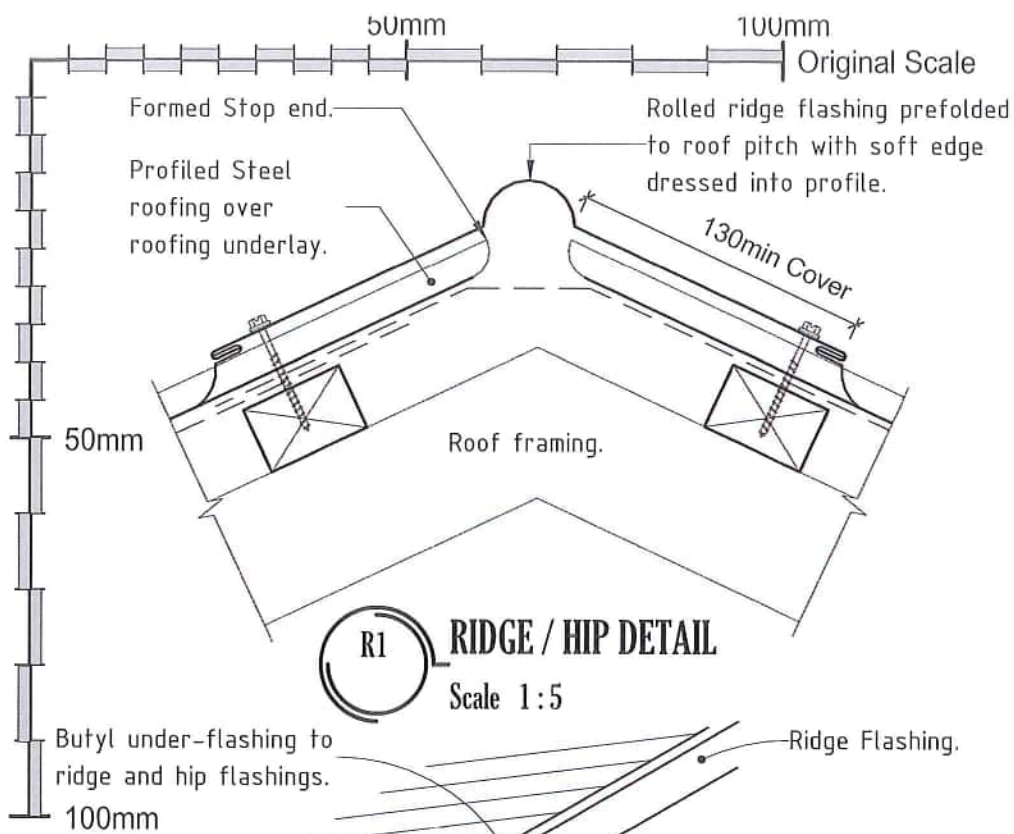
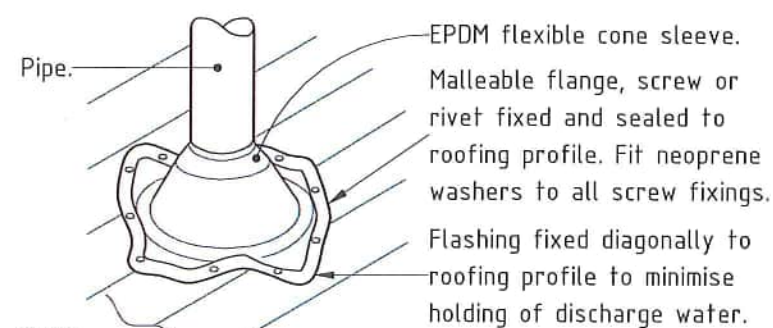




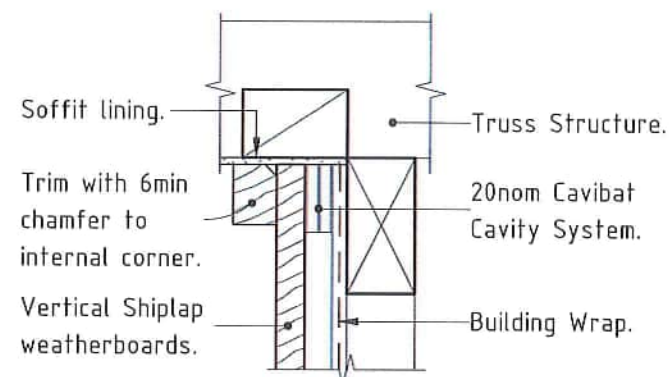
R1 RIDGE / HIP DETAIL
Scale 1:5

RIDGE / HIP FLASHING DETAIL
Scale : N.T.S

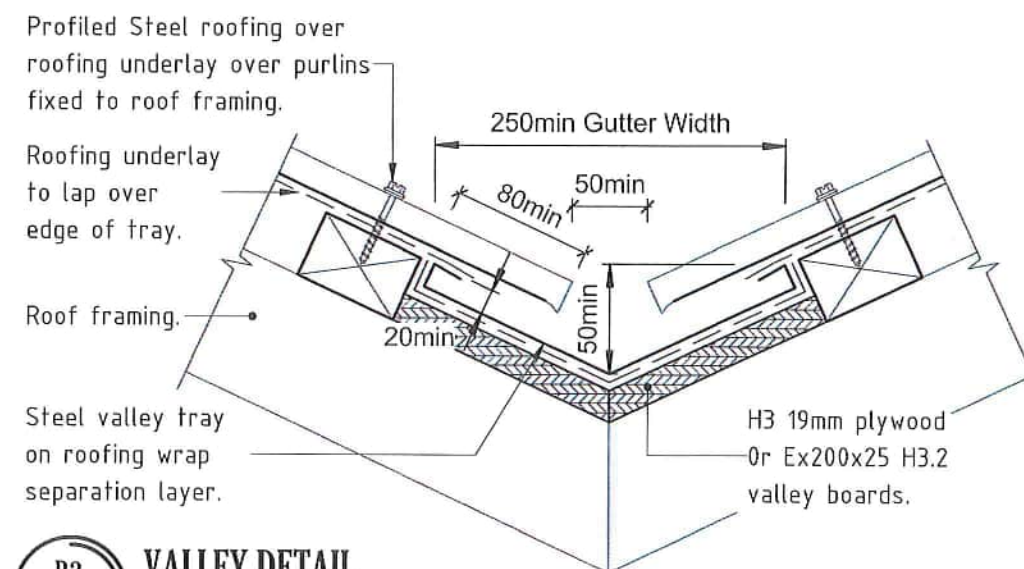


NOTE :
(1) Max roof pitch for this flashing 45°, minimum pitch 10° if base flange covers one or more complete troughs.
(2) For pipes up to 85mmØ
(3) Not to be used on a side lap.

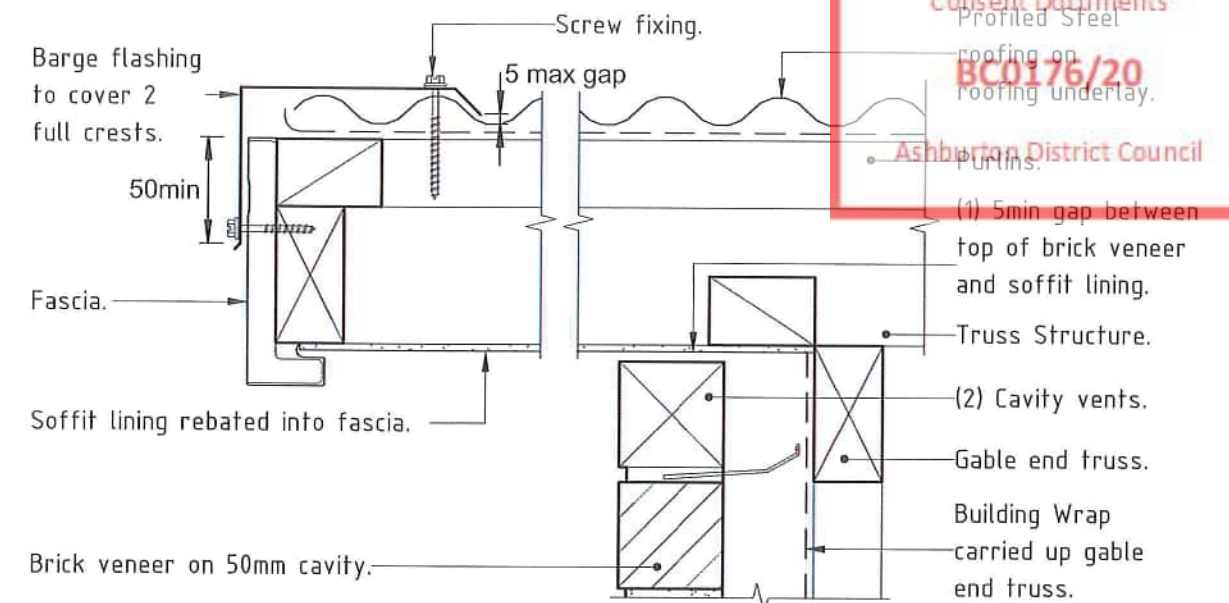
PIPE FLASHING DETAIL (Up to 85 DN)
Scale : N.T.S



R5 SHIPLAP VERGE SOFFIT DETAIL
Scale 1:5

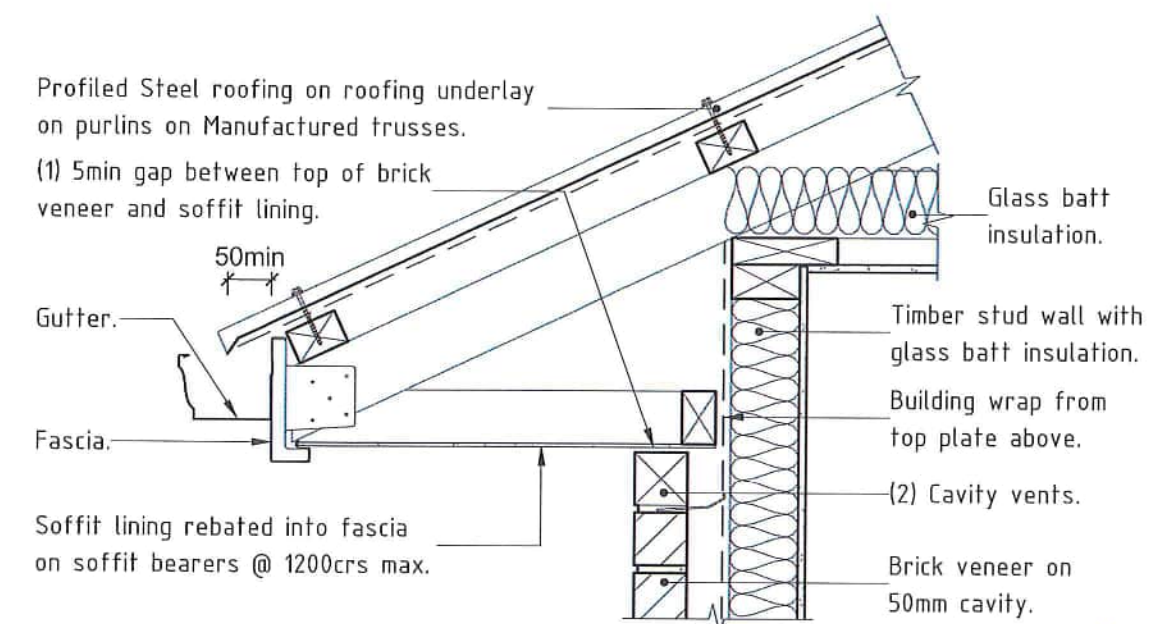


R2 VALLEY DETAIL
Scale 1:5



R4 VERGE DETAIL
Scale 1:5

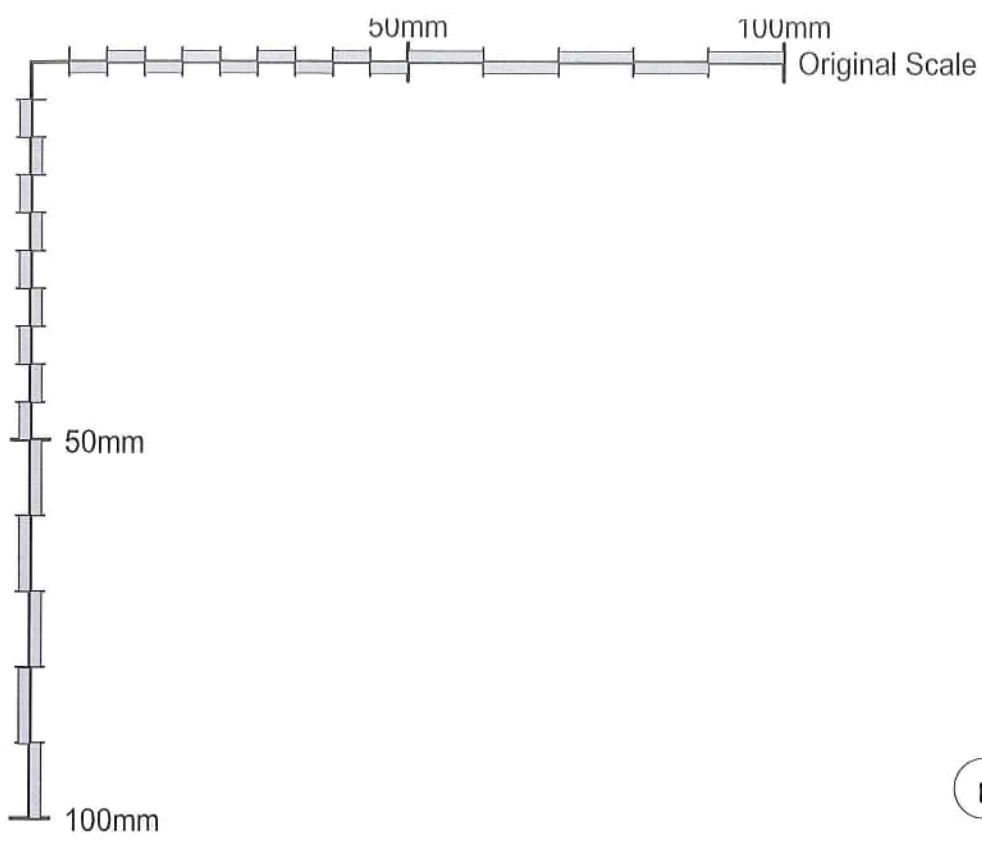
NOTE: (1) Allow for 5min Gap between top of block work and soffit level OR (2) Allow for Perpend cavity vents for Ventilation.



R3 BRICK VENEER EAVES DETAIL
Scale 1:10

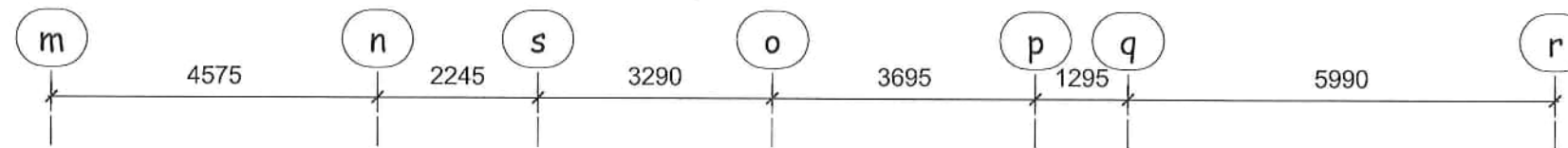
NOTE: (1) Allow for 5min Gap between top of block work and soffit level OR (2) Allow for Perpend cavity vents for Ventilation.

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BC0176/20
Ashburton District Council

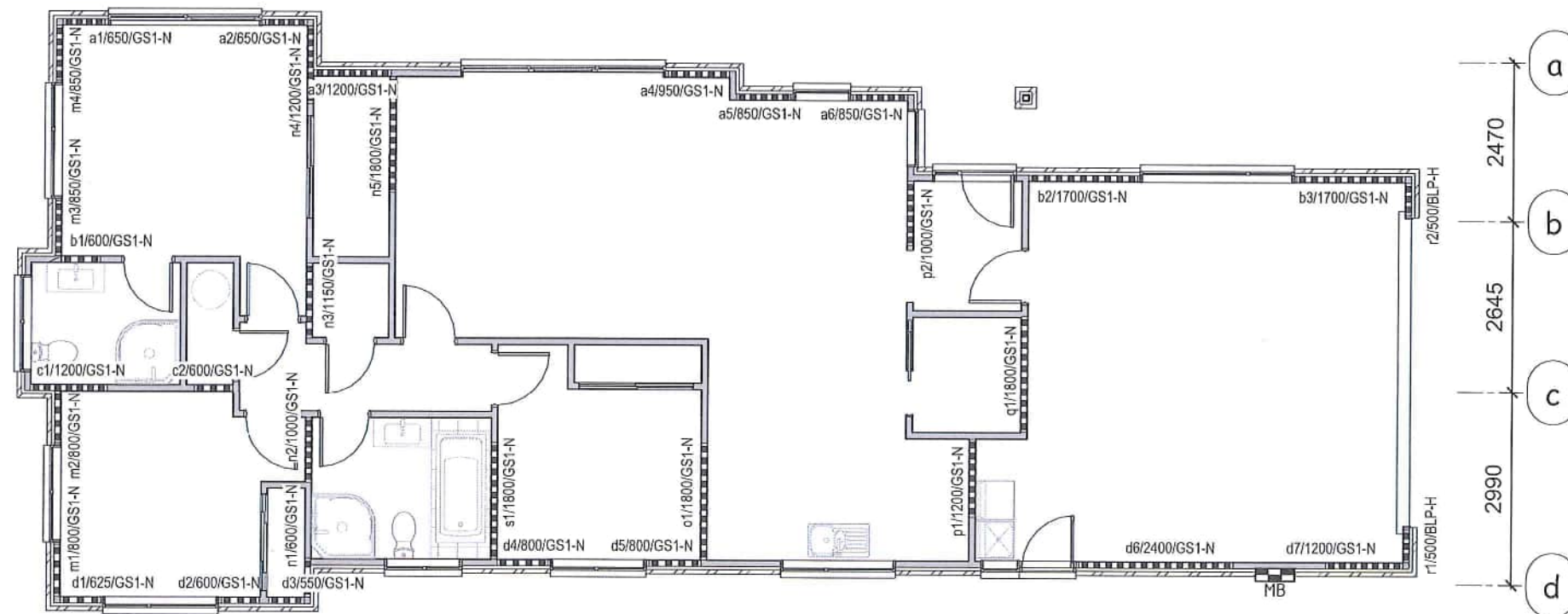


WALL BRACING LEGEND.
 Approved Building Consent Documents
 A1/1200/GS1-N
 BC0176/20
 All wall bracing to conform with manufacturers specifications.
 Ashburton District Council

Code	Description	Bracket
BLP-H	Gib Braceline One Side - 7min Ecoply One Side	Yes
GS1-N	Gib Std One Side Only	No



Note A - Allow for 7mm Ecoply to entire wall under building wrap for brace elements on brace line r.



BRACING PLAN
 Scale 1 : 100

PLN
Komo-T



Project : PROPOSED NEW DWELLING for Client : Anthony Hart Address : 118 Johnston Road	JOB # : 118_Johnston Drawn By : LBP 113870	Drw Name : BRACING PLAN DATE : JAN 2020	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	Builder.	Client.
				REV # A	DRW # 08	

118_Johnston

50mm 100mm Original Scale

DRAINAGE LEGEND

- ip Inspection Point.
- ▢O.G.T Overflow relief Gully trap.
- ⊙TV Terminal vent - DN 50.
- BD—BD— Foul sewer Branch Drain - DN 100 @ 1:60 min fall.
- FS—FS— Foul sewer Main Drain - DN 100 @ 1:60 min fall.
- Fixture discharge pipe - Refer to fixture legend for sizing.
- HWC—HWC— 25dia Copper HWC Relief Drain + Separate 40mm PVC drain from safe tray, discharge both drains to a visible position which does not present a hazard or damage to other building elements.

MECHANICAL VENTILATION NOTES:

Install mechanical ventilation (Extractor fans) as specified on plan with min flow rate as specified below.
Terminate to an external air space, ie through Roof, External Wall or under Soffit to suit.

AS 1668.2 Exhaust Rates.
Bathroom & Toilets - 25l/s per Room.
Laundry - 20l/s per Room.
Kitchens - 50l/s per Room.

ELECTRICAL LEGEND

- Ⓜ - Rangehood Extractor.
- Ⓥ - Vent - Ceiling extracted.

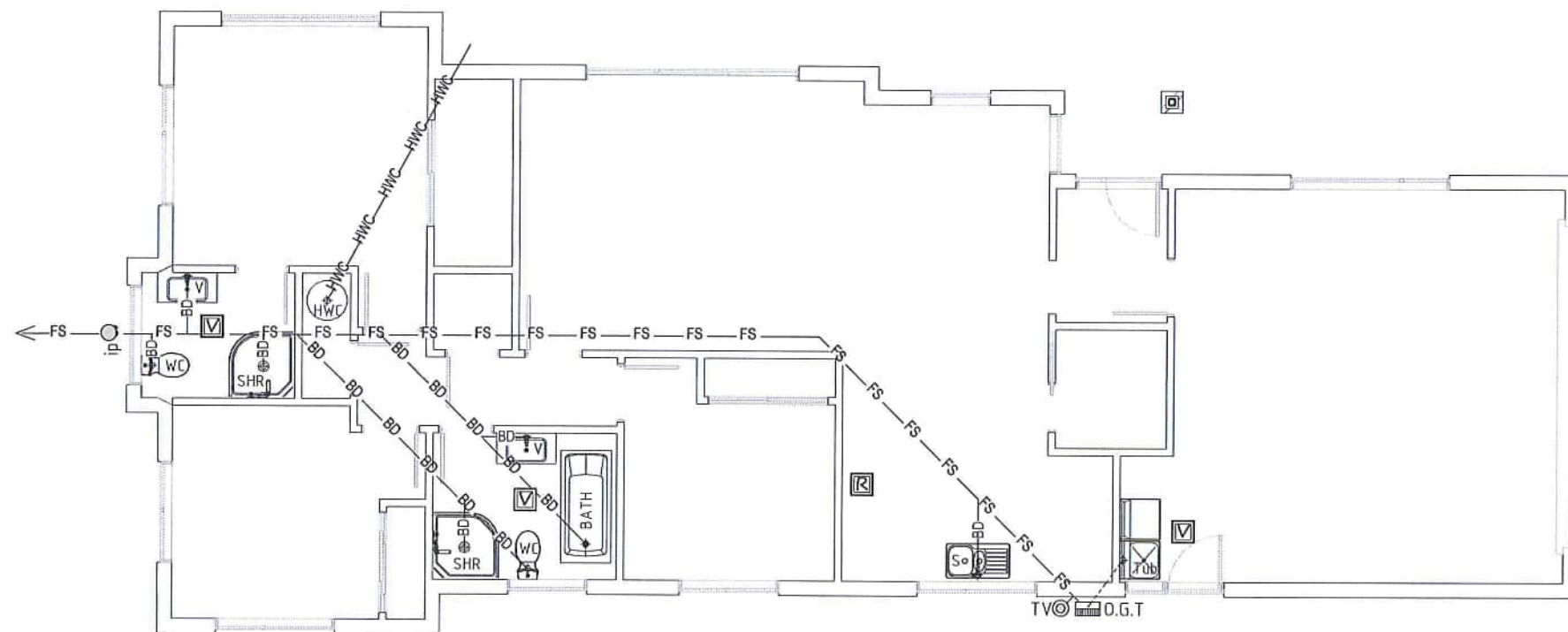
PLUMBING - FIXTURE SCHEDULE AS/NZS 3500 - MAINS PRESSURE.

Code	#	Description	Model	Fixture Construction Standards	Pipe DU's	Pipe Size	Gradient	Max Unvented Developed Length	Vent Pipe Size	HW Pipe φ	General Notes
BATH	1	Bath	Astivita Veneto	NZS 2023	4 DU's	DN 40	1:40	2.5m	DN 40	15mm*	*Based on 20max pipe run
HWC	1	Hot Water Cylinder	Mains Pressure	NZS 4606: Parts 1-3		N/A					Unvented - Relief valve drain to NZBC G12 6.7
S	1	Kitchen Sink	Proprietary	NZS 1730	3 DU's	DN 40	1:40	2.5m	DN 32	15mm*	*10mm for pipe run >12m
SHR	2	Acrylic shower	1000x1000mm	AS3588	2 DU's	DN 40	1:40	2.5m	DN 32	20mm*	*15mm for separate pipe from HWC to single outlet
Tub	1	Laundry Tub	Proprietary	NZBC G2/AS1	5 DU's	DN 40	1:40	2.5m	DN 32	15mm*	*Based on 20max pipe run.
V	2	Vanity	900x400mm	NZS 1730	1 DU	DN 40	1:40	2.5m	DN 32	10mm*	*Based on 20max pipe run.
WC	2	Toilet	S Trap	G1/AS1	4 DU's	DN 100	1:60	6m	DN 40	N/A	Cisten Flush
WM	1	Washing Machine	Proprietary	~	~	~	~	~	~	~	Discharge to Laundry Tub
Total Fixtures: 11											

Approved Building Consent Documents

BC0176/20

Ashburton District Council



PLUMBING PLAN
Scale 1:100



Project : PROPOSED NEW DWELLING for
Client : Anthony Hart
Address : 118 Johnston Road

JOB # :
118_Johnston
Drawn By :
LBP 113870

Drw Name : PLUMBING PLAN

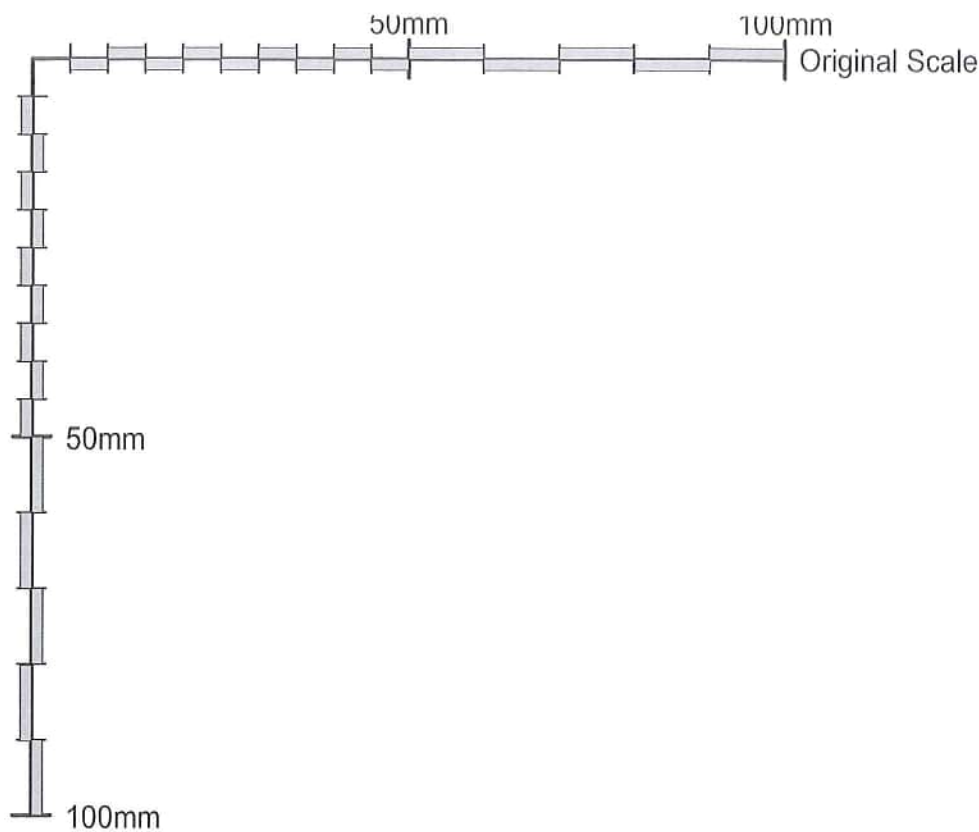
DATE :
JAN 2020

NOTE : do not scale
from this drawing.

SCALE @ A3 Sht.
As indicated

Builder.
REV #
A

Client.
DRW #
09



PLUMBING & DRAINAGE NOTES, AS/NZS 3500.

All sanitary plumbing and drainage work to be carried out in accordance with AS/NZS 3500 Part 2 (As modified by NZBC G13/AS3), all materials and products shall comply with NZBC B2 (Durability) and G13/AS1 (Paragraph 2.0 materials). Pipework shall be from uPVC Pipes bends, junctions, fittings and joints to AS/NZS 1260. Air admittance valves to ASSE 1050 or ASSE 1051, EN 12380, AS/NZS 4936, Plastic traps and fittings to AS 2887, Copper pipe to NZS 3501 & copper fittings to AS 1589. Contractor to locate and check all service invert levels, falls, fixture positions and pipe routes before commencement of any work. All above ground sanitary plumbing pipework shall be water tested to AS/NZS 2032 or Air tested to clause 12.3.2 AS/NZS 3500.2.2.

DRAINS;

Main Drain DN 100 uPVC, min 1:60 gradient or min 1:80 gradient for drains at reduced grades (18DU's Min – 120DU's Max).

Branch Drains – DN 100 uPVC, min 1:60 gradient.

HOT WATER CYLINDER WASTE;

Pressure relief Valve drain – Allow for Sleeved 25mm dia Copper waste pipe with a continuous fall from the relief valve, terminate 25min above the highest point of a Gully trap OR discharge to a visible position which does not present a hazard or damage to other building elements. Ensure pipe has continuous fall to outlet, length in meters plus number of changes in direction shall not exceed 12.

OVERFLOW GULLY TRAP;

Allow for Overflow gully trap, charge via hose tap above gully or fixture discharge drain. The vertical distance between the overflow of the gully and the lowest fixture connected to the system to be >150mm.

FOUL DRAINS ABOVE GROUND;

Drains above ground under buildings shall be protected from mechanical damage and supported to manufacturers recommendations, or for uPVC DN 40–50 vertically at 2m crs & 1m crs for graded drains & uPVC DN 65–150 vertically at 2.5m crs & 1.2m crs for graded drains. Provisions for expansion shall be made.

FOUL DRAINS INSTALLED UNDER BUILDINGS;

Drains near or passing under a footing strip, must do so within 45 to 90° of the footing in plan view, allow 25min clearance beneath footing.

Drains passing through a foundation wall or footing, to be separated from the building foundations by 25mm min, wrap in 'Denso' tape or sleeve in uPVC pipe with Hessian packing in void to provide for adequate thermal movement.

DRAINS PASSING BENEATH BUILDINGS WITH A CONCRETE SLAB;

Provide 50min clearance from the top of the pipe to the under side of the slab with no junctions at an angle of more than 45°, all pipework cast into concrete slab to be wrapped in 'Denso' tape or sleeve in uPVC pipe with Hessian packing in void to provide for adequate thermal movement.

INSPECTION OPENINGS;

Provide inspection openings on drains carrying soil waste as close as possible to the building but not further than 2.5m, at intervals less than 30m, at the downstream end of drains under buildings, at a 'Jump up', at connections to sewer or existing drain, and at changes in direction or gradient greater than 45°.

VENTING & AIR ADMITTANCE VALVES;

Terminal vent – Allow for DN 50 Vent at upstream end of drain, Vent pipes to ascend at a min gradient of 1:80, minimum size of any drain that serves as a vent to be 65mm. Vent to be located downstream of a fixture connection OR gully trap, but not more than 10m from head of drain.

WATER HEATING NOTES:

Allow for the Installation of a Mains pressure HWC (to G12/AS1 – NZS 4606:Parts 1, 2 & 3), plumbed in accordance with NZBC:G12/AS1 Mains pressure storage water heater system (Unvented). Water heaters to be installed in accordance with the manufacturers instructions, supplied with cold water at a pressure not exceeding their working pressure. Maximum water temperature to any sanitary fixture used for personnel hygiene to be 55°C, with thermostat set at no less than 60°C. Fix water heater with manufacturers code compliant seismic restraint wrap with all fittings compliant to the cylinder manufacturer's specifications. Allow for Safe tray complying with G12 5.2.3 with a 40min drain pipe, discharge to a visible place that does not create a nuisance or damage to building elements, allow for vermin proofing to end of discharge pipe. HWC to have a conveniently located isolating valve that terminates with a cap or plug suitably located to easily empty the vessel for maintenance, or terminate outside the building with a cap only.

Flow rates to sanitary fixtures – Table 3 NZBC G12.

NOTE: Flow rates shall be capable of being delivered simultaneously to Kitchen sink and one other fixture.

Sanitary Fixture.	Flow rate & Temp L/s & °C.	How measured.
Bath	0.3 @ 45°C	Mix hot and cold.
Basin	0.1 @ 45°C	Mix hot and cold.
Shower	0.1 @ 42°C	Mix hot and cold.
Sink & Laundry Tub	0.2 @ 60°C (Hot) & 0.2 (Cold)	Flow rates required at both taps but not simultaneously.

ADDITIONAL NOTES:

Water Supply materials and components shall comply with BS 6920 if non-metallic or AS/NZS 4020 if metallic or non-metallic.

Vitreous china used in sanitary appliances to NZBC G1, AS 1976:1992.

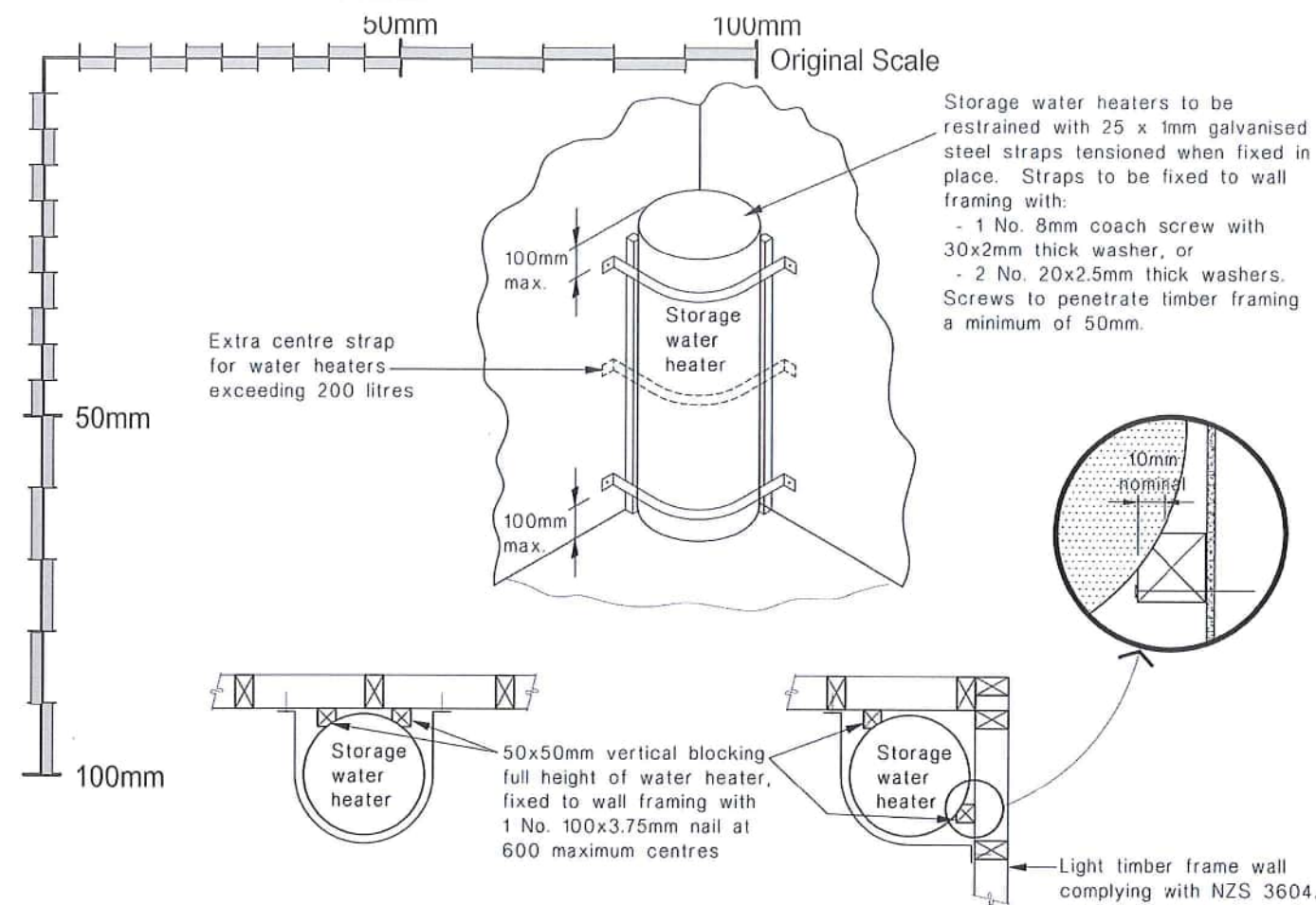
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BC0176/20

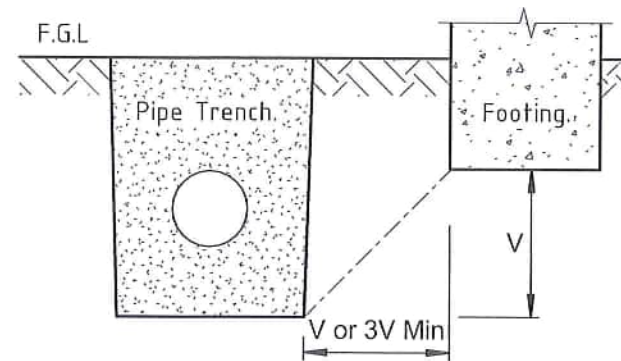
Ashburton District Council

Project : PROPOSED NEW DWELLING for Client : Anthony Hart Address : 118 Johnston Road	JOB # : 118_Johnston Drawn By : LBP 113870	Drw Name : PLUMBING NOTES DATE : JAN 2020	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. 1 : 50	Builder.	Client.
				REV # A	DRW # 10	

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K.M.T



PIPE TRENCH TO BUILDING FOUNDATION RELATIONSHIP.



Pipe trenches which are open for no longer than 48 hours shall be located no closer than V to the underside of any building foundation, where the trench is to remain open for periods longer than 48 hours the minimum horizontal separation shall increase to $3V$ in all ground except rock.

WATER SUPPLY NOTES:

Allow for water supply from existing onsite water tank to G12/AS1, Water supply pipework & fittings shall be approved proprietary Polybutylene tubing to AS/NZS 2642 Parts 1, 2 & 3 complete with fittings and accessories brand-matched, allow for 20 or 25mm medium or high density polyethylene (MDPE/HDPE) for main water supply from street connection to dwelling. All copper pipe work to NZS 3501 complete with copper-alloy compression fittings, or crox type joints and seal ring compression joints complete with fittings and accessories brand matched to the pipe manufacturer's specifications. Water supply systems to be installed to comply with the durability requirements of NZBC B2. Insulate all hot water systems to "NZS 4305 Energy Efficiency" and to the manufacturer's specifications. Insulate piping outside the thermal envelope where there is a likelihood of freezing. Water supply system to be tested to ensure weathertightness by subjecting the hot & cold system to a pressure of 1500 KPa for >15mins, inspect the system for leaks.

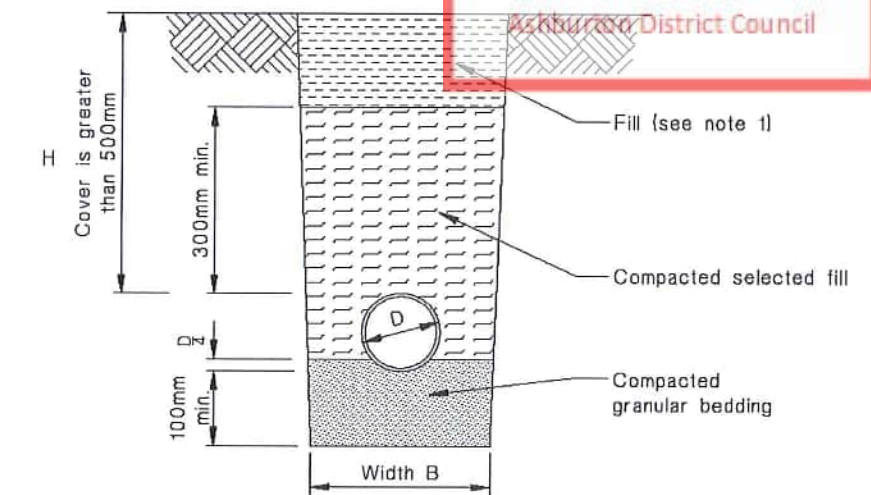
PROTECTION OF WATER SUPPLY PIPES BELOW GROUND - Provide protection to water supply pipes below ground as follows, Residential driveways and similar areas - 600min ground cover, Gardens & Lawns or other areas not subject to traffic 450min ground cover. Pipes penetrating concrete or masonry elements shall be wrapped in a flexible material or pass through a sleeve or Duct. NOTE: Min cover may need to be increased where the likelihood of freezing is present, increase cover to ensure piping is below a level affected by freezing.

ABOVE GROUND PIPEWORK

Above ground supply pipework to be securely supported at centers listed in Table 7 NZBC G12/AS1. Provide anchor points where seal ring joints are used and the joint is not able to resist the thrust imposed by the water pressure.

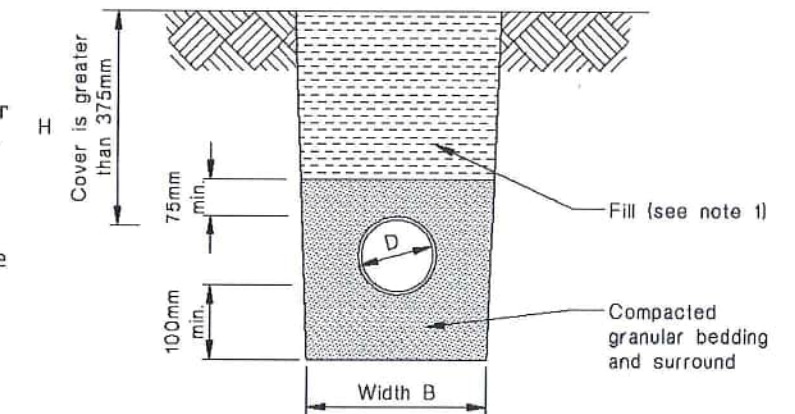
BEDDING & BACKFILLING DETAILS.

Acceptable method for the bedding and backfilling of drainage pipes except where the trench is located within or above peat, Scouring of the trench is likely due to unstable soils or the cover H to the pipe is more than 2.5m.

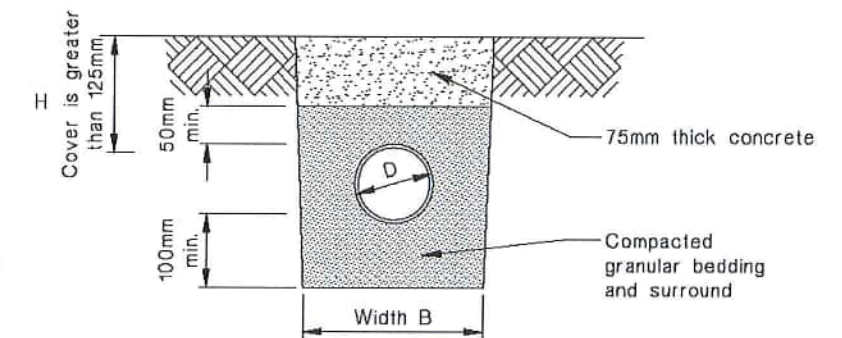


(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm

Width B = No less than pipe dia plus 200mm



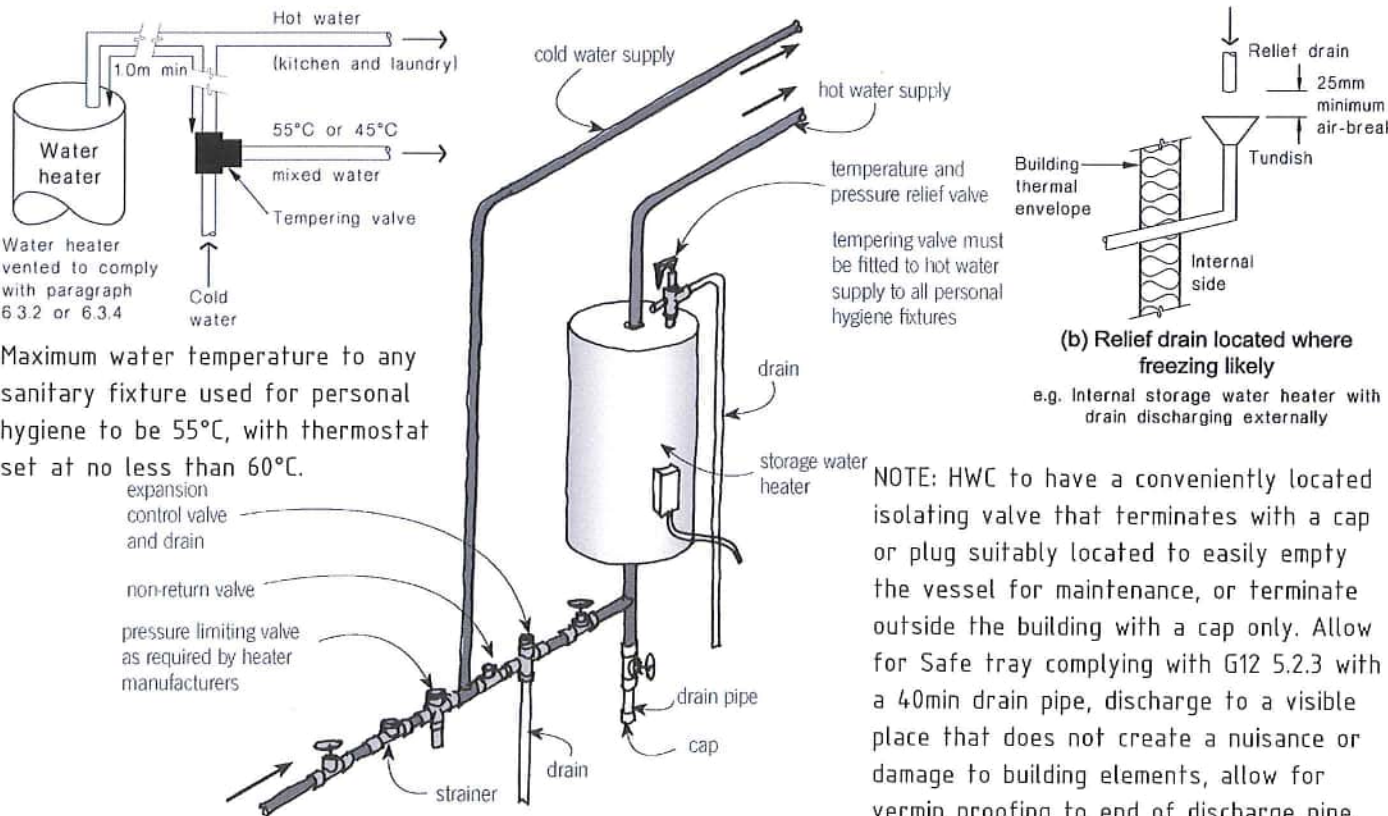
(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



(c) Cover between 125mm and 375mm

Note 1: Fill to be ordinary fill where drain located below gardens and open country, allow for compacted selected fill below residential driveways and similar areas subject to light traffic.

Additional Notes: The trench width at the top of the pipe to be no more than 600mm unless covered with 75min concrete topping.



MAINS PRESSURE HWC UNVENTED SCHEMATIC

Scale: N.T.S



Project: PROPOSED NEW DWELLING for
Client: Anthony Hart
Address: 118 Johnston Road

JOB #:
118_Johnston

Drawn By:
LBP 113870

Drw Name: HWC & DRAINS IN GROUND

DATE:
JAN 2020

NOTE: do not scale
from this drawing.

SCALE @ A3 Sht.
As indicated

Builder:

REV #
A

Client:

DRW #
11

WIND SPECIFIC FIXING SCHEDULE - HIGH WIND ZONE.

NOTE : Allow for fasteners as specified or alternative fasteners with an equivalent capacity.

Connection / Junction	Required fixing Type or Alternative fixing requirements.
Purlins - Roof framing.	1/10g self drilling screw, 80mm long or 2.4kN alternative fixings.
Trusses - Top plate.	Refer to truss manufacturers specification.
Top plate fixing @ 600crs for Walls & Lintels supporting roof members.	2 / 90x3.15 end nails + 2 wire dogs or 4.7kN alternative fixings.

GENERAL SPECIFICATION NOTES:

All construction to comply with the current NZBC, NZS 3604:2011, NZ Metal Roof & Wall Cladding COP, Manufacturers specifications, Other standards where relevant and the local territorial authority requirements.

Do not scale from these drawings.

- All timber to be SG8 unless noted otherwise.
- Allow for DPC separation between all timber and concrete.
- All sheltered Wall and Roof framing to be H1.2 treated.
- All External finishing timbers to be H3.1 treated and sealed with a protective paint finish or Cedar.

- Fibre cement external linings to have a protective paint finish.

Where timber members are built up to achieve required thickness eg (2/140x45 to achieve 140x90mm member), they shall be nailed in accordance with NZS3604:2011 2.4.4.7.

All Steel flashings to be 0.55mm Factory Painted Steel.

NOTE : Impervious paint finish must be a quality paint system suitable for the material & environment of use, manufacturers specifications must be followed. Where a protective paint finish is required all surfaces including laps and end grains to be sealed by priming, followed by 2 coats of exterior grade paint to all exposed surfaces.

ROOF STRUCTURE :

Allow for 0.40mm Corrugated Factory Painted Steel roofing on roofing underlay on 70x45mm Purlins @ 900crs max (with end crs of no more than 600mm) on Manufactured Trusses. All roof flashing softedge to be pressed to roof profile, allow for formed stopends where specified. All roof flashings to be 0.55mm Factory Painted Steel, Colour matched to roof cladding. Allow for snow straps to roof gutters.

CEILING STRUCTURE :

Allow for 13mm std GIB board linings with R3.6 Glass batt insulation on Direct Fixed GIB Rondo System @ 600crs, Rondo battens to be direct fixed to truss bottom chord with #6 Gib Grabber Scavenger head self tapping screws with 30mm penetration to truss. Wet areas (Bathroom & Ensuite) to have Aqua GIB linings. All linings to be fixed in accordance with latest Gib technical literature.

GUTTER, FASCIA & SOFFIT :

Allow for Factory Painted Steel downpipes, gutters & fascias. External gutters to be installed to ensure any overflow spills to the outside of the building. Soffit linings to be 4.5min fibre cement board with Jointers on soffit bearers @ 1200crs max.

WALL STRUCTURE / CLADDINGS :

Allow for 70 series brick veneer on 50nom cavity with Cedar Shiplap cladding on 20nom cavity feature cladding both claddings over Building wrap on 90x45mm timber studs @ 600crs with R2.6 Glass batt insulation. Allow for 140x35 over 90x45 top plates. Allow for 90x45mm timber studs @ 600crs for internal walls. Insulation not required to Garage space external walls (Excluded from thermal envelope), Insulate garage internal walls with R2.6 Glass batt insulation as specified on floor plan.

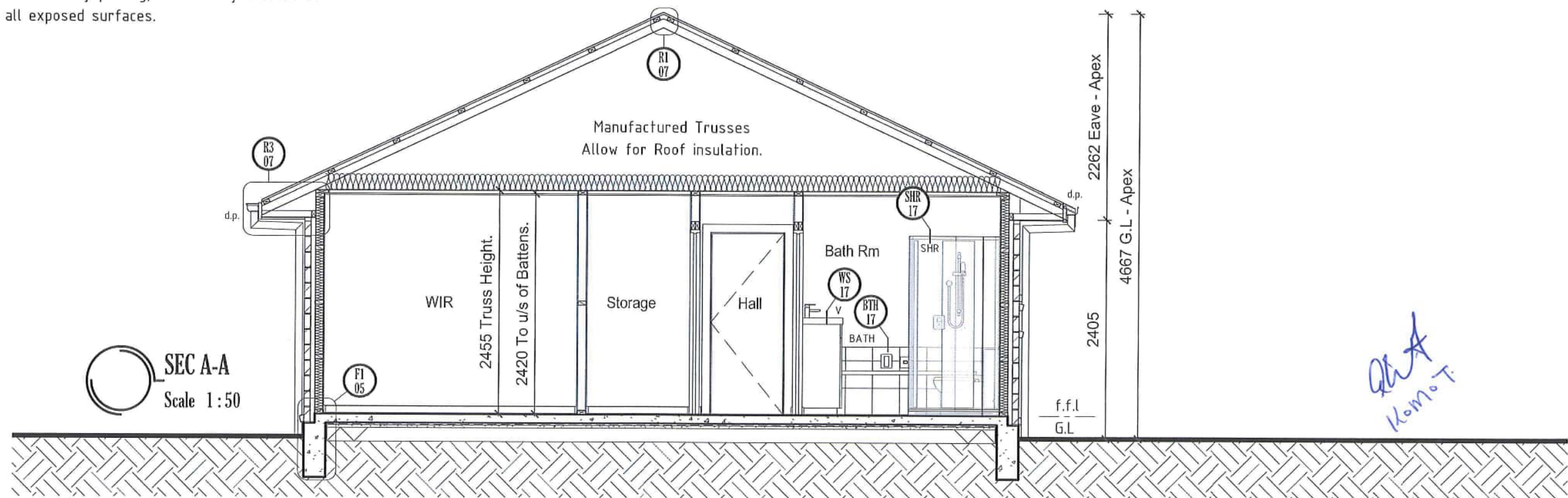
Notes: Pipes and services are not permitted to be run within cladding cavities other than passing directly through the cavity to the exterior. Allow for air barrier to Gable ends.

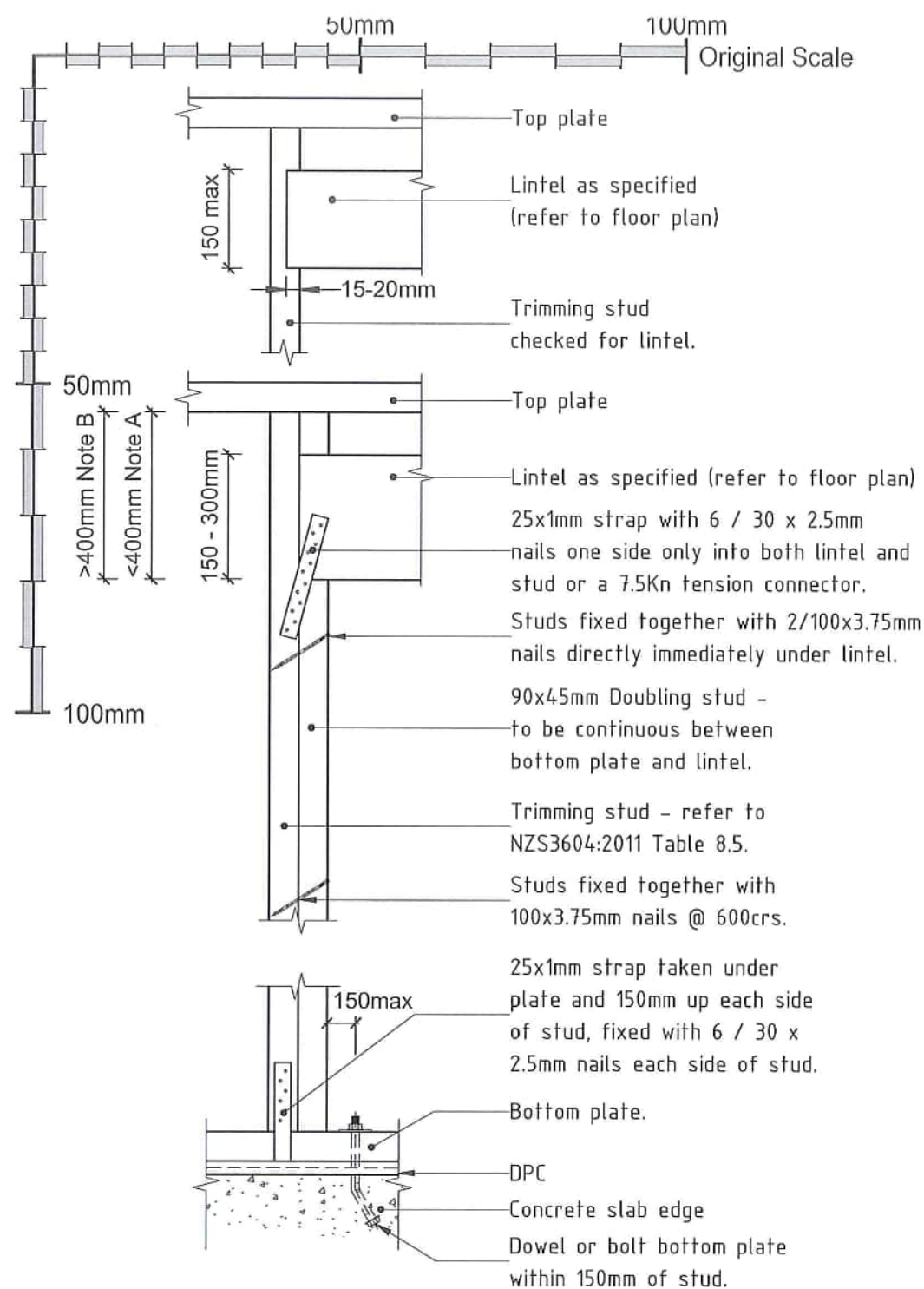
WALL LININGS :

Allow for 10mm std GIB board in general unless specified otherwise.
Allow for 10mm Aqua Gib board to Wet Areas (Bathroom & Ensuite).
Allow for wall linings to Garage.

EXTERNAL WINDOW & DOOR JOINERY :

All joinery to be double glazed Aluminum Joinery unless noted otherwise. Garage Joinery may be Single Glazed.





NOTE A - NZS 3604:2011 - Fig 8.5 Trimming stud thickness for lintels up to 400mm below the top plate includes the thickness of the doubling stud for trimming stud thickness.
NOTE B - NZS 3604:2011 - Fig 8.5 Trimming stud thickness for lintels more than 400mm below the top plate does not include the thickness of the doubling stud for trimming stud thickness.

ADDITIONAL NOTES -

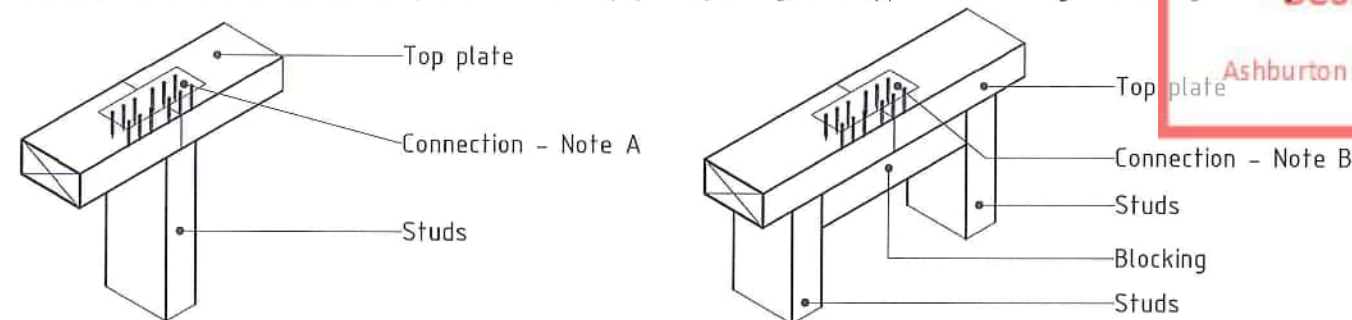
Lintels supporting rafters or trusses of roofs shall be secured against uplift where indicated in table 8.14. NZS3604:2011. Allow for fixings for uplift as detailed or an alternative fixing of 7.5kN in tension along line of trimming stud. Refer to Project spec for Lumberlok Lintel fixing spec for alternative uplift fixings. Where fixings to resist uplift are not required fix lintel to trimming studs with 3 / 90x3.15 power driven end nails or 2 / 100x3.75mm hand driven end nails.

FIXING OF LINTELS SUPPORTING TRUSSES OR RAFTERS

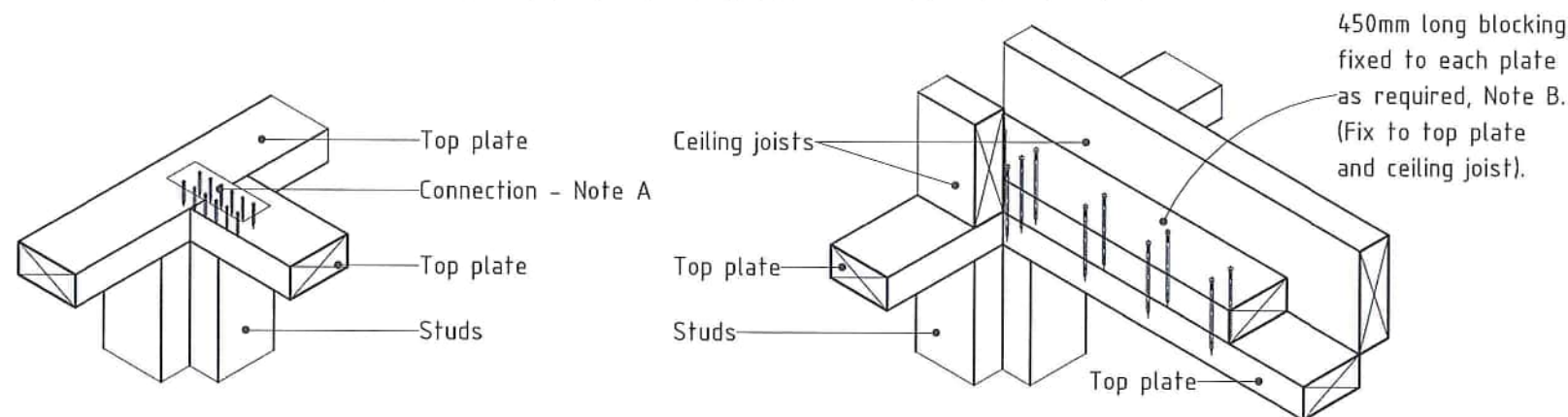
Scale 1:10



Inline joints in top plates where the wall contains bracing elements up to 100 bracing units (BU) per meter, the top plate joint requires a minimum of a 3kN fixing. Inline joints in top plates where the wall contains bracing elements that exceed 100 BU per meter, the top plate joint requires a minimum of a 6kN fixing. Where the wall contains one or more bracing elements, use the value that is required for the top plate jointing that applies to the highest rating bracing element.



CONNECTION TOP PLATES IN LINE - WALLS CONTAINING BRACING



CONNECTION TOP PLATES TO EXTERNAL WALLS AT RIGHT ANGLES - WALLS CONTAINING BRACING

Walls that are at right angles to the external walls require jointing at top plates as follows.

Walls that contain bracing elements of not more than 125 BU's require at least one fixing of 6kN capacity to an external wall. Walls that contain bracing elements that exceed 125 BU and up to 250's BU require a minimum of 6kN connections to two external walls. Walls that contain bracing elements over 250 BU's require a minimum of two connections to external walls, each connection to be a minimum of 2.4 kN per 100 BU's contained in the wall. Fixings can be direct attachment or through framing members in line with wall eg. a truss bottom cord or ceiling joist.

Note A - Up to 3kN - Metal plate with 3 / 30x3.15mm nails per side.
Up to 6kN - Metal plate with 6 / 30x3.15mm nails per side

Note B - Up to 3kN - 3 / 100x3.75mm nails per side.
Up to 6kN - 6 / 100x3.75mm nails per side.

TOP PLATE FIXING FOR WALLS WITH BRACING

Scale : N.T.S

HEAD / SILL TRIMMER NOTES.

Allow for Head trimmers for openings in non load bearing walls.
Allow for Sill trimmers for openings in all walls.
Sill and Head trimmer members to be same width as the studs at the opening and at a thickness of :
45mm for spans up to 2400mm,
90mm (2/45mm members) for spans up to 3000mm,
135mm (3/45mm members) for spans up to 3600mm.

Project : PROPOSED NEW DWELLING for
Client : Anthony Hart
Address : 118 Johnston Road

JOB # :
118_Johnston

Drawn By :
LBP 113870

Drw Name : STRUCTURE DETAILS

DATE :
JAN 2020

NOTE : do not scale
from this drawing.

SCALE @ A3 Sht.
As indicated

Builder.

REV #
A

Client.

DRW #
13

50mm

100mm

Original Scale

STEEL FIXING & FASTENER TREATMENT.

FIXING FASTENING.....	ENVIRONMENT....	MATERIAL.....
Nail plates	Closed & Roof spaces	Continuously coated galvanized steel (2)
Wire dogs & bolts	Closed & Roof spaces	Hot-dipped galvanized steel (2)
All other structural fixings	Closed	Mild Steel (3)

Structural fixings, except fabricated brackets (6).	Sheltered (4)	Hot-dipped galvanized steel (2)
	Exposed.	Type 304 stainless steel (5)

50mm

100mm

- (1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws.
- (2) All galvanizing weights to steel shall be as given in table 4.2 NZS3604:2011.
- (3) Steel fixings in timber treated with copper-based preservatives – Refer to general spec notes.
- (4) "Sheltered" shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45° line. Refer to diagram A "SHELTERED & EXPOSED DEFINITION" NZS 3604:2011 4.4.
- (5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
- (6) "Fabricated brackets" shall be made from 5mm mild steel and shall be hot-dipped galvanized.
- ### NAIL or SCREW TREATMENT.
- Framing in "Closed" areas including roof spaces. Mild Steel (5)
- Framing in "Sheltered" areas. Galvanized Steel (5)
- Framing in "Exposed" areas. Galvanized Steel (5)
- Non – Structural cladding (15 – year durability) Galvanized Steel (6)
- (1) Refer to NZS3604 for the definition of Closed, Sheltered & Exposed.
- (2) Irrespective of the above, nails and screws shall be compatible with any fixing plate that is used with them.
- (3) Where a alternative solution system is specified, durability treatment to be as specified by applicable appraisal.
- (4) Galvanized nails shall be hot-dipped galvanized to a minimum of 320 g/m²; galvanized screws shall be mechanically zinc plated in accordance with AS 3566: Part2,Class 4.
- (5) Steel fixings in timber treated with copper based preservatives – Refer to NZS3604 4.4.4
- (6) Where the cladding is a corrosive timber such as Western Red Cedar or Redwood, or is treated with copper based ACQ or CuAz preservatives, use stainless Steel or Silicon Bronze.
- (7) Stainless steel to be minimum Type 304 and shall have annular grooves to provide similar withdrawal resistance to hot-dipped galvanized nails.

G8 ARTIFICIAL LIGHT

Allow for lighting on access routes (The continuous route between the Entrance of the building to spaces within the building) with a minimum illuminance of 20 lux, refer to Table 1 G8/AS1 for the total wattage required per m² of floor area for Specific Luminaire Types. All electrical work to NZECP 51.

Notes:

- Incandescent lights with a general diffusing enclosure spaced to achieve 15W/m² will achieve 20 lux for Corridors.
- Downlights and other luminaires with concentrated or narrow beam distribution, require particular care with spacing, if minimum illuminance criteria are to be met.
- Downlights to be IC-F, IC, CA-80 or CA-135 rated as specified in AS/NZS 60598.2.2. & Installed to AS/NZS 60598.2.2.
- Allow for an external lighting fixture located to provide adequate lighting to access route at main entry / exit of dwellings.

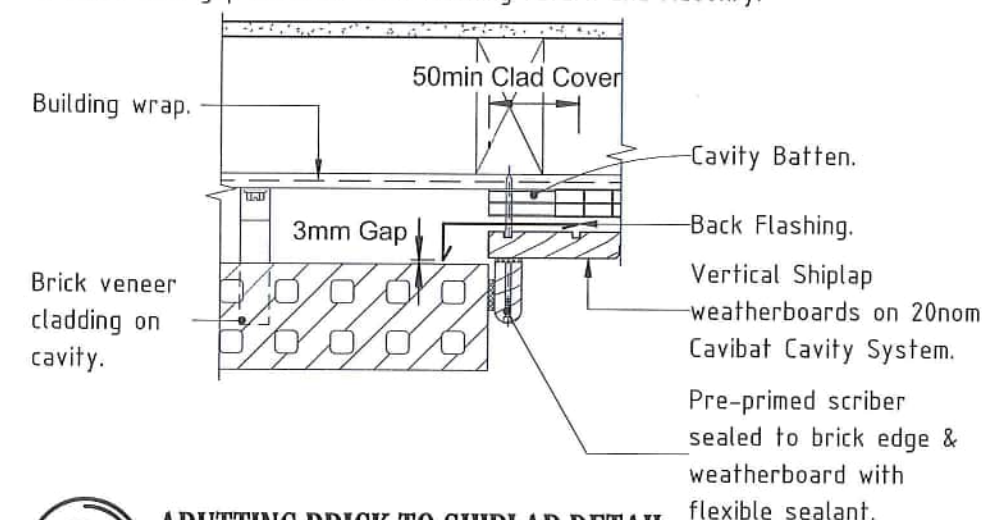
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Consent Documents

BC0176/20

Ashburton District Council

Notes –

- Brick ties to be fixed 200mm from brick edge.
- Scriber to be fixed to weatherboards with flexible sealant to back of scriber and 75x3.15mm jolt head nails in 3mm predrilled holes.
- Seal ends of weatherboards before fixing.
- Allow 3mm gap between back flashing return and Masonry.



ABUTTING BRICK TO SHIPLAP DETAIL
Scale 1:5

WALL UNDERLAY NOTES.

Flexible wall underlays shall be in accordance with Table 23 NZBC E2, and shall:

- Be run horizontally,
- Have upper sheets lapped over lower sheets to ensure that direction of laps will allow water to be shed to outside of the wall underlay,
- Be lapped not less than 75 mm at horizontal joints,
- Be lapped not less than 150 mm over studs at vertical joints, and
- Extend 35 mm below bottom plate or bearer,
- Be restrained from bulging into a drained cavity as specified below.

Where stud spacings are greater than 450mm crs allow for Polypropylene tape or galvanized wire at 300crs fixed horizontally and drawn taut to stop underlay and insulation bulging into cavity space.

Handwritten signature: K. M. M. T.



Project : PROPOSED NEW DWELLING for
Client : Anthony Hart
Address : 118 Johnston Road

JOB # :
118_Johnston

Drawn By :
LBP 113870

Drw Name : DURABILITY NOTES

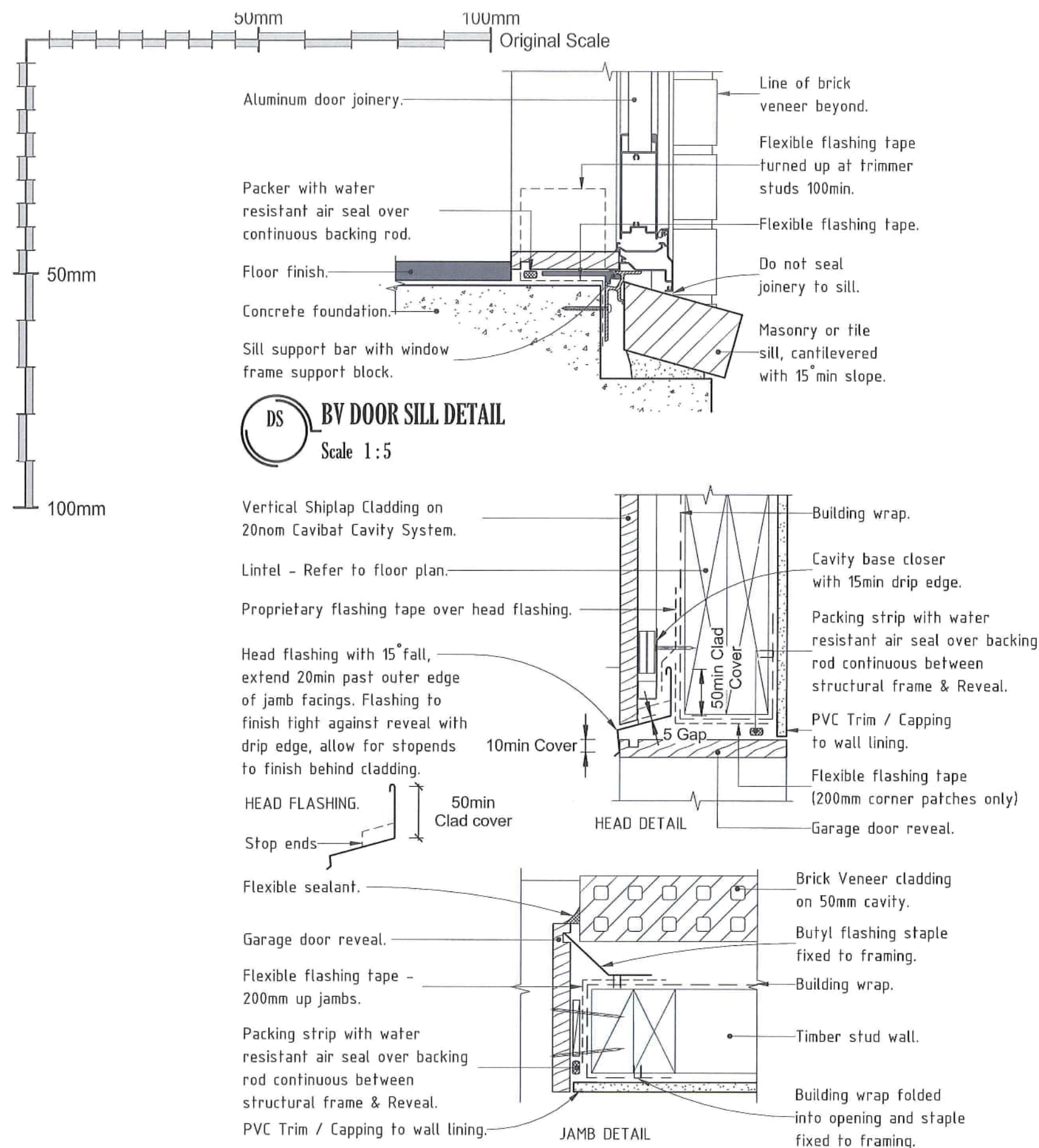
DATE :
JAN 2020

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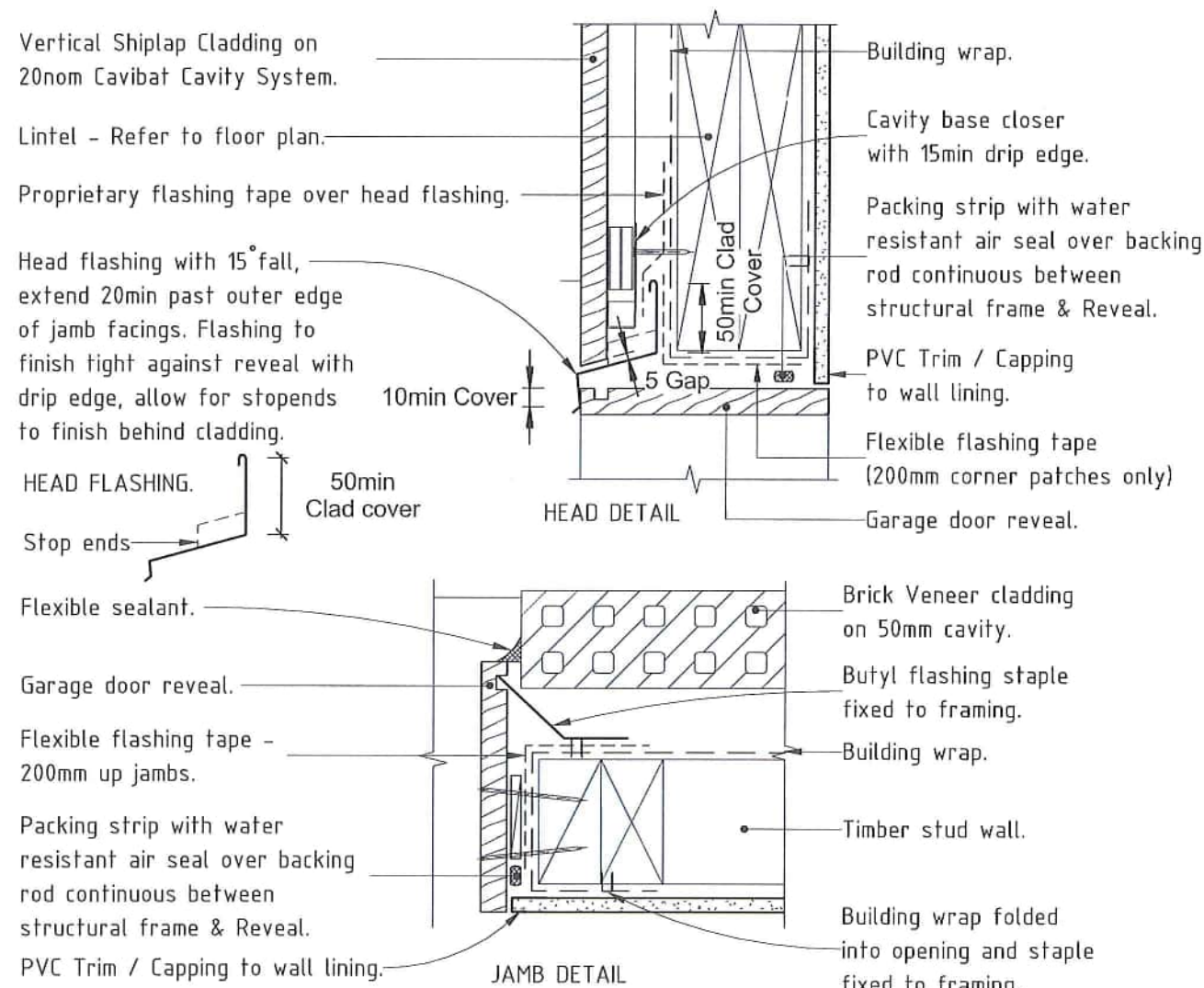
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14



DS BV DOOR SILL DETAIL
Scale 1:5



GD BV GARAGE DOOR HEAD/JAMB DETAIL
Scale 1:5

BRICK VENEER GENERAL NOTES.

Allow for Firth Devonstone 70 series brick veneer cladding with 50nom cavity over air barrier (permanently fixed with a 50 year durability) on timber framing as specified. The materials and workmanship of masonry veneer shall be in accordance with SNZ HB 4236, mortar and materials to comply with NZS 4210. Mortar less than 24 hours old shall not be subject to vibration, such as would result from the nailing of interior lining's. Pipes and services are not permitted to be run within the cavity other than passing directly through the cavity to the exterior. Cavity to be drained and vented at the bottom of wall panels and above openings by open perpend 75min in height x width of the mortar joint @ 800crs, where 75min height cannot be achieved decrease perpend spacings to achieve 1000mm²/meter of wall length vents. Allow for Perpend under openings exceeding 2.4m in length at 1/3 points along opening excluding at opening ends (Cantilevered sill bricks required for water ingress protection). Allow for Vermin proofing where gaps greater than 13mm exist. Allow for Brick ties & Bricktor to very second course to junctions if veneer panel is < 230mm in length.

FLASHINGS-

Sill and head flashings to be 1.5mm Butyl rubber, 0.5mm pliable polyethylene or 2 ply asphaltic pliable waterproofing membrane. Jamb flashings to be 0.5mm pliable polyethylene or 2 ply asphaltic pliable waterproofing membrane complying with AS/NZS 2904. Allow for 150min laps for flashings. Slab rebates to have damp proofing material as detailed, damp proofing material to be 1.0mm butyl rubber or bituminous sheet, rebates lower than ground floor level may have 2 coats of bituminous liquid in lieu.

WALL TIES-

Wall ties, their spacing and embedment to be in accordance with the requirements of NZS4210 and must be screw fixed. Screw fixings to be a minimum 12 Gauge, 35mm long hex washer faced screws. Wall ties to be sized to have an embedment of at least half the width of the veneer with an end cover of 15mm from the recessed depth of the mortar joint, wall ties to be installed to allow mortar cover above and below the tie.

Placement of wall ties as outlined below,

- 1) Unsupported panel sides and edges of openings - Within 300mm of panel edge or side.
 - 2) Top of veneer panels & top of panels under openings - Within 300mm or two courses (whichever is the smaller) from top of veneer.
 - 3a) Bottom of veneer panel in masonry rebate sealed with liquid applied damp proof-course or Supported on steel angle lintel - Within 300mm or two courses (whichever is the smaller) from bottom on veneer.
 - 3b) Bottom of veneer panel in masonry rebate with membrane damp-proof course - In each of the first two courses.
- Ties to be type B Veneer ties (Manufactured to AS/NZS 2699.1) spaced @ 600crs max Horizontally and 400crs max Vertically with a Light strength for Veneers up to 180 kg/m² or medium strength capacity for Veneers up to 220 kg/m².

CONTROL JOINTS-

Allow for vertical control joints at twice the wall height crs for walls with no openings, every window corner (one corner for openings < 1.8m) and within 3m of a corner where there is no window within 6m of the corner.

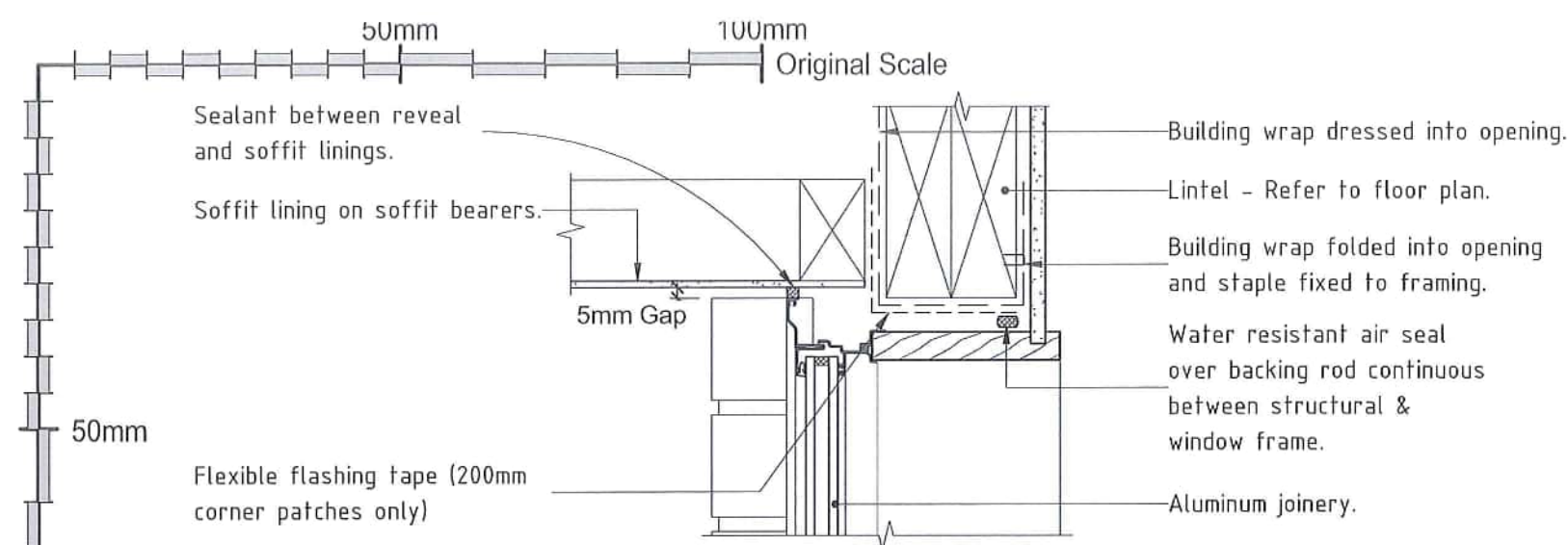
Control Joint Construction - Remove all mortar prior to initial set along the sawtooth line where control joints are required, Place a 12mm or 15mm Ø P.E.F rod continuously into the joint 30mm back from brick face to form a backing strip, leave the joint unmortared as long as possible to allow shrinkage to occur (Use a waterproof filer over the P.E.F rod if desired). Allow to mortar the joint with 20mm of matching mortar, If crack widths are unacceptable, joints can be remortared or the crack filled with matching silicone. Pipes and services are not permitted to be run within the cavity other than passing directly through the cavity to the exterior.

DURABILITY-

Wall ties and Screws - 470g/m² Galvanizing on mild steel, or 316, 316L, or 304 Stainless Steel.

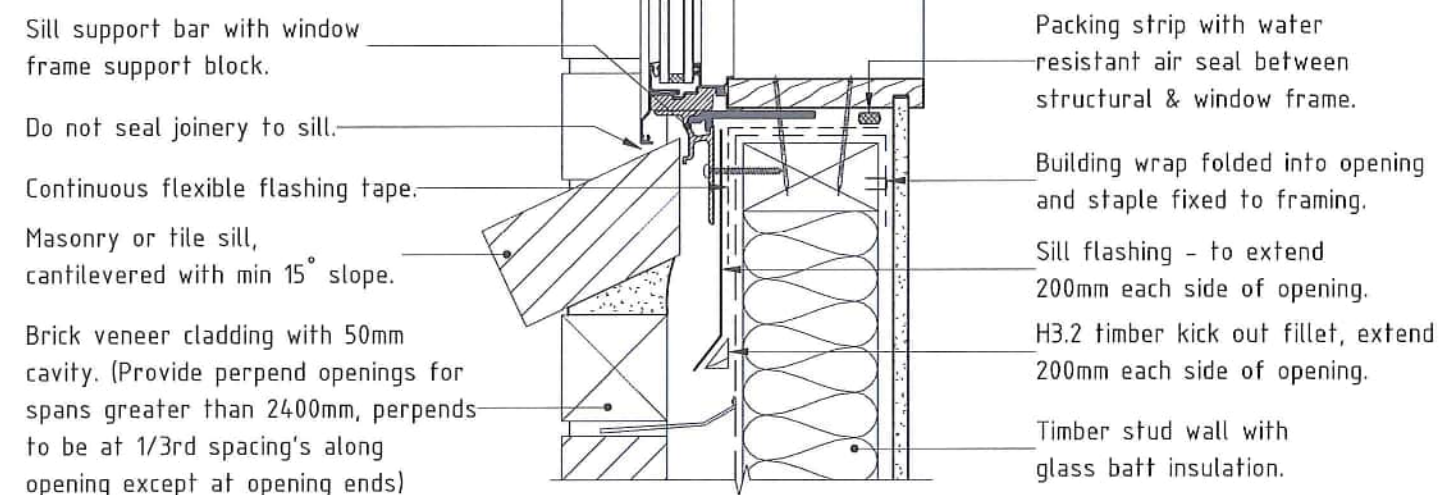
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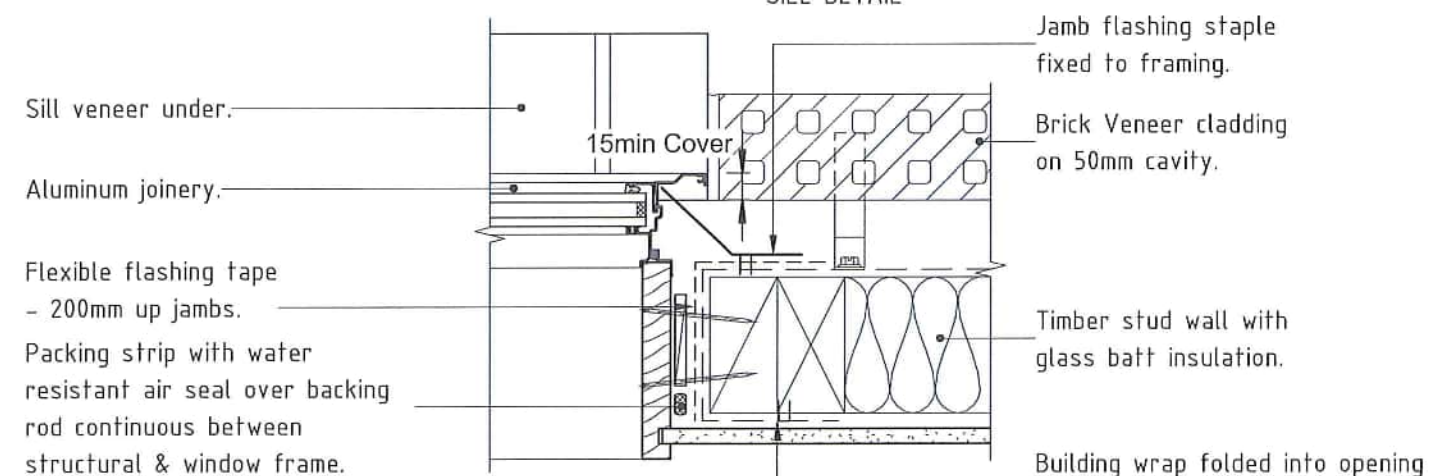


BVH BV WINDOW HEAD AT SOFFIT DETAIL
Scale 1:5

NOTE: Rebated Reveal indicative only and maybe replaced with Architraves.

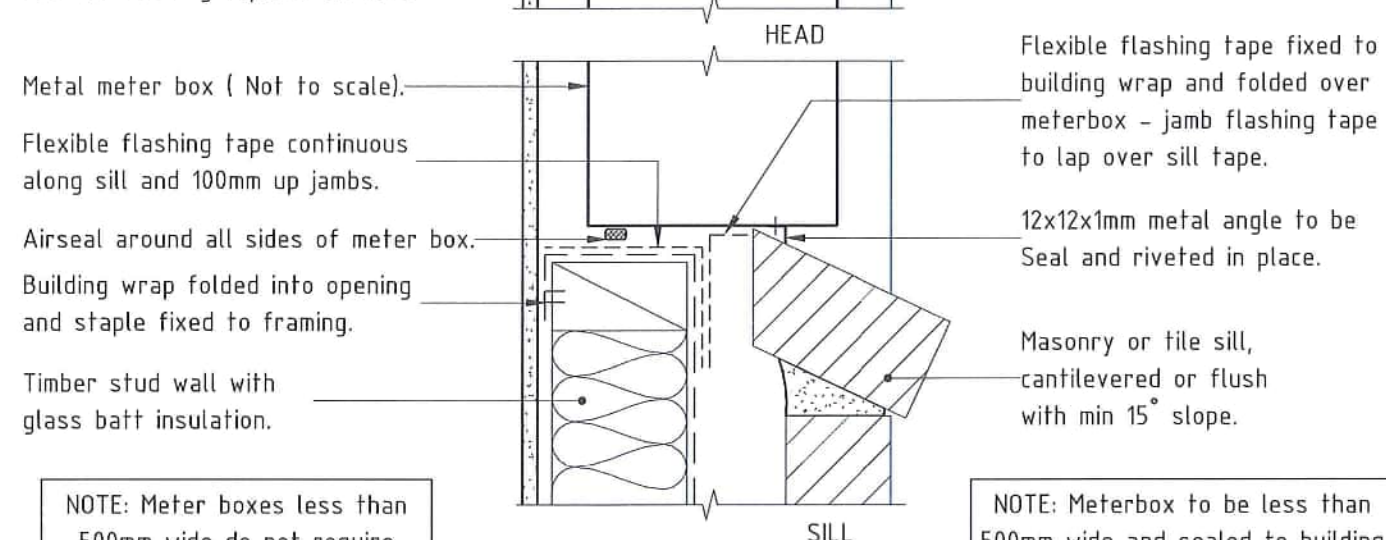
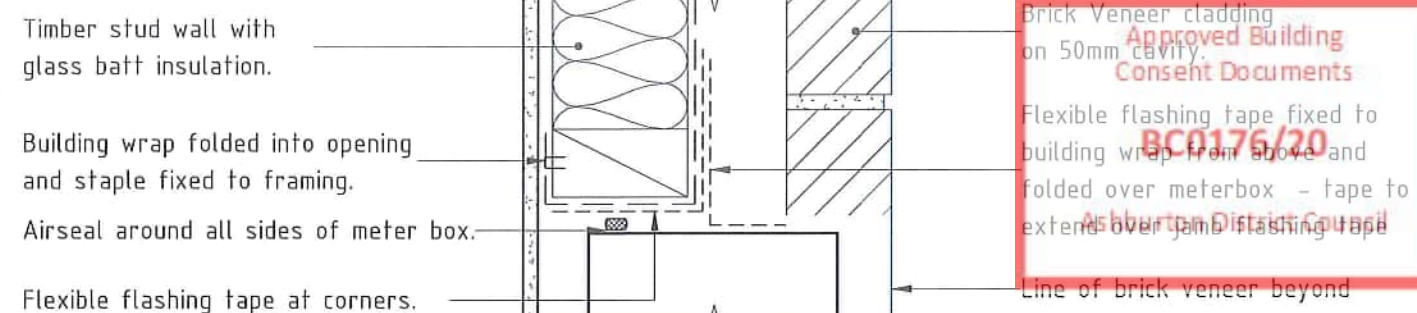


SILL DETAIL



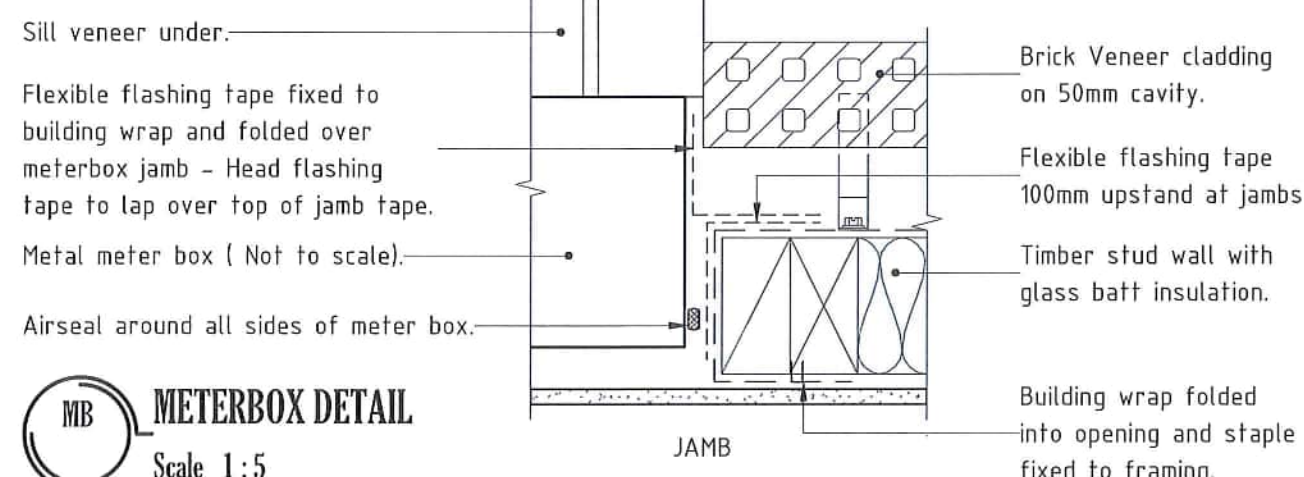
JAMB DETAIL

BVJ BV WINDOW FLASHING DETAIL
Scale 1:5

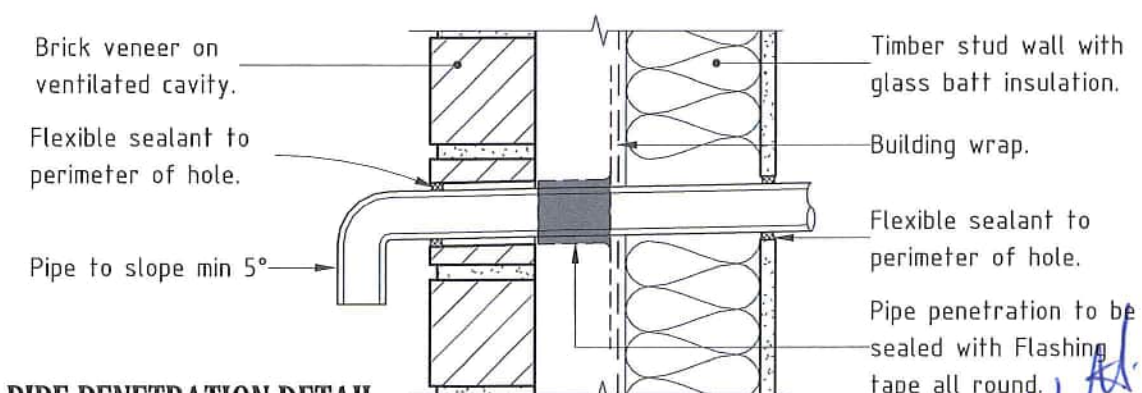


NOTE: Meter boxes less than 500mm wide do not require steel lintels or head flashings.

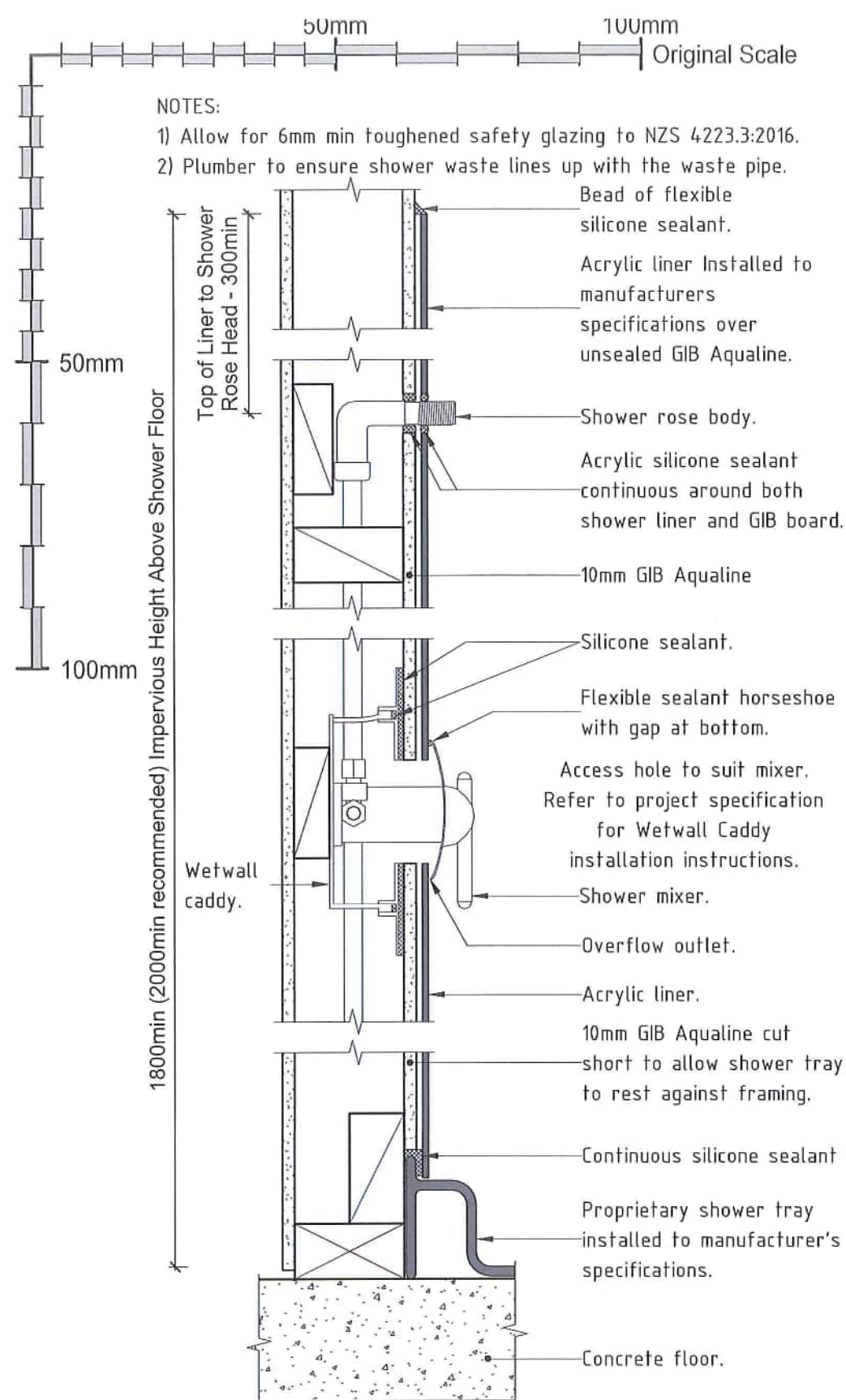
NOTE: Meterbox to be less than 500mm wide and sealed to building wrap with flashing tape.



MB METERBOX DETAIL
Scale 1:5

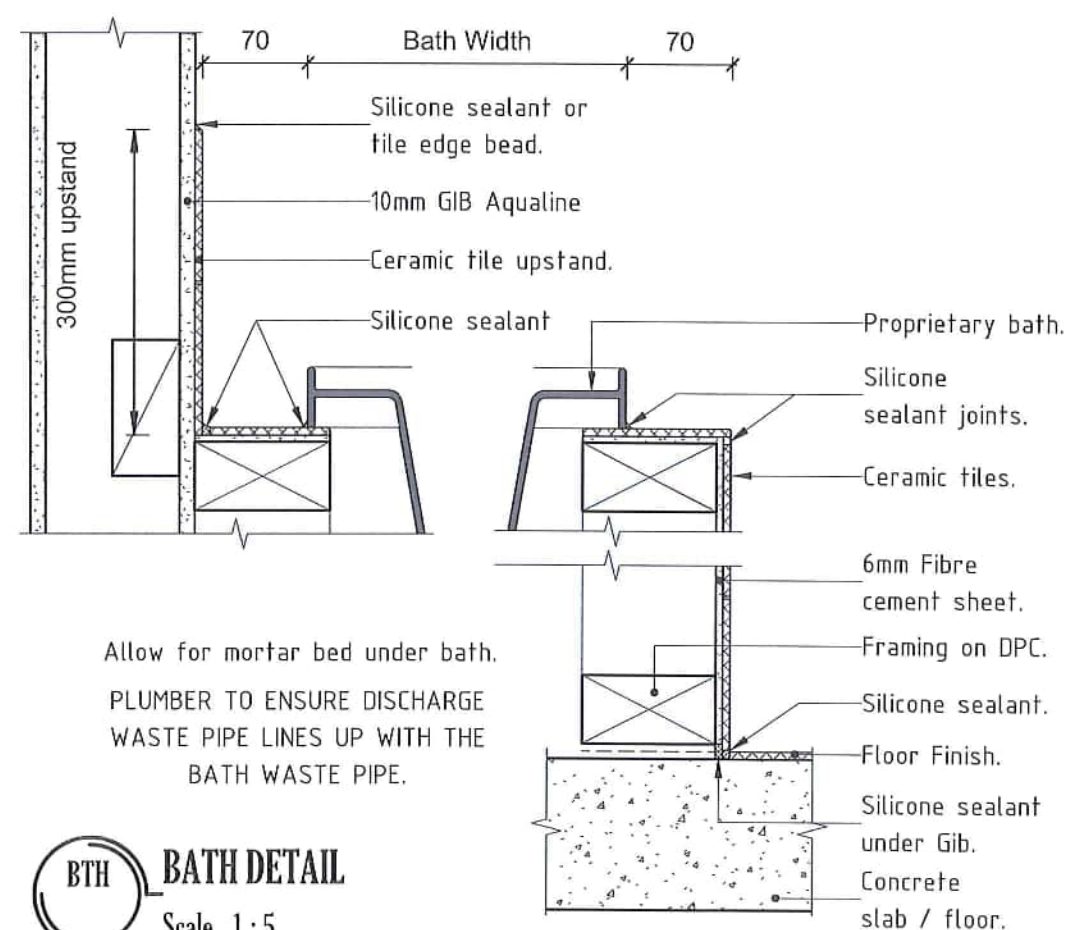


PP PIPE PENETRATION DETAIL
Scale 1:5



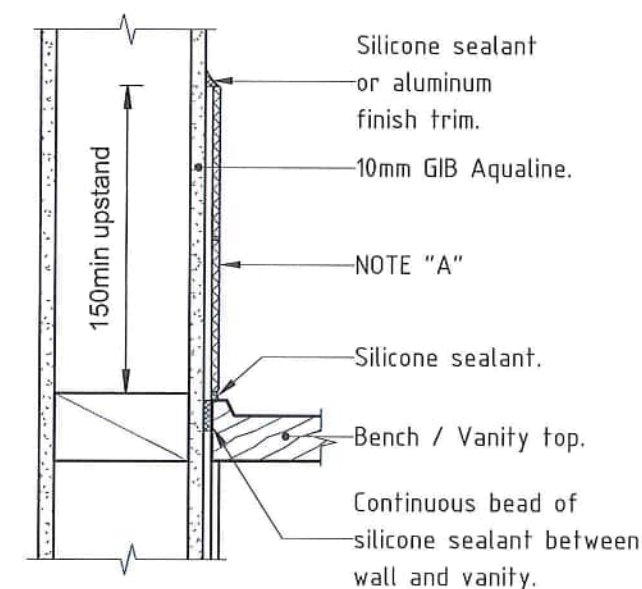
SILICONE SEALANT TO BE APPLIED AROUND PERIMETER OF SHOWER BASE WHERE IT MEETS THE FLOOR AND WALL

SHR **ACRYLIC SHOWER DETAIL**
Scale 1:5



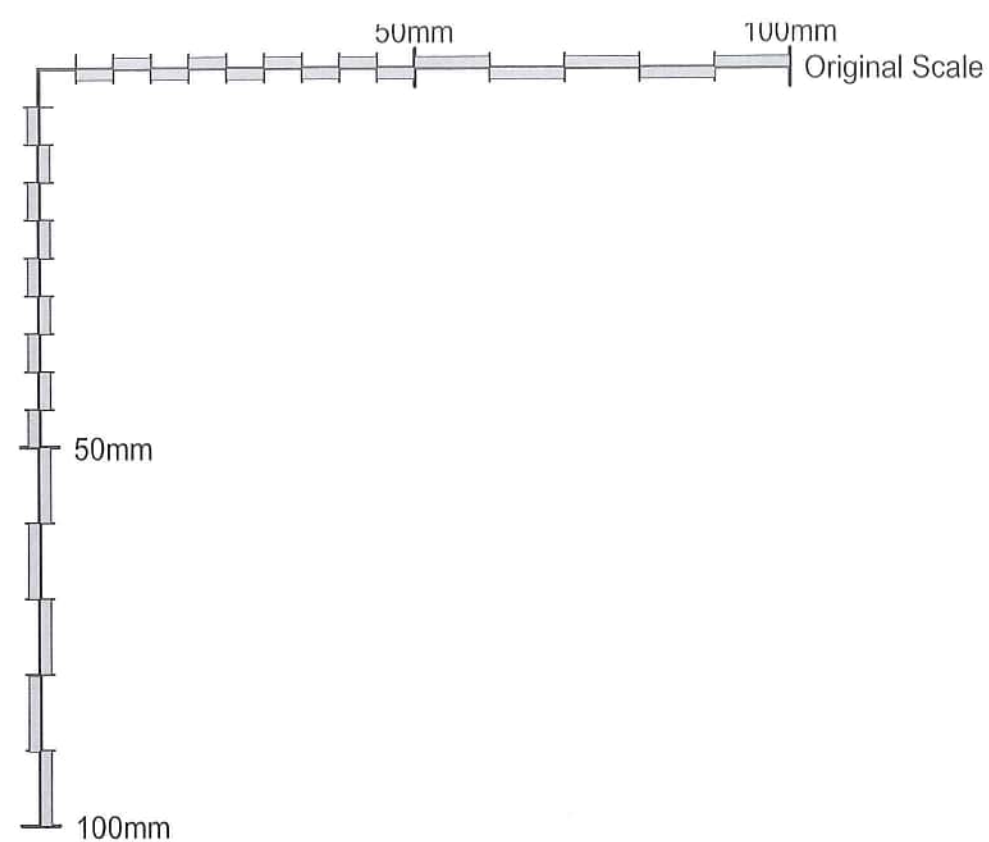
BTH **BATH DETAIL**
Scale 1:5

Wall surfaces adjacent to sanitary fixtures, appliances and areas likely to be splashed or become contaminated must be impervious and easily cleaned as detailed below.



NOTE "A", Allow for an Ceramic or stone tiles having 6% max water absorption, waterproof grouted joints & bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use, or finish wall linings with vinyl coated wall paper, semi gloss or gloss impervious paint coating.

WS **WALL SPLASH IMPERVIOUS DETAIL**
Scale 1:5



ACCESS ROUTE SLIP RESISTANCE.

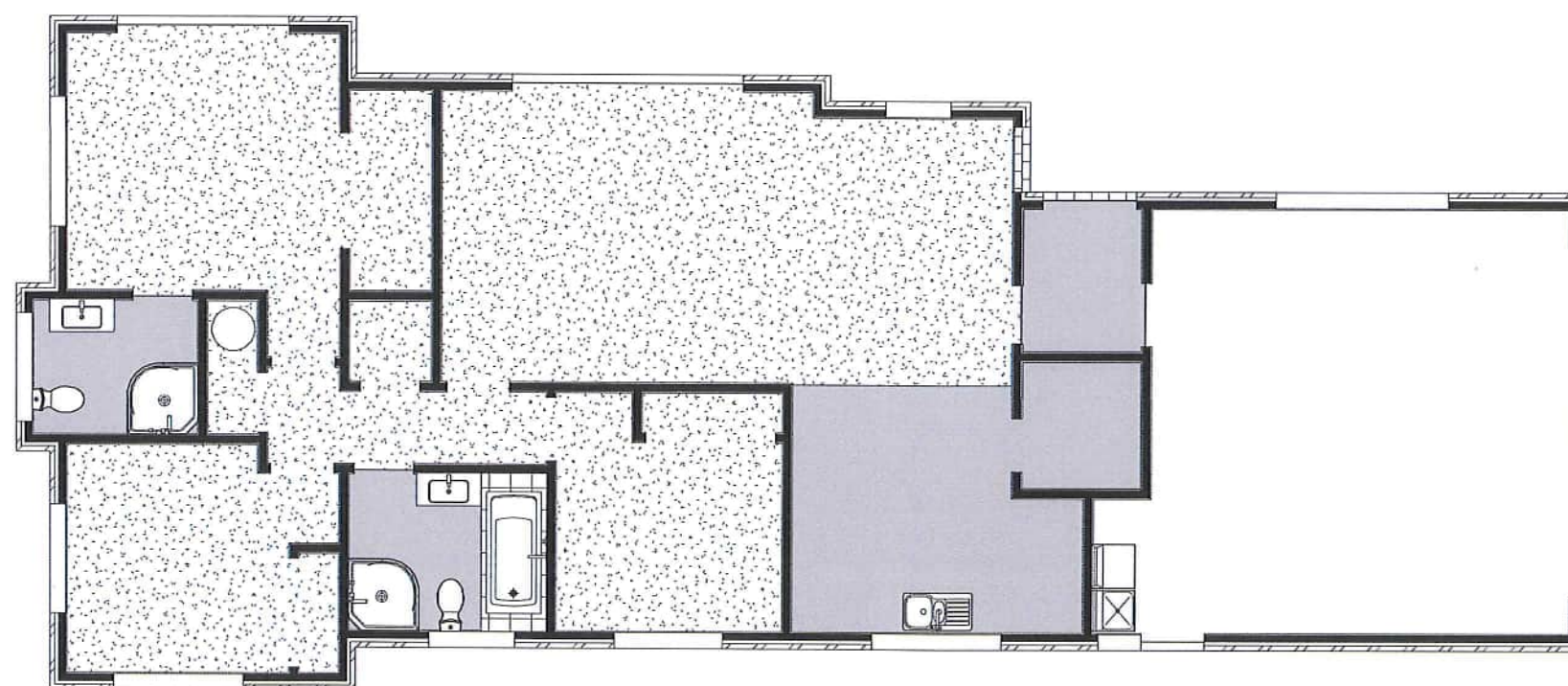
Allow for a finish to outdoor access routes ie Driveway, Decks & Paths leading to main entrance of dwelling as listed below.

NOTE: Where the surface of an access route is subject to wetting the surface shall have a cross fall of no less than 1 in 100 unless it is constructed to drain water such as timber decking. The surface of any access route shall not have a cross fall steeper than 1:50.

Allow for 190 max height from external ground level / walking surface to dwelling f.f.l. adjacent to dwelling access route.

- 1) Uncoated Profiled timber run adjacent to direction of travel (Allow for coated and sand/grit impregnated for stairs or sloping surfaces subject to wetting).
- 2) Portland Cement Concrete with a Broomed (Class 5 or 6 complying with NZS 3114), Wood float finish (Class U2), a Coated and sand/grit impregnated finish, Exposed crushed aggregate finish or Exposed rounded aggregate finish (To be tested for compliance) OR
- 3) Asphaltic Concrete, Marble & Granite with flamed surface, Sandstone or Concrete pavers (Test required for surfaces subject to wetting) OR
- 4) Other Code compliant finish to D1/AS1 2.0 Access Routes.

NOTE: Finishes above cover Sloping surfaces < 1:10 slope for wet or 1:8 for dry conditions, refer to AS 4586 Appendix F for slip classification for walking surfaces for other slopes.



FLOOR COVERINGS PLAN
Scale 1 : 100



Project : PROPOSED NEW DWELLING for
Client : Anthony Hart
Address : 118 Johnston Road

JOB # :
118_Johnston

Drawn By :
LBP 113870

Drw Name : FLOOR COVERINGS PLAN

DATE :
JAN 2020

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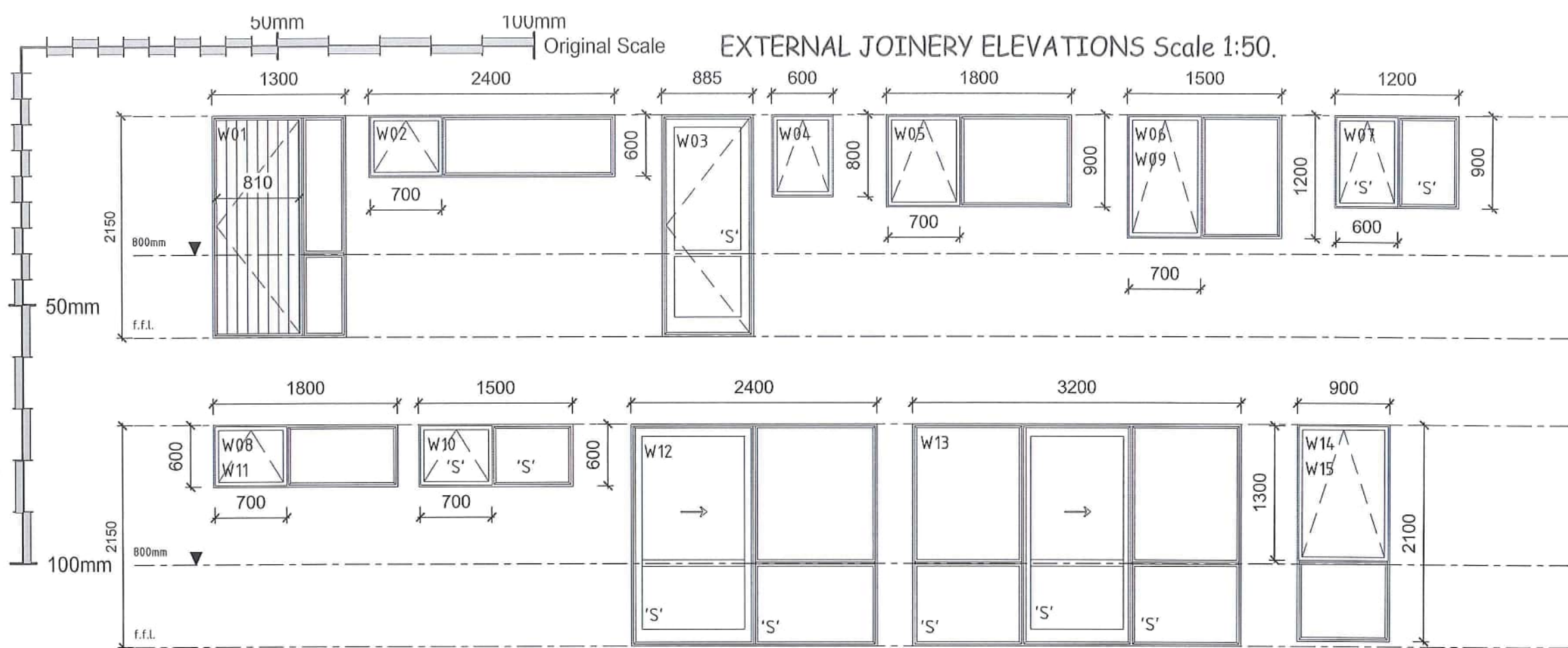
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Client.

DRW #
18



JOINERY SCHEDULE - INTERNAL					
Type	Description	Overall Height	Overall Width	Panel Width	#
C-760	Cavity Slider	2000 mm	760 mm	760 mm	1
D-760	Hinged Single Door	2000 mm	760 mm	760 mm	4
D-810	Hinged Single Door	2000 mm	810 mm	810 mm	5
W-1520	Wardrobe Sliding	2000 mm	1520 mm	760 mm	1
W-1620	Wardrobe Sliding	2000 mm	1620 mm	810 mm	1
W-1820	Wardrobe Sliding	2000 mm	1820 mm	910 mm	1

IMPORTANT NOTE: Refer to Floor Plan & Elevations for correct joinery configurations, joinery as shown on schedule may need mirrored to correct door direction and sash placement.

JOINERY SCHEDULE - EXTERNAL MASTER											
Mark	Model	Width	Height	Lintels	Sill Height	Head Height	Space Name	Space Area	Orientation	Glazing Area	Openable Area
GD		4800 mm	2150 mm	2/290x45	0 mm	2150 mm	Garage	36.08 m ²	N/A		
W01	0501 0600	1300 mm	2150 mm	2/140x45	0 mm	2150 mm	Entry	3.36 m ²	North	1.05 m ²	1.68 m ²
W02	0017	2400 mm	600 mm	2/190x45	1550 mm	2150 mm	Garage	36.08 m ²	N/A	1.44 m ²	0.34 m ²
W03	0701	885 mm	2150 mm	2/140x45	0 mm	2150 mm	Garage	36.08 m ²	N/A	1.9 m ²	1.67 m ²
W04	0702	600 mm	800 mm	Refer W03	1350 mm	2150 mm	Garage	36.08 m ²	South	0.48 m ²	0.37 m ²
W05	0025	1800 mm	900 mm	2/190x45	1250 mm	2150 mm	Living / Dining / Kitchen	43.8 m ²	South	1.62 m ²	0.53 m ²
W06	0034	1500 mm	1200 mm	2/140x45	950 mm	2150 mm	Bed Rm 3	9.12 m ²	South	1.8 m ²	0.73 m ²
W07	0023	1200 mm	900 mm	2/140x45	1250 mm	2150 mm	Bath Rm	6.06 m ²	South	1.08 m ²	0.45 m ²
W08	0015	1800 mm	600 mm	2/140x45	1550 mm	2150 mm	Bed Rm 2	10.46 m ²	South	1.08 m ²	0.34 m ²
W09	0034	1500 mm	1200 mm	2/140x45	950 mm	2150 mm	Bed Rm 2	10.46 m ²	West	1.8 m ²	0.73 m ²
W10	0014	1500 mm	600 mm	2/140x45	1550 mm	2150 mm	Ens	4.36 m ²	West	0.9 m ²	0.34 m ²
W11	0015	1800 mm	600 mm	2/140x45	1550 mm	2150 mm	Master Bed Rm	14.62 m ²	West	1.08 m ²	0.34 m ²
W12	0152	2400 mm	2150 mm	2/240x45	0 mm	2150 mm	Master Bed Rm	14.62 m ²	North	5.16 m ²	2.34 m ²
W13	0182	3200 mm	2150 mm	2/240x45	0 mm	2150 mm	Living / Dining / Kitchen	43.8 m ²	North	6.88 m ²	2.04 m ²
W14	0062	900 mm	2100 mm	2/90x45	50 mm	2150 mm	Living / Dining / Kitchen	43.8 m ²	North	1.89 m ²	1.03 m ²
W15	0062	900 mm	2100 mm	2/90x45	50 mm	2150 mm	Living / Dining / Kitchen	43.8 m ²	East	1.89 m ²	1.03 m ²
Grand total: 16									30.06 m ²		

JOINERY GLAZING NOTES.

All Glazing to be in accordance with NZS 4223.2&3:2016.

Note: Glass Shelves, Fittings & Mirrors (unless hung from a hook, stand on a cabinet, fitted into a cabinet or fully adhered to a wall surface) to be safety glass.

JOINERY LEGEND :

'S' - Safety Glazing.

G7 NATURAL LIGHT COMPLIANCE

SPACE NAME	SPACE AREA	TOTAL GLAZING AREA	GLAZING % OF FLOOR AREA
Bed Rm 2	10.46 m ²	2.88 m ²	28%
Bed Rm 3	9.12 m ²	1.8 m ²	20%
Living / Dining / Kitchen	43.8 m ²	12.28 m ²	28%
Master Bed Rm	14.62 m ²	6.24 m ²	43%

EXTERNAL JOINERY NOTES.

All Windows/Doors to be double glazed aluminum unless noted otherwise, joinery excluded from thermal envelope may be single glazed. External Windows and doors shall comply with the requirements of NZS 4211, all joinery dimensions to be confirmed on Site.

Air Seals shall be provided between the reveal or frame and the wrapped opening for wall openings where specified, installed over a closed cell polyethylene foam (PEF) backing rod or similar, made of self-expanding polyurethane foam or sealant complying with:

- Type F, Class 20LM or 25LM of ISO 11600, or
- low modulus Type II Class A of Federal Specification TT-S-00230C.

Flexible flashing tape shall comply with NZBC, be compatible with the building wrap / roof underlay and be used only in fully concealed applications. Sill support bars to comply with BRANZ evaluation method EM6, E2/VM1 and B2/AS1.

Joinery shall be fixed using pairs of 75x3.15mm galvanized jolt head nails or 8 gauge x 65mm stainless steel screws through reveals into surrounding framing at 450max centers all round and within 150mm from reveal ends. Allow for packers between reveals and framing at all fixing points except between head reveals and lintels.



Project : PROPOSED NEW DWELLING for
Client : Anthony Hart
Address : 118 Johnston Road

JOB # :
118_Johnston

Drawn By :
LBP 113870

Drw Name : JOINERY SCHEDULE

DATE :
JAN 2020

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1 : 50

Builder.

REV #
A

Client.

DRW #
19

Application Details:

Customer Name: Anthony Leonard Hart
Address: 118 Johnston Road, Rakaia
Postal Address: 118 Johnston Road, RD 14, Rakaia 7784
Lot Number: Section 4 and Section 6 Rakaia Village Settlement
Valuation Number: 2441040902
Contact Phone Number: 027 530 1179
E-mail: davidanddylan@xtra.co.nz

Consultant Details:

Name: Elisha Thomas
Company: All About Sewage Ltd
Address: 68 Davies Road, RD1 Coalgate 7673
Phone: 03 318 6577
E-mail: elisha@allaboutsewage.co.nz

Volume of contaminant discharged

Is the Discharge from a single Dwelling? **Yes**
How many Bedrooms? **3**
What is the proposed maximum daily flow? **1000L p/day**
Are there existing wastewater treatment systems on the property? **No**
If yes, what is the separation distance from this system to proposed new system? **N/A**

Details of Septic Tank & Disposal Field

What is the proposed treatment unit? **Secondary Treatment**
Name of proposed Treatment unit? **Hynds Lifestyle or similar**
What is the capacity of treatment unit? **The treatment tank is to have a working capacity of at least 3,500L to conform to AS/NZS1547:2012 Table J1 and is to conform to AS/NZS1546:2008 Pt1 or an equivalent standard**
Will an Effluent filter be installed? **Yes**
How will the wastewater be dosed from the treatment unit to land application Area?
Pumped

What sort of Disposal Field? 500m Dripline mole ploughed 150mm below ground level. 1 m
spacings, 600mm between drip emitters. Category 6 – 2mm p/day

Soil

TopSoil: Top Soil	Thickness of Layer: 250mm
Subsoil 1: Hard Clay	Thickness of layer: 850mm
Subsoil 2: Gravels	Thickness of layer: 1100mm
Subsoil 3 :	Thickness of layer:

How was the soil profile determined? Excavated test hole – 08/02/2020

Depth of Test Hole? 2.2m



Soakage Test

With the soakage test carried out after saturation of the soils, there was poor soakage at the rate of 5 minutes, 24 seconds per 10 Litres for second test.

Groundwater

Was groundwater observed in the test hole? **No**

If yes, at what depth below ground? **N/A**

Were iron stains or signs of mottling observed in the soil? **No**

If Yes, at what depth below ground? **N/A**

Is the property located over the coastal confined aquifer or a semi-confined/unconfined aquifer? **Semi-confined/unconfined aquifer**

Have you taken ground water readings from an on-site well? **No**

If yes, please specify levels recorded and dates **N/A**

Does Environment Canterbury have groundwater level data for wells located within 1km of the property? **Yes**

WELL_NO	DIST/DIR	WELL_TYPE_DESC	WELL_STATUS_DESC	DEPTH	READING_CO UNT	HIGHEST_WATER_LEVEL
L36/0984	215m N	Bore or Well	Active (exist, present)	55	2	-40.54
L36/1305	726m NE	Bore or Well	Active (exist, present)	23	1	-11.45
L36/1221	406m S	Bore or Well	Active (exist, present)	66	2	-43.37
L36/0944	398m NW	Bore or Well	Active (exist, present)	59.5	12	-39.68
L36/1648	879m E	Bore or Well	Active (exist, present)	18	3	-10.59
L36/1739	524m SW	Bore or Well	Active (exist, present)	125	63	-35.8
L36/1811	312m SE	Bore or Well	Active (exist, present)	56.5	3	-41.25
L36/1884	874m SW	Bore or Well	Active (exist, present)	179.95	57	-45.8
L36/2381	808m E	Bore or Well	Active (exist, present)	64.59	1	-40.32
BX22/0040	791m NE	Bore or Well	Active (exist, present)	59.9	1	-41
BX22/0047	441m E	Bore or Well	Active (exist, present)	59	1	-41.4
BX22/0054	211m SE	Bore or Well	Active (exist, present)	59.7	1	-41.5
BX22/0074	562m NE	Bore or Well	Active (exist, present)	23.7	1	-15
BX22/0078	608m N	Bore or Well	Active (exist, present)	59.5	1	-45.5
BX22/0081	908m E	Bore or Well	Active (exist, present)	30	1	-14.96
BX22/0084	145m N	Bore or Well	Active (exist, present)	59.6	1	-44.6
BX22/0094	898m E	Bore or Well	Active (exist, present)	58.7	1	-43.3

BX22/0095	501m NE	Bore or Well	Active (exist, present)	65.33	1	
BX22/0100	541m N	Bore or Well	Active (exist, present)	59.8	1	-43.5
BX22/0113	560m NE	Bore or Well	Active (exist, present)	59.9	1	-44.6
BX22/0138	835m NE	Bore or Well	Active (exist, present)	59	1	-44.72
BX22/0139	615m N	Bore or Well	Active (exist, present)	60	1	-45.7
BX22/0134	511m E	Bore or Well	Active (exist, present)	59.1	1	-45
BX22/0156	361m SW	Bore or Well	Active (exist, present)	64.8	1	-52.5
BX22/0179	568m SE	Bore or Well	Active (exist, present)	59.325	1	-44.03
BX22/0191	60m SW	Bore or Well	Active (exist, present)	60	1	-45.3

What is the highest potential groundwater for this site? **With the test hole that was dug to 2.2m, there was no sign of iron staining/mottling or groundwater. Taking into account the well data within 1km of the property, we assess the highest groundwater level to be greater than 2m.**

Other Site Details

Have you checked the relevant sub regional section of the proposed Canterbury land and Water Regional plan and does your proposal comply with the conditions of the relevant rules? **Yes**

Is there a sewerage pipeline network within 30 metres of your property Boundary? **No**

Where is the water supply sourced from? **Private Well**

Is the discharge onto or into a site that is greater than 4 hectares in area? **Yes, 4.0468**

Is the discharge located within an area where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons? **No**

Are there any other wastewater discharges to land within 50 metres of the proposed land application system? **No**

Is the discharge onto or into land listed as an archaeological site? **No**

Are there any wells within 50 metres of the proposed land application system? **No**

Is the discharge onto or into contaminated or potentially contaminated land? **No**

Is there a group or community drinking water supply well within one kilometre of your property? **No**

Will the land application system be located within 20 metres of any surface water body? **No**

Will the land application system be on a slope greater than 20 degrees? **No**

Has the site of the proposed land application system ever been covered with flood waters?
No

Is the altitude of the site higher than 1000m asl? **No**

This Document has been prepared by Elisha Thomas from All About Sewage Ltd.

Date: 06/03/2020

Signature: *Elisha Thomas*

All About Sewage Ltd

68 Davies Road, RD1 Coalgate 7673; E-mail - info@allaboutsewage.co.nz; Ph: 033186577 or 021 662 648

Permitted Activity (PA) Checklist for On-site Wastewater Management Services OWMS)

1 Introduction

This document provides a procedure and format for assessing, for permitted activity status, existing, proposed and modified on-site wastewater management services (OWMS) under the Canterbury Land and Water Regional Plan (LWRP) (March 2013) and related subregional plans and plan changes for the following scenarios:

- The discharge of wastewater from a new, modified or upgraded on-site wastewater treatment system – **Rule 5.8, Table 1**

The LWRP applies to all Canterbury Region, however there are areas defined in **Proposed Plan Change 1 (PPC1)**, with additional rules (11.5.1 and 11.5.2) that will impact on OWMS. The areas are:

Te Waihora Cultural Landscape/Values Management Area includes a lake zone and 20 metres either side of specified rivers, as set out in Table 11 (section 11.8 of PPC1)

(Refer to **Appendix A** for details)

2 Checklists

Table 1. Permitted Activity Conditions. The discharge of wastewater from a new, modified or upgraded on-site wastewater treatment system. LWRP Rule 5.8

The discharge of wastewater from a new, modified or upgraded on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met:			
Condition	Criteria	✓ ✗	Note Reference
1	The discharge volume does not exceed 2 m ³ per day; and	✓	
2	discharge is onto or into a site that is equal to or greater than 4 hectares in area; and	✓	
a	The discharge is not located within an area where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons; and	✓	
3	The discharge is not onto or into land:	✓	
a	where there is an available sewerage network; or	✓	
b	that is contaminated or potentially contaminated; or	✓	
c	that is listed as an archaeological site; or	✓	
d	in circumstances where the discharge would enter any surface waterbody; or	✓	
e	within 20 m of any surface waterbody or the Coastal Marine Area; or	✓	
f	within 50 m of a bore used for water abstraction; or	✓	
g	within a Community Drinking-water Protection Zone as set out in Schedule 1; or	✓	
h	where there is, at any time, less than 1 m of vertical separation between the discharge point and groundwater; and	✓	
4	The treatment and disposal system is designed and installed in accordance with Sections 5 and 6 of New	✓	

	Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management; and		
5	The treatment and disposal system is operated and maintained in accordance with the system's design specification for maintenance or, if there is no design specification for maintenance, Section 6.3 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management; and	✓	
6	The discharge does not result in wastewater being visible on the ground surface; and	✓	
7	The discharge does not contain any hazardous substance.	✓	
Notes			

3 Appendix A. Proposed Plan Change 1

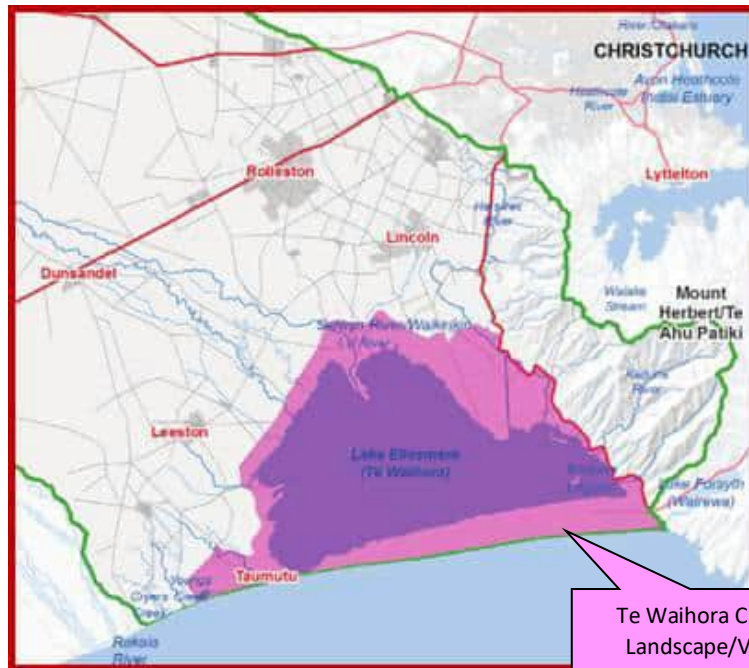
The discharge of wastewater from a new on-site domestic wastewater treatment system is not within the following Cultural Landscape/Values Management Areas:

Lake Area

The Area that encompasses Te Waihora/Lake Ellesmere, its margins and wetlands identified as the Te Waihora Cultural Landscape/Values Lake Management Area as shown on the Planning Maps.

Any **existing** or **new modified and upgraded** OWMS within Te Waihora Cultural Landscape/Values Management Area, that is deemed a restricted discretionary activity is required to mitigate any risks to mahinga kai, wahi tapu or wahi taonga

Figure A1. Te Waihora Cultural Landscape/Values Management Area



Te Waihora Cultural
Landscape/Values
Management Area

River Zone

The River Zone encompasses 20 metres each side of the rivers listed below from their source to the lake (unless specified), excluding all ephemeral tributaries (an ephemeral tributary is one that does not flow all year round) and artificial watercourses (except in the Waikewai catchment):

- Selwyn River/Waikirikiri, below the confluence with the Hawkins River
- Waikewai Creek
- Birdlings Brook
- Te Raki
- Harts Creek/Waitatari
- Boggy Creek
- Irwell River/Waiwhio
- Silverstream
- LII River/Ararira
- Halswell River/Huritini
- Kaituna River
- Prices Stream
- Waikoko Stream

4 Appendix B: Acronyms and Glossary

Acronyms

AS/NZS:	Australia and New Zealand Standards.
ECan:	Environment Canterbury, Canterbury Regional Council.
OWMS:	On-site wastewater management service.
RMA:	Resource Management Act, 1991.

Glossary

Reference used: Section 2. LWRP

Aerobic decomposition and aerobically composted	means organic waste that has decomposed in the presence of air or oxygen.
Archaeological site	means a site listed on the New Zealand Archaeological Association's Archaeological Site Recording Scheme website.
Artificial watercourse	means a watercourse that is created by human action. It includes an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal. It does not include artificial swales, kerb and channelling or other watercourses designed to convey stormwater.
Available sewerage network	means a community or territorial authority reticulated sewerage system where: 1. a pipeline passes within 50 m of the property boundary; 2. the network operator will accept the wastewater from the property; and 3. the distance from the network to the building from which wastewater is generated is less than 100 m.
Bore	means a structure or hole in the ground constructed for the purpose of: 1. investigating or monitoring conditions below the ground surface; or 2. abstracting liquid substances from the ground; or 3. discharging liquid substances into the ground, but excludes test pits and soak holes.
Community wastewater	means a wastewater treatment system owned and operated by a group, territorial authority or company that primarily treats domestic effluent and

treatment system	serves more than one site, but does not include the pipework and sewers running from individual sites to the collection and treatment system.
Community drinking water supply	means a drinking-water supply that is recorded in the drinking-water register maintained by the Chief Executive of the Ministry of Health (the Director-General) under section 69J of the Health Act 1956 that provides no fewer than 501 people with drinking water for not less than 60 days each calendar year.
Confined aquifer	means an aquifer overlain by a low permeability or impermeable layer where the water in the aquifer is under pressure.
Contaminated land	means land that has a hazardous substance in or on it that – a) has significant adverse effects on the environment; or b) is reasonably likely to have significant adverse effects on the environment
Discharge	includes emit, deposit, and allow to escape
Discretionary activity	If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a discretionary activity, a resource consent is required for the activity and – a) the consent authority may decline the consent or grant the consent with or without conditions; and b) if granted, the activity must comply with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan
Drain	includes any artificial watercourse that has been constructed for the purpose of land drainage of surface or subsurface water and can be a farm drainage channel, an open race or subsurface pipe, tile or mole drain.
Drainage system or land drainage system	means a surface or subsurface pipe or channel or canal system for the collection, transfer and discharge elsewhere of surface or subsurface water.
Dwelling house	means any building, whether permanent or temporary, that is occupied, in whole or in part, as a residence; and includes any structure or outdoor living area that is accessory to, and used wholly or principally for the purposes of, the residence; but does not include the land upon which the residence is sited
Existing resource consent	means: 1. an existing resource consent which has been given effect to; 2. an existing resource consent which has not been given effect to and has not lapsed; and 3. an expired resource consent continuing to be exercised under s124 of the RMA.
Greywater	means domestic wastes from a bath, shower, basin, laundry and kitchen but excluding toilet and urinal wastes. It may contain pathogens.
Groundwater	means all water beneath the surface of the earth contained within the saturated zone, but excludes the water chemically combined in minerals.

Land drainage water	means water and contaminants discharged from a surface or subsurface pipe or channel or canal system for the collection, transfer and discharge elsewhere of surface or subsurface water. It excludes stormwater which is separately defined.
On-site wastewater treatment system	means a system that receives domestic wastewater from a single site and treats and applies the wastewater to a land application system or a holding tank.
Permitted activity	If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a permitted activity, a resource consent is not required for the activity if it complies with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan
Pit toilet	means a toilet constructed over a hole dug in the ground surface, which human excrement is disposed directly into, without the addition of water or other waste products. It is commonly known as a "long-drop".
Restricted discretionary activity	If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a restricted discretionary activity, a resource consent is required for the activity and— a) the consent authority's power to decline a consent, or to grant a consent and to impose conditions on the consent, is restricted to the matters over which discretion is restricted (whether in its plan or proposed plan, a national environmental standard, or otherwise); and b) if granted, the activity must comply with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan
River	means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal)
Site	means: 1. the smaller of an area of land or volume of space with defined boundaries, whether legally or otherwise described, comprised in a single allotment or any other legally defined parcel of land: (a) held in a single certificate of title; or (b) for which a separate certificate of title could be issued without further consent; and 2. in the case of land subdivided under the cross lease or company lease systems, site shall mean an area of land exclusively restricted to the control of users of that land; and

3. in the case of land subdivided under the Unit Titles Act 2010, site shall mean an area of land or volume of space containing a principal unit or a proposed unit in a unit plan, together with its accessory units.

“Site” shall also include the access to the site.

All About Sewage Ltd

All About Sewage Ltd

68 Davies Road, RD1 Coalgate 7673 Ph. 03 3186577 E-mail: info@allaboutsewage.co.nz

PRODUCER STATEMENT – DESIGN:

Sewage Land Application System

Date: 06/03/2020

Our Ref: Anthony Hard

To: Environment Canterbury
&
Ashburton District Council

Applicant: Anthony Hard

Location: 118 Johnston Road, Rakaia

Valuation: 2441040902

I Graham Ratahi hereby confirm that the sewage Land Application system for the above site, has been designed with sound and widely accepted principles to adequately dispose of the sewage effluent on-site.

The standard of effluent treatment will exceed that specified in condition 3 of the "Environment Canterbury's Rules as a permitted Activity", for sewage Treatment in the Unsewered Areas of the Canterbury Region, and comply with AS/NZS 1547:2012.

This Design complies with Environment Canterbury rules 5.8. Please see attached Compliance check sheet attached.

The design detailed in the specification Site Plan that is attached. As an independent design professional, covered by a current policy of professional indemnity insurance. I believe on reasonable grounds that this system will adequately dispose of effluent on-site and comply with N.Z. Building Code, G13.2, G13.3.4, G13/VM4 of the Building Regulation 1992 First Schedule and shall continue to satisfy the performance requirements of the First Schedule, Clause B2.3.1 (b) of the building Amendment Reg 1997. Provided the system is installed as per specifications, designed plans – and Owner maintains the system as detailed in the Owners Manuel so that the Septic Tank functions in an alive state.



Graham Ratahi

All About Sewage Ltd

Building Consent No: BC (Territorial Authority)

Resource Consent No: CRC (Environment Canterbury)

PRODUCER STATEMENT – CONSTRUCTION

(Job Reference Number =)

Issued By: _____

To: All About Sewage Ltd

Re: **Anthony Hart**

(Owner/ Applicant)

In Respect Of: On-site Sewage Disposal System

At: **118 Johnston Rd, Rakaia** Being **Section 4 & 6 Rakaia Village Settlement** & Valuation: **2441040902**

(Address)

(Legal Description)

I: _____, being contracted to: _____.

(Contractor)

(Owner/Developer)

To construct the on-site sewage disposal system described by the Working Drawings and Specifications prepared by;

All About Sewage Ltd - Titled - Septic Tank & Land Application

Dated: _____, Plus authorized **Variations dated:** _____, (copies attached) issued by; All About Sewage Ltd and other documents to which the on-site sewage disposal system is proposed to be constructed.

I: _____, a duly authorised agent of _____

(Duty authorized agent)

(Contractor)

have sighted the Building Consent No. _____ and the attached conditions of building consent with Working Drawings and Specifications prepared for construction by All About Sewage Ltd and **Believe on reasonable grounds that** _____ All, _____ Part only, as specified in the attached particulars of the building work under the building consent has been completed to the extent required by that building consent.

Signed: _____

Date: _____

(signature of duty authorized agent)

On behalf of: _____

(Contractor)

(Address)

Date Installed: _____

Lifestyle Domestic Wastewater Systems

(Wastewater Treatment)

Technical Guide EVW 1

Hynds Lifestyle Systems are a high performing range of aerated wastewater treatment systems for domestic applications that offer environmentally sensitive alternatives to the septic tank.



Applications

- Residential properties
- Irrigation for landscaping

Product Attributes

- High quality wastewater treatment
- Genuine 24-hour emergency capacity
- Simple IP rated control and alarm system
- Quiet and economic operation

Approvals/Standards

- Tested and certified at the Rotorua Trials (OSET–NTP)

Quality

- Manufactured to ISO 9001 Quality Standards

The go to organisation for stormwater, industrial waste, and wastewater engineered systems



Hynds Lifestyle Systems - The next generation of aerated wastewater treatment.

Hynds Lifestyle Systems are high performing modular wastewater treatment systems, which can be designed for all domestic applications. The systems are designed to easily blend into the landscaped environment. They offer high quality treatment performance, low running cost, and can be maintained by Hynds approved local service agents.

Hynds Wastewater Treatment Systems. Proven Submerged Aerated Filtration (SAF) Technology.

This tested and proven secondary treatment process produces a clear, odourless liquid suitable for irrigation of landscaped gardens, bushes or trees.

Installation

The installation of a Hynds Lifestyle System will be completed by an approved Hynds Installer. Installation of the treatment system and irrigation field is typically completed within one day.

Design

Hynds wastewater treatment systems are designed to suit specific site conditions and household requirements. Each system's design includes an assessment of the local Council regulations, or consent conditions.

Your local Hynds approved Installer will provide a free site visit to determine the most appropriate location of the system, landscaping, and drainage requirements, and on request can provide a report for council consent and a quotation for the appropriate Hynds wastewater system.

Performance

The unique design of Hynds Lifestyle Systems offers a level of performance unrivalled by traditional disposal methods. All Hynds Lifestyle Systems are designed to exceed New Zealand Standards for disposal of wastewater and are guaranteed to meet the following criteria:

- BOD₅ <20
- Suspended Solids <30mg/L
- Ammonia <5mg/L
- >99% faecal coliform removal
- Total Nitrogen <25mg/L (Lifestyle 'Advanced')
- Total Nitrogen <15mg/L (Lifestyle 'Ultimate')

Servicing

Your local Hynds approved service provider can offer a service contract to ensure ongoing optimum system performance. Two visits per annum are recommended to ensure compliance with council rules or resource consent conditions. The service provider offers back-up support with each service contract.

TABLE 1

System	Number of Tanks	Volume (L/day)	Dia. (mm)	Height (mm)	Inlet from underside of tank (mm)	Elite Primary Length (mm)	Elite Primary Width (mm)	Elite Primary Height (mm)	Weight (tonne)
Lifestyle Advanced	1	1800	2500	2500	1915				6.75
Lifestyle Ultimate	1	1800	2500	2500	1915				6.75
Lifestyle Elite	2	3000	2500	2500	1915	3300	1240	1970	12

TABLE 2 North Island

Code	Description
CLE8500A.D42-IR	Advanced Lifestyle System (internal sludge)
CLE8500A.D42-ER	Elite Lifestyle System (to go with 4500 primary - External sludge)
CLE4500EP.TANK	Elite Primary Tank 4500lt (Use this tank with Elite Lifestyle) c/w T100 Filter
CLE8500.ULT	ULTIMATE Lifestyle System (Low nitrogen system)

TABLE 3 South Island

Code	Description
CLE8500.D-IR-SK	Advanced Lifestyle System (internal sludge)
CLE8500.D-ER-SK	Elite Lifestyle System (to go with 4500 primary - External sludge)
CLE4500EP.TANK	Elite Primary Tank 4500lt (Use this tank with Elite Lifestyle) c/w T100 Filter
CLE8500.ULT	ULTIMATE Lifestyle System (Low nitrogen system)

Which is the right Hynds system for your site?

Hynds Lifestyle Advanced

The Hynds Lifestyle 'Advanced' System is designed for an individual house of up to ten occupants. The treatment process is incorporated in a single precast concrete tank.

- Maximum daily flow of up to 1800L/day
- High quality treatment performance
- Household of up to 10 occupants
- Number of tanks: 1
- Total tank capacity: 8500 litres
- OSET Approved



FIG. 1 Hynds Lifestyle Advanced

Hynds Lifestyle Ultimate

The Hynds Lifestyle 'Ultimate' System is designed for an individual house of up to ten occupants and offers advanced performance in the reduction of Total Nitrogen. A large biological surge protection filter is installed on the outlet of the primary chamber.

- Maximum daily flow of up to 1800L/day
- Offers good surge protection
- Removes TN to below 15mg/L
- Household of up to 10 occupants
- Number of tanks: 1
- Total tank capacity: 8500 litres
- OSET and BOP Catchment Approved



FIG. 2 Hynds Lifestyle Ultimate

Hynds Lifestyle Elite

The Hynds Lifestyle 'Elite' System is designed to cater for the larger home, or two connected dwellings. This system offers an additional large capacity primary chamber which provides protection against surge flows that can adversely affect a system performance.

- Maximum daily flow of up to 3000L/day
- Household of up to 15 occupants (maximum 2 houses)
- Number of tanks: 2
- Total tank capacity: 13000 litres



FIG. 3 Hynds Lifestyle Elite

Irrigation



FIG. 4

Disposal of the treated effluent from the tank is through small (16mm dia.) controlled drip emission system to evenly distribute treated effluent onto your landscaped garden, trees or bush. Various irrigation layout designs can be considered to suit your property.



FIG. 5 Irrigation filter
IRRA25TFC130 (body)
IRRA25TFCL130 (disk)

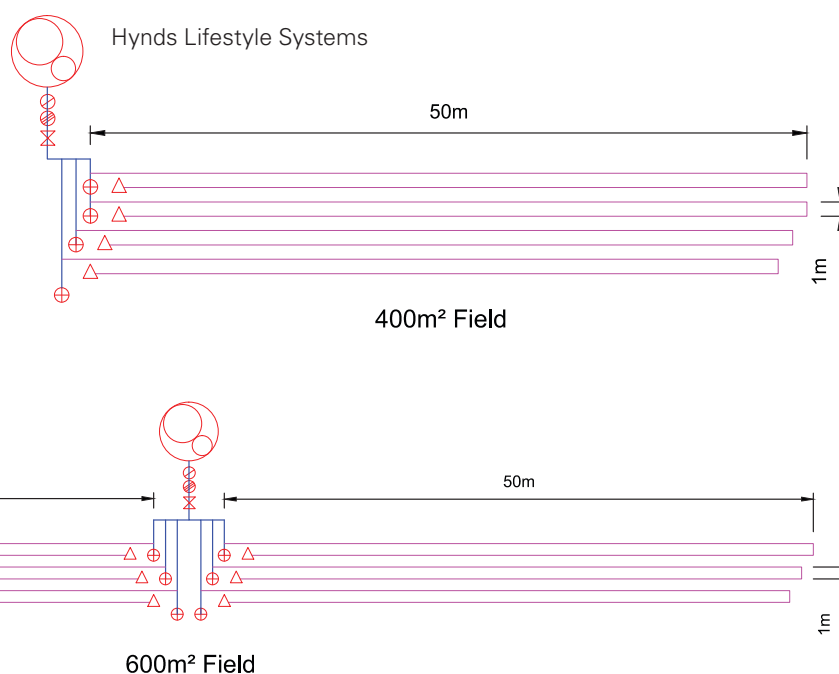


FIG. 6 Typical layout of irrigation field

Branches Nationwide Support Office & Technical Services 09 274 0316

Disclaimer: While every effort has been made to ensure that the information in this document is correct and accurate, users of Hynds product or information within this document must make their own assessment of suitability for their particular application. Product dimensions are nominal only, and should be verified if critical to a particular installation. No warranty is either expressed, implied, or statutory made by Hynds unless expressly stated in any sale and purchase agreement entered into between Hynds and the user.

**The go to organisation for stormwater, industrial waste,
and wastewater engineered systems**

HYNDS
ENVIRONMENTAL

On-site Effluent Treatment National Testing Programme (OSET NTP)

PERFORMANCE CERTIFICATE

Hynds Lifestyle 2 On-site Domestic Wastewater Treatment System, OSET NTP Trial 11, 2015/2016

System Tested

The **Hynds Lifestyle 2 system** is a Submerged Aerated Filter Wastewater Treatment Plant using Exponet Bio-Blok 200 series submerged fixed growth filter system [A1: min thickness, 426m²/m³, A2: 1mm min thickness, 312m²/m³]. The manufacturers rated design capacity is 2,000 litres/day. Total operational liquid volume is 6,200 litres (Primary Chamber 3,160 litres; Aeration Chamber 1, 1,420 litres; Aeration Chamber 2 1,620 litres including Clarifier; Pump Chamber 270 litres; Emergency storage 2,340 litres). No tertiary treatment (such as UV disinfection) is incorporated. It comprises a single 4 chamber concrete tank. The air blower is Thomas (Garner Denver) LP-80HN, 0.1kW, 77 lpm running continuously and operating a continuous venturi airlift recirculation pump at 360 lph. There is a Taylex TFS 1.5mm effluent filter in the Primary Chamber and normally an Arkal long body 130 micron disc filter (but this was not installed on the plant tested due to access difficulties). The manufacturers stated service frequency is 6 monthly, and they recommend the homeowner to clean the effluent disc filter at 4-6 week intervals.

Test Flow Rate

The **Hynds Lifestyle 2 system** was tested at 1,000 litres/day (equivalent to servicing a 3-bedroom 5 to 6 person household) over an 8 month (35 week) period November 2015 to July 2016 followed by a 1 month (4 week) high load effects test involving 3 days at 1,500 litres/day followed by 2 days at 2,000 litres/day then 1,000 litres/day over the following 2 weeks.

Testing and Evaluation Procedures

A total of 37 treated effluent samples of organic matter (BOD₅) and suspended solids (TSS) at generally six day intervals during weeks 9 to 35 were tested and evaluated against the secondary effluent quality requirements of the joint Australia/NZ standard AS/NZS 1547:2012.

A total of 16 treated effluent samples of organic matter (BOD₅), total suspended solids (TSS), total nitrogen (TN), ammonia nitrogen (NH₄-N), total phosphorus (TP) and faecal coliforms (FC) at generally six day intervals during weeks 23 through 35 were tested and the results benchmarked and rated on their median values. In addition, the energy used by the treatment system was assessed on the mean of consumption levels over the 16 sample days.

AS/NZS 1547:2012 Secondary Effluent Quality Requirements

These requirements are that 90% of all test samples must achieve a BOD₅ of ≤ 20 g/m³ and TSS of ≤ 30 g/m³ with no one result for BOD₅ being >30 g/m³ and no one result for TSS being >45 g/m³. The **Hynds Lifestyle 2 system achieved** a performance level of **100%** for BOD₅ and **100%** for TSS based on the full set of 37 test results in weeks 9 to 35, with no results exceeding the maximums. The **Hynds Lifestyle 2 system** thus **meets** the secondary effluent quality requirements of AS/NZS 1547:2012 at the test flow rate of 1,000 L/day (ie at 50% of the plants advised design capacity).

Benchmark Ratings

The **Hynds Lifestyle 2 system achieved** the following effluent quality ratings for the sixteen benchmarking results in weeks 20 to 35.

Indicator Parameters	Median	Std Dev	Rating	Rating System				
				A+	A	B	C	D
BOD (mg/L)	2	1	A+	<5	<10	<20	<30	≥30
TSS (mg/L)	2.5	1.8	A+	<5	<10	<20	<30	≥30
Total Nitrogen (mg/L)	21.3	2.3	B	<5	<15	<25	<30	≥30
NH ₄ -Nitrogen (mg/L)	0.06	0.03	A+	<1	<5	<10	<20	≥20
Total phosphorus (mg/L)	4.1	0.4	B	<1	<2	<5	<7	≥7
Faecal Coliforms (cfu/100mL)	8,000	7,640	B	<10	<200	<10,000	<100,000	≥100,000
Energy (kWh/d) (mean)	2.18	0.08	C	0	<1	<2	<5	≥5

This Performance Certificate is specific to the **Hynds Lifestyle 2** model as specified above when operated at a flow rate of 1,000 litres/day (50% of advised plants design capacity), and is valid for 5 years from the date below. For the full OSET NTP report on the performance of the **Hynds Lifestyle 2 system** contact **Hynds Environmental**, Auckland, P: +64 9 271 9565, or E: John.Bradford@hyndsenv.co.nz.

Authorised By:



Ray Hedgland, Technical Manager, OSET NTP
1 February 2017

Code Compliance Certificate

Section 95 Building Act 2004
Building Consent Number: BC050295

Form 7

Contact:

A L Hart
118 Johnston Road
Rakaia

Phone:

Mobile

Fax:

Email:

Website: (if applicable):

Owner:

A L Hart
118 Johnston Road
Rakaia

Phone:

Mobile

Fax:

Email:

Website: (if applicable):

Project:

New Construction, Farm Building

Intended Use(s): Storage.

Intended Life: Indefinite

Building Details

Building Name:

N/A

Location of building (site/block No): N/A

Level/Unit No: N/A

Current Lawful Established Use:

Shed

Year first constructed.

Legal Description:

Property Number: 1786

Valuation Roll No: 2441040902

Legal Description: Sec 4 Blk II RAKAIA
VILLAGE SETTLEMENT
Sec 6 Blk II RAKAIA
VILLAGE SETTLEMENT

Project Location:

Site Address:

Johnston Road
RAKAIA 8355

The building consent authority named below is satisfied, on reasonable grounds, that —

(b) The building work complies with the building consent; and

(c) The specified systems in the building are capable of performing to the performance standards set out in the building consent.

Note: Please see next page for attachments:

Signed for and on behalf of Ashburton District Council on 24 August 2005

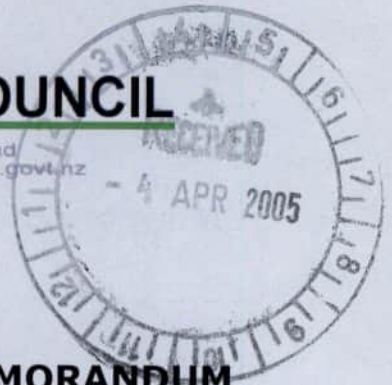
Signature

Chris Ralston
Building Official
ENVIRONMENTAL SERVICES DEPARTMENT



ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz



Form 2

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

Section 33 or section 45, Building Act 2004

The building

Street address of building: *[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]*

118 Johnston Rd Rakaia

Legal description of land where building is located: *[state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent]*

Lot 4 Blk II Sth Rakaia Vill Sett Vol-no. 2441040902

Building name: *[insert building name if applicable]*

Location of building within site/block number: *[include nearest street access]*

Johnston Rd

Number of levels: *[include ground level and any levels below ground]*

One -

Level/unit number: *[insert level/unit number if applicable]*

Area: *[total floor area; indicate area affected by the building work if less than the total area]*

111.36.

Current, lawfully established, use: *[include number of occupants per level and per use if more than 1]*



P.O. Box 94, Ashburton, New Zealand. Telephone (03) 308 5139. Fax (03) 308 1836

<http://aurora/Administration/Forms Vault/Word Form Originals/Form 2 Application for project information memorandum and-or building consent.doc>
sharynm

30/03/2005

Year first constructed:

2005

The owner

Name of owner: *[include preferred form of address, eg, Mr, Miss, Dr, if an individual]*

*Contact person:

Mr. A.L. Hart.

Mailing address:

118 Johnston Rd
Rakeia.

Street address/registered office:

As Above

Phone number:

Landline: 3027604 Mobile:

Daytime:

After hours: .

Facsimile number:

Email address:

Website:

The following evidence of ownership is attached to this application: *[copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]*

† Agent

†Name of agent: *[only required if application is being made on behalf of the owner]*

*Contact person:

Mailing address: _____

Street address/registered office: _____

Phone number:

Landline:

Mobile:

Daytime:

After hours:

Facsimile number: _____

Email address: _____

Website: _____

Relationship to owner: *[state details of the authorisation from the owner to make the application on the owner's behalf]*

First point of contact for communications with the council/building consent authority: *[state full name, mailing address, phone number(s), facsimile number(s) and email address(es)]*[†]

Application

I request that you issue a [†]*[project information memorandum/project information memorandum and building consent/building consent]* for the building work described in this application.



Signature of [†]*[owner/agent on behalf of and with the authority of the owner]*

Date 4-4-2005.

Builder - Henry Hislop
98 Elizabeth Ave
Rakaia.

Designer - Adams Sawmill

space for council use

Pim/Consent no: B1050295

Received: 5.4.05

Pim/Consent Fee: \$345

Receipt no: 876498

Invoice no: 34102

The project

Description of the building work:

Errect a storage shed.

Will the building work result in a change of use of the building? [†]☒ Yes/☐ No

[†]If Yes, provide details of the new use: [provide description of new use]

Intended life of the building if less than 50 years: years

List building consents previously issued for this project (if any): [list who issued the consent, the date of issue and the consent number]

Estimated value of the building work on which the building levy will be calculated (including goods and services tax): \$ [state estimated value as defined in section 7 of the Building Act 2004]

\$19000=00

§ **Project information memorandum**

The following matters are involved in the project:

† Subdivision

† Alterations to land contours

† New or altered connections to public utilities

† New or altered locations and/or external dimensions of buildings

† New or altered access for vehicles

† Building work over or adjacent to any road or public place

† Disposal of stormwater and wastewater

† Building work over any existing drains or sewers or in close proximity to wells or water mains

† Other matters known to the applicant that may require authorisations from the territorial authority: *[specify]*

|| **Building consent**

¶ The following plans and specifications are attached to this application: *[detail; plans and specifications]*

The building work will comply with the building code as follows:

Clause	Means compliance	of Waiver/modification required
<i>[list relevant clause numbers of building code]</i>	<i>[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]</i>	<i>[state nature of waiver or modification of building code required]</i>

Compliance schedule

† The specified systems for the building are as follows: *[specified systems are defined in regulations]*

[†]The following specified systems are being altered, added to, or removed in the course of the building work: *[specify]*

[†]There are no specified systems in the building.

[†] **Attachments**

The following documents are attached to this application:

[†]Plans and specifications *[list]*

[†]Project information memorandum

[†]Development contribution notice

[†]Certificate attached to project information memorandum

**Delete if the applicant is an individual.*

[†]Delete items that are inapplicable.

[†]Contact details must be in New Zealand.

[§]Delete this section if this is an application for a building consent only.

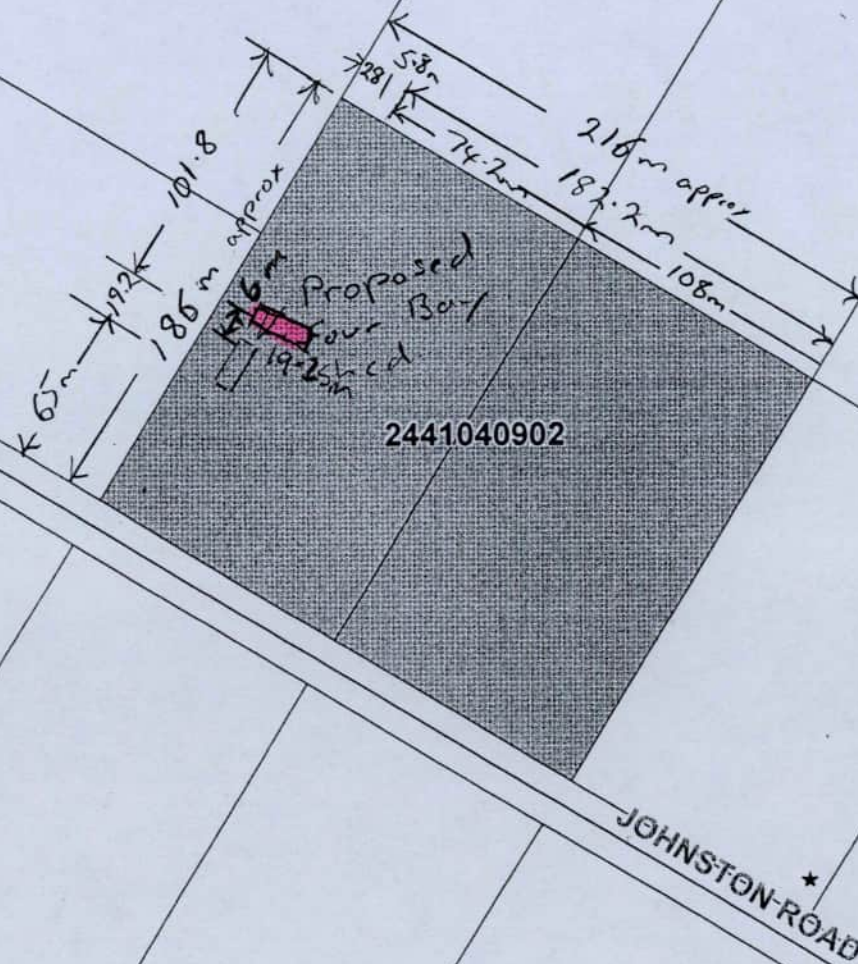
^{||}Delete this section if this is an application for a project information memorandum only.

[¶]All plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority.

Ashburton District Council
APPROVED

This copy must remain on site

Signed Date

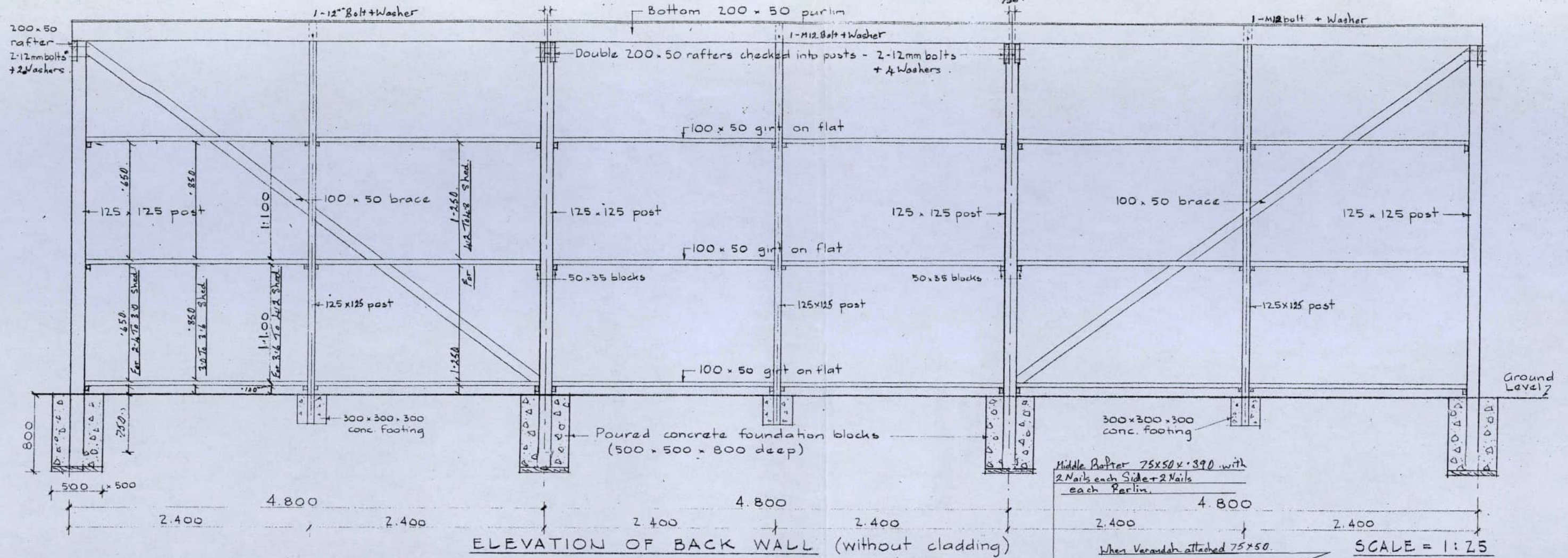


ASHBURTON DISTRICT
COUNCIL

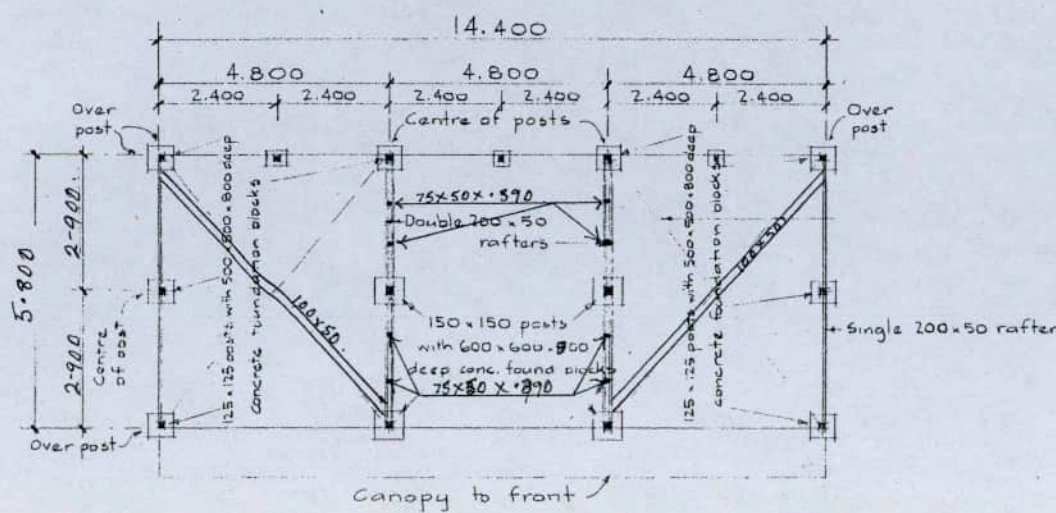
JOHNSON ROAD PROPERTY - VALUATION NO 2441040902

SCALE 1:3000
1 cm = 30 m

SITE PLAN



Ashburton District Council
APPROVED
 This copy must remain on site
 Signed Date

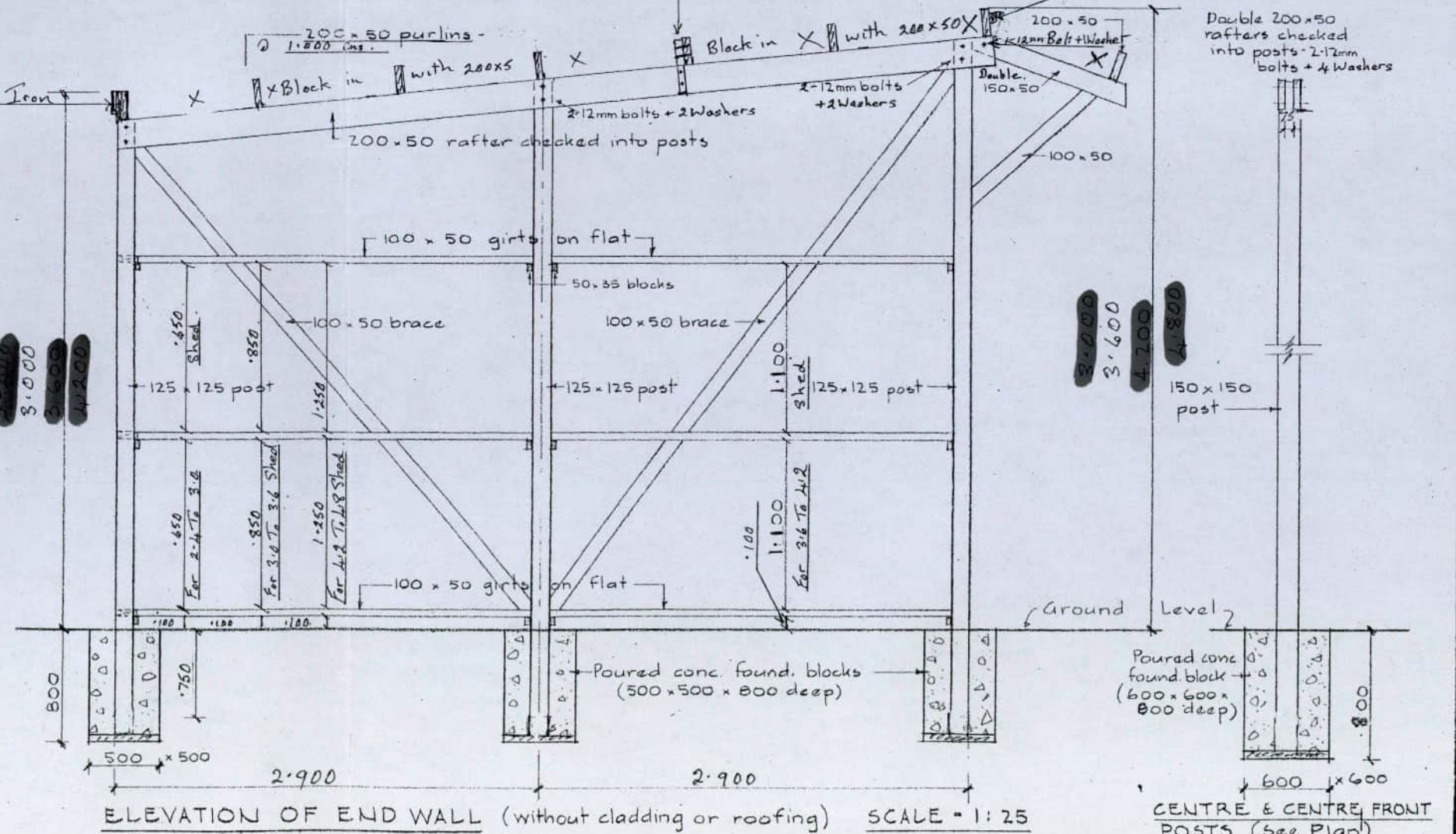


PLAN SCALE = 1:100

ADAMS STANDARD IMPLEMENT SHED - No. 2

ADAMS SAWMILLING CO.
 MALCOLM McDOWELL ROAD, ASHBURTON.

SCALES = 1:100 & 1:25



ELEVATION OF END WALL (without cladding or roofing) SCALE = 1:25

CENTRE & CENTRE FRONT POSTS (see Plan)

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

A L HART	No.	040566
JOHNSTON RD	Issue date	29/03/05
RAKAIA		

Project

Description	New Farm Buildings - Other Being Stage 1 of an intended 1 Stages Erect 4 bay shed with sleepout one end.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Storage shed & sleepout.
Estimated Value	\$19,500
Location	118 JOHNSTON ROAD
Legal Description	LOT 4 BLK II STH RAKAIA VILL SETT
Valuation No.	2441040902

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

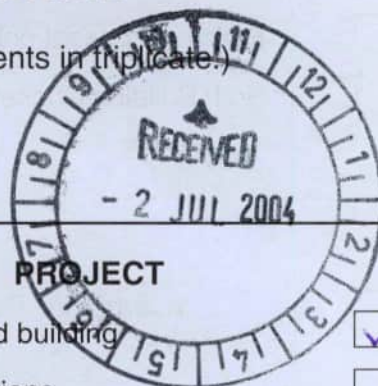
Name:

Date:

APPLICATION FOR BUILDING CONSENT TO ASHBURTON DISTRICT COUNCIL

(Cross each applicable box. Attach relevant documents in triplicate.)

Part A: General (Complete Part A in all cases)



APPLICANT*

Name: Anthony Leonard Hart
Mailing Address: 34 Wellington st
Ashburton.

Contact (print name, address and position):
.....
.....

Phone: 3088978. Fax:

* Under Section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

P.I.M./Consent No: B0040566

Received: 2 / 7 / 04

P.I.M./Consent Fee: \$ 75

Receipt No: 837777

Invoice No: 27668

Consent No:

Received: 19 / 7 / 04

Consent Fee: \$ 340

Receipt No: 839501

Invoice No: 28064

PROJECT

New or relocated building ☒

Alterations/Additions ☐

Demolition ☐

Proposal to To Erect Four bay
shed with sleepout one end.

Intended use(s) (in detail):

Storage shed e sleep-out

Intended life:

Indefinite but not less than 50 years ☒

Specified as years

Being stage 1 of an
intended 1 stages

Estimated value (inclusive of GST):

\$ 19,500

PROJECT LOCATION

Street address (if any):

Johnston Rd
Rakaia

Legal description (as shown on certificate of title or rates notice, if any):

Sec 4 Rakaia Village
Settlement

Valuation No: 2441040902

(For example: Lot DP ; or Section
..... SO Survey or Registration District
..... ; or Maori block number and name; or
combination of those. If none apply, give whatever
information is necessary to identify the location.)

Cont . . .

THIS APPLICATION IS FOR:

- ☐ Building Consent only, in accordance with Project Information Memorandum No.:
- ☒ Both Building Consent and a Project Information Memorandum.

Part B: Project Details

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

The project involves the following matters (cross each applicable box, if any, and attach relevant information in triplicate):

- ☒ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☒ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

Part C: Building Details

(Complete Part C in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in triplicate):

- ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including
- ☒ Building certificates
- ☒ Producer statements
- ☐ References to accreditation certificates issued by the Building Industry Authority.
- ☐ References to determinations issued by the Building Industry Authority.
- ☐ Proposed procedures, if any, for inspection during construction.

Cont . . .

Part D: Key Personnel

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s):

Building certifier(s):

Builder(s) Henry Hislop

Registered drainlayer:

Registered plumber:

Registered gasfitter:

Registered electrician:

Other:

Part E: Compliance Schedule Details

E1: Systems necessitating a Compliance Schedule

(Complete Part E1 for all new buildings and alterations except single residential dwellings)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a portable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.

Cont . . .

- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the New Zealand Building Code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the New Zealand Building Code in respect of the above-mentioned systems.
- ☐ None of the above.

E2: Other systems and features to be included in the Compliance Schedule

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

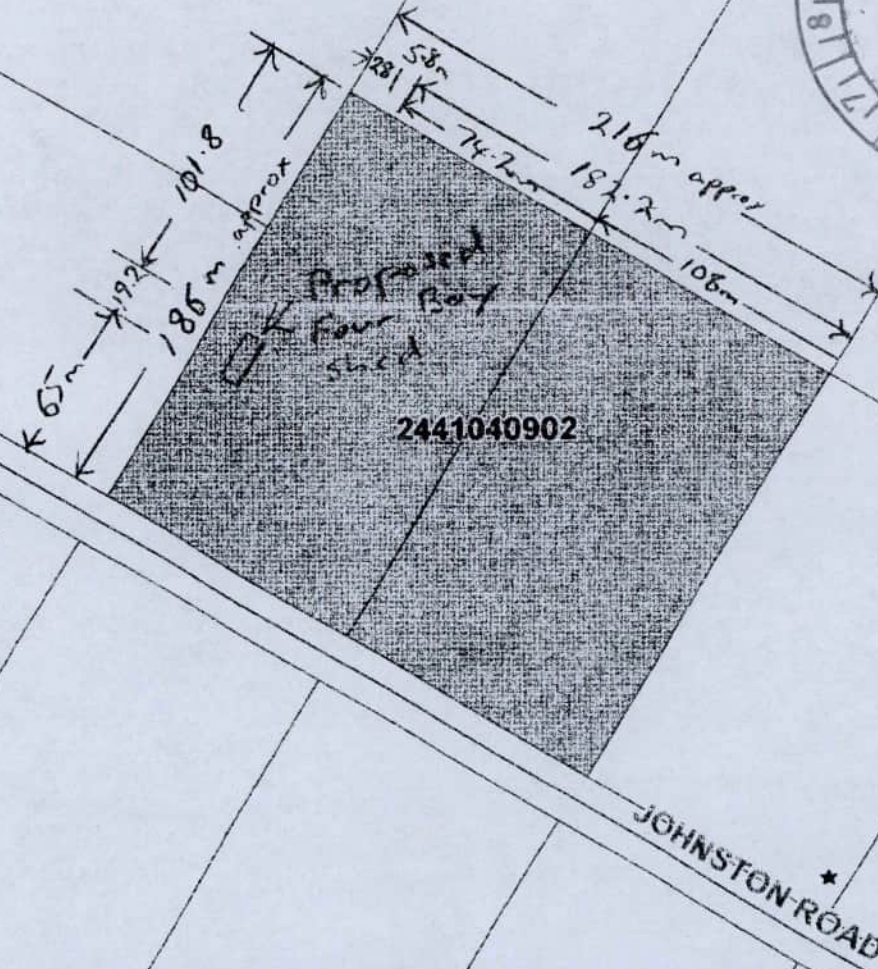
- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed by/for and on behalf of the applicant:

Name: Anthony Hart 

Position: Owner.

Date: 2-7-2004



ASHBURTON DISTRICT
COUNCIL

JOHNSON ROAD PROPERTY - VALUATION NO 2441040902

SCALE 1:3000
1 cm = 30 m

SITE PLAN

FAX TRANSMISSION FORM

To: Penny Hart
Company: Ash District Council
Address:

From: H. J. HISLOP
Company: 98 ELIZABETH AVE., RAKAIA.
Address: PH. (03) 302 7350

Fax Number: 30 818 36
Date: 18-7-04 Sheet 1 of 4

Fax Number: 3027352
Phone: 0274 343 210.

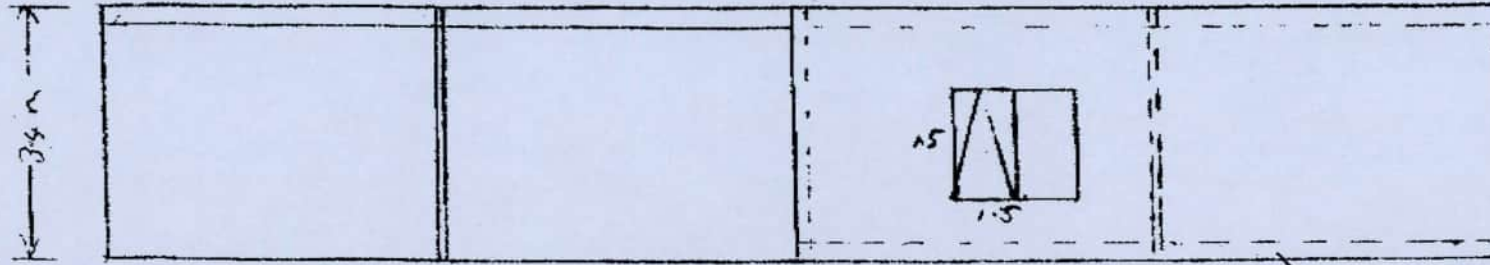
Alterations to plans for building consent application for Mr Anthony Hart as requested.

- Concrete floor to be minimum of 225mm above ground level.
- Stud height max 3m.
Have lowered overall height of shed. Front to be 3.4m. 225mm concrete floor and 200mm purlins will put stud length under 3m.
- Roof pitch 8° - Front of shed 3.6m overall
- Back of shed 3.150m overall.
- All shed Framing H&T treated Pine
Internal sleep out walls H1 Dry frame.
- Ceiling Installation - 20 x 35 H1 Dry frame battens at 400mm c/c fixed to 200 x 50 purlins with two 70mm Insulation nails.
- 9.5mm gib board lining
- 2.5 ceiling batti
- Window Flashings shown on attached page.

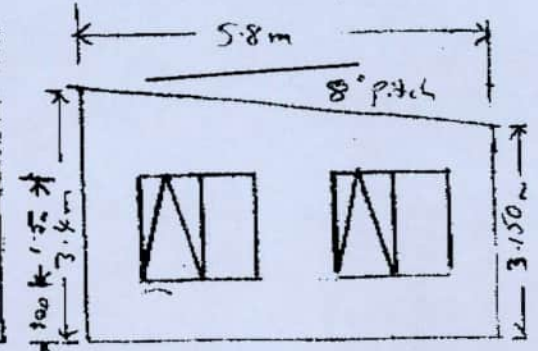




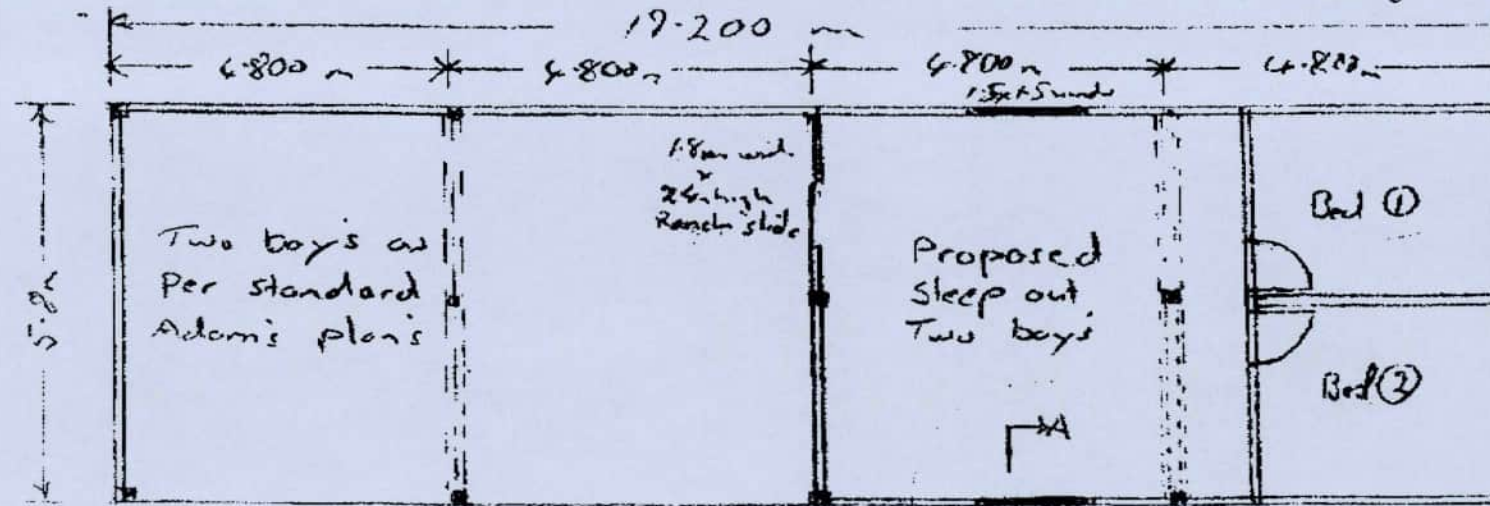
BACK ELEVATION



FRONT ELEVATION



NORTH END ELEVATION



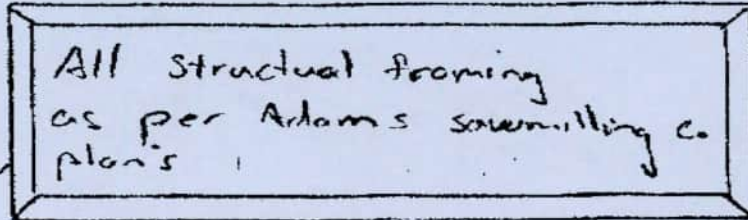
FLOOR PLAN

15x15 window
L→A

Detail "A" "A"

SCALE 1:100

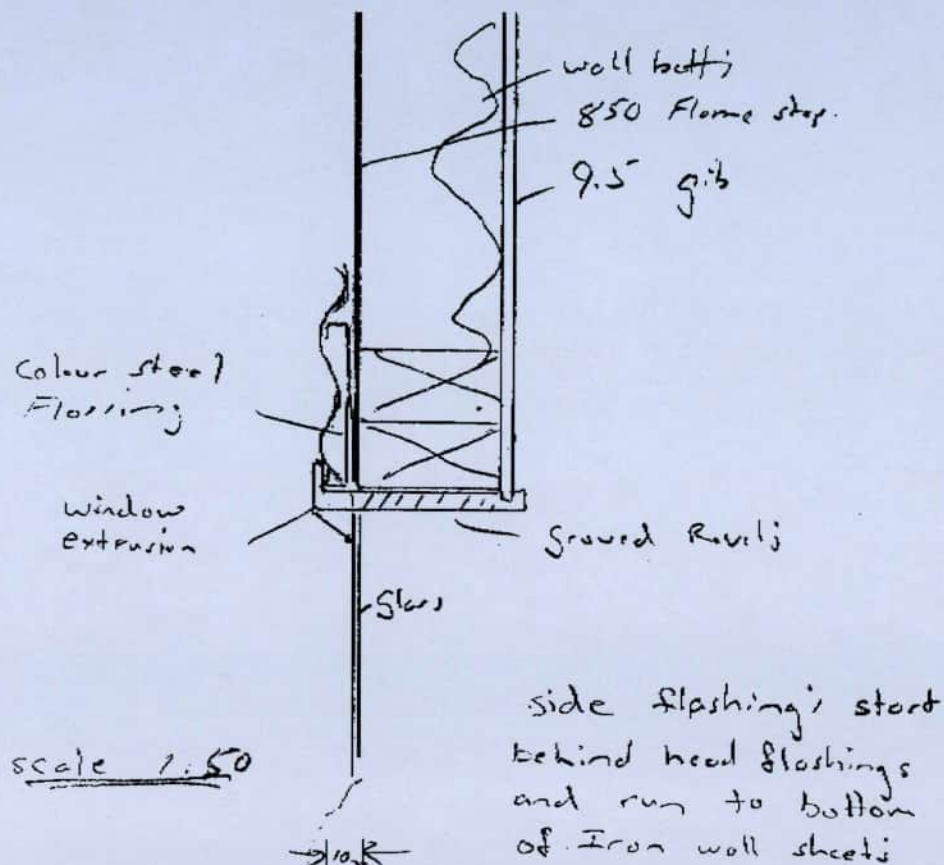
Proposed four bay Aden sawmilling co shed. Two bays altered for st for Mr A Hart. Johnson Road Rakeia settlement



- Pour concrete Floor 100mm 12.5 gpa
- Bolt bottom girt to floor as well as post fixing
- Install Aluminium windows extra framing shown on detail W1 W2
- Insulate walls & ceiling with pink batts
- Bottom and line ceiling with 95 gib
- Line walls with 95 gib
- Internal walls Ex 100x50 T.F. clad with 95 gib

Proposed Four Bay Adams
Sawmilling co shed
Two Bays altered for storage
For Mr. A. Hart
Johnson road
Bellevue.

Scale 1:2500

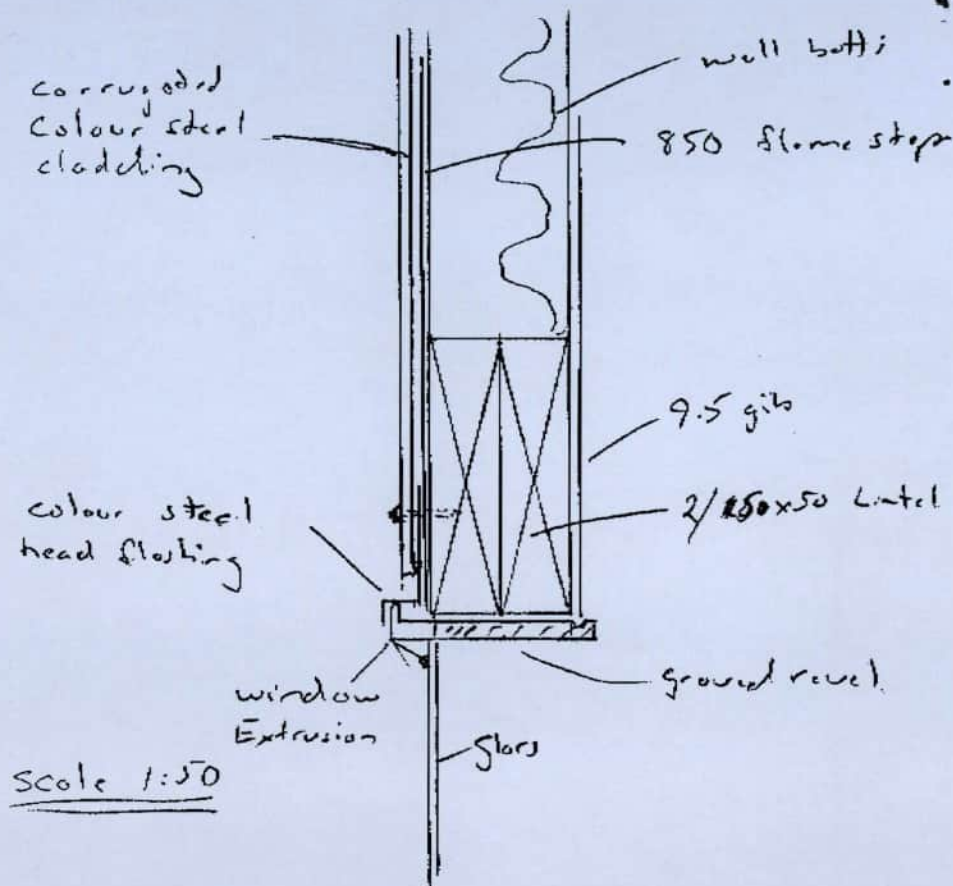


Made to clip in to flange at back of window extrusion

approx 15mm

Scale 1:20.

SIDE FLASHING

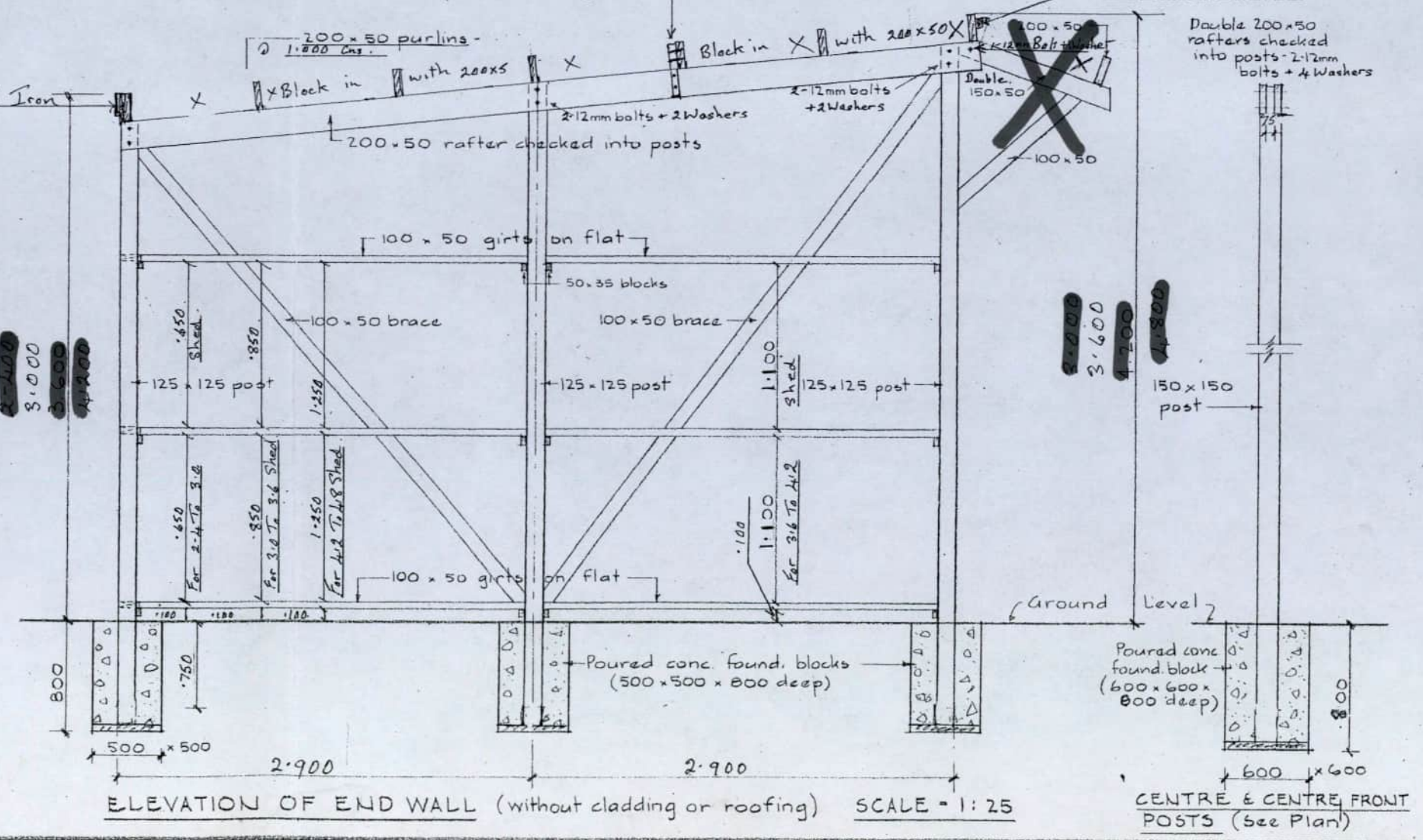
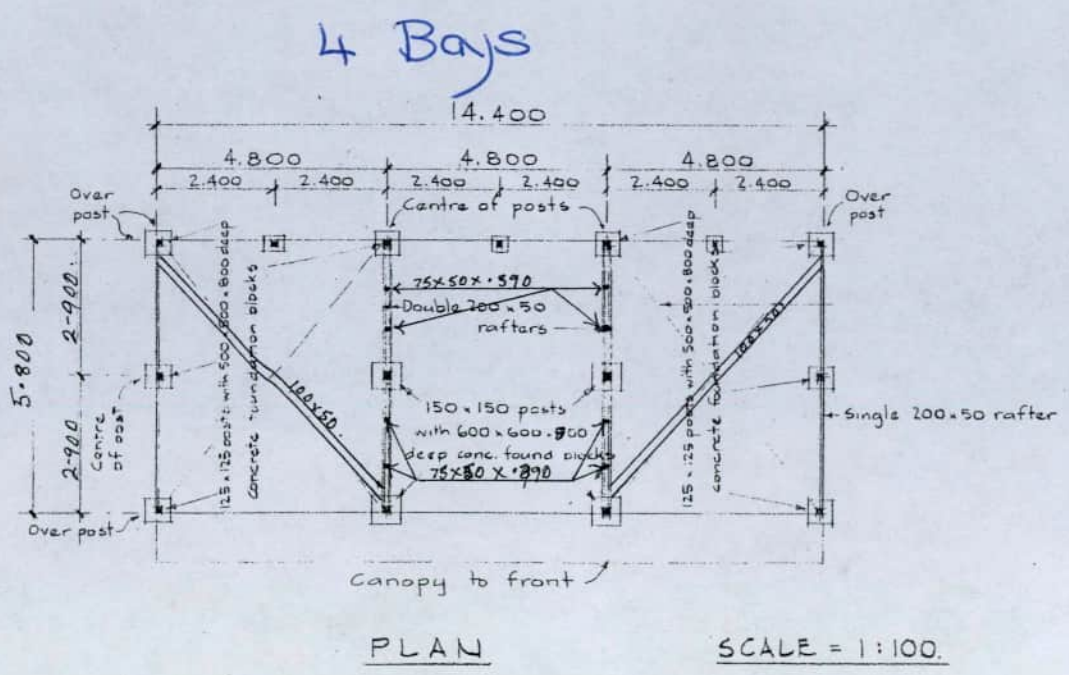
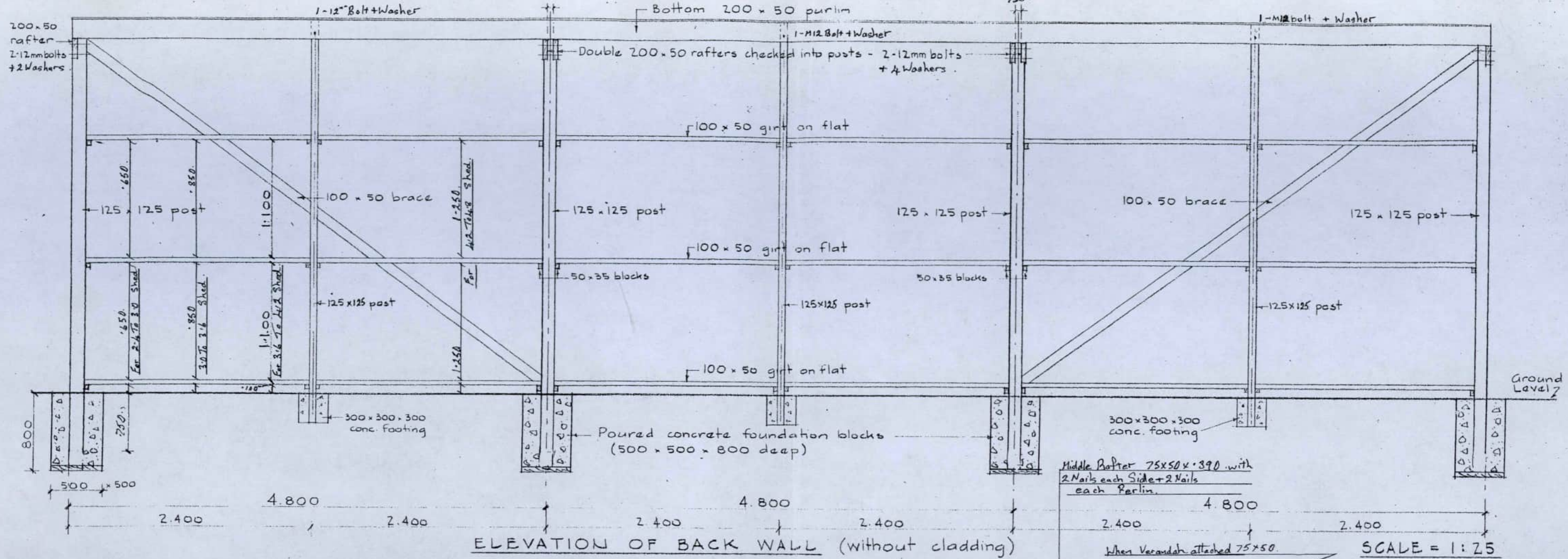


Permanant green Colour steel to match windows

HEAD FLASHING

Flashing Details
Proposed shed, sleepout
For Mr A Hart
Johnson Road
Rokkai

scale 1:20



ADAMS STANDARD IMPLEMENT SHED - No. 2

ADAMS SAWMILLING CO.

MALCOLM McDOWELL ROAD, ASHBURTON.

SCALES = 1:100 & 1:25

CENTRE & CENTRE FRONT POSTS (see Plan)

Vehicle Crossing Application Form

The application must include **all** the required information in order to avoid a delay in the processing of your application.

Submission of this application does not grant permission for the work to commence. When Council has approved your application, a permit will be granted for the work to commence.

Name and Address of Applicant (circle where applicable)		
Surname:	HART	Given name(s): ANTHONY LEONARD.
Surname:	TAYLOR	Given name(s): KIRSTY MARSE.
Company name:	n/a.	
Contact person:		
Postal address:	118 Johnston Road Rd 14 RAKAIA	
Email:	davidanddylan@extra.co.nz	
Home phone:	n/a	Mobile: 027-370-1868
Preferred contact method:	Email ☒	Phone ☒ Post ☐

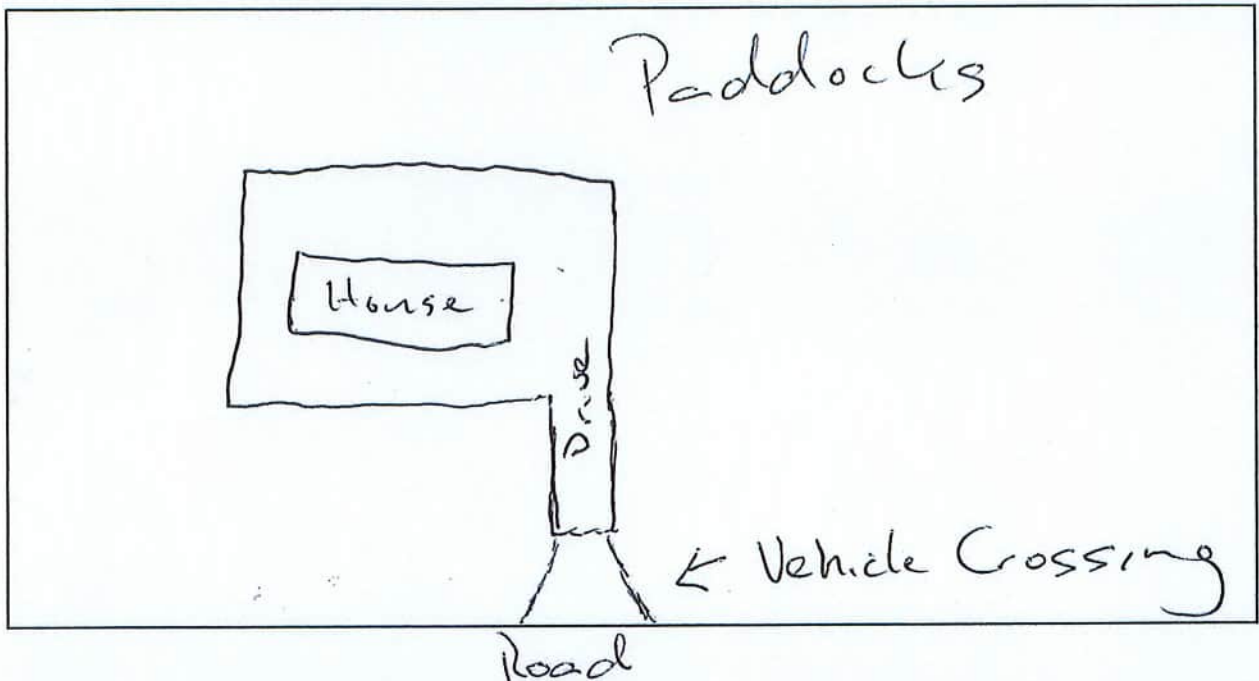
Location, Contractor and CAR Details (circle where applicable)		
Site address:	118 Johnston Rd RAKAIA	
Legal description of property:	Lots 46 BLK 11 South RAKAIA U.I. Sett.	
Property number:	1786	
Existing crossing:	Yes ☐	No ☒
Type of works:	New ☒	Extension ☐
Type of crossing:	Residential ☒	Commercial ☐
Type of section:	Front ☒	Rear ☐ Corner ☐
ADC approved contractor:	Fulton Hogan	

¹ Legal description and property number can be found on the rates demand for the property.

Vehicle Crossing Application Form

Sketch Plan

Please sketch a plan of the site, including the required vehicle crossing and any other key features



Physical Site Markings in Place

I confirm that the required position for the proposed vehicle crossing has been clearly marked at the physical site:

NB: If an inspector visits the site without clear markings, you will be charged an additional inspection fee.

Yes/No
☒ Yes

Fees

Application type	Fee	Quantity Required	Reference
Vehicle crossing			
Total Payable			

ASHBURTON DISTRICT COUNCIL

5 Baring Square West
Ashburton

PO Box 94
Ashburton 7740

P (03) 307 7700
E info@adc.govt.nz

www.ashburtondc.govt.nz

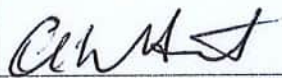
Vehicle Crossing Application Form

Conditions and Limitations:

1. Unless stated otherwise, all services constructed in the road reserve become the property of the Ashburton District Council.
2. No works may be undertaken in a road reserve or on Council infrastructure without written approval from the Ashburton District Council.
3. To avoid incorrect placement, the position of the service is required to be shown by clear paint marks on the kerb or by a painted and marked stake in the ground. In submitting this application you confirm that this has been completed.
4. Where alterations are required to storm-water pipes or other on street services (e.g. manhole covers, poles, trees, etc.), the applicant is to meet the cost of the required alterations.
5. Council reserves the right to amend this application in consultation with the applicant.
6. Old or redundant vehicle crossings must be reinstated (the kerb, berm and footpath to match existing) at the time the new vehicle crossing is constructed

Signature and Date

I have read and understand the conditions and limitations of this application:

	<u>Anthony Leonard Hart</u>	<u>19/11/2020</u>
(signature of applicant)	(full name of person signing)	(date)

Related Application #s (Office Use)

Building Consent

Service
Connections

ASHBURTON DISTRICT COUNCIL

5 Baring Square West
Ashburton

PO Box 94
Ashburton 7740

P (03) 307 7700
E info@adc.govt.nz

www.ashburtondc.govt.nz

11 May 2021

N & D Bradley Limited
15 Oxford Street
ASHBURTON 7700

Dear Sir/Madam,

Approval for Vehicle Crossing Installed at 118 Johnston Road, Rakaia - VC20/0048

The vehicle crossing was approved for construction on 27 November 2020.

The completed vehicle crossing inspection was on 10 May 2021 and has now been approved.

CAR 1807761 has now been signed off as complete.

If you have any queries, please contact me on 307 7727 or by email at applications@adc.govt.nz

Yours faithfully



Tayla Hampton
Applications Officer - Roading