PROPOSED NEW RESIDENCE

FOR

SAUNDERS

Hurunui District Council
Building Consent Number

BC / 130426

Please quote this number with all enquiries and inspection bookings

Layout	Drawing ID	Drawing Name
1. COVER INDEX		
	n/a	Drawing List
2. SITE PLAN		
	n/a	Site Plan
3. DRAINAGE PLAN		
	n/a	Drainage Plan
4. SEDIMENT PLAN		
	n/a	Sediment Control
5. FOUNDATION PLAN		
	n/a	Foundation Plan
6. FLOOR PLAN		
	n/a	Floor Plan
7. FRAMING PLAN		
	n/a	Framing Plan
8. ROOF PLAN		
	n/a	Roof Plan
9. BRACING PLAN		
	n/a	Bracing Plan
10. ELECTRICAL PLAN		
	n/a	Electrical Plan
11. EXTERIOR ELEVATIONS	n/a	West + South Elevations
12. EXTERIOR ELEVATIONS	n/a	East + North Elevations
13. SECTION A - A		
	n/a	Section A - A

Layout	Drawing ID	Drawing Name
14. DETAILS D01 - D04		
	D01	Window Head Detail
	D02	Window Head Brick Veneer
	D03	Window Sill Brick Veneer
	D04	Window Jamb Brick Veneer
15. DETAILS D05 - D08		
	D05	External Corner Brick Veneer
	D06	Internal Corner Brick Veneer
	D07	Meter Box Head Brick Veneer
	D08	Meter Box Jamb Brick Veneer
16. DETAILS D09 - D12		
	D09	Meter Box Sill Brick Veneer
	D10	Garage Jamb Brick Veneer
	D11	Eaves Detail Brick Veneer
	D12	Barge Detail Brick Veneer
17. DETAILS D13 - D16		
	D13	Garage Rebate Detail
	D14	Foundation Brick Veneer
	D15	Door Sill Detail
	D16	Valley Detail Corrugate
18. DETAILS D17 - D20		
	D17	Ridge Detail Corrugate
	D18	Hip Flashing Detail
	D19	Pipe Penetration Roof 1
	D20	Pipe Penetration Roof 2
19. DETAILS D21 - D24		
	D21	Pipe Penetration Slab
	D22	Pipe Penetration Foundation
	D23	Pipe Penetration Wall
	D24	Sill Tape Flashing
20. DETAILS D25 - D26		
	D25	Window Tape Location
	D26	Window Support Bar

Layout	Drawing ID	Drawing Name
21. DETAILS D27 - D30		
	D27	Shower - Wall / Base Section
	D28	Shower - Wall / Base Plan
	D29	Galvanised Angle
	D30	Tiled Shower Waste Detail
22. DETAILS D31 - D37		
	D31	Bath / Wall Junction
	D32	Bath plinth
	D33	Wall / Floor Junction
	D34	Vanity Top Detail
	D35	Shower Wall / Tray Junction
	D36	Shower Liner Top Detail
	D37	Pipe Penetration
23. DETAILS D38 - D40		
	D38	Surface Water Back Filling
	D39	Foul Water Back Filling
	D40	Pipe to Foundation Relationship
24. DETAILS D41 - D42		
	D41	HWC Valves Diagram
	D42	Wall Framing Typical Fixings Diagram
	D43	Soakpit Details

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED. In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.

Signed:

mikegreerhomes LTD

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	COVER INDEX	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1: As Noted	01
			© 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	AMENDMENT DATE:	VERSION: WD 1	JOB # 13096	OF: 24

LEGAL DESCRIPTION :

Territorial Authority	:	Hurunui District Council
Planning Zone	:	Rural Lifestyle Zone
Lot	:	38
D.P.	:	----
Site Area	:	1137sqm
Floor Area	:	(213.99sqm (over frame)
	:	(222.54sqm (over foundation)
Site Coverage	:	19.6% (20% allowable)
Snow Load Zone	:	0.9kPa
Wind Zone	:	High
Earthquake Zone	:	2
Corrosion Zone	:	C
Flood Management Area	:	No

Maximum Building Height: 8.5m)

Non Compliance Requiring Resource Consent:
N/A

LANDSCAPING :

This is indicative only for presentation purposes.
Landscaping to be confirmed by the client.

Tiled areas to be: Ensuite / Bath / Hearth
Timber planking areas to be: Entry / Kitchen / Pantry
Vinyl planking areas to be: Laundry

loor heights F.F.L. to be maintained at 200mm min above unsealed ground as per NZBC E2 and 125mm min above finished ground level.
F.F.L. is to be maintained at 150mm min above crown of road as per NZBC E1.

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).

Allow for steps of landscaping to all external doors so step from F.F.L. to F.G.L. is no greater than 190mm.

Boundary setbacks are to foundation slab edge.

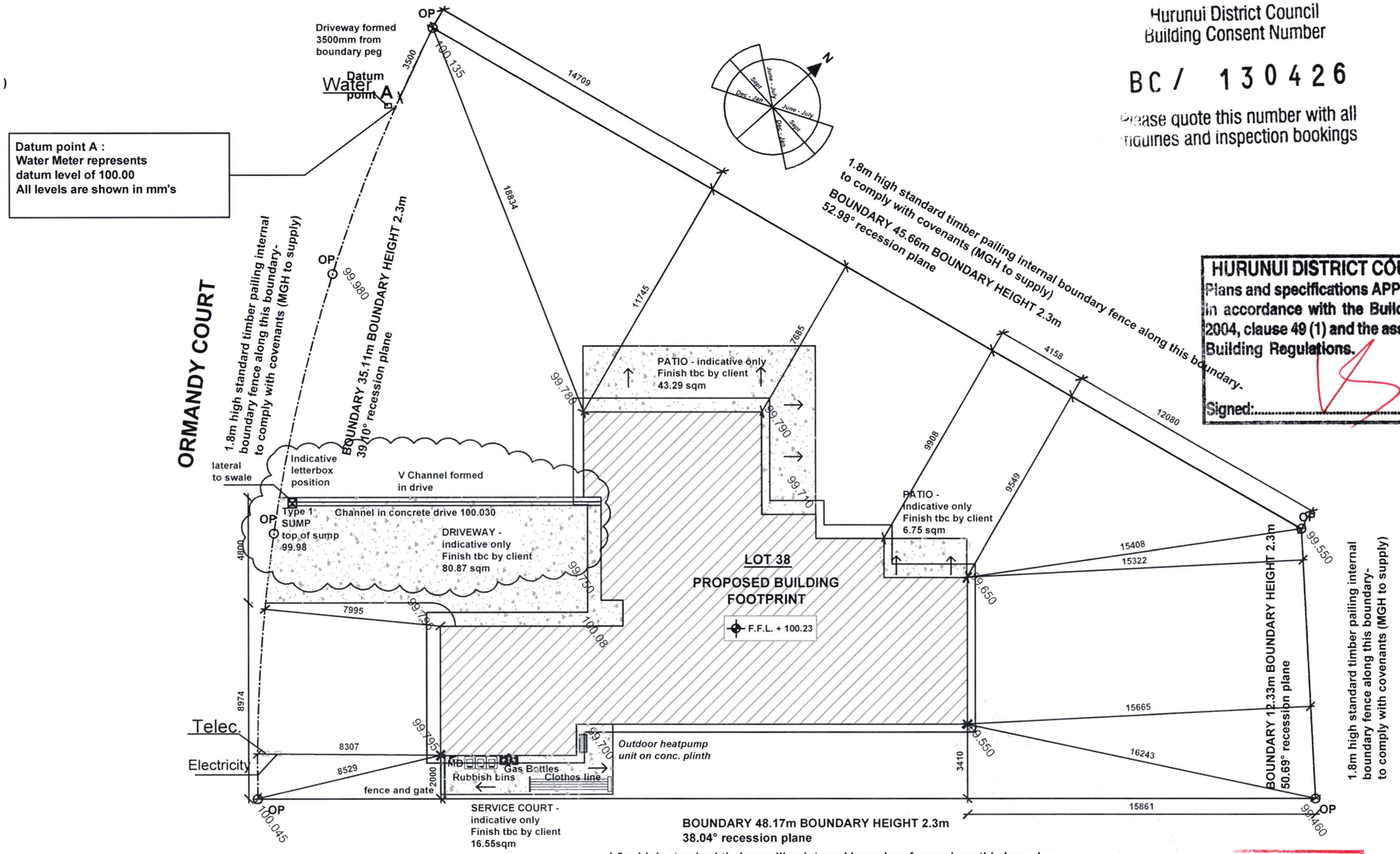
FOUNDATION :

Foundations:
TC1 Area (Grey)
Foundation Options - Techical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are ·cepted subject to shallow geotechnical investigation. ·ption For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.

Foundations - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

FENCING :

Temporary chain - link fences 2m high to be installed to prevent access to the site where permanent fencing is yet to be constructed. Gates in the fencing will open into the site. Temporary fencing will be contained onsite and will pose no hazard or obstruction to the public.



Hurunui District Council
Building Consent Number

BC / 130426

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HURUNUI DISTRICT COUNCIL
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Signed:.....

AMENDMENT
11 OCT 2013

SITE PLAN
1: 200

mikegreerhomes LTD © Mike Greer Homes North Canterbury Ltd PHONE: (03) 313 0319 I FAX: (03) 313 0321 ADRESS: 346 Flaxton Road, Rangiora 7440 WEB: www.mikegreerhomes.co.nz	JOB TITLE: **SAUNDERS**	DRAWING TITLE: **SITE PLAN**	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE: 10/10/13	DESIGNER: CHELSEA VERSION: WD 2	SCALE: 1:200 JOB # 13096	SHEET: 2 OF: 24

DRAINAGE :

Supply a 1:100 scale 'As - Built' drawing of drainsand fittings to the territorial authority and to the owner on completion.

uPVC pipes, bends, junctions, fittings and joints to AS / NZS 1254 and AS / NZS 1260.

Gully traps : Install in accordance to NZBC G13 / AS2 clause 3.3 Gully Traps, complete with grating.
Provide inspection points as per NZBC E1 / AS1 clause 3.7 Access for Maintenance.
All pipes in concrete to have Denso tape (synthetic fabric based tape impregnated and coated with organic petroleum based compounds) applied.

Pipes shall incorporate expansion joints in accordance with chapter 8 of NZBC 7643.
Hotwater pipes to be sized in according to NZBC G12 and NZS 4305 :1996 Mains pressure.

Vent Pipes :

Discharge pipes up to 40mm diam	**32mm vent pipe**
Discharge pipes over 40mm diam	**40mm vent pipe**
Main drain vent pipe	**80mm diam.**

Contractor to co-ordinate all drains laid under building with foundation construction setout to ensure min depth and fall requirements are achieved.

DRAINAGE :

Drains installed under buildings shall be :
A)Straight and even gradient
B)Separated from building foundation by at least 25mm, and
C)When passing through concrete, sleeved or wrapped in a durable and flexible material to allow for expansion and contraction.

Drains passing beneath buildings with a concrete slab on ground shall have in addition to the above :
A)50mm clearance from top of the pipe to the underside of the slab, and
B)Junctions beneath the building joining atan angle of not more than 45°.
C)Cleaning access either side of slab.

FOUNDATION :

TC1 Area (Grey)

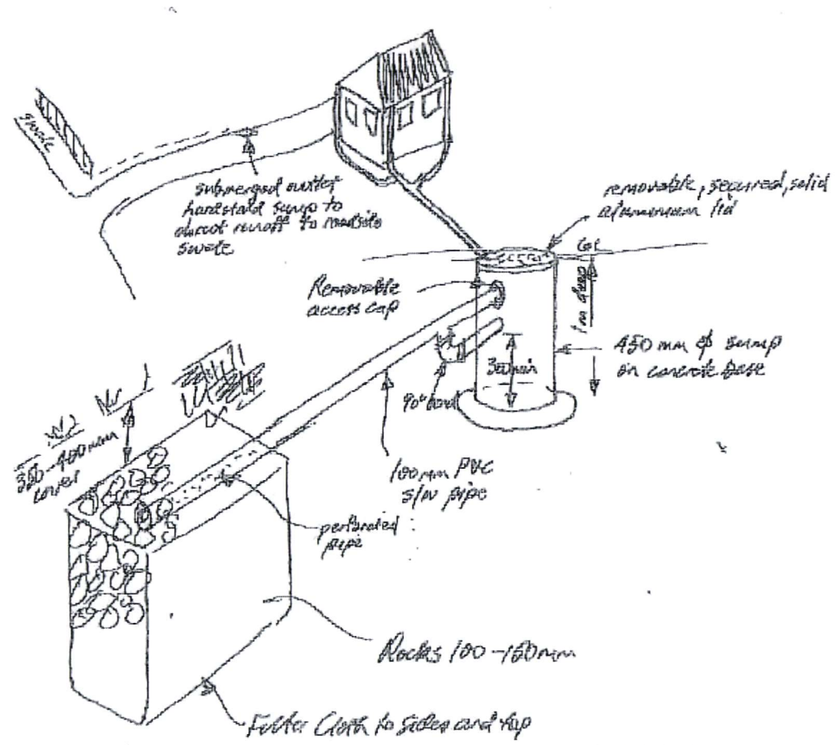
Foundation Options - Techical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation.

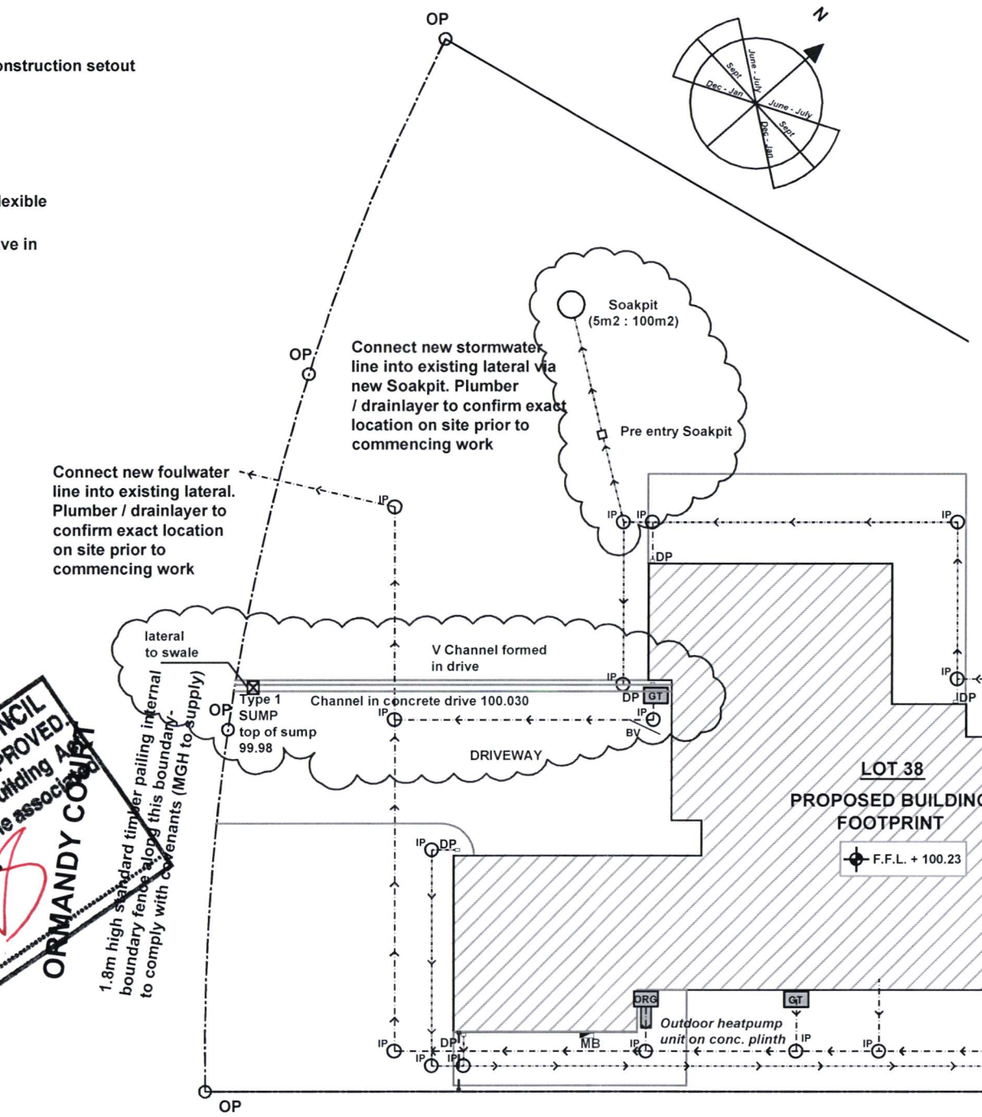
Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs.Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.

Notes
The owner is to inspect the sumps at least every 6 months and remove any sediment or litter to prevent blockages

Soak holes are to be no deeper than 2.5m and are to be positioned a mimimum of 3m from the buildings and boundarys

Soak holes are to be sized as 5m^2 per 100m^2 of catchment





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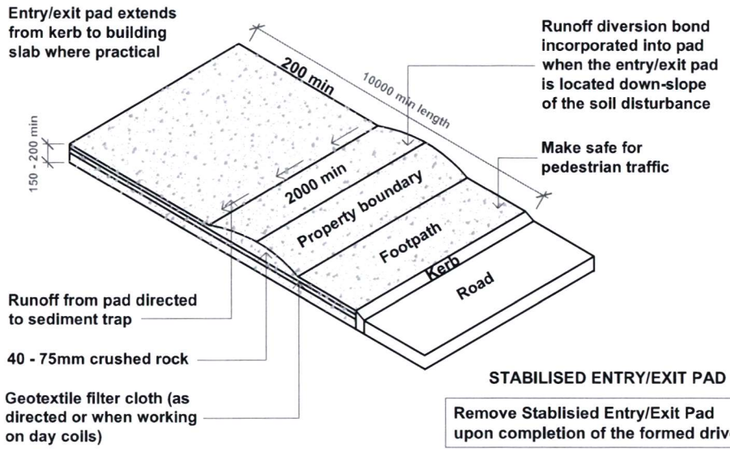
Signed:
ORMANDY COURT

F.F.L + 225	New R.L. determined from existing levels provided by client - to confirm on site
	New 100mm diam uPVC foul water line (min 1:120 fall).
	New 100mm diam uPVC storm water line (min 1:120 fall).
GT	Selected gully trap, install in accordance with NZBC G13 / AS2 clause 3.3 Gully Traps 100mm min above F.G.L.
ORG	Selected overflow relief gully
TV	Terminal vent ; 80mm min. diameter for main drain vents. Refer to NZBC G13 / AS1 clause 5.2 Vent pipes.
BV	Branch vent ; 40mm min. diameter for branch vents. Refer to NZBC G13 / AS1 clause 5.2 Vent pipes.
IP	Provide inspection points as per NZBC E1 / AS1 clause 3.7 Access for maintenance
HT	Hose taps (x3 in total)
DP	Selected colorsteel 75 x 50mm (55sqm per DP) rectangle downpipes
MB	Meter board

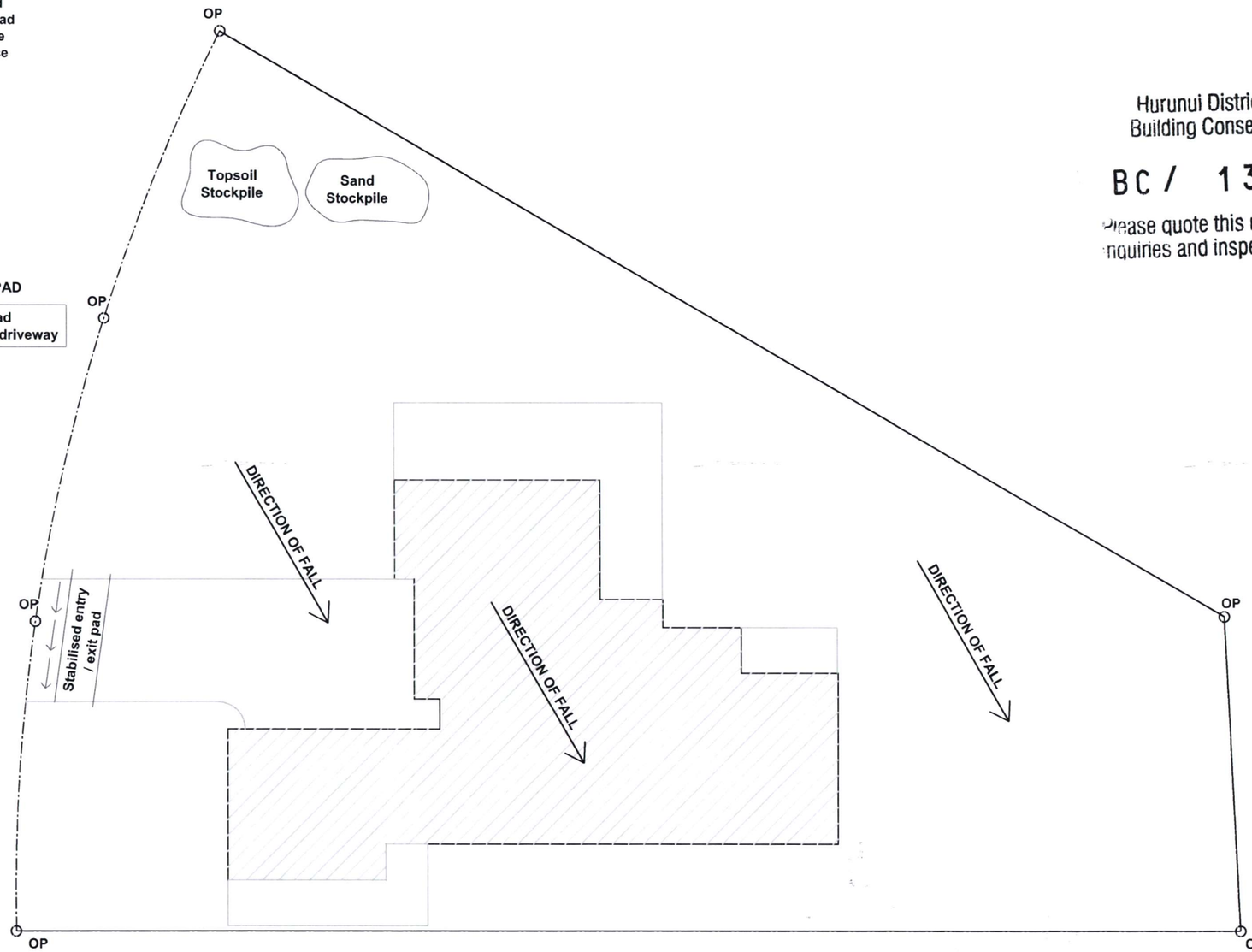
DRAINAGE PLAN
1: 200

mikegreerhomes LTD © Mike Greer Homes North Canterbury Ltd PHONE: (03) 313 0319 I FAX: (03) 313 0321 ADRESS: 346 Flaxton Road, Rangiora 7440 WEB: www.mikegreerhomes.co.nz	JOB TITLE: **SAUNDERS**	DRAWING TITLE: **DRAINAGE PLAN**	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE: 10/10/13	DESIGNER: CHELSEA VERSION: WD 2	SCALE: 1:200 JOB # 13096	SHEET: 3 OF: 24



STABILISED ENTRY/EXIT PAD

Remove Stablisied Entry/Exit Pad upon completion of the formed driveway



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NOTES :

1. All erosion and sediment control structures to be inspected each working day and maintained in good working order.

2. All ground cover vegetation outside the immediate building area to be preserved during the building phase.

3. All erosion and sediment control measures to be installed prior to commencement of major earthworks.

4. Stockpiles of clay materials to be covered with impervious sheets.

5. Roof water downpipes to be connected to the permanent underground stormwater system as soon as practical after roof is laid.

6. No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.

Grassed kerb to street - where possible make sure grass remain intact or replace as soon as possible

HURUNUI DISTRICT COUNCIL
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Signed:

SEDIMENT CONTROL PLAN
1: 200

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FOUNDATION NOTES :

Concrete shall be of ordinary grade, 25MPa at 28 days standard cured to concrete floor slab where 25MPa applies to foundation walls.

Concrete control joints to be at max of 6mm in slabs as per NZS 3604 : 2011 section 7, floors. No control joints required in garage if applicable.

Builder to confirm ground is good on excavation, as stated in NZS 3604 : 2011. If good ground is not found, builder to confirm foundations with Engineer.

Load bearing walls, refer to truss design for internal load bearing walls and any ground beams, pad or slab thickening under them.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with Se62 mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod ought up into garage wall below meterbox and wired to the ..esh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.

Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

PLUMBING NOTES :

Plumbing and drainage plans are schematic only in layout, varify all pipe runs and levels on site.

All plumbing and drainage to comply with the NZBC G12/AS1 and G13/AS1.

Materials : uPVC pipe to NZS 7641 and AS/NZS 1260 complete with fittings brand - matched to the pipe manufacturers requirements.

SANITARY PLUMBING :

Install all fixtures according to the manufacturers instructions. Connect waste outlets to traps and run waste pipes and back ..ents concealed.
..ized and fixed to NZBC G13 / AS1.

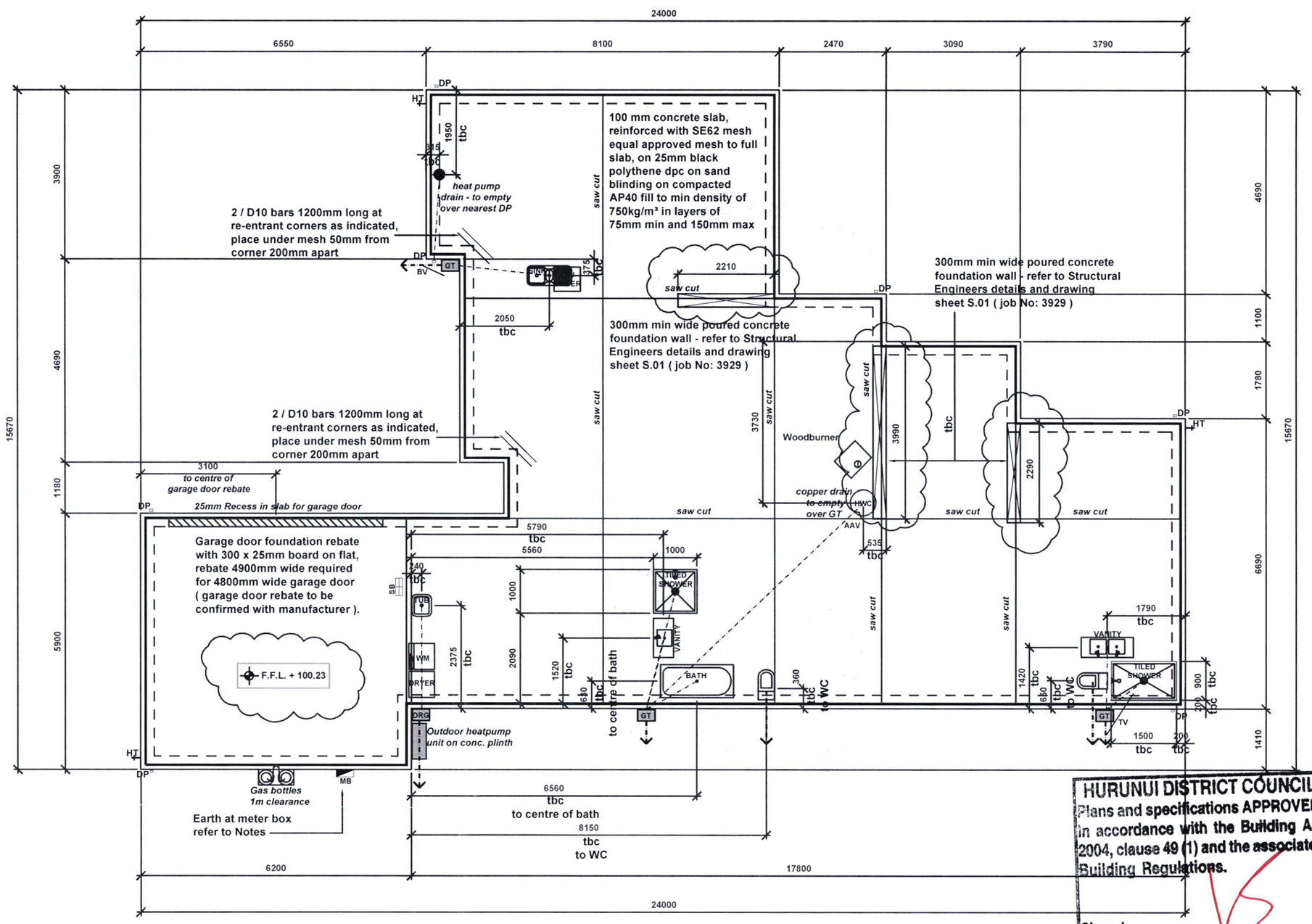
Conceal all plumbing in walls or floors, provide access panels where required.

Ensure that waste and vent runs avoid structural members and where other timbers such as top plates and cut, strengthen them accordingly with additional blocking and 40 x 40 x 1mm 600mm long MS (galv) angle fixed to top plate and blocking.

Test soil and waste disposal systems to ensure no leakage exists and leave in proper working order.

AAV - Approved air admittance valve (Type Aqualine 32 - 40mm Haigh AV3240).
All single fixtures discharging to a gully trap with a developed length greater than 3.5m to be vented with an AAV in accordance with NXBC G13 / AS1

Rebate to shower (tiled shower) : Shower floor to fall no less than 1:50 towards the floor waste. Refer to NZBC E3 / AS1 section 3.3.5.



Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)

Lintel height: 2105 above F.F.L. windows to soffit,

Roof pitch to be 28° Longrun Corrugated Colorsteel

HWC :
Hot water supply valve train to incorporate a 1m min length of copper pipe from the hwc that shall be lagged to and include the tempering valve.

LEGEND :

Plumbing legend, NZBC G13 / AS1 Foul Water

SANITARY FIXTURE	MIN PIPE DIA	MIN GRADE
Basin (WHB)	*32mm*	*1:20*
Bath	*40mm*	*1:40*
Washing Machine	*40mm*	*1:40*
Dishwasher	*40mm*	*1:40*
Kitchen Sink	*40mm*	*1:40*
Laundry Tub	*40mm*	*1:30*
Shower (SHW)	*40mm*	*1:40*
Toilet (WC)	*100mm*	*1:60*

HURUNUI DISTRICT COUNCIL
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Signed:.....

AMENDMENT
11 OCT 2013

FOUNDATION PLAN 1:100

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LEGEND :

- Paint finished 10mm min gib board lined H1.2 treated 90 x 45 timber framing.
- Local authority approved smoke alarms with hush button facility.
- carpet — Selected carpet to these areas
- Selected tiles over water proof membrane, any tiles at entryways to be ceramic finish to comply with NZBC D1/AS1 clause 2.13 (table 2 - wet slip resistance).
- Vinyl to these areas
- Selected timber laminate to these areas
- concrete — Exposed concrete to these areas - area to Laundry to be paint sealed.
- SB — Switch board
- MB — Meter board
- DP — Selected colorsteel 75 x 50mm (55sqm per DP) rectangle downpipes
- GT — Gully Trap
- HT — Hose Tap

GENERAL NOTES :

Where downlights are to be installed, CA rated downlights to be used.
All interior doors to be paint finished MDF hollow core doors with selected hardware by client.
All internal doors to be 1980mm.
Internal door leaf width: typically 810mm and 710mm to wet areas
All window and doors dimensions shown are rough openings only - site verify prior to fabrication.
Gib Aqualine to all wet areas with 2 coats of enamel paint finish to untiled walls.
All lintels to be as per truss manufacturers specifications and details.
All glazing to comply with NZS 4223.

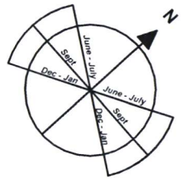
Hot water pipes to be sized according to NZBC G12 & NZS 4305 : 1996.
Mains pressure 15mm diam allow
12m max pipe length, pipe length beyond this must be lagged.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

Ceiling height: 2455 above F.F.L.(to U/S of truss) to all areas
Lintel height: 2105 above F.F.L. windows to soffit,
Note: In high Wind Zone 2455mm stud height, studs @ 600mm centres

Tiled areas to be: Bathroom / WC / Ensuite
Undertile Heating to areas : TBC with client

Finished floor level to be maintained at 225mm above finished ground level. 150 min from paving.
Garage finished floor level to be maintained at 225mm

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).



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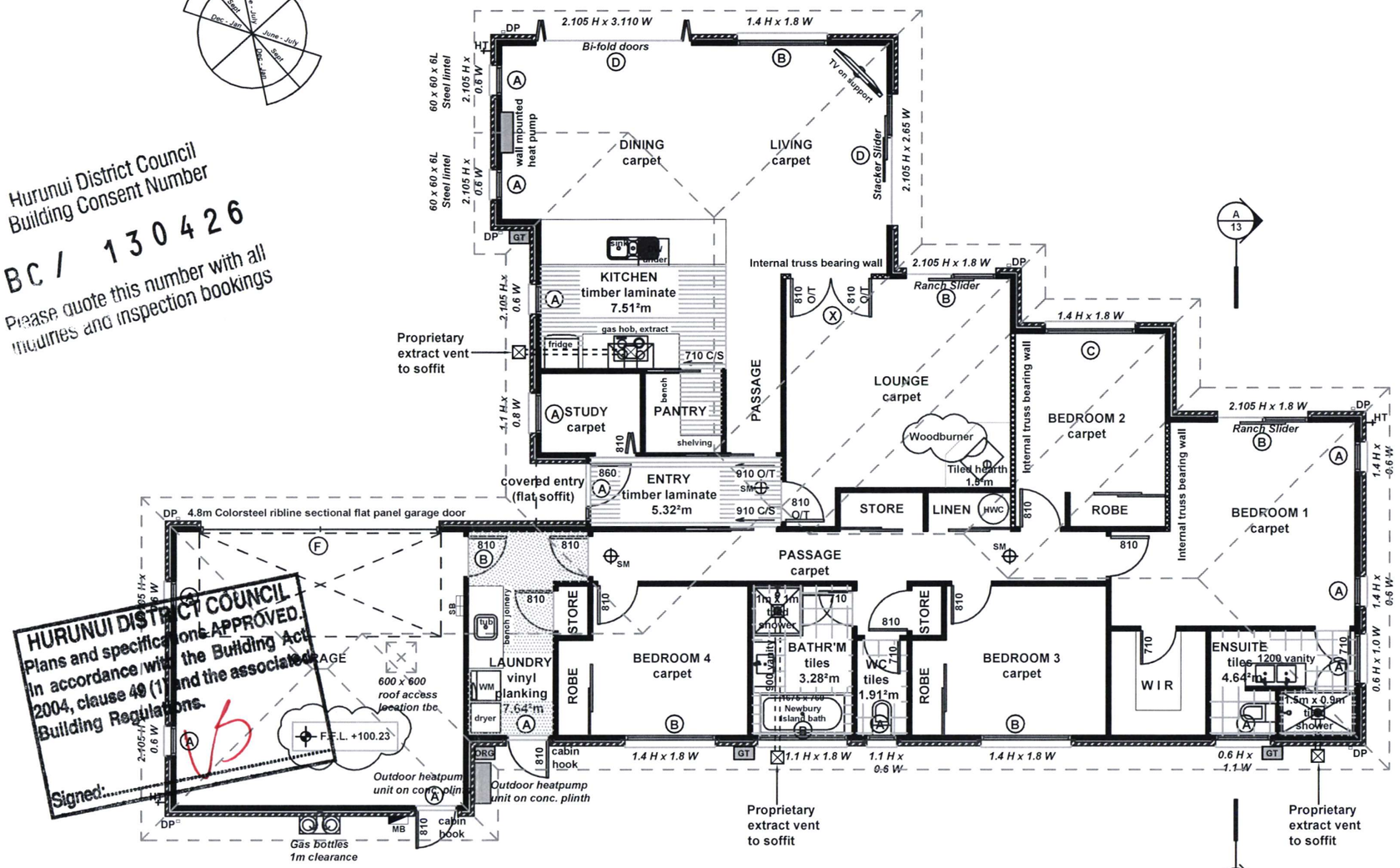

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Pellet fire position, model, flue height & clearance TBC

Maximum Building Height: 8.5m
Gas Supply: Bottled TBC

EXTERIOR CLADDING (primary) :
70 series Brick Veneer
over 50mm cavity

ROOF CLADDING :
Selected 28° pitch Longrun Colorsteel corrugated roofing, 600mm overhang / soffit
(450mm to gable ends) to framing, over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlinson flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres)
- on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

Single or top storey SG8 studs to load bearing walls.

Loaded Dimension of Wall	Stud height for max height of : 2.4m @ 600 c/c	2.7m @ 400 c/c	3.0m @ 300 c/c
2.0	90 x 45	90 x 45	90 x 45
4.0	90 x 45	90 x 45	90 x 45
6.0	90 x 45	90 x 45	90 x 45

Light roof / High wind zone
Nogs @ 800mm centres

LINTEL	SIZE	
A	2/90 x 45	SG8
B	2/140 x 45	SG8
C	2/190 x 45	SG8
D	2/240 x 45	SG8
E	2/290 x 45	SG8
F	PL12 250 Prolam	

AMENDMENT
11 OCT 2013

FLOOR PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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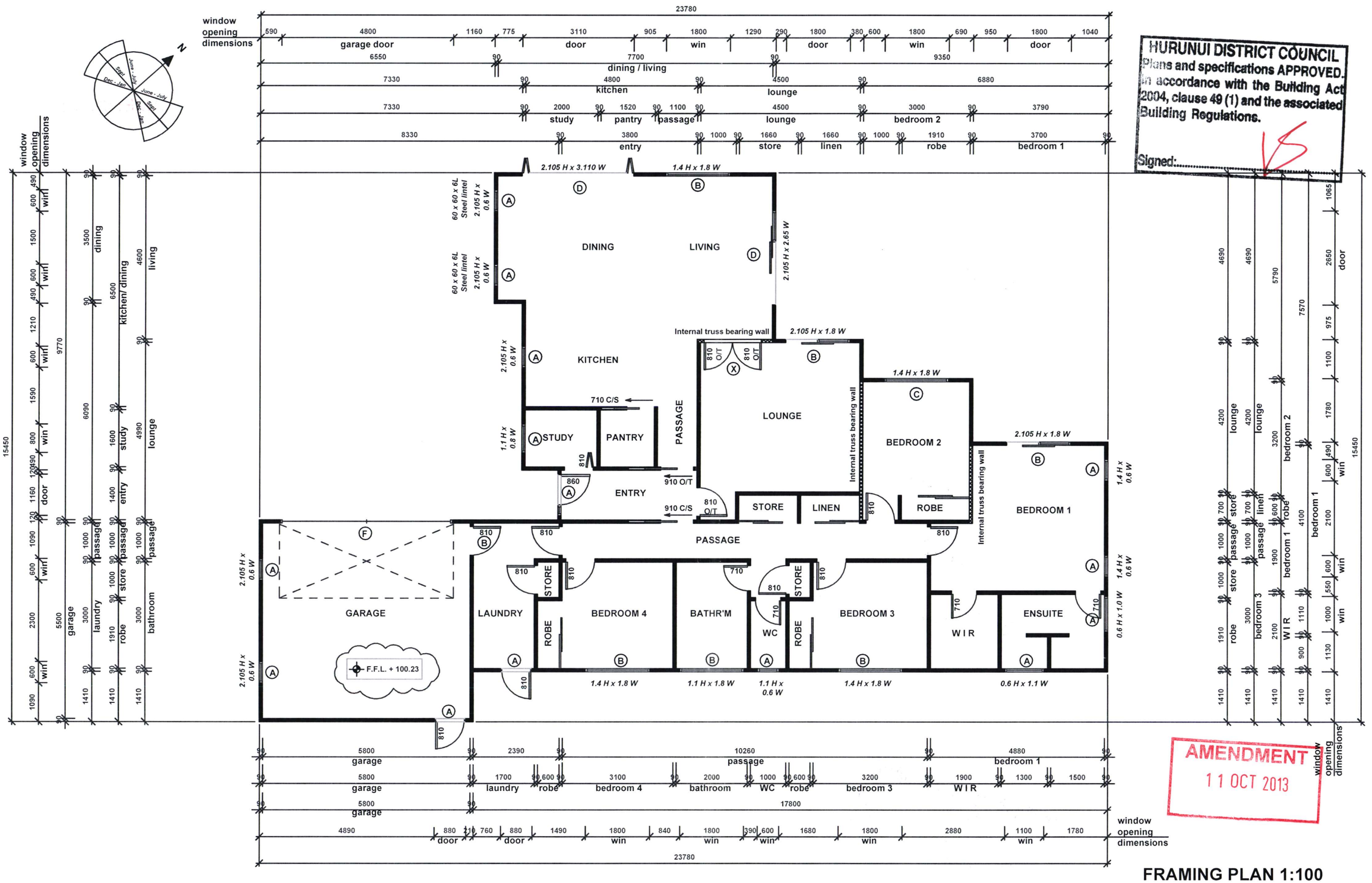

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AMENDMENT
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FRAMING PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	FRAMING PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	7
				AMENDMENT DATE: 10/10/13	VERSION: WD 2	JOB # 13096	OF: 24

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GENERAL NOTES :

ROOF CLADDING :

Selected 28° pitch Longrun Corrugated Colorsteel roofing with 600mm / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity).

Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.

All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design.
The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

Pitching height to be set at 2455mm above finished floor level

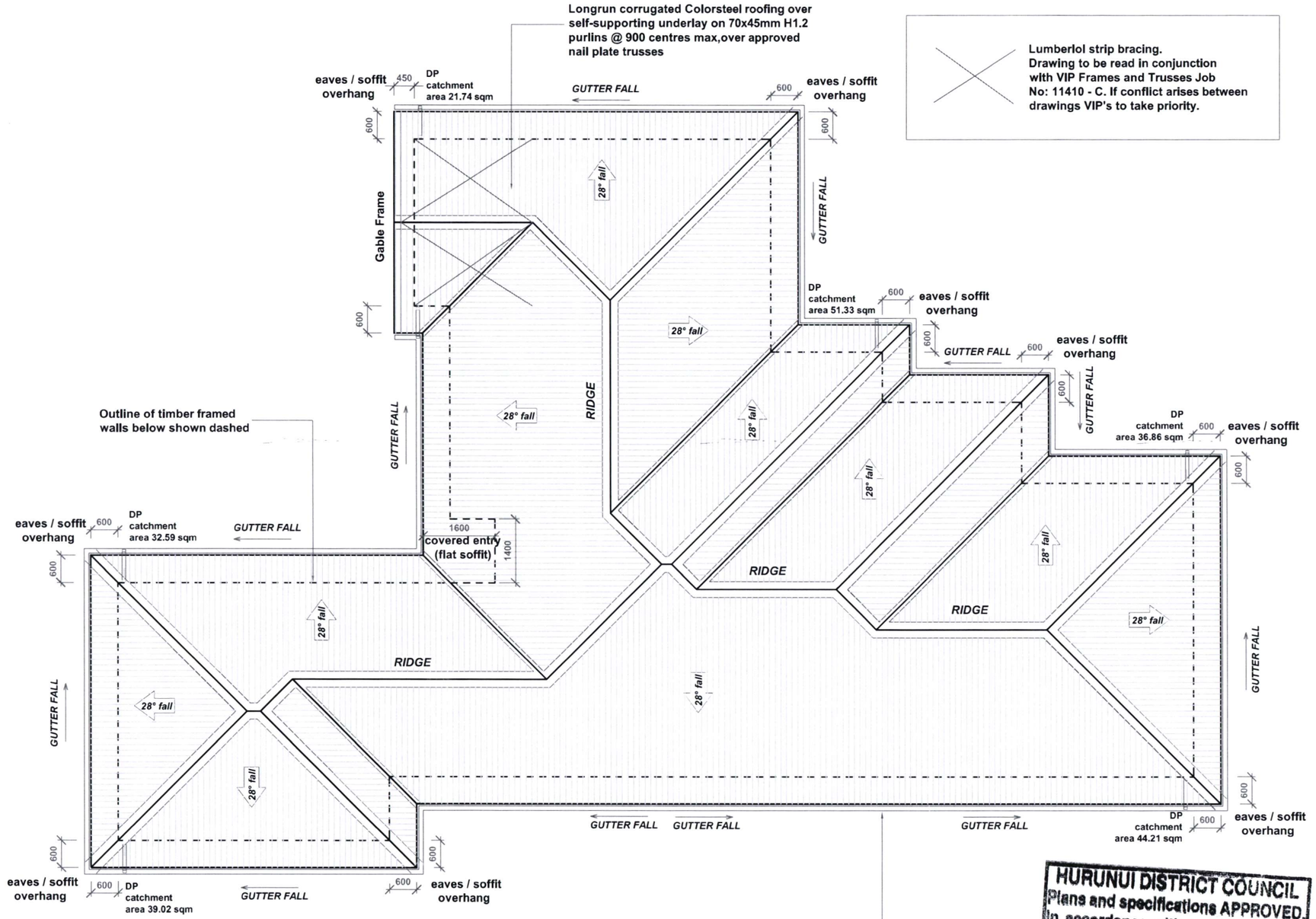
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)

Lintel height: 2105 above F.F.L. windows to soffit,

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

LINTEL	SIZE	
A	2/90 x 45	SG8
B	2/140 x 45	SG8
C	2/190 x 45	SG8
D	2/240 x 45	SG8
E	2/290 x 45	SG8
F		



HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:.....

ROOF PLAN 1:100

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	**ROOF PLAN**	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	**8**
				AMENDMENT DATE:	VERSION:	JOB #	
					WD 1	13096	OF: 24

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GENERAL NOTES :

Refer to Gib EzyBrace systems technical manual (June 2011) for full bracing information and bracing connections.

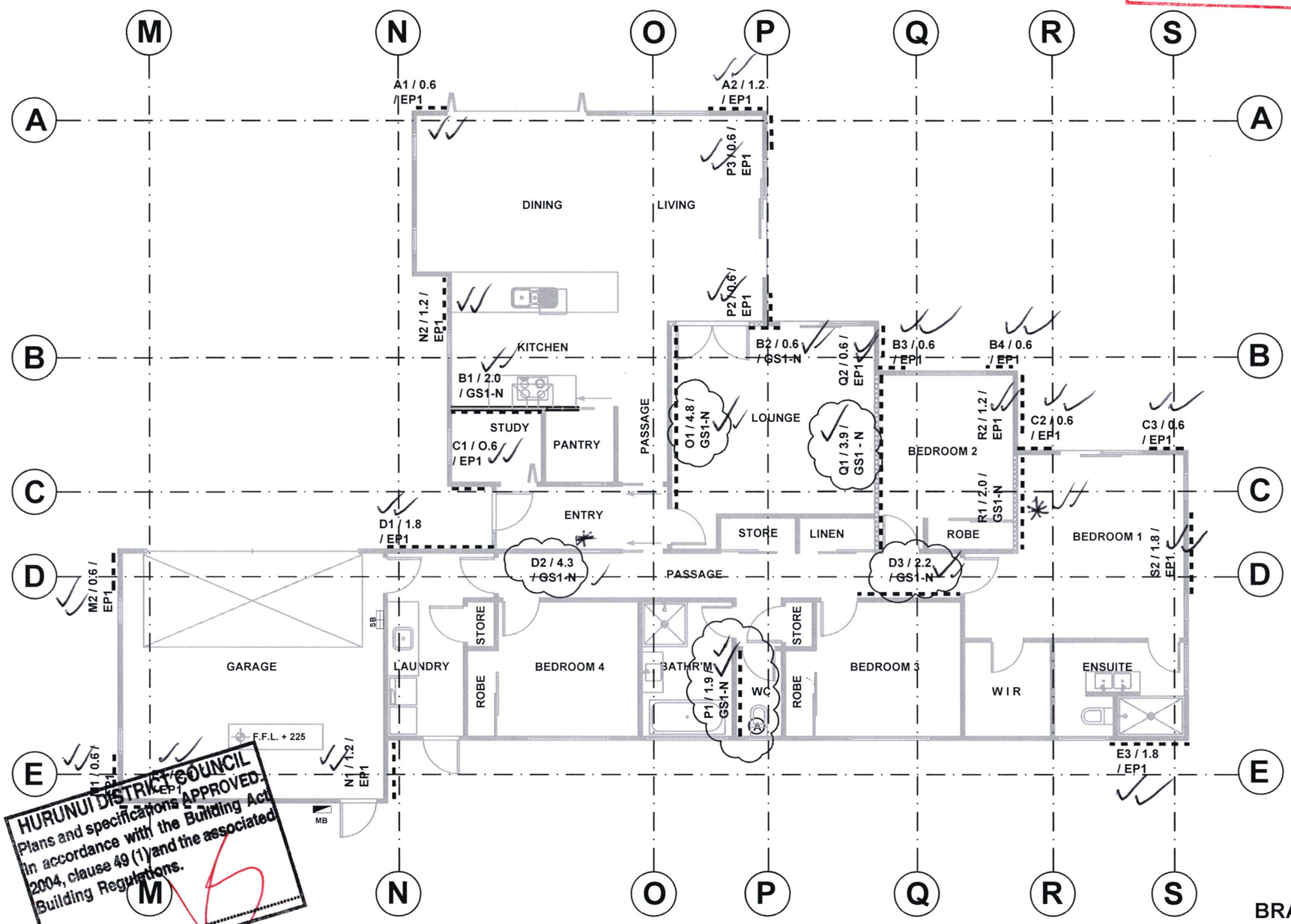
All lintel / beam sizes that do not require structural engineering (as referenced on drawings), are within scope of NZS 3604: 2011 to be sized as per clause 8.6 table 8.9, 8.10 and 8.11 (SG 8 min). Contractor to confirm sizes shown on drawings with framing pre - cutter (refer to truss design attahed).

The truss design shall include roof bracing systems in accordance with NZS 3604:2011 clause 10.3 ' Systems to resist horizontal loads '.

Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. (to U/S of lintel).
Roof pitch to be 28°

AMENDMENT
11 OCT 2013



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In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
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BRACING PLAN 1:100

mikegreerhomes LTD © Mike Greer Homes North Canterbury Ltd PHONE: (03) 313 0319 I FAX: (03) 313 0321 ADRESS: 346 Flaxton Road, Rangiora 7440 WEB: www.mikegreerhomes.co.nz	JOB TITLE: **SAUNDERS**	DRAWING TITLE: **BRACING PLAN**	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE: 10/10/13	DESIGNER: CHELSEA VERSION: WD 2	SCALE: 1:100 JOB # 13096	SHEET: **9** OF: 24

NOTE :

Smoke alarms to be installed to AS1670.6 requirements.

Hot water pipe to Kitchen : All pipping to be polybutylene and insulated to NZBC G12 / AS1.

All kitchen power points including hob, oven, waste disposal, rangehood, refrigator and microwave are to have one double power point each. Refer to kitchen design for layouts and positions of kitchen area sockets etc. All power points are indicative only and must be positioned and confirmed on site by Architect and or owners.

All electrical services to the laundry area to comply with NZBC clause G2 Laundering

Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and peice of wire to rod and earth it to the meterbox.

Total of 20 Lux of illuminance for the total wattage required per sqm of floor area as shown in NZBC G8 / AS1 table 1.

Where downlights are to be installed, CA rated downlights will be supplied. Only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental residential buildings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5) Recessed downlights that are not labelled as above are not permitted to be installedinto residential buildings.

Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor.

Mechanical ventilation in housing removing moisture shall be vented to outside air (including wet areas and cooker hoods). Refer to NZBC G4 / AS1 clause 1.3. Mechanical ventilation to be 150mm diam 230 CU M/H inline fan ducted to soffit.

SPECIFICATION :

R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.6 Pink Batts Ultra to internal garage walls.
R2.6 Pink Batts Ultra wall insulation to all exterior walls.

Glazing : R0.26 Standard double glazing

STANDARD GLAZING UNITS USED :

Double Glazed Units
All double glazed units to comply with G2 NZS 4218:2004 and meet 0.26 (sqm°C/W)

Standard Units
4mm glass / 12mm air gap / 4mm glass

Slider Unit
5mm glass / 8mm air gap / 5mm glass

Safety Panel
4mm toughened / 8mm air gap / 6.38mm laminate

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. (to U/S of lintel).

Roof pitch to be 28°

SEISMIC RESTRAINT TO HWC :

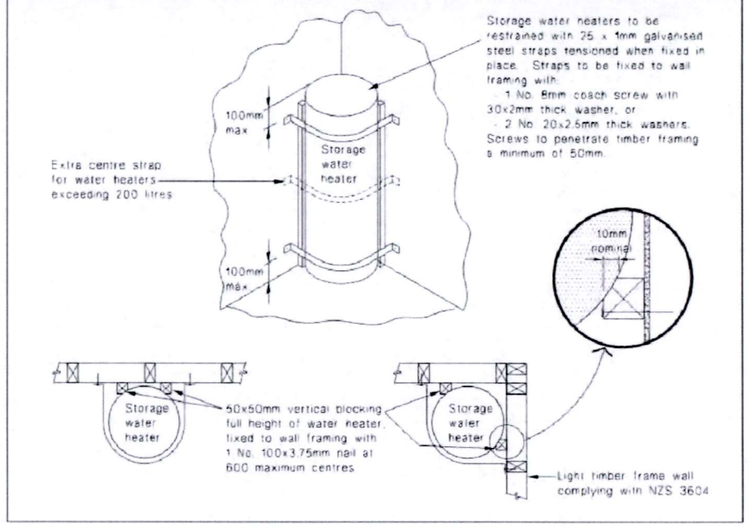
Refer to detail for typical seismic restraint of storage water heaters up to 360 litres

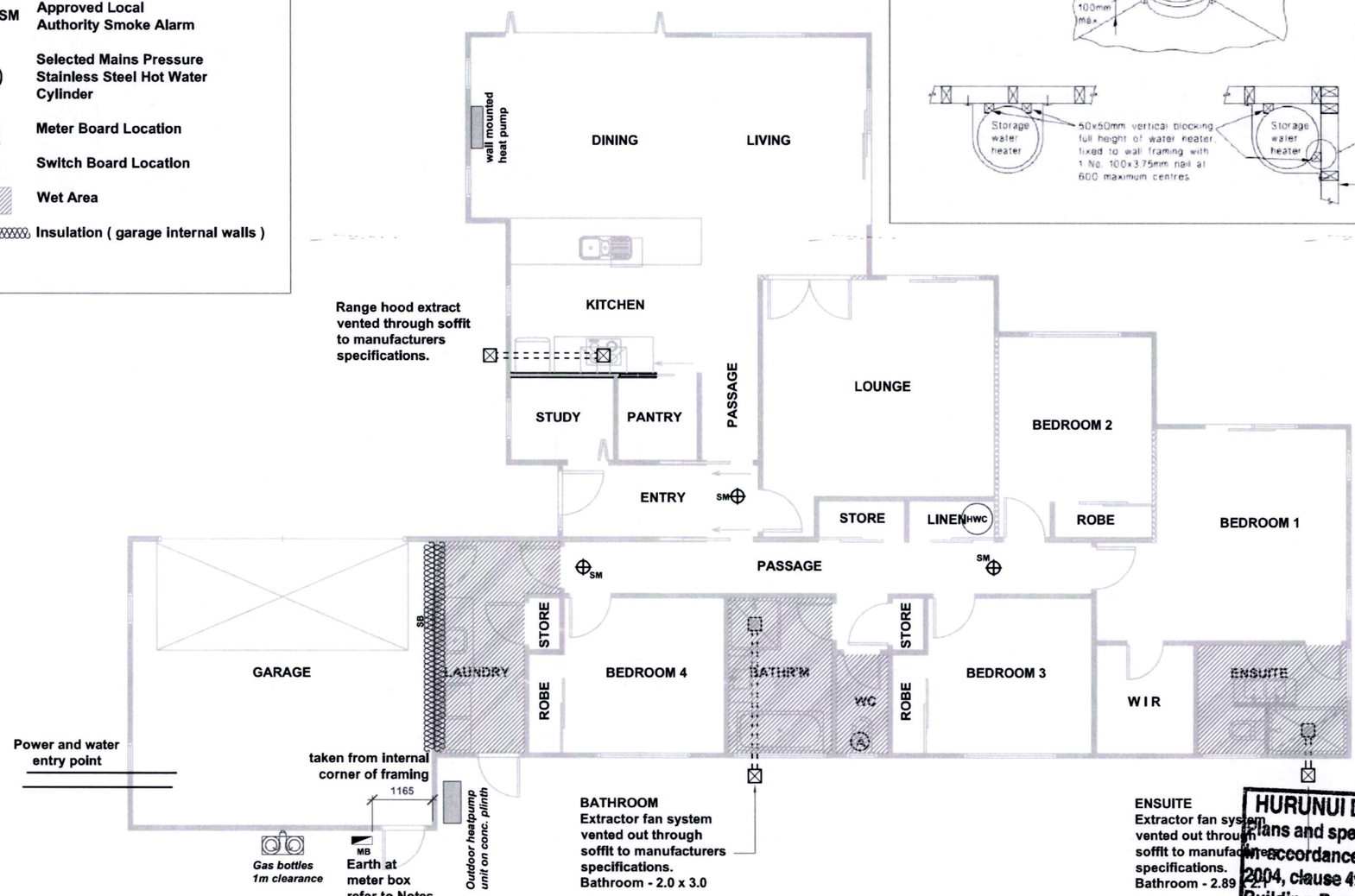
HWC :
Hot water supply valve train to incorporate a 1m min length of copper pipe from the hwc that shall be lagged to and include the tempering valve.

ELECTRICAL LEGEND :

- SM — Approved Local Authority Smoke Alarm
- hwc — Selected Mains Pressure Stainless Steel Hot Water Cylinder
- MB — Meter Board Location
- SB — Switch Board Location
- Wet Area
- Insulation (garage internal walls)

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4





HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:

ELECTRICAL PLAN 1:100

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SAUNDERS	ELECTRICAL PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	10
				AMENDMENT DATE:	VERSION:	JOB #	
					WD 1	13096	OF: 24

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GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :
Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :
Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer over 50mm cavity

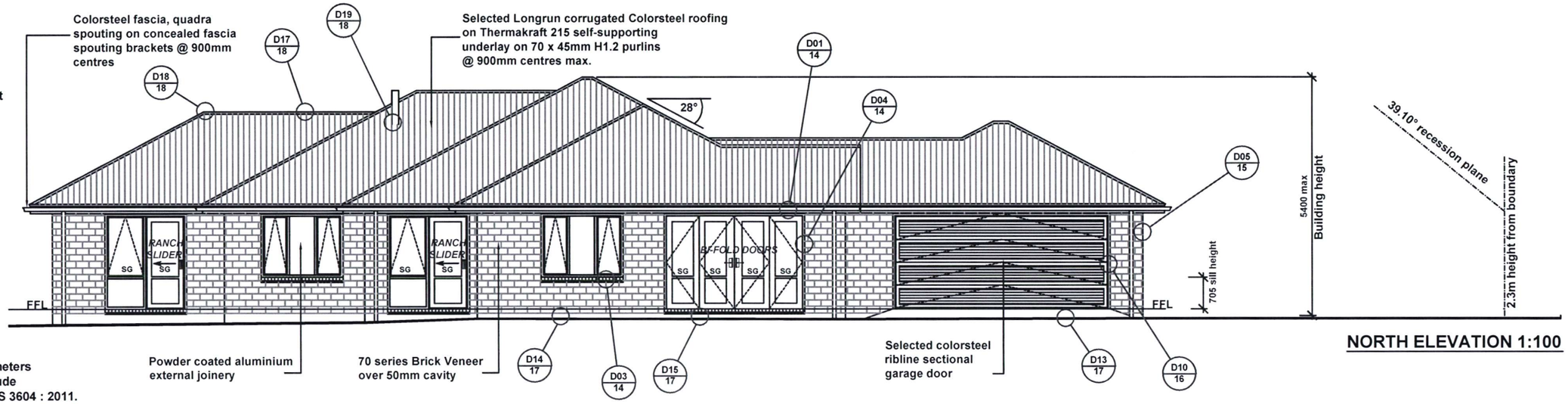
WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :
Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

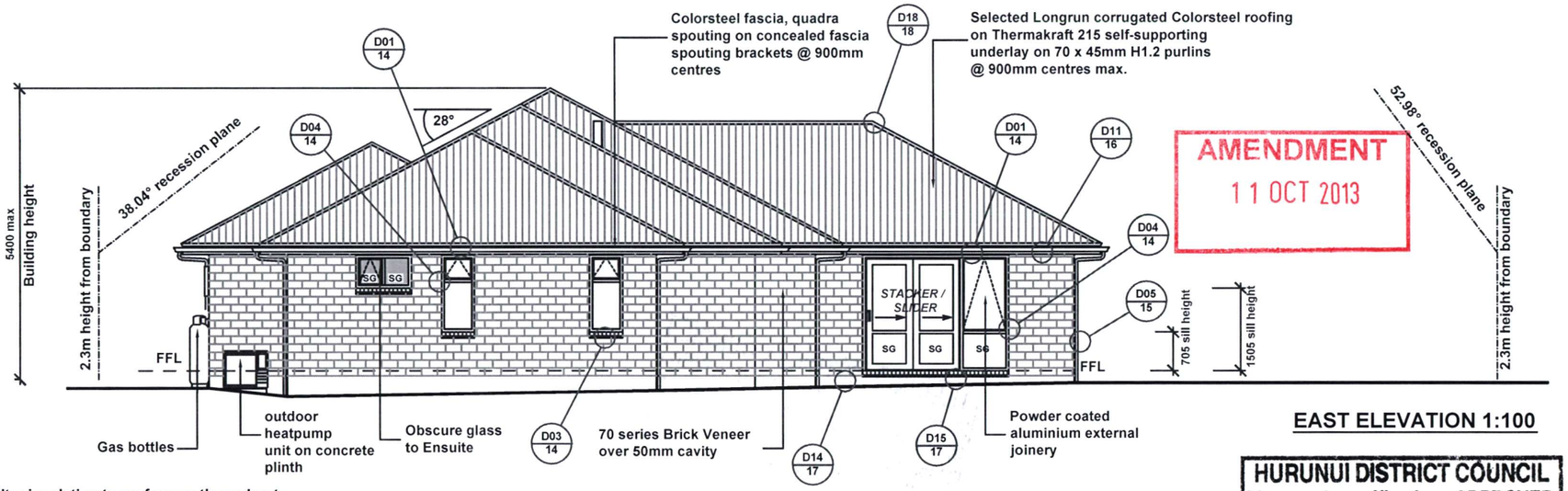
GLAZING :
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :
Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

AMENDMENT
11 OCT 2013

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :
300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :
100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING	Wall Area	Glazing Area	Glazing to wall % allowable	glazing to wall %
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING	Wall Area	Glazing Area	Glazing to wall % allowable	glazing to wall %
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1		1	2	
No. of storeys	0	0	1		2			4	
Roof / wall intersection design	0	0	1		3			5	
Eaves width	0		1		2			5	
Envelope complexity	0	0	1		3			6	
Deck design	0	0	2		4			6	

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3 : **3**

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49(1) and the associated Building Regulations.
Signed:

NORTH & EAST ELEVATIONS 1:100

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	**NORTH & EAST ELEVATIONS**	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	**11**
			© 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	AMENDMENT DATE: 10/10/13	VERSION: WD 2	JOB # 13096	OF: 24

GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

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SOFFITS :

Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2405 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer
over 50mm cavity

WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :

Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

GLAZING :

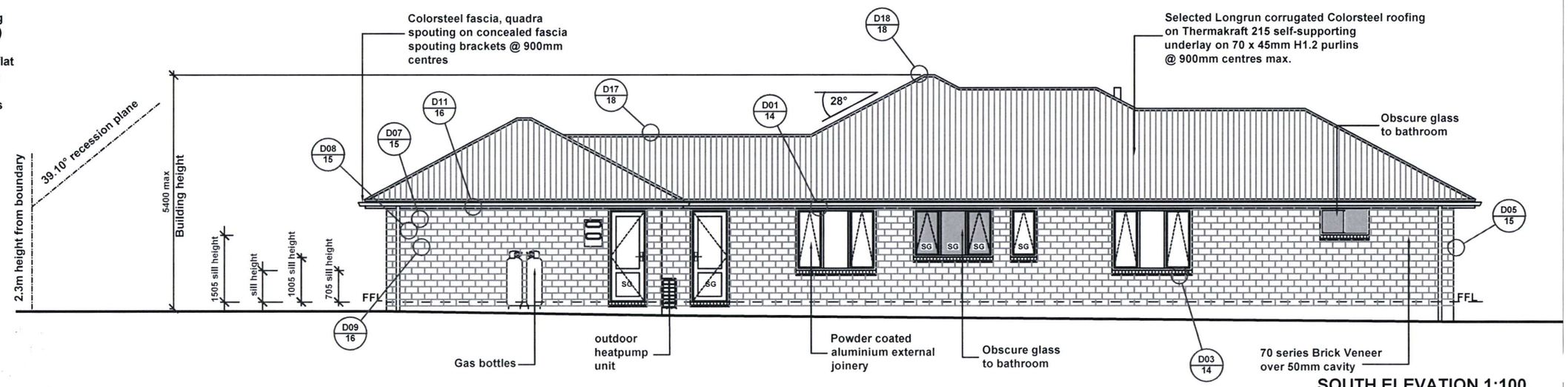
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :

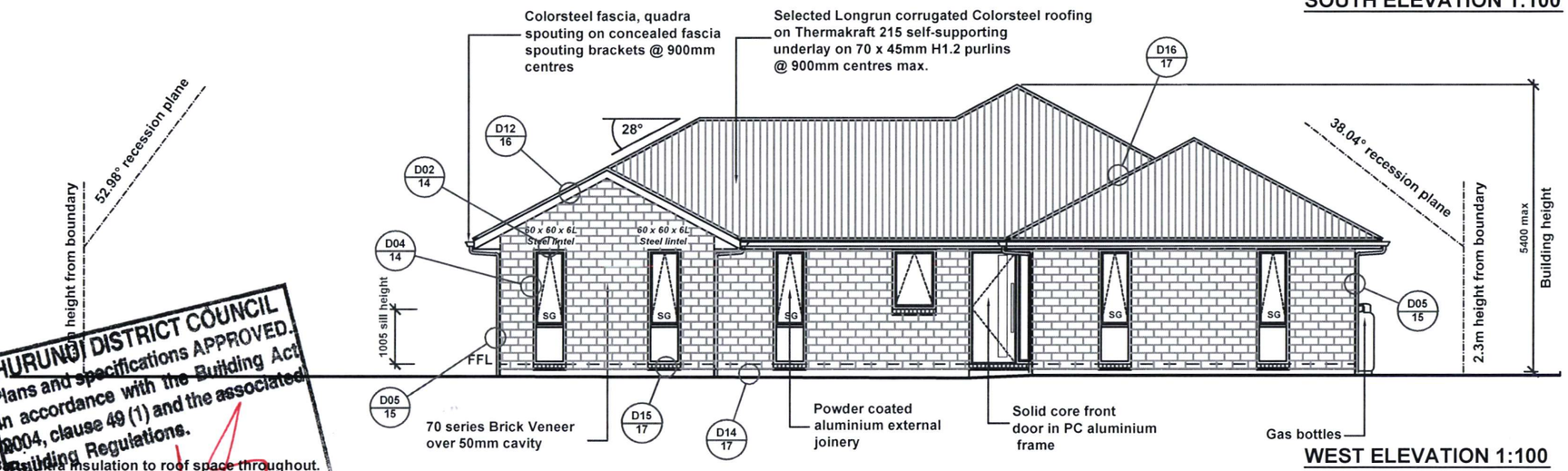
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :

Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
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	Wall Area	*Glazing Area*		
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TOTAL	163.8	46.9	30.0 %	28.6 %

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RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3 : **3**

AMENDMENT
11 OCT 2013

SOUTH & WEST ELEVATIONS 1:100

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SAUNDERS

SOUTH & WEST ELEVATIONS

Lot: 38 DP: Unknown
Address:
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AMBERLEY

- Subject to council approval
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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
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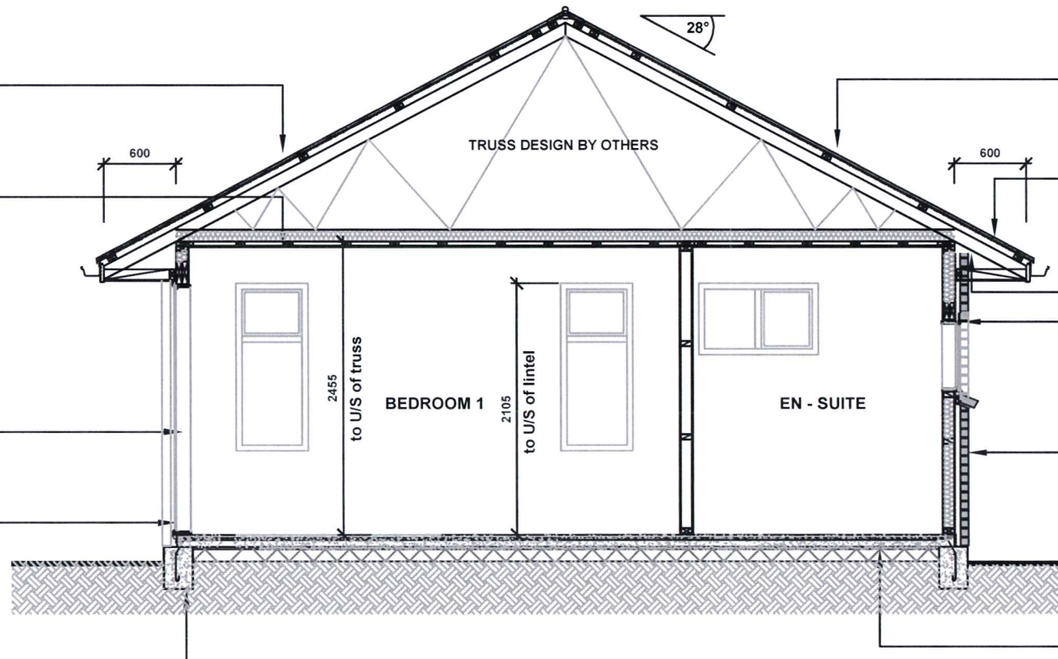
10/10/13	WD 2	13096	



Approved gangnail trusses @ 900mm centres to manufacturers design and details

10mm Gib ceiling lining on 70 x 35 timber ceiling battens @ 400mm centres with R3.6 pink batts ultra ceiling lining

Paint finished 10mm min gib lined H1.2 treated 90 x 45 timber framing min studs @ 600mm centres (high wind zone), nogs @ 800mm centres

R2.6 pink batts ultra wall insulation to all exterior walls

300mm min wide poured concrete foundation wall reinforced with 1 / D12 bar bottom & 1 / D12 top (min cover 30mm top. 75mm bottom), with D12 links @ 600mm centres max, lap 600mm min with slab mesh.
300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

Selected corrugated colorsteel roofing on Thermakraft 215 self-supporting underlay on 70 x 45mm H1.2 purlins @ 900mm centres max.

Colorsteel fascia, quadra spouting on concealed fascia spouting brackets @ 900mm centres

4.5mm Hardiflex soffit linings

Brick Lintel

Selected brick veneer 70 series with grey mortar over 50mm cavity. Brick ties to be hot dip galvanised @ 600mm centres horizontal and 320mm centres vertical max

100mm concrete slab reinforced with SE62 mesh to full slab on 0.25mm blackpolythene DPC on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min 150mm max. Sawcuts as indicated on foundation setout plan.

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:

GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated.
Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun Corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity).
Thermakraft cover up for air barriers and gables.
All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.
All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :

Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer over 50mm cavity

WINDOW JOINERY :

Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :

Entry door, selected paint finished solid core door in aluminium frame.
All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional flat panel door and opener with x2 remotes.

GLAZING :

Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :

Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :

Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.

Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

INSULATION :

R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

AMENDMENT
11 OCT 2013

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SECTION A - A 1:50

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	SECTION A - A	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:50	13
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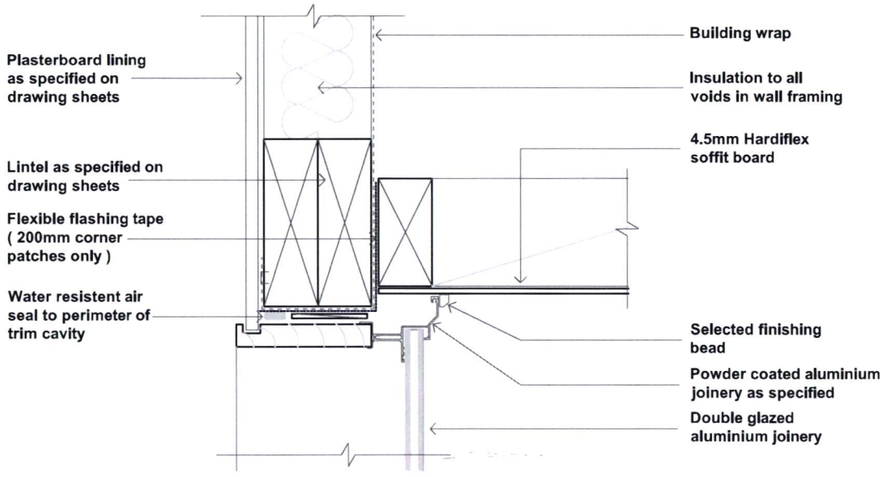
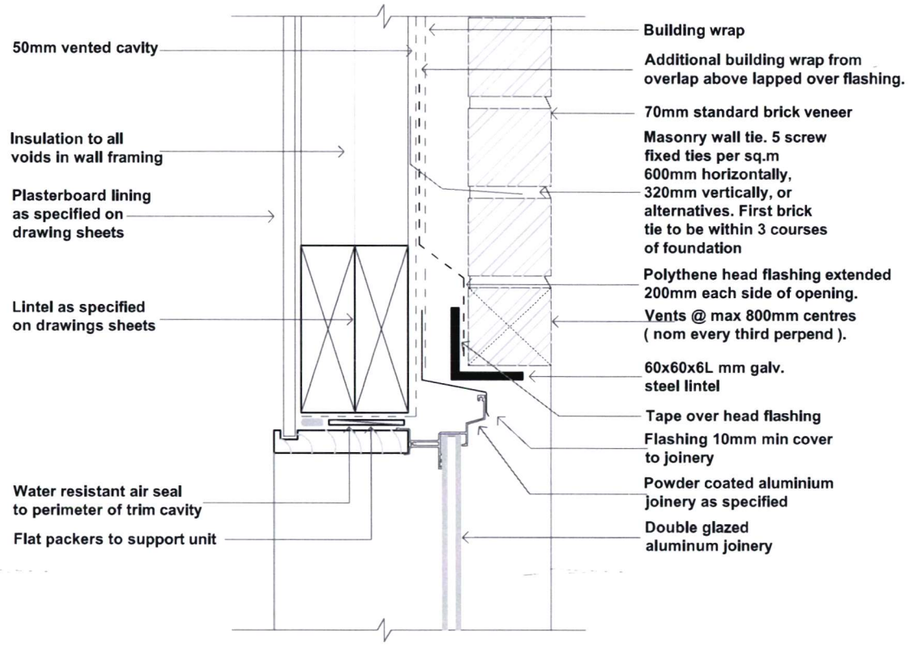
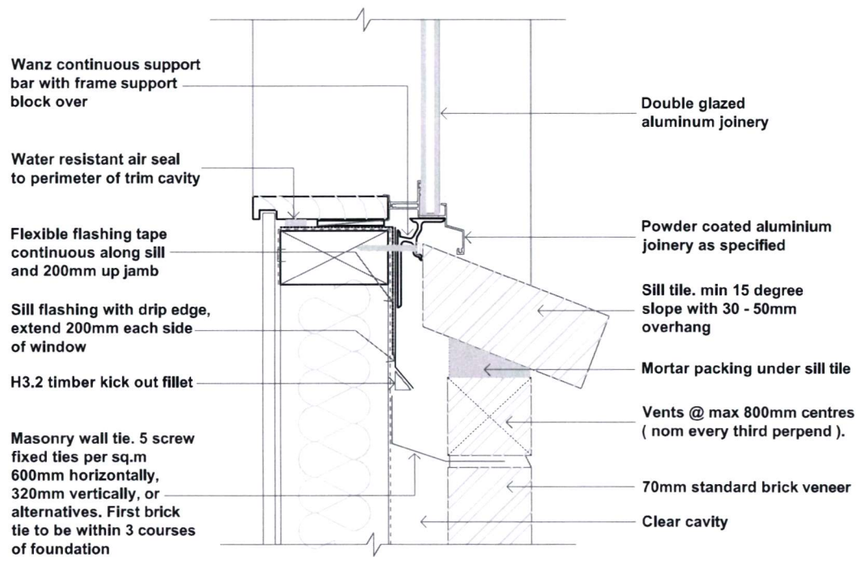


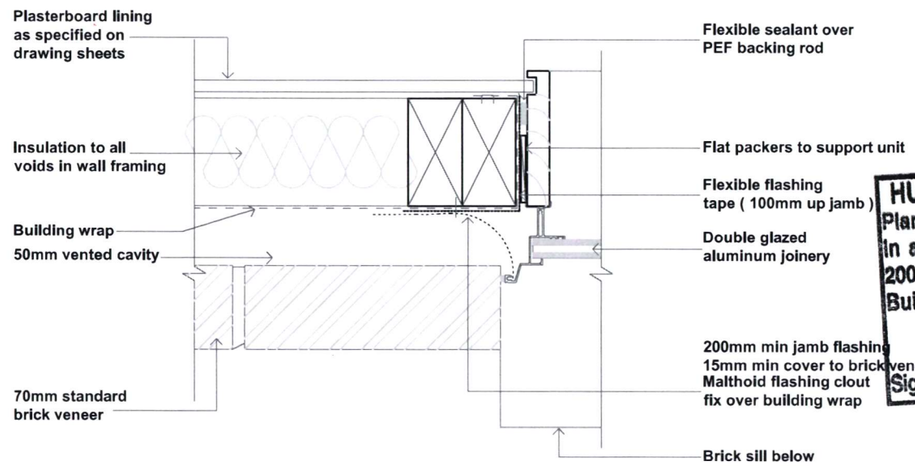
DETAIL D01 1:5 WINDOW HEAD DETAIL



DETAIL D02 1:5 WINDOW HEAD DETAIL - BRICK VENEER



DETAIL D03 1:5 WINDOW SILL DETAIL - BRICK VENEER



HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:.....

DETAIL D04 1:5 WINDOW JAMB DETAIL - BRICK VENEER

DETAILS D01 - D04

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SAUNDERS	DETAIL D01 - 04	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1: As Noted	14
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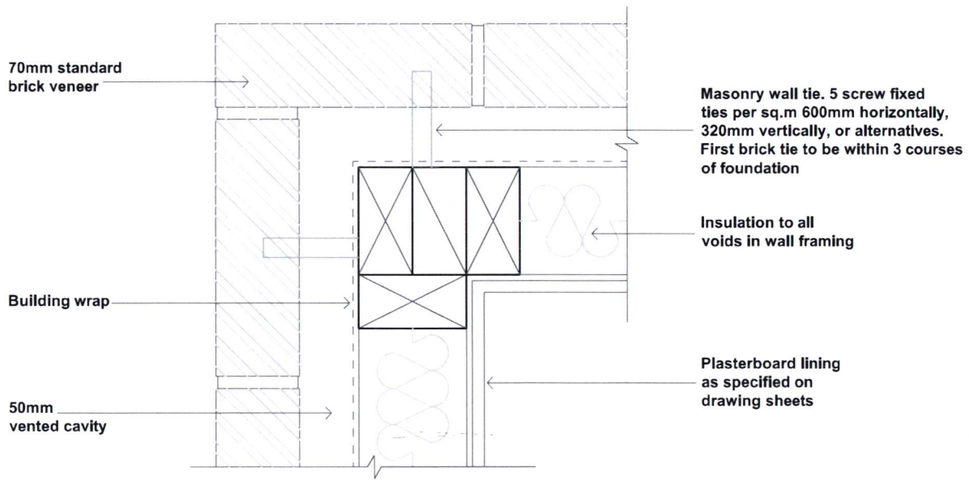
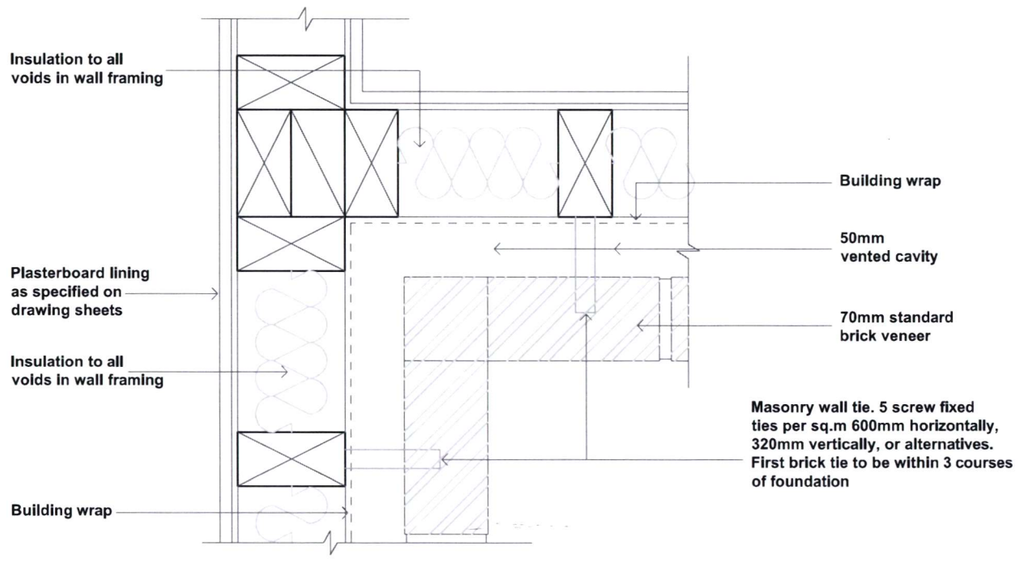
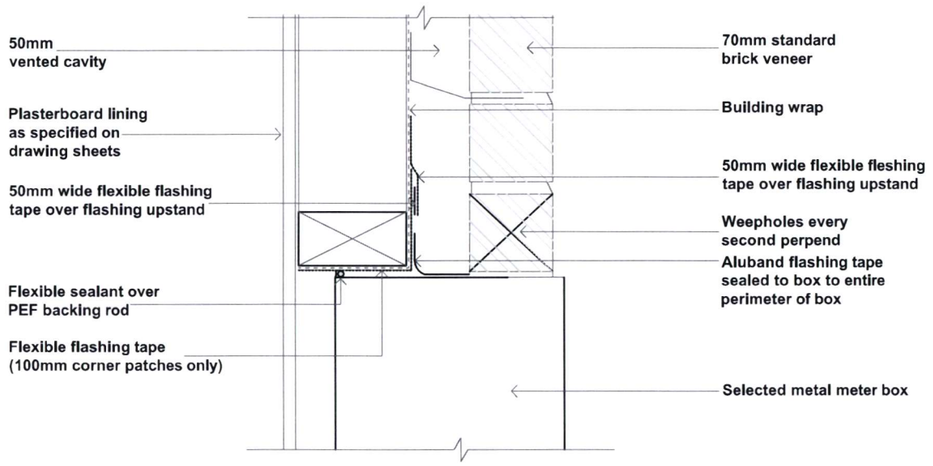


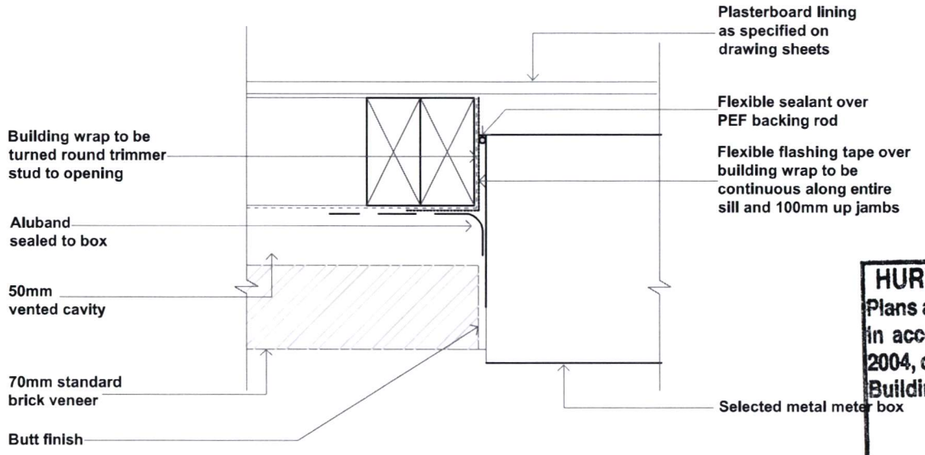
DETAIL D05 1:5 EXTERNAL CORNER DETAIL - BRICK VENEER



DETAIL D06 1:5 INTERNAL CORNER DETAIL - BRICK VENEER



DETAIL D07 1:5 METER BOX HEAD DETAIL - BRICK VENEER



HURUNUI DISTRICT COUNCIL
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DETAIL D08 1:5 METER BOX JAMB DETAIL - BRICK VENEER

DETAILS D05 - D08

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JOB TITLE: SAUNDERS

DRAWING TITLE: DETAIL D05 - 08

LEGAL DESCRIPTION: Lot: 38 DP: Unknown
Address:
ORMANDY COURT
CONWAY COUNTRY
AMBERLEY

NOTES:
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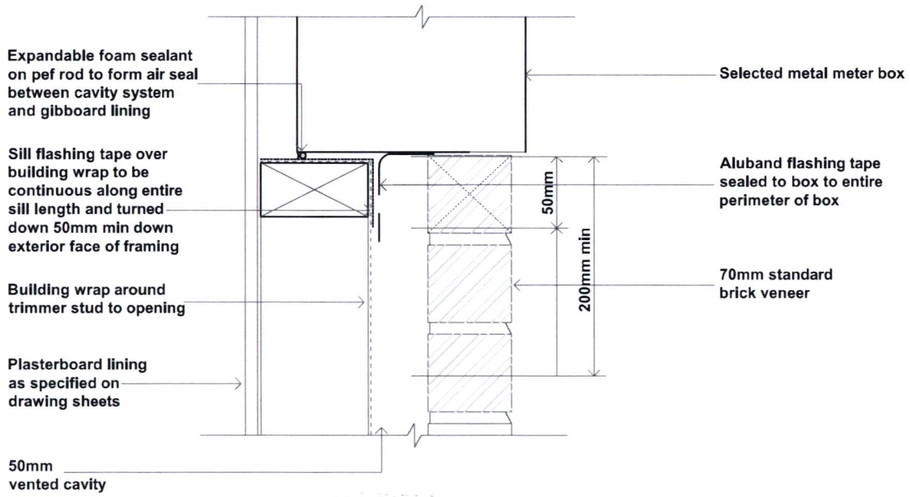
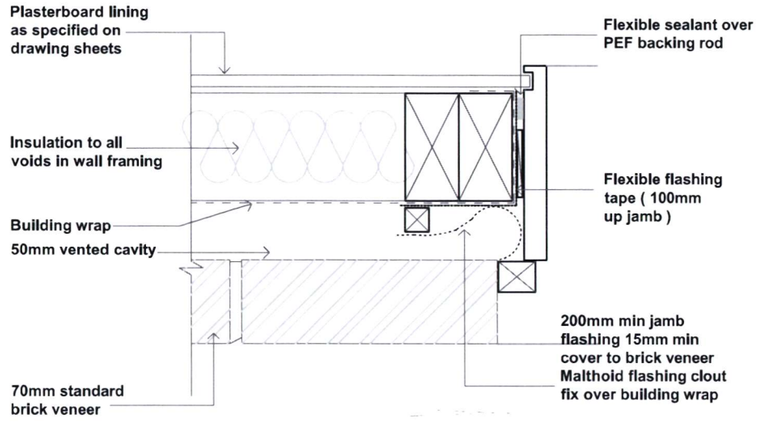
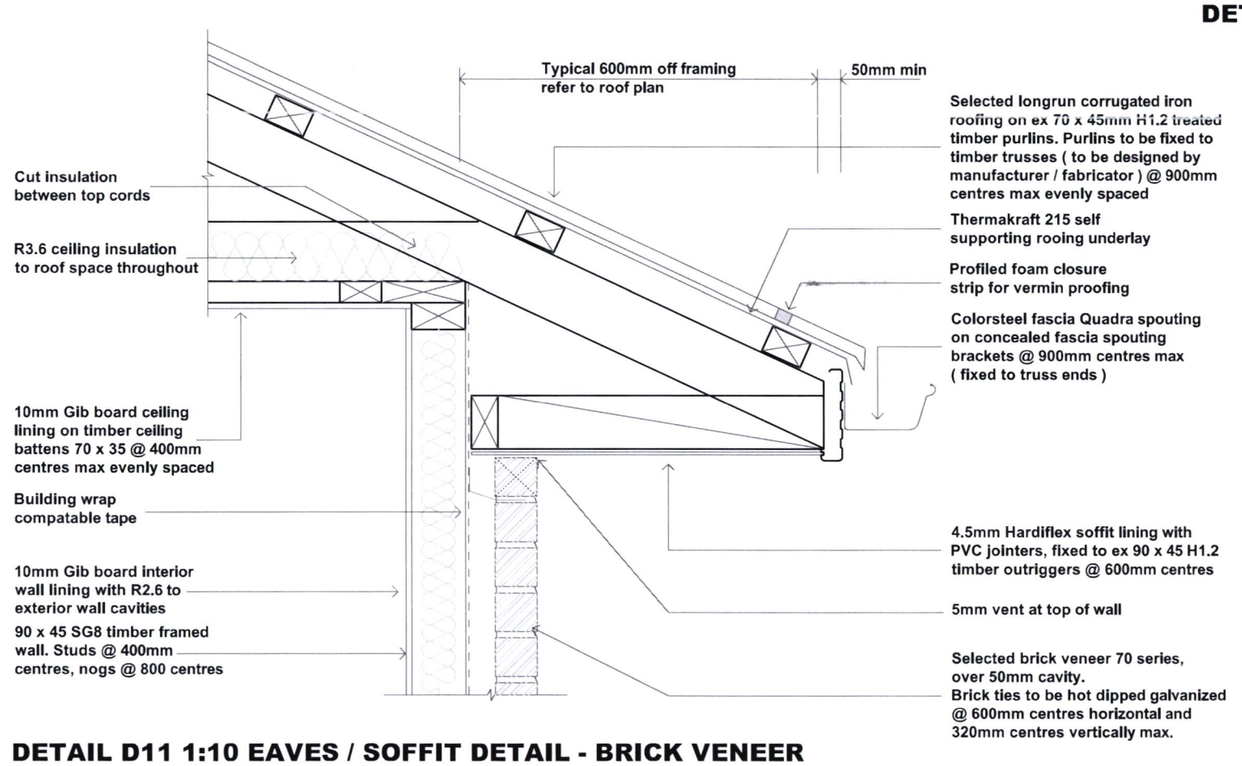
	WD 1	13096	OF: 24



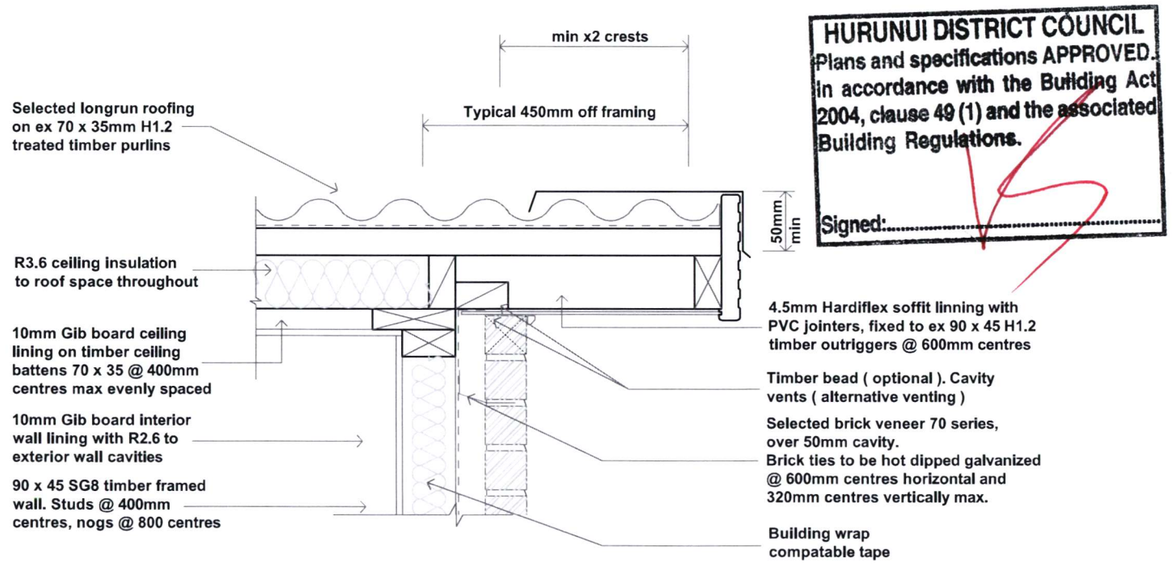
DETAIL D09 1:5 METER BOX SILL DETAIL - BRICK VENEER



DETAIL D10 1:5 GARAGE JAMB DETAIL - BRICK VENEER



DETAIL D11 1:10 EAVES / SOFFIT DETAIL - BRICK VENEER



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Signed:.....

DETAIL D12 1:10 BARGE DETAIL - BRICK VENEER

DETAILS D09 - D12

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SAUNDERS	DETAIL D09 - 12	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1: As Noted	16
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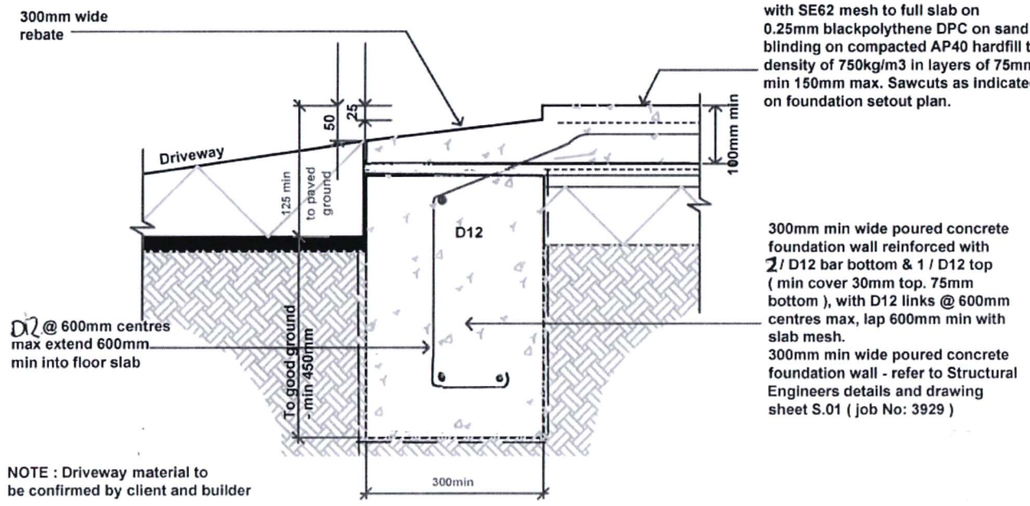
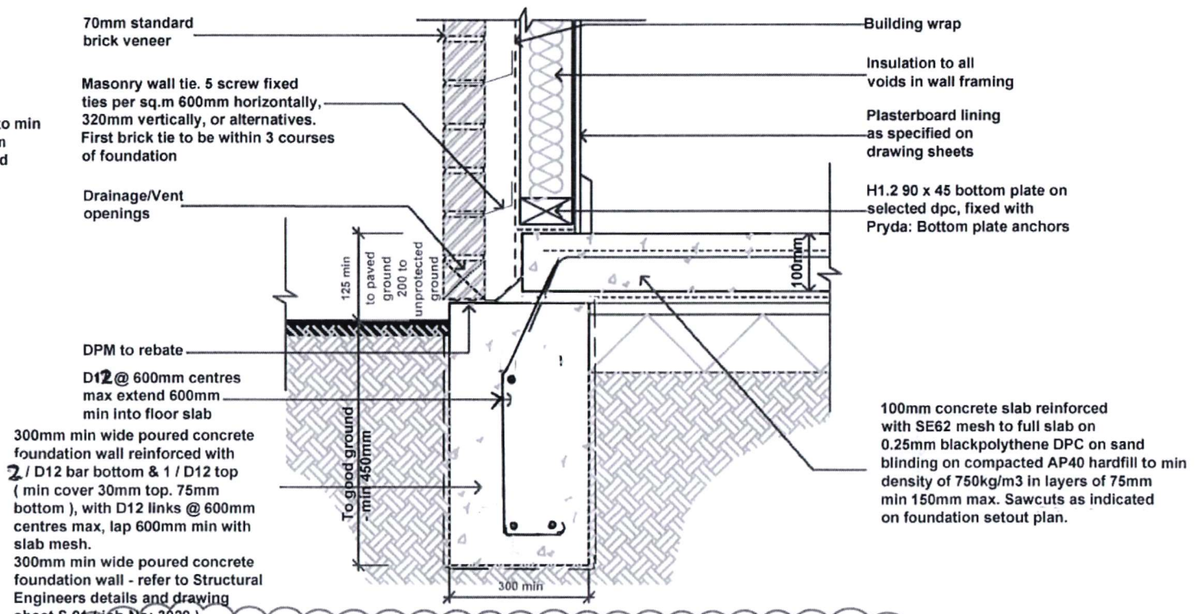
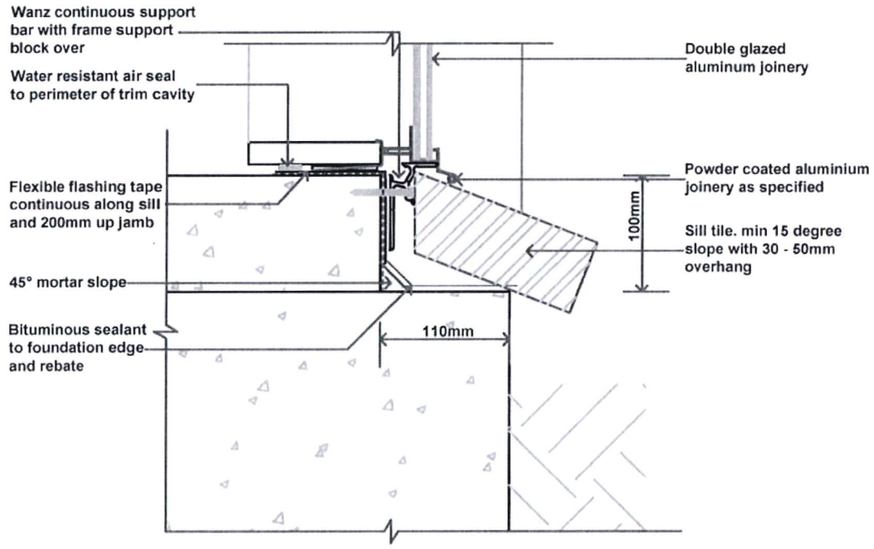


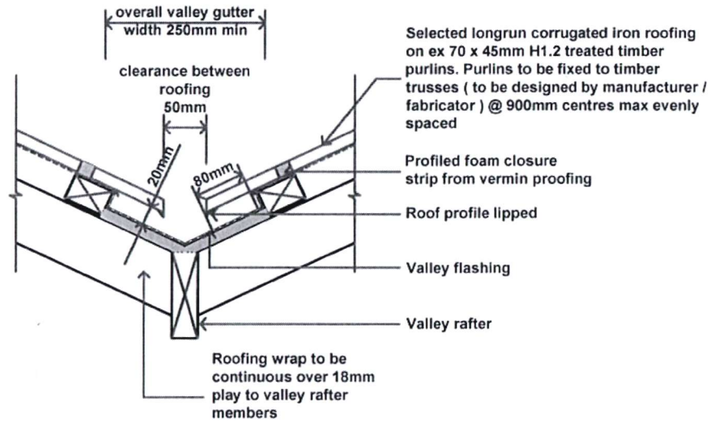
DETAIL D13 1:10 GARAGE REBATE DETAIL



DETAIL D14 1:10 FOUNDATION DETAIL - BRICK VENEER



DETAIL D15 1:5 BRICK FOUNDATION SILL DETAIL



DETAIL D16 1:10 VALLEY DETAIL

HURUNUI DISTRICT COUNCIL
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16 OCT 2013

DETAILS
D13 - D16

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
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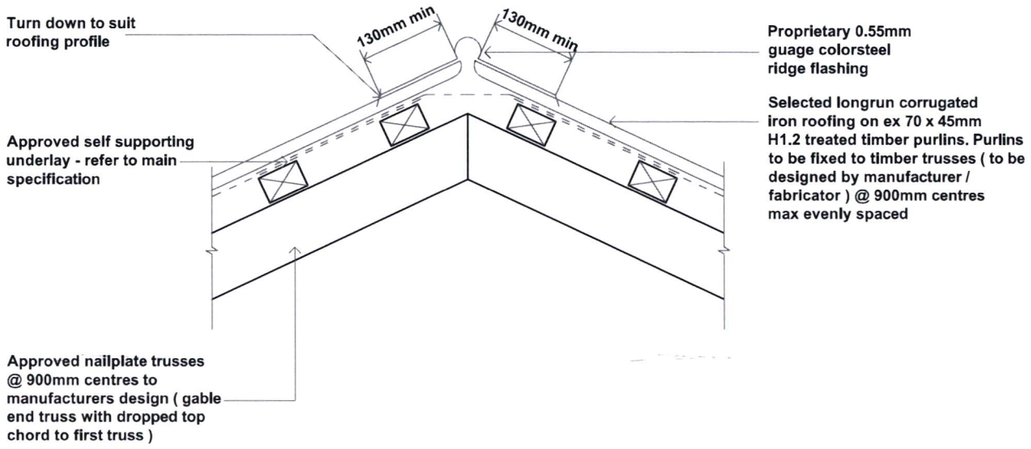
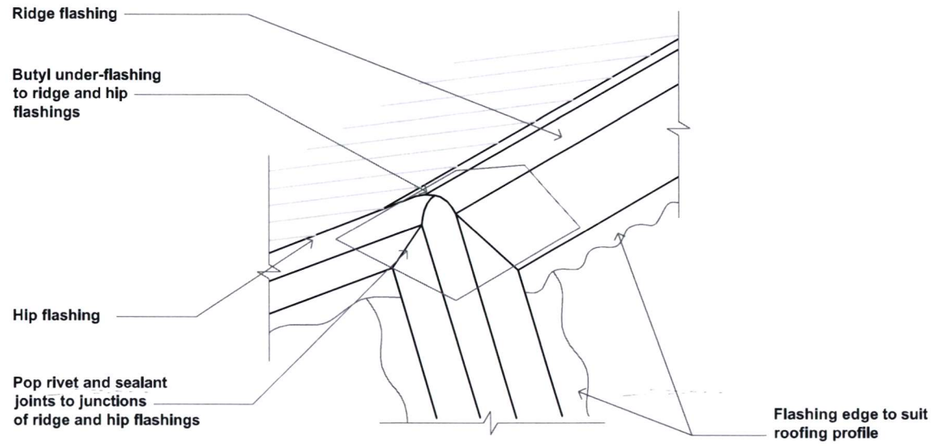
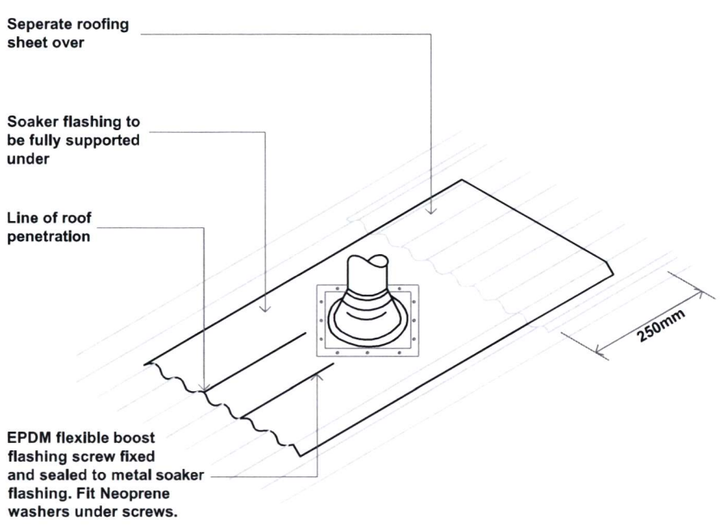


DETAIL D17 1:10 RIDGE DETAIL



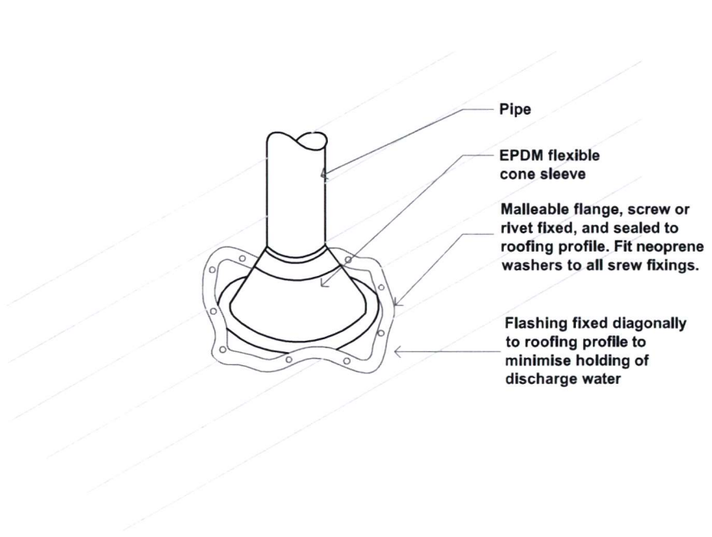
NOTE: Flashing cover varies according to wind zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of practice.

DETAIL D18 1:nts HIP DETAIL



Note:
Suitable for pipes from 86mm to 500mm diameter
Suitable only for roof pitches of 10° or more

DETAIL D19 1:nts PIPE PENETRATION ROOF DETAIL



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Plans and specifications APPROVED.
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Signed:

Note:
Max roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
For pipes up to 85mm diameter.

DETAIL D20 1:nts PIPE PENETRATION ROOF DETAIL

DETAILS D17 - D20

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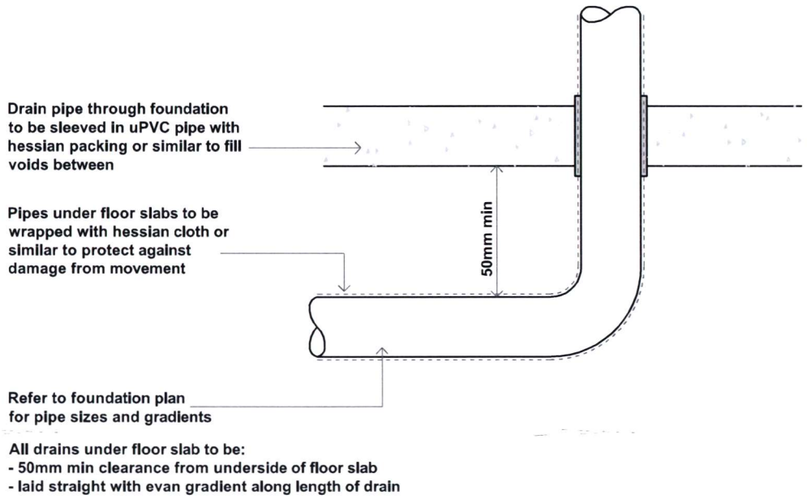
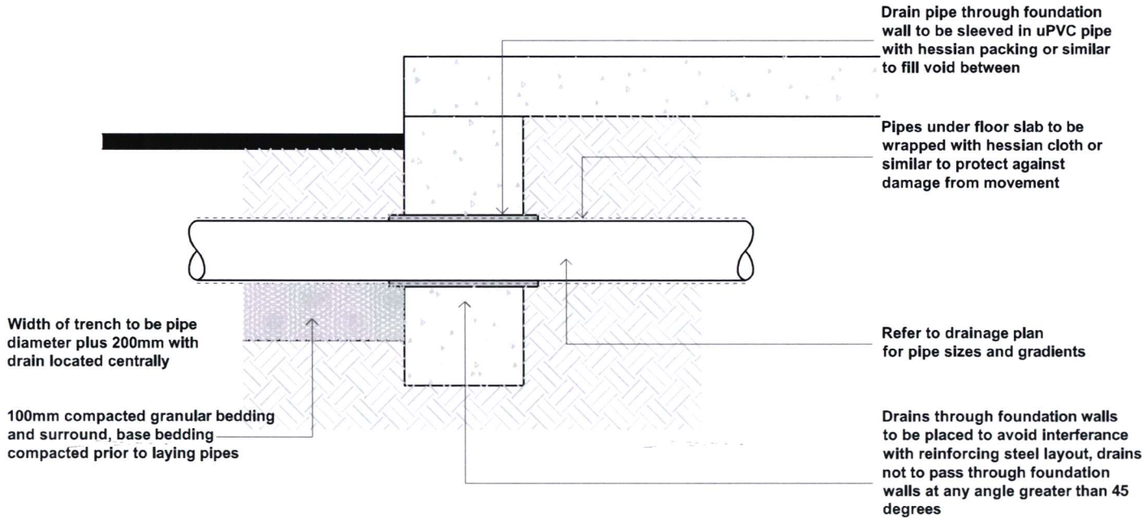
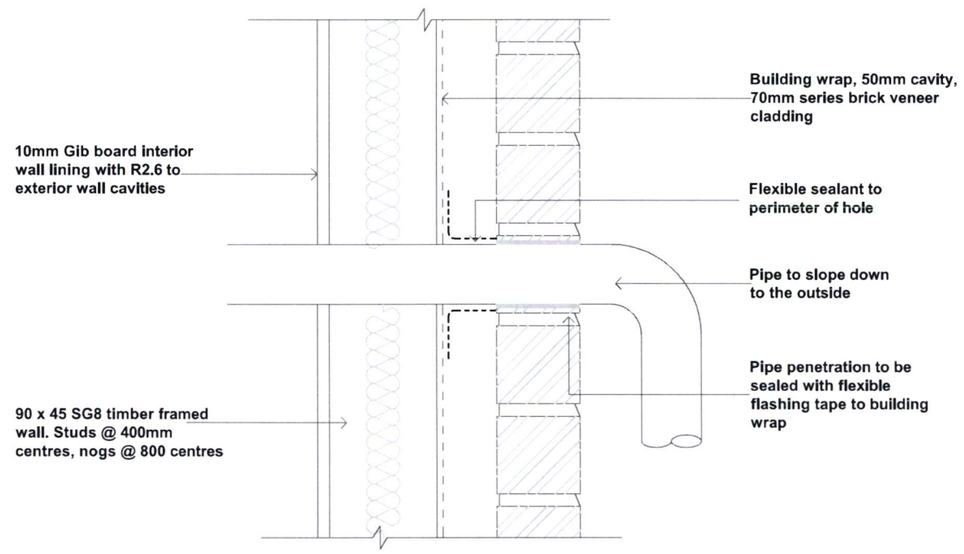


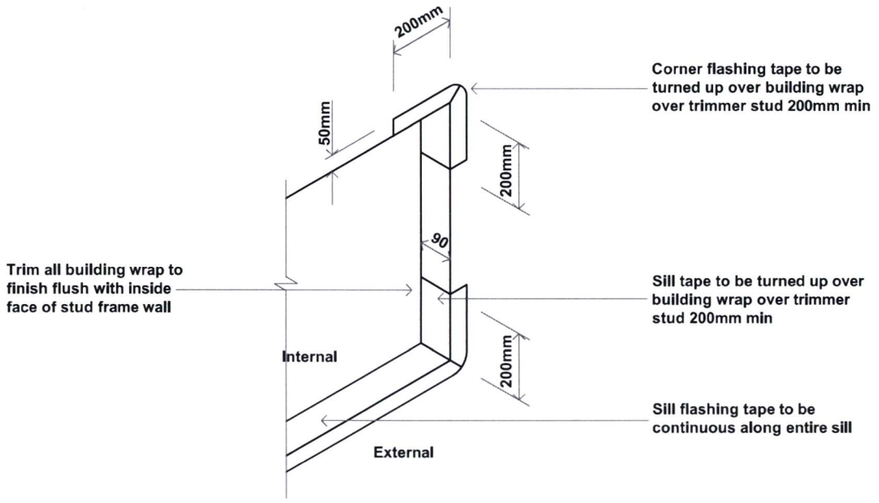
DETAIL D21 1:10 VERTICAL PENETRATION THROUGH SLAB DETAIL



DETAIL D22 1:10 HORIZONTAL PENETRATION THROUGH FOUNDATION DETAIL



DETAIL D23 1:5 TYPICAL PIPE PENETRATION DETAIL - BRICK VENEER



DETAIL D24 1:nts SILL TAPE FLASHING DETAIL

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DETAILS D21 - D24

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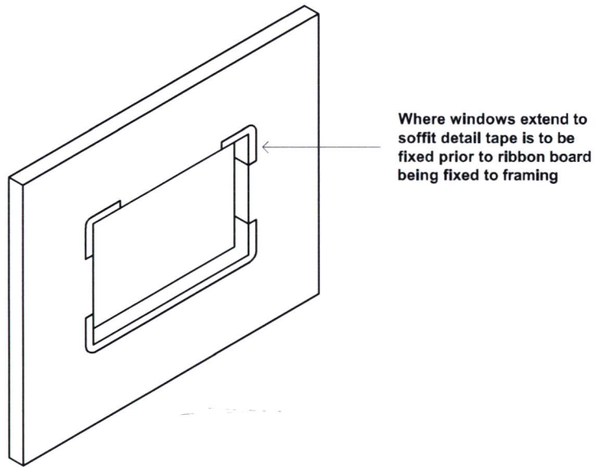
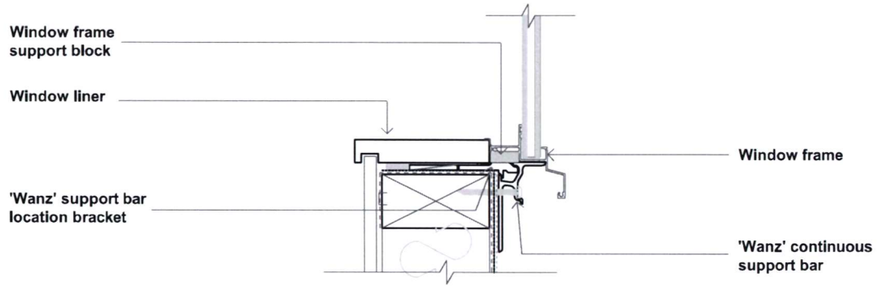


DETAIL D25 1:nts TAPE LOCATION TO WINDOW OPENING



Note: External cladding not shown for drawing clarity

DETAIL D26 1:5 SILL WITH SUPPORT BAR DETAIL

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DETAILS D25 - D26

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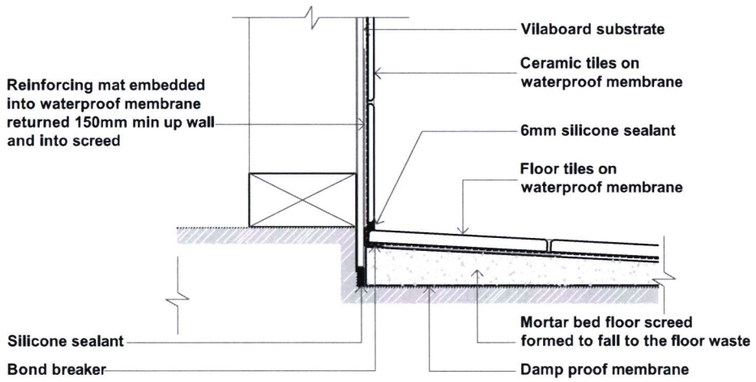
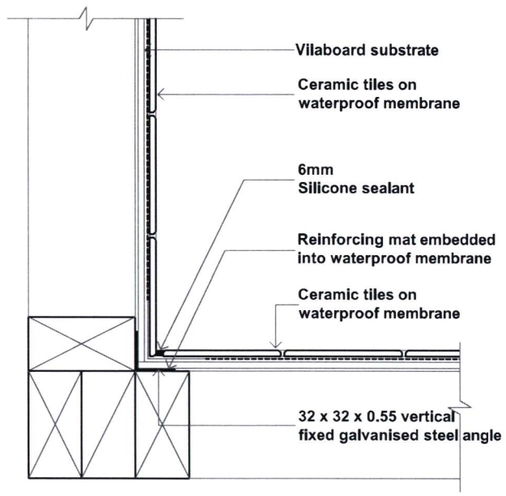
SAUNDERS	DETAIL D25 - 26	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	01/08/13 AMENDMENT DATE:	CHELSEA VERSION:	1: As Noted JOB #	20 OF: 24
					WD 1	13096	



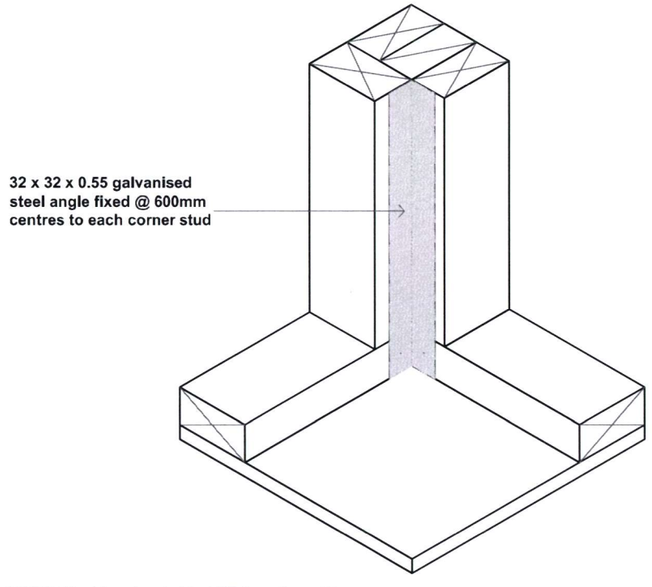
NOTE: Stud framing behind Vilaboard must have studs @ 400mm centres and dwangs @ 600mm centres.

DETAIL D27 1:5 SHOWER - TILED WALL & BASE SECTION



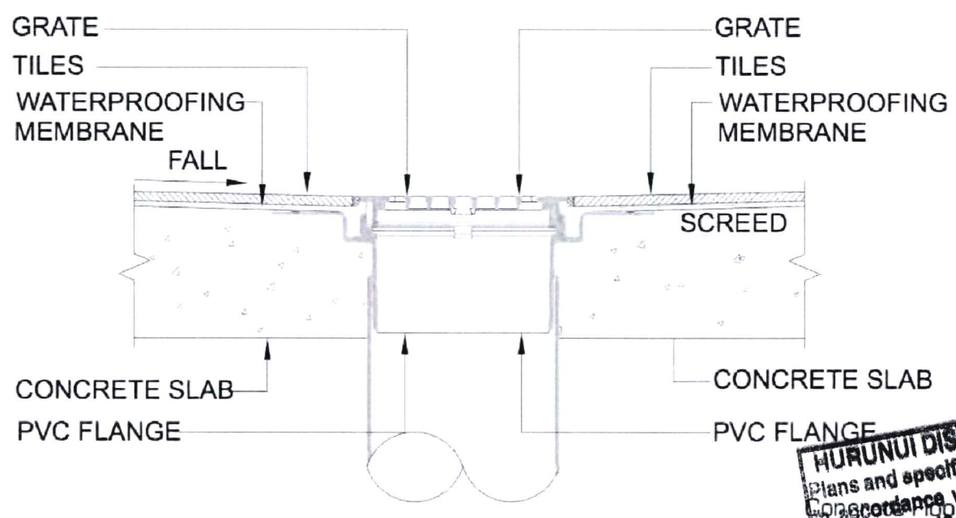
NOTE: Stud framing behind Vilaboard must have studs @ 400mm centres and dwangs @ 600mm centres.

DETAIL D28 1:5 SHOWER - TILED WALL & BASE PLAN



NOTE: Stud framing behind Vilaboard must have studs @ 400mm centres and dwangs @ 600mm centres.

DETAIL D29 1:nts GALVANISED ANGLE VIEW

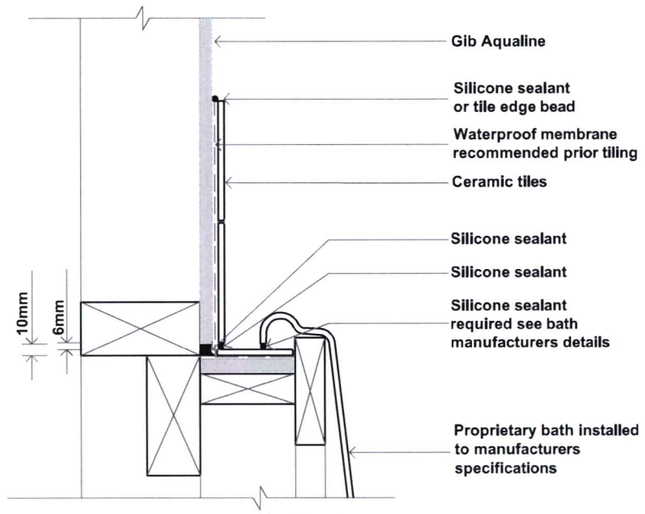


DETAIL D30 1:nts TILED SHOWER WASTE DETAIL

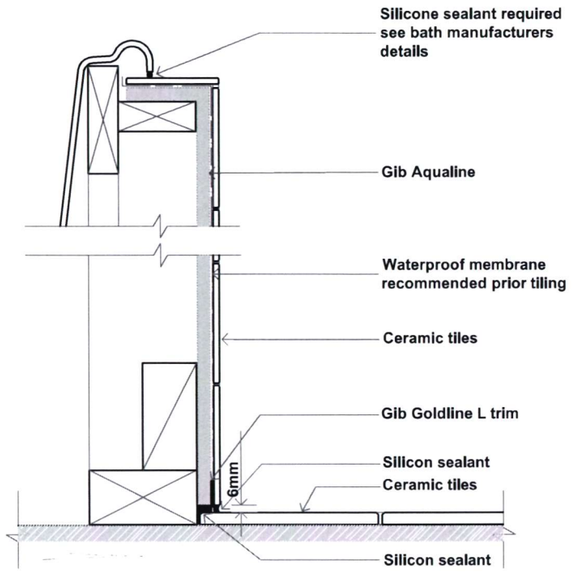
HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:.....

DETAILS D27 - D30

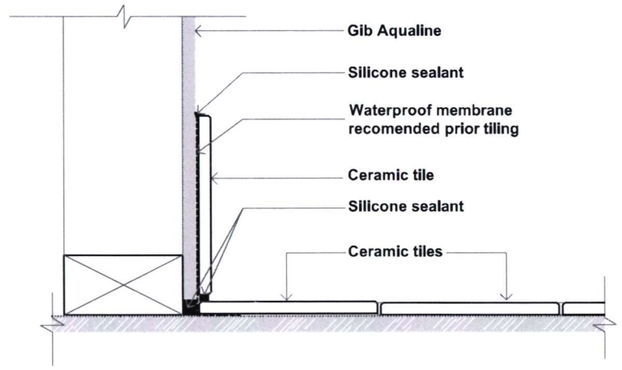
mikegreerhomes LTD © Mike Greer Homes Ltd PHONE: (03) 769 9252 I FAX: (03) 768 5008 ADDRESS: Crn Leonard & Boundary Sts , Greymouth WEB: www.mikegreerhomes.co.nz	JOB TITLE: SAUNDERS	DRAWING TITLE: DETAIL D27 - 30	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE:	DESIGNER: CHELSEA VERSION: WD	SCALE: 1: As Noted JOB # 13096	SHEET: 21 OF: 24



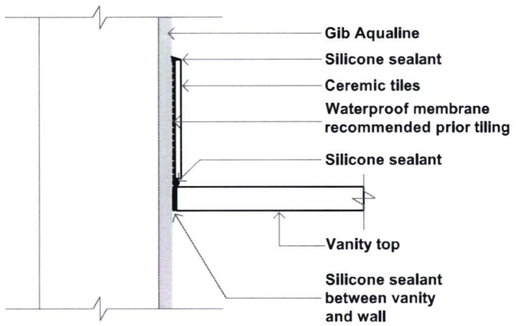
DETAIL D31 1:5 BATH / WALL JUNCTION DETAIL



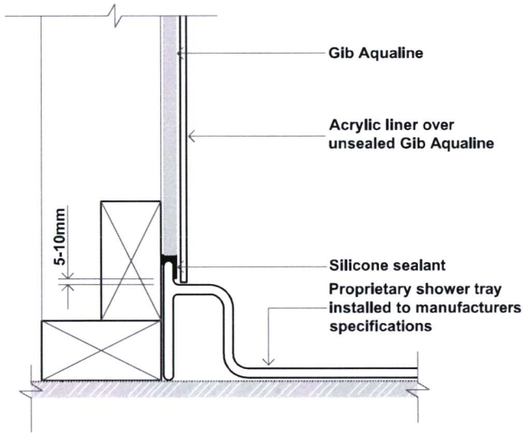
DETAIL D32 1:5 BATH PLINTH DETAIL



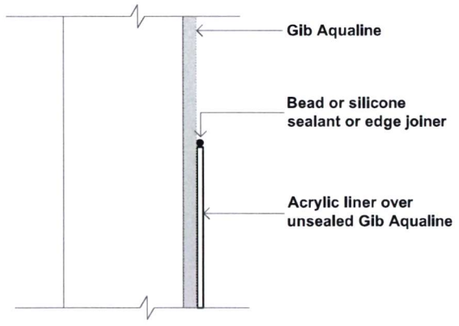
DETAIL D33 1:5 WALL TO FLOOR DETAIL



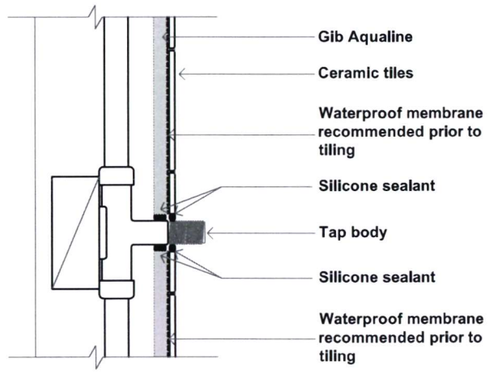
DETAIL D34 1:5 VANITY TOP DETAIL



DETAIL D35 1:5 SHOWER WALL / TRAY DETAIL



DETAIL D36 1:5 SHOWER LINER TOP DETAIL

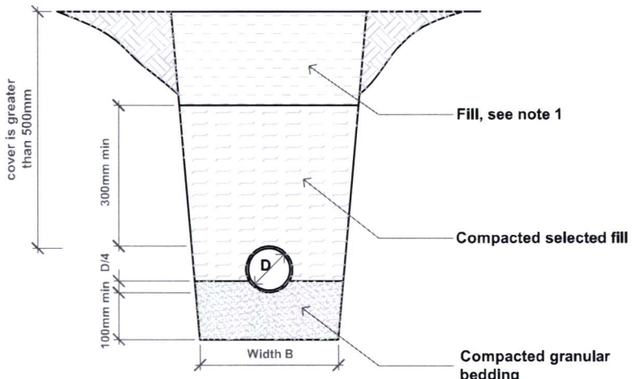


NOTE :
Where impact noise from pipes is an issue, use resilient brackets

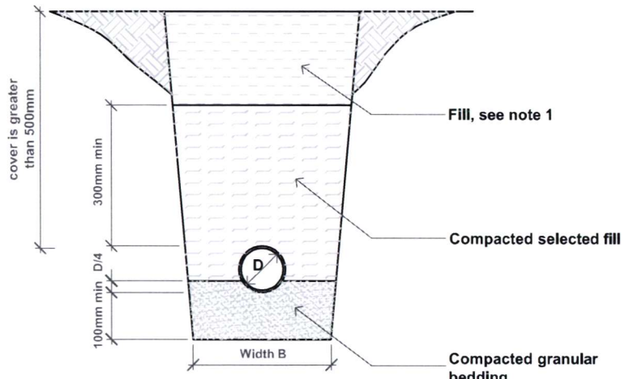
DETAIL D37 1:5 PIPE PENETRATION DETAIL

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed: DETAILS D31 - D37

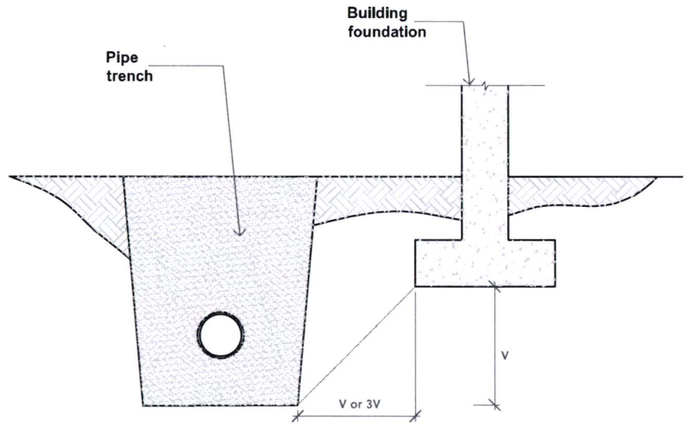
mikegreerhomes LTD © Mike Greer Homes Ltd PHONE: (03) 769 9252 I FAX: (03) 768 5008 ADDRESS: Crn Leonard & Boundary Sts , Greymouth WEB: www.mikegreerhomes.co.nz	JOB TITLE: SAUNDERS	DRAWING TITLE: DETAIL D31 - 37	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE:	DESIGNER: CHELSEA VERSION: WD 1	SCALE: 1: As Noted JOB # 13096	SHEET: 22 OF: 24



(a) Cover grater than 500mm
Bedding type ' B ' of NZS 4452

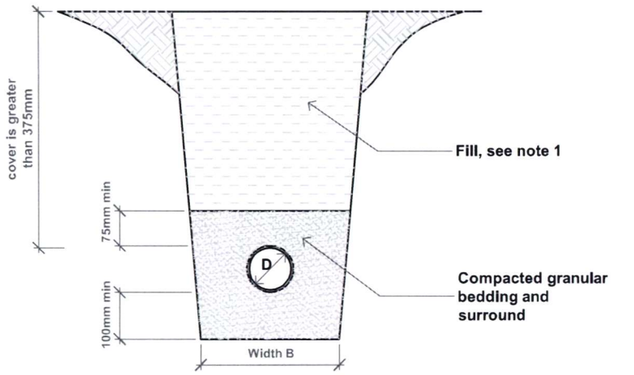


(a) Bedding type ' B ' of NZS 7643
Cover grater than 500mm

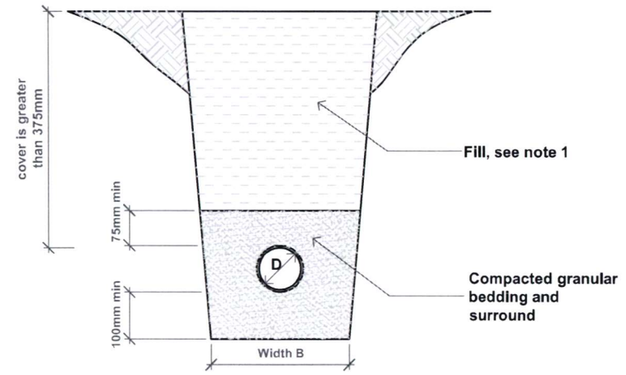


Minimum horizontal separation shall be V or 3V dependant on the lenght of time trench is open. see Paragraph 5.6.1

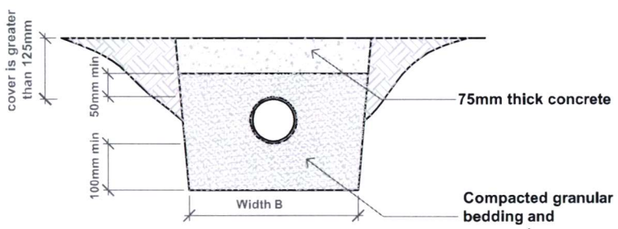
DETAIL D40 1:NTS
TYPICAL NZBC
PIPE TO FOUNDATION
RELATIONSHIP DETAIL



(b) Cover grater than 375mm
Bedding type ' D ' of NZS 4452

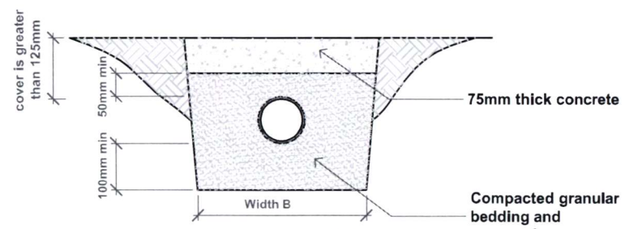


(b) Bedding type ' D ' of NZS 7643
Cover grater than 375mm



(c) Cover grater than 125mm

DETAIL D38 1:NTS TYPICAL NZBC
E1 SURFACE WATER BACK FILLING DETAIL



(c) Cover between 125mm and 375mm

DETAIL D39 1:NTS TYPICAL NZBC
G13 FOUL WATER BACK FILLING DETAIL

Note

1. **Fill shall be :**
   - **Ordinary fill where drains are located below gardens and open [illegible]**
   - **Compacted selected fill where the drains are located below [illegible] driveways and similar areas subject to light traffic**

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:.....

DETAILS D38 - D40

mikegreerhomes LTD

© Mike Greer Homes Ltd

PHONE: (03) 769 9252 I FAX: (03) 768 5008
ADDRESS: Crn Leonard & Boundary Sts , Greymouth
WEB: www.mikegreerhomes.co.nz

JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	DETAIL D38 - 40	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1: As Noted	23
				AMENDMENT DATE:	VERSION:	JOB #	
					WD 1	13096	OF: 24

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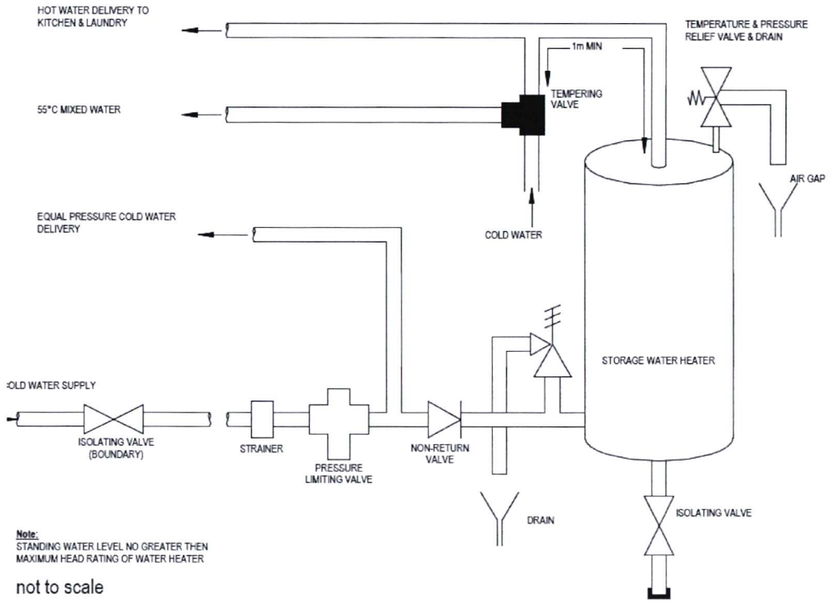
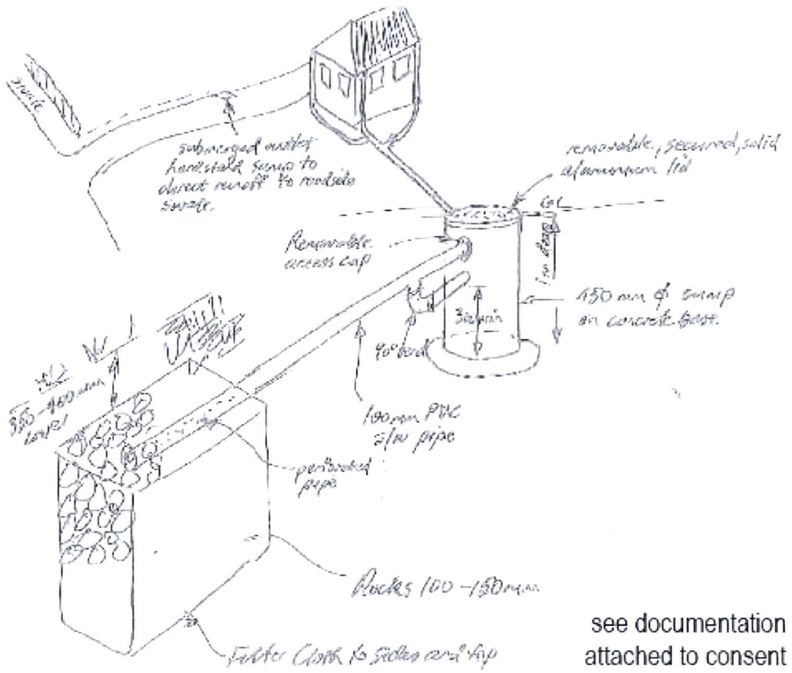


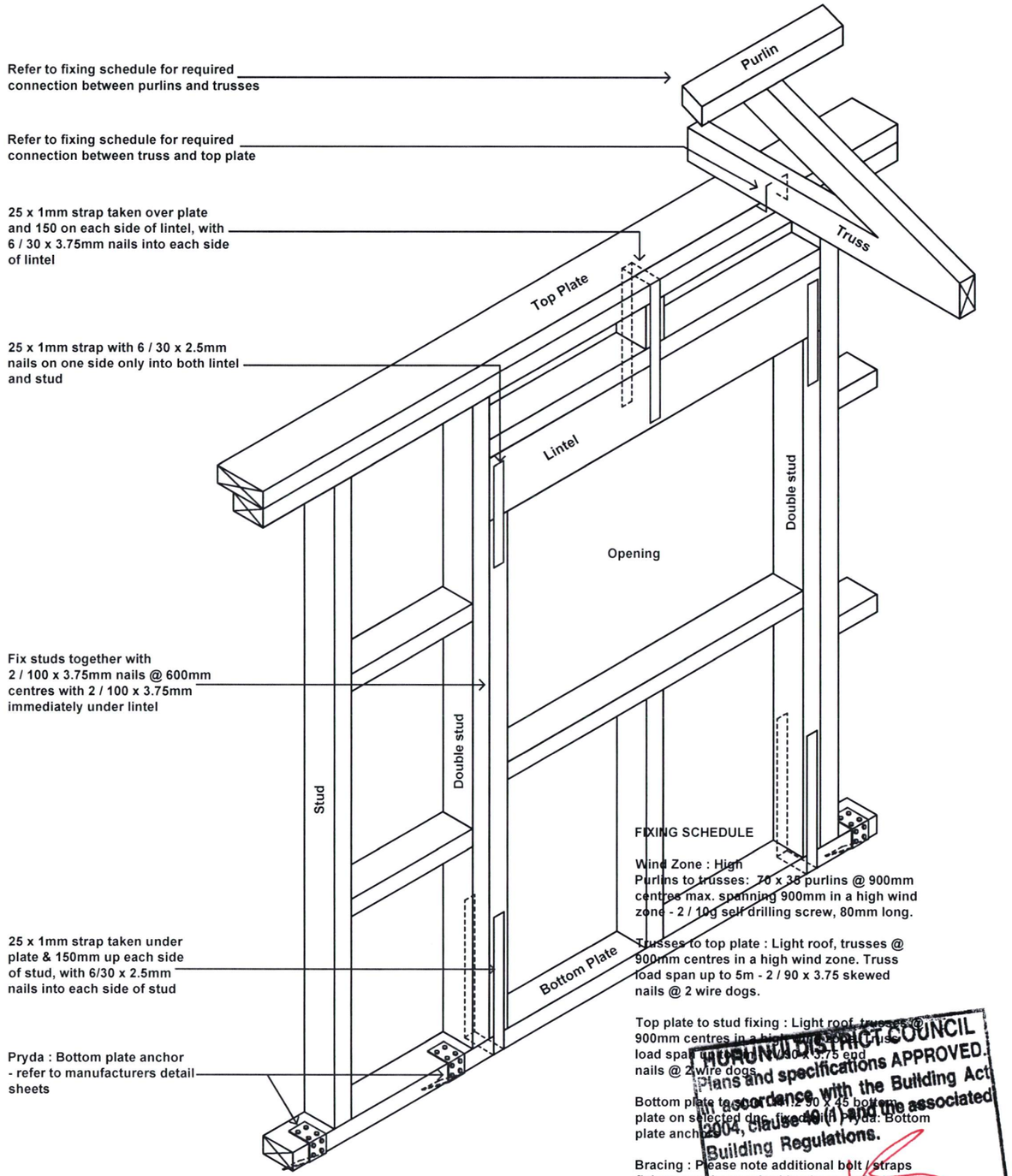
not to scale

DETAIL D42 1:NTS TYPICAL HOT WATER CYLINDER VALVES DETAIL



Soakpit

AMENDMENT
11 OCT 2013



FIXING SCHEDULE

Wind Zone : High
Purlins to trusses: 70 x 35 purlins @ 900mm centres max. spanning 900mm in a high wind zone - 2 / 10g self drilling screw, 80mm long.

Trusses to top plate : Light roof, trusses @ 900mm centres in a high wind zone. Truss load span up to 5m - 2 / 90 x 3.75 skewed nails @ 2 wire dogs.

Top plate to stud fixing : Light roof, trusses @ 900mm centres in a high wind zone. Truss load span up to 5m - 3/90 x 3.75 end nails @ 2 wire dogs.

Bottom plate to concrete : 2 90 x 45 bottom plate on selected dpc, fixed with Pryda: Bottom plate anchors

Bracing : Please note additional bolt / straps fixings may be required by the specified bracing element. Confirm all braced panel fixings with the manufacturers instructions.

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed.....

DETAIL D41 1:NTS TYPICAL FIXING DETAIL

DETAILS D41 - D43

mikegreerhomes LTD © Mike Greer Homes North Canterbury Ltd PHONE: (03) 313 0319 I FAX: (03) 313 0321 ADRESS: 346 Flaxton Road, Rangiora 7440 WEB: www.mikegreerhomes.co.nz	JOB TITLE: **SAUNDERS**	DRAWING TITLE: **DETAIL D41 - 43**	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE: 10/10/13	DESIGNER: CHELSEA VERSION: WD 1	SCALE: 1: As Noted JOB # 13096	SHEET: **24** OF: 24

HURUNUI DISTRICT COUNCIL
P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

Code compliance certificate 130426

Section 95, Building Act 2004 (BAM 007)

THE BUILDING

Street address of building: 6 Ormandy Crt, Amberley

Legal description of land where building is located: LOT 38 DP 455131

Valuation number: 2142013263

Current, lawfully established, use: SH

Year first constructed: 2013

THE OWNER

Name of owner: Mike Greer Homes North Canterbury Limited

Contact person: Veronica Wedlake

Mailing address: PO Box 421, Rangiora 7440

First point of contact for communications with the council/building consent authority:
As above

BUILDING WORK

Building consent number: 130426

Project: 4 Bedroom Dwelling, attached garage and woodburner

Issued by: Hurunui District Council

CODE COMPLIANCE

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

(a) the building work complies with the building consent

Signature _____ Position Technical Leader Building Controls

On behalf of: Hurunui District Council Date: 21/05/14

KEEP ON TOP OF BUILDING CONSENT FILE

T-03-WF, Version: 3, Issued: 2 Nov 2011

HURUNUI District Council

WORKING FILE

Building/Consent No

130426

Complicance Shedule sticker

STOP

NO WORK TO START

RC REQUIRED

RC Approved 12/12/13

Date Processed: 17-9-13

Processed by: Ramesh Chand

ENDORSEMENTS

Proposed order and number of inspections required	Pass	Fail	Inspected by	Date
Residence				
Pre-pour - foundations	✓		JA	17-1-14
Pre-pour - floor slab	✓		MSM	24-1-14
Framing/pre-wrap/pre-roof	✓		JA	11-2-14
Wrap/sill tape	✓		JA	20-2-14
Wrap/pre-clad				
½ high cladding (brick Veneer)	✓		BW	12/3/14
Pre-line/plumbing	✓		BW	17/3/14
Pre-stop/lining	✓		BW	20/3/14
Wet area tanking	✓		JA	22 4 14
Drains	✓		JA	28 1 14
Final	✓		JA	20-5-14
Engineer Site Visits.				
Foundations at Excavations				
Foundations a slab thickening				
before casting.				
Extras s/w drain holes	✓		JA	14-2-14

Scanned Date: 17-10-13

HURUNUI District Council

Inspection Issues

Inspection Issues noted during processing:

Amendments after consent issue:

Engineer to Inspect: - Foundation at excavation
- Foundation & Slab thickening before casting

Survey Required(pegging/ffl/recession):

Fire / structural Engineer to Inspect:

Construction Reviews Required: (eg PS4 engineer, electrical, tanking etc.) to be provided from Engineers for inspections as above.

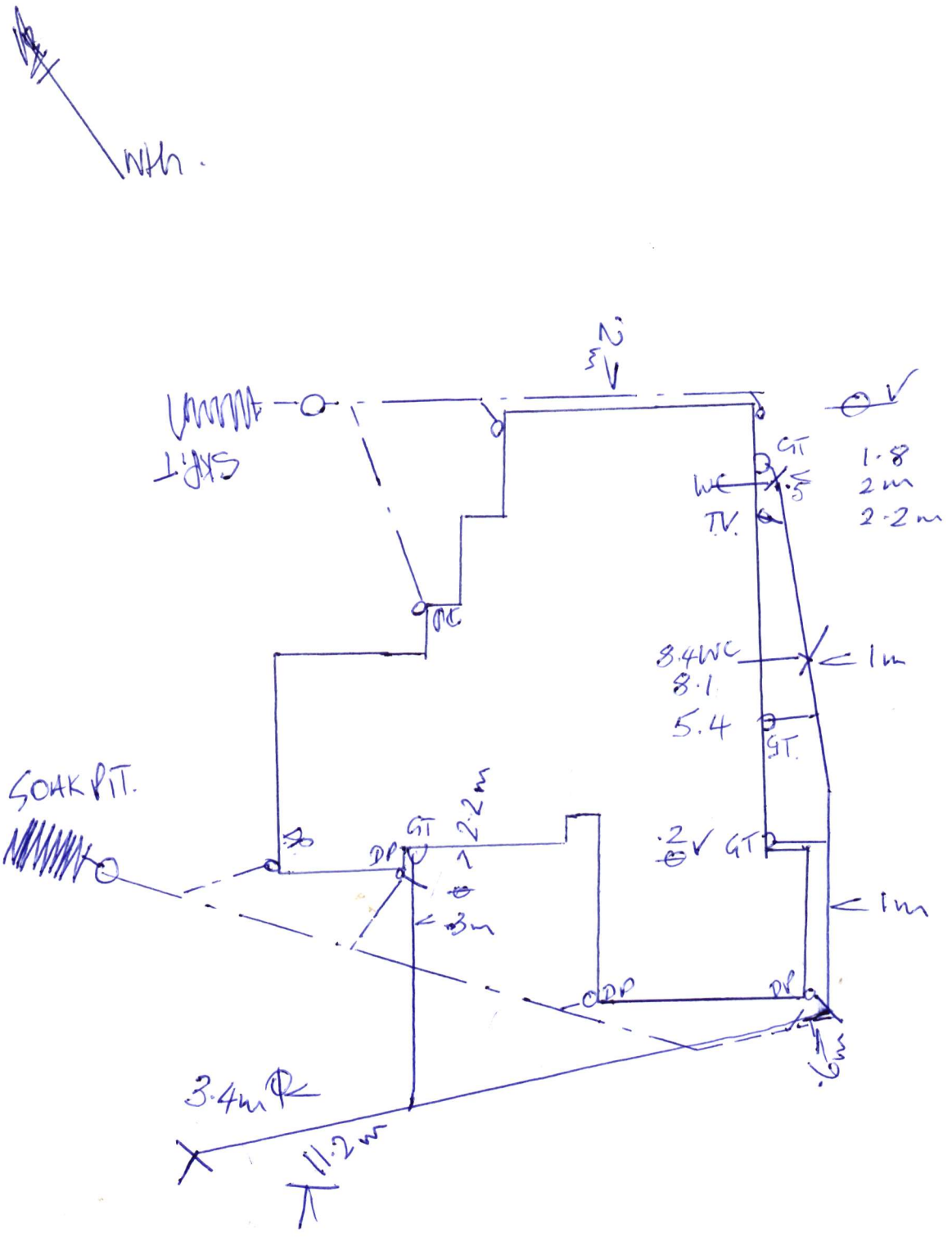
Consent Time Sheet

Detail	Date	Officer	Process Time	Admin Time
Formally Recieved	6.9.13	LM		30
Processing	17-9-13	RL	400	
Processing Amendment	11-10-13	RL	90	
Validation	16/10/2013	BDC	50	
				45
		Total Time	540	75
		Time Charged	1215.00	100.00
		Total Processing Charge		
		Photocopying Charge		
		CT Search Charge		

30 — A3
6 — A4

13.20

1793/6



Tim Raika Draughtsman 05104

Consent:

Lot 38 ORMANDY COURT.

supervised by TUBC all 21/5/14.

BC Number ...130426.....
Rapid Number .....1793/6.....
Final inspection Completed by ..John Arthur.....

HURUNUI District Council

CHECKLIST PROMPT
CCC – RESIDENTIAL & HABITABLE (FORM 6 R)

Item 4 BEDROOM DWELLING WITH A/GARAGE & WOODBURN	**Completed/Received**
CCC request form	✓
BC conditions Met	✓
Record of Building work, form 6A. (Restricted building work only)	✓
Inspection notices complete and all items followed up.	✓
Final landscaping/completion photos	✓
PS4 - Engineers Construction Review- Structure	✓
Drainage Plan	✓
Drainlayers registration number Emmanuel Raika	18659
Effluent Field PS3 (drainlayer)	N/A
Electrical Certificate Tim Nimmo E245242	✓
Gas Certification	N/A
Pressure Test Declaration	✓
Plumbers Registration number Chris Davies	18932
Exterior Cladding – Plaster Certification and Warranty	—
Cladding Type as per plans.	✓
High risk areas checked by inspector (decks, flat roofs, stucco, complex designs, unusual materials etc)	—
Membrane roof/deck PS3 and Warranty.(flat roof)	—
Membrane Roof deck pitch checked.	—
Potable Water supply sign off (private wells etc)	N/A
Wet Areas – Tanking Certification	✓
Resource Consent issued	—
Smoke Alarms	✓
Underslab fill compaction certificate	✓
PS3 for solar water systems	N/A
Solid/Liquid/Fuel Heater installer's installation certificate	✓
Other producer statements received since issue of BC (not specified above)	—
Council Files	
Correct BC Application / Documentation	✓
Inspections Charged INVOICE 92740	12
Inspections Completed ~~IIII~~ IIII II	12
Fees / Development contributions outstanding	—
Correct Description of Building Works	✓

BC Number .....

RFI Letter on file	—
RFI response information on file	—
Producer statements received BAM111 completed	✓

Additional Comments

As built truss on file

Final Authorisations	**Date**
Further information requested	
Information Received	
APPROVAL to issue CCC (signed) _____	
Code Compliance Certificate on File	
Compliance Schedule on file	
File forwarded to TA	

HURUNUI District Council

Producer Statement Check Sheet
(Procedure 4 – Producer Statements)

Building Consent Number: 130426

Author and Company: Constructure Ltd (Cory Bedford)

Producer Statement Category: PS1 ☐ PS2 ☐ PS3 ☐ PS4 ☑

A Producer Statement must include the following in order to be accepted:

	Y	N
1. Header with Producer Statement:	☑	☐
2. The Producer Statement is addressed For the attention of the Hurunui District Council:	☑	☐
3. The author is suitably qualified:		
Clear identification of the person who has completed or designed the work	☑	☐
The author's name and signature	☑	☐
Qualifications suitable for work undertaken	☑	☐
Address of Author	☑	☐
Registration Number	☑	☐
Membership of professional organisation	☑	☐

	Y	N
4. A written statement:		
That clearly identifies the building consent work covered by the Producer Statement	☑	☐
The product name, and specifications for application of products used	☑	☐
The parts/clauses of the Building Code that the work relates to	☑	☐
The appropriateness of the Producer Statement for site specific conditions	☑	☐
5. Date the Producer Statement was Produced:	☑	☐
6. The sum of Provisional Indemnity Insurance held is identified:	☑	☐

DECISIONS AND OUTCOME

Tick appropriate decision:

☐ I have not accepted this Producer Statement because the documentation is INCOMPLETE

Checked by: _____ Date: _____

☐ I have accepted this Producer Statement even though INCOMPLETE because:

_____

_____

_____

_____

_____

☑ I have accepted this Producer Statement because the documentation is COMPLETE

Checked by: NJ Whitelaw Date: 21/05/14

Definitions

Design (PS1)
Intended for use by the person responsible for the design in circumstances where the Building Consent Authority will rely on the producer statement to issue a building consent.

Design Review (PS2)
Intended for use by a suitably qualified independent design professional where the Building Consent Authority does not undertake an internal review and relies on the independent design professionals review to issue confirm compliance to the building code.

Construction (PS3)
Intended for the use by the contractor/installer where the Building Consent Authority requires a producer statement at the completion of construction as a way to confirm installation/application has been carried out in accordance with the manufactures recommendations and/or in compliance with the alternative solution.

Construction review (PS4)
Intended for the use by the person required by the Building Consent to undertake construction monitoring of the building works in circumstances where the Building Consent Authority will rely of the producer statement to issue a code of compliance certificate.

HURUNUI District Council	**CODE COMPLIANCE CERTIFICATE APPLICATION (Form 6)**	**PROJECT NO:** 130426

APPLICATION

Site Address: Lot 38 - 6 ORMANDY COURT, AMBERLEY. Street/Road

Legal Description: Lot 38 DP 455131

(This could include all or any of the following – Lot, DP, Section, Block, or Township, etc)

Valuation Roll Number: 2142013263.

Type of Building Work: Domestic Dwelling (eg. Domestic Dwelling)

Project Information Memorandum No:

Building Consent No: 130426

Building Consent Issued by: HURUNUI DISTRICT COUNCIL (Name of Building Consent Authority)

THE OWNER	AGENT – APPLICANT
Owner's Name: James Saunders.	Agent's Name: Mike Greer Homes
Contact person: (if owner is not an individual) James	Contact person: Hayden Sones
Mailing Address: 1 Sycamore Close Rangiora	Mailing/Billing Address: P.O. Box 421 RANGIORA
Postcode: 7400.	Postcode: 7400.
Street Address/Registered Office:	Street Address/Registered Office: 346 FLAXTON RD, RANGIORA.
Mobile Phone: 027 313 3676.	Mobile Phone: 027 510 6372
Phone: —	Phone: 03 313 0319
Fax Number: —	Fax Number:
E-mail address: james.saunders@hotmail.com	E-mail address: hayden@mikegreerhomes.co.nz
Code Compliance Certificate to be posted to: P.O. Box 421 RANGIORA	Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application / Building Work and will receive all correspondence including all invoices.

{KEY PERSONNEL

		Certificate Attached
Name of **Designer**: Glen Caldwell	Phone Number: 03 319 9272	
Mailing Address: 50 Main North Road Woodend	Registration Number: BP 115719	
E-mail Address: bud@ddcan.co.nz		
Name of **Engineer**: Cory Bedford	Phone Number: 03 365 3243.	
Mailing Address: P.O. Box 21381, CHRISTCHURCH 8143	Registration Number: 238134.	
E-mail Address: cory.bedford@constructive.co.nz		
Name of **Builder**: Chris Keane	Phone Number: 027 630 3598	
Mailing Address: 2 Riverside Way, Amberley.	Registration Number: BP 111317	
E-mail Address: keanebuilding@gmail.com.		
Name of **Craftsman Plumber**: Chris Davies	Phone Number: 027 646 9940	
Mailing Address: 93 Riverside Rd Oxford	Registration Number: 18932	
E-mail Address: chrisdavies.phs@xtra.co.nz.		

Name of **Registered Drainlayer**: Emmanual Raika.	Phone Number: 021 221 0032.	
Mailing Address: 163 Easterbrook Rd Rangiora	Registration Number: 18659	
E-mail Address: raikadrainage@gmail.com.		
Name of **Registered Electrician**: Tim Nimmo.	Phone Number: 027 699 0762.	
Mailing Address: P.O. Box 36 674 Merivale Christchurch	Registration Number: E245242.	
E-mail Address: tim.inwire@xtra.co.nz		
Name of **Registered Gasfitter**:	Phone Number:	
Mailing Address:	Registration Number:	
E-mail Address:		

Add any additional people on another sheet.

RESTRICTED BUILDING WORK

All building work to be carried out under the above building consent was completed on 9/6/5/14.

☑ The licensed building practitioner(s) who carried out or carried out or supervision the restricted building work is/ are as follows:

Licence class	Name	Licenced building practitioner number(or registration number if treated as being licensed under section 291 of the Building Act 2004)	Particular work carried out or supervised
Foundations	Chris Keane.	111317	Supervised
Carpentry	Chris Keane	111317	Supervised
Exterior Plasterer			
Bricklayer	Neil Blakemore	BP 104498	Carried Out.
Blocklayer			

Roofer	clinton Ainger	BR. 111914.	Carried Out.

SIGNATURE

☑ I request that you issue a Code Compliance Certificate for this work under Section 95 of the Building Act 2004.

Signed by or for and on behalf of the Owner: _____

☐ Owner ☑ Agent Date: 16/5/14.

Note: If acting "for and on behalf", please read the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Owner".

Additional Information to Note

1. A final inspection must have been completed prior to this application being sought.
2. The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented & approved prior to the work being carried out.
3. A Code Compliance Certificate will not be issued until all of the information required on this form that is relevant to the job is provided to the Council. This includes all Names, Certificates from personnel who carried out the work, Registration Numbers, Producer Statements, or any other required documents.
4. Certificates that relate to energy work (Electrical & Gasfitters).
5. The specified systems are listed on the attached form are to be contained in the compliance schedule for the building. In the opinion of the personnel who installed them, they are capable of performing to the performance standards set out in the building consent.

Notes by applicant: (Other notes or comments which you as the applicant may wish to add)

HURUNUI District Council
P.O. Box 13
Amberley 7410
NEW ZEALAND
Telephone: (03) 314-8816
Fax: (03) 314-9181
EMAIL: info@hurunui.govt.nz

Rapid No:	Consent No:
1793/6	130426

23699

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Mike Greer Homes

Site Address: 6 Ormandy Ct Amberley

Description of Consent: Dwelling with A/Garage

COMMENTS

Final as per Inspection Sheet
TOH PS 12 &
TOH PS 07.

Field Inspections Completed

Well Done

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent	✓	Final
Some work is not completed as detailed above and rectification is required		FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

SIGNED: ..... OFFICER ..... DATE 20 / 5 / 2014

BC Number 130426

Rapid Number..... 1793/6

Inspector's Name..... John

HURUNUI District Council

Inspection Prompt (T-04-PS-12) - Final - Residential & Habitable

Council Copy Viewed : yes **Date :** 20-5-2014

Work Reqd	Exterior	N/A	Inspected	Work Reqd	Exterior	N/A	Inspected
	FFL above GL		300mm		S/W discharge location		As drawn Nar
	FFL above paving		125mm		S/W sumps / strip drain		" " "
	Cladding clearances		200mm		D.P.'s clipped		x2.
	Flashings correct		yes		ORG correct		yes
	Penetrations sealed		yes		Gully heights		OK.
	Access level height		125mm		MV/BV size/location		80mm
	Non-slip access		Conc		Gas bottle location	✓	
	Stair/step access; tread/ riser/pitch; head clearnce	✓			Weep holes sealed (at gas storage)	✓	
	Handrails / barriers	✓			Veneer top vented		yes
	Roof fixed sufficiently		yes		Mech. vents to exterior		Range Hood.
	Roof penetrations		sealed.		Duct covers installed		x3
	Snow straps/boards	✓			Soffit lines sealed		yes
	Vermin proofing		OK		Solar Panel fitting	✓	
	Effluent field / tank	✓			Photo Record		yes

Work Reqd	Interior	N/A	Inspected	Work Reqd	Plumbing	N/A	Inspected
	Safety glass installed		yes		HWC - type / size		300Ltr Mains
	Window restraints	✓			- seismic restraints		x3 straps
	Alum. joinery ID		Hagley Zone 14		- mains valves fitted		CWE & TPR.
	Ventilation / Light		Good		- temp valve & temp		yes
	Smoke detectors		x3		- open vent fitted		to wet back.
	Impervious flooring		yes		- header tank/safe tray	✓	
	Stair/step access; tread/ riser/pitch; head clearnce	✓			Fixtures sealed / connected / vented		yes
	Handrails / barriers	✓			Shower leak test		Good
	Gas hob protection	✓			Overflow relief		Into G.D.
	Means of heating		Wood burner & Heat Pump		Water main/isolation valve accessible		garage & Toby Box

Work Reqd	Roof Space	N/A	Inspected	Work Reqd	Amendments / Site Instructions	N/A	Inspected
	Insulation fitment		Good.		As-built building aligns with consent plans / documents		yes
	Downlight clearance		OK				
	Ducting connected		yes		All site instructions signed off / completed		yes
	Underlay fitment/laps		OK				

Work Reqd	Documentation	N/A	Inspected	Work Reqd	Documentation	N/A	Inspected
	Under-slab hardfill compaction cert.		yes.		Electrical Certificate		yes
	PS4 - Engineer		* yes		Gas Installers Certificate / rego	✓	
	As-Laid Drainage		yes		Flat roof PS3 / cert warranty document	✓	
	Effluent Field cert.	✓			Solar system fitters certificate	✓	
	Plumbers pressure test declaration		yes		Proprietary exterior cladding certificate	✓	
	Wet Area tanking Certificate		yes		Woodburner installers certificate		yes
	Water Test results	✓			Record of building work (form 6A)		yes

Additional Comments:

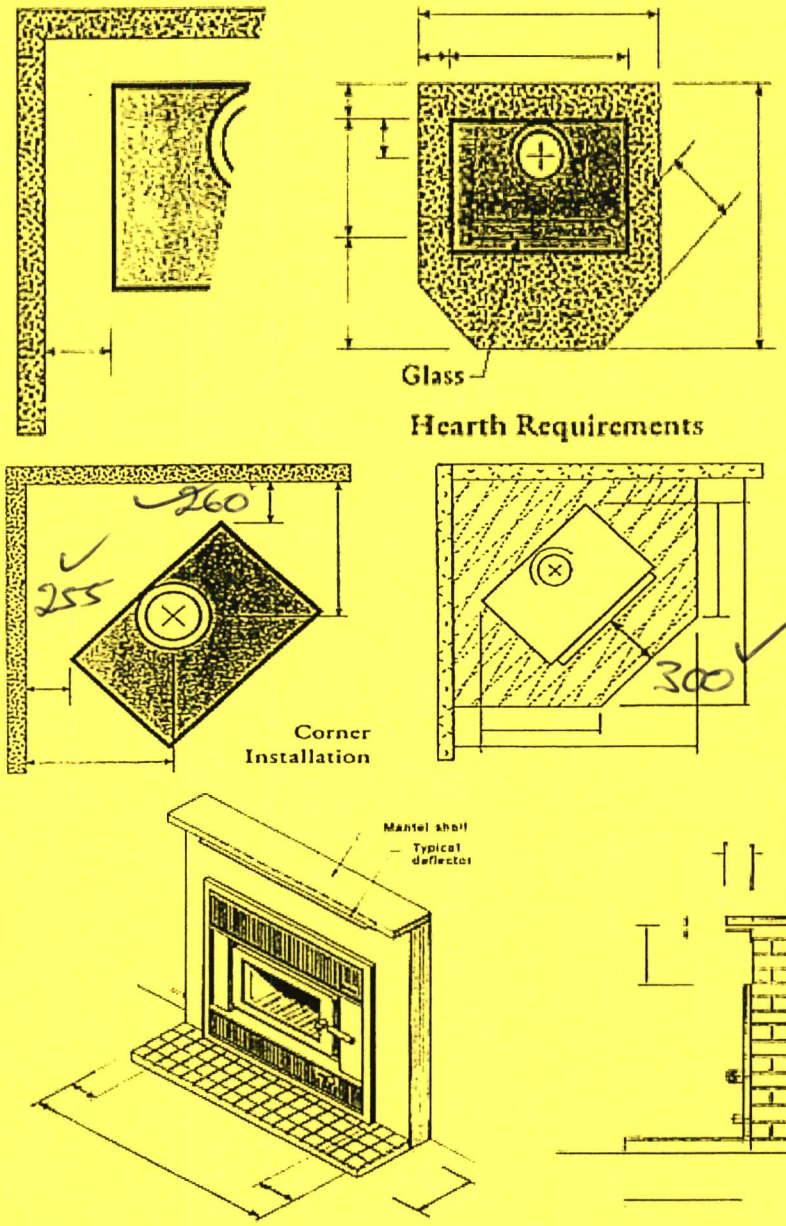
BC Number	130426
Rapid Number	1793/6
Inspector's Name	John

HURUNUI District Council

Inspection Prompt (T-04-PS-07) - Solid / Liquid Fuel Burner

Council Copy Viewed : yes

Date : 20-5-2014



Installation	YES	NO	N/A
Correct fire model	✓		
NOTE	Woodsman 1200as WB		
Clean Air approval	✓		
NOTE			
Seismic Restraints	✓		
NOTE			
Insulation Kit			✓
NOTE			
Wall Shield		✓	
NOTE			
Wetback system	✓		
NOTE			
Tempering Valve	✓		
NOTE			
Cylinder Restraint	✓		
NOTE			
Wet Back open vented	✓		
NOTE			
Smoke Alarms	✓		
NOTE	x3		
Roof Flashing correct	✓		
NOTE			

Flue Shield	None	½ Height ✓	Full Height
No. of Shields (above ceiling - flue + shield)	Bare flue only	Flue + one ✓	Flue + two
Flue / outer shield clearance to combustibles		Sufficient ✓	Not sufficient
Flue top above-roof clearance		Sufficient ✓	Not sufficient
General Condition		New ✓	2nd Hand

Any Recommendations :

2014/ 5/20 11:32

2014/ 5/20 11:32

2014/ 5/20 11:32

2014/ 5/20 11:33

2014/ 5/20 11:33

2014/ 5/20 11:33

HAGLEY
2014/ 5/20 11:34

2014/ 5/20 11:46

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: 6 ORMANDY COURT	
Suburb: CONWAY COUNTRY	
Town/City: AMBERLEY.	Postcode:

THE PROJECT
Building consent number: 130426.

THE OWNER(S)	
Name(s): James + Jen Saunders.	
Mailing address: 1 Sycamore Close.	
Suburb: RANGIORA	PO Box/Private Bag:
Town/City:	Postcode: 7400
Phone number: 027 313 3676	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☑	Foundations constructed as per construction drawings.	○ Carried out ✓ Supervised
Walls ☑	Frames erected and supplied by VIP Frame and Truss	○ Carried out ✓ Supervised
Roof ☑	Trusses built and supplied by VIP Frames and Truss.	○ Carried out ✓ Supervised
Columns and beams ☑		○ Carried out ✓ Supervised
Bracing ☑	As per consented plans.	○ Carried out ✓ Supervised
Other ☐		○ Carried out ○ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☑		○ Carried out ✓ Supervised
Roof cladding or roof cladding system ☒		○ Carried out ○ Supervised
Ventilation system (for example, subfloor or cavity) ☒		○ Carried out ○ Supervised
Wall cladding or wall cladding system ☒		○ Carried out ○ Supervised
Waterproofing ☑	BUILDING WRAPPED IN BUILDING WRAP.	○ Carried out ✓ Supervised
Other ☐		○ Carried out ○ Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: CHRIS KEANE.	LBP number: 111317
Class(es) licensed in: Carpentary.	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below): 2 Riverside Way	
Street address/Registered office:	
Suburb: Amberley	Town/City:
PO Box/Private Bag	Postcode: 7441
Phone number:	Mobile: 027 630 3598.
After hours:	Fax:
Email address: keanebuilding@gmail.com.	Website:

DECLARATION

I Chris Keane carried out or supervised the restricted building work recorded on this form.

Signature: Chris

Date: 14/5/14

iwire ELECTRICAL

iWire Electrical Ltd
027 6990 762
PO Box 36-674 Merivale Christchurch

Certificate of Compliance (CoC) and Electrical Safety Certificate (ESC)

Pursuant to the Electricity (Safety) Regulations 2010.

Work carried out by: Shannon Inkson

(Note: Tick (✓) boxes as appropriate throughout document)

☑ CoC ☐ ESC (tick (✓) applicable)

Certificate No: 0024

No. of Attachments:

Work Order No:

SECTION A: CUSTOMER INFORMATION

Name: James and Janine Saunders

Postal Address: 6 Ormandy Court

Phone No: 027 313 3676 | Email:

SECTION B: LOCATION OF THE INSTALLATION OR PART INSTALLATION

Address: 6 Ormandy Court

SECTION C: WORK DETAILS

The work is: ☑ New Work ☐ Alterations ☐ Additions

The prescribed electrical work is: ☑ High-risk ☐ General ☐ Low-risk *(maintenance or replacement)*

Description of the work done: Prewired and fit off a new house, Installed all sockets and light fittings, Installed 2 towel rails and 2 heaters, wired up a hot water cylinder, oven and hob, Tested all ok. 30 power points and 47 lights.

SECTION D: CERTIFICATE OF COMPLIANCE *(required for high-risk and general prescribed electrical work)*

Type of supply system safe to connect to: ☑ 230/400 Volt MEN ☐ Other System *(attach details)*

The work has been done in accordance with: ☑ Part 2 of AS/NZS 3000 ☐ Part 1 of AS/NZS 3000 ☐ Certified Design

Other standards the work was required to comply with *(list if relevant)*:

☑ Work done relied on manufacturer's instructions

/ a copy of any manufacturer's instructions, supplier declarations of conformity and certified designs used in the course of the prescribed electrical work *(if it is impractical to attach a copy of a particular document, provide a reference to where document(s) can be found, in a readily accessible format through electronic means)*.

TESTS MAY BE RECORDED HERE

Visual:	✓
Earth Continuity:	0.57 Ω
Bonding:	0.81 Ω
Insulation:	✓
Continuity:	✓
Polarity:	✓
Line-Earth Loop:	not yet.
RCDs:	4
PFC:	—
Other:	—

Parts of the installation, if any, that are safe to connect to a power supply: ☑ All ☐ Parts of the installation *(list)*:

Date(s) work done or the period within which it was done: 02/05/14

I am satisfied that the prescribed electrical work has been done lawfully and safely; and the information in the certificate is correct.

Issuer Name: Shannon Inkson Signature: Rego No: E247418

Designation: Phone No: 0210690646 Date: 02/05/04

SECTION E: ELECTRICAL SAFETY CERTIFICATE *(required for low-risk, high-risk & general prescribed electrical work)*

Electrical safety certificate relates to: ☐ The whole of the installation ☐ Specified parts of the installation *(list)*:

Date on which the connection was done:

I am satisfied that the installation or part installation is connected to a power supply and is safe to use.

Name of person who did the connection: Signature:

Designation: Phone No: Date:

DEAR CUSTOMER: THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED.

White: CUSTOMER COPY Pink: INSPECTOR COPY Yellow: ELECTRICIAN COPY

PRESSURE TEST DECLARATION

TO
HURUNUI DISTRICT COUNCIL
P O BOX 13
AMBERLEY 7441
building@hurunui.govt.nz Ph. 033148816

I, Chris Davies
(Plumber)

Of PHS PLUMBING
(Company Name)

DECLARE THAT HOT AND COLD WATER PIPES RUN IN THE BUILDING OF

James + Jen Saunders
(Owners Names)

AT

6 Ormandy Court, Conway County.
(Property Address)

HAVE BEEN PRESSURE TESTED TO 1500 kPa FOR A MINIMUM OF 15 MINUTES WITHOUT PRESSURE DROP (COMPLYING WITH NZ BUILDING CODE G12/AS1 CLAUSE 7.5.1).

DATED THIS DAY 14/5/14.

BUILDING CONSENT NO 130426.

SIGNED

PLUMBERS REG NO. 18932.

ADDRESS 93 Riverside Rd Okuku

PHONE NO. 027 646 0040.

NOTE: A Code Compliance Certificate for the project **WILL NOT BE ISSUED** unless this declaration form is completed and returned.

FLAWLESS TILING

Shaun Armstrong

flawless.tiling@yahoo.com

0279354194

MAPEI Approved Waterproofing Installation Statement

MAPEI approved applicator: Shaun Armstrong

MAPEI applicator #663

Customer: Saunders

Site: lot 38 Ormandy crt,Amberley

MAPEI Waterproofing Systems Used

- [x] MAPEGUM WPS
- [ ] MAPELASTIC/SMART

Areas waterproofing applied to

- [x] SHOWER
- [x] BATH
- [ ] FULL BATHROOM
- [ ] DECK (EXTERNAL)
- [ ] OTHER_____

This statement confirms that the above mentioned MAPEI approved applicator has installed MAPEI waterproofing systems to this residence/building using appropriate MAPEI products and strictly in accordance with current MAPEI guidelines and instructions.

Applicators signature: _____

Mr Shaun Armstrong, Date work completed_10/04/2014 _____

Po Box 730 RANGIORA
MOBILE: 021 488 460
OFFICE: 03 313 8919

McLAREN EXCAVATING

EXCAVATING EXCELLENCE

24/1/2014

Producer statement Lot 38 Ormandy Court - Amberley BC130426

The above foundation was constructed to new code; once foundation was poured, stripped and cured the base excavation was checked with laser level ensuring 200mm or greater for hard fill. Ap 40 aggregate was imported; this was spread with excavator then watered and compacted with a minimum of 5 passes in 150mm layers with a 450kg diesel reversible plate compactor. Once the floor section was filled it was spotted out to 20mm below F.L and finished with water and 90kg plate compactor. 20mm of blinding sand was then hand raked and laser levelled to105mm below FFL.

Note. Water is used to achieve optimum compaction rate. All metal is finished in a (fatted up) style.

If any further information is required please don't hesitate to contact me directly.

Regards, *DWAYNE McLAREN*

- *6 TIMES CANTERBURY EXCAVATOR OPERATOR OF THE YEAR*
- *NATIONAL CERTIFICATE CIVIL CONSTRUCTION WORKS*
- *NATIONAL CERTIFICATE CIVIL PLANT OPERATION (MULTISKILLED)*
- *CAM HEALTH AND SAFETY AWARD 2003*
- *REGISTERED ASSESSOR INFRATRAIN NZ*
- *CERTIFIED LOAD PILOT CLASS 2*

SITE SAFE

New Zealand Contractors' Federation

QUALITY DOESN'T COST ..... IT PAYS!

HURUNUI District Council

Solid/Liquid/Fuel Heater Installer's Installation Certificate

P O Box 13, Amberley 7441
Phone: 03 314 8816
info@hurunui.govt.nz

Building Consent Number: 130426

Site Address: 6 Amanda Court, Conway Country, Amberley.

Make: Woodsman Model: Tassas MKIII Registration Number:

Solid Fuel Heater ☑ Liquid Fuel Heater ☐ Free Standing ☑ Inbuilt ☐

Tick as appropriate:	Yes	No	N/A
The existing chimney has been cleaned prior to installation.	☐	☐	☑
Is the fireplace surround/chimney face junction sealed up with heat resistant material.	☐	☐	☑
The flue pipe is constructed of austenitic stainless steel.	☑	☐	☐
Seismic restraint has been fitted.	☑	☐	☐
The flue sections are secured together with stainless steel rivets.	☑	☐	☐
The flue is secured to the appliance.	☑	☐	☐
The chimney void has been vented at the top	☐	☐	☑
Is the Solid Fuel Burner and Flue as per the building consent	☑	☐	☐
Flue joints sealed in accordance with manufactures instructions.	☑	☐	☐
Fire safety valve connected and working correctly (diesel burners)	☐	☐	☑
Flue and appliance clearances have been achieved in terms of the manufacturer's instructions. NZS 7421 or AS/NZS 2918:2001	☑	☐	☐
The flue height meets the minimum specified in the manufacturer's instructions, NZS7421, and Regional Council rules.	☑	☐	☐
The application has been installed and commissioned in accordance with the manufacture's Installation and operating instructions. (Liquid fuel only)	☐	☐	☑
The liquid fuel storage tank and feed system has been installed in accordance with AS1691, or equivalent, and with the requirements of the Council's Hazardous Substances Officer.	☐	☐	☑
Smoke detectors as detailed on the building consent documents are installed.	☑	☐	☐

If response to any of the items is 'no' please comment: —

Water heater – model and part number: 3 KW

I CHRIS DAVIES. **(print name)** certify that the above specified installation has been carried out as described and in accordance with the manufacturers installation instructions and the current approved building code requirements.

Installers Signature: _____ Date 15.5.14
(Installer)

RESOURCE MANAGEMENT ACT MATTERS – LIQUID FUEL HEATER

	Yes	No
Does the fuel storage tank have secondary containment in accordance with the District Plan (NB: Audit monitoring will be carried out).	☐	☐

If response is 'no' please comment why: _____

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS | ACENZ

Building Code Clause(s) **B1**

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: **CONSTRUCTURE LIMITED**
(Construction Review Firm)

TO: **MIKE GREER HOMES NORTH CANTERBURY**
(Owner/Developer)

TO BE SUPPLIED TO: **HURUNUI DISTRICT COUNCIL**
(Building Consent Authority)

IN RESPECT OF: **NEW DWELLING**
(Description of Building Work)

AT: **LOT 38, ORMANDY COURT, CONWAY COUNTRY, AMBERLEY**
(Address)

LOT 38 **DP** **SO**

CONSTRUCTURE LIMITED *(Construction Review Firm)* has been engaged by **OWNER**

to provide ○ CM1 ○ CM2 ☑ CM3 ○ CM4 ○ CM5 (Engineering Categories) or ○ OL1 ○ OL2 ○ OL3 ○ OL4 (Architectural Categories) observation ○ or other **STRUCTURAL ENGINEERING – foundations and LBW slab thickenings only** *(Extent of Engagement)* services in respect of clause(s) **B1 (STRUCTURE)** of the Building Code for the building work described in documents relating to Building Consent No. **130426** and those relating to Building Consent Amendment(s) Nos. ..... issued during the course of the works. ~~We have sighted the Building Consents and the conditions of attached to them.~~

Authorised instructions/variation(s) No. **3929: 01 - 03** copies attached or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ○ this ☑ these review(s) and information supplied by the contractor during the course of the works, **I believe on reasonable grounds** that ○ All ☑ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect of Clause(s) **B1** of the Building Regulations.

I, **CORY J BEDFORD** *(Name of Design Professional)* am: ☑ CPEng **238134** #

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: **BEng (HONS) MIPENZ CPEng IntPE**

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Construction Review Firm is a member of ACENZ ☑ YES ☐ NO

SIGNED BY **C.J. BEDFORD** ON BEHALF OF **CONSTRUCTURE LIMITED**

Date **05/02/14** *(signature)*

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form is to accompany **Forms 6 or 8 of the Building (Forms) Regulations 2004** for the issue of a Code Compliance Certificate.

GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand and the Building Officials Institute of New Zealand.

Four producer statements are available and brief details on the purpose of each are as follows:

Design: Intended for use by the person responsible for the design in circumstances where the Territorial Authority will rely on the producer statement to issue a Building Consent.

Design Review: Intended for use by a suitably qualified independent design professional where the Territorial Authority does not undertake an internal review and relies on the independent design professional's review to issue the Building Consent.

Construction: Intended for the use by the contractor of the building works where the Territorial Authority requires a producer statement at the completion of construction.

Construction Review: Intended for use by the person required by the Building Consent to undertake construction monitoring of the building works in circumstances where the Territorial Authority will rely on the producer statement to issue a Code Compliance Certificate.

The producer statements system is intended to provide Territorial Authorities with reasonable grounds for the issuing of a Building Consent or Code Compliance Certificate without having to duplicate design or construction checking by others.

The following criteria are recommended to Territorial Authorities with respect to the use of the producer statements.

Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

(i) an active member of the Association of Consulting Engineers New Zealand (ACENZ) or;
(ii) a member of the Institution of Professional Engineers New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than $200,000 or;
(iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than $200,000.

Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

Consulting Services during Construction Phase

There are several levels of service which a design professional may provide during the construction phase of a project. The territorial authority is encouraged to require that the service to be provided by the design professional is appropriate for the project concerned.

Requirement to provide Producer Statement

Territorial Authorities should ensure that the applicant is aware of any circumstances in which there may be a requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the design professional's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

constructure
structural engineering

SITE INSTRUCTION

Contract LOT 38 CONWAY COUNTRY AMBERLEY

Date 16/12/13 No: 1

File: 3929

PROGRESS

BEARING CHECK ON STRIP FOUNDATION

INSTRUCTIONS & COMMENT

EXCAVATION TO 400 - 550 mm ONTO LOOSE SILTY SAND & FIRMER SANDY SILTS @ 2 - 4 BLOWS PER 100mm IN TOP 200 mm.

LOOSE MATERIAL TO BE REMOVED.

COPIES TO: EMAIL - NO FOLDER

A No Variation
B Contract Variation

229 Lichfield St, PO Box 21381, Christchurch 8143
Phone 03 365 3243 **Email** cory@constructure.co.nz

constructure
structural engineering

SITE INSTRUCTION

Contract: LOT 38 ORMANDY CT | Date: 17/1/14 | No: 2 | File: 3929

PROGRESS

REO INSPECTION

INSTRUCTIONS & COMMENT

REINFORCEMENT SATISFACTORY TO PROCEED AS PER S-01 3929.

SLAB THICKNESSES TO BE SEEN PRE-POUR

COPIES TO: SITE FOLDER

A No Variation
B Contract Variation

229 Lichfield St, PO Box 21381, Christchurch 8143
Phone 03 365 3243 **Email** cory@constructure.co.nz

constructure
structural engineering

SITE INSTRUCTION

Contract Lot 38 Ormandy court Date 24.01.14 No: 3
File: 3929

PROGRESS

slab reinforced

INSTRUCTIONS & COMMENT

slab thickening layout satisfactory

steel to thickenings yet to be placed.

photos of steel to be sent to:
bobby@constructure.co.nz
021 264 6477

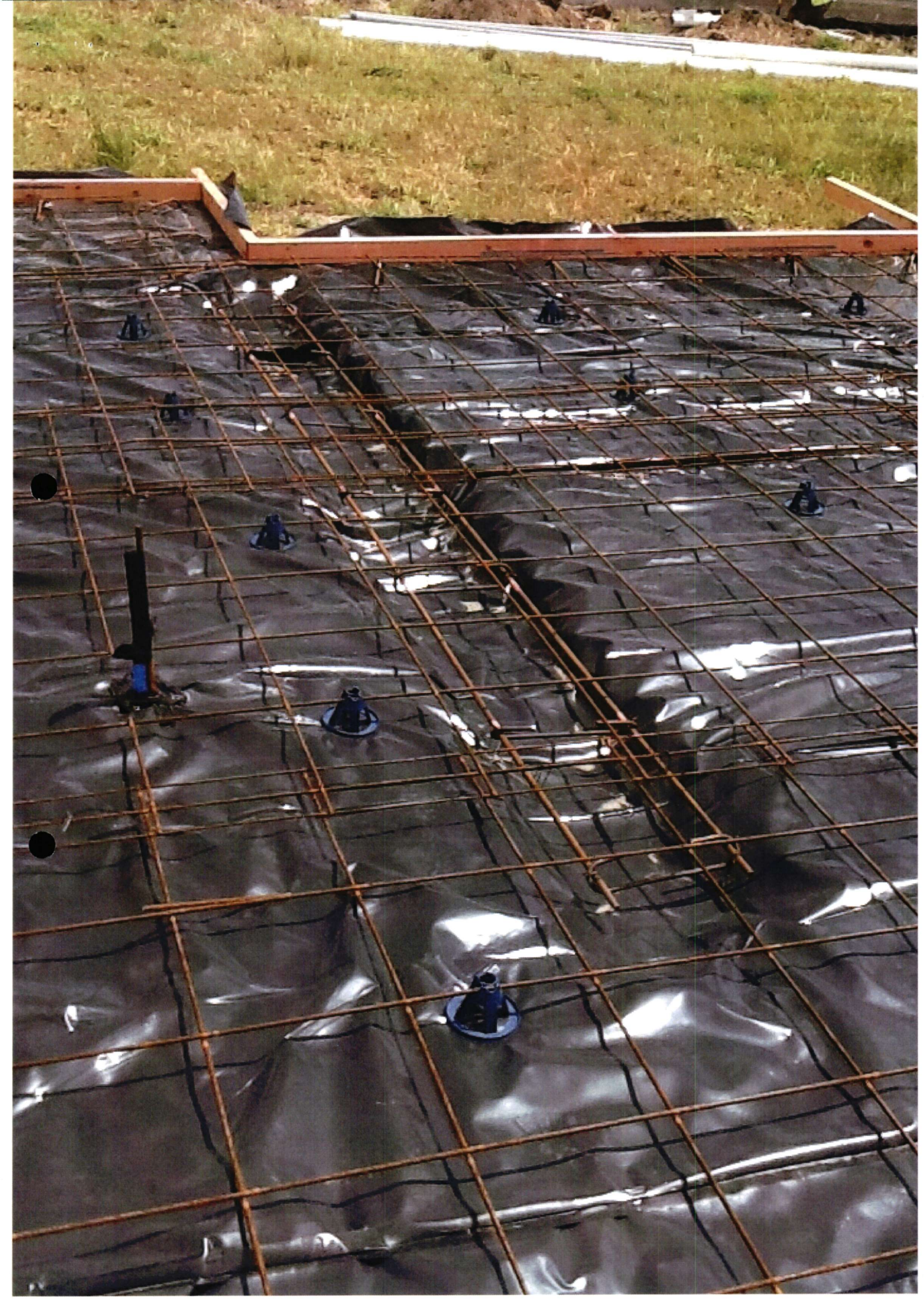
ok to proceed, subject to receipt of photos

Bobby Clark

COPIES TO: site

A No Variation
B Contract Variation

229 Lichfield St, PO Box 21381, Christchurch 8143
Phone 03 365 3243 **Email** cory@constructure.co.nz



HURUNUI District Council
P.O. Box 13
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NEW ZEALAND
Telephone: (03) 314-8816
Fax: (03) 314-9181
EMAIL: info@hurunui.govt.nz

Rapid No:	Consent No:
1793/6	130426

23572

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Mike Greer Homes

Site Address: 6 Ormandy Ct Amberley

Description of Consent: Dwelling with Attached Garage

COMMENTS

Tanking to En-Suite Shower and Bathroom bath surround & apron as per Inspection Sheet TO4 PS 15.

P/S from applicator to forward please.

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent		Tanking
Some work is not completed as detailed above and rectification is required	/	FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

SIGNED: left on site OFFICER [signature] DATE 22/4/2014

BC Number	130426
Rapid Number	1793|6
Inspector's Name	John

HURUNUI District Council

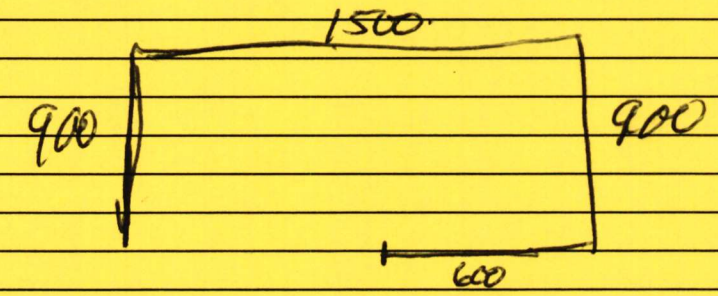
Inspection Prompt (T-04-PS-15) - Interior Wet Area Tanking

Council Copy Viewed : yes **Date :** 22-4-2014

Work Reqd	Bracing	N/A	Inspected	Work Reqd	Materials	N/A	Inspected
	Product Used (On approved list)		?		Taping to Corners & Junctions		yes
	Tanking Location (EnSuite, Bathroom, Shower etc)		En Suite Shower Bathroom Bath Apron 150 up walls round both.		Splash Protection Installed (Screens, doors curtans etc)	✓	
	Slope to Shower Base		yes		Producer Statement (PS3)		Asked for
	Slope to Soap Recesses	✓					

Additional Comments:

En Suite



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Rapid No:	Consent No:
1793 / 6	130426

24459

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: MIKE GREER HOMES

Site Address: 6 ORMANDY COURT AMBERLEY - CONWAY ESTATE

Description of Consent: 4 BED DWELLING WITH A/GARAGE & WOODBURNER

COMMENTS

INSPECTED AS PER PROMPT SHEET T-04-PS-05

ALL OK TO CONTINUE STOPPING

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent	✓	PRE-STOP, LINTELS
Some work is not completed as detailed above and rectification is required		FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

SIGNED: ..... OFFICER B. WELLS DATE 20 / 3 / 14

BC Number	130426
Rapid Number	1793/6
Inspector's Name	B. WELLS

HURUNUI District Council

Inspection Prompt (T-04-PS-05) - Pre-Stop / Linings

Council Copy Viewed : NO **Date :** 20/3/14

Work Reqd	Bracing	N/A	Inspected	Work Reqd	Materials	N/A	Inspected
	Bracing Locations		NOT ALL QUITE AS DESIGNED BUT SUFFICIENT.		Wet Areas		GIB 10mm AQUALINE BOARD FIXED OK FOR THICK
	Bracing Types		GIB SYSTEMS TO INTERIOR & PLY TO EXTERIOR OK		Wet Area Ceilings		10mm GIB AQUALINE BOARD. OK
	Ceiling Diaphragms	✓			Other Walls		10 mm GIB STANDARD BOARD OK
	Edge Nailing		ALL OK.		Other Ceilings		10mm GIB STANDARD BOARD OK
	Holes in elements		ALL OK.				

Additional Comments:

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Rapid No:	Consent No:
1793/6	130426

24447

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: MIKE GREER HOMES

Site Address: 6 ORMANDY COURT, AMBERLEY - CONCORD ESTATE

Description of Consent: 4 BED DWELLING WITH A/GARAGE & WOODBURNER

COMMENTS

INSPECTED AS PER PROMPT SHEET T-OL-PS-04

TO COMPLETE:

- PROVIDE SEALANT TO MINOR GAPS IN AIR SEALS AROUND GARAGE WINDOWS/DOORS WHERE FOAM HAS NOT QUITE FILLED. ✓

TO PROVIDE:

- PLUMBERS PRESSURE TEST DECLARATION & PRELIM

OK TO BELOW GROUND

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent		PRE-LINE / PLUMBING
Some work is not completed as detailed above and rectification is required	✓	FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES (NO)

SIGNED: LEFT ON SITE OFFICER B. GREEN DATE 17/3/14

BC Number	130426
Rapid Number	1793 / 6
Inspector's Name	B. ALLEN

HURUNUI District Council

Inspection Prompt (T-04-PS-04) - Pre-Line / Plumbing

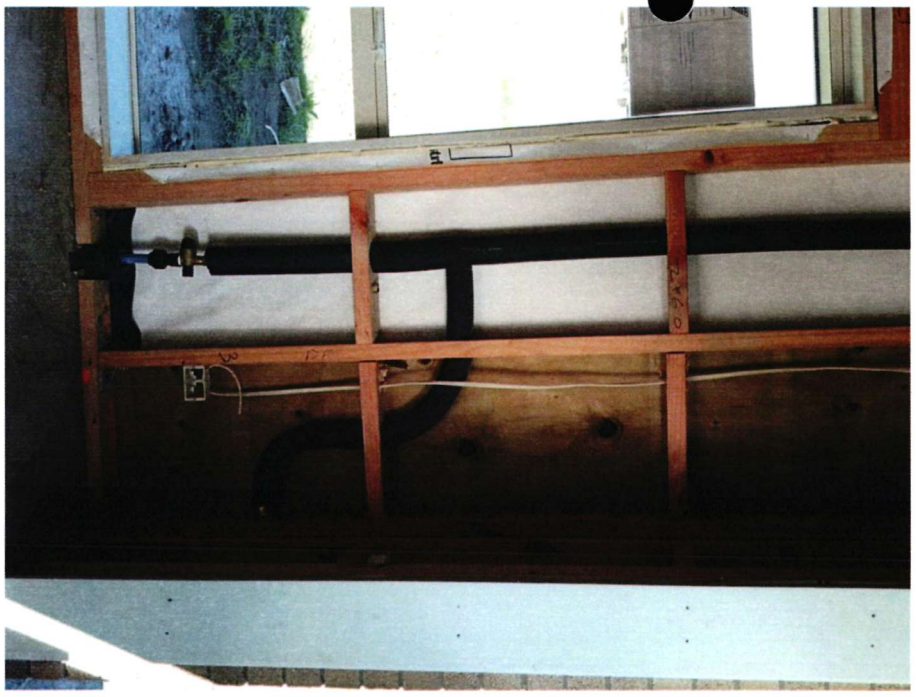
Council Copy Viewed : NO **Date :** 17/3/14

Work Reqd	Framing	N/A	Inspected	Work Reqd	Bracing	N/A	Inspected
	Framing Moisture		<18% OK		Location / Type		ALL AS DRAWN OK
	Ceiling Batten Material		TIMBER OK		Clear of Wet Areas		OK
	Ceiling Batten Size		70 X 35 mm OK		Connections/Fixings		OK
	Ceiling Batten Crs		400 mm ctrs		Brace Element Openings		OK
	Ceiling Batten Moisture		<20% OK		Dragon Ties	✓	
	Insulation Material		PINK BATTS THROUGHOUT - OK		Diaphragms	/	
	R Value Walls		R2.6 - OK		Fire Walls	✓	
	R Value Ceilings		AT LEAST R 3.6 - OK		Safety Glazing		IN PLACE WHERE REQD.
	Insulation Placement		GOOD - TIGHT OK		Internal Ventilation		NATURAL - OPENING WINDOWS & DOORS
	Stair Head Clearance (2m min)	✓			Metal Angles to Tiled Showers		IN PLACE OK
A	Opening Air Seals		SOME MINOR GAPS IN FRAME.				

Work Reqd	Water Services	N/A	Inspected	Work Reqd	Waste Services	N/A	Inspected
	Pipework		POLYBUTYLENE TO NZ CERTIFICATION		Pipework		PVC - OK
	Jointing		BRASS COMPRESS OK		Sizes		AS DRAWN OK.
	Support / Clipping		GOOD - OK		Support		OK.
	Lagging		OK. - GENERALLY INSIDE BATTS FOAM INSULATION		Gradients		OK
	Shut Off Valve		IN WALL IN FRAME - OK.		Internal AAVs (hidden)	✓	
B	Pressure Test		REQUESTED		Plumbers Rego		REQUESTED

Additional Comments:

1793/6 130426



1793/6 130426

1793/6 130426

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Rapid No:	Consent No:
1793 / 6	130426

24432

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: MIKE GREER HOMES

Site Address: 6 ORMANDY COURT, AMBERLEY

Description of Consent: 4 BED DWELLING WITH A/GARAGE & WOODBURNER

COMMENTS

INSPECTED AS PER PROMPT SHEET T-04-PS-08

ALL OK TO CONTINUE LOWER

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent	✓	HALF-HIGH LOWER
Some work is not completed as detailed above and rectification is required		FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

SIGNED: ..... OFFICER B. NEWS DATE 12 / 3 / 14

BC Number	130426
Rapid Number	1793 / 6
Inspector's Name	B. WELLS

HURUNUI District Council

Inspection Prompt (T-04-PS-08) - Half-high Veneer / Cavity Battens / Part Clad

Council Copy Viewed : NO **Date :** 12 / 3 / 14

Work Reqd	½ High Veneer	N/A	Inspected
	Cavity Width		NOM. 40mm - A BIT LESS AT PLY BUT OK.
	Cavity clear		YES - OK
	Cavity closed soffit		YES - OK
	Brick tie type		GALV SCREW YES OK
	Brick tie spacing		GENERALLY GOOD CL HORIZ. & EVERY 3RD COURSE. CURVE NOT CLOSE AT OPENINGS.
	Brick type		70 SERIES INCLUDE CLAY. OK.
	Veneer siting on foundations		GOOD - OK
	Cover to window & door joinery		GOOD - 15 - 20mm GENERALLY.
	Weep holes / perpends		EVERY 3RD PERPENDS BOTTOM COURSE - OK
	Mortar widths		NOM. 10mm OK
	Penetrations		MORTARED BUT SOME SEALING TO BE LATER
	Lintel material (galv / S/S)		NOT YET FITTED
	Steel lintel sizes		NOT YET FITTED
	Lintel fixing	✓	

Work Reqd	Cavity System	N/A	Inspected
	Cavity Batten size		
	Cavity Batten spacing		
	Cav. Batten treatment		
	Vermin proofing		
	Head flashings		WINDOWS - GENERALLY TO SOFFIT - LOOKS TO HAVE DPC/TAPE
	Sill flashings		DPC ON KICK-OUT OK
	Jamb flashings		DPC ROLLED TO JAMBS - OK

Work Reqd	Part-clad system	N/A	Inspected
	Cladding as per documents / specs		
	Cladding fixings		
	Weathertightness		

Work Reqd	Other	N/A	Inspected
	Internal Gutters		
	Netting		
	Substrate fixing		

Additional Comments:

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Rapid No:	Consent No:
1793/6	130426

24736

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Mike Greer Homes

Site Address: 6 Ormandy Ct Amberley

Description of Consent: Dwelling with A/Garage

COMMENTS

Wrap & Sill tape as per Inspection Sheet 1 of AS 16.

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent	✓	Wrap & Sill tape
Some work is not completed as detailed above and rectification is required		FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

SIGNED: Left onsite OFFICER JW Arthur DATE 20/2/2014

BC Number 130426

Rapid Number..... 1793/6

Inspector's Name..... John

HURUNUI District Council

Inspection Prompt (T-04-PS-16) - Wrap & Sill Tape (Pre-clad)

Council Copy Viewed : yes **Date :** 20-2-2014

Work Reqd	Wrap / tape	N/A	Inspected	Work Reqd	Flashings	N/A	Inspected
	Wrap / Barrier type		Thermakraft Sonnix 232		Flashing tape sill fixing		Stuck
	Wrap / Barrier fixing		Staples & Tape		Flashing tape head fixing		"
	Wrap overhang to founds		50 to 70mm		Flashing tape jamb fixing		"
	Sill tape type		Thermakraft sill tape		Wrap Penetrations	✓	
	Roof Underlay		Std Black S/S		Meter box flashing	✓	
	Netting support	✓			Direct Fix cladding requirements met (sill & jamb blocks)	✓	
					Thermal barrier	✓	

Additional Comments:

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Rapid No:	Consent No:
1793/6	130426

24721

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Mike Greer Homes

Site Address: 6 Ormandy Ct Amberley.

Description of Consent: Dwelling with A/Garage

COMMENTS

S/Water Soak holes

- Bucket at water test carried out in AM.
- S/Hole into good free draining gravel.
- Sumps to both soak holes
- S/W drains as per inspection sheet

TOMAS 10

As laid plan in folder.

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent	✓	Soak Holes
Some work is not completed as detailed above and rectification is required		FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

SIGNED: left on site. OFFICER M Arthur DATE 14/2/2014

BC Number 130426

Rapid Number..... 1793/6

Inspector's Name..... John

HURUNUI District Council

Inspection Prompt (T-04-PS-10) - Drainage

Council Copy Viewed : yes **Date :** 14-2-2014

Work Reqd	Sewerage	N/A	Inspected	Work Reqd	Stormwater	N/A	Inspected
	Drain Material	✓			Drain Material		
	Gradients				Gradients		
	Inspection Points				Inspection Points		
	Bedding Material				Bedding Material		
	Cover				Cover		
	Lateral Connection				Lateral Connection		
	Joint Test				Soak Pit sizes		2/700x1.5x3m deep
	Main Vent size / loc				Soak Pit filter cloth		yes
	Branch Vent size/loc				Soak Pit Locations		As drawn plan
	Septic Tank Type				Gutter Sizes & Overflows		125mm c/s
	Septic Tank Location			✓	Downpipe Sizes		To come
	ECAN Effluent approv				Downpipe Positions		As drawn plan
	Elluent Location				Deck Drains	✓	
	Elluent Type				Internal Deck Overflows	✓	
	Drainlayers Rego				~~Bubble up~~ Sumps	✓	x2
	As-Laid Plan	✓			As-Laid Plan		In Folder

Additional Comments:

*. Soakage test done in morning (good running gravel) with bucket of water.
- soak hole done in afternoon.

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Rapid No:	Consent No:
1793/6	130426

24701

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Mike Greer Homes

Site Address: 6 Ormandy Ct Amberley

Description of Consent: Dwelling with Att Garage

COMMENTS

Frame as per Inspection Sheet TOHPS06.

To Complete

Hold downs to internal braces (GS1) marked with *

Screw bolts to EP1 ply braces

See at next inspection.

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent		Framing.
Some work is not completed as detailed above and rectification is required	✓	FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES (NO)

SIGNED: ..... OFFICER ..... DATE 11 / 2 2014.

BC Number	130426	**HURUNUI** District Council
Rapid Number	1793/6	
Inspector's Name	John	

Inspection Prompt (T-04-PS-06) - Framing (Pre-wrap / pre-roof)

Council Copy Viewed : yes **Date :** 11-2-2014

Work Reqd	Framing	N/A	Inspected	Work Reqd	Fixings	N/A	Inspected
	Timber Species		Pine		Bottom Plates		BPA & Shot Nails
	Timber Grades		SG8 ext SG6 & 8 int				x 900 ¢s
	Timber treatments		Boron		Top plate → stud		Type B.
	Stud sizes		90x45		Trusses → top plate		CT Bkts & 2 nails J/Hangers & CPC Bkts
	Stud spacing		600 ¢s		Rafters → top plate	✓	
	DPC bottom plates		yes		Purlins / ~~Tile Battens~~		2 x Nails &
	Lintel sizes		As drawn plan				1 x Purlin Screw to all
	Beam sizes	✓			Lintels		Type's E, F, G & H
	Post sizes	✓			Steel angles	✓	
	Truss layout		900 ¢s		Steel beams	✓	
	Truss support		D/Top Plate		Portal frames	✓	
	Girder truss support	✓			Post to foundations	✓	
	Purlin size / spacing		70x45 x 900 ¢s		Post to beams	✓	
	Tile Batt.size/spacing	✓			Fire wall frames	✓	
	Rafters	✓			Stringers	✓	
	Steel beams	✓					
	Portal frames	✓					

Work Reqd	Bracing	N/A	Inspected	Work Reqd	Bracing	N/A	Inspected
	Location / type		EP1 & GS1		Roof bracing		Metal x Strap & Hip & Valley
	Fixing / Connections		Bolts & Bkts & Shot Nails & Washers		Dragon ties	✓	
	Ply nailing		150mm ¢s		Ply treatment		H3

Additional Comments:

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Rapid No:	Consent No:
1793/6	130426

24554

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Mike Greer Homes

Site Address: 6 Ormandy Ct Amberley

Description of Consent: Dwelling with A/Garage

COMMENTS

Drains laid as per Inspection Sheet

TOH PS 10.

To Complete

- Water test on drains
- Soak holes to dig & be inspected.
- As laid plans to forward.

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent	✓	Drains
Some work is not completed as detailed above and rectification is required		FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

SIGNED: ..... OFFICER JW Arthur DATE 28 / 1 / 2014

BC Number 130426

Rapid Number..... 1793/6

Inspector's Name..... John

HURUNUI District Council

Inspection Prompt (T-04-PS-10) - Drainage

Council Copy Viewed : Yes Date : 28-1-2014

Work Reqd	Sewerage	N/A	Inspected	Work Reqd	Stormwater	N/A	Inspected
	Drain Material		100mm UPVC		Drain Material		90mm UPVC
	Gradients		1:80		Gradients		1:60
	Inspection Points		x5.		Inspection Points		2 x R.E.
	Bedding Material		Sand.		Bedding Material		Sand.
	Cover		250mm e Conc.		Cover		250 mm
	Lateral Connection		IP.		Lateral Connection	✓	
	Joint Test		Not Seen.		Soak Pit sizes		*
	Main Vent size / loc		80mm		Soak Pit filter cloth		*
	Branch Vent size/loc	✓			Soak Pit Locations		*
	Septic Tank Type	✓			Gutter Sizes & Overflows		*
	Septic Tank Location	✓			Downpipe Sizes		*
	ECAN Effluent approv	✓			Downpipe Positions		* As drawn plan
	Elluent Location	✓			Deck Drains	✓	
	Elluent Type	✓			Internal Deck Overflows	✓	
	Drainlayers Rego		18659		Bubble-up Sumps	✓	
	As-Laid Plan		To Come		As-Laid Plan		To Come

Additional Comments:

Drainlayer - Emmanuel Ryder - Fernside

4 × I.P.

4 × S.D.

2 × W.C.

1 × T.V.

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Rapid No:	Consent No:
1793/6	130426

24601

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Mike Crees Homes

Site Address: 6 Ormandy Court, Amberley

Description of Consent: Dwelling with Attached Garage.

COMMENTS

Re-slab inspection carried out
previous items completed.

OK to pour.

To Forward
- hardfill compaction certificate please.

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent		Pre pour slab
Some work is not completed as detailed above and rectification is required	✓	FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

SIGNED: left on site OFFICER Mark Miles DATE 24 / 1 / 14

BC 130426

Job: 14-016A
Description:
Building Consent No.:
MiTek 20/20 Engineering 4.6.6.138

Client: Mike Greer Homes NC
Phone:

MiTek New Zealand Limited.

Site: NC 1532 - Saunders
Lot 38 Conway Country
Amberley
1793/6

Phone:

Printed: 13:21:47 22 Jan 2014

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **VIP Frames & Trusses**, being licensed to use the MiTek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20® TRUSS DESIGN DATA

The MiTek 20/20® computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek ® trusses.

Job Details

Roof Truss

Timber Group:	~MSGx45 H1.2	Pitch:	28.000 deg	Nominal Overhang:	600 mm
Roof		**Ceiling**		**Wind**	
Material:	Galv Iron .5mm	Material:	Standard	Area:	High (44.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	900 mm centres	Restraints:	400 mm centres	**Snow**	
Live Load:	Qur = 0.250 kPa Qc = 1.100 kN	Live Load:	Qc = 1.400 kN	Location:	Amberley (N4) at 100 m
				Open Ground Load:	0.900 kPa
				Basic Roof Load:	0.403 kPa

Importance Level : 2

Design Working Life : 50 years

The timber for these MiTek® trusses shall be treated to the requirements of NZS 3602:2003 and shall be graded to the requirements of NZS 3603:1993. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in a **"closed environment"**, as defined by NZS3604:2011 Section 4.

Truss List

* = detail only, ? = input only, ~~Txx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required GB = gable brace required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
*H1	2	4810	20.605	900	J22	1	1412	28.000	900	S2	1	9350	28.000	900
*H2	1	4811	20.605	900	J23	1	2312	28.000	900	S3	1	9350	28.000	900
*H3	1	2249	20.605	900	J24	1	1412	28.000	900	S4	1	9350	28.000	900
*H4	1	5026	20.605	900	J25	1	1412	28.000	900	S5	1	9350	28.000	900
*H5	3	2460	20.605	900	J26	1	2627	28.000	900	S6	1	7353	28.000	900
*H6	1	7406	20.605	900	J27	1	2627	28.000	900	S7	1	6470	28.000	900
*H7	1	2460	20.605	900	J28	1	2627	28.000	900	S8	3	5903	28.000	900
*H8	1	6628	20.605	900	J29	1	2627	28.000	900	S9	1	7100	28.000	900
*H9	2	5369	20.605	900	J30	1	1727	28.000	900	S10	1	4270	28.000	900
*H10	1	5815	20.605	900	J31	1	1727	28.000	900	S11	2	4270	28.000	900
J1	1	2067	28.000	900	M1	1	9350	28.000	900	S12	1	7100	28.000	900
J2	2	2067	28.000	900	M2	1	9350	28.000	900	S13	1	7100	28.000	900
J3	2	2067	28.000	900	*R1	1	1780	28.000	900	T1	1	5980	28.000	900
J4	1	2067	28.000	900	*R2	8	913	28.000	900	T2	1	5980	28.000	900
J5	2	2067	28.000	900	*R3	8	913	28.000	900	T3	1	5980	28.000	900
J6	1	2067	28.000	900	*R4	2	1780	28.000	900	T4	1	9350	28.000	900
J7	2	2067	28.000	900	*R5	1	1782	28.000	900	T5	1	9350	28.000	900
J8	1	1952	28.000	900	*R6	1	1813	28.000	900	T6	1	8250	28.000	900
J9	4	1952	28.000	900	*R7	1	1055	28.000	900	T7	1	7353	28.000	900
J10	1	1952	28.000	900	*R8	1	1068	28.000	900	T8	1	6470	28.000	900
J11	1	1952	28.000	900	*R9	1	1068	28.000	900	T9	1	7100	28.000	900
J12	1	1952	28.000	900	*R10	1	1665	28.000	900	T10	2	2627	28.000	900
J13	1	2302	28.000	900	*R11	1	1756	28.000	900	V1	1	2453	28.000	900
J14	1	2302	28.000	900	*R12	1	913	28.000	900	V2	1	3053	28.000	900
J15	1	1402	28.000	900	*R13	1	1115	28.000	900	V3	1	1553	28.000	900
J16	1	1402	28.000	900	*R14	1	1125	28.000	900	V4	1	653	28.000	900
J17	1	2312	28.000	900	*R15	1	1125	28.000	900	V5	1	923	28.000	900
J18	1	2312	28.000	900	*R16	1	1440	28.000	900	V6	1	1823	28.000	900
J19	1	2312	28.000	900	*R17	1	4880	28.000	900	V7	1	1434	28.000	900
J20	1	2312	28.000	900	*R18	6	1140	0.000	875	V8	1	835	28.000	900
J21	1	1412	28.000	900	S1	1	3680	28.000	900					

Total quantity : 127

The computer design input has been carried out by:

Signed: .....

Name of Detailer: ASHLEY PRESTON

On behalf of: VIP Frames & Trusses

Date: ...Wednesday, 22 January 2014....

Qualifications and Title: Detailer

MiTek New Zealand Limited

Correspondence from : **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.miteknz.co.nz

PRODUCER STATEMENT for MiTek 20/20® TRUSS DESIGN - Version 4.6

ISSUED BY: **MiTek New Zealand Limited**

TO: **VIP Frames & Trusses**

IN RESPECT OF: **MiTek® Truss Designs**

This producer statement covers the MiTek 20/20® truss design and the structural performance of the GANG-NAIL® connector plate for the job reference **14-016A** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20® truss design program has been developed by MiTek New Zealand Limited for the design of MiTek® timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20 ® are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

i) All proprietary products meeting their performance specification requirements
ii) The provision of adequate roof bracing and overall building stability
iii) Correct selection and placement of GANG-NAIL connector plates
iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
v) The design being undertaken by the accredited fabricator under the terms of the software licence

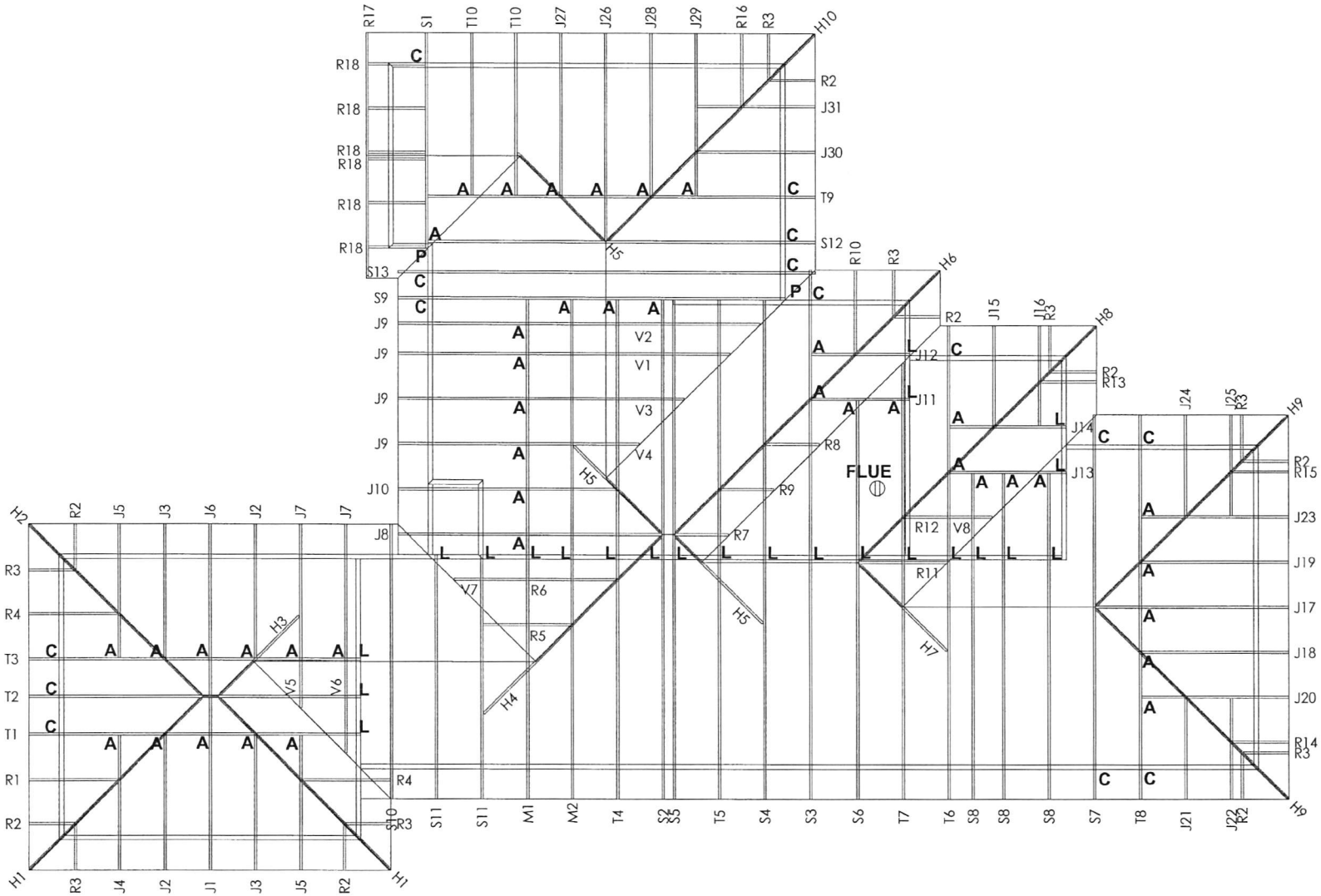
I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20® truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than $500,000.

On behalf of MiTek New Zealand Limited, **Date: Wednesday, 22 January 2014**

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

0800 PRENAIL (0800 773 6245)
TRUSS TO TOP PLATE FIXING = 2 / 90 x 3.15 SKEW NAILS + 2 WIRE DOGS UNLESS STATED OTHERWISE



VIP FRAMES & TRUSSES
200 Maces Road
PO Box 35-193 Christchurch
Ph (03) 389 8200

JOB No **14-016A**

Client: Mike Greer Homes NC
Job Name: NC 1532 - Saunders
Address: Lot 38 Conway Country Amberley

Pitch: 28.000
Roof Material: Galv Iron .5mm
Soffit Overhang: 600
Wind Area: High
Snow Load: 0.403

Trusses And Rafters At 900 Centres Unless Stated Otherwise

DRAWN BY Ashley Stapleton
DATE 22 Jan,2014 | PAGE 1 of

FIXINGS

A=47x90 JH
B=47x120 JH
D=47x190 JH
E=95x165 JH

Joist Hanger

CT 200

C=2xCT200's
M=Multigrips
N=Nail On Plate
L=Pair CPC 40
P=CPC 80

Multi Grips

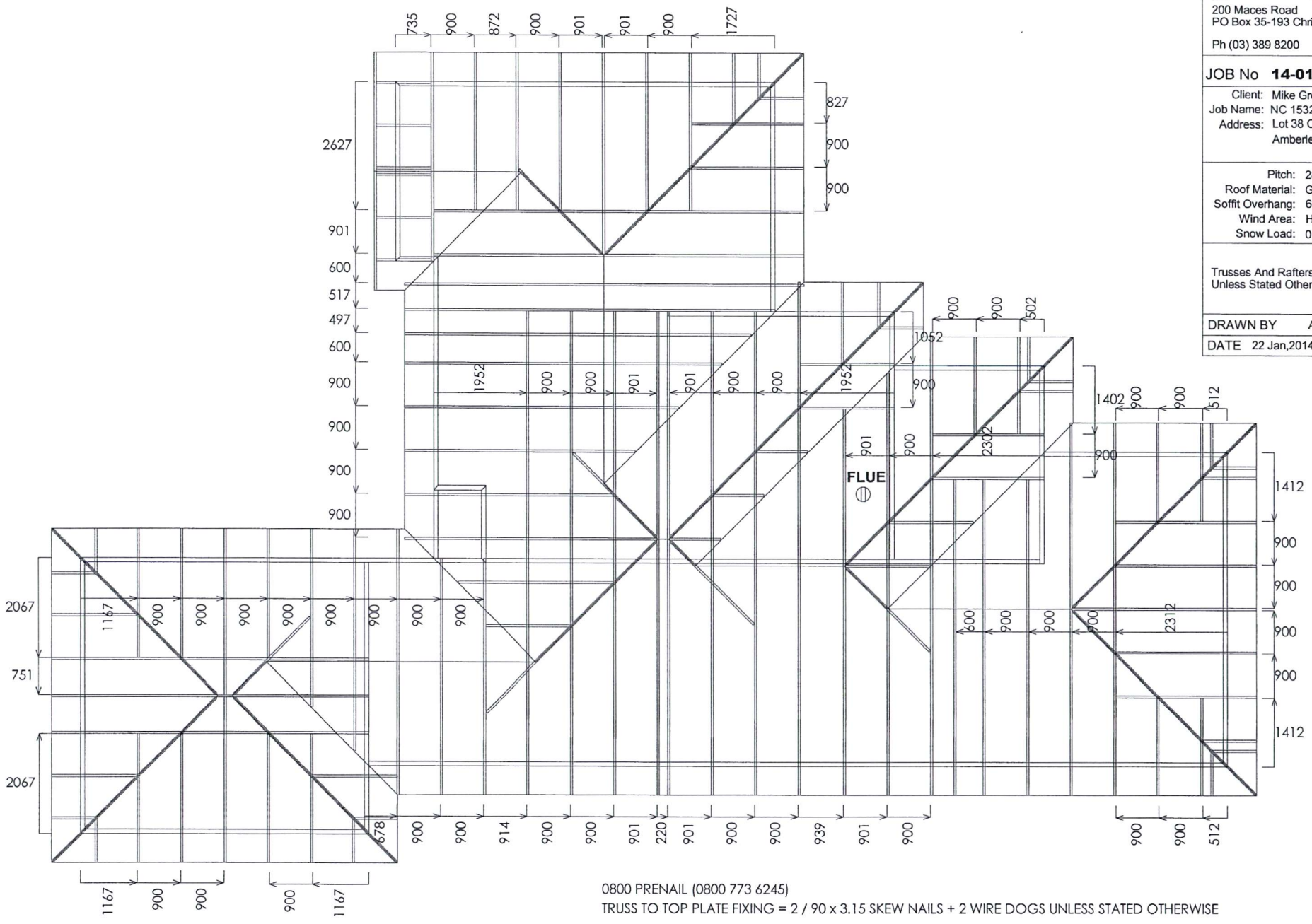
Nail on plate

CPC

NOTE

Please contact VIP Frames and Trusses Ltd for any queries regarding this layout or if any on site remedial work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from VIP Frames and Trusses Ltd.



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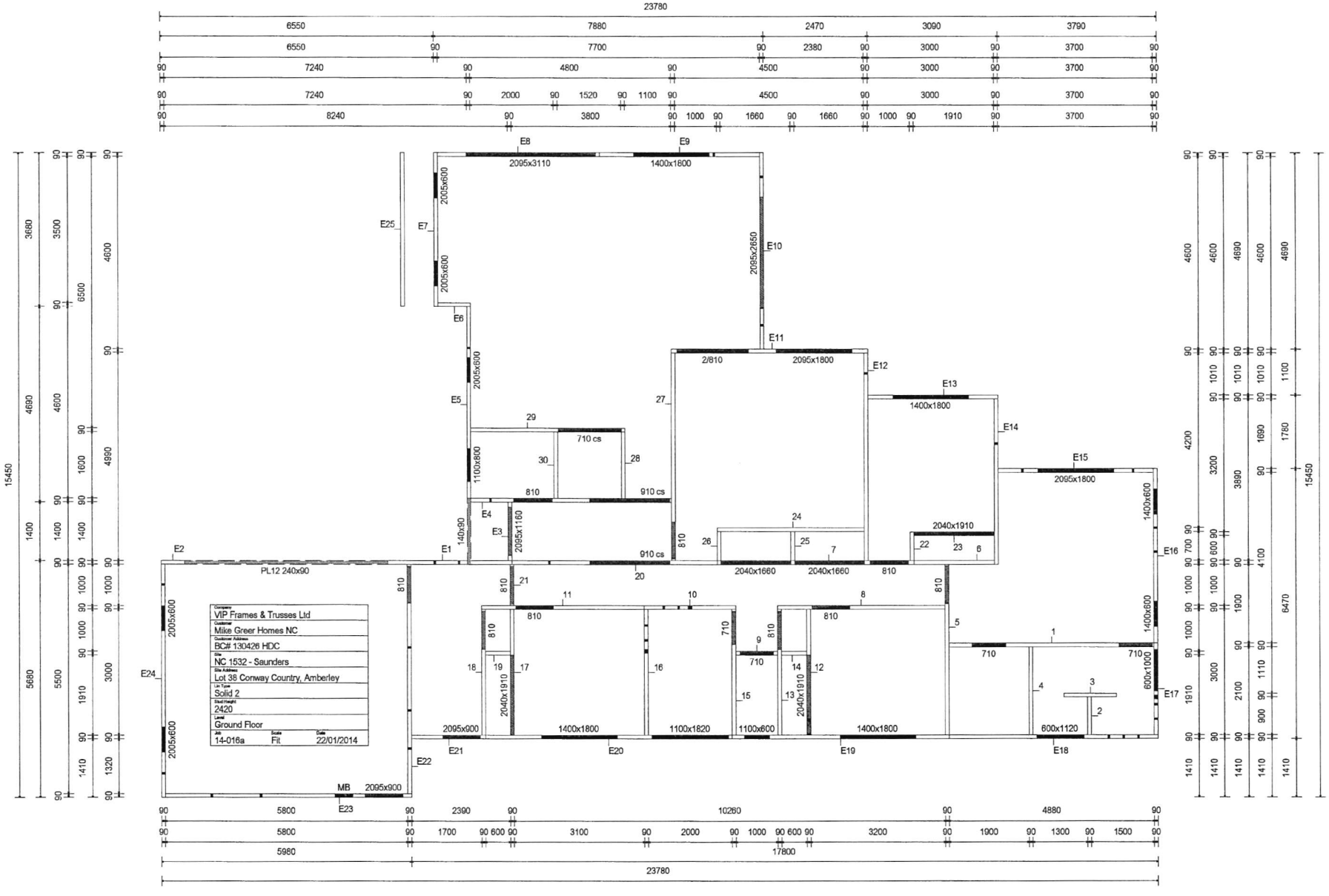
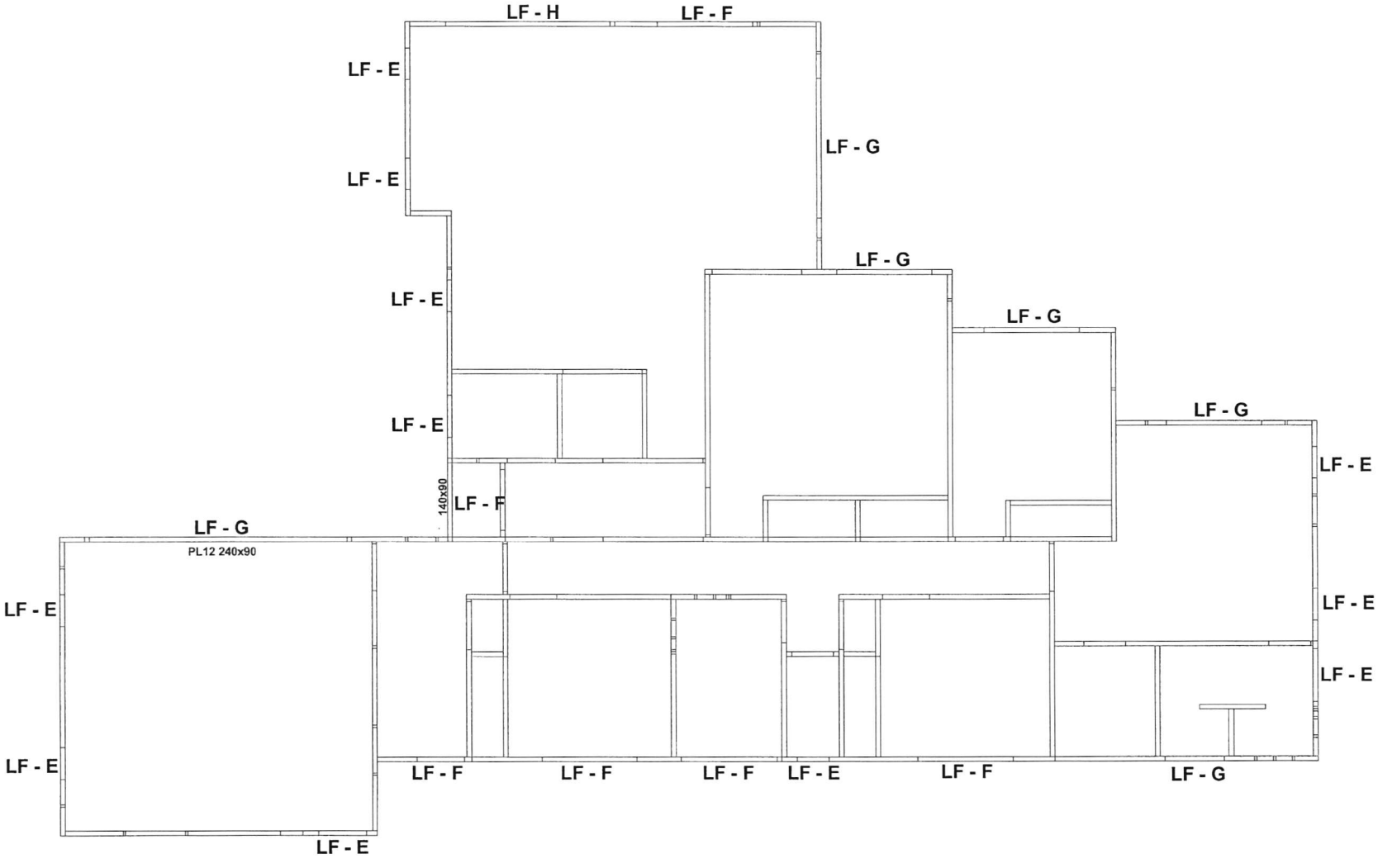
DATE 22 Jan,2014 | PAGE 1 of


VIP Frames & Trusses Ltd
Mike Greer Homes NC
BC# 130426 HDC
NC 1532 - Saunders
Lot 38 Conway Country, Amberley
Solid 2
2420
Ground Floor
14-016a
Fit
22/01/2014
PL12 240x90
MB 2095x900
2095x3110
1400x1800
2095x2650
2/810
2095x1800
1400x1800
2095x1800
2040x1910
2040x1660
2040x1660
710 cs
910 cs
910 cs
2095x900
1400x1800
1100x1820
1100x600
1400x1800
600x1120
23780
17800
5980
15450

Top Plate Fixings

Type B = To All External Wall Framing, with the exception of Gable Ends Type A.



VIP FRAMES & TRUSSES

200 Maces Road
PO Box 35-193 Christchurch

Ph (03) 389 8200

JOB No **14-016A**

Client: Mike Greer Homes NC
Job Name: NC 1532 - Saunders
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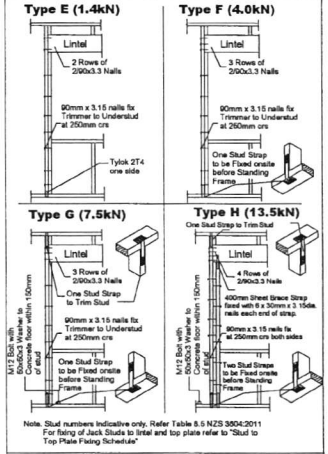
Pitch: 28.000
Roof Material: Galv Iron .5mm
Soffit Overhang: 600
Wind Area: High
Snow Load: 0.403

Trusses And Rafters At 900 Centres Unless Stated Otherwise

DRAWN BY Ashley Stapleton

DATE 22 Jan,2014 PAGE 1 of

Lintel Fixings

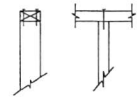


Note. Stud numbers indicative only, Refer Table 8.5 NZS 3604:2011 For fixing of Jack Studs to lintel and top plate refer to "Stud to Top Plate Fixing Schedule"

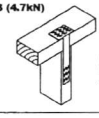
Top Plate Fixings

Fixing Type A (0.7kN)

2/90x3.33 Plain Steel Wirenails Driven Vertically Into Stud



Fixing Type B (4.7kN)



GANG NAIL Stud Strap
Design Capacity 6.1 kN
AS1720.1-1997

HURUNUI District Council
P.O. Box 13
Amberley 7410
NEW ZEALAND
Telephone: (03) 314-8816
Fax: (03) 314-9181
EMAIL: info@hurunui.govt.nz

Rapid No:	Consent No:
1793/6	130426

24088

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Mike Greer Homes

Site Address: 6 Ormandy Court, Amberley

Description of Consent: Dwelling with Attach Garage

COMMENTS

Slab inspection carried out as per prompt sheet TO4B02

To complete

- Slab perimeter boxing to be installed
- additional supplementary bars to be added as per sheet 5 fandation plan

To Forward

- hardfill compaction certificate

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent	/	Re pour slab
Some work is not completed as detailed above and rectification is required		FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

photos ok
spoken to Chris

SIGNED: left on site OFFICER Mark Mikes DATE 24/1/17

BC Number	130426
Rapid Number	1793/6
Inspector's Name	Mark Mikes

HURUNUI District Council

Inspection Prompt (T-04-PS-02) - Concrete Floor Slabs

Council Copy Viewed : **Date :**

Work Reqd	Damp Proofing	N/A	Inspected
	DPM		Polyflume
	Lapping / Sealing		150mm PVC
	Penetrations		PVC tape
	Slab thickness	*	? not boxed

Work Reqd	Base Course	N/A	Inspected
	Material		AP40 + sand
	Depth		400 mm - 500mm
	Compaction		yes
	Compaction cert.	*	

Work Reqd	Reinforcing	N/A	Inspected
	Mesh size		SE730 500E
	Mesh lapping		150mm
	Mesh concrete cover		70mm chairs
	Mesh chairs		1.2 crs
	Floor tie lapping		600mm
	Floor tie connection		x2 wire

Work Reqd	Thickenings	N/A	Inspected
	Depth		200mm
	Width		400mm
	Horizontal rods		2x D12's
	Links		R10 @ 600crs
	Supplementary bars	*	x1 only

Work Reqd	Services	N/A	Inspected
	Materials		PVC
	Gradients		1:40/1:60
	Sizes		DN40 / DN100
	Sleeving		Polywrap
	Cylinder Drain		DN20 copper

Work Reqd	Other Items	N/A	Inspected
	Bottom plate anchors	/	
	Shrinkage control	/	
	Heating	/	
	Insulation	/	

Additional Comments:

* Slab thickening carried out? See photo

HURUNUI District Council
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Amberley 7410
NEW ZEALAND
Telephone: (03) 314-8816
Fax: (03) 314-9181
EMAIL: info@hurunui.govt.nz

Rapid No:	Consent No:
1793/6	130426

24532

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Mike Greer Homes

Site Address: 6 Ormandy Ct Amberley

Description of Consent: Dwelling with A/ Garage

COMMENTS

Sited as plan

Top vegetation removed

Founds as per Inspection Sheet TOHPS01

* Engineer to inspect Founds prior to pouring

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent	✓	Foundation
Some work is not completed as detailed above and rectification is required		FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

SIGNED: ..... OFFICER: J W Arthur DATE: 17 / 1 / 2014

BC Number	130426
Rapid Number	1793/6
Inspector's Name	John

HURUNUI District Council

Inspection Prompt (T-04-PS-01) - Concrete footings / Foundation Walls

Council Copy Viewed : yes **Date :** 17-1-2014.

Work Reqd	Site Factors	N/A	Inspected	Work Reqd	Excavations	N/A	Inspected
	Survey Pegs		x5		Horizontal Rods		3+D12
	Boundary Clearances		As drawn plan		Vertical Rods	✓	
	Site Stability		Good.		Starters / Floor Ties		D12 x 600 @
	Ground Bearing		silty/clay.		Steel Identified		300 E
	Vegetation Clear		yes.		Bottom Cover		100
	FFL (flood mitigation)		225 - 500mm		Side Cover		75
					Lapping		6-700
					Tying		tie wire

Work Reqd	Excavations	N/A	Inspected	Work Reqd	Other Items	N/A	Inspected
	Depth		450 - 600		Waste Ducts		U.P.V.C.
	Width		300mm +		Steel around blockouts	/	
	Formwork		Boxing.		Drains under building	/	
	Level Bottom		yes		Subfloor ventilation	/	
	Stepped Founds		No		Engineer Design		yes

Additional Comments:

HURUNUI DISTRICT COUNCIL
P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

Building consent 130426

Section 51, Building Act 2004 (BAM 005)

THE BUILDING

Street address of building: 6 Ormandy Crt, Amberley

Legal description of land where building is located: LOT 38 DP 455131

Valuation number: 2142013263

THE OWNER

Name of owner: Mike Greer Homes North Canterbury

Contact person: Veronica Wedlake

Mailing address: PO Box 421, Rangiora 7400

First point of contact for communications with the council/building consent authority:
As above

BUILDING WORK

The following building work is authorised by this building consent:

Project: 4 Bedroom Dwelling, attached garage and woodburner

Current, lawfully established, use: SH

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

CONDITIONS OF BUILDING CONSENT

There are no conditions attached to this consent.

BUILDING CONSENT ADVICE NOTES

1. NO BUILDING WORK CAN COMMENCE UNTIL A RESOURCE CONSENT IS GRANTED.
2. A minimum of 24 hrs notice must be given to the Building Officer prior to any inspections.
3. Construction,fixings and materials are to be in accordance with the Approved Consent documents authorised under the Building Act 2004,any variance may require an application for an amendment
4. At least one copy of the approved plans and specifications must be kept on site at all times and made available to the Building Control Officer on request.
5. All building elements are to comply in strict accordance with the NZ Building Code and subsequent amendments.
6. All work to be carried out to the Standards approved in, or Acceptable Solutions detailed in the NZ Building Code.
7. Building Consent approval subject to the appliance being installed in strict accordance with the manufacturer`s test approved requirements & NZS 2918:2001 Installation of Solid Fuel Burning Domestic Appliances. In particular separation clearances from combustibles, hearth size/thickness.
8. Under section 52 of the Building Act 2004 a building consent will lapse in 12 months from date of issue if the building works concerned have not been commenced

Compliance schedule

A compliance schedule is not required for the building

Attachments

Copies of the following documents are attached to this building consent:

Schedule of Inspections (BAM 308)

Project information memorandum 130426

Certificate attached to project information memorandum

Signature _____ Position __Customer Services Officer__

On behalf of: Hurunui District Council

Date: 17/10/13

HURUNUI DISTRICT COUNCIL
P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
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Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

Project Information Memorandum 130426

Section 34, Building Act 2004 (BAM 005-B)

Issued in accordance with Building Consent No. 130426

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent attached.

This project information memorandum includes:

___ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken

1. Resource Consent required for breach of District Plan rule A1.2.11(b) Continuous Linear Length. 23.78m on south elevation with offset less than 2m.

   Soakpit supplied does not have soakage test or not to Council approved design. Options as per letter.
2. Amberley township water and sewer are available upon application.

   Onsite stormwater disposal to soakhole.
3. Structure must withstand the following:

   Wind region: A;

   Snow zone: N4; Altitude: 47m;

   Earthquake zone: 3;

   Exposure zone: B (Low);

   Liquifaction zone: 3 (Very low)

Signature _____ Position ___Customer Services Officer____

On behalf of: Hurunui District Council

Date: 17/10/13

HURUNUI DISTRICT COUNCIL
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Skype hdc_customer_services | twitter.com/hurunuidc

Certificate attached to project information memorandum 130426

Section 37, Building Act 2004 (BAM 004)

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

- Resource Consent required for breach of District Plan rule A1.2.11(b) Continuous Linear Length. 23.78m on south elevation with offset less than 2m. Soakpit supplied does not have soakage test or not to Council approved design. Options as per letter.

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature VS Position Customer Services Officer

On behalf of: Hurunui District Council

Date: 17/10/13

HURUNUI
District Council

Address: PO Box 13, Amberley
Telephone: (03) 314 8816
Facsimile: (03) 314 9181

Mike Greer Homes North Canterbury
PO Box 421
Rangiora 7400

Customer No BC130426
Date 17/10/13

GST Reg No 53-915-477

Tax Invoice 92740

130426 : 6 Ormandy Crt, Amberley
4 Bedroom Dwelling, attached garage and woodburner
Owner: Mike Greer Homes North canterbury

Consent Processing Fee	1,215.00	*
BRANZ levy	332.00	OG
DBH Levy	667.32	*
Inspections	1,180.00	*
Photocopying and/or plan printing	13.20	*
Planning/PIM Processing	240.00	*
Consent Admin Fee	100.00	*
Water Connection	460.00	*
Sewer Connection	60.00	*
BCA Levy	265.36	*

Continued...

Council's bank account 03-0802-0946666-00

HURUNUI District Council

Address: PO Box 13, Amberley
Telephone: (03) 314 8816
Facsimile: (03) 314 9181

Mike Greer Homes North Canterbury
PO Box 421
Rangiora 7400

Customer No BC130426
Date 17/10/13

GST Reg No 53-915-477

Tax Invoice 92740

Code Compliance Certificate		160.00 *
	BEFORE GST	**4,124.08**
(* Includes GST)	**GST**	568.80
	Sub Total	**$4,692.88**
	Cash Received	1,500.00CR

Total incl GST **$3,192.88**

Council's bank account 03-0802-0946666-00

Mike Greer Homes North Canterbury

Customer No BC130426
Date 17/10/13
Invoice No 92740
Total Due $3,192.88

HURUNUI
District Council

Processing Cover Sheet
(BAM005 F)

Rapid	1793	6
Cat	R1	

Valuation Number:	Confidential:	Zone:
2142013263		Rural lifestyle

PROJECT DETAILS:	
Applicant:	Mike Greer Homes North Canterbury
Address of Proposed Work:	6 Ormandy Conway Country Estate.
Nature of Building Work:	4Broom Dwelling, Attached garage & Woodman-Woodburner
BC Number:	130426

PIM	BC	JOINT PIM / BC

(1) BUILDING	PIM Date:	BC Date:	Signature:
		11-10-13	

RC BC, BC2, BC3, BC4, BC5, FF, CAPS

Specified systems for compliance schedule:	Performance Standards:

Wind region

A ✓
Lee

Snow zone

N3
N4 ✓

Altitude: 47 m

Earthquake zone

1
2
3 ✓
4

Exposure zone

B (Low) ✓
C (Medium)
D (High)

Hazards

Flooding
Instability zone
Filled ground
Public Drains
Liquifaction zone 3-VL

Other:

(2) PLANNING:	PIM Date:	BC Date:	Signature:

(3) UTILITIES:	PIM Date:	BC Date:	Signature:
		6/9/2013	

Amberley Township Water & Sewer available upon application.

Onsite stormwater disposal to soak-hole.

(4) ENGINEERING/HEALTH:	PIM Date:	BC Date:	Signature:

(2) PLANNING:	PIM Date:	BC Date:	Signature:
	11/9/13	11/9/13	

Resource Consent required for breach of District Plan rule A1.2.11 (b) Restriction on continuous linear length.

23.78m on southern elevation with offset less than 2m.

To proceed as per RC 130221.

Soakpit supplied does not have soakage test or not to Council approved design. Options as per letter.

Supplied

(3) UTILITIES:	PIM Date:	BC Date:	Signature:
		6/9/2013	

Amberley Township Water & Sewer are available upon application.

Onsite stormwater disposal to soakhole.

(4) ENGINEERING/HEALTH:	PIM Date:	BC Date:	Signature:

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Skype hdc_customer_services | twitter.com/hurunuidc

12 December 2013

J & J Saunders
C/- Mike Greer Homes
PO Box 421
Rangiora 7440

Dear Sir/Madam

RESOURCE MANAGEMENT ACT 1991 – NOTICE OF DECISION
Consent Number: RC130221
Site Address: 6 Ormandy Court, Amberley
Legal Description: Lot 38 DP 455131

I refer to your application for land use consent to construct a dwelling that will exceed continuous linear length.

The Council has considered this application on a non-notified basis pursuant to sections 95A-E of the Resource Management Act 1991 and consent has been granted subject to the following conditions. A copy of the decision is enclosed for your information.

CONDITIONS OF CONSENT

1. *That the proposal proceeds in accordance with the plans and details lodged with the application and referenced as RC130221 in Council records.*

It should be emphasised that to ensure that you comply with this resource consent all conditions of consent must be complied with and the consent holder must continue to comply with all conditions in order that the activity remains lawfully established.

ADDITIONAL INFORMATION RELATING TO THE GRANTING OF NON-NOTIFIED RESOURCE CONSENTS WHICH SHOULD BE READ IN CONJUNCTION WITH THE DECISION

YOUR RIGHTS OF OBJECTION
If you do not agree with the Council's decision on this non-notified resource consent, any of its conditions, or any additional fees that have been charged, you may, pursuant to Section 357A of the Resource Management Act 1991, lodge an objection with the Council. The notice of objection must be received by the Council within 15 working days of receipt of this decision.

COMMENCEMENT OF CONSENT
The commencement date for your resource consent is the date of this letter advising you of the Council's decision, unless you lodge an objection against the decision. The commencement date will then be the date on which the decision on the objection is determined.

MONITORING
A general monitoring programme has been set up to ensure compliance with the conditions imposed on resource consents. Where further site inspections are required because of non-compliance with any of the conditions the Council may render an account to the consent holder for monitoring fees at the rate set out in the fees and charges schedule.

LAPSING OF THIS CONSENT

Resource consents are granted to authorise an activity until the expiry date specified on the consent. Unless this consent has been given effect to, **the consent will lapse five years after the date of its commencement**, or unless on receipt of a further application under section 125 of the Resource Management Act 1991, the Council extends this period.

Any development authorised by a resource consent must be completed within the 5 year period in order that it is lawfully established. Any proposal that is not fully implemented and competed within 5 years will require either a new resource consent or an extension of time.

Applications for an extension of the duration of a consent are required to meet a number of criteria contained in Section 125 of the Resource Management Act 1991 before the Council can extend the duration of any consent.

Yours sincerely

Helga Rigg
Senior Planner

Building Consent / PIM Check Sheet
(T-02-PS-01)

Ref: T-02-PS-01
Version: 10
Issued: 24 July 2013

Check Sheet – Documents required before Application can be formally received	Applicant	Council
Deposit supplied		✓
1 copy required of the documents listed below		
Building Consent form (signed and correctly completed)		✓
Planning check/PIM declaration form (required for all new building work)		✓
Certificate of Title (less than 6 months old and relevant)		✓
Agent nomination form	—	
y relevant Resource Consents (copy of decision)	—	
Certificate of design work (applies to restricted building work only)		✓
3 copies required of all documentation listed below		
Site plan showing boundaries, site coverage and distances		✓
Floor plan		✓
Elevations		✓
Cross sections		✓
Construction details (including weather tightness details)		✓
Drainage Plan		✓
Bracing Schedule		✓
sk Matrix		✓
Specifications		✓
Truss Design and Producer Statement		✓
Producer Statement (appropriate to site, by qualified person, appropriate to the drawings produced)		✓
Liquefaction Assessment for Zone 1 & 2 (see report on website)	—	
Compliance Schedule information for commercial applications (draft compliance schedule)	—	

For BCA Use Only:
This application is accepted / declined as all relevant information has / has not been supplied

- *Signed:* Halliday
- *Name:* L. Halliday
- *Date:* 5.9.13

KEY: √ = Receive X = Missing or inaccurate NA = Not Applicable

Received with thanks by 4/01
Hurunui District Council

5-09-13 12:01 Receipt no.550181

DR BC130426
MIKE GREER HOMES 1,500.00-
Mike Greer Homes::::
CQ WSP CHC
Mike Greer Homes 1,500.00
Total Receipted 1,500.00

HURUNUI District Council

Project Information Memorandum and / or Building Consent Application (Form 2)

Project No. 130426

(Only complete items within the shaded panels that are applicable to your project)

APPLICATION

I request that you issue a:
- ☐ Project Information Memorandum only (PIM)
- ☐ Building Consent only
- ☑ Building Consent (including Project Information Memorandum)
- ☐ Amendment only

THE BUILDING

Street Address: (or Rapid Number if applicable) 6 Ormandy Drive, Conway Country Estate	Number of Levels: 1	Level/Unit No:
Legal Description : Lot 38 DP 455131	Total Floor Area: (all floors included) Existing 0 m^2 Add 214 m^2	
Valuation Roll Number:	Current lawfully established use:	
Building Name (if applicable) Not applicable	Approximate year building was first constructed: 2013	

THE PROJECT

Description of Building Work:
single level dwelling with attached garage and fire
(eg dwelling, commercial, farm shed, garage etc)

Will the building work result in a change of use of the building? ☐ Yes ☑ No

(Refer to Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005 if in doubt)

If "Yes", provide details of the new intended use

Intended life of the building:
- ☑ Indefinite but not less than 50 years
- ☐ or Specified as _____ years

List Building Consents previously issued for this building (if any): (ie, is this project being constructed in stages?, Is this consent for a relocated or transportable building?)

Estimated Value (inc GST) $ 331,700
(ie, the estimated aggregate of the values of all goods and services)

THE OWNER	AGENT – APPLICANT
Owner's Name: Mike Greer Homes North Canterbury	Agent's Name:
Contact Person: (if owner is not an individual) Veronica Wedlake	Contact Person:
Mailing Address: PO Box 421	Mailing/Billing Address:
Rangiora	
Postcode:	Postcode:
Street Address/Registered Office:	Street Address/Registered Office:
346 Flaxton Road, Rangiora	
Mobile Phone:	Mobile Phone:
Phone: 03 975 5675	Phone:
Fax Number:	Fax Number:
E-mail Address: nc.compliance@mikegreerhomes.co.nz	E-mail Address:
Evidence of ownership attached to this application: ☑ Certificate of Title (less than 6 months old) ☐ Sale and Purchase Agreement (only if new purchase)	Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application / Building Work and will receive all correspondence including all invoices.

RESTRICTED BUILDING WORK

Will the building work include any restricted building work ☑ Yes ☐ No

☑ If yes, provide the following details of all licensed building practitioners who will be involved in the carrying out or supervising the restricted building work.[if these details are unknown at the time of the application, they must be supplied before the work begins]

Licence	**Name**	**Licensed practitioner number** (or registration number treated as being licensed under section 291 of the building Act 2004)
Foundations	To be advised	
Carpentry	To be advised	
Exterior Plasterer	To be advised	
Bricklayer	To be advised	
Blocklayer	To be advised	
Roofer	To be advised	

REQUIRED ATTACHMENTS	
Complete and attach the following checklist, and provide **a minimum of 3 COPIES of all** the information, and plans requested on that checklist: ☐ Form T-02-PS-01	
Application Fee (Deposit): ☐ Application Fee of $ _____ (refer to fees and charges sheet)	
KEY PERSONNEL	
Name of Builder:	Phone Number:
Postal Address:	
	Registration Number:
E-mail Address:	
Name of Craftsman Plumber:	Phone Number:
Postal Address:	
	Registration Number:
E-mail Address:	
Name of Craftsman Gasfitter:	Phone Number:
Postal Address:	
	Registration Number:
E-Mail Address:	
Name of Registered Drainlayer:	Phone Number:
Postal Address:	
	Registration Number:
E-mail Address:	
Name of Designer: DCCan - trading as Design & Consents Canterbury Ltd	Phone Number:
Postal Address: PO Box 23	03 310 0272
Woodend 7641	Registration Number:
E-mail Address: wendy@dccan.co.nz	LBP 115719
Name of Engineer:	Phone Number:
Postal Address:	
	Registration Number:
E-mail Address:	
Name of Electrician:	Phone Number:
Postal Address:	
	Registration Number:
E-mail Address:	

SIGNATURE

Signed by or for and on behalf of the Owner: _____

☑ Owner ☑ Agent Date: 4.9.13.

Note: If acting "for and on behalf", please read the following declaration before signing:
"I hereby declare that I am authorised to act as Agent of the Owner" (-agent authority form/letter required).

Notes by applicant: (Other notes or comments which you as the applicant may wish to add)

_____

_____

BUILDING CODE ASSESSMENT				
Building Code Clause		Means of Compliance (note that a project may include both Acceptable and Alternative solutions)		
		Acceptable Solution	**Alternative Solution** (details verifying compliance are required)	**Waiver/ Modification required?** (Provide separate details for justification of acceptance if yes)
B1	Structure	AS1	Alternative solution - 2/D16s , Mitek fixing details	
B2	Durability	AS1		
C	Protection from fire	AS1		
D1	Access Routes	AS1		
D2	Mechanical installations for access			
E1	Surface water	AS1		
E2	External moisture	AS1		
E3	Internal moisture	AS1		
F1	Hazardous agents on site			
F2	Hazardous building materials	AS1		
F3	Hazardous substances and processes			
F4	Safety from falling			
F5	Construction and demolition hazards	AS1		
F6	Lighting for emergency			
F7	Warning systems	AS1		
F8	Signs			
G1	Personal hygiene	AS1		
G2	Laundering	AS1		
G3	Food prep. and prevention of contamination	AS1		
G4	Ventilation	AS1		
G5	Interior environment	AS1		
G6	Airborne and impact sound			
G7	Natural light	AS1		
G8	Artificial light	AS1		
G9	Electricity	AS1		
G10	Piped services			
G11	Gas as an energy source	AS1		
G12	Water supplies	AS1 & AS2		
G13	Foul water	AS1 & AS2		
G14	Industrial liquid waste			
G15	Solid waste			
H1	Energy efficiency provisions	AS1		

COMPLIANCE SCHEDULE LIST								
	Please tick the relevant boxes to show which systems are included or to be included in the building project	**Existing**	**New / Modified**	**Removed**	**Do the systems use the Performance Standards plus Inspection, maintenance & reporting procedures from the Building Code Handbook**		**If no, Performance Standards plus Inspection, maintenance & reporting procedures identified in building consent documents**	**COUNCIL USE - CONFIRMED**
No:	**Type of System**				**Yes**	**No**		
1	Automatic Systems For Fire Suppression							
2	Automatic Or Manual Emergency Warning Systems							
3/1	Electromagnetic Or Automatic Doors Or Windows							
3/2	Access Control Doors							
3/3	Automatic Fire Doors Or Windows Forming Part Of Firewall							
4	Emergency Lighting Systems							
5	Escape Route Pressurisation Systems							
6	Riser Mains For Use By Fire Services							
7	Automatic Backflow Preventers							
8	Lifts, Escalators							
9	Mechanical Ventilation Or Air Conditioning Systems							
10	Building Maintenance Units							
11	Laboratory Fume Cupboards							
12	Audio Loops Or Other Assistive Listening Systems							
13	Smoke Control Systems							
14/1	Emergency Power Systems							
14/2	Signs Relating To A System Or Feature Specified In Any Clauses Above.							
15/1	Systems For Communicating Spoken Information Intended To Facilitate Evacuation							
15/2	Final Exits And Other Exit Doors							
15/3	Fire Separations Protecting A Means Of Escape							
15/4	Signs For Communicating Information Intended To Facilitate Evacuation							
15/5	Smoke Separations							

HURUNUI
District Council

Planning Check or Project Information Memorandum Declaration

In order for the Council to undertake a planning check or project information memorandum (PIM) to identify any restrictions that relate to the proposed building project, the Council requires basic information with respect to the requirements of the District Plan. As such the applicant (or agent) is required to complete the relevant sections of this declaration form. Please note that it is important that the applicant provide correct information in order for the Council to provide an accurate planning check or issue a PIM.

Applicant's Name	Mike Greer Homes
Project Location	Single level residential dwelling with attached garage and pellet fire
Proposal	

Please answer the following questions by marking the relevant box.

1. Will the proposed building be located within **50 metres of a forestry plantation** on a separate lot under different ownership?

   Yes ☐ No ☑

2. Will the proposed building require **earthworks** to be carried out within **20 metres** of any river, **50 metres** of any wetland, or **100 metres** from any lake?

   Yes ☐ No ☑

3. Will the proposed building be located:

   a. within **500 metres** of an intensive farming activity on a separate property?
      Yes ☐ No ☑
   b. within **500 metres** of a sewage treatment facility, including effluent ponds for on-farm waste disposal and land based effluent disposal areas on a separate property?
      Yes ☐ No ☑
   c. within **500 metres** of the operational area of a quarry or mine (excluding riverbed or on farm gravel extraction) on a separate property?
      Yes ☐ No ☑
   d. within **1km** of any frost control fan?
      Yes ☐ No ☑

4. Will the building be **closer than 100 metres** from a dwellinghouse or principal building on a separate property?

   Yes ☑ No ☐

5. Will the building be located on a **ridgeline**, where it will be visible against a backdrop of sky when viewed from any strategic arterial, district arterial, collector or Lake Sumner Road (including unformed sections), that are **within 1km** of the proposed building? (*Strategic arterial, district arterial and collector roads are listed overleaf.*)

   Yes ☐ No ☑

6. Is there an existing **accessway**, which will be used for this building, which complies with the District Plan standards? (An accessway is the area **between** the edge of the road formation and the boundary to the property)

   Yes ☐ No ☐ Not sure ☑

7. Is the site currently, or previously, or more likely than not to have been used for an activity on the Hazardous Activities and Industries List (HAIL) as attached to this form?

   Yes ☐ No ☑

8. Please complete this question if the building is to be located within the **Hanmer Basin Management Area**

   Cladding materials _____

   Walls Colour _____

   Roof Colour _____

   Trim Colour _____

DECLARATION

I declare that the information provided on this form is correct. I understand that if I provide false or misleading information, then the planning check undertaken by the Council may provide incorrect information with respect to compliance of the project with the District Plan.

Signature _____ Date 4.9.13

Strategic arterial, District arterial & Collector roads within the Hurunui District:

Allandale Road, Amberley Beach Road, Ashworths Road (SH1), Balcairn Amberley Road, Balmoral Station Road, Claverley Rd (between SH1 Conway Flat Rd), Culverden Road (SH7), Domett Road (SH1), Douglas Road, Flintoff Mouse Point Road, Gemmells Road, Glasnevin Road (SH1), Gore Bay Road, Greta Road (SH1), Hanmer Springs Road (SH7A), Hawarden Waikari Road, Horsley Downs Road, Hundalee Road (SH1), Hursley Terrace Road, Inland Road, Karaka Road (SH7), Kings Road, Lake Sumner Road (between Horsley Downs Rd and Powers Road), Lawcocks Road, Leader Road East, Leader Road West, Leithfield Road, Leslie Hills Road, Lewis Pass Road (SH7), Motunau Beach Road, Mouse Point Road (SH7), Mt Brown Road, Mt Palm Road, Munro Road, Omihi Road (SH1), Parnassus Road (SH1), Pyramid Valley Road, Ram Paddock Road (between the Mt Brown Rd and Georges Rd), Rotherham Road North (SH7), Rotherham Road South (SH7), Scargill Valley Road, School Road, St Leonards Road, Stonyhurst Road (between SH1 and Blythe Rd), Station Road, Top Pahau Ford Road, Waikari Valley Road, Waipara Flat Road (SH7).

INTERNAL PLANNING CHECKLIST

Applicant: Mike Greer Homes BC: 130426

Project Location: 6 Ormandy Court, Amberley

Nature of Work: 4 bedroom dwelling

	Complies	Comments
Planning Maps :		
Zone	✓	Rural lifestyle
Minimum site area per dwelling	✓ ✓	1 dwelling 1137m²
Significant Natural Area	✓ ✓	
Outstanding Landscape	✓ ✓	
Notable Trees	✓ ✓	
Heritage Buildings / Archaeological Site	✓ ✓	
Power transmission lines	✓ ✓	
Slope Hazard or Coastal Hazard	✓ ✓	
Fault lines	✓ ✓	
Coastal Environment	✓ ✓	
Flooding / Ponding / Inundation	✓ ✓	
Title :	✓	585183
S221 Consent Notice	✓ ✗	Approved soakpit supplied & stormwater management plan provided
Easements	✓ ✓	none
Environment Canterbury: Hazard Register	✓ ✓	clear
HAIL	✓ ✓	
Urban:		
Minimum area requirement	✓ ✓	1 dwelling 1137m²
Setback	✓ ✓	2m south side
Site coverage	✓ ✓	222.54 of 1137 = 19.6%
Height	✓ ✓	5.4
Recession plane requirements	✓ ✓	
Continuous linear length	✗ ✗	23.78 offset 1.4

Accessway	✓ ✓	completed with subdivision 110045
Accessway onto a State Highway		
General Management:		
Within 50m forestry	✓ ✓	
Earthworks	✓ ✓	
Frost Control Fans		
Intensive Farming Activity		
Within 500m of quarrying activity		
Minimum separation distance		
Setback from roads		
Visible on a ridgeline		
Height		
Continuous linear length		
Hanmer Design Standards:		
Height		
Window orientation		
Garaging		
Dwelling frontage		
Roof pitch		
Cladding Material		
Roof Material		
Cladding Colour		
Trim Colour		
Roof Colour		

Notes:

Complete this section for Commercial Activities only	Complies	Comments
Environmental Amenity :		
A1.2.8 Artificial Light		
A1.2.9 Noise		
A1.2.10 Screening		
A1.2.11 Continuous linear length		
A1.2.13 Signage		
A1.2.16 Alcohol activities		
A1.2.17 Car parking standards		
A1.2.18 Servicing Hours		
A1.2.19 Vehicle Movements		

Development Contributions:		
Queen Mary Development		
Hurunui District Library		
Amberley Domain Pavilion Development		
Amberley Township Reserves		
Amberley Ward Reserves		
Amberley Stormwater		
Amberley Water		
Amberley Sewer Pond Upgrades		
Amberley Sewer Pipe Upgrades		
Amberley Walking & Cycling Routes		
Hanmer Springs Medical Centre		
Hanmer Springs Hall Development		
Hanmer Springs Town Centre Dev		
Conical Hill Reserve Walkway Development		
Hanmer Springs Stormwater		
Hanmer Springs Water		
Hanmer Springs Sewer		
Omihi Reserve		
Ashley Rural Water		
Hurunui Rural Water		
Cheviot Rural Water		

Paid with subdivision 110045

HURUNUI DISTRICT COUNCIL
P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

AUTHORS COPY

24 September 2013

Veronica Wedlake
Mike Greer Homes North Canterbury
PO Box 421
Rangiora 7440

Dear Veronica,

Re: Building consent application 130426 - Resource Consent Requirement

The Council has formally received your building consent application to construct a four bedroom dwelling at 6 Ormandy Court, Amberley. As part of processing this application the Council has identified that the project does not comply with the requirements of the Hurunui District Plan in the following respects:

- ***A1.2.11 Restriction on continuous linear length of a building***
  (b) In residential, rural lifestyle and open space zones, no wall of any building shall be more than 20 metres long without having an offset in plan of at least 2 metres or an offset in height of at least 2 metres.

The proposed building is 23.78 metres in length on the southern elevation with an offset of less than 2 metres.

It appears from a review of the plans and drawings that you have submitted that compliance with the District Plan may be achievable if you amend your current plans. This would remove the need for a resource consent application approval that is required to be obtained prior to your building work being able to be started.

In addition, there is a Consent Notice on the Certificate of Title (attached for your information) related to stormwater management and disposal. To approve the soakpit design submitted with the consent an onsite soakage test to determine the size and depth of the soak pit is required. Alternatively, the Council's engineer has provided an approved soakpit design which can be used – a copy is attached for your information.

In order to assist with the efficient processing of your building consent could you please advise whether you wish to amend your plans as submitted or apply for the consents identified in this correspondence.

In the meantime the Council will continue to process your consent on the basis applied for in order to meet its statutory requirements .This preliminary advice however provides you with an opportunity to reduce the time and compliance costs associated with processing your consent. If you amend your building consent after it has been granted you will need to apply for an amendment which will incur an additional processing charge.

We look forward to hearing from you at your earliest convenience as to how you may wish to approach this matter.

Regards,

Scott Rose
Planner

Environment Canterbury
Regional Council
Kaunihera Taiao ki Waitaha

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information.
For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

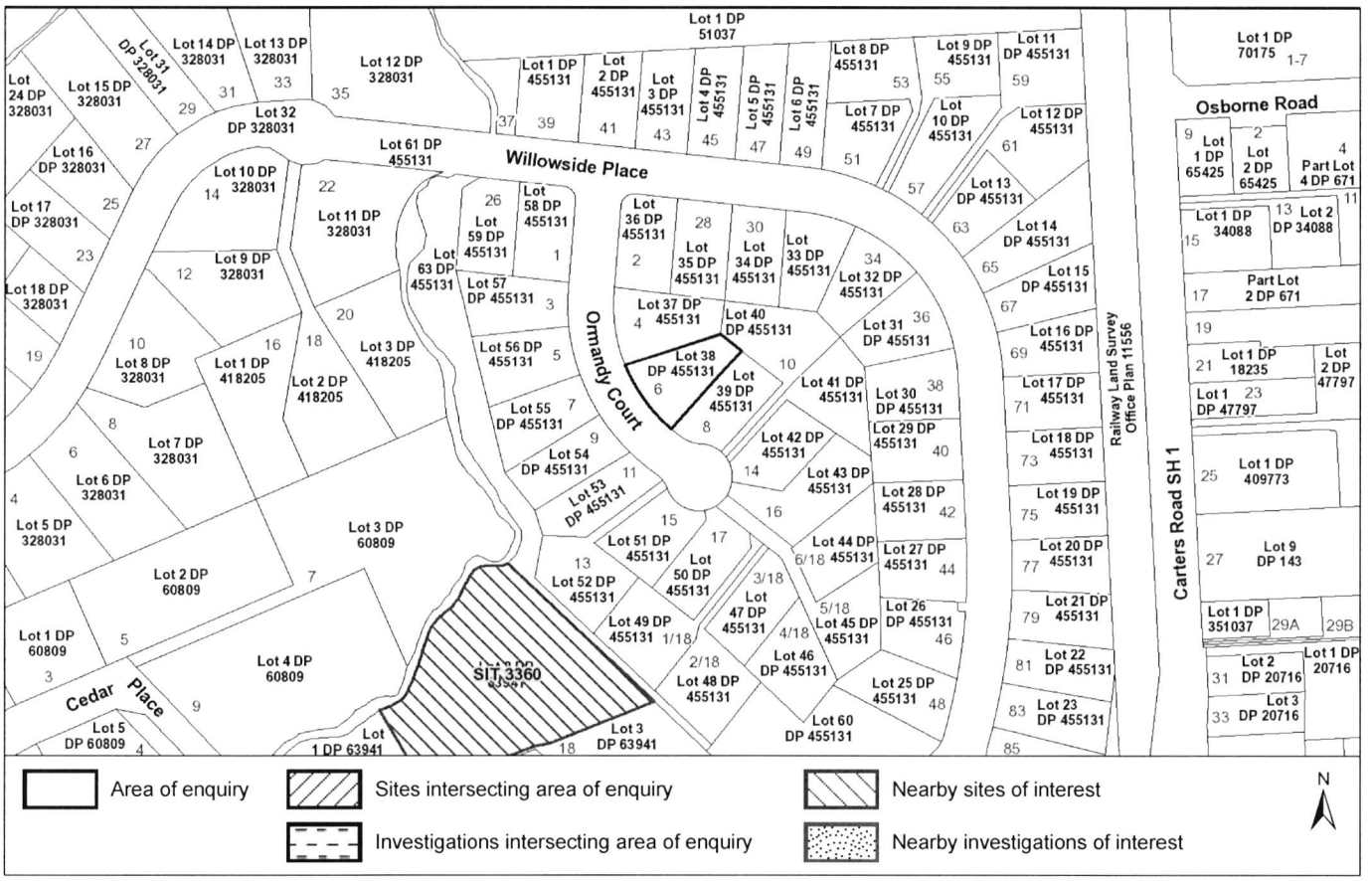
Contaminated Sites Team

Statement from the Listed Land Use Register

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

PO Box 345, Christchurch
General enquiries: 03 365 3828
Fax: 03 365 3194
Email: ecinfo@ecan.govt.nz
Customer services: 03 353 9007
or: 0800 EC INFO (0800 324 636)
Website: www.ecan.govt.nz

Date:	11 September 2013
Land Parcels:	• Lot 38 DP 455131 Valuation No(s):



Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
3360	J G Burns Contracting Ltd	13 Cedar Lane, Amberley		Verified Non-HAIL

Please note that the above table represents a summary of sites intersecting the area of enquiry within a 100m buffer.

Information held about the sites on the Listed Land Use Register

Site 3360: J G Burns Contracting Ltd (Within 100m of enquiry area.)

Site Address:	13 Cedar Lane, Amberley
Legal Description:	Lot 2 DP 63941
Site Category:	Verified Non-HAIL
Definition:	Site entered on register based on information found to be incorrect.

Land uses (from HAIL):

Notes

2 Sep 2011

This site was identified as having a fuel storage tank. However, after discussion with the land owner it was found that this site has never been used to store significant volumes of fuel, chemicals or liquid waste. He indicated that small volumes of oil had been stored on the property while he was in business, however the volumes were not large enough to warrant the site being included on the register.

Investigations

There are no investigations associated with this site.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 20454.

Disclaimer:

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).

This information reflects Environment Canterbury's current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

View Instrument Details

Instrument No.	9136224.5
Status	Registered
Date & Time Lodged	02 Nov 2012 16:29
Lodged By	Grey, Justine Louise
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
585146	Canterbury
585147	Canterbury
585148	Canterbury
585149	Canterbury
585150	Canterbury
585151	Canterbury
585152	Canterbury
585153	Canterbury
585154	Canterbury
585155	Canterbury
585156	Canterbury
585157	Canterbury
585158	Canterbury
585159	Canterbury
585160	Canterbury
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585185	Canterbury
585186	Canterbury

© Copyright: Land Information New Zealand

Affected Computer Registers	Land District
585187	Canterbury
585188	Canterbury
585189	Canterbury
585190	Canterbury
585191	Canterbury
585192	Canterbury
585193	Canterbury
585194	Canterbury
585195	Canterbury
585196	Canterbury
585197	Canterbury
585198	Canterbury
585199	Canterbury
585200	Canterbury
585201	Canterbury
585202	Canterbury
585203	Canterbury
585204	Canterbury
585205	Canterbury

Annexure Schedule: Contains 6 Pages.

Signature

Signed by Justine Louise Grey as Territorial Authority Representative on 02/11/2012 10:58 AM

***** End of Report *****

HURUNUI
District Council

P.O. BOX 13
AMBERLEY 7441
NEW ZEALAND.
Phone: (03) 314-8816
Fax: (03) 314-9181
Email: info@hurunui.govt.nz
Web: www.hurunui.govt.nz

IF CALLING ASK FOR

.....

REF .....

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Subdivision Consent RC110045 & RC120118
24 Willowside Place, Amberley

CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

To: The Registrar-General of Lands
Canterbury Land Registration District

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to the subdivision consent **RC110045 & RC120118** as follows:

THAT with regard to Lots 1 - 4, Lots 36 – 39 and Lots 54 - 59 under Plan number DP 455131

Stormwater

28a. *The owner shall install an on-site soak-hole system to ensure the future peak stormwater flows are no greater than the current peak discharge flows from the lot. The soak-hole(s) shall be of sufficient size to ensure that no additional stormwater from the subdivision site enters the external stormwater network over the period of a rainfall event with a 2% probability of occurring annually ("design storm"). To calculate the additional flows and design for the soak hole(s), the area for the dwellings/buildings and hardstand areas shall be based on 60 % of the total area for each lot.*

(i) *The on-site soak holes shall have a minimum 100mm diameter pipe inlet.*

(ii) *Soakage tests shall be undertaken to determine the size and depth required for the soak-hole(s) so the design can be submitted with a building consent application. Stormwater soak-holes for all stage 1 lots shall be located to eliminate any adverse effect on neighbouring properties. All soak-holes shall have a pre entry sump with a submerged outlet and silt trap similar to the details in Section E1 of the Building Act - type two surface water sump.*

(iii) *Management plans for the onsite soakage systems shall be submitted to the Council for approval, along with the building consent application plans, and shall include details of the maintenance requirements including the requirement that the lot owners inspect the soakage system at least once every six months and remove any sediment or litter to prevent blockages occurring.*

(iv) *The owners of Lots 1 – 4, 36- 39 and 54 - 59 shall undertake all necessary works to guarantee the provisions of the management plans for the on-site stormwater soak hole systems are adhered to.*

(v) *The stormwater soakage systems shall not discharge water overland for the storm events up to and including the design storm event. Should any discharge occur, the*

lot owners shall take immediate measures to remedy the problem and shall take all practicable steps to prevent future occurrences of overflow discharge.

THAT with regard to Lots 40 – 53 under Plan number DP 455131

Stormwater

61a. *The owner shall install an on-site soak-hole system to ensure the future peak stormwater flows are no greater than the current peak discharge flows from the lot. The soak-hole(s) shall be of sufficient size to ensure that no additional stormwater from the subdivision site enters the external stormwater network over the period of a rainfall event with a 2% probability of occurring annually ("design storm"). To calculate the additional flows and design for the soak hole(s), the area for the dwellings/buildings and hardstand areas shall be based on 60 % of the total area for each lot.*

(i) The on-site soak holes shall have a minimum 100mm diameter pipe inlet.

(ii) Soakage tests shall be undertaken to determine the size and depth required for the soak-hole(s) so the design can be submitted with a building consent application. Stormwater soak-holes lots shall be located to eliminate any adverse effect on neighbouring properties. All soak-holes shall have a pre entry sump with a submerged outlet and silt trap similar to the details in Section E1 of the Building Act - type two surface water sump.

(iii) Management plans for the onsite soakage systems shall be submitted to the Council for approval, along with the building consent application plans, and shall include details of the maintenance requirements including the requirement that the lot owners inspect the soakage system at least once every six months and remove any sediment or litter to prevent blockages occurring.

(iv) The owners of Lots 40 - 53 shall be responsible for undertaking all necessary works to guarantee the provisions of the management plans for the on-site stormwater soak hole systems are adhered to.

(v) The stormwater soakage systems shall not discharge water overland for the storm events up to and including the design storm event. Should any discharge occur, the lot owners shall take immediate measures to remedy the problem and shall take all practicable steps to prevent future occurrences of overflow discharge.

THAT with regard to Lots 5 – 15 and Lots 32 -35 under Plan number DP 455131

Stormwater

70a. *The owner shall install an on-site soak-hole system to ensure the future peak stormwater flows are no greater than the current peak discharge flows from the lot. The soak-hole(s) shall be of sufficient size to ensure that no additional stormwater from the subdivision site enters the external stormwater network over the period of a rainfall event with a 2% probability of occurring annually ("design storm"). To calculate the additional flows and design for the soak hole(s), the area for the dwellings/buildings and hardstand areas shall be based on 60 % of the total area for each lot.*

(i) The on-site soak holes shall have a minimum 100mm diameter pipe inlet.

(ii) Soakage tests shall be undertaken to determine the size and depth required for the soak-hole(s) so the design can be submitted with a building consent application. Stormwater soak-holes for all stage 3 lots shall be located to eliminate any adverse effect on neighbouring properties. All soak-holes shall have a pre entry sump with a submerged outlet and silt trap similar to the details in Section E1 of the Building Act - type two surface water sump.

(iii) Management plans for the onsite soakage systems shall be submitted to the Council for approval, along with the building consent application plans, and shall include details of the maintenance requirements including the requirement that the lot owners inspect the soakage system at least once every six months and remove any sediment or litter to prevent blockages occurring.

(iv) The owners of Lots 40 - 53 shall be responsible for undertaking all necessary works to guarantee the provisions of the management plans for the on-site stormwater soak hole systems are adhered to.

(v) *The stormwater soakage systems shall not discharge water overland for the storm events up to and including the design storm event. Should any discharge occur, the lot owners shall take immediate measures to remedy the problem and shall take all practicable steps to prevent future occurrences of overflow discharge.*

THAT with regard to Lots 11, 12, 13, 14 and 15 under Plan number DP 455131

Noise Mitigation

72. No dwelling shall be constructed within 20 metres of the eastern boundary of Lots 11, 13, 14 and 15 on the plan of subdivision.

THAT with regard to Lots 9 - 15 under Plan number DP 455131

Noise Mitigation

73. Any dwellings erected on Lots 9 - 15 on the plan of subdivision shall :

a. Be constructed in accordance with the construction elements and restrictions set out in Appendix C, Tables C1 & C2 in the Marshall Day Acoustics Report (Report No. 001 R01 2007606, dated 19 March 2008 and forming part of the subdivision application), attached as Appendix B to this decision; or

b. shall include the type and extent of sound insulation recommended by a suitably qualified acoustic consultant as meeting the internal noise limits in Table 2 of the Marshall Day Acoustics Report, attached as Appendix C to this decision. In order to meet this requirement, a report (which shall include reference to this condition) from the acoustic consultant shall be provided to the Council, for approval, at the time of making the building consent application.

74. No building other than a single storey dwelling shall be erected on:

a. lots 9, 10 and 12 on the plan of subdivision within 80 metres of State Highway 1, or

b. lots 11, 13 - 15 on the plan of subdivision

unless an acoustic design has been prepared by a suitably qualified acoustic consultant, which achieves the internal noise limits in Table 2 of the Marshall Day Acoustics Report, attached as Appendix C to this decision. In order to meet this requirement, the design and any supporting documentation (which shall include reference to this condition) by the acoustic consultant shall be provided to the Council, for approval, at the time of making the building consent application.

THAT with regard to Lots 16 – 32 and Lot 60 under Plan number DP 455131

Stormwater

83a. *The owner shall install an on-site soak-hole system to ensure the future peak stormwater flows are no greater than the current peak discharge flows from the lot. The soak-hole(s) shall be of sufficient size to ensure that no additional stormwater from the subdivision site enters the external stormwater network over the period of a rainfall event with a 2% probability of occurring annually ("design storm"). To calculate the additional flows and design for the soak hole(s), the area for the dwellings/buildings and hardstand areas shall be based on 60 % of the total area for each lot. The soak hole for Lot 60 shall be the same design size as Lot 25.*

(i) The on-site soak holes shall have a minimum 100mm diameter pipe inlet.

(ii) Soakage tests shall be undertaken to determine the size and depth required for the soak-hole(s) so the design can be submitted with a building consent application. Stormwater soak-holes for all stage 2 lots shall be located to eliminate any adverse effect on neighbouring properties. All soak-holes shall have a pre entry sump with a submerged outlet and silt trap similar to the details in Section E1 of the Building Act - type two surface water sump.

(iii) Management plans for the onsite soakage systems shall be submitted to the Council for approval, along with the building consent application plans, and shall include details of the maintenance requirements including the requirement that the lot owners inspect the soakage system at least once every six months and remove any sediment or litter to prevent blockages occurring.

(iv) The owners of Lots 16 – 32 and Lot 60 shall be responsible for undertaking all necessary works to guarantee the provisions of the management plans for the on-site stormwater soak hole systems are adhered to.

(v) The stormwater soakage systems shall not discharge water overland for the storm events up to and including the design storm event. Should any discharge occur, the lot owners shall take immediate measures to remedy the problem and shall take all practicable steps to prevent future occurrences of overflow discharge.

THAT with regard to Lots 16 – 24 and Lot 60 under Plan number DP 455131

Building Requirements

86. *No dwelling shall be constructed within 20 metres of the eastern boundary of Lots 16 -24 and 60 on the plan of subdivision.*

87. *Any dwellings erected on Lots 16 -24 and 60 on the plan of subdivision shall:*

i. be constructed in accordance with the construction elements and restrictions set out in Appendix C, Tables C1 & C2 in the Marshall Day Acoustics Report (Report No. 001 R01 2007606, dated 19 March 2008 and forming part of the subdivision application), attached as Appendix B to this decision; or

ii. shall include the type and extent of sound insulation recommended by a suitably qualified acoustic consultant as meeting the internal noise limits in Table 2 of the Marshall Day Acoustics Report, attached as Appendix C to this decision. In order to meet this requirement, a report (which shall include reference to this condition) from the acoustic consultant shall be provided to the Council, for approval, at the time of making the building consent application.

88. *No building other than a single storey dwelling shall be erected on lots 16 - 24 and lot 60 on the plan of subdivision unless an acoustic design has been prepared by a suitably qualified acoustic consultant, which achieves the internal noise limits in Table 2 of the Marshall Day Acoustics Report, attached as Appendix C to this decision. In order to meet this requirement, the design and any supporting documentation (which shall include reference to this condition) by the acoustic consultant shall be provided to the Council, for approval, at the time of making the building consent application.*

THAT with regard to Lot 60 under Plan number DP 455131

Building Requirements

89. *A maximum of one dwelling shall be erected on lot 60 on the plan of subdivision.*

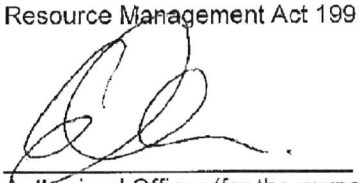
DESCRIPTION OF LAND AFFECTED BY CONSENT NOTICE

All that piece of land containing:
0.1100 hectares being Lot 1 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 2 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 3 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 4 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 5 DP 455131(Canterbury Registry)
0.1100 hectares being Lot 6 DP 455131 (Canterbury Registry)
0.1166 hectares being Lot 7 DP 455131 (Canterbury Registry)
0.1289 hectares being Lot 8 DP 455131 (Canterbury Registry)
0.1211 hectares being Lot 9 DP 455131 (Canterbury Registry)
0.1337 hectares being Lot 10 DP 455131 (Canterbury Registry)
0.1544 hectares being Lot 11 DP 455131 (Canterbury Registry)
0.1541 hectares being Lot 12 DP 455131 (Canterbury Registry)
0.1106 hectares being Lot 13 DP 455131 (Canterbury Registry)
0.1650 hectares being Lot 14 DP 455131 (Canterbury Registry)
0.1200 hectares being Lot 15 DP 455131 (Canterbury Registry)
0.1134 hectares being Lot 16 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 17 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 18 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 19 DP 455131 (Canterbury Registry)
0.1108 hectares being Lot 20 DP 455131 (Canterbury Registry)
0.1111 hectares being Lot 21 DP 455131 (Canterbury Registry)
0.1107 hectares being Lot 22 DP 455131 (Canterbury Registry)
0.1145 hectares being Lot 23 DP 455131 (Canterbury Registry)
0.1167 hectares being Lot 24 DP 455131 (Canterbury Registry)
0.1247 hectares being Lot 25 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 26 DP 455131 (Canterbury Registry)
0.1102 hectares being Lot 27 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 28 DP 455131 (Canterbury Registry)
0.1170 hectares being Lot 29 DP 455131 (Canterbury Registry)
0.1215 hectares being Lot 30 DP 455131 (Canterbury Registry)
0.1250 hectares being Lot 31 DP 455131(Canterbury Registry)
0.1127 hectares being Lot 32 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 33 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 34 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 35 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 36 DP 455131 (Canterbury Registry)
0.1253 hectares being Lot 37 DP 455131 (Canterbury Registry)
0.1137 hectares being Lot 38 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 39 DP 455131 (Canterbury Registry)

0.1432 hectares being Lot 40 DP 455131 (Canterbury Registry)
0.1261 hectares being Lot 41 DP 455131 (Canterbury Registry)
0.1101 hectares being Lot 42 DP 455131 (Canterbury Registry)
0.1537 hectares being Lot 43 DP 455131 (Canterbury Registry)
0.1168 hectares being Lot 44 DP 455131 (Canterbury Registry)
0.1554 hectares being Lot 45 DP 455131 (Canterbury Registry)
0.1215 hectares being Lot 46 DP 455131 (Canterbury Registry)
0.1126 hectares being Lot 47 DP 455131 (Canterbury Registry)
0.1439 hectares being Lot 48 DP 455131 (Canterbury Registry)
0.1474 hectares being Lot 49 DP 455131 (Canterbury Registry)
0.1135 hectares being Lot 50 DP 455131 (Canterbury Registry)
0.1106 hectares being Lot 51 DP 455131 (Canterbury Registry)
0.1419 hectares being Lot 52 DP 455131 (Canterbury Registry)
0.1106 hectares being Lot 53 DP 455131 (Canterbury Registry)
0.1100 hectares being Lot 54 DP 455131 (Canterbury Registry)
0.1182 hectares being Lot 55 DP 455131 (Canterbury Registry)
0.1237 hectares being Lot 56 DP 455131 (Canterbury Registry)
0.1203 hectares being Lot 57 DP 455131 (Canterbury Registry)
0.1115 hectares being Lot 58 DP 455131 (Canterbury Registry)
0.1113 hectares being Lot 59 DP 455131 (Canterbury Registry)
2.1960 hectares being Lot 60 DP 455131 (Canterbury Registry)

DATED this 19 day of October 2012

SIGNED for and on behalf of
THE HURUNUI DISTRICT COUNCIL
Pursuant to Section 221 of the
Resource Management Act 1991



Authorised Officer (for the purposes of
Section 221 Resource Management Act 1991)

Management Plans for Stormwater Disposal Systems

Soakholes associated with a sump with submerged outlet and silt trap

1. During construction of a dwelling or earthworks on the site the sump should be inspected once every month, and cleaned of any accumulated sediments.

2. Thereafter the sump and soak pit shall be inspected and maintained in January and July each year (or at regular intervals not exceeding 6 months)

3. Maintenance shall include, but not be limited to, the removal of any litter, debris, and accumulated sediment.

4. The sump grate shall remain in place at all times except when inspections and maintenance are undertaken.

5. The sump shall not be used for the disposal of any other liquids or waste apart from on site stormwater.

6. The top discharge pipe cap within the pre-entry sump shall remain in place at all times as a water tight seal except when inspected at the time of maintenance.

7. At the time of inspections should the silt depth in the bottom of the sump exceed 100mm it shall be removed immediately. All other debris shall also be cleaned from the sump.

8. The owner(s) shall take all practical steps to avoid spills of fuel, oil, or any other contaminants into the sump or soakhole. If a spill occurs and the contaminant enters the sump, the submerged outlet to the soakhole will act as a trap. The collected contaminant shall be removed immediately by carefully removing the fuel/oil/liquid by decanting it into a bucket or similar and disposing of the contents appropriately.

9. If water ponds or flows overland in a storm recognised as having a 2% or less Annual Exceedance Probability (AEP) then the owner shall take immediate measures to replace/extend the soakhole and associated connecting pipework to Council's satisfaction.

LEGAL DESCRIPTION :

Territorial Authority	:	Hurunui District Council
Planning Zone	:	Rural Lifestyle Zone
Lot	:	38
D.P.	:	----
Site Area	:	1137sqm
Floor Area	:	(213.99sqm (over frame)
	:	(222.54sqm (over foundation)
Site Coverage	:	19.6% (20% allowable)
Snow Load Zone	:	0.9kPa
Wind Zone	:	High
Earthquake Zone	:	2
Corrosion Zone	:	C
Flood Management Area	:	No

Maximum Building Height: 8.5m)

Non Compliance Requiring Resource Consent:
N/A

LANDSCAPING :

This is indicative only for presentation purposes.
Landscaping to be confirmed by the client.

Tiled areas to be: Ensuite / Bath / Hearth
Timber planking areas to be: Entry / Kitchen / Pantry
Vinyl planking areas to be: Laundry

Floor heights F.F.L. to be maintained at 200mm min above unsealed ground as per NZBC E2 and 125mm min above finished ground level.
F.F.L. is to be maintained at 150mm min above crown of road as per NZBC E1.

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).

Allow for steps of landscaping to all external doors so step from F.F.L. to F.G.L. is no greater than 190mm.

Boundary setbacks are to foundation slab edge.

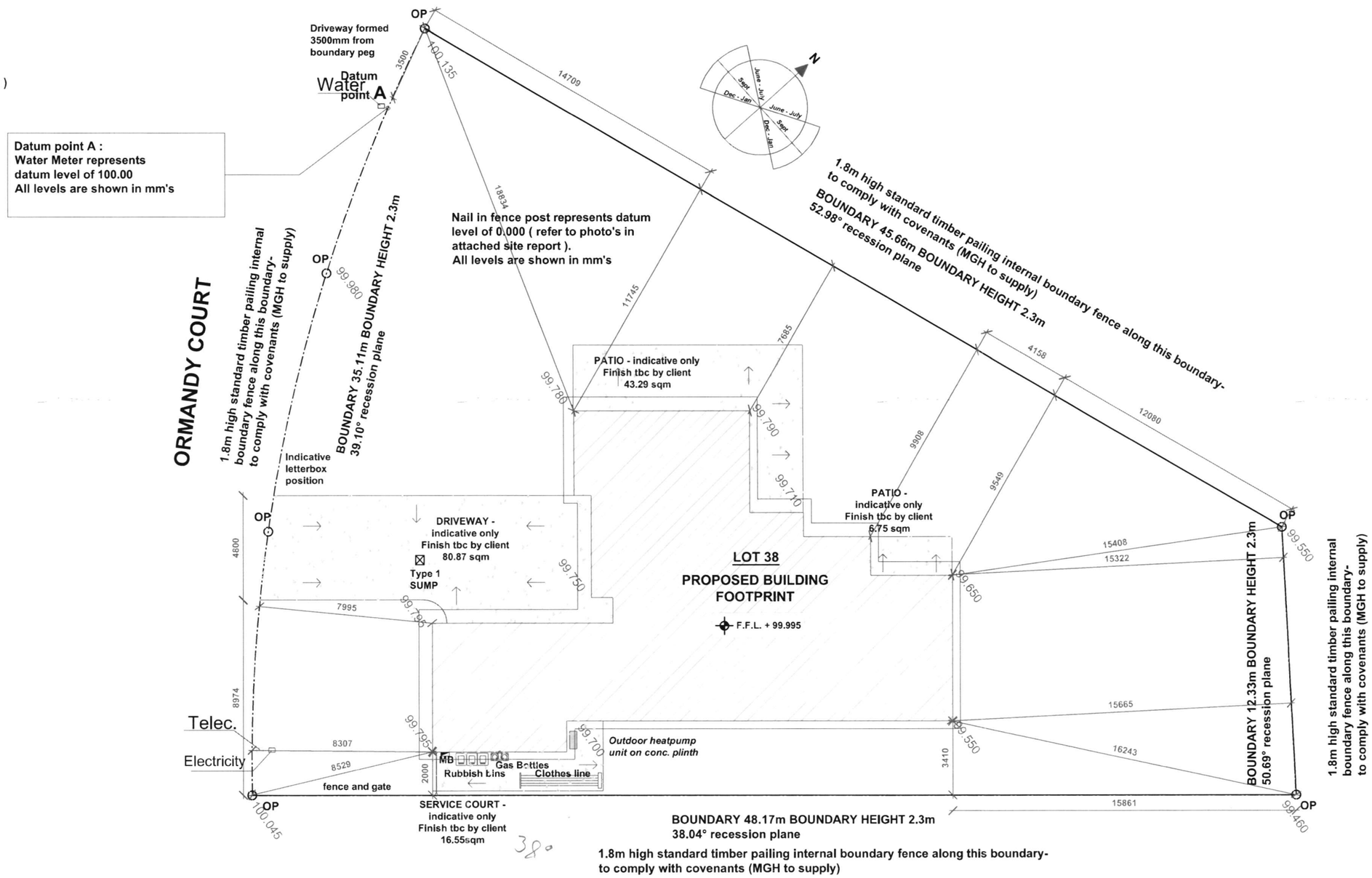
FOUNDATION :

Foundations:
TC1 Area (Grey)
Foundation Options - Techical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation. Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.

Foundations - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

FENCING :

Temporary chain - link fences 2m high to be installed to prevent access to the site where permanent fencing is yet to be constructed. Gates in the fencing will open into the site. Temporary fencing will be contained onsite and will pose no hazard or obstruction to the public.



SITE PLAN
1: 200

mikegreerhomes LTD © Mike Greer Homes Ltd PHONE: (03) 769 9252 I FAX: (03) 768 5008 ADDRESS: Cm Leonard & Boundary Sts , Greymouth WEB: www.mikegreerhomes.co.nz	JOB TITLE: **SAUNDERS**	DRAWING TITLE: **SITE PLAN**	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE:	DESIGNER: CHELSEA VERSION: WD 1	SCALE: 1:200 JOB # 13096	SHEET: **2** OF: 24

— driveway to sump

& swale

— road to sp

DRAINAGE :

Supply a 1:100 scale 'As - Built' drawing of drains and fittings to the territorial authority and to the owner on completion.

uPVC pipes, bends, junctions, fittings and joints to AS / NZS 1254 and AS / NZS 1260.

Gully traps : Install in accordance to NZBC G13 / AS2 clause 3.3 Gully Traps, complete with grating.

Provide inspection points as per NZBC E1 / AS1 clause 3.7 Access for Maintenance.

All pipes in concrete to have Denso tape (synthetic fabric based tape impregnated and coated with organic petroleum based compounds) applied.

Pipes shall incorporate expansion joints in accordance with chapter 8 of NZBC 7643. Hotwater pipes to be sized in according to NZBC G12 and NZS 4305 :1996 Mains pressure.

Vent Pipes :

Discharge pipes up to 40mm diam	32mm vent pipe
Discharge pipes over 40mm diam	40mm vent pipe
Main drain vent pipe	80mm diam.

Contractor to co-ordinate all drains laid under building with foundation construction setout to ensure min depth and fall requirements are achieved.

DRAINAGE :

Drains installed under buildings shall be :
A)Straight and even gradient
B)Separated from building foundation by at least 25mm, and
C)When passing through concrete, sleeved or wrapped in a durable and flexible material to allow for expansion and contraction.

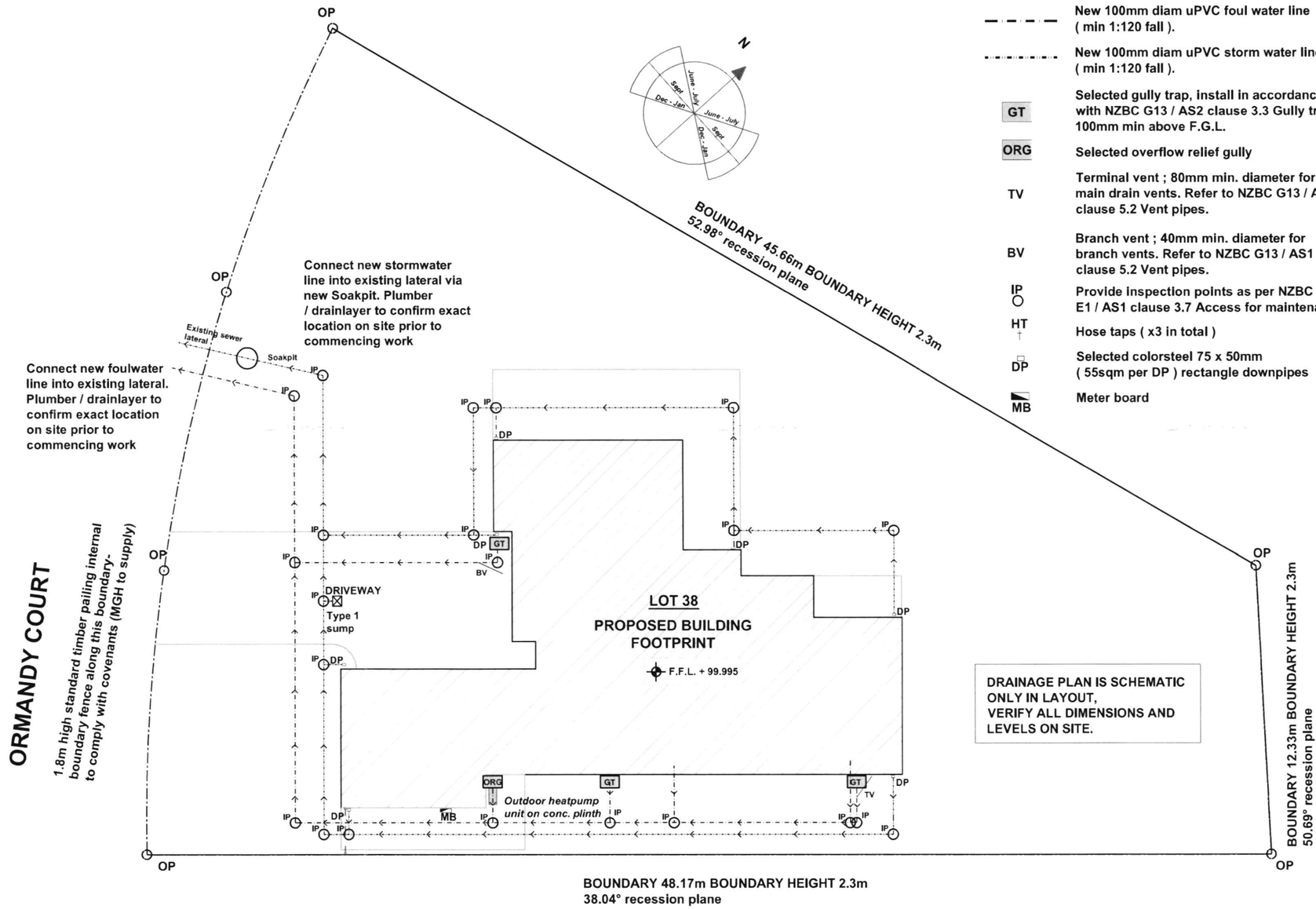
Drains passing beneath buildings with a concrete slab on ground shall have in addition to the above :
A)50mm clearance from top of the pipe to the underside of the slab, and
B)Junctions beneath the building joining at an angle of not more than 45°.
C)Cleaning access either side of slab.

FOUNDATION :

TC1 Area (Grey)

Foundation Options - Techical Category 1 (TC1):
Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances.
Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation.

Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.



DRAINAGE PLAN
1: 200

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GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :

Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer
over 20mm cavity

WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :

Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

GLAZING :

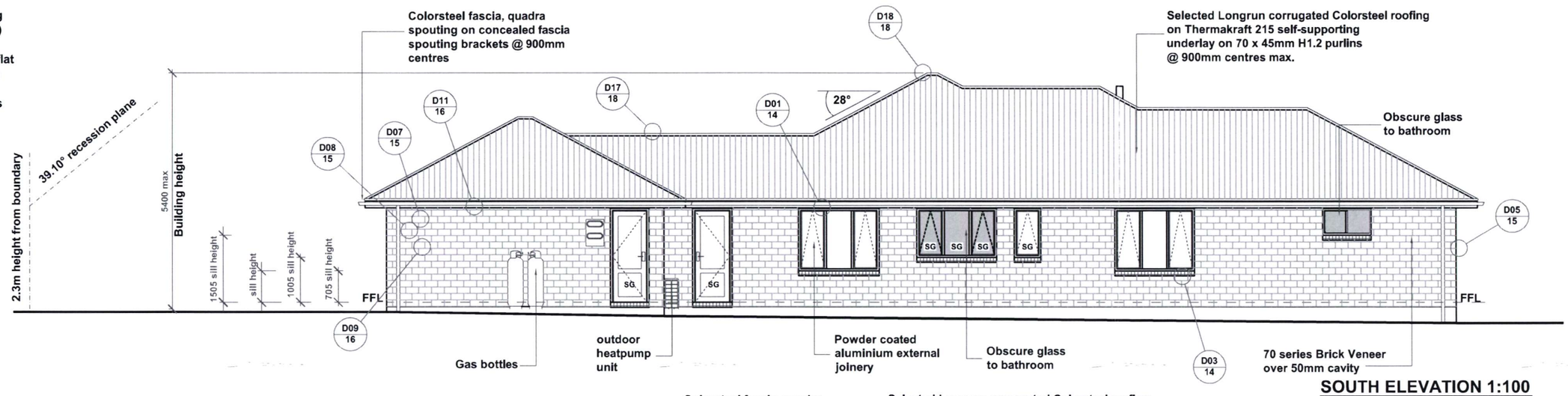
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :

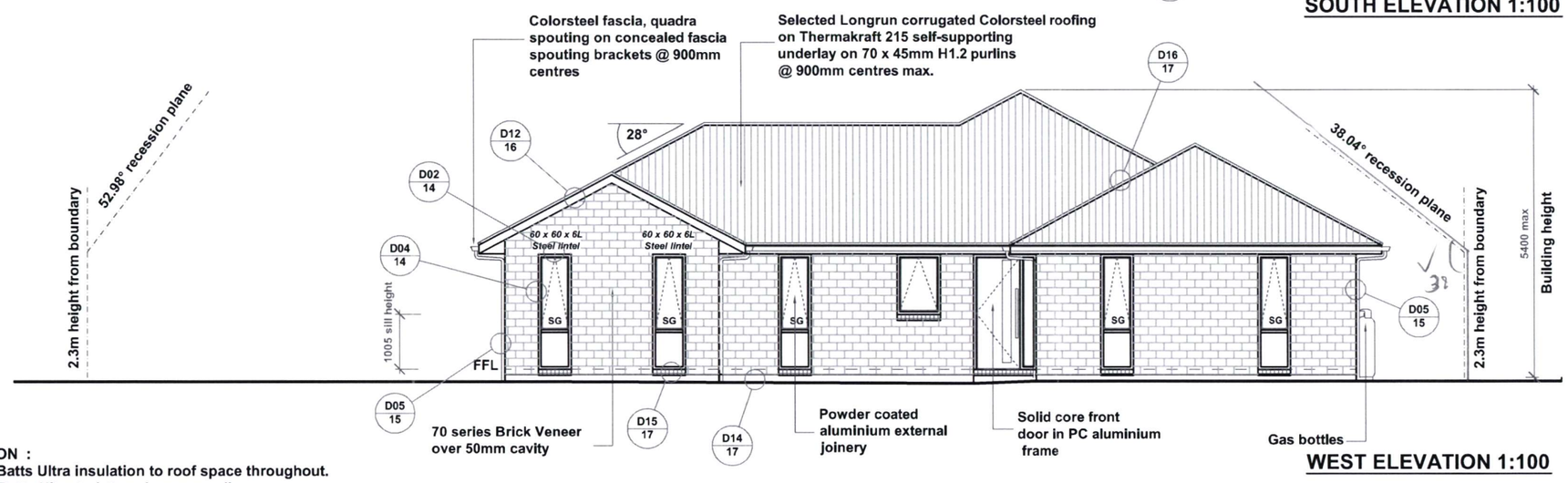
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :

Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

INSULATION :

R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3 : 3

SOUTH & WEST ELEVATIONS 1:100

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WEB: www.mikegreerhomes.co.nz

SAUNDERS

SOUTH & WEST ELEVATIONS

Lot: 38 DP: Unknown
Address:
ORMANDY COURT
CONWAY COUNTRY
AMBERLEY

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
01/08/13	CHELSEA	1:100	12
AMENDMENT DATE:	VERSION:	JOB #	
	WD 1	13096	OF: 24

Hazardous Activities and Industries List (HAIL)

October 2011

Ministry for the Environment
Manatū Mō Te Taiao

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application

2. Chemical manufacture, formulation or bulk storage

3. Commercial analytical laboratory sites

4. Corrosives including formulation or bulk storage

5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents

6. Fertiliser manufacture or bulk storage

7. Gasworks including the manufacture of gas from coal or oil feedstocks

8. Livestock dip or spray race operations

9. Paint manufacture or formulation (excluding retail paint stores)

10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds

11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application

12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides

13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground

14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges

15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)

16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products

17. Storage tanks or drums for fuel, chemicals or liquid waste

18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment

3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices

4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging

2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors

3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material

2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds

3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds

4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals

5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)

3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process

4. Commercial concrete manufacture or commercial cement storage

5. Coal or coke yards

6. Hydrocarbon exploration or production including well sites or flare pits

7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas

2. Brake lining manufacturers, repairers or recyclers

3. Engine reconditioning workshops

4. Motor vehicle workshops

5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas

7. Service stations including retail or commercial refuelling facilities

8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries

2. Drum or tank reconditioning or recycling

3. Landfill sites

4. Scrap yards including automotive dismantling, wrecking or scrap metal yards

5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)

6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

I Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **585183**
Land Registration District **Canterbury**
Date Issued 02 November 2012

Prior References
115346

Estate	Fee Simple
Area	1137 square metres more or less
Legal Description	Lot 38 Deposited Plan 455131

Proprietors
Mike Greer Homes North Canterbury Limited

Interests

9136224.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.11.2012 at 4:29 pm

Land Covenant in Easement Instrument 9136224.8 - 2.11.2012 at 4:29 pm (limited as to duration)

9261750.1 Variation of the conditions of the Land Covenant created by Easement Instrument 9136224.8 - 7.12.2012 at 2:13 pm

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

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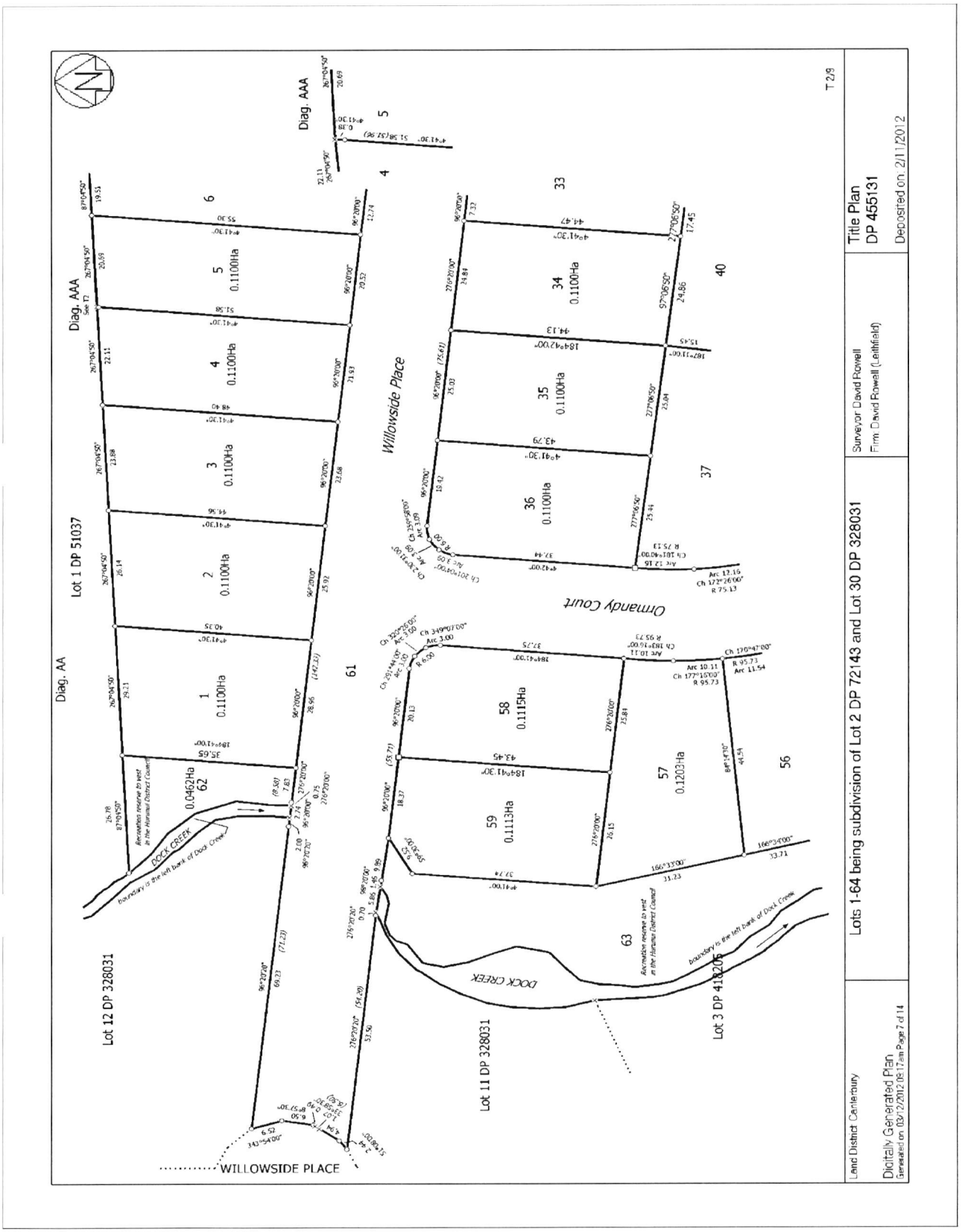
9261750.1 Variation of the conditions of the Land Covenant created by Easement Instrument 9136224.8 - 7.12.2012 at 2:13 pm

OSBORNE ROAD
Legal road, 23.34 wide
CARTERS ROAD (SH 1)
MAIN NORTH RAILWAY
Railway Land Survey Office Plan 11556
Willowside Place
Ormandy Court
DOCK CREEK
WILLOWSIDE PLACE
legal road
Diag. A
Diag. AA
Lot 1 DP 51037
Lot 12 DP 328031
Lot 13 DP 328031
Lot 11 DP 328031
Lot 3 DP 418205
Lot 2 DP 418205
Lot 3 DP 98809
Lot 2 DP 63941
Lot 3 DP 63941
Lot 4 DP 63941
Lot 8 DP 60809
Lot 1 DP 9807
Lot 2 DP 9807
Lot 1 DP 76639
Part RS 3166
Lot 6 DP 332716
Lot 5 DP 332716
Lot 3 DP 332172
60
2.1960Ha
Amalgamation Condition: Lot 60 and Lot 2 DP 9807 shall be held in one certificate of title (LINZ reference # 1028979)
Lots 1-64 being subdivision of Lot 2 DP 72143 and Lot 30 DP 328031
Surveyor David Rowell
Firm David Rowell (Leithfield)
Title Plan
DP 455131
Deposited on 2/11/2012
Lands District Canterbury
Digitally Generated Plan
Generated on 03/12/2012 08:17:am Page 6 of 14
T1/8

Identifier **585183**



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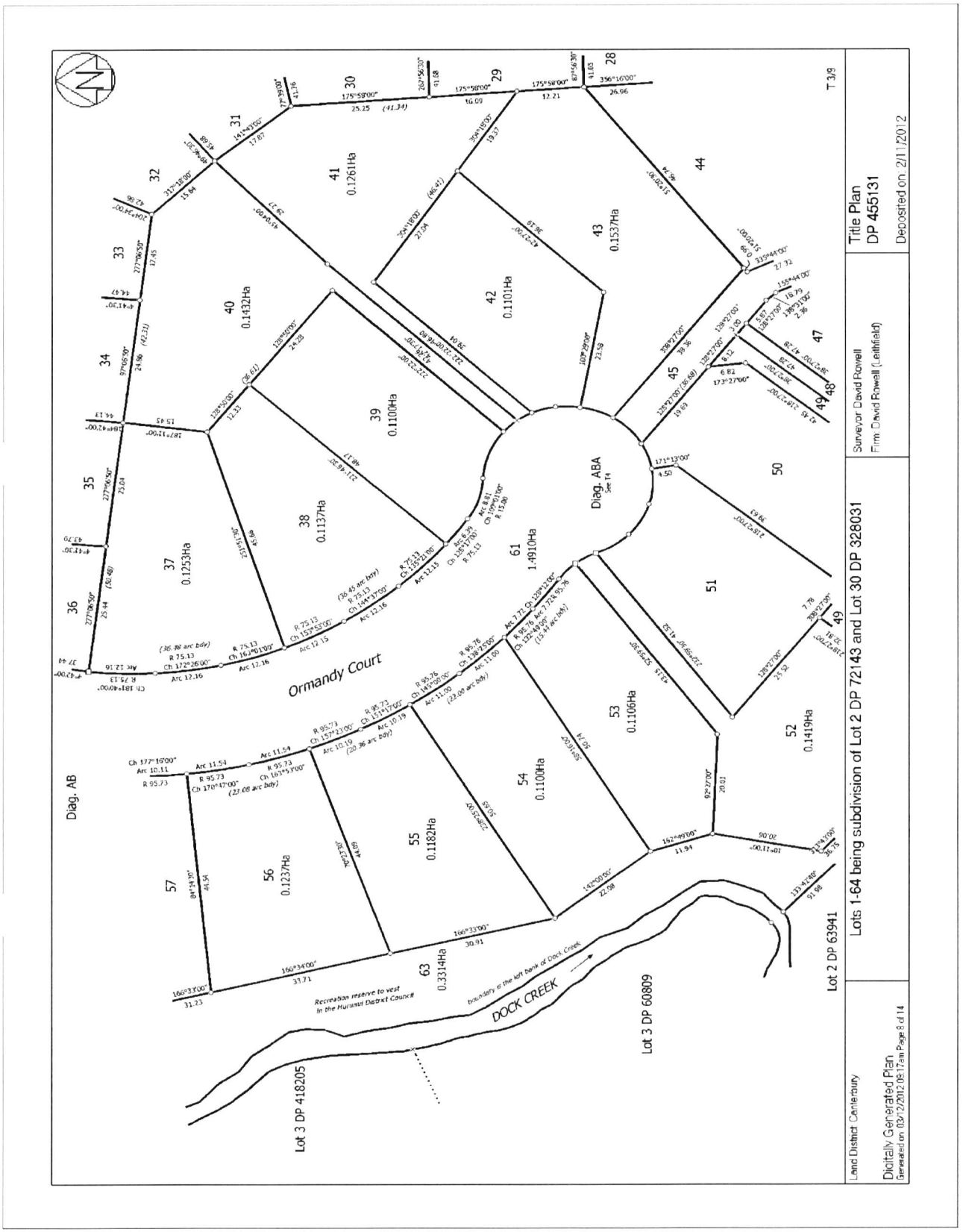

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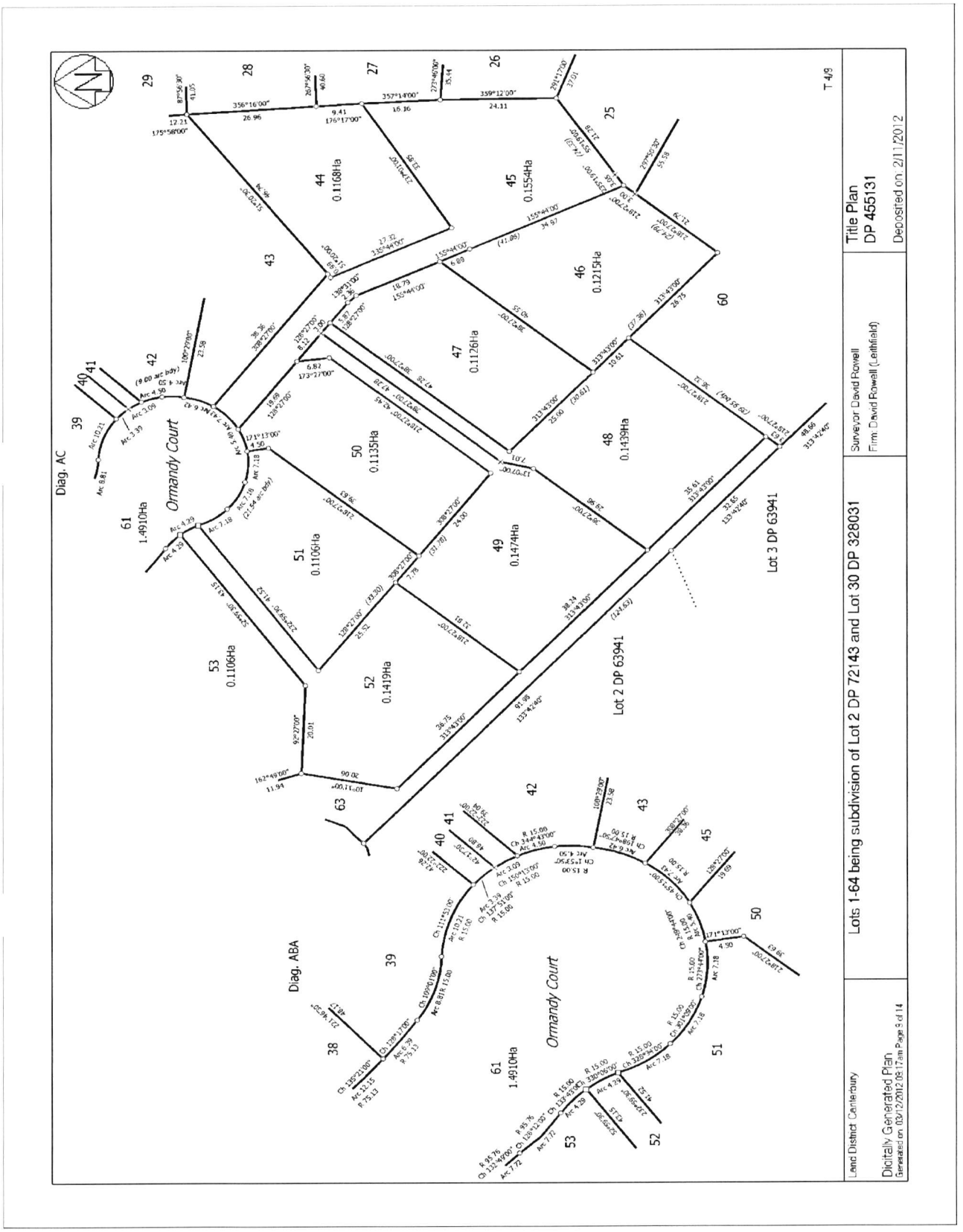

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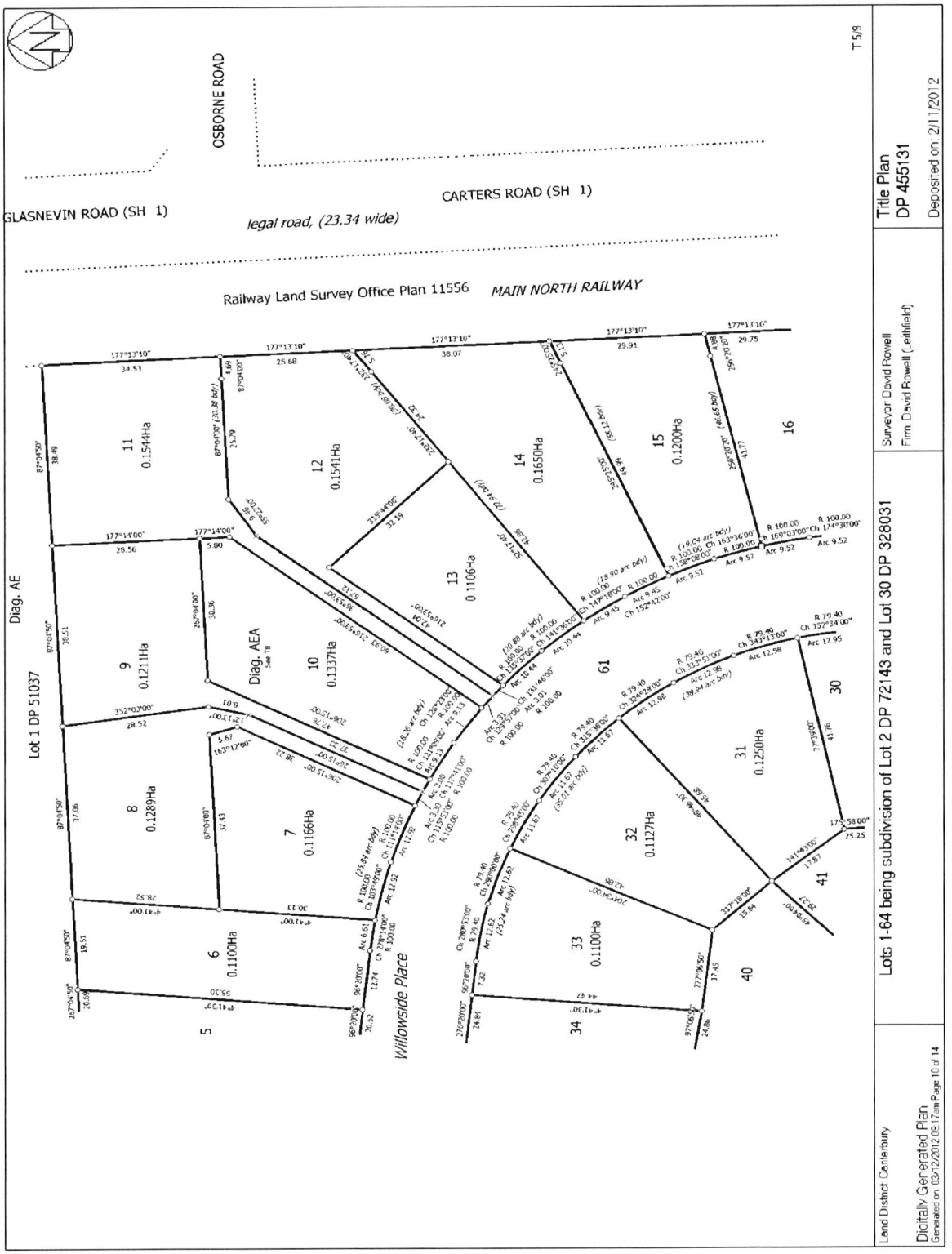

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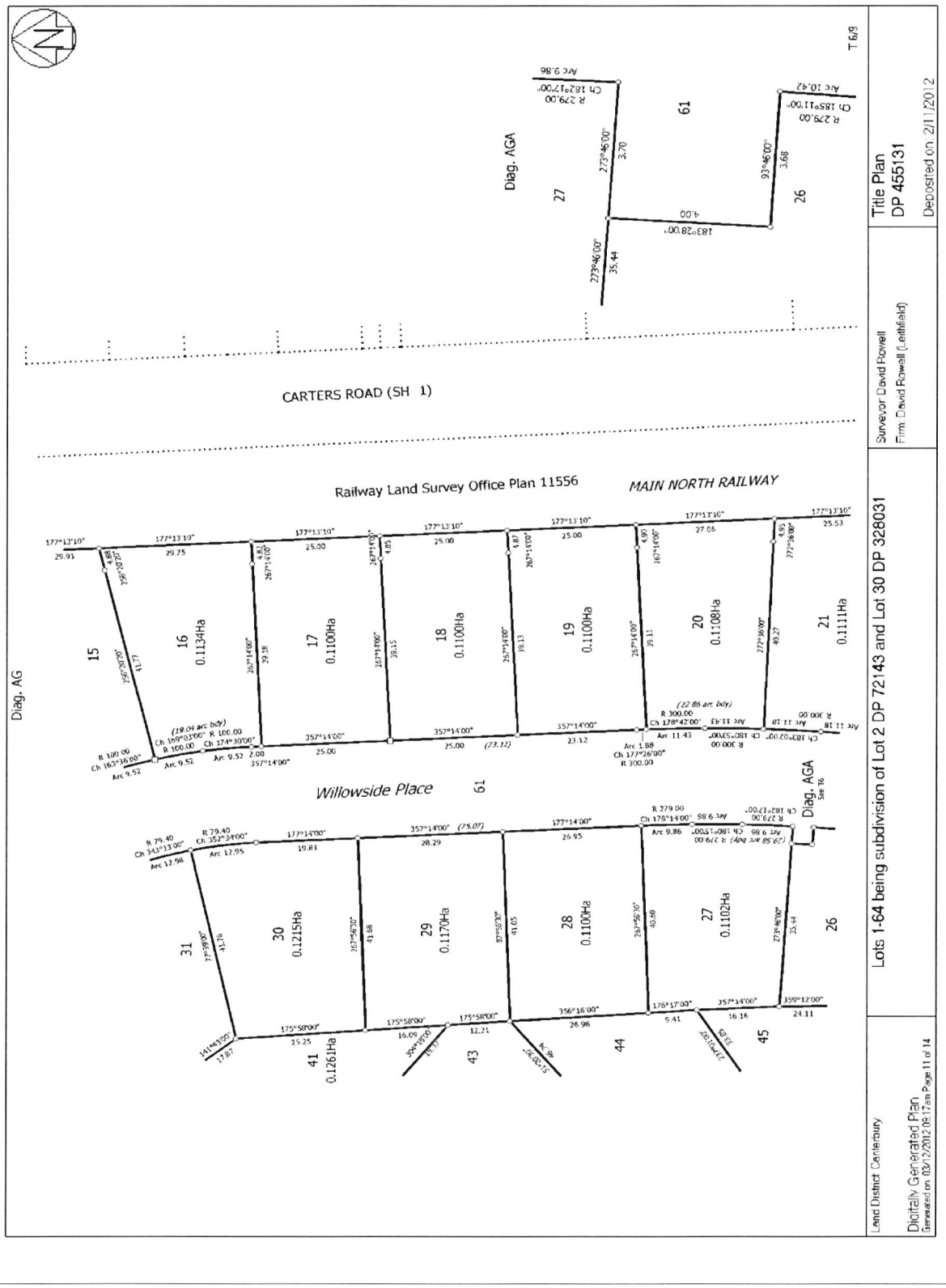
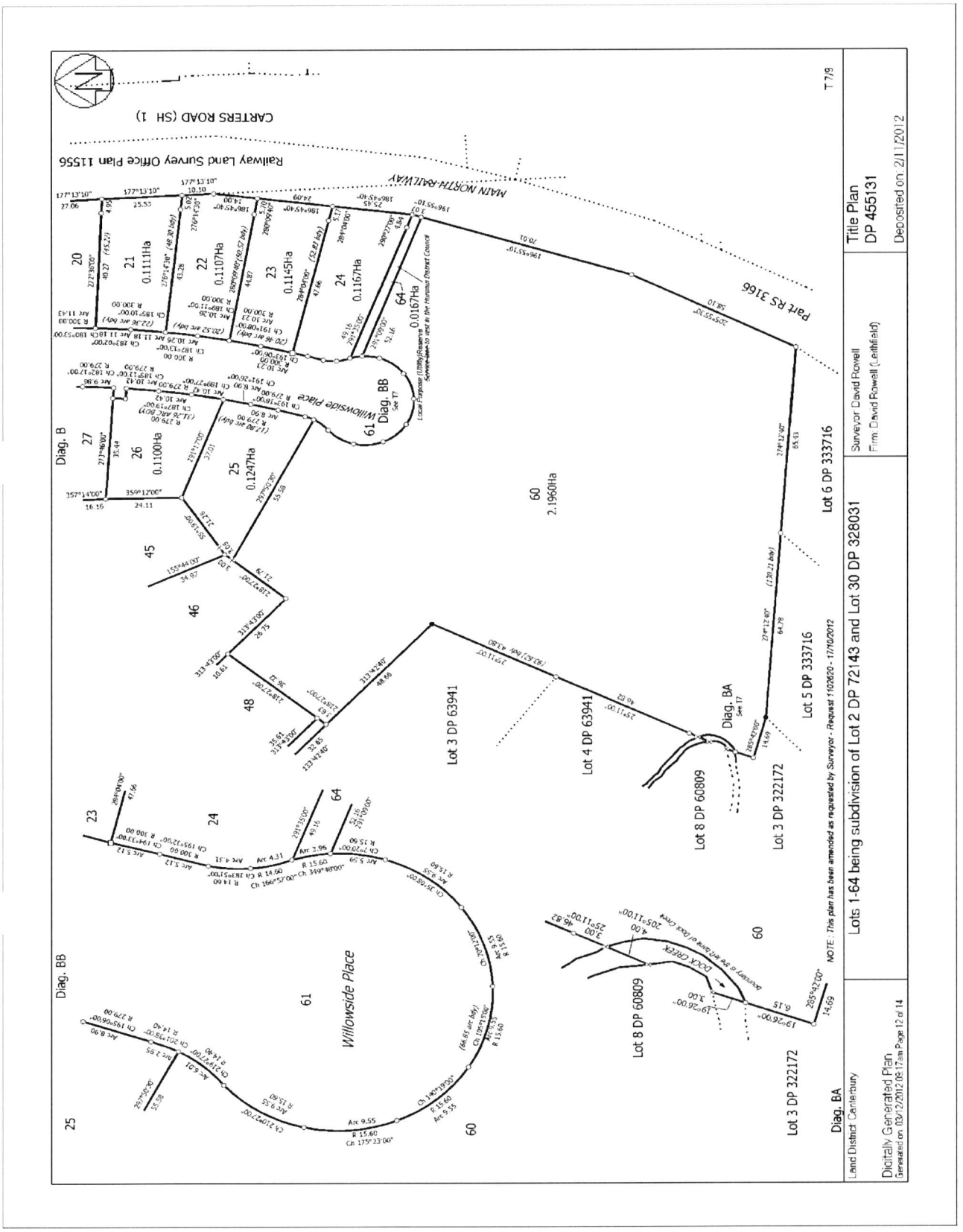
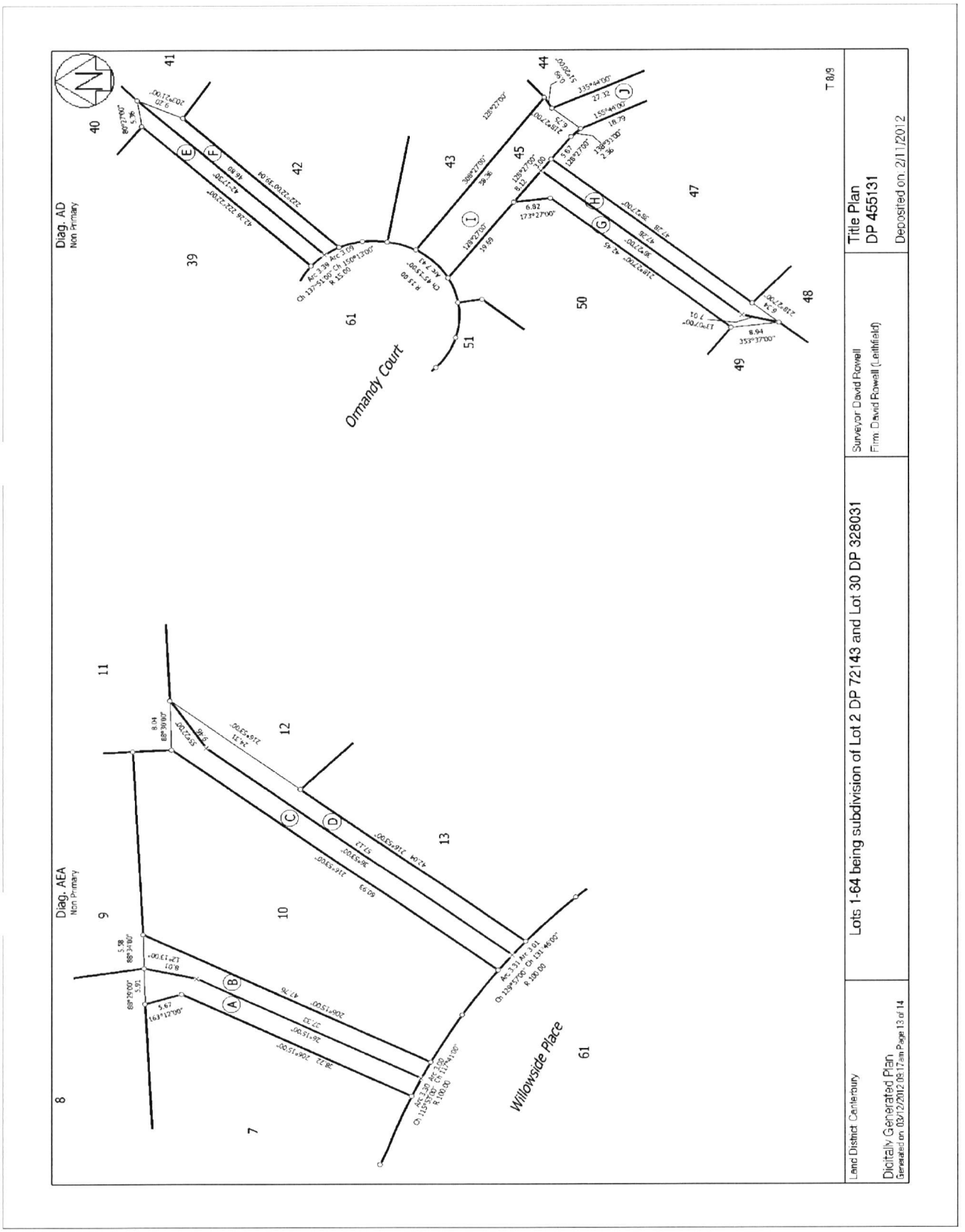
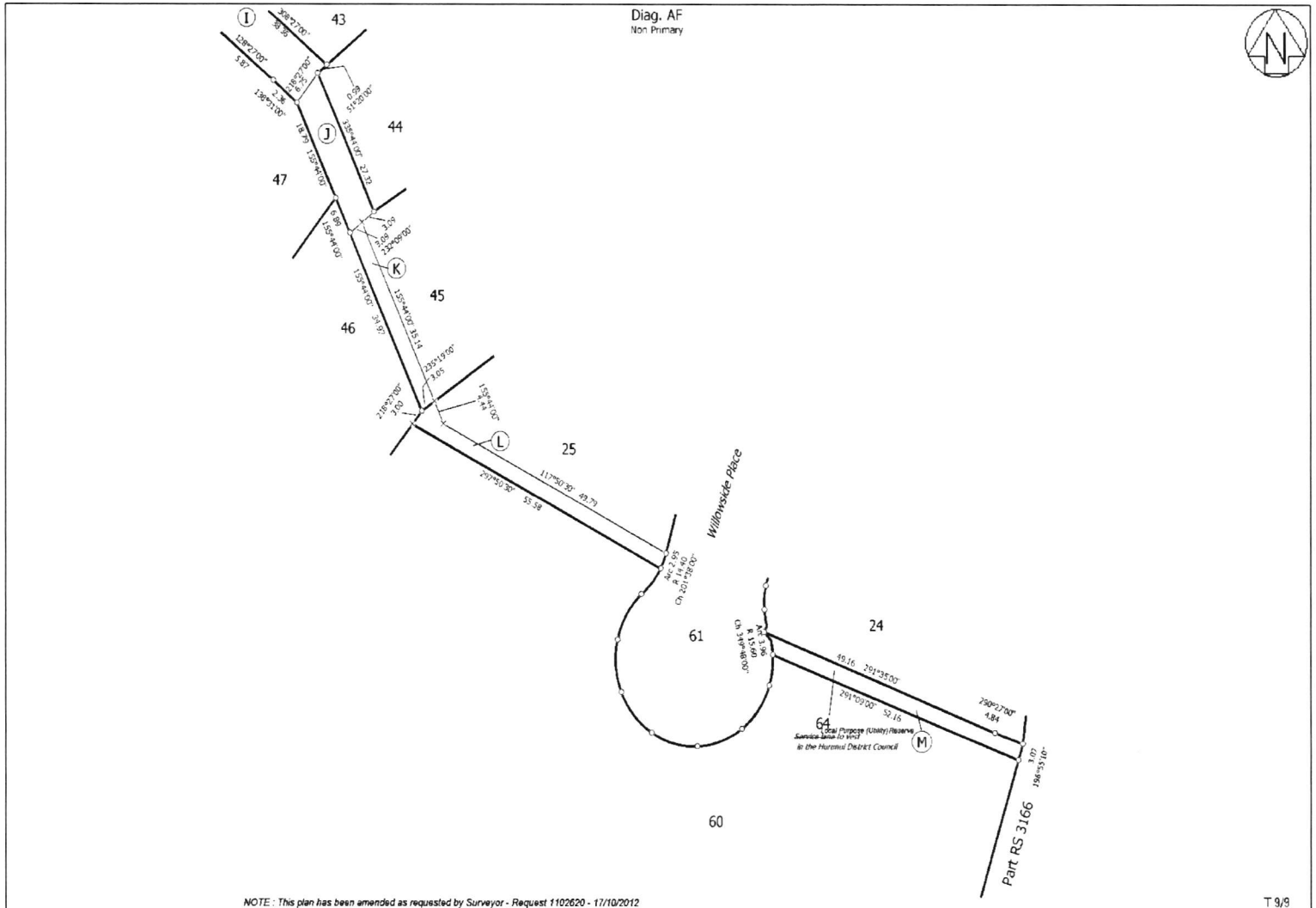



CARTERS ROAD (SH 1)
Railway Land Survey Office Plan 11556
MAIN NORTH RAILWAY
Part RS 3166
Willowside Place
Lot 1-64 being subdivision of Lot 2 DP 72143 and Lot 30 DP 328031
Title Plan DP 455131
Deposited on 2/11/2012
Surveyor David Rowell
Firm David Rowell (Leithfield)
Land District Canterbury
Digitally Generated Plan
Generated on 03/12/2012 08:17am Page 12 of 14
NOTE: This plan has been amended as requested by Surveyor - Request 1102620 - 17/10/2012
Lot 6 DP 333716
Lot 5 DP 333716
Lot 4 DP 63941
Lot 3 DP 63941
Lot 8 DP 60809
Lot 3 DP 322172
DOCK CREEK
Diag. BB
Diag. BA
Diag. B

Identifier **585183**




Diag. AF
Non Primary
43
44
45
46
47
25
61
24
60
64
Willowside Place
Part RS 3166
Local Purpose (Utility) Reserve
Service lane to vest
in the Hurunui District Council
NOTE : This plan has been amended as requested by Surveyor - Request 1102620 - 17/10/2012
T 9/9
Land District Canterbury
Digitally Generated Plan
Generated on 03/12/2012 09:17am Page 14 of 14
Lots 1-64 being subdivision of Lot 2 DP 72143 and Lot 30 DP 328031
Surveyor David Rowell
Firm: David Rowell (Leithfield)
Title Plan
DP 455131
Deposited on: 2/11/2012

Kevin Roberts 1793/6

From: Wendy <wendy@dccan.co.nz>
Sent: Tuesday, 15 October 2013 12:24 p.m.
To: Kevin Roberts
Subject: Re: Mike Greer Homes at 6 Ormandy Court, Amberley. BC 130426.
Attachments: Sheet 17.pdf

Importance: High

Good morning / afternoon to you Kevin.
Please find attached marked up foundation details for this job.

Kind regards

Wendy Donaldson: DCCAN Limited
50 Main North Rd, Woodend
P.O. Box 23, Woodend
P: +64 3 310 0272
M: 0274330051

Amendment made, all set to go now. K. Roberts 16/10/2013

DCCAN

ARCHITECTURAL
DESIGN & BUILDING
CONSENT

IF IT CAN BE BUILT —
WE CAN DESIGN IT

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If verification of this email or any attachment is required, please request a hard-copy version.

------ Original Message ------
From: "Kevin Roberts" <Kevin.Roberts@hurunui.govt.nz>
To: "design@dccan.co.nz" <design@dccan.co.nz>
Sent: 11/10/2013 5:29:54 p.m.
Subject: Mike Greer Homes at 6 Ormandy Court, Amberley. BC 130426.

Wendy, Hi. While carrying out the validation check before issuing the Bldg Consent, a problem has arisen regarding what the Engineer has detailed and what has been drawn in the office. Please check the attachments above, in regards to the amount of foundation reinforcing recommended by the Engineer. Provide us with the corrected plan sheets and I can print those off at this end.

Regards

Kevin

Kevin Roberts
Senior Building Officer - Consents
T 03 314 0033 | F 03 314 9181 | kevin.roberts@hurunui.govt.nz
Hurunui District Council, 66 Carters Rd, PO Box 13, Amberley 7441 | hurunui.govt.nz

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- Do not copy, disclose or use the contents in any way.
The contents of this email and any attachments are not formal policy of the **Hurunui District Council**, unless otherwise stated. Any views or opinions presented are solely those of the author.

This e-mail message has been scanned for Viruses and Content and cleared by **MailMarshal**

Kevin Roberts

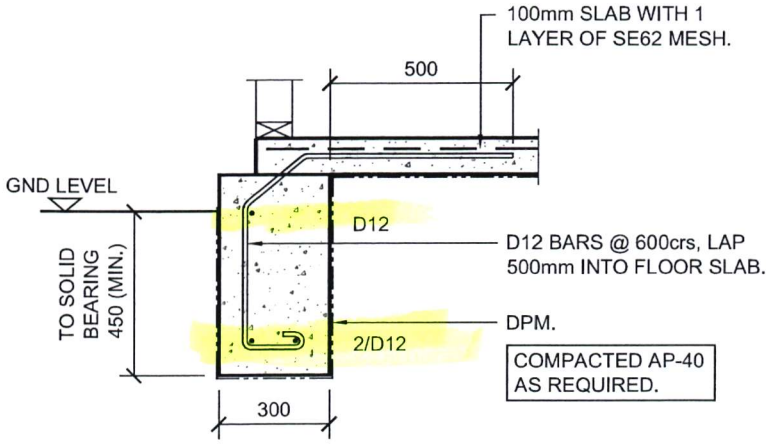
From: Kevin Roberts
Sent: Friday, 11 October 2013 5:29 p.m.
To: 'design@dccan.co.nz'
Subject: Mike Greer Homes at 6 Ormandy Court, Amberley. BC 130426.
Attachments: Scan-to-Me from 192.168.1.37 2013-10-11 170801.pdf

Wendy, Hi. While carrying out the validation check before issuing the Bldg Consent, a problem has arisen regarding what the Engineer has detailed and what has been drawn in the office. Please check the attachments above, in regards to the amount of foundation reinforcing recommended by the Engineer. Provide us with the corrected plan sheets and I can print those off at this end.

Regards

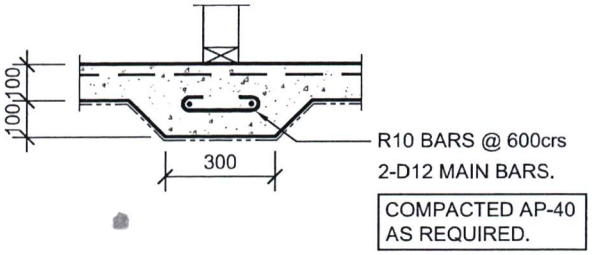
Kevin

Kevin Roberts
Senior Building Officer - Consents
T 03 314 0033 | F 03 314 9181 | kevin.roberts@hurunui.govt.nz
Hurunui District Council, 66 Carters Rd, PO Box 13, Amberley 7441 | hurunui.govt.nz



STRIP FOOTING FOR HOUSE (TYPICAL).

SCALE 1:20



THICKENING TO LOADBEARING WALL (TYPICAL).

SCALE 1:20

FOR CONSTRUCTION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

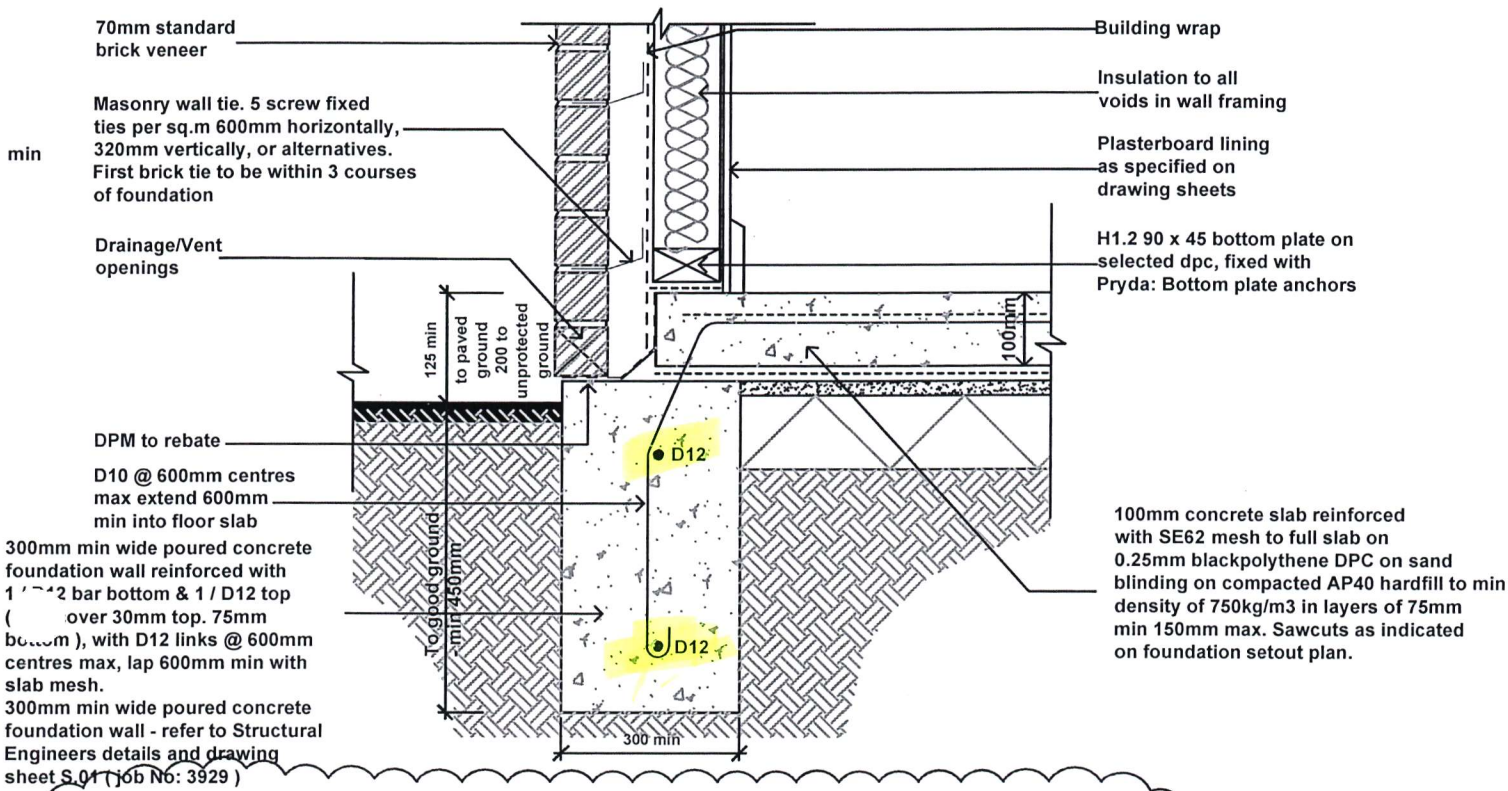
CLIENT	PROJECT TITLE	DRAWING TITLE
MIKE GREER HOMES LTD.	LOT 38, ORMANDY COURT, CONWAY COUNTRY.	FOUNDATION DETAILS.

constructure
structural engineering

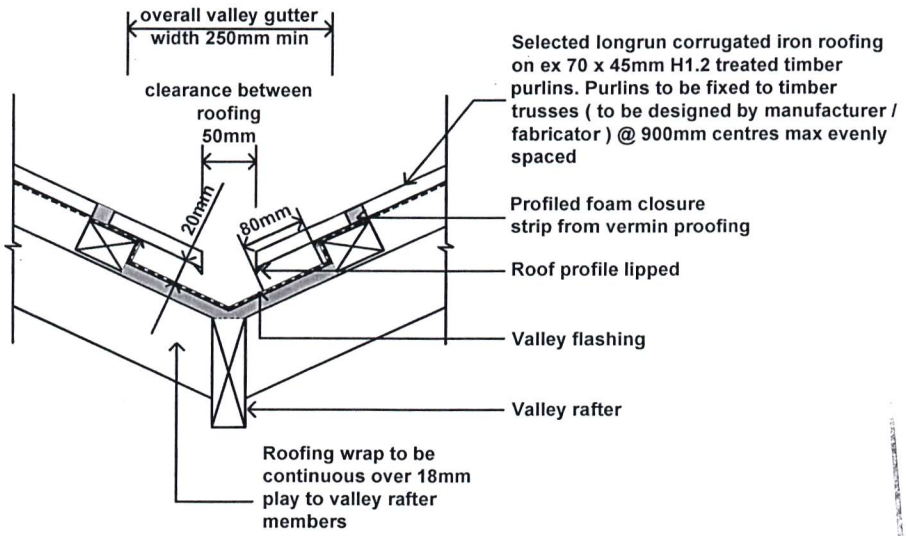
229 Lichfield Street, Christchurch.
PO Box 21381, Christchurch 8143.
Phone 03 365 3243,
Email cory@constructure.co.nz

SCALE @ A4	JOB No.	DRAWING No.	REV.
1:20	3929	S.01	1

DESIGN.	DRAWN.	DATE.
C.B.	M.I.	29-08-2013



DETAIL D14 1:10 FOUNDATION DETAIL - BRICK VENEER



AMENDMENT
11 OCT 2013

DETAIL D16 1:10 VALLEY DETAIL

DETA
D13 -

16	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13	DESIGNER: CHELSEA	SCALE: 1: As Noted	SHEET: 17
			AMENDMENT DATE: 10/10/13	VERSION: WD 1	JOB # 13096	OF: 24

Trading as Design & Consents Canterbury Ltd
50 Main North Road
Woodend
North Canterbury
03 310 0272
design@dccan.co.nz

10 October 2013

Ramesh Chand
Hurunui District Council
PO Box 13
Amberley 7441

BC 130426
Request for Information
6 Ormandy Court, Amberley

We were contracted by Mike Greer Homes North Canterbury to produce the working drawings for this client and consequently have been asked us to address the questions you have raised in your RFI dated 17 September 2013

Please find below our answers (in red).

1. The engineers foundation reinforcing on sheet S01 is different to architectural drawings, sheet 13 and 17. Please clarify and provide amended drawings and specification notes affected.
   Please refer to sheets 13 & 17

2. Provide location of slab thickenings on foundation plan and no shrinkage control joints should be on slab thickening walls.
   Please refer to amended sheet 5

3. Garage rebate detail – starter rod on sheet 17 does not appear to have 50mm cover against form work at the top, please provide amended detail.
   Please refer to amended sheet 17

4. Specification sheet 12 and cross section sheet 13 mentions Hardies Linea board claddings, where does this apply? If not provided amended drawings and specification which should be specific to the project.
   Please refer to amended sheet 13 & updated specifications

5. Bracing P1 – behind bath wall is not allowed by GIB bracing system for durability reason. Please provide amended location and also check on length of bracing.
   Please refer to amended bracing across calculation and sheet 9

6. Please change length of Q1 to 3.9m and amend bracings on line D which shows 3D1s.
   Please refer to amended sheet 9 and bracing calculations

7. Please check brace line O to ensure calculation and plan are same.
   Please refer to amended sheet 9 and bracing calculations

8. Change notes on sheets 11, 12, 13 which says 70 series brick veneer on 20mm cavity.
   Please refer to amended sheets 11, 12 & 13

9. Floor plan sheet 5 shows pallet fire whereas details in specification enclosed is for Woodburner, please clarify.
   Please refer to amended sheets 5 & 6

10. Provided amended stormwater disposal system which need to onsite to soakhole via sump as per KF Consiliums design enclosed in technical information in specification. Please note soakpit detail on sheet 24 is not correct. Amended drainage plan which is showing stormwater going into sewer lateral.
    Please refer to amended sheets 2, 3, 5, 6, 7 & 24

If you have any further questions, please do not hesitate to contact us.

Kind regards

Wendy Donaldson
Office Manager
DC Can Ltd

BC Number 130426

Project 4 bedroom dwelling, attached garage & solid fuel heater

Name & Rapid Number 1793/6

HURUNUI District Council

BUILDING CONSENT PROCESSING SHEET
Correction/Further Information (BAM 116)

RFI Request #	Details	Date RFI info received
1)	The engineers foundation reinforcing details sheet S.01 is different to architectural drawings sheets 13 and 17. Please clarify and provide amended drawing affected	11/10/13
2)	Provide location of slab thickenings on foundation plan starter rod	
3)	Garage rebate detail sheet 17 - does appear to have 50 mm cover against formwork. Provide amended detail.	" 11/10/13
4)	Specification sheet 12 and section sheet 13 mentions Hardies linea board for cladding. Please clarify where does this apply - if not provide amended drawing and specification specific to the project	11/10/13
5)	Bracing P1 - behind bath wall is not allowed by Gib system for durability reason. Also check on length of bracing.	11/10/13
6)	Please change Q1 - to 3.9 m.	11/10/13
7)	and also line D shows 3 D1's. Please check bracelin O with plan calculation	11/10/13
8)	Change notes sheets 11, 12, 13 - 70 series brick veneer over 20mm cavity?	11/10/13
9)	Floor plan sheet 5 shows pallet fire whereas in specification details for Woodburer is enclosed - please clarify.	11/10/13

Signed:

Dated:

BC Number 130426

Project

Name & Rapid Number

HURUNUI District Council

BUILDING CONSENT PROCESSING SHEET
Correction/Further Information (BAM 116)

RFI Request #	Details	Date RFI info received
10)	Please provided ~~and~~ amended stormwater disposal system which needs onsite to go to soakhole via sump as per KF Consultants design enclosed in Technical information. Please note soakpit detail on Sheet 2A is not correct. Amend drainage plan which is showing stormwater going into sewer lateral.	11/10/13

Signed:

Dated:

HURUNUI DISTRICT COUNCIL
P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

BAM 301

17 September 2013

1793/6

Mike Greer Homes - North Canterbury
P.O. Box 421
Rangiora.

Dear Sir/Madam

Proposal: **4 Bedroom Dwelling, attached garage and woodburner**
Site Address: **6 Ormandy Crt, Amberley**
Building Consent No: **130426**

The above application has been checked; however the proposal must comply with the requirements of the New Zealand Building Code before Consent can be granted.

Therefore for a building consent to be granted we require the following further information:

1. **The engineer's foundation reinforcing on sheet S01 is different to architectural drawings, sheet 13 and 17. Please clarify and provide amended drawings and specification notes affected.**
2. **Provide location of slab thickenings on foundation plan and no shrinkage controlled joints should be on slab thickening walls.**
3. **Garage rebate detail- starter rod on sheet 17 does not appear to have 50mm cover against formwork at the top, please provide amended detail.**
4. **Specification sheet 12 and Cross Section sheet 13 mentions Hardies Linea board claddings. Where does this apply, if not provide amended drawings and specification which should be specific to the project.**
5. **Bracing P1- behind bath wall is not allowed by Gib bracing system for durability reason. Please provide amended location and also check on length of bracing.**
6. **Please change length of Q1to 3.9m and amend bracings on line D which shows 3D1s.**
7. **Please check brace line O to ensure calculation and plan are same.**
8. **Change notes on sheets 11, 12, 13, which says 70 series brick veneer on 20mm cavity.**
9. **Floor plan sheet 5 shows Pallet fire whereas details in specification enclosed is for Woodburner, please clarify.**
10. **Provide amended stormwater disposal system which needs to onsite to soakhole via sump as per KF Consiliums design enclosed in technical information in specification. Please note soakpit detail on sheet 24 is not correct. Amend drainage plan which is showing stormwater going into sewer lateral.**

Your application will be placed on hold until this information is provided. When the above requirements have been addressed appropriately, Council Officers will again consider approval of your application.

Please note that three copies are required of any additional documentation submitted. All information must be supplied within 28 days of this letter or the application may be refused.

If you have any queries please do not hesitate to contact me.

Yours faithfully

Ramesh Chand
Customer Service Building Officer

HURUNUI District Council

Producer Statement Check Sheet
(Procedure 4 – Producer Statements)

Building Consent Number: 130426

Author and Company: Cory John Bedford – Constructure Ltd

Producer Statement Category: PS1 ☑ PS2 ☐ PS3 ☐ PS4 ☐

A Producer Statement must include the following in order to be accepted:

	Y	N
1. Header with Producer Statement:	☑	☐
2. The Producer Statement is addressed For the attention of the Hurunui District Council:	☑	☐
3. The author is suitably qualified:		
Clear identification of the person who has completed or designed the work	☑	☐
The author's name and signature	☑	☐
Qualifications suitable for work undertaken	☑	☐
Address of Author	☑	☐
Registration Number	☑	☐
Membership of professional organisation	☑	☐

	Y	N
5. A written statement:		
That clearly identifies the building consent work covered by the Producer Statement	☑	☐
The product name, and specifications for application of products used	☑	☐
The parts/clauses of the Building Code that the work relates to	☑	☐
The appropriateness of the Producer Statement for site specific conditions	☑	☐
6. Date the Producer Statement was Produced:	☑	☐
7. The sum of Provisional Indemnity Insurance held is identified:	☑	☐

DECISIONS AND OUTCOME

Tick appropriate decision:

☐ I have not accepted this Producer Statement because the documentation is INCOMPLETE

Checked by: _____ Date: _____

☐ I have accepted this Producer Statement even though INCOMPLETE because:

_____

_____

_____

_____

_____

☑ I have accepted this Producer Statement because the documentation is COMPLETE

Checked by: Ramesh Chand Date: 17/9/13

Definitions

Design (PS1)
Intended for use by the person responsible for the design in circumstances where the Building Consent Authority will rely on the producer statement to issue a building consent.

Design Review (PS2)
Intended for use by a suitably qualified independent design professional where the Building Consent Authority does not undertake an internal review and relies on the independent design professionals review to issue confirm compliance to the building code.

Construction (PS3)
Intended for the use by the contractor/installer where the Building Consent Authority requires a producer statement at the completion of construction as a way to confirm installation/application has been carried out in accordance with the manufactures recommendations and/or in compliance with the alternative solution.

Construction review (PS4)
Intended for the use by the person required by the Building Consent to undertake construction monitoring of the building works in circumstances where the Building Consent Authority will rely of the producer statement to issue a code of compliance certificate.

HURUNUI District Council

Producer Statement Check Sheet
(Procedure 4 – Producer Statements)

Building Consent Number: 130426

Author and Company: In Ling Ng – MiTek New Zealand Ltd

Producer Statement Category: PS1 ☑ PS2 ☐ PS3 ☐ PS4 ☐

A Producer Statement must include the following in order to be accepted:

	Y	N
1. Header with Producer Statement:	☑	☐
2. The Producer Statement is addressed For the attention of the Hurunui District Council:	☐	☑
3. The author is suitably qualified:		
Clear identification of the person who has completed or designed the work	☑	☐
The author's name and signature	☑	☐
Qualifications suitable for work undertaken	☑	☐
Address of Author	☑	☐
Registration Number	☑	☐
Membership of professional organisation	☑	☐

	Y	N
5. A written statement:		
That clearly identifies the building consent work covered by the Producer Statement	☑	☐
The product name, and specifications for application of products used	☑	☐
The parts/clauses of the Building Code that the work relates to	☑	☐
The appropriateness of the Producer Statement for site specific conditions	☑	☐
6. Date the Producer Statement was Produced:	☑	☐
7. The sum of Provisional Indemnity Insurance held is identified:	☑	☐

DECISIONS AND OUTCOME

Tick appropriate decision:

☐ I have not accepted this Producer Statement because the documentation is INCOMPLETE

Checked by: _____ Date: _____

☑ I have accepted this Producer Statement even though INCOMPLETE because:
addressed to Truss manufacturer – Specific to Project – O.K.

☐ I have accepted this Producer Statement because the documentation is COMPLETE

Checked by: Ramesh Chand Date: 17/4/13

Definitions

Design (PS1)
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Intended for the use by the person required by the Building Consent to undertake construction monitoring of the building works in circumstances where the Building Consent Authority will rely of the producer statement to issue a code of compliance certificate.

DCCAN

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and Section 30C, Building Act 2004

THE BUILDING

Street address:	6 Ormandy Drive	
Suburb:	Conway Country Estate	
Town/City	Amberley	Postcode:

THE OWNER

Name(s):	Mike Greer Homes North Canterbury		
Mailing address:			
Suburb:		PO Box/Private Bag:	PO Box 421
Town/City:	Rangiora	Postcode:	
Phone number:	03 313 0319	Email address: nc.compliance@mikegreerhomes.co.nz	

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies (√)	
( )	**sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
( )	**lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
(√)	**lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
( )	**specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I, Bud Caldwell supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is restricted building work	**Description**	**Carried out/ supervised**	**Reference to plans and specifications**
Tick(√)if included *Cross (X) if excluded*	*[If appropriate, provide details of the restricted building work]*	*[Specify whether you carried out this design work or supervised someone else carrying out this design work]*	*[If appropriate, specify references]*
Primary structure			
All RBW Design work relating to B1 (x)		(x) Carried out (x) Supervised	
Foundations and subfloor framing (x)	*Footings designed by engineer*	(x) Carried out (x) Supervised	Refer to engineers drawings
Walls (√)	*Timber framing*	(x) Carried out (√) Supervised	Floor plan, cross section, construction details *As per plans provided Sheets 1 - 25*
Roof (√)	*Roof structure to NZS3604 apart from trusses*	(x) Carried out (√) Supervised	Roof plan & Truss Manufacturers Docs *As per plans provided Sheets 1 - 25*
Columns and beams (x)		(x) Carried out (x) Supervised	
Bracing (√)	*Sheet Bracing*	(x) Carried out (√) Supervised	Bracing plan & calculations *As per plans provided Sheets 1 - 25*
Other (x)		(x) Carried out (x) Supervised	

DCCAN

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

All RBW design work relating to E2	(x)		(x) Carried out (x) Supervised	
Damp proofing	(√)	*DPM underside of slab, DPC under bottom plate*	(x) Carried out (√) Supervised	Construction details
Roof cladding or roof cladding system	(√)	*Longrun coloursteel to manufacturers specifications*	(x) Carried out (√) Supervised	Roof Plan
Ventilation system (for example, subfloor or cavity)	(√)	*Mechanical ventilation ducted to Soffit, 20mm Cavity*	(x) Carried out (√) Supervised	Electrical Plan
Wall cladding or wall cladding system	(√)	*Brick on cavity as per E2/AS1*	(x) Carried out (√) Supervised	Elevations Construction details
Waterproofing	(√)	*Bath Cradle*	(x) Carried out (√) Supervised	Detail
Other	(x)		(x) Carried out (x) Supervised	

FIRE SAFETY SYSTEMS: C1 – C6

Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other	(√)	*Smoke Alarm*	(x) Carried out (√) Supervised	Electrical plan Floor plan

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required	(x)	Yes	(√)	No

If Yes, provide details of the waivers or modifications below:

Clause	**Waiver/modification required**
[List relevant clause numbers of building code]	*[Specify nature of waiver or modification of building code]*

ISSUED BY

Name: Glen Caldwell				LBP or Registration number: **BP115719**	
The practitioner is a:	(√)	Design LBP	( )	Registered architect	( ) Chartered professional engineer
Design Entity or Company (optional):		DCCan Ltd			
Mailing address (if different from below):					
Street address / Registered office:		50 Main North Road			
Suburb:				Town/City:	Woodend
PO Box/Private Bag:				Postcode:	7641
Phone number:	03 310 0272			Mobile:	
After Hours:				Fax:	
Email address:	bud@dccan.co.nz			Website:	

DECLARATION

I Glen Caldwell , LBP,

state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code; or
- ~~Complies with the building code subject to any waiver or modification of the building code recorded on this form.~~

Signature:

Date: 28 August 2013

DCCAN

1 Storey Dwelling Processing Sheet

Property File Information Considered:						
PIM Information Considered:						
EQ. ZONE: 3	**SNOW ZONE : N4**			**WIND ZONE: A**	**EXPOSURE ZONE : B**	**ALTITUDE : 0-100m**
GROUND: 3 (VL)				**WIND SPEED:**	**BC No. : 130426**	

Clause	RFI Required	Compliant	N/A	Means of compliance	Comments
Building Act 2004 Sections					
28 Cases Involving Bans			✓		
46(3) NZ Fire Service Commision			✓		
67 Waivers or Modifications			✓		
71-74 Building on Land Subject to Natural Hazards			✓		
75 Building on Two or More Allotments			✓		
112 Alterations to Existing Buildings			✓		
113 Specified intended life					
114 Change of use			✓		
118 Access & Facilities for persons with disabilities to and within Buildings			✓		
NZ Building Code Handbook					
A1 Classified Use		✓		NZBC AS1	Housing - Detached dwelling
B1 Structure					
Foundations	✓	✓			Architectural and engineers details - different
Floor Slab & mesh :		✓		NZS 3604:2011	100mm 500E mesh reinforced concrete
mesh laps					NOT SPECIFIED
laced to starters		✓		NZS 3604:2011	YES
mesh chairs		✓		NZS 3604:2011	Adequate support, min 30mm to concrete top surface
supplementary bars		✓		NZS 3604:2011	Positions comply (Fig. 7.18)
shrinkage control		✓		NZS 3604:2011	Saw-cuts - positions comply (Fig 7.19)
Slab thickenings (see truss design data)	✓	✓			location required on foundation plan
Piles (incl. bracing)			✓		
Bearers			✓		
Floor joists			✓		
Load-bearing walls			✓		
Stud centres (ground level)		✓		NZS 3604:2011	SG8 90 x 45mm @ 600mm crs
Long studs			✓		
Lintels		✓		NZS 3604:2011	Refer sheet 6 for all lintel sizes
Garage lintel		✓		Engineer Designed	PL 12 250 Prolam

Clause	RFI Required	Compliant	N/A	Means of compliance	Comments
B1 Structure (cont'd)					
Bracing (ground level) :		✓		NZS 3604:2011	GIB "Ezybrace" system
Brace calculations		✓		NZS 3604:2011	See specification
Bracing distribution	✓	✓		NZS 3604:2011	bracing distribution - complies - some adjustment required
Cladding type	✓	✓			70 series conc. brick veneer change note sheet 12 -cavity
Support beams			✓		
Trusses :		✓		Engineer Designed	Proprietary timber trusses - refer manuf. details & PS1
Truss point loads		✓			NOT SPECIFIED
Truss fixings		✓		Engineer Designed	Proprietary manufacturer's fixings - see dwgs & PS1
Roof framing			✓		
Timber rafters			✓		
Rafter fixings			✓		
Purlins / tile battens		✓		NZS 3604:2011	SG8 70 x 45mm on flat @ 900mm crs
Purlin / batten fixings		✓		NZS 3604:2011	1 / 10g self-drilling screw, min 80mm long
Roof bracing		✓		NZS 3604:2011	Lumberlok "Multi-brace" cross bracing (complies with Sec. 10.4)
gable braces			✓		
Ceiling battens / restraints		✓		NZS 3604:2011	70 x 35mm timber @ ≤400mm crs ≤900mm span
Entry columns / beams			✓		
Verandah			✓		
Posts			✓		
Footing sizes (uplift)			✓		
Verandah beams			✓		
Deck construction			✓		
Bearers			✓		
Decking joists			✓		
Decking			✓		
PRODUCER STATEMENT		✓			Constructure and Mitek
Solid Fuel Heater		✓		NZBC AS1	Woodsman Tarras MKII free-standing (wetback)
Clean air approval		✓		NZBC AS1	Ecan no. 120927
Hearth/Slab		✓		NZBC AS1	Concrete
Chimney / flue		✓		NZBC AS1	Generic 150mm dia. S/S flue kit
Durability applications		✓		NZBC AS1	Grade 304 S/S flue system - 15 years
Generic materials		✓		NZBC AS1	Mild steel plate firebox; fire brick liner; S/S flue
B2 Durability					
Durability evaluation			✓		
Durability applications (brick)	✓	✓		NZBC AS1	70 series brick veneer size of cavity to be amended
Generic materials					
Timber treatments		✓		NZS 3602:2003	In ground : N/A; Interior wall framing : H1.2; Sub-floor : N/A; Exterior wall framing : H1.2; Floor : N/A; Roof framing : H1.2; Ext. trims: H1.2; Exterior deck piling : N/A; Cavities : N/A; Exterior deck framing : N/A; Plywood : H3.2
C Protection from Fire					
Solid fuel heater (heat transfer)			✓		
Risk group assessed		✓		NZBC AS1	SH; Building parameters met (≤10m etc) :
Fire protection system		✓		NZBC AS1	Type 1 - Domestic smoke alarms only
Escape Path lengths (match protection system)		✓		NZBC AS1	Type 1: YES; Type 4; Type 5; Type 6; Type 7
Distance to boundary (1m min)		✓		NZBC AS1	2m; If less than 1m, 30min life rating achieved :
Life / Property rating system					Rating correct; Allowable unprot. areas correct :

Clause	RFI Required	Compliant	N/A	Means of compliance	Comments
D1 Access Routes					
Slip resistance		✓		NZBC AS1	Non-slip tiled entry, compliant with Table 2
Ramps / Steps			✓		
D2 Mechanical...			✓		
E1 Surface Water					
Minimum floor levels		✓		NZBC AS1	FFL 99.995 220mm above footprint level
Cladding on frame - bare GL			✓		Required : 225mm+ Achieved :
Clad on frame - paved GL			✓		Required : 150mm+ Achieved :
Cav. veneer clad - bare GL		✓		NZBC AS1	Required : 150mm+ Achieved : ≥150 & <225mm
Cav. Veneer clad - paved GL		✓		NZBC AS1	Required : 100mm+ Achieved : ≥150 & <225mm
Gutters		✓		NZBC AS1	Quad/box ext gutters - comply with E1 Fig. 15
Down pipes		✓		NZBC AS1	Standard downpipes - comply with E1, Table 5
Discharge pipe size		✓		NZBC AS1	100mm diameter
Pipe gradients : mains		✓		NZBC AS1	1:120 minimum
Protection from flooding			✓		
Soak pit / Other	✓	✓			
E2 External Moisture					
F s		✓		NZBC AS1	≥150 & <225mm
Weathertightness risk factors		✓		NZBC AS1	See Risk Matrix calcs - all complies
Cladding systems		✓		NZBC AS1	70 series clay brick veneer on nom. 40mm cavity
Flashings		✓		NZBC AS1	Standard flashings - Comply with E2 Table 7
Roofing systems		✓		NZBC AS1	Longrun coated metal - corrugated Pitch : ≥25°≤35°
Roofing underlay type		✓		NZBC AS1	Thermakraft 215 bituminous self supporting
E3 Internal Moisture					
Surface finishes		✓		NZBC AS1	Refer drawings & spec
Fungal growth prevention		✓		NZBC AS1	Appropriate surfaces / finishes installed / applied
Overflow		✓		NZBC	All affected devices fitted with overflow protection
Water splash		✓		NZBC AS1	At risk surfaces finished / protected appropriately
Wet area shower		✓		NZBC AS1	Tile floor & walls over membrane
F1 Haz Agents			✓		
F2 Haz Bldg Materials			✓		
Glazing		✓		To NZS 4223:1999	Safety glassed installed where required
F3 Haz Substances			✓		
F4 Safety from...			✓		
C ing windows			✓		
Barriers			✓		
F5 Construction			✓		
F6 Visibility in escape routes			✓		
F7 Warning Systems		✓		NZBC AS1	Type 1 - Domestic smoke alarms only
Locations		✓		NZBC AS1	3m max from all bedroom doors & from exitway
F8 Signs			✓		
G1 Personal Hygiene					
No. of sanitary fixtures		✓		NZBC AS1	WC's : 2 Showers : 2 Sinks : 1 Baths : 1 Basins : 2
Location		✓		NZBC AS1	Main bathroom; sep. WC; En-Suites; Kitchen; Laundry
Basin in WC space		✓		AS1	N/A - wash basin in immed. adj. room
G2 Laundering					
Laundering facitlities		✓		NZBC AS1	Wash tub; w/machine & dryer connectons provided
G3 Food Prep & Prev. of Contamin.					
Appliances & Facilities		✓			Prep sink : YES Cooktop : YES Storage : YES Refrigerator YES Freezer : NO

Clause	RFI Required	Compliant	N/A	Means of compliance		Comments
G4 Ventilation						
Ventilation		✓		NZBC	AS1	Natural - opening windows & doors
Ventilation rate			✓			
G5 Interior Environment			✓			
Temperature control & space			✓			
G6 Airborne...			✓			
G7 Natural Light						
Vertical window in external walls			✓			
Awareness of outside environment			✓			
G8 Artificial Light						
Illuminance			✓			
G9 Electricity						
Electrical installation		✓		NZBC	AS1	Refer specifications for all elec. Fitting loc. & details
G10 Piped Services			✓			
G11 Gas...			✓			
G12 Water Supply						
Water supply - source		✓		NZBC	AS1	Connected to Local Authority supply
Water supply - quantity		✓		NZBC	AS1	Adequate council supply - OK
Water supply - quality			✓			
HW Storage size (ℓ)		✓		NZBC	AS1	>225 ≤300 - complete new stand-alone storage
HW Tempering		✓		NZBC	AS1	Output max 55°C
Seismic restraints		✓		NZBC	AS1	Standard restraints - Fig.14
Materials - supply		✓		NZBC	AS1	25mm Alkathene main supply
Materials - pipe-work		✓		NZBC	AS1	
G13 Foul Water						
Effluent disposal system (EDS)		✓		NZBC	AS1	Connected to local authority services
Bedroom numbers		✓				Four bedrooms
EDS tank size			✓			
EDS daily flow			✓			
Gully traps		✓		NZBC	AS1	No. : 3 — See drainage plan for locations
Support & thermal movement		✓		NZBC	AS1	Bedded in adequate fill - to Fig 7
Discharge pipe size		✓		NZBC	AS1	100mm diameter
Drain ventilation		✓		NZBC	AS1	80mm TV / MV at head of drain
Pipe / joint materials		✓		NZBC	AS1	PVC
Pipe gradients : mains		✓		NZBC	AS1	1:120 minimum
Pipe gradients : fittings		✓		NZBC	AS1	40mm @ ≥1:40 — 100mm @ ≥1:60
Sanitary plumbing		✓		NZBC	AS1	Refer fitting layout on designer's drawings
Bedding & backfill		✓		NZBC	AS1	Granular material - AP20 maximum
Drains under buildings			✓			
G14 Industrial			✓			
G15 Solid Waste			✓			
H1 Energy Efficiency		✓		NZBC	AS1	Schedule method used - complies
Thermal Envelope		✓		NZBC	AS1	Insulation - R Values : Floor : R1.3
						Walls : R2.8 — Ceiling : R3.6
Hot water system		✓		NZBC	AS1	HWC & pipework suitably insulated

Note : During processing of this project, have any changes been made to the external envelope?	**YES**	NO	N/A	Comment :

Validation Checklist	YES	NO	N/A	Comment :
Review of PIM requirements	✓			
Is a RC required?	✓			
Review of processing correspondance	✓			
Processing decisions justified	✓			
Alternative solutions justified	✓			Wet area showers etc
Risk assessment				
- Environment	✓			taken into account by processor
- Design	✓			taken into account by processor
- Construction	✓			notes to inspector to convey to builder
- Inspection	✓			Notes for inspector
- CCC sign	✓			Notes for inspector and CCC auditor
Notes for inspector				

Supervision / Validation issues noted :	
16/10/2013	Receive all corrected further Information requests and plan changes now compliant.

Any additional comments should be recorded on the Additional Comments form (T-03 - PS-07), which complements the T-03 PS series of processing sheets. Sufficient detail must be given on the Additional Comments form to enable cross-reference between this processing sheet and the additional comment provided, If extra pages are used to record additional comments, state the number of extra

Ok to proceed with further information requested

signed: 17/9/13

Ok to proceed with issuing building consent

signed: 11/10/13

Validated

signed: L. B. Roberts 16/10/2013

(BAM 308)

Schedule of Inspections

130426

Now that your Building Consent has been issued, we have listed the inspections required and other important additional information that we think you should be aware of.

The following lists the required inspections for this project . These inspections have been pre-paid as part of the consent fee. Any extra inspections requested, or re-visits for failed inspections may incur additional fees. You can ask your builder or building inspector to mark off each inspection on this sheet as it is completed so that you can keep track of progress. Building inspections are an important part of this project. They enable the Council to track the work (and any amendments) as it is completed to ensure that it complies with the consent and the standards set out in the specifications. At the end of the project they assist the Council to issue a code of compliance certificate for the project.

Building Inspection description	Passed (Y/N)	Date inspected	Inspected by
Residence :			
Pre-pour - foundations			
Pre-pour - floor slab			
Framing/pre-wrap/Pre-roof			
Wrap / sill tape			
Wrap / pre-clad			
½ high cladding (stone/brick veneer)			
Pre-line / plumbing			
Pre-stop / lining			
Wet area tanking			
Drains			
Final			
Engineer Site Visits.			
Foundations at Excavations			
Foundations + slab thickenings before casting.			

Please phone 03 314 8816 to make a booking for inspection

Please see overleaf to find out how and when to book an inspection.

How do I book an inspection?

- Please give at least 24 hour's notice prior to any inspection.
- HDC will make every attempt to book inspections when required. However, this is not always possible - flexibility is often required. Please note that inspections are not available in all areas every day, please check the table below to see when an inspector will be in your area.
- When you call to book an inspection, please supply: Your building consent number, site address, type of inspection, contact name and phone number.
- Telephone 03 314 8816 to make a booking or email building@hurunui.govt.nz Standard inspections are included in the consent fee.

Hurunui District Council Building Inspection - days/areas

	Area	
	AM	PM
Monday	1	1 and 2
Tuesday	2 and 3	2 and 3
Wednesday	1	1
Thursday	3 and 2	2
Friday	1	1 and 2

Area	
1	Hanmer,Culverden,Waikari,Waiau,Hwdn areas
2	Amberley/Waipara/ omihi area & surrounds
3	Cheviot area & surrounds

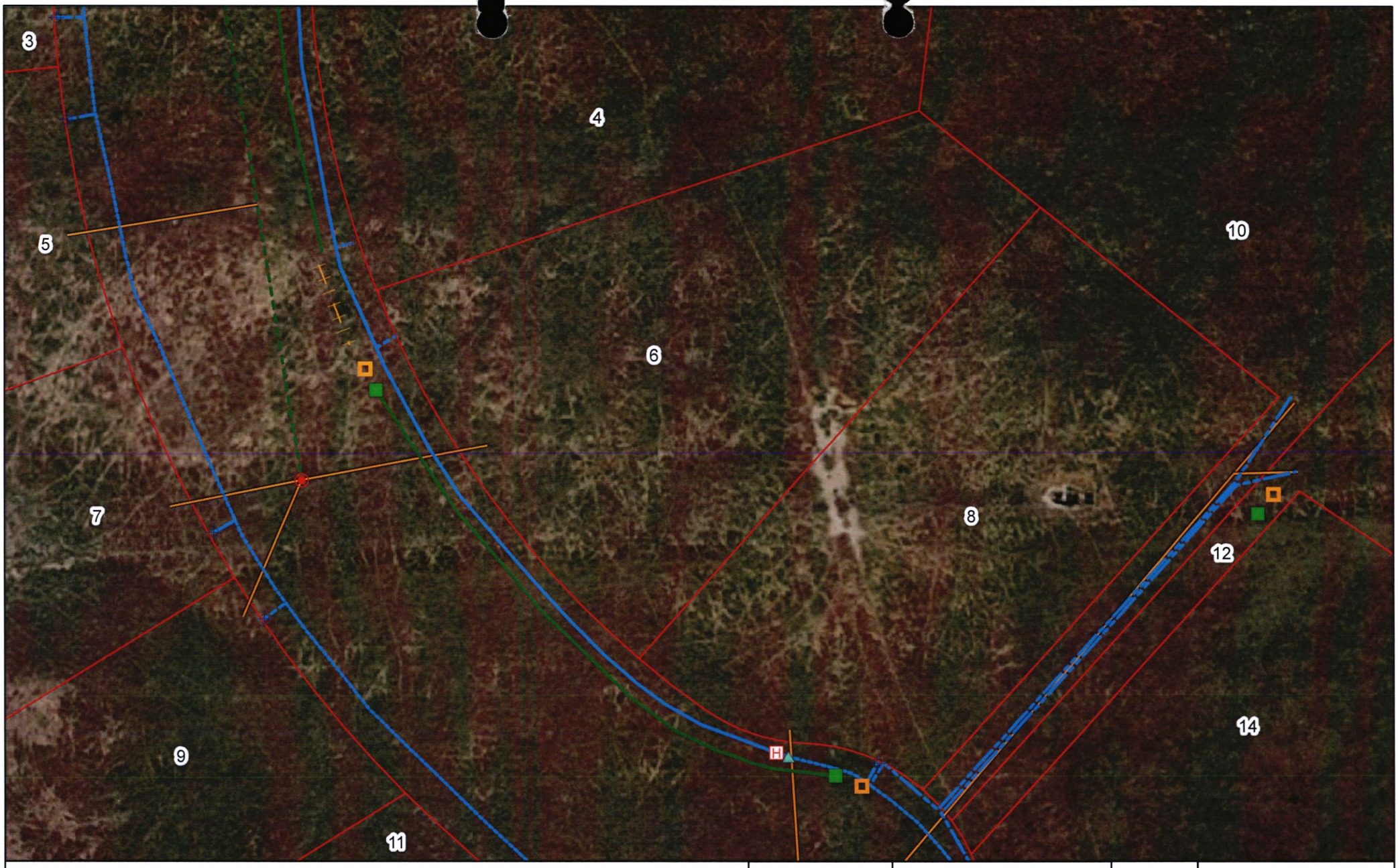
What does the inspector require on site?

- The council approved building consent documents must be on site at the time of the inspection
- The work to be inspected completed.
- Once the inspection is completed, the inspector will leave a copy of their inspection slip with the site copy of the file or in another obvious place.

What happens when I have finished my building project?

- On completion of the project, please complete the attached Form 6 and arrange for a final inspection. This Form 6 is an important legal document and indicates that consented building work has been completed in accordance with the consent documents

We look forward to working with you during the construction of your project.
We welcome you contacting us to discuss any aspect of your project.
PH 314 8816 or email; building@hurunui.govt.nz



6 Ormandy Court
Mike Greer Homes

Hurunui District Council does not guarantee that the data in this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted.
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Date:	6/09/2013
Scale:	1:388
Print Size:	A4 Landscape
Projection:	NZTM
Produced by:	cxo

N

HURUNUI
District Council

Specifications

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.

Signed: .....

Hurunui District Council
Building Consent Number

BC / 130426

Please quote this number with all inquiries and inspection bookings

mikegreerhomes

SPECIFICATION

OF MATERIALS TO BE SUPPLIED

AND

WORK TO BE DONE

FOR

NEW HOUSE

AT

6 ORMANDY DRIVE
CONWAY COUNTRY
AMBERLEY
HURUNUI

Mike Greer Homes
346 Flaxton Road
PO Box 421, Rangiora, 7440
Ph: 03 313 0319 I F: 03 313 0321

August 2013

PRELIMINARY & GENERAL

Owner: Saunders

Address: 6 Ormandy Drive

Local Authority: Hurunui District Council

Site Description: Lot 38, DP 455131

Scope: The erection and completion in the most workmanlike manner all the works described herein and as shown on the drawings.

Documentation:
Drawings
Specification
Bracing Calculations
Truss Design Certificate
Risk Matrix Worksheet
Energy Efficiency Worksheet
Ground Conditions Report
Certificate of Title

Conditions of Contract: The whole of the work shall be carried out in accordance with this specification, the accompanying drawings and the New Zealand Standards Specification. Conditions of Contract for Building and Civil Engineering Construction N.Z.S. 3910 and the New Zealand Building Code 2004 & its Amendments.

Standards: All work shall be carried out in accordance with the New Zealand Building Act 2004 and amendments. Acceptable solutions and verification methods as defined in the Code Handbook and approved documents and relevant N.Z.S. shall form part of this specification, along with Local Body Regulations and requirements

Dimensions: Figured dimensions are to be used in preference to scaled. If any discrepancies in the plans and specification are found by the Contractor, the Designer or Owner shall be notified before the work is commenced.

Consents & Fees: The Building Consent and associated fees shall be paid for by the Builder. The Main Contractors shall ensure that all necessary Consents and/or approvals have been applied for and uplifted before commencing work. The Contractor shall keep on site the approved Consent documents and shall bring to the Designer's and/or Owner's notification, any amendments endorsed on the plans and/or specification.

Insurance: The Main Contractor shall insure the works in an approved Fire Office and such insurance shall cover the full value of the premises when completed. The Contractor shall be held responsible for any damage or loss by fire to the works and such things as are covered by the 'Policy', until the completion of the contract. Receipts for such policies shall be lodged with the Owner before the first progress payment is made.

Sub-contractors: Sub-contractors will be responsible to the Main Contractor for the carrying out of their respective work to a satisfactory standard and any work not accepted will be replaced at the Sub-contractor's expense.

Materials: Materials shall be the best of their respective kinds as specified. All materials for which there is a New Zealand and/or Australian Standard Specification shall conform hereto. All workmanship shall be consistent with good trade practice.

Alternatives
Alternatives to Trade Lines/items as specified throughout this Specification shall be allowed where technical information and performance shows that the same requirements for that product are met.

Attendance upon all trades
The Sub-contractor concerned shall inspect all preparatory work against which his work is to be placed and report immediately to the Main Contractor, any defects which would affect the satisfactory execution or permanence of his work and shall not proceed until such preparatory work is satisfactory. The Main Contractor shall co-operate with, attend upon, and provide all reasonable assistance for all other Sub-contractors.

Plant & temporary works: Each Sub-contractor shall allow to provide all necessary plant and temporary work, including temporary framing, fabrication and setting out equipment, together with all labour and tools, implements, ladders and everything necessary for the due performance of the works. He will be entirely responsible for the safety and performance and efficiency of all methods used in the carrying out of his section of the contract. The Main Contractor shall provide scaffolding during the course of the contract.

Existing Services:
The Contractor Shall:
a) Located all underground services affected by the excavation work. Any details that are provided to the Contractor of existing private underground services are done so in good faith. The contractor is responsible for location all existing underground services before working in any area. The Contractor is required to carry out a detection survey of the site to ensure there are no buried operative electric cables.
b) Give all required notices to the Water, Sewage, Gas & Electricity Authorities or Companies, the territorial Authority and Telecom and other telecommunications companies and pat all relevant fees and charges.
c) Protect existing services, rectify any damage or interference to them and provide temporary services whilst repairs are being carried out.

Protection of Property: The Contractor shall protect the Owners', Council and adjoining properties and shall make good all damage caused thereto by the building operation by vehicles, or by workmen under his control. The Contractor shall be entirely responsible for all apparatus, equipment and appurtenances furnished by him or his sub-contractors.

Site Security: The Contractor shall provide temporary fencing to the site to prevent unauthorised access. No person shall be allowed on site without the permission of the Contractors representative.

Cleaning: Upon completion of each Sub-contractor's work comprised in this contract, he shall take down and clear away all plant and temporary work involved in his section of the work and leave the building and site ready for the next Trade. All trade debris is to be removed from the site and the Works left clean with all services and mechanical parts in working order.

Maintenance: The Contractor & Sub-contractors shall maintain the Works for 90 days after Practical Completion, and any damage done through faulty workmanship or materials shall be made good at the Contractors expense.

Completion: At the completion of the contract the Main Contractor shall provide written guarantees specified. The Main Contractor shall be responsible for applying for and receiving from the Territorial Authority a Code of Compliance Certificate. The building shall not be occupied until a Code of Compliance Certificate has been issued. The Final Payment Certificate shall not be issued unless the Contractor is in receipt of the Code Compliance Certificate, as-built drawings and Guarantees.

Health & Safety Management Plan: The Contractor shall provide evidence that he has a Health & Safety Plan in operation. If not then the Contractor is required to comply with Mike Greer Homes Limited Health & Safety document which can be viewed at 8 Nazareth Ave or request a Mike Greer Homes Limited Health & Safety booklet be supplied

Trade sections
The specification is divided into trade sections for convenience and reference only, and it shall not be construed that each trade is a separate and complete contract. While reasonable care is taken to classify each trade, no claims will be admitted from Sub-contractors for work not specifically mentioned in a trade section, but which is provided for, (express or implied), elsewhere in the specification or shown on the drawings.

This Specification is to be read in conjunction with Architectural & Engineering Drawings.

The Specification takes precedence over the drawings.

If any discrepancies in the plans and specification are found the Designer or Owner shall be notified before the work is commenced.

SITE PREPARATION

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B1/VM1, NZS 4431:1989

Scope: Contractor is advised to visit the site before signing a Contract Agreement to satisfy himself as to the site conditions, ground levels & all other matters affecting the execution of the works.
Clear site of vegetation & stockpile The Contractor shall assume that all trees and plants outside the building areas shall be retained. The Contractor shall be responsible for leaving the site clear and ready for final planting.
Bulk excavation to form platform
Hardfilling as required

EXCAVATION

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B1 Appendix A, NZS 4431:1989

Scope: Site strip as required.
The Contractor shall employ a Registered Surveyor to set out the positions of the foundations. Reference points, datums, profiles or similar shall be established clear of the excavation to ensure they are not damaged or dislodged, and to allow easy and accurate checking at all times.
Excavate for foundation walls to the widths and depths as shown on the drawings and to an approved solid bearing. The Contractor shall clear and strip the areas on which fill material is to be placed. Saturated, weak or organic soils exposed by clearing and stripping shall be excavated and removed from site. At the discretion of the Engineer on site excavated material may be acceptable.
Excavations shall be kept free of water. Any ground water in the excavations shall be kept away be means of a sump dug clear of the excavation or by other dewatering systems as appropriate.
All footings to be approved by the Local Council Building Inspector before pouring of concrete commence.
In the event of excavations for foundations being too deep in error, the Contractor shall, at his expense, fill the excavation to the true level with mass concrete as required by an Engineer.
Should any evidence of uncertified ground fill, peat rubbish or anything else, which would indicate that the ground would not have a minimum bearing capacity of 100kPa be discovered during excavation, a Structural Engineer shall be engaged to carry out soil tests, and if necessary alter foundation design
Remove from building area & stockpile on site all surplus material from excavation not required for backfilling, levelling & grading. Owner shall use material for landscaping purposes.

Materials:

Backfill foundation walls and service trenches with 150mm compacted layers of AP40 to a minimum density of 750kg/m3, in layers 75mm min. and 150mm max. Compacted fill shall be well-graded rock free from organic matter and top soil. All hardfill shall be compacted with a vibrating roller or plate compacter in order to achieve not less then 90% density (NZS 4402 Pt 2).
Compacted hardfill shall be placed under slabs as shown on the drawings. No compacted hardfill shall be placed under footings or foundations unless approved by the Engineer.
All compacted hardfill under slabs shall be inspected by the Engineer.
Take care to not cause damage to any waterproof coatings or polythene protecting foundation walls from ground water entry.

CONCRETE WORK

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC:B1/VM1 & VM4, B2, NZS 3101:1995, NZS 3109:1997, NZS 3112:1986, NZS 3114:1987, AS/NZS 4671:2001, AS/NZS 4680: 1999

Scope: Foundations, floor slab, patios

Materials: All concrete shall have a minimum 28 days crushing strength of 25MPa, slump 100mm.and shall be mixed and placed in conformity with N.Z.S. 3109. Aggregate size shall be 20mm unless otherwise specified. Calcium Chloride shall not be used.

Surface finishes:

Slabs to take plaster or tiles	U2
Other slabs	U3
Top surfaces of foundation beams & pads	U2
Concrete below ground	F1
Concrete to take plaster or tiles	F2
Concrete surfaces not exposed in the completed building	F3
Concrete surfaces exposed in or outside the completed building	F5

Exposed Aggregate:

A trial run is recommended before general application to determine timing and the depth of etching required. Agitate Retarder thoroughly before use. Place concrete in formwork (3 parts cement, 4 parts sand, 6 parts aggregate by volume is a typical mix) and wood float surface covering all stones. Brush, spray or roller on Retarder liberally, to the fresh concrete surface just as the surface water disappears.

Protect the coated surface from wind, rain or hot sun. Within 12 - 24 hours after application remove retarded top layer of mortar with a stiff broom and hosed water, leaving a clean exposed aggregate surface. If extremely small aggregate is used, it is important not to start the wash off too early, as bare spots may be created.

Formwork: Provide and fit all formwork to profiles shown, properly strutted and braced in accordance with N.Z.S. 3109 to remain rigid, true to line, level and watertight during placing of concrete. Allow for setdowns for doors in slabs as required.

Reinforcement: All reinforcing steel shall be grade 300E and 500E complying with AS/NZS 4671. Reinforcing steel shall be deformed M.S. bars and plain round M.S. bars conforming to AS/NZS 4671:2001. All reinforcing shall be free from loose scale, rust and coatings such as oil or paint or anything that will prevent bond. Placing of reinforcement shall be carried out in strict accordance with the drawings or as noted herein. Bind all rods with black lacing wire and lap 40 dia. Laps lengths shall be not less than 300mm. Securely support all reinforcing with concrete blocks or P.V.C. spacers.

Allow for minimum cover of 50mm to all reinforcing unless otherwise noted. Foundations shall be reinforced with 12mm & 16mm deformed rods. Reinforcing mesh shall be manufactured from Grade 430 deformed bar complying with NZS 3402. Hurricane SE62res 665 grade E equivalent mesh.

Shrinkage control:

Cuts to be in slab in accordance with NZS 3604:2011. Position under walls as much as possible.

Building In: Build in as the work proceeds, all bolts, ties, etc, to allow for wastes to run under the floor and out through the foundations. Leave P.V.C. piping through foundation for power cable entry and a separate conduit for telephone cable. Cast P.V.C. pipe into foundation for water pipe entry at hose tap position. Allow for rebates for doors as required.

DPC: Concrete floor slabs to be laid over 0.25mm Polythene (black) D.P.C. on compacted AP40 hardfill with 25mm sand blinding. All joints shall be lapped 150mm and sealed with D.P.C. tape.

Rubbish: Allow to remove all rubbish from the site associated with the execution and completion of this section of the works.

Formed Driveway:

The Contractor is to maintain and protect Public Property and that of drainage, electricity, gas, highway, water, and telephone authorities and is to make good or pay for the reinstatement of all damage thereto. Basecourse shall not be laid until the work under Drainlayer is completed and power mains have been laid and all kerb & channel and walls have been laid.

Excavation and Grading:

Excavate to 250mm below finished driveway levels and grade to required falls. Provide and lay 150mm finished thickness of sub-base material, laid and compacted in 2 layers. Sub-base material shall be approved well-graded alluvial gravel (pit run) of 65mm max. size. It shall be laid at optimum moisture content and mechanically compacted to a level surface in accordance with NRB Specification F/1: Aug 1986.

Basecourse: Provide and lay a 75mm finished layer of stabilised basecourse over the sub-base to driveway, finishing 25mm below the finished levels. Basecourse shall be crushed basecourse complying with NRB Specification M/4: June 1985. Place basecourse in such a manner as to minimise segregation. Consolidate basecourse by rolling with approved steel wheel rollers at optimum moisture content. In general the laying and compaction of the basecourse shall comply with NRB Specification B/2: July 1987. The finished surface shall be dense, tight, evenly graded to falls and free of dust and loose material, and to the approval of the Designer.

Finishing: All concrete that is to remain visible when the building is complete shall comply with finish F6 as specified in NZS 3114:1987. The surface shall be finished to smooth even grades with no local depressions or bumps exceeding 6mm in 3m, and shall be such as to direct water into channels and sumps. Finish neatly against concrete kerbs, channels, slabs and foundations at other boundaries and at the correct surface level. Full precautions shall be taken to prevent disfigurement of any concrete work. Any disfigurement or damage shall be made good at the Contractors expense.

STEELWORK

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC:B1, NZS 3404:1997, NZS 3604:2011

Scope: Beams where shown on drawings.

Design: All steelwork to be designed and certified by a Registered Engineer, who shall supply details and a Producer Statement.

Materials: All exterior steelwork and steelwork exposed to moisture shall be galvanised.
All interior steelwork shall receive two coats of QD primer.
All exposed bolts, nuts and washers shall be hot dipped galvanised.
All welding shall comply with modern trade practice and comply with NZS 4701: 1981.

Fixing: To be in accordance with Engineers Instructions.

CARPENTRY

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B1, B2, D1, E2, E3, F4, G1, G3, G5, G6, G7, F4, H1, NZS 3602: 2003, NZS 3604:2011, NZS 3617: 1979

Scope:
Framing
Trusses
Bracing
Soffits
Door, window & air seal installation
Insulation
Ceiling battens
Linings
Skirtings
Bath frame
Miscellaneous Trims
Hardware & Miscellaneous Hardware
Installation of fittings
Assist other trades

Materials:

Timbers: All timbers shall be of their respective kinds and grades as specified and thoroughly seasoned. Timbers shall comply in all respects with N.Z.S. 3631 National Grading Rules and Kiln dry timber framing in accordance with NZS 3602.
In general, the following grades apply-
All structural timber to be treated in accordance with NZBC Clause B2/AS1.
Refer to the schedule on the working drawings.

Moisture Content:
Framing timbers shall be left to dry to a moisture content of 16% before internal linings may commence.

Preservative Treatment:
All treated framing timbers shall be Tanalith N.C.A. preservative treatment or other approved means to the N.Z.T.P.A. & comply with NZBC B2/AS amendments dated from May 2011

Gauging & Thicknessing:
Purlins, plates, studs, dwangs and all other framing timbers shall be gauged and/or thicknessed to produce regular plane faces to walls, ceiling and all other surface finishes.

Fixing Of Timbers:
All fixing of timbers shall be carried out in accordance with N.Z.S. 3604.
Framing tolerances must comply with the requirements of NZS 3604:2011. All framing must be made flush. All exposed wooden trim, and both faces and edges of all other dressed exterior finishing timbers shall be primed on all faces with approved exterior primer before being fixed in position.

Damp Proofing: Between all faces of framing timbers in contact with concrete, place a full length and width damp proof course 3 ply bituminous fabric.

Building Paper: Line behind all exterior linings with Thermakraft Coverup building paper.
Fix paper with 75mm laps at all joints and 150mm min over studs at vertical joints.
Secure along all edges and intermediate joints with galvanised fixings. Ensure Building wrap is returned into all door & window openings. Where air barrier is required Building wrap is to be Thermakraft Cover-up

Priming: Priming shall be Taubmans Exterior Wood-primer or equal approved. Prime all faces, edges, back joints and abutting surfaces of all exterior finishing timbers. All exterior joinery shall not be exposed for more than 6 weeks. Any surface so exposed, shall be reprimed.

Wall Framing: Frame up new walls with 90 x 45 kiln dried & treated studs at 600 crs and dwangs, as noted, plumb and true to line.

Bottom plate fixing:
12mm diameter Tru bolt fitted 50mm in from edge of slab and Pryda bottom plate anchors @ 900 c/c.
If the wall contains a sheet brace element, one anchor must be positioned 250mm from sheet edge. Nail with 30 x 3.15mm Pryda Product nails – 2 into edge of plate and 2 per tab, and one 75 x 4mm concrete nail adjacent to anchor, min 70mm from front edge, in accordance with manufacturer's instructions. Anchor plate required within 100mm of the 6kN stud to plate fixing.
Secure internal wall plates and Ramset fasteners to other walls at 900 crs.
Plates at each end of braced walls shall have 12mm diameter Tru bolt fixing to slab.

Roof Framing: Frame up roof with gang nail trusses and framing timbers as indicated on the drawings. All trusses shall be secured with " Z" nails or framing anchors.
<u>NOTE</u>: fabricator of trusses shall provide a Registered Certificate for truss design.

Beams: Build in timber beams as shown. All beams to have minimum 50mm bearing onto wall plates and shall be double studded under and [illegible] to provide support.

Ceilings: Frame up and batten as detailed at 400 crs with 75 x 35 battens for 10mm board linings.
Note ceiling linings and batten spacings differ where ceiling diaphragms are specified, refer to the drawings.

Insulation: Supply and fix R2.6 Ultra Fibreglass batts to exterior walls and walls between house & garage
R3.6 Fibreglass batts to ceilings
Tyvek strapping at 300mm centres horizontally to avoid insulation bulging into the cavity.

Bracing: Refer to bracing schedule on the drawings and calculation sheets. Provide and fix Pryde cut in metal bracing, and 7.5mm 3 ply to areas noted on the drawings. All fixed in accordance with the Manufacturer's recommendation for Bracing.
<u>NOTE</u>: that to areas of braced wall, Gib board lining also form part of the bracing and shall be fixed as for sheet bracing element specified in and to comply with N.Z.S. 3604:2011 Bracing Requirements.
Plywood: Supply and fix H3.2 treated 7.5mm ply for Bracing as indicated on the drawings and Bracing Plan. Fix with 40 x 2.8mm SS annular grooved nails at 150mmcrs, to perimeter of sheet and 300 crs to intermediate fixings.

***Exterior Linings**:*

Provide and fix 4.75mm Hardiflex porch and soffit linings, V butt jointed

James Hardie Linea Board

Framing Is to be H1.2 treated and set-out must comply with NZS 3604 with studs @ 600 c/c and dwangs @ 800 c/c. Double studs are required at internal corners. Extra packers may be required at external corners.

Building Wrap Is to be Thermakraft Cover-up, fixed in accordance with NZBC:E2 /AS1. Walls which are not lined on the internal face eg. garage walls or gable ends must include a rigid sheathing or an air barrier behind the cladding.

Flashings: All wall openings, penetrations, intersections, connections, windows sills heads and jambs must be flashed prior to weatherboard installation. The building wrap must be appropriately incorporated with penetration and junction flashings. Materials must be lapped in such a way that water tracks down to the exterior on the face of the building wrap.

Cavity Vent Strip

Must be installed at the bottom of all walls constructed using the drained and ventilated cavity construction method. The vent strip is to be kept clear and unobstructed to allow free drainage and ventilation of cavities.

Cavity Battens Are to be minimum H3.1 treated, be minimum 18mm thick, the same width as the studs and be fixed by the cladding fixings to the main framing through the building wrap.

Fixing: The horizontal lap of the weatherboards shall be 30mm. They must be kept dry and under cover whilst in storage prior to and during fixing. Cut ends which are exposed or where sealant is applied to the boards must be primed. An H3.1 treated timber cant strip must be provided to support the bottom board on the wall. All concealed nails must be driven flush with the board surface. When concealed fixing nails must be driven behind the lap of the boards, except at all corners and vertical edges of openings where the boards must be face fixed / exposed nailed. Cavity fixing Concealed nails are to be 60 x 3.15mm Hardiflex nails.

Jointing: The ends of the weatherboards are jointed off-stud by means of a tongue & groove joint. T&G joints may be located centrally between studs but no closer than 100mm from the edge of a stud. The joints must be staggered by 600mm minimum. Sealant must be provided in the T&G joint.

Preparation and Priming:

Punch and fill all exposed nails a maximum of 2mm below the surface.
Fill the hole with an exterior grade builders fill, allow to cure and sand smooth ready for priming. Prime the filled holes in accordance with paint manufacturers specifications.

Warranty: Provide 25 year warranty covering manufacturing defects in the weatherboards and 12 months covering James Hardie accessories.

Interior Linings

(Gibraltor Board)

10mm Gibraltor board shall be used as lining material throughout the construction, taped and stopped and left ready for respective finishes. All Gibraltor board shall be fixed in accordance with the Manufacturer's instructions and specification, to *no. 4 finish* for painting. All Gibraltor board shall be sealed before finishes are applied. All linings are to be screw fixed. Gib plasterboard must not be exposed to temperatures in excess of 52°C for prolonged periods. Heat-generating devices may include halogen lighting, cooking elements, radiant heating, solid fuel exhausts and fire surrounds. Consult the appliance manufacturer for installation details.

Aqualine

*M*ust not be used for bracing purposes in shower cubicles or above baths. Do not use Aqualine where it may be exposed for extended periods to humidities of 90% RH and above. Aqualine must not be directly applied to solid plaster (gypsum or cement), wood based sheet linings or similar materials, masonry or concrete. Aqualine may only be applied to these materials where timber strapping or steel furring channels are installed. Aqualine must not be installed over a vapour barrier or a wall acting as a vapour barrier.
Aqualine can be used in place of Gib Standard plasterboard in Gib bracing elements. Gib Aqualine can be used in place of Braceline in Gib bracing elements 900mm or longer, provided the perimeter of the element is fixed with Gib Braceline Nails or Gib Braceline screws at 100mm centres, using the Gib Braceline corner fixing pattern.
Ensure that all cut-outs for pipe penetrations are made neatly, and slightly oversize, with a hole saw. These penetrations should be of a diameter no more than 12mm greater than that of the pipe
Sealants should be of a mould inhibiting type and be neutral cure. Neutral cure silicones will generally meet these requirements
Surfaces should be dry and free from dust before application, a minimum of a 4mm joint width provided and the depth should not exceed the width
Gun a bead of silicone sealant to the full depth of the GIB Aqualine in the following locations: Around all tap/pipe bodies, The gap between the bath rim and the bottom edge of the Gib Aqualine, Between the upstand of preformed shower bases and the bottom edge of the lining, Where an impervious junction is required at the floor/wall line, carefully seal the gap between the bottom edge of the board and the finished floor. Leave a 5-10mm gap at the bottom of the GIB Aqualine® wall lining for this purpose, ensuring the gap is free from dirt and dust

10mm Aqualine to Bathroom & Ensuite
Gib Softline external corners
Other linings as required for bracing
Skirtings & Trim:
Provide and fix 60x12 bevelled MDF skirtings, all mitred and scribed to jambs.

Sealants:

All sealants used on this job shall be Expandite or equal approved, as recommended by the manufacturer.

Silaflex	MS	where a paintable sealant required
Silaflex	RTV	use for glass and cement
Silaflex	N	use for metal work
Silaflex	B	use for concrete, brick and timber

Air seals around windows to be approved PF rod and sealant installed in accordance with manufacturer's instructions
Hardware & Miscellaneous Hardware: As selected

Workmanship:

Co-operate with all other trades in setting out their work. Cut for, attend on and make good all other trades. Provide all fastenings, fixings, blocks and backings, unless otherwise specified for securing the work of other trades.
Work shall finish true to line and face and erected, plumb and level. Framing shall be accurately cut and fitted together, finely spiked, bolted, or connected as shown or specified. Punch all nails in exposed work. Where proprietary timber connectors are used, they shall be used strictly in accordance with the Manufacturer's instructions. All workmanship shall comply with N.Z.S.3604:2011 and The New Zealand Building Code Handbook and approved documents.

MASONRY VENEER

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B1, B2, E2, NZS 4210:2001, SNZ HB 4236:2002 NZS 4229:1999, NZS 4230:2004, NZS 3604:2011, AS/NZS 2699:2000

Scope: Masonry Veneer to House & Garage.

Materials: ***Bricks*:**
Midland 70 series Ultra Lite brick veneer, factory-manufactured of uniform colour and texture, free from chipping.
Bricks are to be thoroughly mixed from at least 3 pallets at any time.

Mortar: 4 parts sand to 1 part cement. Mortar colour to be selected

Ties: Ties in accordance with NZS 4210, Seismic Zone A, shall be hot-dipped galvanised, not more than 600 c/c horizontally & 320c/c vertically

Ventilation: Rake out every third perpend directly above foundations, in courses below sill, galvanised lintels and soffits to allow for egress of moisture and allow to keep free from mortar droppings during the full duration of the laying.

Blocks: Firth, 400 x 200 x 90mm, veneer, stack bond, polished surface

Mortar: Shall be a 4 parts by volume of correctly graded mortar sand; 1 part by volume of cement; ¼part by volume of hydrated lime or suitable plasterciser to manufacturers instructions. All joints, both bedding and vertical shall be filled solid for the full thickness of the face shells.
Concrete Strength: 12.5MPa in 28 days

Wall ties: Shall be type EM in accordance with NZS 4210:2001, and be at 600mm c/c horizontally and 170mm c/c vertically. Every second course horizontally is to be reinforced with Snake Wire manufactured by Eagle Wire Products Ltd or similar approved

Concrete: Materials shall be as specified under the Concrete section

Sealer: Shall be Equus WB², colourless, impregnating water repellent.

Laying: All exposed blockwork shall be finished with neat struck joints. Ensure all blockwork is "wind-dry" and free from other coatings, dust, oil, grit and dirt before application of sealer. Sealer is to be applied by brush or low-pressure atomising spray equipment at the rate of approximately 4m³ per litre, two coats, all in accordance with manufacturer's instructions.

Workmanship: All workmanship shall be carried out by trained and skilled tradesmen and shall be of a high standard. All work shall comply with N.Z.S. 4210:2001, Code of Practice for masonry construction, materials and workmanship and NZS3604:2011. Laying is to be in best tradesman-like manner, straight, true and free of deviations.

Maintenance: Building Owners are responsible for the maintenance of the brick veneer system. Annual inspections must be made to ensure that all aspects of the cladding system, including flashings remain in a weatherproof condition. Any damaged areas or areas showing signs of deterioration which would allow water ingress, must be repaired immediately. Weep holes must be kept clear of dust, dirt, spider webs and the like to ensure that moisture can continue to drain from the cavity.

Completion: On completion, clean down all bricks remove blemishes, mortar disfigurements, etc. Remove all rubbish from the site associated with execution and completion of this section of the works

ROOFING

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC 1992:E2,

Scope: Roof to house, garage

Materials: Dimond or equal long-run colorsteel roofing and accessories

BMT	0.4mm
Grade	G300
Product	Colorsteel G2z
Colour	To be advised
Profile	Corrugated
Flashings	coated to match Colorsteel roofing

Provide 15 year warranty.

Underlay: Thermakraft 215 self-supporting roof underlay to full roof area

Fixing: In accordance with manufacturers instructions. The roofer shall supply & fix all roofing, including purlins, hips, ridges, valleys etc. all in accordance with manufacturers instructions.

Obtain guarantee Provide 10-year guarantee against water penetration due to faulty material or workmanship.

ALUMINIUM WINDOWS & DOORS

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B1, B2, E2, E3, F2, G4, G7,NZS 4211:2008 – Specification for performance of windows, AS/NZS 4403:1996, NZS 4223-Glazing Standards Powder Coating shall be in accordance with BRANZ Building Information Bulletin 218, and British Standard 6496 of Powder Coating.

Scope: Site measure openings to be fitted with joinery units
Doors
Windows
Garage doors
Flashings

Materials:

Aluminium: All sections are to be extruded from 6063 alloy, T5 temper. Windows shall use 35mm sections with condensation channels and 3 ply bituminous fabric flashings. WANZ support bars required to all doors and windows wider than .6m. Manufacturer of windows and performance of windows shall comply with N.Z.S 4211

Hardware: Colour Matched Hardware, Double Tongue Latches.

Reveals: To be 20mm solid timber, H3 treated, mitred and grooved to take linings

Glass as specified in glazing section. Double Glazed (excluding Garage), (obscure glass to wet areas).

Colour: Powder coated selected colour with a consistent minimum thickness of 50 microns to all surfaces.

Garage doors: Colorsteel Sectional Ribline Door & Opener with two Remotes

Flashings: Colorsteel, colour to match.

Fixing: Co-operate with the Plumber for supply of Colorsteel flashing to window head, where required.
The window sub-contractor shall provide a warranty covering all sections of the work in the supply, fixing and glazing of all windows and doors, for a period of Five (5) years.

EXTERIOR JOINERY

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC:E2, G4

Scope: Site measure openings to be fitted with joinery units
Front Entry door & sidelights

Materials: Standard profiles run from solid, complete with 2 weather grooves, in powder coated aluminium frame.

Fixing: In accordance with best trade practice.
Mortice and tenon housing and dwelling shall be used wherever practical. Screws shall be used in preference to nails or brads and glue blocks shall be fitted wherever required.
All joints shall be accurately cut and fitted and well glued.
Nails and brads shall be neatly punched and holes suitably stopped.

INTERIOR JOINERY

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B2, G1, G2, G3. NZS 3610:1979

Scope: Allow to take delivery from the Joiner of all joinery specified in doors and fittings and build in to complete the installation as shown on the drawings.
Doors
Kitchen Joinery
Rails & Shelves to wardrobes & cupboards
Linen Cupboard shelves
Laundry Bench

Materials: Doors: hollow core, paint finish, Pressed Panel MDF, or Grooved MDF, or Flush Panel MDF doors with 30mm grooved jambs to take wall linings. Hung on 1 ½ pairs butt hinges.
Cavity sliders to be CA sliders complete with all hardware.
Aluminium Sliders with Gib Panels to Bedroom
Hardware as selected
Kitchen Joinery: Allow to fabricate and install kitchen units in Prefinished
MDF with laminate finish such as Melamine or equal.
Formica top with (180 degree) rolled front.
2mm PVC to all edges
White laminated internal carcase and shelves.
Drawers on metal drawer slides, with cutlery inserts.
Overlay doors on spring load hinges.
Overlay drawer fronts.
Shelves on adjustable shelf studs.
Pantry cupboards with 5 no adj. shaped shelves.
Satin Chrome Handles
SS sink and drainer.
Make allowances for appliances. Ensure neat tight fit.

Shelves & Cupboards:
Cupboards and robes shall be to a trim height of 2m with sliding doors in a grooved frame. Provide 18mm prefinished MDF board shelves, all edges banded, to robes and 3 shelves to other cupboards.

Laundry Bench:
As Kitchen.

Workmanship: All joinery shall be constructed in accordance with the best trade practice. Accurately set out, neatly executed and finish all joinery work, both in the shop and on the job. Exposed timber shall be brought to a first class finish, properly dressed and glass papered with arrises off.

Site Measure: Before manufacture of joinery, measure on the job and verify that all dimensions shown are correct or are adjusted so that all joinery will correctly fit the space provided. No extra will be paid in respect of work arising through failure to measure and verify. The Joiner shall ensure that all exterior joinery is correctly made in respect of any dimensional variation occurring in the building.

Timber: All timbers shall be of their respective kinds and grades, specified in accordance with NZS 3631 National Grading Rules. All timber must be dried to a moisture content from 10% - 14%, based on dry oven kiln weight. Timber showing signs of faulty or excessive kiln drying, will be rejected.
Any preservative treated timber used for exterior joinery shall have been treated by the Tanalith C.A. non-leaching process. Dipped treatment is NOT acceptable for exterior use. Joinery and finishing timber must be stacked and protected under cover until required for use.

Timber Grades:

Interior Carcase Work & Frames 18mm mdf
Exterior doors Exterior approved only

Hardware: Supply and fix all hinges, cupboard catches, friction stays and any other hardware specified herein or on the drawings, for particular fittings.
All hardware forms part of this sub trade and shall be fixed in the shop before fabrication. All exterior joinery for a paint finish shall be primed before leaving the joinery shop.

Finishing: All exposed timber shall be brought to a first class finish, properly dressed and glass papered with arises off for respective finishes.

Timber Joinery:

The assembly of all joinery shall be appropriate to the nature of the job and consistent with good trade practice. Mortising, tenoning, grooving, matching, tonguing, housing and rebating shall all be employed as necessary and where detailed, to provide a first class job. All joinery timbers shall be machine dressed on all four faces. All joints shall be accurately cut and fitted and well glued to develop the full strength of the joint. Screws shall be used in preference to nails or brads and glue blocks shall be fitted wherever required.
Nails and brads shall be neatly punched and holes suitably stopped.
Allowances shall be made during assembly for shrinkage and measures shall be taken to prevent undue warping or twisting. All exposed timber shall be bought to a first class finish by machine glass papering or hand finishing to a fine finish.

PLUMBING

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B2, C/VM1, E1, E3, G1, G2, G3, G4, G10, G12, G13/AS1 & AS2, AS/NZS 2918 log burners, NZS 7601:1988, 7602:1977, 7643:1979, NZS 4305 AS/NZS 3500:2003 (all parts), AS/NZS 4936:2002, AS/NZS 5065:2005

Scope: New water connection from boundary.
Plumbing to wc's, tub, shower, bath, vanities, wash hand basins, sink, dishwasher, waste disposal unit,
Waste pipes to GT's, and vent pipes.
WC installations & connections.
Flashings to windows, doors, brickwork, vents, flue etc.
Installation & connection of HWC. NZS 4606:1989, including tempering valve
Fascia/Spouting & downpipes,
Log Burner installation. AS/NZS 2918:2001
WetBack connection.
External hose taps x 3

Materials:

Piping: All hot and cold water polybutylene pipe with copper fittings installed in accordance with NZS 7643.All piping shall be run in the ceiling cavity or wall framing and shall be lagged in all positions, both hot and cold. All pipework shall adequately supported and the full installation shall comply with the N.Z.B.C. water supply conditions.

Cold Water Supply:
Allow to supply and install new 20mm diameter P.V.C. All supplies to wet areas shall be in 20mm dia. with 15mm dia. branches as required.

Plumbing fittings:
As selected

Tub: Allow to supply and install laundry tub, complete with taps and valves.

Wastes Supply and install UPVC, diameters as shown on drawings laid down to the sizes supplied by the N.Z.B.C. and approved documents. Wastes shall run in the wall framing and not be exposed on exterior. All wastes to be laid so as to enter gully traps below grating.

Flashings: Provide and fix 0.55mm Endura Colorsteel flashings to all roof penetrations, using Aledge to penetrations or a proprietary flashing system.
Provide 0.45mm Endura Colorsteel flashings to window heads to Builder for building in. Sealant used in conjunction with metal shall be Selleys Dow Corning 780 Silicone Sealant.
Under no circumstances shall lead flashings be used.

Hot Water: 300 Litre Mains Pressure Electric hot water cylinder.
Electric thermostats and energy cut-off devices shall comply with NZS 6214 or AS 1308.
Energy cut-off devices shall be designed to:
a) Be reset manually, and
b) Disconnect the energy supply before the water temperature exceeds 95°C.

Relief valve drains shall:

a) Be of copper pipe,
b) Have no restrictions or valves,
c) Have a continuous fall from the relief valve to the outlet,
d) Discharge in a visible position which does not present a hazard or damage to other building elements (except when used in association with free outlet storage water heaters),
e) Have a minimum diameter of the same size as the valve outlet,
f) Have the number of changes in direction plus the length of the relief drain (in metres) not exceeding 12.
For example: 7 metres of pipe allows the total number of bends to be 5.
g) Be connected to a relief valve in accordance with the valve manufacturer's specification,
h) Comply with NZBC G12 Paragraph 6.7.3 when relief valve drains are combined, and
i) Comply with Paragraphs 6.7.4 and 6.7.5 when freezing is likely.

Fascia/Spouting:

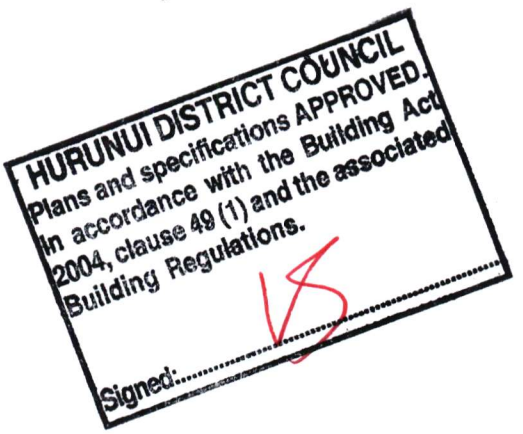
Colorsteel, selected colour, complete with downpipe droppers for rectangular downpipes

Downpipes: Shall be Colorsteel or similar rectangular 75 x 50mm fixed to buildings with 2 no brackets, all straight and plumb, and finishing 75mm above grating.

Log Burner Woodsman Tarras M2

Fixing: *Workmanship:* All workmanship shall be of the best trade practice and executed by a Licensed Plumber and Drainlayer in accordance with the Building Act 1991 and The New Zealand Building Code Handbook and approved documents and to the Local Authority's satisfaction. Obtain all permits and pay all Fees.

Materials: All materials shall be of their best respective kinds and shall conform to the N.Z.S. applicable. All materials, pipes and fittings shall be copper and/or U.P.V.C. complying with the relevant NZS for sewer and storm water drainage, as required by the N.Z.B.C. Cement, sand, etc, used shall be as specified under 'Concrete'. Supply and install all fittings and materials required to complete the job.
All waste or water pipes in or under concrete floors and all other hot water piping shall be fully lagged. All pipework shall be concealed. Subject all water installations to a full water test. Take separate supplies to serve showers. Ensure shower supplies are not affected by the draw off from any other fixture.



DRAINAGE

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B1, E1, G1O, G13/AS1 & AS2, AS/NZS 3500:2003 (all parts), AS/NZS 5065:2005

Scope: Pipe to sewer connection at boundary, fall min 1:100
Pipe to stormwater connection at boundary soak holes, fall min 1:100
Installation of Gulley Traps
Backfill
Driveway sump

Materials: 100mm diameter UPVC pipes. All pipework shall be concealed.
Backfill with excavated material.

Workmanship: Excavate for storm water and sewer drains, to the required depths and gradients to provide a disposal system in compliance with the N.Z.B.C. and to the satisfaction of the Local Drainage Inspector. After drains have been inspected, tested and approved, the trenches and other excavations shall be backfilled in accordance with The New Zealand Building Code Handbook and approved documents. If drains are installed in different positions to those indicated on the drawings, the Drainlayer shall supply an as-built drawing with accurate dimensions.

Completion: At completion, leave the whole of the plumbing and fitting system, water supply and flashing in good working order, free from leaks, defects and with all waste materials removed.

GASFITTING

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: G2, G3, G4, G5, G10, G11, NZS 5261:2003, NZS 7646:1978

Scope: Installation of Gas cylinders and piped connections to fittings.
Installation of Gas cooking appliances.

Materials: Approved appliances

Installation: To be by craftsman Gasfitter, who shall supply Owner with a Certificate of Compliance. All in accordance with manufacturers instructions.

ELECTRICAL

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B2, F7, G4, G8, G9, NZ Electrical Codes of Practice ECP50 & ECP051, NZS 6703: 1984

Scope: The work comprises the provision of-
Underground mains supply from junction box at boundary and supply to meter box.
Installation of flush type switchboard with M.C.B.'s where shown on the plan.
Wiring of circuits to serve all lights, power points and fittings.
Electrical Fixtures and fittings: All electrical installations to be in accordance with NZECP 51:2001 & NZBC G9.
Temporary power as required
Earthing system
Power outlets.
Lights: Interior & exterior. All lighting to be in accordance with NZBC D1 & G8
Wall oven installations
Gas Hob ignition
Rangehood installation.
Waste Disposal
HWC installation & connection
Heater installations
Extract Fans: Ventilation of Sanitary & Laundry rooms: refer to floor plan
Heated towel rail installations
Telephone Jacks
TV Jacks
TV Aerial (digital)
Door Bell
Heat pump
Smoke Alarms: NZS 4503:1993: for positions refer to floor plan
Coiled cable for landscaping by others
Security system wiring

Fittings: Co-ordinate with the Local Authority in the establishment of loadings and requirements for the site. The supply to the house shall be single phase and neutral. Meter board box shall be fabricated from galvanised sheet metal and installed for a flush exterior finish with block veneer. Box shall have sufficient space for supply metering night rate metering and any other controls required by the Power Authority.
All wiring shall be heavy T.P.S. of required size. All plug and switch plates shall be P.D.L. flush type. Each power outlet to be switched. Arrange with the General Contractor for layout of work and for provision of nogging, blocking or cutting, etc. All wiring to be concealed.
Light switches and power outlets shall be P.D.L. 600 Series, white finish.
Switchboard shall be P.D.L. Distribution Board flush fittings or equal approved with circuit breakers
Exterior lighting to be as noted on the drawings.
Fittings as per fittings and fixtures schedule
All recessed downlights shall be white, CA rated meeting the requirements of NZEC RCD fittings to Bathroom & Ensuite.
Exterior Grade fittings for external use
Smoke Detectors (Battery): Ionisation type, 10 year lithium powered, hush and test facility, inbuilt sounder (mini. 85dBA), surface mounted, tamper proof, guaranteed for life of battery, and minimum UL listed.
Make: First Alert SA88LTH

Installation: All installation to be in accordance with NZECP 51:20001, NZBC G8 & NZBC G9, NZBC D1 (minimum illuminance of 20lux to access route).

Workmanship: All workmanship shall be of the best trade practice and executed by a Registered Electrician and to the satisfaction of the Local Authority's Inspector. Obtain and pay all necessary permits and charges incidental to this contract. In all cases, work shall comply with the N.Z.B.C. Electrical Wiring Regulations, 1976 and amendments and any New Zealand Electrical Codes of Practice applicable to this work.
On completion, leave the entire electrical installation in perfect working order, passed and approved by the Local Electrical Power Authority.
Clear away all debris.

GLAZING

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: F2, NZS 4223 parts 1, 2 & 3, NZS 4211:2008

Scope: Aluminium Joinery glazed off site.
Double Glazing
Glazing to Front door Sidelight
Mirror
Hob Splashback

Materials: Glass: All glass shall be free from waves, bubbles, leaching and other imperfections.
Lights up to 0.5sqm = 3mm
Lights 0.5 - 1.5sqm = 5mm
Lights over 1.5sqm = 6mm
Laminated glass where less than 500mm from floor level.
Grade A safety glass required to all doors without transoms
Grade A safety glass required to all shower screens
Overhead glazing to be Grade A safety glass
Obscure glass to wet areas
Mirrors: 750mm wide to suit vanities, polished edge
Hob Splashback to be Satinlite glass with holes and domes

PAINTING

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC:B2, E2, G7

Scope:
Soffits
Front door
Interior walls & ceilings
Interior doors & window reveals
Skirtings & trims

Materials:
Dulux Tradeline in unopened containers.
Ceilings – Flat Finish
Walls & Exterior – Low Sheen Finish Doors
Reveals & Bathrooms – Satin Enamel Finish
External: 1 undercoat, 2 top coats
Internal: All Gibraltor board shall have sealer applied over No. 4 stopping finish, all in accordance with the Gib Board Manufacturer's specification.
1 coat Gib sealer or 1 undercoat, 2 top coats acrylic
3 coats polyurethane for clear finish
Wallpaper: Size walls, hang plumb.
Colours: all colours to be as selected and approved by Owner
(maximum of 4 colours from white base)

Application:
Thoroughly prepare all surfaces, rub down between coats and leave a first class finish. Stop all cracks and nail holes, etc. No painting shall be done under adverse weather conditions. All paintwork shall be 3 coats in 1 undercoat and 2 top coats. All work shall be of the highest standard, performed by skilled tradesmen in accordance with best trade practice, using tools and equipment suitable for ensuring a first class job.
No external work shall be done during frosty or inclement weather. Any work damaged by dust, rain or any other cause shall be rubbed down and recoated.
The top and bottom edges of all doors etc. shall be painted to the same number of coats as the exposed faces.
No coat of paint, varnish or polish shall be applied until the undercoat is perfectly dry and hard. All finished surfaces shall be left smooth, even and free from brush marks, lap marks, corner dribbles or other trades. All fittings, fixings and hardware shall be removed before preparatory processes are commenced and shall be refixed on completion of the painting. Adequately protect all finished work, including glass from paint splashes.
On completion, clean down all surfaces involved, including glass, rubbish, splashes and blemishes, etc. Remove all rubbish and leave ready for occupation.

TILING

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B1, B2, D1, E2, E3, G3, NZS/AS 1884:1985

Scope: This section of work includes the waterproof membrane, supplying, laying, grouting and sealing of tiles to:
As selected

Laying: 1 row of tiles above vanities, basins & benches.
Tiling shall be carried out following the guidelines and practices described in the BRANZ publication: Good Tiling Practice", October 1996.
Set out is to be confirmed at the time of selecting tiles and before work is commenced. Tiles shall be fixed straight and even with no ridges. Cracked or chipped tiles shall not be used.
Where required tiles shall be cut using a saw to produce straight edges with no chips or cracks. Cut tiles shall be laid with cut edges concealed from view.
Joints to tiles shall be finished smooth and be sealed against moisture.
Seal bottom edge of tiles at benches with selected colour-matched silicone type sealant. Sealant to be fungus resistant.
Grouting of tiles to be sealed once dry to stop moisture penetration inwards.
Interior tiles shall be laid over Gib Aqualine as shown on the drawings.
Gib Aqualine is suitable as a substrate for tiling up to the following weights:
10mm GIB Aqualine® up to 20kg/m2, 13mm GIB Aqualine® up to 32kg/m2.
Waterproof Membranes
Waterproofing to extend to 1.5m radius from rose on floor, 1.5m along walls and 1.8m above finished floor level.
A waterproof membrane must be applied to **all** lining materials used as a substrate for ceramic tiles in a shower or shower over bath situation
The wall surface in a shower or shower over bath situation is not complete and ready for tiling until coated with a waterproof membrane over the lining and the jointed areas
Waterproof membranes must be fully cured and dry prior to application of tiling adhesives
Embed reinforcing mats in the membrane at all internal corners of the shower (including floor/wall junctions)

Guarantees: The tiles shall provide a Guarantee to cover against defective workmanship and materials supplied by him for a period of not less than 2 years after Certified Practical Completion.

FLOOR COVERINGS

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Standards: NZBC: B1, B2, D1, E2, E3, G3, NZS/AS 1884:1985

Scope: Interior rooms as required
As selected
Log Burner hearth.

Materials: Carpet: On underlay with Smoothedge & Naplock bars.
Vinyl: 2m wide, approved adhesive. Ensure moisture content of concrete is below maximum level

LANDSCAPING

Preliminary: Refer to the Preliminary Section of the Specification for clauses equally binding on all sections of this contract

Scope: As selected

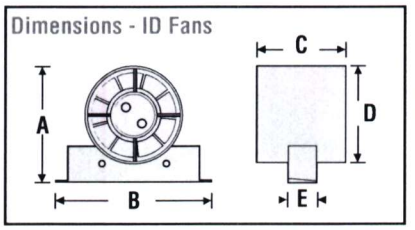
Technical Information

Technical Data

IN-LINE FANS - ID Fan Models

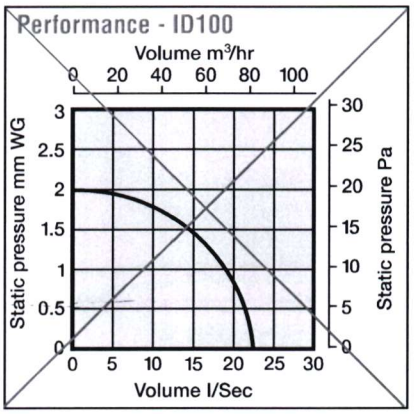
DIMENSION INFORMATION

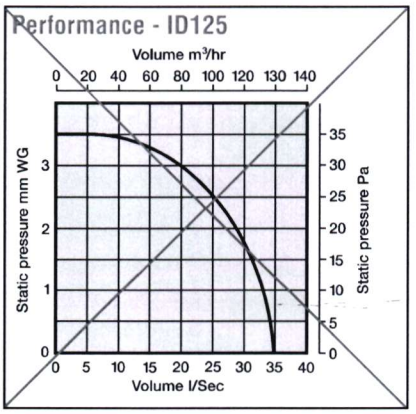
Models	A	B	C	D	E
ID100	130	155	90	100	27
ID125	150	155	99	118	27
ECO150 (white)	187	153	109	150	27
ID150	187	153	109	150	27
ID230 (square model)	286	286	155	230	-

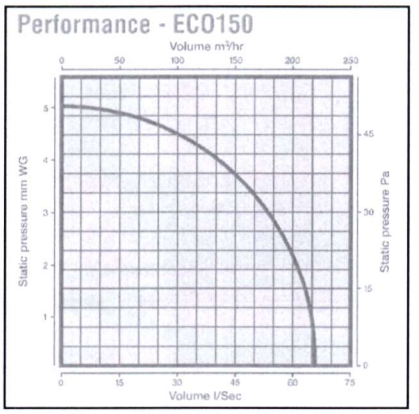


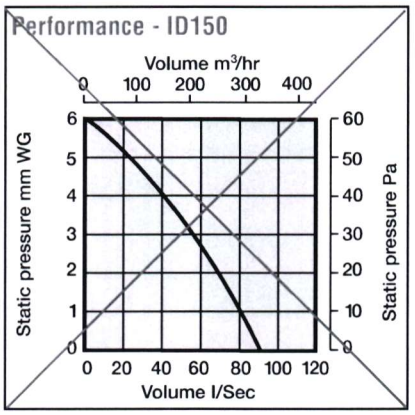
TECHNICAL SPECIFICATION

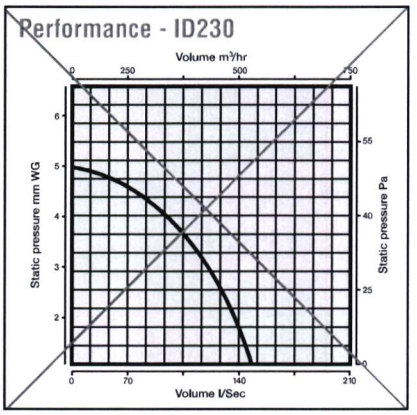
Models	ID100	ID125	ECO150	ID150	ID230
Power	220 - 240V	220 - 240V	220 - 240V	220 - 240V	220 - 240V
Fan Performance	23l/s, 85m³/hr	36l/s, 130m³/hr	64l/s, 230m³/hr	87l/s, 313m³/hr	152l/s, 550m³/hr
Fan Wattage	20W	25W	25W	25W	80W
Maximum Pressure	20Pa	35Pa	50Pa	60Pa	50Pa
Fan Speed	2400 rpm	2000 rpm	2400 rpm	2400 rpm	1250rpm
Sound Level	41 dB(A)	41 dB(A)	40 dB(A)	40 dB(A)	50dB(A)
Max. Operating Temp	40°C	40°C	40°C	40°C	40°C
IP Rating	IPX4	IPX4	IPX4	IPX4	IPX4











Note: PERFORMANCE - ID Fans maximum fan performance stated, this can vary depending on the length of ducting used.

STEEL & TUBE

ROOFING PRODUCTS

Spouting & Fascia Systems

Christchurch

SPOUTING & FASCIA SYSTEMS JULY 2009

SPOUTING & FASCIA SYSTEMS

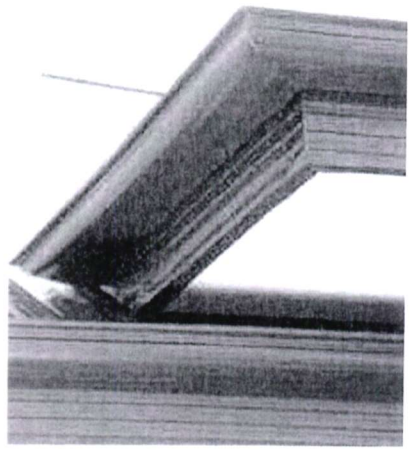
The Natural Choice for Style and Strength in Rainwater Systems

As a long-time innovator in rainwater systems, Steel & Tube Roofing Products has a range of products to enhance any building. For any style of home, rural and industrial building, there are proven systems that are strong, practical, affordable and very attractive.

Features

Style at home

With a range of spouting profiles to complement conventional and contemporary-styled homes, you are certain to find a look you'll love. Our range of residential spoutings are suited to any roof type or pitch, and can be attached to the Multiline External metal fascia system using our patented bracket system. Alternatively, they can be fastened directly to a timber fascia using concealed brackets. Make your choice from a wide range of modern and traditional colours, or unpainted Zincalume™ for economy and the latest style statements. Selected products are also available in copper for a timeless alternative.



Ready for the big jobs

With a range of standard industrial spoutings, or custom design and manufacture for larger projects, designers have peace of mind when selecting products for commercial and industrial applications.

It's easy to look good

To make it easy to get a great looking finish, selected products feature accessories such as ready-made stop-ends and corners, and optional Flush-Fit end laps.

Durability

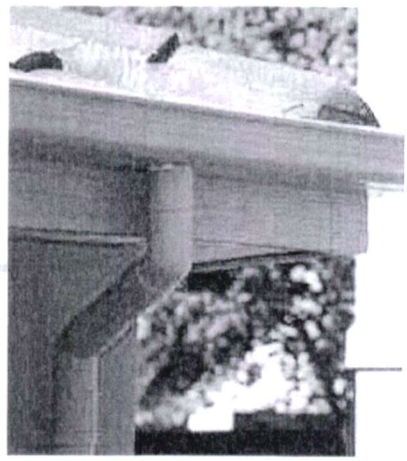
Products selected and maintained in accordance with Steel & Tube Roofing Products' recommendations on environmental categories, will meet the performance expectations in regard to durability as expressed in the New Zealand Building Code.

Drinking Water

All pre-painted and metallic coated products supplied by Steel & Tube Roofing Products are guaranteed as being suitable for the collection of drinking water.

Quality

Steel & Tube Roofing Products' operations are all certified to a minimum standard of ISO 9002 for the manufacturing, marketing and delivery of metal roofing and rainwater products.



Materials

New Zealand is exposed to a wide range of environmental conditions; from harsh West Coast beaches through moderate inland locations to industrial and geothermal sites. All rainwater systems are available in a range of finishes to suit any environment. Prior to selecting a product from this guide discuss the particular site conditions with your preferred supplier to ensure the profile and finish will perform to your expectations.

Protective Film

To ensure the surface is not damaged during transport and handling, prepainted materials have a protective strippable film. This should be removed during installation, and before prolonged exposure to sunlight.

Compatibility

Contact with, or water run off from dissimilar metals such as lead, copper or stainless steel should be avoided with any Colorsteel® or Zincalume™ product. In particular avoid discharging copper spouting or downpipes from upper storeys onto lower roof sections. Monel rivets should not be used.

Colour Matched Paint

The use of colour matched paint for the touching up of scratches is not recommended, as the paint has different weathering characteristics to pre-painted materials. Accessories should be colour matched before installation.

Maintenance and Warranties

Maintenance

Few products are absolutely maintenance-free and all are subject to the cumulative effects of weather, dust, salt and other airborne deposits — some of which are extremely aggressive. In order to ensure the maximum service life from the chosen coating system, the property owner should note:

Normal rainwashing will remove some atmospheric debris, but manual washing is required for areas that do not receive adequate rainwashing, specifically the underside of spouting, and the fascia surface, which is sheltered by the spouting attached to it.

As high-risk areas, these require regular manual washing as a condition of the warranty:

Environment	Very Severe	Severe	Moderate
Washing Required	Monthly	Every three months	Every six months

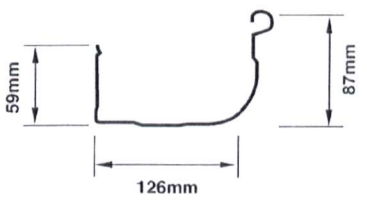
Surfaces may be washed with water and a soft bristled brush. For hard to access areas, waterblasting at pressures up to 20mPa may be more appropriate. In all cases spouting should be cleaned out at least every six months; more frequently in marine areas or where fallout from leaves etc, is severe. Refer to New Zealand Steel's Specifiers & Builders Guide for more information.

Warranties

Depending on material and environment, products may be eligible for a **Warranty *Plus*** of up to 10 years covering paint surfaces, up to 10 years against perforation of spouting as a result of corrosion, and up to 15 years against perforation of fascia as a result of corrosion. Note that selecting a suitably durable material is important. Refer to your preferred supplier, Steel & Tube Roofing Products or New Zealand Steel's Specifiers & Builders Guide for further information.

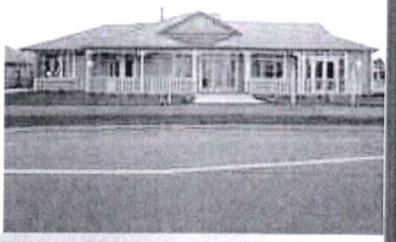
Traditional

Multiline Quad



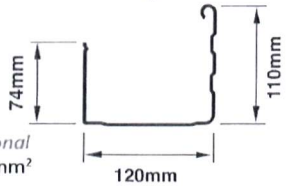
Cross Sectional Area 6850mm²

- Multiline Quad captures the colonial look with its gentle radiused front and strong swaging, blending traditional design with the styles of today.
- Multiline Quad has an optional slotted overflow system.
- Multiline Quad is fitted using fully concealed brackets.



Contemporary

Multiline Square

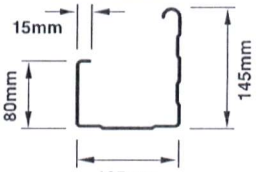


Cross Sectional Area 6600mm²

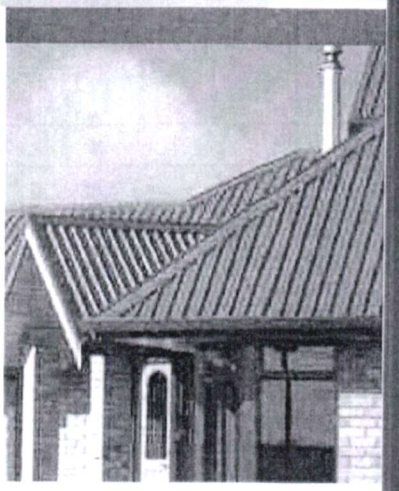
- Multiline Square gutter is ideal for use in external gutter applications where modern square lines are required, and has a high face to better cover the end view of demestic roofing systems.
- Multiline Square has an optional slotted overflow system.
- Multiline Square is fixed using concealed clips to maintain a clean uncluttered appearance.

Cross Sectional Area 1000mm²

Plumbline

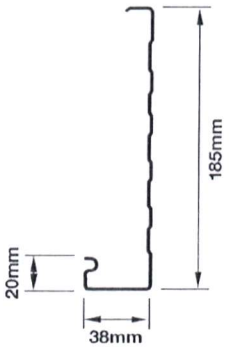


- Plumbline provides a large capacity domestic spouting which is also at home on smaller commercial work.
- Plumbline has a strong profile with a double swaged face and swaged base.
- Plumbline is fixed using concealed clips for emphasis of its bold lines.

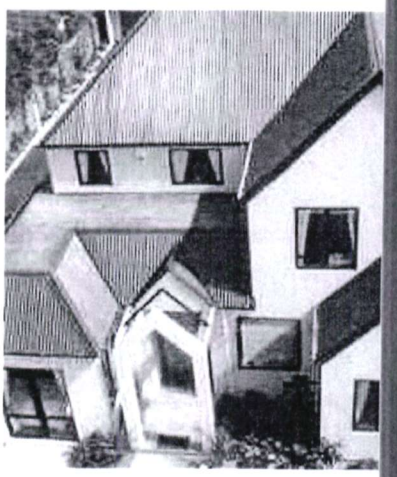


Fascia System

Multiline Fascia - External



- An attractive and economical advance over timber fascias, Multiline Fascia can be fitted with a range of spoutings for contemporary or traditional appearances.
- Multiline Fascia uses a uniquely designed rafter bracket to prevent denting and damage in metal fascias due to differential movement of trusses and rafters.

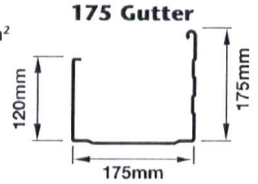


Steel & Tube Roofing Products fascia systems are available exclusively through Approved Installers.

Commercial Gutters

Cross Sectional Area 21000mm²

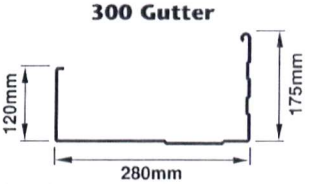
175 Gutter



- The most commonly specified commercial gutters are 175mm and 300mm. However, as each are specifically folded, the dimensions can be varied greatly to suit any application provided appropriate fixing brackets are sourced.
- Standard pressed internal brackets are available for the 175 gutter, however for extra strength, specially

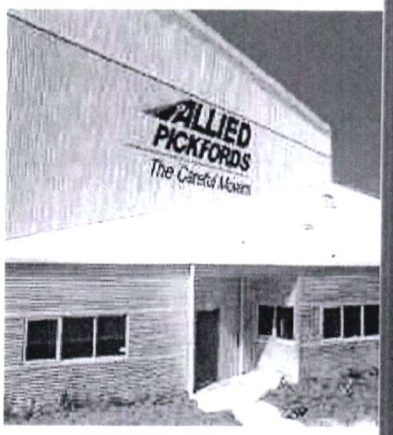
Cross Sectional Area 33600mm²

300 Gutter



fabricated steel external brackets are recommended (colour matched if required).

- Steel & Tube Roofing Products provide details regarding industrial gutter bracket design and placement as part of the Steel & Tube Roofing & Cladding Solutions CD-ROM, available from your local branch.



Note that all profile dimensions are nominal

Design

Drainage Requirements

As the primary function of a spouting or guttering system is the dispersal of rainfall from a roof area into a stormwater drain, it is important to have adequate sizing and placement of downpipes. The drainage requirements are influenced by a wide range of factors, including regional rainfall intensity and roof pitch. Note that while most urban areas in New Zealand are subject to 100mm/hr rainfall intensity, some are not –your Territorial Authority can confirm. Designers should refer to Acceptable Solution E1/AS1 of the New Zealand Building Code for further information.

Typical maximum areas for residential spoutings and popular downpipe sizes are summarized in the table below. For example:

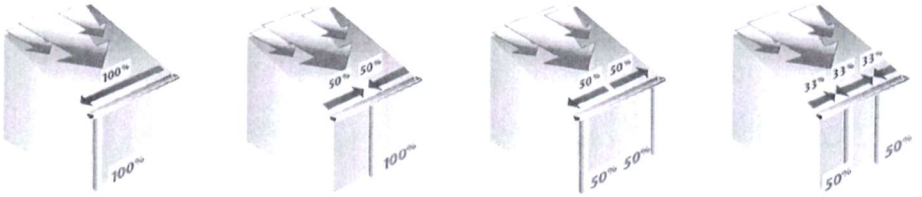
- **Select spouting = Multiline Quad**
- **Select rainfall = 100mm/hr**
- **Select roof pitch = 30°**

Therefore, outlets should take a maximum of 54m² of roof area each.

Roof Pitch	Typical Maximum Roof Area (m²) per outlet										
	Spouting						Downpipes				
	Multiline Quad			Multiline Square			Round (mmØ)			Rectangular (mm×mm)	
	Regional Rainfall Intensity mm/hr			Regional Rainfall Intensity mm/hr							
	100	150	200	100	150	200	65	75	100	100 x 50	75 x 50
<10°	65	43	33	89	59	44	60	85	155	100	73
10-24°	59	39	30	81	54	40	60	85	155	100	73
25-34°	54	36	27	74	50	37	50	70	130	80	61
35-44°	50	33	25	68	45	34	40	60	10	70	50
45-55°	46	31	23	63	43	32	35	50	90	60	43

Downpipe Placement

Downpipe placement can have a substantial impact on the effective roof area being served by a downpipe or section of spouting.



Proportion of roof area drained by:	A: One Downpipe at end of run	B: One Downpipe at centre of run	C: Two Downpipes at ends of run	D: Two Downpipes at third points
Each spouting section drains:	100%	50%	50%	33%
Each downpipe drains:	100%	100%	50%	50%

Fall

To perform satisfactorily, spoutings should have a consistent fall towards the nearest outlet to promote drainage and avoid ponding. The recommended minimum fall for external spoutings is 1:500, or 2mm fall for every metre of run.

Handling, Storage and Installation

Handling and Storage

Care must be taken to avoid damage by handling and storage. The product should be handled with care to preserve the quality of the finish and stored clear of the ground on site. Do not drag any other building materials or roof sheeting over the fascia or spouting. Due care must be taken when lifting long lengths.

Installation

- Cutting must be done by shear using tin snips, or by hacksaw
- Fasteners must be compatible with the materials used
- The use of abrasive disc cutters or grinders above or adjacent to the products by roofers or other trades, is against trade practice and must be avoided, otherwise swarf staining will result
- Do not use black lead pencils for marking products
- During fixing, the spouting must be cleaned of all loose debris
- At all times, contact with wet concrete, lime, mortar acids and treated timber must be avoided
- On completion, the whole area can be cleaned by hosing and soft brushing
- Residential spoutings should have brackets spaced at a maximum of 900mm under normal conditions.

Preferred Supplier

Technical Helpline: 0800 333 247
Website: www.stroofing.co.nz
Email: info@stroofing.co.nz

WHANGAREI
29 South End Avenue
Otaika
PO Box 1869
Whangarei 1040
Tel: 09 438 4600
Fax: 09 438 0342

NORTH SHORE
2 Ride Way
North Harbour
Industrial Estate
PO Box 100182
North Shore
North Shore City 0745
Tel: 09 415 8080
Fax: 09 415 9192

AUCKLAND
30 Business Parade North
Highbrook
PO Box 204216
Highbrook
Manukau 2161
Tel: 09 274 4056
Fax: 09 274 8972

HAMILTON
40 Northway Street
Te Rapa
PO Box 10458
Te Rapa
Hamilton 3241
Tel: 07 850 9200
Fax: 07 850 9330

TAURANGA
28A Jean Batten Drive
Mt Maunganui
PO Box 2001
Seventh Avenue
Tauranga 3140
Tel: 07 578 1089
Fax: 07 577 0186

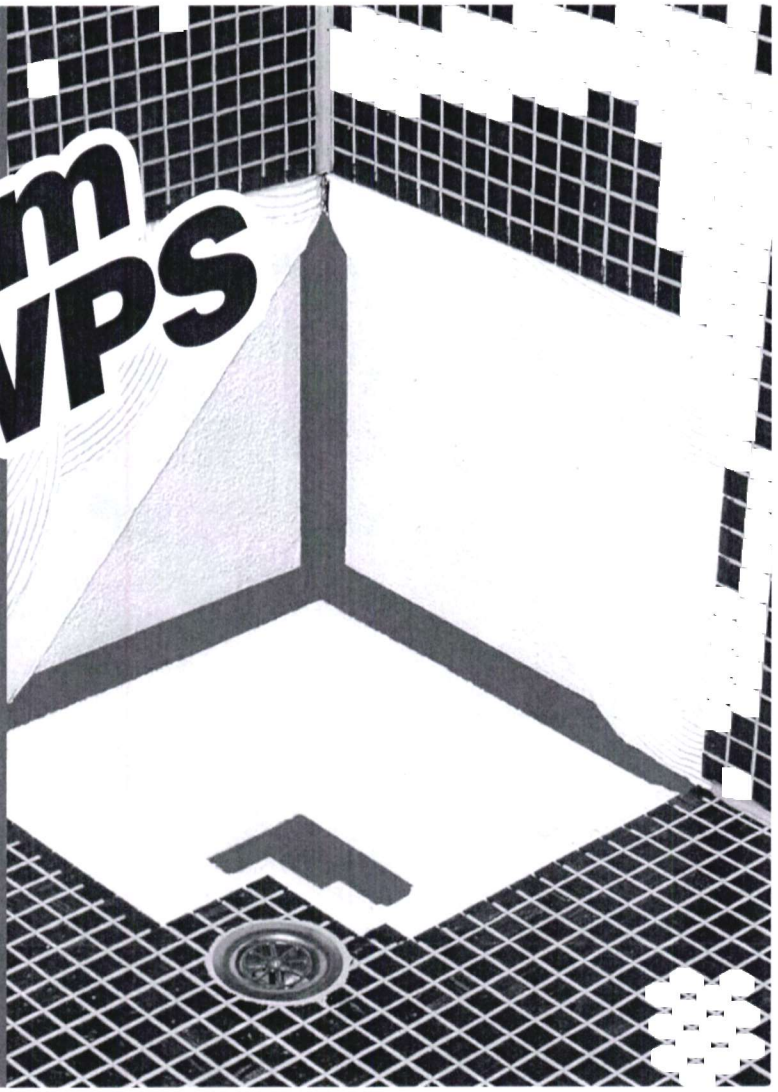
WELLINGTON
41 Randwick Road
Lower Hutt
PO Box 36082
Wellington Mail Centre
Lower Hutt 5045
Tel: 04 568 4359
Fax: 04 568 6770

CHRISTCHURCH
106 Antigua Street
Sydenham
PO Box 7306
Sydenham
Christchurch 8240
Tel: 03 377 0994
Fax: 03 377 2680

MRM
FPB FUTURE-PROOF BUILDING
MEMBER OF ROOFING ASSOCIATION N.Z.
TELARC
STEEL & TUBE ROOFING PRODUCTS

MAPEI

Mapegum WPS



Fast drying flexible liquid membrane for waterproofing

WHERE TO USE

Waterproofing indoor floor and wall surfaces that are not subject to rising damp.
Flexible, anti-fracture membrane. Apply before the installation of ceramic tiles or stone material.

Mapegum WPS may be used on the following:

- plasterboard, gypsum or cementitious render, lightweight cement block and marine-plywood;
- cementitious, anhydrite, wooden and magnesite substrates and existing ceramic and natural stone after the application of **Mapeprim SP** primer.

Some application examples

- Waterproofing walls and floors in bathrooms and shower cubilces before laying ceramic tiles, natural stone and mosaic.
- Waterproofing kitchen walls and floors and work tops before laying ceramic tiles and natural stone.

TECHNICAL CHARACTERISTICS

Mapegum WPS is a ready-to-use, solvent-free, single component, grey-coloured paste with a base of synthetic resins in water dispersion. **Mapegum WPS** has a thixotropic consistency which makes it easy to apply on horizontal, sloping and vertical surfaces.
After rapid evaporation of the water content, **Mapegum WPS** forms a flexible membrane which is not sticky and which is strong enough to withstand light pedestrian traffic. It also forms an excellent surface which bonds perfectly to adhesives used for laying ceramics, marble and natural stone.

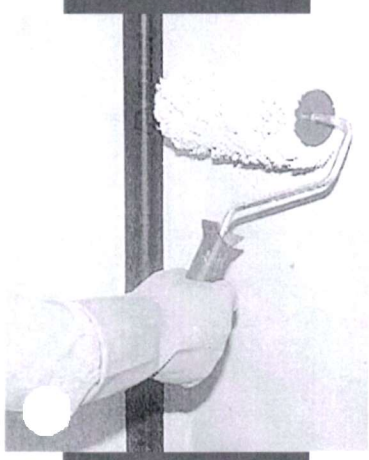
The flexibility of **Mapegum WPS** enables it to withstand normal expansion and contraction movements of the substrate due to temperature variations and vibrations. Thanks to the flexibility of **Mapegum WPS**, it acts as an anti-fracture membrane for substrates which are subject to light cracking (< 1 mm).
Mapegum WPS complies with the requirements of Membrane Class III according to the Australian Standard AS4858 (Membranes with elongation at break between 60% and 300%).
Mapegum WPS is resistant to water, limewater (pH > 12), water which contains chlorides and normal household detergents and cleaning products.
Systems based on the use of **Mapegum WPS** flexible membrane, on which various types of tiles have been laid using MAPEI cementitious-based adhesives (such as **Granirapid**, **Keraflex** and **Adesilex P9**) and water dispersion adhesives (**Ultramastic III**), have been certified for use in damp environments by the following institutes:

- Säurefliesner (Germany);
- Sp Swedish National Testing & Research Institute (Sweden);
- Norwegian Research and Building Institute (Norway);
- Branz (Australia and New Zealand).

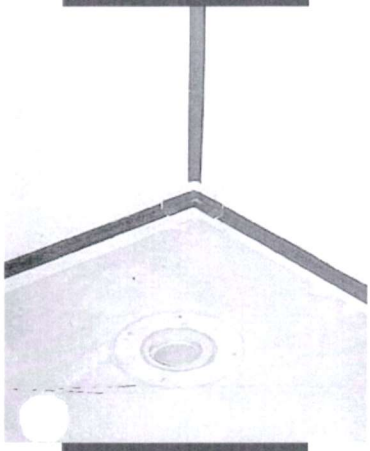
RECOMMENDATIONS

- Do not apply **Mapegum WPS** if the temperature is lower than +5°C.
- Create sloping surfaces where necessary to avoid the formation of puddles of water.

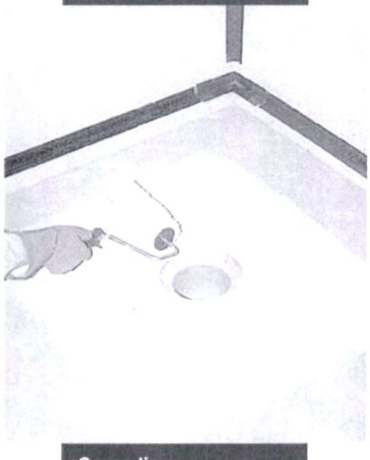
Mapegum WPS



Applying Mapegum WPS on a wall with a roller



Bathroom wall waterproofed with Mapegum WPS and Mapeband



Spreading Mapegum WPS around the drain in a shower cubicle

TECHNICAL DATA (typical values)

PRODUCT IDENTITY	
Consistency:	paste
Colour:	light grey
Density (g/cm³):	1.45
pH:	9.0
Dry solids content (%):	75
Brookfield viscosity (mPa·s):	130,000 (rotor E - 5 revs)
Shelf life:	24 months in its original, unopened packaging. Protect from frost
Hazard classification according to Directive 1999/45/CE:	none. Before using refer to the "Safety instructions for the preparation and application" paragraph and the information on the packing and Safety Data Sheet
Customs class:	4002 11 00
APPLICATION DATA	
Minimum film-forming temperature:	+5°C
Application temperature range:	from +5°C to +35°C
Completely dry (2 mm of thickness) at +23°C:	5 hours
Completely dry (2 mm of thickness) at +5°C:	12 hours
Waiting time before laying coating material:	12-24 hours
FINAL PERFORMANCES	
Resistance to temperature variations:	excellent
Resistance to ageing:	excellent
Resistance to solvents and oil:	good
Resistance to acids and alkalis:	good
Elongation at breakage (DIN 53504) (%):	180
In service temperature range:	from -30°C to +100°C
Water absorption (%) (by weight) 7 days at +23°C + 21 days immersed in water:	10 (Standard UNI 8202/22a)
Vapour permeability (μ):	650 (Standard UNI 8202/23a)

	Acceptable limits according to EN 14891	Performance figures for Mapegum WPS
Impermeability to water under pressure: according to EN 14891-A.7 (1.5 bar of positive lift for 7 days):	no penetration	no penetration
Crack-bridging ability at +20°C according to EN 14891-A.8.2 (mm):	> 0.75	4.5
Initial bond strength according to EN 14891-A.6.2 (N/mm²):	> 0.5	1.6
Bond strength after immersion in water according to EN 14891-A.6.3 (N/mm²):	> 0.5	1.2
Bond strength after application of heat source according to EN 14891-A.6.5 (N/mm²):	> 0.5	1.6
Bond strength after freeze-thaw cycles according to EN 14891-A.6.6 (N/mm²):	> 0.5	1
Bond strength after immersion in basic water according to EN 14891-A.6.9 (N/mm²):	> 0.5	1.3

*Bond values according to EN 14891 measured using **Mapegum WPS** and C2 type cementitious adhesive according to EN 12004*

- Do not apply **Mapegum WPS** on damp cementitious substrates or on substrates which are subject to rising damp.
- Do not apply **Mapegum WPS** on bitumen or asphalt membranes which could bleed oil or plasticisers.
- Do not use **Mapegum WPS** to cover cracks which are subject to shearing movements.
- **Mapegum WPS** must be protected from abrasion caused by pedestrian traffic by installing ceramic tiles or stone material.

APPLICATION PROCEDURE

Preparation of the substrate

Substrates must be solid, clean, dry and free of oil, grease, old paintwork or any other material which could compromise bonding. Thoroughly clean all the mould, loose material etc. from existing surfaces to be waterproofed (existing flooring, old bitumen membranes, asphalt, metallic surfaces, etc.) by washing and brushing them down, or by spraying water and steam.
Cementitious substrates must be stable and dry, and not subject to rising damp.
Substrates which are highly absorbent or gypsum must be pre-treated with **Primer G** (usually diluted with water at a ratio of 1:1 or 1:2 to ensure thorough penetration). Wait several hours until the coating of **Primer G** is completely dry.
Anhydrite or gypsum substrates must be perfectly dry (maximum residual humidity 0.5%), sanded and treated with a coat of **Primer G** or **Primer S**. Existing substrates of ceramic tiles or natural stone must be treated with **Mapeprim SP** primer before applying **Mapegum WPS**.
If a slope has to be created and the base needs to be smoothed off before spreading on **Mapegum WPS**, use one of the recommended MAPEI products.

Application of the product

Mapegum WPS may be applied by trowel, with a roller, by brush or spray (if required, dilute with up to 5% of water).
The product must be applied evenly in thin coats (approx. 1 mm maximum per coat). Wait until the first coat is dry before applying further coats crossways (1-2 hours according to temperature conditions).
The final thickness of **Mapegum WPS** must never be less than 1 mm, in order to form a consistent, flexible continuous coat. Make sure that there are no gaps caused by imperfections in the substrate.
Mapegum WPS is used as an anti-fracture membrane on cracked substrates, we recommend inserting a layer of 4.5x4 mm **Mapenet 150** in the first layer of fresh **Mapegum WPS** to act as a reinforcement (refer to the **Mapenet 150** Technical Data Sheet). To further improve both elongation at failure and crack-bridging of **Mapegum WPS**, we recommend inserting **Mapetex Sel** large-mesh non-woven polypropylene fabric (refer to the **Mapetex Sel** Technical Data Sheet).
After 12-24 hours from applying the final coat of **Mapegum WPS** (according to temperature conditions), the surface is ready for laying ceramic tiles or natural stone etc. Use an adhesive from the MAPEI range to lay ceramic tiles and natural stone; class C2 if it is cementitious based or class D2TE if it is a water dispersion type, in accordance with Standard EN 12004.
In order to guarantee continuity in the waterproofing coat, we recommend placing **Mapeband**, alkali-resistant rubber tape with felt, between the wall and the floor and between contiguous walls before applying **Mapegum WPS**.
Special **Mapeband** or **Mapeband PE 120** pieces are available to be inserted in correspondence of corners, drains and pipe-work.
Mapeband or **Mapeband PE 120** must be bonded to the substrate using **Mapegum WPS** and must be completely embedded in the waterproofing layers.

Laying the tiles

After applying **Mapegum WPS** wait:
- 12-24 hours on absorbent substrates;
- 4-5 days on substrates which are not absorbent.

Lay the tiles using an adhesive from the MAPEI range (such as **Keraquick, Granirapid, Adesilex P9, Keraflex** or **Ultramastic III**); the width of the joints depends on the size of the tiles to be laid. Grout the tile joints using **Ultracolor Plus, Keracolor FF** or **GG** plus **Fugolastic** or **Kerapoxy**, available in a variety of colours. Expansion joints must be sealed using the special MAPEI sealants.

Cleaning

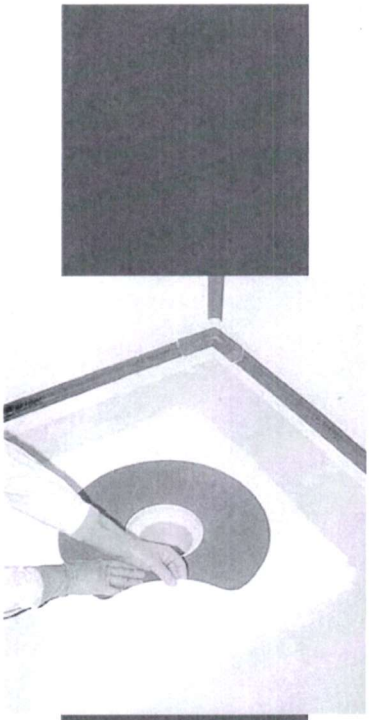
Mapegum WPS may be easily removed while still fresh from tools and surfaces with water.

CONSUMPTION

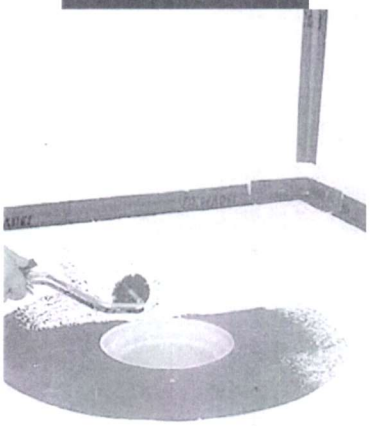
The consumption of **Mapegum WPS** is approximately 1.5 kg/m² per mm of thickness.

PACKAGING

Mapegum WPS is available in 5, 10 and 25 kg drums.



Positioning the special piece of Mapeband over Mapegum WPS

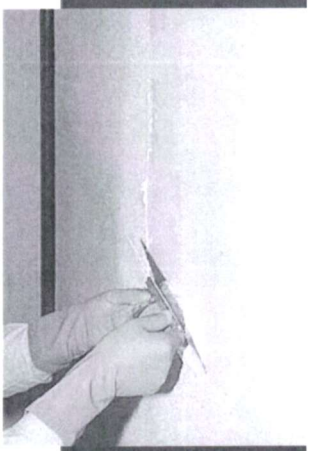


The special piece of Mapeband embedded in the Mapegum WPS

End result of a waterproofing treatment using Mapegum WPS and Mapeband

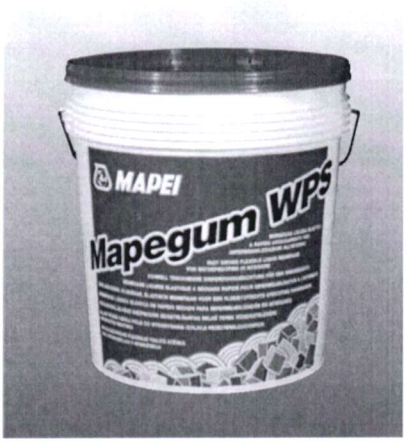
Mapegum WPS

Applying Mapegum WPS with a brush



Spreading a coat of adhesive on Mapegum WPS

Laying glass mosaic



STORAGE
24 months in original packaging. Protect from frost.

SAFETY INSTRUCTIONS FOR PREPARATION AND APPLICATION
Mapegum WPS is not considered a dangerous substance according to current norms and regulations regarding the classification of preparations. The usual precautions taken when handling chemical products are recommended.

For further and complete information about a safety use of our product please refer to our latest version of the Material Safety Data Sheet.

FOR PROFESSIONAL USERS.

WARNING
Although the technical details and recommendations contained in this product data sheet correspond to the best of our knowledge and experience, all the above information must, in every case, be taken as merely indicative and subject to confirmation after long-term practical application: for this reason, anyone who intends to use the product must ensure beforehand that it is suitable for the envisaged application: in every case, the user alone is fully responsible for any consequences deriving from the use of the product.

Please refer to the current version of the Technical Data Sheet, available from our web site www.mapei.com

All relevant references for the product are available upon request and from www.mapei.com

(GB) A.G. BETA

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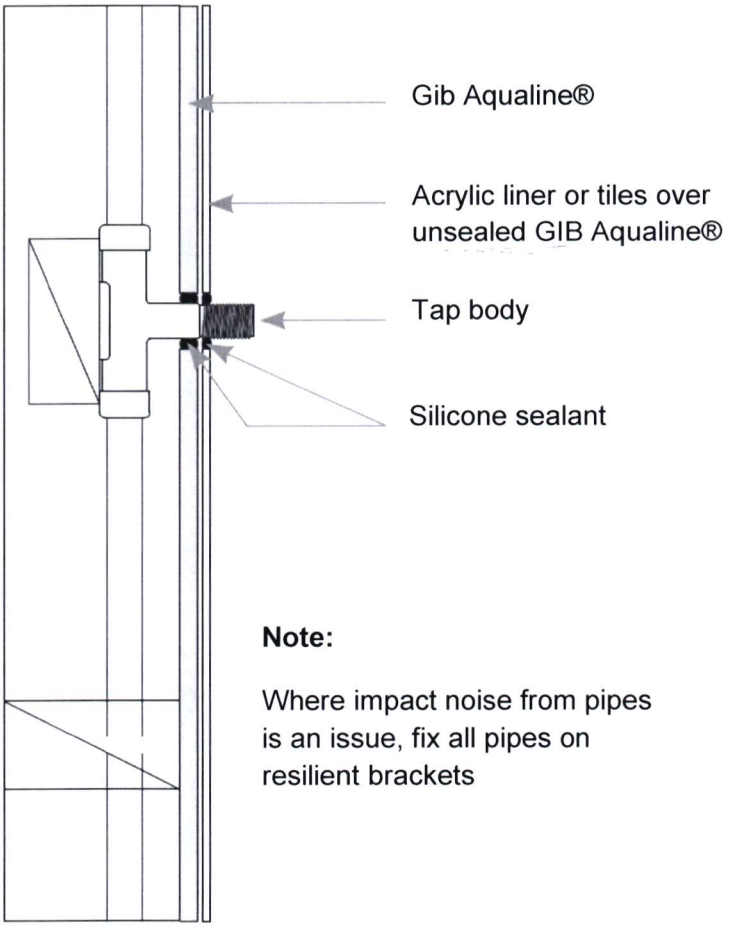
2014-4-2010

MAPEI®
BUILDING THE FUTURE

Extract from Gib Aqualine® Wet Area Systems

Sealing of shower liner penetrations

Run a bead of silicone sealant around the mixer unit on the acrylic liner or tiles extending below the bottom of the pipe aperture



Note:

Where impact noise from pipes is an issue, fix all pipes on resilient brackets

Extract from Gib Aqualine® Wet Area Systems
Internal corner of shower wall detail

HD **109**

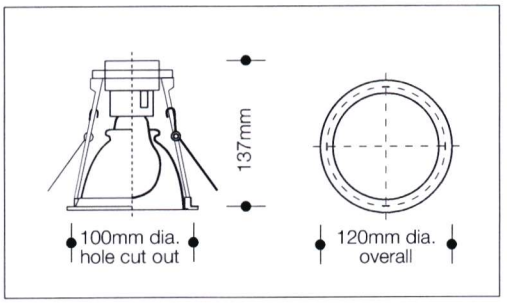
Available with Thermal Cut-off control

AS/NZS60598.1.2	Complies
ECP54 Classification:	**CA** (GLS)
IP Rating:	**IP20**
Weight:	330gms

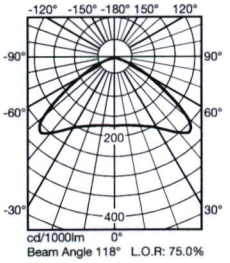
Lampholder: Vossloh-Schwabe
Ceramic E27 (edison screw)

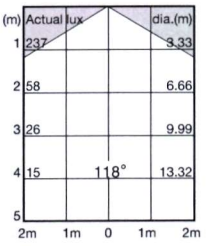
White Ceiling Bezel - paintable

NB: White Ceiling Bezel and Polished Silver Reflector fitted as standard.

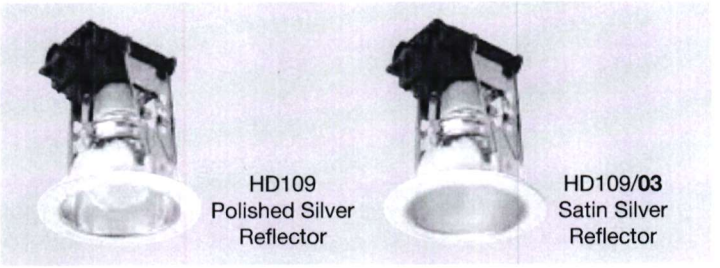


DOT 109 - 100W GLS



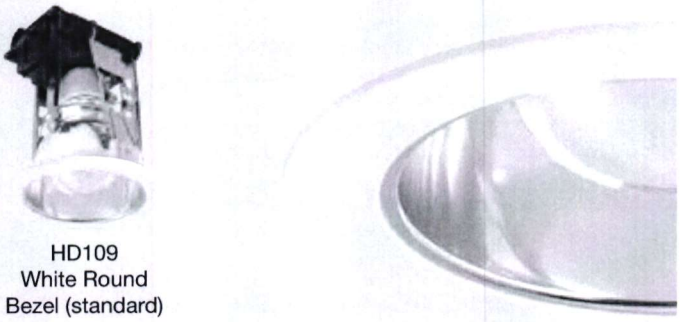


Reflectance			Room Index								
C	W	F	0.75	1.0	1.25	1.50	2.0	2.5	3.0	4.0	5.0
70	50	20	#N/A	#N/A	.64	.67	.72	.75	.77	.79	.81
	30		#N/A	#N/A	.60	.63	.68	.72	.74	.77	.79
	10		#N/A	#N/A	.57	.60	.66	.69	.72	.75	.77
50	50	20	#N/A	#N/A	.63	.65	.70	.72	.74	.76	.78
	30		#N/A	#N/A	.59	.62	.67	.70	.72	.74	.76
	10		#N/A	#N/A	.56	.59	.64	.68	.70	.73	.75
30	50	20	#N/A	#N/A	.61	.64	.68	.70	.72	.74	.75
	30		#N/A	#N/A	.58	.61	.65	.68	.70	.72	.74
	10		#N/A	#N/A	.55	.59	.63	.66	.68	.71	.72
0	0	0	#N/A	#N/A	.54	.56	.61	.63	.65	.68	68



HD109
Polished Silver
Reflector

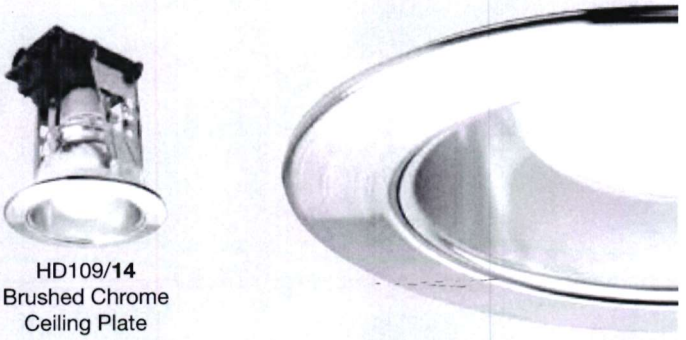
HD109/**03**
Satin Silver
Reflector



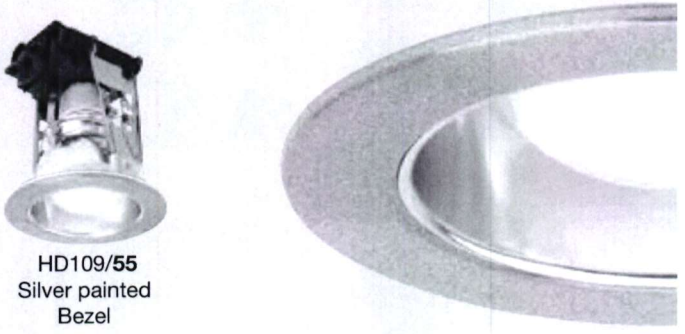
HD109
White Round
Bezel (standard)

OPTIONS

HD109/**13**
Polished Chrome
Ceiling Plate



HD109/**14**
Brushed Chrome
Ceiling Plate



HD109/**55**
Silver painted
Bezel

ACCESSORIES Order separately from downlight

A1 IP20
Dropped Glass

A3 IP20
Halo Glass

Chrome Retro-fit kits
109/13 KIT - Polished
109/14 KIT - Brushed

WARRANTY 5 YEARS

HOME DOWNLIGHTS

www.homedownlights.co.nz

HOME
DOWNLIGHTS

New Downlight classifications for NZ Residential installations

The old CA rated downlights need to be re-certified under new regulations which become mandatory from May 2012

The Downlight Regulations have changed

- New Downlight regulations have been approved for all downlights installed in NZ residential homes. This impacts the former CA & F Hat downlight classifications.
- The relevant codes are NZ only Amendment A to to AS/NZS 60598.2.2 (recessed downlight standard), AS/NZS 3000 (Wiring rules), and amendments to the 2010 Electricity Regulations. Each of these have different implementation dates.
- Amendments to AS/NZS 60598 were signed off 28th July 2011 with a one year phase in period, while the Wiring rules (AS/NZS 3000) were signed off 10th November 2011 with a 6 month phase in period.
- The mismatch in dates mean that projects underway cannot be certified using the old downlight classifications after 10 May 2012, while existing downlights can still be sold until July 2012.
- New Downlights classified under the new regs (CA80, CA135, IC, IC-F) can be installed and certified from now and will be mandatory for new homes after May 10th 2012. These new classifications of downlights require much stricter testing requirements as well as having to be inherently safe.

HOME
DOWNLIGHTS

New Downlight Classifications and Marking Labels

CLOSED & ABUTTED – new CA ratings

- Maximum temperature allowed on any part of the downlight that comes into contact with insulation is 80 deg C.

- Maximum temperature allowed on any part of the downlight that comes into contact with insulation is 135 deg C.

IC – Insulation Contact i.e. can be covered

- Insulation may abut and cover these downlights
- Maximum temperatures apply of 80 deg C for both

- The IC-F downlights are designed to have openings into the downlight from above the ceiling no bigger than 1mm

HOME
DOWNLIGHTS

HD109 TC
updated with new safety features

Built in thermal cut-out for failsafe operation

New insulation guards

High temperature thermal sleeving

NEW Manufacturer's Installation Instructions to support C.O.C. docs

Same high quality components and design features for simple quick installation backed by our five year guarantee

HOME
DOWNLIGHTS

NEW HD60

THE FIRST IC RATED CFL-I DOWNLIGHT – completely cover with insulation

Built in thermal cut-out for failsafe operation

Super low profile < 90mm

Adjustable lampholder mounting

Unique housing support easily accommodates varying ceiling thicknesses

125mm ceiling hole cut-out

AVAILABLE late JANUARY 2011

HOME DOWNLIGHTS

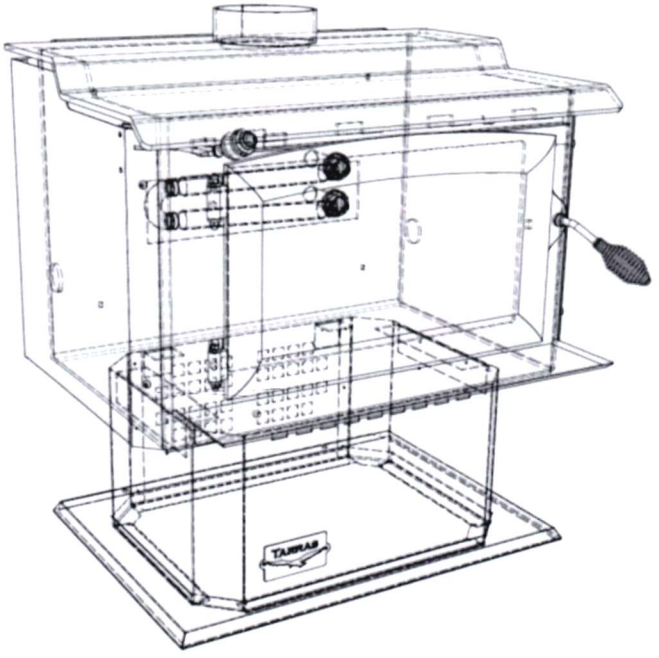
Issued: March 2013 V2.32

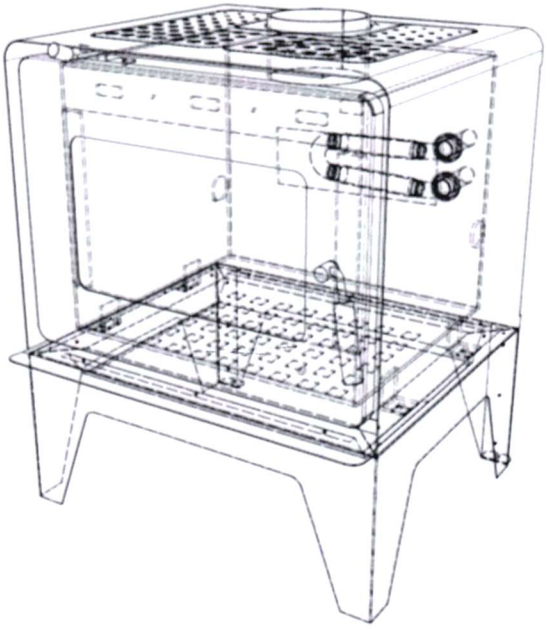
Specifications, Installation and Operating Instructions for Woodsman Solid Fuel Burners

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:

WOODSMAN

Warming kiwi homes since 1887.





KEEP THESE INSTRUCTIONS FOR FUTURE REFERENCE

Proudly Manufactured By:

harris HOME FIRES

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Christchurch 8140
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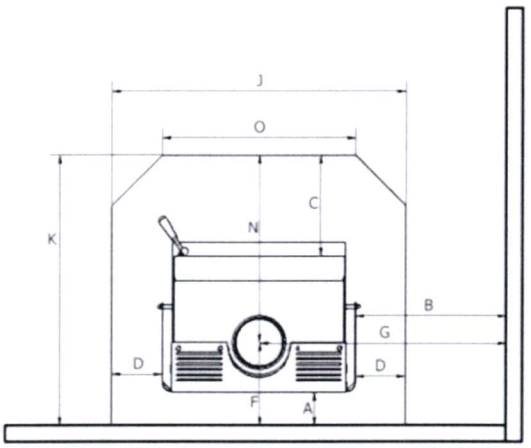
Contents

	PAGE
Testing and Certification	3
Clearances	4 & 5
Flue Shields	6
Ceiling Heights	6
Flue Shield Deflector	6
Floor Protector/Hearth Graph (Graph 1)	7
Dimensions	8
Reducing Clearances	9
Installation Instructions	10
Floor Protector Materials	10
Minimum Flue Height	11
Flue Installation Details	11
HeatSaver Flue Kit Installation Instructions	12 & 13
Operation Instructions Wood	14
Operation Instructions Multi-Fuel	15
Creosote Formation	15
Storage of Fuel	15
Caring for your Fire	16
Consumables	16
Air Tubes	17
Baffles	18
Fire Bricks	19
Useful Tips	20
Trouble Shooting	21
Warranty Details	22

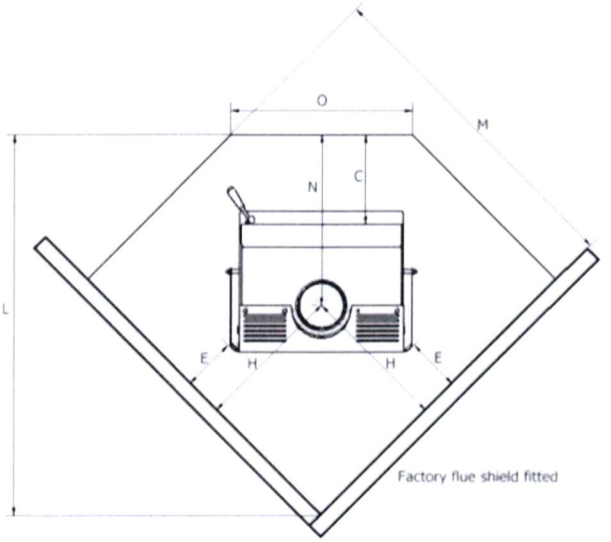
Testing and Certification

MODEL	AS/NZS 2918:2001	AS/NZ 2918:2001, APP E	AS/NZS 4012:1999	AS/NZS 4013:1999	ECan Cert Number
Brunner	Complies	N/A	71%	0.5g/kg	111242
Brunner WB	Complies	N/A	65%	0.5g/kg	111243
Tasman	Complies	N/A	71%	0.5g/kg	111475
Tasman WB	Complies	N/A	65%	0.5g/kg	111477
Aspen	Complies	N/A	71%	0.5g/kg	111306
Aspen WB	Complies	N/A	65%	0.5g/kg	111307
Totara	Complies	Complies	67%	0.9g/kg	110220
Matai ECR MkIII	Complies	N/A	71%	0.7g/kg	102148
Matai ECR MkIV	Complies	N/A	75%	0.8g/kg	102149
Matai ECR MkV	Complies	N/A	65%	0.7g/kg	102454
IMF	Complies	Complies	N/A	3.9g/kg	N/A
Flare - Wood	Complies	N/A	68%	0.97g/kg	134775
Flare - Wood WB	Complies	N/A	65%	0.89g/kg	135021
Flare - Multi	Complies	N/A	N/A	N/A	N/A
RMF	Complies	N/A	83%	3.9g/kg	N/A
Strongman	Complies	N/A	N/A	N/A	N/A
Tarras MKII	Complies	N/A	69%	0.37g/kg	120925
Tarras MKII WB	Complies	N/A	65%	0.5g/kg	120927

Minimum Safe Installation Clearances to COMBUSTIBLE Materials



Factory flue shield fitted



Factory flue shield fitted

	ECR MkIII, MkIV, MkV	FLARE-WOOD See Flue Shield requirements	TARRAS MKII See Flue Shield requirements	BRUNNER & TASMAN	ASPEN	FLARE-MULTI See Flue Shield requirements	RMF	STRONGMAN
A	100	100	198	255	255	100	125	300
B	400	320	530	435	435	350	500	875*
C	300	300	300	300	300	300	300	GRAPH 1
D	150	110	67	118	118	110	150	150
E	200	120	210	190	230	150	180	380
F	251	281	340	404	404	281	276	441
G	690	635	913	743	743	665	790	1233**
H	512	449	554	481	521	479	492	711
J	880	850	898	850	850	850	880	1015
K	807	933	1020	1084	1084	933	832	1364
L	1280	1287	1464	1360	1417	1329	1252	1928
M	1110	1122	1276	1159	1219	1152	1060	1616
N	556	652	680	680	680	652	556	923
O	580	600	600	615	615	600	580	715

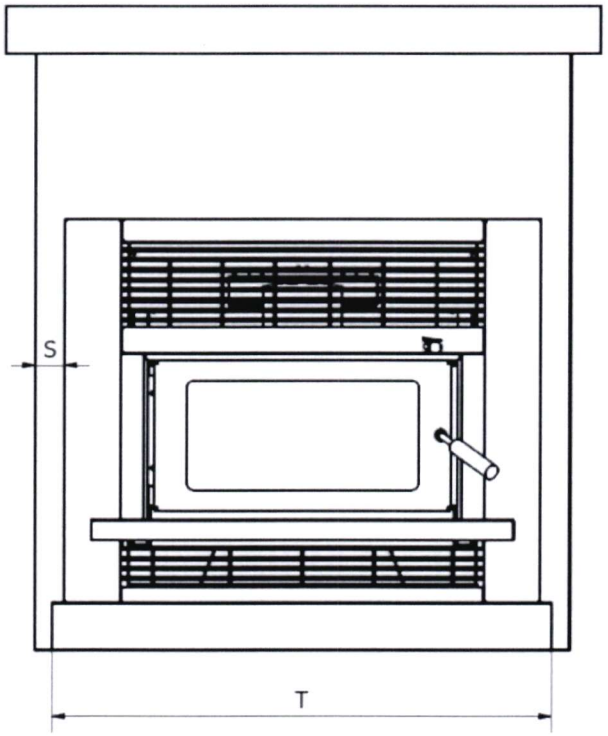
Dimensions A, B & E are taken from the combustible wall to the closest point of the appliance including panels
Dimension C is measured from the edge of the hearth to the closest point of the door frame.

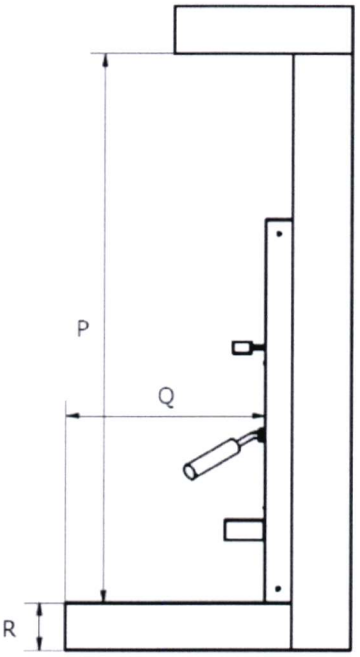
All dimensions are given in millimetres .

*610mm with firebox side panels fitted.

**968mm with firebox side panels fitted.

Minimum Safe Installation Clearances to COMBUSTIBLE Materials





	IMF	Totara
P	980	1060*
Q	Graph 1	Graph 1
R	Graph 1	Graph 1
S	50	50
T	840	840

* Dimension P can be 920mm with a factory supplied heat deflector fitted

Ceiling Heights

All Woodsman free standing fires have been tested and approved to ASNZ 2918:2001 with a ceiling height of 2.4m and with the factory flue shield fitted in the below configurations. In some cases, the top of the flue shield terminates within 600mm of the ceiling height (refer to ASNZ 2918:2001 **4.5.2**) but all ceiling temperatures did not exceed the allowable limit in these cases and are therefore able to be installed. Reports are available on request for Councils.

If the ceiling height is less than 2.4m, then heat shielding is required as per ASNZ 2918:2001 Table 3.2

Factory Flue Shields

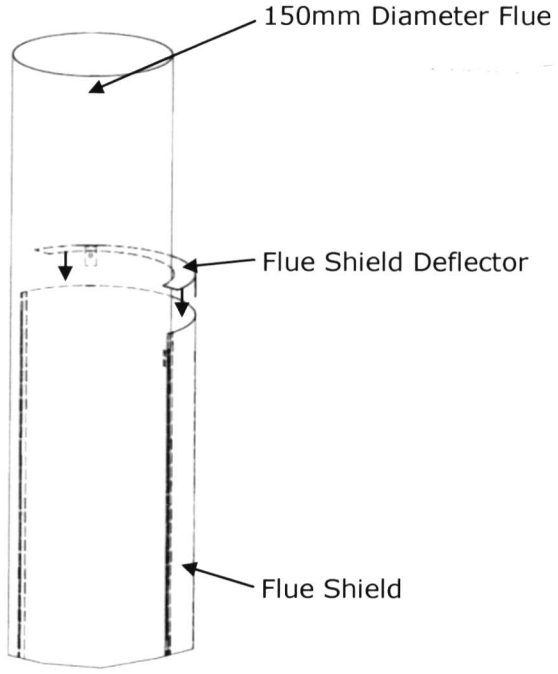
Standard 900mm high flue shield:
ECR & RMF

Standard 1200mm high flue shield:
Brunner, Tasman, Aspen & Strongman

1200mm high flue shield with flue shield deflector (REQUIRED)
Tarras MKII & Flare (All Variants) - See Below

IMPORTANT - Flue shields should be no further than 10mm off the top of the fire box

Fitting the Flue Shield Deflector for Tarras MKII and Flare (All Variants)



To fit the heat shield deflector:

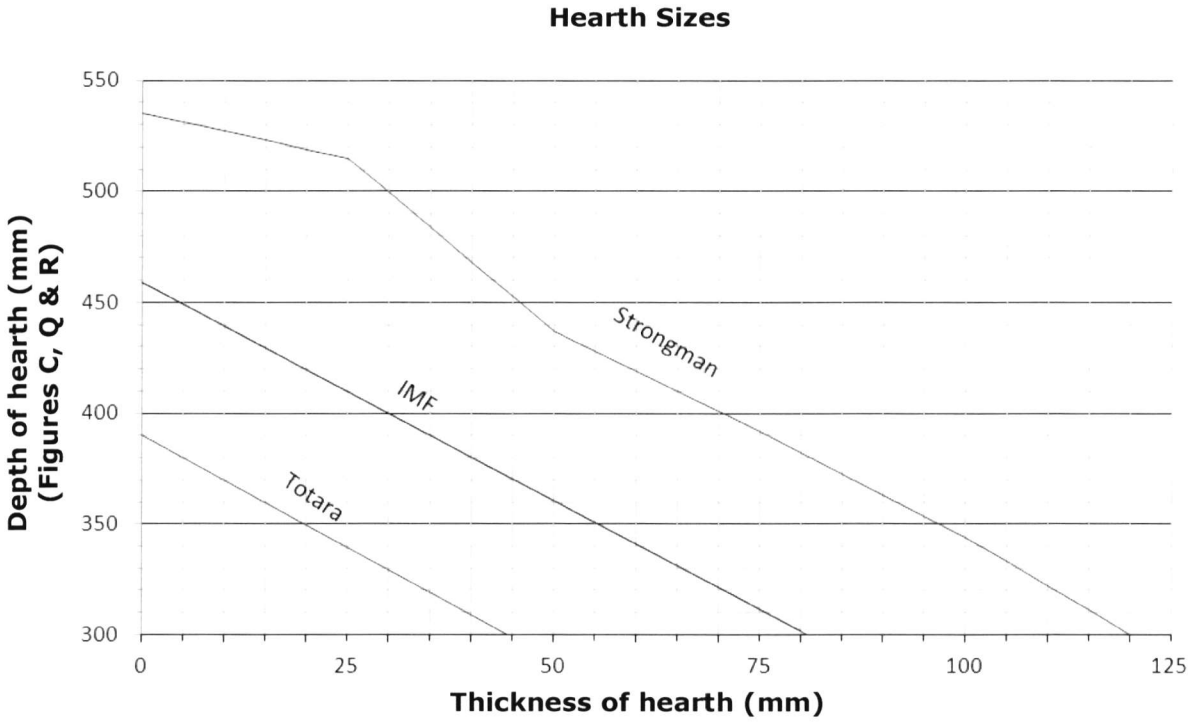
- Place the deflector on top of the heat shield and ensure no large gaps
- Fix in place by securing the tabs with rivets to the heat shield

WARNING

This part is required to be installed on the listed models with ALL types of flue kits. Failure to do so, may cause the ceiling to over heat. The part is located in the fire itself and not the flue kit packaging.

Hearth Graph

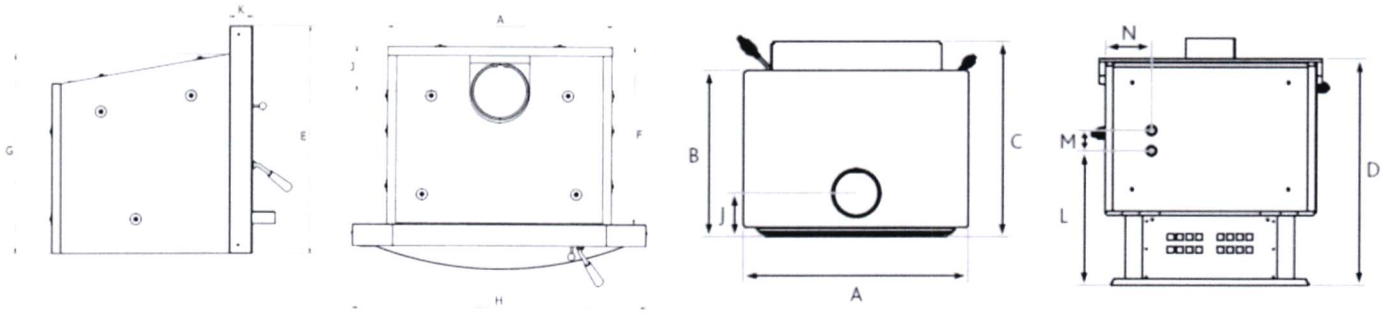
Graph 1



This graph refers to Page 4 figure C and Page 5 figures Q & R.

The hearth distance out in front of the fire (taken from the door), is dependent on the thickness of the hearth. The thicker the hearth is above the surrounding combustible floor, the less this distance is out in front of the fire.

Dimensions



		TOTARA	ECR MKIII, V	STRONG-MAN	RMF	IMF Deluxe	FLARE WOOD	FLARE MULTI	BRUNNER, TASMAN & ASPEN	TARRAS MKII
A	Overall Stove Width	642	580	715	580	590	630	630	615	765
B	Stove Depth Door to Rear		407	550	407		550	550	554	547
C	Overall Stove Depth Ledge to rear		450	590	450		602	602	633	63[illegible]
D	Overall Stove Height		620	695	620		764	764	7[illegible]	7[illegible]
E	Insert Fascia Height	650				740				
F	Insert Depth	506				480				
G	Insert Maximum Height	570				590				
H	Insert Fascia Width	840				850				
J	Flue Centre to Back of Unit	136	150	141	150	115	181	181	149	142
K	Insert Fascia Depth	62				120/65				
L	Wetback Height		283				502	502	450	479
M	Wetback Centres		130				65	65	65	65
N	Wetback Position		290				133	133	106	181

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:

Disclaimer;
While every attempt is made to ensure this information is as accurate as possible, a tolerance of +/- 5mm should be allowed for in these dimensions

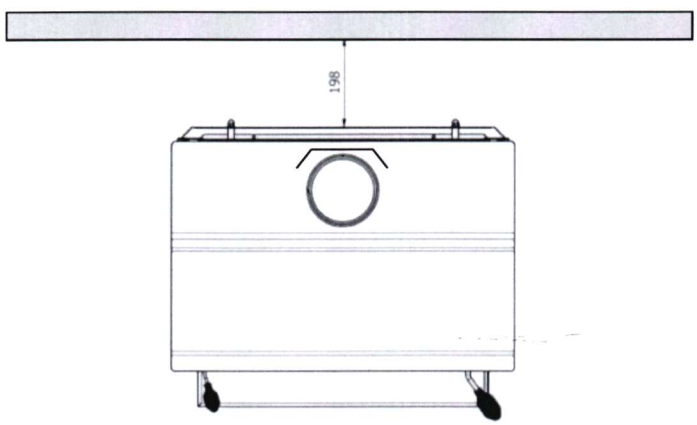
Reducing Clearances

The clearances that are provided on page 4 are to combustible materials. You can safely reduce those clearances by following the instructions located in AS/NZS 2918:2001 table 3.1 and 3.2

You can reduce the clearances by placing a non-combustible heat shield, with an air gap behind it and vented top and bottom, between the fire and the combustible wall. Masonry may be used as a heat shield material. The heat shield must extend a minimum of **450mm** beyond the top of the appliance and must be of appropriate width to ensure that the unshielded rear clearance is adhered to beyond the sides of the heat shield. See example below.

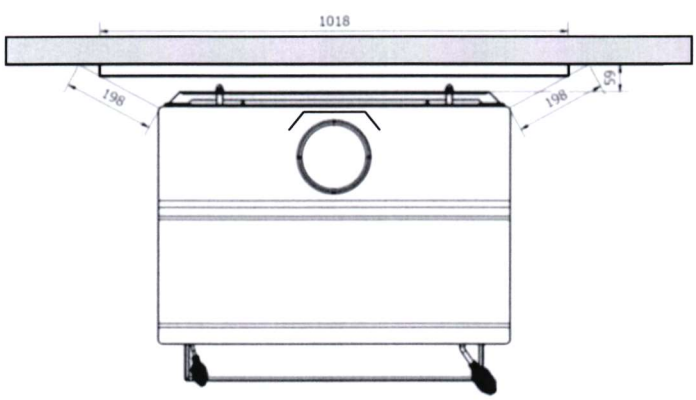
Clearance factors for heat shields which are within 45 degrees of the vertical

Heat Shield Construction	Minimum Air Gap Dimension	Clearance Factor
Single layer of continuous material	12mm	0.4
Single layer of continuous material	25mm	0.3
Two spaced layers of continuous material	12mm + 12mm	0.2



Unshielded Dimension for Woodsman Tarras MKII

Rear Clearance - 198mm (combustible to stove)



Heat shield with 25mm air gap with Woodsman Tarras MKII

Heat Shield - Single layer of continuous material with 25mm air gap.
Size 1018mm wide x 1222mm high

Reduced Rear Clearance - 59mm (combustible to stove)
Calculation: **198mm x 0.3 = 59mm**

WARNING - This is only an example, you must refer to the full AS/NZS 2918:2001 document for more details and consult your local building inspector. Where heat shields are used to reduce appliance dimensions, additional flue shielding may be required (refer 4.5.2).

Installation Instructions

This appliance should only be installed by a trained and NZHHA qualified installer.

Warning: the appliance and flue system shall be installed in accordance with AS/NZS 2918 and the appropriate requirements of relevant building code/codes.

Warning: appliances installed in accordance with this standard shall comply with the requirements of AS/NZS 4013 where required by the regulatory authority, i.e. the appliance shall be identifiable by a compliance plate with the marking "Tested to AS/NZS 4013".

Any modification of the appliance that has not been approved in writing by the testing authority is considered to be in breach of the approval granted for compliance with AS/NZS 4013.

Caution: mixing of appliance or flue system components from different sources or modifying the dimensional specification of components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance.

Caution: cracked and broken components e.g. glass panels or ceramic tiles, may render the installation unsafe.

- Maintain a clearance of at least 1 metre between front of the appliance and building structure or any other substantial immovable object.
- If the appliance is installed on a heat sensitive floor, the floor should be protected with an insulation floor protector, which shall extend entirely beneath the heater. For the correct floor protector extension, refer to dimension C in FIG 1 & 2.
- Your appliance shall be seismically restrained, including the floor protector using the provided holes or brackets. The restraints should be sufficient enough to resist a seismic loading equal to 0.4 times the mass of the appliance. We recommend a minimum of 8mm dynabolts on concrete floors and 8mm coach screws for wooden floors of appropriate length.

WETBACK WARNINGS:

- Do not connect to an unvented hot water system.
- **NEVER** burn the appliance without the wetback connected to the water system. This will immediately damage the wetback and void the warranty.
- Install in accordance with AS 3500.4.1 or NZS 4603 and the appropriate requirements of the relevant building code/codes.

Minimum Material Specifications For Floor Protectors on a Floor of Combustible Material

MODEL	SPECIFICATION
BRUNNER TASMAN ASPEN TARRAS MKII	9mm Eterpan LD + 8mm ceramic tiles
FLARE (All Variants) ECR (MkIII, IV, V) RMF TOTARA*	8mm ceramic tiles only
STRONGMAN	24mm Eterpan LD

*The Totara is also approved with 1mm sheet steel with a 10mm spacing above combustible material. For use when extending hearths.

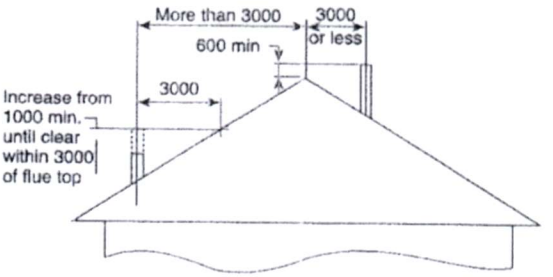
Minimum Flue Height

The top of the flue system should be at least 600mm above the highest point of the roof ridgeline, if the point of intersection of the flue system and the roof-line is less than 3 metres from the ridgeline horizontally.

If the point of intersection of the flue system and the roofline is greater than 3 metres horizontally, the top of the flue system shall be at least 1 metre above the point of intersection with the roofline. (refer FIG 3)

FIG 3.

DIMENSIONS IN MILLIMETRES



MINIMUM HEIGHT OF FLUE SYSTEM EXIT

These are considered to be **minimum dimensions,** and depending on local conditions, **taller flue system heights may be required for satisfactory performance.**

Flue Installation Detail

Your Woodsman appliance should be installed with a HeatSaver Flue System.

A HeatSaver Flue System is available from all authorised Woodsman dealers throughout New Zealand.

The HeatSaver Flue System contains a complete installation drawing and correct clearances from the ceiling level up. Minimum clearances from the appliance to nearby combustible surfaces are given in FIGS 1 & 2.

Use of a flue system other than a genuine HeatSaver Flue System may affect the safety of the installation, and may affect your Woodsman warranty.

Insist on a genuine HeatSaver Flue System.

Installation requirements for Woodsman fireplace inserts and flue system where timber framing is less than 50mm from the chimney structure.

Installation should be carried out by a qualified installer who will ensure:

- That the minimum clearances determined by tests in accordance with AS/NZS 2918:2001 are complied with to prevent overheating of nearby combustibles.
- That the minimum opening size of **600mm wide x 600mm high x 500mm deep** is available when firebricks are removed, and that extra provision also be made for plumbing where a hot water booster is fitted (where permitted).
- That any flue requirements specific to the model being installed are met in full - refer HeatSaver Flue System Instructions.
- Where the fireplace opening is in a heat sensitive wall, a non-metallic heat resistant material shall extend not less than 50mm beyond each side of the appliance and 150mm beyond the top of the appliance.
- Clearance of at least 1 metre between the front of the appliance and building structure, or any other substantial material object.
- That the insulating floor protector of non-combustible material is provided, extending not less than the dimensions shown in the chart. (Refer Table 2)
- A fireplace appliance shall not be connected to a flue common with an open fireplace.

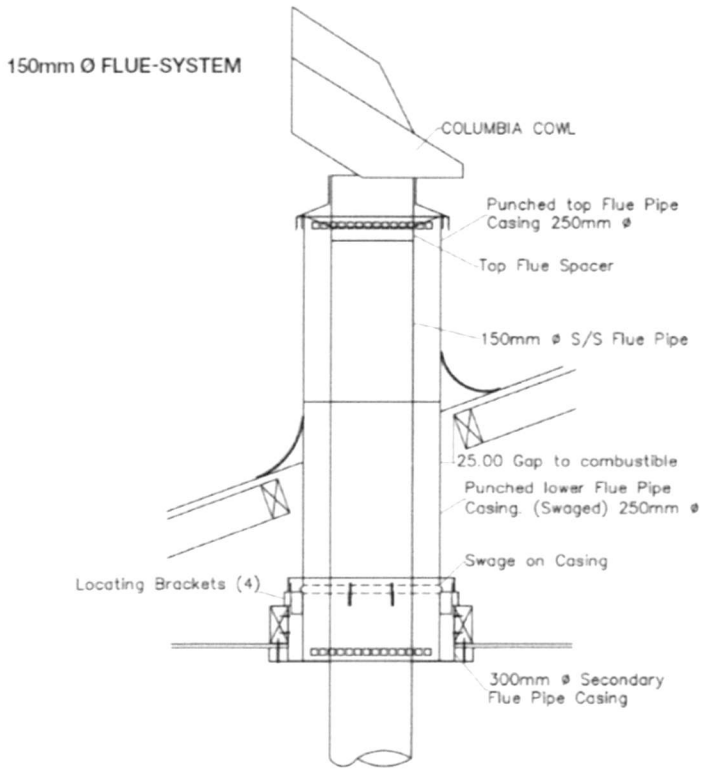
HeatSaver Flue Kit Installation

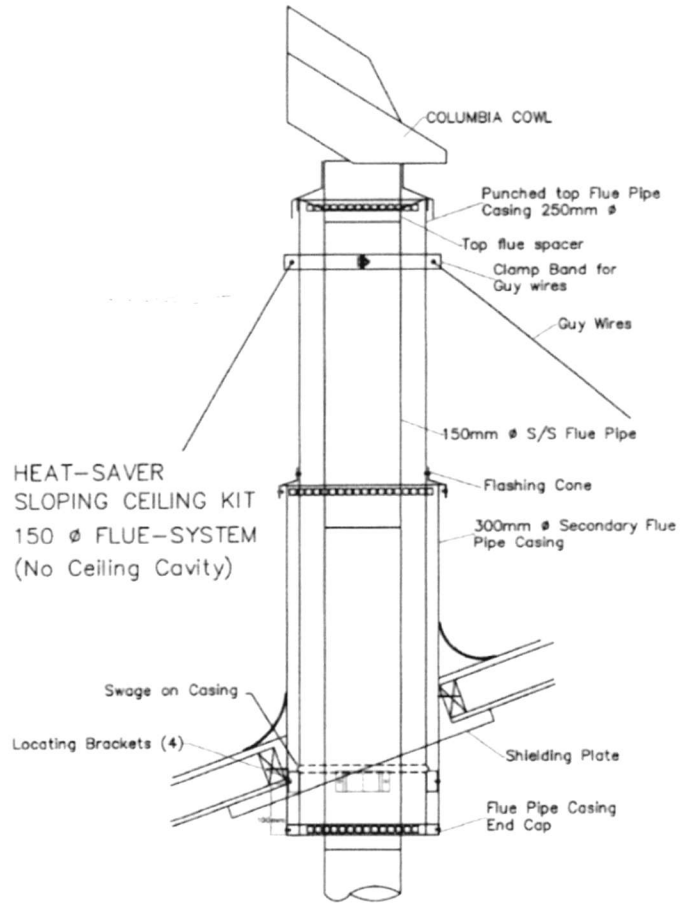
HeatSaver
FLUE SYSTEM

INSTALLATION INSTRUCTIONS

- This HeatSaver flue system is tested and certified to AS/NZS 2918:2001 Appendix F, which means it is approved for use on all solid fuel appliances with a flue diameter of 150mm.
- A copy of the Laboratory Test Certificate for this HeatSaver Flue System is included as part of these Installation Instructions, (refer to paperwork with flue kit).
- Installation of any solid fuel appliance should only be carried out by suitably trained and qualified personnel.
- Position the stove to the desired position, always ensuring that the manufacturer's minimum clearances to combustibles are complied with.
- Check that there are no roofline ridges or valleys in the way, or if they cannot be avoided, that the installer knows how to weatherproof the penetration and reinstate the full strength of the structure.
- At the ceiling level, construct a square frame of 300mm x 300mm internal dimensions and cut away the ceiling materials from the inside of this frame.
- Lower the 300mm flue pipe casing into this frame and nail in place when the bottom edge is 25mm below the ceiling level and the 8 nail holes provided are touching the timber frame. Ensure that the spacer brackets are at the top of the casing as shown in the diagram.
- Check all 4 locating brackets are securely in place and drop 250mm diameter lower casing in place. This will naturally settle so it protrudes 25mm below the ceiling.
- Make roof penetration, assemble and fit required flue length and install with upper casing. Secure all joins with at least 3 stainless steel rivets or self tapping screws.
- Frame and brace upper installation as required and flash the roof to shield penetration.
- Fit ceiling plate to ceiling.
- When trimming the stainless steel flue length, remember to allow for expansion when flue is hot.
- Fix HeatSaver Columbian Cowl in place. Fixings are not required as the cowl clips into place.
- Secure the flue to the fire—drill through flue neck on fire and secure with 2 to 3 s/s screws or rivets.
- **All flue joints should be sealed using a flue cement.**

HeatSaver Flue Kit Installation





Operating Instructions
Wood Burners

Keep these instructions for future reference

Important: ensure installation instructions have been adhered to before lighting the appliance.

Important: firewood should be loaded in a front to back direction when operating this appliance, except Matai ECR MkIII, MkIV which should be loaded left to right.

Warning: any modification of the appliance that has not been approved in writing by the testing authority is considered as breaching AS/NZS 4013.

Warning: do not use flammable liquids or aerosols to start or rekindle the fire.

Warning: do not use flammable liquids or aerosols in the vicinity of this appliance when it is operating.

Warning: do not store fuel within heater installation clearances.

For your comfort, it is advised that you light your first fire with the windows open to allow the escape of paint fumes. This will normally happen for the first 30 minutes of the first burn.

Fully open the heat control. Place wood kindling and paper or firelighter in the firebox. Ignite and leave the door partially open by resting on the catch until the fire is blazing (4-5 minutes), and burns well with the door closed. Do this only from a cold start. Once the fire is underway, adjust the heat control to suit. If the firebox or the flue becomes visible red-hot, adjust the heat control to a lower heat position to avoid being unnecessarily harsh on the unit as well as wasting excessive heat up the flue.

Warning: always open the heat control before opening the fire door.

For long holding operation in a Clean Air Zone, level the ashes and load with the firewood lying front to back, or left to right in a Matai ECR MkIII, MkIV. After loading new wood, operate the fire with the heat control fully open for 20 minutes before closing the heat control to the lower burning position. By following this simple method of low burn firing, you will achieve very low emission rates and obtain the high efficiency burn that is associated with the Woodsman product.

The fuel approved for use in Clean Air Zones in this appliance is wood with a moisture content of less than 25% of dry weight. This usually means green timber left for at least three months to air dry.

Caution: the use of some types of preservative-treated wood as a fuel can be hazardous.

Caution: this appliance should not be operated with cracked glass.

Caution: this appliance should be maintained and operated at all times in accordance with these instructions.

The door must be closed at all times during the operation, except during refuelling and occasional poking of the fire when necessary. Ensure door seals are maintained in good condition.

Your appliance and flue system should not be modified in any way without the approval of the manufacturer.

Operating Instructions
Multi-fuels

Your Woodsman Multi-fuel will operate perfectly well burning coal, wood, briquettes or a mixture of any of these. Often the hottest temperatures are achieved by burning a mixture of wood with coal laid over the top.

The appliance has two heat controls. The High - Low control to the left of the ash pan door is for use when burning coal, briquettes, or a mixture of wood and coal. The High - Low control above the fire door is for use when burning wood only.

Set the fire using kindling wood and paper (or a solid fuel lighter), light and close the door; set the lower High - Low control on High and the upper High - Low control on Low. Once the fire is burning brightly, decide if wood or coal is to be used. If coal is to be burned, lay the coal over the burning fire and adjust to suit. If wood is to be burned, place dry logs on the fire and set the lower control to Low and the upper control to suit the required burning rate.

Important: Ensure the ash pan door is closed firmly before lighting, and remains so during use. **Do not** have both controls fully open at the same time, ensure that one of the two air controls is always closed during operation. If burning wood, the lower control should be fully closed; if burning coal, the upper control should be set to Low.

If the ash pan door knob is removable, it should be removed while the stove is in use. This is a safety feature designed to avoid the ash pan door being opened by children in particular, and risking any overheating of nearby combustibles by the increased combustion rate.

Creosote Formation

A small intense fire is preferable to a large smouldering one, to reduce the amount of creosote. When wood is burned slowly it produces tar and other organic vapours, which combine with expelled vapour to form creosote. These creosote vapours condense in the relatively cool flue of a slow burning fire. As a result, creosote residue accumulates on the flue. When ignited, this creosote makes an extremely hot fire.

The flue should be checked at least every 2 months, during the burning season, to determine if a creosote build up has occurred. If this is the case, it should be removed by a chimney sweep to reduce the risk of an unexpected flue fire.

Your appliance has been designed to produce low levels of creosote at high and low settings.

In the event of a chimney fire, close the firebox door, fully close the heat control, vacate the premises and call the fire service.

Storage of Fuel

Do not store fuel within installation clearances or within the space required for refuelling or ash removal.
Wood should always be stored in a dry place out of the rain. We recommend your wood be seasoned for at least 3 months before use. Dry wood also burns hotter and more efficient than wet wood.

Caring for your Fire

Cleaning your Glass
Wiping your glass regularly with a damp cloth when cold will keep the glass clean. If a thick build up of creosote builds up, oven cleaner works well to remove it.

Cleaning the Outside of the Fire
Woodsman fires are finished in a high temperature paint. Only use a damp cloth (no chemicals) when cleaning the outside of the fire. If any scratches occur, you can easily touch up the fire with an aerosol can of matching paint. This is available from your retailer or Harris Home Fires.

Cleaning the Flue
Keeping your flue clean is important. We recommend that you have your chimney swept at least once a year. A blocked flue not only effects the performance of the fire, but can also be a hazard as you are susceptible to chimney fires.

Ash Level
It is important to maintain a 2 - 3cm level of ash in the bottom of the fire for insulation purposes. But do not let the level get too high as you run the risk of logs and coals falling out of the fire. You also get less wood in the firebox.

Disposal of Ashes
Ashes should be placed in a metal container with a tight-fitting lid. The closed container of ashes should be placed on a non-combustible floor or on the ground well away from all combustible materials, pending final disposal once cooled.

Consumables

Some parts of your Woodsman fire are considered consumable. They are designed to be replaced as they will degrade over time. The life of the consumables will vary depending on;

- Frequency of use
- Rate of burn
- Type of fuel
- Level of ash

General items that are considered consumables:

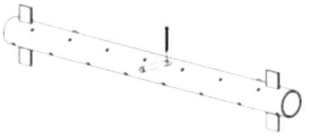
- Air tubes (see page 17)
- Baffles (see page 18)
- Fire bricks (see page 19)
- Glass and door ropes

It is very important that you replace these parts when they show signs of wear. They effect how the fire runs and you may increase your fuel consumption or lower your efficiency if not replaced, and can in some cases, damage the firebox. It is generally obvious once a part is in need of replacement. Steel components may split or large holes may appear and fire bricks may disintegrate. Fire bricks that are cracked but still remain in place are completely safe to use and only need to be replaced when they no longer remain in place. A cracked fire brick may still last years of use.

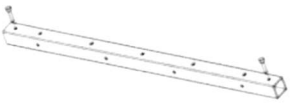
We recommend you check your fire visually several times a year for damaged components.

Air Tubes

ECR-165 & MKII,
DVI-165
(2118)



Tarras (MKI)
(FI-12294)



ECR MKIII & V, Totara
(AIR-12271)

Brunner, Tasman, Aspen
(AIR-12398)

Flare
(AIR-12672)

Tarras MKII
(AIR-12450)

Blaze, Boston, Manhattan
(2119)

The air tube in your Woodsman fire is an integral part of the appliance and helps ensure a clean, efficient and controllable burn. However, air tubes are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.
The life of the air tube will depend on what is burnt in the fire, how hot the fire usually burns and also the ash level. If the ash level is allowed to build up, this can push ashes up and into the holes stopping the air cooling effect. It also means hot embers are in closer proximity to the tube, increasing the temperature exposure. Keep ash levels to the recommended height of no more than 2 - 3cm.

At the risk of damaging the fire box, the air tube should be replaced as soon as it shows signs of damage and cannot perform its intended function.

Replacing Air Tubes

Replacing air tubes is a simple task and can be carried out by the user.

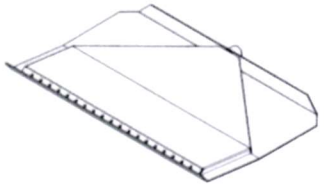
<u>Replacing all air tubes, except Tarras (MKI)</u>

- Remove bricks from both sides
- Remove the pins from each end of the old tube
- Slide tube to one side, this will release the opposite end
- Pull released end up and towards the door and remove
- Reverse process for new tube

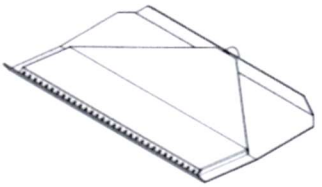
<u>Replacing the Tarras (MKI) air tube</u>

- Remove outer rear panels of the fire by removing the 4 nuts
- Remove the air tube pin from behind the panels
- Pull air tube towards you to release from the two holes
- The top rear brick will be loose
- Position the top rear brick and then place the new tube in the locating holes
- Replace rear pin and panels

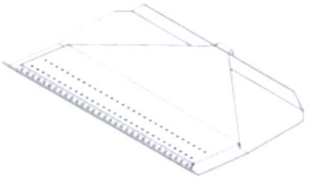
Baffles



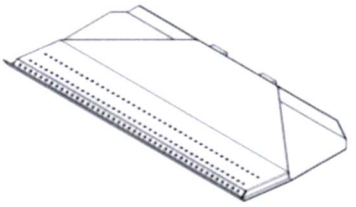
Blaze, Boston, Manhattan
(BF-10993)



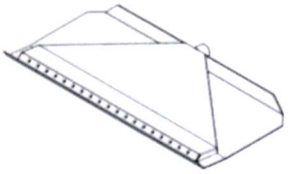
Brunner, Tasman, Aspen
(2410)



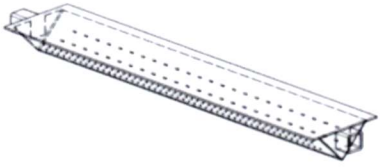
Flare (Wood Only)
(FI-12671)



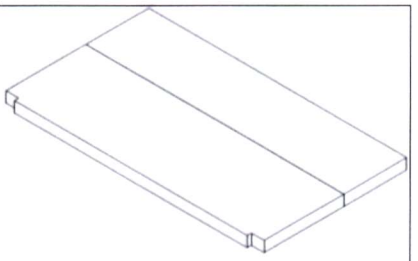
Tarras MKII
(BAF-12449)



ECR-165, MKII, MKIII,
MKV, DVI-165
(2137)



Tarras (MKI)
(FI-12295)



Tarras (MKI)
(SKA-2307& SKA-2306)

The baffle in your Woodsman fire is an integral part of the appliance and helps ensure a clean, efficient and controllable burn. However, baffles are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.
The life of the baffle will depend on what is burnt in the fire and how hot the fire usually burns.

At the risk of damaging the fire box, the baffle should be replaced as soon as it shows signs of damage and cannot perform its intended function.

Replacing Baffles

Replacing baffles is a simple task and can be carried out by the user.

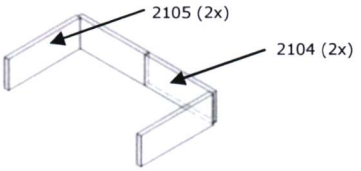
<u>Replacing all baffles, except Tarras (MKI)</u>

- Remove side bricks from the fire
- Pull the old baffle out of the locater hole in the rear of the fire
- Allow the front of the baffle to drop forward and down to the bottom of the fire
- Rotate and remove through the door
- Reverse process to install new baffle

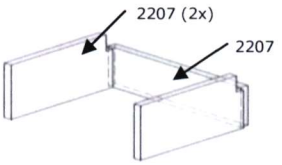
<u>Replacing the Tarras (MKI) baffle</u>

- Raise the front brick and position on top of the rear
- Lift the left hand side of the s/s triangular tube and pull the right hand side out of the hole, this will release it, lower one side and remove
- The bricks are now able to be removed
- Place new bricks back in place on the ledge with the front brick on top of the rear
- Drop in new air tube
- Reposition the front brick in place on top of the new air tube

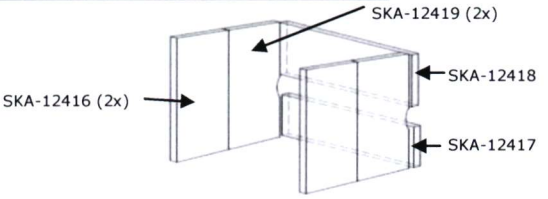
Fire Bricks



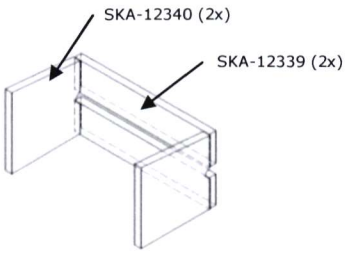
ECR-165, MKII,
DVI-165



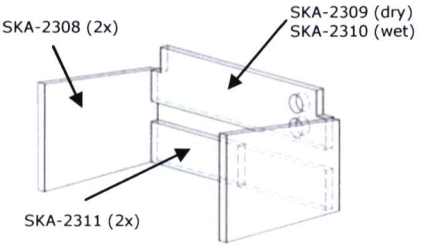
Blaze, Boston, Manhattan



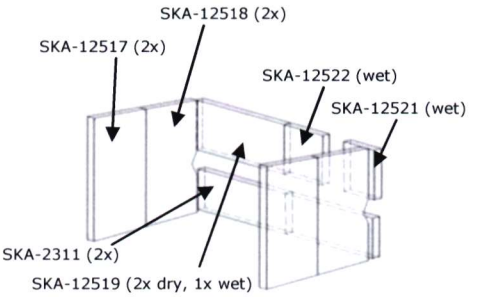
Brunner, Tasman, Aspen,
Flare (Wood only)



ECR MKIII, MKV, Totara



Tarras (MKI)



Tarras MKII

The fire bricks in your Woodsman fire are an integral part of the appliance and helps ensure a clean and efficient burn. However, fire bricks are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.
The life of the fire bricks will depend on what is burnt in the fire and how hot the fire usually burns and also any damage sustained from wood not being positioned carefully.

At the risk of damaging the fire box, fire bricks should be replaced when they are damaged enough that they no longer remain in place and cannot perform their intended function. Fire bricks which are only cracked but still remain in place do not need to be replaced and are safe to use.

Replacing Fire Bricks

Replacing fire bricks is a simple task and can be carried out by the user.

The configuration of the fire bricks in your Woodsman fire will vary depending on the model, but removing and replacing them is very similar:

- Remove side bricks first, you may need to bend the metal tab at the top to release the bricks
- Once removed, the rear bricks are released and will come out
- Some models may have a second upper brick in the rear, this should be released once side bricks are removed, but in some models, removing the rear air tube may be required (see air tube section)
- Reverse process to fit new bricks

Useful Tips
Get the most out of your Woodsman

Tips for lighting the fire

- Use finely cut, dry kindling wood.
- Firelighter cubes or gel work best when ensuring ignition of the kindling.
- Cross stack kindling over and around fire lighter like a small tower.
- Use ample kindling wood to ensure a good fire, you want to get the fire hot as fast as you can.

Tips to help get the highest heat output:

- Open the air slide to increase the amount of combustion air to the combustion zone.
- Use smaller pieces of wood and lots of it. Small pieces of wood have a larger surface area compared the same volume of wood but in larger pieces.
- Feed the fire regularly. Keep the fire topped up with fresh wood to keep the temperature up in the combustion zone.
- Use dry wood. Wood with a moisture content of less than 16% will burn much hotter than damp wood. Use a moisture meter to determine the moisture content of the wood.
- Use a soft wood. Soft woods like Radiata Pine burn fast and hot.
- **Warning, extended periods of running your fire extremely hot will damage the consumable components at a faster rate and can risk damage to the firebox.**

Tips for increasing the burn time:

- Shut down the air slide to decrease the amount of combustion air to the combustion zone.
- Use large pieces of wood. Large pieces have a smaller surface area compared to small pieces of the same volume and will burn slower.
- Use a hard wood like Blue Gum (where permitted). Hard woods are denser and take longer to burn.
- Completely fill the fire box with large pieces of wood. The more wood in the fire, the longer it takes to burn.
- Load the wood at the right time. If you load the fire when there is a large amount of red embers, the wood will all combust at the same time. A good idea is to let the fire burn down quite considerably and push the embers off to one side. Stack the wood in the firebox and the wood will ignite on one side only and slowly burn from one side to the other.

Tips for using the wet-back:

- The hotter the fire burns, the more hot water the wetback will produce.
- If you require some hot water but not too much heat into the room, try burning a small fire at the back of the firebox below the wetback.

Tips for using the cook top:

- The cook top is hotter in the middle than at the sides and hotter at the front than at the back.
- Like the wetback, the cook top's temperature is linked to the output of the fire.
- Any stains from pots or mugs can easily be touched up with matching high temperature paint.

Trouble Shooting

My fire won't turn down

The first thing to be aware of is that some new clean air fires do not shut down like old fires. Old fires used to shut all the way off and the wood would just smolder.
Other reasons for this problem may be:

- Rear air tube has burned out and needs replacing, visually check.
- Door seal is not sealing properly and may need replacing. Take a thin strip of news pa per, close the door on it at various spots, if the paper can be easily pulled out, then either a new door rope is needed or door latch needs adjusting by redistributing the washers on the door latch.

There is rust on my fire

Rust appearing on your fire can only occur when moisture or water is present and has began to oxidize the steel.

- Identify where the water or moisture has come from and fix the problem.
- Lightly sand the effected area and use matching Woodsman aerosol high temperature paint to touch up.

My glass is dirty

Your glass can get dirty easily if you use poor quality or wet wood or spend a lot of time with the fire on the low setting.

- Give the fire a good hot run on the high setting to burn off the residue on the door
- If that fails, there are special cleaners especially for this purpose or oven cleaner works well. Do not get chemicals on the paint work.

My fire smokes when I open the door

There are many reasons which may cause this symptom and it is often a process of elimination to remedy the problem.

- Your flue length may be too short. Even though it may be of legal length, every installation is different and you may require an additional length of flue.
- Your flue may be blocked, have the flue looked at.
- The baffle may not be in place correctly, visually check to see if it has moved.
- You may need a cowl like the Woodsman Columbia cowl to help encourage draw, especially where there are environmental problems like high winds.
- Your flue may be getting too cold. If the flue gases get too cold, they can struggle to be exhausted and when the door is opened, they find it easier to exit via the door than the flue. If you suspect your flue is getting cool, turn the fire up onto high for a few minutes before reloading, this will increase the temperature of the flue and increase the flue draught. Additional insulation may be required.
- Check that the installer has sealed **ALL** the flue joints and there are no gaps which will leak air into the flue, reducing the draw.

The paint has been damaged

Paint finishes are not as durable as enameled finishes, but they are extremely quick and easy to touch up and the fire can look new in minutes.

- If damage has occurred to the paint, lightly sand the effected area and touch up using Woodsman High Temperature Paint.

My fire seems to be performing poorly, not burning well on high

If your fire doesn't seem to burn well at the high level, check the following:

- Negative pressure, make sure there are no extraction devices like fans creating a negative pressure in the home.
- The flue length is long enough.
- The wood is dry and of good quality.
- The flue is clean.

WOODSMAN

Warming kiwi homes since 1887.

15 Year Firebox Warranty - Wood fires
10 Year Firebox Warranty - Multi-Fuels
1 Year Parts Warranty - All Fires

Your WOODSMAN fire is warranted for a period of 1 year to the original purchaser, from the date of purchase, against defective materials and workmanship which includes the firebox and all parts.

If a part defect occurs, return the part to the retailer or directly to Harris Home Fires along with a copy of the retailers receipt and the part will be replaced at no cost.
If a firebox defect occurs, either contact the retailer or Harris Home Fires and it will be repaired or replaced at our discretion with all costs covered.
This warranty does not cover damage caused by mishandling, misuse, failure to follow the manufacturer's installation and operating instructions, or work done by others, such as installers, or plumbers etc. The manufacturer shall not be responsible for site conditions such as insufficient draught, downdraughts, or routine servicing and adjustments.
Damage caused by the failure to replace consumables like air tubes, baffles and fire bricks may void the warranty.

Your WOODSMAN firebox is then covered by a further 9 year warranty against defective materials and workmanship during normal domestic use.
In the case of a claim after the first year, this warranty covers the replacement or repair at the manufacturer's discretion and includes freight, painting and all required refurbishment but does not cover the cost of having the appliance disconnected and reconnected.
It shall be the owner's responsibility to have the fire available and ready for pickup from onsite or another suitable location or deliver the WOODSMAN fire to either the dealer from whom it was purchased or directly to Harris Home Fires.

Your WOODSMAN **WOODFIRE ONLY** is then covered by a further 5 year warranty on the fire box against defective materials and workmanship during normal domestic use.
In the case of a claim after the first 10 years, it shall be the owner's responsibility and expense to deliver the WOODSMAN fire directly to Harris Home Fires, and the reinstallation after any repair has been made. Harris Home Fires will repair and refurbish the fire, including painting as necessary and deliver the back to the customer.

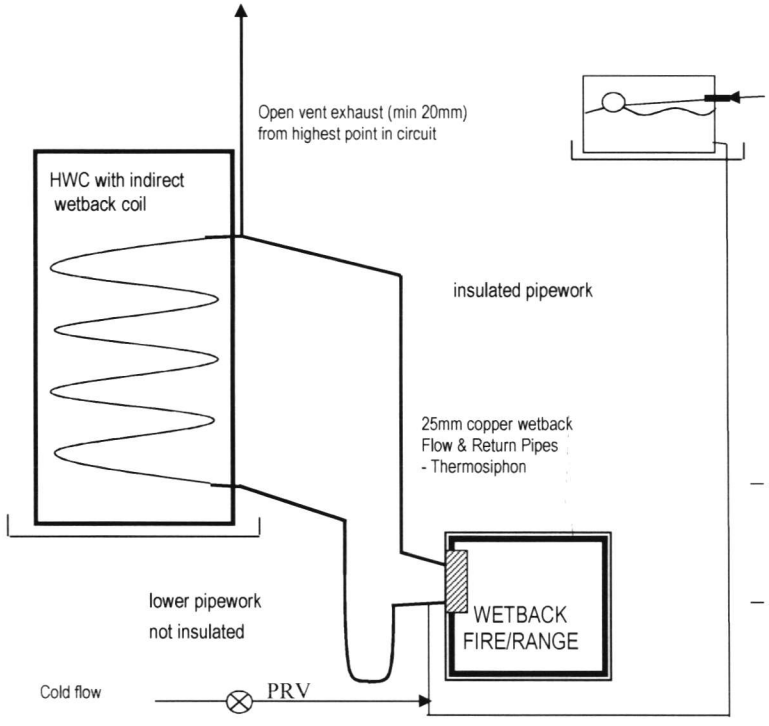
harris HOME FIRES

Harris Home Fires
41 Braddon St
Addington
Christchurch 8024
New Zealand
Email sales@hhf.co.nz

P O Box 4043
Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796
Fax 03 366 1795

TYPICAL EXAMPLE OF INDIRECT WETBACK COIL CIRCUIT



Solution A:

Copper expansion/Header tank

ballcock & copper float

Cold flow

or Solution B:

pressure reducing valve (allowed by some city/town councils only)

Notes:
This sketch is an example of a pipework schematic for the indirect wetback coil circuit only. (Domestic plumbing not shown)
All installations must be by a qualified person in accordance with the NZ plumbing standards , building codes and guidelines (G12/AS1, NZS4603 etc) and local council requirements
Note:
Lower anti-thermosiphon loop recommended (not insulated) to help minimise back circulation
All pipes should be sloped to allow any trapped air/gases to rise to the vent.
All high points must be vented

THE INSTALLER SHOULD REFER TO THE FOLLOWING DOCUMENTS FOR INSTALLATION GUIDELINES

Height of wetback connections (coil) above fire fittings as high as possible
NZS6403 min 300mm
G12/AS1 1:7 minimum

Minimum slope on pipes
G12/AS1 1:20 minimum

Anti-thermosiphon loop - up to 600mm (NZS6403)

superheat

2010

Fujitsu Heatpump 24L

SPECIFICATIONS

ELECTRICAL DATA

TYPE		Cool and heat inverter
INDOOR UNIT		ASTG24LFCA
OUTDOOR UNIT		AOTG24LFL
COOLING CAPACITY		7.10 kW
HEATING CAPACITY		8.00 kW
POWER SOURCE		240 V
FREQUENCY		50 Hz
RUNNING CURRENT	Cool	9.1 A
	Heat	9.5 A
INPUT WATTS	Cool	2.17 kW
	Heat	2.26 kW
E.E.R.	Cool	3.27 kW/kW
COP	Heat	3.54 kW/kW
MOISTURE REMOVAL		2.7 L/hr
AIR CIRCULATION HIGH		1,100 m3/hr
MAXIMUM CURRENT	Cool	13.5 A
	Heat	18.5 A

FAN MOTOR

POWER SOURCE		240 V
INDOOR UNIT, Discrimination		MFD-50RON
'NDOOR UNIT Cool	High	1,430 r.p.m.
	Medium	1,220 r.p.m.
	Low	1,020 r.p.m.
	Quiet	860 r.p.m.
INDOOR UNIT Heat	High	1,480 r.p.m.
	Medium	1,220 r.p.m.
	Low	1,020 r.p.m.
	Quiet	860 r.p.m.
OUTDOOR UNIT, Discrimination		MFE-24WVL
OUTDOOR UNIT, Cool		1,050 r.p.m.
OUTDOOR UNIT, Heat		1,100 r.p.m.

NOISE LEVEL

INDOOR UNIT Cool	High	47 dB
	Medium	42 dB
	Low	37 dB
	Quiet	32 dB
INDOOR UNIT Heat	High	48 dB
	Medium	42 dB
	Low	37 dB
	Quiet	32 dB
OUTDOOR UNIT, Cool		53 dB
OUTDOOR UNIT, Heat		56 dB

COMPRESSOR AND REFRIGERANT

TYPE		Hermetic type, 4 pole, DC inverter motor, Rotary
DISCRIMINATION		808-217-80(B)
WEIGHT WITH OIL		10.2 kg
PRECHARGED REFRIGERANT		1,650 g
REFRIGERANT TYPE		R410A
FULL CHARGE Pipe length	15 m	1,650 g
	30 m	1,950 g
ADDITIONAL REFRIGERANT		20 g/m
MAXIMUM PIPING HEIGHT		20 m

DIMENSIONS

INDOOR UNIT	H x W x D	320 x 998 x 238 mm
OUTDOOR UNIT	H x W x D	578 x 790 x 315 mm

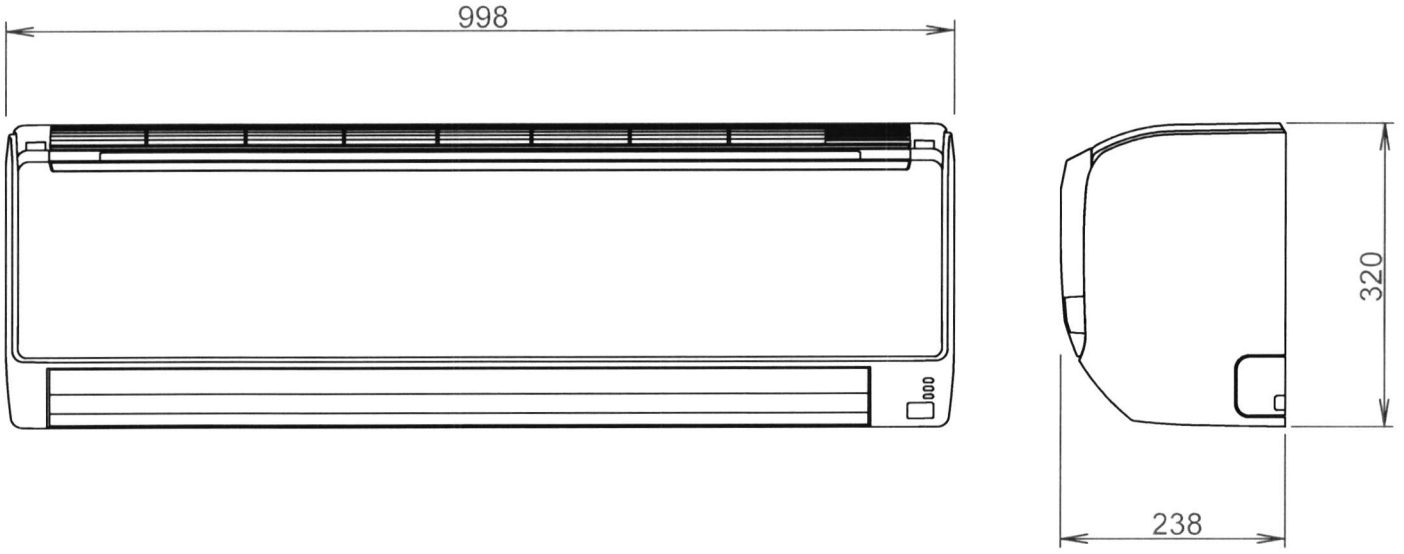
WEIGHT

INDOOR UNIT	Shipping / Net	18 kg / 14 kg
OUTDOOR UNIT	Shipping / Net	47 kg / 43 kg

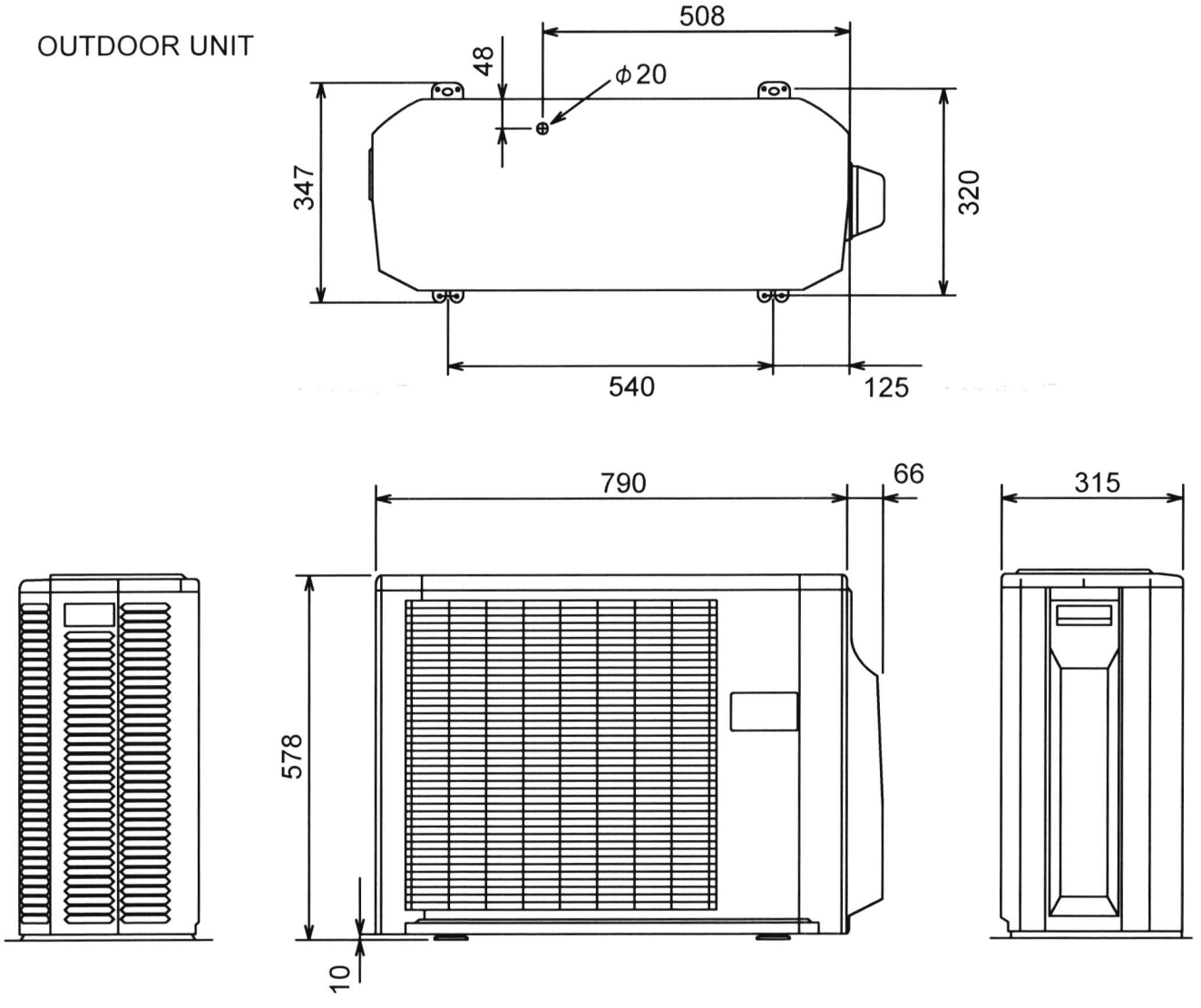
DIMENSIONS

Unit : mm

INDOOR UNIT



OUTDOOR UNIT



KF CONSILIUM

PO Box 37, Amberley 7441, New Zealand

CONWAY COUNTRY ESTATES LIMITED

CONWAY COUNTRY ESTATE

ON-SITE SOAKPIT DESIGN

Contents

2. On-site soakpit design calculations

3. Ground investigation infiltration rate report (extract)

4. Typical Private Lot Soakpit Detail

5. Soakpit Management Plan

Prepared by: HJK

Date: July 2013

File: C:\Users\Hayden\Dropbox\Consilium\Projects\1112 Conway Developments\Drainage\1112 Soakpit Summary.docx

KF CONSILIUM

Conway Country Estate
On-Site Soakpit Calculation

Rain fall depth based on Storm Duration (mm) with climate change

Table. 1

Return period (years)	10	20	30	1hr 60	2hr 120	6hr 360	12hr 720	24hr 1440	48hr 2880	72hr 4320
2	5.8	8.0	9.6	13.5	19.0	32.7	45.8	64.1	77.5	86.6
10	8.8	12.0	14.3	**19.3**	27.4	47.3	66.7	93.8	114.1	128.1
20	10.8	14.5	17.1	23.0	32.5	56.6	80.0	113.2	138.6	155.7
30	12.3	16.3	19.3	25.7	36.4	63.6	90.4	128.4	157.6	177.5
40	13.5	17.8	21.1	27.9	39.8	69.6	99.2	141.3	173.3	195.4
50	14.6	19.2	22.5	**29.6**	42.2	74.0	105.6	150.4	185.0	208.9
100	18.8	24.2	28.1	36.3	51.8	91.0	130.2	185.2	228.8	258.9

Intensities based on Storm Duration (mm/hr)

Table. 2

Return period (years)	10	20	30	1hr 60	2hr 120	6hr 360	12hr 720	24hr 1440	48hr 2880	72hr 4320
2	34.630	23.863	19.293	11.500	9.520	5.448	3.818	2.671	1.614	1.202
10	53.050	35.964	28.616	**16.200**	13.690	7.884	5.555	3.909	2.378	1.779
20	64.838	43.433	34.147	19.100	16.253	9.431	6.667	4.718	2.888	2.163
30	73.680	48.770	38.535	21.100	18.206	10.595	7.530	5.348	3.284	2.466
40	81.048	53.418	42.243	22.700	19.894	11.605	8.269	5.889	3.611	2.713
50	87.679	57.470	44.945	**24.100**	21.122	12.341	8.801	6.268	3.854	2.901
100	112.730	72.575	56.242	29.600	25.911	15.166	10.847	7.716	4.766	3.595

Peak Inflow Flow Rates (cms)

Table. 3

Return period (years)	10	20	30	1hr 60	2hr 120	6hr 360	12hr 720	24hr 1440	48hr 2880	72hr 4320
2	0.0123	0.0085	0.0068	0.0041	0.0034	0.0019	0.0014	0.0009	0.0006	0.0004
10	0.0188	0.0127	0.0101	**0.0057**	0.0048	0.0028	0.0020	0.0014	0.0008	0.0006
20	0.0230	0.0154	0.0121	0.0068	0.0058	0.0033	0.0024	0.0017	0.0010	0.0008
30	0.0261	0.0173	0.0136	0.0075	0.0064	0.0038	0.0027	0.0019	0.0012	0.0009
40	0.0287	0.0189	0.0150	0.0080	0.0070	0.0041	0.0029	0.0021	0.0013	0.0010
50	0.0311	0.0204	0.0159	**0.0085**	0.0075	0.0044	0.0031	0.0022	0.0014	0.0010
100	0.0399	0.0257	0.0199	0.0105	0.0092	0.0054	0.0038	0.0027	0.0017	0.0013

Inflow Volume (Rc)

Table. 4

Return period (years)	10	20	30	1hr 60	2hr 120	6hr 360	12hr 720	24hr 1440	48hr 2880	72hr 4320
2	7.36	10.14	12.30	14.66	24.28	41.68	58.41	81.73	98.78	110.35
10	11.27	15.28	18.24	**20.66**	34.91	60.32	84.99	119.61	145.53	163.35
20	13.78	18.46	21.77	24.35	41.45	72.15	102.01	144.38	176.76	198.54
30	15.66	20.73	24.57	26.90	46.43	81.06	115.21	163.65	200.98	226.35
40	17.22	22.70	26.93	28.94	50.73	88.78	126.51	180.21	220.99	249.08
50	18.63	24.43	28.65	**30.73**	53.86	94.41	134.65	191.80	235.87	266.33
100	23.96	30.84	35.86	37.74	66.07	116.02	165.97	236.11	291.69	330.05

Outflow Volume (V soak)

Table. 5

Return period (years)	10	20	30	1hr 60	2hr 120	6hr 360	12hr 720	24hr 1440	48hr 2880	72hr 4320
2	20.99	41.99	62.98	125.96	251.92	755.77	1511.55	3023.09	6046.18	9069.28
10	20.99	41.99	62.98	**125.96**	251.92	755.77	1511.55	3023.09	6046.18	9069.28
20	20.99	41.99	62.98	125.96	251.92	755.77	1511.55	3023.09	6046.18	9069.28
30	20.99	41.99	62.98	125.96	251.92	755.77	1511.55	3023.09	6046.18	9069.28
40	20.99	41.99	62.98	125.96	251.92	755.77	1511.55	3023.09	6046.18	9069.28
50	20.99	41.99	62.98	**125.96**	251.92	755.77	1511.55	3023.09	6046.18	9069.28
100	20.99	41.99	62.98	125.96	251.92	755.77	1511.55	3023.09	6046.18	9069.28

Storage Required (V stor = Rc - V soak)

Table. 6

	10	20	30	1hr 60	2hr 120	6hr 360	12hr 720	24hr 1440	48hr 2880	72hr 4320
2	-13.63	-31.85	-50.68	-111.30	-227.65	-714.09	-1453.13	-2941.37	-5947.41	-8958.92
10	-9.72	-26.70	-44.74	**-105.31**	-217.02	-695.46	-1426.56	-2903.48	-5900.66	-8905.92
20	-7.22	-23.53	-41.21	-101.61	-210.48	-683.62	-1409.54	-2878.71	-5869.43	-8870.74
30	-5.34	-21.26	-38.41	-99.06	-205.50	-674.72	-1396.33	-2859.44	-5845.20	-8842.93
40	-3.77	-19.28	-36.05	-97.02	-201.19	-667.00	-1385.04	-2842.88	-5825.19	-8820.19
50	-2.36	-17.56	-34.33	**-95.23**	-198.06	-661.36	-1376.89	-2831.29	-5810.31	-8802.95
100	2.96	-11.14	-27.13	-88.22	-185.85	-639.75	-1345.58	-2786.98	-5754.49	-8739.22

(Storage required is inspected against soakpit storage volume)

Input field
Output field

Rational Method

Q= KCIA
k= 0.00278 unit conv.
C_T= 0.98 See below
I= see table
A= 1300 m^2
0.13 ha

Weighted Curve Number (C_T)

C_1	0.98	C_5	0
A_1	1	A_5	0
C_2	0	C_6	0
A_2	0	A_6	0
C_3	0	C_7	0
A_3	0	A_7	0
C_4	0	C_8	0
A_4	0	A_8	0

$C=(C_1*A_1...C_NA_N)/\varepsilon A_N$

C_T= 0.98

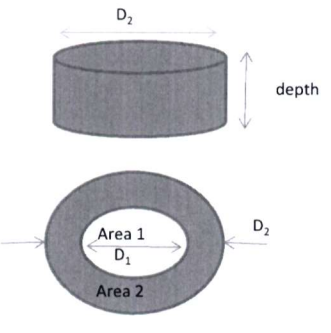
Soak pit details

depth 3 m
D_1 0.30 m
D_2 0.90 m
A_1 0.07 m^2
A_2 0.64 m^2 *(base area)*
A_{2-1} 0.57 m^2
V_1 0.21
V_{2-1}
% Void$_1$= %
% Void$_2$ 30 %
Volume
Soakage characteristics
0.0 m/sec
K= 0.00000 mm/hr

Soakpit discharge rate

Q= 0.03 m³/sec *(A 2 X K)*
q= lt/sec

HUNTLY DISTRICT COUNCIL
Plans and specifications APPROVED
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:



- Subsurface within the gravel layer at an average 2 m bgl using a flooded basin technique to determine its potential for the discharge from road reserve and on-site soakpits. These latter tests involved the sinking of a 150 mm drainage pipe 0.5 m into the sand gravel layer via a 500 mm bore drilled by an auger. Bentonite was used to seal the base of the bore outside the drainage pipe, followed by backfilling with the excavated material. Then water was supplied to the drainage pipe to saturate the gravel layer and seal the gravels outside the pipe. The following day water was applied to the pipe at a rate that maintained a static head. This rate is taken as the soakage rate of the gravels for the small area at the base of the pipe. The average value obtained is then divided by the area to give a soakage rate per square metre.

The results of the surface and subsurface testing are contained in Tables 2 and 3 respectively.

Table 2 - Surface Infiltration Results

Location	Infiltration Rate (mm/hr)
Site 1	36
Site 2	120
Site 3	16
Site 4	12
Site 5	60
Site 6	60
Average	**51**

Although infiltration rates of the loess immediately below the topsoil were not measured during the site visits, an average K_{sat} of no more than 12 mm/hr was obtained within the same soil type in nearby Courage Road. .

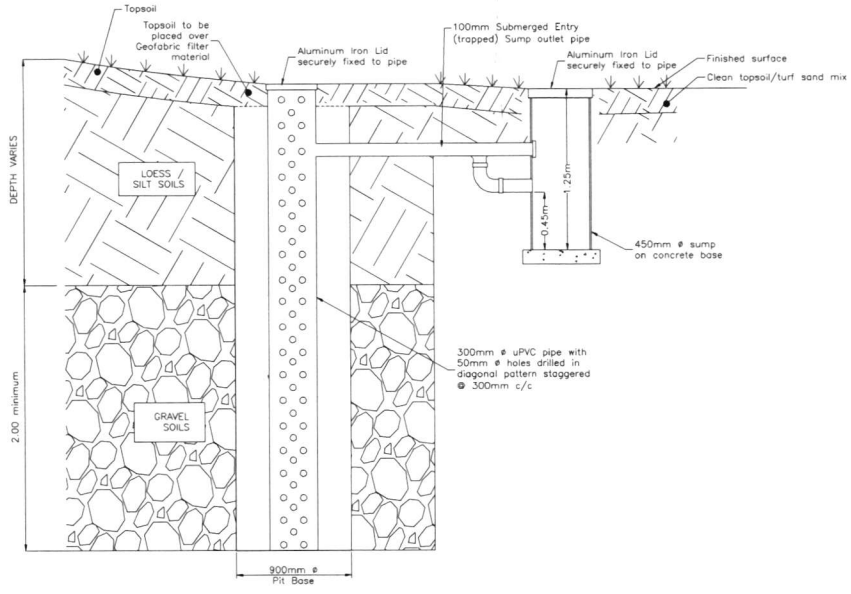
Table 3 – Pit Soakage Results

Location	Soakage Rate in L/sec from end of 150 mm pipe (0.0177 m^2)	Derived Unit Soakage Rate (L/sec/m^2)
BH1	1.05	60
BH2	0.69	40
BH3	1.18	67
Average	**0.97**	**55**

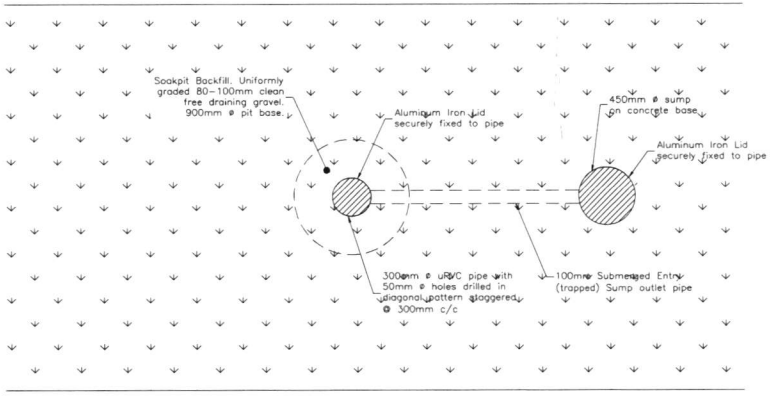
These results from pits at representative locations within the proposed road reserve show that the sand gravel layer is suitable for the establishment of stormwater soakpits.

2.5 Groundwater

Sixteen of the 33 wells within 1,000 metres of the site (shown on the plan in Appendix D) have been abandoned. Information on the balance presented in Table 4 shows that the nearest drinking water supplies are the Hurunui District Council run public supply wells comprising a shallow gallery at 3.5 m bgl and deeper bores at levels between 16 m bgl and 125 m bgl located adjacent to Kowai Stream in the Amberley Domain, 750 metres to the southwest; and a cluster of private wells 300 metres to the northeast. The public supply wells proposed by the Applicants will come from an aquifer at 100 m bgl. The other wells in the vicinity are two shallow



PRIVATE LOT SOAKPIT
DETAIL – SECTION
(Scale 1:20)



PRIVATE LOT SOAKPIT
DETAIL – PLAN
(Scale 1:20)

Notes

1. All works are to be in accordance with the Project Specification and the requirements of Hurunui District Council
2. Location and level of existing sewers and services that are to remain on line of proposed sewers and services are to be trial holed and recorded prior to commencement of trenching and proposed long-section verified.

KF CONSULTANTS
PO Box 37 Amberley 7441, New Zealand
info@kfconsultants.co.nz

KAIAPOI SECTION E LTD
CONWAY DEVELOPMENTS LTD

Rev.	Content	Date	Check
A	Construction issue	14/2/12	
B	Sub-soil drain removed	30/8/13	

	Name		Date
Design:	TR		18-11-11
Review:	-		-
Drawn:	TR		18-11-11
Check:	KJR		-
Approved:	-		-

Project: CONWAY COUNTRY ESTATE
Title: PRIVATE DRAINAGE CONSTRUCTION DETAILS

Scale: AS SHOWN
Status: Construction
Dwg No: 1112/414
SHT: A1
Rev: 3

Management Plans for Stormwater Disposal Systems

Soakholes associated with a sump with submerged outlet and silt trap

1. During construction of a dwelling or earthworks on the site the sump should be inspected once every month, and cleaned of any accumulated sediments.

2. Thereafter the sump and soak pit shall be inspected and maintained in January and July each year (or at regular intervals not exceeding 6 months)

3. Maintenance shall include, but not be limited to, the removal of any litter, debris, and accumulated sediment.

4. The sump grate shall remain in place at all times except when inspections and maintenance are undertaken.

5. The sump shall not be used for the disposal of any other liquids or waste apart from on site stormwater.

6. The top discharge pipe cap within the pre-entry sump shall remain in place at all times as a water tight seal except when inspected at the time of maintenance.

7. At the time of inspections should the silt depth in the bottom of the sump exceed 100mm it shall be removed immediately. All other debris shall also be cleaned from the sump.

8. The owner(s) shall take all practical steps to avoid spills of fuel, oil, or any other contaminants into the sump or soakhole. If a spill occurs and the contaminant enters the sump, the submerged outlet to the soakhole will act as a trap. The collected contaminant shall be removed immediately by carefully removing the fuel/oil/liquid by decanting it into a bucket or similar and disposing of the contents appropriately.

9. If water ponds or flows overland in a storm recognised as having a 2% or less Annual Exceedance Probability (AEP) then the owner shall take immediate measures to replace/extend the soakhole and associated connecting pipework to Council's satisfaction.

Notes to accompany Building Consents for Conway Developments Subdivision, Willowside Place, Amberley.

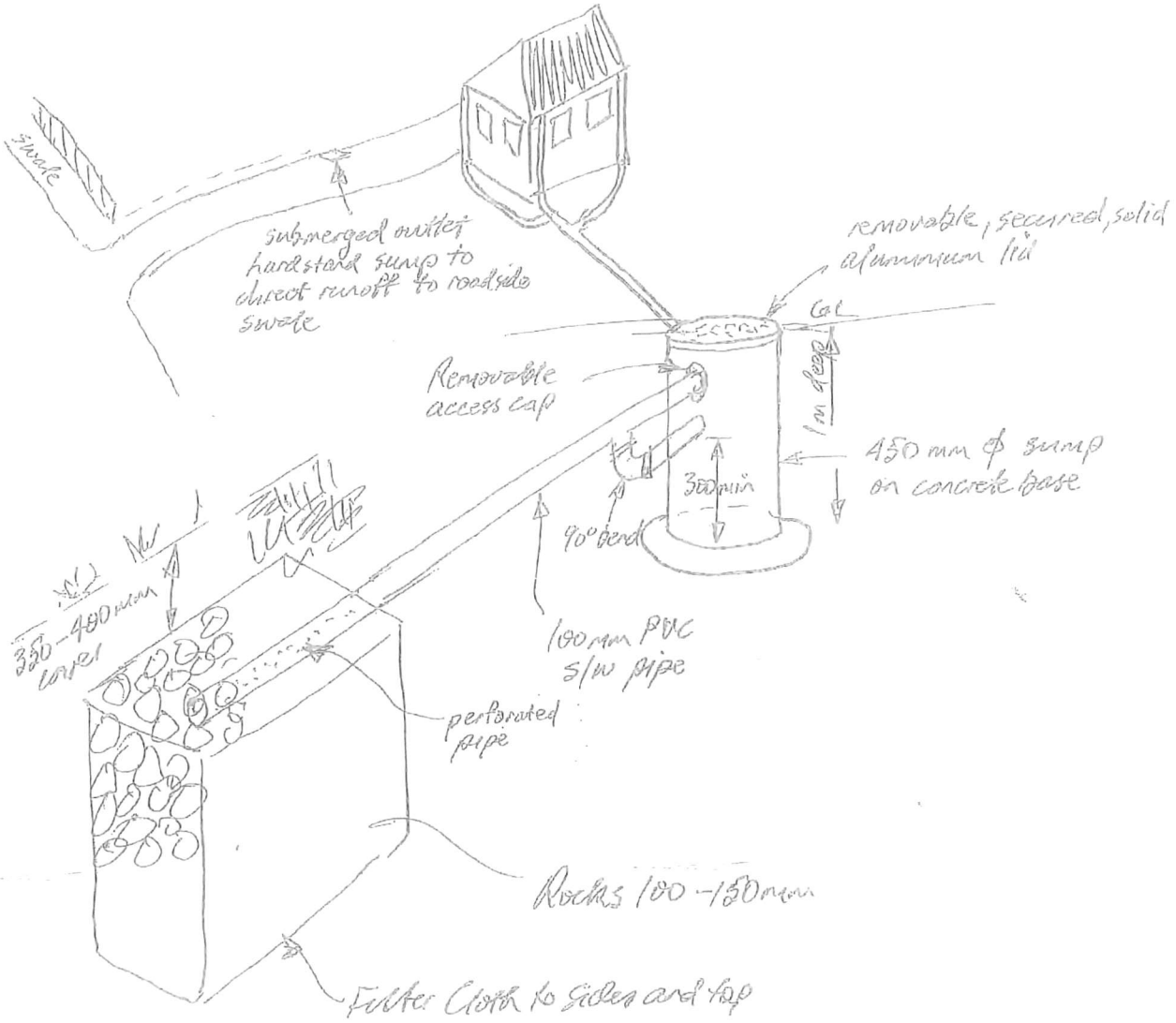
This consent is issued subject to a suitable storm water disposal system being installed to satisfy both ECan Consent CRC102665 and the HDC Resource Consent, in particular that:

1. *Roof storm water shall be discharged into land via soak holes that exclude all other storm water*
2. *Storm water from hard stand areas on the lots shall be discharged via on-site swales or vegetated areas*
3. *Storm water on the residential lots in excess of the capacity of the swales shall flow over land to the road and/or right of way.*

A stone-filled soak hole of minimum volume 5 cubic metres per 100 square metres of buildings' roof area shall be installed with a submerged entry sump (refer Figure 8 of Acceptable Solutions E1 for Type 1 sump), into which all downpipes from buildings' roofs shall be directed. The soak hole shall not exceed 3.7 metres in depth, and be lined on all sides and top with filter fabric complying with AS 3706.1 (0.45 mm min thickness and mass 140g/m2)

The soak hole must be observed by a Council Officer over a full working day once excavated and pre-soaked, before any boulders are placed, to ensure no penetration of the water table has occurred. If the water table is determined to be higher than the base of the excavation, additional soak holes will be required to achieve the required storage volume.

House sections shall be shaped and landscaped to ensure that all storm water runoff from hardstand areas is directed to the roadside swale, and not discharged onto ground.


swale
submerged outlet
hardstand sump to
direct runoff to roadside
swale
removable, secured, solid
aluminium lid
GL
Removable
access cap
1m deep
450 mm ϕ sump
on concrete base
300 min
90° bend
350-400 mm
layer
100 mm PVC
S/W pipe
perforated
pipe
Rocks 100-150 mm
Filter Cloth to Sides and Top

Management Plan for Stormwater Disposal System

1. During construction of a dwelling or earthworks on the site the sump should be inspected once every month and cleaned of any accumulated sediments.

2. Thereafter the sump and soak pit shall be inspected and maintained January each year.

3. Maintenance shall include, but not limited to, the removal of any litter, debris and accumulated sediment.

4. The sump shall remain in place at all times except when inspections and maintenance are undertaken.

5. The sump shall not be used for the disposal of any other liquids or waste apart from onsite stormwater.

6. The top outlet pipe cap shall remain in place at all times as a water tight seal except when inspections and maintenance are undertaken.

7. At the time of inspections should the silt depth in the bottom of the sump exceed 50mm it shall be removed immediately at the time of the inspection.

8. The owner shall take all practical steps to avoid spills of fuel, oil or any other contaminant into the swale, sump or soak hole. If a spill occurs into the sump, then the submerged outlet to the soak hole will act as an oil trap. This shall be removed immediately by carefully removing the fuel/oil/liquid be decanting it into a bucket or similar and disposing of the contents appropriately.

9. If water ponds or flows overland in a storm recognised as having a 1% of less Annual Exceedance Probability (AEP) then the owner shall take immediate measures to replace/extend the soak hole and associated connecting pipework to Councils satisfaction.

Geotech, Engineer Reports & Conditions PS1 & 2

constructure
structural engineering

8 August 2013 3929

Mike Greer Homes

Email: workingdrawings@mikegreerhomes.co.nz

Dear Sirs,

SOIL BEARING INVESTIGATION
LOT 38, ORMANDY COURT, CONWAY COUNTRY, AMBERLEY

I confirm that a soil investigation was completed on 7 August 2013 at the above property and now report as follows.

The section is located in a sub-division off Willowside Place to the Western side of Amberley. Lot 38 is on the Eastern side of Ormandy Courts, the site is relatively flat with a thick grass covering.

The geotechnical investigation consisted of four penetrometer tests and one hand auger to determine the underlying soil conditions and allowable bearing capacity. The locations and results of the scala penetrometer tests are recorded on the attached plan and 'soil investigation record' sheets.

The static water table was encountered approximately 1400mm below existing ground level at the time of this investigation.

Conclusion

The hand auger revealed top soil to approximately 450mm overlying sands with gravelly sand at 1500mm. The scala penetrometer results indicated medium bearing capacity at 450mm below existing ground level on medium sand.

We recommend a safe bearing pressure of 60kPa is used in designing the foundations at a minimum depth of 450mm or to solid bearing and below organic material. 60kPa safe bearing pressure equates to 180kPa ultimate bearing pressure. Foundations will require a specific engineering design. We have not assessed the liquefaction potential of this site but infer that liquefaction does not occur at this site. The Environment Canterbury Regional Council report, number R12/83, confirms this.

All rubbish, noxious and organic matter as outlined in NZS3604:2011 Clause 3.5.1 should be removed from the building area and the ground brought back up to formation using compacted hardfill if required prior to pouring the foundation slab. An engineer should inspect the foundations at the time of excavation to ensure adequate bearing throughout.

Cont...

229 Lichfield Street, PO Box 21381, Christchurch 8143
Phone 03 365 3243 **Email** cory@constructure.co.nz

Cont....

Please note that my recommendations are based on a limited number of penetrometer tests and the nature and continuity of subsoil conditions is inferred. It should be appreciated that actual conditions could vary from the tests results.

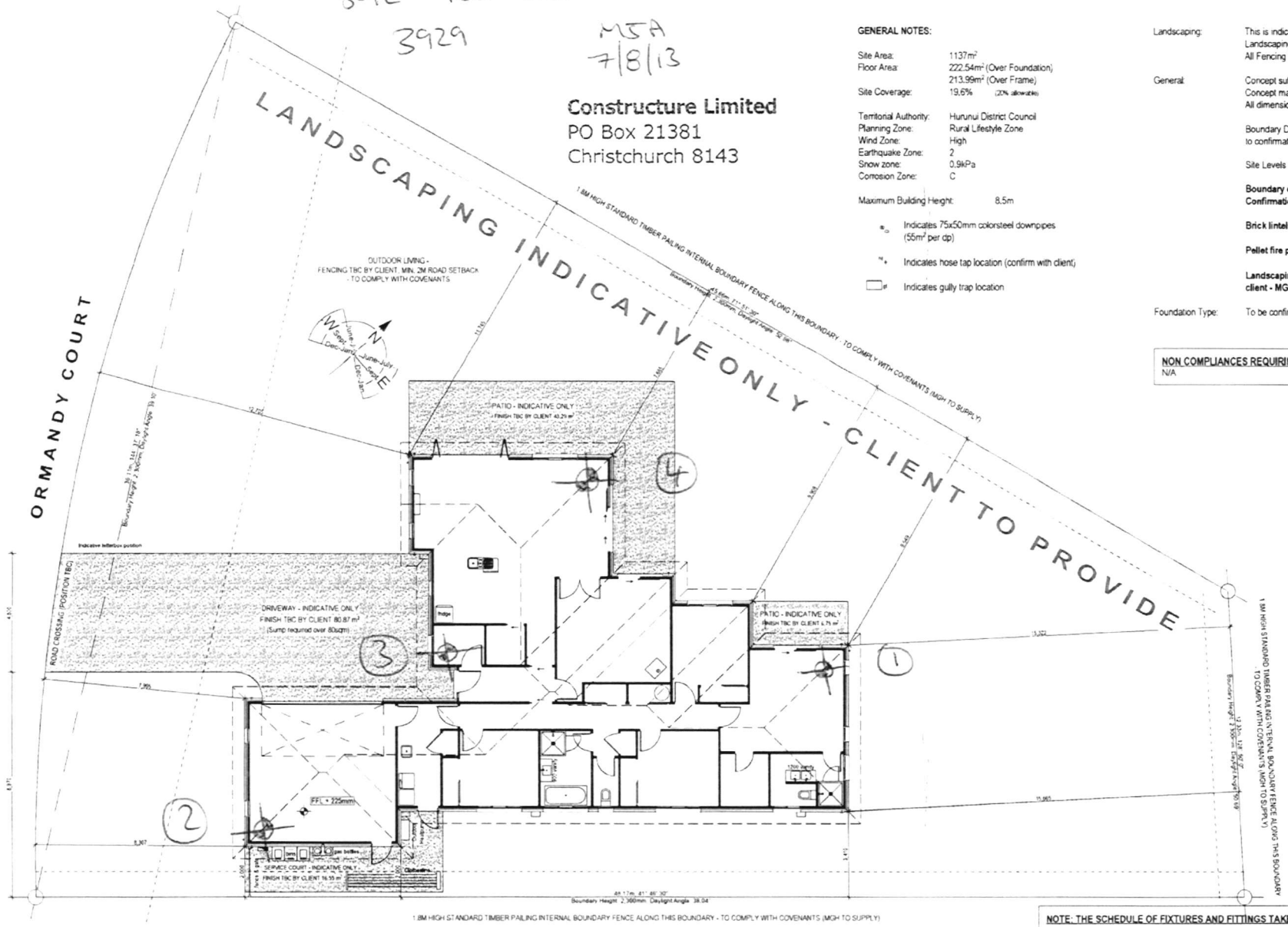
Please contact me should any further information be required.

Yours faithfully

Cory Bedford
BEng (HONS) MIPENZ CPEng IntPE (NZ)
Encl.

SOIL TEST LOCATIONS
3929
MJA
7/8/13

Constructure Limited
PO Box 21381
Christchurch 8143



GENERAL NOTES:

Site Area:	1137m²
Floor Area:	222.54m² (Over Foundation)
	213.99m² (Over Frame)
Site Coverage:	19.6% (20% allowable)
Territorial Authority:	Hurunui District Council
Planning Zone:	Rural Lifestyle Zone
Wind Zone:	High
Earthquake Zone:	2
Snow zone:	0.9kPa
Corrosion Zone:	C
Maximum Building Height:	8.5m

Indicates 75x50mm colorsteel downpipes (55m² per dp)

Indicates hose tap location (confirm with client)

Indicates gully trap location

Landscaping:	This is indicative only purely for presentation purposes. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants
General:	Concept subject to TA rules and regulations Concept may be subject to subdivision developer's approval All dimensions to be confirmed on site
	Boundary Dimensions and bearings subject to confirmation
	Site Levels subject to confirmation
	Boundary dimensions are approximate only - Confirmation required with CT.
	Brick lintels required above windows in gable.
	Pellet fire position, model, flue height & clearances TBC.
	Landscaping is indicative only - to be provided by client - MGH to supply boundary fences.
Foundation Type:	To be confirmed.

NON COMPLIANCES REQUIRING RESOURCE CONSENT:
N/A

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

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ADRESS: 346 Flaxton Road, Rangiora 7440
WEB: www.mikegreerhomes.co.nz

JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	**SITE PLAN**	LOT 38 DP: ADDRESS: Ormandy Court, Conway Country, Amberley	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	26/05/2013	Chelsea	1:150	**SK-02**
			© 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	AMENDMENT DATE: 10/06/2013	VERSION: V3	JOB # N1532	OF: 7

soil investigation record

constructure
structural engineering

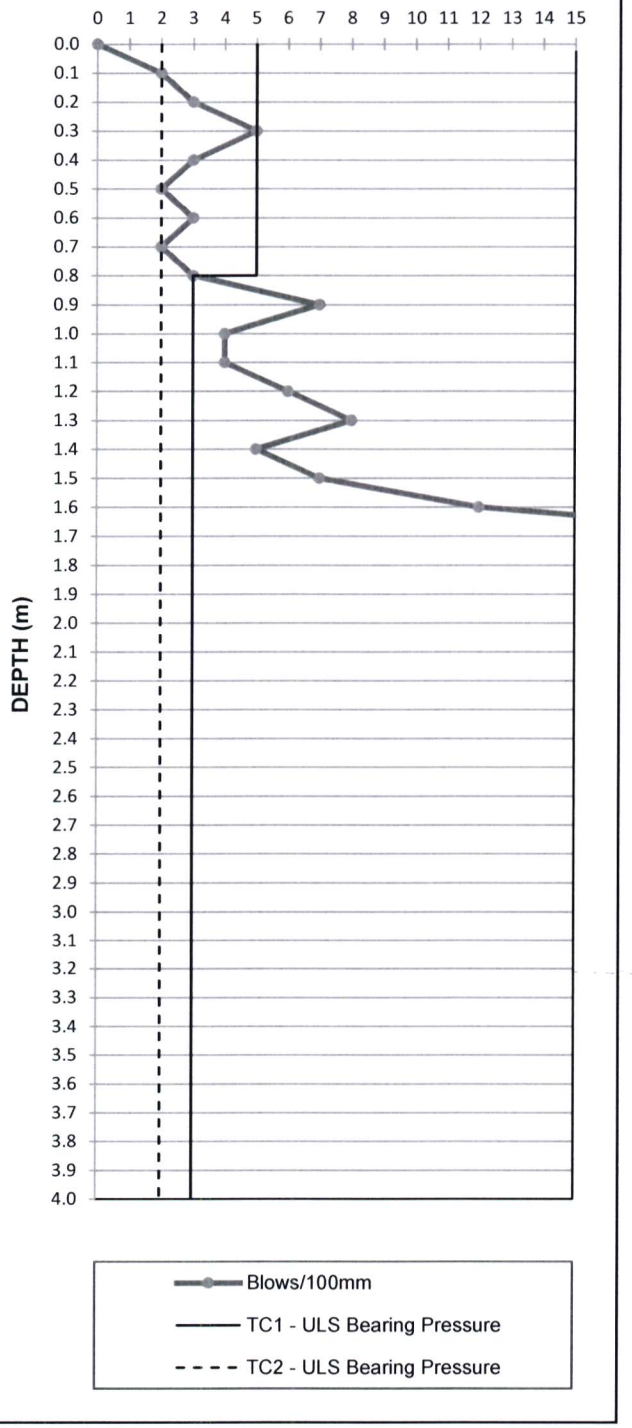
project	**LOT 38 ORMANDY COURT, CONWAY COUNTRY, AMBERLEY**	**no.**	**1 OF 4**
ref	**3929**	**date**	**7/08/2013**
by	**MA**	**checked**	

Test Location 1

Depth (m)	Symbol	Bore Log (Hand Auger) Description
GL		Topsoil
0.2		
0.4		
0.6		Sand
0.8		
1.0		
1.2		
1.4		Waterstrike
1.6		Sandy gravel - refusal
1.8		
2.0		
2.2		
2.4		
2.6		
2.8		
3.0		
3.2		
3.4		
3.6		
3.8		
4.0		Stopped

Notes:
- Refer to attached site plan for location.
- TC1 ULS bearing pressure in accordance with NZS3604:2011 and based on a 400mm D x 240mm W footing.
- TC2 ULS bearing pressure in accordance with the MBIE Guidance document "Repairing and rebuilding houses affected by the Canterbury Earthquake", dated December 2012.

Scala Penetrometer (Blows/100mm)



soil investigation record

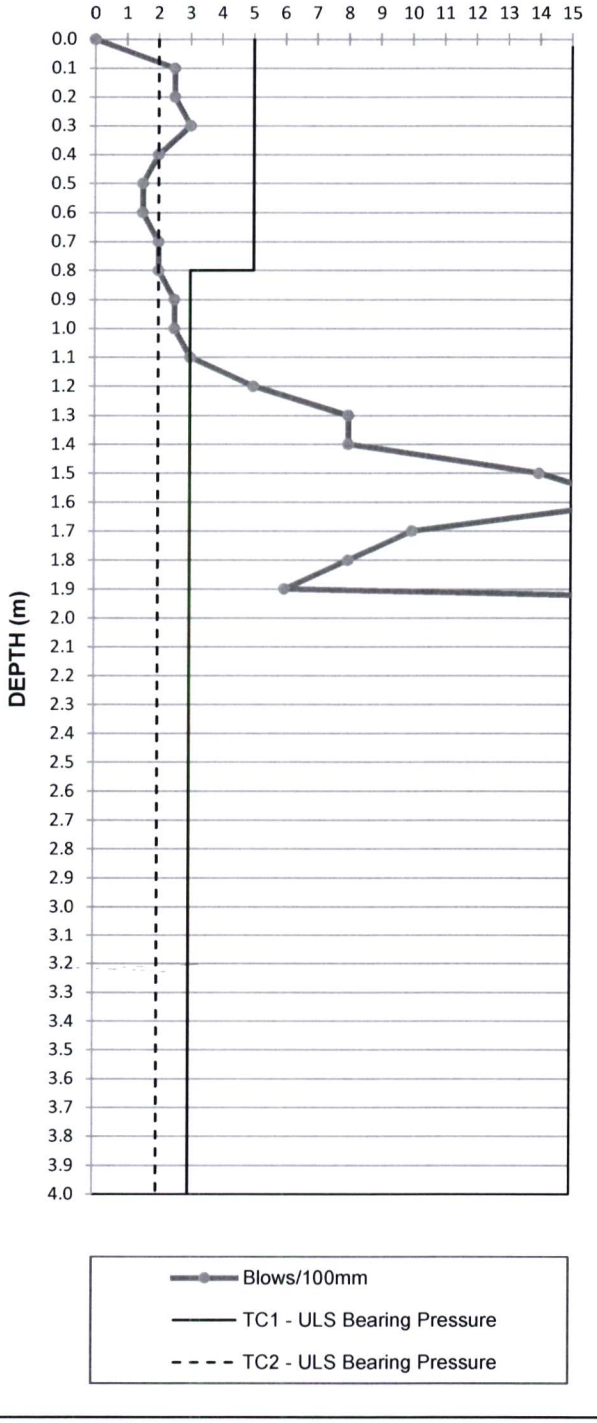
constructure
structural engineering

project	**LOT 38 ORMANDY COURT, CONWAY COUNTRY, AMBERLEY**	**no.**	**2 OF 4**
ref	**3929**	**date**	**7/08/2013**
by	**MA**	**checked**	

Test Location 2

Depth (m)	Bore Log (Hand Auger) Symbol	Description
GL		Topsoil
0.2		
0.4		
0.6		Sand
0.8		
1.0		
1.2		
1.4		Waterstrike
1.6		Sandy gravel - refusal
1.8		
2.0		
2.2		
2.4		
2.6		
2.8		
3.0		
3.2		
3.4		
3.6		
3.8		
4.0		Stopped

Scala Penetrometer **(Blows/100mm)**



Notes:
- Refer to attached site plan for location.
- TC1 ULS bearing pressure in accordance with NZS3604:2011 and based on a 400mm D x 240mm W footing.
- TC2 ULS bearing pressure in accordance with the MBIE Guidance document "Repairing and rebuilding houses affected by the Canterbury Earthquake", dated December 2012.

soil investigation record

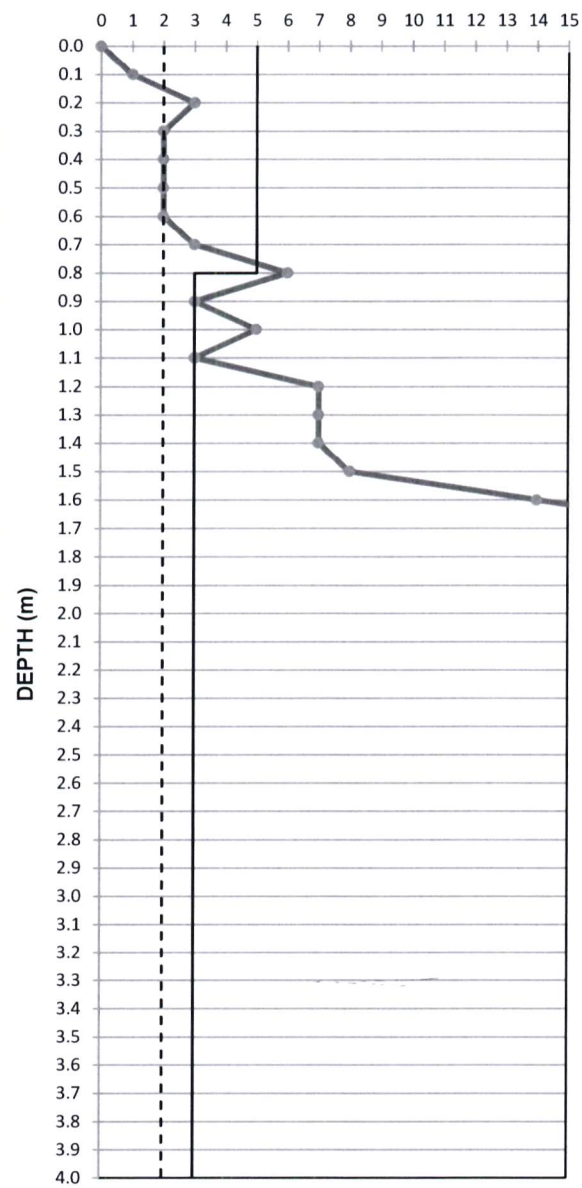
constructure
structural engineering

project	**LOT 38 ORMANDY COURT, CONWAY COUNTRY, AMBERLEY**	**no.**	**3 OF 4**
ref	**3929**	**date**	**7/08/2013**
by	**MA**	**checked**	

Test Location 3

Depth (m)	Bore Log (Hand Auger) Symbol	Description
GL		Topsoil
0.2		
0.4		
0.6		Sand
0.8		
1.0		
1.2		
1.4		Waterstrike
1.6		Sandy gravel - refusal
1.8		
2.0		
2.2		
2.4		
2.6		
2.8		
3.0		
3.2		
3.4		
3.6		
3.8		
4.0		Stopped

Scala Penetrometer **(Blows/100mm)**



Notes:
- Refer to attached site plan for location.
- TC1 ULS bearing pressure in accordance with NZS3604:2011 and based on a 400mm D x 240mm W footing.
- TC2 ULS bearing pressure in accordance with the MBIE Guidance document "Repairing and rebuilding houses affected by the Canterbury Earthquake", dated December 2012.

soil investigation record

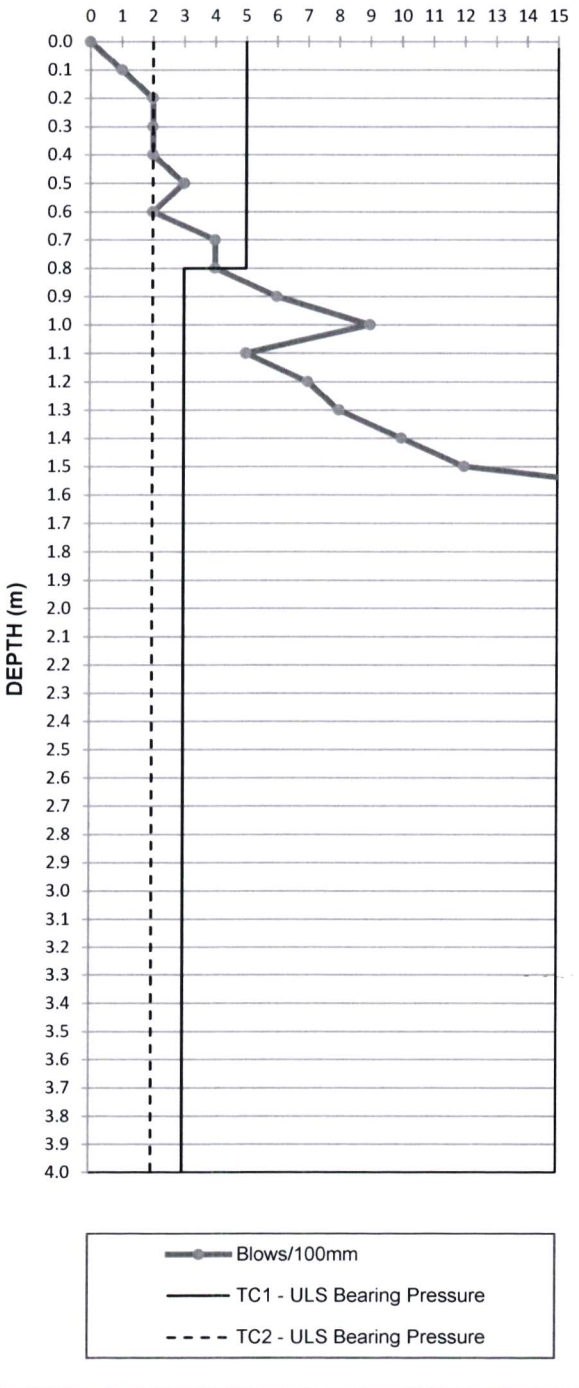
constructure structural engineering

project	**LOT 38 ORMANDY COURT, CONWAY COUNTRY, AMBERLEY**	**no.**	**4 OF 4**
ref	**3929**	**date**	**7/08/2013**
by	**MA**	**checked**	

Test Location 4

Depth (m)	Bore Log (Hand Auger) Symbol	Description
GL		Topsoil
0.2		
0.4		
0.6		Sand
0.8		
1.0		
1.2		
1.4		Waterstrike
1.6		Sandy gravel - refusal
1.8		
2.0		
2.2		
2.4		
2.6		
2.8		
3.0		
3.2		
3.4		
3.6		
3.8		
4.0		Stopped

Scala Penetrometer **(Blows/100mm)**



Notes:
- Refer to attached site plan for location.
- TC1 ULS bearing pressure in accordance with NZS3604:2011 and based on a 400mm D x 240mm W footing.
- TC2 ULS bearing pressure in accordance with the MBIE Guidance document "Repairing and rebuilding houses affected by the Canterbury Earthquake", dated December 2012.

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) **B1**

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side)*

ISSUED BY: **CONSTRUCTURE LIMITED** *(Design Firm)*

TO: **MIKE GREER HOMES** *(Owner/Developer)*

TO BE SUPPLIED TO: **HURUNUI DISTRICT COUNCIL** *(Building Consent Authority)*

IN RESPECT OF: **NEW DWELLING** *(Description of Building Work)*

AT: **LOT 38 ORMANDY COURT CONWAY COUNTRY AMBERLEY** *(Address)*

LOT 38 **DP** **SO**

We have been engaged by the owner/developer referred to above to provide **Structural Engineering Design and Construction Monitoring of the foundations and LBW slab thickening only.** *(Extent of Engagement)*

services in respect of the requirements of

Clause(s) **B1 (STRUCTURE)** of the Building Code for

○ All or ☑ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☑ Compliance Documents issued by Department of Building & Housing **B1/VM1; B1/VM4; B1/AS1; Repairing & rebuilding houses affected by the Canterbury earthquake December 2012** *(verification method / acceptable solution)* or

☐ Alternative solution as per the attached schedule .....

The proposed building work covered by this producer statement is described on the **Constructure Limited drawings titled Lot 38 Ormandy Court Conway Country & numbered 3929 S.01**

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions **Ground conditions as per Constructure soil bearing investigation dated 8 August 2013 ref 3929**

(ii) All proprietary products meeting their performance specification requirements;

I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, **CORY JOHN BEDFORD** *(Name of Design Professional)* am: ☑ CPEng **238134** .....# ☐ Reg Arch .....#

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: **BEng (HONS) MIPENZ CPEng**

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Design Firm is a member of ACENZ ☑ YES ☐ NO

SIGNED BY **C J BEDFORD** ON BEHALF OF **CONSTRUCTURE LIMITED** *(Design Firm)*

Date **29/08/13** *(signature)* .....

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design	Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
PS2 Design Review	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
PS3 Construction	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 [1] or Schedules E1/E2 of NZIA's SCC 2007 [2]
PS4 Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

*** Professional Indemnity Insurance**

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to $500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1CM5) [3] (OL1-OL4) [2]. The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

1 *Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003*

2 *NZIA Standard Conditions of Contract SCC 2007 (1st edition)*

3 *Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)*

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz

IPENZ ENGINEERS NEW ZEALAND
NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED
ACENZ

constructure
structural engineering

29 August 2013 3929

Mike Greer Homes

Dear Sirs,

APPLICATION FOR BUILDING CONSENT
LOT 38, ORMANDY COURT, CONWAY COUNTRY, AMBERLEY
STRUCTURAL ENGINEERING INSPECTIONS

We have been engaged to monitor the construction and wish to confirm the extent of our monitoring.

We will monitor the construction of the building structure. This will be an audit of a sample of work, rather than a detailed inspection of every component. We ask that the builder notify us at least 24 hours in advance of all major items of work before they are concealed. On this project, that would include:

- Foundations at excavation.
- Foundations & Slab thickenings before casting.

The number of inspections for each item above will depend on the builders method of construction, concrete pour sequencing and such like and shall be agreed with the builder as the works progress.

For any construction queries or inspection notifications, please contact our office.

A Producer Statement – PS4 – Construction Review could be issued once the above inspections have been completed.

Please forward this to the Local Authority as part of the Building Consent documentation.

Yours faithfully

Cory Bedford
BEng (HONS) MIPENZ CPEng IntPE(NZ)

229 Lichfield Street, PO Box 21381, Christchurch 8143
Phone 03 365 3243 **Email** cory@constructure.co.nz

Form 2A

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and Section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: Lot 38 Ormandy Court	
Suburb: Conway Country	
Town/City: Amberley	Postcode:

THE OWNER

Name(s): Mike Greer Homes	
Mailing address:	
Suburb:	PO Box/Private Bag
Town/City:	Postcode:
Phone number:	Email address:

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED
In accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies (√)	
( )	**sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
( )	**lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
( )	**lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
(√)	**specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I Cory Bedford carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Primary structure			
All RBW Design work relating to B1 (X)		( ) Carried out ( ) Supervised	
Foundations and subfloor framing ( )	Refer to PS1	( ) Carried out ( ) Supervised	Refer to PS1
Walls ( )	Refer to PS1	( ) Carried out ( ) Supervised	Refer to PS1
Roof ( )	Refer to PS1	( ) Carried out ( ) Supervised	Refer to PS1
Columns and beams ( )	Refer to PS1	( ) Carried out ( ) Supervised	Refer to PS1
Bracing ( )	Refer to PS1	( ) Carried out ( ) Supervised	Refer to PS1
Other ( )	Refer to PS1	( ) Carried out ( ) Supervised	Refer to PS1

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required ( ) Yes (√) No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
[List relevant clause numbers of building code]	*[Specify nature of waiver or modification of building code]*

Note: continue on another page if necessary.

ISSUED BY

Name: Cory Bedford	LBP or Registration number: 238134
The practitioner is a: ( ) Design LBP ( ) Registered architect (√) Chartered professional engineer	
Design Entity or Company (optional): Constructure Ltd	
Mailing address (if different from below):	
Street address / Registered office: 229 Lichfield Street	
Suburb:	Town/City: Christchurch
PO Box/Private Bag: PO Box 21381	Postcode: 8143
Phone number: 03 365 3243	Mobile:
After Hours:	Fax:
Email address: cory@constructure.co.nz	Website:

DECLARATION

I Cory Bedford [*name of practitioner*] , LBP,

state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code; or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature:

Date: 29/08/2013

constructure
structural engineering

29 August 2013 3929

Mike Greer Homes

Dear Sirs,

APPLICATION FOR BUILDING CONSENT
LOT 38, ORMANDY COURT, CONWAY COUNTRY, AMBERLEY
STRUCTURAL ENGINEERING CALCULATIONS

The design and calculation process for Constructure Limited projects includes a wide range of activities and documentation including:

- Project team meetings and discussion
- Design based on experience
- Engineering judgement
- Reference to Standards, codes and guidelines
- Drawings and Specification review and mark-up
- Electronic calculations, spreadsheets, etc.
- Written calculations

The attached calculations have been requested by the building consent authority for their review as part of the building consent process. They are provided on the basis that they are accompanying information to assist in the building consent authorities understanding of the design. However, it is the plans and specifications that wholly represent the design.

Please forward this to the Local Authority as part of the Building Consent documentation.

Yours faithfully

Cory Bedford
BEng (HONS) MIPENZ CPEng IntPE(NZ)

229 Lichfield Street, PO Box 21381, Christchurch 8143
Phone 03 365 3243 **Email** cory@constructure.co.nz

Constructure Limited
229 Lichfield Street
PO Box 21381, Christchurch 8143
Ph: 03 365 3243
Email: cory@constructure.co.nz

JOB NAME: Lot 38 Conway County		PAGE No. 1
SECTION:		
JOB No. 3929	DESIGNED: CB	
DATE: 22/08/13	CHECKED:	

① Perimeter foundation

Worst case: RLW = $\frac{8.1}{2}$ + 0.6 = 4.65m = iron knosses

Wall = 2.4 = brveneer

uls = 19.3 kN/m

sls = 15.5 kN/m

RLW is conservative

300mm wide = 64 kPa ≯ 60 ⇒ ok

Use 300mm wide

② Slab thickening

RLW = 4.8m − cover

Wall = 2.4m

uls = 9.5 kN/m

sls = 7.3 kN/m

⇒ 200mm wide = 47.4 kPa ⇒ ok

FOUNDATION LOADINGS CALCULATOR

Use AS/NZS 1170

	Importance level	2		
	Annual Probabilitiy of exceedance	1/500	Wind & EQ	
		1/150	Snow	
Loads		1/25	SLS1	

G	roof			
	light domestic (steel sheet, trusses, ceiling)	0.46	kPa	
	Fdn self-wt			
	Strip say 300wide x 700deep	5.25	kN/m	
	Slab thickening say 300wide x 200 deep	1.5	kN/m	
	1st Floor 20mm particle board	0.15	kPa	
	13mm Gib	0.1	kPa	
	200x45 at 450 crs	**0.15**	kPa	
	Walls Partitions 9.5mm Gib, studs @ 600mm	0.25	kPa	
	Brick veneer, timber framing	2.17	kPa	

Total G		**1st floor**	**0.4**	**Wall only**	**2.17**	**Roof only**	**0.46**
Q	Floor	General areas			1.5	kPa	1.8 kN
		Balconies 1m above ground			2	kPa	
		Stairs and landings			2	kPa	2.7 kN
	Roof	Structural elements			0.25	kPa	1.4 kN
Su		Su = SgxCexui			**0.90**	kPa	take as 0.9 as per DBH
Wu	from separate spreadsheet			Wu up	**-0.747**		
				Wu down	**0.266**		
				Ws	**0.219**		

Combinations

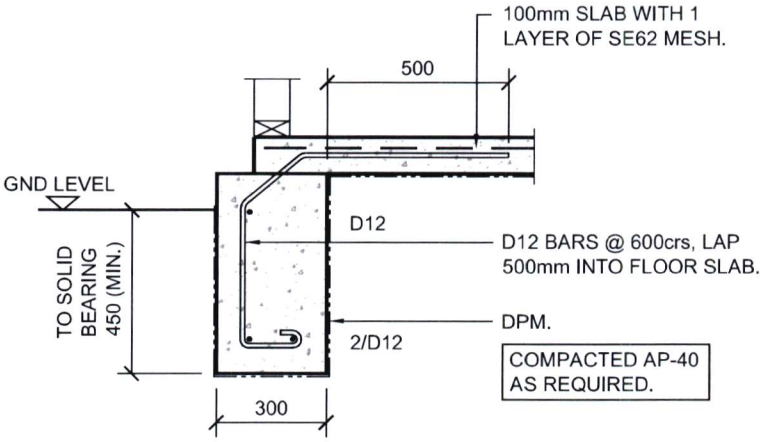
		1st Floor		Roof	
ULS	1.35G	0.54	kPa	0.62	kPa
	1.2G + 1.5Q	2.73	kPa	0.93	kPa
	1.2 G + Su			1.45	kPa
	1.2 G + Wu			0.82	kPa
	0.9G + Wu			-0.33	kPa
SLS	G	0.40	kPa	0.46	kPa
	G + Qs	1.45	kPa	0.64	kPa
	G + Ss			1.09	kPa
	G + Ws			0.68	kPa

Strip Foundation

span (1.0 assumed for bearing calc)			1	m	span/400	0.003
tributary width	1st floor		0	m		
	roof		4.65	m		
	wall above		2.4	m (height)		
ULS load	1st floor		0.00	(assumes 1.2g+1.5q is max)		
	roof		6.75	(assumes snow governs)		
	wall above		6.25	(assumes Rockcote clad)		
	fdn self-wt		6.3			
		ULS TOTAL	**19.30**	**kN/m**		
SLS Load	1st floor		0.00	(assumes 1.2g+1.5q is max)		
	roof		5.07	(assumes snow governs)		
	wall above		5.21	(assumes Rockcote clad)		
	fdn self-wt		5.25			
		SLS TOTAL	**15.53**	**kN/m**		
M*	wl2/8		2.41	kNm		
R*			9.65	kN	Rs	7.76 kN
Bearing	**say 300mm wide**		**64.3**	**kPa**		
	say 250mm wide		**77.2**	**kPa**		
	say 200mm wide		**96.5**	**kPa**		

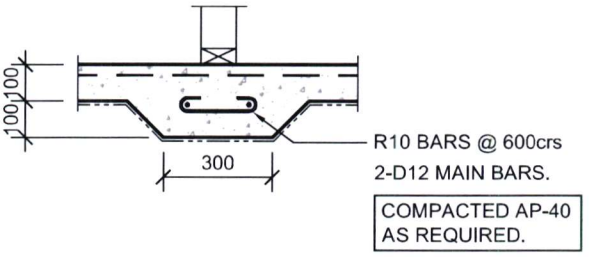
Internal slab thickening

span (1.0 assumed for bearing calc)			1	m	span/400	0.003
tributary width	1st floor		0	m		
	roof		4.8	m		
	wall above		2.4	m (height)		
ULS load	1st floor		0.00	(assumes 1.2g+1.5q is max)		
	roof		6.97	(assumes snow governs)		
	wall above		0.72	(assumes Partitions)		
	fdn self-wt		1.8			
		ULS TOTAL	**9.49**	**kN/m**		
SLS Load	1st floor		0.00	(assumes 1.2g+1.5q is max)		
	roof		5.23	(assumes snow governs)		
	wall above		0.60	(assumes Partitions)		
	fdn self-wt		1.5			
		SLS TOTAL	**7.33**	**kN/m**		
M*	wl2/8		1.19	kNm		
R*			4.74	kN	Rs	3.67 kN
Bearing	**say 300mm wide**		**31.6**	**kPa**		
	say 250mm wide		**38.0**	**kPa**		
	say 200mm wide		**47.4**	**kPa**		



STRIP FOOTING FOR HOUSE (TYPICAL).

SCALE 1:20



THICKENING TO LOADBEARING WALL (TYPICAL).

SCALE 1:20

FOR CONSTRUCTION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

CLIENT	PROJECT TITLE	DRAWING TITLE
MIKE GREER HOMES LTD.	LOT 38, ORMANDY COURT, CONWAY COUNTRY.	FOUNDATION DETAILS.

constructure
structural engineering

229 Lichfield Street, Christchurch.
PO Box 21381, Christchurch 8143.
Phone 03 365 3243,
Email cory@constructure.co.nz

SCALE @ A4	JOB No.	DRAWING No.	REV.
1:20	3929	S.01	1

DESIGN.	DRAWN.	DATE.
C.B.	M.I.	29-08-2013

Truss Details & Bracing Details

MiTek New Zealand Limited

Correspondence from : **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.miteknz.co.nz

PRODUCER STATEMENT for MiTek 20/20® TRUSS DESIGN - Version 4.6

ISSUED BY: **MiTek New Zealand Limited**

TO: **VIP Frames & Trusses**

IN RESPECT OF: **MiTek® Truss Designs**

This producer statement covers the MiTek 20/20® truss design and the structural performance of the GANG-NAIL® connector plate for the job reference **11410-C** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

T MiTek 20/20® truss design program has been developed by MiTek New Zealand Limited for the design of MiTek® timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20 ® are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

i) All proprietary products meeting their performance specification requirements
ii) The provision of adequate roof bracing and overall building stability
iii) Correct selection and placement of GANG-NAIL connector plates
iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
v) The design being undertaken by the accredited fabricator under the terms of the software licence

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20® truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than $500,000.

On behalf of MiTek New Zealand Limited, **Date: Thursday, 1 August 2013**

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

Job: 11410-C Client: Mike Greer Homes NC Site: Saunders
Phone: Omandy Court

Description:
Building Consent No.: Phone:

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **VIP Frames & Trusses**, being licensed to use the MiTek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20® TRUSS DESIGN DATA

The MiTek 20/20® computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek ® trusses.

Job Details

Roof Truss					
Timber Group:	~MSGx45 H1.2	Pitch:	28.000 deg	Nominal Overhang:	600 mm
Roof		**Ceiling**		**Wind**	
Material:	Galv Iron .5mm	Material:	Standard	Area:	High (44.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	900 mm centres	Restraints:	400 mm centres	**Snow**	
Live Load:	Qur = 0.250 kPa	Live Load:	Qc = 1.400 kN	Location:	Christchurch (N4) at 100 m
	Qc = 1.100 kN			Open Ground Load:	0.900 kPa
				Basic Roof Load:	0.403 kPa

Importance Level : 2

Design Working Life : 50 years

The timber for these MiTek® trusses shall be treated to the requirements of NZS 3602:2003 and shall be graded to the requirements of NZS 3603:1993. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in a **"closed environment"**, as defined by NZS3604:2011 Section 4.

MiTek® Truss List

Legend: * = detail only, ? = input only, ~~Txx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
GB = gable brace required

T	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
*H1	1	2447	20.605	900	J28	1	2067	28.000	900	S10	1	9350	28.000	900
*H2	1	5751	20.605	900	J29	1	1952	28.000	900	S11	1	7010	28.000	604
*H3	1	1251	20.605	900	J30	1	1952	28.000	900	S12	4	4270	28.000	750
*H4	2	2524	20.605	900	J31	1	1952	28.000	900	T3	1	9350	28.000	900
*H5	1	6628	20.605	900	J32	1	1952	28.000	900	T4	1	9350	28.000	900
*H6	2	5369	20.605	900	J33	1	1952	28.000	900	T6	1	7353	28.000	900
*H7	3	4811	20.605	900	J34	1	1952	28.000	549	T11	1	9350	28.000	900
*H8	1	1039	20.605	900	*R1	1	1395	28.000	900	T12	1	9350	28.000	900
*H9	1	3797	20.605	900	*R2	5	913	28.000	900	V1	1	1846	28.000	900
J1	1	2582	28.000	900	*R3	5	913	28.000	900	V2	1	946	28.000	900
J2	1	2582	28.000	900	*R4	1	2701	28.000	900	V3	1	1508	28.000	900
J3	1	2582	28.000	900	*R5	1	7406	20.605	900	V4	1	2408	28.000	900
J5	1	1682	28.000	900	*R6	3	913	28.000	900	V5	1	2957	28.000	900
J6	1	1682	28.000	900	*R7	2	1813	28.000	900	V6	1	1479	28.000	900
J8	1	1952	28.000	900	*R8	1	1665	28.000	900	V7	1	880	28.000	900
J11	1	1402	28.000	900	*R9	1	1801	28.000	900	J4	1	2582	28.000	900
J12	1	1402	28.000	900	*R10	1	1115	28.000	900	J7	1	1952	28.000	900
J13	1	2312	28.000	900	*R11	1	1125	28.000	900	J9	1	2302	28.000	900
J14	1	2312	28.000	900	*R12	1	1125	28.000	900	J10	1	2302	28.000	900
J15	1	2312	28.000	900	*R13	1	1780	28.000	900	J16	1	2312	28.000	900
J17	1	1412	28.000	900	*R14	1	1780	28.000	900	J19	1	2312	28.000	900
J18	1	1412	28.000	900	*R15	1	1180	28.000	900	T8	1	5980	28.000	900
J20	1	1412	28.000	900	*R16	1	4970	28.000	900	T9	1	5980	28.000	900
J21	1	1412	28.000	900	S2	1	7010	28.000	900	T10	1	9350	28.000	900
J22	2	2818	28.000	900	S3	2	2582	28.000	891	S8	1	7010	28.000	900
J23	2	2067	28.000	900	S4	1	9350	28.000	900	T1	1	7010	28.000	900
J24	1	2067	28.000	900	S5	1	7353	28.000	900	T2	1	9350	28.000	900
J25	2	2067	28.000	900	S6	1	6470	28.000	900	T5	1	8250	28.000	900
J26	2	2067	28.000	900	S7	3	5903	28.000	731	T7	1	6470	28.000	900
J27	1	2067	28.000	900	S9	1	5980	28.000	900	S1	1	3770	28.000	900

Total quantity : 115

The computer design input has been carried out by:

Signed: ..... Date: ...Thursday, 1 August 2013....

Name of Detailer: Chris Nottingham Qualifications and Title:

On behalf of: VIP Frames & Trusses

Job: 11410-C

Client: Mike Greer Homes NC
Phone:

Site: Saunders
Omandy Court

Description:
Building Consent No.:

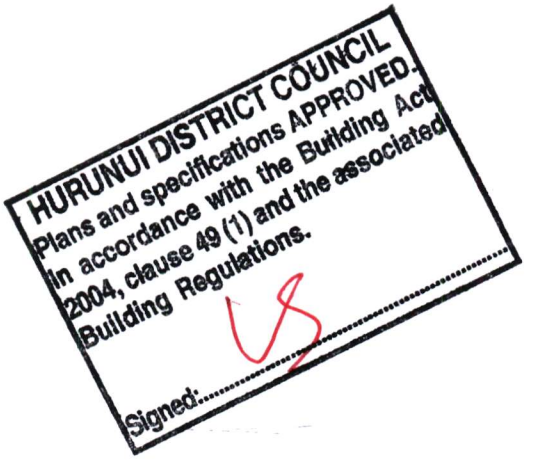
Phone:

TRUSS FIXING SELECTION REPORT - Characteristic Loads

Fixings are selected from the LUMBERLOK Brochure 03/4 (Timber Connectors Characteristic Loadings Data)

MiTek® Truss List
Legend: * = detail only, ? = input only, ~~Txx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Joint	Down (kN)	Uplift (kN)	Bearing	Fixing Qty	Fixing Selected
*H1	1	2447						Refer NZS3604:2011 Tables 15.6
*H2	1	5751						Refer NZS3604:2011 Tables 15.6
*H3	1	1251						Refer NZS3604:2011 Tables 15.6
*H4	2	2524						Refer NZS3604:2011 Tables 15.6
*H5	1	6628						Refer NZS3604:2011 Tables 15.6
*H6	2	5369						Refer NZS3604:2011 Tables 15.6
*H7	3	4811						Refer NZS3604:2011 Tables 15.6
*H8	1	1039						Refer NZS3604:2011 Tables 15.6
*H9	1	3797						Refer NZS3604:2011 Tables 15.6
J1	1	2582	B	3.748	0.568	Cross	1	Pair of Wire Dog Staples
			E	0.550	0.425	Butt	1	Pair of 3.15d Nails
			D	3.637	2.467	Cross	1	Pair of Wire Dog Staples
J2	1	2582	B	3.828	0.918	Cross	1	Pair of Wire Dog Staples
			F	1.724	1.141	Butt	1	JH 47x90
			D	0.825	0.559	Butt	1	Pair of 3.15d Nails
J3	1	2582	B	3.828	0.918	Cross	1	Pair of Wire Dog Staples
			F	1.724	1.141	Butt	1	JH 47x90
			D	0.825	0.559	Butt	1	Pair of 3.15d Nails
J5	1	1682	B	2.947	0.627	Cross	1	Pair of Wire Dog Staples
			E	1.027	0.510	Butt	1	Pair of 3.15d Nails
			D	0.802	0.557	Butt	1	Pair of 3.15d Nails
J6	1	1682	B	2.650	0.772	Cross	1	Pair of Wire Dog Staples
			E	0.847	0.531	Butt	1	Pair of 3.15d Nails
J8	1	1952	A	1.749	0.792	Cross	1	Pair of Wire Dog Staples
			E	1.126	0.728	Butt	1	Pair of 3.15d Nails
J11	1	1402	B	2.683	0.528	Cross	1	Pair of Wire Dog Staples
			D	0.410	0.041	Butt	1	Pair of 3.15d Nails
			C	0.958	0.845	Butt	1	Pair of 3.15d Nails
J12	1	1402	B	2.400	0.683	Cross	1	Pair of Wire Dog Staples
			E	0.675	0.342	Butt	1	Pair of 3.15d Nails
J13	1	2312	B	3.505	0.495	Cross	1	Pair of Wire Dog Staples
			G	1.449	0.996	Butt	1	JH 47x90
			E	0.536	0.415	Butt	1	Pair of 3.15d Nails
			D	1.886	1.286	Cross	1	Pair of Wire Dog Staples
J14	1	2312	B	3.553	0.834	Cross	1	Pair of Wire Dog Staples
			F	1.610	1.044	Butt	1	JH 47x90
			D	0.681	0.444	Butt	1	Pair of 3.15d Nails
J15	1	2312	B	3.553	0.834	Cross	1	Pair of Wire Dog Staples
			F	1.610	1.044	Butt	1	JH 47x90
			D	0.681	0.444	Butt	1	Pair of 3.15d Nails
J17	1	1412	B	2.692	0.532	Cross	1	Pair of Wire Dog Staples
			D	0.413	0.041	Butt	1	Pair of 3.15d Nails
			C	0.968	0.852	Butt	1	Pair of 3.15d Nails
J18	1	1412	B	2.400	0.686	Cross	1	Pair of Wire Dog Staples
			E	0.680	0.349	Butt	1	Pair of 3.15d Nails
J20	1	1412	B	2.692	0.532	Cross	1	Pair of Wire Dog Staples
			D	0.413	0.041	Butt	1	Pair of 3.15d Nails
			C	0.968	0.852	Butt	1	Pair of 3.15d Nails
J21	1	1412	B	2.400	0.686	Cross	1	Pair of Wire Dog Staples
			E	0.680	0.349	Butt	1	Pair of 3.15d Nails
J2	2	2818	B	3.126	0.405	Cross	2	Pair of Wire Dog Staples
			D	3.739	2.226	Cross	2	Pair of Wire Dog Staples
J23	2	2067	B	3.314	0.754	Cross	2	Pair of Wire Dog Staples
			F	1.430	0.847	Butt	2	JH 47x90
			D	0.722	0.476	Butt	2	Pair of 3.15d Nails
J24	1	2067	B	3.326	0.751	Cross	1	Pair of Wire Dog Staples
			F	1.434	0.860	Butt	1	JH 47x90
			D	0.746	0.496	Butt	1	Pair of 3.15d Nails
J25	2	2067	B	3.072	0.897	Cross	2	Pair of Wire Dog Staples
			F	1.174	0.789	Butt	2	Pair of 3.15d Nails
J26	2	2067	B	3.346	0.718	Cross	2	Pair of Wire Dog Staples
			F	1.961	0.512	Butt	2	JH 47x90
J27	1	2067	B	3.314	0.754	Cross	1	Pair of Wire Dog Staples
			F	1.430	0.847	Butt	1	JH 47x90
			D	0.722	0.476	Butt	1	Pair of 3.15d Nails
J28	1	2067	B	3.072	0.897	Cross	1	Pair of Wire Dog Staples
			F	1.174	0.789	Butt	1	Pair of 3.15d Nails
J29	1	1952	J	0.794	2.160	Butt	1	JH 47x90
			H	0.579	0.425	Butt	1	Pair of 3.15d Nails
			I	6.044	0.523	Cross	1	Pair of Wire Dog Staples
			D	1.750	1.264	Cross	1	Pair of Wire Dog Staples
			E	1.527	1.129	Cross	1	Pair of Wire Dog Staples
			F	1.709	1.249	Cross	1	Pair of Wire Dog Staples
J30	1	1952	B	3.054	0.098	Cross	1	Pair of Wire Dog Staples
			G	1.070	0.606	Butt	1	Pair of 3.15d Nails
			E	1.016	0.753	Cross	1	Pair of Wire Dog Staples
			D	2.755	1.948	Cross	1	Pair of Wire Dog Staples



VIP Frames & Trusses

Job: 11410-C
Client: Mike Greer Homes NC
Phone:
Site: Saunders
Omandy Court
Description:
Building Consent No.:
Phone:

Truss	Qty	Span (mm)	Joint	Down (kN)	Uplift (kN)	Bearing	Fixing Qty	Fixing Selected
J31	1	1952	B	3.175	0.296	Cross	1	Pair of Wire Dog Staples
			H	1.170	0.700	Butt	1	Pair of 3.15d Nails
			D	1.499	1.352	Cross	1	Pair of Wire Dog Staples
			E	2.437	0.611	Cross	1	Pair of Wire Dog Staples
J32	1	1952	H	0.712	2.160	Butt	1	JH 47x90
			F	0.551	0.402	Butt	1	Pair of 3.15d Nails
			G	6.049	0.348	Cross	1	Pair of Wire Dog Staples
			D	1.717	1.236	Cross	1	Pair of Wire Dog Staples
			E	1.677	1.239	Cross	1	Pair of Wire Dog Staples
J33	1	1952	B	3.571	0.495	Cross	1	Pair of Wire Dog Staples
			G	2.161	1.529	Butt	1	JH 47x90
			D	2.029	1.265	Cross	1	Pair of Wire Dog Staples
J34	1	1952	B	2.204	0.284	Cross	1	Pair of Wire Dog Staples
			G	1.538	0.946	Butt	1	JH 47x90
			D	1.686	0.694	Cross	1	Pair of Wire Dog Staples
*R1	1	1395						Refer NZS3604:2011 Tables 15.6
*R2	5	913						Refer NZS3604:2011 Tables 15.6
*R3	5	913						Refer NZS3604:2011 Tables 15.6
*R4	1	2701						Refer NZS3604:2011 Tables 15.6
*R5	1	7406						Refer NZS3604:2011 Tables 15.6
*R6	3	913						Refer NZS3604:2011 Tables 15.6
*R7	2	1813						Refer NZS3604:2011 Tables 15.6
*R8	1	1665						Refer NZS3604:2011 Tables 15.6
*R9	1	1801						Refer NZS3604:2011 Tables 15.6
*R10	1	1115						Refer NZS3604:2011 Tables 15.6
*R11	1	1125						Refer NZS3604:2011 Tables 15.6
*R12	1	1125						Refer NZS3604:2011 Tables 15.6
*R13	1	1780						Refer NZS3604:2011 Tables 15.6
*R14	1	1780						Refer NZS3604:2011 Tables 15.6
*F	1	1180						Refer NZS3604:2011 Tables 15.6
*I	1	4970						Refer NZS3604:2011 Tables 15.6
S2	1	7010	A	5.791	3.480	Butt	1	JH 47x90
			E	6.678	3.541	Cross	1	CT400
S3	2	2582	E	2.001	1.350	Butt	2	JH 47x90
			C	3.104	1.242	Cross	2	Pair of Wire Dog Staples
S4	1	9350	B	6.917	3.618	Cross	1	CT400
			I	6.322	3.750	Cross	1	CT400
			L	3.234	1.980	Cross	1	Pair of Wire Dog Staples
S5	1	7353	B	6.401	3.300	Cross	1	CT400
			O	5.214	3.139	Butt	1	JH 47x90
			K	1.486	0.922	Cross	1	Pair of Wire Dog Staples
S6	1	6470	B	6.196	3.268	Cross	1	CT400
			F	6.196	3.268	Cross	1	CT400
S7	3	5903	B	4.704	2.423	Cross	3	Pair of Wire Dog Staples
			I	3.936	2.387	Butt	3	JH 47x90
S9	1	5980	B	5.828	3.029	Cross	1	Pair of Wire Dog Staples
			F	4.930	2.967	Cross	1	Pair of Wire Dog Staples
S10	1	9350	B	6.934	3.629	Cross	1	CT400
			I	6.336	3.759	Butt	1	JH 47x90
			L	3.202	1.958	Cross	1	Pair of Wire Dog Staples
S11	1	7010	A	3.885	2.334	Cross	1	Pair of Wire Dog Staples
			E	4.479	2.375	Cross	1	Pair of Wire Dog Staples
S12	4	4270	A	2.910	1.762	Cross	4	Pair of Wire Dog Staples
			C	3.686	1.818	Cross	4	Pair of Wire Dog Staples
T3	1	9350	B	6.645	3.587	Cross	1	CT400
			G	6.098	3.725	Cross	1	CT400
			K	3.429	2.035	Cross	1	Pair of Wire Dog Staples
T4	1	9350	B	7.343	4.007	Cross	1	CT400
			G	6.678	4.071	Cross	1	CT400
			K	2.242	1.269	Cross	1	Pair of Wire Dog Staples
T6	1	7353	B	6.496	3.476	Cross	1	CT400
			O	5.417	3.377	Butt	1	JH 47x90
			K	1.003	0.509	Cross	1	Pair of Wire Dog Staples
T11	1	9350	B	6.443	3.351	Cross	1	CT400
			G	4.415	2.466	Butt	1	JH 47x90
			K	2.770	1.216	Cross	1	Pair of Wire Dog Staples
			O	2.587	1.068	Cross	1	Pair of Wire Dog Staples
T12	1	9350	B	6.327	3.058	Cross	1	Pair of Wire Dog Staples
			G	1.139	0.524	Butt	1	Pair of 3.15d Nails
			N	7.745	2.623	Cross	1	Pair of Wire Dog Staples
			K	1.254	0.745	Cross	1	Pair of Wire Dog Staples
V1	1	1846	A			Wide		No fixing selected
V2	1	946	A			Wide		No fixing selected
V3	1	1508	A			Wide		No fixing selected
V4	1	2408	A			Wide		No fixing selected
V5	1	2957	A			Wide		No fixing selected
V6	1	1479	A			Wide		No fixing selected
V7	1	880	A			Wide		No fixing selected
J4	1	2582	B	4.292	1.723	Cross	1	Pair of Wire Dog Staples
			F	2.293	1.611	Butt	1	JH 47x90
J7	1	1952	A	8.556	4.830	Cross	1	CT400
			F	4.352	2.014	Butt	1	JH 47x90
J9	1	2302	A	8.419	4.659	Cross	1	CT400
			F	5.960	3.174	Butt	1	JH 47x90
J10	1	2302	A	2.585	1.414	Cross	1	Pair of Wire Dog Staples
			E	1.810	1.219	Butt	1	JH 47x90

Job: 11410-C Client: Mike Greer Homes NC Site: Saunders
Phone: Omandy Court

Description:
Building Consent No.: Phone:

Truss	Qty	Span (mm)	Joint	Down (kN)	Uplift (kN)	Bearing	---------- Fixing ---------- Qty	Selected
J16	1	2312	B	3.779	1.489	Cross	1	Pair of Wire Dog Staples
			F	1.696	1.219	Butt	1	JH 47x90
J19	1	2312	B	3.779	1.489	Cross	1	Pair of Wire Dog Staples
			F	1.696	1.219	Butt	1	JH 47x90
T8	1	5980	B	9.572	5.777	Cross	1	CT400
			G	11.013	6.321	Cross	1	CT400
T9	1	5980	B	9.268	5.743	Cross	1	CT400
			G	8.385	5.680	Cross	1	CT400
T10	1	9350	B	4.116	1.960	Cross	1	Pair of Wire Dog Staples
			G	3.018	1.835	Butt	1	JH 47x90
			Q	5.853	5.419	Cross	1	CT400
			V	9.238	6.795	Cross	1	CT400
S8	1	7010	B	12.670	6.934	Cross	1	CT400
			H	11.868	6.937	Cross	1	CT400
T1	1	7010	A	11.381	7.364	Butt	1	Pair of MultiGrips
			F	11.788	7.163	Cross	1	CT400
T2	1	9350	B	3.603	1.675	Cross	1	Pair of Wire Dog Staples
			G	6.784	3.994	Cross	1	CT400
			Q	10.737	6.477	Cross	1	CT400
T5	1	8250	B	9.464	5.281	Cross	1	CT400
			G	13.085	7.491	Cross	1	CT400
T7	1	6470	B	10.134	6.202	Cross	1	CT400
			G	10.165	6.226	Cross	1	CT400
S1	1	3770	A	15.243	9.491	Cross	1	CT400
			E	7.598	4.231	Cross	1	CT400

Fixing List

Qty	Selected Fixing
8	Pair of Wire Dog Staples
31	Pair of 3.15d Nails
32	JH 47x90
32	CT400
1	Pair of MultiGrips
7	No fixing selected

Note:
1) Fixings have been selected based on loading only. Please check that selected fixings are practical for each situation and that appropriate nailing can be applied on site.
2) Fixings are selected from the LUMBERLOK Brochure 03/4 (Timber Connectors Characteristic Loadings Data) with down and uplift characteristic loads of at least the values shown for each joint.

PROLAM SUMMARY

Customer/Project: Saunders 11410
Physical Address: Omandy Court
Postal Address:
Phone:
Fax:
Mob: 0800 7736245

Designer: Chris Nottingham, MR
Company: Vip Frames and Trusses
Postal Address: 200 Maces Road, Bromley 8062
Email: chrisn@vft.co.nz
Phone:
Fax:
Mob:

Master Snow Region: N4 Altitude: 100 metres

Garage - F

Prolam Lintels Supporting Roof & Ceiling Only

Supported Roof Span	2.80 m	Wind Zone	High
Lintel Span	4.86 m	Roof Snow Load	0.40 kPa
Roof Weight	Light	Visual	No
Roof Pitch	28.00 °	Exposed	No
Eaves	600 mm		

Use Prolam Lintel PL12 250 - 240 x 90mm. Use fixing drawing D.

This Specification only applies to Prolam® Branded Products

TASMAN CONSULTING ENGINEERS

PRODUCER STATEMENT

Tasman Consulting Engineers Ltd have been engaged by Prowood to prepare span tables and charts for the PROLAM® lintels, beams and posts as presented in the PROLAM® Post and Beam Manual.

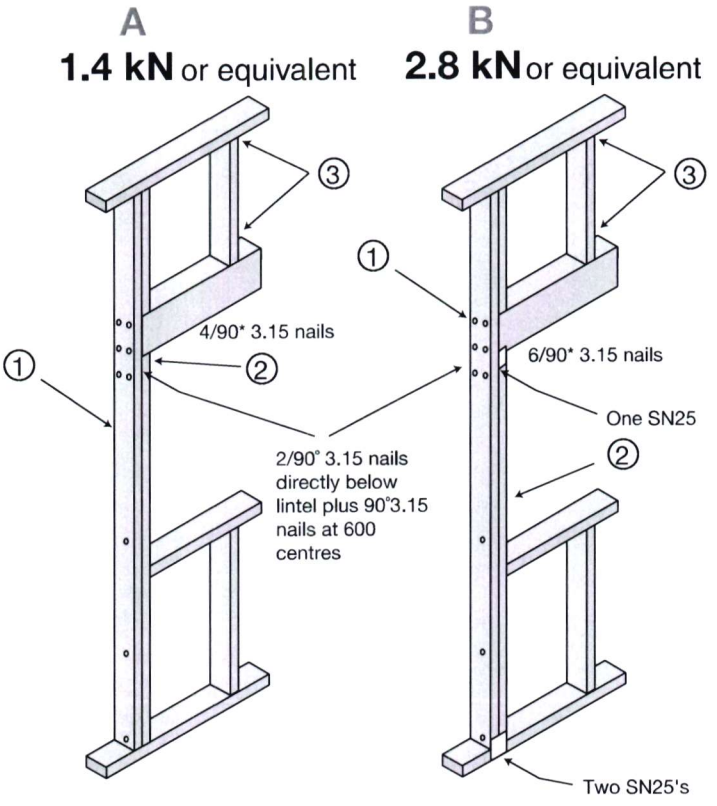
The design has been carried out using sound and widely accepted engineering principles to the requirements of AS/NZS1170:2002, NZS3603:1993 and NZS3604:2011 using the timber properties for GL8, GL12 and GL16 glue laminated timber.

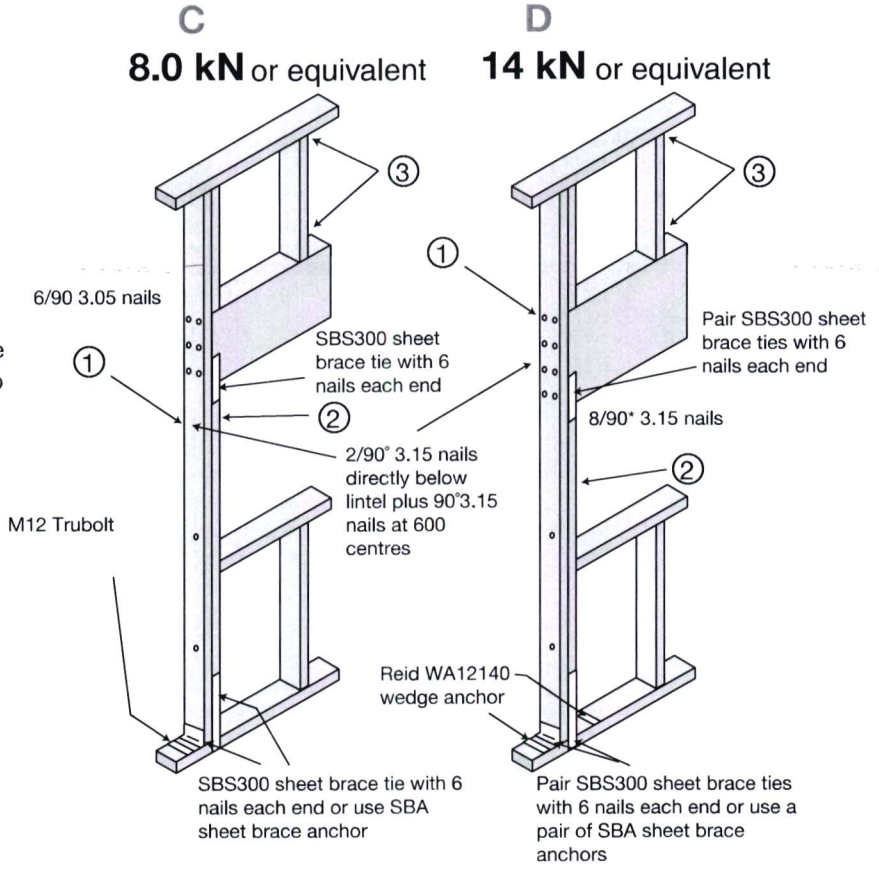
David King
ME(Civil) MIPENZ (No.145511) CPEng IntPE
for Tasman Consulting Engineers Limited
3 / 237 Queen St
PO Box 3631, Richmond, NELSON 7050

22 June 2012

PROLAM®

FIXING & SUPPORT DETAILS





1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 diam. nails
2. Refer to Pryda Wallplate to Stud Joint Fixing Guide
3. Where a doubling stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of trimming studs.
4. Bottom plate fixings as shown also applies to Pryda Lintel - the top plate fixing does not apply.

The span tables apply only to Prolam® products

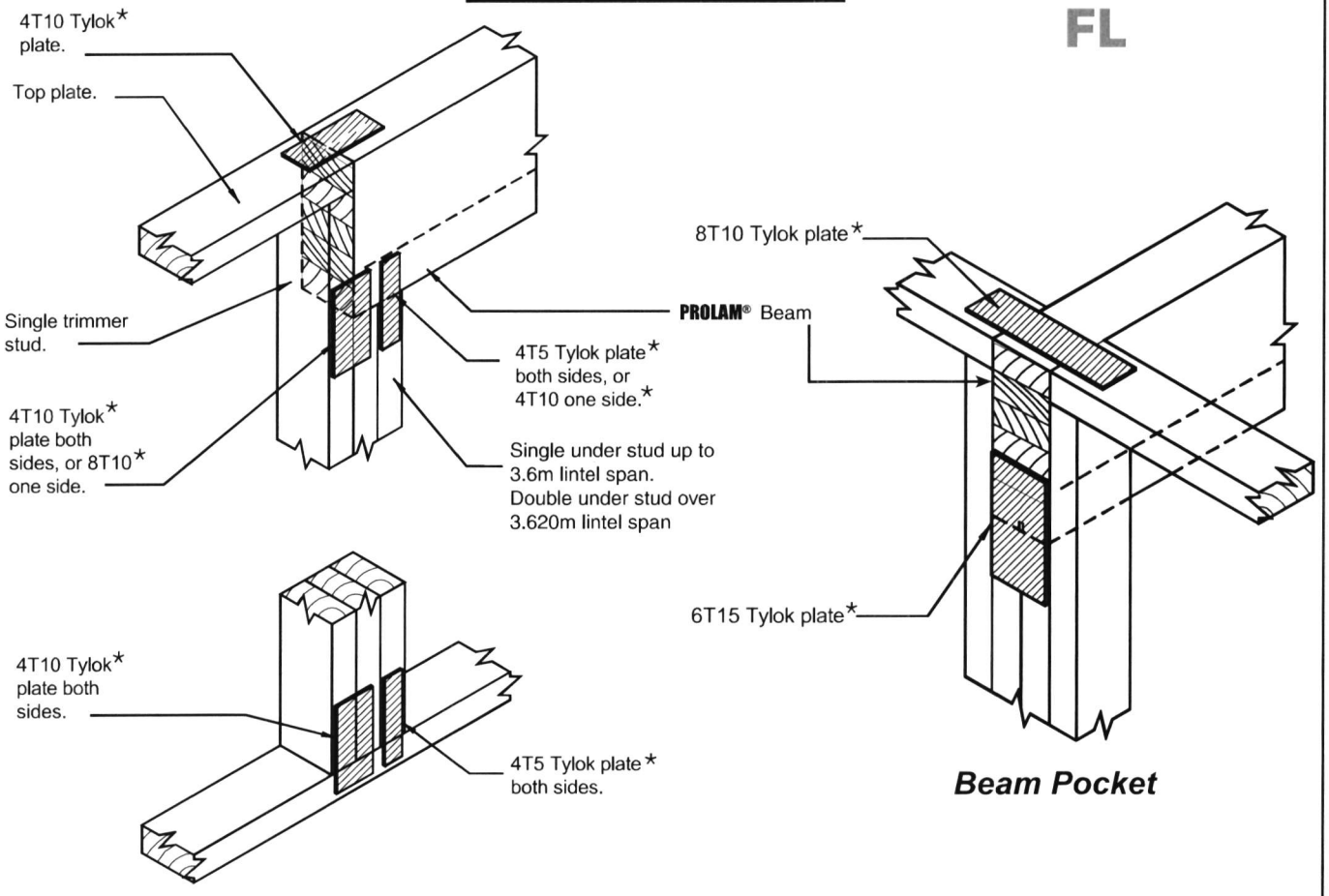
283 Waiwhero Rd P O Box 413 Motueka New Zealand Phone 03 526 7436 Fax 03 526 7437
Email: info@prowoodnz.com • www.prolamnz.com

PROLAM®

FIXING & SUPPORT DETAILS

Interior Use

FL



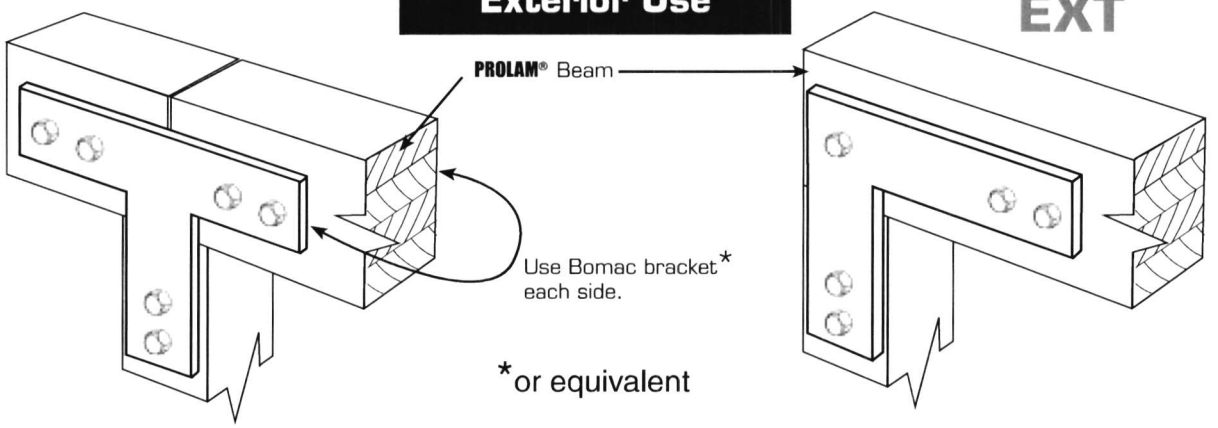
Simply Supported Beam

Beam Pocket

*or equivalent

Exterior Use

EXT



*or equivalent

© Prowood Ltd

The span tables apply only to Prolam® products

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Email: info@prowoodnz.com • www.prolamnz.com

PROLAM® products are manufactured to the requirements of AS/NZS 1328.1:1998 Glue Laminated Structural Timber, and AS/NZS 1491:1996 Finger Jointed Structural Timber under an approved quality system based on the 1S0 9000 series of standards. As such if the product is used in accordance with **PROLAM®** product literature, it will meet the durability clauses of the New Zealand Building Code B2.

Subfloor Applications:

- **PROLAM®** may be used where approved practices for clearance and ventilation are used.

External Use:

- **PROLAM®** is recommended for weather exposed applications if sealed and maintained in accordance with **PROLAM®** literature.

Preservative Treatment:

- **PROLAM®** Beams are CCA H3.2 treated as defined by NZS 3640:2003, for weather exposed applications, such as verandah beams, deck bearers, and subfloor applications.
- **PROLAM®** Posts are CCA H5 treated as defined by NZS 3640:2003 for in-ground and weather exposed applications, such as deck piles, verandah posts and similar applications.

Storage of **PROLAM®:**

- To ensure **PROLAM®** remains straight and true at the time of installation, follow the below recommendations:

1. Store under cover so that it remains dry until installation.
2. Stack clear of the ground for good ventilation.
3. Stack on bearers to keep flat and straight.

Branded **PROLAM®:**

- **PROLAM®** is branded for your protection. Look-alike materials may not perform to the standard of **PROLAM®**. For your protection do not accept unauthorized substitution

DYERS ROAD BUILDING CENTRE

Date: 1 August 2013

Fabricator: VIP Frames & Trusses

Job Name: Mike Greer Homes NC
Saunders
Omandy Court

Building Consent No:_____
(Provided by relevant Consenting Authority at time of Consent application)

Attn: **City/District Council**

We have been engaged to provide the trusses and frames for the above project.
To allow completion of the consent application we have supplied the following information.

(a) Truss Layout and Producer Statement.
(b) Any slab thickening requirements detailed.
(c) All truss loaded lintels that are either inside or outside the requirements of NZS3604:2011.
(d) All roof bracing details as required by NZS3604:2011.

On advice from the building project owner, the structure will be designed under the following parameters:

Wind Zone	**High**	**Altitude**	**100**
		Snow (Open Ground Load)	**0.900 kPa**
Roof Material	**Long Run Iron**	**Snow (Basic Roof Load)**	**0.403kPa**

Treatment Definition:	**External Walls -**	H1.2 Treated
	Internals Walls -	H1.2 Treated
	Trusses -	H1.2 Treated

We can advise that the following will be provided at the time of truss manufacture to both the building owner and your office:

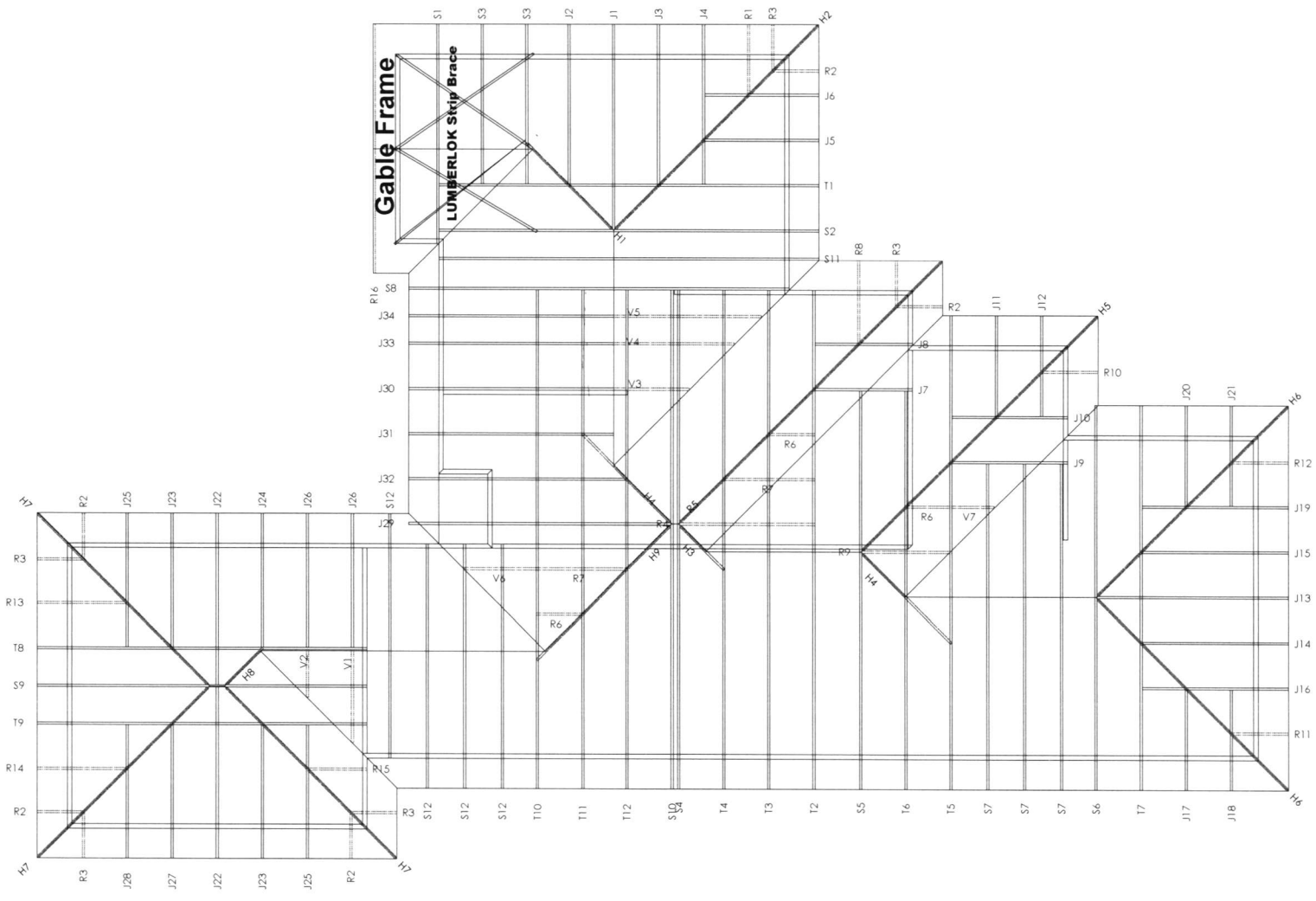
(1) A full 'as-built' layout and Producer Statement.
(2) Specific Truss/Truss fixings done as per NZS3604:2011,Clause 10.2.2.6
(3) Specific top plate to stud fixings that comply with NZS3604:2011, Table 8.18
(4) Specific lintel Fixings outside NZS3604:2011.

It should be noted that the details provided have been designed to comply with the Building Code and the relevant standards. Any increase above these standards is only at the preference and request of the building owner.

Acknowledgement of this letter, along with the Building Consent number, is required by our company as soon as possible.

Council Contacts:
Consents Officer: _____
Fax #: _____
Phone: _____

Please forward to:
Bruce Ramsay
Dyers Road ITM
Ph (03) 3844-111
Fax (03) 3844-110



Gable Frame work as per NZS3604 2011.

VIP FRAMES & TRUSSES
200 Maces Road
PO Box 35-193 Christchurch
Ph (03) 389 8200

JOB No **11410-C**

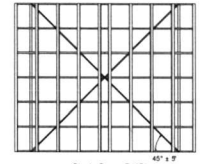
Client: Mike Greer Homes NC
Job Name: Saunders
Address: Omandy Court

Pitch: 28.000
Roof Material: Galv Iron .5mm
Soffit Overhang: 600
Wind Area: High
Snow Load: 0.403

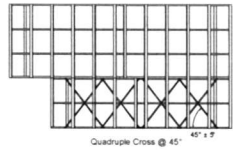
Trusses And Rafters At 900 Centres
Unless Stated Otherwise

DRAWN BY Chris Nottingham
DATE 1 Aug,2013 PAGE 1 of

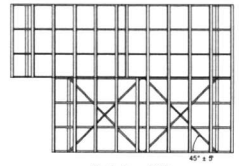
Roof Bracing Details



Single Cross @ 45°

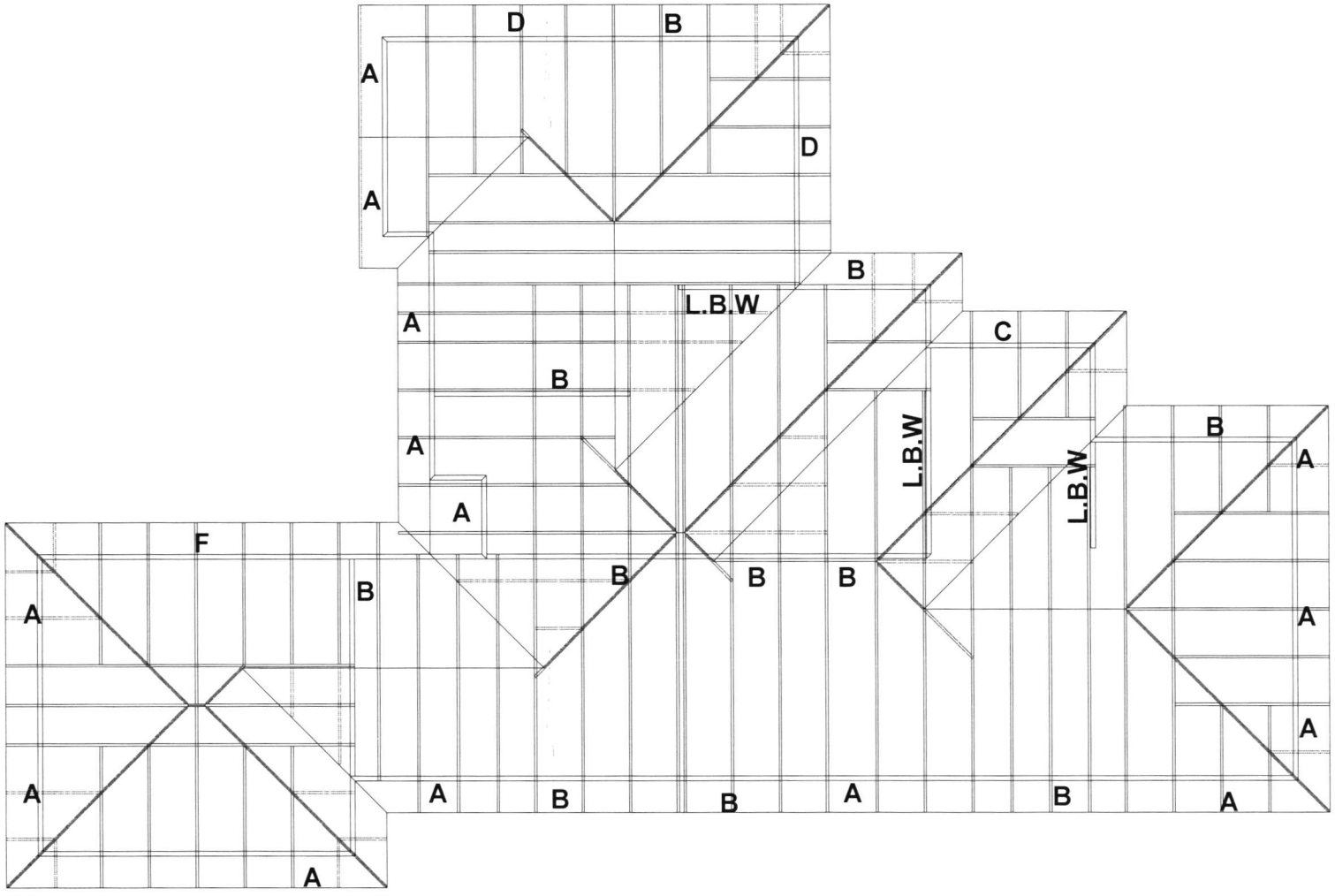


Quadruple Cross @ 45°



Double Cross @ 45°
(as diagram above)

NOTES:
Refer to:
Lumberlok roof bracing brouchure
07/2006



L.B.W = Internal truss bearing wall
Not requiring slab Thickening.

VIP FRAMES & TRUSSES

200 Maces Road
PO Box 35-193 Christchurch

Ph (03) 389 8200

JOB No **11410-C**

Client: Mike Greer Homes NC
Job Name: Saunders
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Pitch: 28.000
Roof Material: Galv Iron .5mm
Soffit Overhang: 600
Wind Area: High
Snow Load: 0.403

Trusses And Rafters At 900 Centres
Unless Stated Otherwise

DRAWN BY Chris Nottingham

DATE 1 Aug,2013 | PAGE 1 of

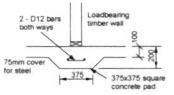
These lintels have been sized as per the GANGLAM and FLITCH BEAM selection manuals as provided by MiTek NZ Ltd.

HYSPAN lintels have been sized as per the HYSPAN selection charts.

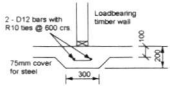
Unless otherwise stated all lintels are as per NZS3604 2011

LINTEL	SIZE	
A	2/90x45	MSG8
B	2/140x45	MSG8
C	2/190x45	MSG8
D	2/240x45	MSG8
E	2/290x45	MSG8
F	PL12 250 Prolam	

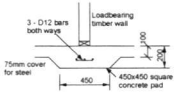
Slab Thickening Details



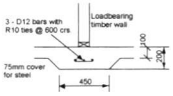
TYPE FP1 - 375x375mm Pad



TYPE FS1 - 300mm Strip footing



TYPE FP2 - 450x450mm Pad



TYPE FS2 - 450mm Strip footing

GIB EzyBrace® 2011 Software

Demand Calculation Sheet — single storey — V06/11

Job Details

Name	Saunders
Street and Number	Ormandy court
Lot and DP Number	Lot 38 DP
City/Town/District	Amberley
Designer	Chelsea
Company Name	DCCan
Date	14/08/2013

BRANZ Appraised
Appraisal No.294 [2011]

Select Lining Option: 10 or 13 mm GIB® Plasterboard

Building Specification

		Single Floor	Complete Single Floor Column only
Number of storeys		single	
Floor Loading		2kPa	
Foundation Type		slab	
Cladding Weight			
Roof Weight		heavy	1
Room in Roof Space		light	2
Roof Pitch (degrees)		no	
Roof height above eaves (m)		3.0	
Building height to apex (m)		5.3	
Ground to lower floor level (m)		0.2	
Stud Height (m)		2.5	
Building Length (m)		25.2	
Building Width (m)		16.9	
Building Plan Area (m2)		214	

Building Location

Wind Zone ***High***

Select by Building Consent Authority Map or Preference

Wind Region	High	1
Lee Zone	Preference select	1
Ground Roughness	Preference select	1
Site Exposure	Preference select	1
Topographic Class	Preference select	

Earthquake Zone: 2

Soil Type: D&E (deep to very s

Annual exceedance probability

1

1/500 (NZS3604:2011 default

Bracing Units required for Wind

Demand W (BU)		Walls single
along	slab	1028
across	slab	1679

Bracing Units required for Earthquake

Demand along / across E (BU)		Walls single
slab		1284

Saunders Chelsea

GIB EzyBrace® 2011 Software

SINGLE OR UPPER STOREY WALLS ALONG

V06/11

Lines		*Bracing Elements*							
1	2	3	4	5	6	7	8	9	10
Line Total Check	Line Label	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved	
								W	E
229	**a**	1	0.6		2.455	EP1	CCH	76	76
		2	1.2		2.455	EP1	CCH	153	153
316	**b**	1	2		2.455	GS1-N	GIB®	135	117
		2	0.6		2.455	GS1-N	GIB®	33	34
		3	0.6		2.455	EP1	CCH	85	88
		4	0.6		2.455	EP1	CCH	76	76
222	**c**	1	1		2.455	GS1-N	GIB®	64	58
		2	0.6		2.455	EP1	CCH	85	88
		3	0.6		2.455	EP1	CCH	76	76
358	**d**								
		1	1.8		2.455	EP1	CCH	229	229
					2.455	GS1-N	GIB®		
		2	2.2		2.455	GS1-N	GIB®	148	129
534	**e**	1	2.4		2.455	EP1	CCH	305	305
					2.455				
		3	1.8		2.455	EP1	CCH	229	229

					Wind	Earthq.
Totals Achieved	W	165%	EQ	129%	1694	1659
Concrete Slab					*OK*	*OK*
Totals Required (from Demand)					1028	1284

Saunders Chelsea

GIB EzyBrace® 2011 Software

SINGLE OR UPPER STOREY WALLS ACROSS

V06/11

Lines		*Bracing Elements*							
1	2	3	4	5	6	7	8	9	10
Line Total Check	Line Label	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved	
								W	E
153	**m**	1	0.6		2.455	EP1	CCH	76	76
		2	0.6		2.455	EP1	CCH	76	76
318	**n**	1	1.2		2.455	EP1	CCH	153	153
					2.455	GS1-N	GIB®		
		2	1.3		2.455	EP1	CCH	165	165
					2.455	GS1-N	GIB®		
					2.455	GS1-N	GIB®		
282	**o**	1	4.8		2.455	GS1-N	GIB®	324	282
264	**p**	1	1.9		2.455	GS1-N	GIB®	128	111
		2	0.6		2.455	EP1	CCH	76	76
		3	0.6		2.455	EP1	CCH	76	76
					2.455	GS1-N	GIB®		
305	**q**	1	3.9		2.455	GS1-N	GIB®	263	229
		2	0.6		2.455	EP1	CCH	76	76
270	**r**	1	2		2.455	GS1-N	GIB®	135	117
		2	1.2		2.455	EP1	CCH	153	153
229	**s**				2.455	EP1	CCH		
		1	1.8		2.455	EP1	CCH	229	229
						GS1-N	GIB®		

					Wind	Earthq.
Totals Achieved	W	115%	EQ	142%	1930	1819
Concrete Slab					*OK*	*OK*
Totals Required (from Demand)					1679	1284

GIB EzyBrace® System Specification – GS1-N

JUNE 2011

Specification Code	Minimum Length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard Plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or

Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

INTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

EXTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604 for external plate fixing.

WALL LINING

Any 10mm or 13mm GIB® Plasterboard lining.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch fitted.
Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners

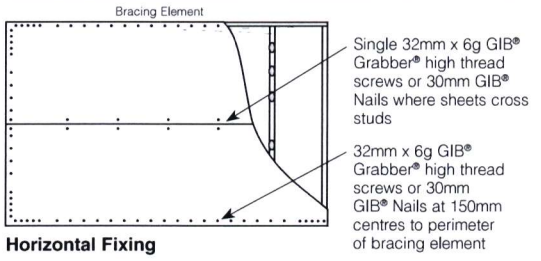
32mm x 6g GIB® Grabber® high thread screws; or
30mm GIB® Nails.

Fastener centres

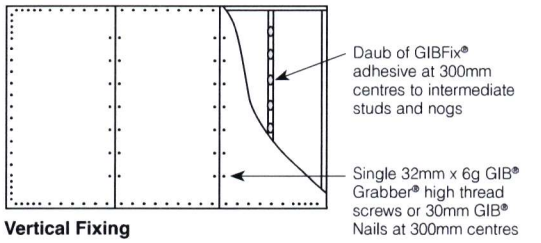
50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to intermediate sheet joints.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

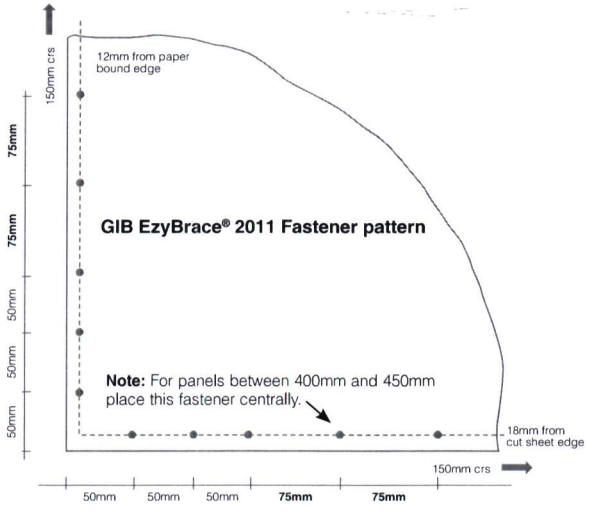
All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.



Horizontal Fixing



Vertical Fixing



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).

BRANZ Appraised
Appraisal No.294 [2011]

Ecoply® Bracing Specification – EP1

June 2012

Single sided structural plywood brace

Specification No.	Minimum Wall Length	Lining Requirements	BUs/m Wind	BUs/m Earthquake
EP1	0.6 m	7mm Ecoply®, or Ecoply Barrier one side	125	130

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604:2011 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604:2011.

Lining

One layer 7mm Ecoply structural plywood fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fastening the Ecoply

Fasteners

Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails. Place fasteners no less than 7 mm from sheet edges.

Fasteners for H3.2 CCA treated Ecoply

Where fasteners are in contact with CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised

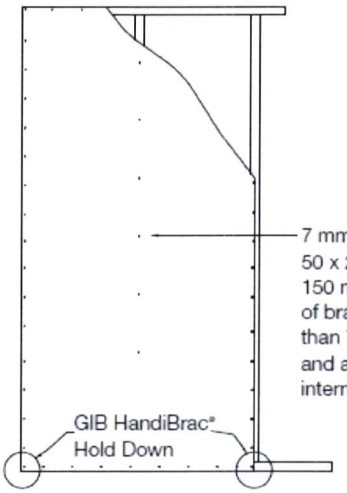
In certain circumstances stainless steel fasteners may be required. Refer to section 4 of NZS 3604:2011 for these circumstances.

Refer to Table 8 in the Ecoply Specification and Installation Guide for further fastener selection advice.

Stainless steel fasteners must be annular grooved

Fastening Centres

Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.



ECOPLY BRACING SPECIFICATION: EP1

Ecoply® Bracing Systems are designed to meet the requirements of the NZBC and have been tested and analysed using the P21 method referenced in NZS3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply and Laserframe SG8 timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand, and GIB® products manufactured by Winstone Wallboards Ltd. **Substituting materials may compromise performance of the system**. GIB® and GIB HandiBrac® are registered trade marks of Fletcher Building Holdings Ltd.

0800 746 399
www.chhwoodproducts.co.nz

ecoply
Proven. Durable. Strong.

Framing

General framing requirements such as grade, spacings and installation shall comply with the New Zealand Building Code and the provisions of NZS 3604:2011. To achieve the published bracing performance the minimum actual framing dimensions are 90 x 35mm for external walls and 70 x 45mm for internal walls. Wall bracing tests on GIB EzyBrace® Systems were undertaken without nogs. Nogs are not considered to add to the bracing performance of the wall.

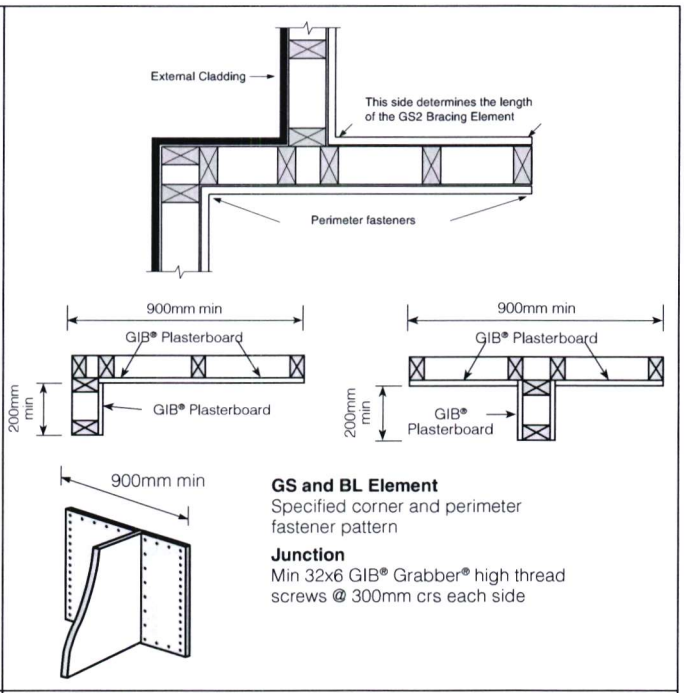
Guidelines for intersection walls

Where the lining on a double lined internal GS2 Bracing Element is shorter on one side, the length of the element is taken as the shorter wall length but bracing fasteners can still follow the wall perimeter on both sides.

GIB® Bracing Elements may have intersecting walls with a minimum length of 200mm. Fasteners are required around the perimeter of the bracing element. Vertical joints at T-junctions shall be fixed and jointed as specified for intermediate sheet joints. **The bracing element length must be no less than 900mm.**

Where a Wall Bracing Element is interrupted by a T or L junction the element is deemed to be continuous for the whole length (900mm in the example illustrated).

When fixing part sheets of GIB® Plasterboard, a minimum width of 300mm applies for bracing elements.



GS and BL Element
Specified corner and perimeter fastener pattern

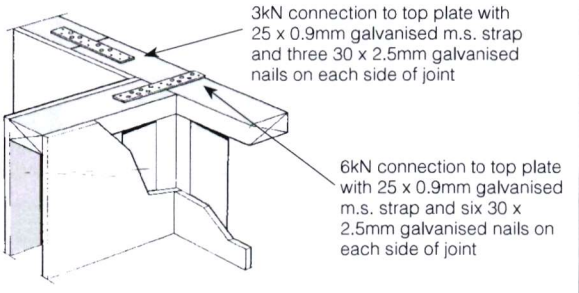
Junction
Min 32x6 GIB® Grabber® high thread screws @ 300mm crs each side

Top Plate Connections

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing element as follows:

(a) Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;

(b) Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate.



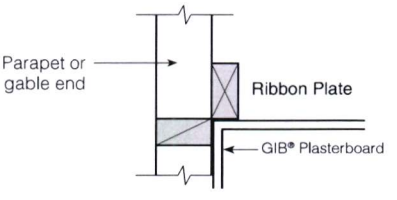
Parapets and Gable End Walls

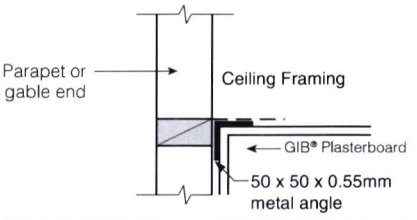
Bracing elements must be fixed from top plate to bottom plate. Fixing to a row of nogs is not acceptable unless either:

A continuous member such as an ex 90x45mm ribbon plate is fixed across the studs just above a row of nogs at the ceiling line.

OR

A minimum 50x50x0.55mm metal angle is installed as shown. The angle is fixed to a row of nogs with 30x2.5mm galv FH nails at 300mm centres.





H1 Calculations

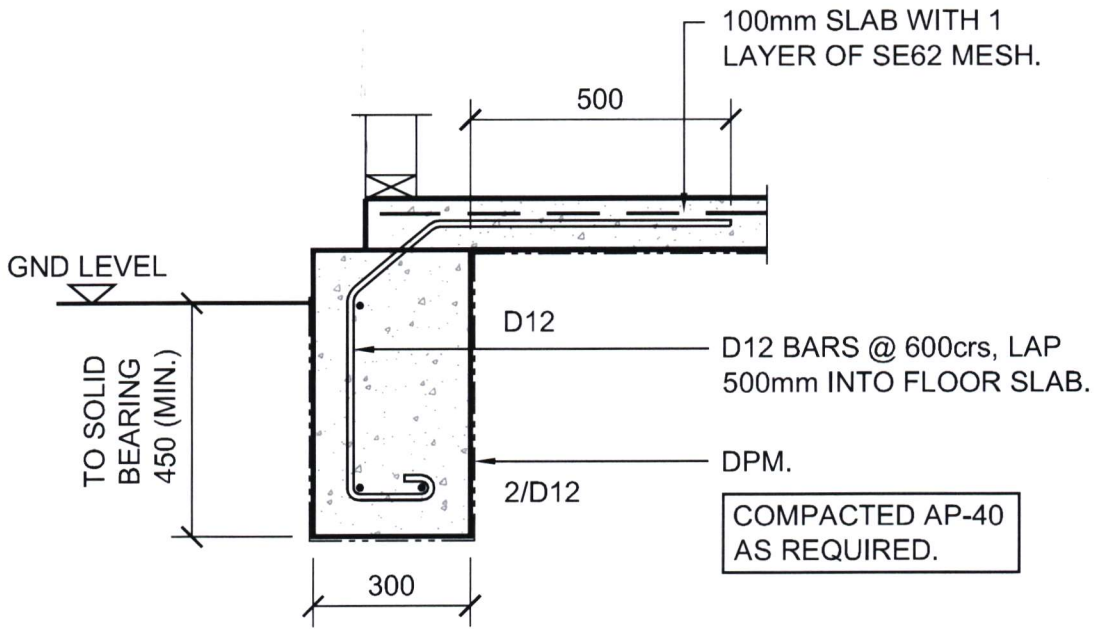
Risk Matrix

Lot 38 Conway Country

H1 SCHEDULE METHOD CALCULATIONS :				
AREA OF WALLS AND GLAZING			*Glazing to wall % allowable*	*glazing to wall %*
	Wall Area	*Glazing Area*		
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

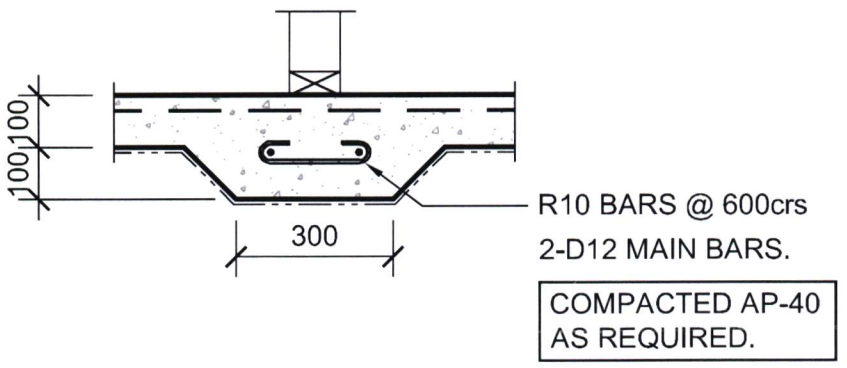
H1 SCHEDULE METHOD CALCULATIONS :				
AREA OF WALLS AND GLAZING			*Glazing to wall % allowable*	*glazing to wall %*
	Wall Area	*Glazing Area*		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX									
RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		
Refer to NZBC E2 / AS1 for definitions of risks						TOTAL RISK SCORE FOR USE IN TABLE 3			3



STRIP FOOTING FOR HOUSE (TYPICAL).

SCALE 1:20



THICKENING TO LOADBEARING WALL (TYPICAL).

SCALE 1:20

FOR CONSTRUCTION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

CLIENT	PROJECT TITLE	DRAWING TITLE
MIKE GREER HOMES LTD.	LOT 38, ORMANDY COURT, CONWAY COUNTRY.	FOUNDATION DETAILS.

constructure
structural engineering

229 Lichfield Street, Christchurch.
PO Box 21381, Christchurch 8143.
Phone 03 365 3243,
Email cory@constructure.co.nz

SCALE @ A4	JOB No.	DRAWING No.	REV.
1:20	3929	S.01	1

DESIGN.	DRAWN.	DATE.
C.B.	M.I.	29-08-2013

LEGAL DESCRIPTION :

Territorial Authority	:	Hurunui District Council
Planning Zone	:	Rural Lifestyle Zone
Lot	:	38
D.P.	:	----
Site Area	:	1137sqm
Floor Area	:	(213.99sqm (over frame)
	:	(222.54sqm (over foundation)
Site Coverage	:	19.6% (20% allowable)
Snow Load Zone	:	0.9kPa
Wind Zone	:	High
Earthquake Zone	:	2
Corrosion Zone	:	C
Flood Management Area	:	No

Maximum Building Height: 8.5m)

Non Compliance Requiring Resource Consent:
N/A

LANDSCAPING :

This is indicative only for presentation purposes.
Landscaping to be confirmed by the client.

Tiled areas to be: Ensuite / Bath / Hearth
Timber planking areas to be: Entry / Kitchen / Pantry
Vinyl planking areas to be: Laundry

loor heights F.F.L. to be maintained at 200mm min above unsealed ground as per NZBC E2 and 125mm min above finished ground level.
F.F.L. is to be maintained at 150mm min above crown of road as per NZBC E1.

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).

Allow for steps of landscaping to all external doors so step from F.F.L. to F.G.L. is no greater than 190mm.

Boundary setbacks are to foundation slab edge.

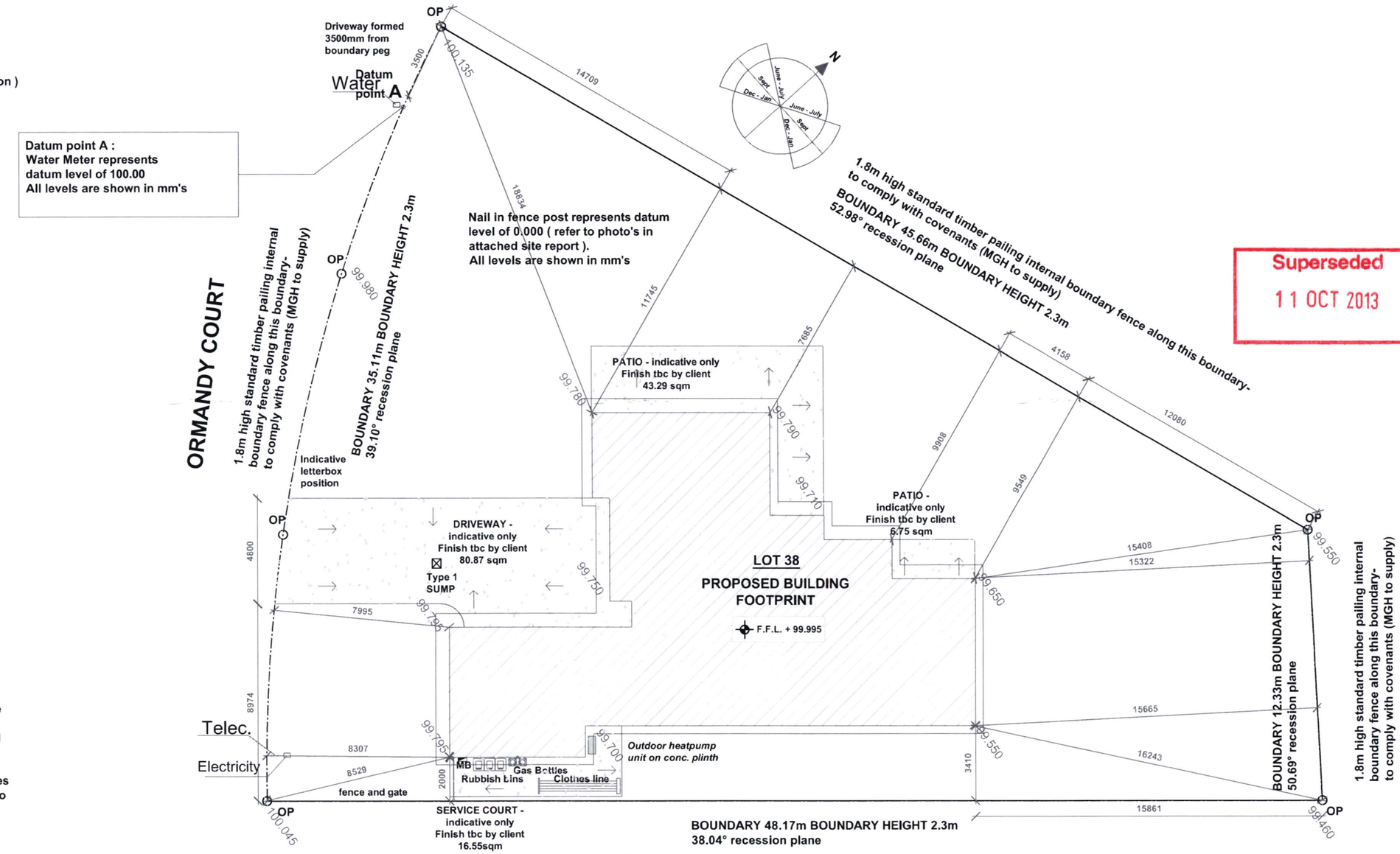
FOUNDATION :

Foundations:
TC1 Area (Grey)
Foundation Options - Techical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation.
Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.

Foundations - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

FENCING :

Temporary chain - link fences 2m high to be installed to prevent access to the site where permanent fencing is yet to be constructed. Gates in the fencing will open into the site. Temporary fencing will be contained onsite and will pose no hazard or obstruction to the public.



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SITE PLAN
1: 200

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	SITE PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:200	2
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DRAINAGE :

Supply a 1:100 scale 'As - Built' drawing of drains and fittings to the territorial authority and to the owner on completion.

uPVC pipes, bends, junctions, fittings and joints to AS / NZS 1254 and AS / NZS 1260.

Gully traps : Install in accordance to NZBC G13 / AS2 clause 3.3 Gully Traps, complete with grating.

Provide inspection points as per NZBC E1 / AS1 clause 3.7 Access for Maintenance.

All pipes in concrete to have Denso tape (synthetic fabric based tape impregnated and coated with organic petroleum based compounds) applied.

Pipes shall incorporate expansion joints in accordance with chapter 8 of NZBC 7643. Hotwater pipes to be sized in according to NZBC G12 and NZS 4305 :1996 Mains pressure.

Vent Pipes :

Discharge pipes up to 40mm diam	32mm vent pipe
Discharge pipes over 40mm diam	40mm vent pipe
Main drain vent pipe	80mm diam.

Contractor to co-ordinate all drains laid under building with foundation construction setout to ensure min depth and fall requirements are achieved.

DRAINAGE :

Drains installed under buildings shall be :
A)Straight and even gradient
B)Separated from building foundation by at least 25mm, and
C)When passing through concrete, sleeved or wrapped in a durable and flexible material to allow for expansion and contraction.

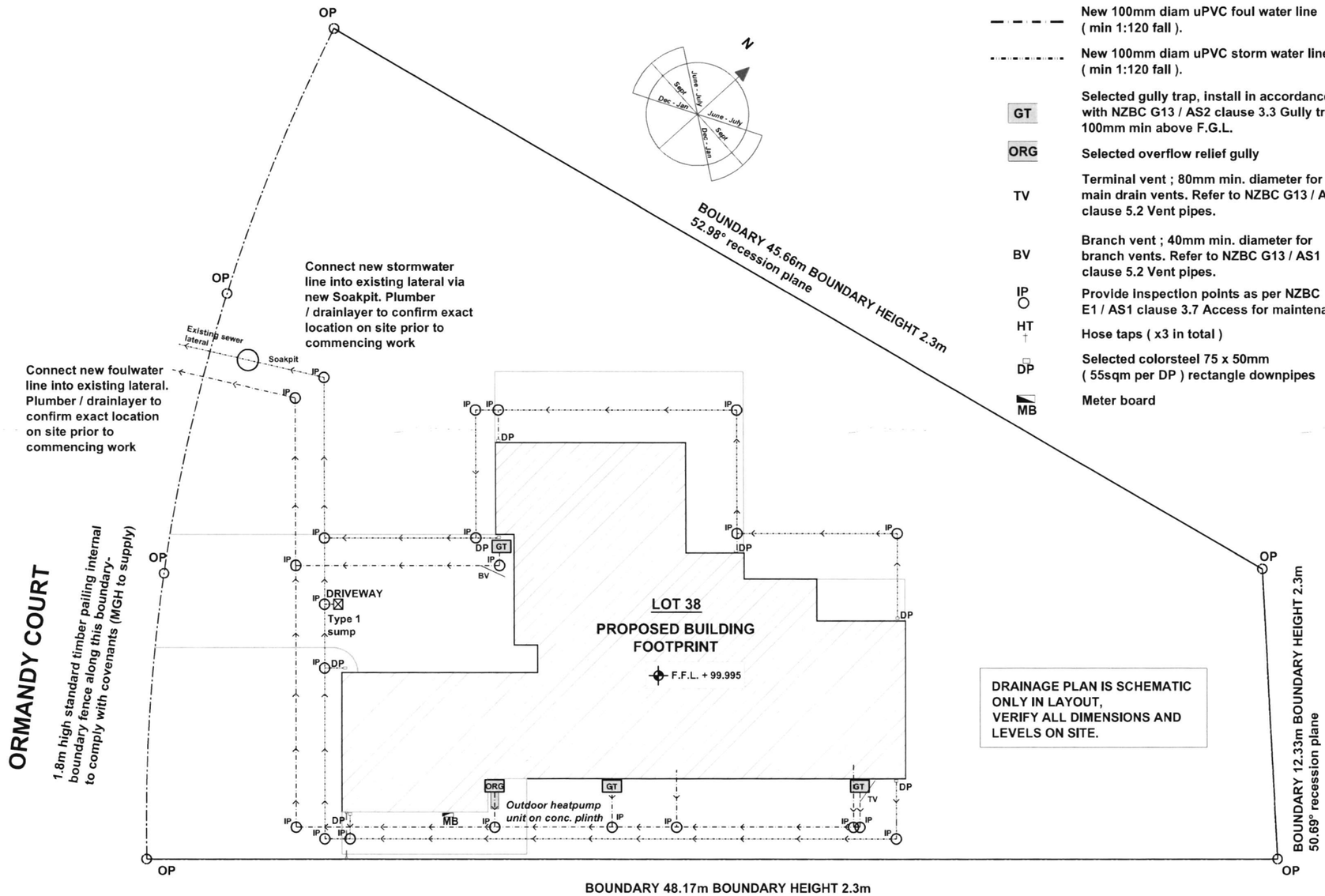
Drains passing beneath buildings with a concrete slab on ground shall have in addition to the above :
A)50mm clearance from top of the pipe to the underside of the slab, and
B)Junctions beneath the building joining at an angle of not more than 45°.
C)Cleaning access either side of slab.

FOUNDATION :

TC1 Area (Grey)

Foundation Options - Techical Category 1 (TC1):
Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances.
Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation.

Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.



DRAINAGE PLAN
1: 200

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SAUNDERS	DRAINAGE PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:200	3
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FOUNDATION NOTES :

Concrete shall be of ordinary grade, 25MPa at 28 days standard cured to concrete floor slab where 25MPa applies to foundation walls.

Concrete control joints to be at max of 6mm in slabs as per NZS 3604 : 2011 section 7, floors. No control joints required in garage if applicable.

Builder to confirm ground is good on excavation, as stated in NZS 3604 : 2011. If good ground is not found, builder to confirm foundations with Engineer.

Load bearing walls, refer to truss design for internal load bearing walls and any ground beams, pad or slab thickening under them.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with Se62 mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.

Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

PLUMBING NOTES :

Plumbing and drainage plans are schematic only in layout, varify all pipe runs and levels on site.

All plumbing and drainage to comply with the NZBC G12/AS1 and G13/AS1.

Materials : uPVC pipe to NZS 7641 and AS/NZS 1260 complete with fittings brand - matched to the pipe manufacturers requirements.

SANITARY PLUMBING :

Install all fixtures according to the manufacturers instructions.
Connect waste outlets to traps and run waste pipes and back vents concealed.
Sized and fixed to NZBC G13 / AS1.

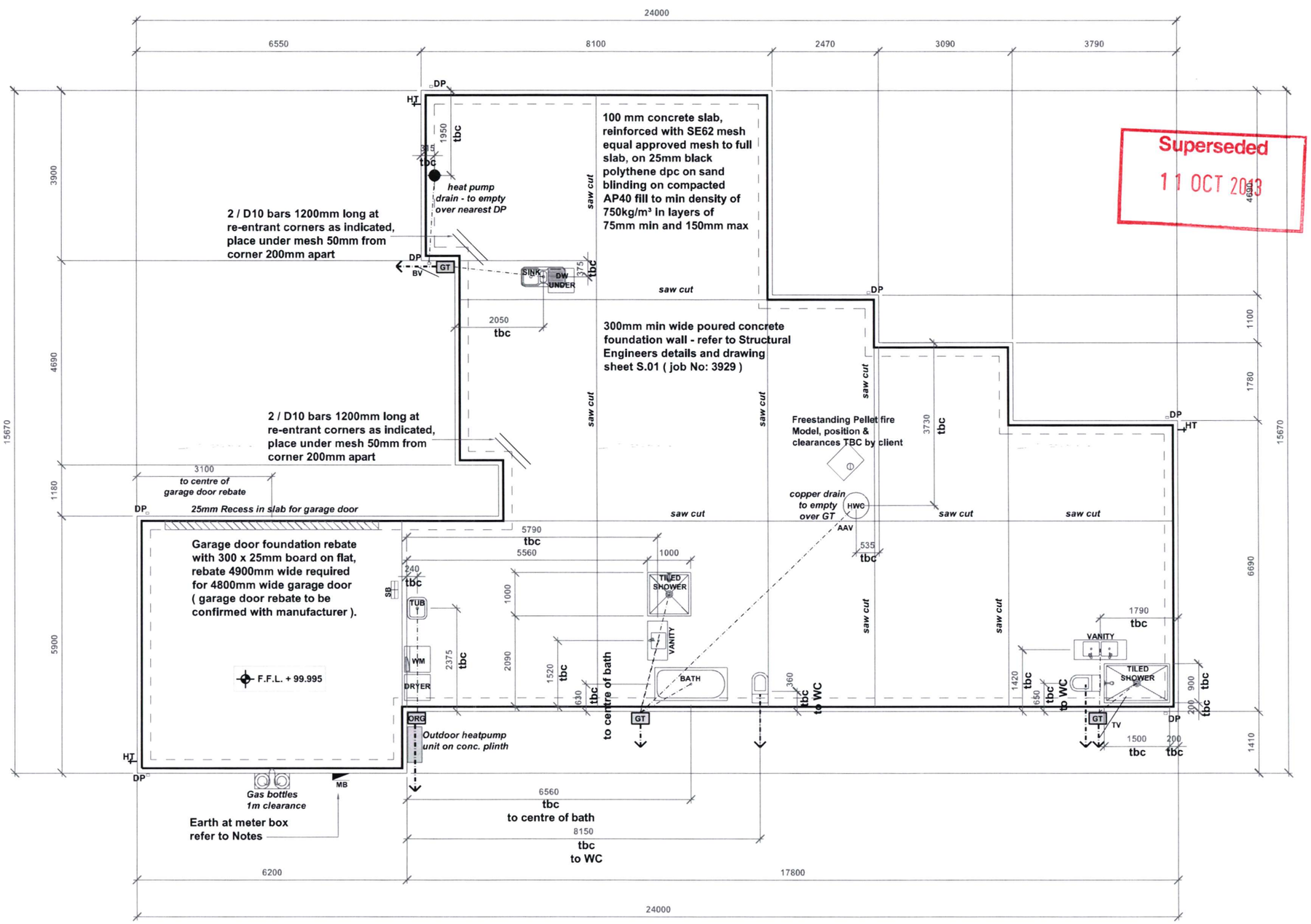
Conceal all plumbing in walls or floors, provide access panels where required.

Ensure that waste and vent runs avoid structural members and where other timbers such as top plates and cut, strengthen them accordingly with additional blocking and 40 x 40 x 1mm 600mm long MS (galv) angle fixed to top plate and blocking.

Test soil and waste disposal systems to ensure no leakage exists and leave in proper working order.

AAV - Approved air admittance valve (Type Aqualine 32 - 40mm Haigh AV3240).
All single fixtures discharging to a gully trap with a developed length greater than 3.5m to be vented with an AAV in accordance with NXBC G13 / AS1

Rebate to shower (tiled shower) : Shower floor to fall no less than 1:50 towards the floor waste. Refer to NZBC E3 / AS1 section 3.3.5.



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Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)

Lintel height: 2105 above F.F.L. windows to soffit,

Roof pitch to be 28° Longrun Corrugated Colorsteel

HWC :
Hot water supply valve train to incorporate a 1m min length of copper pipe from the hwc that shall be lagged to and include the tempering valve.

LEGEND :

Plumbing legend, NZBC G13 / AS1 Foul Water

SANITARY FIXTURE	MIN PIPE DIA	MIN GRADE
Basin (WHB)	*32mm*	*1:20*
Bath	*40mm*	*1:40*
Washing Machine	*40mm*	*1:40*
Dishwasher	*40mm*	*1:40*
Kitchen Sink	*40mm*	*1:40*
Laundry Tub	*40mm*	*1:30*
Shower (SHW)	*40mm*	*1:40*
Toilet (WC)	*100mm*	*1:60*

FOUNDATION PLAN 1:100

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SAUNDERS	FOUNDATION PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	5
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LEGEND :

- Paint finished 10mm min gib board lined H1.2 treated 90 x 45 timber framing.
- Local authority approved smoke alarms with hush button facility.
- carpet — Selected carpet to these areas
- Selected tiles over water proof membrane, any tiles at entryways to be ceramic finish to comply with NZBC D1/AS1 clause 2.13 (table 2 - wet slip resistance).
- Vinyl to these areas
- Selected timber laminate to these areas
- concrete — Exposed concrete to these areas - area to Laundry to be paint sealed.
- SB — Switch board
- MB — Meter board
- DP — Selected colorsteel 75 x 50mm (55sqm per DP) rectangle downpipes
- GT — Gully Trap
- HT — Hose Tap

GENERAL NOTES :

Where downlights are to be installed, CA rated downlights to be used.
All interior doors to be paint finished MDF hollow core doors with selected hardware by client.
All internal doors to be 1980mm.
Internal door leaf width: typically 810mm and 710mm to wet areas
All window and doors dimensions shown are rough openings only - site verify prior to fabrication.
Gib Aqualine to all wet areas with 2 coats of enamel paint finish to untiled walls.
All lintels to be as per truss manufacturers specifications and details.
All glazing to comply with NZS 4223.

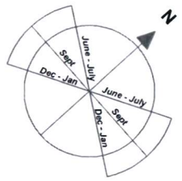
Hot water pipes to be sized according to NZBC G12 & NZS 4305 : 1996.
Mains pressure 15mm diam allow
12m max pipe length, pipe length beyond this must be lagged.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

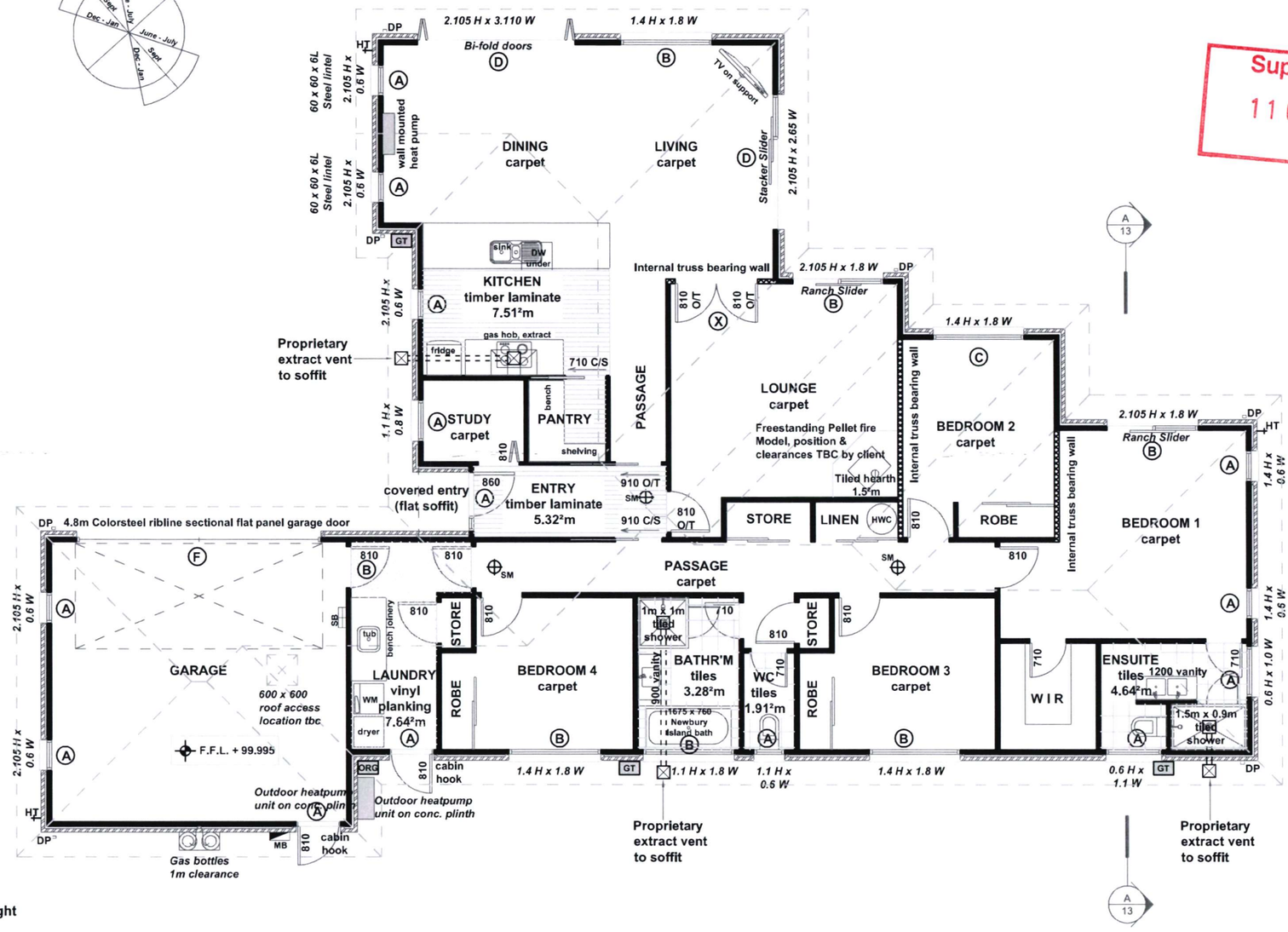
Ceiling height: 2455 above F.F.L.(to U/S of truss) to all areas
Lintel height: 2105 above F.F.L. windows to soffit, Note: In high Wind Zone 2455mm stud height, studs @ 600mm centres

Tiled areas to be: Bathroom / WC / Ensuite
Undertile Heating to areas : TBC with client

Finished floor level to be maintained at 225mm above finished ground level. 150 min from paving.
Garage finished floor level to be maintained at 225mm

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).





Pellet fire position, model, flue height & clearance TBC

Maximum Building Height: 8.5m
Gas Supply: Bottled TBC

EXTERIOR CLADDING (primary) :
70 series Brick Veneer
over 50mm cavity

ROOF CLADDING :
Selected 28° pitch Longrun Colorsteel corrugated roofing, 600mm overhang / soffit
(450mm to gable ends) to framing, over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlinson flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres)
- on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

Single or top storey SG8 studs to load bearing walls.			
Loaded Dimension of Wall	Stud height for max height of : 2.4m @ 600 c/c	2.7m @ 400 c/c	3.0m @ 300 c/c
2.0	90 x 45	90 x 45	90 x 45
4.0	90 x 45	90 x 45	90 x 45
6.0	90 x 45	90 x 45	90 x 45
Light roof / High wind zone Nogs @ 800mm centres			

LINTEL	SIZE	
A	2/90 x 45	SG8
B	2/140 x 45	SG8
C	2/190 x 45	SG8
D	2/240 x 45	SG8
E	2/290 x 45	SG8
F	PL12 250 Prolam	

FLOOR PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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JOB TITLE: SAUNDERS

DRAWING TITLE: FLOOR PLAN

LEGAL DESCRIPTION: Lot: 38 DP: Unknown
Address:
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CONWAY COUNTRY
AMBERLEY

NOTES:
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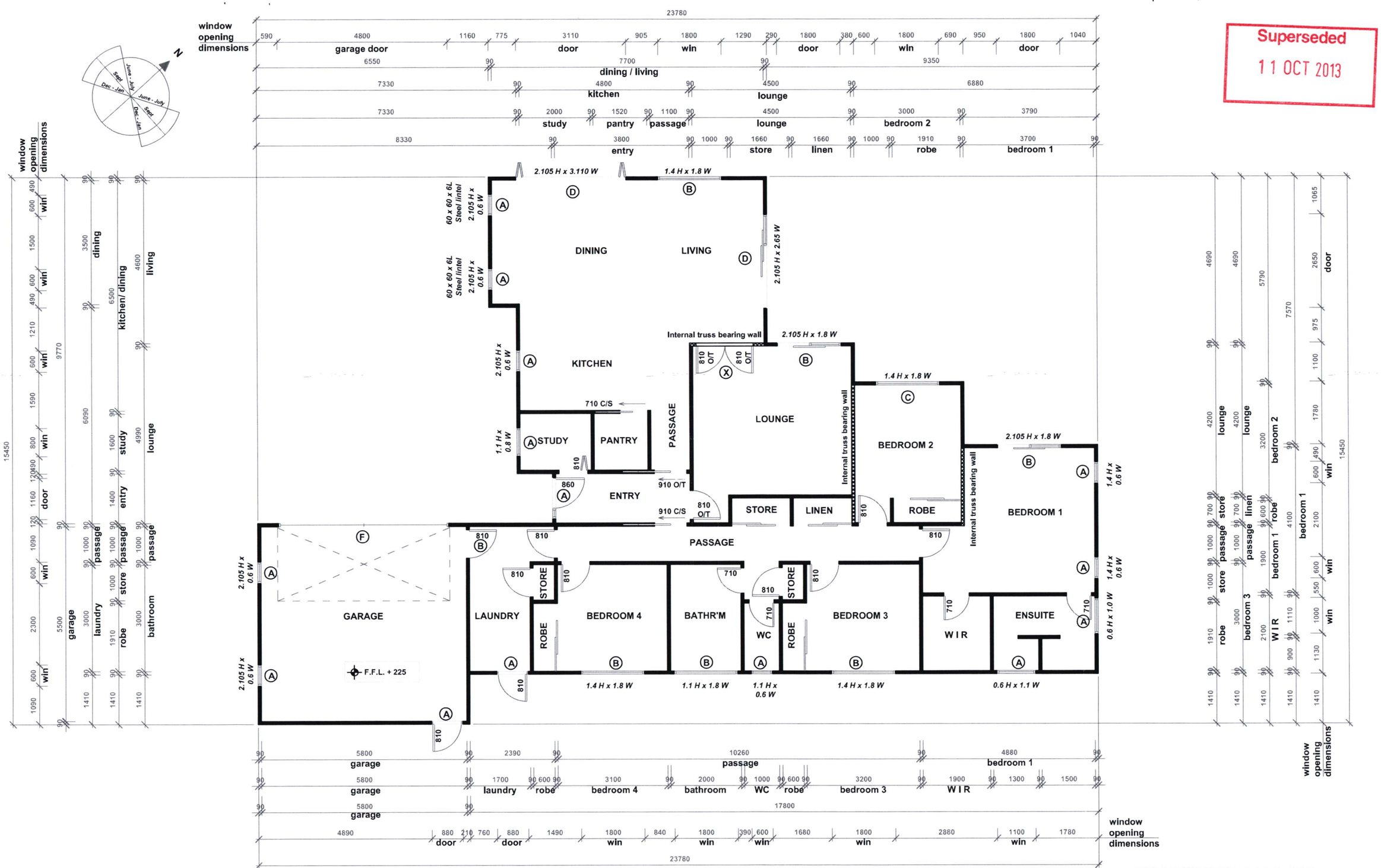
AMENDMENT DATE:	VERSION:	JOB #	
	WD 1	13096	OF: 24



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FRAMING PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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SAUNDERS	FRAMING PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	7
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GENERAL NOTES :

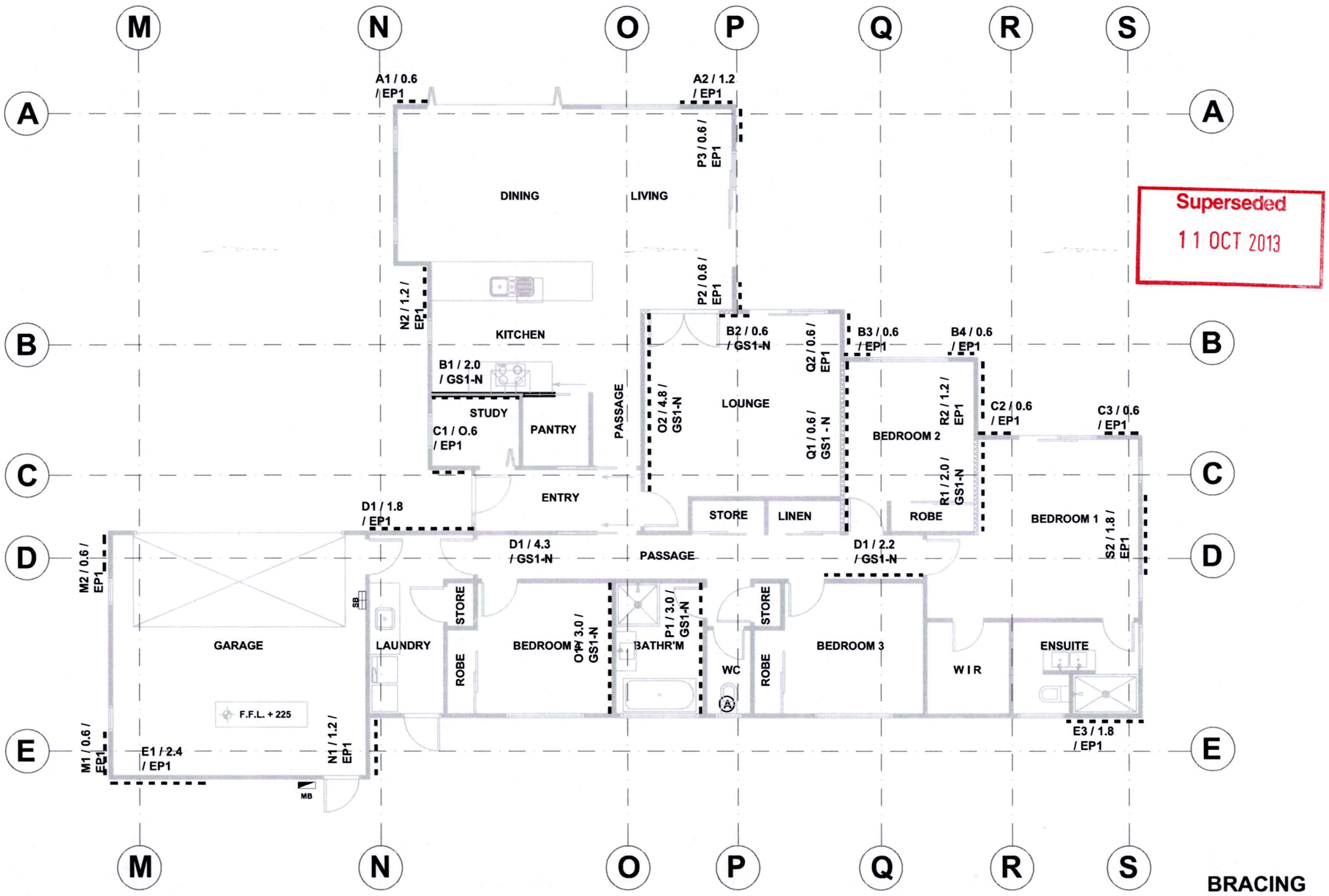
Refer to Gib EzyBrace systems technical manual (June 2011) for full bracing information and bracing connections.

All lintel / beam sizes that do not require structural engineering (as referenced on drawings), are within scope of NZS 3604: 2011 to be sized as per clause 8.6 table 8.9, 8.10 and 8.11 (SG 8 min). Contractor to confirm sizes shown on drawings with framing pre - cutter (refer to truss design attahed).

The truss design shall include roof bracing systems in accordance with NZS 3604:2011 clause 10.3 ' Systems to resist horizontal loads '.

Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. (to U/S of lintel).
Roof pitch to be 28°



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BRACING PLAN 1:100

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GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :
Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :
Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer
over 20mm cavity

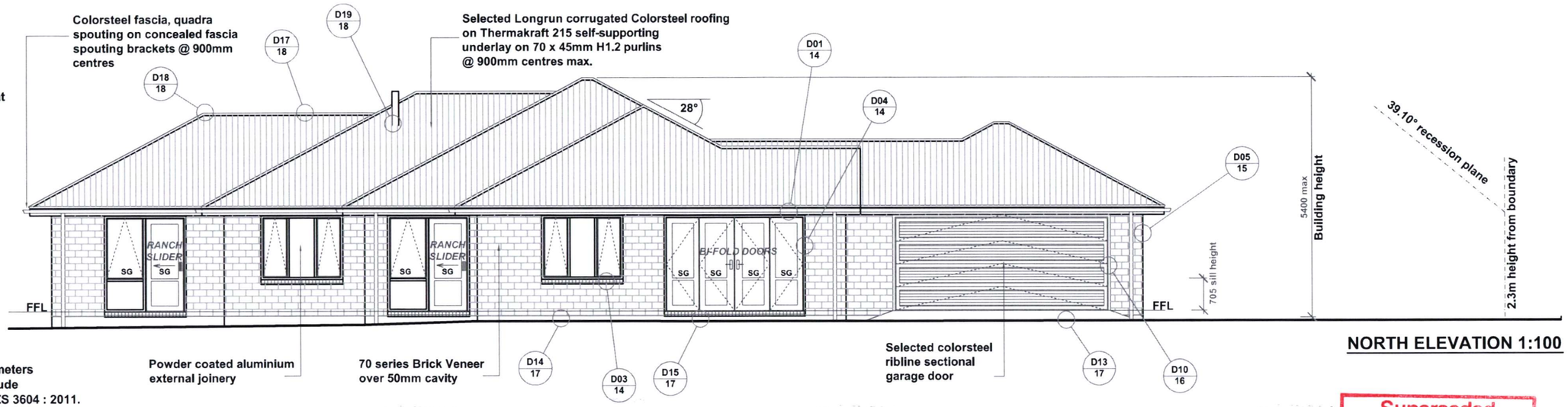
WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :
Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

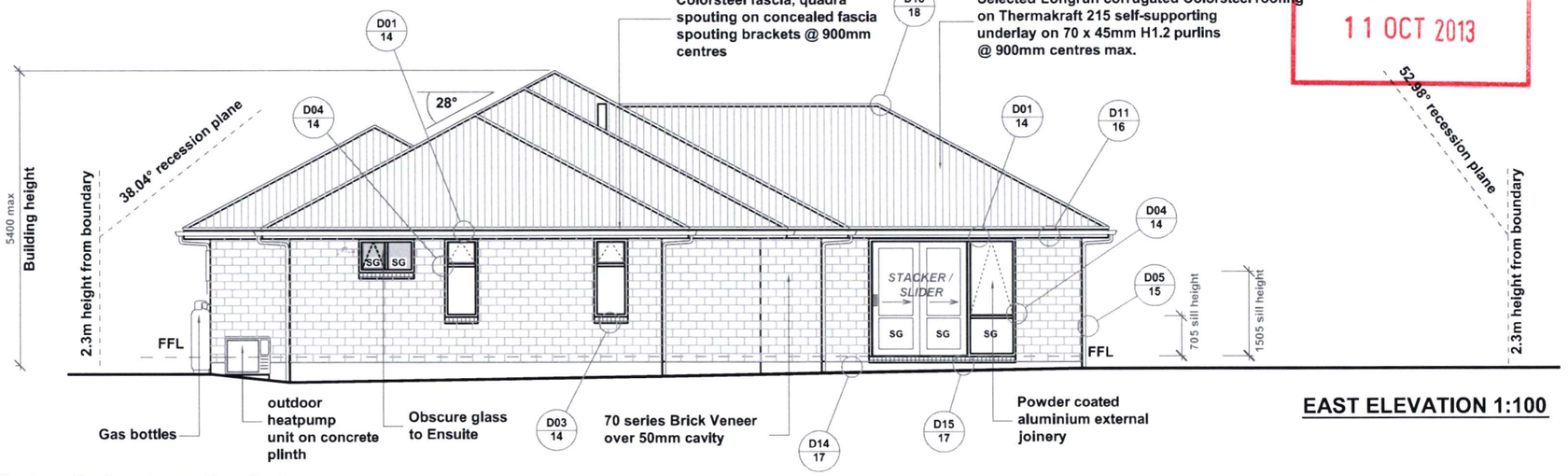
GLAZING :
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :
Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

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11 OCT 2013

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :
300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :
100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	*Glazing Area*		
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	*Glazing Area*		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3: 3

NORTH & EAST ELEVATIONS 1:100

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	**NORTH & EAST ELEVATIONS**	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	**11**
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GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :

Painted finished uPVC jointed 4.5mm Hardiflex.

DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer over 20mm cavity

WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :

Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

GLAZING :

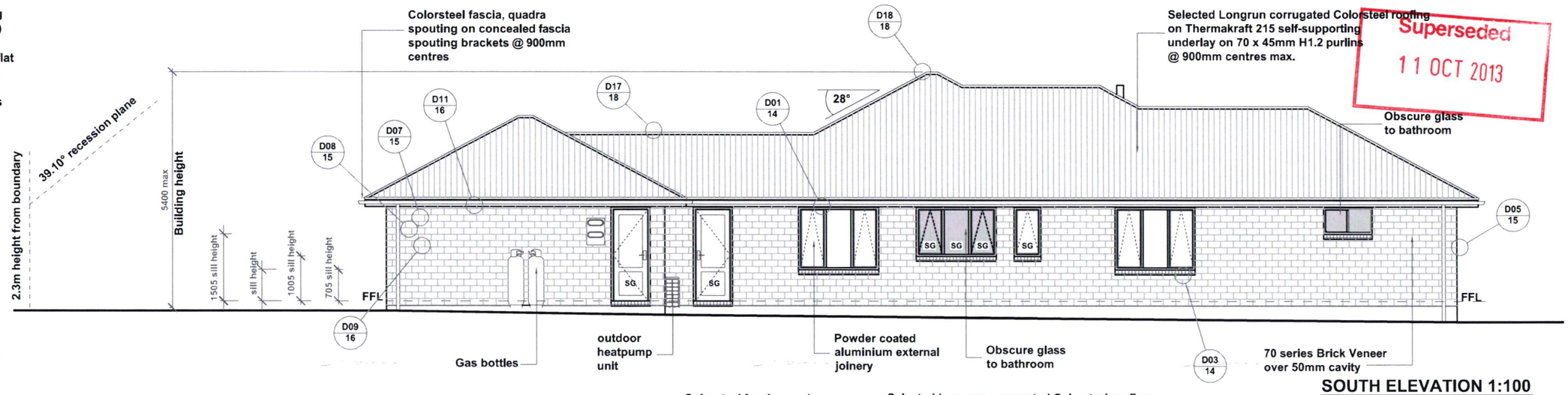
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :

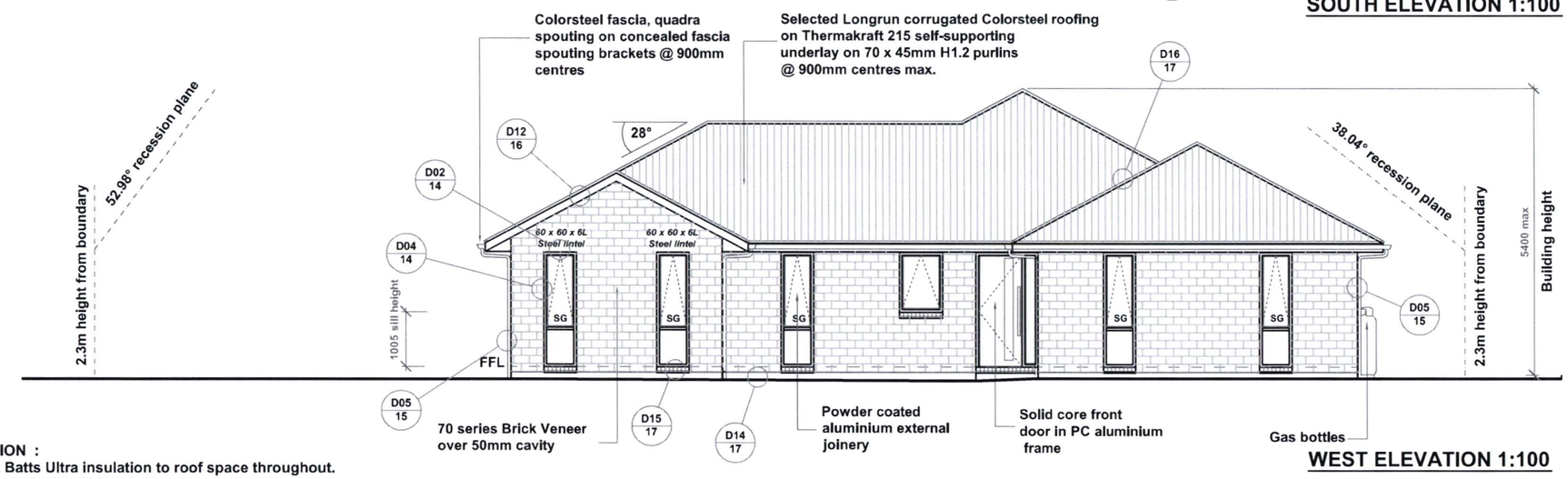
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :

Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING	Wall Area	Glazing Area	Glazing to wall % allowable	glazing to wall %
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING	Wall Area	Glazing Area	Glazing to wall % allowable	glazing to wall %
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3: 3

SOUTH & WEST ELEVATIONS 1:100

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SAUNDERS

SOUTH & WEST ELEVATIONS

Lot: 38 DP: Unknown
Address:
ORMANDY COURT
CONWAY COUNTRY
AMBERLEY

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
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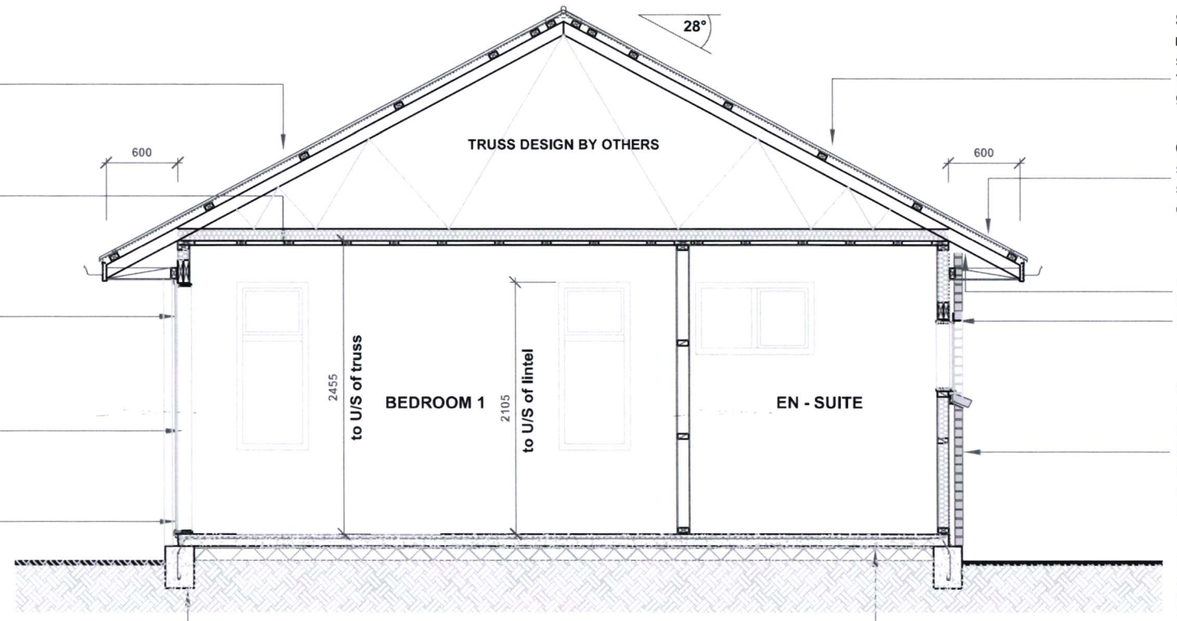
AMENDMENT DATE:	VERSION:	JOB #	
	WD 1	13096	OF: 24



Approved gangnail trusses @ 900mm centres to manufacturers design and details

10mm Gib ceiling lining on 70 x 35 timber ceiling battens @ 400mm centres with R3.6 pink batts ultra ceiling lining

James Hardie Linea Weatherboard on 20mm cavity with sills / facings / corner trims

Paint finished 10mm min gib lined H1.2 treated 90 x 45 timber framing min studs @ 600mm centres (high wind zone), nogs @ 800mm centres

R2.6 pink batts ultra wall insulation to all exterior walls

300mm min wide poured concrete foundation wall reinforced with 1 / D16 bar bottom & 1 / D16 top (min cover 30mm top. 75mm bottom), with D10 links @ 600mm centres max, lap 600mm min with slab mesh.
300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

Selected corrugated colorsteel roofing on Thermakraft 215 self-supporting underlay on 70 x 45mm H1.2 purlins @ 900mm centres max.

Colorsteel fascia, quadra spouting on concealed fascia spouting brackets @ 900mm centres

4.5mm Hardiflex soffit linings
Brick Lintel

Selected brick veneer 70 series with grey mortar over 50mm cavity. Brick ties to be hot dip galvanised @ 600mm centres horizontal and 320mm centres vertical max

100mm concrete slab reinforced with SE62 mesh to full slab on 0.25mm blackpolythene DPC on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min 150mm max. Sawcuts as indicated on foundation setout plan.

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11 OCT 2013

GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun Corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity).
Thermakraft cover up for air barriers and gables.
All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.
All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :

Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :

70 series brick veneer
over 20mm cavity

WINDOW JOINERY :

Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :

Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional flat panel door and opener with x2 remotes.

GLAZING :

Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :

Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :

Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.

Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

INSULATION :

R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max.
Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SECTION A - A 1:50

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	SECTION A - A	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:50	13
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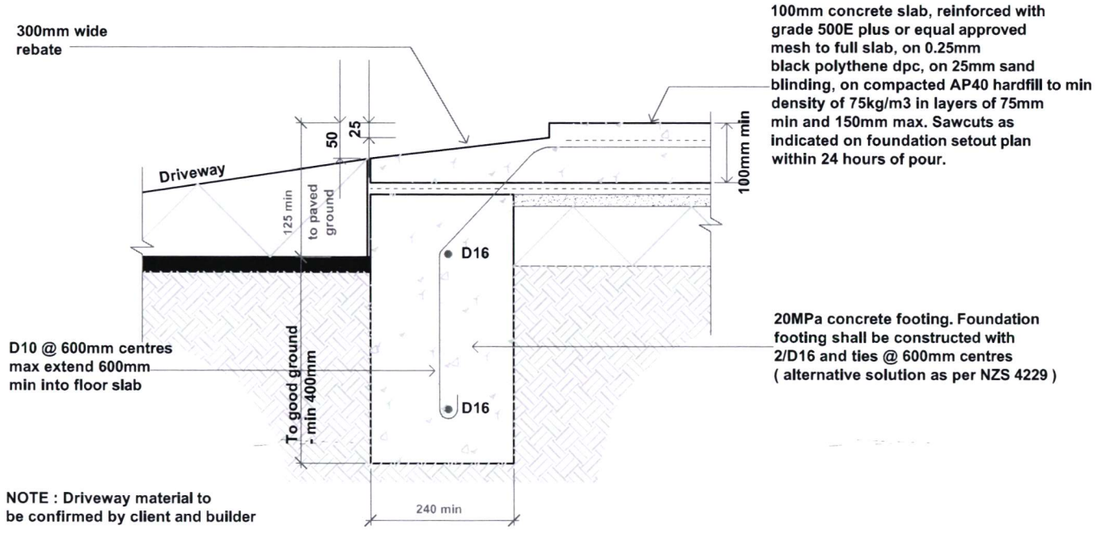
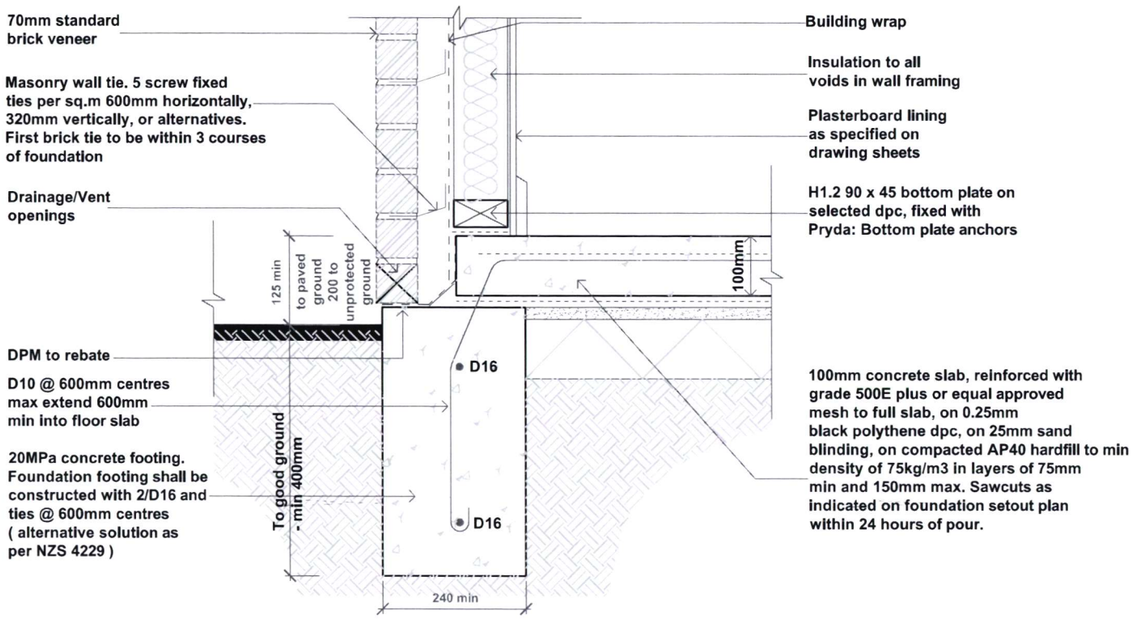
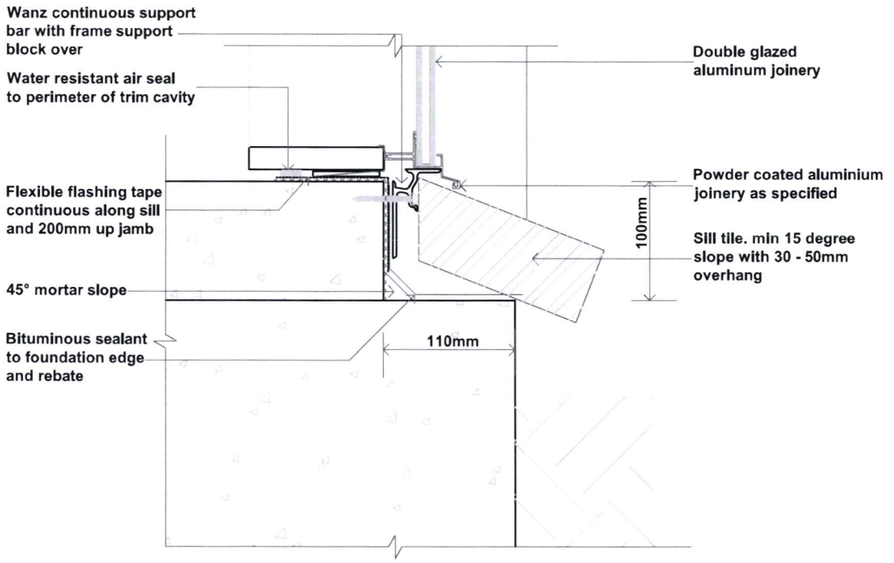


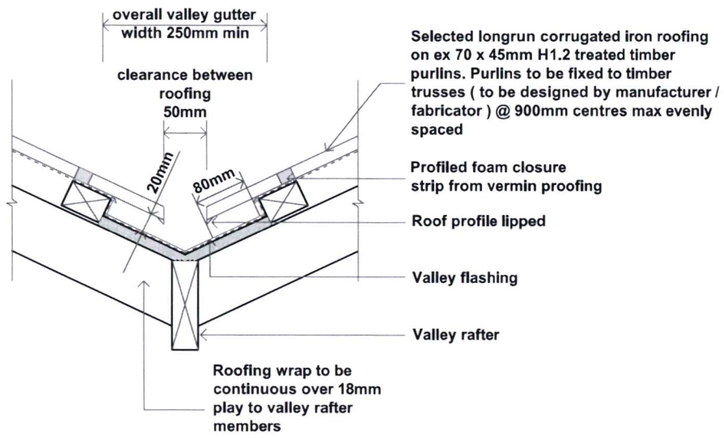
DETAIL D13 1:10 GARAGE REBATE DETAIL



DETAIL D14 1:10 FOUNDATION DETAIL - BRICK VENEER



DETAIL D15 1:5 BRICK FOUNDATION SILL DETAIL



DETAIL D16 1:10 VALLEY DETAIL

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DETAILS D13 - D16

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SAUNDERS	DETAIL D13 - 16	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1: As Noted	17
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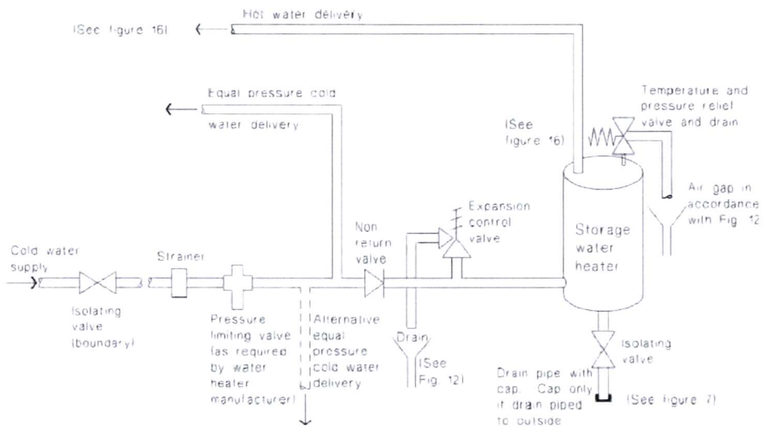
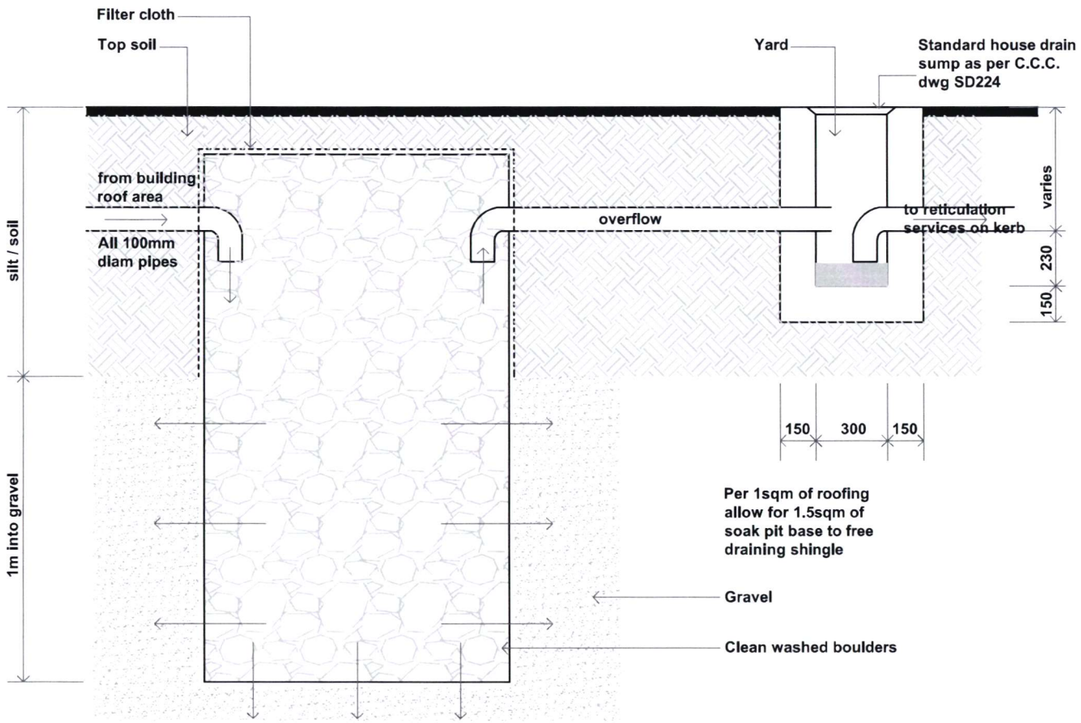
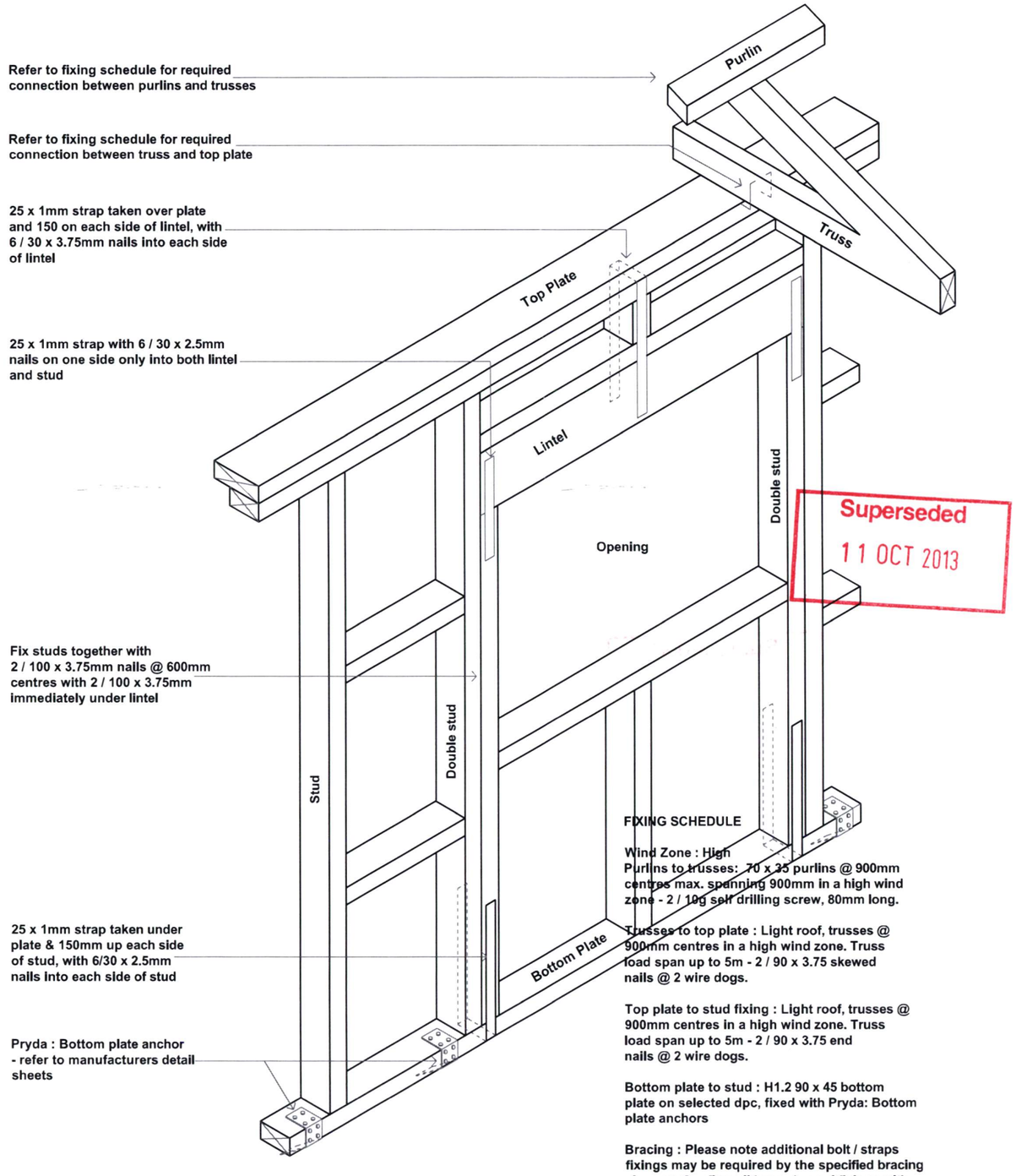
Figure 8: **Mains Pressure Storage Water Heater System (unvented)**
Paragraphs 6.1.2 and 6.2.1 b)



DETAIL D42 1:NTS TYPICAL HOT WATER CYLINDER VALVES DETAIL



DETAIL D43 1:25 SOAKPIT DETAIL



FIXING SCHEDULE

Wind Zone : High
Purlins to trusses: 70 x 35 purlins @ 900mm centres max. spanning 900mm in a high wind zone - 2 / 10g self drilling screw, 80mm long.

Trusses to top plate : Light roof, trusses @ 900mm centres in a high wind zone. Truss load span up to 5m - 2 / 90 x 3.75 skewed nails @ 2 wire dogs.

Top plate to stud fixing : Light roof, trusses @ 900mm centres in a high wind zone. Truss load span up to 5m - 2 / 90 x 3.75 end nails @ 2 wire dogs.

Bottom plate to stud : H1.2 90 x 45 bottom plate on selected dpc, fixed with Pryda: Bottom plate anchors

Bracing : Please note additional bolt / straps fixings may be required by the specified bracing element. Confirm all braced panel fixings with the manufacturers instructions.

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DETAIL D41 1:NTS TYPICAL FIXING DETAIL

DETAILS D41 - D43

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SAUNDERS	DETAIL D41 - 43	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1: As Noted	24
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					WD	13096	

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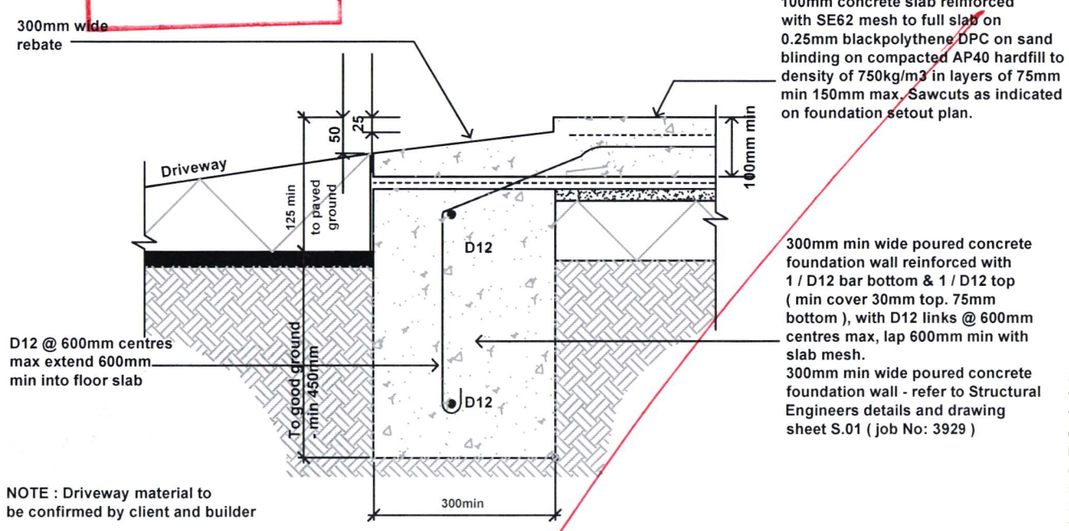
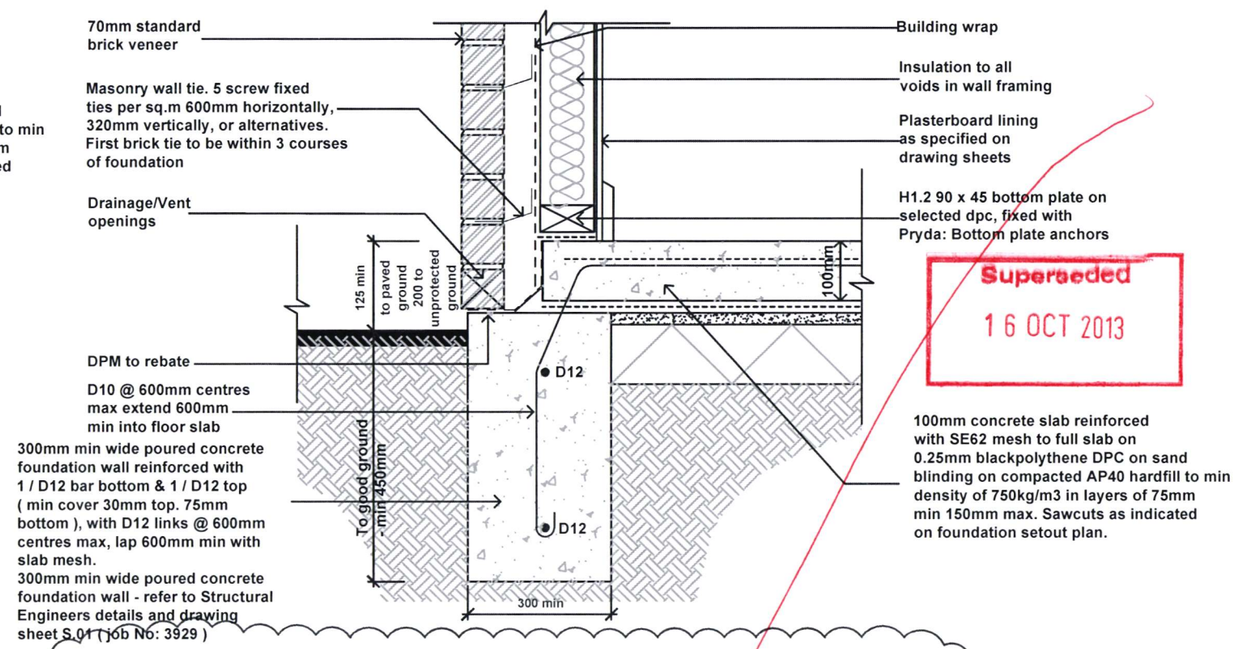
16 OCT 2013



DETAIL D13 1:10 GARAGE REBATE DETAIL



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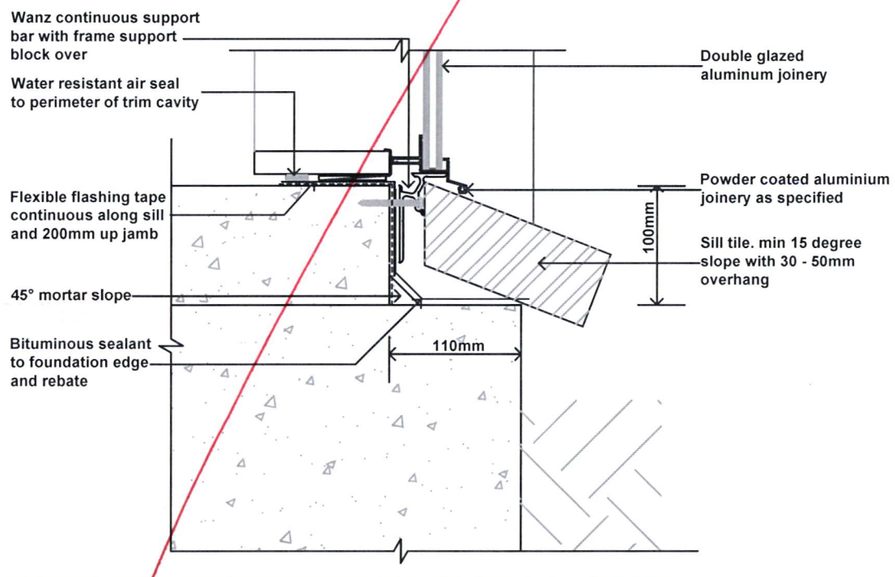
16 OCT 2013

DETAIL D14 1:10 FOUNDATION DETAIL - BRICK VENEER



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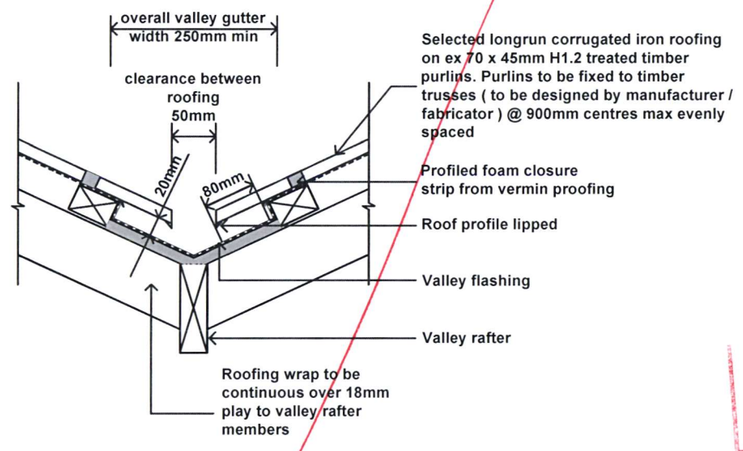
16 OCT 2013

DETAIL D15 1:5 BRICK FOUNDATION SILL DETAIL



AMENDMENT
11 OCT 2013
Superseded
16 OCT 2013

DETAIL D16 1:10 VALLEY DETAIL

DETAILS D13 - D16

mikegreerhomes LTD
© Mike Greer Homes North Canterbury Ltd
PHONE: (03) 313 0319 I FAX: (03) 313 0321
ADRESS: 346 Flaxton Road, Rangiora 7440
WEB: www.mikegreerhomes.co.nz

JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	DETAIL D13 - 16	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1: As Noted	17
			© 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	AMENDMENT DATE: 10/10/13	VERSION: WD 1	JOB # 13096	OF: 24

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2014/ 5/20 11:34

2014/536

0 9 x 2

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MIKE GREER
SOUND

Conway Country Estates Ltd
PO Box 649
Rangiora

25 August 2013

To whom it may concern

Re Lot 38 Conway Country Estate

Thank you for the plans you have submitted to us for your new home in Conway Country Estates, as they are within all the requirements of the covenants we have no problems in approving them.

We look forward to seeing your build go ahead, and are sure you will enjoy being part of the Amberley community.

Yours sincerely

Steve Glen
Director

SCANNED

RC130221

RECEIVED
26 NOV 2013
Hurunui District Council

HURUNUI
District Council

Form 9
Under Section 88 of the Resource Management Act 1991
Application for Resource Consent

To: Hurunui District Council
PO Box 13
Amberley 7441

Phone: 033148816
Email: planning@hurunui.govt.nz

---

1. I *(full name)*
J & J Saunders **apply** for the following resource consent: Land use consent and/or Subdivision consent

2. Describe the activity to which the application relates. *(i.e. explain the proposal referring to the District Plan issues of non-compliance)*
To build a dwelling that exceeds the restriction on conintuuous linear length of a building
A1.2.11

3. The names and addresses of the owner and occupier (other than the applicant) of any land to which the **application** relates are as follows: *(give names and addresses)*

4. The location of the proposed activity is as follows:

Address: 6 Ormandy Court, Conway Country
Legal Description: Lot 38 DP 455131
Valuation Number:

5. Are any additional resource consents required from Canterbury Regional Council for the proposed activity? If the answer is yes, please list:
No

These have / have not been applied for

6. **I attach**, in accordance with the Fourth Schedule of the Resource Management Act 1991, **3 copies** of an assessment of environmental effects in sufficient detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

7. **I attach 3 copies** of the information required on the attached check sheet for land use or subdivision.

8. On 1 January 2012 the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) came into effect. Is the site currently, or previously, or more likely than not to have been used for an activity on the Hazardous Activities and Industries List (HAIL) as attached to this form? In order to help determine whether the NES applies, please answer the following questions:

Is an activity described on the HAIL currently being undertaken on the piece of land to which this application applies?	Yes ☐ No ☑
Has an activity described on the HAIL ever been undertaken on the piece of land to which this application applies to the best of your knowledge?	Yes ☐ No ☑
Is it more likely than not that an activity described on the HAIL is being or has been undertaken on the piece of land to which this application applies?	Yes ☐ No ☑
If 'Yes' to any of the above, then the NES for Assessing and Managing Contaminants in Soil to Protect Human Health may apply. Check the five activities to which the NES applies:	
Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	Yes ☐ No ☑
Is the activity you propose to undertake sampling soil?	Yes ☐ No ☑
Is the activity you propose to undertake disturbing soil?	Yes ☐ No ☑
Is the activity you propose to undertake subdividing land?	Yes ☐ No ☑
Is the activity you propose to undertake changing the use of the land?	Yes ☐ No ☑
If 'Yes' to any of the above activities, then the NES for Assessing and Managing Contaminants in Soil to Protect Human Health is likely to apply and you are required to provide an assessment in relation to the NES.	

9. I enclose $ 540.00 being the relevant application fee.

10. _____ Date 21 October 2C

Signature of applicant *(or person authorised to sign on behalf of applicant)*

11. Address for service of applicant:
PO Box 421
Rangiora
_____
_____

Contact person: Veronica Wedlake
(Name and designation)
Phone No: 03 975 5675
Mobile No: _____
Email: nc.compliance@mikegreerhomes.co.nz

Note to applicant
You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Hazardous Activities and Industries List (HAIL)

October 2011

Ministry for the Environment
Manatū Mō Te Taiao

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application

2. Chemical manufacture, formulation or bulk storage

3. Commercial analytical laboratory sites

4. Corrosives including formulation or bulk storage

5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents

6. Fertiliser manufacture or bulk storage

7. Gasworks including the manufacture of gas from coal or oil feedstocks

8. Livestock dip or spray race operations

9. Paint manufacture or formulation (excluding retail paint stores)

10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds

11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application

12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides

13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground

14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges

15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)

16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products

17. Storage tanks or drums for fuel, chemicals or liquid waste

18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment

3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices

4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging

2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors

3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material

2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds

3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds

4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals

5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)

3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process

4. Commercial concrete manufacture or commercial cement storage

5. Coal or coke yards

6. Hydrocarbon exploration or production including well sites or flare pits

7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas

2. Brake lining manufacturers, repairers or recyclers

3. Engine reconditioning workshops

4. Motor vehicle workshops

5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas

7. Service stations including retail or commercial refuelling facilities

8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries

2. Drum or tank reconditioning or recycling

3. Landfill sites

4. Scrap yards including automotive dismantling, wrecking or scrap metal yards

5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)

6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

I Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

HURUNUI
District Council

Land Use Consent Checklist

	INCLUDED	NOT APPLICABLE	OFFICE USE
Completed application form (Form 9) i.e. all questions have been answered.			
Application fee enclosed or paid on-line HDC Bank Account: 03-0802-0946666-00 – Ref: RC<Applicant name>			
A detailed description of the proposal.			
An assessment of environmental effects with details of any mitigation measures proposed. You may wish to refer to the assessment matters in Section C1.2 of the Hurunui District Plan. This assessment may include specialist reports on matters such as traffic, heritage, noise or landscape.			
Certificate of title (less than 6 months old and relevant)			
Site plan to a metric scale (1:100, 1:200, 1:250, 1:500, 1:1000, 1:2000) showing (where relevant): • Location and use of all existing buildings in relation to legal and internal boundaries • Location of any waterway and dimensions from its banks to any new buildings and/or earthworks • Vehicle access, manoeuvring, parking areas and driveway gradients, including stormwater treatment and disposal methods. • Landscape plan showing location, species and height of all existing and proposed plants • Location of any conservation, heritage features or protected trees on the site or adjoining sites • Location of street trees on road reserve adjoining application site • Areas of proposed filling or excavation, retaining walls and existing and proposed • Ground levels • Building coverage (proposed and existing) in square metres • Surveyed ground and finished floor levels			
Floor plan to a metric scale (1:50, 1:100, 1:200) showing (where relevant): • Proposed uses • Gross floor areas for each use • Location of all kitchen facilities • Doors and windows • Overall dimensions of all buildings			
Elevations to a metric scale (1:50, 1:100, 1:200) showing (where relevant): • Recession planes from accurate levels • Maximum height • Doors and windows • Type of cladding • Roof, wall and trim colours (British standard reference)			
Relocated buildings • Address where the building can be inspected and contact details to organise inspection. • Photos of elevations of the building			

• Explanation of remedial works proposed (e.g. roofing, painting or replacing damaged cladding)			
Signage • Location plan (for both free standing and on-building signage) • Elevation showing height and dimensions of display area and stand • Lettering and proposed colours • Details of illumination and whether the sign has moving parts			
Business activities • Estimated number of vehicle movements to and from the site • Scale of activity e.g. number of persons to be employed or visitor design capacity • Hours of operation			

Assessment of Environmental effects

6 Ormandy Court
Amberley

Assessment of Environment Effects

Site location
The application site is located at 6 Ormandy Court, Amberley. A new subdivision on the Western side of Amberley, at the continuation of Willowside Place. The subdivision has been approved RC/110045 & RC/120118 and titles are being issued. The site is Lot 38 Deposited Plan 455131 as shown on the subdivision plan attached as Appendix A.

Zoning
The application site is within the Amberley Urban area and is zoned Rural Lifestyle (Amberley) Hurunui District Plan.

Application proposal
This application is for a land use consent to establish a dwelling which has a continuous linear length of more than 20 meters. (District Plan rule A1.2.11 Restriction on continuous linear length of a building). 23.780m length is proposed with a step of 1.410m.

Activity Status
Consent is required for a discretionary activity

Assessment of environmental effects

The south elevation of the dwelling is 23.87m in length, which is permitted if a step of 2m in the foundation is achieved. This dwelling has a step to this elevation of 1.41m
While a 1.41m step in the plan has been achieved, we believe that due to the dwelling being single story with a 2.4m stud and of a classic design, the overall visual effect is less than minor.

The affected party consent and plans have been signed off by the neighbour.

Assessment of effects

The following actual and potential effects on the proposal have been identified as the main effects.

- Visual effects – building dominance
- Character and amenity
- Privacy

Visual effects – building dominance
The design of the house is a three bedroom dwelling with an attached double garage. The house is to be clad with Brick veneer. The roof is to be Colorsteel Longrun corrugate with aluminium joinery. The proposed design is a single storey design with a 28 degree pitched roof. The maximum height of the house is 5.4m.

A number of features have been included in the design of the house which will moderate the visual effects, these include:
- Various steps in plan and elevation of roof height.
- Good setback of the house from the road
- Single storey design

The proposed overall house design has a a number of steps in the design. The south elevation has a total length of 23.780m with a step of 1.410m.

Character and amenity
The size and length of the house will not appear visually dominant in this location nor will it appear out of character. In general terms the length of the house proposed and design is in keeping with new houses in the area and wider Amberley town ship.

Ensuring the house has a good setback from the road with generous outdoor living areas and well setback from neighbouring boundaries creates a sense of more space around the dwelling.

Privacy
The single storey design of the house is much less intrusive than a complying two storey design.

Conclusion on effects
Any adverse effects on the environment are considered to be less than minor and will be mitigated by the single storey design of the house and large areas available for future planting.

Objectives and policies

Objective 21
Amberley is a vibrant, rural township providing residential and business facilities and associated infrastructure and support services, to meet the economic, social and cultural needs of the Hurunui District and North Canterbury; while retaining its country town character, sense of community and connectivity with its rural surroundings.

This policy is supported by various policies including

> ***Amenity values policy 21.4***
> *To ensure all residential and business developments are designed to maintain or enhance the amenity values of Amberley Township, including its country town character.*
>
> ***Residential 1 Zone policy 21.11***
> *(1) To maintain Amberley's traditional, residential character in Residential 1 zones with a predominance of detached dwellings on individual lots;*

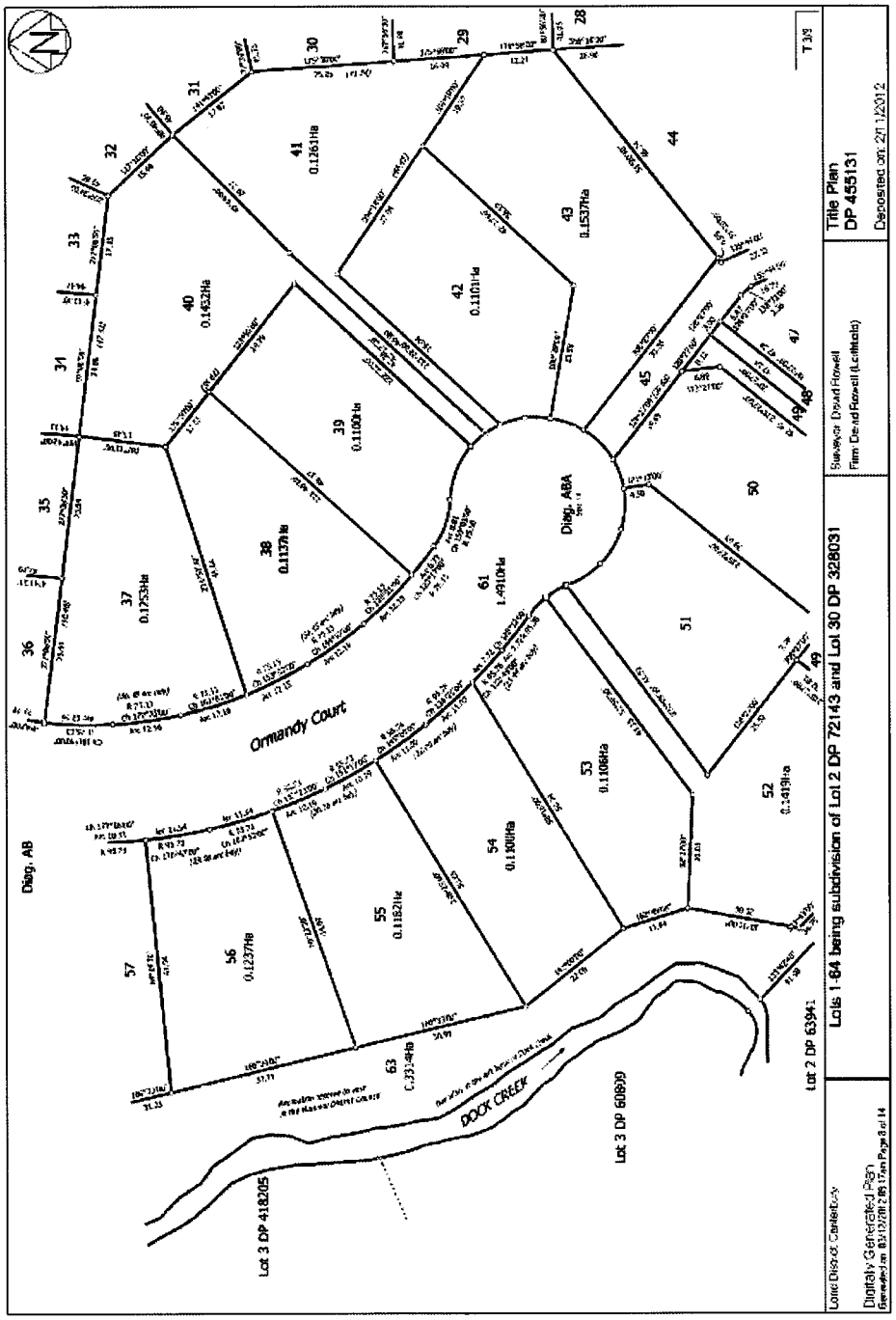
The proposal will maintain and enhance the amenity values of the Amberley township (including its country character. The design of the dwelling is consistent with character anticipated within a new subdivision.

> ***Objective 10***
> *A healthy safe environment within the District and maintenance and/or enhancement of amenity values which the community wishes to protect.*
>
> ***Policy 10.5***
> *To avoid, remedy or mitigate the adverse effects of activities on amenity values.*
>
> ***Policy 10.5b***
> *To avoid, remedy or mitigate the adverse effects of subdivision on the country character of townships.*

Overall amenity values of the site, surrounding area and township will be maintained. The proposed design will not adversely affect the country character of Amberley township.

Overall the proposal is considered consistent with the objectives and policies of the District Plan.

Appendix A – Location Map



Affected party consent form
Resource Management Act 1991

Please do not hesitate to phone the planning section at the Hurunui District Council (ph 314 – 0092) if you require any assistance.

Application Details

Resource consent reference: RC _____

Applicant: *(full name)* Mr & Mrs Saunders

Location of the proposed activity: 6 Ormandy Court, Amberley

Description of the proposal: *(provide enough detail so your proposal can clearly be understood)*

To erect a dwelling with a continuous lineal lenght of 23.87m and a step of 1.41m

If you are asked to give written approval for an application for resource consent we recommend that you should:

1. *Seek advice immediately if you do not understand this process. The Council has copies of an information booklet "Yours Rights as an "Affected Person". Information is also available at www.rma.govt.nz or 0800RMAINFO.*
2. *Ask the applicant to explain the proposal and plans clearly to you.*
3. *Read the application details and assessment for environmental effects and ask for time to consider the proposal if you need it. You may wish to seek legal advice before giving written consent.*
4. *You may ask the applicant for further information if you do not understand the proposal or have not seen the full application for resource consent and assessment of environmental effects. You may suggest changes to the applicant in order to address your concerns.*
5. *Decide whether you wish to give written consent or not. You should only sign this form if you* ***support or have no objection*** *to the approval of the resource consent application referred to.*
6. *If you wish to give consent fill in the details below, sign the form and return to the applicant.*
7. *If you do not wish to sign the form, you will need to advise the applicant.*
8. *If the property is owned by more than one person, <u>all</u> of the joint owners are considered to be 'adversely affected persons'.*

Affected Party Details

1. I / we Sarah Andrews and Grant Norton
   (Print full name)
2. being the *(tick relevant)* ☐ owner(s) ☐ occupier(s) ☑ owner(s) and occupier(s)
3. of the property situated at 4 Ormandy Court (Lot 37)
   (Location address and or legal description of your property)
4. I / we have authority to sign on behalf of the following:
   all the ☐ owner(s) ☐ occupier(s) ☑ owner(s) and occupier(s) of the property.

5. I / we confirm I / we have seen a copy of the application for resource consent including the assessment of environmental effects.

6. I / we have signed a copy of the plans (attach the plans).

7. I / we understand that in giving my / our written approval, the Council can not take into account of any actual or potential effects of the activity on my / our property. The fact that such effects may occur shall not be on relevant grounds upon which the Council may refuse to grant its consent to the application.

8. I / we understand that at any time before determining the application, I / we may give notice in writing to the Council that this approval is withdrawn under Section 104(7) of the Resource Management Act 1991.

9. I / we give written consent for the application for resource consent application.

Signature _____ Date: 4.11.13

Note: Please check you have enclosed a copy of the plans signed by the affected party.

LEGAL DESCRIPTION :

Territorial Authority	:	Hurunui District Council
Planning Zone	:	Rural Lifestyle Zone
Lot	:	38
D.P.	:	----
Site Area	:	1137sqm
Floor Area	:	(213.99sqm (over frame)
	:	(222.54sqm (over foundation)
Site Coverage	:	19.6% (20% allowable)
Snow Load Zone	:	0.9kPa
Wind Zone	:	High
Earthquake Zone	:	2
Corrosion Zone	:	C
Flood Management Area	:	No

Maximum Building Height: 8.5m)

Non Compliance Requiring Resource Consent:
N/A

LANDSCAPING :

This is indicative only for presentation purposes. Landscaping to be confirmed by the client.

Tiled areas to be: Ensuite / Bath / Hearth
Timber planking areas to be: Entry / Kitchen / Pantry
Vinyl planking areas to be: Laundry

Floor heights F.F.L. to be maintained at 200mm min above unsealed ground as per NZBC E2 and 125mm min above finished ground level.
F.F.L. is to be maintained at 150mm min above crown of road as per NZBC E1.

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).

Allow for steps of landscaping to all external doors so step from F.F.L. to F.G.L. is no greater than 190mm.

Boundary setbacks are to foundation slab edge.

FOUNDATION :

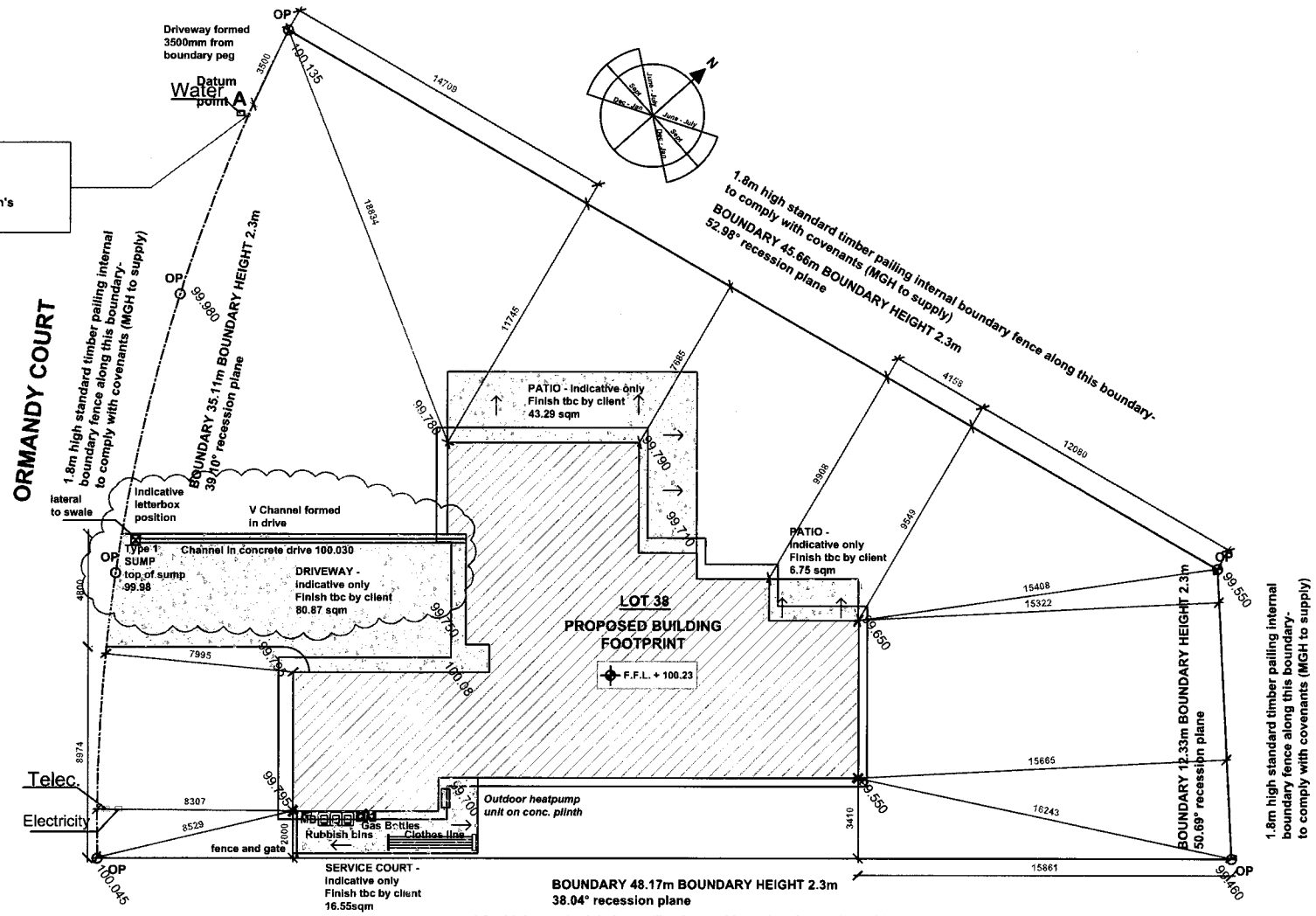
Foundations:
TC1 Area (Grey)
Foundation Options - Techical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation. Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.

Foundations - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

FENCING :

Temporary chain - link fences 2m high to be installed to prevent access to the site where permanent fencing is yet to be constructed. Gates in the fencing will open into the site. Temporary fencing will be contained onsite and will pose no hazard or obstruction to the public.

Datum point A :
Water Meter represents datum level of 100.00
All levels are shown in mm's



SITE PLAN
1: 200

mikegreerhomes LTD © Mike Greer Homes North Canterbury Ltd PHONE: (03) 313 0319 I FAX: (03) 313 0321 ADRESS: 346 Flaxton Road, Rangiora 7440 WEB: www.mikegreerhomes.co.nz	JOB TITLE: **SAUNDERS**	DRAWING TITLE: **SITE PLAN**	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE: 10/10/13	DESIGNER: CHELSEA VERSION: WD 2	SCALE: 1:200 JOB # 13096	SHEET: **2** OF: 24

LEGEND :

- Paint finished 10mm min gib board lined H1.2 treated 90 x 45 timber framing.
- ⊕ Local authority approved smoke alarms with hush button facility.
- carpet Selected carpet to these areas
- Selected tiles over water proof membrane, any tiles at entryways to be ceramic finish to comply with NZBC D1/AS1 clause 2.13 (table 2 - wet slip resistance).
- Vinyl to these areas
- Selected timber laminate to these areas
- concrete Exposed concrete to these areas - area to Laundry to be paint sealed.
- SB Switch board
- MB Meter board
- DP Selected colorsteel 75 x 50mm (55sqm per DP) rectangle downpipes
- GT Gully Trap
- HT Hose Tap

GENERAL NOTES :

Where downlights are to be installed, CA rated downlights to be used.
All interior doors to be paint finished MDF hollow core doors with selected hardware by client.
All internal doors to be 1980mm.
Internal door leaf width: typically 810mm and 710mm to wet areas
All window and doors dimensions shown are rough openings only - site verify prior to fabrication.
Gib Aqualine to all wet areas with 2 coats of enamel paint finish to untiled walls.
All lintels to be as per truss manufacturers specifications and details.
All glazing to comply with NZS 4223.

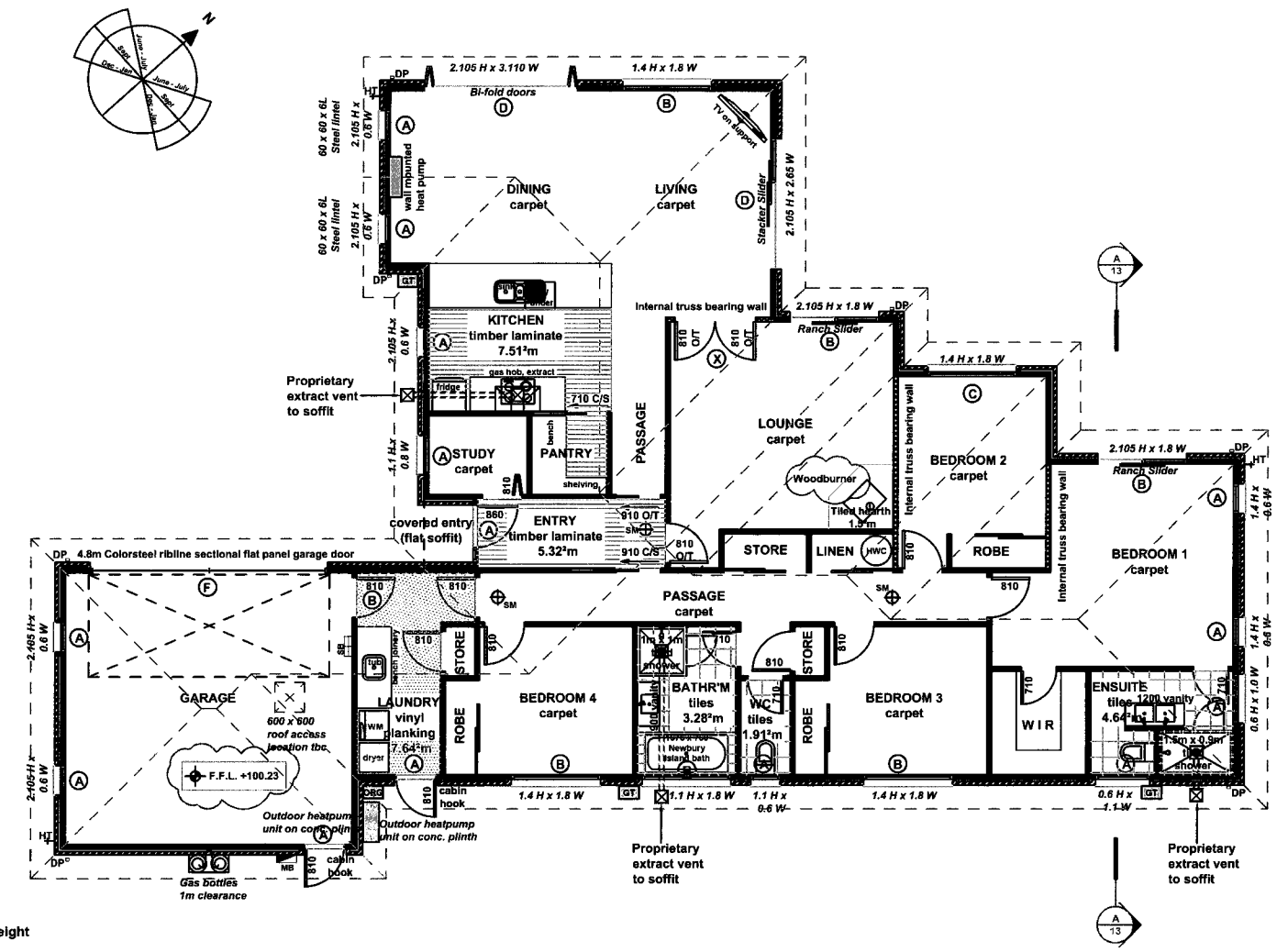
Hot water pipes to be sized according to NZBC G12 & NZS 4305 : 1996.
Mains pressure 15mm diam allow
12m max pipe length, pipe length beyond this must be lagged.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

Ceiling height: 2455 above F.F.L.(to U/S of truss) to all areas
Lintel height: 2105 above F.F.L. windows to soffit, Note: In high Wind Zone 2455mm stud height, studs @ 600mm centres

Tiled areas to be: Bathroom / WC / Ensuite
Undertile Heating to areas : TBC with client

Finished floor level to be maintained at 225mm above finished ground level. 150 min from paving.
Garage finished floor level to be maintained at 225mm

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).



Pellet fire position, model, flue height & clearance TBC

Maximum Building Height: 8.5m
Gas Supply: Bottled TBC

EXTERIOR CLADDING (primary) :
70 series Brick Veneer
over 50mm cavity

ROOF CLADDING :
Selected 28° pitch Longrun Colorsteel corrugated roofing, 600mm overhang / soffit
(450mm to gable ends) to framing, over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlinson flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

Single or top storey SG8 studs to load bearing walls.			
Loaded Dimension of Wall	Stud height for max height of :	2.7m @ 400 c/c	3.0m @ 300 c/c
2.0		90 x 45	90 x 45
4.0		90 x 45	90 x 45
6.0		90 x 45	90 x 45
Light roof / High wind zone Nogs @ 800mm centres			

LINTEL	SIZE	
A	2/90 x 45	SG8
B	2/140 x 45	SG8
C	2/190 x 45	SG8
D	2/240 x 45	SG8
E	2/290 x 45	SG8
F	PL12 250 Prolam	

FLOOR PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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SAUNDERS	FLOOR PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	6
				AMENDMENT DATE:	VERSION:	JOB #	
				10/10/13	WD 2	13096	OF: 24

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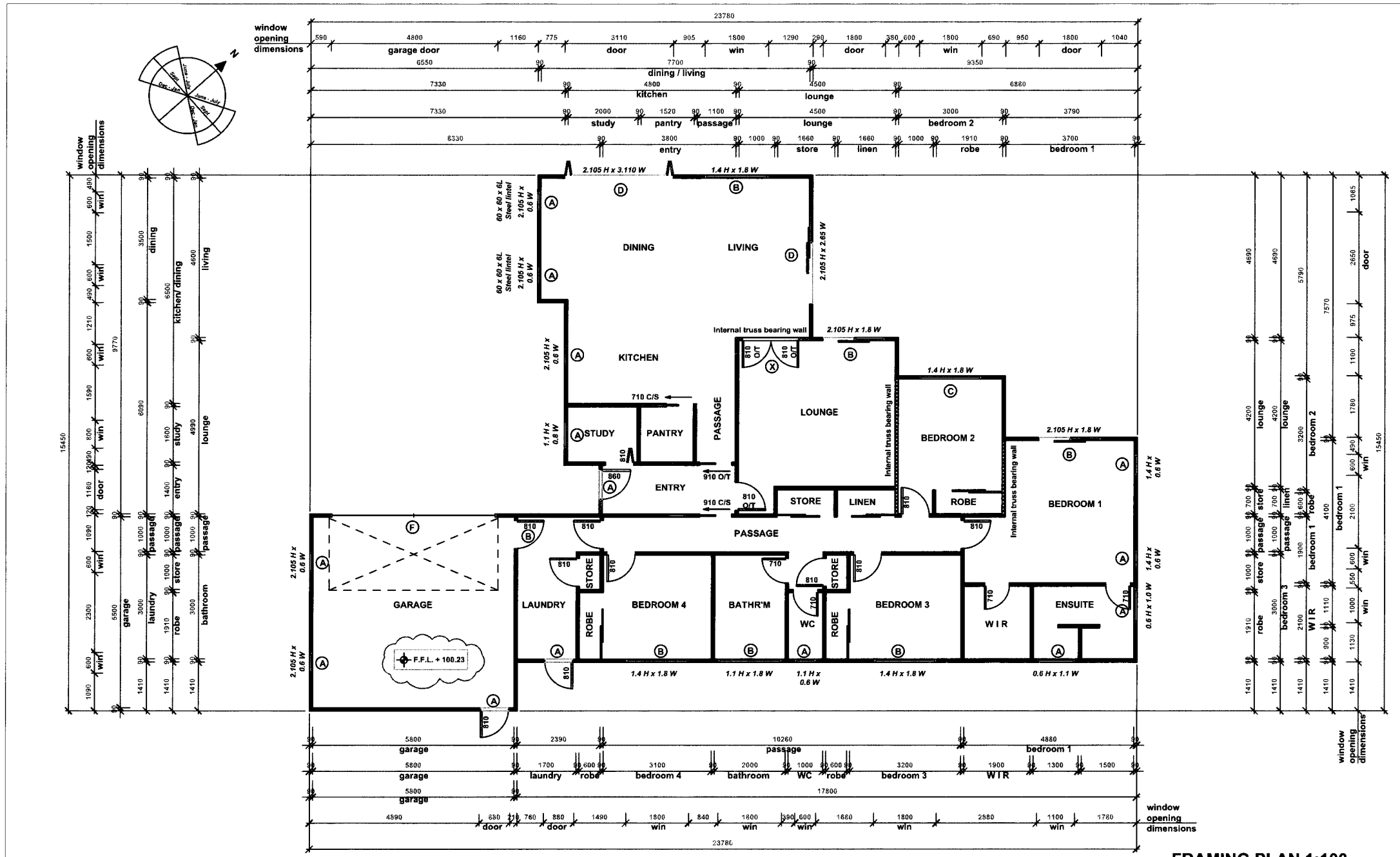


FRAMING PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

mikegreerhomes LTD © Mike Greer Homes North Canterbury Ltd PHONE: (03) 313 0319 I FAX: (03) 313 0321 ADRESS: 346 Flaxton Road, Rangiora 7440 WEB: www.mikegreerhomes.co.nz	JOB TITLE: **SAUNDERS**	DRAWING TITLE: **FRAMING PLAN**	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE: 10/10/13	DESIGNER: CHELSEA VERSION: WD 2	SCALE: 1:100 JOB # 13096	SHEET: **7** OF: 24

GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :

Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer over 50mm cavity

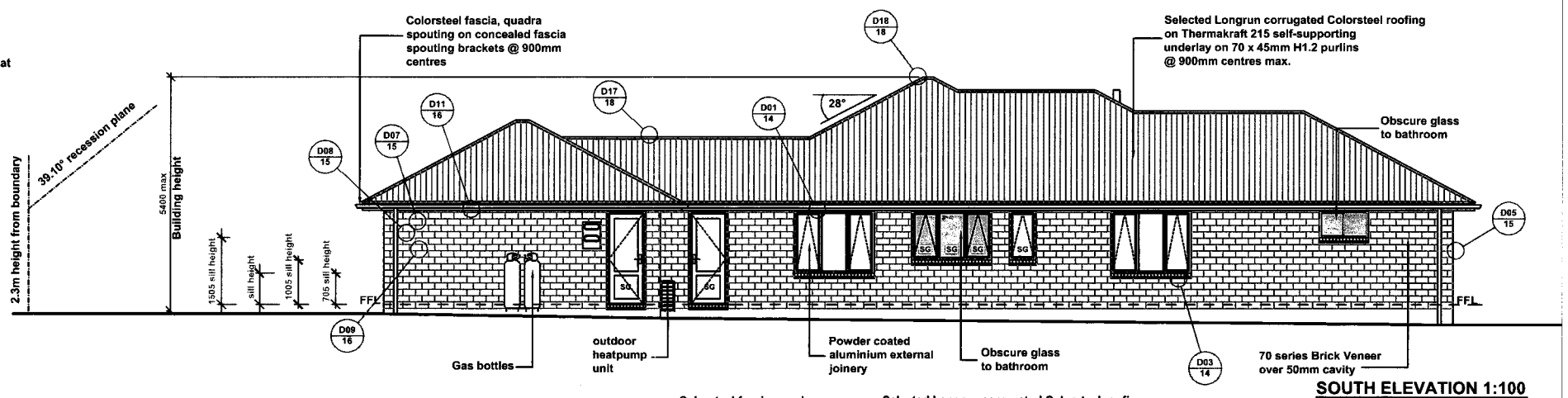
WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :
Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

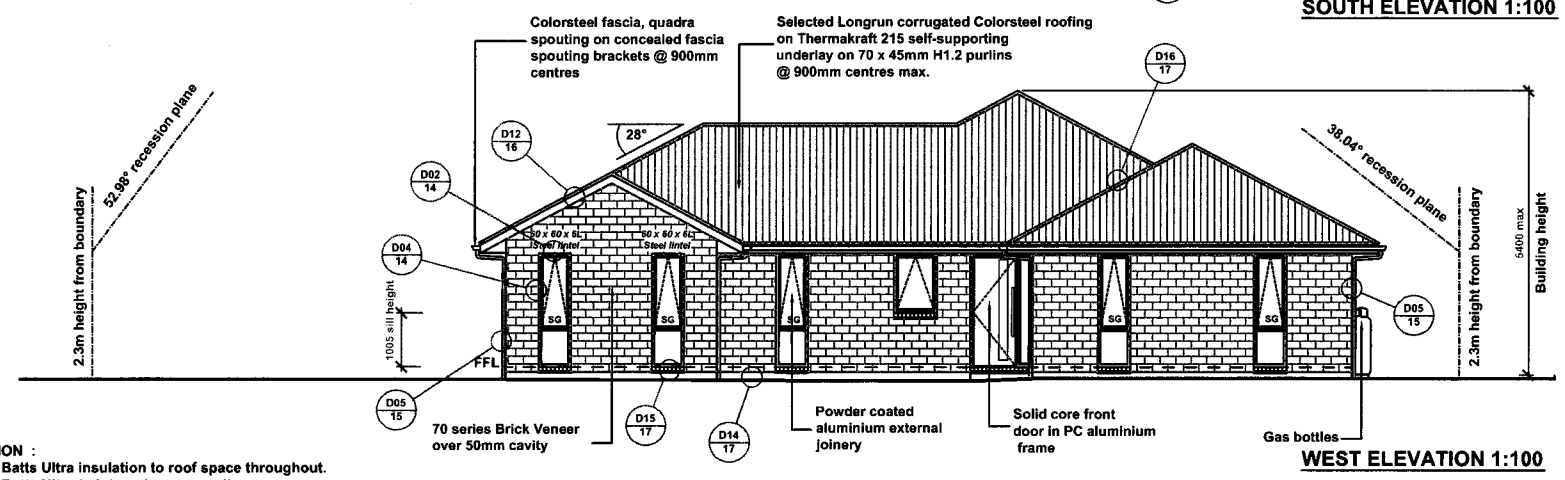
GLAZING :
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :
Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres. NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client. Internal non - load bearing walls to be 90x45 SG6 timber grade. External walls and load bearing to be 90x45 SG8 timber grade.



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox. Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		
Refer to NZBC E2 / AS1 for definitions of risks							TOTAL RISK SCORE FOR USE IN TABLE 3		3

SOUTH & WEST ELEVATIONS 1:100

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SAUNDERS

SOUTH & WEST ELEVATIONS

Lot: 38 DP: Unknown
Address:
ORMANDY COURT
CONWAY COUNTRY
AMBERLEY

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
01/08/13	CHELSEA	1:100	12
AMENDMENT DATE:	**VERSION:**	**JOB #**	
10/10/13	WD 2	13096	OF: 24

Affected party consent form
Resource Management Act 1991

Please do not hesitate to phone the planning section at the Hurunui District Council (ph 314 – 0092) if you require any assistance.

Application Details

Resource consent reference: RC _____

Applicant: *(full name)* Mr & Mrs Saunders

Location of the proposed activity: 6 Ormandy Court, Amberley

Description of the proposal: *(provide enough detail so your proposal can clearly be understood)*

To erect a dwelling with a continuous lineal lenght of 23.87m and a step of 1.41m

If you are asked to give written approval for an application for resource consent we recommend that you should:

1. *Seek advice immediately if you do not understand this process. The Council has copies of an information booklet "Yours Rights as an "Affected Person". Information is also available at www.rma.govt.nz or 0800RMAINFO.*
2. *Ask the applicant to explain the proposal and plans clearly to you.*
3. *Read the application details and assessment for environmental effects and ask for time to consider the proposal if you need it. You may wish to seek legal advice before giving written consent.*
4. *You may ask the applicant for further information if you do not understand the proposal or have not seen the full application for resource consent and assessment of environmental effects. You may suggest changes to the applicant in order to address your concerns.*
5. *Decide whether you wish to give written consent or not. You should only sign this form if you **support or have no objection** to the approval of the resource consent application referred to.*
6. *If you wish to give consent fill in the details below, sign the form and return to the applicant.*
7. *If you do not wish to sign the form, you will need to advise the applicant.*
8. *If the property is owned by more than one person, all of the joint owners are considered to be 'adversely affected persons'.*

E. Marten / D Marten

Affected Party Details

1. I / we David + Elizabeth Marten *(Print full name)*
2. being the *(tick relevant)* ☑ owner(s) ☐ occupier(s) ☐ owner(s) and occupier(s)
3. of the property situated at lot 39, Ormandy Court, Conway Cantry, Amberley *(Location address and or legal description of your property)*
4. I / we have authority to sign on behalf of the following:
   all the ☑ owner(s) ☐ occupier(s) ☐ owner(s) and occupier(s) of the property.

Signed on behalf of David Marten

5. I / we confirm I / we have seen a copy of the application for resource consent including the assessment of environmental effects.

6. I / we have signed a copy of the plans (attach the plans).

7. I / we understand that in giving my / our written approval, the Council can not take into account of any actual or potential effects of the activity on my / our property. The fact that such effects may occur shall not be on relevant grounds upon which the Council may refuse to grant its consent to the application.

8. I / we understand that at any time before determining the application, I / we may give notice in writing to the Council that this approval is withdrawn under Section 104(7) of the Resource Management Act 1991.

9. I / we give written consent for the application for resource consent application.

Signature E. Martin / D Martin Date: 23-11-13

Note: Please check you have enclosed a copy of the plans signed by the affected party.

LEGAL DESCRIPTION :

Territorial Authority	:	Hurunui District Council
Planning Zone	:	Rural Lifestyle Zone
Lot	:	38
D.P.	:	----
Site Area	:	1137sqm
Floor Area	:	(213.99sqm (over frame)
	:	(222.54sqm (over foundation)
Site Coverage	:	19.6% (20% allowable)
Snow Load Zone	:	0.9kPa
Wind Zone	:	High
Earthquake Zone	:	2
Corrosion Zone	:	C
Flood Management Area	:	No

Maximum Building Height: 8.5m)

Non Compliance Requiring Resource Consent:
N/A

LANDSCAPING :

This is indicative only for presentation purposes. Landscaping to be confirmed by the client.

Tiled areas to be: Ensuite / Bath / Hearth
Timber planking areas to be: Entry / Kitchen / Pantry
Vinyl planking areas to be: Laundry

Floor heights F.F.L. to be maintained at 200mm min above unsealed ground as per NZBC E2 and 125mm min above finished ground level.
F.F.L. is to be maintained at 150mm min above crown of road as per NZBC E1.

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).

Allow for steps of landscaping to all external doors so step from F.F.L. to F.G.L. is no greater than 190mm.

Boundary setbacks are to foundation slab edge.

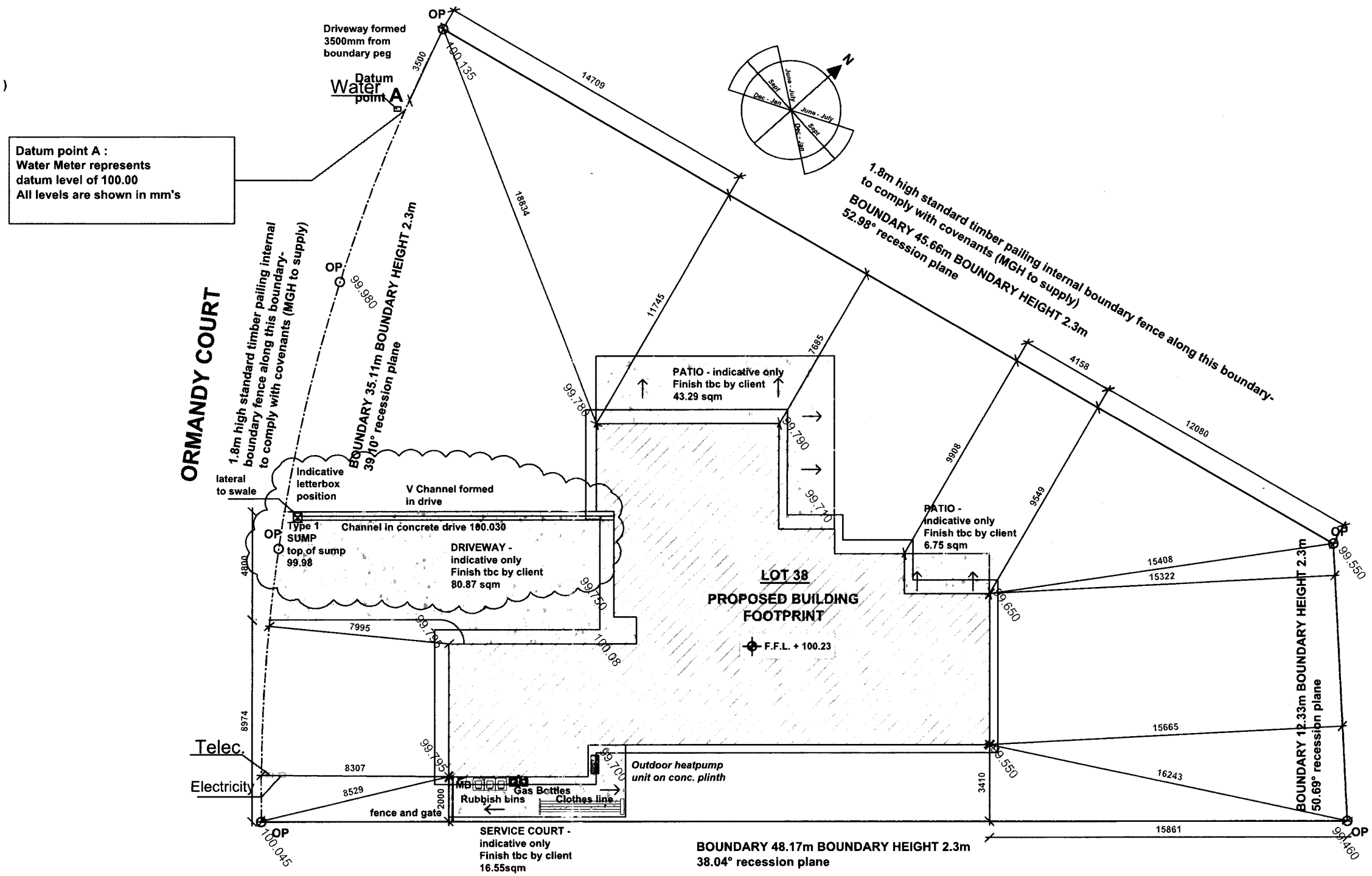
FOUNDATION :

Foundations:
TC1 Area (Grey)
Foundation Options - Techical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation. Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.

Foundations - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

FENCING :

Temporary chain - link fences 2m high to be installed to prevent access to the site where permanent fencing is yet to be constructed. Gates in the fencing will open into the site. Temporary fencing will be contained onsite and will pose no hazard or obstruction to the public.



E. Marten
D Marten

SITE PLAN
1: 200

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	SITE PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:200	2
			© 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	AMENDMENT DATE: 10/10/13	VERSION: WD 2	JOB # 13096	OF: 24

LEGEND :

▬▬	Paint finished 10mm min gib board lined H1.2 treated 90 x 45 timber framing.
⊕	Local authority approved smoke alarms with hush button facility.
carpet	Selected carpet to these areas
	Selected tiles over water proof membrane, any tiles at entryways to be ceramic finish to comply with NZBC D1/AS1 clause 2.13 (table 2 - wet slip resistance).
	Vinyl to these areas
	Selected timber laminate to these areas
concrete	Exposed concrete to these areas - area to Laundry to be paint sealed.
SB	Switch board
MB	Meter board
DP	Selected colorsteel 75 x 50mm (55sqm per DP) rectangle downpipes
GT	Gully Trap
HT	Hose Tap

GENERAL NOTES :

Where downlights are to be installed, CA rated downlights to be used.
All interior doors to be paint finished MDF hollow core doors with selected hardware by client.
All internal doors to be 1980mm.
Internal door leaf width: typically 810mm and 710mm to wet areas
All window and doors dimensions shown are rough openings only - site verify prior to fabrication.
Gib Aqualine to all wet areas with 2 coats of enamel paint finish to untiled walls.
All lintels to be as per truss manufacturers specifications and details.
All glazing to comply with NZS 4223.

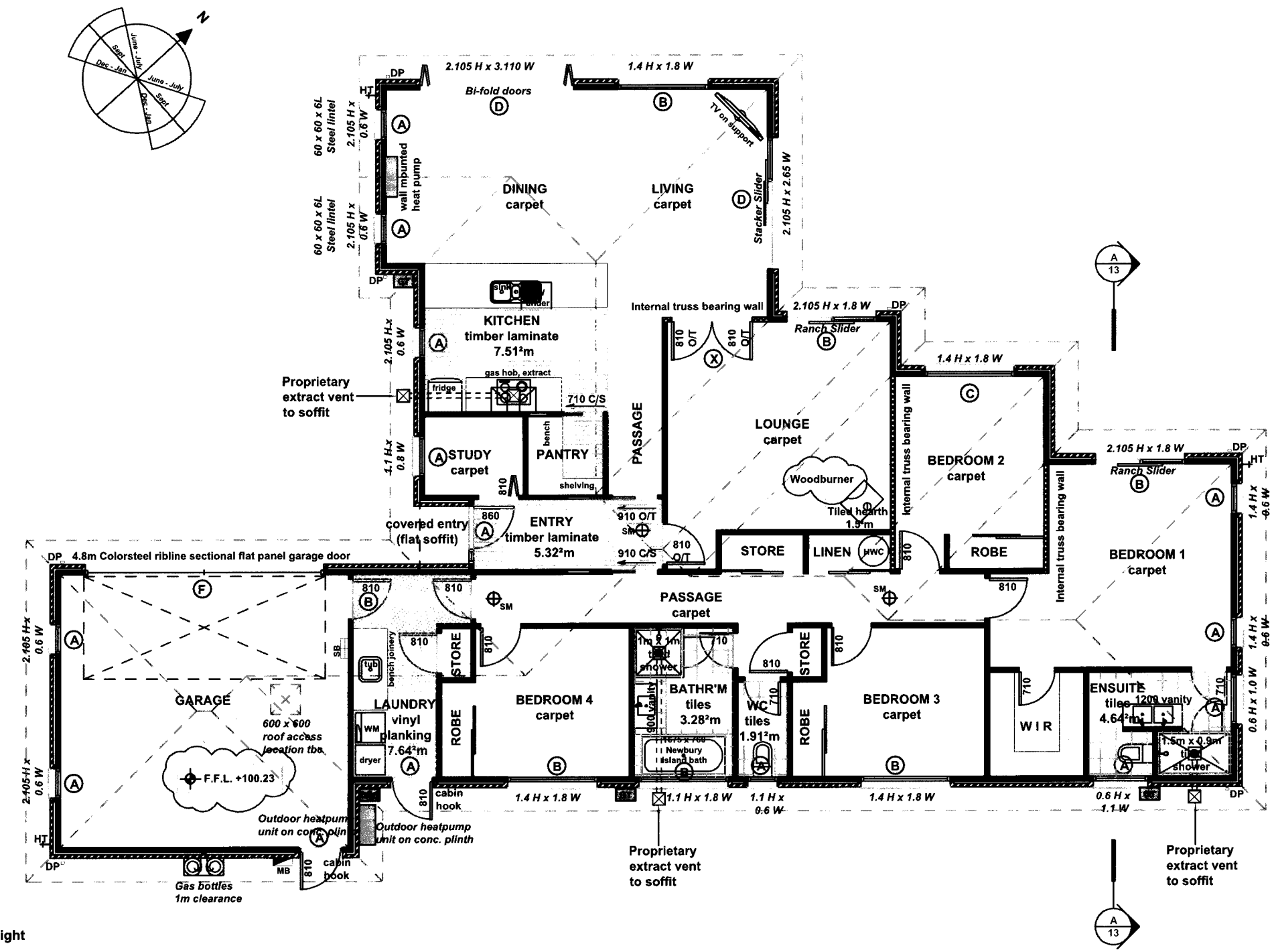
Hot water pipes to be sized according to NZBC G12 & NZS 4305 : 1996.
Mains pressure 15mm diam allow
12m max pipe length, pipe length beyond this must be lagged.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

Ceiling height: 2455 above F.F.L.(to U/S of truss) to all areas
Lintel height: 2105 above F.F.L. windows to soffit,
Note: In high Wind Zone 2455mm stud height, studs @ 600mm centres

Tiled areas to be: Bathroom / WC / Ensuite
Undertile Heating to areas : TBC with client

Finished floor level to be maintained at 225mm above finished ground level. 150 min from paving.
Garage finished floor level to be maintained at 225mm

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).



Pellet fire position, model, flue height & clearance TBC

Maximum Building Height: 8.5m
Gas Supply: Bottled TBC

EXTERIOR CLADDING (primary) :
70 series Brick Veneer
over 50mm cavity

ROOF CLADDING :
Selected 28° pitch Longrun Colorsteel corrugated roofing, 600mm overhang / soffit
(450mm to gable ends) to framing, over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlinson flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

Single or top storey SG8 studs to load bearing walls.			
Loaded Dimension of Wall	Stud height for max height of :	2.7m @ 400 c/c	3.0m @ 300 c/c
2.0	[illegible]	90 x 45	90 x 45
4.0	[illegible]	90 x 45	90 x 45
6.0	[illegible]	90 x 45	90 x 45
Light roof / High wind zone Nogs @ 800mm centres			

LINTEL	SIZE	
A	2/90 x 45	SG8
B	2/140 x 45	SG8
C	2/190 x 45	SG8
D	2/240 x 45	SG8
E	2/290 x 45	SG8
F	PL12 250 Prolam	

FLOOR PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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JOB TITLE: **SAUNDERS**

DRAWING TITLE: **FLOOR PLAN**

LEGAL DESCRIPTION: Lot: 38 DP: Unknown
Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY

NOTES:
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01/08/13	CHELSEA	1:100	6
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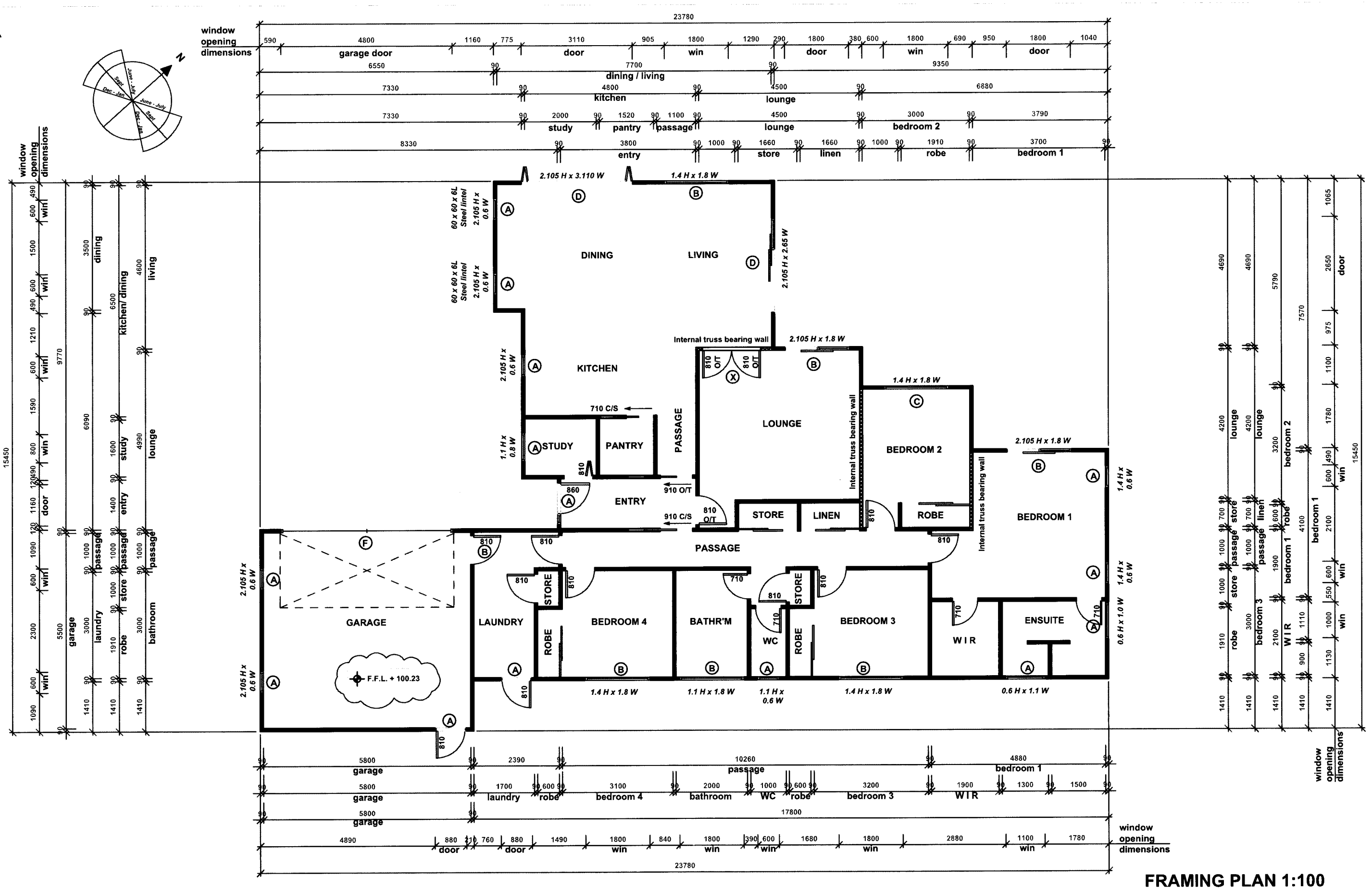
10/10/13	WD 2	13096	OF: 24



FRAMING PLAN 1:100

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JOB TITLE: SAUNDERS

DRAWING TITLE: FRAMING PLAN

LEGAL DESCRIPTION: Lot: 38 DP: Unknown
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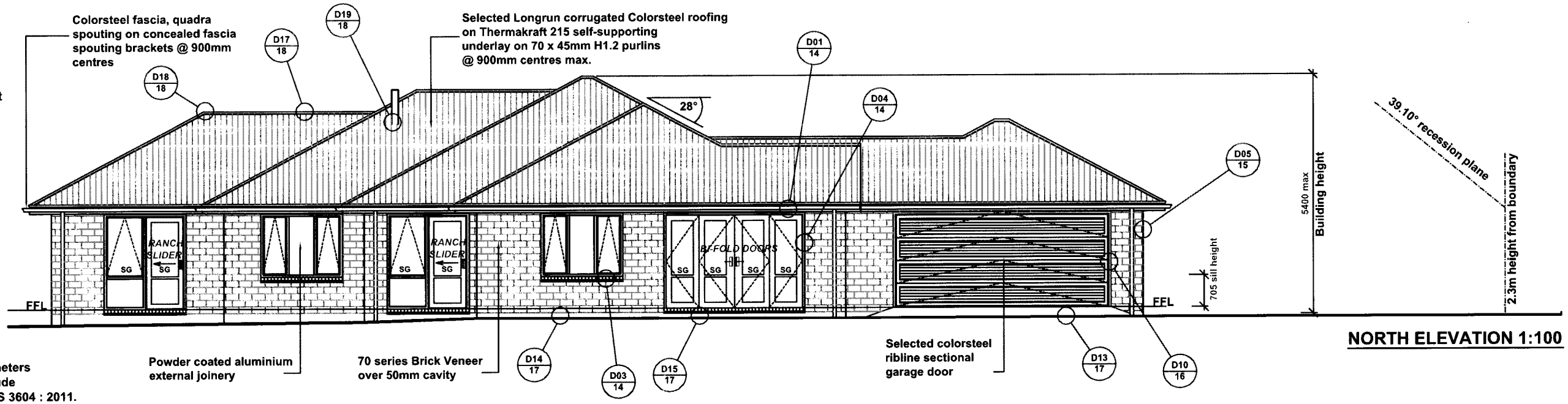
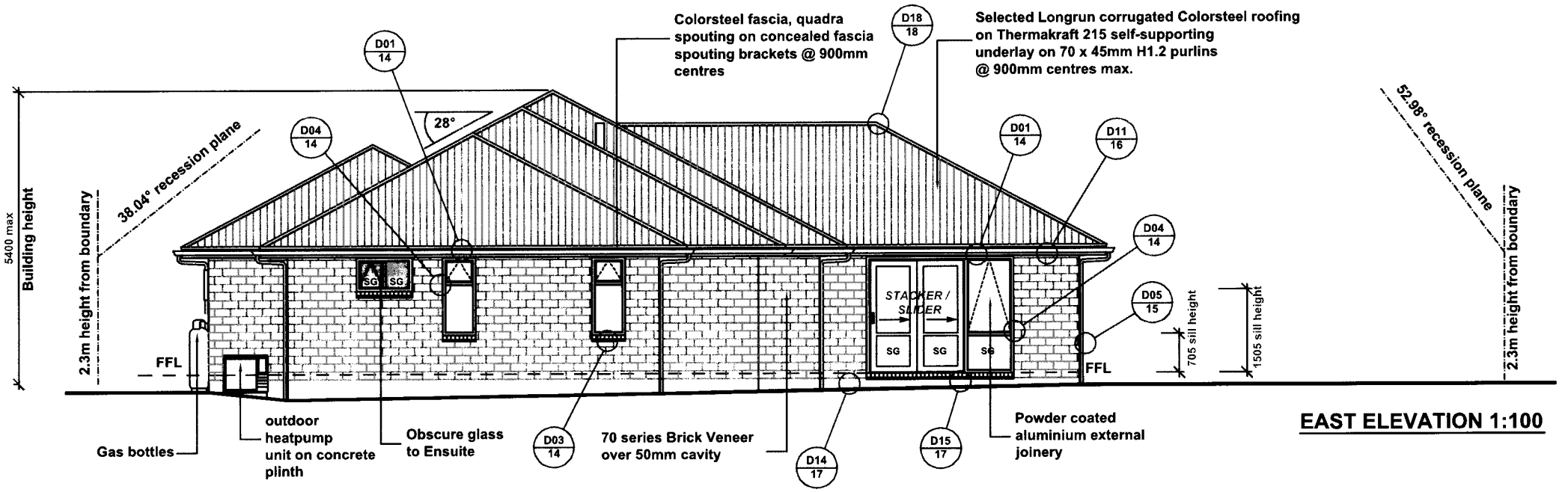


NORTH ELEVATION 1:100



EAST ELEVATION 1:100

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

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	Wall Area	*Glazing Area*		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX									
RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		
Refer to NZBC E2 / AS1 for definitions of risks							TOTAL RISK SCORE FOR USE IN TABLE 3		3

NORTH & EAST ELEVATIONS 1:100

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	**NORTH & EAST ELEVATIONS**	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	**11**
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GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :

Painted finished uPVC jointed 4.5mm Hardiflex.

DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer over 50mm cavity

WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :

Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

GLAZING :

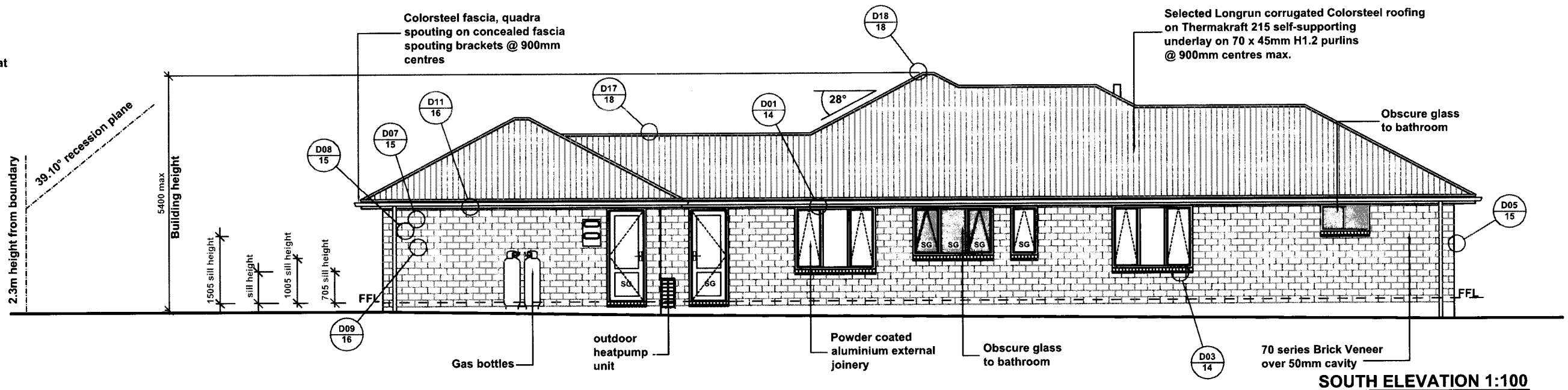
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :

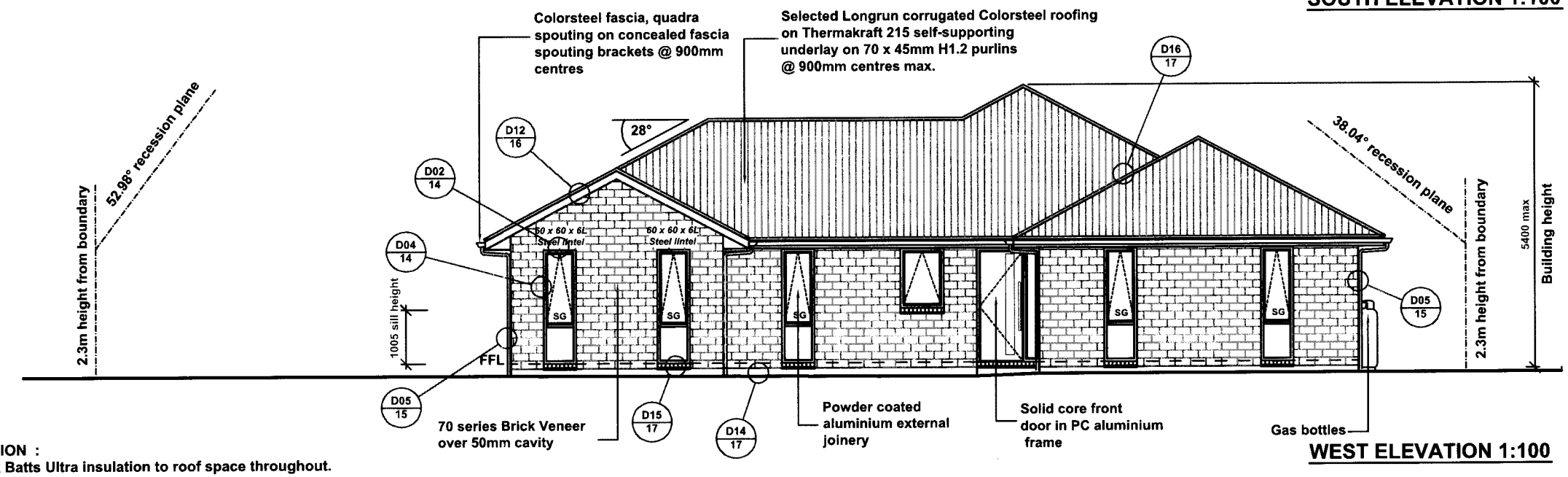
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :

Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3: 3

SOUTH & WEST ELEVATIONS 1:100

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SAUNDERS

SOUTH & WEST ELEVATIONS

Lot: 38 DP: Unknown
Address:
ORMANDY COURT
CONWAY COUNTRY
AMBERLEY

- Subject to council approval
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01/08/13	CHELSEA	1:100	12
AMENDMENT DATE:	**VERSION:**	**JOB #**	
10/10/13	WD 2	13096	OF: 24

Affected party consent form
Resource Management Act 1991

Please do not hesitate to phone the planning section at the Hurunui District Council (ph 314 – 0092) if you require any assistance.

Application Details

Resource consent reference: RC _____

Applicant: *(full name)* Mr & Mrs Saunders

Location of the proposed activity: 6 Ormandy Court, Amberley

Description of the proposal: *(provide enough detail so your proposal can clearly be understood)*

To erect a dwelling with a continuous lineal lenght of 23.87m and a step of 1.41m

If you are asked to give written approval for an application for resource consent we recommend that you should:

1. *Seek advice immediately if you do not understand this process. The Council has copies of an information booklet "Yours Rights as an "Affected Person". Information is also available at www.rma.govt.nz or 0800RMAINFO.*
2. *Ask the applicant to explain the proposal and plans clearly to you.*
3. *Read the application details and assessment for environmental effects and ask for time to consider the proposal if you need it. You may wish to seek legal advice before giving written consent.*
4. *You may ask the applicant for further information if you do not understand the proposal or have not seen the full application for resource consent and assessment of environmental effects. You may suggest changes to the applicant in order to address your concerns.*
5. *Decide whether you wish to give written consent or not. You should only sign this form if you **support or have no objection** to the approval of the resource consent application referred to.*
6. *If you wish to give consent fill in the details below, sign the form and return to the applicant.*
7. *If you do not wish to sign the form, you will need to advise the applicant.*
8. *If the property is owned by more than one person, all of the joint owners are considered to be 'adversely affected persons'.*

Affected Party Details

1. I / ~~we~~ Melea Faye Durrant
   (Print full name)
2. being the *(tick relevant)* ☐ owner(s) ☐ occupier(s) ☑ owner(s) and occupier(s)
3. of the property situated at 10 Ormandy Court Amberley
   (Location address and or legal description of your property)
4. I / we have authority to sign on behalf of the following:
   all the ☐ owner(s) ☐ occupier(s) ☐ owner(s) and occupier(s) of the property.

5. I / we confirm I / we have seen a copy of the application for resource consent including the assessment of environmental effects.

6. I / we have signed a copy of the plans (attach the plans).

7. I / we understand that in giving my / our written approval, the Council can not take into account of any actual or potential effects of the activity on my / our property. The fact that such effects may occur shall not be on relevant grounds upon which the Council may refuse to grant its consent to the application.

8. I / we understand that at any time before determining the application, I / we may give notice in writing to the Council that this approval is withdrawn under Section 104(7) of the Resource Management Act 1991.

9. I / we give written consent for the application for resource consent application.

Signature _____ Date: 12/11/15

Note: Please check you have enclosed a copy of the plans signed by the affected party.

LEGAL DESCRIPTION :

Territorial Authority	:	Hurunui District Council
Planning Zone	:	Rural Lifestyle Zone
Lot	:	38
D.P.	:	----
Site Area	:	1137sqm
Floor Area	:	(213.99sqm (over frame)
	:	(222.54sqm (over foundation)
Site Coverage	:	19.6% (20% allowable)
Snow Load Zone	:	0.9kPa
Wind Zone	:	High
Earthquake Zone	:	2
Corrosion Zone	:	C
Flood Management Area	:	No

Maximum Building Height: 8.5m)

Non Compliance Requiring Resource Consent:
N/A

LANDSCAPING :

This is indicative only for presentation purposes.
Landscaping to be confirmed by the client.

Tiled areas to be: Ensuite / Bath / Hearth
Timber planking areas to be: Entry / Kitchen / Pantry
Vinyl planking areas to be: Laundry

Floor heights F.F.L. to be maintained at 200mm min above unsealed ground as per NZBC E2 and 125mm min above finished ground level.
F.F.L. is to be maintained at 150mm min above crown of road as per NZBC E1.

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).

Allow for steps of landscaping to all external doors so step from F.F.L. to F.G.L. is no greater than 190mm.

Boundary setbacks are to foundation slab edge.

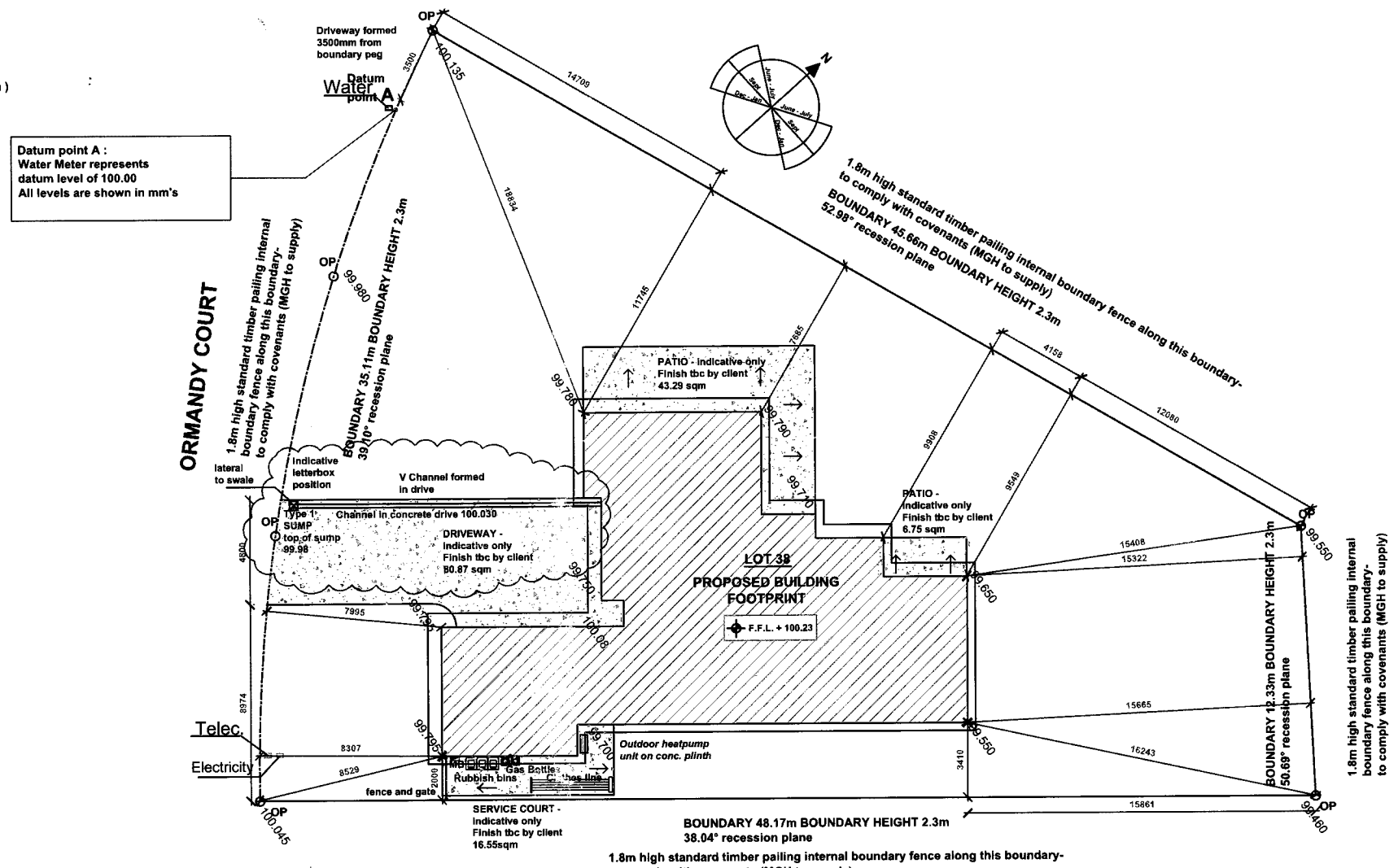
FOUNDATION :

Foundations:
TC1 Area (Grey)
Foundation Options - Techical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation. Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.

Foundations - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

FENCING :

Temporary chain - link fences 2m high to be installed to prevent access to the site where permanent fencing is yet to be constructed. Gates in the fencing will open into the site. Temporary fencing will be contained onsite and will pose no hazard or obstruction to the public.



SITE PLAN
1: 200

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	SITE PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:200	2
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LEGEND :

- Paint finished 10mm min gib board lined H1.2 treated 90 x 45 timber framing.
- ⊕ Local authority approved smoke alarms with hush button facility.
- carpet — Selected carpet to these areas
- Selected tiles over water proof membrane, any tiles at entryways to be ceramic finish to comply with NZBC D1/AS1 clause 2.13 (table 2 - wet slip resistance).
- Vinyl to these areas
- Selected timber laminate to these areas
- concrete — Exposed concrete to these areas - area to Laundry to be paint sealed.
- SB — Switch board
- MB — Meter board
- DP — Selected colorsteel 75 x 50mm (55sqm per DP) rectangle downpipes
- GT — Gully Trap
- HT — Hose Tap

GENERAL NOTES :

Where downlights are to be installed, CA rated downlights to be used.
All interior doors to be paint finished MDF hollow core doors with selected hardware by client.
All internal doors to be 1980mm.
Internal door leaf width: typically 810mm and 710mm to wet areas
All window and doors dimensions shown are rough openings only - site verify prior to fabrication.
Gib Aqualine to all wet areas with 2 coats of enamel paint finish to untiled walls.
All lintels to be as per truss manufacturers specifications and details.
All glazing to comply with NZS 4223.

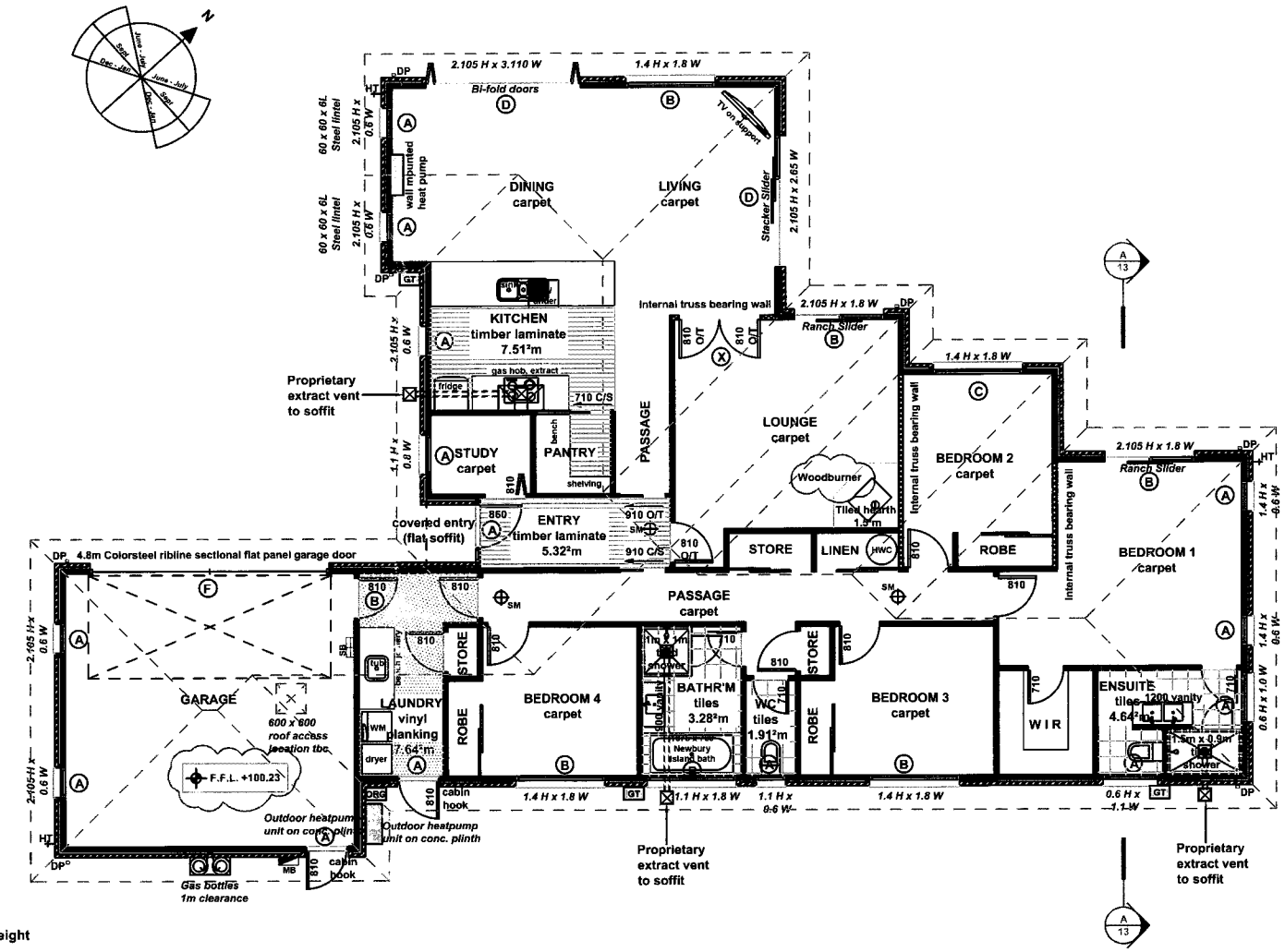
Hot water pipes to be sized according to NZBC G12 & NZS 4305 : 1996.
Mains pressure 15mm diam allow
12m max pipe length, pipe length beyond this must be lagged.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

Ceiling height: 2455 above F.F.L.(to U/S of truss) to all areas
Lintel height: 2105 above F.F.L. windows to soffit,
Note: In high Wind Zone 2455mm stud height, studs @ 600mm centres

Tiled areas to be: Bathroom / WC / Ensuite
Undertile Heating to areas : TBC with client

Finished floor level to be maintained at 225mm above finished ground level. 150 min from paving.
Garage finished floor level to be maintained at 225mm

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).



Pellet fire position, model, flue height & clearance TBC

Maximum Building Height: 8.5m
Gas Supply: Bottled TBC

EXTERIOR CLADDING (primary) :
70 series Brick Veneer
over 50mm cavity

ROOF CLADDING :
Selected 28° pitch Longrun Colorsteel corrugated roofing, 600mm overhang / soffit
(450mm to gable ends) to framing, over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlinson flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

Single or top storey SG8 studs to load bearing walls.

Loaded Dimension of Wall	Stud height for max height of : 2.7m @ 400 c/c	3.0m @ 300 c/c
2.0	90 x 45	90 x 45
4.0	90 x 45	90 x 45
6.0	90 x 45	90 x 45

Light roof , High wind zone
Nogs @ 800mm centres

LINTEL	SIZE	
A	2/90 x 45	SG8
B	2/140 x 45	SG8
C	2/190 x 45	SG8
D	2/240 x 45	SG8
E	2/290 x 45	SG8
F	PL12 250 Prolam	

FLOOR PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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JOB TITLE: **SAUNDERS**

DRAWING TITLE: **FLOOR PLAN**

LEGAL DESCRIPTION:
Lot: 38 DP: Unknown
Address:
ORMANDY COURT
CONWAY COUNTRY
AMBERLEY

NOTES:
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10/10/13	WD 2	13096	OF: 24

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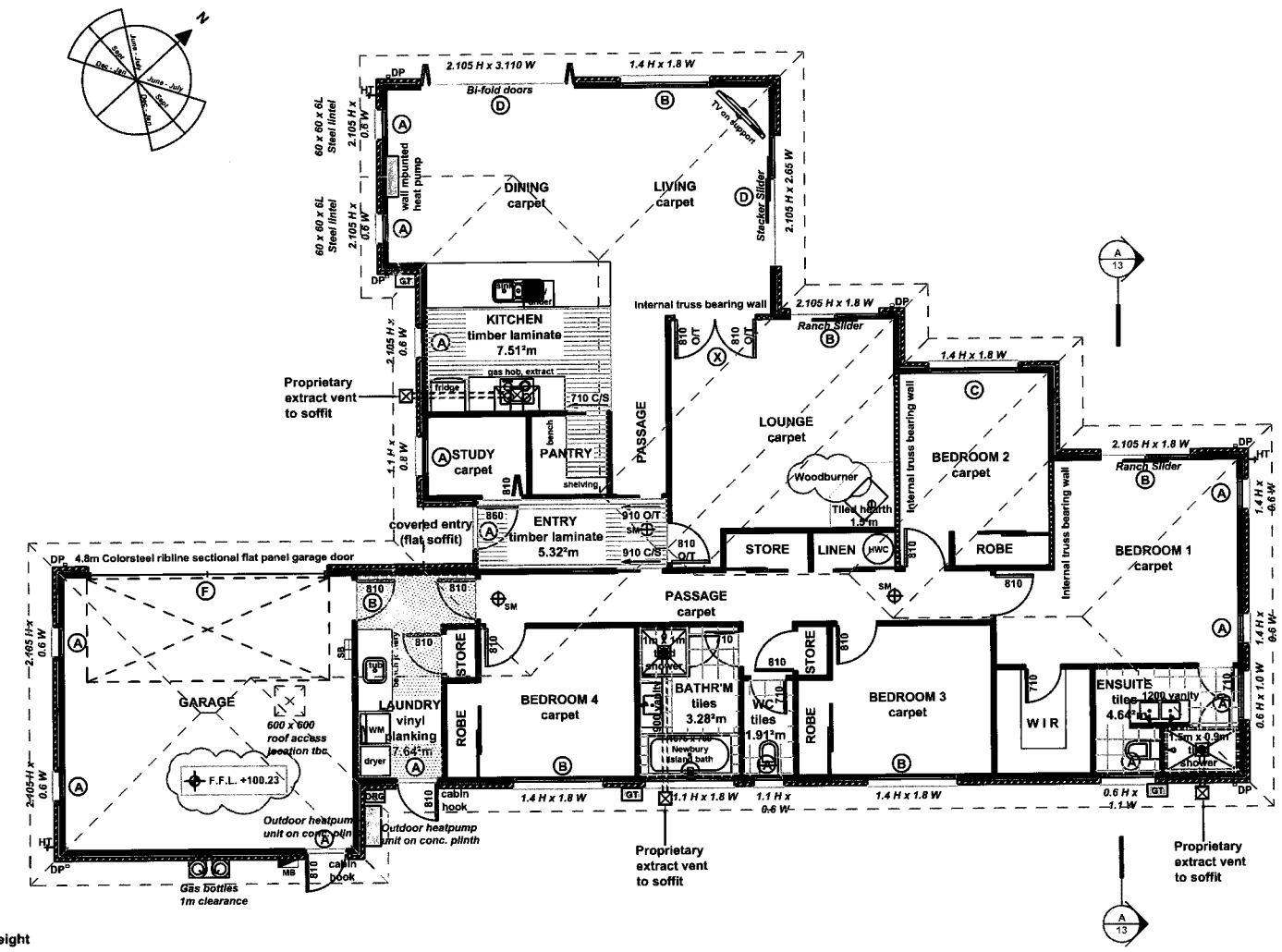

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Floor area over foundation 222.54 sqm

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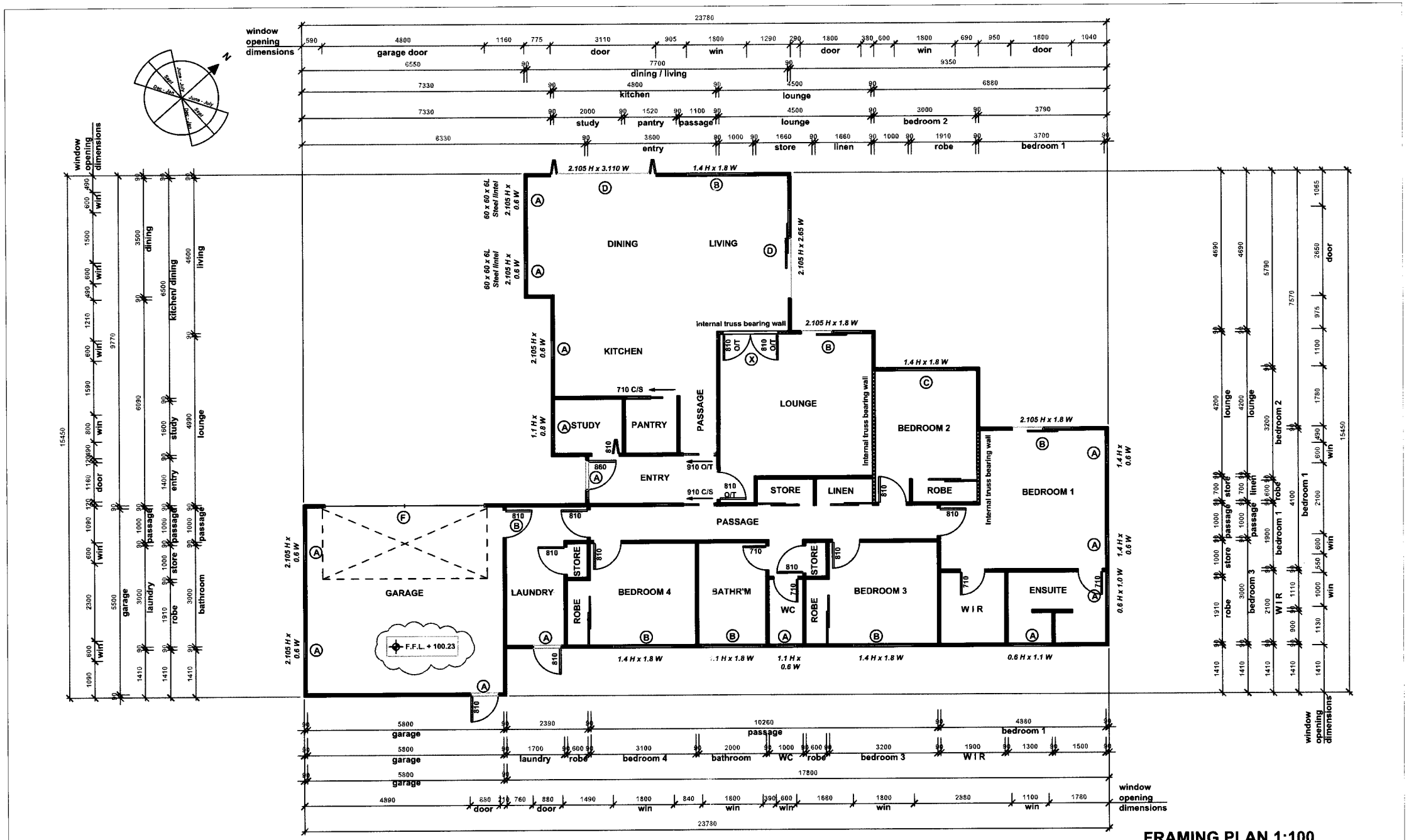

FRAMING PLAN 1:100

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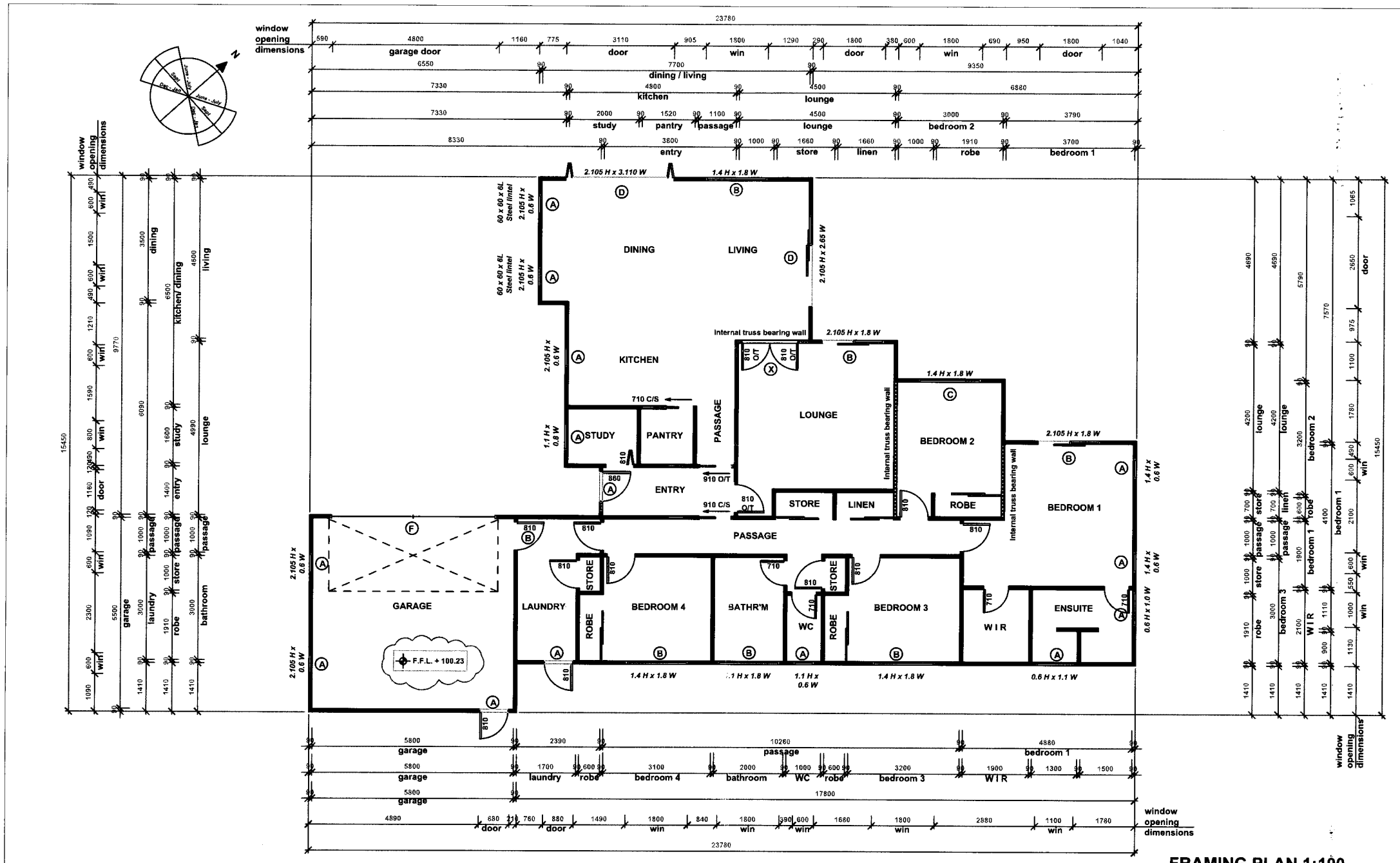

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ROOF CLADDING :
Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :
Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer over 50mm cavity

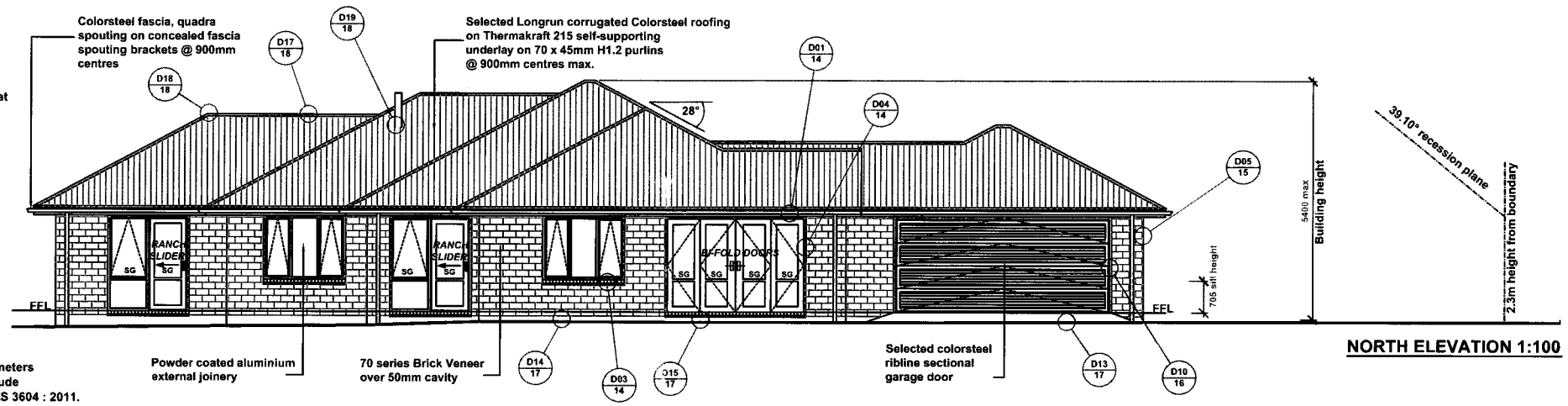
WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :
Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

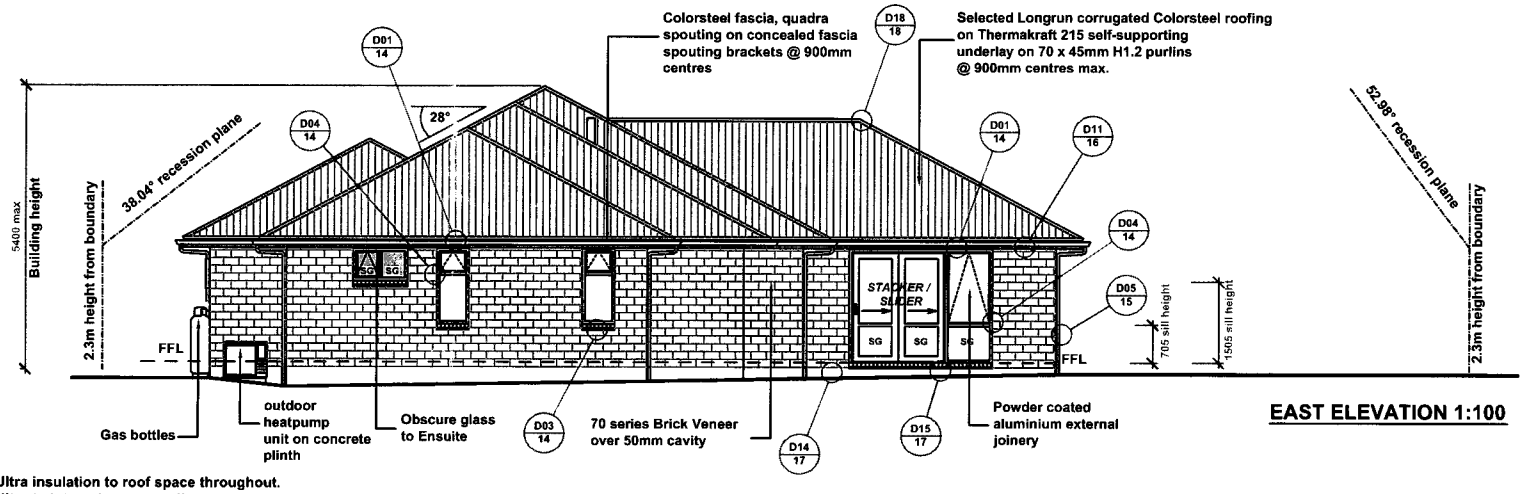
GLAZING :
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :
Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :
300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :
100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :				
AREA OF WALLS AND GLAZING			*Glazing to wall % allowable*	*glazing to wall %*
	Wall Area	*Glazing Area*		
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :				
AREA OF WALLS AND GLAZING			*Glazing to wall % allowable*	*glazing to wall %*
	Wall Area	*Glazing Area*		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX									
RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		
Refer to NZBC E2 / AS1 for definitions of risks							TOTAL RISK SCORE FOR USE IN TABLE 3		3

NORTH & EAST ELEVATIONS 1:100

mikegreerhomes LTD
© Mike Greer Homes North Canterbury Ltd
PHONE: (03) 313 0319 I FAX: (03) 313 0321
ADRESS: 346 Flaxton Road, Rangiora 7440
WEB: www.mikegreerhomes.co.nz

JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	**NORTH & EAST ELEVATIONS**	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	**11**
			© 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	AMENDMENT DATE: 10/10/13	VERSION: WD 2	JOB # 13096	OF: 24

GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

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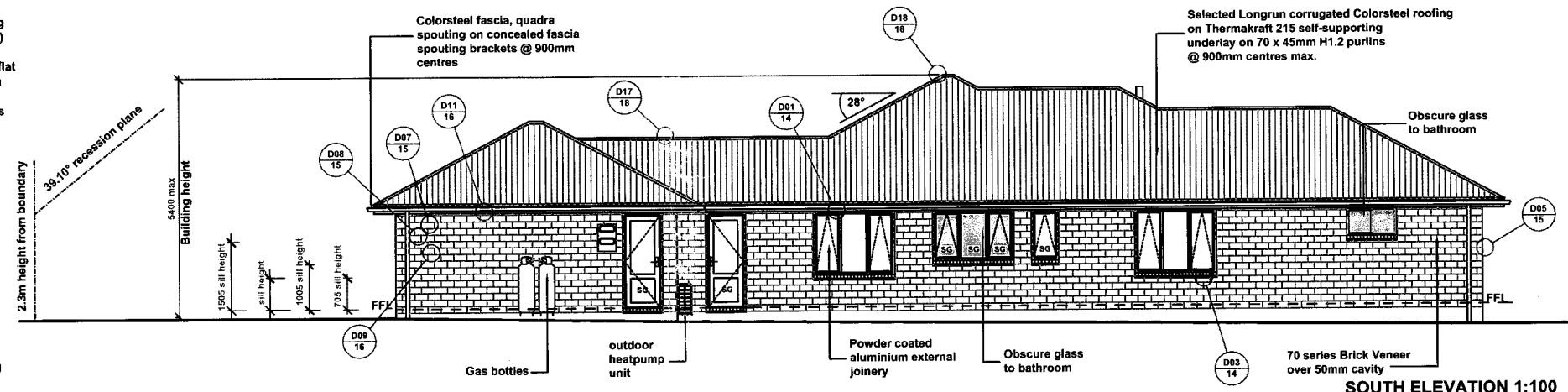
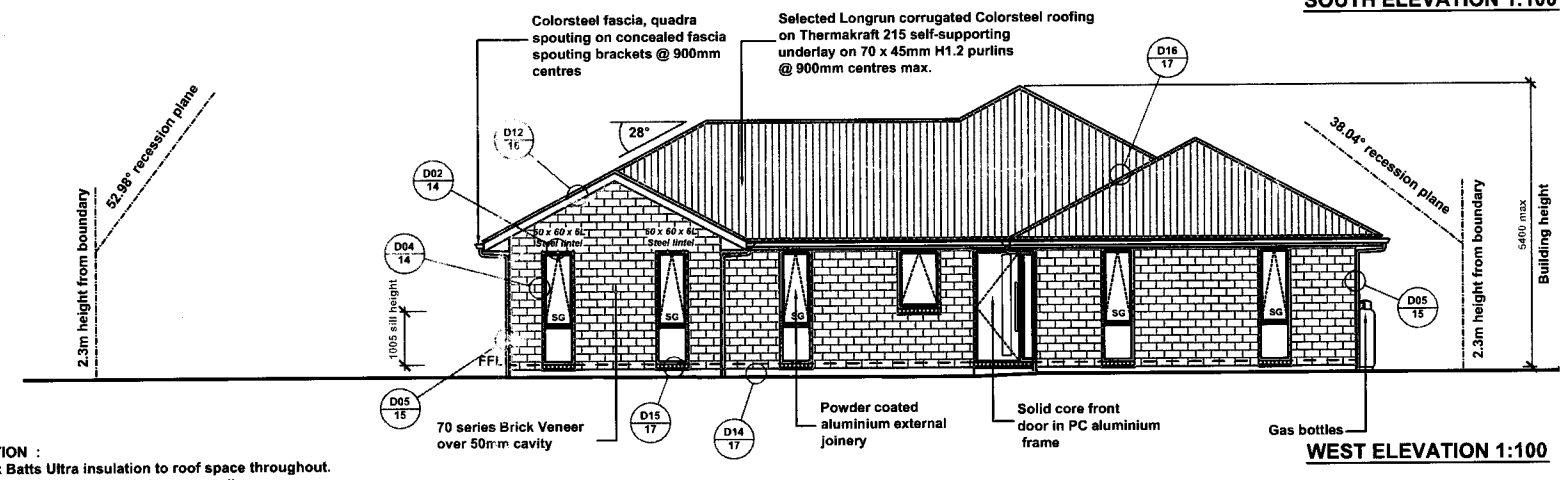


SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

INSULATION :
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R2.8 Pink Batts Ultra to internal garage walls.
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North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3 : 3

SOUTH & WEST ELEVATIONS 1:100

mikegreerhomes LTD
© Mike Greer Homes North Canterbury Ltd
PHONE: (03) 313 0319 | FAX: (03) 313 0321
ADRESS: 346 Flaxton Road, Rangiora 7440
WEB: www.mikegreerhomes.co.nz

SAUNDERS

SOUTH & WEST ELEVATIONS

Lot: 38 DP: Unknown
Address:
ORMANDY COURT
CONWAY COUNTRY
AMBERLEY

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
01/08/13	CHELSEA	1:100	12
AMENDMENT DATE:	VERSION:	JOB #	
10/10/13	WD 2	13096	OF: 24

HURUNUI DISTRICT COUNCIL

Application form for

DISTRICT ON DEMAND WATER SUPPLY

Appl. No. WS13229
BC No. 130426
Pty File No. 1793/6
Val. Roll No [redacted]

I, Mike Greer Homes North Canterbury (name of owner)

of 346 Flaxton Road. (postal address)

hereby make an application for connection to the: (AMBERLEY) CULVERDEN HANMER SPRINGS HAWARDEN LEITHFIELD BEACH WAIAU WAIKARI WAIPARA On - Demand Water Supply. (circle the one that applies)

Address of Property 6 Ormandy Court

Legal Description Lot 38 Conway Country

Contact Phone Number. BUS 03 313-0321 AH —

Email Sonya@mikegreerhomes.co.nz.

I hereby submit the connection fee (including GST) of:

Application fee invoiced on Building consent

$460.00 for a domestic connection (20mm)

The connection fee provides for a pipe installation from the main line to the property a distance of up to 4 metres, a toby box, valve and water meter, and foot path reinstatement if required. Council advises applicants to install a gate valve on their side of the meter. A Works Order Form will be required with this application if Council staff is required to install additional water lines for distances over 4 metres. These lines may however be installed by the applicant using Council approved pipe & fittings.

NB: if the lateral to which this application applies is not within private property and excavation of the Road Reserve is required then a Road Opening Permit must be applied for.

Applicants Signature..... Date.....

For Office Use:

Receipt Number	000334	Date	19/11/13
Invoice Number	92740	Date	17/10/13
Connection made by	A. Moore	Date	13.12.13
Meter Number	L12S4004695		
Meter Location	RHS Drive		
Meter Reading	0.0.		
Rated by		Date	
Drawn on Plans by		Date	

Rates
Record created
9109 0.50 to 1.00
K301 n

HURUNUI DISTRICT COUNCIL
P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

Mike Greer Homes North Canterbury

346 Flaxton Road

Rangiora 7691

COPY

5 December 2013

Dear Sonya

Water Application Number 13229, Sewer Application Number 130290

The Council has approved your water application to connect to the Amberley Township water supply at 6 Ormandy Court. This connection will be supplied in accordance with the Hurunui District Council Water Supply Bylaw (2008).

A minimum supply charge will be charged on your rates plus a usage charge per cubic metre of water used. Since the rates for the current financial year (1 July 2013 – 30 June 2014) have already been set, you will only see this on your rates for the next financial year (1 July 2014 – 30 June 2015).

You will be receiving an invoice from our Rates Office based on the monthly rate for a serviced property. This means that you will be part charged for only the months that your new house is serviced with utilities.

Your application for connection to the Amberley Township sewerage has been forwarded to the Building Department for their use when inspecting the installation.

If you have any questions please do not hesitate to call.

Yours sincerely

Cynthia Otto
Customer Services Officer - Utilities

HURUNUI
District Council

Address: PO Box 13, Amberley
Telephone: (03) 314 8816
Facsimile: (03) 314 9181

Mike Greer Homes North Canterbury
PO Box 421
Rangiora 7400

Customer No BC130426
Date 17/10/13

GST Reg No 53-915-477

Tax Invoice 92740

130426 : 6 Ormandy Crt, Amberley
4 Bedroom Dwelling, attached garage and woodburner
Owner: Mike Greer Homes North canterbury

Consent Processing Fee	1,215.00	*
BRANZ levy	332.00	OG
DBH Levy	667.32	*
Inspections	1,180.00	*
Photocopying and/or plan printing	13.20	*
Planning/PIM Processing	240.00	*
Consent Admin Fee	100.00	*
Water Connection	460.00	*
Sewer Connection	[redacted]	*
BCA Levy	265.36	*

Continued...

Council's bank account 03-0802-0946666-00

HURUNUI District Council

Address: PO Box 13, Amberley
Telephone: (03) 314 8816
Facsimile: (03) 314 9181

Mike Greer Homes North Canterbury
PO Box 421
Rangiora 7400

Customer No BC130426
Date 17/10/13

GST Reg No 53-915-477

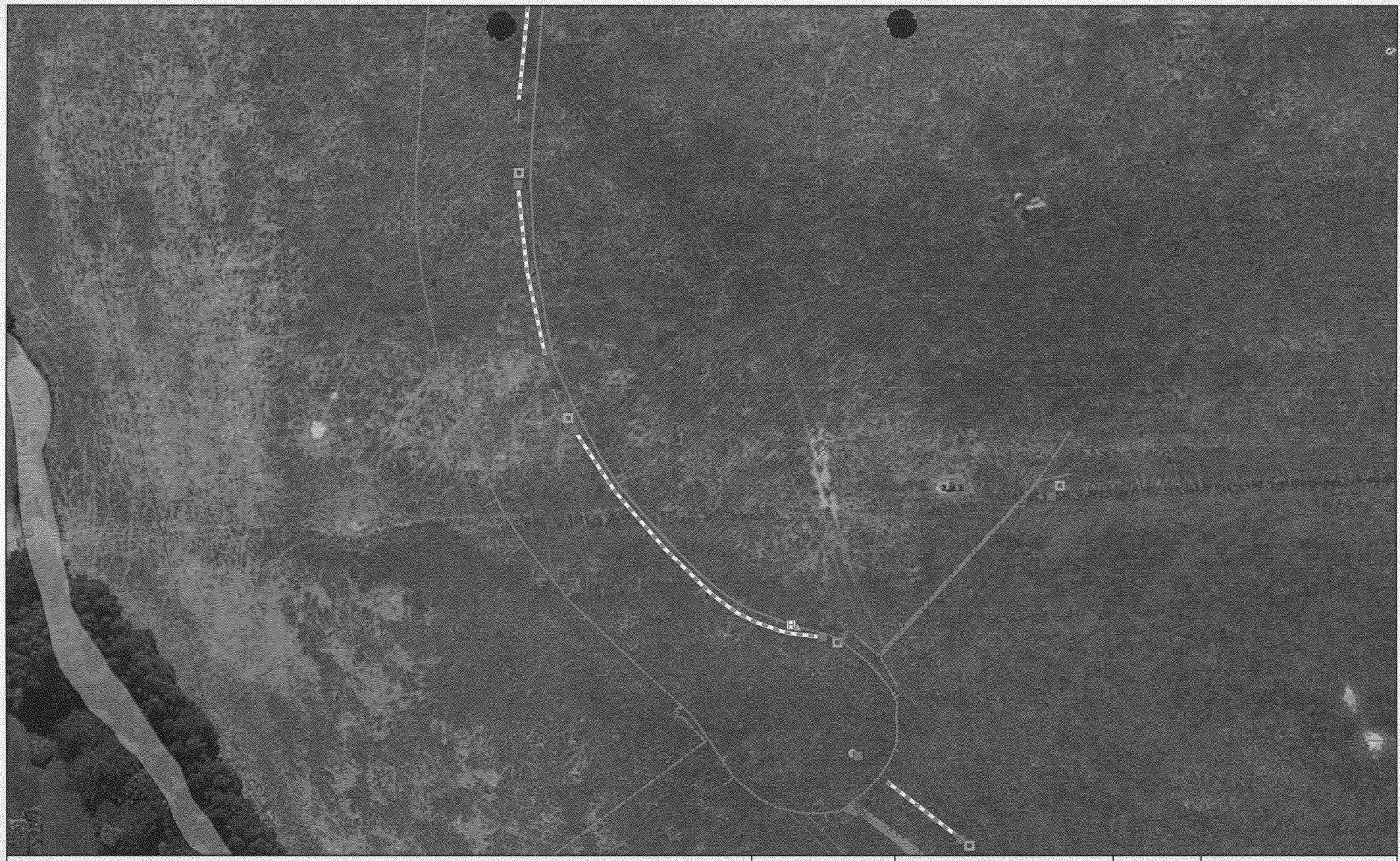
Tax Invoice 92740

Code Compliance Certificate		160.00 *
	BEFORE GST	**4,124.08**
(* Includes GST)	**GST**	568.80
	Sub Total	**$4,692.88**
	Cash Received	1,500.00CR
	Total incl GST	**$3,192.88**

Council's bank account 03-0802-0946666-00

Mike Greer Homes North Canterbury

Customer No BC130426
Date 17/10/13
Invoice No 92740
Total Due $3,192.88



6 Ormandy Court, Amberley

Mike Greer Homes

Hurunui District Council does not guarantee that the data in this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted.
Cadastral and topographic data sourced from LINZ. Crown Copyright Reserved.

Date:	5/12/2013
Scale:	1:500
Print Size:	A3 Landscape
Projection:	NZTM
Produced by:	lah

N

HURUNUI
District Council

SCANNED

RC130221

RECEIVED
26 NOV 2013
Hurunui District Council

HURUNUI District Council

Form 9
Under Section 88 of the Resource Management Act 1991
Application for Resource Consent

To: Hurunui District Council
PO Box 13
Amberley 7441

Phone: 033148816
Email: planning@hurunui.govt.nz

---

1. I *(full name)*
J & J Saunders apply for the following resource consent: Land use consent and/or Subdivision consent

2. Describe the activity to which the application relates. *(i.e. explain the proposal referring to the District Plan issues of non-compliance)*
To build a dwelling that exceeds the restriction on conintuuous linear length of a building
A1.2.11

3. The names and addresses of the owner and occupier (other than the applicant) of any land to which the **application** relates are as follows: *(give names and addresses)*

4. The location of the proposed activity is as follows:

Address: 6 Ormandy Court, Conway Country
Legal Description: Lot 38 DP 455131
Valuation Number:

5. Are any additional resource consents required from Canterbury Regional Council for the proposed **activity?** If the answer is **yes, please** list:
No

These have / have not been applied for

6. **I attach**, in accordance with the Fourth Schedule of the Resource Management Act 1991, **3 copies** of an assessment of environmental effects in sufficient detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

7. **I attach 3 copies** of the information required on the attached check sheet for land use or subdivision.

8. On 1 January 2012 the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) came into effect. Is the site currently, or previously, or more likely than not to have been used for an activity on the Hazardous Activities and Industries List (HAIL) as attached to this form? In order to help determine whether the NES applies, please answer the following questions:

Is an activity described on the HAIL currently being undertaken on the piece of land to which this application applies?	Yes ☐ No ☑
Has an activity described on the HAIL ever been undertaken on the piece of land to which this application applies to the best of your knowledge?	Yes ☐ No ☑
Is it more likely than not that an activity described on the HAIL is being or has been undertaken on the piece of land to which this application applies?	Yes ☐ No ☑
If 'Yes' to any of the above, then the NES for Assessing and Managing Contaminants in Soil to Protect Human Health may apply. Check the five activities to which the NES applies:	
Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	Yes ☐ No ☑
Is the activity you propose to undertake sampling soil?	Yes ☐ No ☑
Is the activity you propose to undertake disturbing soil?	Yes ☐ No ☑
Is the activity you propose to undertake subdividing land?	Yes ☐ No ☑
Is the activity you propose to undertake changing the use of the land?	Yes ☐ No ☑
If 'Yes' to any of the above activities, then the NES for Assessing and Managing Contaminants in Soil to Protect Human Health is likely to apply and you are required to provide an assessment in relation to the NES.	

9. I enclose $ 540.00 being the relevant application fee.

10. _____ Date 21 October 20

Signature of applicant *(or person authorised to sign on behalf of applicant)*

11. Address for service of applicant:
PO Box 421
Rangiora
_____
_____

Contact person: Veronica Wedlake
(Name and designation)
Phone No: 03 975 5675
Mobile No: _____
Email: nc.compliance@mikegreerhomes.co.nz

Note to applicant
You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

GST Reg No 53-915-477
Received with thanks by 2/01
Hurunui District Council

26-11-13 12:39 Receipt no.554728

COPY *COPY* *COPY*
DR RM130221
J & J SAUNDERS 540.00-
J & J Saunders::::
CQ WSP CHC
Mike Greer Homes Nth 540.00
Total Receipted 540.00

HURUNUI District Council

Land Use Consent Checklist

	INCLUDED	NOT APPLICABLE	OFFICE USE
Completed application form (Form 9) i.e. all questions have been answered.			✓
Application fee enclosed or paid on-line HDC Bank Account: 03-0802-0946666-00 – Ref: RC<Applicant name>			✓
A detailed description of the proposal.			✓
An assessment of environmental effects with details of any mitigation measures proposed. You may wish to refer to the assessment matters in Section C1.2 of the Hurunui District Plan. This assessment may include specialist reports on matters such as traffic, heritage, noise or landscape.			✓
Certificate of title (less than 6 months old and relevant)			✓
Site plan to a metric scale (1:100, 1:200, 1:250, 1:500, 1:1000, 1:2000) showing (where relevant): • Location and use of all existing buildings in relation to legal and internal boundaries • Location of any waterway and dimensions from its banks to any new buildings and/or earthworks • Vehicle access, manoeuvring, parking areas and driveway gradients, including stormwater treatment and disposal methods. • Landscape plan showing location, species and height of all existing and proposed plants • Location of any conservation, heritage features or protected trees on the site or adjoining sites • Location of street trees on road reserve adjoining application site • Areas of proposed filling or excavation, retaining walls and existing and proposed • Ground levels • Building coverage (proposed and existing) in square metres • Surveyed ground and finished floor levels			✓
Floor plan to a metric scale (1:50, 1:100, 1:200) showing (where relevant): • Proposed uses • Gross floor areas for each use • Location of all kitchen facilities • Doors and windows • Overall dimensions of all buildings			✓
Elevations to a metric scale (1:50, 1:100, 1:200) showing (where relevant): • Recession planes from accurate levels • Maximum height • Doors and windows • Type of cladding • Roof, wall and trim colours (British standard reference)			✓
Relocated buildings • Address where the building can be inspected and contact details to organise inspection. • Photos of elevations of the building			N/A

• Explanation of remedial works proposed (e.g. roofing, painting or replacing damaged cladding)			
Signage • Location plan (for both free standing and on-building signage) • Elevation showing height and dimensions of display area and stand • Lettering and proposed colours • Details of illumination and whether the sign has moving parts			N/A
Business activities • Estimated number of vehicle movements to and from the site • Scale of activity e.g. number of persons to be employed or visitor design capacity • Hours of operation			N/A

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**585183**
Land Registration District	**Canterbury**
Date Issued	02 November 2012

Prior References
115346

Estate	Fee Simple
Area	1137 square metres more or less
Legal Description	Lot 38 Deposited Plan 455131

Proprietors
Mike Greer Homes North Canterbury Limited

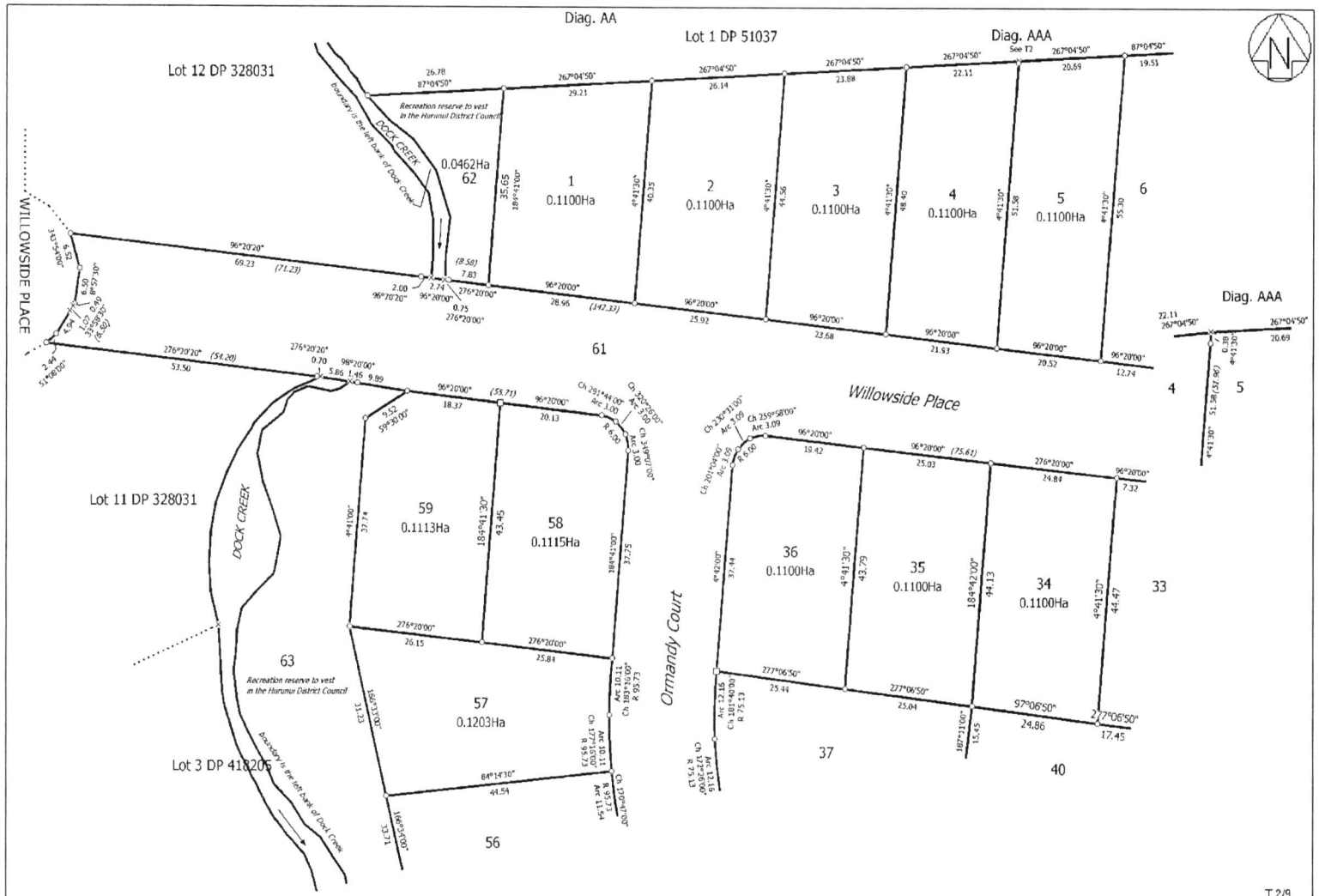
Interests

9136224.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.11.2012 at 4:29 pm

Land Covenant in Easement Instrument 9136224.8 - 2.11.2012 at 4:29 pm (limited as to duration)

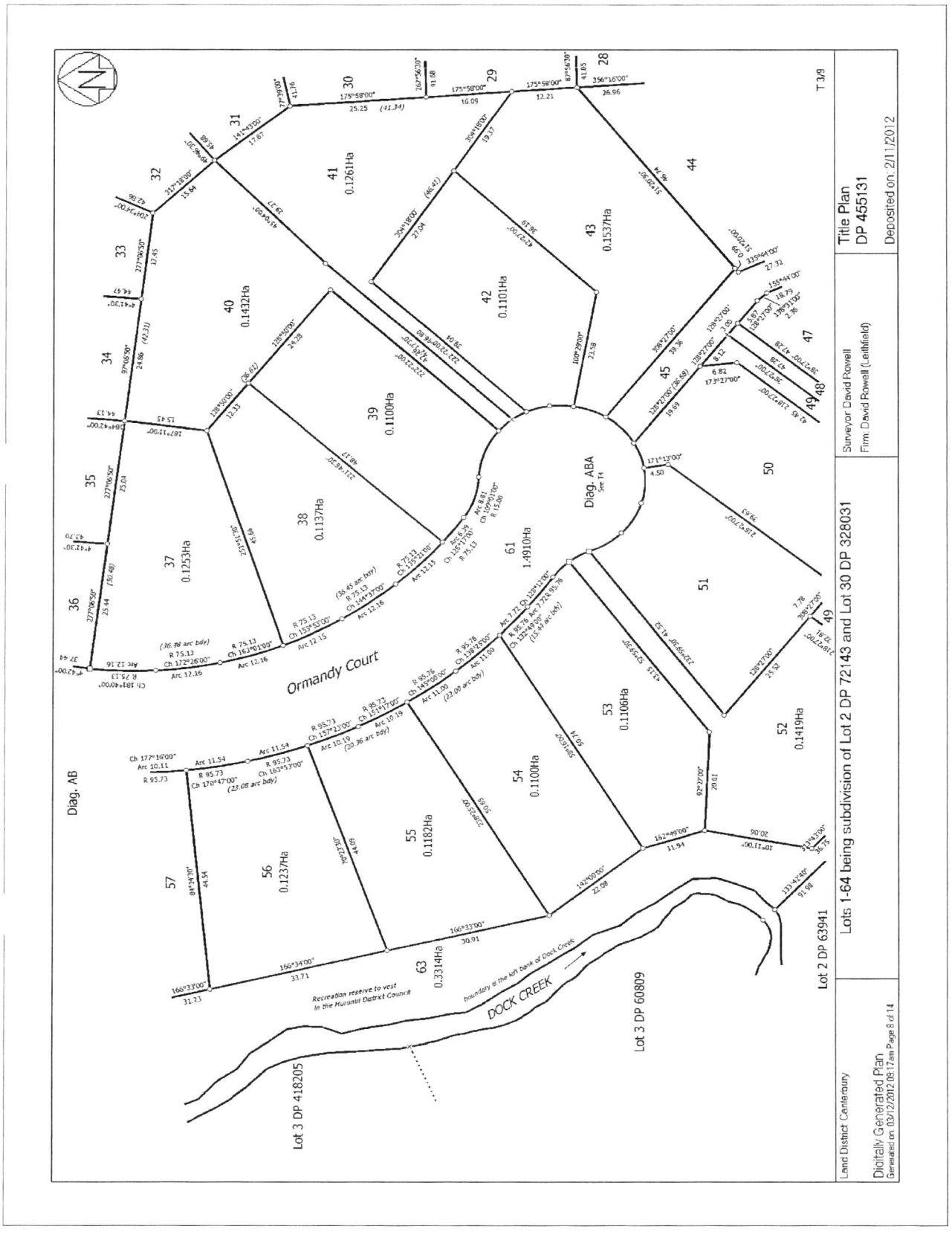
9261750.1 Variation of the conditions of the Land Covenant created by Easement Instrument 9136224.8 - 7.12.2012 at 2:13 pm

Identifier **585183**



Land District Canterbury Digitally Generated Plan Generated on: 03/12/2012 09:17am Page 7 of 14	Lots 1-64 being subdivision of Lot 2 DP 72143 and Lot 30 DP 328031	Surveyor David Rowell Firm: David Rowell (Leithfield)	Title Plan DP 455131 Deposited on: 2/11/2012

Identifier **585183**



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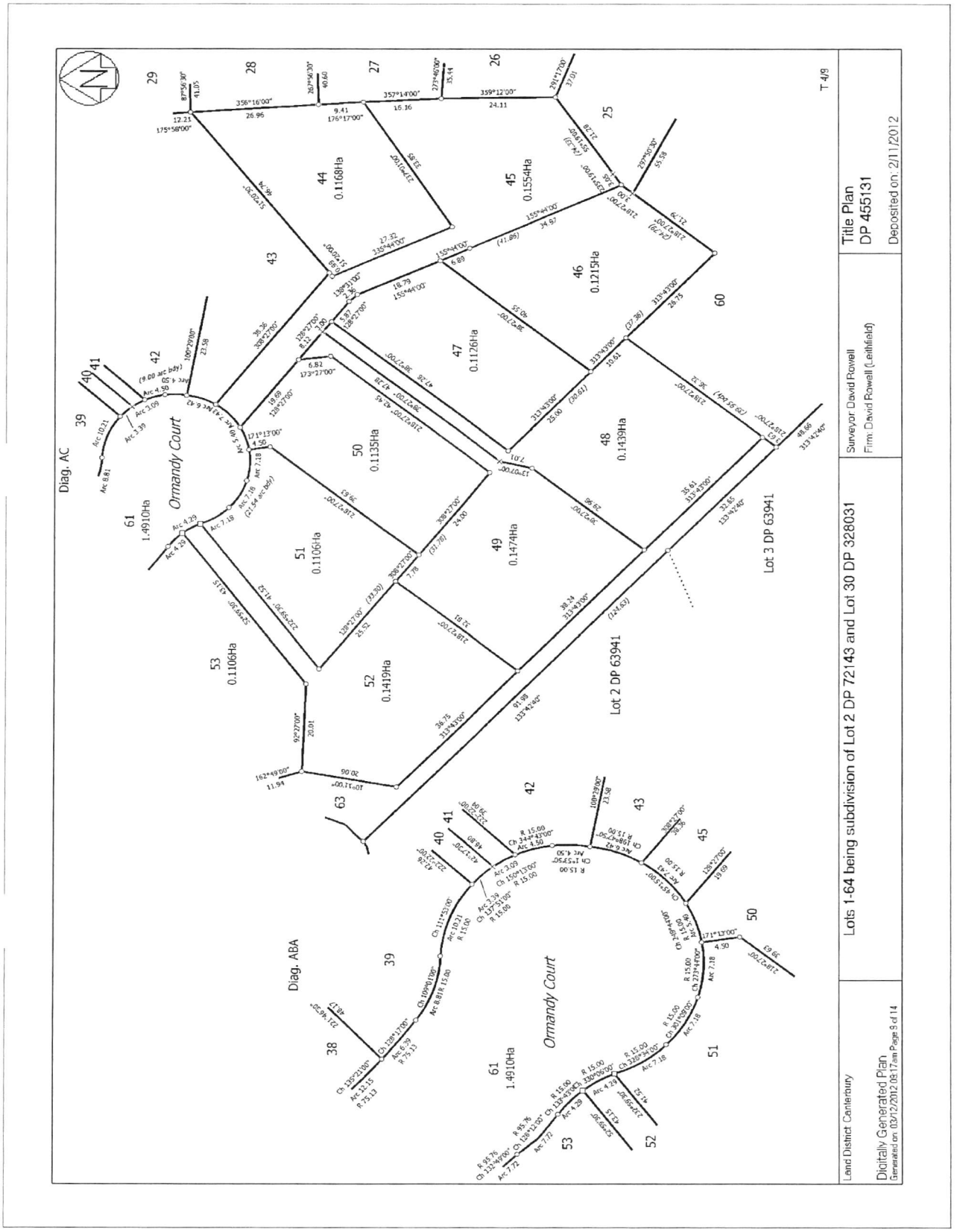

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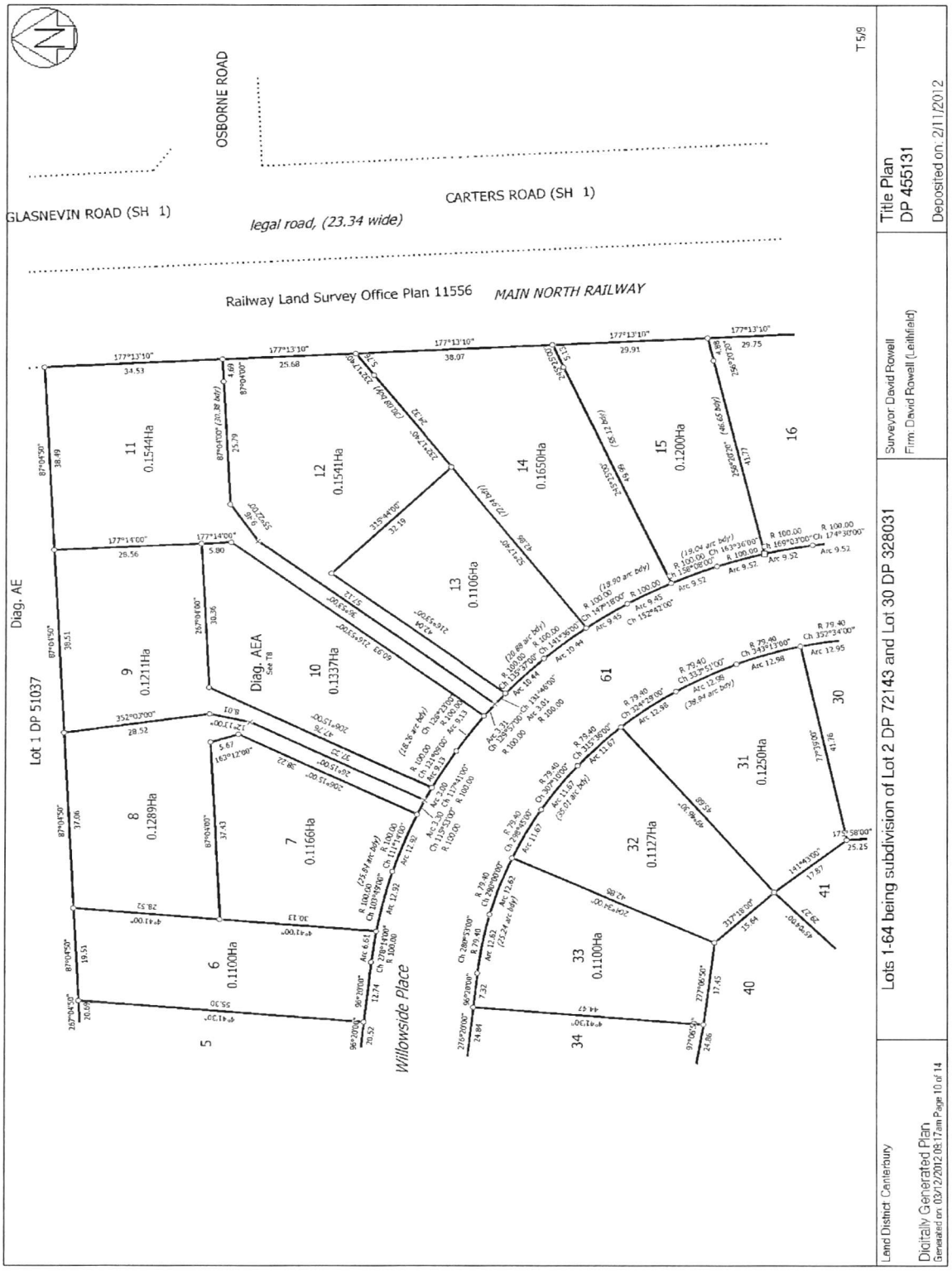

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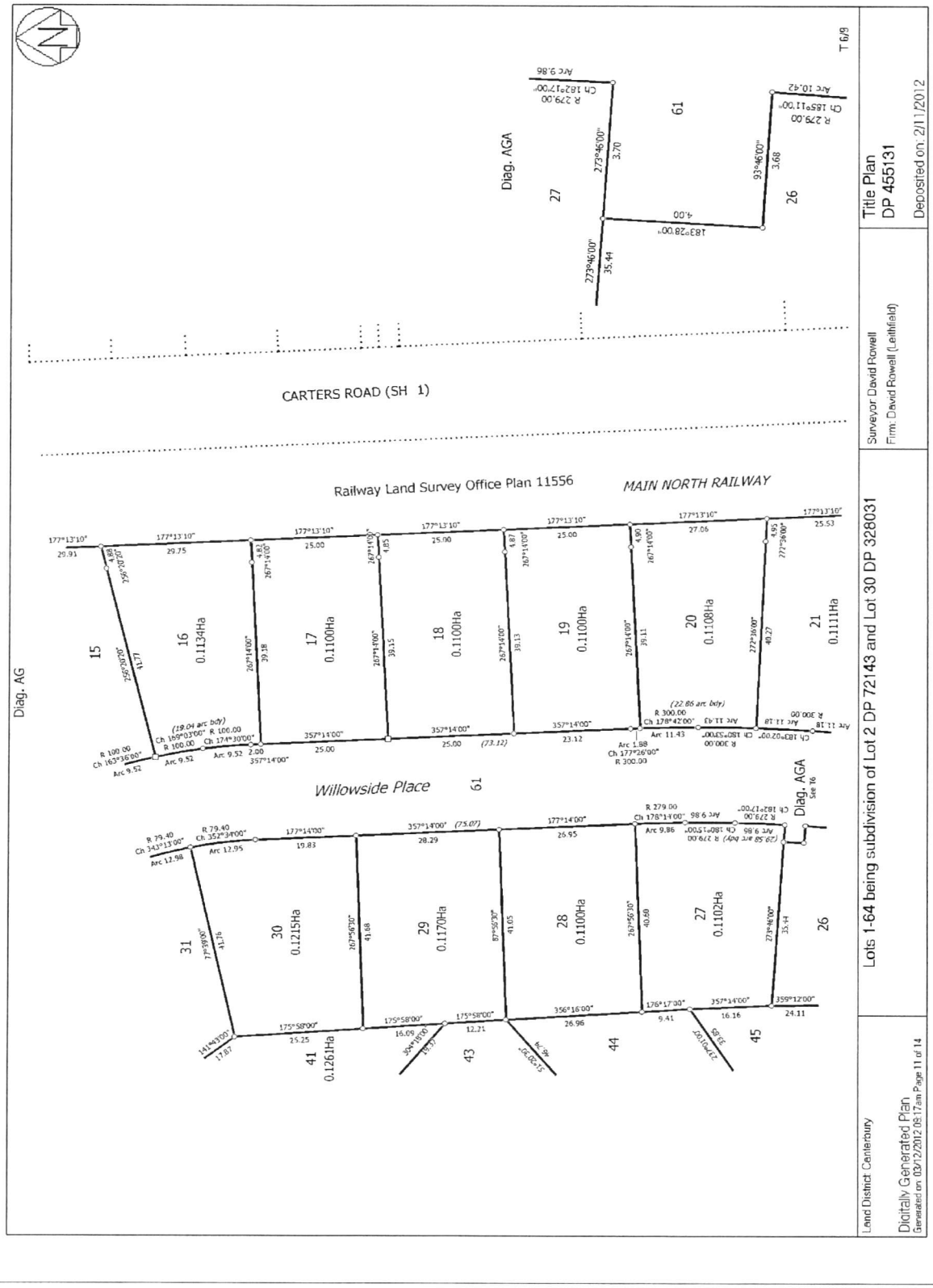

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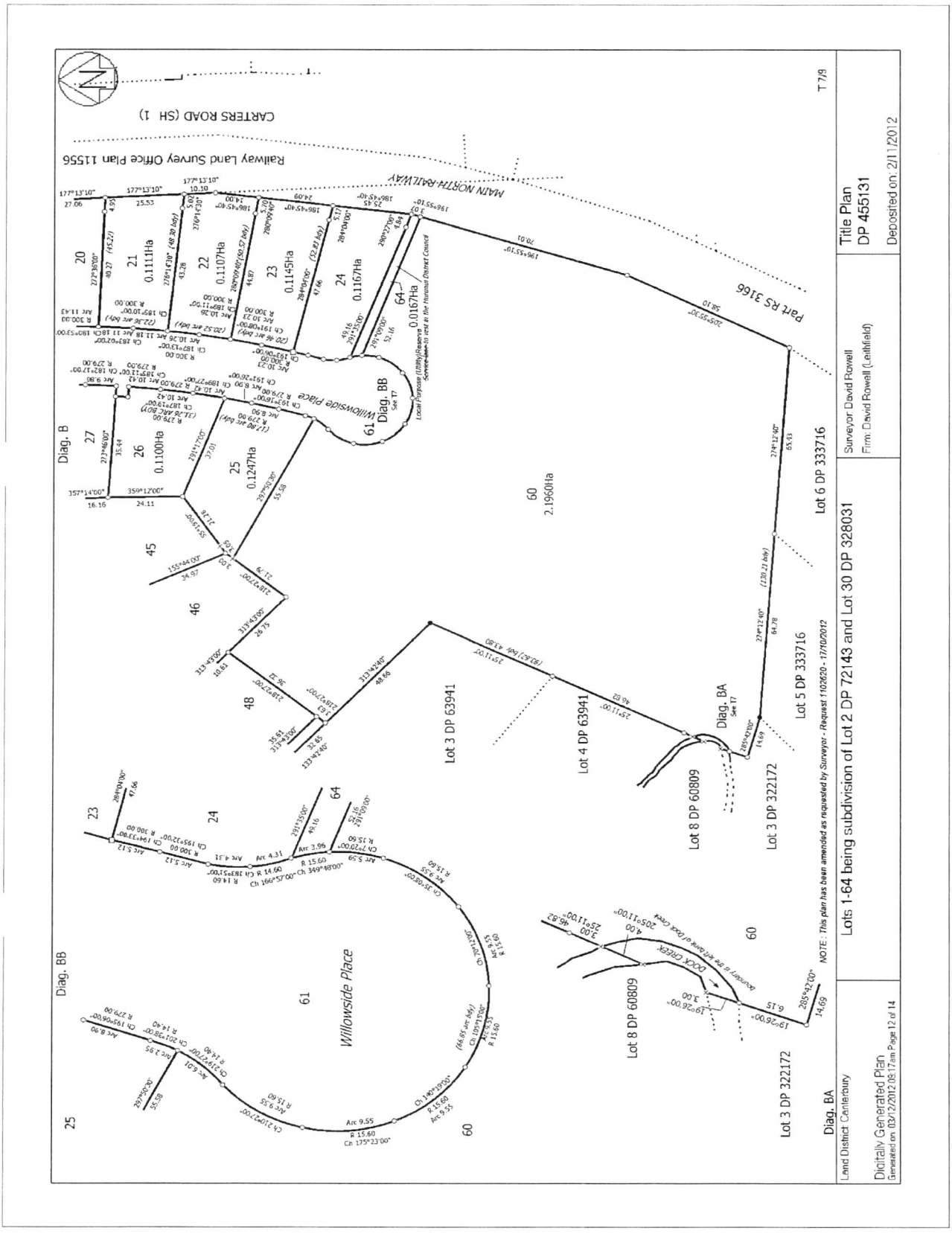

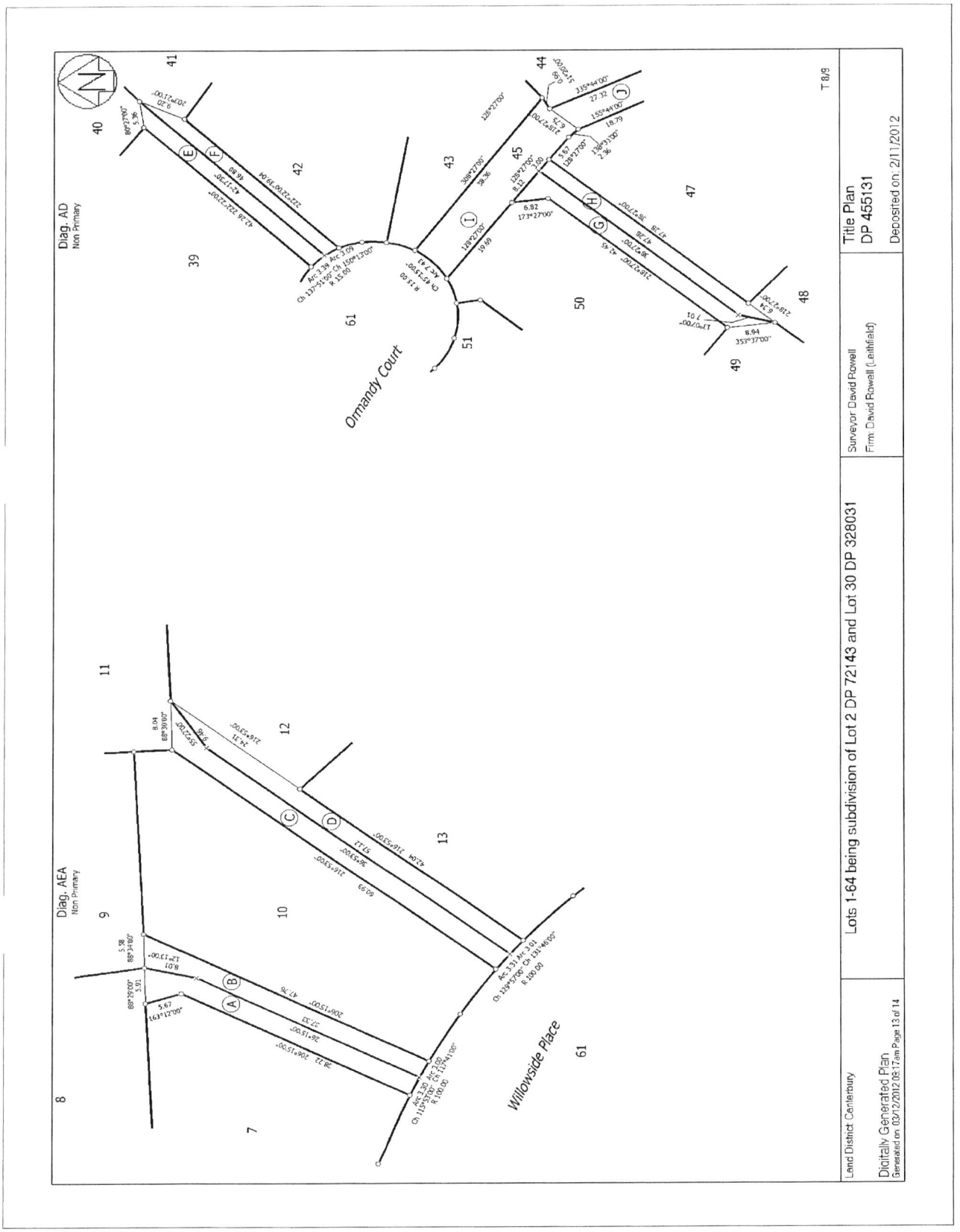
Diag. AD
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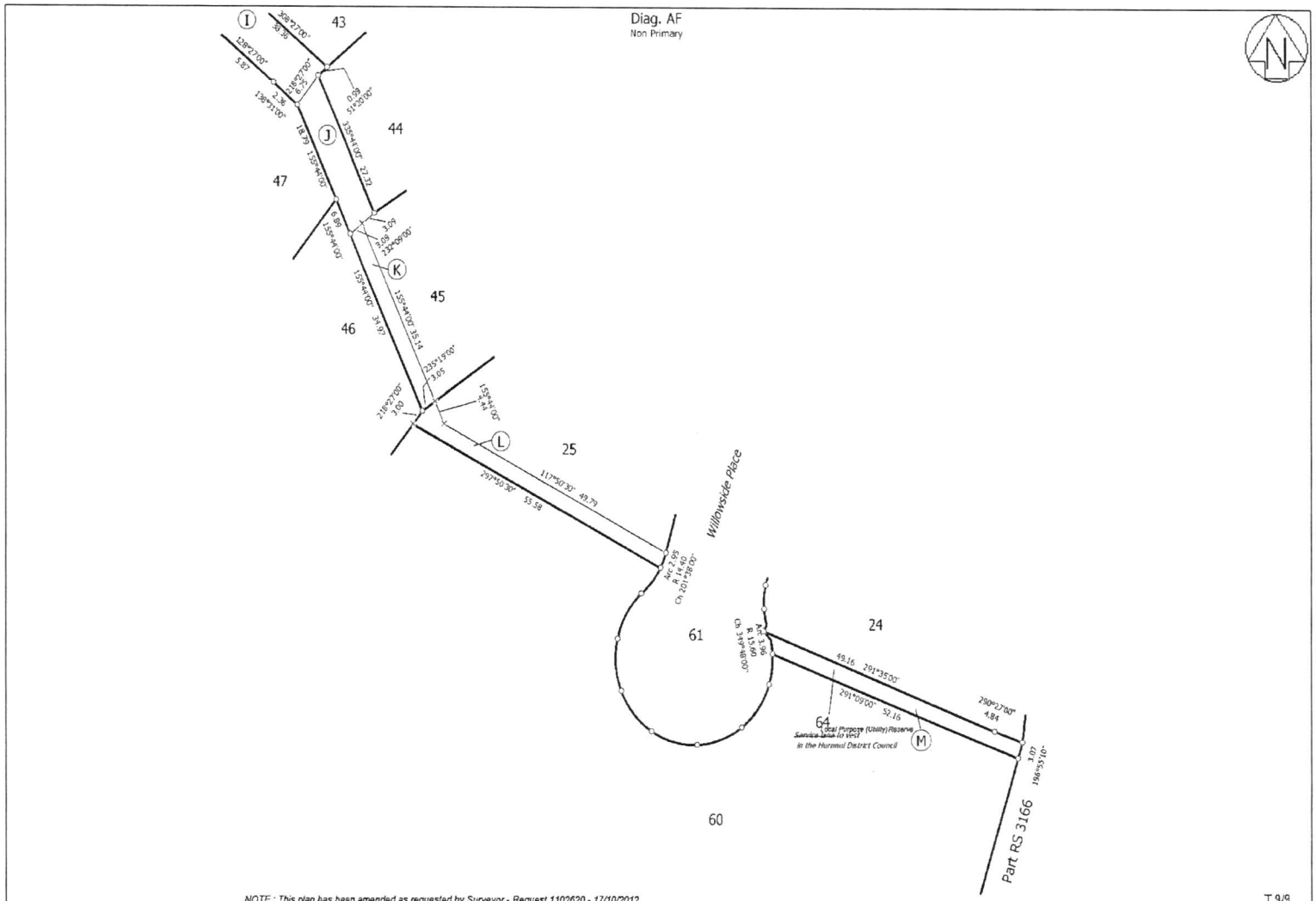
Non Primary
Ormandy Court
Willowside Place
Lots 1-64 being subdivision of Lot 2 DP 72143 and Lot 30 DP 328031
Land District Canterbury
Digitally Generated Plan
Generated on 03/12/2012 08:17 am Page 13 of 14
Surveyor David Rowell
Firm: David Rowell (Leithfield)
Title Plan
DP 455131
Deposited on: 2/11/2012



Land District: Canterbury Digitally Generated Plan Generated on: 03/12/2012 09:17am Page 14 of 14	Lots 1-64 being subdivision of Lot 2 DP 72143 and Lot 30 DP 328031	Surveyor: David Rowell Firm: David Rowell (Leithfield)	Title Plan DP 455131 Deposited on: 2/11/2012

Assessment of Environmental effects

6 Ormandy Court
Amberley

Assessment of Environment Effects

Site location
The application site is located at 6 Ormandy Court, Amberley. A new subdivision on the Western side of Amberley, at the continuation of Willowside Place. The subdivision has been approved RC/110045 & RC/120118 and titles are being issued. The site is Lot 38 Deposited Plan 455131 as shown on the subdivision plan attached as Appendix A.

Zoning
The application site is within the Amberley Urban area and is zoned Rural Lifestyle (Amberley) Hurunui District Plan.

Application proposal
This application is for a land use consent to establish a dwelling which has a continuous linear length of more than 20 meters. (District Plan rule A1.2.11 Restriction on continuous linear length of a building). 23.780m length is proposed with a step of 1.410m.

Activity Status
Consent is required for a discretionary activity

Assessment of environmental effects

The south elevation of the dwelling is 23.87m in length, which is permitted if a step of 2m in the foundation is achieved. This dwelling has a step to this elevation of 1.41m
While a 1.41m step in the plan has been achieved, we believe that due to the dwelling being single story with a 2.4m stud and of a classic design, the overall visual effect is less than minor.

The affected party consent and plans have been signed off by the neighbour.

Assessment of effects

The following actual and potential effects on the proposal have been identified as the main effects.

- Visual effects – building dominance
- Character and amenity
- Privacy

Visual effects – building dominance
The design of the house is a three bedroom dwelling with an attached double garage. The house is to be clad with Brick veneer. The roof is to be Colorsteel Longrun corrugate with aluminium joinery. The proposed design is a single storey design with a 28 degree pitched roof. The maximum height of the house is 5.4m.

A number of features have been included in the design of the house which will moderate the visual effects, these include:
- Various steps in plan and elevation of roof height.
- Good setback of the house from the road
- Single storey design

The proposed overall house design has a a number of steps in the design. The south elevation has a total length of 23.780m with a step of 1.410m.

Character and amenity
The size and length of the house will not appear visually dominant in this location nor will it appear out of character. In general terms the length of the house proposed and design is in keeping with new houses in the area and wider Amberley town ship.

Ensuring the house has a good setback from the road with generous outdoor living areas and well setback from neighbouring boundaries creates a sense of more space around the dwelling.

Privacy
The single storey design of the house is much less intrusive than a complying two storey design.

Conclusion on effects
Any adverse effects on the environment are considered to be less than minor and will be mitigated by the single storey design of the house and large areas available for future planting.

Objectives and policies

Objective 21
Amberley is a vibrant, rural township providing residential and business facilities and associated infrastructure and support services, to meet the economic, social and cultural needs of the Hurunui District and North Canterbury; while retaining its country town character, sense of community and connectivity with its rural surroundings.

This policy is supported by various policies including

> ***Amenity values policy 21.4***
> *To ensure all residential and business developments are designed to maintain or enhance the amenity values of Amberley Township, including its country town character.*
>
> ***Residential 1 Zone policy 21.11***
> *(1) To maintain Amberley's traditional, residential character in Residential 1 zones with a predominance of detached dwellings on individual lots;*

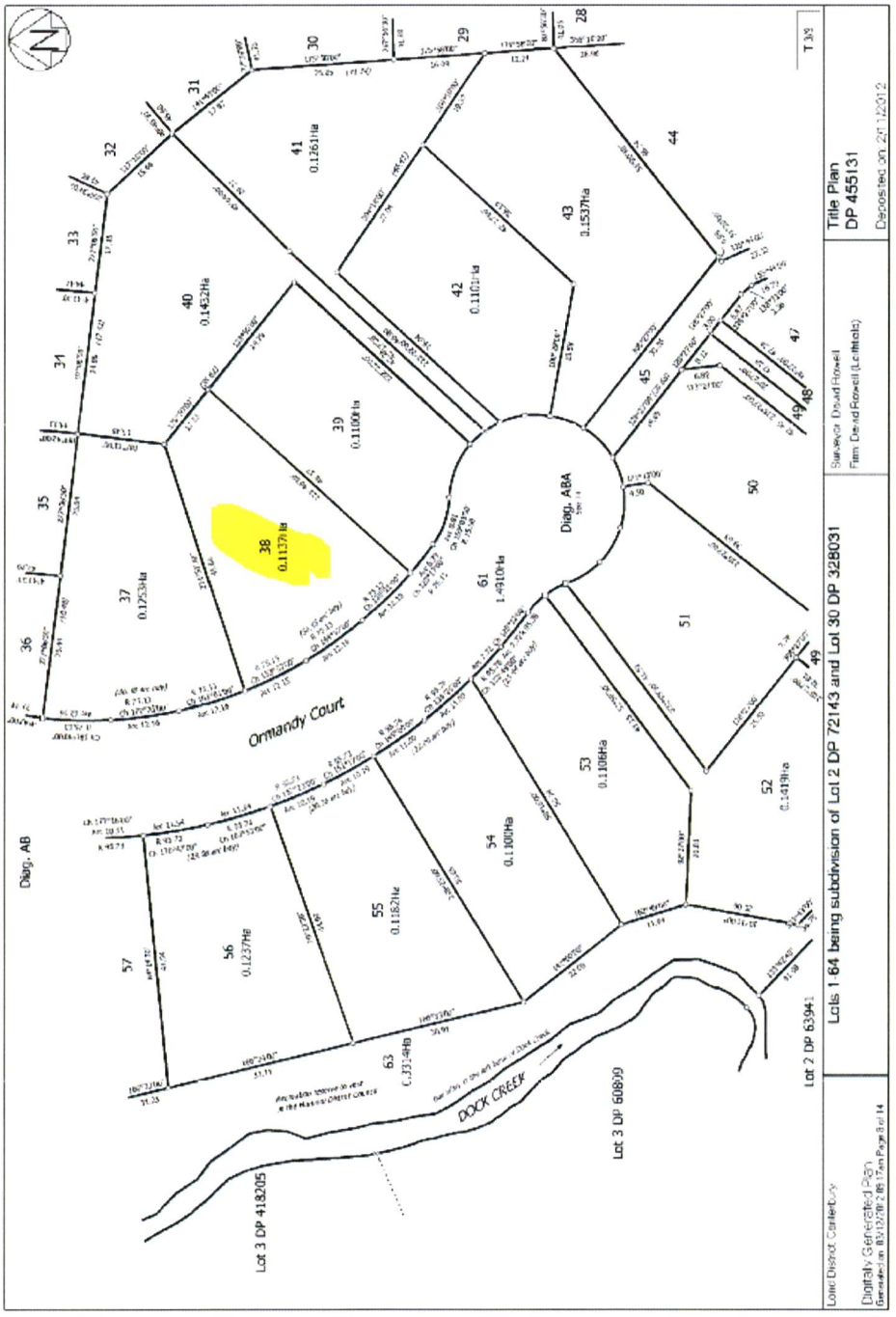
The proposal will maintain and enhance the amenity values of the Amberley township (including its country character. The design of the dwelling is consistent with character anticipated within a new subdivision.

> ***Objective 10***
> *A healthy safe environment within the District and maintenance and/or enhancement of amenity values which the community wishes to protect.*
>
> ***Policy 10.5***
> *To avoid, remedy or mitigate the adverse effects of activities on amenity values.*
>
> ***Policy 10.5b***
> *To avoid, remedy or mitigate the adverse effects of subdivision on the country character of townships.*

Overall amenity values of the site, surrounding area and township will be maintained. The proposed design will not adversely affect the country character of Amberley township.

Overall the proposal is considered consistent with the objectives and policies of the District Plan.

Appendix A – Location Map



Affected party consent form
Resource Management Act 1991

Please do not hesitate to phone the planning section at the Hurunui District Council (ph 314 – 0092) if you require any assistance.

Application Details

Resource consent reference: RC _____

Applicant: *(full name)* Mr & Mrs Saunders

Location of the proposed activity: 6 Ormandy Court, Amberley

Description of the proposal: *(provide enough detail so your proposal can clearly be understood)*

To erect a dwelling with a continuous lineal lenght of 23.87m and a step of 1.41m

If you are asked to give written approval for an application for resource consent we recommend that you should:

1. *Seek advice immediately if you do not understand this process. The Council has copies of an information booklet "Yours Rights as an "Affected Person". Information is also available at www.rma.govt.nz or 0800RMAINFO.*
2. *Ask the applicant to explain the proposal and plans clearly to you.*
3. *Read the application details and assessment for environmental effects and ask for time to consider the proposal if you need it. You may wish to seek legal advice before giving written consent.*
4. *You may ask the applicant for further information if you do not understand the proposal or have not seen the full application for resource consent and assessment of environmental effects. You may suggest changes to the applicant in order to address your concerns.*
5. *Decide whether you wish to give written consent or not. You should only sign this form if you **support or have no objection** to the approval of the resource consent application referred to.*
6. *If you wish to give consent fill in the details below, sign the form and return to the applicant.*
7. *If you do not wish to sign the form, you will need to advise the applicant.*
8. *If the property is owned by more than one person, <u>all</u> of the joint owners are considered to be 'adversely affected persons'.*

Affected Party Details

1. I / we Sarah Andrews and Grant Norton
   (Print full name)
2. being the *(tick relevant)* ☐ owner(s) ☐ occupier(s) ☑ owner(s) and occupier(s)
3. of the property situated at 4 Ormandy Court (Lot 37)
   (Location address and or legal description of your property)
4. I / we have authority to sign on behalf of the following:
   all the ☐ owner(s) ☐ occupier(s) ☑ owner(s) and occupier(s) of the property.

5. I / we confirm I / we have seen a copy of the application for resource consent including the assessment of environmental effects.

6. I / we have signed a copy of the plans (attach the plans).

7. I / we understand that in giving my / our written approval, the Council can not take into account of any actual or potential effects of the activity on my / our property. The fact that such effects may occur shall not be on relevant grounds upon which the Council may refuse to grant its consent to the application.

8. I / we understand that at any time before determining the application, I / we may give notice in writing to the Council that this approval is withdrawn under Section 104(7) of the Resource Management Act 1991.

9. I / we give written consent for the application for resource consent application.

Signature _____ Date: 4.11.13

Note: Please check you have enclosed a copy of the plans signed by the affected party.

LEGAL DESCRIPTION :

Territorial Authority	:	Hurunui District Council
Planning Zone	:	Rural Lifestyle Zone
Lot	:	38
D.P.	:	----
Site Area	:	1137sqm
Floor Area	:	(213.99sqm (over frame)
	:	(222.54sqm (over foundation)
Site Coverage	:	19.6% (20% allowable)
Snow Load Zone	:	0.9kPa
Wind Zone	:	High
Earthquake Zone	:	2
Corrosion Zone	:	C
Flood Management Area	:	No

Maximum Building Height: 8.5m)

Non Compliance Requiring Resource Consent:
N/A

LANDSCAPING :

This is indicative only for presentation purposes.
Landscaping to be confirmed by the client.

Tiled areas to be: Ensuite / Bath / Hearth
Timber planking areas to be: Entry / Kitchen / Pantry
Vinyl planking areas to be: Laundry

Floor heights F.F.L. to be maintained at 200mm min above unsealed ground as per NZBC E2 and 125mm min above finished ground level.
F.F.L. is to be maintained at 150mm min above crown of road as per NZBC E1.

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).

Allow for steps of landscaping to all external doors so step from F.F.L. to F.G.L. is no greater than 190mm.

Boundary setbacks are to foundation slab edge.

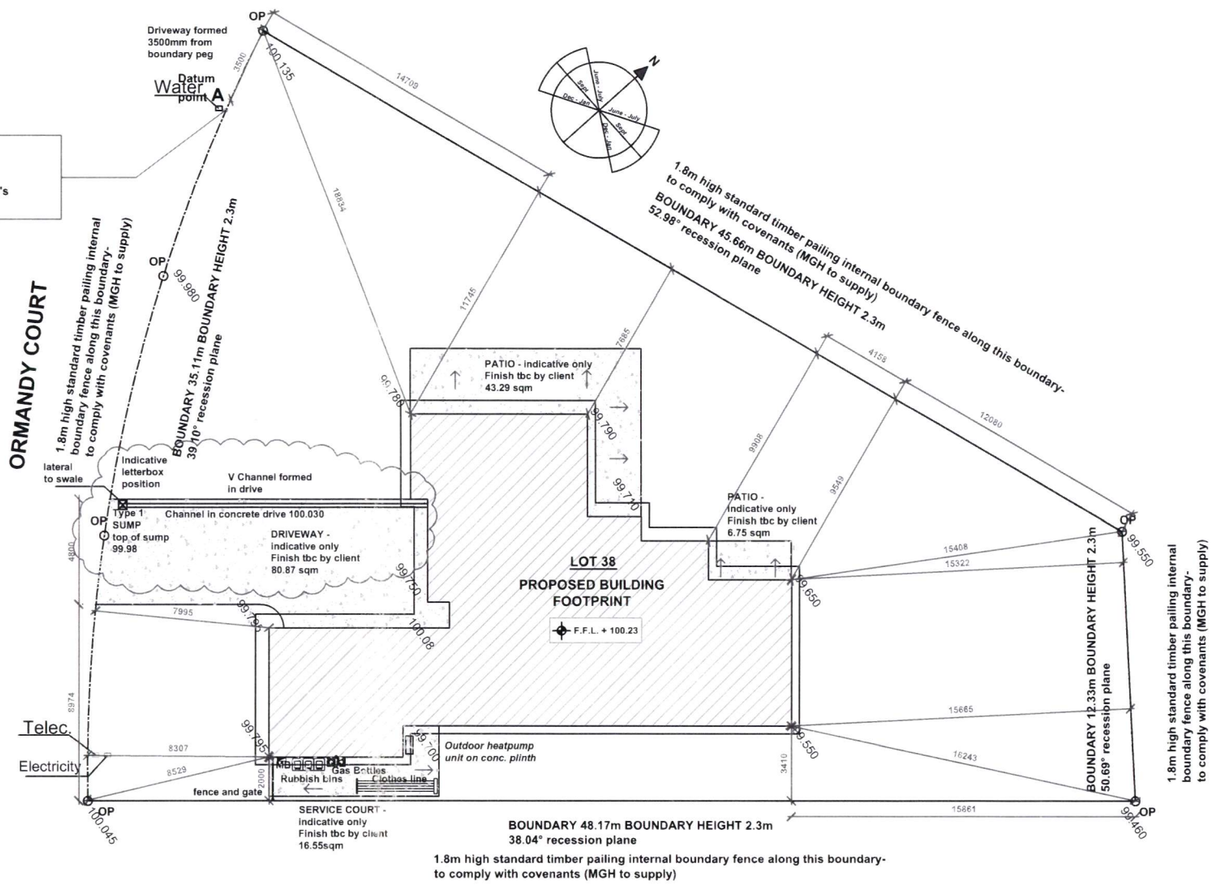
FOUNDATION :

Foundations:
TC1 Area (Grey)
Foundation Options - Techical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation. Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.

Foundations - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

FENCING :

Temporary chain - link fences 2m high to be installed to prevent access to the site where permanent fencing is yet to be constructed. Gates in the fencing will open into the site. Temporary fencing will be contained onsite and will pose no hazard or obstruction to the public.



SITE PLAN
1: 200

mikegreerhomes LTD © Mike Greer Homes North Canterbury Ltd PHONE: (03) 313 0319 I FAX: (03) 313 0321 ADRESS: 346 Flaxton Road, Rangiora 7440 WEB: www.mikegreerhomes.co.nz	JOB TITLE: **SAUNDERS**	DRAWING TITLE: **SITE PLAN**	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE: 10/10/13	DESIGNER: CHELSEA VERSION: WD 2	SCALE: 1:200 JOB # 13096	SHEET: 2 OF: 24

LEGEND :

- Paint finished 10mm min gib board lined H1.2 treated 90 x 45 timber framing.
- ⊕ Local authority approved smoke alarms with hush button facility.
- carpet — Selected carpet to these areas
- Selected tiles over water proof membrane, any tiles at entryways to be ceramic finish to comply with NZBC D1/AS1 clause 2.13 (table 2 - wet slip resistance).
- Vinyl to these areas
- Selected timber laminate to these areas
- concrete — Exposed concrete to these areas - area to Laundry to be paint sealed.
- SB — Switch board
- MB — Meter board
- DP — Selected colorsteel 75 x 50mm (55sqm per DP) rectangle downpipes
- GT — Gully Trap
- HT — Hose Tap

GENERAL NOTES :

Where downlights are to be installed, CA rated downlights to be used.
All interior doors to be paint finished MDF hollow core doors with selected hardware by client.
All internal doors to be 1980mm.
Internal door leaf width: typically 810mm and 710mm to wet areas
All window and doors dimensions shown are rough openings only - site verify prior to fabrication.
Gib Aqualine to all wet areas with 2 coats of enamel paint finish to untiled walls.
All lintels to be as per truss manufacturers specifications and details.
All glazing to comply with NZS 4223.

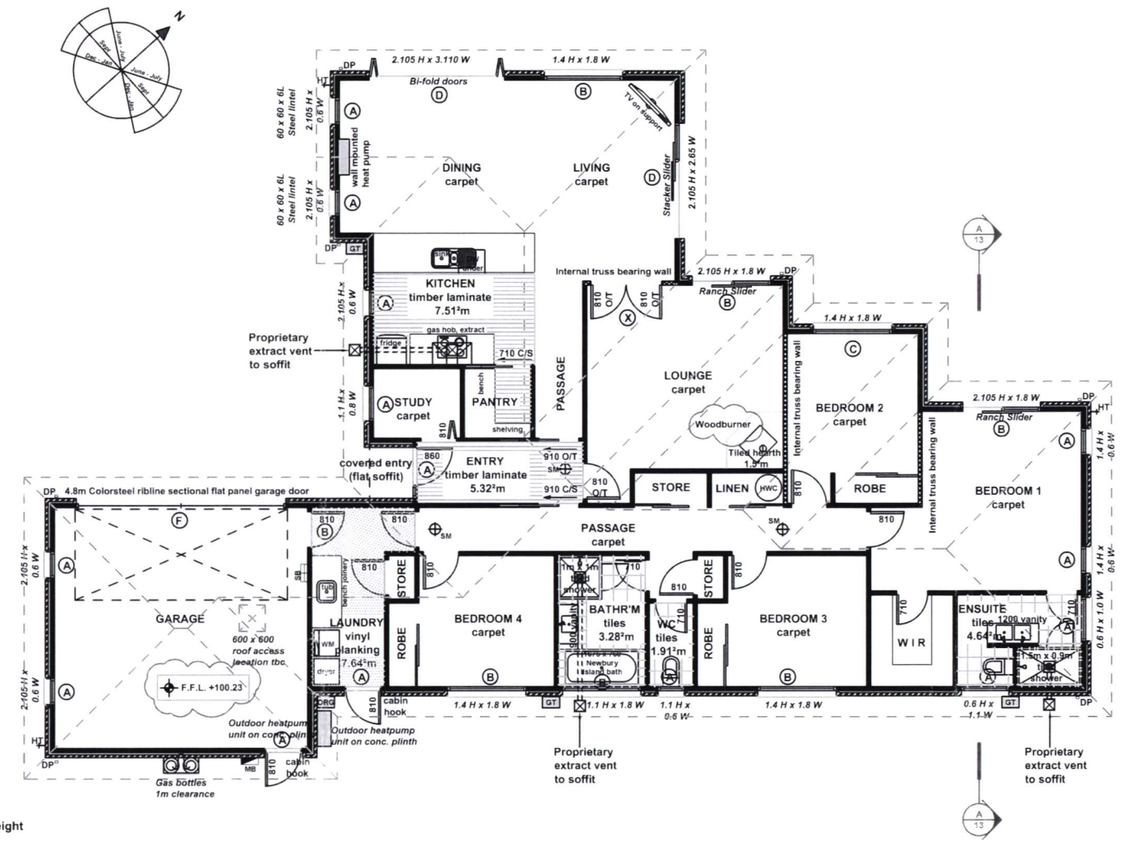
Hot water pipes to be sized according to NZBC G12 & NZS 4305 : 1996.
Mains pressure 15mm diam allow
12m max pipe length, pipe length beyond this must be lagged.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

Ceiling height: 2455 above F.F.L.(to U/S of truss) to all areas
Lintel height: 2105 above F.F.L. windows to soffit, Note: In high Wind Zone 2455mm stud height, studs @ 600mm centres

Tiled areas to be: Bathroom / WC / Ensuite
Undertile Heating to areas : TBC with client

Finished floor level to be maintained at 225mm above finished ground level. 150 min from paving. Garage finished floor level to be maintained at 225mm

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).



Pellet fire position, model, flue height & clearance TBC

Maximum Building Height: 8.5m
Gas Supply: Bottled TBC

EXTERIOR CLADDING (primary) :
70 series Brick Veneer
over 50mm cavity

ROOF CLADDING :
Selected 28° pitch Longrun Colorsteel corrugated roofing, 600mm overhang / soffit
(450mm to gable ends) to framing, over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlinson flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

Single or top storey SG8 studs to load bearing walls.			
Loaded Dimension of Wall	Stud height for max height of : 2.4m @	2.7m @	3.0m @
	600 c/c	400 c/c	300 c/c
2.0	90 x 45	90 x 45	90 x 45
4.0	90 x 45	90 x 45	90 x 45
6.0	90 x 45	90 x 45	90 x 45
Light roof / High wind zone Nogs @ 800mm centres			

LINTEL	SIZE	
A	2/90 x 45	SG8
B	2/140 x 45	SG8
C	2/190 x 45	SG8
D	2/240 x 45	SG8
E	2/290 x 45	SG8
F	PL12 250 Prolam	

FLOOR PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	FLOOR PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	6
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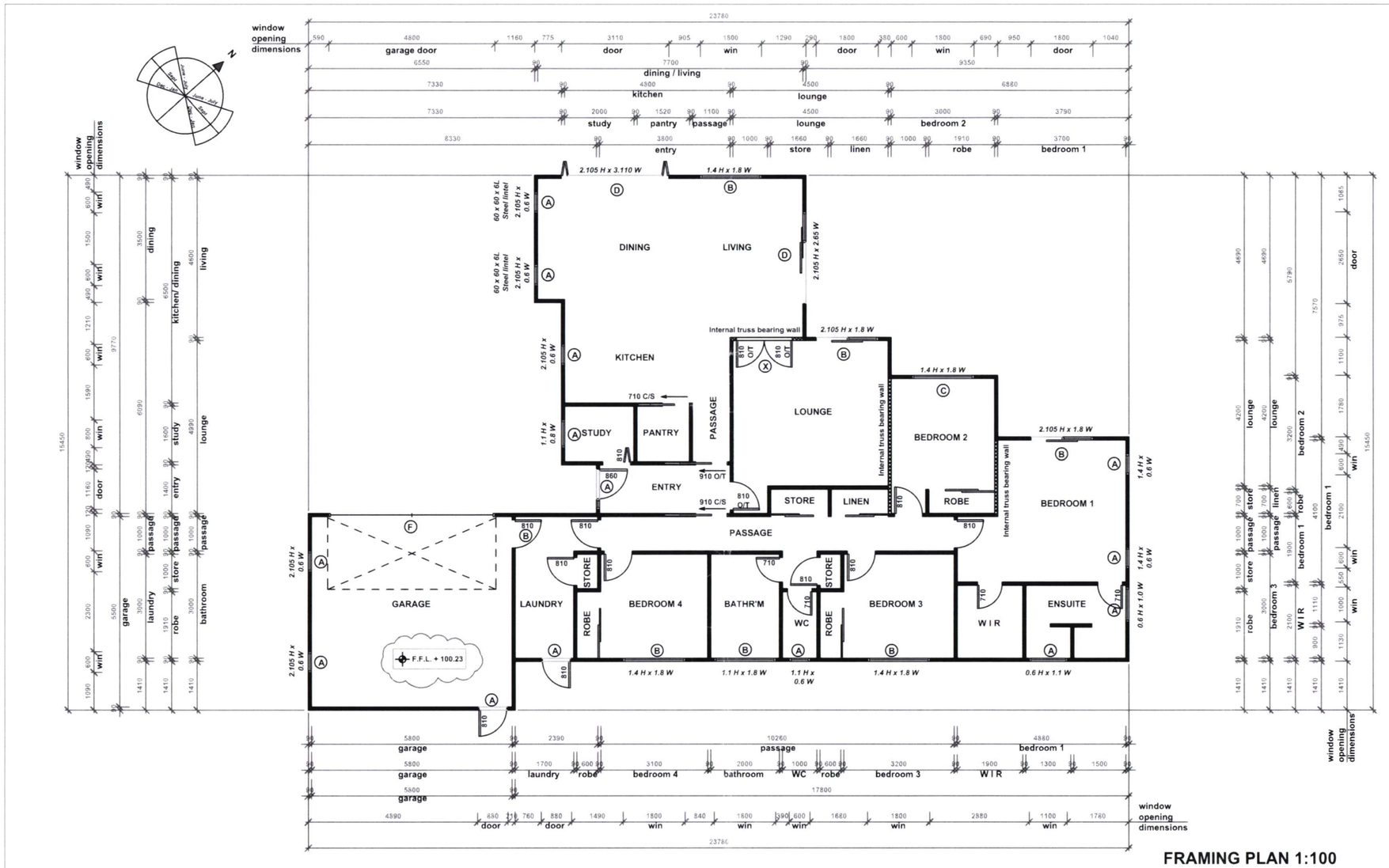

FRAMING PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	FRAMING PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	7
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GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :

Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer
over 50mm cavity

WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :

Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

GLAZING :

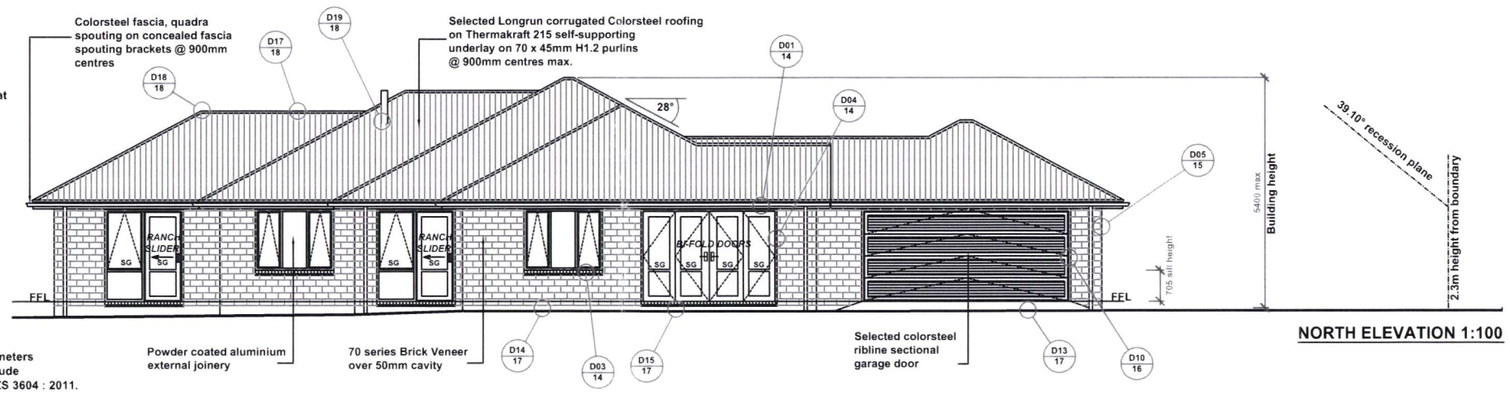
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :

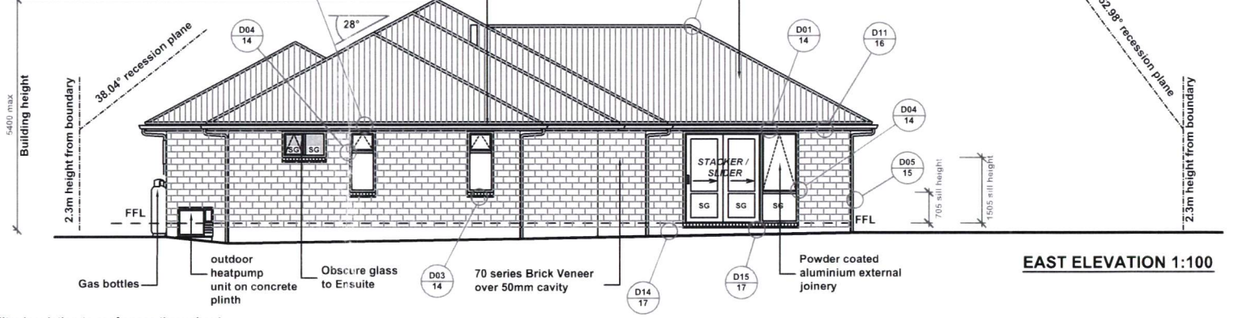
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :

Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :				
AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :				
AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX									
RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		
Refer to NZBC E2 / AS1 for definitions of risks							TOTAL RISK SCORE FOR USE IN TABLE 3		3

NORTH & EAST ELEVATIONS 1:100

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JOB TITLE: **SAUNDERS**

DRAWING TITLE: **NORTH & EAST ELEVATIONS**

LEGAL DESCRIPTION: Lot: 38 DP: Unknown
Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY

NOTES:
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- All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
01/08/13	CHELSEA	1:100	11
AMENDMENT DATE:	VERSION:	JOB #	
10/10/13	WD 2	13096	OF: 24

GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :

Painted finished uPVC jointed 4.5mm Hardiflex.

DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer
over 50mm cavity

WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :

Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

GLAZING :

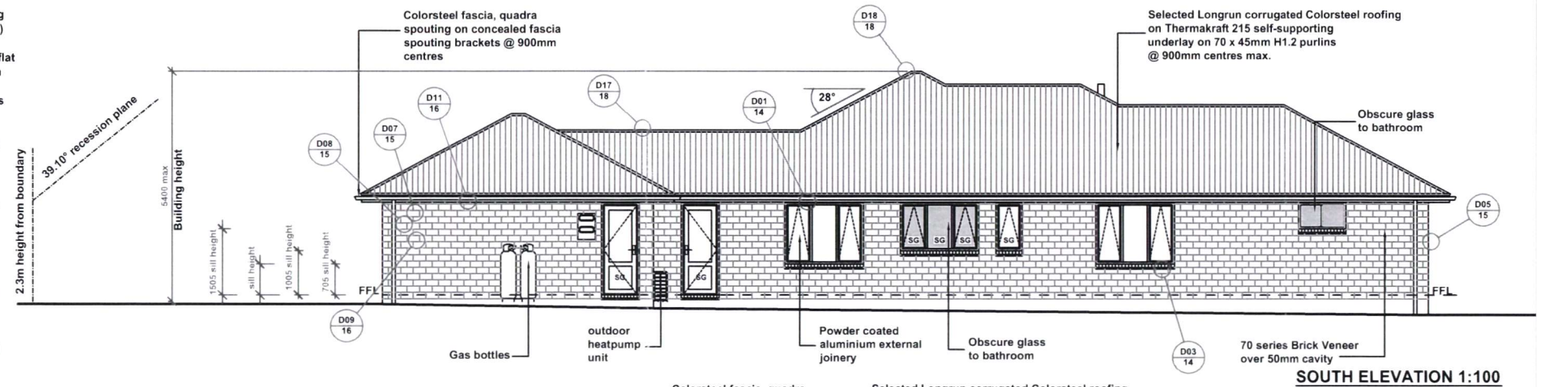
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :

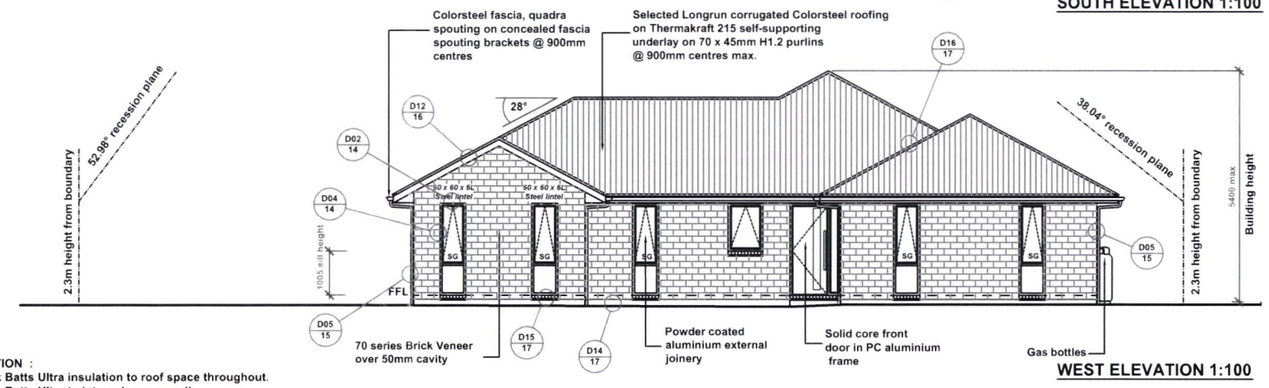
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :

Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3 : 3

SOUTH & WEST ELEVATIONS 1:100

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ADRESS: 346 Flaxton Road, Rangiora 7440
WEB: www.mikegreerhomes.co.nz

SAUNDERS

SOUTH & WEST ELEVATIONS

Lot: 38 DP: Unknown
Address:
ORMANDY COURT
CONWAY COUNTRY
AMBERLEY

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work

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01/08/13	CHELSEA	1:100	12
AMENDMENT DATE:	VERSION:	JOB #	OF: 24
10/10/13	WD 2	13096	

Affected party consent form
Resource Management Act 1991

Please do not hesitate to phone the planning section at the Hurunui District Council (ph 314 – 0092) if you require any assistance.

Application Details

Resource consent reference: RC _____

Applicant: *(full name)* Mr & Mrs Saunders

Location of the proposed activity: 6 Ormandy Court, Amberley

Description of the proposal: *(provide enough detail so your proposal can clearly be understood)*

To erect a dwelling with a continuous lineal lenght of 23.87m and a step of 1.41m

If you are asked to give written approval for an application for resource consent we recommend that you should:

1. *Seek advice immediately if you do not understand this process. The Council has copies of an information booklet "Yours Rights as an "Affected Person". Information is also available at www.rma.govt.nz or 0800RMAINFO.*
2. *Ask the applicant to explain the proposal and plans clearly to you.*
3. *Read the application details and assessment for environmental effects and ask for time to consider the proposal if you need it. You may wish to seek legal advice before giving written consent.*
4. *You may ask the applicant for further information if you do not understand the proposal or have not seen the full application for resource consent and assessment of environmental effects. You may suggest changes to the applicant in order to address your concerns.*
5. *Decide whether you wish to give written consent or not. You should only sign this form if you* ***support or have no objection*** *to the approval of the resource consent application referred to.*
6. *If you wish to give consent fill in the details below, sign the form and return to the applicant.*
7. *If you do not wish to sign the form, you will need to advise the applicant.*
8. *If the property is owned by more than one person, all of the joint owners are considered to be 'adversely affected persons'.*

E. Marten/D Marten

Affected Party Details

1. I / we David + Elizabeth Marten
   (Print full name)
2. being the *(tick relevant)* ☑ owner(s) ☐ occupier(s) ☐ owner(s) and occupier(s)
3. of the property situated at Lot 39, Ormandy Court, Conway Country, Amberley
   (Location address and or legal description of your property)
4. I / we have authority to sign on behalf of the following:
   all the ☑ owner(s) ☐ occupier(s) ☐ owner(s) and occupier(s) of the property.

Signed on behalf of David Marten

5. I / we confirm I / we have seen a copy of the application for resource consent including the assessment of environmental effects.

6. I / we have signed a copy of the plans (attach the plans).

7. I / we understand that in giving my / our written approval, the Council can not take into account of any actual or potential effects of the activity on my / our property. The fact that such effects may occur shall not be on relevant grounds upon which the Council may refuse to grant its consent to the application.

8. I / we understand that at any time before determining the application, I / we may give notice in writing to the Council that this approval is withdrawn under Section 104(7) of the Resource Management Act 1991.

9. I / we give written consent for the application for resource consent application.

Signature E. Martin / D Martin Date: 23-11-13

Note: Please check you have enclosed a copy of the plans signed by the affected party.

LEGAL DESCRIPTION :

Territorial Authority	:	Hurunui District Council
Planning Zone	:	Rural Lifestyle Zone
Lot	:	38
D.P.	:	----
Site Area	:	1137sqm
Floor Area	:	(213.99sqm (over frame)
	:	(222.54sqm (over foundation)
Site Coverage	:	19.6% (20% allowable)
Snow Load Zone	:	0.9kPa
Wind Zone	:	High
Earthquake Zone	:	2
Corrosion Zone	:	C
Flood Management Area	:	No

Maximum Building Height: 8.5m)

Non Compliance Requiring Resource Consent:
N/A

LANDSCAPING :

This is indicative only for presentation purposes.
Landscaping to be confirmed by the client.

Tiled areas to be: Ensuite / Bath / Hearth
Timber planking areas to be: Entry / Kitchen / Pantry
Vinyl planking areas to be: Laundry

Floor heights F.F.L. to be maintained at 200mm min above unsealed ground as per NZBC E2 and 125mm min above finished ground level.
F.F.L. is to be maintained at 150mm min above crown of road as per NZBC E1.

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).

Allow for steps of landscaping to all external doors so step from F.F.L. to F.G.L. is no greater than 190mm.

Boundary setbacks are to foundation slab edge.

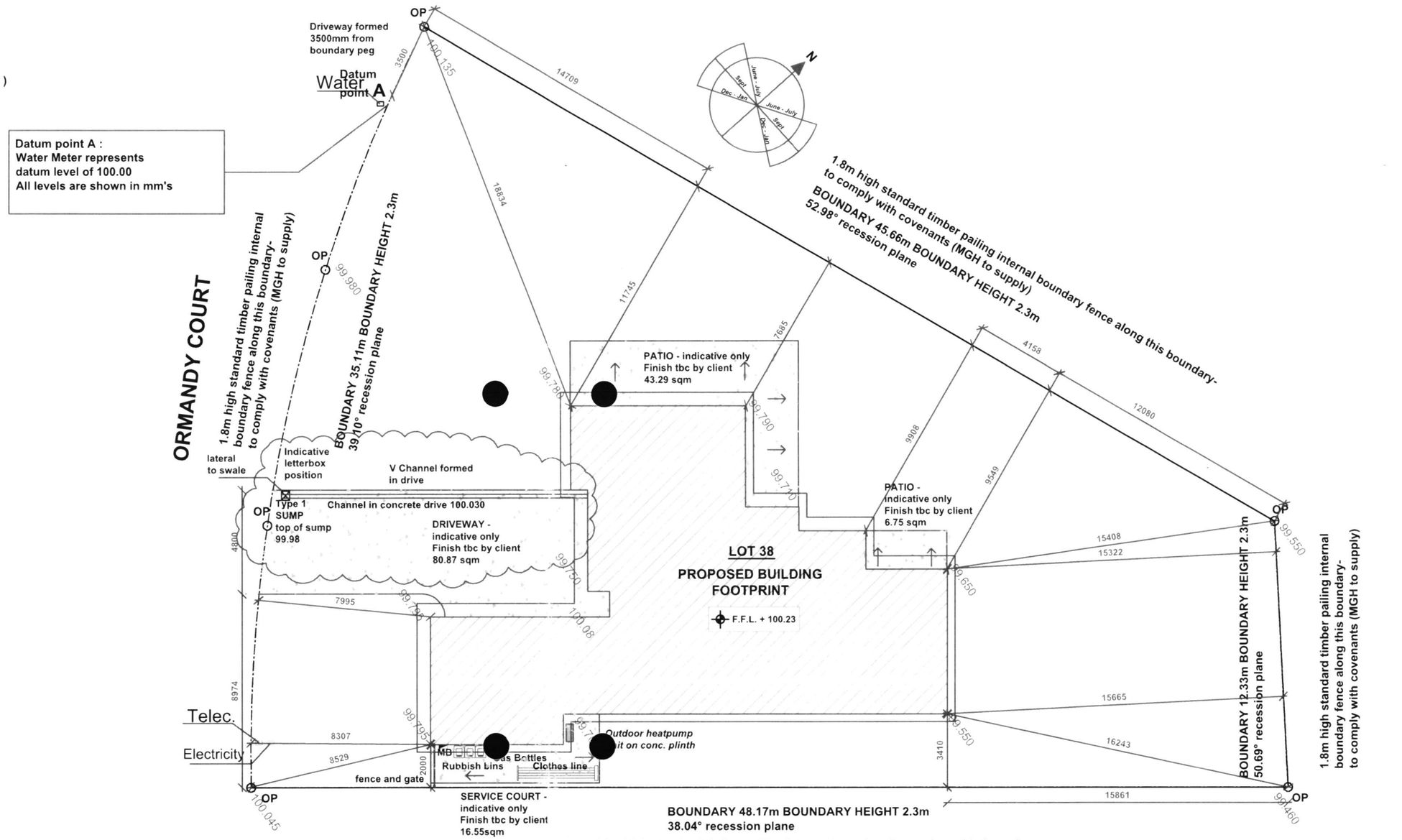
FOUNDATION :

Foundations:
TC1 Area (Grey)
Foundation Options - Techical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation.
Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.

Foundations - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

FENCING :

Temporary chain - link fences 2m high to be installed to prevent access to the site where permanent fencing is yet to be constructed. Gates in the fencing will open into the site. Temporary fencing will be contained onsite and will pose no hazard or obstruction to the public.



E Marten
D Marten

SITE PLAN
1: 200

mikegreerhomes LTD © Mike Greer Homes North Canterbury Ltd PHONE: (03) 313 0319 I FAX: (03) 313 0321 ADRESS: 346 Flaxton Road, Rangiora 7440 WEB: www.mikegreerhomes.co.nz	JOB TITLE: **SAUNDERS**	DRAWING TITLE: **SITE PLAN**	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE: 10/10/13	DESIGNER: CHELSEA VERSION: WD 2	SCALE: 1:200 JOB # 13096	SHEET: **2** OF: 24

LEGEND :

▬▬	Paint finished 10mm min gib board lined H1.2 treated 90 x 45 timber framing.
⊕	Local authority approved smoke alarms with hush button facility.
carpet	Selected carpet to these areas
	Selected tiles over water proof membrane, any tiles at entryways to be ceramic finish to comply with NZBC D1/AS1 clause 2.13 (table 2 - wet slip resistance).
	Vinyl to these areas
	Selected timber laminate to these areas
concrete	Exposed concrete to these areas - area to Laundry to be paint sealed.
SB	Switch board
MB	Meter board
DP	Selected colorsteel 75 x 50mm (55sqm per DP) rectangle downpipes
GT	Gully Trap
HT	Hose Tap

GENERAL NOTES :

Where downlights are to be installed, CA rated downlights to be used.
All interior doors to be paint finished MDF hollow core doors with selected hardware by client.
All internal doors to be 1980mm.
Internal door leaf width: typically 810mm and 710mm to wet areas
All window and doors dimensions shown are rough openings only - site verify prior to fabrication.
Gib Aqualine to all wet areas with 2 coats of enamel paint finish to untiled walls.
All lintels to be as per truss manufacturers specifications and details.
All glazing to comply with NZS 4223.

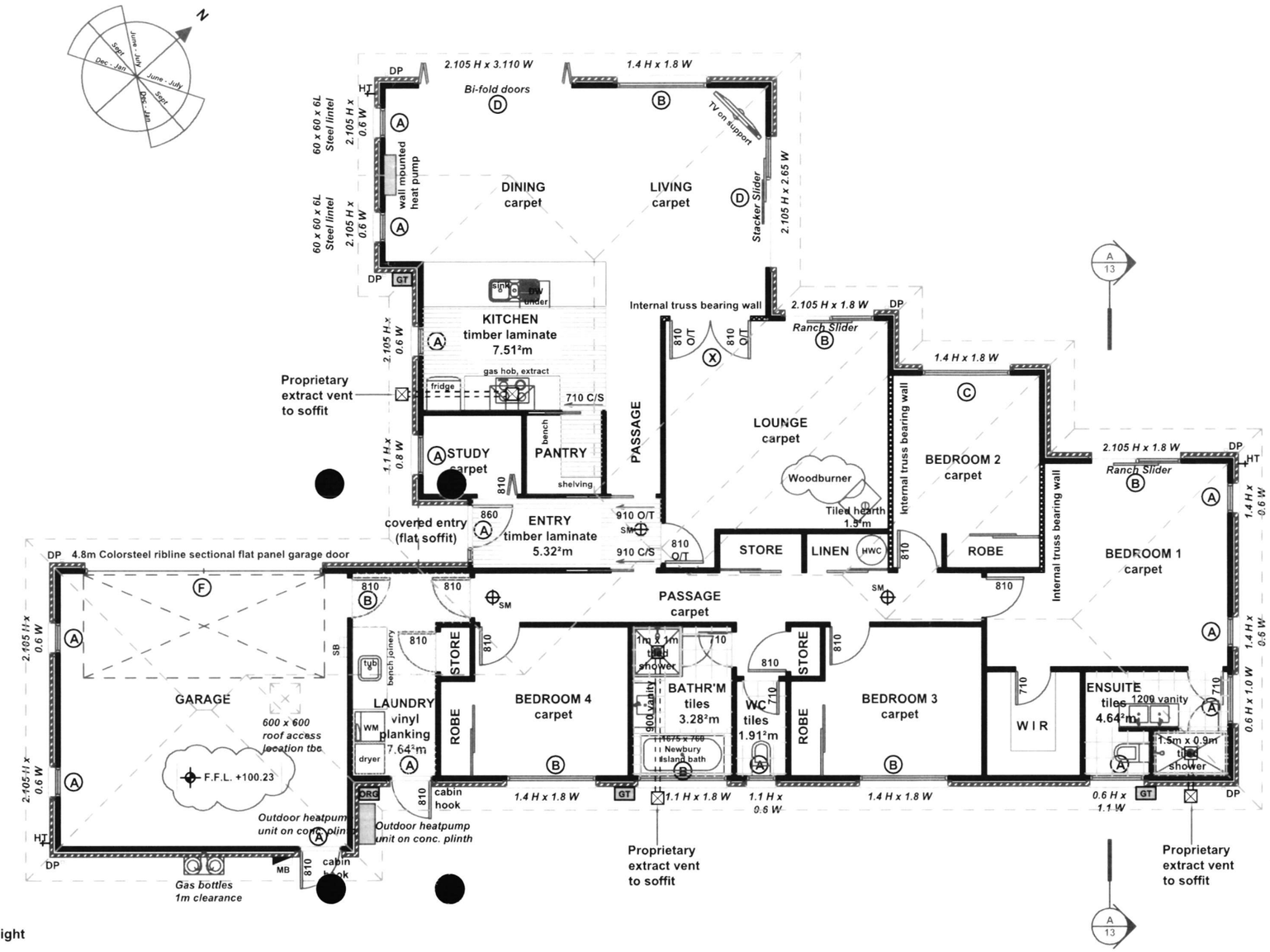
Hot water pipes to be sized according to NZBC G12 & NZS 4305 : 1996.
Mains pressure 15mm diam allow
12m max pipe length, pipe length beyond this must be lagged.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

Ceiling height: 2455 above F.F.L.(to U/S of truss) to all areas
Lintel height: 2105 above F.F.L. windows to soffit,
Note: In high Wind Zone 2455mm stud height, studs @ 600mm centres

Tiled areas to be: Bathroom / WC / Ensuite
Undertile Heating to areas : TBC with client

Finished floor level to be maintained at 225mm above finished ground level. 150 min from paving.
Garage finished floor level to be maintained at 225mm

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).



Pellet fire position, model, flue height & clearance TBC

Maximum Building Height: 8.5m
Gas Supply: Bottled TBC

EXTERIOR CLADDING (primary) :
70 series Brick Veneer
over 50mm cavity

ROOF CLADDING :
Selected 28° pitch Longrun Colorsteel corrugated roofing, 600mm overhang / soffit
(450mm to gable ends) to framing, over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlinson flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

Single or top storey SG8 studs to load bearing walls.			
Loaded Dimension of Wall	Stud height for max height of : 2.4m @ 600 c/c	2.7m @ 400 c/c	3.0m @ 300 c/c
2.0	90 x 45	90 x 45	90 x 45
4.0	90 x 45	90 x 45	90 x 45
6.0	90 x 45	90 x 45	90 x 45
Light roof / High wind zone Nogs @ 800mm centres			

LINTEL	SIZE	
A	2/90 x 45	SG8
B	2/140 x 45	SG8
C	2/190 x 45	SG8
D	2/240 x 45	SG8
E	2/290 x 45	SG8
F	PL12 250 Prolam	

FLOOR PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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ADRESS: 346 Flaxton Road, Rangiora 7440
WEB: www.mikegreerhomes.co.nz

JOB TITLE: **SAUNDERS**

DRAWING TITLE: **FLOOR PLAN**

LEGAL DESCRIPTION: Lot: 38 DP: Unknown
Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY

NOTES:
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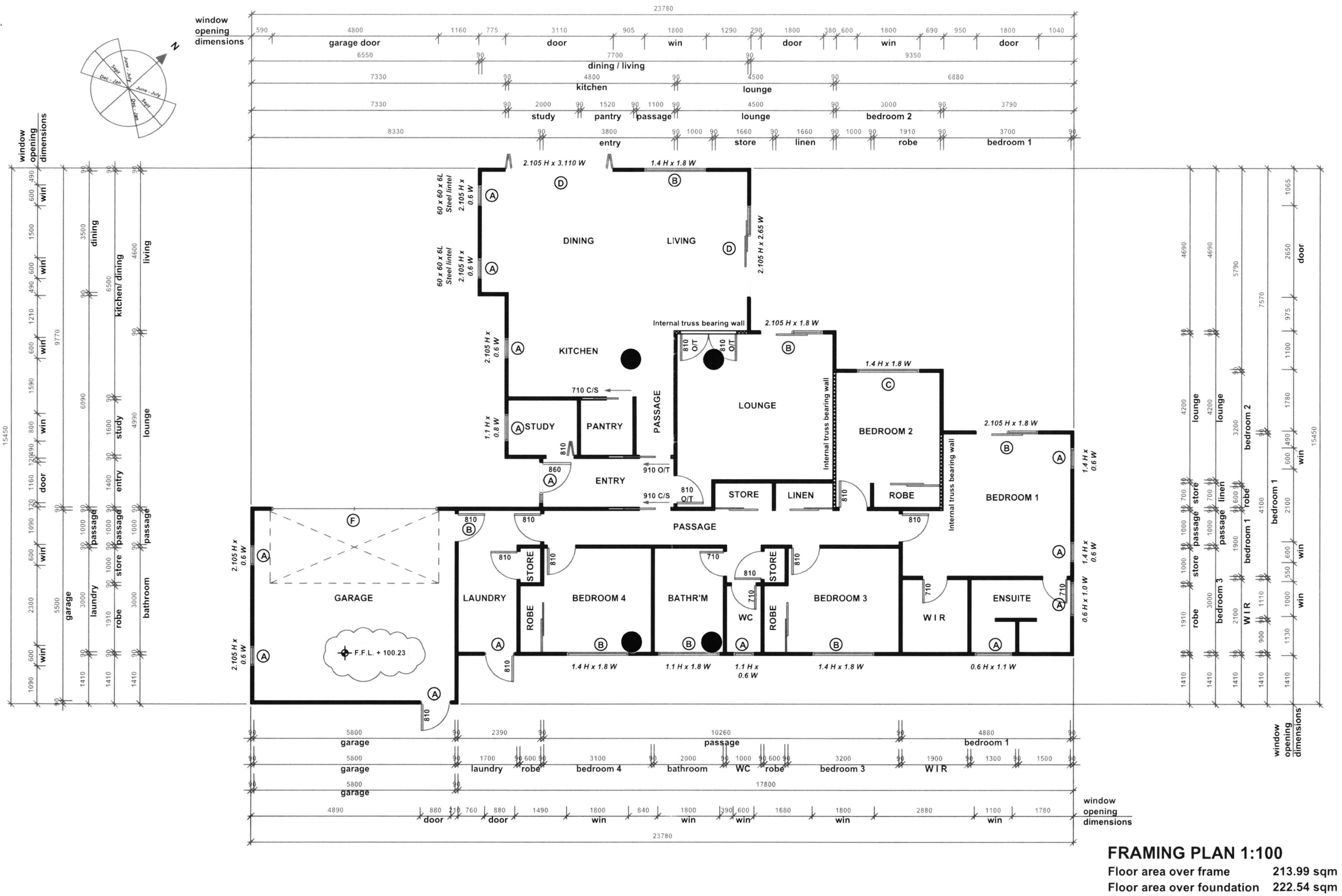
01/08/13	CHELSEA	1:100	6
AMENDMENT DATE:	VERSION:	JOB #	
10/10/13	WD 2	13096	OF: 24



FRAMING PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	FRAMING PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	7
				AMENDMENT DATE:	VERSION:	JOB #	
				10/10/13	WD 2	13096	OF: 24

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SOFFITS :
Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
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Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer over 50mm cavity

WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :
Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

GLAZING :
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :
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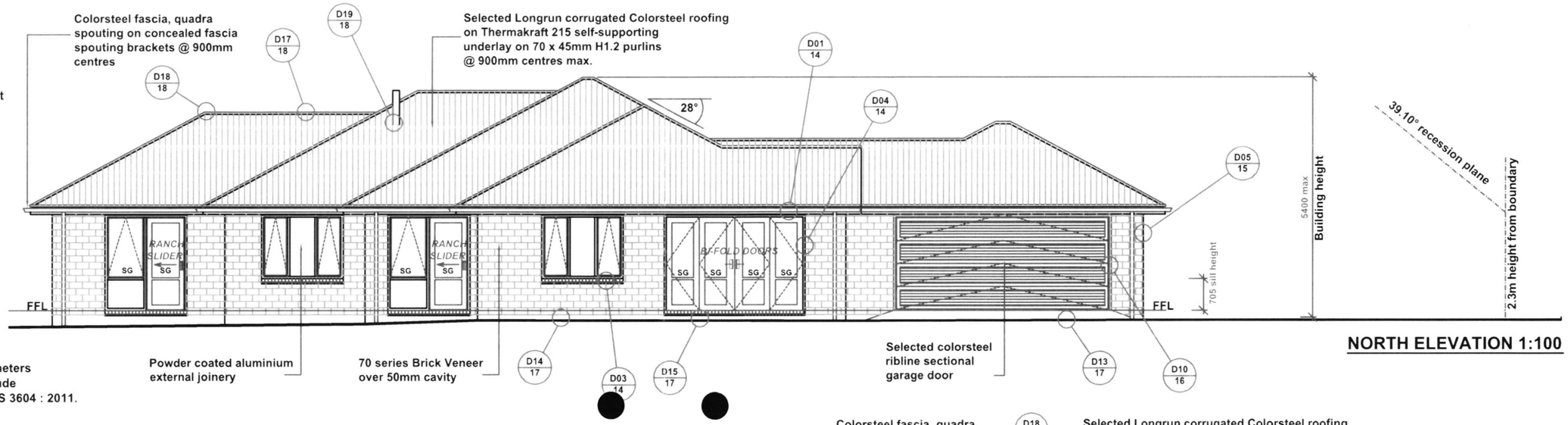
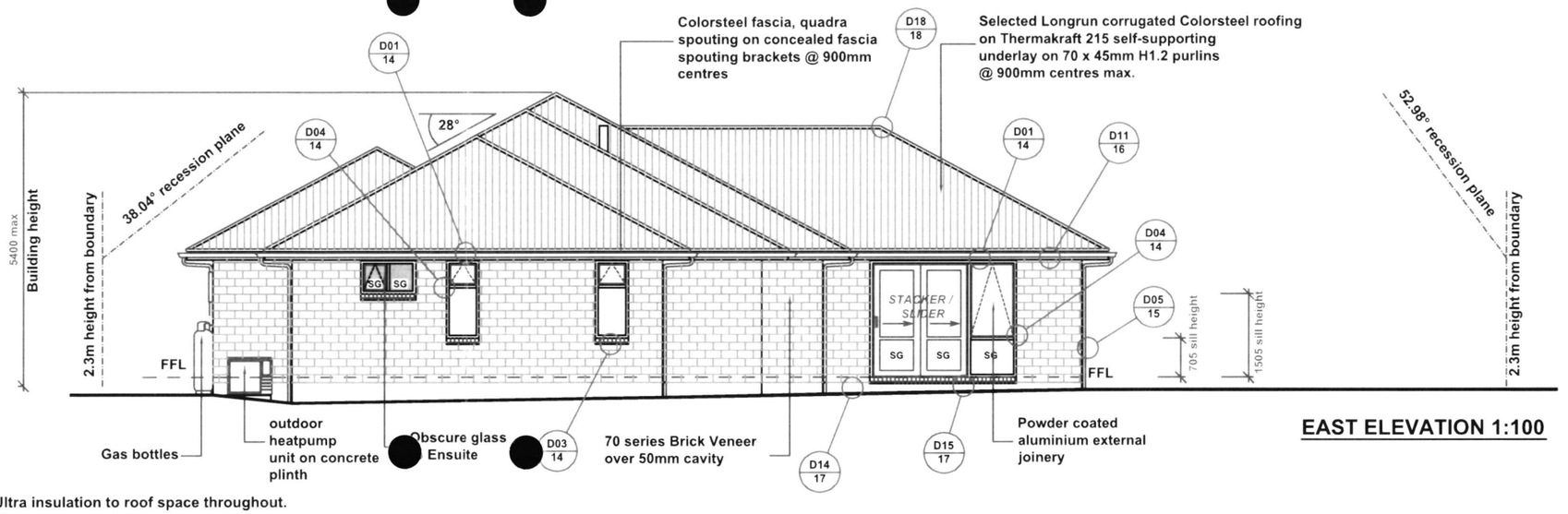


NORTH ELEVATION 1:100



EAST ELEVATION 1:100

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :
300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :
100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
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TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3 : 3

NORTH & EAST ELEVATIONS 1:100

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JOB TITLE: SAUNDERS

DRAWING TITLE: NORTH & EAST ELEVATIONS

LEGAL DESCRIPTION: Lot: 38 DP: Unknown
Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY

NOTES:
- Subject to council approval
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DATE OF ISSUE: 01/08/13
DESIGNER: CHELSEA
SCALE: 1:100
AMENDMENT DATE: 10/10/13
VERSION: WD 2
JOB #: 13096
SHEET: 11 OF: 24

GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :

Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

All roof penetrations shall be flashed as per NZBC E2 / AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations), as shown in fig 53 / 54.All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which shall gurantee satisfactory performance within the parameters of the design. The truss system shall include roof space bracing in accordance with NZS 3604 : 2011.

SOFFITS :

Painted finished uPVC jointed 4.5mm Hardiflex.

DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer over 50mm cavity

WINDOW JOINERY :

Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :

Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

GLAZING :

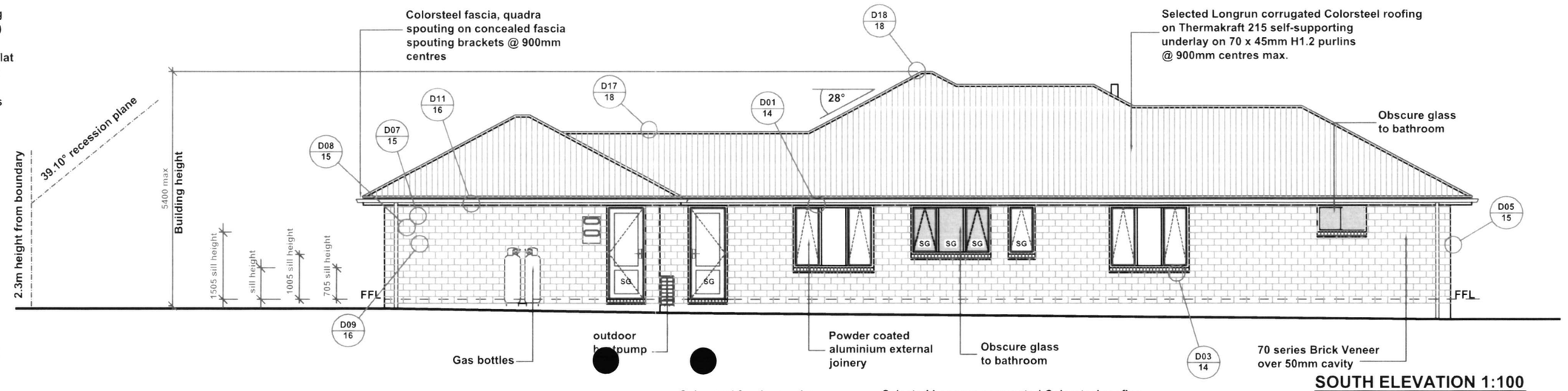
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :

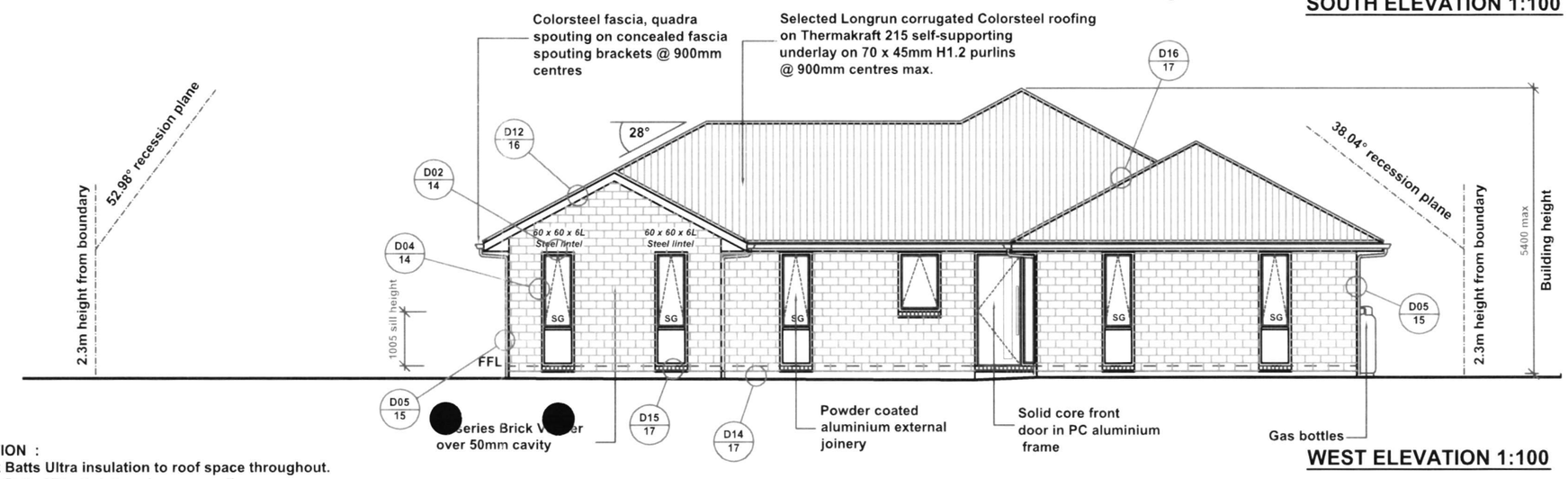
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :

Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

INSULATION :

R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			Glazing to wall % allowable	glazing to wall %
	Wall Area	Glazing Area		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3 : 3

SOUTH & WEST ELEVATIONS 1:100

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WEB: www.mikegreerhomes.co.nz

SAUNDERS

SOUTH & WEST ELEVATIONS

Lot: 38 DP: Unknown
Address:
ORMANDY COURT
CONWAY COUNTRY
AMBERLEY

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
01/08/13	CHELSEA	1:100	12
AMENDMENT DATE:	VERSION:	JOB #	
10/10/13	WD 2	13096	OF: 24

Affected party consent form
Resource Management Act 1991

Please do not hesitate to phone the planning section at the Hurunui District Council (ph 314 – 0092) if you require any assistance.

Application Details

Resource consent reference: RC _____

Applicant: *(full name)* Mr & Mrs Saunders

Location of the proposed activity: 6 Ormandy Court, Amberley

Description of the proposal: *(provide enough detail so your proposal can clearly be understood)*

To erect a dwelling with a continuous lineal lenght of 23.87m and a step of 1.41m

If you are asked to give written approval for an application for resource consent we recommend that you should:

1. *Seek advice immediately if you do not understand this process. The Council has copies of an information booklet "Yours Rights as an "Affected Person". Information is also available at www.rma.govt.nz or 0800RMAINFO.*
2. *Ask the applicant to explain the proposal and plans clearly to you.*
3. *Read the application details and assessment for environmental effects and ask for time to consider the proposal if you need it. You may wish to seek legal advice before giving written consent.*
4. *You may ask the applicant for further information if you do not understand the proposal or have not seen the full application for resource consent and assessment of environmental effects. You may suggest changes to the applicant in order to address your concerns.*
5. *Decide whether you wish to give written consent or not. You should only sign this form if you **support or have no objection** to the approval of the resource consent application referred to.*
6. *If you wish to give consent fill in the details below, sign the form and return to the applicant.*
7. *If you do not wish to sign the form, you will need to advise the applicant.*
8. *If the property is owned by more than one person, all of the joint owners are considered to be 'adversely affected persons'.*

Affected Party Details

1. I / ~~we~~ Melea Faye Ducroft
   (Print full name)
2. being the *(tick relevant)* ☐ owner(s) ☐ occupier(s) ☑ owner(s) and occupier(s)
3. of the property situated at 10 Ormandy Court Amberley
   (Location address and or legal description of your property)
4. I / we have authority to sign on behalf of the following:
   all the ☐ owner(s) ☐ occupier(s) ☐ owner(s) and occupier(s) of the property.

5. I / we confirm I / we have seen a copy of the application for resource consent including the assessment of environmental effects.

6. I / we have signed a copy of the plans (attach the plans).

7. I / we understand that in giving my / our written approval, the Council can not take into account of any actual or potential effects of the activity on my / our property. The fact that such effects may occur shall not be on relevant grounds upon which the Council may refuse to grant its consent to the application.

8. I / we understand that at any time before determining the application, I / we may give notice in writing to the Council that this approval is withdrawn under Section 104(7) of the Resource Management Act 1991.

9. I / we give written consent for the application for resource consent application.

Signature _____ Date: 12/11/13

Note: Please check you have enclosed a copy of the plans signed by the affected party.

LEGAL DESCRIPTION :

Territorial Authority	:	Hurunui District Council
Planning Zone	:	Rural Lifestyle Zone
Lot	:	38
D.P.	:	----
Site Area	:	1137sqm
Floor Area	:	(213.99sqm (over frame)
	:	(222.54sqm (over foundation)
Site Coverage	:	19.6% (20% allowable)
Snow Load Zone	:	0.9kPa
Wind Zone	:	High
Earthquake Zone	:	2
Corrosion Zone	:	C
Flood Management Area	:	No

Maximum Building Height: 8.5m)

Non Compliance Requiring Resource Consent:
N/A

LANDSCAPING :

This is indicative only for presentation purposes.
Landscaping to be confirmed by the client.

Tiled areas to be: Ensuite / Bath / Hearth
Timber planking areas to be: Entry / Kitchen / Pantry
Vinyl planking areas to be: Laundry

Floor heights F.F.L. to be maintained at 200mm min above unsealed ground as per NZBC E2 and 125mm min above finished ground level.
F.F.L. is to be maintained at 150mm min above crown of road as per NZBC E1.

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).

Allow for steps of landscaping to all external doors so step from F.F.L. to F.G.L. is no greater than 190mm.

Boundary setbacks are to foundation slab edge.

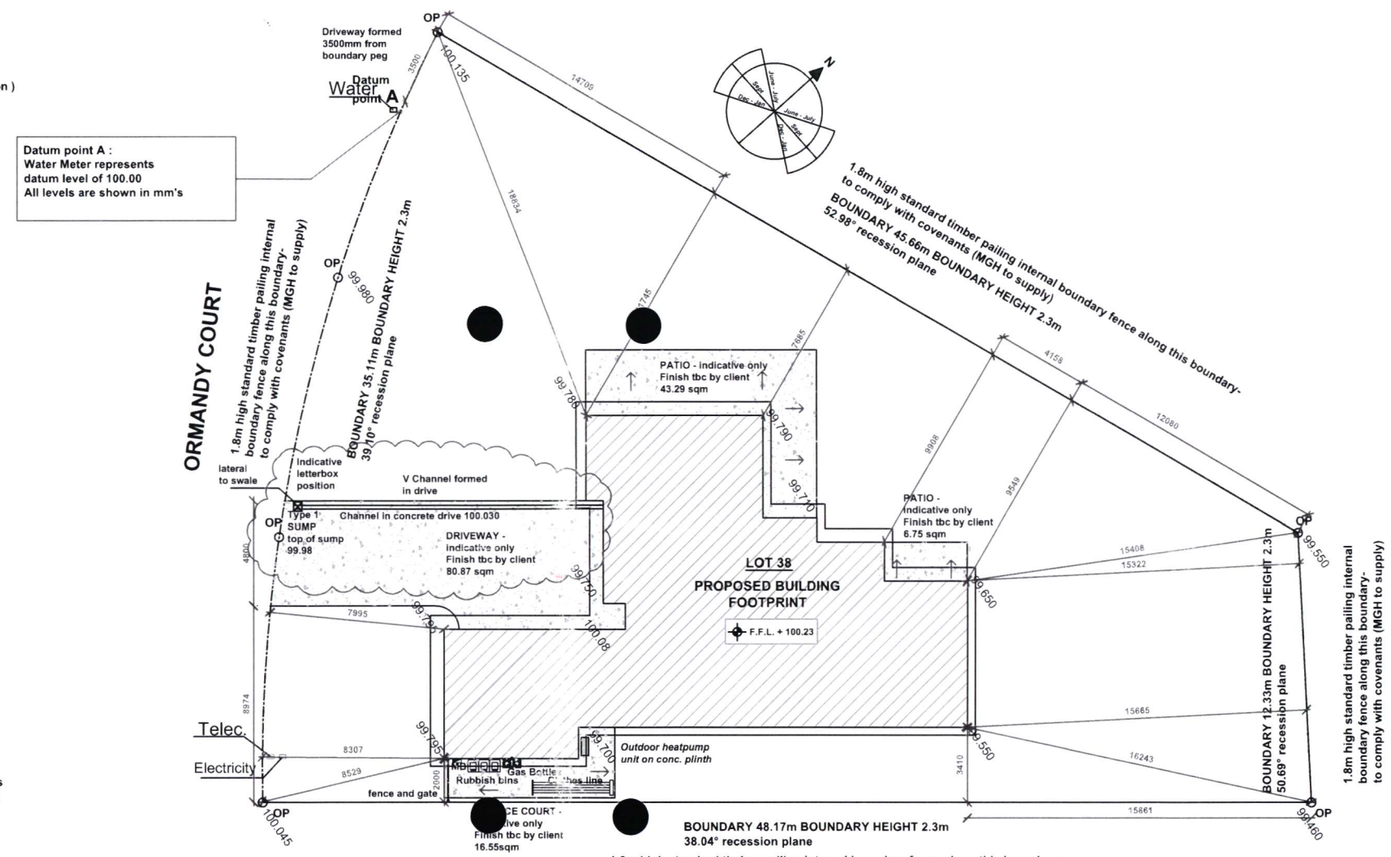
FOUNDATION :

Foundations:
TC1 Area (Grey)
Foundation Options - Techical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are accepted subject to shallow geotechnical investigation. Option For New Foundations -NZS 3604: 2011 timber piles and floor, OR tied concrete slabs. Slab on ground floor to follow NZS 3604:2011 as modified referencing B1/AS1 requiring ductile reinforcing and tied slab.

Foundations - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

FENCING :

Temporary chain - link fences 2m high to be installed to prevent access to the site where permanent fencing is yet to be constructed. Gates in the fencing will open into the site. Temporary fencing will be contained onsite and will pose no hazard or obstruction to the public.



SITE PLAN
1: 200

mikegreerhomes LTD © Mike Greer Homes North Canterbury Ltd PHONE: (03) 313 0319 I FAX: (03) 313 0321 ADRESS: 346 Flaxton Road, Rangiora 7440 WEB: www.mikegreerhomes.co.nz	JOB TITLE: **SAUNDERS**	DRAWING TITLE: **SITE PLAN**	LEGAL DESCRIPTION: Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 01/08/13 AMENDMENT DATE: 10/10/13	DESIGNER: CHELSEA VERSION: WD 2	SCALE: 1:200 JOB # 13096	SHEET: **2** OF: 24

LEGEND :

- Paint finished 10mm min gib board lined H1.2 treated 90 x 45 timber framing.
- Local authority approved smoke alarms with hush button facility.
- carpet — Selected carpet to these areas
- Selected tiles over water proof membrane, any tiles at entryways to be ceramic finish to comply with NZBC D1/AS1 clause 2.13 (table 2 - wet slip resistance).
- Vinyl to these areas
- Selected timber laminate to these areas
- concrete — Exposed concrete to these areas - area to Laundry to be paint sealed.
- SB — Switch board
- MB — Meter board
- DP — Selected colorsteel 75 x 50mm (55sqm per DP) rectangle downpipes
- GT — Gully Trap
- HT — Hose Tap

GENERAL NOTES :

Where downlights are to be installed, CA rated downlights to be used.
All interior doors to be paint finished MDF hollow core doors with selected hardware by client.
All internal doors to be 1980mm.
Internal door leaf width: typically 810mm and 710mm to wet areas
All window and doors dimensions shown are rough openings only - site verify prior to fabrication.
Gib Aqualine to all wet areas with 2 coats of enamel paint finish to untiled walls.
All lintels to be as per truss manufacturers specifications and details.
All glazing to comply with NZS 4223.

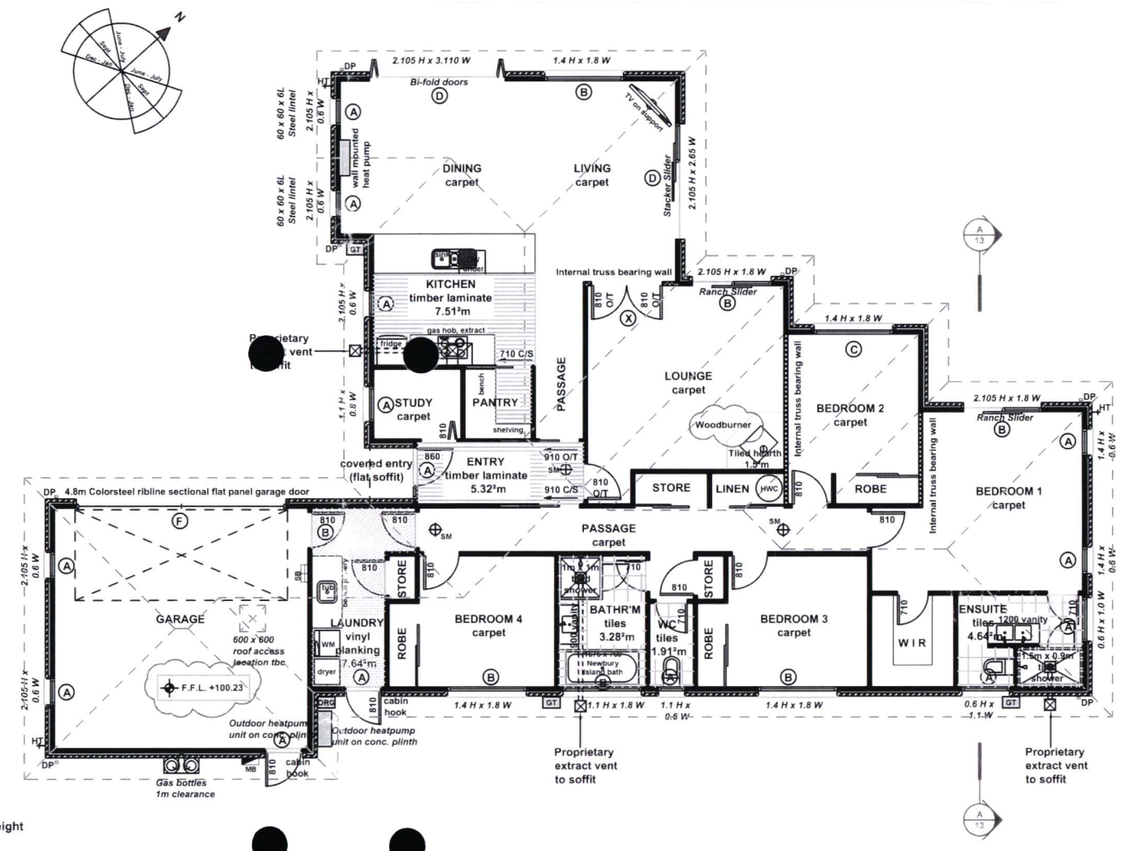
Hot water pipes to be sized according to NZBC G12 & NZS 4305 : 1996.
Mains pressure 15mm diam allow
12m max pipe length, pipe length beyond this must be lagged.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.

Ceiling height: 2455 above F.F.L.(to U/S of truss) to all areas
Lintel height: 2105 above F.F.L. windows to soffit, Note: In high Wind Zone 2455mm stud height, studs @ 600mm centres

Tiled areas to be: Bathroom / WC / Ensuite
Undertile Heating to areas : TBC with client

Finished floor level to be maintained at 225mm above finished ground level. 150 min from paving. Garage finished floor level to be maintained at 225mm

Anti - slip: To all access routes both internally and externally, provide anti slip surface complying with NZBC D1 / AS1 Table 2 (surfaces in side entry doors of housing maybe considered dry areas).



Pellet fire position, model, flue height & clearance TBC

Maximum Building Height: 8.5m
Gas Supply: Bottled TBC

EXTERIOR CLADDING (primary) :
70 series Brick Veneer
over 50mm cavity

ROOF CLADDING :
Selected 28° pitch Longrun Colorsteel corrugated roofing, 600mm overhang / soffit
(450mm to gable ends) to framing, over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlinson flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.
Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

Single or top storey SG8 studs to load bearing walls.			
Loaded Dimension of Wall	Stud height for max height of : 2.4m @	2.7m @	3.0m @
	600 c/c	400 c/c	300 c/c
2.0	90 x 45	90 x 45	90 x 45
4.0	90 x 45	90 x 45	90 x 45
6.0	90 x 45	90 x 45	90 x 45
Light roof , High wind zone Nogs @ 800mm centres			

LINTEL	SIZE	
A	2/90 x 45	SG8
B	2/140 x 45	SG8
C	2/190 x 45	SG8
D	2/240 x 45	SG8
E	2/290 x 45	SG8
F	PL12 250 Prolam	

FLOOR PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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ADRESS: 346 Flaxton Road, Rangiora 7440
WEB: www.mikegreerhomes.co.nz

JOB TITLE: **SAUNDERS**

DRAWING TITLE: **FLOOR PLAN**

LEGAL DESCRIPTION: Lot: 38 DP: Unknown
Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY

NOTES:
- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work

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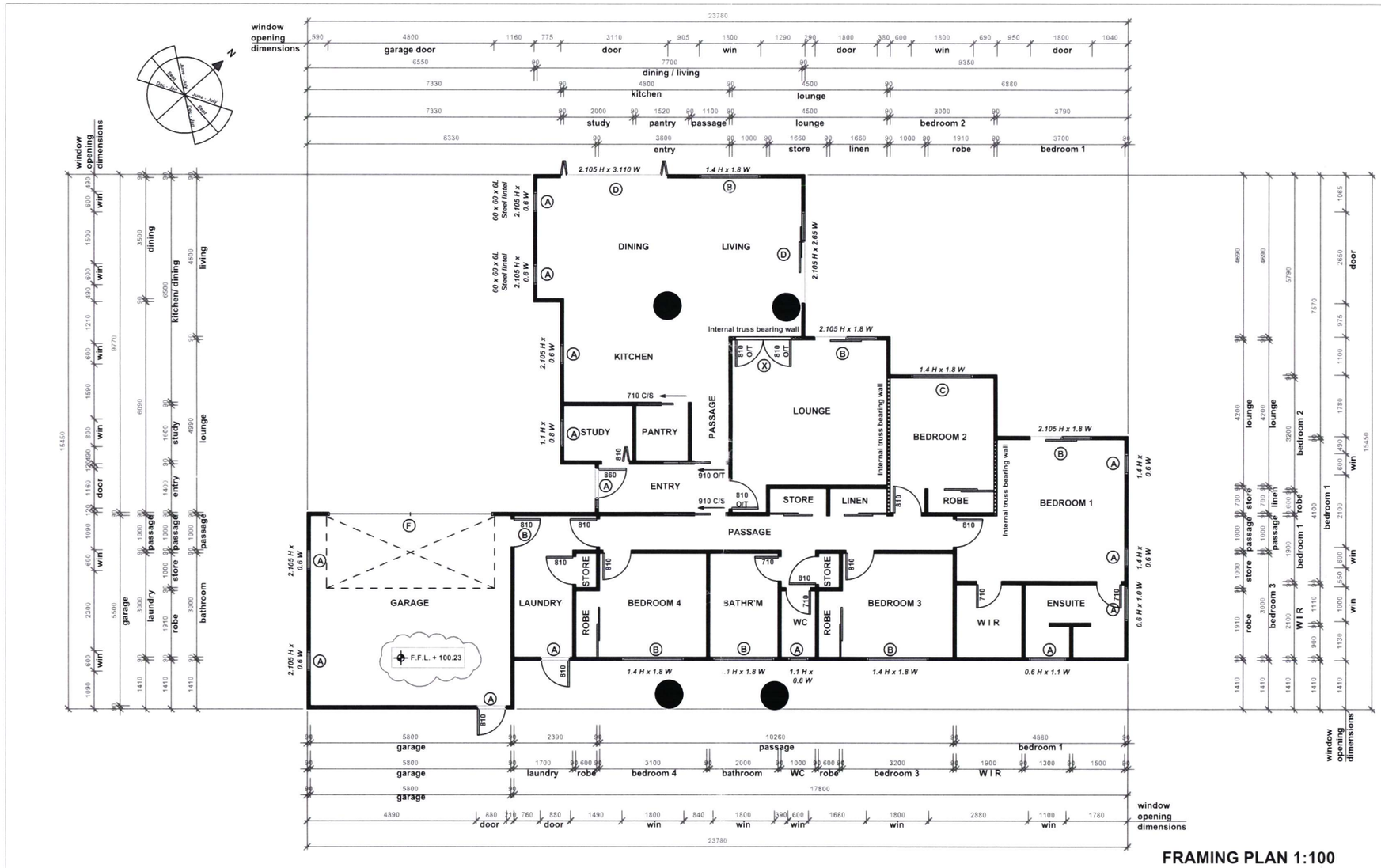
AMENDMENT DATE:	VERSION:	JOB #	
10/10/13	WD 2	13096	OF: 24



FRAMING PLAN 1:100

Floor area over frame 213.99 sqm
Floor area over foundation 222.54 sqm

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	FRAMING PLAN	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	7
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GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

ROOF CLADDING :
Selected 28° pitch Longrun corrugated Colorsteel roofing with 600mm overhang / soffit to framing (450mm to gable end) over Thermakraft 215 self - supporting underlay on 70 x 45mm H1.2 purlins on flat @ max 900mm centres (first purlin from fascia / ridge @ 700mm centres) - on approved roof trusses @ 900mm centres max.Purlins to be fixed with fixing type T: 1 / 10g self drilling screw 80mm long (alternative fixing to be min 2.4kN fixing capacity). Thermakraft cover up for air barriers and gables.

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SOFFITS :
Painted finished uPVC jointed 4.5mm Hardiflex.
DP (Type 1), indicates 75 x 50mm Colorsteel downpipes (55sqm per DP).

TRUSS PLAN :
Refer to VIP frames and Trusses Job No: 11410 - C

Ceiling height: 2455 above F.F.L. to all areas (to U/S of truss)
Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer
over 50mm cavity

WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :
Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

GLAZING :
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :
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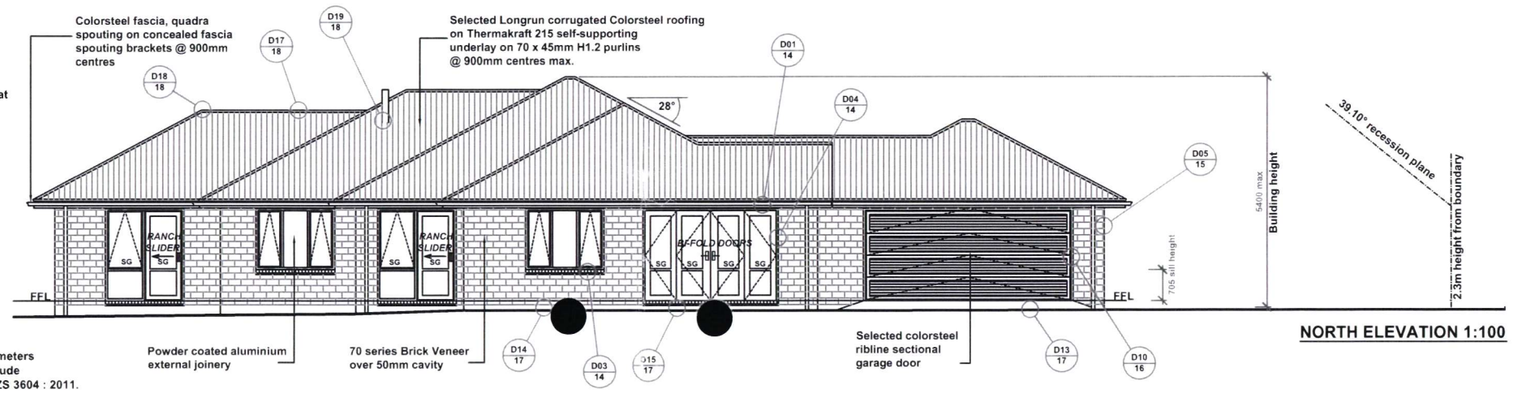
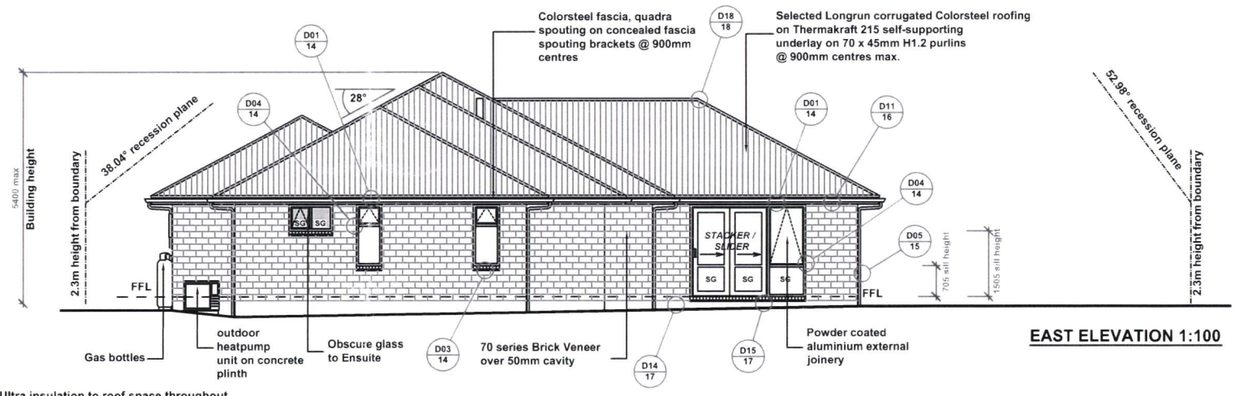


NORTH ELEVATION 1:100



EAST ELEVATION 1:100

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :
300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :
100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
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RISK MATRIX

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No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3 : 3

NORTH & EAST ELEVATIONS 1:100

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
SAUNDERS	NORTH & EAST ELEVATIONS	Lot: 38 DP: Unknown Address: ORMANDY COURT CONWAY COUNTRY AMBERLEY	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	01/08/13	CHELSEA	1:100	11
			© 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	AMENDMENT DATE: 10/10/13	VERSION: WD 2	JOB # 13096	OF: 24

GENERAL NOTES :

Note : Install all proprietary products in accordance with their manufacturers instructions, unless otherwise stated. Refer also to Architectural specification

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Lintel height: 2105 above F.F.L. windows to soffit,

EXTERIOR CLADDING (primary) :
70 series brick veneer over 50mm cavity

WINDOW JOINERY :
Selected powdercoated aluminium framed windows (selected series). All window dimensions shown are rough opening only, site verify prior to fabrication.

DOORS :

Entry door, selected paint finished solid core door in aluminium frame. All other doors to be powder coated aluminium framed door joinery (selected series). Garage door to be Colorsteel sectional ribline door and opener with x2 remotes.

GLAZING :

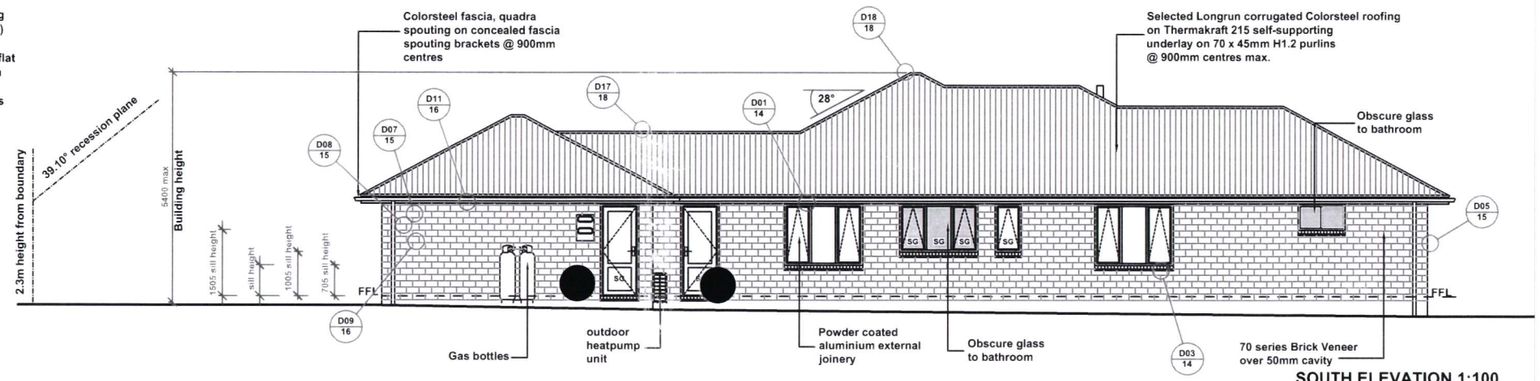
Note : All windows shall be constructed in accordance with NZS 4211 to suit location. All glazing shall be to NZS 4223 Pt 3 Human Impact Safety requirements (i.e. Grade A safety glazing material to bathroom windows and full height glazing).
'A' grade safety glass to all doors wihout transoms.
Wanz support bars to all doors and windows.

CEILING LINING :

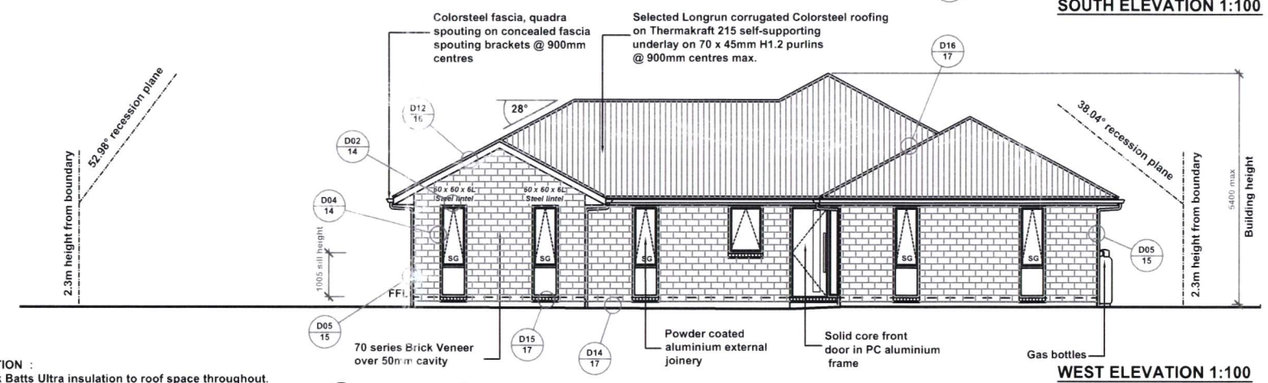
Paint finished selected 10mm Gib ceiling lining to selected batten ceiling system. NOTE : Min requirements chemfree 70 x 35mm timber batten @ 400mm centres

WALL STRUCTURE & INTERIOR LINING :

Paint finished 10mm Gib lined H1.2 90 x 45 timber framing min studs @ 600mm centres, nogs @ 800mm centres.
NOTE : Selected wall finish over 10mm Gib Aqualine to wet areas (bathroom, laundry, en - suite, kitchen etc), contractor to confirm with client.
Internal non - load bearing walls to be 90x45 SG6 timber grade.
External walls and load bearing to be 90x45 SG8 timber grade.



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

INSULATION :
R3.6 Pink Batts Ultra insulation to roof space throughout.
R2.8 Pink Batts Ultra to internal garage walls.
R2.8 Pink Batts Ultra wall insulation to all exterior walls.

FOUNDATION CONSTRUCTION :

300mm min wide poured concrete foundation wall - refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

SLAB CONSTRUCTION :

100mm concrete slab, reinforced with SE62 Mesh or equal approved mesh to full slab, on 0.25mm black polythene dpc on sand blinding on compacted AP40 hardfill to min density of 750kg/m3 in layers of 75mm min and 150mm max. Mesh in floor slab must be earthed. Earth with 16mm Reo rod brought up into garage wall below meterbox and wired to the mesh at prewire. Connect a clamp and piece of wire to rod and earth it to the meterbox.
Refer to Structural Engineers details and drawing sheet S.01 (job No: 3929)

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			*Glazing to wall % allowable*	*glazing to wall %*
	Wall Area	*Glazing Area*		
South Elevation	43.8	10.2		
West Elevation	38.1	9.6		
East Elevation	38.1	7.9		
TOTAL	120	27.7	30.0 %	23.3 %

H1 SCHEDULE METHOD CALCULATIONS :

AREA OF WALLS AND GLAZING			*Glazing to wall % allowable*	*glazing to wall %*
	Wall Area	*Glazing Area*		
South + West + East	120	27.7		
North Elevation	43.8	19.2		
TOTAL	163.8	46.9	30.0 %	28.6 %

RISK MATRIX

RISK FACTOR	LOW	score	MEDIUM	score	HIGH	score	V HIGH	score	Sub total for each risk factor
Wind Zone	0		0		1	1	2		
No. of storeys	0	0	1		2		4		
Roof / wall intersection design	0	0	1		3		5		
Eaves width	0		1		2	2	5		
Envelope complexity	0	0	1		3		6		
Deck design	0	0	2		4		6		

Refer to NZBC E2 / AS1 for definitions of risks

TOTAL RISK SCORE FOR USE IN TABLE 3 : 3

SOUTH & WEST ELEVATIONS 1:100

mikegreerhomes LTD
© Mike Greer Homes North Canterbury Ltd
PHONE: (03) 313 0319 | FAX: (03) 313 0321
ADRESS: 346 Flaxton Road, Rangiora 7440
WEB: www.mikegreerhomes.co.nz

SAUNDERS

SOUTH & WEST ELEVATIONS

Lot: 38 DP: Unknown
Address:
ORMANDY COURT
CONWAY COUNTRY
AMBERLEY

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
01/08/13	CHELSEA	1:100	12
AMENDMENT DATE:	**VERSION:**	**JOB #**	
10/10/13	WD 2	13096	OF: 24

HURUNUI District Council

Resource Consent Application Checklist

BC130426

Administration			
Resource Consent Number		130221	
Date Received		26/11/13	
Valuation Number		2142013263	
Rapid Number		1793/6	
Fees Paid	$ 540.00	Date: 26/11/13	Receipt: 556728

Section 88		
Information adequate to formally receive: Yes ☑ No ☐ If the answer is 'No' why? _____ _____ _____ _____ _____		
Checked by Planner:		
Name M. Rigg	Signature	Date 27/11/13
Checked by Consents Engineer :		
Name	Signature	Date
Letter sent by Administration Officer:		
Name L Halliday	Signature	Date 28-11-13

Correspondence		
Acknowledgment to Applicant	Yes ☐ N/A ☐	Date:
Consents Engineer	Yes ☐ N/A ☐	Date:
Chorus	Yes ☐ N/A ☐	Date:
Mainpower	Yes ☐ N/A ☐	Date:
New Zealand Transport Agency	Yes ☐ N/A ☐	Date:
Hanmer Springs Community Board	Yes ☐ N/A ☐	Date:
Te Runanga o Ngai Tahu	Yes ☐ N/A ☐	Date:
Te Runanga o Kaikoura	Yes ☐ N/A ☐	Date:
Te Ngai Tuahuriri Runanga	Yes ☐ N/A ☐	Date:
Land Information New Zealand	Yes ☐ N/A ☐	Date:

Transpower	Yes ☐ N/A ☐	Date:
KiwiRail	Yes ☐ N/A ☐	Date:
New Zealand Historic Places Trust	Yes ☐ N/A ☐	Date:
Regulatory Team	Yes ☐ N/A ☐	Date:

Maps	
LIM	Yes ☐ N/A ☐
Aerial	Yes ☐ N/A ☐
Urban Areas	Yes ☐ N/A ☐
District Plan A	Yes ☐ N/A ☐
District Plan B	Yes ☐ N/A ☐

Processing		
Further Information required Yes ☐ No ☐		
Request for further information letter	Date:	
Information Received	Date:	
Affected parties approval required Yes ☐ No ☐		
Affected parties consent required letter	Date:	
Affected parties approval received	Date:	
Decision on Notification	Date: 10/12/13	
Community Board Ward Approval	Yes ☐ N/A ☐	Date:
Land Information New Zealand Approval	Yes ☐ N/A ☐	Date:
Ward Councillor Approval Required Yes ☐ No ☐		
Councillor:	Date:	
Councillor:	Date:	
Councillor:	Date:	
Decision Granted ☑ Declined ☐	Date: 12/12/13	
Planning Officers		
Name: H. Rigg	Signature:	Date: 12/12/13
Name:	Signature:	Date:

Decision Attachments – Subdivision	
Accessway Construction Details	Yes ☐ N/A ☐
Contact List	Yes ☐ N/A ☐
Water Report Pamphlet	Yes ☐ N/A ☐
Approved scheme plan (stamped)	Yes ☐ N/A ☐

Monitoring Required Yes ☐ No ☐	
Monitoring entered into NCS	Date:
All fields in NCS updated and complete	Yes ☐

RESOURCE CONSENT CHECKLIST

Resource Consent No: 130221 Rapid No. 1793 16

Site Location: 6 Ormandy Court, Ambaley

Planning Map Check		
	Operative Plan	Proposed Plan Change
Zone	Rural Lifestyle	
Designated Site	—	
Outstanding Landscape	—	
Significant Natural Area	—	
Heritage / Archaeological site	—	
Notable Trees	—	
Coastal Environment Mngt Area	—	
Slope Hazard or Coastal Hazard	—	
Fault lines	—	
Flooding / Ponding / Inundation	—	
Esplanade reserve required	—	

Other Organisation Checks	
Stat. Acknowledgement Area	—
Ecan Hazards Register	—
HAIL site	—
Transpower Lines	—
Ontrack rail lines	—
Limited Access Road	—
DLR – Amalgamation conditions	—

Plan Rules		
Relevant rules - Operative Plan	Relevant rules - Proposed Plan Changes	Comments
A1.2.11 (b)	Continuous linear length	
A1.5 (g)	Discretionary Activities	

Status of activity under Operative Plan	Status of activity under Proposed Plan Changes
Discretionary Activity	

Certificates of Title	
Title reference	Relevant easements, consent notices, covenants etc
585183	Consent notice re stormwater

Other Consents Required			
	Land Use		Coastal Permit
	Subdivision		Bore Permit
	Water Permit		Discharge Permit

Are there any existing consents for the site and/or relevant conditions that need to be considered?

Additional information required (affected parties approvals, specialist reports, etc)

HURUNUI DISTRICT COUNCIL
P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

Lauren Halliday
RC130221
1793/6

28 November 2013

Mike Greer Homes
PO Box 421
Rangiora

Attention: V Wedlake

Dear Veronica

RESOURCE CONSENT APPLICATION NO. RC130221

I acknowledge receipt of your application for resource consent to build a dwelling that breaches the continuous linear length in the District Plan at 6 Ormandy Court, Amberley. This application was received in this office on 26 November 2013.

Please use the reference number – RC130221 in any correspondence or telephone calls, regarding this application. The Resource Management Act 1991 prescribes that the Hurunui District Council has a period of 20 working days, from the date it is received, to process the non-notified resource consent applications. You may be contacted during this period so that officers can undertake a site visit.

You can track the progress of you resource consent at www.hurunui.govt.nz

Please do not hesitate to contact me if you have any queries.

Yours sincerely

Lauren Halliday
Planning Administrator

Environment Canterbury
Regional Council
Kaunihera Taiao ki Waitaha

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information.
For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

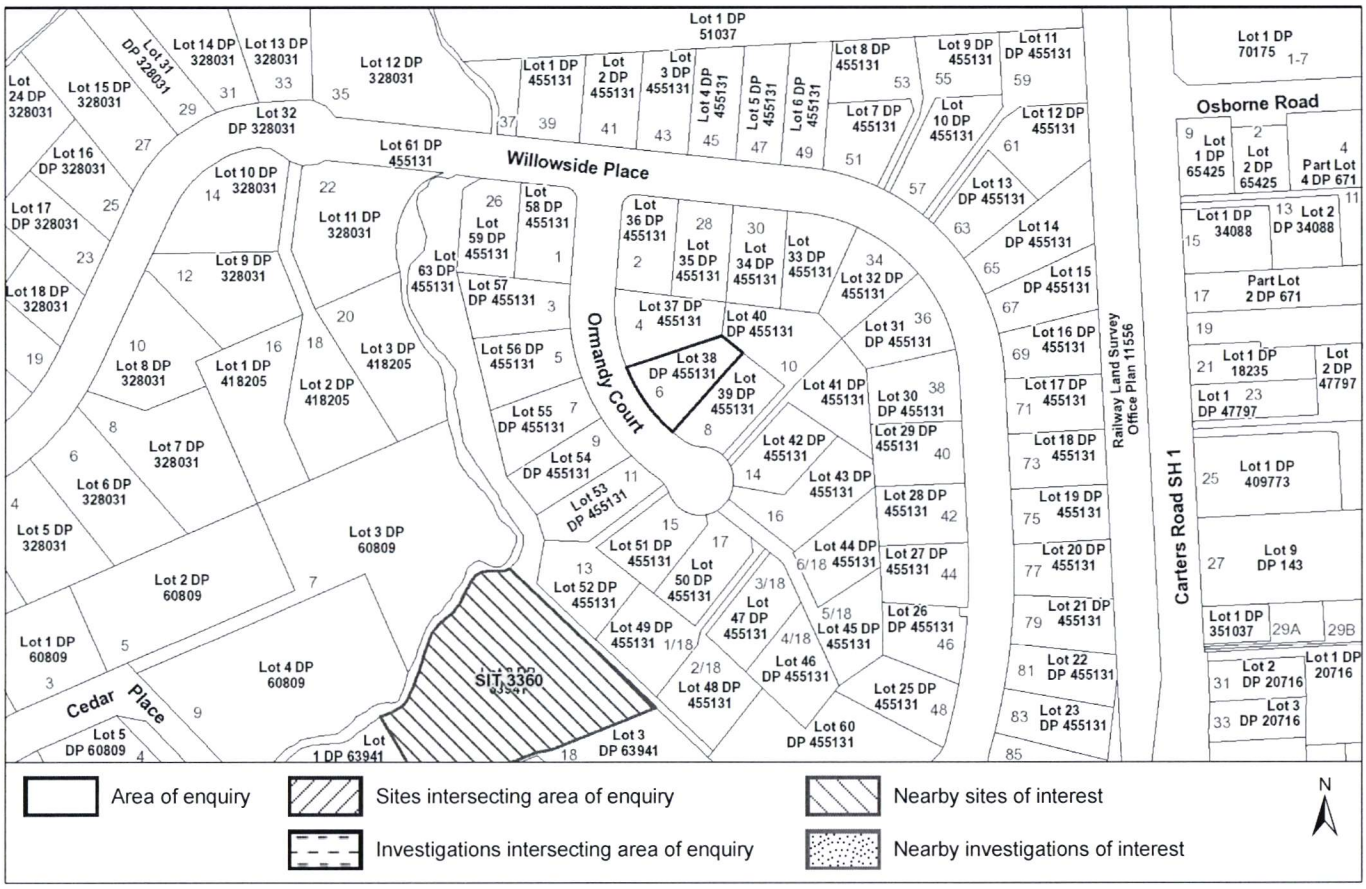
Contaminated Sites Team

Statement from the Listed Land Use Register

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

PO Box 345, Christchurch
General enquiries: 03 365 3828
Fax: 03 365 3194
Email: ecinfo@ecan.govt.nz
Customer services: 03 353 9007
or: 0800 EC INFO (0800 324 636)
Website: www.ecan.govt.nz

Date:	28 November 2013
Land Parcels:	• Lot 38 DP 455131 Valuation No(s):



Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
3360	J G Burns Contracting Ltd	13 Cedar Lane, Amberley		Verified Non-HAIL

Please note that the above table represents a summary of sites intersecting the area of enquiry within a 100m buffer.

Information held about the sites on the Listed Land Use Register

Site 3360: J G Burns Contracting Ltd (Within 100m of enquiry area.)

Site Address:	13 Cedar Lane, Amberley
Legal Description:	Lot 2 DP 63941
Site Category:	Verified Non-HAIL
Definition:	Site entered on register based on information found to be incorrect.

Land uses (from HAIL):

Notes

2 Sep 2011

This site was identified as having a fuel storage tank. However, after discussion with the land owner it was found that this site has never been used to store significant volumes of fuel, chemicals or liquid waste. He indicated that small volumes of oil had been stored on the property while he was in business, however the volumes were not large enough to warrant the site being included on the register.

Investigations

There are no investigations associated with this site.

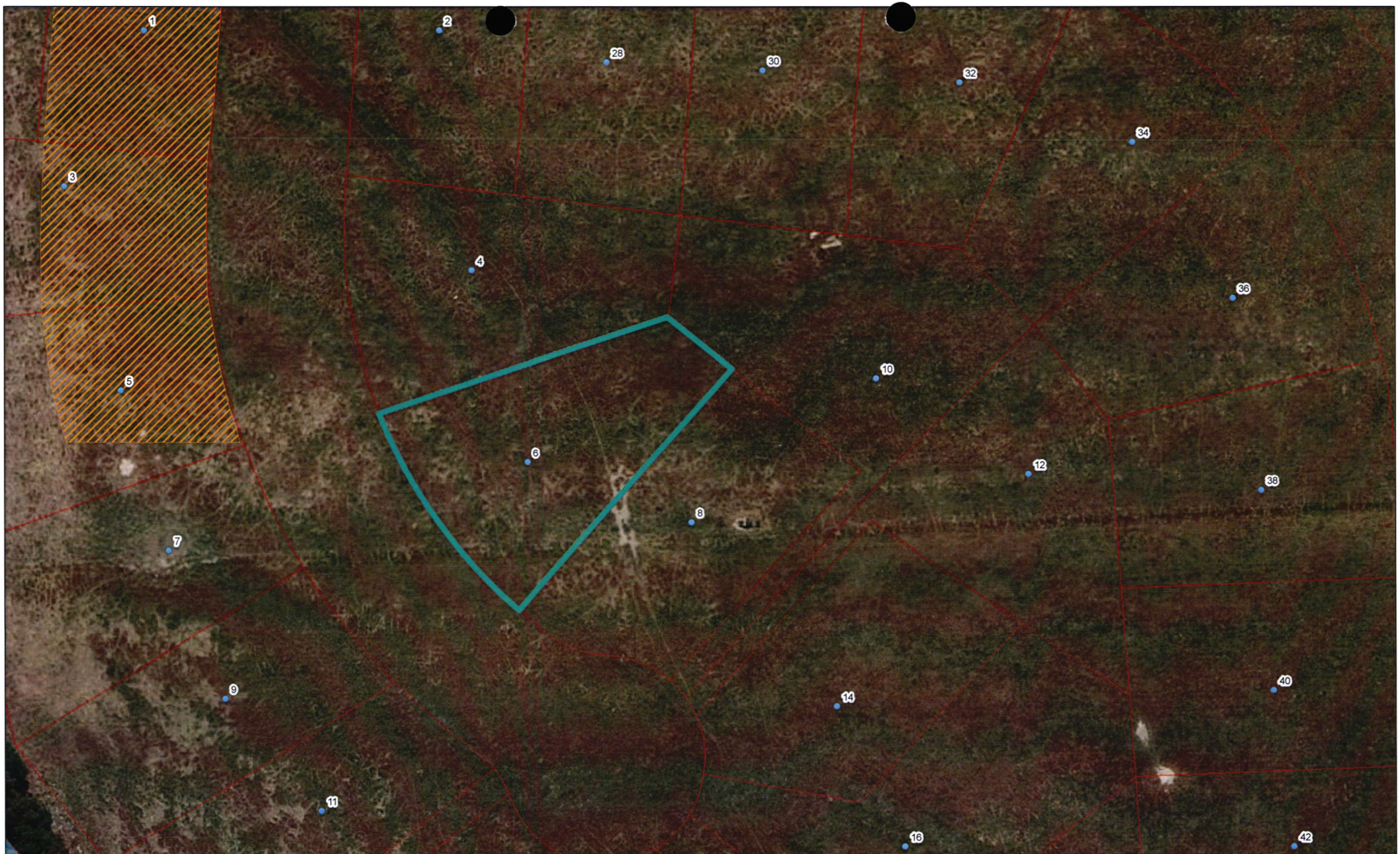
For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 24938.

Disclaimer:

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).

This information reflects Environment Canterbury's current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.



6 Ormandy Court, Ambelrey

Urban

Hurunui District Council does not guarantee that the data in this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted.
Cadastral and topographic data sourced from LINZ. Crown Copyright Reserved.

Date:	28/11/2013
Scale:	1:508
Print Size:	A3 Landscape
Projection:	NZTM
Produced by:	cxo

HURUNUI
District Council

6 Ormandy Court, Ambelrey

Urban

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Date:	28/11/2013
Scale:	1:556
Print Size:	A3 Landscape
Projection:	NZTM
Produced by:	cxo

HURUNUI District Council

Helga Rigg

From: Sarah Wyeth <Sarah@mikegreerhomes.co.nz>
Sent: Wednesday, 27 November 2013 5:05 p.m.
To: Helga Rigg
Subject: J& J Saunders Lot 38, 6 Ormandy Court Amberley
Attachments: Signed Exterior Colours and Product Selection.pdf

Hi Helga,

Please find attached external colours for the above job.

Thanks & Regards

Sarah Wyeth : Sales Manager : Mike Greer Homes North Canterbury Limited

346 Flaxton Road, PO Box 421, Rangiora 7440
Ph 03 313 0319 : DDI 03 975 5673 : Mob 027 235 3565 : Fax 03 313 0321
sarah@mikegreerhomes.co.nz : www.mikegreerhomes.co.nz : www.facebook.com/mikegreerhomes

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andrea robertson design

Colour Schedule for Jenine & James Saunders – Lot 38 Conway Country, Amberley

Area	Manufacturer/ Supplier	Colour	Code	Notes
Roof		Ironsand		
Gutter		Ironsand		
Fascia		Ironsand		
Downpipes		Ironsand		As per coloursteel brochure
Garage Door		Ironsand		As per Windsor brochure
Garage Door Reveals	Dulux	Duralloy Off White		
Windows		Off White		
Bricks	Austral	Leisure		
Front Door (Both Sides)	Dulux	Waioeka		Refer note re: manufacturer's warranty
Chimney Cap		Same as roof		(if applicable)
VARIATIONS				

I have read the attached schedules and confirm the colours & materials as per our consultation with Andrea.

PLEASE NOTE: ALL EXTERIOR COLOURS ARE SUPJECT TO SUB DIVISION APROVAL.

We acknowledge we have been advised if we select a dark paint colour for our timber exterior door, it will be void of any manufacturer warranty. The manufacturer recommends both sides of the door are painted similar colours and we acknowledge if we ignore this recommendation it may also be void of any warranty.
Please Note: This note does not apply to a fibre glass door.

Please note that any changes made after this schedule has been signed off **may incur an administration fee** and will become the homeowner's responsibility to advise Andrea Robertson Design in writing.

Client signature: J. Saunders Date: 15/9/2013

Saunders
IV1532

5. General Product Selection

We have listed below some additional aspects you may want to consider before you meet with your Project Manager prior to the start of construction. These are designed as prompts to help you consider all of the choices within your build.

Roof Profile *Check your plans and your contract fixtures and fittings to ascertain what has been specified for your home. In some instances changing the profile may have no cost implication, however in others, there may be build constraints or the pitch of your roof may restrict options. Your Project Manager will advise.*

Corrugate **(this is usually standard)**	☐	
Ribline or Trimdeck	☐	
Coloursteel tile	☐	Type _____
Concrete tile	☐	Type _____

Window Glass

Tint Colour (if included in contract)	_____
Obscure Glass (to which rooms)	_____
Obscure Profile (eg stippolite, milk glass)	_____
Cat / Dog Door (where)	_____

Obscure glass is standard to bathroom, ensuite and toilets. Standard profile is stippolite.
Extra cost for pet door if not included in contract. Extra cost for tint if not included in contract.
Your Project Manager will be able to confirm these costs.

Wardrobe Sliders

Gib/Gib **(this is standard)**	Gib/Gib.
Gib/Mirror (to which rooms)	_____
Frame colour (titania, white, silver pearl)	Off White.
Other	_____

There is an extra cost for mirrors if not included in contract fixtures and fittings.

Interior Detail

Gib softline corners **(this is standard)**	Yes ☐	No ☐
Gib Cove (to which rooms)	_____	
Gib Cove profile (55mm, 75mm etc)	_____	

All corners are softline and ceilings are square stopped unless otherwise stated in your contract fixtures and fittings. Gib Cove is an extra unless included in your contract. Your Project Manager can confirm costs.

Cooking

Hob cooking	Electric ☐	Gas ☐

Please refer to your contract fixtures and fittings to confirm the cooking option included in your build. Your Project Manager can confirm any additional costs for gas option if not included.

Saunders
N1532

5. General Product Selection Cont....

Fridge Connection for water Yes ☐ No ☐

There is an extra cost for water connection to fridge, if not included in contract fixtures and fittings.

Heating

Underfloor heating (to which rooms) _____

Heat Pump/s (to which room/s) _____

_____

Gas Fire (confirm model) _____

Fire Surround Stainless Steel ☐ Black ☐

Hearth Style (if in contract & on plans) _____

Please refer to your contract fixtures and fittings to check whether underfloor heating, heat pump or fire is included in your home. Your Project Manager can confirm any additional costs for changes to your inclusions.

Water Heating Electric ☐ Gas ☐ Solar ☐

Other _____

Please refer to your contract fixtures and fittings to confirm the water heating option included in your build. Your Project Manager can advise additional costs for alternative options if not included.

8

Windsor Garage Doors Ribline - smooth /woodgrain **(this is standard)** Ribline Woodgrain

Windsor pressed panel _____

Windsor woodgrain 4 panel _____

Other _____

Standard is Ribline unless noted in your contract fixtures and fittings.
Extra cost applies for Pressed Panel or Flat Woodgrain Panel if not included in your contract.
Extra window options – Plainlite, Sunburst, Colonial, Sherwood
Extra costs will be confirmed by your Project Manager.

Custom Doors profile Flat panel (insulated, strengthened steel) _____

Real Cedar _____

Profile _____

Other _____

Extra costs for other styles or for Custom Garage Doors will be confirmed by your Project Manager if not included in your fixtures and fittings.

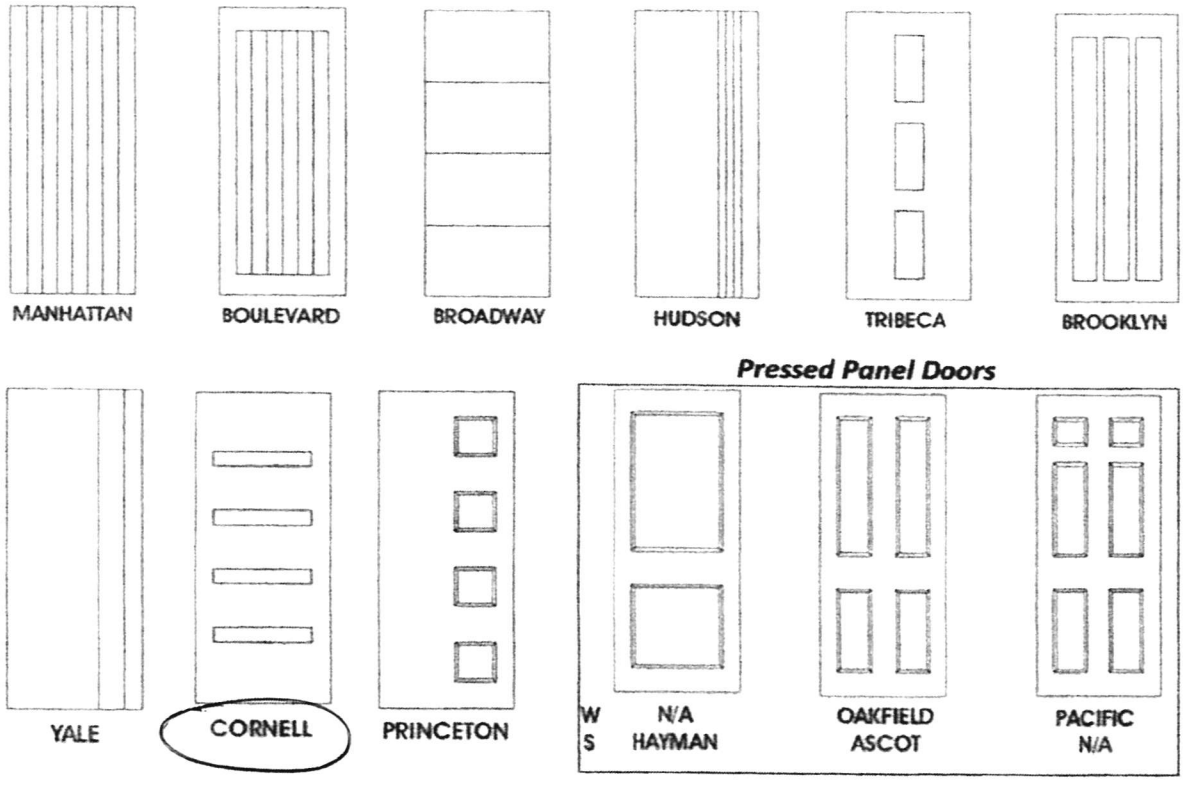
Saunders
N1532

7. Interior and Exterior Doors

Please choose from the available door profiles noted below.
Please check your contract fixtures and fittings to ascertain your included options.
Door samples can be viewed at: Homeview Building Products, 9 Tenahaun Place, Sockburn

FLUSH PANEL Smooth door with no extra detail **(this is standard in many plans)** ☐

GROOVED and PRESSED PANEL DOORS



*Pressed Panel Doors are coded either **'W'** for Woodgrain finish and **'S'** for a Smooth finish.*
Pressed Panel Doors only come in standard height.
Flush panel and most grooved hinged doors can be made in overheight options at an extra cost.
Cavity sliders can be made overheight at an extra cost.
Extra for V Grooved doors if not in your contract fixtures and fittings.
Extra for Pressed Panel doors if not in your contract fixtures and fittings.

Your selection:

Exterior Front Door style — Flush Panel. 85

Exterior Door Glazing Style (if in contract) _____

Interior Door Style — 1) Cornell.

2) _____

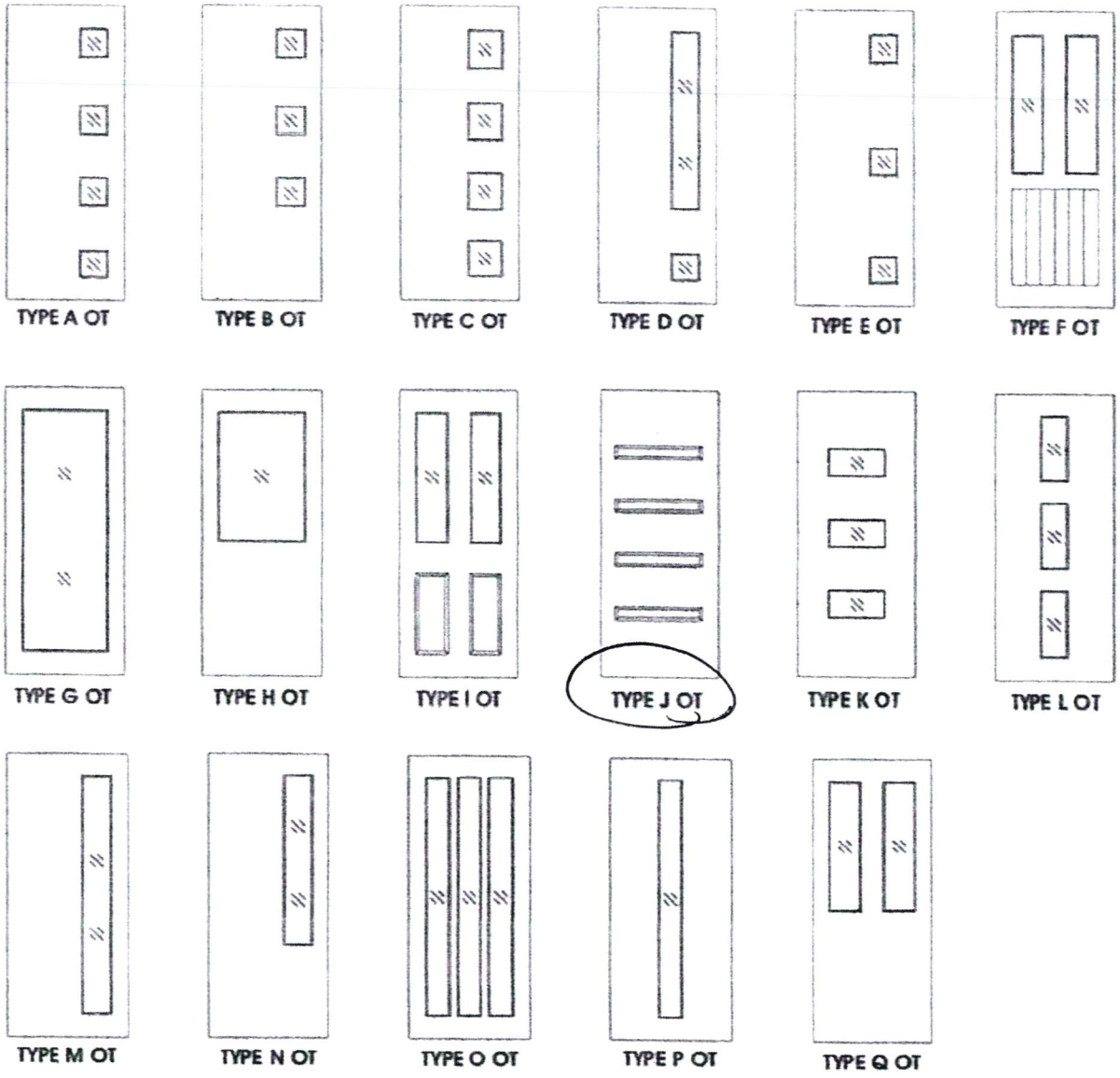
Overheight – to which rooms _____

Saunders
NIS32

7. Interior and Exterior Doors Cont....

Glazed Inserts

Position of glass inserts in open top doors and in exterior entrance doors.
Please choose from the available glazing profiles.



Your selection: Glazing Style (if in contract) J OT

To which rooms/doors as per plans — (not in Specs) plse discuss with project Manager

SJ

Extra for open top (glazing in doors) if not in contract.

Saunders
N1532

8. Door Hardware

Selection available to view at Mike Greer office, Andrea Robertson's office, or The Astron Windsor brochure.

Please select from the following:

Internal Door Hardware (handles) in Brushed Nickel

Apollo	7015	☐	Spectra	7050	☐
Juno	7018	☐	Cube	7058	☐
Luna	7030	☐	Vector	7106	☑
Titan	7113	☐			

83

Entry Door Hardware (handle)

Longplate to match internal door hardware **(this is standard)** ☑

Pull Handle Entry Hardware (extra cost unless included in contract)

Round	7025 SS	☐ 450mm	Round 7026 SS	☐ 600mm
Square	7054 SS	☐ 450mm	Square 7055 SS	☐ 600mm
Square	7099 SS	☐ 450mm	Square 7100 SS	☐ 600mm
Tapered	7103 SS	☐ 450mm	Tapered 7104 SS	☐ 600mm

There is an extra cost for pull handle with latch set if not included in contract fixtures and fittings.

Privacy Locks

Bathroom, Separate Toilet **(this is standard)** _____

Ensuite (extra if not in contract) _____

Other rooms _____

_____

Extra cost for additional privacy locks.

Kitchen

If your kitchen joiner has not noted your confirmed style of handles on your signed off quote and design, then please select and note them here.

Joinery Handles

Drawers	Style_____	Size_____
Cupboards	Style_____	Size_____
Pantry	Style_____	Size_____
Other	Style_____	Size_____

Handles for Misco Kitchen joinery are available to view at the Misco showroom or at the Mike Greer Homes Offices.

HURUNUI District Council

Address: PO Box 13, Amberley
Telephone: (03) 314 8816
Facsimile: (03) 314 9181

J & J Saunders
C/- Mike Greer Homes
PO Box 421
Rangiora

Customer No RM130221
Date 27/11/13

GST Reg No 53-915-477

Tax Invoice 93207

130221 : 6 Ormandy Crt, Amberley
Land Use - Discretionary
Build a dwelling that breaches the continuous linear length

Resource Management Administration	100.00	*
Resource Management Planning	440.00	*

(* Incl GST $70.43)

Sub Total **$540.00**

Total incl GST **$540.00**

Council's bank account 03-0802-0946666-00

J & J Saunders

Customer No RM130221
Date 27/11/13
Invoice No 93207
Total Due $540.00

HURUNUI DISTRICT COUNCIL
P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

12 December 2013

J & J Saunders
C/- Mike Greer Homes
PO Box 421
Rangiora 7440

Dear Sir/Madam

RESOURCE MANAGEMENT ACT 1991 – NOTICE OF DECISION
Consent Number: RC130221
Site Address: 6 Ormandy Court, Amberley
Legal Description: Lot 38 DP 455131

I refer to your application for land use consent to construct a dwelling that will exceed continuous linear length.

The Council has considered this application on a non-notified basis pursuant to sections 95A-E of the Resource Management Act 1991 and consent has been granted subject to the following conditions. A copy of the decision is enclosed for your information.

CONDITIONS OF CONSENT

1. *That the proposal proceeds in accordance with the plans and details lodged with the application and referenced as RC130221 in Council records.*

It should be emphasised that to ensure that you comply with this resource consent all conditions of consent must be complied with and the consent holder must continue to comply with all conditions in order that the activity remains lawfully established.

ADDITIONAL INFORMATION RELATING TO THE GRANTING OF NON-NOTIFIED RESOURCE CONSENTS WHICH SHOULD BE READ IN CONJUNCTION WITH THE DECISION

YOUR RIGHTS OF OBJECTION
If you do not agree with the Council's decision on this non-notified resource consent, any of its conditions, or any additional fees that have been charged, you may, pursuant to Section 357A of the Resource Management Act 1991, lodge an objection with the Council. The notice of objection must be received by the Council within 15 working days of receipt of this decision.

COMMENCEMENT OF CONSENT
The commencement date for your resource consent is the date of this letter advising you of the Council's decision, unless you lodge an objection against the decision. The commencement date will then be the date on which the decision on the objection is determined.

MONITORING
A general monitoring programme has been set up to ensure compliance with the conditions imposed on resource consents. Where further site inspections are required because of non-compliance with any of the conditions the Council may render an account to the consent holder for monitoring fees at the rate set out in the fees and charges schedule.

LAPSING OF THIS CONSENT

Resource consents are granted to authorise an activity until the expiry date specified on the consent. Unless this consent has been given effect to, **the consent will lapse five years after the date of its commencement**, or unless on receipt of a further application under section 125 of the Resource Management Act 1991, the Council extends this period.

Any development authorised by a resource consent must be completed within the 5 year period in order that it is lawfully established. Any proposal that is not fully implemented and competed within 5 years will require either a new resource consent or an extension of time.

Applications for an extension of the duration of a consent are required to meet a number of criteria contained in Section 125 of the Resource Management Act 1991 before the Council can extend the duration of any consent.

Yours sincerely

Helga Rigg
Senior Planner

Resource Management Act 1991

Section 104

Consent Number: RC130221
Applicant: J & J Saunders
Site Address: 6 Ormandy Court, Amberley
Legal Description: Lot 38 DP 455131
Description of Application: To construct a dwelling that will exceed continuous linear length

Planning framework

The site is zoned Rural Lifestyle within the Amberley Urban Management Area in the Hurunui District Plan. There are no special planning notations or designations that affect the subject site. The proposal does not comply with the following rule:

A1.2.11 Restriction of continuous linear length of a building

(b) In residential, rural lifestyle and open space zones, no wall of any building shall be more than 20 metres long without having an offset in plan of at least 2 metres or an offset in height of at least 2 metres.

The southeast wall of the proposed dwelling will be 23.780 metres long without an offset in plan or an offset in height of at least 2 metres. Rule A1.5 of the District Plan specifies discretionary activities as follows:

A1.5 Discretionary activities (unrestricted)

(g) Any activity that does not meet any one or more of the conditions for permitted activities not otherwise specified as a restricted discretionary activity or non-complying activity.

The proposed activity is not specified as a restricted discretionary or non-complying activity. Therefore the proposal is a discretionary activity in terms of Rule A1.5(g) of the District Plan.

Introduction

Proposal

Consent is sought to construct a dwelling which would exceed the 20 metre restriction for the continuous linear length of a wall at 6 Ormandy Court, Amberley. The south east wall of the dwelling would be 23.780 metres long with only a 1.41 metre offset in plan. The proposed dwelling is a single storey, four bedroom plus study home with a floor area of 222.54m². It will have a brick veneer with aluminium joinery and a longrun corrugated Colorsteel roof.

Existing environment

The proposed dwelling will be located at 6 Ormandy Court, which forms part of the recently completed Conway Country Estate subdivision located at the northern end of the Amberley urban area. All the adjoining sites are zoned Rural Lifestyle, with the adjoining sites to the east and south containing newly constructed dwellings. The adjoining site to the north is currently vacant. The site contains a 1.8 metre high solid wooden paling fence along the south and east boundaries.

A Council officer has viewed the site.

Statutory Requirements

Applications for **discretionary activities** are considered under Sections 104 and 104B which states that the consent authority may grant or refuse the application, and impose conditions under Section 108 if granted.

Section 104 states that subject to Part II, the consent authority must have regard to –

(a) any actual and potential effects on the environment of allowing the activity; and

(b) any relevant provisions of –
  (i) a national environmental standard;
  (ii) other regulations;
  (iii) a national policy statement;
  (iv) a New Zealand coastal policy statement;
  (v) a regional policy statement or proposed regional policy statement;
  (vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104(3)(a)(ii) states the consent authority must not consider any effects on any person who has given written approval to the application.

When considering an application for resource consent the consent authority shall have regard to Section 104(1) of the Resource Management Act 1991. What are the actual and potential effects on the environment of allowing the activity?

In considering the actual and potential effects on the environment the Council took into account the assessment criteria in Section C1.2 of the District Plan and in particular Section C1.2.4(a)(ii) which reads as follows:

> ***C1.2.4 Specific criteria for assessing land use consent applications – District-wide matters***
> *(a) Environmental amenity:*
> *(vii) Continuous building length*
> – *Any adverse effects of the continuous building length in terms of visual dominance by buildings of the outlook form the street and adjoining sites, which is out of character with the surrounding environment; and*
> – *The extent to which the continuous building length detracts from the pleasantness, openness and attractiveness of the site as viewed from the street or adjoining site.*

The provisions in the District Plan in relation to continuous linear length seek to maintain the visual amenity values of the residential environment. The rule operates in conjunction with other rules such as those for site coverage, access to sunlight and setbacks. The Council noted that the proposal complies with these other amenity-based provisions.

In considering the visual dominance of the building the Council noted that the proposed dwelling has a maximum height of 5.40 metres with the height of the roof varying as a result of the design of the dwelling. The proposed dwelling meets the setback requirements of the District Plan being located a minimum of 8.307 metres from Ormandy Court and 2.0 metres from the nearest adjoining boundary. The Council further noted that the site is located towards the end of a cul-de-sac and that the orientation of the proposed dwelling on the site is such that the building would be viewed side-on from Ormandy Court. Given these matters, the Council considered that the visual dominance of the building as observed from the streetscape would be adequately mitigated.

The Council noted that the proposed building exceeds the continuous linear length by 3.780 metres and that the south-eastern wall of the dwelling contains a number of windows of varying width, height and orientation which would provide a degree of visual relief. The proposed dwelling is to be located 2.0 metres from the south-eastern boundary of the 1,137m^2 site. The south-eastern boundary of the site contains an existing 1.8 metre high solid wooden paling fence which would help to screen the dwelling form the adjoining property. The Council noted that all the adjoining property owners have given their written approval to the proposal therefore pursuant to section 104(3)(a)(ii) of the Resource Management Act 1991, the Council must disregard any effects on these persons. Given the overall design of the building, the orientation of the building on the site and the existing fence along the south-eastern boundary, the Council was satisfied that any adverse effects on the pleasantness, openness and attractiveness of the site as viewed from the street would be negligible.

Given the above matters, the Council was satisfied that any actual or potential effects of the proposed dwelling on the environment would be adequately mitigated.

How do any relevant objectives, policies, rules or other provisions of the District Plan relate to the proposal?

Objective 10 seeks a healthy and safe environment within the District and maintenance and/or enhancement of amenity values which the community wishes to protect. This is supported by Policy 10.5 which seeks to avoid, remedy or mitigate the adverse effects of activities on amenity values.

Objective 16 seeks the sustainable management of urban areas that maintains and enhances both the character of each township and the environmental quality and attributes of neighbourhoods. This is supported by Policy 16.3 which seeks to allow for activities within residential areas, provided they meet identified environmental standards and values to protect the environmental amenity.

Objective 21 seeks to retain the country town character, sense of community and connectivity of Amberley with its rural surroundings while meeting the economic, social and cultural needs of the Hurunui District and North Canterbury. This is supported by Policy 12.4 which seeks to ensure all residential and business developments are designed to maintain or enhance the amenity values of Amberley Township, including its country town character.

The District Plan recognises that building design has the potential to adversely affect amenity values of people living and working in the area. The Council was satisfied that the overall design of the proposed dwelling would ensure that any adverse visual effects of the building would be adequately mitigated through the low profile and location of the dwelling, and through the placement and design of the door and windows on the south-eastern elevation. Accordingly, the Council was satisfied that the proposal is not inconsistent with the objectives and policies of the District Plan.

Are there any other matters which are relevant and reasonably necessary to determine the application (including Part II matters)?

With respect to Part II of the Act, the proposal will continue to promote the sustainable management of natural and physical resources. Section 5 requires the promotion of the sustainable management of natural and physical resources. This means ensuring that the use and development of physical resources is managed in such a way as to enable people and communities to provide for their social and economic well-being while meeting the reasonable foreseeable needs of future generations and avoiding, remedying or mitigating the adverse effects of the proposal on the environment.

If the application is for a non-complying activity, does it meet at least one of the provisions of Section 104D (1)?

N/A

Are there any matters that have arisen in the assessment of this application that would indicate the application should have been publicly notified?

No

Recommendation: That for the above reasons the application **be approved** pursuant to Sections 104 / 104B of the Resource Management Act 1991, subject to the following conditions:

CONDITIONS OF CONSENT

1. *That the proposal proceeds in accordance with the plans and details lodged with the application and referenced as RC130221 in Council records.*

Reported and Recommended by:

Helga Rigg, **Senior Planner**

Date: 12 December 2013

DECISION: That the above recommendation be adopted.

Andrew Maclennan, **Consents Planner**

Date: 12 December 2013

Resource Management Act 1991

Sections 95A - 95E

Consent Number:	RC130221
Applicant:	J & J Saunders
Site Address:	6 Ormandy Court, Amberley
Legal Description:	Lot 38 DP 455131
Description of Application:	To construct a dwelling that will exceed continuous linear length

Planning framework

The site is zoned Rural Lifestyle within the Amberley Urban Management Area in the Hurunui District Plan. There are no special planning notations or designations that affect the subject site. The proposal does not comply with the following rule:

A1.2.11 Restriction of continuous linear length of a building

(b) In residential, rural lifestyle and open space zones, no wall of any building shall be more than 20 metres long without having an offset in plan of at least 2 metres or an offset in height of at least 2 metres.

The southeast wall of the proposed dwelling will be 23.780 metres long without an offset in plan or an offset in height of at least 2 metres. Rule A1.5(g) of the District Plan specifies discretionary activities as follows:

A1.5 Discretionary activities (unrestricted)

(g) Any activity that does not meet any one or more of the conditions for permitted activities not otherwise specified as a restricted discretionary activity or non-complying activity.

The proposed activity is not specified as a restricted discretionary or non-complying activity. Therefore the proposal is a discretionary activity in terms of Rule A1.5(g) of the District Plan.

Has the applicant requested that the application be publicly notified? [Section 95A(2)(b)]

No

Introduction

Proposal

Consent is sought to construct a dwelling which would exceed the 20 metre restriction for the continuous linear length of a wall at 6 Ormandy Court, Amberley. The south east wall of the dwelling would be 23.780 metres long with only a 1.41 metre offset in plan. The proposed dwelling is a single storey, four bedroom plus study home with a floor area of 222.54m^2. It will have a brick veneer with aluminium joinery and a longrun corrugated Colorsteel roof.

Existing environment

The proposed dwelling will be located at 6 Ormandy Court, which forms part of the recently completed Conway Country Estate subdivision located at the northern end of the Amberley urban area. All the adjoining sites are zoned Rural Lifestyle, with the adjoining sites to the east and south containing newly constructed dwellings. The adjoining site to the north is currently vacant. The site contains a 1.8 metre high solid wooden paling fence along the south and east boundaries.

A Council officer has viewed the site.

Has the Council determined, in its discretion, to publicly notify the application? [Section 95A (1)]

No

Pursuant to Section 95A, will the activity for which consent is sought have, or is likely to have, adverse effects on the environment that are more than minor?

The Council considered that any adverse effects of the proposed breach in continuous linear length would be in relation to visual effects and amenity values.

The purpose of the continuous wall length rule is to mitigate the visual effect of long monotonous structures on the amenity of adjacent sites and the streetscape. The rule operates in conjunction with other rules such as those for site coverage, access to sunlight and setbacks. The Council noted that the proposal complies with these other amenity-based provisions.

With respect to the building design, the Council noted that the south-eastern wall of the dwelling contains a number of windows of varying width, height and orientation which would provide a degree of visual relief. The dwelling has a low profile having a maximum height of 5.40 metres. In addition, the orientation of the proposed dwelling on the site is such that the building would be viewed side-on from Ormandy Court. Given these matters, the Council was satisfied that the proposed dwelling would not appear visually dominant from the streetscape.

The proposed dwelling is to be located 2.0 metres from the south-eastern boundary of the 1,137m^2 site. The south-eastern boundary of the site contains an existing 1.8 metre high solid wooden paling fence which would help to screen the dwelling form the adjoining property. The Council noted that the adjoining property owners have given their written approval to the proposal therefore pursuant to section 95D(e) of the Resource Management Act 1991, the Council must disregard any effects on these persons. The Council was satisfied that given the orientation of the dwelling on the site and the existing screening on the site, that any adverse effects on the wider environment would be no more than minor.

Given the matters discussed above the Council was satisfied that any adverse effects of the activity on the environment would be no more than minor.

Notwithstanding the above, do any special circumstances exist in relation to this application which would lead you to conclude that the application should be notified? If the answer is yes, why? [Section 95A (4)]

No

Recommendation: **That the application need not be publicly notified in accordance with Section 95A of the Resource Management Act 1991.**

Who may be considered an affected person in relation to this application? [Section 95E]

The applicant has provided the written approval of the following persons:

- S Andrews & G Norton owners of 4 Ormandy Court, Amberley
- D & E Marten owners of 8 Ormandy Court, Amberley
- M F Robertson part owner of 10 Ormandy Court, Amberley

The Council was satisfied that no other persons are affected in relation to this application.

Has the written approval of every person who may be considered an affected person in relation to this application been obtained? [Section 95E (3)(a)]

N/A

If the answer to the above question is no, is it unreasonable in the circumstances to require the obtaining of every such approval? [Section 95E (3)(b)]

N/A

Recommendation:

- **That the application be processed on a non-notified basis in accordance with Section 95A of the Resource Management Act 1991.**

Reported and Recommended by:

Helga Rigg, **Senior Planner**

Date: 10 December 2013

DECISION: That the above recommendation be adopted.

Andrew Maclennan, **Consents Planner**

Date: 10 December 2013