

Land Information Memorandum

LIM Number **LIM20240688**

Application Date: 26/11/2024

Issue Date: 03/12/2024

Applicant Details

Applicant Name: Lorraine Smart
Postal Address: 317 Lovedale Road
 Saint Leonards
 HASTINGS 4120

Property Details

Location: 317 Lovedale Road
 HASTINGS 4120

Property ID: 13429

Valuation Number: 1027019600

Legal Description LOT 21 DP 5034 CT K1/1005 0.0847 Hectares
and Area (hectares):

Introduction

This document is in two parts:

- **Part A** contains the information which the Council must disclose in a Land Information Memorandum (LIM) under Section 44A(2) of the *Local Government Official Information and Meetings Act 1987* (LGOIMA).
- **Part B** contains further information which the Council believes may be relevant to the purpose for which you have requested this LIM. This information is made available in accordance with your request under Section 10 of the LGOIMA.

As requested in your application, only Part A has been provided.

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

In particular please note that:

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

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



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

Part A

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

1. Special Features or Characteristics

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

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

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

1.1 Erosion, avulsion or alluvion

None known.

1.2 Falling debris or slippage

None known.

1.3 Liquefaction

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

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

- Liquefaction possible (medium liquefaction vulnerability)

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

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

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

1.4 Subsidence (fill or other doubtful ground)

None known.

1.5 Ground Shaking

This property is located in an area identified as being prone to seismic hazard. The site has a ground shaking potential with a rating of 3 or 4. Refer to attached map.

1.6 Fault Lines

None known.

1.7 Flooding

None known.

1.8 Ponding

None known.

1.9 Inundation

None known.

1.10 Likely presence of Hazardous contaminants

None known.

2. Sewer and Stormwater Drains

Drainage plans attached.

2.1 Sewer

The property is connected to the HDC wastewater system.

2.2 Stormwater

The property is within the HDC storm water service area.

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

3. Water Supply

The property is connected to the public supply.

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

4. Rates

Rate Qualifiers:

- Cyclone Gabrielle Charge
- Cyclone Gabrielle Rate
- Community & Resource Management
- General Rate - Residential Hastings
- Refuse Rate
- Recycling Rate
- Sewer Rate
- Wastewater Treatment
- Uniform Annual General Charge
- Water Rate

Land Value:	\$450,000.00
Improved Value:	\$330,000.00
Capital Value:	\$780,000.00
Date of Valuation:	1 July 2023

Annual Rates:	Rates 2024/25
	\$3,978.02

Amount outstanding at date of issue:	\$1,989.02
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Note – The information above relates to rates levied on the property by Hastings District Council and does not include information on rates levied separately for this property by Hawke's Bay Regional Council.

5. Consents, Certificates, Notices, Orders and Requisitions

5.1 Health/Alcohol Registrations and Licences

None recorded.

5.2 Resource Consents

None recorded.

5.3 Building Consents/Permits/Code Compliance Certificates

Application ID	Date Received	Description	Date Issued	Date Code Compliance Certificate Issued
BP464	01/07/1938	New Dwelling Record No. 2909	01/07/1938	N/A
BP3409	04/02/1957	Additions to Dwelling Record No. 10806	04/02/1957	N/A
BP78038	11/09/1964	Repile Dwelling Record No. 16057	11/09/1964	N/A
BP38910	04/05/1973	Residential Additions Record No. 22129	04/05/1973	N/A
BPE048641	23/07/1987	Install Masport Inbuilt Woodfire Record No. 38662	23/07/1987	N/A
ABA950837	19/06/1995	Replace Hot Water Cylinder	03/08/1995	03/08/1995
ABA980188	17/02/1998	Extensions to Bathroom	25/02/1998	27/09/1999
ABA20150371	02/04/2015	Internal Alterations to Existing Dwelling.	25/05/2015	19/08/2016

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

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

5.4 Notification of Waiver or Modification of the Building Code

None recorded.

5.5 Owner/Builder Exemptions: Statutory Declarations

None recorded.

5.6 Schedule One Exemptions, Building Act 2004

None recorded.

5.7 Certificate of Acceptance

None recorded.

5.8 Certificates for Public Use

None recorded.

5.9 Compliance Schedule

None recorded.

5.10 Amended Compliance Schedule

None recorded.

5.11 Infringement Notices

None recorded.

5.12 Notices to Fix

None recorded.

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

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

5.14 Dangerous Building Notices

None recorded.

5.15 Insanitary Building Notices

None recorded.

5.16 Affected Building Notices

None recorded.

5.17 Swimming and Spa Pool Fencing

There are no pools known to Council on this property.

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

No information has been received.

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

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

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

None received.

5.21 Other Notices, Orders and Requisitions

None recorded.

6. Land Use

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

6.1 Zoning

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

The Council has issued decisions on submissions on Plan Change 5 which has implications for General Residential zoned properties in Hastings, Havelock North and Flaxmere. Plan Change 5 introduces a new Medium Density Residential Zone within approximately 400m of the Hastings CBD, and Havelock North and Flaxmere town centres. This plan change has also made changes to the provisions and rules of the General Residential Zone. More information on Plan Change 5 can be found on the Council website at this link: <https://www.hastingsdc.govt.nz/hastings/projects/plan-change-5-right-homes-right-place/> or otherwise contact the environmental policy team via email at policyteam@hdc.govt.nz.

6.2 Other Relevant District Plan Provisions

None recorded.

6.3 Other Considerations Affecting Land Use

- **Roads**

Lovedale Road is an Access Road.

7. Classification of Land or Buildings

None recorded.

8. Information Notified by a Network Utility Operator

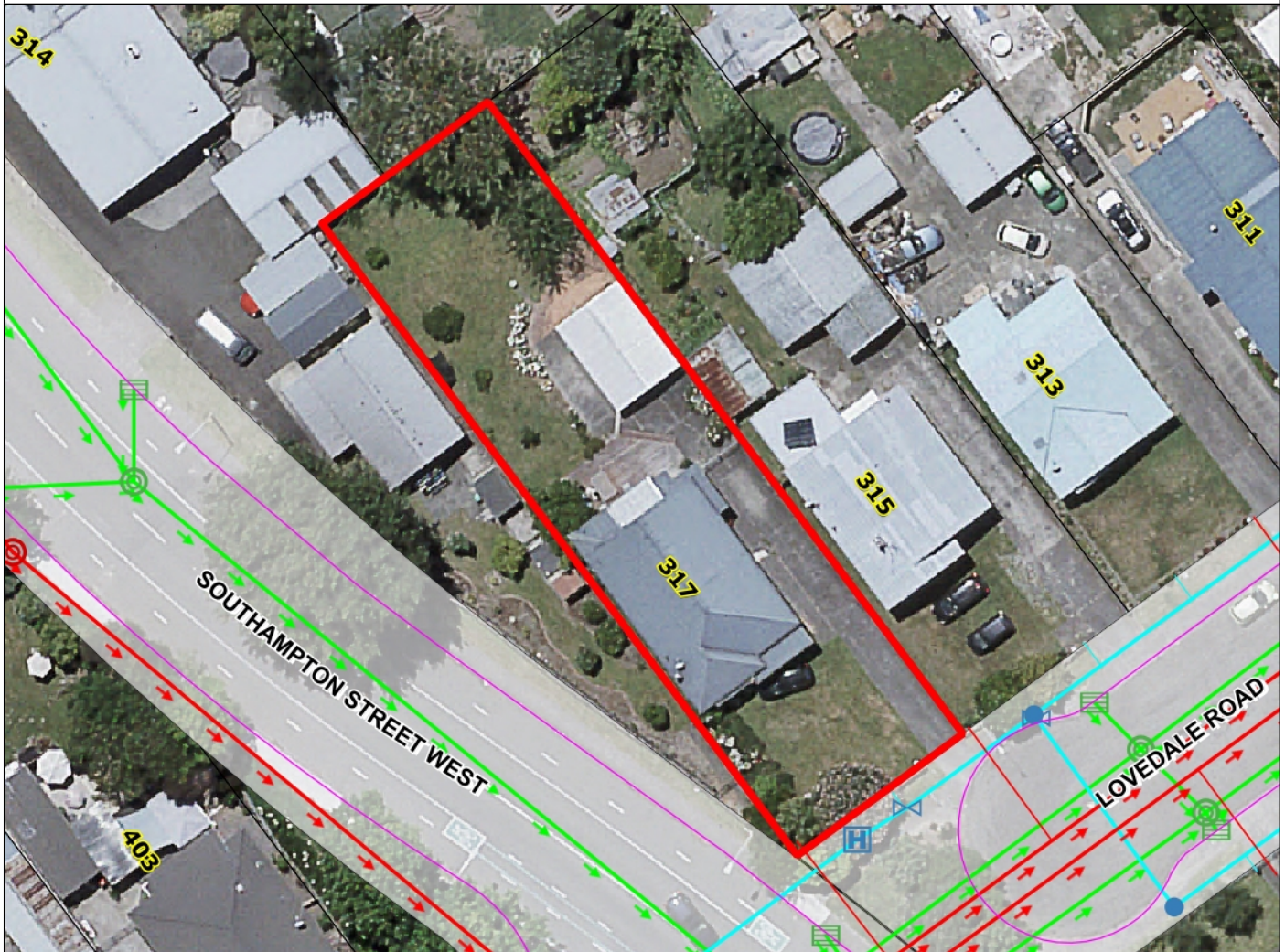
None recorded.

Hastings District Council - LIM Maps

Address: 317 Lovedale Road HASTINGS 4120
 Property No: 13429
 Legal Description: LOT 21 DP 5034

HERETAUNGA HASTINGS DISTRICT COUNCIL

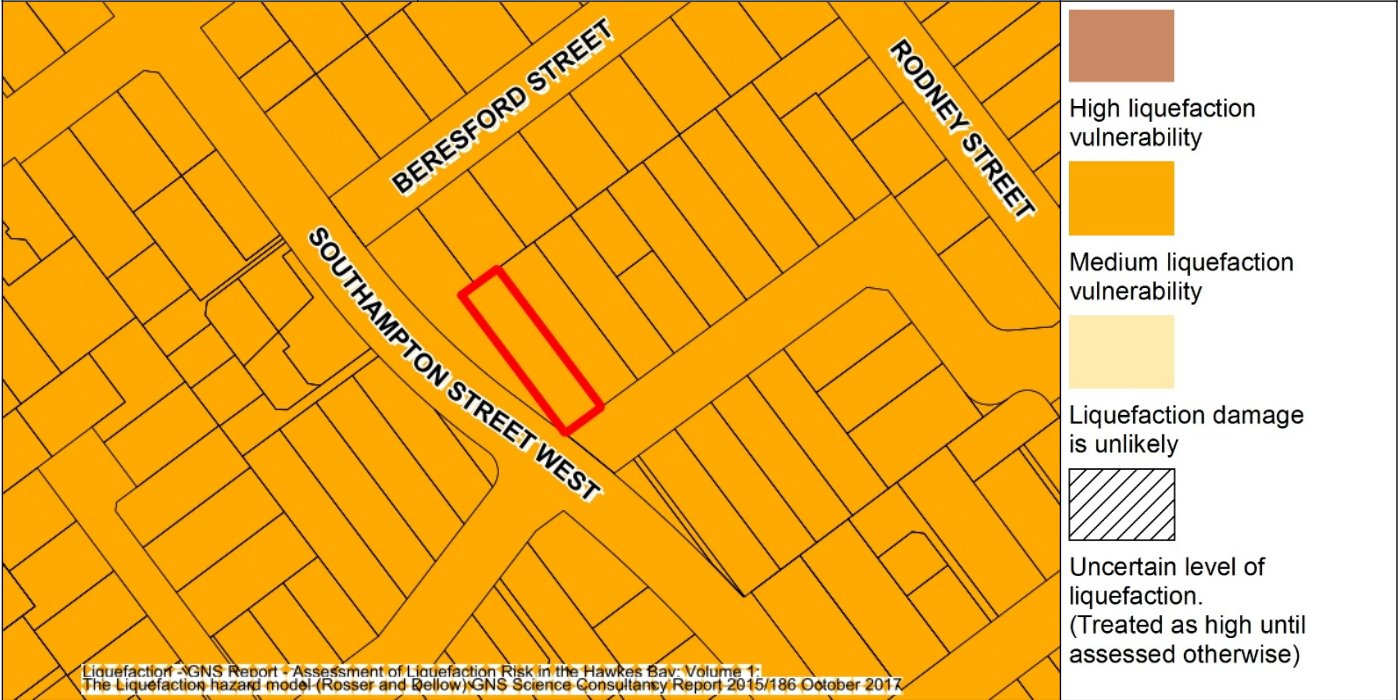
Printed: Monday 02 Dec 2024







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




Valuation No:	1027019600
Area (Hectares):	0.0847
Total Rates:	\$3978.02
Capital Value:	\$780,000
Rateable Land:	\$330,000
Land Value:	\$450,000
Water – Sewer Units:	1.0 - 1.0
Usage – Primary:	91

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-  High liquefaction vulnerability
-  Medium liquefaction vulnerability
-  Liquefaction damage is unlikely
-  Uncertain level of liquefaction. (Treated as high until assessed otherwise)



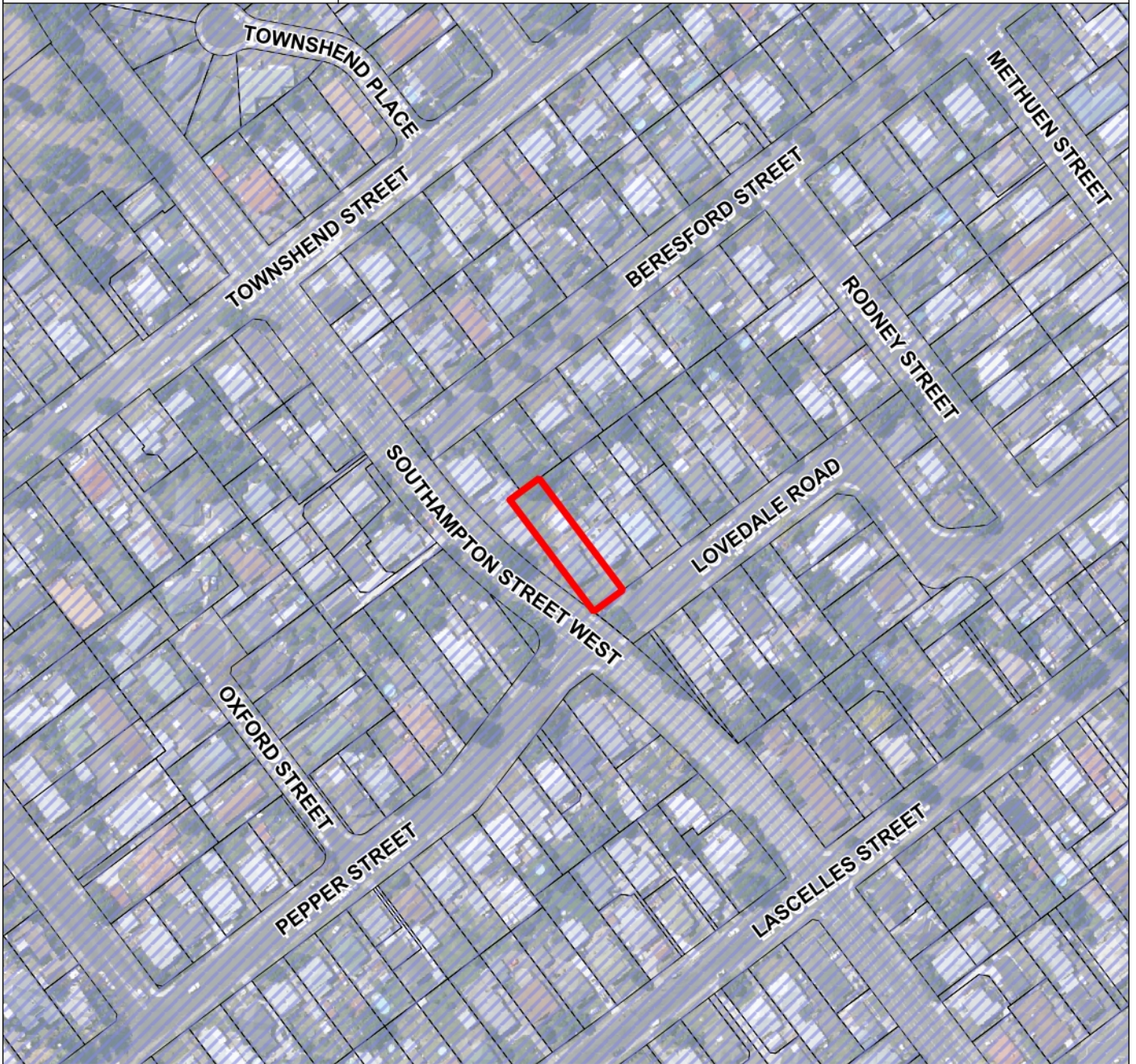
- GROUND SHAKING**
-  **4**
Unconsolidated Swamp, Estuarine And Lagoonal Deposits and Reclaimed Land
 -  **3**
Alluvial sand, Silt and Gravel
 -  **2**
Compact Alluvial Sand, Silt and Gravel
 -  **1**
Bedrock/Regolith

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

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

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

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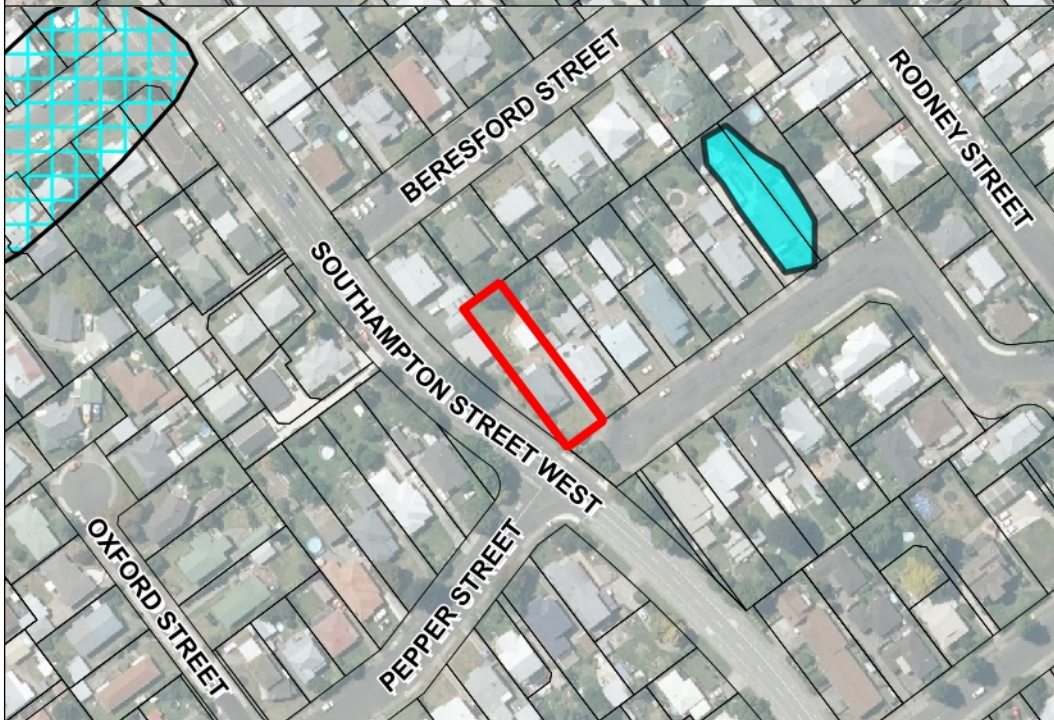
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- Suspected Fill Areas
- Suspected Dump Sites
- Engineered Fill
- Actual Dump Sites



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

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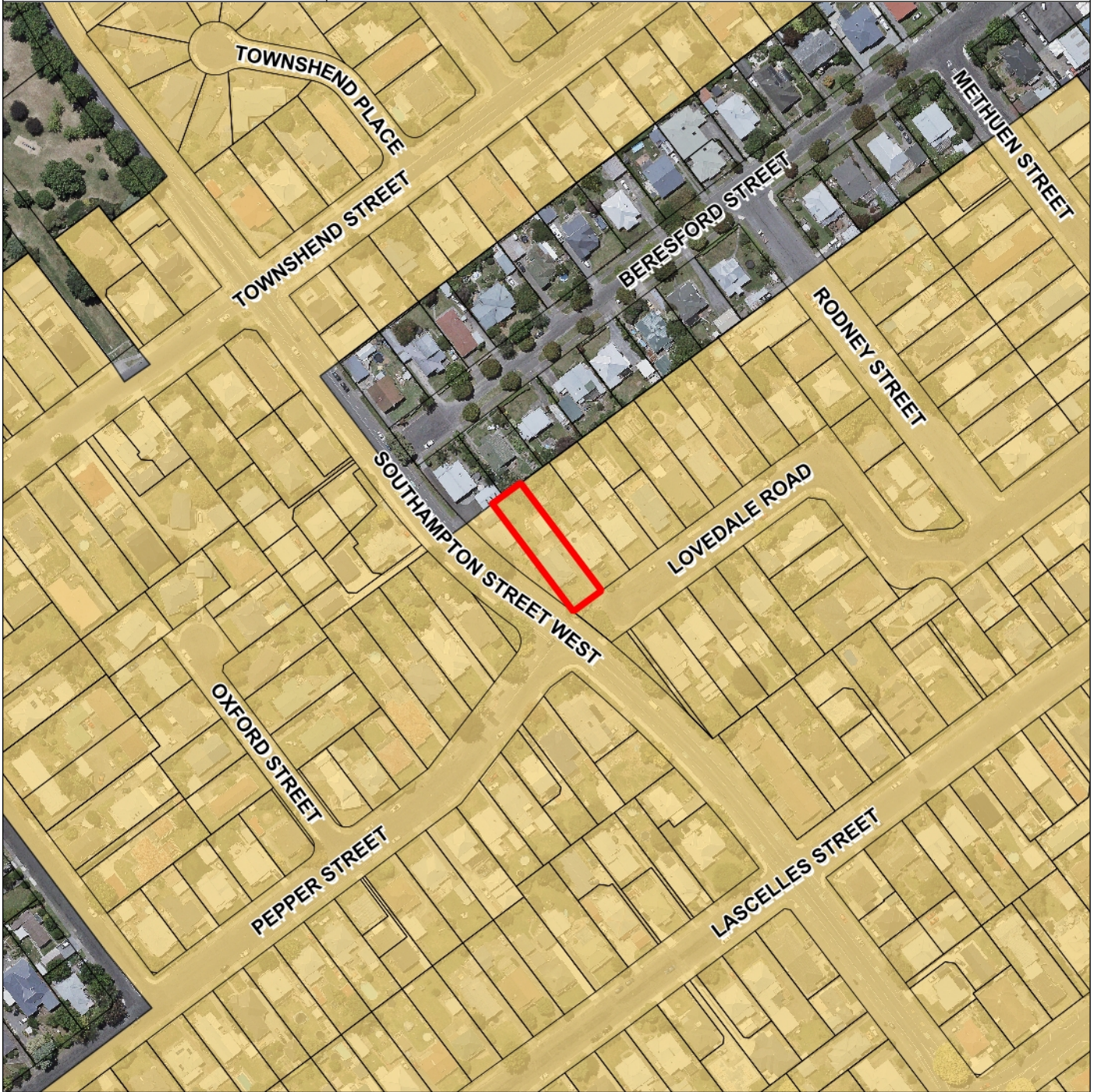
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317 Lovedale Road HASTINGS 4120



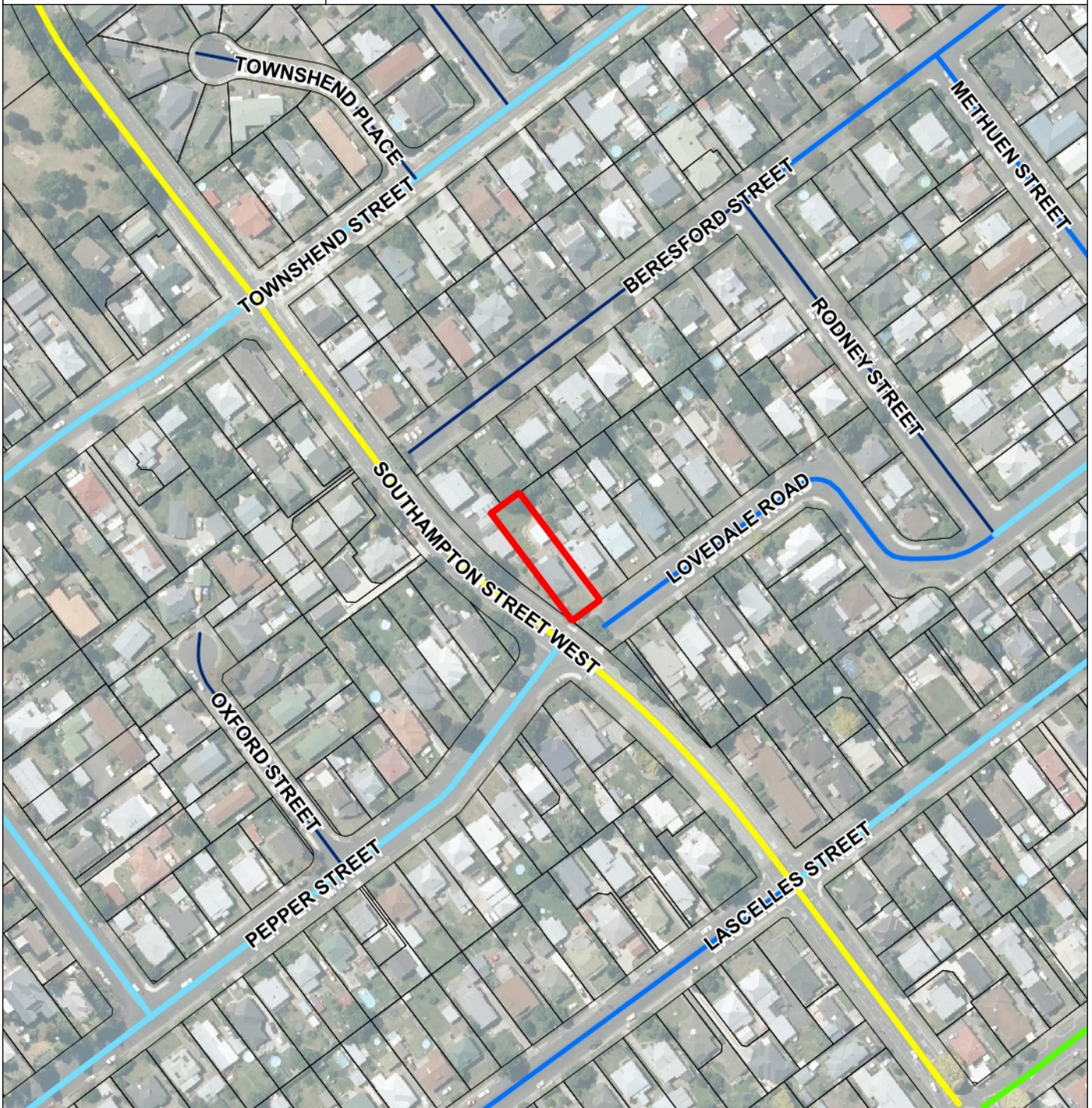
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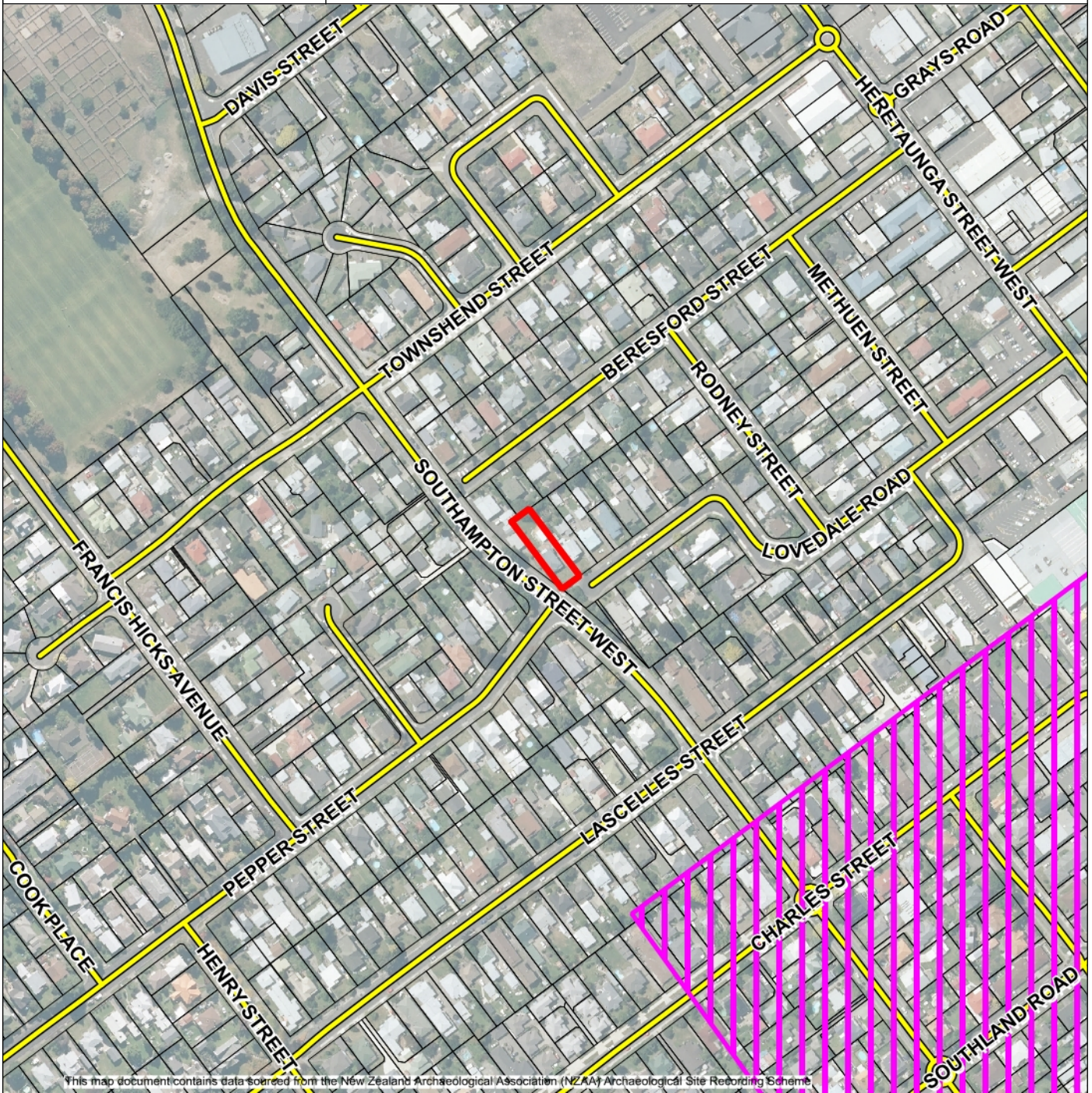
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This map document contains data sourced from the New Zealand Archaeological Association (NZAA) Archaeological Site Recording Scheme

- ★ Archaeological Sites
- ▨ Potential Archaeological Sites

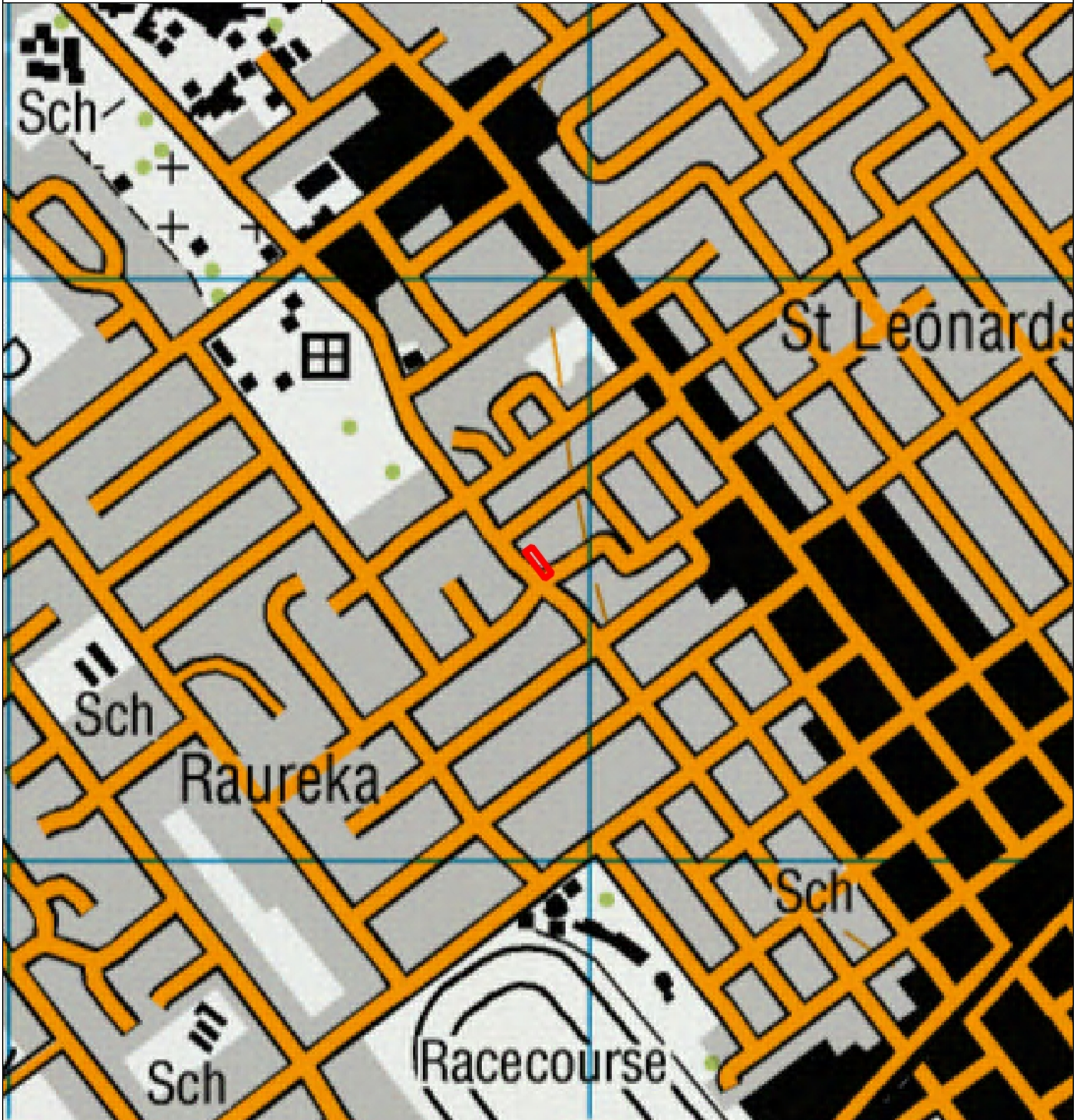
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Topo Maps downloaded from Land Information NZ (February 2016)

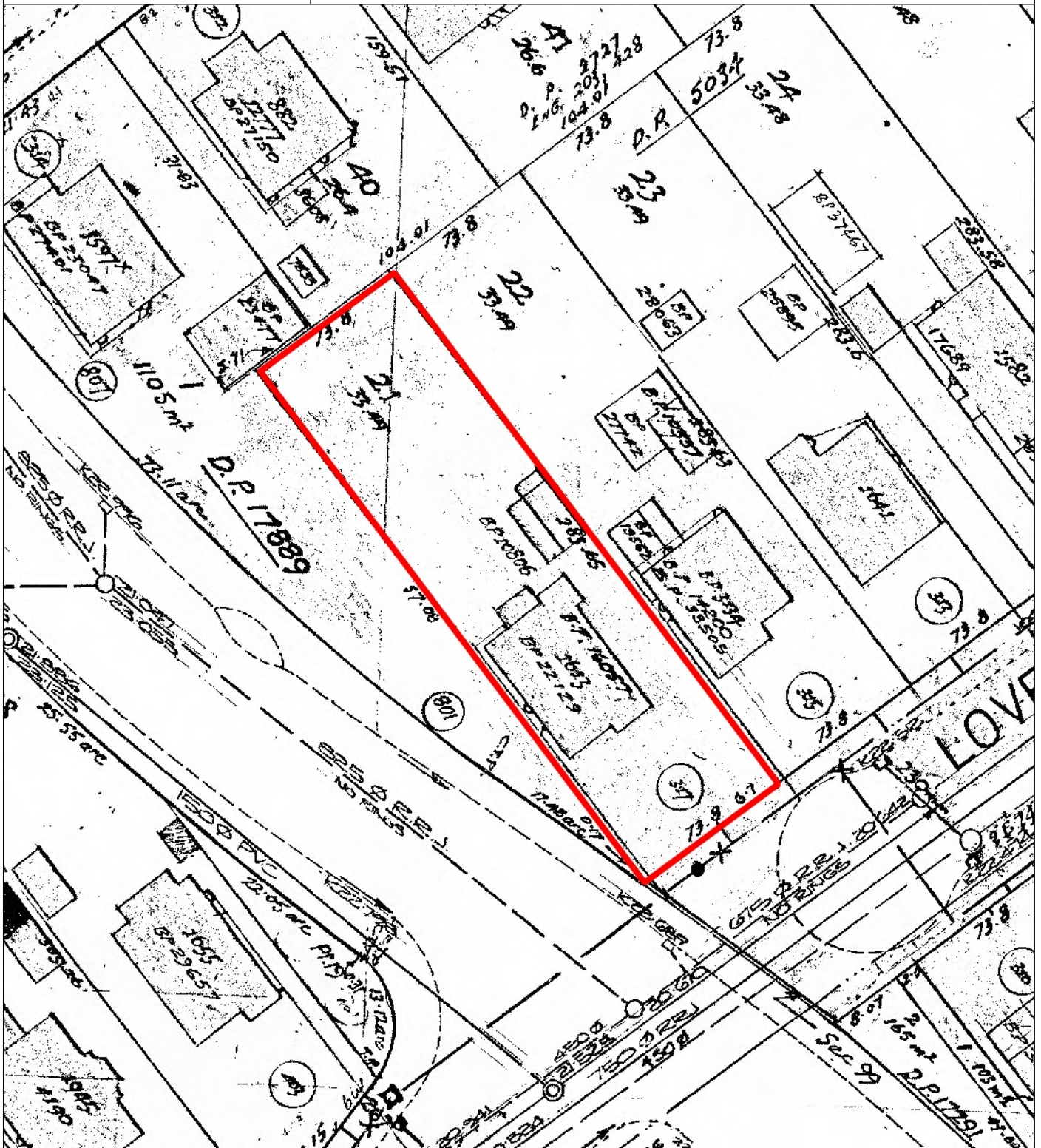
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1m Contours

— 1m Intervals

10m Contours

— 10m Intervals

— 10m Intervals

— 50m Intervals

20m Contours

— 20m Intervals

— 100m Intervals

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

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HASTINGS DISTRICT COUNCIL OPERATIVE DISTRICT PLAN

Residential Zones

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


Commercial Zones

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

Industrial Zones

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




Rural / Plains Zones

-  Plains Production
-  Rural








Open Space Zones

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

Special Character Zones

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

Cultural / Heritage

-  Archaeological Sites (** See Note below re accuracy*)
-  Notable Trees
-  Wāhi Taonga (W)
-  Historic/Heritage Features (HB)
-  Queen Street East Historic Area
-  Russell Street Historic Area
-  Oak Avenue / Green Hill Historic Area


Riparian Land Management

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

Landscape Areas / Features

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














Overlays and Precincts

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

Aquifer

-  Heretaunga Plains Unconfined Aquifer

Other

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

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

Owner A. W. BARTLETT.

Locality PEPPER ST.

Section **Block**

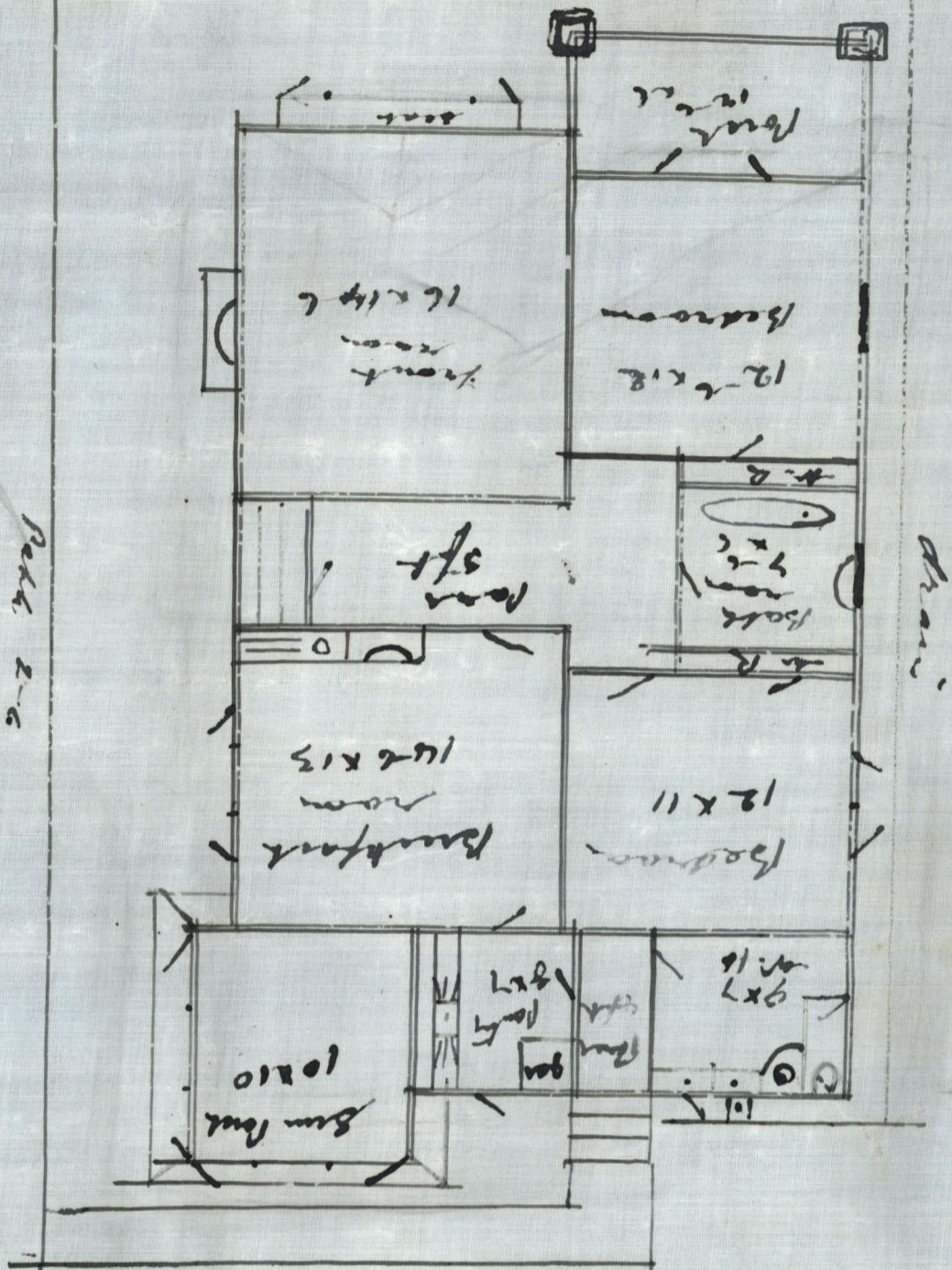
Builder A. W. BARTHETT.

BBY
P464

Record No.

2909

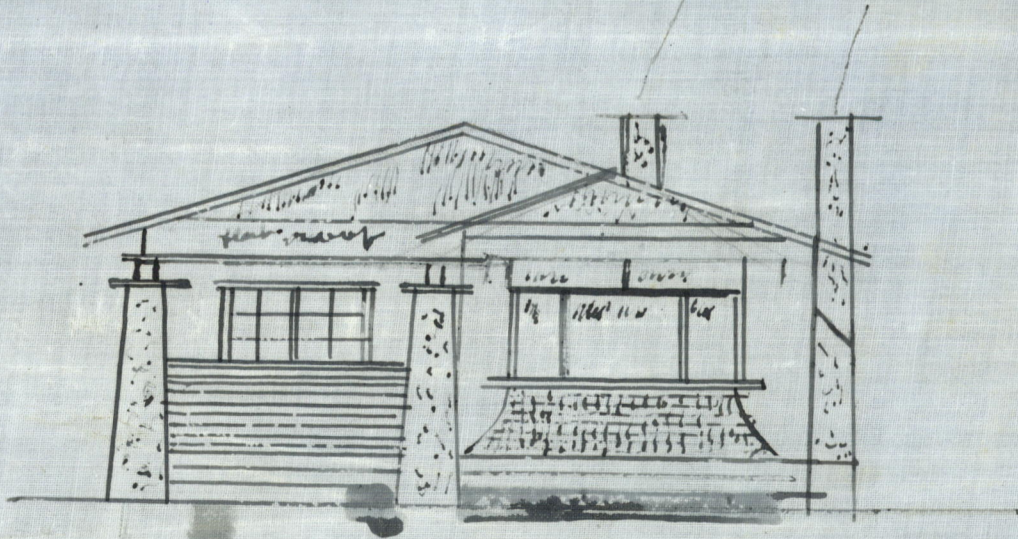
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 fence left side



1659
 1659
 1659

A. W. Bartlett

Section 21 Peppercorn
 Hastings

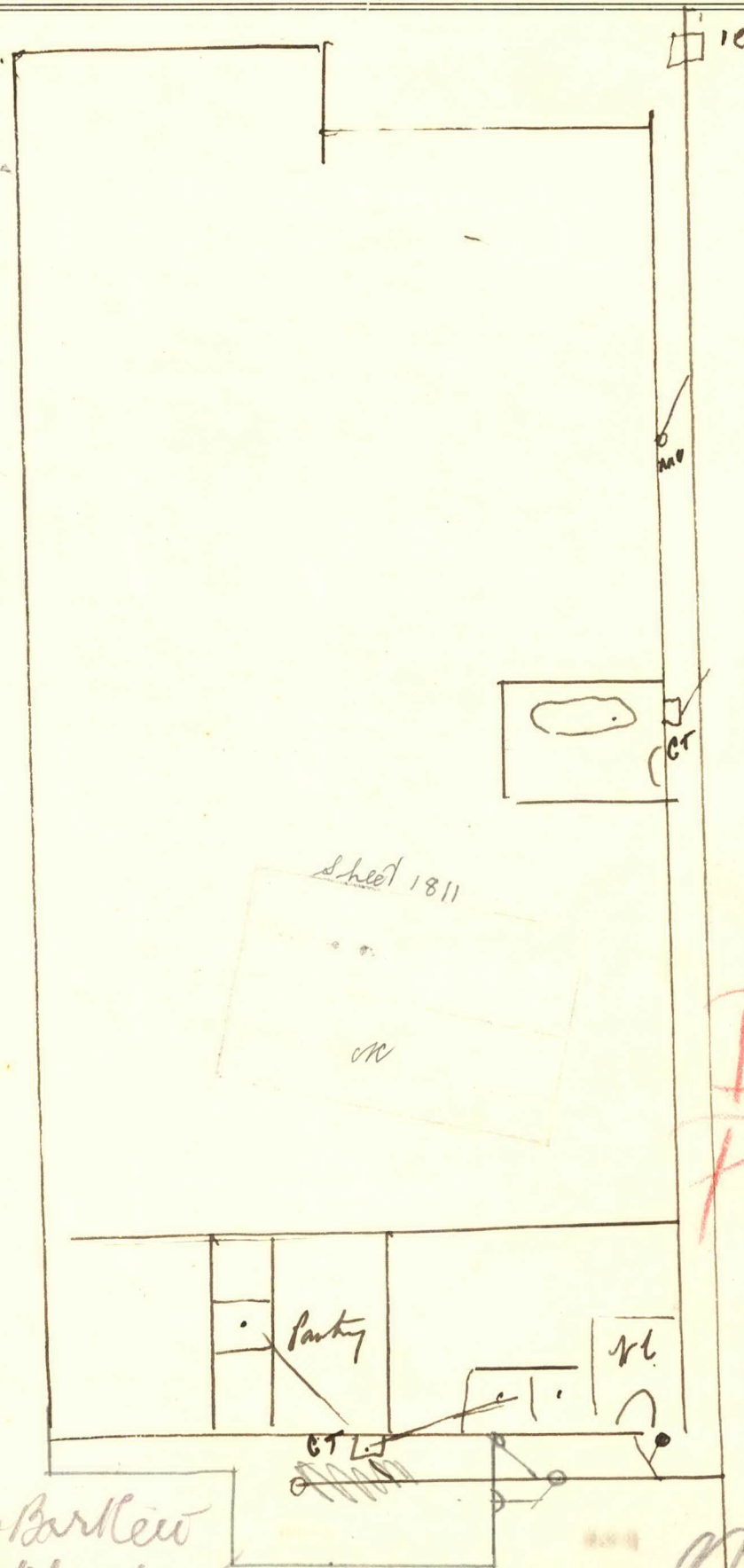


BOROUGH OF HASTINGS.

DRAINAGE BLOCK PLAN.

REFERENCE—I.T. means Intercepting Trap.
F.A.I. means Fresh Air Inlet.
I.C. means Inspecting Chamber.
I.E. means Inspecting Eye.

G.T. means Gully Trap.
M.V. means Main Vent.
T.V. means Terminal Vent.



BBY
P464

OWNER

*Mr Bartlett
Pepper Street*

STREET

SECTION 21

BLOCK

RECORD NO.

*Approved
Gunn*

1613 2909

HASTINGS CITY COUNCIL
BUILDING APPLICATION FORM.

3409

PERMIT NO: _____
= 4 FEB 1957

TO THE CITY ENGINEER

Sir:-

DATE ISSUED: _____

I hereby apply for permission to ~~ERECT~~, ~~REPAIR~~, ~~ALTER~~,
ADD TO, ~~DEMOLISH~~, ~~REMOVE~~ a building at NO: 317 (house No.)

Pepper Street, for P. DOUGLAS
(Owner)

OF _____ (Present Address)
according to locality plan and detailed plans, elevation, cross sections,
and specifications of buildings deposited herewith in duplicate.

PARTICULARS OF LAND:

Val. Roll No: 1627/155

Lot No: 21 Section No: _____ D.P.: 5034

Frontage: _____ Ft. Depth: _____ Ft.

PARTICULARS OF BUILDING:

(State whether brick, concrete, etc.):-

Foundations: Concrete blocks Walls: W/B

Roof: Gum

AREA OF GROUND FLOOR: 80 SQ. FT.

AREA OF OUTBUILDINGS: _____ SQ. FT.

ESTIMATED COST:

BUILDING	£	<u>170-0-0</u>
PLUMBING & DRAINAGE	£	<u>30-0-0</u>
<u>TOTAL:</u>	£	<u>200-0-0</u>

(State whether dwg. shop, office, garage etc) Proposed purpose for which every part of building is to be used or whether occupied (describe separately each part intended for separate purpose):
Admission to existing Residence
Proposed use or occupancy of other part of building.

Yours faithfully,

K.M.S. for P. Douglas. OWNER.

K.M.S. BUILDER.

POSTAL ADDRESS:

FEES PAYABLE:

Building Fees £ 1-0-0

F/path Deposit £ _____

TOTAL: £ 1-0-0

PLANS & SPECIFICATIONS CHECKED & APPROVED.

W.M. Nayler BUILDING INSPR.

4-2-57 DATE.

ISSUE OF PERMIT APPROVED.

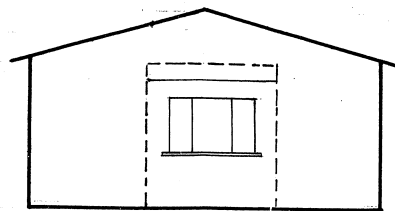
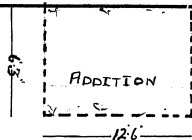
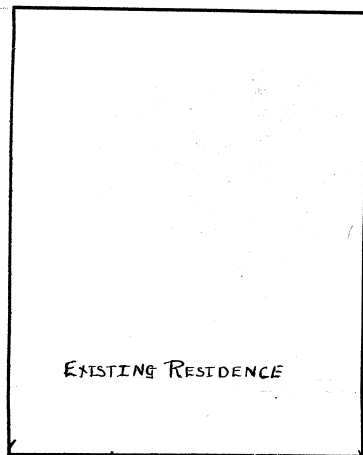
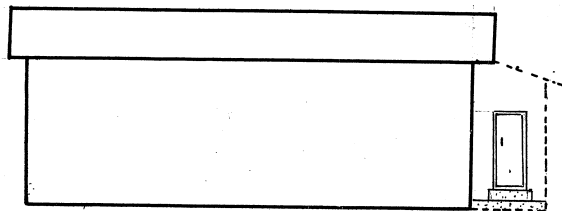
W. C. W. for CITY ENGINEER

4-2-57 DATE.

PLUMBER: _____

No.	OWNER	DATE	APPLICANT	LOCATION OF WORK	Lot	Section No.	Block No. C.P.	Class of Building	Estimated Cost	Inspector's Valuation	No. of Permit	Building Fee	Valuation Roll No.	REMARKS
10524	K. E. Brazier	1.2.57		Capeland Road	6		3593	Shed	3.00		3407	1/10	-	
5	A. W. Haywood	"	K. A. Peterson	519 Fitzroy Avenue	5		5386	Alt. Business Premises	5.00		3408	10	-	
6	P. Douglas	4.3.57	K. M. Sand	57 Petke Street	21		5034	Alt. to dwelling	2.00		3409	1	-	1027/20
7	T. G. Hamblin	"	Self	61 Fitzroy Avenue	2		6384	Alt. to dwelling	3.00		3410	3	-	1027/306
8	F. C. Trandell	"	Swell, A.S.	101 Caroline Road	3		4386	"	3.50		3411	1/10	-	1024/86
9	J. A. Mc Kenison	"	F. J. Baigeman	Collings Road	6		943	Dwelling	3,900		3412	12	-	
10510	H. Wilcke	"	Tuley, J. Thoms	Norton Road	11		4567	"	2,340		3413	10/10	-	1041/102 TRUCK BRAS PAVE-GUT
1	Miss Stinson	3.2.57	C. P. Ward	519 Olive Street	231		542	Garage	1.60		3414	1	-	1041/139
2	Mrs. C. A. Kindygoon	"	G. W. Taylor	705 Pirin Street	11		7831	Alt. to dwelling	3.00		3415	1/10	-	1037/381
3	Everday Old Peoples Home	6.3.57	C. E. Simmonds	Nelson Street North	250		253	"	3.00		3416	1/10	-	1030/2
4	E. G. McDermott	7.2.57	"	Karama Road North	1		4457	Shed	4.00		3417	10	-	1038/654
5	T. S. Wells	"	Self	711 Anson Street	72		3843	"	4.00		3418	10	-	1028/197
6	A. P. Livers	8.2.57	J. Beaumont	306 Selwood Road	11625		762	Alt. to dwelling	8.2		3419	10	-	1031/212
7	H. M. Smith	"	"	703 Kennedy Road	14		7040	Shed	9.00		3420	10	-	
8	J. Rutherford	8.3.57	Self	507 Selwood Road	37		512	Shed to shed	2.5		3421	10	-	1031/232
9	E. G. Bond	"	Trick Bros. Paint Services	Tudor Avenue	11		2269	Dwelling	2,260		3422	10/10	-	
10520	Self	"	"	Kesona Road	1		1400	Sign	1.20		3423	10	-	
1	Kathleen Church	"	F. J. G. Ltd	Southmore Street	172		83	Garage	9.00		3424	10	-	
3	Post & Telegraph	"	Millar & Gurnsey	St. Albans Street East	1		5181	Telephone Exchange	4,806.64		3425	Exchange	-	See 1040 Rear of shed with new drainage down to stream
3	C. Walker	11.2.57	Self	701 S. Rivesdale Rd.	6		180	Garage	1.00		3426	10	-	1020/442
4	J. J. Biggs	"	"	912 Capeland Rd.	288		362	Alt. to dwelling	4.00		3427	3	-	
5	A. Wong	"	Naion & Monaghan	806 W. Henschunga St.	3		272	Shed	7.00		3428	10	-	1027/117
6	K. Taylor	10.2.57	Self	517 Woodward Rd.	7		3305	Alt. to dwelling	2.00		3429	1	-	1027/601
7	W. Wilson	"	"	810 Gordon Rd.	1		422	Garage	1.20		3430	1	-	1027/552
8	W. Davidson	14.2.57	"	1025 Hood St.	70		2025	"	1.00		3431	10	-	1020/408
9	J. S. Mosoman's Sons	"	J. J. Mosoman	Indiana Street	6		8727	"	2.00		3432	1	-	1027/105/10
10530	D. M. Casso	18.2.57	W. W. Bateman	Southland Road	52		534	Dwelling	3,428		3433	13/10	-	1037/199
1	P. A. Christensen	"	M. C. Sullivan	1105 Wall Road	1		1170	"	3,500		3434	13/10	-	3434 and 3435 cancelled
2	Dr. N. Womsett	19.2.57	F. J. Geor. Ltd.	Knight St.	2		7555	Surgery	1,725		3437	8	-	
3	L. E. C. Brought	30.2.57	"	100 W. Henschunga St.	6		4166	Alt. to dwelling	1.00		3438	10	-	1029/504
4	C. S. McMillan	18.2.57	L. C. Denize	Kennedy Road	12		9040	Dwelling	3,400		3439	13/10	-	1037/1007
5	D. J. Campbell	22.3.57	D. M. Rose	Mira St.	51		7622	Garage	2.00		3440	1	-	1023/315
6	J. C. Henderson	"	D. McSpiegel	2015 Willowpark Rd.	1192		106	Alt. to dwelling	6.00		3441	10	-	1040/97
7	H. C. Tuckwell	25.2.57	J. J. Tobey	Tudor Ave	23		9829	Dwelling	2,360		3442	10/10	-	Truck Bros. Pre-Cut
8	E. D. Vincent	"	Self	805 Collings Rd.	13		7200	Garage	1.80		3443	1	-	
9	A. R. Nabstoad	26.2.57	"	401 Tomcass Rd	1114		4554	Glasshouse	7.00		3444	3/10	-	1029/513
10540	Mrs. M. M. Delandoo	"	"	Elm Road	32		104	Garage	2.00		3445	1	-	
1	Milk Treatment Station	27.2.57	S. Romanes	Williams St.	7		4624	Alt. to Business Premises	1,000		3446	5	-	
2	Dalgoly & Co. Ltd	"	J. S. Marshall	Avenue Road	2		6169	Shed	5.40		3447	3	-	1038/313
3	D. Culloty	"	"	1002 W. Southland Rd.	26		354	Garage	1.80		3448	1	-	1039/

65/317



ROOF - CORR. IRON.
FOUNDATIONS 8' x 8' PILES. - *John*
WALLS. WEATHER BOARD.
Framing 4x4, Bracing 2x4 studs
Heavy 2x4 base - u.s.
Open 80 ft. 170-0-0
Plumber, to other draw, J. J. Allwright

J. J. Allwright
4-3-57

PROPOSED ADDITION FOR P. DOUGLAS Esq. 317 PEPPER STREET.

CITY OF HASTINGS

BUILDING APPLICATION FORM

To the City Engineer,
Sir,

I hereby apply for permission to carry out building work in accordance with the locality plan, detailed plans, elevations, cross-sections, and specifications deposited herewith in duplicate, and with the following particulars.

PARTICULARS OF SITE

Street Number 317
 Name of Street Pepper St.
 Frontage (feet) _____
 Depth (feet) _____
 Lct Number 21
 D.P. Number 5034
 Valuation Roll No. 1037/155

PARTICULARS OF BUILDING

Nature of work Repair
 (State whether New Erection, or Addition, Alteration, Repair, Demolition, Removal, etc.)
 Foundations _____
 (State whether brick or concrete, etc.)
 Walls _____
 Roof _____
 Area of Ground Floor (sq.ft.) _____
 Area of Outbuildings (sq.ft.) _____
 Proposed Use or Occupancy Repair Dwelling
 (State whether dwelling, shop, office, or garage, etc., and, if applicable, describe separately each part intended for a separate purpose.)

ESTIMATED COST

Building £ 135-0-0
 Plumbing & Drainage £
TOTAL £ 135-0-0

OWNER: Name P. F. Ballinge. Address 317 Pepper St.
 BUILDER: Name Pile Replacements. Address 805 Lawrence St.
 PLUMBER: Name _____ Address _____
 Applicant's Signature A. J. Wile Date 11-9-67.

PLANS & SPECIFICATIONS CHECKED & APPROVED

Building Inspector J. Yang.
 Date 11-9-67

FEES PAYABLE

Building Fees £ 1-0-0
 Footpath Deposit £
TOTAL £ 1-0-0

ISSUE OF PERMIT APPROVED

City Engineer _____
 Date _____

PERMIT NO. 78036
 RECEIPT NO. 1828
 RECORD NO. 16057
 SHEET NO. 1811

HASTINGS CITY COUNCIL - BUILDING APPLICATION FORM.

To The City Engineer

I hereby apply for permission to carry out building work in accordance with the locality plan, detailed plans, elevations, cross-sections, and specifications deposited herewith in duplicate.

PARTICULARS OF SITE:

Street No: 317
Name of Street: Pepper Street.
Lot No: 21
D.P.: 5034
Valuation Roll No: 1037/155

Permit No: 38910
Receipt No: 45495
Record No: 22129
Sheet No: 1811

OWNER: J Bernie
BUILDER: EVANG HAWELL LTD
PLUMBER: _____
APPLICANT'S SIGNATURE E. Hawell

Address: 317 Pepper st.
Address: 12 Folkstone Drive, Hast.
Address: _____
Date: 4 - 5 - 73.

NATURE OF PERMIT: (Tick Box) Total Floor Area: _____
New Buildings Adds &/or Alts Conversions Demolitions

TYPE OF BUILDING:
(dwelling, flat, business premises, garage, etc)

Foundations: ✓ Walls: ✓ Roof: ✓

Purpose for which Building will be used:

ESTIMATED COST:
Building \$ 800-00
Plumbing & Drainage \$
Total \$ 800-00

FEEES PAYABLE:
Building Fees \$ 7.00
Footpath Dep. \$
Sewer \$
Water \$
Stormwater \$
Crossing \$
Encroachment \$
Metered Space \$ 7.00

If work valued at \$20,000 or more state estimated:

Date of commencement:
Date of Completion:

PLANS & SPECIFICATIONS CHECKED & APPR:

Building Inspector: [Signature]
7. 6. 73.

INFORMATION REQUIRED BY DEPARTMENT OF STATISTICS
(to be completed by applicant)

1. New Building Only
 - (1) Are other buildings on same site? Yes No
 - (2) If flats state -

(i)	No of blocks
(ii)	" " "
	dwg. units
 - (3) Scope of permit -

(i)	Complete building, foundations incl.	<input type="checkbox"/>
(ii)	Foundations only	<input type="checkbox"/>
(iii)	Building only foundations covered by previous permit	<input type="checkbox"/>
2. Alterations &/or Additions

Dwelling units gained:.....
" " lost:
3. Conversions
 - (1)convert-
(type of building)
ed to.....
(type of building)
 - (2) Flats gained
Houses lost
4. Demolitions

Dwelling units lost

13429

8038

APPLICATION FOR PERMISSION TO BUILD

(This application will not be processed until fully completed)

The City Engineer,

I hereby apply for permission to carry out building work in accordance with the locality plan, detailed plan, elevations, cross sections and specifications deposited herewith in duplicate.

ADDRESS OF WORK: 317 Lovedale Road

LEGAL DESCRIPTION OF LAND: LOT 21 D.P. 5034 VAL. ROLL NO 10270196

NAME OF OWNER OF LAND: L. Williams

ADDRESS: 317 Lovedale Road

NAME OF BUILDER: ADDRESS

NAME OF PLUMBER: John Cummings ADDRESS Box 406 Hastings

NAME OF DRAINLAYER: ADDRESS

PROPOSED USE OF BUILDING: Installation of Masport Provincial Inbuilt Washline

A VEHICLE CROSSING REQUIRED [] NOT REQUIRED [] TO BE REDUNDANT []

SCOPE OF APPLICATION:

Complete project []

Partial project []

If partial project, e.g. foundations, specify

Documents attached as part of this application which are applicable:

Drawings - Two sets []
Specifications - Two sets []
Calculations - Two copies []

DESCRIPTION OF PROPOSED WORK:

New Building [] Conversion []
Addition [] Heater [x]
Alteration [] Other []

Form No. 2 - Structural Design []
Features Summary Part A and Part B
Form No. 3 - Fire and Egress Features Summary []

ESTIMATED VALUE OF:

BUILDINGS

PLUMBING

DRAINAGE

TOTAL COST (GST included) 1500-

Building Project Authority
Estimated Starting date 23-7-87
Estimated Completion date 23-7-87
Floor area m^2

NOTE: The builder is responsible for all damage to footpaths, verges and kerbs at completion unless the building office is notified prior to commencement.

In the event of queries arising from this application to whom should they be directed:

Phone 82-579

NAME OF APPLICANT (Print) H. B. Mower Service

ADDRESS Box 1318 Hastings

SIGNATURE M. J. King TELEPHONE NO. 66702

Acting in capacity Plumber (e.g. owner, builder, principal consultant).

Date 21-7-87

BIP 6048641
Rec- 196583
23-7-87
\$19=

[Signature]

Inspector: M _____ File No. _____

Receipt No. 1-16583 Date Permit Issued 23/7/87

OWNER

Name L. Williams

Mailing Address 111 Havelock St
Hastings

BUILDER

Name H.P. ...

Mailing Address Box 1518
Hastings

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 111 Havelock St

Street Name _____

Town/District _____

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 1-237-1-10

Lot 21 D.P. 50534

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Installation & repair of "domestic" instant water heater.
- done to clearing

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres		Number Erected	

ESTIMATED VALUES \$	Building	<u>1500</u>	
	Plumbing		
	Drainage		
	TOTAL	<u>1500</u>	

NATURE OF PERMIT (TICK BOX)

NEW BUILDING
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>10</u>	Water Connection	\$ _____	Receipt No. <u>1-16583</u>	
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ _____		Date of Payment <u>23/7/87</u>
Building Research Levy	\$ _____	M.S. Plumbing	\$ _____		Authorised Officer <u>A. ...</u>
Plumbing	\$ _____		\$ _____		
Drainage	\$ _____		\$ _____		
Sewer Connection	\$ _____		\$ _____		
TOTAL:			\$ <u>10</u>		

Special Conditions: _____

TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND COMPLY WITH N.Z.S.7421
PLEASE ADVISE WHEN INSTALLATION COMPLETED.

Date Inspected _____ REMARKS (e.g. stage reached with work) _____

Section 35, Building Act 1991
HASTINGS DISTRICT COUNCIL

ISSUED BY

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

APPLICANT	PROJECT
<p>Name: WILLIAMS K L</p> <p>Mailing Address: 317 LOVEDALE RD HASTINGS</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage No 1 of an intended 1 stages of:</p> <p>New Building <input type="checkbox"/></p>
PROJECT LOCATION	<p>Alteration <input checked="" type="checkbox"/></p> <p>Intended Use(s) (in detail): REPLACE HOT WATER CYLINDER</p> <p>Intended Life:</p>
<p>Street Address: 317 LOVEDALE RD HASTINGS</p>	<p>Indefinite, but not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as 50 years</p> <p>Demolition <input type="checkbox"/></p> <p>Estimated Value: \$ 1,500.00</p>
LEGAL DESCRIPTION	<p>Signed for and on behalf of the Council:</p> <p>Name: <u><i>L. Travers</i></u></p> <p>Position: <u><i>Consents Officer</i></u></p> <p>Date: <u><i>3.1.8.1995</i></u></p>
<p>Property Number: 134295</p> <p>Valuation Roll Number: 10240-196-00</p> <p>Lot: 21 DP: 5034</p> <p>Section: Block:</p> <p>Survey District:</p>	<p>The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:</p> <p>Total: \$ 0.00</p> <p>ALL FEES ARE G.S.T. INCLUSIVE</p>
COUNCIL CHARGES	

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

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

CODE COMPLIANCE CERTIFICATE NO: 95/0837

COUNCIL FILE COPY

Section 43(3), Building Act 1991

ISSUED BY HASTINGS DISTRICT COUNCIL

BUILDING CONSENT NO: 95/0837

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

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	
Stage No 1 of an intended 1 stages of:		WILLIAMS K I	
New or relocated building	<input type="checkbox"/>	317 LOVEDALE RD	
Alteration	<input checked="" type="checkbox"/>	HASTINGS	
Intended use(s) (in detail):		LEGAL DESCRIPTION	
REPLACE HOT WATER CYLINDER		Property Number: 134295	
Intended Life:		Valuation Roll Number: 10240-196-00	
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Lot: 21	DP: 5034
Specified as 50 years		Section:	Block:
Demolition	<input type="checkbox"/>	Survey District:	

This is:

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

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

Receipt No:

Signed for and on behalf of the Council:

Name: Drasen

Position: Consent Officer Date: 2/10/95



Hastings District Council

BUILDING CONSENT NO: ABA 980188

Section 35, Building Act 1991

ISSUED BY: HASTINGS DISTRICT COUNCIL

GRIERSON, LESLIE TAYLOR
317 LOVEDALE ROAD
HASTINGS

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

APPLICANT	PROJECT
Name: GRIERSON, LESLIE TAYLOR Mailing Address: 317 LOVEDALE ROAD, HASTINGS	All <input checked="" type="checkbox"/> Stage No of an intended stages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 317 LOVEDALE ROAD, HASTINGS	Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: EXTENSIONS TO BATHROOM
LEGAL DESCRIPTION	Intended Life:
Property Number: 13429 Valuation Roll No: 10270 19600 Legal Description: LOT 21 DP 5034	Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$3000
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	Name: Sue Fraser Position: Consents Officer Date: 25 Feb 1998

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

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No: 980188 "



Hastings District Council

CODE COMPLIANCE CERTIFICATE NO: ABA 980188

Section 43(3), Building Act

ISSUED BY: HASTINGS DISTRICT COUNCIL

**GRIERSON, LESLIE TAYLOR
317 LOVEDALE ROAD
HASTINGS**

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

PROJECT	PROJECT LOCATION				
All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>	Name: GRIERSON, LESLIE TAYLOR Street Address: 317 LOVEDALE ROAD, HASTINGS Mailing Address: 317 LOVEDALE ROAD, HASTINGS				
Intended Use(s) in detail: EXTENSIONS TO BATHROOM Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1009 1548 1895 1626">LEGAL DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td data-bbox="1009 1626 1895 1778">Property Number: 13429</td> </tr> <tr> <td data-bbox="1009 1778 1895 1929">Valuation Roll No: 10270 19600</td> </tr> <tr> <td data-bbox="1009 1929 1895 2098"> Legal Description: LOT 21 DP 5034 </td> </tr> </tbody> </table>	LEGAL DESCRIPTION	Property Number: 13429	Valuation Roll No: 10270 19600	Legal Description: LOT 21 DP 5034
LEGAL DESCRIPTION					
Property Number: 13429					
Valuation Roll No: 10270 19600					
Legal Description: LOT 21 DP 5034					

This is:

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

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

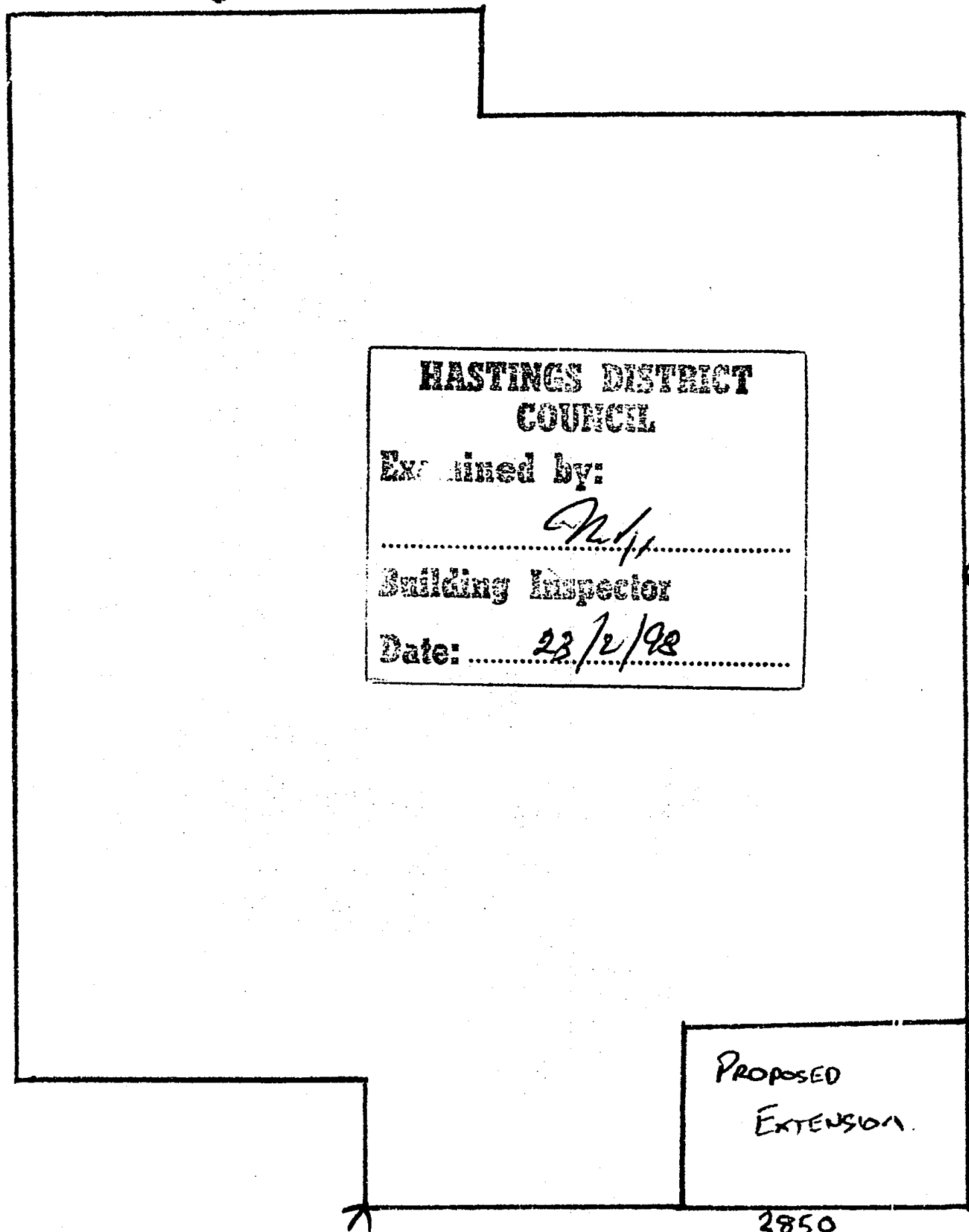
Signed for and on behalf of the Council:

Name:

Position: Building Administration Officer

Date: 27/09/1999

↑
12.700
↓



HASTINGS DISTRICT COUNCIL
Examined by: *[Signature]*
Building Inspector
Date: 23/2/98

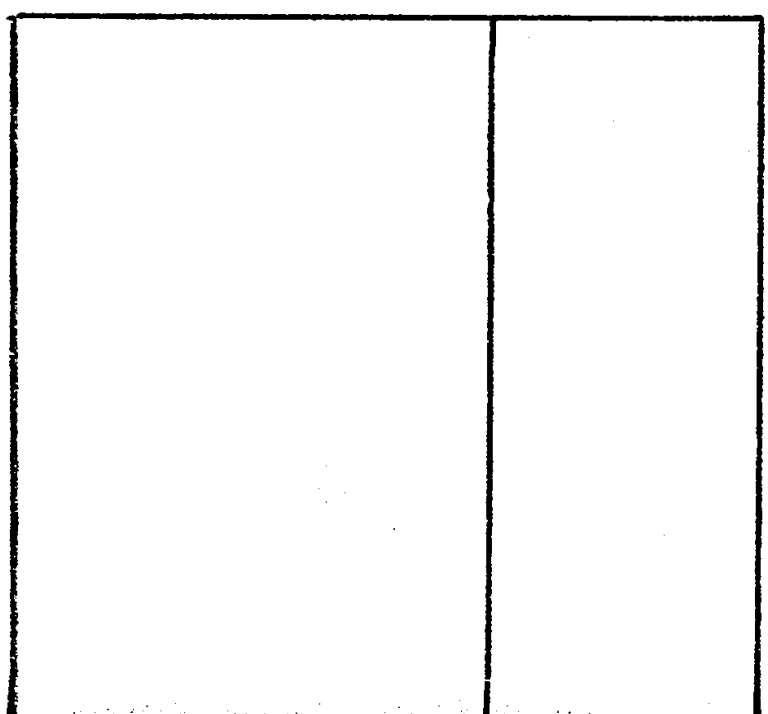
← 1.500 →

← 4.000 →

PROPOSED EXTENSION 1950
2850

← 5.900 →

APPROVED FOR RESOURCE MANAGEMENT PURPOSES
APA No. 98/0184
PLANNING OFFICER *[Signature]*
DATE 17/2/98



SITE PLAN
(NTS)

MR & MRS LT GRIERSON
317 LOVEDALE RD
HASTINGS.

STUOS TO BE 400mm Spacing
WITH 2 Rows of Dowangs.

PINK WALL BATTS. PLACED
IN ALL NEW WALLS.

FLAMPROOF
BUILDING PAPER
ON 100x50 HI 2.7
PINE FRAMING

PILE Spacing 650mm
on THIS WALL.

PILE Spacing 950mm
on THIS WALL
2850

100x50 FLOOR
JOISTS

PRNUA HOLD
DOWN ANCHORS
FROM BEARES
TO PILES

900
300

Anchor Pile.

125x125 H 5 PILES
FOOTINGS 1200 x 300w
PLACED IN 17.5 MPA CONCRETE

18mm CHIPBOARD ANCHOR PILE.
WITH SISOLATION
UNDER FLOOR
100x100 BEARERS.

HASTINGS DISTRICT COUNCIL
Examined by: <i>MAA</i>
Building Inspector
Date: 23/2/1982

FLOOR PLAN (NTS)
PILE LAYOUT.

SPECIFICATIONS

ALL WEATHER BOARD TO BE
RE USED.

ROOFING MATERIAL - IRON

FRAMING TIMBER N1
H1 TREATED PINE.

ALL BUILDING TO BE IN
ACCORDANCE WITH NZ
BUILDING CODES.

- 900 DEEP BUILDING BY SELF.

DRAINAGE

REMOVE GULLY TRAP & HOSE TAP
& RELOCATE BY PLUMBER!
200 CLARK PLUMMING!

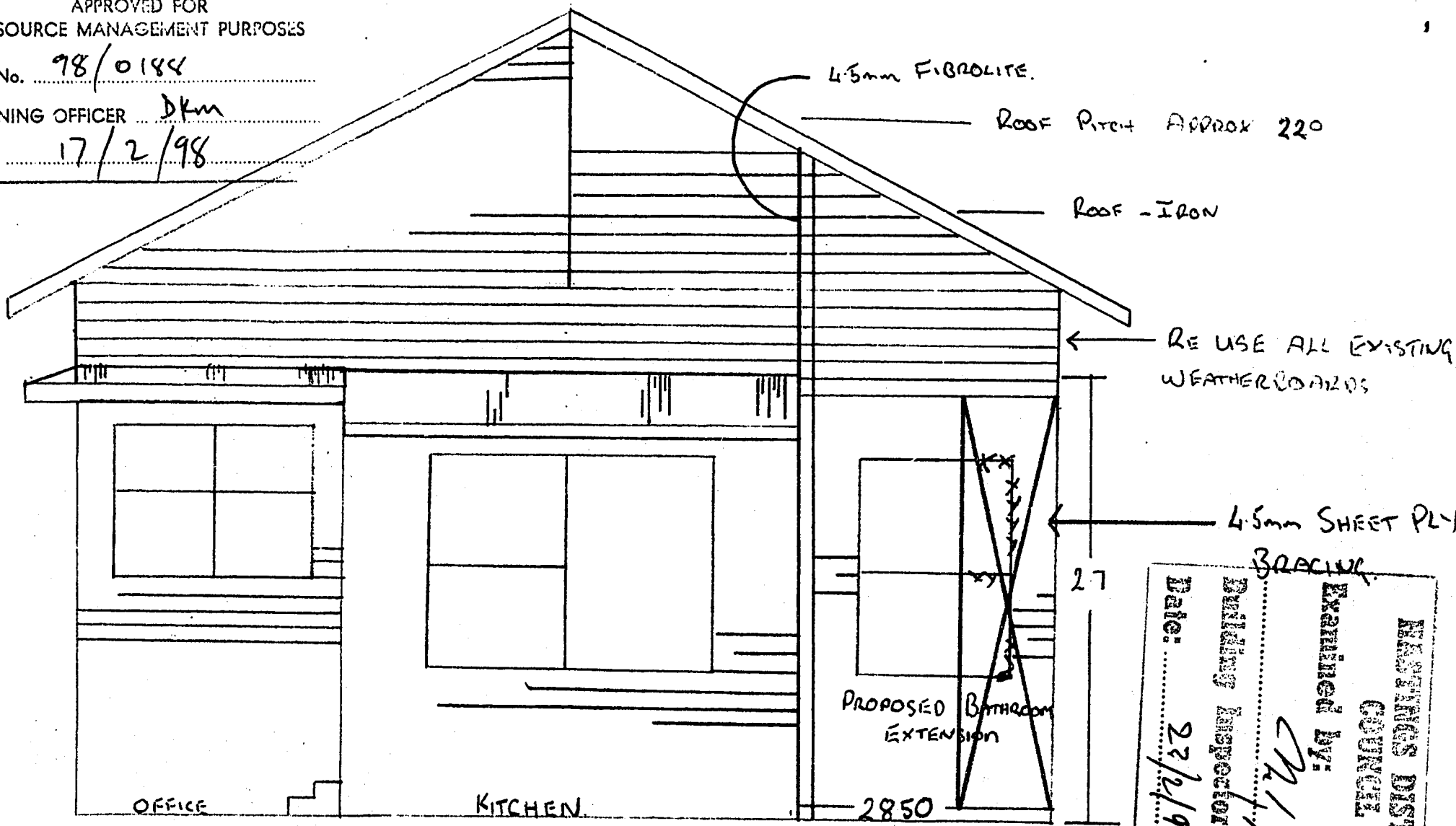
PROPOSED EXTENSION FOR
MR & MRS L.T. GRIERSON
LOUGHALK RD
HASTINGS

APPROVED FOR
RESOURCE MANAGEMENT PURPOSES

ABA No. 98/0184

PLANNING OFFICER DKM

DATE 17/2/98

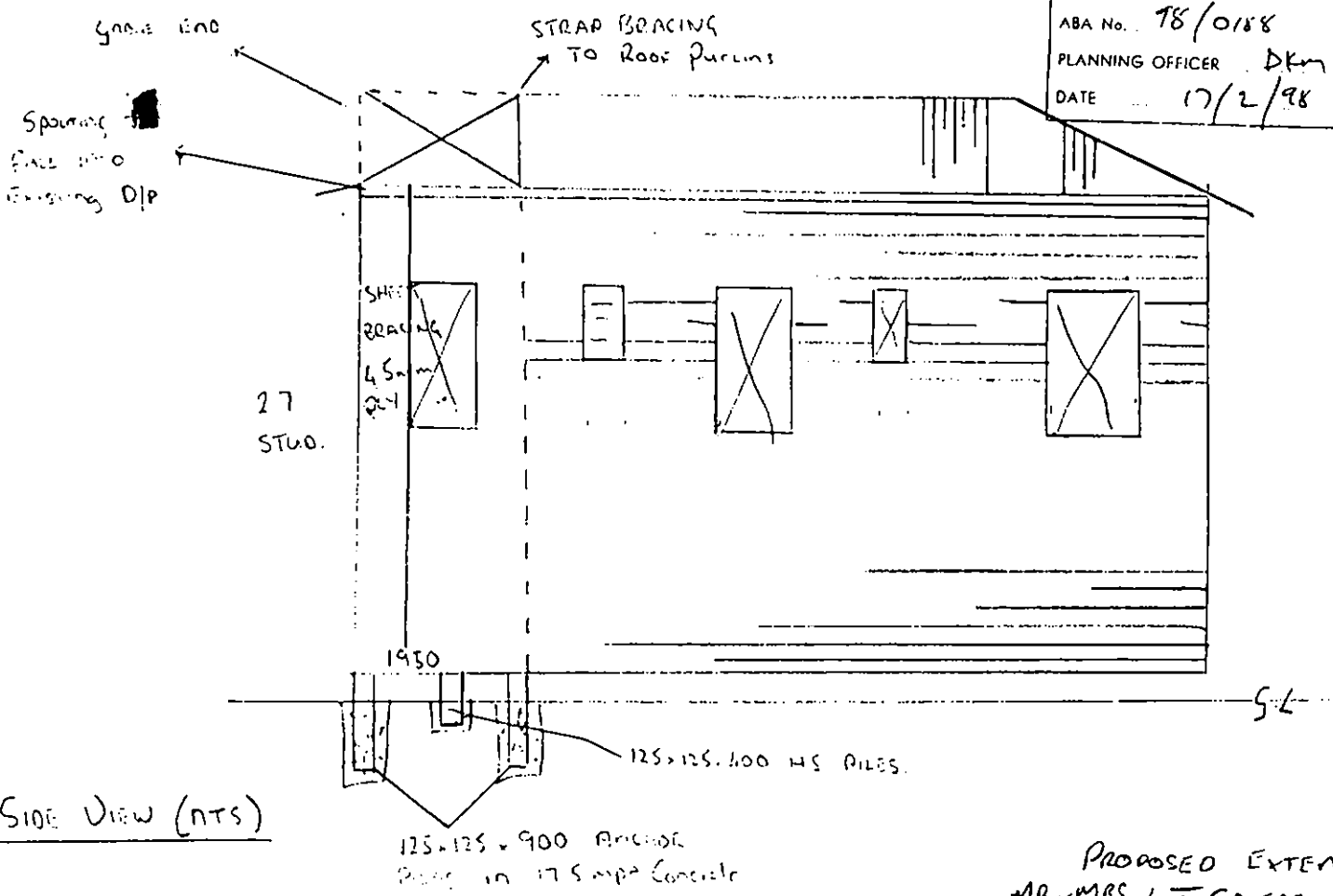


REAR VIEW (NTS)

HASTINGS DISTRICT
COUNCIL
Examined by: [Signature]
Building Inspector
Date: 22/2/98

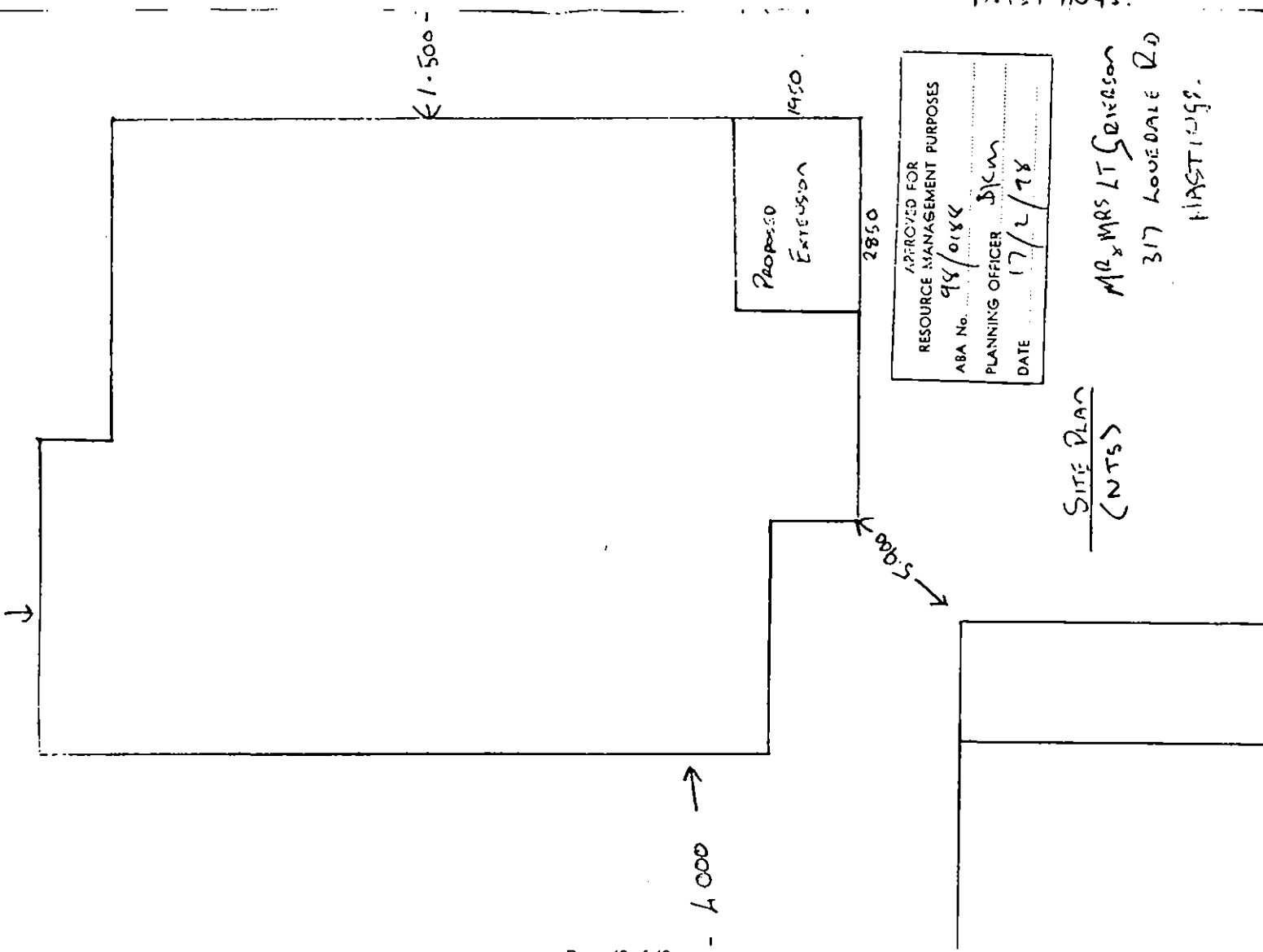
PROPOSED EXTENSION FOR
MR & MRS. LTGRISON & [Redacted]
LOVEDALE RD
HASTINGS

RESOURCE MANAGEMENT PURPOSES
 ABA No. 98/0188
 PLANNING OFFICER DJM
 DATE 17/2/98



SIDE VIEW (NTS)

PROPOSED EXTENSION FOR
 MR & MRS L T GRIERSON
 317 LOVEDALE RD
 HASTINGS.

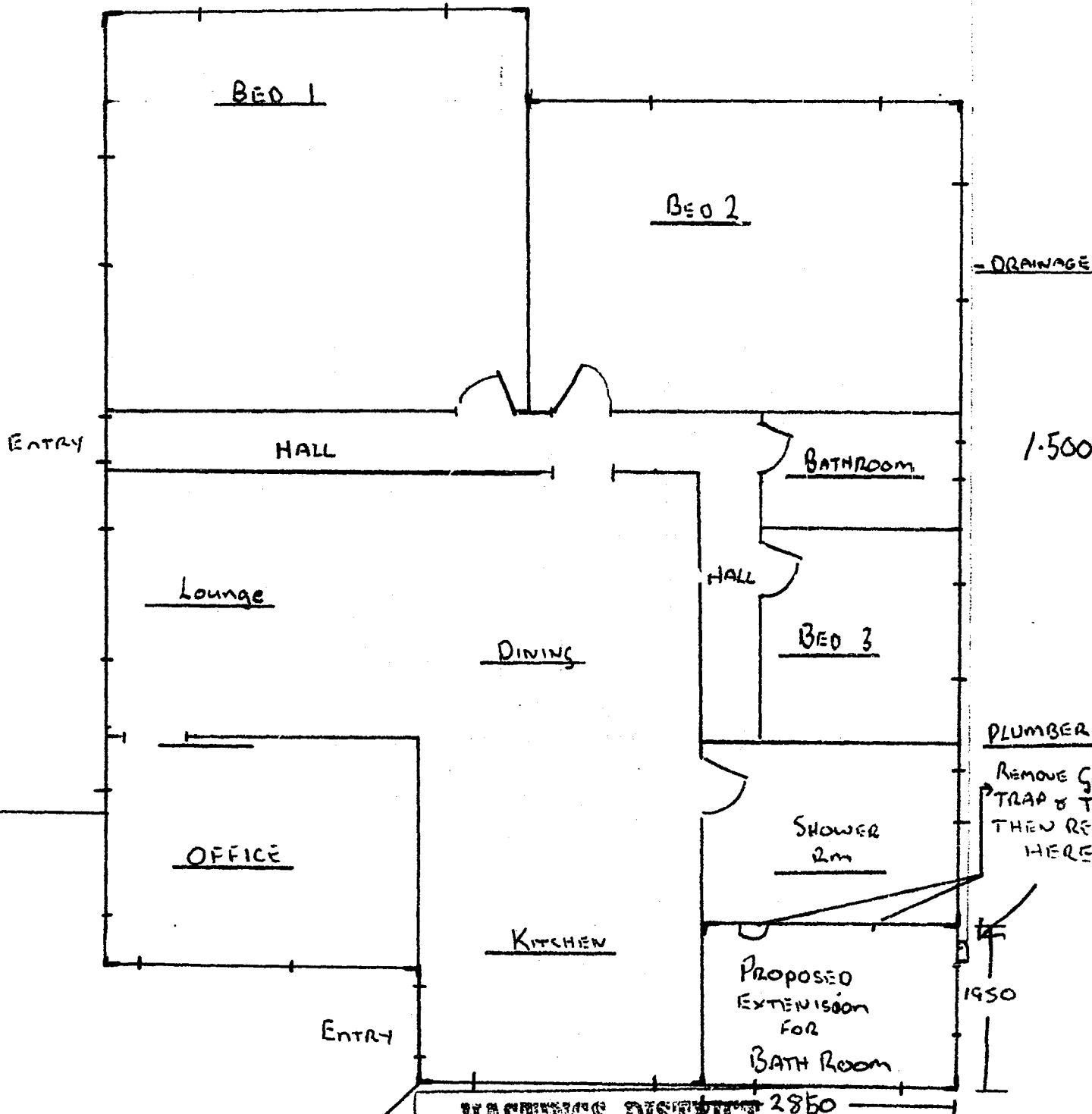


APPROVED FOR
 RESOURCE MANAGEMENT PURPOSES
 ABA No. 98/0188
 PLANNING OFFICER DJM
 DATE 17/2/98

MR & MRS L T GRIERSON
 317 LOVEDALE RD
 HASTINGS.

SITE PLAN
 (NTS)

↑
12.700



HASTINGS DISTRICT COUNCIL

Examined by:

M.A.

Building Inspector

Date: *23/2/90*

GARAGE

CARPORT

FLOOR PLAN

PROPOSED EXTENSION
FOR
MR & MRS LT GRIFFSON
317 LOVEDALE RD
HASTINGS.

APPROVED FOR
 RESOURCE MANAGEMENT PURPOSES
 ABA No. 78/0188
 PLANNING OFFICER Dkm
 DATE 17/2/98

GABLE END

STRAP BRACING
 TO ROOF PURLINS

SPOURING TO
 FALL INTO
 EXISTING DIP.

HASTINGS DISTRICT
 COUNCIL
 ENDORSED BY:
[Signature]
 Building Inspector
 Date: 23/2/18

2.7
 STUD.

SHEEP
 BRACING
 1.5mm
 PL

1950

125x125x400 HS PILES.

125x125x900 ANCHOR
 PILES in 17.5 mpa Concrete.

SIDE VIEW (NTS)

PROPOSED EXTENSION FOR
 MR & MRS L.T. GRIERSON
 317 LOVEDALE RD
 HASTINGS.

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



Building Consent Number ABA20150371

The Building

Street address of building: 317 Lovedale Road HASTINGS 4120

Legal description of land where building is located: LOT 21 DP 5034 CT K1/1005

Building name: N/A

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

Level/unit number: ONE

The Owner

Name of owner: Tristan Charles Bernie

Contact person: TRISTAN BERNIE

Mailing address: PO Box 8796, Havelock North 4157

Street address/registered office: 317 LOVEDALE ROAD HASTINGS

Phone number: Landline: 068766053

Mobile: 0212255773

Daytime: 068766053

After hours:

Facsimile number:

Email address: tristan.bernie@foodstuffs.co.nz

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

C/O Agent:

The Agent

Name of agent: IDRAW

Mailing address: PO Box 8796, Havelock North 4157

Street address/registered office: PO Box 8796, Havelock North 4157

Phone Number: Landline: 068779821

Mobile: 021555216

Email address: info@idraw.kiwi.nz

Building Work

The following building work is authorised by this building consent:

Internal Alterations to Existing Dwelling

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.

Compliance Schedule

A compliance schedule is not required for the building.

The compliance schedule must contain the listed specified systems on the attached 'Compliance Schedule' page and comply with the performance standards for those systems required by the building code:

Attachments

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

- Building Consent Conditions Associated with this Consent
- Inspections to be Undertaken
- Advisory Notes
- Producer Statements / Certificates (Documents for CCC Issue)
- Project Information Memorandum
- PIM Features Associated with this Project
- Confirmation of Correct Siting of Building



Matthew Holmes
Position: Building Team Leader Processing
Of Hastings District Council
25/05/2015

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

SECTION 1 THE BUILDING	
Building consent number ABA20150371	Issued by: Hastings District Council
Description of Work:	Internal Alterations to Existing Dwelling
Street Address of Building:	317 Lovedale Road HASTINGS 4120
Legal Description of land where building is located:	LOT 21 DP 5034 CT K1/1005
Building Name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	ONE
Current, lawfully established, use:	Housing
Year first constructed:	1930
Intended Specified Life:	Indefinite

SECTION 2 THE OWNER	
Name of owner:	Tristan Charles Bernie
*Contact Person:	Tristan Bernie
Mailing address: T C Bernie 317 Lovedale Road Saint Leonards Hastings 4120	Street address/Registered office: 317 Lovedale Road HASTINGS

Owner's contact details:

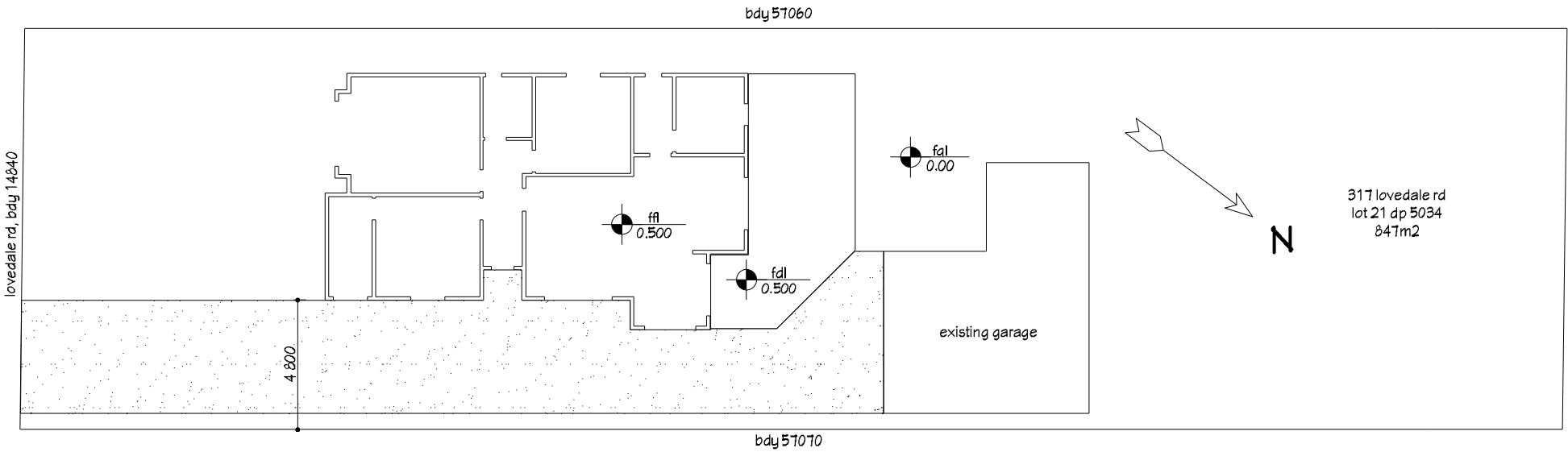
Landline: 06 8766053	Mobile: 021 2255773
After hours:	Facsimile Number: 06 8766053
Email: tristan.bernie@foodstuffs.co.nz	Website:

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 Senior Business Support Officer
 On behalf of Hastings District Council
 19 August 2016

ABA20150371
APPROVED - Site Copy
Hastings District Council
20/04/2015



317 lovedale rd
 lot 21 dp 5034
 847m²

site plan



idraw, 4 cooper street, havelock north. ph: 06 8779821. cell: 021 555216



Chief Architect

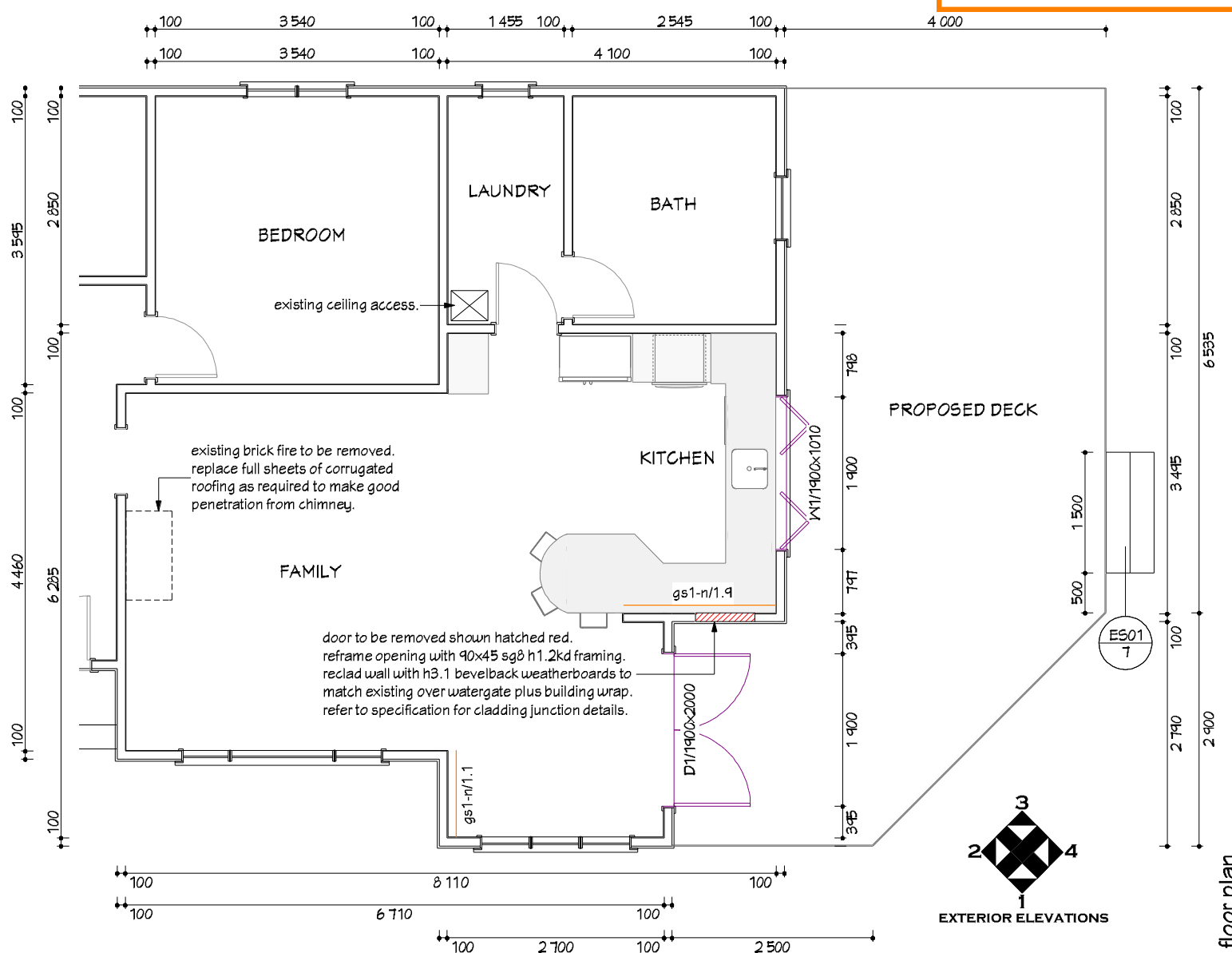
PROJECT: 2015-216
 Tristan Bernie
 317 Lovedale Rd
 Hastings

Date: 13/03/15
 Sheet: A3
 Drawn: R Williams
 Scale: 1:150

NOTE: THESE DRAWINGS MAY BE COPIED, WE ADVISE NOT TO SCALE.
 WORK TO COMPLY WITH NZS3604:2011 & THE BUILDING ACT 2004.
 FIX ALL MATERIALS TO MANUFACTURERS SPECIFICATIONS.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
 CONFIRM SETOUT WITH OWNER PRIOR TO COMMENCING WORK.

sheet
2
 of 8

- ⓈD smoke detectors to comply with F7 of the building code to be installed in or within 3mtrs of all sleeping areas.
- wall framing:
 existing walls unchanged.
- stud height:
 2735 over plates, (confirm onsite).
- joinery (see sheet 6 for details):
 exterior:
 • joinery head to match existing (confirm onsite).
 • all ext joinery is for architraves
 • all unmarked joinery is existing and remains unchanged.
 interior:
 • all unmarked joinery is existing & remains unchanged.
- trims: (confirm onsite & match to existing).
 scotia, 55mm gib cove
 architraves, pinex M22a
 skirtings, pinex M22a
- ceiling linings (as required):
 all areas to have 10mm gib ultraline.
 stop all gib linings to level 5 finish.
- wall linings (as required):
 all areas, (not as otherwise required by bracing) to be 10mm standard gib.
 stop all gib linings to level 5 finish.
- bracing:
 add bracing as shown on drawings to replace bracing lost through walls removed.
- ventilation:
 rangehood to be owner selected. all fans to be ducted to outside of building & must comply with g4 of the building code.
- painting:
 all interior to have approved paint system to owners colour choices.
- flooring:
 kitchen to have owner selected tiles over james hardies tile & slate underlay. all other areas to have owner selected carpet.
- kitchen joinery:
 consult owners for final design. owners to supply appliances.
- electrical:
 electrical work to be specified by owners at the time of construction work must comply with g9 & a compliance certificate issued upon completion.



Chief Architect

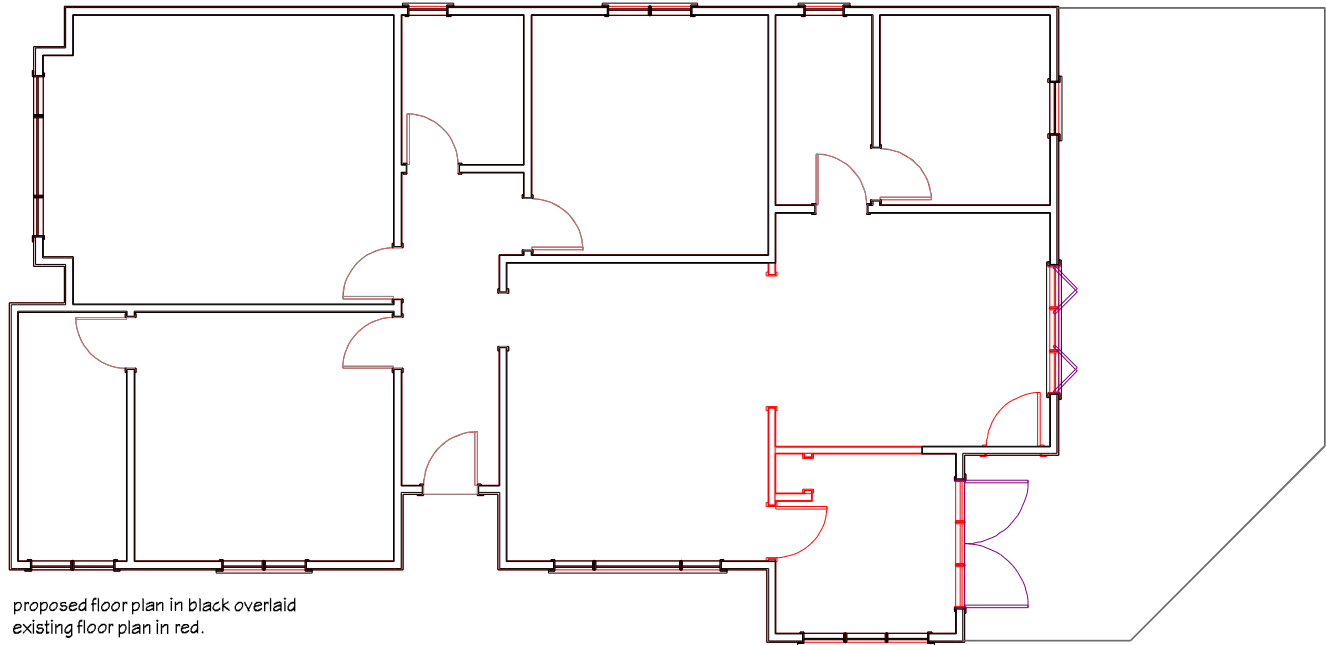
idraw. 4 cooper street, havelock north. ph: 06 8779821. cell: 021 555216

Date: 13/03/15
 Sheet: A3
 Draun: R Williams
 Scale: 1:50

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PROJECT: 2015-216
 Tristan Bernie
 317 Lovedale Rd
 Hastings

sheet
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 of 8



proposed floor plan in black overlaid
 existing floor plan in red.

existing floor plan



idraw, 4 cooper street, havelock north. ph: 06 8779821. cell: 021 555216

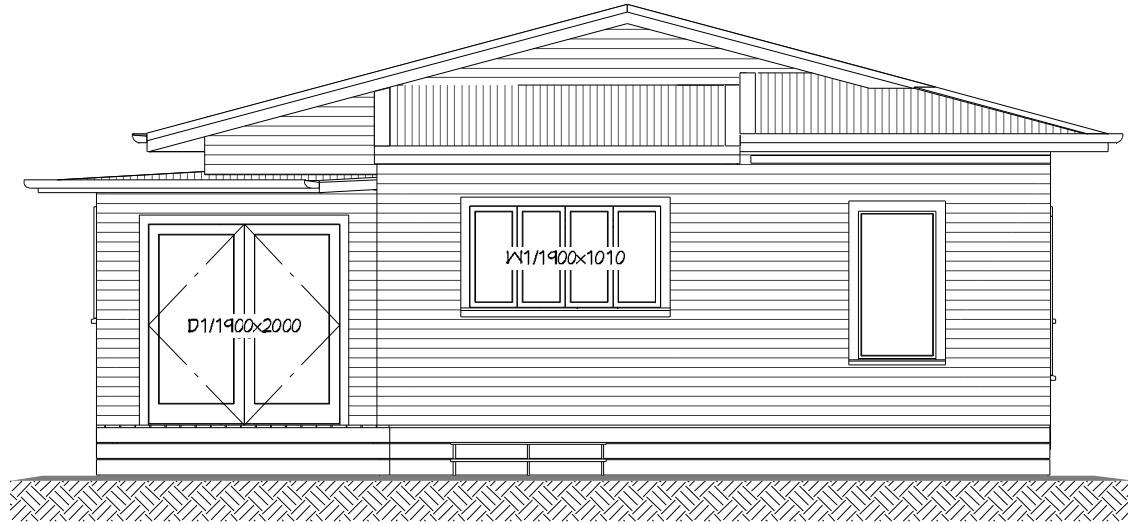


Date: 13/03/15
 Sheet: A3
 Draun: R Williams
 Scale: 1:75

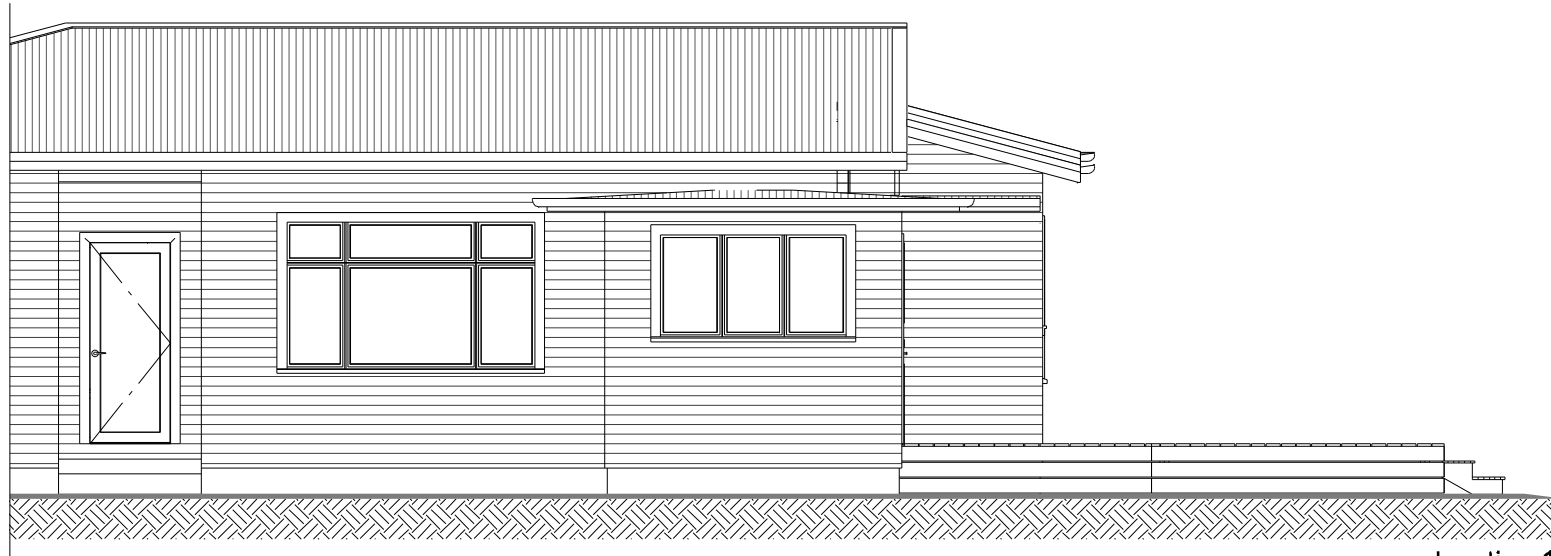
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PROJECT: 2015-216
 Tristan Bernie
 317 Lovedale Rd
 Hastings

sheet
 4
 of 8



elevation 4
 1:50 @ A3



elevation 1
 1:50 @ A3

elevation 1/4



idraw, 4 cooper street, havelock north. ph: 06 8779821. cell: 021 555216



Chief Architect

Date: 13/03/15
 Sheet: A3
 Drawn: R Williams
 Scale: 1:50

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 Tristan Bernie
 317 Lovedale Rd
 Hastings

sheet
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 of 8