

KE3	Star 6								
Heritage significance	De minimis								
Description of significance	Under 100 years from present and no outstanding values that exceed the threshold of the New Zealand Historic Places Act 1980 and no significant values. KE3 is the 100th year anniversary of the construction of the first permanent bridge over the Waikato River. The bridge is a fine example of early 20th-century engineering and has been a landmark for the community since its construction. The bridge is a fine example of early 20th-century engineering and has been a landmark for the community since its construction. The bridge is a fine example of early 20th-century engineering and has been a landmark for the community since its construction.								
Demonstration	<table><tr><th>Site out of Place</th><th>Site out of Calling</th><th>Site out of Risk</th><th>Site out of HLE</th></tr><tr><td>Refer to description plans for more information. Existing star to be removed.</td><td></td><td></td><td></td></tr></table>	Site out of Place	Site out of Calling	Site out of Risk	Site out of HLE	Refer to description plans for more information. Existing star to be removed.			
Site out of Place	Site out of Calling	Site out of Risk	Site out of HLE						
Refer to description plans for more information. Existing star to be removed.									
Works to Place	New timber floor construction. Refer to Detail 1 on A46 drawing 2006								
Works to Calling	New timber floor construction above. Refer to Detail 1 on A46 drawing 2006								
Works to Walk	<table><tr><th>New Pathway with Dining</th><th>New ramping in existing Walk</th></tr><tr><td>As existing ramping to be removed and existing walk to be made grade. Reinforced on metal framing system back to existing ramping area (internal). All existing external walls to be reinforced (existing reinforcement).</td><td></td></tr></table>	New Pathway with Dining	New ramping in existing Walk	As existing ramping to be removed and existing walk to be made grade. Reinforced on metal framing system back to existing ramping area (internal). All existing external walls to be reinforced (existing reinforcement).					
New Pathway with Dining	New ramping in existing Walk								
As existing ramping to be removed and existing walk to be made grade. Reinforced on metal framing system back to existing ramping area (internal). All existing external walls to be reinforced (existing reinforcement).									
Works to Windows	Window panelling to remain to be reinstated (where required) and the retained								
Works to Doors (External)	NA								
Works to Doors (Internal)	Existing architrave and door lining to be carefully removed below sole to allow for new internal cladding to be installed over the existing architrave. Existing architrave to be reinstated where system back to be reinstated, new sole to be installed with profile to match to be against the construction floor. Where door is salvaged and new existing cladding on metal lining the existing door lining will be retained in place.								
Maintenance	New FESE throughout. Refer to interior design strategy for more information and details. Refer to the New Zealand Historic Places Act 1980 and the New Zealand Historic Places Act 1980 for approval to listing/reinstatement.								
M&E Works	Identification strategy to be undertaken and listing/delineation. Services to be conducted in proposed project area. Refer to M&E strategy for further details.								

[illegible]

151	Unsurveyed				
Heritage Significance	Detrimental				
Description of Significance	Transition house - rare RCH to assessment				
Demolition	<table><tr><td>Strip out Floor Yes</td><td>Strip out Ceiling Yes</td><td>Strip out Roof Yes</td><td>Strip out FRCG Yes</td></tr></table> Refer to Demolition Plans. Operating to be cut in the existing floor to allow for creation of proposed floor.	Strip out Floor Yes	Strip out Ceiling Yes	Strip out Roof Yes	Strip out FRCG Yes
Strip out Floor Yes	Strip out Ceiling Yes	Strip out Roof Yes	Strip out FRCG Yes		
Works to Floor	Operating to be created within existing floor.				
Works to Ceiling	Existing ceiling to be removed				
Works to Walls	<table><tr><td>Non-Perturb with Stripping Yes</td><td>Non-Perturb in existing Foot No</td></tr></table> All existing plaster to be removed and existing walls to be made good. Reinforced on metal framing system fixed back to existing masonry walls (Internal). All existing external walls to be replaced through replacement plan.	Non-Perturb with Stripping Yes	Non-Perturb in existing Foot No		
Non-Perturb with Stripping Yes	Non-Perturb in existing Foot No				
Works to Windows	N/A				
Works to Doors (External)	N/A				
Works to Doors (Internal)	N/A				
Miscellaneous					
MSE Works	New service not proposed. Refer to MEP drawings for further details				

152	Unsurveyed								
Heritage Significance	Determinative								
Description of Significance	18th plans and 1900s plans indicate the space functioned as the "NAC" or laundry utility room for the four flat wings. This room was located between the 1900s and 1920s flat wing and shared laundry and storage space with the other and the windows within from original 1900s planlets and rental painting. Paintings are remaining in the flat wings.								
Demonstration	<table><tr><td>Yes or No</td><td>Yes or No</td><td>Yes or No</td><td>Yes or No</td></tr><tr><td>Yes</td><td>Yes</td><td>Yes</td><td>Yes</td></tr></table> Refer to Demonstration Plans. Opening to be cut in the existing floor to allow for creation of unsurveyed area.	Yes or No	Yes or No	Yes or No	Yes or No	Yes	Yes	Yes	Yes
Yes or No	Yes or No	Yes or No	Yes or No						
Yes	Yes	Yes	Yes						
Works to Floor	Opening to be created within existing floor.								
Works to Ceiling	Existing ceiling to be removed.								
Works to Walls	<table><tr><td>Yes</td><td>No</td><td>Yes</td><td>No</td></tr><tr><td>Yes</td><td>No</td><td>Yes</td><td>No</td></tr></table> All existing plaster to be removed and existing walls to be made gable. Replacement on masonry framing system fixed back to existing masonry walls (internal). An existing external wall to be removed from the recreation planlet.	Yes	No	Yes	No	Yes	No	Yes	No
Yes	No	Yes	No						
Yes	No	Yes	No						
Works to Windows	Existing window to be removed and opening to be filled in.								
Works to Doors (External)	N/A								
Works to Doors (Internal)	N/A								
Miscellaneous	Plaster and rosters in place within rental painting, whitewash and door architraves. Original wall tiling to be retained in place and rosters and sills of historic overpaint.								
BEC Works	No service not proposed. Refer to MEP drawings for further details								

XEL	Circ.	Exterminator		
Heritage Significance	Descriptive			
Description of Significance	Inventory paid of the staff residence circa 1988 plans, marked on a plan of the old installation is last property to have and were removed around 1970. While the fire company remains a significant part of the site, the building is not a contributing structure. The building is a relatively new one the square was built in the form of a plan form significance dating from 1960s and 1970s, and the building was designed to be 100% green.			
Demolition	Stop on Floor	Stop on Ceiling	Stop on Wall	Stop on FMSL
	Refer to demolition plans for more information.			
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 7 on AWR drawing 2000.			
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 7 on AWR drawing 2000.			
Works to Walls	No Partitions with Sliding No	Work on Ceiling in existing Hall		
	Existing fire plates to be replaced when practically possible. Areas requiring repair are to be removed before receiving traditional fire plate.			
Works to Windows	N/A			
Works to Doors (External)	N/A			
Works to Doors (Internal)	N/A			
Miscellaneous	All firework door, authorize sliding, setting etc are of 1970s fire compliance and are not a contributing structure. The fire company remains a significant part of the site, the building is not a contributing structure. The building is a relatively new one the square was built in the form of a plan form significance dating from 1960s and 1970s, and the building was designed to be 100% green.			
M&E Works	Expend services and/or install services considered as required meet existing call with integrating them to meet AWP for more information.			

153	Store								
Heritage Significance	Demolition								
Description of Structure	Isolated aspect of the raft structure joining with N61 corridor and G53 L65 in 1980s and 1930s plans. Relevantly this area spans north-west from base to 100% for additional north elevation of plan floor from B-61 to underground to via a load frame in respect of material and structure in respect of plan floor elevation.								
Condition	<table><tr><th>Site on Floor No.</th><th>Site on Ceiling</th><th>Site on Wall</th><th>Site on Roof</th></tr><tr><td>No</td><td>No</td><td>Yes</td><td>Yes</td></tr></table> Refer to condition plans for more information.	Site on Floor No.	Site on Ceiling	Site on Wall	Site on Roof	No	No	Yes	Yes
Site on Floor No.	Site on Ceiling	Site on Wall	Site on Roof						
No	No	Yes	Yes						
Works to Floor	Enforcement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 7 per APM drawing 20000								
Works to Ceiling	Enforcement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 7 per APM drawing 20000								
Works to Walls	<table><tr><th>Have Partitions with Sliding</th><th>New Door opening to existing Wall</th></tr><tr><td>No</td><td>No</td></tr></table> Existing floor plates to be retained where possible; provide areas requiring repair are to be removed before receiving traditional floor plates.	Have Partitions with Sliding	New Door opening to existing Wall	No	No				
Have Partitions with Sliding	New Door opening to existing Wall								
No	No								
Works to Windows	N/A								
Works to Doors (External)	N/A								
Works to Doors (Internal)	N/A								
Miscellaneous	Refer to Part Drawing L004, A45, B24-ZZ-A-A0101 for approach to skirting reinstatement / replacement.								
B&E Works	Explosion services within control spaces considered via expanded mesh setting raft with sprayfinishing. Refer to MEP drawings for more information.								

150	En-Suite								
Heritage Significance	Detrimental								
Description of Significance	Originally formed the staff corridor prior 1886 and 1906 plans. Re-use of the corridor appears to have occurred during the 1920s for unimproved access to the rear of the Wing. The corridor is well influenced by the character of the VJ. Detrimental significance is due to plan form integrating legacy of underpinning of the adjacent wall and to the location of external fixtures (see images and data sheets).								
Demolition	<table><tr><td>On or after</td><td>On or before</td><td>On or after</td><td>On or after</td></tr><tr><td>No</td><td>No</td><td>Yes</td><td>Yes</td></tr></table> Refer to demolition plans for more information.	On or after	On or before	On or after	On or after	No	No	Yes	Yes
On or after	On or before	On or after	On or after						
No	No	Yes	Yes						
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 7 on floor covering 20300								
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 7 on floor covering 20300								
Works to Walls	<table><tr><td>New Partition with Sliding</td><td>New Opening in existing Wall</td></tr><tr><td>No</td><td>No</td></tr></table> Existing fire doors to be replaced where practically possible. Areas requiring repair are to be removed before installing traditional finish plaster.	New Partition with Sliding	New Opening in existing Wall	No	No				
New Partition with Sliding	New Opening in existing Wall								
No	No								
Works to Windows	N/A								
Works to Doors	N/A								
Works to Doors (Internal)	Existing ambience and door type to be carefully removed before site to allow for new material desired to be installed with the existing ceiling structure. Existing ambience to be reinstated where possible, where existing can't be reinstated, new steel and timber desired to be installed to match the existing with the same construction. One door also with an existing partitioning to be retained by the existing door frame and be removed to be replaced by a new partitioning.								
Miscellaneous	Refer to Architect Drawing U5A-A6R-40-BA-Z2-A-DZ-07 for approach to wiring installation in replacement.								
MEC Works	Exposed services within corridor appear considered as required (new ceiling will integrate lighting. Refer to MEP drawings for more information).								

169	Bedroom
Heritage Significance	Determined
Description of Significance	as H1 there are historic H1 beds under some painted walls and windows appear to be WGA in origin and have been removed from their assembly (removed from their original location (bedside of H1))
Determination	Stop on Floor Stop on Ceiling Stop on Wall Stop on Fitted Case Refer to standards plans for more information.
Works to Floor	Enhancement to existing floor structure to provide flat & acoustic compliance. Refer to Detail 2 on AHR drawing 20000
Works to Ceiling	Enhancement to existing floor structure above to provide flat & acoustic compliance. Refer to Detail 2 on AHR drawing 20000
Works to Walls	New Partition with Sliding Door New Door opening in existing wall All existing plaster to be removed and existing masonry to be made good. Reinforced on metal framing system fast track to existing masonry walls if retained. All existing external walls to be replaced with the retention plan.
Works to Windows	Windows panelling to possibly be reinstated (where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing architrave and door lining to be carefully removed around window side to allow for new framed doorway to be installed either by sliding or fixed opening. Existing architrave to be retained where possible, where existing can't be retained, new shall be installed with a profile & material to be agreed with the conservation officer. Once door side is fitted & installed the replacement to make lining fit the existing door frame.
Miscellaneous	New EBFB Rangka: Refer to interior design strategy for more information. Door frames to be replaced with new EBFB Rangka. New EBFB Rangka to meet sound attenuation (NBS/ISO/ASTM) and acoustics. Refer to AHR Drawing 20000 and 20001 for details. Door side: New EBFB Rangka to be provided to support the new internal door side. DOOR side: Refer to AHR drawing 20000 for preparation to existing reinforcement / replacement
M&E Works	Ventilation strategy to be works with the existing building Services to be coordinated in proposed access ways. Refer to MEP drawings by further details.

148	En-Suite		
Heritage Significance	Cultural		
Description of Significance	See 147		
Conservation	Refer to demolition plans for more information		
	Strip out Floor No	Strip out Ceiling Yes	Strip out Wall Yes
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 2 on AFRP drawings 2000		
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 2 on AFRP drawings 2000		
Works to Walls	New Partition with Sliding Yes New Doors to existing Wall		
	All existing partitions to be removed and existing walls to be made good. Reinforced on metal framing system fixed back to existing masonry walls (internal). All existing external walls to be retained from the renovation phase		
Works to Windows	Window jacking to remain to be reinstated (Where required) & redecorated		
Works to Doors (External)	NA		
Works to Doors (Internal)	NA		
Mezzanine	New FFE throughout. Refer to interior design strategy for more information. Detail 2 on AFRP drawings 2000 Remove 100% mechanical and electrical. Refer to AFRP Drawing 1000 with 60-60-60-60-40-40 for approach to existing mechanical replacement		
MSE Works	Verification strategy is to verify with the existing loads. Services to be concealed in proposed ceiling cavity. Refer to MEP drawings for further details.		

[illegible]

X60	Circ.								
Heritage Significance	Dist.								
Description of Significance	as 1971, main lobby floor appears to have been altered slightly to receive floor current and ceiling to be 1970s works.								
Design									
Demolition	<table><tr><th>Any wet floor</th><th>Any wet Ceiling</th><th>Any wet Wall</th><th>Any wet Floor</th></tr><tr><td colspan="4">Refer to demolition plans for more information.</td></tr></table>	Any wet floor	Any wet Ceiling	Any wet Wall	Any wet Floor	Refer to demolition plans for more information.			
Any wet floor	Any wet Ceiling	Any wet Wall	Any wet Floor						
Refer to demolition plans for more information.									
Works to Floor	Enhancement to existing floor structure to provide the 4 acoustic compliance. Refer to Detail 7 at ARF drawing 20000								
Works to Ceiling	Enhancement to existing floor structure above to provide the 4 acoustic compliance. Refer to Detail 7 at ARF drawing 20000								
Works to Walls	<table><tr><th>New Partitions with Glazing</th><th>New Door openings in existing Wall</th></tr><tr><td>All existing partitions to be removed and existing walls to be made solid. Reinforcement on most framing system back to existing masonry walls (vertical). All existing openings walls to be removed based on the nomination package.</td><td>No</td></tr></table>	New Partitions with Glazing	New Door openings in existing Wall	All existing partitions to be removed and existing walls to be made solid. Reinforcement on most framing system back to existing masonry walls (vertical). All existing openings walls to be removed based on the nomination package.	No				
New Partitions with Glazing	New Door openings in existing Wall								
All existing partitions to be removed and existing walls to be made solid. Reinforcement on most framing system back to existing masonry walls (vertical). All existing openings walls to be removed based on the nomination package.	No								
Works to Windows	N/A								
Works to Doors (External)	N/A								
Works to Doors (Internal)	Existing entrance and door - thing to be carefully removed bottom side to allow for new internal flooring to be installed with the existing wall framing. Existing entrance to be reinstated where existing can't be reinstated, new shall be installed with a profile to match to the existing with the counter-sunk floor. Where door sits within a wall opening, partitioning or metal lining the existing door shall be removed and be reinstated as is.								
Microclimate	Door reveal thresholds to be retained so should be the widest reveal existing (shown in ARF drawing 20000). New doors to be supplied with an air seal. Refer to ARF Drawing (USA-AR-01-BB-AZ-00-A-6070) for approach to skirting/ministrap if replacement.								
M&E Works	Expend services within corridor spaces considered as expensed means ceiling off with lightweight floor to MEP openings for more information								

[illegible]

En-Suite		Decorational			
Percentage	Significance	Description of Significance			
See 140					
restoration		Brick wall Floor Yes	Brick wall Ceiling Yes	Brick wall Wall Yes	Brick wall Floor Yes
Refer to description plan for more information.					
Sticks to Floor		Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 2 and 4 on AHS Drawing 2330			
Sticks to Ceiling		Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 2 on AHS Drawing 2330			
Sticks to Walls		New Walling with Bricking Yes		New Door opening in existing Wall No	
All existing plaster to be removed and existing walls to be made good. Replastered or solid framing system fixed back to existing masonry walls (internal). All existing external walls to include in-situ firebreak concrete slabs.					
Sticks to Windows		NA			
Sticks to Doors (External)		NA			
Sticks to roof (Internal)		NA			
Discontinuous		Refer to AHS Drawing 1556 AHS-64 BA-22 (A-837) for approval to existing reinstatement / replacement.			
BASE Works		Verticality strategy is not within the existing facade. Services to be concealed in proposed ceiling void. Refer to MEP strategy for further details.			

[illegible][illegible]

XSS	Lift								
Heritage Significance	Detrimental								
Description of significance	Windows performed under 1500 winds and under 1800 plan form (the wind showed with equivalent 80 mph blowers for 10 wall pressure). Windload equivalent detrimental to structure and placed over the 1000 gpa is noted that this is a minimum of energy required exposures to 1500 winds without any wind tunnel test and good evidence indicates energy loads are not the lowest possible. Significant wind damage to the building is expected. Existing wind loading scenario may be additional and other wind events occur (1500 mph).								
Demolition	<table><tr><td>Not an issue</td><td>Wind and ceiling</td><td>Not an issue</td><td>Drop out floor</td></tr><tr><td>NA</td><td></td><td></td><td></td></tr></table> Refer to demolition plans for more information. Existing lift and drop out to be removed. New openings to be formed after the existing lift shaft.	Not an issue	Wind and ceiling	Not an issue	Drop out floor	NA			
Not an issue	Wind and ceiling	Not an issue	Drop out floor						
NA									
Works to Floor	NA								
Works to Ceiling	NA								
Works to Walls	<table><tr><td>Not Problem with Existing</td><td>New opening in existing wall</td></tr><tr><td>No</td><td>Yes</td></tr></table> Existing openings to be made good to allow for the installation of new lift shaft. New openings to be closed to meet F through B1.	Not Problem with Existing	New opening in existing wall	No	Yes				
Not Problem with Existing	New opening in existing wall								
No	Yes								
Works to Windows	NA								
Works to Doors (external)	NA								
Works to Doors (internal)	NA								
Miscellaneous	New installation lift (DSS to CDS) to be installed within the existing lift shaft. Existing lift shaft to be made good and incorporate structural repairs to allow for new lift mechanism to be installed. Existing lift and doors have been removed under previous works. New lift shaft to be installed within the existing lift shaft. The lift shaft is proposed to be removed/replaced with more appropriate and fitting 1500 profile as indicated on technical drawings.								
Good Works	Existing lift shaft to be used for a new installation lift. Refer to MEP drawing for more information.								

Portfolio Scoping General Notes & Key

Significance Key

Considerable
High
Moderate
Low
Neutral
Detrimental

cannot be used in conjunction with the following drawing packages.

Plans

- 20-22-04-00-00-0001 - Ground & Mezzanine Floor Demolition Plan
- 20-22-04-00-00-0002 - First Floor Demolition Plan
- 20-22-04-00-00-0003 - Second Floor Demolition Plan
- 20-22-04-00-00-0004 - Third Floor Demolition Plan
- 20-22-04-00-00-0005 - Fourth Floor Demolition Plan
- 20-22-04-00-00-0006 - Basement Level Demolition Plan
- 20-22-04-00-00-0007 - First Level Demolition Plan

Plans

- 20-22-04-00-00-0007 - Proposed Ground Floor Plan (Planning)
- 20-22-04-00-00-0008 - Proposed Mezzanine Floor Plan (Planning)
- 20-22-04-00-00-0009 - Proposed First Floor Plan (Planning)
- 20-22-04-00-00-0010 - Proposed Second Floor Plan (Planning)
- 20-22-04-00-00-0011 - Proposed Third Floor Plan (Planning)
- 20-22-04-00-00-0012 - Proposed Fourth Floor Plan (Planning)
- 20-22-04-00-00-0013 - Proposed Basement Floor Plan (Planning)
- 20-22-04-00-00-0014 - Proposed Roof Level Plan (Planning)

Meeting Strategy Documents

- 20-04-00-04-00-0001 - Ground Floor - Reclamation - Rehabilitation Strategy
- 20-04-00-04-00-0002 - First Floor - Reclamation - Rehabilitation Strategy
- 20-04-00-04-00-0003 - Conference Room - Reclamation - Rehabilitation Strategy
- 20-04-00-04-00-0004 - Former Group Room - Rehabilitation Strategy
- 20-04-00-04-00-0005 - Former Siting Room - Rehabilitation Strategy

Meeting Strategy Documents

- 20-04-00-04-00-0001 - Interior Design Strategy

P3	Issued for Planning	15.05.2026	DR
P2	Issued for Stage 3	16.05.2025	DR
P1	Issued for Planning	22.04.2025	DR
Rev	Description	Date	Dr by
original by DR	date created 02/01/2025		Approved MS



client name	
GMI Construction Group	
project	
George Hotel Refurbishment	
drawing	
Third Floor Heritage Scoping Plan - Sheet 1	
computer file	plot date
C:\Users\j.purtila\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\9426\4949-2022-02-22\22-02-22\0001 - gsmi\dwg\3rd floor	
project number	scale
2024.00373.000	As indicated@
drawing number	rev
2024.00373.00-BA-03-A-D-A-0045	P3
This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The contractor should be notified immediately of any discrepancy. This drawing is copyright and remains the property of AHR.	