

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

GIB EzyBrace® 2011 Software



Demand Calculation Sheet

single storey

V06/11

Job Details

Name N/A
 Street and Number 8 O'Connells Street
 Lot and DP Number Lot 2 DP 55427
 City/Town/District Southbridge
 Designer Patrik Rokos
 Company Name architectural sense ltd.
 Date 19/08/2014



Select Lining Option

10 or 13 mm GIB® Plasterboard

Building Specification

Number of storeys single
 Floor Loading 2kPa
 Foundation Type subfloor
 Cladding Weight (subfloor) light

Single Floor
 Cladding Weight light
 Roof Weight light
 Room in Roof Space no
 Roof Pitch (degrees) 5
 Roof height above eaves (m) 0.0
 Building height to apex (m) 3.4
 Ground to lower floor level (m) 0.4

Complete Single Floor Column only

0
 0.0

Stud Height (m) 2.4
 Building Length (m) 9.0
 Building Width (m) 3.6
 Building Plan Area (m2) 32

Building Location

Wind Zone High
 Select by Building Consent Authority Map
 or Preference High
 Wind Region Preference selected
 Lee Zone Preference selected
 Ground Roughness Preference selected
 Site Exposure Preference selected
 Topographic Class Preference selected

Earthquake Zone 2
Soil Type D&E (deep to very soft)
Annual exceedance probability 1/500 (NZS3604:2011 default)

Bracing Units required for Wind

Demand W (BU)			
	subfloor		Walls single
along	257	0	121
across	643	0	301

Bracing Units required for Earthquake

Demand along / across E (BU)			
	Walls		
subfloor	single		
334	284	0	0

[illegible]

GIB EzyBrace® 2011 Software

[illegible]

GIB EzyBrace® 2011 Software



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Floor Loading 2kPa
Foundation Type subfloor
Cladding Weight (subfloor) light

Single Floor

Cladding Weight light
Roof Weight light
Room in Roof Space no
Roof Pitch (degrees) 5
Roof height above eaves (m) 0.0
Building height to apex (m) 3.4
Ground to lower floor level (m) 0.4

Complete Single Floor Column only

1
2
0
0.0

Structure Height (m) 2.4
Building Length (m) 9.0
Building Width (m) 3.6
Building Plan Area (m2) 32

Select by Building Consent Authority Map

or Preference Medium
Wind Region Preference selected 1
Lee Zone Preference selected 1
Ground Roughness Preference selected 1
Site Exposure Preference selected 1
Topographic Class Preference selected

2

D&E (deep to very soft)

Annual exceedance probability

1/500 (NZS3604:2011 default)

Bracing Units required for Wind

Demand W (BU)			
	subfloor		Walls single
along	182	0	86
across	456	0	214

Bracing Units required for Earthquake

Demand along / across E (BU)			
	Walls		
	subfloor	single	
along	334	284	0
across			0



External Moisture Risk Matrix

Project Name / Facade ID: 8 O'Connells Street, Southbridge

Wall type: ☐ Parapet or enclosed balustrade
☒ Other

Risk Scores		Low	Medium	High	Very High
A. Wind Zone:		☐ Low = 0	☒ Medium = 0	☐ High = 1	☐ Very High = 2 ☐ Extra High = 2
B. Number of Storeys:	+	☒ Low = 0	☐ Medium = 1	☐ High = 2	☐ Very High = 4
C. Roof/Wall Intersection Design:	+	☐ Low = 0	☒ Medium = 1	☐ High = 3	☐ Very High = 5
D. Eaves Width:	+	☐ Low = 0	☐ Medium = 1	☒ High = 2	☐ Very High = 5
E. Envelope Complexity:	+	☒ Low = 0	☐ Medium = 1	☐ High = 3	☐ Very High = 6
F. Deck Design:	+	☒ Low = 0	☐ Medium = 2	☐ High = 4	☐ Very High = 6

Total Risk Score:

3

low risk 0 up to 6	medium risk 7 up to 12	high risk 13 up to 20	very high risk over 20
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This wall can use any of the wall cladding types which have a green tick ☒. Claddings with red crosses ☐ are not permitted under the Acceptable Solution E2/AS1.

Direct fixed to framing	Over nominal 20 mm drained cavity
☒ Timber weatherboard - all types	☒ Masonry veneer
☒ Timber weatherboard - bevel backed	☒ Stucco
☒ Fibre cement weatherboards	☒ Horizontal profiled metal - corrugated and trapezoidal only
☒ Vertical profiled metal - corrugated and symmetrical trapezoidal	☒ Rusticated weatherboards
☒ Vertical profiled metal - corrugated only	☒ Fibre cement weatherboards
☒ Vertical timber board and batten	☒ Fibre cement sheet - flush finish
☒ Fibre cement sheet jointed finish (except stucco over fibre cement backing)	☒ Fibre cement sheet - jointed finish
☒ Plywood sheet	☒ Plywood sheet
☒ EIFS	☒ EIFS
	☒ Bevel backed weatherboards

This table is based on Table 3 of E2/AS1. The claddings which have not received a green tick should not be used in this situation.



30 June 2014

G & TPA Houston
8 O'Connell Street
SOUTHBRIDGE 7602

Dear Sir or Madam:

RE: RESOURCE CONSENT APPLICATION – 145271

APPLICANT:	G & TPA Houston
LOCATION:	8 O'Connell Street, Southbridge
LEGAL DESCRIPTION:	Lot 2 DP 55427
ZONING:	The property is zoned Living 1 under the provisions of the Partially Operative Selwyn District Plan (Townships Volume).
PROPOSAL:	To erect a family flat which will be sited within the road boundary setback requirement
TYPE OF APPLICATION:	This application has been assessed as a landuse consent for a restricted discretionary activity under the Partially Operative District Plan. As such the relevant provisions of the Partially Operative Plan and the Resource Management Act 1991 have been taken into account.

COUNCIL DECISION

This application was lodged and formally received with the Selwyn District Council on XX4 June 2014. Assessment and approval took place on 30 June 2014 under a delegation given by the Council.

The full text of the decision is as follows:

"Resource consent 145271 is granted pursuant to sections 104 and 104C of the Resource Management Act 1991 subject to the following conditions imposed under section 108 of the Act.

1. That the family flat shall be sited in accordance with the attached approved site plan and the details submitted with the application.

2. That the family flat shall be located no closer than 1m from the legal southern boundary.

Notes to the Consent Holder

- a. Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.
- b. In accordance with section 36 of the Resource Management Act 1991, the Council's standard monitoring fee has been charged.
- c. Please note that this resource consent is not an authority to build. A building consent will also be required prior to any construction commencing.
- d. Any damage to Council fixtures or features within the road reserve that is caused by activities shall be repaired or reinstated at the expense of the consent holder.

Yours faithfully
Selwyn District Council

A handwritten signature in blue ink, appearing to read 'R Flynn', is written over a faint, larger blue ink signature that appears to read 'Rosie Flynn'.

Rosie Flynn
Team Leader, Resource Consents



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier CB32F/1148
Land Registration District Canterbury
Date Issued 07 December 1989

Prior References
CB21F/1154

Estate Fee Simple
Area 1608 square metres more or less
Legal Description Lot 2 Deposited Plan 55427

Proprietors
Gordon Houston and Tracey Pamela Ann Houston

Interests
8232387.2 Mortgage to Bank of New Zealand - 31.7.2009 at 11:02 am

Template_A3_Landscapes

See Resource and Credits Map Pages at



Land Parcels
 Overlaid 1

OWNERS:-
 G & T HOUSTON.

PROPERTY
 8 O'CONNELL STREET,
 SOUTHERIDGE
 SELWYN DISTRICT

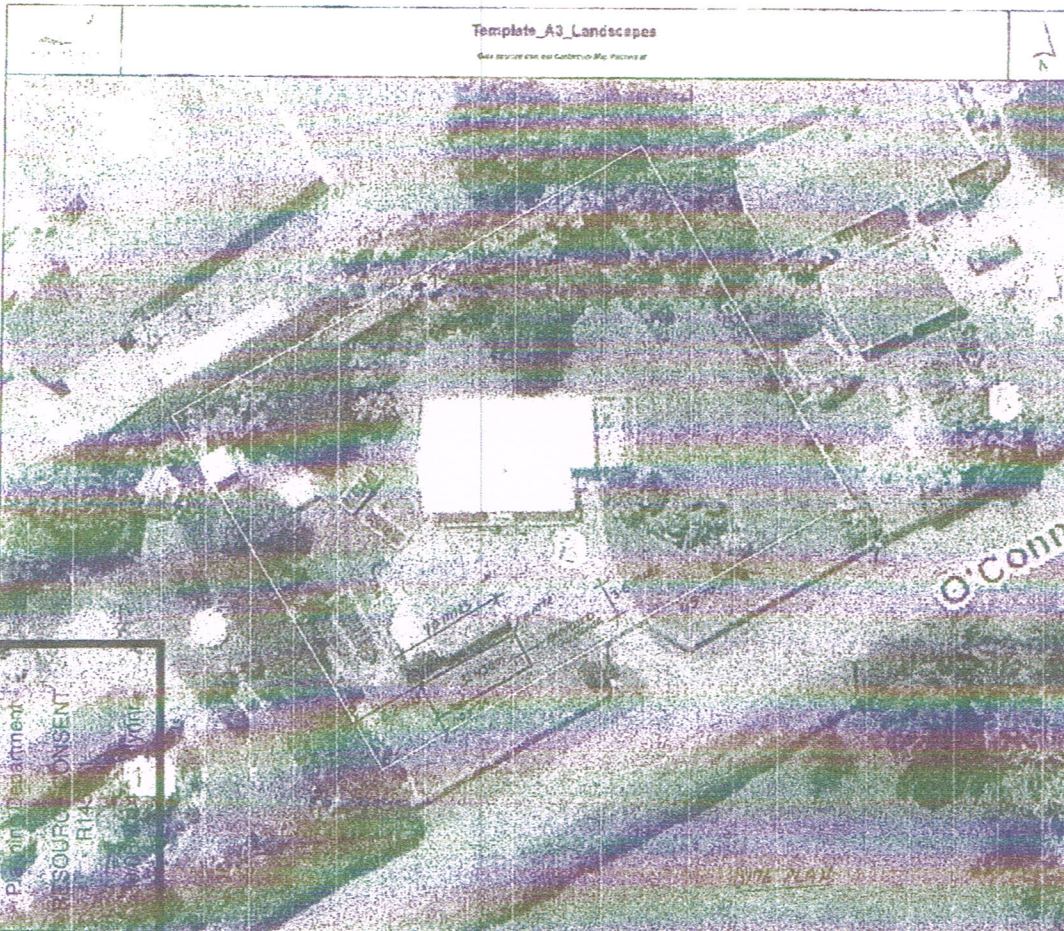
LOT 2 DP 555427
 EXISTING FLOOD AREA HOUSE - 78.00m
 EXISTING FLOOD AREA - 34.66 35.00m
 PROPOSED FLOOD AREA - 32.43m
 1. WITH QUAKE ZONE 2
 WIND ZONE HIGH
 LAND CONTOUR FLAT
 USE COVERAGE - 9.10%

DISCLAIMER
 Information has been obtained up to the date of the plan, including the plan, and is not
 intended to be used for any other purpose. The plan is not intended to be used for any other purpose.
 The plan is not intended to be used for any other purpose. The plan is not intended to be used for any other purpose.
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Scale 1:1000
 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

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AS APPROVED BY
 SELWYN DISTRICT COUNCIL
 Planning Department
 RESOURCE CONSENT
 R146
 10/10/14



ALF Calculation Report

Project Description

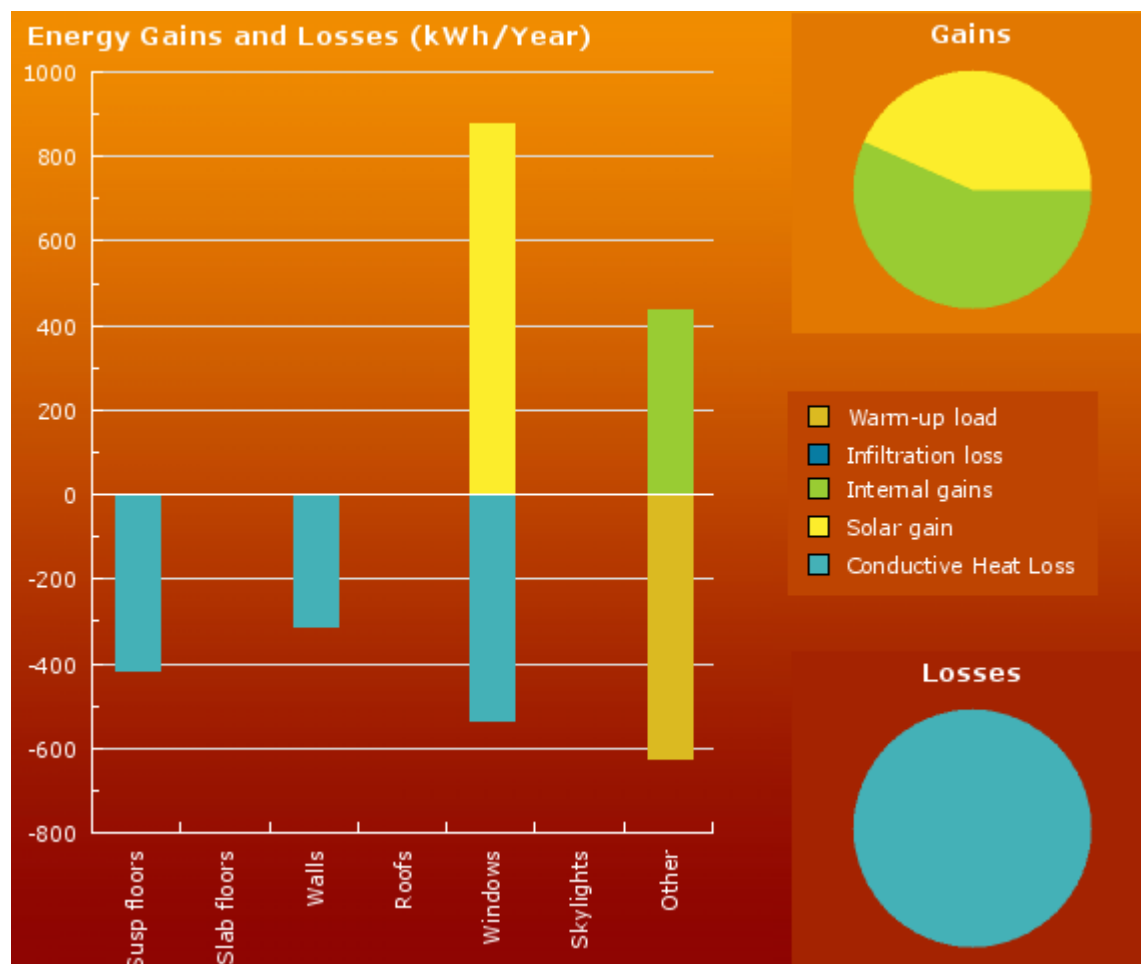
Project: Sleep-out
Current Design: Patrik Rokos

Date: 13.10.2014
Designed by: Patrik Rokos

- Address:
- Owner Name: Tracey Houston
- Street: 8 O'Connells Street
- City: Southbridge
- Phone No.:
- Lot No.: 2
- DP No.: 55427

ALF Results Energy

The results in this section are calculated from the designer inputs including occupancy, and heating temperatures and schedules.



Energy Heat Flows

The information in the table gives you an overview of all the heat flows in and out of the designed building, based on the heating temperatures, climate and schedule the designer has selected. It allows you to evaluate the importance of the thermal performance of individual building components - for example, of particular windows.

	Net Area	Loss		Gain		Useful Gain
	m ²	kWh/year	%	kWh/year	%	kWh/year
Slab floor						
Suspended Floor	31.5	417.16	22.06			-417.16
Wall (9x2.4, S)	18.44	119.41	6.31			-119.41
Window (1.4x0.4, S)	0.56	31.66	1.67	34.44	3.93	2.78
Window (0.6x1, S)	0.6	33.92	1.79	36.9	4.21	2.98
Window (2x1, S)	2	113.08	5.98	123	14.05	9.92
Wall (9x2.1, N)	18	116.56	6.16			-116.56
Window (0.6x1.5, N)	0.9	50.88	2.69	151.11	17.26	100.22
Wall (3.6x2.4, W)	6.84	44.29	2.34			-44.29
Window (1.2x1.5, W)	1.8	101.77	5.38	251.29	28.7	149.52
Wall (3.6x2.4, E)	5.04	32.64	1.73			-32.64
Window (1.8x2, E)	3.6	203.54	10.76	278.96	31.86	75.43
Roof (3.6x9)	32.4					
Air Leakage	75.6					
Warm-up		626.2	33.11			
Internal Gain				435.48	23.03	

- Suspended Floor Loss: 417.16 kWh/year
- Slab Floor Loss: TBC kWh/year
- Wall Loss: 312.91 kWh/year
- Window Loss: 534.85 kWh/year
- Roof Loss: 0 kWh/year
- Skylight Loss: 0 kWh/year
- Air Leakage: 0 kWh/year
- Warm-up: 626.2 kWh/year
- Total Load: 1891.13 kWh/year

- Solar Gain: 875.7 kWh/year
- Internal Gain: 435.48 kWh/year (3 occupants)
- Total Gain: 1311.18 kWh/year
- Gain Load Ratio: 69.33%
- Effective Thermal Mass Density (per m² total floor area): 1.35 W/m² °C
- Specific Heat Loss Density (per m² total floor area): 2.73 W/m² °C
- Usefulness of Gains: 5%
- Useful Gains: 65.56 kWh/year

- Required Heating Energy: 1825.57 kWh/year

NZ Building Code Compliance

In order to comply with the Energy Efficiency Clause H1 of the New Zealand Building Code a building has to have a BPI of less than 1.55 kWh/(m² . °C . month) in any location throughout New Zealand.

The current design's BPI is: 0.99 H1 pass

The current building design complies with Clause H1 of the NZBC because it passes the BPI requirements. However, in order to comply with the NZBC it also must comply with Clause H3, Internal Moisture of the NZBC.

The acceptable solution of Clause E3 of the NZBC requires that R-values for walls, roofs and ceilings shall be no less than:

- For light timber frame wall or other framed wall constructions with cavities, 1.5.
- For single skin normal weight masonry based wall construction without a cavity, 0.6.
- For solid timber wall systems no less than 60 mm thick, 0.6.
- For roof and ceilings of any construction, 1.5.

Modelling Assumptions

This section lists the modelling assumptions concerning the building design, climate and heating. It defaults to the Building Performance Index assumptions & requirements as set out in H1.

Building Design

General:

- Total Floor Area: 31.5 m²
- Number of Occupants: 3 (BPI calculation formula adjusted)

Suspended floor:

- Floor area: 31.5 m²
- Perimeter Length: 25.2 m
- Perimeter Height: 0.450 m
- Floordeck R-value: 1.1 m²°C/W
- Subfloor R-value: 0.01 m²°C/W
- Bulk Insulation R-value: m²°C/W
- Floor Covering R-value: m²°C/W
- Total Suspended Floor R-value: 1.11 m²°C/W

Slab Floor:

- Floor Area: m²
- Perimeter Length: m
- External Wall Thickness: m
- Soil Conductivity: 1.2 W/m°C
- Under Floor R-value: TBC m²°C/W
- Slab and Ground R-value: TBC m²°C/W
- Floor Covering R-value: m²°C/W
- Total Slab Floor R-value: TBC m²°C/W

Walls:

Horizontal profile metal with cavity, 90 mm frame
Studs 600, dwangs 800 (14%)

Name	Orientation	Length	Height	Net Area	Window Area	Insulation R-value	Construction R-value
Wall (9x2.1, N)	N	9	2.1	18	0.9	2.6	2.27
Wall (3.6x2.4, W)	W	3.6	2.4	6.84	1.8	2.6	2.27
Wall (9x2.4, S)	S	9	2.4	18.44	3.16	2.6	2.27

Wall (3.6x2.4, E)	E	3.6	2.4	5.04	3.6	2.6	2.27
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Roofs:

Name	Length	Width	Net Area	Skylight Area	Insulation R-value	Construction R-value
Roof (9x3.6)	9	3.6	32.4		3.6	

Windows and skylights:

Aluminium frame
IGU clear

Name	Wall/Roof	Orientation	Width	Height	Net Area	Shading	R-value	SHGC
Window (0.6x1.5)	Wall (9x2.1, N)	N	0.6	1.5	0.9	60	0.26	0.75
Window (1.2x1.5)	Wall (3.6x2.4, W)	W	1.2	1.5	1.8	60	0.26	0.75
Window (0.6x1)	Wall (9x2.4, S)	S	0.6	1	0.6	60	0.26	0.75
Window (1.4x0.4)	Wall (9x2.4, S)	S	1.4	0.4	0.56	60	0.26	0.75
Window (2x1)	Wall (9x2.4, S)	S	2	1	2	60	0.26	0.75
Window (1.8x2)	Wall (3.6x2.4, E)	E	1.8	2	3.6	60	0.26	0.75

Air Leakage:

- Basic Airtightness: TBC
- Chimneys for open fires: TBC
- No. of flued heaters: TBC
- Window Passive Vents: TBC
- Retrofit airtightening: TBC
- Kitchen vents over hob: TBC
- The location-independent Air Leakage Rate is 1.00 ac/h
- Site Exposure: TBC
- Wind Zone Factor: 0
- Local Air Leakage Rate: 0.00 ac/h
- House Volume: 75.6 m³

Thermal Mass:

Floor type	Area	Thermal Mass Density
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- Total Floor Area (used for Furniture and Ceiling): 31.5 m²
- Total Thermal Mass: 7 kWh/°C
- Effective Thermal Mass: 1.35 W/°C

Climate

- Location: Christchurch in the Upper South Island
- Annual Loss Factor: 14.7
- Annual Gain Factors:

N	NE	E	SE	S	SW	W	NW	H
432	332	219	158	149	172	276	398	373

- Internal Gain Multiplier: 1.22
- Wind Zone Factor: 0
- NZS 4218:1996 Climate Zone: 3

Heating

As set by BPI requirements:

- Heating Schedule: 24 hour heating
- Heating Level: 20°C
- Calculation Date: 13-10-2014, 12:03PM

This copy of ALF 3.2 is registered to Patrik Rokos.