

Dear Brian

This is an overview of what I am thinking so that we are all on the same page :)

NOTES

THE NEW DECK AT THE FRONT OF THE PROPERTY

1. You are going to ram huge poles into the ground and build a deck using these poles as a the foundation for the new deck.
1. Our goal is to create a level lawn which joins the surface of the new deck seamlessly i.e. the deck and the lawn are on the same level. By 'level' I mean level with the existing lawn area. As I said, people are wanting to hire the Lodge for weddings and they want to erect a marquee on the lawn. Hence the need to create the largest flat / level area possible.
2. The deck at the front of the property needs to be as wide as the boundaries will allow.
3. The deck will have balustrades around 3 sides, not the side nearest the Lodge. This will create the effect of having one very large flat area at the front of the Lodge, 2/3 grass and 1/3 deck (this is what I am thinking the proportions will be).
4. The deck will extend out as far as possible towards the road, hugging the pohutukawa tree branch which runs parallel to the road. The actual surface of the deck might, if possible, cantilever over the existing pohutukawa tree branch so that the deck ends up hanging over the existing Pohutukawa branch will runs parallel to the road.
5. The deck will go in a straight line from the base of the pohutukawa tree towards the cabbage tree

INSTALL A NEW RETAINING WALL TO INCREASE THE EXISTING LAWN AREA

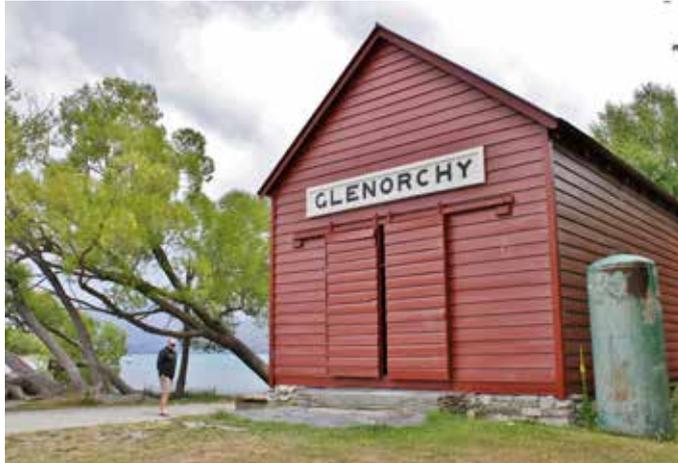
1. To increase the existing grass area, we'll have to build a new retaining wall a metre or two further towards the road than the existing broken down retaining wall.
2. When I say 'a metre or two' we are not sure how far towards the road we need to go. This is because we want to leave sufficient area under the new deck for the new storage area. i.e. we'll compromise on one goal (having the largest lawn area possible) with another goal (creating a decent size storage area under the new deck).
3. This new retaining wall will extend right along from the driveway to a point in line with the cabbage tree on the other side.
4. There will need to be some retaining wall between the cabbage tree and the point where the new retaining wall finishes. i.e. it will be kind of an L shape down the cabbage tree end.
5. The area behind this new retaining wall will be back filled with soil from the excavation of the car park area.
6. At the other end of the new retaining wall, we are going to need a new bit of driveway retaining wall to join up with the existing driveway retaining wall.

THE DRIVEWAY RETAINING WALL

7. As I said, I would ideally like the timber used on the driveway retaining wall and the new carpark retaining wall to be the same as the timber used around the deck at the back of the house so that everything is consistent. To do this mean excavating out behind the existing driving way retaining wall and replacing it with the same timber as the retaining wall used on the deck at the back of the house.
8. If we did replace the timber in this way, we could recycle the old driveway retaining wall timber and use it in the new retaining wall. After all, it won't be visible, but the driveway retaining wall timber is very visible.
9. Anything visible needs to be the same retaining wall time as used around the deck at the back of the house.
10. We want to put two new poles up the drive way to take out the bulge in the existing retaining wall up the driveway. The trees up the driveway which will be affected by this will need to be carefully removed and put back in the same position as soon as possible. i.e. minimise the time they are out of the ground.

THE STORAGE AREA UNDER THE NEW DECK

1. Our goal is to create a storage area under the deck.
2. This storage area would be as large as possible.
3. Initially, I was thinking of a shipping container which can be opened at one end. This is a cheap simple option. We'd hide it by planting bushy natives on three sides of it. The opening end would be a challenge. We couldn't plant at that end otherwise how would we get access?
4. The other option is to build a storage area under the deck. It would have a concrete base? Or maybe we build a wooden floor off the ground, using the large retaining wall poles which will be holding up the deck as framing?
5. If we put the cladding on the **outside** of the poles this would increase the area of storage inside.
6. I don't think we should have any windows in this building as windows would make it more vulnerable to breakin's.
7. Therefore we need power. We we would have to get our sparky up to bring power to not only the deck, but also lighting to the inside of this storage area.
8. Would the new storage area need ventilation of some kind. Obviously, it will be completely water proof. But what happens if people put damp wet suits in there (or something like that) and there is no ventilation. They will go mouldy.
9. If we go the way of building a storage area, and not using a shipping container, we could maximise the space under the new deck. This is my preference.
10. We could then make a nice access door at the end nearest the driveway. (like the one in the picture at right). This would mean we could store dive gear, kayaks, lawn mowers, electrical tools etc in a clean dry storage area. Renters could get access to 'stuff' easily and quickly.
11. It would have to be very secure though because if thieves got to know what was in there, it would become a target.
12. As with the shipping container, we'd hide this storage area as much as possible by planting natives all around it, except at the access door end (obviously).
13. Would this storage area be two story? I am thinking it will be quite high so would we build a mezzanine floor (or something like that) inside? We don't want to waste a whole lot of space by having it high but not being able to use the upper half.



PLANTING NIKAUS ON THE LAND ABOVE THE NEW CAR PARK

1. I have purchased six 2-4 metre Nikaus off trade me. They are going to be dug out of the ground next week in Warkworth. They told me they would be doing this sometime during the week of the 11-15th May.
2. This means I need some decent size holes dug in the ground in the area just above the car park. This is where I am going to plant these nikaus.
3. So, I need to have the holes dug and prepared before I bring the Nikaus to Rawhiti.

EXCAVATION TO CREATE THE NEW CAR PARK.

1. This is exactly as the diagram called '*chris redstone plan of gabion wall, deck and car-park.pdf*' which you have seen.
2. This car park will be retained using the same retaining timber as we used around the

deck.

3. Before we start excavating the car park, we need to empty the two long drops which are under the ground in the area where the eventual car park will be. I'll have to organise for a company to come and empty these. They can then be filled with soil from the excavation.
4. Once they are filled, people staying in the Lodge will just have to use the old long drop until the new septic tank is installed.
5. Brian, you and the septic tank people will have to co-ordinate to make the installation of the septic tank easy. The guy who is in charge of the septic tank install is called Gerry Hoyle. His mobile is 021 228 5080 or 0800 628 356

NEW CONCRETE DRIVEWAY

1. When everything else is done, the last job would be to concrete the driveway and the the new carpark.

WORK TO DO INSIDE THE LODGE

1. Inside the house there is probably three days work for one good builder to install scotia, skirting boards and some fascia.

INSTALLATION OF SEPTIC TANK

1. We planned to install a septic tank during the building of the deck. I will send you details of this by a separate email.

ACCOMMODATION

1. To save money and time, those who work on this project can stay at the Lodge.
2. My good friend Bill from Christchurch is willing and wanting to come up and help.

