

Dunedin City Council Land Information Memorandum

96686

**Issued in accordance with Section 44A of the Local Government Official
Information and Meetings Act 1987**

**Should you require further clarification of any of the information listed
in this report, please phone our Customer Services Agency on
03 477 4000.**

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **7 March 2024**

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice.

The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Records of Title as this report may not include information that is registered on the Records of Title. The Records of Title may record further information or obligations relating to the land.

Further information about this property may be available from other agencies such as the Otago Regional Council, Nova Gas, Telecom New Zealand (Chorus) or Delta Utility Services Limited.

PROPERTY ADDRESS

6 Swansea Street Middelmarsh

**LIM Applicant
Print Date**

Mark Christopher Ford and Christine Lydia Ford
07-Mar-2024

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PROPERTY DETAILS

Property ID 5048154
Address 6 Swansea Street Middlemarch
Parcels LOT 1 BLK IV DP 279

Rubbish Day Thursday

RATES DETAILS

Rate Account 2048154

Address 6 Swansea Street Middlemarch

Valuation Number 27811-13000

Latest Valuation Details

Capital Value \$510,000
Land Value \$80,000
Value of Improvements \$430,000
Area (Hectares) 0.0926HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2023
Dunedin City Council Rates \$1,413.80

Rates Outstanding for Year \$706.92

For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

BUILDING, PLUMBING AND DRAINAGE

Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels> and for links to specific areas: <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

Public Sewer sheets.

WARNING. Please note that public sewer reticulation sheets are scaled in either Imperial feet or Metric metres. Please check with the Duty Drainage Inspector if in doubt.

Dunedin City Council Private Drainage plans incomplete.

WARNING. The Dunedin City Council's private drainage records (plans) prior to 1 January 1993 may be incomplete or not clearly recorded. Owners therefore are advised to carry out work with due care to avoid damage to any private drain not detailed because of the lack of information filed in the Council's records.

Building and Drainage Information

Council Stormwater & Foul Sewer Connections available.

There is Council Stormwater outfalls and Foul Sewer Connections adjacent to this land, to which buildings within this land may connect. A plan of these is attached.

Private Stormwater Drains servicing existing buildings

There are Private Stormwater drains servicing existing buildings on this land.

Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land.

Private Foul Drain to Council Foul Sewer in Nottage Street.

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	/CCC		
	Refused		
	Lapsed	-	Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

NOTE: This is not a comprehensive list of all building consent statuses

[ABA-2008-1007](#) Building Consent - Install Heater - Masport LE2000

Lodgement Date	12-May-2008
Decision	Granted
Decision Date	15-May-2008
Current Status	CCC Issued
Previous Number	
(Applications before 2007)	

[ABA-2021-1082](#) Building Consent - Remove Woodburner and Install Free Standing Champion Ena Plus Pellet Fire in Dwelling

Lodgement Date 24-May-2021

Decision Granted

Decision Date 28-May-2021

Current Status **CCC Issued**

Previous Number

(Applications before 2007)

[ABA-2021-2408](#) Building Consent - Erect Dwelling, Install Riko Filo Pellet Fire, Sprinkler System and Water Tanks

Lodgement Date 19-Oct-2021

Decision Granted

Decision Date 17-Nov-2021

Current Status **CCC Issued**

Previous Number

(Applications before 2007)

[ABA-2022-1548](#) Building Consent - Amendment to ABA-2021-2408 - Add Pump House

Lodgement Date 10-Aug-2022

Decision Granted

Decision Date 31-Aug-2022

Current Status **CCC Issued**

Previous Number

(Applications before 2007)

[ABA-2022-2390](#) Building Consent - Amendment to ABA-2021-2408 - Alter Ceiling Diaphragm and Wall Bracing Line A

Lodgement Date 29-Nov-2022

Decision Withdrawn

Decision Date 21-Dec-2022

Current Status **Withdrawn**

Previous Number

(Applications before 2007)

Building and Drainage Permits

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

[H-1990-108929](#) AAB19906060

8664 - Erect Porch and Plaster Dwelling. The permit was lodged on 27-Apr-1990.

[H-1965-272235](#) AAS19650052

568 - New Toilet and Lay Drainage to Sewer, (McMasters). The permit was lodged on 14-Apr-1965.

[H-1974-276044](#) AAS19740019

F95434 - Renovate Dwelling, (Topping). The permit was lodged on 15-Oct-1974.

[H-1979-279775](#) AAS19790247

I045788 - Erect Garage, (Topping). The permit was lodged on 17-Jan-1979.

For further explanation on the current status of any consent, or to enquire about information referred to on this page, please contact Building Control Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

HAZARDS

SITE HAZARDS

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

The Otago Regional Council has produced a number of reports for the Dunedin City District which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.

These reports are publicly available and can be accessed here:

<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.

Otago Regional Council - Natural Hazards Database

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

<https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database>

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996. All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge. The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

Unknown Water Supply

It is believed that this property is serviced by a private water supply. The state of this supply is unknown. As such it is recommended that the water supply be assessed for safety/quality. Advice on water quality can be obtained from Public Health South.

LICENSING

Health Licensing

There are no records of any Health Licences for this property.

Liquor Licensing

There are no records of any Liquor Licences for this property.

CITY PLANNING

The information provided with this LIM on District Plan requirements and resource consents has been verified by City Planning in relation to the subject property only. All information included in relation to other land surrounding the site is indicative.

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

The legality of any access to the site is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. It is recommended that the Record of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz ; 03 477 9871.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.)

Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules it might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

Consent Notices

There are no Consent Notices recorded for this property. It is recommended that the applicant check the Record of Title for any notices or covenants that may affect the property.

District Plan Information

Dunedin currently has an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 had legal effect from the date of notification. Rules that did not have submissions in opposition to them are deemed operative.

Please refer to our website for more information on Variation 2 at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals.

You should check with the Council whether any changes have occurred since the date this LIM report was issued. The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued: there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and the 2GP which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA Lmax between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

Noise Zone

50Dt/35Nt dBA, 45SP dBA

Designations on Adjoining Property/Road

This property adjoins a property/road that is subject to the designations below. Refer to the Planning Maps and Schedule 25.5 of the District Plan for more information. Contact Planning staff should you wish to know the exact nature of the conditions applying to the designation.

<i>Desig. No.</i>	<i>Authority</i>	<i>Name and Purpose</i>	<i>Conditions</i>
D464	NZ Transport Agency	SH 87 - Mosgiel Interchange to DCC/CODC Boundary North of Hyde - "State Highway Purposes (SH 87)"	No

Road Hierarchy

The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Roding Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads. Refer to Section 20 of the District Plan for more information.

Type *NZTA Control*

NATIONAL Swansea St

SECOND GENERATION PLAN INFORMATION

Zoning

- Township and Settlement (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
 - Swansea St is a Strategic road

Resource Consents

The following Resource Consents are recorded for this property.

[LUC-2013-466](#) Land Use Consent

Description	short stay self-contained accommodation
Lodgement Date	19-Nov-2013
Decision	Granted
Decision Date	29-Jan-2014
Current Status	Completed

[LUC-2022-386](#) Land Use Consent

Description	the construction and use of a new dwelling that does not meet the acoustic insulation standards for standard residential activities within 40 metres of a state highway
Lodgement Date	09-Sep-2022
Decision	Granted
Decision Date	07-Oct-2022
Current Status	Consent Issued

RESOURCE CONSENTS WITHIN 50 METRES OF 6 SWANSEA STREET MIDDLEMARCH [5048076](#) 11 Swansea Street Middlemarch

[RMA-2003-366684](#) Resource Management Act (Historical Data) CONSTRUCT A PLAYGROUND WITH 12m FRONT YARD (Non-Notified - Restricted Discretionary). The outcome was Granted on 24/06/2003.

[RMA-2000-364118](#) Resource Management Act (Historical Data) ERECT A RAMP (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 22/06/2000.

[5048153](#) 5 Nottage Street Middlemarch

[RMA-1997-360813](#) Resource Management Act (Historical Data) REAR YARD ENCROACHMENT RESULTING FROM PROPOSED SUBDIVIS (Non-Notified - Non Complying). The outcome was Granted on 10/06/1997.

[RMA-1997-360812](#) Resource Management Act (Historical Data) SUBDIVISION TO CREATE TWO NEW ALLOTMENTS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 26/05/1997.

[5048156](#) 2 Swansea Street Middlemarch

[POL-2016-10](#) Planning Other Legislation planning certificate for the purposes of the Sale and Supply of Alcohol. The outcome was Granted on 30/03/2016.

[RMA-2003-366422](#) Resource Management Act (Historical Data) Establish and operate a licensed café (Non-Notified - Non Complying). The outcome was Granted on 09/07/2003.

[RMA-2004-367671](#) Resource Management Act (Historical Data) S127 APPLICATION FOR CHANGE OF CONDITION (Other). The outcome was Granted on 06/04/2004.

[POL-2003-350183](#) Planning Other Legislation PLANNING CERTIFICATE FOR LIQUOR LICENCE (Other). The outcome was Granted on 23/10/2003.

[5048158](#) 3 Kirk Street Middlemarch

[RMA-1993-355988](#) Resource Management Act (Historical Data) RELOCATE DWG SHEARER'S QUARTERS / App: JD MURDOCH (Non-Notified - Non Complying). The outcome was Granted on 28/04/1993.

[5048159](#) 5 Kirk Street Middlemarch

[RMA-1993-355988](#) Resource Management Act (Historical Data) RELOCATE DWG SHEARER'S QUARTERS / App: JD MURDOCH (Non-Notified - Non Complying). The outcome was Granted on 28/04/1993.

[5048160](#) 4 Nottage Street Middlemarch

[BACT-2019-22](#) Boundary Activity Notice boundary activity consent for the erection of two water tanks (45,000L total capacity) within the side, associated with a residential activity. The outcome was Issued on 29/04/2019.

[5048207](#) 55 Browns Road Middlemarch

[RMA-2001-365015](#) Resource Management Act (Historical Data) ERECT SIGNS AT ENTRANCES TO MIDDLEMARCH (Non-Notified - Restricted Discretionary). The outcome was Granted on 23/08/2001.

5107785 10A Swansea Street Middlemarch

[RMA-2004-368525](#) Resource Management Act (Historical Data) SECTION 226 APPROVAL TO CREATE TWO LOTS (Other). The outcome was Granted on 19/01/2005.

5107788 2 South Road Middlemarch

[RMA-2004-367671](#) Resource Management Act (Historical Data) S127 APPLICATION FOR CHANGE OF CONDITION (Other). The outcome was Granted on 06/04/2004.

5111597 3 Nottage Street Middlemarch

[LUC-2008-636](#) Land Use Consent construct a new dwelling. The outcome was Granted on 23/12/2008.

5135585 10 Swansea Street Middlemarch

[RMA-2004-368525](#) Resource Management Act (Historical Data) SECTION 226 APPROVAL TO CREATE TWO LOTS (Other). The outcome was Granted on 19/01/2005.

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner. Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

TRANSPORT

Transport is aware of the following information related to this property:

This property has frontage onto a State Highway. The New Zealand Transport Agency (NZTA), is the Road Controlling Authority (RCA) for State Highways.

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transport information in relation to the property.

For further explanations on property owner obligations in regard to local road encroachments, vehicle entrances, vegetation management or retaining structures please refer to the Dunedin City Council website at <http://www.dunedin.govt.nz/services/roads-and-footpaths> or contact Transport on 477 4000.

For properties abutting the state highway, Waka Kotahi NZ Transport Agency is the Road Controlling Authority.

3 WATERS

WATER

No reticulated water service available

No Dunedin City Council-owned water services are available for connection at the subject property

FOUL SEWER AND WASTE WATER

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are shown in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

Information Regarding Watercourses

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council. The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

The controlling authority for watercourses in relation to stormwater drainage, and removal of obstructions in accordance with Local Government Act 1974 is the Dunedin City Council. The Council also issues building and resource consents for certain works around watercourses.

Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant inspect the property for watercourses.

For further information on watercourses it is recommended the applicant read the Watercourse Information Sheet. A copy of this document is available on request or for download from the Dunedin City Council website www.dunedin.govt.nz

APPENDIX

Glossary of terms and abbreviations

The following are abbreviations and terms that may appear as a part of a LIM.

Consent, Permit, Licence & Complaint types

- AAB DCC Building permit
- AAD DCC Drainage permit
- AAG Green Island drainage permit
- AAH Hyde permit
- AAK St Kilda permit
- AAM Mosgiel permit
- AAP Port Chalmers permit
- AAS Silverpeaks permit
- AAT Maniototo permit
- ABA Application Building Act 1991
- AMD Amendment to a Building Consent
- BC Building Consent
- BCC Building Compliance Certificate - Sale of Liquor Act
- BCM Building Complaint
- CER Certifier
- COA Certificate of Acceptance
- DGL Dangerous Goods Licensing
- ENV Health complaint
- HTH Health licence
- LIQ Liquor licence
- NTF Notice to Fix
- NTR Notice to Rectify
- PIM Project Information Memorandum
- POL Planning Other Legislation
- RMA Resource Management Act - Resource consent
- RMC Resource consent complaint
- WOF Building Warrant of Fitness

Terms used in Permits & Consents

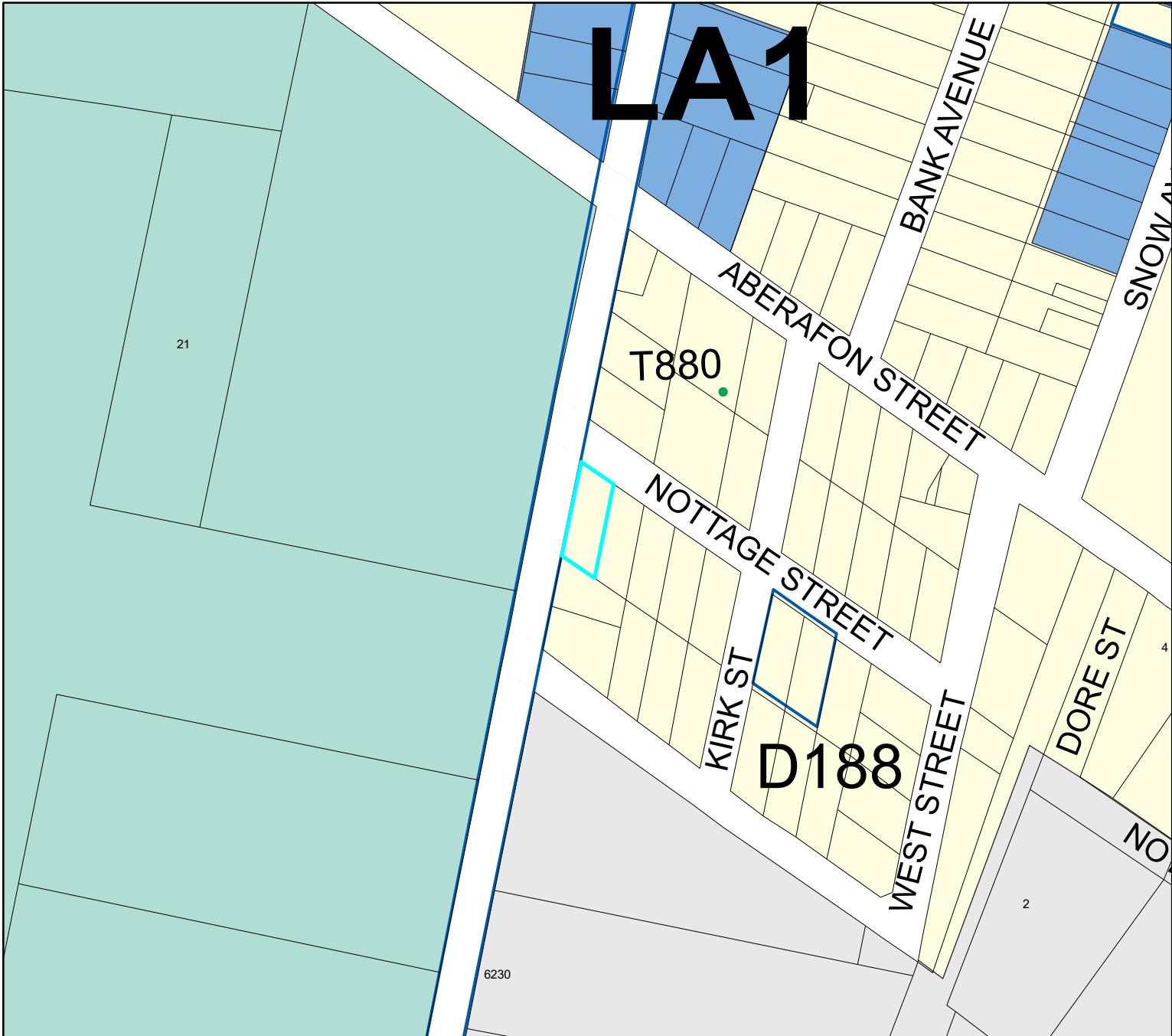
- ALT Alteration
- ADD Addition
- BD D/C Board drain in common
- BLD Building
- BLDNG Building
- BT Boundary trap
- B/T Boiler tube
- CCC Code Compliance Certificate
- DAP Drainage from adjacent property
- DGE Drainage
- DIC Drain in common
- DR Drainage
- DWG Dwelling
- FS Foul sewer
- HEA Heater
- ICC Interim Code Compliance
- MH Manhole
- PL Plumbing
- PLB Plumbing
- PTE Private
- SIS Sewer in section
- WC Water course
- WT Water table
- SW Stormwater

General terms

- RDMS Records and Document Management System







Legend

- Significant Trees
 - Transpower Structure
 - Transpower Lines
 - Heritage Structure
 - Heritage Facade
 - DP Archaeological Sites
 - Airport Fan Designation 274 bdy
 - Port Height Restrictions
 - DP Designations
 - Urban Landscape Conservation Area
 - DP Taiari Aerodrome
 - Restricted Water Supply Area
 - Ground Water Protection Zone A
 - Ground Water Protection Zone B
 - Public Roads not Legal
 - Unformed Legal Road
- Zones**
- R1 - Residential 1 Zone
 - R2 - Residential 2 Zone
 - R3 - Residential 3 Zone
 - R4 - Residential 4 Zone
 - R5 - Residential 5 Zone
 - R6 - Residential 6 Zone
 - R6A
 - Campus Zone
 - Airport Zone
 - Stadium Zone
 - CA - Central Activity Zone
 - LSR - Large Scale Retail Zone
 - LA1 - Local Activity Zone 1
 - LA2 - Local Activity Zone 2
 - In1 - Industrial 1 Zone
 - In2 or SD - Industrial 2 or Special Development Zone
 - Port 1 Zone
 - Port 2 Zone
 - RR - Rural Residential Zone
 - Rural Zone
 - H - Harbourside
- Port & Airport Noise**
- Air Noise Boundary
 - Airport Outer Control Boundary
 - Outer Port Control Boundary
 - Port Noise Boundary

Esplanade Requirement

- Esplanade Reserve Required
- Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominency boundary

Townscape

- Townscape and Heritage Precinct Boundary - Internal
- Townscape and Heritage Precinct Boundary

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

- ASCV Boundary
- ASCV Boundary - Internal
- Areas of Significant Conservation Value (Estuarine edge)
- Areas of Significant Conservation Value (Wetland)

Most detail not shown at scales smaller than 1:25,000
Optimal scale range is 1:2000 - 1:5000
This Planning Map is indicative.

The official Planning Maps are compiled within the District Plan (Volume 2). This map is a representation of the official maps. However, due to the ability to display these maps at different scales, and the dynamic nature of the underlying cadastre, some inconsistencies or misalignment of data may be depicted which is not visible on the official maps. Consult Dunedin City Council for any clarification.

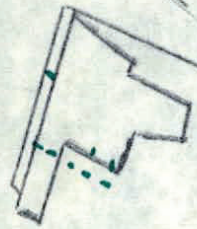
DP 3432

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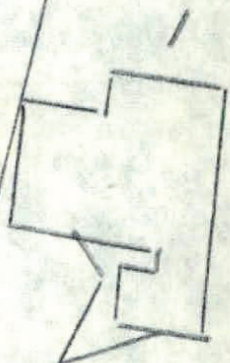
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SWAN SEA



3'6"

MHI. NOTTAGE



LOT 1 DP 279



2

2

3

8

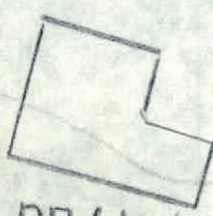
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DP 6418

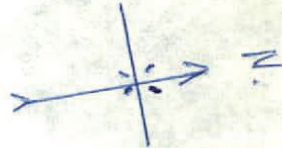


1 V

LOT 1. BLK. 4. D.P. 279 MIDDLEMARCH TOWNSHIP

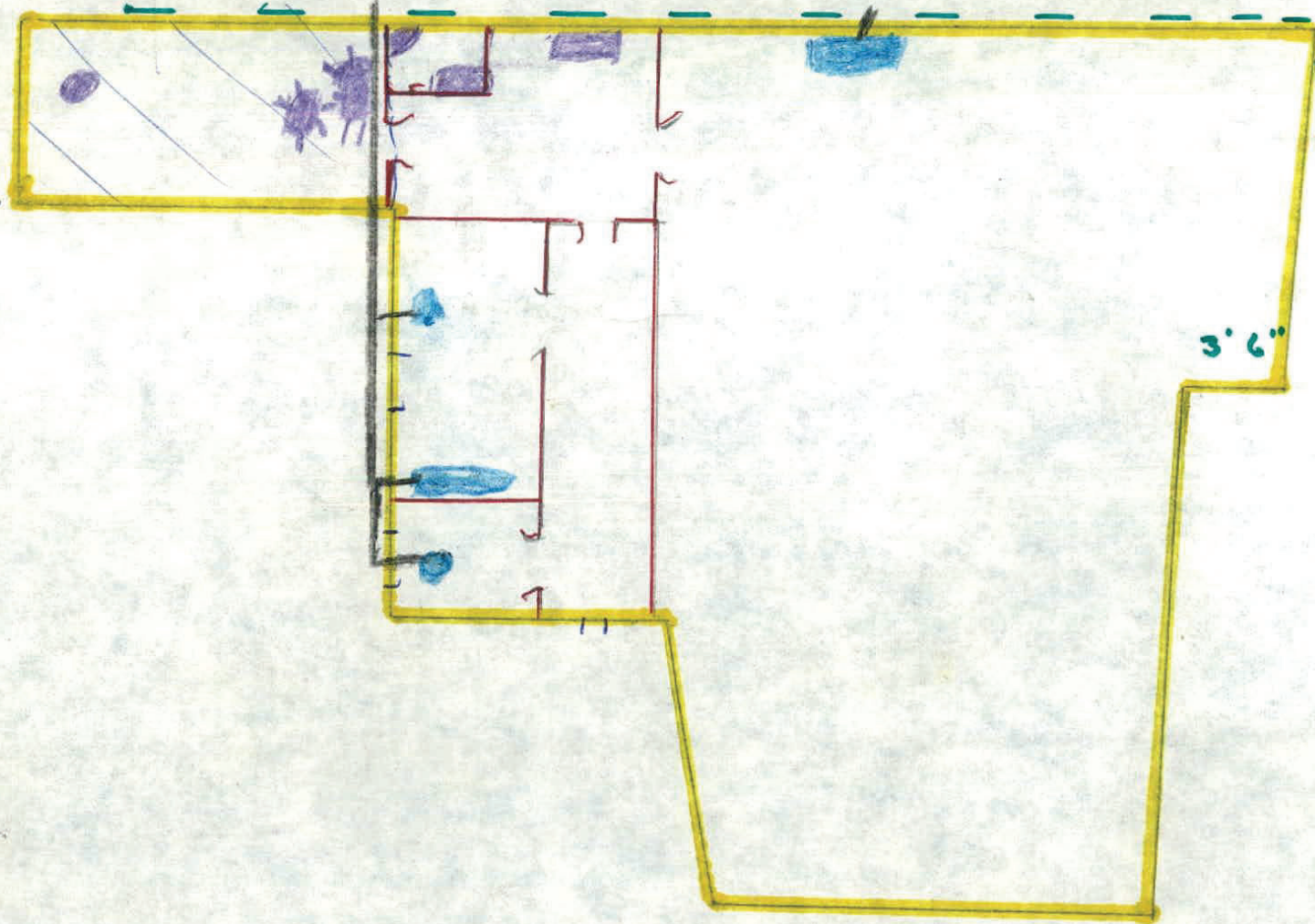
Demo

SWANSEA STREET



-  Existing Toilet Bath, Basin Sink
-  Proposed position new T.B. B?S.
-  Present drains
-  New drains
-  Circulator & Pump

A. Topping
A. Topping



NOTTAGE STREET

3' 6"

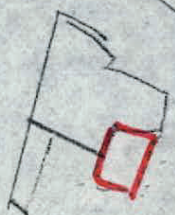
Scale 40' 1"



SW 1/4

Loc 1 DP 279

40' 1"



NOTTAGE

SILVERPEAKS
COUNTY COUNCIL
Approved subject
to the Bylaws
Date 2 MAR 1979

Proposed garage Concrete Block wall on East
side, concrete front, iron roof from dwelling to wall
Roller door on front. Approx 18 feet long by 12 feet wide

Proposed Garage For Mr A Topping Middlemarch.

Scale

1m to 50cm

Nottage Street

Existing House

Swansea Street

EAST Elevation

East Wall

1m by 1m

4m - 300

7m - 600

3m - 700

7m - 600

3m

3m - 900

West Elevation

SILVERPEAKS
COUNTY COUNCIL

Approved subject
to the Bylaws

Date 2 MAR 1979

South Wall

3m - 900

1m - 300

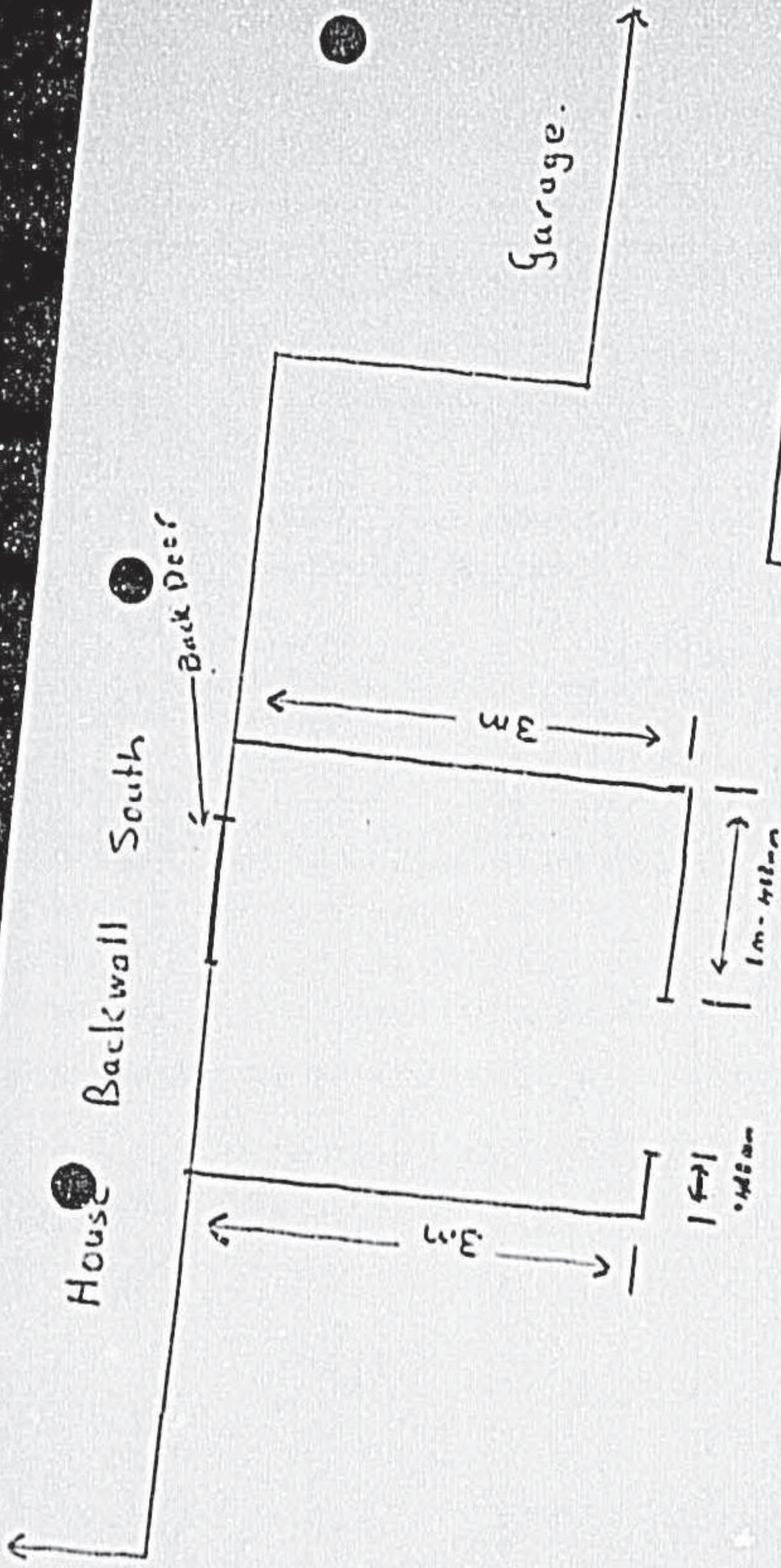
1m - 300

Foundations : 300 x 300 to Solid
Reinforcing : Foundations ; 2 x 12mm Reds.
Walls : 12mm at 1m Centres.
Lintels : 2 x 12mm Reds
Block Walls : 200mm Blocks
Roof : Galvanised Iron.
Rafters, Perlangs : 100mm by 100mm,
75mm by 50mm

Roller Door

4m - 700

South Elevation



Scale Wall Plan
200 - 1m.

150 x 300 cm footy

Concrete Floor with 400mm by 400mm Footings
3 Rows Concrete Blocks
Then
100-50 Timber Frame
Corallite walls & Roof.

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR
DATE 27/11/11
BUILDING INSPECTOR

Stormwater to existing pipes

8664

Scale
Site Plan
200mm - 1m

Proposed Back porch For Mr & Mrs Topping Middlemarch

Drawn F S GARRETT.



DUNEDIN CITY COUNCIL

Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand

Telephone: 03 477 4000, Fax: 03 474 3594,

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

14-01-2004-0000-0000

Section 95, Building Act 2004

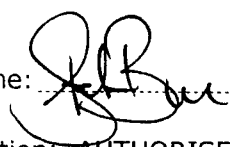
CCC NO:	ABA-2008-1007	Telephone No:	03 477 4000
APPLICANT		PROJECT	
L B Overton and R E Manning 19 Clifford Street Dunedin 9010		Work Type: Alterations/Repairs Intended Use/Description of Work: Install Heater - Masport LE2000	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents:	
6 Swansea (S H 87) Street Middlemarch			
LEGAL DESCRIPTION			
Legal Description: LOT 1 BLK IV DP 279 Valuation Roll No: 27811-13000 Building Name: N/A			

The building consent authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

Name: 

Position: AUTHORISED OFFICER

Date: 29 May 2008

BUILDING CONSENT

DCCBCA-F4-05-v1.0

Section 51, Building Act 2004

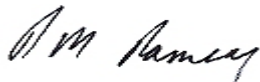
Consent No:	ABA-2008-1007	Telephone No:	03 477 4000
APPLICANT		PROJECT	
L B Overton and R E Manning 19 Clifford Street Dunedin 9001		Work Type: Alterations/Repairs Intended Use/Description of Work: Install Heater - Masport LE2000 Intended Life: Indefinite, not less than 50 years.	
PROJECT LOCATION		Number of Units: 0 Number of Levels: 0 Estimated Value: \$3,290.00	
6 Swansea (S H 87) Street Middlesmarch			
LEGAL DESCRIPTION			
Legal Description: LOT 1 BLK IV DP 279 Valuation Roll No: 27811-13000 Building Name: N/A			

The building consent is consent under the Building Act 2004 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent".

Signed for and on behalf of the Council:

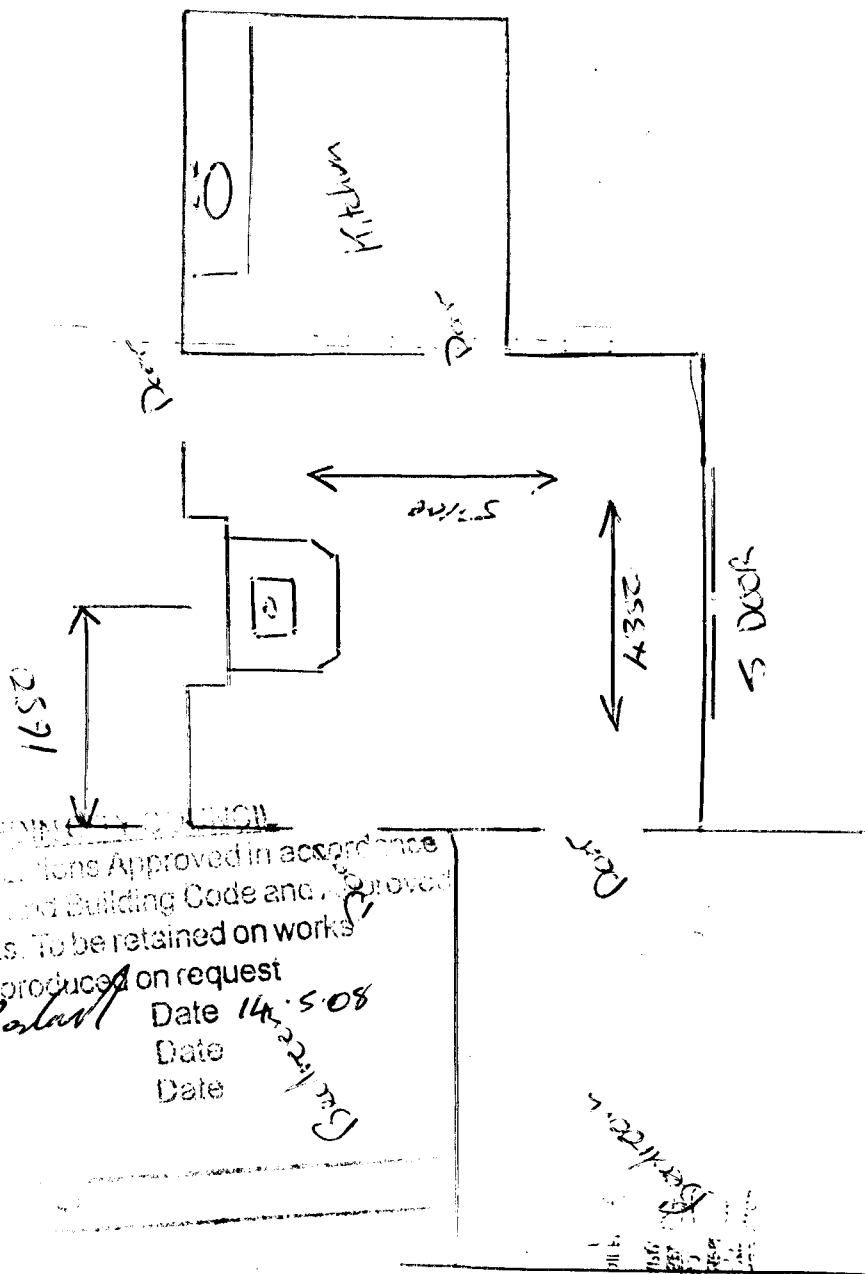
Name:



Position: AUTHORISED OFFICER

Date: 15 May 2008

1. Draw a plan accurately locating the heater within the building and the adjacent walls, room, windows and doors.
2. Show the location of the existing water cylinder if a wetback/hot water booster is to be fitted.



Approved in accordance
with the Building Code and Approved
Documents. To be retained on works

Produced on request

Date 14.5.08

Date

Date

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2008 1007

Masport LE-2000
with heat shield

Plan of proposed solid fuel heater at:

6 Swansea (SH87) Street Middelmeorch

Code Compliance Certificate Form 7

Section 95, Building Act 2004

M C Ford and C L Ford
C/O Otago Pellet Fires Limited
550 Kaikorai Valley Road
Dunedin 9011

The building

Street address of building: 6 Swansea Street Middlesmarch

Legal description of land where building is located: LOT 1 BLK IV DP 279

Building Name: N/A

Location of building within site/block number: N/A

Level/unit Number: N/A

Current, lawfully established, use: Housing

Number of occupants: 2

Year first constructed: 1930

The owner

Name of owner: M C Ford and C L Ford

Contact person: M C Ford and C L Ford

Mailing address: C/O Otago Pellet Fires Limited, 550 Kaikorai Valley Road, Dunedin 9011

Street address/registered office:

Mobile: 021 262 3943

Landline:

Email address: mark@totalrealty.co.nz

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

Building work

Building Consent Number: ABA-2021-1082 - Remove Woodburner and Install Free Standing Champion Ena Plus Pellet Fire in Dwelling

This CCC also applies to the following amended consents: N/A

Issued by: Dunedin City Council

Code Compliance

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

- (a) The building work complies with the building consent



Team Leader Inspections
On behalf of Dunedin City Council

Date: 1 September 2021

BUILDING CONSENT - ABA-2021-1082

(Section 51, Building Act 2004)

Form 5

The building**Street address of building:** 6 Swansea Street Middlesmarch**Legal description of land where building is located:** LOT 1 BLK IV DP 279**Building Name:** n/a**Location of building within site/block number:** n/a**Level/unit Number:** n/a**The owner****Name of owner:** M C Ford and C L Ford**Contact person:** M C Ford and C L Ford**Mailing address:** C/O Otago Pellet Fires Limited, 550 Kaikorai Valley Road, Dunedin 9011**Street address/registered office:****Mobile:** 021 262 3943**Landline:****Email address:** mark@totalrealty.co.nz**First point of contact for communications with the building consent authority:** As above**Building work****The following building work is authorised by this building consent:**

Remove Woodburner and Install Free Standing Champion Ena Plus Pellet Fire in Dwelling.

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.

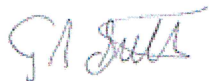
Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

Record of required site inspections (section 90(2) of the Building Act 2004)



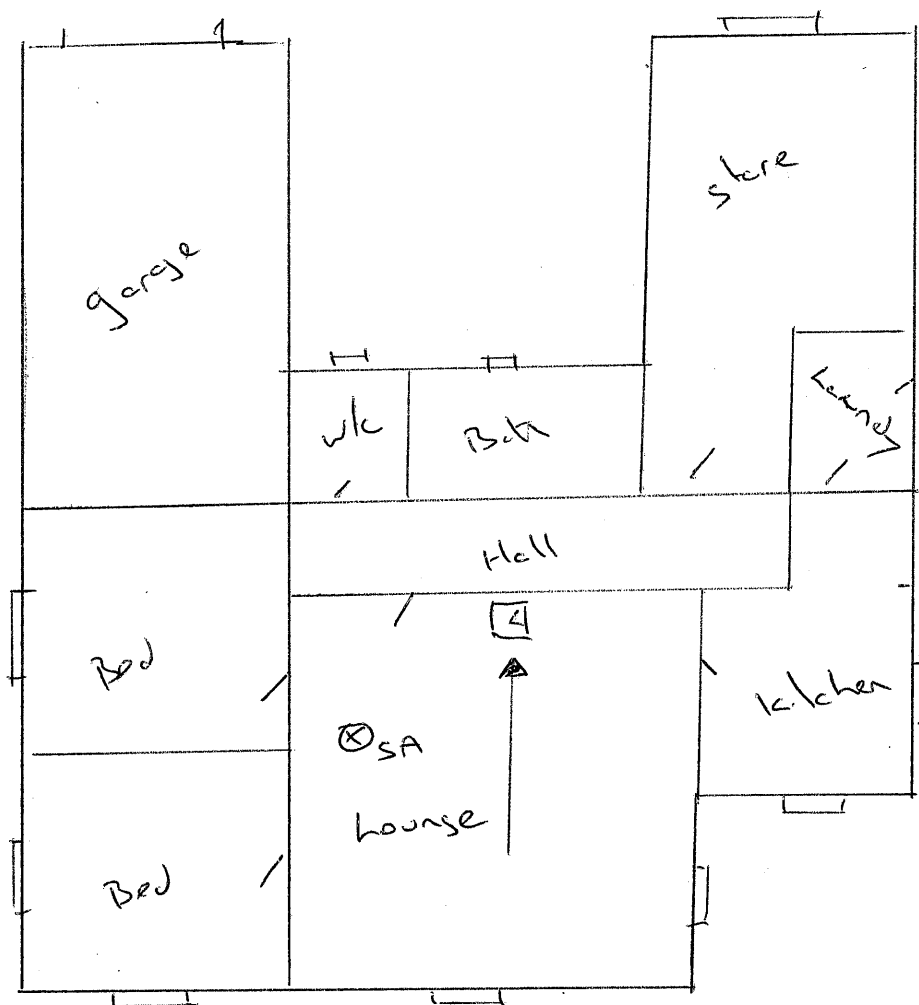
Grant Sutton

Authorised Officer**On behalf of Dunedin City Council**

Date: 31 May 2021

6 Swansea Street

LOT 1 BLK IV DP 279



⊗ SA
- Smoke Alarm

scope of work ↑

- ° Remove existing wood fire &
Install Champion Eco Pellet Fire
- no wetback

Code Compliance Certificate Form 7
Section 95, Building Act 2004

M C Ford and C L Ford
C/O D N G Ventures Ltd T/A Versatile Dunedin
PO Box 13097
Green Island
Dunedin 9052

The building

Street address of building: 6 Swansea Street Middlemarch

Legal description of land where building is located: LOT 1 BLK IV DP 279

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

Current, lawfully established, use: Housing

Number of occupants: 2

Year first constructed: 2022

The owner

Name of owner: M C Ford and C L Ford

Contact person: M C Ford and C L Ford

Mailing address: C/O D N G Ventures Ltd T/A Versatile Dunedin, PO Box 13097, Green Island, Dunedin 9052

Street address/registered office:

Mobile: 021 262 3943

Landline:

Email address: mark@totalrealty.co.nz

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

Building work

Building Consent Number:

ABA-2021-2408 Erect Dwelling, Install Riko Filo Pellet Fire, Sprinkler System and Water Tanks

This CCC also applies to the following amended consents:

ABA-2022-1548 - Amendment - Add Pump House

Issued by: Dunedin City Council

Code Compliance

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

- (a) The building work complies with the building consent



Team Leader Inspections
On behalf of Dunedin City Council

Date: 17 September 2023

BUILDING CONSENT - ABA-2021-2408

(Section 51, Building Act 2004)

Form 5

The building

Street address of building: 6 Swansea Street Middlemarch

Legal description of land where building is located: LOT 1 BLK IV DP 279

Building Name: n/a

Location of building within site/block number: n/a

Level/unit Number: n/a

The owner

Name of owner: M C Ford and C L Ford

Contact person: M C Ford and C L Ford

Mailing address: C/O D N G Ventures Ltd T/A Versatile Dunedin, PO Box 13097, Green Island, Dunedin 9052

Street address/registered office:

Mobile: 021 262 3943

Landline:

Email address: mark@totalrealty.co.nz

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

Building work

The following building work is authorised by this building consent:

Erect Dwelling, Install Riko Filo Pellet Fire, Sprinkler System and Water Tanks.

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.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

Record of required site inspections (section 90(2) of the Building Act 2004)

Project Consideration PCON-2021-694

Development Contribution Notice



Grant Sutton

Authorised Officer

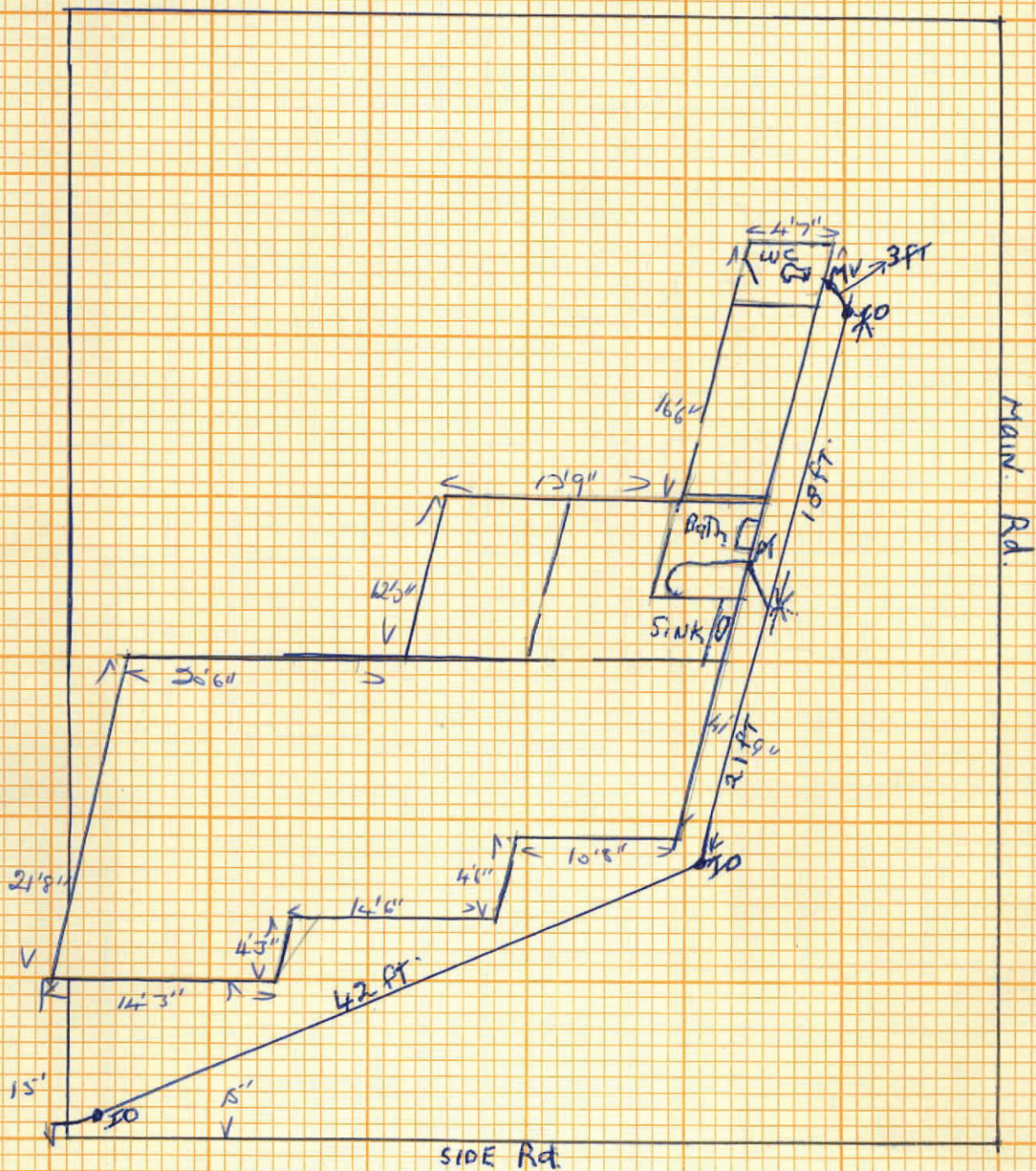
On behalf of Dunedin City Council

Date: 25 November 2021



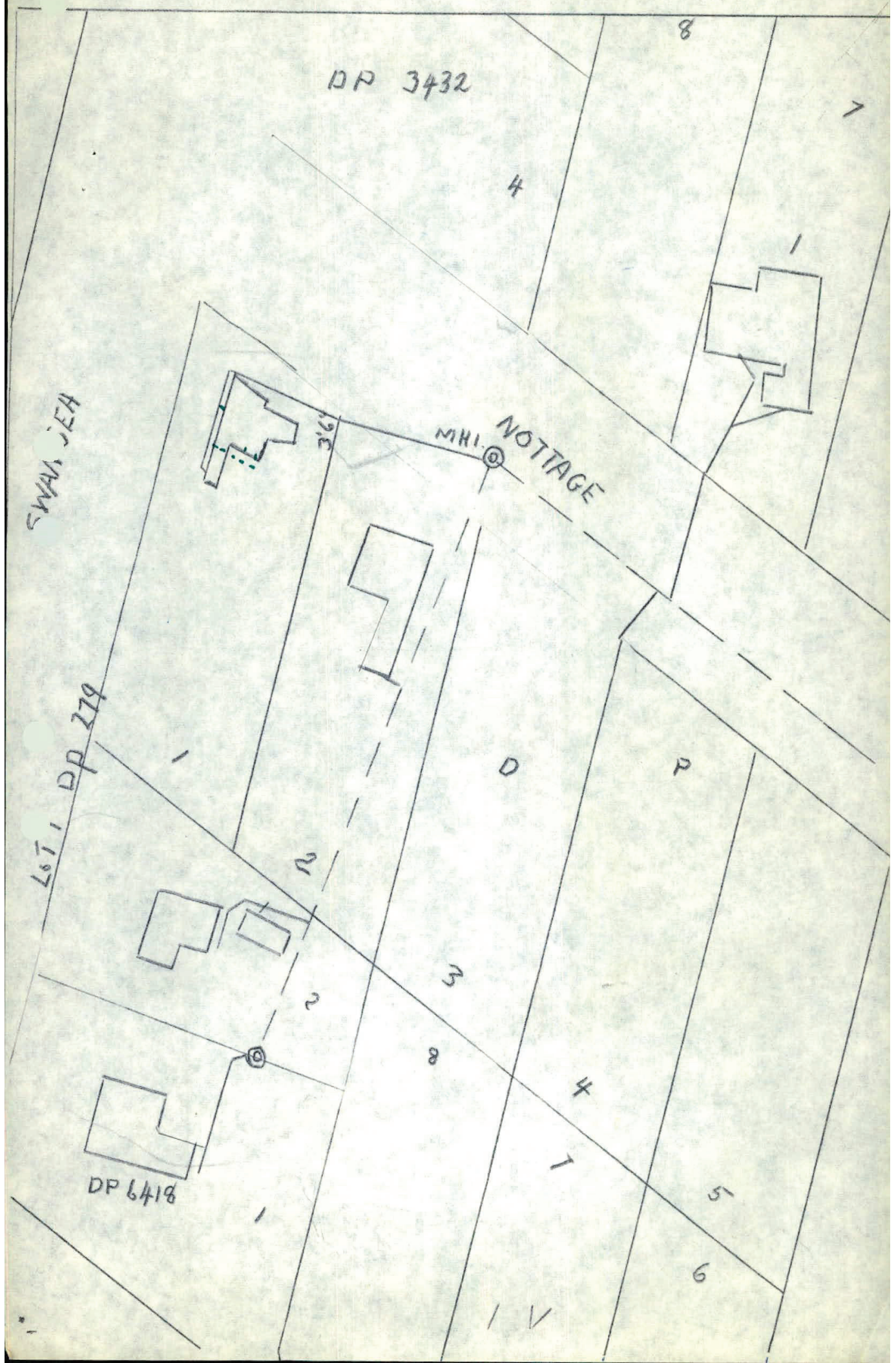
INVICTA SECTIONAL PAPER - TENTHS

COPY OF PRIVATE DRAINAGE PLAN



OWNER. McMaster
ADDRESS. Middlemarch
PLUMBER DRAINER. D. Ritchie

COPY OF PRIVATE DRAINAGE PLAN



New Build for:
Mark Ford and Christine Ford
At: 6 Swansea Street, Middlemarch 9597
LOT 1 BLK IV DP 279

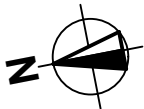
Job Number: 21076
Revision: -

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201	Floor Plan
301	Elevations
401	Foundation Plan
402	Mitek 12kN pile fixing
403	Plumbing and Drainage Plan
404	Gas Installation
405	Framing Plan
406	Mitek StudLok Fixing
407	Mitek Lintel Fixing
408	Insulation and Ventilation
409	Roof Framing Plan
410	Mitek Roof Bracing
411	Verandah Beam Connection
412	Purlin Spacings and Fixings
413	Roof Covering Plan
414	Bracing Plan
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605	James Hardie Details
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805	Truss Design
806	Truss Design
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810	Mastercraft Kitchens
811	Mastercraft Kitchens
812	Mastercraft Kitchens
813	Mastercraft Kitchens
814	Mastercraft Kitchens





DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development is permitted under the District Plan

Signed: ctriddle
Date: 17/11/2021

DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA - 2021 - 2408

DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance
with the NZ Building Code.
To be retained on works and produced on request.

Date: 16/11/2021 Building: tdenley

Date: 16/11/2021 Plumbing: rcurrie

NOTES:

Site information:

Legal description:
LOT 1 BLK IV DP 279
Site area: 926m²
Property location:
6 Swansea Street, Middlemarch 9597

Building:

Existing dwelling area: 73.71m²
Proposed dwelling area: 134.26m²

Total site coverage:

207.97m²
22.50%

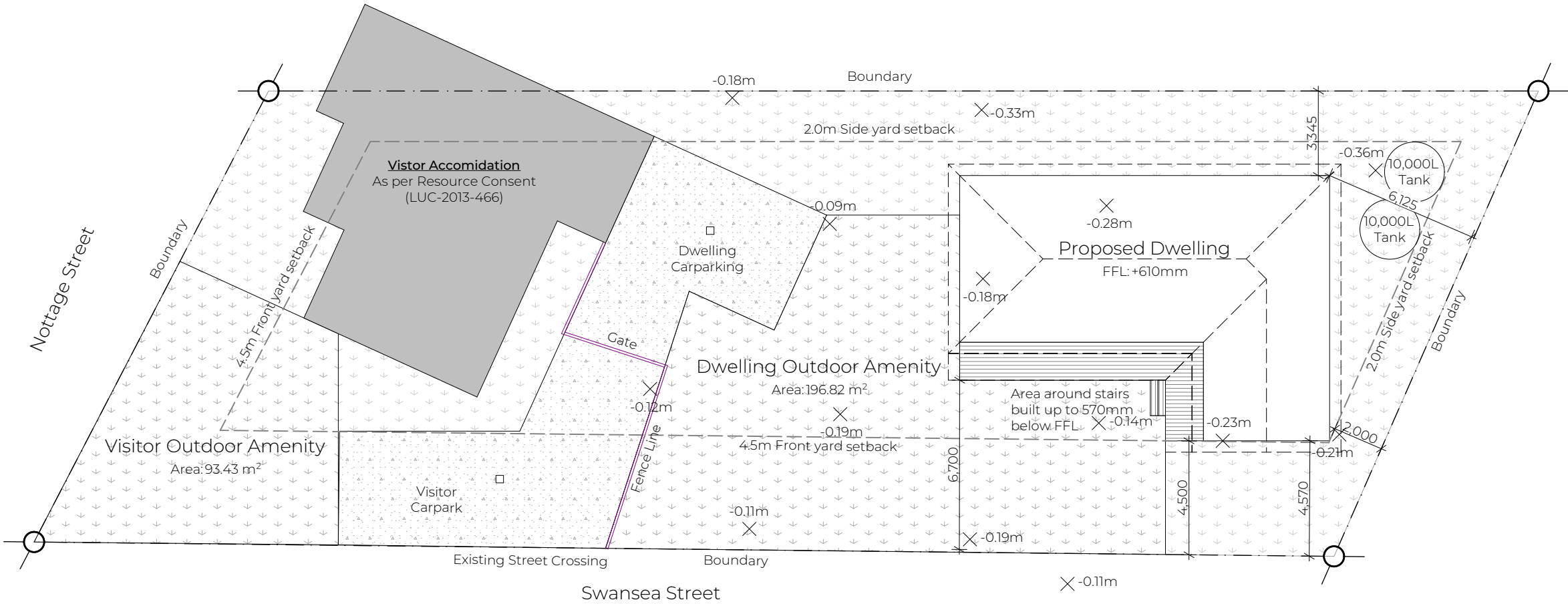
Site specifications:

Wind zone: High
Exposure zone: B
Earthquake zone: 1
Snow load: N5
Zoning: Township and Settlement

Site Notes as per Otago Natural Hazards:

Fan Landform: River Terrace
Liquefaction Awareness Zone: A Domain
Low to None
Ground Classification: D - Deep to soft soil

The Copyright of these plans shall remain with Spanbild New Zealand Limited.
Spanbild New Zealand Limited accepts no responsibility for any work undertaken that is not in strictly accordance with these drawings.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Spanbild New Zealand Limited of any discrepancies or errors.



Vegetation Buffer:
Protect vegetation/grass areas by management fences (sediment fence netting)

Manager Litter and Waste:
- Provide contained area for waste management.
- Roof Downpipes are to be connected to the installed storm water drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from the building area but not into neighbouring properties.

Service Trenching:
- Minimise trenching and amount of time that the trench is open.

Maintain and Decommission:
- Foreman to ensure the Sediment Control Fences are maintained and decommissioned.

Waste Management Guidelines:
- Put up a clear sign informing the workers about waste reduction plan.
- Allocate an area on the site for all bins, a bin for each recycle, reuse, and disposal destination. Clearly label each bin by what it is intended to store.
- Different waste types occur at different times of the project, such as foundation, framing, cladding and fitout times. So plan your waste separation around this.
- Arrange for materials to arrive as needed and protect them to avoid damage.
- Reuse off-cuts and other 'waste' as much as you can on the job, or make them available for others to use.
- Let the Site Manager know if you expect a large amount of a particular waste, so that a reuse or recycling option can be found.
- Handle and dispose of all hazardous materials in accordance with National and Local Regulations.
- The waste skip is only for materials that cannot be reused or recycled, and should be used as a last resort.

Site Safety:
- The three internal boundaries will be fenced with 1.8m timber paneling fence.
- Front road boundary to have Temporary site fence to be constructed with galvanised chainlink netting having a maximum sized grid of 50mm x 50mm. Post spacing shall be a maximum of 2.5m, and the gap between the bottom of the fence and the ground no greater than 100mm.
- Scaffolding will be erected to all roof areas and fall hazard areas as required.

F5.3.3:
- Where a construction or demolition site contains any hazards which might be expected to attract the unauthorised access of children, the hazard shall be enclosed to restrict access to children.

Erosion and Sediment Control:
- Pre Construction planning: Project manager to oversee commissioning of sediment control on site.
- All weather access: Stabilised access and parking areas with gravel. Control water at the top of the site.
- Manage within sediment control zones: surplus soil/gravel or stockpile to be contained behind sediment fences.
- Rubble pad to be created at point of entry and exit on site (Removed on completion of formed driveway)
- Rubble pad to be created in accordance with guidelines provided by the local Council and Maintained in good condition through out it's period of use.
- Sediment Control: Sediment Fence netting to be laid to street and/or areas where run off could occur.

REV	DESCRIPTION	BY	DATE
	Building Consent	ST	8/10/2021
STATUS:		Building Consent	

Versatile

Building Better

584 KAIKORAI VALLEY ROAD
KENMURE 9011
PH: 0800 837 728
email: vanessa@versatile.co.nz
www.versatile.co.nz

CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street Middlemarch Otago 9597			
TITLE: Site Plan			
SCALE AT A3: 1:200	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 101	REVISION: -	

NOTES:

Positions in Terms of NZGD2000 Observation Point.
All levels are in terms of NZVD2016.
Level Origin is BP 19 SO 495264 RL=203.38m.
Level obtained from LINZ Online Database Sept 2021.
Boundaries shown RED are Survey Accurate.
Not all Surveyed points shown on plan for clarity.

LEGEND:

- Boundary
- Top Kerb
- Driveway
- Fence
- Crown road
- Building
- Major Contours 0.5m
- Minor Contours 0.1m



NOTTAGE STREET

#4 Nottage Street

#6 Swansea Street
Lot 1 Block IV DP 279
RT:OT210/67

#4 Swansea Street

SWANSEA STREET
SH 87

203.0

126° 57' - 20.12m

13° 13' 35" - 50.29m

13° 13' 35" - 50.29m

126° 57' - 20.12m



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DUNEDIN:
229 Moray Place,
PO Box 5933,
Dunedin 9058.
T 03 477 3245
F 03 474 0484
E dunedin@ppgroup.co.nz

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

Client Location:
Mark Ford
6 Swansea Street
Lot 1 Block IV DP 279

Purpose/Drawing Title:
Site Survey

Surveyed by:	ARH	Original Size:	Scale:
Designed by:	N/A		1:200
Drawn by:	ARH		A3
Checked by:	ARH	DO NOT SCALE	
Approved by:	ARH	Revision No:	1
Job Ref:	D17938	Sheet No:	1
		Date Created:	15/09/2021

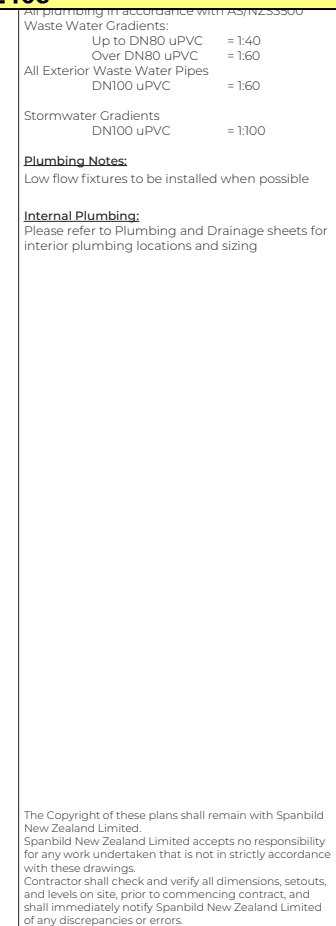
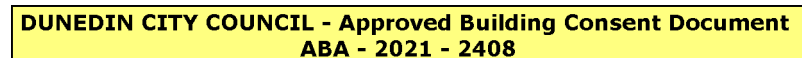


RL DATUM 0.0m
(Centre of Road)

Site Plan
Scale 1:200

NOTE:
• THE DRAWINGS AND DESIGN CONTAINED HEREIN REMAIN THE PROPERTY OF 'STRUCTURAL ENGINEERING DESIGN SOLUTIONS' AND ARE NOT TO BE REPRODUCED WITHOUT PERMISSION.

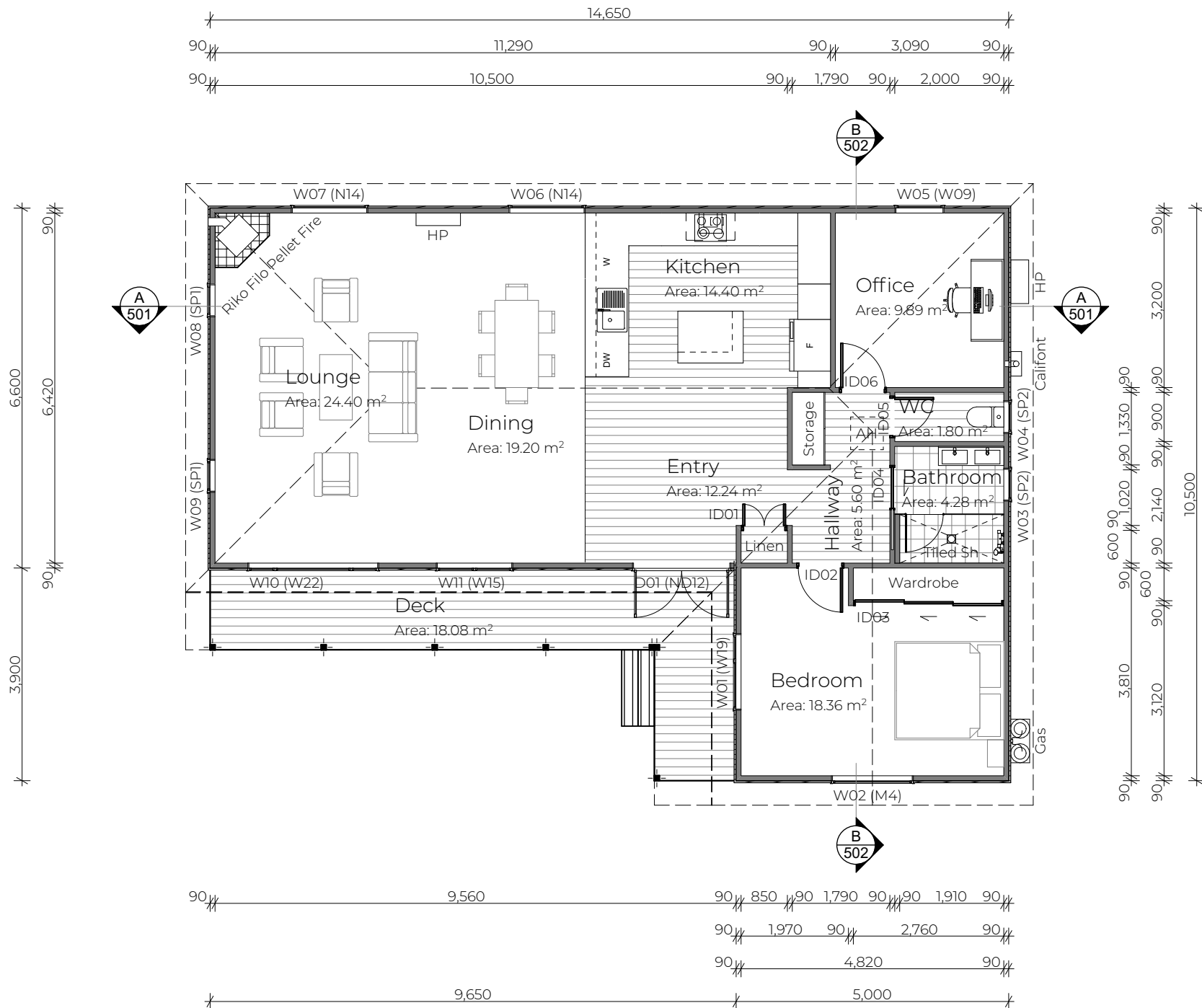
REV:	DESCRIPTION:	BY:	DATE:
S STRUCTURAL ENGINEERING DESIGN SOLUTIONS ADDRESS: Level 10 John Wickliffe House 265 Princes Street, Dunedin POST: 23 Hereweka Street Portobello, Dunedin 9014 PHONE: +64 3 390 7337 WEB: www.seds.co.nz			
CLIENT: Versatile Homes & Buildings		NORTH: 	
PROJECT: PROPOSED NEW DWELLNG 6 Swansea Street, Middlemarch		DESIGNED: -	
		DRAWN: KMM	
		CHECKED: LMcG	
DRAWING TITLE: Site Levels		DATE: SEP 2021	
		SCALE AT A3: 1:200	
PROJECT NO: J2136		DRAWING NO: S01	
		ISSUE: -	



STATUS:	Building Consent
---------	------------------

SITE: **6 Swansea Street**
Middlemarch
Otago 9597

TITLE: Drainage Plan			
SCALE AT A3: 1:200	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 104	REVISION: -	



General Notes:
Stud Height: 2570mm over top plate (2605mm over ceiling plate)

Glazing:
- Install glazing in accordance with NZS 4223.
- All glazing within 2000mm of FFL in wet areas, & all shower screens/doors, shall be grade a safety glass in accordance with NZS 4223.3

Internal joinery:
- Door panels shall be standard 1980mm high, unless specifically noted otherwise, door sizes on door and window schedule.
- Door handles to be centred 900mm FFL unless otherwise shown.
- 60x12mm single bevel architraves.

Floor Surfaces:
All floor surfaces on accessible routes and any vinyl surface shall comply with NZBC clause D1, section 2.1, such that they shall have a coefficient of friction, of not less than 0.4 when tested in accordance with AS/NZS3661.1.

Floor Covering Legend:

	Vinyl Flooring
	Carpet Flooring
	Tile Flooring

External Stair Notes:
Stairs to have equal risers and treads, risers to be 190mm max, treads to be 280mm min. Stairs to have Resene Uracly anti-slip coating

Door and Window Numbers:
Door and window numbers in brackets relate to E13 Windows Ltd referencing

The Copyright of these plans shall remain with Spanbild New Zealand Limited.
Spanbild New Zealand Limited accepts no responsibility for any work undertaken that is not in strictly accordance with these drawings.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Spanbild New Zealand Limited of any discrepancies or errors.

REV	DESCRIPTION	BY	DATE
	Building Consent	ST	8/10/2021
STATUS:		Building Consent	

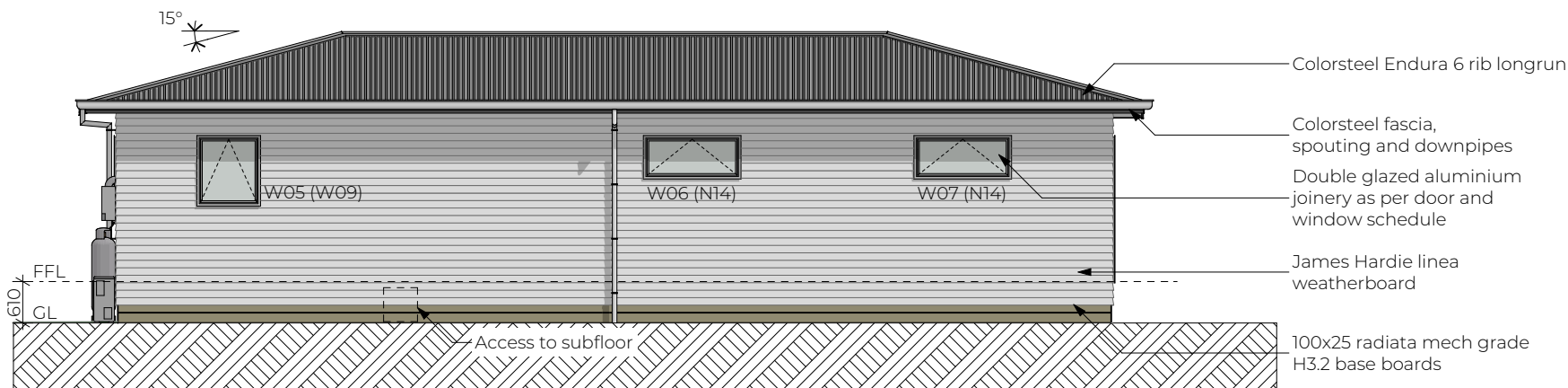
584 KAIKORAI VALLEY ROAD
KENMURE 9011
PH: 0800 837 728
email: vanessa@versatile.co.nz
www.versatile.co.nz

CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street Middlemarch Otago 9597			
TITLE: Floor Plan			
SCALE AT A3: 1:100	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 201	REVISION: -	



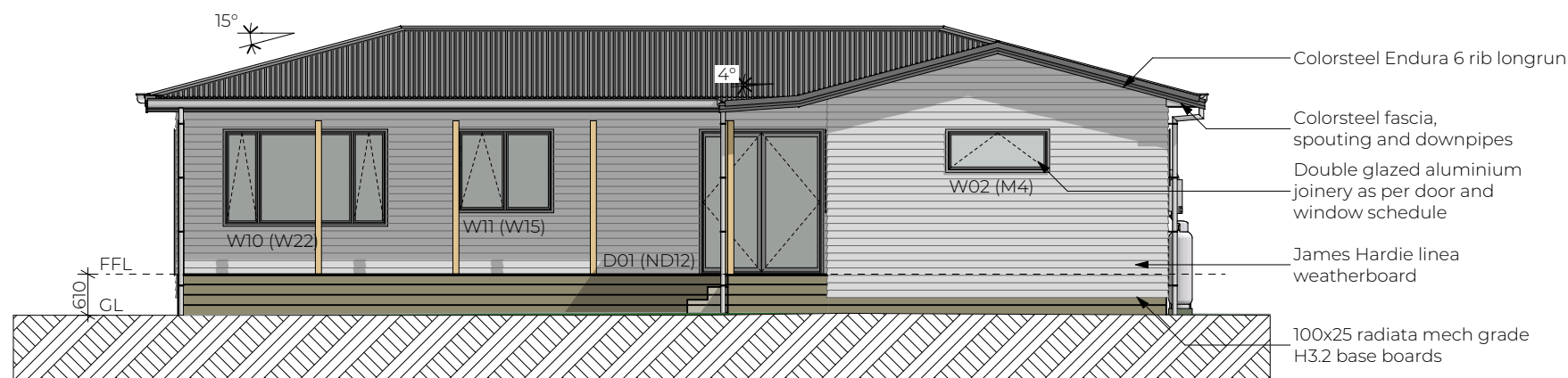
North Elevation 1:100



East Elevation 1:100



South Elevation 1:100



West Elevation 1:100

BUILDING ENVELOPE RISK		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3

Door and Window Numbers:
Door and window numbers in brackets relate to E13 Windows Ltd referencing

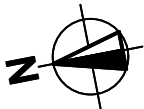
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CLIENT:
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SITE: 6 Swansea Street Middlemarch Otago 9597			
TITLE: Elevations			
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Verandad footing to resist uplift:
Area of Roof supported: worst case: 2.4m²
Wind Zone: High
Footing Volume Required: 0.20m³
Ordinary Pile Volume: 0.9m³

Dwelling Framing:
Piles: 125x125 H5 piles in concrete footing as noted.
Bearers: 2/140x45 H3.2 SG8 timber bearers
Joist: 140x45 H1.2 SG8 timber joist at 600 crs.

Deck Framing:
Piles: 125x125 H5 piles in concrete footing as noted.
Stringer: 140x45 H3.2 SG8 timber stringer as shown
Bearer: 2/140x45 H3.2 SG8 timber bearers
Joist: 140x45 H3.2 SG8 timber joist at 400 crs.

Verandah Post: 100x100 H3.2 post

Pile Footing:
Ordinary pile: 300x300x1000min 20MPa concrete footing with 100min thick concrete base.
Anchor pile (AP): 350x350x1000min 20MPa concrete footing with 100min thick concrete base.

Stringer Fixing:
S.S. 2/M12x200 coach screw at 300crs.

Bearer Fixing:
Bearer to ordinary pile over 300mm from ground:
1 wire dog each side and 2/100x3.75mm skewed nails.
Bearer to anchor pile:
S.S As per Mitek 12kN Pile Fixing

Joist Fixing:
Boundary Joist:
2/90x3.15 power driven nail, or,
2/100x3.75 skewed hand driven nails.
Joist to bearer:
3/90x3.15 skewed power driven nails, or,
3/100x3.75 skewed power driven nails

Verandah Post:
Verandah post to Joist/Bearer:
2/M12 bots50x50x3mm washers

Access / Crawl Space:
Access shall be provided for visual inspection of all subfloor framing members via entry from the exterior of the dwelling into a crawl space not less than 450mm deep to the underside of the floor joists.

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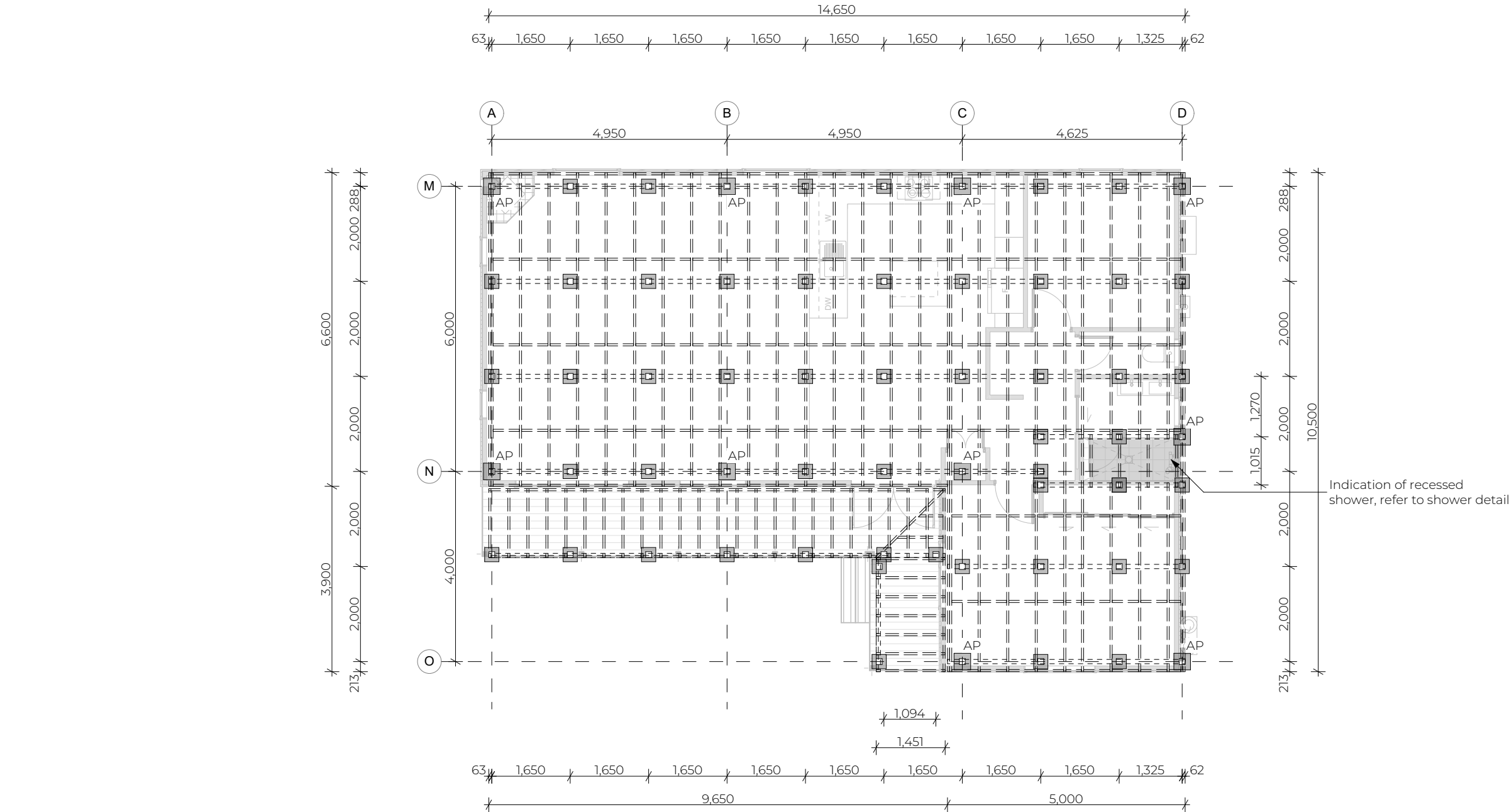
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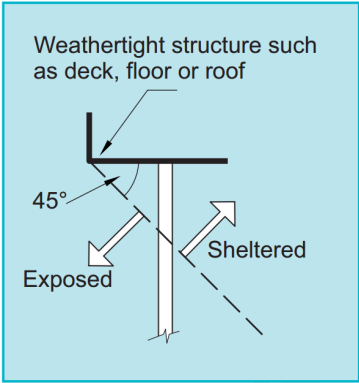
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JOB No: 21076	PAGE No: 401	REVISION: -	



New Flooring:
Internal flooring:
- 19mm Plywood flooring. to be set level with existing dwelling
Decking:
- H3.2 19mm timber decking set level with FFL.

Flooring Fixing
a) Supports at sheet edges
Hand-driven - 60x3.06 ring shanked galv. 150mm centers or 60x2.8 Power-driven - 60 x 2.8 ring shanked galv. at 150mm centers
b) Intermediate supports
Hand-driven - 60x3.06 ring shanked galv. 300mm centers or 60x2.8 at 300mm centers
Power-driven - 60 x 2.8 ring shanked galv. at 300mm centers

Subfloor Ventilation:
100x25 Radiata Merch H3.2 base boards around foundation to be set 25mm min. below bottom of cladding and have 25mm min. ventilation gap between each board.



Structural Fixings in Zone B:
For all structural fixings in Zone B, except fabricated brackets, selection depends on location.
If exposed, or within 600mm of the ground level 304 Stainless Steel is required, but if sheltered, galvanised steel is permitted. Fabricated brackets must be a minimum of 5mm thick so they can be galvanised to the coating weights:
390g/m² for sheltered
600g/m² for exposed
Nail plates within closed enviroments and roof spaces must be continuously coated in galvanised steel.
All fixings into timber treated H3.2 or above to be stainless steel.
NZS3604:2011 Figure 4.3(a) defines sheltered vs exposed.

12kN PILE FIXING

FOR BRACED PILES OR ANCHOR PILES

- The 12kN Pile Fixing must be installed in accordance with this brochure.
- Auckland University Tested Ref. 4613.
- All Subfloor construction must be in accordance with NZS 3604:2011.
- NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer clause 7.1.2.
- Joists deeper than 150mm require solid nogging over braced or anchor pile.

CT160 CLEATS
H.D.G or Stainless Steel (8 per Pile)
3 nails into Bearer and Joist

12kN

12kN

Free Nail Area

2 X 90MM H.D.G or Stainless Steel nails skew driven

2 x H.D.G or Stainless Steel **NAILON PLATES**.
8 nails into Bearer and Pile.

Free Nail Area

2 x 90mm H.D.G or Stainless Steel nails skew driven up into Bearer

100 Typical

SQUARE PILE

Anchor / Brace Pile Shown
(on internal bracing line)

CODE	PRODUCT FINISH OPTIONS
STANDARD PACK 12KN	- All items Hot Dip Galvanised
HIGH CORROSION PACK 12KNH	- All items Stainless Steel

The diagram illustrates the installation of a 12kN pile fixing. It shows a square pile being connected to a horizontal beam (likely a joist or bearer) using CT160 cleats and nailon plates. Two 12kN load arrows are shown acting on the pile. Dimensions include 20, 45, 80, and 100 (typical). Labels specify the use of H.D.G or Stainless Steel for cleats and nailon plates, and 90mm H.D.G or Stainless Steel nails. A 'Free Nail Area' is indicated on both the pile and the beam. A table at the bottom right provides product codes and finish options: Standard Pack 12KN (Hot Dip Galvanised) and High Corrosion Pack 12KNH (Stainless Steel).

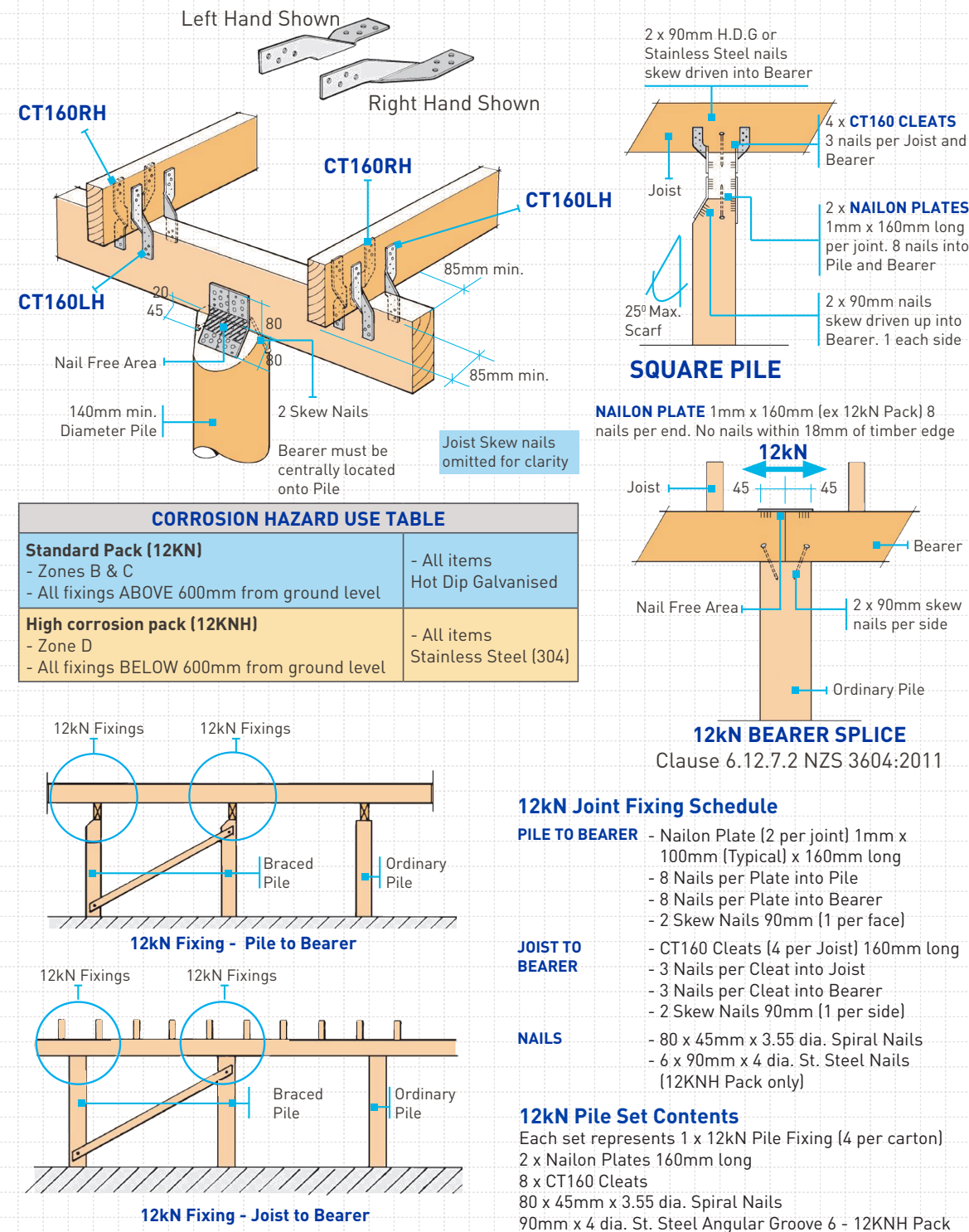
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MiTek®
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Timber Connectors

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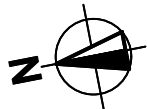
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SITE: **6 Swansea Street**
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Otago 9597

TITLE: Mitek 12kN pile fixing			
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Water Supply and Dishcharge:

Water supply from existing bore and discharge to be council supply. Both services will require connection during construction as shown on Sheet 102.

Joints between fixtures and wall linings:

Where baths, basins, tubs, or sinks abut impervious linings, the joint between fixture and lining shall be sealed to prevent water penetration to concealed spaces or behind linings.

Gas Bottle and Water Heater:

2/1250high x 375Ø (45kg) bottles to be mounted on concrete base and secured with seismic restraints (chains or fixed brackets). Minimum clearance requirements apply in accordance with selected model. Gas fitter to confirm location (location shown in existing and indicative only).

Gas Notes:

- Polybutylene water supply pipes.
- Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0.
- The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

Water Supply Sizing:

Mains Pressure

15mm Dia. Polybutylene pipe to fixture
15mm Dia. Polybutylene piping to tempering valve.

NOTE: All pipes are to be polybutylene and manufactured to the standard set in AS/NZS2642 parts 1, 2 and 3

Water Supply Insulation:

Closed cell foam polymer insulation or fibre glass insulation which is preformed to the shape of the pipe and not less than 13mm thick, is acceptable material for preventing pipes less than or equal to 40mm diameter from freezing. Any insulation materials that absorb moisture shall be protected in a waterproof membrane.

G3/AS1:

1.1.3. Food preparation surface shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.
1.6. Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards and painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

Plumbing and Drainage:

All plumbing in accordance with NZS/AS3500 Foul Water. All pipe sizes are code minimum, where suitable use minimum 65mm pipe from fixture to 100mm main pipe.

Waste Water Gradients:

Up to DN80 uPVC = 1:40
Over DN80 uPVC = 1:60

All Exterior Waste Water Pipes

DN100 uPVC = 1:60

Stormwater Gradients

DN100 uPVC = 1:100

Fixture Unit Rating Trap and Waste

Kitchen:
WM 5 = DN50 trap/DN65 waste
Sink and DW 3 = DN50 trap/DN65 waste

Bathroom:
Shower 2 = DN40 trap/DN65 waste
Basin 1 = DN40 trap/DN65 waste

Bathroom:
WC 4 = DN100 trap/DN100 waste

Total fixture unit rating for **Entire Dwelling = 15**

Key
SH Shower
B Basin
S Sink
WC WC
W Washing Machine
DW Dishwasher

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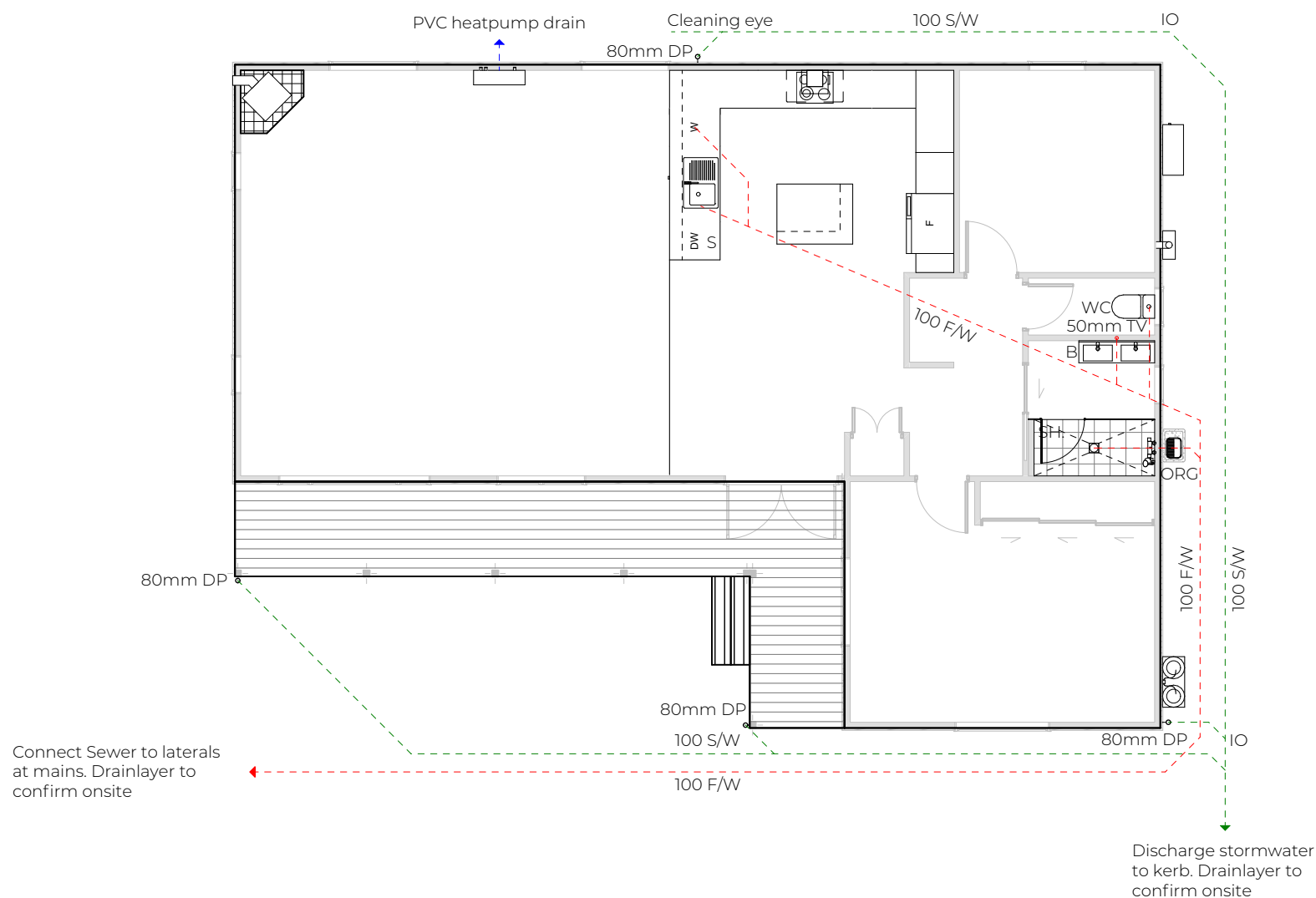
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Mark Ford and Christine Ford

SITE: 6 Swansea Street
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Otago 9597

TITLE:
Plumbing and Drainage Plan

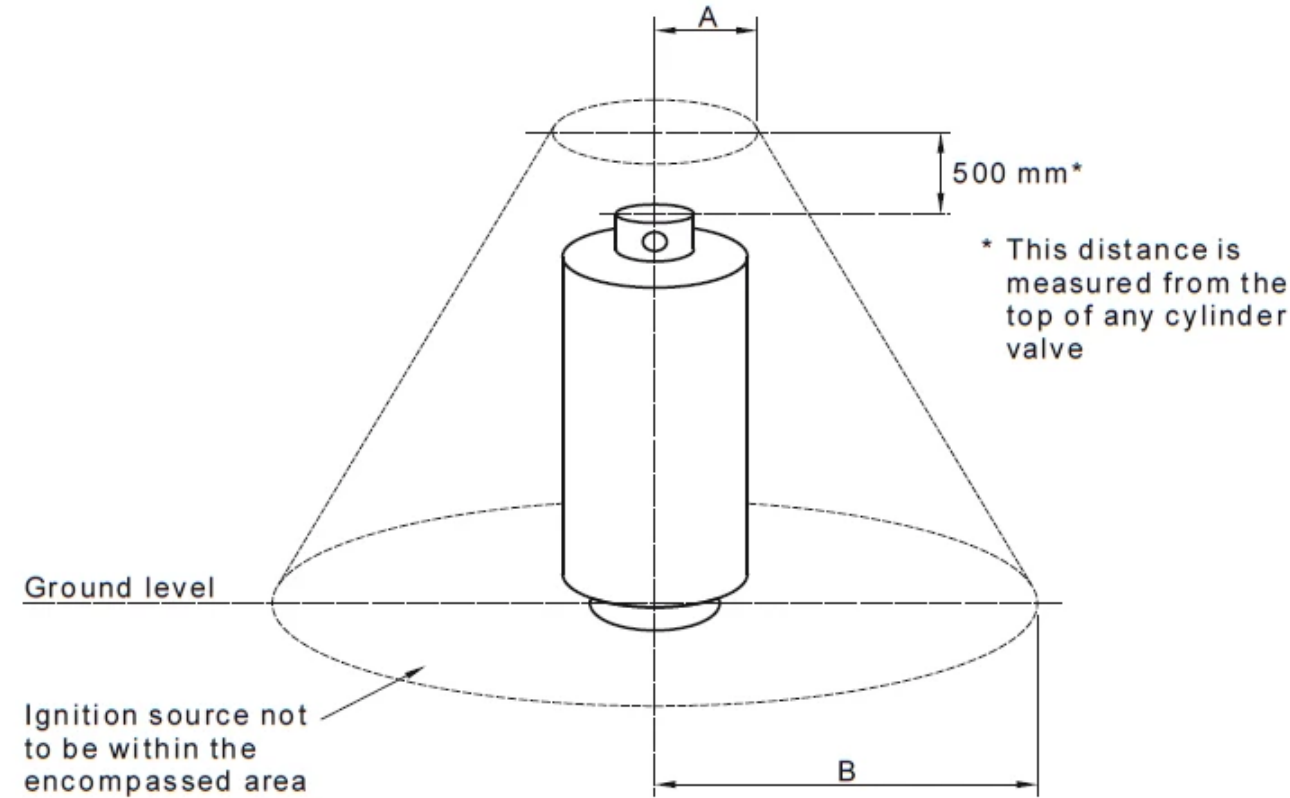
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J5 CLEARANCES AROUND CYLINDERS

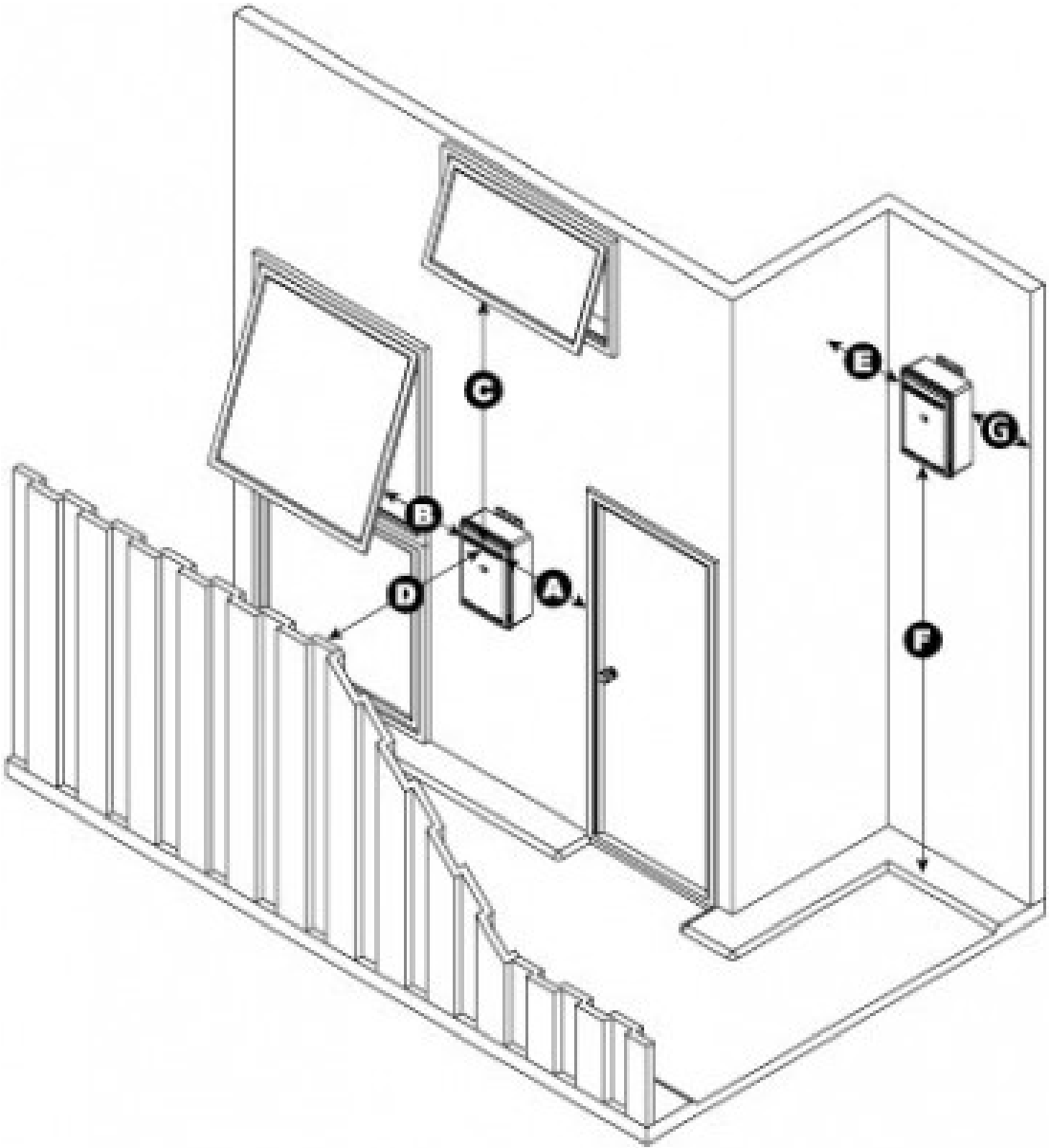
Cylinders should be installed with clearances complying with Figure J3 and Figure J4 and at least one (1) metre from readily ignitable material.

In New Zealand, the separation distances illustrated in Figure J4 are only applicable to installations having a storage capacity up to 100 kg of LP Gas. Above 100 kg storage capacity, the requirements are contained in the Hazardous Substances (Dangerous Goods and Scheduled Toxic Substances) Transfer Notice.



Radius	Exchange cylinder mm	In-situ fill cylinder mm
A	500	1500
B	1500	3500

FIGURE J3 MINIMUM CLEARANCE TO IGNITION SOURCES



Dimension	Infinity VT models Infinity HD200 models Infinity EF models	Infinity HD250 models
A	Min. 300 mm	Min. 500 mm
B	Min. 300 mm	Min. 500 mm
C	Min. 1.5 m	Min. 1.5 m
D	Min. 500 mm	Min. 500 mm
E	Min. 300 mm	Min. 300 mm
F	Min. 300 mm	Min. 300 mm
G	Min. 300 mm	Min. 300 mm

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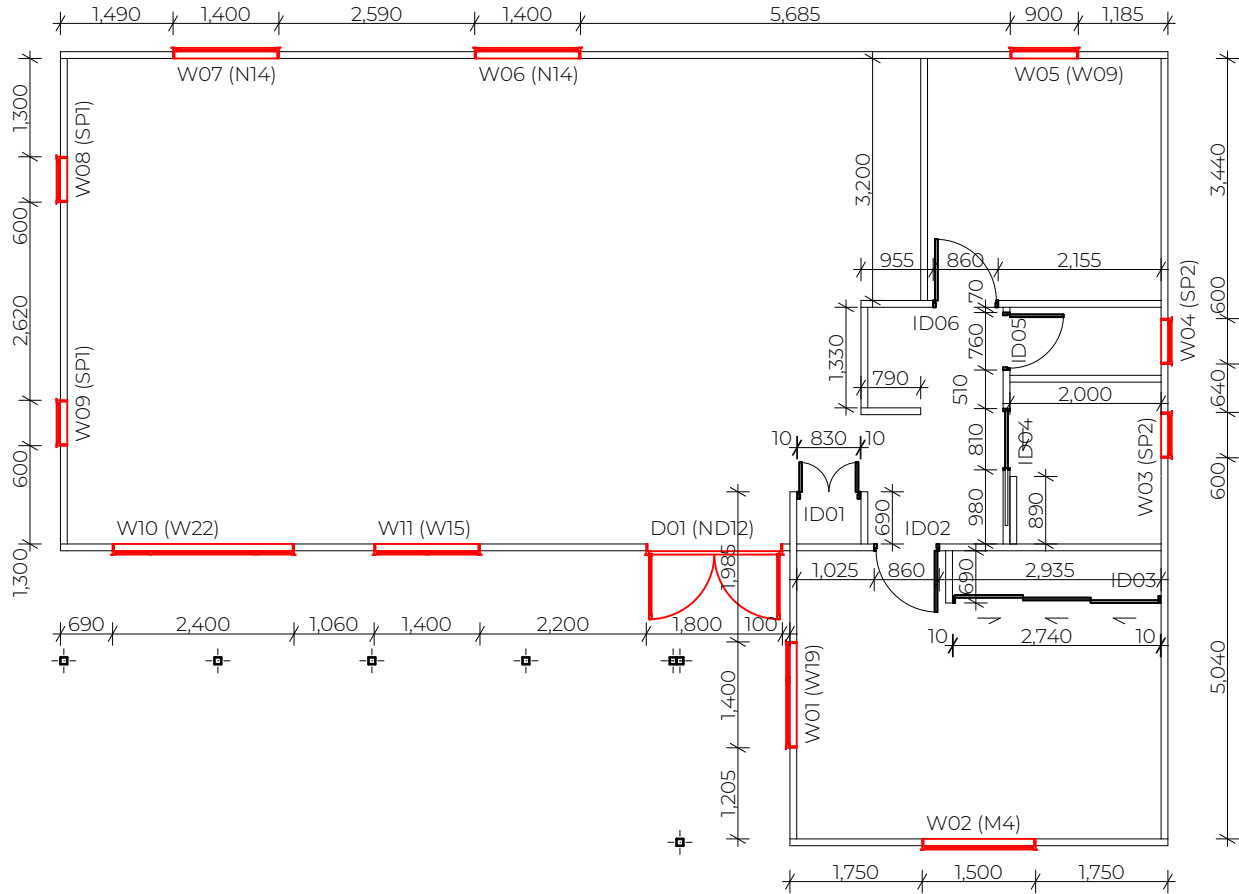
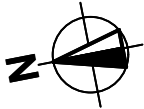
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TITLE:
Gas Installation

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Ceiling Battens:
Rondo Battens as per specification

Internal Lintels Fixing:
Unless specifically noted otherwise all internal openings lintels/head trimmers to be 2/90x45 H1.2 SG8 fixed with 3/90x3.15 power driven end nails. All external opening lintels and fixings to be as per lintel table.

External Lintel Fixing:
Lintel fixing as per Mitek Lintel Fixing sheet.

Sill or Head Trimmer Fixing:
To trimming stud not exceeding 2.4m long:
3/90x3.15 power driven end nails, or,
2/100x3.75 hand driven end nails.

Wall Framing (Internal):
Upto 2.7m Studs: 90x45 H1.2 SG8 timber studs at 400 crs.

Wall Framing (External):
Upto 2.7m studs: 90x45 H1.2 SG8 timber studs at 400 crs.

Dwangs:
Full depth dwangs at 800 crs.

Stud Fixing:
Stud to Plate:
Mitek Studlok Screw as per Mitek Studlok sheet
Stud to Top Plate (Load Bearing Wall):
Mitek Studlok Screw as per Mitek Studlok sheet
Trimming Stud at Opening:
90x3.15 power driven nails at 600 crs, or,
100x3.75 hand driven nails at 600 crs.

Dwangs to Studs:
2/75x3.05 skewed power driven nails, or,
2/75x3.15 skewed hand driven nails

Bottom plate to floor at framing:
External walls and internal wall bracing elements:
3/90x3.15 power-driven nails at 600 crs, or,
2/100x3.75 hand-driven nails at 600 crs.
Internal walls:
90x3.15 power-driven nails at 600 crs, or,
100x3.75 hand-driven nails at 600 crs.

Door and Window Numbers:
Door and window numbers in brackets relate to E13 Windows Ltd referencing

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TITLE:
Framing Plan

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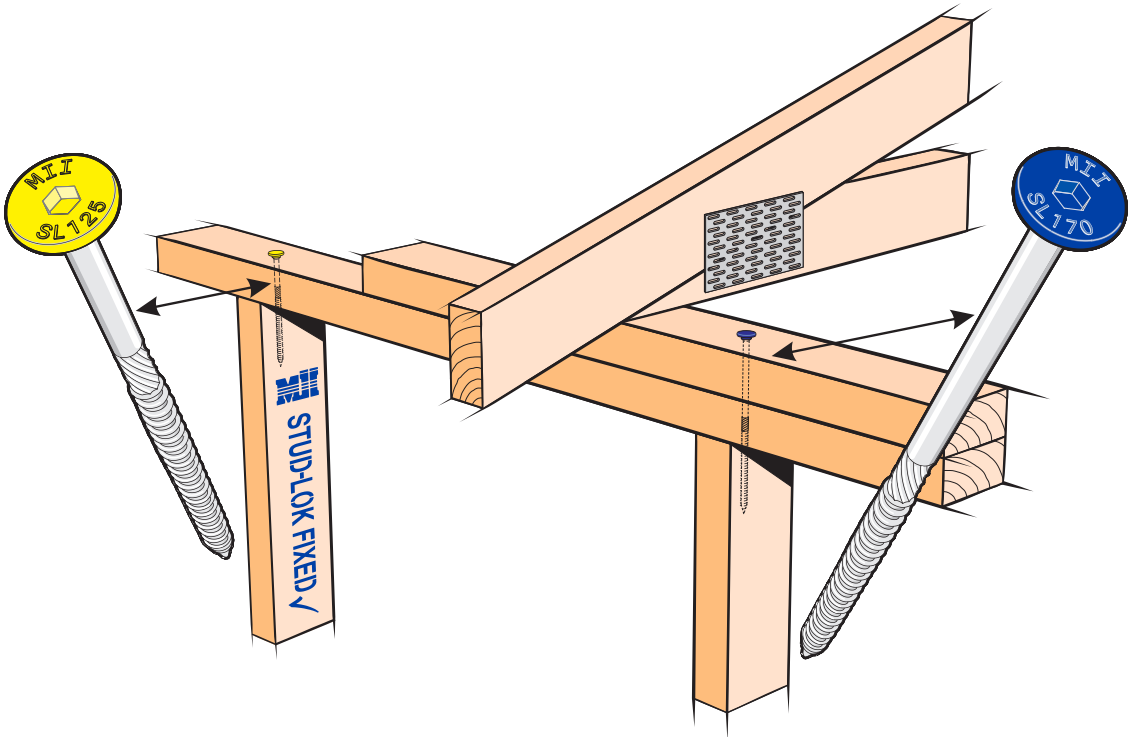
Window/Door Lintels				
ID	W x H Size	Lintel Size	Fixing Type	Sill Trimmer
D01 (ND12)	1,800x2,130	2/140x45	G	n/a
W01 (W19)	1,400x1,200	2/140x45	F	90x45
W02 (M4)	1,500x600	2/140x45	F	90x45
W03 (SP2)	600x800	2/90x45	F	90x45
W04 (SP2)	600x800	2/90x45	F	90x45
W05 (W09)	900x1,000	2/90x45	F	90x45
W06 (N14)	1,400x600	2/140x45	F	90x45
W07 (N14)	1,400x600	2/140x45	F	90x45
W08 (SP1)	600x2,130	2/90x45	F	90x45
W09 (SP1)	600x2,130	2/90x45	F	90x45
W10 (W22)	2,400x1,400	2/190x45	G	90x45
W11 (W15)	1,400x1,200	2/140x45	F	90x45



11/2017

STUD-LOK

Provides a solution for top plate to stud fixings for residential timber frame buildings



- ★ Complies with fixing requirements in Section 8 NZS 3604:2011
- ★ The BOWMAC® STUD-LOK forms an integral part of the MiTek Truss & Frame design and layout
- ★ Available in 2 lengths allowing for connections from stud to single top plate (SL125) and stud to double top plates (SL170)
- ★ Applied in the factory
- ★ Is a completely internal connection avoiding any clashes with wall linings

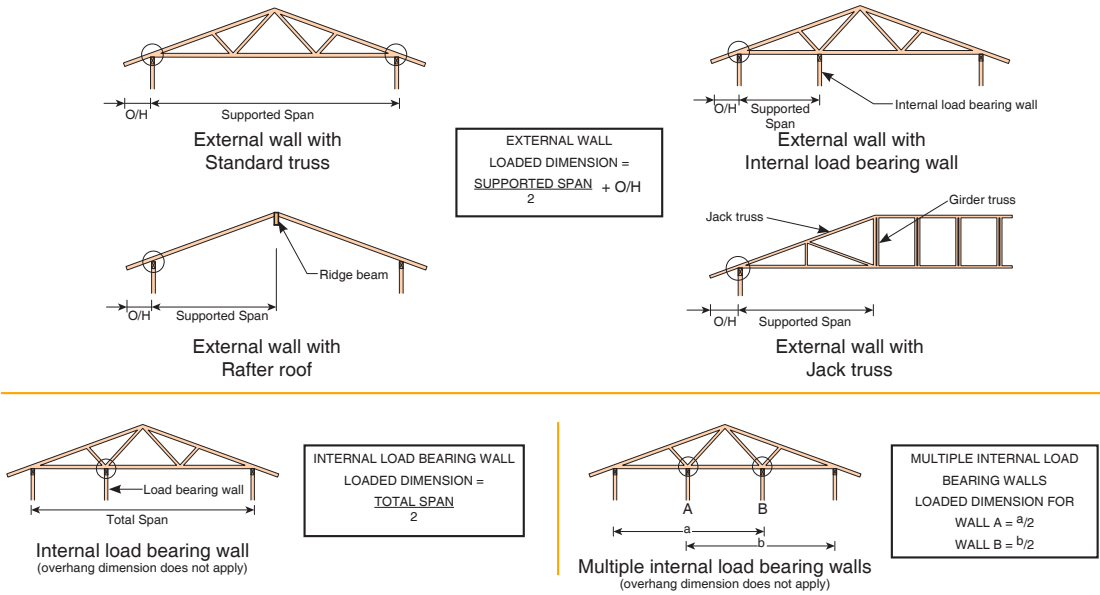
- NOTE:** ★ The STUD-LOK fixing is designed to resist vertical loads only.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ The STUD-LOK connections assume that the correct choice of rafter/truss fixings have been made.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011 and include LVL8 timber grades.



DOUBLE TOP PLATES DEFINITION



LOAD DIMENSION DEFINITION



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

Wind Zones L, M, H, VH, EH as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
4.0	3.0	2.0	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
5.0	3.8	2.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
6.0	4.5	3.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
7.0	5.3	3.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
8.0	6.0	4.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
9.0	6.8	4.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
10.0	7.5	5.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
11.0	8.3	5.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
12.0	9.0	6.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL

2N = 2/ 90mm x 3.15 dia. nails

SL = Single STUD-LOK
plus 2/ 90mm x 3.15 dia. nails

NOTE:
To calculate the number of STUD-LOK fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

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LUMBERLOK® LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

Lintel Span (m)	Loaded Dimension (m)	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		Low	Medium	High	Very High	Extra High	Low	Medium	High	Very High	Extra High
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	G	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
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	5.0	G	H	-	-	-	E	F	H	-	-
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	2.8	F	G	H	H	-	E	F	G	H	H
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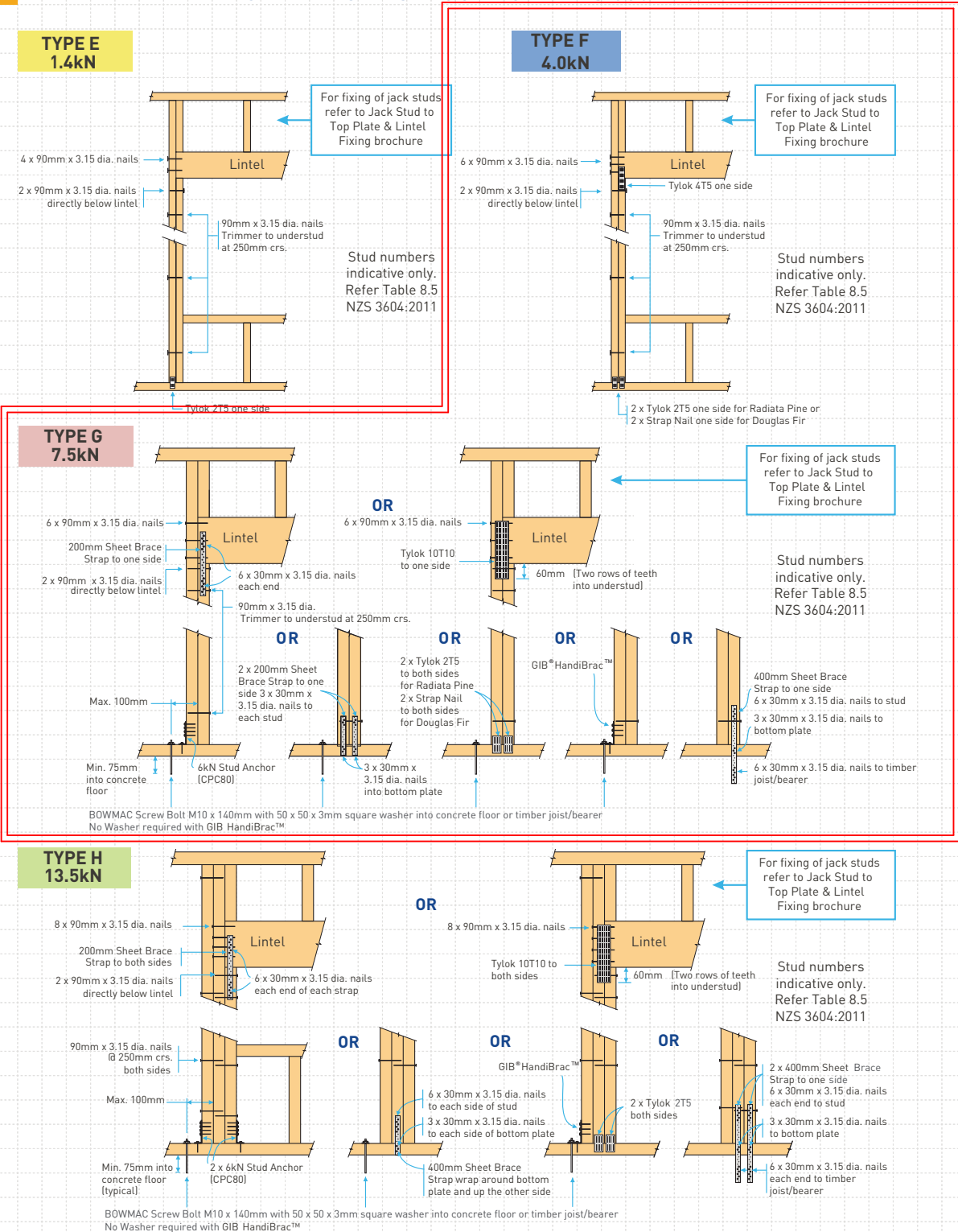
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LUMBERLOK® LINTEL FIXING OPTIONS

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011



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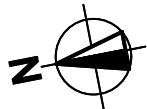
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TITLE: Mitek Lintel Fixing			
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JOB No: 21076	PAGE No: 407	REVISION: -	

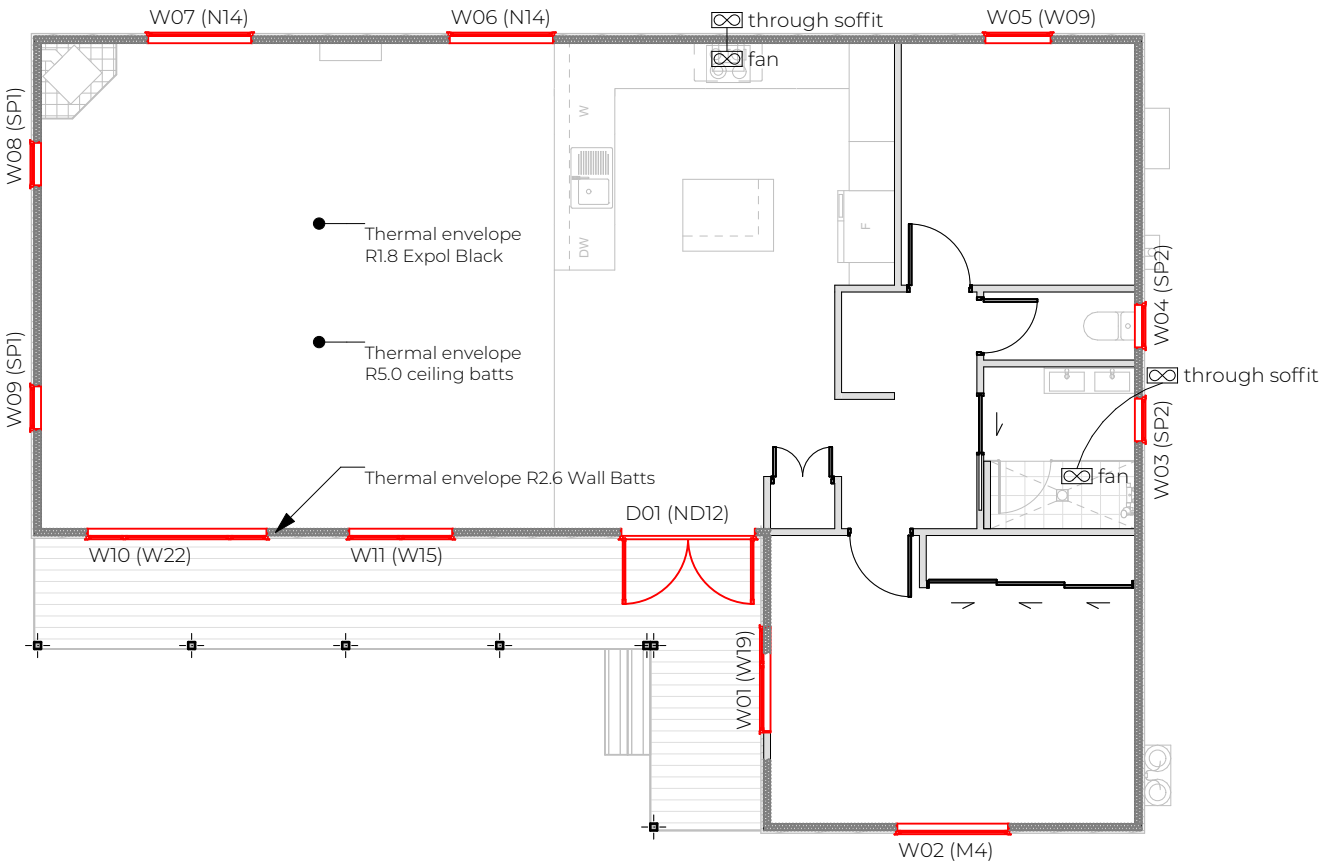


- H1 Calculations:
Schedule method to be used.
1. Climate Zone: 3
 2. Total wall area of East, South and West walls: 105.28m²
 3. Total window area of East, South and West walls: 13.31m² = 12.64% of total wall area
 4. Total wall area for whole dwelling = 129.27m², total window area = 17.55m² = 13.57%

Insulation R Values:

Structure	Insulation R Value
Roof:	R5.0 Batts
Wall:	R2.6 Batts
Underfloor:	R1.8 Expol
Vertical Glazing:	R0.26

Ventilation Calculations:
- Lounge/Dining/Kitchen/Entry (70.24m²)
Opening Areas:
W08 (SP1) (0.84m²)
W09 (SP1) (0.84m²)
W10 (W22) (1.68m²)
W11 (W15) (0.72m²)
D01 (ND12) (3.83m²)
Total: 7.91m² (11.26%) + Mechanical Ventilation
- Office (9.89m²)
Opening Areas:
W05 (W09) (0.90m²)
Total: 0.90m² (9.10%)
- WC (1.80m²)
Opening Areas:
W04 (SP2) (0.48m²)
Total: 0.48m² (26.66%)
- Bathroom (4.28m²)
Opening Areas:
W03 (SP2) (0.48m²)
Total: 0.48m² (11.21%) + Mechanical Ventilation
- Bedroom (18.36m²)
Opening Areas:
W01 (W19) (0.72m²)
W02 (M4) (0.9m²)
Total: 1.62m² (8.82 %)



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Roof Framing 4°:
Rafters: 90x45 H1.2 SG8 timber rafters at 600 crs.
Valley Rafters: 140x45 H1.2 SG8 timber rafter
Flying Rafter: 90x45 H1.2 SG8 flying rafter
Purlins: 90x45 H1.2 SG8
End Spacing: 600 max
Intermediate spacing: 900 crs. max.

Verandah Beam:
2/140x45 H3.2 verandah Beam, fixing as per
Verandah Beam fixing sheet.

Rafter Fixing:
Rafter to top plate/verandah beam:
Fixing strap to rafter with 2/30x3.15mm nails fixed
to side and bottom of top plate and 4/90x3.15mm
nails fixed to rafter
(Alternative Fixing 7.0kN)

Flying Rafter Fixing:
Flying Rafter to Purlin:
3/90x3.15 power driven nails, or,
2/100x3.75 hand driven nails

Purlin Fixing:
Type U: 1/14g self drilling type 17 screw, 100mm
long (alternative fixing 5.5kN)

Blocking for fixing:
2/90x3.15 power driven nails at 400 crs, or,
2/75x3.15 hand driven nails at 400 crs.

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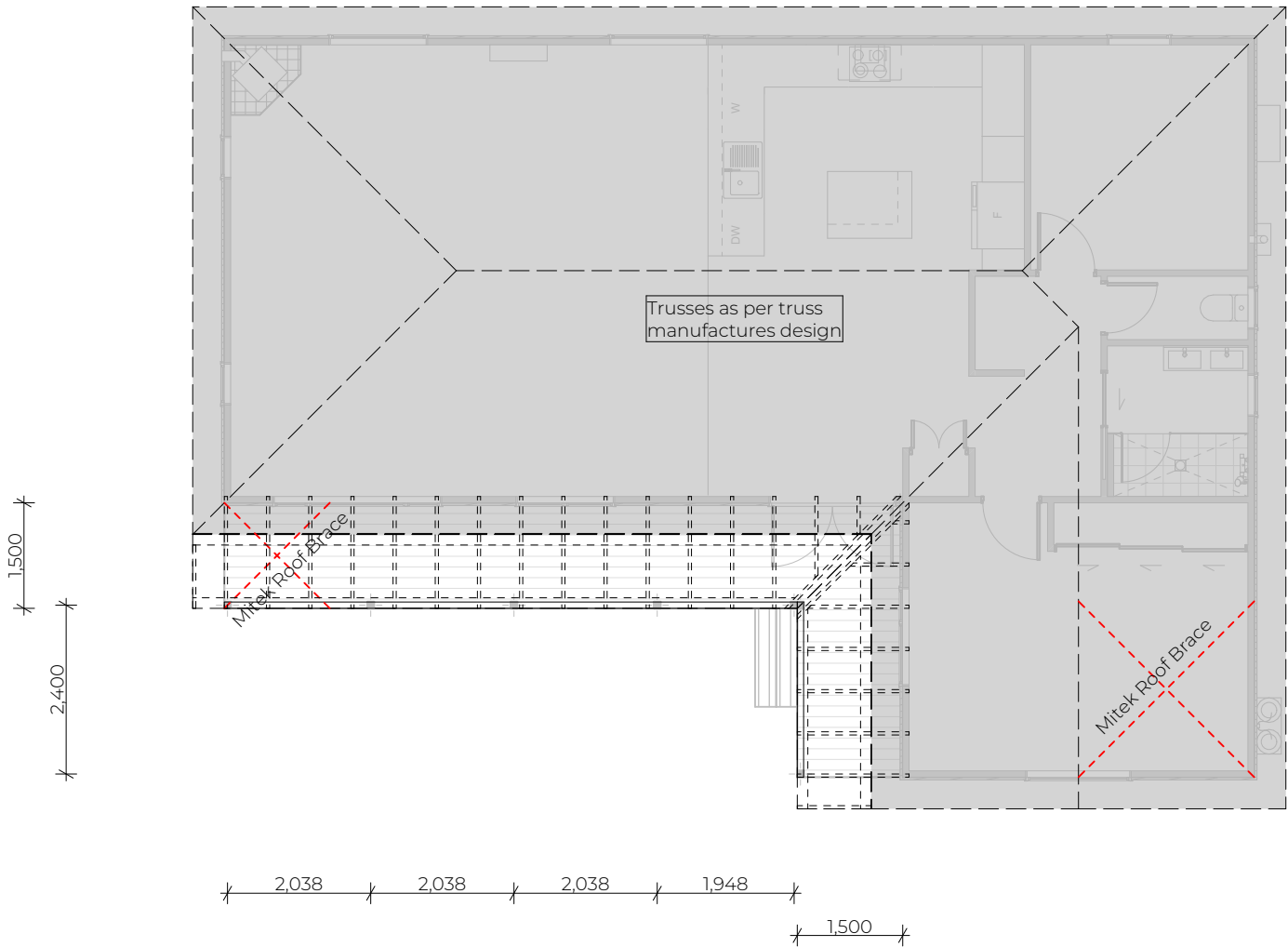
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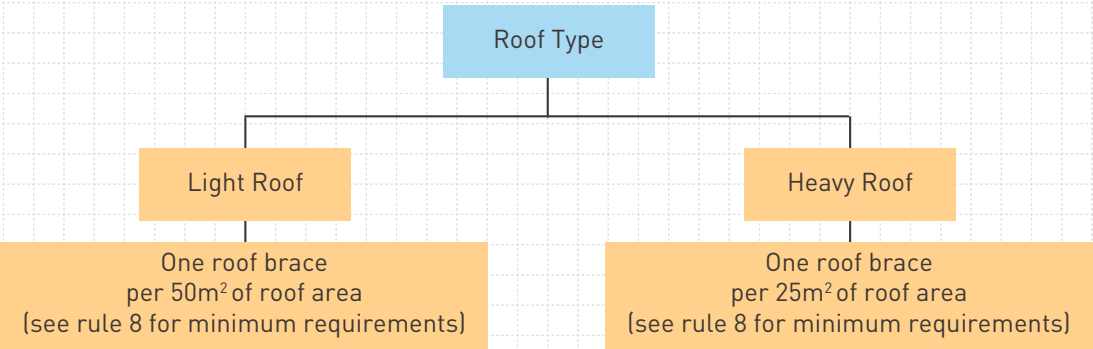


ROOF BRACING SPECIFICATION

AS PER NZS 3604:2011

- Covers roof bracing requirements to resist horizontal loads as set out in Section 10 NZS 3604:2011
- A definitive guide to the description and installation of Roof Plane Braces and Roof Space Braces

Roof Bracing Requirements



Roof Bracing Rules & Definitions

- The bracing described in this brochure covers both framed roofs and fully trussed roofs.
- Roof planes less than 6m² (e.g. dormers & porches) do not require bracing.
- Roof braces can consist of either;
 - i) Roof Plane Brace or
 - ii) Roof Space Brace or combination of the two.
- Roof braces are not required on roofs where sarking is installed as per Clause 10.4.4 NZS 3604:2011 or where a ceiling diaphragm is installed and is attached to the rafters.
- Roof area is the actual plan area of the roof and includes overhangs.
- A hip or valley rafter running continuously from ridge to top plate can be classed as one roof plane brace.
- A pair of crossed LUMBERLOK Strip Brace (preferred for ease of installation) can be classed as one roof plane brace and shall be installed as detailed in this brochure.
- There must be at least one roof plane brace in each roof plane. Each ridge line shall have a minimum of two roof braces.
- Every design effort should be made to distribute the roof braces as evenly as possible over the entire roof area and run alternately in opposite directions.

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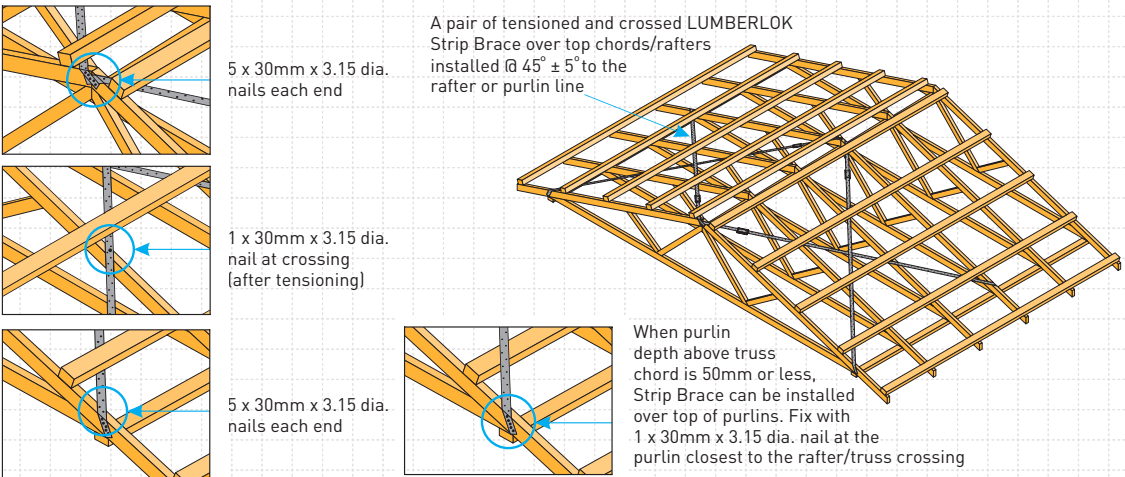
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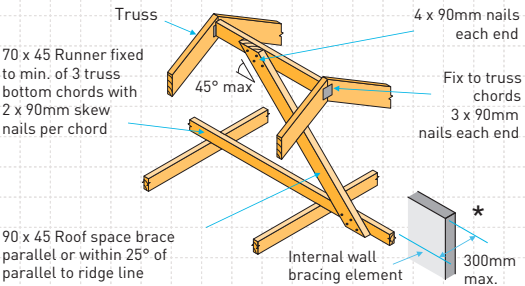
ROOF BRACING SPECIFICATION

Roof Bracing Options i) Roof Plane Brace

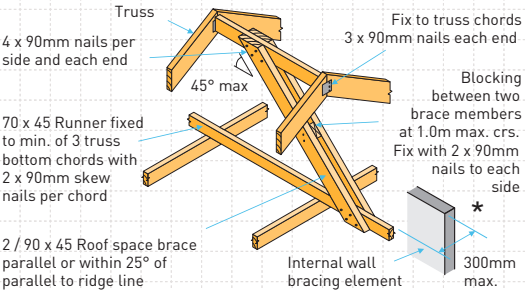


ii) Roof Space Brace

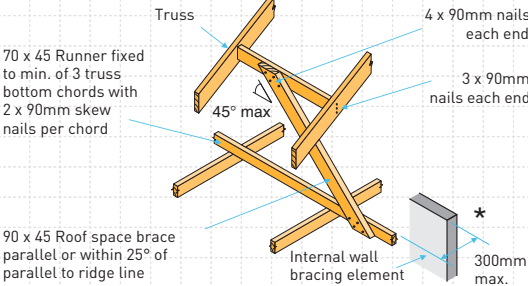
(A) Less than 2m long



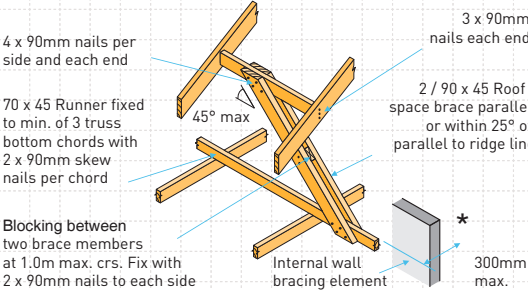
(B) More than 2m long (Max. 4.8m)



(C) Not directly under the ridge - less than 2m long



(D) Not directly under the ridge - more than 2m long



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Otago 9597

TITLE:
Mitek Roof Bracing

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SECTION 9 – POSTS

NZS 3604:2011

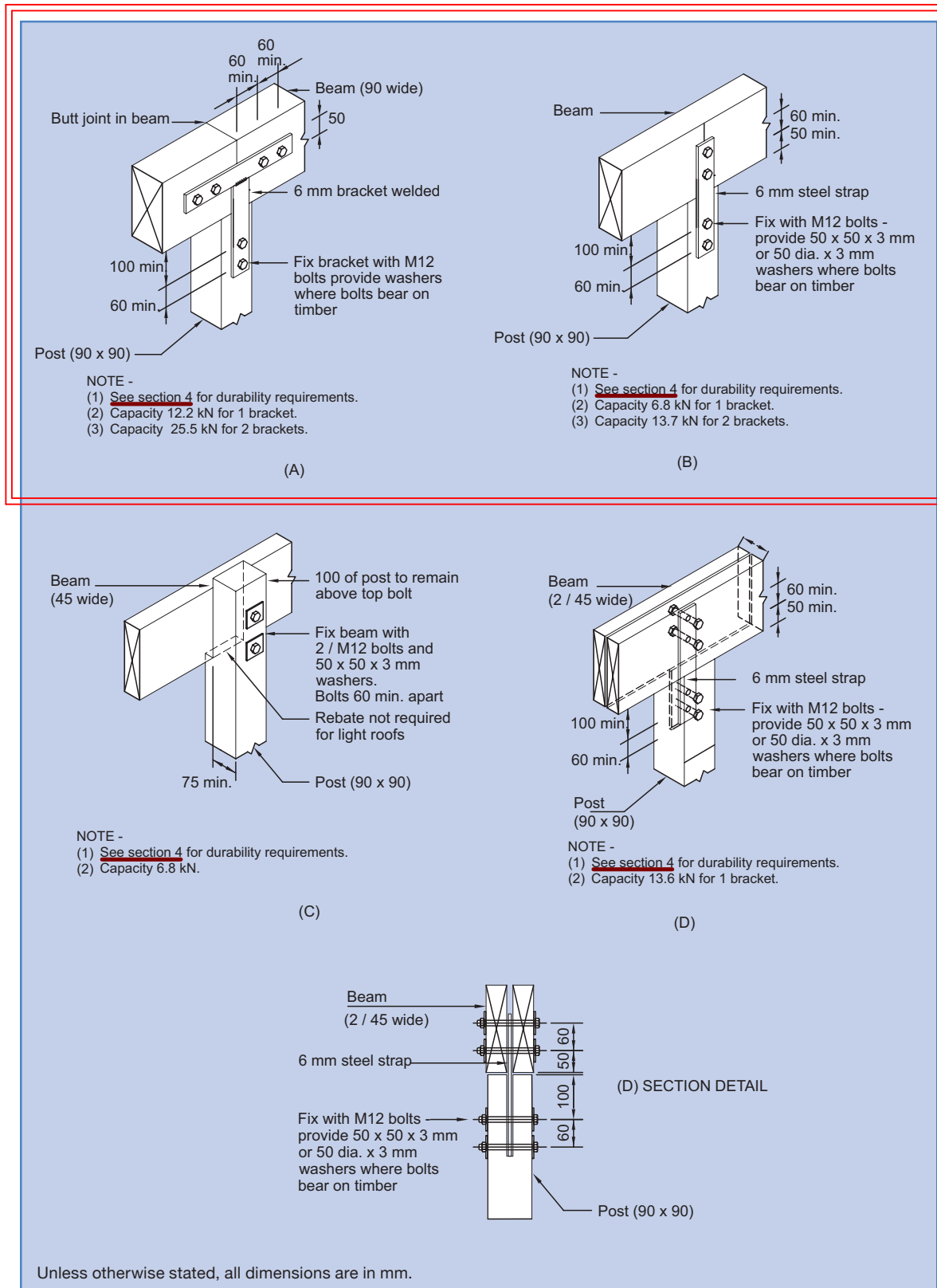


Figure 9.3 – Beam/post connections (see 9.3)

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Otago 9597

TITLE:
Verandah Beam Connection

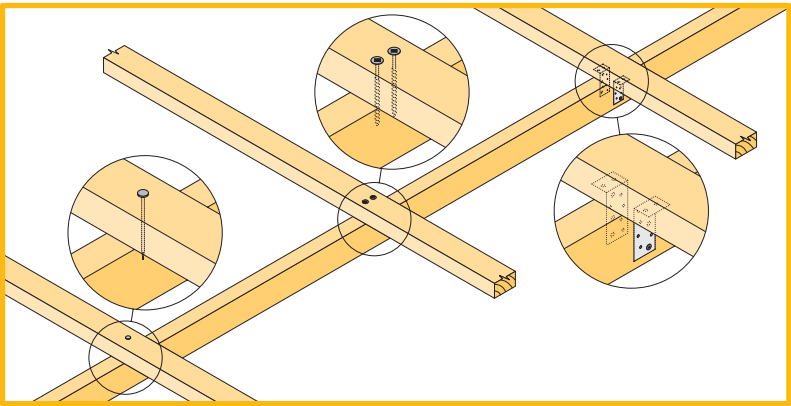
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	09/09/2021	ST	BW
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LUMBERLOK®
PURLIN & BATTEN FIXING CHART
ALTERNATIVE SOLUTION TO
NZS 3604:2011 TABLES 10.10 & 10.12

07/2011

NOTE:

- ★ All purlin and batten sizes are as per NZS 3604:2011.
- ★ All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss.
- ★ The minimum fixing requirements apply to all purlin locations within the roof area.
- ★ The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content.



SELECTION CHART FIXING OPTIONS
(minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	900	C	C	C	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E

Wind Zone:
As per NZS 3604:2011

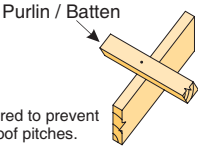
L = Low Wind
M = Medium Wind
H = High Wind
VH = Very High Wind
EH = Extra High Wind

STANDARD FIXING OPTIONS

FIXING TYPE A
0.55kN

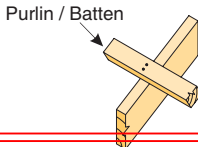
1 NAIL

Note: Two nails maybe preferred to prevent batten rolling over with high roof pitches.



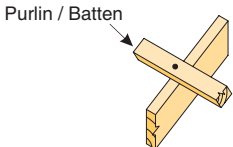
FIXING TYPE B
0.8kN

2 NAILS



FIXING TYPE C
2.4kN

1 BLUE SCREW

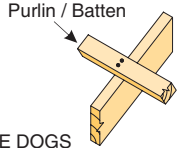


FIXING TYPE D
3.45kN

2 BLUE SCREWS

OR

2 SKEW NAILS plus 2 WIRE DOGS
(for purlin on edge)

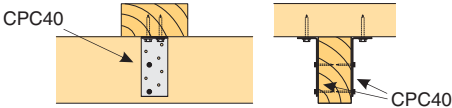


FIXING TYPE E
5.5kN

2 NAILS plus 1 CT200

OR

1 PAIR of CPC40



FIXING DEFINITIONS

NAIL = Either 90mm x 3.15 dia. power-driven nail or 100mm x 3.75 dia. hand-driven nail

BLUE SCREW = 80mm x 10 gauge LUMBERLOK BLUE SCREW

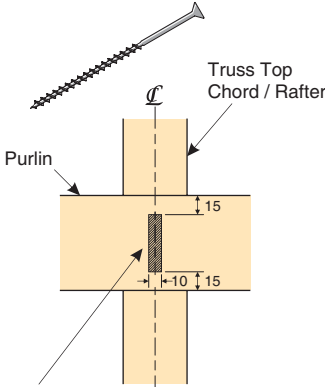
WIRE DOG = LUMBERLOK WIRE DOG either LH or RH

CT200 = LUMBERLOK Ceiling Tie CT200 bend over purlin, 4 x LUMBERLOK Product Nails 30mm x 3.15 dia. each end

CPC40 = LUMBERLOK CPC40 with 2 x Type 17-14g x 35mm Hex Head Screws per flange

FIXING TOLERANCES

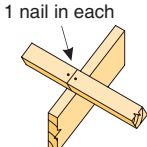
LUMBERLOK BLUE SCREW



NOTE:
Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.

PURLIN / BATTEN SPLICE FIXING OPTIONS

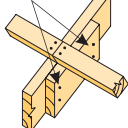
FIXING TYPE A & B OVER PURLIN SPLICE



NOTE:
Skew nail when fixing to 35mm rafter or truss

FIXING TYPE C, D or E OVER PURLIN SPLICE

90 x 35mm block fixed to chord or rafter with 4 x 75mm nails



• TYPE C
1 SCREW
to each purlin

• TYPE D & E
1 NAIL plus 1 SCREW to each purlin

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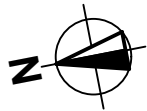
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SITE: 6 Swansea Street
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Otago 9597

TITLE:
Purlin Spacings and Fixings

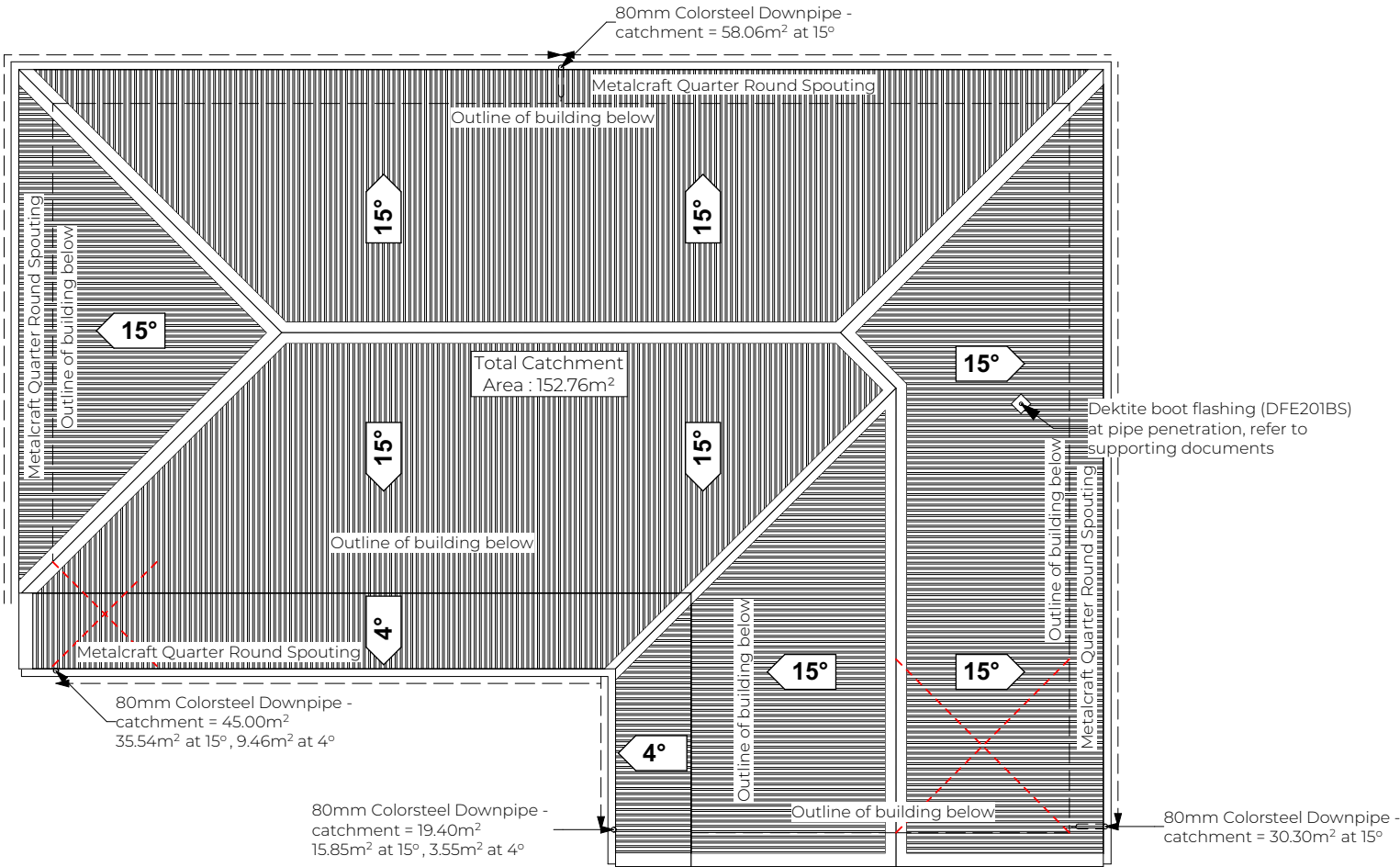
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Roofing:
Colorsteel Endura 6 rib roofing
Roof pitch is 15° and 4° as shown

Spouting:
Spouting is Metalcraft Quarter Round Gutter
(cross sectional area of 4880mm²)
Downpipes are Colorsteel 80mm

Flashings:
All flashing to be powder coated aluminium, to match roof colour



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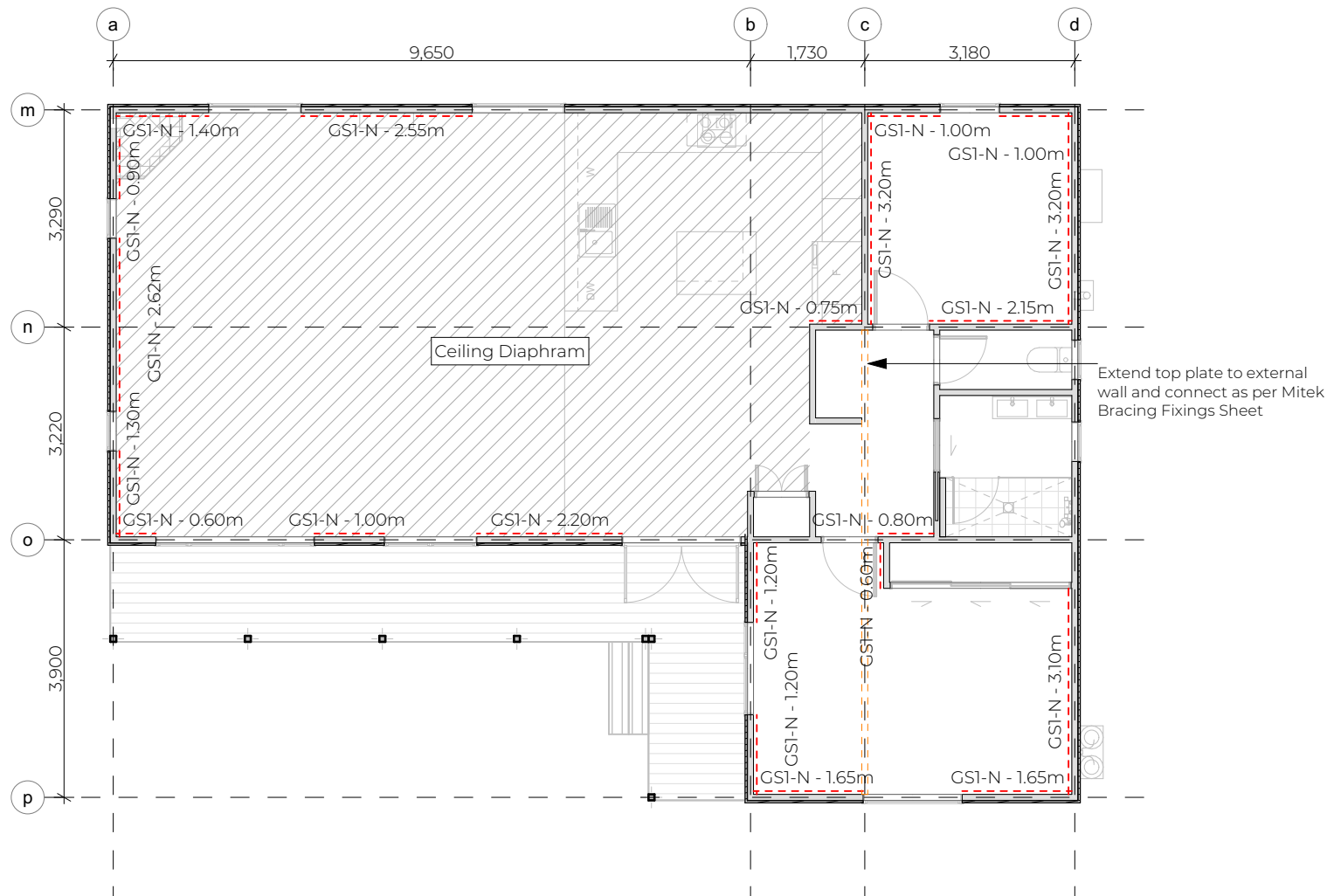
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Roof Covering Plan

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Gib Bracing:
All GIB bracing elements are stated as minimums. Bracing elements MUST be MAXIMUM length on site. Refer to GIB EzyBrace Elements in supporting documents for fixing instructions.

GSI-N:
GIB standard plasterboard one side as per manufactures installation instructions.

Gib Notes:
Moisture content of timber framing must be 18% of less at the time of lining. Gib linings are a finishing product and are not to be walked on. Shoe marks are not acceptable under any circumstances.

Top Plate Jointing as per NZS3604:2011 Clause 8.7.3:
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 elements 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 in tension or compression along the plate.

Top Plates in Line:
3kN: LUMBERLOK Plate-lok or Tylok 6T5 or Strap nail
6kN: LUMBERLOK Plate-lok or Tylok 6T10 or 2/Strap nail

Top Plate at right angles:
6kN: LUMBERLOK Plate-lok or Tylok 6T10 or 2/Strap nail
12kN: 2/Sheet brace straps fixed with 6/LUMBERLOK product nails 30mm x 3.15 dia. per end per strap (24 nails total)

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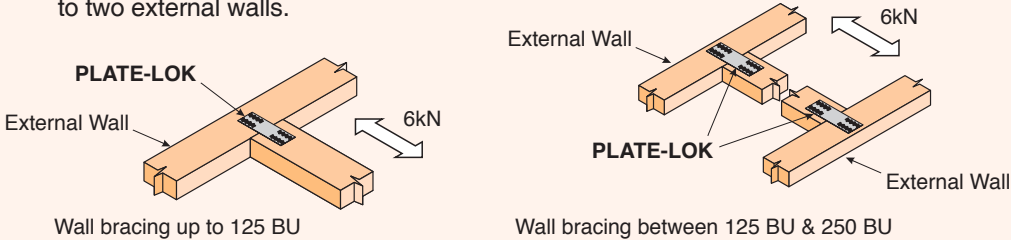
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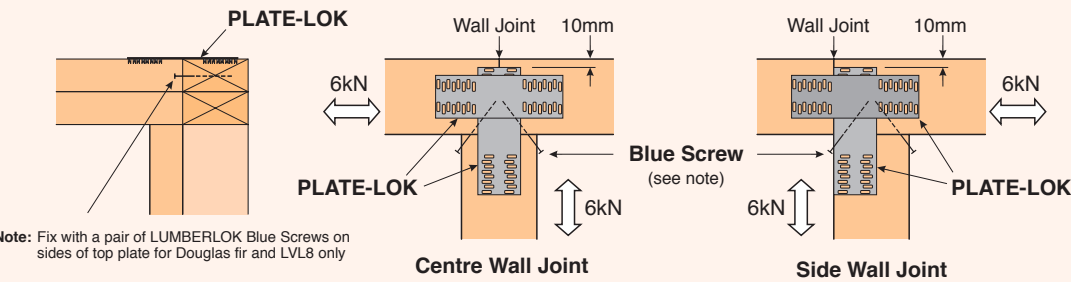
TOP PLATE CONNECTIONS AS REQUIRED
BY CLAUSE 8.7.3 NZS 3604:2011



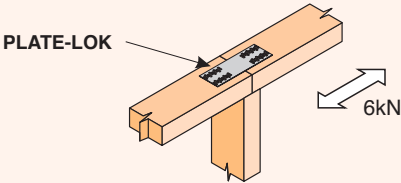
- ① Top plate joints for walls at right angles to external walls:
- (a) Walls with bracing elements not exceeding 125 bracing units (BU) require a 6kN capacity connection to one external wall.
 - (b) Walls with bracing elements not exceeding 250 BU require a 6kN capacity connection to two external walls.



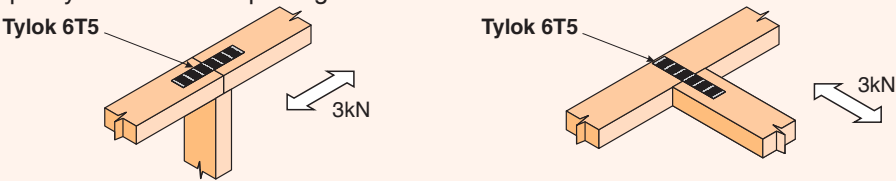
- ② Details of top plate joints using LUMBERLOK PLATE-LOK at “T” junction walls are shown below:



- ③ Top plate joints for all walls in line that have wall bracing elements exceeding 100 BU or have a ceiling diaphragm attached require a 6kN capacity connection as per Figure 8.15 NZS 3604:2011.



- ④ Top plate joints for walls at right angles and in line that have either no bracing elements or are on a single storey building only with wall bracing demands not exceeding 100 BU require a 3kN capacity connection as per Figure 8.15 & 8.16 NZS 3604:2011.



TYLOK PLATES

Joint Configuration - Characteristic Load

Tooth Load

Type 1		505 N/tooth/pair
Type 2		580 N/tooth/pair
Type 3		465 N/tooth/pair
Type 4		560 N/tooth/pair

Plate Shear Strength

Type 5		90 N/mm/pair
Type 6		75 N/mm/pair

Plate Tensile Strength

Type 7		335 N/mm/pair
Type 8		125 N/mm/pair

Worked example for a pair of Tylok 6T10:

- 1) TYPE 1 Characteristic Tooth Load = $0.505 \times 60/2 = 15.15$ kN/pair
- 2) TYPE 7 Characteristic Tension = $0.335 \times 68 = 22.78$ kN/pair
- 3) TYPE 5 Characteristic Shear = $0.090 \times 180 = 16.20$ kN/pair
- 4) TYPE 6 Characteristic Shear = $0.075 \times 68 = 5.10$ kN/pair

Note: $\phi = 0.8$ (for Ultimate Limit State design)
 $k_1 =$ from Table 2.4 NZS 3603:1993

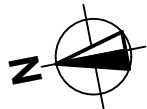
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CLIENT:
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TITLE: Mitek Bracing Fixings			
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JOB No: 21076	PAGE No: 415	REVISION: -	



Smoke Alarms: (S)
- Smoke alarms shall be located on the escape routes on all levels within the household unit.
- On levels containing sleeping spaces, the smoke alarms shall be located either:
a) in every sleeping space, or,
b) within 3.0m of every sleeping space door, in this case the alarms must be audible to the sleeping occupants on the other side of closed doors.
- The smoke alarms shall be 9V battery powered with a hush facility.

Lighting:
- All downlights shall be CA rated, refer to specification. Downlights to be LED fixed downlights.
- Provide minimum 20 LUX lighting to floor levels for escape and at entry door.

Ventilation:
- Kitchen, Bathroom and Laundry to have mechanical ventilation ducted to the exterior through cladding as per G4 Clause 1.2.5
- 25 L/s for shower/bath
- 50 L/s for cooktops

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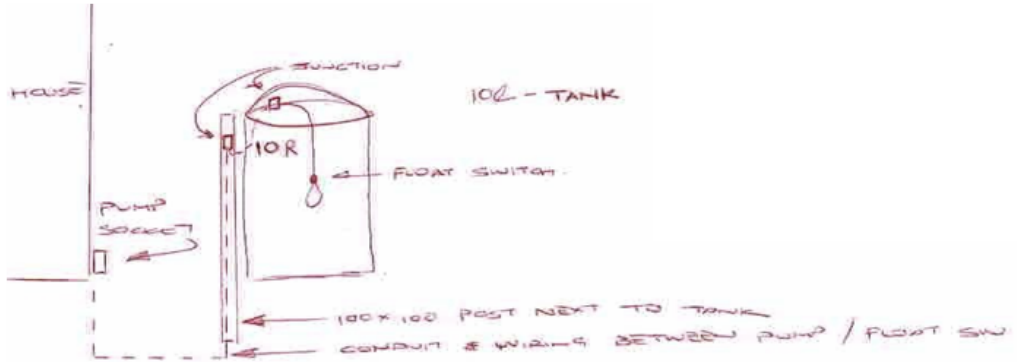
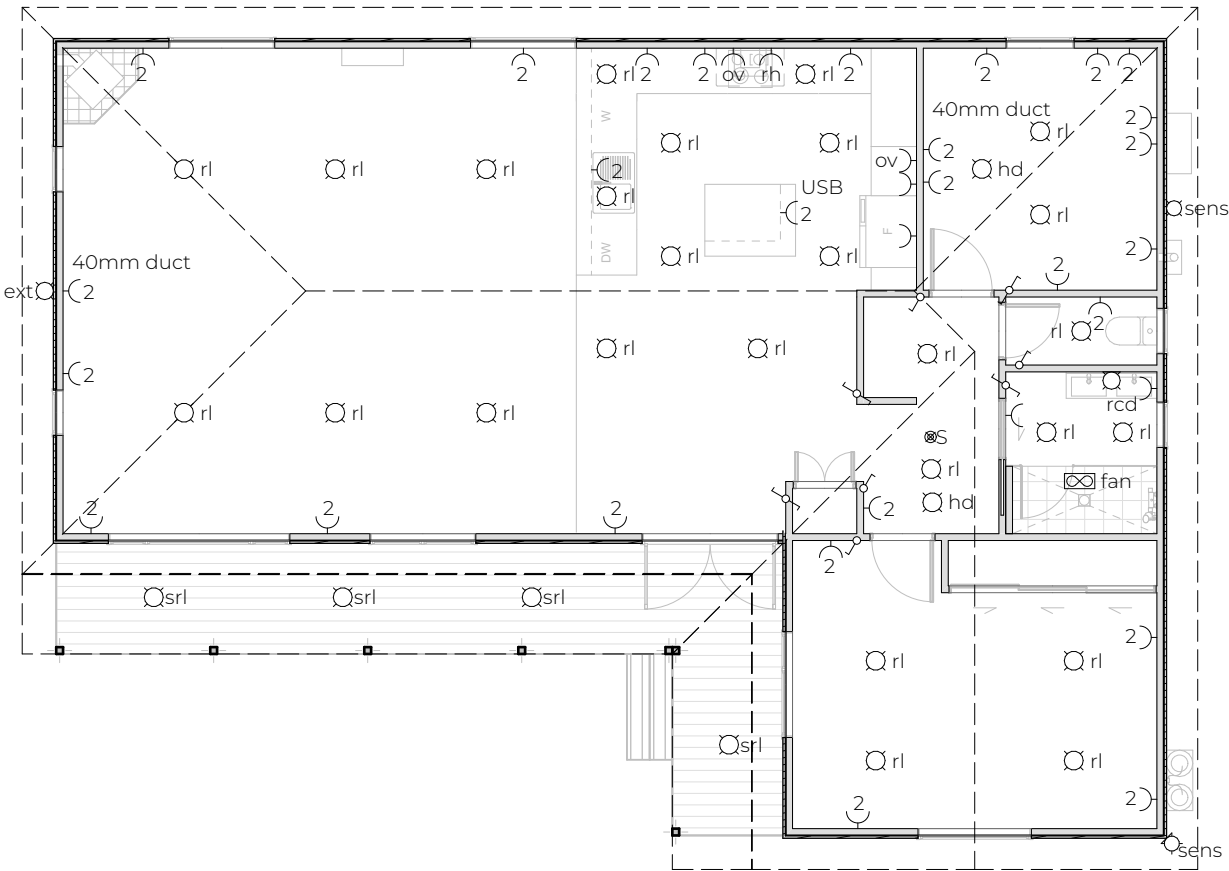
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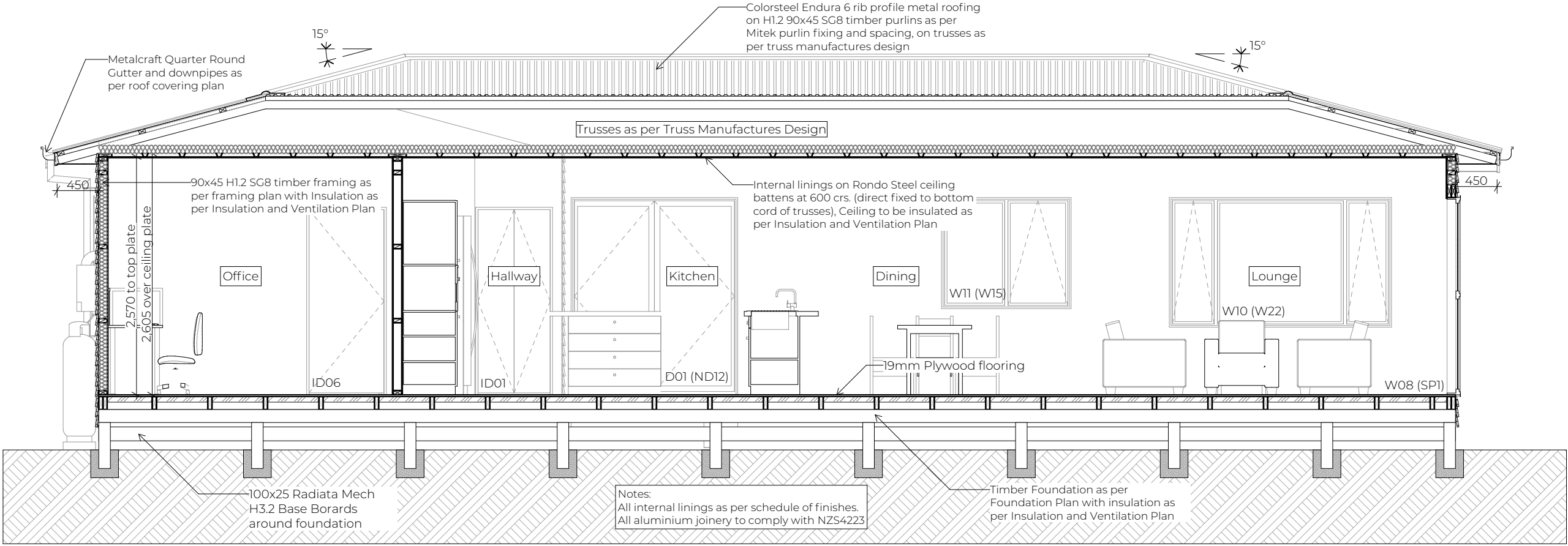
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ELECTRICAL LEGEND	
MB	electricity supply meter
dsb	distribution board
⌋	single socket power outlet
2⌋	multiple socket power outlet
rcc⌋	power outlet with rcd
rh⌋	range hood
ov⌋	oven
⊙S	smoke alarm
⊘hd	heat transfer duct
LIGHTING LEGEND	
⌋	single light switch
⌋	multiple light switch set
⊘rl	ceiling recessed down light fixed
⊘srl	soffit recessed down light fixed
⊘	internal wall mounted light fitting
⊘ext	external wall mounted light fitting
⊞fan	extract fan
⊘sens	infrared security sensor & spotlight





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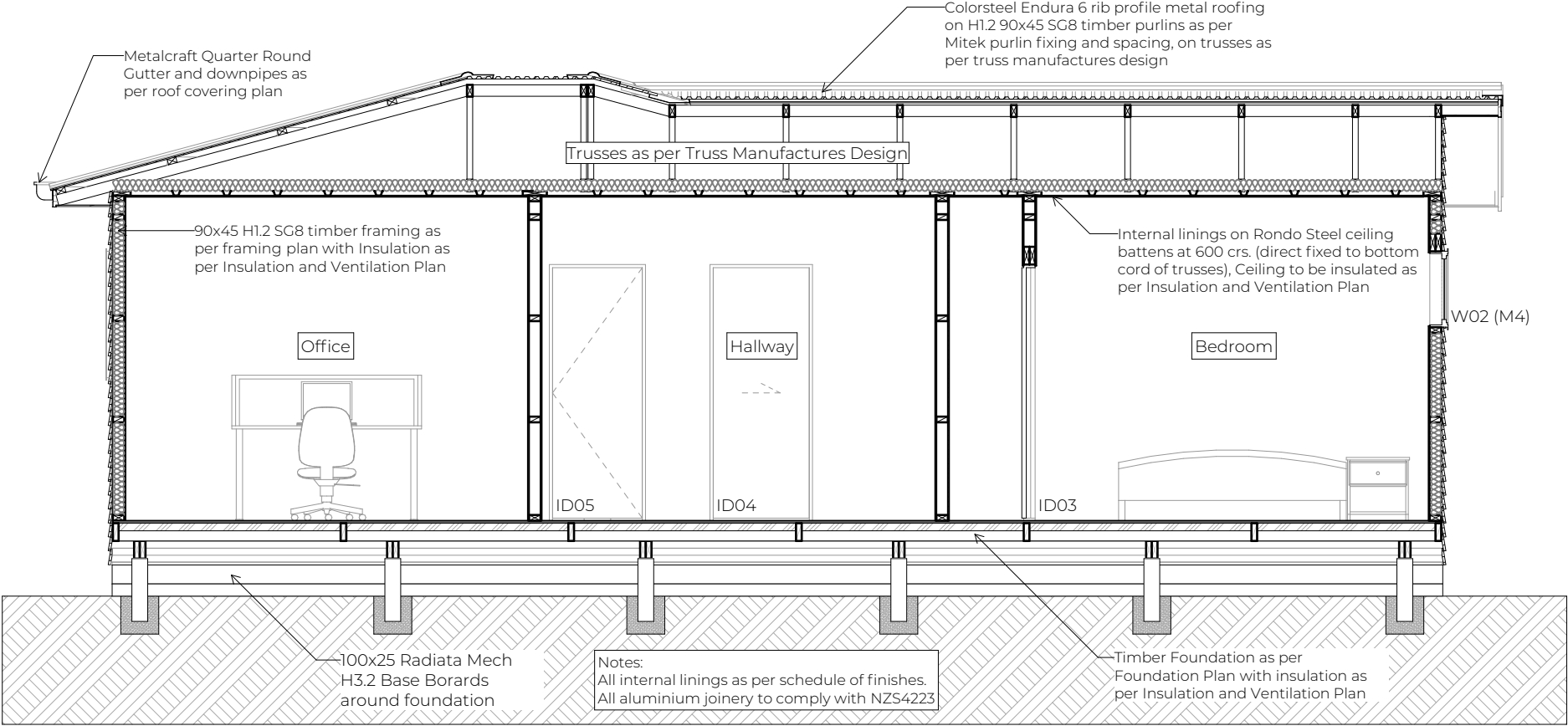
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TITLE:
Cross Section A

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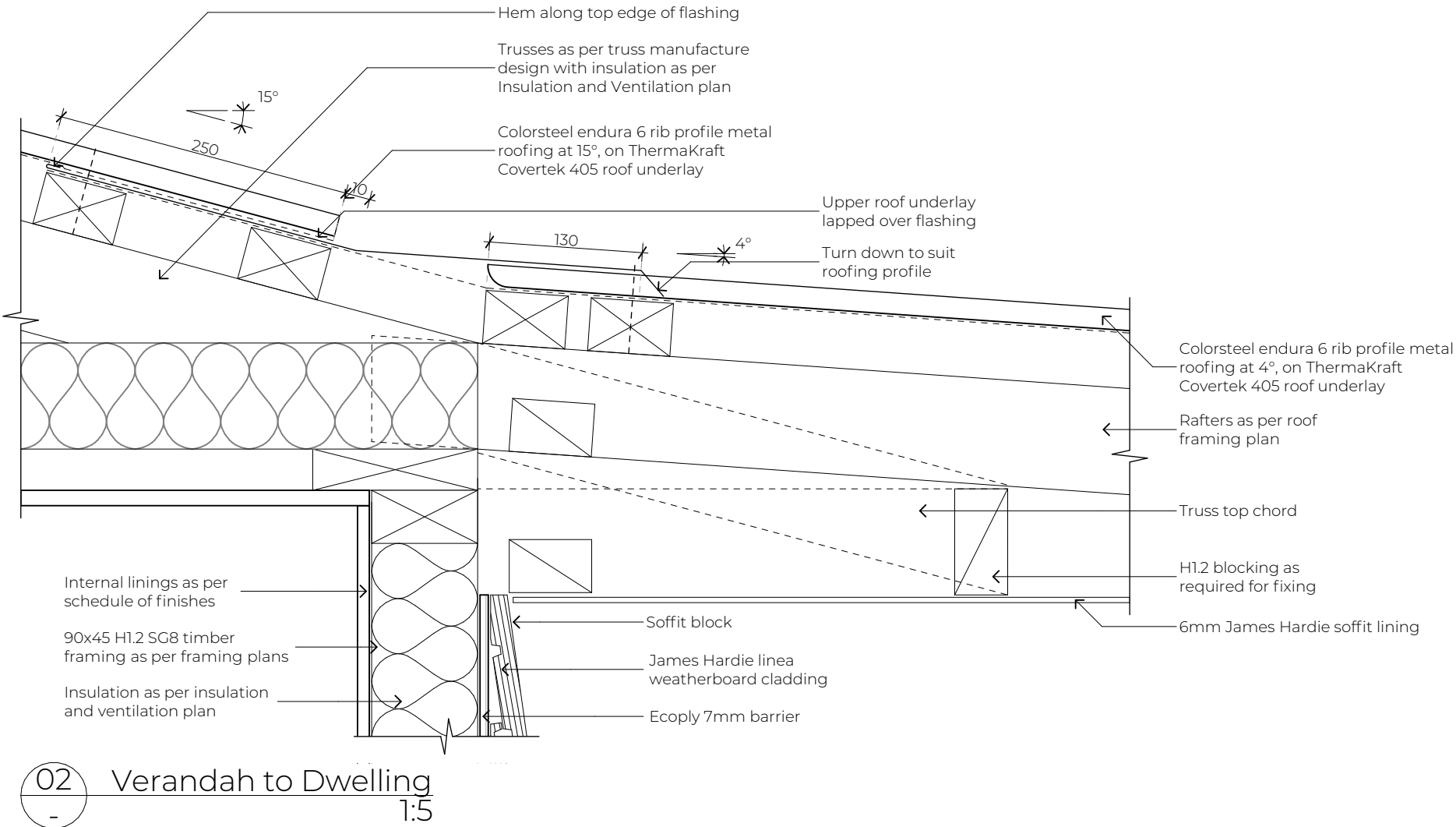
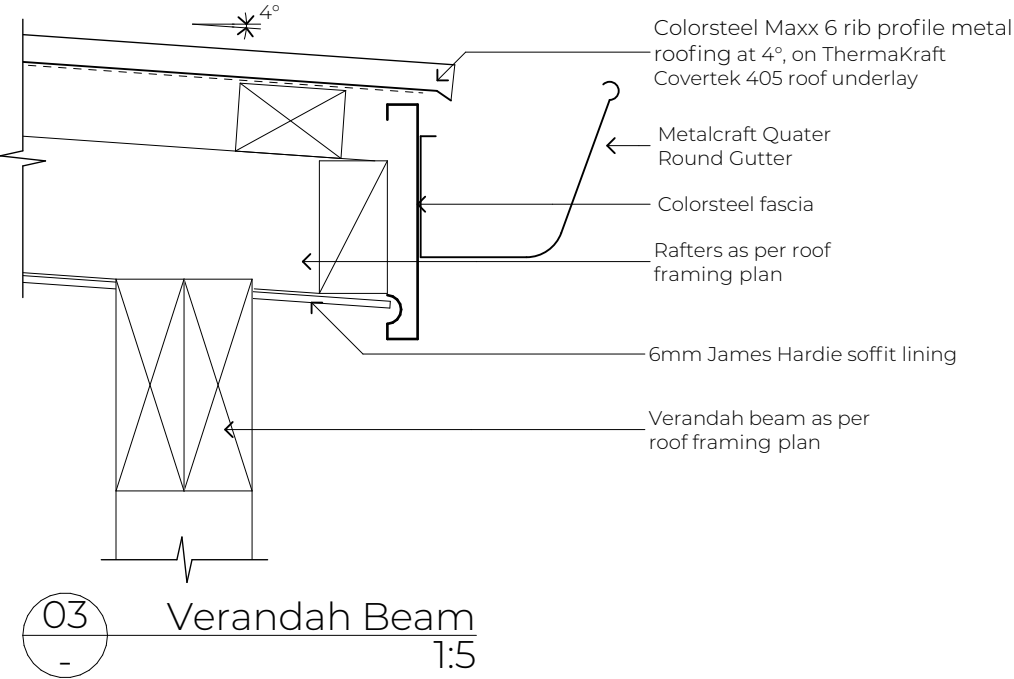
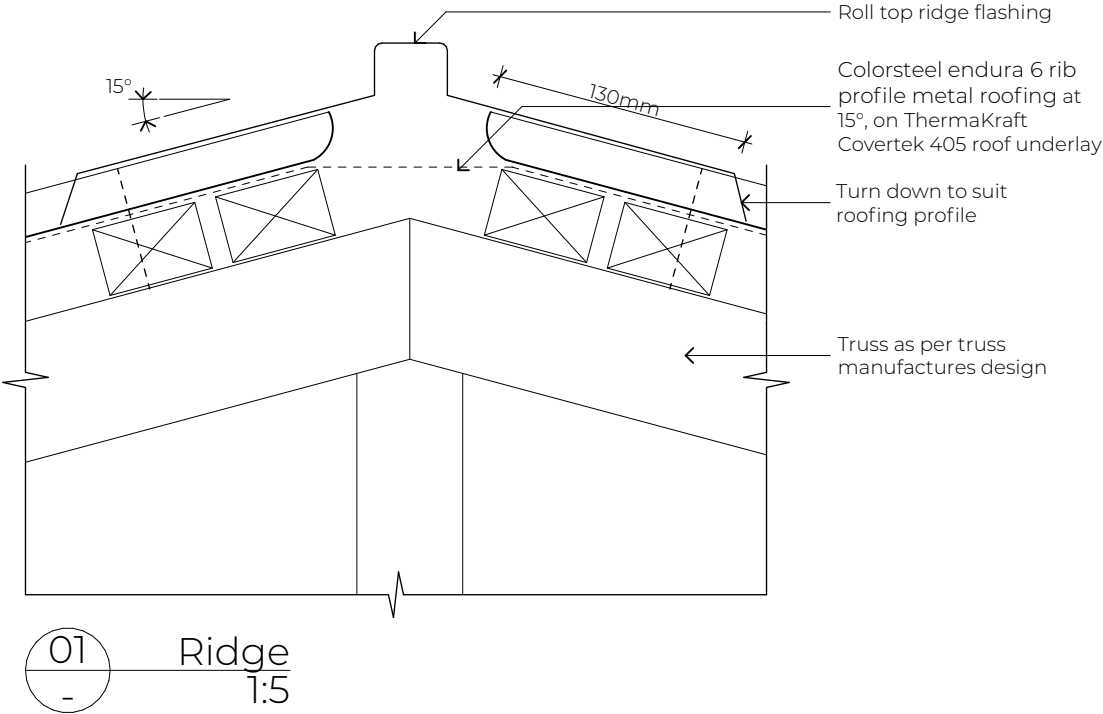
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TITLE:
Cross Section B

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21076	502	-	



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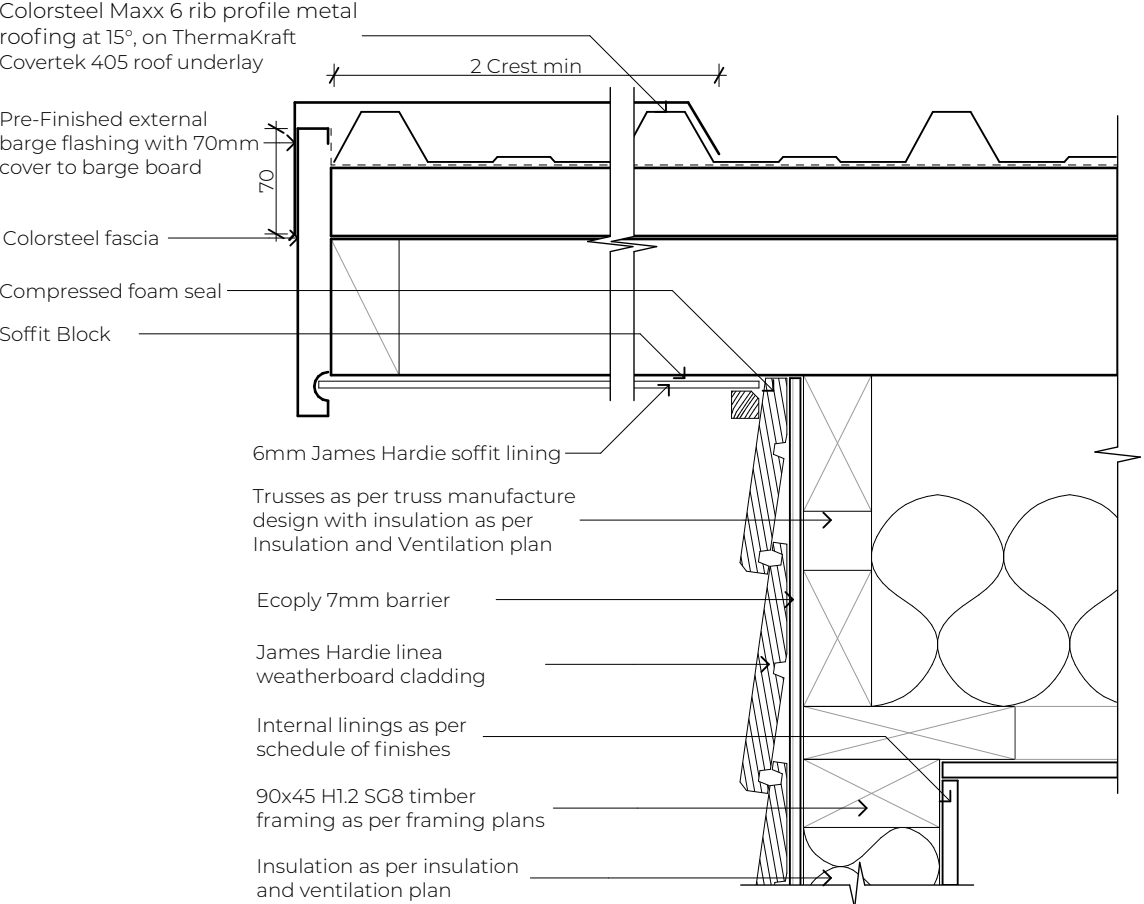
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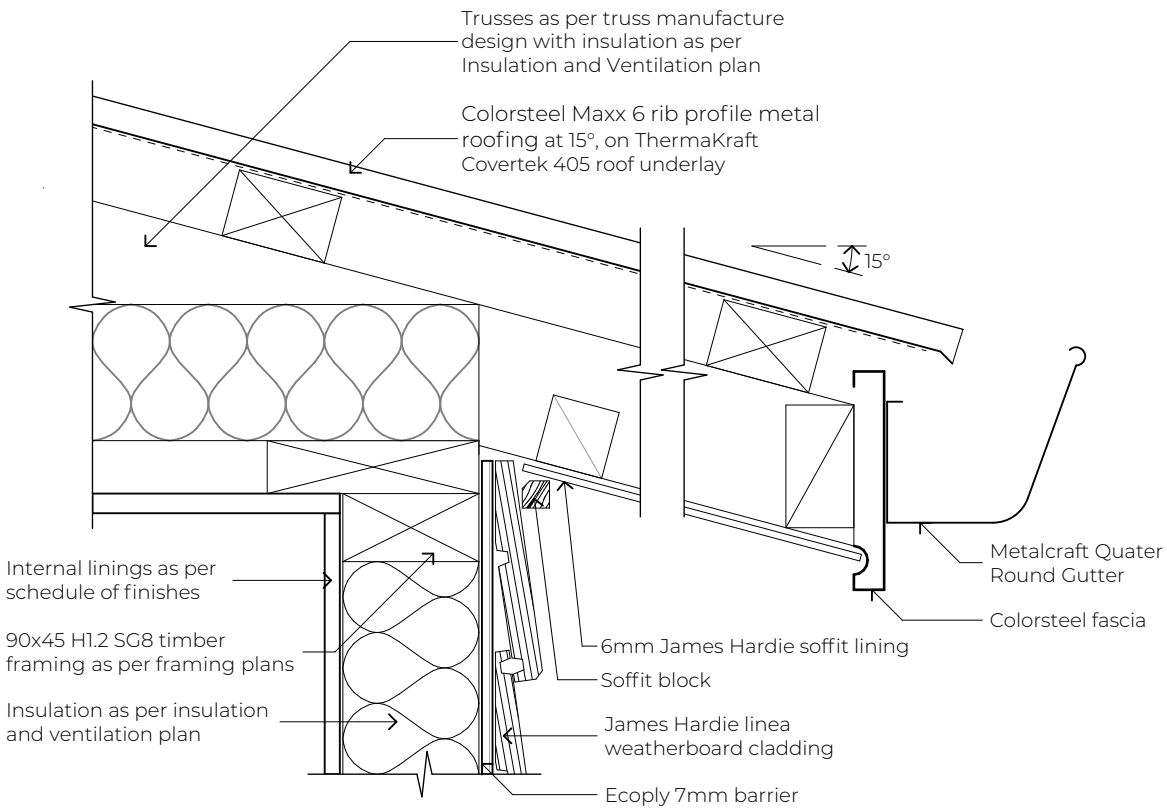
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04
-
Barge
1:5



05
-
Soffit
1:5

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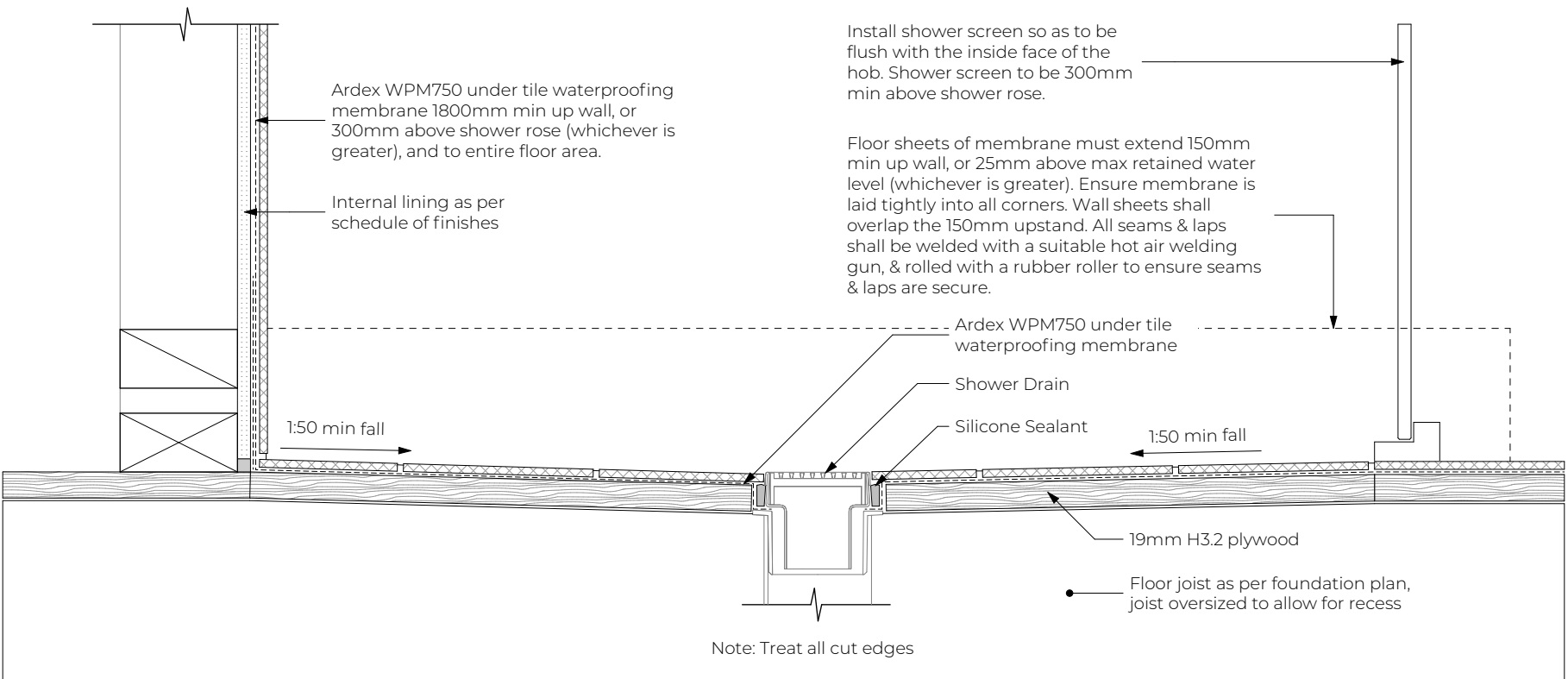
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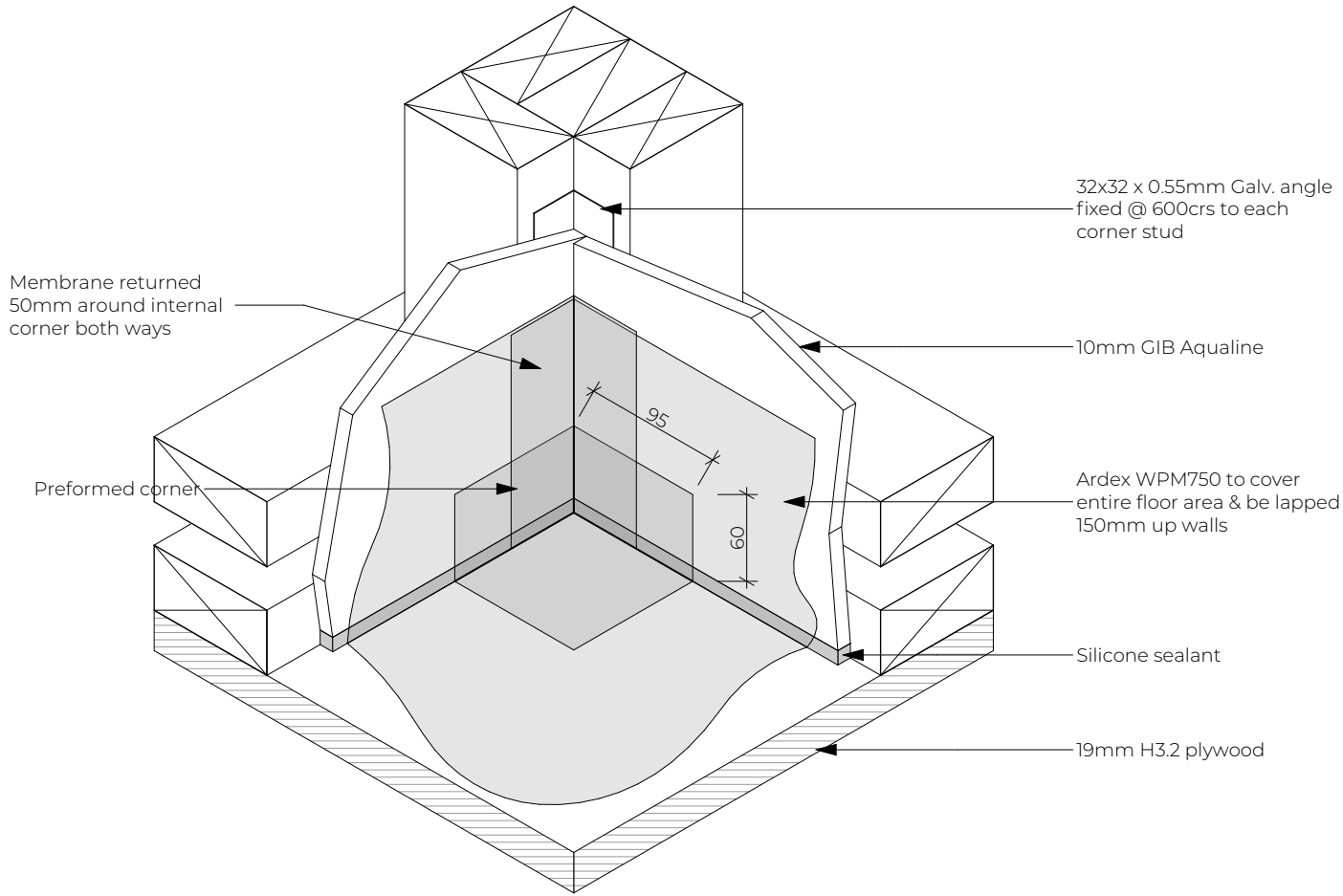
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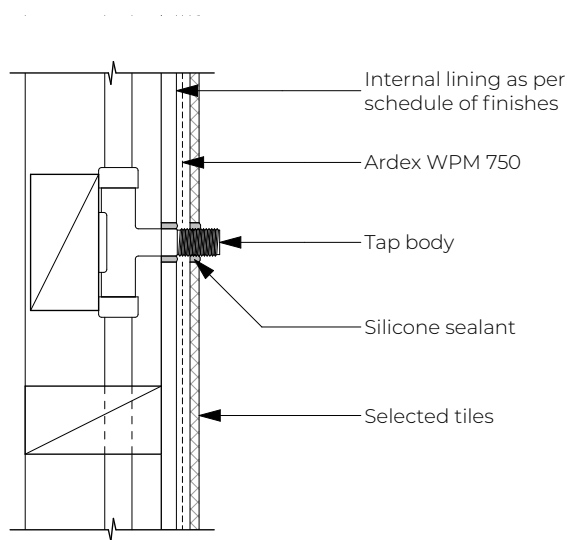
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06 Recessed Tile Shower
1:5



07 Tile Corner
1:5



08 Tile Penetration
1:5

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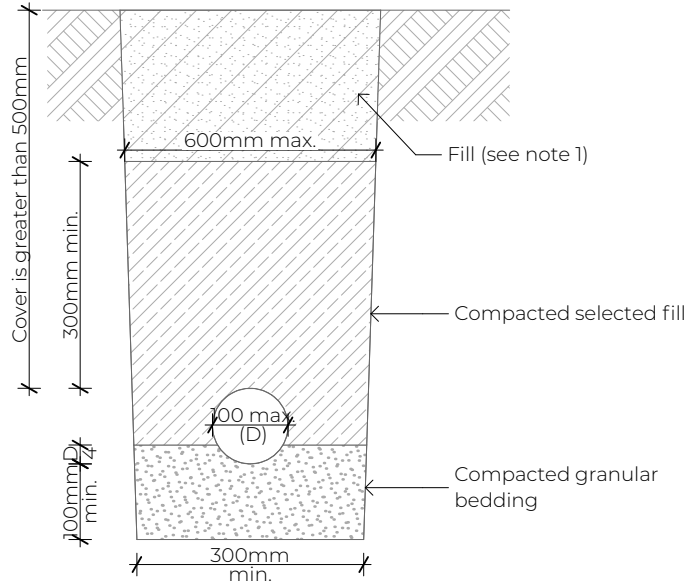
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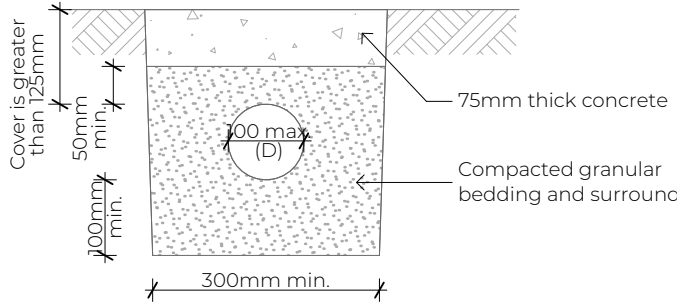
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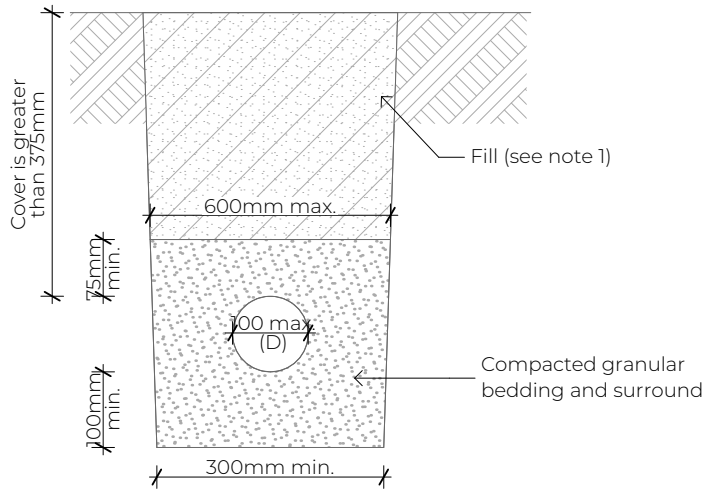
NOTE:
1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light weight traffic
2. All drains to install before construction of dwelling slab
3. For both surface and foul water drains in accordance with NZBC clause E1 and G13

09 Bedding and Backfill
1:10



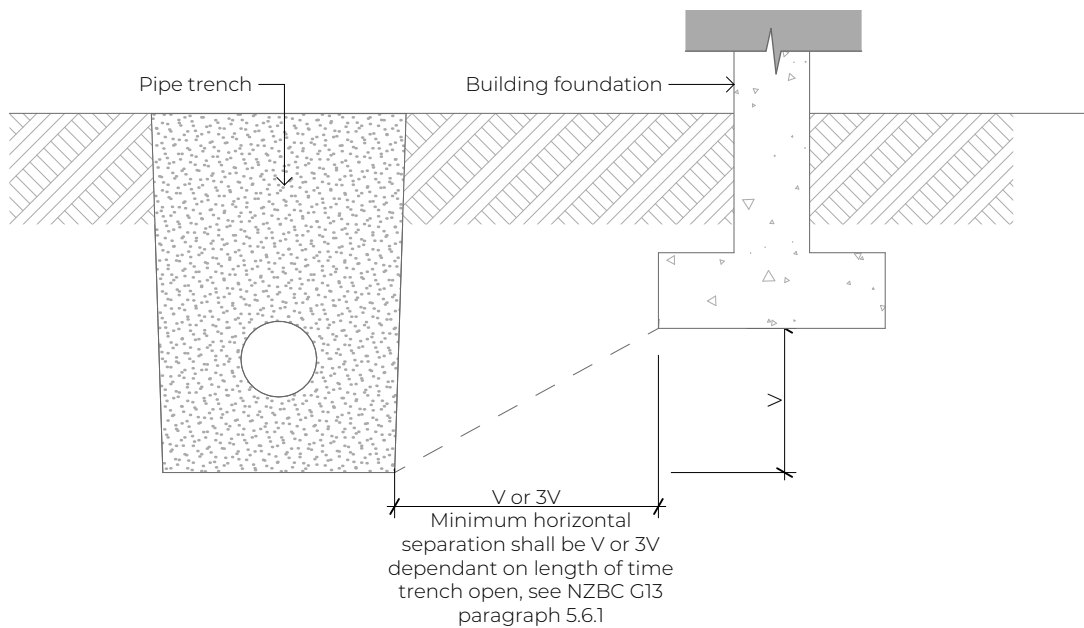
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1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light weight traffic
2. All drains to install before construction of dwelling slab
3. For both surface and foul water drains in accordance with NZBC clause E1 and G13

11 Bedding and Backfill
1:10



NOTE:
1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light weight traffic
2. All drains to install before construction of dwelling slab
3. For both surface and foul water drains in accordance with NZBC clause E1 and G13

10 Bedding and Backfill
1:10



12 Bedding and Backfill
1:10

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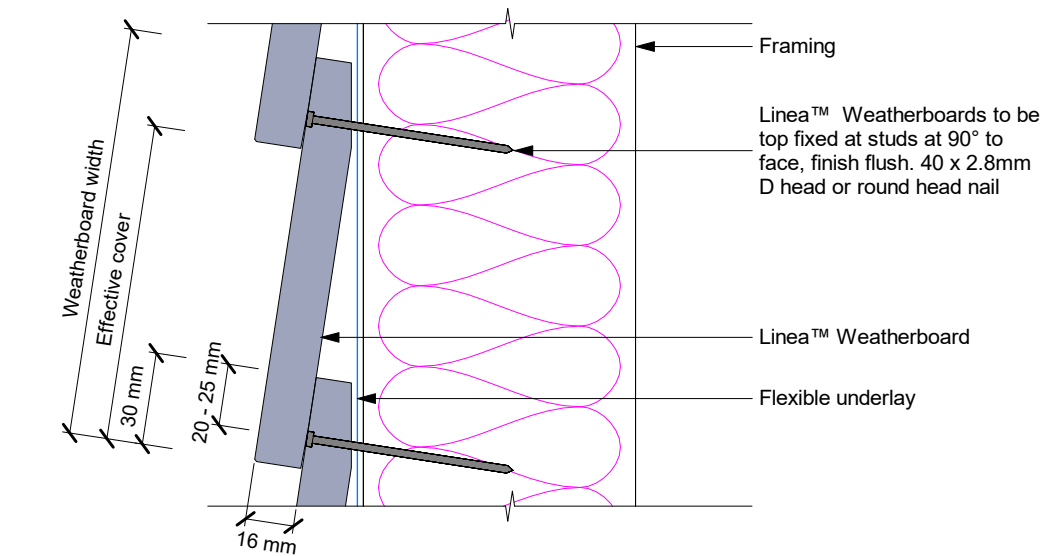
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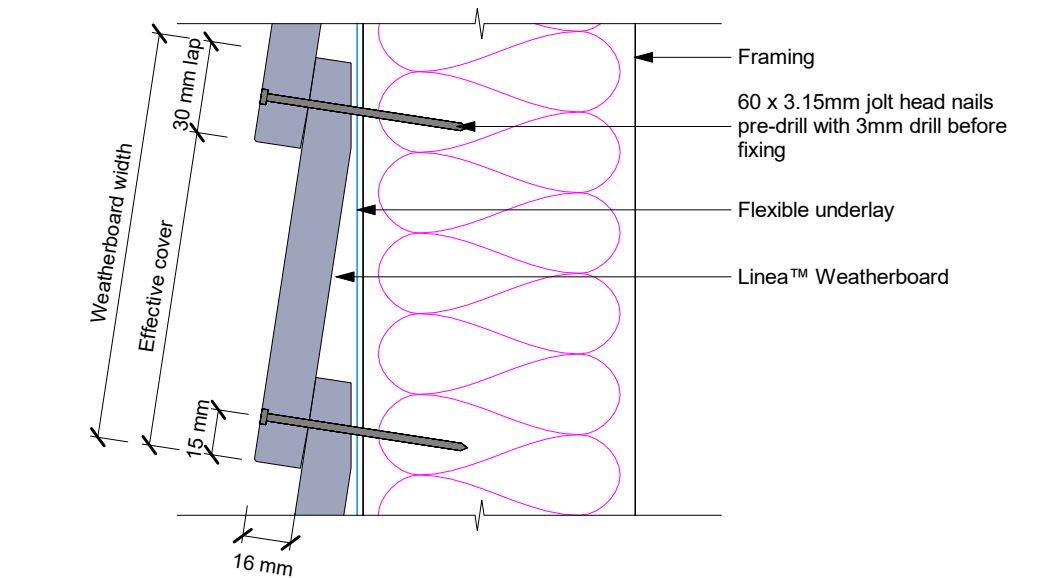
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Flexible Underlay to be replaced
with Ecoply 7mm Barrier

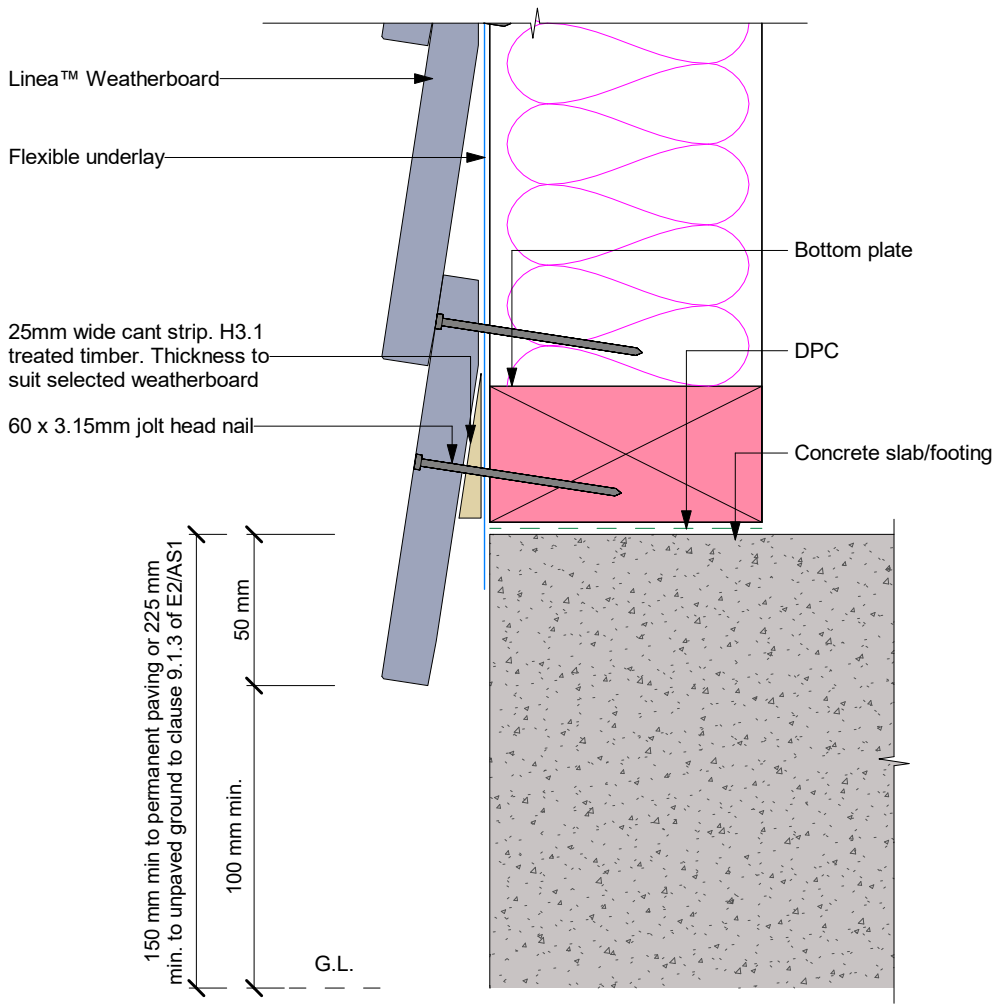


Concealed Nailing

Linea™ Weatherboards must be face fixed at corners and down window and door openings using jolt head nails at 90° to face, punch 2mm below surface and fill. Refer to fixing table 4



Exposed Nailing



jhl_inea_d_001

JamesHardie™

Linea™ Weatherboard

Direct Fixed with Flexible Underlay
FIXING DETAIL

May 2020
Scale: 1 : 2

Figure 1

jhl_inea_d_002

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Linea™ Weatherboard

Direct Fixed with Flexible Underlay
FOUNDATION DETAIL

May 2020
Scale: 1 : 2

Figure 2

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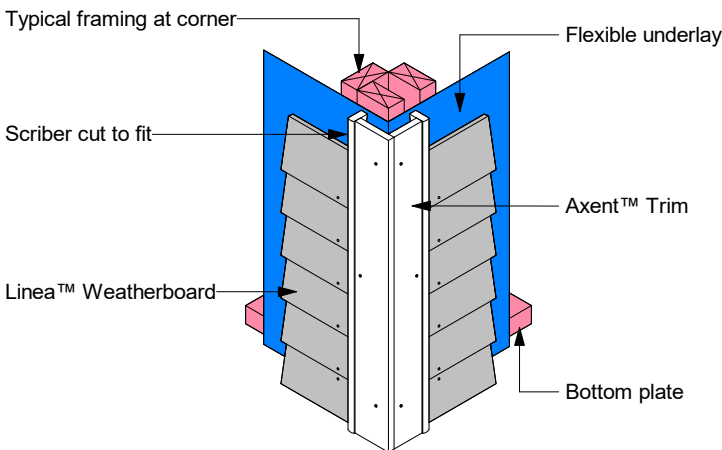
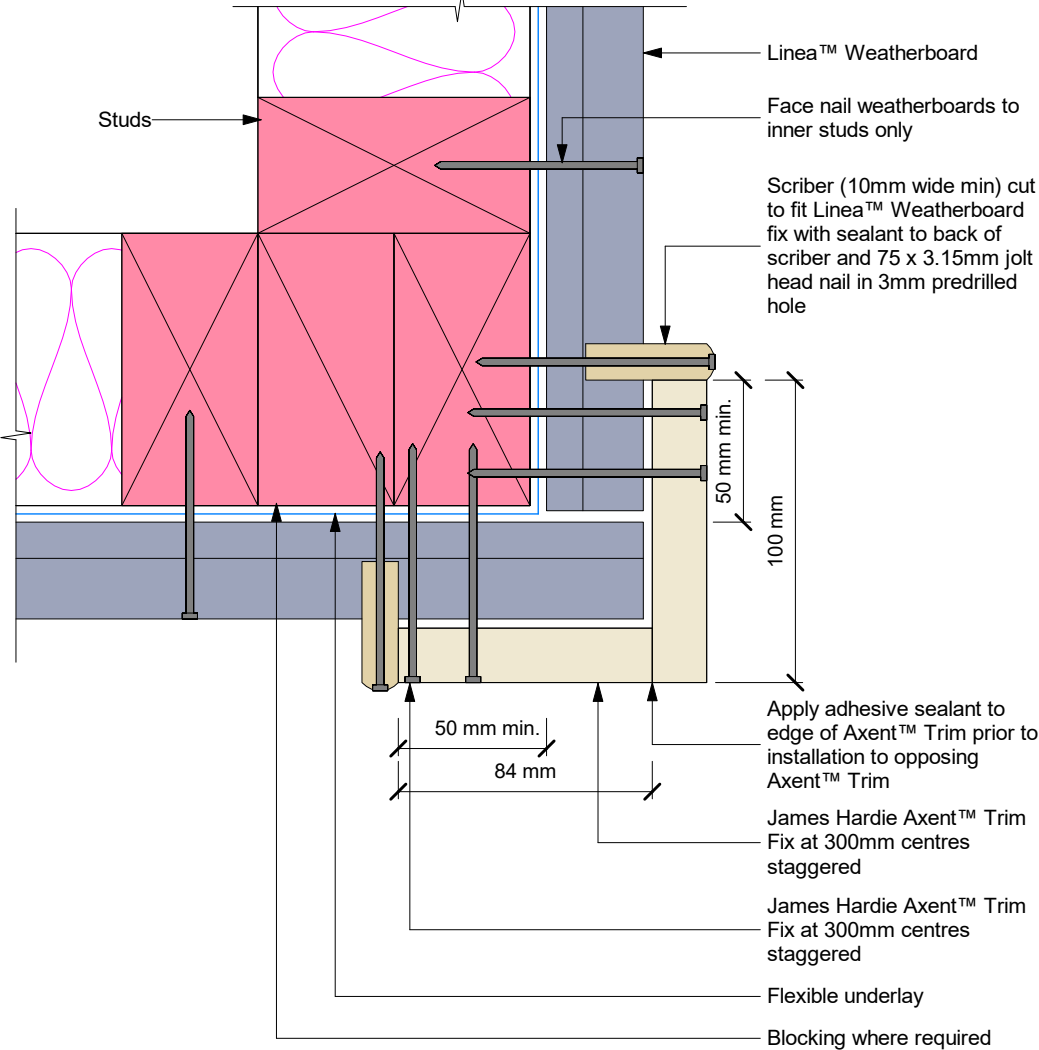
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with Ecoply 7mm Barrier



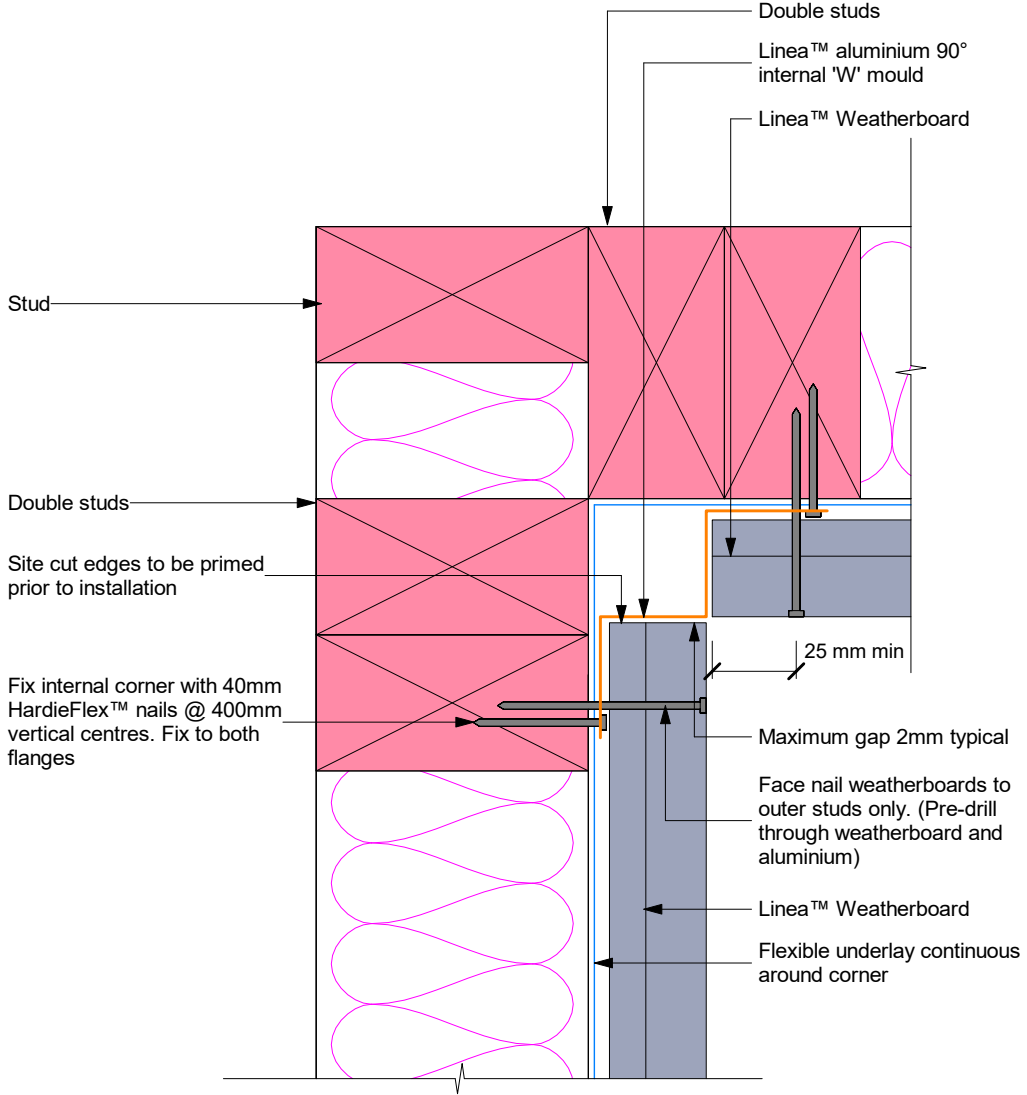
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Direct Fixed with Flexible Underlay
EXTERNAL BOXED CORNER

May 2020
Scale: As indicated

Figure 7



jhl_inea_d_009

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Linea™ Weatherboard
Direct Fixed with Flexible Underlay
INTERNAL ALUMINIUM CORNER

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Scale: 1 : 2

Figure 9

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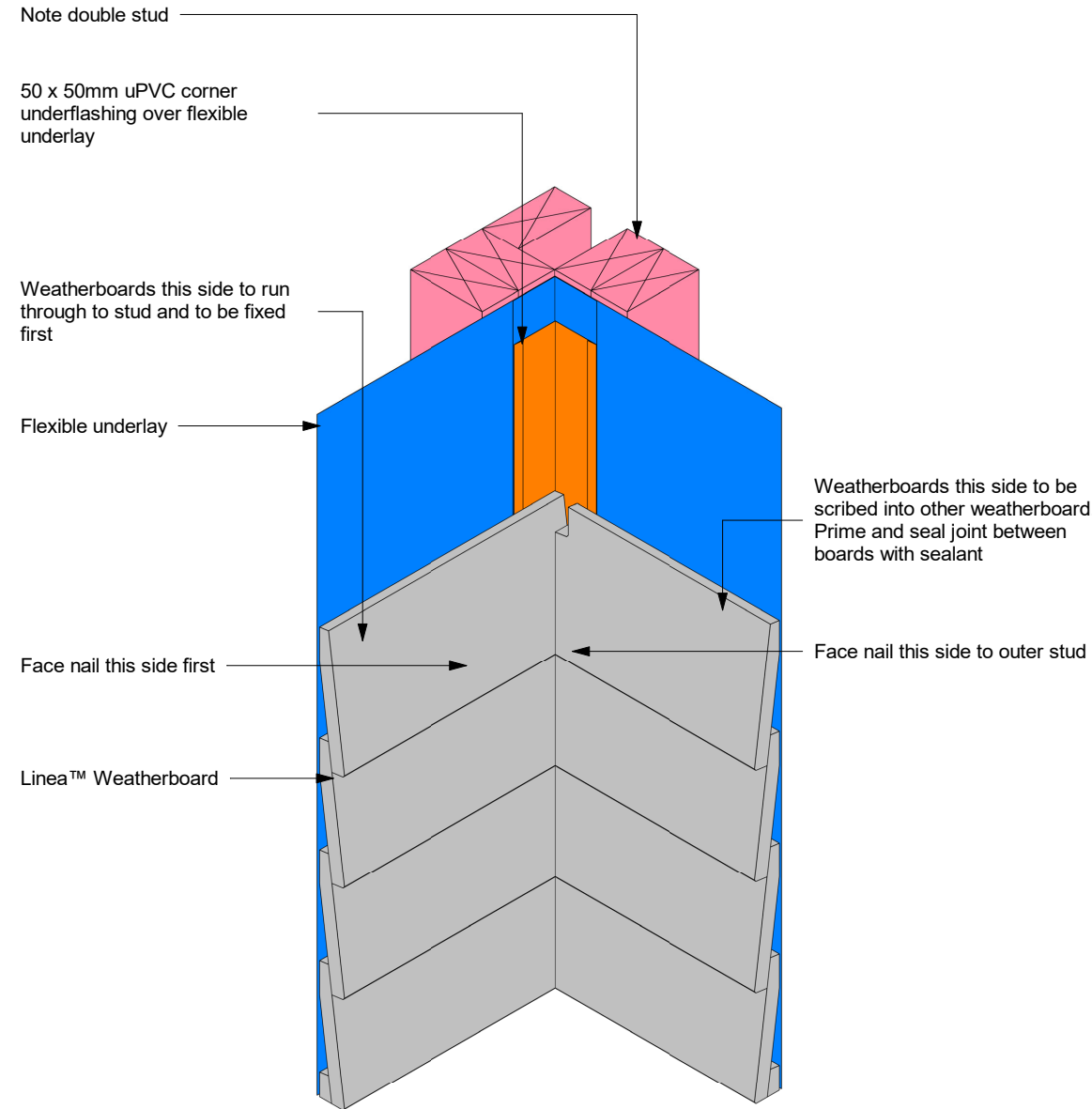
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JOB No: 21076	PAGE No: 606	REVISION: -	

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with Ecoply 7mm Barrier



jhl_inlea_d_011

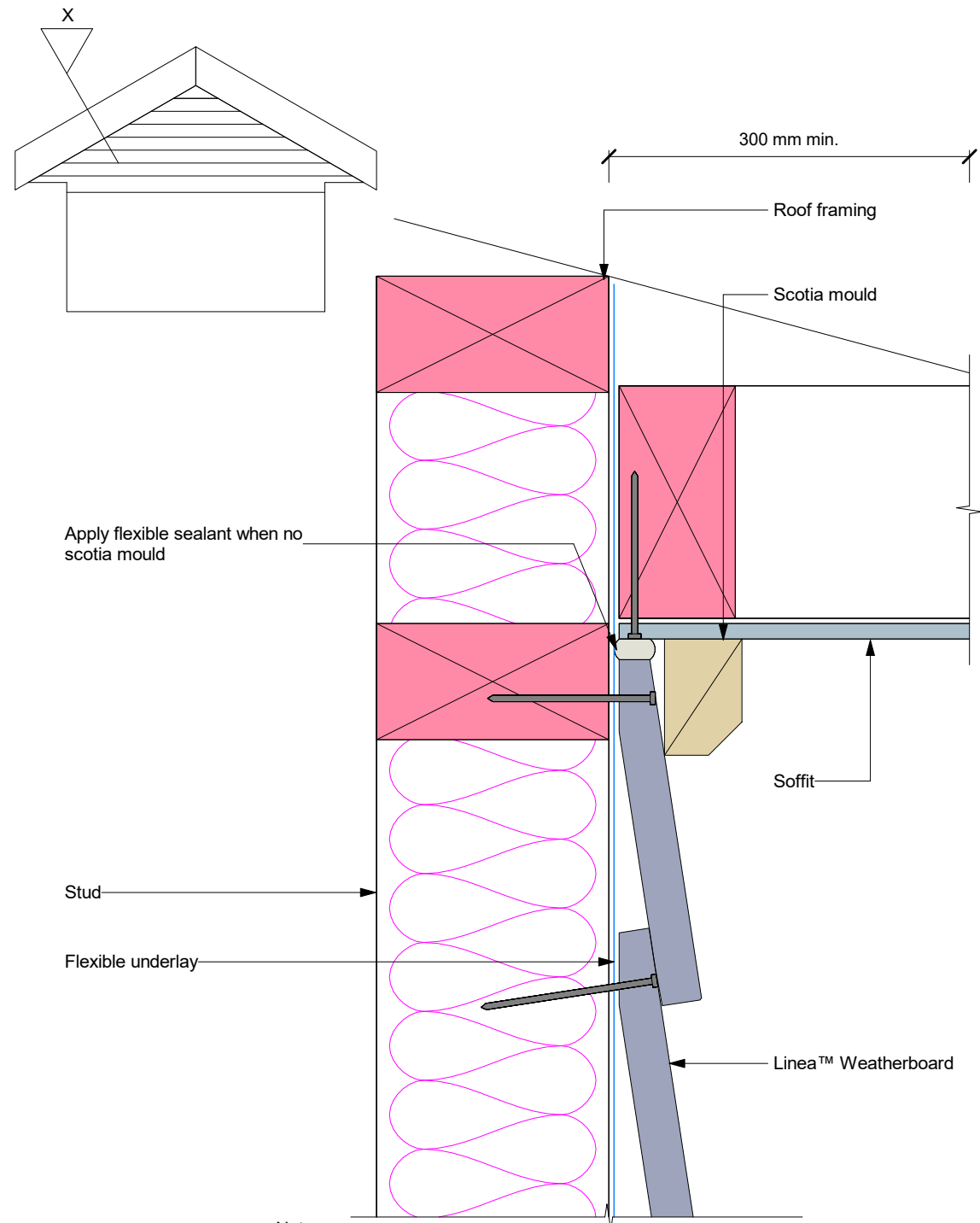


Linea™ Weatherboard
Direct Fixed with Flexible Underlay
SCRIBED INTERNAL CORNER

jhl_inlea_billy9JEJT.rvt

May 2020
Scale:

Figure 11



Note:
Alternatively the scotia can be scribed and sealed to Linea™ Weatherboard and the soffit lining

For soffits more than 300mm the Linea™ Weatherboard can be neat cut and silicone sealed to angle of soffit

jhl_inlea_d_012



Linea™ Weatherboard
Direct Fixed with Flexible Underlay
WALL TO SOFFIT JUNCTION 'X'

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Scale: 1 : 2

Figure 12

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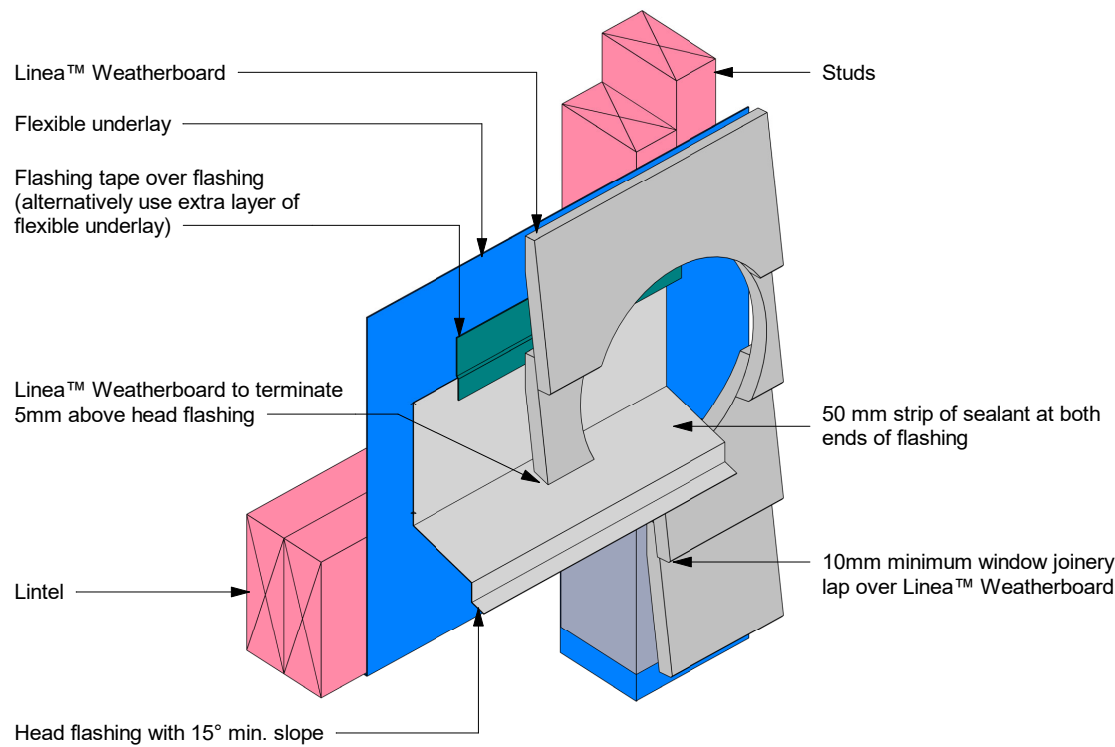
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TITLE:
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Flexible Underlay to be replaced
with Ecoply 7mm Barrier



- Note:
- Site cut edges to be primed
 - Accurate slot to be cut in weatherboard to enable fit around head flashing. Prevent moisture ingress at end of slot by sealing gap

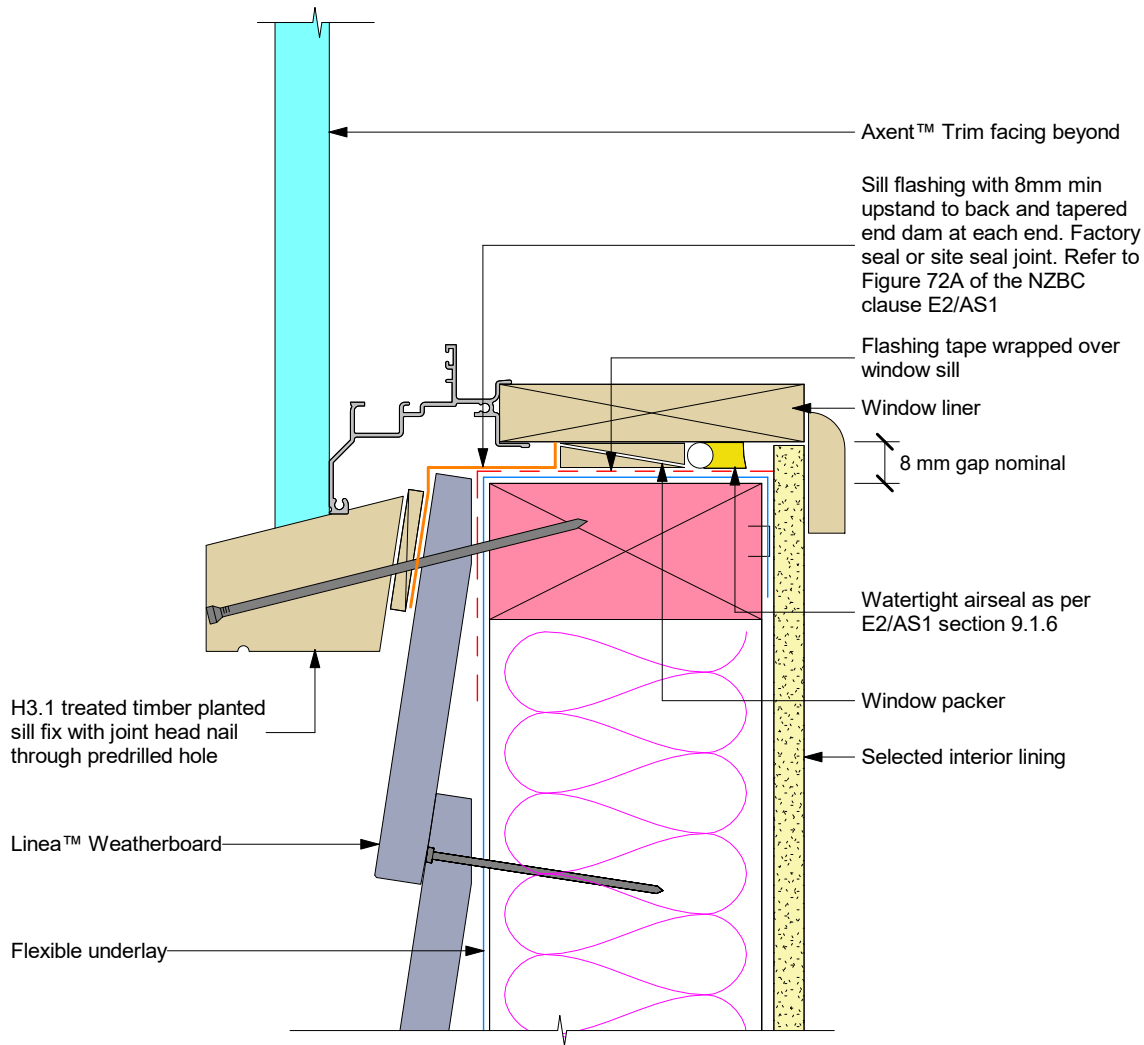
jhl_inea_d_016



Linea™ Weatherboard
Direct Fixed with Flexible Underlay
HEAD FLASHING TERMINATION

May 2020
Scale:

Figure 16



- General notes for materials selection
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1
 2. Flexible underlay must comply with acceptable solution E2/AS1
 3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact

Refer to the manufacturer or supplier for technical information for these materials

jhl_inea_d_017



Linea™ Weatherboard
Direct Fixed with Flexible Underlay
WINDOW SILL WITH FACING

May 2020
Scale: 1 : 2

Figure 17

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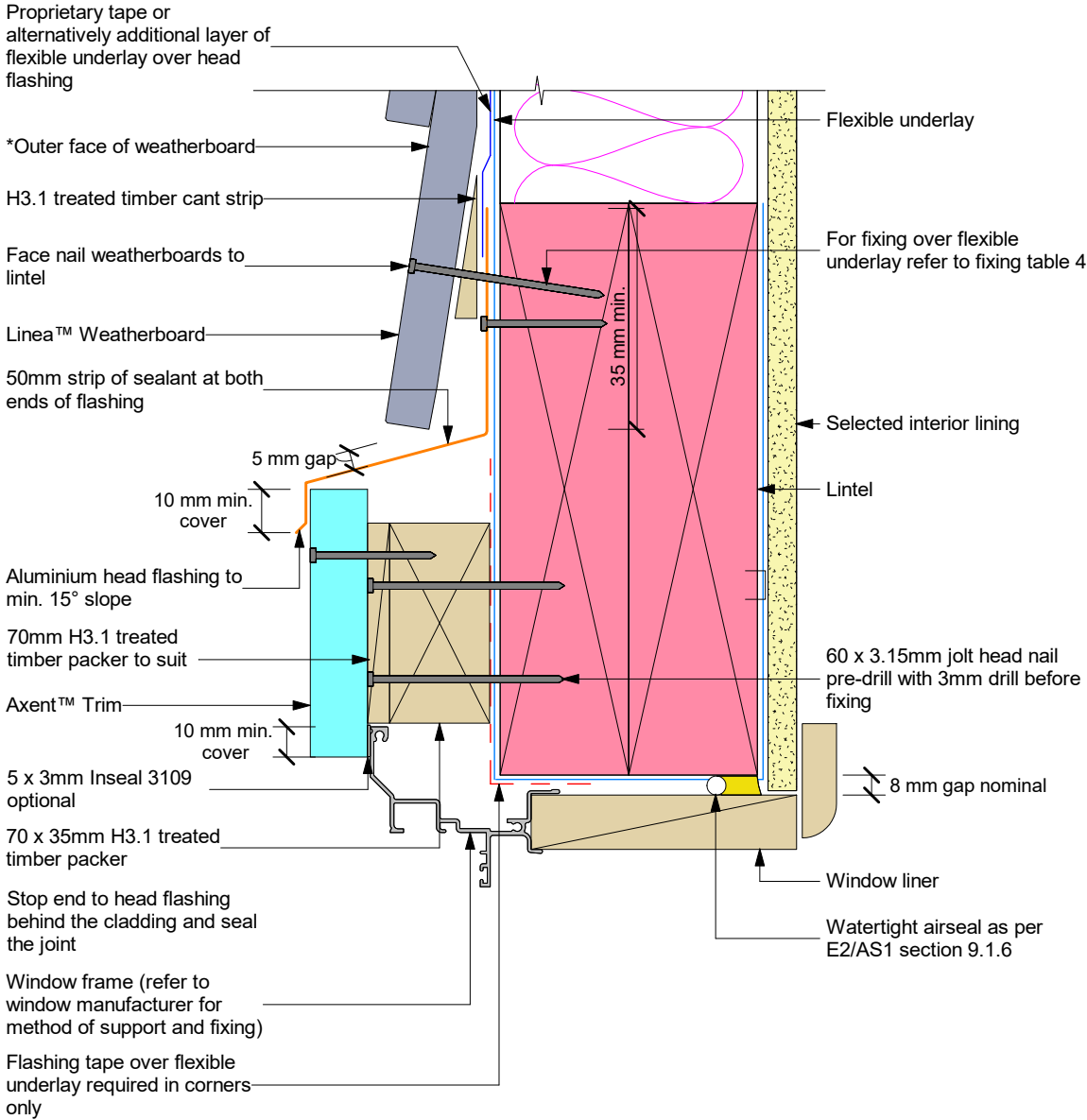
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Flexible Underlay to be replaced
with Ecoply 7mm Barrier



- Note:
- Sealant must be installed between head flashing and Axent™ Trim in VH wind zones
 - Alternatively, the head flashings can be formed with stop ends as per E2/AS1

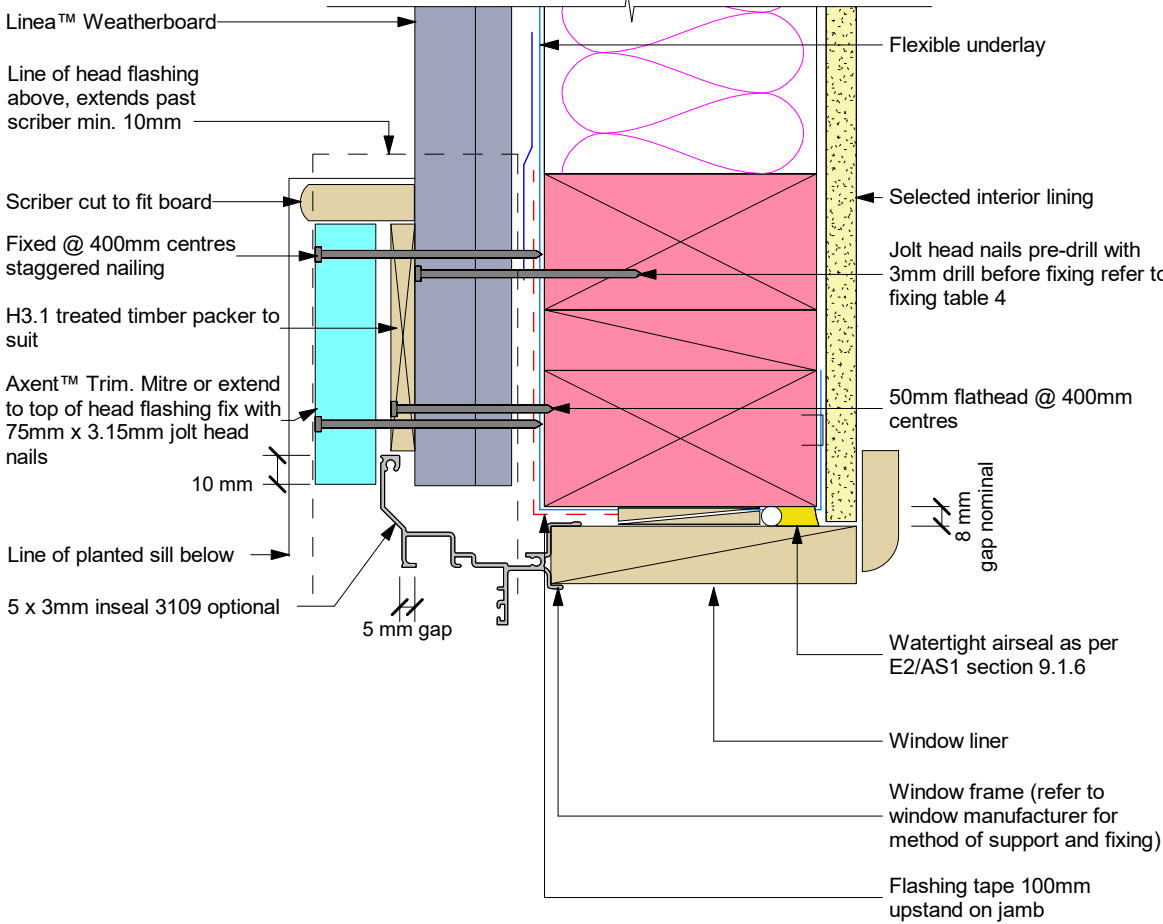
jhl_inea_d_018



Linea™ Weatherboard
Direct Fixed with Flexible Underlay
WINDOW HEAD WITH FACING

May 2020
Scale: 1 : 2

Figure 18



- Note:
- Site cut edges to be primed

jhl_inea_d_019



Linea™ Weatherboard
Direct Fixed with Flexible Underlay
WINDOW JAMB WITH FACING

May 2020
Scale: 1 : 2

Figure 19

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	Building Consent	ST	8/10/2021
STATUS:		Building Consent	

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KENMURE 9011
PH: 0800 837 728
email: vanessa@versatile.co.nz
www.versatile.co.nz

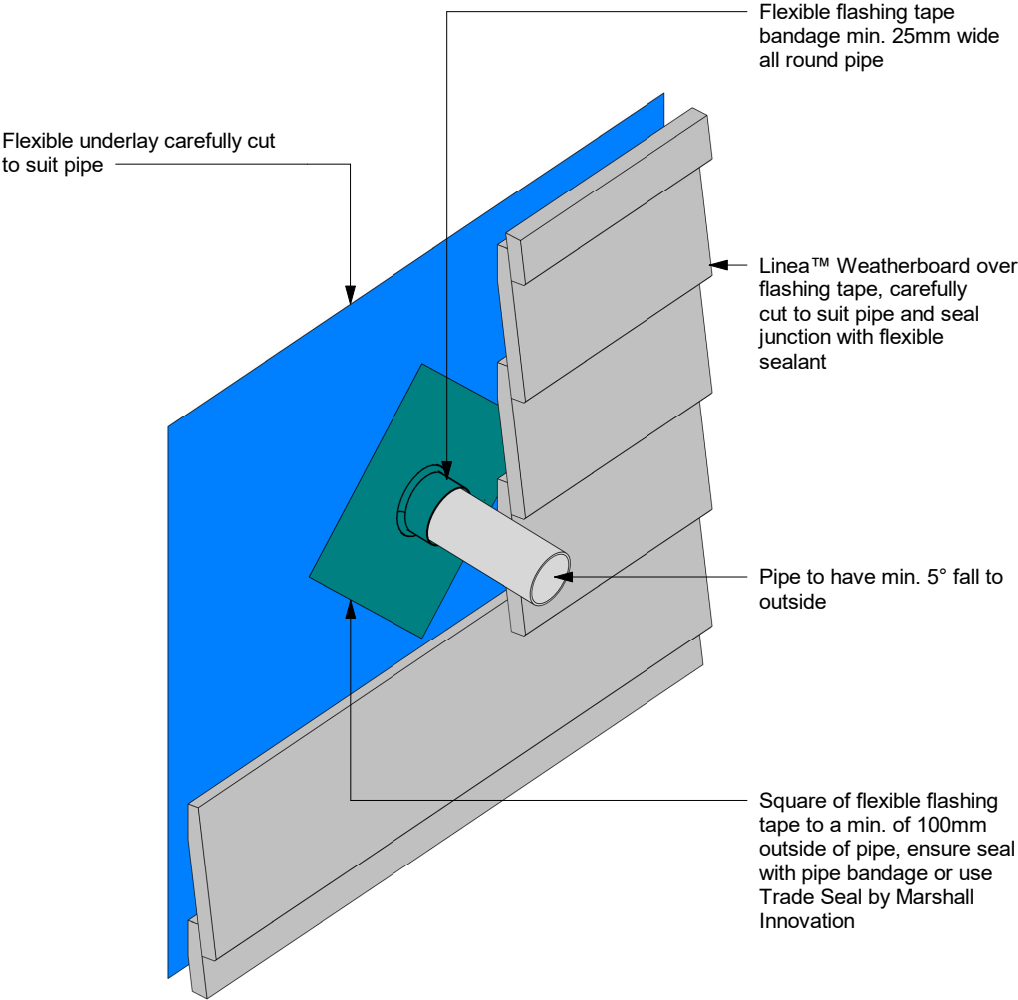
CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street
Middlemarch
Otago 9597

TITLE:
James Hardie Details

SCALE AT A3:	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 609	REVISION: -	

Flexible Underlay to be replaced
with Ecoply 7mm Barrier



Note: Site cut edges to be primed

jhl_inea_d_020



www.jameshardie.co.nz

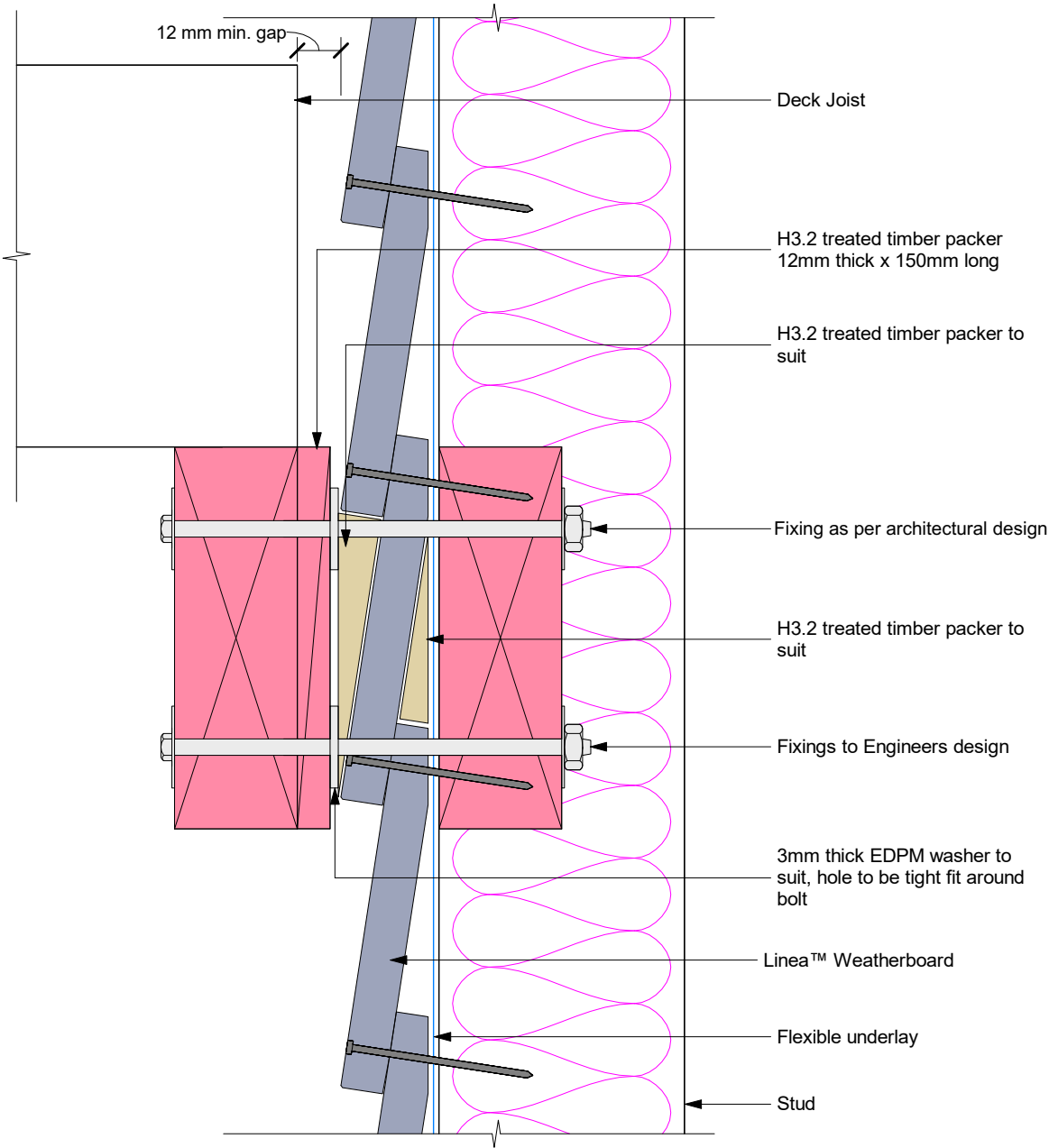
JamesHardie

Linea™ Weatherboard

Direct Fixed with Flexible Underlay
PIPE PENETRATION

May 2020
Scale:

Figure 20



jhl_inea_d_022



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JamesHardie

Linea™ Weatherboard

Direct Fixed with Flexible Underlay
TIMBER DECK JUNCTION

May 2020
Scale: 1 : 2

Figure 22

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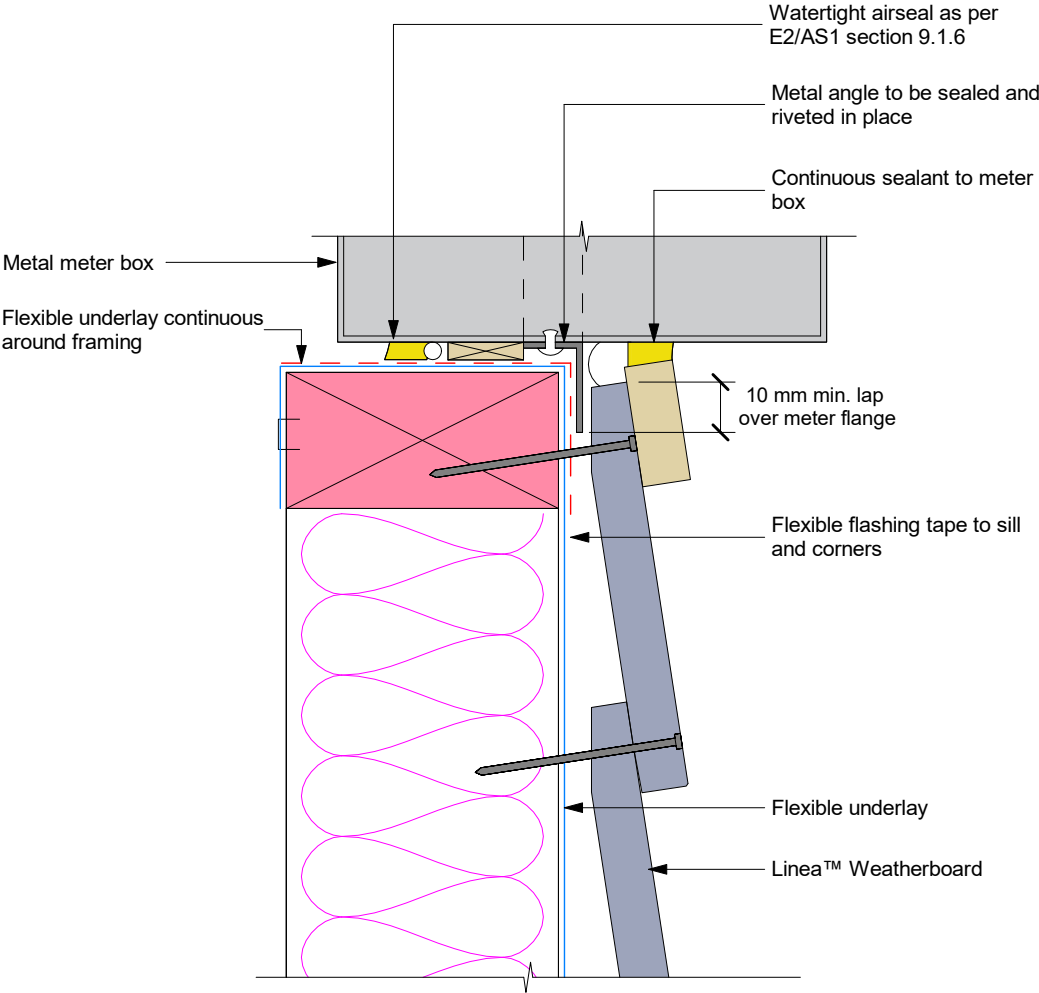
CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street
Middlemarch
Otago 9597

TITLE:
James Hardie Details

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Flexible Underlay to be replaced
with Ecoply 7mm Barrier



Note: Site cut edges to be primed

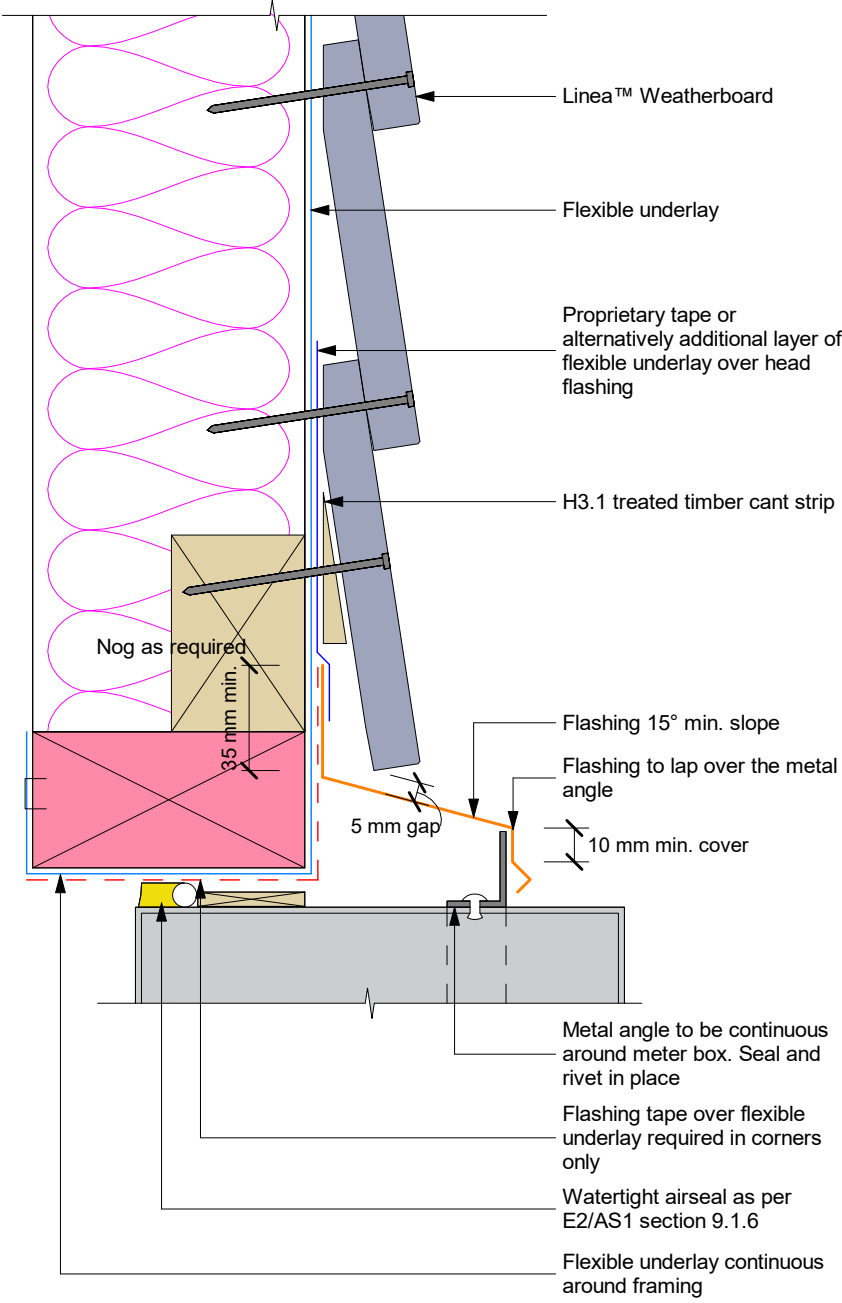
jhl_inea_d_026

**JamesHardie™**
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Linea™ Weatherboard
Direct Fixed with Flexible Underlay
METER BOX AT SILL

May 2020
Scale: 1 : 2

Figure 26



Note: Site cut edges to be primed

jhl_inea_d_027

**JamesHardie™**
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Linea™ Weatherboard
Direct Fixed with Flexible Underlay
METER BOX AT HEAD

May 2020
Scale: 1 : 2

Figure 27

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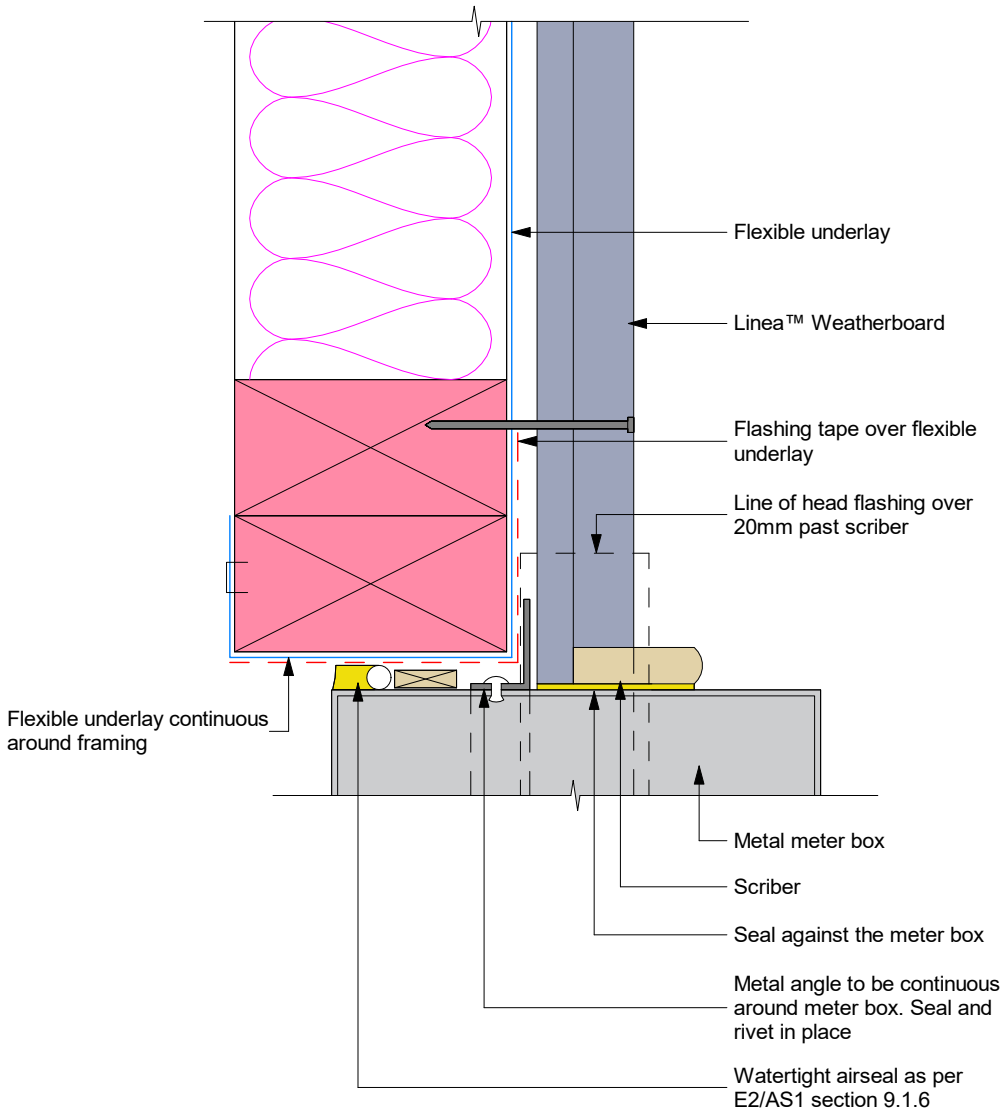
CLIENT:
Mark Ford and Christine Ford

SITE: **6 Swansea Street**
Middlemarch
Otago 9597

TITLE:
James Hardie Details

SCALE AT A3:	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 611	REVISION: -	

Flexible Underlay to be replaced
with Ecoply 7mm Barrier



Note: Site cut edges to be primed

jhl_inea_d_028



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Linea™ Weatherboard

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METER BOX AT JAMB

May 2020
Scale: 1 : 2

Figure 28

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Mark Ford and Christine Ford

SITE: **6 Swansea Street**
Middlemarch
Otago 9597

TITLE:
James Hardie Details

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JOB No: 21076	PAGE No: 612	REVISION: -	

Quote No : -1110- Ver 2
Quote Date : 26/08/2021
Modified Date : 27/08/2021

Quote No : -1110- Ver 2
Quote Date : 26/08/2021
Modified Date : 27/08/2021

E13 Windows Ltd

534 Kaikorai Valley Rd P O Box 289
Kaikorai
DUNEDIN
Phone: (03) 488 0344 E-mail:

Contact :
Mobile :
E-mail

Versatile Dunedin

Project Title : **Quotation for : Ford Residence**

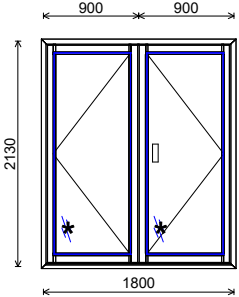
Site Contact :
Deliver to : **6 Swansea Street
Middlemarch**

Mobile :
Phone :
Fax :

Items : All No. of units =12

Item	Description	Quantity
------	-------------	----------

1	ND12 Entry SUITE : Pacific Thermal FRAME : Standard Frame FLASHING : 70mm Head Flashing - 99¢ TRIM SIZE : 2140mm x 1815mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)	1
---	--	---

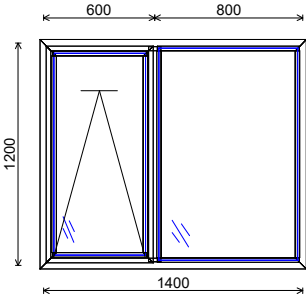


WIND ZONE : Very High
WEIGHT : 31.36 kg
LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS : 04CLXLT14BK04CLFLT
WAZ COMPONENTS : 55mm Support Bar
WALL THICKNESS : 160
SILL LINER : FALSE
OPEN : OPENOUT
HEIGHT FROM FLOOR : 0

8 x Arctic White S 20S1358S (901) MB72340S Hinged Door Hinge Spec Colour
1 x Arctic White S 20S1358S (901) Malta Opt 30/4pt L/T CT COLOURS
2 x Arctic White S 20S1358S (901) Interlock Recessed Flush Bolt with D Tip - 3l

1.1	* SiteGlazing - Glass Company (1)	1
-----	-----------------------------------	---

2	W15 Living SUITE : Pacific Thermal FRAME : Pacific Thermal 22730 FLASHING : 70mm Head Flashing - 99¢ TRIM SIZE : 1210mm x 1415mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)	1
---	---	---



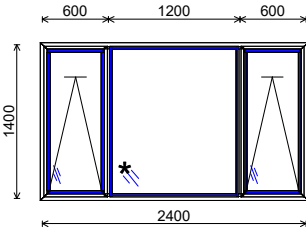
WIND ZONE : Very High
WEIGHT : 44.74 kg
LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS : 04CLXL18BK04CLFL
WAZ COMPONENTS : 55mm Support Bar
WALL THICKNESS : 160
SILL LINER : TRUE
HEIGHT FROM FLOOR : 930

1 x Arctic White S 20S1358S (901) Malta Helix Seal Fast.DT RH COLOURS

E13 Windows Ltd
Page 1

NoPriceQuote V621142
Printed : 27/08/2021 9:55:12 AM

3	W22 Living SUITE : Pacific Thermal FRAME : Pacific Thermal 22730 FLASHING : 70mm Head Flashing - 99¢ TRIM SIZE : 1410mm x 2415mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)	1
---	---	---

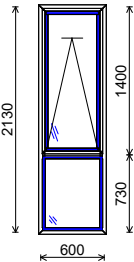


WIND ZONE : Very High
WEIGHT : 60.53 kg
LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS : 05CLXL16BK05CLFL, 05CLXL16BK05CLFLT
WAZ COMPONENTS : 55mm Support Bar
WALL THICKNESS : 160
SILL LINER : TRUE
HEIGHT FROM FLOOR : 730

2 x Arctic White S 20S1358S (901) Malta Helix Seal Fast.DT RH COLOURS

3.1	* SiteGlazing - Glass Company (3, 2.1)	1
-----	--	---

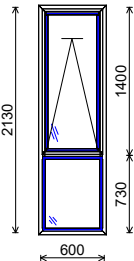
4	SP1 Living SUITE : Pacific Thermal FRAME : Pacific Thermal 22730 FLASHING : 70mm Head Flashing - 99¢ TRIM SIZE : 2140mm x 615mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)	1
---	--	---



WIND ZONE : Very High
WEIGHT : 40.58 kg
LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS : 05CLXL16BK05CLFL
WAZ COMPONENTS : 55mm Support Bar
WALL THICKNESS : 160
SILL LINER : TRUE
HEIGHT FROM FLOOR : 0

1 x Arctic White S 20S1358S (901) Malta Helix Seal Fast.DT RH COLOURS

5	SP1 Living SUITE : Pacific Thermal FRAME : Pacific Thermal 22730 FLASHING : 70mm Head Flashing - 99¢ TRIM SIZE : 2140mm x 615mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)	1
---	--	---



WIND ZONE : Very High
WEIGHT : 40.58 kg
LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS : 05CLXL16BK05CLFL
WAZ COMPONENTS : 55mm Support Bar
WALL THICKNESS : 160
SILL LINER : TRUE
HEIGHT FROM FLOOR : 0

1 x Arctic White S 20S1358S (901) Malta Helix Seal Fast.DT RH COLOURS

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STATUS: Building Consent			

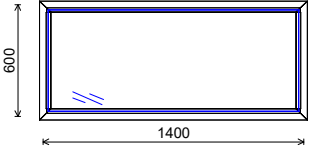
Versatile
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KENMURE 9011
PH: 0800 837 728
email: vanessa@versatile.co.nz
www.versatile.co.nz

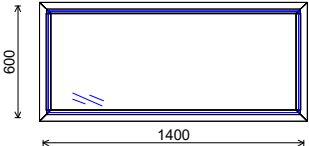
CLIENT:
Mark Ford and Christine Ford

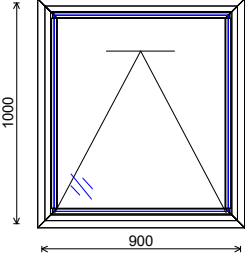
SITE:	6 Swansea Street Middlemarch Otago 9597
TITLE:	Door and Window Schedule
SCALE AT A3:	DATE: 09/09/2021 DRAWN: ST CHECKED: BW
JOB No: 21076	PAGE No: 701 REVISION: -

Quote No : -1110- Ver 2
Quote Date : 26/08/2021
Modified Date : 27/08/2021

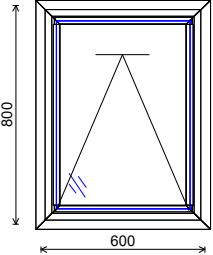
Quote No : -1110- Ver 2
Quote Date : 26/08/2021
Modified Date : 27/08/2021

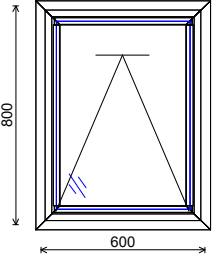
6	N14 Living	1
		
SUITE : Pacific Thermal FLASHING : 70mm Head Flashing - 99¢ FRAME : Pacific Thermal 22730 TRIM SIZE : 610mm x 1415mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)		
WIND ZONE : Very High WEIGHT : 23.34 kg LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut GLASS : 04CLXL18BK04CLFL WANZ COMPONENTS : 55mm Support Bar WALL THICKNESS : 160 SILL LINER : TRUE HEIGHT FROM FLOOR : 1530		

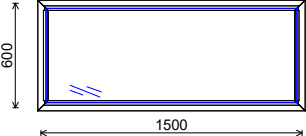
7	N14 Dining	1
		
SUITE : Pacific Thermal FLASHING : 70mm Head Flashing - 99¢ FRAME : Pacific Thermal 22730 TRIM SIZE : 610mm x 1415mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)		
WIND ZONE : Very High WEIGHT : 23.34 kg LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut GLASS : 04CLXL18BK04CLFL WANZ COMPONENTS : 55mm Support Bar WALL THICKNESS : 160 SILL LINER : TRUE HEIGHT FROM FLOOR : 1530		

8	W09 Office	1
		
SUITE : Pacific Thermal FLASHING : 70mm Head Flashing - 99¢ FRAME : Pacific Thermal 22730 TRIM SIZE : 1010mm x 915mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)		
WIND ZONE : Very High WEIGHT : 25.91 kg LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut GLASS : 04CLXL18BK04CLFL WANZ COMPONENTS : 55mm Support Bar WALL THICKNESS : 160 SILL LINER : TRUE HEIGHT FROM FLOOR : 1130		

1 x Arctic White S 20S1358S (901) Malta Helix Seal Fast.DT LH COLOURS
1 x Arctic White S 20S1358S (901) Malta Helix Seal Fast.DT RH COLOURS

9	SP2 WC	1
		
SUITE : Pacific Thermal FLASHING : 70mm Head Flashing - 99¢ FRAME : Pacific Thermal 22730 TRIM SIZE : 810mm x 615mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)		
WIND ZONE : Very High WEIGHT : 15.4 kg LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut GLASS : 04CLXL18BK04CLAE WANZ COMPONENTS : 55mm Support Bar WALL THICKNESS : 160 SILL LINER : TRUE HEIGHT FROM FLOOR : 1330		

1 x Arctic White S 20S1358S (901) Malta Helix Seal Fast.DT RH COLOURS		
10	SP2 Bathroom	1
		
SUITE : Pacific Thermal FLASHING : 70mm Head Flashing - 99¢ FRAME : Pacific Thermal 22730 TRIM SIZE : 810mm x 615mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)		
WIND ZONE : Very High WEIGHT : 15.4 kg LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut GLASS : 04CLXL18BK04CLAET WANZ COMPONENTS : 55mm Support Bar WALL THICKNESS : 160 SILL LINER : TRUE HEIGHT FROM FLOOR : 1330		

1 x Arctic White S 20S1358S (901) Malta Helix Seal Fast.DT RH COLOURS		
11	M4 Bedroom 1	1
		
SUITE : Pacific Thermal FLASHING : 70mm Head Flashing - 99¢ FRAME : Pacific Thermal 22730 TRIM SIZE : 610mm x 1515mm FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)		
WIND ZONE : Very High WEIGHT : 24.9 kg LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut GLASS : 04CLXL18BK04CLFL WANZ COMPONENTS : 55mm Support Bar WALL THICKNESS : 160 SILL LINER : TRUE HEIGHT FROM FLOOR : 1530		

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STATUS:		Building Consent	

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email: vanessa@versatile.co.nz
www.versatile.co.nz

CLIENT:
Mark Ford and Christine Ford

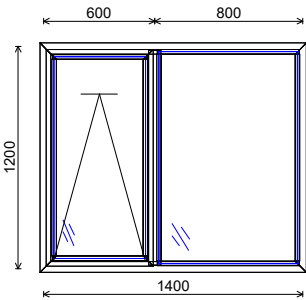
SITE: 6 Swansea Street Middlemarch Otago 9597			
TITLE: Door and Window Schedule			
SCALE AT A3:	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 702	REVISION: -	

Quote No : -1110- Ver 2
Quote Date : 26/08/2021
Modified Date : 27/08/2021

12

W19 Bedroom 1

1



SUITE : Pacific Thermal **FLASHING** : 70mm Head Flashing - 995
FRAME : Pacific Thermal 22730 **TRIM SIZE** : 1210mm x 1415mm
FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)
WIND ZONE : Very High **WEIGHT** : 44.74 kg
LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS : 04CLXL18BK04CLFL
WANZ COMPONENTS : 55mm Support Bar
WALL THICKNESS : 160
SILL LINER : TRUE
HEIGHT FROM FLOOR : 930

1 x Arctic White S 20S1358S (901) Malta Helix Seal Fast.DT RH COLOURS

Quote Comments :

Number of Units = 12

This quotation is provided under the terms of the Construction Contracts Act 2002

I hereby accept this quote for aluminium joinery as detailed above. I agree that the joinery is supplied on the Terms and Conditions of Sale which accompany this quote and that these Terms and Conditions of Sale will form the basis of the contract for supply between you and us. I also agree to settle my account in full or by prior arrangement.

Signed : _____ Dated : ____ / ____ / ____

All Units are viewed from the outside.

This quotation is valid until 27 September 2021

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CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street Middlemarch Otago 9597			
TITLE: Door and Window Schedule			
SCALE AT A3:	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 703	REVISION: -	

LEGEND	
REF	REFERENCE
GIB 1	10mm GIB STANDARD
GIB 2	10mm GIB AQUALINE
GIB 3	13mm GIB STANDARD
GIB 4	13mm GIB AQUALINE
PAINT 1	PAINT SYSTEM - DRY AREAS
PAINT 2	PAINT SYSTEM - WET AREAS
CARPET	CARPET FLOORING
VINYL	VINYL FLOORING
TILE	TILE FLOORING
TIMBER	20mm TIMBER FLOORING
N/A	NOT APPLICABLE
TBC	TO BE CONFIRMED

SCHEDULE OF FINISHES											
ROOM NAME	WALLS				FLOOR			CEILING			
	REF	Material	Finish	Colour	Material	Finish	Colour	Material	Finish	Colour	
LOUNGE	N	GIB 1	PAINT 1	TBC	TIMBER	CARPET	TBC	GIB 3	PAINT 1	TBC	
	E	GIB 1	PAINT 1	TBC							
	S	N/A	N/A	N/A							
	W	GIB 1	PAINT 1	TBC							
DINING	N	N/A	N/A	N/A	TIMBER	CARPET	TBC	GIB 3	PAINT 1	TBC	
	E	GIB 1	PAINT 1	TBC							
	S	N/A	N/A	N/A							
	W	GIB 1	PAINT 1	TBC							
ENTRY	N	N/A	N/A	N/A	TIMBER	VINYL	TBC	GIB 3	PAINT 1	TBC	
	E	N/A	N/A	N/A							
	S	N/A	N/A	N/A							
	W	GIB 1	PAINT 1	TBC							
KITCHEN	N	N/A	N/A	N/A	TIMBER	VINYL	TBC	GIB 4	PAINT 2	TBC	
	E	GIB 2	PAINT 2	TBC							
	S	GIB 2	PAINT 2	TBC							
	W	N/A	N/A	N/A							
OFFICE	N	GIB 1	PAINT 1	TBC	TIMBER	CARPET	TBC	GIB 3	PAINT 1	TBC	
	E	GIB 1	PAINT 1	TBC							
	S	GIB 1	PAINT 1	TBC							
	W	GIB 1	PAINT 1	TBC							
WC	N	GIB 2	PAINT 2	TBC	TIMBER	VINYL	TBC	GIB 4	PAINT 2	TBC	
	E	GIB 2	PAINT 2	TBC							
	S	GIB 2	PAINT 2	TBC							
	W	GIB 2	PAINT 2	TBC							
BATHROOM	N	GIB 2	PAINT 2	TBC	TIMBER	TILE	TBC	GIB 4	PAINT 2	TBC	
	E	GIB 2	PAINT 2	TBC							
	S	GIB 2	PAINT 2	TBC							
	W	GIB 2	PAINT 2	TBC							
HALLWAY	N	GIB 1	PAINT 1	TBC	TIMBER	VINYL	TBC	GIB 3	PAINT 1	TBC	
	E	GIB 1	PAINT 1	TBC							
	S	GIB 1	PAINT 1	TBC							
	W	GIB 1	PAINT 1	TBC							
BEDROOM	N	GIB 1	PAINT 1	TBC	TIMBER	CARPET	TBC	GIB 3	PAINT 1	TBC	
	E	GIB 1	PAINT 1	TBC							
	S	GIB 1	PAINT 1	TBC							
	W	GIB 1	PAINT 1	TBC							

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PH: 0800 837 728
email: vanessa@versatile.co.nz
www.versatile.co.nz

CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street Middlemarch Otago 9597			
TITLE: Schedule of Finishes			
SCALE AT A3:	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 704	REVISION: -	

Minimum distances from Edge of Heat Source to Sprinkler:
Side of open or recessed fireplace: **300mm**
Front of recessed fireplace: **900mm**
Coal- or wood-burning stove: **300mm**
Wall-mounted hot air diffusers - Side: **300** /Front: **450mm**
Kitchen range / Wall oven / Hot air flues: **229mm**
Uninsulated hot water pipes: **150mm**
Light fixture 0W - 250W: **75mm**
Light fixture 250W - 499W: **150mm**

WHERE CONDITIONS MAY CAUSE THE WATER TO FREEZE,
THE PIPEWORK SHALL BE PROTECTED TO PREVENT FREEZING.

BLAZESTOP PLUMBING SYMBOLS:



BLAZESTOP CONT

mounted inside (can be partially recessed - check on site)

SPRINKLER HEAD

MHD

Most Hydraulically Disadvantaged sprinkler

32mm PIPE DROPPER (CHANGE OF LEVEL)

'Tee' Fitting and 'Elbow' Fitting

FLOW TEST VALVE

: to be installed in the soffit or high / low on the wall and can be used as a hose tap (check location on site)

Blazestop Domestic 16mm connection to WC to keep the system flushed +16mm PIPE DROPPER (to WC)

32mm WATERTITE Pex-Al-Pex pipe (LOOP)

25mm WATERTITE Pex-Al-Pex pipe (Branch)

16mm WATERTITE Pex-Al-Pex pipe (DCW)

THIS FIRE PROTECTION SYSTEM IS DESIGNED
DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA - 2021 - 2408

DISTANCES ON SITE PRIOR TO COMMENCING WORK

2. THE PLUMBING INSTALLATION SHALL BE FULLY INSPECTED AND APPROVED BY THE RELEVANT LOCAL AUTHORITY AND THE SUPERINTENDENT

3. CHANGES TO PIPE SIZING NOT ALLOWED

4. PIPEWORK THAT COULD BE EXPOSED TO HOT GASES FROM A FIRE IN THE SPRINKLERED SPACE SHALL BE LISTED METAL PIPEWORK OR PROTECTED BY FIRE RESISTANT MATERIAL. NOTE - An example of protection is installation behind a wall or ceiling lining of 10mm plasterboard.

5. SPRINKLERS TO BE LOCATED AS PER DESIGN PLAN BUT CAN BE ADJUSTED AS LONG AS LOCATED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S LISTED INSTRUCTIONS (mm):

Coverage Area: 4300 x 4300mm
Maximum Distance between sprinklers: 4300mm
Minimum Distance between sprinklers: 2400mm
Minimum Distance from walls & obstructions: 102mm
Maximum Distance from walls: 2150mm

6. RESIDENTIAL FLAT CONCEALED SPRINKLER:
Model: CN-RES, K-Factor: 4.9, SIN: SS8421
Coverage Area: 4.3m x 4.3m
Pressure: **56** kPa
Flow: **53** L/min
Plus **12** L/min domestic

7. FOR VERIFICATION FLOW TEST:
TEST FLOW SPRINKLER MHD 1 & MHD 2 FOR 1 MINUTE TO GET 59 L/min EACH (TOTAL DESIGN FLOW REQUIREMENT HAS TO BE **118** L/min MINIMUM)

8. A WATER PRESSURE GAUGE AND A FLOW TEST VALVE HAS BEEN INCLUDED IN SPRINKLER SYSTEM TO ESTABLISH WATER SUPPLY CHARACTERISTICS.

THE PRESSURE GAUGE SHALL BE LABELLED OR PERMANENTLY MARKED TO INDICATE THE MINIMUM ACCEPTABLE STATIC (NO-FLOW) WATER PRESSURE. THE GAUGE SHOULD ALSO BE MARKED WITH THE DESIGN PRESSURE.

THE INSTALLATIONS SHALL COMPLY WITH THE NEW ZEALAND BUILDING CODE 2004 INCLUDING ALL REVISIONS AND AMENDMENTS, VERIFICATION METHODS WHERE APPROPRIATE, AND CONSTRUCTION PRINCIPLES THAT ARE EMBODIED IN THE ACCEPTABLE SOLUTIONS.

WATER SUPPLY SYSTEMS SHALL COMPLY WITH THE G12/AS1 WATER SUPPLIES. FLOW & RETURN LINES / PIPEWORK CONNECTION, FIXINGS, PENETRATIONS SHALL BE INSTALLED TO COMPLY WITH NZBC COMPLIANCE DOCUMENTS: B1 STRUCTURE, B2 DURABILITY, E2 EXTERNAL MOISTURE ETC: REFER www.building.govt.nz

OBSERVE NZS 3604 RESTRICTIONS ON THE HOLING AND CHECKING OF JOISTS & BEAMS.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY PROPERLY QUALIFIED REGISTERED TRADESMEN.

PIPE TO BE INSTALLED WITHIN THE THERMAL ENVELOPE I.E. UNDER INSULATION BATTS.

ANY EXPOSED PIPEWORK SHALL BE PROTECTED BY FIRE RESISTANT MATERIAL (NOT SUPPLIED BY LEAP). NO UV STERILISER OR WATER FILTER WITHIN BLAZESTOP LOOP

ANY EXPOSED PIPEWORK SHALL BE PROTECTED BY FIRE RESISTANT MATERIAL (NOT SUPPLIED BY LEAP). NO UV STERILISER OR WATER FILTER WITHIN BLAZESTOP LOOP

BLAZESTOP FLOW TEST VALVE:
CAN BE INSTALLED LOW ON
WALL AS A HOSE TAP

5.5m coverage allowed for
a 'single-room' sprinkler
with maximum distance
from wall of 2750mm

BLAZESTOP SPRINKLER SYSTEM REQUIREMENTS SUMMARY:
128.7 kPa PRESSURE REQUIRED @ 118 L/min AT
PRESSURE GAUGE AT BLAZESTOP CONTROL BOX

TOTAL SYSTEM PRESSURE DROP IS 248.2 kPa at 50m MAXIMUM
CONNECTION DISTANCE WITH 1 x 32mm MINIMUM ID PIPE (40mm OD)

All dimensions in millimetres

WATER SUPPLY (TANK + PIPEWORK) TO BLAZESTOP NOT INCLUDED BY LEAP

Leap Australasia Ltd
PO BOX 38-159, 61 Port Road, Lower Hutt 5045
t: 0800 246 810 • t: 04 568 9424 • f: 04 568 9423

IN-HOME ECOSYSTEMS LEAP

Project Name: Fire Sprinkler System for House
Project Address: 6 Swansea Street, Middlemarch, Otago
Legal Description: LOT 1 BLK IV DP 279

LEAP BLAZESTOP AUTOMATIC SPRINKLER SYSTEM LAYOUT

Job #: QU4597

Sheet Number: L01.0

Scale: 1 : 100 @ A3

Date: 8/10/2021

0800 246 810 / WWW.LEAPLTD.CO.NZ / © COPYRIGHT LEAP AUSTRALASIA

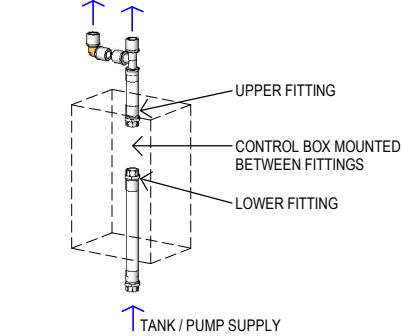
VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS ON SITE BEFORE COMMENCING WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.ELECTRICAL WORK IS NOT INCLUDED UNLESS SPECIFIED.

9:35:04 a.m.

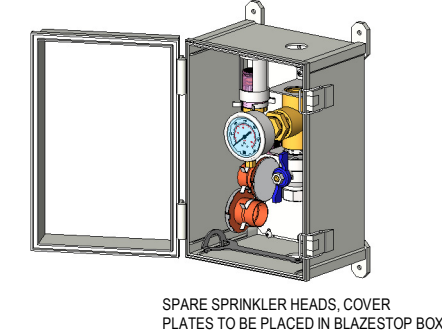
08K001
BLAZESTOP WC SUPPLY KIT (PEX)



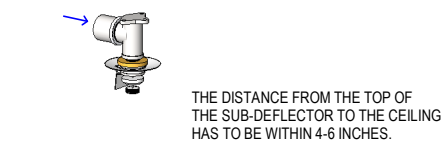
08K002
BLAZESTOP HOUSE
CONNECTION KIT (PEX)



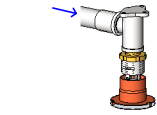
08K011
BLAZESTOP CONTROL BOX



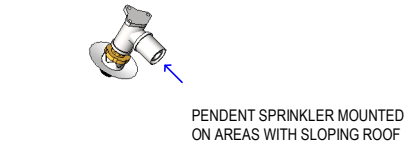
08K020
BLAZESTOP SIDE WALL
SPRINKLER ASSEMBLY KIT (PEX)



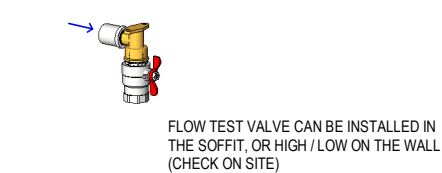
08K021
BLAZESTOP CON-RES SPRINKLER
ASSEMBLY KIT (PEX - 25mm)



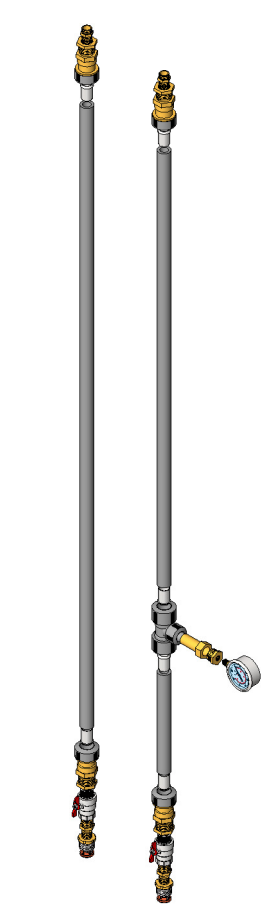
08K026
BLAZESTOP PENDANT SPRINKLER
ASSEMBLY KIT (PEX - 25mm)



08K027
BLAZESTOP FLOW TEST
VALVE KIT (PEX - 25mm)

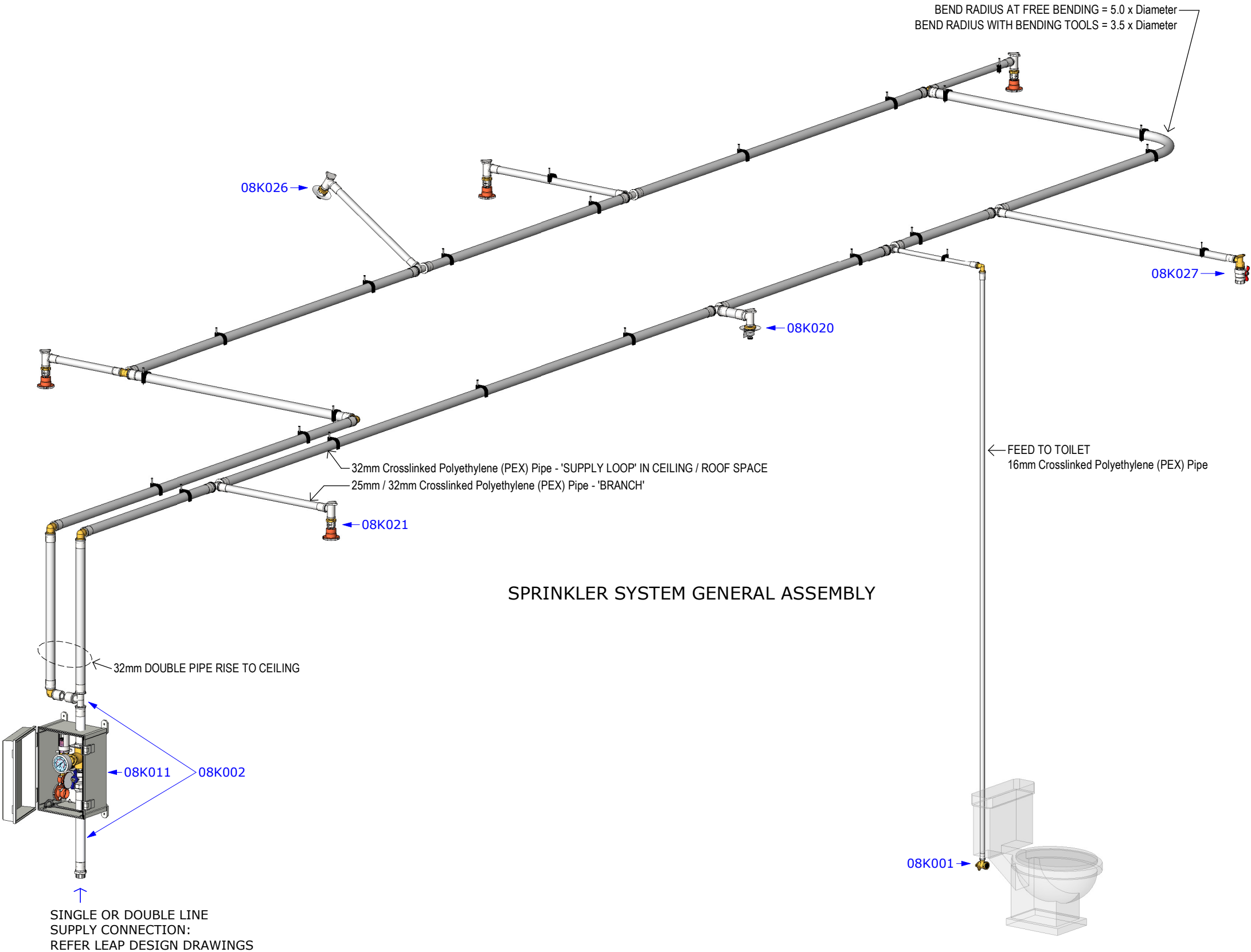


08K050
BLAZESTOP TEST KIT (HEP20)



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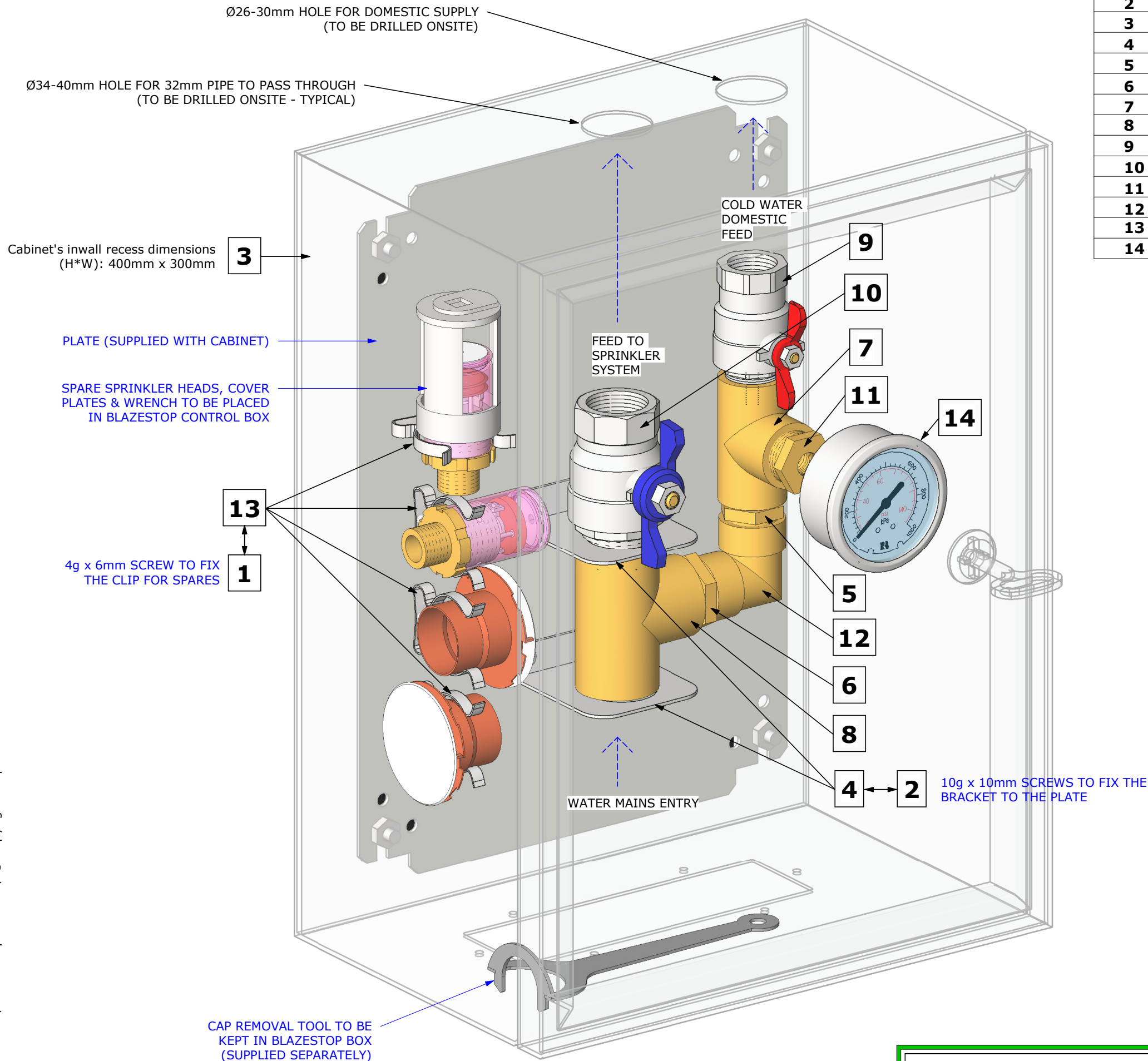


Special Notes: EXPOSED PIPEWORK SHALL BE
PROTECTED BY FIRE RESISTANT MATERIAL
ALL WATERTITE PIPE SHOULD BE RETAINED IN
POSITION BY CLIPS AT INTERVALS COMPLYING
WITH AS/NZ 3500

LEAP BLAZESTOP KITS MASTER (PEX-AL-PEX)

IN-HOME ECOSYSTEMS	LEAP	Leap Australasia Ltd 61 Port Road Lower Hutt 5045 t: 0800 246 810 t: 04 568 9424 www.leapld.co.nz	DRW: VL Rev: Scale: N/A Date:	Drawing No. - 15/05/2019 1:32:27 p.m.
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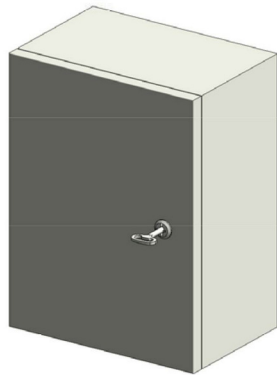




NOTES:
BRACKETS TO BE ATTACHED BY OTHERS
CONTROL BOX SHOWN TRANSPARENT FOR CLARITY

Item No.	Product Code	DUNEDIN CITY COUNCIL - Approved Building Consent Document	
		ABA - 2021 - 2408	It
1	08C005	Blazestop Control Box Mounting Screws (4g)	4
2	08C006	Blazestop Control Box Mounting Screws (10g)	4
3	08C026	BLAZESTOP METAL CABINET - 300 (W) x 400 (H) x 200 (D)	1
4	08C033	Blazestop 25mm Control Box Mounting Bracket	2
5	18C005	20mm (3/4" BSPP) Brass Crox Nipple	1
6	18C008	25mm x 20mm Brass Hex Nipple	1
7	18C010	20mm (3/4 BSP) Female Brass Equal Tee	1
8	18C011	25mm Female Brass Equal Tee	1
9	18C023	20mm (3/4 BSP) M & F Ball Valve	1
10	18C025	25mm M & F Ball Valve	1
11	18C074	20mm x 8mm Hex Brass Bush	1
12	18C095	20mm (3/4 BSPP) Female Brass Elbow	1
13	19C028	Spring Clip 25mm	4
14	19C036	65mm Pressure Gauge (1000kPa) Rear Entry Liquid Filled	1

CONTROL BOX WITH LOCKABLE DOOR



BLAZESTOP CONTROL BOX W/O BACKFLOW W/O ALARM

IN-HOME ECOSYSTEMS

Leap

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DRW: VL

APR:

Rev: 4

Scale: N/A

Drawing No.

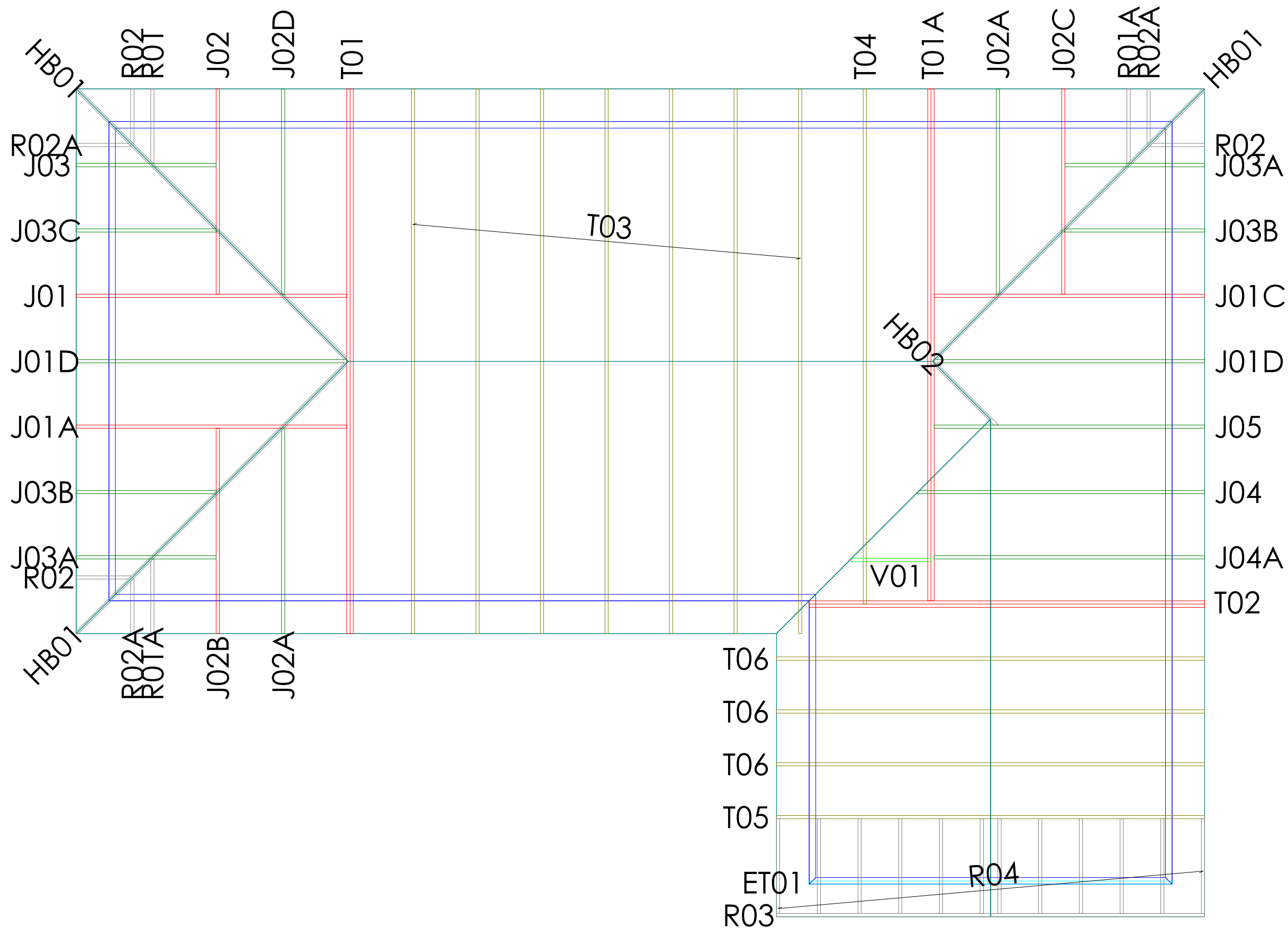
08K007

24/06/2021

10:12:50 a.m.

BLAZE STOP

Leap



PrimeCad v4.7.334



86 Portsmouth Drive
Dunedin
Ph 03 466 4609

Site Address :
VERSATILE BUILDING
FORD
6 SWANSEA STREET
MIDDLEMARCH

Sheet Title :
**For Building Consent
Buildable Truss Layout**

Date : 4 Aug, 2021	Drawn : Michael Trembath
Scale : NTS	System : MiTek 20/20

Job Details:
Roof Pitch : 15.00deg
Roof Material : Longrun Iron .55mm
Ceiling Material : Rondo on clips
Wind Zone : Very High
Roof Snow Load : 0.567kPa

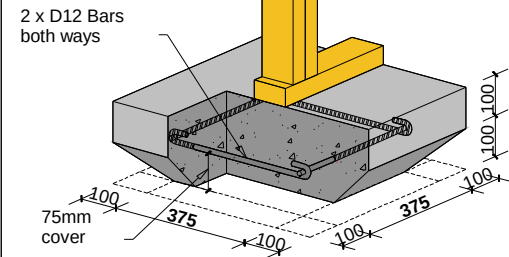
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 50m/s
Overhang : 450mm



Job Title :
211777P
Sheet :
1
Revision Number :

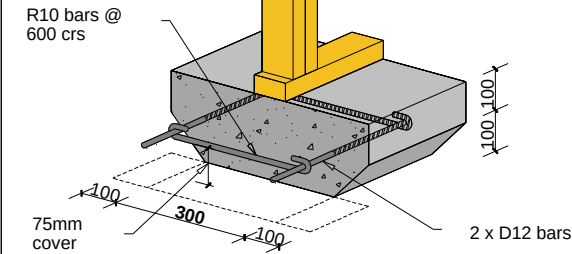
SLAB THICKENING & STUD REQUIREMENTS

TYPE FP1
375mm² Pad



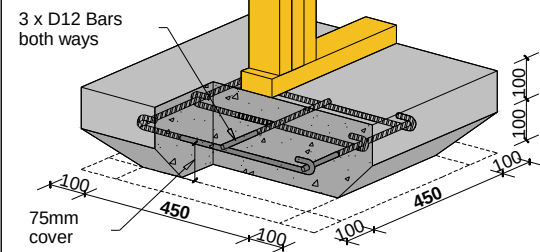
3

TYPE FS1
300mm Strip



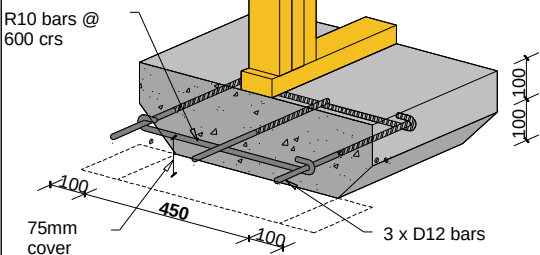
3

TYPE FP2
450mm² Pad



4

TYPE FS2
450mm Strip



4

Notes:

- The numbers found in the hatched areas are the numbers of studs required below each truss
- Standard 100mm reinforcing concrete slab, as per NZS3604:2011

Refer to:
MiTek Internal Load Bearing on Concrete Floor Slabs 10/2011
MiTek Structural Fixings **On-Site Guide** for Building Code
Compliance

Concrete Slab Thickening Guide



NO SLAB THICKENING REQUIRED

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Site Address :
VERSATILE BUILDING
FORD
6 SWANSEA STREET
MIDDLEMARCH

Sheet Title :
**For Building Consent
Slab Thickening**

Date : 4 Aug,2021	Drawn : Michael Trembath
Scale : NTS	System : MiTek 20/20

Job Details:	
Roof Pitch	: 15.00deg
Roof Material	: Longrun Iron .55mm
Ceiling Material	: Rondo on clips
Wind Zone	: Very High
Roof Snow Load	: 0.567kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 50m/s
Overhang : 450mm

PrimeCad v4.7.334



Job Title :	211777P
Sheet :	2
Revision Number :	

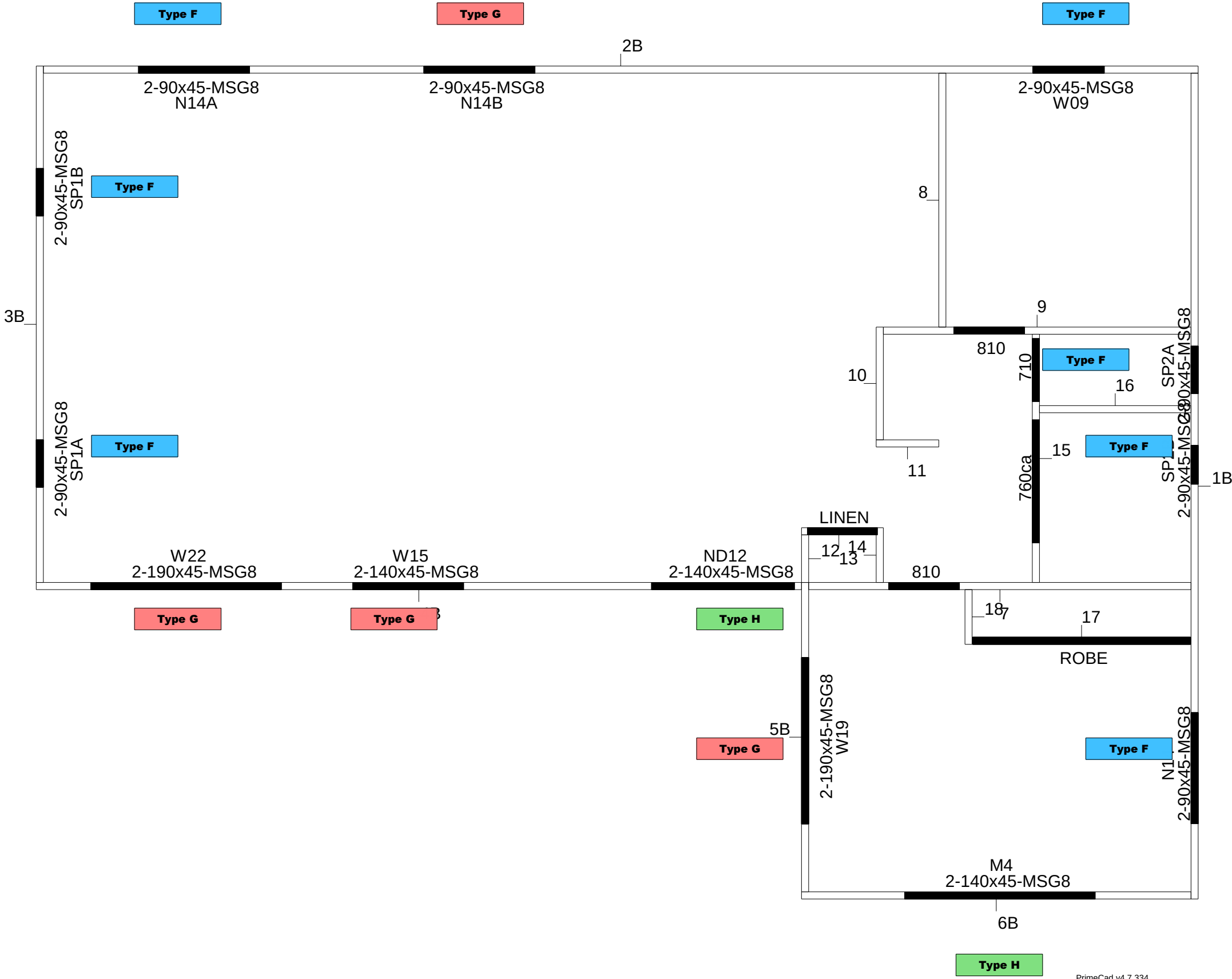
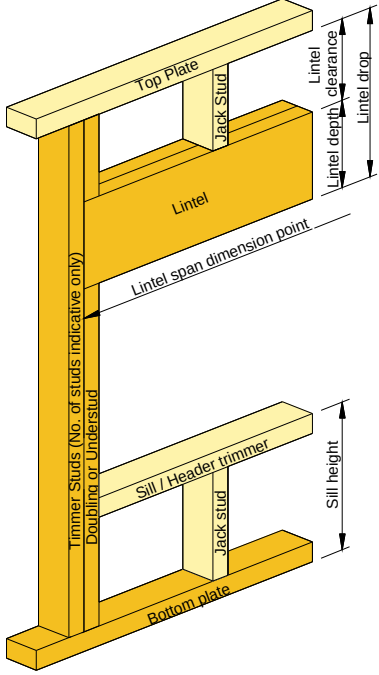
LUMBERLOK®
LINTEL FIXING OPTIONS

TYPE E
1.4 kN

TYPE F
4.0 kN

TYPE G
7.5 kN

TYPE H
13.5 kN



Refer to:
LUMBERLOK Lintel Fixing Schedule 10/2011
MiTek Structural Fixings **On-Site Guide** for Building Code Compliance
(Alternative to Table 8.14 & Figure 8.12 NZS 3604:2011)

PlaceMakers®
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Dunedin
Ph 03 466 4609

Site Address :
**VERSATILE BUILDING
FORD
6 SWANSEA STREET
MIDDLEMARCH**

Sheet Title :
**For Building Consent
Lintel Fixing**
Date : 4 Aug, 2021 Drawn : Michael Trembath
Scale : NTS System : MiTek 20/20

Job Details:
Roof Pitch : 15.00deg
Roof Material : Longrun Iron .55mm
Ceiling Material : Rondo on clips
Wind Zone : Very High
Roof Snow Load : 0.567kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 50m/s
Overhang : 450mm

MiTek™
PrimeCad v4.7.334

Job Title :
211777P
Sheet :
3
Revision Number :

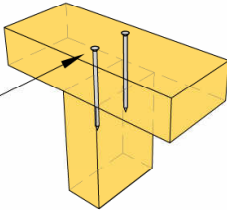
B BOWMAC®
STUD-LOK

STUD TO TOP PLATE FIXING OPTIONS

TYPE A - 0.7 kN

Non-Load Bearing Walls

2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically through single Top
Plate into stud



*Images are indicative only.
Timber sizes may vary.

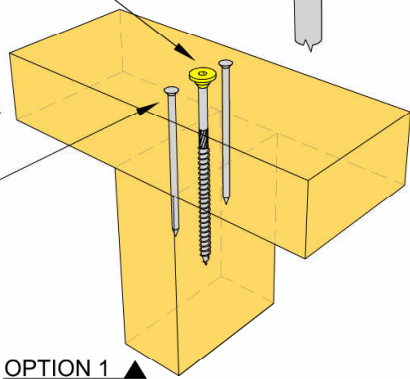
TYPE B - 4.7 kN

Load Bearing Walls

1 x STUD-LOK **SL125**
screwed vertically through
single Top Plate into stud.

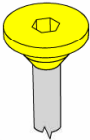
Max.Top Plate
Depth = 45mm

2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically into stud.



STUD-LOK SL125

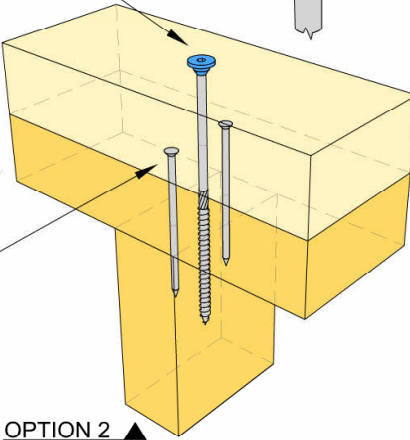
- Yellow Head
- 125mm long



1 x STUD-LOK **SL170**
screwed vertically through
single or double Top Plate
into stud.

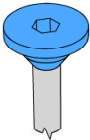
Max.Top Plate
Depth = 90mm

2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically into stud.



STUD-LOK SL170

- Blue Head
- 170mm long



(Alternative to NZS 3604:2011 Section 8)



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Site Address :

**VERSATILE BUILDING
FORD
6 SWANSEA STREET
MIDDLEMARCH**

Sheet Title :

**For Building Consent
Stud To Top Plate Fixing**

Date : 4 Aug,2021
Scale : NTS

Drawn : Michael Trembath
System : MiTek 20/20

Job Details:

Roof Pitch : 15.00deg
Roof Material : Longrun Iron .55mm
Ceiling Material : Rondo on clips
Wind Zone : Very High
Roof Snow Load : 0.567kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 50m/s
Overhang : 450mm



PrimeCad v4.7.334

Job Title :

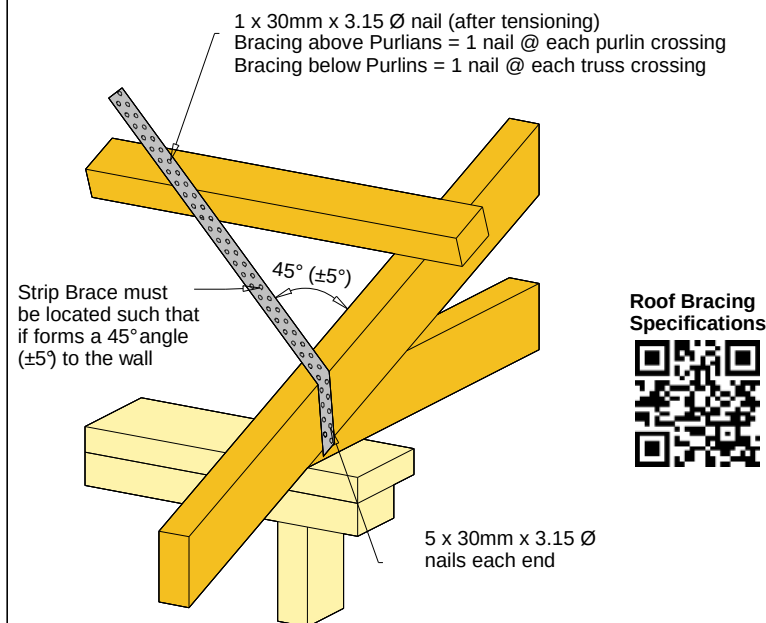
211777P

Sheet :

4

Revision Number :

LUMBERLOK® ROOF BRACING



Refer to:
LUMBERLOK Roof Bracing Specifications 10/2011
MiTek Structural Fixings **On-Site Guide** for Building Code Compliance
(As per NZS 3604:2011)



LUMBERLOK® TRUSS FIXINGS

- D - Pair of Wire Dogs and 2 x 90mm 3.15mm skew nails
- X - LUMBERLOK JH47x90 Joist Hanger
- Z - LUMBERLOK JH47x120 Joist Hanger
- P - LUMBERLOK JH47x190 Joist Hanger
- E - LUMBERLOK JH95x165 Joist Hanger
- T - LUMBERLOK CT200 Ceiling Tie
- O - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- 4 - LUMBERLOK Multi Grip
- M - Pair of LUMBERLOK Multi Grips
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- V - LUMBERLOK CPC40 Cleat
- W - Pair of LUMBERLOK CPC40 Cleats
- K - LUMBERLOK TTP 16kN Truss to Top Plate set
- G - LUMBERLOK TTP 9kN Truss to Top Plate set

Joist Hanger
Installation



CT200 Truss to
Top Plate Fixing
Installation



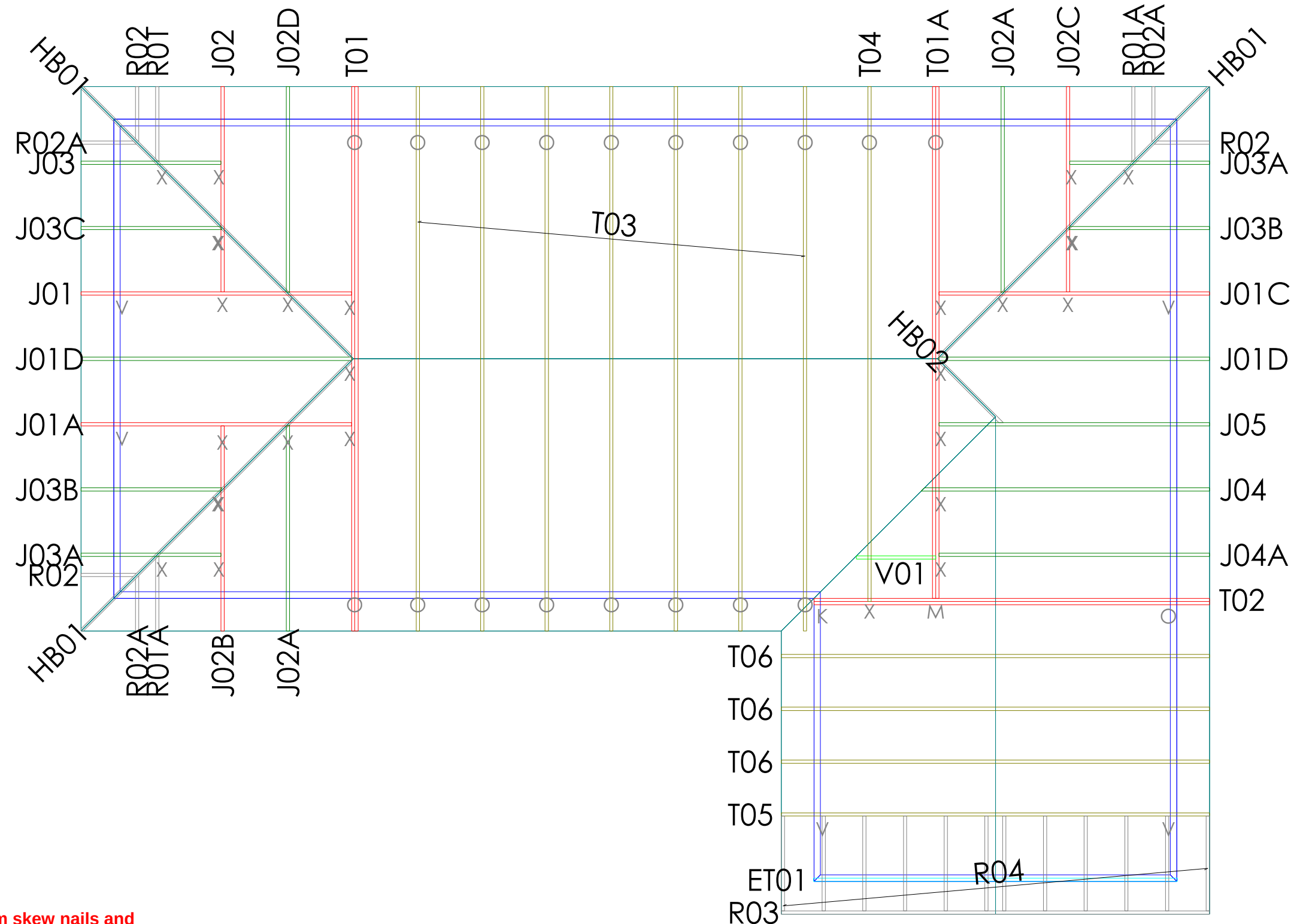
16kN & 9kN Truss
to Top Plate Fixing
Installation



Notes:

All other areas must have the minimum 2 x 90mm 3.15mm skew nails and 2 x wire dogs for truss to top plate connections

Refer to:
LUMBERLOK Timber Connectors Characteristic Loadings Data Brochure
08/2014



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Site Address :
**VERSATILE BUILDING
FORD
6 SWANSEA STREET
MIDDLEMARCH**

Sheet Title :
**For Building Consent
Truss Fixings & Roof Bracing**

Date : 4 Aug, 2021
Scale : NTS
Drawn : Michael Trembath
System : MiTek 20/20

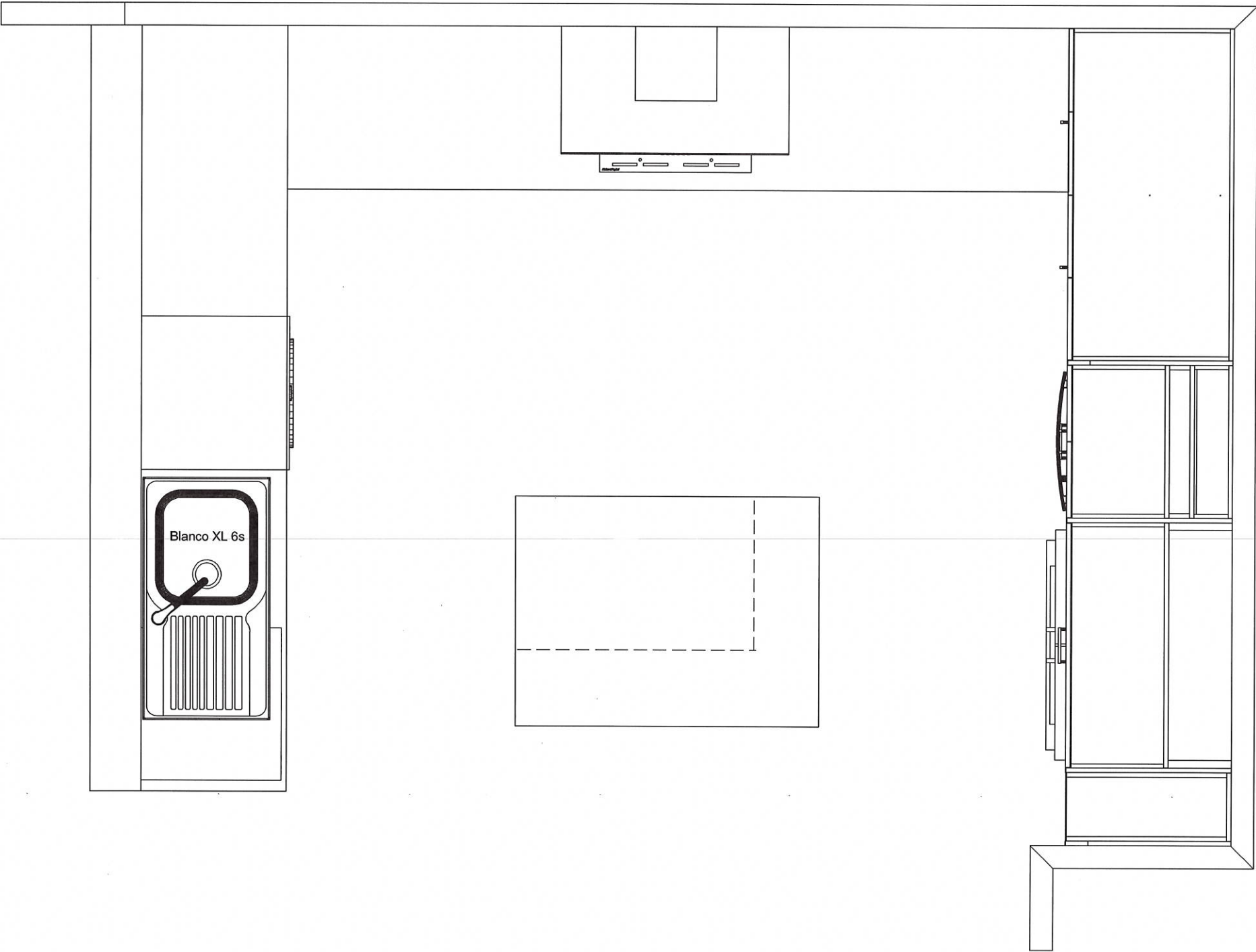
Job Details:
Roof Pitch : 15.00deg
Roof Material : Longrun Iron .55mm
Ceiling Material : Rondo on clips
Wind Zone : Very High
Roof Snow Load : 0.567kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 50m/s
Overhang : 450mm



Job Title :
211777P
Sheet :
5
Revision Number :

PrimeCad v4.7.334



Euro edge
Dezignatek Capri doors



Client: Versatile Homes Ford

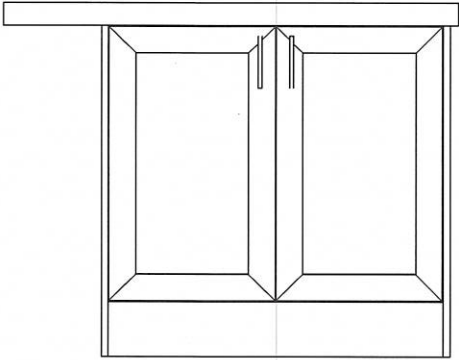
Description: Kitchen

Job Address: 6 Swansea St, Middlemarch

Job Number: Versatile Ford

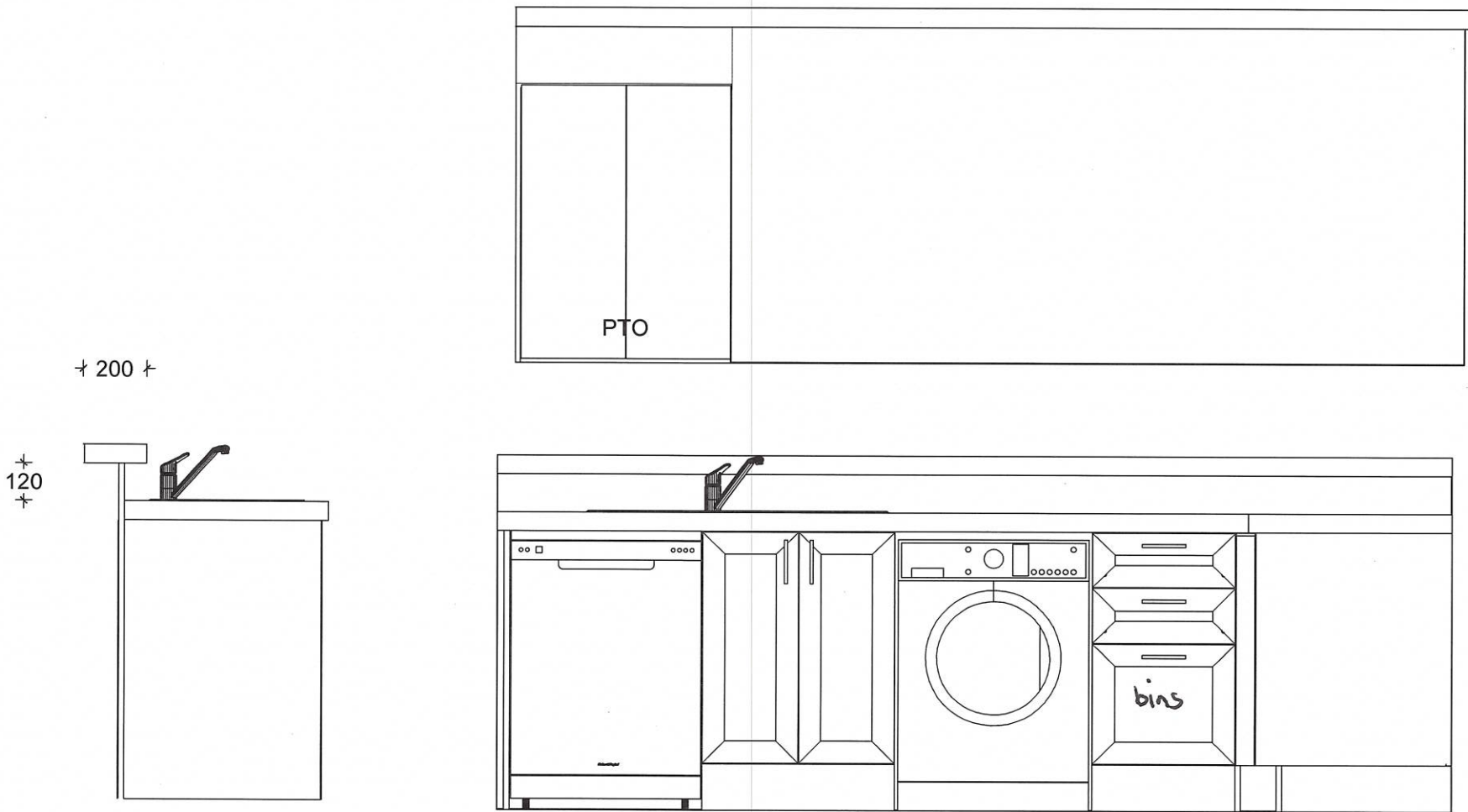
Date: 15/09/21

Sheet 1 of 7

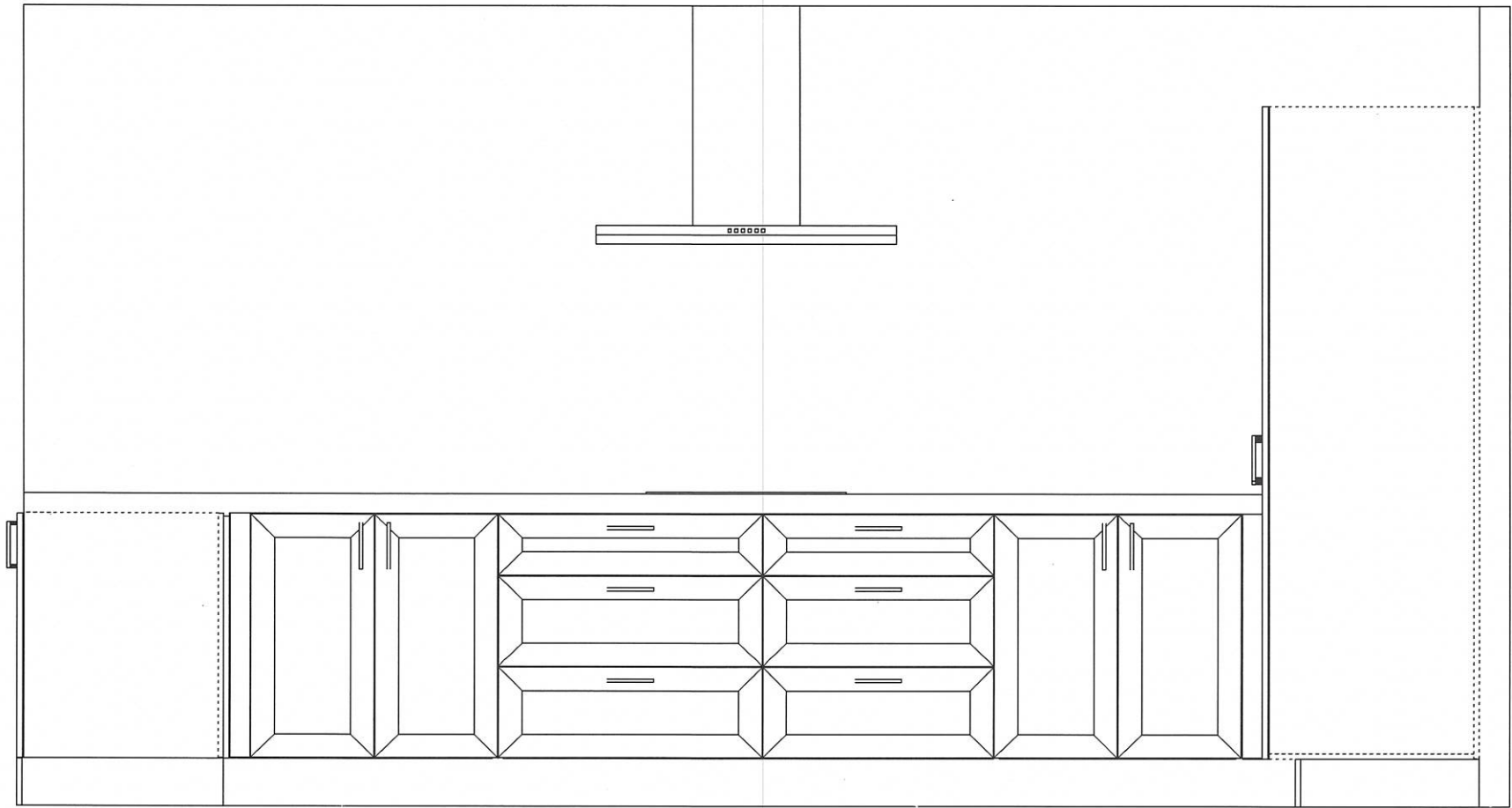


Client: Versatile Homes Ford
Description: Kitchen
Job Address: 6 Swansea St, Middlemarch

Job Number: Versatile Ford
Date: 15/09/21
Sheet 2 of 7



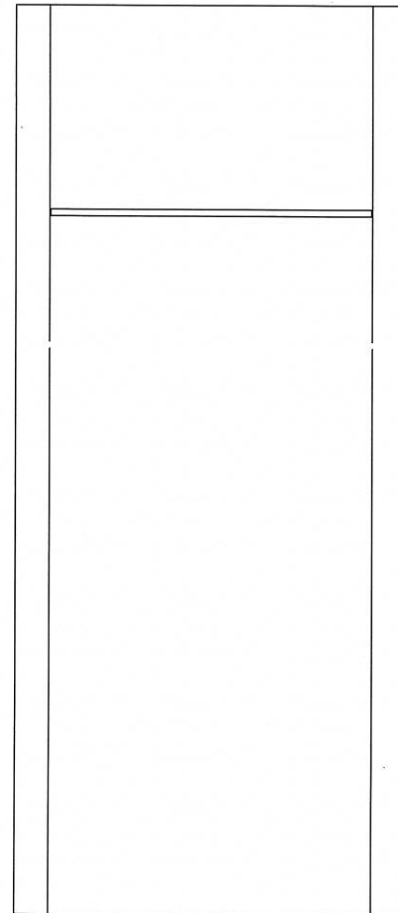
	Client: Versatile Homes Ford	Job Number: Versatile Ford
	Description: Kitchen	Date: 15/09/21
	Job Address: 6 Swansea St, Middlemarch	Sheet 3 of 7



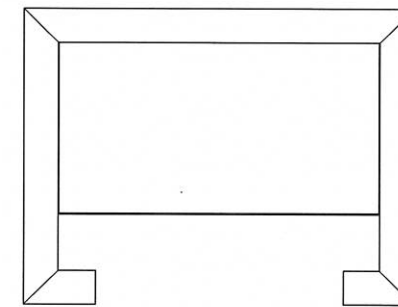
	Client: Versatile Homes Ford	Job Number: Versatile Ford
	Description: Kitchen	Date: 15/09/21
	Job Address: 6 Swansea St, Middlemarch	Sheet 4 of 7



	Client: Versatile Homes Ford	Job Number: Versatile Ford
	Description: Kitchen	Date: 16/09/21
	Job Address: 6 Swansea St, Middlemarch	Sheet 5 of 7



1850



MASTERCRAFT
KITCHENS

Client: Versatile Homes Ford

Description: Storage

Job Address: 6 Swansea St, Middlemarch

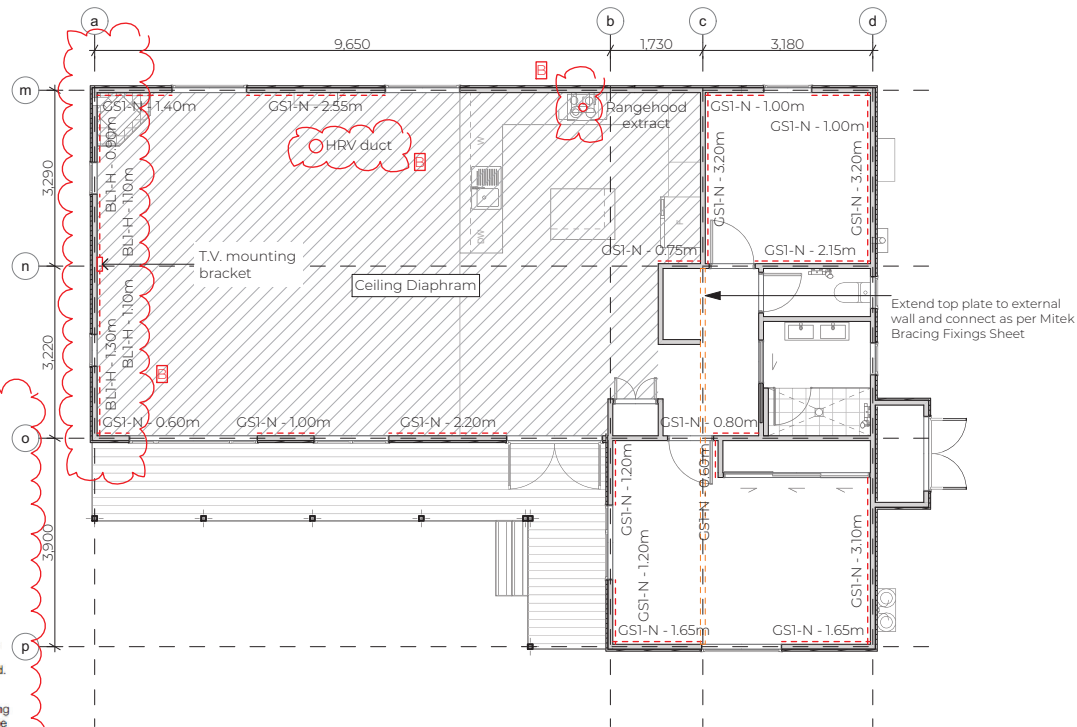
Job Number: Versatile Ford

Date: 15/09/21

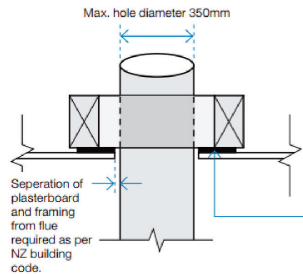
Sheet 1 of 1



Note: install additional 90x45 H12 SC8 studs as required for edge support of bracing elements



Section view

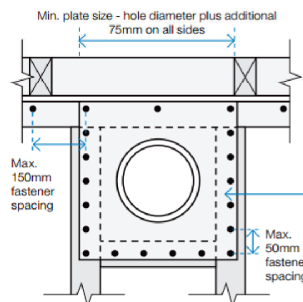


Steel plate
0.55 BMT
Galvanised sheet
Max. opening
350mm diameter.
Installed prior to
GIB® plasterboard.

Framing
90 x 45mm framing
trimmed to provide
extra fixing.

GIB® plasterboard ceiling
Installed over the
steel plate and into
framing using a
minimum of 32mm
x 6g GIB® Grabber
High Thread or
32mm x 7g GIB®
Grabber Dual Thread
screws at 50mm
max centre spacing.

Plan view



Plasterboard ceiling not shown in plan view

NOTES:

Gib Bracing:

All GIB bracing elements are stated as minimums. Bracing elements MUST be MAXIMUM length on site. Refer to GIB EzyBrace Elements in supporting documents for fixing instructions.

GSI-N:

GIB standard plasterboard one side as per manufactures installation instructions.

Gib Notes:

Moisture content of timber framing must be 18% or less at the time of lining. Gib linings are a finishing product and are not to be walked on. Shoe marks are not acceptable under any circumstances.

Top Plate Jointing as per NZS3604:2011 Clause 8.7.3:

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 elements 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 in tension or compression along the plate.

Top Plates in Line:

- 3kN: LUMBERLOK Plate-lok or Tylok 6T5 or Strap nail
6kN: LUMBERLOK Plate-lok or Tylok 6T10 or 2/Strap nail

Top Plate at right angles:

- 6kN: LUMBERLOK Plate-lok or Tylok 6T10 or 2/Strap nail
12kN: 2/Sheet brace straps fixed with 6/LUMBERLOK product nails 30mm x 3.15 dia. per end per strap (24 nails total)

The Copyright of these plans shall remain with Spanbild New Zealand Limited.
Spanbild New Zealand Limited accepts no responsibility for any work undertaken that is not in strictly accordance with these drawings.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Spanbild New Zealand Limited of any discrepancies or errors.

REV	DESCRIPTION	BY	DATE
B	Amendment B	ST	9/1/2022
MV2	Minor Variation 2	ST	08/09/2022
MV	Minor Variation	ST	29/08/2022
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Construction Issue

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Building Better

584 KAIKORAI VALLEY ROAD
KENMURE 9011
PH: 0800 837 728
email: vanessa@versatile.co.nz
www.versatile.co.nz

CLIENT:

Mark Ford and Christine Ford

SITE: 6 Swansea Street

Middlemarch

Otago 9597

TITLE:

Bracing Plan

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/09/2021	ST	BW
JOB No:	PAGE No:	REVISION:	
21076	414	-	

Amendment B
- Change bracing elements on line A
- HRV duct, kitchen extract and
additional support in ceiling diaphragm

3
N
+
S

LOT 1 BLK IV DP 279

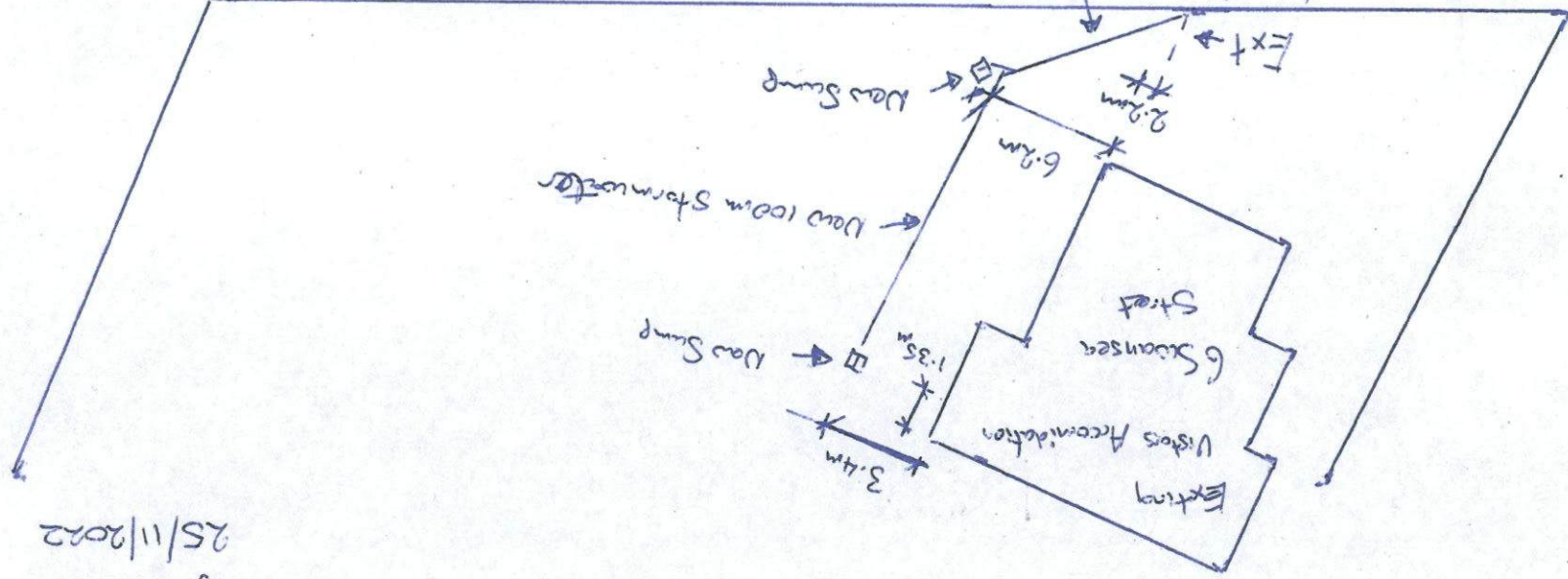
As Built Drainage Plan Stormwater Only on Driveway

ABA 2021-2408

Drawn by Kelly Woodard

Reg # 10802

25/11/2022



Stormwater
out to kerb
New 100mm Stormwater to Ex Stormwater
Suansea Street

As Built Plan

MPH

Received by:

17-8-2023

Date:

ABA No: 2021-2408

**AS-BUILT
DRAINAGE PLAN**

Please nominate:

- ☒ Underslab
☒ Foul
☒ Stormwater
☐ Effluent Disposal System

Building Consent N°:

Site Address: 6 Swansea st
Middlemarch, Otago

Plumber/Drainlayer:

Registration N°:

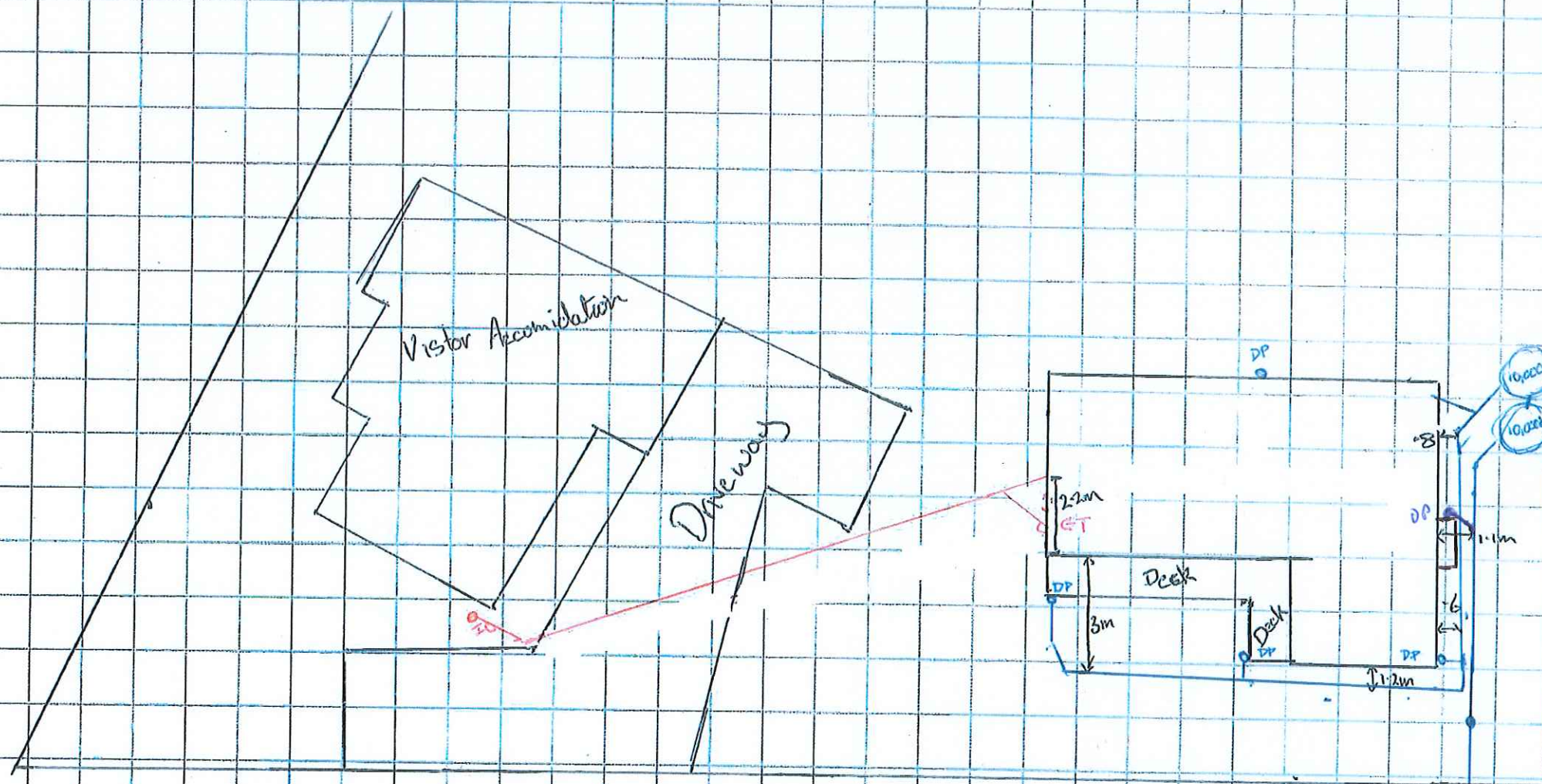
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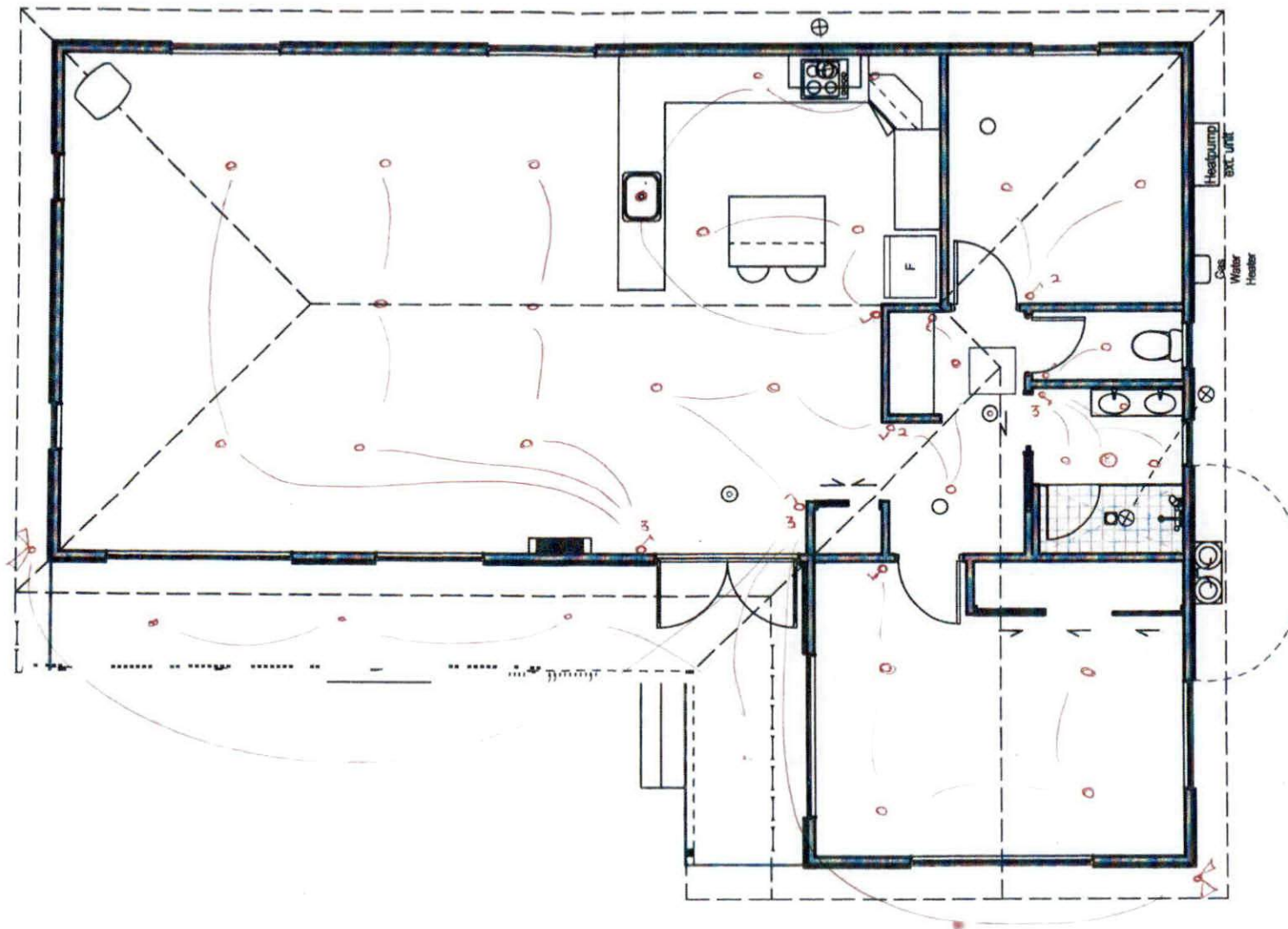
1. Site plan of section
2. Must include street or road names & North point
3. Drain measurements
4. Foul water drains (red ink)
5. Septic tank and effluent lines (red ink)
6. Stormwater drain - including down pipe positions (blue ink)

7. GT - Gully trap positions
8. TV - Terminal vent positions
9. IP - Inspection points
10. Falls and invert levels

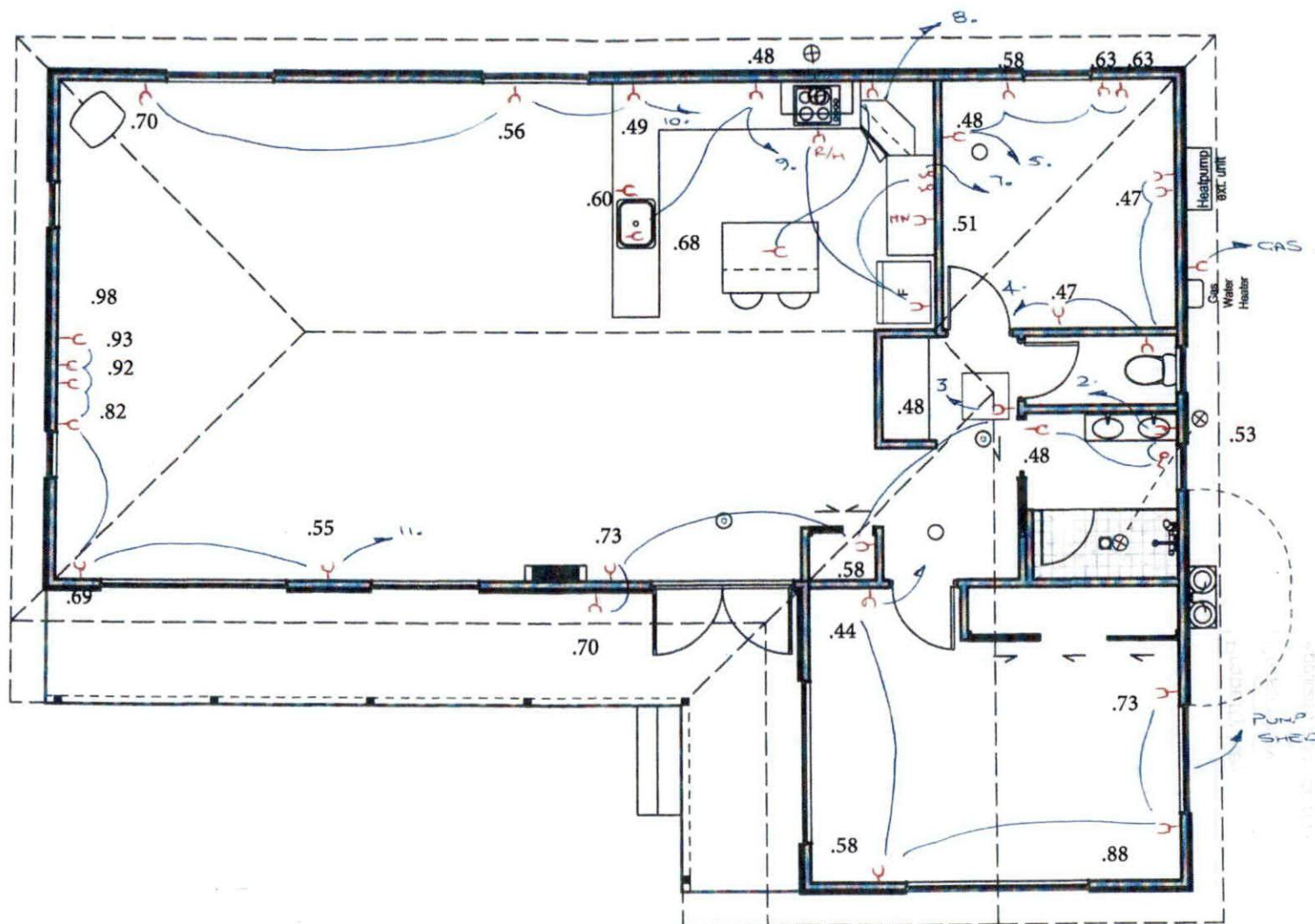
Scale drawn: 1:200

(Plans must not be drawn in pencil)





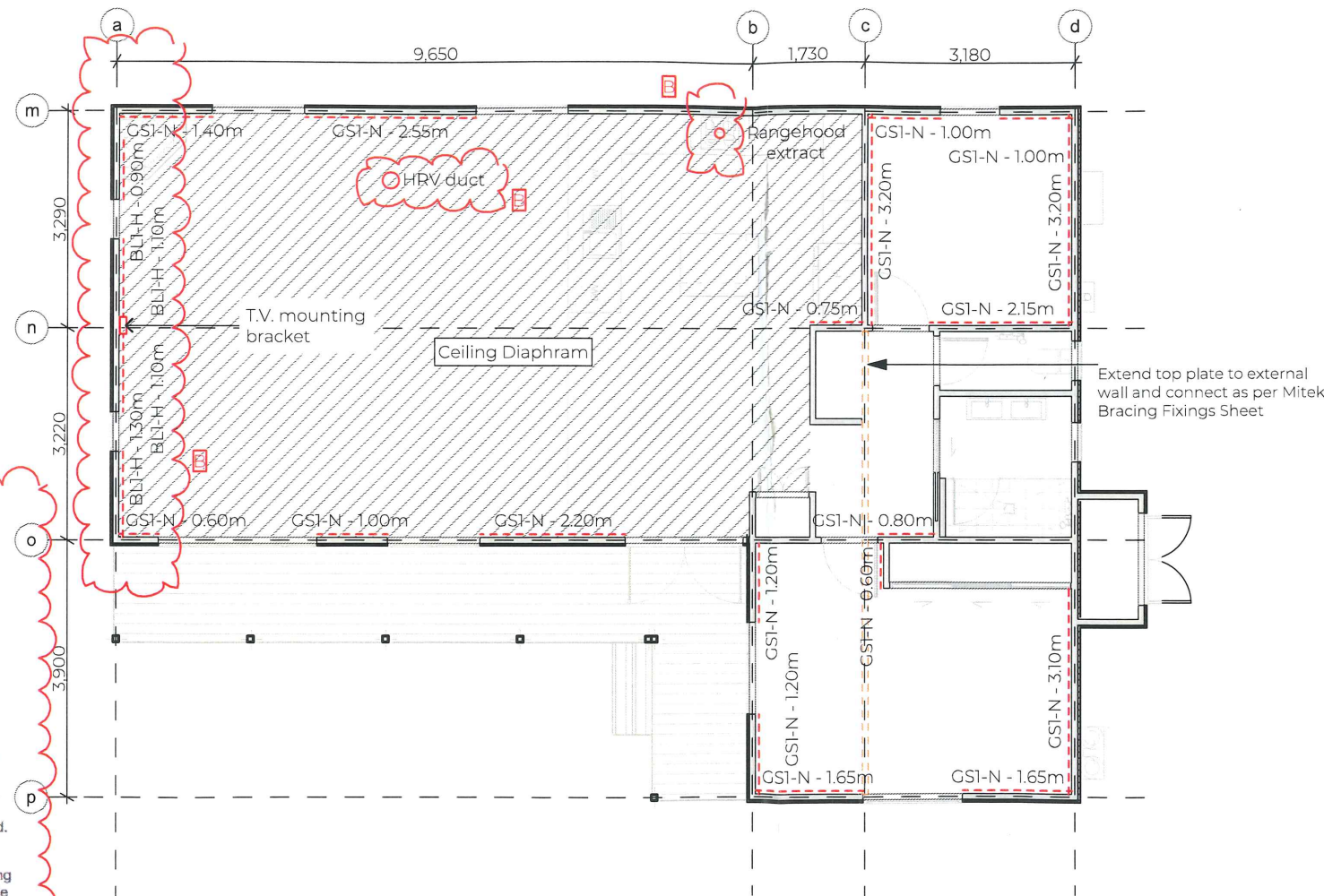
6 Swansea Street, Middlemarch - Lighting



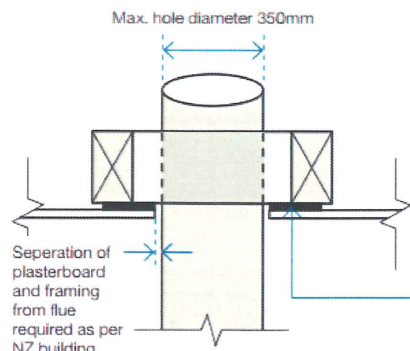
6 Swansea Street, Middlesbrough - Power



Note: install additional 90x45 H1.2 SG8 studs as required for edge support of bracing elements



Section view

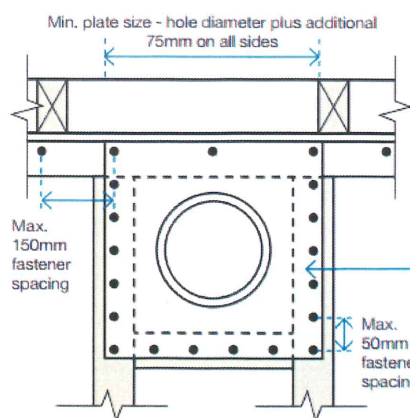


Steel plate
0.55 BMT
Galvanised sheet
Max. opening
350mm diameter.
Installed prior to
GIB® plasterboard.

Framing
90 x 45mm framing
trimmed to provide
extra fixing.

GIB® plasterboard ceiling
Installed over the
steel plate and into
framing using a
minimum of 32mm
x 6g GIB® Grabber
High Thread or
32mm x 7g GIB®
Grabber Dual Thread
screws at 50mm
max centre spacing.

Plan view



Plasterboard ceiling not shown in plan view

NOTES:

Gib Bracing:

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GSI-N:

GIB standard plasterboard one side as per manufactures installation instructions.

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Top Plate at right angles:

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REV	DESCRIPTION	BY	DATE
B	Amendment B	ST	9/11/2022
MV2	Minor Variation 2	ST	08/09/2022
MV	Minor Variation	ST	29/08/2022
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Construction Issue

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email: vanessa@versatile.co.nz
www.versatile.co.nz

CLIENT:

Mark Ford and Christine Ford

SITE: 6 Swansea Street
Middlemarch
Otago 9597

TITLE: Bracing Plan

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/09/2021	ST	BW
JOB No:	PAGE No:	REVISION:	
21076	414	-	

Received by: v simmonds
Date: 16/11/2022
ABA-2021-2408

Amendment B
- Change bracing elements on line A
- HRV duct, kitchen extract and
additional support in ceiling diaphragm

Notes:

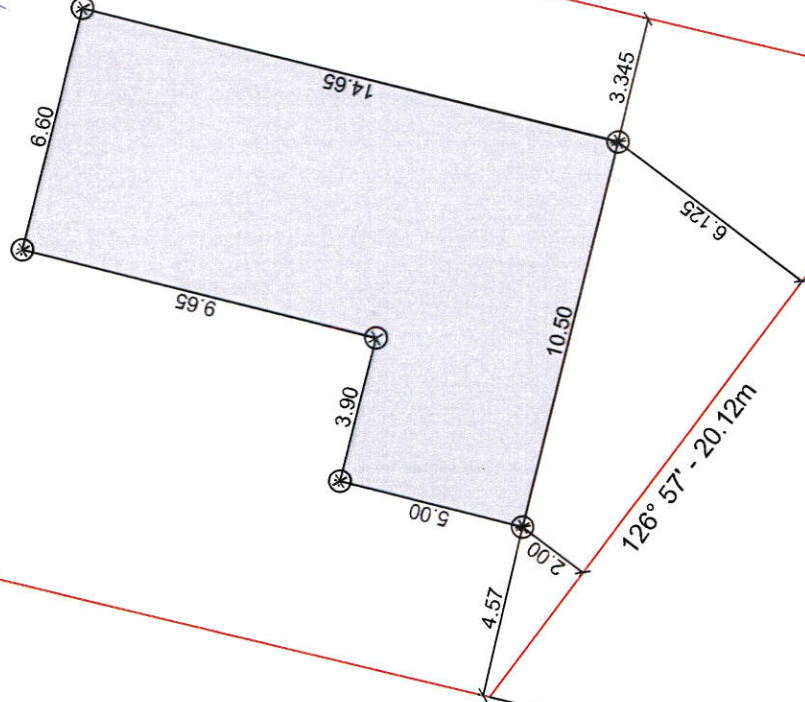
Positions in terms of NZGD2000 Observation Point.
Levels in terms of NZVD2016.
Level Origin is BP 19 SO 495264 RL=203.38
Level obtained from LINZ Online Database Sept 2021.
Boundaries shown RED are Survey Accurate.
All peripheral boundaries shown are for illustration purposes only.
House position and slab dimensions taken from DCC
Approved Building Plans ABA-2021-2408.
Positions shown with a circle are dumpy pegs.



Site Bench Mark:
Nail at back of footpath
RL=202.875m (NZVD16)

SWANSEA STREET
SH 87

#6 Swansea Street
Lot 1 Block IV DP 279
RT:OT210/67



#4 Nottage Street

#4 Swansea Street

NOTTAGE STREET

DUNEDIN:
229 Moray Place,
PO Box 5933,
Dunedin 9058.
T 03 477 3245
F 03 474 0484
E dunedin@ppgroup.co.nz

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Client/Location:

Mark Ford
6 Swansea Street
Lot 1 Block IV DP 279

Purpose/Drawing Title:

Building Setout Plan

Surveyed by	ARH	Original Size	A3
Designed by	N/A	Scale	1:200
Drawn by	ARH	Sheet No	1
Checked by	ARH	Revision No	1
Approved by	ARH	DO NOT SCALE	
Job Ref	D17938	Date Created	20/01/2022

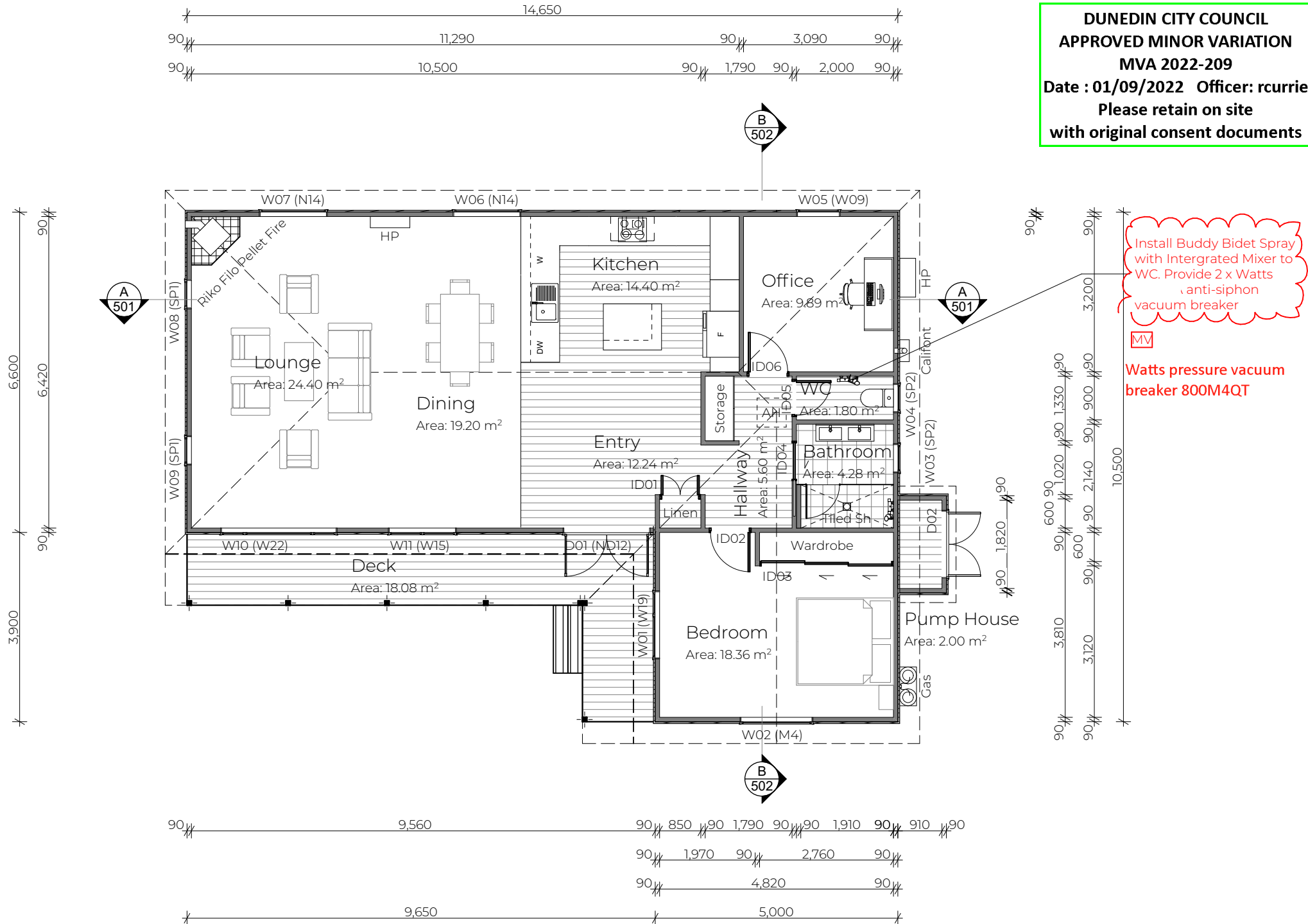


SCALE BAR
1:200

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DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA 2022-209 Minor Variation to - ABA-2021-2408



DUNEDIN CITY COUNCIL
APPROVED MINOR VARIATION
MVA 2022-209
Date : 01/09/2022 Officer: rcurrie
Please retain on site
with original consent documents

Install Buddy Bidet Spray
with Intergrated Mixer to
WC. Provide 2 x Watts
anti-siphon
vacuum breaker

**Watts pressure vacuum
breaker 800M4QT**

NOTES:

General Notes:
Stud Height: 2570mm over top plate (2605mm over ceiling plate)

Glazing:
- Install glazing in accordance with NZS 4223.
- All glazing within 2000mm of FFL in wet areas, & all shower screens/doors, shall be grade a safety glass in accordance with NZS 4223.3

Internal joinery:
- Door panels shall be standard 1980mm high, unless specifically noted otherwise, door sizes on door and window schedule.
- Door handles to be centred 900mm FFL unless otherwise shown.
- 60x12mm single bevel architraves.

Floor Surfaces:
All floor surfaces on accessible routes and any vinyl surface shall comply with NZBC clause D1, section 2.1, such that they shall have a coefficient of friction, of not less than 0.4 when tested in accordance with AS/NZS3661.1.

Floor Covering Legend:

- Vinyl Flooring
- Carpet Flooring
- Tile Flooring

External Stair Notes:
Stairs to have equal risers and treads, risers to be 190mm max, treads to be 280mm min. Stairs to have Resene Uracly anti-slip coating

Door and Window Numbers:
Door and window numbers in brackets relate to E13 Windows Ltd referencing

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REV	DESCRIPTION	BY	DATE
MV	Minor Variation	ST	29/08/2022
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Amendment A

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email: vanessa@versatile.co.nz
www.versatile.co.nz

CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street Middlemarch Otago 9597			
TITLE: Floor Plan			
SCALE AT A3: 1:100	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 201	REVISION: -	

The building**Street address of building:** 6 Swansea Street Middelmarsh**Legal description of land where building is located:** LOT 1 BLK IV DP 279**Building Name:** N/A**Location of building within site/block number:** N/A**Level/unit Number:** N/A**The owner****Name of owner:** M C Ford and C L Ford**Contact person:** M C Ford and C L Ford**Mailing address:** C/O D N G Ventures Limited, PO Box 13097, Green Island, Dunedin 9052**Street address/registered office:****Mobile:** 021 262 3943**Landline:****Email address:** mark@totalrealty.co.nz**First point of contact for communications with the building consent authority:** As above**Building work****The following building work is authorised by this building consent:**

Amendment to ABA-2021-2408 - Add Pump House

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.

This building consent is subject to the following conditions:

Agents authorised by the building consent authority for the purposes of the Building Act 2004 section 90(1) are entitled at all times during normal working hours or while building work is being done, to inspect land and buildings.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

Record of required site inspections - Building Act 2004 section 90(2)

Project Consideration PCON-2022-526



Grant Sutton

Authorised Officer

On behalf of Dunedin City Council

Date: 1 September 2022

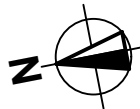
New Build for:
Mark Ford and Christine Ford
At: 6 Swansea Street, Middlemarch 9597
LOT 1 BLK IV DP 279

Job Number: 21076
Revision: -

Sheet Index		
No.	Layout Name	REV
101	Site Plan	A
102	Site Survey	
103	Site Levels	
104	Drainage Plan	A
201	Floor Plan	A
301	Elevations	A
401	Foundation Plan	A
402	Mitek 12kN pile fixing	
403	Plumbing and Drainage Plan	A
404	Gas Installation	
405	Framing Plan	A
406	Mitek StudLok Fixing	
407	Mitek Lintel Fixing	
408	Insulation and Ventilation	
409	Roof Framing Plan	A
410	Mitek Roof Bracing	
411	Verandah Beam Connection	
412	Purlin Spacings and Fixings	
413	Roof Covering Plan	A
414	Bracing Plan	
415	Mitek Bracing Fixings	
416	Electrical Plan	
501	Cross Section A	
502	Cross Section B	
601	Details	
602	Details	
603	Details	
604	Details	

Sheet Index		
No.	Layout Name	REV
605	James Hardie Details	
606	James Hardie Details	
607	James Hardie Details	
608	James Hardie Details	
609	James Hardie Details	
610	James Hardie Details	
611	James Hardie Details	
612	James Hardie Details	
613	Details	A
701	Door and Window Schedule	
702	Door and Window Schedule	
703	Door and Window Schedule	A
704	Schedule of Finishes	
801	BlazeStop	
802	BlazeStop	
803	BlazeStop	
804	Truss Design	
805	Truss Design	
806	Truss Design	
807	Truss Design	
808	Truss Design	
809	Mastercraft Kitchens	
810	Mastercraft Kitchens	
811	Mastercraft Kitchens	
812	Mastercraft Kitchens	
813	Mastercraft Kitchens	
814	Mastercraft Kitchens	





DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance with the NZ Building Code.
To be retained on works and produced on request.

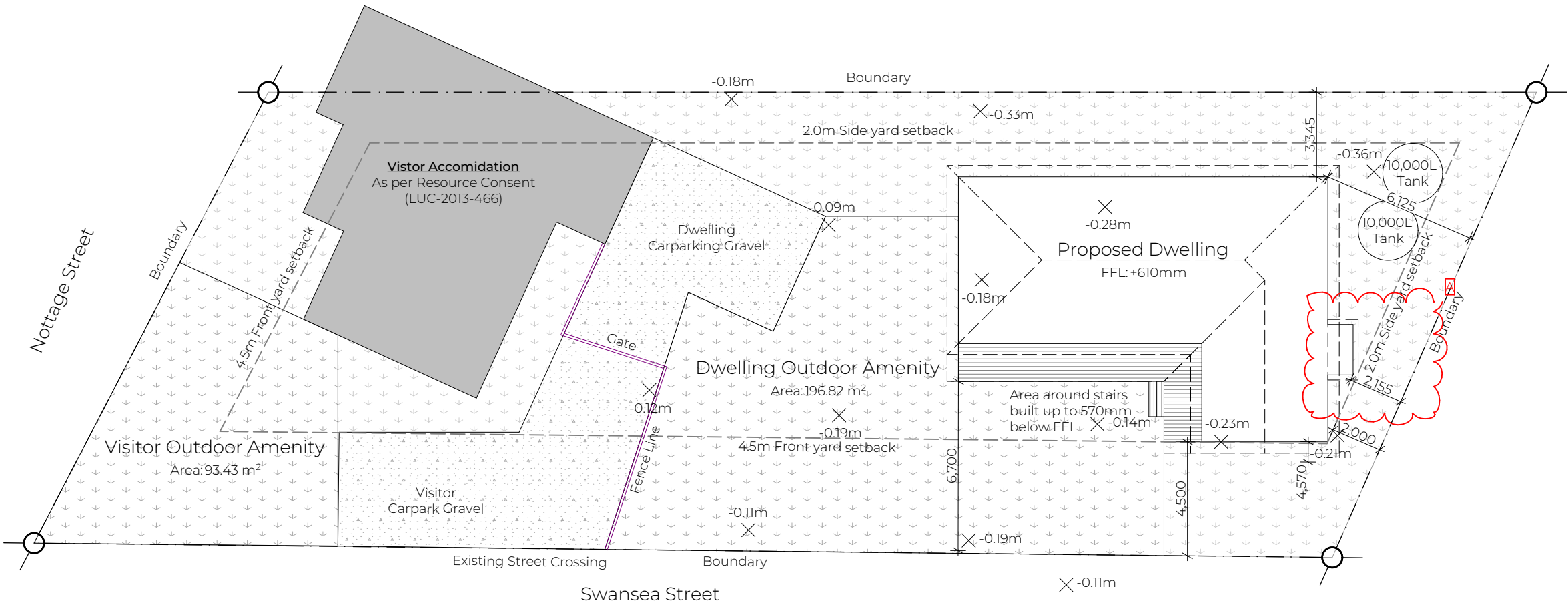
Date: 26/08/2022 Building: T Denley

Date: 17/08/2022 Plumbing: R Currie

DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development is permitted under the District Plan

NOTE: This approval applies to the proposed pump house - not to the dwelling as a whole. The dwelling needs retrospective resource consent.

Signed: rcschmid
Date: 30/08/2022



Vegetation Buffer:
Protect vegetation/grass areas by management fences (sediment fence netting)

Manager Litter and Waste:
- Provide contained area for waste management.
- Roof Downpipes are to be connected to the installed storm water drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from the building area but not into neighbouring properties.

Service Trenching:
- Minimise trenching and amount of time that the trench is open.

Maintain and Decommission:
- Foreman to ensure the Sediment Control Fences are maintained and decommissioned.

Waste Management Guidelines:
- Put up a clear sign informing the workers about waste reduction plan.
- Allocate an area on the site for all bins, a bin for each recycle, reuse, and disposal destination. Clearly label each bin by what it is intended to store.
- Different waste types occur at different times of the project, such as foundation, framing, cladding and fitout times. So plan your waste separation around this.
- Arrange for materials to arrive as needed and protect them to avoid damage.
- Reuse off-cuts and other 'waste' as much as you can on the job, or make them available for others to use.
- Let the Site Manager know if you expect a large amount of a particular waste, so that a reuse or recycling option can be found.
- Handle and dispose of all hazardous materials in accordance with National and Local Regulations.
- The waste skip is only for materials that cannot be reused or recycled, and should be used as a last resort.

X RL Datum 0.0m
(Centre of Road)

In granting this building consent the Council is satisfied that the proposed building works comply with the Building Code. Please note, that the council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the Building Code or has been legally established.

NOTES:

Site information:
Legal description:
LOT 1 BLK IV DP 279
Site area: 926m²
Property location:
6 Swansea Street, Middlemarch 9597

Building:
Existing dwelling area: 73.71m²
Proposed dwelling area: 134.26m²

Total site coverage: 207.97m²
22.50%

Site specifications:
Wind zone: High
Exposure zone: B
Earthquake zone: 1
Snow load: N5
Zoning: Township and Settlement

Site Notes as per Otago Natural Hazards:
Fan Landform: River Terrace
Liquefaction Awareness Zone: A Domain
Low to None
Ground Classification: D - Deep to soft soil

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REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Amendment A

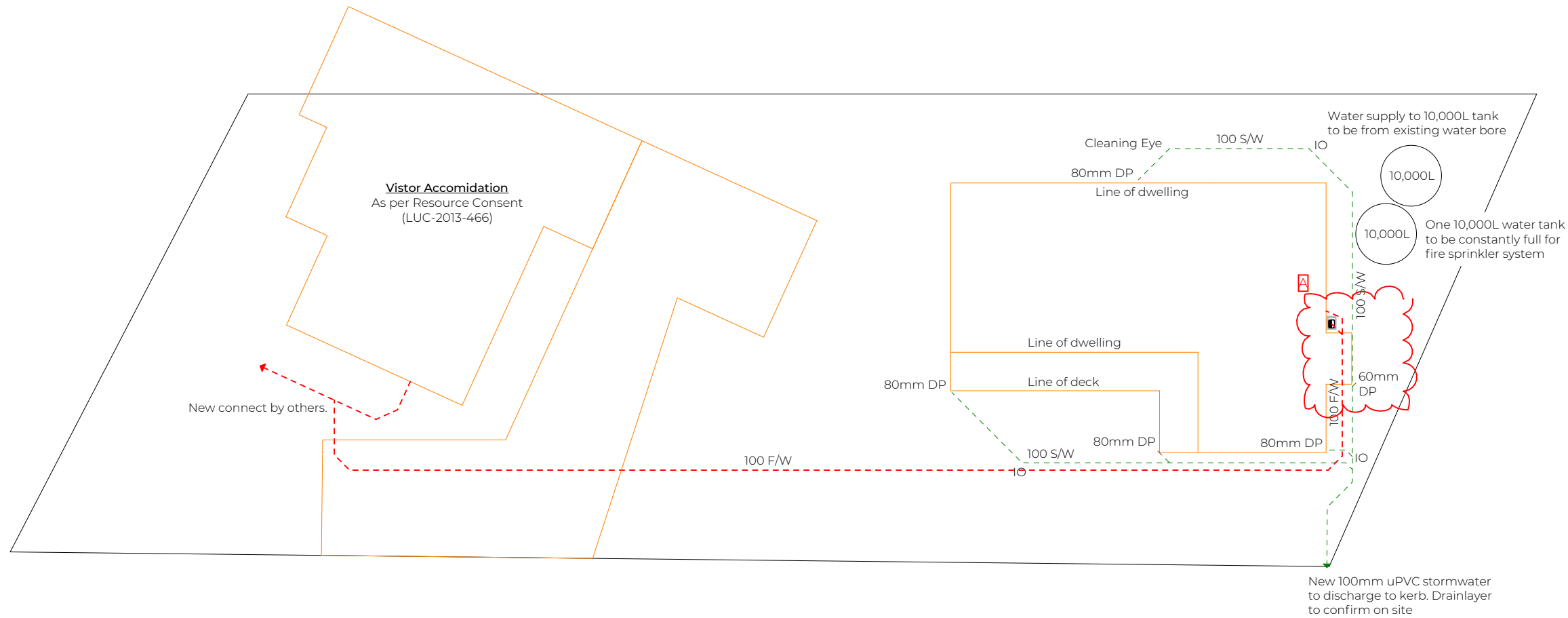
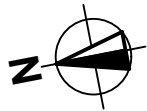
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PH: 0800 837 728
email: vanessa@versatile.co.nz
www.versatile.co.nz

CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street Middlemarch Otago 9597			
TITLE: Site Plan			
SCALE AT A3: 1:200	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 101	REVISION: -	

Amendment A:
Additional housing for
water pump services



NOTES:

Plumbing & Drainage;

All plumbing in accordance with AS/NZS3500

Waste Water Gradients:

Up to DN80 uPVC = 1:40

Over DN80 uPVC = 1:60

All Exterior Waste Water Pipes

DN100 uPVC = 1:60

Stormwater Gradients

DN100 uPVC = 1:100

Plumbing Notes:

Low flow fixtures to be installed when possible

Internal Plumbing:

Please refer to Plumbing and Drainage sheets for interior plumbing locations and sizing

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REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Amendment A

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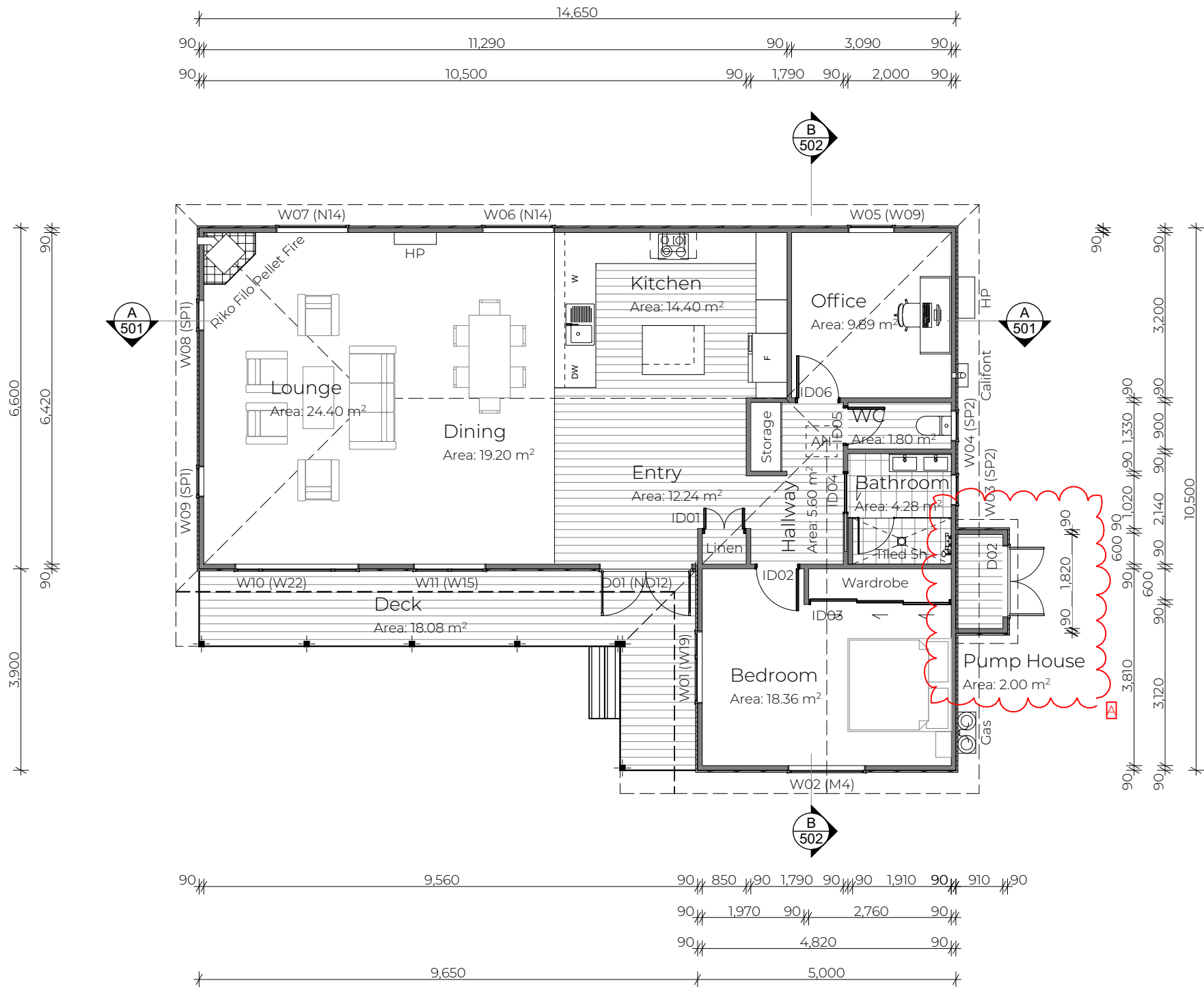
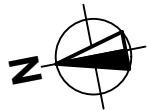
CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street
Middlemarch
Otago 9597

TITLE:
Drainage Plan

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:200	09/09/2021	ST	BW
JOB No:	PAGE No:	REVISION:	
21076	104	-	

Amendment A:
Additional housing for
water pump services



NOTES:

General Notes:

Stud Height: 2570mm over top plate (2605mm over ceiling plate)

Glazing:

- Install glazing in accordance with NZS 4223.
- All glazing within 2000mm of FFL in wet areas, & all shower screens/doors, shall be grade a safety glass in accordance with NZS 4223.3

Internal joinery:

- Door panels shall be standard 1980mm high, unless specifically noted otherwise, door sizes on door and window schedule.
- Door handles to be centred 900mm FFL unless otherwise shown.
- 60x12mm single bevel architraves.

Floor Surfaces:

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Floor Covering Legend:

	Vinyl Flooring
	Carpet Flooring
	Tile Flooring

External Stair Notes:

Stairs to have equal risers and treads, risers to be 190mm max, treads to be 280mm min. Stairs to have Resene Uracly anti-slip coating

Door and Window Numbers:

Door and window numbers in brackets relate to E13 Windows Ltd referencing

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REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Amendment A

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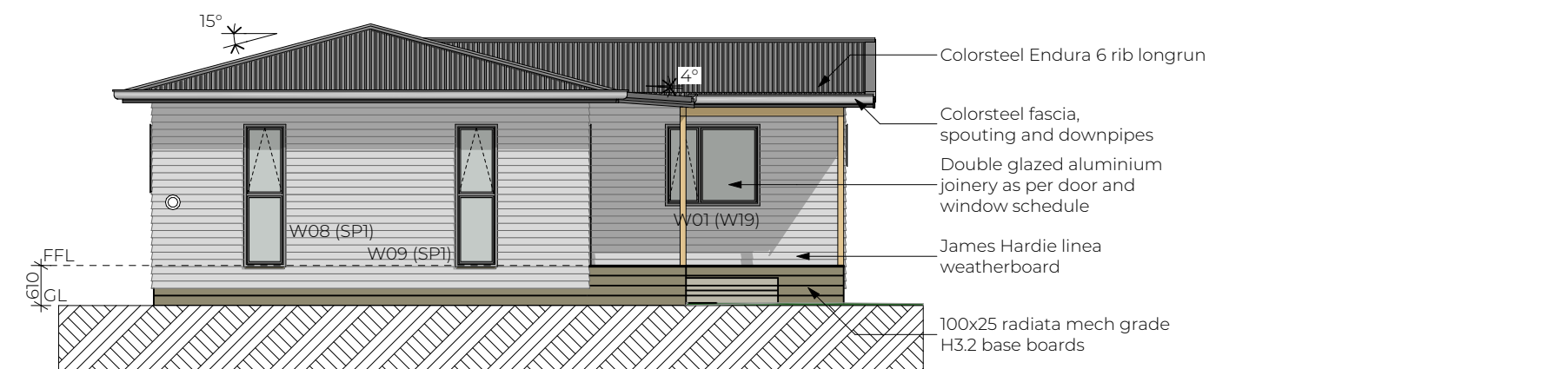
CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street
Middlemarch
Otago 9597

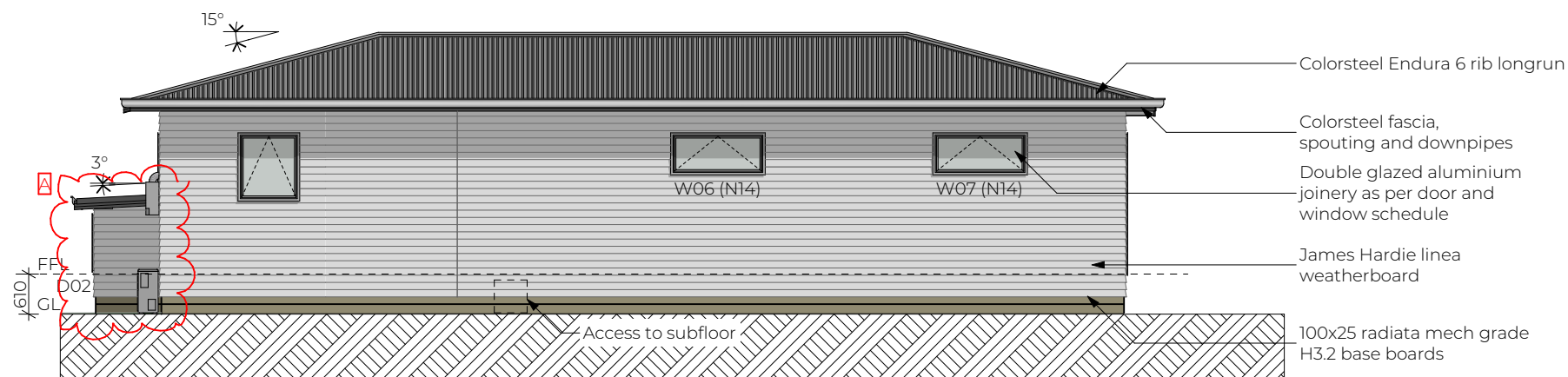
TITLE:
Floor Plan

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/09/2021	ST	BW
JOB No:	PAGE No:	REVISION:	
21076	201	-	

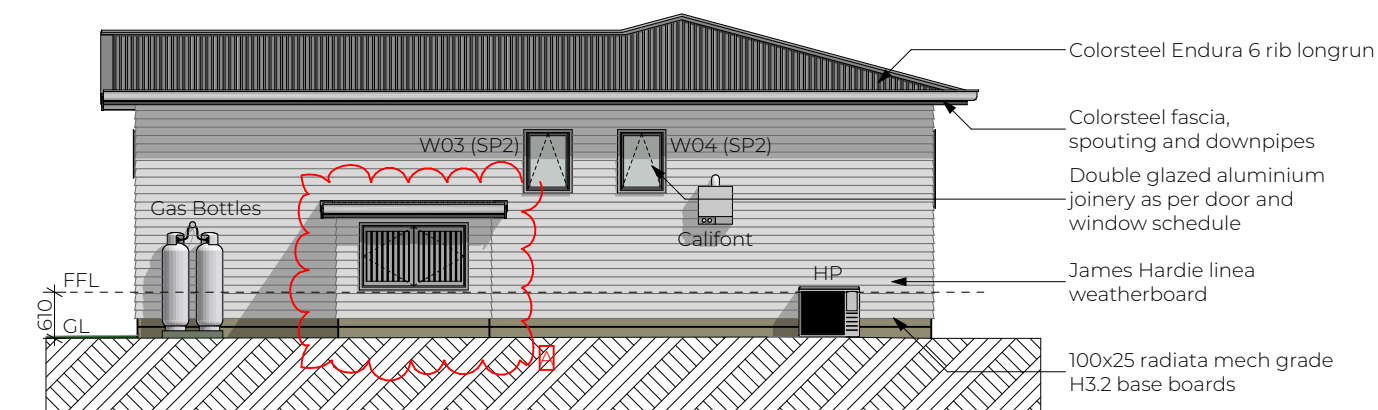
Amendment A:
Additional housing for
water pump services



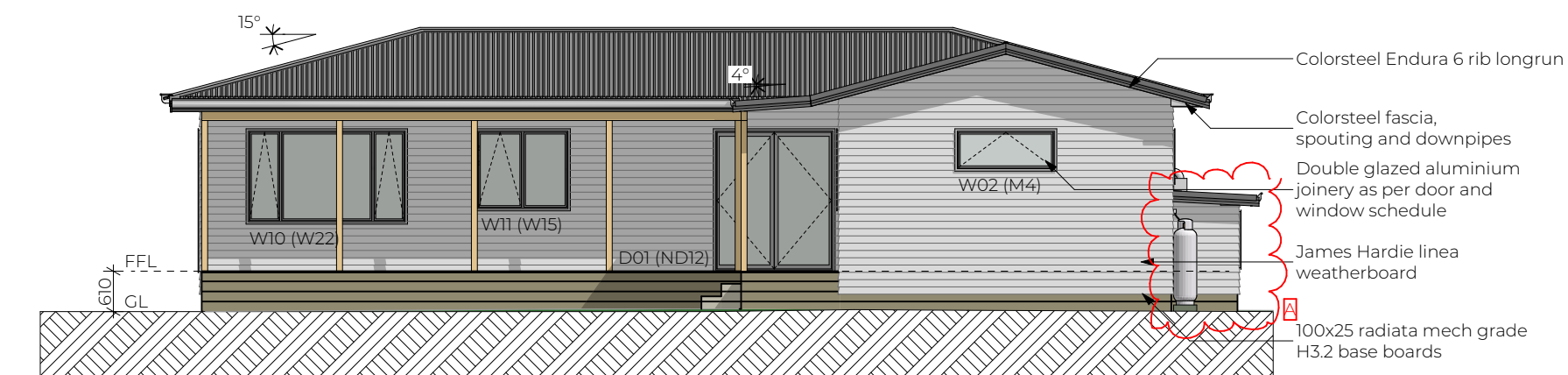
North Elevation 1:100



East Elevation 1:100



South Elevation 1:100



West Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3

NOTES:

Door and Window Numbers:
Door and window numbers in brackets relate to E13 Windows Ltd referencing

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REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Amendment A

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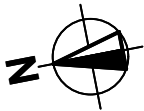
CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street
Middlemarch
Otago 9597

TITLE:
Elevations

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/09/2021	ST	BW
JOB No:	PAGE No:		REVISION:
21076	301		-

Amendment A:
Additional housing for
water pump services



Verandad footing to resist uplift:
Area of Roof supported: worst case: 2.4m²
Wind Zone: High
Footing Volume Required: 0.20m³
Ordinary Pile Volume: 0.9m³

NOTES:

Dwelling Framing:
Piles: 125x125 H5 piles in concrete footing as noted.
Bearers: 2/140x45 H3.2 SG8 timber bearers
Joist: 140x45 H1.2 SG8 timber joist at 600 crs.

Deck Framing:
Piles: 125x125 H5 piles in concrete footing as noted.
Stringer: 140x45 H3.2 SG8 timber stringer as shown
Bearer: 2/140x45 H3.2 SG8 timber bearers
Joist: 140x45 H3.2 SG8 timber joist at 400 crs.

Verandah Post: 100x100 H3.2 post

Pile Footing:
Ordinary pile: 300x300x1000min 20MPa concrete footing with 100min thick concrete base.
Anchor pile (AP): 350x350x1000min 20MPa concrete footing with 100min thick concrete base.

Stringer Fixing:
S.S. 2/M12x200 coach screw at 300crs.

Bearer Fixing:
Bearer to ordinary pile over 300mm from ground:
1 wire dog each side and 2/100x3.75mm skewed nails.
Bearer to anchor pile:
S.S As per Mitek 12kN Pile Fixing

Joist Fixing:
Boundary Joist:
2/90x3.15 power driven nail, or,
2/100x3.75 skewed hand driven nails.
Joist to bearer:
3/90x3.15 skewed power driven nails, or,
3/100x3.75 skewed power driven nails

Verandah Post:
Verandah post to Joist/Bearer:
2/M12 bots50x50x3mm washers

Access / Crawl Space:
Access shall be provided for visual inspection of all subfloor framing members via entry from the exterior of the dwelling into a crawl space not less than 450mm deep to the underside of the floor joists.

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REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Amendment A

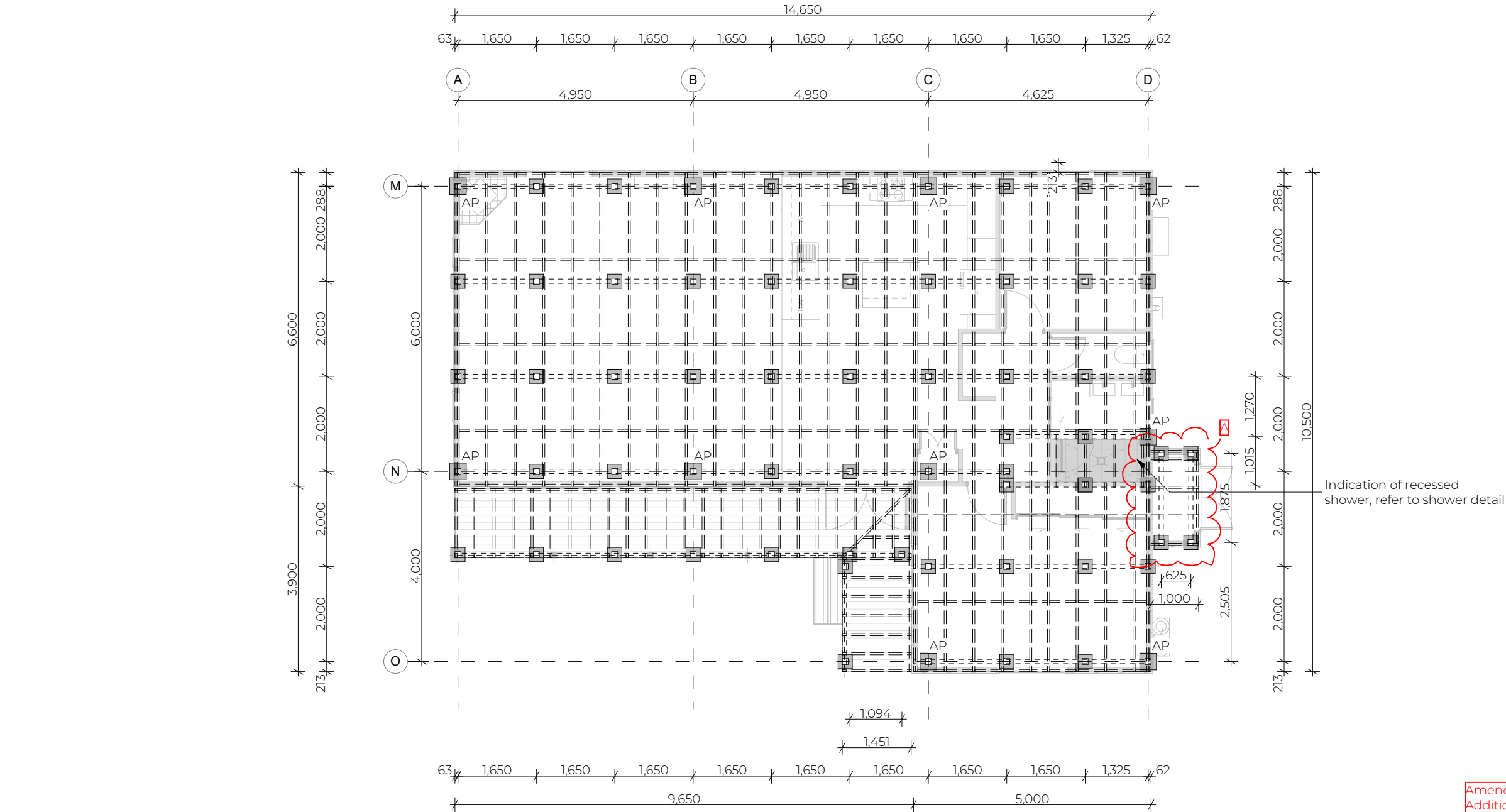


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CLIENT:
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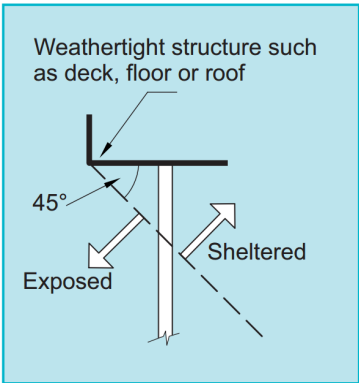
SITE: 6 Swansea Street Middlemarch Otago 9597			
TITLE: Foundation Plan			
SCALE AT A3: 1:100	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 401	REVISION: -	



New Flooring:
Internal flooring:
- 19mm Plywood flooring. to be set level with existing dwelling
Decking:
- H3.2 19mm timber decking set level with FFL.

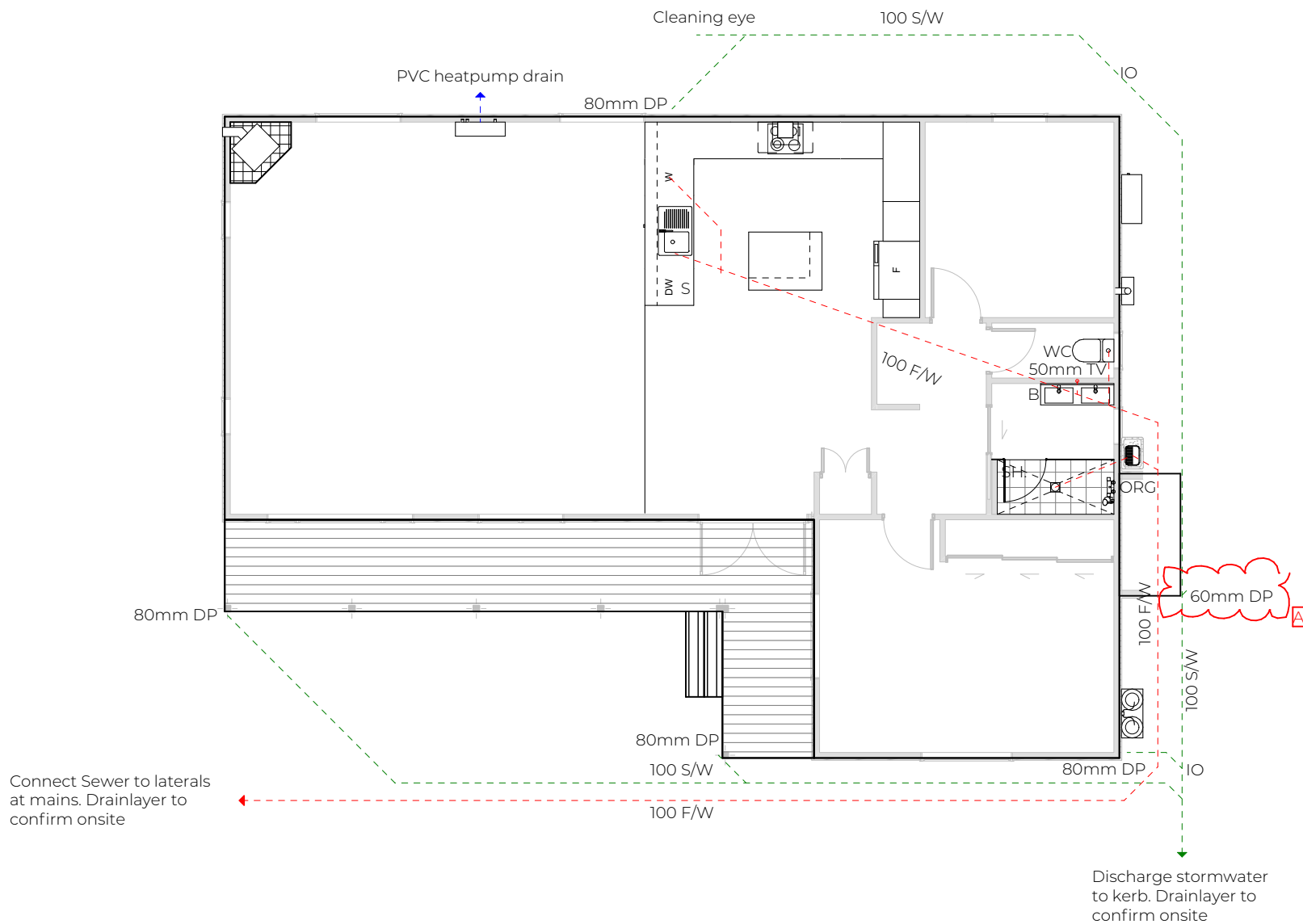
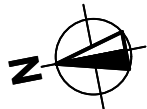
Flooring Fixing
a) Supports at sheet edges
Hand-driven - 60x3.06 ring shanked galv. 150mm centers or 60x2.8 Power-driven - 60 x 2.8 ring shanked galv. at 150mm centers
b) Intermediate supports
Hand-driven - 60x3.06 ring shanked galv. 300mm centers or 60x2.8 at 300mm centers
Power-driven - 60 x 2.8 ring shanked galv. at 300mm centers

Subfloor Ventilation:
100x25 Radiata Merch H3.2 base boards around foundation to be set 25mm min. below bottom of cladding and have 25mm min. ventilation gap between each board.



Structural Fixings in Zone B:
For all structural fixings in Zone B, except fabricated brackets, selection depends on location.
If exposed, or within 600mm of the ground level 304 Stainless Steel is required, but if sheltered, galvanised steel is permitted. Fabricated brackets must be a minimum of 5mm thick so they can be galvanised to the coating weights:
390g/m² for sheltered
600g/m² for exposed
Nail plates within closed enviroments and roof spaces must be continuously coated in galvanised steel.
All fixings into timber treated H3.2 or above to be stainless steel.
NZS3604:2011 Figure 4.3(a) defines sheltered vs exposed.

Amendment A:
Additional housing for
water pump services



Water Supply and Dishcharge:
Water supply from existing bore and discharge to be council supply. Both services will require connection during construction as shown on Sheet 102.

Joints between fixtures and wall linings:
Where baths, basins, tubs, or sinks abut impervious linings, the joint between fixture and lining shall be sealed to prevent water penetration to concealed spaces or behind linings.

Gas Bottle and Water Heater:
2/1250high x 375Ø (45kg) bottles to be mounted on concrete base and secured with seismic restraints (chains or fixed brackets). Minimum clearance requirements apply in accordance with selected model. Gas fitter to confirm location (location shown in existing and indicative only).

Gas Notes:
- Polybutylene water supply pipes.
- Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0.
- The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

Water Supply Sizing:
Mains Pressure
15mm Dia. Polybutylene pipe to fixture
15mm Dia. Polybutylene piping to tempering valve.
NOTE: All pipes are to be polybutylene and manufactured to the standard set in AS/NZS2642 parts 1, 2 and 3

Water Supply Insulation:
Closed cell foam polymer insulation or fibre glass insulation which is preformed to the shape of the pipe and not less than 13mm thick, is acceptable material for preventing pipes less than or equal to 40mm diameter from freezing. Any insulation materials that absorb moisture shall be protected in a waterproof membrane.

G3/AS1:
1.1.3. Food preparation surface shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.
1.6. Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards and painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

NOTES:

Plumbing and Drainage:
All plumbing in accordance with NZS/AS3500 Foul Water. All pipe sizes are code minimum, where suitable use minimum 65mm pipe from fixture to 100mm main pipe.

Waste Water Gradients:
Up to DN80 uPVC = 1:40
Over DN80 uPVC = 1:60
All Exterior Waste Water Pipes
DN100 uPVC = 1:60

Stormwater Gradients
DN100 uPVC = 1:100

Fixture Unit Rating Trap and Waste
Kitchen:
WM 5 = DN50 trap/DN65 waste
Sink and DW 3 = DN50 trap/DN65 waste

Bathroom:
Shower 2 = DN40 trap/DN65 waste
Basin 1 = DN40 trap/DN65 waste

Bathroom:
WC 4 = DN100 trap/DN100 waste

Total fixture unit rating for **Entire Dwelling = 15**

Key
SH Shower
B Basin
S Sink
WC WC
W Washing Machine
DW Dishwasher

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REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Amendment A

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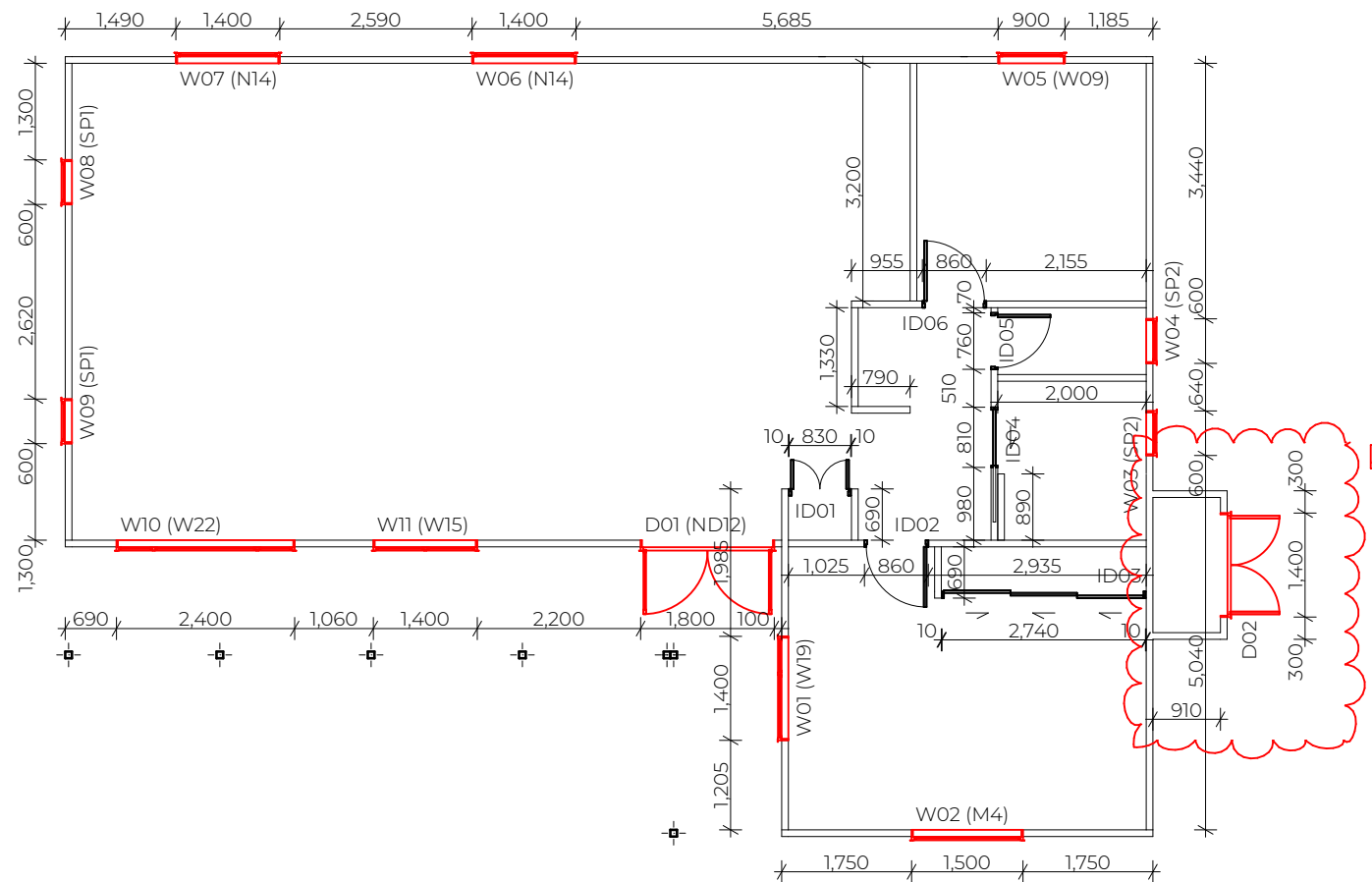
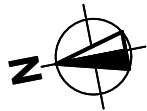
CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street
Middlemarch
Otago 9597

TITLE:
Plumbing and Drainage Plan

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/09/2021	ST	BW
JOB No:	PAGE No:	REVISION:	
21076	403	-	

Amendment A:
Additional housing for
water pump services



Amendment A:
Additional housing for
water pump services

Window/Door Lintels				
ID	W x H Size	Lintel Size	Fixing Type	Sill Trimmer
D01 (ND12)	1,800x2,130	2/140x45	G	n/a
D02	1,400x850	2/90x45	F	90x45
W01 (W19)	1,400x1,200	2/140x45	F	90x45
W02 (M4)	1,500x600	2/140x45	F	90x45
W03 (SP2)	600x800	2/90x45	F	90x45
W04 (SP2)	600x800	2/90x45	F	90x45
W05 (W09)	900x1,000	2/90x45	F	90x45
W06 (N14)	1,400x600	2/140x45	F	90x45
W07 (N14)	1,400x600	2/140x45	F	90x45
W08 (SP1)	600x2,130	2/90x45	F	90x45
W09 (SP1)	600x2,130	2/90x45	F	90x45
W10 (W22)	2,400x1,400	2/190x45	G	90x45
W11 (W15)	1,400x1,200	2/140x45	F	90x45

NOTES:

Ceiling Battens:
Rondo Battens as per specification

Internal Lintels Fixing:
Unless specifically noted otherwise all internal openings lintels/head trimmers to be 2/90x45 H1.2 SG8 fixed with 3/90x3.15 power driven end nails. All external opening lintels and fixings to be as per lintel table.

External Lintel Fixing:
Lintel fixing as per Mitek Lintel Fixing sheet.

Sill or Head Trimmer Fixing:
To trimming stud not exceeding 2.4m long:
3/90x3.15 power driven end nails, or,
2/100x3.75 hand driven end nails.

Wall Framing (Internal):
Upto 2.7m Studs: 90x45 H1.2 SG8 timber studs at 400 crs.

Wall Framing (External):
Upto 2.7m studs: 90x45 H1.2 SG8 timber studs at 400 crs.

Dwangs:
Full depth dwangs at 800 crs.

Stud Fixing:
Stud to Plate:
Mitek Studlok Screw as per Mitek Studlok sheet
Stud to Top Plate (Load Bearing Wall):
Mitek Studlok Screw as per Mitek Studlok sheet
Trimming Stud at Opening:
90x3.15 power driven nails at 600 crs, or,
100x3.75 hand driven nails at 600 crs.

Dwangs to Studs:
2/75x3.05 skewed power driven nails, or,
2/75x3.15 skewed hand driven nails

Bottom plate to floor at framing:
External walls and internal wall bracing elements:
3/90x3.15 power-driven nails at 600 crs, or,
2/100x3.75 hand-driven nails at 600 crs.
Internal walls:
90x3.15 power-driven nails at 600 crs, or,
100x3.75 hand-driven nails at 600 crs.

Door and Window Numbers:
Door and window numbers in brackets relate to E13 Windows Ltd referencing

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REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021
STATUS:		Amendment A	



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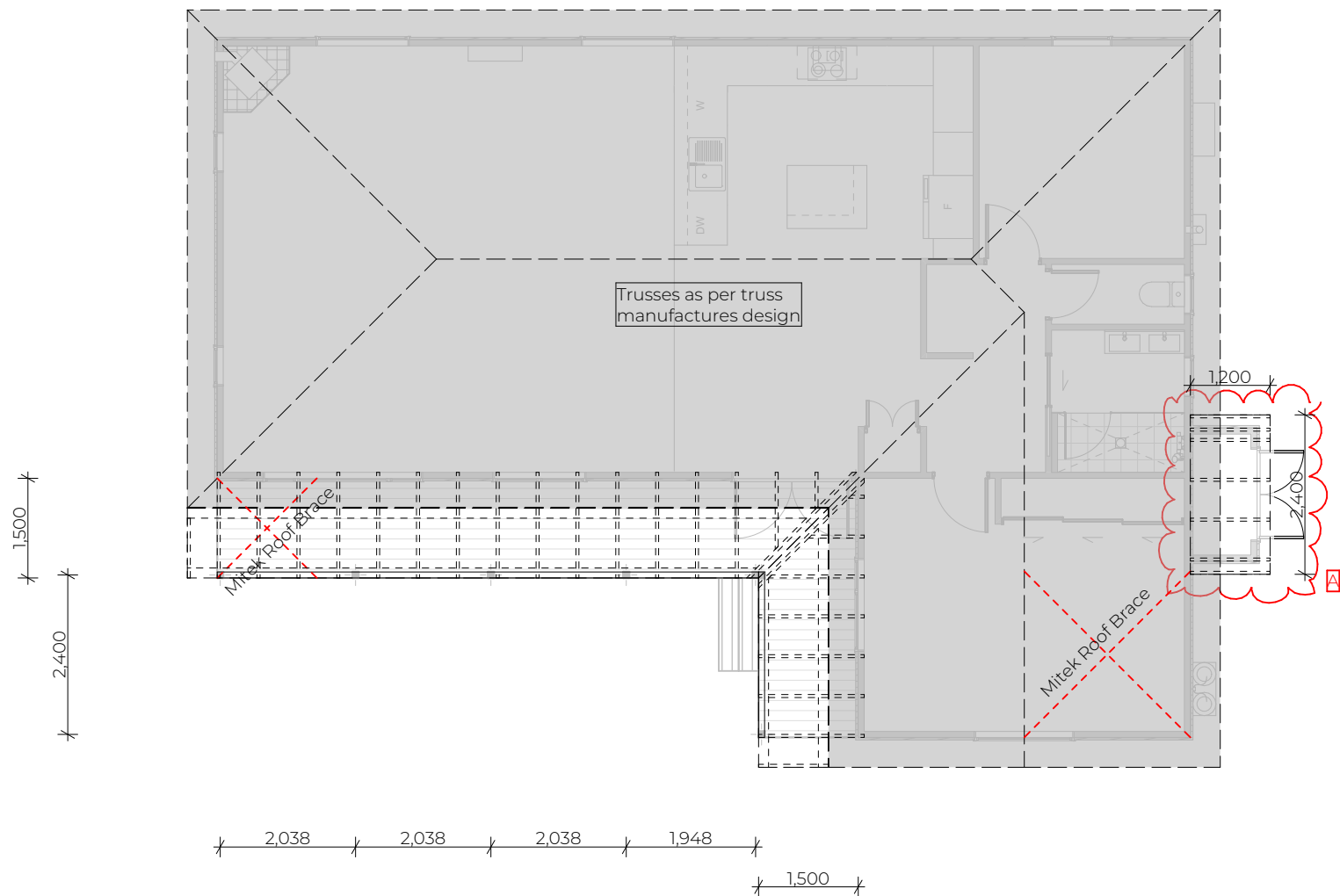
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email: vanessa@versatile.co.nz
www.versatile.co.nz

CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street
Middlemarch
Otago 9597

TITLE:
Framing Plan

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/09/2021	ST	BW
JOB No:	PAGE No:	REVISION:	
21076	405	-	



NOTES:

Roof Framing 4°:
Rafters: 90x45 H1.2 SG8 timber rafters at 600 crs.
Valley Rafters: 140x45 H1.2 SG8 timber rafter
Flying Rafter: 90x45 H1.2 SG8 flying rafter
Purlins: 90x45 H1.2 SG8
End Spacing: 600 max
Intermediate spacing: 900 crs. max.

Roof Framing 3°:
Rafters: 90x45 H1.2 SG8 timber rafters at 600 crs.
Ribbon Board: 90x45 H1.2 SG8 ribbon board
Flying Rafter: 90x45 H1.2 SG8 flying rafter
Purlins: 90x45 H1.2 SG8
End Spacing: 600 max
Intermediate spacing: 900 crs. max.

Ribbon Board Fixing:
2 x 90mm x 3.15 dia. nails + 1 x BOWMAC StudLok SL125

Verandah Beam:
2/140x45 H3.2 verandah Beam, fixing as per Verandah Beam fixing sheet.

Rafter Fixing:
Rafter to top plate/verandah beam:
Fixing strap to rafter with 2/30x3.15mm nails fixed to side and bottom of top plate and 4/90x3.15mm nails fixed to rafter
(Alternative Fixing 7.0kN)

Flying Rafter Fixing:
Flying Rafter to Purlin:
3/90x3.15 power driven nails, or,
2/100x3.75 hand driven nails

Purlin Fixing:
Type U: 1/14g self drilling type 17 screw, 100mm long (alternative fixing 5.5kN)

Blocking for fixing:
2/90x3.15 power driven nails at 400 crs, or,
2/75x3.15 hand driven nails at 400 crs.

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REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Amendment A

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CLIENT:
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SITE: 6 Swansea Street
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TITLE:
Roof Framing Plan

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/09/2021	ST	BW
JOB No:	PAGE No:	REVISION:	
21076	409	-	

Amendment A:
Additional housing for
water pump services



Roofing:
Colorsteel Endura 6 rib roofing
Roof pitch is 15° and 4° as shown

Spouting:
Spouting is Metalcraft Quarter Round Gutter
(cross sectional area of 4880mm²)
Downpipes are Colorsteel 80mm

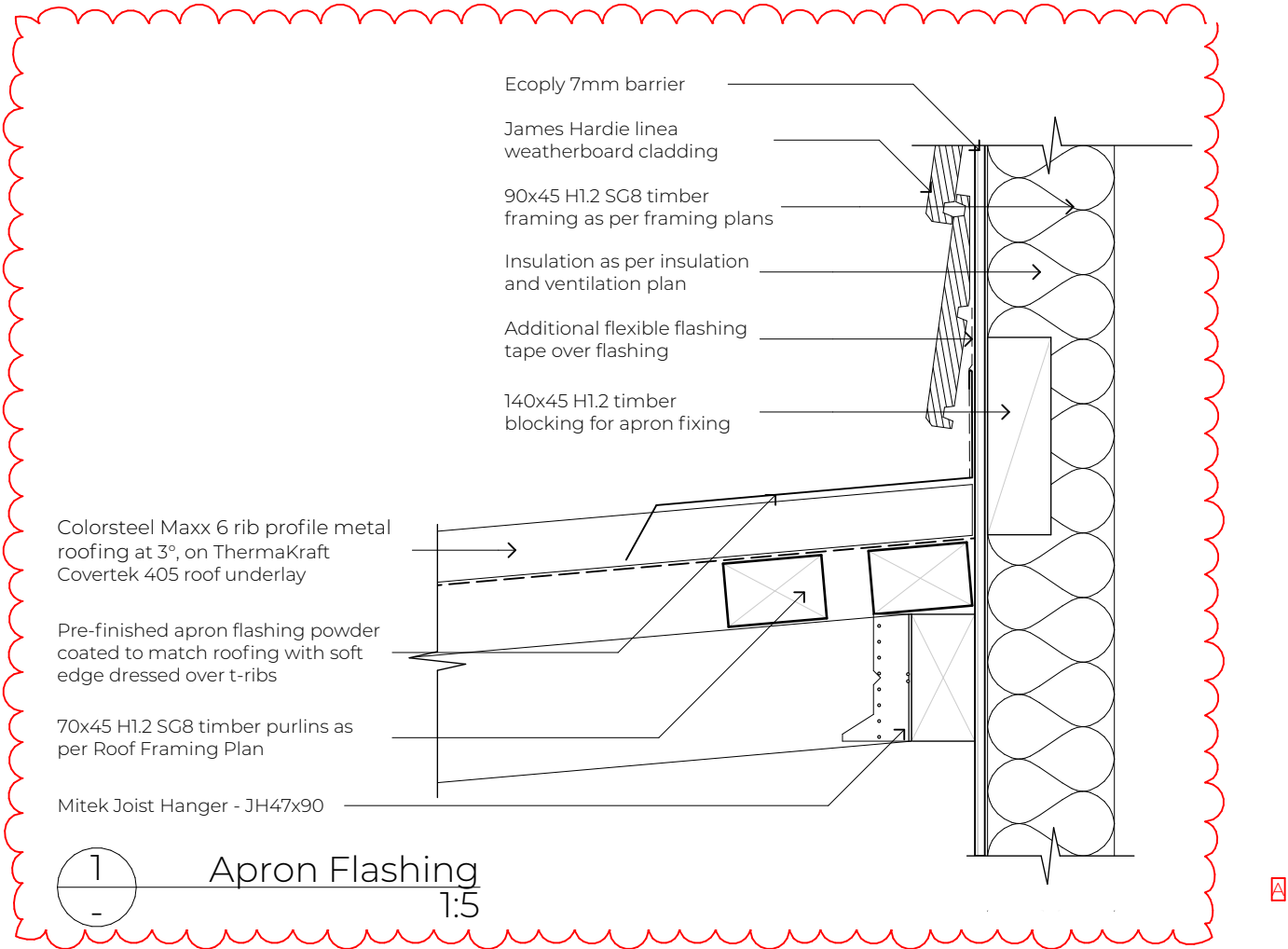
Flashings:
All flashing to be powder coated aluminium, to match roof colour

REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

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TITLE: Roof Covering Plan			
SCALE AT A3: 1:100	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No:	413	REVISION: -



As per Figure 7 E2/AS1 - min upstand 110mm

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REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
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CLIENT:
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SITE: 6 Swansea Street
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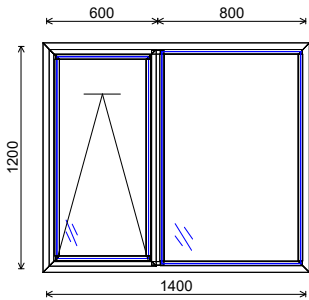
TITLE:
Details

SCALE AT A3: 1:5	DATE: 09/09/2021	DRAWN: ST	CHECKED: BW
JOB No: 21076	PAGE No: 613	REVISION: -	

Amendment A:
Additional housing for
water pump services

Quote No : -1110- Ver 2
Quote Date : 26/08/2021
Modified Date : 27/08/2021

12

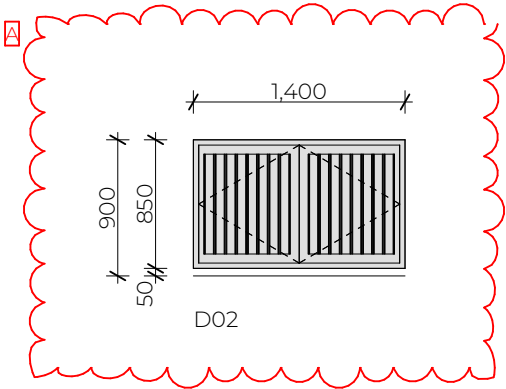


W19 Bedroom 1

SUITE : Pacific Thermal **FLASHING** : 70mm Head Flashing - 995
FRAME : Pacific Thermal 22730 **TRIM SIZE** : 1210mm x 1415mm
FRAME COLOUR : ARCTIC WHITE S 20S1358S DP (901)
WIND ZONE : Very High **WEIGHT** : 44.74 kg
LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS : 04CLXL18BK04CLFL
WANZ COMPONENTS : 55mm Support Bar
WALL THICKNESS : 160
SILL LINER : TRUE
HEIGHT FROM FLOOR : 930

1 x Arctic White S 20S1358S (901) Malta Helix Seal Fast.DT RH COLOURS

Quote Comments : Number of Units = 12



This quotation is provided under the terms of the Construction Contracts Act 2002

I hereby accept this quote for aluminium joinery as detailed above. I agree that the joinery is supplied on the Terms and Conditions of Sale which accompany this quote and that these Terms and Conditions of Sale will form the basis of the contract for supply between you and us. I also agree to settle my account in full or by prior arrangement.

Signed : _____ Dated : ____ / ____ / ____

All Units are viewed from the outside.

This quotation is valid until 27 September 2021

NOTES:

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REV	DESCRIPTION	BY	DATE
A	Amendment A	ST	17/08/2022
	Building Consent	ST	16/11/2021

STATUS: Amendment A

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CLIENT:
Mark Ford and Christine Ford

SITE: 6 Swansea Street
Middlemarch
Otago 9597

TITLE:
Door and Window Schedule

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:50	09/09/2021	ST	BW
JOB No:	PAGE No:	REVISION:	
21076	703	-	

Amendment A:
Additional housing for
water pump services

29 January 2014

L B Overton and R E Manning
33 Brunel Street
Dunedin 9011

Dear Madam,

RESOURCE CONSENT APPLICATION: LUC-2013-466
6 SWANSEA STREET
MIDDLEMARCH

Your application for land use consent to authorise an existing short stay accommodation unit at 6 Swansea Street, Middlemarch was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. In considering sections 95A to 95G, it was assessed that any adverse effects would be no more than minor, all potentially affected parties have provided written approval to the application and that there were no special circumstances in relation to the proposal. The application was considered by a Senior Planner – Consents, under delegated authority, on 29 January 2014.

I advise that the Council has **granted** consent to the application. The decision is outlined below, and the decision certificate is attached to this letter.

DESCRIPTION OF ACTIVITY

The applicant has applied to authorise an existing commercial residential activity. The subject site contains an old cottage which was moved to the site by the local ex-cop. The jail had two cells however, one has been partially removed. The cottage has been renovated and sleeps a maximum of six people. It contains one kitchen, living area and bathroom facilities. The cottage has been let out for short stay accommodation for the past six years. The applicants were not aware that they required a land use consent to establish the activity on the site. The cottage is available throughout the year with the peak months between later October and Easter with an average occupancy of 2-3 nights stay per week. It is expected that this level of occupancy will remain unchanged in the future. On-site parking is provided.

There is one sign on the property located in the front yard to Swansea Street (SH 87). The sign is located on two poles mounted in the ground and consists of two panels. There are two panels located on the poles the top panel is oval shaped and contains the word "JAILHOUSE" in a light colour on a dark green background with a yellow image of the mountain range above. The bottom panel is rectangle shaped with the word "ACCOMODATION" with the phone number below in smaller font.

REASONS FOR APPLICATION

The subject site is zoned **Residential 1** in the Dunedin City District Plan. Swansea Street is classified as a National Road in the Plan's Roading Hierarchy. Swansea Street is also designated by NZ Transport Agency as Designation 464 for SH 87 State Highway Purposes. Commercial residential activities in the Residential 1 Zone are assessed as **Discretionary activities** in accordance with Rule 8.7.5(iv). The only permitted signs in the Residential 1 Zone are signs associated with permitted activities that meet the performance standards.

The proposed sign breaches rule Rule 19.5.4 as the sign is not associated with a permitted activity. Signs associated with permitted activities must comply with the following performance standards:

- (i) The sign shall not exceed 0.5 m² in area.
- (ii) Signs may denote only the name, character or purpose of the permitted activity. Logos on the signs shall be limited to those of the occupant of the site.
- (iii) Signs shall not be illuminated.

In accordance with Rule 8.7.5(iv) the proposed sign is assessed as a **non-complying** activity. This is considered a technical rule breach and therefore the proposed Commercial Residential Activity has been assessed as a **Discretionary (Unrestricted)** Activity.

PLANNING ASSESSMENT

Affected Persons

The written approval of the persons detailed in the table below has been obtained. In accordance with section 104(3)(a)(ii) of the Resource Management Act, the Council cannot have regard to the effects of the activity on these persons.

Person	Owner	Occupier	Address	Obtained
Warren Leslie Laing and Janice Gay Laing	✓	✓	3 Nottage Street, Middlemarch	28/10/2013
Clark James McCarthy	✓	✓	4 Swansea Street, Middlemarch	28/10/2013
George Cameron Robertson	✓	✓	4 Nottage Street, Middlemarch	28/10/2013
New Zealand Transport Agency	✓		State Highway 87	21/01/2014

No other persons are considered to be adversely affected by this proposal.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in Section 8.13 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by low density Residential 1 development on large flat open lot sizes with small single storey dwellings.

Any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the following reasons:

1 Baseline Considerations

Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful.

In terms of activities permitted by the District Plan, residential activity is permitted on the site as of right. There is no planning restriction applied to residential units which would limit the number of bedrooms. A comparison of the residential component of the proposal with the residential activities permitted on the site could be made under a permitted baseline.

In my view, the receiving environment for the application is likely to remain largely as it is now; being a residential neighbourhood consisting of some short stay accommodation and holiday houses mixed with long term residents. The existing cottage fits well with the character and scale of the other dwellings in the Middlemarch Township.

It is considered that this is the appropriate baseline against which the activity should be considered, and against which the proposal has been assessed. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements and these are considered further below.

2 Bulk and Location (Assessment Matter 8.13.3)

The District Plan controls the degree to which the height, bulk and location of any building or structure has an effect on the surrounding environment, including people, buildings and amenity. The proposal does not include any additions or alterations to the existing cottage. Therefore the bulk and location will remain the same. Consequently, the effects of the bulk and location of the structure will not cause any adverse effects on the wider environment surrounding the site. It is noted however that the existing cottage straddles the property boundary with 4 Nottage Street, Middlemarch. An advice note is included in the consent certificate advising the applicant to undertake a boundary adjustment subdivision to correct the existing encroachment.

3 Amenity Values and Character (8.13.5)

The District Plan controls the extent to which the proposal affects the amenity values and character of the area, including the design and appearance of any structure in relation to any other structures in the immediate vicinity.

There are no proposed modifications to the cottage for the use as a commercial residential activity. The effects of the existing sign are discussed in the sign section below.

The short stay accommodation has a different intensity of use compared to that of a standard residential activity. Given that the cottage will have periods of vacancy over the winter months it is considered that the intensity of use over that time will be considerably less than that of a typical residential activity. The owners of the properties that could be adversely affected have given their written approval to the application, and hence any effects on their amenity cannot be considered.

Consequently, it is considered the proposal will not detract from the amenity values of the zone, and will not affect the character of the area.

4 Design and Appearance (8.13.6)

The District Plan controls the degree to which the design and appearance of any buildings, structures, landscaping or site topography has an adverse effect on the character and amenity of residential areas in terms of the immediate neighbourhood. The plan also controls the extent to which the design maintains and preserves the general residential scale and character in the surrounding area.

Apart from the existing signage and intensity of use the cottage maintains its appearance as a standalone residential unit that fits with the style and character of the neighbouring dwellings in the immediate vicinity. As no alterations are proposed or have been undertaken that change the character of the cottage it is considered that the design and appearance of the activity will not affect the general scale or character of the area and will not have an adverse effect on the neighbourhood.

5 Transportation (8.13.7)

The application was forwarded to Council's Transportation Operations department for comment. The Transportation Planner is satisfied that the adverse effects of the activity on the transportation network would be acceptable, subject to compliance with recommended conditions of consent. Advice notes are included in this decision regarding the required standard of formation for the access.

6 Wastewater disposal and water supply (Assessment Matter 8.13.10)

The Council's Water and Waste Services Business Unit has viewed the application and provided comments. It is noted that it appears no additional services will be required for this proposal and there are no reticulation concerns. Any drainage issues will be dealt with via the building consent process.

There are no further issues regarding water supply or the disposal of stormwater and waste from the subject site.

7 Noise and glare (Assessment Matter 21.6.1, 21.6.3 and 21.6.4)

There is no construction proposed as part of this application as the cottage already exists on the site. Therefore the effects of the dwelling have already been established. The applicants are reminded that all noise and light generated on the site must comply with the limits outlined in the Environmental Issues section of the District Plan. Specifically:

"Subject to 21.5.1(ii), the maximum noise limits generated by any activity shall not exceed:

(a) The maximum day-time, night-time and shoulder period L10 noise limits identified on District Plan Maps 62 to 70 (50Dt/35Nt dBA, 45SP dBA), measured at the boundary or within any other property within the same noise area, except that in the case of noise generated within any Rural or Residential Zone noise shall be measured at or within the notional boundary of any dwelling not on the same site.

(b) Between 9.00 pm on any night and 7.00 am the following day no noise shall exceed an Lmax of 75 dBA measured at the boundary of the site or within any other site."

Overall, no adverse effects associated with noise, glare and lighting are considered likely to result from the proposed activity will be acceptable.

8 Signage (Assessment Matter 19.6.1)

The existing sign is located approximately 1.0m from the front boundary with Swansea Street (SH87). The sign is not overly dominant within the receiving environment as it is finished in recessive colours and is broken up into two panels. I consider that the proposed scale and location of the signage associated with the development will not adversely affect traffic or pedestrian access and safety. In addition, given that only one sign will be external to the site, I believe that the signage will not adversely affect amenity values nor will it result in cumulative effects.

9 Cumulative Effects (8.13.13)

The cumulative effects of the existing activity in the area are presently not significant. The effects from this proposal are not expected to add to the existing effects such that the cumulative effects are unacceptable. Future applications for activity in the area, beyond that permitted 'as-of-right' by the District Plan, will be assessed as and when they arise and the potential for cumulative effects considered again at that time.

CONSENT DECISION

*That pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **discretionary (unrestricted)** activity being the authorisation of the existing commercial residential activity and associated signage on the site at 6 Swansea Street, Middlemarch, legally described as Allotment 1 Block IV Deposited Plan 279(Computer Freehold Register OT210/67) subject to the conditions imposed under section 108 of the Act, as shown on the attached certificate.*

REASONS

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activities have been assessed and outlined above. It is considered that the adverse effects on the environment arising from the proposal are acceptable.

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application. The proposal is considered to be consistent with the following objectives and policies:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)** that seek to promote enhancing and maintaining the amenity values of the Dunedin area.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)** that seek to ensure the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.
- **Objective 20.2.1 and Policy 20.3.1 (Transportation Section)** that seek to avoid, remedy or mitigate adverse effects on the environment arising from the use of the transportation network.
- **Objective 19.2.1, 19.2.2 and Policy 19.3.1 (Signs Section)** that seek to avoid remedy or mitigate the adverse effects of signs on amenity values and the safe and efficient functioning of the road network.

Part 2 Matters

It is also considered that the proposal meets Part 2 matters of the Resource Management Act 1991. For the reasons outlined above, the proposal is considered consistent with sections 5(2)(c) – “Avoiding, remedying, or mitigating any adverse effects of activities on the environment”, section 7(c) – “The maintenance and enhancement of amenity values”, and section 7(f) – “The maintenance and enhancement of the quality of the environment”.

RIGHTS OF OBJECTION

In accordance with section 357A of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
P O Box 5045
Moray Place
Dunedin 9058

Attention: Senior Planner – Enquiries Plaza

Yours faithfully,

A handwritten signature in black ink, appearing to be 'AY', with a long, sweeping horizontal stroke extending to the right.

Amy Young
Planner

Application Type: Land Use Consent

Application Number: LUC-2013-466

Pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council grants consent to authorise an existing commercial residential activity and associated signage , subject to the conditions below, imposed under section 108 of the Act:

Location of Activity: 6 Swansea Street, Middlemarch

Legal Description: Allotment 1 Block IV Deposited Plan 279 (Computer Freehold Register OT210/67).

Lapse Date: 29 January 2019, unless the consent has been given effect to before this date.

Conditions:

- 1 *The proposal shall be undertaken in general accordance with the plans and relevant details submitted with the resource consent application, received by Council on 19 November 2013, except where modified by the following conditions.*
- 2 *A maximum of six guests shall occupy the cottage at any given time.*
- 3 *The activity authorized by this consent shall produce no greater than 8 lux of light onto any other site used for residential activity during nighttime hours pursuant to Rule 21.5.3 (i)(b) of the District Plan.*
- 4 *The consent holder shall ensure that noise from activity taking place on the site will not exceed the performance standard set out in Rule 21.5.1 of the District Plan.*

Advice Notes:

- 1 In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 2 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 3 The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
- 4 It is the responsibility of any party exercising this consent to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 5 This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.

- 6 The entire building including roof eaves and guttering (and associated drainage) must be contained within the property boundaries. As the proposed building extends over the boundary with 4 Nottage Street, Middlemarch the consent holder should apply to undertake a boundary adjustment subdivision to authorise the existing encroachment.

Issued at Dunedin this 29 January 2014.

A handwritten signature in black ink, appearing to be 'AY' followed by a stylized flourish.

Amy Young
Planner

Appendix 1 - Approved plan for LUC-2013-466

[Scanned image -Not to Scale]





7 October 2022

C L Ford and M C Ford
C/O D N G Ventures Ltd
T/A Versatile Dunedin
PO Box 13097
Green Island
Dunedin 9052

Via email: infodunedin@versatile.co.nz

Dear Mark and Christine

RESOURCE CONSENT APPLICATION:

**LUC-2022-386
6 SWANSEA STREET
MIDDLEMARCH**

Your application for resource consent was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by a Senior Planner, under delegated authority, on 7 October 2022.

The Council has granted consent to the application with a condition. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate is attached to the rear of this letter.

The consent certificate outlines the condition that applies to your proposal. Please ensure that you have read and understand all of the consent conditions.

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

Senior Planner - Enquiries
Dunedin City Council
PO Box 5045
Dunedin 9054

You may request that the objection be considered by a hearings commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that you may be required to pay for the full costs of the independent hearings commissioner.

Alternatively, there may be appeal rights to the Environment Court. Please refer to section 120 of the Resource Management Act 1991. It is recommended that you consult a lawyer if you are considering this option.

You will be contacted in due course if you are due a partial refund or you have to pay additional costs for the processing of your application.

Development contributions are payable for this resource consent. A development contribution notice will be sent in due course outlining how the development contribution has been calculated and when payment is required.

Please feel free to contact me if you have any questions.

Yours faithfully

A handwritten signature in blue ink that reads "Phil Petersen". The signature is written in a cursive, flowing style.

Phil Petersen
Planner

APPLICATION LUC-2022-386: 6 SWANSEA STREET, MIDDLEMARCH

Department: Resource Consents

DESCRIPTION OF ACTIVITY

The site is a flat 926m² area of land with two street frontages (Nottage Road, and Swansea Street – State Highway 87) and has an existing building of approximately 74m² used for visitor accommodation¹, known as the ‘Jailhouse’, near the northern, Nottage Road boundary. The southern half of the site is currently empty. The proposal is for a new 1-bedroom dwelling of approximately 134m² with an office, and is to be occupied by the owners. The proposed dwelling is subject to approved building consent ABA-2021-2408.

The subject site is legally described as LOT 1 BLK IV DP 279 (held in Record of Title 210/67).

REASONS FOR APPLICATION

Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the “Operative District Plan”, and the Proposed Second Generation Dunedin City District Plan (the “Proposed 2GP”). Until the Proposed 2GP is made fully operative, both district plans need to be considered in determining the activity status and deciding what aspects of the activity require resource consent.

The activity status of the application is fixed by the provisions in place when the application was first lodged, pursuant to section 88A of the Resource Management Act 1991. However, it is the provisions of both district plans in force at the time of the decision that must be had regard to when assessing the application.

Operative District Plan

The relevant rules in the Proposed 2GP below are not under appeal so the relevant rules in the Operative District Plan must be considered inoperative pursuant to s86F of the RMA. Accordingly, the rules of the Operative District Plan are not considered further for the purposes of this rule assessment.

Proposed 2GP

The subject site is within the Township and Settlement Zone and is not subject to any other plan notations or overlays. Swansea Street is classed as ‘Strategic’ within the Road Classification Hierarchy, and is also subject to Designation D464, for State Highway Purposes (SH87). Nottage Street is a local road.

The Proposed 2GP was notified on 26 September 2015, and some Proposed 2GP rules had immediate legal effect from this date. Some rules became fully operative following the close of submissions, where no submissions were received. Additional rules came into legal effect upon the release of decisions. Those additional rules become fully operative if no appeals are lodged or once any appeals have been resolved.

The proposal falls under the definition of *residential activities*, *noise sensitive activities*, and *building activities*. Under the Proposed 2GP, activities have both a land use activity and a development activity component.

¹ As consented by LUC-2013-466

Land Use Activity

The proposed dwelling is to be occupied by the owners of the site, so is considered to be a standard residential activity.

Acoustic insulation

Rule 15.3.3(3) provides for standard residential activities as a permitted activity, provided the relevant standards listed in Rule 15.3.3(1), and (3) are met.

Of the standards contained in Rule 15.3.3(3), Rule 15.5.1(5) (Acoustic Insulation) requires that noise sensitive activities within 40m of a State Highway must comply with Rule 9.3.1.

Rule 9.3.1(1) requires with some exceptions that rooms to be used for noise sensitive activities (residential activities) must have acoustic insulation that achieves a minimum design standard of $DnT, w + Ctr > 30$.

The proposal is to contravene the requirement in Rule 9.3.1(4)(i), and Rule 9.3.1(5) as the construction will either meet or be just below the requirements to achieve $DnT, w + Ctr > 30$, and will not install a positive source of supplementary ventilation.

Rule 9.3.1(7) states that any activity that contravenes this standard is a **discretionary activity**.

Rule 9.7.4(1) outlines guidance for the assessment of resource consent applications that seek to contravene acoustic insulation standards in Rule 9.3.1. This guidance is followed in the assessment of effects below.

Density

Rule 15.5.2 (Density) is relevant to this proposal as it allows one residential unit per 400m² of site. The site is 926m², so this standard is met. This rule also allows for 1 habitable room per 200m² of site. The site allows for 4.63 habitable rooms.

The other building on the site is consented for use as visitor accommodation so the proposed building will be the single standard residential activity on the site. The habitable rooms in the existing visitor accommodation are not to be counted towards total development potential in this location (Rule 15.5.2(2)(c)), there the proposed 2 habitable rooms in the single bedroom and office will also meet this standard.

The remaining relevant land use activity standards listed in Rule 15.3.3(1), and (3) are met by the proposal.

Development Activity

The application is not proposing to contravene any development activity rules. The relevant standards including boundary setback, height, height to boundary, and parking, loading, and access will all be met by the proposal.

National Environmental Standards

The site is not listed in the Otago Regional Council HAIL register, and an initial search of the DCC records does not indicate that the site is known to have been the location of any HAIL activity. It is therefore more likely than not that the site does not have a HAIL status. Accordingly, the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 is not considered applicable to activities on this site.

No NES is relevant to this proposal.

Overall Status

In this case, only one rule (Rule 15.5.1(5)/Rule 9.3.1.) is to be contravened. The proposal is therefore a discretionary activity.

WRITTEN APPROVALS AND EFFECTS ASSESSMENT

Affected Persons

No affected persons forms were submitted with the application. No person or party is considered to be adversely affected by the activity. This is because the environmental effects of the proposal are internalised within the site boundaries, or are limited to effects on parties that are less than minor. This report considers that actual or potential reverse sensitivity effects on Waka Kotahi New Zealand Transport Agency as a result of this proposal are less-than-minor. This assessment is reached on the basis that the noise generated by traffic on the state highway is similar to a typical suburban street.

Effects on the Environment

Permitted Baseline

Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the district plan or a national environmental standard permits an activity with that effect.

This is the permitted baseline. In this situation it comprises an otherwise identical proposal that also includes installation of a positive source of supplementary ventilation, and with construction materials/methods that also meet the other acoustic insulation standards in Rule 9.3.1.

It is considered that this is the appropriate baseline against which the activity should be considered. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements for consideration.

Receiving Environment

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site, the existing and reasonably foreseeable receiving environment comprises visitor accommodation, and an otherwise largely empty rear area of the lot.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises residential activities, rural residential activities (hobby farming/lifestyle blocks), a state highway, road reserve, the Kissing Gate café, and sports fields.

It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

Assessment Matters/Rules

Consideration is required of the relevant assessment matters in the Operative District Plan and the relevant assessment rules in the Proposed 2GP, along with the matters in any relevant national

environmental standard. This assessment is not limited to the matters to which the Council's discretion has been restricted as it is a discretionary activity, but is limited to the relevant effects of the rule to be contravened. No regard has been given to any trade competition or any effects of trade competition.

1. Acoustic Insulation

The proposal is to contravene the acoustic insulation standards required for a noise sensitive activity (residential activity) in a building within 40m of a State Highway (SH87).

The application provides a brief assessment of the effects of this contravention and states that ventilation will be achieved via windows that can be opened, and it is not anticipated that windows would need to be sealed to escape vehicle noise. This is on the basis that the traffic in this location is not typical of a state highway.

This report has considered the relevant guidance matters in Rule 9.7.4(1) and assesses that the frequency of traffic on this part of State Highway 87 is low at 507 Estimated traffic AADT² (Source: NZTA One Network Road Classification Website)³. The posted speed limit is also 50kph with the change to 100kph being signposted approximately 130m to the south.

Accordingly, the location of this proposed residential activity adjacent to this part of the State Highway is such that the insulation and/or supplementary ventilation are not necessary to achieve an acceptable internal noise environment that would normally be experienced in a dwelling on a typical street. Additionally, it is not considered that the proposal will lead to an unacceptable internal noise environment or insufficient ventilation of sleeping areas compromising the health and safety of occupants.

This report considers the proposal to contravene the acoustic insulation standards will result in adverse effects that are less-than-minor. As a result of the above assessment, this report also considers that actual or potential reverse sensitivity effects on Waka Kotahi New Zealand Transport Agency are less-than-minor as a result of this proposal.

No additional effects are considered relevant to this application. The other relevant permitted standards are to be achieved, and accordingly effects would fall within the level expected in accordance with, or below the permitted baseline.

NOTIFICATION ASSESSMENT

Public Notification

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.

² Annual Average Daily Traffic

³ <https://nzta.maps.arcgis.com/apps/webappviewer/index.html?id=95fad5204ad243c39d84c37701f614b0>

- The application does not involve: a controlled activity, nor a boundary activity. As a result, public notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- There are no rules or national environmental standards requiring public notification.
- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor.

Step 4: Public notification in special circumstances

- There are no special circumstances that warrant the application being publicly notified. There is nothing exceptional or unusual about the application that makes public notification desirable.

Limited Notification

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application does not involve a controlled activity that is not a subdivision.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

- The application does not involve a boundary activity.
- There are no persons where the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

SUBSTANTIVE DECISION ASSESSMENT

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above. It is considered that the adverse effects on the environment arising from the proposal are no more than minor.

Offsetting or Compensation Measures

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Operative District Plan and the Proposed 2GP were taken into account when assessing the application.

Operative District Plan

The proposal is considered to be consistent with the following objectives and policies:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)**
These seek to enhance and maintain the amenity values of the Dunedin area.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)**
These seek to ensure that the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.

Proposed 2GP

The proposal is considered to be consistent with the following Proposed 2GP objectives and policies:

- **Objective 9.2.2 (Public Health and Safety Section)**
Land use, development and subdivision activities maintain or enhance people's health and safety.
- **Policy 9.2.2.2 (Public Health and Safety Section)**
Require that noise sensitive activities, where undertaken in buildings, have adequate acoustic insulation to avoid, as far as practicable, significant adverse effects from the higher noise environment in the following areas:
 - ...
i. within 40m of a state highway;
 - ...
- **Objective 15.2.2 and Policy 15.2.2.1 (Residential Zones)**
These seek to ensure that residential activities, development, and subdivision activities provide high quality on-site amenity for residents.
- **Objective 15.2.3 and Policy 15.2.3.1 (Residential Zones)**
These seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.

Objectives and Policies Assessment

In terms of assessing the Operative District Plan and Proposed 2GP provisions above, the limited nature of the state highway traffic noise in this location will avoid significant adverse effects on any occupants, and will allow the proposal to remain consistent with the relevant provisions in Section 10 of the Proposed 2GP. It is thus considered to be appropriate, and consistent with the objectives and policies in Chapters 10 and 15 of the Proposed 2GP.

The most relevant objectives and policies of both district plans support the granting of this proposal. Therefore, no weighting exercise between the two plans is necessary

Other Matters

Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant.

Part 2

Based on the findings above, it is evident that the proposal would satisfy Part 2 of the Resource Management Act 1991. Granting of consent would promote the sustainable management of Dunedin's natural and physical resources.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.
2. The Council grant consent to the proposed activity under delegated authority, in accordance with sections 104 and 104B of the Resource Management Act 1991.



Phil Petersen
Planner

Date: 7 October 2022

DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with both recommendations above.

Under delegated authority on behalf of the Dunedin City Council, I accordingly approve the granting of resource consent to the proposal:

Pursuant to Part 2 and sections 34A(1), 104 and 104B of the Resource Management Act 1991, and the provisions of the Operative Dunedin City District Plan 2006 and the Proposed Second Generation Dunedin

*City District Plan, the Dunedin City Council **grants** consent to a **discretionary activity** being the construction and use of a new dwelling that does not meet the acoustic insulation standards for standard residential activities within 40m of a state highway on the site at 6 Swansea Street, Middlemarch, legally described as LOT 1 BLK IV DP 279 (Record of Title 210/67), subject to the condition imposed under section 108 of the Act, as shown on the attached certificate.*



Jeremy Grey
Senior Planner

Date: 7 October 2022

Consent Type: Land Use Consent

Consent Number: LUC-2022-386

Purpose: The construction and use of a new dwelling that does not meet the acoustic insulation standards for standard residential activities within 40m of a state highway.

Location of Activity: 6 Swansea Street, Middlesmarch.

Legal Description: LOT 1 BLK IV DP 279 (Record of Title 210/67).

Lapse Date: 7 October 2027, unless the consent has been given effect to before this date.

Conditions:

1. *The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 9 September 2022.*

Advice Notes:

Boundary Proximity

1. The entire building including roof eaves and guttering (and associated drainage) must be contained within the property boundaries. As the proposed building extends close to the permitted boundary setbacks, care should be taken by the consent holder to accurately identify the position of these boundaries prior to building construction. Confirmation by a licensed cadastral surveyor may be required.

General

2. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
3. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
4. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
5. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

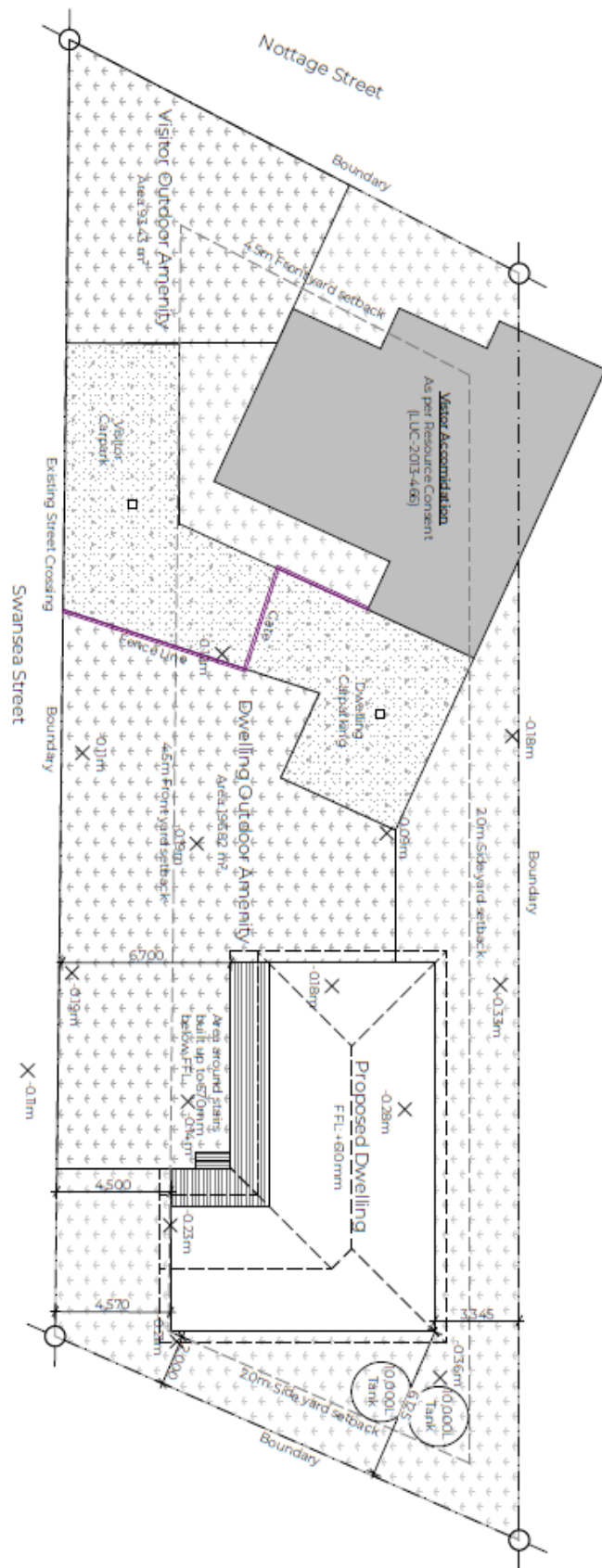
6. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.

Issued at Dunedin on 7 October 2022



Phil Petersen
Planner

Appendix One: Approved Plan/s for LUC-2022-386 (scanned image(s), not to scale)





North Elevation 1:100



East Elevation 1:100



South Elevation 1:100



West Elevation 1:100