

Land Information Memorandum

LIM Number **LIM20260229**

Application Date: 23/03/2026

Issue Date: 27/03/2026

Applicant Details

Applicant Name: Ryan Tasma
Postal Address: 12 Rakau Street
 HAVELOCK NORTH 4130

Property Details

Location: 12 Rakau Street
 HAVELOCK NORTH 4130

Property ID: 71638
Valuation Number: 1046046700
Legal Description Record of Title: HBC1/1374
and Area (hectares): Lot 16 Deposited Plan 11208
 0.0976 Ha

Introduction

This document is in two parts:

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

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

In particular please note that:

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

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



Stevie Slater
Building Technician
stevies@hdc.govt.nz

Part A

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

1. Natural Hazards

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

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

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

1.1. Natural Hazard Information Sourced from the Operative Hastings District Plan

1.1.1. Liquefaction

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

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

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

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

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

The scope of the report: Hawke's Bay Region

Where or how to access the report: Available on request

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

The date of the report: March 1999

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

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

1.1.2. Earthquake Ground Shaking

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

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

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

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

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

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

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

The scope of the report: Hawke’s Bay Region

Where or how to access the report:

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

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

The date of the report: June 1998

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

1.2. Natural Hazard Information Relating to the Building Act 2004

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

No information known to the Council.

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

No information known to the Council.

1.3. All Other Natural Hazard Information Relating to the Land

1.3.1. Earthquake

1.3.1.1. Liquefaction

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

According to the report, this property is located within an area indicated as Liquefaction unlikely (very low to low liquefaction vulnerability)

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

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

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

Where or how to access the report:

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

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

The date of the report: October 2017

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

1.3.2. Flooding

1.3.2.1. Flood Risk Area

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

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

Hakowhai Valley 2008 (Dartmoor Road area) - Report

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

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

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

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

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

The date of the report: April 2008

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

2. Sewer and Stormwater Drains

No drainage records located.

2.1 Sewer

The property is connected to the HDC wastewater system.

2.2 Stormwater

The property is within the HDC storm water service area.

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

3. Water Supply

The property is connected to the public supply.

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

4. Rates

Rate Qualifiers:

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

Land Value: \$680,000.00
Improved Value: \$350,000.00
Capital Value: \$1,030,000.00
Date of Valuation: 1 July 2023

Annual Rates: Rates 2025/26
\$5,531.03

Amount outstanding at date of issue: \$1,545.03

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
BP32635	07/02/1968	New Dwelling	09/02/1968	N/A
BP23636	21/07/1970	New Kent Heater	21/07/1970	N/A
BP53449	17/06/1983	New Garage and Alterations to Dwelling	17/06/1983	N/A
ABA20020814	20/05/2002	Alterations to Dwelling	25/05/2002	22/08/2002

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

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

5.4 Information Relating to Non-Consented Small Stand-Alone Dwellings

None recorded

5.5 Notification of Waiver or Modification of the Building Code

None recorded.

5.6 Owner/Builder Exemptions: Statutory Declarations

None recorded.

5.7 Schedule One Exemptions, Building Act 2004

None recorded.

5.8 Certificate of Acceptance

None recorded.

5.9 Certificates for Public Use

None recorded.

5.10 Compliance Schedule

None recorded.

5.11 Amended Compliance Schedule

None recorded.

5.12 Infringement Notices

None recorded.

5.13 Notices to Fix

None recorded.

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

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

5.15 Dangerous Building Notices

None recorded.

5.16 Insanitary Building Notices

None recorded.

5.17 Affected Building Notices

None recorded.

5.18 Swimming and Spa Pool Fencing

There are no pools known to Council on this property.

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

No information has been received.

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

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

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

None received.

5.22 Other Notices, Order and Requisitions

None recorded.

6. Land Use

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

6.1 Zoning

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

6.2 Other Relevant District Plan Provisions

This property; is located within:

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

6.3 Other Considerations Affecting Land Use

- **Roads**

Rakau Street is a Low Volume Road.

7. Classification of Land or Buildings

None recorded.

8. Information Notified by a Network Utility Operator

None recorded.

Part B

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

9. Hazardous Activities on Land

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

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

10. Fire Fighting Water Supply

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

11. Water Meter & Backflow Devices

This property does not have a water meter.

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

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

12. Proposed Public Works

None known.

13. Current Resource Consents on Surrounding Properties

Refer to attached map for details.

14. Surrounding Property Designations

MEDU 40 - Education Purposes (Lucknow School).

Refer to attached map for locations.

15. Development Contributions

Development contributions are not payable for this property.

16. Other Correspondence or Documents

None recorded.

Hastings District Council - LIM Maps

Address: 12 Rakau Street HAVELOCK NORTH 4130
 Property No: 71638
 Legal Description: LOT 16 DP 11208

HERETAUNGA
HASTINGS DISTRICT COUNCIL

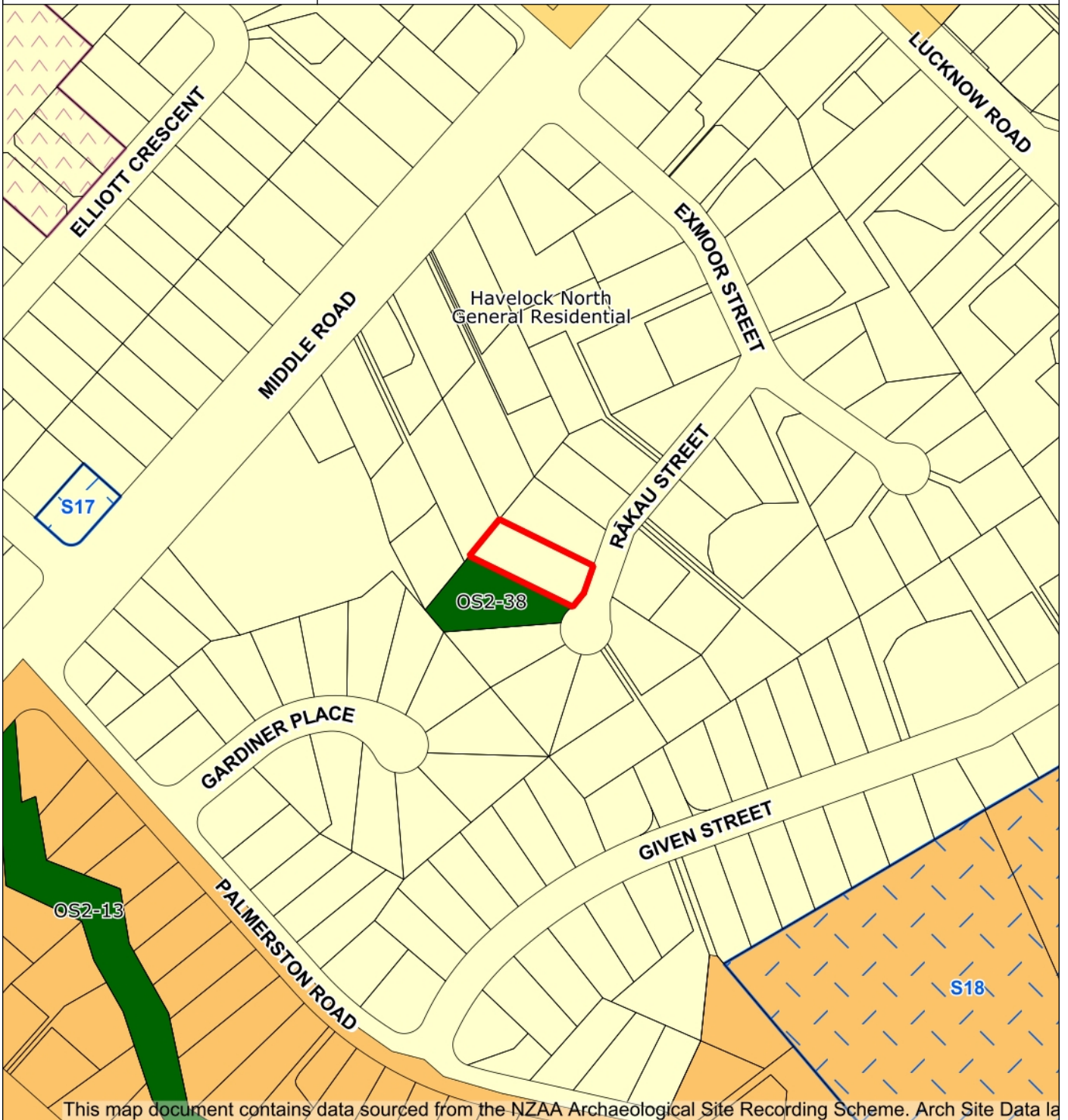
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	Air Valve		Backsump		Aeration Tank		Water Mains		Kerblines
	Hydrant		Headwall		Chamber		Private Water Mains		Stormwater Mains
	Meter		Manhole		Manhole		Private Stormwater Mains		Sewer Mains
	Non Return Valve		Pump		Pump		Private Sewer Mains		
	Pump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

Valuation No:	1046046700
Area (Hectares):	0.0976
Total Rates:	\$5531.03
Capital Value:	\$1,030,000
Rateable Land:	\$350,000
Land Value:	\$680,000
Water – Sewer Units:	1.0 - 1.0
Usage – Primary:	91

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

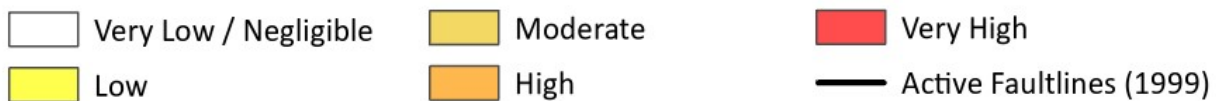
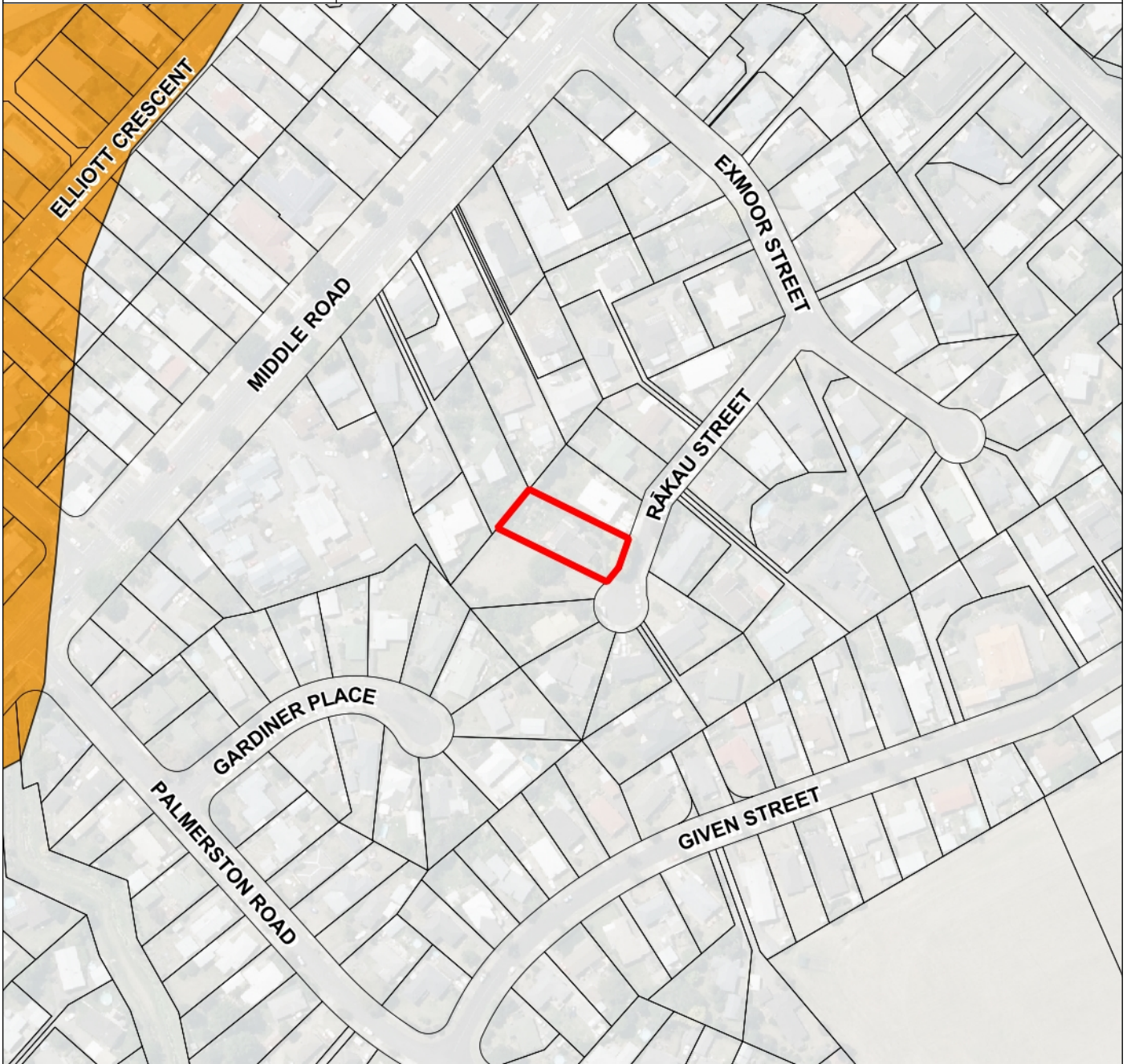
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Source Data: Institute of Geological and Nuclear Sciences Client Report 1999/6, 1999

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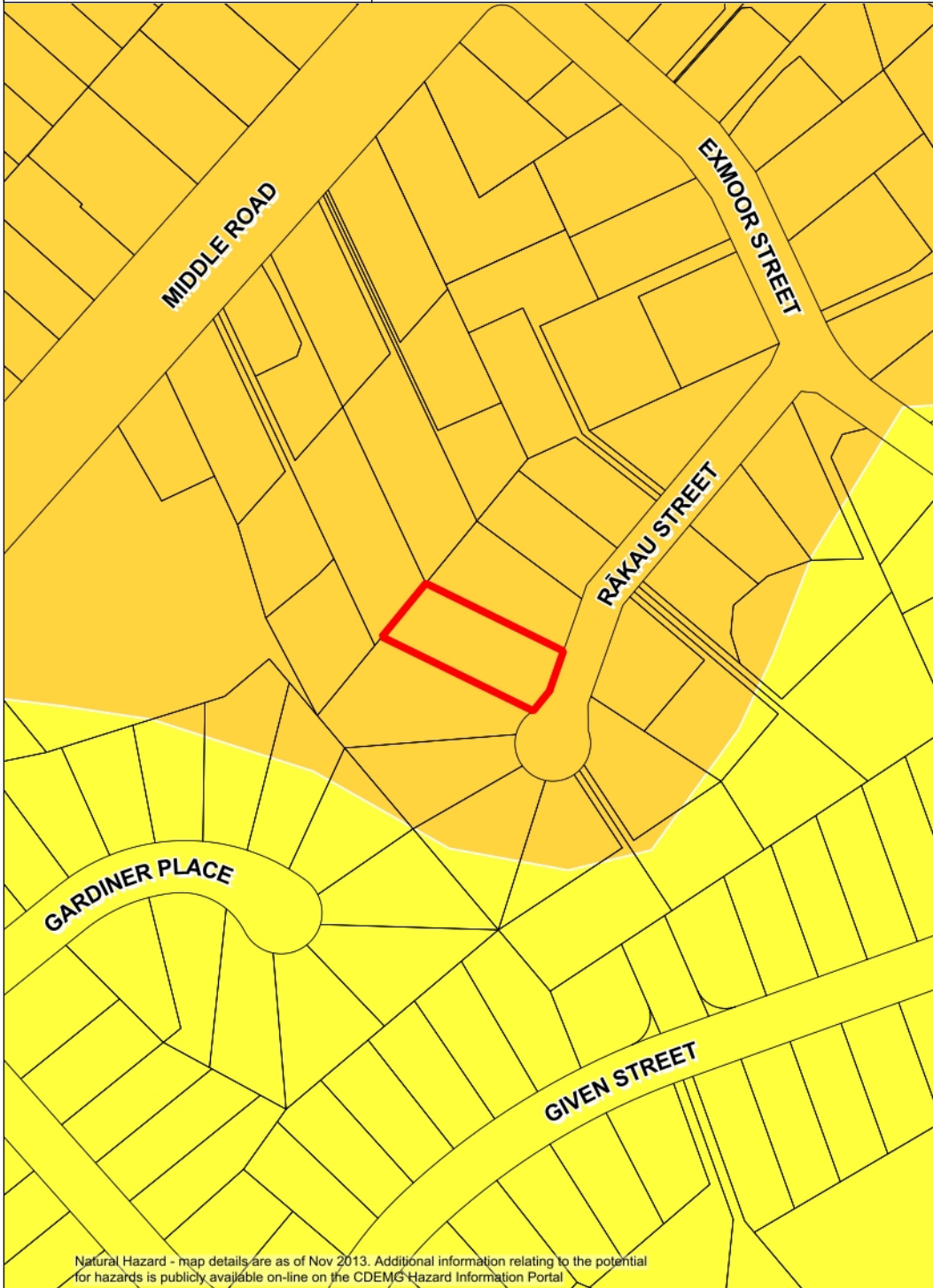
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**DISTRICT PLAN – GROUND SHAKING
(APPENDIX 57 FIGURE 1)**

12 Rakau Street 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

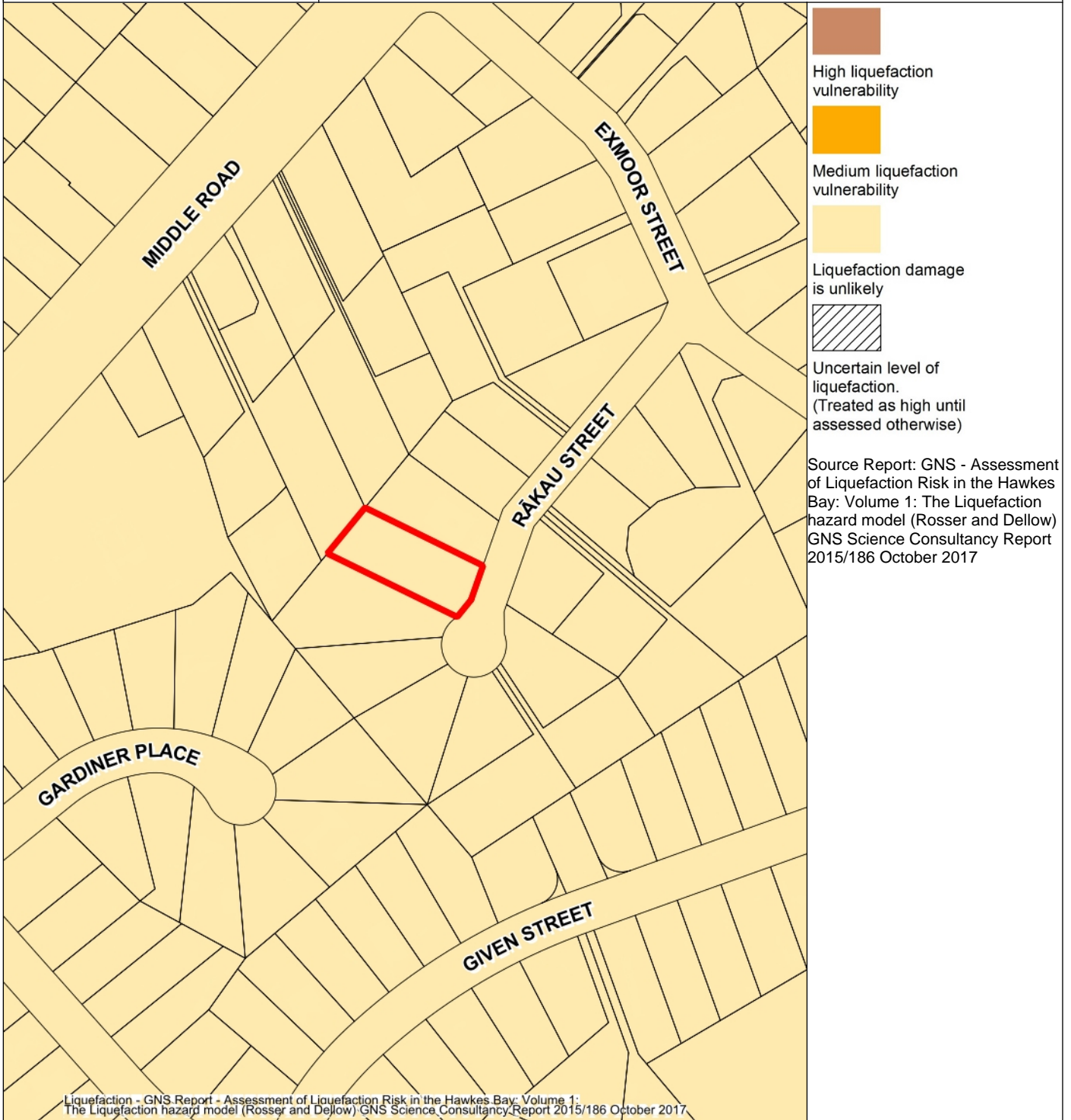
Natural Hazard - map details are as of Nov 2013. Additional information relating to the potential for hazards is publicly available on-line on the CDEM Hazard Information Portal

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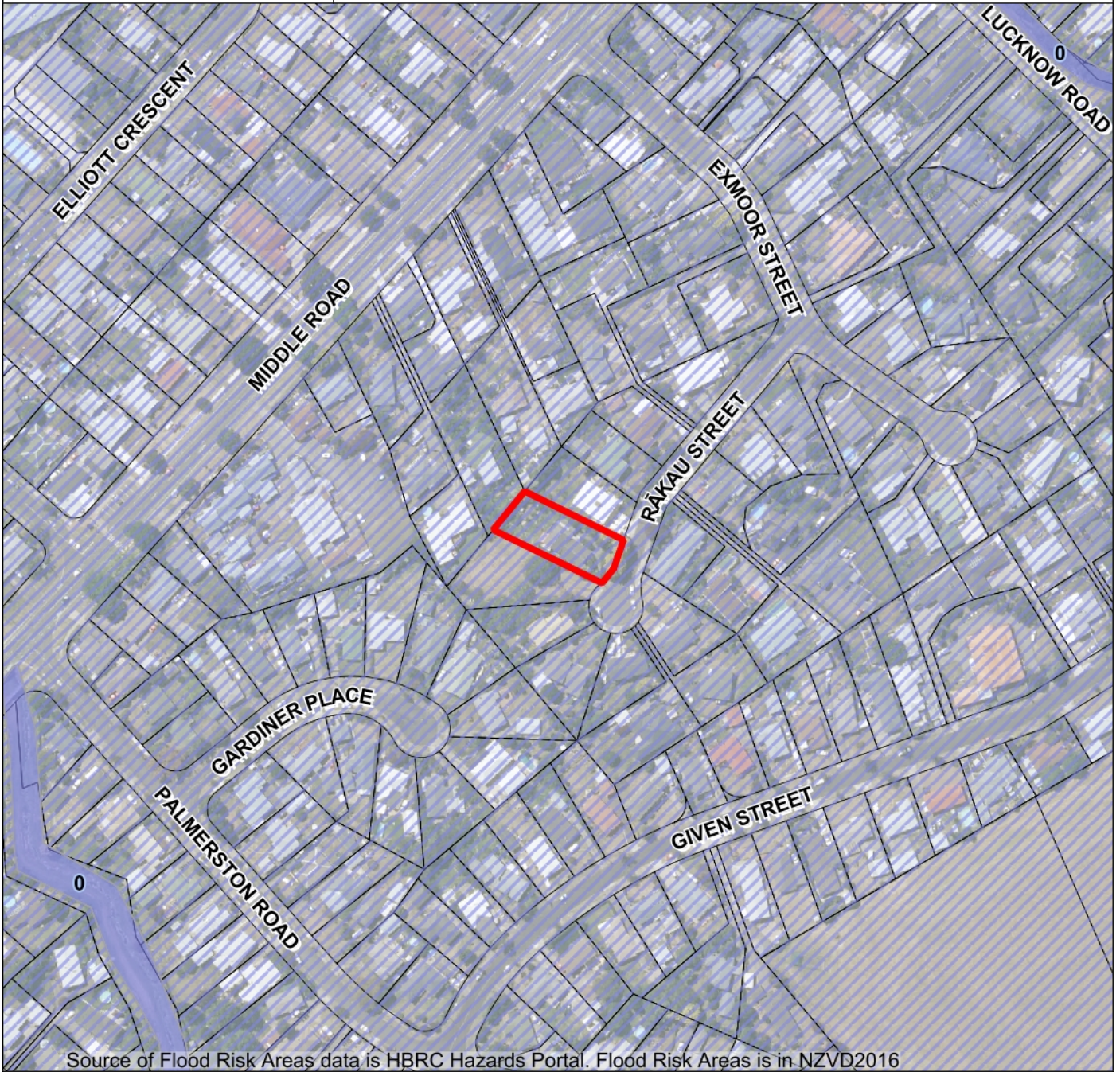
Liquefaction - GNS Report - Assessment of Liquefaction Risk in the Hawkes Bay: Volume 1: The Liquefaction hazard model (Rosser and Dellow) GNS Science Consultancy Report 2015/186 October 2017

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

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

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

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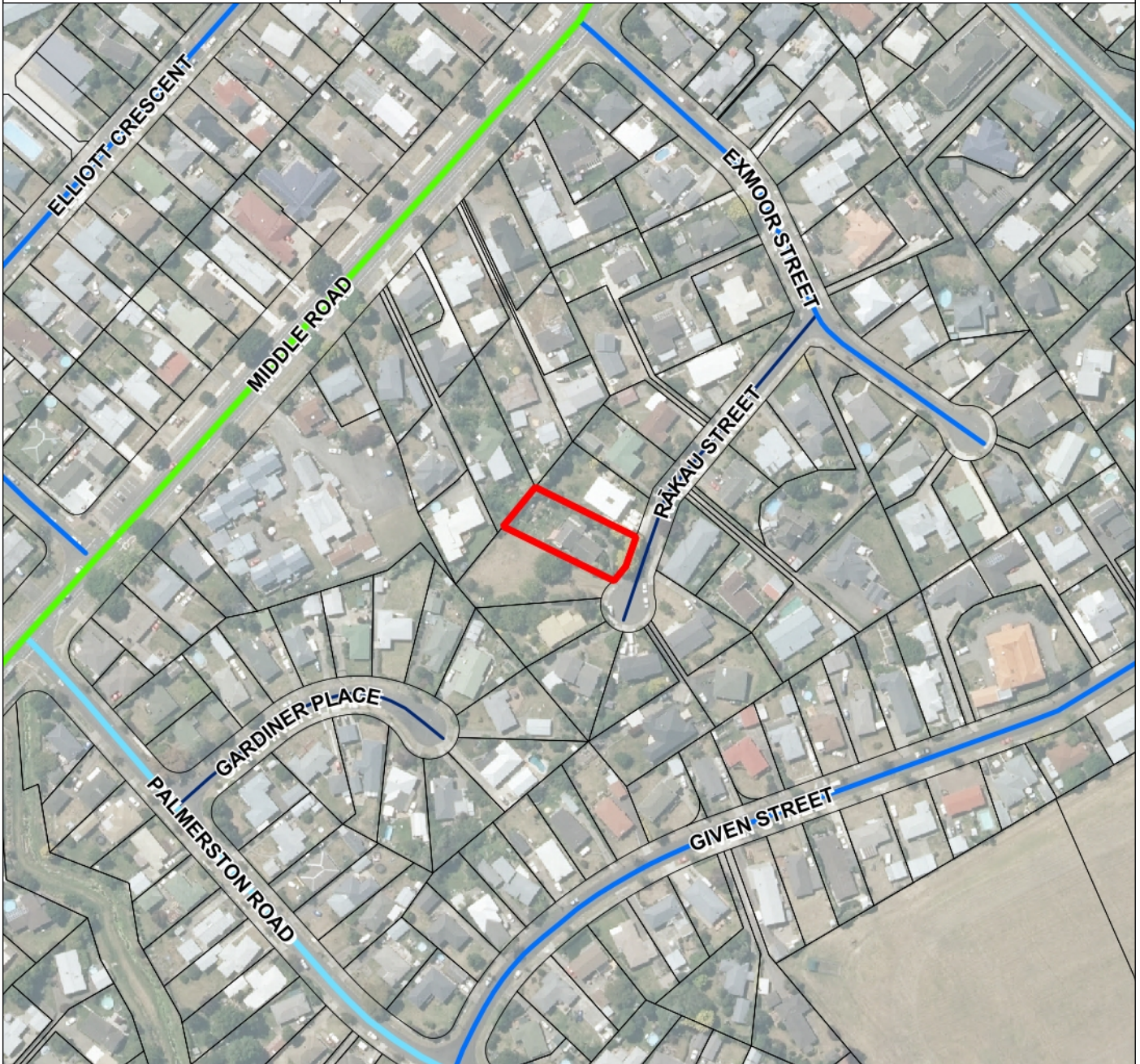
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12 Rakau Street HAVELOCK NORTH 4130



Operative Date of Appendix 69 – 19 December 2020

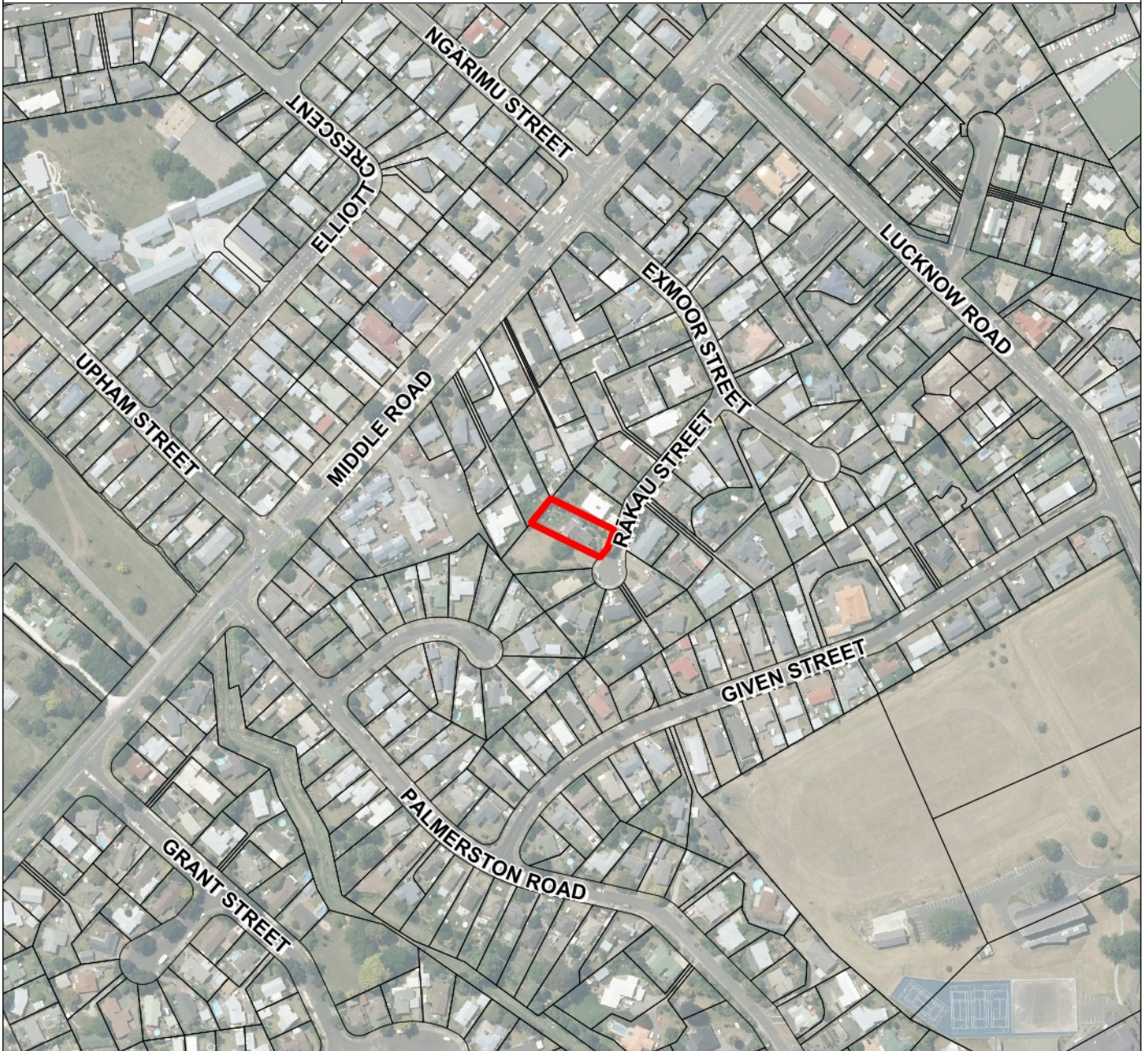
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- HBRC Wellstore
- ✧ Cooling Towers
- Drains

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- High Voltage Transmission Pylons
- High Voltage Transmission Lines
- Unison Low Voltage Overhead Conductor
- Unison High Voltage Overhead Conductor

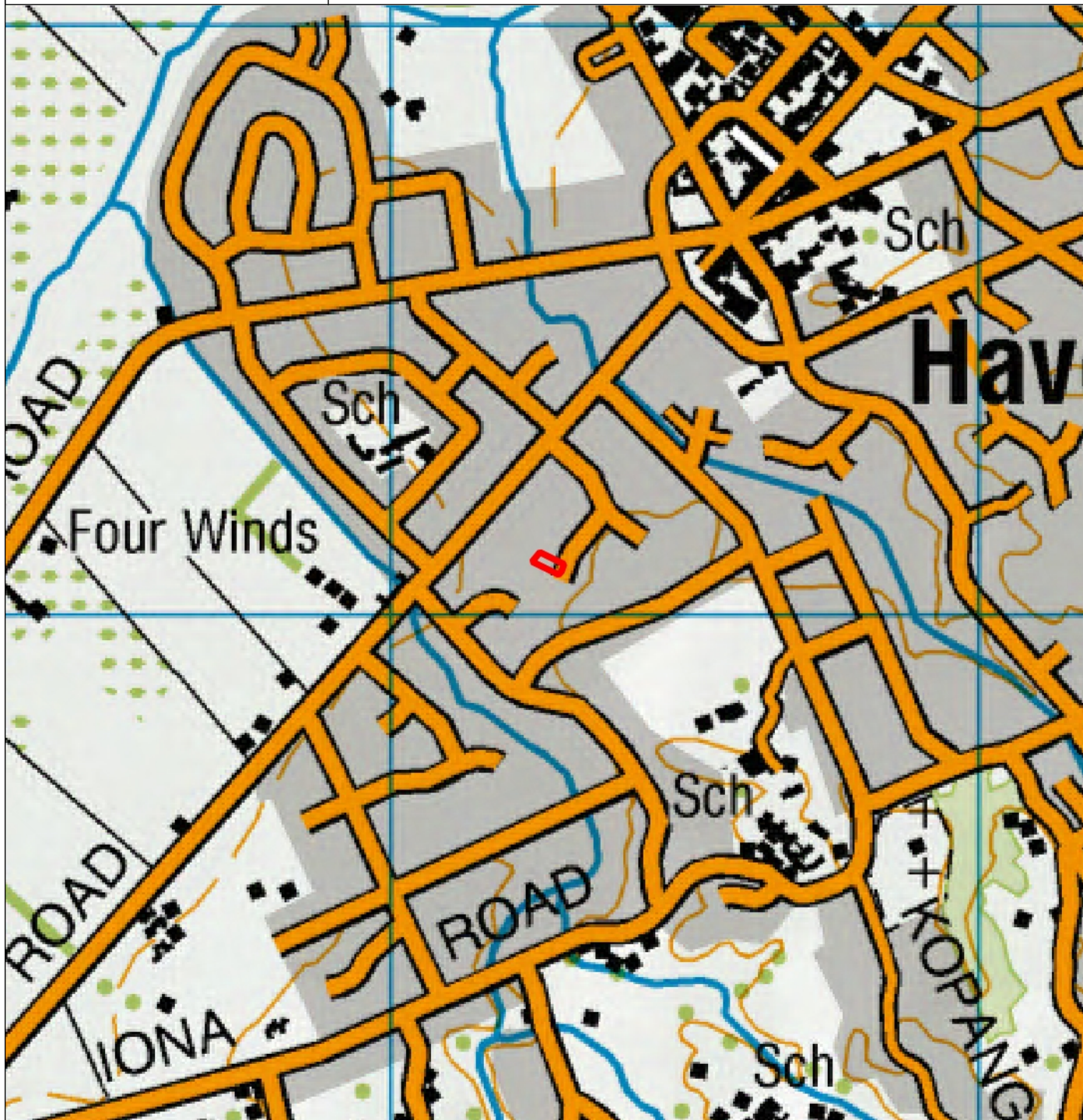
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Topo Maps downloaded from Toitū Te Whenua Land Information NZ (July 2025)

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LIM Maps – Property No 71638 - Hastings District Council



1m Contours

— 1m Intervals

10m Contours

— 10m Intervals

— 10m Intervals

— 50m Intervals

20m Contours

— 20m Intervals

— 100m Intervals

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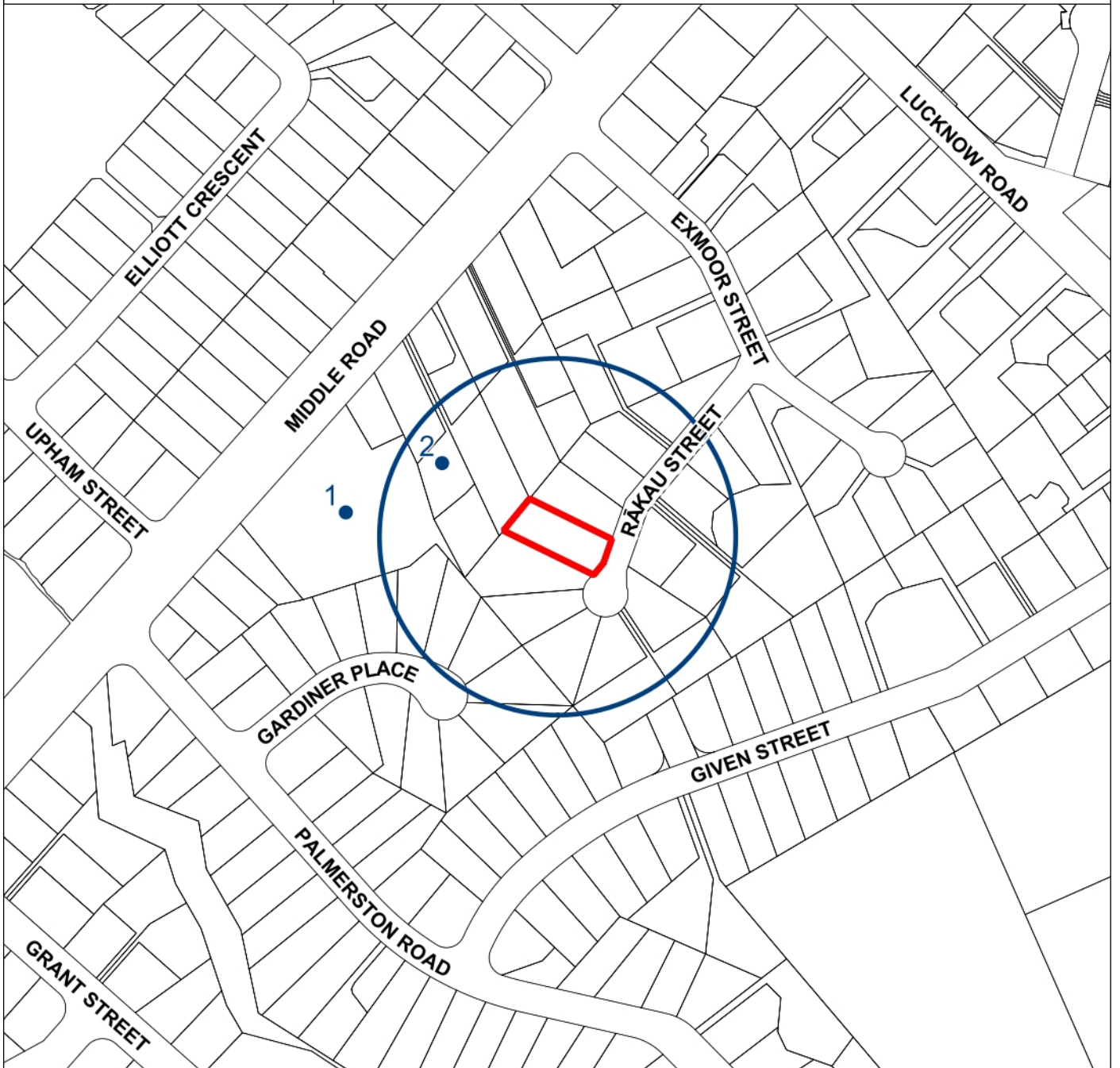
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







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RMA CONSENTS ON NEARBY PROPERTIES

Map Reference	RMA Description
1	71608 - RMA20130236 - Relocated Shed - Granted 71608 - RMA20210110 - Proposed 3 Lot boundary adjustment in the Havelock North General Residential Zone - Granted
2	98945 - RMA20210110 - Proposed 3 Lot boundary adjustment in the Havelock North General Residential Zone - Granted

HASTINGS DISTRICT COUNCIL OPERATIVE DISTRICT PLAN

Residential Zones

-  Regional Hospital
-  General Residential
-  Medium Density Residential
-  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.

674/12 2 plans

HAVELOCK NORTH BOROUGH COUNCIL

Date . . . 7 . 2 . 1968

APPLICATION FOR A BUILDING PERMIT

I HEREBY apply for a Building Permit for a...PRIVATE HOUSE...
(state type of building)
in accordance with the plans and specifications herewith, and the
particulars given below.

Signature of Applicant A.W. Thompson

APPLICATION FOR PLUMBING AND / OR DRAINAGE PERMIT

I HEREBY apply for a permit to carry out Plumbing and/or Drainage work
in accordance with the plans and specifications herewith, and the
particulars given below.

Signature of Applicant A.W. Thompson

PLEASE USE BLOCK LETTERS AND GIVE FULL PARTICULARS

DESCRIPTION OF PROPERTY:

Assessment No. 1046 / 63 / 15 Lot 16 : D.P. 11208

Location of Work 12 RAIKOU ST , Havelock North.
(Street and No.)

NAME OF OWNER: A.W. THOMPSON ADDRESS: 104 CHARLES ST. HASTINGS

NAME OF BUILDER: A.W. THOMPSON ADDRESS: 104 CHARLES ST. HASTINGS

NAME OF PLUMBER: G. NEWRICK ADDRESS: G. NEWRICK MURDOCK Rd, HASTINGS

NAME OF DRAINLAYER: ADDRESS: HORTON + McMILLAN HASTINGS

VALUE OF WORK:

Building	\$1255	<u>8000</u>
Plumbing	\$4000	<u>400</u>
Drainage	\$30	<u>5</u>
Total	\$7000	<u>\$8400</u>

NOTE: The Builder, Plumber and Drainlayer are required to locate all underground services before commencement of excavation. Plans of electrical, and Post and Telegraph cables are located at the Borough Office.

FLOOR SPACE = 1320 Square Feet.

Signed A.W. Thompson

FOR OFFICE USE ONLY

APPROVED } Building Inspector: 196

APPROVED } J.B. Long Health Inspector: 9.2.68, 196

SUBJECT TO:- See Permit

FEES PAID

Building	<u>30</u>
Plumbing
Drainage	<u>6</u>
Sewer
Water
Crossing	<u>50</u>

RECEIPT NO.

1663A
1663F

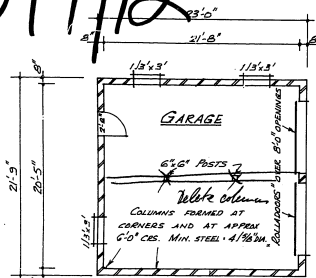
PERMIT NOS.

Building	<u>32635</u>
Plumbing
Drainage
Works Order

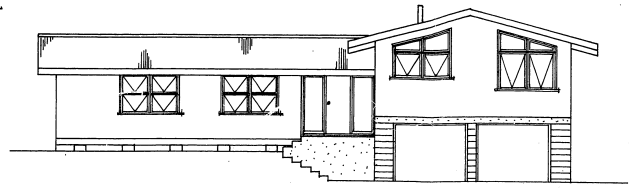
Deb. \$ 86
less Paid 250
Bal.

674/12

Maximum B.M. = 489000 ^{1/16} lbs
 Required Z (Elastic Method) = 27



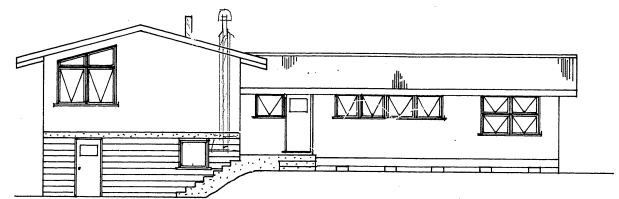
BASEMENT PLAN



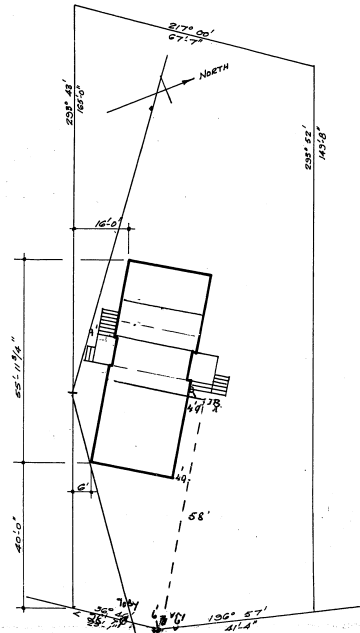
SIDE ELEVATION

Use 12x5 RSI
 weight 25 lb/ft²
 10x6 RSI x 25 lb/ft²

APPROVED
 A. N. B. C.
 1/11/50

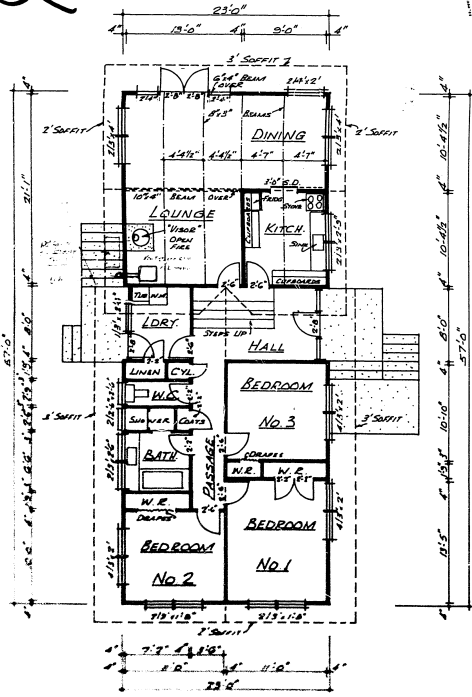


SIDE ELEVATION

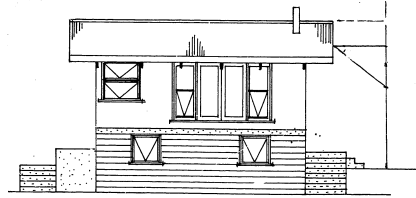


SITE PLAN

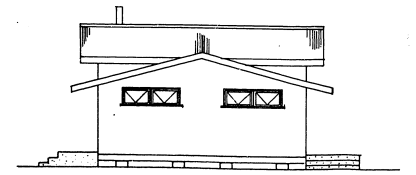
2



PLAN

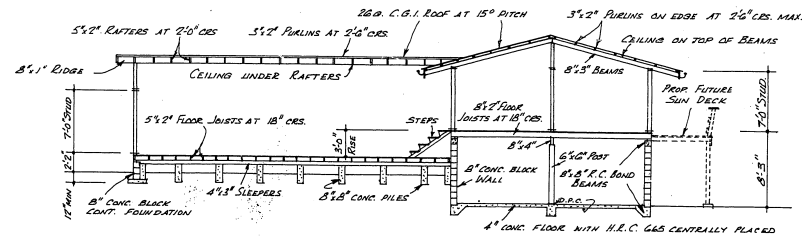


REAR ELEVATION



FRONT ELEVATION

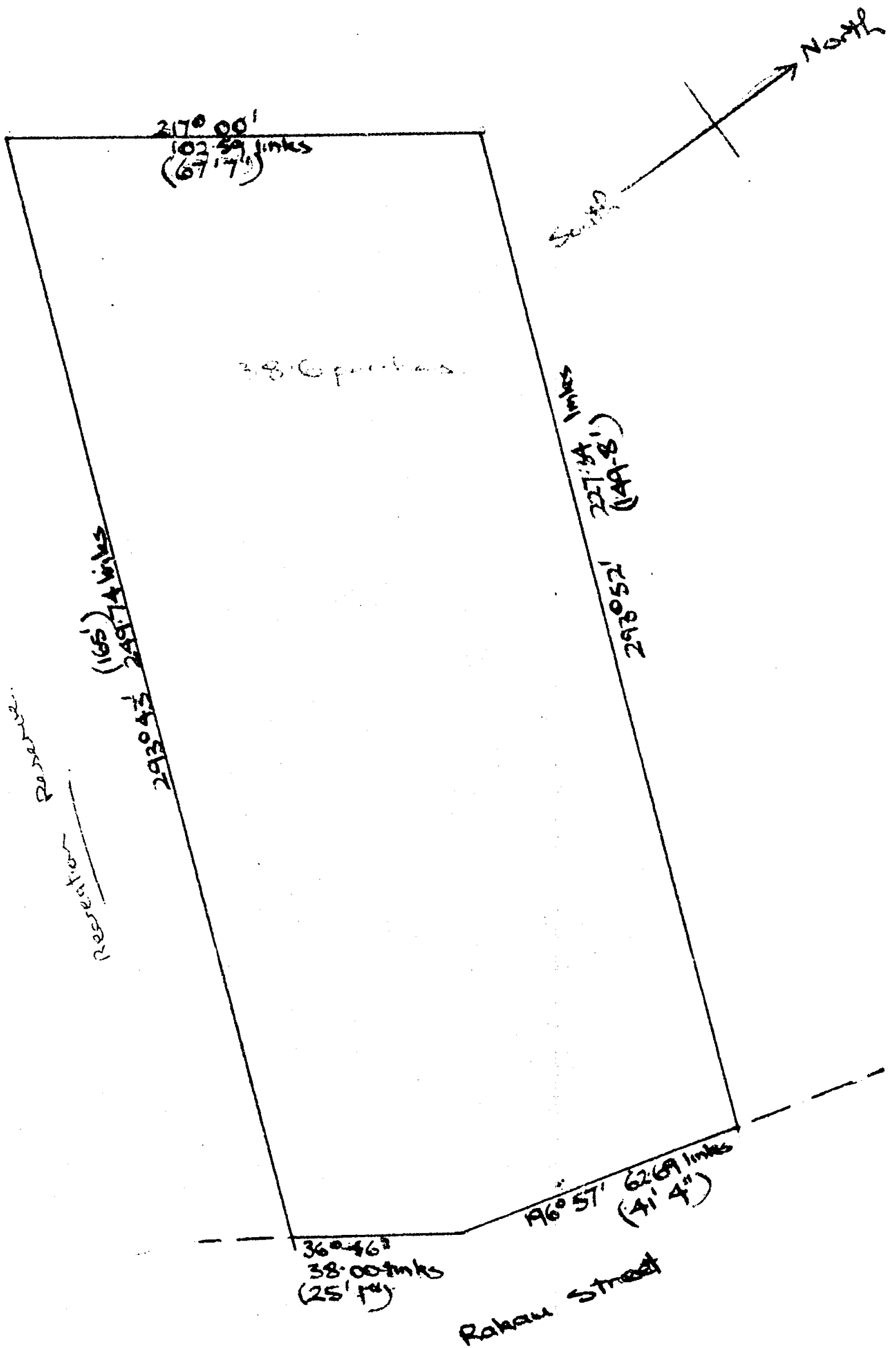
NOTES:
 WINDOW SIZES SHOWN ARE SASH SIZES, WITH DEPTH INDICATED FIRST IN ALL CASES.
 WHERE WINDOWS SLOPE, LOWER SASH SIZES ONLY HAVE BEEN SHOWN.
 INTERIOR WALL LININGS TO BE OF GIBBALTAR BOARD, WITH PINEY CEILINGS.
 EXTERIOR WALL CLADDING TO BE FIREOLITE "COVERLINE".
 8"x8" BOND BEAMS IN BASEMENT TO BE REINFORCED WITH 4 1/2" DIA. RODS WITH 3/4" DIA. STIRRUPS AT 12" C.B.S.



TYPICAL SECTION

PROPOSED RESIDENCE FOR MR. A. THOMPSON — RAKALI STREET — HAVELOCK NORTH.

Scales 1/8" = 1'-0" 4' 20ft. to an in.



Scale 30 links equals one inch
or 20 feet equals one inch

HAVELOCK NORTH BOROUGH COUNCIL

Date 196

APPLICATION FOR A BUILDING PERMIT

I HEREBY apply for a Building Permit for a..... new 1500sq. heater (state type of building) in accordance with the plans and specifications herewith, and the particulars given below.

Signature of Applicant B. J. O'Neill

APPLICATION FOR PLUMBING AND / OR DRAINAGE PERMIT

I HEREBY apply for a permit to carry out Plumbing and/or Drainage work in accordance with the plans and specifications herewith, and the particulars given below.

Signature of Applicant.....

PLEASE USE BLOCK LETTERS AND GIVE FULL PARTICULARS

DESCRIPTION OF PROPERTY:

Assessment No. 1046/163/15 Lot 16 D.P. 11208

Location of Work 12 Rakau Street, Havelock North. (Street and No.)

NAME OF OWNER: A.W. THOMPSON ADDRESS: 12 Rakau

NAME OF BUILDER:..... ADDRESS:.....

NAME OF PLUMBER: B. J. O'Neill Tel. ADDRESS: 202 Jarvis Street Hastings

NAME OF DRAINLAYER:..... ADDRESS:.....

VALUE OF WORK:

Building
Plumbing
Drainage
Total 200 per cent

NOTE:

The Builder, Plumber and Drainlayer are required to locate all underground services before commencement of excavation. Plans of electrical, and Post and Telegraph cables are located at the Borough Office.

FLOOR SPACE = Square Feet.

Signed

FOR OFFICE USE ONLY

APPROVED..... J. B. Lacey Building Inspector: 21.7.70 196

APPROVED..... Health Inspector: 196

SUBJECT TO:-

FEES PAID

PERMIT NOS.

Building 82
Plumbing
Drainage
Sewer
Water
Crossing

RECEIPT NO.

1-200' work

Building 236..36
Plumbing
Drainage
Works Order

82-00

23307

H A V E L O C K N O R T H B O R O U G H C O U N C I L

DATE ..14..:6 1983..

APPLICATION FOR A BUILDING PERMIT

Garage & alterations

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

Signature of Applicant A.W. Thompson

APPLICATION FOR PLUMBING AND OR DRAINAGE PERMIT

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

Signature of Applicant

PLEASE USE BLOCK LETTERS AND GIVE FULL PARTICULARS

DESCRIPTION OF PROPERTY

Assessment No. 1046/467.. Lot 16.. D.P. 11208
Location of Work ..12 RAKAU ST..... Havelock North (street and number)

NAME OF OWNER: A.W. THOMPSON ADDRESS: 12 RAKAU ST.

NAME OF BUILDER: A.W. THOMPSON ADDRESS: 12 RAKAU ST.

NAME OF PLUMBER: NIL ADDRESS:

NAME OF DRAINLAYER: NIL ADDRESS:

VALUE OF WORK:

Building 9990
Plumbing
Drainage

TOTAL: 9990

NOTE:

THE Builder, Plumber and Drainlayer are required to locate all underground services before commencement of excavation. Plans of electrical and Post & Telegraph cables are located at the Borough Office.

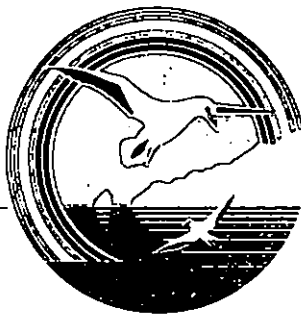
FLOOR SPACE: 46.....Square Meters

Signed A.W. Thompson

FOR OFFICE USE ONLY

APPROVED: J.F.B. Percy BUILDING INSPECTOR: 19 ..
HEALTH INSPECTOR: 12-6-83 19 ..

Table with columns: SUBJECT TO, FEES PAID, PERMIT NO., and RECEIPT NUMBER. Rows include Building, Plumbing, Drainage, Sewer, Water, Crossing, Research Levy, and Footpath Deposit.



Hastings District Council

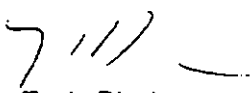
BUILDING CONSENT NO: ABA 20020814

Section 35, Building Act 1991

ISSUED BY: HASTINGS DISTRICT COUNCIL

THOMPSON, ALLAN WAYNE
12 RAKAU STREET
HAVELOCK NORTH 4201

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

APPLICANT	PROJECT
Name: THOMPSON, ALLAN WAYNE Mailing Address: 12 RAKAU STREET, HAVELOCK NORTH 4201	ALL <input checked="" type="checkbox"/> Stage No of an intended stages New Building: <input type="checkbox"/> Alteration: <input checked="" type="checkbox"/> Intended Use(s) in detail: REMOVE WALL IN KITCHEN AND INSTALL NEW UNITS
PROJECT LOCATION	
Street Address: 12 RAKAU STREET, HAVELOCK NORTH 4201	
LEGAL DESCRIPTION	
Property Number: 71638 Valuation Roll Number: 10460 46700 Legal Description: LOT 16 DP 11208	Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specific as years <input type="checkbox"/> Demolition <input type="checkbox"/> Estimated Value: \$19500
COUNCIL CHARGES	
The balance of Council's charges payable on the uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council:  Name: Tania Diack Position: Consents Administrator (Building) Date: 25 May, 2002

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

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions or Building Consent No: 20020814".



Hastings District Council

CODE COMPLIANCE CERTIFICATE NO: ABA 20020814

Section 43(3), Building Act

ISSUED BY: HASTINGS DISTRICT COUNCIL

THOMPSON, ALLAN WAYNE
12 RAKAU STREET
HAVELOCK NORTH 4201

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

PROJECT	PROJECT LOCATION		
All <input checked="" type="checkbox"/> Stage No..... of an intended stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>	Name: THOMPSON, ALLAN WAYNE Street Address: 12 RAKAU STREET, HAVELOCK NORTH 4201 Mailing Address: 12 RAKAU STREET, HAVELOCK NORTH 4201		
Intended Use(s) in Detail: REMOVE WALL IN KITCHEN AND INSTALL NEW UNITS Intended Life: <input checked="" type="checkbox"/> Indefinite, not less than 50 years Specified as.....years <input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="793 1133 1495 1187">LEGAL DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td data-bbox="793 1196 1495 1453"> Property Number: 71638 Valuation Roll Number: 10460 46700 Legal Description: LOT 16 DP 11208 </td> </tr> </tbody> </table>	LEGAL DESCRIPTION	Property Number: 71638 Valuation Roll Number: 10460 46700 Legal Description: LOT 16 DP 11208
LEGAL DESCRIPTION			
Property Number: 71638 Valuation Roll Number: 10460 46700 Legal Description: LOT 16 DP 11208			

This is:

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

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

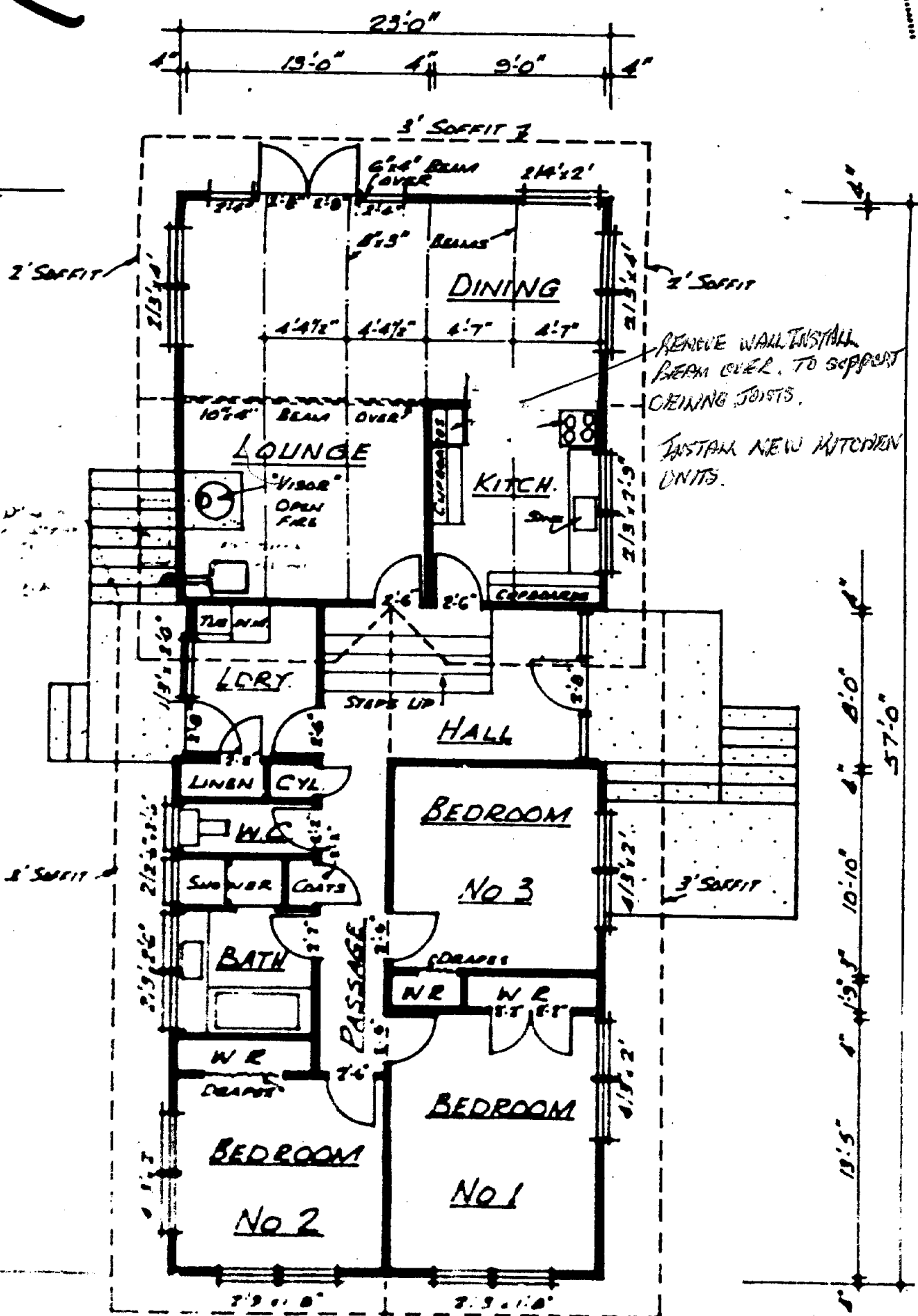
Signed for and on behalf of the Council:

Name: Molly Matchitt
Position: Consents Administrator (Building)

Date: 22/08/2002

cccn.doc

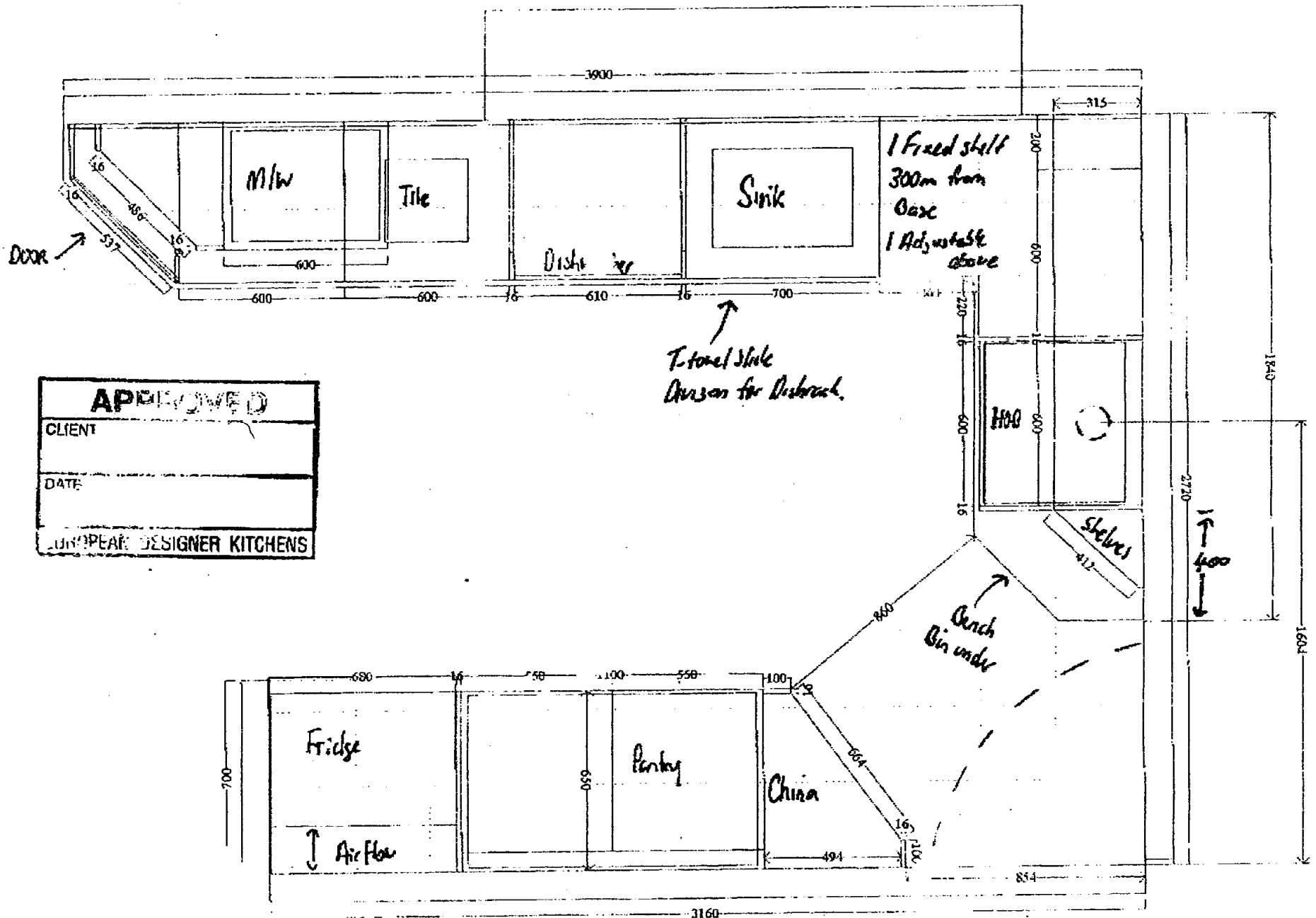
SECTION



77 4220
 28

Approved by
 All work to be done
 in accordance with
 the New Zealand
 Building Code
 Approving Officer: *[Signature]*

20 5 02



APPROVED
CLIENT _____
DATE _____
LUNAPEAK DESIGNER KITCHENS