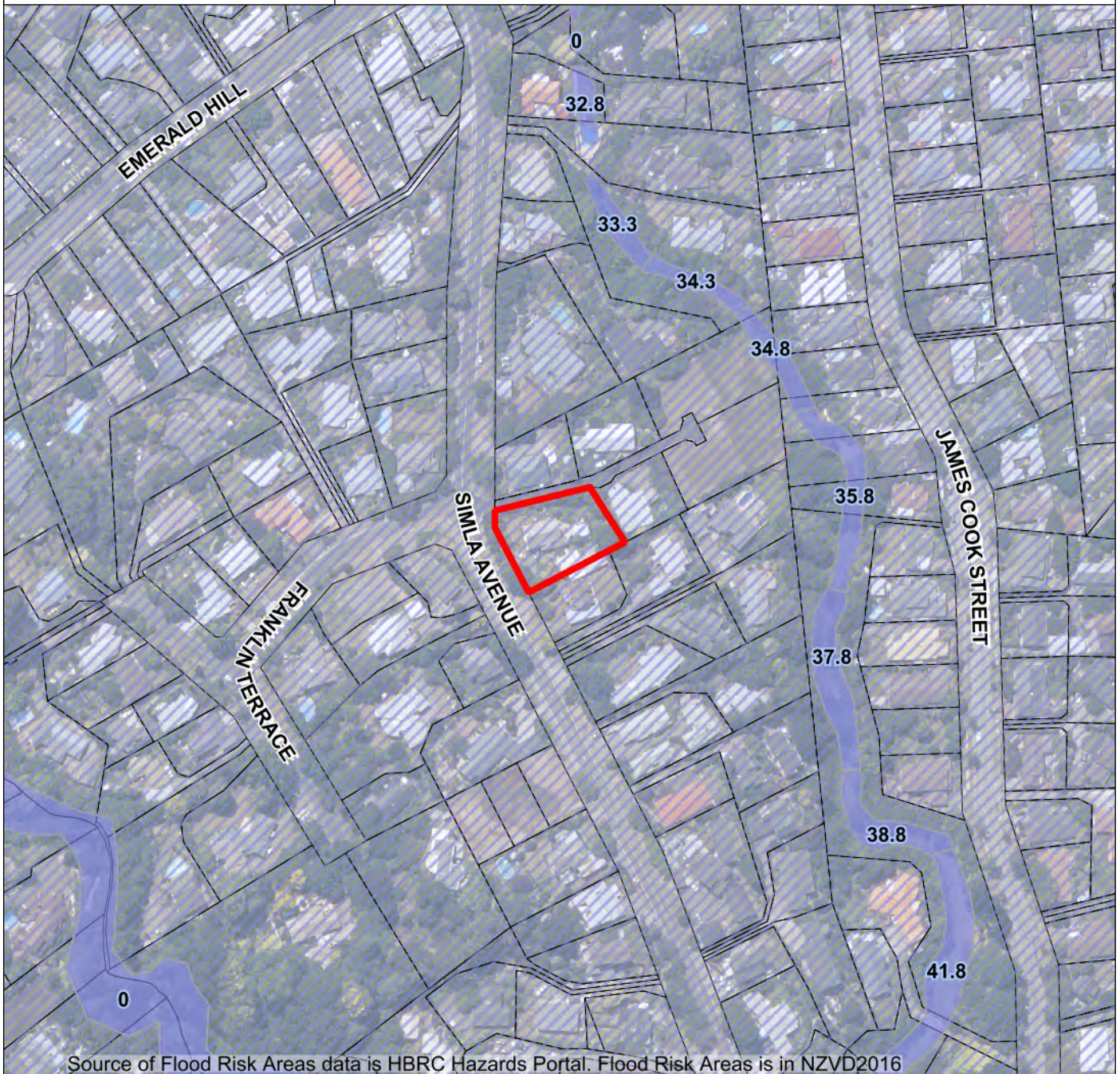


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51 Simla Avenue HAVELOCK NORTH 4130



Source of Flood Risk Areas data is HBRC Hazards Portal. Flood Risk Areas is in NZVD2016

- 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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Operative Date of Appendix 69 – 19 December 2020

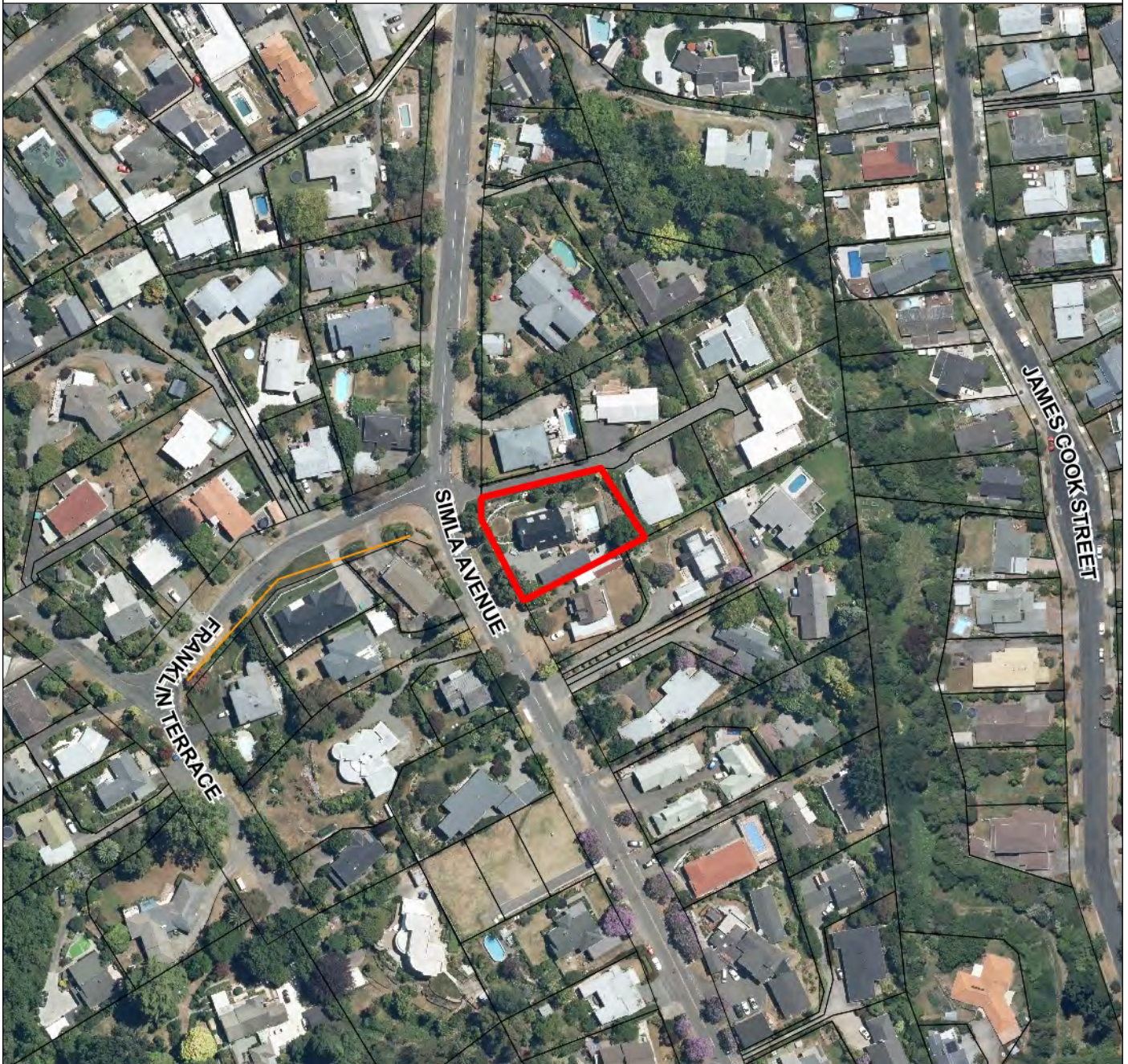
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High Voltage Transmission Pylons



Unison Low Voltage Overhead Conductor



High Voltage Transmission Lines



Unison High Voltage Overhead Conductor

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Topo Maps downloaded from Toitū Te Whenua Land Information NZ (July 2025)

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LIM Maps – Property No 72999 - Hastings District Council



Contours (2020) is in NZVD2016 Vertical Datum

1m Contours

10m Contours

20m Contours

1m Intervals 10m Intervals 10m Intervals 50m Intervals 20m Intervals 100m Intervals

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



LIM Maps – Property No 72999 - Hastings District Council

RMA CONSENTS ON NEARBY PROPERTIES

Map Reference	RMA Description
1	104683 - RMA20230031 - Proposed retaining wall infringing front yard setback in the Havelock North Character Residential Zone - Granted
2	104684 - RMA20160428 - Subdivide creating one additional lot and relocate dwelling within the site in the Character Residential Zone - 224Granted
3	105222 - RMA20190111 - Deemed permitted boundary activity for retaining wall (defined as a building) infringing side yard setback - Complete
4	72999 - RMA20220296 - Waive Side yard setback for change of use of existing accessory building to supplementary dwelling. - Complete
5	73001 - RMA20220296 - Waive Side yard setback for change of use of existing accessory building to supplementary dwelling. - Complete
6	73008 - RMA950376 - erect three dwellings on the above site 683/65 - Granted 73008 - RMA970267 - to crosslease lot 1 dp 10409 683/65 - Granted 73008 - RMA980139 - to cross lease Flat 2 (stage 3) 683/65 - Granted
7	73033 - RMA20150244 - Double Carport - Complete
8	73060 - RMA20120180 - extend dwelling & construct driveway - Complete
9	73064 - RMA20190113 - Deemed PA for new garage infringing side yards on southern and eastern boundaries - Complete
10	94196 - RMA950376 - erect three dwellings on the above site 683/65 - Granted
11	94435 - RMA950376 - erect three dwellings on the above site 683/65 - Granted

HASTINGS DISTRICT COUNCIL OPERATIVE DISTRICT PLAN

Residential Zones

-  Regional Hospital
-  General Residential
-  Medium Density Residential
-  Character Residential
-  Flaxmere Community Residential
-  Clive-Whakatou 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 - Whakatou 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.

Written notice of deemed permitted boundary activity

Section 87BA, Resource Management Act 1991

To Shannon Bray

The site and activity

The site is located at 51 Simla Avenue, Havelock North and legally described as Lot 4 DP 10209 (RT HB194/2), comprising of 0.1386 ha.

The applicant is proposing to reconstruct the existing garage into a new studio pool room. This is shown in the development plans (HDC Ref: 72999#0086).

As the site is within the Havelock North Character Residential Zone of the Hastings District Plan, 1.5m yard setbacks are required for non-frontal boundaries (Section 8.2.5.D). The application plans shows that the accessory building is located 0.85m from the boundary, infringing the yard requirement on the south-eastern boundary by 0.65m.

The proposal complies with all other terms and standards of the Hastings District Plan, including height in relation to boundary (Section 8.2.5C) and there are no interests on the title that would prevent the granting of the proposal.

The applicant has provided signed plans and a written approval from the owners of the infringed boundary being:

- 53 Simla Avenue, legally described as Lot 1 DP 15055 (RT HBG4/797).

The written approval has been provided by the registered owner of the property, Dean Prebble.

Boundary activity is permitted

The Hastings District Council is satisfied that the proposed activity described above meets the requirements of sections 87AAB and 87BA of the Resource Management Act 1991 (the **Act**) and is therefore a permitted activity under section 87BA(1) of the Act.

Prepared by:



Rachel Finlayson
Environmental Planning Student Assistant (Consents)

**Decision issued under Delegated
Authority by:**



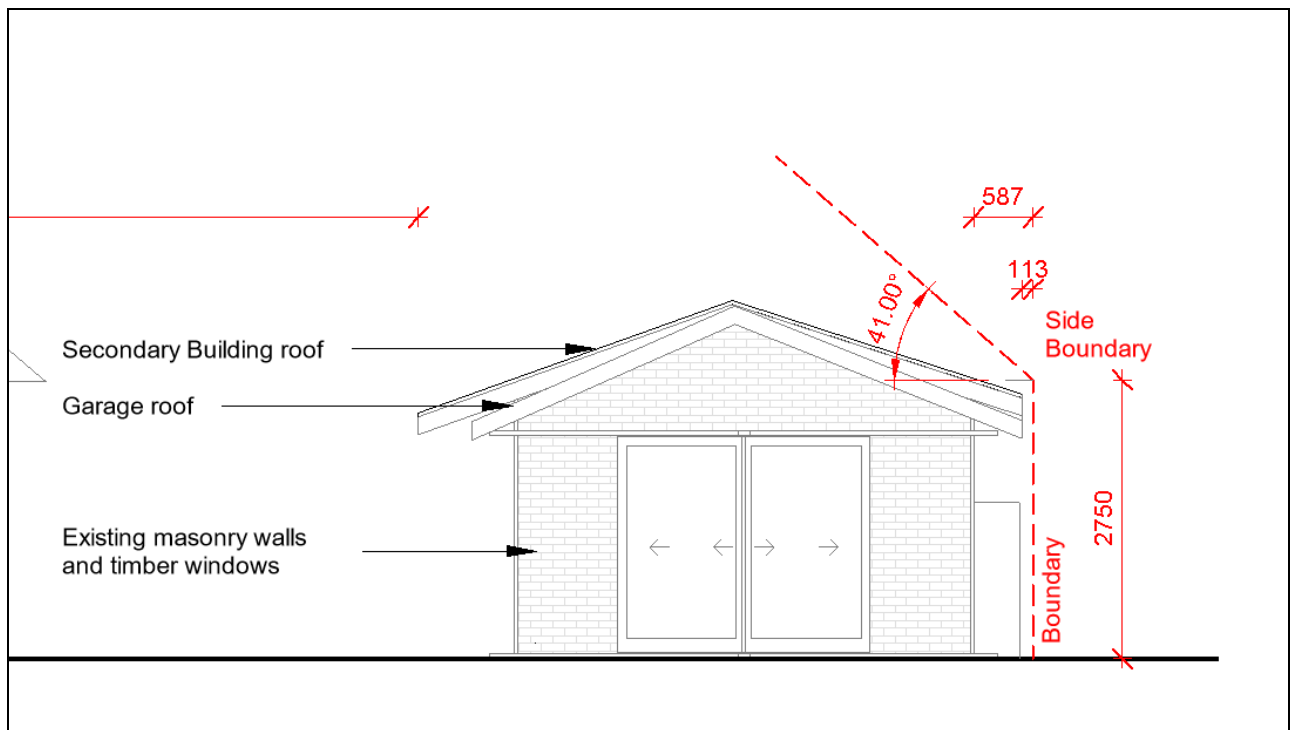
**Dave Bishop
TEAM LEADER
ENVIRONMENTAL CONSENTS / SUBDIVISION
PLANNING AND REGULATORY SERVICES**

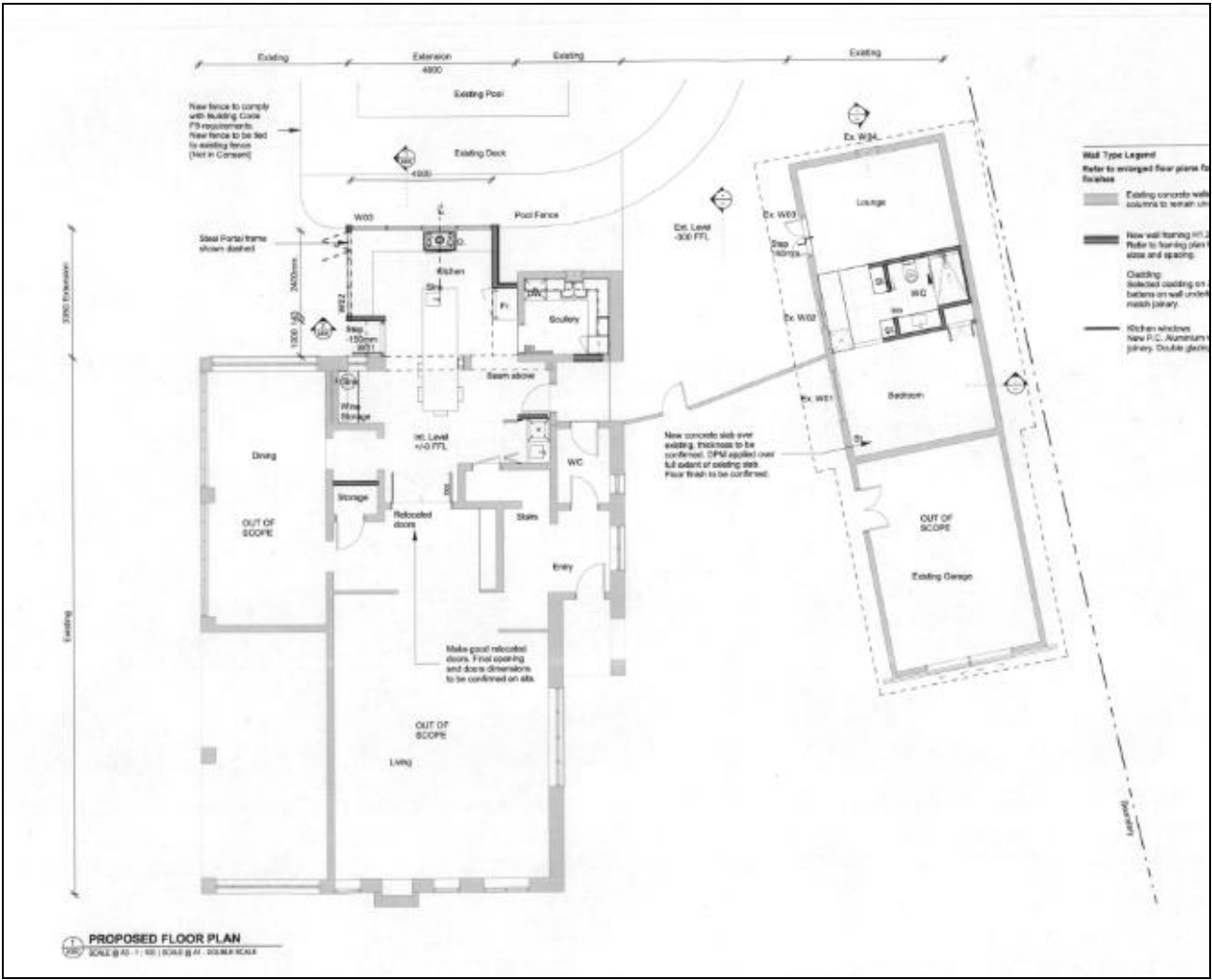
Dated: 3 August 2022

Advice Notes

1. This notice will lapse 5 years after the date it is given unless the activity permitted by this notice is undertaken.
2. A certificate of compliance (under section 139 of the Act) cannot be applied for in respect of this activity.
3. This notice is valid only for the activity described above and shown on signed plans referenced. If the activity changes, a resource consent may be required.
4. To avoid doubt, all landuses must comply with all remaining standards and terms of the relevant Hastings District Plan. The proposal must also comply with the Building Act 2004, Engineering Code of Practice and Hawke's Bay Regional Plans. All necessary consents and permits shall be obtained prior to development.

Approved Plans (HDC Ref: 72999#0086 & #0093)





HAVELOCK NORTH BOROUGH COUNCIL.

21252
683/51
6 PLANS
Date 11-5-1977

APPLICATION FOR A BUILDING PERMIT.

I HEREBY APPLY for a Building Permit for a BATHROOM ALTERATIONS
(state type of building)
in accordance with the plans and specifications herewith and the parti-
culars given below. Signature of Applicant

APPLICATION FOR PLUMBING AND / OR DRAINAGE PERMIT.

I HEREBY APPLY for a permit to carry out plumbing and/or drainage work in
accordance with the plans and specifications herewith and the particulars
given below. Signature of Applicant

PLEASE USE BLOCK LETTERS AND GIVE FULL PARTICULARS.

DESCRIPTION OF PROPERTY.

Assessment No. 1049/250 Lot 4 D.P. 10209.
Location of Work 35 Simla Ave. Havelock North
(street and number)
NAME OF OWNER: I. R. COLLINS ADDRESS: 35 SIMLA AVE . .
.
NAME OF BUILDER: C. HENDRY ADDRESS: 26 MARGARET AVE .
HAELOCK NTH
NAME OF PLUMBER: A. CHAIRE ADDRESS:
.
NAME OF DRAINLAYER: ADDRESS:
.

VALUE OF WORK:

Building . . . 2,000.
Plumbing . . . 1,000.
Drainage
TOTAL. 3,000

NOTE:

The Builder, Plumber and
Drainlayer are required to
locate all underground ser-
vices before commencement of
excavation. Plans of elec-
trical and Post & Telegraph
cables are located at the
Borough Office.

FLOOR SPACE: square feet.

Signed _____

FOR OFFICE USE ONLY.

APPROVED J. H. Carey Building Inspector: 12.5.77 . 197 .
APPROVED Health Inspector: 197 .

SUBJECT TO:-

FEEES PAID
Building . . . \$10
Plumbing . . . \$4
Drainage . . . \$4
Sewer
Water \$58.3
Crossing
RECEIPT NO. 6583

PERMIT NOS.
Building . . . 21133
Plumbing . . . 542
Drainage
Works Order

J. H. Carey

**PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT
PLUMBING AND DRAINAGE WORK**

-----::-----

Mr. R. Khan, a Plumber (or Drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plans deposited with me, on the premises owned (or occupied) by Mr. F. P. Collins and situated in (Street and No.) 25 Anna Avenue Lot # D.P. 11117 Assessment No. 1049/250

Description of Work: 2 Bathrooms Alterations

Such work to be carried out in strict accordance with the Drainage and Plumbing Regulations, 1959, and shall be completed on or before theday of19.....

Estimated Value of Work including Materials:—

Estimated Cost 8,000.00

Fee Paid 17.00

Receipt No. for Permit Fee 1583

Building Permit No. 21133

Date: 16-6-77

.....
Borough Engineer.

Per H. Gray

CERTIFICATE AFTER INSPECTION

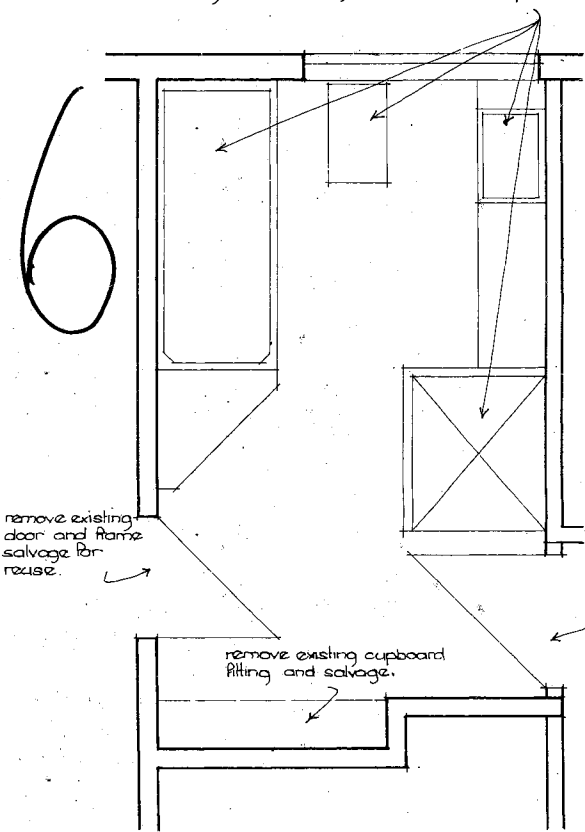
I HEREBY CERTIFY that I have inspected and tested the work carried out and described on the Permit issued to Mr., a Master Drainlayer (or Master Plumber), on the day of, 19..... and hereby approved of the work as carried out.

Date:

.....
Borough Health Inspector.

683/51

remove existing bath, WC & cistern, basin and shower tray complete with all associated joinery block of plumbing and drainage services as required.



EXISTING & DEMOLITION PLAN

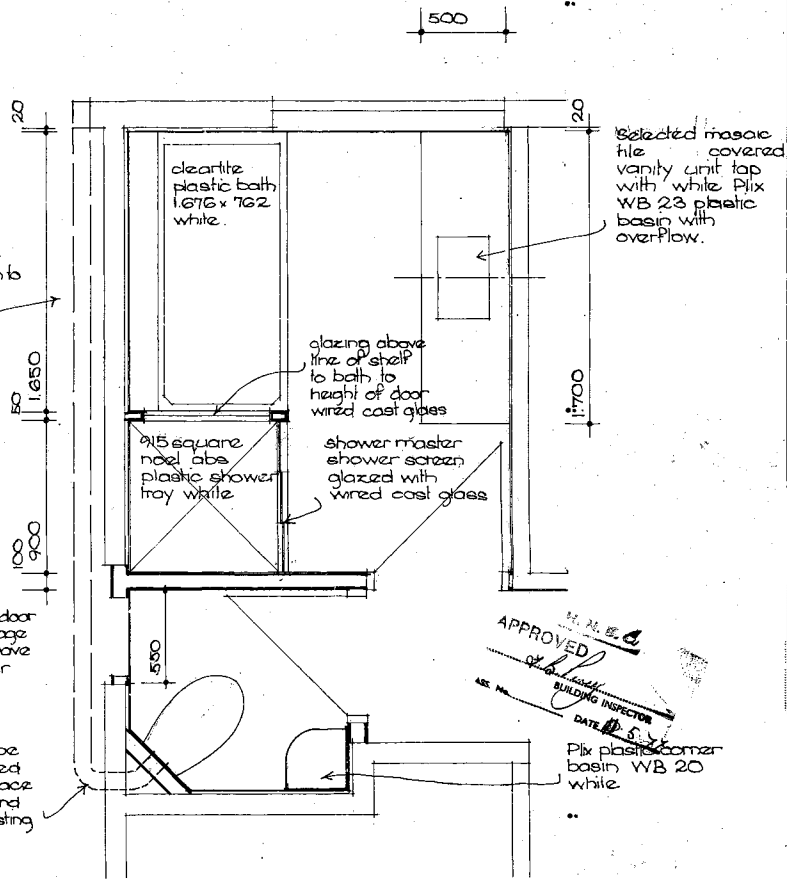
Making good: Make good as required to existing services, finishes and other work to enable new work to be carried out. Make good to salvaged items as required to enable them to be reused.

Note: The contractor must check all dimensions on the job prior to commencing any work or manufacturing or ordering any components.

provide & fix 400 dia duct for ventilation to W.C.

remove existing door and frame salvage for reuse remove portion of timber framed wall as required.

100 dia soil pipe from WC carried along roof space through wall and connect to existing stack.



NEW WORK FLOOR PLAN.

Fittings: Provide and fix the following fittings to the sanitary fixtures.

Bath: HMC Astra bath Pawaat No A383 38 dia waste fitting and plug.
Vanity Basin: HMC Astra basin taps (2) No A533 32 dia waste fitting and plug with overflow.

Shower: Martham supersafe shower mixing valve, H.M.C Caribbean 157 slide shower rose and rail set 38 dia shower waste fitting.

WC Basin: HMC Astra basin taps No A533 (2 off) 32 dia waste fitting and plug.

WC: Selected W.C. pan Allow the net sum of \$70 for supply of pan only. Belva Mk II flushing valve concealed in wall space with push button fitting. Allow for 90 litre supply tank and 38 dia flushing pipe tank to be concealed in roof space.

NOTES:

The contractor is to visit the site and inspect the existing installation prior to tendering. The contractor is to allow for all remedial work required to services and fittings in his tender and also for all work required to connect up new fittings to existing services.

all dimensions shall be checked on site.

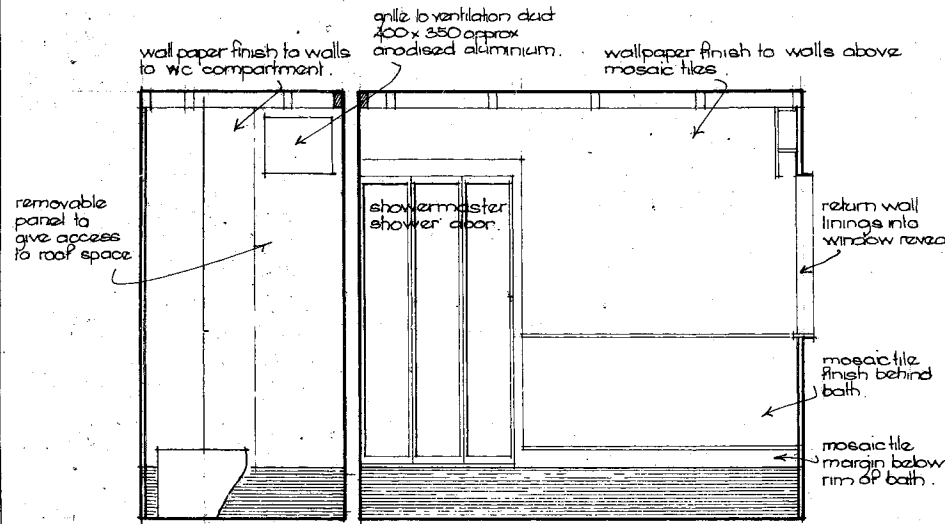


job title:
 MR & MRS I.R. COLLINS
 BATHROOM ALTERATIONS
 HAVELOCK NORTH
 WORKING DRAWINGS

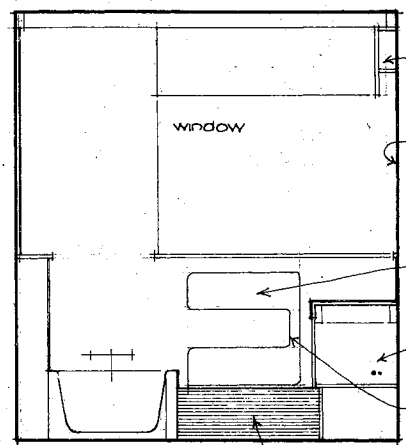
drawing title:
 DEMOLITION PLAN
 NEW WORK PLAN.

drawn: N.D.M. **date:** DEC 78 **scale:** 1:20

job no: 448 **drawing no:** W.1. **copyright**



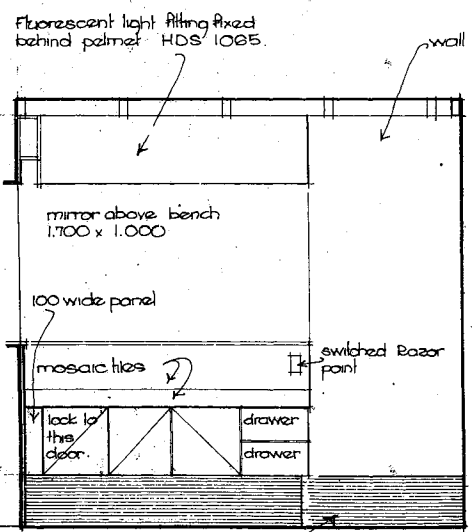
W.C. BATHROOM.
ELEVATION 1



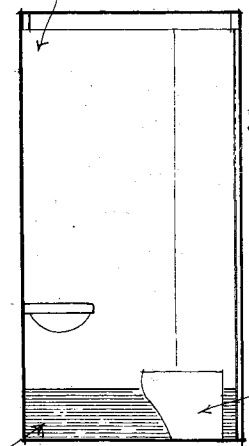
BATHROOM
ELEVATION 2

see sheet W3 for details of lighting and curtain pelmet.
wallpaper finish allow for Ashley vywall.
wallpaper finish to wall.
see sheet W3 for details of construction of vanity unit
slope T.R. 72 heated towel rail
vinyl flooring domestic grade allow \$25 per linear meter for supply only. Flooring covered up walls 300

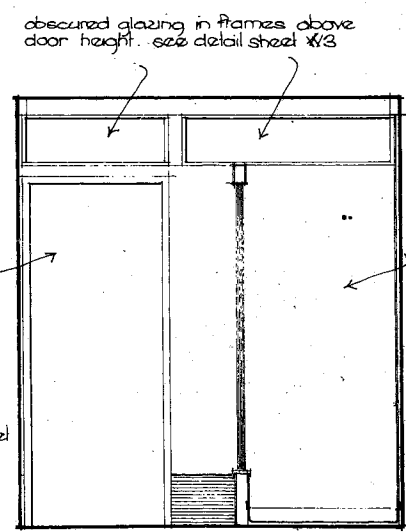
all dimensions shall be checked on site.



BATHROOM
ELEVATION 3



W.C.
ELEVATION 4



BATHROOM.

TEHRAN JAMES AND ASSOCIATES
REGISTERED ARCHITECTS
100/102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300

job title
MR & MRS. I. R. COLLINS
BATHROOM ALTERATIONS
HAVELOCK NORTH
WORKING DRAWINGS

drawing title
**INTERIOR ELEVATIONS
BATHROOM & W.C.**

drawn
N.D.M.

date
JAN 77

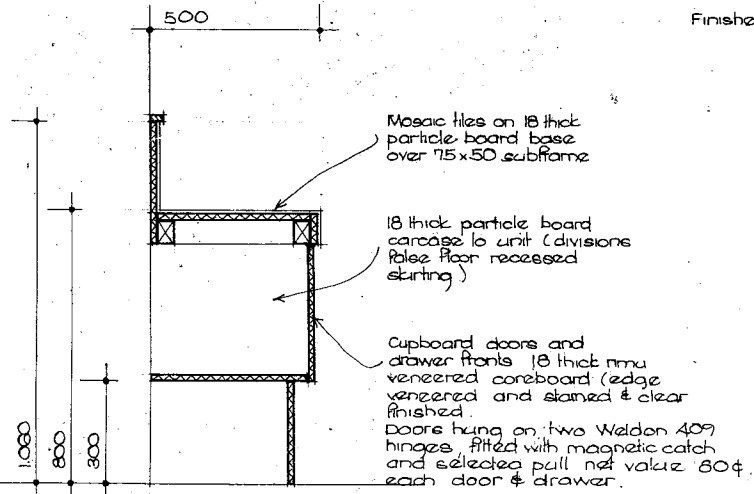
scale
1:20

job no.
448

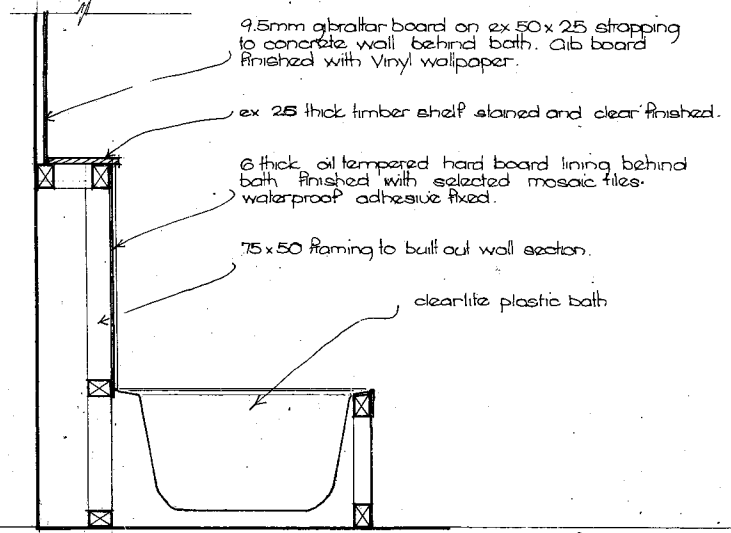
drawing no.
W2

copyright



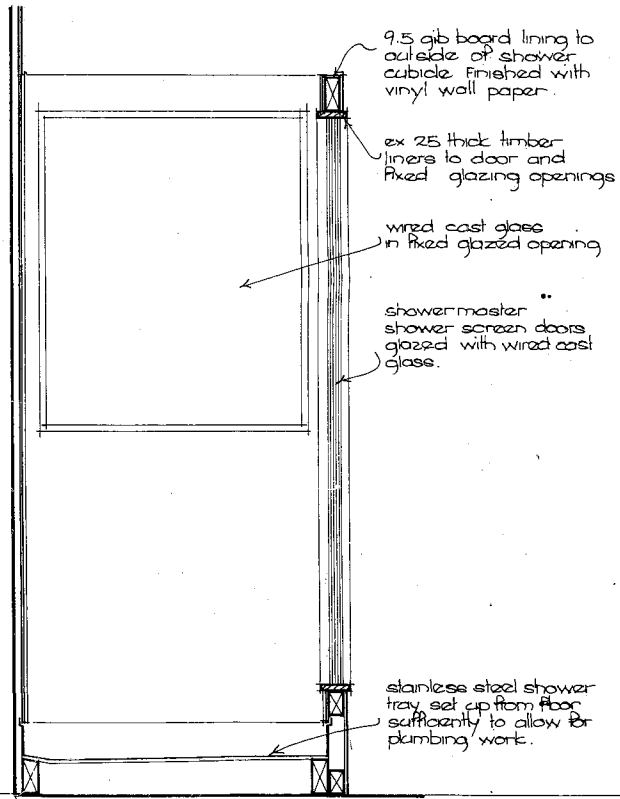


DETAIL OF VANITY UNIT

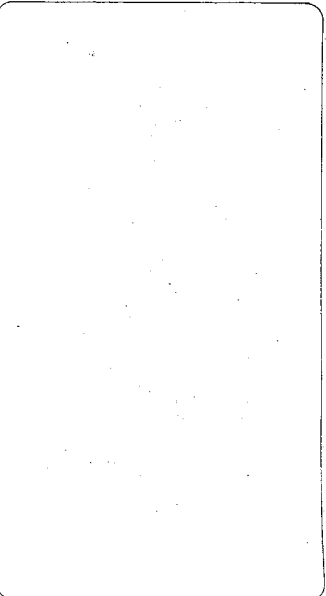


DETAIL OF BATH INSTALLATION
JOINERY & GENERAL FINISH DETAILS
SCALE 1:10

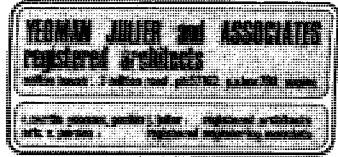
Finishes to timber work : All exposed timber finishing timber other than that inside the shower cubicle will be stained and finished with three coats of satin polyurethane clear finish. Timber inside the shower cubicle will be primed under-coated and will have two final coats of gloss finish enamel paint (white)



DETAIL OF SHOWER INSTALLATION



all dimensions shall be checked on site.



job title
MR & MRS I.R. COLLINS
BATHROOM ALTERATIONS
HAVELOCK NORTH
WORKING DRAWINGS

drawing title
JOINERY DETAILS
FINISH DETAILS

drawn N.D.M.	date MAR 77	scale 1:10
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job no. 448	drawing no. W3
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copyright



HAVELOCK NORTH BOROUGH COUNCIL.

Date 31-10-1978.

APPLICATION FOR A BUILDING PERMIT.

I HEREBY APPLY for a Building Permit for a . . . Alteration
(state type of building)
in accordance with the plans and specifications herewith and the parti-
culars given below.

Signature of Applicant *[Signature]*

APPLICATION FOR PLUMBING AND / OR DRAINAGE PERMIT.

I HEREBY APPLY for a permit to carry out plumbing and/or drainage work in
accordance with the plans and specifications herewith and the particulars
given below.

Signature of Applicant

PLEASE USE BLOCK LETTERS AND GIVE FULL PARTICULARS.

DESCRIPTION OF PROPERTY.

Assessment No. 1049/ 250... Lot 4..... D.P. 10209
Location of Work 35 Sumner Ave. Havelock North
(street and number)

NAME OF OWNER: . J. R. Collins ADDRESS: . 35 Sumner Ave. .
. H.M.S.

NAME OF BUILDER: C. J. Trade Ltd. ADDRESS: P. O. Box 792. .
Mar. St.

NAME OF PLUMBER: ADDRESS:
.

NAME OF DRAINLAYER: ADDRESS:
.

VALUE OF WORK:
Building \$1500.....
Plumbing
Drainage
TOTAL. \$1500

NOTE:
The Builder, Plumber and
Drainlayer are required to
locate all underground ser-
vices before commencement of
excavation. Plans of elec-
trical and Post & Telegraph
cables are located at the
Borough Office.

FLOOR SPACE: . . . 7. M² square feet.

Signed *[Signature]*

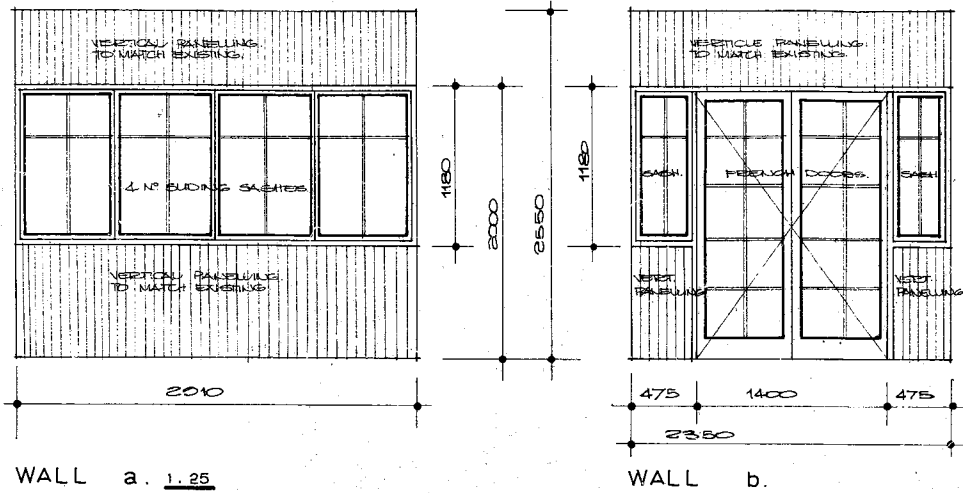
FOR OFFICE USE ONLY.

APPROVED J. L. Percy Building Inspector: . 1.11.78 . . 197 .
APPROVED Health Inspector: 197 .

SUBJECT TO:-

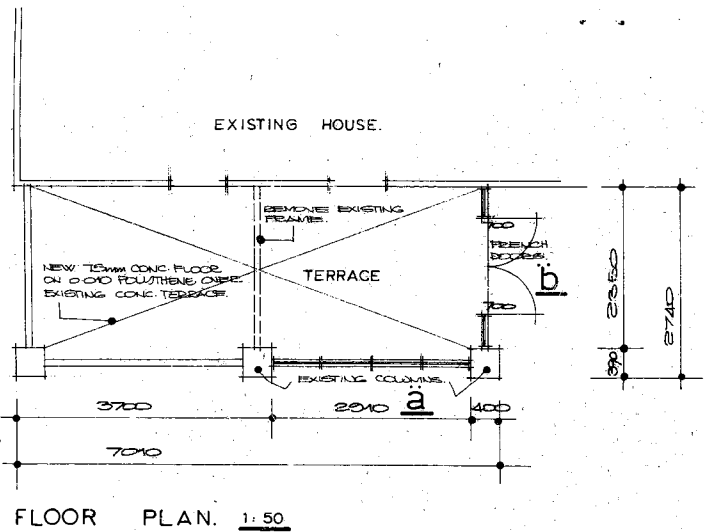
FEEES PAID
Building . \$. 8
Plumbing
Drainage RECEIPT NO.
Sewer
Water 9396.
Crossing

PERMIT NOS.
Building . 109367.
Plumbing
Drainage
Works Order



NOTES:
 All workmanship and materials to comply with N.Z.S.S. and local Body By-Laws.
 Framing timbers to be N° 1 Treated Plus Exclata. Beams and walls to be N.3. Douglas Fir. Finishing timbers to be T.W.P.
 Concrete to be 17.2 Mpa 'Premix' 28 days steel trawl finish.
 Exterior wall cladding to be 'match lining' to match existing.
 Clear glass new timber joinery units to match existing.
 Painting to match existing by tradesman or by owner.

APPROVED
[Signature]
 BUILDING INSPECTOR
 DATE 14/11/78



PROPOSED ADDITIONS FOR I. R. COLLINS. — 35 SIMLA AVE. — HAVELOCK NORTH.

SCALE 1:25, 50.	DATE Oct. 1978	PEAK DRAUGHTING LTD 308 ALBERT STREET. HASTINGS. PHONE 86431. P.O. BOX 792.
SHEET NO. 1	JOB NO. 78148	

23497

DATE 19th Dec 1983

APPLICATION FOR A BUILDING PERMIT

I HEREBY APPLY for a Building Permit for a Dwelling Alteration in
(state type of building)
accordance with the plans and specifications herewith and the particulars
given below.

Signature of Applicant D.P. Doohan

APPLICATION FOR PLUMBING AND OR DRAINAGE PERMIT

I HEREBY APPLY for a permit to carry out plumbing and/or drainage work
in accordance with the plans and specifications herewith and the part-
iculars given below.

Signature of Applicant.....

PLEASE USE BLOCK LETTERS AND GIVE FULL PARTICULARS

DESCRIPTION OF PROPERTY

Assessment No. 10490/250.. Lot 4... D.P. 10200
Location of Work 51 Simla Ave.....Havelock North
(street and number)

NAME OF OWNER: I. COLLINS ADDRESS: 51 Simla Ave
(Bridgeman Deceased) BP Doohan

NAME OF BUILDER: P. J. BRIDGEMAN ADDRESS: 712 Chester St
Park Rd South

NAME OF PLUMBER: P. GOLDFINCH ADDRESS: Puffin Rd

NAME OF DRAINLAYER: ADDRESS:

VALUE OF WORK:
Building \$ 14,000-00
Plumbing }
Drainage } 1000
TOTAL 15000

NOTE:
THE Builder, Plumber and
drainlayer are required to
locate all underground ser-
vices before commencement
of excavation. Plans of
electrical and Post & Tele-
graph cables are located at
the Borough Office.

FLOOR SPACE:Square Feet. Signed D. Doohan

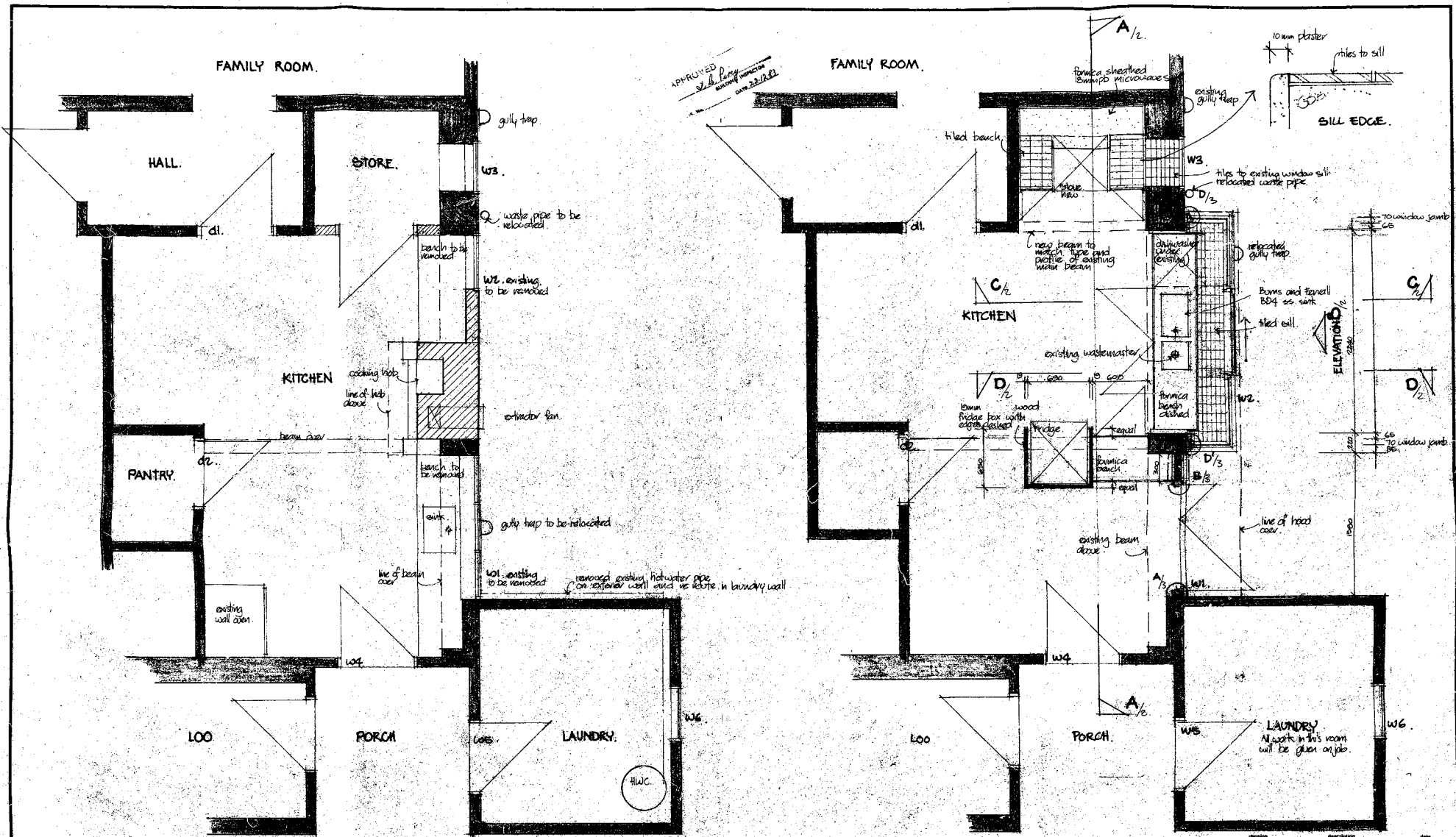
FOR OFFICE USE ONLY

APPROVED: Building Inspector: 19

APPROVED: Health Inspector: 19

	<u>FEEES PAID</u>		<u>PERMIT NO.</u>
Building	\$ <u>86</u>	7	Building <u>69831</u>
Plumbing		Plumbing <u>1848</u>
Drainage	\$ <u>22</u>		Drainage "
Sewer		Works Order
Water		
Crossing		
Research Levy	\$ <u>15</u>		
Footpath Deposit		

RECEIPT NO. 16946



APPROVED
St. J. Perry
 ARCHITECT
 22/12/88

EXISTING PLAN. 1:20
 hatching indicates wall to be removed.

PROPOSED PLAN. 1:20

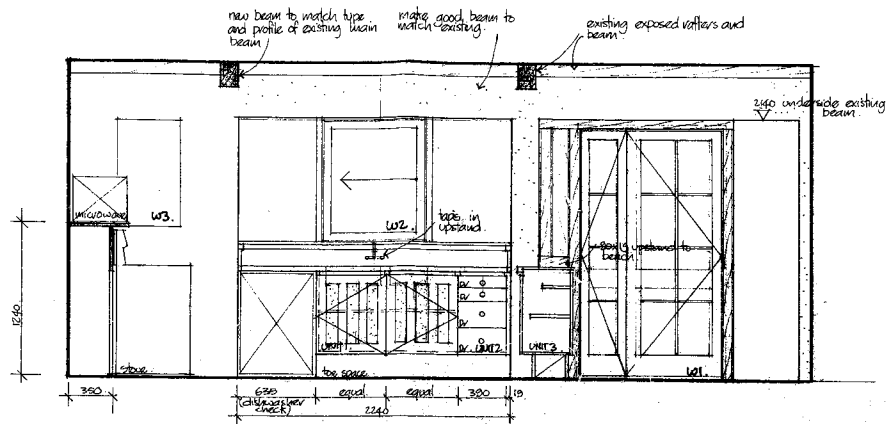
HOLLAND RYNN & JACK ARCHITECTS
 123 QUEEN STREET HASTINGS PHONE 88523

job title
KITCHEN ALTERATION TO HOME OF MR & MRS I. COLLINS
 51 GIMLA AVENUE HAVELOCK NORTH.

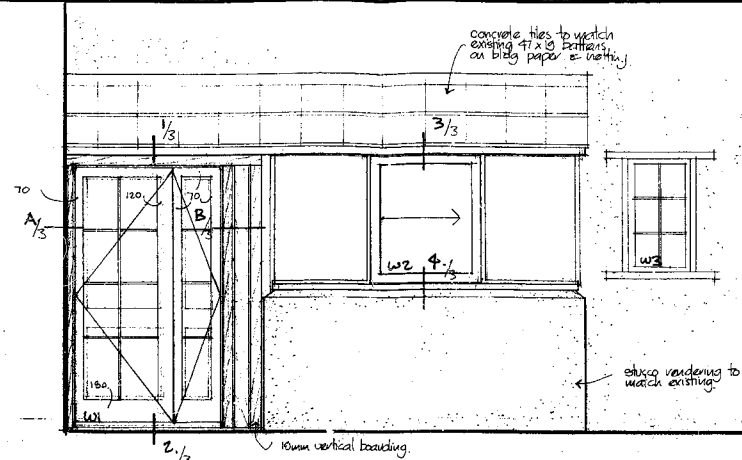
drawing title
**EXISTING PLAN.
 PROPOSED PLAN.**

scale 1:20 date December 1988
 job number sheet number
0580 1

FOLLOW FIGURED DIMENSIONS IN PREFERENCE TO DIMENSIONS SCALED OFF DRAWINGS UNLESS OTHERWISE STATED



SECTION A



ELEVATION B.

SPECIFICATION.

PRELIMINARY & GENERAL.
 All work shall be to best trade practise and shall comply in all respects with local authority requirements and building codes.

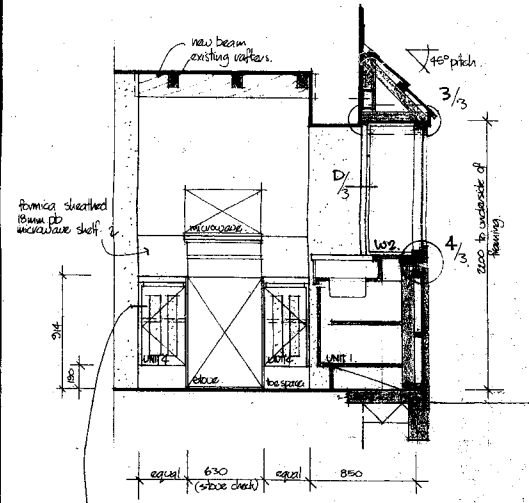
CONCRETOR.
 Workmanship shall comply with NZSS 1900 Pt 9.3. Cement shall comply with NZS 1844. Concrete to be strength 20mpa. at 28 days.
 1. Excavate and form footing / floor slab to form kitchen window box.

CARPENTER.
 All timber shall be in accordance with NZS 1669. All work shall comply with requirements of NZS 3604. Allow to attend on all subgrades.
 1. Demolish, trim and make good walls, ceiling and floors to achieve new plan layout shown.
 2. Frame up and complete new walls, ceiling and hood to drawings.

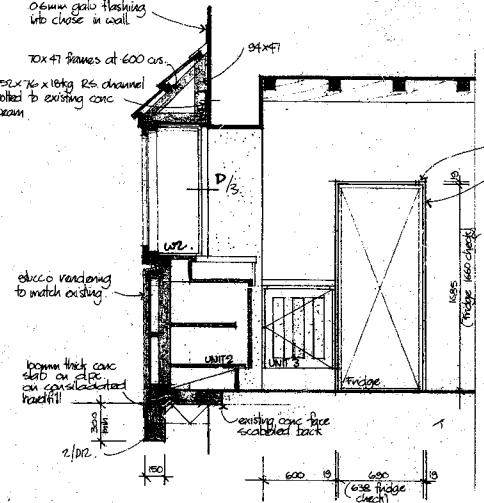
JOINER.
 All work shall comply with the requirements of NZSS 1900. All timber shall comply with NZS 1669. Provide the following for fixing by carpenter.
 1. All kitchen joinery.
 2. window W2 and door W1.
 Note: All shelf surfaces to joinery units in 8mm crownwood.

ELECTRICIAN.
 All electrical work shall be carried out by a Registered Electrician and shall comply in all respects with NZ Wiring Regulations 1961 and with local Authority Bylaws.
 1. Allow to disconnect existing exhaust fan, cooking hob, wall pump and any other circuits required by contractor in the zone of alterations.
 2. Allow to carry out all work shown.

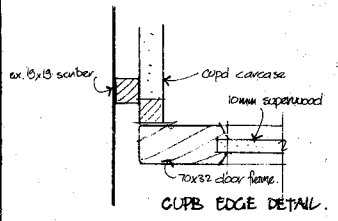
PLUMBER.
 WORK to be in compliance with requirements of Plumbing & Drainage Regs 1978.
 1. Supply and fix all flashings required.
 2. Allow to disconnect existing sink and taps.
 3. Connect up new sinks complete with wastepipe, with associated waste and h.c supply for automatic washing machine.
 4. Allow to disconnect existing drains and gully traps as necessary and relocate where shown.



SECTION C



SECTION D.



CURB EDGE DETAIL.

HOLLAND RYNN & JACK ARCHITECTS
 123 QUEEN STREET HASTINGS PHONE 88523

JOB TITLE: KITCHEN ALTERATION TO HOME OF MR & MRS J. COLLINS
 61 SIMLA AVENUE HAVELOCK NORTH

DRAWING TITLE: SECTIONS

SCALE: 1:20 DATE: December 1983

JOB NUMBER: 0580 SHEET NUMBER: 2 REVISION:

FOLLOW FIGURED DIMENSIONS IN PREFERENCE TO DIMENSIONS SCALED OFF DRAWINGS - IF IN DOUBT ASK

FORM 5
BUILDING CONSENT
Section 51, Building Act 2004

Building Consent Number ABA20051003

The Building

Street address of building: 51 Simla Avenue HAVELOCK NORTH 4201
Legal description of land where building is located: LOT 4 DP 10209 CT 194/2
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

Name of owner: Gordon Ronald Lash & Mrs Karen Judith Lash
*Contact person: Mrs Karen Lash
Mailing address: 51 Simla Avenue HAVELOCK NORTH 4201
Street address/registered office: 51 Simla Avenue, Havelock North
Phone number: Landline: 8794797 Mobile: N/A
Daytime: 8794797 After hours: 8774011
Facsimile number: N/A Email address: N/A
Website:
First point of contact for communications with the council/building consent authority:
Mrs Karen Lash

Building Work

The following building work is authorised by this building consent:
Install a solid fuel heater into existing fire place.

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:

Compliance Schedule

A compliance schedule is not required for the building.

‡The compliance schedule must contain the following specified systems and comply with the performance standards for those systems required by the building code:

‡Attachments

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

‡Project Information Memorandum

‡Certificate attached to project information memorandum

Issued by Hastings District Council

1 June 2005

*Delete if the applicant is an individual.

†Contact details must be in New Zealand.

‡ Delete items not applicable.

§Delete if the building is intended to have a life of 50 years or more.

FORM 7
CODE COMPLIANCE CERTIFICATE
Section 195, Building Act 2004



**HASTINGS
DISTRICT
COUNCIL**

Building Consent Number ABA20051003

The Building

Street address of building: 51 Simla Avenue HAVELOCK NORTH 4201

Legal description of land where building is located: LOT 4 DP 10209 CT 194/2

Building name: N/A

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

Level/unit number: N/A

Current, lawfully established, use: Residential

Year first constructed: N/A

The Owner

Name of owner: Gordon Ronald Lash & Mrs Karen Judith Lash

*Contact person: Mrs Karen Lash

Mailing address: 51 Simla Avenue HAVELOCK NORTH 4201

Street address/registered office: 51 Simla Avenue, Havelock North

Phone number:	Landline:	8794797	Mobile:	N/A
	Daytime:	8794797	After hours:	8774011

Facsimile number:	N/A	Email address:	N/A
-------------------	-----	----------------	-----

Website:

Building Work

Description of Work: Install a solid fuel heater into existing fire place.

Building consent number: ABA20051003

Issued by: Hastings District Council

Code Compliance

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

- (a) the building work complies with the building consent; and
- *(b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

‡Attachment

‡Compliance schedule

On behalf of Hastings District Council

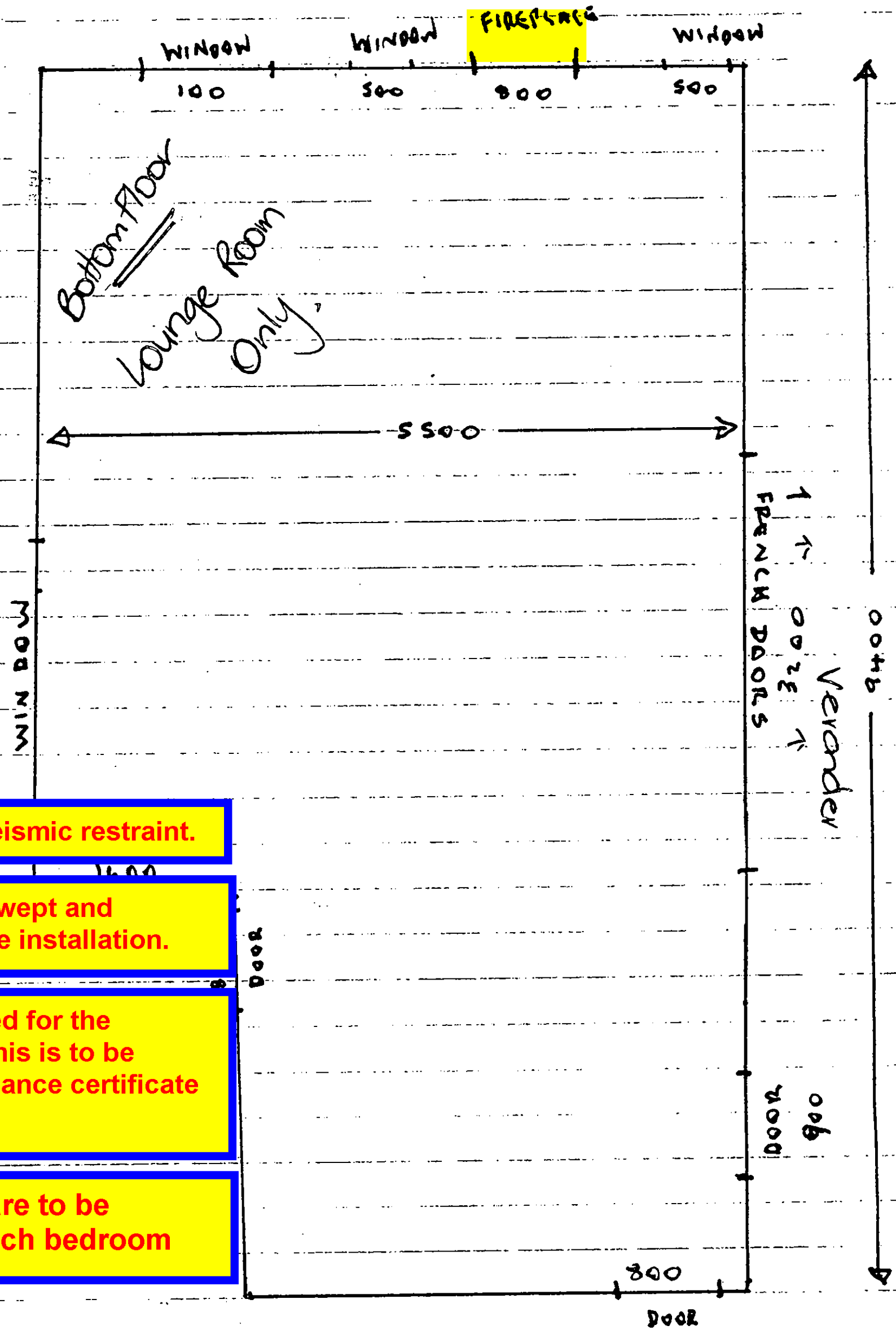
6 July 2005

*Delete if the applicant is an individual.

†Contact details must be in New Zealand.

‡Delete if inapplicable.

2 storied home.



Heater is to be provided with seismic restraint.

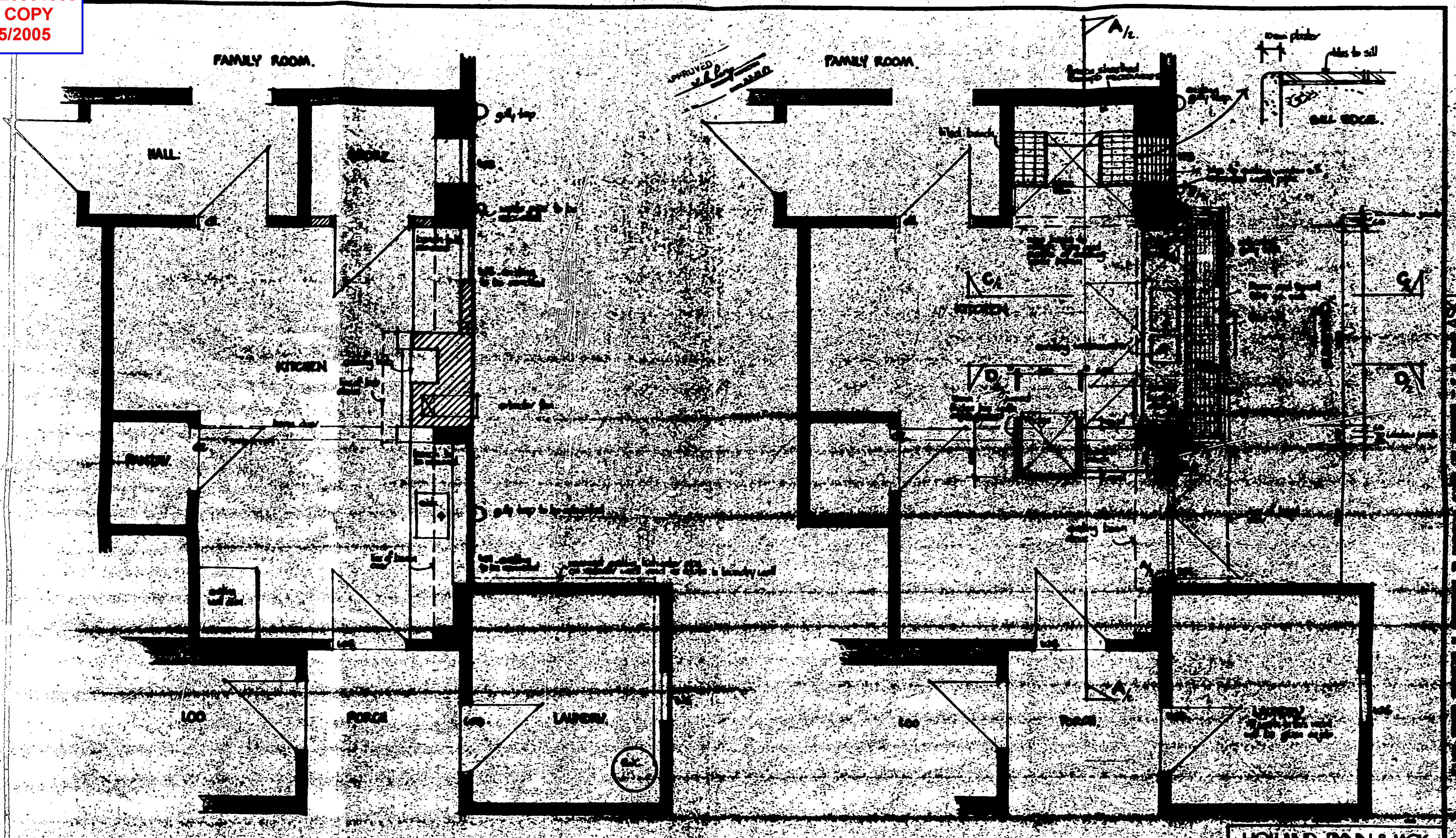
The existing chimney is to be swept and checked for integrity prior to the installation.

A producer statement is required for the installation of this appliance. This is to be provided prior to a code compliance certificate being issued.

Approved smoke detectors are to be installed within 3.0m from each bedroom

SCALE 50:1 EG. 800MM DOOR = 16MM

APPLICATION FOR FIREBOX INSERT FOR
SI SIMLA AVENUE HAVELOCK NORTH
DOWNSTAIRS LOUNGE
OWNERS: GRT + KJ LASH
LAT 4 DP 10209



EXISTING PLAN. 1/20
holding schedule, wall to be moved.

PROPOSED PLAN. 1/20

HOLLAND RYAN & JACK
ARCHITECTS
100 QUEEN STREET WEST SUITE 2000
ATTENTION ALTERATION TO HOME OF
MR & MRS. I. COLLINS
21 BRILA AVENUE BRIDGE WOOD
EXISTING PLAN.
PROPOSED PLAN.
1/20
December 05
0580

FORM 5
BUILDING CONSENT
Section 51, Building Act 2004

Building Consent Number ABA20061998

The Building

Street address of building: 51 Simla Avenue HAVELOCK NORTH 4201
Legal description of land where building is located: LOT 4 DP 10209 CT 194/2
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

Name of owner: Mr Gordon Ronald Lash & Mrs Karen Judith Lash
Contact person: GORDON LASH
Mailing address: 51 Simla Avenue HAVELOCK NORTH 4201
Street address/registered office: 51 SIMLA AVENUE HAVELOCK NORTH
Phone number: Landline: 8768126 Mobile: 0272083373
Daytime: 8768126 After hours: 8774011
Facsimile number: Email address:
Website:
First point of contact for communications with the council/building consent authority:
GORDON LASH

Building Work

The following building work is authorised by this building consent:

Construct a swimming pool

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:

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

Project Information Memorandum

Issued by Hastings District Council

22 December 2006



CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

SECTION 1

THE BUILDING

Building consent number	Issued by:
ABA20061998	Hastings District Council
Description of Work:	Construct a Swimming Pool
Street Address of Building:	51 Simla Avenue HAVELOCK NORTH 4130
Legal Description of land where building is located:	LOT 4 DP 10209 CT 194/2
Building Name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A
Current, lawfully established, use:	SWIMMING POOL
Year first constructed:	N/A
Intended Specified Life:	Indefinite

SECTION 2

THE OWNER

Name of owner:	Mr Gordon Ronald Lash & Mrs Karen Judith Lash	
*Contact Person:		
Owner's mailing address:	Street address/Registered office:	
Mr G R Lash 51 Simla Avenue HAVELOCK NORTH 4130		

Owner's contact details:

Landline:	8729200	Mobile:	0272083373
After hours:	8774011	Facsimile Number:	
Email:		Website:	

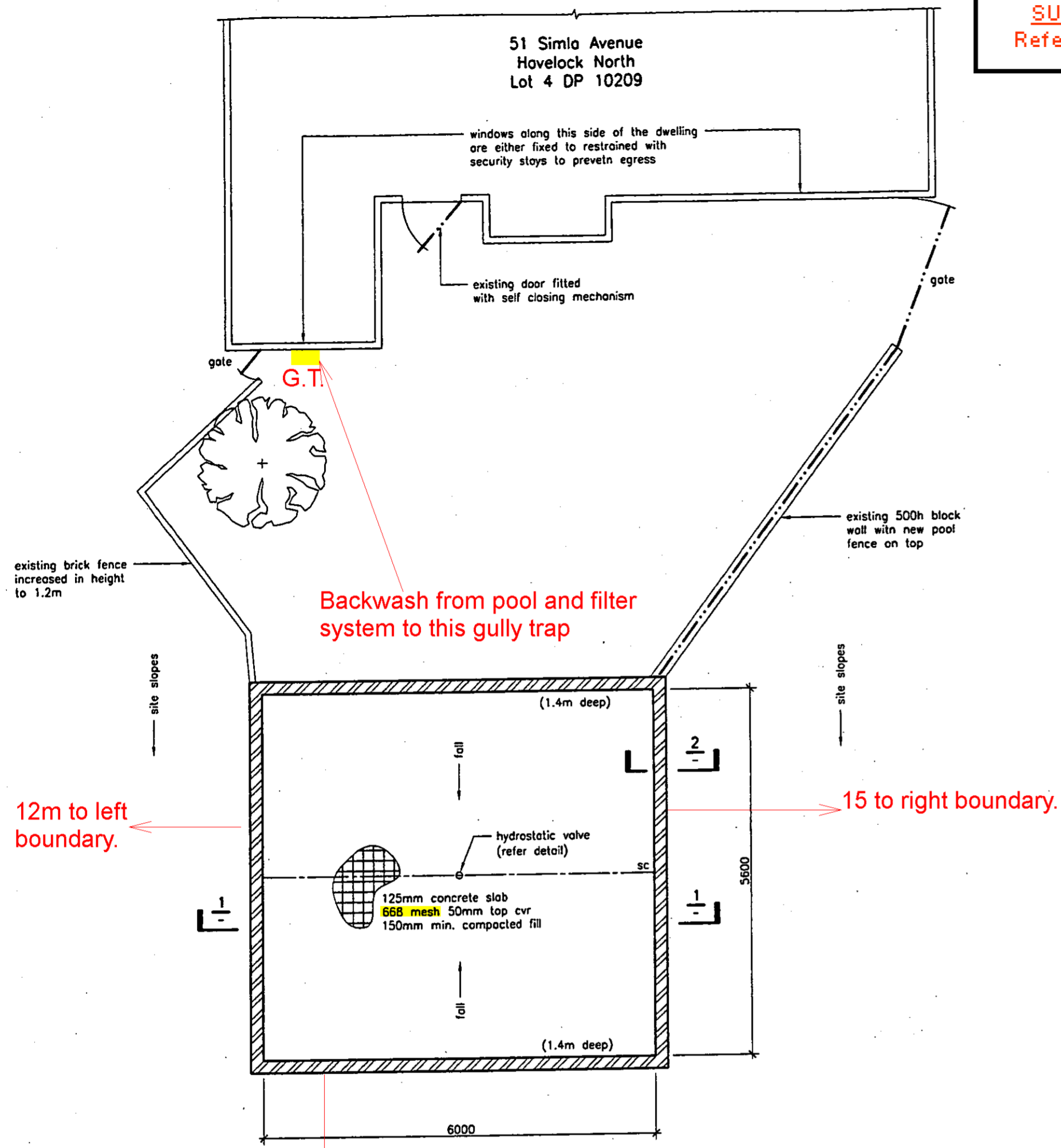
SECTION 3

CODE COMPLIANCE

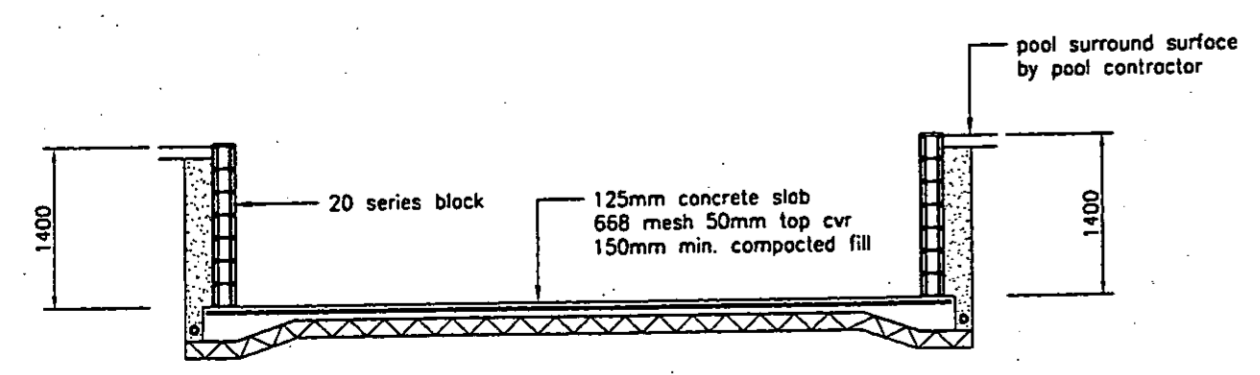
The building consent authority named below is satisfied, on reasonable grounds, that -
(a) the building work complies with the building consent

Signed on behalf of Hastings District Council
 08 May 2009

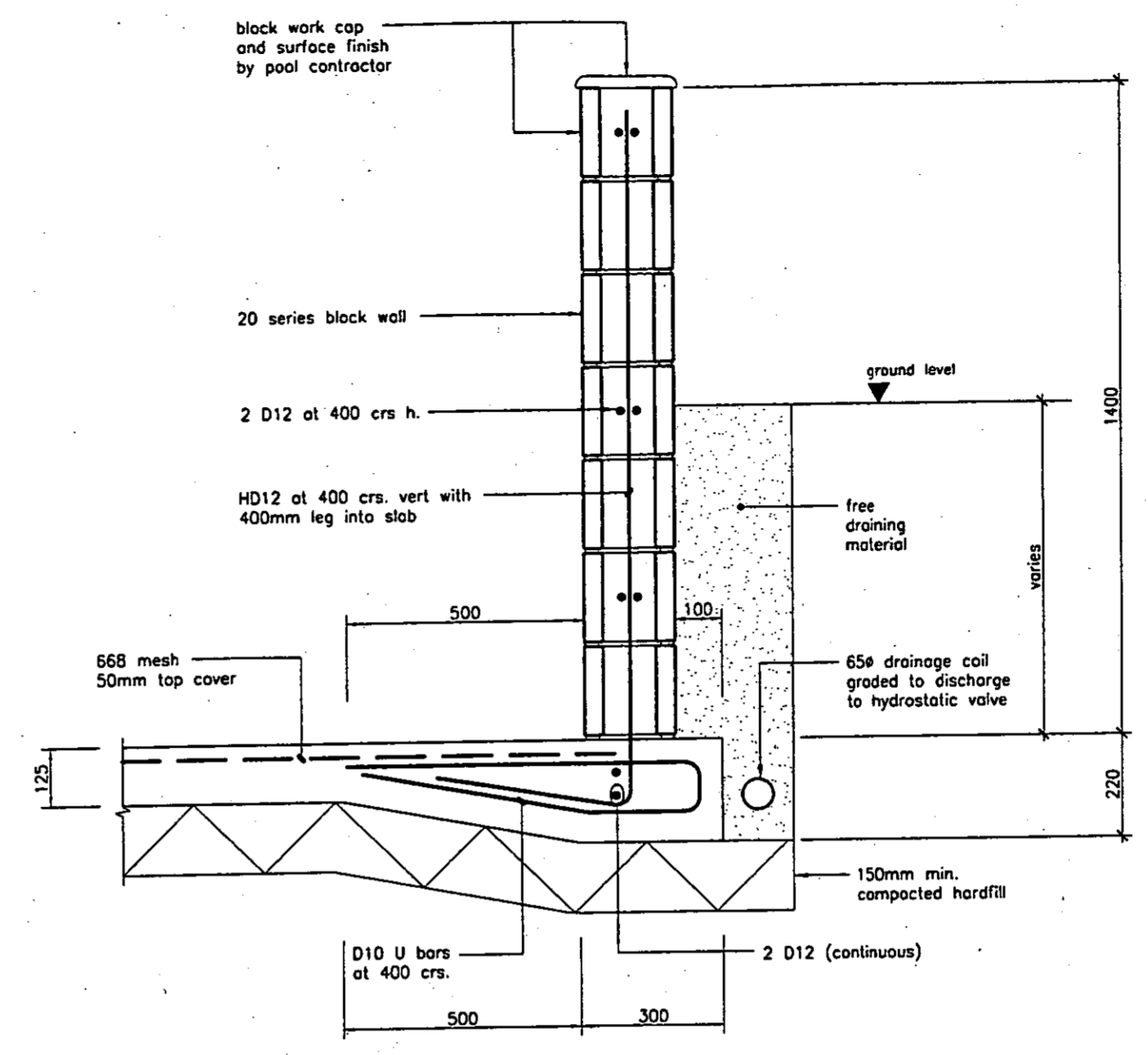
SUPERSEDED PLAN
Refer also amended plan



plan of proposed pool
scale 1:50

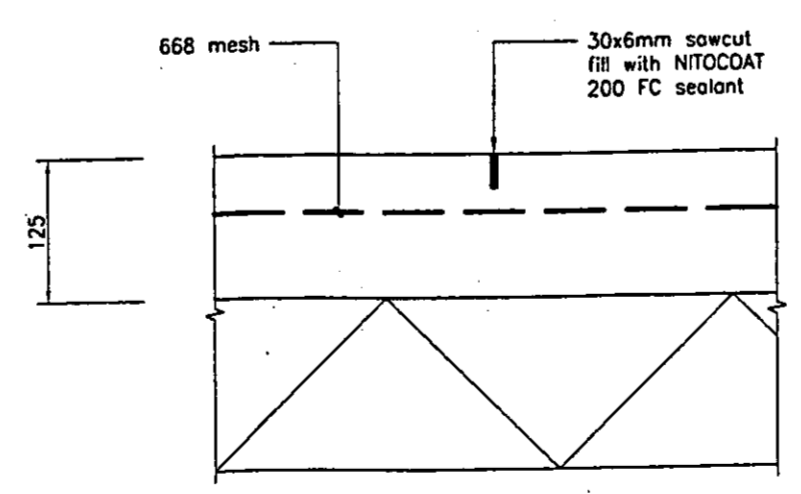


1 pool section
SCALE 1:50

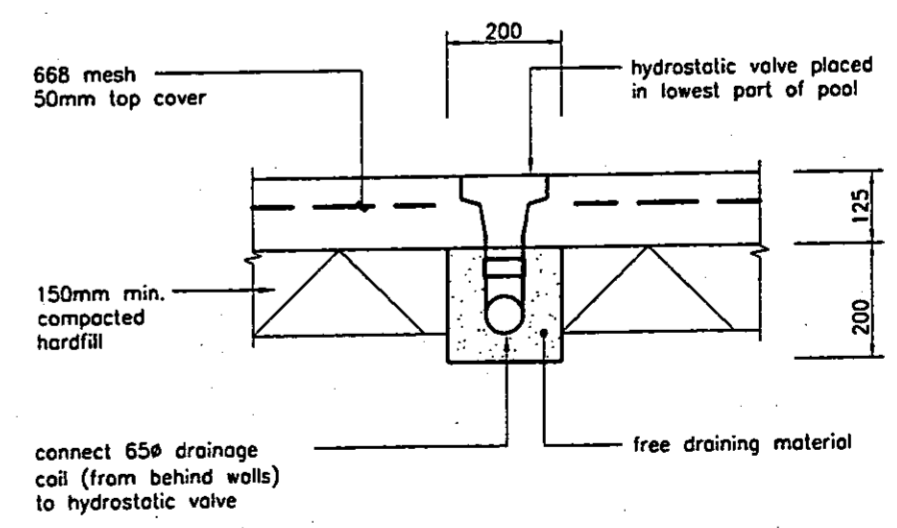


2 TYPICAL WALL DETAIL
SCALE 1:10

No deviations to this consent permitted: Building Act 2004 states "...an amendment to a building consent must be made as if it were an application for a building consent"



SAWCUT DETAIL
SCALE 1:5



HYDROSTATIC VALVE DETAIL
SCALE 1:10

All dimensions to be verified on site before making any shop drawings or commencing any work. The copyright of this drawing remains with Holmes Consulting Group

NOTE:
It is assumed that the ground on which the pool is to be built is capable of providing a safe bearing capacity of 100 kPa. The Engineer shall be allowed to inspect the reduced level of excavation to confirm this.
All walls to be constructed without clean-out holes.

A	DATE	BY	REASON
REV	DATE	BY	REASON

Consultants

HolmesConsultingGroup

212 Queen St East
PO Box 904
Hastings
New Zealand

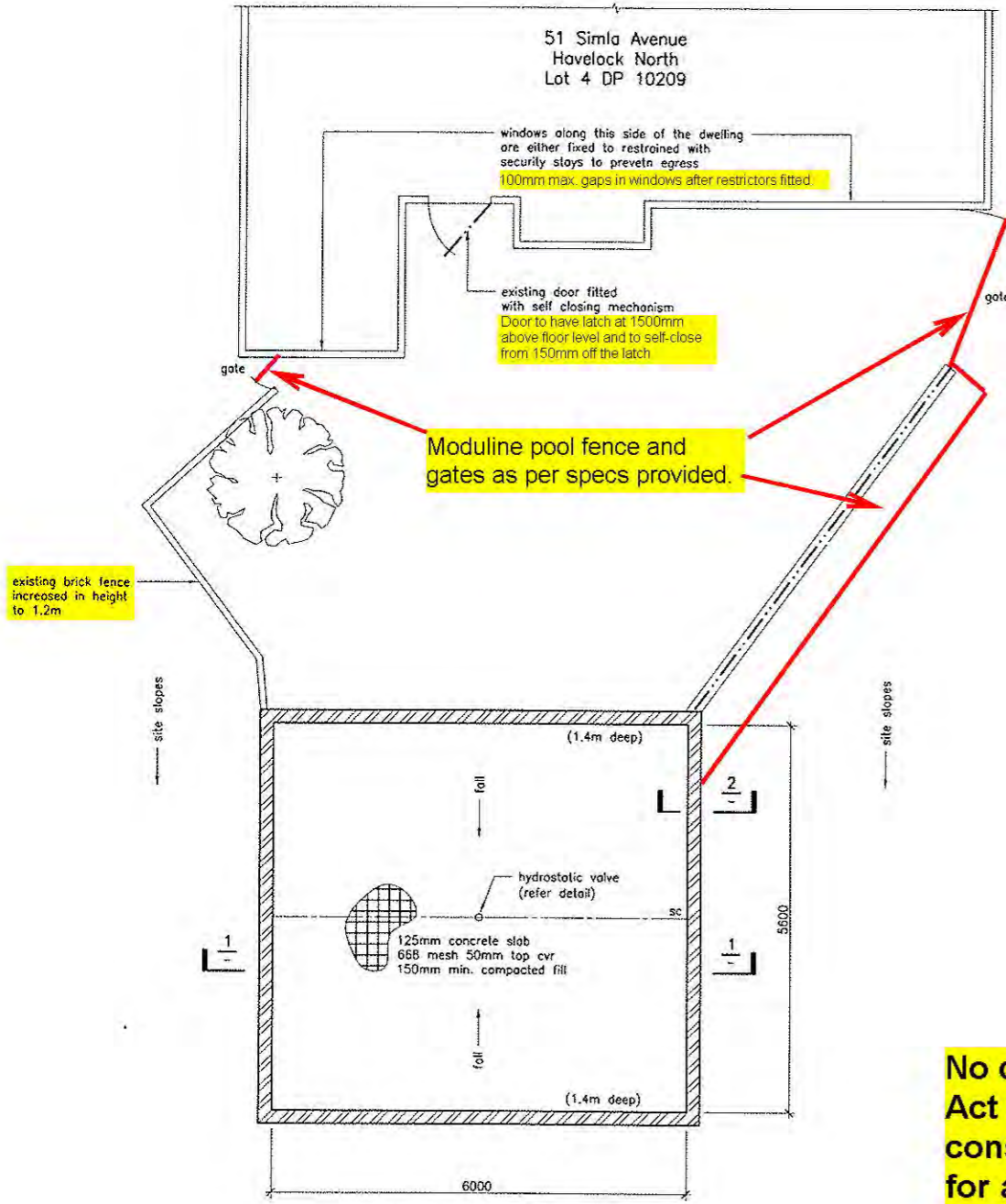
Telephone
06-876-0818
Facsimile
06-876-2790
www.holmesgroup.com

LASH POOL
51 SIMLA AVENUE
HAVELOCK NORTH

Drawn: BL Scale: varies (ON A1)
Approved: *[Signature]* Filename: 060108_01

Sheet Title
pool plan and details

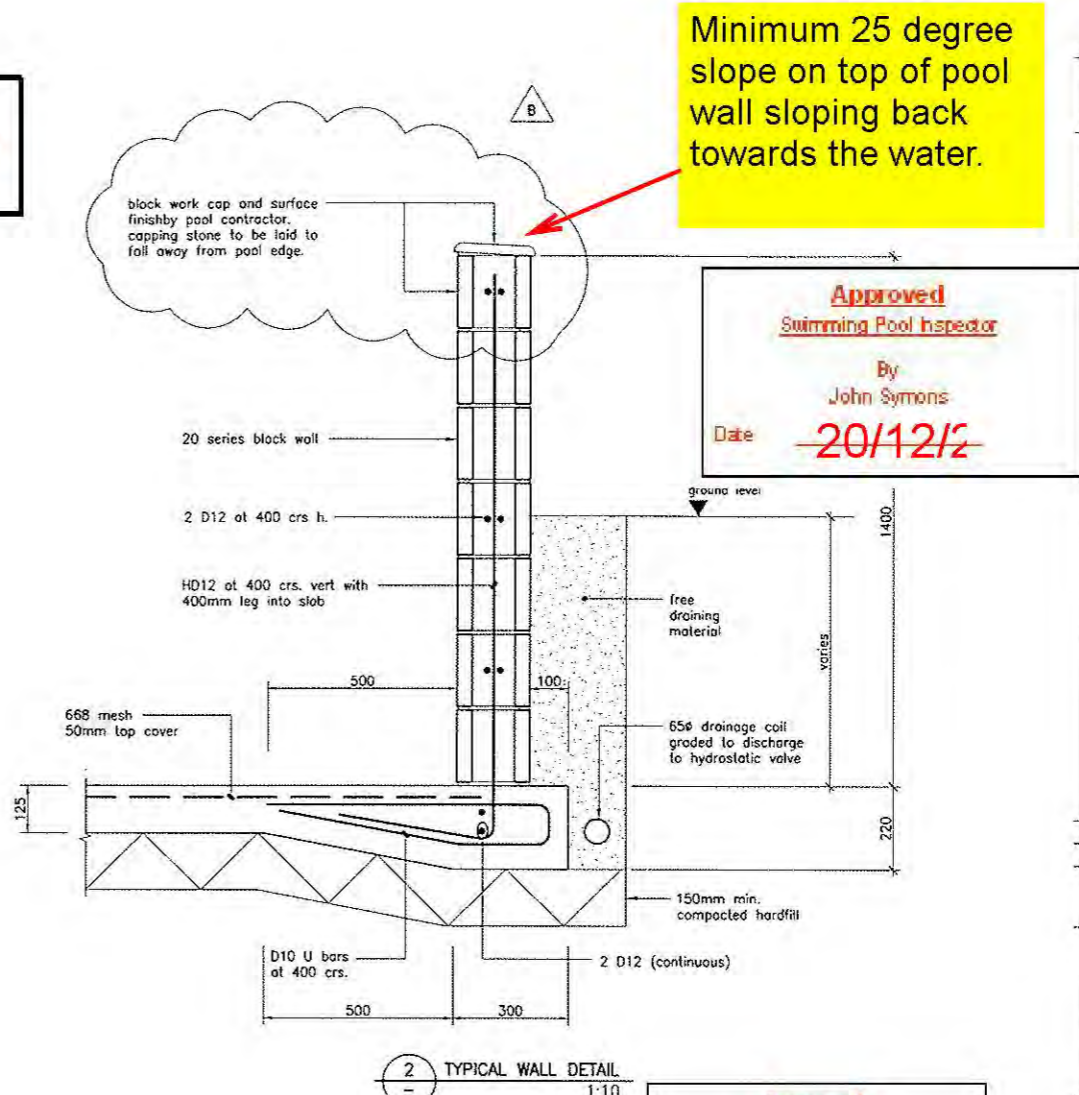
Job No.	Sheet No.	Rev.
060108	01	A



AMENDED PLAN
Refer previous plans also for past endorsements

No deviations to this consent permitted: Building Act 2004 states "...an amendment to a building consent must be made as if it were an application for a building consent"

Maintain pool wall height at 1.2m where it forms the pool fence



Minimum 25 degree slope on top of pool wall sloping back towards the water.

Approved Swimming Pool Inspector
By John Symons
Date 20/12/06

Approved Structural Engineer
By Bill Rawstron
Date 20/12/2006

All dimensions to be verified on site before making any shop drawings or commencing any work. The copyright of this drawing remains with Holmes Consulting Group.

NOTE:
It is assumed that the ground on which the pool is to be built is capable of providing a safe bearing capacity of 100 kPa. The Engineer shall be allowed to inspect the reduced level of excavation to confirm this.

All walls to be constructed without clean-out holes.

B	19-12-06	LC	for construction
A	DATE	BL	for construction
REV	DATE	BY	REASON

212 Queen St East
PO Box 904
Hastings
New Zealand

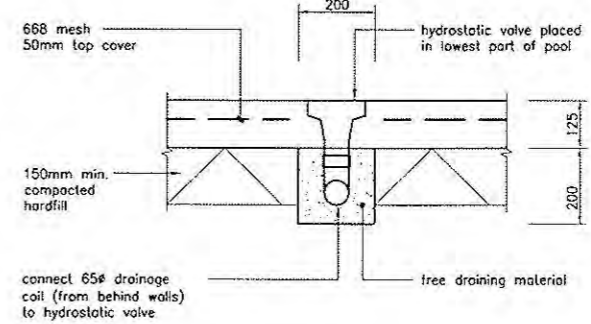
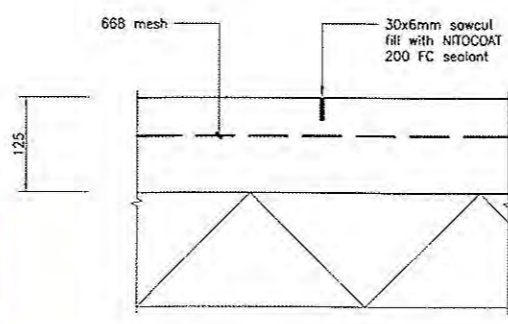
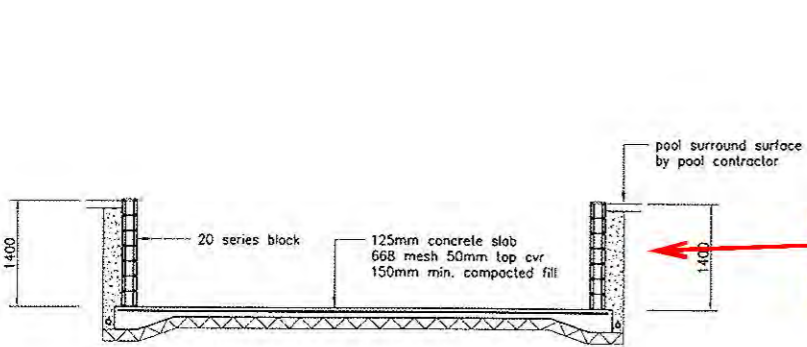
Telephone: 06-876-0818
Facsimile: 06-876-2780
www.holmesgroup.com

LASH POOL
51 SIMLA AVENUE
HAVELOCK NORTH

Drawn: BL Scale: varies (ON A1)
Approved: [Signature] Filename: 060108_01

Sheet Title
pool plan and details

Job No	Sheet No	Rev
060108	01	B



aba20061998 Job copy
HDC 20/12/2006

FORM 5
BUILDING CONSENT
Section 51, Building Act 2004



Building Consent Number ABA20170066

The Building

Street address of building: 51 Simla Avenue, HAVELOCK NORTH 4130
Legal description of land where building is located: LOT 4 DP 10209 CT 194/2
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

Name of owner: Russell Brett Deakin
Contact person: Russell Deakin
Mailing address: PO Box 2040, Stortford Lodge, Hastings 4153
Street address/registered office: N/A
Landline: 06 8774594
Mobile: 027 4427855
Daytime: 06 8774594
After hours: N/A
Facsimile number: N/A
Email address: russelld@paradise.net.nz

First point of contact

First point of contact for communications with the council/building consent authority:
Full Name: Russell Deakin
Mailing address: PO Box 2040, Stortford Lodge, Hastings 4153
Landline: 06 8774594
Mobile: 027 4427855
Daytime: 06 8774594
After hours: N/A
Facsimile number: N/A
Email address: russelld@paradise.net.nz

Building Work

The following building work is authorised by this building consent:

En suite Addition

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
- Application for Code Compliance Certificate



Matthew Holmes
Position: Building Team Leader Processing
On behalf of Hastings District Council
19/04/2017

Form 7
CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

SECTION 1	THE BUILDING
Building consent number ABA20170066	Issued by: Hastings District Council
Description of Work: Ensuite Addition	
Street Address of Building: 51 Simla Avenue HAVELOCK NORTH 4130	
Legal Description of land where building is located: LOT 4 DP 10209 CT 194/2	
Building Name: N/A	
Location of building within site/block number: N/A	
Level/unit number: 2	
Current, lawfully established, use: Housing	
Year first constructed: c1920	
Intended Specified Life: Indefinite	

SECTION 2	THE OWNER
Name of owner: Russell Brett Deakin	
*Contact Person: Russell Deakin	
Mailing address: Russell Brett Deakin PO Box 2040 Stortford Lodge Hastings 4153	Street address/Registered office: 51 Simla Avenue, Havelock North 4130

Owner's contact details:

Landline: 06 8721040	Mobile: 027 4427855
After hours:	Facsimile Number:
Email: russelldeakin1@outlook.com	Website:

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



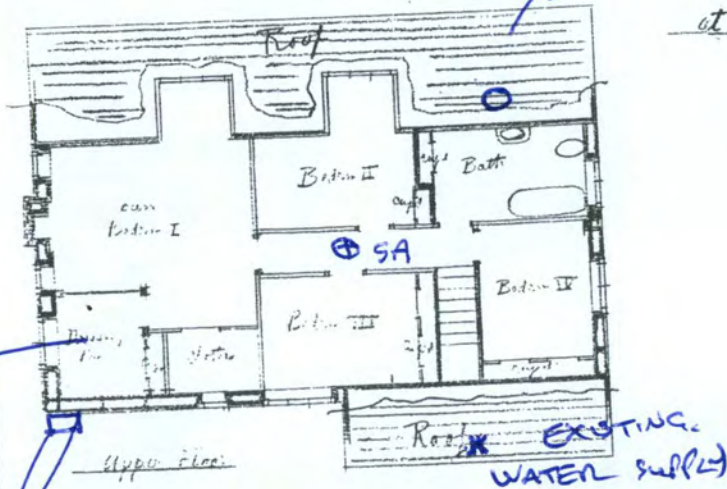
 Signature
 Position Business Support Officer
 On behalf of Hastings District Council
 24 January 2020

ABA20170066
APPROVED - Site Copy
Hastings District Council
18/04/2017

POSITION OF EXISTING
LOW PRESSURE + REPLACEMENT MAINS PRESSURE HOT WATER CYCLOPS

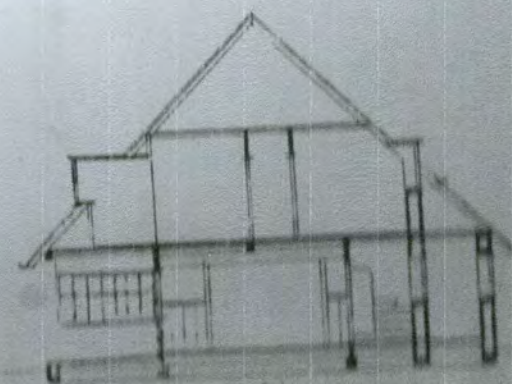
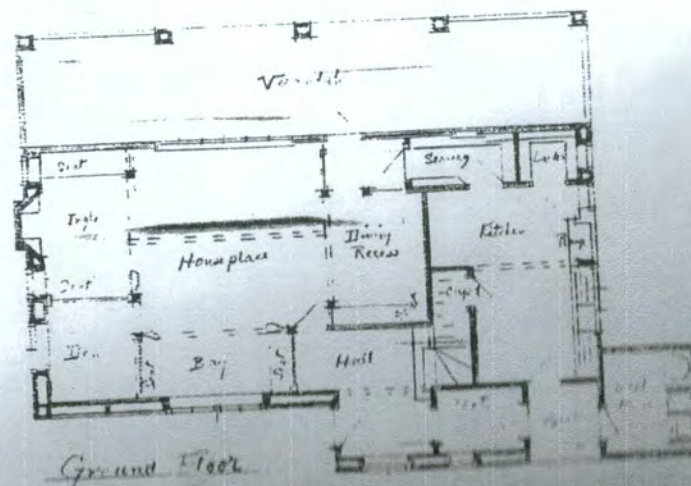
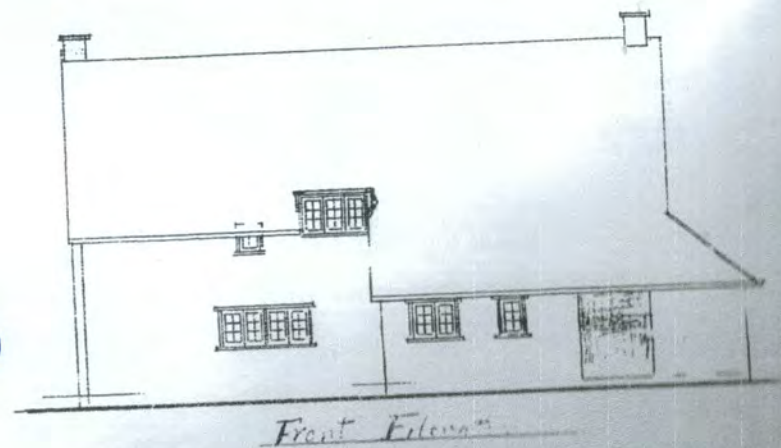
Proposed House for Davidson Esq. £18000
at Simla Avenue Havelock North
J.W. Chapman-Taylor Archt.
710

NEW
ENSUITE
BATHROOM
AS PER
PLAN



NEW SEPTIC WASTE
+ SEPTIC LINE AS PER PLAN

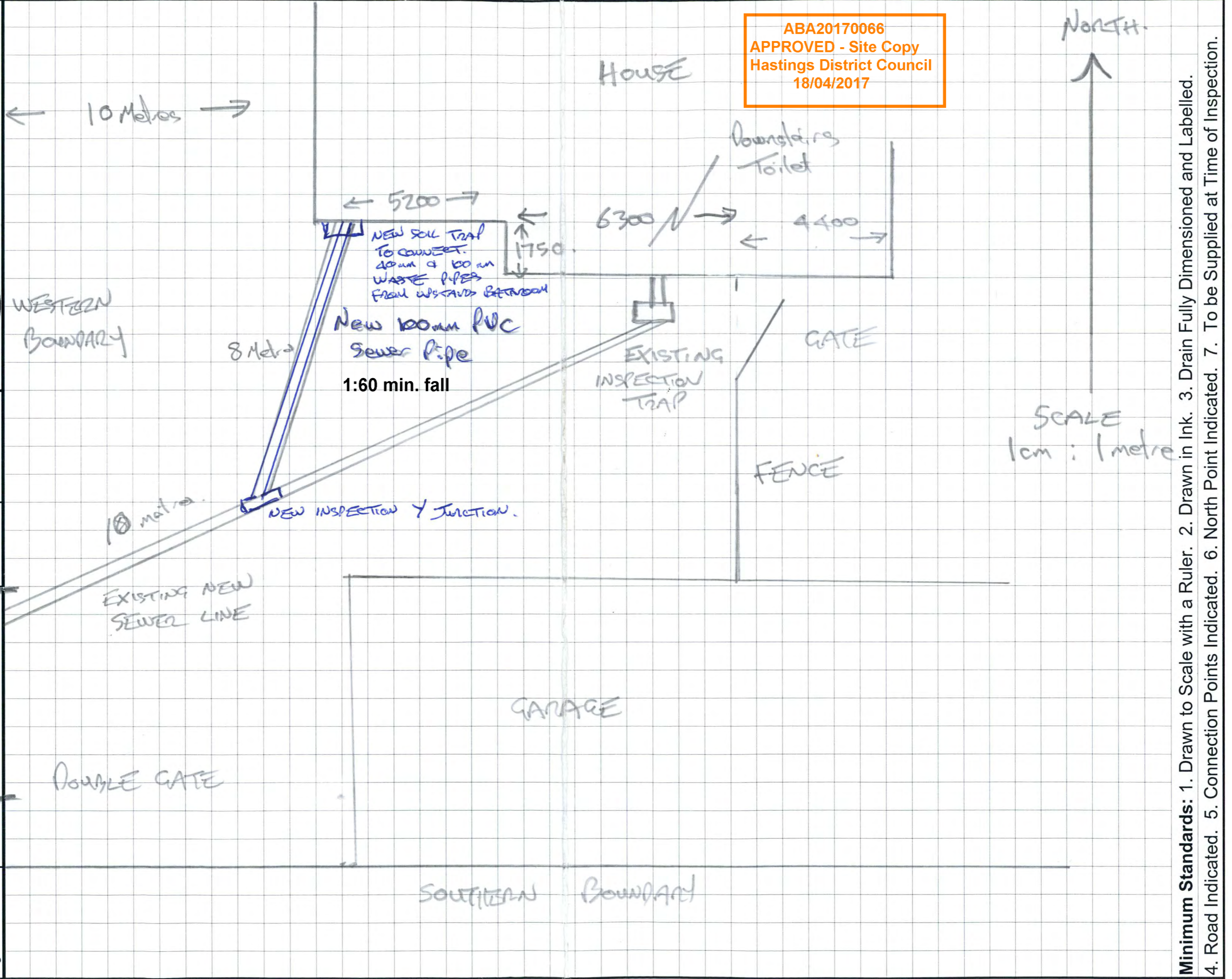
EXISTING
WATER SUPPLY
TO HOUSE



As-Built Drainage Plan

ABA No:	20061998	Property ID	72999
Owner:	XXXXXXXXXX	RUSSEL DEAKIN	
Address:	51 Simla Avenue Havelock North.		
Drainlayer:	ARNOLD KAIJSER	Reg. No.	
Sign:		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.

EXISTING DOUBLE SUE OPENING WINDOWS (900mm HIGH)

EXISTING 300mm THICK
SOLID CONCRETE WALL

40mm
Waste to
outside

EXISTING 300mm THICK
SOLID CONCRETE OUTSIDE WALL

ABA20170066
APPROVED - Site Copy
Hastings District Council
18/04/2017

P TRAP

WALL
FACED
TOILET
SUITE

WASTE
TRAY
WALL

100mm

1200 x
460
WALL
HUNG
VANITY

EXISTING
TIMBER
WALL

EXISTING
UPSTAIRS
BEDROOM

LINEA QUATRO
VANCOUVER
1400 x 1000
ENCLOSED
SLIDING DOOR
SHOWER

40mm waste outlet
Thru Wall WASTE

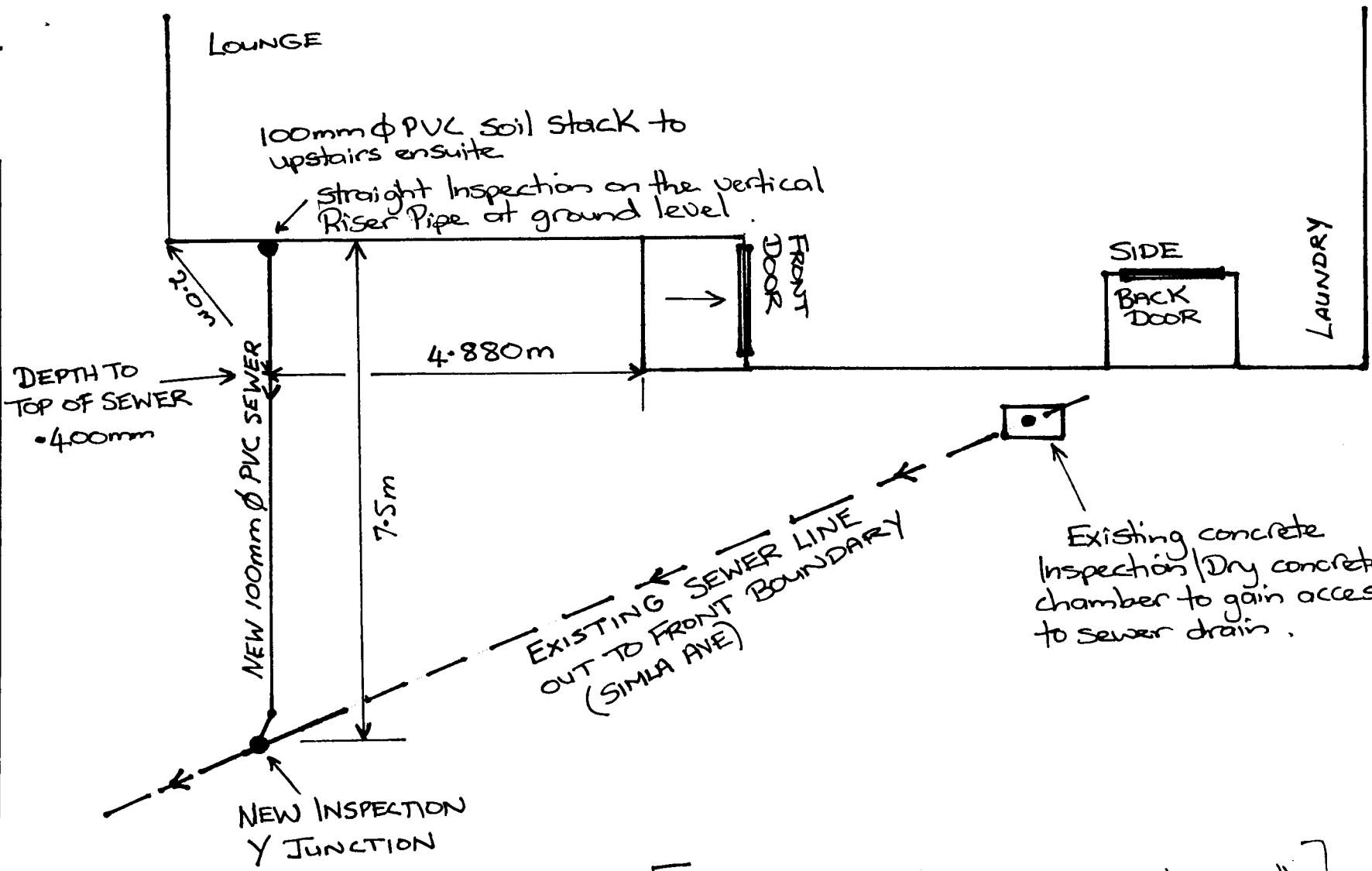
Heated
Towel Rail

EXISTING 800mm
SOLID TIMBER DOOR

EXISTING
TIMBER WALL

WARDROBE

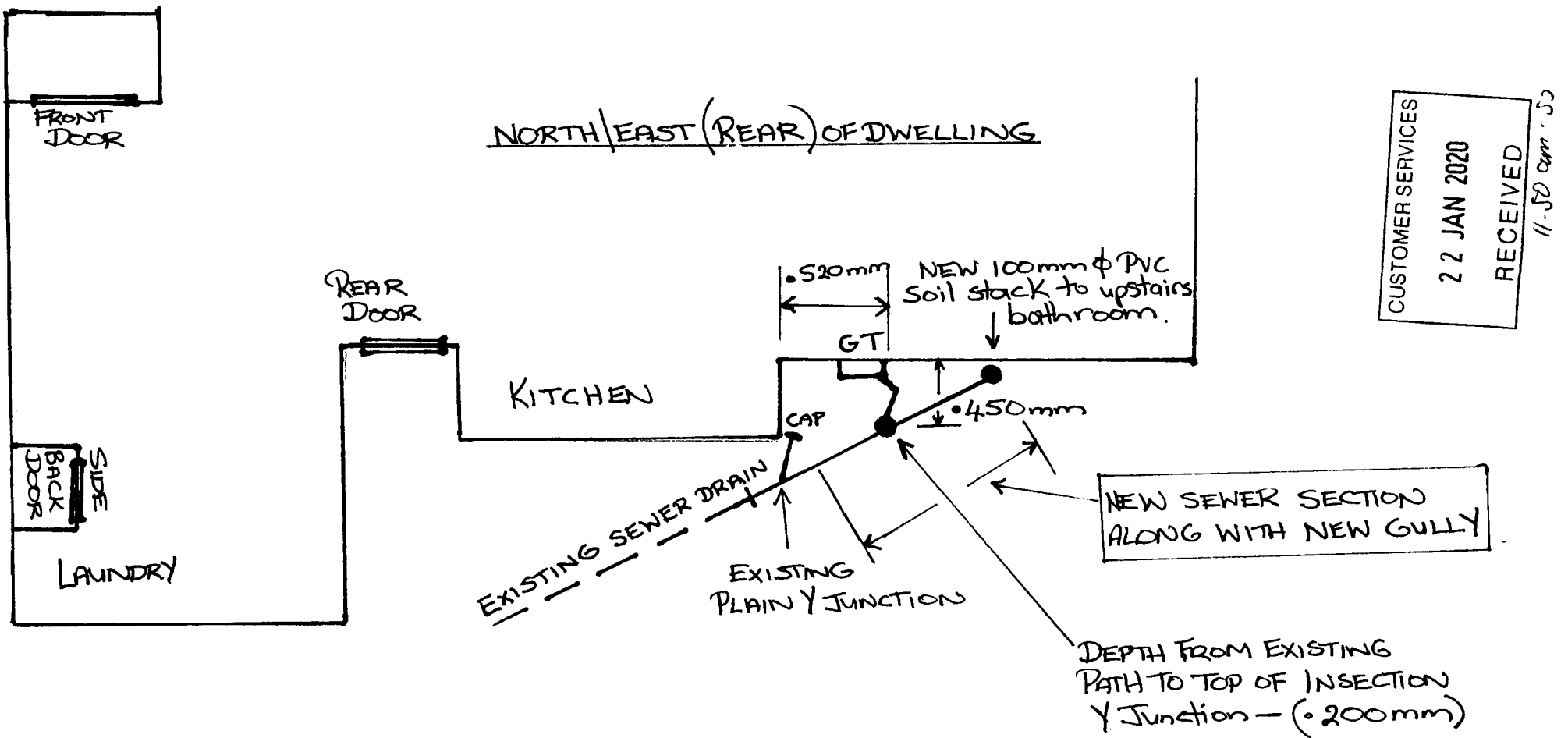
51 SIMLA AVE - HAVELOCK NORTH



CUSTOMER SERVICES
 22 JAN 2020
 RECEIVED

11.50am. 20

[Job 51 Simla Ave - Havelock North]
 ABA No: 20170066
 Property ID: 72999



Job: 51 Simla Ave - Havelock North
 ABA NO: 20170066
 Property ID: 72999

FORM 5 BUILDING CONSENT

Section 51, Building Act 2004

Building Consent Number ABA20220635

The Building

Street address of building: 51 Simla Avenue HAVELOCK NORTH 4130
Legal description of land where building is located: LOT 4 DP 10209 CT HB194/2
Building name: Woodcroft House
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

Name of owner: Shannon Bray & Susan Carol Whiteley
Contact person: Shannon Bray
Mailing address: 51 Simla Avenue HAVELOCK NORTH 4130
Street address/registered office: N/A
Landline: N/A
Mobile: N/A
Daytime: 0274516319
After hours: N/A
Facsimile number: N/A
Email address: shannon@wayfinder.nz

First point of contact

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

Full Name: Ezra Kelly
C/O Design Group Stapleton Elliott Ltd
Mailing address: PO Box 790, NAPIER 4140
Landline: N/A
Mobile: N/A
Daytime: 06 835 6173
After hours: N/A
Facsimile number: N/A
Email address: npadmin@dgse.co.nz

Building Work

The following building work is authorised by this building consent:

Additions and Alterations to Building, Alter Pool Fencing

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):

Section 90 Inspection by Building Consent Authority - 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
- Certificate attached to project information memorandum (Form 4)
- Application for Code Compliance Certificate
- Site Copy Plans and Specifications



Tony Manunui
Consents Manager
On behalf of Hastings District Council

Date: 20 July 2022

**Form 7
 CODE COMPLIANCE CERTIFICATE**

Section 95, Building Act 2004


SECTION 1 THE BUILDING	
Building consent number ABA20220635	Issued by: Hastings District Council
Description of Work:	Additions/Alterations to Building & Alter Pool Fencing
Street Address of Building:	51 Simla Avenue HAVELOCK NORTH 4130
Legal Description of land where building is located:	LOT 4 DP 10209 CT 194/2
Building Name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	Two
Current, lawfully established, use:	Housing
Year first constructed:	1920
Intended Specified Life:	Indefinite

SECTION 2 THE OWNER	
Name of owner:	Shannon Bray & Susan Carol Whiteley
*Contact Person:	Shannon Bray
Mailing address: Shannon Bray 13 Von Dadelszen Havelock North 4130	Street address/Registered office: N/A

†Owner's contact details:

Landline:	N/A	Mobile:	027 4516319
After hours:	N/A	Facsimile Number:	N/A
Email:	shannon@wayfinder.nz	Website:	N/A

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.


 Barry Nikolaison
 Building Team Leader Inspections
 On behalf of Hastings District Council
 11 June 2024

ABA20220635
APPROVED - Site Copy
Hastings District Council
14/07/2022

4/08/2022A resource consent applies to this application and must comply with the conditions of the Resource Consent



A100 REV.0

SITE PLAN

WAYFINDER
WOODCROFT
51 Simla Avenue

FOR CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **B568**
PLOT DATE. **9/06/2022 3:07:58 PM**

NO.	DESCRIPTION	DATE
0	For Consent	09.06.22

Site Information

Rainfall Intensity: 70 mm/h
Climate Zone: 2
Corrosion Zone: B
Legal Description: Lot 4 DP 10209
Wind Zone: Low
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wn@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



ABA20220635
APPROVED - Site Copy
Hastings District Council
14/07/2022

4/08/2022A resource consent applies to this application and must comply with the conditions of the Resource Consent:

A100-A

POOL FENCE PLAN

WAYFINDER
 WOODCROFT
 51 Simla Avenue

FOR CONSENT

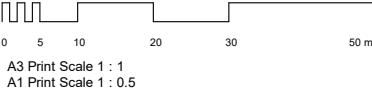
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. B568
 PLOT DATE. 9/06/2022 3:07:58 PM

NO.	DESCRIPTION	DATE
0	For Consent	09.06.22

Site Information

Rainfall Intensity: 70 mm/h
 Climate Zone: 2
 Corrosion Zone: B
 Legal Description: Lot 4 DP 10209
 Wind Zone: Low
 NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 A51. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wn@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



**ABA20220635
APPROVED - Site Copy
Hastings District Council
14/07/2022**

4/08/2022A resource consent applies to this application and must comply with the conditions of the Resource Consent

A150 REV.0

EXISTING & DEMO FLOOR PLAN

WAYFINDER
WOODCROFT
51 Simla Avenue

FOR CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **B568**

PLOT DATE. **9/06/2022 3:07:59 PM**

NO.	DESCRIPTION	DATE
0	For Consent	09.06.22

Site Information

Rainfall Intensity: 70 mm/h

Climate Zone: 2

Corrosion Zone: B

Legal Description: Lot 4 DP 10209

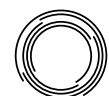
Wind Zone: Low

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

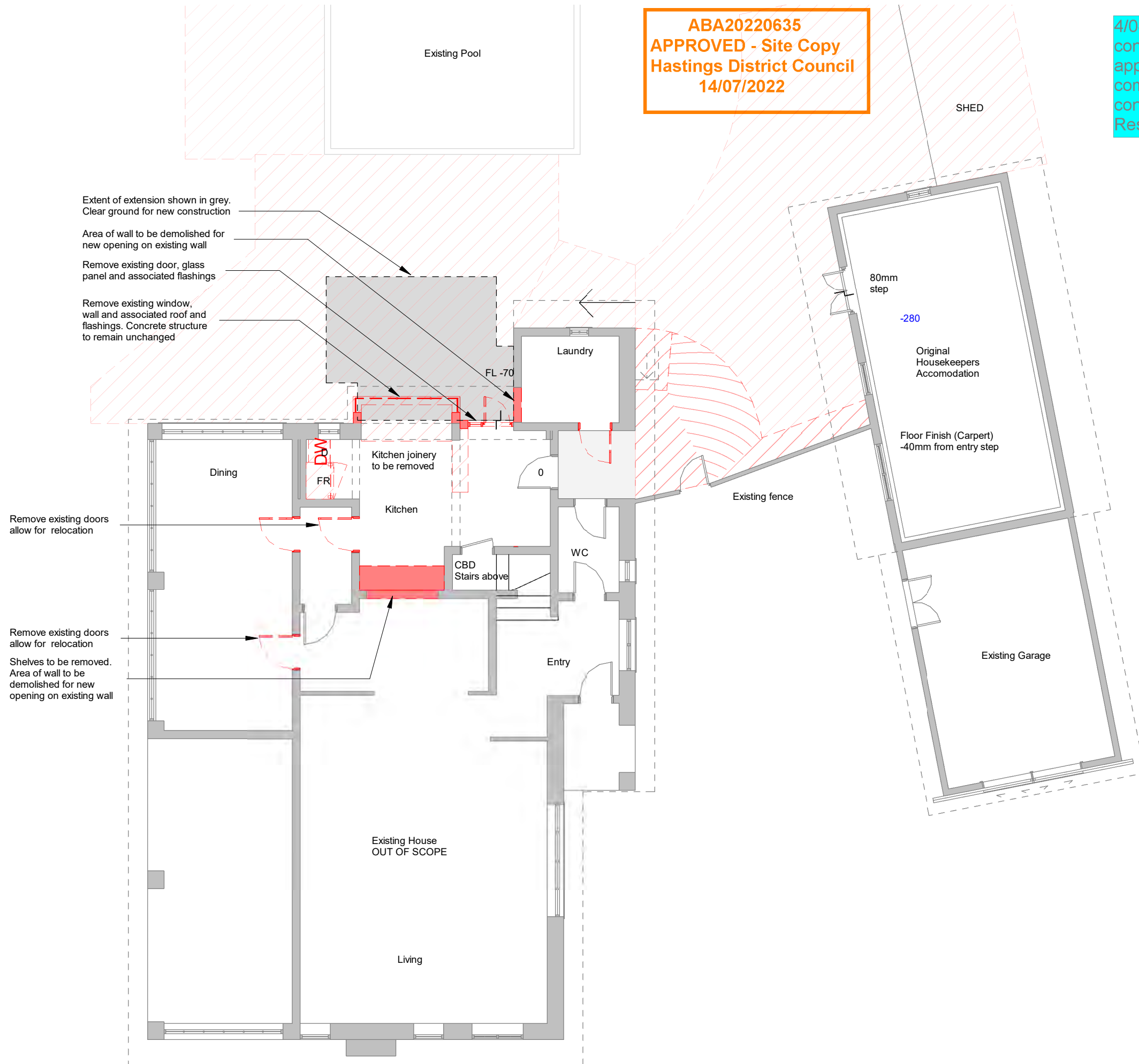


A3 Print Scale 1 : 1
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wn@dgse.co.nz
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EXISTING FLOOR PLAN
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

ABA20220635
APPROVED - Site Copy
Hastings District Council
14/07/2022

A200 REV.0

PROPOSED FLOOR PLAN

WAYFINDER
 WOODCROFT
 51 Simla Avenue

FOR CONSENT

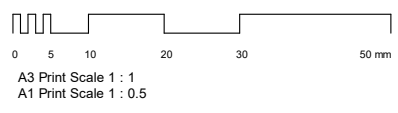
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **B568**
 PLOT DATE. **9/06/2022 3:08:00 PM**

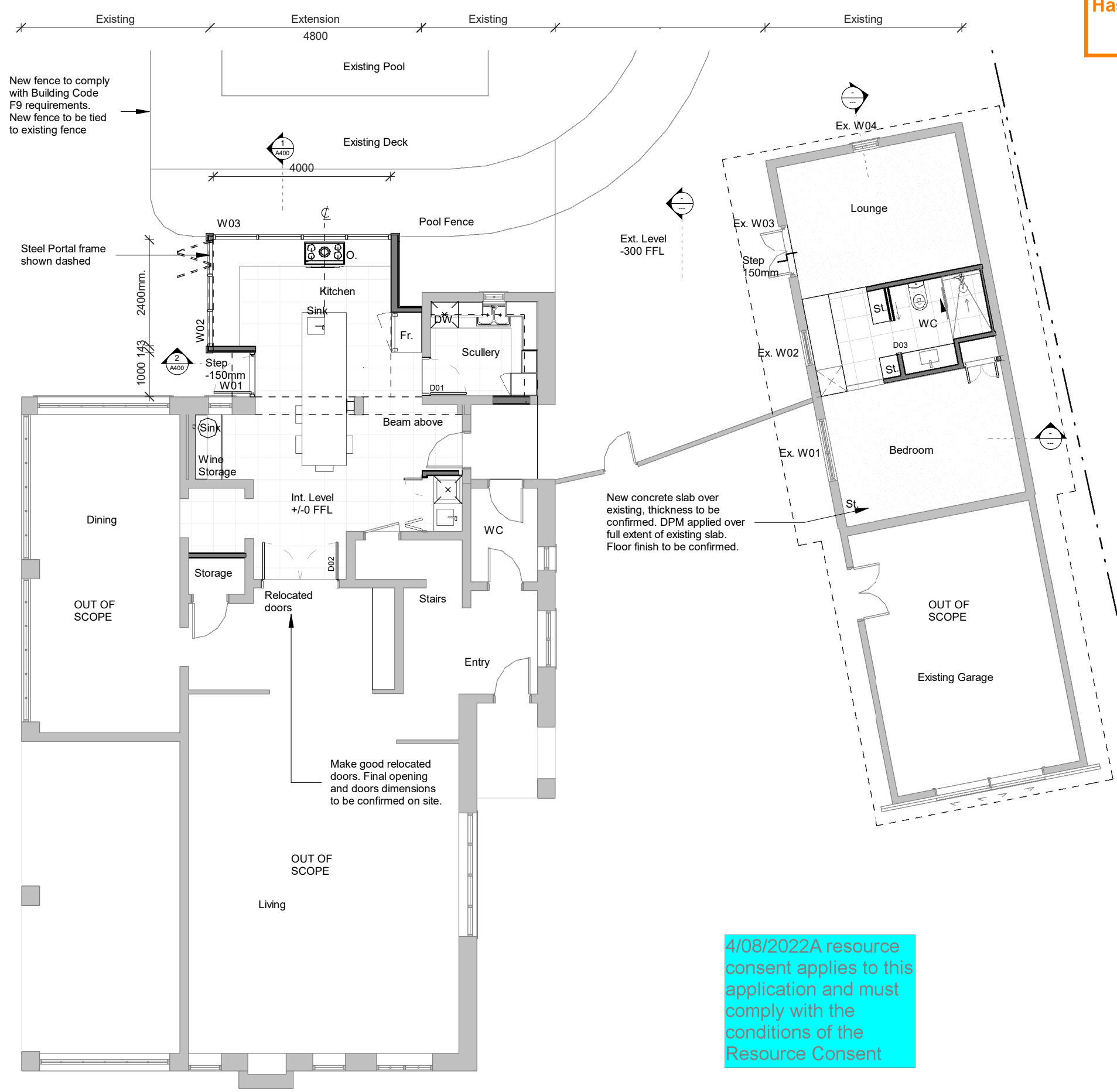
NO.	DESCRIPTION	DATE
0	For Consent	09.06.22

Site Information

Rainfall Intensity: 70 mm/h
 Climate Zone: 2
 Corrosion Zone: B
 Legal Description: Lot 4 DP 10209
 Wind Zone: Low
 NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



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- Wall Type Legend**
 Refer to enlarged floor plans for interior finishes
- Existing concrete walls and columns to remain unchanged
 - New wall framing H1.2 SG8 Refer to framing plan for member sizes and spacing.
 - Cladding: Selected cladding on 20mm cavity battens on wall underlay. Colour to match joinery.
 - Kitchen windows New P.C. Aluminium window joinery. Double glazing

New concrete slab over existing, thickness to be confirmed. DPM applied over full extent of existing slab. Floor finish to be confirmed.

Make good relocated doors. Final opening and doors dimensions to be confirmed on site.

4/08/2022A resource consent applies to this application and must comply with the conditions of the Resource Consent

Existing 3350 Extension

ABA20220635
APPROVED - Site Copy
Hastings District Council
14/07/2022

4/08/2022A resource consent applies to this application and must comply with the conditions of the Resource Consent

P100

REV.0

PLUMBING & DRAINAGE PLAN

WAYFINDER
 WOODCROFT
 51 Simla Avenue

PLUMBING GENERAL NOTES.

- Foul water sanitary plumbing shall comply with NZS G13/AS2
- Stormwater drainage shall comply with NZBC E1/AS1.
- Water supply and reticulation shall comply with NZBC G12/AS1
- All drains shall be PVC.
- Wrap all pipes running through foundations with Denso tape.
- Lag all hotwater pipes with elastomeric closed cell insulation.
- All fixtures with a developed length of over 2.5m shall have air admittance valves
- Allow for Air Admittance Valves (AAV) to the last fixture on each waste line as required.
- Drainage pipes to run under slabs to branch drains – min size 65mm Ø
- Conceal all vents and pipework within walls
- Exact plumbing and drainage layout to be confirmed onsite once locations of underground pipe work has been determined.
- Plumber to provide contractor a complete set of as built drawings and documentation on completion of the plumbing and drainage works. (Allow for one copy to owner, one copy for Architect and one copy to be submitted to council)

FOR CONSENT

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PROJECT No. **B568**

PLOT DATE. **9/06/2022 3:08:13 PM**

Waste pipe branch drain minimum gradients:
 65Ø-1:40 minimum gradient
 80Ø-1:60 minimum gradient
 100 Ø-1:60 minimum gradient

Fixture min DN Min grade
 Sink 50Ø-1:40 minimum gradient
 WHB 40Ø-1:40 minimum gradient
 Shower 50 Ø-1:40 minimum gradient
 Tub 50 Ø-1:40 minimum gradient
 WC 80 Ø-1:60 minimum gradient

NO.	DESCRIPTION	DATE
0	For Consent	09.06.22

Legend.
 ORG - Overflow Relief Gully
 IP – Inspection Point
 AAV – Air Admittance Valve
 DP – Downpipe

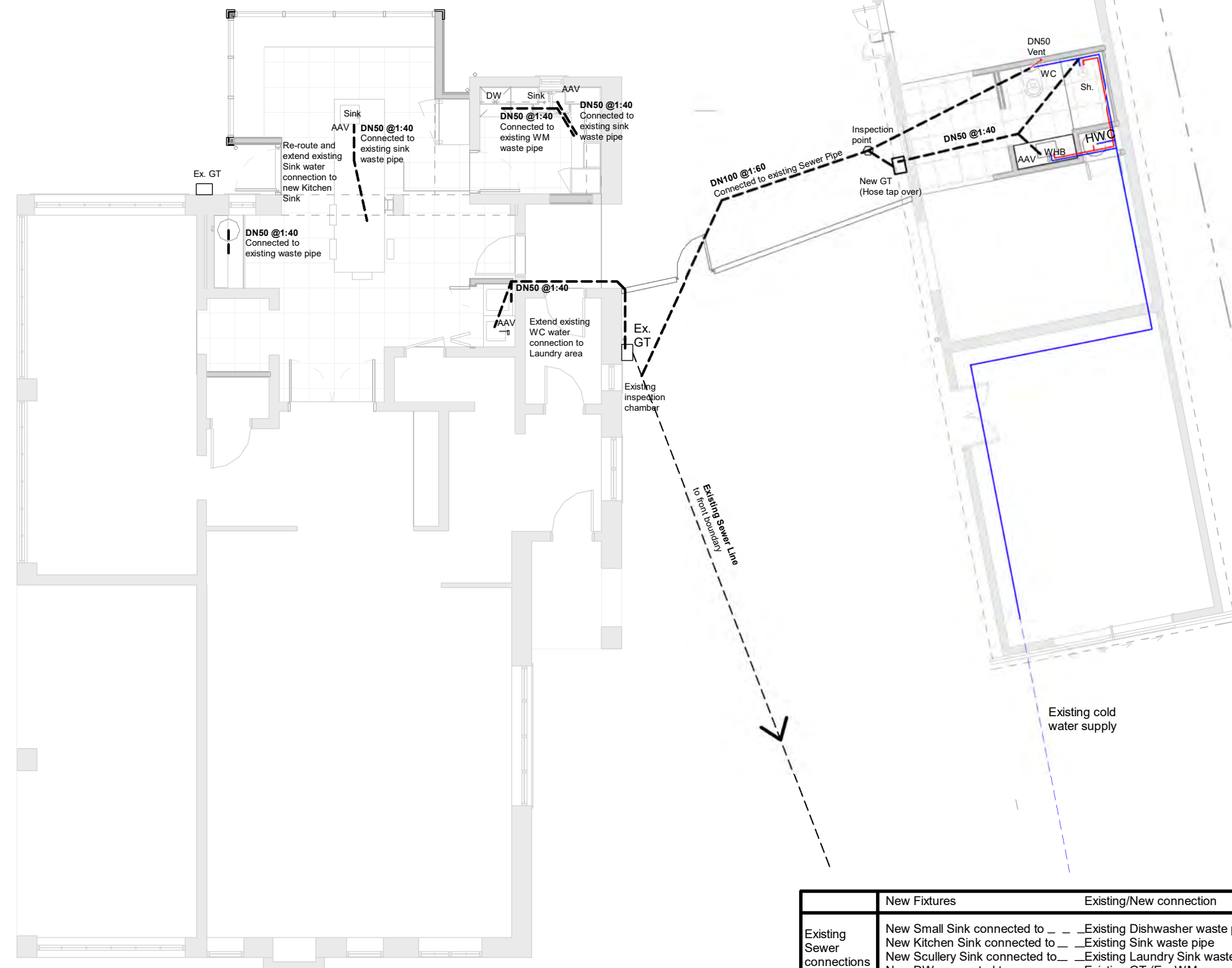
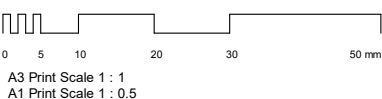
Site Information

Rainfall Intensity: 70 mm/h
 Climate Zone: 2
 Corrosion Zone: B
 Legal Description: Lot 4 DP 10209
 Wind Zone: Low



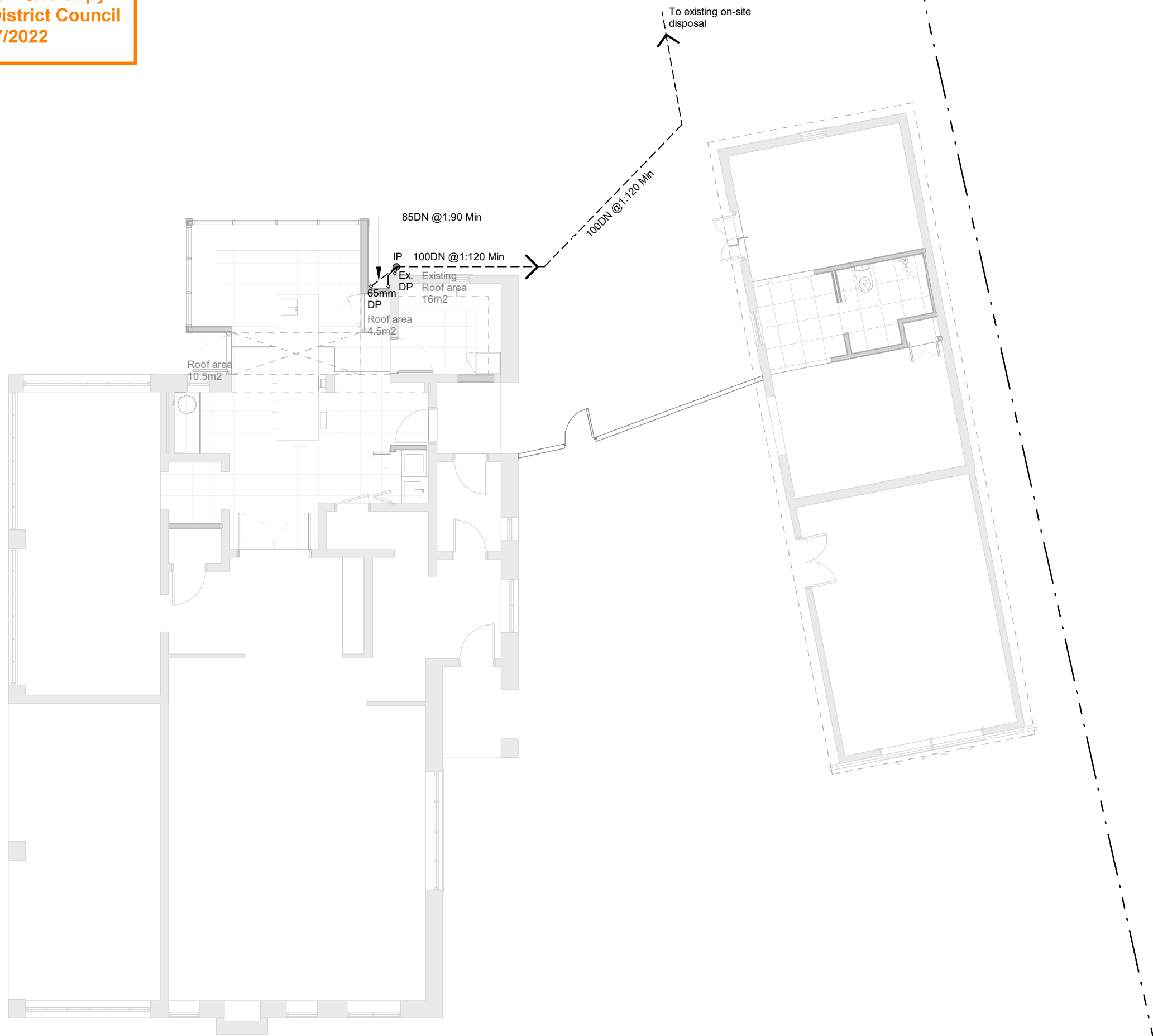
HOT AND COLD WATER PIPES

- Existing water supply ————
- New cold water pipe ————
- New Hot water pipe ————
- Existing sewer drain ————
- New waste pipes ————



	New Fixtures	Existing/New connection	Location
Existing Sewer connections	New Small Sink connected to	Existing Dishwasher waste pipe	Kitchen
	New Kitchen Sink connected to	Existing Sink waste pipe	Kitchen
	New Scullery Sink connected to	Existing Laundry Sink waste pipe	Scullery
	New DW connected to	Existing GT (Ex. WM removed)	Scullery
New Sewer connections	New WC connected to	New connection to Sewer Line	WC
	New WHB connected to	New GT (New connection)	WC
	New Shower connected to	New GT (New connection)	WC
	New sink connected to	Existing GT (New connection)	Laundry
	New WM connected to	Existing GT (New connection)	Laundry

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P101 REV.0

STORMWATER

WAYFINDER
WOODCROFT
51 Simla Avenue

STORMWATER GENERAL NOTES

- All new and existing drains are shown indicatively only, drainage contractor to locate exact position prior to construction.
- Stormwater designed to comply with E1/NZS
- Refer to roof plan for catchment areas.
- Provide all necessary traps and inspection points.
- Min. Discharge Pipe Sizes & Gradients all drains, sizes & falls designed to E1/AS1
- Drains shall be laid on a uniform line and gradient between points of access. The change in direction of a drain shall not exceed 90° at any point, and where practical should be kept to less than 45°

*DN diameter nominal (nominal pipe size)

Minimum Gradient as per E1/AS1

Drain internal diameter	Minimum gradient
85 mm	1 in 90
100 mm	1 in 120
150 mm	1 in 200
225 mm	1 in 350

SURFACE WATER CALCULATIONS

Refer to roof plan

ROOF SECTION **Kitchen**
Area (m²): **13.5** Extension
DP: **65mm**

Roof Area permitted for DP Size (m²): **50**
Gutter: **150 Half round**

Gutter Section Area (mm²): **5650**
Roof Area permitted for Gutter Size (m²): **70**

FOR CONSENT

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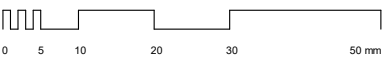
PROJECT No. **B568**

PLOT DATE. **9/06/2022 3:08:14 PM**

NO.	DESCRIPTION	DATE
0	For Consent	09.06.22

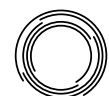
Site Information

Rainfall Intensity: 70 mm/h
Climate Zone: 2
Corrosion Zone: B
Legal Description: Lot 4 DP 10209
Wind Zone: Low
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1
A1 Print Scale 1 : 0.5

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ABA20220635 Site copy Minor Variation Delete door rebate new detail.

HDC Ref: ABA20220635#0017

ELEVATIONS

WAYFINDER
WOODCROFT
51 Simla Avenue

FOR CONSENT

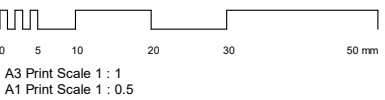
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **B568**
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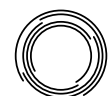
NO.	DESCRIPTION	DATE
1	Roof height amendment	26.01.23
0	For Consent	09.06.22

Site Information

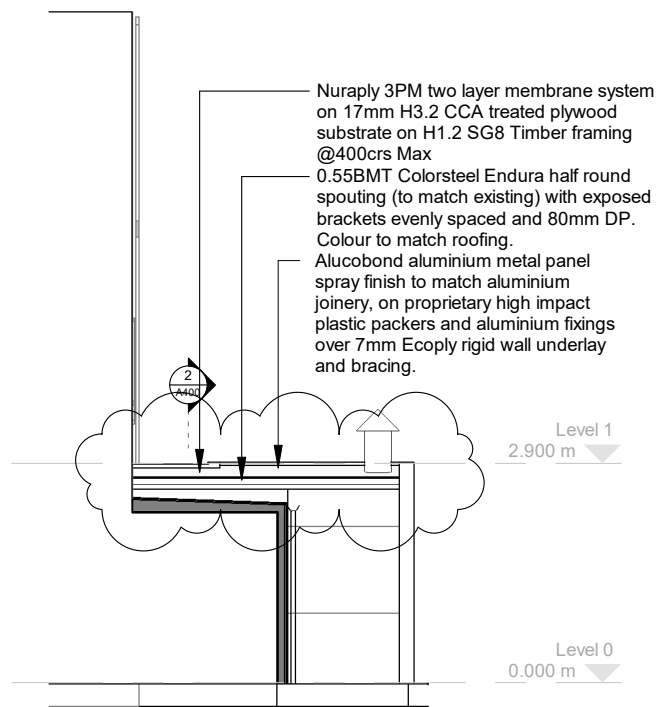
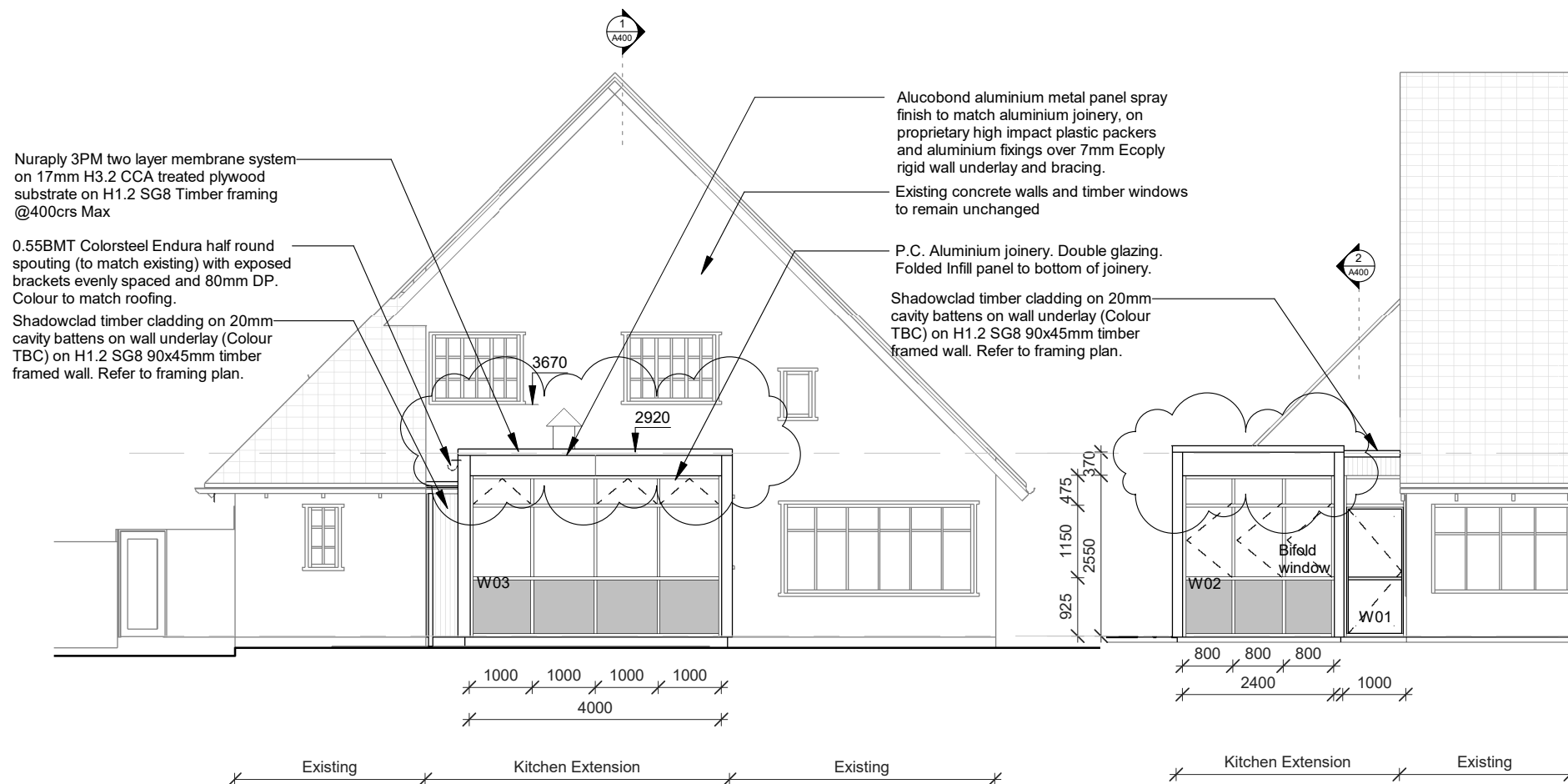
Rainfall Intensity: 70 mm/h
Climate Zone: 2
Corrosion Zone: B
Legal Description: Lot 4 DP 10209
Wind Zone: Low
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



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1 East Elevation
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

3 North Elevation
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

4 South Elevation
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

ELEVATION - EAST - Extension		
RISK FACTOR	RISK SEVERITY	RISK SCORE
WIND ZONE	L	0
NO. OF STORIES	L	0
ROOF/WALL JUNCTION	H	3
EAVE WIDTH	VH	5
ENVELOPE COMPLEXITY	H	3
DECK DESIGN	L	0
TOTAL	M	11

ELEVATION - NORTH - Extension		
RISK FACTOR	RISK SEVERITY	RISK SCORE
WIND ZONE	L	0
NO. OF STORIES	L	0
ROOF/WALL JUNCTION	H	3
EAVE WIDTH	VH	5
ENVELOPE COMPLEXITY	H	3
DECK DESIGN	L	0
TOTAL	M	11

ELEVATION - SOUTH - Extension		
RISK FACTOR	RISK SEVERITY	RISK SCORE
WIND ZONE	L	0
NO. OF STORIES	L	0
ROOF/WALL JUNCTION	H	3
EAVE WIDTH	VH	5
ENVELOPE COMPLEXITY	H	3
DECK DESIGN	L	0
TOTAL	M	11

SECTIONS

WAYFINDER
WOODCROFT
51 Simla Avenue

FOR CONSENT

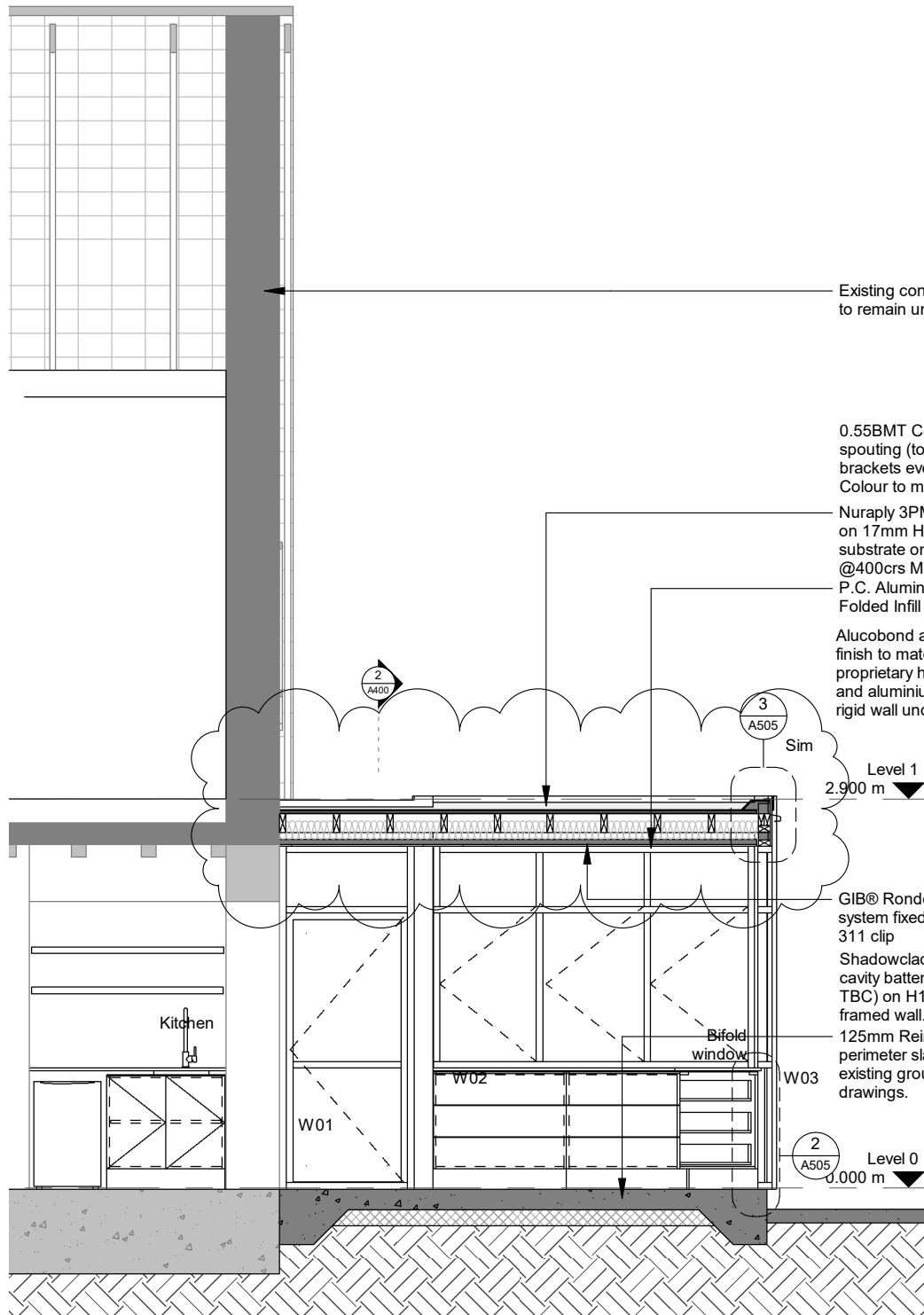
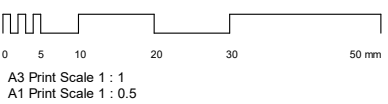
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **B568**
PLOT DATE. **26/01/2023 8:40:36 AM**

NO.	DESCRIPTION	DATE
1	Roof height amendment	26.01.23
0	For Consent	09.06.22

Site Information

Rainfall Intensity: 70 mm/h
Climate Zone: 2
Corrosion Zone: B
Legal Description: Lot 4 DP 10209
Wind Zone: Low
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



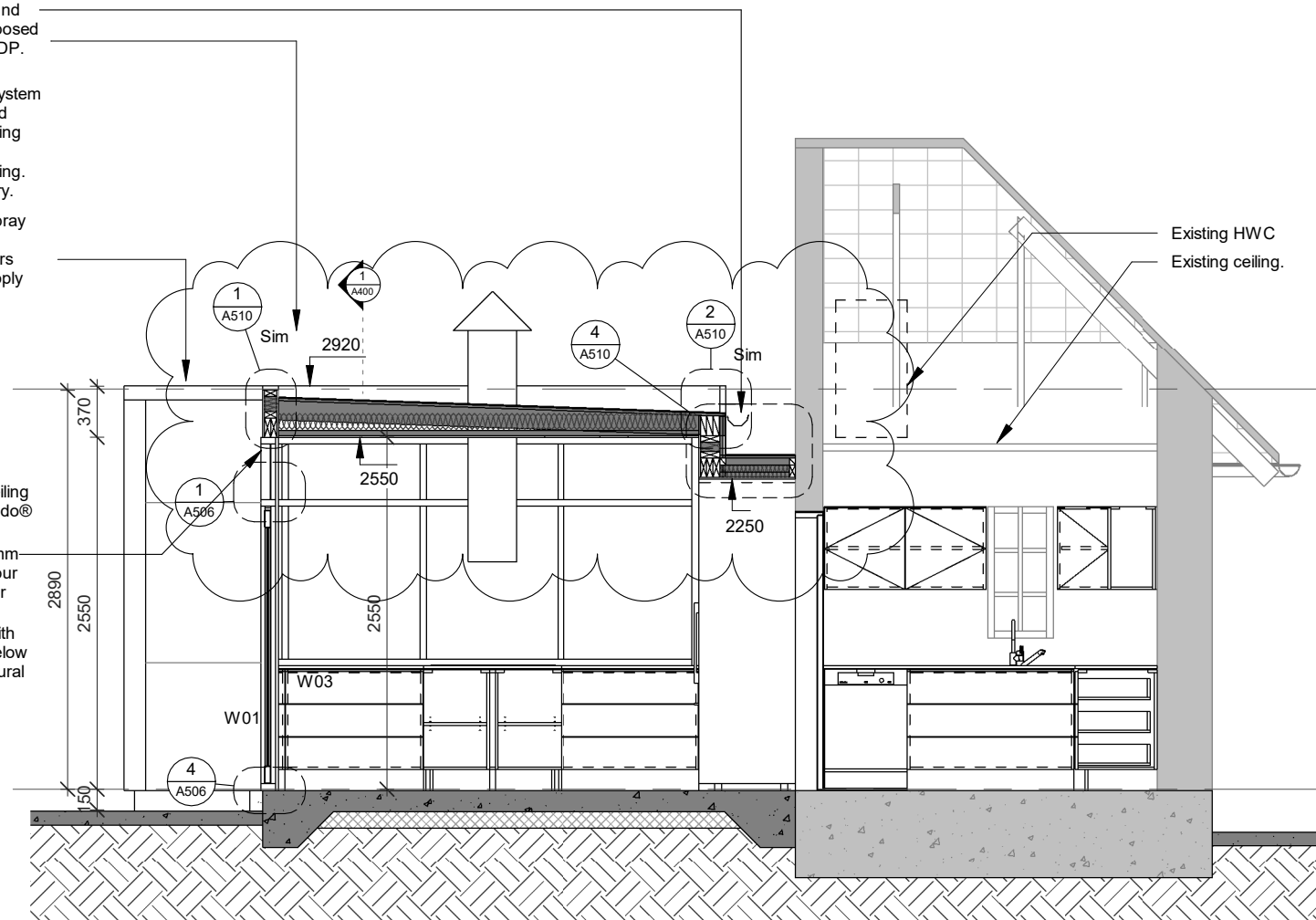
Existing concrete walls and timber windows to remain unchanged

0.55BMT Colorsteel Endura half round spouting (to match existing) with exposed brackets evenly spaced and 80mm DP. Colour to match roofing.

Nuraply 3PM two layer membrane system on 17mm H3.2 CCA treated plywood substrate on H1.2 SG8 Timber framing @400crs Max
P.C. Aluminium joinery. Double glazing. Folded Infill panel to bottom of joinery.

Alucobond aluminium metal panel spray finish to match aluminium joinery, on proprietary high impact plastic packers and aluminium fixings over 7mm Ecoply rigid wall underlay and bracing.

GIB® Rondo® 310 metal battens ceiling system fixed to rafter with GIB® Rondo® 311 clip
Shadowclad timber cladding on 20mm cavity battens on wall underlay (Colour TBC) on H1.2 SG8 90x45mm timber framed wall. Refer to framing plan.
125mm Reinforced Concrete Slab with perimeter slab thickening 300mm below existing ground level. Refer to structural drawings.



Existing HWC
Existing ceiling.

1 Section D
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

2 Section E
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

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A505 REV.1

DETAILS - WINDOWS

WAYFINDER
WOODCROFT
51 Simla Avenue

FOR CONSENT

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PROJECT No. **B568**
PLOT DATE. **26/01/2023 8:40:36 AM**

NO.	DESCRIPTION	DATE
1	Roof height amendment	26.01.23
0	For Consent	09.06.22

Site Information

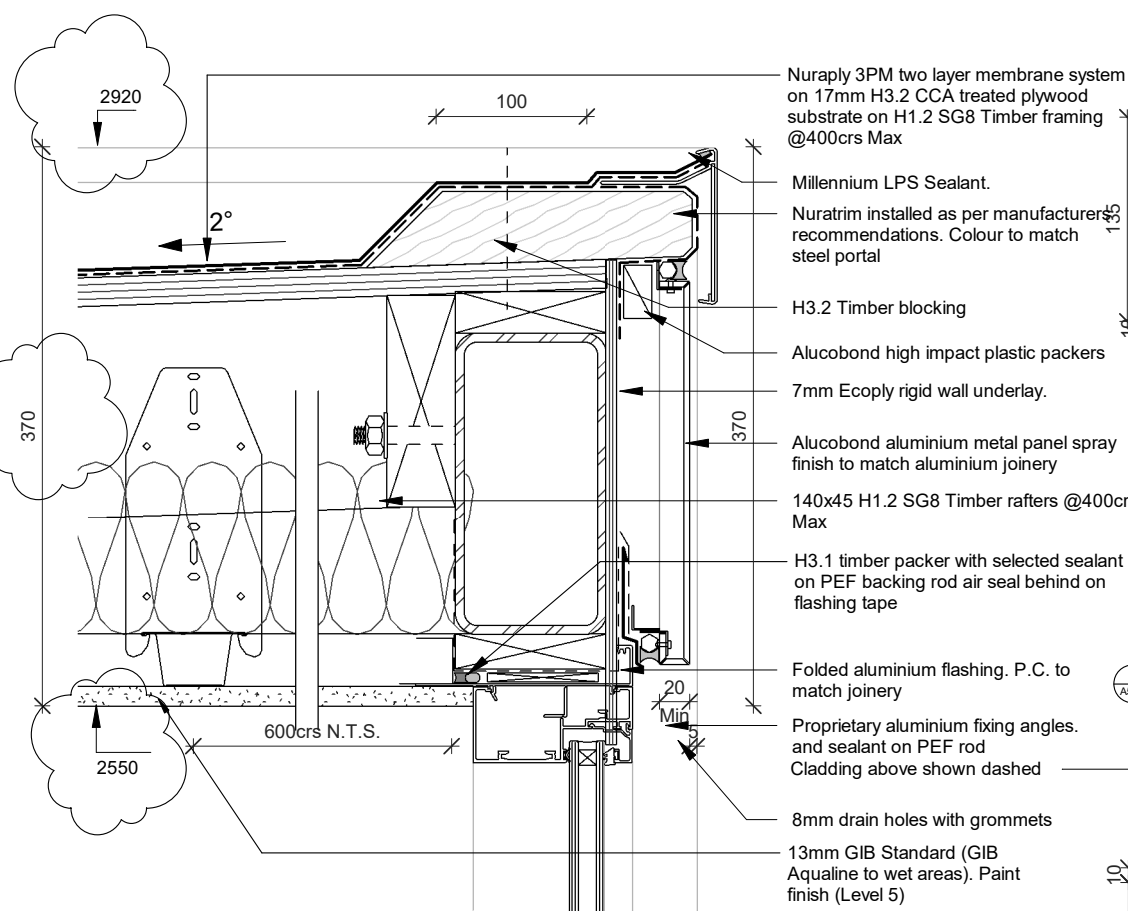
Rainfall Intensity: 70 mm/h
Climate Zone: 2
Corrosion Zone: B
Legal Description: Lot 4 DP 10209
Wind Zone: Low
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

0 5 10 20 30 50 mm
A3 Print Scale 1 : 1
A1 Print Scale 1 : 0.5

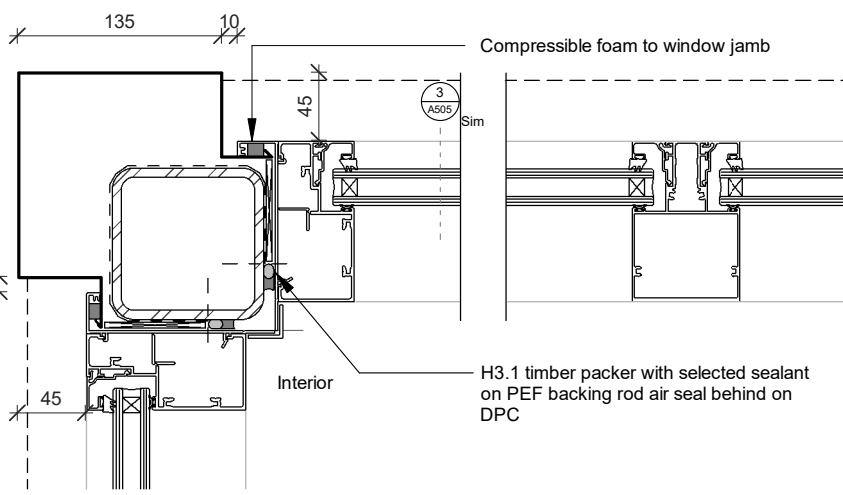
Wellington +64 4 920 0032 wn@dgse.co.nz
Palmerston North +64 6 357 4534 pn@dgse.co.nz
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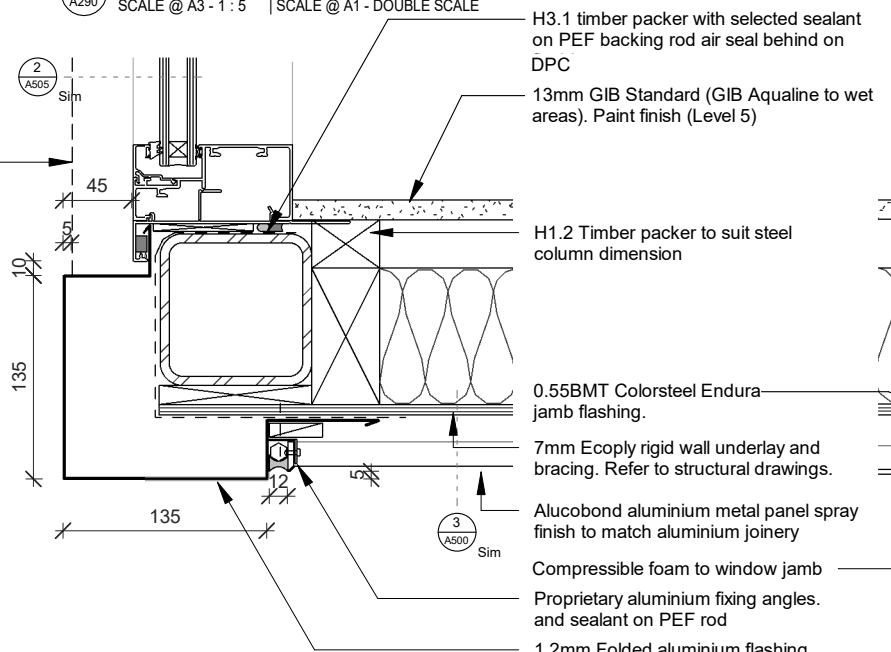
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3 Membrane roof / Window Head
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

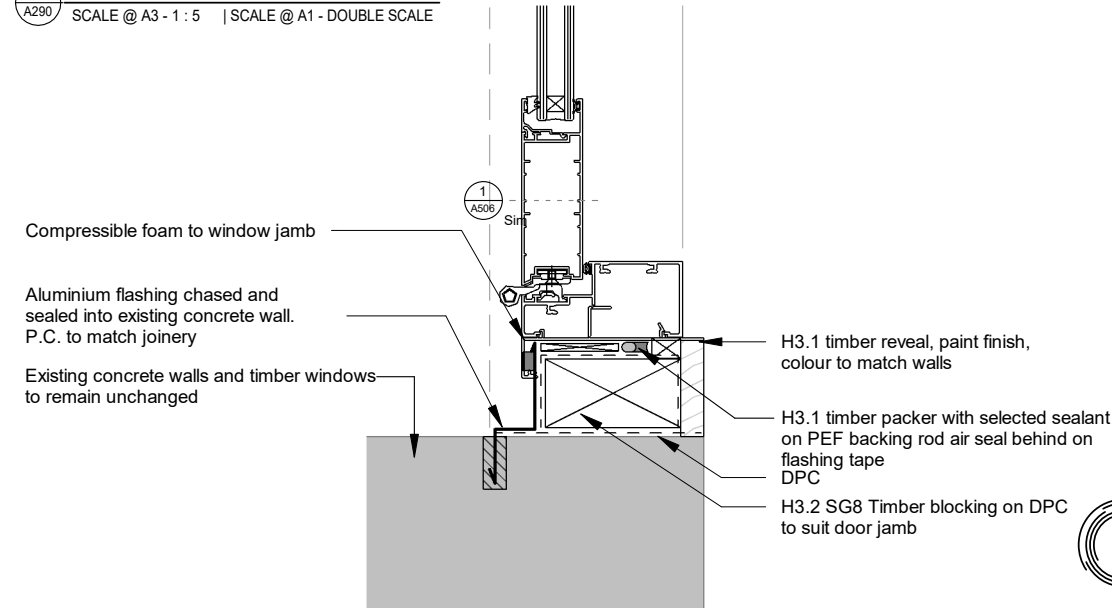


1 Steel Window Corner detail
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

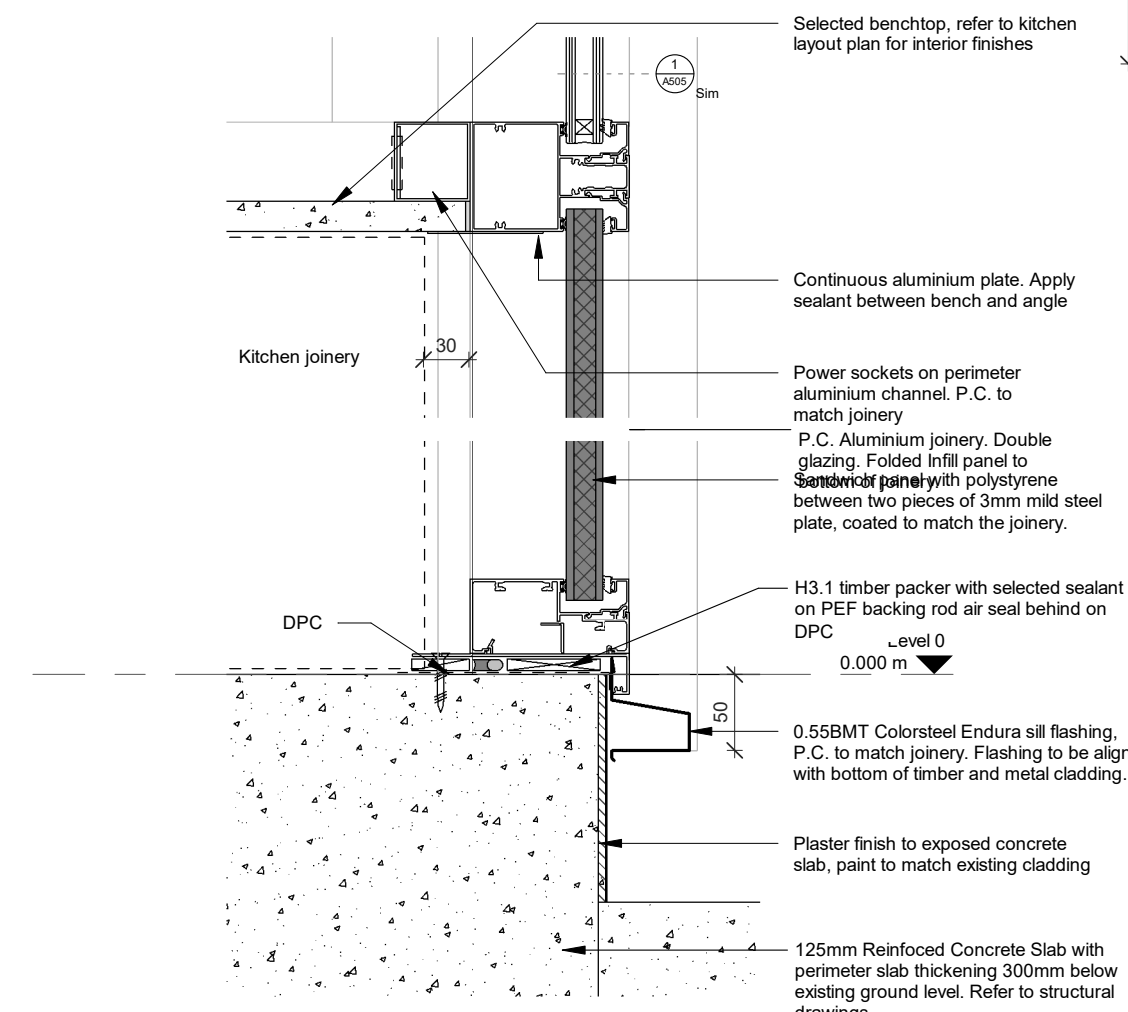


4 Steel Window Jamb detail 1
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

5 Window Jamb detail 2
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



6 Window Jamb detail 3
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



2 Window Sill
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

DETAILS - ROOF

WAYFINDER
WOODCROFT
51 Simla Avenue

FOR CONSENT

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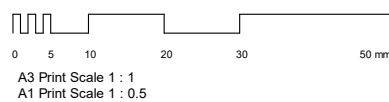
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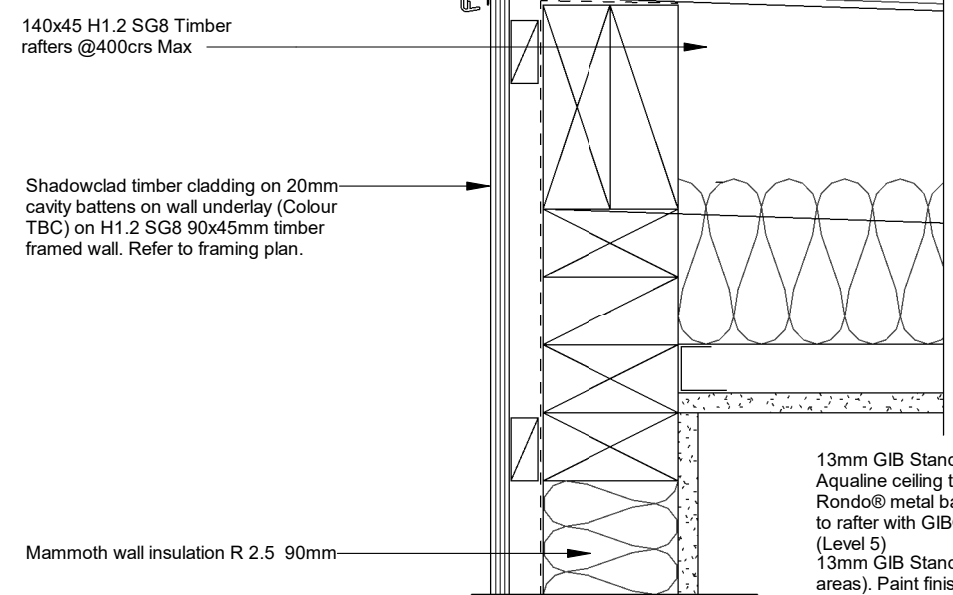
NO.	DESCRIPTION	DATE
2	Roof height amendment	26.01.23
1	RF11	11.07.22
0	For Consent	09.06.22

Site Information

Rainfall Intensity: 70 mm/h
Climate Zone: 2
Corrosion Zone: B
Legal Description: Lot 4 DP 10209
Wind Zone: Low
NZBCE E2 Compliance: Compliance with NZBCE E2 is by means of NZBCE E2 AS1. Refer Risk Matrix provided.

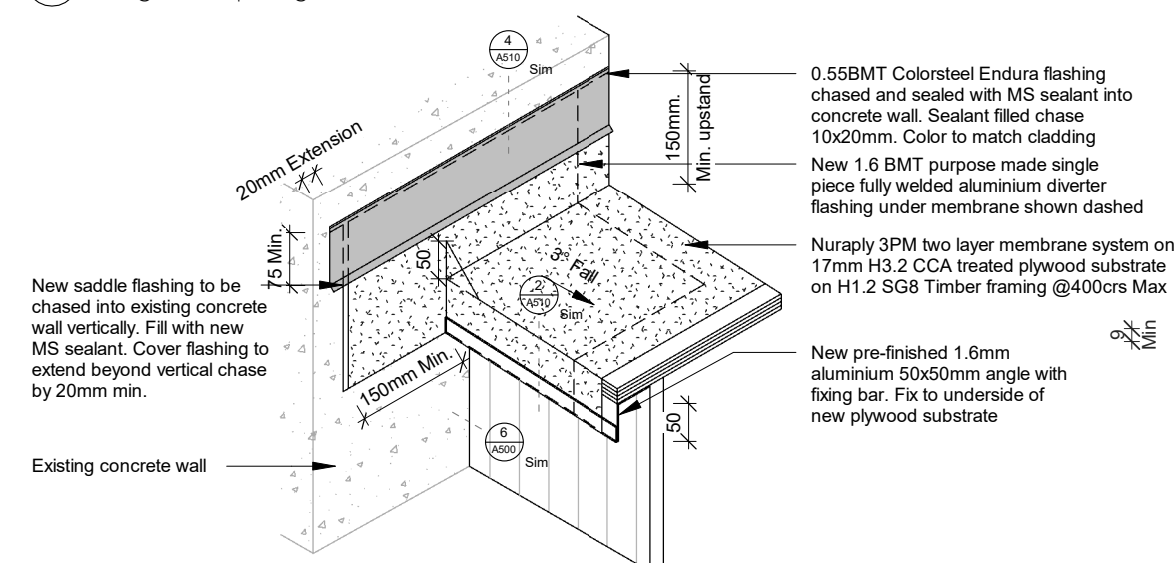


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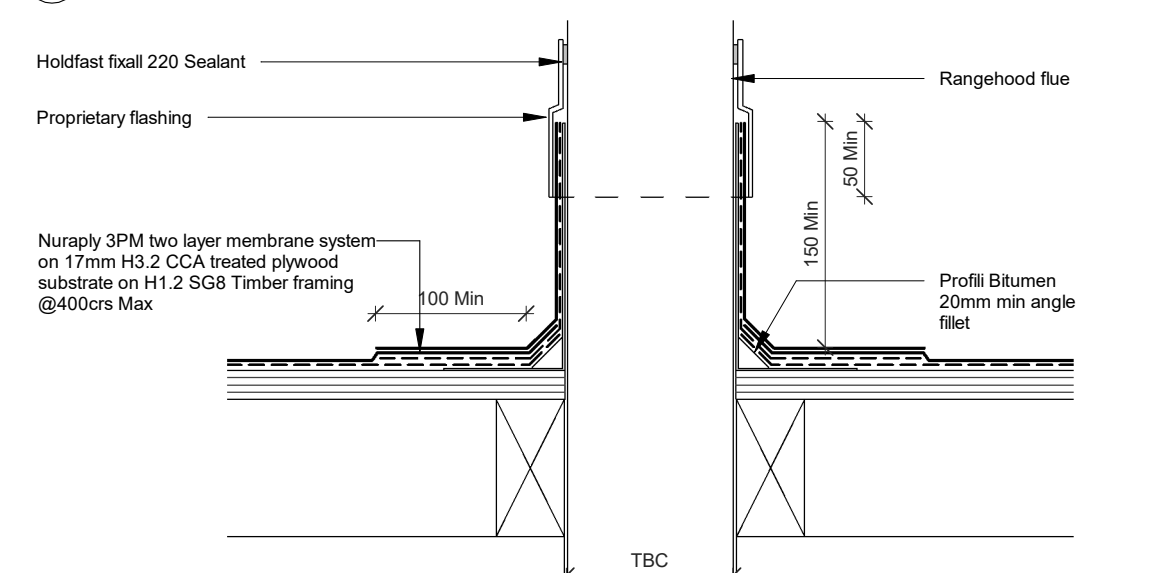
1 Membrane roof edge Detail

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



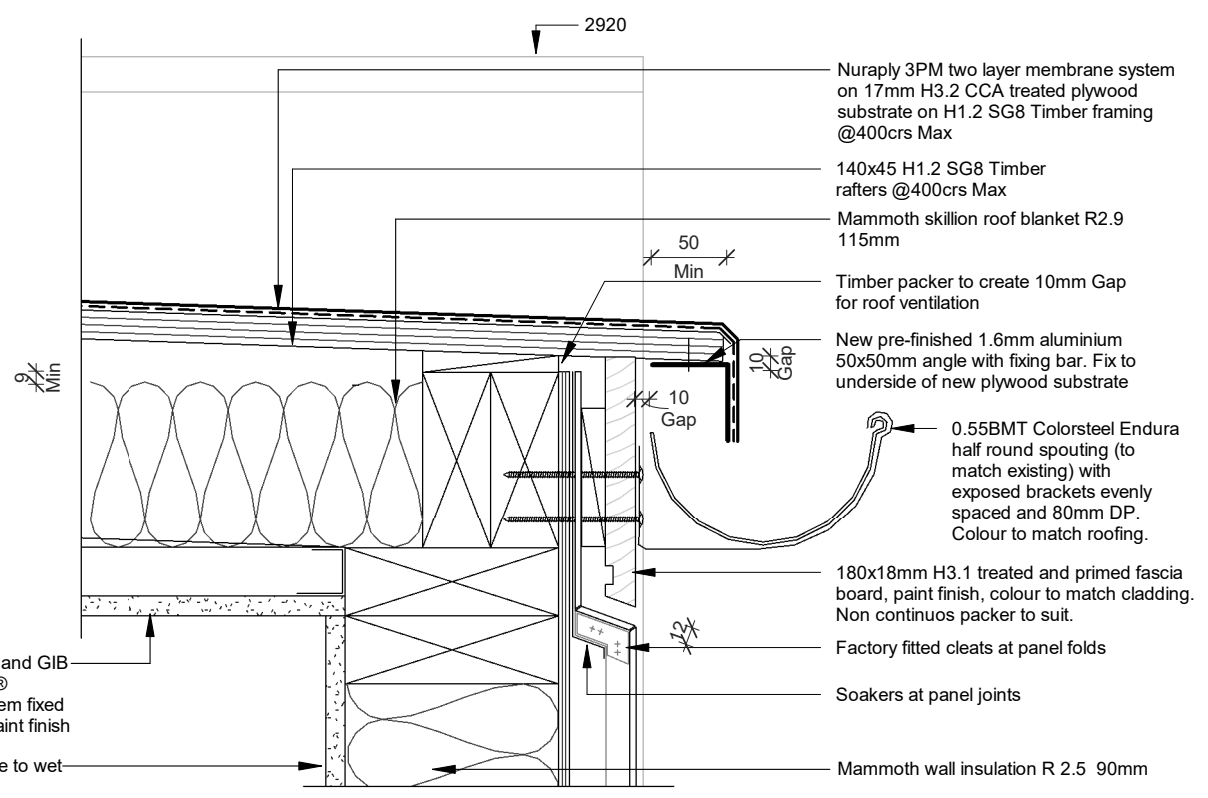
3 Saddle Flashing 3D Detail

SCALE @ A3 - 1 : 10 | SCALE @ A1 - DOUBLE SCALE



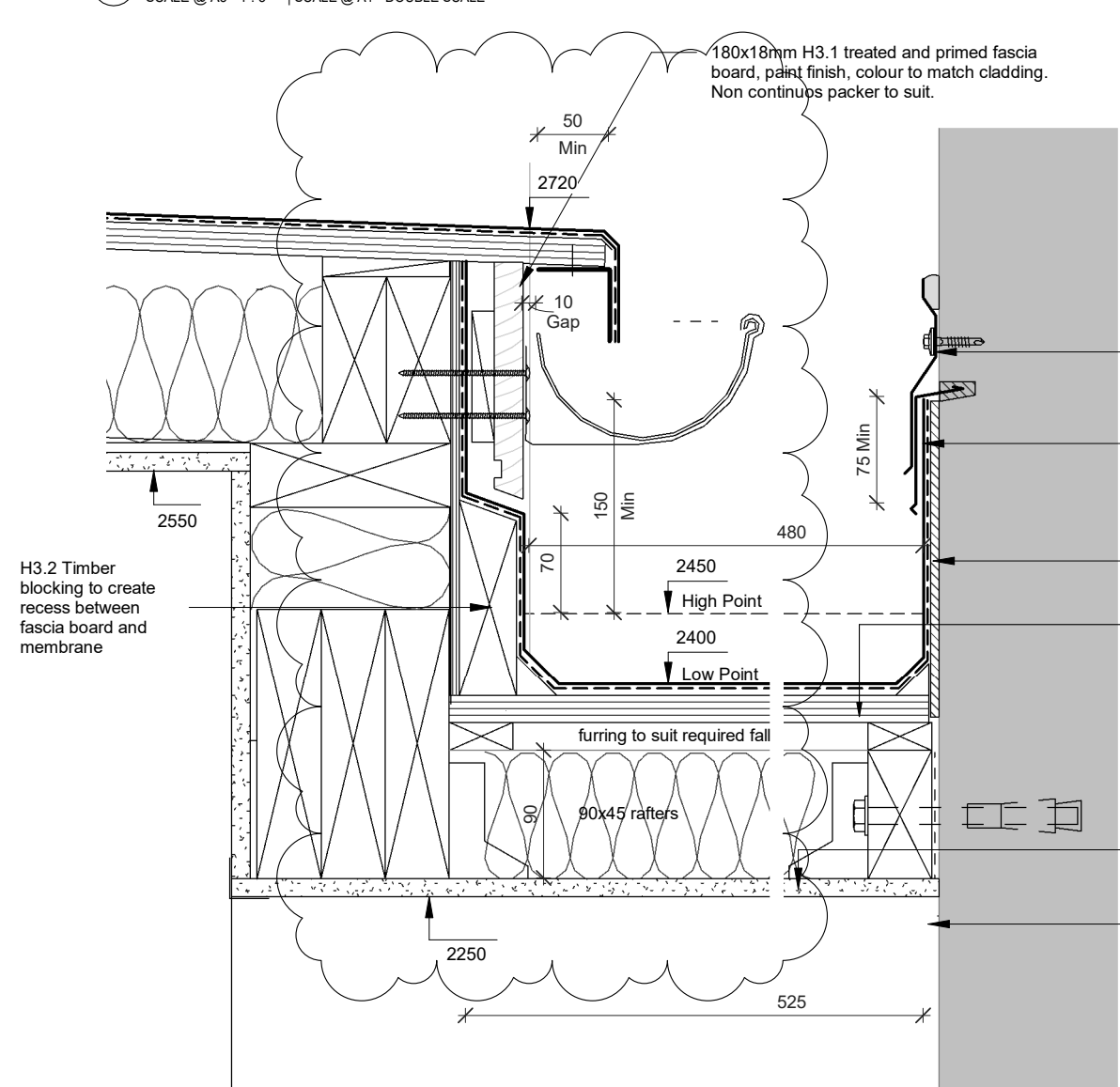
5 Roof Penetration / Membrane Roof

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



2 Membrane Roof / Gutter Detail

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



4 Internal Gutter Detail

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

A600 REV.1

WINDOW & DOOR SCHEDULE

WAYFINDER
WOODCROFT
51 Simla Avenue

FOR CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **B568**
PLOT DATE. **26/01/2023 8:40:38 AM**

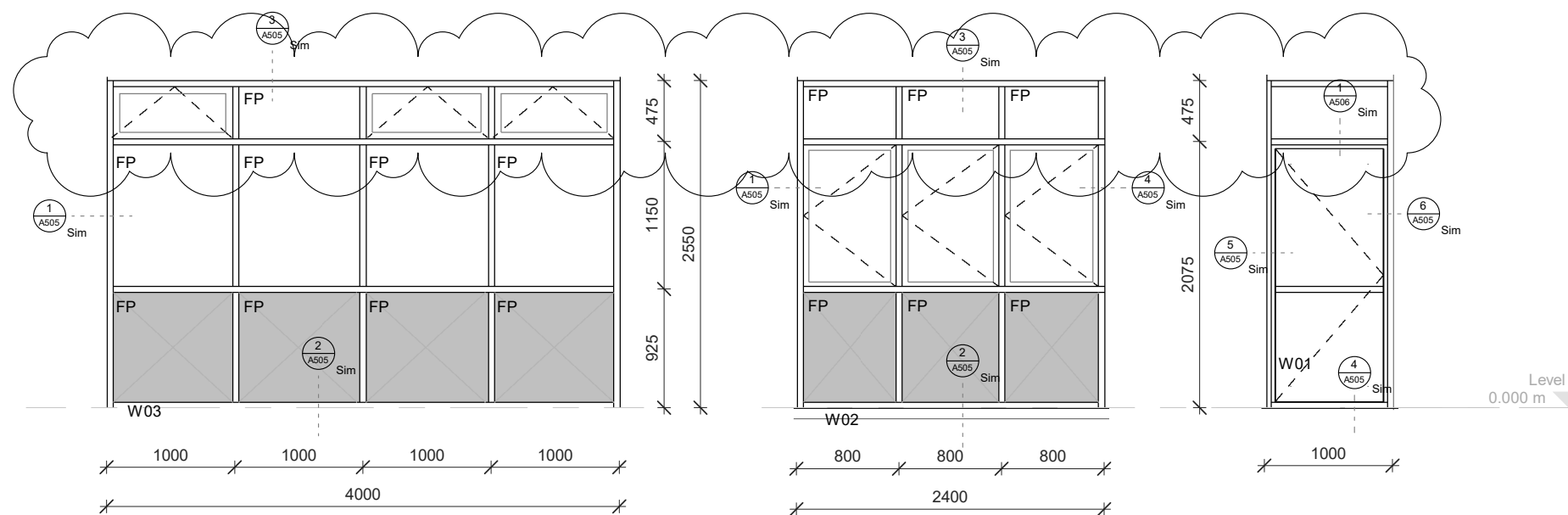
NO.	DESCRIPTION	DATE
1	Roof height amendment	26.01.23
0	For Consent	09.06.22

Site Information

Rainfall Intensity: 70 mm/h
Climate Zone: 2
Corrosion Zone: B
Legal Description: Lot 4 DP 10209
Wind Zone: Low
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

0 5 10 20 30 50 mm
A3 Print Scale 1 : 1
A1 Print Scale 1 : 0.5

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Napier +64 6 835 6173 np@dgse.co.nz
Auckland +64 9 976 8288 ak@dgse.co.nz



FP - Fixed Panel

Altus 106mm Atlantic with flush sashes

P.C. Aluminium joinery. Double glazing.
Folded Infill panel to bottom of joinery.

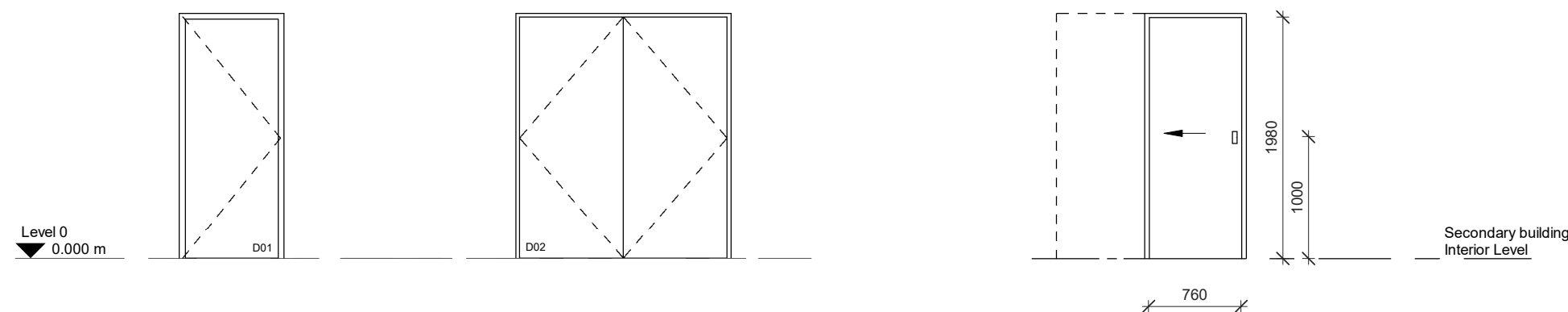
Altus 106mm Atlantic with flush sashes
with Bi fold 106mm Atlantic insert

P.C. Aluminium joinery. Double glazing.
Folded Infill panel to bottom of joinery.

Altus 106mm Atlantic door

P.C. Aluminium joinery. Double glazing.

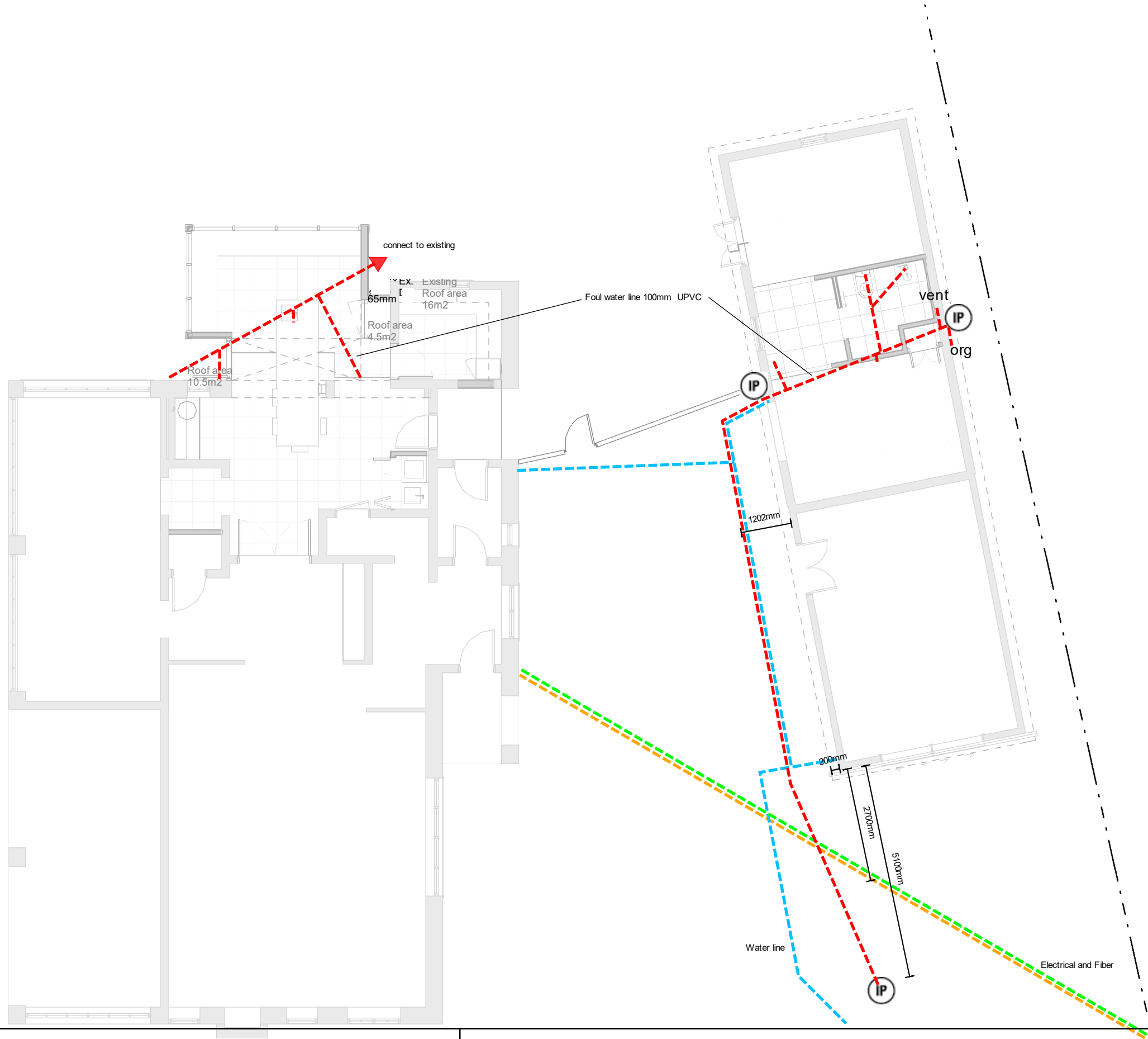
Install Black Pet-Corp Versatile Dog
Door (PC3-B) in bottom glazing



Scullery Door
Existing Laundry door relocated. TBC
Refer to structural drawings for lintel and trimmer sizes

Relocated doors
Make good relocated doors. Final opening and doors
dimensions to be confirmed on site.
Refer to structural drawings for lintel and trimmer sizes

New cavity sliding door with frosted
glass panels to WC



Description AS BUILT DRAINAGE PLAN
 Site Address 51 Simla Ave
 Consent Number ABA20220635
 Certifying Drainlayer Tim Masters Reg - 22491
 Date 23 Nov 2024
 Scale 1:100 @A3

CERTIFICATE OF ACCEPTANCE

Section 99, Building Act 2004

SECTION 1

THE BUILDING

COA number COA20250012	Issued by: Hastings District Council
Description of Work: Replace leaking shower with new tiled shower in main bathroom and ensuite	
Street Address of Building: 51 Simla Avenue HAVELOCK NORTH 4130	
Legal Description of land where building is located: LOT 4 DP 10209 CT 194/2	
Building Name: n/a	
Location of building within site/block number: n/a	
Level/unit number: n/a	

SECTION 2

THE OWNER

Name of owner: S Bray	
Contact Person: S Bray	
Owner's mailing address: 51 Simla Avenue Havelock North	Street address/Registered office: 51 Simla Avenue Havelock North

Owner's contact details:

Landline:	Mobile:	027 4516319
After hours: 09 3595319	Facsimile Number:	
Email: shannon@wayfinder.nz	Website:	

SECTION 3

ACCEPTANCE OF COMPLIANCE

The territorial authority is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the Building Code: **Replace leaking shower with new tiled shower in main bathroom and ensuite**

The territorial authority was only able to inspect the following parts of the building work and this certificate is qualified as follows: **The completed works**

- B1 Structure – Any structural requirements contained in the NZ Building Code for this type of work are excluded from this certificate (Associated to the internal partitions).
- B2 Durability – All durability requirements contained in the NZ Building Code for this type of work are excluded from this certificate.
- G12 Water Supplies – Any plumbing requirements contained in the NZ Building Code for this type of work are excluded from this certificate.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.



Signed on behalf of Hastings District Council
20 May 2025

COA CONDITIONS ASSOCIATED WITH THIS CONSENT

COA001 This approval is given in good faith on the understanding that all visible work has been completed according to the Building Code. Council does not accept any liability for any work that is not readily visible to our inspectors.

20/05/2025

Hastings District Council accepts and gives approval of this work in good faith on the understanding that all visible work has been completed according to the Building Code. Council does not accept liability for any work that is not readily visible, or was not inspected by a Building Inspector.

51 SIMLA AVENUE

MAIN BATHROOM & ENSUITE SHOWER REPLACEMENTS

PROPERTY DETAILS:

ADDRESS: 51 Simla Avenue, Havelock North

REGISTERED OWNERS: Shannon Bray & Sue Whiteley

TITLE: LOT 4 DP 10209

DATE OF CONSTRUCTION: 1921

PREVIOUS CONSENTS:

MAIN BATHROOM: 1997

ENSUITE: 2006

WORK COMPLETED:

MAIN BATHROOM: Remove old tiles, Remove leaking shower, re-waterproof, replumb leaking toilet, replumb new shower, replace bath and vanity, re-tile & re-glass shower.

ENSUITE: Remove old tiles, Remove leaking shower, re-waterproof, replace vanity and toilet, re-tile & re-glass shower.

DATE OF WORKS:

January 2025 to February 2025

TRADESPEOPLE:

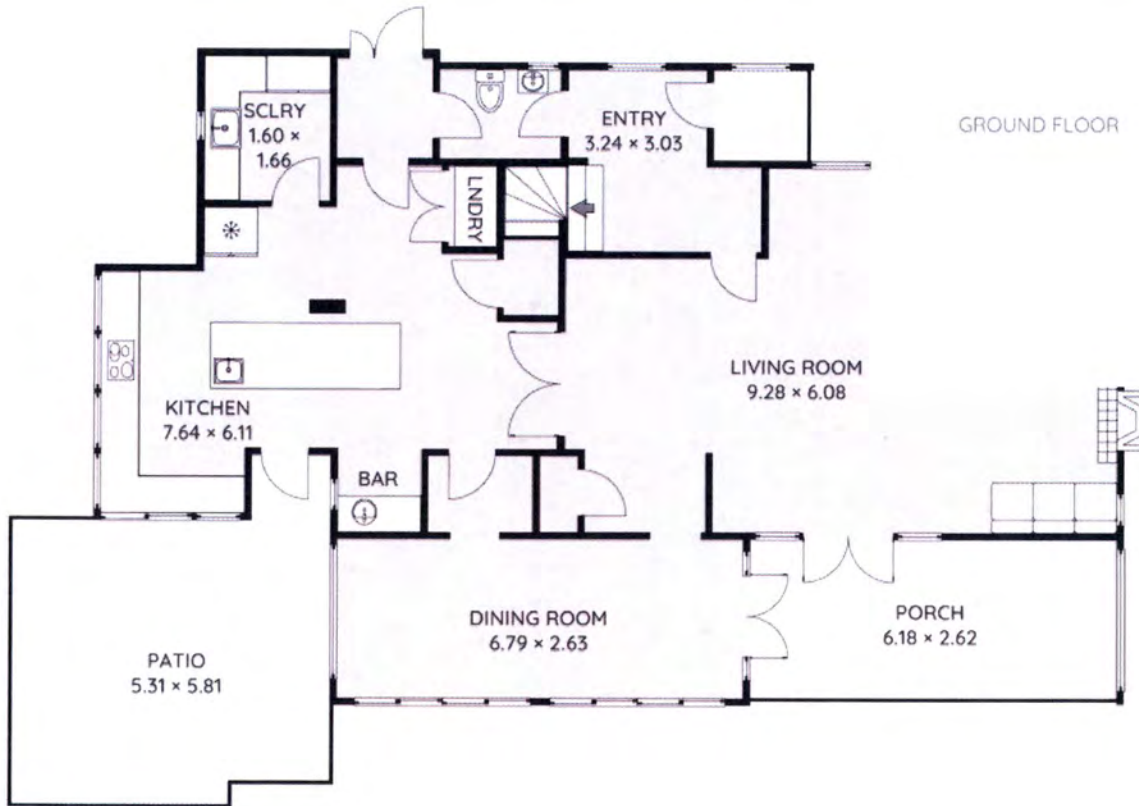
Masters Plumbing Ltd (LBP22491)

Tile & Stone Hawke's Bay Ltd (PS3 Provided)

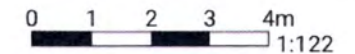
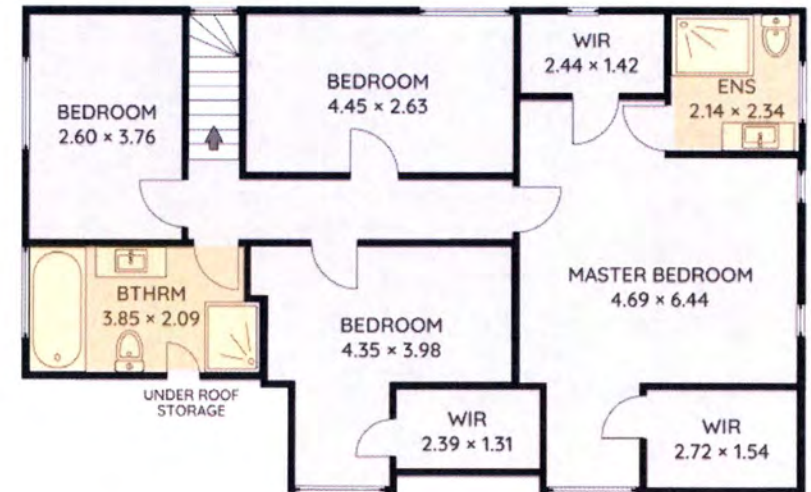
Alba Electrical

20/05/2025

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FIRST FLOOR



20/05/2025

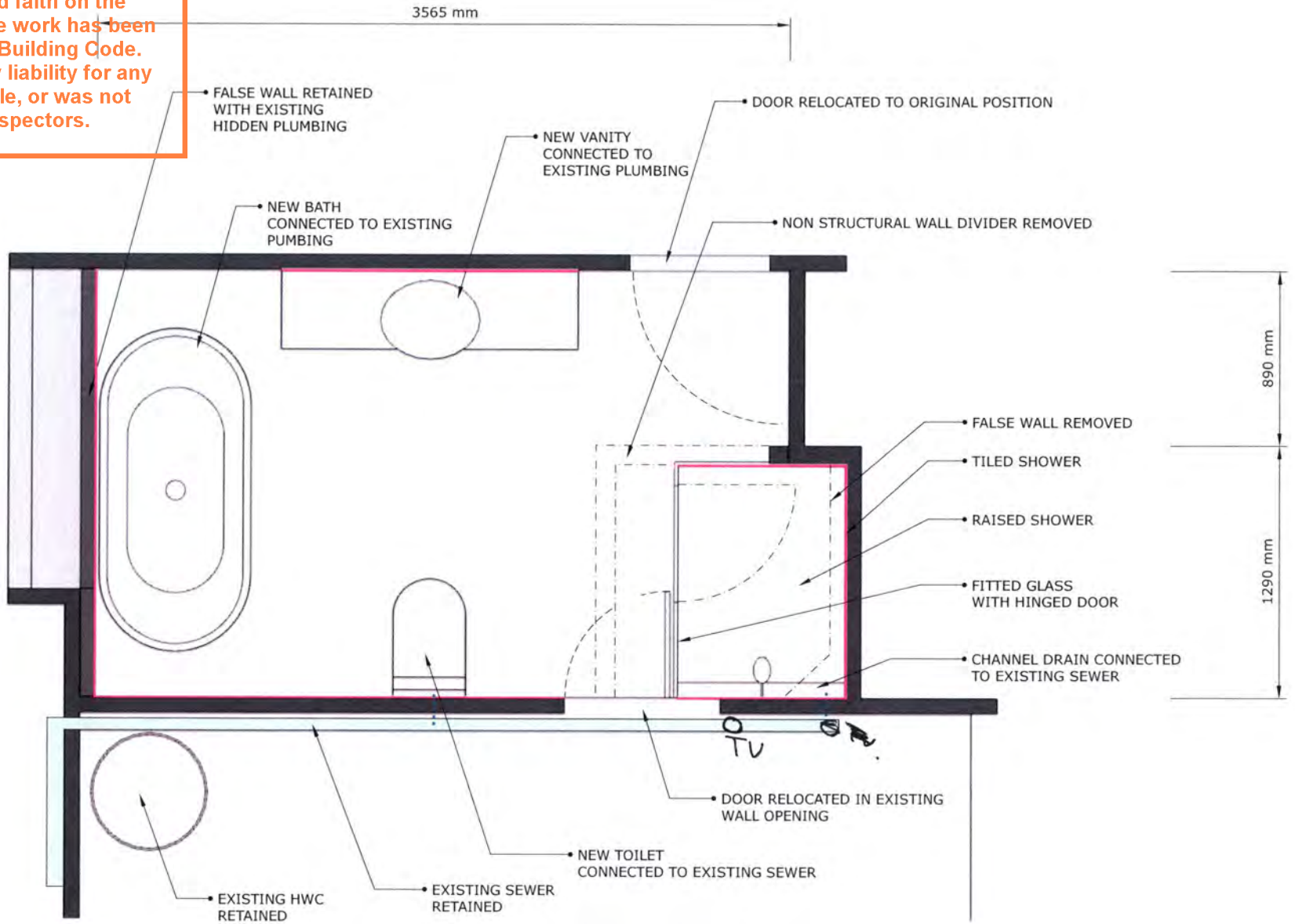
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2025

MAIN BATHROOM PLAN

20/05/2025

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— AREA OF NEW WATERPROOFING
(INCLUDING WHOLE OF FLOOR AREA)

BATHROOM UPGRADE
51 SIMLA AVENUE

AS BUILT PLAN

SCALE 1:20

APRIL 2025

20/05/2025

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2025

MAIN BATHROOM + ENSUITE

WATERPROOFING PS3

20/05/2025


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CERTIFICATION

Wet Floor Membrane, Roofing Membrane (including Gutters); Deck Membrane

Issued by (the installer) Tile & Stone Hawke's Bay Limited.....
to Hastings District Council

SECTION 1		OWNER							
ABA Number:									
Owner: Shannon Bray									
Description of Building Work: Install Construction Chemicals Hydrathane waterproofing membrane according to manufacturer standards					Project Address: 51 Simla ave				
I (the installer) Tile & Stone Hawke's Bay Limited..... have been engaged by Shannon Bray.....(building consent applicant) to carry out and complete:									
<input checked="" type="checkbox"/> Wet floor membrane <input type="checkbox"/> Tiling <input type="checkbox"/> Roof membrane <input type="checkbox"/> Deck membrane <input type="checkbox"/> Roof gutters / Valley for									
<input checked="" type="checkbox"/> Bathroom <input type="checkbox"/> WC <input checked="" type="checkbox"/> Ensuite <input type="checkbox"/> Laundry									
And believe on reasonable grounds that <u>waterproof membrane</u> (the work) has been carried out and completed in accordance with <u>NZ 3740-2010</u> (product) installation and technical specifications.									
Specific reference to the Building Code:		B1	B2	C1	C2	C3	C4	D1	D2
What clauses of the Building Code are covered by the Certificate? (Circle or cross through applicable Clauses)		E1	E2	<input checked="" type="checkbox"/>	F1	F2	F3	F4	F5
		F6	F7	F8	G1	G2	G3	G4	G5
		G6	G7	G8	G9	G10	G11	G12	G13
		G14	G15	H1					
I understand that this Certificate, if accepted, will be relied upon by Hastings District Council for the purpose of establishing compliance with the Building Consent.									

SECTION 2		INSTALLER'S DETAILS							
Name: Tile & Stone Hawke's Bay Limited, Andrew Johns									
Registration Number:					Qualification: NZ2949				
Address: 52 Guppy road, Greenmeadows, Napier									
Phone (Work): 0276363794					Fax:				
Phone (Home):					Email: Andrew@tileandstonehb.com				
Phone (Mobile):									
Signature: 					Date: 15/04/2025				
HASTINGS DISTRICT COUNCIL DETAILS									
Hastings District Council 207 Lyndon Rd East, Hastings, 4122 Private Bag 9002, Hastings, 4156					Phone 871 5000 Fax 871 5115 resource@hdc.govt.nz				

20/05/2025

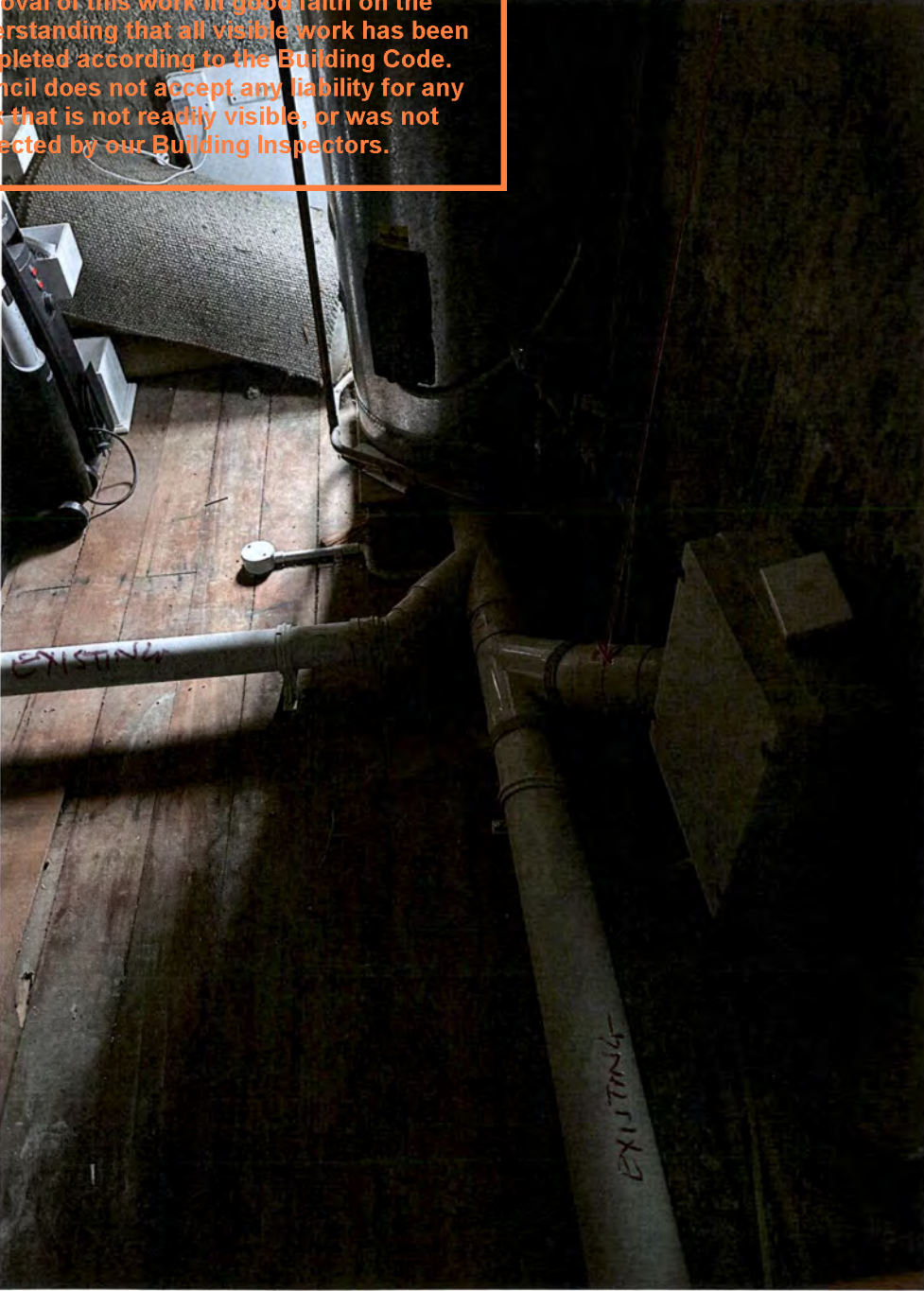
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2025

COMPLETED WORK PHOTOS

20/05/2025
MAIN BATHROOM
Hastings District Council accepts and gives approval of this work in good faith on the understanding that all visible work has been completed according to the Building Code. Council does not accept any liability for any work that is not readily visible, or was not inspected by our Building Inspectors.

NEW SEWER
TO TOILET



EXISTING SEWER + HWC

NEW WATER SUPPLY TO SHOWER

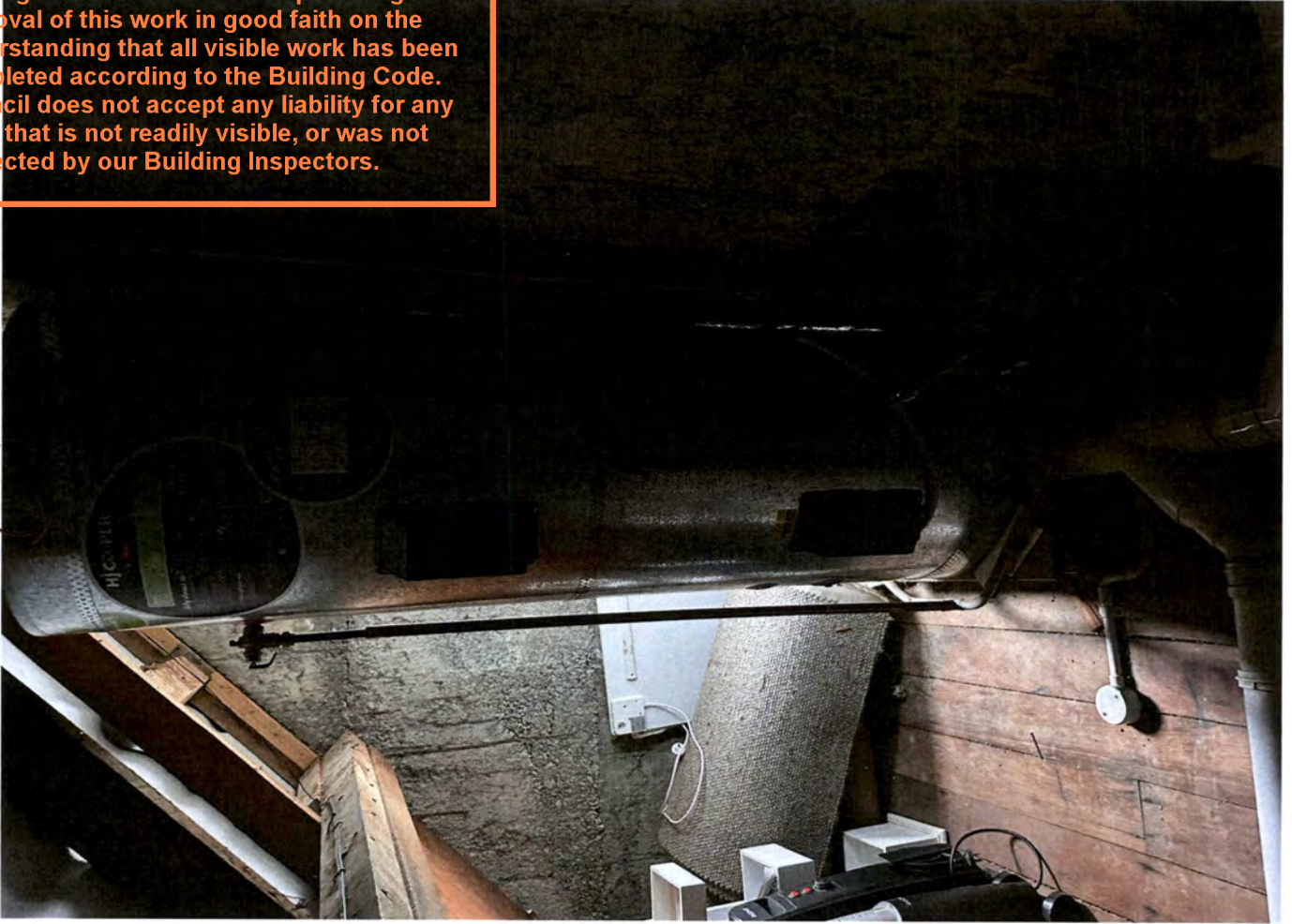


EXISTING SEWER + VENT PIPE.

20/05/2025

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EXISTING HWC



MAIN BATHROOM - EXISTING PLUMBING



20/05/2025

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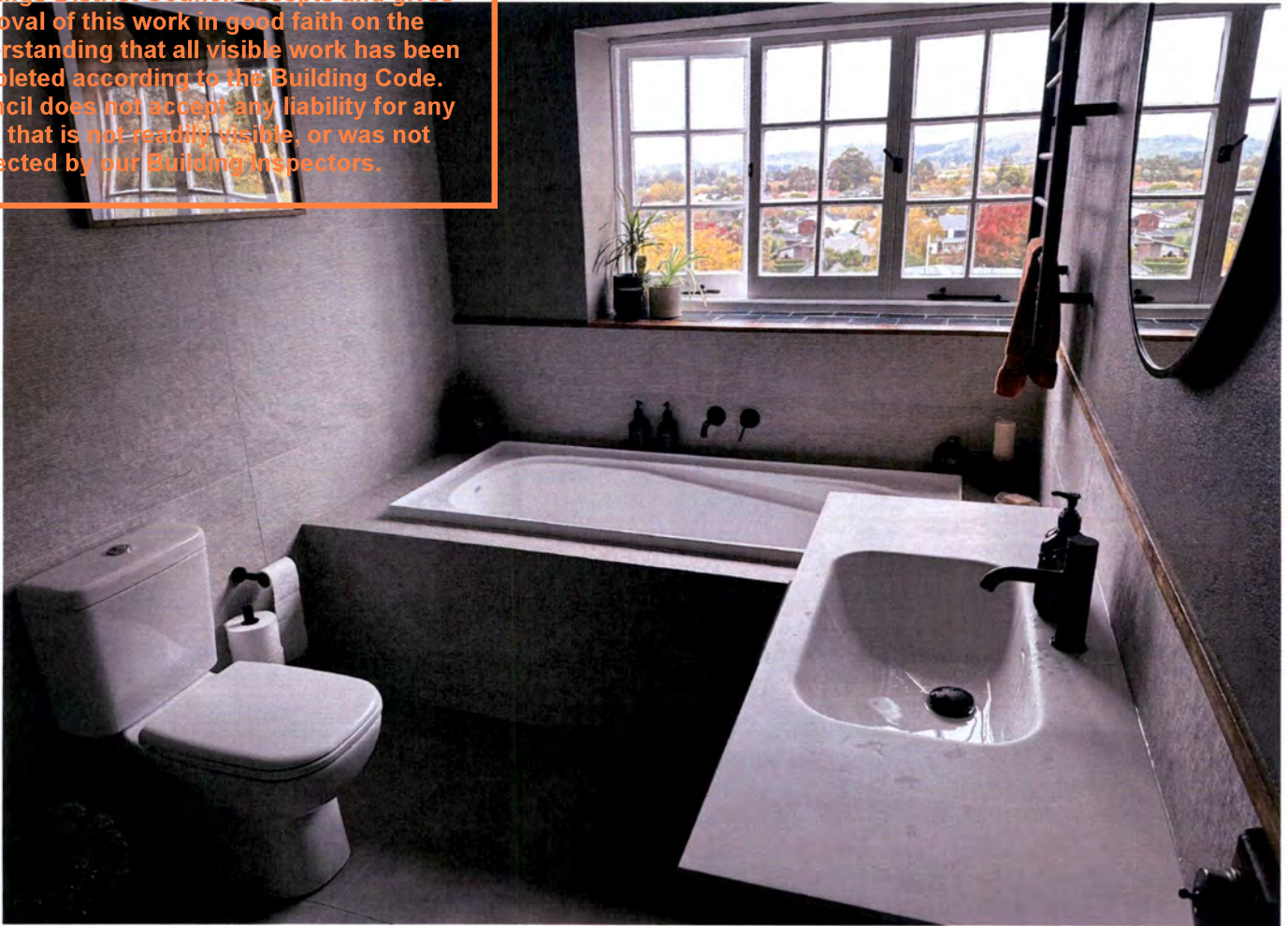


MAIN BATHROOM
EXISTING
PLUMBING

ALL
EXISTING

20/05/2025

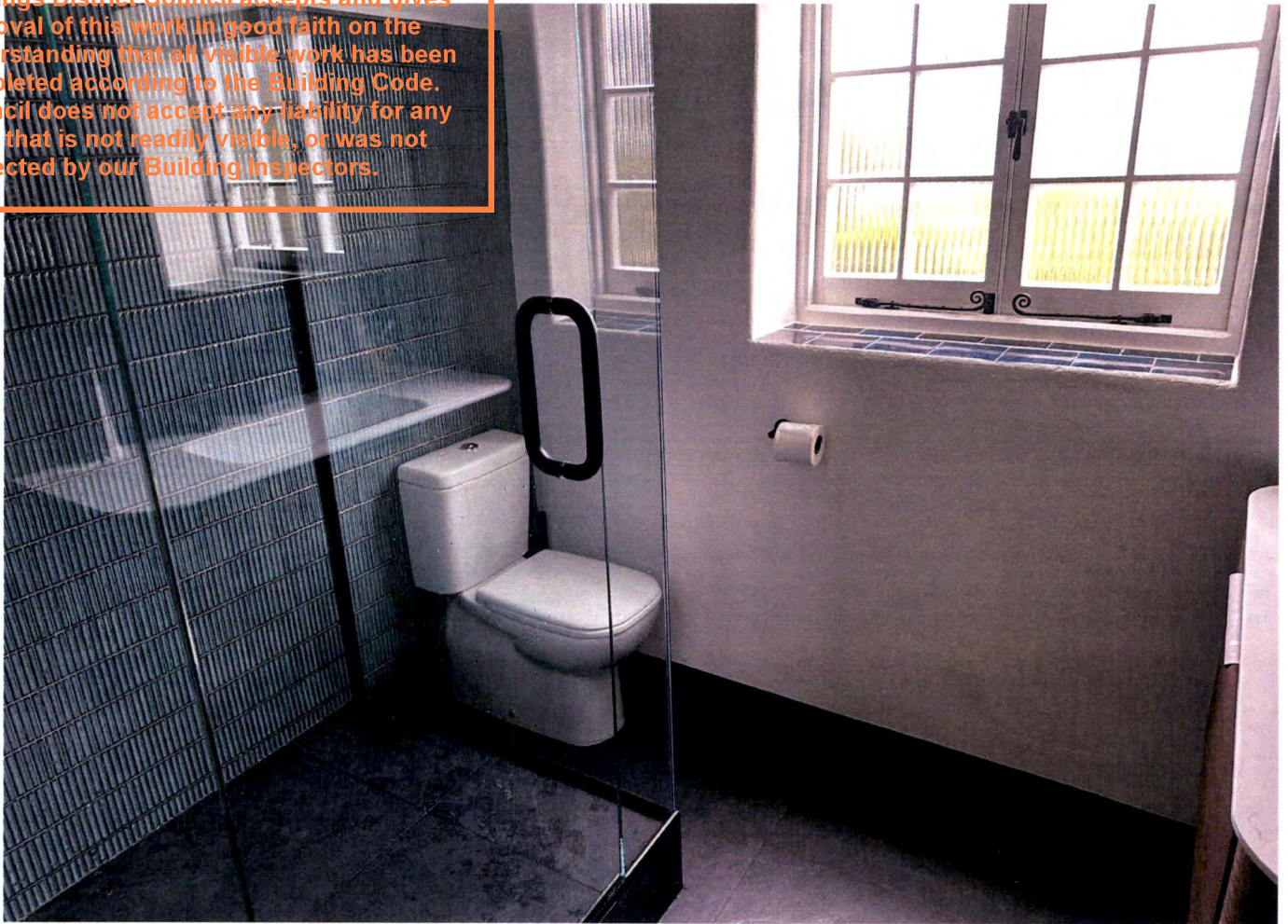
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MAIN BATHROOM COMPLETED 2025

20/05/2025

Hastings District Council accepts and gives approval of this work in good faith on the understanding that all visible work has been completed according to the Building Code. Council does not accept any liability for any work that is not readily visible, or was not inspected by our Building Inspectors.



ENQUIRE COMPLETED