HERETAUNGA HASTINGS DISTRICT COUNCIL

LAND INFORMATION MEMORANDUM

335 Te Mata Road
HAVELOCK NORTH 4130



Application Details

Applicant:	Mint Realty
Client Reference:	Mint Realty
Phone Number:	021 980545
LIM Number:	LIM20260728
Application Date:	29/10/2026
Issue Date:	05/11/2026

Property Information

Property Address:	335 Te Mata Road HAVELOCK NORTH 4130
Legal Description:	Record of Title 69710 Lot 1 Deposited Plan 317767
Area (hectares):	0.8034 Hectares

Valuation Information

Valuation Number:	0965176003	
Valuation Details:	Capital Value:	$2,560,000.00
	Land Value:	$2,300,000.00
	Improvements Value:	$260,000.00

Note: These values are intended for rating purposes

Document information

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of sections 44A to 44D of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

It is a summary of the information that we hold in relation to the property that is required by LGOIMA to be included on LIMs or that Hastings District Council (Council or HDC), at its discretion, considers appropriate to include on a LIM. Each heading or "clause" in this LIM corresponds to a part of sections 44A to 44B of LGOIMA.

Sections 1 to 8 of this LIM contain all information known to the Council that must be included under sections 44A(2) and 44B of LGOIMA. Any other information concerning the land that the Council considers, at its discretion, to be relevant is included pursuant to s 44A(3) of LGOIMA at section 9 of this LIM. If there are no comments or information provided in these sections, this means that the Council does not hold information on the property that corresponds to that part of sections 44A or 44B.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is held by the Council that is not required to be included (this additional information may be contained on the property file) or information unknown to the Council.

Please note that other agencies may also hold information relevant to the property or administer legislation relevant to the use of the land, the Hawke's Bay Regional Council (HBRC), Heritage New Zealand Pouhere Taonga, the Department of Conservation (DOC), Kainga Ora – Homes and Communities, Waka Kotahi (NZ Transport Agency), New Zealand Archaeological Association (NZAA) and Toitū Te Whenua – Land Information New Zealand (LINZ) Electricity network operators (including Transpower and local lines companies) may hold information relevant to the presence of high-voltage overhead powerlines or associated infrastructure. In addition, the applicant should check the Record of Title for the property as it may contain additional obligations relating to the land.

The Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM, and our records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

The Council does not provide interpretation or advice on how to interpret or use information contained in this LIM. If this is required, the applicant should seek appropriate and independent professional advice.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

The text and attachments of this LIM should be considered together.

Property file service and enquiries

This LIM does not contain all information held on a property file. Customers may request property files and make enquiries by contacting the Council's Customer Service Team on (06) 871 5000 or customerservice@hdc.govt.nz.

To enable the Council to measure the accuracy of this LIM based on our current records, we ask that you advise us if you find, or are aware of, any information which you consider to be incorrect or missing.

1. NATURAL HAZARDS

Section 44A(2)(a) and section 44B of LGOIMA. This section contains information about natural hazards.



For enquiries, please contact the Council.

Note - The Council is aware that there may be additional information relating to potential hazards on the CDEMG Hazard Information Portal at www.hbemergency.govt.nz/hazards/hazards-in-hawkes-bay/.

Note - Future of Severely Affected Land (FOSAL) - Following Cyclone Gabrielle, the Government established land categories for land in Hawke's Bay to determine the future severe weather risk within the region. Contact HBRC if information about historical FOSAL risk categories is required.

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 on the property. We recommend that you seek advice on the potential application and effect of those sections of the Act.

Note - The Natural Hazards Commission Toka Tū Ake's Natural Hazards Portal contains information relating to past settled Natural Hazards Commission claims relating to land and/or buildings for earthquake, landslide, storm or flood, tsunami, volcanic eruptions and hydrothermal activity. The Portal may contain information relevant to this property, and the 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 www.naturalhazardsportal.govt.nz/s.

a) Natural hazard information sourced from the Operative Hastings District Plan

i) Liquefaction

This property is located within an area mapped in a regional liquefaction assessment report for potential liquefaction susceptibility.

The **attached** map from the Operative District Plan identifies the susceptibility classification.

Note - Further information regarding the impact of the liquefaction can be found at 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.

Note - If multiple liquefaction-related hazard sources are included within this LIM, the most specific and up-to-date natural hazard information relating to the land is contained within the "All other natural hazard information relating to the land" section.

Relevant information - Report

Name of the person or entity that commissioned the report:	Hawke's 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.

ii) 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 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 eplan.hdc.govt.nz/eplan, by entering the property address.

Relevant information - Report

Name of the person or entity that commissioned the report:	Hawke's Bay Regional Council.
The purpose of the report:	The objective of this study was 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.

b) Natural hazard information relating to the Building Act 2004

i) 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.

ii) Notices or signs under section 133BT of the Building Act 2004

No information known to the Council.

c) All other natural hazard information relating to the land

i) Seismic hazards (including liquefaction)

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.

According to the report, this property is located within an area indicated as Liquefaction possible (medium liquefaction vulnerability)

Relevant information - Report

Name of the person or entity that commissioned the report	Hawke's Bay Regional Council.
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.
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	www.hbemergency.govt.nz/assets/Research-Reports-and-Hazard-Info-Portal/CR-2015-186.pdf
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.
Date of the report	October 2017.
Name of the person or entity that prepared the report	Institute of Geological and Nuclear Sciences Limited (GNS Science).

ii) Tsunami risk

No information known to the Council.

iii) Erosion

No information known to the Council.

iv) Landslide

No information known to the Council.

v) Subsidence

No information known to the Council.

vi) Flood hazards

No information known to the Council.

vii) Wind, drought, and/or fire

No information known to the Council about natural hazards related to wind, drought or fire.

viii) Volcanic and geothermal activity

No information known to the Council about natural hazards related to volcanic and geothermal activity.

2. OTHER SPECIAL FEATURES AND CHARACTERISTICS OF THE LAND

Section 44A(2)(aa) of LGOIMA. This is information about other special features or characteristics of the land that are known to the Council but that are not apparent from a district plan under the Resource Management Act 1991. It includes information about the likely presence of hazardous contaminants (if any).



For enquiries, please contact the Council.

This information should not be regarded as a full analysis of the site features of this land as there may be features that the Council is unaware, and therefore has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose, including development.

a) Site contamination

No site contamination data is identified in the Council's records.

b) Soil

No information known to the Council.

c) Any other special features or characteristics

No information known to the Council.

3. THREE WATERS

For enquiries, please contact the Council.

Council's 3 Waters mapping is updated periodically and may not always reflect the most recent connection information. As such, there may be instances where connections are not shown or are shown inaccurately. Please contact Council to confirm connection details.

a) Private and public stormwater and sewerage drains

Section 44A(2)(b) of LGOIMA. This section includes information about private and public stormwater and sewerage drains and sewer and water services as shown in the Council's records.

A copy of the Council's records relating to services to the property are **attached**. The Council recommends that the applicant also obtains and reviews the record of title and deposited plan for the property to verify the existence or absence of easements.

i) Stormwater

The property is not shown connected to the Council's reticulated stormwater system.

Please note there may be a kerb and channel connection, however, the Council does not currently hold this information. Please contact the Council's waters team if you wish to undertake an asset verification inspection (there will be an additional charge for this service).

ii) Sewerage

The property is not shown connected to the Council's reticulated sewerage system.

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

iii) Private drain

The Council does not currently have any information that there is a private drain located on this property.

b) Drinking water supply

Section 44A(2)(bb) of LGOIMA. This section includes information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

i) Water supply

Water supply details not recorded.

ii) Exemption notified by Taumata Arowai under the Water Services Act 2021

No such exemptions are known to the Council.

4. RATES AND LEVIES

Sections 44A(2)(c), (ca) and (cb) of LGOIMA. This section includes information on any rates owing in relation to the land.

For enquiries, please contact the Council.

Government valuation

Land	$2,300,000.00
Improvements	$260,000.00
Capital Value	$2,560,000.00

[1 July 2026]

Annual rates

Current Rates Year	2026 to 2027
Annual Rates	Rates 2026/27 $6,649.30
Instalment Amount	$1,662.30
Current Year – Outstanding Rates	$4,987.00
Arrears for Previous Years	$0.00
Next Instalment Due	20 November 2026
Note: Rates are charged in four equal instalments for the period commending 1 July and ending 30 June each year.	

Water charges/metering

Water is Metered	No
WT	
Allowance	
Usage last year	
Usage year to date	
Last reading	
Outstanding Balance	

Targeted rates

The land concerned is not located in a project area that is subject to a targeted rates order under the Urban Development Act 2020.

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. BUILDING CONSENTS

For enquiries, please contact the Council.

a) Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) of LGOIMA. This section contains information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council (whether under the Building Act 1991, the Building Act 2004, or any other Act).

The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

Please note that prior to the Building Act 1991, councils were not required to maintain full records of building permits issued under the earlier building legislation and code compliance certificates did not exist. While the Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. The Council does not accept responsibility for any omission.

Some of the Council's historic permit records are stored under the name of the applicant rather than under the property address. Where necessary the Council has used information from a title search to endeavour to 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.

It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

If the land is part of a cross-lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

i) Building consents / permits, code compliance certificates, certificates of acceptance and discretionary exemptions

Consent	Date granted	Description	CCC date	Plans attached
ABA20161295	19/09/2016	Erect New Horse Stables.	17/04/2018	Yes

If there are any building consents issued for this property, the Council recommends that you check those consents on the property file for full details.

ii) Certificates (current), including section 37 certificates and certificates for public use

There are no current certificates on the Council's files.

iii) Notices (current), including infringement notices, notices to fix, dangerous, affected or insanitary buildings, and earthquake prone notices

There are no current notices on the Council's files.

iv) Compliance schedules and building warrants of fitness

The Council has no record of a compliance schedule for any building on this property. If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule and building warrant of fitness.

v) Orders

There are no orders on the Council's files.

vi) Requisitions

There are no requisitions on the Council's files.

vii) Residential pools and barriers

The Council has no record of a swimming pool or spa pool being registered on this property. All swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

b) Information relating to non-consented small stand-alone dwellings:

Section 44A(2)(daa) of LGOIMA. This section includes information relating to non-consented small stand-alone dwellings.

There are no applications for project information memorandum for building work in connection with a non-consented small stand-alone dwelling on the Council's files.

c) Information provided under section 362T(2) of the Building Act 2004

Section 44A(2)(da) of LGOIMA. This section includes information required to be provided to a territorial authority on completion of residential building work under section 362T(2) of the Building Act 2004.

There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribe the information that must be given to the clients of a building contractor.

d) Certificates issued by a building certifier

Section 44A(2)(e) of LGOIMA. This section includes information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

There are no certificates issued by a building certifier on the Council's files.

e) Weathertightness claims

Section 44A(2)(ea) of LGOIMA. This section includes information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

6. INFORMATION RELATING TO THE USE OF THE LAND, INCLUDING RESOURCE CONSENTS, LICENCES, AND OTHER NOTICES IMPACTING THE PROPERTY

Section 44A(2)(f) of LGOIMA. This section contains information relating to the use to which the land may be put and conditions attached to that use under the Resource Management Act 1991 and other legislation.

a) Operative Hastings District Plan



For enquiries, please contact the Council

Those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site-specific limitations recorded below, general restrictions that apply across the district may be relevant to the development of this property.

The Hastings District Plan – 2024 is fully operative and has legal effect. Further information regarding the District Plan, and any plan changes can be found online via this link: www.hastingsdc.govt.nz/sections/district-plan.

Operative District Plan

Zone	The property is located within the Te Mata Special Character Area Zone under the Operative District Plan. The status of any existing or proposed activities may be determined with reference to the District Plan and any planning or resource consents that may apply. Some rules are affected by uses and features on neighbouring or surrounding land, and it is recommended that you review the Plan in detail or seek independent professional advice.
Overlays	**Note - Refer to natural hazard information sourced from the Operative District Plan.** Road Hierarchy Plan – Appendix 69, Primary Collector Road.
Designations or notations	N/A
Additional overlays to District Plan	Statutory Acknowledgement Areas, Heretaunga-Tamatea, Area of Interest.

b) Resource consents (including subdivision consents)

RM#	Description	Date Granted
RMA20000253	Subdivision	20/08/2002
RMA20160275	Waive Boundary/Yard Requirements: New Horse Stables & Replace Pool Pavilion in Te Mata Special Character Zone	07/09/2016

Note: If there are any land use resource consents issued for this property, the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

The applicant should also satisfy themselves as to whether all conditions of resource consents for this property have been met.

If the land has been subdivided, there may be information included in this LIM that relates to the parent lot.

c) Resource consents on surrounding properties map

Refer to **attached** map for details.

d) Regional plans or bylaw

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulates land use and activities on this site. Please direct enquiries to Hawke's Bay Regional Council.

e) Information concerning caveats, bonds, encumbrances, consent notices and covenants

For any information concerning caveats, bonds, encumbrances, consent notices or covenants, please refer to the Record of Title for this property and seek independent advice.

f) Land transport requirements

For enquiries, please contact the Council at customerservice@hdc.govt.nz

Any vegetation overhanging the footpath/road reserve boundary is to be maintained by the property owner.

Access from and to state highways is subject to Waka Kotahi NZ Transport Agency requirements. Please contact Waka Kotahi NZ Transport Agency for further information.

g) Licences

For enquiries, please contact the Council.

There are no current licences recorded for this property.

h) Other notices, requisitions, or orders

No information known to the Council.

i) Financial and / or development contributions

For enquiries, please contact the Council at customerservice@hdc.govt.nz

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, the Council can recover outstanding amount(s) from a subsequent owner of the land.

No information known to the Council.

7. OTHER LAND AND BUILDING CLASSIFICATIONS

Section 44A(2)(g) of LGOIMA. This section contains information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

For enquiries, please contact the Council.

No information known to the Council.

8. NETWORK UTILITY INFORMATION

Section 44A(2)(h) of LGOIMA. This section contains information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.



For enquiries, please contact the Council.

No information known to the Council.

9. DISCRETIONARY INFORMATION

Section 44A(3) of LGOIMA. This section contains information concerning the land that the Council has, at its discretion, decided to include on the LIM as information that may be relevant.

For enquiries, please contact the Council.

a) Other correspondence, documents or information

None recorded.

APPENDIX A – HASTINGS DISTRICT PLAN MAPS

Hastings District Council - LIM Maps

Address: 335 Te Mata Road HAVELOCK NORTH 4130
Property No: 96722
Legal Description: LOT 1 DP 317767 INT IN R/W

HERETAUNGA HASTINGS DISTRICT COUNCIL

Printed: Thursday 05 Nov 2026



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	

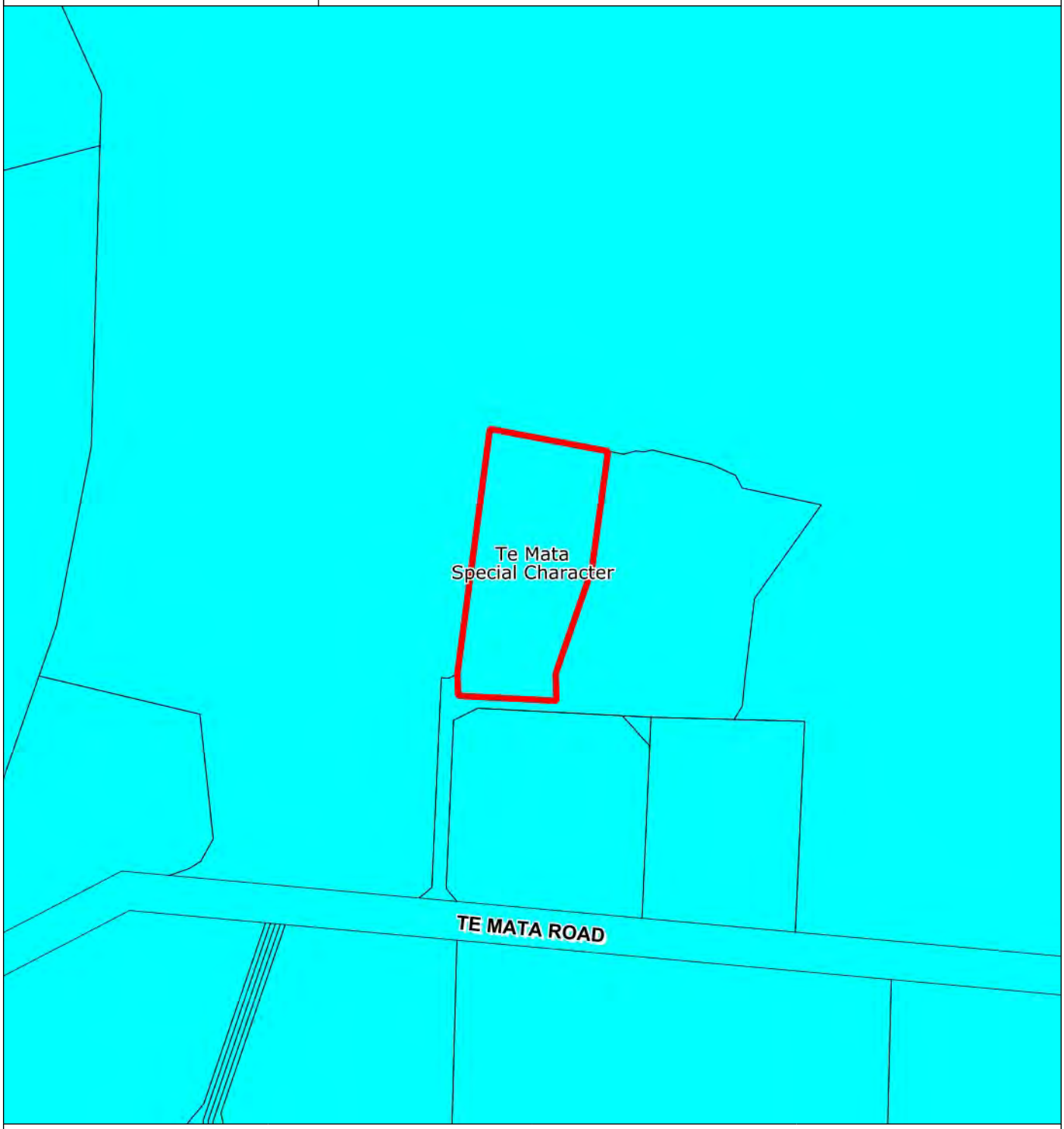
Valuation No:	0965176003
Area (Hectares):	0.8034
Total Rates:	$6649.30
Capital Value:	$2,560,000
Rateable Land:	$260,000
Land Value:	$2,300,000
Water – Sewer Units:	0.0 - 0.0
Usage – Primary:	29

DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS).
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HERETAUNGA HASTINGS DISTRICT COUNCIL

OPERATIVE DP ZONES

335 Te Mata Road HAVELOCK NORTH 4130



Original Sheet Size A4

Thursday 05 Nov 2026

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LIM Maps – Property No 96722 - Hastings District Council

HERETAUNGA HASTINGS DISTRICT COUNCIL

OPERATIVE DP
DESIGNATIONS AND NOTATIONS

335 Te Mata Road HAVELOCK NORTH 4130



Original Sheet Size A4

Thursday 05 Nov 2026

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HERETAUNGA HASTINGS DISTRICT COUNCIL

OPERATIVE DP HERITAGE AND NATURAL ENVIRONMENT OVERLAYS

335 Te Mata Road HAVELOCK NORTH 4130



Original Sheet Size A4

Thursday 05 Nov 2026

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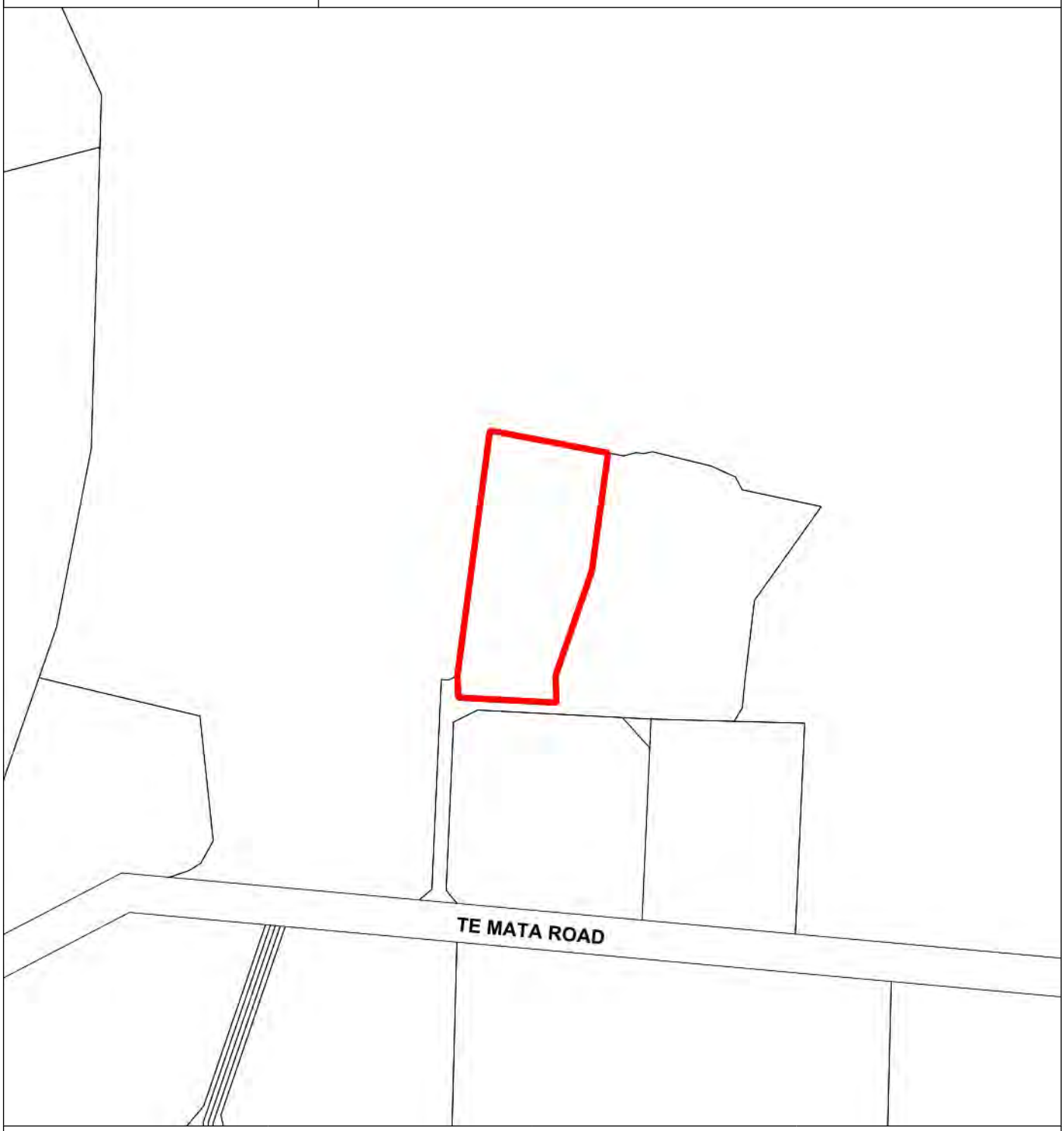
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HERETAUNGA HASTINGS DISTRICT COUNCIL

OPERATIVE DP
URBAN AND BUILT ENVIRONMENT OVERLAYS

335 Te Mata Road HAVELOCK NORTH 4130



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Thursday 05 Nov 2026

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LIM Maps – Property No 96722 - Hastings District Council

Operative District Plan Zones

Brookvale Structure Plan (Stormwater Management Areas)

Residential Zones

- Clive-Whakatu Residential
- Coastal Settlement
- Deferred Residential
- Flaxmere Community Residential
- Flaxmere General Residential
- Hastings Character Residential
- Medium Density Residential
- Hastings General Residential
- Haumoana - Te Awanga Residential
- Haumoana Te Awanga Deferred Residential
- Haumoana Te Awanga Deferred Residential A
- Haumoana Te Awanga Deferred Residential B
- Havelock North Character Residential
- Havelock North General Residential
- Plains Settlement
- Regional Hospital
- Rural Residential
- Havelock North Rural Residential
- Waimarama Coastal Settlement

Commercial Zones

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

Industrial Zones

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

Rural / Plains Zone

- Plains Production
- Rural

Open Space Zones

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

Special Character Zones

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

Operative District Plan Designations and Notations

- Bridge Pa Aerodrome Height Restrictions (Appendix 35)
- 1km Buffer from Maraekākaho Hall
- Scheduled Activities
- Designations
- Contaminated Sites
- National Grid Pylons
- National Grid Lines

Additional Layer to District Plan

- 20m Buffer from National Grid Lines

HERETAUNGA HASTINGS DISTRICT COUNCIL

Operative District Plan Heritage and Natural Environment Overlays

Prohibited Building Area - Te Mata Eastern Escarpment

Unconfined Aquifer (2013)

Coastal Environment Boundary

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 Historic Area

Green Hill Historic Area

Historic Features - Rule H13 Buffer

Riparian Land Management

Riparian Areas

List 1

List 2

Recommended Areas For Protection

Landscape Review

Coastal Landscape Character Area

Outstanding Natural Feature

Outstanding Natural Landscape Area

Rural Landscape Character Area

Significant Amenity Landscape Area

Additional Layers to District Plan

Te Mata - Cultural Assessment Area

Te Mata - 250m Buffer

Landscape Area

Wāhi Atua

Wāhi Whenua

Operative District Plan Urban and Built Environment Overlays

Designated Retail Frontages (Appendix 30)

Prohibited Development Area

Noise Boundaries - Lyndhurst and Northwood

Pan Pac Noise Contours

Bridge Pa Noise Contours

Hastings Character Residential Areas (Appendix 38)

Onsite Parking Exemptions (Appendix 70)

Area With 100% Exemption - Area 'A'

Area With 50% Exemption - Area 'B'

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 Limit

Te Awanga Lifestyle Area Limit

Roys Hill Winegrowing Area

Additional Layers to District Plan

Intensive Rural Production Areas

Intensive Rural Production - Buffer Areas

Water Supply Bores (HDC)

Water Supply Bore Protection Buffers

*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.

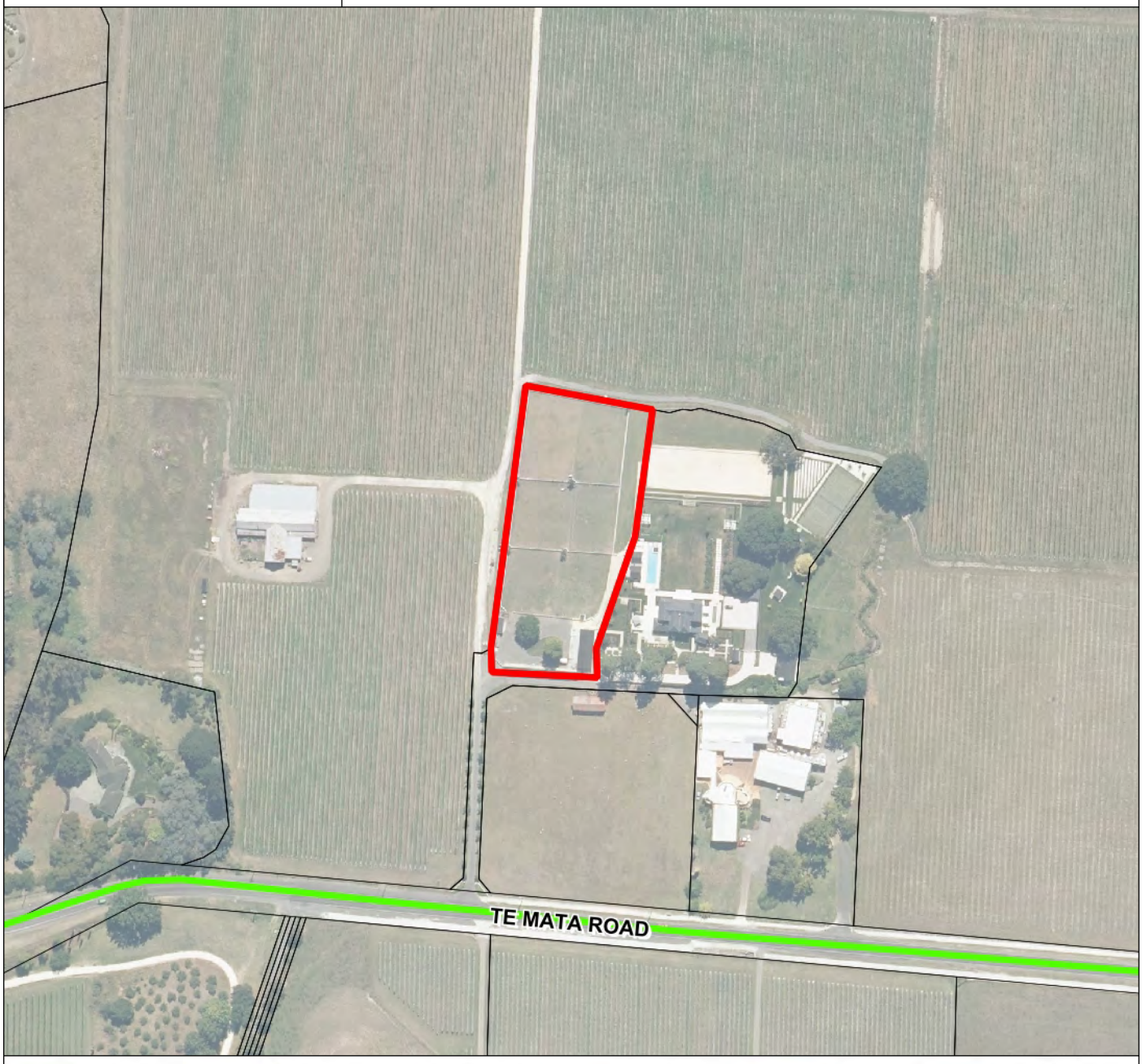
HERETAUNGA HASTINGS DISTRICT COUNCIL

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OPERATIVE DISTRICT PLAN - APPENDIX 69

ROAD HIERARCHY PLAN

335 Te Mata Road HAVELOCK NORTH 4130



Operative Date of Appendix 69 – 19 December 2020

Original Sheet Size A4

Thursday 05 Nov 2026

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LIM Maps – Property No 96722 - Hastings District Council

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ADDITIONAL LAYERS TO DISTRICT PLAN

STATUTORY ACKNOWLEDGEMENT AREAS

335 Te Mata Road HAVELOCK NORTH 4130



- Heretaunga-Tamatea, Redress Areas
- Heretaunga-Tamatea, Area of Interest
- Mana Ahuriri, Areas
- Mana Ahuriri, Area of Interest
- Maungaharuru-Tangitu Trust, Areas
- Maungaharuru-Tangitu, Area of Interest
- Ngāti Hineuru, Areas
- Ngāti Hineuru, Area of Interest
- Ngāti Hineuru, Redress Areas
- Ngāti Manawa, Areas
- Ngāti Manawa, Area of Interest
- Ngāti Manawa, Redress Areas
- Ngāti Pahauwera, Area of Interest
- Ngāti Pahauwera, Areas
- Ngāti Tuwharetoa, Area of Interest
- Ngāti Whare, Areas
- Ngāti Whare, Area of Interest
- Ngāti Whare, Redress Areas
- Tuhoe, Area of Interest

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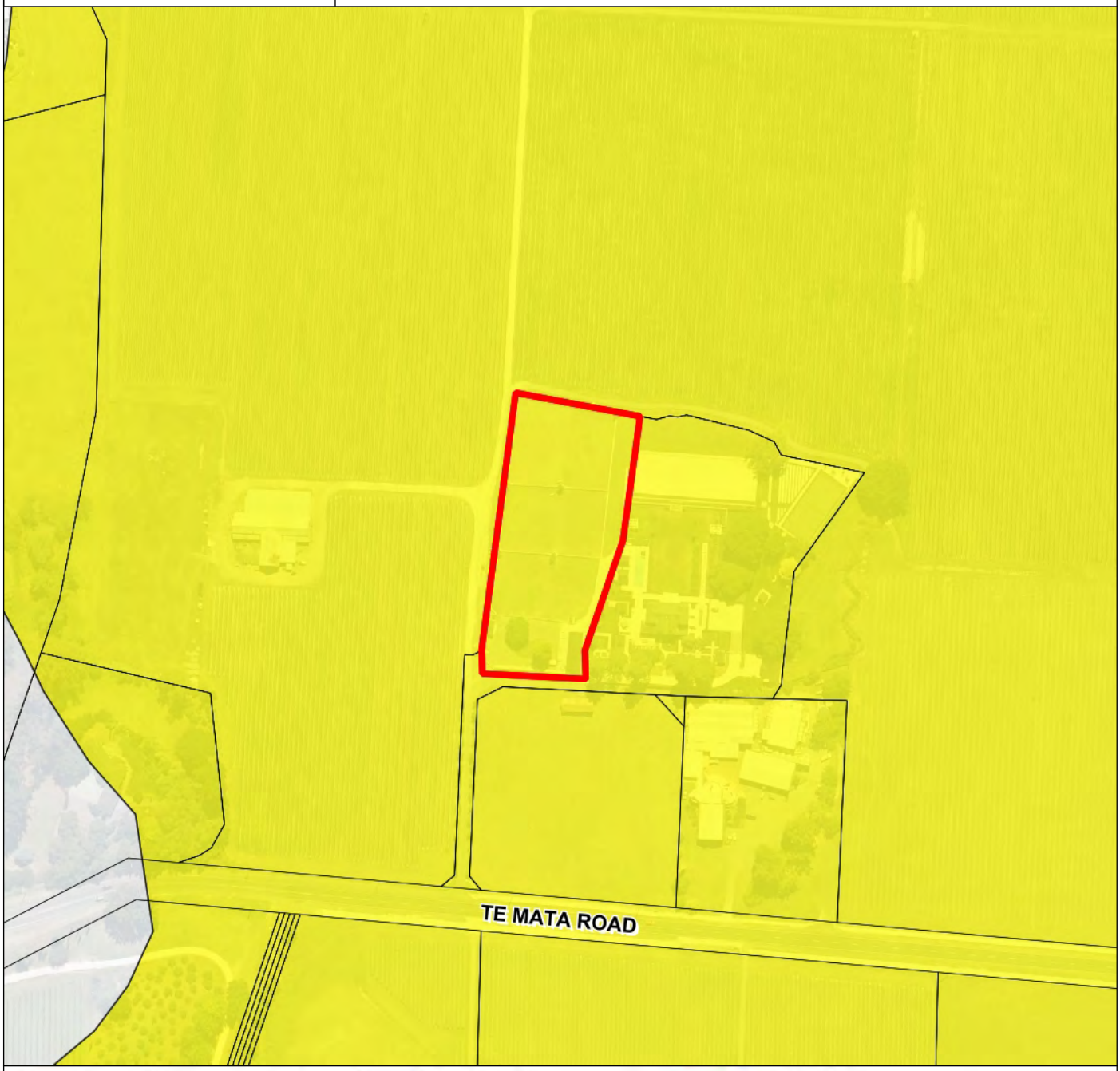
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DISTRICT PLAN – LIQUEFACTION

(APPENDIX 57 FIGURE 2)

335 Te Mata Road HAVELOCK NORTH 4130



Very Low / Negligible
Low
Moderate
High
Very High
Active Faultlines (1999)

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

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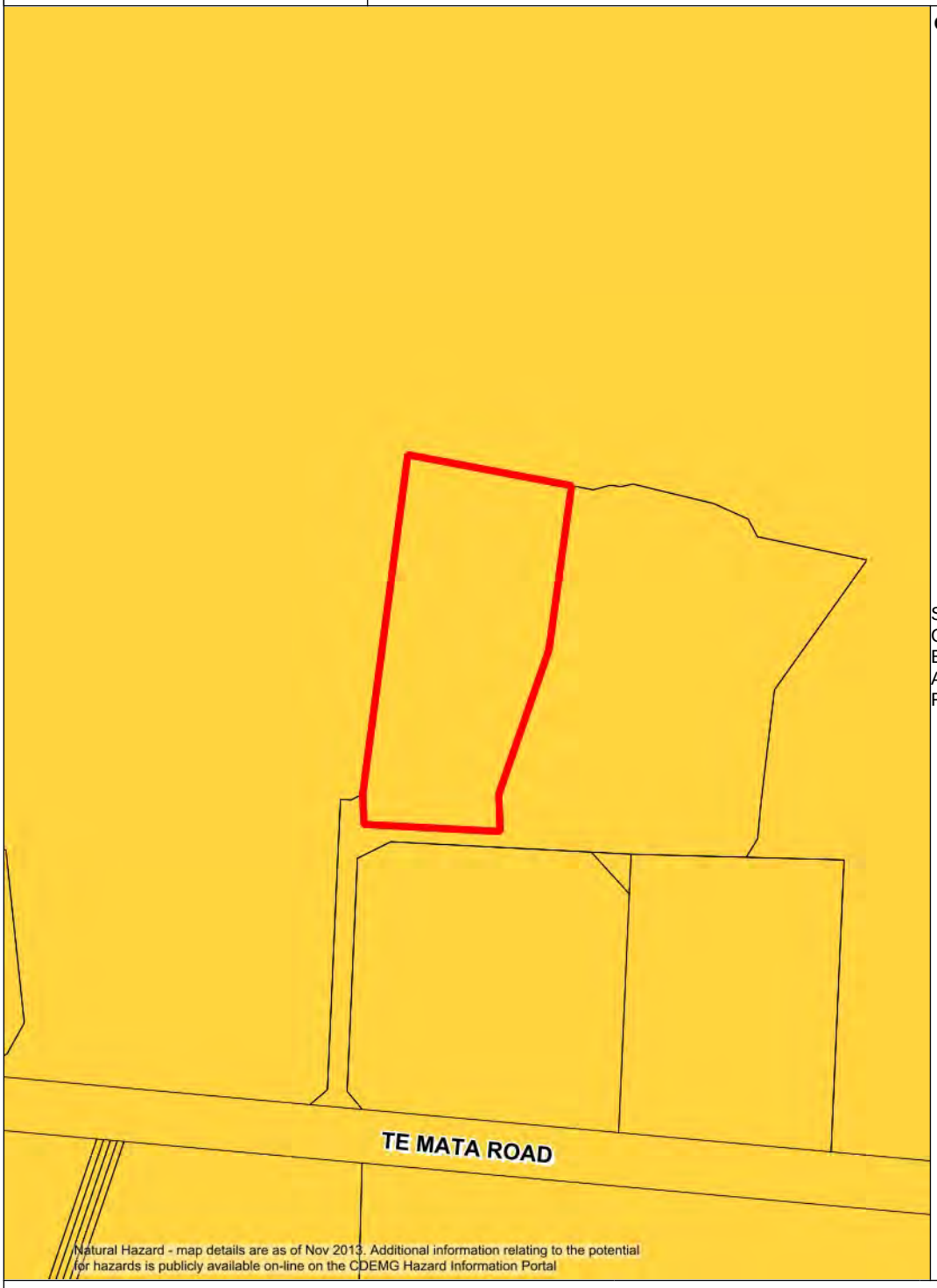
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DISTRICT PLAN – GROUND SHAKING

(APPENDIX 57 FIGURE 1)

335 Te Mata Road HAVELOCK NORTH 4130



GROUND SHAKING

4

Unconsolidated Swamp, Estuarine And Lagoonal Deposits and Reclaimed Land

3

Alluvial sand, Silt and Gravel

2

Compact Alluvial Sand, Silt and Gravel

1

Bedrock/Regolith

Source Report: Institute of Geological and Nuclear Sciences – Evaluation of Groundshaking Amplification Potential Client Report 40652B June 1998

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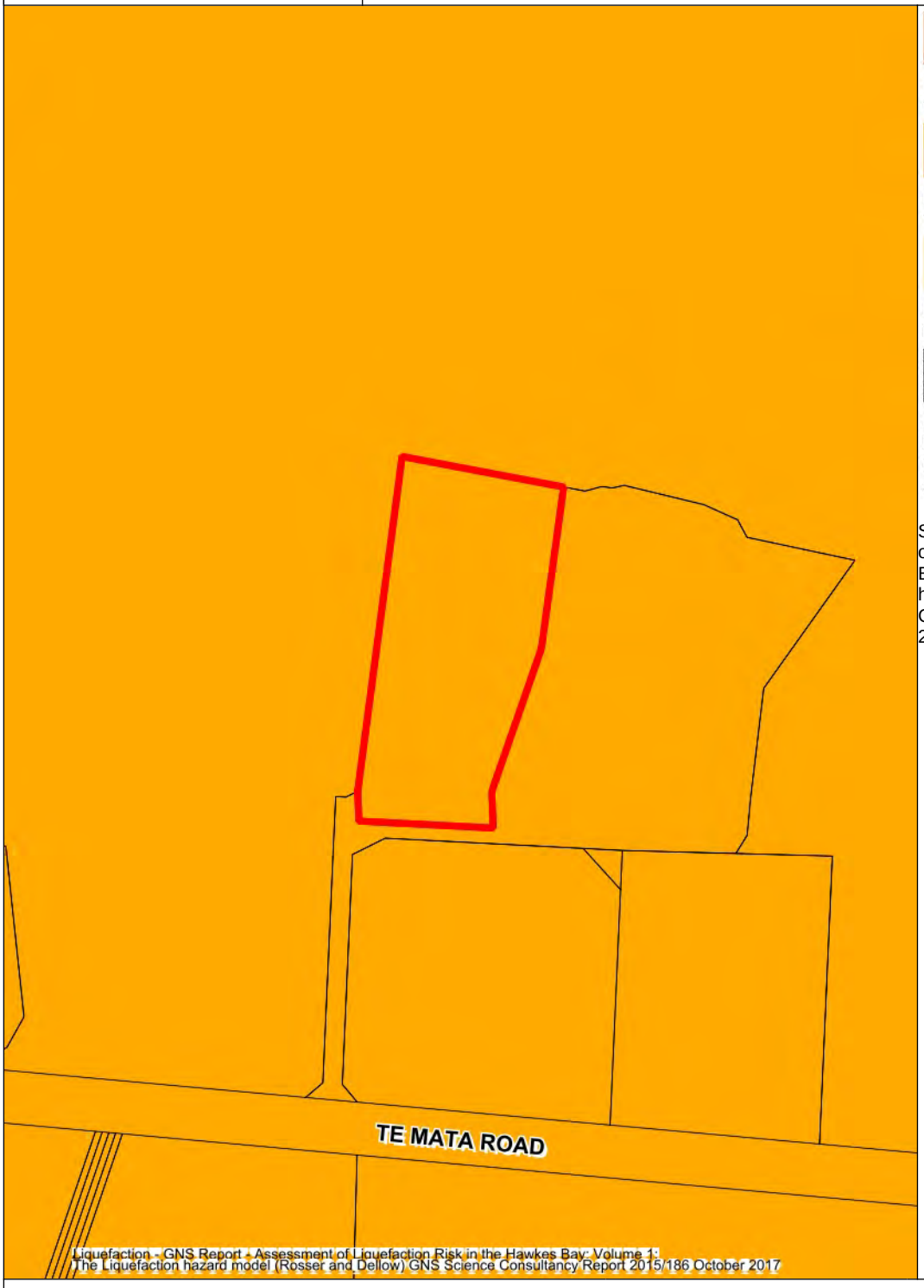
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LIQUEFACTION

335 Te Mata Road HAVELOCK NORTH 4130



High liquefaction vulnerability

Medium liquefaction vulnerability

Liquefaction damage is unlikely

Uncertain level of liquefaction. (Treated as high until assessed otherwise)

Source Report: GNS - Assessment of Liquefaction Risk in the Hawkes Bay: Volume 1: The Liquefaction hazard model (Rosser and Dellow) GNS Science Consultancy Report 2015/186 October 2017

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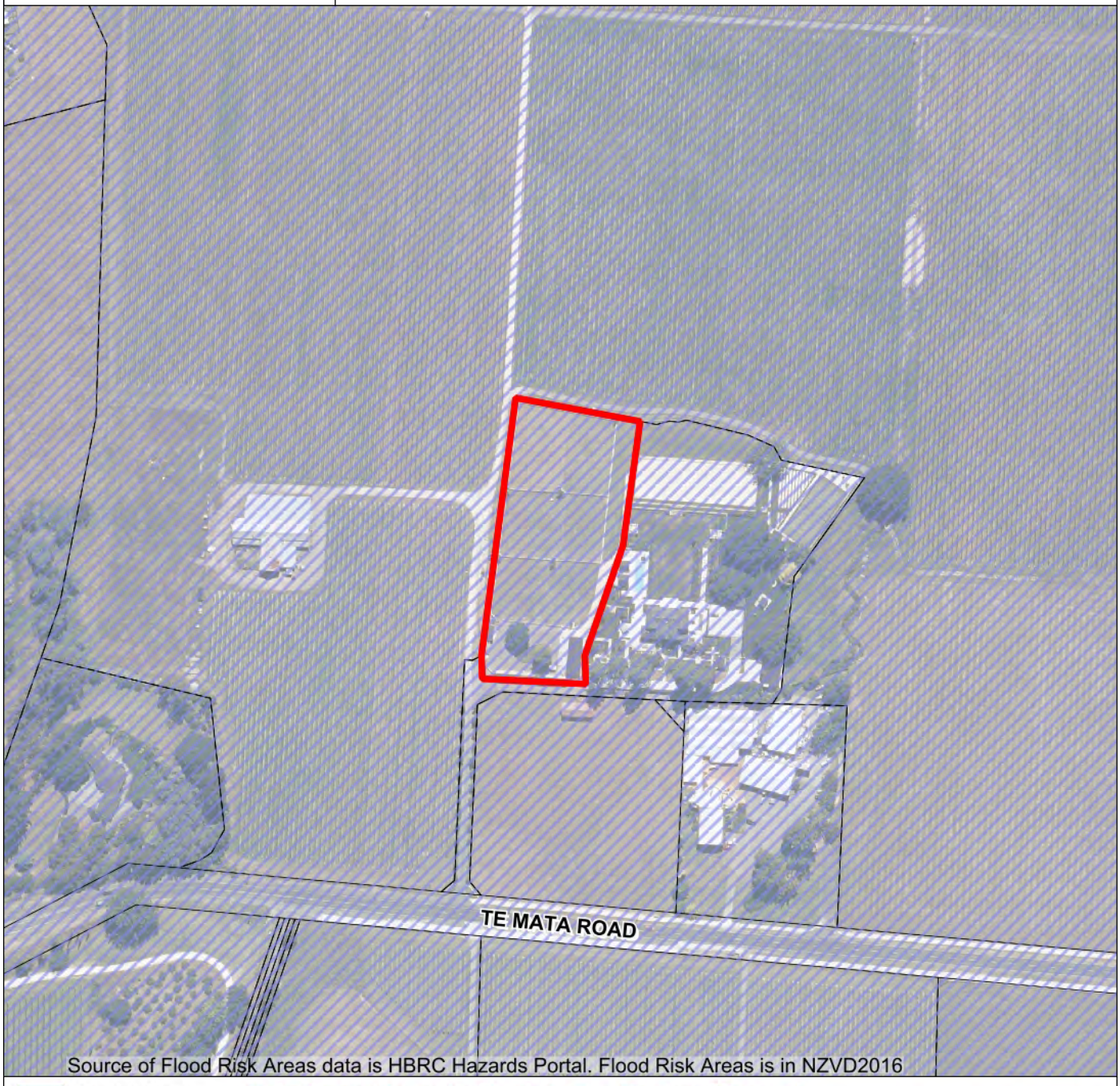
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HERETAUNGA HASTINGS DISTRICT COUNCIL

FLOOD RISK AREAS

335 Te Mata Road HAVELOCK NORTH 4130



Flood risk areas
Low risk areas
Not in study area

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

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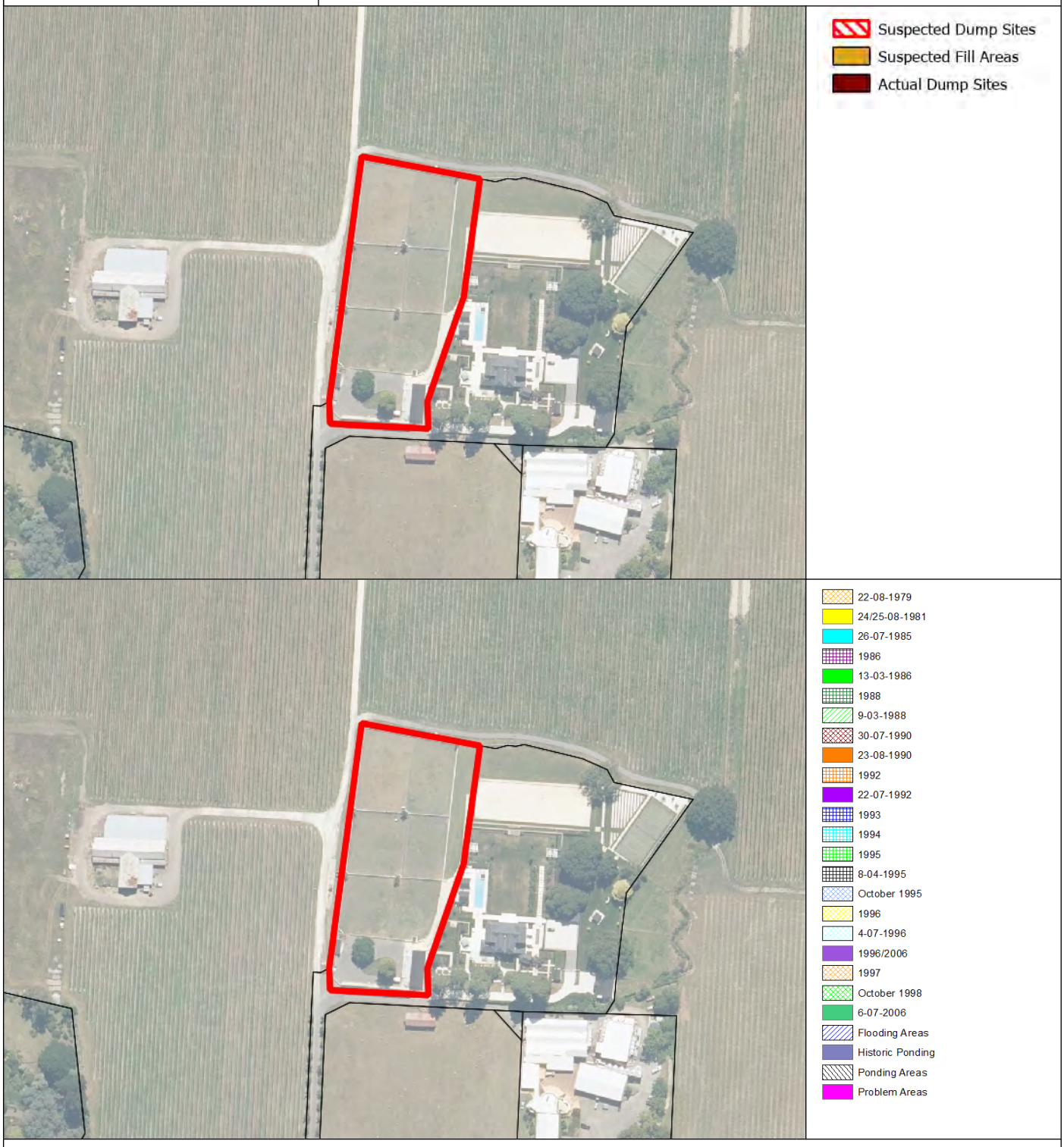
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LANDFILLS/FILLING AND PONDING

335 Te Mata Road HAVELOCK NORTH 4130



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HAIL CONTAMINATED LAND (HBRC)

335 Te Mata Road HAVELOCK NORTH 4130



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

Original Sheet Size A4

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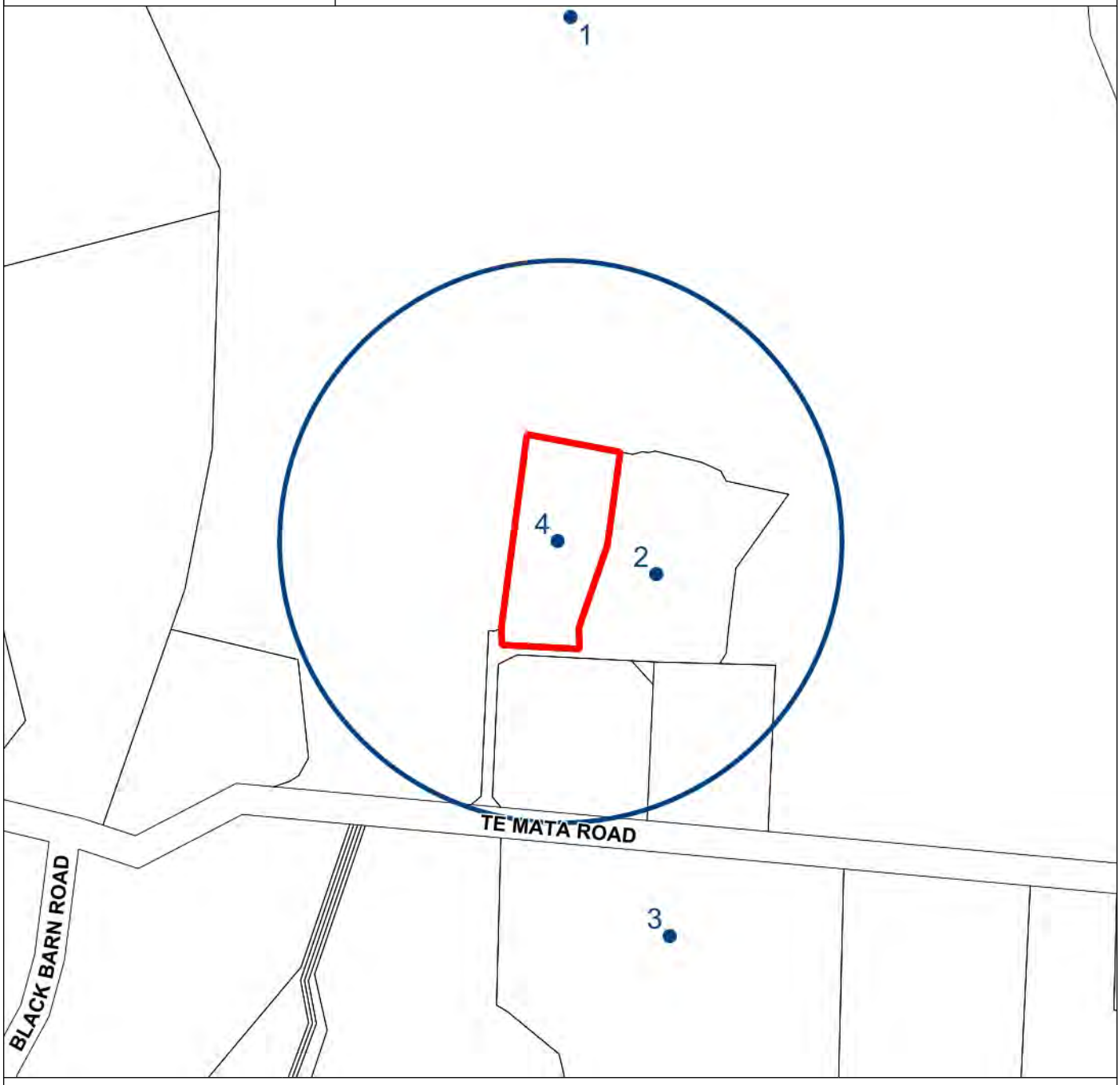
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HERETAUNGA HASTINGS DISTRICT COUNCIL

RESOURCE CONSENTS ON NEARBY PROPERTIES

335 Te Mata Road HAVELOCK NORTH 4130



Original Sheet Size A4

Thursday 05 Nov 2026

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RMA CONSENTS ON NEARBY PROPERTIES

Map Reference	RMA Description
1	107878 - RMA20030367 - to erect 3 windmills in excess of 10m height restrictio ns - Granted
2	59138 - RMA20020253 - to subdivide to create 2 lots - Granted 59138 - RMA20020481 - for a Certificate of Compliance - Art Gallery - Granted 59138 - RMA20030109 - To erect a garage in the Te Mata Special Character Zone - Granted 59138 - RMA20060558 - To construct a new dwelling in a Special Landscape Area - Granted 59138 - RMA20160114 - External alterations to Heritage item - Granted 59138 - RMA20160275 - Waive Boundary/Yard Requirements: New Horse Stables & Replace Pool Pavilion in Te Mata Special Character Zone - Granted 59138 - RMA20170283 - Side Yard Waiver for supplementary residential building in the Te Mata Special Character Zone - Granted 59138 - RMA20200485 - Proposed commercial activities within a heritage building, visitor accommodation & temporary events in the Te Mata Special Character Zone - Granted 59138 - RMA20240146 - Proposed new garage and storeroom to replace one damaged in Cyclone in the Te Mata Special Character Area - Granted 59138 - RMA970402 - boundary adjustment 1249 - Granted
3	59149 - RMA20090411 - hold events at the Black Barrn Amphitheatre - Granted 59149 - RMA20100418 - run events at Blackbarn Ampitheatre - Granted 59149 - RMA20220031 - Proposed Interior and exterior alterations in the Te Mata Special Character Area - Granted
4	96722 - RMA20160275 - Waive Boundary/Yard Requirements: New Horse Stables & Replace Pool Pavilion in Te Mata Special Character Zone - Granted 96722 - RMA20200485 - Proposed commercial activities within a heritage building, visitor accommodation & temporary events in the Te Mata Special Character Zone - Granted

APPENDIX B – CONSENTS & CERTIFICATES

FORM 5
BUILDING CONSENT
Section 51, Building Act 2004

Building Consent Number ABA20161295

The Building

Street address of building:	Te Mata Road HAVELOCK NORTH 4130
Legal description of land where building is located:	LOT 1 DP 317767 CT 69710
Building name:	Stables
Location of building within site/block number:	South end of Qist Paddock
Level/unit number:	N/A

The Owner

Name of owner:	Jacqueline kim Taylor & Michael David James Taylor
Contact person:	Mike & Jaqueline Taylor
Mailing address:	337 Te Mata Road, RD 12, Havelock North 4294
Street address/registered office:	337 Te Mata Road Havelock North
Landline:	N/A
Mobile:	021 838904
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	jacqueline@junoinvesting.co.nz

First point of contact

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

Full Name:	Pete Pask
Mailing address:	PO Box 289, Hastings 4156
Landline:	06 8704009
Mobile:	021 2383900
Daytime:	06 8704009
After hours:	N/A
Facsimile number:	N/A
Email address:	petepask@verticallimit.co.nz

Building Work

The following building work is authorised by this building consent:

Erect New Horse Stables

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

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

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

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

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

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

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



Matthew Holmes
Position: Building Team Leader Processing
On behalf of Hastings District Council
19/09/2016

Hastings District Council
207 Lyndon Rd East, Hastings 4122
Private Bag 9002, Hastings 4156
Ph 06 871 5000, Fax 06 871 5115
cccdocs@hdc.govt.nz

Form 7
CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

SECTION 1	THE BUILDING
Building consent number: ABA20161295	Issued by: Hastings District Council
Description of Work:	Erect New Horse Stables
Street Address of Building:	335 Te Mata Road HAVELOCK NORTH 4130
Legal Description of land where building is located:	LOT 1 DP 317767 CT 69710
Building Name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A
Current, lawfully established, use:	Outbuildings
Year first constructed:	2016
Intended Specified Life:	Indefinite

SECTION 2	THE OWNER
Name of owner:	**Jacqueline Kim Taylor & Michael David Taylor**
*Contact Person:	
Mailing address: J K Taylor 337 Te Mata Road RD 12 Havelock North	Street address/Registered office: N/A

†**Owner's contact details:**

Landline:
Mobile: 021 888231, 021 838904
After hours:
Facsimile Number:
Email: jacqueline@junoinvesting.co.nz;
mike@piefunds.co.nz
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
17 April 2018

ABA20161295
APPROVED - Site Copy
Hastings District Council
9/09/2016

A resource consent applies to this application and must comply with the conditions of the Resouce Consent and the plan approved as part of this consent. TLS

SUPERSEDED PLAN
Refer to amended plan 7/10/2016

BDY 5°30'20" 62.36m

BDY 92°00" 62.85m

BDY 16°48'10" 57.68m

BDY 175°30'00" 14.06m

BDY 5°13'00" 18.99m

BDY 355°30'00" 11.48m

BDY 90°37'00" 51.41m

Existing internal boundary

POST AND WIRE FENCE

EDGE HEDGE AND TREES

GRASS

OLIVE TREES

EDGE OF SEAL

Lot 1
DP 317767
Area: 0.8034Ha

Peg 1 RL 10.00
Peg 2 RL 7.56

Te Mata Special Character Side Yard set back - 5.0mts

Height Recession HDC - Point A

1300 Boundary set back

FFL 10.20

4220±

2-45kg LPG exchange type gas cylinders with regulator kit & safety shut off valves (ensure security chains installed) all installed over concrete terrace to NZS 5601.
Owner to arrange bottle subscription separately to main building contract with gas provider

Remove existing vegetation for new Stable and excavate to good ground - report any issues immediately for direction

Foul water, electrical & water services removed

144x47mm radiata rails & 150Ø No 1 round H4 fence posts to corral with timber gates as shown - all to be paint finished - ensure no gudgeons etc are protruding.

Hynds 900Øx985h (2 of) bolted concrete well liner soak pit with accessible lid - B.H.Williams to inspect hole once dug.
Locate min 15m away from building in paddock. 15.0m long Novaflow drainage foil wrapped in filter cloth run out to paddock - excavation to be checked by engineer

Swale surface water drain connected into stormwater

Full circumference of existing tree's drip line to be free of any new driveway surface materials

Existing survey peg datum - check position on site

Allow 200mm clean & well compacted straight haul with gap 65 blinding layer over to driveway - allow crushed Limestone or 10mm stone chip finishing grade laid over and compacted

BUILDING AREAS:

PROPSED NEW STABLE:	106.80m²
TOTAL PROPOSED AREA:	106.80m² (1149.585ft²)

GROSS BUILDING AREA: 106.80m²
NET SITE AREA: 8034m²
TOTAL PERCENTAGE : 1.329%

ZONE: Te Mata Special Character

SITE NOTES:
All contours and spot levels as provided by Shanley & Co Ltd.

During excavation should any bad ground or buried vegetation be discovered report immediately to Vertical Limit for direction.

A: No services shall be installed under this consent until the legal easement has been approved by Linz & approved variation with HDC completed
Additional note

A: ~~Confirm location of power, phone and water connections to existing by excavation on site~~
Note obsolete

SITE PLAN
SCALE 1:200 @ A1

VERTICAL LIMIT
ARCHITECTURAL DESIGN LTD

PHYSICAL ADDRESS:
302 EASTBOURNE ST WEST
HASTINGS
PH: 0064 6 870 4009
FAX: 0064 6 870 4009
MOB: 021 238 3900

POSTAL ADDRESS:
PETER PASK,
PO BOX 269
HASTINGS (4156)
NEW ZEALAND
petepask@verticallimt.co.nz

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CLIENT: MIKE & JACQUELINE TAYLOR	PROJECT: PROPOSED NEW STABLE SITE ADDRESS: 337 TE MATA ROAD HAVELOCK NORTH	DRAWING:	REVISION: A	DATE: 08.09.2016	REVISED BY: PC	CHECKED: PP	SCALE: 1:200@A1 / DRAWN BY: D.G	DATE: 03.08.16 / JOB No: 16VL479	SHEET Ref: 01 / CHECKED: P.P

ADNZ
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER
CAD Ref:

ABA20161295
APPROVED - Site Copy
Hastings District Council
9/09/2016

SUPERSEDED PLAN
Refer to amended plan 7/10/2016

A resource consent applies to this application and must comply with the conditions of the Resouce Consent and the plan approved as part of this consent. TLS

GENERAL NOTES:

Main contractor to confirm all dimensions on site and finished levels of cut platform.

All works to be completed in accordance NZBC, Building Act 2004 - including all amendments and contracts to be in accordance with NZS 3902 (or as otherwise agreed and executed by owner and main contractor) and compliant with Construction Contracts Act.

FRAMING:
Bottom plate anchors to be as follows:
Insitu nibs:
Galv M12x280 (G4.6 engineers cranked) - 900ctrs cast in

Btm plates: 140x45 SG8 H3.2CCA KD GGD
Top plates: 2-140x45 SG8 H1.2 KD GGD
Studs (LB): (2.7-4.6h) 140x45 SG8 H3.2CCA KD GGD 600ctrs
(4.6-Apex) 140x45 SG8 H3.2CCA KD GGD 450ctrs
(Note stud set out subject to SED by B H Williams
Nogs: 600ctrs vertically max - to stables
800ctrs vertically max - elsewhere

FASTENERS
All nailing to structural framing where enclosed shall be hot dip galvanized - the use of bright nails for any structural work is not permitted (includes all H3.2CCA wall framing).

All ply bracing elements shall be fixed using galv fasteners in accordance with manufacturers data sheets for pattens including stables.
Exterior cladding and trim nailing where punched and filled shall be hot dip galvanized.
All concealed bolts shall be hot dip galv - G4.6 timber-timber

GENERAL NOTES:
Frame manufacturer to allow for additional 100mm trim depth to all window openings (unit sizes shown on floor plan) for installation of sill block as per flashing assemblies.
All exterior doors shall have recessed sills as detailed - unit dimensions are to FFL - fabricator to allow extra height.

INTERIOR DOORS
New 2.2high units (2170 high leaves) to match exterior door profile in radiata clears - clear finished mounted in 30mm UT KD D45 radiata jamb liners with planted 40x10 stops. Hardware selection to be completed on site with owner.
Allow floor mount door stop to single unisex toilet to prevent door from hitting WC.

ELECTRICAL
Wire out to NZS3000 & NZ Electrical Regulations. All lighting & switching TBC on site prior to fixing of any linings.

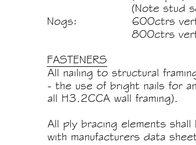
Note obsolete

WALL BRACING SCHEDULE:						
TYPE	MIN LENGTH (m)	LINING REQUIREMENTS	ADDITIONAL REQUIREMENTS	MAX STUD SPACINGS	BTU's per metre WIND	EQ
EP1	0.6	12mm CHH Ecoply one face fixed	HOLD DOWNS	600	95	105
	1.2	12mm CHH Ecoply one face fixed	HOLD DOWNS	600	120	135
EP2	0.6	12mm CHH Ecoply each face fixed	HOLD DOWNS	600	105	115

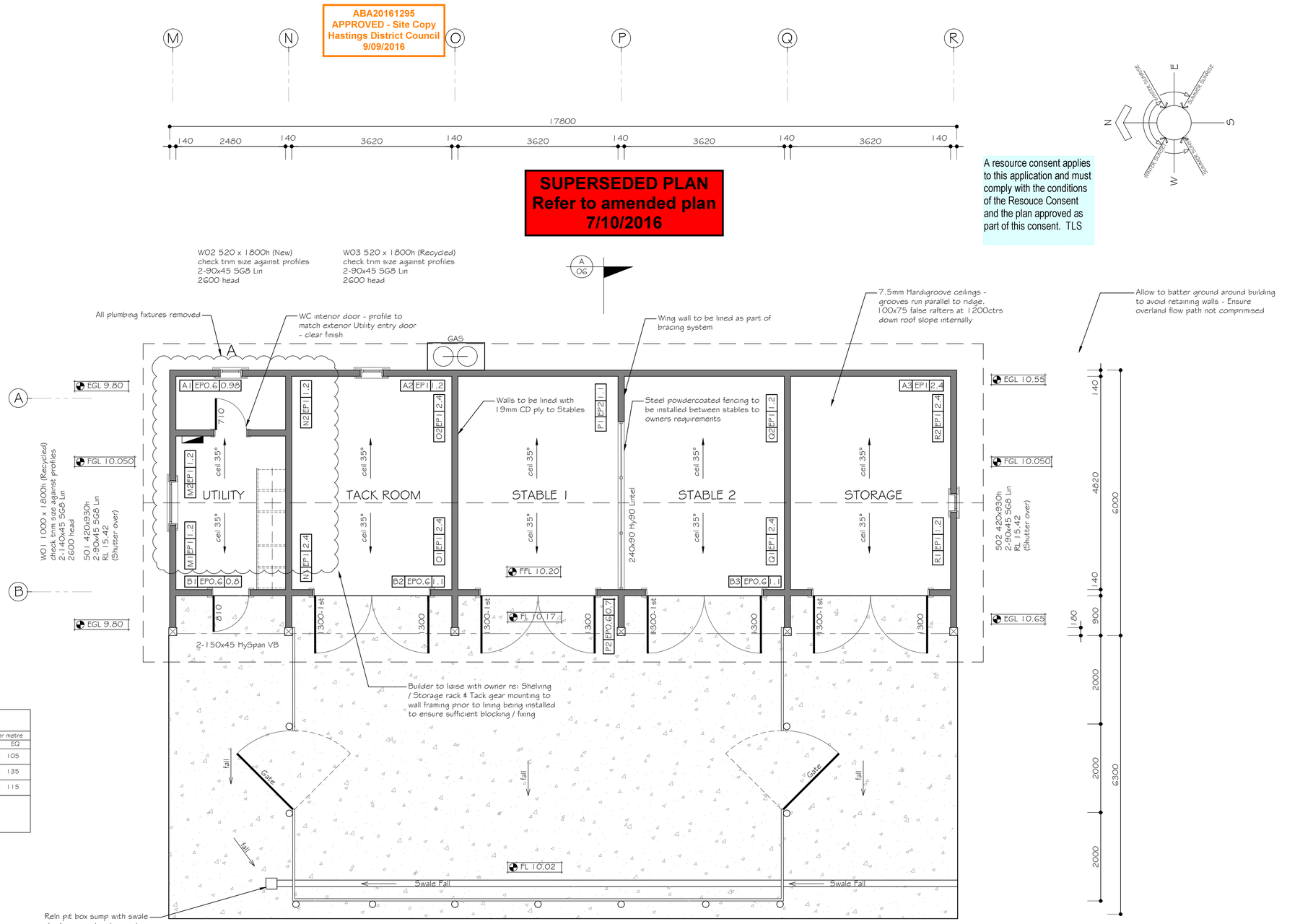
B3 | GS1 | 2.4m
brace no. brace type brace length

DESIGN NOTES:
WIND REGION: A
WIND ZONE: HIGH - 44m/s
EARTHQUAKE ZONE: 3
CORROSION ZONE: B

PROPOSED NEW STABE: 106.80m²
TOTAL FLOOR PLAN AREA: 106.80m²



ELEVATION KEY



PROPOSED FLOOR PLAN

SCALE 1:50 @ A1

VERTICAL LIMIT ARCHITECTURAL DESIGN LTD	CLIENT: MIKE & JACQUELINE TAYLOR	PROJECT: PROPOSED NEW STABLE SITE ADDRESS: 337 TE MATA ROAD HAVELOCK NORTH	DRAWING: PROPOSED FLOOR PLAN	REVISION: A	DATE: 08.09.2016	REVISED BY: PC	CHECKED: PP	SCALE: 1:50@A1	DATE: 03.08.16
								DRAWN BY: D.G	JOB No: 16VL479
									SHEET Ref: 03
									CHECKED: P.P
									CAD Ref:

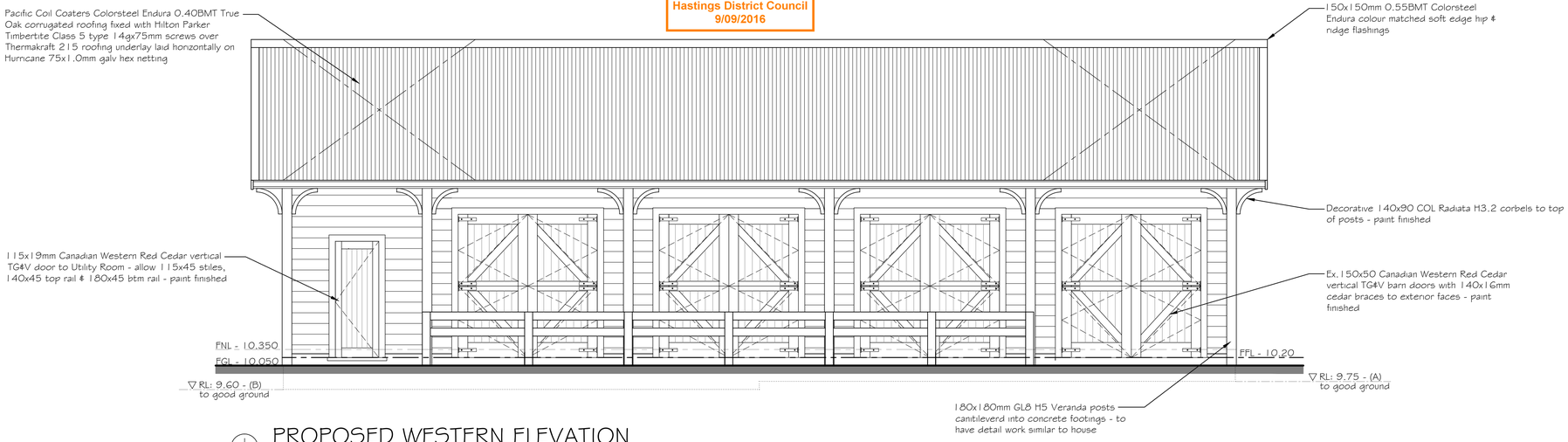
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302 EASTBOURNE ST WEST
HASTINGS
PH: 0064 6 870 4009
FAX: 0064 6 870 4009
MOB: 021 236 3900

POSTAL ADDRESS:
PETER PASK
PO BOX 289
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petepask@verticallimit.co.nz

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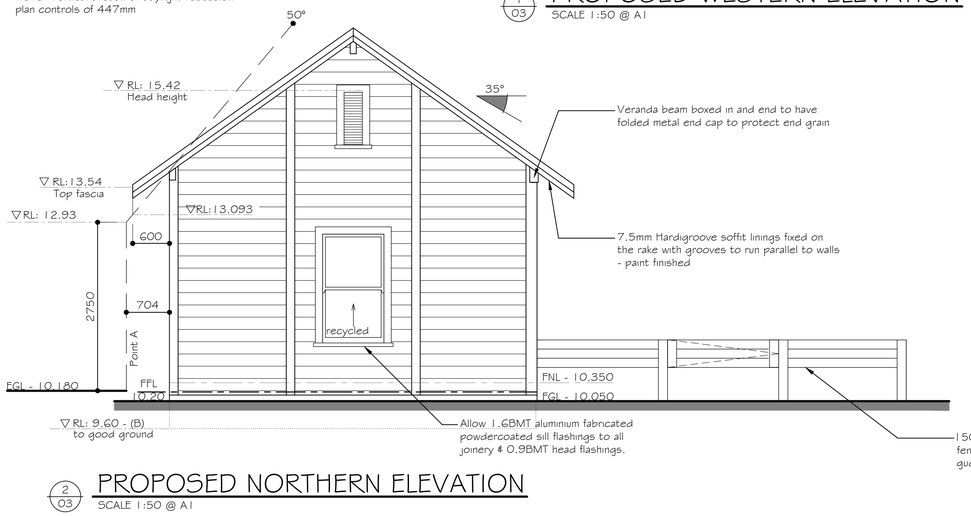
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Hastings District Council
9/09/2016



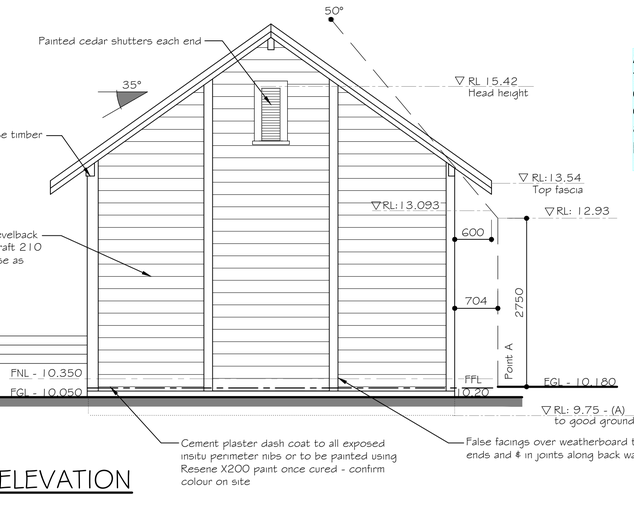
1/03 PROPOSED WESTERN ELEVATION
SCALE 1:50 @ A1

NOTE: Vertical breach of daylight recession plan controls of 447mm



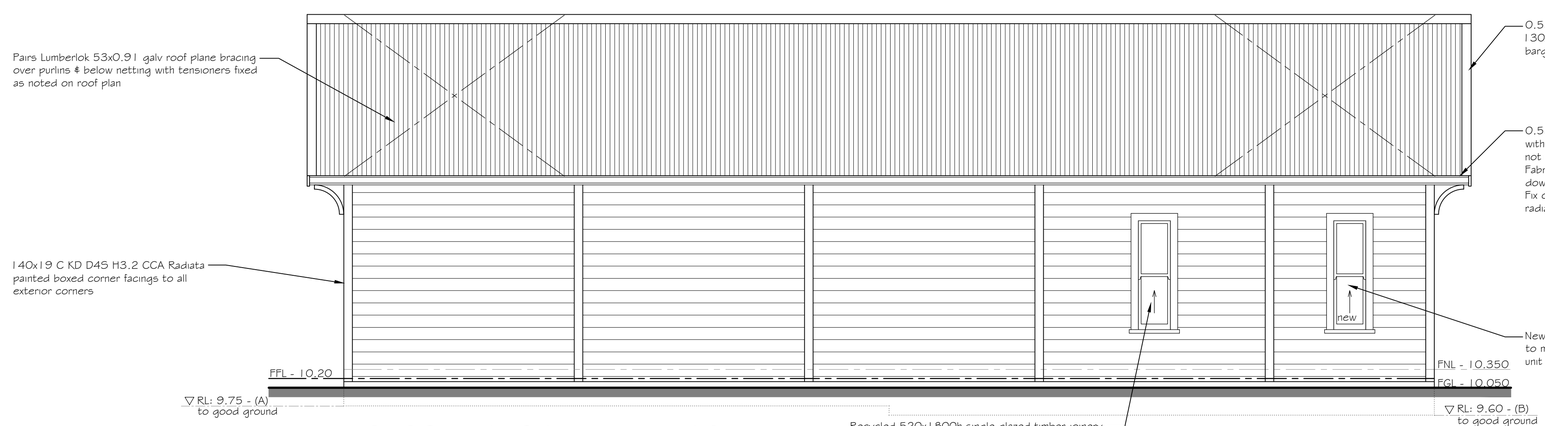
2/03 PROPOSED NORTHERN ELEVATION
SCALE 1:50 @ A1

SUPERSEDED PLAN
Refer to amended plan 7/10/2016



3/03 PROPOSED SOUTHERN ELEVATION
SCALE 1:50 @ A1

A resource consent applies to this application and must comply with the conditions of the Resouce Consent and the plan approved as part of this consent. TLS



4/03 PROPOSED WESTERN ELEVATION
SCALE 1:50 @ A1

VERTICAL LIMIT
ARCHITECTURAL DESIGN LTD
PHYSICAL ADDRESS: 302 EASTBOURNE ST WEST HASTINGS
PH: 0064 6 870 4009
FAX: 0064 6 870 4009
MOB: 021 236 3900
POSTAL ADDRESS: PETER PASK, PO BOX 289 HASTINGS (4156) NEW ZEALAND
petepask@verticallimit.co.nz

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CLIENT: MIKE & JACQUELINE TAYLOR	PROJECT: PROPOSED NEW STABLE SITE ADDRESS: 337 TE MATA ROAD HAVELOCK NORTH	DRAWING: PROPOSED ELEVATIONS	REVISION: DATE: REVISED BY: CHECKED:	SCALE: 1:50@A1	DATE: 03.08.16	SHEET Ref: 05
				DRAWN BY: D.G	JOB No: 16VL479	CHECKED: P.P

A D N Z
ARCHITECTURAL DESIGNERS NZ INC PROFESSIONAL MEMBER
CAD Ref:

aba20161295
APPROVED AMENDMENT # 1
Refer to previous plans for past endorsements 7/10/2016

FORM 5
BUILDING CONSENT
Section 51, Building Act 2004

HASTINGS DISTRICT COUNCIL

Building Consent Number ABA20161295 – Amendment No.1

The Building

Street address of building:	335 Te Mata Road HAVELOCK NORTH 4130
Legal description of land where building is located:	LOT 1 DP 317767 CT 69710
Building name:	Stables
Location of building within site/block number:	South end of Qist Paddock
Level/unit number:	N/A

The Owner

Name of owner:	Jacqueline kim Taylor & Michael David Taylor
Contact person:	Jaqueline Taylor
Mailing address:	PO Box 289, Hastings 4156
Street address/registered office:	337 Te Mata Road Havelock North
Landline:	N/A
Mobile:	021 838904
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	jacqueline@junoinvesting.co.nz

First point of contact

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

Full Name:	Pete Pask
Mailing address:	PO Box 289, Hastings 4156
Landline:	06 8704009
Mobile:	021 2383900
Daytime:	06 8704009
After hours:	N/A
Facsimile number:	N/A
Email address:	petepask@verticallimit.co.nz

aba20161295
APPROVED AMENDMENT # 1
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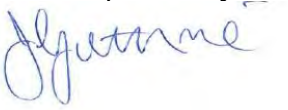
Building Work

The following building work is authorised by this building consent:

Erect New Horse Stables – Amendment No.1

This amendment to the building consent is issued under section 51 of the Building Act 2004. Reference must be made to the original building consent for full conditions and any other specific regulatory requirements.

This amendment does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or effecting the building (or proposed building)



John Guthrie 07/10/16

aba20161295
APPROVED AMENDMENT # 1
Refer to previous plans for past endorsements 7/10/2016

Hastings District Council
207 Lyndon Rd East, Hastings, 4122
Private Bag 9002, Hastings, 4156
Ph 871 5000, Fax 871 5115
BCinfo@hdc.govt.nz

HASTINGS DISTRICT COUNCIL

AMENDMENT APPLICATION FORM

NOTE 1: This form must be completed and attached to every amendment you submit to Council.

NOTE 2: All additional fees will be charged and invoiced (payable) prior to receiving your Code Compliance Certificate.

NOTE 3: Council has the right to refuse incomplete applications. Please allow 20 working days for processing (Council will endeavour to prioritise all amendments), however if all required information is not supplied you may experience additional delays in obtaining your amended consent.

NOTE 4: Documentation submitted on CD or via email must be submitted in multi-page PDF format.

NOTE 5: If an unauthorised agent is submitting this amendment (i.e. was not authorised on original consent), written authorisation from the owner is required.

SECTION 1: OWNER/AGENT: this form must be completed by the owner or agent

Name of ☒ Owner ☐ Agent: M & J Taylor Date: 03 · 10 · 2016.

Building Consent Number ABA: 20161295.

Project Address: 337 Te Mata Road, Havelock North

How would you like to receive the approved amendments? ☐ Collect in person ☑ Email (limit 4 Mb) ☐ Post (if posted provide mailing address below)

Postal Address: 337 Te Mata Road, R.D.12, Havelock North.

Owner's/Agent's contact details:

Landline: Mobile: 021 838 504 (J) 021 888 231 (M) Email: jacqueline@junoinvesting.co.nz mike@picfmda.co.nz

First Point of Contact: [for communications with Council]
☐ Owner ☑ Agent / Designer ☐ Other: petepask@verticallimit.co.nz, ph: 8704009.

Liability for fees and charges:
Applicants are liable for all fees and charges incurred during the processing of building consent applications. Applicants cancelling or withdrawing an application at, or prior to, a building consent being issued will be liable for all fees and charges incurred by Council processing the application.

Signed by the owner:
Signature:
Name:
Date:

OR

Signed by the agent: [on behalf of, and with written authority from the owner]
Signature:
Name: PETER PASK
Date: 4/10/16

Privacy Information:
The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to regularly forward these to Statistics NZ. The Council stores the information on a public register which must be supplied (as previously determined by the Ombudsman) to whosoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

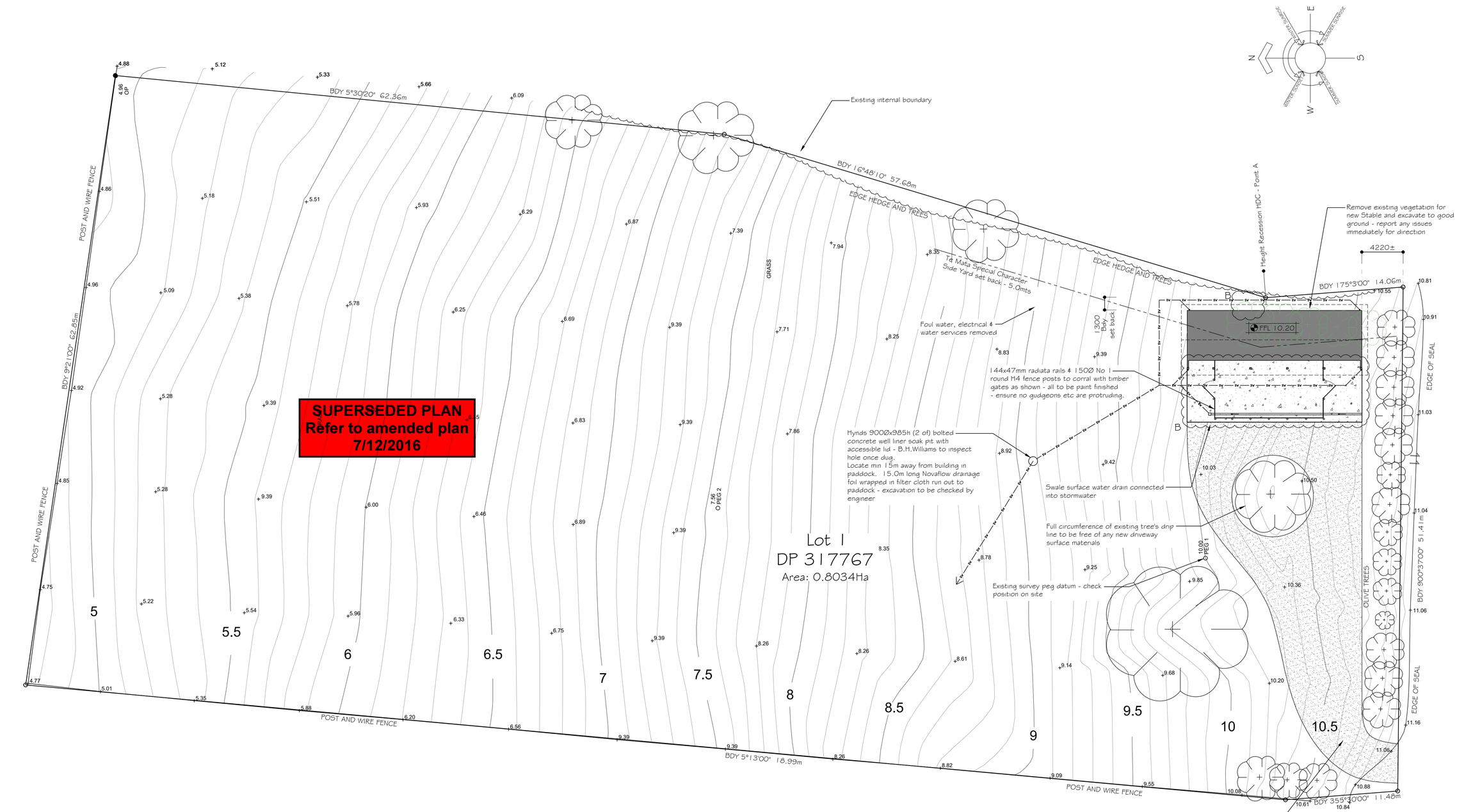
SECTION 2 - AMENDMENT DESCRIPTION: comprehensive written description of changes this amendment is applicable to

Project Description - Reference sheet numbers amendments relate to (e.g. Sheets 3 & 8, Floor Plan and Bracing Plan - window W9 and Bracing element B3 positions swapped. Sheet 4, Western Elevation – window W9 repositioned)

Sheet 1 - Site: Indicating area's of changes made for following dwg sheets.
Sheet 2 - Foundation plan - Corral slab depth reduced 1mt - 4x wing wall nibs eliminated - gas bottle position out.
Sheet 3 - Floor plan - Corral slab depth reduced - BD01/02/03 changed - Brace element P2 changed - gas bottle position out.
Sheet 4 - Roof plan - indicating wings walls eliminated to internal posts.
Sheet 5 - Elevations - Corral fence reduced - BD01/02/03/04 changed.
Sheet 6 - Window & Door Schedule - BD01/02/03/04 changed.

aba20161295
APPROVED AMENDMENT # 1
Refer to previous plans for past

SUPERSEDED PLAN
Refer to amended plan 7/12/2016



BUILDING AREAS:

PROPSED NEW STABLE:	106.80m²
TOTAL PROPOSED AREA:	106.80m² (1149.585ft²)
GROSS BUILDING AREA:	106.80m²
NET SITE AREA:	8034m²
TOTAL PERCENTAGE :	1.329%

ZONE: Te Mata Special Character

SITE NOTES:
All contours and spot levels as provided by Shanley & Co Ltd.

During excavation should any bad ground or buried vegetation be discovered report immediately to Vertical Limit for direction.

SITE PLAN
SCALE 1:200 @ A1

VERTICAL LIMIT
ARCHITECTURAL DESIGN LTD

PHYSICAL ADDRESS:
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PH: 0064 6 870 4009
FAX: 0064 6 870 4009
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NEW ZEALAND
petepask@verticallimit.co.nz

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CLIENT: MIKE & JACQUELINE TAYLOR	PROJECT: PROPOSED NEW STABLE SITE ADDRESS: 337 TE MATA ROAD HAVELOCK NORTH	DRAWING:	REVISION: A B	DATE: 08.09.2016 03.10.2016	REVISED BY: PC DG	CHECKED: PP PP	SCALE: 1:200@A1	DATE: 03.08.16	SHEET Ref: 01
							DRAWN BY: D.G	JOB No: 16VL479	CHECKED: P.P

ADNZ
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER
CAD Ref:

aba20161295
APPROVED AMENDMENT # 1
Refer to previous plans for past endorsements 7/10/2016

GENERAL NOTES:

Main contractor to confirm all dimensions on site and finished levels of cut platform.

All works to be completed in accordance NZBC, Building Act 2004 - including all amendments and contracts to be in accordance with NZS 3902 (or as otherwise agreed and executed by owner and main contractor) and compliant with Construction Contracts Act.

FRAMING:
Bottom plate anchors to be as follows:
Insitu nibs:
Galv M12x280 (G4.6 engineers cranked) - 900ctrs cast in

Btm plates: 140x45 SG8 H3.2CCA KD GGD
Top plates: 2-140x45 SG8 H1.2 KD GGD
Studs (LB): (2.7-4.6h) 140x45 SG8 H3.2CCA KD GGD 600ctrs
(4.6-Apex) 140x45 SG8 H3.2CCA KD GGD 450ctrs
(Note stud set out subject to SED by B H Williams
Nogs: 600ctrs vertically max - to stables
800ctrs vertically max - elsewhere

FASTENERS
All nailing to structural framing where enclosed shall be hot dip galvanized - the use of bright nails for any structural work is not permitted (includes all H3.2CCA wall framing).

All ply bracing elements shall be fixed using galv fasteners in accordance with manufacturers data sheets for pattens including stables.
Exterior cladding and trim nailing where punched and filled shall be hot dip galvanized.
All concealed bolts shall be hot dip galv - G4.6 timber-timber

GENERAL NOTES:
Frame manufacturer to allow for additional 100mm trim depth to all window openings (unit sizes shown on floor plan) for installation of sill block as per flashing assemblies.
All exterior doors shall have recessed sills as detailed - unit dimensions are to FFL - fabricator to allow extra height.

INTERIOR DOORS
New 2.2high units (2170 high leaves) to match exterior door profile in radiata clears - clear finished mounted in 30mm UT KD D45 radiata jamb liners with planted 40x10 stops. Hardware selection to be completed on site with owner.
Allow floor mount door stop to single unisex toilet to prevent door from hitting WC.

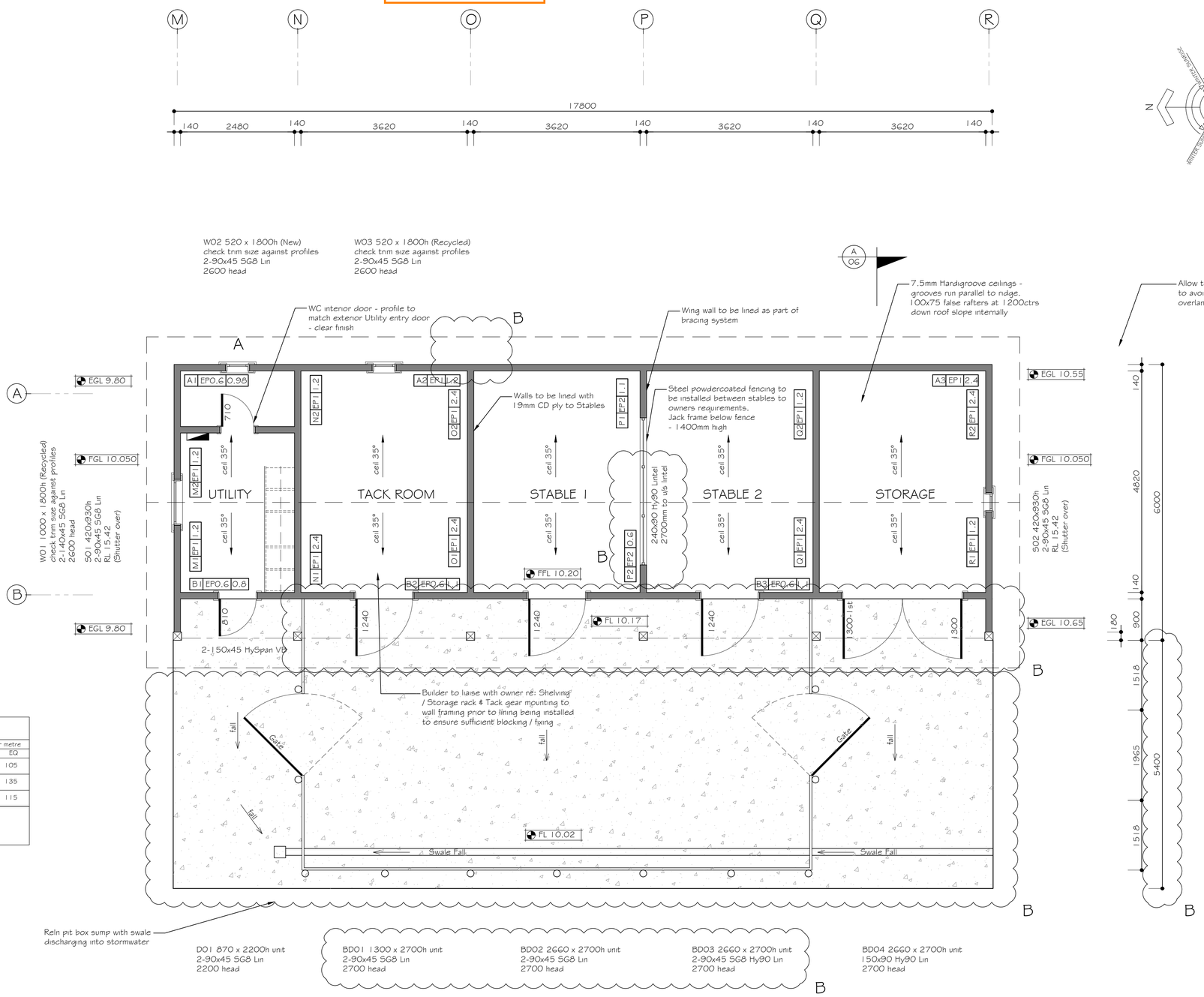
WALL BRACING SCHEDULE:						
TYPE	MIN LENGTH (m)	LINING REQUIREMENTS	ADDITIONAL REQUIREMENTS	MAX STUD SPACINGS	BTU's per metre WIND	EQ
EP1	0.6	12mm CHH Ecoply one face fixed	HOLD DOWNS	600	95	105
	1.2	12mm CHH Ecoply one face fixed	HOLD DOWNS	600	120	135
EP2	0.6	12mm CHH Ecoply each face fixed	HOLD DOWNS	600	105	115

B3 | GS1 | 2.4m
brace no. brace type brace length

DESIGN NOTES:
WIND REGION: A
WIND ZONE: HIGH - 44m/s
EARTHQUAKE ZONE: 3
CORROSION ZONE: B

PROPOSED NEW STABE: 106.80m²
TOTAL FLOOR PLAN AREA: 106.80m²

4
2 3
1
ELEVATION KEY



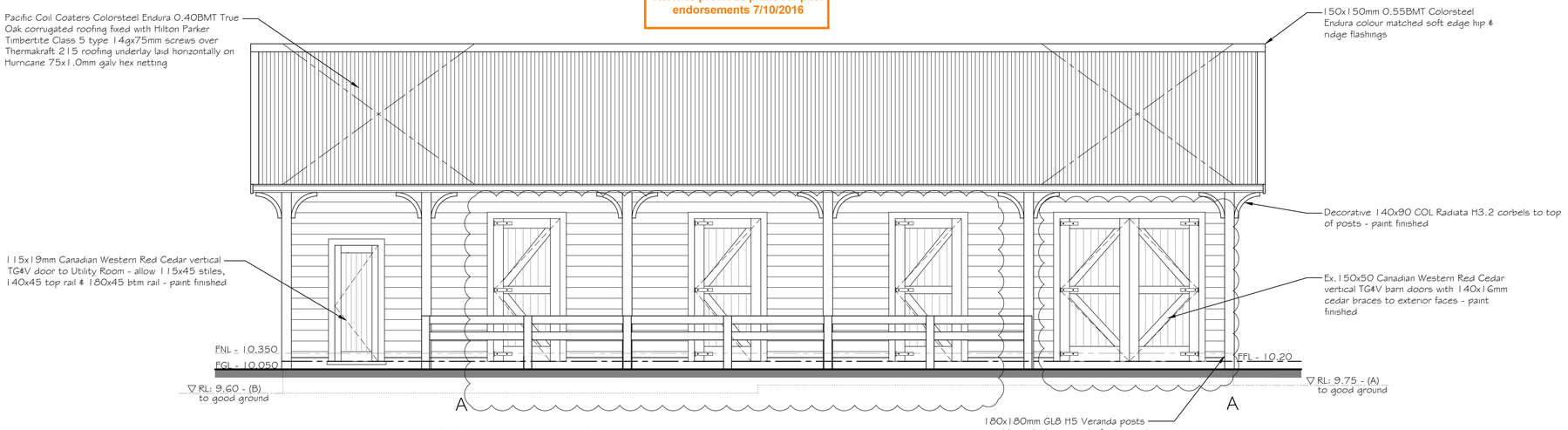
PROPOSED FLOOR PLAN
SCALE 1:50 @ A1

VERTICAL LIMIT
ARCHITECTURAL DESIGN LTD
PHYSICAL ADDRESS:
302 EASTBOURNE ST WEST
HASTINGS
PH: 0064 6 870 4009
FAX: 0064 6 870 4009
MOB: 021 238 3900
POSTAL ADDRESS:
PETER PASK,
PO BOX 289
HASTINGS (4156)
NEW ZEALAND
petepask@verticallimit.co.nz
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CLIENT:	PROJECT:	DRAWING:	REVISION:	DATE:	REVISED BY:	CHECKED:	SCALE:	DATE:	SHEET Ref:
MIKE & JACQUELINE TAYLOR	PROPOSED NEW STABLE SITE ADDRESS: 337 TE MATA ROAD HAVELOCK NORTH	PROPOSED FLOOR PLAN	A B	08.09.2016 03.10.2016	PC DG	PP PP	1:50@A1	03.08.16	03
							DRAWN BY: D.G	JOB No: 16VL479	CHECKED: P.P

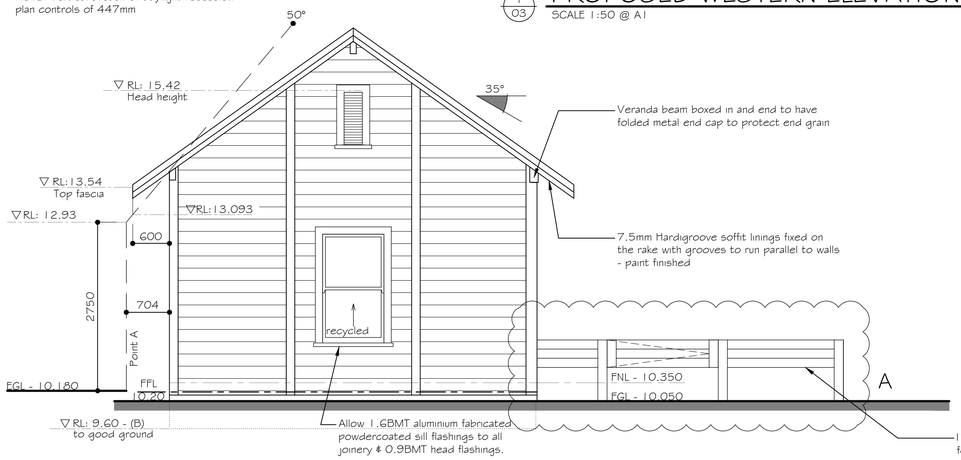
ADNZ
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER
CAD Ref:

aba20161295
APPROVED AMENDMENT # 1
Refer to previous plans for past endorsements 7/10/2016

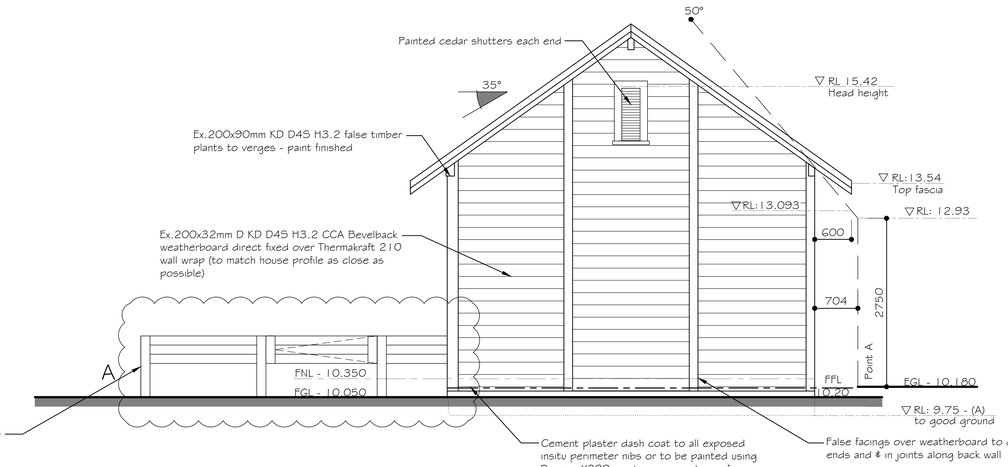


1/03 PROPOSED WESTERN ELEVATION
SCALE 1:50 @ A1

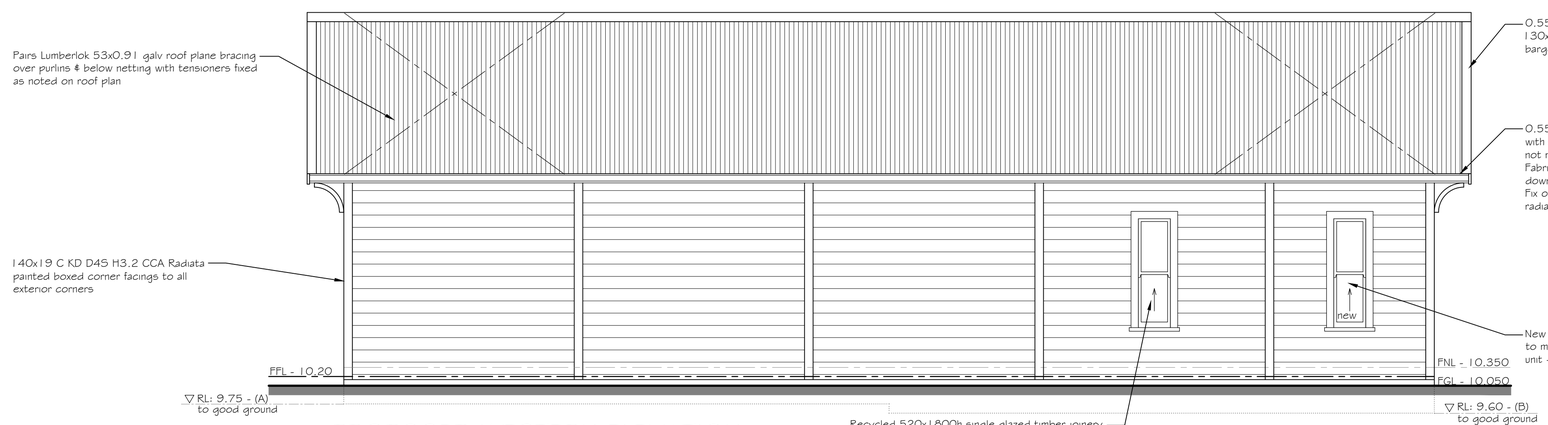
NOTE: Vertical breach of daylight recession plan controls of 447mm



2/03 PROPOSED NORTHERN ELEVATION
SCALE 1:50 @ A1



3/03 PROPOSED SOUTHERN ELEVATION
SCALE 1:50 @ A1



4/03 PROPOSED WESTERN ELEVATION
SCALE 1:50 @ A1

VERTICAL LIMIT
ARCHITECTURAL DESIGN LTD
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POSTAL ADDRESS: PETER PASK, PO BOX 289 HASTINGS 4156 NEW ZEALAND
petepask@verticallimit.co.nz
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CLIENT: MIKE & JACQUELINE TAYLOR	PROJECT: PROPOSED NEW STABLE SITE ADDRESS: 337 TE MATA ROAD HAVELOCK NORTH	DRAWING: PROPOSED ELEVATIONS	REVISION: A	DATE: 03.10.2016	REVISED BY: DG	CHECKED: PP	SCALE: 1:50@A1	DATE: 03.08.16	SHEET Ref: 05
							DRAWN BY: D.G	JOB No: 16VL479	CHECKED: P.P

A D N Z
ARCHITECTURAL DESIGNERS NZ INC PROFESSIONAL MEMBER
CAD Ref:

aba20161295
APPROVED AMENDMENT # 2
Refer to previous plans for past endorsements 7/12/2016

FORM 5
BUILDING CONSENT
Section 51, Building Act 2004

HASTINGS DISTRICT COUNCIL

Building Consent Number ABA20161295 – Amendment No.2

The Building

Street address of building:	335 Te Mata Road HAVELOCK NORTH 4130
Legal description of land where building is located:	LOT 1 DP 317767 CT 69710
Building name:	Stables
Location of building within site/block number:	South end of Qist Paddock
Level/unit number:	N/A

The Owner

Name of owner:	Jacqueline kim Taylor & Michael David Taylor
Contact person:	Jaqueline Taylor
Mailing address:	PO Box 289, Hastings 4156
Street address/registered office:	337 Te Mata Road Havelock North
Landline:	N/A
Mobile:	021 838904
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	jacqueline@junoinvesting.co.nz

First point of contact

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

Full Name:	Pete Pask
Mailing address:	PO Box 289, Hastings 4156
Landline:	06 8704009
Mobile:	021 2383900
Daytime:	06 8704009
After hours:	N/A
Facsimile number:	N/A
Email address:	petepask@verticallimit.co.nz

aba20161295
APPROVED AMENDMENT # 2
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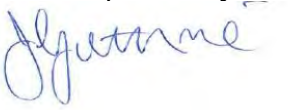
Building Work

The following building work is authorised by this building consent:

Erect New Horse Stables – Amendment No.2

This amendment to the building consent is issued under section 51 of the Building Act 2004. Reference must be made to the original building consent for full conditions and any other specific regulatory requirements.

This amendment does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or effecting the building (or proposed building)



John Guthrie 07/12/16

aba20161295
APPROVED AMENDMENT # 2
Refer to previous plans for past endorsements 7/12/2016

Hastings District Council
207 Lyndon Rd East, Hastings, 4122
Private Bag 9002, Hastings, 4156
Ph 871 5000, Fax 871 5115
BCinfo@hdc.govt.nz

HASTINGS DISTRICT COUNCIL

AMENDMENT APPLICATION FORM

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NOTE 4: Documentation submitted on CD or via email must be submitted in multi-page PDF format.

NOTE 5: If an unauthorised agent is submitting this amendment (i.e. was not authorised on original consent), written authorisation from the owner is required.

SECTION 1: OWNER/AGENT: this form must be completed by the owner or agent

Name of ☐ Owner ☑ Agent: P. PASK - VERTICAL LIMIT Date: 5/12/16

Building Consent Number ABA: 2016 1295

Project Address: 337 TEMUKA ROAD, HAVELOCK NORTH

How would you like to receive the approved amendments? ☐ Collect in person ☑ Email (limit 4 Mb) ☐ Post (if posted provide mailing address below)

Postal Address: PO BOX 289 HASTINGS.

Owner's/Agent's contact details: -

Landline: 06 870 4009 Mobile: 021 288 3900 Email: petepask@verticallimit.co.nz

First Point of Contact: [for communications with Council]
☐ Owner ☑ Agent / Designer / Other:

Liability for fees and charges:
Applicants are liable for all fees and charges incurred during the processing of building consent applications. Applicants cancelling or withdrawing an application at, or prior to, a building consent being issued will be liable for all fees and charges incurred by Council processing the application.

Signed by the owner:
Signature:

Name:

Date:

OR

Signed by the agent: [on behalf of, and with written authority from the owner]
Signature:

Name: PETER PASK

Date: 5/12/16

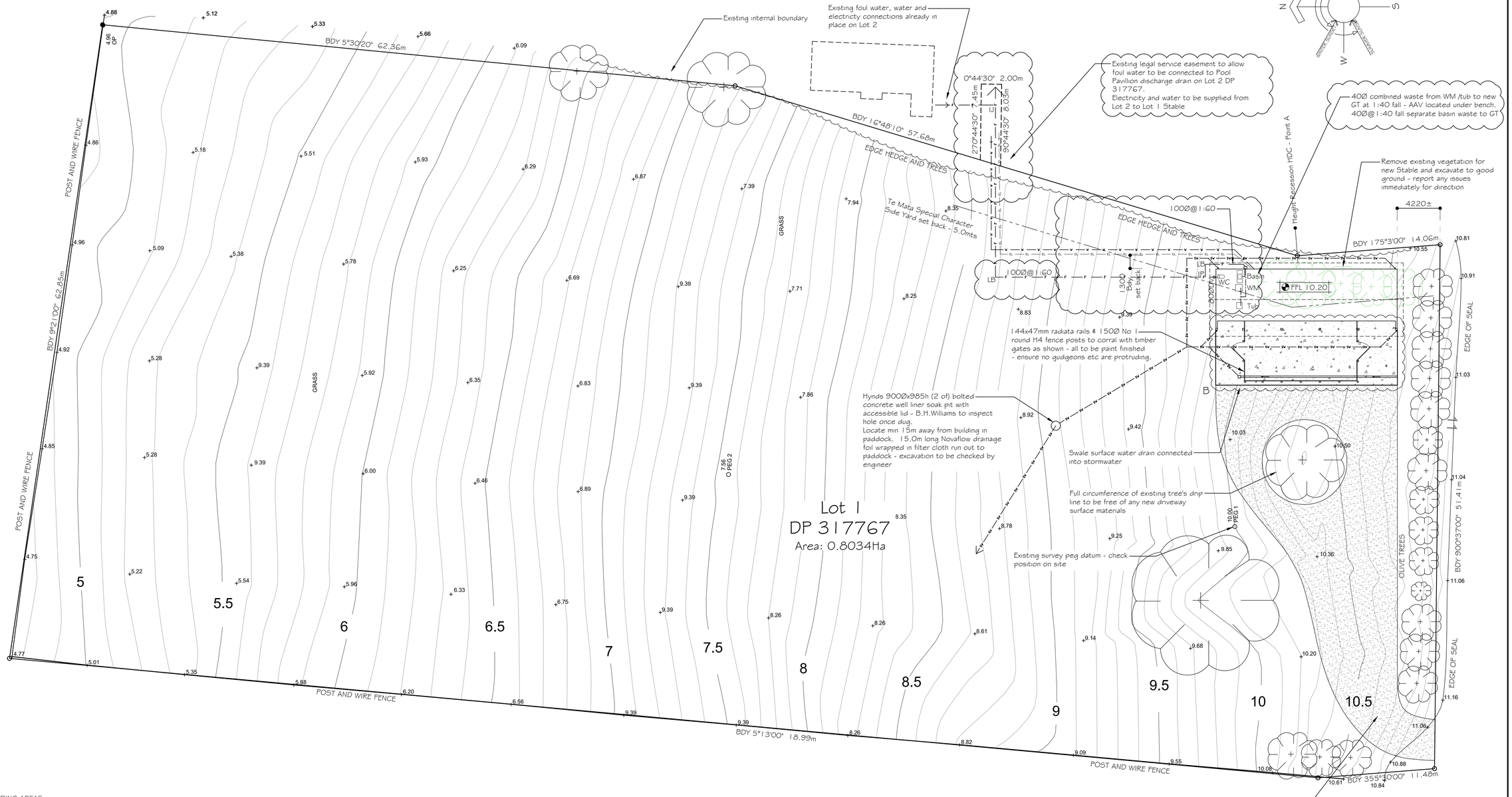
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SECTION 2 - AMENDMENT DESCRIPTION: comprehensive written description of changes this amendment is applicable to

Project Description - Reference sheet numbers amendments relate to (e.g. Sheets 3 & 8, Floor Plan and Bracing Plan - window W9 and Bracing element B3 positions swapped. Sheet 4, Western Elevation – window W9 repositioned)

FOUL WATER DRAINAGE PROPOSED TO DWGS NOW THAT LEGAL EASEMENT CREATED.

aba20161295
APPROVED AMENDMENT # 2
Refer to previous plans for past endorsements 7/12/2016



BUILDING AREAS:

PROPSED NEW STABLE:	106.80m²
TOTAL PROPOSED AREA:	106.80m² (1149.585ft²)
GROSS BUILDING AREA:	106.80m²
NET SITE AREA:	8034m²
TOTAL PERCENTAGE :	1.329%

ZONE: Te Mata Special Character

SITE NOTES:
All contours and spot levels as provided by Shanley & Co Ltd.

During excavation should any bad ground or buried vegetation be discovered report immediately to Vertical Limit for direction.

SITE PLAN
SCALE 1:200 @ A1

VERTICAL LIMIT
ARCHITECTURAL DESIGN LTD

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CLIENT: MIKE & JACQUELINE TAYLOR

PROJECT: PROPOSED NEW STABLE

SITE ADDRESS: 337 TE MATA ROAD HAVELOCK NORTH

DRAWING:

REVISION:	DATE:	REVISED BY:	CHECKED:
A	08.09.2016	PC	PP
B	03.10.2016	DG	PP
C	05.12.2016	PP	PP

SCALE:	DATE:	SHEET Ref:
1:200@A1	03.08.16	01
DRAWN BY:	JOB No:	CHECKED:
D.G	16VL479	P.P

CAD Ref:

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ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER

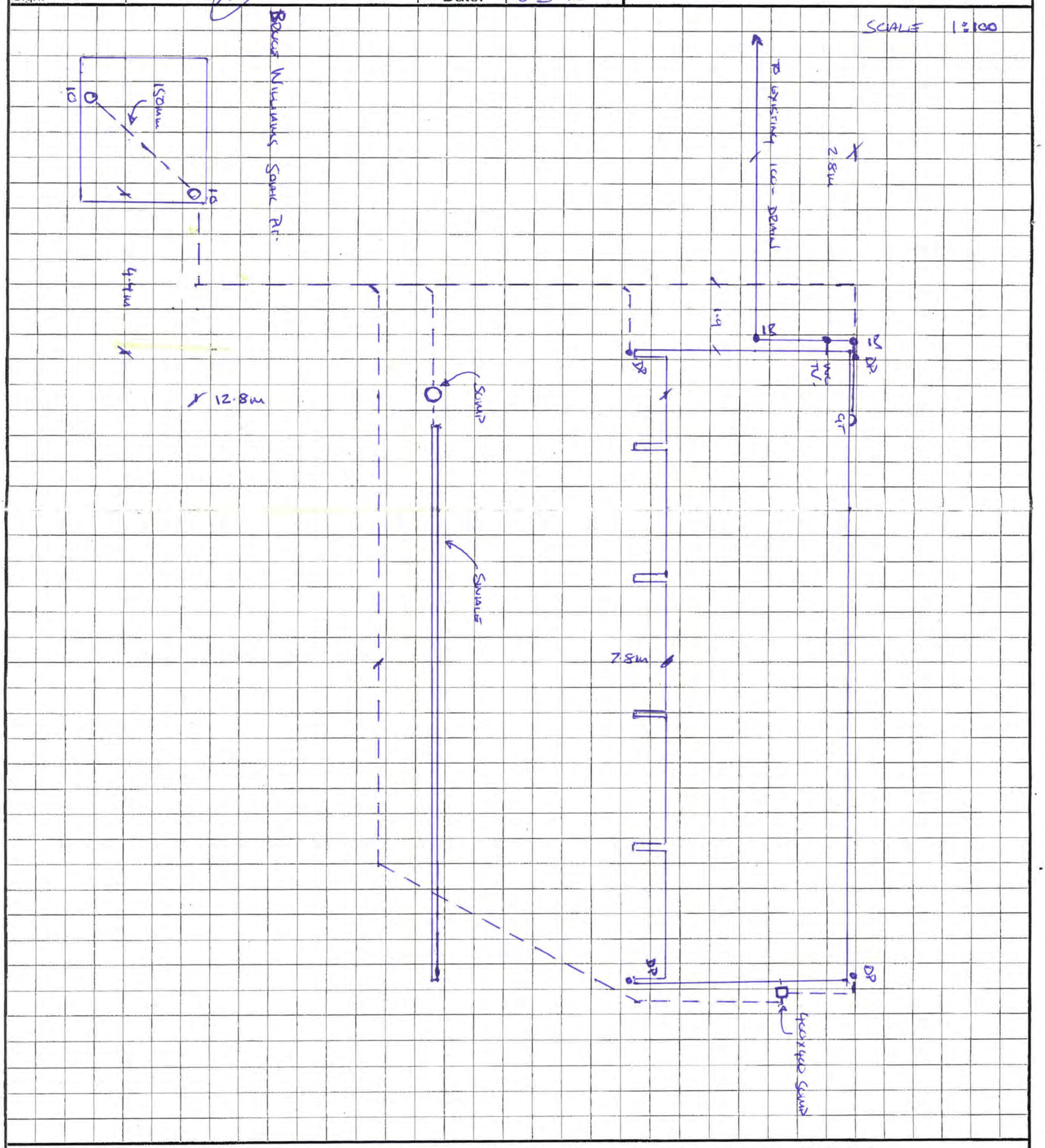
STABLES VERTICAL CLIMIT. OF STD 450Ø

~~POOL PAVILION~~ 20161295

As-Built Drainage Plan 96722

ABA No:	20161295	Property ID	~~59138~~
Owner:	J. Taylor		
Address:	335 ~~337~~ Te Mata Road		
Drainlayer:	A. LEE	Reg. No.	14255
Sign:		Date:	6.3.18

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.

HASTINGS DISTRICT COUNCIL

DECISION RELATING TO:-

APPLICATION FROM R & C CLEPHANE TO CREATE A CONSERVATION LOT OF 1.4 HECTARES IN EXCHANGE FOR PROTECTION OF A HERITAGE ITEM (A HOMESTEAD) AT 337 TE MATA ROAD, HAVELOCK NORTH, BEING LOT 4 DP 27387 - (RMA 2002/0253) (NRC 121)

RESOLVED BY HEARINGS COMMITTEE - AT A MEETING HELD ON MONDAY, 19 AUGUST 2002

A. Pursuant to Ordinance 101.13 of the Hawkes Bay Section of the Hastings District Plan (Transitional), Rule 15.1.7.2(b) of the Proposed Hastings District Plan, and Section 105(1)(c) the Resource Management Act 1991, consent be granted to R & C Clephane to undertake a subdivision to create a Conservation Lot of 1.41 hectares in exchange for the protection of a heritage item (homestead) at 337 Te Mata Road, Havelock North.

Subject to the following conditions:

1. That the development shall proceed substantially in accord with the information and plans submitted in the application (RC 2002/253, NRC 121).

Services

2. That the subdivider shall install a separate service connection for water to Lot 1 hereon.

224

3. That the subdivider shall pay Council a water supply development levy of $620.36 (incl. GST) prior to the issue of a certificate pursuant to Section 224 of the Resource Management Act 1991.

224

4. That the subdivider shall pay Council a District Roading Fee of $299.25 (incl GST) prior to the issue of a certificate pursuant to Section 224 of the Resource Management Act 1991.

224

5. That easements be granted and reserved as a memorandum of easements on the face of the Land Transfer Plan in accordance with the schedule endorsed on the scheme plan.

223

Landscaping of Lot 2 hereon

6. That landscaping of Lot 2 hereon shall be undertaken to redevelop the garden in a manner that complements the historic nature of the site, and the surrounding environs, to the satisfaction of the Manager, Resource Management, Hastings District Council.

7. That the applicant shall submit a landscaping plan, to achieve Condition 6, for approval by the Manager, Resource Management, Hastings District Council prior to the commencement of any planting. The landscaping plan shall include details on the type, location and maintenance of plantings.

8. That the applicant shall plant the site in accordance with the approved landscaping plan to the satisfaction of the Manager, Resource Management, Hastings District Council.

Amenity Considerations Lot 1 hereon

9. That the building development on Lot 1 hereon shall be limited to one single storey residential dwelling (and associated accessory buildings) and shall be designed to complement the historic homestead on Lot 2 hereon to the satisfaction of the Manager, Resource Management, Hastings District Council.

10. That the applicant shall submit a design plan for any proposed residence to achieve Condition 9, for approval by the Manager, Resource Management, Hastings District Council prior to the commencement of any building. The design plan shall include details on the location, design, and materials of the proposed dwelling.

11. That any dwelling on Lot 1 hereon shall be no closer than 62 metres from the northern boundary.

Consent Notice

12. That a consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered to secure the performance of Conditions 9, 10 and 11. The notice shall be registered at the subdivider's expense against the Certificate of Title to issue for Lot 1 hereon.

Heritage Protections and Restoration

13. That a conservation plan for the restoration of the existing homestead on Lot 2 hereon be commissioned and used to guide any work undertaken. A conservation architect known to the New Zealand Historic Places Trust shall be used to prepare such a plan. The conservation plan shall outline development stages including timelines and associated costs. The Conservation Plan shall be drawn up in concurrence with the Historic Places Trust and be submitted to the Manager, Resource Management, Hastings District Council.

14. That a photographic record shall be compiled to show the property before, during, and after restoration, in concurrence with the Historic Places Trust and be submitted to the Manager, Resource Management, Hastings District Council.

15. That the applicant shall place a bond with the Manager, Resource Management, Hastings District Council, set at ten percent of the estimated cost to complete the restoration of the exterior of the building. The estimated cost of the exterior restoration will be based on the findings of the conservation plan.

16. That a covenant under the Historic Places Act 1993, be drawn up to protect the dwelling on Lot 2 hereon, including the wine cellar, in perpetuity.

17. That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 be issued by Council and registered against the Certificate of Title to be issued for Lots 1 and 2 hereon. The Notice

shall be registered at the subdividers' expense and shall read as follows:

This property is located in a productive rural area where agricultural management practices such as agrochemical spraying, use of farm machinery, the operation of bird scarers and other similar activities may occur.

Where landuse activities in the surrounding area are carried out in accordance with the relevant District Plan requirements the property owner, or their successor in title shall not:

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A. Bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the use of that land; or

B. (i) make nor lodge; nor
(ii) be party to; nor
(iii) finance nor contribute to the cost of;

Any application, proceeding or appeal (either pursuant to the Resource Management Act or otherwise) designed or intended to limit, prohibit or restrict the continuation of the operations of any activity on surrounding land, including without limitation any action to require the surrounding landowners/occupiers to modify the operations carried out on their land.

Notes:

1. In regard to Condition 9 a dwelling designed to compliment the existing homestead would be similar in style. For instance a "colonial cottage" design would be appropriate.

2. The New Zealand Historic Places Trust has offered to provide assistance with the production of the Conservation Plan and the writing of the Heritage Covenant.

3. The Council's Iwi Liaison Officer notes that tangata whenua have no immediate concerns about the proposal, however, they would like the opportunity to be present on site if future plans require any earthworks on the site. Any enquiries about this matter can be directed to Lena Henry (Council's Iwi Liaison Officer).

B. That the submissions of Te Mata Estate Winery Limited, and R. W. Holden be disallowed as consent to this application is granted.

C. That the submissions of Bradshaw Estate, R.W. & D.G. Fuller, J. Shaw, and B.J. Le Prou be allowed as consent to this application is granted.

With the reasons for this decision being:

1. That Conditions 1 and 5 ensure that the sites can be adequately serviced.

2. That Conditions 3 and 4 ensure that subdividers pay the fair and reasonable cost of expanding and upgrading the services infrastructure to meet the cumulative demands generated by the creation of an additional lot.

3. That Conditions 6, 7 and 8 ensure that suitable landscaping is carried on Lot 2 hereon that complements the historic building on the site.

4. That Conditions 9, 10 and 11 ensure that any subsequent development that occurs on Lot 1 hereon is controlled in relation to the number, scale, style, and positioning of buildings, to ensure that the unique character of the site and environs, including the heritage building on Lot 2 hereon, are not unduly compromised by inappropriate development.

5. That Condition 12 ensures that potential purchasers are aware of the special development conditions for Lot 1 hereon.

6. That Conditions 13, 14, 15 and 16 ensure that the heritage item is restored and protected in an appropriate manner, in line with the advice received from the New Zealand Historic Places Trust.

7. That the agreement of the applicant to the imposition of a no-complaints covenant ensures that issues of reverse sensitivity will be dealt with.

8. The proposal is consistent with the provisions of the Plan in that the proposal creates a Conservation Lot that will result in the protection and restoration of the heritage item. The application has the ability to meet the relevant performance standards of the Plan, and specific conditions of consent have been formulated to avoid, remedy or mitigate any adverse amenity effects.

9. The proposal is consistent with Section 7(e) of the Act in that it recognises and protects a heritage item. Furthermore as heritage buildings are recognised as being significant amenity features of the zone, an initiative to enable the protection and restoration of a historic homestead, is also consistent with Section 7(c).

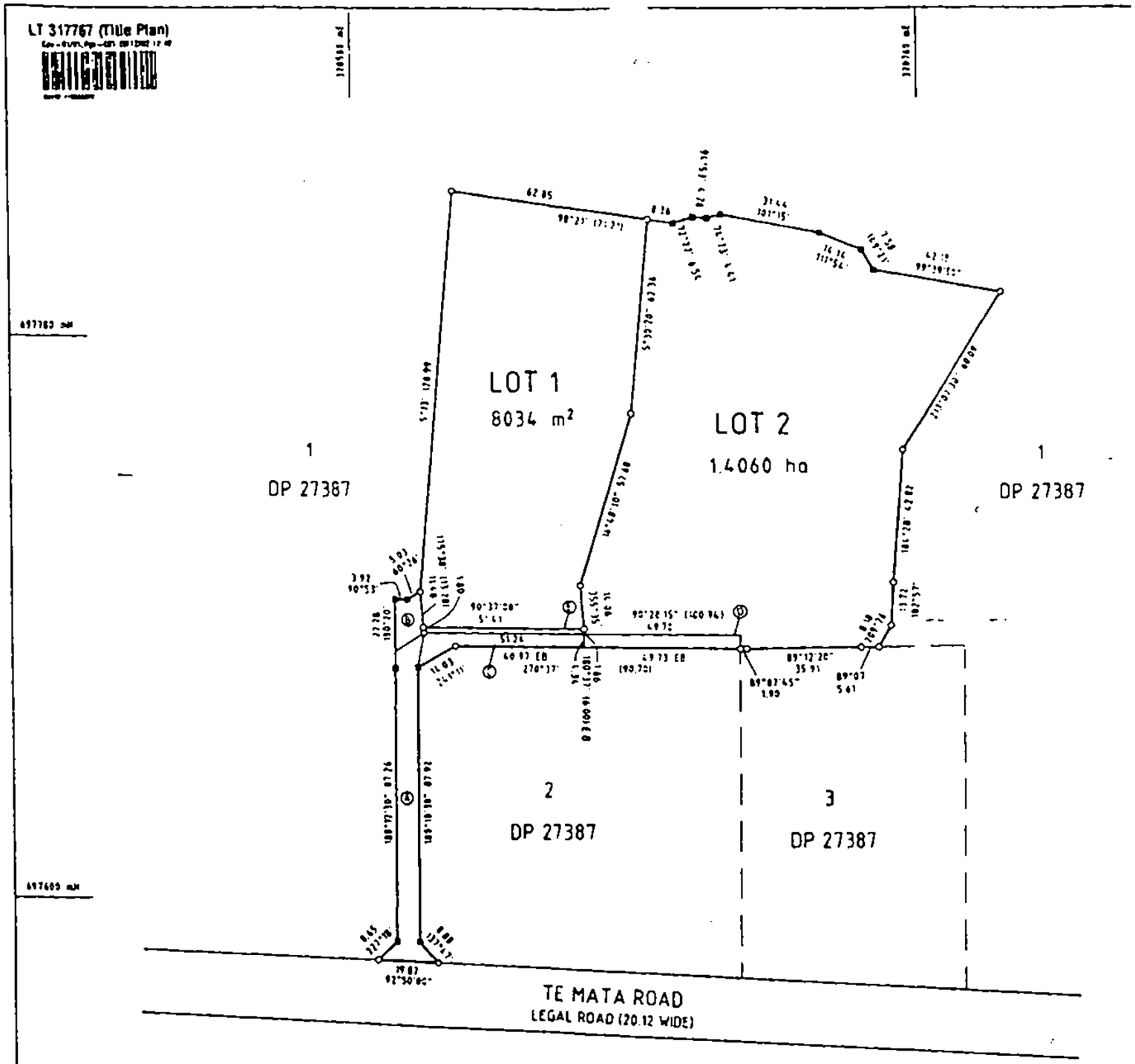
10. In relation to Section 6(b) of the Act the proposal does not lead to inappropriate subdivision as the District Plan specifically provides for the creation of a conservation lot in exchange for the protection of a heritage item. Impact on the open rural character of the zone can be avoided, remedied or mitigated by the placement of conditions relating to subsequent potential building development. Futher to this the site is not located in an area identified as an "outstanding" or "significant" landscape.

11. The proposal is generally consistent with the principles of sustainable management which enable people and communities to provide for their social, economic, and cultural wellbeing and the efficient use and development of natural and physical resources as promoted by the Act.

CERTIFIED BY

M MAGUIRE
MANAGER
RESOURCE MANAGEMENT
20 August 2002

LT 317767 (Title Plan)



HDC REP2002263

LAND DISTRICT HAWKES BAY OLEPHANT	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 4 DP 27387	TERRITORIAL AUTHORITY HASTINGS DISTRICT Surveyed by THE SURVEYING COMPANY Scale 1:1000 Date SEPT 2002

Approvals

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE HASTINGS DISTRICT COUNCIL PURSUANT TO SECTION 226 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 4TH DAY OF DECEMBER 2002 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON

AUTHORISED OFFICER

PURSUANT TO SECTION 321(3)(c) OF THE LOCAL GOVERNMENT ACT 1974 THE HASTINGS DISTRICT COUNCIL BY RESOLUTION PASSED ON THE 4TH DAY OF DECEMBER 2002 IS SATISFIED THAT ADEQUATE ACCESS IS PROVIDED TO LOT 1 BY WAY OF A RIGHT OF WAY AND SECTION 321(1) SHALL NOT APPLY.
DATED AT HASTINGS THIS 4TH DAY OF DECEMBER 2002.

AUTHORISED OFFICER

EXISTING EASEMENTS ARE DIMENSIONED ON DP27387

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY RIGHT TO CONVEY WATER ELECTRICITY TELECOMMUNICATIONS	A B C E	LOT 2 HEREON	LOT 1 HEREON

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOCUMENT
RIGHT OF WAY	A B C D	LOT 2 HEREON	EC 687877.12
RIGHT TO CONVEY WATER	A C	LOT 2 HEREON	EC 687877.12

NEW C & T ALLOCATED
LOT 1.. 69710
LOT 2.. 69711

CLASS OF SURVEY - B

Total Area 2.2094 ha

Comprised in CT HBW3/1081

I GUY DEREK PARKINSON, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/1
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Dated at HASTINGS this 19 day of NOVEMBER 20 02
Signature

Field Book p Traverse Book p
Reference Plans
Examined Correct

Approved as to Survey
Approved as to Survey by
Land Information NZ on 7.2.03

Deposited this day of 20
For Registrar-General Of Land

File
Received 20.12.02
Instructions

DP 317767

Approved A.L.R. 97/36

Decision

Pursuant to Rule TM16 of the Proposed Hastings District Plan (decisions version September 2015) and Section 104C and 108 of the Resource Management Act 1991, Restricted Discretionary activity consent is GRANTED to Vertical Limit Architectural Design Limited to construct a swimming pool, pool pavilion and horse stables at 337 Te Mata Road, Havelock North, being Lot 1 DP 317767 (Computer Freehold Register HB69710) and Lot 2 DP 317767 (Computer Freehold Register HB69711).

Subject to the Following Conditions:

GENERAL

1. That the development of the site shall proceed in accordance with the plans and information submitted in the application (Resource Consent Application RMA20160275, received 9 August and 29 August 2016 [HDC Ref PID59138 and PID96722]). In particular:

    - Proposed New Pavilion 'Site Plan' Job No.16V479 Sheet Ref 01 dated 3 August 2016, Vertical Limit Architectural Design Limited.
    - Proposed New Pavilion 'Pool Fencing Elevations' Job No.16V479 Sheet Ref 01a dated 3 August 2016, Vertical Limit Architectural Design Limited.
    - Proposed New Pavilion 'Proposed Floor Plan' Job No.16V479 Sheet Ref 03 dated 3 August 2016, Vertical Limit Architectural Design Limited.
    - Proposed New Pavilion 'Proposed Elevations, Proposed Sections' Job No.16V479 Sheet Ref 04 dated 3 August 2016, Vertical Limit Architectural Design Limited.
    - Proposed New Stable Job No.16V479 Sheet Ref 01 dated 3 August 2016, Vertical Limit Architectural Design Limited.
    - Proposed New Stable 'Proposed Floor Plan' Job No.16V479 Sheet Ref 03 dated 3 August 2016, Vertical Limit Architectural Design Limited.
    - Proposed New Stable 'Proposed Elevations' Job No.16V479 Sheet Ref 05 dated 3 August 2016, Vertical Limit Architectural Design Limited.

MONITORING

2. That a monitoring deposit of $170 (including GST) shall be payable to cover the reasonable costs of monitoring compliance with the above conditions in accordance with Council's schedule of charges.

    In the event of non-compliance being detected by monitoring or justified complaint and/ or the costs of monitoring consent exceeding the deposit, the costs to Council of any additional monitoring shall be paid by the consent holder in accordance with Council's revised schedule of fees.

Advice Notes:

1. ***To avoid doubt; except as otherwise allowed by this resource consent, all land use 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.***
2. ***Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:***
    a) ***The consent is given effect to: or***
    b) ***The Council extends the period after which the consent lapses.***

With the Reasons for this Decision Being

1. **The adverse effects of this proposal on the environment and on adjacent land are less than minor, in that:**
    - **The proposal involves construction of accessory buildings associated with an established existing residential activity on the site and, in the case of the swimming pool and pool pavilion, involves replacement of the existing.**
    - **The buildings have been designed to be in keeping with the main Homestead style and finishes, and will not be dominant in the landscape, and any adverse effects on the Homestead (identified as a heritage building in Appendix 49) and adjacent heritage values associated with Te Mata Winery (identified as a heritage building in Appendix 49) and the Te Mata Woolshed (identified as a Category II Listed Heritage Item in Appendix 48) will be negligible.**
    - **The proposal will not undermine the wider amenity and character of the Te Mata locality.**
    - **The development can be fully serviced through connection to existing on-site water supply, wastewater and stormwater, and the electricity network.**
2. **There are no special circumstances to warrant notification of this application.**
3. **Condition 1 ensures compliance with the approved plans and information submitted with the application.**
4. **The proposal is not contrary to the policy direction of the Proposed Hastings District Plan, and is not contrary to Part 2 of the Act.**

Recommended by: **Rowena Macdonald**

CONSULTANT PLANNER ON BEHALF OF HASTINGS DISTRICT COUNCIL

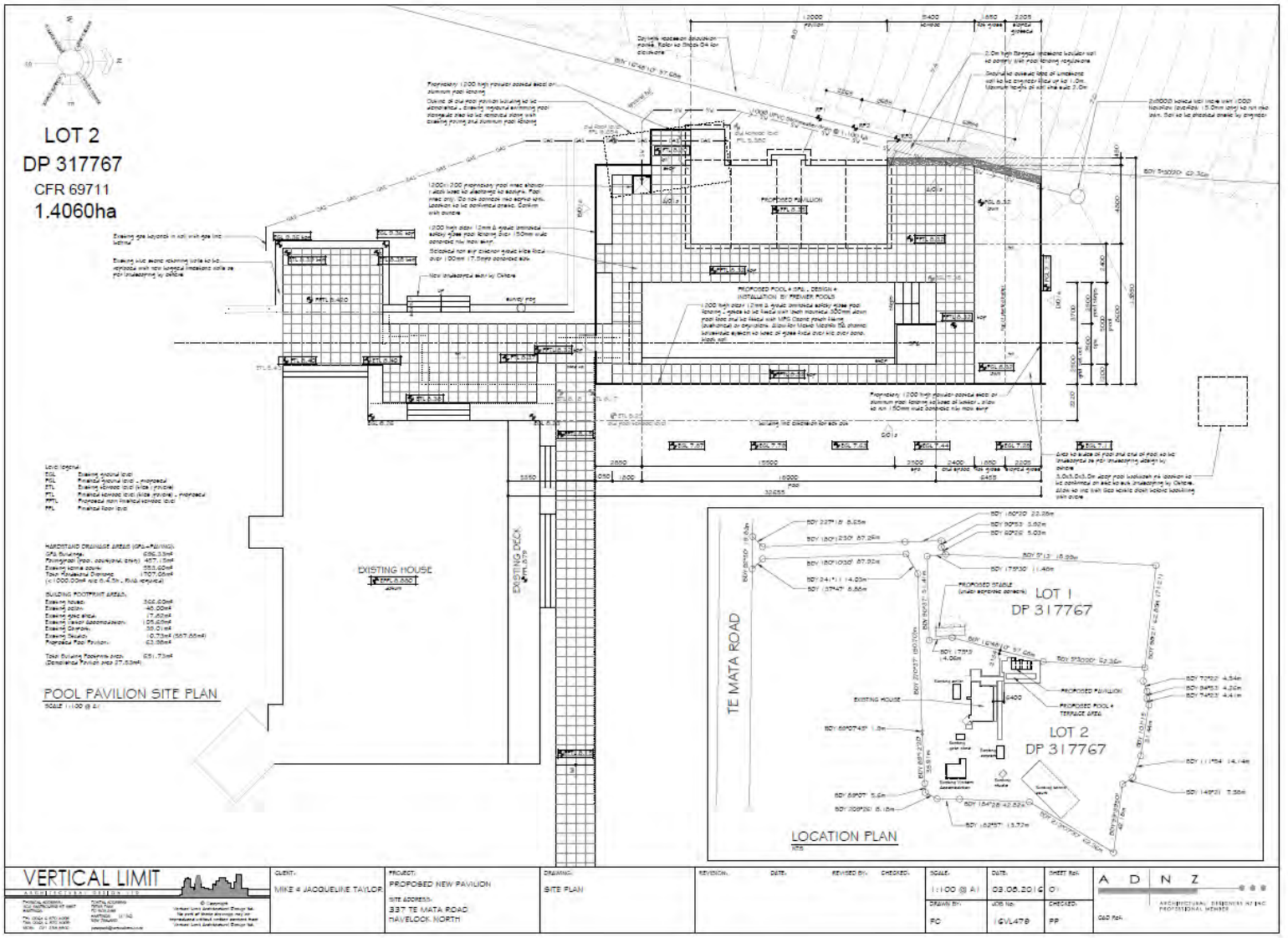
Decision issued under Delegated Authority by:

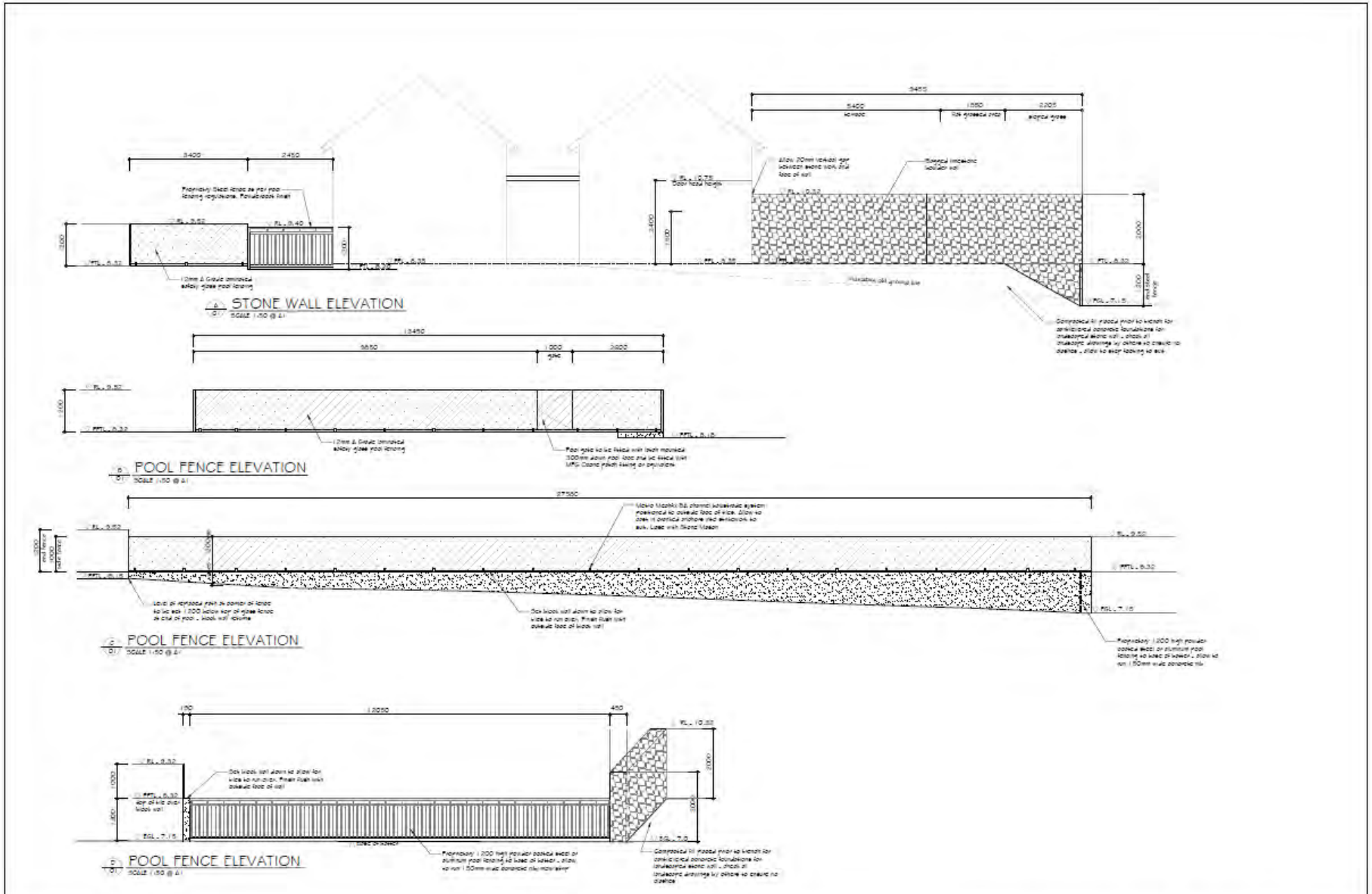


Caleb Sutton
TEAM LEADER ENVIRONMENTAL CONSENTS
PLANNING AND REGULATORY SERVICES

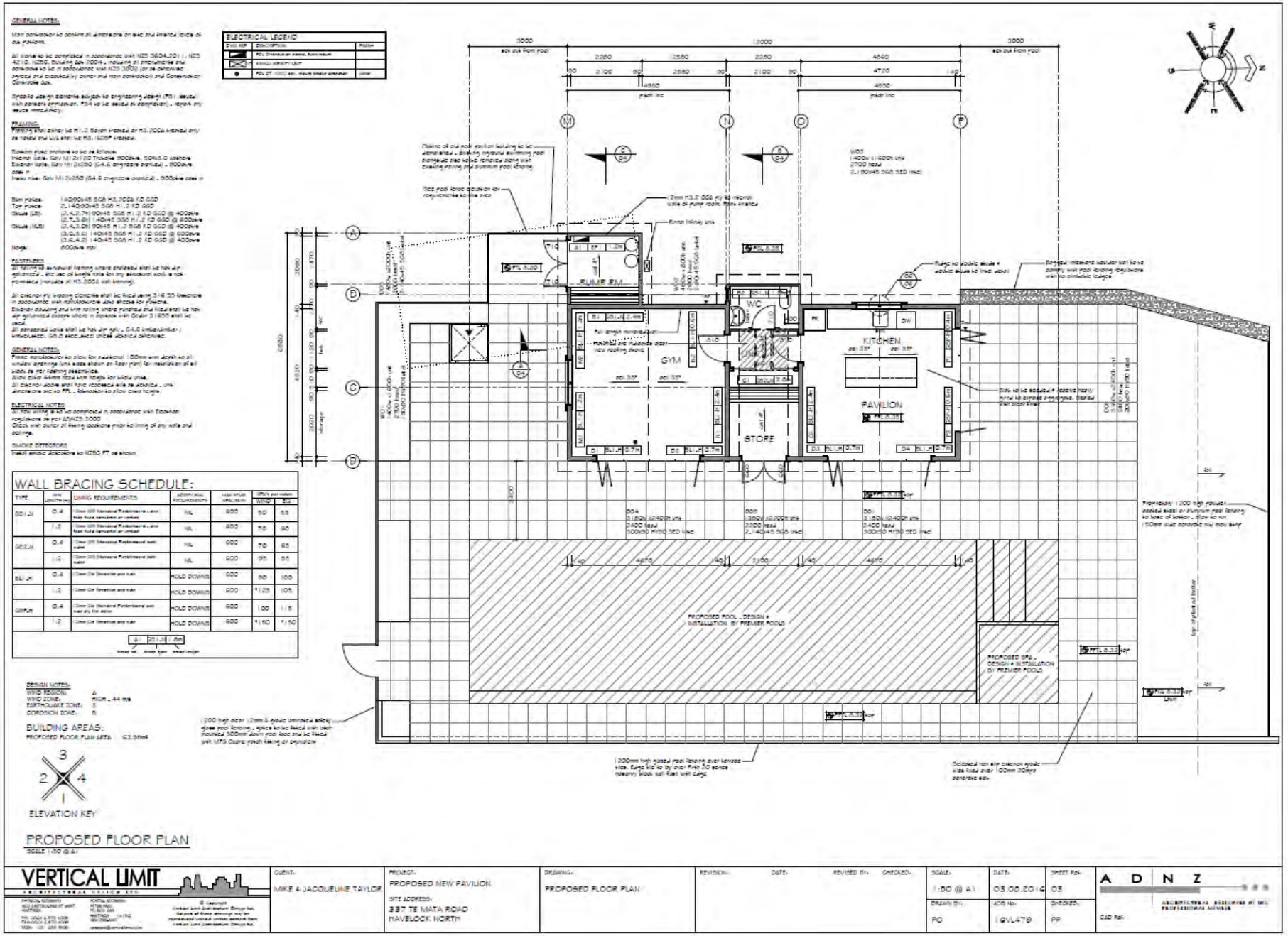
Date: **7 September 2016**

Approved Plans (HDC ref: 96722#0025)





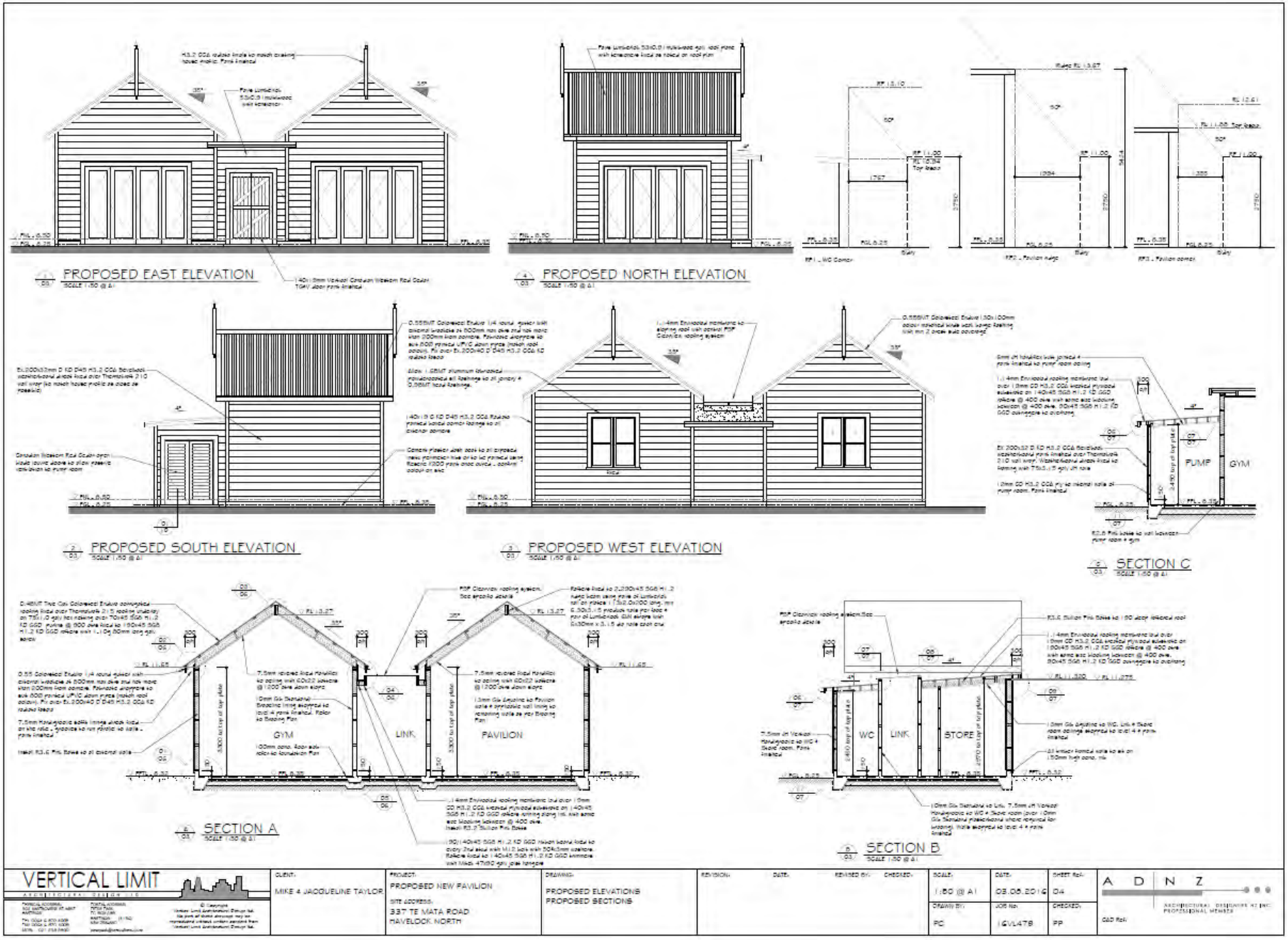
VERTICAL LIMIT ARCHITECTURAL DESIGN LTD	CLIENT: MIKE & JACQUELINE TAYLOR	PROJECT: PROPOSED NEW PAVILION site address: 337 TE MATA ROAD HAVELOCK NORTH	DRAWING: POOL FENCING ELEVATIONS	REVISION:	DATE:	REVISED BY:	CHECKED:	SCALE: 1:50 @ A1	DATE: 03.05.2016	SHEET Ref: 01	A D N Z ARCHITECTURAL DESIGNERS NZ INC PROFESSIONAL MEMBER
								DRAWN BY: PC	JOB No: 1GVL478	CHECKED: PP	CAD Ref:



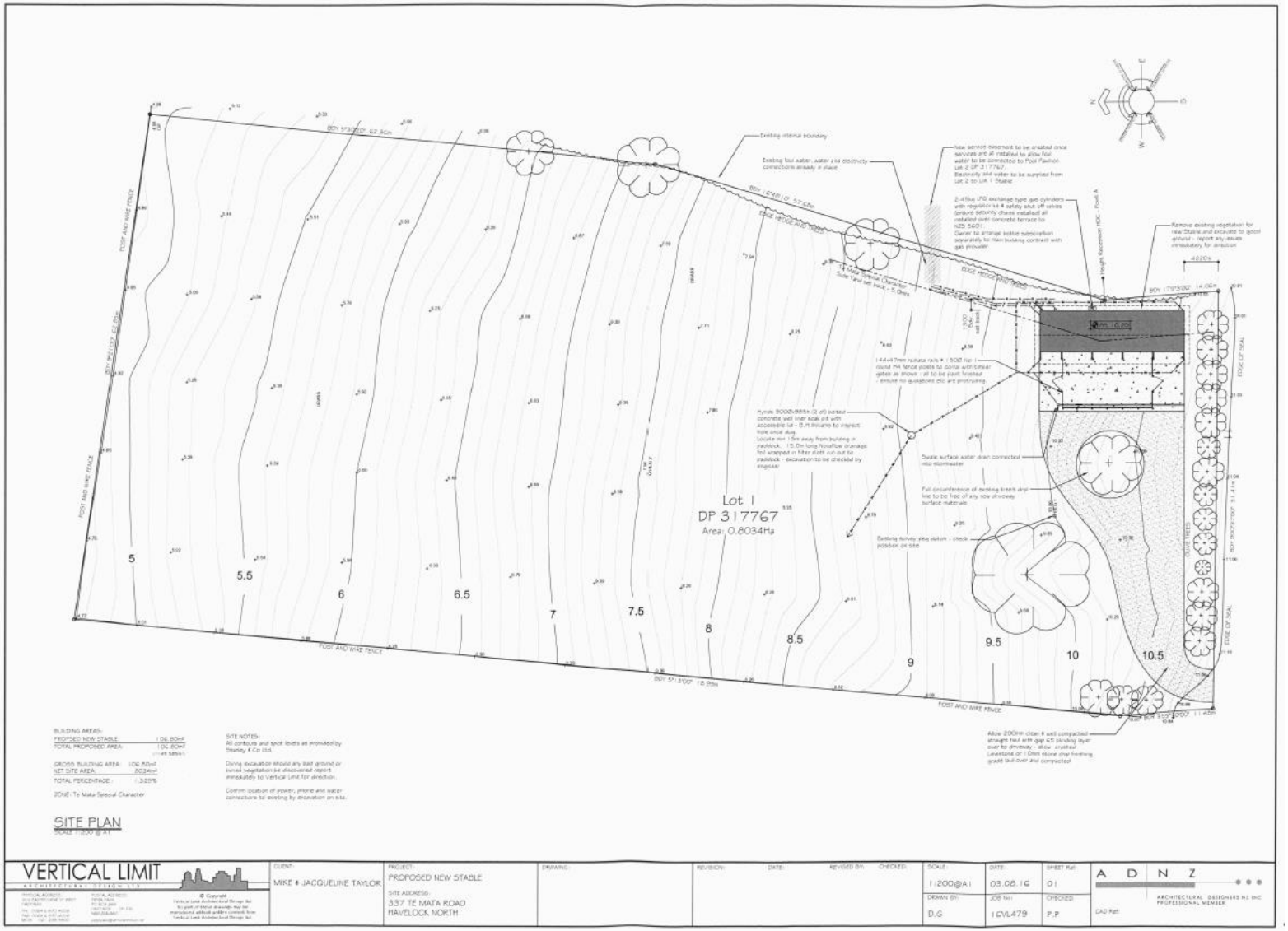
CLIENT:	MIKE & JACQUELINE TAYLOR
PROJECT:	PROPOSED NEW PAVILION
SITE ADDRESS:	337 TE MATA ROAD HAVELOCK NORTH
DRAWING:	PROPOSED FLOOR PLAN
SCALE:	1:50 @ A1
DRAWN BY:	PC
DATE:	03.06.2016
JOB No:	1GVL478
SHEET No:	03
CHECKED:	PP

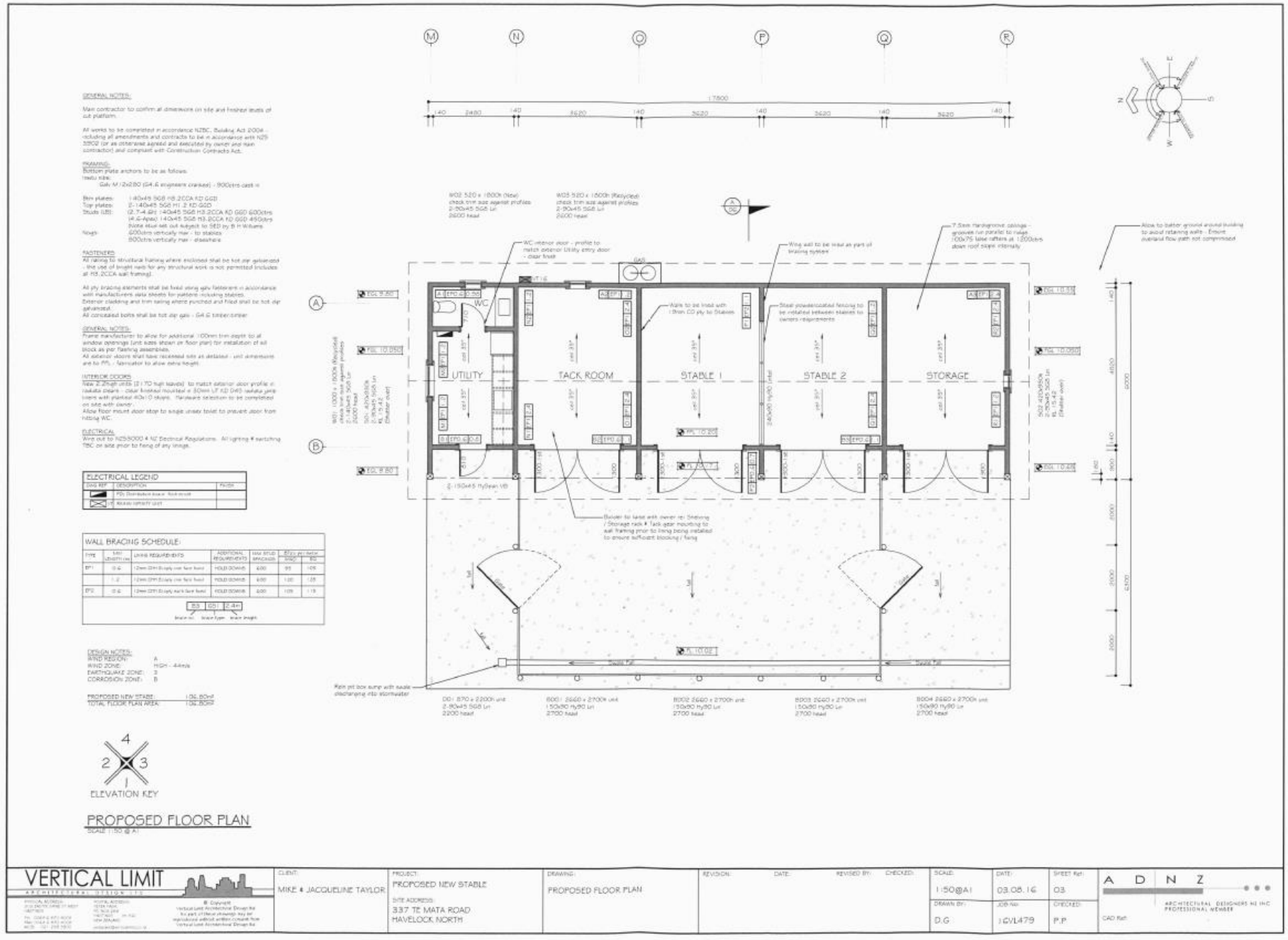
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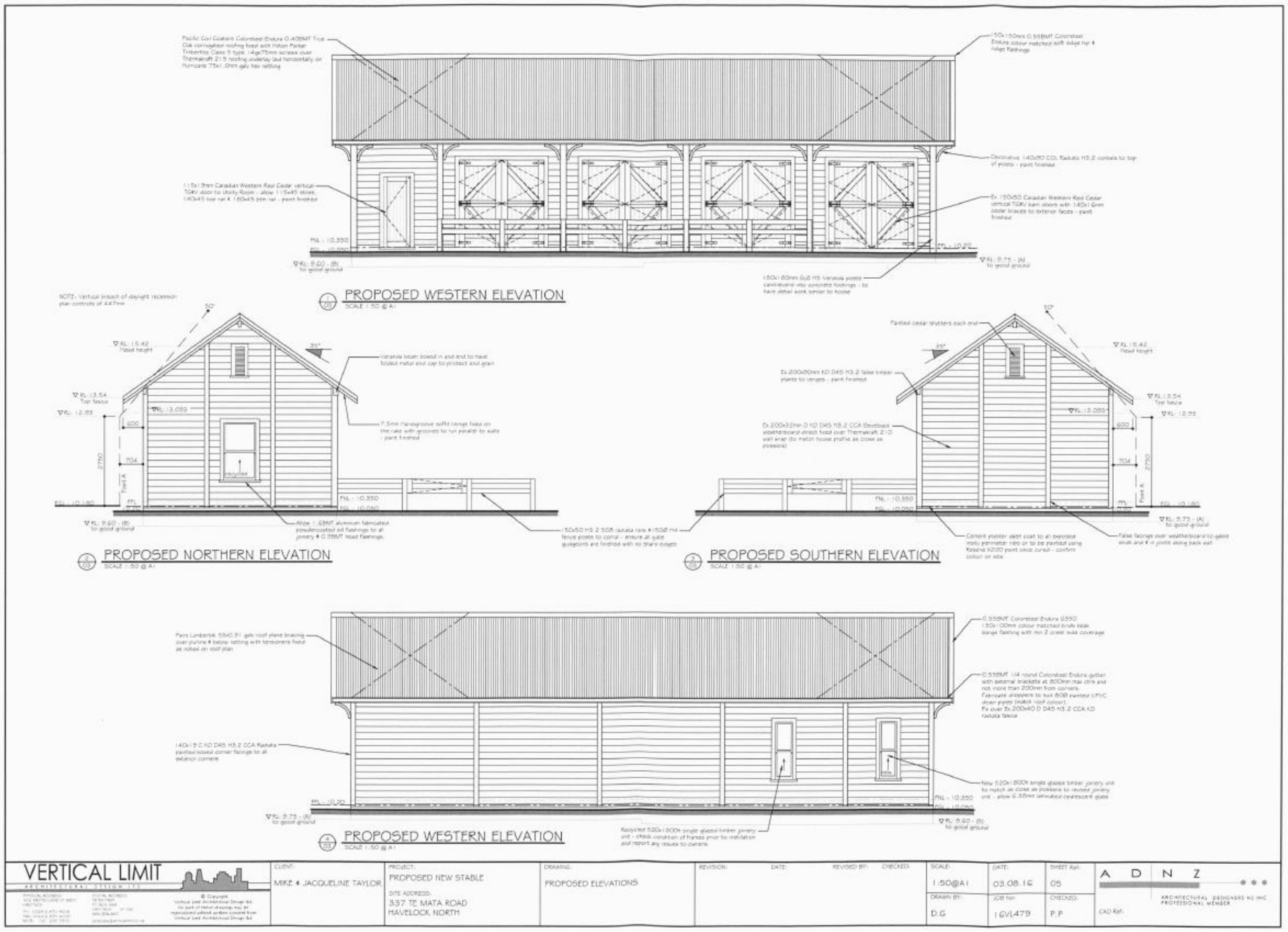
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PROPOSED EAST ELEVATION
SCALE 1:50 @ A1
PROPOSED NORTH ELEVATION
SCALE 1:50 @ A1
PROPOSED SOUTH ELEVATION
SCALE 1:50 @ A1
PROPOSED WEST ELEVATION
SCALE 1:50 @ A1
SECTION C
SCALE 1:50 @ A1
SECTION A
SCALE 1:50 @ A1
SECTION B
SCALE 1:50 @ A1
GYM
LINK
PAVILION
WC
LINK
STORE
PUMP
GYM
VERTICAL LIMIT
MIKE 4 JACQUELINE TAYLOR
PROPOSED NEW PAVILION
337 TE MATA ROAD
HAVELOCK NORTH
PROPOSED ELEVATIONS
PROPOSED SECTIONS
1:50 @ A1
03.05.2016
O4
PC
16VL478
PP
A D N Z

Approved Plans (HDC ref: 96722#0009)




GENERAL NOTES:
Main contractor to confirm all dimensions on site and finished levels of cut platform.
All works to be completed in accordance NZBC, Building Act 2004 - including all amendments and contracts to be in accordance with NZS 3910:2 (or as otherwise agreed and executed by owner and main contractor) and compliant with Construction Contracts Act.
FRAMING:
Bottom plate anchors to be as follows:
Hardu rods:
Galv M12x280 (G4.6 engineers cranked) - 900ctrs cast in
Btm plates: 140x45 SG8 H3.2CCA KD GGD
Top plates: 2-140x45 SG8 H1.2 KD GGD
Studs (LB): (2.7-4.8m) 140x45 SG8 H3.2CCA KD GGD 600ctrs
(4.6-Apex) 140x45 SG8 H3.2CCA KD GGD 450ctrs
Note stud set out subject to SED by B H Williams.
Nogs: 600ctrs vertically max - to stables
900ctrs vertically max - elsewhere
FASTENERS:
All nailing to structural framing where enclosed shall be hot dip galvanized - the use of bright nails for any structural work is not permitted (includes all H3.2CCA wall framing).
All ply bracing elements shall be fixed using galv fasteners in accordance with manufacturers data sheets for material including stables.
Exterior cladding and trim nailing where punched and filled shall be hot dip galvanized.
All concealed bolts shall be hot dip galv - G4.6 timber/timber
GENERAL NOTES:
Frame manufacturer to allow for additional 100mm trim depth to all window openings (unit sizes shown on floor plan) for installation of all block as per flashing assemblies.
All exterior doors shall have recessed sills as detailed - unit dimensions are to FFL - fabricator to allow extra height.
INTERIOR DOORS:
New 2.2m high units (2 / 7D high leaves) to match exterior door profile in rebate (blank - clear finished moulded + 30mm LT KD DAR rebate jamb liners with planted 40x10 stops. Hardware selection to be completed on site with owner.
Allow floor mount door stop to swage unisex toilet to prevent door from hitting WC.
ELECTRICAL
Wire out to NZS3000 & NZ Electrical Regulations. All lighting & switching TBC on site prior to fixing of any linings.
ELECTRICAL LEGEND
DWG REF | DESCRIPTION | FINISH
WALL BRACING SCHEDULE:
TYPE | MIN LENGTH (m) | LINING REQUIREMENTS | ADDITIONAL REQUIREMENTS | MAX STUD SPACINGS | BU per metre SINGLE | BU per metre DOUBLE
BP1 | 0.6 | 12mm GIB to ply over face fixed | HOLD DOWNS | 600 | 95 | 105
1.2 | 12mm GIB to ply over face fixed | HOLD DOWNS | 600 | 120 | 135
BP2 | 0.6 | 12mm GIB to ply each face fixed | HOLD DOWNS | 600 | 105 | 115
BS | 1.2 | 2.4m
Brace no. | Brace type | Brace height
DESIGN NOTES:
WIND REGION: A
WIND ZONE: HIGH - 44m/s
EARTHQUAKE ZONE: 3
CORROSION ZONE: B
PROPOSED NEW STABLE: 136.80m²
TOTAL FLOOR PLAN AREA: 136.80m²
ELEVATION KEY
PROPOSED FLOOR PLAN
SCALE 1:50 @ A1
M
N
O
P
Q
R
7800
140
2480
3620
UTILITY
TACK ROOM
STABLE 1
STABLE 2
STORAGE
WC
Rain pit box sump with swale discharging into stormwater
Allow to batter ground around building to avoid retaining walls - Ensure overland flow path not compromised
VERTICAL LIMIT
ARCHITECTURAL DESIGN LTD
CLIENT: MIKE & JACQUELINE TAYLOR
PROJECT: PROPOSED NEW STABLE
SITE ADDRESS: 337 TE MATA ROAD HAVELOCK NORTH
DRAWING: PROPOSED FLOOR PLAN
REVISION: DATE: REVISED BY: CHECKED:
SCALE: 1:50@A1
DATE: 03.08.16
SHEET Ref: 03
DRAWN BY: D.G
JOB No: 1GVL479
CHECKED: P.P
A D N Z
ARCHITECTURAL DESIGNERS NZ INC PROFESSIONAL MEMBER
CAD Ref:


PROPOSED WESTERN ELEVATION
SCALE 1:50 @ A1
PROPOSED NORTHERN ELEVATION
SCALE 1:50 @ A1
PROPOSED SOUTHERN ELEVATION
SCALE 1:50 @ A1
PROPOSED WESTERN ELEVATION
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VERTICAL LIMIT
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PROPOSED ELEVATIONS
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