Time	Topic and Purpose	Presenter(s)	Format	Time allocated
9.30am	**Demand Responsive Pricing - Central City Parking** To provide Elected Members with updates on the roll out of Central City parking changes (from 1 October 2024) associated with Long Term Plan (2024-34) decisions: • Move to one-hour free parking in the Central City. • Demand-responsive pricing be introduced for the second hour of short stay parking in the Central City, with starting points of $3 for high demand areas and $1 for lower demand areas. • All subsequent hours of short stay parking will continue to be charged at $6 per hour for all areas of the Central City. • Demand responsive pricing for all-day paid parking, enabling prices to be set between $6 and $12 to achieve 85% occupancy**.**	Tania Hermann Gordon Naidoo	Open Briefing	**60 Minutes**
	Break 10.30am			
10.45am	**Plan Change 14- Flood Hazards** The purpose of the session is to discuss two main options for managing risks in depression areas, an RMA response or a non-RMA response. Both options present associated risks and impacts.	Juliana Reu Junqueira	Open Briefing	**60 Minutes**
	Break 11.45am			
12.45pm	**Pukete Neighbourhood House Design** The purpose of this session is to discussion is to address the resolution of 14 December concerning the site for the Ashurst Park reclassification to enable the new build to accommodate Pukete Neighbourhood house on: *that staff bring the draft detailed design to an Elected Member Briefing confirming within the current estimated budget the refit of the kitchen, allowing for appropriate indoor/outdoor space for Pukete Neighbourhood House to operate a 'social good' cafe."*	Maria Barrie Scott Tiffany Tom Billington (Pukete Neighbourhood house)	Open Briefing	**60 Minutes**
1.45pm	**Outdoor Dining and Footpath Sign Permits** The purpose of this session is to discussion the Trading in Public Places Policy in particular the sections concerning '*Cafes, bars and restaurants wishing to use part of the footpath space directly outside their premises for outdoor dining must obtain a permit from Council* and the cost involved.	Kelvin Powell	Open Briefing	**45 Minutes**
	SESSION ENDS			

DISCUSSION TOPIC SUMMARY

Topic: Demand Responsive Pricing (DRP) for parking

Related Committee: Infrastructure and Transport

Business Unit/Group: Transport

Key Staff Contact/s: Martin Parkes/Glenn Bunting

Direction Discussion/Drop in Session recommended? Status: Open

PURPOSE OF TOPIC/INFORMATION

To provide Elected Members with updates on the roll out of Central City parking changes (from 1 October 2024) associated with Long Term Plan (2024-34) decisions.

WHAT IS NEEDED FROM MEMBERS?

1. Members are informed on the changes happening from 1 October 2024 which are according to 2024/34 LTP decisions.

KEY SUMMARY POINTS

Central city parking - the bigger picture

The central city:

- Priority for critical infrastructure investment to enable more housing and economic Development.
- Parking is an important part of its transport system. But there is limited space.
- As Hamilton grows, we need to make the best use of limited space to achieve a thriving central city where people love to be.
- Demand Responsive Parking (DRP) will help by focusing on 85% occupancy to:
- Increase parking availability = better for the public
- Increase a steady flow of visitors = better for businesses.

Decisions driving Central City parking changes and DRP pricing

1. Long Term Plan 2024-34 decisions (from 1 October 2024)
2. 2024 Fees and Charges
3. Parking Policy (v2 March 2024)

Also increases in parking infringement fees from 1 October 2024 (set by Central Government).

1. **Long Term Plan 2024-34 short stay demand responsive pricing decisions (7 July 2024)**

From 1 October 2024:

- Current two-hour free parking in Central City reduces to 1 hour free.
- Demand-responsive pricing will be introduced for the second hour of short stay parking in the Central City, with starting points of $3 for high demand areas (Green) and $1 for lower demand areas (Yellow).
- All subsequent hours of short stay parking will continue to be charged at $6 per hour for all areas of the Central City.
- Demand responsive pricing for all-day paid parking will enable rates to be set between $6 and $12 to achieve 85% occupancy as per approved fees and charges.

2. 2024 Fees and Charges

Updated Fees and Charges schedule stipulates:

- DRP must be reviewed and may be adjusted no less than 3 monthly and no more than annually.
- Each DRP adjustment must be no less than $0.50 and no more than $3.00.
- Central City short term DRP parking price range $1.00 to $6.00 (within Green and Yellow areas).
- DRP all day paid parking price range is limited to $6.00 to $12.00 (Orange areas).

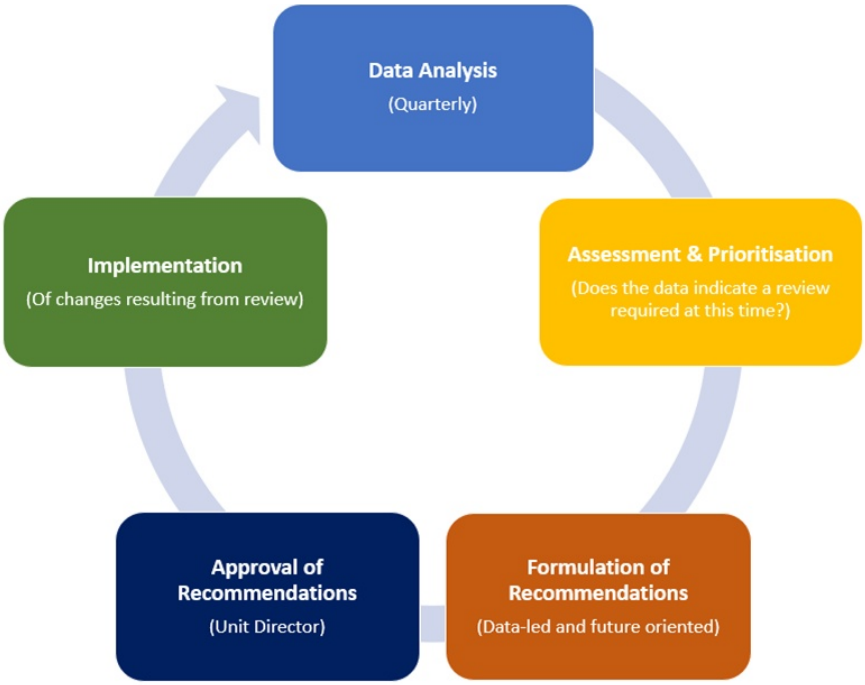
3. Parking Policy (v2 March 2024)

Parking Policy Principles 47 and 48 state Council will:

- Implement and manage demand-responsive pricing in alignment with the conditions set in Councils 'Fees and Charges'. The conditions in the 'Fees and Charges' will provide the detail on approved pricing range (inclusive of time of day, day and location), regular pricing review periods (frequency) and the price adjustment parameters.
- Be clear and transparent with all changes (including cost, time, location and day) and will include appropriate notification to users prior to enacting changes.

Pricing review and adjustment process - overview

- 85% occupancy is the key focus.
- Staff are monitoring occupancy and turnover data monthly.
- Every quarter, staff will review data to identify the need for adjustment of DRP pricing levels.
- A review looks not only at the data but at a range of important factors and anticipated impacts that influence the decision to adjust.



Pricing review and adjustment approval

Staff will implement the LTP decisions, within the Fees and Charges parameters and in line with the Parking Policy, by ensuring that:

- Any price adjustments required to achieve 85% occupancy are fully documented, with supporting data, and approved by Unit Director, Operate and Maintain.
- Prior to implementation, approved changes will be:
  - Notified to Elected Members via executive updates.
  - Notified to the public via website and targeted communications.

WHERE CAN MEMBERS FIND MORE INFORMATION?

HCC On Street Parking website page
Hamilton Parking Policy
Hamilton Traffic Bylaw
Parking Fees and Charges

WHAT DO YOU NEED FROM ELECTED MEMBERS

1. Members are informed on the changes happening from 1 October 2024 which are according to 2024/34 LTP decisions.
2. Members are informed on the review and adjustment process staff will carry out to deliver future price changes for Demand Responsive Pricing (DRP) for parking.

Purpose of Briefing/Workshop

To provide Elected Members with updates on the roll out of Central City parking changes (from 1 October 2024) associated with Long Term Plan (2024-34) decisions.

What is needed from Members?

1. Members are informed on the changes happening from 1 October 2024 which are according to 2024/34 LTP decisions.

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Central city parking - the bigger picture

The central city:

- Priority for critical infrastructure investment to enable more housing and economic development.
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- 2024 Fees and Charges
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Long Term Plan 2024-34 decisions (7 July 2024)

From 1 October 2024 – Short Stay Demand Responsive Pricing:

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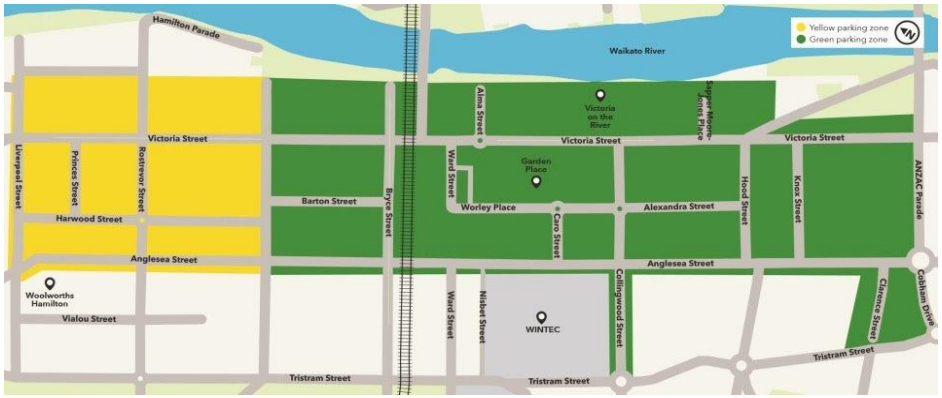
- All subsequent hours of short stay parking will continue to be charged at $6 per hour for all areas of the Central City.
- Demand responsive pricing for all-day paid parking will enable rates to be set between $6 and $12 to achieve 85% occupancy as per approved fees and charges.

On-street parking Mon - Sat, 8am - 8pm	First hour	Second hour	Third hour onwards
Green zone	Free	$3	$6 per hour
Yellow zone	Free	$1	$6 per hour



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  - Notified to the public via website and targeted communications.

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Demand Responsive Pricing - Questions

Supporting Information

Parking Policy (v2 March 2024)

Parking Policy Principles 47 and 48 state Council will:

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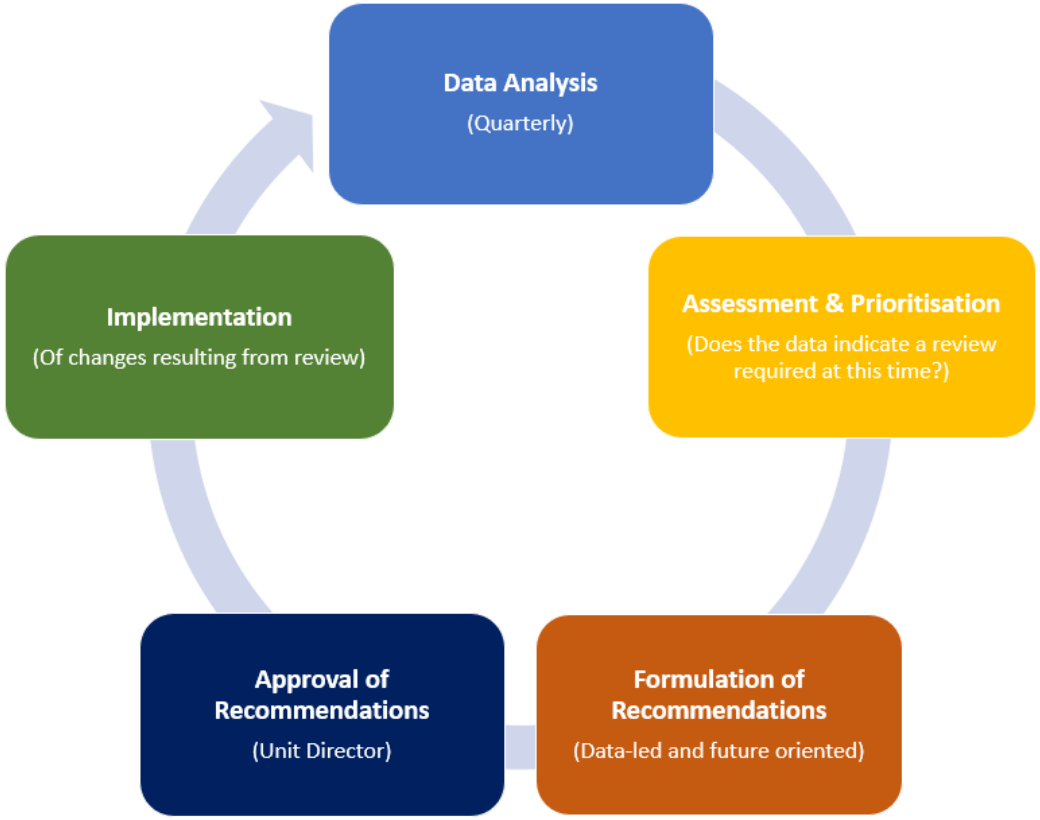
Pricing review and adjustment process - overview



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Communication rollout

For 1 October Implementation	Future DRP adjustments
Website	Key stakeholder engagement
Executive updates	GIS maps/DRP video
Antenno	Executive updates
Kiosks/PayMyPark messages	Messages: led by data and occupancy
On-street decals, signage	Key tactic updates (based on zone change)
Key stakeholder engagement	
Social media	
Local newspapers, Radio, media	

Examples of street decals and flyer

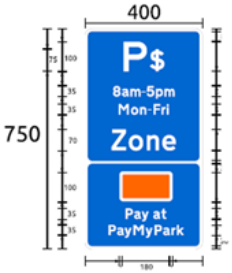
New regulatory signs

(all old central city paid parking signs will be removed)

ADPP zone signs

Type 1 orange

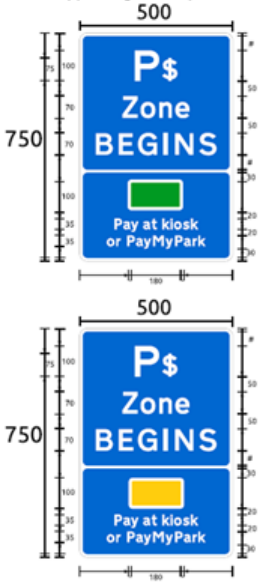
Type 2 orange



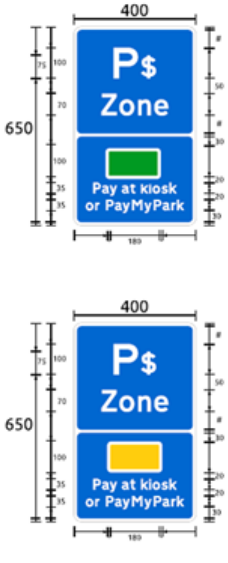
Type 5

Short term shopper parking zone signs

Type 3 green/yellow



Type 4 green/yellow



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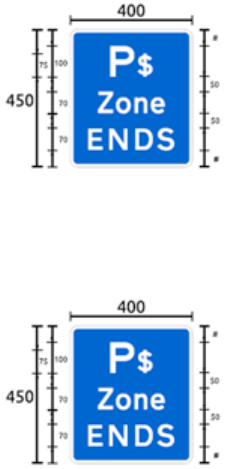

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New offence penalties also in force on 1 October 2024

Offences parking wardens may enforce

	Infringement offence	Infringement fee ($)
1	Any parking offence involving parking on a road in breach of a local authority bylaw, in excess of a period fixed by a meter or otherwise, where the excess time is—	
	not more than 30 minutes	20
	more than 30 minutes but not more than 1 hour	25
	more than 1 hour but not more than 2 hours	36
	more than 2 hours but not more than 4 hours	51
	more than 4 hours but not more than 6 hours	71
	more than 6 hours	97
2	Parking on or within 6 metres of an intersection	100
3	Parking on or near a pedestrian crossing	100
4	Parking on broken yellow lines	100
5	Double parking	100
6	Inconsiderate parking	100
7	Parking on a clearway	100
8	Parking on a bus-only lane	100
9	All other parking offences	70

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Te kaunihera o Kirikiriroa

DISCUSSION TOPIC SUMMARY

Topic: Flood Resilience Plan Change

Related Committee: Strategic Growth and District Plan Committee

Business Unit/Group: Spatial and Urban Planning Unit

Key Staff Contact/s: Mark Davey

Direction Discussion/Drop in Session recommended?

Status: Open

PURPOSE OF TOPIC

The briefing seeks to inform and seek feedback from all Council Members about the proposed plan change (Plan Change 14) to update specific chapters and appendices of the 2017 Operative Hamilton City District Plan concerning flood hazards. Specifically, staff seek feedback on the proposed approach to managing Depression Areas throughout the city. This is in response to the Strategic Growth and District Planning resolution on the 25th of June 2024.

Depression Areas have proven to be the most challenging flood hazard to address during the plan change process. They apply to a high proportion of the city (~40% by area) and have no simple infrastructure or planning solution.

OVERVIEW OF THE PROPOSED PLAN CHANGE

The primary objective of the proposed plan change is to develop comprehensive and effective District Plan provisions that address the cumulative effects of urban intensification on flood hazards City-wide. The plan change proposes to incorporate further definitions and controls for:

1. low, medium, and high flood hazards,
2. flood depression areas,
3. flood extents, and
4. overland flow paths.

Overall, the plan change aims to guide urban development in areas affected by potential flooding while minimising the impact on flood hazards. By incorporating these provisions, Council can strike a balance between supporting development needs and protecting the community from flood risks.

DEPRESSION AREAS

These are areas of the city that can fill up with water during heavy rain, either because pipes and culverts are blocked or full, or the natural contours of the ground limit the ability for water to flow away. **Error! Reference source not found.** illustrates how Depression Areas fill during periods of heavy rainfall.

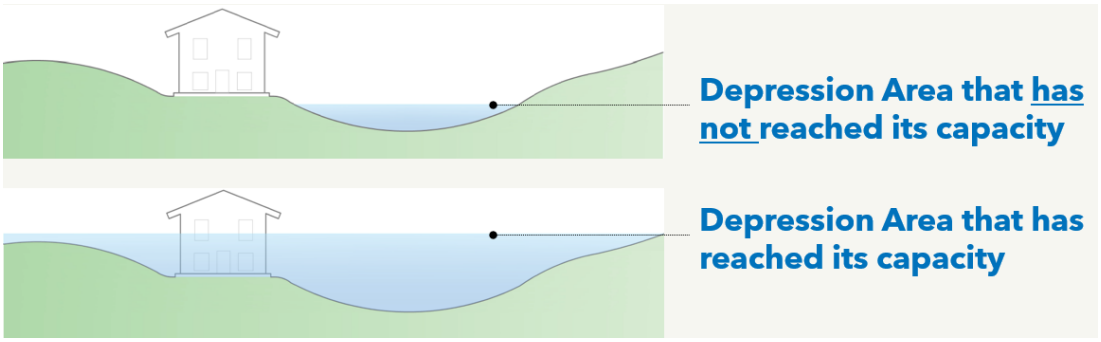


Figure 1 Depression area reaching capacity and depression areas that does not reach capacity

The flood hazard mapping shows flooding when the stormwater system is working as it should, whereas the Depression Areas show the potential flooding when the stormwater system becomes blocked or overwhelmed. These events are rare as two things must happen at the same time; heavy or prolonged rain and drains or pipes becoming overwhelmed or blocked. While rare, there is risk with not acting. While it is difficult to define a return period for these overwhelms or blockages, Cyclone Gabrielle showed the impact of such events in Auckland.

What are the key differences between the existing culvert blockage hazard area in the Operative District Plan and the Depression Areas?

Under the Operative District Plan, these areas are known as Culvert Block Flood Hazard. Culvert Block Flood Hazard Area is focused on a select number of culverts that may become obstructed during specific rainfall events. The depression areas layer encompasses a broader scope, taking into account not only the potential blockage of culverts but also pipes exceeding their capacity or becoming completely obstructed, or the natural contours of the ground limit the ability for water to flow away.

How are Depression Areas currently managed?

Council is already undertaking several activities to manage the risk from Depression Areas throughout the city. These activities include:

- Maintenance and drain cleaning: staff proactively check and clear culverts, scruffy domes and open drains ahead of rainfall events. Staff also respond to service requests from community members related to blocked culverts.
- Culvert upgrades: Where possible, upgrading culverts is a strategic approach to mitigate the adverse impacts of depression areas. Culverts with a diameter of 4m can be relied on not to block so will not cause Depression Area flooding. Within the 10-year Long Term Plan (2024-2034), an allocation of $11.6 million is designated for flood control initiatives in the Waitawhiriwhiri catchment. However, it is important to note that culvert upgrades do not completely eliminate the risk of Depression Area Flooding.
- Building consent process: The Building Control Unit currently consider Depression Areas when assessing building consent applications for housing, communal residential and communal non-residential). Depression Areas are applied through Building Code Clause E1 which relates to surface water. The Building Control Unit apply the 10% AEP (annual exceedance probability) rainfall event Depression Areas. This approach means that the vast majority (around 91%) of Depression Areas are already managed through the building consent process when this is applicable. Figure 2 shows the extent of managed and unmanaged Depression Areas.

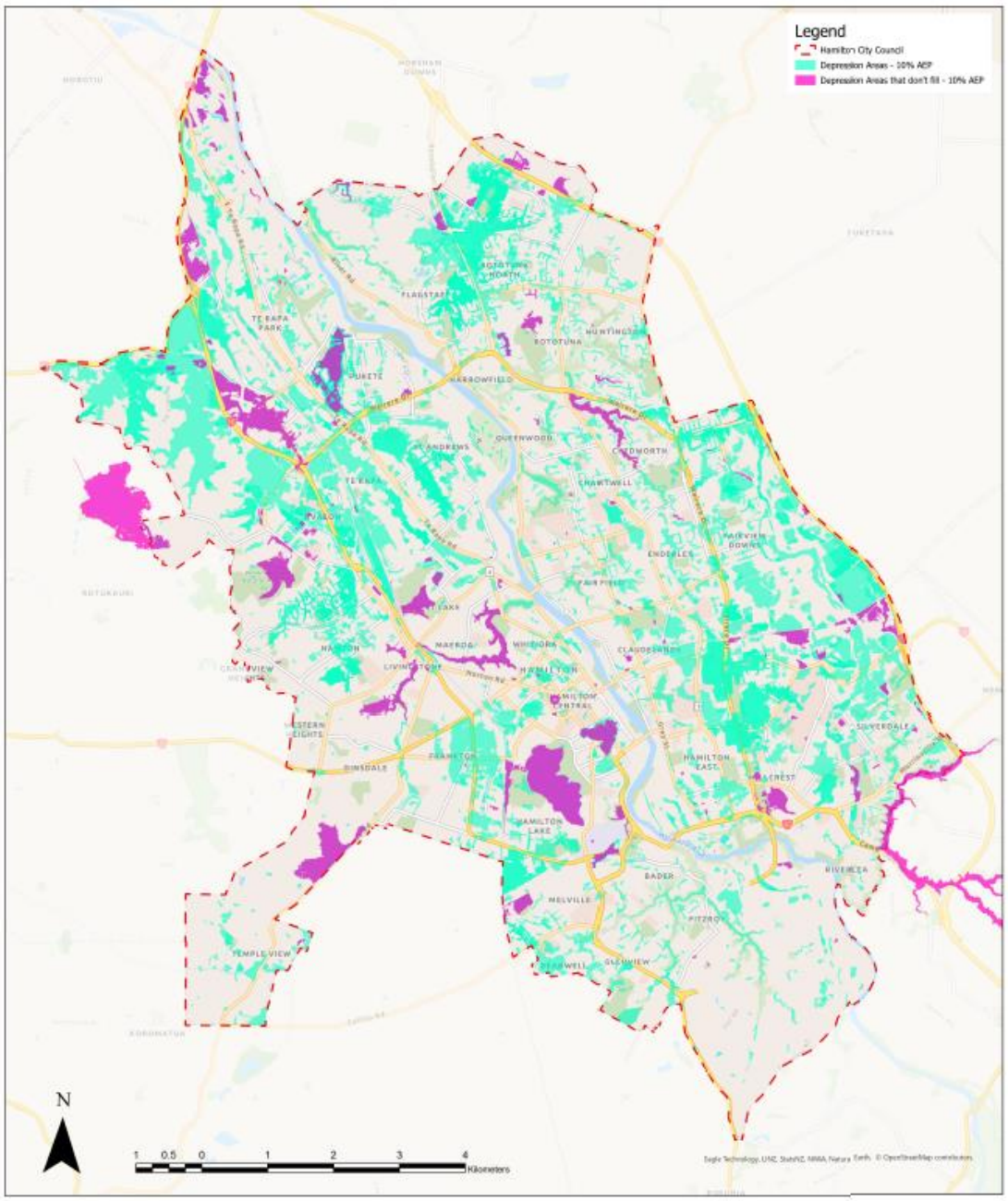


Figure 2 10% AEP rainfall event Depression Areas managed through building consents when applicable (green) and unmanaged Depression Areas (magenta)

WHAT CHANGES DO STAFF PROPOSE TO THE MANAGEMENT OF DEPRESSION AREAS?

Staff have identified three key possible methods for managing residual risk of Depression Areas. Residual risk is the remaining risk after the above management activities (e.g. maintenance and drain cleaning, infrastructure upgrade, building consent processes) have been undertaken.

Option one – RMA response: Permitted activity with standards

One of the explored options is an RMA – permitted activity with standards - response. This option involves introducing rules to protect people and property from negative impacts during a Depression Area flood event. Under this option, new buildings are allowed as a Permitted Activity, as long as the impacts of floodwater on the building can be avoided. People would have two options for complying with this standard:

1. The finished floor levels of new buildings are above the surface water level of the relevant Depression Area.
2. Building non-habitable rooms[1] on the ground floor using flood resistant building design (e.g. power plugs high on the wall). Habitable rooms[2] can be built on the upper level of the building.

The critical weakness with the RMA – permitted activity with standards - strategy lies in the substantial number of properties affected. While the RMA - permitted activity with standards - approach may effectively mitigate risks for newly constructed buildings, it imposes significant constraints on development. This is due to the vast area of properties involved—approximately 40% of Hamilton's total area—which can significantly hinder urban development and growth. This approach also fails to enhance resilience for current residents or property owners within these areas.

Option two – RMA response: Enhanced provisions

This option involves the enhancement of provisions by reviewing objectives and policies and introducing assessment criteria for new developments in Depression Areas. This alternative provides a more balanced approach that allows an assessment of the extent that the depression areas affect a site (e.g. spatial extent and depth). This allows for tailored solutions to reduce the

[1] Such as laundries, garages, storage areas, bathrooms
[2] Such as bedrooms, living rooms, kitchens

risk of negative effects of depression areas to a tolerable level.

This method presents potential savings by avoiding overly strict standards, allowing developers to use resources more efficiently and avoid costs associated with stringent regulations. Although there may be expenses related to the assessments and execution of custom solutions, the long-term advantages, such as enhanced safety and resilience, are likely to surpass these initial costs. The approach is designed to be a cost-effective, sustainable solution that balances immediate expenditures against long-term gains, ensuring a prudent and strategic investment in site resilience.

While this approach offers a more balanced solution, it does not enhance resilience for existing residents and property owners within these areas. To increase overall resilience, it is crucial to invest in non-RMA methods alongside this approach. Such investments could include infrastructure improvements, community education programs, and advanced monitoring systems.

Option three – Non-RMA response: Accept residual risk

The final option is a non-RMA response which involves relying on existing planned upgrades, maintenance activities, civil defense responses and the building consent process to manage risk in Depression Areas, rather than rules. This option also acknowledges that some risk remains which the community must live with.

KEY SUMMARY POINTS

Option	Strengths	Weaknesses
1. RMA Option – Permitted activity with standards	• Reduces risk to new buildings. • Allows flexible responses to the rules through either raising finished floor levels or flood resistant design.	• Cost increases associated with finished flood levels above flood level and/or flood resistant building design. • Possible urban design impacts of higher finished floor levels. • Large scale of impact as Depression Areas covers a large portion of the city. • Residual risk to existing properties remains.
2. RMA Option – Enhanced	• Allow assessment of the negative impacts of flood events caused by depression areas without	• Some sites may be considered unsuitable for development as the negative effects of the depression

provisions	imposing overly strict regulations. • Balance the tolerance level to the adverse effects of depression areas. • Allow tailored solutions based on scale of expected impact caused by depression areas.	areas cannot be reduced to a tolerable level. • Residual risk to existing properties remains.
3. Non-RMA Option – Accepting residual risk	• Development can proceed without specific mitigation requirements. • Improved community resilience once upgrades have been completed.	• Only ~5% of Depression Areas related to culverts which can be improved through infrastructure upgrades. The rest have no practical solution. • Properties remain vulnerable while upgrades are completed and/or response plans are implemented. • Reputational and financial risk of allowing further development in a Depression Area and relying on an infrastructure upgrade that isn't available or implemented. • Financial risk that the cost of upgrades will be unpalatable to the community.

MORE INFORMATION

For additional information, Members can refer to the following sources:

- District Plan Committee Meeting Calendar: https://hamilton.govt.nz/your-council/meetings/calendar/detail/district-plan-committee-202208040930 and https://hamilton.govt.nz/your-council/meetings/calendar/detail/strategic-growth-and-district-plan-committee-202310100930
- Council Open Agenda: https://hamilton.govt.nz/your-council/meetings/calendar/detail/ordinary-council-202310120930
- Flood Mapping Information: https://hamilton.govt.nz/property-rates-and-building/district-plan/flood-mapping/
- Operative District Plan: https://hamilton.isoplan.co.nz/eplan/rules/0/89/0/0/0/74

DIRECTION/FEEDBACK/INPUT REQUIRED FROM ELECTED MEMBERS

The purpose of this briefing is to inform all Elected Members about the proposed Plan Change 14, particularly around options to manage the negative effects of depression areas. The briefing serves to provide comprehensive information on Depression Areas, including potential management approaches. Council Members' understanding and support are essential in addressing the challenges posed by Depression Areas and promoting sustainable urban development in Hamilton. Staff seek direction on preferred option before seeking approval to notify the PC14.


Plan Change 14
Flood Hazard
Hamilton
City Council
Te kaunihera o Kirikiriroa

Overview

What we'll cover today

- Background to the plan change
- Proposed solutions

Purpose

- Inform elected members of proposed approach
- Discuss options for management of Depression Areas

Background

The aspiration: Communities resilient to flooding

Source: https://www.rnz.co.nz/national/programmes/insight/audio/2018620285/insight-climate-change-and-waterproofing-nz-s-cities

Source: https://www.greenhillpark.co.nz/

Background

Key issues to address under PC14

1. Out-of-date flood hazard mapping embedded in the District Plan
2. Best available information* is not being considered in all situations
3. Flood hazards management
4. Overland flow path management
5. Displacement of flood water following development
6. Ponding/pooling of water during heavy rainfall (depression areas)

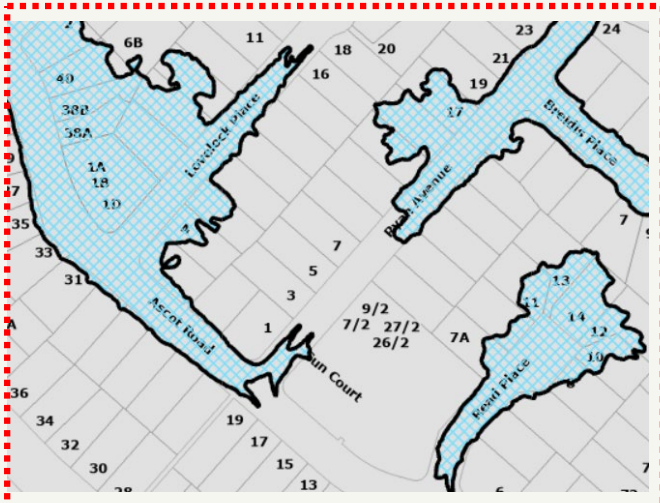
* https://maps.hamilton.govt.nz/floodviewer/

Background

Key issues to address under PC14

Overland Flow Paths*

Flood Hazards*



Depression Areas

*Discussed previously on DP reports for the SG&DP committee and workshop

https://hamilton.govt.nz/your-council/meetings/calendar/detail/strategic-growth-and-district-plan-committee-202310100930

https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Agendas-and-minutes/Agendas/District-Plan-Committee-Open-Agenda-4-August-2022.pdf

https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Agendas-and-minutes/Agendas/Strategic-Growth-District-Plan-Open-Agenda-25-June-2024.pdf

Direction

What direction/feedback is needed from Members?

Staff need direction on a preferred option to manage the negative effects of **depression areas**

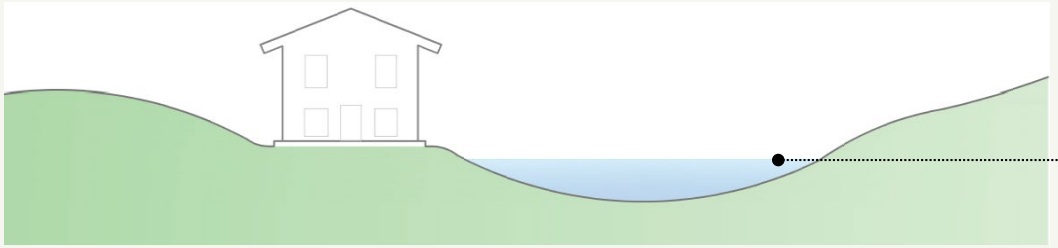
Each option has trade-offs and costs & benefits, and elected members must have a good understanding of the issues and implications of each of the options

Depression Areas
Background

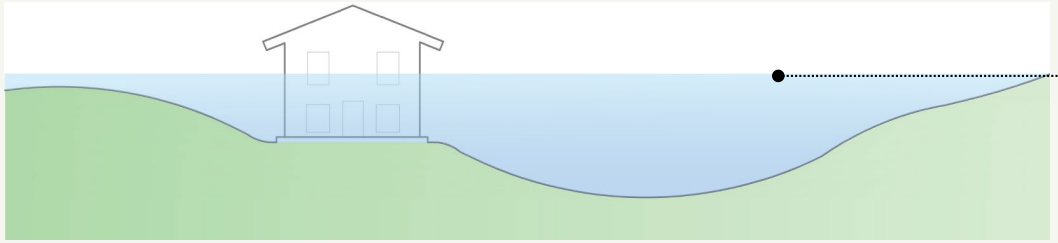
Depression areas

Definition

These are areas of the city that can **fill up with water** during rainfall events, either because pipes and culverts are blocked or full, or the natural contours of the ground limit the ability for water to flow away.



Depression Area that has not reached its capacity



Depression Area that has reached its capacity

Flooding in Hamilton

Depression area flooding – Dinsdale 2018

Source: https://www.nzherald.co.nz/nz/six-hamilton-homes-affected-by-flash-flood-remain-uninhabitable/AOJQ3FKLE5HMD2UGKNUDX7HG5A/

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Depression Areas

Likelihood

X

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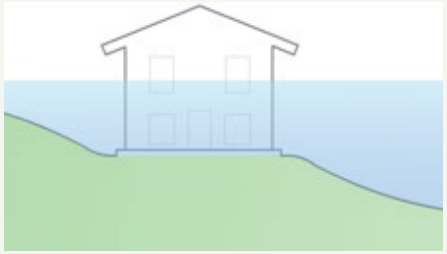


Rainfall event likelihood (e.g. 100-year event)

Culvert/pipes blockage or capacity exceedance likelihood (unknown)

Depression areas likelihood

Hypothetical example:

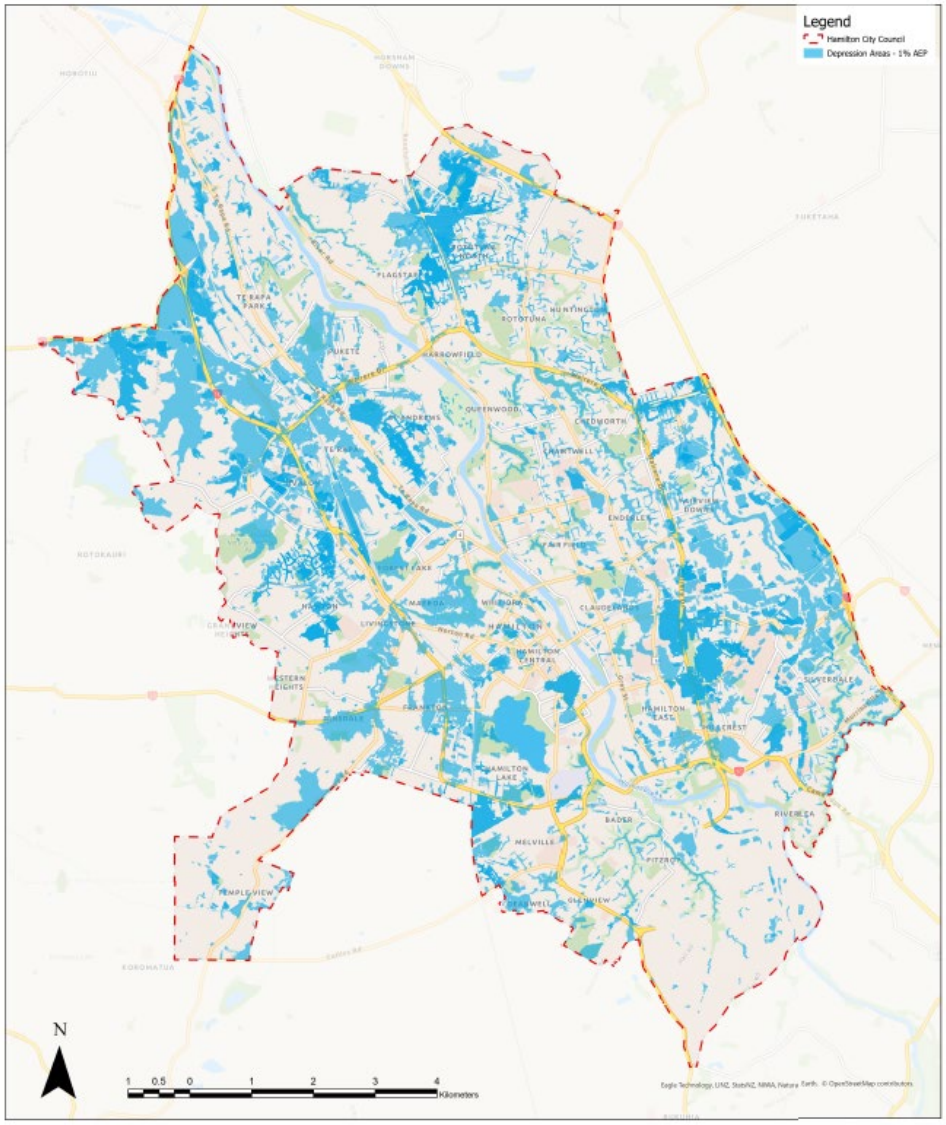
1% X 10% = 0.1%

10

Depression Areas

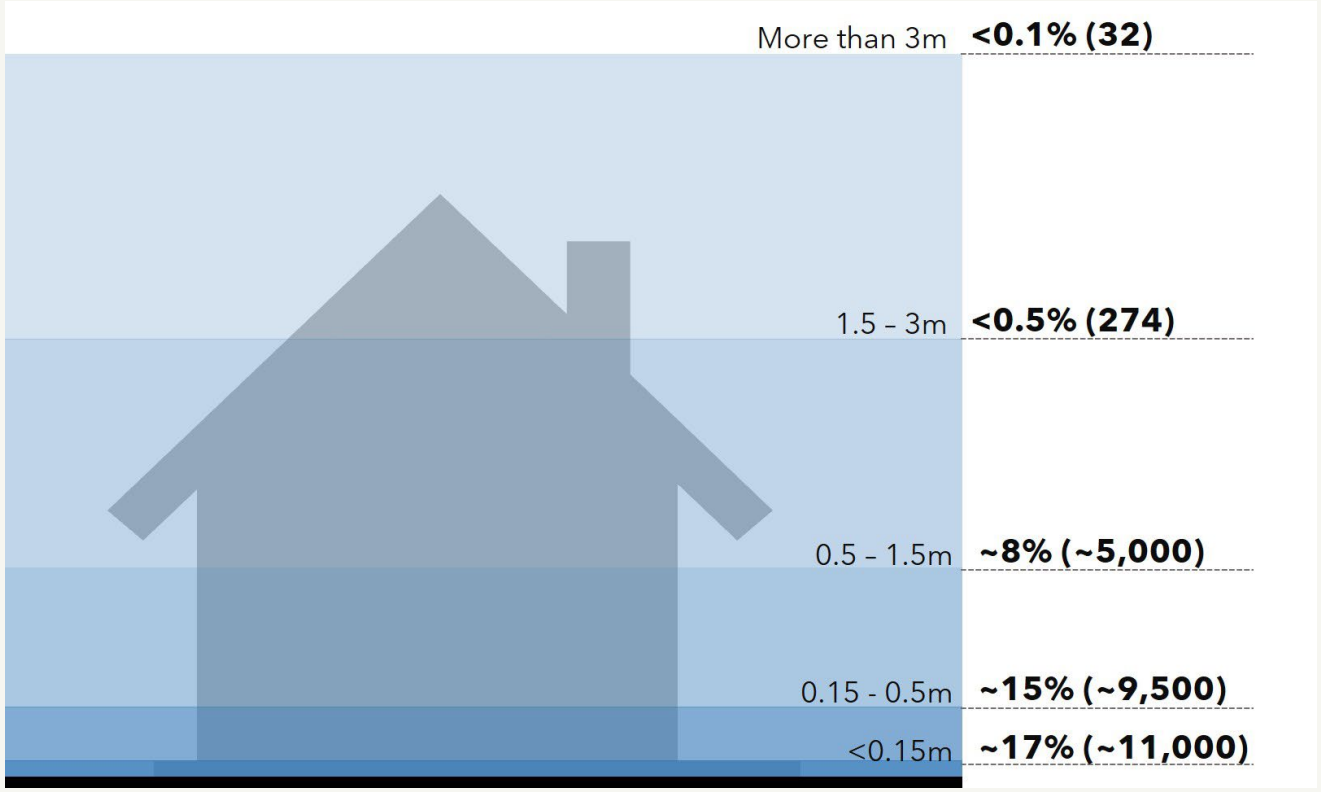
Around 38% of Hamilton is affected by depression areas in the 1% AEP* rainfall event (100-year rainfall event)

* AEP – annual exceedance probability



Depression Areas

Property titles affected by depression areas* (1% AEP)

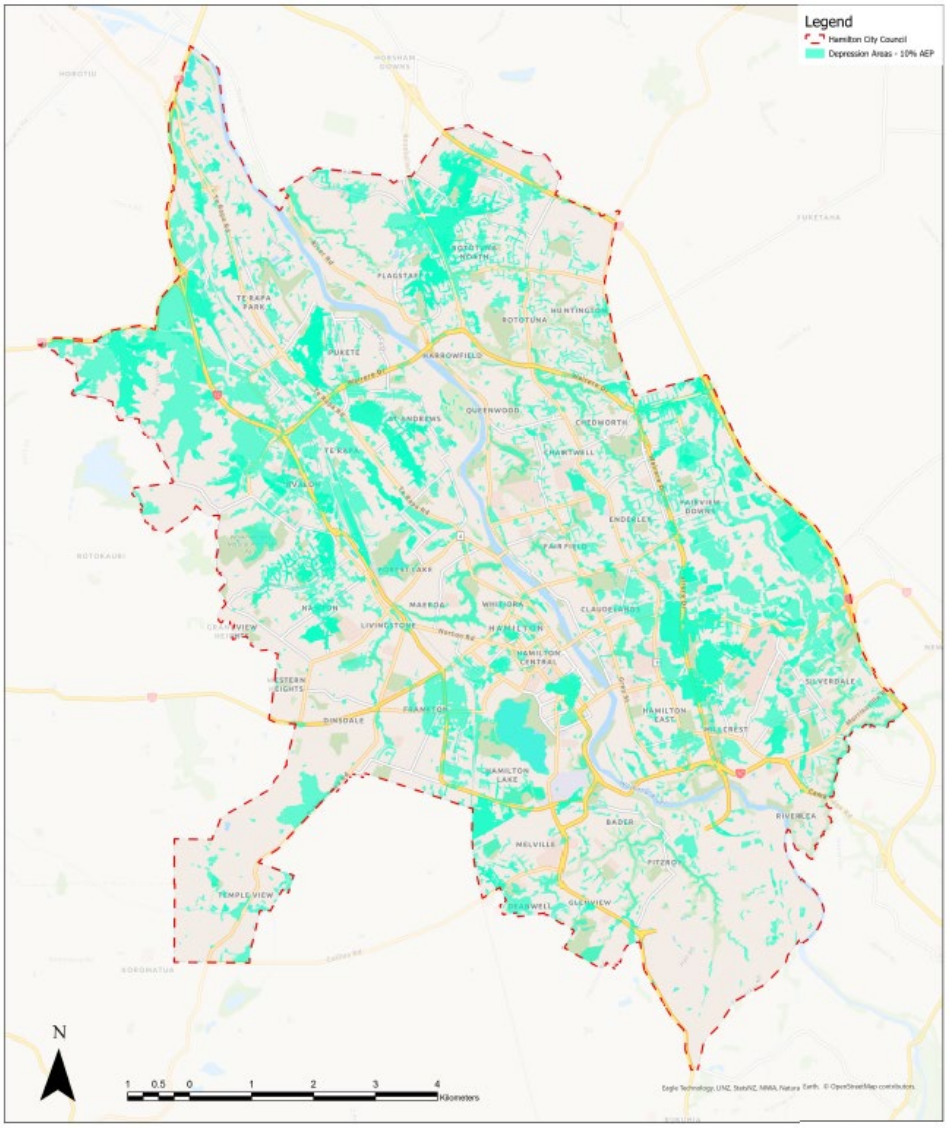


* Existing ground level compared to depression level

12

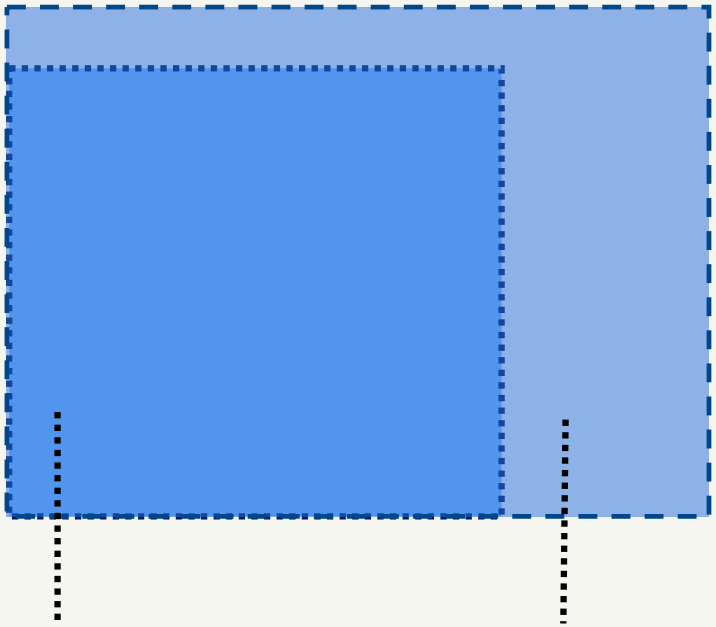
Depression Areas

Around 36% of Hamilton is affected by depression areas in the 10% AEP rainfall event (10-year rainfall event)



Depression Areas

Flood Hazards x Depression Areas



Flood Hazards affect around 30% of property titles

Depression Areas affect around 40% of property titles

Property titles		Percentage
Affected only by depression areas		~10%
Affected by depression areas and flood hazards	Severity of the depression area is higher than flood hazards	~10%
	Severity of the flood hazards is higher than depression area	~20%

These properties will be managed by the flood hazards approach

Depression Areas

Existing management approach

Existing management approach

Overview

- Proactive Maintenance of pipe inlets, culverts and gullies
- Develop and share best available information (e.g. Flood Viewer)
- Emergency response planning & targeted public education
- Some investment in green and grey infrastructure to reduce existing risks
- Controls are placed on new developments and builds through the Building Consent process.

16

Proactive maintenance

Maintenance and drain clearing

Preventative check screens on **culverts** and **scruffy domes in retention ponds** before and during rainfall events (122 culverts and protective grates).

Open drain inspections are carried out **twice a year.**

Building Consent

Depression areas are assessed through Building Code E1 (surface water) for the **10% AEP** (10-year rainfall event).

150mm freeboard to **housing, communal residential and communal non-residential** are considered .

If there is chance of **waves** generated by vehicles, **500mm freeboard** is applied.

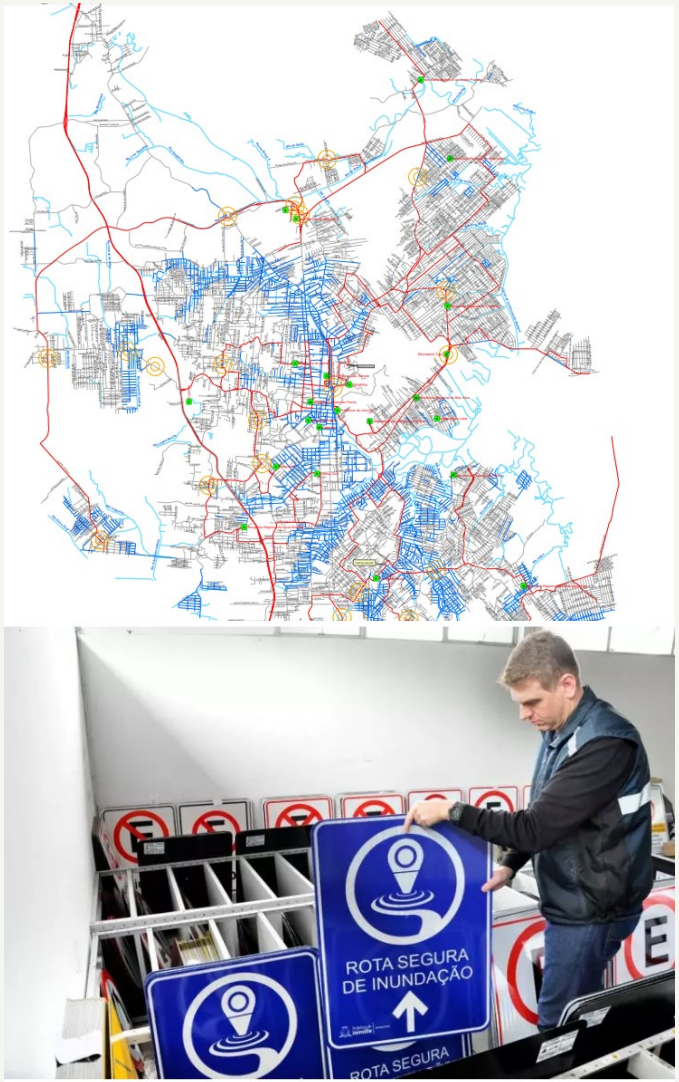
Commercial, industrial, outbuildings etc are **not required** to provide a different freeboard.

Civil defence

Source: https://kernpublichealth.com/stay-safe-after-a-flood/

Research programme to reframe and understand the exposure to hazards, risks and disruptions (including manmade hazards

Community readiness programme



Source: https://joinville.sc.gov.br

Private Insurance

Residual risk is mainly managed by private insurance.

Individual's coverage is reliant on being able to access private insurance.

Engineered solutions

Stormwater network upgrades

2024–2034 Long Term Plan - **$11.6 million** is designated for **flood control initiatives** in the Waitawhiriwhiri catchment, based on the anticipated improvements at Ulster Street, Lincoln Street, and State Highway 1 (Mangaharakeke).

This is a minor intervention in the overall scale of Hamilton.

Engineered solutions

Stormwater network upgrades

https://at.govt.nz/projects-roadworks/wolverton-culverts-upgrade

https://www.brianperrycivil.co.nz/projects/wolverton-street-culverts-replacement

Green Infrastructure solutions

Blue – Green Corridors

- 10-year Long Term Plan (2024-2034) - **$61.6 million** (inflated) is designated for **Strategic Network Upgrades – Residual Programme** which seek to reduce flood hazard, improve biodiversity, amenity and connections in the Enderley/Fairfield catchment

This is a transformational move for the catchment, but requires funding and community buy-in

Summary

Management approach	Currently in use by HCC	Opportunity to improve	Coverage	Costs to HCC	Costs to developers/ homeowners	Challenges	Recommendations
Proactive maintenance	☑	● ●	Comprehensive	$		Not always possible during a rainfall event	Maintain and improve process where possible
Building consent	☑	●	Residential 10% AEP rainfall event		$ $	Consider residential uses and 10% AEP rainfall event	Maintain process
Civil Defence	☑	● ● ●	Comprehensive	$		Lack of resources	Invest in strategies, plans and education
Engineering solutions	☑	● ● ●	Comprehensive	$$$$		Not feasible to upgrade all infrastructure	Prioritise areas for investments
Green infrastructure/ Floodable areas	☑	● ● ●	Comprehensive	$ $ $		Spatial requirements and acceptability	Invest in multi-purpose areas and increase funding for projects and maintenance
District Plan provisions	☑	● ●	Only new developments		$ $ $	Acceptability and limited influence in overall resilience	Adopt a balanced approach without being overly strict
Private insurance	☒	●	Case by case		$	Undertaken by particulars	-

Depression Areas

PC14 Options

Considerations

1. RMA method: Building design and resilience – e.g. site layout, building design
2. RMA method: Assessment of high-risk land uses in Depression Areas – e.g. hospitals, childcare, retirement villages
3. Non-RMA methods: levels of investment into natural hazards responses – e.g. civil defence, engineered solutions, green infrastructure, proactive maintenance

Option 1

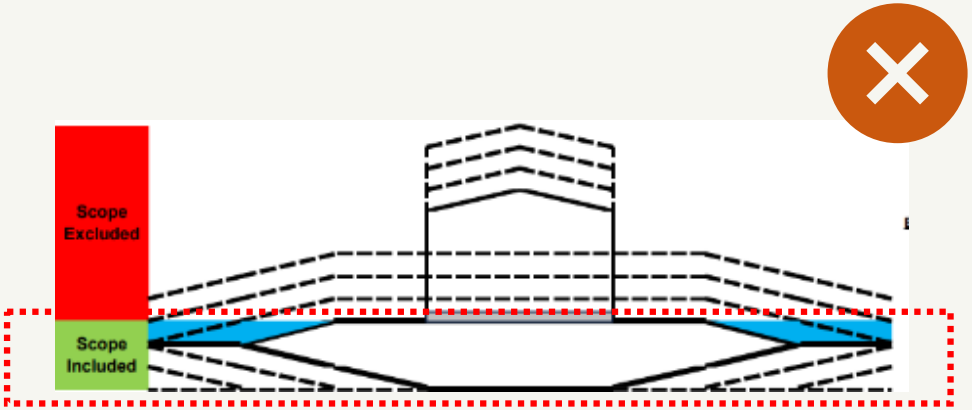
RMA: Control all developments in Depression Areas

Require **all new developments** in Depression Areas to have a **freeboard level** or non-habitable rooms if below the flood level

Option 1

Cost increases for developers

Cost differences by height for elevated surface structure (e.g., gravel raft building platform considering works up to formation level)



Costs included in the study

New dwelling - Construct Gravel Raft Building Platform	Estimate costs (200m²)	Estimate costs/m²	Estimated increase on standard costs*	% of the total property titles
150mm	$95,228	$476	-	17%
500mm	$123,148	$616	29%	15%
1000mm	$167,341	$837	76%	8%
1500mm	$216,601	$1,083	127%	
2000mm	$270,929	$1,355	185%	<1%

https://www.waikatotimes.co.nz/nz-news/350241136/city-could-be-able-opt-out-three-and-three-housing-rules

*increment in comparison to a 150mm freeboard level

Option 1

Elevated finished floor levels or non-habitable rooms below the flood level

Source: https://archipro.co.nz/article/restoring-an-auckland-heritage-villa-what-builders-want-you-know-wrightson-construction

Source: Google Maps

Source: https://www.realestate.co.nz/42553740/residential/sale/2-mansel-avenue-hillcrest

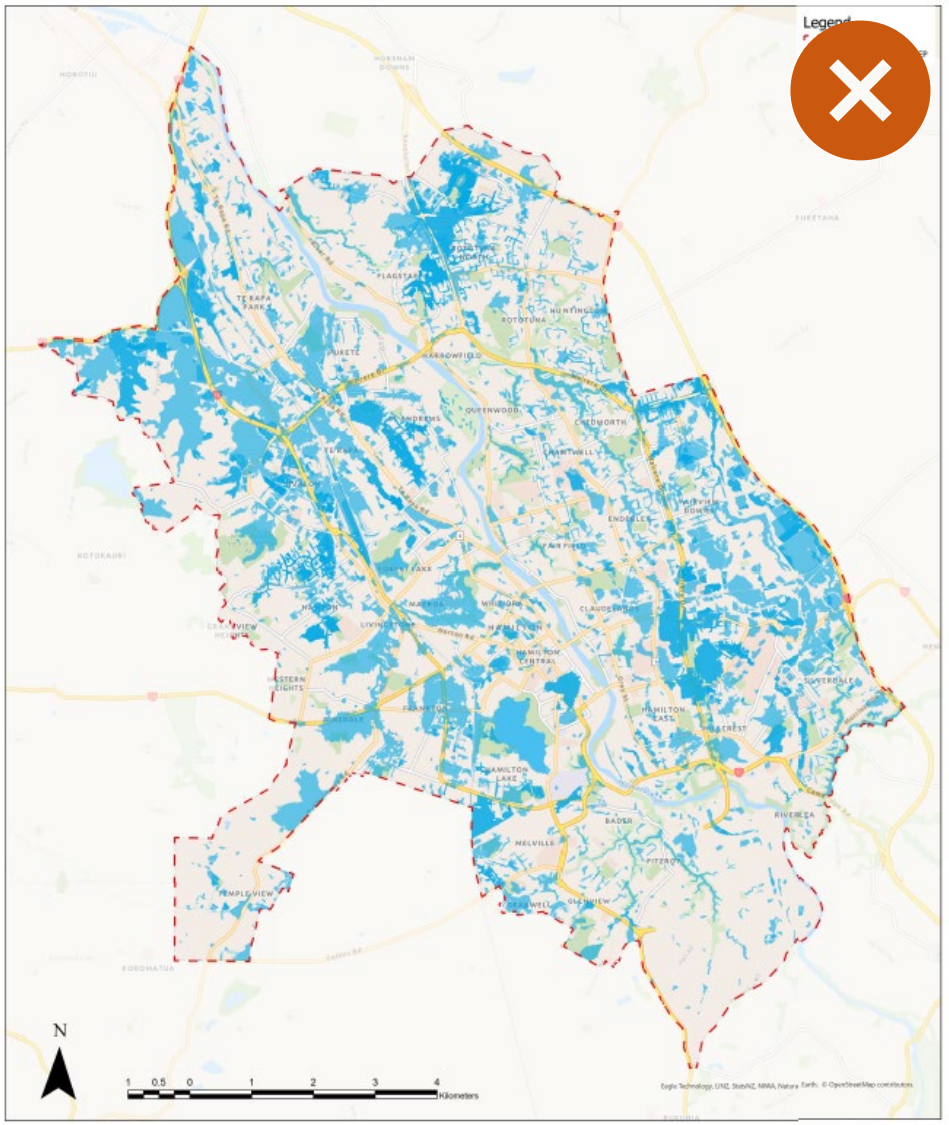
Source: https://www.dcr.virginia.gov/insights/tips-to-reduce-the-impact-of-flooding-to-your-home

Source: Google Maps

Option 1

Extent of area affected

Almost **50%** of the yield predicted by the Plan Enabled Capacity Hamilton is in sites affected by Depression Areas.



Option 1

Poor urban design outcomes

Source: https://housing.com/news/5-advantages-of-elevated-house-design/

https://basc.pnnl.gov/resource-guides/outdoor-hvac-equipment-elevated-and-secured-resistance-floods-earthquakes-and-high

Option 1

Reduced accessibility

Option 2

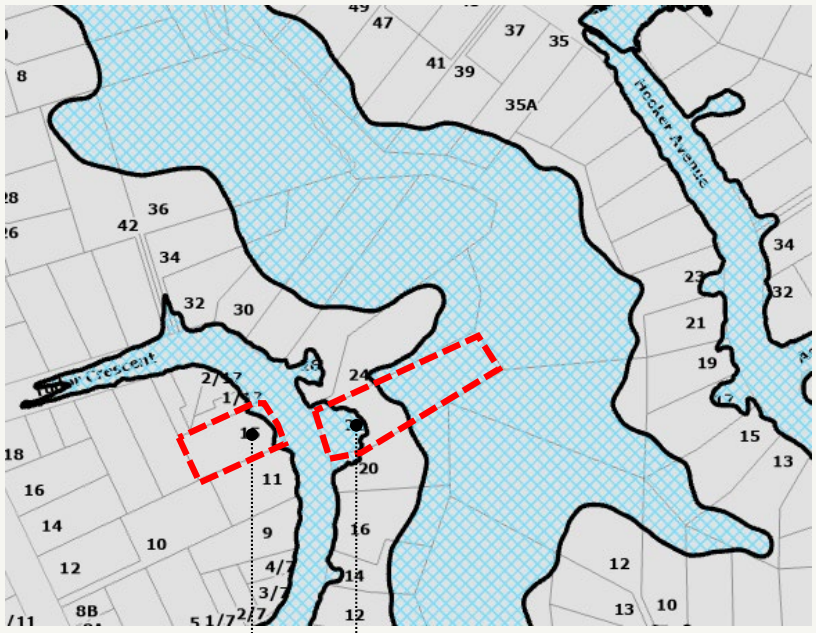
RMA: Control specific activities in Depression Areas

Review of objective, policies and activity status table and introduction of assessment criteria for new developments in depression areas.

It provides a balanced approach that allows an assessment of the extent to which depression areas affect a site (spatial extent and depth), enabling tailored solutions to **reduce the risk of negative effects to a tolerable level**.

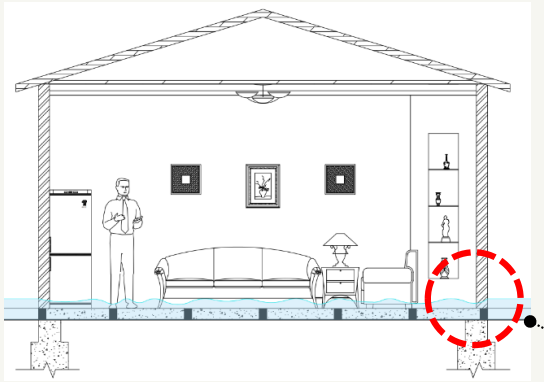
Option 2

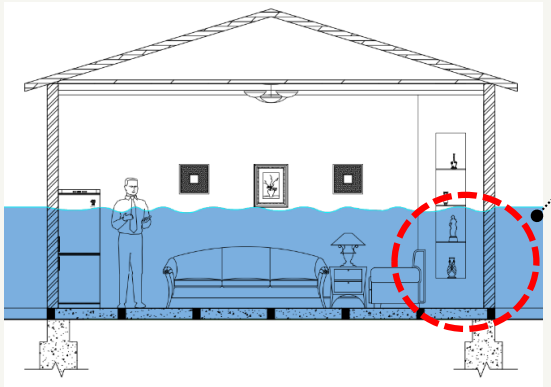
Consideration of spatial extent and depth of the depression areas



≠ SPATIAL EXTENT

≠ RESPONSES



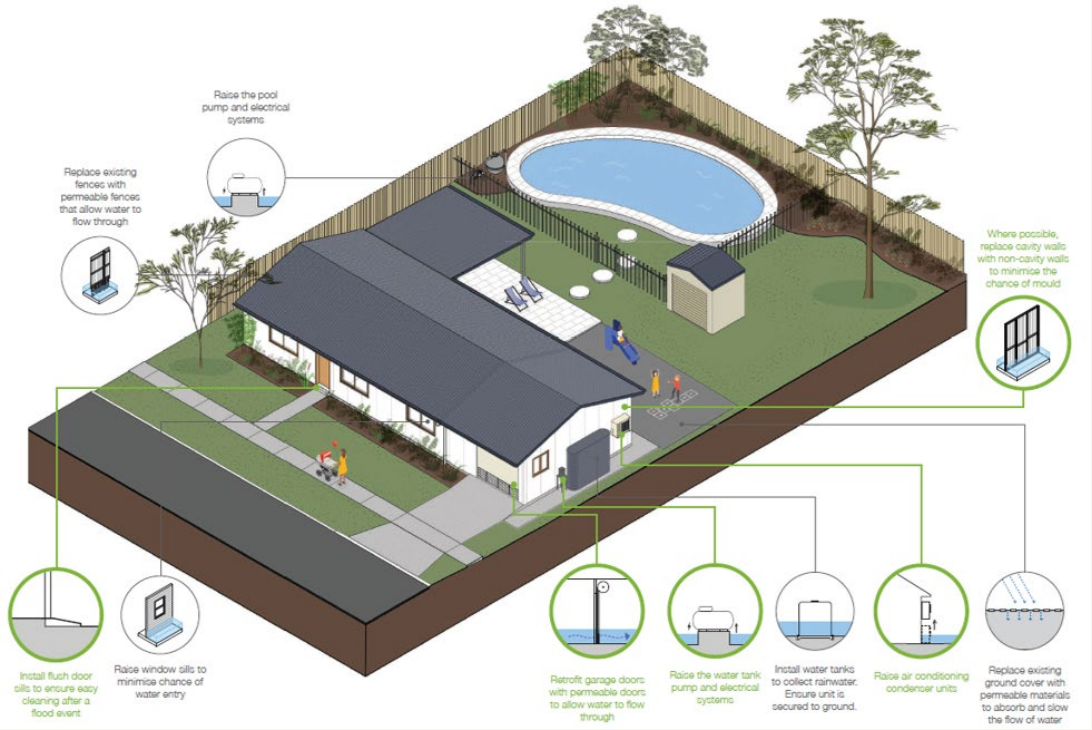


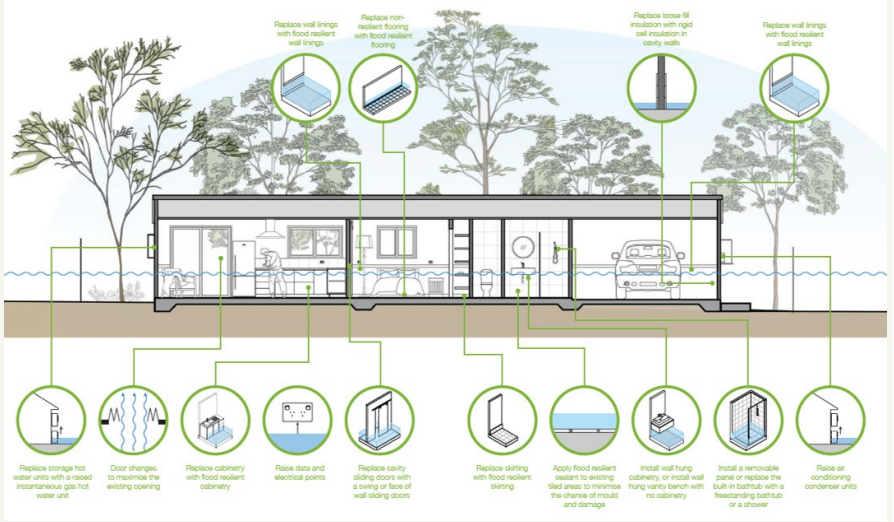
≠ DEPTHS

≠ RESPONSES

Option 2

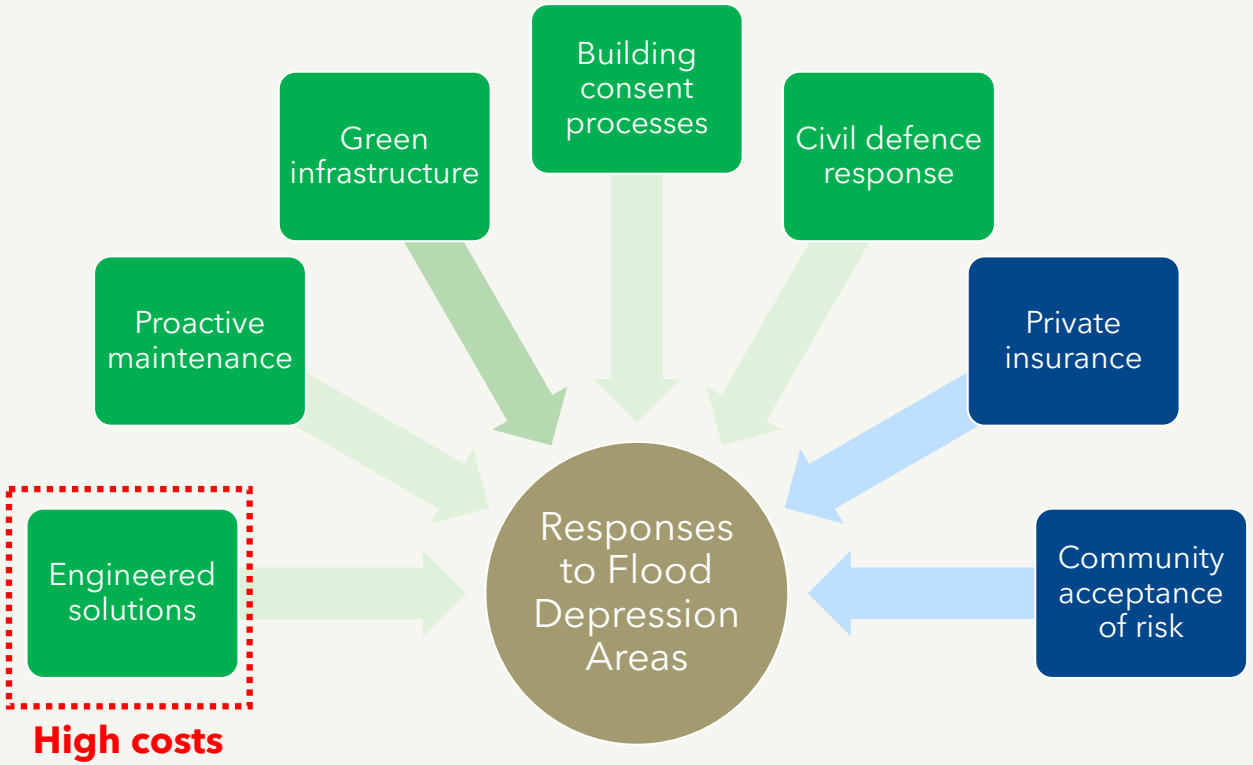
Consideration of land use, building location and design





Option 3

Rely exclusively on non-RMA methods



Option	1. RMA: Control all developments in Depression Areas	2. RMA: Control specific activities in Depression Areas	3. Non-RMA: Rely exclusively on non-RMA responses
Strengths	Reduces risk to new buildings.	Allow assessment of the negative impacts of flood events caused by depression areas without imposing overly strict regulations.	Development can proceed without specific mitigation requirements – less cost for developments
	Allows flexible responses to the rules through either raising finished floor levels or flood resistant design.	Balance the tolerance level to the adverse effects of depression areas considering likelihood and economic costs	Improved community resilience once upgrades have been completed.
		Manage high risk activities in depression areas	
		Allow tailored solutions based on scale of expected impact caused by depression areas.	
Weaknesses	Cost increases associated with finished flood levels above flood level and/or flood resistant building design.	Some sites may be considered unsuitable for development as the negative effects of the depression areas cannot be reduced to a tolerable level.	Only ~5% of Depression Areas related to culverts which can be improved through infrastructure upgrades.
	Possible urban design impacts of higher finished floor levels.		Properties remain vulnerable while upgrades are completed and/or response plans are implemented.
	Large scale of impact as Depression Areas covers a large portion of the city.	Residual risk to existing properties remains – still need non-RMA responses	Financial risk that the cost of upgrades will be unpalatable to the community.
	Reduce accessibility to several developments. Residual risk to existing properties remains – still need non-RMA responses	Loewer impact on accessibility	Relying only on an infrastructure upgrade that isn't available or implemented.

Summary

1. Likelihood of depression areas is less than other natural hazards
2. Depression areas affect almost 40% of Hamilton
3. HCC has existing mitigation and management responses in place
4. Costs of imposing new controls are high, relative to the probability of incidence + new controls won't bring the risk to zero or address people or property already in these areas
5. RMA controls only mitigate new developments in depression areas – not existing developments – and can add significant costs
6. Building Control already considers majority of developments within depression areas

Legal requirements

1. A letter for the Minister for the Environment requiring extension for PC12 decisions was sent on **12 June 2023**.
2. Depression Areas data release was delayed (published in **March 2024**) leading to a delay with PC14.
3. Extension was granted until **20 December 2024** on the basis of ensuring that any decision on PC12 is fully informed by sufficiently robust and complete flood hazard information.
4. PC12 independent hearing panel direction #15 Requested **s42 reports** to be finalised before resuming PC12 hearings.
5. PC12 hearings were held in **September 2024**, but there will be gaps in implementation until PC14 is notified.

Take away

Balancing likelihood of risk and negative effects of Depression Areas against economic impact, costs and effectiveness of available mitigations

07 838 6699
HamiltonCityCouncil
info@hcc.govt.nz
@hamilton_city_nz
hamilton.govt.nz

Hamilton City Council
Te kaunihera o Kirikiriroa

DISCUSSION TOPIC SUMMARY

Topic: **Pukete Neighbourhood House Design Update**
Related Committee: **Community & Natural Environments Committee**
Business Unit/Group: **Community Group, Parks & Recreation**
Key Staff Contact/s: **Helen Paki, Maria Barrie**
Direction Discussion/Drop in Session recommended Status: Open

PURPOSE OF TOPIC/INFORMATION

- To update Elected Members on progress with the Pukete Neighborhood House Project.
- To enable discussion on and provide assurance of how the design will meet the needs of the Community.
- On 14th December 2023, the Council resolved:

  a) receives the report.:

  b) declines the reclassification of the portion of Ashurst Avenue adjoining Ashurst Avenue;

  c) directs staff to progress Option 2A (Te Rapa Sportsdrome standalone) and approves the commencement of the legislative process to change the classification of that part of Ashurst Park; and

  d) that staff bring the draft detailed design to an Elected Member Briefing confirming within the current estimated budget the refit of the kitchen, allowing for appropriate indoor/outdoor space for Pukete Neighborhood House to operate a 'social good' cafe.

WHAT KEY THINGS SHOULD MEMBERS THINK ABOUT/ CONSIDER IN UNDERSTANDING THIS INFORMATION?

- Delays in the design process will lead to delays in physical works and may put external funding at risk.
- Any additions to the design scope may result in additional costs which will require additional funding.

KEY SUMMARY POINTS

- There have been multiple public reports, public engagement, and a hearings committee discussing options for a fit for purpose Community Facility development at Ashurst Park, with the intention of leasing the new building to Pukete Neighborhood House (PNH).
- Originally a budget of $8,000,000 was set, made up of $6,000,000 HCC contribution and an external funding target of $2,000,000 was expected to deliver a new Community Facility at Ashurst Park.
- There were some delays while an appropriate site was selected and in the time between the budget being set and site being confirmed, the external funding environment has changed, and costs have escalated.
- Current budgets based on external funding raised to date are:

HCC Contribution	$6,000,000
Trust Waikato Funding	$1,000,000
WEL Energy Trust Funding	$200,000
Pukete Neighborhood House contribution	$200,000
TOTAL FUNDING SECURED	$7,400,000

- The current design footprint is the maximum size to deliver the required spaces within the total available budget.
- PNH General Manager Scott Tiffany has been working with the HCC team and consultants to confirm that the design will deliver the expected outcomes for PNH and the wider community.

- A dedicated 'social good café cannot be included in the building footprint without adding cost. A commercial kitchen is provided, and small coffee counter could be provided within the footprint in the future.
- QS estimates, based on the current design provide assurance that the project could be delivered within the current budget:

• Design Costs	• $905,994
• Design Contingency	• $90,049
• Construction Cost	• $5,235,000
• Construction Contingency	• $908,750
• Project Delivery Costs	• $216,750
• Project Delivery Contingency	• $26,010
• TOTAL ESTIMATE	• $7,382,553

- The Project Objectives are to:
  - Deliver a facility that integrates and connects with the existing facilities and amenities at Ashurst Park e.g. Carpark, Te Rapa Sportsdrome, volleyball courts, sports park.
  - Provide PNH with a purpose-built space to deliver community outreach services to the local northwest community.
- Project Benefits include:
  - Enabling community groups who organise and run support services to be as successful as they can be, ultimately improving the wellbeing of Hamiltonians.
  - Enabling PNH to design and run support services for the community, in partnership with other agencies, which will improve the access to services for the community.
  - Frees up additional space within Te Rapa Sportsdrome and enables the Sportsdrome to be optimised for indoor sport and recreation activities.

WHERE CAN MEMBERS FIND MORE INFORMATION?

Include:

- PNH Developed Design Package (attached)
- 14 April 2023 Community & Natural Environments Committee – Pukete & Enderley Community Facilities Proposals - Pg 196 https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Agendas-and-minutes/Agendas/Community-and-Natural-Environment-Open-Agenda-18-April-2023.PDF
- 22 August 2023 Regulatory & Hearings Committee – Ashurst Park Partial Reclassification Report https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Agendas-and-minutes/Agendas/Regulatory-and-Hearings-Committee-Open-Agenda-22-August-2023.PDF
- 14 December Ordinary Council – Ashurst Park Reclassification decision report Pg15 https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Agendas-and-minutes/Agendas/Council-Open-Agenda-14-December-2023-v2.pdf

WHAT DIRECTION/FEEDBACK/INPUT DO YOU NEED FROM ELECTED MEMBERS

The summary is for information purposes.

23014 Pukete Neighbourhood House

Project Number: 23014

119 Collingwood St,
P.O. Box 19208,
Hamilton, New Zealand
t: +64 7 834 0348
i: www.chowhill.co.nz

SHEET LIST	
Sheet Name	Sheet Number
Locality Plan	A01-02
Surrounding Maunga	A01-03
Reclassification Plan	A01-04
Site Demolition Plan	A01-05
Proposed Site Plan	A01-06
Enlarged Proposed Site Plan	A01-07
Ground Floor - General Arrangement Floor Plan	A02-10
Ground Floor - Reference Plan	A02-20
Ground Floor - Dimension Plan	A02-30
Ground Floor - Dimension Plan - Enlarged Kitchen	A02-31
Ground Floor - Wall Types Plan	A02-40
North / South Elevation	A03-01
East Elevation	A03-02
West Elevation	A03-03
Cross Sections	A04-01
Cross Sections	A04-02
Roof Plan	A05-01
Ground Floor - Reflected Ceiling Plan	A06-01
Ground Floor - Floor Finishes Plan	A07-01
Ground Floor - Wall Finishes Plan	A07-10
Interior Elevations - Community Lounge	A15-01
Interior Elevations - Community Lounge	A15-02
Interior Elevations - Activity 1	A15-03
Interior Elevations - Activity 1	A15-04
Interior Elevations - Activity 2	A15-05
Interior Elevations - Activity 2	A15-06
Interior Elevations - Open Plan Office	A15-07
Interior Elevations - Open Plan Office	A15-08
Interior Elevations - Print Room	A15-09
Interior Elevations - Meeting (Typical)	A15-11
Interior Elevations - Kitchen	A15-12
Interior Elevations - Kitchen	A15-13
Interior Elevations - Library	A15-14
Interior Elevations - Acc WC / SHW	A15-20
Interior Elevations - Public WC	A15-21
Interior Elevations - Staff WC	A15-22
Interior Elevations - Laundry / Cleaners	A15-23
Interior Elevations - First Aid / Parents	A15-24
Ground Floor - Slab Setout Plans	A30-01
Floor Slab Details	A40-01
Roof Cladding Details	A40-20
Ext Door Schedule	A45-01
Int Door Schedule	A45-02
Int Door Schedule	A45-03
Interior Door Details - Operable Wall	A45-20
Window Schedule	A46-01

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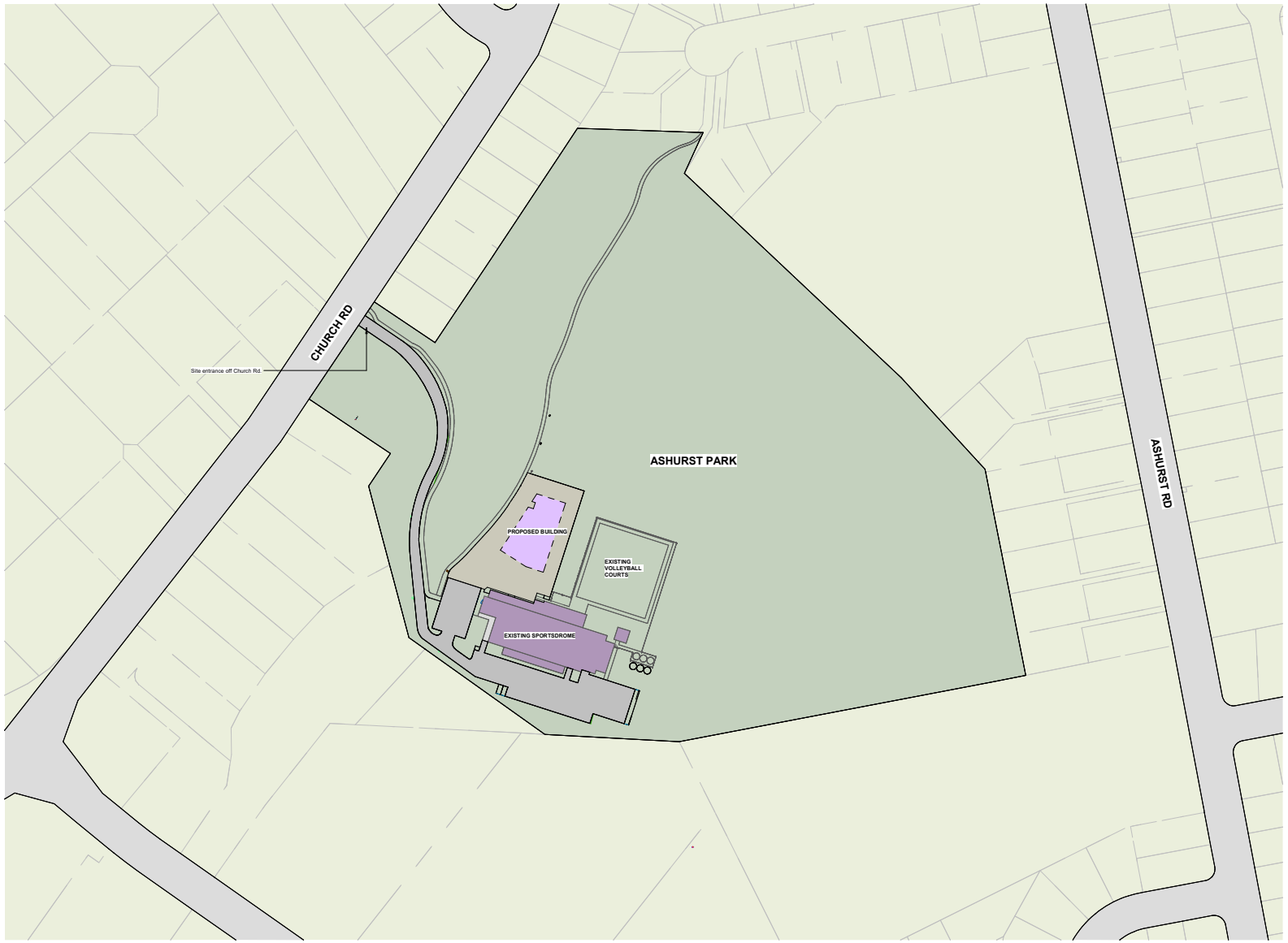
Hamilton City Council Te kaunihera o Kirikiriroa

PUKETE NEIGHBOURHOOD HOUSE

Date Printed: 25/07/2024 12:26:48 pm

DEVELOPED DESIGN



KEY

- Existing site
- Adjacent sites
- Proposed slab
- Existing Te Rapa Sportsdrome
- Proposed area of works / zone reclassification

1 / A01-01 Site Establishment Plan

1 : 1000

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE

Hamilton City Council
Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Site Location Plan

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:26:52 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
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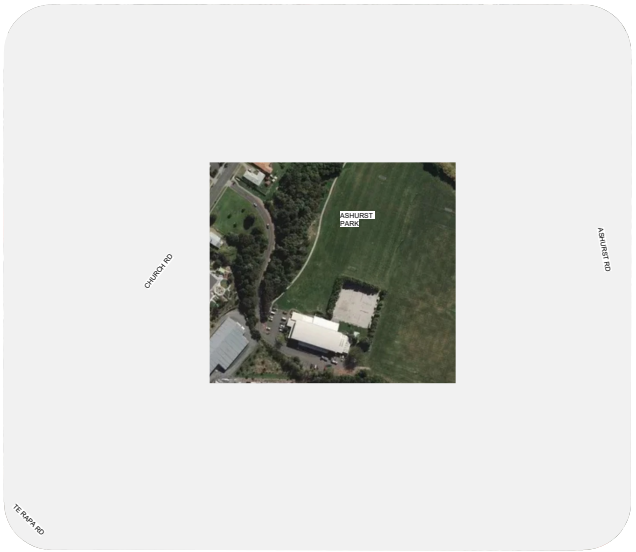

SITE LOCATION - NTS

1 / A01-04 SITE RECLASSIFICATION PLAN
1 : 500

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	17.05.24	Resource Consent
C	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Reclassification Plan

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
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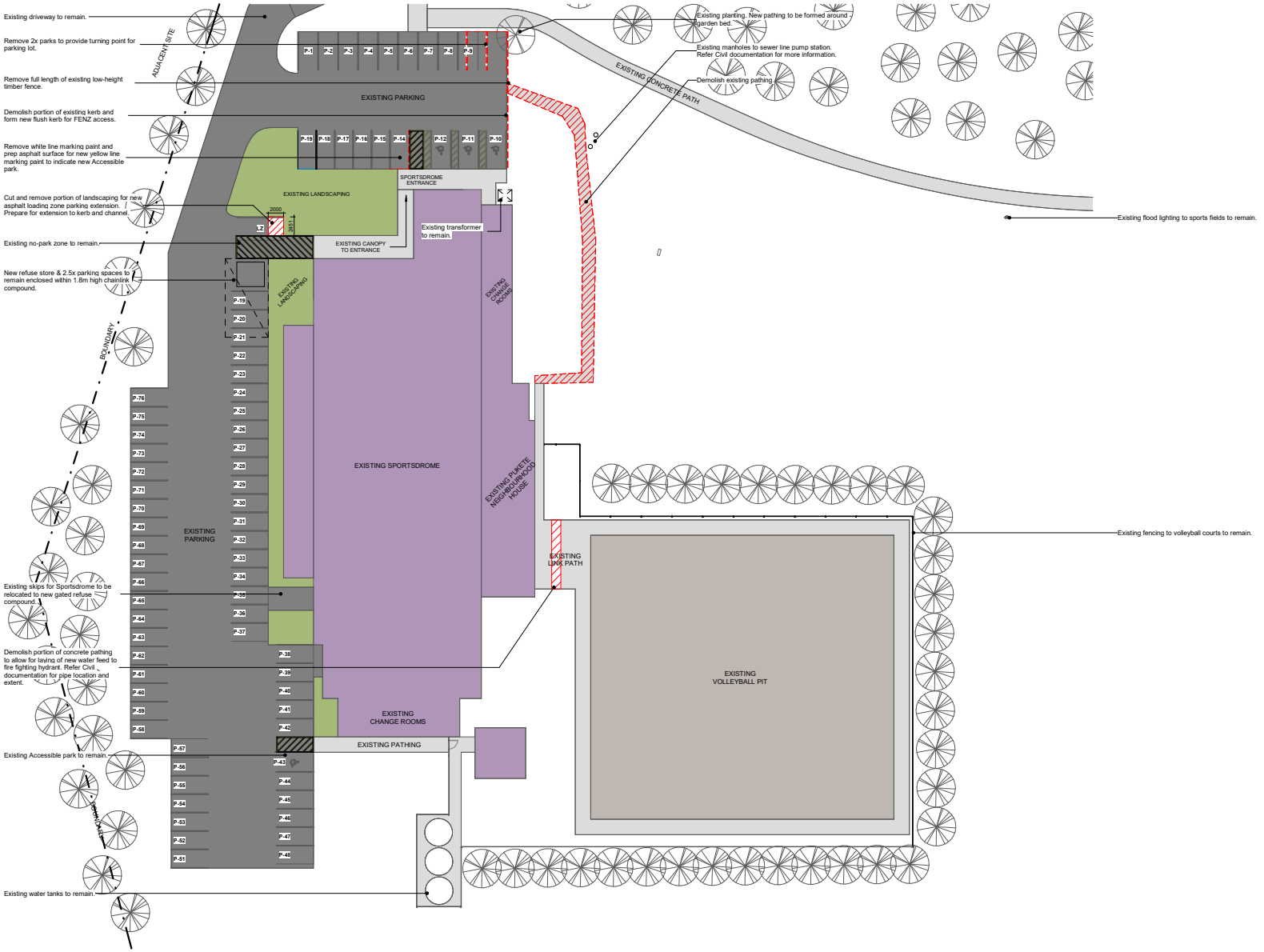
DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A01-04	C



1 A01-05 Site Demolition Plan

1 : 250

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

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t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Site Demolition Plan

Design: Designer Scale: 1 : 250 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
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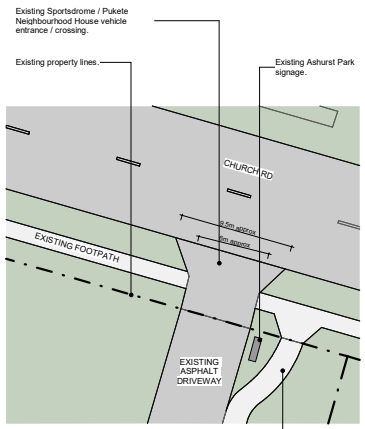
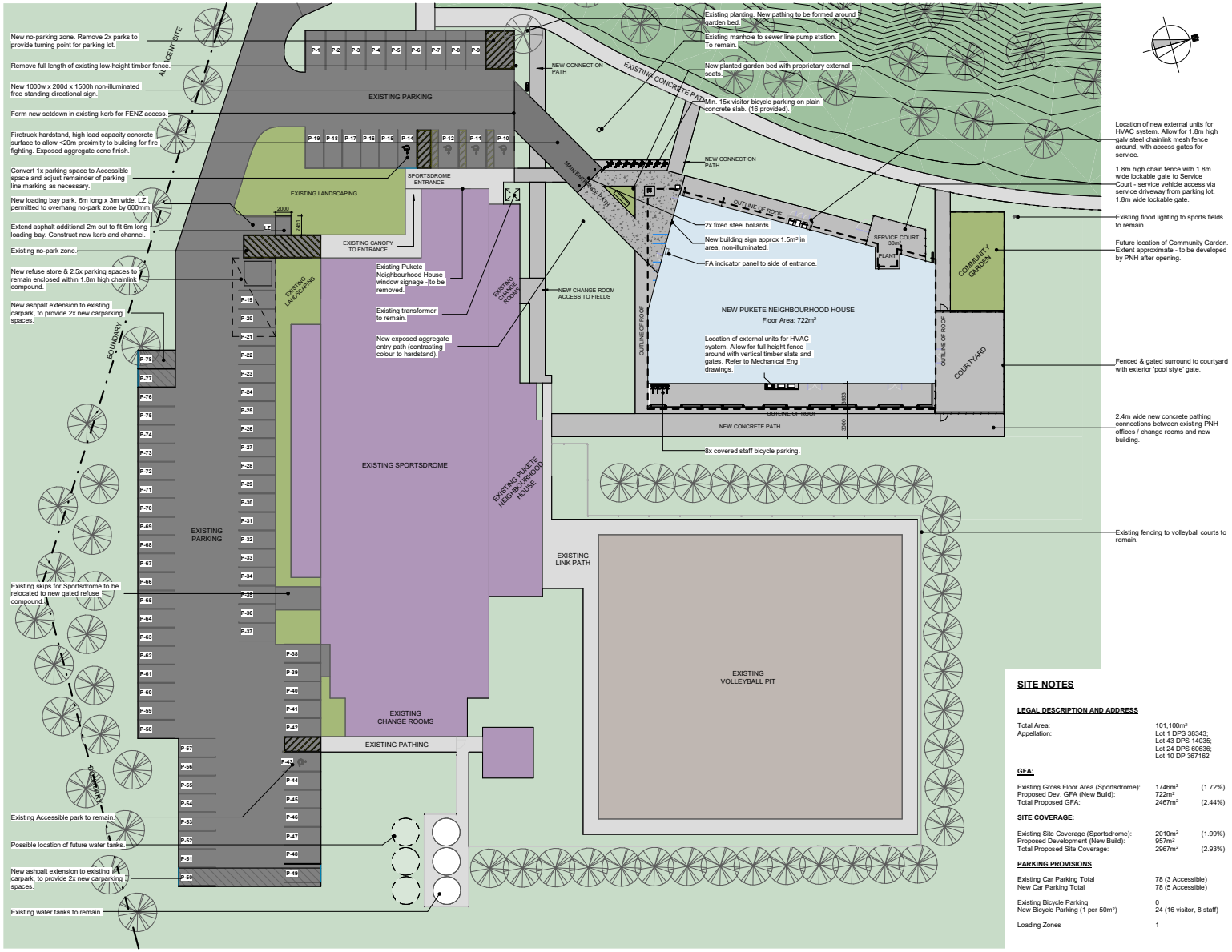
DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A01-05	A



2 A01-06 Church Rd Entrance
1 : 200



1 A01-06 PROPOSED SITE PLAN
1 : 250

SITE NOTES

LEGAL DESCRIPTION AND ADDRESS

Total Area:	101,100m²
Appellation:	Lot 1 DPS 38343; Lot 43 DPS 14035; Lot 24 DPS 60636; Lot 10 DP 367162

GFA:

Existing Gross Floor Area (Sportsdrome):	1746m²	(1.72%)
Proposed Dev. GFA (New Build):	722m²	
Total Proposed GFA:	2467m²	(2.44%)

SITE COVERAGE:

Existing Site Coverage (Sportsdrome):	2010m²	(1.99%)
Proposed Development (New Build):	957m²	
Total Proposed Site Coverage:	2967m²	(2.93%)

PARKING PROVISIONS

Existing Car Parking Total	78 (3 Accessible)
New Car Parking Total	78 (5 Accessible)
Existing Bicycle Parking	0
New Bicycle Parking (1 per 50m²)	24 (16 visitor, 8 staff)
Loading Zones	1

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	17.05.24	Resource Consent
C	23.05.24	Parking Provisions
D	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

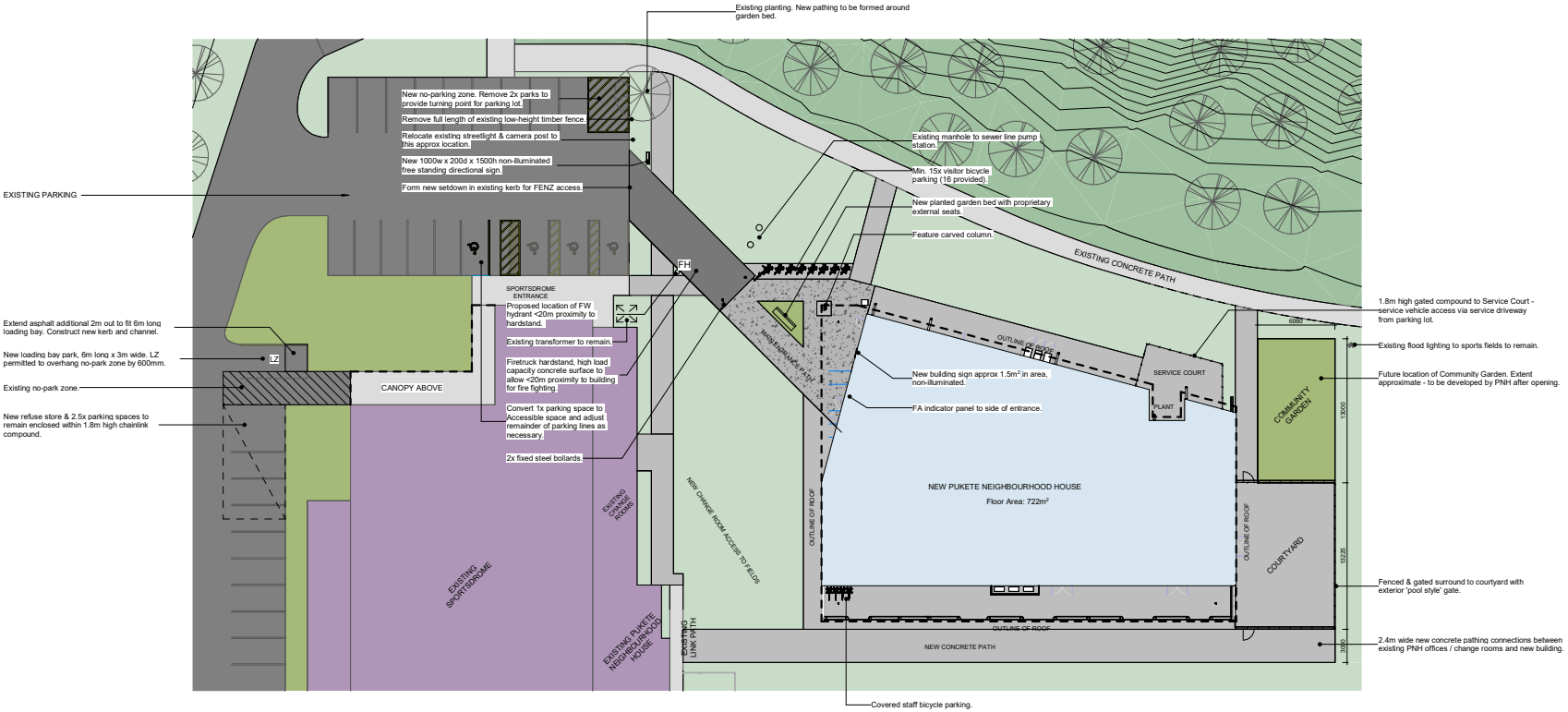
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Proposed Site Plan

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:26:59 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A01-06	D



1 A01-07 ENLARGED PROPOSED SITE PLAN

1 : 200

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

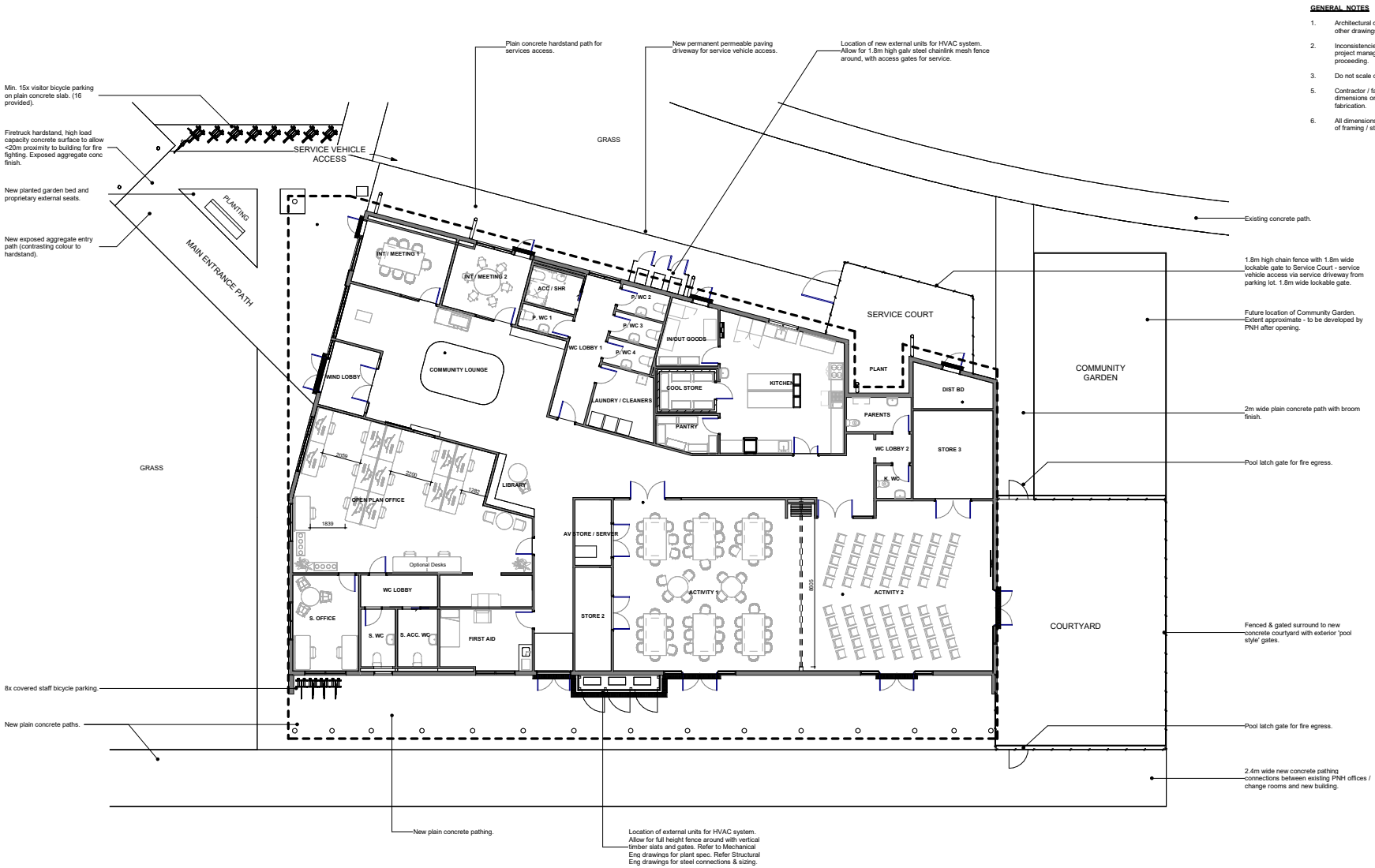
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Enlarged Proposed Site Plan

Design: Designer Scale: 1 : 200 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:27:01 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A01-07	A



1 / A02-10 GENERAL ARRANGEMENT PLAN

1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	17.05.24	Resource Consent
C	26.07.24	Developed Design

Project Consultant List:

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119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Ground Floor - General Arrangement Floor Plan

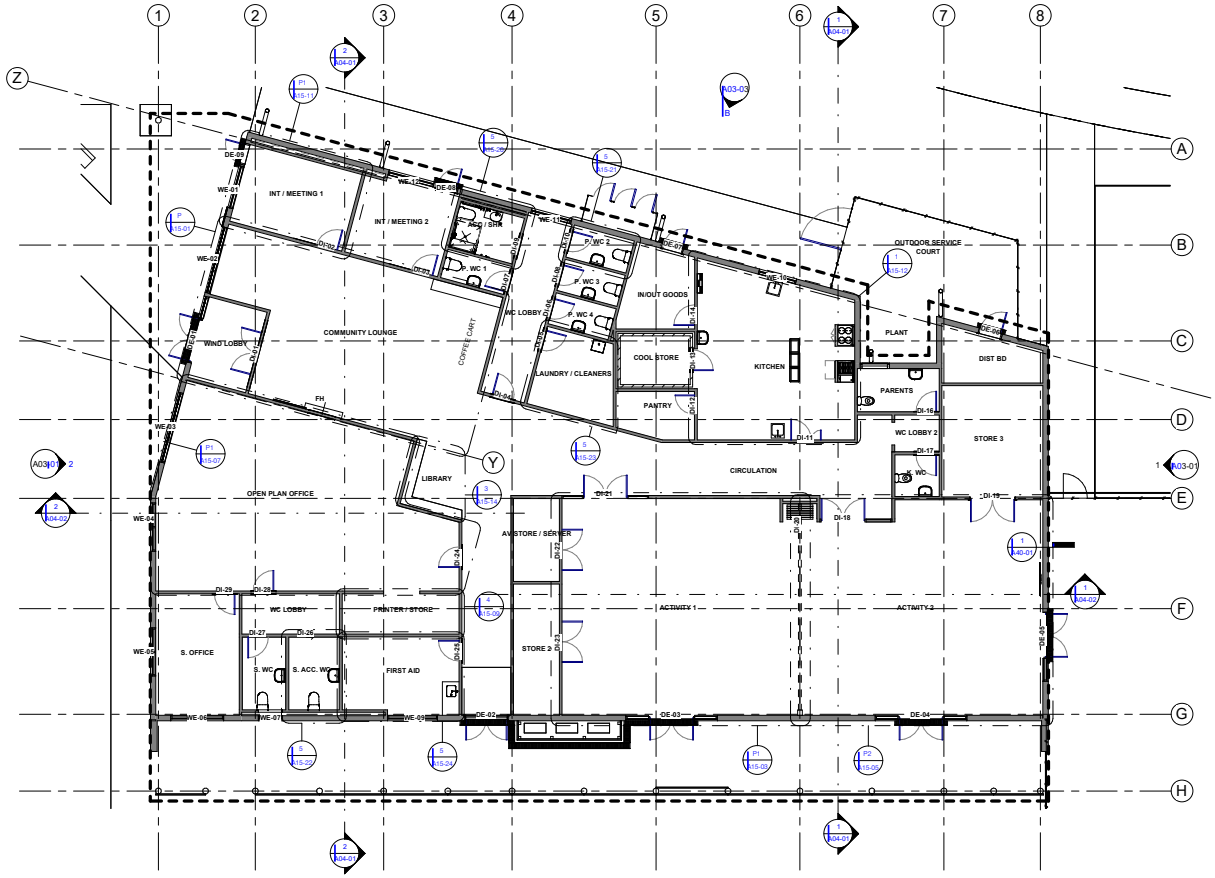
Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:27:08 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A02-10	C

GENERAL NOTES

1. Architectural drawings to be read in conjunction with all other drawings and documents relating to this project.
2. Inconsistencies or inaccuracies to be reported to the project manager for interpretation prior to any affected proceeding.
3. Do not scale off drawings, use figured dimensions only.
5. Contractor / fabricators to check and confirm all dimensions on site prior to commencing construction / fabrication.
6. All dimensions, unless otherwise noted, are to the face of framing / structure.



1 A02-20 Reference Plan
1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Ground Floor - Reference Plan

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:27:09 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A02-20	B

GENERAL NOTES

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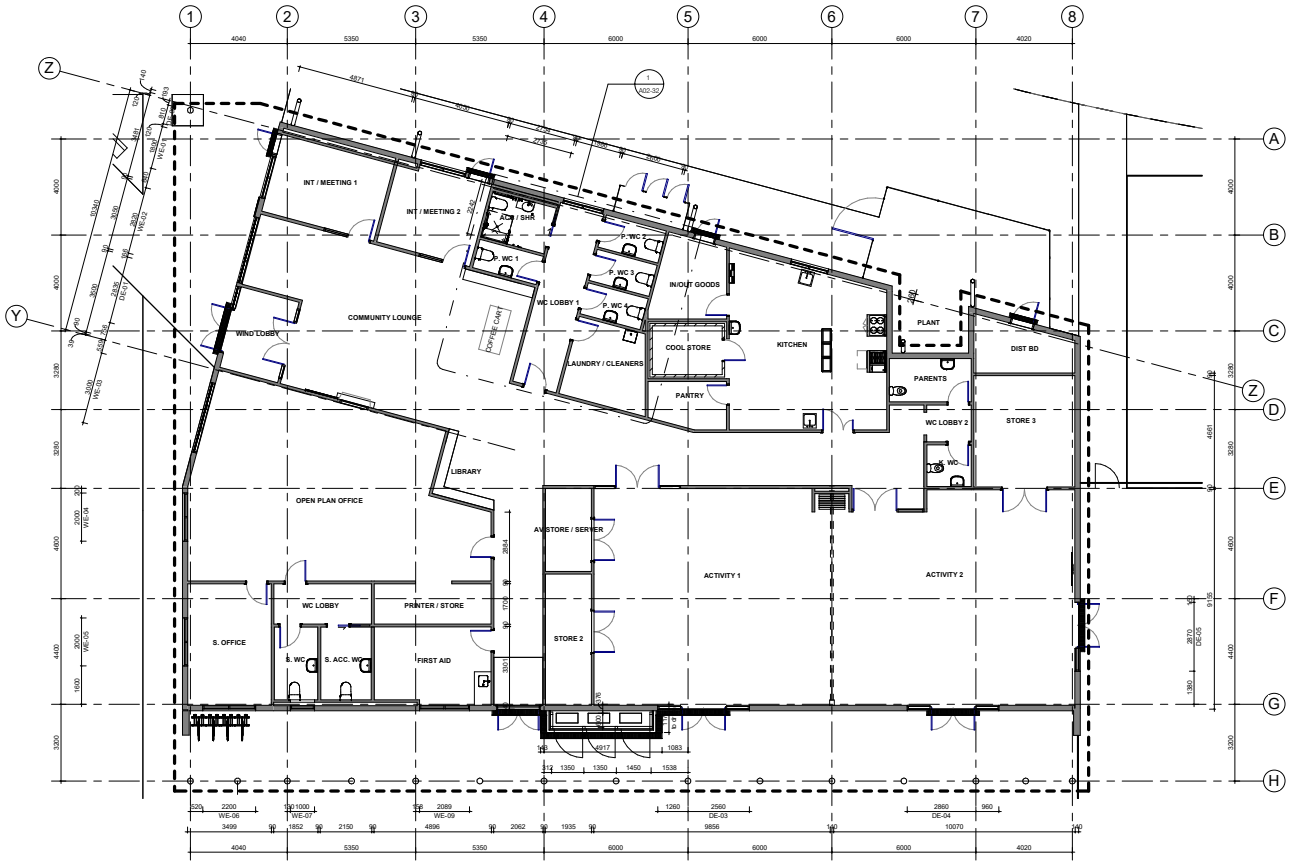
6. All dimensions, unless otherwise noted, are to the face of framing / structure.

Room Schedule

Name	Area
INT / MEETING 1	16 m²
INT / MEETING 2	14 m²
ACC / SHR	5 m²
P. WC 1	3 m²
WC LOBBY 1	14 m²
P. WC 2	4 m²
P. WC 3	3 m²
P. WC 4	3 m²
LAUNDRY / CLEANERS	11 m²
IN/OUT GOODS	10 m²
COOL STORE	6 m²
PANTRY	6 m²
KITCHEN	44 m²
DIST BD	8 m²
STORE 3	20 m²
PARENTS	6 m²
WC LOBBY 2	3 m²
K. WC	3 m²
ACTIVITY 2	87 m²
ACTIVITY 1	88 m²
AV STORE / SERVER	7 m²
STORE 2	10 m²
FIRST AID	16 m²
S. ACC. WC	6 m²
S. WC	5 m²
S. OFFICE	18 m²
OPEN PLAN OFFICE	84 m²
COMMUNITY LOUNGE	69 m²
WC LOBBY	7 m²
LIBRARY	6 m²
WIND LOBBY	9 m²
PLANT	7 m²
PRINTER / STORE	8 m²
OUTDOOR SERVICE COURT	30 m²
CIRCULATION	71 m²



1 A02-30 Floor Plan
1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	17.05.24	Resource Consent
C	26.07.24	Developed Design

Project Consultant List:

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t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Ground Floor - Dimension Plan

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:27:11 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A02-30	C

GENERAL NOTES

1. Architectural drawings to be read in conjunction with all other drawings and documents relating to this project.
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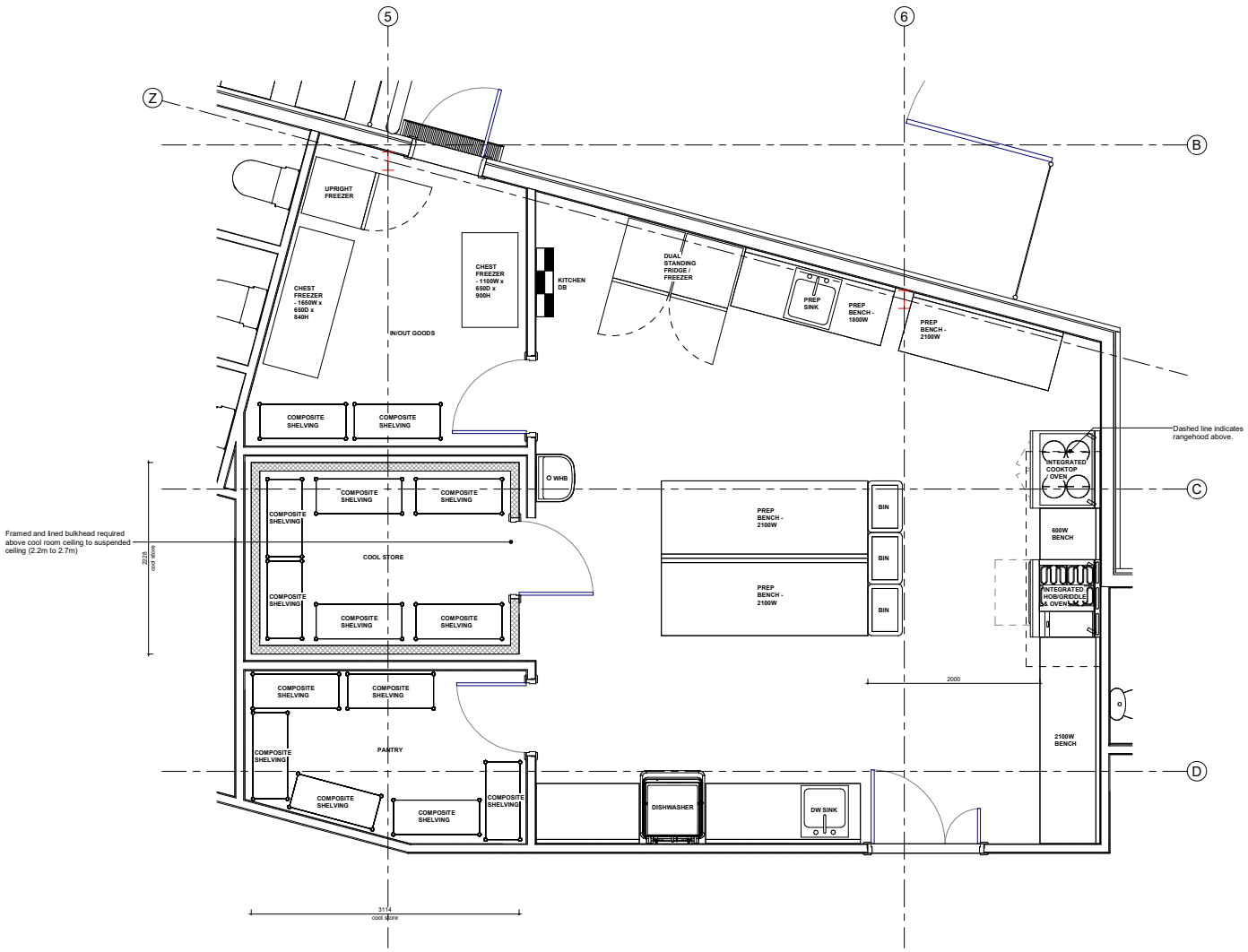

EXISTING KITCHEN EQUIPMENT SUPPLIED BY PNH

- 2x Single Upright Freezers
- 1x Single Upright Fridge
- 2x Chest Freezers (1650W & 1100W)
- Benchtop Deep Fryer

NEW KITCHEN EQUIPMENT

- 4x 2100W SS Bench
- 2x 1800W SS Bench
- 1x 1000W SS Bench
- 1x 600W SS Bench
- 11x 1000W Composite Shelving
- 3x 900W Composite Shelving
- 1x Commercial Dishwasher
- 1x SS WHB
- 2x SS Sink (integrated into 1800W Benches)
- 1x Integrated Cooktop & Oven
- 1x Integrated Hob/Griddle & Oven

1 / A02-31 Dimension Plan - Enlarged Kitchen

1 : 25

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	26.07.24	Developed Design

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chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

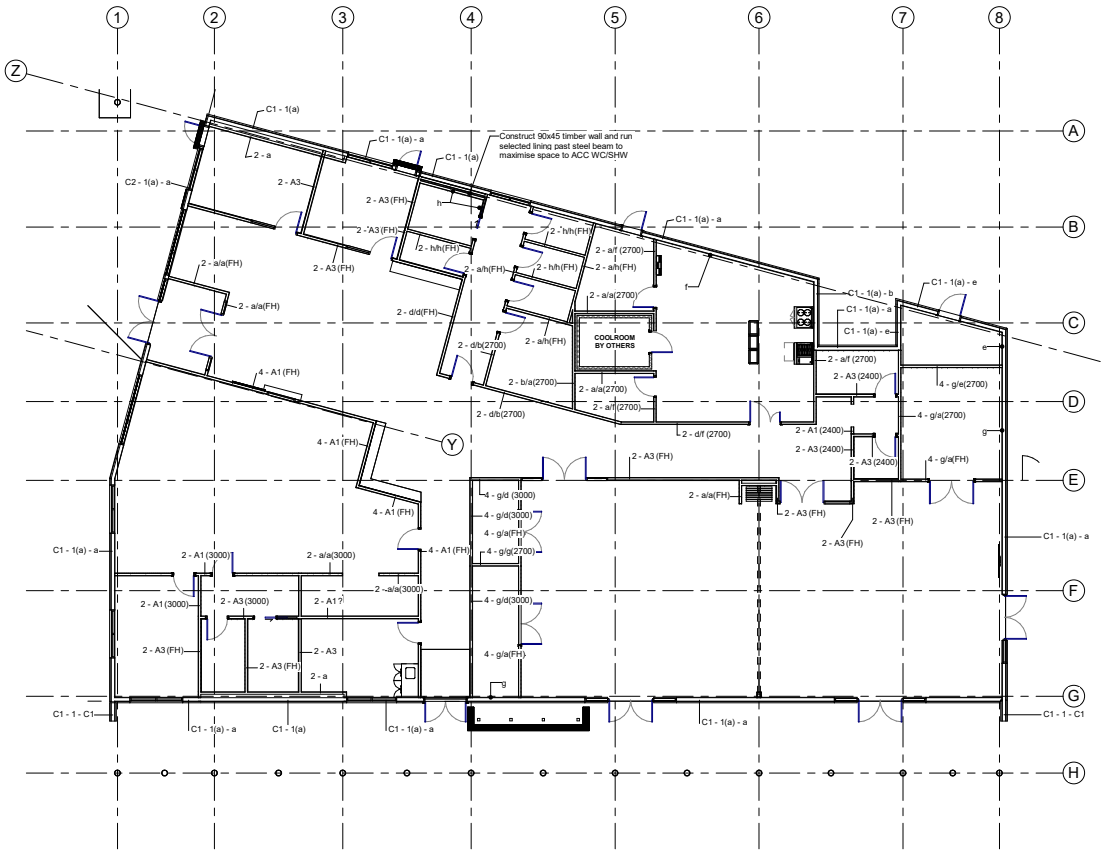
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Ground Floor - Dimension Plan - Enlarged Kitchen

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:27:12 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A02-31	B



1 / A02-40 Wall Types Plan

1 : 100

WALL TYPES

Key Examples:

Exterior

C1 - 1(a) - a
Cladding | Framing | Insulation | Lining

Dimondek 400, 20mm cavity + 140 Studs with thermal insulation to cavity + 13mm Pb

Interior

4 - a / c
Framing | Lining | Fire Lining Label side | Lining

92 Steel Stud + 13mm Standard Pb [installed label side] + 13mm Toughline Pb other.

3 - A1
Framing | Acoustic System

140 Timber Stud + 13mm Standard Gib B/S + 75mm glass wool insulation to cavity - Installed to GSS132.

WALL HEIGHTS:

3200 Indicates wall heights in mm; as noted on plans.

- All walls to be full height to underside of roof iron above unless noted on plans.
- Full height walls finishing to underside of roof iron above are to be blocked / cut neatly to structure profile to manufacturers requirements.
- Refer typical details for full heights walls finishing to underside floor.

GENERAL NOTES:

- This drawing to be read in conjunction with structural engineers drawings.
- Refer to BECA Fire protection plans for building element fire resistance rating (FRR) and locations where FRRs' apply.
- All load bearing timber framing to be MSG8 minimum. Non-load bearing timber framing to be MSG8. All timber framing treated to H1.2.
- Wall frames bottom plate to floor slab fixings - M12 Trubolts at maximum 900 CRS, min. 86mm embedment and at min. 150mm from wall ends, unless noted otherwise.
- Where timber framing is to be fixed to structural steel provide 45mm thick timber plates, fixed at 1200 CRS with either shot fired 'Ramset' drive pins or M12 bolts over DPC.
- Coolroom system by separate contractor.
- Allow to provide wall nogging for all fixtures and fittings, including TV's.
- Form recesses in wall for distribution boards, control panels and fire extinguishers where required.
- Penetrations shall be fire stopped as appropriate, refer to BECA Fire Protection Plans.
- All doors, door frames, timber skirting architraves, trims, office bench brackets etc. Are to be painted to match adjacent wall colours unless otherwise noted.
- Allow for nogging at 600mm crs. to all framing types where plywood linings occur.
- Also refer to external elevations for wall claddings/ finishes.
- Allow to nog out timber wall framing with SG8 H1.2 timber framing as required for all fittings, joinery etc. - REFER PLANS AND DETAILS FOR EXTENT.
- Refer to specification and to manufacturers manuals for details of GIB Systems Acoustic performance walls.
- Generally the contractor shall read Wall Types Plans in conjunction with the Cross Sections and Ceiling Plans for heights and extent.
- Refer to Services Engineers Drawings for Electrical/Mechanical and Hydraulic services details.
- Refer to Mechanical Documentation for extent and detail of plant and services within roof space. Contractor shall allow to coordinate penetrations locations with the roofing contractor and main contractor as required on site.
- Refer to Structural Engineers drawings for walls which have cross bracing installed. Cut studs / etc around bracing as required.
- Refer Specification for steel stud span tables and BMT requirements.

WALL TYPES CODES LEGEND

CLADDING

Key	Description
C1	0.55mm BMT 'Colorsteel Endura' cladding, 'Espan 340' Profile [vertical] over 'Cavibat' cavity battens & selected building wrap.
C2	Abodo Vertical Shiplap cladding with stainless steel nail fixings: WB12-4 board combination, Penetrating oil finish. Cladding over 45x45 castellated timber battens & selected building wrap.

FRAMING

Key	Description
1	140x45 SG8 H3.2 Timber framing with studs @ 600 max ctrs and noggs at 800 max ctrs - to NZS:3604.
2	90x45 SG8 H1.2 Timber framing with studs @ 600 max ctrs and noggs at 800 max ctrs - to NZS:3604.
3	140x45 SG8 H1.2 Timber framing with studs @ 600 max ctrs and noggs at 800 max ctrs - to NZS:3604.
4	90x45 SG8 H1.2 Timber framing with studs @ 400 max ctrs and noggs at 800 max ctrs - to NZS:3604.
5	92mm 0.75BMT steel studs at 600 max ctrs in 150x30 nominal steel channel.

INSULATION (Thermal)

Key	Description
(a)	Autex Greenstuff Thermal Wall Blanket R3.4

GENERAL LININGS:

Key	Description
a	13mm Standard GIB board lining.
b	13mm Aqualine GIB board lining.
c	13mm Noiseline GIB board lining.
d	13mm Toughline GIB board lining.
e	12mm CD grade plywood, exposed screw fixed, paint finished.
f	7.5mm HardieGlaze, flush fixed & stopped. Wet area paint finish.
g	saveBOARD panel, "exposed white noise", flush screw fixed to timber framing. 10mm thick, 2.7m long sheet.
h	6mm compact laminate wall linings with aluminium jointers. If in an accessible shower install over 20mm battens, otherwise direct fixed.

ACOUSTIC SYSTEMS:

Key	Description
A1	13mm Standard GIB linings both sides, installed to GIB Noise Control Systems Manual (GST132) 75mm glasswool insulation to cavity. (STC41)
A2	13mm Standard GIB linings one side and 13mm Aqualine GIB linings other side, installed to GIB Noise Control Systems Manual (GST132) 75mm glasswool insulation to cavity. (STC41)
A3	13mm GIB Noiseline one side & 2 x 13mm GIB Noiseline other side installed to GIB Noise Control Systems Manual (GNT133), 75mm glasswool insulation to cavity. (STC46)

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Ground Floor - Wall Types Plan

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:27:13 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A02-40	B

GENERAL NOTES

1. Architectural drawings to be read in conjunction with all other drawings and documents relating to this project.
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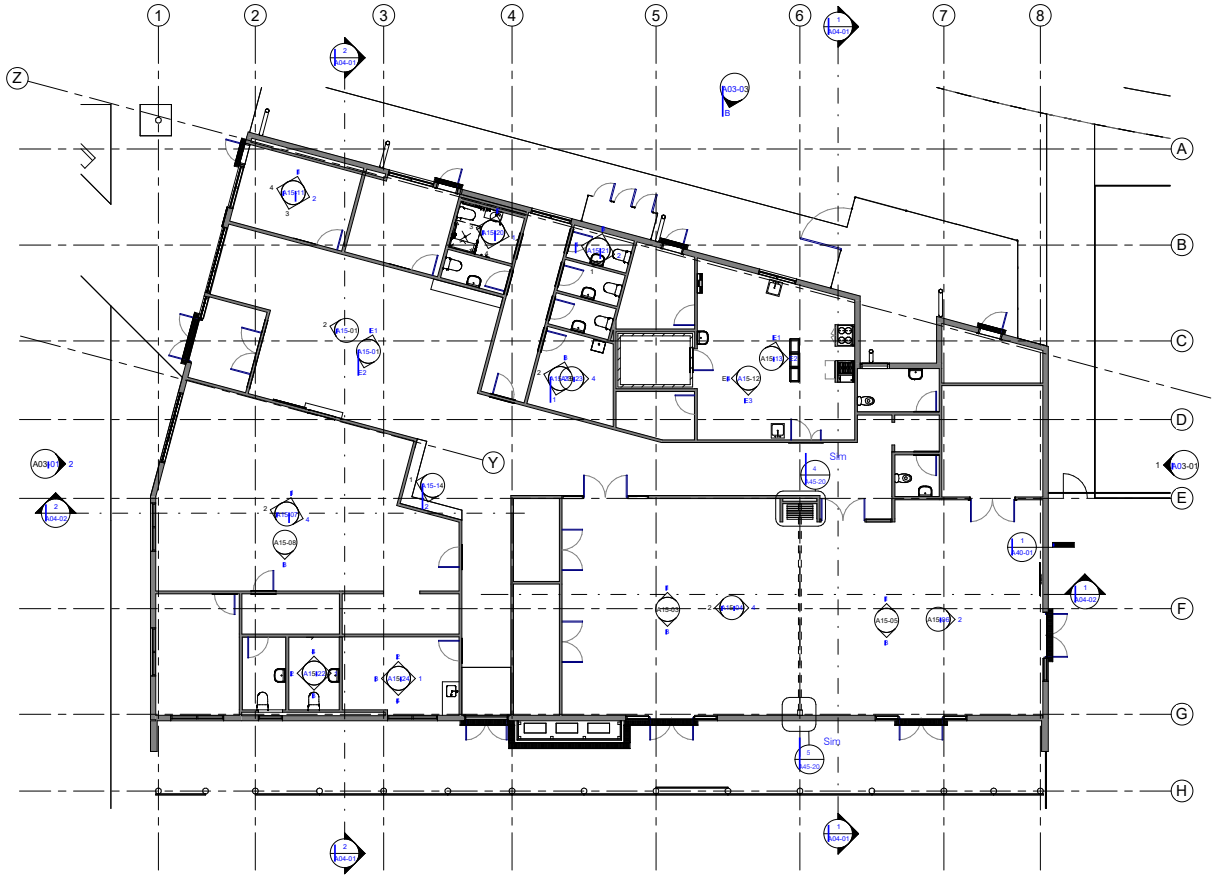

1 / A02-50 Detail Marker Plan
1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

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Hamilton City Council
Te kaunihera o Kirikiriroa

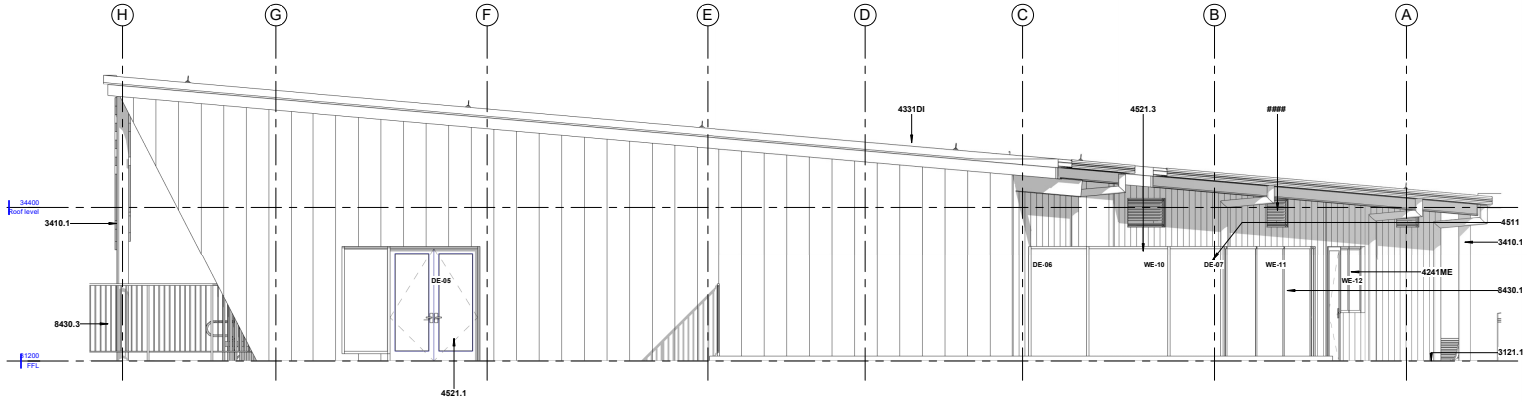
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Ground Floor - Detail Marker Plan

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:27:16 pm

DEVELOPED DESIGN

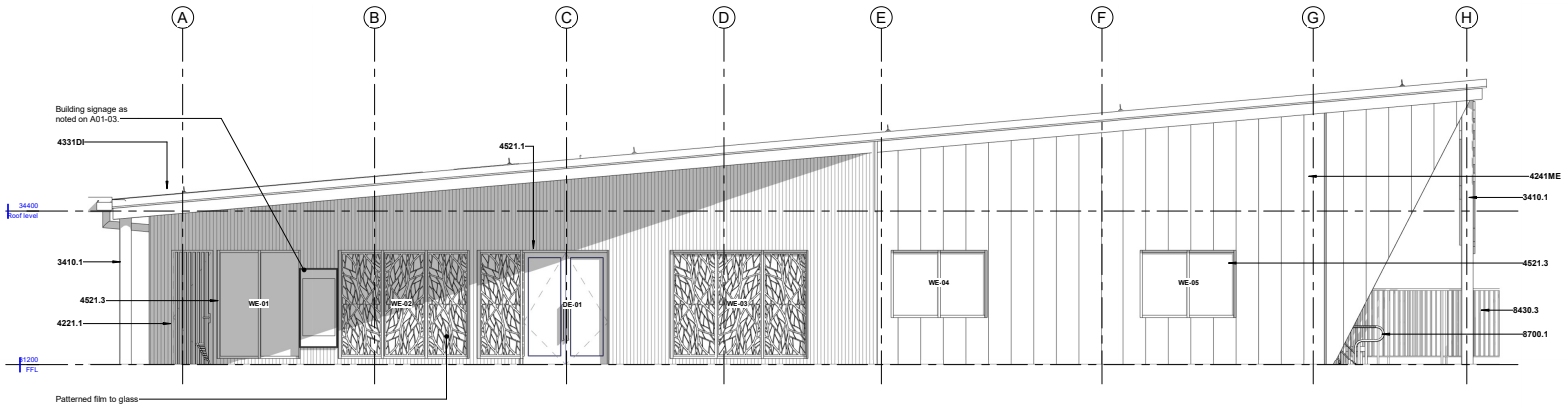
Project No.	Sheet	Revision
23014	A02-50	A



1 A03-01 North Elevation
1 : 50

Keynote Schedule

ID	Title	Description
####	Mechanical Louvres	Powdercoated Aluminium Insol Solaris louvres. 220x50 and 150x50 sizes, with Insol bracket system
3121.1	In-Situ Concrete Slab	Reinforced Concrete ground floor slab as per engineers design, Standard U3 Finish
3410.1	Structural Steel Frame	Steel frame to Structural Engineer's design.
4221.1	Abodo Vulcan Shiplap Cladding	Random width and depth Vertical Abodo Vulcan shiplap WB12-4 cladding with stainless steel nail fixings & penetrating oil finish. Cladding on 45x45mm structural timber castellated battens, over selected building wrap.
4231.1	Soffit Lining	Expraso jointed 9mm fibre cement soffit lining over rondo steel battens. Allow for countersunk screw & glue fixing & flush stopped paint finish. Install to manufacturer's specifications. Refer Finishes Schedule for paint selection.
4241ME	Profiled Metal Cladding	Metalcraft Espan cladding run vertically over flexible building wrap on cavity battens.
4331DI	Warm Roof System - Profiled Metal	Dimond Advanced Non-vented Warm Roof System. Cover profile to be Dimondek 400 over underlay, over 100mm PIR Board insulation on vapour barrier & steel deck.
4511	External Timber Doors	External timber door. Matching flashings by window joiner. Refer Door / Window Schedule for sizing, hardware & finish.
4521.1	Aluminium Door System	APL 100mm Flushglaze profile, double glazed. Magnum door inserts with 100mm stiles.
4521.3	Aluminium Glazing System	APL 40mm commercial suite, powdercoat finish. Double glazed, argon filled.
4521.5	Aluminium Door System	APL 50mm Magnum door in typical frame. Matching flashings by window joiner. Refer Door / Window Schedule for sizing, hardware & finish.
5113.1	GIB Board Wall Lining	13mm GIB Board linings fixed as per GIB manufacturers guide.
5225.1	Operable Wall	Selected Transspace operable wall. Refer Door Schedule for sizing & hardware.
5231.1	Interior Glazed Partition	Selected Aluminium Suite, powdercoat finish. Refer Door Schedule for sizing & hardware.
5231.2	Internal Doors	Aluminium framed internal doors, solid core, paint finish. Refer Door Schedule for sizing & hardware. Refer Finishes Schedule for paint selection.
5311.2	Suspended Ceiling - Acoustic	600 x 600 - two-way grid acoustic ceiling. Armstrong Silhouette 15mm black reveal grid and 20mm Tegular edge Ultima OP tiles.
5313.1	Direct fix GIB ceiling	GIB board ceiling direct fixed to underside of timber ceiling framing. Level 4 paint finish - refer Finishes Schedule for paint selection.
7412.1	150mm DP - PVC	150mm uPVC downpipe to main line. Refer Engineer's documentation for site and drainage information. Selected paint finish where exposed, refer Finishes Schedule.
8430.1	Mesh Fencing	2.4m high galv chainlink mesh fence enclosure to secure HVAC units.
8430.2	Mesh Fencing	2.4m high galv chainlink mesh fence enclosure to secure HVAC units.
8430.3	Courtyard Fence	Aluminium 'pool' fence to surround exterior courtyard. PC finish.
8700.1	Exterior Bicycle Rack	Proprietary galv steel bike rack mechanically fixed to exterior hard surface. Refer Manufacturers specification for more information.



2 A03-01 South Elevation
1 : 50

Notes:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	17.05.24	Resource Consent
C	26.07.24	Developed Design

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PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

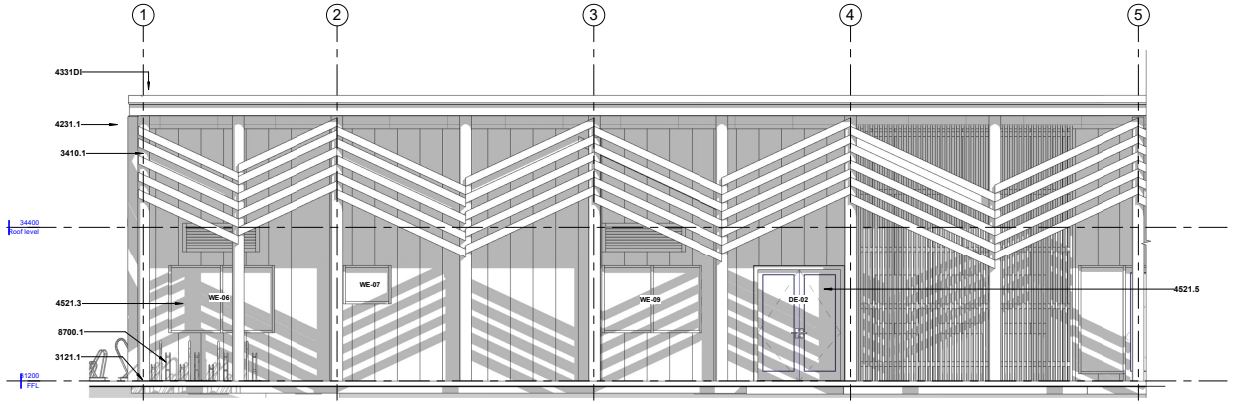
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

North / South Elevation

Design: Designer Scale: 1 : 50 @ A1, 50 % @ A3
Drawn: Author
Check: Checker Approved Approver
25/07/2024 12:27:32 pm

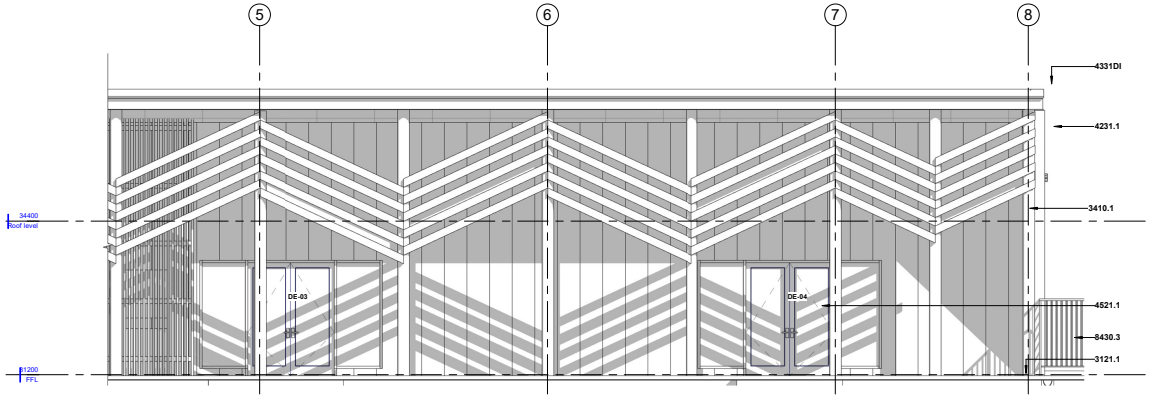
DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A03-01	C



A A03-02 East Elevation - A

1 : 50



B A03-02 East Elevation - B

1 : 50

Keynote Schedule

ID	Title	Description
####	Mechanical Louvres	Powdercoated Aluminium Insol Solaris louvres. 220x50 and 150x50 sizes, with Insol bracket system
3121.1	In-Situ Concrete Slab	Reinforced Concrete ground floor slab as per engineers design, Standard U3 Finish
3410.1	Structural Steel Frame	Steel frame to Structural Engineer's design.
4221.1	Abodo Vulcan Shiplap Cladding	Random width and depth Vertical Abodo Vulcan shiplap WB12-4 cladding with stainless steel nail fixings & penetrating oil finish. Cladding on 45x45mm structural timber castellated battens, over selected building wrap.
4231.1	Soffit Lining	Expressa jointed 9mm fibre cement soffit lining over rondo steel battens. Allow for countersunk screw & glue fixing & flush stopped paint finish. Install to manufacturer's specifications. Refer Finishes Schedule for paint selection.
4241ME	Profiled Metal Cladding	Metalcraft Espan cladding run vertically over flexible building wrap on cavity battens.
4331DI	Warm Roof System - Profiled Metal	Dimond Advanced Non-vented Warm Roof System. Cover profile to be Dimondek 400 over underlay, over 100mm PIR Board insulation on vapour barrier & steel deck.
4511	External Timber Doors	External timber door. Matching flashings by window joiner. Refer Door / Window Schedule for sizing, hardware & finish.
4521.1	Aluminium Door System	APL 100mm Flushglaze profile, double glazed. Magnum door inserts with 100mm stiles.
4521.3	Aluminium Glazing System	APL 40mm commercial suite, powdercoat finish. Double glazed, argon filled.
4521.5	Aluminium Door System	APL 50mm Magnum door in typical frame. Matching flashings by window joiner. Refer Door / Window Schedule for sizing, hardware & finish.
5113.1	GIB Board Wall Lining	13mm GIB Board linings fixed as per GIB manufacturers guide.
5225.1	Operable Wall	Selected Transspace operable wall. Refer Door Schedule for sizing & hardware.
5231.1	Interior Glazed Partition	Selected Aluminium Suite, powdercoat finish. Refer Door Schedule for sizing & hardware.
5231.2	Internal Doors	Aluminium framed internal doors, solid core, paint finish. Refer Door Schedule for sizing & hardware. Refer Finishes Schedule for paint selection.
5311.2	Suspended Ceiling - Acoustic	600 x 600 - two-way grid acoustic ceiling. Armstrong Silhouette 15mm black reveal grid and 20mm Tegular edge Ultima CP tiles.
5313.1	Direct fix GIB ceiling	GIB board ceiling direct fixed to underside of timber ceiling framing. Level 4 paint finish - refer Finishes Schedule for paint selection.
7412.1	150mm DP - PVC	150mm uPVC downpipe to main line. Refer Engineer's documentation for site and drainage information. Selected paint finish where exposed, refer Finishes Schedule.
8430.1	Mesh Fencing	2.4m high galv chainlink mesh fence enclosure to secure HVAC units.
8430.2	Mesh Fencing	2.4m high galv chainlink mesh fence enclosure to secure HVAC units.
8430.3	Courtyard Fence	Aluminium 'pool' fence to surround exterior courtyard. PC finish.
8700.1	Exterior Bicycle Rack	Proprietary galv steel bike rack mechanically fixed to exterior hard surface. Refer Manufacturers specification for more information.

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	17.05.24	Resource Consent
C	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

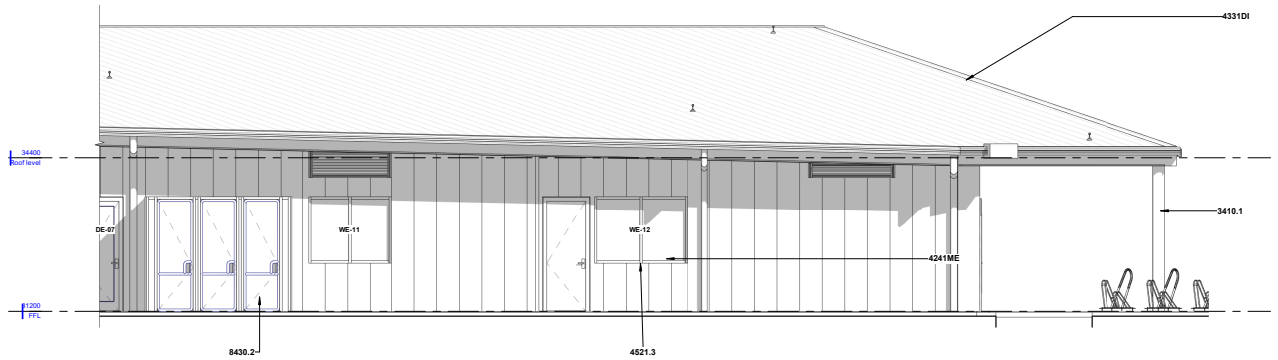
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

East Elevation

Design: Designer Scale: 1 : 50 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:27:40 pm

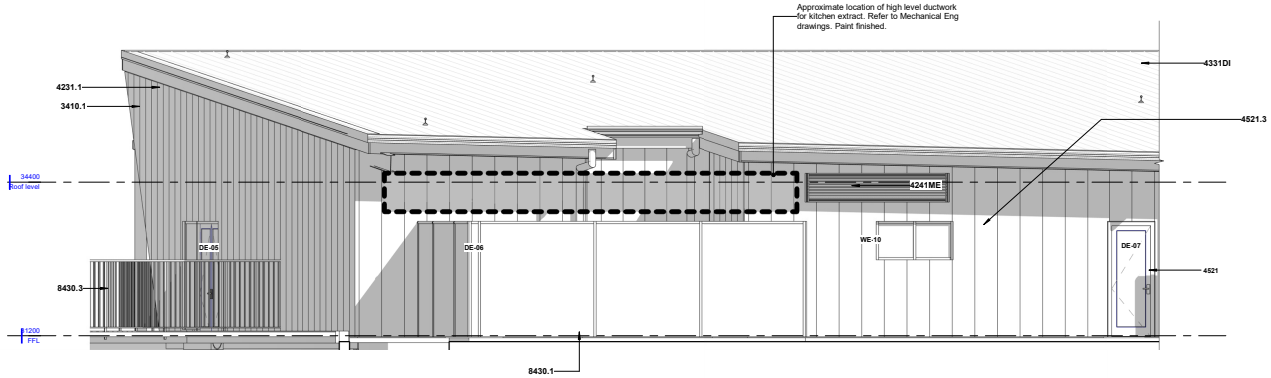
DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A03-02	C



A / A03-03 West Elevation - A

1 : 50



B / A03-03 West Elevation - B

1 : 50

Keynote Schedule

ID	Title	Description
####	Mechanical Louvres	Powdercoated Aluminium Insol Solaris louvres. 220x50 and 150x50 sizes, with Insol bracket system
3121.1	In-Situ Concrete Slab	Reinforced Concrete ground floor slab as per engineers design, Standard U3 Finish
3410.1	Structural Steel Frame	Steel frame to Structural Engineer's design.
4221.1	Abodo Vulcan Shiplap Cladding	Random width and depth Vertical Abodo Vulcan shiplap WB12-4 cladding with stainless steel nail fixings & penetrating oil finish. Cladding on 45x45mm structural timber castellated battens, over selected building wrap.
4231.1	Soffit Lining	Express jointed 9mm fibre cement soffit lining over rondo steel battens. Allow for countersunk screw & glue fixing & flush stopped paint finish. Install to manufacturer's specifications. Refer Finishes Schedule for paint selection.
4241ME	Profiled Metal Cladding	Metalcraft Espan cladding run vertically over flexible building wrap on cavity battens.
4331DI	Warm Roof System - Profiled Metal	Dimond Advanced Non-vented Warm Roof System. Cover profile to be Dimondek 400 over underlay, over 100mm PIR Board insulation on vapour barrier & steel deck.
4511	External Timber Doors	External timber door. Matching flashings by window joiner. Refer Door / Window Schedule for sizing, hardware & finish.
4521.1	Aluminium Door System	APL 100mm Flushglaze profile, double glazed. Magnum door inserts with 100mm stiles.
4521.3	Aluminium Glazing System	APL 40mm commercial suite, powdercoat finish. Double glazed, argon filled.
4521.5	Aluminium Door System	APL 50mm Magnum door in typical frame. Matching flashings by window joiner. Refer Door / Window Schedule for sizing, hardware & finish.
5113.1	GIB Board Wall Lining	13mm GIB Board linings fixed as per GIB manufacturers guide.
5225.1	Operable Wall	Selected Transspace operable wall. Refer Door Schedule for sizing & hardware.
5231.1	Interior Glazed Partition	Selected Aluminium Suite, powdercoat finish. Refer Door Schedule for sizing & hardware.
5231.2	Internal Doors	Aluminium framed internal doors, solid core, paint finish. Refer Door Schedule for sizing & hardware. Refer Finishes Schedule for paint selection.
5311.2	Suspended Ceiling - Acoustic	600 x 600 - two-way grid acoustic ceiling. Armstrong Silhouette 15mm black reveal grid and 20mm Tegular edge Ultima OP tiles.
5313.1	Direct fix GIB ceiling	GIB board ceiling direct fixed to underside of timber ceiling framing. Level 4 paint finish - refer Finishes Schedule for paint selection.
7412.1	150mm DP - PVC	150mm uPVC downpipe to main line. Refer Engineer's documentation for site and drainage information. Selected paint finish where exposed, refer Finishes Schedule.
8430.1	Mesh Fencing	2.4m high galv chainlink mesh fence enclosure to secure HVAC units.
8430.2	Mesh Fencing	2.4m high galv chainlink mesh fence enclosure to secure HVAC units.
8430.3	Courtyard Fence	Aluminium 'pool' fence to surround exterior courtyard. PC finish.
8700.1	Exterior Bicycle Rack	Proprietary galv steel bike rack mechanically fixed to exterior hard surface. Refer Manufacturers specification for more information.

Notes:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	17.05.24	Resource Consent
C	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE

Hamilton City Council
Te kaunihera o Kirikiriroa

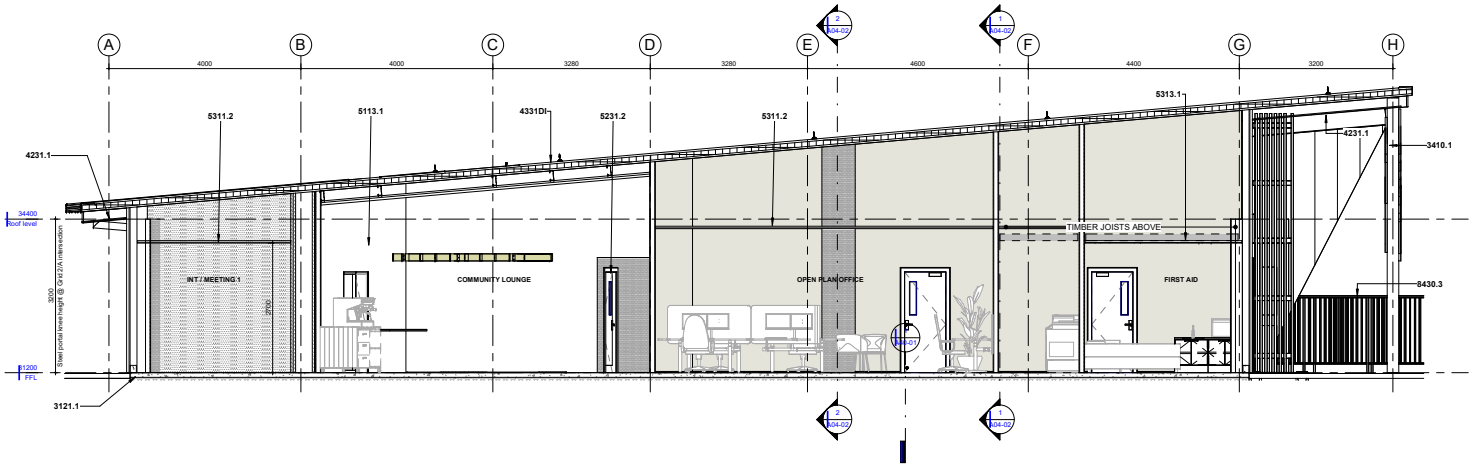
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

West Elevation

Design: Designer Scale: 1 : 50 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:27:48 pm

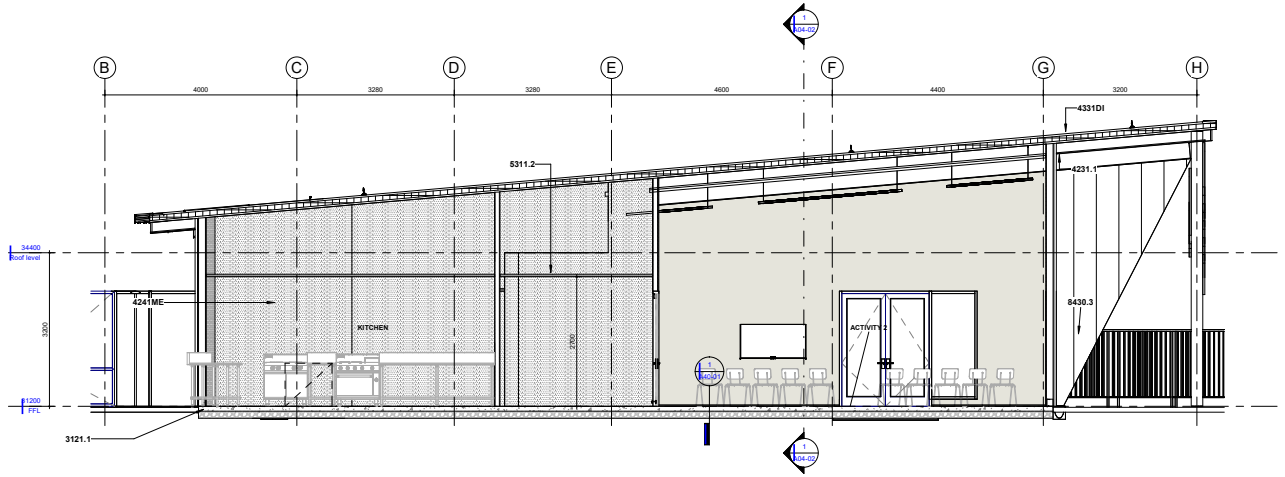
DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A03-03	C



2 A04-01 Section A-A

1 : 50



1 A04-01 Section B-B

1 : 50

Keynote Schedule

ID	Title	Description
####	Mechanical Louvres	Powdercoated Aluminium Insol Solaris louvres. 220x50 and 150x50 sizes, with Insol bracket system.
3121.1	In-Situ Concrete Slab	Reinforced Concrete ground floor slab as per engineers design. Standard U3 Finish
3410.1	Structural Steel Frame	Steel frame to Structural Engineer's design.
4231.1	Soffit Lining	Expriass jointed 9mm fibre cement soffit lining over rondo steel battens. Allow for countersunk screw & glue fixing & flush stopped paint finish. Install to manufacturer's specifications. Refer Finishes Schedule for paint selection.
4241ME	Profiled Metal Cladding	Metalcraft Espan cladding run vertically over flexible building wrap on cavity battens.
4331DI	Warm Roof System - Profiled Metal	Dimond Advanced Non-vented Warm Roof System. Cover profile to be Dimondek 400 over underlay, over 100mm PIR Board insulation on vapour barrier & steel deck.
4511	External Timber Doors	External timber door. Matching flashings by window joiner. Refer Door / Window Schedule for sizing, hardware & finish.
4521.1	Aluminium Door System	APL 100mm Flushglaze profile, double glazed. Magnum door inserts with 100mm stiles.
4521.3	Aluminium Glazing System	APL 40mm commercial suite, powdercoat finish. Double glazed, argon filled.
4521.5	Aluminium Door System	APL 50mm Magnum door in typical frame. Matching flashings by window joiner. Refer Door / Window Schedule for sizing, hardware & finish.
5113.1	GIB Board Wall Lining	13mm GIB Board linings fixed as per GIB manufacturers guide.
5225.1	Operable Wall	Selected Transpace operable wall. Refer Door Schedule for sizing & hardware.
5231.1	Interior Glazed Partition	Selected Aluminium Suite, powdercoat finish. Refer Door Schedule for sizing & hardware.
5231.2	Internal Doors	Aluminium framed internal doors, solid core, paint finish. Refer Door Schedule for sizing & hardware. Refer Finishes Schedule for paint selection.
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8430.3	Courtyard Fence	Aluminium 'pool' fence to surround exterior courtyard. PC finish.

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Original Scale
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A	1.04.24	Preliminary Design
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PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

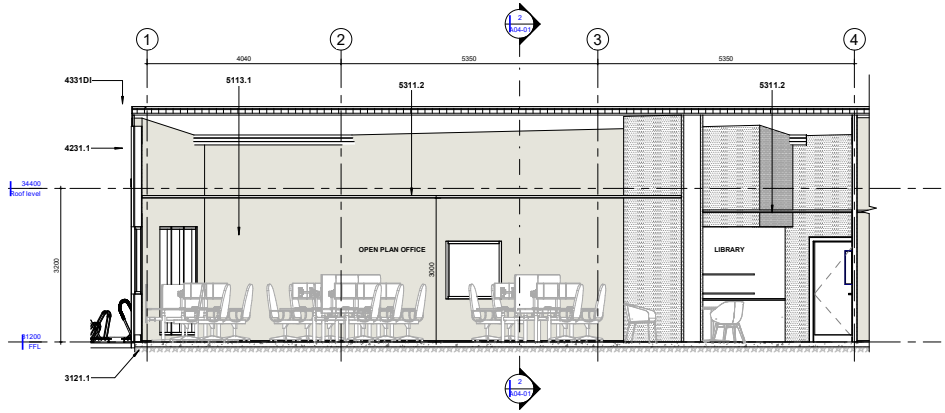
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Cross Sections

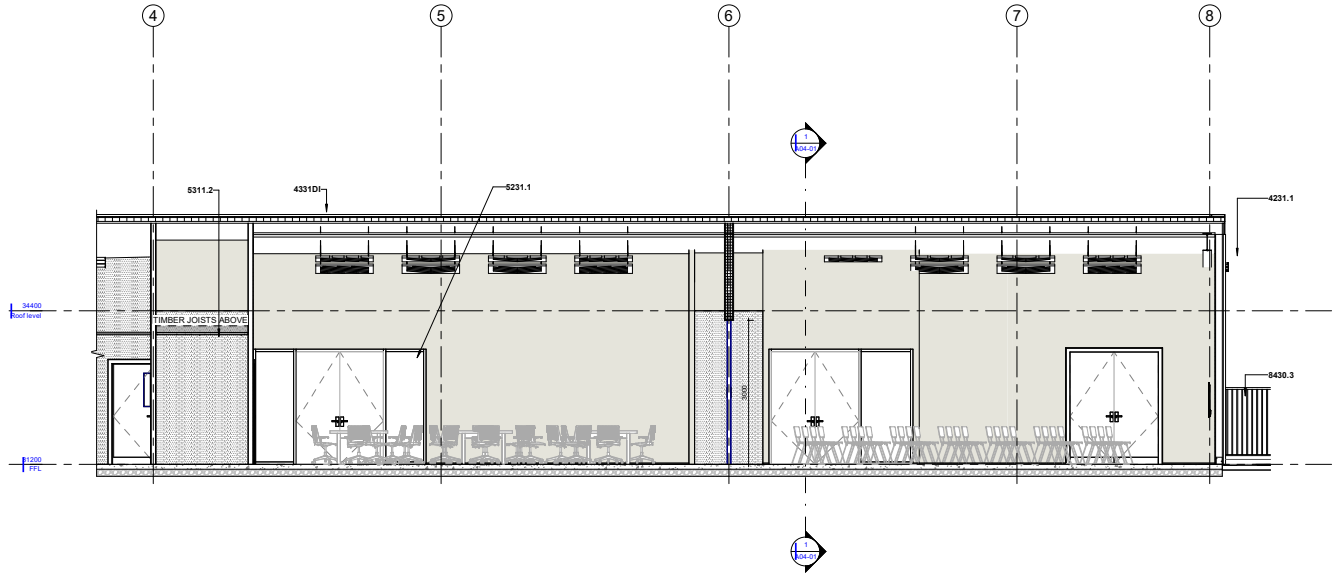
Design: Designer Scale: 1 : 50 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:27:52 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A04-01	C



2 A04-02 Section C-C
1 : 50



1 A04-02 Section D-D
1 : 50

Keynote Schedule

ID	Title	Description
####	Mechanical Louvres	Powdercoated Aluminium Insol Solaris louvres. 220x50 and 150x50 sizes, with Insol bracket system.
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4521.3	Aluminium Glazing System	APL 40mm commercial suite, powdercoat finish. Double glazed, argon filled.
5113.1	GIB Board Wall Lining	13mm GIB Board linings fixed as per GIB manufacturers guide.
5226.1	Operable Wall	Selected Transpace operable wall. Refer Door Schedule for sizing & hardware.
5231.1	Interior Glazed Partition	Selected Aluminium Suite, powdercoat finish. Refer Door Schedule for sizing & hardware.
5231.2	Internal Doors	Aluminium framed internal doors, solid core, paint finish. Refer Door Schedule for sizing & hardware. Refer Finishes Schedule for paint selection.
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8430.2	Mesh Fencing	2.4m high galv chainlink mesh fence enclosure to secure HVAC units.
8430.3	Courtyard Fence	Aluminium "pool" fence to surround exterior courtyard. PC finish.

Notes:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
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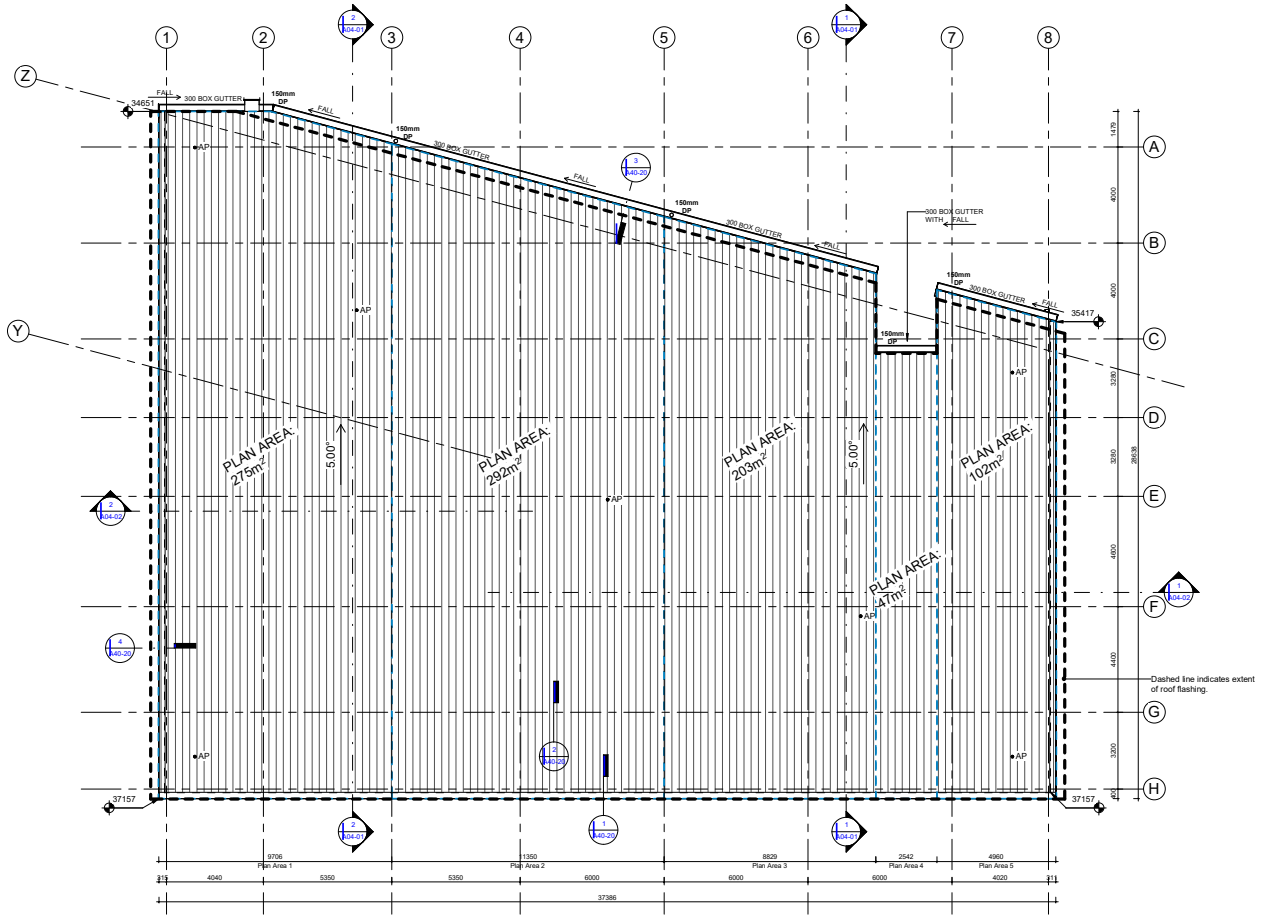
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Cross Sections

Design: Designer Scale: 1 : 50 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:07 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A04-02	C



ROOF PLAN NOTES:

150mm DP 150mm dia PVC downpipe to main line. Refer to engineers drawings for site and drainage information. Paint finish where exposed.

ROOF PLAN NOTES:

1. Refer to floor & civil plans for downpipe locations.
2. Refer also to the most current version of the roofing manufacturers installation and technical manuals.
3. Flashing cover: flashings parallel to roofing to have 2 crests min. cover. Flashings perpendicular to roofing to have min. 200mm cover.
4. Flashings for roof openings wider than 500mm (perpendicular to roofing) shall have cricket backs.

ROOF PLAN DP / GUTTER CALCS

NOTE: Roof rainwater calculations to be read in conjunction with Roof plans.

TOTAL ROOF AREA: 945m²

DOWNPIPE SIZES

From E2/AS1 Table 5 -
Based on a Rainfall intensity of 100mm/hr
150mm ø DP can accept up to 350m² off Roof Plan Area at 0-25deg pitch

EXTERNAL GUTTER SIZES

From Dimond Information & E2/AS1 Figure 16 -
Box Gutters 'Dimond' 300 Box Gutter = 33,550mm² provided
Serving up to 435m² Roof Plan Area.

ROOF PLAN LEGEND

● AP Anchor Points by APS. Refer to Safety in Design Report.

3D Ladder Bracket by APS. Refer to Safety in Design Report.

1 A05-01 Roof Plan
1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
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chowhill
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PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

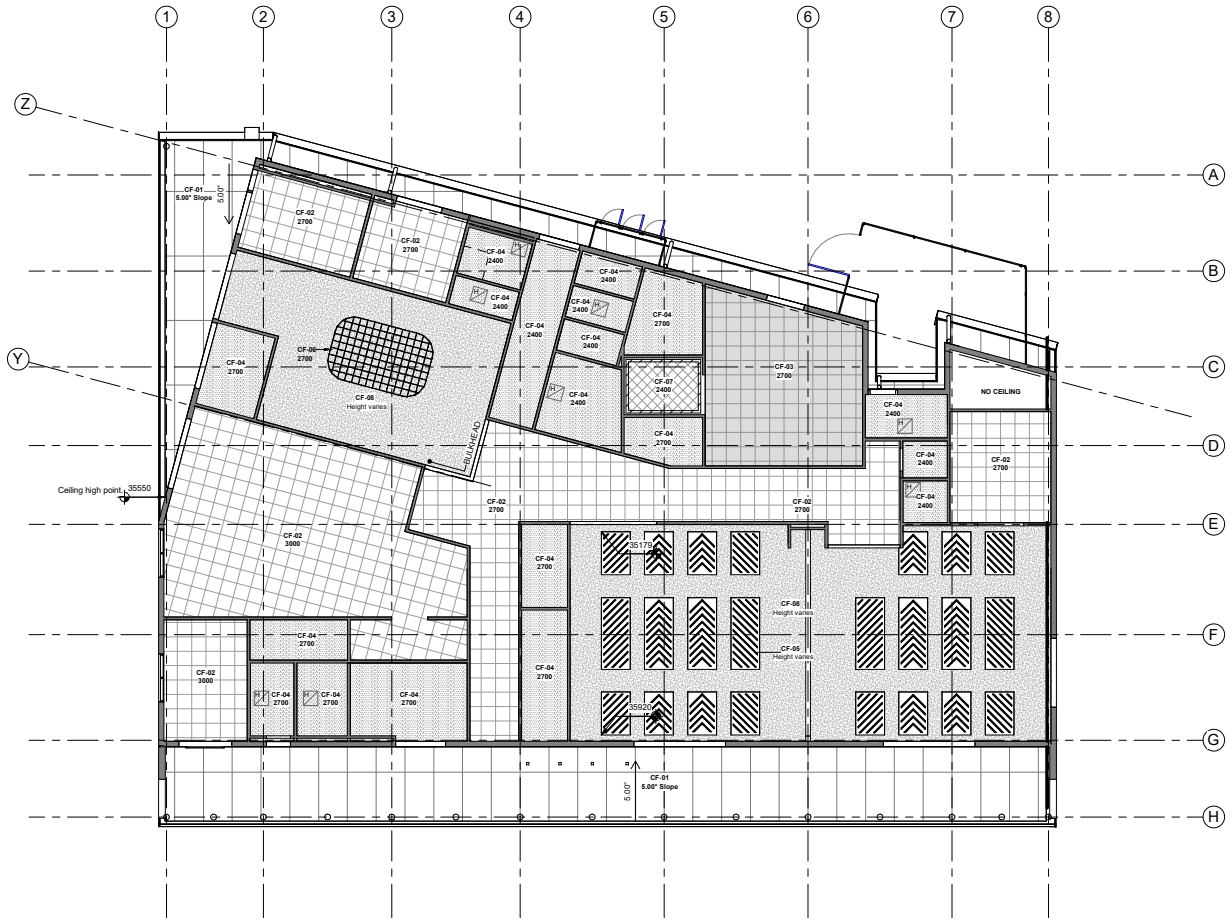
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Roof Plan

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:08 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A05-01	C



1 A06-01 Reflected Ceiling Plan

1 : 100

REFLECTED CEILING LEGEND

CF-01 — 9mm Villaboard Soffit Lining
9mm express jointed Villaboard soffit lining with flush stopped countersunk screw fixings, fixed to 35mm steel battens to underside of purlins. Villaboard installation to manufacturers detail / specification.

CF-02 — 600x600 Ceiling Tiles (White)
600x600 two way grid ceiling. Armstrong Silhouette 45H black reveal grid, with Tg15 Rebated Ultima tile.

CF-03 — 600x600 Cleanroom Ceiling Tiles (White)
600x600 two way grid cleanroom grid system, with Armstrong Bioguard Acoustic cleanroom ceiling tiles.

CF-04 — 13mm Gib Board Ceiling: Direct Fixed
13mm GIB board ceiling linings direct fixed to rondo ceiling battens to u/s of timber ceiling joists. GIB Aqualine to wet areas; 10mm shadowline to walls. Note: Level 4 finish.

CF-05 — Suspended Acoustic Panels
12mm Cube panels (prefinished) on galvanized steel Rondo Rail system suspended on galv rods from u/s structure.

CF-06 — Suspended Lattice
Autex 12mm Cube lengths (prefinished) on 2mm PC aluminium channel system, suspended on galv steel rods from u/s structure.

CF-07 — Proprietary Cool Room Ceiling - by others.
Cool room ceiling as part of package unit by others.

CF-08 — Direct Fixed Acoustic Panels
Autex 50mm Quietspace on galv steel rondo channel to u/s of purlins.

xxxx — Height from Finished Floor level to underside of new ceiling system.

H — Ceiling access hatch locations - 600x600 Rondo Panther. Positions confirmed with Mechanical / Plumbing contractors, also refer Mechanical and Hydraulic documentation.

CJ — GIB Goldline Platinum Trim (10mm wide) Control Joint - Refer to line on plan to indicate locations.

Ceiling Grids Setout

Indication tile set out from center of room, cut tiles to be equal at each end.

Indication tile set out from specific point - refer dimensions on plan

Ceiling Perimeter Connection

All perimeter connections are Square Stopped unless noted otherwise.
Refer to BECA Engineering Professional Service - Seismic Bracing of Suspended Ceilings documentation for details and seismic clearances required.

SL — Indicates a Shadowline perimeter connection detail

NOTES

Ceiling contractor and mechanical contractor to cc-ordinate brace and duct position onsite. Refer Mechanical documentation also.

Refer to Mechanical Service documentation for location and details for Mechanical ducting service and Electrical location etc.

Allow to co-ordinate and position ALL ceiling access hatches for water supply isolation valve sets and ductwork damper controls / service access requirements.

The main contractor is to allow to co-ordinate and attend upon the Mechanical service sub-contractor as required for the installation of plant and ducting / grilles, and shall allow for all builders work as required including supply and installation of 600x600mm ceiling access panels. Provide solid nogging for fixing support to existing ceiling gib to all 4 edges to manufacturers recommendations.

This drawing is to be read in conjunction with BECA Engineering - Seismic Bracing of Suspended Ceilings documentation.

Notes:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
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PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Ground Floor - Reflected Ceiling Plan

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:11 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A06-01	B

1 A07-01 Floor Finishes Plan

1 : 100

FLOOR FINISHES LEGEND

1000x250 Carpet Tiles - Plank
1000mm x 250mm Plank Carpet Tiles - Refer Finishes Schedule for selection.

Feature Carpet Tiles - Rug Format
Feature Carpet Tile Arrangement - Refer Finishes Schedule for selection.

Feature Carpet Tiles - Activity Space
Feature Carpet Tile Arrangement - Refer Finishes Schedule for selection.

Epoxy Surfaces Coating
Degadur 420/526 epoxy resin flooring system, non slip to wet areas.

2mm Commercial Vinyl
Jacobsen Tarkett iQ Granit vinyl - Refer A50-01 for typical skirting / vinyl cove detail. Refer Finishes Schedule for selection. R10 anti-slip texture to shower areas. R12 to commercial kitchen areas.

Entrance Matting System
Shaw Welcome II entrance mat carpet tiles direct stuck to concrete slab.

Sealed Concrete Floor
SikaGlaze PU clear sealer, matt finish, with Sika spheres broadcast for non-slip finish.

SKIRTING LEGEND

"Sx" Skirting reference. Refer to A50-01 for skirting type.

NS No Skirting.

NOTES:

- Finishes plan to be read in conjunction with the Interior Schedule of Finishes.
- Allow to nog out as required for all skirting and coved flooring - also refer to details.
- Refer to Finishes Schedule for information on product selection & specification.
- Refer to Sanitary Schedule for confirmation of sanitary items.
- Refer to A50-XX - A50-XX for wall and door protection selection & protection component layout.
- Refer to detail sheets for floor / wall junction details.
- "Wet Area" showers to be fully water proofed using an approved membrane installed in accordance with manufacturers specifications. Installation to be by a registered specialist. Supply a copy of the materials warranty and installation instructions to the territorial authority.
- Allow for flooring under benches, vanities and wardrobes.
- Skirting - All timber skirting painted except vinyl in wet areas or areas with non-slip vinyl.

FLOOR TRANSITION LEGEND - REFER A50-01

T1 Raven RP77 aluminium 'mini ramp' - ceramic tile to concrete surface.

T2 Treadsafe DT031/32 black anodized aluminium trim for Carpet Tile to Exposed Concrete.

T3 Tredsafe DT031 trim for Carpet Tile to Exposed Concrete with Raven RP8Si drop seal recessed into base of aluminium Shopfront / Magnum door frame.

T4 Treadsafe DT067 black anodized aluminium trim for Vinyl to Exposed Concrete.

SKIRTING LEGEND - REFER A50-02

S1 PC Aluminium 150mm Potters skirting - typically apply to ALL edges (other than frameless glazing) of ALL rooms with carpet tiles. Identify other areas with damaged skirtings and remediate as necessary. Refer to S1/A50-02 for skirting detail.

S2 150mm high coved epoxy skirting.

S3 150mm high coved vinyl skirting.

S4 Applies to all walls with Vidaspace slatt wall.

NS No Skirting.

Notes:
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Original Scale
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23014 Pukete Neighbourhood House
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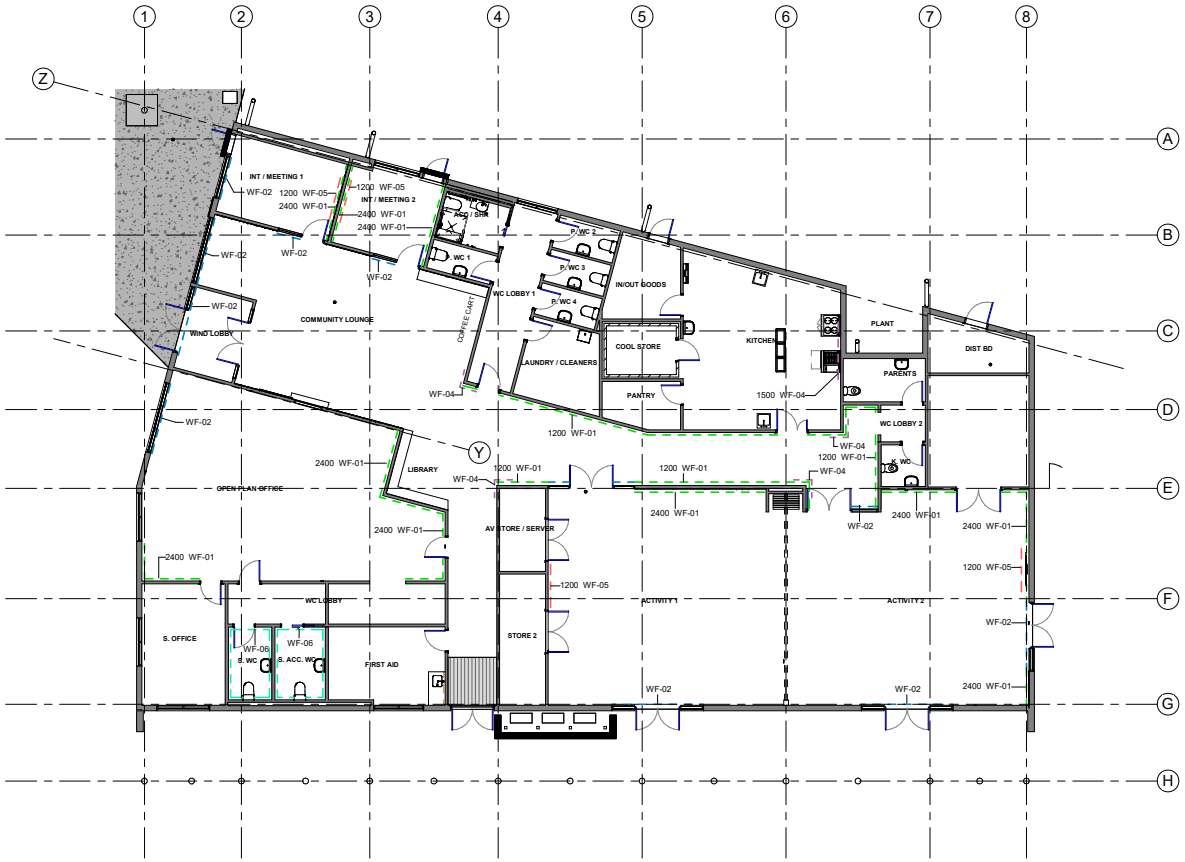
Ground Floor - Floor Finishes Plan

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:13 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A07-01	B



WALL FINISHES LEGEND

WF-01 'x'	Autex Groove Panels, 30° vertical groove cut. 'x' denotes colour. Refer Finishes Schedule for selection.
WF-02	Custom Manifestation, see manifestation details for design.
WF-03	Glass Splashback glue fixed to wall.
WF-04	1.0m high St.St. wall protection panels fixed over wall lining. Install immediately above skirting. Protection to be 75x75x1.0m
WF-05	Wall mounted TV. Allow for solid nogging for fixing of wall brackets to support TVs.
WF-06	Tarkett Wallguard wall vinyl - full height.
P1	Paint - General wall paint.
P2	Paint - Feature wall paint.
"####"	Height of Wall Finish

NOTES:

- Refer to Finishes Schedule for information on product selection & specification.
- Refer to Sanitary Schedule for confirmation of sanitary items.
- Refer to A50-30 for architectural wall finish details.
- Refer to A50-31 - A50-32 for wall & door protection selection and protection component layout.
- Refer to detail sheets for floor / wall junction details.
- "Wet Area" showers to be fully water proofed using an approved membrane installed in accordance with manufacturers specifications. Installation to be by a registered specialist. Supply a copy of the materials warranty and installation instructions to the territorial authority.

1 / A07-10 Wall Finishes Plan

1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

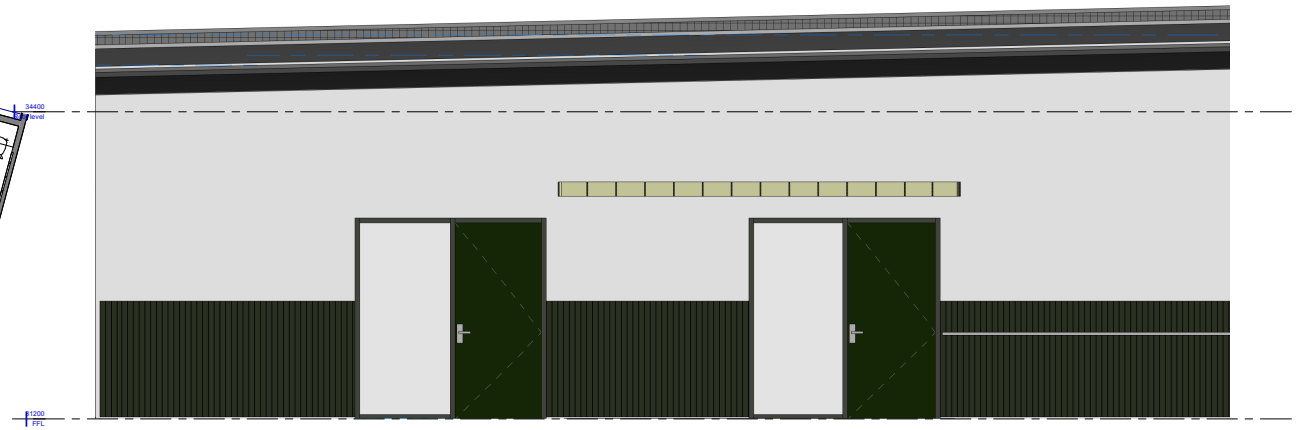
Ground Floor - Wall Finishes Plan

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:15 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A07-10	B

P / A15-01 Callout - Comm Lounge
1 : 50



E1 / A15-01 Community Lounge - Elevation 1
1 : 25

E2 / A15-01 Community Lounge - Elevation 2
1 : 25

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Community Lounge

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:18 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A15-01	A

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208,
Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE

Hamilton City Council
Te kaunihera o Kirikiriroa

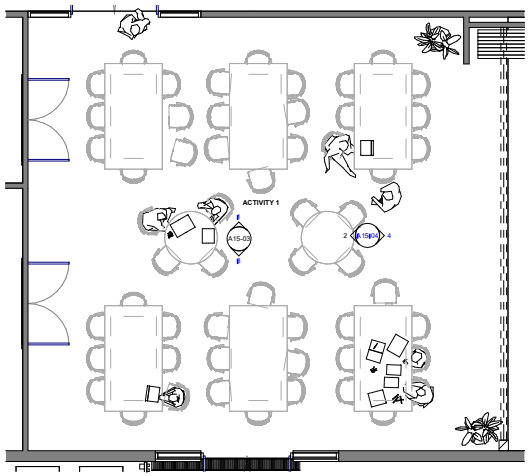
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Community Lounge

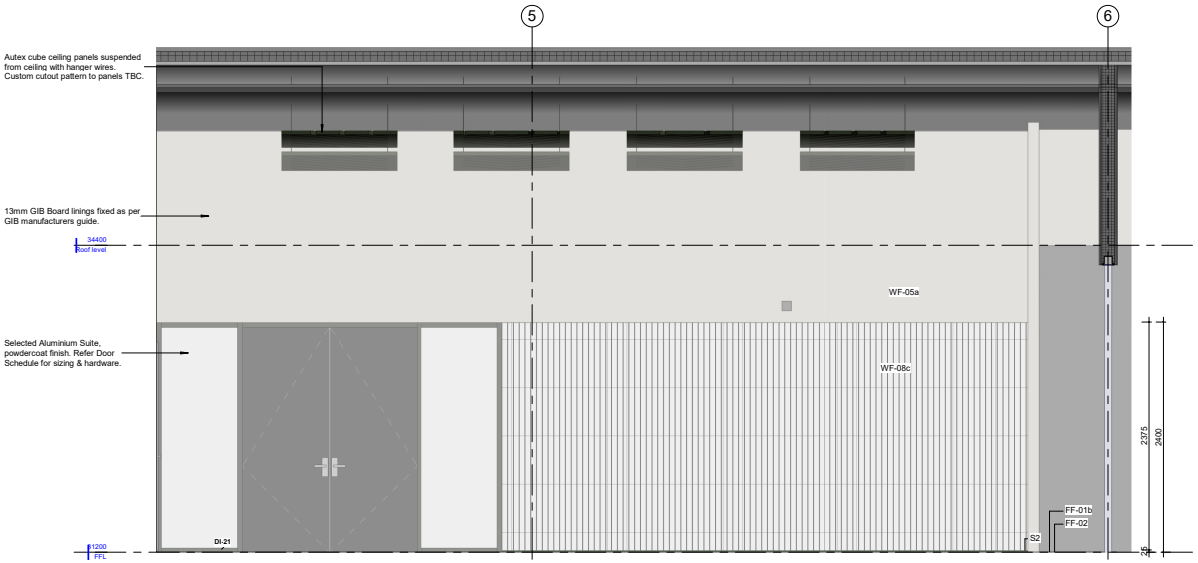
Design: Designer Scale: @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:18 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	**A15-02**	**A**



P1 A15-03 Callout Plan - Activity 1
1 : 50



1 A15-03 Activity Room 1 - Int. Elevation 1
1 : 25

3 A15-03 Activity Room 1 - Int. Elevation 3
1 : 25

Floor Schedule

Type Mark	Type	Description
FF-02	500x500 Carpet Tile 01a	Inzide Composure Eucalystus
FF-01b	500x500 Carpet Tile 01b	Inzide Composure Fortitude
FF-01	600mm sq Carpet Tile 01	
FF-05	FF-02 2mm Vinyl - Safestep R12 Elephant	
FF-04	FF-05 Concrete Floor - Polished	

Wall Finishes Schedule

ID	Type	Description
WF-05a	P_01	Resene Spacecote - Black White
WF-08c	12mm - Half Spaced - Parthenon (GROOVEPR)	Groove is a customisation tool; a series of precise, angular cuts designed to tactfully bend and distort light. From subtle patterns to hinges and joins for 3D sculptures, our Groove customisation allows you to explore the realms of possibility within the world of acoustic panels—adding depth, nuance, and texture to interior spaces.

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

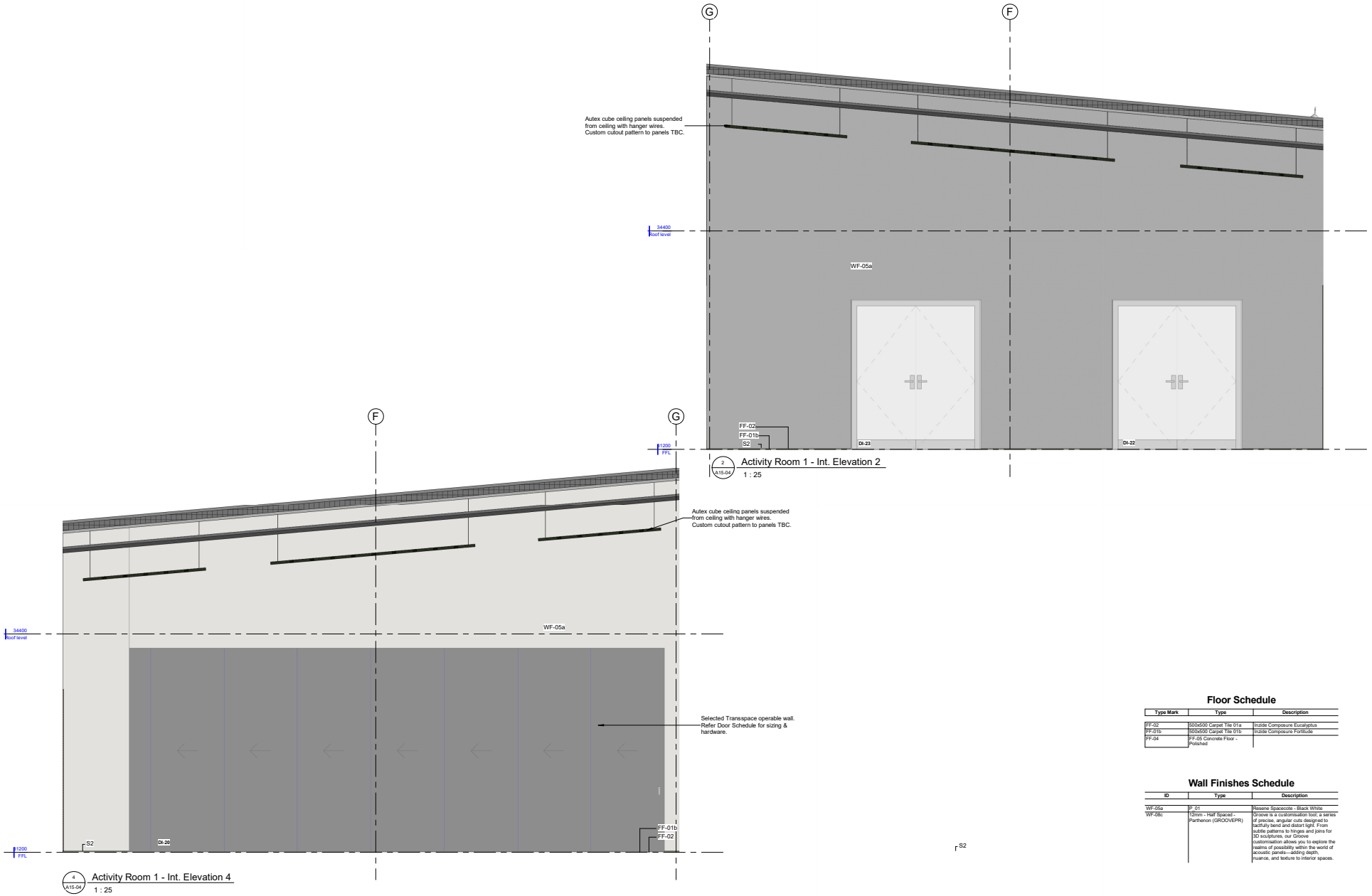
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Activity 1

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:23 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A15-03	A



Floor Schedule

Type Mark	Type	Description
FF-02	500x500 Carpet Tile 01a	Inzide Composure Eucalyptus
FF-01b	500x500 Carpet Tile 01b	Inzide Composure Fortitude
FF-04	FF-05 Concrete Floor - Polished	

Wall Finishes Schedule

ID	Type	Description
WF-05a	P_01	Resene Spacecote - Black White
WF-08c	12mm - Half Spaced - Parthenon (GROOVEPR)	Groove is a customisation tool; a series of precise, angular cuts designed to tactfully bend and distort light. From subtle patterns to hinges and joins for 3D sculptures, our Groove customisation allows you to explore the realms of possibility within the world of acoustic panels—adding depth, nuance, and texture to interior spaces.

Notes:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
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t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

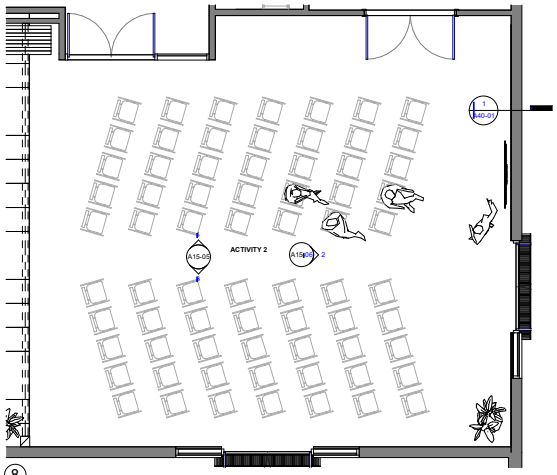
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Activity 1

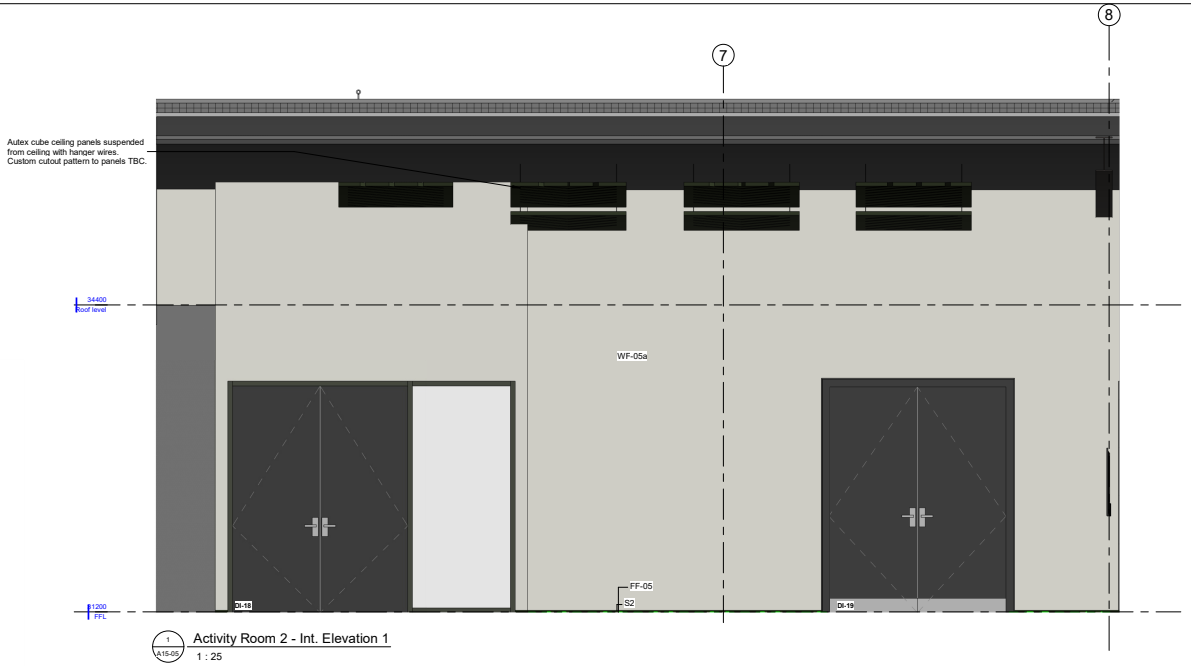
Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:25 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A15-04	A



8
P2
A15-05
Callout Plan - Activity 2
1 : 50



1
A15-05
Activity Room 2 - Int. Elevation 1
1 : 25

3
A15-05
Activity Room 2 - Int.Elevation 3
1 : 25

Floor Schedule

Type Mark	Type	Description
FF-02	500x500 Carpet Tile 01a	Inzide Composure Eucalyptus
FF-01b	500x500 Carpet Tile 01b	Inzide Composure Fortitude
FF-01	600mm sq Carpet Tile 01	
FF-05	FF-02 2mm Vinyl - Safestep R12 Elephant	
FF-04	FF-05 Concrete Floor - Polished	

Wall Finishes Schedule

ID	Type	Description
WF-05a	P_01	Resene Spacecote - Black White
WF-08c	12mm - Half Spaced - Parthenon (GROOVEPR)	Groove is a customisation tool; a series of precise, angular cuts designed to tactfully bend and distort light. From subtle patterns to hinges and joins for 3D sculptures, our Groove customisation allows you to explore the realms of possibility within the world of acoustic panels—adding depth, nuance, and texture to interior spaces.

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

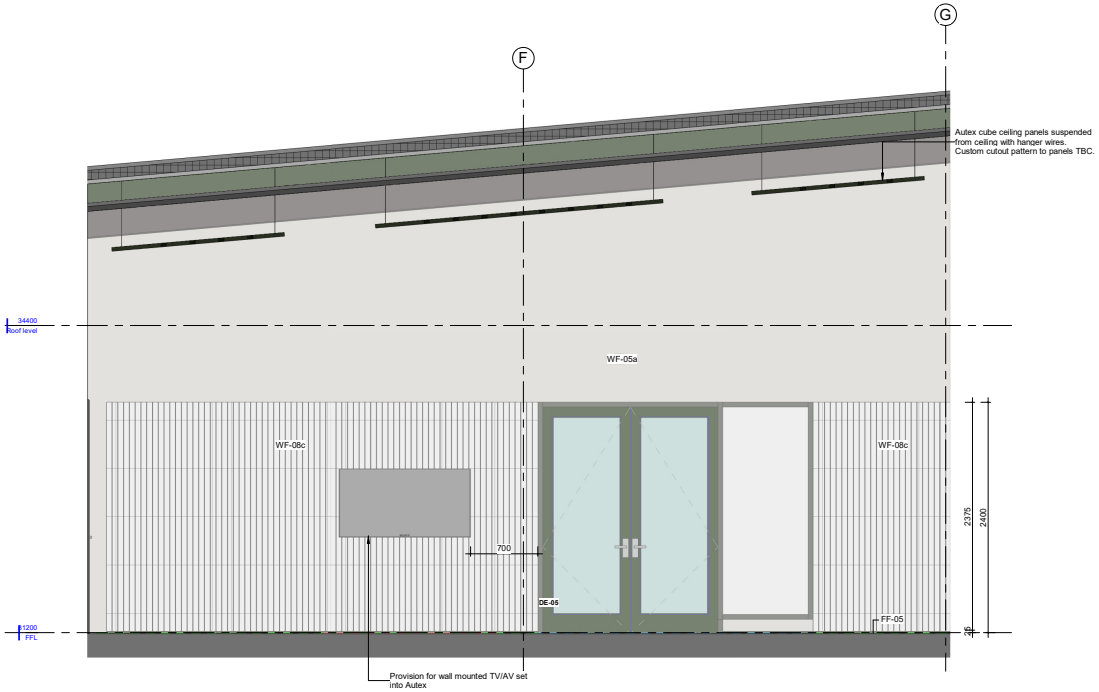
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Activity 2

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:28 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A15-05	A



2 / A15-06 Activity Room 2 - Int. Elevation 2

1 : 25

Floor Schedule

Type Mark	Type	Description
FF-05	FF-02 2mm Vinyl - Safestep R12 Elephant	

Wall Finishes Schedule

ID	Type	Description
WF-05a	P_01	Resene Spacecote - Black White
WF-08c	12mm - Half Spaced - Parthenon (GROOVEPR)	Groove is a customisation tool; a series of precise, angular cuts designed to tactfully bend and distort light. From subtle patterns to hinges and joins for 3D sculptures, our Groove customisation allows you to explore the realms of possibility within the world of acoustic panels—adding depth, nuance, and texture to interior spaces.

Notes:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE

Hamilton City Council
Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House

Te Rapa Sportsdrome, Ashurst Park

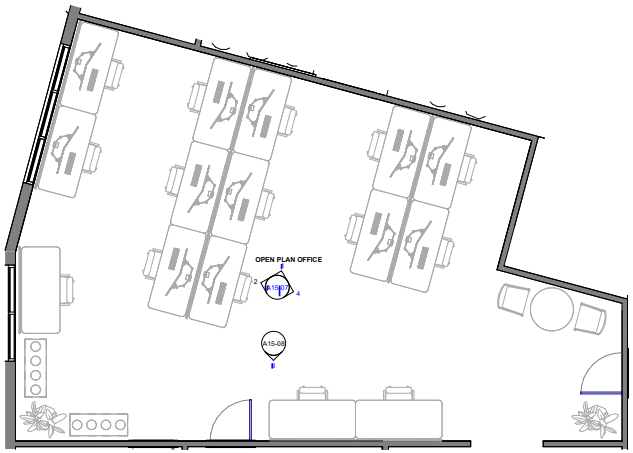
Interior Elevations - Activity 2

Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver

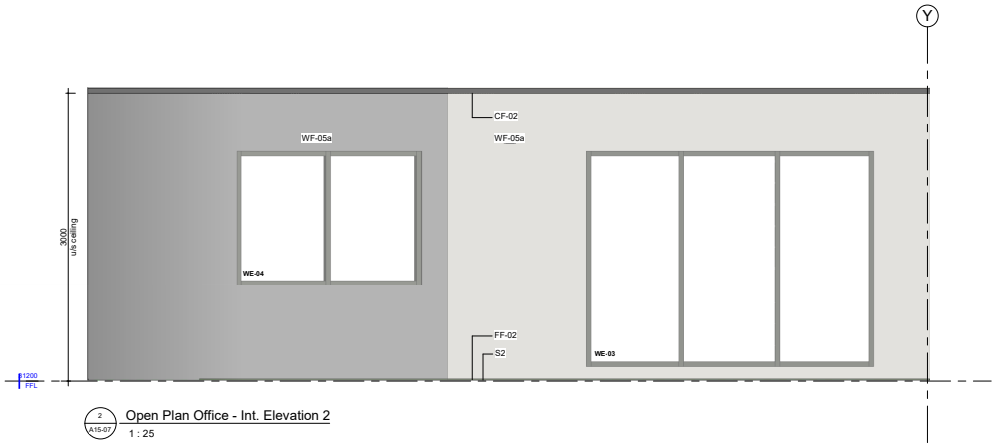
25/07/2024 12:28:29 pm

DEVELOPED DESIGN

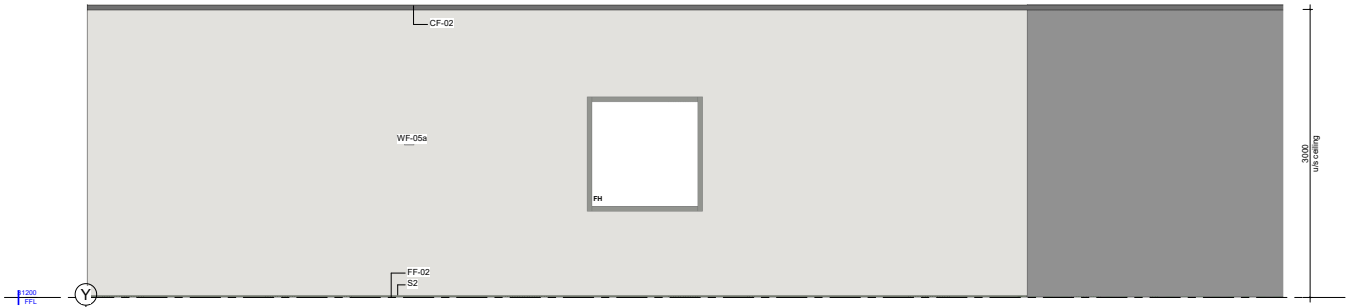
Project No.	Sheet	Revision
23014	A15-06	A



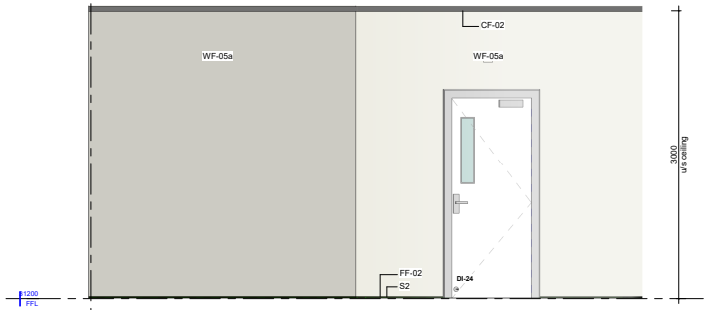
P1 A15-07 Callout Plan - Open Plan Office
1 : 50



2 A15-07 Open Plan Office - Int. Elevation 2
1 : 25



1 A15-07 Open Plan Office - Int. Elevation 1
1 : 25



4 A15-07 Open Plan Office - Int. Elevation 4
1 : 25

Floor Schedule

Type Mark	Type	Description
FF-02	500x500 Carpet Tile 01a	Inzide Composure Eucalyptus
FF-01	500mm sq Carpet Tile 01	
FF-01	1000x250 Carpet Tile - Plank	Inzide Aerial plank carpet tile.
FF-06	FF-04 Entrance Matting - Coir at Tread	
FF-04	FF-05 Concrete Floor - Polished	

Wall Finishes Schedule

ID	Type	Description
WF-05a	P_01	Resene Spacecote - Black White

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

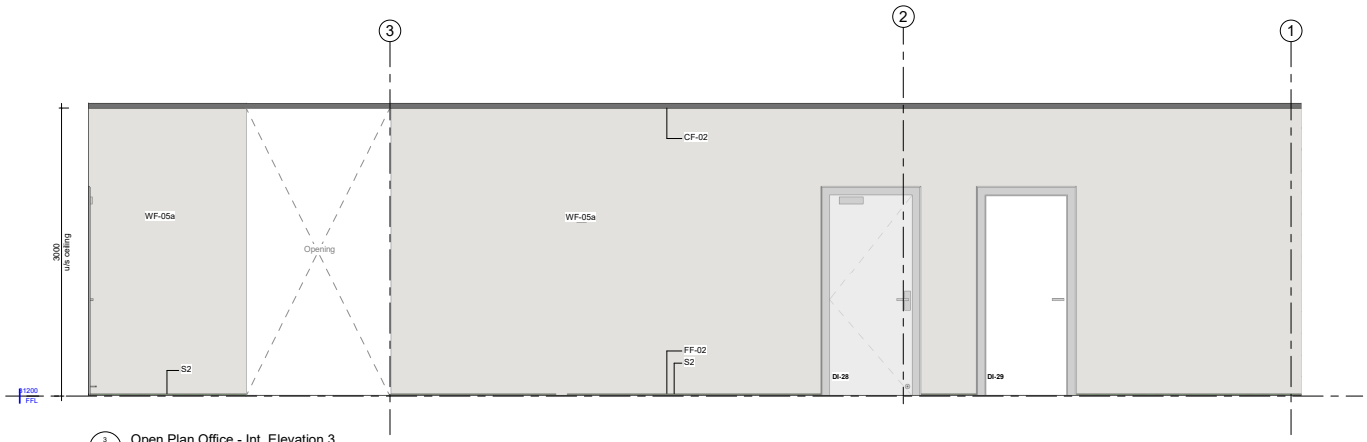
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Open Plan Office

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:33 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A15-07	A



3 / A15-08 Open Plan Office - Int. Elevation 3
1 : 25

Floor Schedule

Type Mark	Type	Description
FF-02	500x500 Carpet Tile 01a	Inzide Composure Eucalyptus
FF-04	FF-05 Concrete Floor - Polished	

Wall Finishes Schedule

ID	Type	Description
WF-05a	P_01	Resene Spacecote - Black White

Notes:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Open Plan Office

Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:34 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A15-08	A

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208,
Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
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Te kaunihera o Kirikiriroa

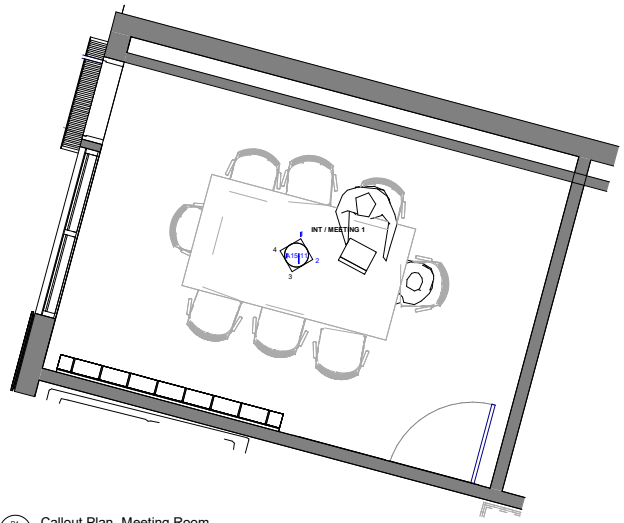
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Print Room

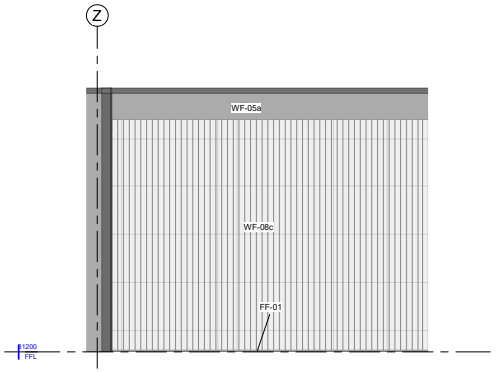
Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:35 pm

DEVELOPED DESIGN

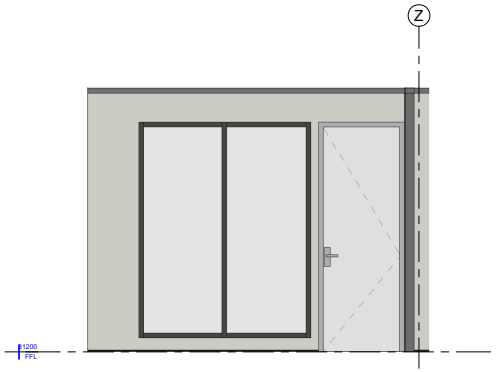
Project No.	Sheet	Revision
23014	**A15-09**	**A**



P1 A15-11 Callout Plan- Meeting Room
1 : 25

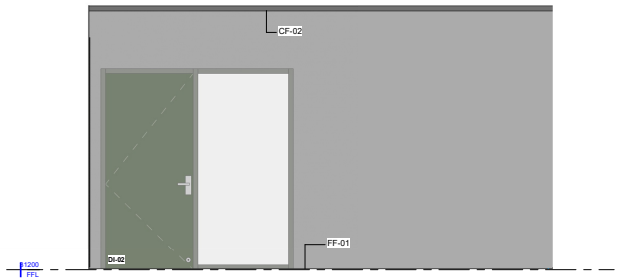


2 A15-11 Meeting Room - Int. Elevation 2
1 : 25



4 A15-11 Meeting Room - Int.Elevation 4
1 : 25

1 A15-11 Meeting Room - Int. Elevation 1
1 : 25



3 A15-11 Meeting Room - Int. Elevation 3
1 : 25

Floor Schedule

Type Mark	Type	Description
FF-01	600mm sq Carpet Tile 01	
FF-04	FF-05 Concrete Floor - Polished	

Wall Finishes Schedule

ID	Type	Description
WF-05a	P_01	Resene Spacecote - Black White
WF-08c	12mm - Half Spaced - Parthenon (GROOVEPR)	Groove is a customisation tool; a series of precise, angular cuts designed to tactfully bend and distort light. From subtle patterns to hinges and joins for 3D sculptures, our Groove customisation allows you to explore the realms of possibility within the world of acoustic panels—adding depth, nuance, and texture to interior spaces.

Notes:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
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t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

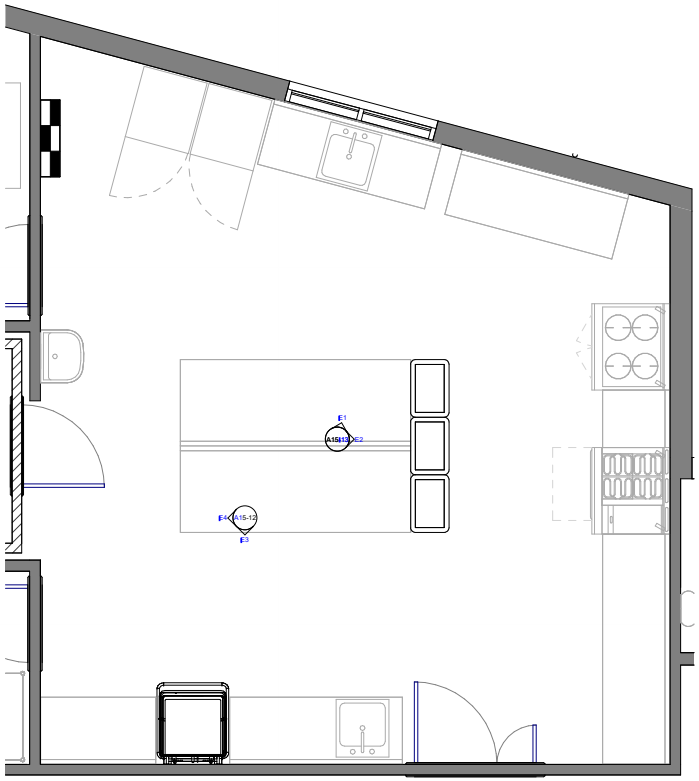
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Meeting (Typical)

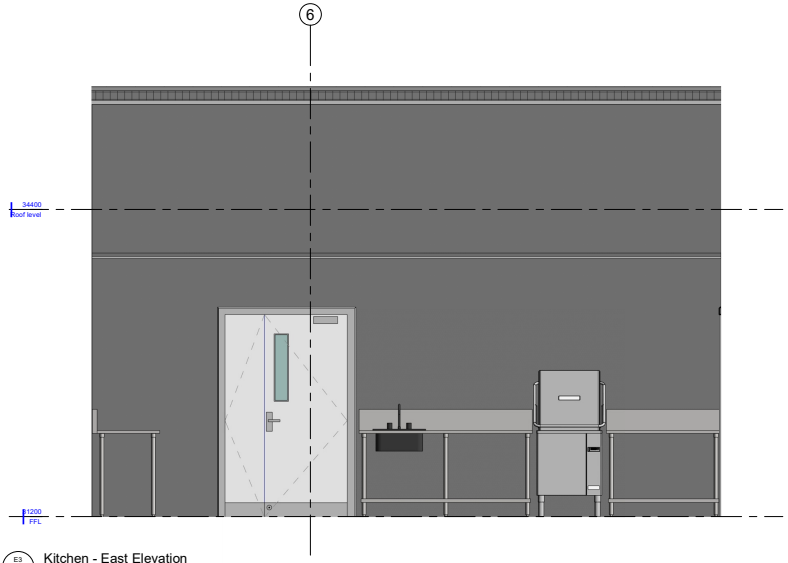
Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:39 pm

DEVELOPED DESIGN

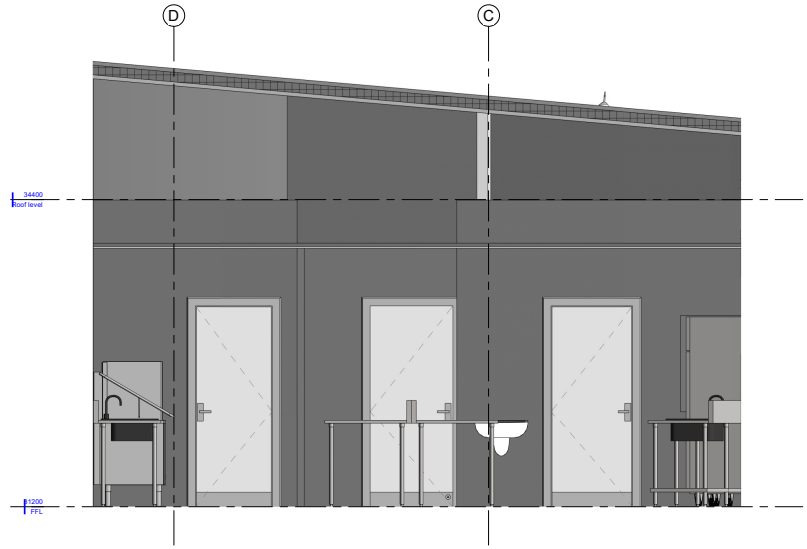
Project No.	Sheet	Revision
23014	A15-11	A



1 / A15-12 Callout - Kitchen
1 : 25



E3 / A15-12 Kitchen - East Elevation
1 : 25



E4 / A15-12 Kitchen - South Elevation
1 : 25

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
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t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

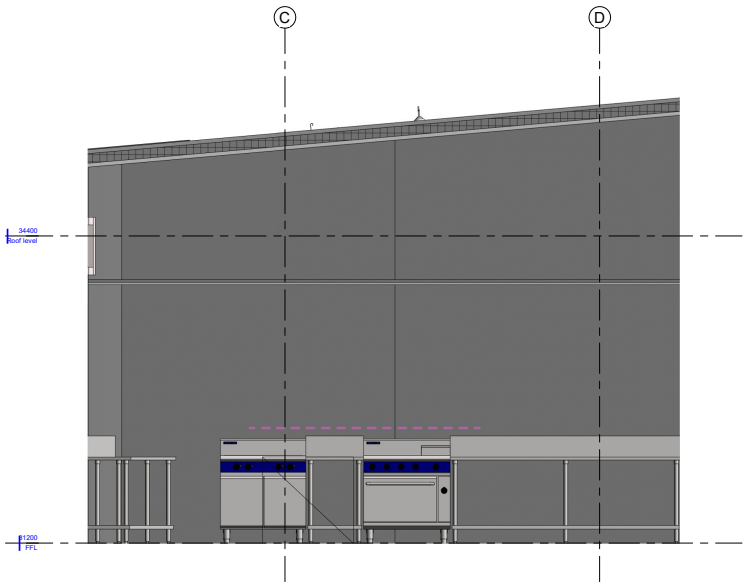
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Kitchen

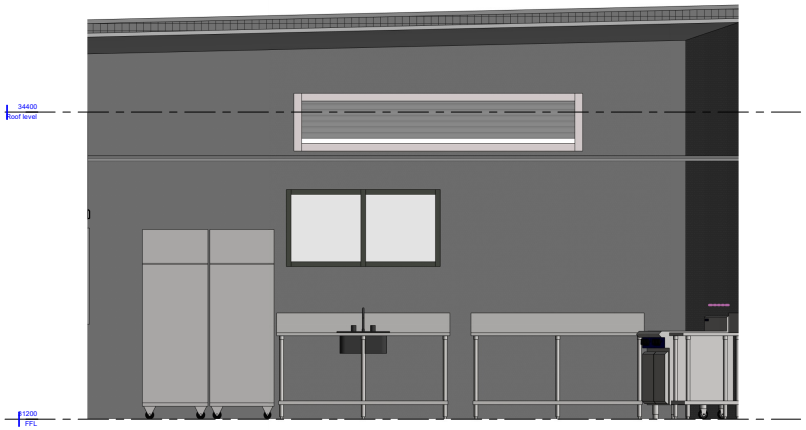
Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:42 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A15-12	A



E2 A15-13 Kitchen - North Elevation
1 : 25



E1 A15-13 Kitchen - West Elevation
1 : 25

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
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t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

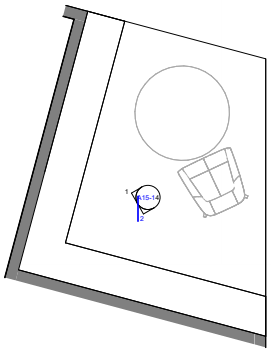
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Kitchen

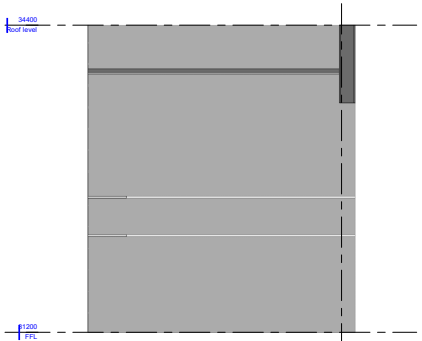
Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:43 pm

DEVELOPED DESIGN

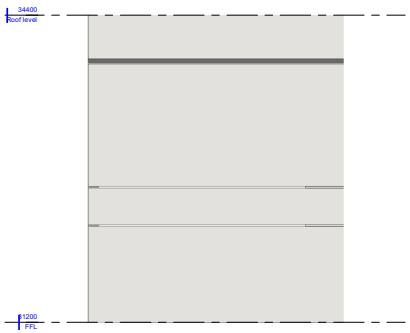
Project No.	Sheet	Revision
23014	A15-13	A



3 / A15-14 Callout - Library
1 : 25



1 / A15-14 Internal Elevation - Library 1
1 : 25



2 / A15-14 Internal Elevation - Library 2
1 : 25

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

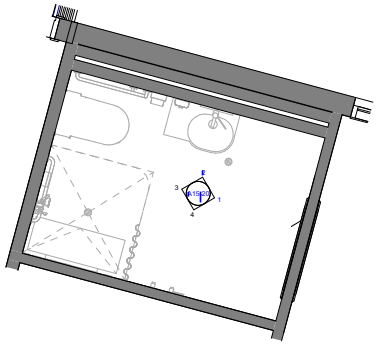
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Library

Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:45 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A15-14	A



5 A15-20 Callout - ACC WC / SHW
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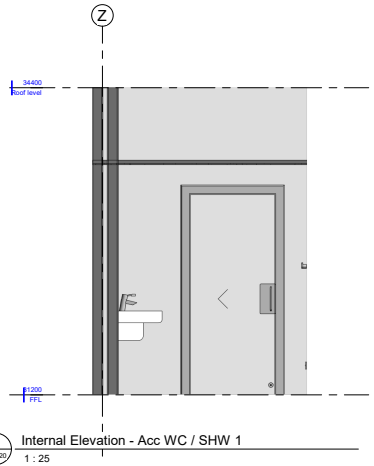
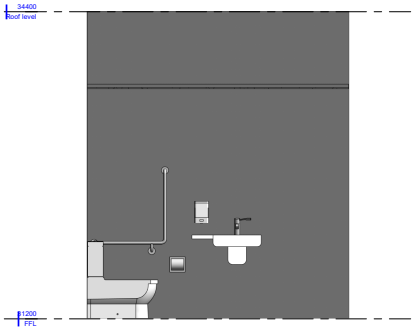
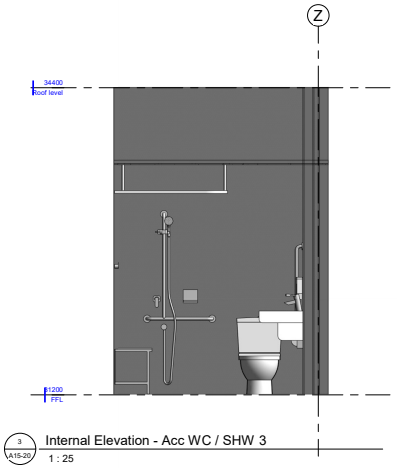


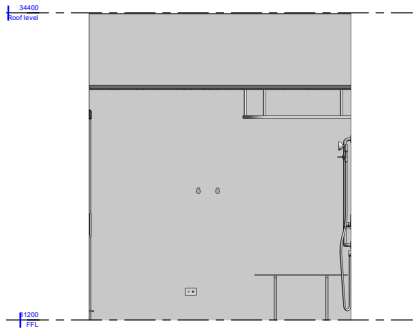
1 A15-20 Internal Elevation - Acc WC / SHW 1
1 : 25



2 A15-20 Internal Elevation - Acc WC / SHW 2
1 : 25



3 A15-20 Internal Elevation - Acc WC / SHW 3
1 : 25



4 A15-20 Internal Elevation - Acc WC / SHW 4
1 : 25

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE

Hamilton City Council
Te kaunihera o Kirikiriroa

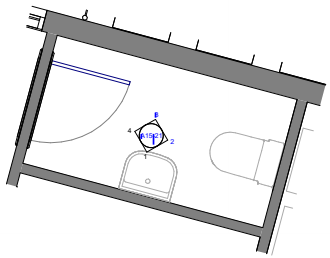
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Acc WC / SHW

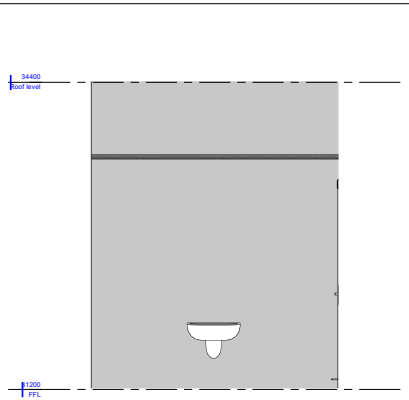
Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:47 pm

DEVELOPED DESIGN

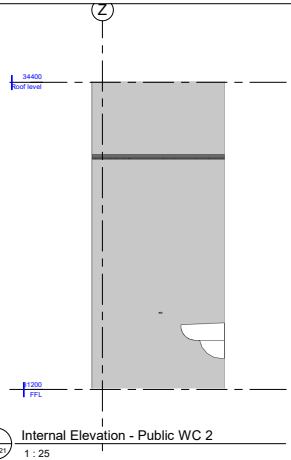
Project No.	Sheet	Revision
23014	A15-20	A



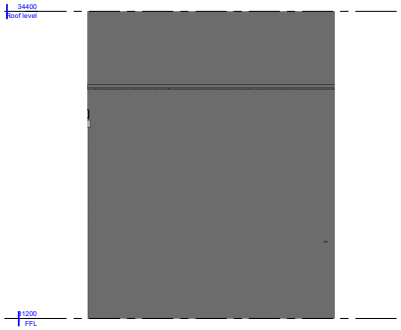
5 A15-21 Callout - Public WC
1 : 25



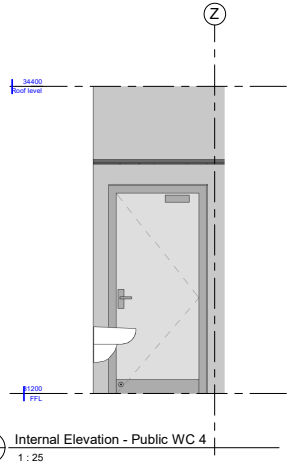
1 A15-21 Internal Elevation - Public WC 1
1 : 25



2 A15-21 Internal Elevation - Public WC 2
1 : 25



3 A15-21 Internal Elevation - Public WC 3
1 : 25



4 A15-21 Internal Elevation - Public WC 4
1 : 25

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

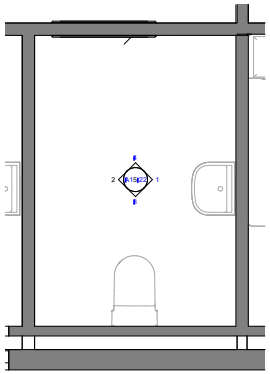
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Public WC

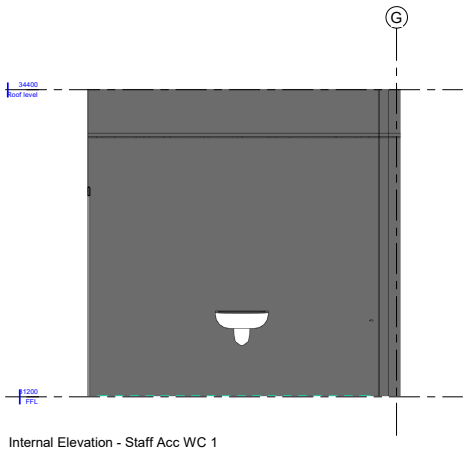
Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:49 pm

DEVELOPED DESIGN

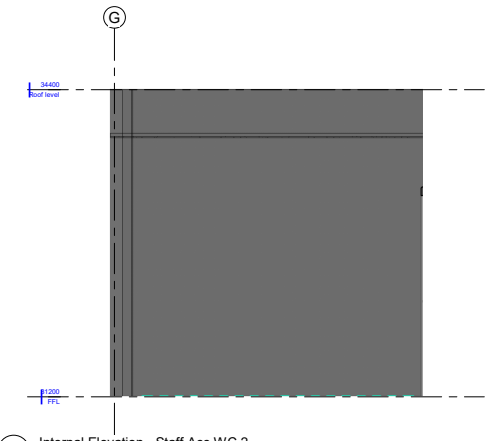
Project No.	Sheet	Revision
23014	A15-21	A



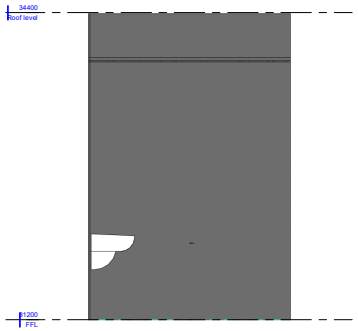
5 A15-22 Callout - Staff Acc WC
1 : 25



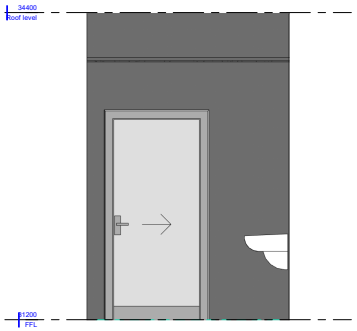
1 A15-22 Internal Elevation - Staff Acc WC 1
1 : 25



2 A15-22 Internal Elevation - Staff Acc WC 2
1 : 25



3 A15-22 Internal Elevation - Staff Acc WC 3
1 : 25



4 A15-22 Internal Elevation - Staff Acc WC 4
1 : 25

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

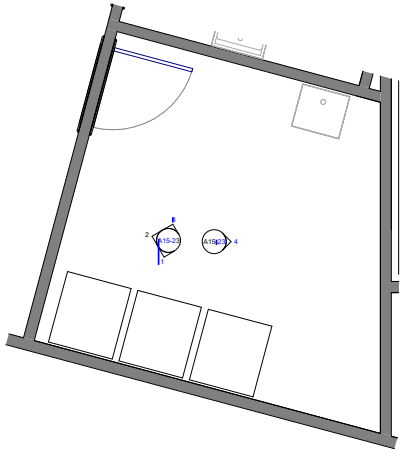
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Staff WC

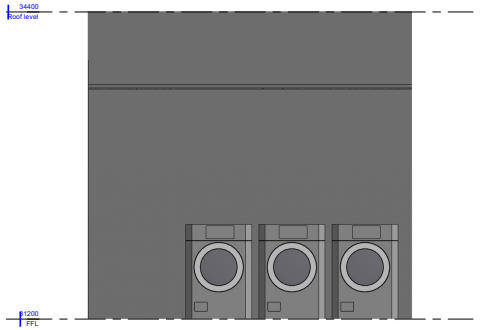
Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:51 pm

DEVELOPED DESIGN

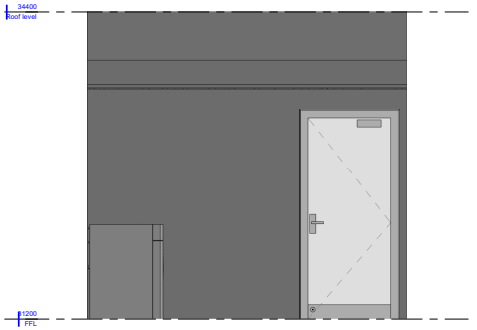
Project No.	Sheet	Revision
23014	A15-22	A



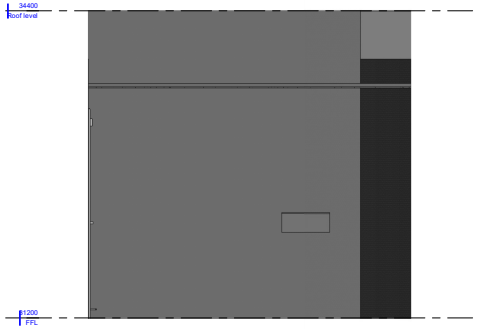
5 A15-23 Callout - Laundry / Cleaners
1 : 25



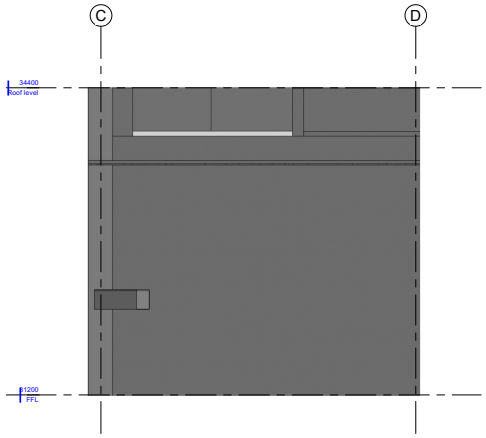
1 A15-23 Internal Elevation - Laundry / Cleaners 1
1 : 25



2 A15-23 Internal Elevation - Laundry / Cleaners 2
1 : 25



3 A15-23 Internal Elevation - Laundry / Cleaners 3
1 : 25



4 A15-23 Internal Elevation - Laundry / Cleaners 4
1 : 25

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
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t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

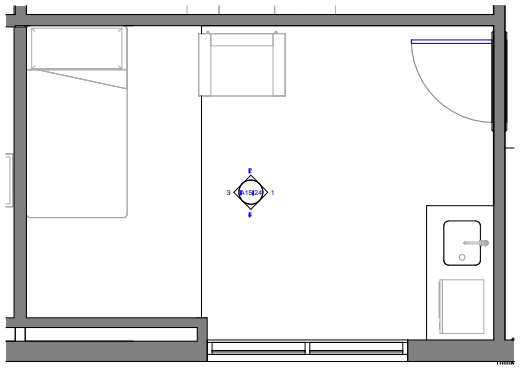
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - Laundry / Cleaners

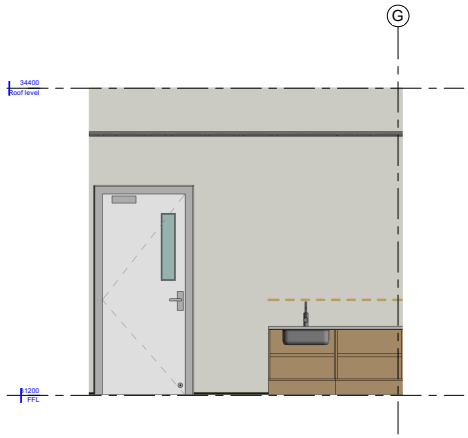
Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:53 pm

DEVELOPED DESIGN

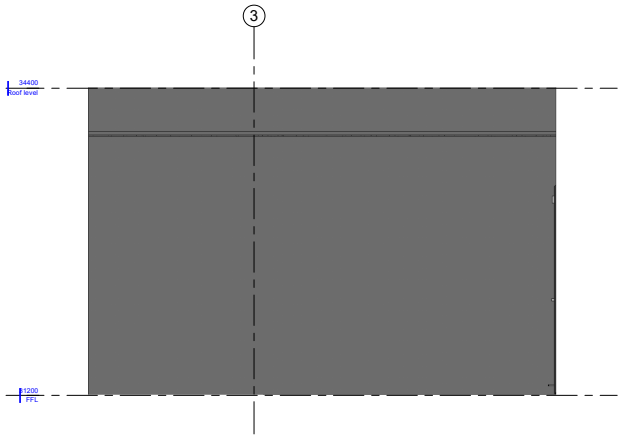
Project No.	Sheet	Revision
23014	A15-23	A



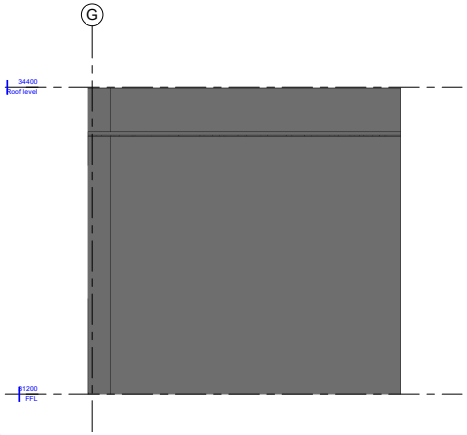
5 A15-24 Callout - Parents / First Aid
1 : 25



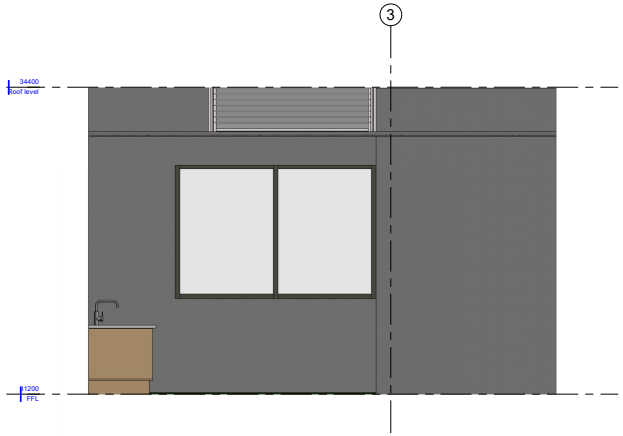
1 A15-24 Internal Elevation - First Aid / Parents 1
1 : 25



2 A15-24 Internal Elevation - First Aid / Parents 2
1 : 25



3 A15-24 Internal Elevation - First Aid / Parents 3
1 : 25



4 A15-24 Internal Elevation - First Aid / Parents 4
1 : 25

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Interior Elevations - First Aid / Parents

Design: Designer Scale: 1 : 25 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:55 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A15-24	A

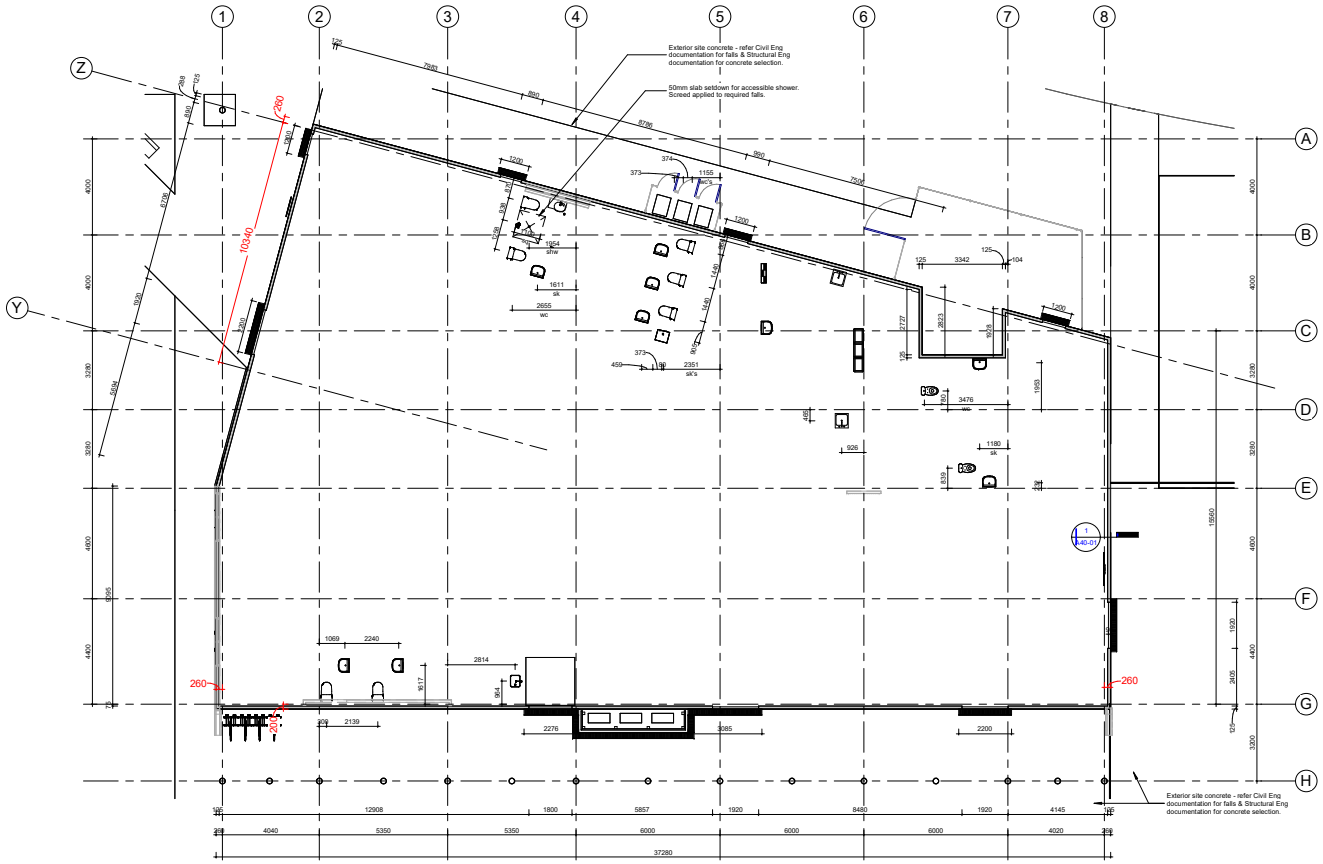
SLAB NOTES:

1. Shower recess - 50mm slab rebate for accessible shower. Refer specification for floor screed selection.
2. Door sill recess - 90mm x 30mm slab rebate for level thresholds. Refer specification & details for screed selection.

GENERAL NOTES:

1. Refer Structural Engineer's Documentation for foundation & slab details.
2. Confirm all setout dimensions prior to pouring slab.
3. Refer to Hydraulics & Electrical documentation for all conduits.

150mm high concrete nib cast integral with slab.



1 A30-01 Slab Setout Plan

1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

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chowhill
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t: +64 7 834 0348 i: www.chowhill.co.nz

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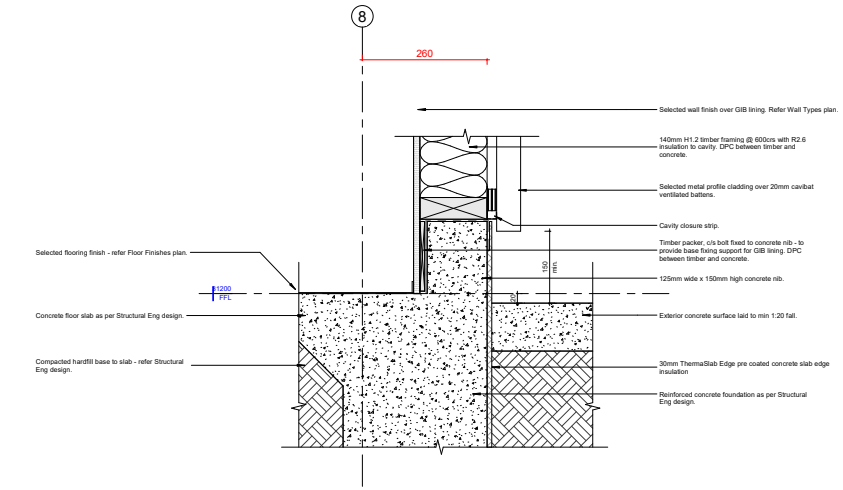
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Ground Floor - Slab Setout Plans

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:56 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A30-01	A



1 A40-01 Slab Edge w Nib
1 : 5

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

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chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
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PUKETE NEIGHBOURHOOD HOUSE
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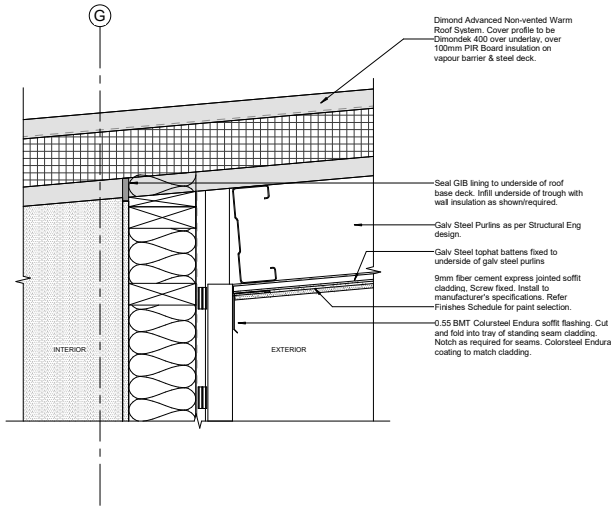
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Floor Slab Details

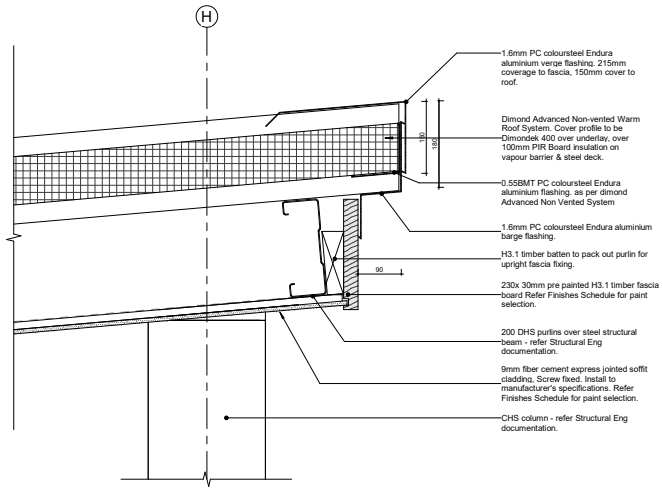
Design: Designer Scale: 1 : 5 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:57 pm

DEVELOPED DESIGN

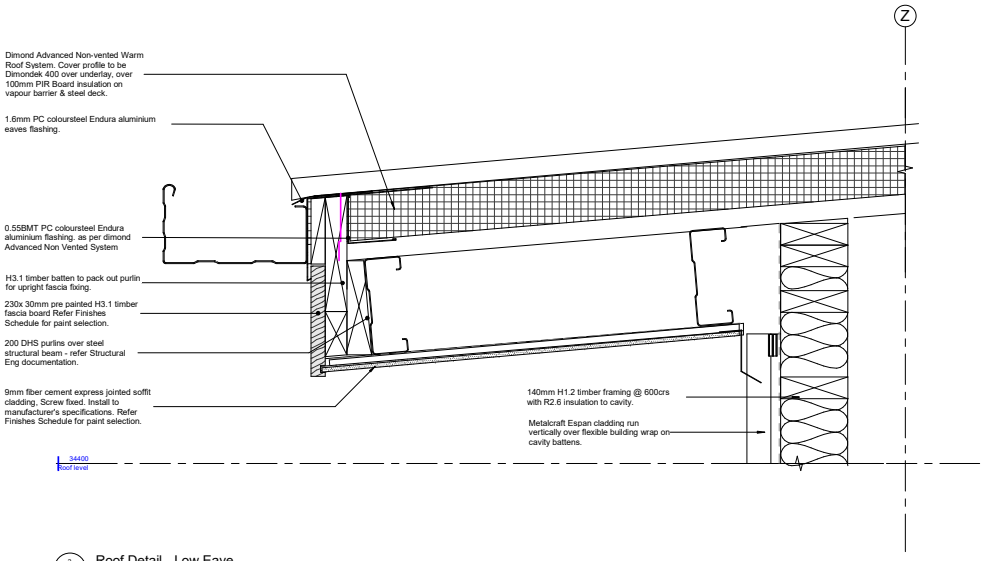
Project No.	Sheet	Revision
23014	A40-01	A



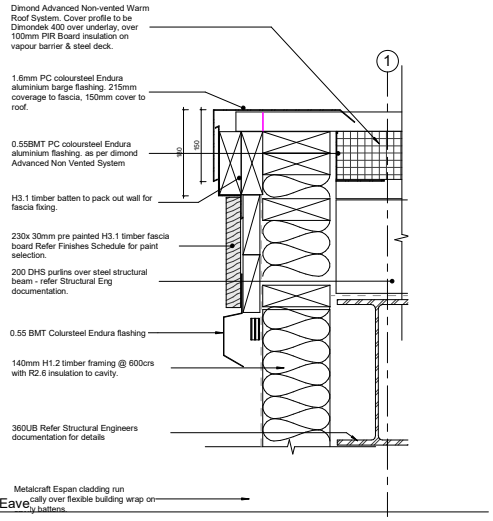
2 A40-20 Roof Detail - Soffit (High Eave)
1 : 5



1 A40-20 Roof Detail - High Eave
1 : 5



3 A40-20 Roof Detail - Low Eave
1 : 5



4 A40-20 Roof Detail - Southern Eave
1 : 5

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

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chowhill
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t: +64 7 834 0348 i: www.chowhill.co.nz

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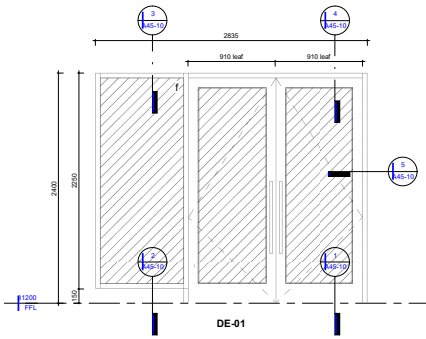
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Roof Cladding Details
Warm roof system - roof logic UltraTherm MSR, Colorsteel Endura profiled steel roofing

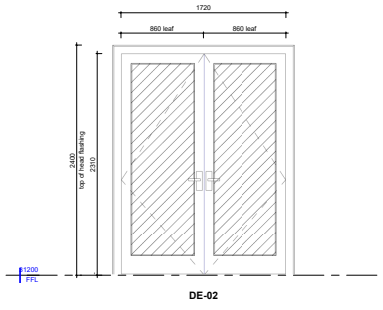
Design: Designer Scale: 1 : 5 @ A1, 50 % @ A3
Drawn: Author
Check: Checker Approved Approver
25/07/2024 12:28:58 pm

DEVELOPED DESIGN

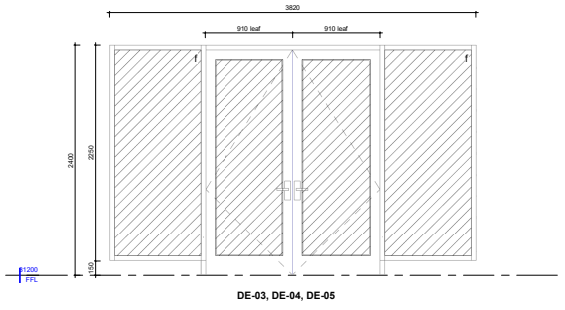
Project No.	Sheet	Revision
23014	A40-20	A



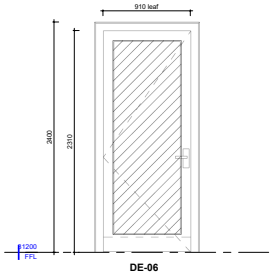
DE-01



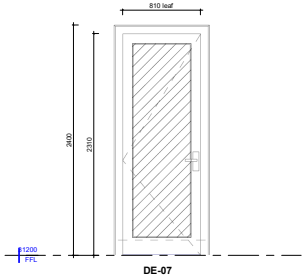
DE-02



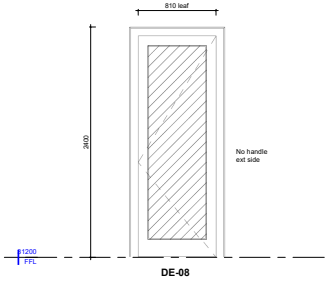
DE-03, DE-04, DE-05



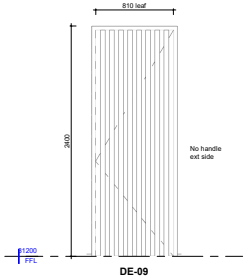
DE-06



DE-07



DE-08

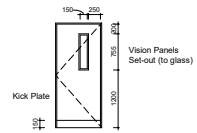


DE-09

Ext Door Schedule

Door Number	Leaf			Frame		Hardware		Additional Comments
	Type	Face 1	Face 2	Type	Finish	Security	Additional	
DE-01	Magnum Aluminium Door	PC	PC	FG100	PC	Swipe access by others		100 Flushglaze frame with Magnum french door with glazed insert.
DE-02	Magnum Aluminium Door	PC	PC	FG100	PC	Mortice Lock		100 Flushglaze frame with Magnum french door with glazed insert.
DE-03	Magnum Aluminium Door	PC	PC	FG100	PC	Mortice Lock	Crash Rail, Exterior hold open	100 Flushglaze frame with Magnum french door with glazed insert.
DE-04	Magnum Aluminium Door	PC	PC	FG100	PC	Mortice Lock	Crash Rail, Exterior hold open	100 Flushglaze frame with Magnum french door with glazed insert.
DE-05	Magnum Aluminium Door	PC	PC	FG100	PC		Crash Rail, Exterior hold open	100 Flushglaze frame with Magnum french door with glazed insert.
DE-06	Magnum Aluminium Door	PC	PC	FG100	PC	Mortice Lock		100 Flushglaze frame with Magnum door with aluminium inserts
DE-07	447	PC	PC	FG100		Swipe access by others		100 Flushglaze frame with Magnum door with aluminium inserts
DE-08	Magnum Aluminium Door	PC	PC	FG100	PC	Internal access only		(Escape route door - no exterior access) 100 Flushglaze with Magnum door with aluminium inserts
DE-09	Solidcore Timber - Ext Grade	Ext Paint	Ext Paint	FG100	PC	Internal access only		(Escape route door - no exterior access) 100 Flushglaze with exterior grade timber solidcore door. Mechanically fix selected abodo cladding to match exterior cladding system.

DOOR & WINDOW SCHEDULE LEGEND



DOOR TYPE:

1. All internal doors to be Solid core
2. For direction of swinging/sliding, refer to floor plans.
3. All aluminium door leafs to have 100mm wide stiles to suit door hardware setback.
4. Refer mechanical documents for positions of mechanical grills and door undercuts.

DOOR HARDWARE:

1. Refer section 5521 of the specification for hardware types schedules.
2. Contractor to supply and install appropriate acoustic seals to doors indicated. Seals types shall provide the required performance as indicated by the STC rating. All seals to be set into the depth of the planted stop. Allow to increase leaf width to maintain clear opening if surface mounted seals are proposed. Refer section 5521 of the specification for possible seal types.
3. Contractor to supply and install appropriate fire and smoke seal to doors indicated. It is the Contractors responsibility to certify all fire rated doors. All fire doors, including leafs, glazing frame, hardware and seals must comply with the relevant New constructed and installed to the satisfaction of the local Territorial Authority.
4. Refer specialist Security sub-contractors schedule for type, make and installation details of electronic security devices.Contractor to allow to fit hardware. All wiring from release button location back to security hardware to be carried out by the Security sub-contractor. Main contractor to liase and ensure wiring is in place before linings are fixed.
5. Refer mechanical service specifications and drawings for type and size of vent grilles to be installed within doors. Allow appropriate fire and acoustic vents as required by the door schedule and allow to coordinate any door location to prevent vents thicker than door leafs striking walls in the open position.
6. For undercut & door vents to door leaves, refer to Mechanical Engineer's drawings.

KEY:

Allow computer cut Graphic full width where shown. Manifestation - Design TBC.

DOOR & WINDOW NOTES:

1. All door handles to be mounted 1000mm above FFL (unless noted otherwise).
2. Standard Doors to have rebated door stops, Acoustic doors fitted with Raven stops (unless otherwise specified).
3. Doors with paint finish, all surfaces of doors are to be painted with full paint system including top and bottom edges.
4. Refer hardware schedule for door closers / hold back hooks required.
5. Door and window Joinery manufacturer to confirm size of all openings on site prior to the manufacture of any doors and windows.
6. Allow to install flexible flashing tape to full perimeter of exterior windows and door openings.
7. Allow to install air seal over backing rod to perimeter of all exterior windows and doors. If possible seal against aluminium extrusion where profile allows to the exterior wall face. Where the air seal is in contact with flexible flashing tapes compatibility must be considered. Refer to specifications.
8. All glazing to comply with and sized to NZS 4223. Refer also to specification. All glazing is to be weight for size and design for the design thickness (safety from falling) to table 3-7 NZS 4223.
9. Refer Finishes Schedule for all Anodised / powdercoat and paint finishes.
10. Allow to pre-drill all door/window frames for Security & Mechanical wiring required. NO SURFACE MOUNTED WIRING TO WINDOW & DOOR JOINERY.
11. Glazing manifestation in accordance with NZS 4223, Film graphic to glazing TBC.

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	26.07.24	Developed Design

Project Consultant List:

chowhill
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t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

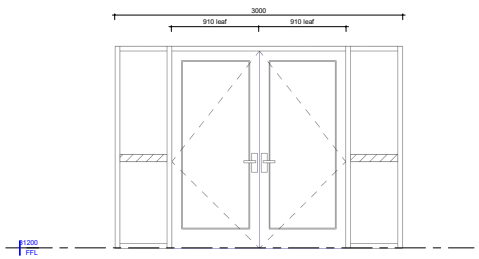
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Ext Door Schedule

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:28:59 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A45-01	B



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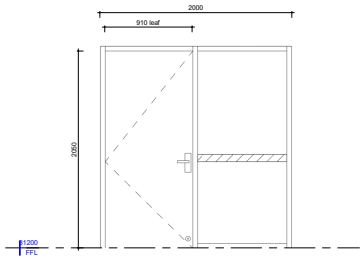

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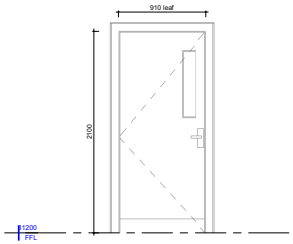

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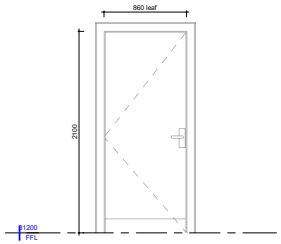

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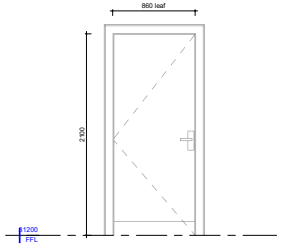

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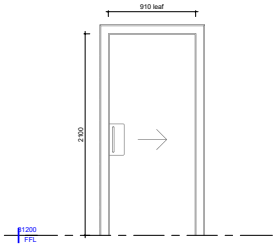

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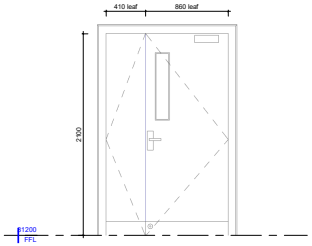

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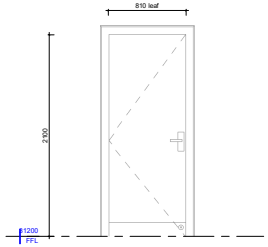

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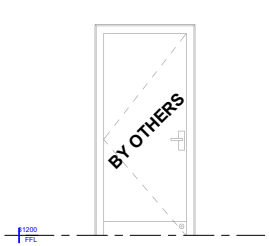

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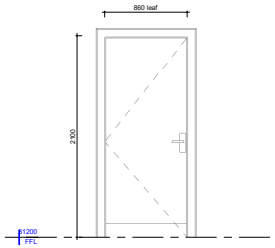

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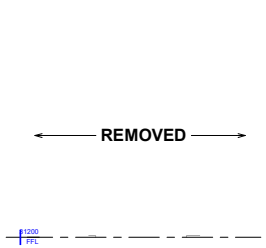

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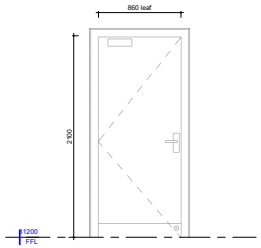
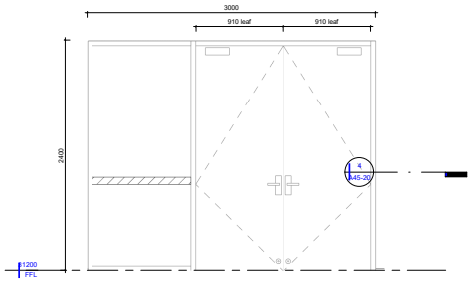


DI-16, DI-17

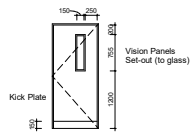


DI-18

INTERIOR DOOR SCHEDULE

Door No.	Leaf			Frame		Hardware				Comments
	Type	Face 1	Face 2	Type	Finish	Security	Additional	Acoustic Seals	Signage	
DI-01	Glazed Aluminium	Glazed	Glazed	80SF	PC	No				80 Shopfront frame with Magnum French Door. Glazed inserts.
DI-02	Glazed Aluminium	Glazed	Glazed	80SF	PC	Swipe Access by others		Yes		80 Shopfront frame with Magnum French Door. Glazed inserts.
DI-03	Glazed Aluminium	Glazed	Glazed	80SF	PC	Swipe Access by others		Yes		80 Shopfront frame with Magnum French Door. Glazed inserts.
DI-04	Timber Solidcore	Int Paint	Int Paint	80SF	PC	No				80 Shopfront frame with timber solidcore door. VP as detailed.
DI-05	Timber Solidcore	Int Paint	Int Paint	PottersA132s	PC	Mortice Lock				Potter A132 series with timber solidcore door.
DI-06	Timber Solidcore	Int Paint	Int Paint	PottersA132s	PC	Passage Latch	Indicator Escutcheon			Potter A132 series with timber solidcore door.
DI-07	Timber Solidcore	Int Paint	Int Paint	PottersA132s	PC	Passage Latch	Indicator Escutcheon			Potter A132 series with timber solidcore door.
DI-08	Timber Solidcore	Int Paint	Int Paint	PottersA132s	PC	Passage Latch	Indicator Escutcheon			Potter A132 series with timber solidcore door.
DI-09	Timber Solidcore Slider	Int Paint	Int Paint	CSforDoors	Int Paint	See CS for Doors spec.	See CS for Doors spec.			Easy-Open WC Door by CS for Doors.
DI-10	Timber Solidcore	Int Paint	Int Paint	PottersA132s	PC	Passage Latch	Indicator Escutcheon			Potter A132 series with timber solidcore door.
DI-11	Timber Solidcore	Int Paint	Int Paint	80SF	PC	Mortice Lock				80 Shopfront frame with timber solidcore door. VP as detailed.
DI-12	Timber Solidcore	Int Paint	Int Paint	PottersA132s	PC	No				Potter A132 series with timber solidcore door.
DI-13	By Coolroom Supplier	TBC	TBC	TBC	TBC	No	TBC			Proprietary coolroom door by others.
DI-14	Timber Solidcore	Int Paint	Int Paint	PottersA132s	PC	No				Potter A132 series with timber solidcore door.
DI-16	Timber Solidcore	Int Paint	Int Paint	PottersA132s	PC	Passage Latch	Indicator Escutcheon			Potter A132 series with timber solidcore door.
DI-17	Timber Solidcore	Int Paint	Int Paint	PottersA132s	PC	Passage Latch	Indicator Escutcheon			Potter A132 series with timber solidcore door.
DI-18		PC	PC	80SF	PC	Swipe Access by others		Yes		80 Shopfront frame with Magnum French Door.

DOOR & WINDOW SCHEDULE LEGEND



DOOR TYPE:

1. All internal doors to be Solid core
2. For direction of swinging/sliding, refer to floor plans.
3. All aluminium door leafs to have 100mm wide stiles to suit door hardware setback.
4. Refer mechanical documents for positions of mechanical grills and door undercuts.

DOOR HARDWARE:

1. Refer section 5521 of the specification for hardware types schedules.
2. Contractor to supply and install appropriate acoustic seals to doors indicated. Seals types shall provide the required performance as indicated by the STC rating. All seals to be set into the depth of the planted stop. Allow to increase leaf width to maintain clear opening if surface mounted seals are proposed. Refer section 5521 of the specification for possible seal types.
3. Contractor to supply and install appropriate fire and smoke seal to doors indicated. It is the Contractors responsibility to certify all fire rated doors. All fire doors, including leafs, glazing,frame, hardware and seals must comply with the relevant New constructed and installed to the satisfaction of the local Territorial Authority.
4. Refer specialist Security sub-contractors schedule for type, make and installation details of electronic security devices.Contractor to allow to fit hardware. All wiring from release button location back to security hardware to be carried out by the Security sub-contractor. Main contractor to liase and ensure wiring is in place before linings are fixed.
5. Refer mechanical service specifications and drawings for type and size of vent grilles to be installed within doors. Allow appropriate fire and acoustic vents as required by the door schedule and allow to coordinate any door location to prevent vents thicker than door leafs striking walls in the open position.
6. For undercut & door vents to door leaves, refer to Mechanical Engineer's drawings.

KEY:

Allow computer cut Graphic full width where shown. Manifestation - Design TBC.

DOOR & WINDOW NOTES:

1. All door handles to be mounted 1000mm above FFL (unless noted otherwise).
2. Standard Doors to have rebated door stops, Acoustic doors fitted with Raven stops (unless otherwise specified).
3. Doors with paint finish, all surfaces of doors are to be painted with full paint system including top and bottom edges.
4. Refer hardware schedule for door closers / hold back hooks required.
5. Door and window Joinery manufacturer to confirm size of all openings on site prior to the manufacture of any doors and windows.
6. Allow to install flexible flashing tape to full perimeter of exterior windows and door openings.
7. Allow to install air seal over backing rod to perimeter of all exterior windows and doors. If possible seal against aluminium extrusion where profile allows to the exterior wall face. Where the air seal is in contact with flexible flashing tapes compatibility must be considered. Refer to specifications.
8. All glazing to comply with and sized to NZS 4223. Refer also to specification. All glazing is to be weight for size and design for the design thickness (safety from falling) to table 3-7 NZS 4223.
9. Refer Finishes Schedule for all Anodised / powdercoat and paint finishes.
10. Allow to pre-drill all door/window frames for Security & Mechanical wiring required. NO SURFACE MOUNTED WIRING TO WINDOW & DOOR JOINERY.
11. Glazing manifestation in accordance with NZS 4223, Film graphic to glazing TBC.

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

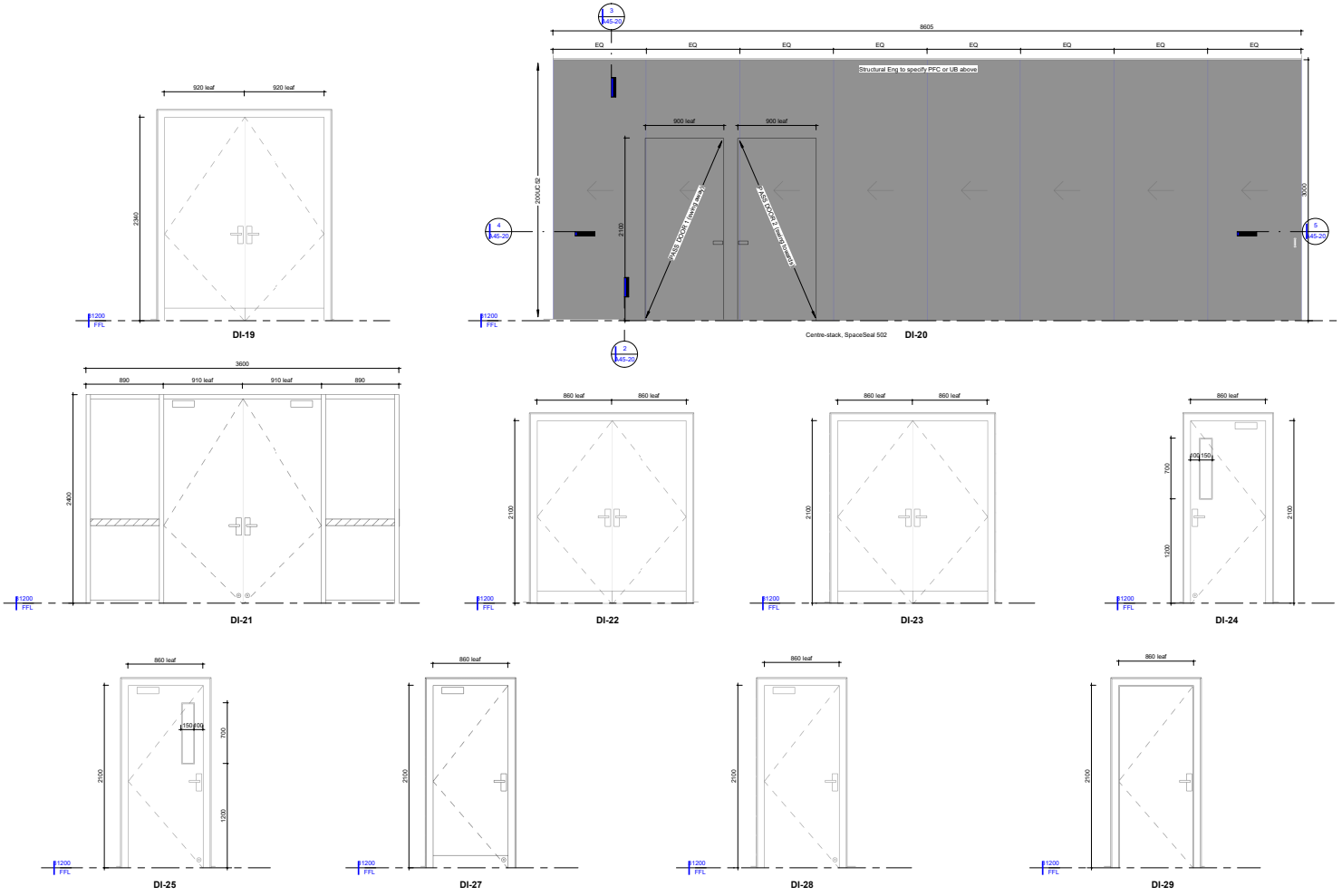
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Int Door Schedule

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:29:00 pm

DEVELOPED DESIGN

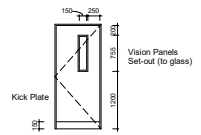
Project No.	Sheet	Revision
23014	A45-02	B



INTERIOR DOOR SCHEDULE

Door No.	Leaf			Frame		Hardware				Comments
	Type	Face 1	Face 2	Type	Finish	Security	Additional	Acoustic Seals	Signage	
DI-19	Timber Solidcore	Int Paint	Int Paint	Timber	Int Paint	Mortice Lock				Timber frame with timber solidcore door.
DI-20	By Trans-Space	PC	PC	Aluminium	PC			Yes		by Trans-Space Doors.
DI-21		PC	PC	80SF	PC	Swipe Access by others		Yes		80 Shopfront frame with Magnum French Door.
DI-22	Timber Solidcore	Int Paint	Int Paint	Timber	Int Paint	Mortice Lock				Timber frame with timber solidcore door.
DI-23	Timber Solidcore	Int Paint	Int Paint	Timber	Int Paint	Mortice Lock				Timber frame with timber solidcore door.
DI-24	Timber Solidcore	Int Paint	Int Paint	80SF	PC	Swipe Access by others				80 Shopfront frame with timber solidcore door. VP as detailed.
DI-25	Timber Solidcore	Int Paint	Int Paint	80SF	PC	Mortice Lock	Indicator Escutcheon			80 Shopfront frame with timber solidcore door.
DI-26	Timber Solidcore Slider	Int Paint	Int Paint	CSforDoors	Int Paint	See CS for Doors spec.	See CS for Doors spec.			Easy-Open WC Door by CS for Doors.
DI-27	Timber Solidcore	Int Paint	Int Paint	Timber	Int Paint	Passage Latch	Indicator Escutcheon			Timber frame with timber solidcore door.
DI-28	Timber Solidcore	Int Paint	Int Paint	Timber	Int Paint	Passage Latch				Timber frame with timber solidcore door. VP as detailed.
DI-29	Timber Solidcore	Int Paint	Int Paint	Timber	Int Paint	Mortice Lock				Timber frame with timber solidcore door.

DOOR & WINDOW SCHEDULE LEGEND



DOOR TYPE:

1. All internal doors to be Solid core
2. For direction of swinging/sliding, refer to floor plans.
3. All aluminium door leafs to have 100mm wide stiles to suit door hardware setback.
4. Refer mechanical documents for positions of mechanical grills and door undercuts.

DOOR HARDWARE:

1. Refer section 5521 of the specification for hardware types schedules.
2. Contractor to supply and install appropriate acoustic seals to doors indicated. Seals types shall provide the required performance as indicated by the STC rating. All seals to be set into the depth of the planted stop. Allow to increase leaf width to maintain clear opening if surface mounted seals are proposed. Refer section 5521 of the specification for possible seal types.
3. Contractor to supply and install appropriate fire and smoke seal to doors indicated. It is the Contractors responsibility to certify all fire rated doors. All fire doors, including leafs, glazing frame, hardware and seals must comply with the relevant New constructed and installed to the satisfaction of the local Territorial Authority.
4. Refer specialist Security sub-contractors schedule for type, make and installation details of electronic security devices.Contractor to allow to fit hardware. All wiring from release button location back to security hardware to be carried out by the Security sub-contractor. Main contractor to liase and ensure wiring is in place before linings are fixed.
5. Refer mechanical service specifications and drawings for type and size of vent grilles to be installed within doors. Allow appropriate Tire and acoustic vents as required by the door schedule and allow to coordinate any door location to prevent vents thicker than door leafs striking walls in the open position.
6. For undercut & door vents to door leaves, refer to Mechanical Engineer's drawings.

KEY:

Allow computer cut Graphic full width where shown. Manifestation - Design TBC.

DOOR & WINDOW NOTES:

1. All door handles to be mounted 1000mm above FFL (unless noted otherwise).
2. Standard Doors to have rebated door stops, Acoustic doors fitted with Raven stops (unless otherwise specified).
3. Doors with paint finish, all surfaces of doors are to be painted with full paint system including top and bottom edges.
4. Refer hardware schedule for door closers / hold back hooks required.
5. Door and window Joinery manufacturer to confirm size of all openings on site prior to the manufacture of any doors and windows.
6. Allow to install flexible flashing tape to full perimeter of exterior windows and door openings.
7. Allow to install air seal over backing rod to perimeter of all exterior windows and doors. If possible seal against aluminium extrusion where profile allows to the exterior wall face. Where the air seal is in contact with flexible flashing tapes compatibility must be considered. Refer to specifications.
8. All glazing to comply with and sized to NZS 4223. Refer also to specification. All glazing is to be weight for size and design for the design thickness (safety from falling) to table 3-7 NZS 4223.
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11. Glazing manifestation in accordance with NZS 4223, Film graphic to glazing TBC.

Notes:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	1.04.24	Preliminary Design
B	26.07.24	Developed Design

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Hamilton City Council Te kaunihera o Kirikiriroa

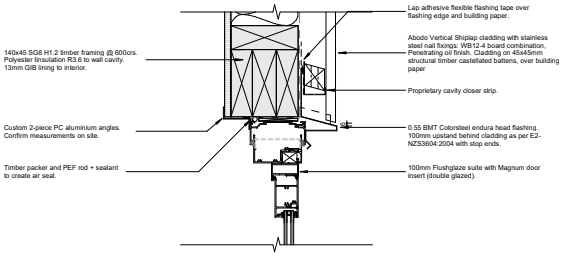
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Int Door Schedule

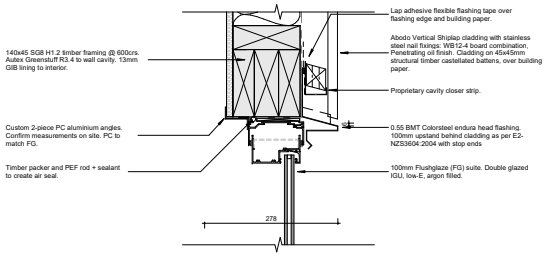
Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:29:02 pm

DEVELOPED DESIGN

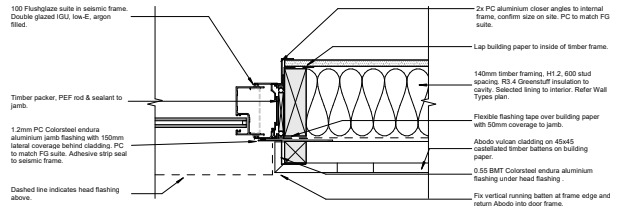
Project No.	Sheet	Revision
23014	A45-03	B



4 A45-10 Flushglaze Head - w Magnum Door - Abodo Interface
1 : 5



3 A45-10 Flushglaze Head - Abodo Interface
1 : 5



5 A45-10 Flushglaze Jamb
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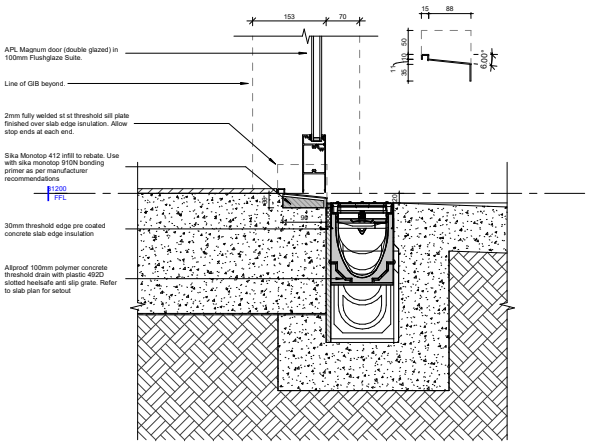
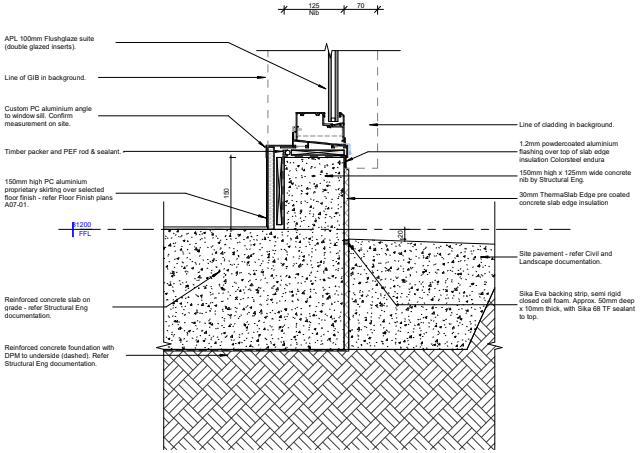


1 A45-10 Flushglaze Sill - w Magnum Door - Abodo Interface
1 : 5



2 A45-10 Detail 1
1 : 5

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
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Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

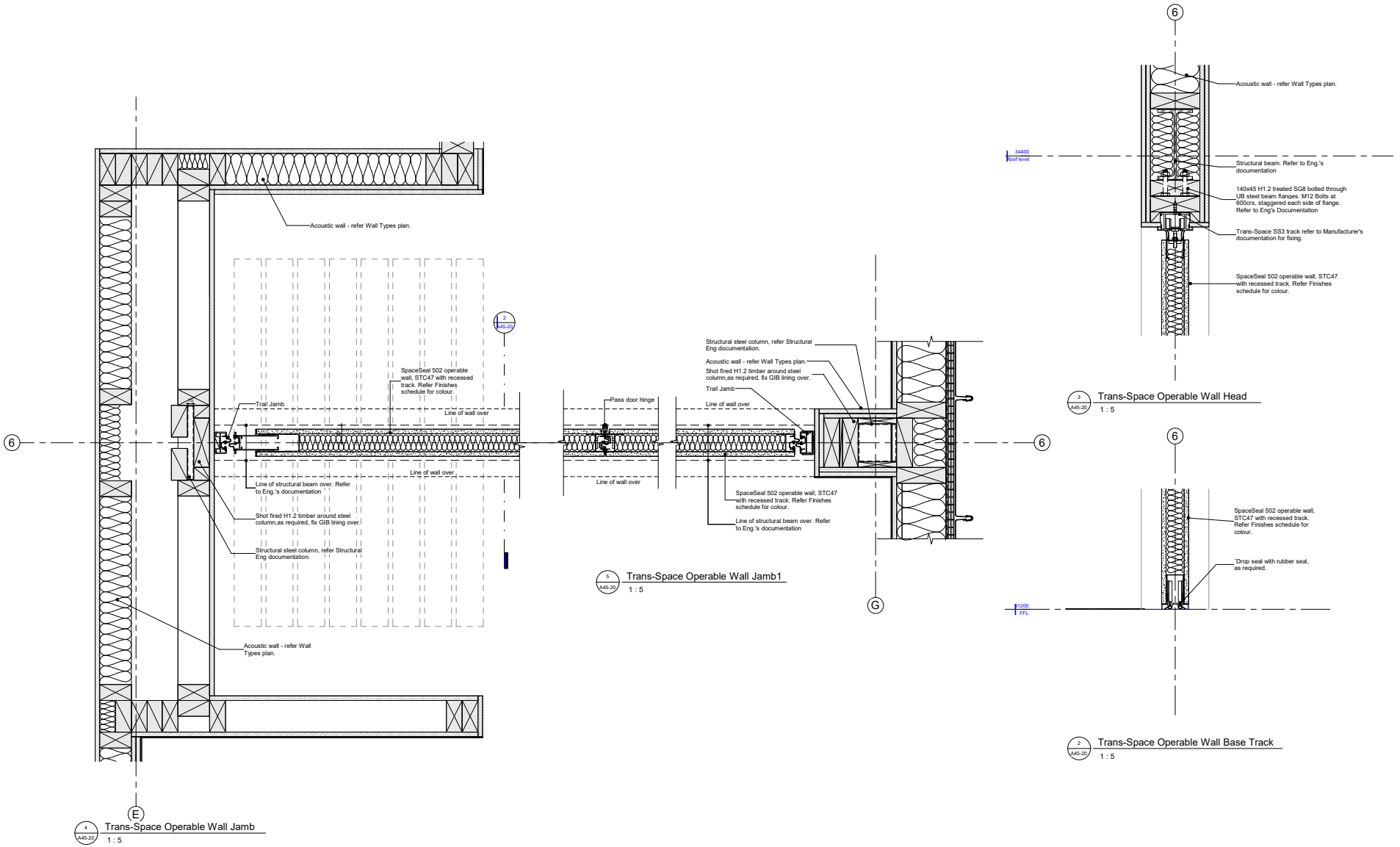
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Door Details

Design: Designer Scale: 1 : 5 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:29:03 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A45-10	A



4 A45-20 Trans-Space Operable Wall Jamb
1 : 5

5 A45-20 Trans-Space Operable Wall Jamb1
1 : 5

3 A45-20 Trans-Space Operable Wall Head
1 : 5

2 A45-20 Trans-Space Operable Wall Base Track
1 : 5

Notes:
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Original Scale
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A	26.07.24	Developed Design

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PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council
Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

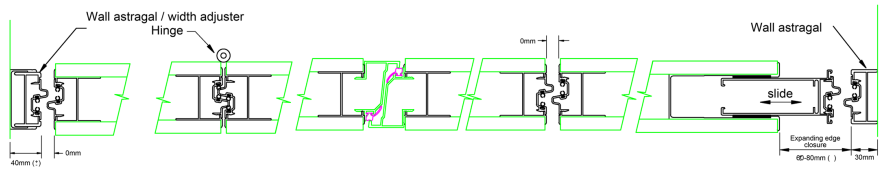
Interior Door Details - Operable Wall

Design: Designer Scale: 1 : 5 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:29:04 pm

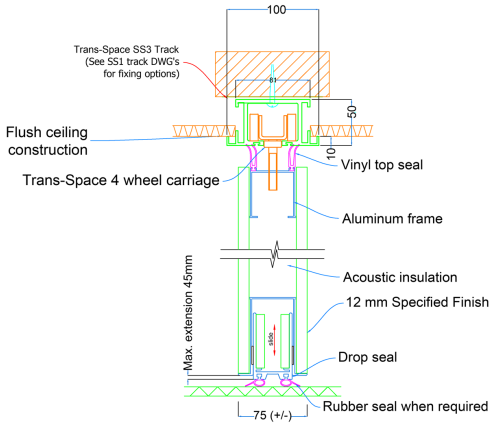
DEVELOPED DESIGN

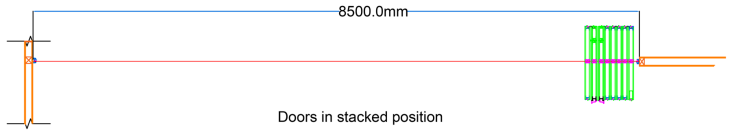
Project No.	Sheet	Revision
23014	A45-20	A

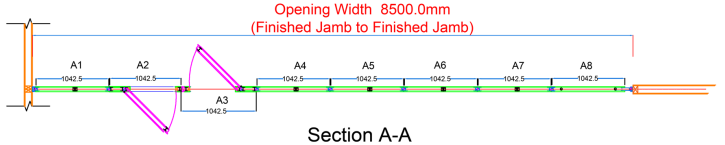
Please Note:-
1. Track Support beam must be level and straight
2. All openings must be Plumb.
3. Floor must be made level to +/- 5mm.
All this allows for maximum acoustic effect and operability.
If any problem occurs in any of these areas, the operation of the door will be compromised



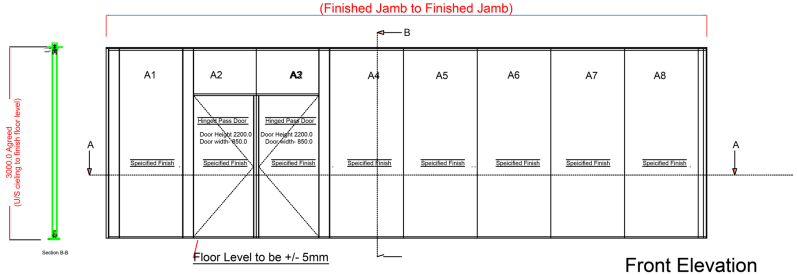
Horizontal Sectional Details







Vertical Sectional Details



PRODUCT	500 Series
TYPE	502
TRACK TYPE	SS1
TRACK FINISH	TBC
CONFIGURATION	Hinged Paired
CLOSURE	Expanding Edge
STC	43 / 45 / 47
WEIGHT	43STC=32kg/m² / 45STC=38kg/m² / 47STC=43kg/m²
PANEL FINISH	TBC

FOR REFERENCE ONLY

DRAWING APPROVAL
PLEASE CHECK THE APPROPRIATE BOXES
SIGN AND PRINT NAME
FINISHES
CRITICAL DIMENSIONS (Red)
HEIGHT
WIDTH
SIGNED BY
PRINT NAME
DATE

Rev	Date	Change	Name

ALUMINIUM TRIM FINISH

PANEL FINISH

GENERAL TOLERANCES UNLESS OTHERWISE SPECIFIED
0 = +/- 0.5
0.0 = +/- 0.1
0.00 = +/- 0.05
THIRD ANGLE PROJECTION
DIMENSIONS IN MILLIMETRES
MACHINED SURFACE FINISH
PROJECT NAME 502
DESIGNER
DRAWN Gary
CHECKED 1
DATE 05/0/2024
REV 1
SHEET A3
SCALE AS SHOWN
DESCRIPTION
CONFIGURATION
JOB NUMBER

TRANS-SPACE MANAGING SPACE WITH OPERABLE WALLS AND DOORS
Chowhill Architects

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE
Hamilton City Council Te kaunihera o Kirikiriroa

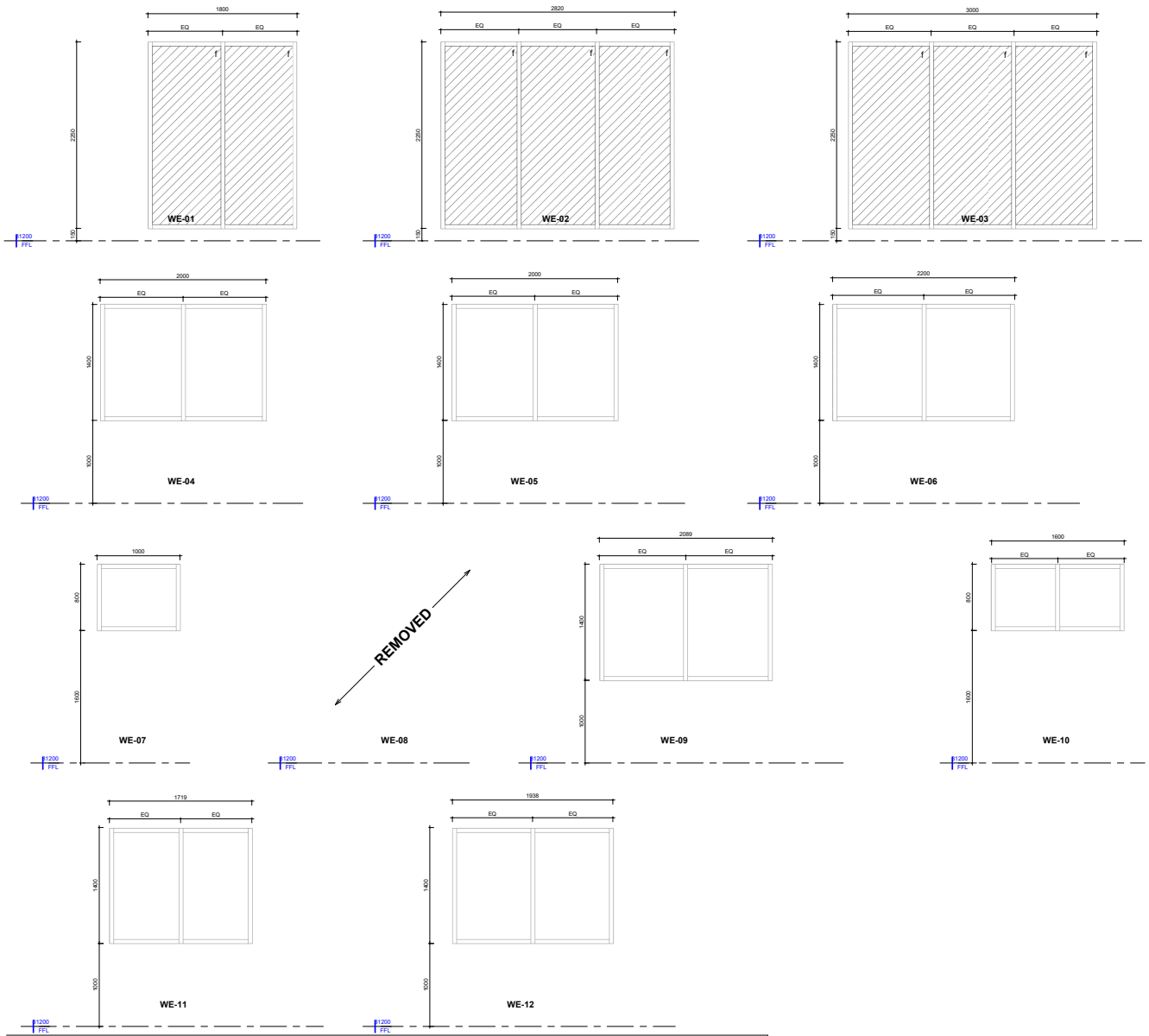
23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Operable Wall - Shop Drawing

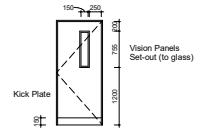
Design: Designer Scale: 1 : 5 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:29:05 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A45-21	



DOOR & WINDOW SCHEDULE LEGEND



DOOR TYPE:

1. All internal doors to be Solid core
2. For direction of swinging/sliding, refer to floor plans.
3. All aluminium door leafs to have 100mm wide stiles to suit door hardware setback.
4. Refer mechanical documents for positions of mechanical grills and door undercuts.

DOOR HARDWARE:

1. Refer section 5521 of the specification for hardware types schedules.
2. Contractor to supply and install appropriate acoustic seals to doors indicated. Seals types shall provide the required performance as indicated by the STC rating. All seals to be set into the depth of the planted stop. Allow to increase leaf width to maintain clear opening if surface mounted seals are proposed. Refer section 5521 of the specification for possible seal types.
3. Contractor to supply and install appropriate fire and smoke seal to doors indicated. It is the Contractors responsibility to certify all fire rated doors. All fire doors, including leafs, glazing,frame, hardware and seals must comply with the relevant New constructed and installed to the satisfaction of the local Territorial Authority.
4. Refer specialist Security sub-contractors schedule for type, make and installation details of electronic security devices.Contractor to allow to fit hardware. All wiring from release button location back to security hardware to be carried out by the Security sub-contractor. Main contractor to liase and ensure wiring is in place before linings are fixed.
5. Refer mechanical service specifications and drawings for type and size of vent grilles to be installed within doors. Allow appropriate fire and acoustic vents as required by the door schedule and allow to coordinate any door location to prevent vents thicker than door leafs striking walls in the open position.
6. For undercut & door vents to door leaves, refer to Mechanical Engineer's drawings.

KEY:

Allow computer cut Graphic full width where shown. Manifestation - Design TBC.

DOOR & WINDOW NOTES:

1. All door handles to be mounted 1000mm above FFL (unless noted otherwise).
2. Standard Doors to have rebated door stops, Acoustic doors fitted with Raven stops (unless otherwise specified).
3. Doors with paint finish, all surfaces of doors are to be painted with full paint system including top and bottom edges.
4. Refer hardware schedule for door closers / hold back hooks required.
5. Door and window Joinery manufacturer to confirm size of all openings on site prior to the manufacture of any doors and windows.
6. Allow to install flexible flashing tape to full perimeter of exterior windows and door openings.
7. Allow to install air seal over backing rod to perimeter of all exterior windows and doors. If possible seal against aluminium extrusion where profile allows to the exterior wall face. Where the air seal is in contact with flexible flashing tapes compatibility must be considered. Refer to specifications.
8. All glazing to comply with and sized to NZS 4223. Refer also to specification. All glazing is to be weight for size and design for the design thickness (safety from falling) to table 3-7 NZS 4223.
9. Refer Finishes Schedule for all Anodised / powdercoat and paint finishes.
10. Allow to pre-drill all door/window frames for Security & Mechanical wiring required. NO SURFACE MOUNTED WIRING TO WINDOW & DOOR JOINERY.
11. Glazing manifestation in accordance with NZS 4223, Film graphic to glazing TBC.

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208, Hamilton, New Zealand
t: +64 7 834 0348 i: www.chowhill.co.nz

PUKETE NEIGHBOURHOOD HOUSE

Hamilton City Council
Te kaunihera o Kirikiriroa

23014 Pukete Neighbourhood House
Te Rapa Sportsdrome, Ashurst Park

Window Schedule

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
25/07/2024 12:29:07 pm

DEVELOPED DESIGN

Project No.	Sheet	Revision
23014	A46-01	A

Notes:
Do not scale from drawings.
All
data to be verified on site prior
to commencement of work.

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	26.07.24	Developed Design

Project Consultant List:

chowhill
119 Collingwood St. P.O. Box 19208,
Hamilton, New Zealand

t: +64 7 834 0348 i:
www.chowhill.co.nz

CLIENT LOGO

23014 Pukete Neighbourhood House

Te Rapa Sportsdrome, Ashurst Park

Window Details

Design: Designer
Drawn Author
Check Checker Approved Approver
:
25/07/2024 12:29:08 pm

Scale: 50 % @ A3

DEVELOPED DESIGN

Project No.	Shee	Revisio
23014	A46-10	A

Pukete Neighborhood House

Elected Member Briefing

25 September 2024

Hamilton City Council
Te kaunihera o Kirikiriroa

Purpose of Briefing

1. To update Elected Members on progress with the Pukete Neighborhood House Project.

2. To enable discussion on and provide assurance of how the design will meet the needs of the Community.

Background

- On 14 December 2023, the Council resolved:

a) receives the report;
b) declines the reclassification of the portion of Ashurst Avenue adjoining Ashurst Avenue;
c) directs staff to progress Option 2A (Te Rapa Sportsdrome standalone) and approves the commencement of the legislative process to change the classification of that part of Ashurst Park; and
d) that staff bring the draft detailed design to an Elected Member Briefing confirming within the current estimated budget the refit of the kitchen, allowing for appropriate indoor/outdoor space for Pukete Neighbourhood House to operate a 'social good' cafe.

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Te kaunihera o Kirikiriroa

Funding

- Funding of $8,000,000 was allocated at the 18 April 2023 Community and Natural Environment Committee to complete the project.
  - HCC contribution of $6,000,000 from reallocated renewals
  - External funding target of $2,000,000
- The HCC funding was confirmed in the 2024-34 Long term plan for years 1 and 2 to complete design and construction.

Hamilton City Council
Te kaunihera o Kirikiriroa

Funding

- Current budgets based on external funding raised to date are:

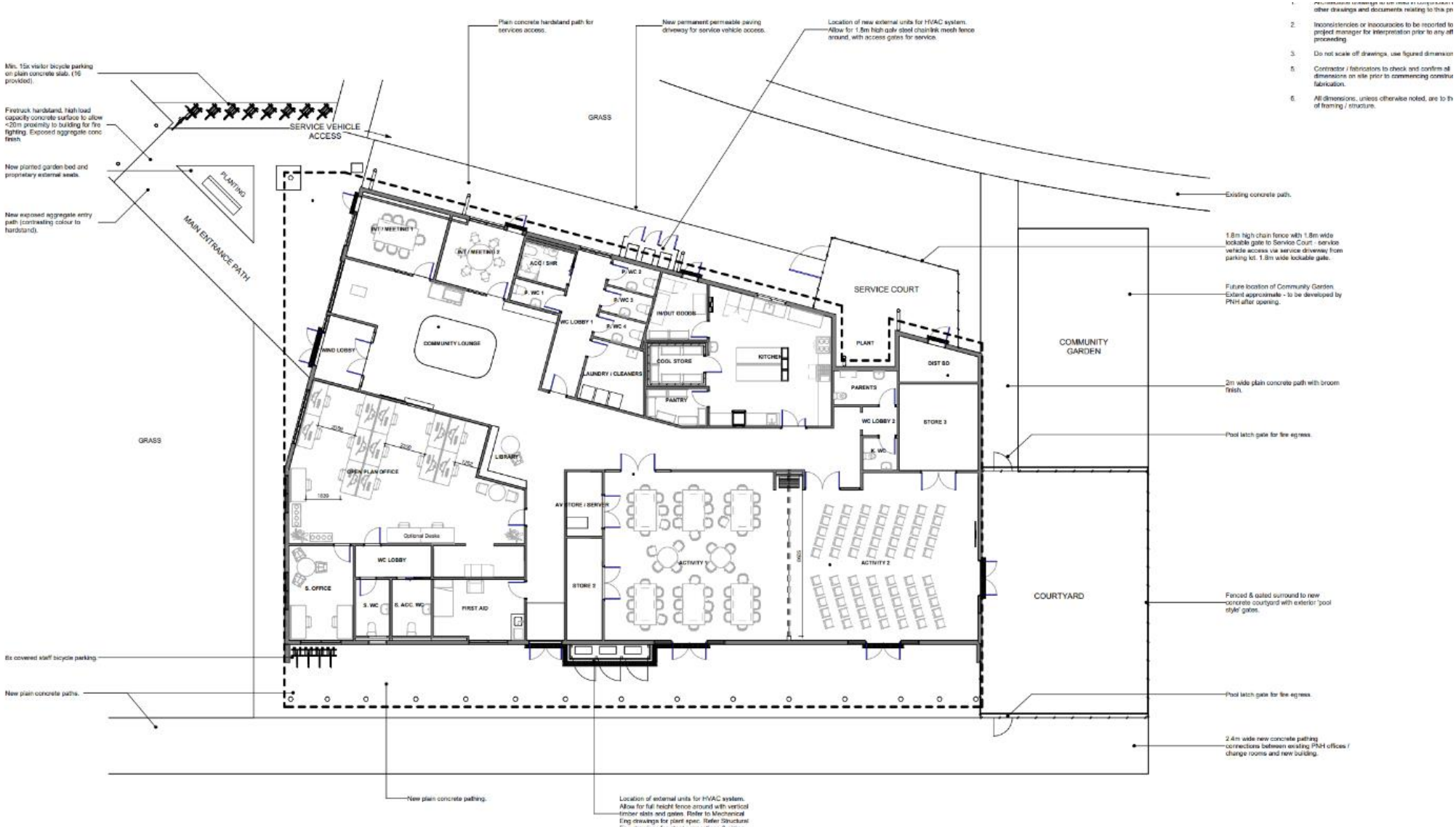
HCC contribution	$6,000,000
Trust Waikato	$1,000,000
WEL Energy Trust	$200,000
Pukete Neighbourhood House	$200,000
Total Funding Secured	**$7,400,000**

- A recent QS estimate provides confidence that the current design can be delivered within the above budget.

Hamilton City Council
Te kaunihera o Kirikiriroa


CHURCH RD
ASHURST PARK
ASHURST RD


KEY
Existing site
Adjacent sites
Proposed slab
Existing Te Rapa Sportsdrome
Proposed area of works / zone reclassification
CHURCH ROAD
MAIN ACCESS
BOUNDARY
SPORTS FIELDS
ADJACENT SITE
DRIVEWAY TO CHURCH ROAD
APPROX AREA OF SITE RECLASSIFICATION
PROPOSED BUILDING SLAB
APPROX TREE LINE
VOLLEYBALL PIT
PATH
EXISTING CAR PARKING
EXISTING PUKETE NEIGHBOURHOOD HOUSE
LINK PATH
SPORTSDROME
RESERVE & SECURE PARKING
EXISTING CAR PARKING


Plain concrete hardstand path for services access.
New permanent permeable paving driveway for service vehicle access.
Location of new external units for HVAC system. Allow for 1.8m high galv steel chainlink mesh fence around, with access gates for service.
Min. 15x visitor bicycle parking on plain concrete slab. (16 provided).
Firetruck hardstand, high load capacity concrete surface to allow <20m proximity to building for fire fighting. Exposed aggregate conc finish.
New planted garden bed and proprietary external seats.
New exposed aggregate entry path (contrasting colour to hardstand).
SERVICE VEHICLE ACCESS
GRASS
PLANTING
MAIN ENTRANCE PATH
Existing concrete path.
1.8m high chain fence with 1.8m wide lockable gate to Service Court - service vehicle access via service driveway from parking lot. 1.8m wide lockable gate.
Future location of Community Garden. Extent approximate - to be developed by PNH after opening.
2m wide plain concrete path with broom finish.
Pool latch gate for fire egress.
Fenced & gated surround to new concrete courtyard with exterior 'pool style' gates.
Pool latch gate for fire egress.
2.4m wide new concrete pathing connections between existing PNH offices / change rooms and new building.
8x covered staff bicycle parking.
New plain concrete paths.
New plain concrete pathing.
Location of external units for HVAC system. Allow for full height fence around with vertical timber slats and gates. Refer to Mechanical Eng drawings for plant spec. Refer Structural
INT / MEETING 1
INT / MEETING 2
ACC / SHR
P. WC 3
S. WC 1
S. WC 2
WC LOBBY 1
P. WC 4
IN/OUT DOORS
SERVICE COURT
COMMUNITY LOUNGE
WHO LOBBY
COOL STORE
KITCHEN
LAUNDRY / CLEANERS
PANTRY
PLANT
DIST BD
PARENTS
WC LOBBY 2
STORE 3
K. WC
COMMUNITY GARDEN
LIBRARY
OPEN PLAN OFFICE
AV STORE / SERVER
ACTIVITY 1
ACTIVITY 2
STORE 2
Optional Desks
WC LOBBY
S. OFFICE
S. WC
S. ACC. WC
FIRST AID
COURTYARD

Café Discussion

- Space is not available within the footprint for a dedicated ‘social good café’
- A full commercial kitchen is included in the footprint
- A small kiosk type coffee counter could be provided for in the community lounge area in the future.

Other Opportunities

- Te Rapa Sports drome indoor courts have recently been renewed along with the internal toilets and changing rooms.

- Staff are in conversation with Volleyball Waikato about a re-fresh of the outdoor Volleyball courts.

- There is 200m^2 internal space that will be vacated by PNH.

Hamilton City Council
Te kaunihera o Kirikiriroa

Next Steps

- Final Detailed Design Phase
- Final QS review at conclusion of Detailed Design phase
- Tendering
- Physical works
- New lease and new tenant selection for Sportsdrome space

Hamilton City Council
Te kaunihera o Kirikiriroa

DISCUSSION TOPIC SUMMARY

Topic: Public Places Bylaw/ Outdoor Dining
Related Committee: Community and Natural Environment
Business Unit/Group: City Safety and Resilience
Key Staff Contact/s: Kelvin Powell
Direction Discussion/Drop-in Session recommended? Status: Drop-in
Open/Closed? Open

PURPOSE OF TOPIC/INFORMATION

Members have requested that they be updated on the application of the Public Places Bylaw 2016 and permit fees associated with outdoor dining, following an approach suggesting that many vendors are facing struggles to pay the permit fees.

WHAT KEY THINGS SHOULD MEMBERS THINK ABOUT/ CONSIDER IN UNDERSTANDING THIS INFORMATION?

- The bylaw is a mechanism to help protect the public from nuisance, maintain health and safety, minimise the potential for offensive behaviour, regulate trading in public places and regulate or prohibit signs.
- The bylaw requires that a person must hold a permit issued by Council to undertake in a public place any trading or to collect donations for charity.
- The bylaw permits Council to charge fees for permits, including fees to process an application, to review an existing approval and to inspect activities and charges for the period of that approval.
- Projected fees from trading activity in our public spaces were included in the Long-Term Plan 2024-34 budgets.

KEY SUMMARY POINTS

- The bylaw covers a range of trading activities in our public spaces and ranging from outdoor dining and footpath signs, through to mobile food trucks and e-scooter operations.
- The bylaw has been in existence since 2009 and fees have always been charged for trading activity in our public spaces.
- The bylaw is supported by the Trading in Public Places Policy and is next due for review in February 2026.
- Fees and charges were waived for hospitality operators engaged in outdoor dining at the end of 2021 following the Covid pandemic.
- Fees for trading activities are set by Elected Members as part of the annual fees and charges review.

- A mechanism to regulate trading activity in public spaces across the city is an essential tool to prevent nuisance and to ensure equitable and safe use of these spaces for all members of the community.

- Hamilton currently has 109 permits issued for outdoor dining activity with a projected fee income of $9630 for this year ($31pa per table and chairs).

- Hamilton has 220 permits issued for footpath signs with a projected fee income of $24,708 for this year ($123 pa per sign).

- The total projected income for activities associated with Public Places trading activities is $74,700 for the 2024/25 financial year.

WHERE CAN MEMBERS FIND MORE INFORMATION?

- **Public Places Bylaw 2016**
- **Trading in Public Places Policy**
- **Bylaw fees and charges 2024**

WHAT DIRECTION/FEEDBACK/INPUT DO YOU NEED FROM ELECTED MEMBERS

- This was intended to be a briefing session so that Members could better understand the background and impacts of the Public Places Bylaw 2016
- Staff submit that there is no requirement for Elected Member direction unless there is a desire to move away from the existing bylaw application.

Public Places Bylaw

Elected Member Briefing

25 September 2024

Hamilton City Council
Te kaunihera o Kirikiriroa

Public Places Bylaw

Elected members have sought information on the operation of the 'Public Places Bylaw' and the associated 'Trading in Public Places' policy in the city, especially regarding the impact and the benefits of the operation of the Bylaw.

The current Bylaw is on the legislative review work programme and is scheduled to be reviewed in February 2026.

Public Places Bylaw 2016 – Purpose

- Protect public from nuisance
- Protect, promote, and maintain public health and safety
- Minimise potential for offensive behaviour in public places
- Regulate trading in public places
- Regulate, control, or prohibit signs

Permits (Section 7)

- A permit must be held to undertake trading in a public place or collect donations for charity or erect a sign in, on or over a public place

Hamilton City Council
Te kaunihera o Kirikiriroa

Trading in Public Places Policy

'Cafes, bars and restaurants wishing to use part of the footpath space directly outside their premises for outdoor dining must obtain a permit from Council' – Section 4. Policy applies to:

- Outdoor Dining
- Signs
- Markets, events, and stalls
- Merchandise Displays
- Mobile shops
- Busking, hawking and charitable collections
- Personal Hire Devices (e-scooters)

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Te kaunihera o Kirikiriroa

Fees (Section 8 Bylaw)

Council may charge fees for permits, including fees to process an application, to review an existing approval, and to inspect activities and charges for the period of that approval.

Offences

A range of offences are created including trading without a valid permit, failing to comply with the conditions of a permit issued and erecting a sign in, on or over a public place without a valid permit.

Current Permits Issued under Public Places Bylaw

109 permits for Outdoor Dining @$31 per table = $9630

220 permits for Footpath signs @$123 per sign = $24,708

Example:

3 tables @$31 per table per year $93

Footpath sign@$123 per sign per year $123

Administration fee @$96 per year $96

TOTAL **$310 per year (33 cents per day)**

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