PUWHAKAMUA DEVELOPMENT
TIKANGA ARORO CHARITABLE TRUST:
PUAITI ROAD, WAIKITE

DARIN GRANT DESIGN

ARCHITECTURAL DESIGN SERVICES

1122 PUKAKI STREET, ROTORUA
DARINGRANTDESIGN@XTRA.CO.NZ
027 6684 664

LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
BUILDING CONFIDENCE

LAYOUT ID	LAYOUT NAME
	SHEET INDEX
01	SITE PLAN
02	SITE PLAN
03	SITE SECTIONS
04	MAIN BUILDING FLOOR PLAN
05	MAIN BUILDING ELEVATIONS
06	MANAGERS CABIN FLOOR PLAN & ELEVATIONS
07	SUPERVISORS CABIN FLOOR PLAN & ELEVATIONS
08	PARTICIPANT FLOOR PLAN & ELEVATIONS
09	ABLUTION BLOCK FLOOR PLAN & ELEVATIONS
10	LAUNDRY FLOOR PLAN & ELEVATIONS

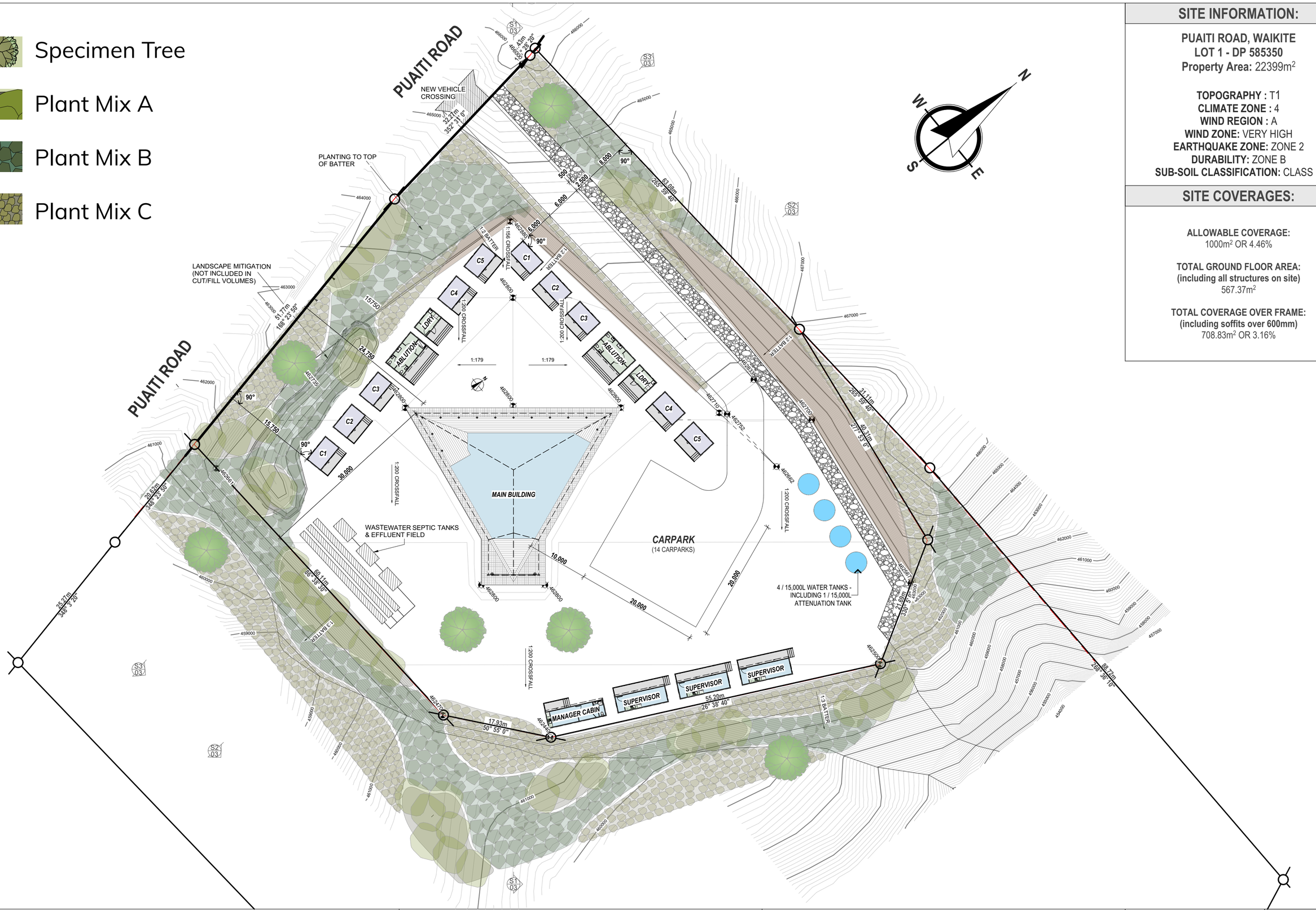
Document Set ID: 21288847
Version: 1, Version Date: 19/05/2025

Specimen Tree

Plant Mix A

Plant Mix B

Plant Mix C



SITE INFORMATION:

PUAITI ROAD, WAIKITE
LOT 1 - DP 585350
Property Area: 22399m²

TOPOGRAPHY : T1
CLIMATE ZONE : 4
WIND REGION : A
WIND ZONE: VERY HIGH
EARTHQUAKE ZONE: ZONE 2
DURABILITY: ZONE B
SUB-SOIL CLASSIFICATION: CLASS D

SITE COVERAGES:

ALLOWABLE COVERAGE:
1000m² OR 4.46%

TOTAL GROUND FLOOR AREA:
(including all structures on site)
567.37m²

TOTAL COVERAGE OVER FRAME:
(including soffits over 600mm)
708.83m² OR 3.16%

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"BUILDING CONFIDENCE"

TIKANGA ARORO CHARITABLE TRUST:
473 PUAITI ROAD, WAIKITE VALLEY

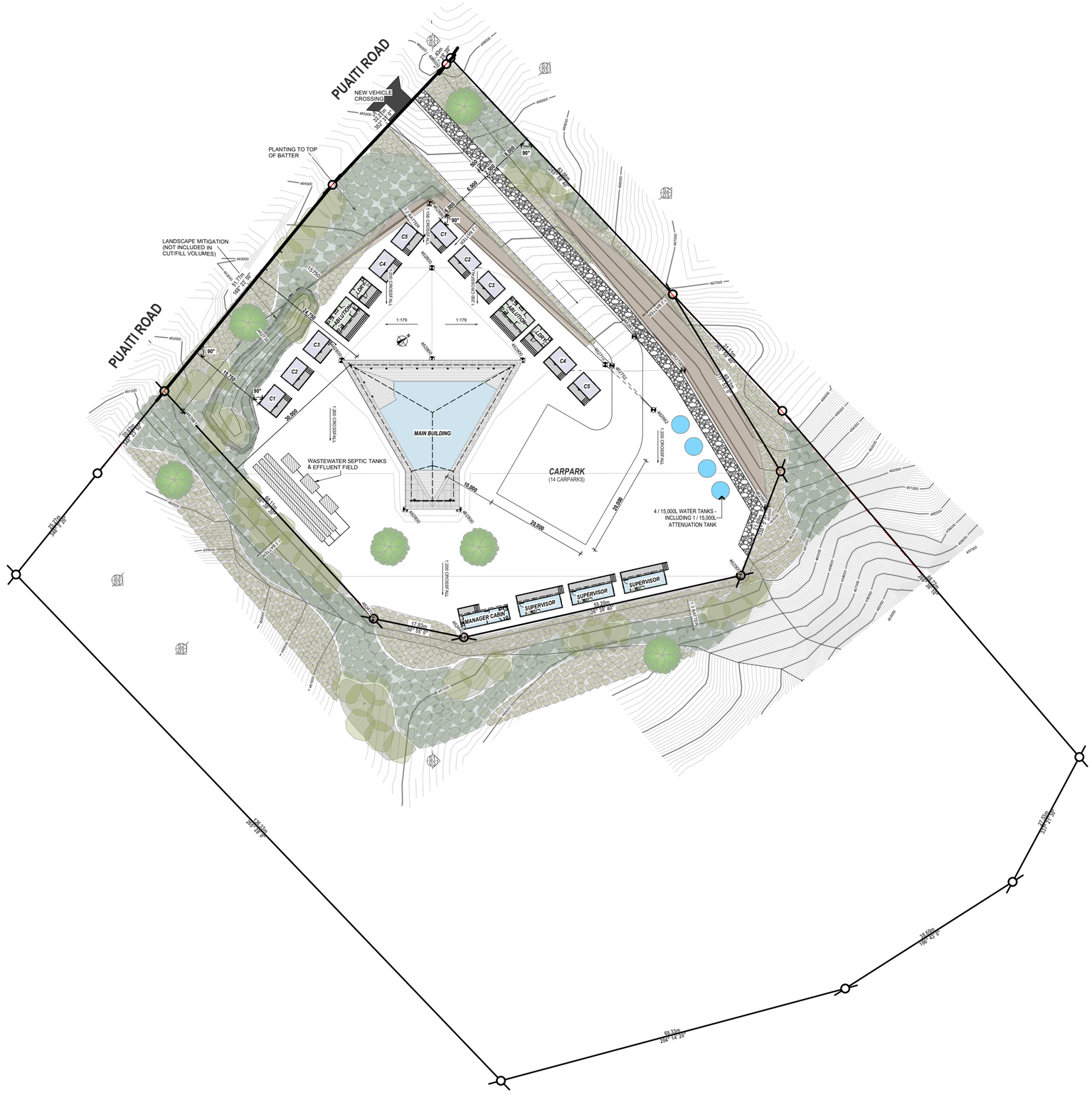
LAYOUT NAME:
SITE PLAN

NOTES:
PLANS ARE TO BE PRINTED ON A2
PLANS ARE TO BE PRINTED IN COLOUR
E & O E APPLIES

STATUS:	CONCEPT 01
DATE:	8/04/2025
SCALE:	1:400
PROJECT NO.:	#DG20
DRAWN:	LENNOX

SHEET NO.
01

Document Set ID: 21288847
Version: 1, Version Date: 19/05/2025



SITE INFORMATION:

PUAITI ROAD, WAIKITE
LOT 1 - DP 585350
Property Area: 22399m^2

TOPOGRAPHY : T1
CLIMATE ZONE : 4
WIND REGION : A
WIND ZONE: VERY HIGH
EARTHQUAKE ZONE: ZONE 2
DURABILITY: ZONE B
SUB-SOIL CLASSIFICATION: CLASS D

SITE COVERAGES:

ALLOWABLE COVERAGE:
1000m^2 OR 4.46%

TOTAL GROUND FLOOR AREA:
(including all structures on site)
567.37m^2

TOTAL COVERAGE OVER FRAME:
(including soffits over 600mm)
708.83m^2 OR 3.16%

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TIKANGA ARORO CHARITABLE TRUST:
473 PUAITI ROAD, WAIKITE VALLEY

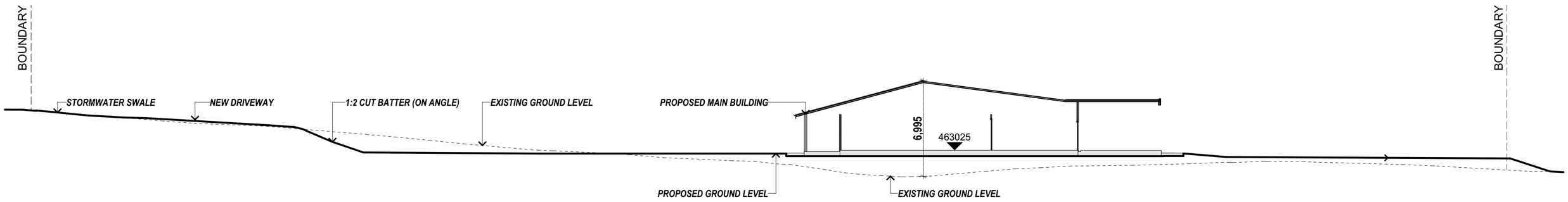
LAYOUT NAME:
SITE PLAN

NOTES:
PLANS ARE TO BE PRINTED ON A2
PLANS ARE TO BE PRINTED IN COLOUR
E & OE APPLIES

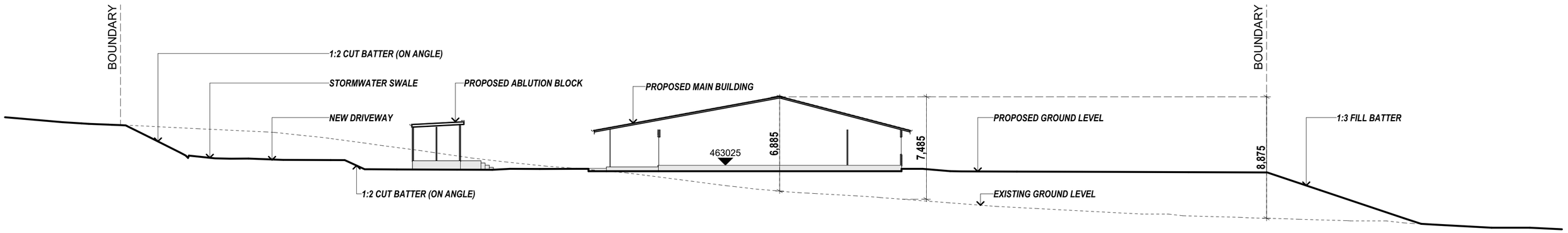
STATUS:	CONCEPT 01
DATE:	8/04/2025
SCALE:	1:600
PROJECT NO.:	#DG20
DRAWN:	LENNOX

SHEET NO.
02

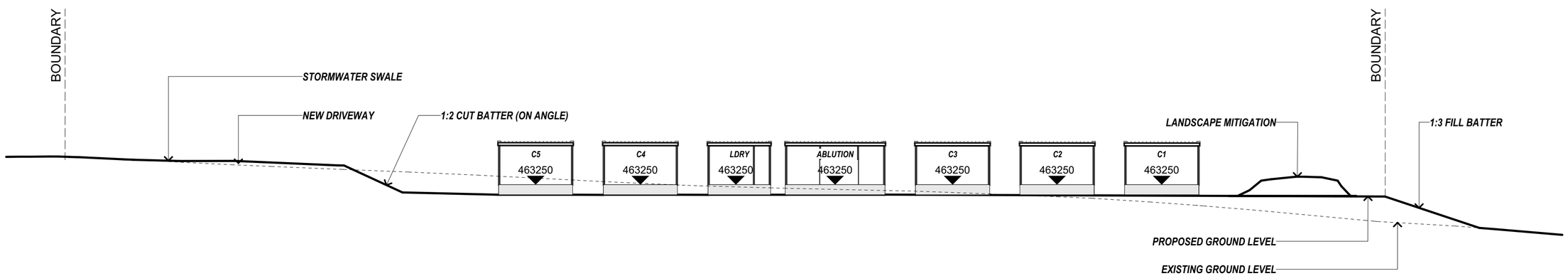
Document Set ID: 21288847
Version: 1, Version Date: 19/05/2025



SITE SECTION S1



SITE SECTION S2



SITE SECTION S3

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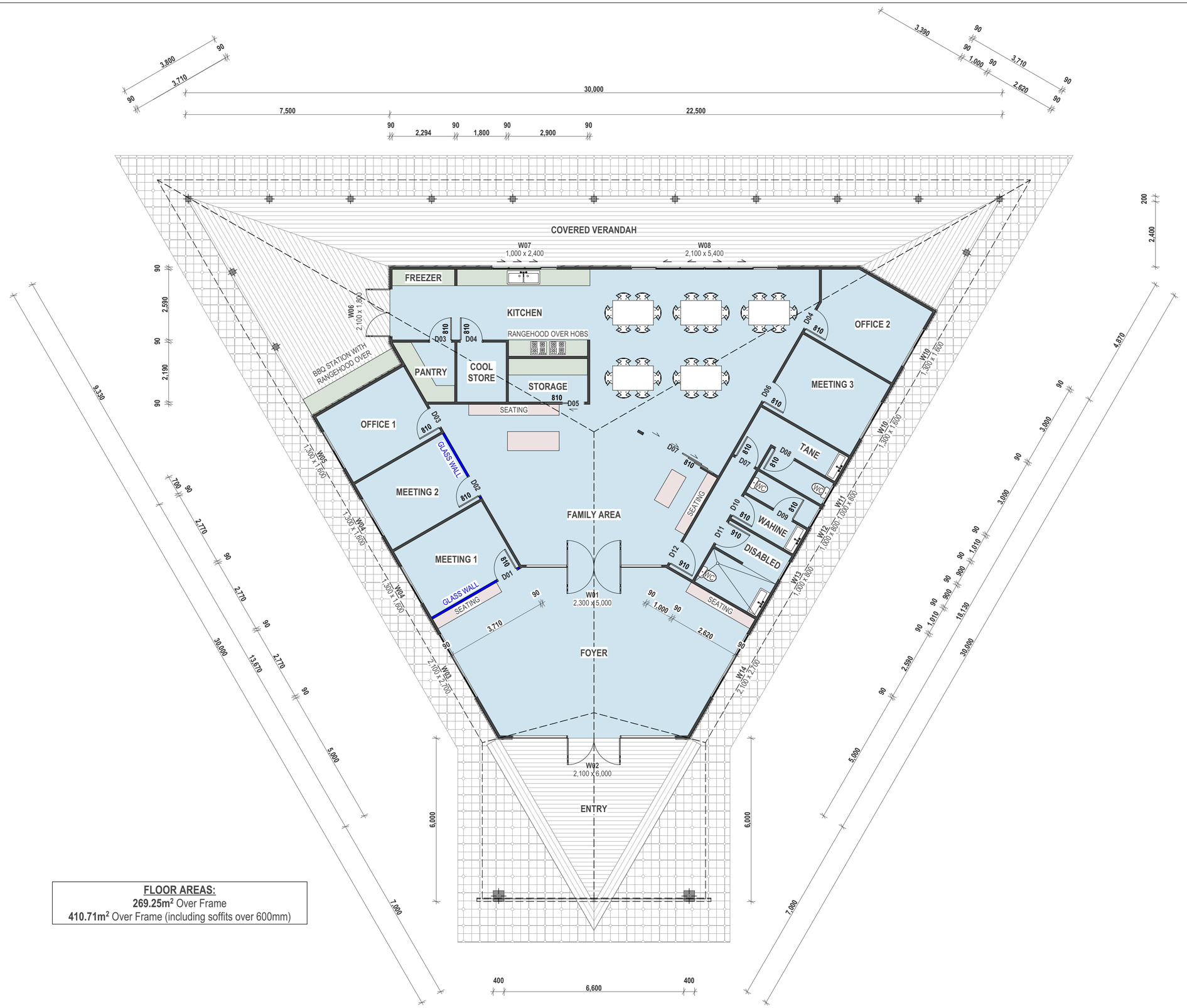
TIKANGA ARORO CHARITABLE TRUST:
473 PUAITI ROAD, WAIKITE VALLEY
LAYOUT NAME:
SITE SECTIONS

NOTES:
PLANS ARE TO BE PRINTED ON A2
PLANS ARE TO BE PRINTED IN COLOUR
E & OE APPLIES

STATUS:	CONCEPT 01
DATE:	8/04/2025
SCALE:	1:200
PROJECT NO.:	#DG20
DRAWN:	LENNOX

SHEET NO.
03

Document Set ID: 21288847
Version: 1, Version Date: 19/05/2025



FLOOR AREAS:
269.25m² Over Frame
410.71m² Over Frame (including soffits over 600mm)

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BUILDING CONFIDENCE

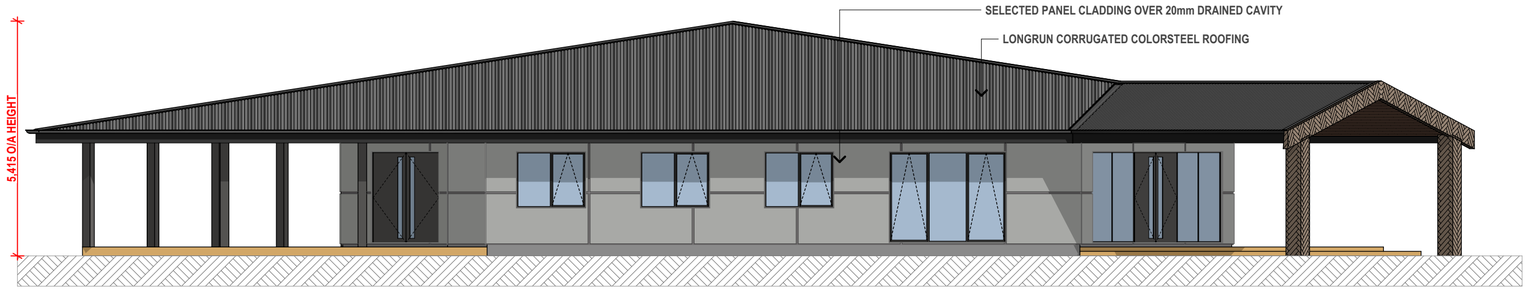
TIKANGA ARORO CHARITABLE TRUST:
473 PUAITI ROAD, WAIKITE VALLEY
LAYOUT NAME:
MAIN BUILDING FLOOR PLAN

NOTES:
PLANS ARE TO BE PRINTED ON A2
PLANS ARE TO BE PRINTED IN COLOUR
E & OE APPLIES

STATUS:	CONCEPT 01
DATE:	8/04/2025
SCALE:	1:100
PROJECT NO.:	#DG20
DRAWN:	LENNOX

SHEET NO.
04

Document Set ID: 21288847
Version: 1, Version Date: 19/05/2025



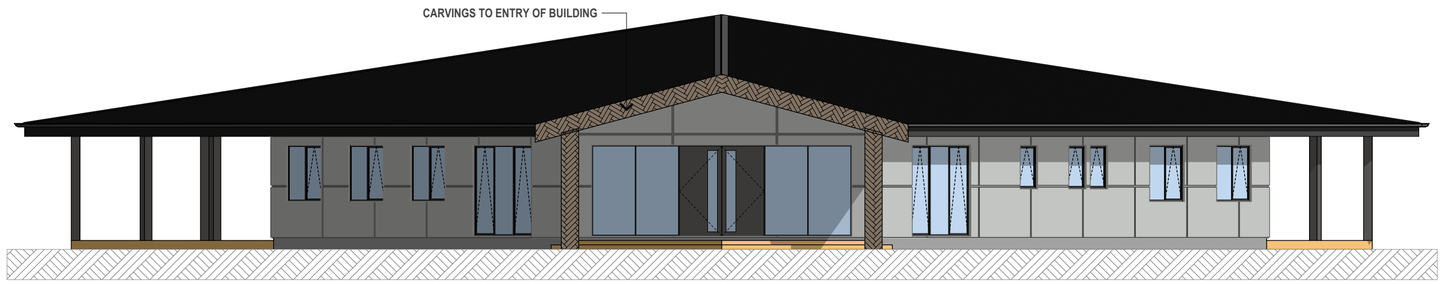
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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TIKANGA ARORO CHARITABLE TRUST:
473 PUAITI ROAD, WAIKITE VALLEY

LAYOUT NAME:
MAIN BUILDING ELEVATIONS

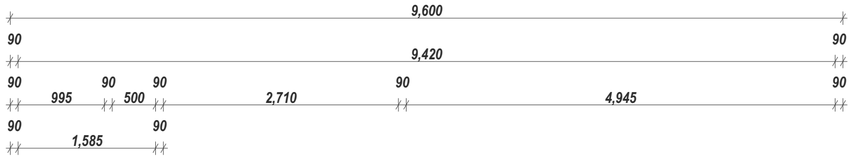
NOTES:
PLANS ARE TO BE PRINTED ON A2
PLANS ARE TO BE PRINTED IN COLOUR
E & OE APPLIES

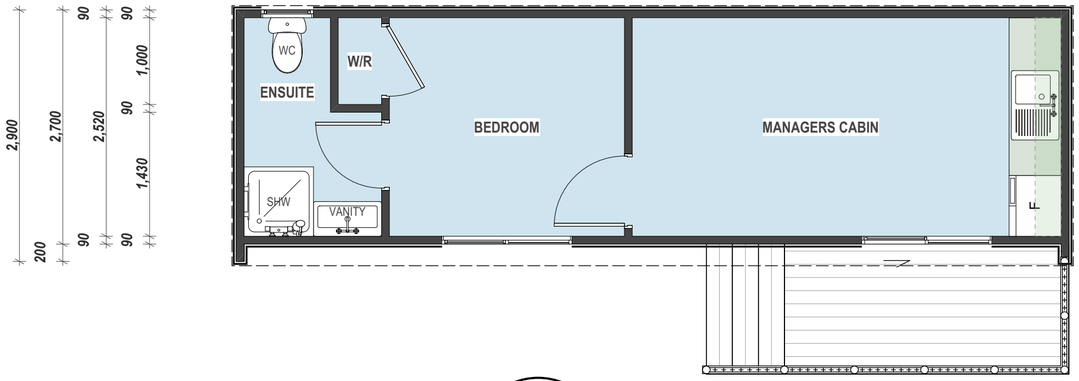
STATUS:	CONCEPT 01
DATE:	8/04/2025
SCALE:	1:100
PROJECT NO.:	#DG20
DRAWN:	LENNOX

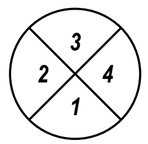
SHEET NO.
05

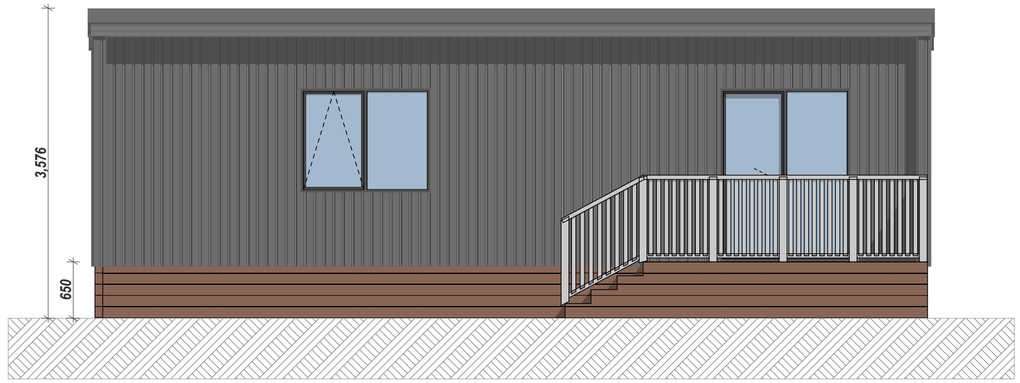
Document Set ID: 21288847
Version: 1, Version Date: 19/05/2025

FLOOR AREA:
25.96m² OVER FRAME

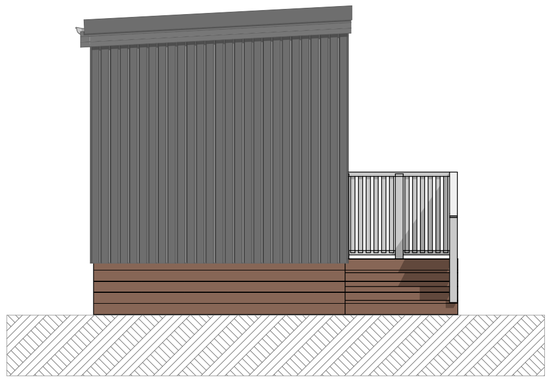




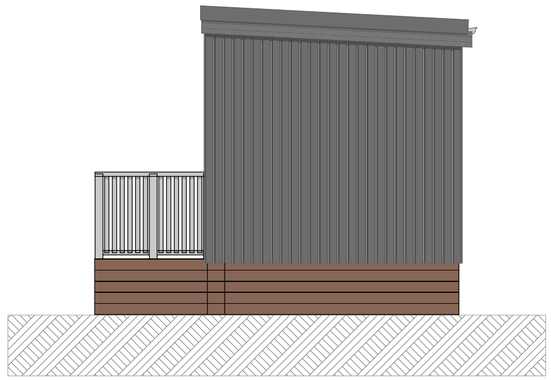




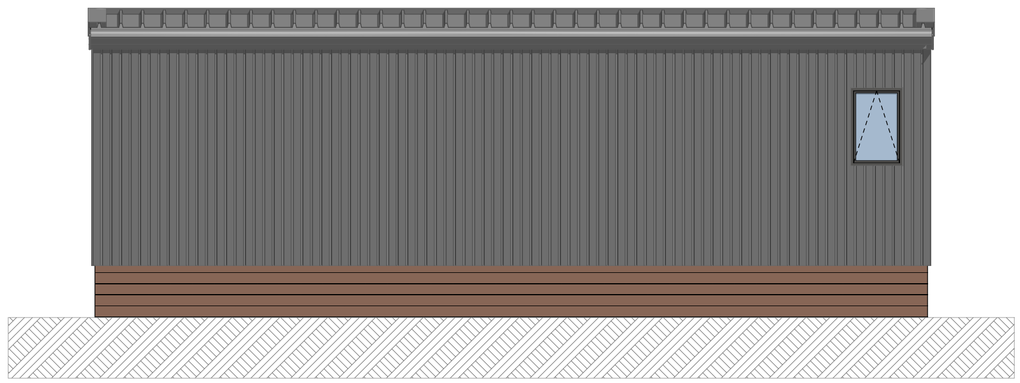
ELEVATION 1



ELEVATION 2



ELEVATION 4



ELEVATION 3

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TIKANGA ARORO CHARITABLE TRUST:
473 PUAITI ROAD, WAIKITE VALLEY

LAYOUT NAME:
MANAGERS CABIN FLOOR PLAN & ELEVATIONS

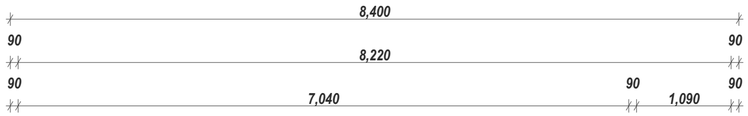
NOTES:
PLANS ARE TO BE PRINTED ON A2
PLANS ARE TO BE PRINTED IN COLOUR
E & OE APPLIES

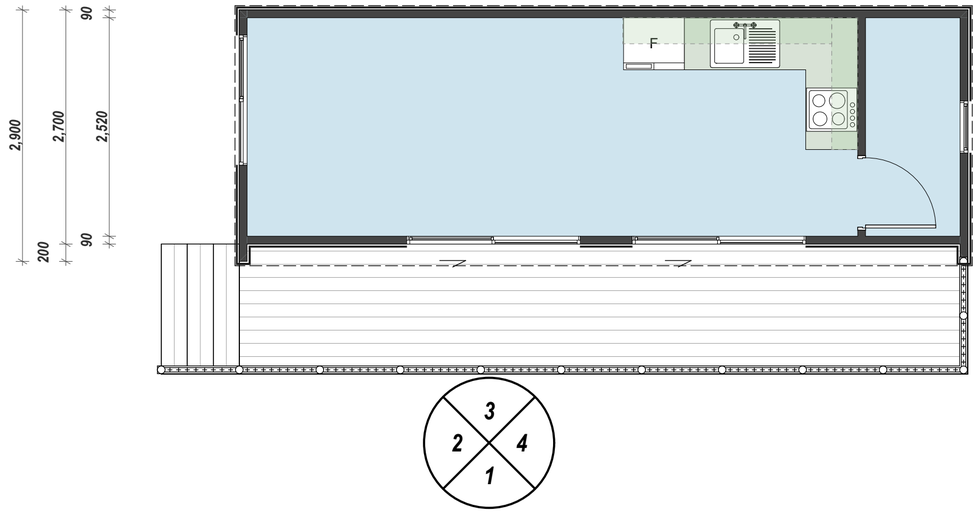
STATUS:	CONCEPT 01
DATE:	8/04/2025
SCALE:	1:50
PROJECT NO.:	#DG20
DRAWN:	LENNOX

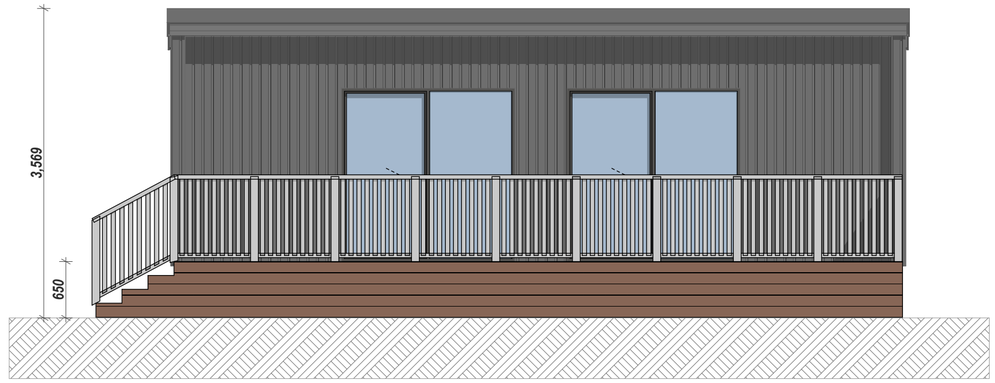
SHEET NO.
06

Document Set ID: 21288847
Version: 1, Version Date: 19/05/2025

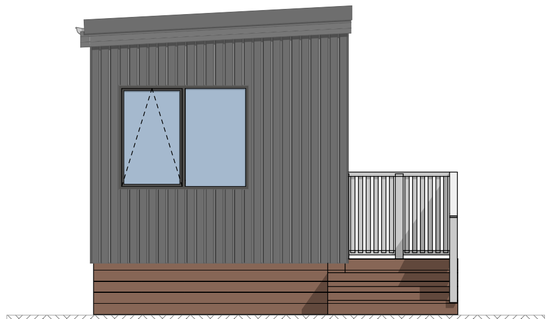
FLOOR AREA:
22.72m² OVER FRAME







ELEVATION 1



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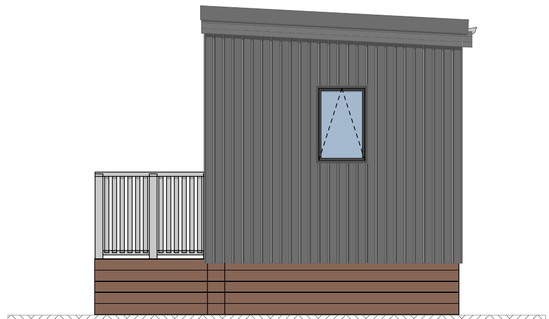
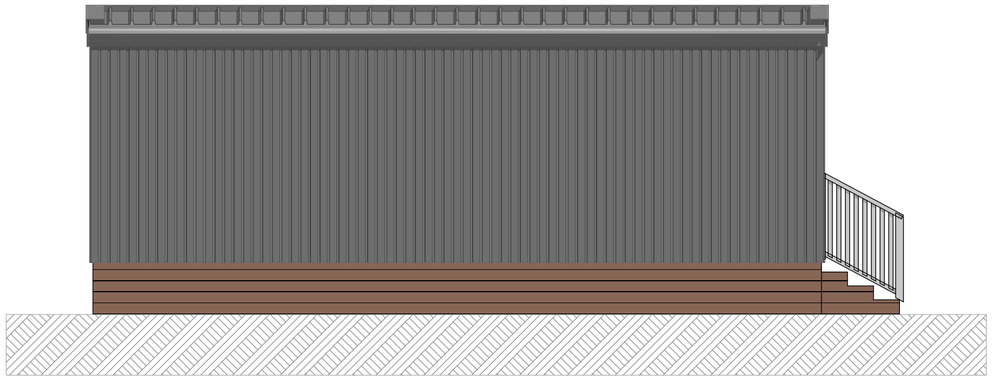


ELEVATION 4



ELEVATION 3

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LICENSED BUILDING PRACTITIONER
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TIKANGA ARORO CHARITABLE TRUST:
473 PUAITI ROAD, WAIKITE VALLEY

LAYOUT NAME:
SUPERVISORS CABIN FLOOR PLAN & ELEVATIONS

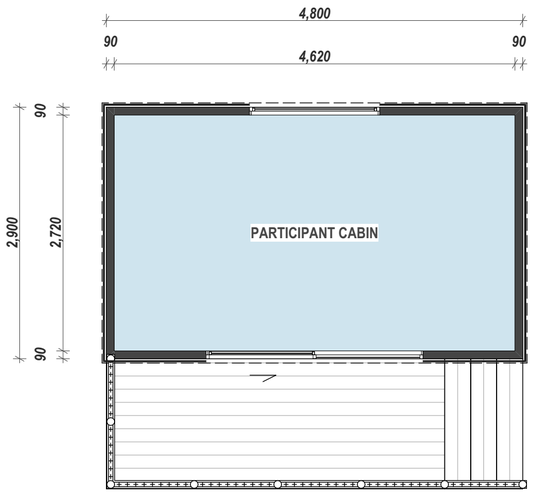
NOTES:
PLANS ARE TO BE PRINTED ON A2
PLANS ARE TO BE PRINTED IN COLOUR
E & OE APPLIES

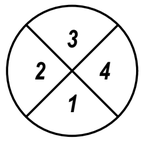
STATUS:	CONCEPT 01
DATE:	8/04/2025
SCALE:	1:50
PROJECT NO.:	#DG20
DRAWN:	LENNOX

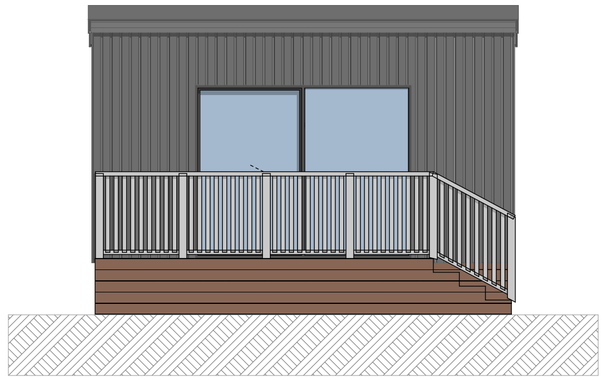
SHEET NO.
07

Document Set ID: 21288847
Version: 1, Version Date: 19/05/2025

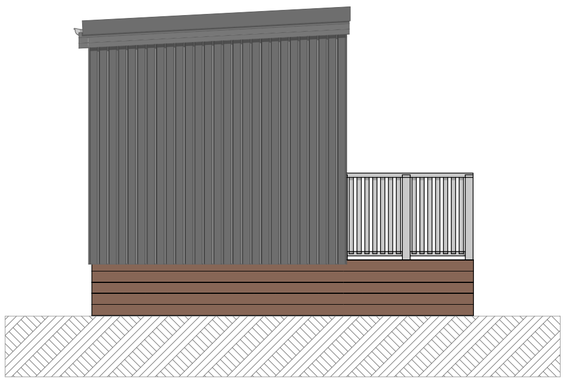
FLOOR AREA:
13.92m² OVER FRAME







ELEVATION 1



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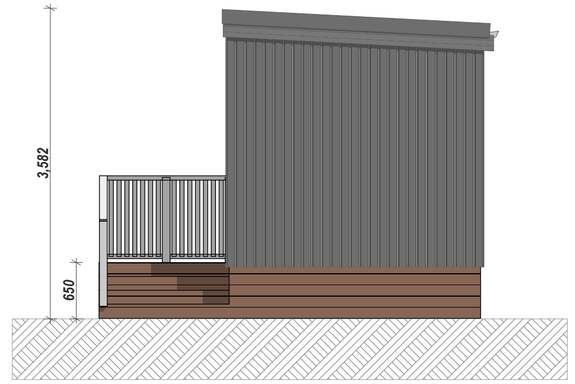

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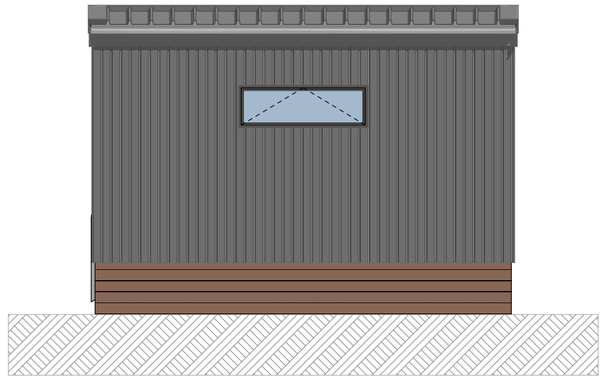

ELEVATION 3

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TIKANGA ARORO CHARITABLE TRUST:
473 PUAITI ROAD, WAIKITE VALLEY

LAYOUT NAME:
PARTICIPANT FLOOR PLAN & ELEVATIONS

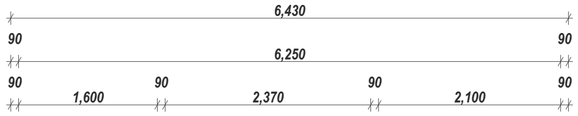
NOTES:
PLANS ARE TO BE PRINTED ON A2
PLANS ARE TO BE PRINTED IN COLOUR
E & OE APPLIES

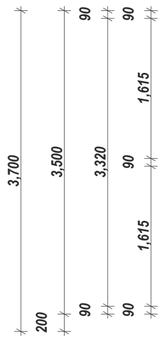
STATUS:	CONCEPT 01
DATE:	8/04/2025
SCALE:	1:50
PROJECT NO.:	#DG20
DRAWN:	LENNOX

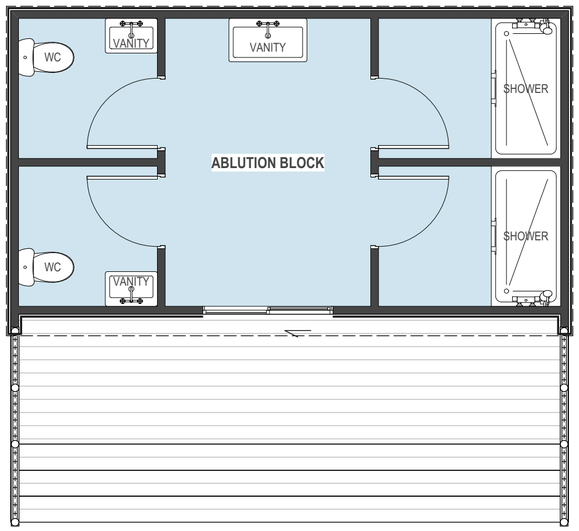
SHEET NO.
08

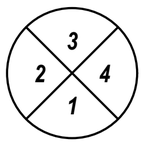
Document Set ID: 21288847
Version: 1, Version Date: 19/05/2025

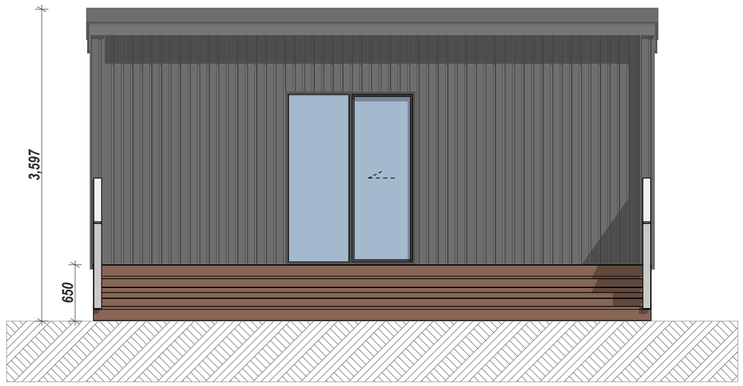
FLOOR AREA:
22.54m² OVER FRAME



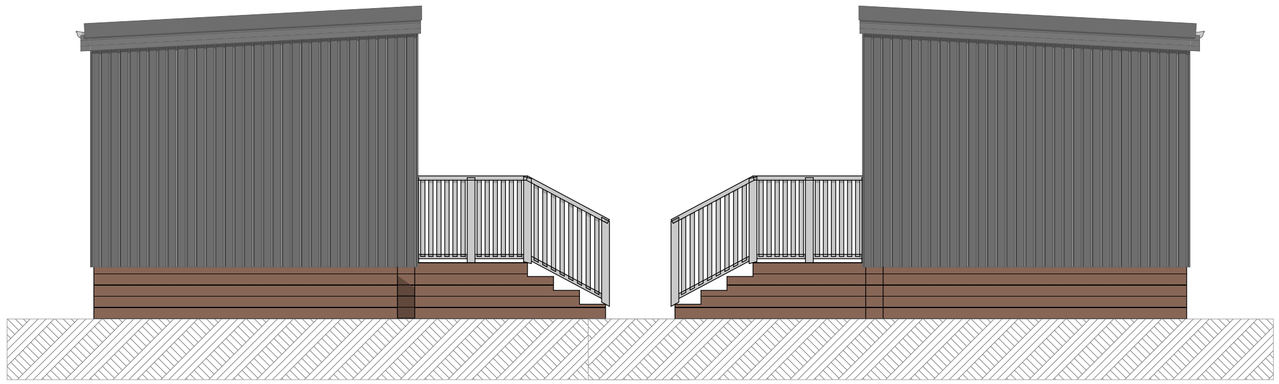






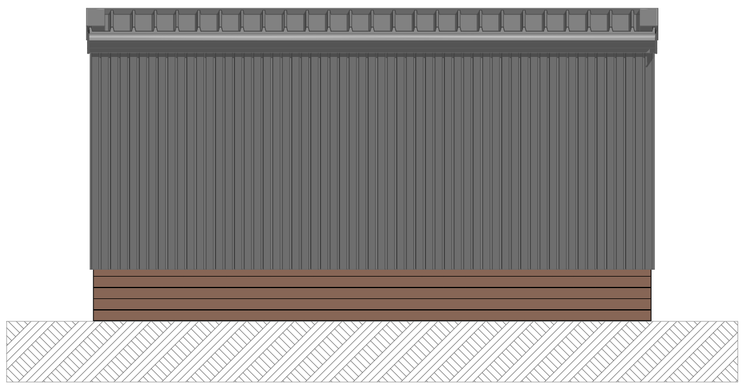


ELEVATION 1



ELEVATION 2

ELEVATION 4



ELEVATION 3

ARCHITECTURAL DESIGN SERVICES

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DARINGRANTDESIGN@XTRA.CO.NZ
027 6684 664

DARIN GRANT DESIGN

TIKANGA ARORO CHARITABLE TRUST:
473 PUAITI ROAD, WAIKITE VALLEY

LAYOUT NAME:
ABLUTION BLOCK FLOOR PLAN & ELEVATIONS

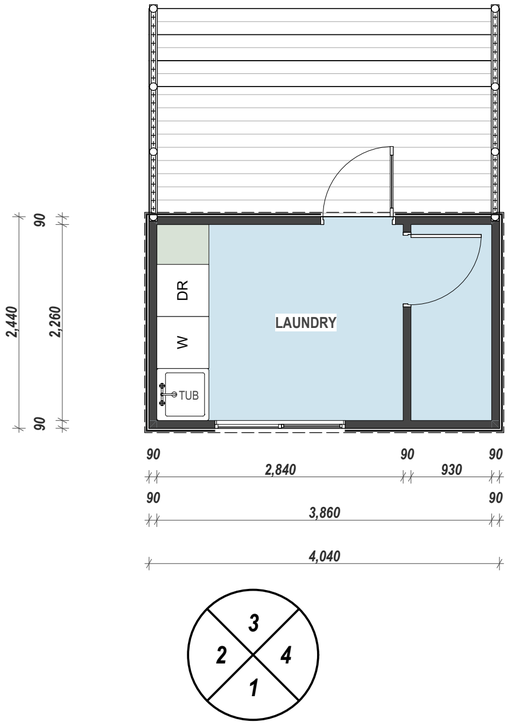
NOTES:
PLANS ARE TO BE PRINTED ON A2
PLANS ARE TO BE PRINTED IN COLOUR
E & OE APPLIES

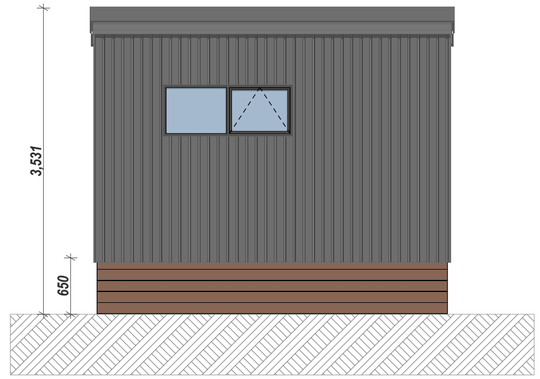
STATUS:	CONCEPT 01
DATE:	8/04/2025
SCALE:	1:50
PROJECT NO.:	#DG20
DRAWN:	LENNOX

SHEET NO.
09

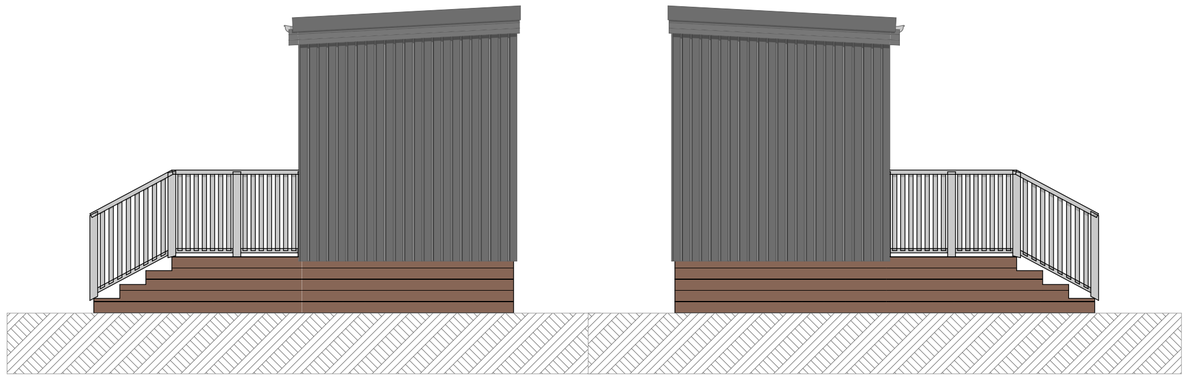
Document Set ID: 21288847
Version: 1, Version Date: 19/05/2025

FLOOR AREA:
9.86m² OVER FRAME



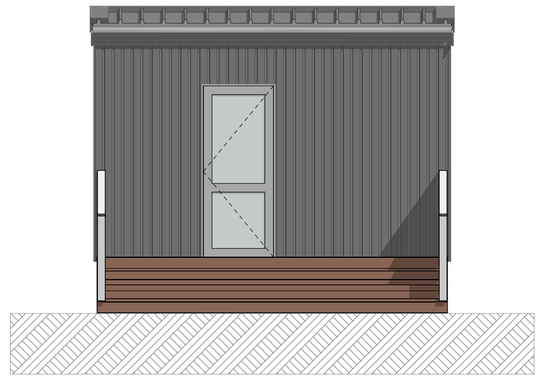


ELEVATION 1



ELEVATION 2

ELEVATION 4



ELEVATION 3

DGD
DARIN GRANT DESIGN

ARCHITECTURAL DESIGN SERVICES

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LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
BUILDING CONFIDENCE

TIKANGA ARORO CHARITABLE TRUST:
473 PUAITI ROAD, WAIKITE VALLEY

LAYOUT NAME:
LAUNDRY FLOOR PLAN & ELEVATIONS

NOTES:
PLANS ARE TO BE PRINTED ON A2
PLANS ARE TO BE PRINTED IN COLOUR
E & OE APPLIES

STATUS:	CONCEPT 01
DATE:	8/04/2025
SCALE:	1:50
PROJECT NO.:	#DG20
DRAWN:	LENNOX

SHEET NO.
10

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