1651 | 4

Quotable Value New Zealand

Valuation Reference: [redacted] 21252 12524

Local Authority Name	Local Authority Address
Hurunui District Council	Postal Address: P O Box 13 Town: Amberley 8251

RECEIVED
- 1 NOV 2004
Hurunui District Council

PREVIOUS Owner/Occupier/Lessee Name
Argelins road Developments Limited

NEW Owner/Occupier/Lessee Name

CUNDY Shane Joseph and BOTT Amy Rebecca

NEW Postal address for Valuation and Rates notices
Postal Address: c/- C & J Bott, Neudorf Road, R D 1
Town: Upper Moutere

Area of Property	Certificate of Title Reference(s) including Land Registry Name
2714m2	CT Number: 168907 Land District: Canterbury

Legal Description
Lot 55 DP 341093

Physical Address of Property
Street No lot 55 Street Name: Woodbank Road Town Hanmer Springs

Details of Transaction

STATE IF: **SALE:** (Normal arms-length:**X** Mortgagee: ☐, Family: ☐), **TRANSFER TO TRUST:** ☐, **GIFT:** ☐, **WILL:** ☐, **JFH:** ☐, **EXCHANGE :**☐, **LEASE** (New: ☐,Transfer: ☐, Surrender: ☐)

Date offer accepted	Settlement Date	Possession date	Buildings on the Land?	Is there a known relationship between vendor and purchaser?
14/05/04	/10/04	10/04	Yes No: **X**	If so, what is the relationship? Yes: ☐ No **X** Relationship:

Gross Consideration	Land and Buildings	Chattels	Plant/Stock	Other (Crop, Goodwill etc)
$170,000.00	$170,000.00		$	$

Does Gross consideration shown above include GST?	Amount of GST included in Gross *Consideration*	Which parties are registered for GST for this *transaction?*	If multi-property, is there any specific rate sharing agreement, and what is the agreed *portion for this share?*
Yes: ☐ **No:**☐ **Zero Rated:** ☐		**Vendor:** ☐ **Purchaser:** ☐	**Yes:**☐ **No:**☐

Details of Lease

State if: *GROUND LEASE:* ☐, *LEASE OF LAND AND BUILDINGS:* ☐, *DEFERRED PAYMENT LICENCE:* ☐,*OTHER:* ☐

Lease Number				

How often are Rent reviews Due?	Who is responsible for *Rates, Insurance etc?*	Is there a right of *renewal*	Compensation for *Improvement?*	If applicable, was the deferred *payment licence transferred?*
[	**LESSEE**☐, **LESSOR** ☐	**YES** ☐, **NO** ☐	**YES** ☐, **NO** ☐	**YES** ☐, **NO** ☐

Other Details

Purchaser's Solicitor's NAME, ADDRESS, TELEPHONE, FAX numbers	Signature:
Property Law Centre (Kate Mitchell) *P O Box 580 Nelson* Ph 546 9507 Fax 546 9117	
Vendor' s Solicitor's NAME, ADDRESS, TELEPHONE, FAX numbers Cordner Hill Law (Ebony Mason) P O Box 25-104, Christchurch Ph 03 379 2943 Fax 03 379 2945	Signature: 29/10/04

Real Estate Agent Name and Company handling sale
Twiss Kerr Realty (Sally Everitt)

HURUNUI
District Council

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

IF CALLING ASK FOR

Jason Domigan

REF 1651/4

4 October 2007

S. Cundy
C/- PO Box 22
Upper Moutere
NELSON

Dear Shane

RECEIPT OF SUBMISSIONS ON LIMITED NOTIFIED RESOURCE CONSENT APPLICATION RC 070114

The Hurunui District Council has received submissions from the following parties in relation to your resource consent application RC070114 to establish a 4 unit visitor accommodation activity and personal residence at 4 Woodbank Road, Hanmer Springs.

- B. E. Saric & M. Osborne, 5 Woodbank Road, Hanmer Springs
- K. Cheung, 216 Buchanans Road, Christchurch

A full copy of any submissions that you have not received directly from any of the above submitters can be forwarded to you on your request.

The above information is provided pursuant to Section 98 of the Resource Management Act 1991. Please do not hesitate to contact the writer on ph 03-314 0051 if you have any questions or concerns regarding the above information.

Yours sincerely

Jason Domigan
CONSENTS PLANNER

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District Council

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IF CALLING ASK FOR

Jason Domigan
REF 1670/81

4 October 2007

S. Cundy
C/- PO Box 22
Upper Moutere
NELSON

Dear Shane

NOTICE OF HEARING OF NOTIFIED RESOURCE CONSENT APPLICATION RC 070114

The Hurunui District Council advises that a hearing will be held to hear resource consent application RC070114 applied for by Mr. S. Cundy to build 4 visitor accommodation units and a personal residence at 4 Woodbank Road, Hanmer Springs.

The hearing is set down for **10:30am Wednesday 24th October 2007**, at the Hanmer Springs Library, 49 Amuri Avenue, Hanmer Springs.

If you are intending to have representatives present evidence on your behalf at the hearing then could you please advise the writer indicating the number of people and an estimation of the time it will take to present this evidence. This is required so that enough time can be set aside for the use of the hearing room and the Council can establish an indication of how long the hearing will take. If you intend to provide any written submissions/evidence then please bring 10 copies to the hearing so that they can be distributed to the various parties.

This notice of hearing is served pursuant to Section 101 of the Resource Management Act 1991. Please do not hesitate to contact the writer on 03-314 0051 if you have any questions or concerns regarding the above information.

Yours sincerely

Jason Domigan
Consents Planner

HURUNUI District Council

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IF CALLING ASK FOR

Jason Domigan

REF 1651/4

4 October 2007

B. E. Saric & M. Osborne
5 Woodbank Road
HANMER SPRINGS

Dear Sir/Madam

ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION ON NOTIFIED RESOURCE CONSENT HURUNUI DISTRICT COUNCIL
RC070114

The Hurunui District Council acknowledges receiving your submission lodged resource consent application RC070114 by Mr. S. Cundy to establish a 4 unit visitor accommodation activity and personal residence at 4 Woodbank Road, Hanmer Springs.

If you have indicated in your submission that you wish to be heard in support of your submission then the Council will advise you of the hearing date, the time and the location at least ten working days before the hearing is due to be held. A hearing will be set down within 25 working days after the closing date of submissions. Should a pre-hearing meeting be considered appropriate to discuss matters raised in any submissions then you will also be contacted in order to gain your approval of such a meeting taking place prior to a full hearing. These dates may be changed if further information is requested from the applicant by the Council.

If you have indicated that you do not wish to be heard in support of your submission then you will not have any speaking rights at any pre-hearing meeting or hearing. However, the Council will still send you a copy of any decision made on the application.

Please do not hesitate to contact the writer on 03-3140051 if you have any questions or concerns regarding the above information.

Yours faithfully

Jason Domigan
Consents Planner

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IF CALLING ASK FOR

Jason Domigan

REF 1651/4

4 October 2007

K. Cheung
216 Buchanans Road
CHRISTCHURCH

Dear Sir/Madam

ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION ON NOTIFIED RESOURCE CONSENT HURUNUI DISTRICT COUNCIL RC070114

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Yours faithfully

Jason Domigan
Consents Planner

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Jason Domigan
IF CALLING ASK FOR

1651/4

REF .....

15 October 2007

15426

Planit
PO Box 1845
CHRISTCHURCH

Attn: Bob Nixon

Dear Bob

RESOURCE CONSENT APPLICATION NO RC 070114
S. CUNDY – 4 WOODBANK ROAD, HANMER SPRINGS
SECTION 42A OFFICERS REPORT

Please find enclosed my report in relation to resource consent application RC070114 applied for by S. Cundy to establish and operate a visitor accommodation for four units in addition to personal dwelling at 4 Woodbank Road, Hanmer Springs.

Please note there has been a **change of location** for the hearing.

The hearing will start at **10:30am Wednesday 24 October 2007**, at the **Heritage Resort**, 1 Conical Hill Road, Hanmer Springs.

Yours faithfully

Jason Domigan
CONSENTS PLANNER

HURUNUI District Council

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IF CALLING ASK FOR
Jason Domigan

REF 1651/4

15 October 2007

S. Cundy
C/- PO Box 22
Upper Moutere
NELSON

Attention: Shane Cundy

Dear Shane

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S. CUNDY – 4 WOODBANK ROAD, HANMER SPRINGS
SECTION 42A OFFICERS REPORT

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Jason Domigan
CONSENTS PLANNER

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IF CALLING ASK FOR
Jason Domigan

REF 1651/4

15 October 2007

B. E. Saric & M. Osborne
5 Woodbank Road
HANMER SPRINGS

Attention: Bryan Saric & Michelle Osborne

Dear Bryan and Michelle

RESOURCE CONSENT APPLICATION NO RC 070114
S. CUNDY – 4 WOODBANK ROAD, HANMER SPRINGS
SECTION 42A OFFICERS REPORT

Please find enclosed my report in relation to resource consent application RC070114 applied for by S. Cundy to establish and operate a visitor accommodation for four units in addition to a personal dwelling at 4 Woodbank Road, Hanmer Springs.

Please note there has been a **change of location** for the hearing.

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Yours faithfully

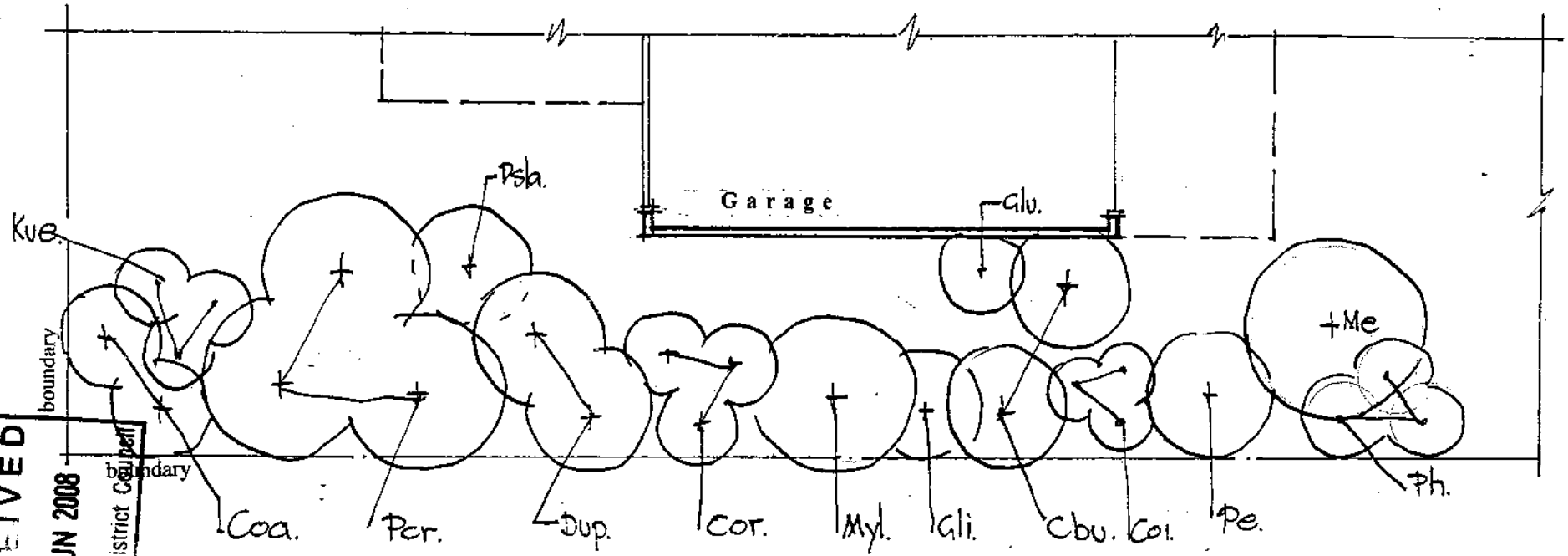
Jason Domigan
CONSENTS PLANNER

RC 07014/2

08Jun0920.TIF

Plant Key

Kue - Kunzia ericoides (Kanuka)
Per - Pittosporum crasifolia (Karo)
Coa - Cordyline australis (Te kouka)
Gli - Griselinea littoralis (Kapuka)
Coi - Cordyline Indivissa (Toi)
Cor - Coprosma repens (Taupata)
Glu - Griselinea Lucida (Puka)
Psla - Pseudopanax laetus
Myl - Myoporum laetus (Ngaio)
Cbu - Corokia Buddleoides (Korokia)
Pe - Pittosporum Eugeniodes (Tarata)
Me - Metosideros excelsa (Pohutakawa)
Ph - Phormium wokianum (Harakeke)
Dup - Dodenea Viscosa'purpurea (Ake Ake)



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- 9 JUN 2008
Hurunui District Council

Note: This plan is to be read in conjunction with architectural sketch plan prepared by Robin White Design - File no 07018 April 2008

LANDSCAPE PLAN (scale 1:100)

736 Gore Bay Road

Landscape Architect
John Archer anzila
10 Sandhill Road
RD1 Kaiapoi

RESOURCE CONSENT APPLICATION CHECKLIST

Administration

RC 070114 Date 19-6-07 (received)

Valuation Number 2125212524

Rapid Number 1651/4

Fees paid $1300.00 Date 19-6-07 Receipt 398383

Information adequate ? Y /(N) Date 19-6-07

Acknowledgement to applicant Date 19-6-07

Circulation to:

Manager Engineering Services	Date 20-6-07
Mainpower	Date
Telecom	Date
Transit	Date
Hanmer Springs Community Board	Date 20-6-07
Rununga	Date
LINZ	Date

MapInfo Plan to file ☑

Processing

Request further information Date 2/7/07

Information Received by (15 days) Date

Affected parties Consent Y/N

Decision on Notification Date 16/8/2007

Community Board, Ward Committee Approval Date

Ward Councillor Approval Date

Decision: (Granted) / ~~Declined~~ Date 29/11/2007

Planning officer

Financial contributions sheet to Cashier ☐

Decision Attachments Subdivision

cessway construction details ☐

Contact List ☐

Water Report pamphlet ☐

NCS updated – decision ☑

- monitoring ☐

File to Scanning ☑

Scanning Complete Date_____

Officer_____

Subdivisions - Title plan

S223 date of seal _____

GIS plotting ☐

Allocate rapid numbers _____

New numbers

Update NCS ☐

S224

Development Levies Paid ☐

Roading Approval; ☐

Utilities Approval ☐

Planning Conditions ☐

Roading Naming - Approval of Council Yes ☐ Not Required ☐

Consent Notice S221 ☐

Bond ☐ $_____

New DP number _____

Separated property files ☐

NCS updated – decision ☐

- monitoring ☐

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Jason Domigan
RC070114
1651/4
REF

3 December 2007

AUTHOR'S COPY

B. E. Saric & M. Osborne
5 Woodbank Road
HANMER SPRINGS

Dear Bryan and Michelle

RESOURCE CONSENT APPLICATION RC 070114
SHANE CUNDY – 4 WOODBANK ROAD, HANMER SPRINGS
DECISION

Please find enclosed a copy of the decision in relation to establish a visitor accommodation business and personal dwelling at 4 Woodbank Road, Hanmer Springs.

Any party to this application may, within 15 working days of the receipt of this decision appeal to the Environment Court pursuant to Section 120 of the Resource Management act 1991. The procedure for lodging an appeal is set out in Section 121 of the Resource Management Act 1991. A copy of the Act may be purchased from the Government Printing Office or found on the Ministry for the Environment web site (www.mfe.govt.nz). The form on which an appeal should be made is identified as Form 16 in the regulations to the Act. The address of the Environment Court in Christchurch is 83 Armagh Street (corner Durham Street) or PO Box 2069, Christchurch, phone 03 962 4170, fax 03 962 4171.

Section 121 of the Act sets out the persons upon whom the appeal must be served and the time when service must take place. You must serve a copy of any appeal on the Council within 15 working days of receiving the notice of decision. You must also serve a copy of the notice of appeal on the applicant or consent holder and on every person who made a submission on the application within 5 working days of lodging it with the Environment Court. It is essential that these provisions be complied with as failure to do so may result in an appeal being struck out. We recommend you seek legal advice prior to lodging an appeal.

Yours faithfully

Jason Domigan
CONSENTS PLANNER

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IF CALLING ASK FOR

Jason Domigan
REF RC070114
1651/4

3 December 2007

AUTHOR'S COPY

K. Cheung
216 Buchanans Road
CHRISTCHURCH

Dear Kathy

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AUTHOR'S COPY

IF CALLING ASK FOR

Jason Domigan

REF RC070114
1651/4

3 December 2007

[redacted]

S. Cundy
C/- PO Box 22
Upper Moutere
NELSON

Attn: Shane Cundy

Dear Shane

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Yours faithfully

Jason Domigan
CONSENTS PLANNER

07NOV3024

RECEIVED
30 NOV 2007
Hurunui District Council

CSR

RESOURCE MANAGEMENT ACT 1991

Application for Resource Consent by Shane Joseph Cundy to establish a 4 unit visitor accommodation facility and attached residence at 4 Woodbank Road, Hanmer Springs (RC 070114)

Report and determination by Hearings Commissioner Robert Charles Nixon

Introduction

1. Pursuant to instructions from the Hurunui District Council dated 4 October 2007, I was appointed to hear and determine the above application.

2. The application was processed on a limited notified basis, with submissions closing on the 14th of September 2007. The application drew two submissions, one in opposition, and one in support. The hearing took place in the Hanmer Springs Library building, 49 Amuri Ave, Hanmer Springs on Wednesday 24th October 2007. I undertook a site visit the same day.

The proposal

3. The site comprises an area of 2695 square metres, located on the northern side of Woodbank Road, being Lot 55 DP 341093. The site is part of a large recently developed 61 lot subdivision which will have the effect of ultimately linking the main part of Hanmer Springs to the north with a small satellite residential enclave in Woodbank Road to the south. The subdivision itself is bounded by Woodbank Road to the south, and Argelins Road to the east.

4. The site itself is flat and currently vacant and fenced, with a wide frontage of approximately 56.7 m and a depth of approximately 47 m. The proposed building would be sited across the property on an approximately east- west alignment parallel to Woodbank Road. Four self catering motel units with 11 bedspaces in total would be located at the eastern end, with the applicant's dwelling at the western end. The application as lodged provided for a two storey structure with a high steep pitched roof containing the second floor. As required by the district plan the roof pitch it is steeper than 25° over 80% of its area, and is interrupted by dormer style windows. The height of the building above ground level scales between 6 and 6.7 m. As a result of a submission by B.Saric and M. Osborne, the applicant has lowered the proposed height of the western end of the building over the private dwelling to a lower pitched roof with an offset in height of 2 m. Notwithstanding the reduced height of the roof, it appears to have a pitch of 25°.

6. The walls of the proposed building would be finished in a combination of linea weatherboard on the upper walls and stone cladding on the majority of the lower walls. The plan showed the roof as being clad in Gerrard colour steel tiles. A simple landscape plan was prepared showing a *photonia* hedge to a height of 1.25 -1.8 m around the perimeter of the property, along with a maple tree in the southwest corner. Two cypress trees were shown adjacent to the gate and on the road reserve on the southeastern boundary is a large existing gum tree. Vehicle access to the site is proposed 10 m from the eastern boundary off Woodbank Road. A double garage is provided between the residential unit and the four motel units, along with four carparks adjacent to the eastern boundary in front of the proposed building. Apparently no staff will be employed at startup, but a part-time cleaner may be employed later. A complying sign of 0.55 square metres adjacent to the entrance is proposed, with a dimmed light to be turned off at 10 p.m.

Site and Locality

7. The enclave of buildings on the southern side of Woodbank Road appear to date from the 1950s and later. As noted previously, formerly rural land to the north between Woodbank Road and Hanmer Springs Village has now been developed as a new subdivision with pre-installed roading, fencing, and lighting, but with many sections still vacant. Woodbank Road is sealed past the site, which is approximately 50 metres from the corner of Argelins Road and State Highway 7A.

Plan provisions

8. These were outlined in the officers report, and are set out below. The site is zoned " Rural Lifestyle " within the Hanmer Springs Basin Area of the Hurunui District Plan. The rules in the District Plan are difficult to navigate, and apply through three separate components of the rules. The proposal raises issues in respect to both the activity and the bulk and location standards in the Plan. The rules in the Hanmer Springs Basin for the Residential Zone include the rules for the Rural Lifestyle Zone.

Rules B1.1.1 and B4.1.2

These rules provide for "visitor accommodation" providing five or less beds for visitors" . The proposed motels will contain 11 beds.

Rules B1.3.1 and B4.4

The related application of these two rules with those above means that the proposal is to be considered as a discretionary activity.

9. In addition, there are two noncompliances that would also have arisen even if the building had been listed as a permitted activity under Rule B1.1.1.

Rule A1.2.11 Restriction on continuous linear length of a building

This rule requires that no wall of any building be more than 20 m long without having an offset in plan of least 2 m, ***or*** an offset in height of at least 2 m. As amended, the plan provides for a 2 m offset in height, but there is still a non-compliance with this rule as the building is 48.5 m long.

Rule A1.2.19 Vehicle movements

In the Rural Lifestyle Zone, and activity of this nature is limited for heavy vehicle movements and 20 other vehicle movements per day. It appeared common

ground that the activity would generate an average of 32 vehicle movements per day.

10. Towards the conclusion of the hearing, it became apparent that there were other noncompliances which did not appear to have been either clarified or identified. These take the form of design controls incorporated into the District Plan in respect to the Hanmer Basin Area, notably under Rule B4.2.3. Of particular relevance are controls relating to (b) window placement, (h) the nature of exterior cladding to be used, and (i) external colours. I was uncertain whether the proposed activity complied with all of these rules, but in one case they clearly did not, because the application proposed to use schist cladding on part of the exterior of the building. For better or for worse, the design controls for the Hanmer Basin require the use of locally sourced material, for example greywacke river stones. It was put to me that this matter could be resolved by way of conditions of consent.

11. At the time of the hearing, it was not clear whether the applicant would be prepared to accept a change in the composition of the exterior stone cladding that he was proposing. In addition compliance with other rules of the plan such as those relating to window placement, were not clear. It is imperative that any resource consent granted provide legal certainty as to the obligations of an applicant upon gaining consent. From reading the application itself, potential submitters may not realised that these noncompliances (which in themselves make the activity discretionary) actually existed. Accordingly, to avoid a situation whereby the application would have to be adjourned pending a further application being lodged, the only solution was for the applicant to alter the application plans. This would have to indicate compliance with the design rules, or at the very least (in respect to colour for example) enable a condition of consent to be imposed which was not inconsistent with what was shown on the plans accompanying the consent.

12. I was subsequently advised that the applicant was prepared to comply in full with the provisions of the District Plan relating to the design rules in the Hanmer Basin, and that the plans would be amended to either show this, or enable conditions to be imposed consistent with the plan information supplied. On this basis I have concluded that the application complies with the requirements of the District Plan in respect to design matters.

13. Overall, the activity falls to be considered as a ***discretionary activity***.

Submissions and evidence

14. Submissions were received from the following parties;

- B.E. Saric and M. Osborne
- K. Cheung

15. B.E Saric and M.Osborne reside at 5 Woodbank Road opposite the site, and opposed the application. K.Cheung is the owner of a vacant site to the east of the application site and supported the application.

For the applicant

16. The applicant was represented by Mr Matthew McCallum - Clark, a director of Incite, a resource management consultancy. I was told that the applicant was unable to attend the hearing as he was in Australia at the time.

17. It was noted that the *Assessment of Environmental Effects* had been prepared by Mr Cundy himself, who had telephoned or met with five out of the six landowners deemed by the Council to be potentially affected. He had been unable to obtain the necessary written approvals, and accordingly the application had been "limited notified" by the Council. Apparently the issue of non-compliance had initially been missed by both the Council and the applicant.

18. Mr McCallum-Clark drew attention to changes made to the design of the building to reduce the effects of its length as seen from the street frontage. Although the building would still not comply with the continuous building length rule, he considered that with the reduced height of the western end, and associated landscaping, its effects would be adequately mitigated. He added that the building was proposed to be 7 m in height (the plan allowed 7.5 m) and was set back 15 m from the front boundary, thus protecting views towards the mountains to the north. The proposed building complied with the site coverage rule and occupied only 17.5% of the site.

19. He stated that a hedge to a height of 1.8 m was proposed around the car parking area and to 1.25 m in height along the remainder of the site frontage, to enable the architectural features of the building to be appreciated.

20. It was estimated that the proposal would result in 32 vehicle movements per day, which was 12 more than the trigger level under the District Plan rules. He considered the effects of this non-compliance would be minor as Woodbank Road was wide enough to enable vehicles to pass one another, there was sufficient parking and manoeuvring within the site, the applicant intended to provide free bicycle hire, and there was a walkway to the township. He supported the planning officer's report, his only disagreement being related to the height of perimeter hedging along the frontage of the property.

The Submitter

21. Mr Bryan Saric spoke to his submission in opposition to the application. He was not persuaded that the amendments made by the applicant satisfied his concerns, which were as follows;

- although he acknowledged the role of visitor accommodation in Hanmer, he felt that in respect to the immediate area, it was preferable to "live with" rather than "live in" an area of the village containing tourist accommodation;
- He remained concerned about the length of the building on such a wide site, with its very long roofline and potential to obstruct mountain views;
- He was concerned about the potential for further development of the site, and the precedent for further such development to "fragment our village atmosphere".

22. Mr Cheung did not appear at the hearing in support of his position that the application be granted.

Council Officers Report

23. The section 42a report was prepared by Mr Jason Domigan, a Council consents planner. He concluded that the effects of the activity were minor in scale or were mitigated by the design of the building and the landscaping proposed. He concluded that given the proposed building complied with District Plan rules concerning areas, yards, height, access to sunlight, and site coverage, and was proposed to be landscaped, the effects of the building and car parking area would be largely mitigated. He felt the large front boundary setback would go a considerable way towards mitigating any visual dominance of the building. He recommended that a condition be imposed requiring the development to comply with the Hanmer Springs design standards.

24. In response to the submission, he stated that visitor accommodation was anticipated in the area for up to five visitor beds. He felt that given the proposed building complied with height standards, was well set back from the street, and that the upper part of the building had a steep roof pitch, that it would not be incompatible with anticipated residential development on the northern side of Woodbank Road. He considered that the proposed building and travelers accommodation was unlikely to affect neighbours privacy, overshadow any adjoining properties, or generate significant noise and traffic levels.

25. Finally, he concluded that the proposed activity was consistent with the objectives and policies of the District Plan, with particular regard to the landscape conservation and amenity values of the Hanmer Basin.

ASSESSMENT

26. In assessing the effects of this application, I have taken into account the evidence provided on behalf of the applicant, the reporting officer and the submitter. I also note that some guidance is provided in the District Plan in respect to assessing land use consents, through various criteria under Clauses C1.2.1,C1.2.4(a)(vi),C1.2.4(d)(i),C1.2.5(a)(viii), and C1.2.5(d).

27. As in initial observation, I note that with the approval of the subdivision north of Woodbank Road (still in very early stages of development), the character of the area will irrevocably change and the separate identity of the Woodbank Road enclave and its previously entirely rural environs will be eroded by a degree of attachment to "Greater Hanmer". I consider this factor is of relevance in providing context for assessing this application.

28. I consider the most important issue raised through this application is that of the length of the proposed building. I doubt whether the proposed landscaping will have much impact on the perceived length of the building, although it will certainly be effective in screening car parking and manoeuvring areas from residents living opposite. Large areas of asphalt can detract from amenity values because they provide a harsh contrast to lawns and gardens . However, I conclude that the proposed building is unlikely to have a significant adverse effect on the environment with regard to its length for a number of reasons.

29. Firstly, the length of building rule most commonly has application to buildings adjacent to the side boundary of neighbouring properties. This is normally characterised by a long monotonous structure in close proximity to a neighbour where sections are relatively narrow and long, as is sometimes the case in older residential areas. In this case, the effect is (unusually) related to the perspective of the proposed building as seen from the street frontage, which in turn is partly a consequence of the generous section size required in Rural Lifestyle Zone. I consider

that even if the proposed building complied in full with the length of building rule, this would not make a material difference to its visual impact as compared to what is actually proposed in the application. My conclusion is based on the nature of the application site and its surrounds. The "visual monotony" which the rule is intended to address is mitigated by design features, the relatively low height of the building, and its set back from the road.

30. Secondly, the building is set back a full 15 m from the road boundary and is separated from the southern side of Woodbank Road by the 20 m wide road reserve. A permitted building 7.5 m high and 20 m wide could be sited as close as 4.5 m from the front boundary of the site. This would be likely to have a greater effect in terms of visual dominance and outlook for residents on the southern side of Woodbank Road, than the proposed building would have.

31. Thirdly, the building design is residential in style with a step in the roofline which will assist in reducing any perceived visual dominance of the structure. I consider the amendment made by the applicant to reduce the height of that part of the building comprising the residence will be beneficial, and have a worthwhile influence on the scale of the structure as seen from the south. I am satisfied that the building as now proposed would have little more effect on views of the mountains to the north (if any) than a permitted dwelling. The building design can also be contrasted with typical motel developments which are generally larger in scale, and usually have the character of a multiunit apartment block.

32. Turning to the intensity of the development and potential traffic effects in particular, it is necessary to begin with the effects of permitted development on the site which could include a manager's residence and five beds for travellers accommodation as of right. Accordingly, it is reasonable to consider this proposal in terms of the effects of an additional six beds for tourist accommodation. I am confident that the additional traffic and activity generated by six additional bedspaces would be barely discernible from that which would occur with a permitted development. On-site parking and manoeuvring provision is entirely adequate for a development of the scale proposed.

33. Any further development for additional travellers accommodation on the site, would require a further resource consent. While I understand the submitters concerns about precedent, these effects normally arise from non complying, not discretionary, activities. I do not consider it is likely that this activity would give rise to proposals of a similar character. In saying this, I acknowledge that further provision for travellers accommodation in Hanmer is likely. A typical motel development would be at least twice the scale of the building proposed in this application, and would likely have a significantly more commercial ambience. Overall, I think this proposal offers a good balance between meeting the requirements of travellers accommodation, while maintaining a domestic residential character. I would have been much more concerned about the effects of this proposal if it was larger, breached the site coverage standard, the height standard, or was close to the site frontage.

34. As noted earlier, the application plans required amendment in order to satisfy provisions in the District Plan for the Hanmer Basin for design and appearance. As a result of discussion at the hearing, the proposed landscaping provisions have been made more specific. These amendments are well within the scope of the application, and do not raise new compliance issues. Overall, I conclude that subject to compliance with the provisions contained in the plans as clarified and amended, the effects of this activity on the environment will be less than minor.

OBJECTIVES AND POLICIES

35. As I have noted before, the District plan has an abbreviated policy framework in respect to managing non residential or commercial activities in residential environments in the district. The very general objectives 10 and 12 and their accompanying policies only provide a general overview. For example, Policy 10.5 simply requires that we "avoid, remedy or mitigate the adverse effects of activities on amenity values".

36. More specifically however, Objective 16 reads as follows;

"The sustainable management of urban areas which maintains and enhances both the character of each township and the environmental quality and amenity of neighbourhoods".

37. Policy 16.3 reads as follows;

"To allow for activities within residential areas, provided they meet identified environmental standards and values to protect environmental amenity".

39. Under general Objective 19, there are somewhat more specific policies which have particular relevance to the Hanmer Basin. These include the following;

"Policy 19.2
To manage subdivision, land development and use in Hanmer Springs urban area in a manner that protects and enhances the special character and environmental qualities of the township".

"Policy 19.3
To recognize and promote the alpine village character of the township and the heritage values of the old part of the village".

"Policy 19.9
To enable subdivision, land development and activities that are consistent with maintaining or enhancing the landscape, conservation, and amenity values of the Hanmer Basin floor ".

40. Policy 12.10 simply calls for *"promoting the safe and efficient use and development of the transportation network".*

41. From perusal of the District Plan, it appears that the matters deemed to be particularly relevant to the Hanmer Basin relate more specifically to achieving an "alpine" building style and protection of residual heritage values, rather than the restriction of particular classes of land use. Despite what appears to be some initial confusion, the applicant has confirmed that they will comply with the design standards contained in the District Plan for the Hanmer Basin and accordingly I consider there is no conflict with protecting the desired amenity and character sought through the Plan. I suspect there will be a very distinct contrast between ***all*** of the new buildings likely to be erected north of Woodbank Road and the style of the much older residential enclave on the southern side of the road, but this is not a matter the Plan apparently intends to address.

42. Turning to the nature of the activity itself, there will be on-site residence in the proposed building which will have a distinct residential design style, and which I consider will be consistent with maintaining overall residential coherence of the area.

I consider it unlikely that the level of activity associated with six additional bedspaces over and above that permitted as of right under the District Plan, will have traffic effects which would create an adverse effects on the road in network or on the amenity of the surrounding area. The configuration of the Argelins/Woodbank Road intersection with State Highway 7A appears unsatisfactory, but this is a matter far beyond the scope of this application.

PART 2, RESOURCE MANAGEMENT ACT

43. Section 5 of the Act defines sustainable management as being;

"The use, development and protection of natural and physical resources in a way which enables people and communities to provide for their social, economic and cultural well-being while (relevantly) -

(c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment".*

44. There are no matters in Section 6 of the Act which I consider are relevant to this proposal. However the relevant provisions of Section 7 require regard to be had in this case to subsections (c) amenity values, and (f) the quality of the environment.

45. I consider that any adverse effects of the proposed activity on the environment will be minor. The scale of the activity and the style of the proposed building are such that it is likely to fit seamlessly into what will be a modern subdivision of large "alpine" character structures in the extensive new subdivision north of Woodbank Road.

Section 104, Resource Management Act

46. Subject to Part 2 of the Act, I am required (relevantly in this case) to have regard to;
(a) any actual and potential effects on the environment of allowing the activity; and
(b) any relevant provisions of --
(iv) a plan or proposed plan; and
(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

48. I have addressed matters related to the effects of the proposed activity and the application of the objectives and policies earlier in this decision, and have concluded that the proposed activity will have a less than minor effect on the environment (subject to compliance with the site and landscape plans attached) and will not be contrary to the objectives and policies of the Operative District Plan.

49. I do not consider that this application raises any issues of regional significance.

50. While the application has distinctive features, it is not unique in its character. However a grant of consent in this case is most unlikely to raise any issues of plan integrity.

DETERMINATION

I have resolved that the application be granted pursuant to Sections 104,104B and 108 of the Act, subject to the following conditions;

General

1. *That the proposal shall proceed in accordance with the plans and details submitted in support of the application and referenced as RC070114/1- 6 in Council records.*

2. *That the proposal complies with Hanmer Springs design standards in the Hurunui District Plan under Rule B4.2.3.*

Accessways

3. *The existing accessway on to Woodbank Road shall be upgraded in accordance with Figure A5.4 – Private accessway standards (1-50 ECM/day) to local and collector roads as depicted in the Hurunui District Plan.*

4. *Any sections of the existing accessway incorporated into the new accessway area shall be upgraded, as required, to meet this standard. The existing subgrade and metal depths on the existing accessway shall be checked against the standards of rule A5.2.4(b) and the requirements of Figure A5.11 of the Hurunui District Plan. Should the subgrade and metal layers not comply, the accessway shall be reconstructed to the standards detailed above.*

Carparking

5. *That 4 on-site carparks shall be formed and sealed to comply with the dimensions, manoeuvring spaces, paint markings and stormwater disposal facility provisions of Rule A1.2.17 of the District Plan. The formation must extend down to a suitable subgrade, which is free of organic material. As a minimum requirement, the formation shall comprise a 200mm compacted layer of screened river run sub base (AP 65) overlaid with a 100mm layer of crushed clay stabilised basecourse (AP40), which shall be compacted to a uniformly dense stable condition which does not wave or creep under rolling. The formation shall be overlaid with a 30mm asphaltic concrete. This condition shall be met prior to the units being occupied.*

Landscaping

6. *That the landscaping proposed in the application be implemented generally in accordance with the details and plans submitted with the application before the motel units commence operating, and referenced as 070114/2 in Council records.*

7. *That the landscaping shall be maintained by the consent holder and any dead, or damaged plants being immediately replaced on failure by the same or similar species.*

8. *That the landscaping along the eastern boundary (excluding the accessway) be maintained to a minimum height of 1.8 metres, and between the accessway and the western boundary to a height of 1.25 metres to ensure that car parking and continuous linear length of the building are screened appropriately.*

Lighting

9. *That all external lighting erected on the site comply with Rule A1.2.7 of the District Plan which requires the generation of artificial light not to exceed 8 lumens, as measured 1.5 metres above the ground at the boundary of the site.*

Advice Notes:

Standards

1. *At all stages of design and construction, the standards adopted shall be those contained in Hurunui District Council District Plan and NZS 4404:2004 Land Development and Subdivision Engineering unless altered by or with the agreement of Hurunui District Council.*

Site Inspections

2. *Site inspections are an important component of the works, please ensure contractors are aware of the requirements outlined in the clause Conditions Auditing. It is essential that the contractors are given sufficient detail from the conditions to ensure compliance of their works, with the conditions imposed in the consent.*

Development Contributions

3. *Development Contributions are required to be paid for the visitor accommodation. Development Contributions must be paid prior to the issue of a Code of Compliance Certificate under the Building Act 2004. These contributions are currently:*

Reserves

$650 for the Queen Mary Land purchase
$440 for the Queen Mary Site Development
$250 for the Conical Hill/Oregon Heights/Lucas Lane Walkway Development

Network Infrastructure

$480 for the Hanmer Springs Water Supply
$1290 for the Hanmer Springs Sewer System

$710 for the Hanmer Springs Stormwater

Community Infrastructure

$400 for the District Library
$680 for the Hanmer Springs Medical Centre
$400 for the Hanmer Springs Hall Redevelopment
$1530 for the Hanmer Springs Town Centre Development

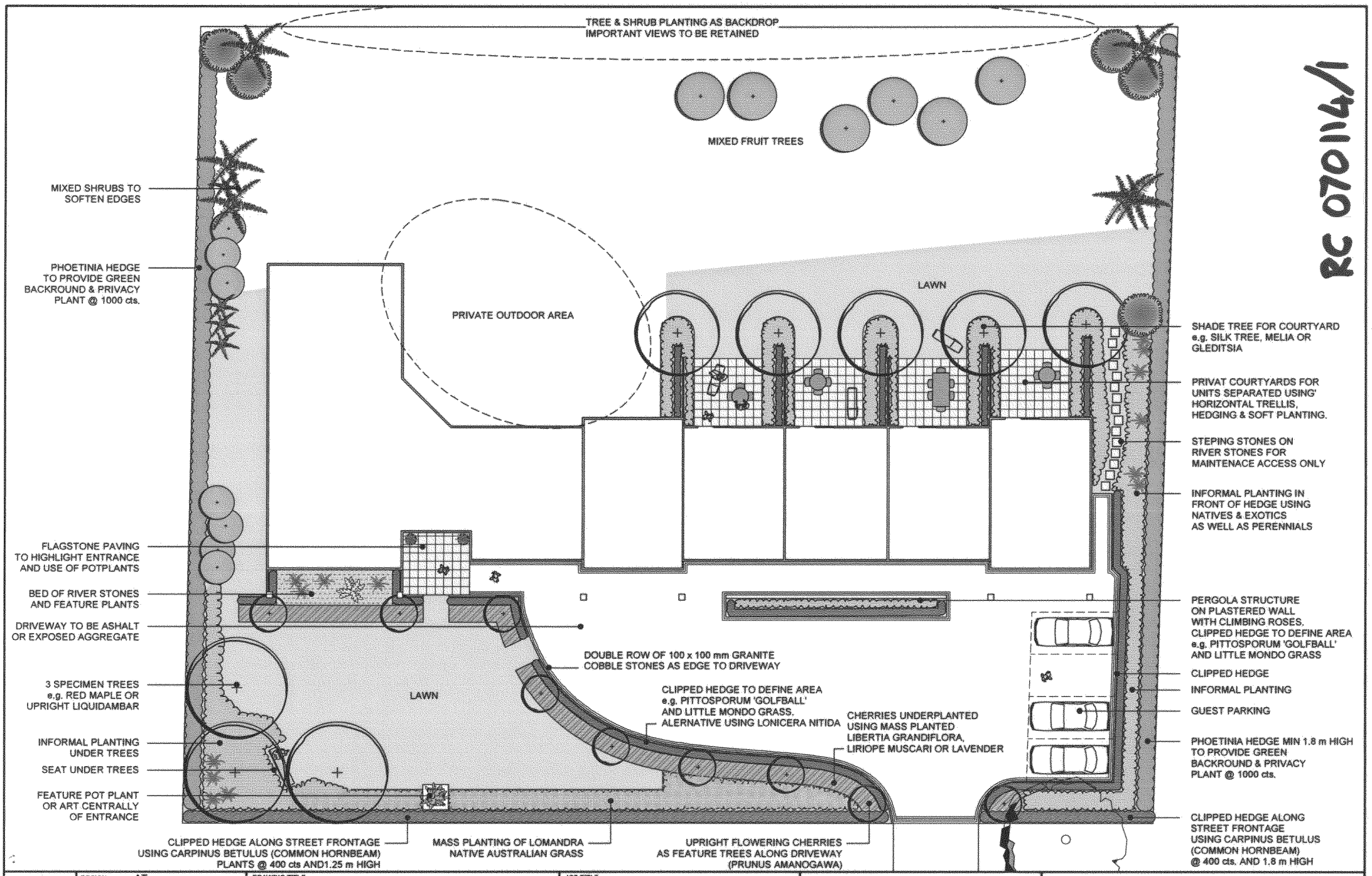
Totalling - $6830 per unit of demand

Resulting in a 50% of the contribution for each separate unit giving a total of $13,660 for the 4 motel units

Note: *The Development Contributions shown are current at the time that this advice note is issued. The Development Contribution that is payable is that shown in the current Hurunui Community Plan (The Long Term Council Community Plan developed by the Hurunui District Council in compliance with the Local Government Act 2002). While Development Contributions are not required to be paid until immediately prior to the issue of Code of Compliance under the Building Act 2004, if the Development Contribution changes before payment is made you will be required to pay the new rate.*

Robert Charles Nixon
Hearings Commissioner

29 November 2007



RC 070114/1

N

DESIGN:	AT
DRAWN:	AT
CHECKED:	
APPROVED:	
DATE:	NOVEMBER 2007

DRAWING TITLE
LANDSCAPE CONCEPT

JOB TITLE
AMY & SHANE CUNDY
HANMER SPRINGS

ISSUE FOR CONSENT

SCALE 1:200 @A3

SHEET C - L1

Alex Traut - Landscape Architect
Dipl.- Ing. (FH) Landscape Architecture
11 Sanderlane Drive
Motueka
021 - 1303835

ALEX TRAUT
Landscape Architect

Dipl.-Ing. (FH)
Landscape Architecture
11 Sanderlane Drive
Motueka 7120

12.11.2007

Brief Description of Landscape Concept

Amy & Shane Cundy
Hanmer Springs

Main feature would be a row of flowering cherries along the edge of driveway with clipped hedging and mass underplanting of Libertia. Backdrop of entrance lawn using 3 big specimen trees with interesting colour (Red Maple or Upright Liqudambar). They wouldn't shade to much as being at the south west corner. A seating arrangement under the trees could invite guest to use that area and read a book or similar.

Pergola wall structure in front of the units to separate driveway and unit entrances.
I suggest having the same treatment with clipped hedge and little mondo grass in that area to give the driveway a contained and uniform edge.

Guest parking has moved a bit further away from the boundary. The planting area would be 2.5 m wide giving enough space for a min 1.8 m high hedge to screen of neighbours concerns and still have a little bit of room to soften the high hedge with a clipped low hedge and informal soft planting in between facing the carpark. Some more roses could work very nicely in combination with Lavender.

Drive way could be either concrete or exposed aggregate with a double row of granite cobble stones forming the edges. Grey or black to give colour contrast to the driveway surface.
Flagstone paving used in front of the main door highlighting the entrance in combination with pot plants.

Guest courtyards:
Separation using 1.8m high horizontal trellis, made up to suit the house design, and formal clipped hedges and soft planting in combination with climber on the trellis. A medium sized deciduous tree providing summer shade for the units also creating nice window outlook towards the rest of the garden and wider landscape.

A small orchard using mixed fruit trees would be planted on northern side of the garden.

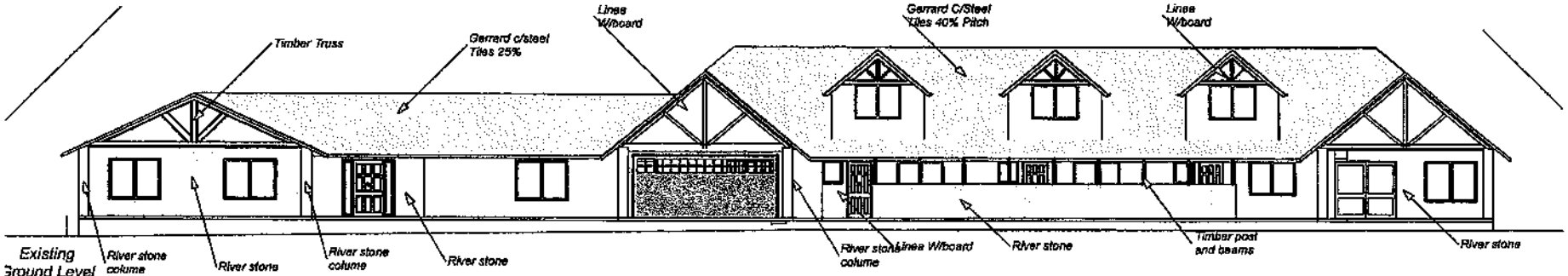
I suggest planting the trees as 45l with a minimum height of 1.5 m. Plants for the hedging using smaller plants to start off and clip regularly to maintain dense habit. Irrigation for hedging, lawn and trees should be installed to ensure healthy plants due to the long dry weather periods. Replace any dead or dying plants as part of ongoing maintenance

Best Regards

Alex Traut

RC 070114/2

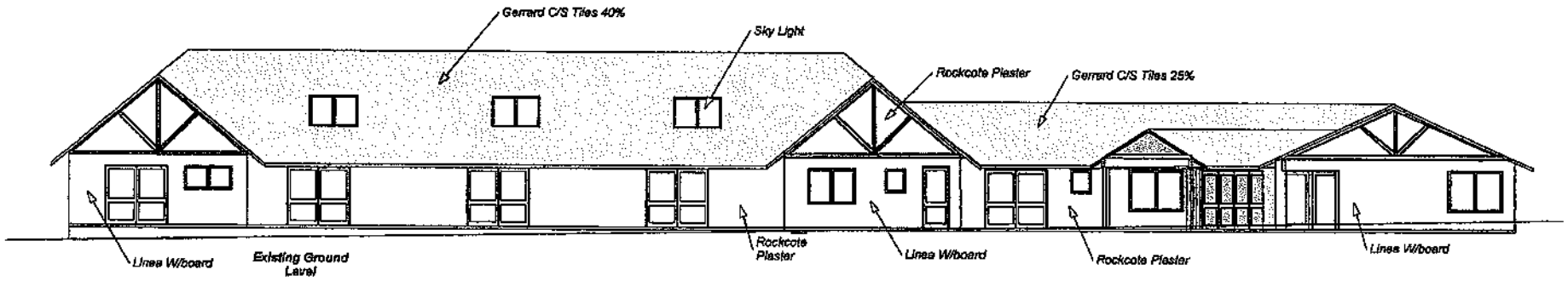
Mr 2 Mrs Cundy :
4 Woodbank Road
Hanmer Springs



SOUTH ELIVATION

RC 070114/3

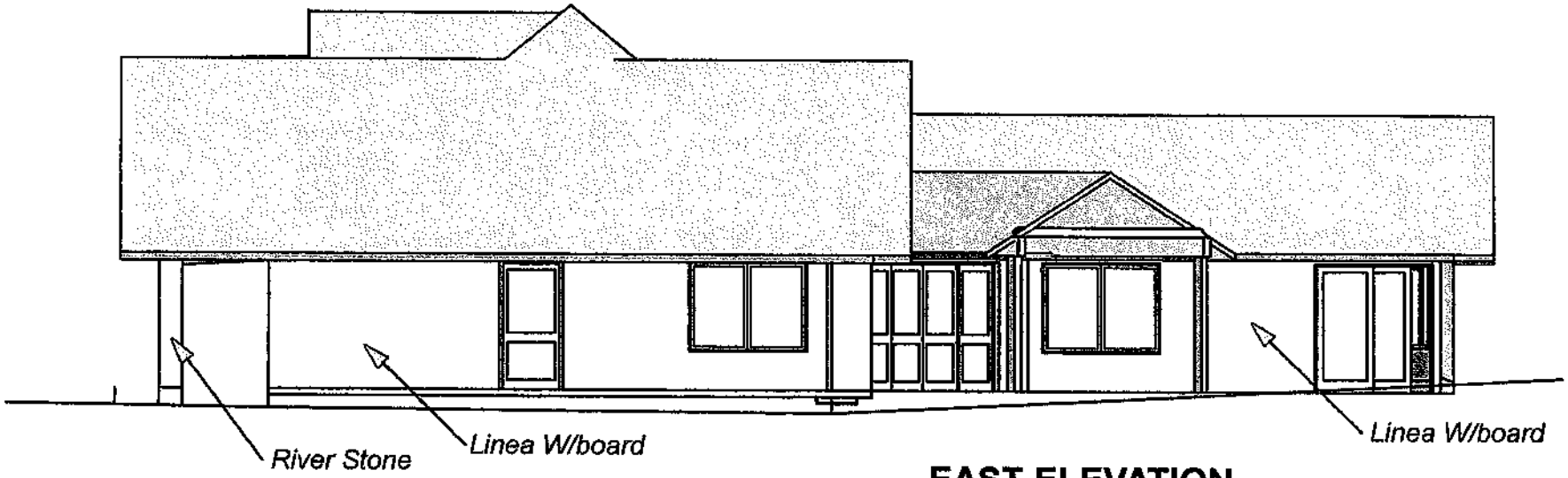
MR & MRS CURRY
4 WOODBANK ROAD
HANMER SPRINGS



NORTH ELIVATION

RC 070114/4

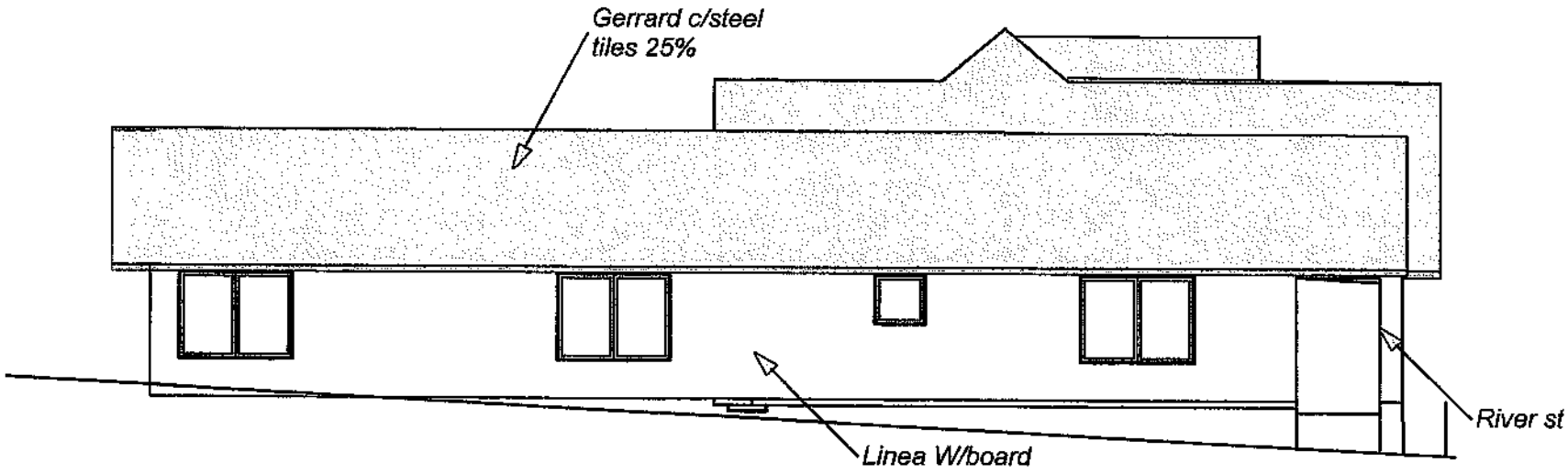
Mr & Mrs Cundy
4 Woodbank Road
Hanmer Springs



EAST ELEVATION

RC 07014/5

Mr & Mrs Cundy
4 Woodbank Road
Hanmer Springs



WEST ELEVATION

RC 07014/6

07 NOV 2810

CPB

P O Box 22
Upper Moutere
Nelson
Tuesday, 27 November

RECEIVED
28 NOV 2007
Hurunui District Council

Mr J Domigan
Resource Consents Planner
Hurunui District Council
PO Box 13
Amberley

Ref : 4 Woodbank Road Resource Consent

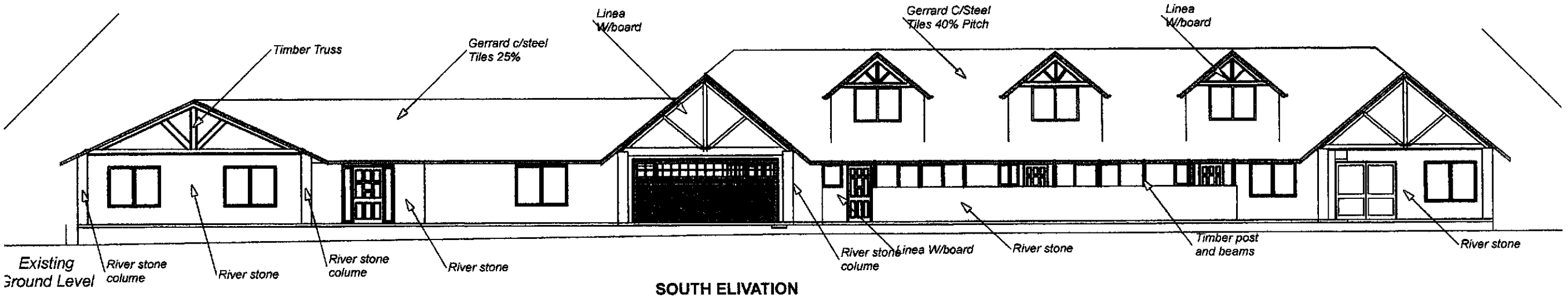
Dear Jason
Please fine enclosed a copy of the revised plans for Shane & Amy Cundy at 4 Woodbank Road Hanmer. The drawing has been altered to show riverstone instead of schist, the windows have been altered to a 2 to 1 ratio and the rockcoat does not exceed 30% of the building.

If you have any questions please contact me as Shane & Amy are overseas at the moment.

Yours sincerely

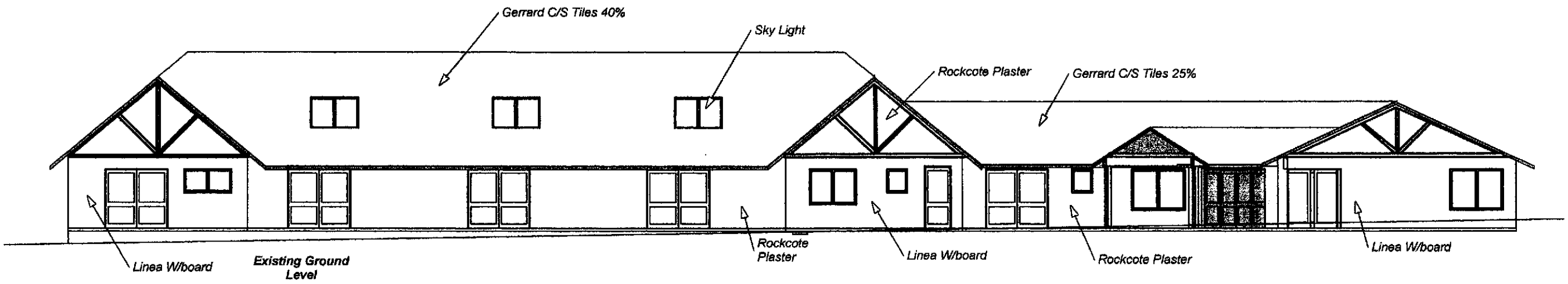
Colin Bott
03 5432209
027 4989201

Mr & Mrs Cundy
4 Woodbank Road
Hanmer Springs.



SOUTH ELIVATION

MR & MRS CURRY
4 WOODBANK ROAD
HANMER SPRINGS



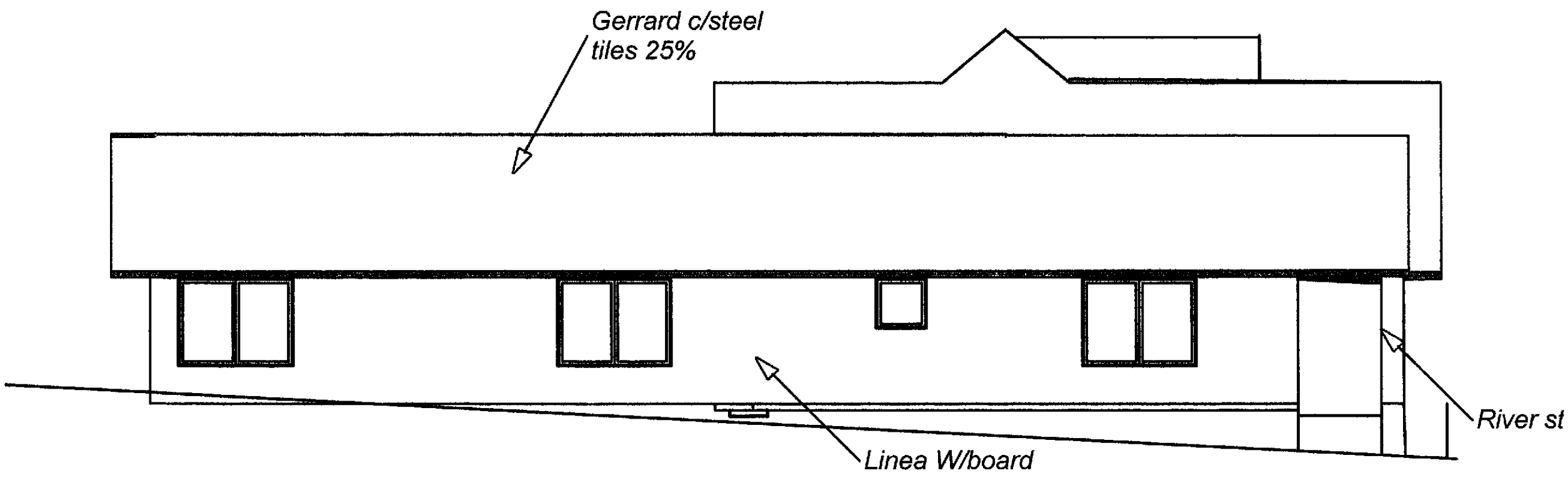
NORTH ELIVATION

MR & MRS CUNDY
4 WOODBANK ROAD
HAMNER SPRINGS



EAST ELEVATION

Mr & Mrs Cundy
4 Woodbank Road
Hanmer Springs



WEST ELEVATION

BEFORE THE HURUNUI DISTRICT COUNCIL

IN THE MATTER	of the Resource Management Act 1991
AND	
IN THE MATTER	of a resource consent application by S Cundy to establish and operate a residence and visitors accommodation at 4 Woodbank Road, Hanmer Springs.

STATEMENT OF EVIDENCE OF MATTHEW MCCALLUM-CLARK

INCITE
Resource and Environmental Management
P O Box 25-289
Christchurch
Ph: 03 313 1559
Fax: 03 313 1659



Statement of Professional Qualifications and Experience

1. My name is Matthew McCallum-Clark. I hold a bachelor's degree in Law from Canterbury University, a bachelor's degree in Commerce, majoring in Economics, from Otago University and I am an Institute of Environmental Management and Assessment qualified environmental auditor. I am a director of Incite, which practices as a resource management and environmental consultancy, with associated offices in Wellington, Nelson and Auckland.

2. I have been engaged in the field of resource and environmental management for fourteen years.

3. Mr Cundy contacted me following the limited notification of his application for planning advice on the development, the concerns of the submitters and to appear on his behalf at this Hearing. Mr Cundy is currently resident in Sydney, Australia and is unable to attend the hearing.

Role at This Hearing

4. I appear on behalf of the applicant, Mr Cundy and have been requested to present planning evidence relating to this resource consent application.

5. In addition to preparing this evidence, I have:
   - Examined relevant planning documents, including the District Plan and the submissions lodged with respect to the resource consent application.
   - Discussed aspects of the design of the building with Mr Cundy.
   - Visited the proposed site last week and again this morning.
   - Read, and discussed with Mr Cundy, the Planners report.

6. Today I will start by outlining the proposal, the site and the planning context. I will then go on to assess the submission and relevant effects of the proposal, and conclude.

Description of the Proposal

The Site

7. The site is a 2700m² rectangular shape block of land. It is relatively flat with a gentle rise of one metre in the south-west corner of the site. The site is currently vacant and is covered in pasture with hedging planted around the fence line.

8. The site is located at the entrance to Hanmer Springs and is within walking distance to the township. It has views to Mt Dumblane and Mt Isobel. It is within a large subdivision, which is currently having houses built on several of the sites – in the near future the character of the are will change from rural to residential.

The Proposal

9. The application is to establish and operate visitors accommodation and a residence at 4 Woodbank Road, Hanmer Springs. One building is proposed with the residence at one end and the four self catering units at the other end. Initially the entire building was to be approximately 6.7m high, however following submitters concerns the plans have been amended so that the height of the building over the residence is reduced. The accommodation units will retain a mezzanine floor. I will discuss the reasons for this design change later in my evidence. In my opinion the revision is fully within the scope of the original application and I see no procedural difficulty with the notification that has occurred.

10. Four car parks are proposed for the use of visitors and a double garage will provide parking for the applicant's family. Landscaping is proposed around the perimeter of the site and within the site itself to provide screening from adjoining neighbours.

11. Signage will be placed to the west of the accessway to state the guesthouse name, telephone number and internet address.

The Resource Consent Application

12. The application was lodged in June of this year. It included an Assessment of Environmental Effects (AEE) prepared by Mr Cundy himself. The Council identified six potentially affected landowners and Mr Cundy wrote to each of these to explain the proposal. He also telephoned and/or met with five out of six of these landowners but was unable to obtain the necessary written approvals.

13. As the potentially affected landowners did not give written approval, the Council undertook "limited notification" of the application. Two submissions were received, one in opposition by Mr Saric and Ms Osborne (5 Woodbank Road, which is directly opposite the application site) and one in support by K Cheung (2 Woodbank Road, which adjoins the application site to the east).

District Plan Provisions

14. The site is zoned Rural Lifestyle in the District Plan and is subject to three layers of control, the Urban Area rules, Hanmer Basin rules and the Environmental Amenity rules. I agree with the Planner's Report and its assessment of the applications compliance with the District Plan rules. Mr Cundy was initially unaware that the building failed to comply with the continuous building length rule. However, following receipt of the submission by Mr Saric and Ms Osborne and further assessment of the Plan rules, this was identified as an issue which needed to be addressed. Accordingly, Mr Cundy has made changes to the building to address this non-compliance and the proposed building now has a step in height of 2m.

Submission

15. As discussed above there has been one submission in opposition by Mr Saric and Ms Obsborne who live directly opposite the proposed activity at 5 Woodbank Road. Their concerns are as follows:

- Visitor accommodation in a residential area

- The length of the building
- Loss of views to the mountain
- Further development and expansion of the site
- Possibility of setting a precedent for further visitors accommodation in Woodbank Road

Visitors accommodation in a residential area

16. The District Plan already provides for visitors accommodation (five beds) in residential areas as a permitted activity. This is one of the matters of non-compliance as Mr Cundy proposes eleven beds if the units were to be fully occupied. I agree with the Planners Report that with appropriate landscaping the residential amenity of the neighbourhood will be protected.

Continuous Building Length

17. This issue of non compliance was initially missed by both the Council and Mr Cundy. I acknowledge that it is a valid concern of the submitters and note that Mr Cundy has made changes to the design of the building to reduce the effects of its length. While the building will still not comply with the continuous building length rule (being only one offset in a 48.5m long building), this offset in height has significantly reduced the bulk of the building. I believe that this offset in height together with the proposed landscaping will sufficiently mitigate the effects of the length of the building.

Loss of Views

18. I note that the District Plan permits buildings in the Rural Lifestyle Zone to a height of 7.5m. The proposed building complies with this height limit being no more than 7m in height. Any building erected on this site to the maximum height permitted by the District Plan would have the same effect on the submitters views. However, the reduction in height proposed to the building to address the continuous building length rule, will in my opinion go some way to mitigating the concerns of the submitter with regard to loss of views. It is also of note that the building is setback 15m from the front boundary in an effort to ensure neighbouring views of the mountains are unobstructed. I note that any

development on the recently subdivided sites will have an effect on views – including through landscaping.

Further development and expansion

19. The amount of development/building within a site is restricted by the site coverage rule in the District Plan. In this case, buildings are restricted to 20% of the site and the proposed building will cover 17.5% of the site. Mr Cundy has no intention of developing the site further, however if a future owner wished to expand the activity, resource consent would be required from the District Council. It would be highly likely that the Council would notify adjoining neighbours who would then have a chance to oppose further development.

Precedent Effect

20. I do not believe that a precedent will be set by the granting of this application. Resource consent, as a discretionary activity, is required for any activity of this scale and this process will allow the effects of any other proposals to be considered. In any case, the Council cannot grant or decline this application based on what someone may or may not do in the future.

Actual or Potential Effects on the Environment

21. The Planners Report identifies the following as effects on the environment:

Visual and Amenity Effects

22. I agree with the Planners Report that the proposed landscaping will ensure that the site is compatible with the existing streetscape and residential amenity and will mitigate the effects of any loss of privacy. The offset in height now proposed to the roofline of the building will further mitigate these effects and ensure compatibility with the surrounding area. The proposed building will not overshadow any adjoining sites as it complies with the yard setbacks, recession plane and height requirements. Windows generally look to the north to take advantage of the sun and views and to protect the privacy of both guests and neighbouring dwellings. The building materials are compatible with dwellings on neighbouring sites.

23. The Planner has proposed a consent condition that the perimeter hedging around the site be maintained at a height of 1.8m to mitigate the effects of the length of the building.

24. As discussed above, the design of the building has been amended to include an offset in height of 2m which now significantly mitigates the effects of the length of the building. In his application, Mr Cundy proposed hedging to a height of 1.8m around the car parking area and 1.25m for the remainder of the site frontage. The reason for this is so that potential guests are able to view the building and in particular the schist design feature at the bottom of the building. Mr Cundy is proposing hedging to 1.25m with additional trees behind the hedge to break up the appearance of the building but to still allow visitors to appreciate the features of the building.

25. Mr Cundy requests that Condition 7 be amended to allow landscaping along the southern boundary from the accessway to the western end of the site to be 1.25m in height.

Noise and Traffic Levels

26. The District Plan permits 20 vehicle movements per day and while it is estimated that the proposal will result in 32 movements per day, the effects of this non-compliance are considered to be no more than minor. Woodbank Road is sufficiently wide for a vehicle to pass another vehicle waiting to turn into the driveway should this situation ever occur.

27. Sufficient parking and manoeuvring is provided within the site and the parking areas will be sealed and marked.

28. It is further noted that the applicants propose to offer free bicycle hire and to promote walking into the township. Maps of the township and its existing pathways will be provided to every guest and a permanent area map will be erected within the grounds of the site. It is noted that there are good, largely off-road, paths from Woodbank Road to the township.

29. It is of note that the submitter did not raise noise or traffic effects as an issue of concern. I agree with the Planner's Report that the noise and traffic levels associated with the activity at full capacity will not be out of character with those associated with residential areas.

Relevant District Plan Objectives and Policies

30. The relevant objectives and policies of the District Plan have been assessed in detail in the Planner's Report. The Planner holds the view that the proposal is consistent with the objectives and policies of the District Plan. I support this conclusion.

Conclusion

31. Overall, I agree with the Planner's Report and its conclusion that the effects of the activity will be no more than minor and that the application should be granted.

32. Mr Cundy has listened to the concerns of the submitter and gone to considerable effort to reduce the effects of the length of the building by redesigning the roofline to include an offset in height of 2m. It is my opinion that this offset in height together with the extensive landscaping proposed, will sufficiently mitigate the effects of the proposal on the residential amenity of the area.

33. Mr Cundy seeks that Condition 7 be amended to allow perimeter hedging to a height of 1.25m from the accessway to the western boundary with trees planted behind the hedging to break up the appearance of the building.

34. If the Council deemed it appropriate, Mr Cundy would be willing to accept a condition which required a landscape plan to be prepared and submitted to the Manager of Environmental Services for approval prior to the landscaping being undertaken.

M E A McCallum-Clark - 24 October 2007





street frontage.



North wall.

070CT1523

CPB

P O Box 22
Upper Moutere
Nelson

Wednesday, 10 October 2007

RECEIVED
15 OCT 2007
Hurunui District Council

Jason Domigan
Resource Consents Planner
Hurunui District Council
P O Box 13
Amberley

Dear Jason
Please find enclosed copies of a revised conceptual plan for Shane & Amy Cundy "s proposed home and guest stay on Woodbank Road
You will note that the roof line has been lowered over the house and that the Northern wall has been broken up. It is hoped that these alterations will alleviate Mr & ,Mrs Osbourne's concerns.

At this stage there have been no formal talks with a landscaper but a few proposed suggestions have been made on the drawing. Once building has commenced a landscaper will be engaged to formally design the gardens to be in keeping with an alpine theme.

If you have any questions, please feel free to contact me on 035432209or 0274989201

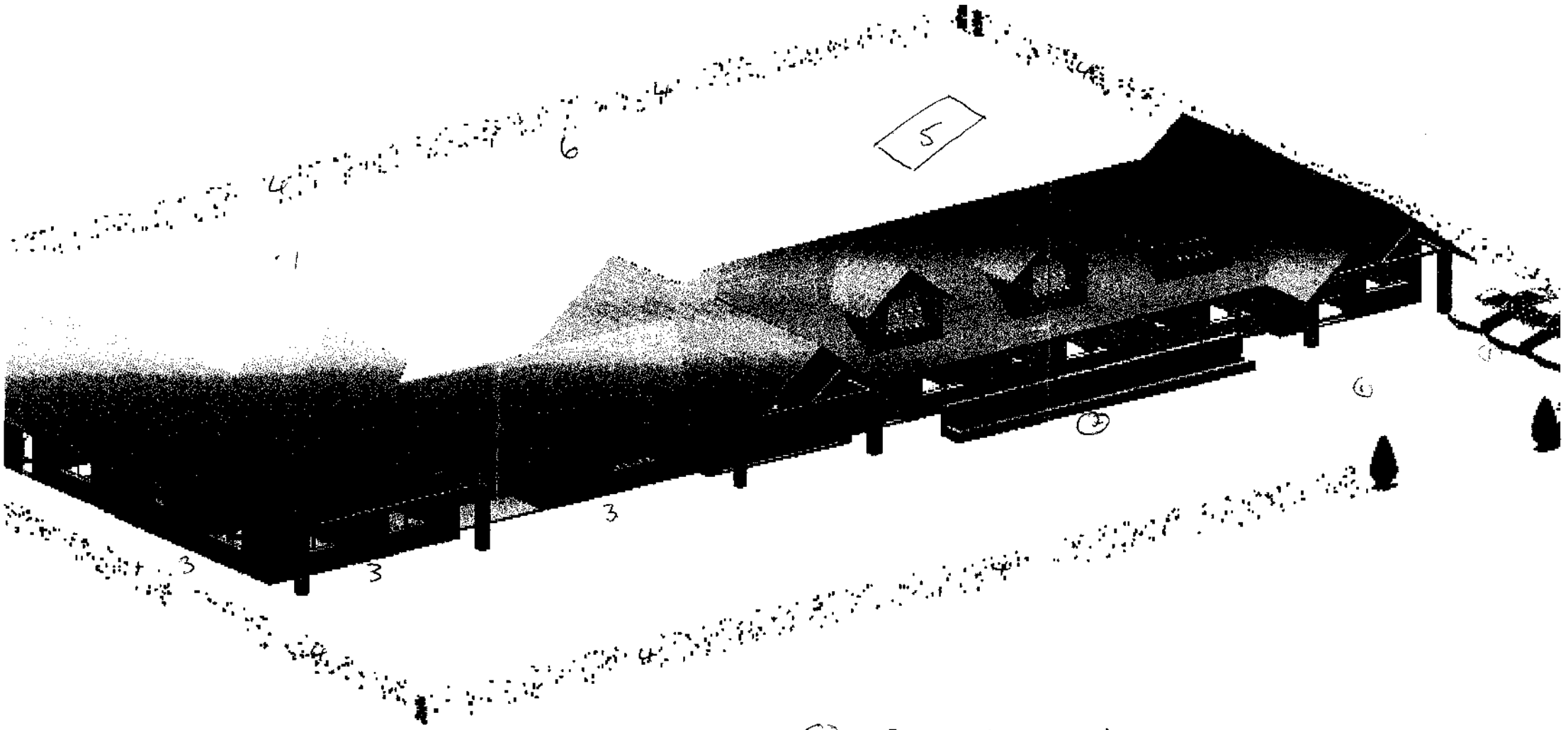
Yours sincerely

C J Bott

Colin Bott



Street frontage.



(1) Avenue of flowering Cherries.
(2) Bed of climbing Roses
(3) Planned beds of alpine grasses.
(4) Photinia Hedge.
(5) Peenial Garden.
(6) Veggie Garden
(7) Area of native planting



North wall

Jason Domigan

From: Jason Domigan
Sent: Friday, 19 October 2007 9:08 a.m.
To: 'bobn@planitassociates.co.nz'
Subject: Hearing location

Hi Bob

Once again we have had to change the location of the hearing. It will now be held in the Hanmer Springs Hall. This is attached to the library at 29 Amuri Avenue.

I also just wanted to check you got my report. If you have any questions don't hesitate to contact me.

Regards

Jason Domigan (Assoc.NZPI)
Resource Consents Planner
Hurunui District Council
PO Box 13
Amberley
Ph 03 314 8816
Fax 03 314 9181
www.hurunui.govt.nz

Jason Domigan

From: Jason Domigan
Sent: Friday, 19 October 2007 8:56 a.m.
To: 'matthew@incite.co.nz'
Subject: Hearing Location

Hi Matthew

The hearing is to be held at the Hanmer Springs Town Hall beginning at 10:30am. Look forward to seeing you there.

Regards

Jason Domigan (Assoc.NZPI)
Resource Consents Planner
Hurunui District Council
PO Box 13
Amberley
Ph 03 314 8816
Fax 03 314 9181
www.hurunui.govt.nz

HURUNUI
District Council

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

1651/4

REF .....

15 October 2007

Planit
PO Box 1845
CHRISTCHURCH

AUTHOR'S COPY

Attn: Bob Nixon

Dear Bob

RESOURCE CONSENT APPLICATION NO RC 070114
S. CUNDY – 4 WOODBANK ROAD, HANMER SPRINGS
SECTION 42A OFFICERS REPORT

Please find enclosed my report in relation to resource consent application RC070114 applied for by S. Cundy to establish and operate a visitor accommodation for four units in addition to personal dwelling at 4 Woodbank Road, Hanmer Springs.

Please note there has been a **change of location** for the hearing.

The hearing will start at **10:30am Wednesday 24 October 2007**, at the **Heritage Resort**, 1 Conical Hill Road, Hanmer Springs.

Yours faithfully

Jason Domigan
CONSENTS PLANNER

HURUNUI
District Council

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

IF CALLING ASK FOR
Jason Domigan

REF 1651/4

15 October 2007

AUTHOR'S COPY

S. Cundy
C/- PO Box 22
Upper Moutere
NELSON

Attention: Shane Cundy

Dear Shane

RESOURCE CONSENT APPLICATION NO RC 070114
S. CUNDY – 4 WOODBANK ROAD, HANMER SPRINGS
SECTION 42A OFFICERS REPORT

Please find enclosed my report in relation to resource consent application RC070114 applied for by S. Cundy to establish and operate a visitor accommodation for four units in addition to a personal dwelling at 4 Woodbank Road, Hanmer Springs.

Please note there has been a **change of location** for the hearing.

The hearing will start at **10:30am Wednesday 24 October 2007**, at the **Heritage Resort**, 1 Conical Hill Road, Hanmer Springs.

Yours faithfully

Jason Domigan
CONSENTS PLANNER

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District Council

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Email: info@hurunui.govt.nz
Web: www.hurunui.govt.nz

IF CALLING ASK FOR
Jason Domigan

REF 1651/4

AUTHOR'S COPY

15 October 2007

B. E. Saric & M. Osborne
5 Woodbank Road
HANMER SPRINGS

Attention: Bryan Saric & Michelle Osborne

Dear Bryan and Michelle

RESOURCE CONSENT APPLICATION NO RC 070114
S. CUNDY – 4 WOODBANK ROAD, HANMER SPRINGS
SECTION 42A OFFICERS REPORT

Please find enclosed my report in relation to resource consent application RC070114 applied for by S. Cundy to establish and operate a visitor accommodation for four units in addition to a personal dwelling at 4 Woodbank Road, Hanmer Springs.

Please note there has been a **change of location** for the hearing.

The hearing will start at **10:30am Wednesday 24 October 2007**, at the **Heritage Resort**, 1 Conical Hill Road, Hanmer Springs.

Yours faithfully

Jason Domigan
CONSENTS PLANNER

Charge Sheet #2

Resource Consent Charge Sheet

All time charged to this Resource Consent must be noted below on this form.

RC Number 070114

Applicant Name S. CUNDY

Address of Site 4 WOODBANK RD, HHS *(Lyndsey please add as header on invoice)*

~~Subdivision~~ / **Land use consent**

Flat Fee - Inv No_____ **/ Deposit Paid $** 5000 **Date** _____

CODE	OFFICER	PROCESS	DATE	TIME	INVOICE
RMFE	CSR	FILE ESTABLISHMENT	19.6.07		$ 200 –
AA		ASSESS APPLICATION	30.6.07	1	$ 110 –
RFI		REQUEST FURTHER INFO	31.6.07	0.5	$ 55 –
RFI		FURTHER INFO FOLLOW UP	2.7.07	0.25	$ 27.50
AA		SITE VISIT	5.7.07	1	$ 110 –
RFI		FURTHER INFO FOLLOW UP	6.7.07	0.5	$ 55 –
LA		LIASE WITH APPLICANT	26.7.07	0.5	$ 55 –
LA		CORRESPONDENCE, S73 REPORT	7.8.07	1.5	$ 165 –
RREP		S73/94 DRAFT REPORT	8.8.07	1	$ 110 –
RREP		FINALISE REPORT	10.8.07	0.5	$ 55 –
RREP		FINALISE REPORT	14.8.07	0.5	$ 55 –
PNOT	CSR	LIMITED NOTIFICATION	16.8.07	1	$ 110 –
PNOT	CPB	ACKNOWLEDGE/RECEIVE & SUMMARISE SUBMISSIONS	4.10.07	1	$ 110 –
PNOT	CPB	NOTICE OF HEARING	4.10.07	1	$ 110 –
RREP	CPB	SECTION 42A REPORT	8.10-10.8	9	$990
HEAR	CPB	ORGANISE HEARING	4.10.07	2	$ 220 –
		FINAL			$2537.50

21.25hrs [redacted] + file establishment.

OFFICE ONLY

PA	Pre Application meeting	HEAR	Hearing	900	Engineering Consultancy
RMFE	File Establishment	HEAR	Hearing Attendance	EXT	External Consultant
AA	Analyse application	DC	Decision	HEAL	Health Consultant
RFI	Request further information	MO	Monitoring	OIC	Overseas Inv Cert
BSIR	Site inspections- Roading	MON	Monitoring fee	PCPY	Photocopy
BSIU	Site inspections – Utilities	S139	Certificate of compliance	POST	Postage
LOP	Liase with other parties	S223	S223 certification	PLAD	Planning advice
LA	Liase with applicant	S224	S224 certification	PREB	Prepare bond documents
RREP	Report preparation	S226	S226 certification	BOND	Bond release
PNOT	Public Notification	S348	S348 LGA application	PCPY	Photocopy
RCES	Erect Planning Signs	SE	Other Sections of RMA / LGA A1		Plan printing

Charge Sheet #2.

Resource Consent Charge Sheet

All time charged to this Resource Consent must be noted below on this form.

RC Number 070114

Applicant Name S. Cundy

Address of Site 4 Woodbank Road, Hanmer Springs.
(*Lyndsey please add as header on invoice*)

~~Subdivision~~ / **Land use consent**

Flat Fee - Inv No_____ **/ Deposit Paid $** 5000.00 **Date** _____

CODE	OFFICER	PROCESS	DATE	TIME	INVOICE
HEAR	CPB	HEARING AT HANMER TOWN HALL	24.10.07	3	$330
		FINAL			

RMFE	File Establishment	PREB	Prepare bond documents	S223	S223 certification
AA	Assessment of application	BOND	Bond release	S224	S224 certification
RFI	Request further information	MON	Monitoring fee	S226	S226 certification
PNOT	Public Notification			S348	S348 LGA application
HEAR	Hearing			EXT	External Consultant
DC	Decision			SEU	Subdivision Engineer –Utilities
PCPY	Photocopy			SER	Subdivision Engineer Roading
RREP	Report preparation			EHO	Environmental health

PLANNING NORTH CANTERBURY
149 Oxford Road, Fernside, RD1 Rangiora 7471 P 03 310 6490 M 021 303 394 www.planningnorthcanterbury.co.nz

SP

Invoice date: 24 September 2007
Invoice number: HDC4
GST: not currently registered

INVOICE

Resource Consent processing

To: Hurunui District Council
PO Box 13
AMERBLEY

Attention: Judith Batchelor

Date	Action	Units	Unit Costs	Total
	RC050163 Schumacher investigation			
26 June	Assess file, phone calls to applicant	0.25	$55.00	13.75
26 July	Letter re RC	0.5		27.50
31 July	Second letter re RC, call to applicant	0.5		27.50
	Total			**$68.75**

Date	Action	Units	Unit Costs	Total
	RC 070114 – Cundy			
30 June	Assessment	1	$10.00	10.00
31 June	Further information	0.5		5.00
2 July	FI follow-up	0.25		2.50
5 July	Site visit	1		10.00
6 July	FI follow-up	0.5		5.00
26 July	Letter re coverage	0.5		5.00
7 August	Correspond applicant, draft report	1.5		15.00
8 August	Draft report	1		10.00
10 August	Finalise report	0.5		5.00
14 August	Finalise report	0.5		5.00
	Sub total for RC070114			**$72.50**
	RC070104 – David Reid Homes			
23 June	Assessment	0.5	$10.00	5.00
26 June	Further information, liase HDC	0.5		5.00
7 August	Report drafting	1		10.00
10 August	Report finalise	1.5		15.00
	Total for RC070104			**$35.00**

Total for all resource consent processing to date **$176.25**

Payment by cheque to Planning North Canterbury Ltd.

Payment by internet banking to 01 0877 0110257 00

RECEIVED
28 SEP 2007
Checked By .....
Approved By .....
Account 13300342

SECTION 42A OFFICERS REPORT

Applicant:	S. Cundy
Application Reference:	RC070114
Application:	To erect and operate a 4-unit visitor accommodation activity and personal dwelling.
Application site:	4 Woodbank Road, Hanmer Springs
Legal Description:	LOT 55 DP 341093
Zoning:	Rural lifestyle
Type of activity:	Land use consent – discretionary
Hearing:	24 October 2007
Submitters:	1 submission in opposition and 1 submission in support

1. PREAMBLE

1.1 My name is Jason Marc Domigan and I am a Consents Planner employed by the Hurunui District Council. I have 2 years experience working in local government. During that time I have primarily been involved in assessing and reporting on non-notified resource consent applications, making decisions on applications under delegation and providing resource management advice.

1.2 I hold the qualification of Bachelor of Science degree (Land Planning and Development) from Otago University. I am an Associate Member of the New Zealand Planning Institute.

1.3 I visited the application site on Tuesday 2nd October 2007 prior to preparation of this report.

1.4 This report is prepared for the Council on the application for resource consent.

1.5 This report reviews the application for resource consent. It should be emphasised that opinions expressed in this report are those of the author based on the information at hand, and any conclusion reached or recommendations made in this report are not binding on the Hearing Commissioner. Accordingly, it should not be assumed that the Commissioner will reach the same conclusion having read and heard all the evidence brought before him at the hearing.

2. THE PROPOSAL

2.1 Resource consent is sought to establish a visitor accommodation business and personal dwelling at 4 Woodbank Road, Hanmer Springs.

2.2 The proposed activity is to establish four visitor accommodation units in association with a personal dwelling. It is proposed that the units will be self-catering, but contained along with the personal dwelling within the one building.

2.3 The application states that one unit will contain two beds and the other three units will each contain three beds. It is proposed that the dwelling will contain three bedrooms with a kitchen, family and living rooms.

2.4 The application proposes that no staff will be employed during the initial operation of the activity. The proposal states that activity will be a family owned business, but once up and running a part-time cleaner may be employed for up to 4 hours a day.

2.5 The application was lodged with the Hurunui District Council on the 19th June 2007.

2.6 Further information pursuant to section 92 of the Resource Management Act 1991 was requested on 2 July 2007 in relation to signage, visitor accommodation staff, landscaping and affected party approvals. The further information was provided on 4 July 2007 apart from the necessary affected party approvals.

3. SITE AND LOCALITY

3.1 The site is legally described as LOT 55 DP 341093 being an area of 2695 square metres contained in certificate of title identified as CT168907.

3.2 Appendix A shows an aerial map of the site and locality.

3.3 The application site is located at the entrance to the Hanmer Springs urban area near the intersection of Hanmer Springs, Argelins and Woodbank Roads. The Hanmer Basin is identified in the District Plan as an "Environment of Special Concern", being a popular retirement and holiday destination as well as having considerable environmental and conservation values.

3.4 The site is one of 61 lots created as part of a recent four stage subdivision approved by the Hurunui District Council in July 2003. The titles for the subdivision have been issued.

3.5 The site is currently vacant and has been fenced as part of the subdivision that created the site. There is an existing accessway and two Gum trees located in the road reserve on the south eastern corner, has flat topography and is completely grassed.

3.6 The site is rectangular in shape and has a frontage of approximately 56.7 metres on to Woodbank Road and is approximately 47 metres deep.

3.7 Located on the northern side of Woodbank Road, the site is currently surrounded by vacant sites. The properties opposite the site are part of an older established residential area.

4. SUBMISSIONS

4.1 In assessing the proposal, the Council was satisfied that the adverse effects of the activity on the environment would be minor and as such the application would not need to be publicly notified in accordance with section 93 of the Resource Management Act 1991. In accordance with section 94 of the Act, the application was notified on a limited basis on 17th August 2007 with the following parties being served notice:

- J. & F. Reardon and B. & K. Bell
- K. Cheung
- Lou Lou Investment Limited
- B. E. Saric and M. Osborne
  (formerly D. J. Saric and R. & O. Saric)
- Richards Family Trust
- T. & F. Webster

4.2 The location plan in Appendix B identifies the locations of the parties served notice in relation to the application site.

4.3 Submissions closed on 14 September 2007. Two submissions were lodged on the application from the following parties:

- B. E. Saric & M. Osborne
- K. Cheung

B. E. Saric & M. Osborne opposed the application with K. Cheung supporting the application.

4.4 The concerns raised in the submissions fit into the following categories and will be discussed in detail later in this report.

- Effect on residential character
- Effect of continuous linear length on visual amenity
- Visual impact
- Precedent effects

5. DISTRICT PLAN PROVISIONS

Land use consent

5.1 The site is zoned Rural lifestyle and is located within the Hanmer Springs Basin Area of the Hurunui District Plan. Activities within this area are permitted subject to all the rules set out in Section A – District Wide Rules and the Hanmer Basin rules set out in Section B4 of the Plan. The proposal does not comply with the following rules:

B1.1.1 Residential zone (including rural lifestyle)

Any activity listed below is a permitted activity, provided it complies with the conditions for permitted activities within Section B1.2 and the district-wide rules:

(d) Visitor accommodation providing five or less beds for visitors

B4.1.2 Residential zone (including terrace residential and Old Town areas and rural lifestyle areas)

(e) Visitor accommodation providing five or less beds for visitors

5.2 The proposed activity will provide for more than five beds for visitors (B1.1.1(d) and B4.1.2(e)). Therefore the proposal is not considered to be a permitted activity. Rules B1.3.1(a) and B4.4 lists discretionary activities as follows:

Rule B1.3.1 Residential and open space zones

(a) Any activity not specified as a permitted or non-complying activity

Rule B4.4 Discretionary activities (unrestricted)

(a) Any activity which is not specified as a permitted or restricted discretionary activity

5.3 Therefore, in terms of Rule B1.3.1(a) and B4.4(a) of the Plan, the proposal is considered a **discretionary activity**.

5.4 For completeness, I have listed those rules and standards of the Plan that the proposal does not comply with had it been listed as a permitted activity in terms of Section B1.1.1 of the Plan:

- ***A1.2.11 Restriction on continuous linear length of a building***

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

- ***A1.2.19 Vehicle Movements***

  Except within industrial and business zones, the maximum number of vehicle movements shall be as follows:

  (i) Heavy vehicles – 4 movements

  (ii) Other vehicles – 20 movements

  These limits do not apply to the movement of vehicles associated with primary production activities, the construction of structures or with business or household relocations.

5.5 The Plan currently allows for up to 20 vehicle movements per day averaged over any one week (seven days). The Council anticipates that vehicle movements are likely to average approximately 32 per day at the site.

5.6 The Plan states that the continuous linear length of a building wall shall be no longer 20 metres without an offset in plan of at least two metres or an offset in height of at least two metres. The proposal received by the Council has a continuous linear length of approximately 48.5 metres with offsets in plan of 0.8 metres. If these offsets were extended to two metres or offsets in height of two metres were created then it would be possible that a complying building could be achieved.

5.7 Overall, the proposal is a discretionary activity in terms of Rules B1.3.1(a), B4.4(a) and A1.4(e).

6. STATUTORY CONSIDERATIONS

6.1 Applications for resource consents are considered under Section 104 of the Resource Management Act 1991. That section provides the following relevant direction to a consent authority:

104 Consideration of applications

(1) When considering an application for resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to –

(a) any actual and potential effects on the environment of allowing the activity; and

(b) any relevant provisions of –

(i) a national policy statement:

(ii) a New Zealand coastal policy statement:

(iii) a regional policy statement or proposed regional policy statement:

(iv) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

(3) A consent authority must not –

(b) When considering an application, have regard to any effect on a person who has given written approval to the application:

104B Determination of applications for discretionary or non-complying activity.

After considering an application for resource consent for a discretionary or non-complying activity, a consent authority –

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

108 Conditions of resource consents

Except as expressly provided in this section and subject to any regulations, a resource consent may be granted on any condition that the consent authority considers appropriate, including any condition of a kind referred to in subsection (2).

7. DISCUSSION OF EFFECTS ON THE ENVIRONMENT

7.1 In considering an application for resource consent, section 104(1)(a) of the Resource Management Act 1991 requires the consent authority have regard to any actual and potential effects on the environment. In assessing the effects of the proposal, I have taken into account the relevant assessment criteria in Section C1.2 of the District Plan attached as Appendix C.

'Permitted baseline' assessment

7.2 The proposal is for a visitor accommodation activity and personal dwelling on a site zoned rural lifestyle by the Hurunui District Plan. The District Plan permits both these activities on this site to a certain scale. The personal dwelling is a complying activity in terms of the plan, but the visitor accommodation activity is on a larger scale then that permitted by the Plan. The Plan states that visitor accommodation is permitted provided that the activity has five or less beds for visitors. This application is proposing to have up to 11 beds for visitors divided over four units. The permitted baseline for this type of activity in a residential zone is "visitor accommodation providing five or less beds for visitors". This assessment shows that the type

of activity is permitted in this zone but the scale of this activity means resource consent is required.

Identification of effects that may arise

7.3 The Hurunui District Plan clearly outlines a number of assessment criteria to be considered for visitor accommodation consent applications. This report assesses the application against the criteria outlined in the District Plan and whether or not these effects are considered to be acceptable or unacceptable as well as any mitigation measures that may be possible.

Compatibility with existing streetscape amenity

7.4 The proposal is to erect a new dwelling and a four unit visitor accommodation activity. Both of these activities are comprised as one large building. The building is located on a site zoned rural lifestyle and has an area of 2695 square metres. The existing streetscape on the northern side of Woodbank Road is of open appearance because the lots have been recently created as part of a new subdivision and at this stage no new dwellings have been erected fronting on to Woodbank Road. In time, there will be a number of dwellings erected on these sites along Woodbank Road. There are existing dwellings on the southern side of Woodbank Road, but they differ in terms of density because they are zoned residential under the District Plan. The building to be erected on the site at 4 Woodbank Road complies with the rules relating to areas and yards, height, access to sunlight and site coverage. The proposal does not meet the requirements in terms of continuous linear length. The applicant has proposed that perimeter hedging (Photinia) around the site will be planted and maintained to a height of 1.8 metres around the car parking areas as required by the District Plan, in addition to some trees planted inside the boundary as shown on the site plan submitted with the application.

7.5 In their submission, B. E. Saric and M. Osborne consider that the linear length of the building is excessive and will block their views of the mountains to the north. The proposed building complies with the District Plan rules in terms of height. As previously stated, the applicant is proposing to provide landscaping between the building and the southern boundary of the site. This will reduce the effects of the building. It is my view that the perimeter hedge along the entire southern (excluding the accessway area) and eastern boundaries be maintained to a height of 1.8 metres to ensure the car parking area is adequately screened and that the effects of the continuous linear length are reduced. This is suggested as a condition of consent below.

7.6 Given the compliance with the requirements of the plan as stated above and the perimeter planting to mitigate some of the effects of the continuous linear length, it is my opinion that the effects in terms of compatibility with the existing streetscape is acceptable and sufficient mitigation measures have been proposed.

Extent of visual dominance of buildings over their surrounds

7.7 The application proposes that the building will be 48.506 metres in length on the southern side facing Woodbank Road. The site is approximately 56.6 metres in width. The building does not have an offset in plan or height that is considered appropriate in terms of the District Plan. The site is currently vacant and the only existing landscaping is located in the road reserve in front of the site. The building is located 15 metres from the front boundary giving some separation distance between the building and the smaller residential sized buildings on the opposite side of Woodbank Road. The applicant is proposing to provide landscaping as part of the application. In my opinion, this landscaping will significantly reduce the effects in terms of the visual dominance of the building over its surrounds.

The nature, extent, position and adequacy of landscaping

7.8 As previously discussed a hedge is to be planted along the perimeter of the site and maintained to a height of 1.8 metres surrounding the car parking area. The application also proposes to plant various trees within the boundary of site to both the north and the south of the proposed building. The applicant has suggested that some of the following trees be selected - Cherry fruit tree, Weeping cherry tree, Apricot tree, Plum tree and Maple tree. It is my view that the landscaping proposed for this activity adequately mitigates the effects of the proposal and is considered to be acceptable. The proposed landscaping is consistent with an urban environment.

Contribution to the residential amenity of the environment

7.9 To minimise the potential adverse effects on the residential amenity of the environment, the applicant has incorporated both the dwelling and the visitor accommodation in one building. The size of the building is not larger than what is permitted in the District Plan in terms of site coverage, height and area and yard requirements. The proposal complies with the design standards listed in the Plan. I recommend that a condition be imposed requiring the development to comply with the Hanmer Springs design standards. The applicant has also proposed that a significant amount of landscaping will be undertaken so that any non-residential activities will be screened from the surrounding residential sites. It is my opinion that the proposal provides a positive contribution to the residential amenity of the environment.

7.10 In their submission, B. E. Saric and M. Osborne have raised concerns of having a visitor accommodation activity in their neighbourhood. It is my opinion that the proposal has undertaken sufficient mitigation measures to ensure that the residential amenity of the environment is protected as discussed above.

7.11 In their submission, B. E Saric and M. Osborne also raise concerns regarding further development on the site and in the area. In terms of this site, any further development in relation to the visitor accommodation activity will require resource consent. The effects of any further development would be assessed at that stage. In terms of the surrounding environment, the District Plan states that visitor accommodation is a permitted activity for up to five or less visitor beds. This means that it is possible for visitor accommodation activities to occur as of right within the surrounding area, so long as they comply with the other requirements of the Plan. There are a number of existing visitor accommodation activities in the area and any future visitor accommodation activity will assessed on its own merits at the time consent is applied for.

Extent to which the height is compatible with other buildings in the surrounding area

7.12 The applicant has proposed a one level personal dwelling with the visitor accommodation having an upper level mezzanine floor. The highest point of the proposed building from the existing ground level will be approximately 6.7 metres. The height restriction in this area of Hanmer Springs is 7.5 metres. The height of this building is not dissimilar to other new residential dwellings in the area because of the roof pitch requirements of 25 degrees stated in the District Plan. In my opinion, given the height permitted in this area and the height of the building, I consider the height of the building to be compatible with other buildings in the surrounding area.

The extent to which public areas are orientated toward the street frontage

7.13 The proposal states that the car parking areas will be located between the proposed building and the front boundary. The proposed office for the accommodation is also located on the southern side of the building towards Woodbank Road. It is proposed that the majority of the public areas will be located toward the street frontage. The orientation of these public areas will be largely screened by the proposed landscaping of the site as discussed earlier in this report. It is my view that the orientation of the public areas toward the street frontage is acceptable because of the mitigation measures proposed by the applicant.

The extent to which the building is compatible with the urban environment promoted by the Plan

7.14 As previously discussed in terms of the compatibility of the height of the building and the existing streetscape, the proposed building has been designed to comply with the rules for permitted activities for urban areas. The building complies with the urban rules relating to areas and yards, height, access to sunlight and site coverage. It is therefore my opinion that the building is compatible with the urban environment as promoted by the Hurunui District Plan.

The extent of neighbours' loss of privacy

7.15 The visitor accommodation activity proposes to create four units at 4 Woodbank Road. There is a potential for some of the neighbours' privacy to be compromised by the increased number of people on the adjoining site. In terms of this proposal, it is my view that the neighbours' privacy will be protected because the landscaping used to screen the public areas associated with the development. The proposed landscaping will mitigate the majority of the effects associated with privacy and as a result, I consider this proposal to be acceptable in terms of this assessment matter.

The extent to which it overshadows adjoining sites

7.16 This proposal has been designed to minimise its effects on its adjoining neighbours and is reflected in only one submission in opposition being received. The Hurunui District Plan has a number of rules that attempt to preserve neighbouring sites access to sunlight. These rules include yard setbacks, recession plane requirements and height restrictions. The building proposed by the applicant complies with all these rules. Therefore, it is my view that any overshadowing of the adjoining sites is acceptable.

The extent to which it will generate noise and traffic levels that are out of character for residential areas

7.17 The applicant is proposing to establish four visitor accommodation units to provide accommodation for visitors to the Hanmer Springs area. The noise and traffic levels were considered in the report pursuant to section 93 of the Resource Management Act 1991. The Council Officer concluded that the effects were minor but that some neighbours may potentially be affected by these effects. None of the parties considered to be affected have raised this as an issue in their submissions. In my opinion, the noise and traffic levels associated with the visitor accommodation activity at maximum capacity will not be out of character with those associated with residential areas.

The extent to which the building design is generally compatible with the residential amenity that the Plan seeks to protect

7.18 As previously discussed the applicant has undertaken several measures to mitigate any effects on the residential amenity of the proposal. The applicant has proposed to incorporate both the dwelling and the visitor accommodation in one building. The size of the building is not larger than what is permitted in the District Plan in terms of site coverage, height, and area and yard requirements. The applicant has proposed to comply with the design standards listed in the Plan. The applicant has also proposed that a significant amount of landscaping will be undertaken so that any non-residential activities will be screened from the surrounding

residential sites. It is my opinion that the building design is generally compatible with the residential amenity that the Plan seeks to protect.

Overall conclusion on effects

7.19 It is my view that the personal dwelling and visitor accommodation have been designed to reduce the impact visually on the surrounding environment and the residential amenity of the surrounds. The applicant proposes to construct a building that is compatible with the residential activity in the area. The applicant has made a concerted effort to mitigate any effects of the activity on the surrounding environment through extensive landscaping in accordance with the provisions set out in the District Plan.

7.20 The proposal will generate an increase in the number of vehicle movements to and from the site than what is permitted by the Hurunui District Plan. Given the maximum estimated number of vehicle movements, it is concluded that any traffic effects will be minor. It is my view that any potential adverse effects can be adequately mitigated by the proposed conditions of consent.

8. SECTION 104(b) MATTERS

National Policy Statement and New Zealand Coastal Policy Statement

8.1 There are no national policy statements relevant to the proposal and the application site is located outside of the Coastal Environment Management Area therefore the New Zealand Coast Policy Statement is not considered relevant to this application.

Regional Policy Statement

8.2 The Canterbury Regional Policy Statement 1998 (RPS) is the relevant regional policy document. Section 15 of the RPS is concerned with transport. I consider the following policy and objective relevant to this application:

Objective 1

Enable a safe, efficient and cost-effective transport system to meet present and future regional, inter-regional and national needs for transport.

Policy 1

(i) Protect Canterbury's existing transport infrastructure and land transport corridors necessary for future strategic transport requirements by avoiding, remedying, or mitigating the adverse effects of the use, development or protection of land and associated natural and physical resources on the transport infrastructure.

8.3 It is my opinion that the proposed activity is in accordance with the relevant objective and policy of the Regional Policy Statement as any adverse effects of the activity can be adequately mitigated by the conditions of consent.

Proposed Natural Resources Regional Plan

8.4 At this time no consents have been applied for from Environment Canterbury in relation to the Proposed Natural Resources Regional Plan. The applicant may require consent to discharge stormwater from the building and hardstand areas, but this will be assessed at the time a building consent is applied for.

Hurunui District Plan

8.5 The District Plan sets out a number of objectives and policies, which I considered relevant to the application. These are discussed below.

Objective 10

A healthy and safe environment within the District and maintenance and/or enhancement of amenity values which the community wishes to protect.

Policy 10.1

To foster environmental health for the wellbeing of the Districts residents.

Policy 10.5

To avoid, remedy or mitigate the adverse effects of activities on amenity values.

8.6 In providing a healthy and safe environment, it is noted that the applicant has available connections to the Councils water and sewerage networks supplied as part of the subdivision that created the site. It is also noted that appropriate and safe accesses to the transportation network can be provided.

8.7 Turning to the maintenance and/or enhancement of amenity values, which the community wishes to protect, I have concluded that the proposal will result in a development that is not inappropriate to the residential environment as discussed in detail in the earlier effects section of my report.

Objective 12

An environmentally sustainable infrastructure and pattern of development, meeting both the needs of today's community and the reasonably foreseeable needs of future generations.

Policy 12.10

To promote safe and efficient use and development of the transportation network.

8.8 I am able to conclude that the proposal will not adversely affect the safe and efficient operation of the transportation network as discussed in detail in the earlier effects section of my report.

Objective 16

The sustainable management of urban areas which maintains and enhances both the character of each township and the environmental quality and attributes of neighbourhoods.

Policy 16.3

To allow for activities within residential areas, provided they meet identified environmental standards and values to protect the environmental amenity.

8.9 I have concluded that the proposal will result in a development that protects the environmental amenity of the residential environment as discussed in detail in the earlier effects section of my report.

Objective 19

The protection and enhancement of the special qualities of the Hanmer Basin.

Policy 19.2

To manage subdivision, land development and use in the Hanmer Springs urban area in a manner that protects and enhances the special character and environmental qualities of the township.

8.10 I have concluded that the proposal will result in a development that protects the special character and environmental qualities as discussed in detail in the earlier effects section of my report.

Policy 19.3

To recognise and promote the alpine village character of the township and the heritage values of the older part of the village.

8.11 I have concluded that the proposal is consistent with and will promote the alpine village character of the township. The applicant has proposed to comply with the design standards for the area as previously discussed in the effects section of this report.

Policy 19.9
To enable subdivision, land development and activities that are consistent with maintaining or enhancing the landscape, conservation, and amenity values of the Hanmer Basin floor.

8.12 I have concluded that the proposal will be consistent with maintaining the landscape, conservation and amenity values of the Hanmer Basin floor as discussed in detail in the effects section of my report.

9. PART II MATTERS

9.1 Part II of the Act contains the purpose and principles of the Act. The purpose of the Act is to promote the sustainable management of natural and physical resources.

9.2 Section 5 sets out the purpose of the legislation being the sustainable management of natural and physical resources. Sustainable management means managing the use, development and protection of natural and physical resources in a way or at a rate which enables people or communities to provide for their social, economic and cultural wellbeing, and for the health and safety while providing for the foreseeable needs of future generations, safeguarding the life supporting capacity of air, water, soil and ecosystems, and avoiding, remedying or mitigating adverse effects of activities on the environment.

9.3 Section 6 and 7 contain Matters of National Importance and Other Matters. Those considered to be relevant are:

6(f) The protection of historic heritage from inappropriate subdivision, use and development

7(c) The maintenance and enhancement of amenity values

7(f) The maintenance and enhancement of the quality of the environment.

9.4 It is my opinion that the proposed activity, when subject to appropriate conditions of consent, will not be in conflict with the provisions of Section 5 and the relevant subsections of Section 7. I believe that the activity will allow for the applicant to provide for their own wellbeing without compromising the health and safety of the community at large, or the foreseeable needs of future generations, or having any significant effects on the life-supporting capacity of the environment. Any adverse effects on amenity values and the quality of the environment can be avoided or mitigated.

9.5 There are no significant principles of the Treaty of Waitangi, which need to be considered in Section 8.

9.6 I consider that the proposal is consistent with Part II matters.

10. CONCLUSION AND RECOMMENDATION

10.1 Pursuant to Sections 104 and 105 of the Resource Management Act 1991, I recommend that the application for consent be granted subject to the following conditions:

General

1. *That the proposal shall proceed in general accordance with the plans and details submitted in support of the application and referenced as RC070114 in Council records.*

2. *That the proposal complies with Hanmer Springs design standards in the Hurunui District Plan.*

Accessways

3. *The existing accessway on to Woodbank Road shall be upgraded in accordance with Figure A5.4 – Private accessway standards (1-50 ECM/day) to local and collector roads as depicted in the Hurunui District Plan.*

3. *Any sections of the existing accessway incorporated into the new accessway area shall be upgraded, as required, to meet this standard. The existing subgrade and metal depths on the existing accessway shall be checked against the standards of rule A5.2.4(b) and the requirements of Figure A5.11 of the Hurunui District Plan. Should the subgrade and metal layers not comply, the accessway shall be reconstructed to the standards detailed above.*

Carparking

4. *That 4 on-site carparks shall be formed and sealed to comply with the dimensions, manoeuvring spaces, paint markings and stormwater disposal facility provisions of Rule A1.2.17 of the District Plan. The formation must extend down to a suitable subgrade, which is free of organic material. As a minimum requirement, the formation shall comprise a 200mm compacted layer of screened river run sub base (AP 65) overlaid with a 100mm layer of crushed clay stabilised basecourse (AP40), which shall be compacted to a uniformly dense stable condition which does not wave or creep under rolling. The formation shall be overlaid with a 30mm asphaltic concrete. This condition shall be met prior to the units being occupied.*

Landscaping

5. *That the landscaping proposed in the application be implemented generally in accordance with the details and plans submitted with the application before the motel units commence operating.*

6. *That the landscaping shall be maintained by the consent holder and any dead, or damaged plants being immediately replaced on failure.*

7. *That the landscaping along the entire eastern and southern boundaries (excluding the accessway) be maintained to a minimum height of 1.8 metres to ensure that car parking and continuous linear length of the building are screened appropriately.*

Lighting

8. *That all external lighting erected on the site comply with Rule A1.2.7 of the District Plan which requires the generation of artificial light not to exceed 8 lumens, as measured 1.5 metres above the ground at the boundary of the site.*

Advice Notes:

Standards

1. *At all stages of design and construction, the standards adopted shall be those contained in Hurunui District Council District Plan and NZS 4404:2004 Land Development and Subdivision Engineering unless altered by or with the agreement of Hurunui District Council.*

Site Inspections

2. *Site inspections are an important component of the works, please ensure contractors are aware of the requirements outlined in the clause Conditions Auditing. It is essential that the contractors are given sufficient detail from the conditions to ensure compliance of their works, with the conditions imposed in the consent.*

Development Contributions

3. *Development Contributions are required to be paid for the visitor accommodation. Development Contributions must be paid prior to the issue of a Code of Compliance Certificate under the Building Act 2004. These contributions are currently:*

Reserves

$650 for the Queen Mary Land purchase
$440 for the Queen Mary Site Development
$250 for the Conical Hill/Oregon Heights/Lucas Lane Walkway Development

Network Infrastructure

$480 for the Hanmer Springs Water Supply
$1290 for the Hanmer Springs Sewer System
$710 for the Hanmer Springs Stormwater

Community Infrastructure

$400 for the District Library

$680 for the Hanmer Springs Medical Centre

$400 for the Hanmer Springs Hall Redevelopment

$1530 for the Hanmer Springs Town Centre Development

Totalling - $6830 per unit of demand

Resulting in a 50% of the contribution for each separate unit giving a total of $13,660 for the 4 motel units

Note: *The Development Contributions shown are current at the time that this advice note is issued. The Development Contribution that is payable is that shown in the current Hurunui Community Plan (The Long Term Council Community Plan developed by the Hurunui District Council in compliance with the Local Government Act 2002). While Development Contributions are not required to be paid until immediately prior to the issue of Code of Compliance under the Building Act 2004, if the Development Contribution changes before payment is made you will be required to pay the new rate.*

J. M. Domigan

CONSENTS PLANNER

15 October 2007

Site and Locality Plan



LINZ Parcel data supplied under Licence from Critchlow Associates Ltd.

Disclaimer Note

The information displayed on the map has been taken from Hurunui District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of a resource consent it should be verified independently.

NORTH

Scale 1:2,000

50 0 50 100 m

HURUNUI District Council

Faultline Area

Environment Canterbury is the source of the active fault and additional slope features information, excluding the 20m Fault Avoidance Zone buffer either side.

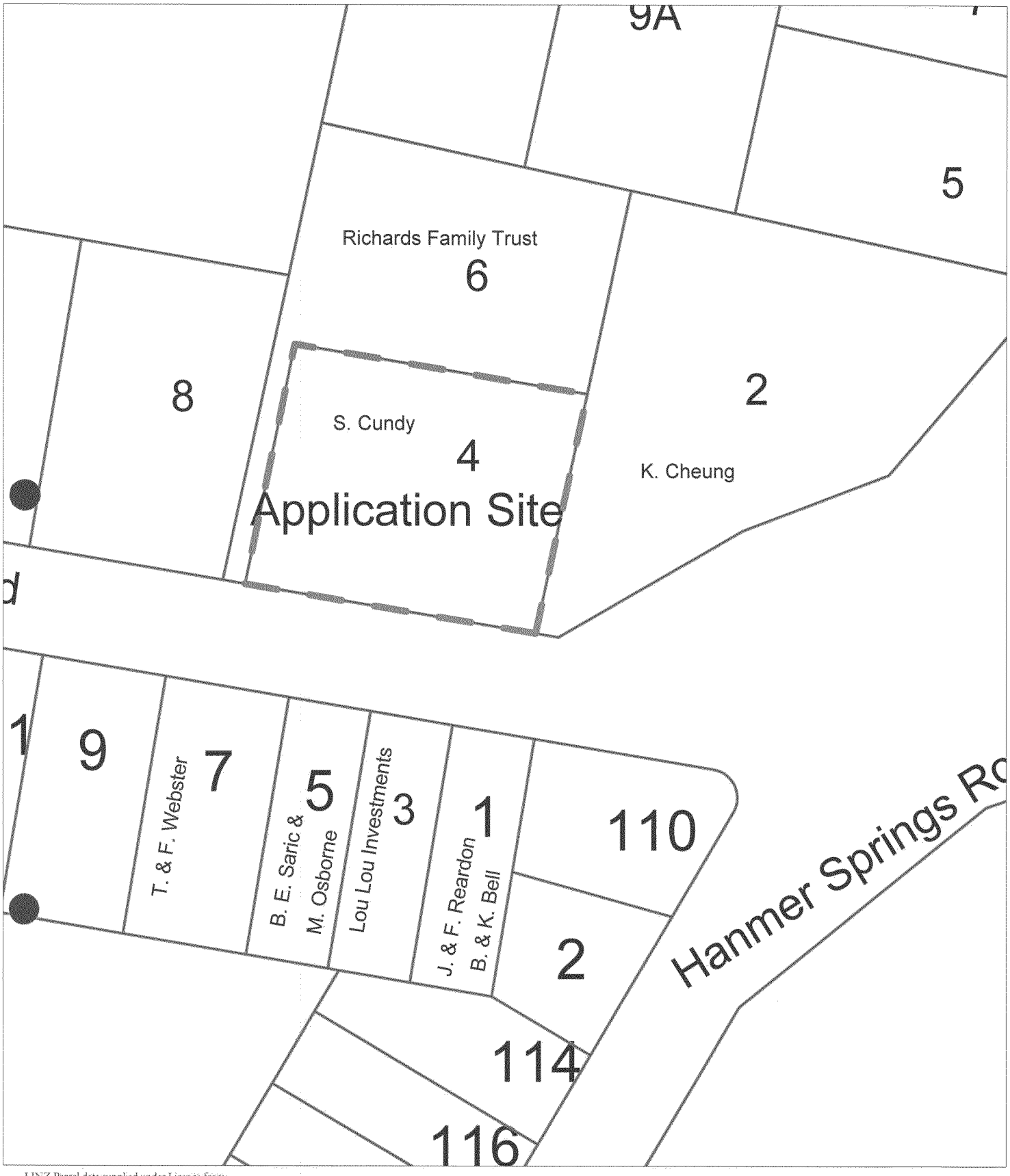
Limitations of Environment Canterbury's Data - The mapping that has been carried out is not a site-specific investigation at scales appropriate to individual planned buildings or projects, which normally require on-site mapping at scales in the range 1:1,000 - 1:100. The information shown is supplied in good faith but neither the positional accuracy of the linework nor the completeness of the active faults or additional slope features are guaranteed. In some cases the recognition of features may be limited by existing or former vegetation cover. Other subtle or hidden features of various categories may be present.

Print 16/10/2007

APPENDIX B

Location of Parties Served Notice

Parties Served Notice



LINZ Parcel data supplied under Licence from Critchlow Associates Ltd.

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NORTH

Scale 1:1,000

25 0 25 50 m

HURUNUI District Council

Faultline Area

Environment Canterbury is the source of the active fault and additional slope features information, excluding the 20m Fault Avoidance Zone buffer either side.
Limitations of Environment Canterbury's Data - The mapping that has been carried out is not a site-specific investigation at scales appropriate to individual planned buildings or projects, which normally require on-site mapping at scales in the range 1:1,000 - 1:100. The information shown is supplied in good faith but neither the positional accuracy of the linework nor the completeness of the active faults or additional slope features are guaranteed. In some cases the recognition of features may be limited by existing or former vegetation cover. Other subtle or hidden features of various categories may be present.

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APPENDIX C
Section C1 of the District Plan

Section C1

Resource consent procedures

C1.1 Information accompanying applications

C1.1.1 General information

Section 88 of the Act sets out the general procedure for making an application for resource consent. The information required to be supplied with any application for resource consent should be sufficient for any person to understand:

(a) Who is making the application;

(b) The location of the site to which the proposed activity relates including the legal description(s) of the property, certificate(s) of title and photographs of any relevant features;

(c) The nature, staging, and physical extent of the proposed activity;

(d) The actual or potential effects that the activity may have on the environment;

(e) The ways in which any adverse environmental effects may be mitigated;

Note: Refer to Appendix C1 – Assessment of Environmental Effects

(f) Any other resource consents that the activity may require, and whether or not such consents have been applied for;

(g) In regard to a proposed subdivision, such information as required by the Act and included in C1.1.6.

Note: Information requirements for subdivision applications are specified under C1.1.6

C1.1.2 Additional information

In addition to the above information requirements, an application may also require any of the following:

(a) An explanation of how the proposed activity is consistent with the relevant objectives and policies specific to the particular site or management area;

(b) Any reports from relevant experts such as a registered engineer or geologist detailing the proposal, including if it is suitable for the site(s) or area;

(c) The nature, scale and design of the proposal, (including building materials, colours, hours of operation, vehicle parking spaces, access and proposed landscaping);

(d) If a sign is to be included in the proposal the information to be displayed on the sign;

(e) A description of the manner in which effluent shall be disposed of and water supplied;

(f) An explanation of how any concerns, recommendations or requirements made by any regional, District or city Council, the Department of Conservation, iwi, any other relevant organisation or affected persons are to be addressed;

(g) Any hazard information, including any protection or hazard mitigation measures and whether the proposal will exacerbate the extent or effects of any hazard beyond the site;

(h) The extent of any earthworks;

(i) The location of any significant areas of indigenous vegetation, water bodies (including lakes and streams), ridgelines, significant natural resources (including outstanding landscape areas), and an explanation of any effect(s) of the proposed activity on the resource(s);

(j) The location of any heritage items and the compatibility of any proposed activity;

(k) For planting or forestry in an outstanding landscape area a detailed planting programme and plans including any recommendations or methods in the New Zealand Forest Code of Practice which are to be implemented;

(l) Any transmission facility which is a discretionary activity must provide information on the principal alternative sites assessed as part of the site selection process. If the proposed activity is not proposed to be co-sited with another transmission facility (that is, located within 50m of such facility), the application must demonstrate that co-siting is not a feasible option.

Insufficient information may delay the processing of an application, as the Council may stop the process while waiting for further information. Amendments to design and other details of an application may be made until the close of hearing only if such amendments are within the scope defined by the original application. If such amendments go beyond that scope, such as by increasing the scale or intensity of the proposed activity, or by significantly altering the character or effects of the proposal, a fresh application will be required.

C1.1.3 Drawings and plans

In addition to the above information, all applications for resource consent must (unless inappropriate to do so) include a set of drawings to illustrate the proposal.

An application for land use consent must supply an original, plus two copies, as A3 or A4 reductions, of each drawing. The drawings must be accurate, readily legible and comprehensible, and shall include the following information:

(a) Site location – with road name, property boundaries, and north point.

(b) Site plan – at an appropriate scale for detail (which in any urban area shall be at no less than 1:200), showing as applicable:

- property dimensions in metres
- the location of all existing and proposed buildings and structures
- all sealed areas
- the position of any easement over the site
- the position and dimensions of every parking and loading space
- kerb lines adjacent to the site and any adjacent street trees
- levels on site boundaries and around any buildings, and, if the site is not level (a uniform grade of less than 1 in 10), ground contours

- proposed retaining walls, excavations and landfills
- existing trees and areas of vegetation and proposed landscaping
- appropriate shadow diagrams or models showing overshadowing of proposed structures on adjacent properties
- watercourses, and drainage and sewerage pipes within the site
- the means to manage all stormwater and sanitary drainage
- any existing heritage features

(c) Floor Plan – of each building at a scale of not less than 1:100 showing:

- the use of all parts of the building including parking, storage and service areas
- internal layout of the building and identification of the use of such rooms or parts of a floor (where several floors are of the same area and use, a standard floor plan may be used)

(d) Elevations – of each building at a scale of no less than 1:100 showing:

- the external appearance of the building (including windows and doors)
- the number of floors
- building heights and distance to any property boundary and, where relevant, building height envelopes and maximum permitted height
- original and modified ground levels underneath proposed building

C1.1.4 Assessment of environmental effects

Note: Refer to Appendix C1 – Assessment of Environmental Effects

Any assessment of environmental effects supplied with an application must provide sufficient information for any person to understand the actual or potential effects (both beneficial or adverse) of that proposed activity on the environment, and the ways it is proposed to mitigate any adverse effects.

In respect of any application for a controlled activity, the assessment shall only address those matters over which the Council has retained discretion. In respect of any application for a restricted discretionary activity the assessment shall only address those matters over which Council has retained discretion.

In respect of other types of applications, the assessment shall address all relevant matters relating to the actual or potential effects of the proposed activity on the environment, and shall be in such detail as corresponds with the scale and significance of those effects.

In an assessment of environmental effects, the applicant may be required, unless it is unreasonable in the circumstances, to consult as part of the assessment with the following persons as appropriate:

(a) The owners(s) and occupiers(s) of the subject land

(b) Persons likely to be directly affected by the proposed activity

(c) The District and Regional Council

(d) The Department of Conservation

(e) The New Zealand Historic Places Trust

(f) Iwi authorities

(g) Other authorities or organisations as relevant

C1.1.5 Supplementary information

(a) Further Information

Council may, under section 92 of the Act, require applicants to supply further information relating to the application where such information is necessary to better understand:

(i) The nature of the proposed activity,

(ii) The effects the proposed activity may have on the environment, and

(iii) The ways in which any adverse environmental effect may be mitigated.

Where the Council is of the opinion that any significant adverse environmental effect may result from a proposed activity, the Council may also require an explanation of any possible alternative locations or methods for undertaking the activity, the applicant's reasons for making the proposed choice, and the consultation undertaken by the applicant.

(b) Commissioned reports

Where the Council is of the opinion that any significant adverse environmental effect may result from a proposed activity, the Council may also commission a report on any matters raised in relation to an application, including a review of any information provided in that application. The purpose of any review would be to:

(i) Audit the information provided in an application in terms of its accuracy, relevance, and comprehensiveness; or

(ii) Review any technical, scientific, or operational detail pertaining to the proposed activity; or

(iii) Identify and assess any natural hazard or the use or storage of any hazardous substance pertaining to the proposed activity, including reasonable measures to mitigate any potential adverse environmental effects; or

(iv) Provide information on more subjective matters pertaining to the application, such as heritage values, amenity questions, or cultural considerations.

C1.1.6 Specific information accompanying subdivision consent applications

Note: Refer to Section A3 – Subdivision

Any application for subdivision consent shall include (but is not limited to):

(a) A description of the activity for which consent is sought;

(b) The address and legal description of the property, and a copy of the certificate(s) of title for the land to be subdivided;

(c) A statement specifying any other resource consents the applicant may require in regard to any aspect of the proposed activity, and whether the applicant has applied for such consents;

(d) An assessment of environmental effects;

(e) Plan(s) drawn to an identified scale, preferably on either A3 or A4 sized paper, containing sufficient information to adequately define:

- the position of all new boundaries, including restrictive covenant boundaries for cross-lease applications, and unit, accessory unit and common property boundaries for unit title applications
- the areas of all new allotments (except for a subdivision by grant of a cross lease or company lease or by the deposit of a unit title)
- the location and areas of new reserves to be created (including esplanade reserves), esplanade or access strips, and any proposed improvements
- the location and areas of the land below the mean high water springs of the sea, or of any part of the bed of a river or lake, which is required under section 235 of the Act to be shown on the survey plan as land to be vested in the Crown
- the location and areas of land to be set aside as new road
- the location and area of any proposed easement, with a memorandum and/or schedule
- the address and legal description of the property
- abutting and underlying title boundaries, existing building line restrictions and existing easements
- the balance area of the property to be subdivided showing any proposals for future development
- where appropriate and possible, contours (based on mean sea level) at an interval sufficient for the design of accessways and services or to show the general topography of the area, particularly around proposed house sites
- any features to be protected by covenant or other method
- the principal topographic and geological features, including areas of loose fill and faultline or fault traces
- areas of land that may be subject to frequent flooding or inundation, erosion, landslip or subsidence, or are within an identified natural hazard high risk area
- areas of wetlands and bush, and mature individual trees taller then 3m
- all watercourses that have an average normal waterway width greater than 1m
- the existing sewer and stormwater drainage system with invert and manhole levels

- existing power/telecommunication poles and gas services
- existing groundwater bores and their Regional Council reference number
- existing and proposed septic tanks, soakage areas, and irrigation systems
- existing structures (including buildings), fences and whether such structures will be retained, relocated or removed
- existing roads, carriageways, and pathways to which connection will be made
- proposed roads, access points onto the lot(s), accessways, and service lanes with relevant widths, areas and gradients
- proposed areas of excavation and fill, together with the proposed finished contours for proposed cuts and fills greater than $1 m^3$
- any designations applying to all or part of the lot
- any conservation or heritage features (including any archaeological feature)

Information on the following matters, where appropriate:

(f) Potable water supply:

Verification that each new lot is capable of meeting the minimum standard for water supply.

(g) Utility services:

Information on the availability or otherwise of common utility services.

(h) Stormwater drainage:

- Where existing stormwater sewers are proposed to be used or connected to service the subdivision, confirmation that adequate capacity is available; or
- If stormwater is proposed to be discharged into a watercourse or the sea, any consultation or resource consents needed
- If soak pits are proposed, the results of soakage tests and site suitability for this type of stormwater disposal

(i) Sewage disposal:

- Whether there is adequate capacity through the existing sewers; or
- Evidence that the lot(s) has the ability to adequately dispose of sewage in an environmentally acceptable manner, and if so, that the relevant consents have been lodged or obtained
- Permeation tests may be required to indicate the suitability of the site for disposal of sewage

(j) Stability:

A statement that there is no uncontrolled fill on the site, and there is no evidence of soil creep, slumping, or other site instability.

(k) Faultlines:

If any faultlines or traces are shown on the survey plan, a full geotechnical report must also be submitted.

(l) Hazardous substances:

If the subject land contains or has contained an installation in which a hazardous substance was stored, used or disposed of, the application shall include any effects or risks posed by the installation.

(m) Heritage or cultural sites:

If the subject land contains an identified feature the application must include information about the feature and any proposed method of protecting the feature as necessary.

(n) An application for a cross lease or company lease or unit title shall include:

(i) Information to demonstrate that the building(s) have existing use rights; or

(ii) A copy of the certificate of compliance for each building; or

(iii) Any land use consent granted for the subject buildings; or

(iv) Information to demonstrate the subject buildings meet the relevant development controls of this Plan.

(o) Staged cross-lease subdivision: sufficient information to demonstrate that the undeveloped balance portion of land is suitable for further development that would be in accordance with the requirements of the District Plan, and that all possible site constraints to such development have been investigated and reported.

(p) Staged unit title subdivision:

Information must be submitted with the application to show the proposed staging of development, including:

(i) How all existing or proposed buildings will meet the requirements of the District Plan; or

(ii) The land use consent issued for any proposed buildings; or

(iii) The building consent issued for any proposed buildings.

(q) Staged freehold subdivision:

Information on the proposed staging process and time frame.

... C1.1.6 continued

(r) Ashley Forest Village comprehensive development:

A comprehensive development plan is required in respect of an application for resource consent for subdivision within the zone detailing how any subdivision proposed links with future subdivision intended to be undertaken on the site.

C1.1.7 Specific information accompanying applications to waive an esplanade reserve or esplanade strip requirement

Note: Refer to Section A4 - Esplanade Reserves and Strips

In addition to any other information requirements, an application to reduce or waive an esplanade reserve or esplanade strip requirement shall include the following:

(a) A description of the ecological characteristics of the water body and the land subject to an esplanade reserve or esplanade strip, including any existing or alternative measures for protecting or enhancing those characteristics.

(b) The requirements of the landowner to use the site in an effective and reasonable manner.

(c) The extent to which the public can still obtain access to the water body.

(d) The extent to which the natural character and visual quality of the water body will be preserved.

(e) The location of any buildings or structures that may influence the width of the reserve or strip.

C1.2 Criteria for assessing resource consent applications

C1.2.1 Assessment of land use consents

The matters contained in sections 104 to 104D, and in Part II of the Act apply to the consideration of all resource consents for land use activities. In addition to these above matters, the Council shall apply the assessment matters, where relevant, as set out below:

(a) The relevant matters stated for the consideration of any controlled or discretionary activity;

(b) Whether the proposed activity would compromise the objectives and policies pertaining to the Environment of Special Concern or the district-wide rules contained in the Management Code;

(c) Whether conditions can be devised to avoid or mitigate any adverse environmental effects of the proposal resulting from the non-compliance with any condition, standard or term;

(d) The anticipated environmental results intended to be achieved for the Environment of Special Concern or District-wide matter.

(e) That the design and location of any proposed building is in sympathy with the environment and is not considered to detrimentally affect the visual amenity of the area;

(f) The nature of any goods or products, including hazardous substances, that are to be used or stored on the site and the degree to which they affect the quality of the locality or public safety;

(g) The hours of operation or frequency with which the activity is proposed to be undertaken and the extent to which it will affect the amenity of the area in terms of noise generation, effect on public safety and efficiency, privacy and community identity and character;

(h) The outcome of any recommendations made by a relevant expert;

(i) The outcome of any consultation undertaken with the Regional Council, the Department of Conservation, iwi or any other organisation;

(j) The degree to which any adverse environmental effects are to be remedied or mitigated;

(k) The extent to which any ecological, heritage, conservation and landscape values of the area will be maintained and enhanced.

(l) Whether the degree of non-compliance with any particular condition, standard or term is minor, having regard to the purpose of that control; or

(m) Whether it is unreasonable to require compliance with the condition, standard or term; or

(n) Whether conditions can be imposed to avoid or mitigate any adverse environmental effects resulting from the non-compliance with any condition, standard or term.

(o) Whether features about the site make compliance difficult, including its size, shape, access, topography, geotechnical constraints, or the presence of a natural hazard or vegetation.

(p) Whether aspects relating to existing development makes compliance difficult, including the location or layout of existing buildings, the need for architectural coherence, the restoration or renovation of features, heritage features, the provision of special facilities for the community or groups within the community (such as the disabled).

(q) Whether there are unusual amenity circumstances, including improvements to amenity on-site or in the immediate vicinity, the retention of vegetation or open space, screening, or shading, the preservation of privacy, to the improvement of public views.

(r) Whether there are special environmental considerations, including noxious, dangerous, offensive or objectionable land uses in close proximity to the site, an unusually located building on an adjacent site, preservation of the natural character of the area, or the enhancement of the neighbourhood environment quality.

(s) Whether there are unusual traffic (vehicular or pedestrian) conditions, including the volumes of traffic, traffic safety, efficiency of traffic movement, unusual traffic patterns, pedestrian amenity, adequate alternative provision for parking, improvement to existing parking, better design of access and parking facilities, and improved on and off-site access.

(t) Conformity with relevant industry codes of practice.

C1.2.2 General assessment criteria for land use consents

[This section was merged with C1.2.1 by Plan change 4]

C1.2.3 Specific criteria for assessing subdivision consent applications

Note: Refer to Section A3 – Subdivision and Issue 12 – Efficient Infrastructure and Development

(a) The following matters will be considered, where relevant:

(i) The ability of every allotment of land to site a conforming dwellinghouse or a principal building and to be utilised in a manner that can comply with the Plan provisions.

(ii) The provision for disposal of sewage and stormwater without risk to public health or the environment.

(iii) The provision or ability of every allotment to have vehicular access to a formed road or proposed formed road.

(iv) The cumulative impacts on the District's infrastructure and its efficient use and development.

(v) The provision of access within every lot.

(vi) The ability of any existing or likely proposed building to comply with all standards in this Plan.

(vii) Whether the area's amenity values and character will be protected or enhanced.

(viii) The appropriateness of the subdivision in relation to any sites or resources of significance to tangata whenua, including water quality.

(ix) The appropriateness of the subdivision in relation to Part II of the Act.

(x) Whether any visually obtrusive or environmentally damaging earthworks associated with the proposed development of the subdivided land will be avoided or minimised.

(xi) Whether the subdivided land is subject to pollutants that may be hazardous to future occupiers of the land.

(xii) Whether the lot has an adequate building platform to allow a complying building to be constructed that will not be subject to unacceptable risks from natural hazards or will significantly exacerbate the risks to other properties and people.

(xiii) The provision for a potable water supply in sufficient quantities that meets the policies and rules in this Plan.

(xiv) Whether sufficient provision has been made for legal and physical access to each allotment to be created by the subdivision.

(xv) Cross-boundary effects between potentially environmentally incompatible activities, such as the proximity of dwellings near vineyards in the Waipara Wine Growing Area.

Note: Refer to Appendix E4

(b) For a staged unit development, whether the proposal has been granted resource consent or a certificate of compliance has been issued.

(c) For the assessment of multiple-lot subdivision, the following matters will also be considered where relevant:

(i) If the appearance of the natural landforms, topography and features is generally maintained by avoiding unnecessary changes to the landform or landscape features or by instituting appropriate contouring, shaping, planting, restoration and other measures;

(ii) If any significant natural or heritage features are recognised, protected or enhanced;

(iii) If new roads and vehicular accesses to link lots with the existing roading network are adequate to meet the expected and likely demand;

(iv) If a common vehicle access is provided to avoid separate access points onto public roads;

(v) If there are adequate linkages to schools, recreational spaces, shops and other facilities, or whether improvements to existing linkages can be made;

(vi) If new roads and vehicular accesses are designed to a speed regime that is consistent with their road function;

(vii) If there is adequate provision for pedestrian and cyclist access, and linkages with the roading network and the existing pedestrian and cyclist access network;

(viii) If there is adequate provision for pedestrian access through the provision of footpaths, lighting, kerb and channelling;

(ix) If there is adequate and suitable space to provide for recreational facilities;

(x) If there is sufficient public open space to provide an attractive outlook and to enhance local amenity values;

(xi) The extent to which existing planting is to be protected or new planting provided to maintain amenity and landscape values, while providing for adequate sunlight access, building sites, access, sightlines and safety;

(xii) Whether the proposal makes use of any landscape treatment techniques to maintain and enhance amenity and visual values in a manner that complements the existing character and landscape of the vicinity;

(xiii) If proposed lots are of a suitable size, shape and location to provide opportunities for new habitable and principal buildings to be designed to maximise sunlight access;

(xiv) If the design of the proposal recognises or enhances the existing character of the area, including lot sizes, planting, natural features, and landscape;

(xv) If the number, design and location of lots and building sites avoids a visual impact that is inappropriate to the character of the area or mitigates the impact by limiting the area affected (such as by promoting cluster housing);

(xvi) If adequate buffer distances are provided to avoid or mitigate any potential for adverse effects to be created on new lots from current or likely future activities occurring on adjacent properties;

(xvii) If the design and the location of lots and building sites avoids any natural hazards, and if not, then the nature of the activity and the degree to which it may increase the potential risk to human life, property and/or the environment.

(d) For a subdivision of a building, the following matters will also be considered as relevant:

(i) Whether the use of the building complies with all requirements of this Plan or has an applicable resource consent or has existing use rights.

(ii) Whether the building complies with all Building Code requirements and has been lawfully erected, including any change of use.

(iii) Whether the new allotments meet, or can meet, the requirements of section 46(4) of the Building Act 1991.

(e) Approval of discretionary activities:

Consent to an application for subdivision as a discretionary activity may not be granted if one or more of the above criteria for assessment is not met. In addition, consent may not be granted under the following circumstances:

(i) For proposed leases of a building or part of a building not involving a cross lease, company lease or unit title, if Council is not satisfied that the subject building has been lawfully erected.

(ii) For a proposed cross lease or unit title:

- If Council is not satisfied that any proposed covenant, unit or auxiliary unit boundary has taken into account all relevant requirements under this Plan; or

- If the building has not been completely framed up to and including roof level so that Council can be satisfied that the building has been built in accordance with the requirements of this Plan; or

- If the cross lease is to be staged, the Council is not satisfied that the lot has sufficient area for further complying development and that such development will be free from inundation and is capable of being adequately serviced;

- If the application is for a staged unit title subdivision, if a unit development plan has not been approved.

(iii) For subdivision of land within areas of outstanding landscape value, Natural Hazard Areas, or land contaminated by hazardous substances, consent may not be granted if the proposed allotment is likely to be contrary to objectives, policies and other provisions relating to the management of the areas.

(f) In the case of subdivision in the Residential 1 and Residential 2 (Amberley) Zones the Council will have particular regard to the following criteria:

(i) Whether development will retain the green townscape, spacious streets and simple, subdivision design, including wide road reserves, with grass verges and trees, simple streetscaping with little or no street furniture.

(ii) Whether provision is made for roading links, open space links, green linkages and walkways in general accordance with the Outline Development Plan in Appendix A3.1.

(iii) Whether the roading pattern provides a connecting road network and cul-de-sac are not excessively used.

(iv) Whether the proposed allotments are of a sufficient size and shape to maintain private gardens on all sides, unless undertaken as part of Comprehensive Development Plan.

(v) Whether any small allotments (less than the average) are spaced throughout the subdivision and do not create clusters or pockets of small allotments and dense development, unless they are part of a Comprehensive Development Plan.

(vi) Whether the proposed development uses reserves, tree belts, stormwater swales and other features to divide areas into defined neighbourhoods and avoid a sense of 'vast' residential areas.

(vii) Whether the proposal provides for retention of mature trees with significant value on both private and public land subject to new developments.

(viii) Whether the development design encourages properties to connect with the neighbourhood and merge into the street by minimising fencing and avoiding gated communities, which creates barriers to the interface between public and private space.

(ix) In addition to the above criteria where a development involves a the following will also be considered;

- Whether the overall building density (total number of dwellings over total land area) is similar to that set for the zone under Rule A3.2.5 and B1.2.1(c).

- Whether a sense of spaciousness and leafiness can be retained in higher density areas through the use of public or shared space, landscaping, tree planting, fencing restrictions, building design or other techniques as an alternative to large allotments and private gardens.

C1.2.4 Specific criteria for assessing land use consent applications – District-wide matters

Note: Refer to Section A1 – Environmental Amenity and Issue 10 – Environmental Amenity

In addition to any other relevant matters, Council will consider the following criteria, where appropriate:

(a) Environmental amenity:

(i) Setbacks/separation distances/amenity planting

- The extent to which the intrusion into the setback requirement is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site or the long term protection of significant trees or natural features on the site;

- Any adverse effects of the proximity or bulk of the building in terms of the loss of access to daylight on adjoining sites;

- The provision of landscaping or screening to compensate for the yard encroachment;

- For a front setback the extent to which alternative practical locations are available on the site without intruding into the front setback;

- The extent to which an encroachment into the front setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites;

- The adverse effects of the building intrusion into the front setback on the outlook and privacy of people on the adjoining sites;

- The extent to which any building encroaching into the front setback will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area;

- The extent to which a proposal would introduce the potential for cross-boundary effects between potentially environmentally incompatible activities, such as the proximity of residences near vineyards in the Waipara Wine Growing Area;

Note: Refer to Appendix E4

- Any adverse effects on the continued use and development of the land in the vicinity, such as in the Waipara Wine Growing Area and;

- The visual effects of amenity tree planting setbacks, particularly from public places or on local landscape and amenity values.

(ii) Height:

- The extent to which the proposed buildings will be compatible with the scale of other buildings in the surrounding area;

- The effect of the increased height in terms of visual dominance by buildings of the outlook from other sites, roads and public open spaces in the surrounding area, which is out of character with the local environment;

- The extent to which the increased height would have an adverse effect on the sites in the surrounding area in terms of loss of privacy through being overlooked from neighbouring properties;

- The extent to which the proposed building will overshadow adjoining sites and result in reduced sunlight and daylight admission and;

- The ability to mitigate any adverse effects of increased height, such as through increased separation distances between the building and adjoining sites or the provision of screening;

- In the case of telecommunication facilities, the extent to which the operational ability of the telecommunications equipment requires such a facility to be in an exposed area and outside the height restrictions.

(iii) Artificial light:

- The effect of the light on adjoining and other properties;

- Whether a reduction in the size of the glare source is possible; and

- Whether the direction in which the light is aimed and the duration and hours of operation of the activity requiring the lighting can be changed to reduce adverse effects.

(iv) Noise:

- That the proposed noise levels will not create a nuisance to any person;
- That the frequency and duration of the proposed noise above the level in the District Plan is insufficient to cause a significant adverse effect on the amenities of the surrounding sites;
- The necessity for the frequency, duration and level of noise, having regard to the best practicable options, the nature of productive rural activities in the rural areas, and other land use activities within the locality;
- That the proposed noise levels will not adversely affect the health and safety of any person; and
- Any recommendations from a suitably qualified person(s).

(v) Screening of non-residential activities:

- The effect of reduced landscaping and screening in terms of the visual impacts of the buildings and the scale of these buildings;
- The importance of landscaping and screening on the particular site concerned taking into account the visual quality of the surrounding environment; and
- The extent to which the site is visible from adjoining sites and the likely consequences on outlook from these sites of any reduction in landscaping or screening standards.

(vi) Continuous building length:

- Any adverse effects of the continuous building length in terms of visual dominance by buildings of the outlook from the street and adjoining sites, which is out of character with the surrounding environment; and
- The extent to which the continuous building lengths detracts from the pleasantness, openness and attractiveness of the site as viewed from the street or adjoining sites.

(vii) Signs:

- That the sign relates well to built and natural features existing in the vicinity of the proposed location of the sign, and is visually appropriate to the area;
- That the sign does not block the view of any built or natural feature of particular significance to the District or region;
- That the sign will not cause any nuisance to any person;
- That any sign to be erected adjacent to a State Highway has been given approval from Transit New Zealand; and
- That the sign has been designed to consider sight distances, the use of colour on the sign, the shape of the sign is to be distinct from the shape of road signs, the avoidance of reflective materials on all signs where it could reflect the light from the lamps of any motor vehicle on the road.

... C1.2.4 continued

(viii) Earthworks:

- The visual impact on the immediate vicinity and on any areas of landscape value;
- The effects of sediment and stormwater runoff on stream systems, habitats and adjacent properties;
- The effects on ground water quality and quantities, including from leachate;
- The effects on amenity values;
- The ability to mitigate any adverse environmental effects, including site and vegetation restoration, landscape treatment and planting, and engineering measures;
- The removal of material by wind, and any off-site effects; and
- Any activities which will enhance the use of the site.

(ix) Relocation of buildings (including containers):

- The proposed location of the building on the site, and its visibility from off-site;
- The current appearance, condition and design of the building and any proposed changes to be made to the building, and the suitability of those changes to the visual amenities of the proposed location; and
- Any other matters relating to the visual character of the building or its proposed surroundings, such as topography, and existing and proposed planting.

(x) Quarrying and mining:

- The risk of adverse effects on neighbours such as dust nuisance, noise, lighting or traffic generation;
- The visual impacts from surrounding areas and roads, including of stockpiling;
- The height, volume, location and duration of stockpiling and it's extent and appearance;
- The appearance and size of any crushing plant and any other machinery used on the site;
- The period and time the crushing plant would be visible and/or above ground;
- The ability to adequately plant slopes of any excavation;
- The effect on the stability of any adjoining land or roads, taking into account slope erosion or collapse;
- The intensity, frequency and duration of hours of operation and any likely impacts;
- The number and proximity of adjoining residential sites;
- Adequate provision of a buffer area between urban management areas and quarrying and mining activities. It is considered that a minimum buffer zone of 500 metres would be created between any mining activity and any urban zone in which no quarrying or mining would be undertaken;

- The likelihood of community effects, both negative and positive, including the effects on the quality of life of surrounding residents in terms of communities being able to provide for their economic, social and cultural well-being and for their health and safety;

- The impacts on hydrology and ecology;

- Potential of contamination of soil or ground water from stored material;

- The impacts on kaitiakitanga, waahi tapu, other taonga and mahinga kai;

- The effects of increased traffic generation on roading networks servicing any quarry or mine operation which might affect the health and safety of people, in terms of compatibility with existing type and volume of traffic, compatibility with pedestrians, cyclists, horse riders and other road users;

- The likelihood of the roading structure being capable of carrying the impacts of heavy vehicles in terms of standard and construction and intersection safety, for the duration of the quarrying and mining activity;

- Likelihood that quarry materials could accumulate on road surfaces and create a hazard or nuisance;

- Potential for vehicle conflict;

- The likely daily, weekly and monthly vehicle movements;

- The ability to provide on-site car parking and heavy vehicle access and circulation;

- The likelihood that the land will be restored at a later date and the purpose for which it will be restored;

- The timeframe and management of the rehabilitation process; and

- Provision for adequate bonding of rehabilitation work as an assurance to the community and an investment in the future of the site.

(b) Landscape

Note: Refer to Section A2 – Landscape and Issue 7 – Important Landscapes

(i) General:

In assessing any application for an activity in an area identified by the Plan as outstanding, reference should be made to landscape studies and reviews relevant to the Hurunui District.

(ii) Forestry, earthworks or clearance:

- Visual effects;

- Effects on pest and weed control, particularly wilding tree spread;

- Effects of stormwater and sediment runoff off-site;

... C1.2.4 continued

- Effects on erosion control and soil and water conservation;
- Effects on fire control;
- The proposal's consistency with the recommendations of the New Zealand Forest Code of Practice in respect of the above matters;
- Effects on ecological systems;
- The application of landscape guideline concepts specific to the landscape type of the proposed activity;
- The application of guidelines for controlling the spread of wilding trees, including FRI guidelines for "Control and Management of Wilding Trees in the Canterbury High Country" ;and
- The content of any planting, management or harvesting plan.

(c) Esplanade reserve and esplanade strips:

Note: Refer to Section A4 – Esplanade Reserves and Strips and Issue 9 – Access to Resources of Significant Value

In addition to any other relevant considerations, Council shall have regard to the following matters in respect of any application to reduce or waive an esplanade reserve or esplanade strip requirement:

- The compatibility of the proposed esplanade reserve or esplanade strip with the physical characteristics of the coastal or riparian margin;
- The location of any existing buildings or structures on the land and their significance in influencing the width of any required esplanade reserve or esplanade strip;
- Recreational, ecological and/or conservation values;
- Other measures proposed, or already in place, to facilitate public access or to cater for conservation values (such as access strips or covenants);
- The outcome of any consultation undertaken with any relevant organisation (such as the Department of Conservation, Environment Canterbury or conservation and recreation groups); and
- The ability of the landowner to use the site in an effective and reasonable manner

In considering a resource consent application to totally waive an esplanade reserve or esplanade strip requirement, the Council will consider whether there are circumstances, such as those listed in rule A4.3.2, that warrant a waiver, rather than the variation of the width.

(d) Transportation

Note: Refer to Section A5 – Transportation and Issue 12 – Efficient Infrastructure and Development

(i) Traffic generation:

- Any adverse effects in terms of noise and vibration from vehicles entering or leaving the site or adjoining road, which is incompatible with the noise levels acceptable in the area;
- Any adverse effects in terms of glare from headlights of vehicles entering or leaving the site which is an intrusion for residents or occupants of adjoining residential sites;
- Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road;
- Any cumulative effect of traffic generation from the activity in conjunction with the traffic generation from other activities in the area; and
- The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or the provision of screening.

(ii) Activities in road reserve

- Current and likely future traffic volumes and patterns on the road and connecting roads;
- Current and likely future traffic problems;
- The ability of the road to accommodate effectively any changes in traffic volumes and patterns;
- The potential for pedestrian, vehicle conflict;
- Vehicular access to and from adjoining sites, with particular regard to traffic sight distances, the ability to turn off and into sites, and the safety of pedestrians; and
- The ability of roads to accommodate parking safely, without adverse impacts on the road's ability to accommodate through-traffic and adjoining sites' vehicular access.

(iii) Parking standards

Whether:

- Parking can be provided on a nearby site, with the area occupied by parking being legally tied to the title of the application site;
- A cash payment in lieu of parking would be appropriate to the circumstances;
- There is sufficient off-street public parking in the vicinity;

- The provision of parking would have an adverse effect on the special character or amenities of the site;

- It can be demonstrated that the specified standard is inappropriate in the particular circumstances;

- The car parking area proposed to be used can serve two or more individual activities which have different peak parking demands;

- The parking demand can be accommodated on-street without generating adverse parking or environmental effects on other properties and activities.

(iv) Access for rural selling places

- Whether there would be any adverse effects on the safety and/or function of the frontage road;

- Whether the speed of vehicles travelling on the frontage road is likely to exacerbate the adverse effects of the access on the safety of road users; and

- Whether the existing road width of the roads is adequate to allow vehicles to pass slowing or turning vehicles safely.

(v) Property accesses

- Whether the access point is sufficiently removed from any intersection having regard to traffic volumes on the roads, and the 85th percentile speed of vehicles using the roads, to prevent conflict and confusion between vehicles turning at the access point or at the intersections;

- Whether there is a need to separate entry and exit points in order to reduce potential traffic confusion and conflict;

- Whether the physical form of the road will minimise the adverse effects of access (e.g. whether the road offers good visibility, whether a solid median barrier will stop unsafe right hand turns or a flush median will assist right hand turns);

- Whether particular mitigation measures, such as a deceleration lane, are required due to speed and volume of vehicles on the road;

- The design of the crossing will facilitate traffic exiting the site to safely enter the traffic stream;

- Whether there is adequate queuing and parking space on the site so that vehicles do not queue over vehicle crossings or on roading network;

- The design of the crossing in relation to pedestrian and cycle safety;

- The effects of the location of the access on the amenity and safety of neighbouring properties;

- Any cumulative effects of the introduction of extra access points in relation to access for other activities in the vicinity;

- Any cumulative effects of extra access points on the function of strategic arterial roads;

- Whether the proposed activity contributes to ribbon development along the roading network;

- The potential for any increased risk to road user safety.

(e) Utilities

Note: Refer to Section A6 – Utilities and Issue 12 – Efficient Infrastructure and Development

(i) General

- The reasons for the proposed location, site or route;

- Whether the external appearance of the facility is compatible or acceptable in relation to the visual character of the area;

- The degree to which the proposed utility and its location can meet the minimum levels for radio frequency emissions set out in NZS 6609:1990 or any subsequent standard at any point where the facility could be approached by the public;

- Effects on the technical, operational or safety performance of other public utilities within close proximity of the proposed facility;

- The benefits of the facility to the community;

- The technical, operational or safety performance of other public utilities within close proximity of the proposed facility; and

- The degree to which any adverse environmental effects are to be remedied or mitigated.

(ii) Co-siting of utilities

If co-siting of facilities is not proposed (within 50 metres of each other) the applicant must demonstrate that co-siting is not a feasible option because:

- There is no other site available for co-siting;

- The existing facility is technically incompatible;

- An alternative site would have less adverse visual impact;

- There are significant practicable difficulties with using the site;

- Land ownership or legal difficulties; and

- The location of the existing structure will not provide the desired coverage nor meet technical or operational requirements.

(f) Natural environment

Note: Refer to Section A7 – Natural Environment and Issue 2 – Significant Natural Resources

(i) Significant natural areas

- The nature, form and extent of the proposed activity and the effect of these factors on the character and integrity of the scheduled resource;

... C1.2.4 continued

- Any measures proposed which will protect or enhance the characteristics of the significant natural area;

- The availability of alternative sites, not being a significant natural area, which could accommodate the activity;

- The relative biological, ecological, or other importance of the affected area including its rarity, population size, density and biological diversity;

- The effects of any vegetation removal on soil erosion, land stability, landscape features, water quality and vegetation species;

- Whether the proposal will affect matters of cultural or spiritual significance to tangata whenua ; and

- The outcome of any consultation undertaken with the Department of Conservation, Regional Council or any other relevant person or body, including any recommendations made by those parties.

(ii) Protected trees

- The nature, form and extent of the proposed activity and the effect of these factors on the character and integrity of the tree;

- Whether the applicant has the ability to undertake a complying development without work affecting the tree;

- Any measures proposed which will protect or enhance the characteristics of the tree;

- The outcome of any consultation undertaken with the Department of Conservation, Regional Council or any other relevant person or body, including any recommendations made by those parties

- The effect of any trimming or disturbance of the root system on its appearance or health and

- Any relevant recommendations made within the Boffa Miskell report dated 5 July 2000, and titled "Review of the Register of Protected Trees".

(iii) Wetland areas

The extent to which:

- The drainage, extraction or uptake of exotic vegetation will lower the wetland water tables;

- There will be displacement of native vegetation from browsing or trampling by stock;

- There will be contamination, sedimentation or enrichment of indigenous wetlands;

- Stopbanking will divert natural floods;

- The wetland is important to landscape or ecosystem integrity;

- The wetland functions as a ponding area mitigating flood hazards and the effects of land use on water flows; and

- The wetland area is the habitat for indigenous fauna.

(iv) Forestry

The establishment of forestry within the Forestry Management Area shall be assessed against the criteria in the "Guidelines for Wilding Prevention" by Forest Research including:

- The species being planted and the ability to spread;

- The siting of plantings and their exposure for seed dispersal;

- Intensity of land use downwind of the Plantation.

(g) Heritage

Note: Refer to Section A8 – Heritage and Issue 8 – Heritage Resources

- The category in which the feature is scheduled and the reasons for which it has been scheduled;

- The nature, form and extent of the proposed development, the effect of these factors on the character of the scheduled feature;

- The architectural design and appearance of any proposed alterations or additions, including assessment of how these will protect and enhance the heritage values of the feature;

- Any conservation plan or environmental impact assessment submitted with the application;

- The written consent, where necessary, of the relevant heritage protection authority where the feature is the subject of a heritage order;

- The outcome of any consultation with any relevant body or individual, such as the Historic Places Trust, the Department of Conservation or local iwi;

- The degree to which the proposal reflects the conservation principles contained within the ICOMOS NZ charter for the conservation of places of cultural heritage value;

- The registration (if applicable) and the reasons for this registration of the heritage resource under the Historic Places Act 1993;

- The importance (if any) of land surrounding the heritage resource;

- The impact the proposal has on the integrity/value of the heritage resource; and;

- The importance attributed to the heritage resource by the wider community.

(h) Natural hazards

Note: Refer to Section A9 – Natural Hazards and Issue 14 – Natural Hazards

- The probability and possible magnitude of an event;
- The type, scale and distribution of any potential effects from the hazard(s);
- The nature of the activity and the degree to which it may increase the potential risk to human life, property and/or the environment;
- Any recommendations from a qualified professional such as a specialist engineering geologist or geotechnical engineer;
- The outcome of any consultation undertaken with the Regional Council and any recommendations resulting from that consultation;
- The extent to which a proposed development meets the objective, functional requirement and performance provisions of the New Zealand Building Code; and
- Anticipated natural hazard damage and costs and the estimated benefits to the community of the proposed development. (Costs and benefits to take into account both monetary and non-monetary costs and benefits)

(i) Hazardous Substances

Note: Refer to Section A10 – Hazardous Substances and Waste Management Issue 13 – Waste Management and Issue 15 – Hazardous Substances

In addition to any other relevant considerations, the following matters shall be given regard to in respect of any application for a discretionary activity concerning radiation:

- The location and nature of the site and surrounding area;
- The extent and strength of the emissions and any measures taken to minimise and/or mitigate any effects;
- Measures taken to ensure the public is not exposed to any possible danger from activities or devices involving the emission of radiation; and
- The opinion or recommendation of an expert in the field of radiation.

C1.2.5 Specific criteria for assessing land use and subdivision consent applications – Environments of special concern

In addition to any other relevant matters, Council will consider the following criteria, where appropriate:

(a) Urban areas

Note: Refer to Section B1 – Urban Areas and Issue 16 – Urban Areas

(i) Height

Refer to C1.2.4(a)(ii)

(ii) Retailing

- The extent to which the retail activities will result in levels of traffic generation or pedestrian activity which are incompatible with the surrounding area; and

- Any adverse effects of increased levels of pedestrian activity as a result of the retail activities in terms of noise and disturbance and loss of privacy.

(iii) Recreation activities

- The extent to which any recreational activity will result in levels of traffic and/or pedestrian activity which are incompatible with the character of the surrounding township, and the extent to which the proposal will add to the recreational opportunities of the area; and

- The extent to which any proposed recreational building will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area.

(iv) Access to sunlight

- The extent to which the proposed building will overshadow adjoining sites and result in reduced sunlight and daylight admission;

- The effect of the recession plane exceedence in terms of visual dominance by buildings of the outlook from other sites, roads and open space in the surrounding area; and

- The extent to which development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing.

(v) Traffic generation

Refer to C1.2.4(d).

(vi) Ashley Forest Village comprehensive development

In addition to other relevant matters, when considering a comprehensive development plan submitted as part of an application for subdivision within the Ashley Forest Village Comprehensive Development Zone, regard shall be given to the following criteria:

- That any landscaping is appropriate to the site and its environs and is proposed as part of the development of the site

- The design and appearance of any building is appropriate to the site and takes into account landforms

- The provision for disposal of sewage and stormwater without risk to public health or the environment

- That a potable water supply is available

- That any development is located in the appropriate area of the village

- Provision for areas for residential, rural lifestyle and open space development
- Provision of efficient patterns of roading
- Consideration to habitat protection and enhancement as part of any development
- The extent of consultation with the Waimakariri District Council in relation to cross-boundary environmental effects arising from any proposed development and the extent to which any such cross-boundary effects can be avoided, remedied or mitigated

(vii) Applications received after approval of comprehensive development plan

In relation to any application for subdivision or land use resource consent received after approval of a comprehensive development plan for the Ashley Forest Village Comprehensive Development Zone, the Council will have regard to the criteria at C1.2.5(a)(vi) and the consistency of any such application with the approved comprehensive development plan.

(viii) Visitor Accommodation

- Compatibility with existing streetscape amenity
- Extent of visual dominance of buildings over their surrounds
- The nature, extent, position and adequacy of landscaping
- Contribution to the residential amenity of the environs
- The extent to which the height is compatible with other buildings in the surrounding area
- The extent to which public areas are orientated toward the street frontage
- The extent to which the building is compatible with the urban environment promoted by the Plan
- The extent of neighbours' loss of privacy
- The extent to which it overshadows adjoining sites
- The extent to which it will generate noise and traffic levels that are out of character for residential areas
- The extent to which the building design is generally compatible with the residential amenity that the Plan seeks to protect.

(b) Coastal Environment

Note: Refer to Section B2 – Coastal Environment and Issue 17 – Coastal Environment

- The visual impact of the proposed activity or development and any measures to enhance the natural character of the coastal environment
- The nature of any measures proposed to avoid or mitigate any adverse effects and the extent to which any building or structure may cause a hazard

- The extent to which the landscape amenities and ecological values of the area will be maintained and enhanced

- The need for the proposal to be located in the coastal environment and the necessity for carrying out the works

- The extent to which any removal of vegetation or any cut or fill can be restored to resemble the natural landforms

- The nature of any measures proposed to protect or enhance natural and physical resources within the coastal environment and

- The need for adopting a precautionary approach to any proposed activity or development within the areas defined as being subject to seawater inundation

(c) Hurunui Lakes area

Note: Refer to Section B3 – Hurunui Lakes Area and Issue 18 – Hurunui Lakes Area

(i) General

- That the proposal will not generate a level of vehicular traffic which is inappropriate to the area;

- That the tranquillity of the area will remain generally unaffected;

- The proposal will not adversely affect any mahinga kai, ecological values or require the removal of indigenous vegetation;

- That the location and design of any structures are compatible with the natural environment, and are not visually obtrusive;

- The nature of any measures proposed to protect or enhance the Hurunui Lakes area;

- The extent to which any water-based activity may adversely affect the range of recreational opportunities available in the area;

- The extent to which any water-based activity is compatible with, and will not adversely affect significant natural conservation values or wildlife habitats;

- The extent to which any recreational activity (including activities on the surface of water bodies) will reduce opportunities for passive recreation, enjoyment and peace and tranquility;

- That the proposal will not adversely affect slope erosion or the occurrence of natural hazards; and

- The extent to which any activity that requires earthworks would have any impact on the amenity values, landscape values and natural conservation values.

(ii) Loch Katrine

In respect of an application for the proposed construction of publicly available huts within the Loch Katrine reserve:

- Whether the proposed location detracts from the natural character of the area
- Whether the proposed location deters from using the area for camping and leisure activities
- The location is inconsistent with any relevant reserve status
- Large areas of native vegetation would be removed
- The location would place pressure on the margins of a lake or river
- Access is available that would detract from the natural, scenic and recreational value of the area; and
- The location would not adversely affect wilderness areas or any historic buildings or archaeological features.

(d) Hanmer Basin

Note: Refer to Section B4 — Hanmer Basin and Issue 19 — Hanmer Basin

- That any landscaping is appropriate to the site and its environs, and is proposed as part of the development of the site
- That any carparking areas are appropriately screened from any surrounding residential and rural sites
- The extent that the proposal is in accord with the design standards of the District Plan, the design treatments advocated by the "Guide to Building Design and Landscaping in Hanmer" which is intended to advocate appropriate building design within the township
- That the design and location of any proposed building is in sympathy with the environment and that the view of the building from any roads, or surrounding areas is not considered to detrimentally affect the visual amenity of the area
- The extent to which the proposal promotes the overall alpine character of Hanmer Springs
- The extent to which an activity will preserve trees, retain open spaces of importance and introduce new tree species
- The extent to which any proposal promotes pedestrian safety and convenience
- The extent to which any prominent skylines, ridgelines and natural features are protected
- The extent to which any activity will result in levels of traffic which are incompatible with the character of the surrounding area and
- The extent to which the proposal provides open space walkways and/or riding trails consistent with the alpine character of the Hanmer Springs township which will enable the establishment of an integrated pattern of greenways and open spaces through Hanmer Springs urban area

(e) Mount Lyford

Note: Refer to Section B5 – Mount Lyford and Issue 20 – Mt Lyford

In addition to the objectives and policies for the whole of the Mount Lyford Management Area, the following matters which are specific to each character area shall be used in the assessment of any concept plan:

(i) Skifield

- Recreational activities, including skiing and ice-skating, which are appropriate to the steeper mountain slopes;
- Infrastructure primarily associated with recreational activities which has only a minor effect on the visual and environmental amenity of the mountain slopes; and
- Chalet development, including for recreational clubs and organisations only where it is appropriate in the sensitive alpine environment and which does not detract from the predominately natural character of that environment.

(ii) Village chalets

- Chalet development with a distinctly alpine character which does not detract from the mountain landscape; and
- Infrastructure associated with the chalet development which has only minor effect on the amenities of both the village and the wider vicinity.

(iii) Village centre

- Facilities to support the ski and village development which do not detract from the amenities of the area, nor from the overall alpine character of the upper Mount Lyford Management Area

(iv) Recreational area

- A range of recreational activities which are compatible with the lower Mount Lyford Management Area environment and which are consistent with the overall character of the area and
- Chalet development where it is environmentally appropriate and which does not inhibit recreational activities

(v) In addition to any of the above matters and any other relevant considerations, regard shall also be had to the following matters when assessing any proposed activity within the Mount Lyford Management Area:

- The visual impact of the proposed activity or development and any measures to enhance the alpine character of the area
- The nature of any measures proposed to protect or enhance natural and physical resources within the management area
- Activities that will not exacerbate existing hazards or introduce significant new risks
- Provisions for effluent disposal and the appropriateness of on-site disposal systems as opposed to a community sewage effluent treatment and disposal system
- That any landscaping is appropriate to the site and its environs and is proposed as part of the development of any character area

... C1.2.5 continued

- That all carparking areas are screened or landscaped to blend with the surrounding environment

- That the proposal for any character area provides adequate design standards for any building or structures to be erected that are in keeping with a high country alpine environment

- The extent to which an activity will preserve indigenous flora and fauna of the area and

- The extent to which any prominent skylines, ridgelines and natural features of the Mount Lyford Management Area are protected

Appendix C1 – Assessment of environmental effects

(a) Matters to be included:

An assessment should include the following information, as applicable:

(i) A description of the site and its vicinity, including a description of the existing environment, both natural and physical (including land uses, roading and services);

(ii) A detailed description of the proposed activity, and, where it is likely that the activity may result in significant adverse environmental effects, a description of any other possible locations or methods for undertaking the activity, and an explanation of the reasons for selecting the proposed location, scale and type of activity;

(iii) A review of the appropriate resource management policy framework within which the proposal is assessed, including other resource consents required and relevant District Plan objectives and policies;

(iv) An assessment of the actual or potential effects on the environment of the proposed activity, including beneficial effects, adverse effects and cumulative effects (refer to the following tables for the range of potential effects that should be considered);

(v) Where the activity involves the use of any hazardous substances and installations, an assessment of any risks to the environment (particularly the health and safety of the community) which are likely to arise from such use;

(vi) Where the activity includes the discharge of any contaminant (subject to the requirements of any regional plan), a description of the nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects, and any possible alternative methods of discharge, including discharge into any other receiving environment;

(vii) A description of the mitigation measures (including monitoring, safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce any adverse environmental effects, including an explanation as to why the use of possible alternative mitigation measures is not proposed (refer to the following tables for the range of potential mitigation measures that should be considered);

(viii) An identification of those persons interested or affected by the proposal, the consultation undertaken, and any response to the views of those consulted;

(ix) Where the scale or significance of the activity's effects are such that monitoring is required, a description of how the effects are to be monitored and by whom.

Where the scale or nature of the proposed activity's effects are likely to be significant, the assessment of effects may, as part of limiting the scope of effects, include the results of a scoping evaluation, in which the actual or potential significant effects are identified, thereby removing the need to address all possible effects. If an assessment has included a scoping exercise, the Council may require further information of the scoping exercise, particularly in terms of clarifying the range of effects that were first identified, and the reasons why certain effects were eliminated from further assessment.

Any of the above requirements may be waived if it is deemed that it would be inappropriate or unreasonable to include such matters.

(b) Matters to be considered:

Any person preparing an assessment of environmental effects should consider the following matters where relevant:

(i) Any physical effect on the locality, including any landscape and visual effects, and any effect on physical processes;

(ii) Any effect on ecosystems, including effects on animals or plants and any physical disturbance of habitats in the vicinity, and on public health and safety;

(iii) Any effect on natural and physical resources which may have aesthetic, recreational, scientific, historical, spiritual, cultural, or other special value for present and future generations;

(iv) Any effect on those in the neighbourhood and the wider community, including any socio-economic and cultural effects where such effects relate directly to an effect on the natural and physical resources (including amenity values);

(v) Any effect on the efficiency of infrastructure, including transportation, communications, and public services;

(vi) The effect of any discharge into the environment, including any emission of noise;

(vii) Any risk to the neighbourhood, the wider community or the environment through increased potential effects from natural occurrences or the use of hazardous substances or hazardous installations.

Table C1.1 – Schedule of potential environmental effects

Natural environment – Physical resources and processes; elements of the environment exposed to potential effects

Water:

- Surface area and quantity of water bodies (lakes, wetlands, rivers, sea), and groundwater systems (including aquifers)
- Quality (including chemical composition) and temperature of water bodies or groundwater
- Catchment boundaries and characteristics (e.g. runoff and flow rates, flooding patterns, recharge of aquifers)
- Coastal processes (e.g. tidal movement, littoral systems, currents)
- Snow and ice
- Deposition and sedimentation rates and characteristics (including particulate suspension)

Earth:

- Slope stability and susceptibility to erosion
- Outstanding landscapes or significant natural features
- Soil resources (quantity, versatility, characteristics)
- Erosion rates
- Compaction and settling
- Seismic characteristics (e.g. ground shaking, liquefaction, fault rupture features)
- Landforms
- Unique physical features

Atmosphere:

- Background radiation
- Air quality (gaseous and particulate composition)
- Climate (macro-and microclimate)
- Temperatures
- Air moisture
- Wind patterns

Measures to avoid, remedy or mitigate adverse effects:

- Riparian margin protection, protective vegetation in riparian margins, banish stock
- Fencing, covenants, and other protection measures
- Restoration of natural vegetation cover, prohibit certain noxious activities
- Erosion and sediment control measures, planting, ban vehicle access
- Stormwater control and drainage; stock management and fencing; rehabilitation of disrupted areas
- Prohibiting building on certain parts of a site
- Compaction of fill or soil, or other engineering works
- Modification of location, height, bulk, and design of proposed buildings, accessways, roads, etc.
- Restorative works to return soil conditions to a similar condition as prior to works
- Creation of lakes and wetlands using former quarry/excavation sites
- Air quality control mechanisms (e.g. filters, air scourers)
- Shelter planting

Note: This table is intended to provide a guide or checklist as to the types of environmental effects that may occur as a result of a proposed activity. It is not exhaustive, and should therefore be used for indicative purposes only. For any particular proposed activity, only some of the listed effects may be relevant, and an assessment of environmental effects should focus on the potentially significant effects. The mitigation measures listed above may not be at all appropriate for all circumstances. Some measures may be used to mitigate a number of different effects (for example, planting could be used for screening, site restoration, noise buffer and amenity purposes).

Table C1.2 – Schedule of potential environmental effects

Natural environment – Ecological resources and systems; elements of the environment exposed to potential effects

Flora:

- Native Trees and shrubs
- Other native flora (e.g. ferns, tussock)
- Wild exotic trees, shrubs, grasses and other flora
- Cultivated flora (e.g., plantation forests, orchards, crops, grasses)
- Microflora (e.g., lichen)
- Aquatic plants, including marine plants

Fauna:

- Birds
- Land animals
- Fish and shellfish
- Benthic organisms (i.e. organisms found at the bottom of an ocean or lake)
- Insects
- Microfauna (e.g., protozoa)

Ecological relationships:

- Barriers between habitats (e.g. isolation of unsustainable pockets of native forest or birdlife)
- Wildlife corridors
- Salination of water or soils
- Eutrophication
- Disease - insect vectors
- Areas of wetlands
- Areas of wilderness
- Scrub or weed infestation or encroachment
- Noxious animal encroachment
- Biodiversity
- Intrinsic values of natural environment

Measures to avoid, remedy or mitigate adverse effects:

- Riparian margin protection, protective vegetation in riparian margins
- Restoration of natural vegetation cover; new or additional planting to compensate for removal of vegetation, restorative works to return vegetation conditions
- Removal of noxious plants or animals
- Planting to connect habitats or groups of bush
- Prohibition of stock or vehicle access, fencing, erection of barriers
- Modification of location, height, bulk, and design of proposed buildings, accessways, roads, etc.
- Landscape treatment
- Creation of lakes and wetlands using former quarry/excavation sites
- Covenants or registration of interest on titles

Note: This table is intended to provide a guide or checklist as to the types of environmental effects that may occur as a result of a proposed activity. It is not exhaustive, and should therefore be used for indicative purposes only. For any particular proposed activity, only some of the listed effects may be relevant, and an assessment of environmental effects should focus on the potentially significant effects. The mitigation measures listed above may not be at all appropriate for all circumstances. Some measures may be used to mitigate a number of different effects (for example, planting could be used for screening, site restoration, noise buffer and amenity purposes).

Table C1.3 – Schedule of potential environmental effects

Human environment – Community health, safety and functioning; elements of the environment exposed to potential effects

Community health and safety:

- Quiet environment
- Fresh air free from odour
- Traffic and pedestrian safety
- Public safety
- Accessibility to public services

Community patterns:

- Active recreation (e.g. hunting, fishing, boating and aquatic sports, tramping, organised sports)
- Passive recreation (e.g. picnicking)
- Property values and land tenure
- Settlement patterns and community cohesiveness

Infrastructure:

- Traffic flow efficiency and functions, parking needs
- Public transportation needs
- Water supply
- Waste and sewage disposal and treatment
- Stormwater disposal
- Energy supply (electricity, gas, other)
- Communications
- Development potential and restraints
- Capacity and amount of use of services and systems

Measures to avoid, remedy or mitigate adverse effects:

- Protection of important areas from any development, buffer areas
- Use of noise control measures on vehicles, sprinkling systems for yards
- Separation distances; noise control measures; limitation of hours of operation, number of people, numbers and types of vehicles; arrangement of activities on site; imposition of noise, vibration and blasting limits
- Building design measures (e.g. location of windows/doors, building materials)
- Prohibition of certain practices (e.g. fires)
- Management plan or risk management plan; safety measures; isolation/separation of some activities
- Limitation of intensity (number of people, scale of activity, number of vehicles, types of vehicles); control location, number and design of vehicle crossings; provision of on-site carparking spaces; screening and landscaping of parking area; limiting delivery times; provision of appropriate signs specifying access and egress from sites; provision of cycle lanes and car-free areas; speed control areas (humps visual cues)
- Treatment of contaminated water before entering the stormwater system
- Installation of energy efficient features into new buildings, equipment and devices
- Retrofitting of existing buildings

Note: This table is intended to provide a guide or checklist as to the types of environmental effects that may occur as a result of a proposed activity. It is not exhaustive, and should therefore be used for indicative purposes only. For any particular proposed activity, only some of the listed effects may be relevant, and an assessment of environmental effects should focus on the potentially significant effects. The mitigation measures listed above may not be at all appropriate for all circumstances. Some measures may be used to mitigate a number of different effects (for example, planting could be used for screening, site restoration, noise buffer and amenity purposes).

Table C1.4 – Schedule of potential environmental effects

Human environment – Community amenity and activities; elements of the environment exposed to potential effects

Cultural values:

- Maori values relating to the natural environment, including taonga, and spiritual sites and features
- Other cultural values concerning the natural environment
- Historical and archaeological buildings, sites and features, monuments, notable trees
- Significant forests, and other natural areas
- Lifestyle requirements, social accessibility and interactions

Amenity values:

- Amenity values, including privacy, open space, access to sunlight, natural elements, design, colour and proximity of buildings and activities, and dominant or special character elements
- Intrinsic rural values
- Population density and distribution
- Visual coherence of an area or streetscape
- Important public vista or viewshafts of features or landscapes
- Unique, unusual or special physical features
- Amenity of pedestrians, including wind, shade, sunlight, planting, shelter
- Litter and unsightly views

Land use patterns and requirements:

- Agricultural requirements
- Horticultural and vineyard requirements
- Forestry requirements
- Industrial requirements
- Commercial and retail requirements
- Service and distribution requirements
- Recreation requirements
- Amenity, scenic, open spaces, and wilderness requirements
- Settlement density and patterns

Measures to avoid, remedy or mitigate adverse effects:

- Location, bulk, height, design and orientation of buildings; choice of building materials; controls on lighting; control of signs; fencing, screening and landscaping
- Protection/enhancement of heritage features
- Planting and revegetation, use of design criteria to create relationships between visual elements (architectural, colour, materials, orientation, signs), provisions of public art
- Provision of protection from the elements (covered walkways)
- Covenants, contractual agreements, registration of interest on land titles
- Fencing and other physical protection measures
- Walkways, access strips, esplanade strips and reserves

Note: This table is intended to provide a guide or checklist as to the types of environmental effects that may occur as a result of a proposed activity. It is not exhaustive, and should therefore be used for indicative purposes only. For any particular proposed activity, only some of the listed effects may be relevant, and an assessment of environmental effects should focus on the potentially significant effects. The mitigation measures listed above may not be at all appropriate for all circumstances. Some measures may be used to mitigate a number of different effects (for example, planting could be used for screening, site restoration, noise buffer and amenity purposes).

Table C1.5 – Schedule of potential environmental effects

Assessment considerations

In assessing the extent and nature of an effect, account should be taken of whether:

- The effects are actual or potential
- The effects are temporary, permanent or irregular
- The effects are one-off, on-going or cumulative
- The effects have a high or low probability of occurring
- The effects have a high or low impact
- The effects are positive or adverse
- The effects are past, present or future

Account should be taken of the likelihood of the effects of a proposed activity, occurring, combined with the expected degree of impact. The Act requires any assessment to have regard to any potential effect of high probability, and any potential effect of low probability which has a high potential impact.

Effects of a temporary or irregular nature should also be assessed. The impact of such effects may warrant special concern and attention. The cumulative effects of activities can add to an existing problem or trend. For example, a new noise source may raise the ambient noise levels of an area. Consideration of such effects are essential, and can be guided by relating potential effects with the objectives and policies of this Plan.

Difficulties in undertaking a thorough assessment should not prevent it from being carried out. Applicants should indicate any difficulties experienced due to technical deficiencies or a lack of adequate information. Any forecasting, risk assessment or other technical methods used to predict or evaluate the effects of a proposed activity should be described, with mathematical calculation or other supporting evidence provided. Where an assessment is inadequate or extremely complex or based in qualitative/subjective criteria, the Council may commission a report to either audit the assessment, provide an alternative perspective, or address possible inconsistencies and inadequacies.

It is not necessary to address every potential effect in detail. Assessments should address those effects which are likely to be significant, including those effects about which the community or affected persons may be particularly concerned. A scoping exercise may be undertaken to identify the likely significant effects and to avoid unnecessary information being provided.

For all but than simple assessments, a summary of the findings should be provided, with the principal conclusions being highlighted. All other relevant considerations should be taken into account and weighed together to provide such conclusions, including whether:

- Any adverse effect is irreversible or temporary
- Any adverse effect would have a negligible, minor, moderate or severe or extreme impact
- The positive effects would outweigh or compensate any adverse effects
- The public interest in letting an activity proceed is more important than the adverse effects
- The design, operational or mitigation features are adequate to address all or some of the adverse effects, particularly the most significant impacts

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IF CALLING ASK FOR
Jason Domigan

REF 1651/4

4 October 2007

S. Cundy
C/- PO Box 22
Upper Moutere
NELSON

AUTHOR'S COPY

Dear Shane

RECEIPT OF SUBMISSIONS ON LIMITED NOTIFIED RESOURCE CONSENT APPLICATION RC 070114

The Hurunui District Council has received submissions from the following parties in relation to your resource consent application RC070114 to establish a 4 unit visitor accommodation activity and personal residence at 4 Woodbank Road, Hanmer Springs.

- B. E. Saric & M. Osborne, 5 Woodbank Road, Hanmer Springs
- K. Cheung, 216 Buchanans Road, Christchurch

A full copy of any submissions that you have not received directly from any of the above submitters can be forwarded to you on your request.

The above information is provided pursuant to Section 98 of the Resource Management Act 1991. Please do not hesitate to contact the writer on ph 03-314 0051 if you have any questions or concerns regarding the above information.

Yours sincerely

Jason Domigan
CONSENTS PLANNER

HURUNUI
District Council

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IF CALLING ASK FOR

Jason Domigan
REF 1670/81

4 October 2007

AUTHOR'S COPY

S. Cundy
C/- PO Box 22
Upper Moutere
NELSON

Dear Shane

NOTICE OF HEARING OF NOTIFIED RESOURCE CONSENT APPLICATION RC 070114

The Hurunui District Council advises that a hearing will be held to hear resource consent application RC070114 applied for by Mr. S. Cundy to build 4 visitor accommodation units and a personal residence at 4 Woodbank Road, Hanmer Springs.

The hearing is set down for **10:30am Wednesday 24th October 2007**, at the Hanmer Springs Library, 49 Amuri Avenue, Hanmer Springs.

If you are intending to have representatives present evidence on your behalf at the hearing then could you please advise the writer indicating the number of people and an estimation of the time it will take to present this evidence. This is required so that enough time can be set aside for the use of the hearing room and the Council can establish an indication of how long the hearing will take. If you intend to provide any written submissions/evidence then please bring 10 copies to the hearing so that they can be distributed to the various parties.

This notice of hearing is served pursuant to Section 101 of the Resource Management Act 1991. Please do not hesitate to contact the writer on 03-314 0051 if you have any questions or concerns regarding the above information.

Yours sincerely

Jason Domigan
Consents Planner

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IF CALLING ASK FOR

Jason Domigan

REF 1651/4

4 October 2007

AUTHOR'S COPY

B. E. Saric & M. Osborne
5 Woodbank Road
HANMER SPRINGS

Dear Sir/Madam

ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION ON NOTIFIED RESOURCE CONSENT HURUNUI DISTRICT COUNCIL
RC070114

The Hurunui District Council acknowledges receiving your submission lodged resource consent application RC070114 by Mr. S. Cundy to establish a 4 unit visitor accommodation activity and personal residence at 4 Woodbank Road, Hanmer Springs.

If you have indicated in your submission that you wish to be heard in support of your submission then the Council will advise you of the hearing date, the time and the location at least ten working days before the hearing is due to be held. A hearing will be set down within 25 working days after the closing date of submissions. Should a pre-hearing meeting be considered appropriate to discuss matters raised in any submissions then you will also be contacted in order to gain your approval of such a meeting taking place prior to a full hearing. These dates may be changed if further information is requested from the applicant by the Council.

If you have indicated that you do not wish to be heard in support of your submission then you will not have any speaking rights at any pre-hearing meeting or hearing. However, the Council will still send you a copy of any decision made on the application.

Please do not hesitate to contact the writer on 03-3140051 if you have any questions or concerns regarding the above information.

Yours faithfully

Jason Domigan
Consents Planner

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IF CALLING ASK FOR

Jason Domigan
REF 1670/81

4 October 2007

AUTHOR'S COPY

B. E. Saric & M. Osborne
5 Woodbank Road
HANMER SPRINGS

Dear Bryan and Michelle

NOTICE OF HEARING OF NOTIFIED RESOURCE CONSENT APPLICATION RC 070062

The Hurunui District Council advises that a hearing will be held to hear resource consent application RC070114 applied for by Mr. S. Cundy to build 4 visitor accommodation units and a personal residence at 4 Woodbank Road, Hanmer Springs.

The hearing is set down for **10:30am Wednesday 24th October 2007**, at the Hanmer Springs Library, 49 Amuri Avenue, Hanmer Springs.

If you are intending to have representatives present evidence on your behalf at the hearing then could you please advise the writer indicating the number of people and an estimation of the time it will take to present this evidence. This is required so that enough time can be set aside for the use of the hearing room and the Council can establish an indication of how long the hearing will take. If you intend to provide any written submissions/evidence then please bring 10 copies to the hearing so that they can be distributed to the various parties.

This notice of hearing is served pursuant to Section 101 of the Resource Management Act 1991. Please do not hesitate to contact the writer on 03-314 0051 if you have any questions or concerns regarding the above information.

Yours sincerely

Jason Domigan
Consents Planner

HURUNUI District Council

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

IF CALLING ASK FOR

Jason Domigan
REF 1651/4

AUTHOR'S COPY

4 October 2007

K. Cheung
216 Buchanans Road
CHRISTCHURCH

Dear Sir/Madam

ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION ON NOTIFIED RESOURCE CONSENT HURUNUI DISTRICT COUNCIL
RC070114

The Hurunui District Council acknowledges receiving your submission lodged resource consent application RC070114 by Mr. S. Cundy to establish a 4 unit visitor accommodation activity and personal residence at 4 Woodbank Road, Hanmer Springs.

If you have indicated in your submission that you wish to be heard in support of your submission then the Council will advise you of the hearing date, the time and the location at least ten working days before the hearing is due to be held. A hearing will be set down within 25 working days after the closing date of submissions. Should a pre-hearing meeting be considered appropriate to discuss matters raised in any submissions then you will also be contacted in order to gain your approval of such a meeting taking place prior to a full hearing. These dates may be changed if further information is requested from the applicant by the Council.

If you have indicated that you do not wish to be heard in support of your submission then you will not have any speaking rights at any pre-hearing meeting or hearing. However, the Council will still send you a copy of any decision made on the application.

Please do not hesitate to contact the writer on 03-3140051 if you have any questions or concerns regarding the above information.

Yours faithfully

Jason Domigan
Consents Planner

HURUNUI District Council

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IF CALLING ASK FOR

Jason Domigan
REF 1670/81

4 October 2007

Planit
PO Box 1845
CHRISTCHURCH

AUTHOR'S COPY

Attn: Bob Nixon

Dear Bob

NOTICE OF HEARING OF NOTIFIED RESOURCE CONSENT APPLICATION RC 070062

The Hurunui District Council advises that a hearing will be held to hear resource consent application RC070062 applied for by Mr. S. Cundy to build 4 visitor accommodation units and a personal residence at 4 Woodbank Road, Hanmer Springs.

The hearing is set down for **10:30am Wednesday 24th October 2007**, at the Hanmer Springs Library, 49 Amuri Avenue, Hanmer Springs.

This notice of hearing is served pursuant to Section 101 of the Resource Management Act 1991. Please do not hesitate to contact the writer on 03-314 0051 if you have any questions or concerns regarding the above information.

Please find attached a copy of the application and submissions lodged on the application.

Yours sincerely

Jason Domigan
Consents Planner

07SEP129 CSR

Form 13
Submission on a publicly notified application for resource consent under Sections 96, 127(3), 136(4) and 234(4) of The Resource Management Act 1991

RECEIVED
12 SEP 2007
Hurunui District Council

Please do not hesitate to phone the planning section at the Hurunui District Council (ph 314 – 8816) if you require assistance.

To: The Hurunui District Council, 66 Carters Road, PO Box 13, Amberley (fax 03 314 9181)

1. Name of Submitter: Kei Cheung
(full name)

2. This is a submission on an application from: Shane Cundy
(Applicant's name)

for a resource consent (*or* for a change *or* cancellation of a condition of a resource consent).

3. Location of application: 4 Woodbank Road Hanmer Springs

4. Resource consent ref: RC 03 070114

5. The resource consent is for:
Briefly describe—
- *if an application for a resource consent, the type and proposed activity,*
- *if an application for a change or cancellation of a condition of a resource consent, the type, the relevant condition, and any proposed change:*

Bed + Breakfast at 4 Woodbank Rd

6. My submission is in SUPPORT / OPPOSITION *(delete one and provide reasons)*

Include whether you support or oppose the specific parts of the application or wish to have them amended and provide reasons for your views. This may be provided on a separate sheet if you need more space.

I have no objection to this proposal.

7. I seek the following decision from the consent authority:
[*give precise details, including the general nature of any conditions sought*]

8. I wish ☑ or do not wish ☑ to be heard in support of my submission.

9. If others make a similar submission, I will consider presenting a joint case with them at the hearing. yes ☑ no ☑

10. _____ Date 27/08/07
Signature of the submitter (or person authorised to sign on their behalf)

11. Contact details for the submitter:

Address for service:
Kathy Cheung.
216 Buchanan Rd.
Christchurch.

Phone No: 021 333333.
Fax No:
Email: Kathy3123@hotmail.com.

Note to submitter:
You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

07SEP1401

Form 13
Submission on a publicly notified application for resource consent under Sections 96, 127(3), 136(4) and 234(4) of The Resource Management Act 1991

Please do not hesitate to phone the planning section at the Hurunui District Council (ph 314 – 8816) if you require any assistance.

To: The Hurunui District Council, 66 Carters Road, PO Box 13, Amberley (fax 03 314 9181)

1. Name of Submitter: Bryan Edward Saric and Michelle Osborne.
(full name)

2. This is a submission on an application from: Shane Cundy
(Applicant's name)
for a resource consent (*or* for a change *or* cancellation of a condition of a resource consent).

3. Location of application: 4 Woodbank Road, Hanmer Springs

4. Resource consent ref: RC 03 RC 070114

5. The resource consent is for:
Briefly describe—
- *if an application for a resource consent, the type and proposed activity,*
- *if an application for a change or cancellation of a condition of a resource consent, the type, the relevant condition, and any proposed change:*

To establish visitor accommodation units and a personal residence.
Landuse Consent.

6. My submission is in ~~SUPPORT~~ / OPPOSITION *(delete one and provide reasons)*

Include whether you support or oppose the specific parts of the application or wish to have them amended and provide reasons for your views. This may be provided on a separate sheet if you need more space.

We oppose to the building of 4 motel units on a residential street. Hanmer Springs is full of visitor accommodation and Woodbank Rd is one of the last Streets/Roads that has no self catering units (motels). We accept that Hanmer Springs is a tourist destination and therefore needs to accommodate our tourists. However, after having lived in other areas of the village, we purchased 5 Woodbank Road and now enjoy living in an area where so many locals of this small village reside. We feel that 'living with' and 'living in' tourism are two different things and would much prefer 'living with'.
We also oppose to the length of the building. The section

is a large section and the building almost covers the whole width of the section. We would be completely facing the building and it would block our beautiful view of the mountains. We would be looking straight into the building and there is a very long roof line, even though it is broken up by 3 mezzanine floor windows.
We understand that at the present time, the building is within the area stated by the council for this section. But if and when further development may arise what extension or further building could be approved either within the building limits of today and/or the future? We are concerned that allowing 4 Woodbank Rd to go ahead as a visitor accommodation site would set a precedent for other developments along Woodbank Rd which would fragment our village atmosphere.

7. I seek the following decision from the consent authority:
[give precise details, including the general nature of any conditions sought]

Bed and breakfast within the building. The building to be a shorter width across the section - more of a square shape rather than a long rectangle facing us. No further development to be allowed.

8. I wish ☑ or do not wish ☐ to be heard in support of my submission.

9. If others make a similar submission, I will consider presenting a joint case with them at the hearing. yes ☑ no ☐

10. [signature] MOsborne Date 9/9/07
Signature of the submitter (or person authorised to sign on their behalf)

11. Contact details for the submitter:

Address for service:
5 Woodbank Road
Hanmer Springs

Phone No: 03 315 5069
Fax No: 03 315 7209 (Hanmer Springs School - Att: Michelle)
Email:

Note to submitter:
You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

HURUNUI
District Council

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IF CALLING ASK FOR

Jason Domigan
REF 1651/4

16th August 2007

S Cundy
C/- PO Box 22
Upper Moutere
NELSON

AUTHORS COPY

Dear Sir/Madam

NOTICE OF LIMITED NOTIFICATION OF RESOURCE COUNCIL RC070114

We wish to inform you that your application for a land use consent to build visitor accommodation units and a personal residence at 4 Woodbank Road, Hanmer Springs will be limitedly notified by the Hurunui District Council. The reasons for requiring that the application be limitedly notified are set out in the attached report compiled under Sections 93, 94 and 94A-D of the Resource Management Act 1991.

Notice of the application will be served on affected parties on 16th August 2007. The closing date for submissions is 14th September 2007 which must be served at Hurunui District Council, 66 Carters Road, Amberley. Once the submission period has closed then the Council will send you a copy of all the submissions that have been received. Please note that submitters are also required to serve a copy of their submission on the applicant at the address for service as soon as reasonably practicable after lodging their submission with the Council.

Those parties that are to be served with the notice pursuant to Section 94(1) of the Resource Management Act are:

1 Woodbank
J & F Reardon and B & K Bell
C/- J P Reardon
Rakaia Terrace Road
RD13
Rakaia

2 Woodbank Road
K Cheung
216 Buchanans Road
Christchurch

3 Woodbank
Lou Lou Investment Ltd
36 Guinness Crescent
Christchurch

5 Woodbank
D J Saric and R & O Saric
5 Woodbank Road
Hanmer Springs

6 Woodbank Road
Richards Family Trust
C/o JM & AJ Richards
2 Bath Street
Hanmer Springs

7 Woodbank
T & F Webster
5 Montrose Ave
Culverdon

If there are submitters wishing to be heard and/or the Council wishes a Commissioner or Hearing Committee to decide on the proposed activity, then a hearing will be set down within 25 working days after the close date of submissions. You will be notified of a hearing date, time and location at least 10 working days before the date of the hearing if one is to be held. Prior to setting the date an officer of the Council will contact you to determine what dates you and/or any representatives are available. Should a pre-hearing meeting be considered appropriate to discuss matters raised in any submissions then you will also be contacted in order to gain your approval of such a meeting taking place prior to a full hearing. These dates may be changed if further information is required from the applicant by the Council.

Please do not hesitate to contact the writer on 03)314-0051 if you have any questions or concerns regarding the above request or the processing of the application.

Yours sincerely

Jason Domigan
Consents Planner

HURUNUI District Council

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NEW ZEALAND.
Phone: (03) 314-8816
Fax: (03) 314-9181
Email: info@hurunui.govt.nz
Web: www.hurunui.govt.nz

IF CALLING ASK FOR

Jason Domigan

REF RC070114
1651/4

AUTHORS COPY

16 August 2007

J & F Reardon & B & K Bell
C/- J P Reardon
Rakaia Terrace Road, RD 13
Rakaia

Dear Sir/Madam

SECTION 94(1) RESOURCE MANAGEMENT ACT 1991 – LIMITED NOTIFICATION

The Hurunui District Council has received an application for resource consent as detailed below:

Resource consent ref:	RC070114
Applicant:	Shane Cundy
Type of application:	Landuse Consent
Proposed activity:	To establish visitor accoomodation units and a personal residence.
Location:	4 Woodbank Road, Hanmer Springs

The application includes an assessment of environmental effects. **A copy of the application is enclosed for your information.** The full application can be viewed at the Amberley office during normal office hours. Please contact Jason Domigan (03) 314 8816 if you have any questions about the application.

You have been identified by the Council as someone who may be adversely affected by this proposal and you therefore have an opportunity to make your views on the matter known to Council in the form of a submission. Only those persons who have been identified by Council as being 'potentially adversely affected' may make a submission in relation to a limited notified application. If you wish to make a submission (in support or opposition) on this application you may do so by sending a written submission to Hurunui District Council at 66 Carters Road, PO Box 13, Amberley. The submission must be on Form 13, a copy of which is enclosed for your convenience. Further copies of this form are available from the Hurunui District Council office or available on the website (www.hurunui.govt.nz). If you make a submission it is important that you indicate whether you wish to be heard at any resource consent hearing that may be held to consider this application further. If you indicate that you do wish to be heard, you will be advised of the date of the hearing at a later time.

Your submission must be received by the Council not later than **5pm Friday 14 September 2007**.

A copy of your submission must be served on the applicant as soon as reasonably practicable after serving your submission on the Hurunui District Council, at the following address for service:

S. Cundy
C/- PO Box 22
Upper Moutere
NELSON

The Council is required to serve a copy of a limited notified application on all persons it considers may be adversely affected by a proposal, whether they have already signed an affected party approval form or not. If you have already seen this application and signed a written approval in support of it and you wish this to stand, you need take no further action. Alternatively, you may now wish to make a submission on the proposal and you are entitled to do this within the abovementioned timeframe.

Yours faithfully

Jason Domigan
Consents Planner

Encl copy of resource consent

HURUNUI
District Council

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

IF CALLING ASK FOR

Jason Domigan

REF RC070114
1651/4

16 August 2007

AUTHORS COPY

Kei Cheung
216 Buchanans Road
Christchurch

Dear Sir/Madam

SECTION 94(1) RESOURCE MANAGEMENT ACT 1991 – LIMITED NOTIFICATION

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Yours faithfully

pp

Jason Domigan
Consents Planner

Encl copy of resource consent

HURUNUI District Council

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NEW ZEALAND.
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Email: info@hurunui.govt.nz
Web: www.hurunui.govt.nz

IF CALLING ASK FOR

Jason Domigan

REF RC070114
1651/4

16 August 2007

AUTHORS COPY

Lou Lou Investments
36 Guiness Crescent
Christchurch

Dear Sir/Madam

SECTION 94(1) RESOURCE MANAGEMENT ACT 1991 – LIMITED NOTIFICATION

The Hurunui District Council has received an application for resource consent as detailed below:

Resource consent ref:	RC070114
Applicant:	Shane Cundy
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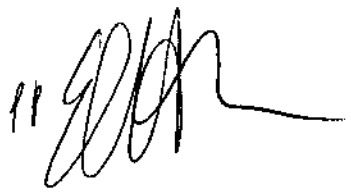
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Yours faithfully



Jason Domigan
Consents Planner

Encl copy of resource consent

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IF CALLING ASK FOR

Jason.Domigan.....

REF ...RC070114.....
1651/4

16 August 2007

AUTHORS COPY

DJ Saric and R & O Saric
5 Woodbank Road
Hanmer Springs

Dear Sir/Madam

SECTION 94(1) RESOURCE MANAGEMENT ACT 1991 – LIMITED NOTIFICATION

The Hurunui District Council has received an application for resource consent as detailed below:

Resource consent ref:	RC070114
Applicant:	Shane Cundy
Type of application:	Landuse Consent
Proposed activity:	To establish visitor accoomodation units and a personal residence.
Location:	4 Woodbank Road, Hanmer Springs

The application includes an assessment of environmental effects. **A copy of the application is enclosed for your information.** The full application can be viewed at the Amberley office during normal office hours. Please contact Jason Domigan (03) 314 8816 if you have any questions about the application.

You have been identified by the Council as someone who may be adversely affected by this proposal and you therefore have an opportunity to make your views on the matter known to Council in the form of a submission. Only those persons who have been identified by Council as being 'potentially adversely affected' may make a submission in relation to a limited notified application. If you wish to make a submission (in support or opposition) on this application you may do so by sending a written submission to Hurunui District Council at 66 Carters Road, PO Box 13, Amberley. The submission must be on Form 13, a copy of which is enclosed for your convenience. Further copies of this form are available from the Hurunui District Council office or available on the website (www.hurunui.govt.nz). If you make a submission it is important that you indicate whether you wish to be heard at any resource consent hearing that may be held to consider this application further. If you indicate that you do wish to be heard, you will be advised of the date of the hearing at a later time.

Your submission must be received by the Council not later than **5pm Friday 14 September 2007**.

A copy of your submission must be served on the applicant as soon as reasonably practicable after serving your submission on the Hurunui District Council, at the following address for service:

S. Cundy
C/- PO Box 22
Upper Moutere
NELSON

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Yours faithfully

pp

Jason Domigan
Consents Planner

Encl copy of resource consent

HURUNUI District Council

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Web: www.hurunui.govt.nz

IF CALLING ASK FOR

Jason Domigan

REF RC070114
1651/4

16 August 2007

AUTHORS COPY

Richards Family Trust
C/- JM & AJ Richards
2 Bath Street
Hanmer Springs

Dear Sir/Madam

SECTION 94(1) RESOURCE MANAGEMENT ACT 1991 – LIMITED NOTIFICATION

The Hurunui District Council has received an application for resource consent as detailed below:

Resource consent ref:	RC070114
Applicant:	Shane Cundy
Type of application:	Landuse Consent
Proposed activity:	To establish visitor accoomodation units and a personal residence.
Location:	4 Woodbank Road, Hanmer Springs

The application includes an assessment of environmental effects. **A copy of the application is enclosed for your information.** The full application can be viewed at the Amberley office during normal office hours. Please contact Jason Domigan (03) 314 8816 if you have any questions about the application.

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S. Cundy
C/- PO Box 22
Upper Moutere
NELSON

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Yours faithfully

Jason Domigan
Consents Planner

Encl copy of resource consent

HURUNUI District Council

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IF CALLING ASK FOR

Jason.Domigan

REF RC070114
1651/4

16 August 2007

AUTHORS COPY

T & F Webster
5 Montrose Ave
Culverden

Dear Sir/Madam

SECTION 94(1) RESOURCE MANAGEMENT ACT 1991 – LIMITED NOTIFICATION

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Yours faithfully

Jason Domigan
Consents Planner

Encl copy of resource consent

Resource Management Act 1991

Section 93 and 94

Consent Number:	RC070114
Applicant:	S J Cundy
Site Address:	4 Woodbank Road, Hanmer Springs
Legal Description:	Lot 55 DP 341093
Description of Application:	Erect and establish a four unit visitor accommodation, with managers residence, within one building.

Planning framework

Zone: Rural-lifestyle

B1 Urban Areas

Rule B1.1.1 Residential zone (including rural-lifestyle)
(d) Visitor accommodation providing five or less beds for visitors

Rule B1.3 Discretionary activities
B1.3.1 Residential zone
(a) Any activity not specified as a permitted or non-complying

B4 Hanmer Basin

Rule B4.1.2 Residential zones (including rural-lifestyle)
(d) Visitor accommodation for 5 or less beds for visitors

Rule B4.4 Discretionary activities (unrestricted)
(a) Any activities which is not specified as a permitted activity or a restricted discretionary activity.

A1 Environmental amenity

A1.2.10 Screening of non-residential activities
(b) in urban areas;
(ii) All parking activities of four or more spaces adjoining a property zoned residential open space shall be screened in accordance with Rule A1.2.10(c)
(c) If no screening exists it shall be provided in the form of
(i) Trees or shrubs planted a maximum of 2m apart that on maturity provide a solid screen of 1.8m or
(ii) A solid wall or fence to a height of at least 1.8m

A1.2.13 Signs
(a) One sign up to 0.6m2 in display area is permitted per site
(b) No free standing signs above 2m in height

A1.2.17 On site parking standards
(a) Residential – 1 car park per dwelling plus two per non-resident employee (including visitor accommodation)
(b) Design standards

(i) Minimum dimensions shall be as per table
(ii) Disabled car parking in accordance with NZS4121:1985
(iii) On site manoeuvring shall be provided to ensure no vehicle has to reverse off site onto a legal road.
(vi) all car parking areas shall be formed and sealed and provide stormwater disposal.

A1.2.19 Vehicle movements
The maximum number of vehicle movements shall be;
(i) Heavy vehicles – 4 movements per day
(ii) Other vehicles – 20 movements per day

A1.4 Discretionary activities
(d) Any activity that does not meet any one or more of the conditions for permitted activities.

The proposed visitor accommodation with manager's residence is discretionary, failing to meet permitted standards on the following basis;

- Visitor accommodation of more than 5 beds (of the four proposed units three have three beds and one has 2 beds, totalling 11 beds overall)
- Vehicle movements of more than 20 per day (one residents and four accommodation units have the potential to create 32 vehicle movements per day, based on 8 per residents plus six per unit)

Has the applicant requested that the application be publicly notified? [Section 94C (1)]

No

Introduction

The application is to establish a four unit visitor accommodation business, in association with a residence, at 4 Woodbank Road, Hanmer Springs. The units will be self catering, but contained within the one building, giving the appearance of one large dwelling. The application states that one unit will contain two beds, and three units will contain three beds, and the residence will contain three bedrooms, with kitchen, family and living rooms.

The application plan illustrates that four visitor accommodation car parks can be provided on site, with two garage spaces for the residence. Screening is proposed around the car parking areas and perimeter of the site, which will, on maturity, provide a continuous screen of 1.8m in height. Other landscaping is proposed between the road and the building.

A sign is proposed near the entrance to the site. The sign will include the name of the accommodation, contact numbers and web site address. The sign is proposed to be less than 0.6m2 in display area and be less than 1.8m in height.

The proposed site is within the rural-lifestyle zone, and contains some 2695m2 in area. It is part of a large subdivision, and has no distinguishing features, vegetation or topography. Opposite the site is residential zoned established dwellings. Woodbank Road is sealed.

Pursuant to section 93, will any adverse effects of the activity on the environment for which consent is sought be minor?

Visitor accommodation is a discretionary activity under the provisions of the Plan. The Council considered that the actual and potential effects that the activity may generate include those associated with traffic movements in excess of what a normal residential activity may generate,

associated noise of car movements, doors slamming and people gathering, lighting, and potential effects on amenity of the surrounding areas.

In relation to traffic movements the Council applied an estimate of 8 vehicle movements per day per dwelling, to the residential component of the proposal. This figure is commonly used as a gauge for average vehicle movements from a residential activity. In relation to the visitor accommodation, the Council considered that a conservative figure would be appropriate considering the small unit size and the distance from town and applied an average of six vehicle movements per day. This equates to a total of thirty-two vehicle movements per day from the site (8 + 6 x 4 = 32).

The vehicle generation is over the 20 movements permitted by the Plan, and will have related effects such as noise and lights and will create an amenity different to what a normal residential activity would. These effects are considered to potentially affect surrounding properties.

The Council also considered other components of the activity that may create effects, including the sign, outdoor lighting, and size and character of the proposed building. In relation to the sign, the Council noted that home businesses are permitted under the Plan, as are signs of less than 0.6m2 in display area. For that reason the Council concluded that those components of the activity should not be considered in the full assessment. The proposed building too is to be constructed and clad under the permitted standards of the Plan, and does not breach site coverage or any other bulk and location standards, and therefore is a permitted activity in its own right.

Overall the Council considered that the actual and potential effects created by the activity would hinge on the effects associated with providing more than 5 beds and traffic movements, and assessed those matters as being interrelated. The Council concluded that there were potentially affected persons in that the surrounding properties and dwellings may be affected by noise, traffic and effects associated with the visitor accommodation.

Notwithstanding the above, do any special circumstances exist in relation to this application which would lead you to conclude that the application should be notified? If the answer is yes, why? [section 94C (2)]

No

Recommendation:	**That the application be publicly notified in accordance with section 93 of the Resource Management Act 1991.**

Who may be considered to be adversely affected by the granting of this application? Identify the properties on the attached plan. [Section 94B]

1 Woodbank
J & F Reardon and B & K Bell
C/- J P Reardon
Rakaia Terrace Road
RD13
Rakaia

2 Woodbank Road
Kei Cheung

216 Buchanans Road
Christchurch

3 Woodbank
Lou Lou Investment Ltd
36 Guinness Crescent
Christchurch

5 Woodbank
D J Saric and R & O Saric
5 Woodbank Road
Hanmer Springs

6 Woodbank Road
Richards Family Trust
C/o JM & AJ Richards
2 Bath Street
Hanmer Springs

7 Woodbank
T & F Webster
5 Montrose Ave
Culverdon

Has the written approval of every person who may be considered to be adversely affected by the granting of the resource consent been obtained? [Section 94B (3)]

No

If the answer to the above question is no, is it unreasonable in the circumstances to require the obtaining of every such approval? [Section 94B (3)(c)]

No – however the applicant has been unable to secure affected party approvals.

Recommendation:

- **That the application be processed on a limited notified basis in accordance with section 93 of the Resource Management Act 1991.**

Reported and Recommended by: _____

Judith Batchelor, Team Leader Resource Consents/Compliance

Date:

DECISION: That the above recommendation be adopted.

_____

Andrew Feierabend, Environmental Services Manager

Date: _____

Subject: RE: RC070114
From: "Cundy, Shane" <shane.cundy@cba.com.au>
Date: Mon, 13 Aug 2007 12:21:26 +1000
To: <Emma@PlanningNorthCanterbury.co.nz>
CC: "Cundy, Shane" <shane.cundy@cba.com.au>, <shanecundy@optusnet.com.au>

Emma
All four units have a double room.
3 units have a mezzanine floor which is capable of taking a bed.
Therefore 3 units may have up to 4 people (2 adults and 2 kids) and disabled unit just holds up to 2 people.
Total can therefore get up to 8 adults and 6 kids.
I would however like to reserve the right to have an extra temporary kids bed available if required in the 3 units.

Shane Cundy
P: +61 2 8223 7661
F: +61 2 9312 2029
shane.cundy@cba.com.au

-----Original Message-----
From: Emma Frazer [mailto:Emma@PlanningNorthCanterbury.co.nz]
Sent: Saturday, 11 August 2007 12:55 PM
To: Cundy, Shane
Subject: Re: RC070114

Thanks Shane. I have the report almost ready to go. One thing I would like to check - how many beds (double and/or single) are planned for each unit? If you can let me know that I can complete the report and the limited notification process can begin next week.

Also, I have had a call from your consultant, and will talk with him next week as well.

Cheers

Emma

Cundy, Shane wrote:

> Liz
> please advise myself and Emma that extra funds $3700 (total now $5000)
>
> have been applied to my deposit on resource consent
>
> Emma
> please go ahead with limited notification hearing procedures
>
> Shane Cundy
> P: +61 2 8223 7661
> F: +61 2 9312 2029
> shane.cundy@cba.com.au <mailto:shane.cundy@cba.com.au>
>
> Cundy, Shane
> *Sent:* Wednesday, 8 August 2007 9:50 AM
> *To:* 'Liz Atkins'
> *Subject:* RE: RC070114
>
> Liz

today I have paid $3700 to the council with my normal rates reference number.
could you please arrange for this to be applied to my resource consent deposit and advise once this has been done by reply email.
(Emma Fraser advised $3700 extra required for now) thanks in advance.

Shane Cundy
P: +61 2 8223 7661
F: +61 2 9312 2029
shane.cundy@cba.com.au

From: Liz Atkins [mailto:Liz.Atkins@hurunui.govt.nz]
Sent: Monday, 6 August 2007 8:29 AM
To: Cundy, Shane
Subject: RE: RC070114

/Good Morning Shane,/

/ /

/I have talked to our finance department and they said it is fine to deposit the $5000.00 into your rates account. You will however need to notify me when you have done it so I can transfer it into the right account./

/Hope this is of some help./

/ /

/Regards Liz/

/ /

From: Cundy, Shane [mailto:shane.cundy@cba.com.au]
Sent: Friday, 3 August 2007 10:01 a.m.
To: Liz Atkins
Subject: RC070114

Hi Liz

for the above resource consent, it looks like i will be going to a limited notification basis (waiting to hear officially from Emma Fraser).

i have been told verbally that I will need to pay a deposit of $5000.

can i pay this money via a funds transfer to the bank a/c I pay rates into? I will not be able to quote the resource consent reference number above as it is a bill payment however the reference number in the payment would be my rates reference number. is this sufficient for

you to identify?

your advice would be appreciated.

thanks

Shane Cundy
P: +61 2 8223 7661
F: +61 2 9312 2029
shane.cundy@cba.com.au

From: Liz Atkins [mailto:Liz.Atkins@hurunui.govt.nz]
Sent: Wednesday, 4 July 2007 11:37 AM
To: Cundy, Shane
Subject: 07jun1921.tif

Dear Shane

Please find attached your application for resource consent.

Regards Liz

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e-mail by typing Unsubscribe in the subject line.
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We can be contacted through our web site: commbank.com.au.
If you no longer wish to receive commercial electronic messages from us, please reply to this
e-mail by typing Unsubscribe in the subject line.
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We can be contacted through our web site: commbank.com.au.
If you no longer wish to receive commercial electronic messages from us, please reply to this
e-mail by typing Unsubscribe in the subject line.
****

1651|4

HURUNUI District Council

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

IF CALLING ASK FOR

Emma Frazer
RC070114

2 July 2007

AUTHORS COPY

Shane Cundy
C/- PO Box 22
Upper Moutere
NELSON

Dear Mr Cundy

RESOURCE CONSENT APPLICATION RC 070114 – REQUEST FOR FURTHER INFORMATION

The Council has reviewed your resource consent application to establish visitor accommodation at 4 Woodbank Road, Hanmer Springs.

In order to progress the resource consent application, the following information is required.

- Please provide the height of the proposed sign, from ground level to the top of the display board and a sign design, illustrating the wording set out and dimensions. This information is required in order to fully understand the actual and potential environmental effects that the sign may have. You may be aware that the District Plan permits signs that are 0.6m2 in display area and less than 2m in height for a freestanding sign. As your proposed sign is significantly larger than that, a fuller assessment is required.
- Please provide information on the anticipated number of offsite employees likely to be engaged in the business operation in the future. If you are unable to provide this information at this time, please be aware that a variation to the resource consent maybe required at such time that you do employ off-site staff.
- Your application states that the perimeter hedging will be a maximum height of 1.25m. The Plan standards require that car parking be screened with either a 1.8m high fence or 1.8m high plantings. Please advise on the possibility of establishing and maintaining the hedging adjacent to the car parking to a height of 1.8m.
- Please provide, on the enclosed forms, affected party approvals from the owners and occupiers of the following addresses;

  - 1 Woodbank Road
  - 2 Woodbank Road
  - 3 Woodbank Road
  - 5 Woodbank Road
  - 6 Woodbank Road
  - 7 Woodbank Road

Please note that affected parties should sight and initial a copy of the plans and your proposal and assessment, as well as completing and signing the enclosed forms. Where property is owned jointly, all owners must sign the plans and form. A copy of your sign design should also be provided to the affected parties, for their approval.

Section 92 of the Resource Management Act 1991 allows me to ask for more information to better understand your application. Recent amendments to section 92 of the Resource Management Act 1991 requires the applicant who receives a request under section 92(1) must, within 15 working days from the date of request, either,

(a) Provide the information
(b) Inform the council through a written notice that you agree to provide the information; or
(c) Tell the consent authority in a written notice that as the applicant you refuse to provide the information.

If the requirements set out above are not completed within the 15 working day time frame, the council may continue to process the application based on the information provided. A possible consequence is that the application may be declined on the basis that insufficient information was provided.

If you have any questions regarding the above, please do not hesitate to contact me at the Council.

Yours faithfully

Emma Frazer
RESOURCE MANAGEMENT PLANNER

1651|4

HURUNUI District Council

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

IF CALLING ASK FOR
Emma Frazer
REF RC070114

AUTHORS COPY

26 July 2007

Shane Cundy
C/- PO Box 22
Upper Moutere
NELSON

Dear Mr Cundy

RESOURCE CONSENT APPLICATION RC 070114 –CONFIRMATION OF SITE COVERAGE

Further to your e-mail of 25 July 2007, I can confirm that the maximum site coverage allowed in the rural lifestyle zone is 20% of the total area of the site. This includes all buildings and structures.

If a proposed building were to exceed 20% of the total site coverage, resource consent would be required from the Council. The Council would assess the actual or potential effects of the coverage breach, and may or may not require neighbours approvals, depending on the extent of the effects. The Council may or may not grant the resource consent, depending on the level of effects and whether or not the objectives and policies of the Plan were met.

If you have any questions regarding the above, please do not hesitate to contact me at the Council.

Yours faithfully

Emma Frazer
RESOURCE MANAGEMENT PLANNER

26 July 2007

Shane Cundy
C/- PO Box 22
Upper Moutere
NELSON

Dear Mr Cundy

RESOURCE CONSENT APPLICATION RC 070114 –CONFIRMATION OF SITE COVERAGE

Further to your e-mail of 25 July 2007, I can confirm that the maximum site coverage allowed in the rural lifestyle zone is 20% of the total area of the site. This includes all buildings and structures.

If a proposed building were to exceed 20% of the total site coverage, resource consent would be required from the Council. The Council would assess the actual or potential effects of the coverage breach, and may or may not require neighbours approvals, depending on the extent of the effects. The Council may or may not grant the resource consent, depending on the level of effects and whether or not the objectives and policies of the Plan were met.

If you have any questions regarding the above, please do not hesitate to contact me at the Council.

Yours faithfully

Emma Frazer
RESOURCE MANAGEMENT PLANNER

Subject: FW: Shane Cundy, 4 Woodbank Road, Hanmer Springs. RC 070114
From: "Liz Atkins" <Liz.Atkins@hurunui.govt.nz>
Date: Tue, 3 Jul 2007 09:20:35 +1200
To: <Emma@PlanningNorthCanterbury.co.nz>

-----Original Message-----
From: Will Lawson [mailto:lawsurv@xtra.co.nz]
Sent: Tuesday, 3 July 2007 9:18 a.m.
To: Liz Atkins
Subject: Shane Cundy, 4 Woodbank Road, Hanmer Springs. RC 070114

Liz, as I mentioned to you the other day, the Community Board has been circulated with information regarding the above application. From comments I have received, it appears that most members of the Board are happy with the proposal. My own comment would be that the applicant's description of the consultation undertaken with neighbours is somewhat sketchy and unverified by any documentation. Rule B 4.3 (a) would define this as a Discretionary Restricted Activity as there will be provision of more than 5 beds for visitor accommodation. Rule B 4.3 (b)

(iii) gives the Council the power to waive any requirement to obtain the

written approval of affected persons. In this instance, because of the nature of the activity, I would suggest that it would be wise to require

written consent of affected persons. Regards, Will Lawson

--
Lawsurv
P O Box 53
Hanmer Springs
Phone (03) 315 7957
Fax (03) 315 7958
Mobile (027) 22 109 22
Email lawsurv@xtra.co.nz

##
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Subject: Address's
From: "Liz Atkins" <Liz.Atkins@hurunui.govt.nz>
Date: Tue, 3 Jul 2007 09:13:15 +1200
To: <Emma@PlanningNorthCanterbury.co.nz>

1 Woodbank
J & F Reardon and B & K Bell
C/- J P Reardon
Rakaia Terrace Road
RD13
Rakaia

3 Woodbank
Lou Lou Investment Ltd
36 Guinness Crescent
Christchurch

5 Woodbank
D J Saric and R & O Saric
5 Woodbank Road
Hanmer Springs

7 Woodbank
T & F Webster
5 Montrose Ave
Culverdon

Liz Atkins

Customer Services Planning
66 Carters Road / PO Box 13
Amberley, North Canterbury
DDI: 03)314-0021
FAX: 03)314-9181

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Subject: RE: 4 Woodbank Rd, Hanmer Springs
From: "Cundy, Shane" <shane.cundy@cba.com.au>
Date: Mon, 2 Jul 2007 09:00:42 +1000
To: <Emma@PlanningNorthCanterbury.co.nz>
CC: <shanecundy@optusnet.com.au>, <Jana_Bott@bnz.co.nz>, "jana & col;in bott" <cojak4@xtra.co.nz>

emailed from Work

Emma

Thank you for your letter.
I do not seem to have received the form from you, required to be filled in by neighbours. Could you please send me this form.

The first 3 points you mention are easily rectified and I shall respond quickly on these.
The last requirement to get neighbours approval however will take some time. I am visiting area on 25th or 26th of July and shall attempt to speak to all neighbours involved. I will post required information to them in advance of meeting. I do have a problem finding out who the owners of number 2 and number 6 Woodbank Road are - as these are unoccupied sites currently. If you could advise me of a postal address/phone number for these owners it would be appreciated.

Thanking you in advance for your help
Shane Cundy

P: +61 2 8223 7661
F: +61 2 9312 2029
shane.cundy@cba.com.au

-----Original Message-----
From: Emma Frazer [mailto:Emma@PlanningNorthCanterbury.co.nz]
Sent: Monday, 2 July 2007 8:46 AM
To: Cundy, Shane; shanecundy@optusnet.com.au
Subject: 4 Woodbank Rd, Hanmer Springs

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e-mail by typing Unsubscribe in the subject line.
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Subject: Re: RC070114
From: Emma Frazer <Emma@PlanningNorthCanterbury.co.nz>
Date: Fri, 06 Jul 2007 14:47:50 +1200
To: "Cundy, Shane" <shane.cundy@cba.com.au>

Hi Shane

I would not be able to get the formed to you except by mail, next week. However, if the affected parties see your typed assessment and the plans, that would be sufficient information for them. They do no necessarily need the application form as well. Let me know if you would still ike it sent.

Regarding the time frame for affected parties to digest the information - it really is a personal choice, and quite dependant on circumstances. A couple of instances may be happy to read it over night and sign the next day, however a family trust may need to post copies around the country to trustees and then have a lawyer check it over. You can only do your best and hope they all come to the party.....

If it turns out that one or more parties do no want to sign, the Council will want to do a notification - which will extend your time frames by a couple of months at least. We can discuss that more if it eventuates.

Regards

Emma Frazer

Cundy, Shane wrote:

> Emma
>
> Thank you for your prompt response, I have a couple more queries / requests from you in order to complete your outstanding points
>
> 1. could you please either A. scan the signed resource consent application form I sent you and
> email to me - or (if you don't have a scanner)
> B. post a photocopy of the signed form to:
>
> Colin Bott
> c/o PO Box 22
> Upper Moutere
> Nelson
>
> (unfortunately I did not keep a copy of this, as it is now required to be sent to affected parties)
>
> 2. My objective is to post all details to the affected parties today, with a view to arranging to meet them in the last week of July. I will send an updated AEE to you tomorrow which will highlight any changes made, as this will be sent to affected parties.
> They will have at least 2 weeks before I meet them to read through plans.
> My question is around what is a sufficient timeframe to allow affected parties to digest material and respond to council?
> Reason I ask this is that I am on a strict timeframe in regards to organising a builder and need to know when council will make a final decision (i.e. if I do not receive a response from all affected parties - how long does council wait before making a decision?)
>
> Thanking you in advance, sorry for all these questions.
>
> Shane Cundy

P: +61 2 8223 7661
F: +61 2 9312 2029
shane.cundy@cba.com.au
Our vision is to be Australia's finest financial services organisation through excelling in customer service.

-----Original Message-----
From: Emma Frazer [mailto:Emma@PlanningNorthCanterbury.co.nz] Sent: Tuesday, 3 July 2007 7:37 AM
To: Cundy, Shane
Subject: [Fwd: Address's]

Addresses attached re Resource consent at Woodbank Rd

Cheers

Emma Frazer

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****

2 July 2007

Shane Cundy
C/- PO Box 22
Upper Moutere
NELSON

Dear Mr Cundy

RESOURCE CONSENT APPLICATION RC 070114 – REQUEST FOR FURTHER INFORMATION

The Council has reviewed your resource consent application to establish visitor accommodation at 4 Woodbank Road, Hanmer Springs.

In order to progress the resource consent application, the following information is required.

- Please provide the height of the proposed sign, from ground level to the top of the display board and a sign design, illustrating the wording set out and dimensions. This information is required in order to fully understand the actual and potential environmental effects that the sign may have. You may be aware that the District Plan permits signs that are 0.6m2 in display area and less than 2m in height for a freestanding sign. As your proposed sign is significantly larger than that, a fuller assessment is required.
- Please provide information on the anticipated number of offsite employees likely to be engaged in the business operation in the future. If you are unable to provide this information at this time, please be aware that a variation to the resource consent maybe required at such time that you do employ off-site staff.
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Please note that affected parties should sight and initial a copy of the plans and your proposal and assessment, as well as completing and signing the enclosed forms. Where property is owned jointly, all owners must sign the plans and form. A copy of your sign design should also be provided to the affected parties, for their approval.

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(a) Provide the information
(b) Inform the council through a written notice that you agree to provide the information; or
(c) Tell the consent authority in a written notice that as the applicant you refuse to provide the information.

If the requirements set out above are not completed within the 15 working day time frame, the council may continue to process the application based on the information provided. A possible consequence is that the application may be declined on the basis that insufficient information was provided.

If you have any questions regarding the above, please do not hesitate to contact me at the Council.

Yours faithfully

Emma Frazer
RESOURCE MANAGEMENT PLANNER

ENGINEERING - COMMENTS / CONDITIONS

Date 20th June 2007

Resource Consent no. 070114

Applicant Shane Cundy

Location 4 Woodbank Road, H/S

Type of consent Land use

Planner _____

Notes _____

9.7

3 x 2.5 7.5
1 x 3.6 3.6
11.1

Engineering conditions

1. Water - metered town supply connected
2. Sewer - connection NO available from subdivision
3. Accessway - standard - upgrade to Figure A.5.4. Private Accessway
4. standards (1-50 ECM/day) to local & collector roads.
5. Sealed width of 4 car parks = 9.6m. - Requires 3@2.5 &
6. 1@3.6(disabled) = 11.1.
7. Car Park and manoeuvring space should be sealed to
8. same standard as R.O.W in District Plan. if possible
9. _____
10. _____

Comments

_____

_____

_____

_____

Signed, Manager Engineering Services

_____

_____ **Ward committee consultation** **Yes / No**

Conditions continued

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

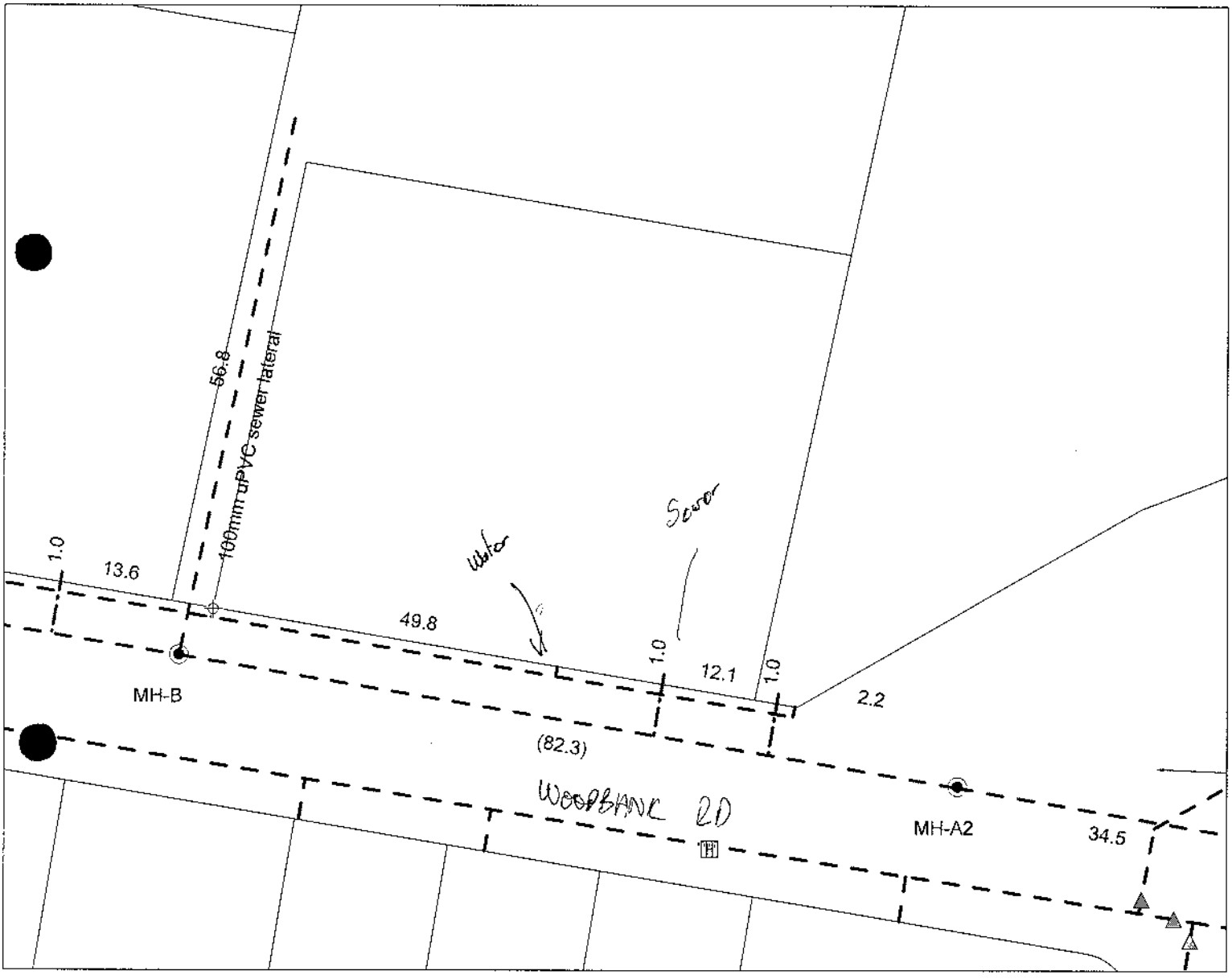
17. _____

18. _____

19. _____

20. _____

Comments cont.


56.8
100mm uPVC sewer lateral
1.0
13.6
49.8
1.0
12.1
1.0
2.2
Water
Sewer
MH-B
(82.3)
WOODBANK RD
MH-A2
34.5

HURUNUI
District Council

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

IF CALLING ASK FOR
Liz Atkins
RC070114
REF 1651/4

19 June 2007

AUTHORS COPY

Shane Cundy
C/- P O Box 22
Upper Moutere
NELSON

Dear Sir/Madam

RESOURCE CONSENT APPLICATION NO 070114

I acknowledge receipt of your application for a resource consent to build visitor accommodation units and a personal residence at 4 Woodbank Road, Hanmer Springs. This application was received in this office on 19 June 2007.

Please use the reference number - **RC070114** in any correspondence or telephone calls, regarding this application. The Resource Management Act 1991 prescribes that the Hurunui District Council has a period of 20 working days; from the date it is received, to process the non-notified resource consent applications. You may be contacted during this period so that officers can undertake a site visit.

Please do not hesitate to contact me if you have any queries.

Yours faithfully

Liz Atkins
Customer Services - Resource Management

HURUNUI District Council

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

IF CALLING ASK FOR Liz Atkins
RC070114
REF 1651/4

19 June 2007

AUTHORS COPY

Shane Cundy
C/- P O Box 22
Upper Moutere
Nelson

Dear Sir/Madam

RESOURCE CONSENT APPLICATION NO 070114

Regarding your application to build visitor accommodation units and a personal residence at 4 Woodbank Road, Hanmer Springs. We require the following additional information to be supplied pursuant to Section 92 of the Resource Management Act 1991 in order to better understand the application.

- Floor and elevation plans for the proposed visitor accommodation units and personal residence.
- Site plan showing the proposed site of the dwelling with the distances to the neighbour's properties and the front boundary.
- Plan showing proposed and existing landscaping.

Any further processing of the application will be suspended until the information is received.

Please do not hesitate to contact me if you have any queries.

Yours sincerely

Liz Atkins
Customer Services - Resource Management

HURUNUI
District Council

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

IF CALLING ASK FOR
Liz Atkins
REF RC070114
1651/4

S COPY

20th June 2007

Hanmer Springs Community Board
C/- Will Lawson
PO Box 53
HANMER SPRINGS

Dear Sir/Madam

RESOURCE CONSENT APPLICATION NO RC070114
PROPOSED LANDUSE - 4 WODDBANK ROAD, HANMER SPRINGS

A resource consent application has been lodged with the Hurunui District Council from Shane Cundy for 4 Woodbank Road, Hanmer Springs. The applicant wishes to build visitor accommodation units and a personal residence and the zoning is Rural Lifestyle.

A copy of the application plan is provided for your information.

Please do not hesitate to contact me if you have any queries.

Yours sincerely

Liz Atkins
Customer Services - Resource Management

Encl: Application
Plans
Map
Certificate of Title

070114

RECEIVED
19 JUN 2007
Hurunui District

7 June 2007

Helga Rigg
Consents Planner

Hurunui District Council
PO Box 13
Amberley

Dear Helga

Re: Resource consent for 4 Woodbank Rd Hanmer Springs

I attach a resource consent application, together with various other supplementary information, for your perusal.

Should you wish to contact me, I list below the best forms of communication:

Email home shanecundy@optusnet.com.au

Email work shane.cundy@cba.com.au

Phone work 00 61 2 82237661

Fax work 00 61 2 93122029

Mail c/o PO Box 22
Upper Moutere
Nelson

My architect/project manager is at the mailing address above and can assist with specific technical details however in the first instance, please contact me.

Please feel free to email my work address above with any clarification you require.

Thanking you in advance

Shane Cundy

Shane Cundy

Received with thanks by 2/01
Hurunui District Council

19-06-07 9:24 Receipt no.398383

COPY *COPY* *COPY*
DR RM070114 CUNDY S 1,300.00-
S CUNDY::4 WOODBANK ROAD:HANMER SPRINGS
CQ BNZ WGTN
BANK CHEQUE 1,300.00
Total Receipted 1,300.00

RECEIVED
19 JUN 2007
Hurunui District Council

Form 9
Application for resource consent (land use) under Section 88 of The Resource Management Act 1991

Please do not hesitate to phone the planning section at the Hurunui District Council (ph 314 – 8816) if you require any assistance. You may find it helpful to also refer to the resource consent checklist.

Office only
RC\ 070114 Valuation no _____ Property file _____/_____

To: The Hurunui District Council, 66 Carters Road, PO Box 13, Amberley

1. I / ~~We~~, Shane Joseph Cundy
(Full name of applicant)
apply for the following resource consent: ☑ land use *(refer to other form for subdivision consent)*

2. Describe the activity to which the application relates. *(ie. explain the proposal referring to the district plan issues of non-compliance)*
Visitor accommodation (4 units) at 4 Woodbank Road, Hanmer Springs, together with personal residence. One single storey dwelling comprises all.

3. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows: *(give names and addresses)*
Shane & Amy Cundy c/o PO Box 22 Upper Moutere Nelson ph 0061 2 82237661 work (other contact details in letter)

4. The location of the proposed activity is as follows:
[Describe the location as it is commonly known and in a way that will enable it to be easily identified (eg: the street address, the legal description, farm name, the name of any relevant stream, river, or other water body to which the application relates, proximity to any well-known landmark, the grid reference (if known))

Address: 4 Woodbank Road, Hanmer Springs
Legal Description: Lot 55 Dep Plan 341093 ID 168907
Other: _____

5. I confirm that no additional resource consents are needed for the proposed activity. *(or provide details of the additional resource consents that are needed for the proposed activity and have or have not been applied for:)*
N/A.

6. I provide in accordance with the Fourth Schedule of the Resource Management Act 1991, an **assessment of environmental effects** in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. *(or attach on separate pages if additional space is required)*
Refer attached document, Assessment of Effects

7. I attach any information required to be included in the application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act. *(List all documents that you are attaching).*

Refer attached documents, site plan

8. I enclose $ 1,300- being the relevant application fee.

9. Signature of applicant *(or person authorised to sign on behalf of applicant)* Shane Cundy Date 6/6/07

10. Address for service of applicant:

c/o PO Box 22
Upper Moutere
Nelson

Contact person: Shane Cundy
(Name and designation)

Phone No: 0061 2 82237661
Fax No: 0061 2 93122029
Email: shanecundy@optusnet.com.au

Note to applicant
You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Application for Land Use Resource Consent:

Mr Shane Cundy (4 Woodbank Rd, Hanmer Springs)

Assessment of Environmental Effects

1 Introduction

This statement of effects provides an assessment of the actual and/or potential effects on the environment of the proposed development of visitor accommodation situated at 4 Woodbank Road, Hanmer Springs (Lot 55 Dep plan 341093 title ID 168907). This statement of effects accompanies and forms part of the resource consent application.

1.1 Description of the site

The 2700m2 rectangular site is located close to the intersection of Woodbank Road and state highway 7A. The site is relatively flat with a gentle rise (1 meter) from the front left boundary up to the mid section, thereafter property is flat. There is currently no building on the site. The property is covered in pasture with hedging planted inside the fence line.

A site plan is attached to the application.

1.2 Description of the proposal

The resource consent application relates to the proposed visitor accommodation, offering 4 self catering units. Each unit is a 1 bedroom unit which includes a mezzanine floor above. This proposal complies with the management strategy of the Hanmer Basin to allow further tourist development for economic and social wellbeing of the area. Proposal will assist in the lack of visitor accommodation currently offered within the Hanmer area and as we will be permanent residents, add to the wellbeing and economic prosperity of the area.

The hours of operation will be to a normal obligated time, commensurate with the service required by our clientele. Office hours will be clearly conveyed as 8am to 10pm only.

It is proposed to build one single storey dwelling. This dwelling meets all restrictions placed upon it by the district plan and applicable subdivision covenants. The attached architectural drawings show that the design and location of the building is in sympathy with the environment and is not considered to detrimentally affect the visual amenity of the area. The building will meet all NZ Building Code requirements and be finished to a very high standard in appearance and luxury. The building will be

compatible with the urban environment promoted by the district plan.

2 Assessment of effects

A discretionary activity consent is required for visitor accommodation.

The plan identifies the following matters which are relevant:

2a. Permanent/Ongoing visitor accommodation

- **Screening non residential activities**

Visitor accommodation services will not involve any activities which are beyond the normal definition of residential activities. Traffic, parking and noise are described in their own sections below.

- **Traffic**

Due to the small number of guest units (4), which will only have 1 car per unit, traffic increase in the local area is considered to be minimal. We estimate traffic flow to have a maximum of 12 entries to site per day total (assuming all 4 units occupied) for guests and an additional 3 to 4 times per day for ourselves. Woodbank road is sufficiently wide enough for a passing car (underpass), while our guest is turning into the driveway, should the unlikely event occur where a guest has to wait before making a right turn into the entranceway. Our entranceway is sufficiently far enough away from the highway turnoff not to be a concern (also a sufficient distance away from the new proposed alteration to the meeting of Woodbank road and Argelins road roundabout). A footpath exists on the opposite side of road to our site therefore pedestrian safety is excellent.

- **Parking**

Designated guest parking (at front eastern corner) will be provided within the site for 4 vehicles. Residential parking is within an internal garage. It is not envisaged that any street parking would be required.

Screening of car parks will be achieved by a combination of a).Perimeter hedging (which will be maintained to 1.8m high) along the eastern perimeter and roadside to entrance, b). new landscaping trees around car park area (maximum height 3m) and c). existing trees on front nature strip in front of parking area. This combination will ensure no unsightly vision or noise for neighbours.

- **Noise**

Noise levels will be kept within a reasonable and appropriate level that will not disturb any neighbours lifestyle or tranquillity.

It is an objective of our plans to offer a relaxing retreat style accommodation experience where personal space and privacy for guests is paramount.

- **Blocks someone's view**

No one's view will be affected by the proposed building as all height restrictions are being strictly adhered to.

- **Reduced sunlight / shading neighbours property**

The site is located on the northern side of Woodbank road. Because the house is located within the agreed subdivision and district plan restrictions regarding distance from perimeter, there will be no adverse effect on any neighbour's sunlight, or increased shading, either adjoining or across the road. The proposed development is well within the maximum height control.

- **Continuous building length**

It is proposed to construct the building within all parameters set by the district plan and subdivision covenants. The combination of the 3 gable facades and 3 dormer windows proposed in the roofline, will break up the appearance of the building - so the entire structure does not look bulky when viewed from the neighbouring properties.

The building design is entirely compatible with the residential amenity that the district plan seeks to protect.

- **Change in street character / visual effects**

The house design is similar to a number of dwellings in the subdivision area - all of which are reasonably substantial, single (or double) storey homes. Due to the nature of the building materials proposed (i.e. similar to those on neighbouring houses within subdivision), the presence of perimeter hedging on site, landscaping and the distance between the building and road, the building will not be a dominant feature on the landscape or out of character with existing development in the area.

This building will blend and harmonise with its alpine surroundings. This proposal is in accord with the design standards of the district plan and the design treatments advocated by the "Guide to Building Design and Landscaping in Hanmer."

- **Reduces someone's privacy**

The building takes advantage of the direct sunlight opportunities provided by the site. While there are significant areas of window proposed, these generally overlook the north - as opposed to looking directly onto the southern road direction.

In any case, the perimeter hedging and proposed new tree planting will ensure privacy for all neighbours. It is our intention to ensure that our guests will also enjoy their own privacy.

- **Compromises a known vegetative or built feature**

The building will be placed in the middle of the existing cleared area of land. It will not dominate any existing vegetation in the area.

- **Loss of trees**

No trees currently exist on site. Landscaping of new trees (which will not exceed the height of the building) is proposed. The old gumtree on the front nature strip will definitely not be harmed.

- **Artificial Light**

The existing street light-pole outside the south western corner of site provides some night vision for night parking. Minimal additional internal lighting will be situated along driveway for ease of parking as per attached site plan. A small dimmed light over the entrance sign will also be required.

Lighting will extinguish no later than 10pm each night.

- **Height**

Maximum height of building complies with all regulations within the district plan and subdivision covenants. Building is compatible with the scale of other buildings within the subdivision.

- **Telecommunications facility**

A satellite is proposed to be situated onto an external wall/roof. The satellite will be the smallest possible recommended by the sky channel. This will not look out of place with similar facilities already situated within the area.

- **Greeting Sign**

Proposed sign will not cause any nuisance to any person, (dimensions 0.95m by 0.58m), next (left) to the entrance access (maximum height 1.9m from ground level), stating the following:

Guesthouse name

Telephone number

Internet address

The sign will have a small dimmed light shining onto it which will turn off at 10pm each night. Light is purely for reading purposes. Lettering will be normal font (e.g. Arial and italics) and colouring will be non offensive (e.g. white background, black and blue font). An indication of the sign is shown in Appendix 1.

- **Water**

Council water supply to site already exists. Usage has been calculated with regard to all facilities available on site. We estimate the maximum usage per day to be 7,000 litres when fully booked. The average usage estimate on non busy days will be 3,000 litres. These figures take into account laundry, gardening, bathroom, cooking and cleaning. We understand the council permitted maximum is 12,000 litres per day, so we will be comfortably below maximum levels permitted by supplier.

- **Energy Efficiency**

While meeting all NZ Building Code requirements, this building has been designed to be an energy efficient home. The general guidelines / elements of design include:

Orientation

Layout and internal zoning

Insulation

Windows / shading / landscaping

Ventilation / draught proofing

Thermal mass

- **Guest Safety**

All fire safety code regulations will be covered including:

Fire resistivity and flame spread construction material

Smoke detection and alarm systems

Fire extinguishers

Clearly marked exits

- **Disabled Access**

One unit (eastern end) will comply with all disabled access regulations as set out in the NZ Building Code. It is our intention to include disabled access on our advertising material therefore we are strongly committed to this potential market.

- **Scale of Activity/Offsite employees**

To begin operations, no staff will be employed as we are running a family orientated business. Once operation becomes successful then 1 part time external cleaning staff member will be employed.

2b. Temporary / building of dwelling

- **Earthworks**

The site is relatively flat and therefore only requires minor earthworks during the construction stage. Normal minor disruption would be expected to the scale of any other new residence building.

- **Drainage**

Council stormwater and drainage facilities are already situated on site. No major discharge would be expected above normal residential building levels.

- **Water**

Subdivision water facilities exist at entrance access as described on plan. Usual requirements for residential building expected.

- **Noise**

Usual residential building noise expected (minor) and will be confined within the hours of 7am to 6pm.

- **Traffic**

Minor disruption, occasionally when heavy construction materials delivered to the site only.

- **Odour / Dust**

Minor odour and dust expected, not beyond normal confines of a residential building construction site.

3. Consultation

Verbal consultation was undertaken with the closest neighbour (directly across road) and another neighbour, at the time of hedge planting in 2005. Neither of the neighbours expressed any concern regarding the proposed dwelling however all details were not provided at the time as they were yet to be finalised. Height restriction below 7.5m was however conveyed.

Written consultation is being mailed to neighbours at 1,2,3,5,6 and 7 Woodbank Road on 4th July 2007. Follow up phone calls will be made with a view to personal visits with each neighbour during the last week of July 2007.

4. Other Details

Colours

Colours for building comply with the designated colours advocated by the "Guide to Building Design and Landscaping in Hanmer."

Wall	02A03
Roof	Obsidian
Trim	Obsidian
Windows	aluminium (silver/grey)
Doors	Wood stained and aluminium sliding

Landscaping

Perimeter hedge is the specie Photinia (as grown locally) and will be trimmed to a maximum height of 1.8m.

Various new trees will be planted within boundary that will be kept well below the maximum height of the house. Species proposed will come from the following list:

Cherry fruit tree

Weeping Cherry tree

Apricot tree

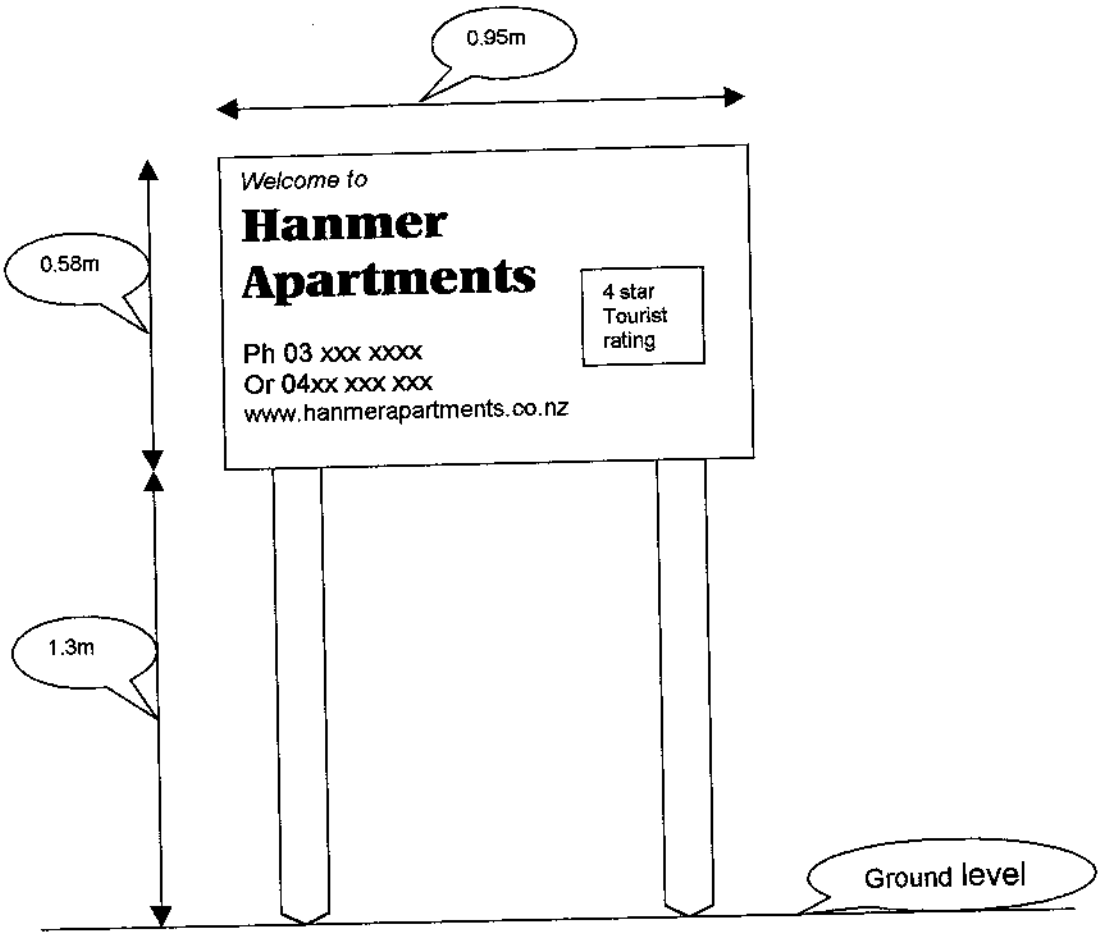
Plum tree

Maple tree

The overall presentation of the landscaping will be to a very high standard. We will consult with a local landscape gardener, in order to develop an eye-catching site.

Appendix 1

A drawing of sign (not to scale) to give an idea of overall appearance



Background is white in colour with font black and blue.

Subject: RE: 4 Woodbank Rd, Hanmer Springs RC070114
From: "Cundy, Shane" <shane.cundy@cba.com.au>
Date: Wed, 4 Jul 2007 14:48:14 +1000
To: <Emma@PlanningNorthCanterbury.co.nz>
CC: <shanecundy@optusnet.com.au>, "jana & col;in bott" <cojak4@xtra.co.nz>

Emma

In reply to your letter dated 2 July 2007 regarding further information, I state the following:

1. sign design - has been amended to comply within regulations stated in district plan (details are in amended AEE attached on page 4 and appendix 1)

2. offsite employees - clarification is made in amended AEE on page 5. It is our intention to have a family operated business which essentially means no outside staff. We do however plan to employ 1 part time cleaner once the business is established and running smoothly (probably after 1 to 2 years of set up). This would be a part time position only and involve a maximum of 4 hours per day.

3. screening hedge perimeter has been amended to a height of 1.8m, as required by district plan. Further details are attached in AEE.

I have underlined all changes I have made to AEE for your convenience and approval.

[redacted]This amended AEE has been sent today to the affected party neighbours you mentioned (along with affected party form, plans and copy of RC form).

I will follow up with all neighbours when in the area in late July.

If I cannot reach any of these neighbours - what is the time frame before council makes a final decision without affected party consent?

Also

Do you require the drawing plans to show the increase in height of perimeter hedge and adjustment in sign (as this is concept style drawing only)?

Thanks in advance

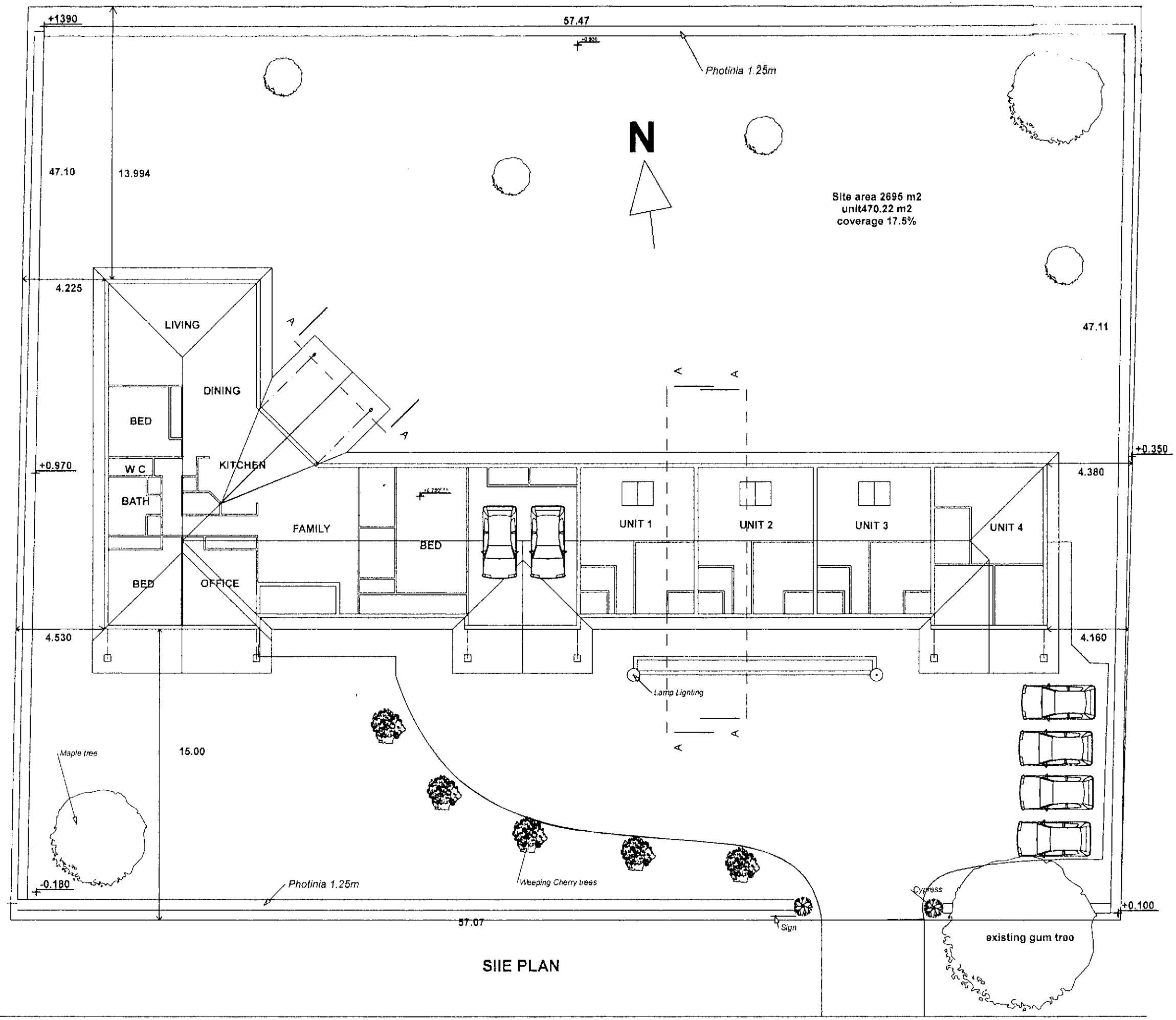
Shane Cundy
P: +61 2 8223 7661
F: +61 2 9312 2029
shane.cundy@cba.com.au

-----Original Message-----
From: Emma Frazer [mailto:Emma@PlanningNorthCanterbury.co.nz]
Sent: Monday, 2 July 2007 8:46 AM
To: Cundy, Shane; shanecundy@optusnet.com.au
Subject: 4 Woodbank Rd, Hanmer Springs

[redacted]

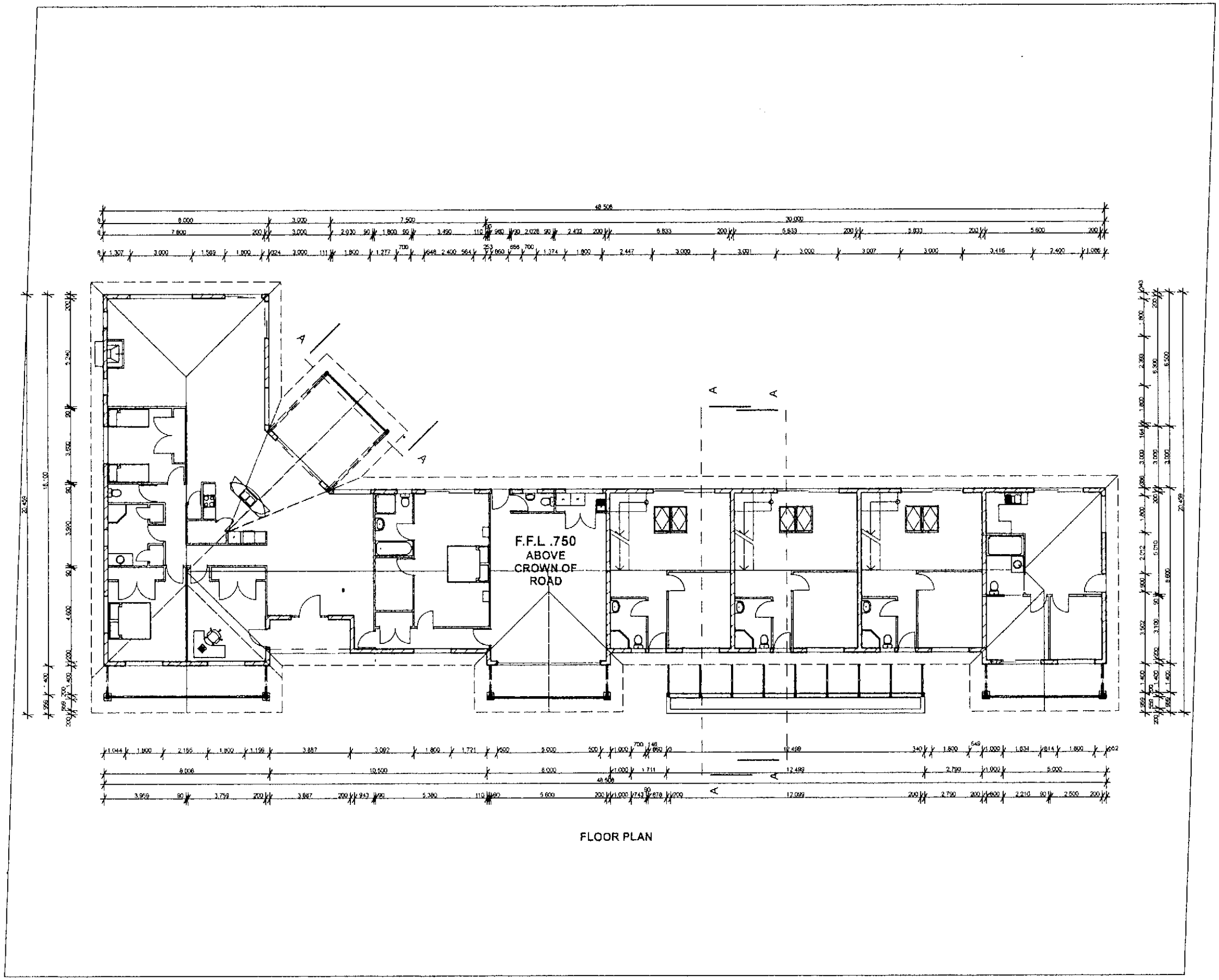
********** IMPORTANT MESSAGE **********
This e-mail message is intended only for the addressee(s) and contains information which may be confidential.
If you are not the intended recipient please advise the sender by return email, do not use or disclose the contents, and delete the message and any attachments from your system. Unless specifically indicated, this email does not constitute formal advice or commitment by the sender or the Commonwealth Bank of Australia (ABN 48 123 123 124) or its subsidiaries.
We can be contacted through our web site: commbank.com.au.
If you no longer wish to receive commercial electronic messages from us, please reply to this e-mail by typing Unsubscribe in the subject line.
****

Application for Resource Consent_AEE_shanecundy_advise council.doc	**Content-Description:** Application for Resource Consent_AEE_shanecundy_advise council.doc **Content-Type:** application/msword **Content-Encoding:** base64



S & A Cundy 4 Woodbank Road Hanmer Springs,

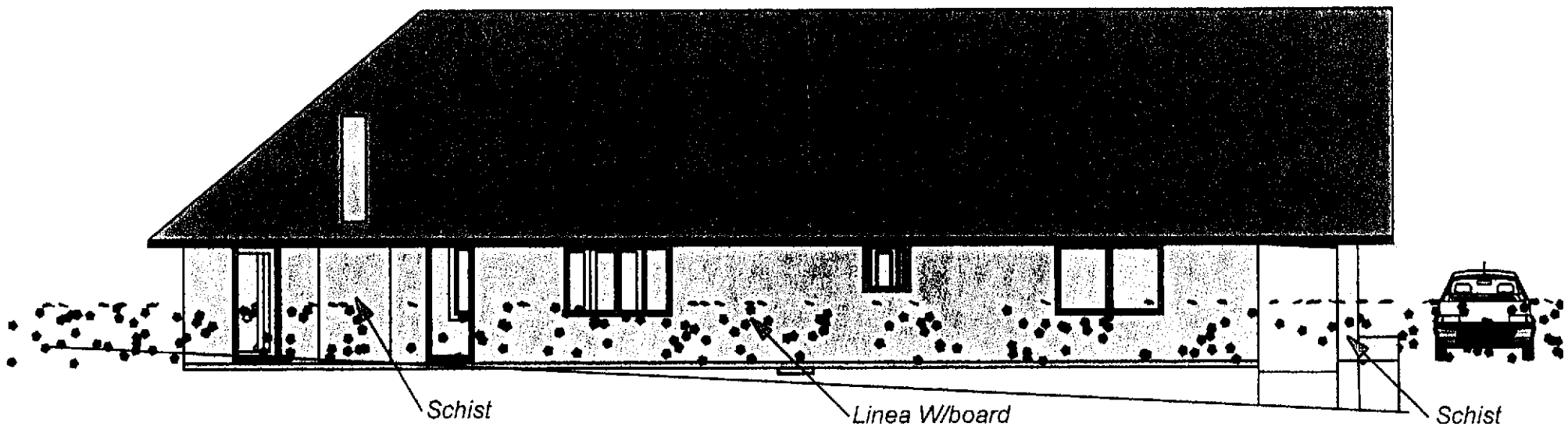
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FLOOR PLAN

S & A CUNDY 4 WOODBANK ROAD HANMER SPRINGS

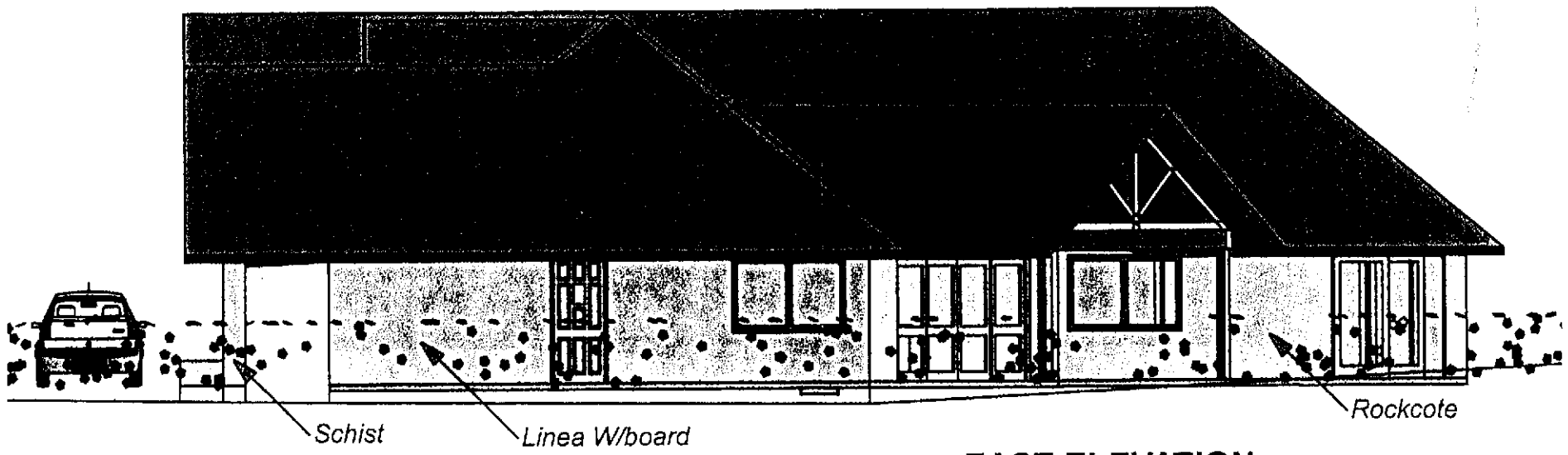
1:200



WEST ELEVATION

S & A CUNDY 4 WOODBANK ROAD HANMER SPRINGS

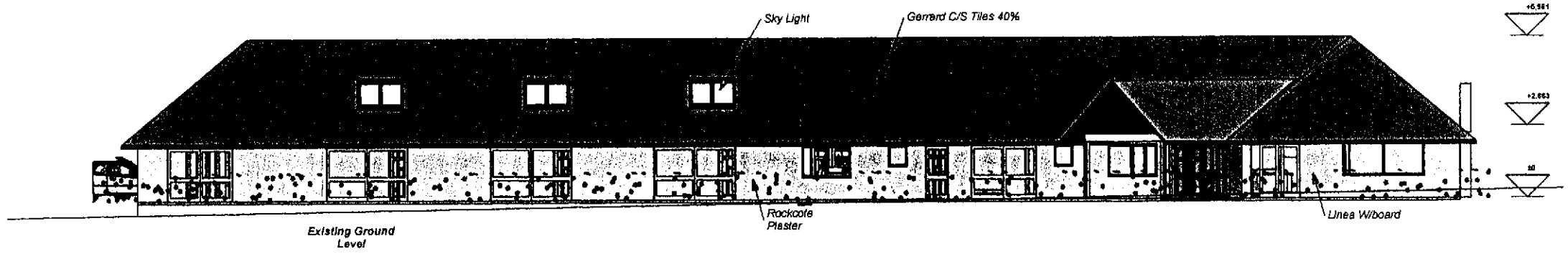
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EAST ELEVATION

S & A Cundy 4 Woodbank Road Hanmer Springs.

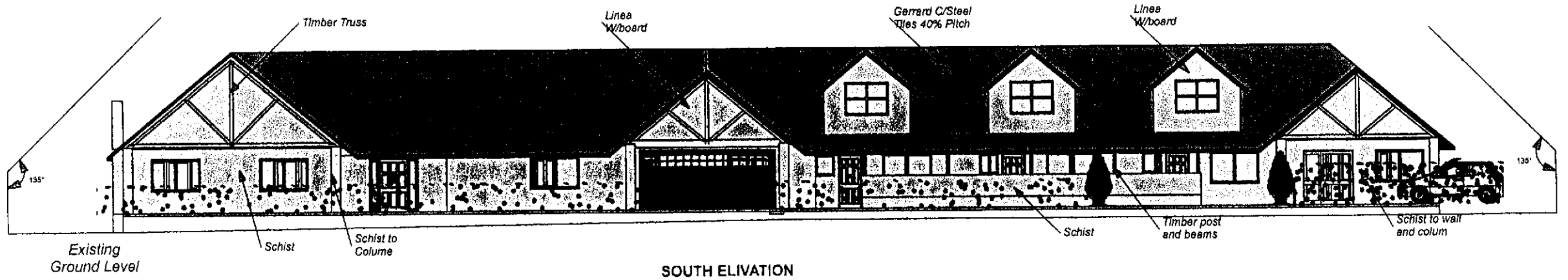
1:100



NORTH ELIVATION

S & A Cundy 4 Woodbank Road Hanmer Springs

1:200



SOUTH ELIVATION

S & A Cundy 4 Woodbank Road Hanmer Springs

1:200

Application for Land Use Resource Consent:

Mr Shane Cundy (4 Woodbank Rd, Hanmer Springs)

Assessment of Effects

1 Introduction

This statement of effects provides an assessment of the actual and/or potential effects on the environment of the proposed development of visitor accommodation situated at 4 Woodbank Road, Hanmer Springs (Lot 55 Dep plan 341093 title ID 168907). This statement of effects accompanies and forms part of the resource consent application.

1.1 Description of the site

The 2700m2 rectangular site is located close to the intersection of Woodbank Road and state highway 7A. The site is relatively flat with a gentle rise (1 meter) from the front left boundary up to the mid section, thereafter property is flat. There is currently no building on the site. The property is covered in pasture with hedging planted inside the fence line.

A site plan is attached to the application.

1.2 Description of the proposal

The resource consent application relates to the proposed visitor accommodation, offering 4 self catering units. Each unit is a 1 bedroom unit which includes a mezzanine floor above. This proposal complies with the management strategy of the Hanmer Basin to allow further tourist development for economic and social wellbeing of the area. Proposal will assist in the lack of visitor accommodation currently offered within the Hanmer area and as we will be permanent residents, add to the wellbeing and economic prosperity of the area.

The hours of operation will be to a normal obligated time, commensurate with the service required by our clientele. Office hours will be clearly conveyed as 8am to 10pm only.

It is proposed to build one single storey dwelling. This dwelling meets all restrictions placed upon it by the district plan and applicable subdivision covenants. The attached architectural drawings show that the design and location of the building is in sympathy with the environment and is not considered to detrimentally affect the visual amenity of the area. The building will meet all NZ Building Code requirements and be finished to a

very high standard in appearance and luxury. The building will be compatible with the urban environment promoted by the district plan.

2 Assessment of effects

A discretionary activity consent is required for visitor accommodation.

The plan identifies the following matters which are relevant:

2a. Permanent/Ongoing visitor accommodation

- **Screening non residential activities**

Visitor accommodation services will not involve any activities which are beyond the normal definition of residential activities. Traffic, parking and noise are described in their own sections below.

- **Traffic**

Due to the small number of guest units (4), which will only have 1 car per unit, traffic increase in the local area is considered to be minimal. We estimate traffic flow to have a maximum of 12 entries to site per day total (assuming all 4 units occupied) for guests and an additional 3 to 4 times per day for ourselves. Woodbank road is sufficiently wide enough for a passing car (underpass), while our guest is turning into the driveway, should the unlikely event occur where a guest has to wait before making a right turn into the entranceway. Our entranceway is sufficiently far enough away from the highway turnoff not to be a concern (also a sufficient distance away from the new proposed alteration to the meeting of Woodbank road and Argelins road roundabout). A footpath exists on the opposite side of road to our site therefore pedestrian safety is excellent.

- **Parking**

Designated guest parking (at front eastern corner) will be provided within the site. Residential parking is within an internal garage. It is not envisaged that any street parking would be required.

The combination of perimeter hedging and existing trees on front nature strip in front of parking area will ensure no unsightly vision for neighbours.

- **Noise**

Noise levels will be kept within a reasonable and appropriate level that will not disturb any neighbours lifestyle or tranquillity.

It is an objective of our plans to offer a relaxing retreat style accommodation experience where personal space and privacy for guests is paramount.

- **Blocks someone's view**

No one's view will be affected by the proposed building as all height restrictions are being adhered to.

- **Reduced sunlight / shading neighbours property**

The site is located on the northern side of Woodbank road. Because the house is located within the agreed subdivision and district plan restrictions regarding distance from perimeter, there will be no adverse effect on any neighbour's sunlight, or increased shading, either adjoining or across the road. The proposed development is well within the maximum height control.

- **Continuous building length**

It is proposed to construct the building within all parameters set by the district plan and subdivision covenants. The combination of the 3 gable façades and 3 dormer windows proposed in the roofline, will break up the appearance of the building - so the entire structure does not look bulky when viewed from the neighbouring properties.

The building design is entirely compatible with the residential amenity that the district plan seeks to protect.

- **Change in street character / visual effects**

The house design is similar to a number of dwellings in the subdivision area - all of which are reasonably substantial, single (or double) storey homes. Due to the nature of the building materials proposed (i.e. similar to those on neighbouring houses within subdivision), the presence of perimeter hedging on site, landscaping and the distance between the building and road, the building will not be a dominant feature on the landscape or out of character with existing development in the area.

This building will blend and harmonise with its alpine surroundings. This proposal is in accord with the design standards of the district plan and the design treatments advocated by the "Guide to Building Design and Landscaping in Hanmer."

- **Reduces someone's privacy**

The building takes advantage of the direct sunlight opportunities provided by the site. While there are significant areas of window

proposed, these generally overlook the north - as opposed to looking directly onto the southern road direction.

In any case, the perimeter hedging and proposed new tree planting will ensure privacy for all neighbours. It is our intention to ensure that our guests will also enjoy their own privacy.

- **Compromises a known vegetative or built feature**

The building will be placed in the middle of the existing cleared area of land. It will not dominate any existing vegetation in the area.

- **Loss of trees**

No trees currently exist on site. Landscaping of new trees (which will not exceed the height of the building) is proposed. The old gumtree on the front nature strip will definitely not be harmed.

- **Artificial Light**

The existing street light-pole outside the south western corner of site provides some night vision for night parking. Minimal additional internal lighting will be situated along driveway for ease of parking as per attached site plan. A small light over the entrance sign will also be required.

Lighting will extinguish no later than 10pm each night.

- **Height**

Maximum height of building complies with all regulations within the district plan and subdivision covenants. Building is compatible with the scale of other buildings within the subdivision.

- **Telecommunications facility**

A satellite is proposed to be situated onto an external wall/roof. The satellite will be the smallest possible recommended by the sky channel. This will not look out of place with similar facilities already situated within the area.

- **Greeting Sign**

Proposed sign will not cause any nuisance to any person, (dimensions 1.2m by 1m), next (left) to the entrance access, stating the following:

Guesthouse name (still to be finalised)

Telephone number and Internet address and

The words "self catering and serviced accommodation"

The sign will have a small light shining onto it which will turn off at 10pm each night. Light is purely for reading purposes. Lettering will be normal font (e.g. Arial and italics) and colouring will be non offensive (e.g. white background, black and blue font).

- **Water**

Council water supply to site already exists. Usage has been calculated with regard to all facilities available on site. We estimate the maximum usage per day to be 7,000 litres when fully booked. The average usage estimate on non busy days will be 3,000 litres. These figures take into account laundry, gardening, bathroom, cooking and cleaning. We understand the council permitted maximum is 12,000 litres per day, so we will be comfortably below maximum levels permitted by supplier.

- **Energy Efficiency**

While meeting all NZ Building Code requirements, this building has been designed to be an energy efficient home. The general guidelines / elements of design include:

Orientation

Layout and internal zoning

Insulation

Windows / shading / landscaping

Ventilation / draught proofing

Thermal mass

- **Guest Safety**

All fire safety code regulations will be covered including:

Fire resistivity and flame spread construction material

Smoke detection and alarm systems

Fire extinguishers

Clearly marked exits

- **Disabled Access**

One unit (eastern end) will comply with all disabled access regulations as set out in the NZ Building Code. It is our intention to include disabled access on our advertising material therefore we are strongly committed to this potential market.

- **Scale of Activity**

To begin operations, no staff will be employed as we are running a family orientated business. Once operation becomes successful then possible cleaning staff will be employed.

2b. Temporary / building of dwelling

- **Earthworks**

The site is relatively flat and therefore only requires minor earthworks during the construction stage. Normal minor disruption would be expected to the scale of any other new residence building.

- **Drainage**

Council stormwater and drainage facilities are already situated on site. No major discharge would be expected above normal residential building levels.

- **Water**

Subdivision water facilities exist at entrance access as described on plan. Usual requirements for residential building expected.

- **Noise**

Usual residential building noise expected (minor) and will be confined within the hours of 7am to 6pm.

- **Traffic**

Minor disruption, occasionally when heavy construction materials delivered to the site only.

- **Odour / Dust**

Minor odour and dust expected, not beyond normal confines of a residential building construction site.

3. Consultation

Verbal consultation was undertaken with the closest neighbour (directly across road) and another neighbour, at the time of hedge planting in 2005. Neither of the neighbours expressed any concern regarding the proposed dwelling however all details were not provided at the time as they were yet to be finalised. Height restriction below 7.5m was however conveyed.

4. Other Details

Colours

Colours for building comply with the designated colours advocated by the "Guide to Building Design and Landscaping in Hanmer."

Wall	02A03 ✓
Roof	Obsidian ✓
Trim	Obsidian ✓
Windows	aluminium (silver/grey)
Doors	Wood stained and aluminium sliding ✓

Landscaping

Perimeter hedge is the specie Photinia (as grown locally and will be trimmed to a maximum height of 1.25m.

Various new trees will be planted within boundary that will be kept well below the maximum height of the house. Species proposed will come from the following list[:

Cherry fruit tree

Weeping Cherry tree

Apricot tree

Plum tree

Maple tree

The overall presentation of the landscaping will be to a very high standard. We will consult with a local landscape gardener, in order to develop an eye-catching site.



LINZ Parcel data supplied under Licence from Critchlow Associates Ltd.

Disclaimer Note

The information displayed on the map has been taken from Hurunui District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed.
If the information is relied on in support of a resource consent it should be verified independently.

NORTH

Scale 1:1,067

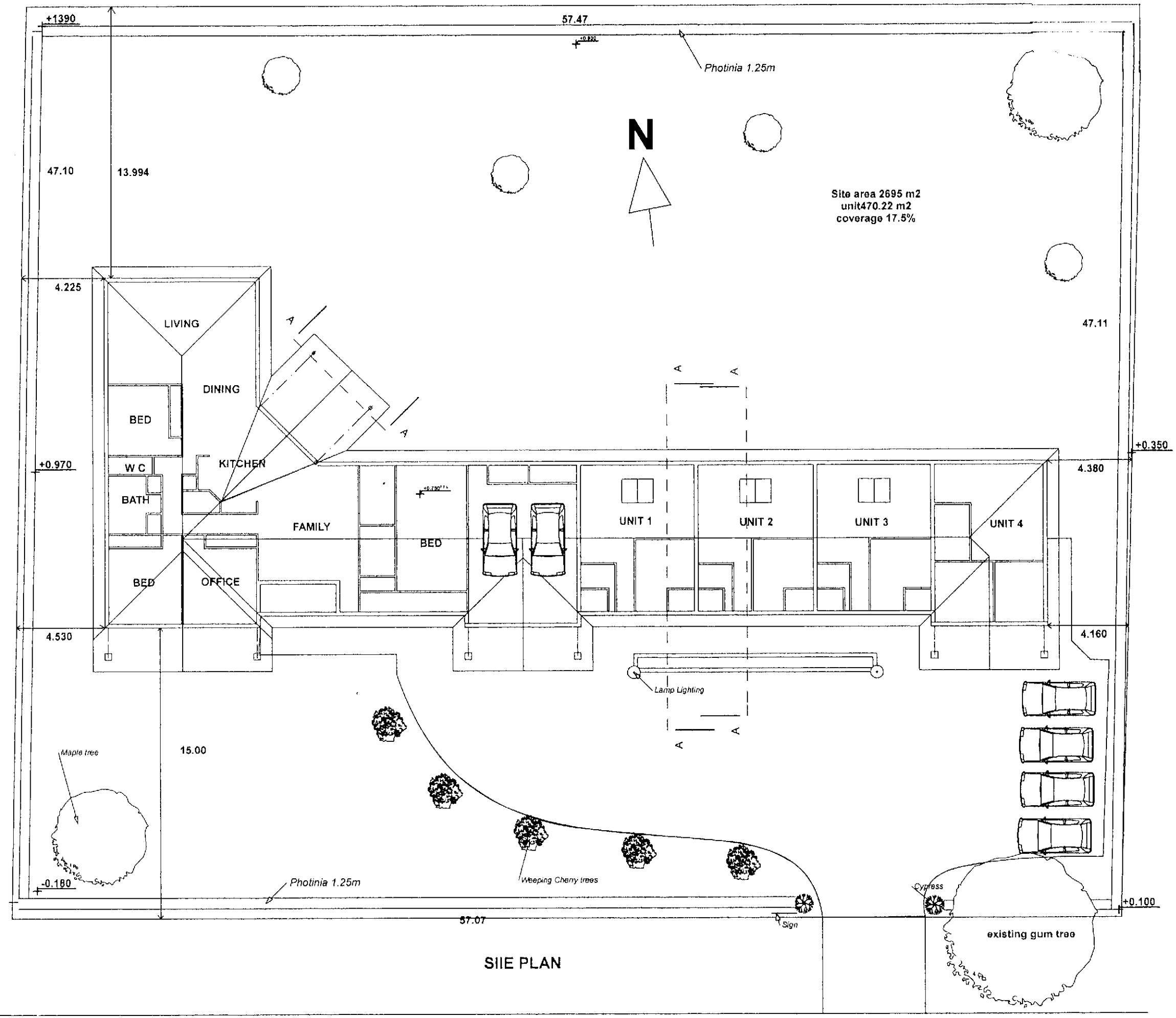
50 0 m

HURUNUI District Council

Environment Canterbury is the source of the active fault and additional slope features information, excluding the 20m Fault Avoidance Zone buffer either side.
Limitations of Environment Canterbury's Data - The mapping that has been carried out is not a site-specific investigation at scales appropriate to individual planned buildings or projects, which normally require on-site mapping at scales in the range 1:1,000 - 1:100. The information shown is supplied in good faith but neither the positional accuracy of the linework nor the completeness of the active faults or additional slope features are guaranteed. In some cases the recognition of features may be limited by existing or former vegetation cover. Other subtle or hidden features of various categories may be present.

Faultline Area

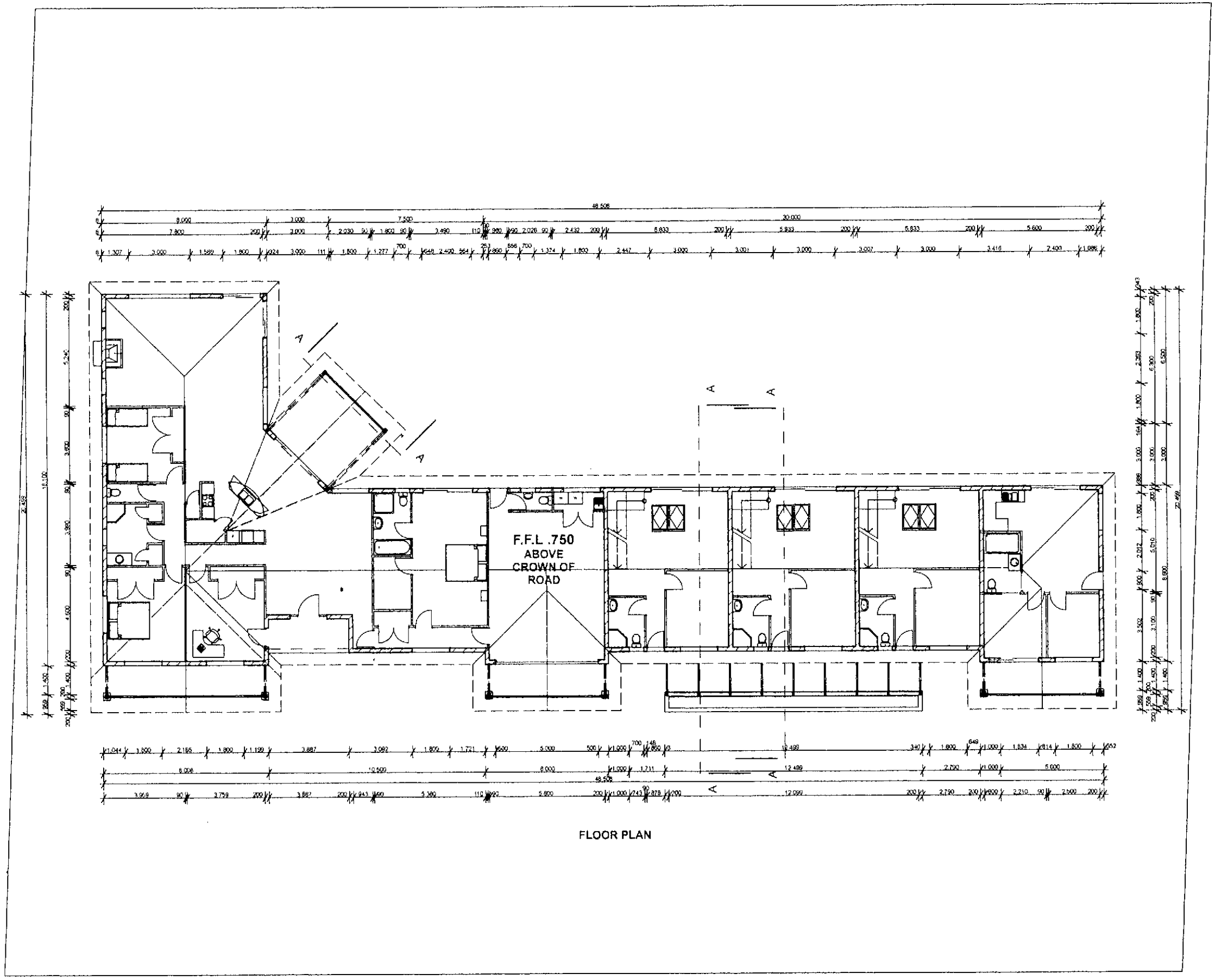
Print 19/6/2007



SITE PLAN

S & A CUNDY 4 WOODBANK ROAD HANMER SPRINGS.

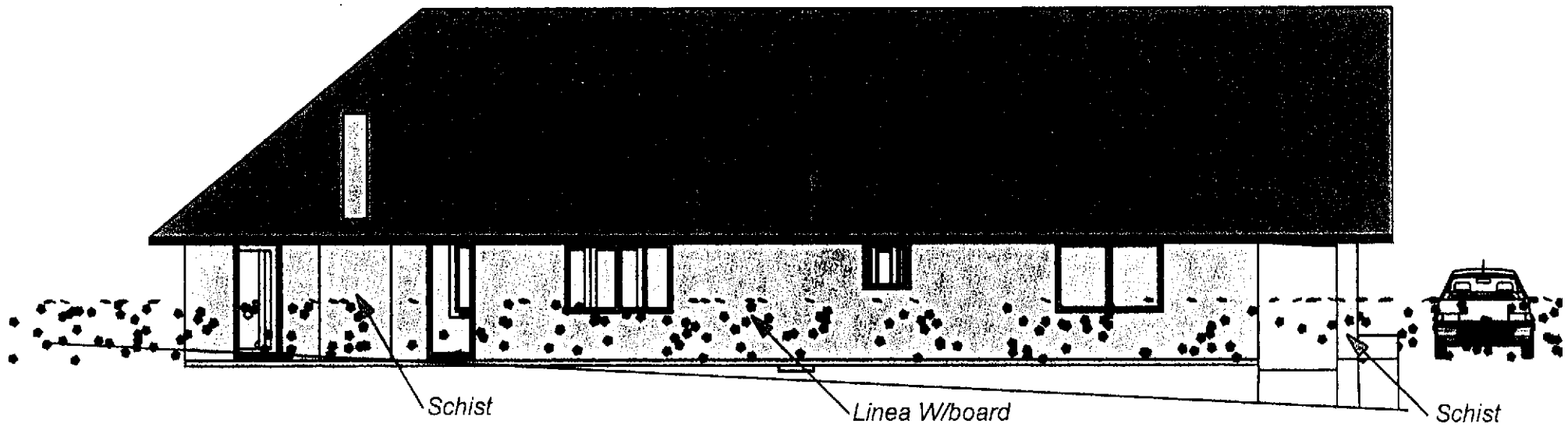
1:200



FLOOR PLAN

S & A CUNDY 4 WOODBANK ROAD HANMER SPRINGS

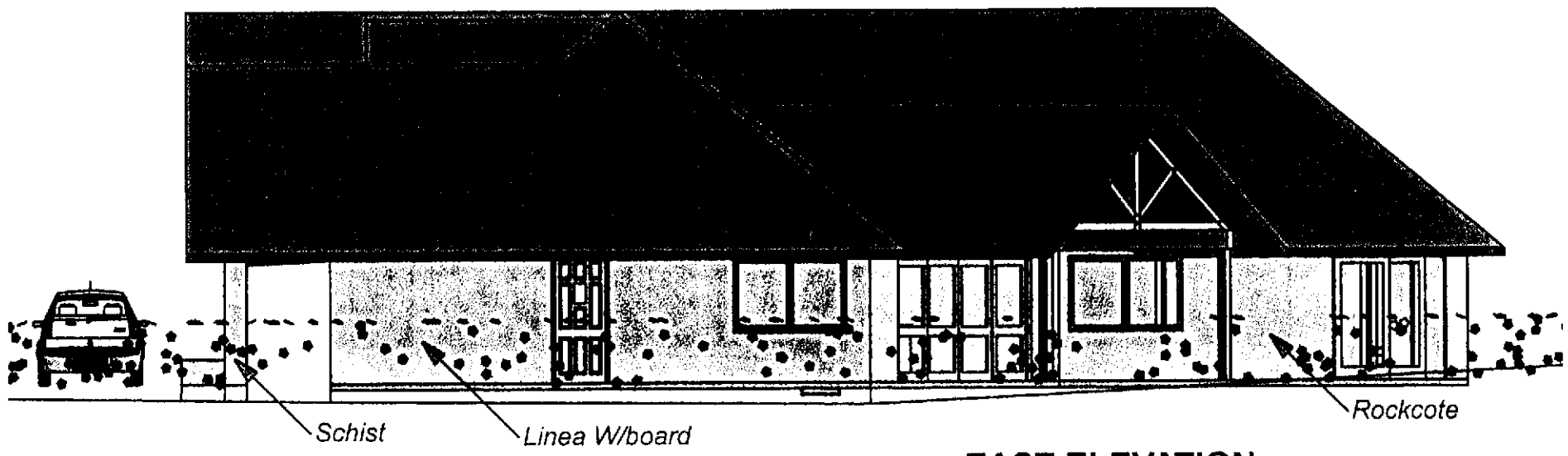
1:200



WEST ELEVATION

S & A CUNDY 4 WOODBANK ROAD HANMER SPRINGS.

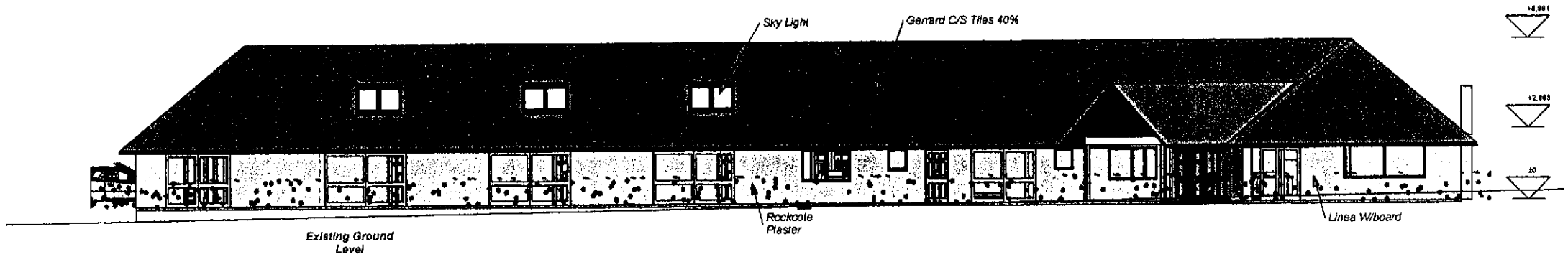
1:100



EAST ELEVATION

S & A Cundy 4 Woodbank Road Hanmer Springs.

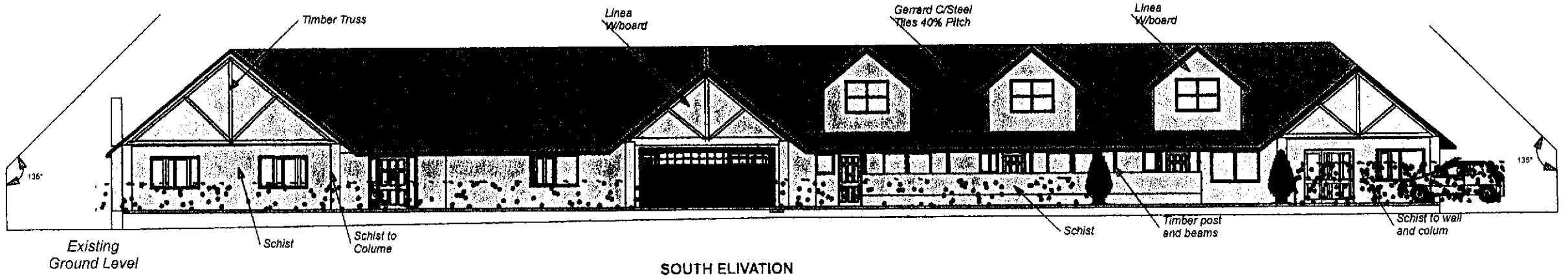
1:100



NORTH ELIVATION

S & A Cundy 4 Woodbank Road Hanmer Springs

1:200



SOUTH ELIVATION

S & A Cundy 4 Woodbank Road Hanmer Springs

1:200


4 Woodbank road Hanmer Springs
© 2007 Europa Technologies
Image © 2007 DigitalGlobe
©2007 Google
93 m
42°32'00.12" S 172°49'12.13" E elev 382 m
Streaming 100%
Eye alt

ATTN:- JANA

03-528 6339

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General of Land

Identifier	**168907**
Land Registration District	**Canterbury**
Date Issued	14 October 2004

Prior References
148197

Estate	Fee Simple
Area	2695 square metres more or less
Legal Description	Lot 55 Deposited Plan 341093

Proprietors
Shane Joseph Cundy and Amy Rebecca Bott

Interests

Subject to Section 6 & 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

Subject to Section 3 Petroleum Act 1937

Subject to Section 8 Atomic Energy Act 1945

Subject to Section 261 Coal Mines Act 1979

Subject to Section 3 Geothermal Energy Act 1953

Subject to Part IV A Conservation Act 1987

555510 Proclamation declaring the within land to be a Thermal Water Area - 13.7.1961 at 9.01 am

Appurtenant hereto is a right of way, rights to drain sewage and water, to convey water, electric power and telephonic communications specified in Easement Certificate 5238258.4 - 31.5.2002 at 1:32 pm

The easements specified in Easement Certificate 5238258.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way, right to drain sewage and water and right to convey water, electric power and telephonic communications created by Easement Instrument 6020019.4 - 27.5.2004 at 9:00 am

The easements created by Easement Instrument 6020019.4 are subject to Section 243 (a) Resource Management Act 1991

6154470.1 Variation of the conditions of the easement created by Easement Instrument 6020019.4 - 20.9.2004 at 9:00 am

Land Covenant in Easement Instrument 6182270.5 - 14.10.2004 at 9:00 am (Limited as to Duration)

6224326.5 Mortgage to Bank of New Zealand - 23.11.2004 at 9:00 am

Subject: Re: RC070114
From: Emma Frazer <Emma@PlanningNorthCanterbury.co.nz>
Date: Tue, 07 Aug 2007 08:23:53 +1200
To: "Cundy, Shane" <shane.cundy@cba.com.au>

Hi again

In answer to your e-mail questions, I have added comments after each of your queries your e-mail below; I hope it helps.

Regards

Emma Frazer

Cundy, Shane wrote:

> Emma
> I tried calling you a couple of times this week. Will try again on Monday.
>
> _____
> *From: * Cundy, Shane *Sent: * Wednesday, 1 August 2007 2:25 PM
> *To: * 'Emma@PlanningNorthCanterbury.co.nz'
> *Cc: * 'shanecundy@optusnet.com.au'
> *Subject: * RC070114
>
> Emma
>
> Thank you for your prompt responses to date, I now require a little further clarification around the next steps.
> I am not able to obtain all neighbours written consent, for the following reasons:
>
> No. 5 does not want visitor accommodation on the street (despite living next to 2 holiday homes!) and thinks the building blocks her view, she definitely will not sign forms
>
> No. 2 - I cannot get hold of, address seems correct but telephone no. is wrong. Person is registered at that address for company in same name as surname however cannot contact.
>
> No. 6 is concerned that I may develop further units on property, despite your letter which addressed this issue (2nd paragraph left open possible expansion over 20% mark)
>
> Other neighbours notified have not indicated a strong disagreement with proposal.
>
> Therefore please advise what the next steps are:
>
> Limited notification basis?

This means that all the identified parties will have an opportunity to oppose or support your proposal in writting. If there are no submissions, it can continue to be processed in house. If there are submissions in opposition, a hearing will be held to hear all parties and the hearing panel (made up of Councillors or a commissioner) will make the decision to approve or decline.

> Cost

The cost is a $5000.00 deposit, and the actual costs are charged to you. Anything additional to the deposit is charged over and above by invoice. As you have already paid a deposit for the land use consent, a make-up cheque of $3700.00 is required at this stage. (based on $1300.00 paid to date)

Timeframe

Once the additional money is paid for notification, the Council will advise the affected parties that they have 20 working days to make a submission. Once submissions close, the Council will set a hearing date, which is usually within the following 15days. During this time the planning officer will prepare a report, which will be circulated to all parties 5 days prior to the hearing. The report will have a recommendation to the hearing panel. After the hearing a decision will issue within 15 working days.

Other issues to clarify

Would you consider my case a reasonably good chance of winning based on one neighbours disagreement (no. 5) and another neighbour (no. 6) not satisfied about coverage covenant?

It is hard to say what the planning report will recommended, without first having seen all the submissions and studied the District Plan a bit more to determine what the objectives and policies say. And given that it is the hearing panel who make the decision, after hearing evidence from all parties, making a call is difficult. At the end of the day your application is descretionary inder the Plan, and in the reason we have asked for neighbours approvals is because of potential effects on them. The Council have the ability under the Act to decline or approve it.

Thanking you.

Shane Cundy
P: +61 2 8223 7661
F: +61 2 9312 2029
shane.cundy@cba.com.au

********** IMPORTANT MESSAGE ********** This e-mail message is intended only for the addressee(s) and contains information which may be confidential. If you are not the intended recipient please advise the sender by return email, do not use or disclose the contents, and delete the message and any attachments from your system. Unless specifically indicated, this email does not constitute formal advice or commitment by the sender or the Commonwealth Bank of Australia (ABN 48 123 123 124) or its subsidiaries. We can be contacted through our web site: commbank.com.au. If you no longer wish to receive commercial electronic messages from us, please reply to this e-mail by typing Unsubscribe in the subject line.
****

RESOURCE CONSENT APPLICATION CHECKLIST

Administration

RC 070114 Date 19-6-07 (received)

Valuation Number 2125212524

Rapid Number 1651/4

Fees paid $1300.00 Date 19-6-07 Receipt 398383

Information adequate ? Y /(N) Date 19-6-07

Acknowledgement to applicant Date 19-6-07

Circulation to:

Manager Engineering Services	Date 20-6-07
Mainpower	Date
Telecom	Date
Transit	Date
Hanmer Springs Community Board	Date 20-6-07
Rununga	Date
LINZ	Date

MapInfo Plan to file ☑

Processing

Request further information Date 2/7/07

Information Received by (15 days) Date

Affected parties Consent Y/N

Decision on Notification Date 16/8/2007

Community Board, Ward Committee Approval Date

Ward Councillor Approval Date

Decision: (Granted) / ~~Declined~~ Date 29/11/2007

Planning officer

Financial contributions sheet to Cashier ☐

Decision Attachments Subdivision

cessway construction details ☐

Contact List ☐

Water Report pamphlet ☐

NCS updated – decision ☑

- monitoring ☐

File to Scanning ☑

Scanning Complete Date_____

Officer_____

Subdivisions - Title plan

S223 date of seal _____

GIS plotting ☐

Allocate rapid numbers _____

New numbers

Update NCS ☐

S224

Development Levies Paid ☐

Roading Approval; ☐

Utilities Approval ☐

Planning Conditions ☐

Roading Naming - Approval of Council Yes ☐ Not Required ☐

Consent Notice S221 ☐

Bond ☐ $_____

New DP number _____

Separated property files ☐

NCS updated – decision ☐

- monitoring ☐

Shane Cundy
C/- P O Box 22
Upper Moutere
Nelson

Customer No RM070114
Date 18/12/07

GST Reg No 53-915-477

Tax Invoice 70819

070114 : 4 WOODBANK RD, HANMER SPRINGS
Land Use - Discretionary
Four visitor accomodation units and a personal residence in

Resource Management Planning	3,700.00	*
(* Incl GST $411.11)		
Sub Total	**$3,700.00**	

Total incl GST **3,700.00**

Shane Cundy

Customer No RM070114
Date 18/12/07
Invoice No 70819
Total Due 3,700.00

Resource Consent Charge Sheet

All time charged to this Resource Consent must be noted below on this form.

RC Number 070114

Applicant Name S. Cundy

Address of Site 4 Woodbank Road, Hanmer Springs.
(*Lyndsey please add as header on invoice*)

~~**Subdivision**~~ / **Land use consent**

Flat Fee - Inv No_____ **/ Deposit Paid $** 5000.00 **Date** _____

CODE	OFFICER	PROCESS	DATE	TIME	INVOICE
HEAR	CAB	Hearing @ Hanmer Springs	24.10.07	3	$330
DC	CAB	Send out decision	3.12.07	0.5	$55
DC	CAB	Decision Photocopying	3-12-07	(@0.20 x 2)	$6.40
		Total Planning Costs			$2928.90
Bob Nixons fees -		Admin			$10
		Mileage to Hanmer			$194.10
		Bob Nixon hours		11.0	$1430.00
		Bob Nixon travel		3.0	$292.50
		Bob Nixon Total (excl GST)			$1926.60
		" " (incl GST			$2167.43
		Total Cost of Application (2928.90 + 2167.43)			$5096.33
		$5096.33 - $5000 = $96.33			
		FINAL			

RMFE	File Establishment	PREB	Prepare bond documents	S223	S223 certification
AA	Assessment of application	BOND	Bond release	S224	S224 certification
RFI	Request further information	MON	Monitoring fee	S226	S226 certification
PNOT	Public Notification			S348	S348 LGA application
HEAR	Hearing			EXT	External Consultant
DC	Decision			SEU	Subdivision Engineer –Utilities
PCPY	Photocopy			SER	Subdivision Engineer Roading
RREP	Report preparation			EHO	Environmental health

Charge Sheet #1

Resource Consent Charge Sheet

All time charged to this Resource Consent must be noted below on this form.

RC Number 070114

Applicant Name S. CUNDY

Address of Site 4 WOODBANK RD, HFS *(Lyndsey please add as header on invoice)*

~~Subdivision~~ / **Land use consent**

Flat Fee - Inv No_____ **/ Deposit Paid $** 5000 **Date** _____

CODE	OFFICER	PROCESS	DATE	TIME	INVOICE
RMFE	CSR	FILE ESTABLISHMENT	19.6.07		$ 200 –
AA		ASSESS APPLICATION	30.6.07	1	$ 110 –
RFI		REQUEST FURTHER INFO	31.6.07	0.5	$ 55 –
RFI		FURTHER INFO FOLLOW UP	2.7.07	0.25	$ 27.50
AA		SITE VISIT	5.7.07	1	$ 110 –
RFI		FURTHER INFO FOLLOW UP	6.7.07	0.5	$ 55 –
LA		LIASE WITH APPLICANT	26.7.07	0.5	$ 55 –
LA		CORRESPONDENCE, S73 REPORT	7.8.07	1.5	$ 165 –
RREP		S73/94 DRAFT REPORT	8.8.07	1	$ 110 –
RREP		FINALISE REPORT	10.8.07	0.5	$ 55 –
RREP		FINALISE REPORT	14.8.07	0.5	$ 55 –
PNOT	CSR	LIMITED NOTIFICATION	16.8.07	1	$ 110 –
PNOT	CPB	ACKNOWLEDGE, RECEIVE & SUMMARISE SUBMISSIONS	4.10.07	1	$ 110 –
PNOT	CPB	NOTICE OF HEARING	4.10.07	1	$ 110 –
RREP	CPB	SECTION 42A REPORT	8.10-10.8	9	$990
HEAR	CPB	ORGANISE HEARING	4.10.07	2	$ 220 –
		FINAL			$2587.50

21.25hrs [redacted] + file establishment.

OFFICE ONLY

PA	Pre Application meeting	HEAR	Hearing	900	Engineering Consultancy
RMFE	File Establishment	HEAR	Hearing Attendance	EXT	External Consultant
AA	Analyse application	DC	Decision	HEAL	Health Consultant
RFI	Request further information	MO	Monitoring	OIC	Overseas Inv Cert
BSIR	Site Inspections- Roading	MON	Monitoring fee	PCPY	Photocopy
BSIU	Site inspections – Utilities	S139	Certificate of compliance	POST	Postage
LOP	Liase with other parties	S223	S223 certification	PLAD	Planning advice
LA	Liase with applicant	S224	S224 certification	PREB	Prepare bond documents
RREP	Report preparation	S226	S226 certification	BOND	Bond release
PNOT	Public Notification	S348	S348 LGA application	PCPY	Photocopy
RCES	Erect Planning Signs	SE	Other Sections of RMA / LGA A1		Plan printing

MES

PLANIT ASSOCIATES
PO BOX 1845
CHRISTCHURCH
NEW ZEALAND 8140
Phone : 03 377 9829 Fax : 03 3779833

TAX INVOICE

Hurunui District Council
P. O. Box 13
Amberley 8251

Date : 26/11/2007
Order No :
Account : 16
Invoice # : 4384
Our Ref : 12038
GST No : 57-961-759

Description	Unit	Rate	Amount $
RN Comm. Cundy, Hanmer, RC070062			
Interim account			
Read application papers, attend hearing 24/10 in Hanmer. Draft decision. Issue request to HDC 6/11.			
Administration Fee	1.00	10.00	10.00
Mileage to Hanmer	1.00	194.10	194.10
Bob Nixon	11.00	130.00	1430.00
Bob Nixon Travel	3.00	97.50	292.50

RECEIVED
- 3 DEC 2007
Checked By .....
Approved By .....
Account .....

PLEASE NOTE : THIS INVOICE IS DUE FOR PAYMENT WITHIN 14 DAYS

For Internet Banking: Westpac 03 - 1705 - 0038951 - 00

GST Exclusive	1926.60
Add GST	240.83
GST Inclusive	2167.43
Invoice # :	4384
Account :	16

PLANIT RW BATTY AND ASSOCIATES LTD

Building consent 080440

Section 51, Building Act 2004 (BAM 005-C)

THE BUILDING

Street address of building: 4 Woodbank Road, Hanmer Springs

Legal description of land where building is located: LOT 55 DP 341093

Valuation number: 2125212524

Level/unit number: 5

THE OWNER

Name of owner: S J & A R Cundy

First point of contact for communications with the council/building consent authority:
Full Name: Horncastle Homes Ltd

Mailing Address: P O Box 8255, Christchurch

BUILDING WORK

The following building work is authorised by this building consent:

Project: 4 bedroom dwelling and 4 x 2 bedroom units

Current, lawfully established, use: SH SA

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

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

CONDITIONS OF BUILDING CONSENT

This building consent is issued subject to the following conditions:

1. A minimum of 24 hrs notice must be given to the Building Officer prior to any inspections.
2. All construction and fixings are to be in accordance with NZS 3604:1999 and the requirements of the NZ Building Code 1992 and subsequent amendments.
3. At least one copy of the approved plans and specifications must be kept on site at all times and made available to the Building Control Officer on request.
4. It is the applicant's responsibility to ensure that all buildings are located within the site in accordance with the plans submitted. We recommend you engage a surveyor if you are unsure of the boundary location.
5. Provide finalised roof truss and lintel beam Producer Statement - Design and layout plan before construction of the slab begins
6. The building must comply with the relevent provisions for persons with disabilities NZS 4121:2001 in accordance with sections 117 - 120 of the Building Act 2004
7. F7 of the New Zealand Building Code requires appropriate means of detection and warning of fire (smoke alarms) must be provided within each household unit
8. Solid fuel burner brand, model and copy of manufacturer`s test approved installation instructions shall be provided to HDC. National clean air standards introduced on the 1st September2005 require emission to be less than 1.5g per kilo in accordance with AS/NZS 4013:1999 and a thermal efficiency of less than 65% in accordance with AS/NZS 4012:1999
9. Fix fire to the test approved hearth and hearth to the floor (fastening against seismic movement).
10. Under section 363 of Building Act 2004 it is an offence to permit public use of building for which no building consent or code compliance certificate has been granted
11. Under section 52 of the Building Act 2004 a building consent will lapse in 12 months from date of issue if the building works concerned have not been commenced
12. Systems to meet the Fire Design have generated the need for a Compliance Schedule and future monitoring, therefore forward Fire Protection Inspection Services certification of the Alarm installation
13. Provide a Test Certificate for the storage of Gas

Compliance schedule

A compliance schedule is required for the building.

The compliance schedule must contain the following specified systems and comply with the performance standards for those systems required by the building code:

- SS2 Automatic Emergency warning system
- SS4 Emergency lighting system
- SS15 Means of escape and signage

Attachments

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

Project information memorandum 080440

Development contribution notice

Signature  Position Customer Services Building Officer

On behalf of: Hurunui District Council

Date: 12/11/08

Project Information Memorandum 080440

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

Issued in accordance with Building Consent No. 080440

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

This project information memorandum includes:

___ Details of authorisations which have been granted

1. Resource Consent RC070114 granted for four visitor accomodation units and a personal residence in one single storey dwelling
2. Resource Consent Rc070114 conditions 3,4,5 and 6 must be met prior ro units being occupied.
3. Development Levies for dwelling paid on Resource Consent for subdivision except for the following:
    a. Hanmer Springs Stormwater 710.00
4. Levies apply at 50% for each unit on the following :
    a. Queen Mary Acquisition and Development 650.00
    b. Queen Mary Site Upgrade and Renewals 440.00
    c. Hurunui District Library 400.00
    d. Hanmer Springs Water Supply 480.00
    e. Hanmer Springs Sewer System 1,290.00
    f. Hanmer Springs Medical Centre 680.00
    g. Hanmer Springs Hall Development 400.00
    h. Hanmer Springs Town Centre Development 1,500.00
    i. Walkway Development 250.00
5. Required to apply for a commercial water connection - fee of $1250.00 applies.
6. To connect to Councils township sewer scheme - 100mm pipe at present - developer may wish to upgrade to 150mm at own cost.
7. Stormwater to discharge to kerb and channel

Signature _____ Position Customer Services Building Officer

On behalf of: Hurunui District Council Date: 12/11/08

Development contribution notice 080440

Section 36, Building Act 2004 (BAM 003)

To: S J & A R Cundy, 212 Abercrombie St, Redfern, Sydney NSW 2016

A code compliance certificate for the building work referred to in the attached project information memorandum will not be issued until a development contribution of $12,890.00 is paid. The development contribution must be paid to Hurunui District Council, PO Box 13, Amberley.

If the development contribution is not paid,—

(a) the Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of the Building Act 2004:

(b) the building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received—

  (i) evidence that the development contribution has been paid or made by the owner to the Council; or

  (ii) a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued:

(c) the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

Signed _____ Position Customer Services Building Officer

On behalf of: Hurunui District Council

Date: 12/11/08

Horncastle Homes Ltd
P O Box 8255
Christchurch

Customer No BC080440
Date 12/11/08

GST Reg No 53-915-477

Tax Invoice 74328

080440 : 4 Woodbank Road, Hanmer Springs
4 bedroom dwelling and 4 x 2 bedroom units
Owner: S J & A R Cundy

Consent Processing fee	1,056.70	*
File establishment fee	155.00	*
BRANZ levy	830.00	OG
DBH Levy	1,635.10	*
Pre Stop	240.00	*
Preclad	240.00	*
Framing	240.00	*
Concrete Inspections 2	600.00	*
Pre-line inspection including plumbing	320.00	*
Plumbing and/or drainage inspection	120.00	*
Final inspection - dwelling	210.00	*
Planning/PIM Processing	275.00	*
Engineers/Consultants	472.50	*

Continued...

Horncastle Homes Ltd
P O Box 8255
Christchurch

Customer No BC080440
Date 12/11/08

GST Reg No 53-915-477

Tax Invoice 74328

Water Connection	1,250.00	*
Sewer Connection	50.00	*
Queen Mary Acqusition & Development	1,300.00	*
Queen Mary Site Upgrade & Renewals	880.00	*
Hanmer Water Supply	960.00	*
Hanmer Sewer System	2,580.00	*
Hanmer Stormwater	710.00	*
District Library	800.00	*
Hanmer Medical Centre	1,360.00	*
Hanmer Hall Redev	800.00	*
Hanmer Town Centre Dev	3,000.00	*
Walkway Dev	500.00	*
BCA Levy	249.00	*

Continued...

Horncastle Homes Ltd
P O Box 8255
Christchurch

Customer No BC080440
Date 12/11/08

GST Reg No 53-915-477

Tax Invoice 74328

	BEFORE GST	**18,610.68**
(* Includes GST)	**GST**	2,222.62
	Sub Total	**$20,833.30**
	Cash Received	850.00CR

Total incl GST **$19,983.30**

Horncastle Homes Ltd

Customer No BC080440
Date 12/11/08
Invoice No 74328
Total Due $19,983.30

1651/4

HURUNUI District Council

PROCESSING FOLDER
BUILDING DEPARTMENT
(BAM005-F)

CAT : 2A

Valuation Number:	Confidential:	Zone:
2.252 12524		Rural Lifestyle

PROJECT DETAILS:	
Applicant:	SJ & A R Condy
Address of Proposed Work:	4 Wood bank Rd AS
Nature of Building Work:	Dwelling & 4 units
BC Number:	080440

PIM	BC	JOINT PIM / BC

(1) BUILDING	PIM Date:	BC Date:	Signature:
	11/11/2008	11/11/2008	K B Roberts

LAPS, BC, BC2, BC3, BP, RT, DPW, FA, FF151, FF15, FF3, COM
Systems to meet the Fire Design have generated the need for a Compliance Schedule and future monitoring, therefore forward Fire Protection Inspection Services certification of the Alarm installation.
Provide a Test Certificate for the storage of Gas.

Compliance Schedule Required

Wind:		Earthquake:		Hazard:	
Medium		A	✓	No Information	
High	✓	Specific Design		Flooding	✓
Very High		Snow Loading:		Instability Zone	
Specific Design		3	✓	Filled Ground	
		4		Public Drains	
		Altitude: 330 m		Other	
				Flooding & ponding	

Verified by: _____ Date: 12/11/08

(2) PLANNING:	PIM Date: 3/10/08	BC Date: 3/10/08	Signature:

Resource Consent RC070114 granted.

Advice Note: RC070114 conditions 3,4,5,6 must be met prior to unit being occupied.
Decks for Dwelly pwDon sub.

Development Levies:

650.00	DM x 2	$6090
400.00	Library	x 4 units
250.00	Comical walkway	x 50%
480.00	HS water	= $12,180 + 1 x HS stormwater $710
1290.00	HS Sewer	= $12,890 Total.
680.00	HS Med. Cntr.	
400.00	HS Hall	
1500.00	HS Town Cntr	

(3) UTILITIES:	PIM Date: 25/9/08	BC Date: 25/9/08	Signature:

- Map attached.
- water - require to apply for commercial water application $1250-00 (application form attached)
- sewer - require to apply $50-00. — 100mm pipe - ~~subdivision~~ Developer may wish to upgrade to 150m at own cost.
- Stormwater - to kerbing channel.

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

HURUNUI
District Council

FILE PROCESSING - TIME SHEET
BUILDING DEPARTMENT
(BAM 005-G)

All time charged to this BC must be noted below on this form.

TIME SHEET

Officer	Process	Date	Time
CSB	file setup	25.9.08	20
BOC	Check & recheck revised plans etc	11/11/2008	504
TLBC	Vetting	12/11/08	50
CSB	Issue		60
FIRE SAFETY ADVISORY SERVICES – PEER REVIEW		23/10/08	$472.50
		Total Time	634

$1,056.70

Amendment Cost Code

Planning: 133001561
Building: 13500141

INSPECTIONS

Inspections	Cost All Other	Cost Amberley	No. required
Concrete pre pour	$120	~~$90~~	5
Framing check	$120	~~$90~~	2
Pre Clad &/or Half Height	$120	~~$90~~	2
Pre-line including plumbing	$160	$130	2
Pre-line (minor – no plumbing)	$120	~~$90~~	
Pre-Stop	$120	~~$90~~	2
Plumbing and/or drainage	$120	$90	1
Final (major) – Dwelling, commercial or similar	$210	~~$130~~	1
Final (minor) – Alterations / additions or similar	$160	~~$115~~	
Re-inspection	$120	~~$90~~	

CHECKLIST – FORMALLY RECEIVING BC

- ☑ Building Consent Form (signed and correctly completed)
- ☑ PIM Form Completed
- ☑ Certificate of Title (less than 6 months old and relevant)
- ☑ Deposit supplied or calculation sheet produced

- ☑ 2 copies of all information (minimum)
- ☑ Site Plan - boundaries
  - coverage
  - distances
- ☑ Construction Details
- ☑ Cross Sections
- ☑ Bracing Schedule (Earthquake zone A, wind zone high)
- ☑ Risk Matrix
- ☑ Specifications
- ☑ Floor Plan
- ☑ Producer Statement (appropriate to site, by qualified person, appropriate to the drawings produced).
- ☑ Any relevant Resource Consents

RC 10164 ✓

Signature: _____ Date: 25·9·08

KEY: √ = Received
X = Missing or inaccurate
--- = Not Applicable

Kevin Roberts

From: Fire Safety Advisory Services [fsas@xtra.co.nz]
Sent: Saturday, 11 October 2008 10:57 a.m.
To: 'Mark Bott'
Cc: Kevin Roberts
Subject: RE: Cundy 4 Woodbank Rd Hanmer Springs

Mark
Thank you for the fire report, but unfortunately we still have 2 reservations in regard to compliance.

1. SA occupancies are not listed as being exempt from compliance with F6/AS1, we therefore believe that the stairs should be illuminated by emergency lighting.

2. We believe the escape height of the SA occupancies to be 0-4 metres and a Type 5f system is required. C/AS1 4.5.4 would then require a Type 3f system within the private residence plus the Type 1 system.

Please have the fire engineer review these two items. Please also note that I will be out of the office from Monday until Thursday lunch time.

Regards
John Sinclair

-----Original Message-----
From: Mark Bott [mailto:bott@horncastle.co.nz]
Sent: Friday, 10 October 2008 10:41 a.m.
To: fsas@xtra.co.nz; kevin.roberts@hurunui.govt.nz
Subject: Re: Cundy 4 Woodbank Rd Hanmer Springs

Hi John
Attached you will find a copy of the fire report for 4 Woodbank Rd.
I put two copies in the mail to you as well.
If you require anymore info please let me know.

Thanks
Mark Bott
Architectural Designer
Horncastle Homes ltd.
Dd 341 3697

_____ NOD32 2562 (20071001) Information _____

This message was checked by NOD32 antivirus system.
http://www.eset.com

Kevin Roberts

From: Fire Safety Advisory Services [fsas@xtra.co.nz]
Sent: Tuesday, 7 October 2008 11:56 a.m.
To: nathan@horncastle.co.nz
Cc: Kevin Roberts
Subject: Woodbank Road house & units

Nathan
We have been requested to review the plans for the above project in regard to compliance with the fire documents.
We note that the plans fall short of compliance in several areas and therefore request that a fire design report and amended plans be provided showing compliance with C/AS1, F6/AS1 and F7/AS1, and in particular, but not only, in regard to 2 way fire ratings on fire cell return walls, fire alarm and emergency lighting requirements. If the completed report was to be sent direct to us (2 copies) any delay in the consent processing will be reduced to a minimum. Our postal address is P O Box 13 068 Christchurch.
Regards
John Sinclair
Fire Safety Advisory Services (Christchurch) Ltd

Quick Guide

Location Test Certificates

Preventing or managing risk to people and the environment

The Hazardous Substances and New Organisms (HSNO) Act 1996 covers the safe management of all hazardous substances. This includes those that are explosive, flammable, toxic and harmful to the environment. Hazardous substances will be gradually transferred from previous law to the HSNO Act over the next three years. This is known as the transfer process.

The HSNO Act requires that where certain hazardous substances are held hazardous substance locations be identified. If these locations hold more than a specified quantity then a Test Certificate is needed for the location[1].

What is a Location Test Certificate?

In simple terms a Location Test Certificate is a bit like a Dangerous Goods Licence. If you hold very flammable substances or oxidising substances at your facility and they exceed the amounts set down in the legislation, you will need a Location Test Certificate and a Test Certifier will need to visit your facility to issue it. There are some limitations and exceptions to this but these apply mainly to flammable substances stored on farms and to exempt laboratories.

How do I know if I need a Location Test Certificate?

The requirements are set out in the Hazardous Substances (Class 1–5 Controls) Regulations[2]. If you hold a Class 2 Flammable Gas, Class 3 Flammable Liquid, Class 4 Flammable Solid or Class 5 Oxidising Agent or Organic Peroxide, you could very well require a Location Test Certificate. Class 6 Toxic, Class 8 Corrosive and Class 9 Ecotoxic Substances do not trigger Location Test Certificates. As a general rule, if you presently have a Dangerous Goods Licence, then you will probably need a Location Test Certificate in the future, although this may not always be the case. You will need to find out the classifications of the substances you hold, the **controls** that apply and the **quantity** at which they apply. This information can be found on the ERMA New Zealand website **http://www.ermanz.govt.nz/hs/transfer-dangerous-goods.asp** (*Step by Step Guide to Finding Controls and Other Useful Links*).

Who is responsible for the Location Test Certificate?

The Person in Charge at the place of work has the responsibility for obtaining Location and other Test Certificates. The Person in Charge will need to apply for the Location Test Certificate each year although the regulations will allow you to apply for an extension of up to three years, if you meet certain standards. The legislation places several responsibilities on the Person in Charge and these are covered in a separate *Quick Guide - Person in Charge*[3].

Location Test Certificates

Quick Guide

ER-QG-23-1 07/04

[1] This publication does not address the Location Test Certificate requirements for Class 1 Explosives.

[2] Available on **www.legislation.govt.nz**

[3] Available on **www.ermanz.govt.nz**

Who will provide me with a Location Test Certificate?

A Test Certifier approved by ERMA New Zealand will issue the Location Test Certificate. You can find a list of Test Certifiers on the ERMA New Zealand website[4]. Test Certifiers are not employed by ERMA New Zealand, they are private individuals or companies and offer a service to industry. You may choose the Test Certifier who certifies in your area of business. There is no set fee, however, it is a straight forward commercial arrangement between you and the Test Certifier.

What will the Test Certifier do?

The Test Certifier does not undertake a complete compliance check but will look at:

- administrative controls
- control of the ignition sources, including hazardous atmosphere zone and controlled zone provision
- segregation and storage of hazardous substances
- protective equipment and clothing in some instances
- signage
- emergency management, including secondary containment, provision.

Test Certifiers will tell you what information they need. To guide you on what they may need, they may send you a form or checklist to complete before they visit to inspect your site.

What do I need to do to ensure I get the Test Certificate?

→ Administrative Controls

Typically, you must be able to demonstrate that;

- You have informed the local Enforcement Officer of details of your location, the substances and quantities that are manufactured, used or stored. If you have renewed your Dangerous Goods Licence by advising ERMA New Zealand, this will be sufficient. However, in future if you make a change to your location or substances used, your local Enforcement Officer has to be informed.
- If an Approved Handler[5] is required, they must have the necessary Test Certificates and be available to provide assistance.
- The substances are held in areas which can be secured.
- A site plan is available for inspection which shows the location of the hazardous substances.
- For Class 5 substances, there are documented procedures to ensure people entering the site do not bring in incompatible materials and direct contact with Class 5 materials is prevented. In addition, where Class 5 substances are manufactured or used, the documents must include procedures to ensure people leaving the site are free of the substances.

→ Control of Ignition Sources

These controls will be quite different depending on the hazardous nature of the substance. There are four broad areas that are treated quite separately in the regulations and cover

- Class 2 and 3.1
- Class 3.2 and 4
- Class 5.1.1, 5.1.2, and
- Class 5.2 substances.

[4] Find the Test Certifiers Register at **http://www.ermanz.govt.nz/search/test-cert-reg.asp**

[5] See *Quick Guide - Approved Handlers*

Clearly, you will only be concerned with the class you hold. If you are uncertain about what you should do contact a Test Certifier or a Hazardous Substances Advisor or your local Enforcement Officer. For each group you must show the following:

Class 2.1.1, 2.1.2 and 3.1

- A hazardous atmosphere zone has been established and its extent documented
- You have systems in place to reduce the likelihood of unintended ignition

Class 3.2 and 4

- Substances are not exposed to ignition sources
- You have a temperature control plan and system that monitors and controls the temperature of substances
- You have systems in place to reduce the likelihood of unintended ignition

Class 5.1.1, 5.1.2 and 5.2

- You are controlling unintended ignition, combustion and explosion as well as their adverse effects
- Structures and equipment are constructed from compatible materials

→ Segregation and Storage

You must segregate incompatible substances and ensure that:

- Class 2, 3 and 4 substances listed in the regulations as incompatible with each other are correctly stored.
- Class 5 substances are not stored with substances with which they are incompatible.

→ Protective Equipment and Clothing

For Class 5 substances you must show that the equipment and clothing present complies with the requirements. Remember the HSNO Regulations may impose additional requirements for personal protective equipment and clothing if the substances have toxic properties.

→ Signage

For all classes of substance you must have signage in place as required by the Hazardous Substances (Identification) Regulations, although you do not have to change this immediately as time has been allowed for you to implement these regulations. The need for signage depends on the type and quantity of hazardous substances you hold.

→ Emergency Management

For all classes of substance you must have emergency management systems to satisfy parts of the Hazardous Substances (Emergency Management) Regulations. Notably:

- Sufficient fire extinguishers suitably located and of the right type.
- If you hold more than a specified amount of certain hazardous substances, emergency response plans and secondary containment for liquid substances.

Examples of some substances, their classifications and threshold quantities for locations

The following is a guide to show you where storing certain quantities of substances may trigger Location Test Certificates.

Substance	Classification	Location Test Certificate Required
LPG	2.1.1A	>100kg
Petrol	3.1A, 6.1E, 6.3B, 6.7B, 9.1B	Open or closed containers >50 litres
Acetone	3.1B, 6.1E, 6.3B, 6.4A	Open containers: >50 litres Closed containers >5litres: >100 litres Closed containers <5litres: >250 litres
Diesel Fuel;	3.1D, 6.1E, 6.3B, 6.7B, 9.1B	Not required
Hydrogen Peroxide 20-60% aqueous solution	5.1.1B, 6.1D, 6.9B, 8.2B, 8.3A, 9.1D, 9.3C	>500litres

Further Information

Obtain copies of other Quick Guides on Approved Handlers, Person in Charge, Labelling, Packaging, Signage, Emergency Management and Tracking from ERMA New Zealand. *ERMA New Zealand User Guide to Control Regulations* available on our website, provides further details on the HSNO regulatory system for hazardous substances.

Contact details

ENVIRONMENTAL RISK MANAGEMENT AUTHORITY
ERMA New Zealand
NGĀ KAIWHAKATŪPATO WHAKARARU TAIAO

PO BOX 131 Wellington
Phone: 0800 376 234 (NZ only) +64 4 918 4791 (ex NZ) Fax: +64 4 914 0433
Email: dginfo@ermanz.govt.nz, pesticideinfo@ermanz.govt.nz, or info@ermanz.govt.nz
Website: www.ermanz.govt.nz

INTERNAL PIM CHECKLIST (BAM005-R)

Applicant Cindy **BC** 080440

Project Location 4 Woodbank Road.

Nature of Work Dwelling & 4 units

	Complies	Comments
Planning Maps :		
Zone		Rural Lifestyle
Minimum site area per dwelling	✓	2695m2
Significant Natural Area	–	
Outstanding Landscape	–	
Notable Trees	–	
Heritage Buildings / Archaeological Site	–	
Power transmission lines	–	
Slope Hazard or Coastal Hazard	–	
Fault lines	–	
Coastal Environment	–	
Flooding / Ponding / Inundation	–	Removed.
Title :		
S221 Consent Notice	–	
Easements	✓	
Environment Canterbury : Hazard Register	✓	No match.
General Management:		
Within 50m forestry		
Earthworks		
Intensive Farming Activity		
Within 500m of quarrying activity		
Min separation distance / Setback roads		
Visible on a ridgeline		
Continuous linear length		

Accessway	✓	Existing.
Urban :	✓	2695m².
Minimum area requirement	✓	
Setback	✓	
Site coverage	✓	18.07%.
Height	✓	
Recession plane requirements	✓	4.9m & 3.8m. Approved in ~~9.8m~~. - RC070114.
Continuous linear length	x	
Other		
Hanmer Design Standards :		
Height	✓	
Window orientation	✓	Refer RC070114
Garaging	✓	
Dwelling frontage	✓	Refer letter with RC070114 - confirm rockcoat < 30%
Roof pitch	✓	Wall - 02A03 ✓
Cladding	✓	Roof - Gerard tiles Obsidian ✓.
Colours	✓	Trim??? - Colorsteel Ironsand ✓ Garage - Sandstone Grey ✓
Development Contributions :		$6090 x 4 x 50%
Queen Mary Land Purchase	~~$650~~	= $12,180.
Queen Mary Site Development	~~$440~~	
District Library	~~$400~~	+ $710 x 1
Amberley Domain Pavilion Development		
Omihi Domain Netball Court Dev.		~~$12,890~~
Conical Hill Walkway Development	$250	$12,980.
Amberley Water Supply		
Amberley Sewer System		
Amberley Stormwater		
Hanmer Springs Water Supply	$480	
Hanmer Springs Sewer System	$1290	
Hanmer Springs Stormwater	~~$710~~ $710	
Ashley Water Supply		
Hanmer Springs Medical Centre	$680	
Hanmer Springs Hall Development	~~$400~~	
Hanmer Springs Town Centre Dev.	$1500	
Notes :		

BC Number ..080660.....

Project Dwelling with 4 attached Units.

Name & Rapid Number Cundy 1651/4 Woodbank Rd, Hanmer Springs

HURUNUI District Council

BUILDING CONSENT PROCESSING SHEET
COMPLIANCE SCHEDULE (BAM 112)

Current use related to crowd activities: *(circle applicable use)*	**CS**	**CL**	**CO**	**CM**	**SC**	**SD**	**SA**	**SR**

OCCUPANT LOAD

Type of System Fire Related Only	**Existing**	**New**	**Altered**	**Added**	**Removed**
Cable car (Note: Does not come into effect until 31 March 2008)					
Automatic systems for fire suppression					
Electromagnetic doors or automatic doors or windows					
Automatic emergency warning systems, or manual emergency warning systems		✓			
Emergency lighting systems		✓			
Escape route pressurisation systems					
Riser mains for use by fire services					
Any automatic backflow preventers fitted to a potable water supply					
Lifts, escalators, travelators or other systems for moving people or goods					
Mechanical ventilation systems, or air-conditioning systems					
Building maintenance units for providing access to buildings (internal or external)					
Laboratory fume cupboards					
Audio loops or other assistive listening systems					
Smoke control systems					
Means of escape from fire		✓			
Hand-held hose reels for fire fighting					

Signed: [signature]

Dated: 23 October 2008

BC Number...080440.....

Project...Dwelling with 4 attached Units.....

Name & Rapid Number...Cundy..16.51/4 Woodbank Rd Hanmer Springs.

HURUNUI District Council

BUILDING CONSENT PROCESSING SHEET
COMMERCIAL/INDUSTRIAL (BAM 108)

Building Elements		Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
General Information		Certificate Title/ ownership			
		Pegging Certificate (2+ Units on 1 title)			
		Specifications			
Engineering Design		Demolition			
		PSI/Calculations Scope			
		Monitoring Schedule			
		Structural Check of existing			
Clauses	B1	Structure			
		Earthquake Zone			
		Wind Zone			
		Snow Zone			
		Corrosion Zone			
	B2	Durability			
		Fixings			
		Timber Treatments/Grade			
		Cladding			
	C1	Outbreak of Fire	✓		
	C2	Means of Escape	✓		
	C3	Spread of Fire	✓		
	C4	Structural Fire	✓		
	D1	Access routes			
		Parking			
		Ramps/Stairs			
		Doors/Intrusions			
	D2	Mechanical Access Instability			
	E1	Surface Water			
		Surface Drainage			
		Roof Drainage/Downpipes			
	E2	Penetrations/Flashings			
		Parapet			
		Cladding Type, Step Down/Balconies			
	E3	Internal Moisture			
	F4	Safety from Falling			
	F6	Lighting in Emergency	✓		
	F7	Warning System	✓		
	F8	Signs	✓		

Building Elements		Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
	G1	Personal Hygiene			
		Fixture No.			
		Privacy			
	G2	Laundering Space			
		Fixture Nos			
	G3	Food Preparation			
		Surface Finish			
	G4	Ventilation Natural			
		Mechanical			
	G5	Interior Environment			
	G6	Airborne and Impact Sound			
		Requirements			
	G7	Natural Light			
	G8	Artificial Light			
	G9	Electricity			
	G10	Piped Services			
	G11	Gas as an Energy Source			
	G12	Water Supplies			
	G13/ ASNZ S 3500	Back Flow Prevention			
		Foul water system			
		Pipe Sizes/Gradient			
		Waste Loadings			
		Venting			
	G14	Solid Waste			
	H1	Energy Efficiency			
		Insulation Lighting			
Access and Facilities		A Units			
		A W/C and Layout			
		Counters/Kitchen Facilities			
		Doors/Hardware			
		Surface Finishes			
Other		Compliance Schedule			
		Fencing Swimming Pools Act			

Signed: [signature]

Dated: 23 October 2008

BC Number .....080440.....

Project Dwelling with 4 attached Units.

Name & Rapid Number Cundy, 1651/4 Woodbank Rd

HURUNUI District Council
Hanmer Springs.

BUILDING CONSENT PROCESSING SHEET
FIRE SAFETY (BAM 109)

Building Elements	Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
	Fire Service Design Review Units Required		✓	
	Peer Review Required	✓		
	Purpose Groups/Groups - Table 2.1	✓		
	Occupant No's - Table 2.2	✓		
	FHC	✓		
	Escape Route No's - Part 3	✓		
	Escape Route Length	✓		
	Escape Route Width	✓		
	Doors Opening	✓		
	Doors Width	✓		
	Doors Locking Devices	✓		
Fire Cells	(Size Limits) 4.2.3 - Part 4	✓		
	Intermediate Floor	✓		
	Fire Safety - Table 4.1 F rating Alarms required (overall) Alarms to be installed	✓ ✓ ✓ ✓		
	Reductions for FSP (Sprinklers, Smoke, Heat)		✓	
	FRR	✓		
	S Rating - Table 5.1	✓		
Internal Spread of Fire	Protected Shafts		✓	
	Basements		✓	
	Surface Finishes - Table 6.2	✓		
External Spread of Fire	Boundary Distances	✓		
	Unprotected Areas	✓		
	Enclosing Rectangles	✓		
	Open Sided Buildings		✓	
	Evacuation Scheme		✓	
	Alarm Panel Location	✓		
	Compliance Schedule Items	✓		
	Signed:			Dated: 23 October 2008

BC Number 080440

Project Dwelling with 4 attached Units

Name & Rapid Number Cundy, 165 1/4 Woodbank Rd, Hanmer Springs.

HURUNUI District Council

BUILDING CONSENT PROCESSING SHEET
RESIDENTIAL/HABITABLE (BAM 100)

Building Elements		Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
General Information	Ownership	Property Ownership / CT	✓		Located on File, dated 16/9/08
		2+ Allotments: Sect 75 / Amalgamation		✓	
Site	Positioning	Siting	✓		337m altitude
		Snow zone	✓		3
		Corrosion zone 1/2/3	✓		3
		Wind speed	✓		High
		Earthquake zone	✓		A
		Site specific requirement	✓		Surface flooding.
	Location	Contours/ Levels/ Datum	✓		detailed on Sheet 1
		Proposed building/s	✓		Dwelling with 4 attached units
		Existing buildings/s		✓	
		Any easements		✓	
	Engineering	Hazards on site/S71		✓	
		Section 72 : Land Subject to erosion, etc		✓	
		Flood prone site MIN FFL.....		✓	
		Ground bearing	✓		assumed 300 kPa - Ultimate Bearing capacity.
	General	Fault Lines		✓	
Specific Design	Producer Statement	Engineer's name and qualifications	✓		Warren R. Lewis (Lewis & Bastian Ltd)
		PS1 or similar, format and correctness	✓		Satisfactory
		Producer Statement Scope	✓		Structural Design
	Items Covered	All or parts	✓		Parts only
	Monitoring Schedule	Items covered		✓	Territorial Authority inspector
Specification	Content	Correct / up-to-date / relevant	✓		Sufficient
Elevations		Claddings / openings / downpipes	✓		River stone, 180mm Linea Classic WB. 90mm Rockcote walls
Foundations	Concrete Foundations	Depth / width	✓		400mm depth, 350mm Min wide.
		Reinforcement / Cover			4/D16 horizontal, H12@600 crs Vertical dowel 600mm into slab.

Building Elements		Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
Floors	Floor Levels	Masonry 150 (FGL) 100 (Paving) Other 225(FGL) 150 (Paving)	✓		225** detailed on Sheet 5.
	Concrete Slabs	Thickness / Load bearing	✓		100, details sheet 7.
		Compacted fill / DPM	✓		20/40 washed tankings. Sheet 5.
		Reinforcing – Mesh, Cover, Bars & Supports	✓		665.
		Tanking: Wall DPC: Top edge sealing		✓	
		Blockwork: Steel & foundations 4229		✓	
		Shrinkage Control	✓		cuts as detailed Sheets 6 & 7.
	Timber Floors (Including Decks)	Bearer Size, span, spacing			
	(Including Decks)	Joist size, span, spacing			
		Load bearing walls on floors. Distance to supports			
		Lateral support or Blocking			
		Sub Floor Insulation & protection			
		Flooring Material			
		Ground Clearances & ventilation			
	Pile Foundations	Pile types			
		Pile size, span, spacing			
		Pile to bearer fixings			
		Sub floor bracing			
Roofing	Roofing	Pitch / Roofing Underlay	✓		26° & 40°
		Roof: Truss Design & Layout	✓		Costers Manufacturing - 21 Broughs Rd.
		Rafters and framing	✓		200x45 Hyspan rafters @ 450 & 600 cs
		Point loads	✓		250 UB 31 at top over exterior walls foundation
		Roof bracing	✓		Series of Gable dormers & valleys steel strap Sheet 16
		Roof Gutters	✓		Multiline Quad
		Skillion roofs	✓		over Units 1, 2 & 3.
		Flat roofs / substrate and membrane		✓	
		Roof penetrations and flashings	✓		Sheets 4, 30 & 41
		Snow boards E2.3.1 > 30m above SL		✓	

Building Elements		Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
Framing	Timber Framing	Timber Quality (Grade / Treatment)	✓		MSG8, H3.1 Treated
		Stud Height, size, spacing	✓		2.420m height, 90x45 (Studs behind Stone Veneer 300 ctrs)
		Plate Fixings	✓		12"x120 Tubolt @ 900" ctrs (600 elsewhere)
		Truss to plate fixings	✓		Detail Sheet 12.
		Bottom Plate DPC	✓		Sheet 5 details
		Lintel and beam size, span	✓		detailed by Precutter - Carters - sheet 10.
		Lintel point loads	✓		See Sheet 10
		Post fixings, top & Bottom	✓		Gale Bracket - Bolting Sheet 26/27/28
		Beam size & fixing	✓		Calculated by Engineer, Lewis Bowman
		Wall Bracing & calculations	✓		— " —
		Wall / Ceiling Insulation	✓		R2.6 walls, R3.6 ceilings
		Ceiling framing/battens	✓		75x40 @ 400" ctrs.
		Purlin size, span, spacing	✓		(150x75 Under purlin) 50x50 bottom 900, 3.2m"
		Purlin fixings	✓		2/100x3.75 Skew nailed, 2/Skew nailed, Joist Hanger
		Ridge Beams and support	✓		Back 29, 30 & 37. (290x90) Log. Sheet 40
		Lower level deck framing & floor		✓	
		Upper storey floor framing	✓		190x45 Joists @ 400" ctrs, Attic Trusses
		Upper level deck framing		✓	
Claddings		Type claddings	✓		River Stone, Linea WB, Rockcote
		Risk matrix	✓		7 Max
		Cavity	✓		70 x 40"
Cavity	Flashings	Wall, windows, junctions, parapet etc	✓		
		Building Wrap & flexi tape	✓		Sheet 35. (Window wrapping detail)
		Cladding/control joints	✓		MS Sikaflex sealant Filled
Internal Finishes	Internal Wet Areas	Linings	✓		Aqualine Sib
		Showers/tanking	✓		Moulded Acrylic
Plumbing & Drainage	Water System	Potability of water supply	✓		Connected to Utilities supply
		HWC and valving incl. temp. valves	✓		Gas water heater - 55°C hot water pipe.
	Solar water heater	Installation and valving to NZS4614		✓	
		Producer Statement (form D2 out of COP solar heaters)		✓	
	Waste pipes	G13 or AS 3500	✓		G13.
		Fixtures per Waste	✓		One
		Waste Pipes Size/Gradient	✓		40" 1:40 gradient
		Waste venting, antisiphonage	✓		over 3.5m - AAV installed.
	Drainage	Drain Size, Gradient, Depth, Cover	✓		110" 1:40 - 80
		Septic tank or AWTS Register No.		✓	
		Loading on existing system		✓	
		Down pipes & stormwater disposal	✓		16 downpipes 100 bend at 1.120 min 65" dia downpipe.
		Surface water / Channel/ Sumps/Subsoil drains-sumps	✓		Fall to Sump as detailed Sheet 6
Blockwork	Block Walls	Design/Reinforcing	✓		Between Motel units - solid Filled
	Openings	Lintels		✓	

Building Elements		Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
General Items	Ventilation	General	✓		Opening windows with some mechanical.
	Stairways	Landings / Handrails / Safety Barriers	✓		900 high off nosing. 1000 off Mezzanine. 100 Max opening between Balusters.
		Anti-slip D1/AS1/Table2	✓		
		Stair Dimensions/Pitch	✓		280 tread - 180 riser
		Handrails	✓		One Both
		Head clearance	✓		greater than 2.0m
	Windows / Doors	Glazing	✓		Double Glazed.
		Opening restrictors	✓		100 Max opening
	Decks	Construction			
		Step down to deck			
		Drainage & gutters			
		Cladding clearance			
		Stormwater overflow relief			
		Substrate			
		Decking material			
		Deck weatherproofing			
		Barriers			
	Smoke Alarms	Type / Location	✓		3 in dwelling, 2 in units 1, 2 + 3. 1 in unit 4 to All are with 3m to sleeping areas
		Fire separation/travel	✓		9.0m Max travel.
	Gas appliances	Safety precautions (shields etc)	✓		
		Ventilation	✓		
Fires	Location	Location In Building	✓		4 units have Heatpumps in Living rm Vimca Wood in Lounge, Heatpump in Family room
	Manufacturers Instructions	Instructions provided			
	Second Hand appliances	Age of appliance & safety report		✓	
Alternative Solutions		Items identified	✓	-	Engineer designed
		Appeals and test results		-	
External Works	Retaining Walls	Siting/surcharge		✓	
		Footings & Construction		✓	
		Subsoil Drainage		✓	
	Ground works	Surface water control	✓		drainage sumps
		Any excavation works & fill		✓	
		Driveway construction	✓		Sealed with fall to sumps
Additional Comments					

Signed: C J Roberts

Dated: 11/11/2008

BC Number .....080440.....

Project Dwelling with attached Unit

Name & Rapid Number ~~Lindy~~ 165/4 Woodbank Rd Hammer Springs.

HURUNUI District Council

BUILDING CONSENT PROCESSING SHEET
PRODUCER STATMENTS (BAM 111)

SECTION 1

Type: *(tick as appropriate)*		**Category:** *(tick as appropriate)*			
✓	Design	✓	Structural		Architectural
	Design review		Civil		Geotechnical
	Construction		Fire		Plumbing
	Construction review		Hydraulic		Drainage
	Construction - no building consent		Glazing		Weathertightness
			Heating		Air-conditioning
			Backflow		Mechanical

Author's Name: Lewis & Barrow Ltd - Dostan R Lewis.

Check author registration details are current: CPEng 6/8/03 — 2008.

Category:	✓ Level 1		Level 2		Level 3
	Acceptable Solution	✓	**Alternative Solution**		

SECTION 2

Do engineering calculations reference the plans and specifications?	Yes
Have the plans been signed and dated by the Producer Statement Author?	No
Has supporting information been provided? • Calculations • Specifications • Soils reports • Fire reports • Inspection and Maintenance procedures	
Is the standard of building consent documentation acceptable? Clarity of plans and information	Yes, by default
Specific reference to the Building Code: What clauses of the Building Code are specifically referenced? *(Circle or cross through applicable Clauses)*	B1 B2 C1 C2 C3 C4 D1 D2 E1 E2 E3 F1 F2 F3 F4 F5 F6 F7 F8 G1 G2 G3 G4 G5 G6 G7 G8 G9 G10 G11 G12 G13 G14 G15 H1
Any specific exclusions noted on P/S	No
Justification to support claim: • Standards referenced • First principles • Technical publications • Manufacturer's literature • Other	NZBC B1/VM1

SECTION 2 *(continued)*	
Are there any conditions on the producer statement? • Conditions must only apply to design and are dependent on site verification by specialists • Site assumptions • Determine conditions of consent, such as construction reviews and seek agreement where specialist inspections are required during construction	← Ultimate Bearing Capacity 300kPa
Inspection requirements:	NiL
Has the author signed and dated the producer statement?	Yes
Has the correct form been used?	Yes
Have all sections of the form been fully completed?	Yes
Evaluate the expert's opinion – Does it met Council Policy for Producer Statements?	Meet Policy
Can the application be assessed in-house? *(If no, complete section 3)*	Yes
Has compliance been demonstrated?	Yes
Has durability provisions been met?	Yes
Does the producer statement affect a compliance schedule? • Are there any testing or inspection procedures that need to be included in the compliance schedule? • Is there any special maintenance requirements?	No
Has the author declared there is no conflict of interest?	No

SECTION 3	
Peer review (if required)	
Prepare brief for peer reviewer(s)	
Engage peer reviewer	
Receive peer review report	
Has the peer reviewer confirmed compliance with the Building Code?	
Has the peer reviewer confirmed durability?	
Has the peer reviewer noted any non-compliance with the Building Code?	
Has the peer reviewer compared the intended life with the intended solution?	
Accept or reject report?	

SECTION 4

Comments:

Long standing Firm of association on design of structural components. Thorough

Limitations:

Conditions of consent agreed to:

Signed:	Dated:
K.B Roberts	11/11/2008

BC Number ....080440.....

Project Dwelling with 4 attached Units.

Name & Rapid Number Cundy, 16514 Woodbank Rd Hanmer Springs.

HURUNUI District Council

BUILDING CONSENT PROCESSING SHEET
ACCESSIBLE FACILITIES (BAM 110)

Building Elements	Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
Carparks	Numbers	✓		One space allocated
	Sizing	✓		6 x 3.5 Min
	Location	✓		in front of accessible unit
	Maximum Grade 1.50	✓		
	Signage	✓		
Ramps/ Footpaths	Width		✓	less than 1:20
	Grade 1.12 maximum		✓	
	Non slip surface	✓		Broom finish
	Upstand to Ramps/Paths		✓	
	Barriers, Height, Construction		✓	
	Resting Areas		✓	
Kerb Ramps	Gradient Maximum 1.8		✓	
	Length Maximum 1500		✓	
	Colour Contrast		✓	
Entrance/ Route	On Accessible Route	✓		See Sheet 39b
	Signage	✓		" " "
	Thresholds 20mm maximum	✓		
	Accessible Routes 1200 minimum	✓		
	Door Width	✓		860"
	Door Colour Contrast	✓		
	Visibility Panels		✓	
	Public Counters (layout)		✓	
Lifts	Required		✓	
	Unobstructed Path to Lift 1800 Minimum		✓	
	Size 1400 x 1400 Minimum		✓	
	Doors 900 Minimum Open		✓	
	Contrast		✓	
	Central Locations		✓	
	Controls		✓	
Stair	Tread/Rise	✓		280" Tread, 180" Rise
	Minimum Width	✓		900"
	Landings	✓		900x900
	Maximum Total Rise	✓		2.635
	Closed Risers	✓		Yes
	Nosings	✓		20 —
	Colour Contrast	✓		yes.

Building Elements	Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
Handrails	Both Sides of Stair	✓		One side only
	Continuous	✓		Yes
	Height	✓		900 mm
	Profile	✓		NZBC D1 Compliant.
	Extend Foot and Head of Stair	✓		onto landing Balustrade
W/C	Dimension	✓		2.485 x 1900
	Layout	✓		Similar to NZS 4121-2001
	Distribution/No	✓		One unit only (4 unit in total)
	Doors Minimum 760	✓		Yes
	Grab Rails	✓		Yes
	Pan Height	✓		460 mm
	Pan Position	✓		450 off side wall
	Basin Position	✓		Place in front of bowl
	Taps	✓		Capstan.
Showers	No/Distribution	✓		One (in room with WC)
	Dimensions	✓		2.485 x 1900
	Layout	✓		Similar to NZS 4121:2001
	Surface Non Slip	✓		Vinyl flooring
	Grab Rails	✓		Yes
	Mixing Valve/Hand Held	✓		detailed
	Seat	✓		
	Position of Clothes Rail	✓		outside shower curtain
Window/ Doors	Handle Position		✓	Machanical Vent
Switches	Type of handle	✓		NZS 4121:2001 - Handle
	Lock position	✓		1.0 m
	Light Switch Position	✓		as above
	Socket Positions	✓		500 mm above floor level
Places of Assembly	Sound Amplification		✓	
	No of Wheelchair Spaces		✓	
	Position of Wheelchair Spaces		✓	
	Access to Podium/Stage		✓	
	Pools have Unaided Access		✓	
Signs	Position	✓		Parking
	Type	✓		International symbol
	Identifying Feature	✓		Wheelchair logo
Other	Kitchen Layout	✓		Similar to NZS 4121:2001 Sheet 39a
	Bedroom Layout	✓		" " "
	Laundry Facilities		✓	
	Alarm Type Visual/Audible	✓		Audible
	Fitting Rooms		✓	
	Staff Facilities		✓	

Signed:	Dated:
K. B Roberts	11/11/2008

HORNCASTLE
HOMES

RECEIVED
28 OCT 2008
Hurunui District Council

Hurunui District Council
Building Consent Number

BC / 080440

Please quote this number with all inquiries and inspection bookings.

Telephone (03) 348 8905 Fax (03) 348 8906. PO Box 8255 Riccarton. Christchurch
Email bott@horncastle.co.nz Website www.horncastle.co.nz

To: Hurunui council

Attention: Building consent officer

Date: 24 October 2008

From: Mark Bott

Reference: Bc 080 440 , Cundy 4 Woodbank Rd, Hanmer Springs

For Your Information | To Be Actioned | No. of Pages Sent

Hello,

Attached is an amended set of plans showing the fire alarm system layout & amended fire report. Can you please add these to the consent file?

Thank You
HORNCASTLE HOMES LIMITED

Mark bott
DD 341 3697
bott@horncastle.co.nz

HORNCASTLE
HOMES

Telephone (03) 348 8905 Fax (03) 348 8906. PO Box 8255 Riccarton. Christchurch
Email bott@horncastle.co.nz Website www.horncastle.co.nz

To: Hurunui Council

Attention: Building Consent Officer (Kevin Roberts)

Date: 13 October 2008

From: Mark Bott

Reference: Bc 080440 – Cundy 4 Woodbank Rd Hanmer Springs

For Your Information | To Be Actioned | No. of Pages Sent

Hello,

Please find the attached amendments for the above building consent.
Can you please add these to the consent file.
Amendments are as follows:
-Unit 4 updated to show complying length to bedroom 1
-Removal of cupboard to unit for to meet length requirements
-Unit 4 Layout plan for disabilities being added refer to page 39a
-Threshold details being added to page 39a of ranch slider
-Office layout plan for disabilities being added refer to page 39b
- Threshold details being added to page 39b of office door
-Foundation plan updated to show new location of drainage pipe for Reln channel
-Slab plan updated to show new rebates in floor slab to office door & unit 4 ranch slider
- Fire report being provided
-10mm fyreline being added to dormer walls refer to page 32

Thank You
HORNCASTLE HOMES LIMITED

Mark Bott
DD 341 3697
bott@horncastle.co.nz

NEW
HEEL GUARD
GRATE



STORM DRAIN
STRENGTH BY DESIGN

Drainage like no other

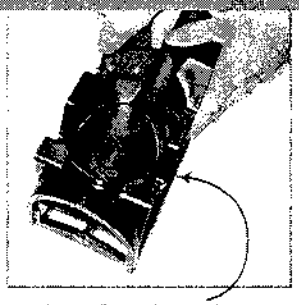
10 YEAR WARRANTY.

- Flat grate surface for safe pedestrian, bike and wheelchair traffic.
- Diagonal slots allow faster drainage.
- Textured surface for extra grip.
- Withstands 5 tonne vehicle without moving in concrete.
- Cross braced design prevents floating when concreting and movement once set.
- Bottom outlet is an advantage when the slope is slight. It also allows more concrete over pipe when paving.
- Available in 1 and 3 metre lengths. 3 metre length means less work, fewer joins, less cost.
- Male/female ends on channel allow snap together joining.
- Rounded base assists rapid water flow with self-cleaning.
- End cap closes off end, and End Outlet connects to 90mm stormwater pipe.
- Stainless steel and ductile iron grates also available.
- Also available upon request, Storm Drain Civil range able to withstand 15 tonne loading.

Strong & Easy Drainage

RELN

Storm Drain Easy to install.



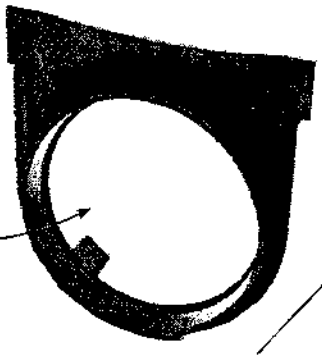
Cut or Drill 90mm bottom outlet.



Designed to withstand 5 tonne vehicle weight without moving in concrete



Anti-Floatation Bars.

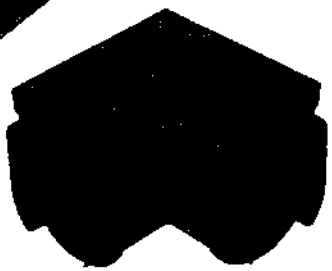


Pre drilled End Outlet is quicker to install to 90mm PVC stormwater pipe.



Male/Female ends allow snap together joining

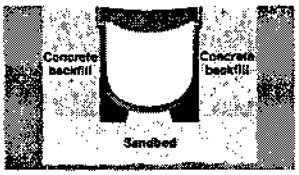
Slide End Cap into Storm Drain.



90° corner allows left or right hand extension of the Reln Storm Drain.

Concrete surround to approx 100mm

Finish concrete or paving approx 2mm above grate





Tee allows for quick and easy branch lines.



Leaf guard easily fitted to outlet and to prevent leaves and debris entering stormwater system.

TECHNICAL DETAILS.

	LENGTH	WIDTH	HEIGHT	WEIGHT
Storm Drain with Plastic Grate	1010mm	120mm	129mm	2.3kg
Storm Drain Stainless Steel Grate	1010mm	120mm	129mm	3.2kg
Storm Drain with End Cap/End Outlet	35mm	120mm	123mm	50gms
Storm Drain 90° Corner	170mm	170mm	127mm	400gms
Storm Drain Tee	220mm	170mm	127mm	400gms

EASY INSTALLATION.

- Form trench for Reln Storm Drain allowing for 50mm bed of packed sand. If Reln Storm drain will be subject to vehicle traffic, surround in concrete.
- Allow slope of approx. 30cm to every 20m.
- Join Reln Storm Drain, joins and end caps may be sealed with silicone.
- Use Reln end cap at highest point of Reln Storm Drain.
- Connect the low end of the Storm Drain to a Rainwater pit, or, using 90mm PVC pipe use built in Bottom Outlet, or fit an End Outlet to allow water to clear.
- Lay Storm Drain out with corner piece connected and end cap fitted prior to concreting.
- Storm Drain can be cut to length with a hacksaw, install with grate fitted.
- Protect grate with masking tape during concrete pour.
- Top of grate must be 2mm below concrete or paver surface.



GARAGE PACK ALSO AVAILABLE WITH
3 x 1m LENGTHS CHANNEL WITH GRATE
1 x END CAP, 1 x END CAP WITH OUTLET.

RELN

Dux INDUSTRIES LIMITED

WELLINGTON – AUCKLAND – CHRISTCHURCH

CUSTOMER SERVICES
FREE PHONE 0800 367 389
EMAIL dux@dux.co.nz
www.dux.co.nz

SDFS BR187 06/07NZ

Kevin Roberts

From: Rhonda Irvine [Rhonda.Irvine@ermanz.govt.nz]
Sent: Monday, 6 October 2008 3:23 p.m.
To: Kevin Roberts
Subject: Register of Test Certifiers

Good afternoon Kevin

Following on from our conversation I have included a link to our register of certifiers as we discussed.

Register of Certifiers:

http://www.ermanz.govt.nz/search/tc.html

Simply select your region and the service required (Location Test Certificates) and hit search for a full list of certifiers.

Quick Guide to Location Test Certificates:

http://www.ermanz.govt.nz/resources/publications/pdfs/ER-QG-23-1.pdf

I hope this information will be of use to you however if you have any further questions please do not hesitate to get in further contact with me.

Regards

Rhonda Irvine
Administration Assistant
Hazardous Substances
ERMA New Zealand
DDI: 04 918 4863
http://www.ermanz.govt.nz
Environmental Risk Management Authority

This email message and any attachment(s) are intended for the addressee(s) only. The contents may be confidential or legally privileged and are not necessarily the opinions of ERMA New Zealand. If you receive this message in error, please notify the sender and delete the message and any attachment(s).

With Compliments

6/10/2008

Hornscastle Homes Ltd,

HURUNUI
District Council
P.O. BOX 13,
AMBERLEY 7441
NEW ZEALAND
TELEPHONE: (03) 314-8816
FAX: (03) 314-9181
E-MAIL: info@hurunui.govt.nz

Mark Bott,

BC080440. Shane & Amy Cundy proposed residence and 4 units — one being for persons with disabilities.

Included for your consideration are excerpts from NZS 4121:2001 for layout, design & clearances.

Regards Kevin Roberts.

For your information	For approval	As requested	For your comments
✓ Please complete	For a signature	Please return	Copy for your records

4.8.3 International symbol of access

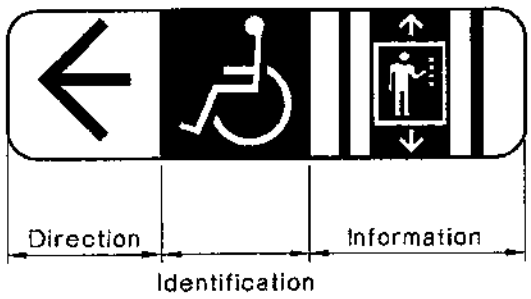
The proportional layout of the symbol of access shall be as shown in Appendix E.

4.8.4 Car parks

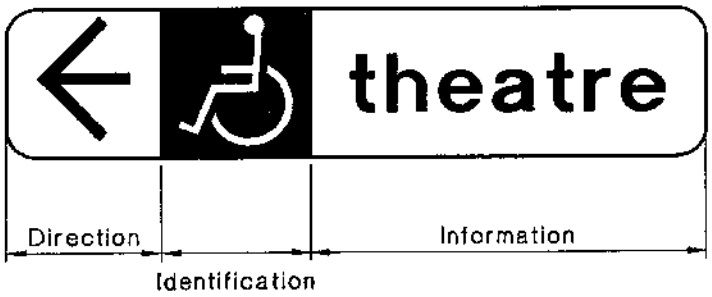
Figure 4 shows the preferred wording for signs in accessible parking areas and buildings.

4.9 Viewing ranges

The ultimate height zone for comfortable common viewing is shown in figure 5.



(a) Example of a sign identifying a facility and indicating its direction using a standard symbol (lift)



(b) Example of a sign identifying a facility and indicating its direction using a word

Figure 3 – Examples of signs indicating a facility and its direction



Figure 4 – Public parking sign

APPENDIX E
INTERNATIONAL SYMBOLS
(Normative)

E1 Scope

This appendix covers the requirements for the production of the international symbols for access and for deafness.

E2 International symbol for access

E2.1 Layout

The proportional layout of the symbol for access shall be in accordance with figure E1.

E2.2 Colour

The colour of the figure shall be white on a blue background. The blue shall be 'Safety blue' BS 5252 Colour No. 18E53. However, other colours may be used to "fit" with the decor, provided there is a colour contrast between the symbol and its background.

CE2.3
The sign can be used either with or without the directional arrow.

E2.3 Use

The international symbol for access is used to identify buildings and facilities that are fully accessible in the terms of this Standard or the NZBC. It is also used on signs to indicate the direction of an accessible facility such as a car park or toilet.

For signs identifying a facility, the figure shall face to the right. For indicating the direction to a facility, the figure shall face in the direction to be indicated (see figure 3).





NOTE –
The grid is for positional purposes only.

Figure E1 – International symbol for access

7 ENTRANCES, CORRIDORS, DOORWAYS AND DOORS

7.1 Entrances

7.1.1 General

Direct access shall be provided to the main entrance of a building, or to the internal space served by the main entrance via the accessible route.

C7.1.1
Entrances also serve as exits, some of them being particularly important in an emergency. It is preferable that all entrances should be usable by people with disabilities.

7.1.2 Signs

All accessible entrances to a building shall be identified with appropriate signs posted, only if they are other than the main or principal entrance.

7.1.3 Design

An accessible entrance to a building or premises shall have a level threshold or an approach via an incline or ramp with an appropriate gradient.

The design of a main entrance to a building shall provide for:

(a) A level approach space no less than 1200 mm x 1200 mm both inside and outside the entrance door (see figures 14 and 15);

(b) An entrance way that is illuminated so as to be clearly distinguishable from the surroundings;

(c) Any automatic door-opening device to remain open for at least five seconds, or as long as it takes to clear the door whichever is the longer. It shall have a strongly contrasting visual strip device on the moving edge(s);

(d) Any automatic door opening device to be activated by people approaching from shallow angles;

Some people who are blind or partially sighted may use the building face as a trail to the door.

(e) Elimination of thresholds whenever possible.

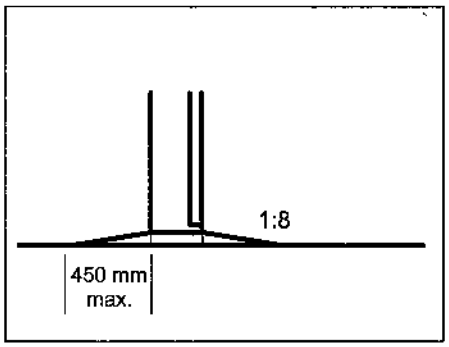


Figure 17 – Threshold ramp

7.1.4 Thresholds

Accessible entrances to a building or premises or to rooms within the premises shall have a level threshold. If a stepped threshold is necessary it shall be designed as follows.

7.1.4.1 Stepped thresholds

When a stepped threshold is required and the change in level is 20 mm or less, no ramp is required. A strong visually contrasted strip shall be incorporated that is effective when approaching from either direction.

C7.1.4.2
Thresholds and surface height changes in doorways are particularly inconvenient for wheelchair users, who may have low stamina or restrictions in arm movement. Complex manoeuvring is required to get over the level change while operating the door and negotiating the space on the other side.

7.1.4.2 Ramped thresholds

If the change in level is greater than 20 mm a ramp is required which shall have a gradient not steeper than 1 in 8 and a going of not more than 450 mm (see figure 17).

7.1.5 Revolving doors

7.1.5.1 Side door

Where a revolving door or turnstile is installed a hinged or sliding door shall be provided as an alternative alongside (see figure 18). The alternative side door shall have an access sign to identify it as the accessible entrance and shall be unlocked during normal building occupation. (Also refer to 4.10.4.1.)

C7.1.5.1
Most revolving doors are difficult for wheelchairs, scooters, prams, trolleys, and people with walking aids. A normal side-hung door installed as per 7.1.5.2 will allow access.

10.5.8 Washbasins

10.5.8.1 Standard washbasin

Standard washbasins, having a maximum depth of 400 mm, shall comply with AS/NZS 1730 and be installed so that:

(a) The centre line of a washbasin is at least 400 mm from a wall forming a return to the wall on which it is fixed (see figure 27);

(b) Washbasins shall provide a minimum clearance of 675 mm on the underside as shown in figure 30;

(c) Water supply pipes and waste outlets do not encroach on the required clear space under the washbasin;

(d) Exposed hot water pipes are to be insulated or otherwise covered;

(e) There is a clear space at least 760 mm wide and 1200 mm deep in front of the basin;

(f) Near to the toilet with its nearest edge 300 mm minimum away from the front of the toilet pan (see figure 27).

C10.5.8.1
In this case a washbasin with rounded corners, or a 'circular' wash basin should be installed so that a wheelchair user can still approach the toilet pan from the front or the pan may be used by a commode.

10.5.8.2 Provision of water

The washbasin shall be provided with:

(a) A mixed flow of water delivered through a central outlet;

(b) A maximum water temperature of 55 °C at delivery point. Refer to G12/AS1.

(c) All controls at 50 – 60 mm clearance from any obstruction;

(d) If taps are provided:

(i) They shall have lever or capstan handles easily operated by a person with limited hand function;

(ii) The hot water tap shall be placed to the left of the cold water tap.

(e) Plugs shall be connected to, or form, part of the washbasin.

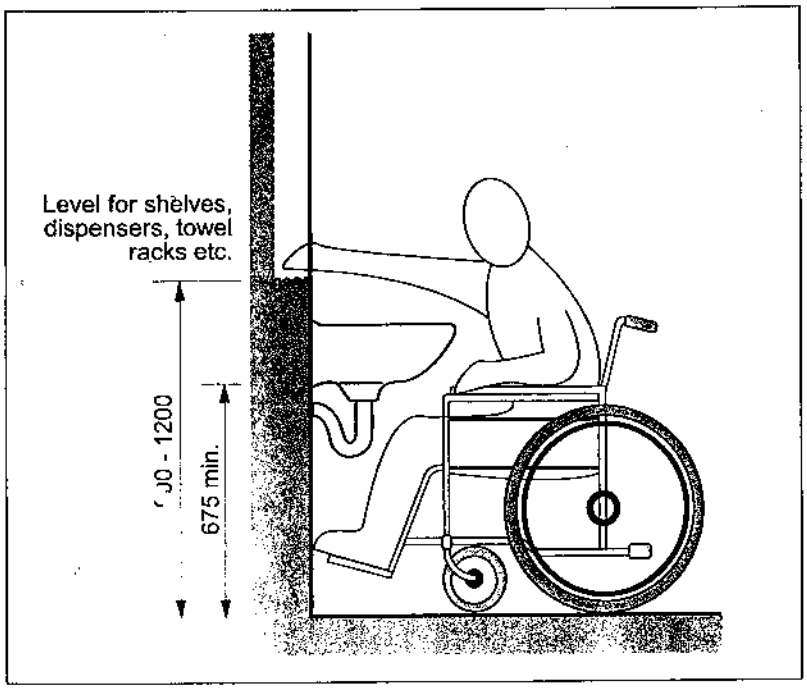


Figure 30 – Location and clearances for washbasins and fittings

Figure 34 – Shower cubicle fittings

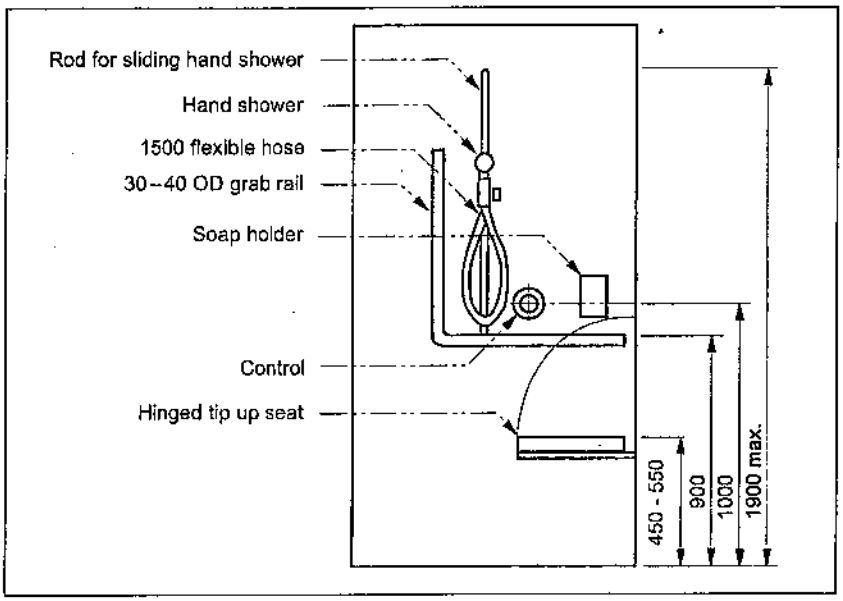
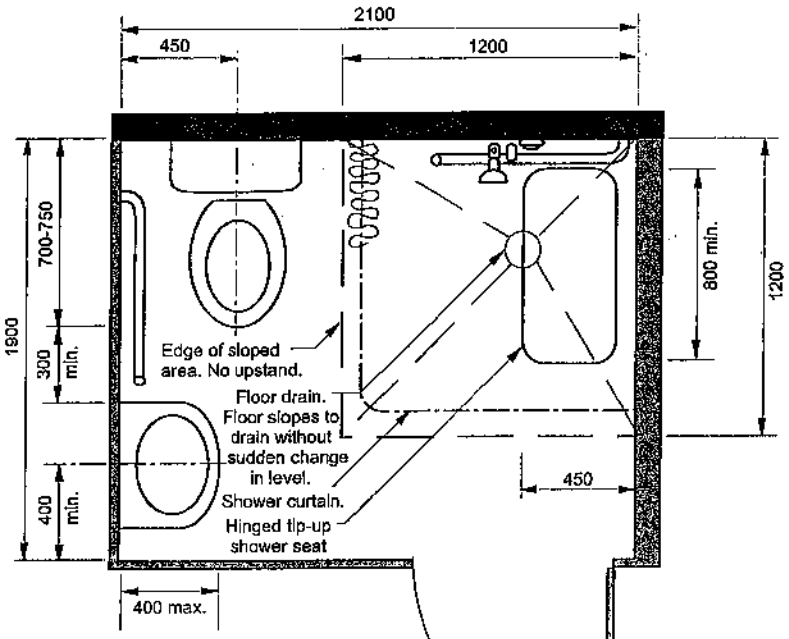
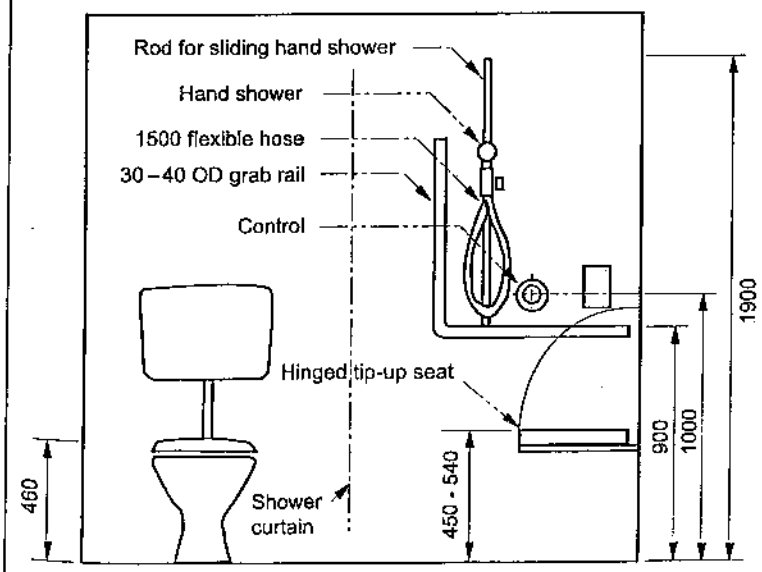


Figure 35 – Combined toilet and shower

(a) Minimum area





(b) Fittings

10.5.5 Toilet doors

All doors serving toilet facilities shall:

(a) Be provided with a suitable indicator bolt of suitable size and simplicity of operation to be readily usable by those with limited hand movement;

(b) Be able to be opened from the outside in an emergency;

(c) Have pull rails and kick plates as shown in figure 28.

C10.5.5

An outward-opening door is preferred. Inward opening doors can only work effectively if there is a turning circle space of 1500 mm diameter beyond the open door.

10.5.6 Toilet pans

If two or more accessible toilet units are provided at least one shall have a pan position of the opposite hand, refer to 3.3.2.

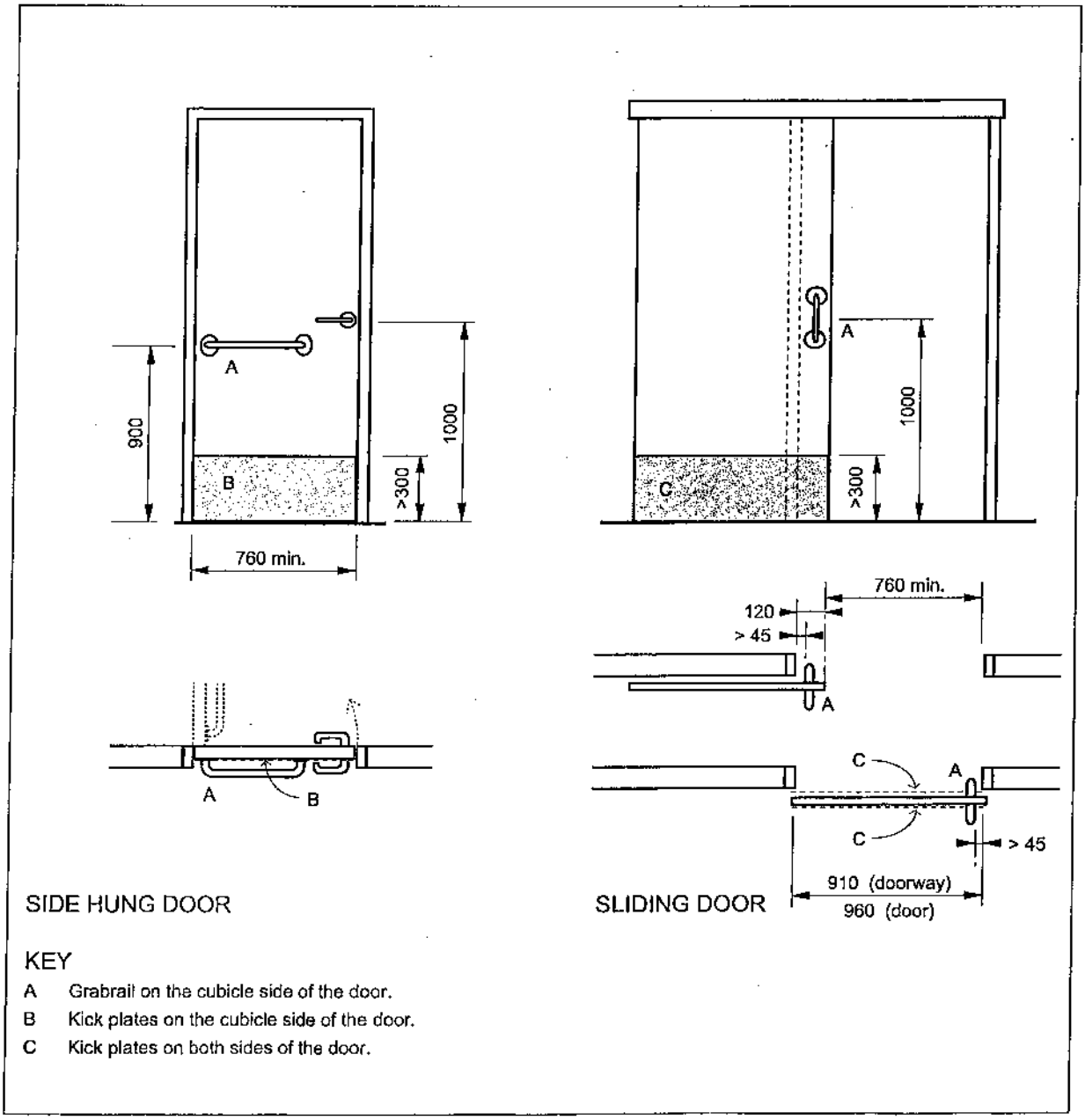


Figure 28 – Grab rails and kick plates on toilet doors

14.7.5.2 Access to facilities

People with disabilities shall be able to move freely around the bed and shall be able to reach the:

(a) Tea/coffee making facilities;

(b) Door handles;

(c) Light switches;

(d) Curtain pull cords;

(e) Wardrobe rail;

(f) Extra pillows and blankets;

(g) Telephone;

(h) Television and radio controls.

Telephones in accessible units shall be adjacent to a bed and be located on that side of the bed to which there is wheelchair access.

14.7.6 Wall and floor finishes

Floor surfaces shall be easy to maintain and slip-resistant when wet or dry.

14.7.7 Bathroom/toilet/shower

The toilet/shower aspects of a bathroom/toilet/shower unit in accessible accommodation shall meet the requirements for accessible toilets and showers of section 10.

C14.7.7

The general principle of being able to reach items such as a towel rail, hairdryer, shaving point and a bathroom heater shall apply. Mirrors should be placed at usable heights (see figure 31).

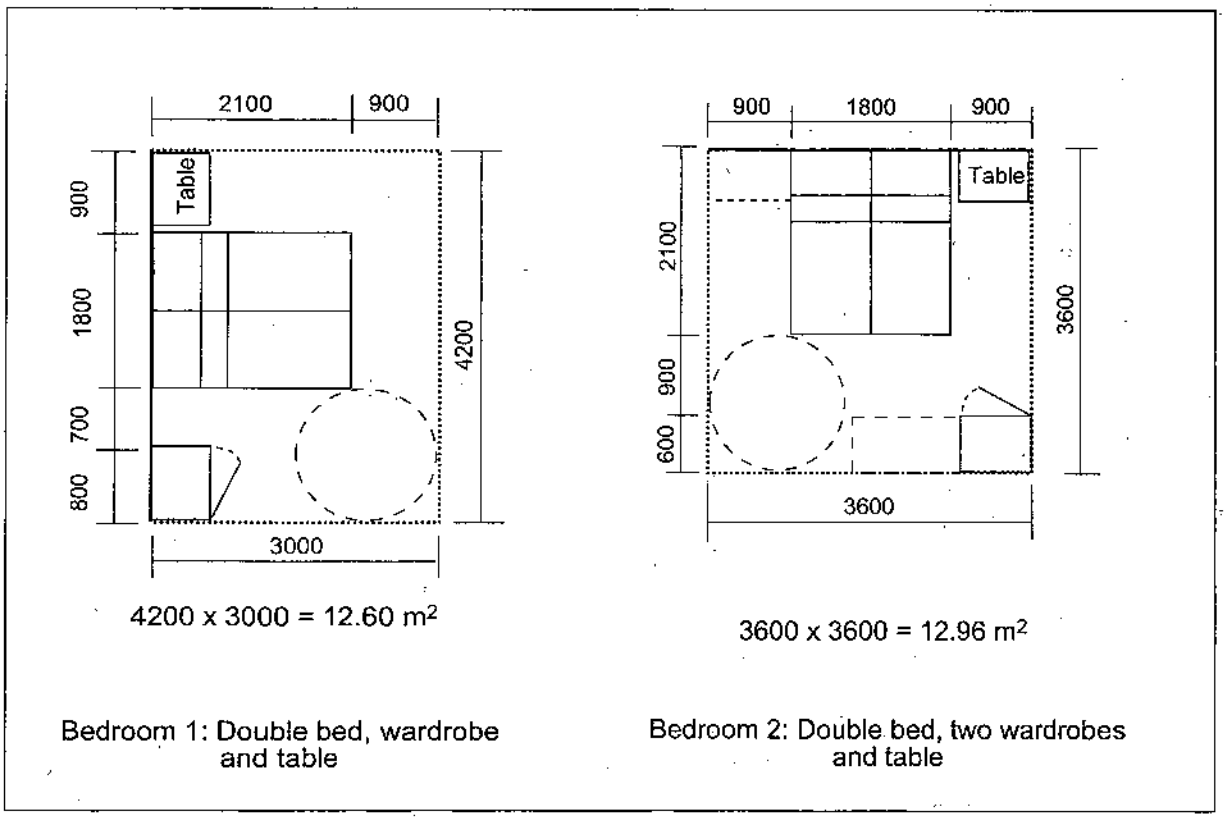


Figure 54 – Example of bedroom layout and dimensions

14.7.8 Motor camps, camping grounds, holiday parks, resorts, backpackers, lodges and hostels, etc.

14.7.8.1 Car parks

One car parking space shall be provided for each accessible unit, immediately adjacent wherever possible.

14.7.8.2 Accessible units

Accessible units shall be connected to the communal facilities by an accessible route.

14.7.8.3 Toilet/showers

Where an ablution block contains communal toilet and bathroom facilities all-gender combined toilet, hand basin, and shower shall be provided in accordance with table 3.

Table 3 – Number of toilets

Users	All-gender facility
1 – 100	1
101 – 300	2
300 or more	3

14.7.8.4 Communal facilities

All communal facilities including reception, office, shop, dining room, kitchen, laundry, ablution block and recreation rooms shall be usable areas connected to an accessible route.

14.7.3 Doors

Doors and their catches shall comply with 4.11.

14.7.4 Kitchens and laundries

The facilities of kitchens and laundries shall be accessible having a clear floor space of 1500 mm x 1500 mm. Each item shall be within reachable range, refer Appendix D. Front loading washing machines and driers require 1500 mm clear front space.

14.7.4.1 Space dimensions

Minimum space dimensions are illustrated in figure 51.

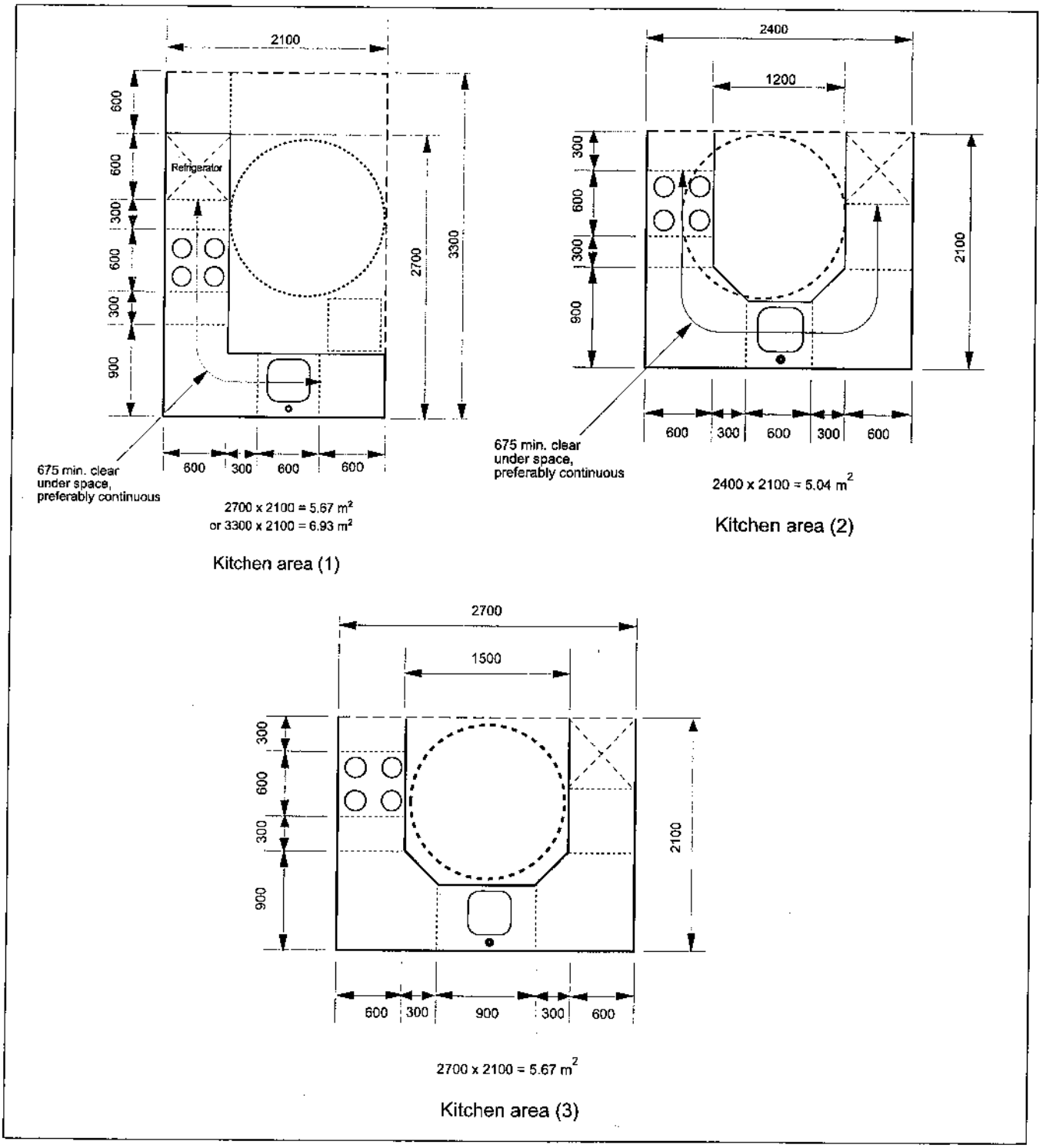


Figure 51 – Example of kitchen layout and dimensions

14.7.4.2 Work surfaces

Work surfaces shall:

(a) Be at a consistent level and have an uninterrupted flow;

The user should be able to slide goods along the surfaces.

(b) Be heat-resistant, where it is necessary to slide hot utensils along work surfaces;

(c) Include a clear "set-down" space next to the oven cooktop, refrigerator and dishwasher;

(d) Be smooth for easy cleaning;

(e) Be of a non-glare finish;

(f) Be a lighter colour than that of the vertical surfaces. The luminance factor of the vertical surface shall be not less than 0.3 (30 %) different from surrounding horizontal surface and the surface finished with a contrasting edge strip.

(g) For people who are partially sighted, horizontal surfaces need to be easily distinguished from vertical surfaces. Fittings should contrast with their background.

(h) Be set with the top surface at a height of 775 maximum and 675 minimum clear under space from the finished floor;

(i) Have at least one work surface with a clear width opening beneath the surface of not less than 900 mm to allow for a front approach by a wheelchair.

C14.7.4.2

Some ambulant people with disabilities prefer to work while seated on a stool. Consideration should therefore be given to this when determining bench height.

Where pull-out work surfaces are provided, e.g. as a set-down beside a stove, they should be fitted with handles and heat-resistant surfaces. A stop should be incorporated to ensure that shelves cannot accidentally be pulled right out.

14.7.4.3 Sinks

Sinks shall have a maximum bowl depth of 150 mm.

The clearance underneath shall comply with the requirements for washbasins (refer to 10.5.8.2). The underside of the sink bowl, exposed pipes, taps and fittings shall be insulated to avoid burns.

C14.7.4.3

A shallow sink is essential for users in wheelchairs and for short people.

14.7.4.4 Taps

Taps shall be easily operated by a person with limited hand function; (refer to 10.5.8.2).

C14.7.4.4

Wherever practicable, taps operating on the principle of a ball valve using synthetic rubber or ceramic or hydraseal type of washers should be used. These are generally easier to turn on and off, have a maintenance-free life and are easy to replace.

14.7.4.5 Ovens

Wall ovens, where provided, shall:

(a) Have a door which on opening, does not obstruct access;

The drop-down type of oven door that does not slide away is not recommended as it limits reach for wheelchair users.

(b) Be installed so that the bottom shelf is on approximately the same level as the adjacent work surface;

If a side-hinged oven door is used, the clear worktop should be on the opposite side to the hinges, see figure 52.

(c) Have controls situated within the zone of common reach shown, see figure 52 and figures D14, D15 and D17;

(d) Be easy to operate by the intended user and clearly marked;

Acceptable Solution G9/AS1

1.0 Electrical Installations within Domestic Dwellings

Amend 4 Jun 2007 | Amend 1 Sep 1993

1.0.1 NZECP 51 is an Acceptable Solution for *electrical installations* within domestic dwellings.

2.0 Light Switches and Plug Sockets for use by a Person with a Disability

Amend 4 Jun 2007

2.0.1 In *buildings* intended for use by *persons with disabilities*, light switches and *socket outlets* shall comply with the following requirements:

a) All light switches shall be horizontally aligned with door handles.

b) The toggle, rocker, push pad, or push button control of light switches shall project clear of the switch plate.

COMMENT:
It is recommended that the width of any push pad or button be no less than 20 mm.

c) *Socket outlets* in *accessible* accommodation units shall be fixed between 500 mm and 1200 mm above the finished floor level and at least 500 mm from corners. At least one room light shall have a bedside switch.

Paragraph 2.0.1 shall not apply in damp situations where the location of the light switch and plug sockets conflicts with AS/NZS 3000.

Amend 4 Jun 2007

SECTION 14 – ACCESSIBLE ACCOMMODATION **NZS 4121:2001**

14.7.4.17 Power outlets
Switches for electric light and power shall comply with the following requirements:

(a) All light switches shall be horizontally aligned with door handles, except that at least one room light shall have a bedside switch;

(b) The toggle, rocker, push pad, or push button control of light switches shall project clear of the switch plate;

(c) Socket outlets shall be fixed between 500 mm and 1200 mm above the finished floor level and at least 500 mm from corners;

(d) Switches and socket outlets shall contrast in colour to their surroundings.

14.7.4.18 Lighting
Lighting shall comply with 4.10.3.

(b) Interior hinged door: 22 N;

(c) Sliding or folding doors: 22 N.

7.3.6 Fire and smoke control doors

The force necessary to keep them shut and so be effective in a fire may not be easily overcome by people with disabilities. Studies suggest that a force of 70 N could be handled by up to 80 % of people with disabilities, and a force of 21 N could be handled by 95 % of the people with disabilities. In a pressurised situation the use of barometric relief dampers or other pressure regulating methods may be required. Wherever possible consideration should be given to the installation of complying hold open devices.

C7.3.5

These forces taken from ANSI A117.1.

Calculation of the correct size of door closer is based on the width of the door. The wider the door the stronger the door closer force required. The formula for calculating the force necessary to close a door against a known air pressure is:

Force = (P x A x W) / 2, where P = air pressure (pascals), A = surface area of door, w = width of door.

Table 1 of BS EN 1154:1996 identifies seven power sizes of door closer with various forces. Table 1 applies only to interior doors under ideal conditions so the door closer should be adjusted to a higher power setting where it is used as an exterior door and in windy or draughty interior conditions. For exterior doors, adjustable power sizes 2 – 6 and for interior doors, adjustable power sizes 1 – 5 are recommended.

Attention to the manufacturer's instructions is vital where installing door closers. Ongoing maintenance is necessary to adjust and maintain the required forces for both closing and latching a door.

There is a 'push-pull' device available to installers and building owners for measuring door closer forces.

7.3.7 Door handles and hardware

Door handles and related hardware and accessories shall comply with the following requirements:

(a) Handles shall be between 900 mm and 1200 mm (optimum 1000 mm) above the finished floor level;

(b) Handles operating locks and latches shall have a lever action and the end of the handle shall be returned towards the door;

(c) The door opening pressure shall be the minimum required to suit specific use and conditions (refer to 7.3.5).

C7.3.7

For devices such as a delayed action door-closer, rising-butt hinges are recommended.

Doorknobs with a twist or turn action or recessed handles do not provide an adequate grip for people with limited or reduced hand function.

HURUNUI District Council

Project Information Memorandum and / or Building Consent Application (BAM 002)

Project No. 080440

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

APPLICATION

I request that you issue a: ☐ Project Information Memorandum only(PIM)

☐ Building Consent only (for existing PIM No : _____ attach copy)

☑ Building Consent (including Project Information Memorandum).

THE BUILDING

Street Address: (or Rapid Number if applicable)	Number of Levels:	Level/Unit No:
4 Woodbank Road, Hanmer Springs	1 + Mezzanine	4 Units + Residence.
Legal Description :	**Total Floor Area: (all floors included)**	
Lot 55 DP 341 093	Existing _____ m^2	Add 551.96 m^2
Valuation Roll Number:	**Current lawfully established use:** Vacant site.	
Building Name (if applicable)	**Approximate year building was first constructed:**	

THE PROJECT

Description of Building Work: To construct a single story dwelling with attached 4 Units.
(eg dwelling, commercial, farm shed, garage etc)

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

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

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

_____

Intended life of the building:

☑ Indefinite but not less than 50 years

☐ or Specified as _____ years

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

RC 070114

Estimated Value (inc GST) $ 830,000
(ie, the estimated aggregate of the values of all goods and services)

THE OWNER

Owner's Name: Shane and Amy Cundy

Contact Person: (if owner is not an individual) Shane Cundy

Mailing Address: 212 Abercrombie st, Redfern, Sydney, NSW 2016 Australia.

Street Address/Registered Office: _____

E-mail Address: shane.cundy@cba.com.au

Phone Numbers:

Daytime: 0061 28223 7661 Mobile:

After Hours: 0061 29698 8713 Fax:

Evidence of ownership attached to this application:

☑ Certificate of Title

☐ Sale and Purchase Agreement

AGENT - APPLICANT

Agent's Name: Hornecastle Homes Ltd

Contact Person: Mark Bett

Mailing/Billing Address: P.O. Box 4255 Riccarton CH-CH

Street Address/Registered Office: 38 Lowe St Riccarton 8440 CH-CH.

E-mail Address: bett@hornecastle.co.nz.

Phone Numbers:

Daytime: (03) 341 3697 Mobile:

After Hours: Fax: (03) 3488 406.

Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application / Building Work and will receive all correspondence including all invoices.

REQUIRED ATTACHMENTS

Complete and attach **ONE** of the following checklists, and provide **ALL** of the information, and plans requested on that checklist:

☐ Form 002-T Temporary work ☑ Form 002-R Residential work ☐ Form 002–I Commercial/Industrial work

Application Fee (Deposit)

☑ Application Fee of $ 850 (refer to cover sheet for appropriate fees)

KEY PERSONNEL

Name of Builder: Horncastle Homes Ltd	Phone Number:
Postal Address: P.O. Box 8255 Riccarton CH-CH	(03) 3488 965
	Registration Number:
E-mail Address: www.horncastle.co.nz	
Name of Craftsman Plumber: Universal Plumbing	Phone Number:
Postal Address:	0275 638 764
	Registration Number:
E-mail Address:	
Name of Craftsman Gasfitter: I Gus	Phone Number:
Postal Address: 5 Jacobsen Pl Lincoln CH-CH	335 0631
	Registration Number:
E-Mail Address:	
Name of Registered Drainlayer: Aaron Watson Drainage	Phone Number:
Postal Address:	0274 111 472
	Registration Number:
E-mail Address:	
Name of Designer: Horncastle Homes Ltd.	Phone Number:
Postal Address: P.O. Box 8255 Riccarton CH-CH	(03) 3488 965
	Registration Number:
E-mail Address: www.horncastle.co.nz	
Name of Engineer: Chris Gordon	Phone Number:
Postal Address: 6th Floor IBIS House, Hereford St	366 4320
	Registration Number:
E-mail Address:	

SIGNATURE

Signed by or for and on behalf of the Owner: [signature]

☐ Owner ☑ Agent Date: 16-9-08

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

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

Please Refer to RC070114 for resource consent to establish a 4 Unit visitor accommodation facility and attached residence at 4 Woodlands Rd.

HURUNUI District Council	**Residential PIM / Building Consent Application Checklist (BAM 002-R)** (in conjunction with form BAM 002)	PROJECT NO:

Project address: 4 Woodbank Rd, Hanmer Springs.

NB The following is required on application in sufficient detail to show compliance with all aspects of the District Plan and the New Zealand Building Code. Please complete this Checklist in FULL Additional information may be requested during processing of the application.	Supplied	N/A	Council
PIM			
Application form COMPLETED & signed	✓		
All information identified on the cover sheet	✓		
Application fee $ 850 GST Inclusive (Accepted Methods of Payment: CASH - EFTPOS - (CHEQUE)	✓		
Certificate of Title: Recent search copy less than 6 months old, plus a sale & purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.	✓		
Copies of drawings as specified in the cover sheet	✓		
Site Plan – showing:	✓		
– All new & existing buildings, swimming pools	✓		
– Any heritage buildings / trees or archaeological site information known		N/A	
– Legal & notional boundaries (existing & proposed), easements, waterways, shared access ways / other areas with building setbacks dimensioned	✓		
– Building & site areas (including floor areas (m^2) for all floors)	✓		
– Vehicle access, crossing location, manoeuvre, and parking area	✓		
– Street trees, poles, sumps, manholes, traffic islands outside the property	✓		
– Any hard-standing (sealed or concrete) areas with proposed drainage	✓		
– Landscaped areas required by District Plan indicated		N/A	
– Any significant trees on the site		N/A	
– Retaining walls	✓		
– Fire rated walls, eaves	✓		
– All activities on a site indicated	✓		
– Proposed & existing site & floor levels	✓		
– Existing & proposed contours, drive gradients and building heights (for hill or sloping sites)	✓		
– Intentions for the disposal of stormwater & sewer	✓		
– Storage location and capacity of Hazardous Substances (ie LPG, diesel, home heating oil etc)	✓		
Outline Floor plans (for all floors)	✓		
Outline Elevations	✓		
Outline Cross Sections – (if required to show recession plane / daylight plane & height compliance)	✓		

---------- ***STOP HERE IF THIS IS A PIM ONLY APPLICATION*** ----------

BUILDING CONSENT (in addition to the above)			
Project Information Memorandum (if already issued) plus all attached forms			✓
Foundation Plans (timber or concrete slab) including all details	✓		
Drainage Plans - full design details including both Sewer & Stormwater and any disposal methods	✓		
Detailed Floor Plans - fully dimensioned and notated, including location of Smoke Alarms	✓		
Detailed Elevations - including door & windows showing opening sashes	✓		
Cross Sections - to show **all** relevant construction, especially through difficult areas of the building and changes in building form	✓		
Timber Treatment - the species, grading & treatment of **all** timber specific to the project is to be **specified on the drawings,** ideally on the cross section	✓		
Framing Details - including floor joist layout plans if applicable	✓		
Construction Details - with **all** materials, fixings etc noted	✓		
Weathertightness Details - including a risk assessment matrix for **all** walls & **all** flashings	✓		
Internal Waterproofing Details - including **all** wet areas & surface finishes	✓		
Plumbing Details - including layout plan / schematic & water supply details	✓		
Specifications - relevant to the project	✓		
Bracing Design - calculations, schedule and layout plans	✓		
Roof Truss Design - including layout plan, fixings and specific design for lintels where required	✓		
Ground Conditions report - this will be either a report to show why it is assumed that the ground is "good ground" using Section 3 of NZS 3604:1999, or a specific ground assessment & foundation design by a suitably qualified & experienced engineer		N/A	
Engineers Details & Producer Statement - where any specific design has been carried out (e.g. steel beams)	✓		
Sediment Control Management Plan (if required by site location)	✓		

BUILDING CODE ASSESSMENT

Building Code Clause		Means of Compliance (note that a project may include both Acceptable and Alternative solutions)		
		Acceptable Solution	Alternative Solution (details verifying compliance are required)	Waiver/ Modification required? (Provide separate details for justification of acceptance if yes)
B1	Structure	B1/AS1 NZS 3604		
B2	Durability	B2/AS1 NZS 3604		
C1	Outbreak of fire	C/AS1		
C2	Means of escape	C2/AS1		
C3	Spread of fire	C3/AS1		
C4	Structural stability during fire	N/A		
D1	Access Routes	D1/AS1		
D2	Mechanical installations for access	N/A		
E1	Surface water	E1/AS1		
E2	External moisture	E2/AS1		
E3	Internal moisture	E3/AS1		
F1	Hazardous agents on site	N/A		
F2	Hazardous building materials	N/A		
F3	Hazardous substances and processes	N/A		
F4	Safety from falling	F4/AS1		
F5	Construction and demolition hazards	N/A		
F6	Lighting for emergency	N/A		
F7	Warning systems	F7/AS1		
F8	Signs	N/A		
G1	Personal hygiene	G1/AS1		
G2	Laundering	G2/AS1		
G3	Food prep. and prevention of contamination	N/A		
G4	Ventilation	G4/AS1		
G5	Interior environment	G5/AS1		
G6	Airborne and impact sound	G6/AS1		
G7	Natural light	G7/AS1		
G8	Artificial light	G8/AS1		
G9	Electricity	G9/AS1		
G10	Piped services	G10/AS1		
G11	Gas as an energy source	G11/AS1		
G12	Water supplies	G12/AS1		
G13	Foul water	G13/AS1		
G14	Industrial liquid waste	N/A		
G15	Solid waste	G15/AS1		
H1	Energy efficiency provisions	H1/AS1		

Received with thanks by Hurunui District Council 4/01

25-09-08 9:24 Receipt no.434159

DR BC080440
HORNCASTLE HOMES LTD 850.00-
Horncastle Homes Ltd::::
CQ BNZ CHC
Horncastle Homes Ltd 850.00
Total Receipted 850.00

Additional Notes:

HURUNUI
District Council

Project Information Memorandum Declaration
BAM002-P

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

Applicant's Name Mark Bott (Hornecastl Homes Ltd)

Project Location 4 Westbank Rd, Hanmer Springs

Proposal To Construct a single story dwelling with attached 4 Units

Please answer the following questions by marking the relevant box.

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

   Yes ☐ No ☑

2. Will the proposed building require earthworks to be carried out within 20 metres of any river, 50 metres of any wetland, or 100 metres from any lake? River for the purpose of this rule means any river or stream with a normal channel width flow of greater than 1.5 metre average over the reach of the river between a point of 40 metres upstream and a point of 40 metres downstream from that point of the river adjacent to where the proposed earthworks are to be located.

   Yes ☐ No ☑

3. Is the site of the proposed building located within an Urban area?

   Yes ☑ (Go to Q14) No ☐ (Go to Q4)

4. Will the proposed building be located within 500 metres of an intensive farming activity or within 500 metres of a sewage treatment facility, including effluent ponds for on-farm waste disposal and land based effluent disposal areas located on a separate lot under different ownership? Intensive farming means plant or animal production predominately independent of a site's soil characteristics, or of feed produced onsite.

   Yes ☐ No ☐

5. Will the dwelling be located more than 500 metres from the resource consent area for a commercial quarry or mine?

   Yes ☐ No ☐ N/A ☐

6. Will the building be located within 100 metres from dwellinghouses and principal buildings on a separate lot under different ownership?

   Yes ☐ No ☐

7. Will the building be located on a ridgeline so that it is visible against a dackdrop of sky when viewed from any point within 1 kilometre from any strategic arterial, district arterial, collector or Lake Sumner Road (including unformed sections)? Strategic arterial, district arterial and collector roads are listed on page 4.

   Yes ☐ No ☐

8. If the proposal is for a new dwelling, will the water supply be provided by a Council water scheme?

   Yes ☐ No ☐ N/A ☐

9. Will the activity require a new accessway to be formed? An accessway refers to the area between the existing road formation and the property boundary within the road reserve intended for use by vehicles accessing and departing the site.

   Yes ☐ No ☐

10. Does the proposed new accessway or existing accessway adjoin a **strategic arterial** or **district arterial** road as listed on page 4?

    Yes ☐ (Go to Q11) No ☐ (Go to Q13)

11. Does the accessway meet the standards for distances, clearance from intersections and minimum access spacing as set out in Table 1?

    Yes ☐ No ☐

Table 1. Property access performance standards where traffic generation is up to 100 equivalent car movements per day

Posted (legal) speed limit (km/h)	Required sight distances (m) – see Figure A5.2	Location of property access relative to intersection – see Figure A5.3:		Minimum spacing between adjacent property access (on same or opposite frontages) – distance N on Figure A5.3(m)
		Minimum distance K(m)	Minimum side road distance M(m)	
50	140	30	20	–
60	175	50	30	–
70	210	100	45	40
80	250	120	60	100
100	330	200	60	200*

Note: *There shall be no more than 5 individual accesses along any 1km section of State Highway (on both sides) measured 500m either side of a proposed access.

12. Does the **existing** accessway meet the accessway and construction standards shown in Figure A5.5 on page 8 and Figure A5.9 on page 9?

    Yes ☐ No ☐ N/A ☐

    Go to Q16 after completing question 12.

13. Will the accessway meet the minimum sight distances as shown in Table 2 below?

    Yes ☐ (Go to Q16) No ☐ (Go to Q16)

Table A5.2 – Minimum sight distances to accessways with less than 100 equivalent car movements per day

Posted legal speed limit	Minimum sight distance (m):	
	Local roads	Collector roads
50	40	45
60	55	65
70	85	85
80	105	105
100	160	160

14. Will the activity require a new accessway to be formed? An accessway refers to the area between the existing road formation and the property boundary within the road reserve intended for use by vehicles accessing and departing the site.

    Yes ☐ (Go to Q 16) No ☑ (Go to Q 15)

15. Does the existing accessway meet the construction standards shown in Figure A5.4 on page 7?

    Yes ☑ No ☐

16. Is the proposed building located within the Hanmer Basin Management Area?

    Yes ☑ (Go to Q 17) No ☐ (Sign the declaration on page 4)

17. Please provide details as to the exterior cladding to be used on the building.

    Cladding materials Please Refer to attached form

18. Provide details on the proposed colours of the walls, roof and trim quoting British Standard numbers.

    Walls Please Refer to attached form

    Roof _____

    Trim _____

DECLARATION

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

Signature _____ Date 24-9-08

Strategic arterial roads within the Hurunui District:

Ashworths Road (SH1)
Culverden Road (SH7)
Domett Road (SH1)
Glasnevin Road (SH1)
Greta Road (SH1)
Hanmer Springs Road (SH7A)
Hundalee Road (SH1)
Inland Road
Karaka Road (SH7)
Lewis Pass Road (SH7)
Mouse Point Road (SH7)
Omihi Road (SH1)
Parnassus Road (SH1)
Rotherham Road North (SH7)
Rotherham Road South (SH7)
Waipara Flat Road (SH7)

District arterial roads within the Hurunui District:

Balcairn Amberley Road
Flintoff Mouse Point Road
Hawarden Waikari Road
Lawcocks Road
Leader Road East
Leader Road West
Scargill Valley Road
Waikari Valley Road

Collector roads within the Hurunui District:

Allandale Road
Balmoral Station Road
Claverley Rd (between SH1 Conway Flat Rd)
Gore Bay Road
Hursley Terrace Road
Leithfield Road
Lake Sumner Road (between Horsley Downs Rd and Powers Road)
Motunau Beach Road
Mt Palm Road
Pyramid Valley Road
Ram Paddock Road (between the Mt Brown Rd and Georges Rd)
School Road
Stonyhurst Road (between SH1 and Blythe Rd)
Top Pahau Ford Road
Amberley Beach Road
Douglas Road
Gemmells Road
Horsley Downs Road
Kings Road
Leslie Hills Road
Mt Brown Road
Munro Road
St Leonards Road
Station Road

N.B. Please note that the figures on the following pages are numbered as they appear in the Hurunui District Plan and as such may appear to be out of sequence.

PROJECT INFORMATION MEMORANDUM DECLARATION

Re : Questions 17 – 18

-17. Please provide details as to the exterior cladding to be used on the building.

Cladding materials are as follows

- 180 painted Linea
- Rockcote EPS40 Plus
- River Stone
- Post & exposed Trusses, Stained Bandsawn pine
- Flat Soffits painted 4.5 hardiflex
- Raking soffits painted 12mm grooved eco ply
- Roof Gerard colotile
- Fascia & guttering type, Colorsteel multilane guttering, fascia colorsteel quad

-18 provide details on the proposed colours of the walls, roof & trim.

- 180 painted Linea - (British standard 02A03) ✓
- Rockcote EPS40 Plus - British standard 02A03) ✓
- River Stone ✓
- Post & exposed Trusses, Stained Bandsawn pine sickens stain (DARK OAK) - Stain.
- Flat Soffits painted 4.5 hardiflex (ALABASTER) N/A
- Raking soffits painted 12mm grooved eco ply (ALABASTER) N/A
- Roof Gerard colotile – (OBSIDIAN) ✓
- Fascia & guttering type, Colorsteel multilane guttering, fascia colorsteel quad – (EBONY) See attached.
- Garage Door – (Sandstone Grey) ✓ Orica
- Entry door – (sickens stain DARK OAK) - Stain ✓
- Aluminium (Ironsand) ✓ Colorsteel.

Liz White

From: Mark Bott [bott@horncastle.co.nz]
Sent: Friday, 3 October 2008 10:37 a.m.
To: Liz White
Subject: RE: 4 Woodbank Road

Hi Liz

My clients have come back to me with there chosen colour for the fascia & gutter and that is Ironsand.
If you require anymore info than what i have provided please let me know.

Thanks
Mark Bott
Architectural Designer
Horncastle Homes Ltd
DD 341 3697

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**168907**
Land Registration District	**Canterbury**
Date Issued	14 October 2004

Prior References
148197

Estate	Fee Simple
Area	2695 square metres more or less
Legal Description	Lot 55 Deposited Plan 341093

Proprietors
Shane Joseph Cundy and Amy Rebecca Bott

Interests

Subject to Section 6 & 8 Mining Act 1971
Subject to Section 5 Coal Mines Act 1979
Subject to Section 3 Petroleum Act 1937
Subject to Section 8 Atomic Energy Act 1945
Subject to Section 261 Coal Mines Act 1979
Subject to Section 3 Geothermal Energy Act 1953
Subject to Part IV A Conservation Act 1987
555510 Proclamation declaring the within land to be a Thermal Water Area - 13.7.1961 at 9.01 am
Appurtenant hereto is a right of way, rights to drain sewage and water, to convey water, electric power and telephonic communications specified in Easement Certificate 5238258.4 - 31.5.2002 at 1:32 pm
The easements specified in Easement Certificate 5238258.4 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way, right to drain sewage and water and right to convey water, electric power and telephonic communications created by Easement Instrument 6020019.4 - 27.5.2004 at 9:00 am
The easements created by Easement Instrument 6020019.4 are subject to Section 243 (a) Resource Management Act 1991
6154470.1 Variation of the conditions of the easement created by Easement Instrument 6020019.4 - 20.9.2004 at 9:00 am
6224326.5 Mortgage to Bank of New Zealand - 23.11.2004 at 9:00 am

HORNCASTLE
HOMES

Telephone (03) 348 8905 Fax (03) 348 8906. PO Box 8255 Riccarton. Christchurch
Email bott@horncastle.co.nz Website www.horncastle.co.nz

To: Hurunui District Council

Attention: Building Consent Officer

Date: 8 August 2008

From: Mark Bott

Reference: 4 Woodbank Road Hanmer

For Your Information | To Be Actioned | No. of Pages Sent

We give Horncastle Homes Limited the right to act as our agents in the building consent process.

Thank You

Shane Cundy
Amy Cundy

Amy & Shane Cundy

HORNCASTLE
HOMES

Telephone (03) 348 8905 Fax (03) 348 8906. PO Box 8255 Riccarton. Christchurch
Email bott@horncastle.co.nz Website www.horncastle.co.nz

To: Hurunui District Council

Attention: Building Consent Officer

Date: 24 September 2008

From: Mark Bott

Reference: Cundy, 4 Woodbank Rd, Hanmer Springs

For Your Information | To Be Actioned | No. of Pages Sent

Hello,

Could you please process the above consent? If possible can you email me the building consent number? If you have any questions, please contact me on the following.

Thank You
HORNCASTLE HOMES LIMITED

Mark Bott
DD 341 3697
bott@horncastle.co.nz

Job: 0809026 Client: HORNCASTLE HOMES Site: j2083
Phone: 3488905 lot 55 woodbank rd
hanmer

Description: j2083
Building Consent No.: Phone:

PRODUCER STATEMENT
MiTek 20/20™ TRUSS DESIGN PROGRAM

Certification of MiTek 20/20™ Truss Design Program

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents of the New Zealand Building Code to satisfy the requirements of the Building Regulations 1992: Clause B1 - Structure. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

The MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details

Roof Truss

Timber Group:	MSG45STD	Pitch:	26.000 deg	Std Overhang:	600 mm
Roof		**Ceiling**		**Wind**	
Material:	Metal Tiles	Material:	Standard	Area:	Very High (50.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	400 mm centres	Restraints:	400 mm centres	**Snow**	
Live Load:	Qur = 0.250 kPa	**Occupancy Live Loa 1**		Location:	Hanmer Springs at 380 m
	Qc = 1.000 kN	Distributed:	Quf = 1.500 kPa	Open Ground Load:	1.383 kPa
		Concentrated:	Qcf = 1.800 kN	Basic Roof Load:	1.106 kPa
Attic Floor		**Attic Room Ceiling**		**Attic Wall**	
Material:	20mm Particle Board	Material:	Standard	Material:	Gib Board
Dead Load:	0.200 kPa	Dead Load:	0.200 kPa	Dead Load:	0.300 kPa
Restraints:	Continuous	Restraints:	400 mm centres	Restraints:	Continuous

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, ~~T~~ = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
CT07	1	9143	26.000852		T08A	2	4755	26.000852		*ET02	1	6080	40.000900	
CT02	1	9444	26.000875		T08	2	4755	26.000852		AT01	6	5890	40.000900	
CT08	1	8291	26.000852		T07	5	7669	26.000852		*R02	1	7280	40.000900	
CT03	1	8569	26.000875		T07A	1	7669	26.000852		*R03	1	8869	26.000900	
CT09	1	7440	26.000852		T07B	1	7669	26.000852		*R04	1	995	0.000	899
CT04	1	5929	26.000875		CT06	1	8442	26.000852		*R05	9	1268	0.000	899
CT10	1	6588	26.000852		CT11	1	5666	26.000852		*R06	12	1455	0.000	878
CT05	1	5054	26.000875		V01	1	4009	26.000900		*ET03	1	5890	40.000900	
T05	1	4134	26.000875		V02	1	912	26.000900		*ET04	1	7669	26.000900	
T02	2	7670	26.000881		V03	1	3735	40.000900		V07	4	1795	26.000900	
*ET01	1	7669	26.000881		V04	1	5535	40.000900		V08	2	1194	26.000900	
T04C	1	7970	26.000875		V05	1	7335	40.000900	LB	V09	2	821	26.000900	
T04	7	7970	26.000875		V06	1	923	40.000900		V10	2	448	26.001900	
T04A	1	7970	26.000875		*R01	1	1209	30.682900		T01	1	5907	19.028900	
T04B	1	7970	26.000875		*R01A	1	1209	30.682900		T06	1	3645	26.000875	
CT01	1	8720	26.000875		T09	3	5890	40.000900		T03	1	7670	26.000900	

Total quantity : 93

Hurunui District Council
Building Consent Number

BC / 080440

Please quote this number with all inquiries and inspection bookings.

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

Signed .....

The computer design input has been carried out by:

Name of Computer Operator: Isaac Arapai
Qualifications and Title: Truss Detailer

Signed:

CARTERS
A Division of Carter Holt Harvey

Dated: Wednesday, 17 September 2008

PDF created with pdfFactory Pro trial version www.pdffactory.com

Job: 0809026 Client: HORNCASTLE HOMES Site. j2083
Phone: 3488905 lot 55 woodbank rd
Description: j2083 hanmer
Building Consent No.: Phone.
MiTek 20/20 - Engineering 4.4 Gamma 1.3 (build 1597-9) MiTek New Zealand Ltd. Printed: 15:48:38 17 Sep 2008

TRUSS BEARINGS EXCEEDING 10KN REPORT

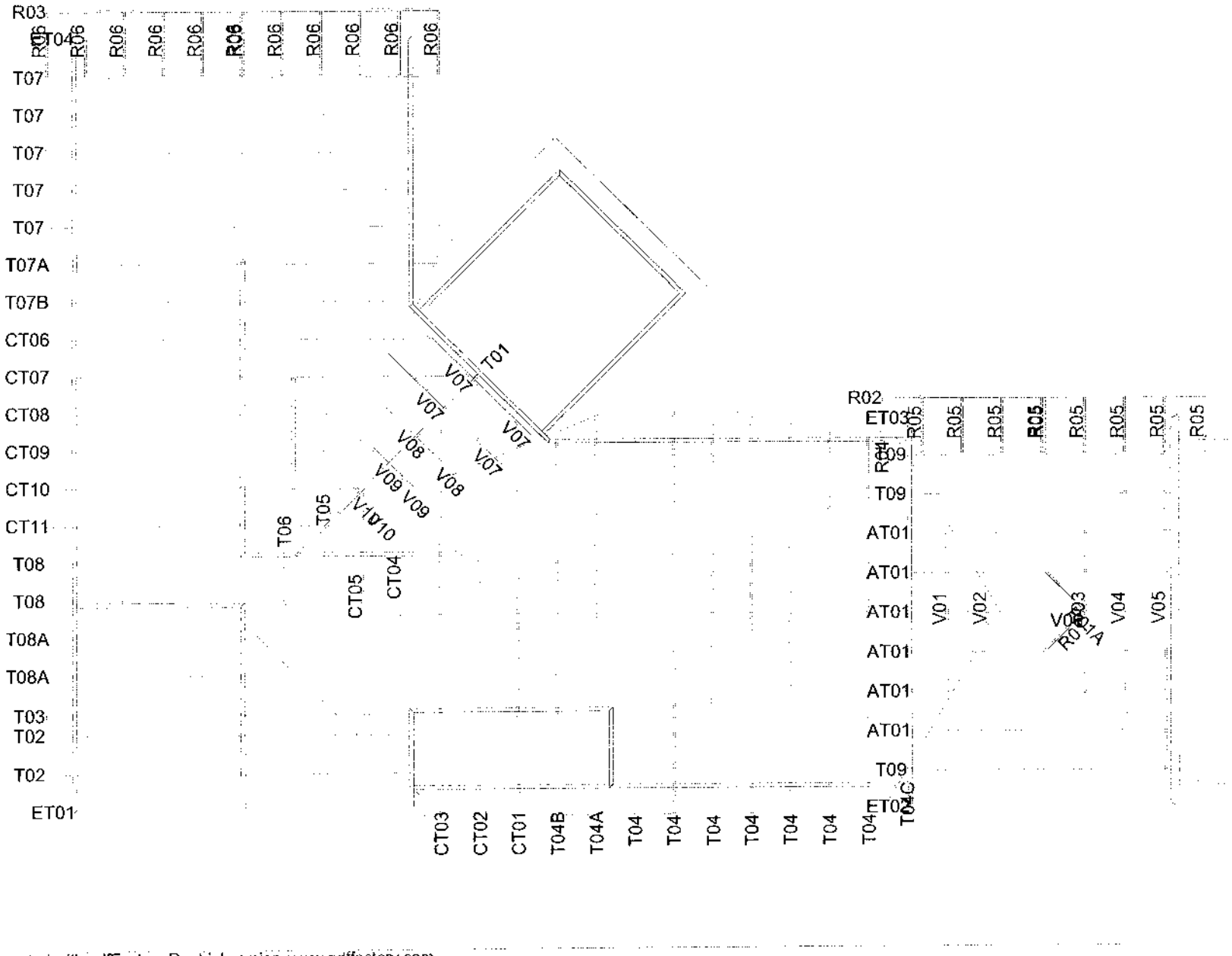
Truss List
Legend: ? = input only, ~~Tx~~ = failed design, Unmarked trusses = designed successfully

Critical Trusses	Qty	Span (mm)	Joint	Bearing Reactions (kN) Down	Uplift
CT07	1	9143	M	10.994	7.789
CT02	1	9444	I	18.801	13.728
CT01	1	8720	G	11.279	7.676
CT06	1	8442	J	10.640	7.281
T03	1	7670	K	12.688	11.069

Note:
1) Truss with the strike through denotes failed to design.
2) Select appropriate Slab Thickening Detail from the MiTek 'Internal Load-Bearing On Concrete Floor Slab' brochure.

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BUILDING CONSENT LAYOUT



CARTERS
MANUFACTURING
21 Broughs Rd
Christchurch
Ph (03) 359 2731

JOB No **0809026**

Client: horncastle homes
Job Name:J2083
Address: lot 55
woodbank rd
hanmer

Pitch: 26
Roof Material: metal tiles
Soffit Overhang: 600mm
Wind Area: very high
Snow Load: 1.383 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans

DRAWN BY isaac arapai

DATE 17/09/08 PAGE 1 of 2

BUILDING CONSENT INFORMATION

These layouts and associated design statements are provided as a means of showing compliance with NZBC and may be used for Building Consent Application purposes only. This is a Buildable layout which may have some dimensional changes completed at the time of truss manufacture.

As to be Built roof truss layouts, truss fixing details, point load notification, and a Producer Statement for the design of the roof trusses will be provided to the Local Authority at the time of manufacture.

All walls shown on this layout are considered to be load bearing.

These layouts and associated design statements are valid only if the job is manufactured by CARTERS.

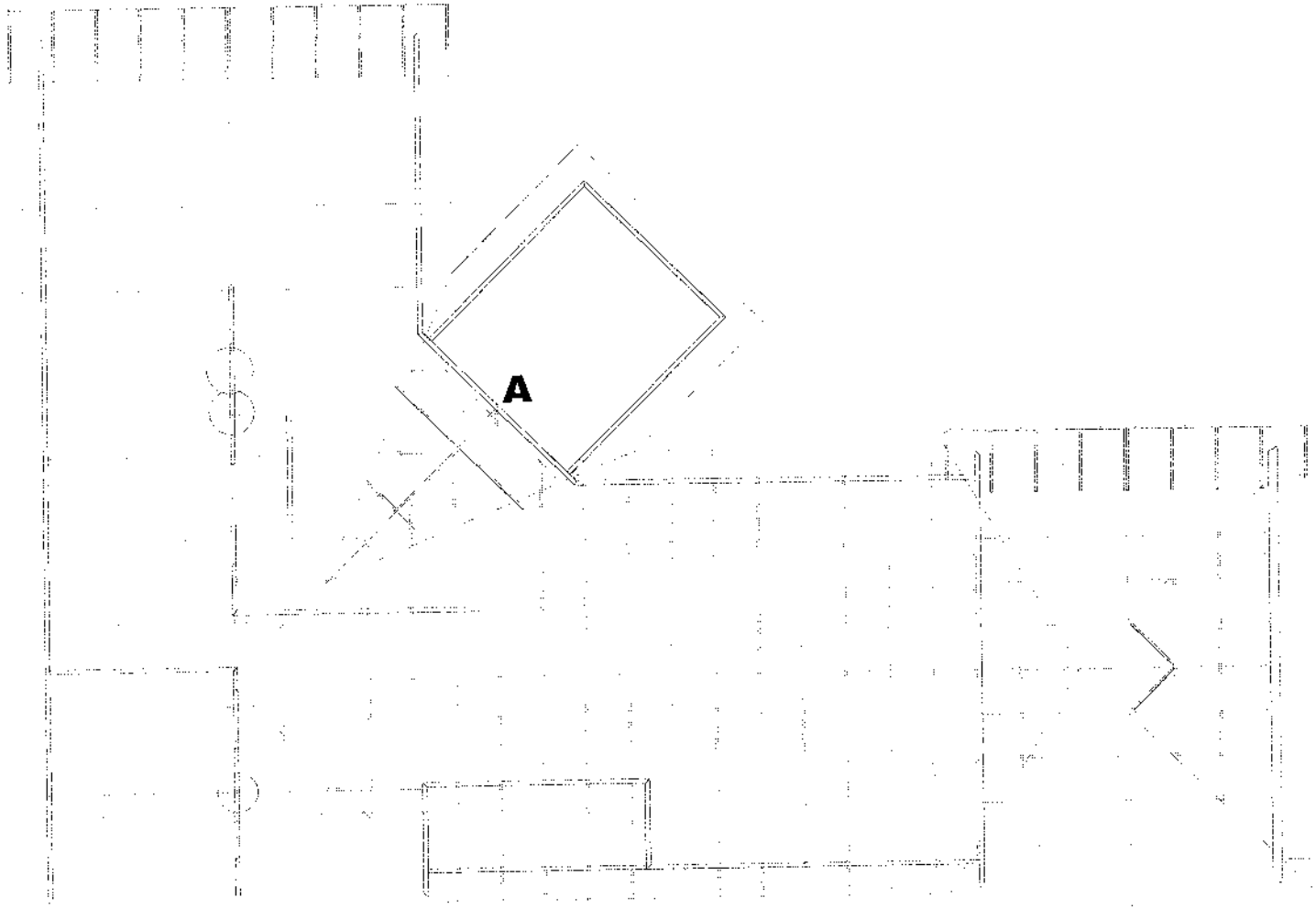
TRUSS FIXINGS

Truss to Top Plate - 2 wire dogs
Truss to Truss - Joist Hanger
or alternatively as specified by CARTERS on the Final Layout

See Page 2 for Dimensions and Point Load notification

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BUILDING CONSENT LAYOUT



CARTERS
MANUFACTURING
21 Broughs Rd
Christchurch
Ph (03) 359 2731

JOB No **0809026**

Client: horncastle homes
Job Name:j2083
Address: lot 55
woodbank rd
hanmer

Pitch: 26
Roof Material: metal tiles
Soffit Overhang: 600mm
Wind Area: very high
Snow Load: 1.383 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY isaac arapai
DATE 17/09/08 PAGE 2 of 2

These lintels have been sized using the GANGLAM 05/2005 and FLITCH BEAM 08/2007 selection manuals from MiTek NZ Ltd.

HYSPAN and HY90 lintels have been sized using designIT v3.2.4NZ software or selection manuals, HYSPAN Edition 2 and HY90 Edition 1, as provided by CHH fulurebuild.

Unless otherwise stated the timber grade for all lintels is MSG8. Lintels not shown are to be selected as per NZS3604 1999.

All walls shown on this layout are considered to be load bearing.

LINTEL	SIZE	LENGTH
A	240 x 90 hyONE	

NOTIFICATION OF POINT LOADS TO INTERNAL WALLS IN EXCESS OF 10kN.
Ref. Internal Load-Bearing on Concrete Floor Slabs 03/2006 MiTek NZ Ltd.

See Page 1 for Labelled Truss Layout

PDF created with pdfFactory Pro trial version www.pdffactory.com

Job: 0809026A Client: HORNCASTLE HOMES Site: j2083
Phone: 3488905 lot 55 woodbank rd
Description: j2083 hanmer
Building Consent No.: Phone.

PRODUCER STATEMENT
MiTek 20/20™ TRUSS DESIGN PROGRAM

Certification of MiTek 20/20™ Truss Design Program

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents of the New Zealand Building Code to satisfy the requirements of the Building Regulations 1992: Clause B1 - Structure. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

The MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details

Roof Truss

Timber Group:	MSG45STD	Pitch:	26.000 deg	Std Overhang:	600 mm
Roof		**Ceiling**		**Wind**	
Material:	Metal Tiles	Material:	Standard	Area:	Very High (50.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	400 mm centres	Restraints:	400 mm centres	**Snow**	
Live Load:	Qur = 0.250 kPa			Location:	Hanmer Springs at 380 m
	Qc = 1.000 kN			Open Ground Load:	1.383 kPa
				Basic Roof Load:	1.106 kPa

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only. ? = input only, -F- = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)		Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
V01	1	3735	40.000	900		*R02	1	7280	40.000	900
V02	1	5535	40.000	900		*R03	9	1268	0.000	899
V03	1	7335	40.000	900	LB	*R04	1	905	0.000	899
V04	1	923	40.000	900						
*R01	1	1209	30.682	900						
*R01A	1	1209	30.682	900						
T01	9	5890	40.000	900						
*ET01	2	6080	40.000	900						

Total quantity : 28

The computer design input has been carried out by:

Name of Computer Operator: Isaac Arapai
Qualifications and Title: Truss Detailer

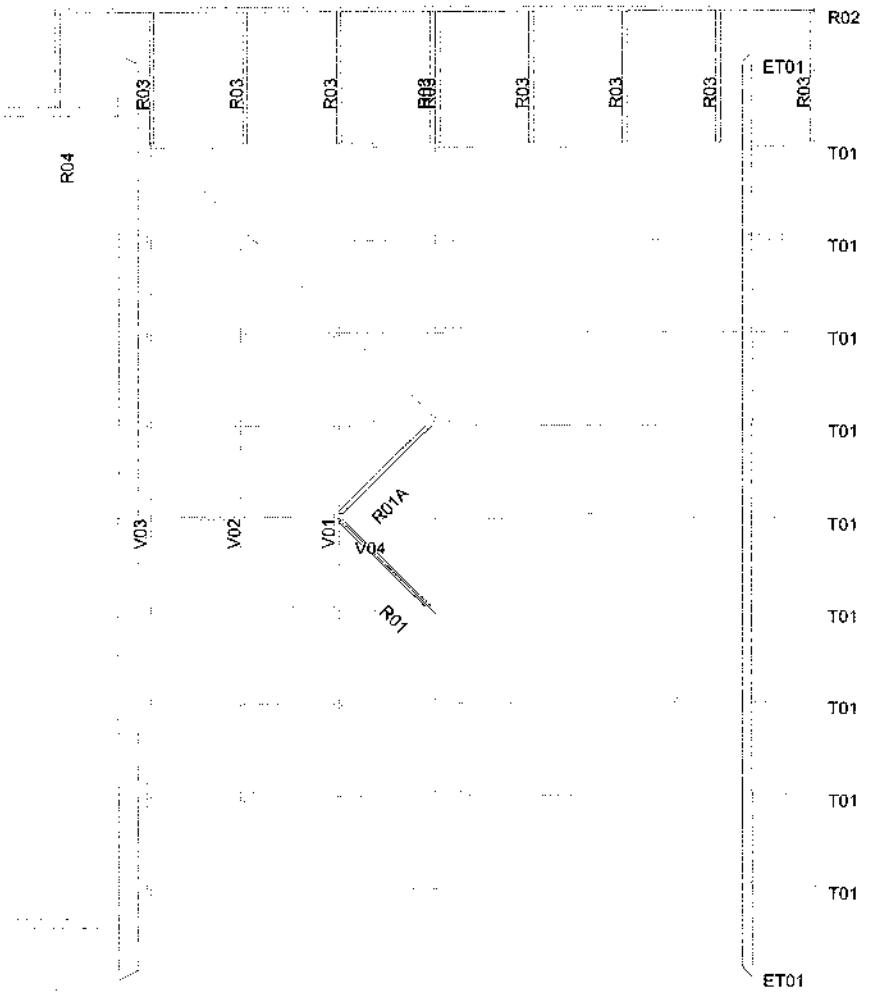
Signed:

CARTERS
A Division of Carter Holt Harvey

Dated: Thursday, 18 September 2008

PDF created with pdfFactory Pro trial version www.pdffactory.com

BUILDING CONSENT LAYOUT



CARTERS
MANUFACTURING
21 Broughs Rd
Christchurch
Ph (03) 359 2731

JOB No **0809026a**

Client: horncastle homes
Job Name:j2083 unit 4
Address: lot 55 turnkey
hanmer springs

Pitch: 26
Roof Material: metal tiles
Soffit Overhang: 600mm
Wind Area: very high
Snow Load: 1.383 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY isaac arapai

DATE 18/09/08 | PAGE 1 of 2

BUILDING CONSENT INFORMATION

Those layouts and associated design statements are provided as a means of showing compliance with NZBC and may be used for Building Consent Application purposes only. This is a Buildable layout which may have some dimensional changes completed at the time of truss manufacture.

As to be Built roof truss layouts, truss fixing details, point load notification, and a Producer Statement for the design of the roof trusses will be provided to the Local Authority at the time of manufacture.

All walls shown on this layout are considered to be load bearing.

Those layouts and associated design statements are valid only if the job is manufactured by CARTERS.

TRUSS FIXINGS

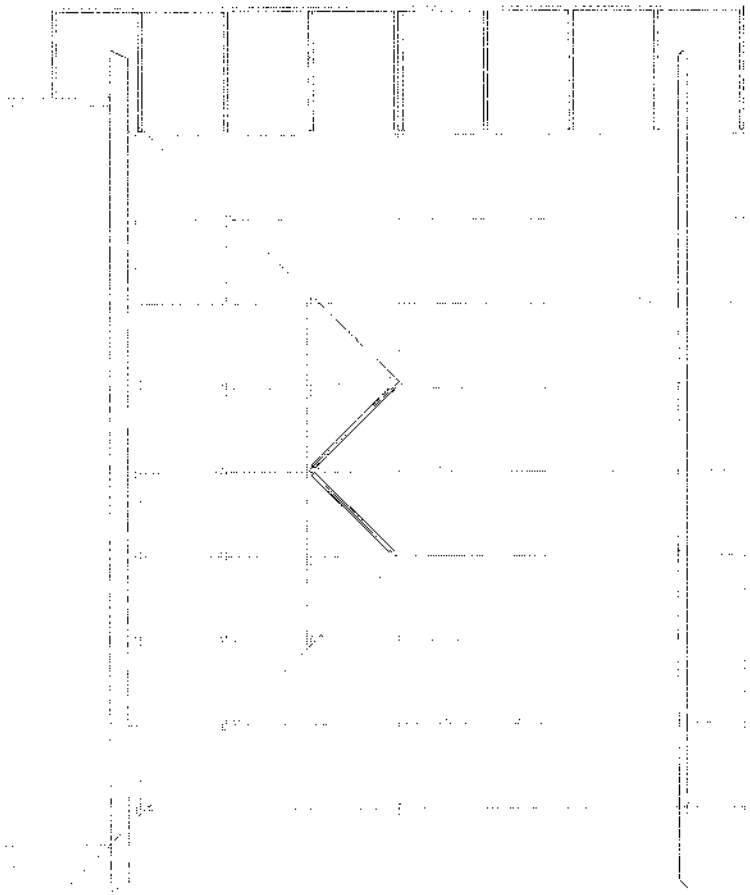
Truss to Top Plate - 2 wire dogs
Truss to Truss - Joist Hanger
or alternatively as specified by CARTERS on the Final Layout

FTMA NEW ZEALAND

See Page 2 for Dimensions and Point Load notification

PDF created with pdfFactory Pro trial version www.pdffactory.com

BUILDING CONSENT LAYOUT



CARTERS
MANUFACTURING
21 Broughs Rd
Christchurch
Ph (03) 359 2731

JOB No **0809026a**

Client: horncastle homes
Job Name:j2083 unit 4
Address: lot 55 turnkey
hammer springs

Pitch: 26
Roof Material: metal tiles
Soffit Overhang: 600mm
Wind Area: very high
Snow Load: 1.383 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY isaac arapai
DATE 18/09/08 PAGE 2 of 2

These lintels have been sized using the GANGLAM 05/2005 and FLITCH BEAM 08/2007 selection manuals from MiTek NZ Ltd.

HYSPAN and HY90 lintels have been sized using designIT v3.2.4NZ software or selection manuals, HYSPAN Edition 2 and HY90 Edition 1, as provided by Chiff futurebuild.

Unless otherwise stated the timber grade for all lintels is MSG8. Lintels not shown are to be selected as per NZS3604 1999.

All walls shown on this layout are considered to be load bearing.

LINTEL	SIZE	LENGTH

NOTIFICATION OF POINT LOADS TO INTERNAL WALLS IN EXCESS OF 10kN.
Ref. Internal Load-Bearing on Concrete Floor Slabs 03/2006 MiTek NZ Ltd.

See Page 1 for Labelled Truss Layout

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Warren R. Lewis BE (Hons) MIPENZ CPEng. ANZIM
Stephen W. Barrow BE (Hons) MIPENZ

Hurunui District Council
Building Consent Number
BCV 080440
Please quote this number with all inquiries and inspection bookings.

LEWIS & BARROW LTD
Consulting Civil and Structural Engineers:
183 Hereford Street
P.O. Box 13-282
Christchurch
New Zealand
Telephone (03) 366-4320
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Email eng@lewisandbarrow.co.nz
www.lewisandbarrow.co.nz

PRODUCER STATEMENT – STRUCTURAL DESIGN

Issued By: **Lewis and Barrow Ltd** File No. **16902**/cjg

To: **Hurunui District Council**

In Respect Of: **Proposed Dwelling and Attached Motel Units**

At: **4 Woodbank Road, Hanmer**

Lot **55** DP **341093**

Lewis & Barrow Ltd has been engaged by **Horncastle Homes Limited** to provide the structural Engineering design of **foundations, concrete block walls between units, steel roof support beams, exterior bolted timber trusses, timber roof beams and steel end portal frameto veranda, lateral bracing and concrete block freestanding wall** in respect of the requirements of Clause B1/VM1 of the NZ Building Code for those parts as specified above of the building work. The design has been prepared in accordance with **B1/VM1** of the approved documents issued by the Department of Building and Housing and the work is described on **Horncastle Homes Limited** drawings titled **Cundy-Lot 55-Woodbank Rd** numbered **J2083** and dated **8/8/08** according to which the building is proposed to be constructed.

On behalf of Lewis & Barrow Ltd, currently a member of the Association of Consulting Engineers of N.Z., and subject to all of the following design assumptions:

(i) the ground supporting foundations has an ultimate bearing capacity of at least **300kPa** which is to be verified on site,

(ii) the Project Information Memorandum (PIM) for the site not revealing any adverse site conditions, that could affect the structural design,

(iii) all work not otherwise specified above being in compliance with the NZ Building Code,

(iv) all proprietary products meeting the performance specification requirements,

and (v) this Producer Statement – Structural Design will be valid for 1 year only from the date of issue.

I believe on reasonable grounds that the drawings according to which those parts of the building as specified above are proposed to be constructed, comply with the relevant provisions of B1/VM1 of the NZ Building Code.

Warren R Lewis
B.E. (Hons) MIPENZ CPEng. ANZIM

On behalf of LEWIS & BARROW LTD.

Date 11 November 2008
CPEng Ref. No 33543
Member ACENZ, IPENZ

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

Inspections

Inspections of the structure by Lewis and Barrow Ltd.

1. None intended

Inspections by the Territorial Authority.

1. All inspections required to verify compliance with the New Zealand Building Code.

Warren R. Lewis BE (Hons) MIPENZ CPEng. ANZIM
Stephen W. Barrow BE (Hons) MIPENZ

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PRODUCER STATEMENT STRUCTURAL DESIGN

Hurunui District Council Building Consent Number BC / 080440

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Stephen W Barrow
B.E. (Hons) MIPENZ

On behalf of LEWIS & BARROW LTD.

Date **18 September 2008**
Member ACENZ, IPENZ

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

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Summary of structural calculations for Motel

at 4 (lot 55) Woodbank Road, Hanmer

for Horncastle Homes Ltd.

Designer Chris Gordon Job Number 16902 Date 25/8/08

These calculations have been prepared solely for the benefit of our client with respect to our brief. The reliance by other parties on the information in these calculations shall, without our prior review and agreement in writing, be at such parties own risk.

Level of importance = 2 Design life = 50 yrs.

Snow

Annual probability of exceedance = 1/150 ultimate
= 1/25 SLS1

Site elevation = 340m. Region = N3 ⇒ sub alpine
$C_e = 1.0$
$k_p = 1.25$ ultimate & 0.85 SLS1.

$$S_g = k_p [3(h_o - 150)/1000]$$

$S_g = 0.684$ ultimate but minimum required = 0.9kPa.
$S_g = 0.485$ SLS1.

$\mu_s = 0.7(60 - \alpha)/50$

Wind

Annual probability of exceedance = 1/500 ultimate
= 1/25 SLS1.

$V_{500} = 45 m/s$ $V_{25} = 37 m/s$

Use $M_d = 1.0$
Terrain category = 2 $z = 5m$ ∴ $M_{z,cat} = 0.91$
$M_{lee} = 1.35$

$V_{des} = 40.95 m/s$	ult	$q = 1.0 kPa \times c_{fig}$
$55.28 m/s$	ult N.W	$= 1.83$
$33.67 m/s$	SLS1	$= 0.68$
$49.46 m/s$	SLS1 N.W	$= 1.24$

Seismic

Annual probability of exceedance = 1/500 ULS
1/25 SLS

Assume T = 0.7
Z = 0.55
D = 2 - 6 km. - for T ≤ 1.5 sec. N = 1.0
Soil type = C

∴ C des = 1.55 × 0.55 × 1.0 = 0.853

Sp = 0.7 Use μ = 3 as majority of bracing will be wall elements

$$C_d = 0.853 \times \frac{0.7}{3} = 0.199$$ - use 0.2

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Verandah roof to house.

Ridge beam

Span = 4.6m Deflection limit = L/500 = 9.2mm
Tributary width = 2m
26+Ss ⇒ roof pitch = 30° ⇒ Ss = 0.21 kPa.
Su = 0.38 kPa

= 2 × (2 − 0.36 + 0.2) to 2
= 1.32 kN/m

G+Ws ⇒ Cp = −0.83. G+Ws = 2 × (0.36 − 0.83 × 1.24) = −1.34 kN/m

Imin = 106 × 10⁻⁶ m⁴ timber
⇒ 290 × 90
4.25 × 10⁻⁶ m⁴ steel
⇒ 180 UB 18.

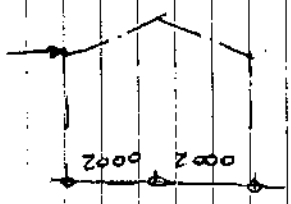
Edge beams.

Span = 4.6m Trib width = 1.5m
G+Ws = 1.0 kN/m.

Imin = 80 × 10⁻⁶ m⁴
⇒ 290 × 90
3.17 × 10⁻⁶ m⁴ steel
⇒ 150 UB 18.

Bracing frame to end.

load G+Wu ⇒ 1.83 × 0.83 × cos 30 × 2.9 = 3.82 kN.
G+Eu ⇒ 2.9 × 5 × 0.36 − 0.48 = 2.51 kN.
↳ wind governs



for 150 UB 18 α = 10.5 mm = L/333 ... OK.
Mtu = 4.78 kNm
φMb = 6.92 kNm ... OK.

Bases – uplift load = 3.34 kN = 0.139 m³ of concrete
@ 600 mm deep = 0.232 m²
= 0.482 m ☒

– bearing – assume UBC = 300 kPa & use φ = 0.45
1.2G+Su = 52.77 kN ⇒ A = 0.39 m²
= 0.63 m ☒

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Motel unit rafters.

Snow load - span = 3.3m or 4.0m.
Roof pitch = 40° ∴ $\mu_1 = 0.78$ $S_s = 0.14$ kPa
$S_u = 0.25$
190 x 45 @ 600 ok for 3.3m span.
290 x 45 @ 600 ok for 4.0m span

Wind load - span = 4.3m or 5.1m
Try at 600 crs. $G + W_s = 1.24 \times 0.8 \times 0.6 = 0.6$ kN/m.
Deflection limit = $\frac{1}{400} = 10.75$mm
for E = 8.0GPa $I_{min} = 3.10 \times 10^6 mm^4$
= 190 x 90
$G + W_u = 1.83 \times 0.8 \times 0.6 = 0.88$ kN/m
$M^*_u = 2.93$ kNm
$\phi M_n = 0.8 \times 1.0 \times 1.0 \times 14 \times 10^3 \times \frac{0.19^2}{6} \times 0.09 = 6.06$ kNm
∴ ok.

From N7 3604 for VH wind zone - 290 x 45 @ 600 crs. span 4.1m
Hy span 200 x 45 @ 600 crs span 4.6m ∴ ok.

Bi fold lintel to kitchen / verandah door.

Span = 3.1m Deflection limit = $\frac{1}{500} = 6.2$mm
$2G + W_s \Rightarrow$ Point load at mid span = 6.09 kN
$\Rightarrow I_{min} = 76.1 \times 10^6 mm^4$
= 290 x 90.
or 180 UB 18.

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Foundations

Assume ubc = 300 kPa Use $\phi = 0.45$

House foundations

Linea areas - 12G + Wu ⇒ Roof pitch = 26° ∴ Wu ↓ = 1.15 kPa

$= 1.2 \times (4.5 \times 0.36 + 2.5 \times 0.4 + 0.6 \times 0.25 \times 24) + 4.5 \times 1.15 = 12.64$ kN/m

⇒ requires 94mm

Use 250 mm

Store corner

12G + Wu ⇒ $1.2 \times (2.3 \times 0.15 \times 22 + 0.35 \times 0.6 \times 24 + 1.25 \times 0.36) + 1.25 \times 1.15$

$= 17.13$ kN/m

⇒ use 350 mm.

Concrete block walls

Worst case between garage & unit 1

12G + 1SQ = $1.2 \times (5.5 \times 0.19 \times 24 + 0.7 \times 0.45 \times 24 + 3/2 \times 0.45 + 6/2 \times 0.45) + 1.5 \times 1.5 \times 4.505$

$= 51.74$ kN/m

∴ required bearing width = 0.383 m.

Use 450 mm.

7/9/08 Levels received & foundations required to be up to 1000 mm out of ground.

Foundations fill below slab.
100 mm slab & 1.5 kPa floor load
⇒ 12G + 1.5 Qu = 5.13 kPa surcharge load.
M*u = 7.13 kN/m at 10m high.

Use 250 mm wide insitu concrete & 1H12 @ 1000 c/s 600 into floor.
Base to be min. 400 deep.

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Roof beams to motel unit.

Span = 6.1m. Deflection limit = $\frac{1}{500}$ = 12.2mm Trib width = 4.7/2 = 2.35m

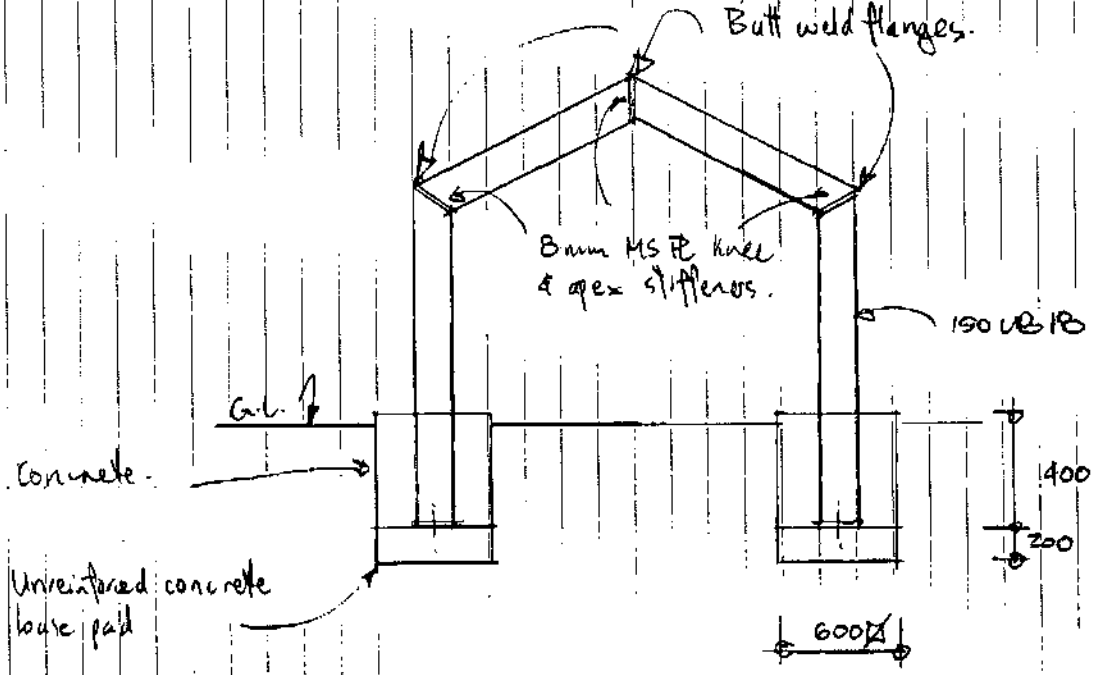
G+Ss = 2.35×(0.36+0.25)+0.2 = 1.63 kN/m.
G+Ws = 2.35×(1.24×0.8+0.36)+0.2 = 3.38 kN/m.

I_{min} = 24.95×10^{6}mm^4
⇒ 250 UB31.

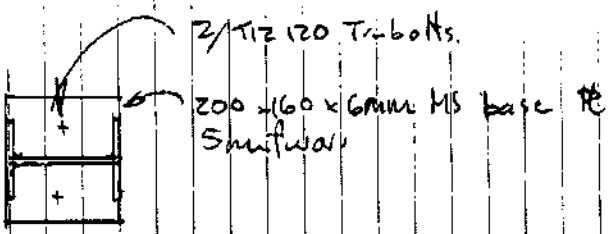
1.2G+1Wu = 4.82 kN/m M^*_u = 22.4 kNm.
ϕM_b = 37.1 kNm ∴ OK.

V^*_u = 14.70 kN.

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FRAME TO END OF VERANDA



BASE PLATE DETAIL

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Stone veneer feature wall to units

1·2m high block wall with 150mm stone veneer facing.
Seismic wall general - use $\mu = 1.25$
$G + E_u = (0.79 \times 24 + 0.15 \times 22) \times 0.985 = 3.81$ kN/m
$M^*_u = 2.75$ kNm.

Blockwork - try HIZ @ 600 c/s.

$$a = \frac{188 \times 500}{0.85 \times 8 \times 1000} = 13.824 \text{ mm}$$

$$\phi M_i = 0.9 \times 188 \times 500 \times (95 - 13.824/2)$$
$$= 7.45 \text{ kNm} \quad \therefore \text{OK}$$

Foundation - try 600 deep.

$$P_o = \left(2.75 + 4.57 - \frac{0.6}{3}\right) \frac{10.8}{0.6^2 \times 1.0} = 109.93 \text{ kPa}$$

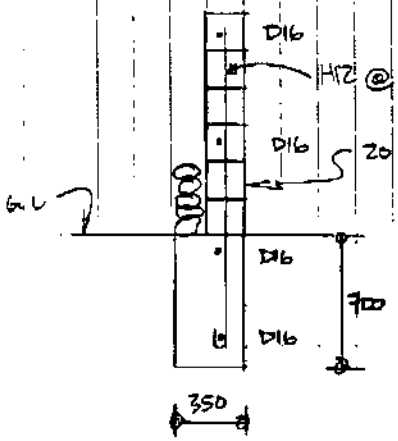
P_a for firm clay/s.H : 92 kPa at 600 mm ∴ n.g.

for 700 deep $P_o = 84.12$ kPa

- bearing - assume 300 kPa UBC & use $\phi = 0.45$

$14G = 21.44$ kN/m ∴ width $= \frac{21.44}{300 \times 0.45} = 0.159$m

∴ 350 mm OK



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Bracing.

House.

Wind. $G+W_u = 1.83 \times 1.2 \times 20 \times 2.3 = 101$ BU/m.

Across	①	$W_R = 2 \times 101 = 202$ BU	$W_p = 576$
	②	$= 3.75 \times 101 = 379$ BU.	$= 606$
	③	$= 4.75 \times 101 = 480$ BU	$= 772$
	④	$= 5.5 \times 101 = 555$ BU	$= 675$
	⑤	$= 5.5 \times 101 = 555$ BU.	$= 780$
Along	Ⓐ	$W_R = 2.5 \times 101 = 253$ BU	$W_p = 403$
	Ⓑ	$= 4.5 \times 101 = 455$ BU	$= 585$
	Ⓒ	$= 3.5 \times 101 = 354$ BU	$= 795$
	Ⓓ	$= 2.75 \times 101 = 278$ BU	$= 465$
	Ⓔ	$= 3 \times 101 = 303$ BU	$= 713$
	Ⓕ	$= 1.5 \times 101 = 152$ BU.	$= 609$

Seismic $G+E_u$ $C = 0.2$.

Across	①	$E_R = 190$ BU.	$E_p = 518$
	②	$= 257$ BU.	$= 530$
	③	$= 197$ BU	$= 657$
	④	$= 130$ BU	$= 597$
	⑤	$= 226$ BU.	$= 676$
Along	Ⓐ	$E_R = 126$ BU.	$E_p = 357$
	Ⓑ	$= 131$ BU	$= 507$
	Ⓒ	$= 209$ BU.	$= 709$
	Ⓓ	$= 222$ BU.	$= 903$
	Ⓔ	$= 328$ BU.	$= 635$
	Ⓕ	$= 264$ BU.	$= 580.$

Motel.

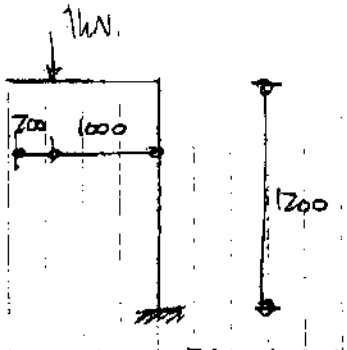
Wind - $G+W_u = 1.83 \times 1.2 \times 20 \times 6.3/2 = 139$ BU/m

Across
① $W_R = 834$ BU. $W_p =$ Hochwerk.
② attracts load from S only.
$W_R = 1.0 \times 20 \times 6.3/2 \times 1.2 \times 5 = 227$ BU.
$W_p = 270$ BU

Along

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Pergola frames off block wall



α limit = 1mm

From Mitek 125 × 75 × 6 RHS OK

M^*_u = 1 kNm e = 90 mm

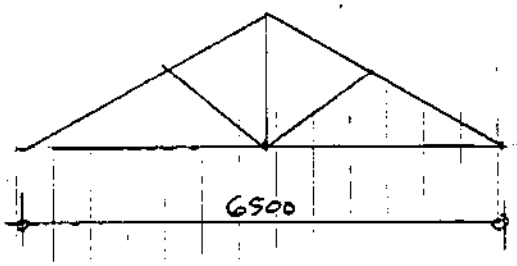
$\therefore N^*_t$ = 11.11 kN - use M12 epoxy grouted bolts

ϕN_{uc} at 120mm = 29.5 × 0.87 × 0.88 = 22.83 kN ∴ OK.

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Bolted trusses

Worst case truss off end of house bedrooms.



Try 290×90 bottom chord 150×90 to all other members

G+Ws - Trib width = 1.2m Pitch = 26° $k_s/h = 1.0$ $k_s/w = 1.5$

↓ = 1.2 × (1.24 × 0.2 + 0.45) = 0.84 kN/m

↑ = 1.2 × (1.24 × 1.2 − 0.45) = 1.25 kN/m

0.9G+Wu ↑ = 1.2 × (1.83 × 1.2 − 0.9 × 0.45) = 2.15 kN/m

1.2G+Wu ↓ = 1.2 × (1.83 × 0.2 + 1.2 × 0.45) = 1.087 kN/m

From Microstran ∝ = 0.3mm ↑ & 0.2mm ↓

Support reaction = 11.13 kN ↑
5.7 kN ↓

Foundation - 1.2G+Wu = 5.7 + (0.45² × 1.2 × 24 + 1.2 × 0.15 × 24) × 1.2
= 17.88 kN

∴ required area = 0.119 m²
= 0.35 m ☒

- 0.9G+Wu = 11.13 − (0.45² × 0.35 × 24 + 1.2 × 0.15 × 24)
= −5.11 kN ∴ no good

Base to be minimum 1m deep at 450 ☒
or 800 deep at 600 ☒

Microstran analysis for node connections.

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Hurunui District Council
Building Consent Number

BC / 080440

Please quote this number with all inquiries and inspection bookings.

Sound Transmission Class Ratings

April 2004

Introduction

The increasing level of noise generated in modern societies poses a challenge to building designers. Intrusive noise from outside or through a wall separating adjoining tenancies (inter-tenancy wall) can ruin the peace and quiet of ones home. Based on worldwide experience and testing, the New Zealand Building Code requires a Sound Transmission Class (STC) rating of at least 55 for inter-tenancy walls in multi-family dwellings. This ensures the occupants enjoy a reasonable degree of noise privacy.

So What Is Sound Transmission Class (STC)?

The STC rating is a single number value, which describes the overall acoustic performance of a construction system. It is a measure of the degree of acoustic separation or noise reduction that can be expected of a wall, floor or roof. The higher the rating the greater the degree of noise reduction. A STC rating of 55 is required for inter-tenancy walls. Within a dwelling an internal wall with a STC rating of 45 will usually "muffle" television, telephone ringing and conversation in an adjoining room.

STC ratings are determined by laboratory tests of a specimen of the construction system, which is fixed within a frame to form the wall between two test chambers. A high noise level is generated in one room and the difference in sound level between the source room and the receiver room is used to calculate the transmission loss through the test specimen.

What determines the STC rating?

The physical properties of the component materials and the method of assembly determine the STC rating.

The most important physical property is mass per unit area with greater mass being more effective in reducing sound transmission. This means that masonry walls have an inherently high STC rating without the need to resort to expensive construction techniques. Masonry wall performance at low frequencies is good because of their high mass per unit area.

The method and quality of assembly is particularly important to light weight wall systems, which rely upon air gaps and insulating material. In an improperly designed or constructed system, the air gap can act as a

resonator, increasing the transmission of sound. This can also happen on a strapped and lined masonry wall, but to a lesser extent.

Small gaps that can allow air to pass will also allow noise to pass, reducing the actual STC rating of the wall assembly. To maximise the acoustic performance in any wall it is important to avoid the following:

- Gaps and cracks through which sound can pass.
- Gaps around service penetrations.
- Poorly sealed doorways.
- Back-to-back power outlets and cupboards.

STC Ratings For Firth Masonry Walls

Marshall Day Acoustics have used modelling and test data to predict the STC rating for a range of Firth masonry wall thicknesses and lining options. The most commonly used options are presented below.

Note the values are based upon fully grouted masonry using Firth masonry manufactured in the North Island. Firth masonry manufactured in the South Island is heavier, increasing the STC rating by 1 point. Partial filling produces a lighter wall reducing the STC performance.

STC Rating

Lining	**Masonry Wall Thickness**		
	140mm	190mm	240mm
	15 series	20 series	25 series
No Lining	50	55	58
Painted		No effect	
Plastered one side	51	56	59
Plastered both sides	52	57	60
Direct Fixed (Glued) 10mm Gib			
One side only	50	55	58
Both sides	49	54	57
25mm Strap and Line			
One side with 10mm Gib	52	54	56
with acoustic insulation	56	56	58
Both sides with 10mm Gib	47	47	48
with acoustic insulation	51	51	52
One side with 13mm Gib Fyreline	54	57	56
with acoustic insulation	57	57	58

40mm Strap and Line			
One side with 10mm Gib	53	56	58
with acoustic insulation	57	60	60
Both sides with 10mm Gib	51	52	51
with acoustic insulation	55	56	55
One side with 13mm Gib Fyreline	53	58	61
with acoustic insulation	57	61	65
Both sides with 13mm Gib Fyreline	54	59	61
with acoustic insulation	63	67	70

Notes:

- The masonry walls are fully grouted
- Firth masonry produced in the South Island is heavier, increasing the STC rating by 1 point
- The estimated accuracy of the ratings with strapping and lining is +/- 3 STC points
- The direct fixed Gib needs to be in intimate contact with masonry wall to minimise the air gap
- Plastering has an additive effect to the wall system of 1 STC point per side
- Acoustic rated insulation is used

Some key conclusions from the above results are as follows.

For strapping and lining on one side:

- The effect of the air gap is small but can reduce performance for a small uninsulated air gap
- Larger air gaps perform better than smaller air gaps
- Acoustic insulation improves performance
- Plaster finishing the other side increases the STC rating by 1 point

For strapping and lining on both sides:

- Generally decreases performance compared to bare masonry or strapping on one side alone
- Adding insulation improves performance
- A 40mm air gap with heavy Gib and insulation gives the best performance

Overall where linings are required on both sides it would appear the most generally suitable practice is to strap and line one side to a suitable standard and then either direct fix Gib or plaster the other.

If you have any queries please contact Firth Customer Service on 0800 800 576.

HORNCASTLE HOMES

Hurunui District Council
Building Consent Number
BC / 080440

Please quote this number with all inquiries and inspection bookings.

Specification

of work shown on the accompanying drawings

Date: 16 September 2008

Customer CUNDY

At 4 WOODBANK RD, HANMER SPRINGS

Location ARGELINS RD

Job No. J2083

Constructed By: Horncastle Homes Limited

HURUNUI DISTRICT COUNCIL
These plans and specifications must be read with the conditions attached to the Building Consent.
All Construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

Project Information

Owner

Name	CUNDY
Mailing Address	PO Box 8255, Riccarton, Christchurch
Phone	341-3693

Builder

Name	Horncastle Homes Limited
Mailing Address	PO Box 8255, Riccarton, Christchurch
Phone	348-8905
Fax	348-8906

Designer

Name	Horncastle Homes Limited
Mailing Address	PO Box 8255, Riccarton, Christchurch
Phone	341-3693
Fax	348-8906

Project Location

Street Address	4 WOODBANK RD, HANMER SPRINGS
Legal Description	Lot 55 DP 341093

Project Description

Type	New building
Intended Use:	To construct a single story dwelling with attached 4 units
Intended Life:	Indefinite but not less than 50 years.

Compliance Information

SITE DATA

Soil Type (NZS 3604, Clause 3.2)
Exposure/corrosion zone (NZS 3604, figures 4.1, 4.2)
Wind region (NZS 3604, figure 5.1)
Topographical class (NZS 3604, tables 5.3, 5.4)
Wind zone (NZS 3604, tables 5.1 and 5.2)
Earthquake zone (NZS 3604, figure 5.4)

BUILDING DATA

Building classification (NZS 3604, table 1.1)
Floor live load (NZS 3604, table 1.2)
Overall height of building (in metres) 6.37m

Product Information

010 010 100 .....GENERAL REQUIREMENTS.....

010 010 101 THE WORKS
The works are as described in this specification and shown on the drawings.

010 010 102 PERSONNEL
Owner: The person defined as "owner" in the New Zealand Building Code.
Contractor: The person contracted by the owner to carry out the contract.

010 010 103 THE SITE
The site of the works, the site address and the legal description are listed under PROJECT INFORMATION.
Confine access and work to the area of site indicated on the drawings

010 010 104 SPECIFICATION SECTIONS
Sections are for reference and convenience only and do not constitute individual trade sections or work elements. Read all sections together and read 010 010 100 GENERAL REQUIREMENTS with all other sections.

010 010 105 INTERPRETATIONS
Required: Required by the documents, or by a statutory authority.
Proprietary: Identifiable by naming the manufacturer, supplier, installer, trade name, Brand name, catalogue or reference number.
Approval: Approval in writing.
Direction: Direction in writing.
Notified: Notified in writing.

010 010 106 INCONSISTENCIES
If there are any inconsistencies, errors or omissions in or between documents, the contractor must seek direction in resolving it. Figured dimensions take precedence over scaled dimensions; drawings to a larger scale take precedence over drawings to a smaller scale and drawings take precedence over specification.

010 010 107 SUBSTITUTIONS
A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the owner as equivalent or superior to those specified. Except where a specified product is not available, the owner is not bound to accept any substitutions. Notify proposed substitution of specified products. Include sufficient information to allow the owner to confirm that the substitution is equivalent or superior to that specified.

010 010 108 THE WORDS "PROVIDE" OR "FIX"
The words "provide" (or "supply") or "fix" if used separately mean "provide and fix" unless explicitly stated otherwise.

010 010 109 MANUFACTURERS AND SUPPLIERS
Manufacturers and suppliers requirements, instructions, specifications or details are those issued by them for their particular material, product or component and are the latest edition.

010 010 110 REFERENCED DOCUMENTS
Reference is made to various New Zealand Building Code (NZBC) acceptable solutions and verification methods for criteria and/or methods used to establish compliance with the Building Act 2004. Reference is also made to various Standards produced by Standards New Zealand (NZS, NZMP, AS/NZS) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise. Documents cited both directly and within other cited publications are part of this specification.

010 010 111 PRECEDENCE OF REFERENCED DOCUMENTS
This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents. Resolution of any variance must be confirmed in writing and where building consent approval is affected, the change notified to the territorial authority.

010 010 112 BUILDING CONSENT COMPLIANCE
It is an offence under the Building Act 2004 to carry out any work not in accordance with the building consent. Refer the resolution of matters concerning compliance to the owner for a direction. Where building consent approval is affected refer any change to the territorial authority

010 010 113 STATUTORY OBLIGATIONS
Comply with all statutory obligations and regulations of regulatory bodies controlling execution of the works.

010 010 114 BUILDING CONSENT
Obtain the original or copies of the building consent form and documents from Horncastle Homes Limited and keep on site. Liaise with the territorial authority and/or the building certifier for all required notices and all inspections required during construction to ensure compliance. Return the consent form and documents to Horncastle Homes Limited on completion.

010 010 115 INSPECTIONS
Do not proceed with work noted on the Building Consent for inspection until it has been inspected and passed by the territorial authority inspector.

010 010 116 PRODUCER STATEMENTS
When producer statements verifying construction are required, provide copies to both the territorial authority and the owner. Provide producer statements in the form required by the Building Act 2004.

010 010 117 TRADE GUARANTEES AND WARRANTIES
Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, provide copies of all guarantees/warranties to Horncastle Homes Limited.

010 010 119 HEALTH AND SAFETY

Make the works safe and provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards. Ensure the Horncastle Homes site safety sign is errected on the front boundary and is visable to the public at all times. Health & Safety site sign is to have the following wording: "Authorised personal only beyond this point. Please report to site foreman".

010 010 120 PROTECT THE WORKS

Protect parts of the work liable to damage until completion of the works. Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.

010 010 121 STORAGE AND PROTECTION

Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturers requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers requirements.

010 010 122 ANTIQUITIES AND ITEMS OF VALUE AND INTEREST

Report immediately the finding of any fossils, antiquities, or objects of value. Ensure they remain undisturbed until approval is given for their removal.

010 010 123 MEANS OF COMMUNICATION

All directions and approvals in writing.

010 010 124 PROGRAMME

Provide a programme for the contract works, including the work of separate contractors being carried out concurrent with this contract. Form of programme: A dated bar chart, identifying the contract work's critical path and all key dates for the provision of labour, materials and elements. Supply a copy of the programme, and any updates to Horncastle Homes Limited.

010 010 125 WORKING HOURS

Work on site is restricted to 7:30am to 6:00pm, Monday to Friday, excluding statutory holidays. Work outside these hours may be permitted, with prior approval in writing by Horncastle Homes Limited.

010 010 126 RESTRICTIONS

Do not:

- smoke on site
- light rubbish fires on the site
- bring dogs on to or near the site

010 010 127 QUALITY ASSURANCE

Carry out and record regular checks of material quality and accuracy. Provide all necessary materials, equipment, plant, attendances, supervision, inspections and programming to ensure required standards are met.

010 010 128 DAMAGE AND NUISANCE

Prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and other causes resulting from the contract works. Comply with the requirements of the territorial authority and relevant Acts and Standards.

SET OUT AND DATUM

010 010 129 Set out the works to conform with the drawings. Establish a permanent site datum to confirm the existing ground floor level and its relationship to other existing and new building levels.

010 010 130 EXECUTION OF THE WORK

Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

010 010 131 MATERIALS AND PRODUCTS

Use only new materials and products, unless stated otherwise, of the specified quality and complying with cited documents.

010 010 132 COMPATIBILITY

Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.

010 010 133 COMPLETE ALL SERVICES

Ensure completed building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.

CLEAR AWAY

Regularly clear away trade debris, unused materials and elements from the site. On completion of the work leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings.

010 010 134

CLEAN

Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including

010 010 135 floors, glass, cabinetwork, joinery, sanitary and hardware items.

010 090

012 090

040 010 100 .....EXCAVATION & FILL.....

SITE SAFETY

040 010 101 Provide proper support for excavations. Cover holes and fence off open trenches and banks.

040 010 102 Washed rounds 20-40mm

040 010 103 EXCAVATION GUIDELINES
Carry out excavation to the guidelines set by the Occupational Safety and Health Service (OSH) publication: "Approved Code of Practice for Safety in Excavation and Shafts for Foundations".

040 010 104 PROTECT EXISTING
Protect from damage existing buildings, structures, roads, paving and services nominated on the drawings as being retained, throughout the course of the work.

040 010 105 PROTECT TREES
Protect from damage all trees, shrubs, natural site features and existing landscaped areas nominated on the drawings as being retained, throughout the course of the work.

040 010 106 SURFACE PREPARATION
Conforming with NZS 3604:1, section 3.5, remove all turf, vegetation, trees, topsoil, stumps and rubbish from the area being built on.

040 010 107 UNDERGROUND ELEMENTS AND SERVICES
Break out and remove underground elements and redundant services. Report for instructions when unexpected voids, made-up ground or services are encountered. Seal off the ends of drains or remove to territorial authority approval.

040 010 109 GENERAL EXCAVATION
Trim ground to required profiles, batters, falls and levels. Remove loose material. Protect cut faces from collapse. Keep excavations free from water.

040 010 110 EXCAVATION FOR FOUNDATIONS
Take foundation excavations to depths shown. Keep trenches plumb and straight, bottoms level and solid, stepped as detailed and clean and free of water.

040 010 111 INADEQUATE BEARING
If bearing is inadequate then excavate further and backfill with material as follows:
Below slabs on grade: Hardfill
Below footings: 10 MPa concrete
Service trenches: Hardfill
If excavation exceeds the required depths, backfill and compact to the correct level with listed material.

GRANULAR BASE FOR SLABS

040 010 112 To NZS 3604:1, section 7.5.3. 20-40mm Washed rounds.

040 010 113 GENERAL BACKFILLING
Compact backfilling in 150 mm layers, with the last 200 mm in clean topsoil, lightly compacted and neatly finished off.

040 090

060 010 100 .....DRAINAGE.....

060 010 101 QUALIFICATIONS
Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

060 010 102 MATERIALS
Concrete: 17.5 MPa ordinary grade.
Reinforcement: Grade 300 deformed bars.
uPVC pipes: uPVC pipes bends, junctions, fittings and joints.
Field drains: Plastic pipes for field drains perforated and ~~coiled~~ covered with filter fabric over.
Drainage/filling materials
Granular fill: Clean gravel or crushed stone or a blend of these. Particle size from minimum 7 mm to maximum 20 mm.
Selected fill: Fine grain soil or granular material suitable for bedding, excluding topsoil.
Ordinary fill: Top soil or other excavated materials.

060 010 103 FITTINGS
Gully traps: To NZBC acceptable solution G13/AS2, 3.3, complete with grating. 100 above unpaved ground
Surface water sump gratings: Cast iron frame with lift-up grating.
Strip drain channel: Proprietary, modular, variable invert, uPVC or precast concrete drainage channel sections and drainage sump, embedded in site concrete and fitted with selected metal gratings.
Inspection covers: Cast iron frame with screw-down cover.

060 010 104 EXCAVATE
Excavate for drains to a firm even base with correct gradients set in straight runs.

060 010 105 MANUFACTURER'S REQUIREMENTS
All drainage installations to the pipe and fitting manufacturer's requirements.

060 010 106 EXCAVATION GENERALLY
Carry out drainage work to G13/AS2 (foul water) and E1/AS1 (stormwater)
LAY FOUL WATER DRAINS
Lay drains in straight runs to correct gradients, to discharge into the network utility operators sewer. Set

060 010 107 inspection fittings on a concrete base.

060 010 108 INSTALL GULLY TRAPS NZBC G13/AS2 Fig 2
Set on concrete ~~50~~ 100 mm above surrounding ground or paving and brought up to protect the top of the fitting. Trowel off.

060 010 109 LAY STORMWATER DRAINS
Confirm the required location of downpipes and finished ground levels before commencing pipework. Set downpipe bends in concrete brought up to protect the top of the bend from damage. Lay drains in straight runs to correct gradients to discharge into the network utility operator's stormwater system.

060 010 110 LAY SUBSOIL DRAINS
Lay perforated coil piping firmly in a granular bed in straight runs to correct gradients, discharging into a sump. Carry the granular bed up over the pipes without disturbing them, to a total depth of 300 mm and cover with geotextile fabric; all to the pipe manufacturer's requirements.

060 010 111 FIELD TEST
Field test drains for watertightness to the satisfaction of the territorial authority inspector. Full water Test.

060 010 112 BACKFILL
Backfill drain lines in 150 mm layers, well tamped but without disturbing the drains. Finish off with 150 mm of topsoil, slightly mounded above the finished ground line.

060 010 113 AS-BUILT DRAWINGS
Supply a 1:100 as-built drawing to the territorial authority and the owner on completion.

060 090

070 010 100 .....FOUNDATIONS.....

BRUSH ON LIQUID-APPLIED MEMBRANE

070 010 106 Fully stable, water-based colloidal bitumen emulsion.

EXECUTION GENERALLY
Comply with NZS 3604:1 except as varied by this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the

070 010 107 National Certificate in Joinery (cabinetry, exterior joinery, stairs).

070 010 112 INSTALL BRUSH ON LIQUID-APPLIED MEMBRANE
Three coats of water-based emulsion applied in accordance with the membrane manufacturer's requirements. First coat at the rate of 0.20 litres/square metres, with the second and third coats each at the rate of 0.75/square metre. Protect vertical surfaces with polystyrene sheets before backfilling.

070 010 113 REINFORCEMENT
Bars to NZS 3402, grade 300 deformed. Welded reinforcing mesh to AS/NZS 4671. Mild drawn steel tying wire not less than 1.2 mm diameter.

070 010 114 SPACERS AND CHAIRS
Precast concrete or purpose made moulded PVC. Use concrete spacer blocks only where the concrete surface is not exposed in the finished work.

070 010 115 CONCRETE
20MPa. Ready-mix ordinary grade, maximum aggregate size 19 mm.

070 010 116 HANDLE AND STORE REINFORCING
Handle and store reinforcing steel and accessories without damage or contamination. Ensure reinforcement is clean and remains clean and free of contamination that may reduce bonding capacity.

070 010 117 FALSEWORK AND FORMWORK
Use falsework and formwork of sufficient strength to retain and support the wet concrete to the required profiles and tolerances. Select formwork finish to produce the specified finished quality.

070 010 118 CUT AND BEND
Cut and bend bars using proper bending tools to avoid notching and to the requirements of NZS 3109. Do not rebend bars without written approval. Bend main reinforcing bars, stirrups and ties to the former pin diameters as given in NZS 3109, table 3.1.

070 010 119 SECURE REINFORCEMENT
Secure reinforcement adequately with tying wire and place, support and secure against displacement when concreting. Bend tying wire back well clear of the formwork. Spacing as dimensioned, or if not shown, to the clear distance minimums laid down in NZS 3109, clause 3.6.

070 010 120 LAPPED SPLICES
Set length of laps, where not dimensioned on the drawings, in accordance with NZS 3109, clause 3.7. Increase laps of plain round steel by 100%.

070 010 121 COVER
Minimum cover to reinforcing as shown on the drawings and to NZS 3109, clause 3.8. Fix chairs for top reinforcement in slabs at 1.0 metre centres. Cover tolerances to NZS 3109, clause 3.9.

070 010 122 SURFACE FINISHES
To comply with NZS 3114, section 105, or as denoted on the drawings. Formwork linings and surface finishes as nominated for both fair face and concealed or exposed surfaces. Surface tolerances to comply with NZS 3114, sections 104 and clause 105.3.2.

070 010 123 DAMPPROOF MEMBRANE
Apply membrane to prepared basecourse with 150 mm laps between sheets. Tape seal laps and penetrations with 50 mm wide pressure sensitive plastic tape. Refer to drawings for perimeter details.
Polythene, Black 250 micron

070 010 124 CASTING IN
Build in grounds, bolts and fixings for wall plates and bracing elements, holding down bolts, pipes, sleeves and fixings as required. Form pockets, chases and flashing grooves as required. No grounds exceeding 100 mm in length. Minimum cover on conduits 40 mm. Do not encase aluminium items in concrete. Do not paint steel embedded items more than 25 mm into the concrete encasement. Cut back form ties to specified cover and fill the cavities with mortar. Wrap all pipes embedded in concrete with tape to break the bond and to allow for expansion.

070 010 125 CONSTRUCT FLOOR SLABS
Construct in accordance with NZS 3604:1, section 7.5. Lay to true and straight surfaces, screeded, floated and steel (manual or power) trowelled finish. Tolerance on flatness: maximum 3 mm gradual deviation over a 3 metre straight-edge, to the requirements of NZS 3109.

070 010 126 SAW CUTS
Pour floor slabs cast on the ground in areas no greater than 25 square metres, with a maximum ratio of length to breadth of 1:1.5. Cut slabs where indicated on the drawings and as required to control shrinkage cracking. Carry out cutting as soon as possible, without causing tear-out of aggregate and before shrinkage cracking has occurred, generally within 24 hours of pouring. Where saw cuts are made, cut out 100 mm of every second wire of the mesh for a length of 50 mm each side of the saw cut position. Saw cuts: 1/3rd slab depth, or 30 mm minimum.

070 010 127 SURFACE REPAIRS
Make good surface defects as soon as forms are stripped. Make good hollows or bony areas with 1:2 mortar, finished to the same tolerances as the parent concrete. Fill tie rod holes with 1:2 mortar.

070 010 128 CURING OF CONCRETE
Keep damp for not less than seven days. Ensure curing of slabs commences as soon as possible after final finishing, by the use of continuous water sprays, or ponding. Alternately, apply a curing membrane. Ensure any membrane used will not affect subsequent applied finishes.

070 010 129 STRIKE FORMWORK
Strike formwork without damaging or overloading structure.

070 010 130 CLEAN OUT
Clean out saw cuts. Fill with cement grout where the floor will be covered with carpet or vinyl.

070 010 131 VIBRATION - All concrete shall be thoroughly vibrated when placed with a mechanical vibrator

070 090

080 010 100 .....FRAMING & TRUSSES.....
TIMBER FRAMING GENERALLY
Species, grade and level of treatment as selected and as set out in NZS 3602:2003. Grading to NZS 3631 and treated to NZMP 3640. Mechanical stress grading acceptable as an alternative to visual grading.

080 010 101
TIMBER FRAMING DRY, CHEMICAL FREE, MECHANICALLY STRESS GRADED
Species, grade and moisture content in service as selected and as set out in NZS 3602:2003. Machine

080 010 102 stress graded to AS/NZS 1748, with an average moisture content at supply of 16% or less.

080 010 103 TIMBER FRAMING DRY, TREATED
Species, grade and moisture content in service as selected and as set out in NZS 3602:2003. Treated H1.1 or H1.2 to NZMP 3640, with an average moisture content at supply of 16% or less. Either mechanically stress graded to AS/NZS 1748, or visual grading to NZS 3631.

080 010 104 FLOORING AND DECKING
As selected and to the following details:
Particle board: Flooring grade high density resin bonded.
Plywood: Structural plywood for bracing, bracketing, sarking and floors.
Spaced decking: Selected radiata pine, treated to H3 to NZMP 3640, sections 6.3. Dressed four sides and with arrises removed. Provide sample for review prior to laying.
Timber strip flooring To match existing or dressing grade to NZS 3631, section 4.4. H1.1 or H1.2 treated to NZMP 3640

080 010 105 FINISHING TIMBER
As selected.

080 010 106 INSULATION
As selected.

080 010 107 ACCESSORIES
Building wrap: Breather type, waterproof.
Damp proof course: 2-ply/3-ply kraft felt strip saturated and coated with bitumen.
Nails, bolts and screws: Steel, stainless steel, galvanised steel of pattern to suit the location and to BRANZ Bulletin 328 "Selection and use of fasteners". To NZS 3604:1, section 4 for durability.
Nail plates connectors: Stainless steel and/or galvanised steel toothed or nailed plates to the plate manufacturer's design for the particular locations as shown on the drawings and to NZS 3604:1, section 4 for durability. Galvanised steel and stainless steel connectors and brackets to the connector manufacturer's design for locations shown on drawings and to NZS 3604:1, section 4 for durability.

080 010 108 ATTENDANCE
Provide and fix blocks, nogs, openings and other items as required by others.

080 010 109 MOISTURE CONTENT
Maximum allowable moisture content in accordance with NZS 3602:2003 for framing supporting interior linings:
- Framing at erection 24%
- Framing at enclosure 20%
- Framing at lining 16%

080 010 110 EXECUTION GENERALLY
To NZS 3604:1 except as varied in this specification. To include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs). Set out framing in accordance with the requirements of NZS 3604:1 and as required to support sheet linings and claddings.

080 010 112 INSTALL WALL AND ROOF FRAMING
Frame walls to required loading and bracing complete with lintels, sills and nogs, all fabricated and fastened to NZS 3604:1, section 8. Frame roof to required loading and bracing complete with valley boards, ridge boards and purlins. Design and fit roof trusses complete with anchorage. All fabricated and fastened to NZS 3604:1, section 9 and 10.

080 010 113 INSTALL BATTENS
Fabricate and fasten wall battens to suit the selected wall cladding or lining. Fasten ceiling battens in accordance with NZS 3604:1, section 13.

080 010 115 INSTALL INSULATION
Fit insulation as detailed, to the insulation manufacturer's requirements, and to the requirements of BRANZ Bulletin 357 "Thermal insulation of houses".

080 010 116 LAY PARTICLE BOARD FLOORING
Fasten to the flooring manufacturer's requirements and NZS 3604:1, section 7.2.3. Punch nails, fill holes, then sand with one coarse and one fine paper, hand sanding into corners.

080 090

090 010 100 .....ROOFING.....

090 010 101 QUALIFICATIONS
Use experienced, competent roofers familiar with the materials and techniques specified.

090 010 102 WIND AND EARTHQUAKE LOADINGS
Use fixings and methods capable of sustaining the loads appropriate to the area as set out in NZS 3604:1, section 5 and confirmed under COMPLIANCE INFORMATION.

METAL TILES
Profile, metal and finish as selected. Accessories, cappings, flashings, and fixings to match and to the roofing
090 010 104 manufacturer's requirements.

ACCESSORIES
Roof underlays: As selected.
Nails, screws, fastenings: Metal, size and pattern, to roofing manufacturer's requirements and complying with the relevant aspects of NZS 3604:1, section 4: Durability.

090 010 106 Flashings: As selected.

090 010 107 Tile battens: Douglas fir, or No 1 framing radiata pine to NZS 3602:2003. Sized to NZS 3604:1, section 10. Treated hazard class H1.

090 010 108 STORAGE
Stack roofing and accessories on clean, level areas of the site. Cover and protect from damage and from weather until ready to fix in place.

090 010 109 SET OUT
Set out the planned layout before fixing commences, to ensure true lines and the correct relationship to module, grid and roof features. Overlaps to face away from prevailing wind direction.

090 010 110 LAY ROOF UNDERLAY
Lay and fix to NZBC acceptable solution E2/AS1, NZS 3604:1, section 11.2.2.

090 010 111 TAKE CARE
Take care to avoid damaging pre-finished roofing both during and after fixing. Mark only with chalk or spirit-based pen. Wear only soft-soled shoes on the finished surface. Remove metal filings daily.

090 010 113 INSTALL TILE BATTENS
Install to the roofing manufacturer's requirements, with joints fully supported and staggered.

INSTALL METAL TILES
Cut with tools specified by the roofing manufacturer. Fold ends and seal cut edges of tiles and accessories without damaging their integrity or finish, all to the roofing manufacturer's requirements. Lap metal tiles and fix complete with matching accessories, flashed to roof features and penetrations; all to the roofing
090 010 114 manufacturer's requirements.

INSTALL ROOF LIGHTS/SKYLIGHTS
Check that the trimmed openings are formed and constructed to suit. Install and fix roof lights/skylights in accordance with the manufacturer's installation instructions. Install flashings and overflashings as detailed and as required to make the installation completely weatherproof. Install selected accessories and hardware.

090 010 116 Install and complete operating systems.

FIXINGS AND SEALANTS
Refer to the roofing manufacturer's literature for fixing details and to NZS 3604:1 for fixings durability
090 010 117 requirements. Select and use sealants only as recommended by the roofing manufacturer.

090 010 118 INSTALL COVERS AND FLASHINGS
Provide apron, verge and ridge flashings. Install and fix as detailed and to the roofing manufacturer's details and to comply with NZBC acceptable solution E2/AS1, 4.0.

090 010 119 PENETRATIONS
Flash and overflash penetrations through the roof. Fit proprietary boots to pipework penetrations.

090 010 120 COMPLETE
Ensure the work is complete with flashings, undercloaks, valleys, ridges and hips properly installed so the finished roof is completely weathertight.

090 010 121 CLEAR
Clear trade debris and unused materials from the roof and surrounds regularly during the work and at completion. Sweep down the completed roof and flush out spoutings, gutters and rainwater pipes.

090 090

091 010 100 .....RAINWATER SYSTEM.....

091 010 101 ALUMINIUM/ZINC ALLOY COATED STEEL SPOUTING
Profile, jointing, brackets and fittings brand-matched and complete to the spouting manufacturer's specifications.
UPVC DOWNPIPES
Tubes, stand-off brackets and fittings brand matched and complete to the manufacturers specifications.

091 010 102

091 010 104 FLASHINGS GENERALLY
Aluminium/zinc coated steel, copperised pure lead, 0.5 mm copper sheet, or proprietary rubberised perforated aluminium strip, all to location, compatibility and design requirements of BRANZ Bulletin 304 "Flashing design".

091 010 105 ELECTROLYTIC ACTION
Avoid electrolytic action by eliminating contact or continuity of water between dissimilar metals.

091 010 106 LIAISON
Ensure liaison with associated installations to ensure material selections are compatible and required flashing work is completed.

091 010 107 ENSURE
Ensure rainwater services are operational, flashings complete and the building weathertight.

091 090

100 010 100 .....ALUMINIUM JOINERY.....
CERTIFICATION
Provide a certificate from a laboratory accredited by International Accreditation of New Zealand that the windows and doors offered comply with the performance requirements of NZS 4211 and the listed project site
100 010 101 data. Fabrication by a member of the Window Association of New Zealand.
WINDOWS AND DOORS
100 010 102 Brand, finish and type as selected.
WINDOW AND DOOR REVEALS
100 010 103 As selected.
100 010 104 GLASS
As selected, with glass details to 45 GLAZING and complying with NZS 4223.
100 010 105 FLASHINGS
As selected.
ORGANIC POWDER COATING FINISH
To the Window Association of New Zealand's "Specification for powder coatings on architectural aluminium products". All finished surfaces to show uniformity of gloss and colour (to match sample) free of all coating
100 010 106 defects.
HARDWARE
100 010 107 As selected.
100 010 108 SEALANT, GLAZING TAPE AND GASKETS
To the window manufacturer's requirements.
100 010 109 FIXINGS
Ensure fixings and bracketing are compatible with aluminium. Do not use electroplated zinc fasteners or brass fastenings.
100 010 110 CONFIRM OPENINGS
Obtain confirmation of all framing openings on site for dimension, plumb and straightness prior to fabrication or ordering of timber joinery.
100 010 111 EXECUTION GENERALLY
In accordance with the requirements of NZS 4211 and the Window Association of New Zealand's "Aluminium Window Handbook" and "Installation code for aluminium joinery products".
100 010 112 HANDLING
Avoid distortion of elements during transit, handling and storage. Prevent pre-finished surfaces from rubbing together. Prevent contact with mud, plaster and cement. Do not deliver to site any elements which cannot be immediately unloaded into suitable conditions of storage.
CORROSION PROTECTION
Seal or suitably coat cut ends and holes drilled in aluminium before the frames are installed. Before fixing, apply bituminous coatings, slips or underlays between dissimilar metals in contact, or aluminium in contact
100 010 113 with concrete.
FIX FRAMES
Fix frames rigidly in place without distortion, to the window manufacturer's and the Window Association of New Zealand's "Aluminium Window Handbook" requirements, plumb, true to line and face, weathertight and
100 010 114 with all openings operating freely.
100 010 115 DRAINAGE
Anti-condensation channels to sills. All sills to sashes and fixed lights to incorporate positive drainage to the exterior.
100 010 116 GLAZING INSTALLATION
All glass held in aluminium beads and black PVC gaskets.
SAFETY GLASS INSTALLATION
Use in doors, sidelight panels, low level windows and all other locations to comply with NZS 4223, part 3, as
100 010 117 modified by NZBC acceptable solution F2/AS1.
INSTALL FLASHINGS
Install flashings to heads, jambs and sills of frames as supplied and required by the window manufacturer and
100 010 118 as detailed on the drawings. Finish on head flashings to match window finish.

SEAL FRAMES ON SITE
Seal frames to each other and to adjoining structure and finishes, all as required by the window manufacturer
100 010 119 and to make the installation weathertight.
SAFETY
Indicate the presence of transparent glasses for the remainder of the contract period, with whiting, tape or signs compatible with the glass type. Indicators other than whiting must not be applied to the glass surface. *
100 010 120 Permanent manifestations to comply with NZS 4223, part 3, 303.1. Fitting of restrictor to prevent windows opening beyond 100mm
CLEAN GLASS AND FRAMES
Clean off or remove glass indicators at completion of the building. Clean glass inside and out to a shining finish. Clean down both sides of window and door frames using the methods required by the window and
100 010 121 door manufacturer.
100 090 *Comply with NZBC F4/AS1. 2.1.1, 2.1.2, 2.1.3 & 2.1.4, Fall height of a 1.0 m or greater from opening windows.
120 010 100 .....GAS SERVICES.....
120 010 101 REGULATIONS
Comply with the Gas Regulations, Electricity Regulations and other network utility operator's requirements. Give notices for inspections and carry out tests as required. Forward Copy of Gas Certificate to Council on completion.
120 010 102 QUALIFICATIONS
Gasfitters to be experienced competent craftsman gasfitters, or registered gasfitters working under the direction of a craftsman gasfitter, familiar with the materials and techniques specified.
CERTIFICATION CERTIFICATE
Provide a Gasfitting Certification Certificate as required by Regulation 24 of the Gas Regulations 1993.
120 010 103
PIPING DESIGN
Design the piping system with pipe sizes to give a minimum pressure at any appliance inlet of 1.13 kPa for natural gas, when all appliances are in use; and with a maximum design pressure drop from meter outlet to
120 010 104 any appliance of 80 Pa. All to NZS 5261.
PRESSURE TEST
120 010 105 Pressure test the system for leakage to NZS 5261 before pipework is concealed by linings.
FINAL INSPECTION AND TEST
Submit the work for inspection and test and prove to the satisfaction of the gas retailer that the installation complies with all Acts and Regulations and has been tested for leakage and proved to be sound.
120 010 106
COPPER PIPE
120 010 107 Complete with fittings to NZS 5261.
POLYETHYLENE PIPE
120 010 108 To NZS 7646 and complete with fittings to NZS 5261.
EXECUTION GENERALLY
Carry out the whole of this work to the requirements of NZBC acceptable solution G10/AS1 and NZS 5261.
120 010 109
INSTALL PIPING
Run the system, completely concealed, in the most suitable type of pipe for each part of the installation, bent, supported, jointed and complete with all fittings to NZS 5261. Confirm the type of pipe to be used and its
120 010 110 location.
120 010 112 CONNECT GAS HOT WATER HEATER
Connect gas hot water heater, to NZS 5261 and the heater manufacturer's requirements.
120 010 113 COMPLETION
Leave the installation including appliances clean and in full working order.
120 090
150 010 100 .....PLUMBING.....
150 010 101 QUALIFICATIONS
Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.
150 010 102 POLYBUTYLENE WATER PIPE
Polybutylene tubing complete with fittings and accessories brand-matched.
150 010 103 INSULATION FOR HOT WATER PIPES
As selected.
150 010 104 EXPOSED PIPES
As selected and to the following details:
- chrome plated copper pipe with chrome plated brass nuts and fittings
- white polyethylene composite pipe with white nuts and accessories
- pipework finish to include escutcheon plates and bends and elbows protruding from walls or fittings.
150 010 108 VALVES, TAPS AND FAUCETS
As selected.
150 010 109 ELECTROLYTIC ACTION
Avoid electrolytic action by eliminating contact or continuity of water between dissimilar metals.
150 010 110 EXECUTION GENERALLY
Generally carry out the whole of this work and tests to NZBC acceptable solution G12/AS1.

Pressure Test Hot & Cold water supply lines to 1500 kPa before closing in.
NZBC G12/AS1 Watertightness requirement.

150 010 111 INSTALL POLYBUTYLENE/POLYETHYLENE WATER SUPPLY
Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes complete with all fittings, support and fixing, and jointed to the pipe manufacturer's specifications, all to NZBC acceptable solution G12/AS1. Conceal pipework and pressure test before wall linings are fixed.
Lag where likelyhood of freezing.

150 010 112 OUTLET LOCATIONS
Ensure wall outlets for exposed pipes are level and centred on the fixture to ensure the neat installation of exposed pipework.

150 010 113 INSTALL HOT WATER PIPE INSULATION
Insulate hot water pipes in accordance with the insulation manufacturer's instructions. Cut insulation sections tight between timber framing and tight between the webs of steel studs. Where hair felt is used, wrap around pipes in two layers in opposite directions and secure with galvanised steel wire ties.

150 010 115 PENETRATIONS
Provide and fit collars and escutcheon plates to match pipework at penetrations through constructions.

150 010 116 INSTALL TAPS AND FAUCETS
Install taps and faucets in accordance with the tap manufacturer's requirements. Flush out on completion. Check that washers or ceramic discs are operating correctly.

150 010 117 COMPLETION
Pressure test to ensure no leakage and leave in proper working order. Clean tapware and fittings.

150 010 118 UPVC WASTE, SOIL AND VENT PIPES
UPVC pipe, complete with fittings brand-matched to the pipe manufacturer's requirements.

SANITARY FIXTURES
Pressure Test Hot & Cold water supply lines to 1500 kPa before closing in. NZBC G12/AS1 Watertightness requirement.

150 010 119 As selected.

SANITARY ACCESSORIES

150 010 120 As selected.

150 010 121 EXECUTION GENERALLY
Carry out this work and complete all tests to G12/G13 (NZBC).

150 010 122 INSTALL SANITARY FIXTURES
Fit and install sanitary fixtures and associated screens, elements and hardware, plumb, true to line and rigid, to the fixture manufacturer's requirements. Supply standard chrome plated brass wastes and plastic plugs on chrome plated chains with all basins, tubs and baths.

150 010 123 INSTALL TRAPS, WASTE AND VENT PIPES
Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to G12/G13 (NZBC). Discharge wastes into the drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to roof vents and vermin proof mesh to untrapped waste pipes.

150 010 124 TEST
Test soil and waste disposal systems to ensure no leakage exists and leave in working order.

150 010 125 ENSURE
Ensure all sanitary plumbing fittings and pipework are complete and operational.

150 090

160 010 100 .....TILING.....

160 010 101 QUALIFICATIONS
Use tilers experienced with the materials and techniques specified.

160 010 102 ADHESIVES COMPATIBILITY
On proprietary substrates or waterproof membranes use only adhesives with documented compatibility approval from the respective manufacturers.

160 010 103 SLIP RESISTANCE
Slip resistance to comply with NZBC acceptable solution D1/AS1, clause 2.1.

TILES

160 010 104 As selected.

160 010 105 ACCESSORIES
Underlays, waterproofing membranes: As selected.
Cement-based screed: Mix of 3:1 Portland cement, wash-mix sand, gauged with liquid polymer additive to the tile manufacturer's requirements.
Tile adhesive: To the tile manufacturer's requirements.
Grout: Cement based, compressible and to suit the particular location and use.
Control joint sealant: To BRANZ "Good Tiling Practice", section 8.0.

HANDLING AND STORAGE

160 010 106 Handle tiles with care to avoid chipping, soiling and damage. Store on hard, level standings in non-traffic, non-work areas that are enclosed, clean and dry. Reject all damaged tiles.

SUBSTRATE

160 010 107 Ensure all services and accessories are in place, located to suit the tile layout, with the substrate required for tiling work.

TEMPERATURE

160 010 108 Do not carry out tiling where the ambient temperature is below 5 degrees C, or onto a substrate with a temperature higher than 40 degrees C.

LAYOUT

160 010 109 Obtain confirmation of the proposed layout of tiles, expansion joints and other visual considerations.

EXECUTION GENERALLY

160 010 110 Prepare surfaces and carry out the tiling work in accordance with BRANZ "Good Tiling Practice".

SURFACE PREPARATION

160 010 111 To BRANZ "Good Tiling Practice", section 3.0.

TILE FIXING, CONCRETE, CEMENT-BASED ADHESIVE

160 010 112 Apply and float thin (thick) bed cement-based adhesive to a minimum 3 mm (6 mm) bed thickness to the tile manufacturer's requirements. Rib surface with a notched trowel, press the tile and beat it into place with 3 mm joints, and to obtain required coverage of adhesive on the back of each tile.

GROUTING

160 010 113 Remove spacers. Prepare joints, mix and apply proprietary grout and finish off the grout uniform in colour, smooth and without voids, pinholes or low spots.

MOVEMENT CONTROL JOINTS

160 010 114 Minimum width of 6 mm, carried through tile and bedding. Where substantial movement is anticipated, carry through the rigid sheet to the structure. Ensure joints are clean, formed, filled, and the sealant inserted to the sealant manufacturer's requirements.

160 090

170 010 100 .....ELECTRICAL.....

COMPLY

170 010 101 Comply with the Electricity Regulations 1997, AS/NZS 3000:2000 and the New Zealand Electrical Codes of Practice for listed and prescribed work and with the utility network operator's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.

170 010 102 QUALIFICATIONS

Carry out work by or under the direct supervision of a holder of a practising certificate under the Electricity Regulations 1997.

170 010 103 CERTIFICATE OF COMPLIANCE

Supply a certificate of compliance to the owner, as required by the Electricity Regulations 1997. Allow the network utility operator to view before the meter installation, listed work inspection, polarity check and livening of supply. Forward a Copy of the Electrical Certificate to Council on completion of Testing.

170 010 104 DISTRIBUTION BOARD / SUB BOARD

Proprietary manufactured, zinc plated powder coated, or heavy duty plastic, fire resistant enclosed construction, complete with neutral and earth busbars, MCB's and main switch. All protective devices: 6kA MCB's of the appropriate rating. Fit to board manufacturer's requirements where detailed. Recess into wall and ensure fire containment properties of the enclosure is maintained.

170 010 105 CABLES

Tough plastic sheathed copper conductors. Minimum sizes are indicated below. Increase these as necessary due to method of installation, cable length or load.
Lighting circuits: 1.5 mm2 on 16 amp MCBs.
Power circuits (domestic): 1.5 mm2 on 16 amp MCBs.
Power circuits (domestic
- insulated construction): 2.5 mm2 on 16 amp MCBs.

170 010 106 ELECTRICAL ACCESSORIES

As selected and to the following details:
Wall boxes: Standard size in plastic, with 2 or more gang size in metal, all screw fixed.
Switch units: 16 amp, 230 volt flush polycarbonate units. For number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2-way units refer to the electrical drawings.
Hot water system switch: One way 20 amp switch complete with clamp for flexible PVC conduit.
Switched socket units: 10 amp, 230 volt flush polycarbonate 3 pin combined switch units.
Shaver/earth leakage
protected socket outlets: Earth leakage protected 110/230 volt multiple plug configuration and residual current protected socket outlets, tripping at 30 mA.
Ceiling roses: White plastic mounting base with screwed cover. Terminal type.
Batten holders: Standard white plastic bayonet cap, with cap angled where wall mounted. Brass liners.

170 010 107 LIGHT FITTINGS

As selected.

170 010 108 ELECTRIC-POWERED FITTINGS AND EQUIPMENT

As selected.

170 010 109 CABLING

Install with a maximum of 8 light outlet units or 4 switched socket units on any circuit. Separate circuits for all electric heating appliances. All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member.

170 010 110 INSTALL SWITCH AND SOCKET UNITS

Fit single and double switch units and socket units level and plumb where shown on the drawings. Install at the following heights (to the centre of the unit) unless shown otherwise on the drawings.
Switch Units: 1000 mm.
Socket Units: 150 mm above work benches.
400 mm elsewhere.
Mount switches vertically and socket units horizontally. Label switch units which control electrical equipment by engraving on the rocker switch.

INSTALL LIGHT FITTINGS
Install selected light fittings in the locations and heights shown on the drawings and in accordance with the
170 010 111 fitting manufacturer's requirements.
170 010 113 GAS HOT WATER SYSTEM
Wire for control system to continuous flow gas hot water system.
170 010 114 WIRE FOR PLUMBING FITTINGS
Wire for fittings to the Electricity Regulations 1997 and to the fitting manufacturer's requirements.
170 010 115 INSTALL SMOKE DETECTORS
Install detectors to the detector manufacturer's requirements, fitted neatly and without damage to the surrounding finish.
ELECTRIC POWERED FITTINGS AND EQUIPMENT
Install and wire selected fittings and equipment to the Electricity Regulations 1997 and the individual fittings and equipment manufacturer's requirements. Refer to the drawings for required layouts and locations for
170 010 116 equipment.
170 010 117 COMPLETION
Leave all fittings, lamps and tubes operational, with equipment and diffusers clean.

170 090
200 090
210 010 100 .....EXTERNAL CLADDING.....
FIBRE CEMENT SHEET CLADDING
210 010 103 Cellulose cement autoclaved sheets.
FIBRE CEMENT SOFFIT LINING
210 010 104 Cellulose cement autoclaved sheets.
ACCESSORIES
As selected and to the following details:
Building wrap: Breather type, waterproof.
PVC jointers: To suit sheet thickness.
Nails, screws, fastenings: Metal, size and pattern, to cladding manufacturer's requirements and complying
210 010 107 with the relevant aspects of NZS 3604:1, section 4: Durability.
210 010 108 METAL FLASHINGS
As selected.
210 010 109 MOISTURE CONTENT
Maximum allowable moisture content in accordance with NZS 3602:2003.
EXECUTION GENERALLY
To NZS 3604:1 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate
210 010 110 in Joinery (cabinetry, exterior joinery, stairs).
210 010 111 INSTALL WALL WRAP
Fix wall wrap as detailed and to the cladding manufacturer's requirements.
INSTALL FIBRE CEMENT SHEET CLADDING
Install to detail and to the cladding manufacturer's requirements. Refer to the cladding manufacturer's literature for fixing details, NZS 3604:1 for fixings durability requirements and to BRANZ Bulletin 407 "Walls
210 010 115 on exposed sites" for specific provisions.
INSTALL FIBRE CEMENT SOFFITS
Cut sheets dry and scribe fit to fully support all edges and joints. Nail and drill for and insert fasteners to the sheet manufacturer's requirements. Fit complete with jointers and capping moulds. Refer to the cladding manufacturer's literature for fixing details, NZS 3604:1 for fixings durability requirements and to BRANZ
210 010 116 Bulletin 326 "Cladding buildings on exposed sites" for specific provisions.
210 010 118 INSTALL FLASHINGS
Install flashings, covers and soakers as detailed on the drawings and to BRANZ Bulletins 304 "Flashing design" and 305 "Domestic flashing installation".
210 010 119 USE OF SEALANTS
Selection and use of sealants to follow BRANZ Bulletin 284 "Sealed joints in external claddings - 2. Sealants".
210 010 124 COMPLETE
Complete all flashings, finishings and trim so the cladding system is completely weathertight.

210 090
220 010 100 .....EXTERNAL RENDER.....
220 010 101 Rockcote EPS40 Plus System SPECIFICATION
220 010 102 Substrate: Rockcote 'AirFlo Battens' to be installed to new or existing properties with either nails or glue to the building wrap. 40mm FR, H Grade Styrene sheeting is mechanically fixed over the battens creating a vented, drained cavity behind the plaster cladding.
220 010 103 NB: Backing board to be installed over Battens over building paper
Preparation: Surface must be free of contaminants which could affect the adhesion of the acrylic Rockcote coatings i.e., dust, oils, enamel paint etc. uPVC flashings, installed as per Rockcote manual by approved Rockcote Plasterer. Control joints must be identified on plans. Aluminium Joinery must be clear of the timber
220 010 104 framing by 4 mm minimum, this is to allow for flashing flange.
220 010 105 1 coat of Rockcote Render is to be applied using a trowel to provide a minimum 3 mm key coat
220 010 106 Mesh: Fibreglass HD red Rockcote mesh embedded into the Base Coat while wet. Skimcote lightly to bed the mesh fully into the surface

1 coat of Rockcote Render is to be applied to a thickness of not less than 2 - 3 mm & floated or trowlled flat &
220 010 107 smooth.
Using a medium to heavy nap lambs wool or similar roller, apply a uniform thickness of pre coloured Rockcote
220 010 108 HB Sealer not less than 3.5 m2 per ltr
Selected Rockcote 100% acrylic plaster finish - pre-coloured to be applied by Licensed Rockcote Plasterer. To be applied in such a manner to achieve the desired textured effect ie. Trowel, Sponge, Float, Brush or Roller. Samples to be provided to the Architect or Owner for confirmation before work commences.
220 010 109

Apply 1 coat of Rockcote 100% acrylic Siliconised Armour in selected colour using a medium nap,lambs wool roller or similar, ensuring a wet edge is maintained at all times to avoid layering of the paint.
220 010 110
220 010 111 Clean up: All Rockcote products are water soluble. Please check with the local council regarding plaster/paint waste to ensure no contamination of water ways occurs.
220 010 112 Colour samples must be signed off by Horncastle Homes Limited or Owner prior to application.
220 010 113 NB : If existing surfaces have been painted with a non acrylic paint, removal of this paint is necessary to ensure adequate adhesion to the wall surface. Interior surfaces must be cleaned using a suitable scouring cleaner ie., sugar soap to remove grease and grime.
220 090
222 010 100 .....STONE VENEER.....
STONE VENEER MORTAR
222 010 101 The Mortar used with Hydestone schist must comply to NZS 4210, Section 2.2
STORAGE
Handling and storage of all materials supplied by Hydestone Limited, whether on or off site, is under the control of the installer. The Hydestone System components must be protected from damage. They must be stored in clean, dry conditions to avoid contamination of the mortar and surfaces to be mortared. All masonry
222 010 102 components must be handled in accordance with NZS 4210:2001
222 010 103 STONE VENEER WORK GENERALLY
Comply with NZS 3604:1, NZS 4210 and BRANZ appraisal 508 (2006). Where not otherwise detailed on the drawings or covered in the documents listed refer to BRANZ appraisal 508 (2006) Hydestone Schist Wall Cladding System.
222 010 104 LAYING STONE VENEER GENERALLY
All masonry construction methods and techniques must comply with NZS 4210:2001 Masonry construction: Materials and workmanship.
222 010 105 INSTALLING WALL TIES
Screw fix Eagle Wire 135mm King Ties using 80mm Tek Screw through the batten into wall framing. Ties and fixings are either hot-dipped galvinised or 316 stainless steel to comply with the durability requirements of NZS 4210 Table 2.E1. Ties and fixings must be selected to comply with the classification of exposure zones in NZS 3604:1:1.
222 010 106 MORTARING
The Mortar used must comply with NZS 4210, Section 2.2
222 010 107 WEEPHOLES
Removal of any surplus material out from the cavity weepholes can be achieved by raking out with a fabricated wire scraper. Weep holes are required on the bottom course to provide an opening of 1000mm2 per lineal meter of horizontal wall. As the stone varies in depth, care must be taken to allow for this requirement (100mm high stone with 10mm gap every 1 metre length of wall). Where the building specifier has the requirement for vertical expansion joints, there must comply with NZBC Acceptable Solution E2/AS1 Paragraph 9.2.
CO-ORDINATE
Co-ordinate the building-in of exterior joiery and items required for fittings as the work proceeds. Rake out for
222 010 108 or build in flashings as required.
222 010 109 KEEP CAVITY & TIES CLEAR
To keep the cavity clear the fibre cement sheets must not allow any mortar to protrude into the cavity space.

BASE OF CAVITY
Flaunch base of cavity and apply bituminous brush-on liquid applied membrane as a primer and 2 coats
222 010 110
222 090 0
230 010 100 .....CONCRETE BLOCKWORK.....
230 010 101 QUALIFICATIONS
Carry out masonry work with people competent and experienced, under the supervision of a registered mason.
230 010 102 INSPECTION
Call for inspection of the work at critical stages including set out, reinforcing, and the time prior to and during grouting. All as set out in NZS 4210, section 3.3.2.
230 010 103 TESTS AND RECORDS
Carry out required tests in accordance with NZS 4210, appendix 2A. Keep accurate records relating to strength and quality of materials used in the construction, and make the information available to the territorial authority inspector on request.
MASONRY UNITS
230 010 104 As selected.

230 010 105 ACCESSORIES
Reinforcement: To NZS 3109.
Mortar: Sand to NZS 3103. Chloride levels not exceeding 0.04% by dry weight of sand. Mortar to NZS 4210, section 2.2. Compressive strength of not less than 12.5 MPa.
Grout: To NZS 4210, section 2.3. Spread value 450-530 mm.
Water: From local authority supply.
STORAGE
230 010 106 Store masonry clear of the ground, under cover and well ventilated until placed in the work. Ensure masonry units are air dry prior to laying.
230 010 107 CHECK BASE CONCRETE
Ensure the base concrete is true to line and level, requiring a base mortar bed of 10 mm (minimum) to 20 mm (maximum).
230 010 108 STARTER POSITIONS
Before commencing masonry laying check the location of starter reinforcement by measure or by a dry trial lay up of the first course. Do not correct misplacement by cranking bars; obtain direction.
230 010 109 INSTALL REINFORCEMENT
Detailed, bent and placed in accordance with NZS 4210. Refer to drawings for details of reinforcement and extent of grout filling. Minimum cover as required for reinforced concrete, with grout and masonry work treated as a homogeneous material. Maintain reinforcing bars for retaining walls a minimum of 15 mm and for other blockwork a minimum of 6 mm, from the blockwork face, with the space filled with grout.

230 010 110 TOLERANCES
Construct within the tolerances set out in NZS 4210, clauses 2.6.5 and 2.7.1. Lay masonry units with bedding of consistent thickness throughout.
230 010 111 LAY MASONRY UNITS
Execution generally to NZS 4210 and NZS 4229. Ensure consistent, fully filled and tooled joints. Where walls are reinforced, prevent mortar droppings from entering the cells being grouted. Provide clean out holes at base of wall, unless "low lift" (NZS 4210) grouting is used. Ensure reinforcement is accurately placed and tied. Lay in regular running bond with all necessary special units and sill units. Cut masonry, if necessary, true and square without chipping.
230 010 112 PROTECTION
Protect fair-faced masonry walls, keeping them clear of mortar droppings, grout splashes, or stains.
230 010 113 MASONRY JOINTS
Not exceeding 10 mm thick, or less than 8 mm when the masonry units are bedded in. Joints tooled concave.

CONTROL JOINTS
Locate at major changes of wall height or thickness, at openings, and at not more than 8 metre centres, or, as
230 010 114 shown on the drawings.
BRACING
230 010 115 Provide sufficient temporary lateral bracing to ensure stability until the final construction is in place.
230 010 116 GROUTING OF CELLS
Inspect walls prior to grouting. Ensure cells are clean and reinforcement is correctly placed. Grout all masonry cells below finished grades, all cells in retaining walls and all cells containing reinforcing. Use procedures set out in NZS 4210.
230 010 117 CONSTRUCTION JOINTS
Form and treat construction joints between grout pours and between block walls and hardened concrete work to ensure bonding occurs. Comply with NZS 4210, section 2.16.
BUILD IN
Mortar in components such as sills, copings, lintels, and steps, as work proceeds. Build in plugs, bolts, ties,
230 010 118 metal flashings, dowels, fastenings and fixings as required and as shown on the drawings.
CLEANING
Clean off mortar splashes and grout spills as they occur, making good any damage at the same time. Clean
230 010 119 down masonry and remove waste material from adjoining surfaces and floors.
230 090
240 010 100 .....LINEA WEATHERBOARD.....
240 010 101 180mm James Hardie Linea Weatherboard - See James Hardie Specification for further details
240 090
280 010 100 .....PLASTERBOARD LININGS.....
280 010 101 FRAMING MOISTURE CONTENT
Maximum allowable moisture content in accordance with NZS 3602:2003.
280 010 102 PROTECT
Protect joinery, fittings and finishes already in place from water staining or damage from lining installation. Ensure building is weatherproof before lining work commences.
280 010 103 PLASTERBOARD
As selected. Gypsum plaster core encased in a durable face and backing paper formed for standard use, bracing use, fire rated use and water resistance use.

280 010 104 PLASTERBOARD ACCESSORIES
External angles: Slim type 0.5 mm galvanised steel.
Casing bead: Slim type 0.5 mm galvanised steel or PVC.
Cornice: Plasterboard scotia type.
Nails: Galvanised clouts 40 mm x 2.5 mm.
Screws: 40 mm x 6 gauge zinc electro-plated bugle head gypsum drywall screws
Jointing compound
and paper tape: To the board manufacturer's requirements.
Adhesive: Multi-purpose water based wallboard adhesive.

280 010 105 PARTICLE BOARD
Medium density resin bonded.

280 010 106 NAILS
Zinc-plated steel, stainless steel and galvanised steel of pattern to suit location and to BRANZ Bulletin 328 "Selection and use of fasteners".

280 010 107 INTERIOR FINISHING TRIM
Timber selection to NZS 3602:2003. Profile as detailed, or to match existing. Jointer profiles to suit location.

280 010 108 SUBSTRATE
To NZS 3604:1, sections 8, 10, 12, 13 and the standard required by the lining manufacturer's requirements. Ensure moisture content of timber framing is at or below specified levels.
CONFIRM LEVELS OF FINISH
Before commencing work, confirm the surface finish assessment procedures necessary to ensure the
280 010 109 specified levels of finish will be obtained. Provide levels of finish as laid down in AS/NZS 2589.1.
LINE PLASTERBOARD CEILINGS AND WALLS
Line ceilings with plasterboard sheets, fastened to the plasterboard manufacturer's requirements. Line walls that are up to 2400 mm high by the horizontal method and walls above 2400 mm high by the vertical method,
280 010 110 with plasterboard sheets.

280 010 111 SPECIAL PLASTERBOARD LININGS
Line wet area walls with water resistant plasterboard sheets using adhesive and nail fixing to studs at centres to suit the surface finish. Form bracing panels using high density plasterboard sheets fixed with clout-washers and clouts and to conform with NZS 3604:1, sections 5.8 and 13.5. Form sound rated panels following the sheet manufacturer's specifications and details for the required sound rating. Form fire rated panels following the sheet manufacturer's specifications and details for the required fire rating.

280 010 112 FIX PLASTERBOARD EXTERNAL ANGLES
Fix full length to external corners, with clouts at 100 mm each side staggered.

280 010 114 PLASTERBOARD JOINTING AND STOPPING
Fill joint recess with bedding compound, centre the paper tape, apply second coat of bedding compound followed by a coat of finishing compound. Allow to dry and lightly sand off. Fill nail holes and flush up external angles with two successive coats of bedding compound followed by a coat of finishing compound. Allow to dry and lightly sand off. All to the plasterboard manufacturer's requirements.

280 010 115 LEVELS OF FINISH
Provide levels of finish to standards laid down by AS/NZS 2589.1 as follows:
Level 4: surfaces receiving light texture or wall covering finishes
Level 5: surfaces receiving thin coating finishes.

280 010 116 INSTALL TRIM
Scribe and fit reveal linings to exterior timber joinery, architraves to interior joinery, skirtings to walls and timber beads to wall/ceiling junctions.

280 090

290 010 100 .....GLAZING.....

290 010 101 MIRRORS, ADHESIVE FIXED
Fix with adhesive mirror-mastic and double-sided adhesive tape. Adhesive mastic area 0.25 square metres per 1 square metre of mirror.

290 010 102 SAFETY
Indicate the presence of transparent glasses, with whiting, tape or signs compatible with the glass type. Do not apply indicators other than whiting to the glass surface. Permanent manifestations to comply with NZS 4223, part 3, 303.1.

290 010 103 CLEAN
Clean off or remove indicators at completion of the building. Clean glass inside and out to a shining finish.

290 090

300 010 100 .....PAINTING & PAPERHANGING.....

300 010 101 QUALIFICATIONS
Carry out work using competent and experienced painters and paperhangers.

300 010 102 HEALTH AND SAFETY
Refer to the requirements of the Health and Safety in Employment Act 1992 and if elimination or isolation is not possible, then minimise the hazards in this work. Refer to BRANZ Bulletin 314 "Removing paint coatings from houses" for the required procedures and precautions when treating or removing lead based paint, burning or sanding off paint, or using solvent based paint removers.

PAINT

As selected and to the paint manufacturer's standards for exterior and/or interior primers, undercoats,
300 010 103 sealers, stains, clear coatings, solvent-borne and water-borne paints.

GAP FILLERS

Linseed oil, putty, plastic wood, wood filler or plastic filler, to suit and to match the surface being prepared.

300 010 104

300 010 105 INSPECT SURFACES

Inspect surfaces being painted and report to the owner any that will not, after the preparatory work laid down by the paint manufacturer, allow work of the required standard. Confirm that all areas have adequate lighting and are sufficiently free of other construction activities to enable painting and/or paperhanging work to proceed.

300 010 106 PROTECT

Cover up adjoining surfaces and areas liable to damage or over-painting.

300 010 107 REMOVE HARDWARE

Remove hardware and door/window furniture and replace on completion. Do not paint over permanently attached hinges, or any hardware items which cannot be removed.

300 010 108 PRIMING AND SEALING

Ensure that priming and sealing work needed before or during construction is carried out when required.

300 010 109 ENVIRONMENTAL CONDITIONS

Carry out work within acceptable temperature and humidity limits, with timber dry, all to the requirements of the paint manufacturer.

300 010 110 SELECTIONS

Confirm all selections, colours and finishes for both paint and wallpaper with the owner.

300 010 111 SHARP EDGES, CRACKS AND HOLES

Repair as required by the paint manufacturer.

300 010 112 PREPARE SURFACES

Prepare surfaces as required by the paint manufacturer. Make good all damage and defects.

300 010 113 PAINT APPLICATION

Apply paint by brush and/or roller to suit the location of the coating and to the paint manufacturer's requirements. Do not spray on site without express permission.

300 010 114 MANUFACTURER'S MANUALS

Refer to the paint manufacturers' manuals and follow their preparation, sequence and application requirements applying to each system. Ensure all paint coats in any system are supplied by the same manufacturer.

300 010 115 SCUFF BETWEEN COATS

Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.

300 010 116 FINISHED PAINT SURFACES

Finished paint surfaces to show uniformity of gloss and colour, with the correct thickness for each coat, and freedom from painting defects. Ensure finished work is clean and free of any disfigurement. Semi-Gloss or
300 010 119 CLEAN Gloss finishing coats to areas of watersplash.

Clean adjoining surfaces, glass and fittings of any paint contamination.

REPLACE

300 010 120 Replace hardware without damage to the hardware or the adjoining surfaces.

300 090

350 010 100 .....FITTINGS / JOINERY.....

STAIRCASE ELEMENTS

350 010 101 As selected and to NZS 3602:2003.

PARTICLE BOARD

350 010 102 Urea-formaldehyde resin bonded medium density particle board.

350 010 103 MEDIUM DENSITY FIBRE BOARD

Urea-formaldehyde resin bonded wood fibre sheet. Printed finish: a dry stamping foil of polyester film with barrier and adhesive layers impregnated with a decorated photogravure print. Melamine veneer: veneered both sides with melamine sheet. Wood veneer: veneered with selected wood veneer.

350 010 104 BENCHTOPS

Construction as detailed on the drawings. Finish as selected.

350 010 105 HARDWARE

Carcase connectors: One-piece steel, straight deep-cut thread, fibre board screws with press fit plastic trim cap.

Carcase fasteners: Knock down type centric sphere zinc alloy connectors with connecting bolts, sleeves and dowels, to suit each particular fastening location.

Hinges: Butt, broad butt, flush butt or overlay, steel, zinc-plated steel, stainless steel, or brass, to suit the location, or as detailed.

Concealed hinges: All-metal zinc alloy, automatic spring and screw-fixed. Plastic button stops.

Drawer runners: Groove mounting type, precision running ball-mounted single-stage extension, bright steel finish system.

350 010 106 GLUES AND ADHESIVES

As approved by the manufacturer for the timber, timber product, or pre-finished timber product joint.

350 010 107 EXECUTION GENERALLY

To include those methods, practices and processes contained in the current syllabus for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

350 010 108 TRANSIT AND DELIVERY
Load, transport and unload fittings without distortion or damage and keep covered to protect from the weather. Do not deliver fittings until floor, wall and ceiling surfaces are in place and the fittings can be placed in their final location.

350 010 109 FABRICATION QUALITY
Check site dimensions. Carry out machining within the practices required for the particular timber or wood product being used. Machine drill and cut holes and recesses and form joints to the componentry manufacturer's requirements. Work accurate, square and true to line and face.

350 010 110 FABRICATE JOINERY FITTINGS
Carry out jointing, doweling and other operations necessary for the proper assembly of the fittings as detailed, with fixings concealed unless otherwise detailed. Use glue joints where provision for shrinkage is not required, with contact surfaces, glueing and pressure all applied to the glue manufacturer's requirements. Locate and drive connectors and fasteners to the bolt manufacturer's requirements. Scribe fit adjustable shelves with 4 shelf pins and locate force fit pin holes at 50 mm maximum centres in solid cheeks. Hang doors on concealed hinges.

350 010 111 FABRICATE DRAWERS
Construct drawers as detailed, using proprietary metal section drawer runners. Fit drawers with 3 mm clearance into the drawer space.

350 010 112 INSTALL JOINERY FITTINGS
Scribe fit on site and install level, square, plumb and true to line and face. Seal wet area bench tops where abutting against walls.
FABRICATE TIMBER STAIRS
To comply with NZBC acceptable solution D1/AS1, 4.0. Closed type, unless detailed otherwise. Ex 50 mm strings, with ex 50 mm treads housed into ex 25 mm risers. House and wedge treads and risers 15 mm into strings, all glued, wedged and blocked. Form nosing overhangs of 25 mm by splaying risers forward to finish flush with the front of the treads. Fabricate and install the handrails and balustrading as detailed, complete

350 010 113 with associated metal componentry and hardware.

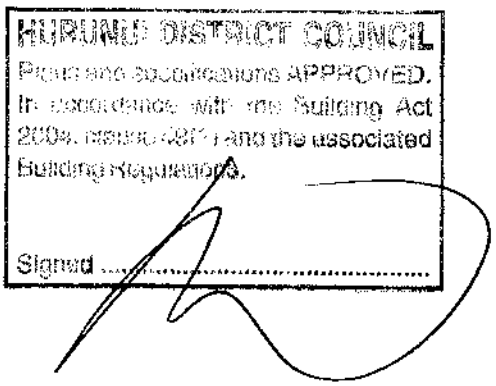
350 090

990 010 100 .....REFERENCES.....

990 010 101 Documents listed below are, when referred to in the text, part of this specification. However, this specification takes precedence in the event of it being at variance with and requiring a higher standard than any cited document.

990 010 102 Acts and Regulations
990 010 103 Building Act 2004 Gas Regulations 1993
990 010 104 Health and Safety in Employment Act 1992 Electricity Regulations 1997
990 010 105 Plumbers, Gasfitters and Drainlayers Act 1976 New Zealand Electrical Codes of Practice (ECP)
990 010 106 New Zealand Building Code acceptable solutions
990 010 107 B1/AS1 Structure - general, F2/AS1 Hazardous building materials - As Applicable
990 010 108 D1/AS1 Access routes, G10/AS1 Piped services - gas
990 010 109 E1/AS1 Surface water, G12/AS1 Water supplies
990 010 110 E2/AS1 External moisture, G13/AS2 Foul Water - drainage
990 010 111 New Zealand Standards
990 010 112 AS/NZS 1748 Mechanically stress-graded timber
990 010 113 AS/NZS 2269 Plywood - Structural
990 010 114 AS/NZS 2589 Gypsum linings in residential and light commercial construction
990 010 115 2589.1 Gypsum plasterboard
990 010 116 AS/NZS 2699 Built-in components for masonry construction
990 010 117 2699.1: Wall ties
990 010 118 NZS 3000 Electrical Regulations - Buildings, structures and premises
990 010 120 NZS 3109 Concrete construction
990 010 121 NZS 3114 Concrete surface finishes
990 010 122 AS/NZS 4671 Steel reinforcing materials
990 010 123 NZS 3422 Welded steel fabric of drawn steel wire for concrete reinforcement
990 010 124 G12/G13 (NZBC) National plumbing and drainage code
990 010 125 Part 2.2 Sanitary plumbing and drainage - Acceptable solutions
990 010 126 Part 3.2 Stormwater drainage - Acceptable solutions
990 010 127 NZS 3602:2003 Timber and wood-based products for use in building
990 010 128 NZS 3604:1 Timber framed buildings
990 010 129 NZS 3631 New Zealand national timber grading rules
990 010 130 NZMP 3640 Minimum requirements of the NZ Timber Preservation Council
990 010 131 NZS 4210 Masonry construction materials and workmanship
990 010 132 NZS 4211 Performance of windows
990 010 133 NZS 4223 Glazing in buildings
990 010 134 Part 1: The selection and installation of glass in buildings
990 010 135 Part 3: Human impact safety requirements
990 010 136 NZS 4229 Concrete masonry buildings not requiring specific design
990 010 137 NZS 4251 Solid plastering
990 010 138 Part 1: Cement plasters for walls, ceilings and soffits
990 010 139 NZS 5261 Installation of gas burning appliances and equipment
990 010 140 NZS 7646 Polyethylene pipes and fittings for gas reticulation
990 010 141 NZS 6803 Acoustics - Construction noise
990 010 142 Building Research Association of New Zealand

990 010 143 "Good Tiling Practice"
990 010 145 Bulletin 284: Sealed joints in external claddings - 2. Sealants
990 010 146 Bulletin 304: Flashing design
990 010 147 Bulletin 305: Domestic flashing installation
990 010 148 Bulletin 314: Removing paint coatings from houses
990 010 149 Bulletin 328: Selection and use of fasteners
990 010 150 Bulletin 357: Thermal insulation of houses
990 010 151 Bulletin 381: Masonry veneer construction
990 010 152 Bulletin 407: Walls on exposed sites
990 010 153 Department of Labour
990 010 155 OSH Publication: "Approved Code of practice for Safety in Excavation and Shafts for Foundations"
990 010 156 New Zealand Metal Roofing and Cladding Manufacturers' Association Inc
990 010 157 Profiled metal roofing design and installation handbook
990 010 158 Window Association of New Zealand
990 010 159 Aluminium Window Handbook
990 010 160 Specification for powder coatings on architectural aluminium products
990 010 161 Installation code for aluminium joinery products
990 090



HORNCASTLE
HOMES

Schedule of Materials

Date: 16 September 2008

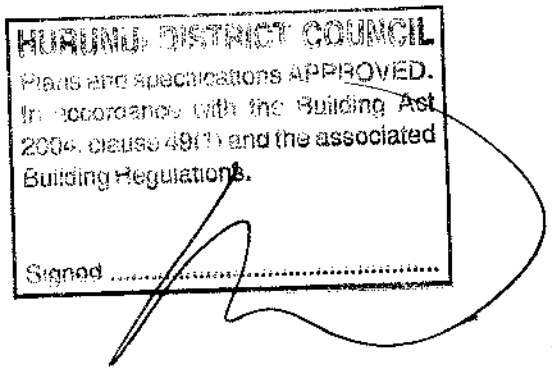
Customer CUNDY

At 4 WOODBANK RD, HANMER SPRINGS

Location ARGELINS RD

Job No. J2083

Constructed By: Horncastle Homes Limited



Foundations	
Sheet Damp Proofing	Polythene - Sheet 250 Micro Black
Concrete	20 Mpa
External Cladding / Concrete Block	
Concrete Block	Firth Concrete Block
Joint Type	Flush
Rockcote Type:-	EPS 40 Cavity Plus
Feature Cladding Type:-	Linea
Soffit Linings	4.5mm Hardiflex Soffit
Carpentry	
Note:	All timber - No 1 Kiln Dried Pinus Radiata
Framing Timber (External Wall)	Pinus Radiata - H3.1 Treated
Framing Timber (Internal Wall)	Pinus Radiata - Non-Treated
Framing Timber (Bottom Plates)	Pinus Radiata - H3.1 Treated
Framing Timber (Internal Load Bearing Walls)	Pinus Radiata - H3.1 Treated
Framing Timber (Beams)	Pinus Radiata - H3.1 Treated
Framing Timber (Lintels)	Pinus Radiata - H3.1 Treated
Framing Timber (Trusses)	Pinus Radiata - Non-Treated
Framing Timber (Coved Members to Trusses)	Pinus Radiata - H3.1 Treated
Framing Timber (Skillion Roof Framing)	Pinus Radiata - H3.1 Treated
Framing Timber (Rafters)	Pinus Radiata - Non-Treated
Framing Timber (Perimeter Joists)	Pinus Radiata - H3.1 Treated
Framing Timber (Joists)	Pinus Radiata - H3.1 Treated
Building Wrap	Thermakraft Coverup
Plywood Bracing	7mm H3.1 Construction Grade
Flooring	Kopine Ultra lock 20mm
Flitch Beams	Gang Nail Flitch Beam (Refer Attached Spec)
Insulation	
Floor	40mm Closed cell polystyrene
Walls	R2.6 94mm Ultra Wall Pink Batts
Ceiling	R 3.6 155mm Ultra Ceiling Pink Batts
Fascia, Gutter & DP's	
Fascia	Multiline Fascia
Gutter	Metal Gutter
Downpipes	Rectangular PVC 65 x 50mm
Roofing	
Roof Type	Colortile
Roof Battens	Pinus Radiata - H1.1 Treated - Cut ends to be treated
Purlins	Pinus Radiata - H3.1 Treated - Cut ends to be treated
Aluminium Joinery	
Brand	Aluminium Systems Limited (ASL)
Finish - Brand/Type:	Fairview 35mm suite
Windows:-	
Sashes - Type:	Double & Single Boxed ~ Headed
Stays - Type:	Interlock
Catches - Type:	Interlock
Locks - Type:	Interlock
Doors:-	
Hinges - Type:	Aluminium Systems Limited (ASL)
Latch / Locks - Type:	Milton (Interlock)
Handles / Finish - Type:	Verona
Glass - Type:	Double Glazed
Glass Thickness	20mm
Window & Door Reveals	Pinus Radiata - H3.1 Treated
Plumbing / Gas	
Mechanical Ventilation	See Attached Exhaust Fans Specification
Pipework	Polybutene
Gas Hot Water	Rinnai 24L Gas Hot Water System
Vinyl Shower System	See Attached Aquarelle Wetfloor System Manual
Electrical	
Electrical Hardware (switches, Socket outelets)	PDL 600 Designer
Smoke Detectors	Chubb Battery Operated

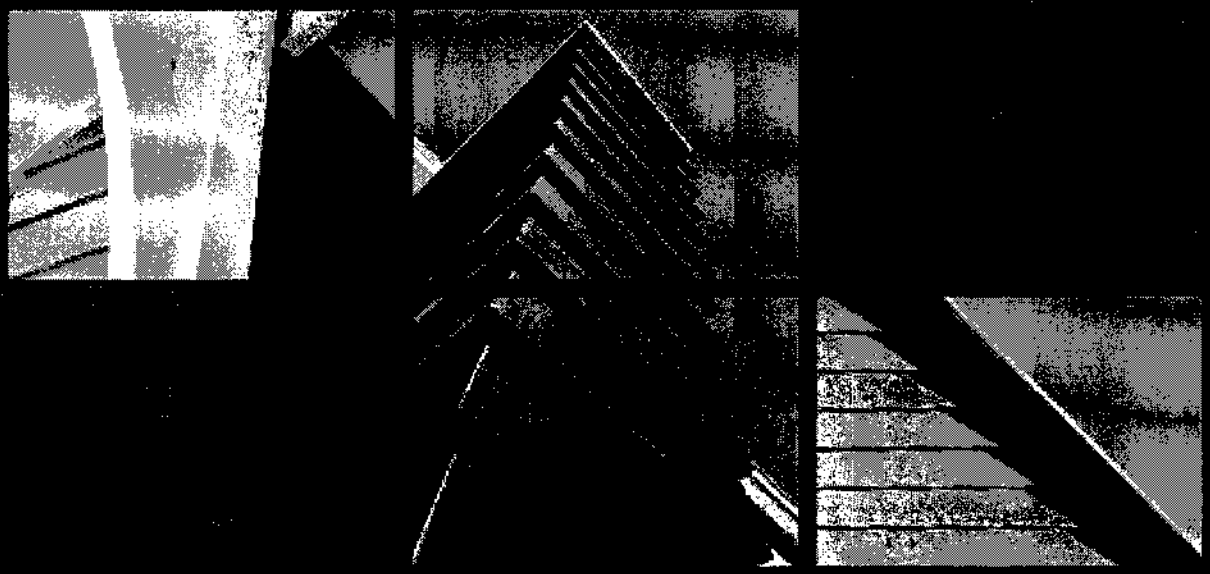
Interior Linings	
Standard Plasterboard Walls:	10mm Gib Board
Standard Plasterboard Ceiling:	10mm Gib Board
Special Plasterboard Bracing Walls	10mm Gib Braceline
Special Plasterboard Wet Areas	10mm Standard Gib
Skirting Type	MDF 60 x 12 Single Bevel
Internal Doors	MDF Hollowcore

Reference later document - August 2007
James Hardie Call 0800 808 868

Linea®
WEATHERBOARD

NEW ZEALAND
JANUARY 2005

TECHNICAL SPECIFICATION



James Hardie®

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WE VALUE YOUR FEEDBACK

To continue with the development of our products and systems, we value your input. Please send any suggestions, including your name, contact details, and relevant sketches to:

James Hardie
Fax 0800 808 988
literaturefeedback@jameshardie.co.nz

1 APPLICATION AND SCOPE

1.1 APPLICATION

Linea® Weatherboard is a 16mm thick, preprimed fibre cement weatherboard and is classified as lightweight wall cladding suitable for residential and light commercial construction using timber framed external walls. Linea® Weatherboard is available in 135mm, 150mm and 180mm widths.

James Hardie also has available

- Fascia and barge in two widths. Fascia is a 16mm thick, pre-primed fibre cement product.
- Trim in a variety of widths for use as decorative trims around openings and external corners. Trim is a 16mm thick, pre-primed fibre cement product.

If you are a specifier...

Or other responsible party for a project ensure that the information in this document is appropriate for the application you are planning and that you undertake specific design and detailing for areas which fall outside the scope of these specifications.

If you are an installer...

Ensure that you follow the design, moisture management and associated figures and material selection provided by the designer and the James Hardie Installation Manual.

All the details provided in this document must be read in conjunction with the specifiers specification.

Make sure your information is up to date

When specifying or installing James Hardie products, ensure you have the current manual. If you're not sure you do, or, if you need more information, visit www.jameshardie.co.nz or Ask James Hardie on 0800 808 868.

1.2 SCOPE

This specification covers the use of Linea® Weatherboard for buildings that fall within the scope of limitations of NZBC Acceptable Solution 'E2/AS1', paragraph 1.1.

This specification includes the use of Linea® Weatherboard in both direct to stud and cavity construction method and must be read in conjunction with the current BRANZ Appraisal for Linea® Weatherboard.

1.3 DETAILS

Various Linea® Weatherboard details are provided at the rear of this document. This specification and details in CAD file are also available to download from our website at www.jameshardie.co.nz.

1.4 SPECIFIC DESIGN

For use of Linea® Weatherboard outside this published scope, the architect, designer or engineer must undertake specific design. For advice on designs outside the scope of this specification, Ask James Hardie on 0800 808 868.

2 DESIGN

2.1 COMPLIANCE

Linea® Weatherboard has been appraised by BRANZ.
Refer to Appraisal Certificate number 446 (2005) and 447 (2005) at www.branz.co.nz or www.jameshardie.co.nz
Note: the scope of the Appraisal Certificate takes precedence over the scope of this Specification.

2.2 RESPONSIBILITY

The specifier or other party responsible for the project must ensure that the information and details in this specification are appropriate for the intended application and that additional detailing is performed for specific design or any areas that fall outside the scope of this technical specification. For applications outside the scope of this literature and figures which are not provided herein, the architect, designer or engineer must undertake specific design and it should be ensured that the intent of their design meets the requirements of the NZBC.
All dimensions shown are in millimetres unless noted otherwise.
All New Zealand Standards referenced in this manual are current edition and must be complied with.
James Hardie conducts stringent quality checks to ensure that any product manufactured falls within our quality spectrum. It is the responsibility of the builder to ensure that the product meets aesthetic requirements before installation. James Hardie will not be responsible for rectifying obvious aesthetic surface variations following installation.

2.3 SITE & FOUNDATION

The site on which the building is situated must comply with NZBC (New Zealand Building Code) Acceptable Solution E1/AS1 'Surface Water'. Foundation design must comply with the requirements of NZS 3604 'Timber Framed Buildings' or be as per specific engineering design. The grade of adjacent finished ground must slope away from the building to avoid any possibility of water accumulating.

2.4 GROUND CLEARANCES

The floor must have a minimum clearance to paved or unprotected ground as required by NZS 3604.
Linea® Weatherboards must overhang the bottom plate on a concrete slab by a minimum of 50mm as required by NZS 3604.
The bottom of claddings must comply with NZBC Acceptable Solution, 'E2/AS1' section 9.1.3.

2.5 MOISTURE MANAGEMENT

It is the responsibility of the specifier to identify moisture related risks associated with any particular building design.
Wall construction design must effectively manage moisture, considering both the interior and exterior environments of the building, particularly in buildings that have a higher risk of wind driven rain penetration or that are artificially heated or cooled. Walls shall include those provisions as required by NZBC Acceptable Solution 'E2/AS1' 'External Moisture'. In addition all wall openings, penetrations, junctions, connections, window sills, heads and jambs must incorporate appropriate flashing for waterproofing. The other materials, components and installation methods used to manage moisture in the walls, must comply with the requirements of relevant standards and the NZBC. For information in relation to designing for weathertightness, refer to the Building Research Association of New Zealand (BRANZ) and the Department of Building & Housing (DBH) updates on the following websites, respectively www.branz.co.nz and www.dbh.govt.nz.

2.6 STRUCTURE

Timber-framed buildings must be designed in accordance with NZS 3604 (Timber Framed Buildings). When the framing is provided as per the specific engineering design, the framing stiffness must be equivalent to or more than the stiffness requirements of NZS 3604.

2.7 WIND LOADING

Linea® Weatherboard cladding is suitable for use in all New Zealand wind zones up to and including VH as defined in NZS 3604. A specific design is required for all situations when a building falls in a specific design (SD) wind zone.

2.8 STRUCTURAL BRACING

Linea® Weatherboard installed as per Linea® Weatherboard specific bracing details will provide bracings for buildings designed and constructed in accordance with NZS 3604. The Linea® Weatherboard bracing systems have been independently tested and certified by BRANZ using both construction methods i.e. direct fixed and cavity construction. The following range of bracings can be achieved

- Wind 68 – 120BU'S
- Earthquake 60 – 105 BU'S

Refer to the James Hardie Bracing information manual for details.

2.9 FIRE RATED WALLS

Walls clad with Linea® Weatherboard using a direct fix or cavity construction method can achieve fire ratings of up to 60/60/60 when constructed in accordance with the James Hardie 'Fire and Acoustic' Technical Specification Manual.
Refer to Fire and Acoustic technical literature for further information about fire rated systems.

2.10 ENERGY EFFICIENCY

The R-Value of Linea® Weatherboard walls constructed in accordance with this manual using bulk insulation, will comply with the Section 3.1 - 'Schedule Method' of NZS 4218 (Energy Efficiency – Small Building Envelope) required under Table 1. To meet these insulation requirements, bulk insulation as mentioned in Table 1 of this specification must be used. This calculation is based on a timber framing member size of 90 x 45mm and internal linings of James Hardie Villaboard® Lining or plasterboard.

TABLE 1:

INSULATION CAPABILITY		
Climate Zone*	R-Value Requirement	Cavity Insulation Infill Requirement
1 & 2	1.5 m^2 °C/W	R1.8 Fibreglass batts.
3	1.9 m^2 °C/W	R2.2 Fibreglass batts.

*as defined in NZS4218

3 FRAMING

3.1 GENERAL
This Linea® Weatherboard technical specification is only suitable for timber-framed buildings. Other framing materials are outside the scope of this specification.

3.2 DIMENSIONS
A 35mm minimum stud width is required unless noted otherwise in this specification.

3.3 TIMBER GRADE
Minimum timber grade requirements are No.1 framing grade in accordance with NZS 3631 'New Zealand Timber Grading Rules' or equivalent.

3.4 DURABILITY
To comply with NZBC requirements the external framing must be treated to a minimum H1.2 treatment. Refer to NZBC Acceptable Solution B2/AS1 'Durability' for further information about the durability requirements. For timber treatment information refer to NZS 3602 (Timber and Wood-Based Products for use in Buildings) and NZS 3640 (Chemical Preservation of Round and Sawn Timber) for minimum timber treatment selection and treatment requirements. Also refer to framing manufacturer's literature for further guidance on timber selection.
Framing must be protected from moisture at sites in accordance with the recommendations of framing manufacturers.
Note: refer to NZS 3602 for information about the allowable moisture content in timber.

3.5 FRAME CONSTRUCTION
All timber framing sizes and set-out must comply with NZS 3604 and stud, nogs / dwangs centres as required by this specification.

3.5.1 DIRECT FIXED CONSTRUCTION METHOD
The following framing must be provided for direct fixed construction method:
- Studs must be provided at 600mm centres maximum.
- Nogs must be provided at 1200mm centres maximum.
- Double studs are required at internal corners.
- Extra packers may be required at external corners.
- Extra studs are required for aluminium internal corner sections.

3.5.2 CAVITY CONSTRUCTION METHOD
The following framing must be provided for cavity construction method:
- When studs are at 600mm centres the nogs must be provided at 800mm centres maximum.
- When studs are at 400mm centres the nogs may be provided at 1200mm centres maximum.
- Double studs are required at internal corners.
- Extra packers may be required at external corners.
- Extra studs are required for aluminium internal corner sections.

3.6 TOLERANCES
In order to achieve an acceptable wall finish, it is imperative that framing is straight and true. Framing tolerances must comply with the requirements of NZS 3604. All framing must be made flush.

4 PREPARATION

4.1 BUILDING WRAP
Building wrap must be must be provided as per the requirements of NZBC Acceptable Solution 'E2/AS1' 'External Moisture' and NZS 3604. The building wrap must comply with Table 23 of 'E2/AS1'. The building wrap must be fixed in accordance with 'E2/AS1', NZS 3604 and the wrap manufacturer's recommendations. Walls which are not lined on the inside face e.g. garage walls or gable ends must include a rigid sheathing or an air barrier behind the cladding which complies with the requirements of NZBC Acceptable Solution 'E2/AS1'.

4.2 FLASHING
All wall openings, penetrations, intersections, connections, window sills, heads and jambs must be flashed prior to weatherboard installation. Please refer to moisture management requirements in Clause 2.5. The building wrap must be appropriately incorporated with penetration and junction flashings. Materials must be lapped in such a way that water tracks down to the exterior on the face of building wrap. James Hardie will assume no responsibility for water infiltration within the wall due to poor installation of flashings or building wraps.The selected flashing materials must comply with the durability requirements of table 20 of Acceptable Solution 'E2/AS1'.

4.3 VENT STRIP
The James Hardie uPVC cavity vent strip must be installed at the bottom of all walls constructed using the drained and ventilated cavity construction method. James Hardie uPVC vent strip has an opening area of 1000mm²/m length. It is important that the openings in the vent strip are kept clear and unobstructed to allow free drainage and ventilation of cavities.

4.4 CAVITY BATTENS
Buildings with a risk score of 13-20 calculated in accordance with NZBC Acceptable Solution 'E2/AS1' Table 2 require Linea® Weatherboards to be installed on a cavity.
The cavity battens provide airspace between the frame and cladding and are considered a "packer" only in this specification.
The timber battens must be minimum H3.1 treated in accordance with NZS 3640 (Chemical preservation of Round and sawn timber) to comply with the durability requirements of B2/AS1.
Cavity battens must comply with 'E2/AS1' and:
- be minimum 18mm thick.
- be minimum as wide as the width of studs.
- be fixed by the cladding fixings to the main framing through the building wrap.
- until claddings are fixed the battens need only to be tacked to framing.

(Batten fixing is required temporarily to keep them straight on the wall during construction.)

The cavity battens are installed as described below:
- Fix cavity battens to studs.
- Battens should be fixed with 40mm x 2.8mm nails at 800mm centres maximum.

4.5 INTERMEDIATE SUPPORT

Where studs are at 600mm centres an intermediate means of restraining the building wrap and insulation from bulging into the cavity shall be installed. An acceptable method to achieve this is using a:

- intermediate cavity batten between the studs.
- 75 mm galvanized mesh.
- polypropylene tape.

No intermediate supports are required:

- where studs are at 400mm centres. Or;
- when rigid sheathings instead of building wraps are used.

4.6 CORNERS

Anticipated joist shrinkage must be allowed for in the design process. Do not run trims or aluminium extrusions continuously across solid floor joists. There are a number of options to select from when detailing external corners:

- 90° corner soaker in aluminium, copper or stainless steel. Refer to Figures 7 and 32.
- Box corners using James Hardie Trim. Refer to Figures 3, 4 and 29.
- Mitred corners to weatherboards. Refer to Figures 5 and 30.
- Aluminium boxed corners. Refer to Figures 6 and 31.

There are a number of options to select from when detailing internal corners:

- Scribed corner. Refer to Figures 8 and 33.
- 90° or 135° Aluminium W-mould. Refer to Figures 9, 10, 34 and 35.

4.7 JUNCTIONS & PENETRATIONS

Refer to Clause 2.5 of this specification for moisture management requirements. All windows and doors must be detailed as per the requirements of this specification. James Hardie has developed the window details for Linea® Weatherboards which meet the requirements of E2 'External Moisture', an approved document of the NZBC. Refer to Figures 11 to 24 and 36 to 53.

5 FIXING LINEA® WEATHERBOARD

5.1 GENERAL

The horizontal lap of Linea® Weatherboards must be 30mm. Linea® Weatherboards must be kept dry and under cover whilst in storage prior to and during fixing. Cut ends which are exposed or where sealant is applied to the boards must be primed prior to installation. Dust and loose material must be removed before priming.
An H3.1 treated timber cant strip must be provided to support the bottom board on the wall. Refer to Figure 1 and Figure 26.

5.2 FASTENER DURABILITY

Fasteners must meet the minimum durability requirements of the NZ Building Code. NZS 3604 specifies the requirements for fixing's material to be used in relation to the exposure conditions and are summarized in Table 2.

TABLE 2:

EXPOSURE CONDITIONS & NAIL SELECTION PRESCRIBED BY NZS 3604		
NAIL MATERIAL		
Sea Spray Zones *	Zone 1 outside sea spray zone and Zones 2 – 4 & Geothermal hot spots	Bracing – All zones
Grade 316 Stainless	Hot-dipped galvanised or 316 stainless	Grade 316 Stainless

** (Zone 1 areas where local knowledge dictates that increased durability is required, appropriate selection shall be made)*

Also refer to NZBC Acceptable Solution 'E2/AS1' Table 20 and 21 for information regarding the selection of suitable fixing materials and their compatibility with other materials.

5.3 NAIL SIZES AND FIXING METHOD

Linea® Weatherboards and Trim must be fixed to timber with the types of nails specified in Tables 3 and 4, in accordance with the following requirements:

- All concealed nails must be driven flush with the board surface.
- When concealed fixing Linea® Weatherboards, nails must be driven behind the lap of the boards, except at all corners and vertical edges of openings where Linea® Weatherboards must be face fixed/exposed nailed. Ref Figure 2 and Figure 28.
- Nails must be fixed 25mm from the end of the board when hand nailing.
- Linea® Weatherboards may be face fixed when site conditions create a gap under the lap.

TABLE 3:

NAIL REQUIREMENTS FOR LINEA® WEATHERBOARDS	
DIRECT TO STUD FIXING	
Concealed Nailing	
40 x 2.8mm HardiFlex® nails	Finish flush with the board surface
Face Nailing	
60 x 3.15mm jolt head nails	Hot-dipped galvanised may be driven through both thicknesses at board lap without pre-drilling
	Stainless steel jolt heads will require pre-drilling*
CAVITY FIXING	
Concealed Nailing	
60 x 3.15 mm HardiFlex® nails	Finish flush with the board surface.
Face Nailing	
75 x 3.15mm jolt head nails	Hot-dipped galvanised may be driven through both thicknesses at board lap without pre-drilling
	Stainless steel jolt heads will require pre-drilling*

** Use a 3.0mm drill bit*

TABLE 4:

REQUIREMENTS FOR TRIM	
Single Thickness	60 mm jolt head nails. If fixing over Linea® Weatherboard use predrilled* 75 x 3.15mm jolt head nails.
Double Thickness	60mm jolt head nails.
Single plus packer	If fixing over Linea® Weatherboard use 75 x 3.15mm jolt head nails through a pre-drilled* hole. When fixing to timber support use 60mm jolt head nails.

** Use a 3.0mm drill bit*

Note: Special fixing arrangements are required for bracing and fire-resistance rated wall systems. For more information Ask James Hardie on 0800 808 868.

5.4 GUN NAILING

Linea® Weatherboard can also be gun-nailed when concealed fixing method is used.

- Gun-nailing must not be used when Linea® Weatherboard is used for bracing.
- Nails must be no closer than 50 mm from the ends of boards when gun nailing is used – double studs will be required.

6 JOINTING

The ends of Linea® Weatherboards are jointed off-stud by means of a tongue-and-groove (T&G) joint. T&G joints may be located centrally between studs but no closer than 100mm from the edge of a stud. The joints must be staggered by 600mm minimum. Sealant must be provided in the T&G joint.

7 FINISHING

Note: Protective coating of Linea® Weatherboard and Trim is required in order to meet the durability requirements of the New Zealand Building Code.

7.1 PREPARATION & PRIMING

The Linea® Weatherboard and Trim must be dry before painting. Punch and fill all exposed nails a maximum of 2mm below the surface. Fill the hole with an exterior grade builders fill, allow to cure and sand smooth ready for priming. Prime the filled holes in accordance with paint manufacturer's specifications.

7.2 SEALANTS

All sealants must demonstrate the ability to meet the relevant requirements of the NZBC and hold a current BRANZ Appraisal certificate. Application and use of sealants must comply with manufacturer's instructions. Sealants, if coated, must be compatible with the paint system.

7.3 PAINTING

All Linea® Weatherboards are pre-primed on their face and bottom edge with a factory applied acrylic base coat.
Linea® Weatherboard must be painted within 90 days of installation.
All exposed faces, including the top edges under the sills and bottom edges of Linea® Weatherboard, Trim and accessories must be finished with latex exterior paint system complying with any of parts 7, 8, 9, and 10 of AS 3730.
Dark coloured paints can be used on Linea® Weatherboard and Trim. Some environments require special coatings.
Paint selection and the preparation required is dependant on paint chosen. Refer to the paint manufacturer for information before starting painting.

8 STORAGE AND HANDLING

Linea® Weatherboards and Trim must be laid flat on a smooth level surface. To ensure optimum performance, store weatherboards under cover and keep dry prior to fixing. If the weatherboards should become wet, allow to dry thoroughly before fixing. Do not carry weatherboards on the flat, carry in the vertical position to avoid excessive bending.

9 MAINTENANCE

It is the responsibility of the specifier to determine normal maintenance requirements to comply with NZBC Acceptable Solution B2/AS1. The extent and nature of maintenance will depend on the geographical location and exposure of the building. As a guide, it is recommended that basic normal maintenance tasks shall include but not be limited to:

- Washing down exterior surfaces every 6-12 months*,
- Re-applying exterior protective finishes*,
- Maintaining the exterior envelope and connections including joints, penetrations, flashings and sealants,
- Cleaning out gutters, blocked pipes and overflows as required,
- Pruning back vegetation close to or touching the building.

**Refer to your paint manufacturer for washing down and recoating requirements related to paint performance.*

10 PRODUCT INFORMATION

10.1 MANUFACTURING & CLASSIFICATION

James Hardie New Zealand is an ISO 9001(2000) Telarc certified manufacturer. Linea® Weatherboard and Trim are manufactured to meet the requirements of AS/NZS 2908.2: 2000 'Cellulose-Cement Products', Linea® Weatherboard has a classification of Type A Category 2 in accordance with this Standard. Linea® Weatherboard is a reduced density cellulose cement formulation incorporating James Hardie patented CLD™ (Ceramic Low Density) technology. Linea® Weatherboard has a bevel back and tongue-and-groove (T&G) at the ends for jointing. The bottom front edge of Linea® Weatherboard is chamfered. The weatherboards are supplied pre-primed on their face and bottom edge with an acrylic primer. Linea® Weatherboards and Trim are identified by the printing at regular intervals of the name LINEA® on the back face.

10.2 JAMES HARDIE TRIM

The Trim, used for box corners, around windows and doors as well as special architectural features, is also made with the CLD™ technology and is supplied pre-primed with an acrylic primer.

10.3 DURABILITY

Linea® Weatherboard and Trim, when installed and maintained as per the technical specification, will meet the durability requirements for claddings as required in the NZBC Approved Document B2 'Durability'.

10.3.1 RESISTANCE TO MOISTURE/ROTTING

Linea® Weatherboard and Trim have demonstrated resistance to permanent moisture-induced deterioration (rotting) by passing the following tests in accordance with AS/NZS2908.2:

- Water Permeability (Clause 8.2.2)
- Warm Water (Clause 8.2.4)
- Heat Rain (Clause 8.5)
- Soak Dry (Clause 8.2.5).

10.3.2 RESISTANCE TO FIRE

Linea® Weatherboard and Trim has the following Early Fire Hazard Indices (tested to AS 1530 Part 3).

TABLE 5:

EARLY FIRE HAZARD INDICES	
Ignition Index	0
Flame Spread Index	0
Heat Evolved Index	0
Smoke Developed Index	0 -1

10.4 PRODUCT SIZES & MASS

Available sizes of Linea® Weatherboard and Trim and its weight are given in Table 6.

10.5 SIZE AND WEIGHT

Linea® Weatherboard is categorised as a Light Weight Wall Cladding as described in NZS 3604. Physical properties of Linea® Weatherboard and Trim are provided in Table 6.

11 SAFE WORKING PRACTICES

WARNING

DO NOT BREATHE DUST AND CUT ONLY IN WELL VENTILATED AREA

James Hardie products contain respirable crystalline silica which is considered by some international authorities to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) minimise dust when cutting by using either 'Score and Snap' knife, fibre cement shears or, where not feasible, use a HardiBlade® Saw Blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area to avoid breathing dust; (4) wear a properly-fitted, approved dust mask or respirator (e.g. P1 or P2) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheets available at www.jameshardie.co.nz. FAILURE TO ADHERE TO OUR WARNINGS, MATERIAL SAFETY DATA SHEETS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

JAMES HARDIE RECOMMENDED SAFE WORKING PRACTICES
CUTTING OUTDOORS
▪ Position cutting station so that wind will blow dust away from user or others in working area. ▪ Use a dust reducing circular saw equipped with HardiBlade® Saw Blade and HEPA vacuum extraction.
DRILLING/OTHER MACHINING
When drilling or machining you should always wear a P1 or P2 dust mask and warn others in the immediate area.
IMPORTANT NOTES:
1. NEVER use a power saw indoors 2. NEVER use a circular saw blade that does not carry the HardiBlade® logo 3. NEVER dry sweep – Use wet suppression or HEPA Vacuum 4. NEVER use grinders 5. ALWAYS follow tool manufacturer's safety recommendations
P1 or P2 respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.jameshardie.co.nz to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

WORKING INSTRUCTIONS

Refer to Recommended Safe Working Practices before starting any cutting or machining of product.

HARDIBLADE® SAW BLADE



The HardiBlade® Saw Blade used with a dust-reducing saw is ideal for fast, clean cutting of James Hardie fibre cement products. A dust-reducing saw uses a dust deflector or a dust collector connected to a vacuum system. When sawing, clamp a straight-edge to the sheet as a guide and run the saw base plate along the straight edge when making the cut.

HOLE-FORMING

For smooth clean cut circular holes:
Mark the centre of the hole on the sheet.
Pre-drill a 'pilot' hole.
Using the pilot hole as a guide, cut the hole to the appropriate diameter with a hole saw fitted to a heavy duty electric drill.
For irregular holes:
Small rectangular or circular holes can be cut by drilling a series of small holes around the perimeter of the hole then tapping out the waste piece from the sheet face.



Tap carefully to avoid damage to sheets, ensuring that the sheet edges are properly supported.

STORAGE AND HANDLING

All James Hardie building products should be stored to avoid damage, with edges and corners of the sheets protected from chipping.
James Hardie building products must be installed in a dry state and be protected from rain during transport and storage. The product must be laid flat under cover on a smooth level surface clear of the ground to avoid exposure to water or moisture, etc.

QUALITY

James Hardie conducts stringent quality checks to ensure that any product manufactured falls within our quality spectrum. It is the responsibility of the builder to ensure that the product meets aesthetic requirements before installation. James Hardie will not be responsible for rectifying obvious aesthetic surface variations following installation.

12 PRODUCT SIZES

TABLE 6:

LINEA® WEATHERBOARD AND TRIM SIZES

Product	Length (mm)	Width (mm)	Thickness (mm)	End Details	Effective Cover (mm)	COVERAGE INFORMATION			
						No. of planks/ metre height (approx.)	Mass kg/lineal m (approx. at EMC)	Mass kg/m² approx. at EMC)	weight/pack (6C units/ pack)
135 Linea® Weatherboard	4200*	135	16	T & G	105	9.5	2.62	24.93	660.00
150 Linea® Weatherboard	4200*	150	16	T & G	120	8.3	3.1	25.70	781.00
180 Linea® Weatherboard	4200*	180	16	T & G	150	6.7	3.57	23.92	899.00
84mm Linea® Trim	2600	84	16	Square	N/A	N/A	1.6	N/A	N/A
100mm Linea® Trim	2600	100	16	Square	N/A	N/A	1.9	N/A	N/A
135mm Linea® Trim	4200	135	16	T & G	N/A	N/A	2.6	N/A	N/A
180mm Linea® Trim	4200	180	16	T & G	N/A	N/A	3.4	N/A	N/A

*Length is 4200mm plus 5mm for the tongue and groove (T & G) making overall length 4205mm
*The effective thickness of finished Linea cladding on the wall at the lap is approximately 33 to 35mm

KOPINE PARTICLE BOARD ULTRALOCK FLOORING SYSTEM

Kopine Ultralock Flooring System
This innovative new flooring system speeds and simplifies laying by removing the need for nogging.
It's faster and more economical.
Edge gluing locks the panels together to form a continuous surface that's rigid and stable.



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

KOPINE ULTRALOCK FLOORING SYSTEM

This new method of laying a particle board floor uses edge gluing to replace timber nogging as a means of providing support between joists. The strength of the glue bond eliminates the need for extra timber members. This new system is notably easier, faster and costs less than conventional methods.

Suitable for installation as pre or post-laid single layers on suspended timber floors for all buildings within the scope of NZS* 3604:1990 1999



SYSTEM COMPONENTS

r Kopine Ultralock Panels

3600 x 1200mm and 2400 x 1200mm high density particle board panels - long edges grooved for easier glue application and maximum bond.

r Fuller's Sturdibond Adhesive

Construction adhesive paste supplied in 375ml cartridges.

Will fit any standard glue gun.

INSTALLATION

Kopine Ultralock panels are designed to be laid across joists and glued together at the edges.

This continuous glue bond eliminates the need for further edge support such as timber nogging.

All end joints (short edges) must be made over a joist and glued. Joists should be at no more than 600mm centres. For greater strength and stiffness, set joists at 400 or 450mm centres. Lay sheets in a staggered, brick-like pattern.

Gluing : Fuller's Sturdibond is the only glue tested and approved for use with the Kopine Ultralock system.

Application : All panel edges must be square and free from dirt, grease and standing water.

The glue bead should be applied in a continuous run of at least 5mm diameter. The bead size is right when glue squeezes out of the joint, top and bottom, as the panels are pushed together.

Fix panels within 15 minutes of glue being applied. If glued panels are moved apart after 15 minutes, fresh glue must be applied before the joint is made again.

Panel movement during glue curing will affect the bond. Keep traffic off the joints for 24 hours (particularly if joists are at 600mm centres).

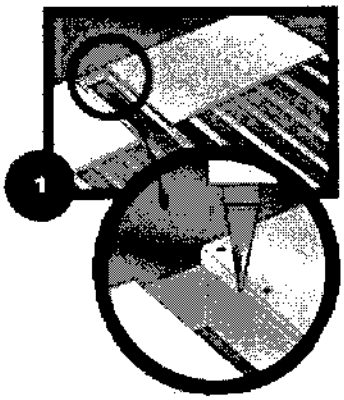
Direct essential traffic over joists or lay planks across the floor.

Wet Conditions: Fuller's Sturdibond adhesive can be successfully applied in wet weather conditions, providing the panel edges are free of surface water.

Edges not level : If two adjacent edges are not level between the joists, push them into line and skew a light gauge finishing nail through the joint while the glue cures.

LAYING THE FIRST ROW

Establish a straight, square line from one corner of the floor. Lay the first panel down this line, across the joists. Fix to joists.



Apply a generous glue bead to the short edge of the fixed panel.

Push the next panel into position and nail lightly.



Lever the panel up tight to squeeze out glue until the joint is completely closed.

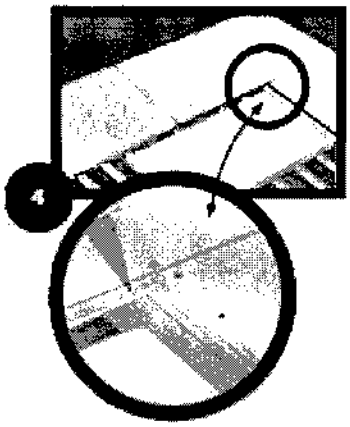
Screw the panel down.

Clean off excess glue.



LAYING FURTHER ROWS

Apply a generous glue bead to mating edges of fixed panels as per step 1 and continue laying as per steps 2 and 3 .



Fixing : The long term performance of the floor depends almost entirely on the dryness and flatness of the subfloor and the standard of fixing.
Correct fixing achieves a tight, permanent joint between the panels and joists - ***after the joists have finished drying and shrinking.*** We recommend adhesive fastening to the joists ***in addition*** to another fixing method. ***Power-driven staples must not be used.***
While all the following fixing methods are approved, screw fastening will provide the best result.

Screw fastening :

Use 8-gauge x 50mm Sure-fast type countersunk screws (50mm minimum).
While these screws can drill their own hole, ***it is best to pre-drill the panels.***
A lower torque setting reduces the risk of overdriving and tearing the threads loose in the timber.
Overdriven screws must be removed and set in a new position.
Screwing gives the tightest result of all the methods, but retightening may be needed after the joists have finished drying.

Hand-driven Nails :

Use 60 x 2.8mm hot-dipped galvanised particle board nails at a maximum of 150mm centres at sheet edges and 200mm centres on intermediate joists.



Drive nails at a slight angle (alternating) and parallel to the sheet edge for improved lateral holding. Nail vertically at corners. Fixings must be a minimum of 10mm from the panel edge. Nails should be hammered flush when laying then punched below the surface just before sanding.
This will tighten the panels onto the joists, taking up any shrinkage, and will reduce squeaking.

Power-driven Nails :

Use only flooring nails (grooved and galvanised). A depth adjuster attachment should be used on the nail gun and the air pressure adjusted to ensure that the nails do not penetrate more than 2mm below the surface of the panel. The nailing pattern should be as for hand nailing.
Do not rely on the nails to pull panels down tight on the joists panels must be in contact with the joist before the nail is fired.
Nails must be punched below the surface just prior to sanding. This will take up any shrinkage of the timber joists and reduce the likelihood of squeaking.

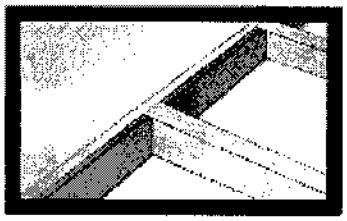
Adhesive fastening :

Not recommended where foil is being used between panel and joist.
Best for upper storeys where heat from lower rooms might lead to joist movement and squeaking floors.
Apply a 10mm bead of Fuller's Sturdibond adhesive to the joists and a 5mm bead to the butting panel edges before the panel is positioned and fixed.
Refer to manufacturer's instructions.

FINISHING

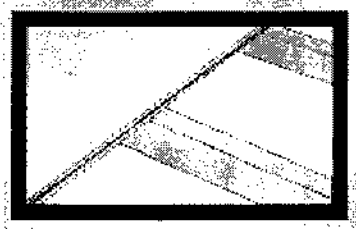
Kopine Ultralock panels must be sealed with polyurethane or covered with carpet or sheet vinyl before the building is occupied. Lightly sand with 40-80 grit paper before laying floor coverings or clear finishing.
Do not over-sand. Excessive sanding can reduce structural strength and lead to colour variation, visible when the floor is clear finished.

STANDARD METHOD



Timber nogs needed between joists to support panel edges.

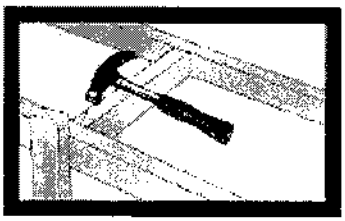
ULTRALOCK METHOD



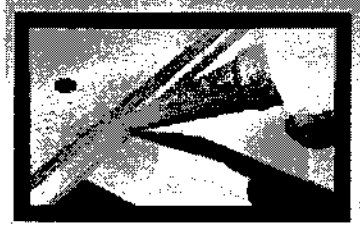
Glued edges need no other support. Glue gives 100% efficient load-bearing bond.

THE OLD

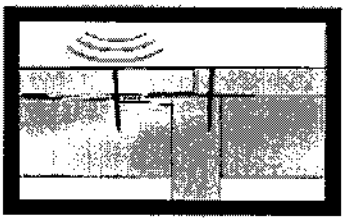
THE NEW



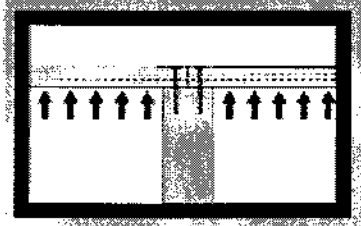
Timber nogs take time to measure, cut and nail in place.



No nogs needed at all. The Ultralock floor is faster, easier & costs less to lay.



Nogs can give uneven support (drying/warping) allowing movement and squeaking.



Edges lock together to give continuous, fixed support - much less movement.

ıg :
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vacuum cleaner.
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rer's instructions.
ıoles with a filler
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ding between

ıanufacturer's
s to complete.



Copine Ultralock tem provides rformance using only ed components. mponents may not e same standard ecommended.

SPECIFICATIONS

Kopine Ultralock Particle Board

DIMENSIONS

Thickness (mm)	Size (mm)	Sheets per pack	Sheet wt (kg)
20	2400x1200	50	41
20	3600x1200	20	61

Board squareness : length of sheet diagonals does not differ more than 2.0mm.
Thickness tolerance : 0.2mm.
Length and width : 0.2mm.
Sheet edges : 2.0mm max. deviation from line.
Extractable formaldehyde : <10mg /100gm when tested in accordance with AS*/NZS 4266.15. Acceptable in buildings ventilated to NZBC* E3.3.1 or G4.3.1 standards.
BRANZ* Appraisal Certificate No.269A (1997) - Clauses B1 Structure, B2 Durability, E2 External Moisture, E3 Internal Moisture, F2 Hazardous Building Materials applies to Kopine HD Particle Board. In addition the Ultralock System has been tested by BRANZ and a copy of the test report (ST370, 3 December 1997) is available from Carter Holt Harvey Panels.
Physical Composition : Kopine Ultralock is a reconstituted wood panel manufactured by bonding pine wood particles with a melamine urea formaldehyde resin using a combination of heat and pressure.

PHYSICAL PROPERTIES

Average values when tested to AS/NZS 4266:1995

Density	kg/m3	710
Internal Bond	kPa	1200
Modulus of Rupture	MPa	22
Modulus of Elasticity	MPa	3000
Moisture Content	%	8
Water Absorption (one hour soak)	%	4
Thickness Swell (one hour soak)	%	2

Surface - Flake finish

Fuller's Sturdibond Adhesive

A solvent mastic type formulation with a synthetic rubber base. It bonds deeply into the panel fibres, even through moisture. The join is strong and durable, providing a reliable moisture barrier and resisting heat up to 82°C.
This is the only construction adhesive endorsed by the NZ Master Builders Federation.

HANDLING

Exposure to Weather :

Panel must not be exposed to weather for more than 2 months. For best results, keep exposure to a minimum.
Pre-laying - make sure the building is closed within 2 months, preferably sooner.
Post-lay if there is a risk of overexposure.
Clear surface water from the floor quickly - do not allow it to pond.
Remove the bottom plate from doorways to make clearing easier.
To allow moisture to evaporate freely, do not apply sealers, tape or other impervious sheet materials to a pre-laid floor while it is exposed.

Safe Work Practices :

Exposure to particle board dust and emitted formaldehyde may irritate the eyes, respiratory system and skin. Inhalation may lead to asthma. Repeated inhalation of dust over many years may increase the risk of nasal cancer.
Skin contact may lead to dermatitis.
Storage and work areas should be well ventilated and dust cleared regularly by vacuum or wet sweeping methods.
If skin irritation occurs, wear long-sleeved shirts, trousers and comfortable work gloves.
For respiratory protection, wear dust masks which comply with AS/NZS 1716.
For eye protection wear safety glasses which comply with AS/NZS 1337.

PLANNING CONSIDERATIONS

Heavy Loadings :

Additional support will be needed beneath concentrated loads such as pianos or large book shelves.

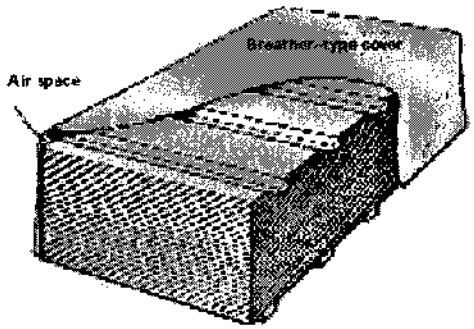
Clear Finishing :
If clear finishing is planned, to avoid colour variation, do not mix batches of sheets.
To prevent stains, avoid prolonged contact with sawdust piles, stacked timber, steel scaffolding, cement, strapping or nails especially if rusting is likely. Avoid spills of tea, coffee, paint or cement. It may be safer to post-lay. In any event, keep the period of exposure short.

Large Floor Areas :
Large floor areas need regular expansion allowances - 20mm joints must be provided at no more than 18 metre centres, preferably under partitions. Leave an 8mm expansion clearance where an interior wall interrupts the line of flooring. Lay the centre of the floor first and work out towards the walls, laying in a staggered brick pattern. Provide an 8mm clearance between sheet edge and walls for linear expansion during pre-laying.

*** Abbreviations**

BRANZ	Building Research Association of New Zealand
NZS	New Zealand Standards
AS	Australian Standards
NZBC	New Zealand Building Code

STORAGE



Protect the panels from weather. Store the pack clear of the ground on level bearers. A breather-type cover must be supported clear of the panel surface allowing air to circulate freely around the pack.

Dimensional changes of approximately 0.1% in sheet length and width may occur in response to humidity changes.

Do not stack heavy items on the pre-laid floor for long periods or it may sag permanently.

BUILDING CODE REQUIREMENTS

Ventilation : Cross-flow ventilation must comply with Acceptable Solution E2/AS1 paragraphs ~~4.1.4~~ and ~~4.1.5~~ - or NZS 3604:1999 ~~4.8~~. 6.14
10.2.4 , 10.2.5 & 10.2.6

Ventilation openings must be evenly distributed around the entire perimeter - in the foundation and/or substructure walling. A ground cover vapour barrier must be installed in sub-floor areas where :

r the ground will be permanently or seasonally damp.

r the airflow is obstructed by party walls, internal foundation walls or attached terraces.

r points on the ground are greater than 7.5 metres from a ventilation opening.

Refer to Acceptable Solution E2/AS1 paragraphs ~~4.1.7~~ 10.2.6 and ~~4.1.8~~ 10.2.7.

Insulating with Foil : Make sure proper drainage is achieved - refer NZBC H1. Add extra holes at the bottom of each foil drape if necessary. A 100mm drape is best.

If you intend glue fixing to the joists, the foil will need to be cut to allow a continuous line of glue to be applied.

Alternative Insulation : Ask our Technical Advisory Office for details.

Heat and Fire Safety : The floor must be protected from heat sources such as free-standing heaters, space heaters, hot air ducts and pipes containing hot water or steam. Floor temperature must not be allowed to exceed 35°C for prolonged periods.

NZBC C1.3.2 specifies how the floor must be separated from fireplaces, flues, chimneys and fuel burning appliances. Consult appliance manufacturers to determine maximum clearances which will ensure the floor does not exceed 50°C for short periods or 35°C for longer.

Spread of Fire : Kopine™ Ultralock can be used where the NZBC requires no specific fire resistance rating - including dwellings, purpose group SH. For surface finish requirements, refer Acceptable Solution C3/AS1 paragraph 8.2.

Surfacing for Wet Areas:
In water-serviced areas such as laundries, bathrooms, toilets and showers the floor must be covered with a moisture-impervious membrane, coved at the walls, extending under toilet pans.

Vinyl tiles, carpet or clear coatings must not be used in these areas.

Refer Acceptable Solution E3/AS1 paragraph 2.1.1.

Insects - Fungus : The risk of damage from insects such as borer or termites is very low.

The floor will resist fungal decay provided its moisture content does not exceed 18% for prolonged periods.

Ground Clearance : A minimum clearance of 450mm must be provided between the underside of the flooring panels and the surface of the ground. Refer NZS 3604, paragraph 4.8.3. Inspection access is also required.

Limitations :

Kopine™ Ultralock panels

r cannot be exposed to weather for more than 2 months without risk of deterioration.

r must not be installed over timber supports with moisture content over 20%.

r must not be used as a substrate for roofing or decking membranes.

r interior surfaces must be sealed with polyurethane or covered with carpet or sheet vinyl prior to occupation of the building.

Floor Heating Systems :

Over Floor Heating Systems

Over floor heating eg under carpet or tiles, may be used with Kopine™ Ultralock Flooring System, provided the floor surface temperature does not exceed 35°C. Care must be taken to ensure that the floor temperature is normally maintained at or less than the recommended long-term maximum of 35°C. In these applications, care must be taken to ensure that the flooring is laid over dry framing and is well protected from the weather until the building is closed in. Post laying of the flooring is recommended. Any failure of the heating system is the responsibility of the floor heating systems manufacturer.

Under Floor Heating Systems

Under NO CIRCUMSTANCES should any floor heating system be attached to the underside of Kopine™ Ultralock Flooring System. NO FLOOR HEATING SYSTEM is to be attached or placed between joists or any cavities of the floor framing.

Maintenance : Regular underfloor inspections must be made. Any sign of moisture or mould on the floors or lower parts of walls must be investigated and corrective action taken.

Plumbing leaks, moisture migration or leakage from external sources must be rectified. Moisture concentration in wall cavities must be repaired and recurrence prevented.

Keep vents in the perimeter foundation walls clear of vegetation and other obstructions to allow proper subfloor ventilation at all times. Keep subfloor vapour barriers and insulation foil in a serviceable and effective condition.

Floor coverings and coatings must protect the whole floor surface.
In water-serviced areas the moisture-impervious floor covering or coating must be maintained so water cannot reach the particle board.

Floor wastes must be kept unobstructed and drain to the outside of the building.

After flooding : Dry the floor quickly. Lift carpets and slit insulation foil drapes so all water drains.

Durability :

When used in accordance with the instructions and recommendations in this brochure, Kopine Ultralock Flooring will meet the durability performance requirements of NZBC B2.3a, 50 years.

Technical Advisory Service:

advice is available through the
Kopine Technical Advisory Office, Carter Holt Harvey Panels, State Highway 26,
P.O. Box 712,
Thames, Kopu.

Telephone: 07-868-5715/11
Facsimile: 07-868-5710

Kopine™ Particle Board and Ultralock™ are trade marks owned by Carter Holt Harvey Limited.

This brochure contains important information on the installation and maintenance of Kopine Ultralock.
Carter Holt Harvey Panels reserves the right to revise this brochure without notice. Any revisions will be issued to Kopine Ultralock distributors.
Please check with your distributor or with Carter Holt Harvey Panels for issues published after May 1999.

Customer Service Nationwide:

Freephone: 0800 866 678
Freefax: 0800 866 679

Carter Holt Harvey Panels

195 Browns Road,
Manurewa,
Auckland.
PO Box 76153,
Manukau City.
Tel: 09-267-2920
Fax: 09-267-8733

PRODUCT DESCRIPTION

Pink®Batts® are a bulk insulation designed specifically for the insulation of ceilings, walls and floors in houses and other buildings.

Pink®Batts® have been designed for installation in cavity construction at ambient temperatures and will friction fit between standard timber framing. If timber spacing is non-standard, Pink®Batts® can easily be cut to size.

PHYSICAL PROPERTIES

Pink®Batts® are available in eight thermal performance grades and three sizes designed to conform with current joist, truss and stud spacings. Pink®Batts® CosyFloor is available in two sizes to conform with current joist spacings.

There are new "R" Values across the range of Pink®Batts® in April 2001.

The manufacturing process at Tasman Insulation New Zealand is continually quality controlled to produce product with an assured thermal resistance value. Pink®Batts® are manufactured in plants with ISO 9000 series registration.

ENVIRONMENTAL

The manufacture of Pink®Batts® involves a process which uses up to 80% recycled glass. The glass used by Tasman Insulation NZ has recently been tested and classified under European Union guidelines as bio-soluble. This means that in the unlikely event of glass fibres getting into the body they will dissolve rapidly and carry no carcinogenic risk.

Tasman Insulation NZ continues to recommend the use of simple protective equipment to stop dust from any source that may have settled in the work area from irritating eyes, nose or throat.

Product	R value (m^2 °C/W)	Thickness (mm)	Pieces per Bale	Colour Code	Piece Size (mm)	Area Per Bale (m^2)	Coverage Per Bale (m^2)
R1.8 Ceiling	1.8	75	26	Dark Green	1220x432	13.7	14.4
R2.2 Ceiling	2.2	94	24	Dark Blue	1220x432	12.6	13.3
R2.6 Ceiling	2.6	110	20	Yellow	1220x432	10.5	11.0
R3.2 Ceiling	3.2	135	16	Light Green	1220x432	8.4	8.8
R3.6 Ceiling	3.6	155	14	Red	1220x432	7.4	7.8
R4.0 Ceiling	4.0	170	13	Brown	1220x432	6.9	7.3
R5.0 Ceiling	5.0	190	11	Light Blue	1220x432	6.1	6.5
R1.8 Wall	1.8	75	26	Purple	1140x580	17.2	19.6
R2.2 Wall	2.2	94	21	Orange	1140x580	13.9	15.8
R2.6 Wall	2.6	90	15	Turquoise	1140x580	9.9	10.4
R3.0 Wall	3.0	90	10.0	Gold	1140x580	6.6	7.5
Handy Pack	2.2	94	24	Light Blue	610x432	6.3	6.6-7.2
Cosyfloor 450	1.3	50	1	Silver	10mx420	4.2	4.6
Cosyfloor 600	1.3	50	1	Silver	10mx570	5.7	6.1

* Coverage relates to standard structures and actual coverage may vary.

NEW ZEALAND BUILDING CODE (NZBC, B2, E3, F2, H1)

Pink®Batts® thermal insulation will satisfy the requirements of NZBC Clause B2.3(b) (50 years). Cosyfloor will meet the provisions of NZBC B2.3(c) and (d) for 15 and 5 years respectively, for durability when used in dry, protected construction cavities. Pink®Batts® will meet the relevant requirements of NZBC F2 Hazardous Building Materials, H1 Energy Efficiency and E3 Internal Moisture.

ACOUSTIC PERFORMANCE

Pink®Batts® will perform as an acoustic material by providing cavity absorption and helping reduce sound transmission through walls, floors and ceilings. Tested results are available for absorption performance and as a component of tested acoustic wall, floor and ceiling structures.

It must be noted however any structure's acoustic performance will be greatly reduced by any penetrations or openings through it. This therefore makes acoustic treatment to exterior walls with doors and windows particularly difficult.

Refer to the manufacturer for further information.

Aug 2002 | CIS/B

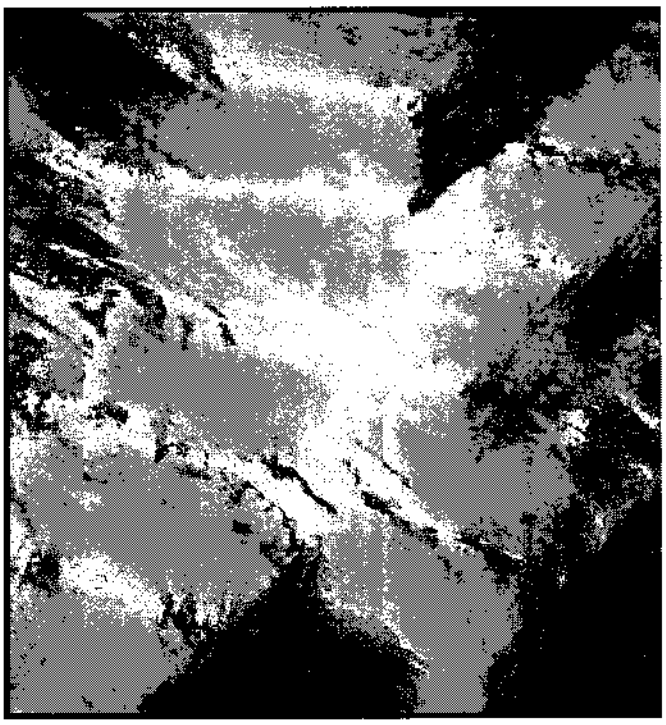
PINK BATTS®

AND RESIDENTIAL BUILDING INSULATION

CEILING, WALLS & FLOORS

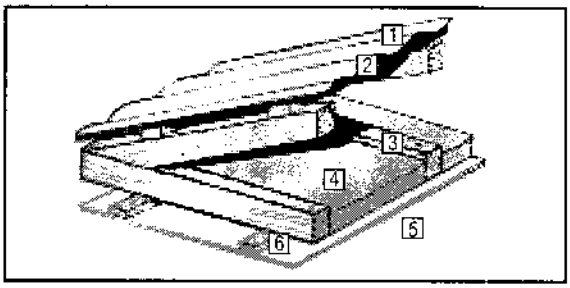
BRANZ APPRAISED
SPECIFY WITH CONFIDENCE

CERTIFICATE NO. 238B (1997)



PINK BATTS® ROOF INSULATION

TRUSSED ROOF

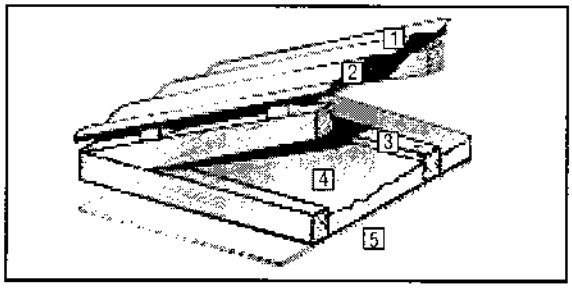


Minimum Total Structure Thermal Resistance

Pink®Batts® R1.8 = 2.2m²°C/W *
Pink®Batts® R2.2 = 2.6m²°C/W *
Pink®Batts® R3.2 = 3.3m²°C/W *

1. Roof Cladding. Longrun Steel Roofing. **2.** Flamestop® 660 Roof Underlay **3.** Trusses (100x50) at 900mm centres. **4.** Pink®Batts®. **5.** Ceiling Lining. **6.** Battens at 450mm centres (Minimum height 40mm).

FRAMED ROOF

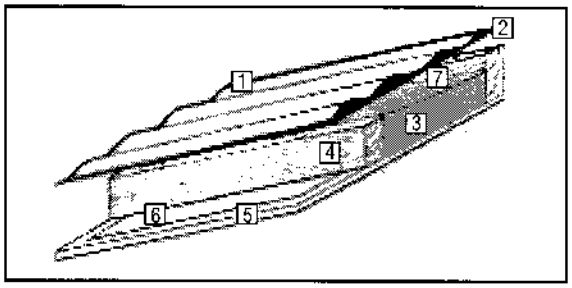


Minimum Total Structure Thermal Resistance

Pink®Batts® R2.2 = 2.0m²°C/W *
Pink®Batts® R3.6 = 2.6m²°C/W *
Pink®Batts® R4.0 = 3.0m²°C/W *

1. Roof Cladding. Longrun Steel Roofing. **2.** Flamestop® 660 Roof Underlay **3.** Frames (100x50) at 600mm centres Dwangs (75x50) at 900mm centres. **4.** Pink®Batts®. **5.** Ceiling Lining.

SKILLION ROOF

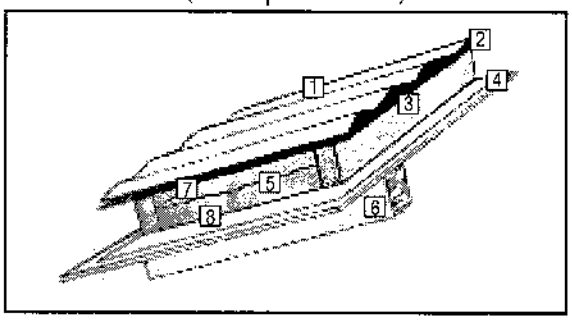


Minimum Total Structure Thermal Resistance

Pink®Batts® R1.8 = 1.9m²°C/W *
Pink®Batts® R2.6 = 2.5m²°C/W *
Pink®Batts® R3.6 = 3.1m²°C/W *

1. Roof Cladding. Longrun Steel Roofing. **2.** Flamestop® 660 Roof Underlay **3.** Pink®Batts®. **4.** Rafters (900mm centres) -height as required. For insulation thickness + 25mm air gap to under side of Building Paper. Dwang (75x50) at 900mm centres. **5.** Ceiling Lining. **6.** Flamestop® 524 Vapour Barrier (as required). **7.** Air Gap of 25mm.

SKILLION ROOF (with exposed rafters)



Minimum Total Structure Thermal Resistance

Pink®Batts® R1.8 = 2.0m²°C/W *
Pink®Batts® R2.6 = 2.8m²°C/W *
Pink®Batts® R3.2 = 3.3m²°C/W *

1. Corrugated Iron. Longrun Steel Roofing. **2.** Flamestop® 660 Roof Underlay **3.** Purlins (900mm centres) - height as required. For insulation thickness + 25mm air gap to under side of Building Paper. **4.** Ceiling Lining. **5.** Pink®Batts®. **6.** Rafter. **7.** Air Gap of 25mm recommended between insulation and building paper. **8.** Flamestop® 524 Vapour Barrier (as required).

MOISTURE

An air gap of at least 25mm should be maintained in skillion roofs, between the insulation and the building paper or underlay, to avoid wicking of condensed water. Providing ventilation in the roof space will also assist in minimising risk of condensation.

* Refer TABLES ENERGY EFFICIENCY 1-3 (opposite page) for appropriate climate zone and type of wall structure. These figures are based on NZS 4218:1996 which at the time of publication is a voluntary standard.

N.B. Refer diagrams SKILLION ROOFS. The use of a vapour barrier (Flamestop® 524) is recommended for this construction method, to be fitted between the insulation and the ceiling lining.

WHAT ARE R-VALUES?

R-values are used to rate the insulation of building materials and assembled walls, windows, floors and roofs. The bigger the R-value the better the insulation provided.

Technically speaking, R-values describe the resistance to heat flow, including conduction, convection and radiation. Be careful when comparing the R-values of overseas products as the R-values may not be directly comparable.

Changes to the Building Code mean that new houses will typically need to achieve higher R-values for the walls, windows and roofs. Most new houses are currently built to a standard set of R-values, shown in Table 1. These R-values will change as the new insulation requirements take effect.

The **new** R-values are listed in Table 2. These show the overall R-values for each part of the building, and are different to the R-value of the insulation that is actually installed. For example, a timber-framed wall will need insulation with an R-value of between 2.2 and 2.8 to achieve an overall R-value of 2.0 (the higher insulation R-value offsets the lower R-value of the timber framing).

TABLE 1: EXISTING R-VALUES

	Zone 1 BEFORE 30/09/08	Zone 2 BEFORE 30/06/08	Zone 3 BEFORE 31/10/07
Roof	R 1.9	R 1.9	R 2.5
Wall	R 1.5	R 1.5	R 1.9
Floor	R 1.3	R 1.3	R 1.3
Vertical glazing	–	–	–
Skylights	–	–	–

[redacted]

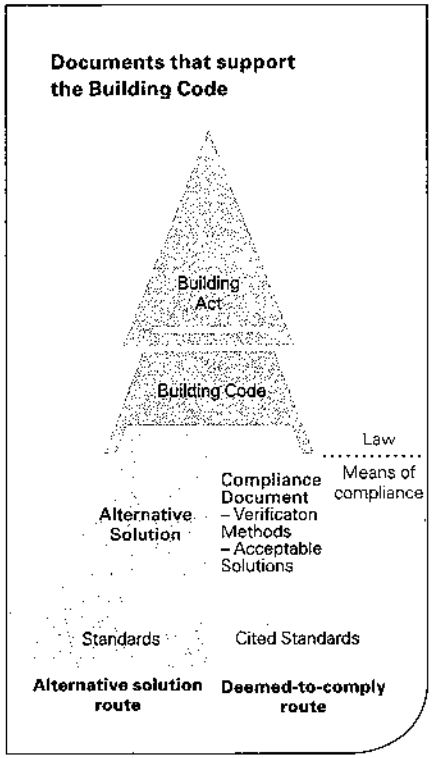
	Zone 1 AFTER 30/09/08	Zone 2 AFTER 30/06/08	Zone 3 AFTER 31/10/07
Roof	R 2.9	R 2.9	R 3.3
Wall	R 1.9	R 1.9	R 2.0
Floor	R 1.3	R 1.3	R 1.3
Vertical glazing	R 0.26	R 0.26	R 0.26
Skylights	R 0.26	R 0.26	R 0.31

Note: see p 6 for climate zone locations

Insulation values can be found in the BRANZ House Insulation Guide 2007
see www.branz.co.nz

BUILDING CODE STRUCTURE

The laws covering new building work and the performance of new buildings are set out in the Building Act and Building Code. The Compliance Documents specify ways the performance requirements of the Building Code can be met. Building to the Compliance Documents guarantees compliance with the Building Code.

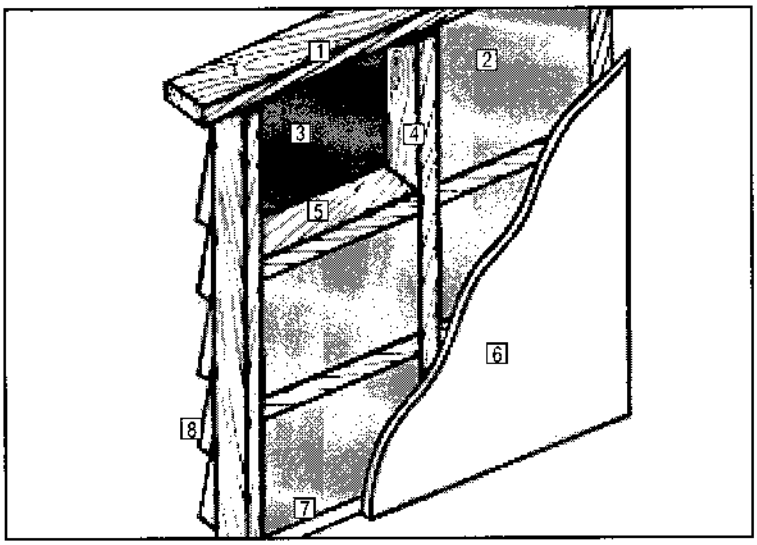


Helpful definitions:

1. Building Act 2004 – regulates building work to ensure buildings are safe, healthy and sustainable.
2. Building Code – is part of the building regulations and sets the performance standards for buildings. All new buildings must meet these standards.
3. Compliance Documents – are made up of Verification Methods and Acceptable Solutions and are published by the Department. These documents describe ways that the performance standards specified in the Building Code can be met.
4. Verification Methods – describe ways of proving that a building design meets Building Code performance.
5. Acceptable Solutions – describe ways of constructing a building that meet Building Code performance.
6. Standards – may be used in Compliance Documents and form part of the compliance methods or solutions. A number of Standards may be used in a Compliance Document, each covering a different aspect of building design or operation.

PINK BATTS® WALL INSULATION

TIMBER FRAMED WALL



1. Top Plate.
2. Wall Pink®Batts®.
3. Flamestop Building Paper.
4. Studs (100x50) at 600mm centres.
5. Two Dwangs
6. Internal Lining.
7. Bottom Plate.
8. Wall Cladding

WALL CLADDING / INSULATION COMBINATIONS

Min. Total Structure Thermal Resistance	Pink Batts Wall Insulation	R1.8	R2.2	R2.6
	Bevel Backed Timber Weatherboard	2.0	2.1	2.3
	Rusticated / Shiplap Weatherboard	1.8	2.0	2.2
	Sheet Cladding (Plywood, Fibre Cement)	1.7	1.9	2.1
	Brick / Block Veneer	1.8	2.0	2.1
	Stucco Finish on Solid Backing	1.7	1.9	2.1
	Fibreboard Weatherboards	1.9	2.0	2.2
	Metal Cladding / P.V.C. Cladding	1.8	2.0	2.2

* To obtain these results / cladding R.values are necessarily generic. For R.values of specific cladding types contact the supplier or manufacturer.

To ascertain total wall structure R value choose cladding type from column 1 in table and read across until the desired R values matches up.

Special Note: Pink®Batts® R3.0 wall available (see Table Page 1).

ENERGY EFFICIENCY

HOUSING & SMALL BUILDING

Where a solid construction achieves the minimum R-value requirements for non-solid construction, then it may be treated as a non-solid construction with respect to Table 1. Table 2 provides alternative minimum R-values for solid construction.

TABLE 1. NON-SOLID WALL

Building Thermal Envelope Component	Minimum R-Values	
	Climate Zone 1 & 2	Climate Zone 3
Roof	R 1.9	R 2.5
Wall	R 1.5	R 1.9
Floor	R 1.3	R 1.3

Minimum R-Values for Schedule Method

TABLE 2. SOLID WALL

Building Thermal Envelope Component	Minimum R-Values (m²°C/W)	
	Climate Zone 1 & 2	Climate Zone 3
Roof (including glazing)	R 3.0	R 3.0
Wall	R 0.6	R 1.0
Floor (carpets or floor coverings are not included)	R 1.3	R 1.3

Solid Construction – Alternative Minimum R-Values for Schedule Method

N.B. REF NZS 4218:1996

LARGE BUILDINGS

Where floor area is more than 300m² with conditioned spaces.

TABLE 3.

Building Thermal Envelope Component	Minimum R-Values	
	Climate Zone 1 & 2	Climate Zone 2 & 3
Roof (including glazing)	R 1.9	R 1.9
Wall	R 0.3	R 1.2
Floor (carpets or floor coverings are not included)		R 1.3

R-Values for Schedule Method (WWR < 50%)

N.B. REF NZS 4243:1996

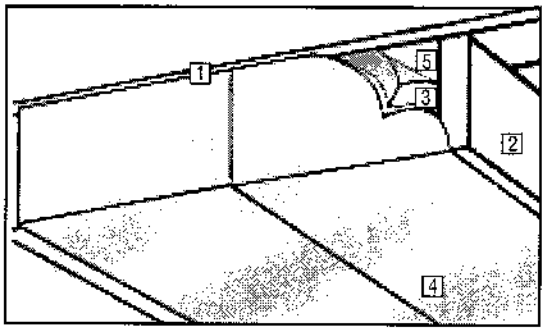
ZONE 1: Comprises Coromandel District, Franklin District & All Districts North
ZONE 2: Comprises the Remainder of North Island Excluding Taupo District, Ruapehu District & Northern Part of Rangitikei District
ZONE 3: Comprises the Remainder of the Country ie. Taupo District, Ruapehu District, Northern Part of Rangitikei District, South Island and All Other Islands NOT in Zone 1.

PINK BATTS® COSYFLOOR UNDERFLOOR INSULATION

'R' VALUE

1.3m²°C/W Product only

SUSPENDED TIMBER FLOOR



1. Flooring. **2.** Joist 150x50. **3.** CosyFloor Pink®Batts® R1.3.
4. Fire Retardant Perforated Foil. **5.** Air Gap

APPLICATIONS

Designed to insulate the underside of domestic exposed joist timber floors. Exposed floors such as those under pole houses have greater exposure to wind chill. NZS 4218:1996 requires additional treatment, such as linings, for these types of floor structures in order to reduce wind chilling when foil type insulations are used. Cosyfloor will still meet the minimum thermal insulation requirements of NZS 4218 without this additional treatment. In order to create a sealed cavity (see item 5 of diagram) each run of Cosyfloor must be folded up at joist ends and securely fixed.

Cosyfloor can also be used in existing buildings where no insulation is currently present and is helpful in reducing draughts in older tongue and grove floors.

The insulation blanket bonded to perforated foil (522 Fire Retardant) is fitted up between the joists and the edge overlap is stapled up. For exposed floors and pole houses we recommend stapling through Danband Tape to increase fixing strength.

GENERAL

Corrosion. Pink®Batts® contain no chemicals that are a potential corrosion hazard to other building materials. Inorganic fibres will not cause nor accelerate corrosion of any metal.

Moisture Absorption. The moisture absorption of Pink®Batts® is less than 0.5% by volume when held for 96 hours in an atmosphere of 95% relative humidity at 40°C. DSIR Report No. 903077 dated 26 February 1988.

Pink®Batts® are non-hygroscopic. Pink®Batts® are not subject to damage on contact with water. However, should Pink®Batts® become wet during application, they should be thoroughly dried before any linings are applied

Make-up. Pink®Batts® are made from long, fine, glass fibres bonded with a thermosetting resin to provide a factory finished insulation.

Vermin Resistance. Pink®Batts® tested to ASTM D591 showed no presence of starch. Pink®Batts® do not provide any food value for vermin. DSIR Test Report FBJ 394 dated 23 June 1988.

Odour. Pink®Batts® are odourless and will not absorb odours.

Durability and Performance. Once installed, the thermal effectiveness of Pink®Batts® is permanent. They will not settle, and will remain in place due to their friction fit between structural members.

Standard Compliance. Pink®Batts® carry the Standard Certification Mark. (Licence Numbers 2055 and 2088).

Dimensional Stability. The linear shrinkage of Pink®Batts® is less than 0.1%.

Fire Resistance. Indices stated in AS 1530:Pt3:1989. Pink®Batts® have been tested in a Telarc registered laboratory to that test with the following results:

Ignitability Index	0	Heat Evolved Index	0
Spread of Flame Index	0	Smoke Developed Index	0

APL Report No. 9212 dated 29 July 1992.

Pink®Batts® are fire retardant, therefore need no additional treatment to maintain these fire resistance indices. Their fire resistance is permanent.

HEALTH & SAFETY

Exposure Limits. The New Zealand Workplace Exposure Standard for glasswool insulation is:

1 respirable fibre per ml and 5 mg/m³ inspirable dust (refer OSH WES Booklet, 1992).

It is anticipated that airborne respirable fibre levels will rarely exceed 0.2 f/ml in most user applications.

* Contact Tasman Insulation NZ for the fastest Health update brochure.

FIRST AID

Dust from this product may cause temporary irritation during installation.

Eyes. Flush with flowing water for at least 15 minutes and if symptoms persist seek immediate medical attention.

Skin. Wash with mild soap and running water. Use a washcloth if necessary to help remove fibres and particles.

Inhaled. If symptoms of irritation, remove to fresh air.

Swallowed. Give water to drink.

Information for Doctor. Treat symptomatically.

INSTALLATION

Correct installation methods for Pink®Batts® are detailed on the Pink®Batts® Installation Data Sheet. Cosyfloor fixing instructions as per Cosyfloor Data Sheet. Only strict adherence to these will ensure that the minimum structure thermal resistances stated can be achieved.

NOTES

Minimum Structure Thermal Resistance is the total thermal resistance through the structure and will only be achieved if the framing details are as indicated. Values may vary depending on materials used and structure design. Minimum Structure Thermal Resistance figures allow for any internal linings and external claddings for both roofs and walls, unless stated otherwise. Attic type roof spaces are considered ventilated. If unventilated, the total structure thermal resistance values will be greater. The Minimum Structure Thermal Resistances have been calculated in accordance with NZS 4214:1977 "Methods of Determining the Total Thermal Resistance of Parts of Buildings." **Roof details:** When galvanised corrugated iron is used, building paper is placed directly under the iron. However, when tiles (either iron or concrete) are used, building paper is placed under the tile battens where required. If greater thicknesses of Pink®Batts® are installed, the structure thermal resistances will increase.

TASMAN INSULATION NEW ZEALAND

Visit us at: www.pinkbatts.co.nz

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Ph: (09) 579-2139. Fax: (09) 579-8806.
WELLINGTON: P.O. Box 51366, Tawa.
Ph: (04) 232-1576. Fax: (04) 232-1564.
CHRISTCHURCH: P.O. Box 16000.
Ph: (03) 349-9059. Fax: (03) 349-4261.

TECHNICAL SERVICE: Our knowledge and expertise are on call through any of our sales offices. We are available to assist in thermal and acoustic design in any applications.

INFORMATION SERVICE: Detailed catalogues and technical literature are freely available from any of our sales offices. Any enquiries related to insulation will also be answered through these.

*This brochure supersedes all previous brochures. *Tasman Insulation New Zealand retain the right to change products and specifications without prior notification. If a specification is critical to the end use, please consult Tasman Insulation New Zealand. * This information is provided without prejudice to Tasman Insulation New Zealand standard terms and conditions of sale.

Flitch Beam

Produce[illegible]ent

The selection charts and manufacturing details contained in this manual have been designed to comply with the relevant requirements of NZS4203 and NZS3603 of the approved documents issued by the Building Industry Authority and in accordance with sound and widely accepted engineering principles.

For and on behalf of MiTek New Zealand Ltd,

David Reid

BE (Civil), M.IPENZ, Registered Engineer.

Back

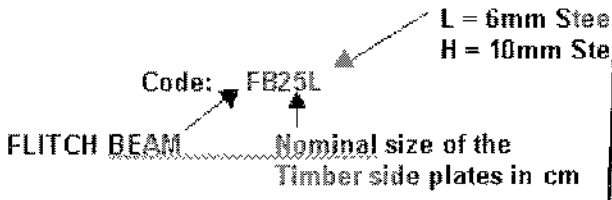
Flitch Beam

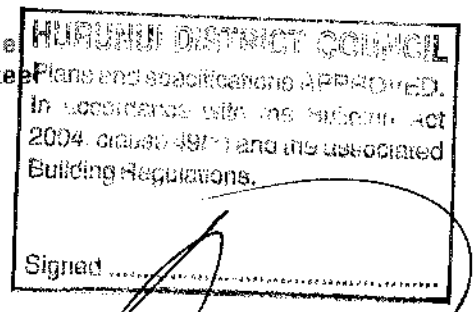
Specification

Description

The GANG-NAIL FLITCH BEAM is a composite beam formed with a steel plate sandwiched between timber. The beam is manufactured with shot fired nails, fired through the timber into the steel.
The use of the GANG-NAIL FLITCH BEAM system eliminates the variations in timber performance and allows large openings to be spanned, such as garage doors, while keeping the lintel depth to an acceptable minimum.
Each beam is custom-made to measure and can be cambered to suit the application.

Sizes and Codes





See here for beam sizes

Storage and Handling

Consideration for the storage and handling of GANG-NAIL FLITCH BEAMS is the same as for trusses in general. However, particular care is required to ensure the beams stay dry by avoiding exposure to wet weather. The beams are marked to identify the right way up and special load bearing points if any.

Stability

Top Edge Restraint
All GANG-NAIL FLITCH BEAMS are to be restrained along their top edge at 900mm centres maximum for heavy roof and 1200mm centres maximum for light roof.
Floor beams are restrained along their top edge at 600mm centres maximum.

Timber Specification

Normal:
F5 machine stress graded Radiata Pine or MGP10 or No.1 framing Radiata Pine or No.1 framing Douglas Fir or equivalent grade of other species (refer to MiTek New Zealand).

Architectural:
Select visually acceptable Grade as above.

Treatment:
Refer to NZS3602.

Moisture Content:
All GANG-NAIL FLITCH BEAMS are made dry, 18% or less at time of fabrication.

Durability

GANG-NAIL FLITCH BEAMS used in internal situations ('closed' as defined by NZS3604) require no further protection to satisfy 50 year durability requirements.
GANG-NAIL FLITCH BEAMS are not suitable for sheltered or exposed environments.

Steel Specification

Steel flitch plates to be sourced from MiTek New Zealand and ordered as:
FB15L, FB25L, FB20H, FB25H, FB30H.

Nail Specification

The nail shall have full penetration through the steel flitch and must have at least 75% bearing on the timber side plates, driven from both timber faces located as per GANG-NAIL construction details.

The nail is to be a minimum 3.7mm power driven fastener, 60mm to 65mm length range and applied by a licensed powered fastener operator. Washers may be used to get even penetration.

Design Data

The tables herein have been designed according to the following loads:

Roof	Dead Load	Lightweight roof	0.25 kPa
		Heavyweight roof	0.65 kPa
		Ceiling	0.20 kPa
	Live load	0.25 kPa uniform	1.0kN point load

Note:

1. 750mm overhang has been included in the derivation of the tables.
2. Spans are horizontal measurements.
3. For heavy roofs over 30?pitch, multiply the roof span by 1.17 before using the tables:
   Nominal Roof Span = 1.17 x Actual Roof Span

Floor

Dead Load	Particle board floor (including ceiling)	0.40 kPa
Live load	Domestic floor	1.5 kPa, 1.8kN
Permanent Load	G+0.4Q	1.0 kPa

Snow

0.5kPa snow load has been allowed for in the charts

For higher snow loads up to 1.0 kPa, multiply the actual roof span by 1.37 before using the tables:

Nominal Roof Span = 1.37 x Actual Roof Span

Wind

The tables are applicable for wind zones up to HIGH WIND, as defined by NZS3604.

For VERY HIGH WIND load conditions select the lintel using the HEAVY roof weight.

Deflection Criteria

Max long term deflection Span / 450
Max live load deflection Span / 400.

Camber

The maximum recommended camber is span / 600 at midspan. No camber is required for cantilever beams. Some beams may be supplied with no camber if on site packing is to be used to provide an acceptable finish. A Creep Factor (K2) = 1.3 has been used in the derivation of the charts.

Availability

MiTek New Zealand is pleased to advise on the application of this product. Please note that **FLITCH BEAMS** are manufactured throughout New Zealand only by accredited GANG-NAIL Fabricators.

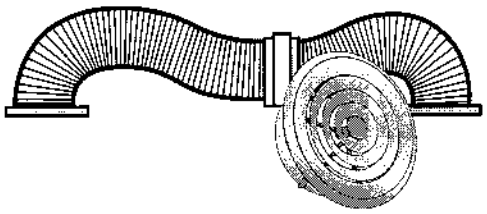
Back

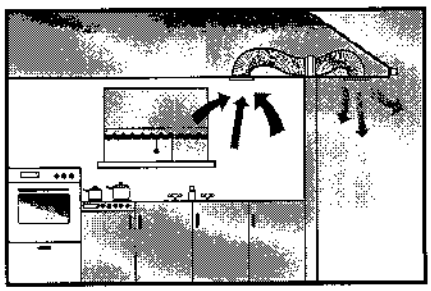
PDL

NEW PRODUCT DATA AND APPLICATION SHEET

CATALOGUE #	DESCRIPTION	BARCODE #
6401	4" In-line Exhaust Fan	9416175168789
6501	5" In-line Exhaust Fan	9416175168796
6601	6" In-line Exhaust Fan	9416175168802

DESCRIPTION In-line Exhaust Fans





BOX QUANTITY 1

OUTER QUANTITY 4

FEATURES

4", 5" and 6" models available.
Stylish round grilles.
Easy to install, clean, and maintain.
Air movement ranges between 85m3 (4"), and 230m3 (6").
Round grille does not need to be oriented.
Round grille is designed for mounting with clamps for fast, easy installation. Using clamps prevents cracking of ceiling materials around screw holes.
Screw fixing option available.
Quiet operation.
Motor contains a safety thermal fuse.
Heavy duty, light weight, flexible PVC ducting.
Conform to AS/NZS3350.
230-240V a.c. 50hz.
IP rating: IPX2. Max running temperature: 40 deg C.
Timer units, available as a separate accessory – allows fans to be used efficiently and economically.

PDL

NEW PRODUCT DATA AND APPLICATION SHEET

SPECIFICATIONS

Conform to AS/NZS3350.
230-240V a.c. 50hz.
IP rating: IPX2.
Max running temperature: 40 deg C.

APPLICATIONS

Ideal air movement fans for bathrooms, kitchens, laundries, toilets, living areas, bedrooms, and garages/workshops. Designed to create healthy living environments through the controlled replacement of air.

COMMENTS

In-line fans can be used in-conjunction with the appropriate sized accessory kit. These kits enable the in-line fans to be ducted externally – through the wall – where the roof or soffit area does not allow for this.
The in-line fan timer (cat 6312) is easily mounted into the foot of the fan motor and allows for efficient running of the in-line fans.

FAQs

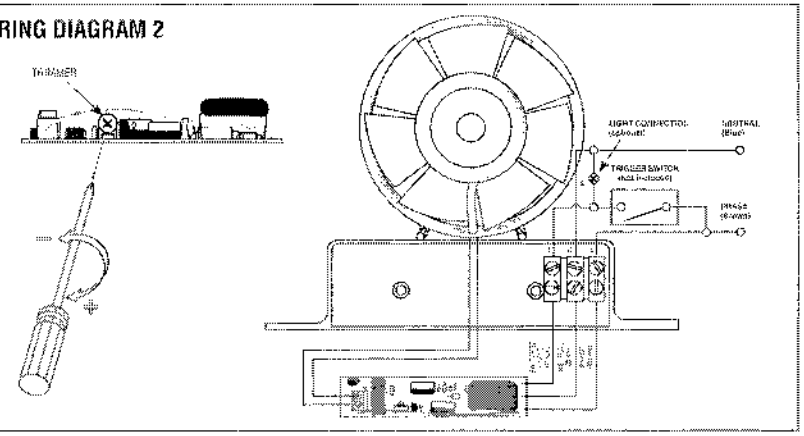
Ducting supplied: 6401: 3M, 6501: 4M. 6601: 6M.

FITTING AND WIRING PDL 6312 TIMER ACCESSORY (Not Included)

1. Remove the cover on the fan motor unit bracket.
2. Remove 2 motor wires from terminal block and re-connect to electronic board as shown in Wiring Diagram 2.
3. Connect the remaining electronic board and mains supply wires to terminal block and trigger switch as shown in Wiring Diagram 2. Ensure mains supply cable is fixed with the cable fastener.
4. Position electronic board into the motor unit bracket slots.
5. The timer can be pre-set from 3 to 20 minutes by adjusting the trimmer **(only adjust with all supply circuits switched off).**
6. Replace the cover on the fan motor unit bracket.

NOTE: The fan will automatically start up 20 seconds after light or trigger switch is on and will continue to operate for the time pre-set after the light or trigger switch is turned off. (Max. load of timer is 150W).

WIRING DIAGRAM 2



PDL EXHAUST FAN RANGE

IN-LINE EXHAUST FANS

6401 4" IN-LINE EXHAUST FAN
6501 5" IN-LINE EXHAUST FAN
6601 6" IN-LINE EXHAUST FAN

WALL/CEILING EXHAUST FANS

6402 4" WALL/CEILING EXHAUST FAN
6502 5" WALL/CEILING EXHAUST FAN
6602 6" WALL/CEILING EXHAUST FAN

ACCESSORIES (not included)

6412 4" THROUGH WALL KIT
– Includes: Square grille surround, Angled fixed grille, Gravity Louvres, Aluminium Ducting (115mm compacted, 320mm extended).

6512 5" THROUGH WALL KIT
– Includes: Square grille surround, Angled fixed grille, Gravity Louvres, Aluminium Ducting (115mm compacted, 320mm extended).
6612 6" THROUGH WALL KIT
– Includes: Square grille surround, Angled fixed grille, Gravity Louvres, Aluminium Ducting (115mm compacted, 320mm extended).

6312 ELECTRONIC TIMER (FOR IN-LINE EXHAUST FANS ONLY)
– Adjustable time : 3 to 20 minutes, Max Load : 150W
6322 ELECTRONIC TIMER (FOR WALL/CEILING EXHAUST FANS ONLY)
– Adjustable time : 3 to 20 minutes, Max Load : 150W

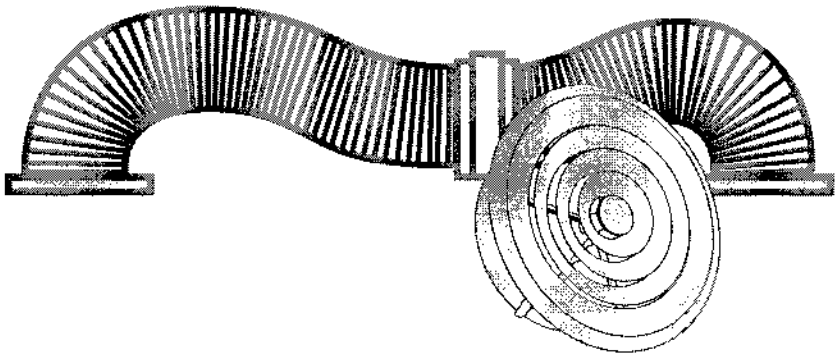
SPARES

GRILLES
6401G 4" IN-LINE ROUND GRILLE
6501G 5" IN-LINE ROUND GRILLE
6601G 6" IN-LINE ROUND GRILLE
DUCTING
6401D 4" IN-LINE DUCTING 3m
6501D 5" IN-LINE DUCTING 4m
6601D 6" IN-LINE DUCTING 6m
MOTORS
6401M 4" IN-LINE MOTOR
6501M 5" IN-LINE MOTOR
6601M 6" IN-LINE MOTOR

IN-LINE EXHAUST FANS

Models 6401, 6501, 6601

OPERATING INSTRUCTIONS



GENERAL INFORMATION

- Precautions must be taken to avoid the back-flow of gases into the room from the open flue of gas or other open-fire appliances.
- This fan should not be used for the extraction of combustible gases or vapour.
- WARNING: Before obtaining access to terminals, **all** supply circuits must be disconnected.
- The appliance is not intended for use by young or infirm persons without supervision.
- Young children should be supervised to ensure that they do not play with the appliance.
- Ensure that a suitable disconnection switch is installed in the fixed wiring, in accordance with the local wiring rules and regulations.
- **Do not install within 120cm of a stove.**

SPECIFICATIONS

	MODEL		
	6401	6501	6601
Ducting Diameter(mm/inches)	100/4"	120/5"	150/6"
Duty At Free Discharge (m^3/h)	85	130	230
Nominal Air Flow Pressure (mmH2O)	0.65	0.30	0.80
Voltage	230-240 Volts	230-240 Volts	230-240 Volts
Frequency	50Hz	50Hz	50Hz
Wattage	11	15	29
Sound Pressure Level At 1.5m db (A)	44	46	50
Insulation Class	II	II	II
Protection	IPX2	IPX2	IPX2
Max Ambient Temperature	40°C	40°C	40°C

INSTALLATION INSTRUCTIONS

INSTALLATION (NB: the fan motor unit must only be mounted indoors)

1. Remove all parts from packaging.
2. Determine and locate positions to place the inlet grille (indoor ceiling), outlet grille (outdoor soffit) and motor unit (joist inside the ceiling). Ensure the grille areas are free from obstruction and between 2 studs or joists. NB: The shortest possible distance between the grilles is recommended for optimum performance.
3. Inside the roof ceiling, mount the motor unit to a joist using screws provided, ensuring it is held firmly to reduce vibrations. **Ensure the airflow direction label is pointing towards the outlet grille.**
4. To ensure ducting will be fully retained, stick one piece of foam tape around both circumferences of the duct at each end of motor unit (see Figure 1).
5. Drill two small witness holes to mark each position in ceiling and outdoor soffit (for inlet and outlet grilles).
6. Attach flexible ducting to inlet side of motor unit duct (completely over foam tape). Secure with one of the straps provided.
7. Stretch out a good, adequate length of the flexible ducting to reach the marked inlet grille hole position and cut. **Ensure there is adequate length of flexible ducting to reach both grilles prior to cutting.**
8. Attach remaining flexible ducting to outlet side of motor unit duct (completely over foam tape). Secure with one of the straps provided.
9. Stretch out the flexible ducting to reach near the marked outlet grille hole position and cut.
10. From the inside, locate marked hole position in ceiling for the inlet grille to be fitted and cut hole:

Model	Cut hole diameter
6401	119mm
6501	144mm
6601	169mm

Alternatively, use this card as a template for marking appropriate hole size.

CENTRE POINT

TEMPLATE

119mm 144mm 169mm (DIA. HOLES)

6401 6501 6601

11. To ensure ducting will be fully retained, stick one piece of foam tape around the circumference of the duct at the end of the inlet grille surround (see Figure 1).
12. Reach into inlet ceiling hole and pull flexible ducting through. Attach flexible ducting to inlet grille surround duct (completely over foam tape). Secure with one of the straps provided.
13. Carefully un-clip centre grille from the grille surround. Insert the inlet grille surround into the ceiling hole.
14. Secure the grille surround by turning the 3 clamp screws clockwise until the surround is flush against the surface. Do not over-tighten the screws.
15. Clip centre grille back into the inlet grille surround.
16. Repeat steps 10 to 15 for mounting the outlet grille to the outdoor soffit.

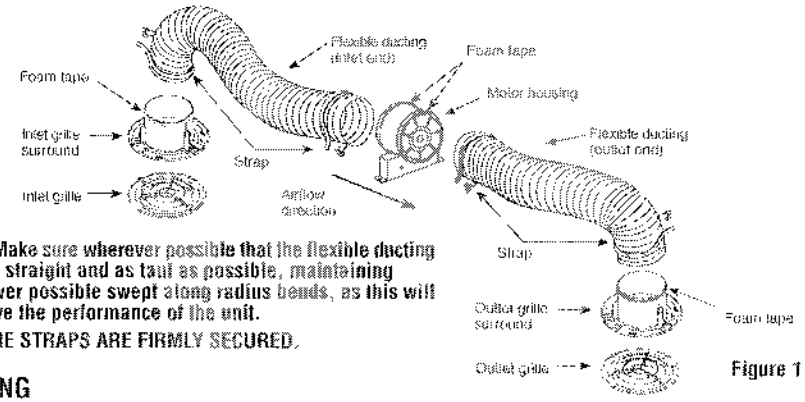


Figure 1

Note: Make sure wherever possible that the flexible ducting is kept straight and as taut as possible, maintaining wherever possible swept along radius bends, as this will improve the performance of the unit.

ENSURE STRAPS ARE FIRMLY SECURED.

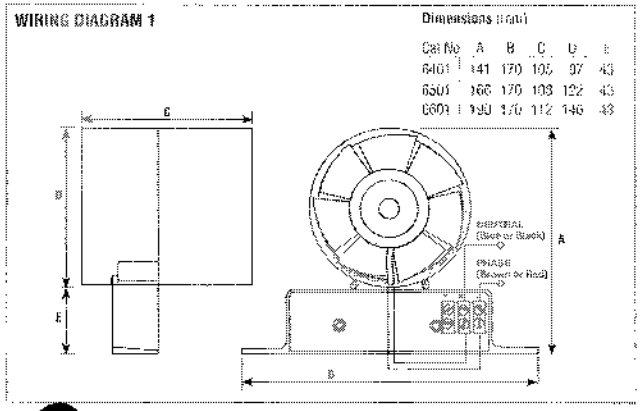
WIRING

Note: All wiring must be securely fixed and the supply cable must be a minimum of 1mm² in section and maximum cable outside diameter is to be 7mm. All wiring must comply with the current regulations.

IMPORTANT: Switch off mains supply before making any electrical connections.

STANDARD MODELS (Wiring Diagram 1)

1. Remove the cover on the fan motor unit bracket.
2. Check that the wiring from the motor is held firmly in the terminal block.
3. Connect the mains supply as shown in Wiring Diagram 1, ensuring mains supply cable is fixed with cable fastener.
4. Replace the cover on the fan motor unit bracket.



Finishing Schudule

All finishes to comply with NZBC E3 - Internal Moisture

Bathroom & Ensuite

Floor	Substraight	Concrete floor
	Finish	Vinyl -"Gerflor squash's"
Walls	Substraight	10mm Gibralter board, finished to level 4
	Finish	Resene " Lustacryl Semi-Gloss Waterborne Enamel"
Ceiling	Substraight	10mm Gibralter board, finished to level 4
	Finish	Resene " Lustacryl Semi-Gloss Waterborne Enamel"
Doors & Windows		Resene " Lustacryl Semi-Gloss Waterborne Enamel" or Resene " Lusta-Glo Semi-Gloss Enamel"

over Sealer coat (in all areas of Water splash)

Separate Wc

Floor	Substraight	Concrete floor
	Finish	Vinyl -"Gerflor squash's"
Walls	Substraight	10mm Gibralter board, finished to level 4
	Finish	Resene " Zylone Low Sheen"
Ceiling	Substraight	10mm Gibralter board, finished to level 4
	Finish	Resene " Ceiling Paint Flat Acrylic"
Doors & Windows		Resene " Lustacryl Semi-Gloss Waterborne Enamel" or Resene " Lusta-Glo Semi-Gloss Enamel"

Laundry in Garage

Floor	Substraight	Concrete floor
	Finish	Resene "Aquapoxy for Flooring Waterborne Epoxy"
Walls	Substraight	10mm Gibralter board, finished to level 4
	Finish	Resene " Zylone Low Sheen"
Ceiling	Substraight	10mm Gibralter board, finished to level 4
	Finish	Resene " Ceiling Paint Flat Acrylic"
Doors & Windows		Resene " Lustacryl Semi-Gloss Waterborne Enamel" or Resene " Lusta-Glo Semi-Gloss Enamel"

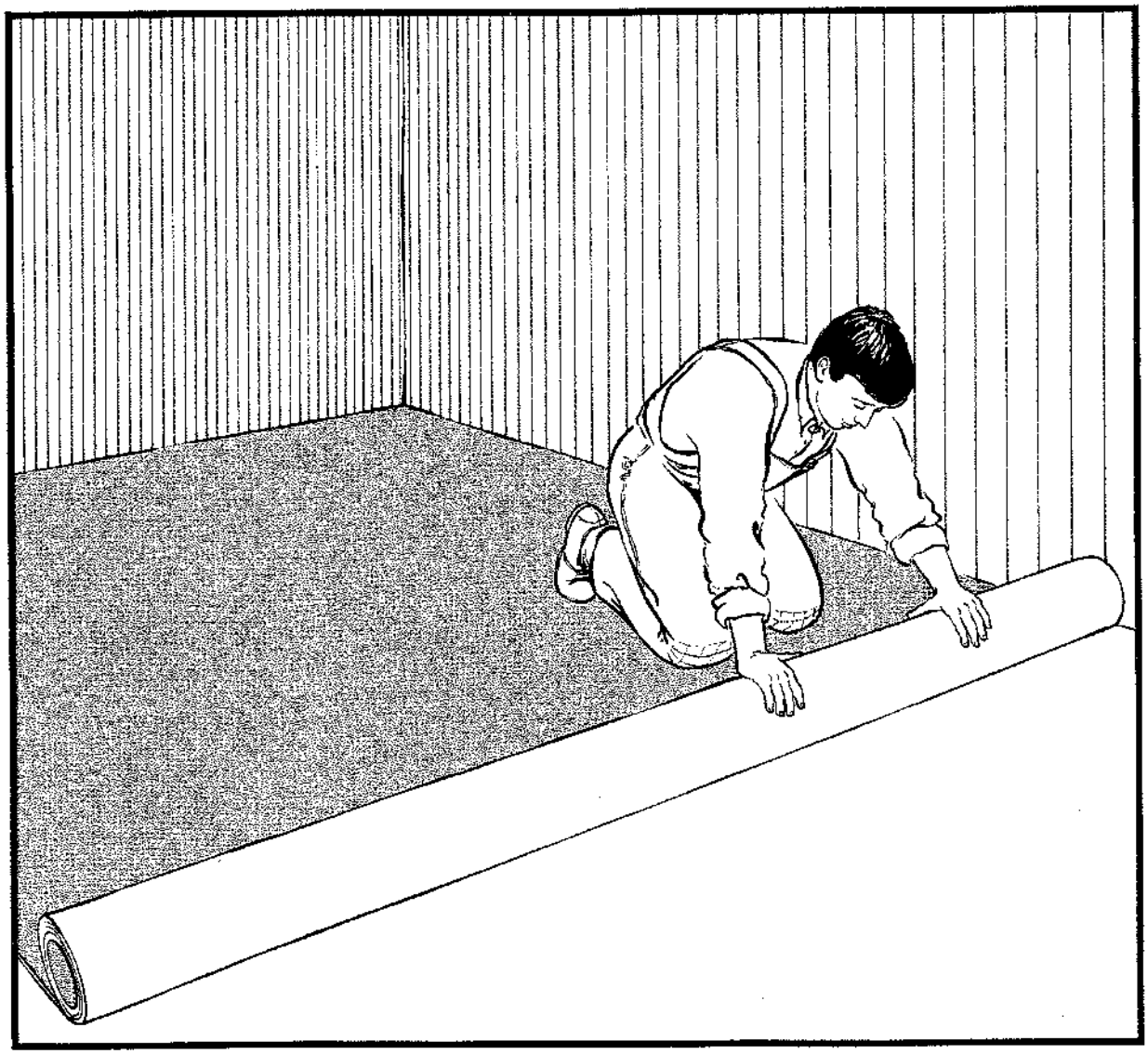
Kitchen

Floor	Substraight	Concrete floor
	Finish	Vinyl -"Gerflor squash's"
Walls	Substraight	10mm Gibralter board, finished to level 4
	Finish	Resene " Zylone Low Sheen"
Ceiling	Substraight	10mm Gibralter board, finished to level 4
	Finish	Resene " Ceiling Paint Flat Acrylic"
Doors & Windows		Resene " Lustacryl Semi-Gloss Waterborne Enamel" or Resene " Lusta-Glo Semi-Gloss Enamel"

Published 1992-09-15
Replaces 1988-09-01

Installation Instructions

Aquarelle Wetflor



Tarkett

General

- A Tarkett Corner Roller is used to obtain smooth junctures when coving.
- Adhesives: use the same adhesives approved for Tarkett's homogeneous vinyl floors and follow the manufacturer's directions.
- The floor is joined and welded with welding thread. For the best result, use Tarkett Speed Welding Nozzle.
- For removal of excess welding thread use Tarkett's special Trimming Knife or an equivalent tool.
- Use a water-resistant leveling compound for all filling work in areas where wet conditions exist.
- For markings, only use a lead pencil.

Preparation

The substrate must be smooth, level, dry and clean of all foreign material in accordance with the specifications of local flooring authorities. Subfloors made of particleboard shall be installed according to the respective manufacturer's directions.

The flooring is coved approximately 10 cm (about 4 in.) up the wall. If wall covering is to be installed, then it should overlap the wall base by at least 3 cm (about 1 in.).

For the best results, the thickness of the wall base is leveled out before installation of the wall covering so that a smooth juncture is obtained. Use a waterresistant leveling compound.

If the subfloor is coated, damp-proofed or non-absorbent, then you must allow the adhesive to become "tacky" before installing the floor. Within 0.5 m radius from floor drain seams are not recommended.

Contact Tarkett if unsure about any part of the installation.

Handling and installation

The manufacturing number of the rolls must match for the installation. Save the card for each roll until the installation is completed. Reverse sheets whenever possible. The rolls shall be stored in an upright position.

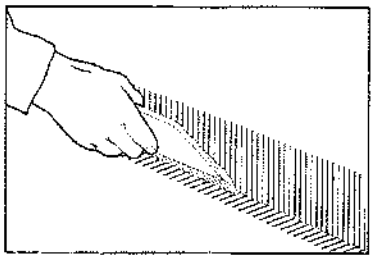
Before installation, the material should be allowed to reach room temperature.

Report material defects to your nearest Tarkett regional office/dealer. Be sure to state the colour and roll number found on the control card.

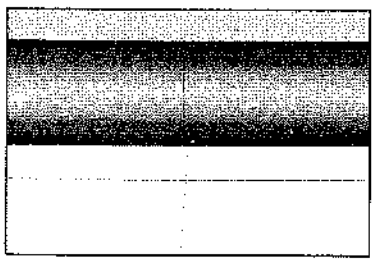
Installation

The floor is always installed at room temperature. The temperature of the room, however, should not be lower than 18° C (about 65° F). Cut pieces. If possible, let them lie out to allow the material to relax and adapt to room temperature. This is especially important for long pieces. Sheets shall always be reversed to prevent shading effects.

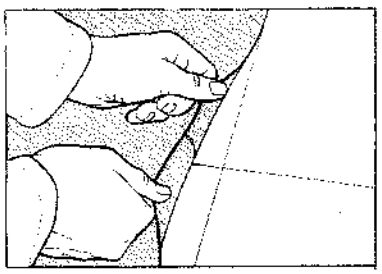
Fitting, coving and corners



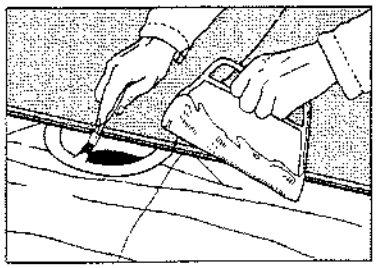
Using a straight edge and pencil, mark at a height of about 10 cm (approx. 4 in.) all walls where the flooring will be coved. Apply the adhesive on the walls up to the marked line, using a fine-notched trowel. Spread some of the adhesive out onto the floor, as shown in the picture.



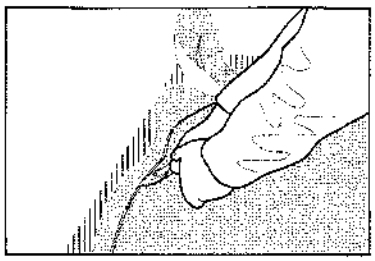
While the adhesive becomes tacky, the sheets are cut. The sheets should be cut longer than the room length to allow sufficient material for coving. When a sheet fits the width of the room, make a cross mark on the bottom of the material and the subfloor to indicate the center. This will help you place the sheet in its exact position. The cross marks are to coincide at installation.



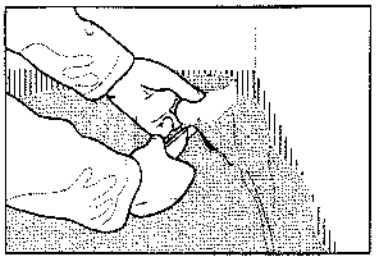
When the width of the room exceeds the sheet width (more than one piece has to be installed to cover the area), mark a line on the floor parallel to the longitudinal wall at a distance equivalent to 12 cm (about 4 1/2 in.) less than the sheet width. Mark the room's center on this line. On the bottom of each sheet, mark their center. The cross marks on the subfloor and sheets shall coincide at installation.



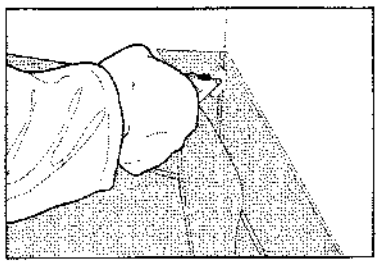
Fold back and loosen the sheets covering half of the floor area. Apply the adhesive on the subfloor with a fine-notched trowel. Use a soft brush around drains and hard-to-reach areas. Around and inside drains, use contact adhesive. Contact adhesive is recommended around drains. Follow the respective manufacturer's directions for the adhesive you have selected.



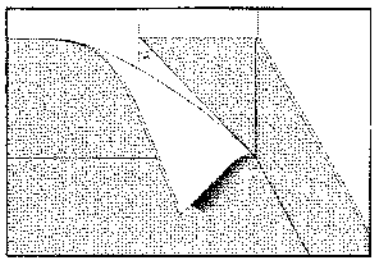
Use a Tarkett Corner Roller to press the material firmly into the juncture between the floor and wall. In areas where one sheet is sufficient to cover the subfloor, the adhesive can be applied over the entire surface area before installing the sheet. Although this requires experience, it is the fastest installation method.



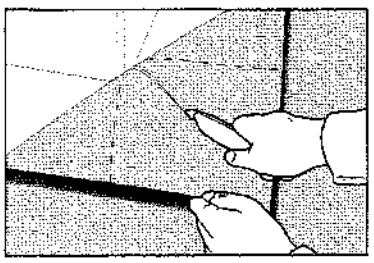
When fitting in-corners, make a cut in the excess material starting about 5 mm (about 1/4 in.) above the floor in the corner. If the material has to be heated before folding, heat the area between the sheet and the wall. This provides better contact between the sheet and adhesive.



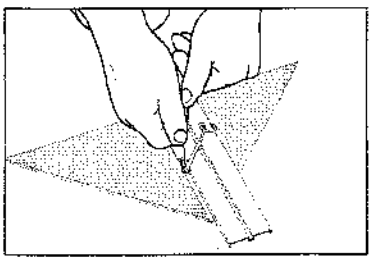
Press the material firmly into the corner with a Tarkett Corner Roller.



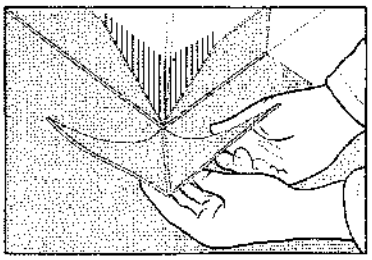
The corner seam shall be placed on one of the walls at a 45-degree angle.



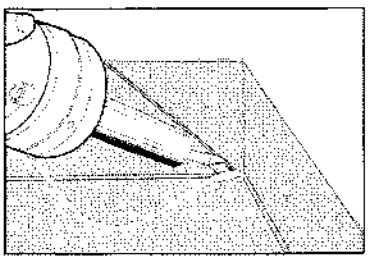
When fitting an out-corner, the sheet is folded against the corner and cut about 5 mm (1/4 in.) from the floor. The guidelines in the picture show the corner on the sheet and the position of the cut at about a 45-degree angle. Then a diagonal cut is made as shown.



To glue the triangle-shaped piece more simply and securely, cut a groove on the back of the triangle with Tarkett Corner Knife. The depth of the groove shall be no deeper than half of the sheet thickness.

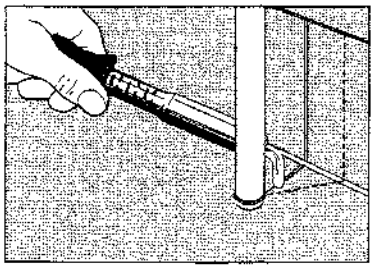


The triangle can now be folded and placed on the corner. It will overlap the coved floor. Cut through the overlapping material to make a tight fit.

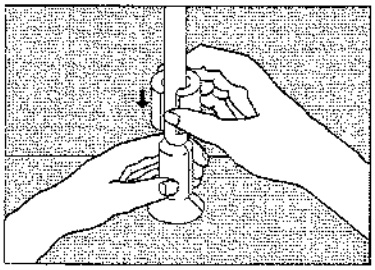


Use a hot-air gun for welding with thread at in-corners and out-corners. Tarkett Speed Welding Nozzle is specially designed for welding vinyl floors. For a perfect job, a Tarkett Repair Gun is usually required to effectively seal all seams nearest to the floor.

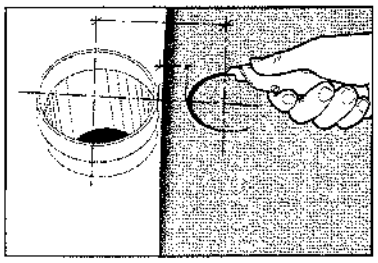
Fitting around pipes and floor drains



Around pipes by walls, cut the sheet and press it against the pipe to form a collar. In tight or cramped areas between pipes and walls, cut as shown by the dotted line. If a cover is required, do the following:
1) If you make a cover out of floor material, fit it against the pipe with adhesive. Weld the seams together using Tarkett Repair Gun.

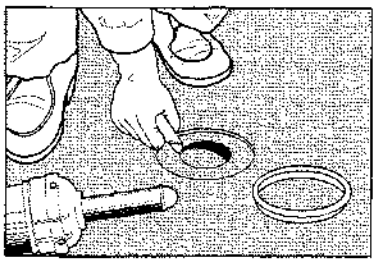


2) Prefabricated covers are applied according to the manufacturer's instructions.
Seam sealer or sealing compound (silicone, Aquatät or equivalent), approved for this purpose, can be used for an extra tight fit around pipes. ***Apply it between the subfloor and the sheet vinyl.***

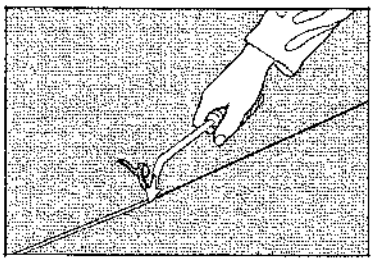


Around drain pipes, fold the sheet against the pipe and mark a line on the material where the center of the pipe is. Cut a hole about 25 mm (about 1 in.) smaller than the diameter of the pipe. As shown, cut the hole at the start of the fold. Heat the sheet vinyl and press it over the pipe. Trim off excess material with a hook knife so that the break in the pipe wall is cleared.

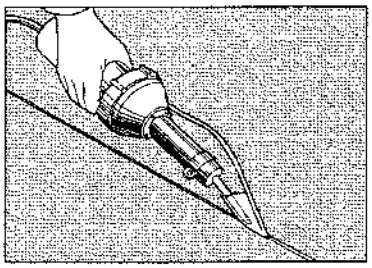
Welding



Around flush drain openings, heat the sheet and mark the location of the drain using a clamp ring. Then cut a small hole in the center of the drain within the mark. Heat the flooring and press the clamp ring down into the edge of the drain. When using an adjustable clamp ring, make sure it fits tightly. Trim the material around the perimeter of the ring. For extra sealing, a layer of silicone is put between the sheet and the edge of the ring.



All welding seams are grooved with a grooving machine or Tarkett Seam Grooving Tool with a hard-metal blade.



Weld with hot-air and Tarkett Speed Welding Nozzle. Do not heat weld until the adhesive is completely dry, normally one day after the installation.
CAUTION: Welded seams must cool to room temperature before trimming. Start trimming where you began welding. All trimming of welding thread is recommended in two steps: rough and fine trimming. With Tarkett Trimming Knife rough and fine trimming can be done by turning the knife. When fine trimming welding thread, turn the grooved side up.

Order No. 32930025 Tarkett Seam Grooving Tool
Order No. 32951141 Tarkett Trimming Knife
Order No. 32951144 Tarkett Corner Knife
Order No. 32951149 Tarkett Corner Roller
Order No. 3295116x Tarkett Repair Gun
Order No. 32951179 Tarkett Speed Welding Nozzle

For the best results:

- Make sure all specifications and instructions are followed carefully.
- Use only adhesives recommended by Tarkett and adhesive manufacturers.
- Check the installation afterwards.
- Contact your Tarkett representative if unsure about any part of the installation.

Tarkett

Tarkett AB, S-372 81 Ronneby, Sweden
Tel. Int. + 46 - 457 - 710 00, Telefax Int. + 46 - 457 - 705 28, 710 20, Telex 43556

BG-TRYCK AB, KARLSHAMN 28016

June 1995

Aquarelle Wallgard



INSTALLATION INSTRUCTIONS.

Tarkett

Preparation

The installation shall always be carried out at the room temperature in which the wall covering will be used. The room temperature in general shall be no less than 18° C.

Subsurfaces shall be clean, dry and smooth.

Only use water-resistant levelling compound when filling in uneven areas. Highly absorbent subsurfaces should first be coated with a mixture of one part adhesive and 3 to 4 parts water.

Walls painted with oil paints are to be sanded with sandpaper.

Ceramic tiles should be sanded with rough emery cloth and made level by applying a putty compound with a cement binder.

Use only waterdispersed acrylic adhesives, for example Cascoflex 3442 (Art. No. 32963504). Please note that not all acrylic adhesives are suited for installation of wallguard, and that neoprenebased contact adhesive may not be used, since it might cause discolouration. Follow the respective adhesive manufacturer's instructions concerning the quantity of adhesive to use and the drying time.

Seams are welded with welding rod (diameter: 4 mm), which is available in matching colours. For the best result, use Tarkett Speed Welding Nozzle.

Pipes are recommended to be installed at a minimum distance of 40 mm from each other and walls/corners.

Reverse sheets when possible.

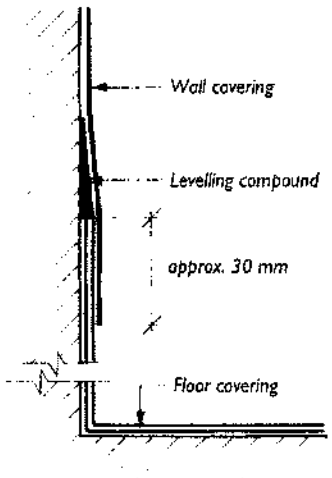
If more than one roll is used, the manufacturing number of the rolls must match.

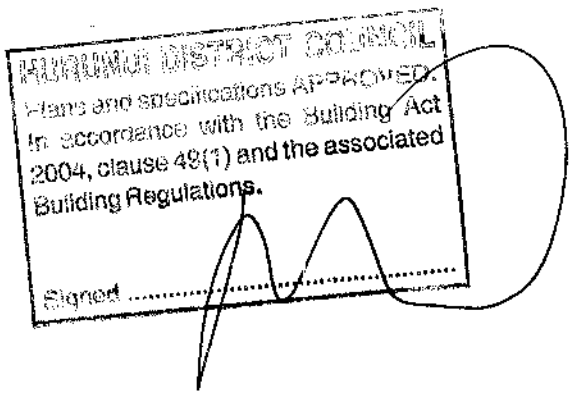
Report material defects to your nearest Tarkett regional office/dealer. Be sure to state the colour and roll number found on the control card. For markings, only use a pencil.

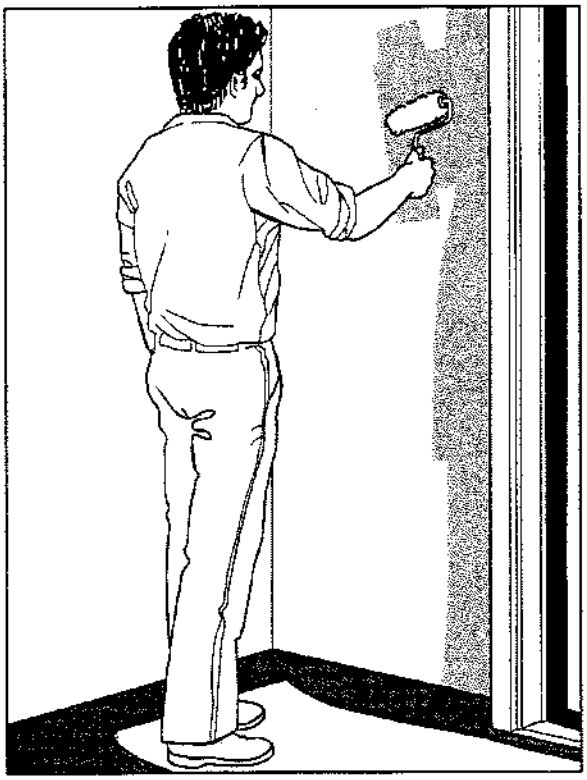
Installation

Measure the heights of walls and cut pieces of sheet a few centimeters longer than required length. Use only pencil when making measurements.

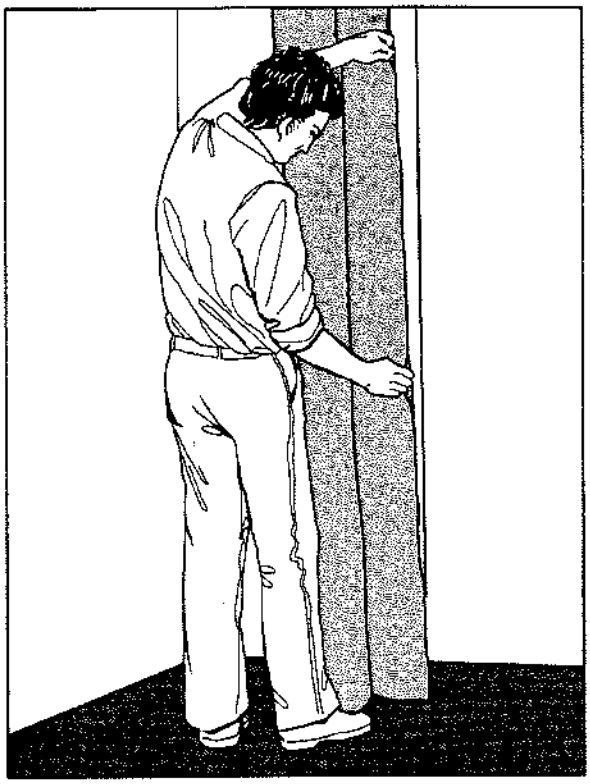
Before installation start, prepare with levelling compound as shown in the picture or use a pre-fabricated diminishing profile.



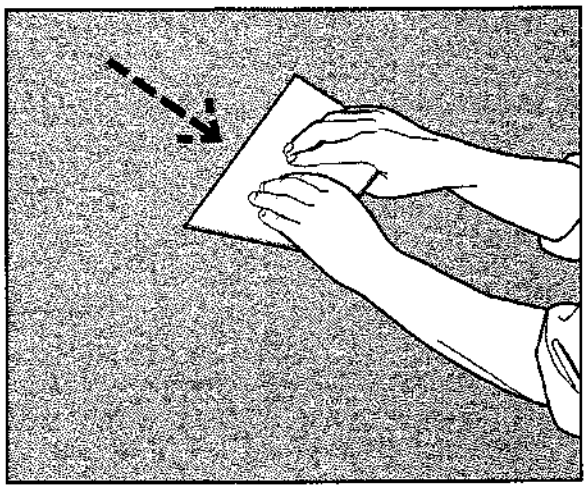




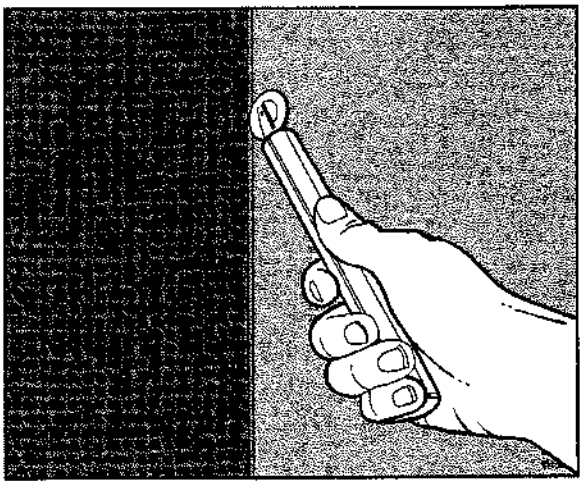
1. *Apply adhesive on the wall for one sheet at a time using a "lamb's hair" roller (do not use a roller made of foam plastic). If you prefer to apply the adhesive with a fine-notched trowel, we recommend that you even out the adhesive over the surface with a roller – otherwise, there is a risk that the trowel pattern in the adhesive will later show through the wall covering, especially when it is installed over absorbent surfaces.*



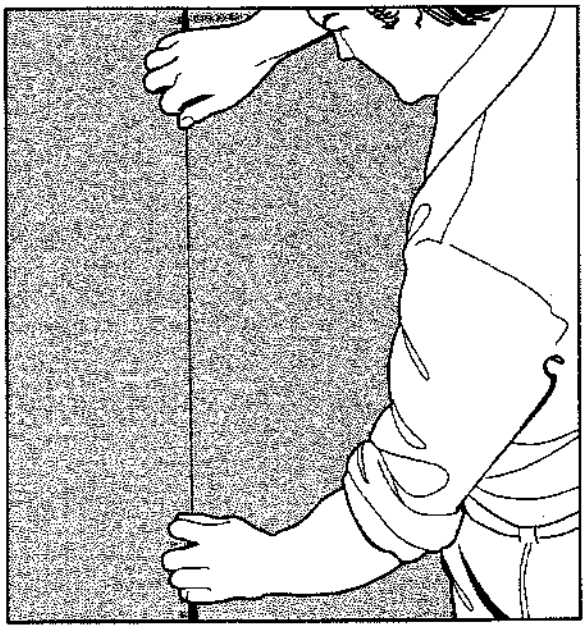
2. *Unroll the sheet (with the pattern in a vertical direction). Rest the roll on your foot. This makes it easier to guide and properly position the sheet.*



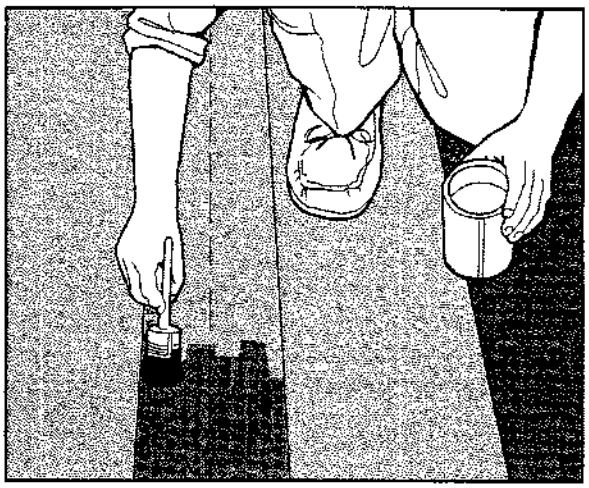
3. *Roll out the sheet little by little into the adhesive and press it firmly using a piece of board with a rounded edge. Work from the top down and from the middle to sides of the sheet.* ***IMPORTANT: Make sure you remove all trapped air.***



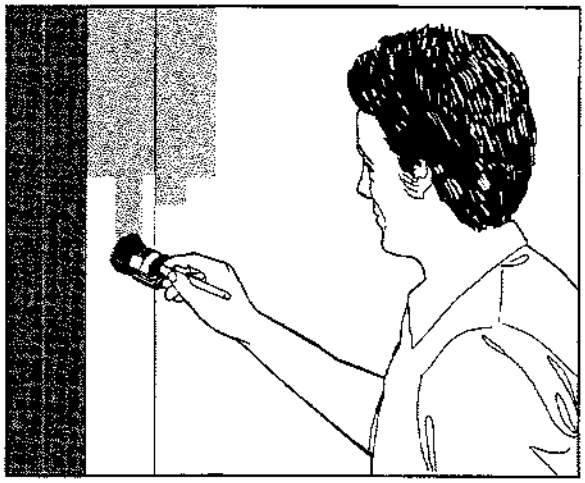
4. *Use a Tarkett Corner Roller to press the material into the corner. This allows for a smooth juncture without damaging the material.*



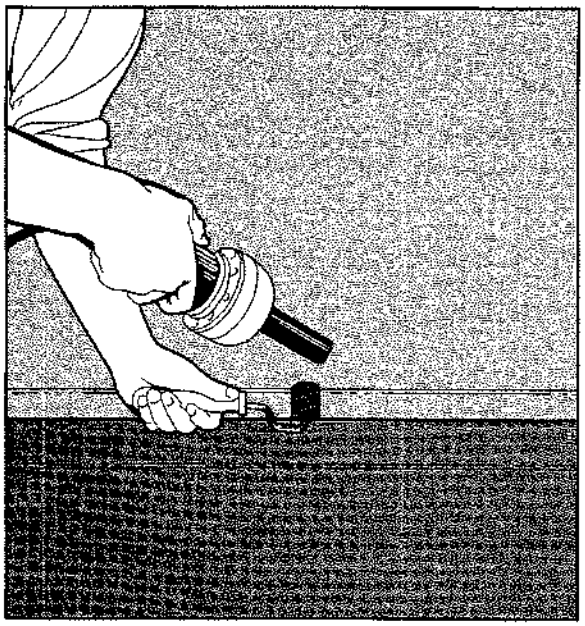
5. *The next sheet is installed edge-to-edge (without overlap) with seams opened maximum 1 mm.*



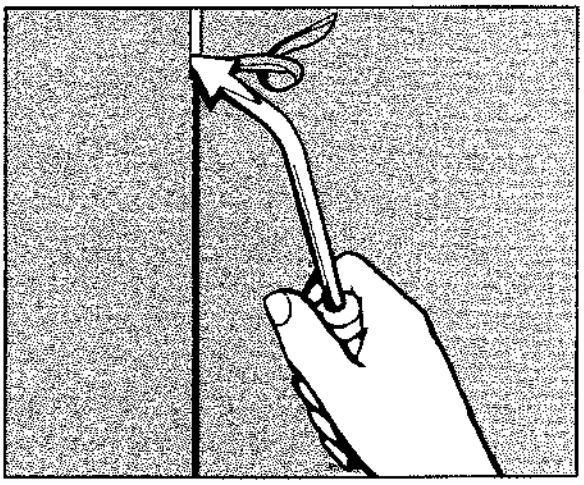
6. Due to the thickness of the sheet, sharp outside corners are rounded. If necessary, use a double application of adhesive on outside corners. The sheet should be heated with hot air when installing it over adhesive in corner installations. The adhesive is applied twice about 150 mm on each side of the corner. Guidelines indicating where to apply the adhesive are shown in the illustration.



7. Adhesive is also applied around the corner on the corresponding area of the wall.

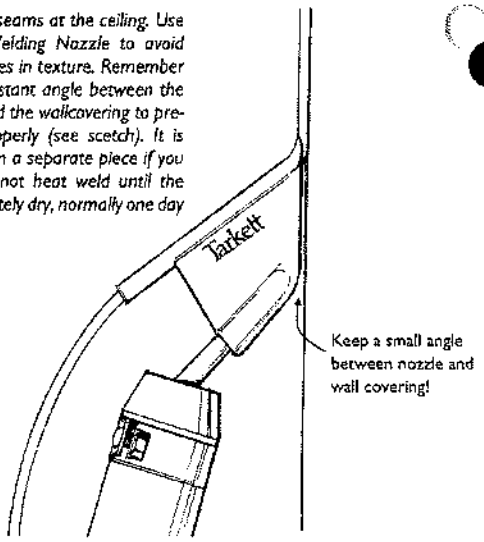


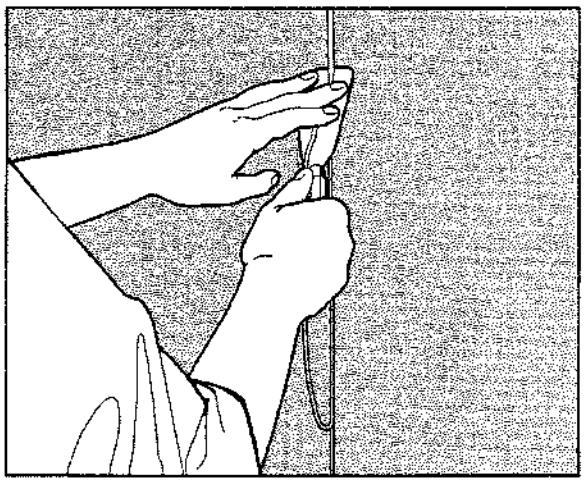
8. If the wall covering is installed in a wetroom, we recommend that you heat the sheet with a hot air gun while pressing it against the wall where it overlaps the floor.



9. All seams are grooved using Tarkett Seam Grooving Tool with a hardened blade or equivalent tool. The sheets should be laid with a joint gap of about 0.5 mm to facilitate this operation.

10. Start welding the seams at the ceiling. Use Tarkett Speed Welding Nozzle to avoid undesirable changes in texture. Remember to maintain a constant angle between the welding nozzle and the wallcovering to pre-heat the joint properly (see scetch). It is advisable to test on a separate piece if you are doubtful. Do not heat weld until the adhesive is completely dry, normally one day after installation.





11. Welded seams must be allowed to cool to room temperature before they are trimmed. For the best results, trim excess welding rod in two stages. The first step removes most of the excess. The second step is the final trim. The illustration shows trimming with Tarkett's special Trimming Knife. The tool first removes most of the excess welding rod, then it is turned to trim any remaining welding rod. Let the rod cool off before trimming. It is very important to match both the welding temperature and speed to the material's characteristics in order to avoid damaging the surface layer during the final trim.

Installation Instructions for applying wall coverings and borders in accordance with the Tarkett method, the T-method.

The Tarkett Wallguard Trolley is of great assistance when using the T-method to apply wall coverings.

1. Check for any rake on walls and corners. Draw a horizontal line (max-line) 207 cm above the finished floor level. This is the maximum height to allow an overlap of 3 cm on the flooring.

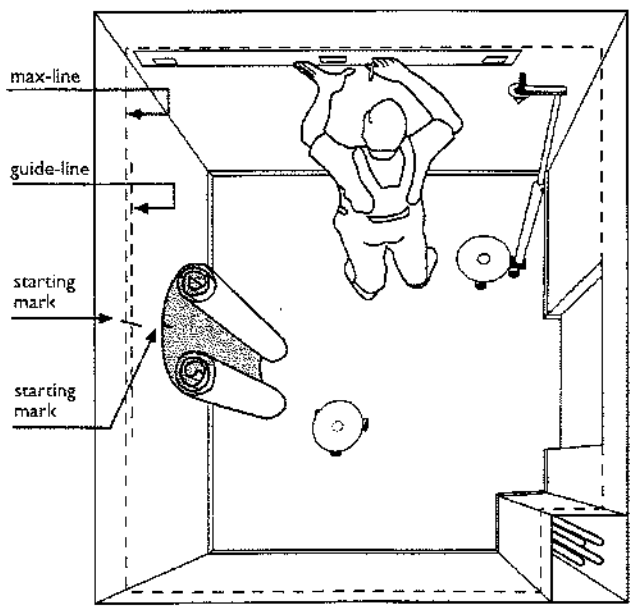
2. Measure the circumference of the room and make a mark half way along the max-line or at another suitable starting point (depending on pipes, external corners, etc).

3. Cut the sheet and roll it with the back facing outwards (if the Tarkett Wallguard Trolley is used, the sheet is rolled onto plastic tubing) and make a corresponding starting mark on the back of the sheet.

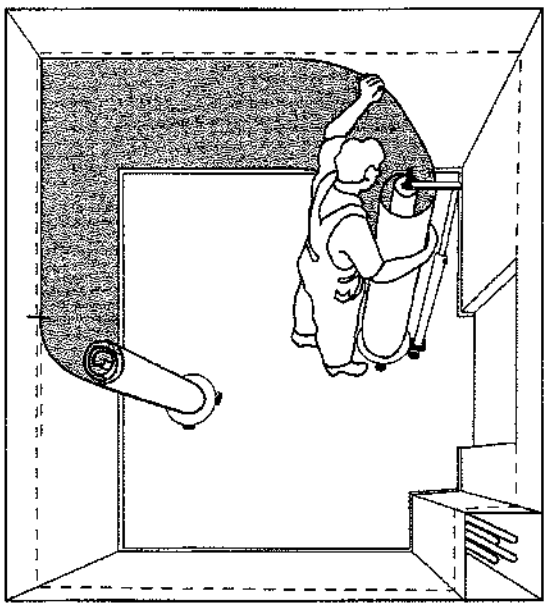
4. Roll up the rest of the cut sheet (poss. on plastic tubing) up to the mark so that two joining "rolls" are obtained.

5. Draw a new horizontal line, approximately 1 m long (the starting point guide-line) where the wall covering is to be initially applied at a height of 200-207 cm, depending on the rake of the corners, etc. Remember, corners that rake outwards will create a shortage of material at the bottom after the turn.

6. Apply adhesive to the surface of the wall up to the first max-line. The wall covering should be applied during the wet tack stage. It will take longer for adhesive to tack when substrates are non-absorbent. If you are unsure, you should not cover such large areas with adhesive.



7. Position the rolls on the trolley so that the markings on the rolls and the markings on the walls are aligned. Apply the rolls one at a time. Alternatively, the rolls can be applied standing directly on the floor (when the Tarkett Wallguard Trolley is not used).



8. Trim the wall covering's overlap to the floor covering before the adhesive has dried.

The border

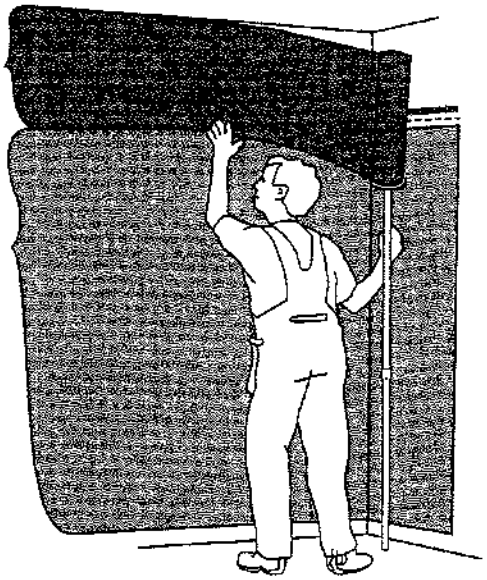
9. Make a mark on the wall covering which indicates where the bottom of the border finishes. Allow a 3 cm overlap. Always proceed from the max-line.

10. Fill along the top edge of the wall covering with a water-resistant filler or use a pre-fabricated diminishing profile.

11. Measure the border and cut it to the right length (and width if applicable). Roll it onto a suitable length of plastic tubing.

12. Apply adhesive to the area where the border is to be located. Be very careful to ensure that the adhesive goes all the way down to the markings at the overlap.

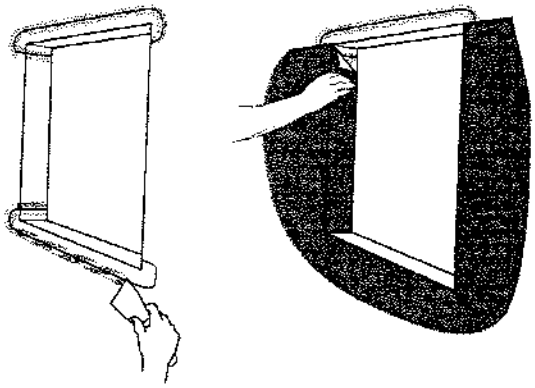
13. The border is applied following the markings. Use the accessories on the Tarkett Wallguard Trolley to make it easier to handle the border. Preferably begin in a corner in the dry part. Check regularly for excess wetting between the border and the wall covering. Continue the border at least 2 cm on the other wall and finish there. Alternatively the border can be joined over the door.



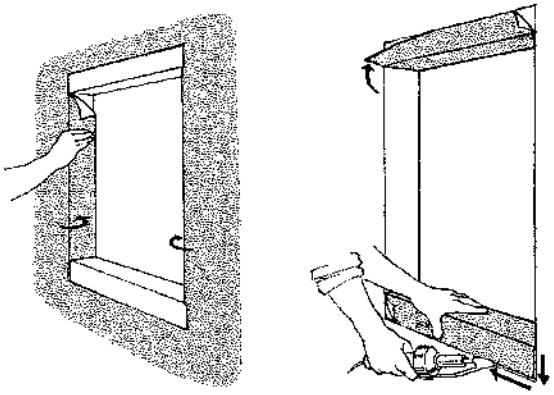
14. Be extra careful when washing off residues of adhesive at the border's overlap. Use clean water and a detergent suitable for removing adhesive.

Windows

15 a. At window-recesses apply loose pieces first in the top and bottom recesses then fill the edges. The wall covering is rolled out over the window area and is then folded into the reveal. The overlap to the bottom recess should be sealed.



15 b. At window-recesses the wall covering is rolled out over the window area and is then folded into the reveals. Loose pieces are inserted at the bottom recess, and at the top recess where necessary. The loose pieces are joined to the wall covering with welded seams.



16. Finish by checking that there are no areas of ineffective adhesive, bubbles or adhesive residues.

For the best results:

- Make sure all specifications and instructions are followed carefully.
- Use only adhesives recommended by Tarkett and adhesive manufacturers.
- Use Tarkett Speed Welding Nozzle.
- Check the installation afterwards.
- Contact your Tarkett representative if unsure about any part of the installation.

Order No. 32930025	Tarkett Seam Grooving Tool
Order No. 32951141	Tarkett Trimming Knife
Order No. 32951149	Tarkett Corner Roller
Order No. 32951179	Tarkett Speed Welding Nozzle

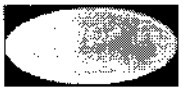
Tarkett

Tarkett AB, S-372 81 Ronneby, Sweden
Tel. Int. + 46 - 457 - 710 00, Telefax Int. + 46 - 457 - 705 28, 710 20, Telex 43556

BS-TRYCK AB, KARLSHAMN 32028 3/95



DOT 109



OPTIONS ACCESSORIES





WS Silver Painted Ceiling Bezel AS Halo Glass

NB: White Ceiling Bezel: Price as standard



CFL-I SPIRAL T2 / 12W
GLS / 100W
HAPAR25 / 75W

Available with Thermal Cut-off control on request

Bayonet Cap (BC) lampholder available on request

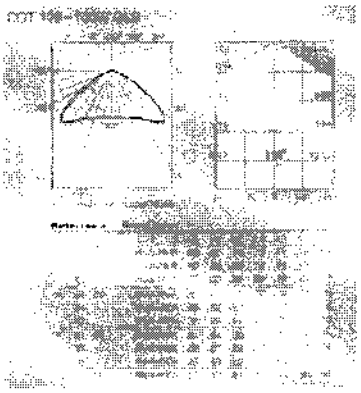
White Ceiling Bezel - paintable

NZECP54 - Classification: **CA (GLS)**

IP 20

Lampholder: Ceramic E27 (edison screw)

Weight: 382gms





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Web by: IPNetGroup

CI/SfB

OCTOBER 2006



Cover-Up

NCM

THE NEW REVOLUTION IN BREATHER TYPE BUILDING MEMBRANES

BRANZ APPRAISED CONFIDENCE

APPRAISAL CERTIFICATE No. 356

NCM • NEW COMPOSITE MEMBRANE

Thermakraft Cover-Up

THE NEW REVOLUTION IN BREATHER TYPE BUILDING MEMBRANES

Thermakraft Cover-Up is a coated polyolefin (polyethylene) woven into a sheet form with micro-sized pores that allow the membrane to breathe. It is specifically designed for use in domestic and commercial type buildings and is manufactured with extremely high tensile strength in both directions and increased burst resistance **784 kN/m²**.

Thermakraft Cover-Up meets very high wind zone requirements under NZS 3604:1999. Burst not less than **500 kN/m²**.

Thermakraft Cover-Up is tough and should be fastened as directed (refer opposite page). Normally extra support is not required except for very high wind zones where the addition of 19mm **Thermakraft Stud Strap 201** must be used.

NOTE: NZBC ACCEPTABLE SOLUTION E2/AS1 PARAGRAPH 9.1.8.5 WHERE STUD SPACINGS ARE GREATER THAN 450mm CENTRES, AN INTERMEDIATE MEANS OF RESTRAINING THE BUILDING WRAP AND INSULATION FROM BULGING INTO THE DRAINED CAVITY SHALL BE INSTALLED. ACCEPTABLE MEANS OF ACHIEVING THIS IS **Thermakraft Stud Strap 201** FIXED HORIZONTALLY AT 300mm CENTRES.

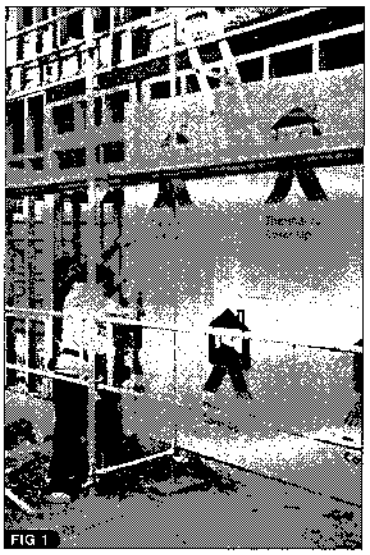


FIG 1

Builders installing **Thermakraft Cover-Up**. The membrane is kept level by assistance of star lines for stud placements.
NOTE: LAP BELOW BOTTOM PLATE

Thermakraft Cover-Up increases productivity allowing work within the structure to proceed by providing temporary weather protection from wind and rain, yet allowing light through. Being translucent it is easy to see nail lines for nogs and studs, and provides the ultimate barrier against the elements (refer Fig 8 & 9).

Thermakraft Cover-Up is one of the strongest breather type membranes on the market. This factor greatly reduces the danger of damage through site damage and installation problems, or because of storm damage, saving dollars on repairs and reinstallation costs.

WARNING: Thermakraft Cover-Up MUST NOT BE USED AS A ROOFING UNDERLAY, OR AS A SARKING OR BARRIER ON WALLS IN DIRECT CONTACT WITH VINYL, METAL OR PVC CLADDING. REFER TO (Fig. 3, 4 & 7) FOR DETAILS OF CAVITY SYSTEM.



FIG 2

Stud lines are visible for staples, and assists the installer for the placement of staples.

Thermakraft Cover-Up has an extremely high puncture resistance, is unaffected by mildew and most chemicals, and is rot resistant.
For more information regarding compatability with chemicals, contact **Thermakraft Industries (NZ) Ltd** on **0800 806 595**.

NOTE: Thermakraft Cover-Up is unaffected by LOSP.

Thermakraft Cover-Up comes with an additional bonus - Flame Resistance tested to AS1530 - Part 2 - 1993. **Thermakraft Cover-Up** achieved a Flammability Index of 1 and meets the requirements of NZBC C3/AS1 - Part 6 - Table 6.2.

Thermakraft Cover-Up assists in maintaining the "R" Value in CSR Bradford Gold Thermal and Acoustic Insulation by reducing air movement, improving energy efficiency for the life of your home by reducing air movement, and is most effective in high wind areas where **Thermakraft Cover-Up** reduces cold air currents seeping into the wall cavity.



FIG 3

Thermakraft Cover-Up fixed directly to wall framing prior to a 20mm cavity batten is installed.

Thermakraft Cover-Up warrants that the product is free from defects and other possible manufacturing problems, and will replace the product if affected by ultra-violet, within the period of 60 days exposure.

E. & O. E.

INSTALLATION PROCEDURES

TOOLS REQUIRED: SHARP KNIFE (complimentary knife in each roll of 100m² Cover-Up), STAPLE GUN, HAMMER.

NOTE: STORE **Thermakraft Cover-Up** IN CLEAN DRY CONDITIONS AND NOT IN AREAS WITH DIRECT SUNLIGHT.

1. **Thermakraft Cover-Up** is applied to all exterior walls from below bearers to the top plate (Fig 3). Fix securely to the frame with fasteners such as galvanised Little Grippers, or 6mm-8mm staples, or 20mm large head galvanised clouts at 300mm centres horizontally and vertically (Fig 2). Additional fasteners should be used around each opening to be cut out.

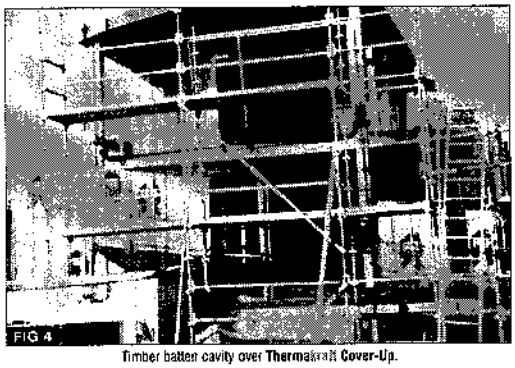
2. **Thermakraft Cover-Up** - when using either 2740mm or 1370mm wide rolls horizontally or vertically, a minimum of 150mm lap is required at joints. If it is necessary to tape the laps, use **Thermakraft White PVC 48mm wide Pressure Sensitive Tape.**

   NOTE: ALL VERTICAL LAPS MUST BE MADE OVER STUDS. MAKE GOOD REPAIRS ON ANY FORCED TEARS WITH TAPE.

3. **Thermakraft Cover-Up** is wide enough to come from below the bottom plate to the top plate, covering all windows and door openings. Use extra fastenings around each opening to be cut out.

   NOTE: Thermakraft Cover-Up WILL PROVIDE TEMPORARY WEATHER PROTECTION DURING CONSTRUCTION. TRANSLUCENCY OF THE MEMBRANE WILL ENABLE WORK TO PROCEED DURING INCLEMENT WEATHER. ON ARRIVAL OF DOORS AND WINDOWS AT EACH OPENING (Fig 5 & 6), CUT THE **Thermakraft Cover-Up** AT 45° AWAY FROM EACH CORNER. PULL THE **Thermakraft Cover-Up** FLAPS INSIDE AND FASTEN TO FRAME (Fig 5).

4. **Thermakraft ALUBAND Window Sealing System** (BEAL Appraisal) IS APPLIED PRIOR TO FITTING WINDOWS (Fig 5 & 6 and as drawings below. Free installation pamphlets available - Phone **0800 805 595**). **NOTE:** BRANZ Appraisal 366 relates to **Thermakraft Cover-Up** only, NOT to the **Thermakraft ALUBAND Window Sealing System.**


FIG 4

Timber batten cavity over **Thermakraft Cover-Up.**



FIG 5

"X" cut **Thermakraft Cover-Up** and fold back with stapling, preparing for **ALUBAND WINDOW SEALING SYSTEM.** Simple and efficient.



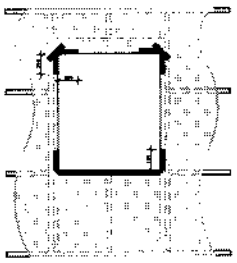
FIG 6

Window opening completed with the Aluband System in place. NOTE: THE ORANGE **CORNER MOULDED PIECE** AS PART OF THE **THERMAKRAFT ALUBAND SEALING SYSTEM.**

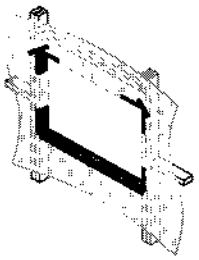
THE SYSTEM THAT MATTERS



ALUBAND
Window Sealing System



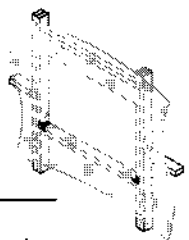
GUARANTEED FOR 50 YEARS

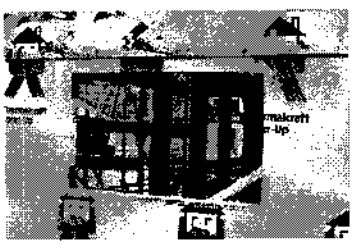












Thermakraft Industries (NZ) Ltd

E. & O. E.

5. **Thermakraft Cover-Up** is suitable for use as a non-rigid backing material for stucco plaster in accordance with the requirements of NZBC Acceptable Solution E2/AS1 Paragraph 9.3.5.1. The wrap must be supported with 75mm galvanised mesh, or plastic tape or wire at 150mm centres run across the cavity battens to limit deflection to a maximum of 5mm in accordance with the requirements of NZBC Acceptable Solution E2/AS1 Paragraph 9.3.5.2.
6. **Thermakraft Cover-Up** may also be used as a slip layer over rigid backings for stucco plaster in accordance with the requirements of NZBC Acceptable Solution E2/AS1 Paragraph 9.3.3(b).
7. **Thermakraft Cover-Up** can be used as an air barrier (complying with NZBC Acceptable Solution E2/AS1 Table 23) where walls are not lined, such as attic space at gable ends.

GENERAL: Thermakraft Cover-Up IS APPRAISED BY BRANZ LTD, AND IS SUITABLE FOR THE APPRAISED USE. CERTIFICATE No. 356 AVAILABLE ON REQUEST.

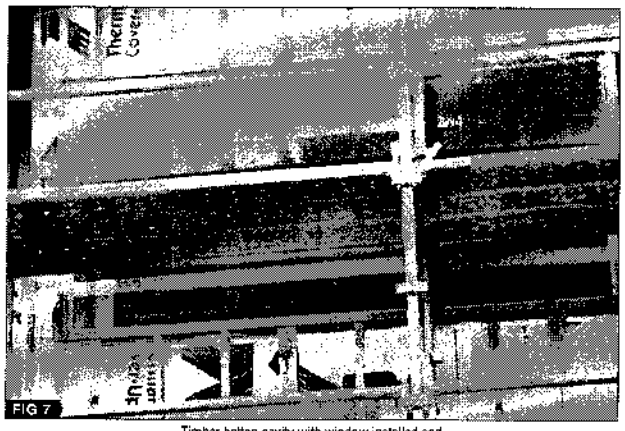
Thermakraft Cover-Up MEETS THE PERFORMANCE REQUIREMENTS OF NZBC CLAUSES B2, DURABILITY, E2 EXTERNAL MOISTURE, F2 HAZARDOUS BUILDING MATERIALS.

DURABILITY NZBC B2.3.1A 50 YEARS & B2.3.1B 15 YEARS.

8. **Thermakraft Cover-Up** can be used as a wall wrap on timber framed buildings within the scope:
   - NZBC Acceptable Solution E2/AS1 Paragraph 1.1, and
   - With absorbent wall claddings directly fixed to framing, and
   - With absorbent and non-absorbent wall claddings installed over an 18mm drained cavity, and
   - With masonry veneer in accordance with NZS 3604: 1999 Timber Framed Buildings, and
   - Situated in NZS 3604: 1999 Timber Framed Buildings, Building wind zones up to and including "VERY HIGH".

Thermakraft Cover-Up can also be used on buildings subject to specific weathertightness design. Building designers are responsible for the building design and for the incorporation of **Thermakraft Cover-Up** into their design, in accordance with the declared properties and the instructions of **Thermakraft Industries (NZ) Ltd.**

Refer also to BRANZ Report ST0649.


FIG 7

Timber batten cavity with window installed and **ALUBAND WINDOW SEALING SYSTEM** shown under battens.


FIG 8

Thermakraft Cover-Up showing the translucent quality and the easy see through, and is resistant to tear in high wind zone till sheathed.


FIG 9

Enquire about our Corporate Print Service. Available to merchants and their builder clients. Special conditions apply.

ROLL DIMENSIONS

WIDTH (mm)	LENGTH (m)	m^2
2740	36.5	100
2740	27.5	75
2740	18.5	50

WIDTH (mm)	LENGTH (m)	m^2
1370	73	100
1370	36.5	50
1370	18.5	25

Thermakraft Industries (NZ) Ltd warrants that the product is free from defects and other possible manufacturing problems. **Thermakraft Cover-Up** must be replaced if exposed to ultra-violet light for a period of greater than 60 days.

MEMBRANES FOR INDUSTRY

Thermakraft Industries (NZ) Ltd

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Freephone: 0800-806 595 Phone: 09-273 3727 Fax: 09-273 3726
Email: sales@thermakraft.co.nz Website: www.thermakraft.co.nz

E. & O. E.

BRANZ APPRAISED

SPECIFY WITH CONFIDENCE

BRANZ Appraisals

Technical Assessments of products for building and construction

BRANZ APPRAISAL CERTIFICATE No. 356 (2005)

This Certificate replaces BRANZ Appraisal Certificate No. 356 (1998) issued June 1998.

THERMAKRAFT COVER-UP™ BREATHER-TYPE BUILDING WRAP

Thermakraft Industries (NZ) Ltd
P O Box 58 112
Greenmount
Auckland

Tel: 09 273 3727
Fax: 09 273 3726
Free phone: 0800 806 595

BRANZ

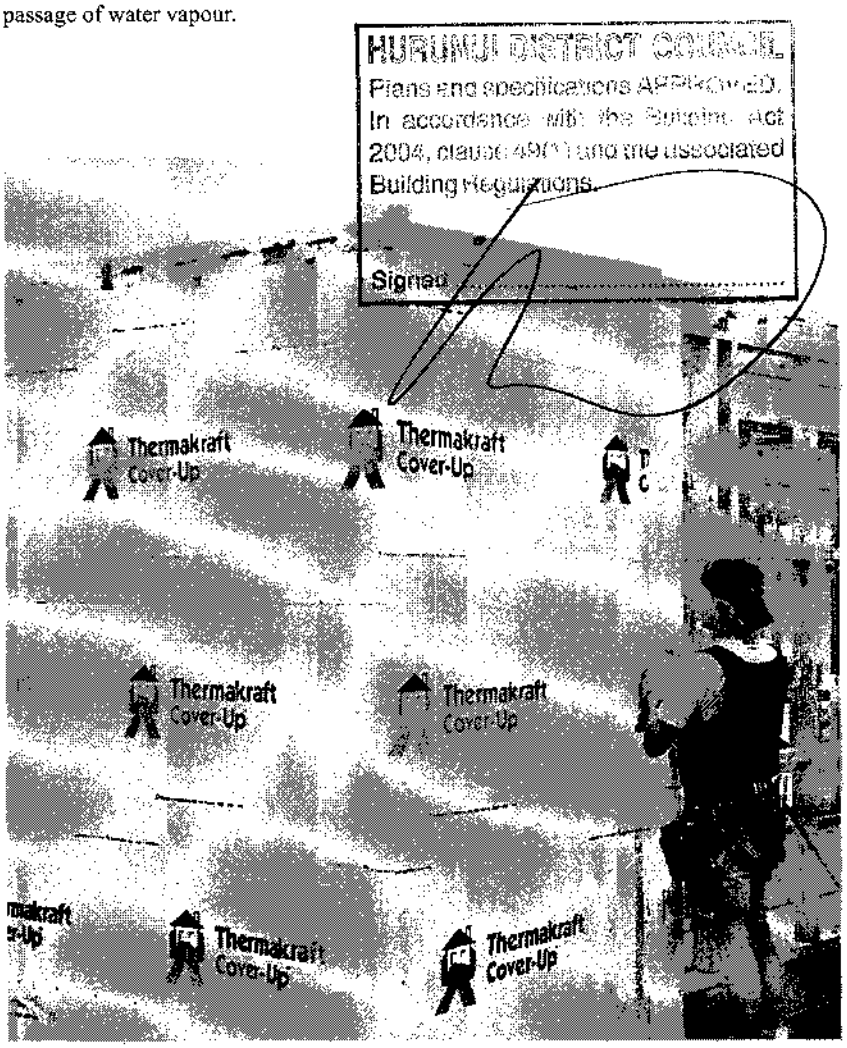
BUILDING RESEARCH KNOWLEDGE

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WFTAO

1.1 Thermakraft Cover-Up™ is a synthetic breather-type building wrap for use as a wall wrap and air barrier under direct and non-direct fixed wall cladding on timber framed buildings. The product is manufactured from tapes of high density polyethylene woven into sheet form, and is coated on both sides with pigmented low density polyethylene. Micro-perforations are made through the coated membrane to permit the passage of water vapour.



Scope

2.1 Thermakraft Cover-Up™ has been appraised for use as a wall wrap on timber framed buildings within the following scope:

- the scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1; and,
- with absorbent wall claddings directly fixed to framing; and,
- with absorbent and non-absorbent wall claddings installed over an 18 mm minimum drained cavity; and,
- with masonry veneer in accordance with NZS 3604:1999; and,
- situated in NZS 3604 Building Wind Zones up to, and including 'Very High'.

2.2 Thermakraft Cover-Up™ has also been appraised for use on buildings subject to specific weathertightness design. Building designers are responsible for the building design and for the incorporation of Thermakraft Cover-Up™ into their design in accordance with the declared properties and the instructions of Thermakraft Industries (NZ) Ltd.

Readers are advised to check the validity of this Certificate by referring to the Valid Certificates listing on the BRANZ website, or by contacting BRANZ.

Building

New Zealand Building Code (NZBC)

3.1 In the opinion of BRANZ, Thermakraft Cover-Up™ Breather-Type Building Wrap, if used, designed, installed and maintained in accordance with the statements and conditions of this Certificate, will meet, or contribute to meeting the following provisions of the NZBC:

Clause B2 DURABILITY: Performance B2.3.1(a), 50 years and B2.3.1(b), 15 years. Thermakraft Cover-Up™ meets these requirements. See Paragraphs 8.1 and 8.2.

Clause E2 EXTERNAL MOISTURE: Performance E2.3.2. When used as part of the cladding system, Thermakraft Cover-Up™ will contribute to meeting this requirement. See Paragraphs 11.1 - 11.3.

Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. Thermakraft Cover-Up™ meets this requirement and will not present a health hazard to people.

3.2 This Certificate appraises an **Acceptable Solution** in terms of the New Zealand Building Code compliance. Thermakraft Cover-Up™ meets the requirements for wall wraps and air barriers specified in accordance with NZBC Acceptable Solution E2/AS1, Table 23.

Product

4.1 Thermakraft Cover-Up™ is a 95 g/m² white sheet membrane material approximately 0.25 mm thick.

4.2 The product is supplied in rolls 2.54 and 2.74 m wide by 18.5, 27.5 and 36.5 m long and 1.37 m wide by 18.5, 27.5 and 73.0 m long. The product is printed with a two colour Thermakraft Cover-Up™ logo repeated along the length of the roll and is labelled with the marketing or construction company's name. The rolls are wrapped in clear polythene film.

Accessories

4.3 Accessories used with Thermakraft Cover-Up™ which are supplied by the installer are:

- Fixings - staples, clouts or proprietary wrap fixings, or other temporary fixings to attach the wall wrap to the framing.
- Building wrap support - polypropylene strap, 75 mm galvanised mesh or galvanised wire, or vertical cavity battens where required to support the wall wrap in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5.

Handling and Storage

5.1 Handling and storage of the product, whether on or off site, is under the control of the installer. The rolls must be protected from damage and weather. They must be stored on end, under cover, in clean, dry conditions and must not be crushed.

Technical Literature

6.1 Refer to the Appraisals listings on the BRANZ website for details of the current Technical Literature for Thermakraft Cover-Up™. The Technical Literature must be read in conjunction with this Certificate. All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Certificate must be followed.

Installation

Timber Framing

7.1 Studs must be provided at maximum 600 mm centres. Dwangs must be fitted flush between the studs at maximum 1200 mm centres.

General

7.2 Thermakraft Cover-Up™ is intended for use as an alternative to conventional building papers which are fixed over timber framed walls in order to limit the entry of wind into building cavities, and to act as a secondary barrier to wind-driven rain.

7.3 The material also provides a degree of temporary weather protection during early construction. However, the product will not make the building weathertight and some wetting of the underlying structure is always possible before the building is closed in. Hence, the building must be closed-in and made weatherproof before moisture sensitive materials such as wall or ceiling linings and insulation materials are installed.

7.4 Thermakraft Cover-Up™ is suitable for use under wall claddings as a wall wrap and air barrier as called up in NZBC Acceptable Solution E2/AS1, Table 23, except that it must not be used with non-absorbent wall claddings such as vinyl or metal based sidings or weatherboards in direct fixed installations. Refer to Table 1.

Table 1: NZBC E2/AS1 Table 23 Requirements

NZBC E2/AS1 Table 23 Wall Wrap Properties	**Property Performance Requirement**	**Actual Property Performance**
Absorbency	≥ 100 g/m²	Does not comply
Vapour Resistance	≤ 7 MN s/g	2.7 MN s/g
Water Resistance	≥ 20 mm	Pass
pH of Extract	≥ 6 and ≤ 9	6.8
Shrinkage	≤ 0.5%	-0.015%
Mechanical	Edge tear and tensile strength	Edge tear: Machine direction = 380 N Cross direction = 299 N Tensile strength: Machine direction = 7.82 kN/m Cross direction = 5.90 kN/m
Air Barrier	Edge tear strength: 90 N Air resistance: ≥ 0.1 MN s/m³	Pass 0.205 MN s/m³

7.5 In cavity installations where the cavity battens are installed at greater than 450 mm centres, the building wrap must be supported between the battens to prevent the wrap bulging into the cavity space when bulk insulation is installed in the wall frame cavity in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5.

7.6 Thermakraft Cover-Up™ is suitable for use as a non-rigid backing material for stucco plaster in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.3.5.1. The wrap must be supported with 75 mm galvanised mesh or plastic tape or wire at 150 mm centres run across the cavity battens to limit deflection to a maximum of 5 mm in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.3.5.2.

7.7 Thermakraft Cover-Up™ may also be used as a slip layer over rigid backings for stucco plaster in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.3.3(b).

Structure

7.8 Thermakraft Cover-Up™ is suitable for use in all Building Wind Zones of NZS 3604 up to, and including, 'Very High'.

Durability

8.1 Thermakraft Cover-Up™ meets code compliance with NZBC Clause B2.3.1 (a), 50 years for building wraps used where the cladding durability requirement or expected serviceable life is not less than 50 years, and code compliance with NZBC Clause B2.3.1 (b), 15 years for building wraps used where the cladding durability requirement is 15 years.

Serviceable Life

8.2 Provided it is not exposed to the weather or ultra-violet light for a total of more than 60 days, Thermakraft Cover-Up™ is expected to have a serviceable life of at least 50 years.

Control of Internal Fire and Smoke Spread

9.1 Thermakraft Cover-Up™ has an AS 1530 Part 2 Flammability Index of 1 and meets the requirements of NZBC Acceptable Solution C/AS1 Part 6, Table 6.2 for surface finish requirements for suspended flexible fabrics, and therefore it may be used with no restrictions in all buildings.

Outbreak of Fire

10.1 Thermakraft Cover-Up™ must be separated from fireplaces, heating appliances, flues and chimneys in accordance with the requirements of NZBC Acceptable Solution C/AS1 Part 9 for the protection of combustible materials.

External Moisture

11.1 Thermakraft Cover-Up™ must be used behind claddings that meet the requirements of the NZBC, e.g. such as those covered by NZBC Acceptable Solution E2/AS1, or claddings covered by a valid BRANZ Appraisal Certificate.

11.2 Thermakraft Cover-Up™, when installed in accordance with the Technical Literature and this Certificate, will assist in the total cladding systems compliance with NZBC Clause E2.

11.3 When used as an air barrier, particular care must be taken to ensure an air tight barrier is achieved, and weather sealing at all openings and penetrations through the cladding meets the requirements of the NZBC.

Installation Information

Installation Skill Level Requirements

12.1 Installation must always be carried out in accordance with the Technical Literature and this Certificate, by competent tradespersons with an understanding of wall wrap installation.

Wrap Installation

13.1 Thermakraft Cover-Up™ must be fixed to all framing members at maximum 300 mm centres with hot-dip galvanised, large-head clouts 20 mm long, zinc plated 6-8 mm staples, or proprietary wrap fixings. The membrane must be pulled taut over the framing before fixing.

13.2 Thermakraft Cover-Up™ must be run horizontally and must extend from the upper-side of the top plate to the under-side of the bearers or wall plates supporting ground floor joists, or below bottom plates on concrete slabs. Horizontal laps must be no less than 75 mm wide, with the direction of the lap ensuring that water is shed to the outer face of the membrane. End laps must be made over framing and be no less than 150 mm wide.

13.3 The wall wrap should be run over openings and these left covered until windows and doors are ready to be installed. Openings are formed in the membrane by cutting on a 45 degree diagonal from each corner of the penetration. The flaps of the cut membrane must be folded inside the opening and stapled to the penetration framing. Excess wrap may be cut off flush with the internal face of the wall frame.

13.4 Thermakraft Cover-Up™ can be added as a second layer over head flashings in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.1.7(e).

13.5 When fixing the product in windy conditions, care must be taken due to the large sail area created by the wide roll width.

13.6 Any damaged areas of Thermakraft Cover-Up™, such as tears, holes or gaps around service penetrations, must be repaired. Damaged areas can be repaired by covering with new material lapping the damaged area by at least 150 mm and taping, or by taping small tears.

Basis of Appraisal

The following is a summary of the technical investigations carried out:

Tests

14.1 The following tests have been carried out on Thermakraft Cover-Up™ by Ensis Papro: Cold extract pH in accordance with AS/NZS 1301.421s; edge tear resistance and tensile strength in accordance with AS/NZS 4200.1; shrinkage in accordance with AS/NZS 4201.3, water resistance in accordance with AS/NZS 4201.4, and air resistance in accordance with BS 6538-3.

14.2 The following tests have been carried out on Thermakraft Cover-Up™ (marketed in Canada as Airgard®) by an independent laboratory for the Canadian Construction Materials Centre (CCMC), in accordance with the requirements of CAN/CGSB-51.32-M77: pliability; tensile strength; water vapour permeance, and water ponding.

14.3 The following tests have been carried out on Thermakraft Cover-Up™ by BRANZ: flammability in accordance with AS 1530.2, and tensile tear strength before and after two months of natural UV aging.

Other Investigations

15.1 A durability opinion was given by BRANZ technical experts.

15.2 Site inspections were carried out by BRANZ to assess methods used for the installation of Thermakraft Cover-Up™, and to examine completed installations.

15.3 The marketer's Technical Literature, including installation instructions, has been examined by BRANZ and found to be satisfactory.

Quality

16.1 The manufacture of Thermakraft Cover-Up™ has not been examined by BRANZ, but details of the methods adopted for quality control and the quality of the materials used, have been obtained.

16.2 The quality management system of the wrap manufacturer, Fabrene Corporation, has been assessed and registered as meeting the requirements of ISO 9001: 2000 by TUV ESSEN, Registration Number 02-1308.

16.3 The quality of supply to the market is the responsibility of Thermakraft Industries (NZ) Ltd.

16.4 Building designers are responsible for the design of the building, and for the incorporation of the wall wrap into their design in accordance with the instructions Thermakraft Industries (NZ) Ltd.

16.5 Quality of installation is the responsibility of the installer in accordance with the instructions of Thermakraft Industries (NZ) Ltd.

Sources of Information

- AS 1530.2 - 1993 Test for flammability of materials.
- AS/NZS 1301.421s: 1988 Determination of the pH value of aqueous extracts of paper, board and pulp - cold extraction method.
- AS/NZS 4200.1: 1994 Pliable building membranes and underlays - materials.
- AS/NZS 4201.3: 1994 Pliable building membranes and underlays - Methods of test - Shrinkage.
- BS 6538-3: 1987 Method for determination of air permeance using the Garley apparatus.
- CAN/CGSB-51.32-M77 Technical Guide for Sheathing, Membrane, Breather-Type.
- NZS 3604: 1999 Timber Framed Buildings.
- Compliance Document for the New Zealand Building Code External Moisture Clause E2, Department of Building and Housing, Third Edition July 2005.
- New Zealand Building Code Handbook and Approved Documents, Building Industry Authority, 1992.
- The Building Regulations 1992, up to, and including October 2004 Amendment.

BRANZ

In the opinion of BRANZ, Thermakraft Cover-Up™ Breather-Type Building Wrap is fit for purpose and will comply with the Building Code to the extent specified in this Certificate provided it is used, designed, installed and maintained as set out in this Certificate.

The Appraisal Certificate is issued only to the Certificate Holder, Thermakraft Industries (NZ) Ltd, and is valid until further notice, subject to the Conditions of Certification.

Conditions of Certification

1. This Certificate:
   a) relates only to the product as described herein;
   b) must be read, considered and used in full together with the technical literature;
   c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
   d) is copyright of BRANZ.
2. The Certificate Holder:
   a) continues to have the product reviewed by BRANZ;
   b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
   c) abides by the BRANZ Appraisals Services Terms and Conditions.
3. The product and the manufacture are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ.
4. BRANZ makes no representation as to:
   a) the nature of individual examples of batches of, or individual installations of the product, including methods and workmanship;
   b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
   c) any guarantee or warranty offered by the Certificate Holder.
5. Any reference in this Certificate to any other publication shall be read as a reference to the version of the publication specified in this Certificate.

For BRANZ

P Robertson
Chief Executive

Date of issue: 13 December 2005

ROCKCOTE
RENDERSPEC

Rockcote EPS Cavity Plus Render System

40mm EPS sheet

Rockcote Acrylic texture finish

1. General

This section deals with Rockcote EPS Cavity Plus Render System applied over 40mm EPS sheet substrate. This system incorporates the installation of a 20mm drainage cavity and pre-coloured acrylic texture finish.

2. Building Code Compliance

2.1. Durability

The work covered by this part of the specification has been designed and constructed to achieve a minimum durability of 15 years.

2.2. On Going Maintenance Instructions

Provide ongoing maintenance instructions required to meet the performance requirements of the NZBC B2 Durability.

3. Documents

3.1. Abbreviations

The following abbreviations are used throughout this work section:
PPCS Proprietary Plaster Cladding Standard
LRV Light Reflectance Value
MSDS Material safety data sheet(s)
BCA Building Control Authority
NZBC New Zealand Building Code
NZS New Zealand Standards
AS/NZ Australia New Zealand Standard
WANZ Windows Association of New Zealand

3.2. Documents Referred to

NZS 3603 Timber structures standard
NZS 3604 Timber framed buildings
NZS 4203 General structural design and design loadings for buildings
NZBC B2 Durability
NZBC E2/AS1 External moisture
AS/NZS 1170.2 Structural design actions - Wind actions
NZS 3602 Timber and wood-based products for use in building
NZBC E3/AS1 Internal moisture, 1.0 Prevention of fungal growth
BRANZ Bulletin 353 Ground clearances
BRANZ Bulletin 418 Weathertightness do's and don'ts
BRANZ Bulletin 439 Condensation risk in walls
BRANZ Appraisal Certificate # 476
WANZ WIS

3.3. Manufacturers Documents

Manufacturer's and supplier's documents relating to work in this section are:
Rockcote: Technical - July 2007 - Version 5.0
Rockcote Systems Technical CD Rom v 5.0
Rockcote TradeSpec™ Version 1.0
Rockcote Systems Project Guide
Resene: Total Colour System
Rockcote Technical Bulletins
Copies of the above literature are available at;
Rockcote Systems
Web: www.rockcote.co.nz
Telephone: 0800 50 70 40
Resene Paints
Web: www.resene.co.nz
Telephone: 0800 RESENE (0800 737 363)

BRANZ Appraised
Appraisal No.476 [2006]

3.4. No Substitutions

Substitutions are not permitted to any specified Rockcote Systems wall cladding system. Materials and execution to Rockcote Systems specification except where varied by this specification and supported by architectural detailing.

3.5. Qualifications

Use only PPCS registered plasterers licensed to apply the Rockcote Systems exterior render systems.

4. Documentation

4.1. Finish Sample

Submit one 300 mm x 300 mm sample of the selected texture finish and colour for approval. Obtain signature of acceptance on sample and return to the Registered Plasterer.

4.2. Maintenance Instructions

Provide Rockcote Systems Maintenance Guide on or before practical completion of the contract for issuing to the building owner. Rockcote Systems Maintenance Guide to be provided on request.

4.3. Producer Statement

Provide the producer statement compiled by the Registered Plasterer in the form as required by the BCA.

4.4. Health and Safety

Refer to the requirements of the Health and Safety in Employment Act and OSH:Guidelines for the provision of facilities and general safety in the construction industry. Supply protective clothing and equipment. Inform employees and others on site of the hazards and put into place procedures for dealing with emergencies. Obtain from Rockcote Systems the MSDS for each product. Keep sheets on site and comply with the required safety procedures.

4.5. Warranty

Warrant this system under normal environmental and use conditions against failure. Rockcote Systems system warranty.
Materials: 15 years by Rockcote Systems - Materials
Execution: 5 years by Registered Plasterer - Workmanship

4.6. Performance

Accept responsibility for the structural and weather-tight performance of the cladding installation.

4.7. OnSite Assistance

Allow to inspect the whole of the work at each stage. Determine a programme for onsite assistance including notification when each part and stage of the work is ready for inspection prior to the work commencing. Permit representatives of Rockcote Systems to inspect the work in progress and to take samples of their products from site if requested refer Rockcote Systems Project Guide.

5. Components

5.1. EPS Insulation Boards

All EPS complies with the flame propagation criteria as specified in AS1366 for the type of material being used.

Length:	2400, 2700, 3600 mm
Width:	1200 mm
Thickness:	40 mm
Density:	H Grade

5.2. Battens

40mm x 22mm Polystyrene Battens - AS 1366 Part 3 Class H (with fire retardant).

5.3. Fasteners

Timber frame : flat-head, hot-dipped galvanised and Rockcote 40 mm diameter nylon washers.

Steel frame : AS 3566 Class 3 - Rockcote 40 mm diameter nylon washers.

5.4. Reinforcing Mesh

Rockcote brand - alkali resistant – red (160gsm), weave (mesh) size 5 mm x 4 mm
Rockcote brand - alkali resistant – blue (170gsm), weave (mesh) size 8 mm x 9 mm
Rockcote Sticky Mesh – Soft Mesh 150mm Wide

5.5. Rockcote PM100 Quick Render

Polymer-modified cement-based dry plaster mix. Supplied in 25 kg bags

5.6. Rockcote Render Prime or Resene Limelock

Rockcote Render Prime – Water based acrylic polymer dispersion tinted (optional) to the colour of Rockcote finishing coats. Supplied in 15 litre pails.
Resene Limelock – Water based acrylic polymer dispersion. Supplied in 10 litre pails.

5.7. Rockcote Acrylic Texture

100% acrylic, high-build texture coating. Supplied in 15 Litre pails

5.8. Resene X200 or Rockcote Armour

Resene X200 - Acrylic reinforced waterproof membrane. Supplied in 4 and 10 litre pails. Tinted to the selected colour.

Rockcote Armour - Acrylic-based protective finish. Supplied in 4 and 15 litre pails. Tinted to the selected colour.

5.9. PVC Flashings and Accessories

Rockcote 40 mm EPS Window Side Flashing
Rockcote 40 mm EPS Window Sill Flashing
Rockcote Standard Corner Flashing
Rockcote 60 mm Ventilated EPS Starter Strip
Rockcote Control Joint – vertical
Rockcote Control Joint – horizontal
Rockcote Head and Sill Flashing Soakers
Protecto EIFS Flashing Tape

5.10. Head Flashings

Supplied by the builder for both recessed and face-fixed timber, aluminium, PVC joinery.
For all environments - powder coated aluminium or PVC.

5.11. Sealant

Silaflex MS or equivalent BRANZ Appraised Sealant
Sealant must comply with WANZ requirements for adhesion to powder coated aluminium

5.12. UPVC Flashing Primer

Rockcote MultiStop **bedding** compound mixed with diluted acrylbond resin. MultiStop **bedding** compound supplied in 15 kg bags.

6. Installation

6.1. General

- Check Building wraps/underlays and flashing tapes – Refer to Rockcote TradeSpec™ document 1.1
- Design Information – Refer to Rockcote TradeSpec™ document 1.2
- Check Joinery – Refer to Rockcote TradeSpec™ document 1.3

6.2. Substrates

- Check timber or steel framing – Refer to Rockcote TradeSpec™ document 2.1
- Cavity and Batten installation – Refer to Rockcote TradeSpec™ document 2.5
- Fastening EPS – Refer to Rockcote TradeSpec™ document 2.6
- Preparing EPS – Refer to Rockcote TradeSpec™ document 2.9

6.3. Flashings & Accessories

- Rockcote Flashings – Refer to Rockcote TradeSpec™ document 3.1
- Builder Supplied Flashings – Refer to Rockcote TradeSpec™ document 3.2

- Sealants – Refer to Rockcote TradeSpec™ document 3.4
- Adhesives– Refer to Rockcote TradeSpec™ document 3.5
- Expanding Foams – Refer to Rockcote TradeSpec™ document 3.6
- Butyl Based Flashing Tapes – Refer to Rockcote TradeSpec™ document 3.9
- Polystyrene feature moulding installation – Refer to Rockcote TradeSpec™ document 3.10 (optional)

6.4. Applying Plaster

- General Render Information – Refer to Rockcote TradeSpec™ document 4.1
- Base Coat meshed – Refer to Rockcote TradeSpec™ document 4.3
- Levelling Coat – Refer to Rockcote TradeSpec™ document 4.4

6.5. Sealing & Finishing

- General Finish Coat Information– Refer to Rockcote TradeSpec™ document 5.1
- Sealer Application – Refer to Rockcote TradeSpec™ document 5.3
- Acrylic Texture Application – Refer to Rockcote TradeSpec™ document 5.5
- Rockcote Armour Application – Refer to Rockcote TradeSpec™ document 5.7

or

- Resene X200 Application – Refer to Rockcote TradeSpec™ 5.8
- Cleaning Up – Refer to Rockcote TradeSpec™ document 5.10

7. Cleaning

Remove debris, unused materials and elements from the site relating to the plaster system application. Replace damaged, cracked or marked elements. Leave the whole of this work to the required standard.

8. Final Onsite Assistance

Final Onsite Assistance by Rockcote Systems Registered plasterer and Rockcote project assessor of the entire finished cladding to take place immediately after completion of the wall cladding work and any defects or subsequent damage made good immediately.

Important:
This specification must be read in conjunction with the Rockcote Systems technical drawings.
No alteration to the Rockcote RenderSpec™ is permitted.
This Rockcote RenderSpec™ must be read in conjunction with Rockcote TradeSpec™ documents version 1.0

ROCKCOTE
RENDERSPEC

Rockcote EPS Cavity Plus Render System Specification

40mm EPS sheet

Rockcote Mineral texture finish

1. General

This section deals with Rockcote EPS Cavity Plus Render System applied over 40mm EPS sheet substrate. This system incorporates the installation of a 20mm drainage cavity Mineral texture finish.

2. Building Code Compliance

2.1. Durability

The work covered by this part of the specification has been designed and constructed to achieve a minimum durability of 15 years.

2.2. On Going Maintenance Instructions

Provide ongoing maintenance instructions required to meet the performance requirements of the NZBC B2 Durability.

3. Documents

3.1. Abbreviations

The following abbreviations are used throughout this work section:
PPCS Proprietary Plaster Cladding Standard
LRV Light Reflectance Value
MSDS Material safety data sheet(s)
BCA Building Control Authority
NZBC New Zealand Building Code
NZS New Zealand Standards
AS/NZ Australia New Zealand Standard
WANZ Windows Association of New Zealand

3.2. Documents Referred to

NZS 3603 Timber structures standard
NZS 3604 Timber framed buildings
NZS 4203 General structural design and design loadings for buildings
NZBC B2 Durability
NZBC E2/AS1 External moisture
AS/NZS 1170.2 Structural design actions - Wind actions
NZS 3602 Timber and wood-based products for use in building
NZBC E3/AS1 Internal moisture, 1.0 Prevention of fungal growth
BRANZ Bulletin 353 Ground clearances
BRANZ Bulletin 418 Weathertightness do's and don'ts
BRANZ Bulletin 439 Condensation risk in walls
BRANZ Appraisal Certificate # 476
WANZ WIS

3.3. Manufacturers Documents

Manufacturer's and supplier's documents relating to work in this section are:
Rockcote: Technical manual - July 2007 - Version 5.0
Rockcote Systems Technical CD Rom v 5.0
Rockcote TradeSpec™ Version 1.0
Rockcote Systems Project Guide
Resene: Total Colour System
Rockcote Technical Bulletins
Copies of the above literature are available at;
Rockcote Systems
Web: www.rockcote.co.nz
Telephone: 0800 50 70 40
Resene Paints
Web: www.resene.co.nz
Telephone: 0800 RESENE (0800 737 363)

BRANZ Appraised
Appraisal No.476 [2006]

3.4. No Substitutions

Substitutions are not permitted to any specified Rockcote Systems wall cladding system. Materials and execution to Rockcote Systems specification except where varied by this specification and supported by architectural detailing.

3.5. Qualifications

Use only PPCS registered plasterers licensed to apply the Rockcote Systems exterior render systems.

4. Documentation

4.1. Finish Sample

Submit one 300 mm x 300 mm sample of the selected texture finish and colour for approval. Obtain signature of acceptance on sample and return to the Registered Plasterer.

4.2. Maintenance Instructions

Provide Rockcote Systems Maintenance Guide on or before practical completion of the contract for issuing to the building owner. Rockcote Systems Maintenance Guide to be provided on request.

4.3. Producer Statement

Provide the producer statement compiled by the Registered Plasterer in the form as required by the BCA.

4.4. Health and Safety

Refer to the requirements of the Health and Safety in Employment Act and OSH:Guidelines for the provision of facilities and general safety in the construction industry. Supply protective clothing and equipment. Inform employees and others on site of the hazards and put into place procedures for dealing with emergencies. Obtain from Rockcote Systems the MSDS for each product. Keep sheets on site and comply with the required safety procedures.

4.5. Warranty

Warrant this system under normal environmental and use conditions against failure. Rockcote Systems system warranty.
Materials: 15 years by Rockcote Systems - Materials
Execution: 5 years by Registered Plasterer - Workmanship

4.6. Performance

Accept responsibility for the structural and weather-tight performance of the cladding installation.

4.7. OnSite Assistance

Allow to inspect the whole of the work at each stage. Determine a programme for onsite assistance including notification when each part and stage of the work is ready for inspection prior to the work commencing. Permit representatives of Rockcote Systems to inspect the work in progress and to take samples of their products from site if requested refer Rockcote Systems Project Guide.

5. Components

5.1. EPS Insulation Boards

All EPS complies with the flame propagation criteria as specified in AS1366 for the type of material being used.

Length:	2400, 2700, 3600, 4800mm
Width:	1200 mm
Thickness:	40 mm
Density:	H Grade

5.2. Battens

40mm x 22mm Polystyrene Battens - AS 1366 Part 3 Class H (with fire retardant).

5.3. Fasteners

Timber frame : flat-head, hot-dipped galvanised and Rockcote 40 mm diameter nylon washers.

Steel frame : AS 3566 Class 3 - Rockcote 40 mm diameter nylon washers.

5.4. Reinforcing Mesh

Rockcote brand - alkali resistant – red (160gsm), weave (mesh) size 5 mm x 4 mm
Rockcote brand - alkali resistant – blue (170gsm), weave (mesh) size 8 mm x 9 mm
Rockcote Sticky Mesh – Soft Mesh 150mm Wide

5.5. Rockcote PM100 Quick Render

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5.6. Rockcote Mineral Texture

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5.7. Rockcote Render Prime or Resene Limelock

Rockcote Render Prime – Water based acrylic polymer dispersion tinted (optional) to the colour of Rockcote finishing coats. Supplied in 15 litre pails.
Resene Limelock – Water based acrylic polymer dispersion. Supplied in 10 litre pails.

5.8. Resene X200 or Rockcote Armour

Resene X200 - Acrylic reinforced waterproof membrane. Supplied in 4 and 10 litre pails. Tinted to the selected colour.

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6.4. Applying Plaster

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6.5. Sealing & Finishing

- General Finish Coat Information– Refer to Rockcote TradeSpec™ document 5.1
- Mineral Texture Application – Refer to Rockcote TradeSpec™ document 5.6
- Sealer Application – Refer to Rockcote TradeSpec™ document 5.3
- 2 x coats Rockcote Armour Application – Refer to Rockcote TradeSpec™ document 5.7

or

- 2 x coats Resene X200 Application – Refer to Rockcote TradeSpec™ 5.8
- Cleaning Up – Refer to Rockcote TradeSpec™ document 5.10

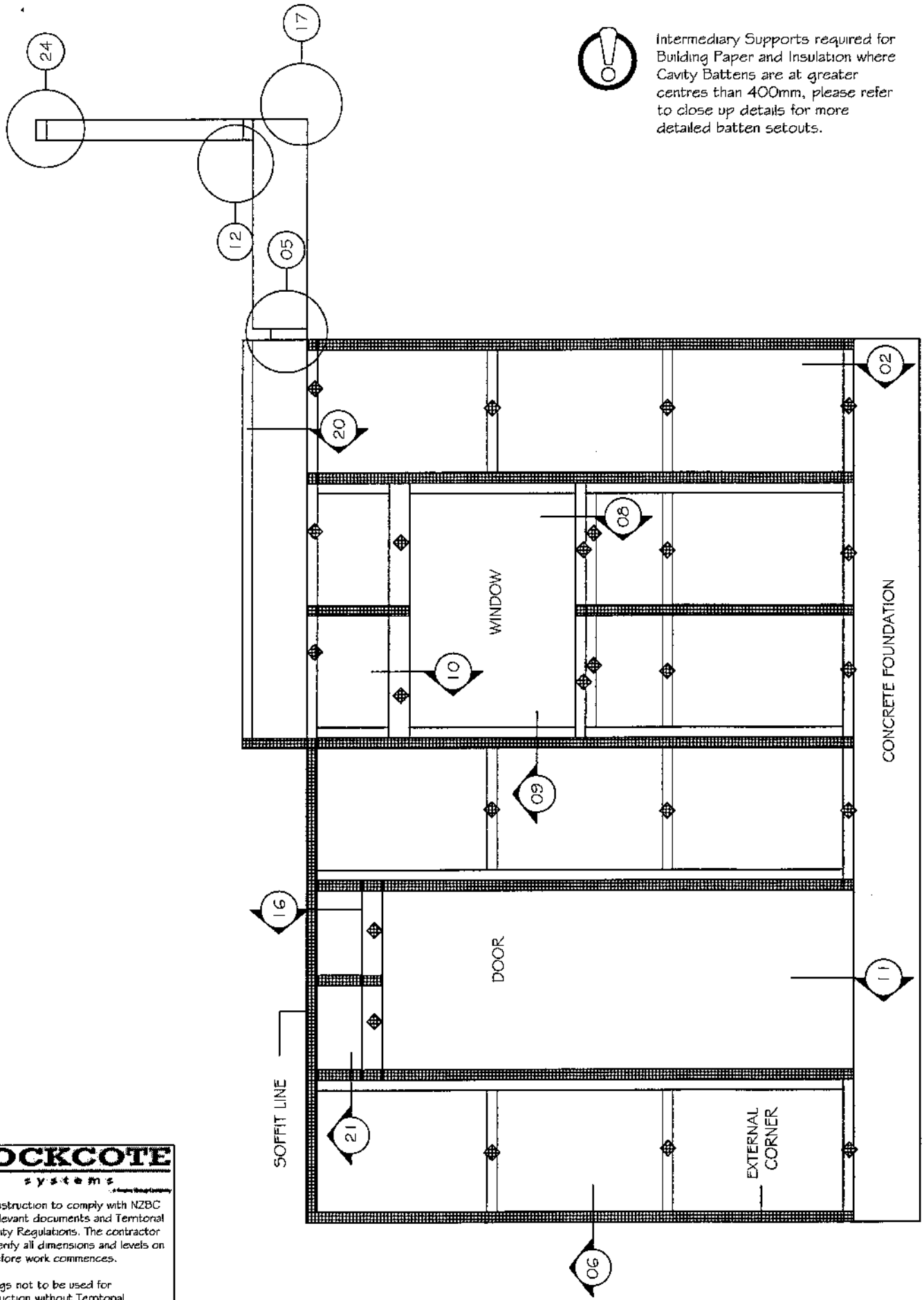
7. Cleaning

Remove debris, unused materials and elements from the site relating to the plaster system application. Replace damaged, cracked or marked elements. Leave the whole of this work to the required standard.

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Final Onsite Assistance by Rockcote Systems Registered plasterer and Rockcote project assessor of the entire finished cladding to take place immediately after completion of the wall cladding work and any defects or subsequent damage made good immediately.

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Intermediary Supports required for Building Paper and Insulation where Cavity Battens are at greater centres than 400mm, please refer to close up details for more detailed batten setouts.

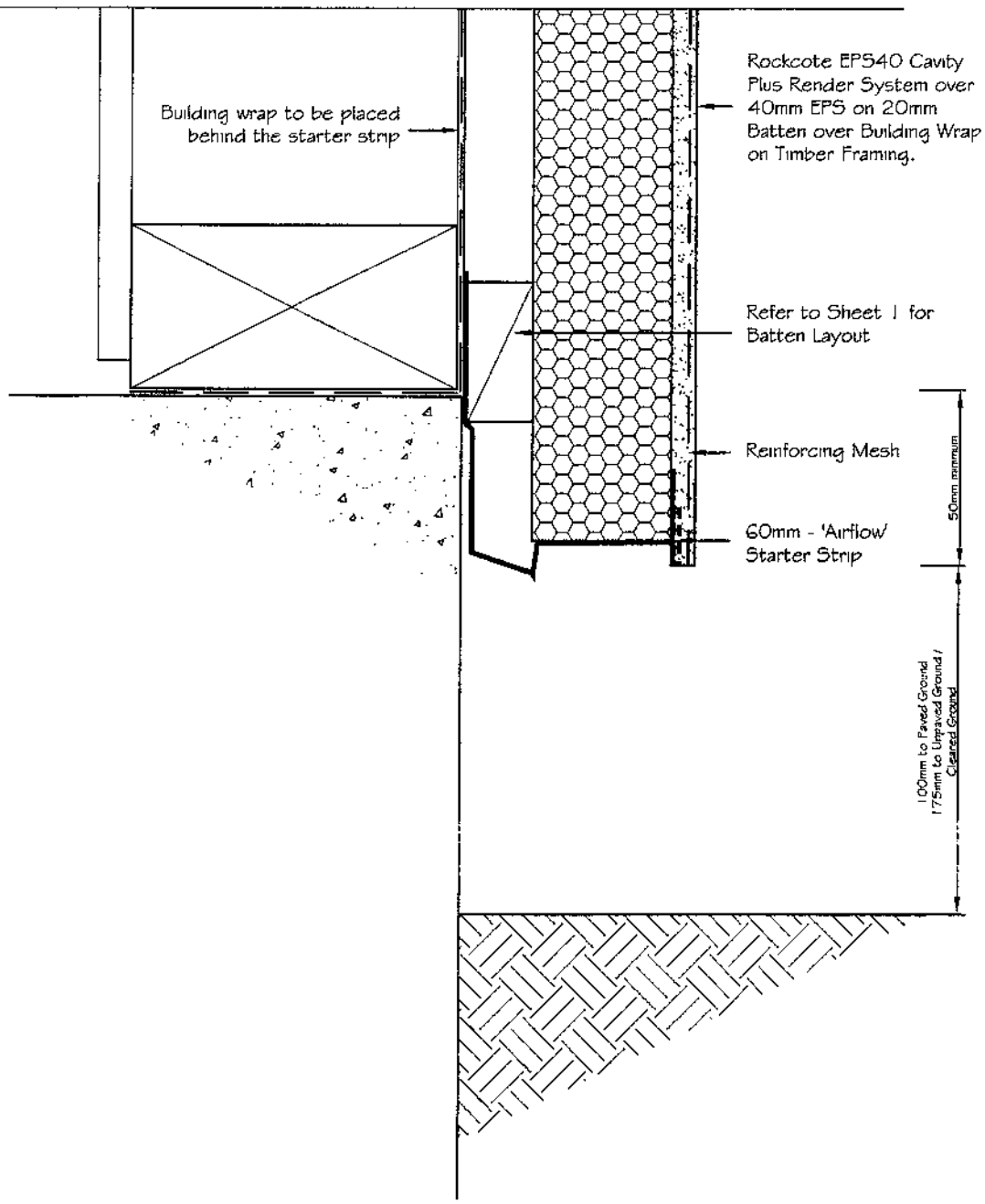
ROCKCOTE systems

All Construction to comply with NZBC and relevant documents and Territorial Authority Regulations. The contractor shall verify all dimensions and levels on site before work commences.

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Filename: EPS40Cavity_01.dwg	EPS40 CAVITY PLUS RENDER SYSTEM
Drawn By: Mark Flewellen	Date: 25 June 2005
Drawing Name: Batten Layout	Sheet: 01



Rockcote Starter Strip is fixed using masonry anchors to Foundation Walls if unable to nail through to the bottom plate.

Rockcote Cladding must extend a minimum of 50mm past the bottom plate.

The distance from the top of the floor slab to cleared ground must be a minimum of 225mm, to a paved surface this must be a minimum of 150mm. Refer to NZBC E2/AS1 (3rd Edition June 2004) Paragraph 9.1.3 or NZS 3604:1999 Fig 7.10.

Drain Holes in the Starter Strip are sufficient to achieve ventilation openings of 1000mm²

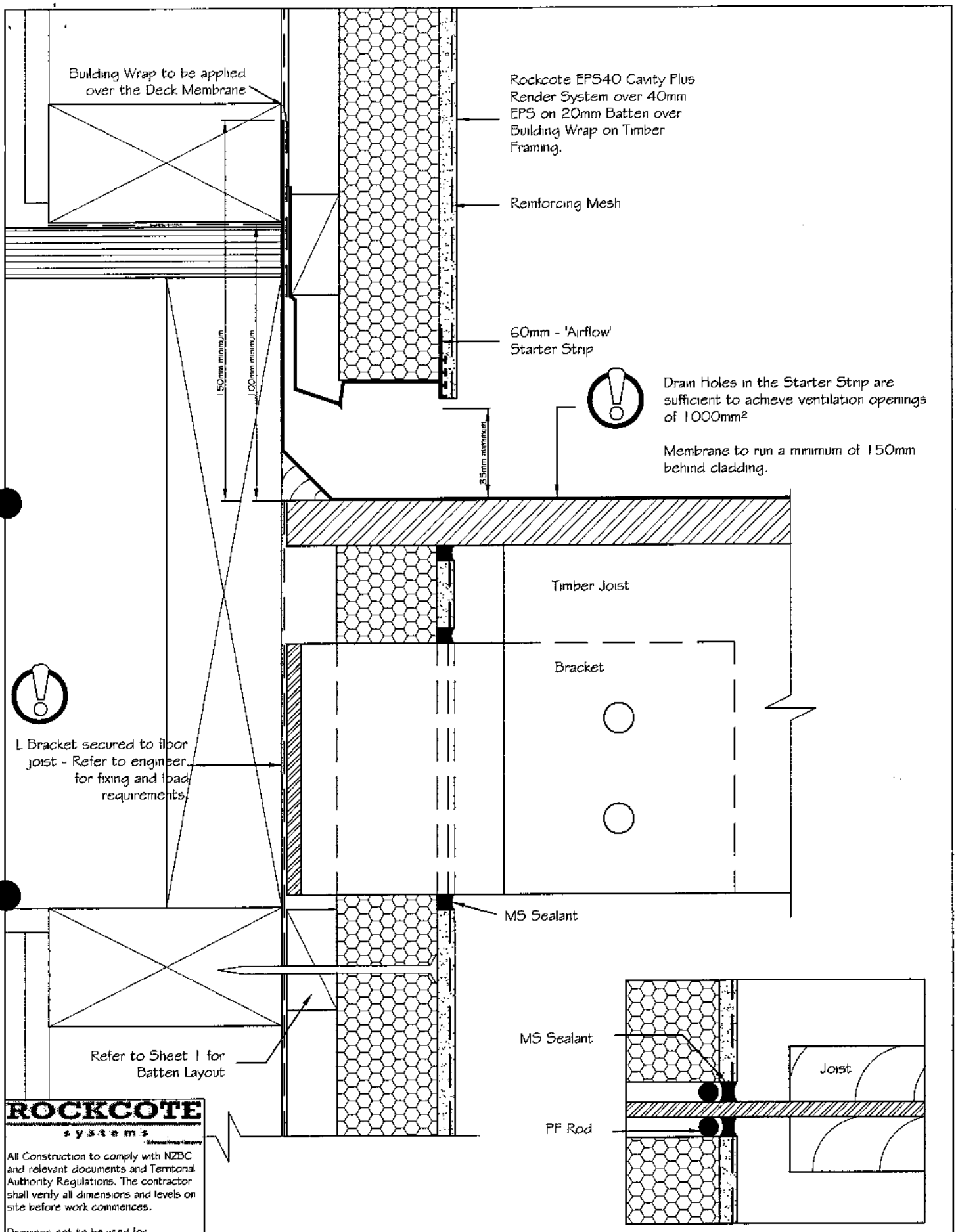
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Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40Cavity_02.dwg	1 : 2 (ISO)	
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Standard Foundation Detail		Sheet: 02



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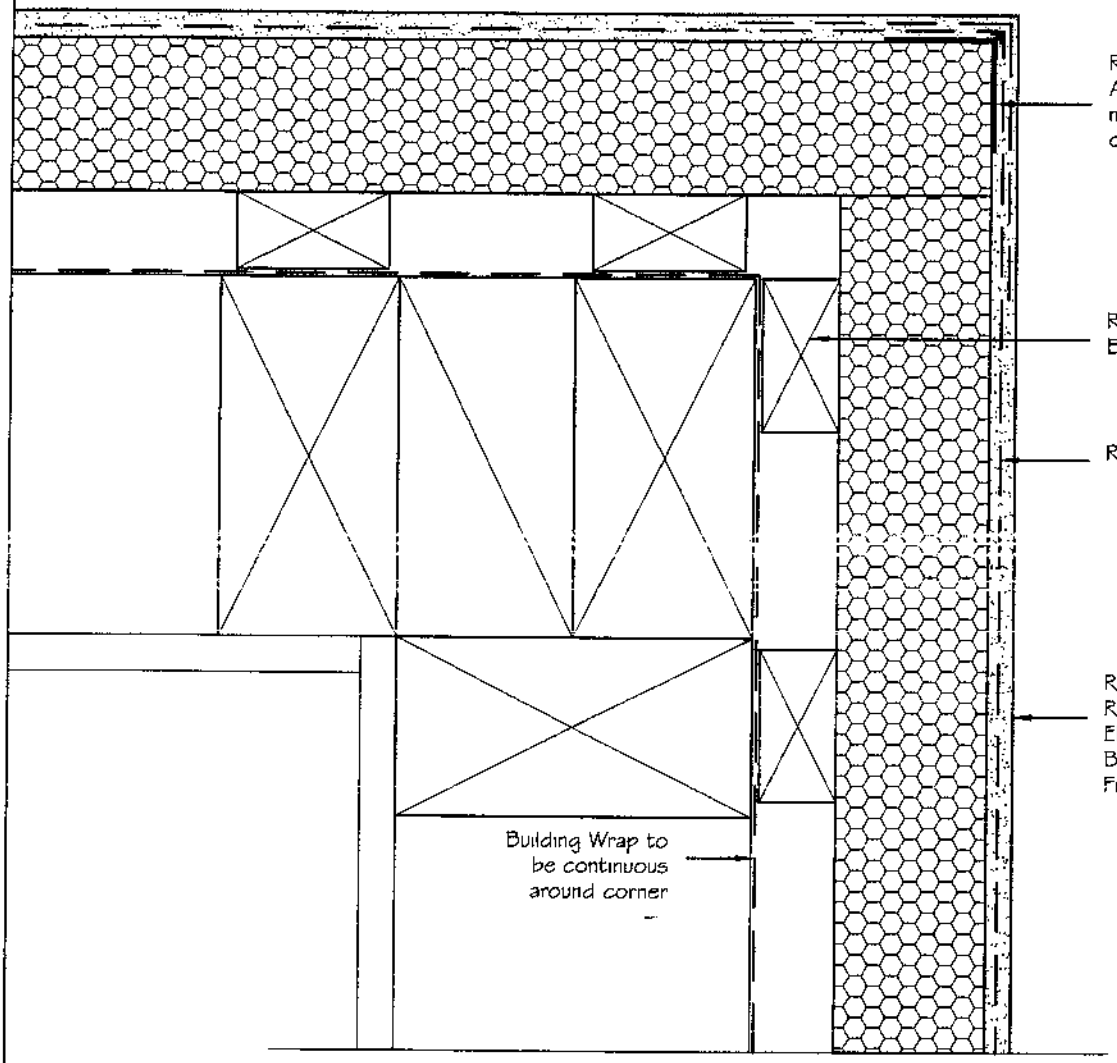
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Filename	Scale
EPS40Cavity_05.dwg	1 : 2 (ISO)

EPS40 CAVITY PLUS RENDER SYSTEM

Drawn By	Date
Sae-woon Lim	25 June 2005

Drawing Name	Sheet
Pergola Deck	05



ROCKCOTE systems

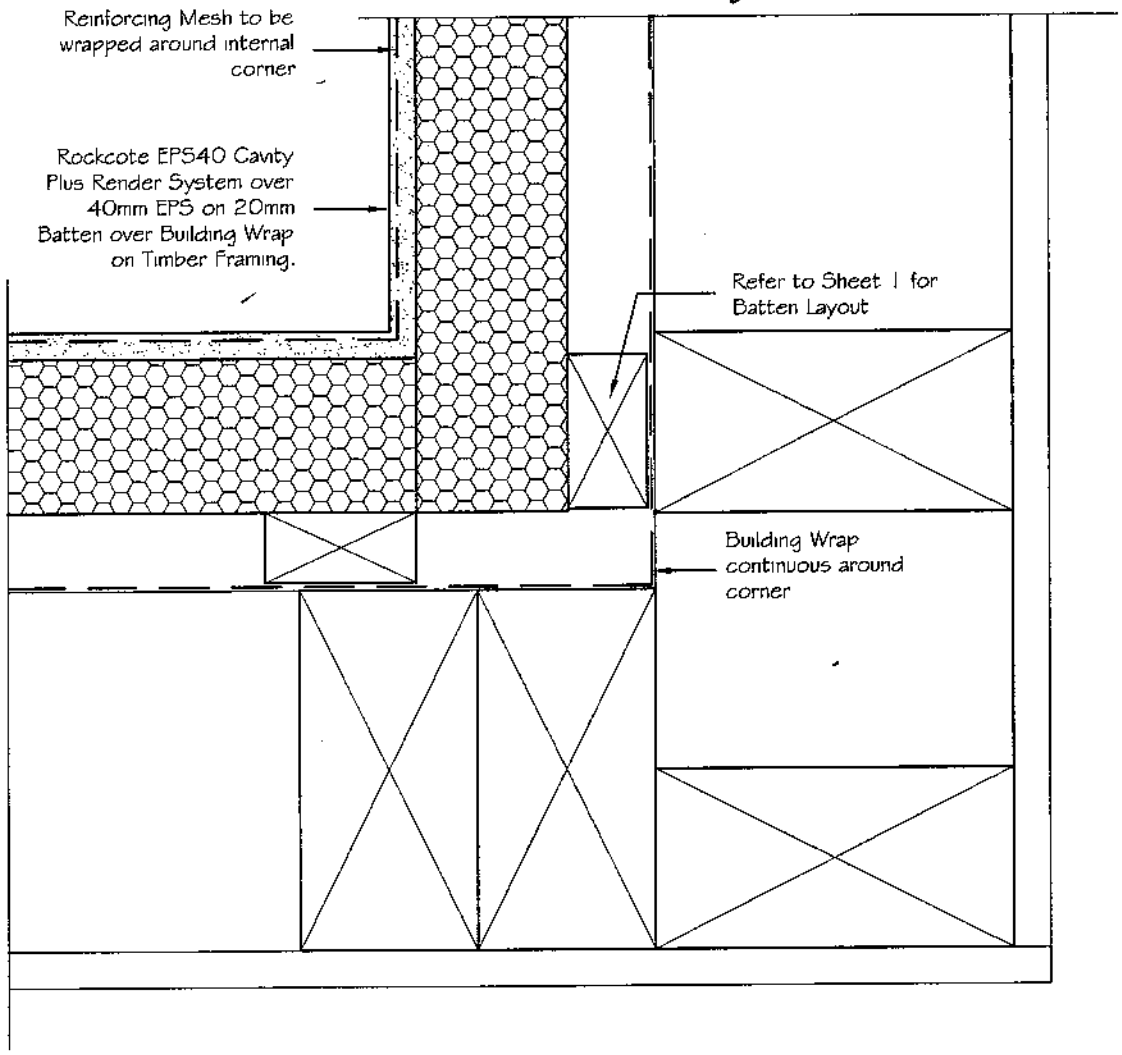
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Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40Cavity_06.dwg	1 : 2 (ISO)	
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: External Corner		Sheet: 06

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



ROCKCOTE
systems

All Construction to comply with NZBC and relevant documents and Territorial Authority Regulations. The contractor shall verify all dimensions and levels on site before work commences.

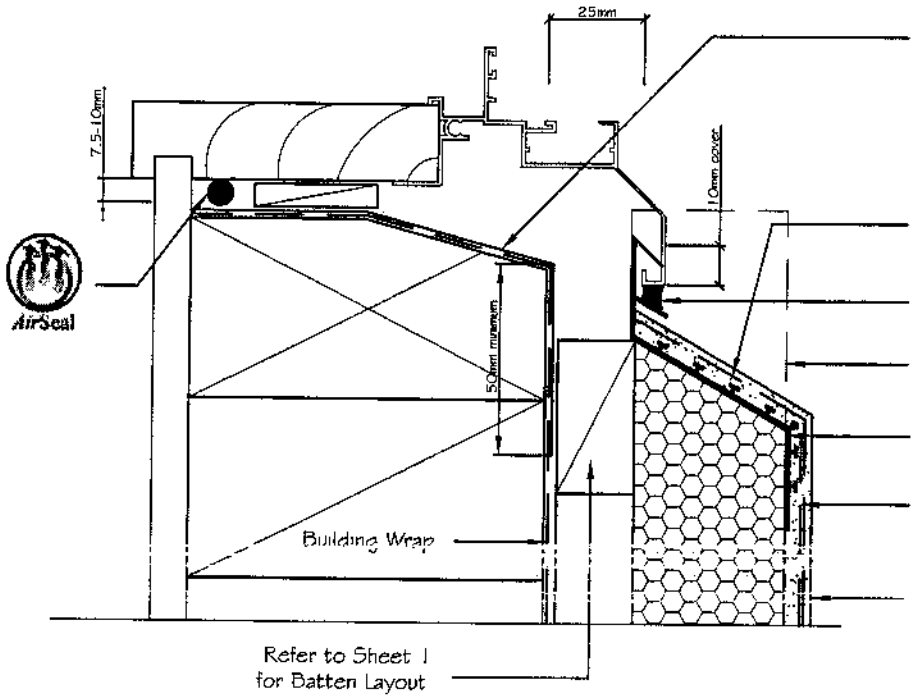
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Filename	Scale
EPS40Cavity_07.dwg	1 : 2 (ISO)

EPS40 CAVITY PLUS RENDER SYSTEM

Drawn By	Date
Sae-woon Lim	25 June 2005
Drawing Name	**Sheet**
Internal Corner	07



Sill Wrap is applied over the sloping trimmer and must extend 50mm down onto the face of the Building Wrap, and return atleast 100mm up each jamb according to the manufacturers specifications.

Reinforcing Sticky Mesh is to be wrapped around the Rockcote Sill Flashing

MS Sealant

Corner Soaker

40mm Sill Flashing

Re-inforcing Mesh

Rockcote EPS40 Cavity Plus Render System over 40mm EPS on 20mm Batten over Building Wrap on Timber Framing.

Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the sill flashing to fit.

A sloped Sill Trimmer is required when the glazing pocket of the window/door frame is located back past the line of the wall frame.

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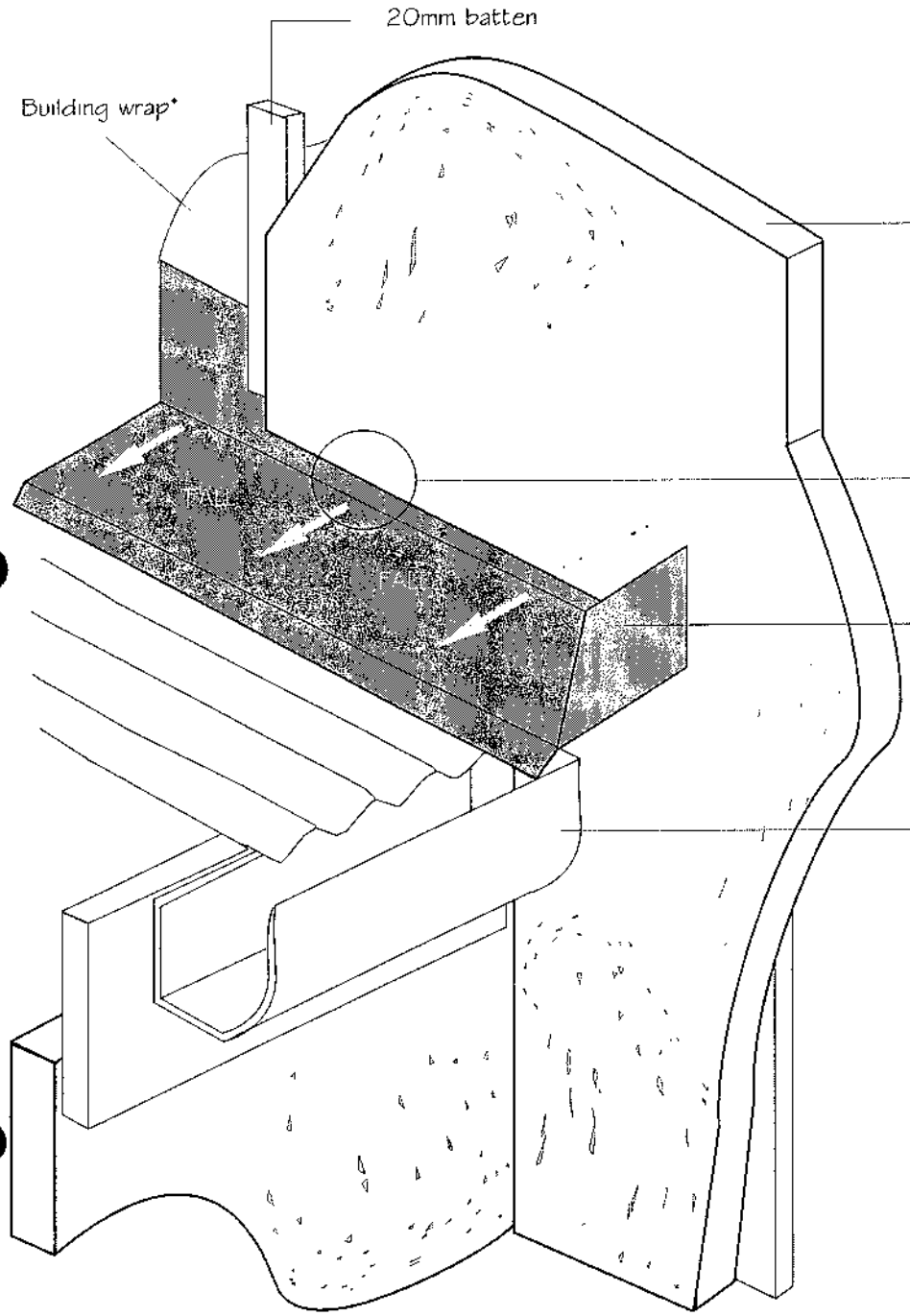
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AirSeal

Air Seal please refer to Rockcote Technical Bulletin 09 for more information on Air Sealing Technology.

Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40Cavity_08.dwg	1 : 2 (ISO)	
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Standard Recessed Window Sill		Sheet: 08



Rockcote EPS40 Cavity Plus Render System on 20mm Battens.

Rockcote / Roof detail refer to technical manual.

Kick-out* formed and installed by roofer to divert water into spouting.

Fascia and gutter* to remain clear of the cladding to allow for plastering - refer technical bulletin TB 02.
Minimum finished clearance of 10mm is required - E2/AS1

Apron Flashing to be installed in accordance with E2/AS1 Clause 5.1

*indicates: components NOT supplied by Rockcote Systems

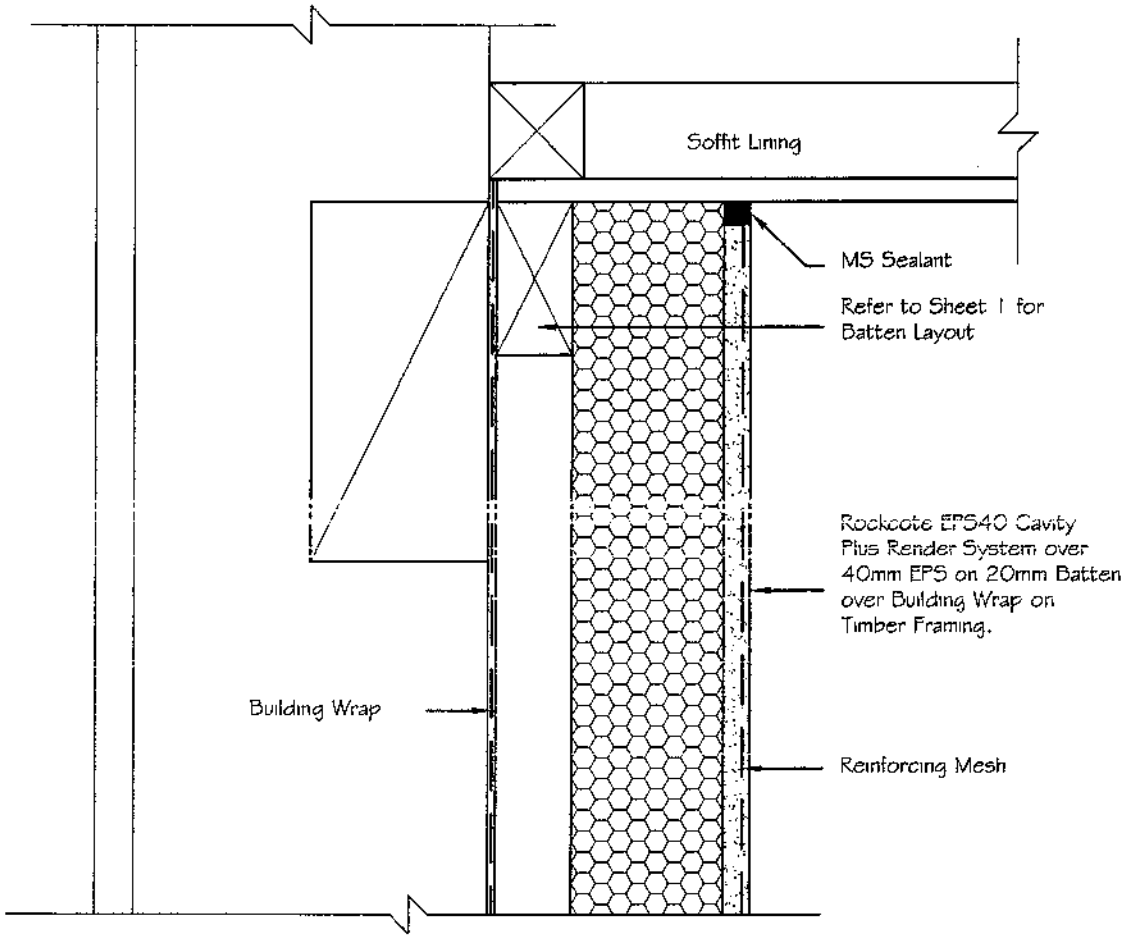
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Filename	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40_kickout.ai	
Drawn By: Sae-woon Lim	Date: 25 June 2005
Drawing Name: Kickout Flashing Detail	Sheet: 15A



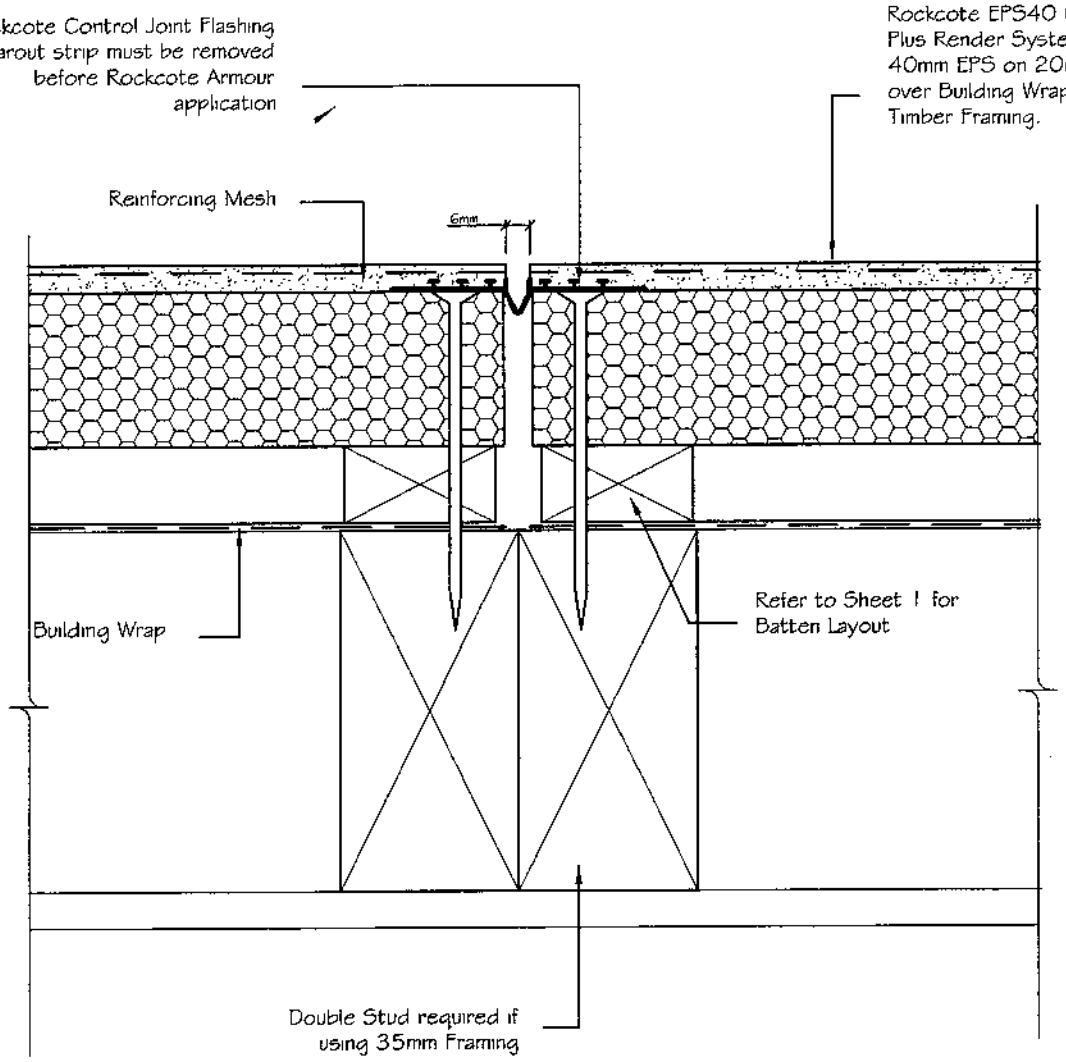
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Filename	Scale	
EPS40Cavity_16.dwg	1 : 2 (ISO)	EPS40 CAVITY PLUS RENDER SYSTEM
Drawn By		Date
Sae-woon Lim		25 June 2005
Drawing Name		Sheet
Wall to Soffit		16



All Control Joint spacings and setouts are the responsibility of the Designer, for suggested locations refer to Technical Bulletin 11. Where Control Joints meet, then Protecto Tape is to be installed behind ALL junctions refer to Technical Bulletin 25 for more details.

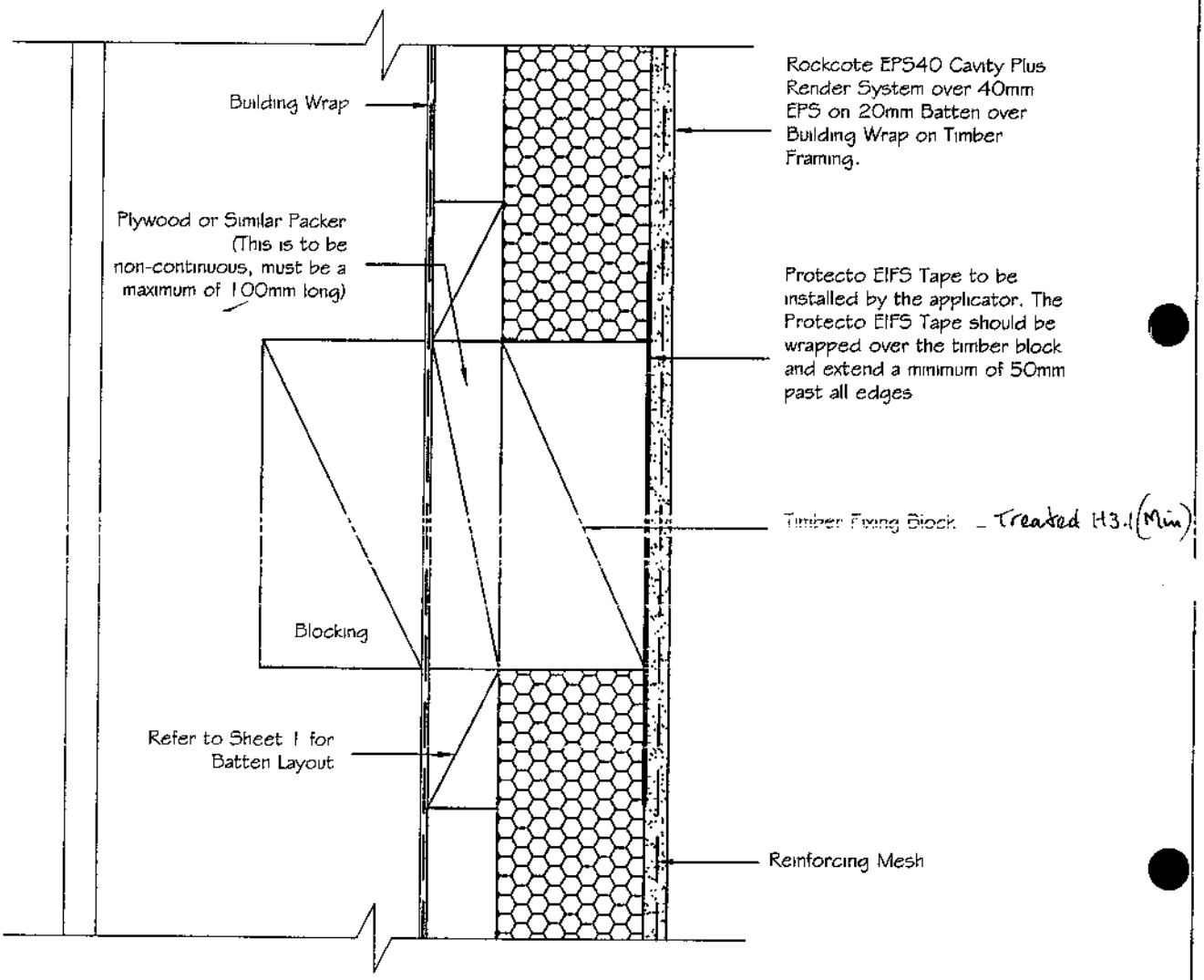
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Filename	Scale	
EPS40Cavity_21.dwg	1 : 2 (ISO)	EPS40 CAVITY PLUS RENDER SYSTEM
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Vertical Control Joint		Sheet: 21



ROCKCOTE systems

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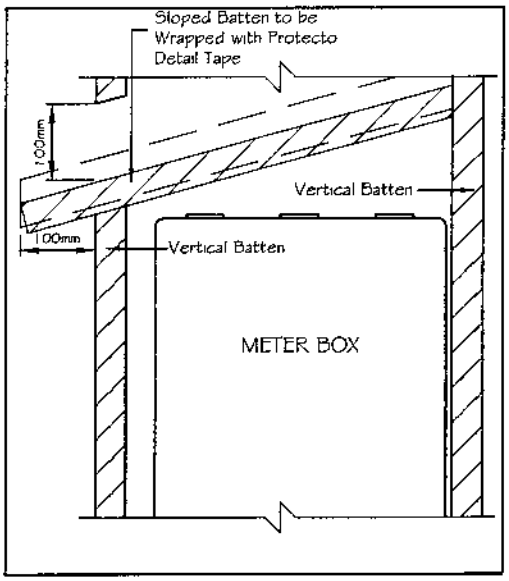
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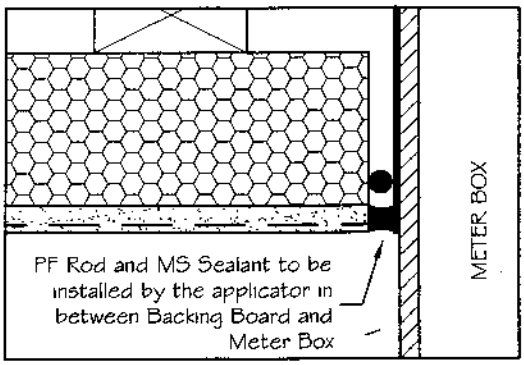
Filename	Scale
EPS40Cavity_22.dwg	1 : 2 (ISO)

EPS40 CAVITY PLUS RENDER SYSTEM

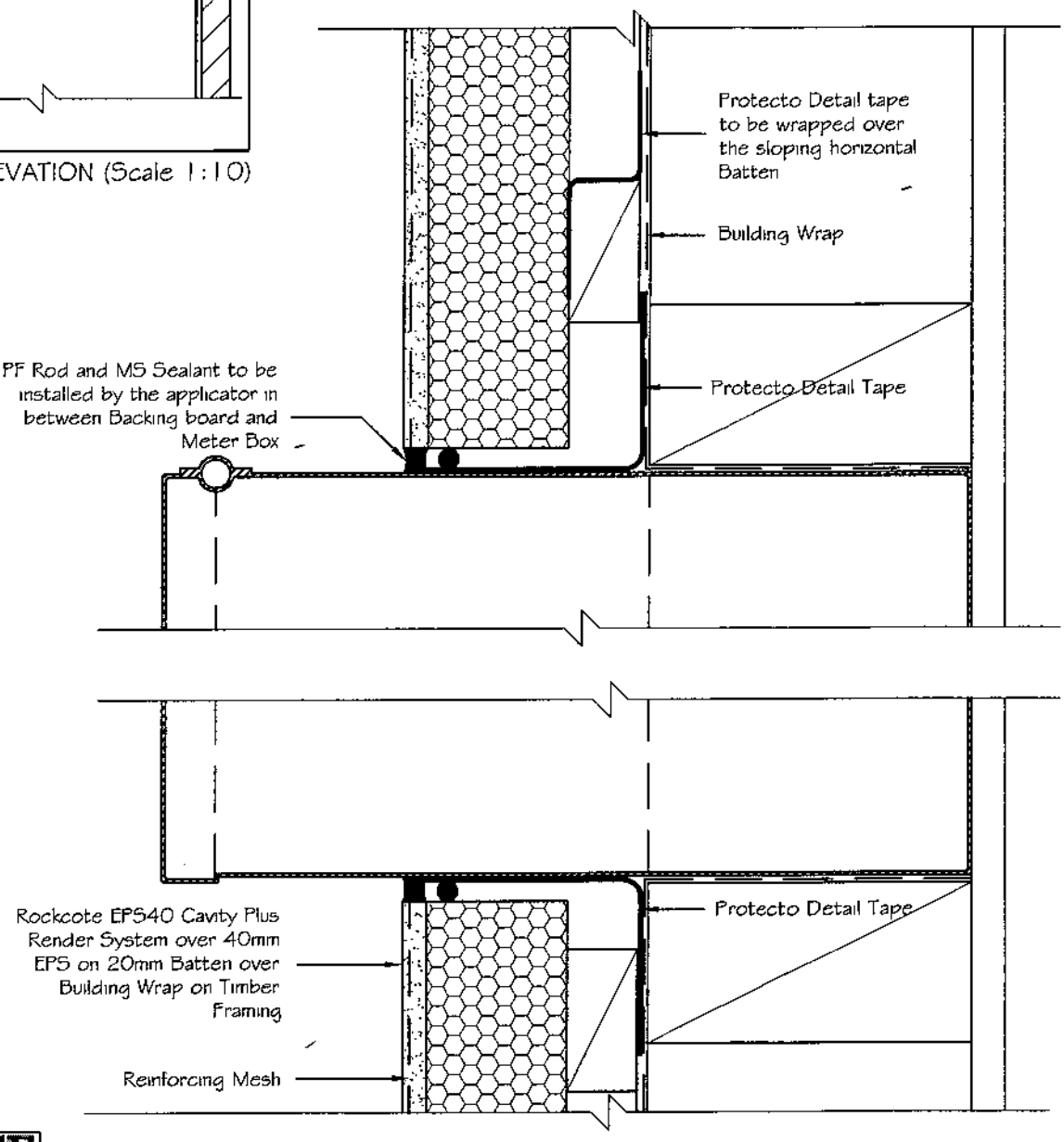
Drawn By	Date
Mark Flewellen	25 June 2005
Drawing Name	**Sheet**
Heavyweight Fixing	22



FRONT ELEVATION (Scale 1:10)



TOP VIEW (Looking down the side)



ROCKCOTE systems

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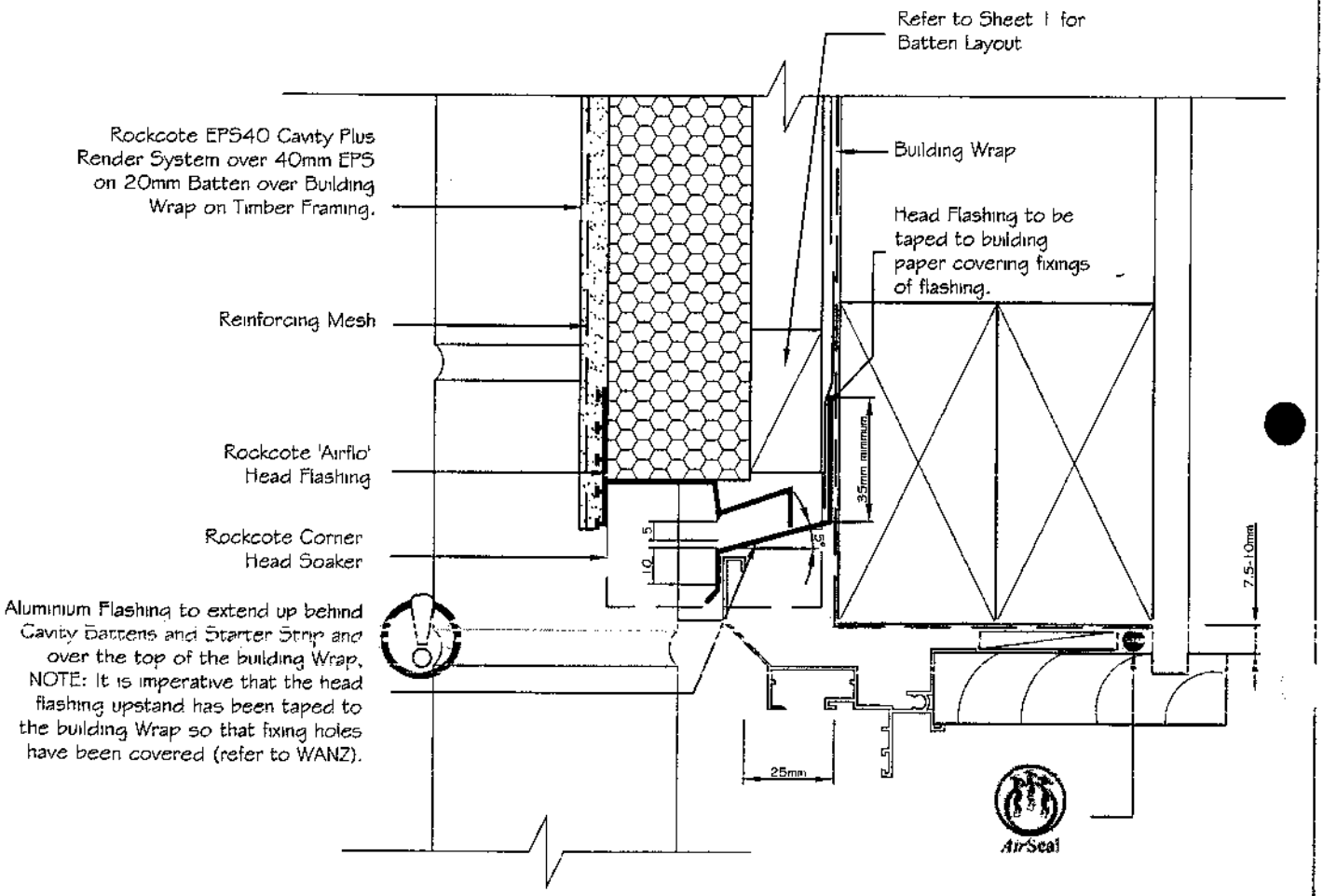
This detail is suitable for use in sheltered locations only.

Protecto Detail Tape must NOT be exposed to UV sunlight.

Filename	Scale
EPS40Cavity_27B.dwg	1 : 2 (ISO)

EPS40 CAVITY PLUS RENDER SYSTEM

Drawn By	Date
Sae-woon Lim	25 June 2005
Drawing Name	**Sheet**
Alternative Meter Box Penetration	27B



PLEASE NOTE THE WINDOW SETOUT IS TO BE CONSISTENT WITH SETOUTS FOR BRICK VENEER.

Metal Flashing (or PVC Flashing if in corrosive areas) shown is to be supplied by the main contractor. these will need to be specifically designed to suit each application. All head flashings to be powder coated to colour match joinery. Flashings are to meet the requirement of Section 4 of NZS 3604:1999. The Head Flashings must have stop ends formed a Minimum of 30mm and be sealed to the Brick Veneer.

Drain Holes in the Starter Strip are sufficient to achieve ventilation openings of 1000mm²

ROCKCOTE Systems

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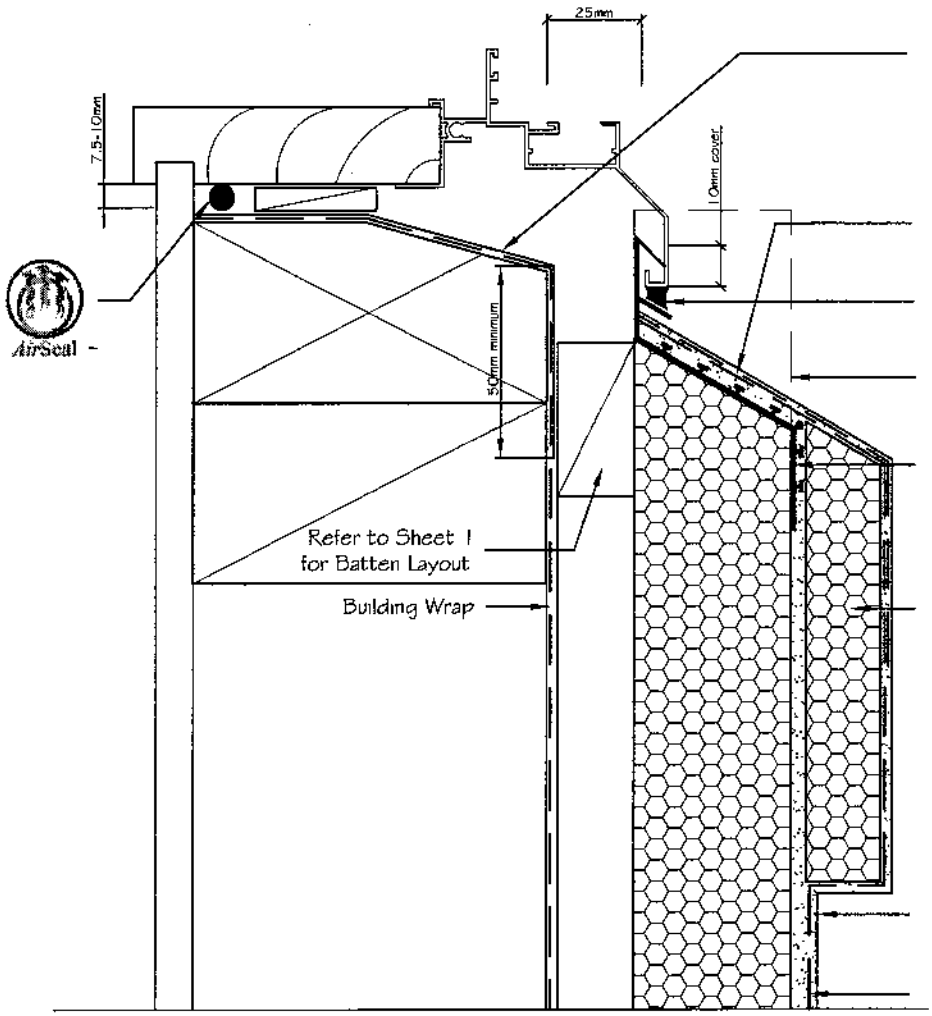
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AirSeal

Air Seal please refer to Rockcote Technical Bulletin 09 for more information on Air Sealing Technology.

Filename	Scale	
EPS40Cavity_28.dwg	1 : 2 (150)	EPS40 CAVITY PLUS RENDER SYSTEM
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Window Head to Brick Junction		Sheet: 28



Sill Wrap is applied over the sloping trimmer and must extend 50mm down onto the face of the Building Wrap, and return atleast 100mm up each jamb according to the manufacturers specifications.

Reinforcing Sticky Mesh is to be wrapped around the Rockcote Sill Flashing

MS Sealant

Corner Soaker

40mm Sill Flashing

Polystyrene Moulding is pre-plastered, then adhered on top of the Base coat with Multi-stop. Refer to Technical Bulletin 17 for more information.

Rockcote EPS40 Cavity Plus Render System over 40mm EPS on 20mm Batten over Building Wrap on Timber Framing.

Reinforcing Mesh

Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the sill flashing to fit.

A sloped Sill Trimmer is required when the glazing pocket of the window/door frame is located back past the line of the wall frame.

ROCKCOTE
systems

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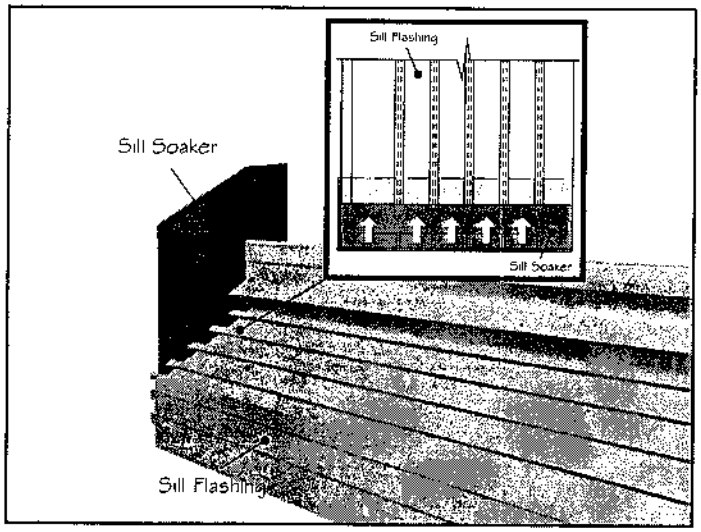
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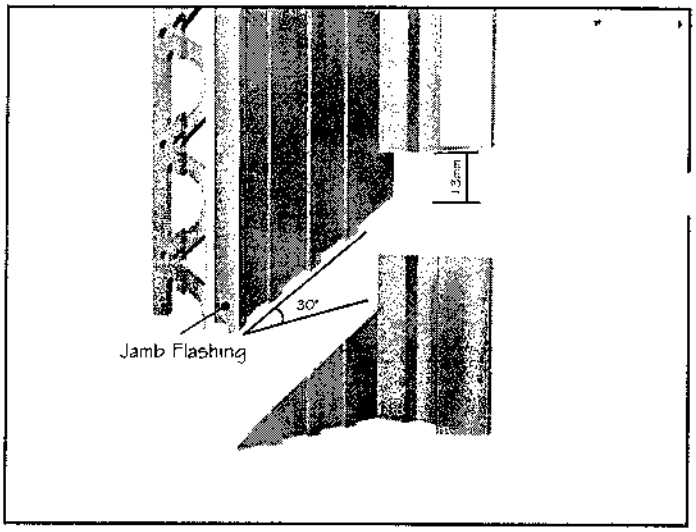
AirSeal

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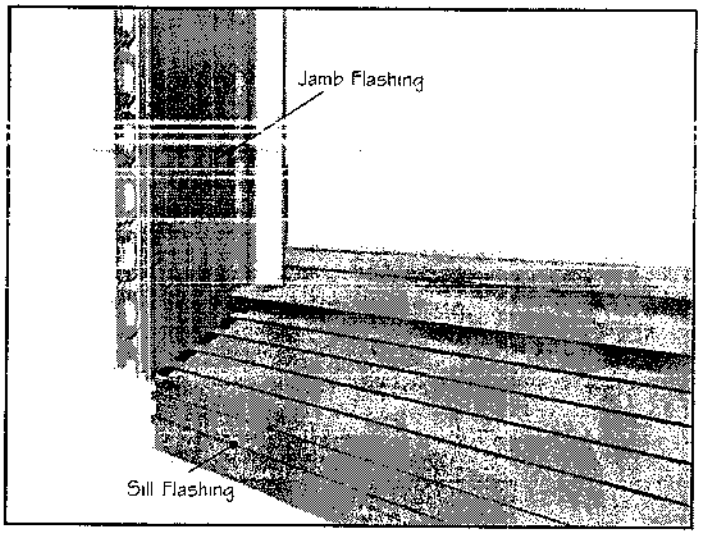
Filename	Scale	
EPS40Cavity_08A.dwg	1 : 2 (ISO)	EPS40 CAVITY PLUS RENDER SYSTEM
Drawn By		Date
Sae-woon Lim		25 June 2005
Drawing Name		Sheet
Standard Recessed Window Sill - Moulding		08A



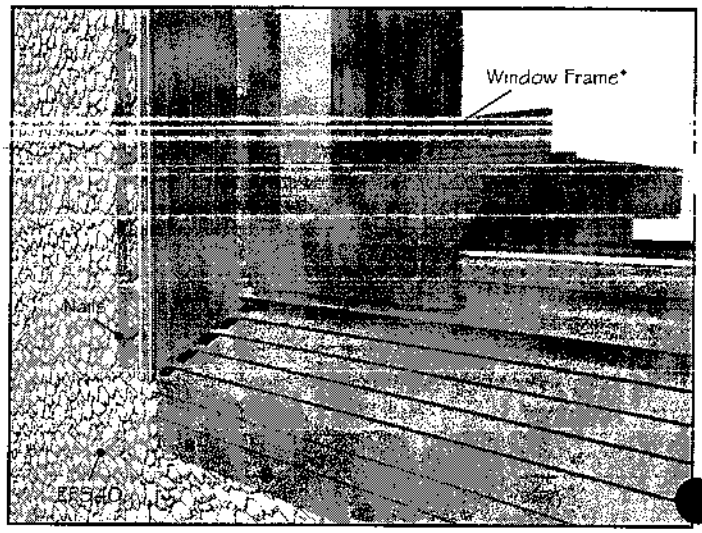
1. Lock in the Sill Soaker on the ends of the 40mm Sill Flashing and trim them off to the depth of cladding.



2. With the 40mm Jamb Flashing, trim the bottom end as shown in the diagram.
NOTE: The angle of cut should be identical to the angle of Sill Flashing (usually 30 degrees).



3. Place the Jamb Flashing on top of Sill Soaker and Sill Flashing as shown above.



4. The end result before plastering, should look like this.

ROCKCOTE systems

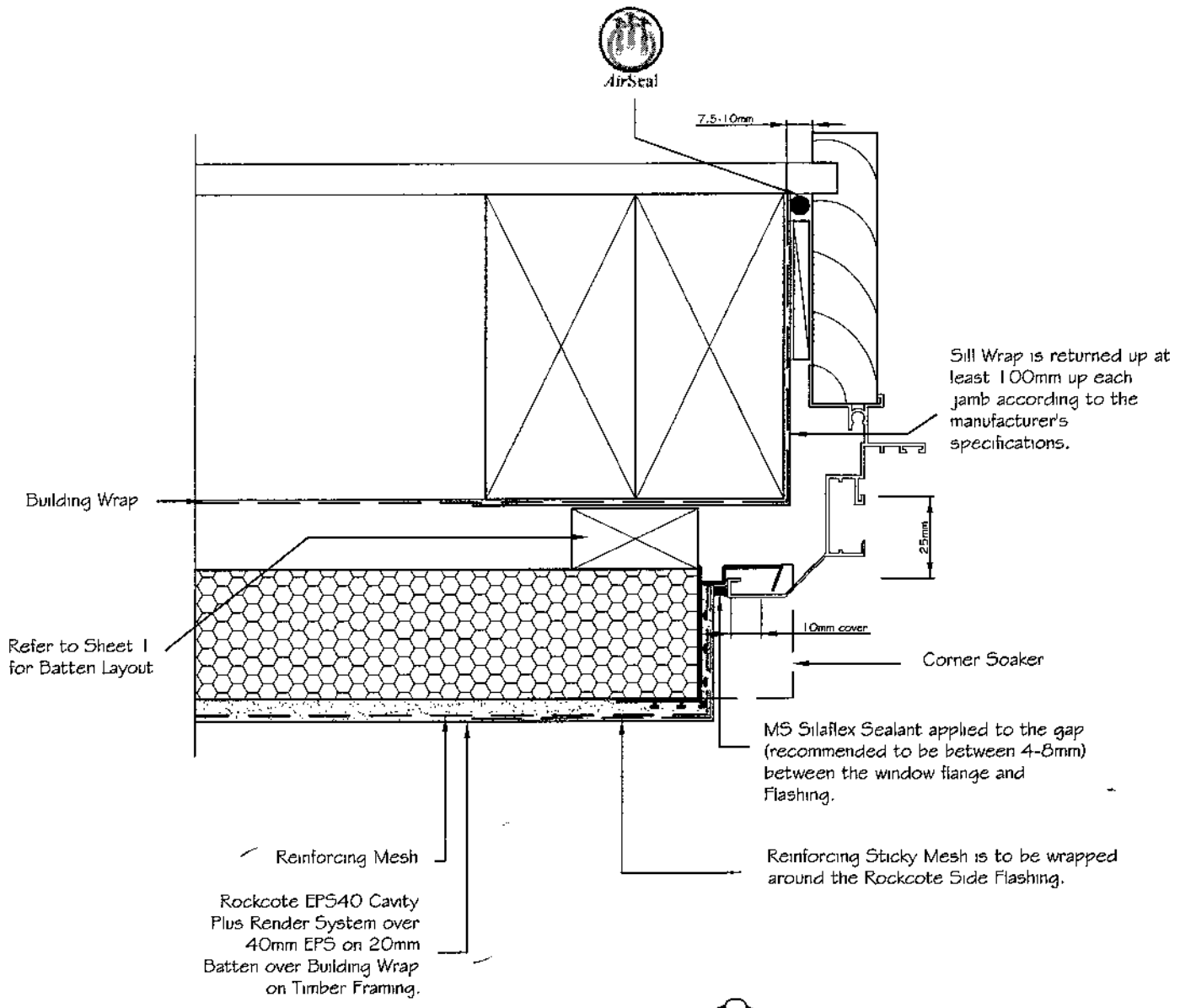
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*indicates: components NOT supplied by Rockcote Systems

Filename		EPS40 CAVITY PLUS RENDER SYSTEM
Sill_Soaker_install.ai		
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Window Sill/Jamb corner soaker Installation		Sheet: 08B



Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the Jamb flashing to fit.

ROCKCOTE systems

All Construction to comply with NZBC and relevant documents and Territorial Authority Regulations. The contractor shall verify all dimensions and levels on site before work commences.

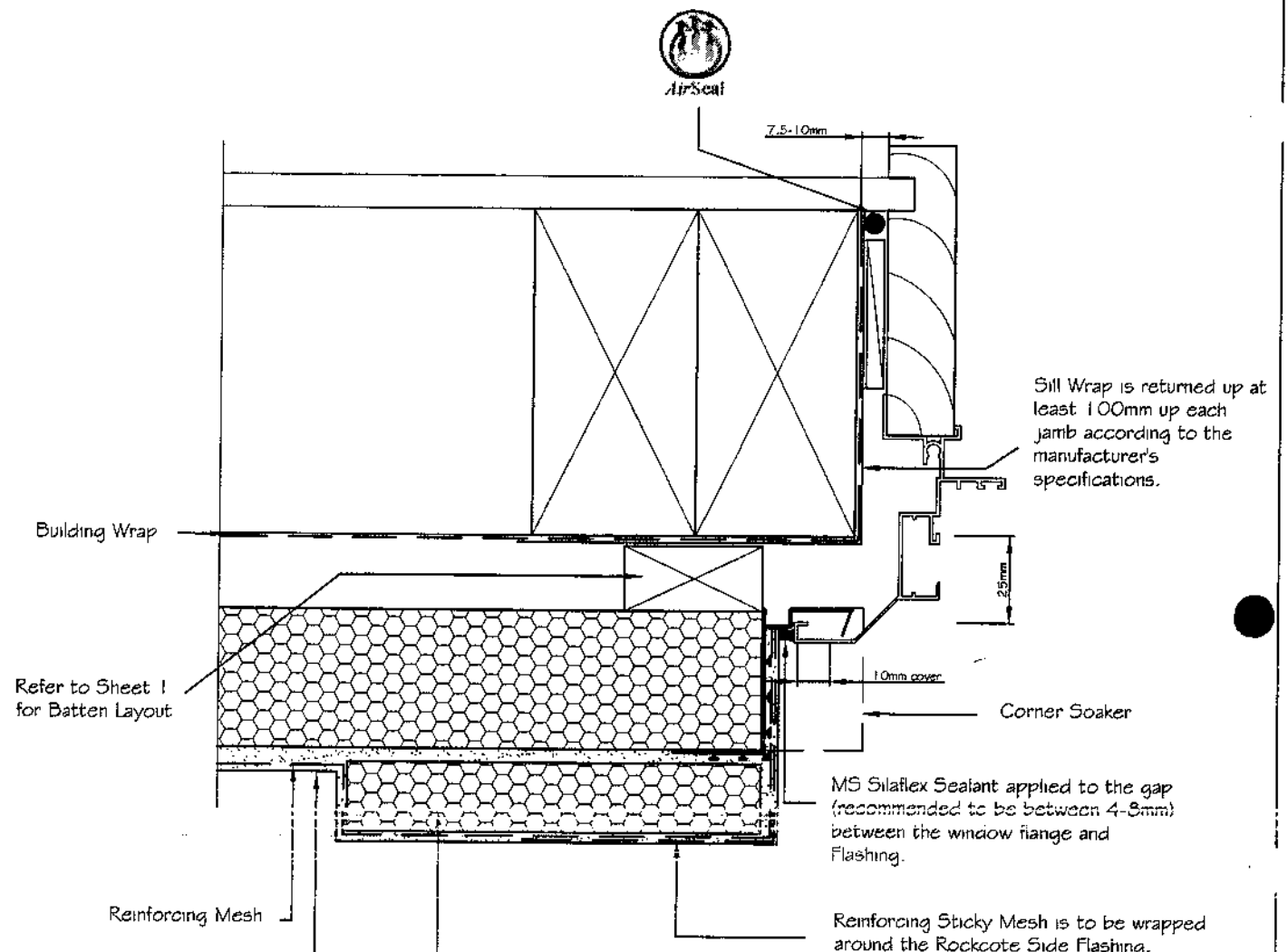
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AirSeal

Air Seal please refer to Rockcote Technical Bulletin 09 for more information on Air Sealing Technology.

Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40Cavity_09A.dwg	1 : 2 (150)	
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Standard Recessed Window Jamb		Sheet: 09



ROCKCOTE systems

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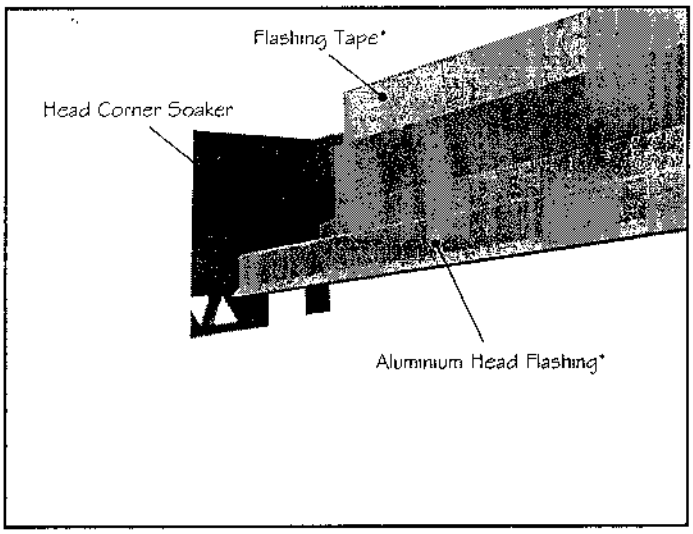
Drawings not to be used for construction without Territorial Authority Consent.

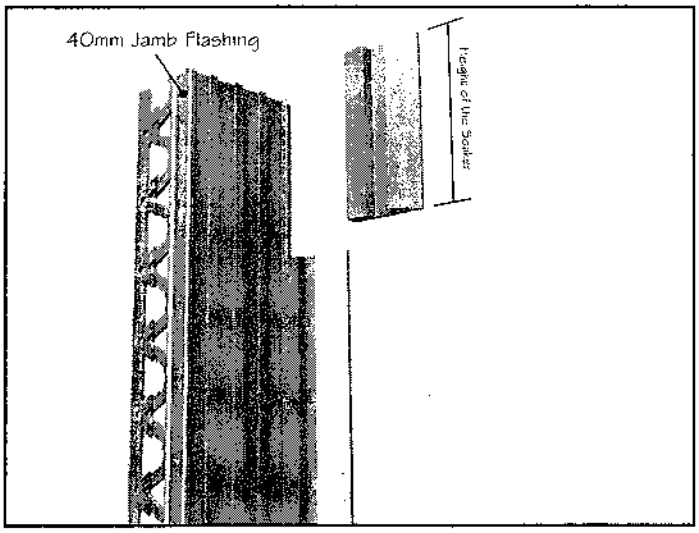
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AirSeal

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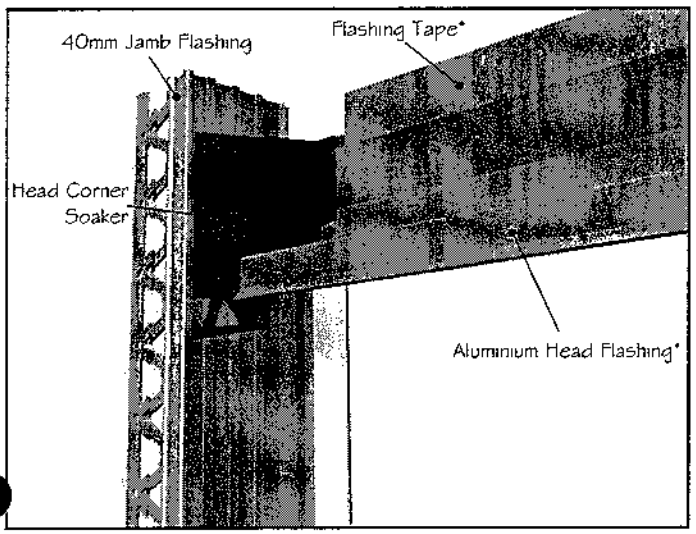
Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40Cavity_09A.dwg	1 : 2 (ISO)	
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Standard Recessed Window Jamb - Moulding		Sheet: 09A

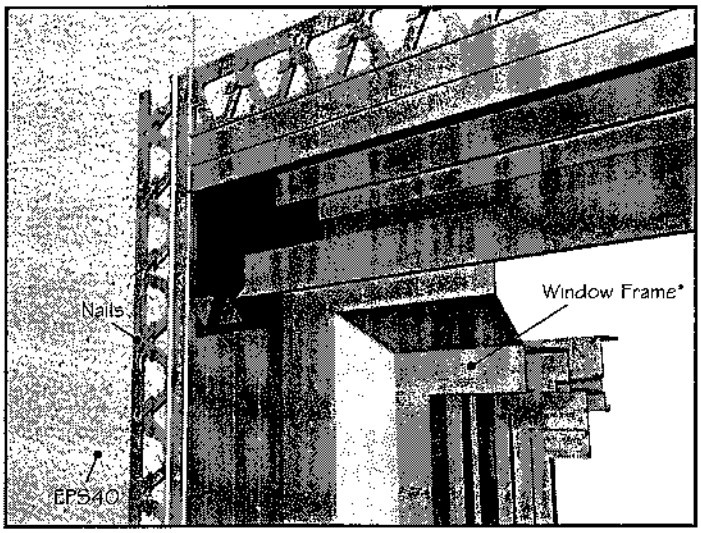




(1) Lock in the Head Corner Soaker on the ends of the Aluminium Head Flashing and trim them off to the depth of cladding. Make sure that the Aluminium Flashing is taped at the top at this stage.

(2) With the 40mm Jamb Flashing, trim the top end as shown in the diagram.





(3) Place the Jamb Flashing underneath the Head Soaker as shown above.

(4) The end result before plastering, should look like this.

ROCKCOTE systems

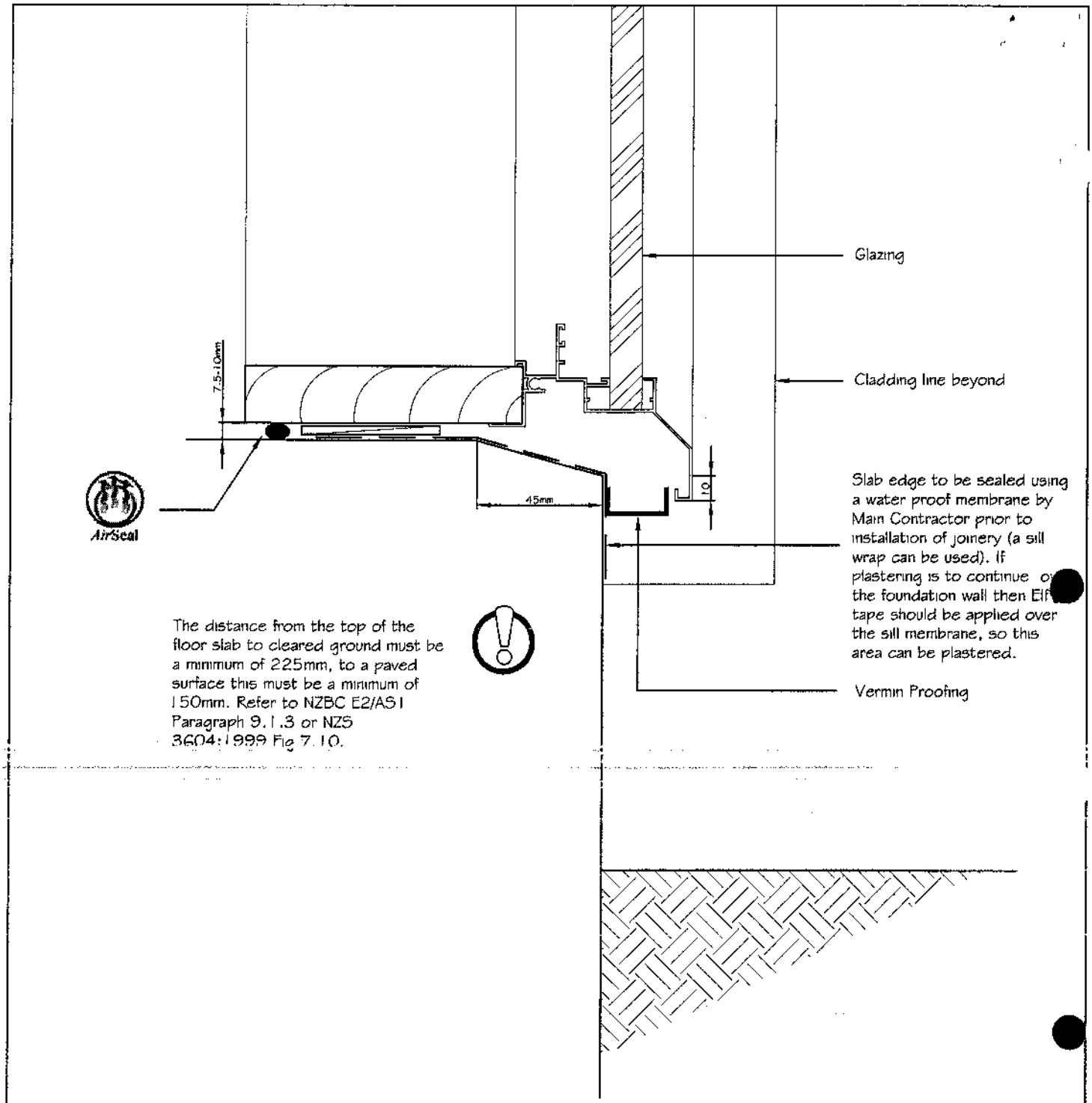
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*Indicates: components NOT supplied by Rockcote Systems

Filename		EPS40 CAVITY PLUS RENDER SYSTEM
Head_soaker_install.ai		
Drawn By		Date
Sae-woon Lim		25 June 2005
Drawing Name		Sheet
Window Head/Jamb corner Soaker installation		10B



ROCKCOTE systems

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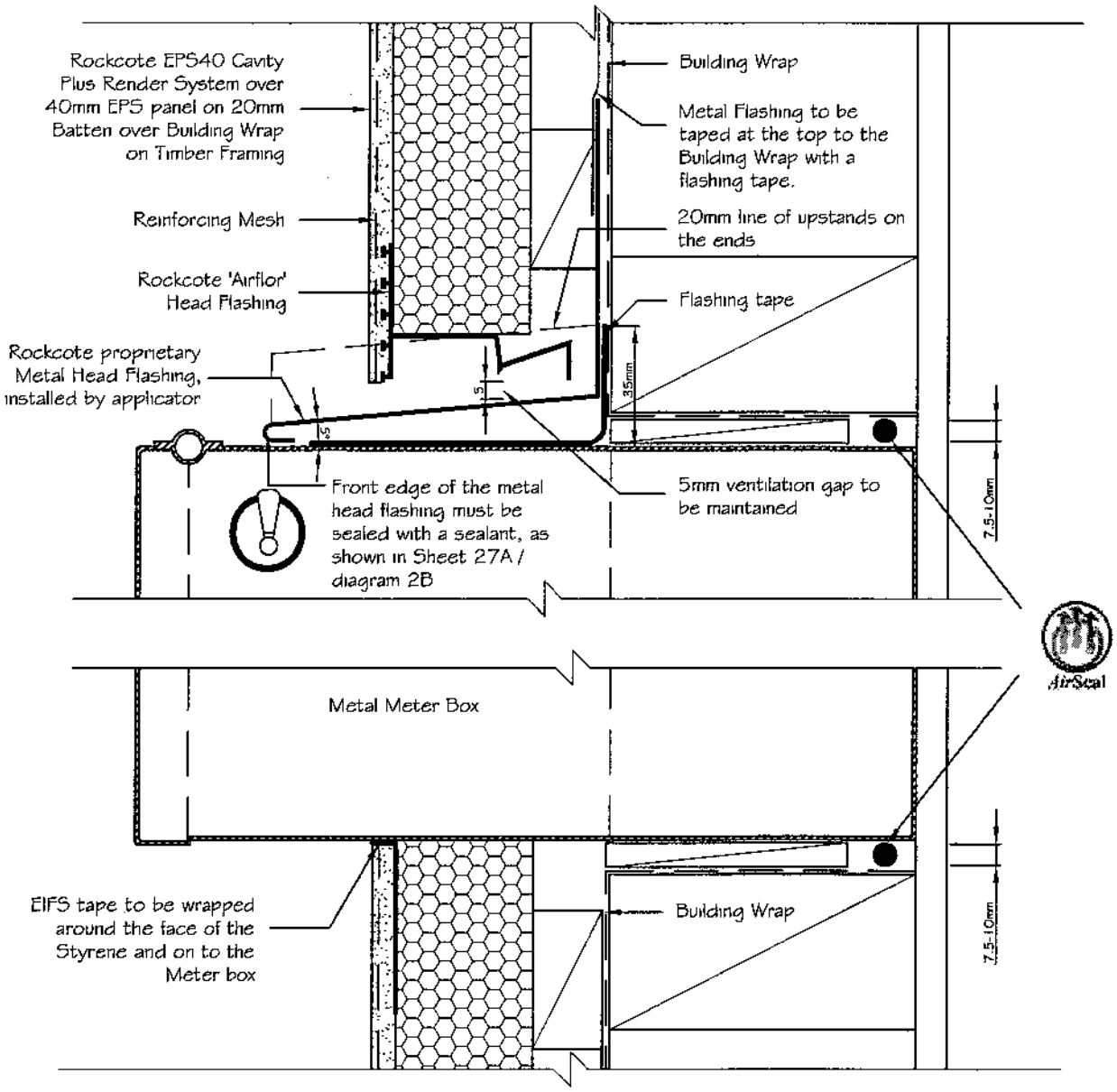
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AirSeal

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Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40Cavity_11.dwg	1 : 2 (150)	
Drawn By: Mark Flewellen		Date: 2 August 2007
Drawing Name: Concrete Door Sill		Sheet: 11



EIFS tape must NOT be exposed to the UV sunlight.

ROCKCOTE
systems

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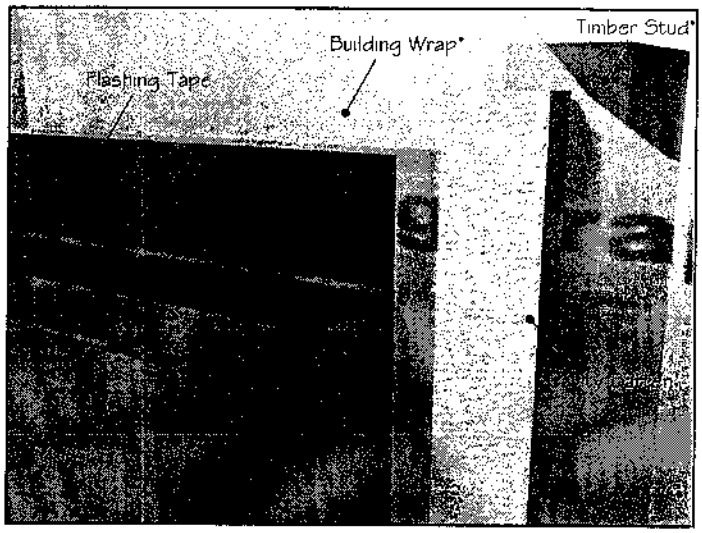
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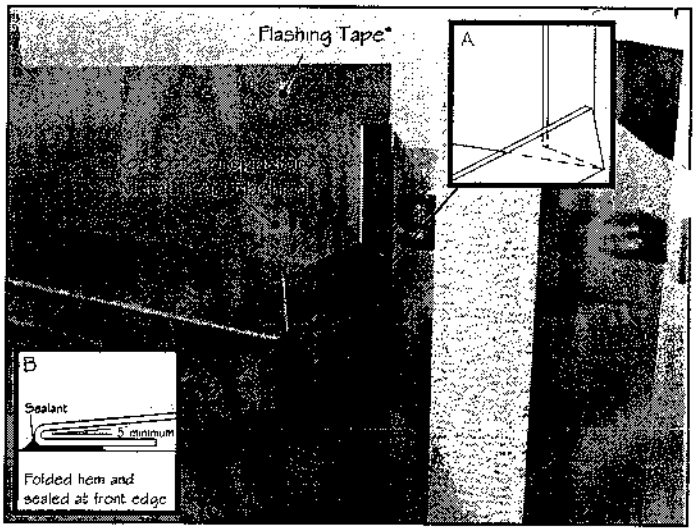
AirSeal

Air Seal please refer to Rockcote Technical Bulletin 09 for more information on Air Sealing Technology.

Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40cavity_27.dwg	1 : 2 (ISO)	
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Meter Box Penetration		Sheet: 27



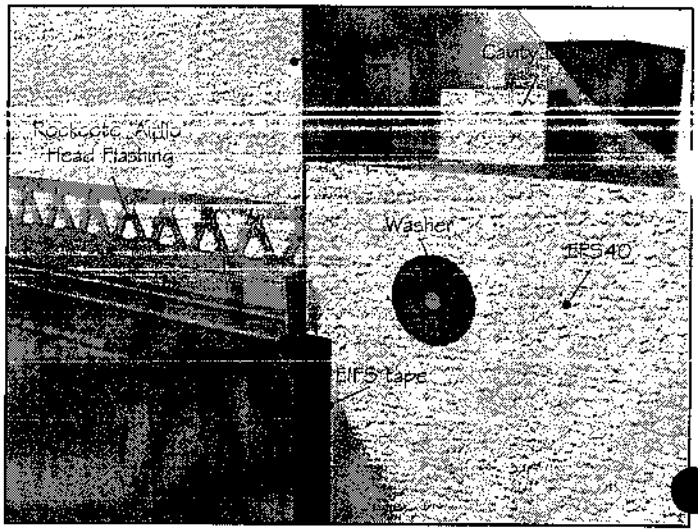
(1) Meter Box should penetrate into the Building Wrap as shown above.



(2) Metal Flashing is placed on top of the Meter Box and it is to be taped to the Building wrap at the top, and sealed on the front edge of the Meter Box.
20mm stop ends are folded up as shown in diagram A.



(3) Rockcote 'Airflow' Head Flashing is to be placed on top of the Metal flashing with a minimum of 5mm ventilation gap from the bottom of the PVC flashing to the top of the Metal Flashing.



(4) EIFS tape must be wrapped around the sides and bottom of the Meter Box and on to the Styrene (EPS40). The returns of of the EIFS tape must be atleast 50mm on to the Styrene, and maximum of 7mm (or thickness of the plaster) on to the Meter Box. It should look like above (4) before plastering.

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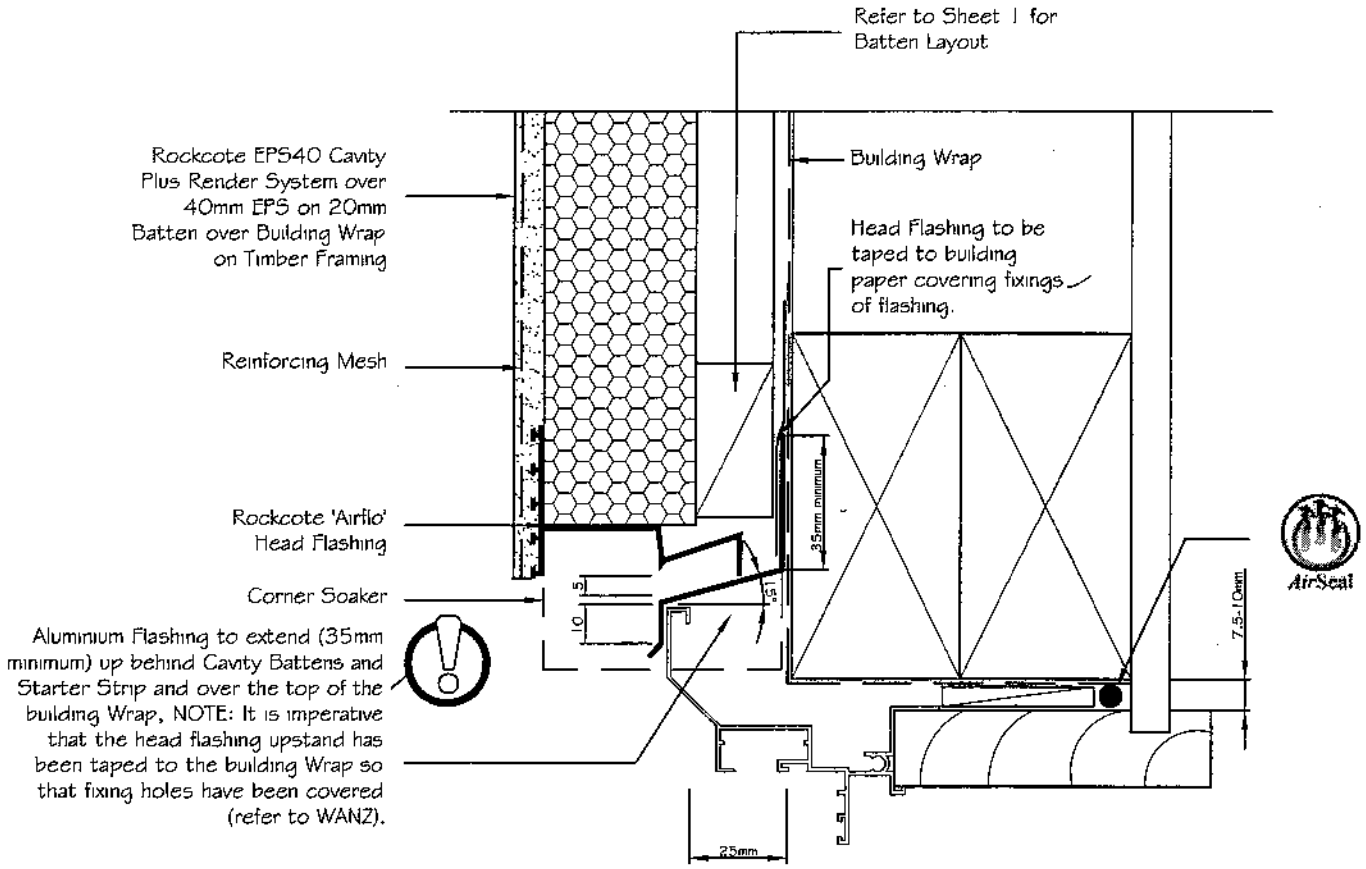
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*indicates: components NOT supplied by Rockcote Systems

Drain holes in the Starter Tracks are sufficient to achieve ventilation openings of 1000mm² per lineal metre.

All EIFS tapes must not be directly exposed to the UV light.

Filename: EPS40_MeterBox.ai	EPS40 CAVITY PLUS RENDER SYSTEM
Drawn By: Sae-woon Lim	Date: 25 June 2005
Drawing Name: Standard Meter Box Installation	Sheet: 27A



Metal Flashing (or PVC Flashing if in corrosive areas) shown is to be supplied by the main contractor. these will need to be specifically designed to suit each application. All head flashings to be powder coated to colour match joinery. All Flashings are to meet the durability requirements of Section 4 of NZS 3604:1999

Drain Holes in the Head flashing are sufficient to achieve ventilation openings of 1000mm²

ROCKCOTE systems

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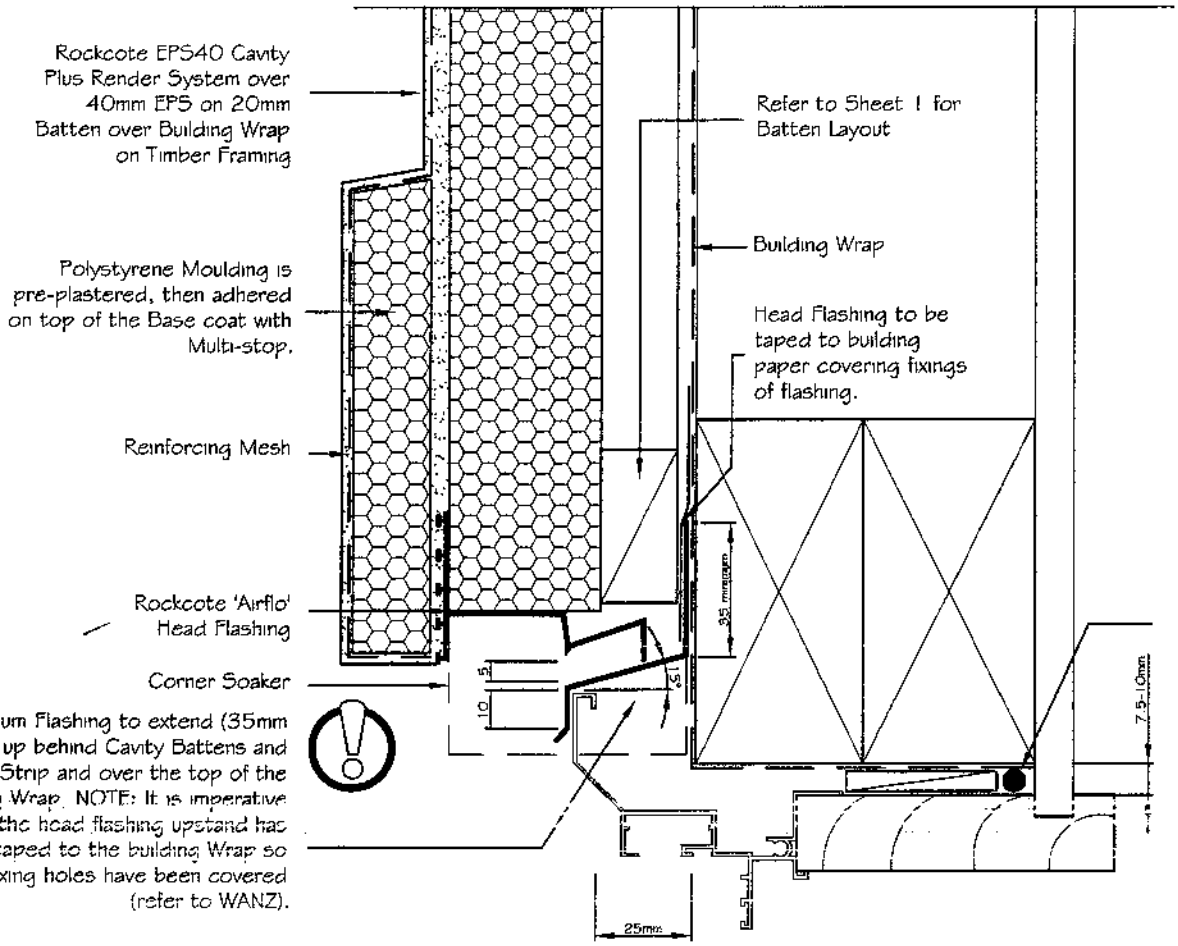
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AirSeal

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Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40Cavity_10.dwg	1 : 2 (ISO)	
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Standard Recessed Window Head		Sheet: 10



Metal Flashing (or PVC Flashing if in corrosive areas) shown is to be supplied by the main contractor. these will need to be specifically designed to suit each application. All head flashings to be powder coated to colour match joinery. All Flashings are to meet the durability requirements of Section 4 of NZS 3604:1999

Drain Holes in the Head flashing are sufficient to achieve ventilation openings of 1000mm²

ROCKCOTE systems

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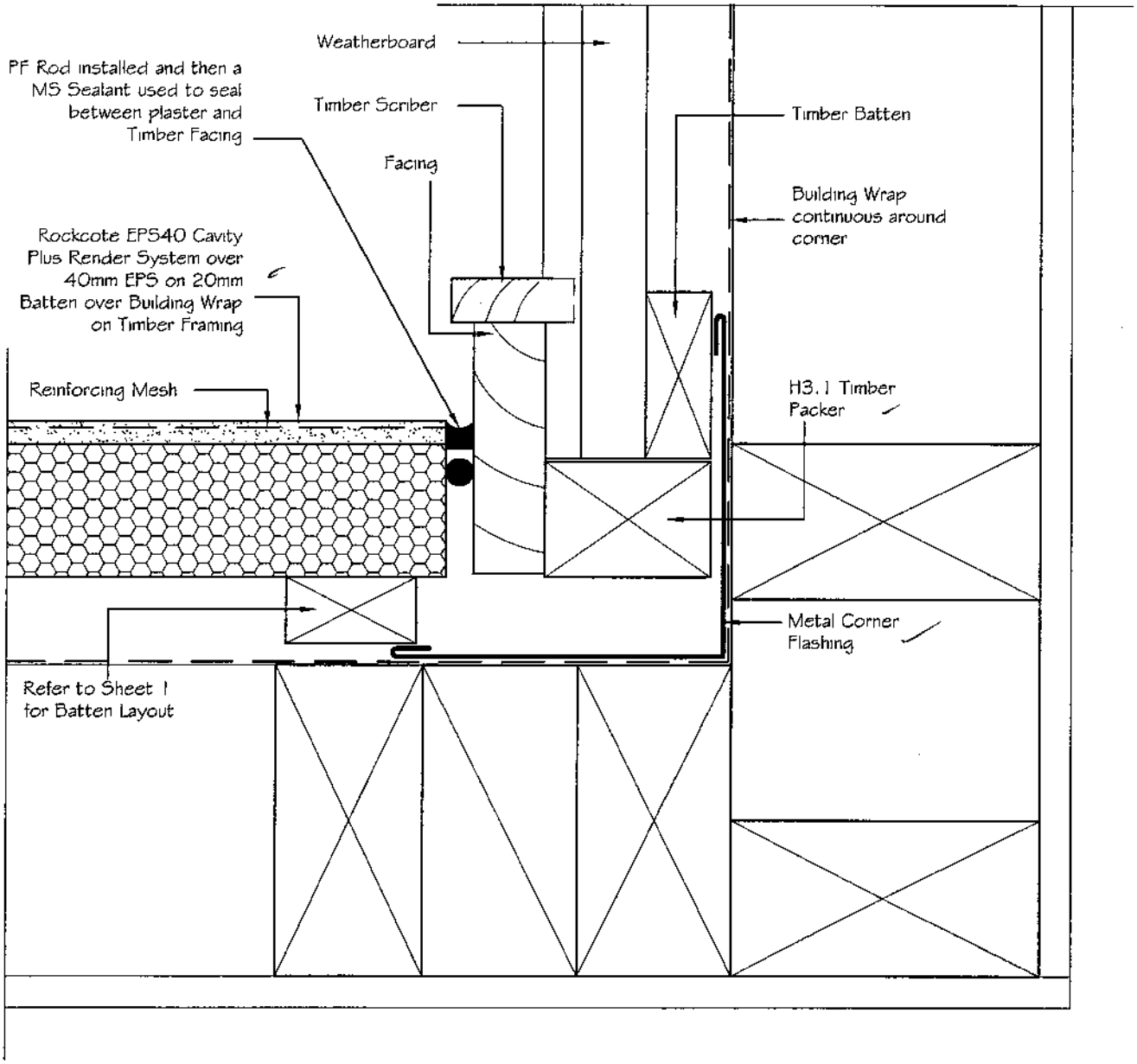
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AirSeal

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Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40Cavity_10A.dwg	1 : 2 (ISO)	
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Standard Recessed Window Head - moulding		Sheet: 10A



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

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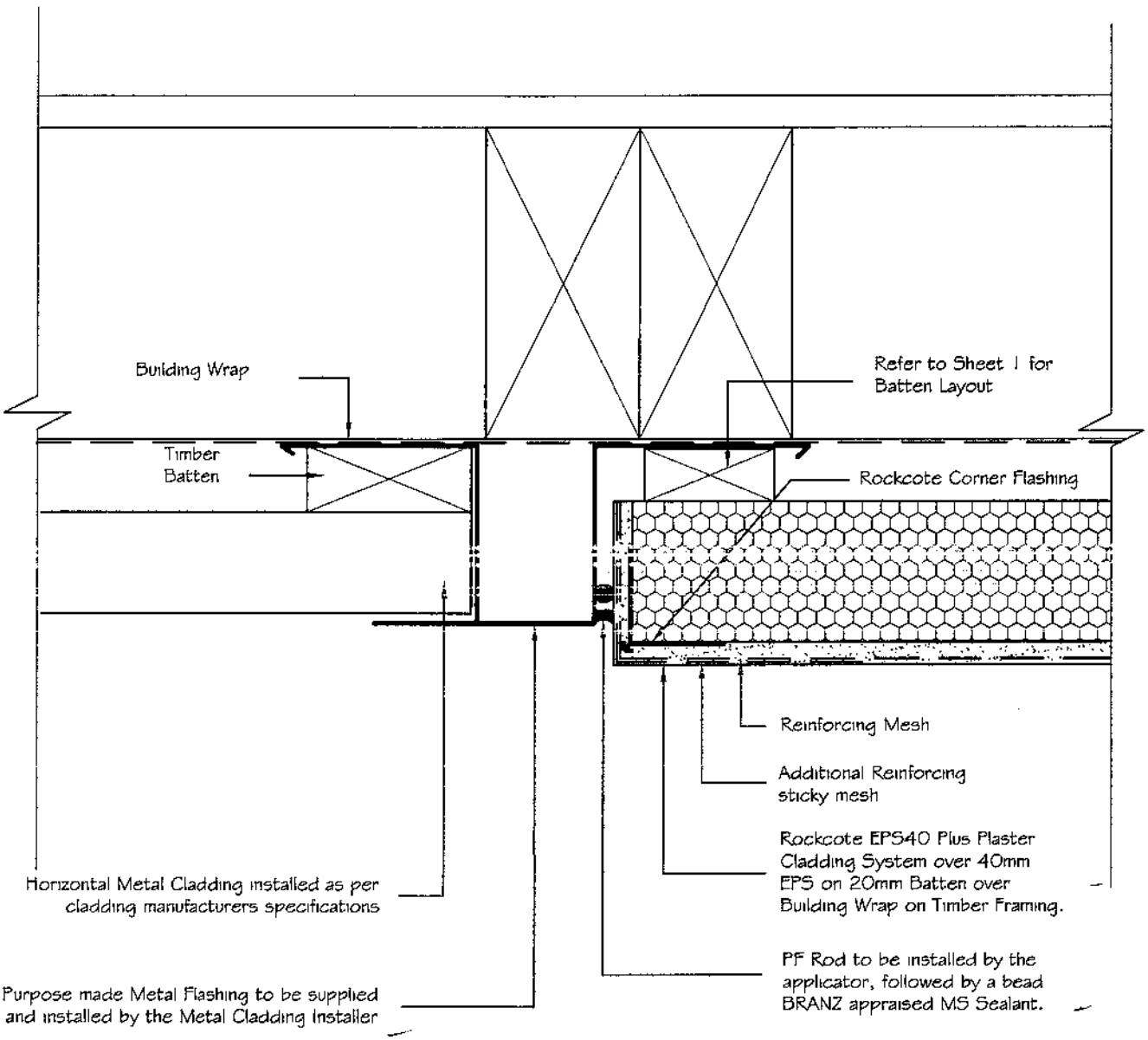
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Filename	Scale
EPS40Cavity_37.dwg	1 : 2 (ISO)

EPS40 CAVITY PLUS RENDER SYSTEM

Drawn By	Date
Sae-woon Lim	25 June 2005

Drawing Name	Sheet
Weatherboard to Styrene Internal Junction	37



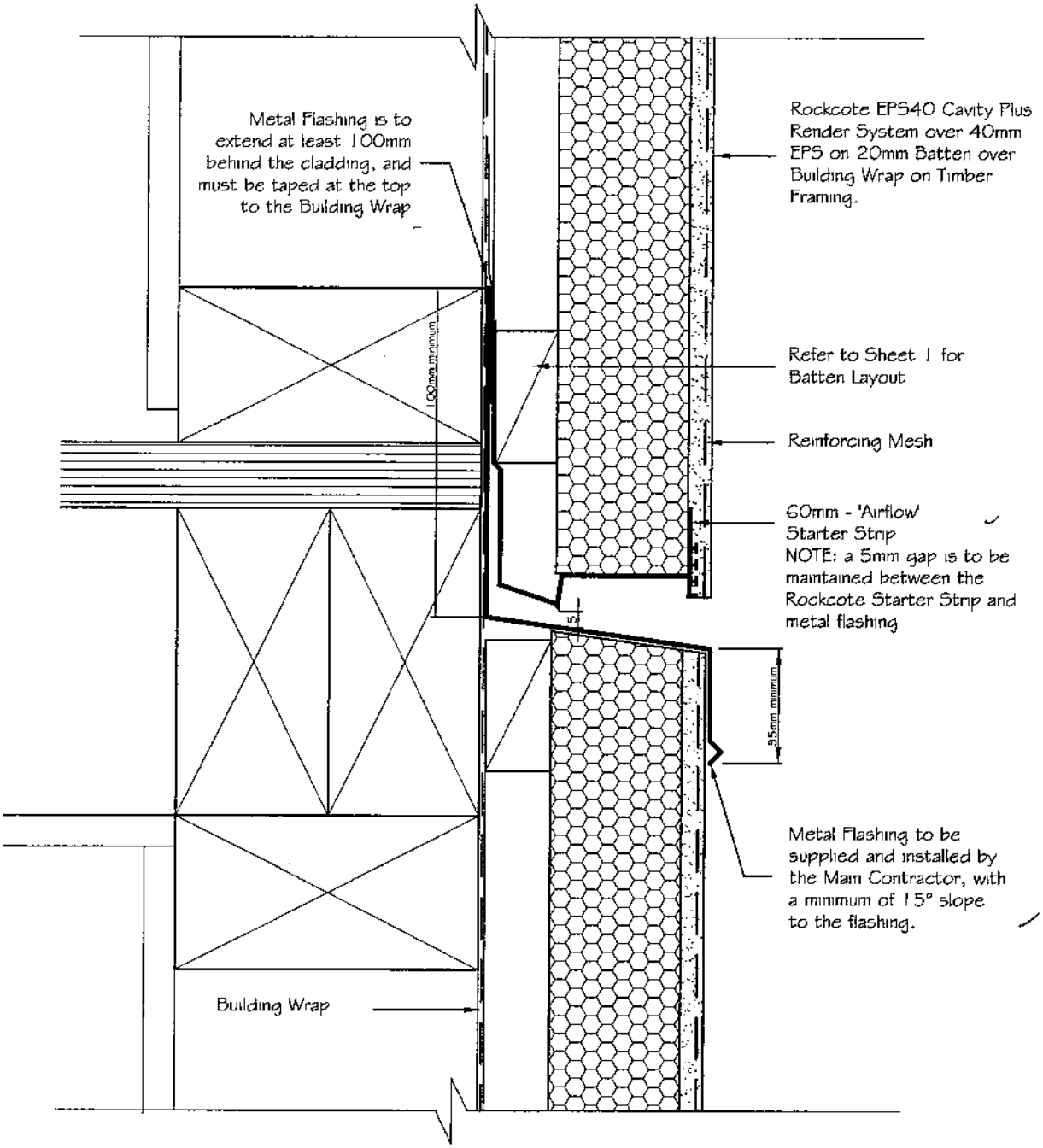
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Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
EPS40Cavity_38.dwg	1 : 2 (ISO)	
Drawn By: Sae-woon Lim		Date: 25 June 2005
Drawing Name: Metal Cladding to Styrene Vertical Junction		Sheet: 38



Drain Holes in the Starter Strip are sufficient to achieve ventilation openings of 1000mm²

Inter-storey drainage joints must be provided for walls over two storeys in height in accordance with NZBC Acceptable Solution E2/AS1, paragraph 9.1.9.4(b)

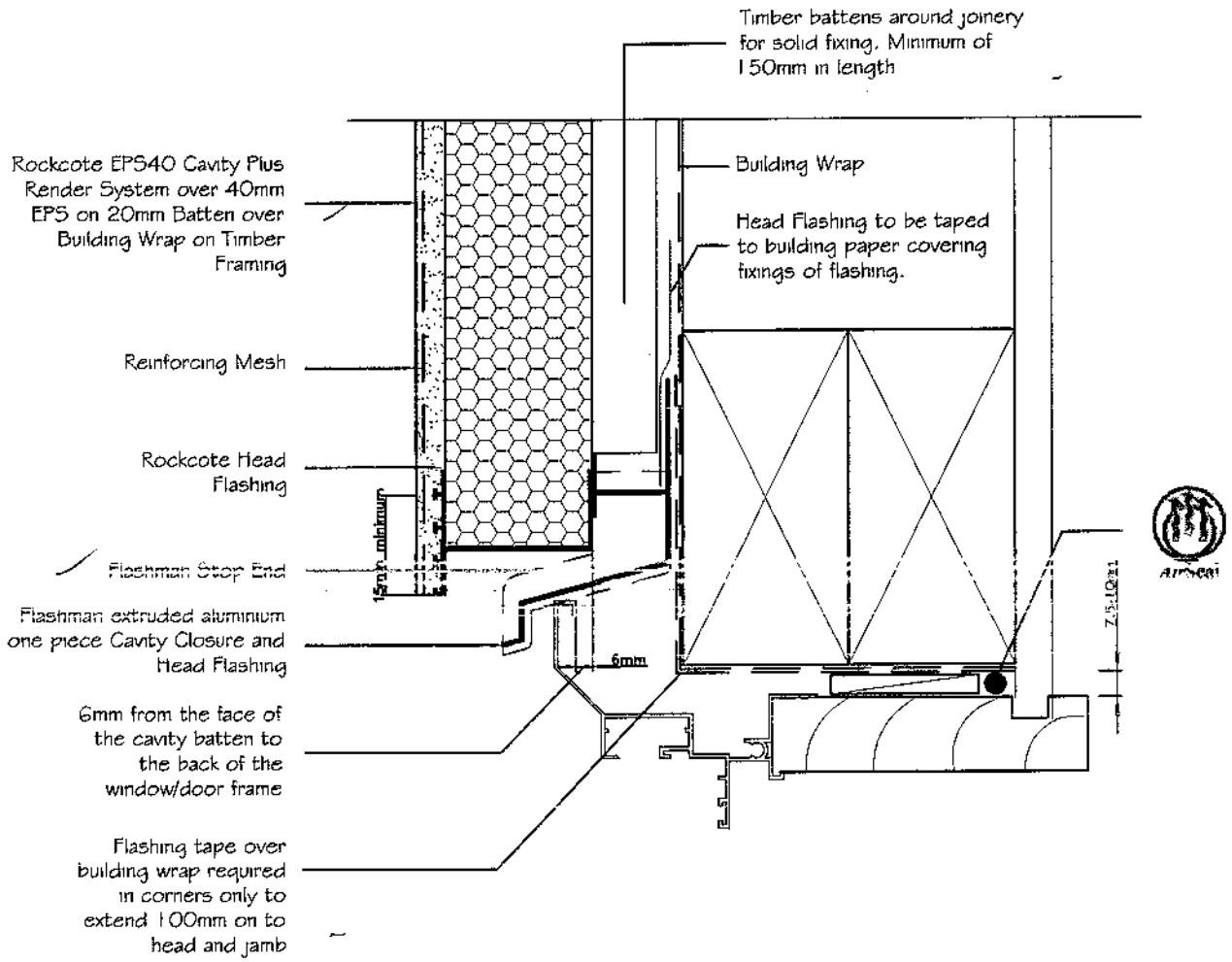
ROCKCOTE systems

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Filename	Scale	
EPS40Cavity_41.dwg	1 : 2 (ISO)	EPS40 CAVITY PLUS RENDER SYSTEM
Drawn By		Date
Sae-woon Lim		25 June 2005
Drawing Name		Sheet
Inter-Storey Drainage Joint		41



Batten layout & installation, as per Flashman specifications.

ROCKCOTE systems

All Construction to comply with NZBC and relevant documents and Territorial Authority Regulations. The contractor shall verify all dimensions and levels on site before work commences.

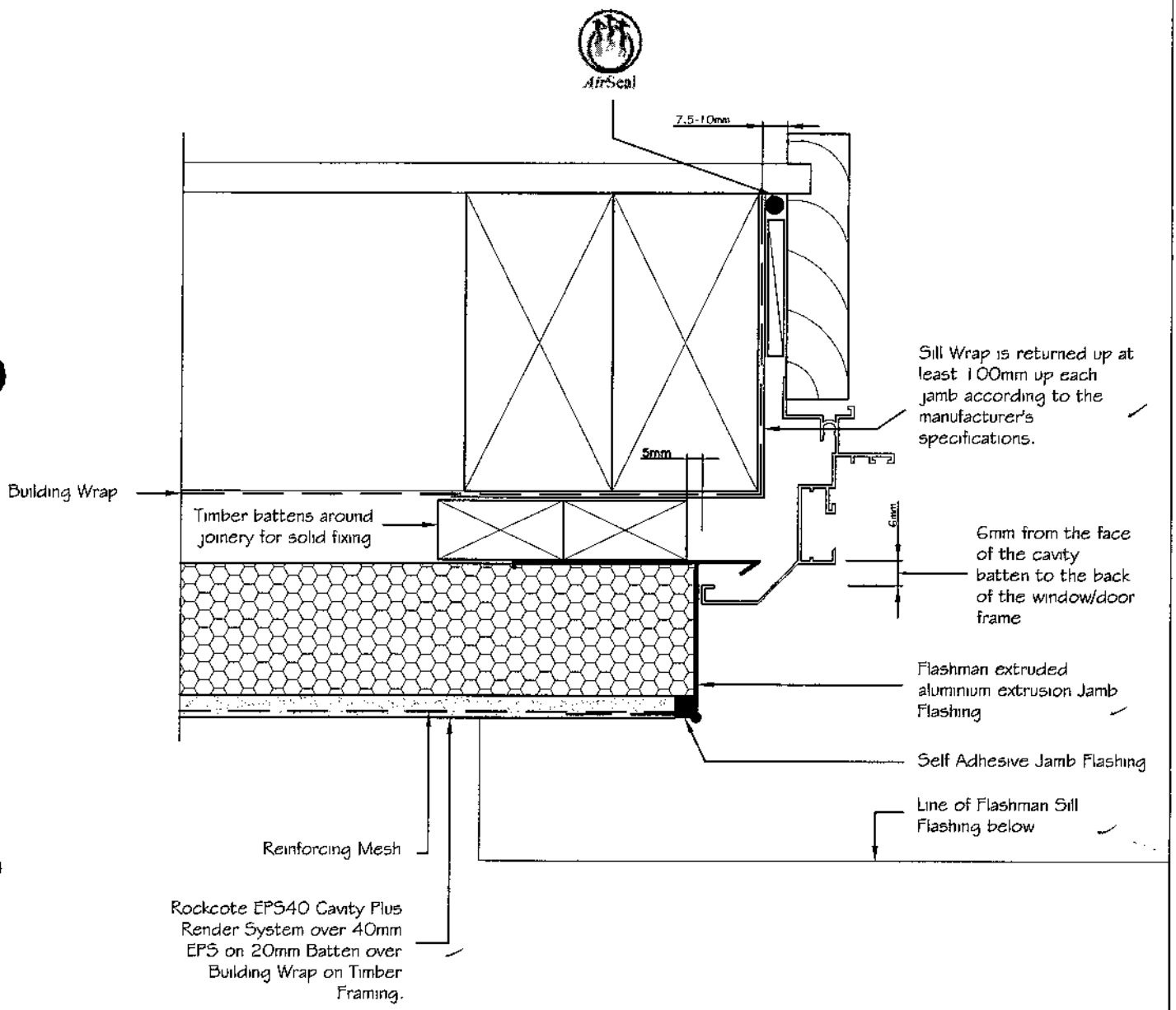
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AirSeal

Air Seal please refer to Rockcote Technical Bulletin 09 for more information on Air Sealing Technology.

Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
Flashman EPS40_02.dwg	1 : 2 (ISO)	
Drawn By: Mark Flewellen		Date: 5th August 2007
Drawing Name: Flashman EPS40 Standard Window Head Detail		Sheet: 02



Do not fix cladding through the Jamb Flashing

Batten layout & installation, as per Flashman specifications.

ROCKCOTE systems

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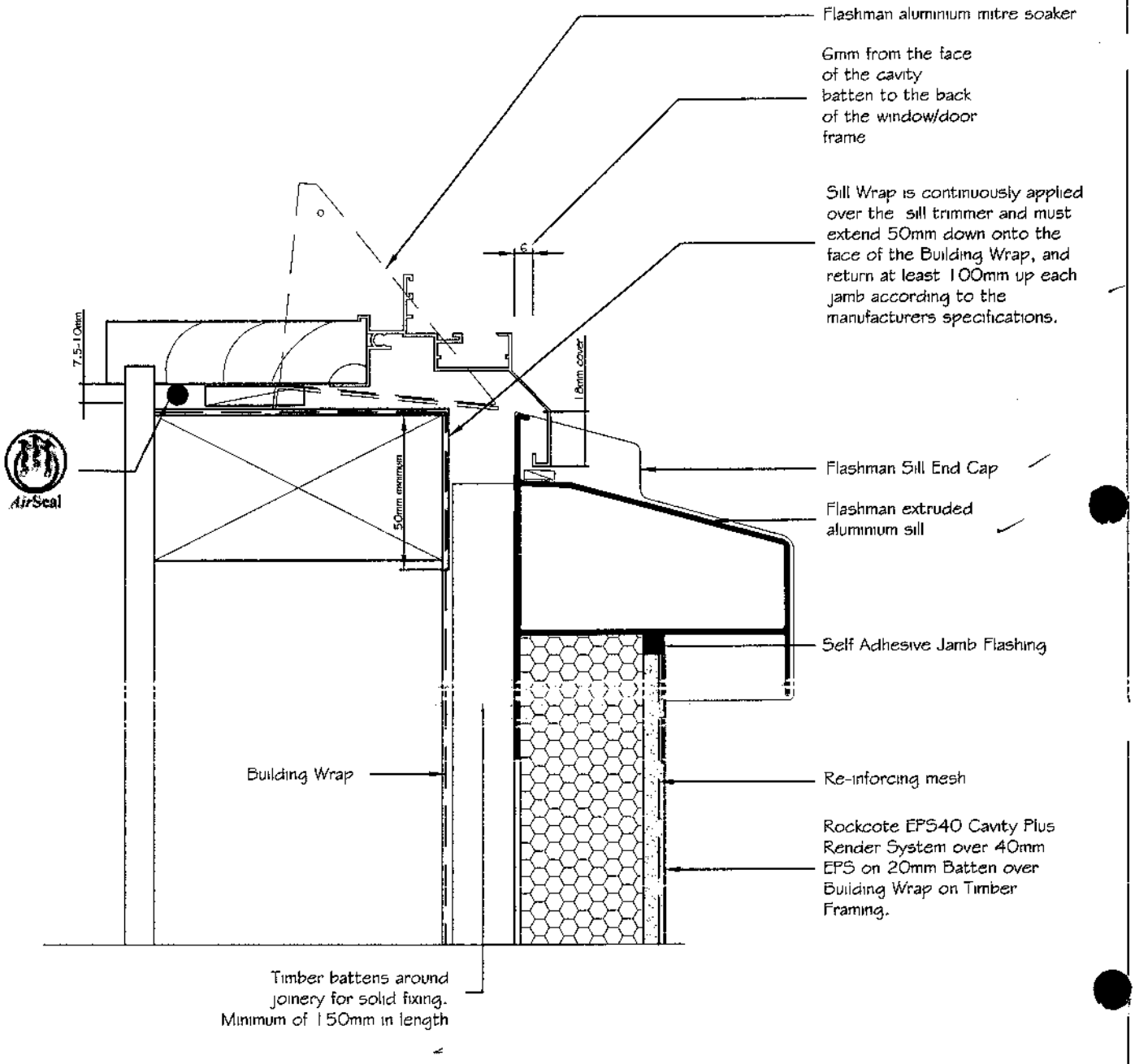
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AirSeal

Air Seal please refer to Rockcote Technical Bulletin 09 for more information on Air Sealing Technology.

Filename	Scale	
Flashman EPS40_03.dwg	1 : 2 (ISO)	EPS40 CAVITY PLUS RENDER SYSTEM
Drawn By: Mark Flewellen		Date: 5th August 2007
Drawing Name: Flashman EPS40 Standard Window Jamb Detail		Sheet: 03



Batten layout & installation, as per Flashman specifications.

ROCKCOTE systems

All Construction to comply with NZBC and relevant documents and Territorial Authority Regulations. The contractor shall verify all dimensions and levels on site before work commences.

Drawings not to be used for construction without Territorial Authority Consent.

These drawings are covered by copyright any unlawful reproduction or distribution of all or part is strictly prohibited without the consent of Rockcote Systems. They can however be used to make up a set of drawings to be submitted to a Territorial Authority or certifier, for consent purposes only.

AirSeal

Air Seal please refer to Rockcote Technical Bulletin 09 for more information on Air Sealing Technology.

Filename	Scale	EPS40 CAVITY PLUS RENDER SYSTEM
Flashman EPS40_04.dwg	1 : 2 (ISO)	
Drawn By: Mark Flewellen		Date: 2nd August 2007
Drawing Name: Flashman EPS40 Standard Window Sill Detail		Sheet: 04

Fire Safety Advisory Services (Christchurch) Ltd

PO Box 13068 Christchurch 8141
Phone 03 366 0604
Mobile 0274 322 921
Fax 03 327 0365
Email fsas@xtra.co.nz

Represented at:Christchurch Wellington
Dunedin Invercargill

FIRE SAFETY ADVISORY SERVICES LTD
KNOWLEDGE + EXPERIENCE = SOLUTIONS

Hurunui District Council
Building Consent Number

BC / 080440

Please quote this number with all inquiries and inspection bookings.

Peer Review

4 Woodbank Road – Hanmer Springs

Having reviewed the Plans and Fire Design Report, Issue 3 dated 22 October 2008 prepared by Horncastle Homes and Powell Fenwick respectively for the above project and having taken due care during this review including liaison with both the designer and fire engineer we believe that the fire report now shows compliance with the fire related aspects of the relevant Approved Documents.

The designer has undertaken to provide to the Council new drawings showing the requirements of the Fire Design Report.

John C Sinclair MNZFBI
Director
23 October 2008

Fire Safety Advisory Services (Christchurch) Ltd

PO Box 13068 Christchurch 8141
Phone 03 366 0604
Mobile 0274 322 921
Fax 03 327 0365
Email fsas@xtra.co.nz

Represented at:Christchurch Wellington
Dunedin Invercargill

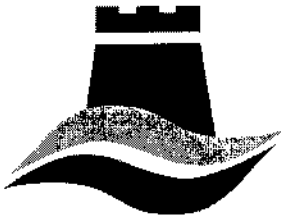
23 October 2008

TAX INVOICE NO: 1032
GST NO: 69 352 820
Direct credit payments can be made to:
A/c 010797 0033984 00

Hurunui District Council
P O Box 13
Amberley

To Professional Services:

To peruse plans/fire report of a new motel/residence complex at 4 Woodbank Road, liaise with the fire engineer and architect and prepare a fire safety peer review report for building consent purposes		$ 420.00
	GST	$ 52.50
	TOTAL	$ 472.50



HORNCASTLE HOMES

Telephone (03) 348 8905 Fax (03) 348 8906. PO Box 8255 Riccarton. Christchurch
Email bott@horncastle.co.nz Website www.horncastle.co.nz

To: Fire Safety Advisory Services

Attention: John Sinclair

Date: 10 October 2008

From: Mark Bott

Reference: Cundy, 4 Woodbank Rd Hanmer Springs

For Your Information	To Be Actioned	No. of Pages Sent

Hello,

Please find the attached Fire Report & updated drawing showing compliance.
Can you please attaché these to your file.
If you require more info please let me know.

Thank You
HORNCASTLE HOMES LIMITED

Mark Bott
DD 341 3697
bott@horncastle.co.nz

POWELL FENWICK
CONSULTANTS LIMITED
Your quality engineering partner.

FIRE STATEMENT FOR CUNDY MOTELS

HANMER SPRINGS

081246/F/1

1.0 PHILOSOPHY

This project involves the construction of four 2-storey motel units (SA) adjoining a single storey manager's residence (SR).

No Unit Titling applies.

Smoke alarms are to be provided in accordance with F7 in the Manager's house.

This Fire Safety Design is based entirely on the Acceptable Solutions.

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications Approved.
In accordance with the Building Act 2004 as amended into the associated Building Regulations.
Signed .....

2.0 F RATINGS AND ALARM TYPES

SR:

F0 Alarm Type – 1, 16

However, Clause 4.5.4 requires that the heat detection system needed in the SA units be extended into the SR house.

SA – consider a 2-storey unit.

F0 Alarm type – 5f, 16, 18c

1: domestic smoke alarms

5f: local alerting smoke detectors and global alerting heat detectors will be installed. The local alerting smoke detectors will also alert the manager's residence.

16: not required as the escape length from the top floor of the motel units to outside does not exceed 20m. F6 however requires them to the stairs.

18c: not required as the hose length needed is less than 75m.

3.0 MEANS OF ESCAPE

The dead end length from the far corner of the upper floor of the SA units to the outside via the northern sliding doors is (6 x 1.5) + 7 = 16m < 18m. OK.

The stairs are to be a minimum of 850mm and have a handrail on at least one side.

Egress doors are to include keyless hardware. This includes the northern sliders.

4.0 SR / SA:

Clause 6.8.1 states the SR house is to be a separate firecell with 30/30/30 FRR.

Clause 6.7.1 requires that the motel units are separated with 30/30/30 FRR.

Clause 6.14.3 allows the upper mezzanine floor to be unrated in SR and SA purpose groups.

5.0 EXTERNAL FIRE SPREAD

Consider the eastern elevation of Unit 4.
Consider 100% unprotected area:

$$\% \text{ openings} = \frac{2.4 \times 9.0}{3 \times 10}$$

$$= 72\%$$

Require **3.1m**.
Actually have **3.2m**. OK.

Consider the western wall of the House.

Require only **1.0m**.
Actually have **3.5m**. OK

Thus, no external walls required fire rating.

6.0 VERTICAL FIRE SPREAD:

The lower roof of one Unit can potentially spread up and into the external wall of the dormer of the adjacent Unit. Thus the external wall of the dormers require fire rating, with 10mm fyreline on the inside and James Hardie Linea weatherboard on the outside.

7.0 CRITICAL WALLS

The critical fire rated walls are to extend to the underside of the roof above.

8.0 SUMMARY OF WORK

Property Titles:

No Unit Titling applies.

Alarms:

Install a Type 5f automatic smoke and heat detection system and a Type 2f manual alarm system throughout the four motel units.
Install a Type 3f and supplementary non-latching smoke detection and Type 2f manual alarm system throughout the Manager's Residence.

The system shall not be connected to the Fire Service.

Provide a fire alarm panel behind the window of bedroom 1 in Unit 1.
The location of the alarm panel shall be approved by the owners.
Provide a power supply to the alarm panel.
The alarm panel shall be serviceable from inside and viewable from the outside.
The alarm panel shall include building zoning, a trial evacuation switch, and an alarm-silencing switch.
The alarm panel shall be centred at 1700mm above ground level.

The panel shall show the location of the activated smoke detector, heat detector or manual call point.

All spaces throughout the motel units and manager's residence shall be heat detected.
All ceiling and roof spaces and concealed spaces shall be heat detected as required by the NZ Standard.
Heat detectors shall be self-indicating.
Heat detectors shall activate all the sounders throughout the motel units and in the Manager's Residence.

Install non-latching optical smoke detectors in all the motel units.
These smoke detectors shall be non-latching and shall comply with a Type 5f smoke detection system as defined in the New Zealand Building Code and with NZS 4512:2003.
Locate the smoke detectors as far away from the bathrooms and kitchens as the Standard will allow.
The non-latching smoke detectors shall activate the sounders throughout that same Unit and Manager's Residence only.
Provide a flush wall mounted hush facility for the local alarm, located adjacent to the Unit's entry door.

Install non-latching optical smoke detectors in the Manager's residence, but only in the locations shown on the Architectural drawings. These non-latching smoke detectors shall activate the sounders throughout the Manager's Residence only. Provide a flush wall mounted hush facility for the local alarm, in a location approved by the owner.

Provide flush mounted manual call points with Snapglaze break glass throughout the motel units and Manager's residence.
These shall be self-indicating.
Call points shall activate all sounders throughout the motel units and in the Manager's Residence.

Provide white flush mounted ceiling speakers throughout the motel units and manager's residence.
The sounders shall be marked 'Fire Alarm' in small red lettering.
The sounders shall include voice messaging.

Heat detectors and manual call points shall activate the sounders throughout the motel units and Manger's Residence. The alarm sound shall be the same throughout.

Non-latching smoke detectors shall activate the sounders in that same motel unit and Manager's Residence only.
The non-latching smoke detector sound shall be different to the building wide alarm.

The sounders shall comply with NZS 4512:2003 and AS2220.

All cabling shall be completely concealed in the ceilings and wall cavities.

The Contractor shall co-ordinate the location of the detectors, call points and sounders with all other service trades including any ESWA heating elements, Architectural and Structural elements.

The system shall not be connected to the Fire Service.

The system shall comply with NZS 4512:2003.

The alarm system shall be inspected and approved on completion by FPIS.

Emergency Lighting:

Install emergency lighting to the stairs in all the motel units.

30/30/30 Fire Rated Walls:

Fire rated walls are required *between each unit* and to fire *separate the manager's house*.

The 200 series concrete block walls will provide at least the required 30 minute fire rating.

The *external extensions* of these walls on Grids D and G shall also be fire rated. These walls shall be timber framed lined on the inside with 1 layer of 10mm Fyreline and 6mm or thicker James Hardie cladding of the Architect's choice on the outside, with R1.8 insulation infill, as per the James Hardies literature. All joins on the Fyreline layer shall be solid blocked and stopped.

The inter-unit walls on Grids D, E, F and G shall also be extended out and into the *soffit spaces* with timber framing lined on both sides with 10mm fyreline. Solid block and stop all sheet joins.

The fire rated walls shall extend to the *underside of the roofing* above. Any gaps between the tops of the walls and the underside of the roof shall be filled with solid blocking and Kaowool.

The *external walls of the dormers* parallel with the Gridlines shall be fire rated to achieve a 30/30/30 FRR. These walls shall be timber framed lined on the inside with 1 layer of 10mm Fyreline and James Hardie Linea weatherboard on the outside, with R1.8 insulation infill, as per the James Hardies literature. All joins on the Fyreline layer shall be solid blocked and stopped. Solid block above the wall framing to the underside of the roofing above.

Any PVC pipes, cables etc penetrating the walls shall include fire collars or fire wraps to maintain the fire rating of the wall.

Any ducts penetrating the walls shall include fire dampers to maintain the fire rating to the wall.

Exit Doors:

The sliders and the southern exit doors shall include hardware that always allow egress without a key.

Stairs:

The stairs shall be at least 850mm wide, with a handrail on at least one side.

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AMENDEMT 13-10-08
-UNIT 4 UPDATED TO SHOW COMPLYING LENGTH OF BEDROOM 1
-REMOVAL OF CUPBOARD TO UNIT 4 (REFER TO PAGES 1,2,4,7,9,11,16,22 & 39a)
-UNIT 4 LAYOUT PLAN FOR DISABILITIES BEING ADDED (REFER TO PAGE 39a)
-THREESHOLD DETAILS BEING ADDED TO UNIT 4 (REFER TO PAGE 39a)
-OFFICE LAYOUT PLAN FOR DISABILITIES BEING ADDED (REFER TO PAGE 39b)
-THREESHOULD DETAILS TO OFFICE DOOR BEING ADDED (REFER TO PAGE 39b)
-FOUNDATION PLAN UPDATED TO SHOW NEW LOCATION OF DRAINAGE PIPE FOR RELN CHANEL (REFER TO PAGES 3 & 4)
-SLAB PLAN UPDATED TO SHOW NEW REBATES IN FLOOR SLAB TO OFFICE DOOR & UNIT 4 RANCH SLIDER (REFER TO PAGES 6 & 7)
-FIRE REPORT BEING PROVIDED
-10mm FYRELINE BEING ADDED TO DORMER WALLS (REFER TO PAGE 32)

Hurunui District Council
Building Consent Number
BC/080440

Please quote this number with all inquiries and inspection bookings.

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LEGAL DESCRIPTION

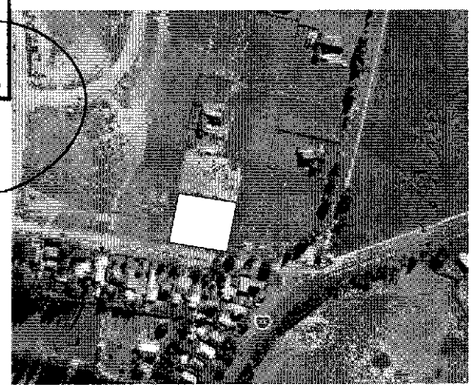
Zone RL	
Lot No 55	DP 341093
FLOOR AREA	487.01 sqm
SITE AREA	2694.69 sqm
SITE COVERAGE	18.07 %
GARAGE AREA	53.08 sqm

NOTE:

-CHECK POSITION OF SEWER & STORMWATER LATERIALS ENTERING SITE BEFORE START OF WORK.

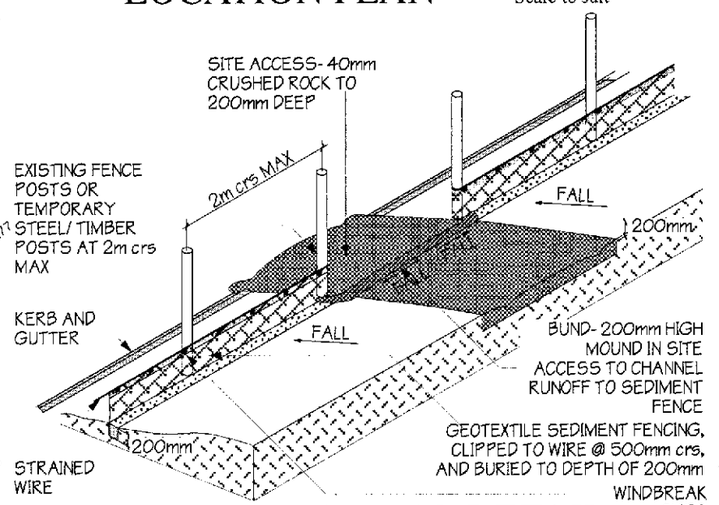
-ANTI-SLIP: ON ALL ACCESS ROUTES (BOTH EXTERNAL AND INTERNAL). PROVIDE ANTI-SLIP SURFACES COMPLYING WITH NZBC D1/AS1/TABLE 2 (EXCEPT SURFACES INSIDE ENTRY DOORS OF HOUSING MAY BE CONSIDERED AS DRY AREAS).– Beyond the first 1.0m.

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



LOCATION PLAN

Scale to suit



SEDIMENT BARRIER DETAIL TO ROAD BOUNDARY

Scale: 1:20

WOODBANK ROAD

SITE PLAN 1 : 200

DATUM LOCATED ON MAN HOLE → MH 340.06 / 340.05

HORNCASTLE HOMES LTD.

DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION DATE	A3
DRAWN M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			1

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GROUND FLOOR AREA OVER FOUNDATION

487.01 sq m

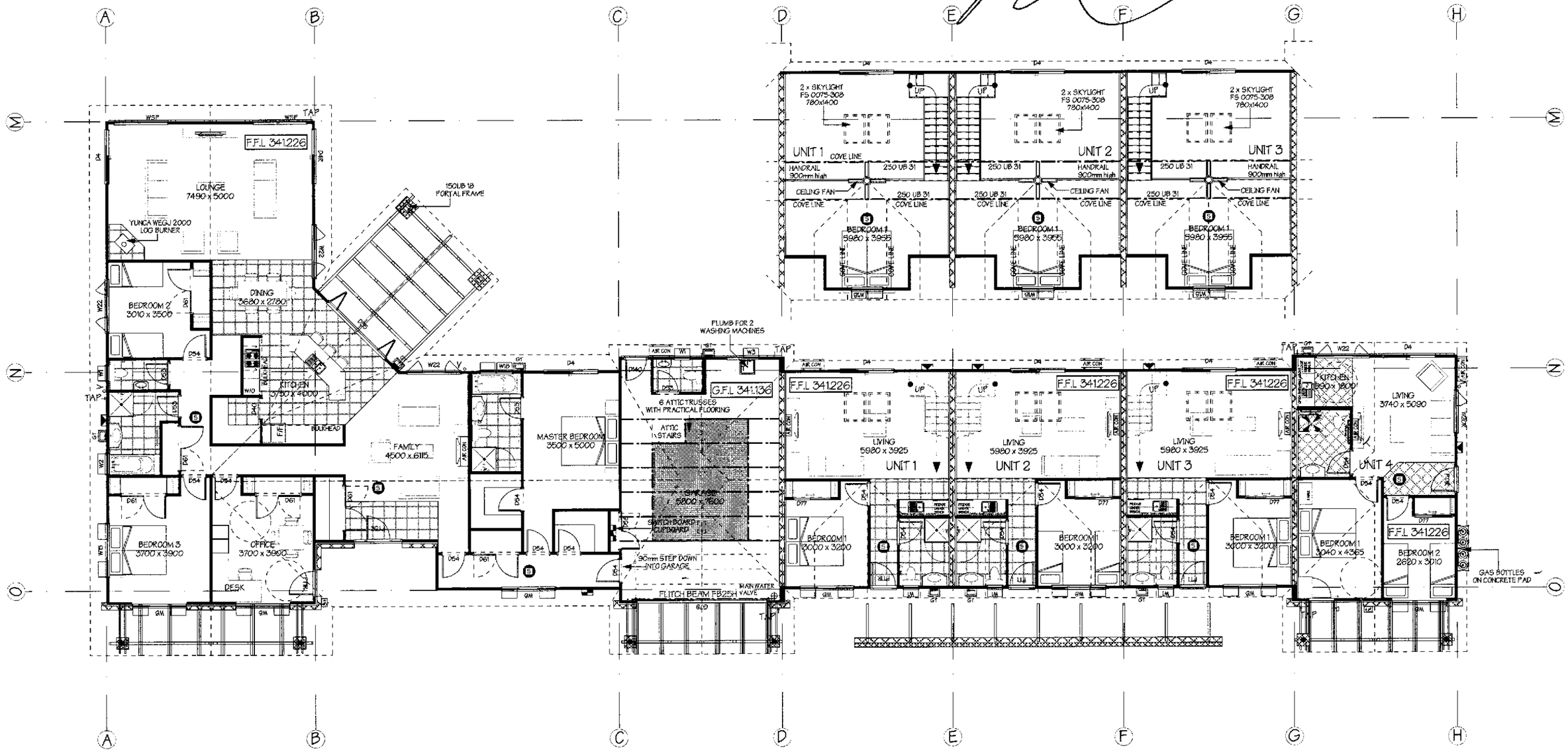
PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	163.19 m
INT WALL LENGTH (140)=	7.07 m
20 SERIES BLOCK WALL=	31.61 m
150 STONE WALL =	27.54 m
90 ROCKCOTE WALL =	35.08 m
90 LINEA WALL =	78.35 m

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

FIRST FLOOR AREA OVER FOUNDATION

64.95 sq m

PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	9.55 m
20 SERIES BLOCK WALL=	31.61 m
90 LINEA WALL =	94.47 m



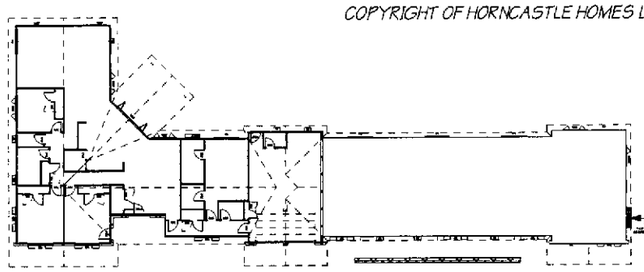
OVERALL FLOOR PLAN 1 : 150

HORNCASTLE HOMES LTD.

DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	2
DRAWN	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				
M.BOTT					

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KEY PLAN 1 : 500

DRAINAGE KEY:

- ●AAV AIR ADMITTANCE VALVE
- IP INSPECTION POINT
- 40mm @ 1:40 Dev = 5.7m
  - PIPE SIZE
  - GRADIENT
  - DEVELOPED LENGTH
- LOAD BEARING WALL
- SLAB THICKENING

NOTE:

-REFER TO DETAILS FOR PIPE WORK THRU SLAB & THRU FOUNDATIONS

-100mm DIA FOUL WATER PIPE FOR ALL TOILETS.

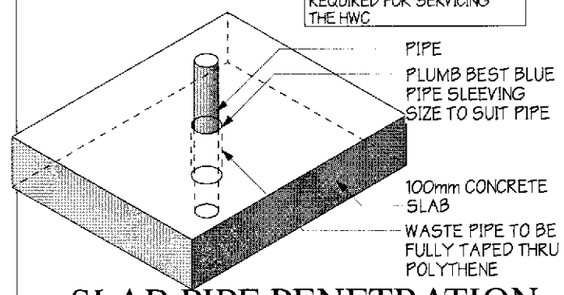
-WHERE DRAINS ARE LAID AT GRADIENTS OF 1:80 OR LESS, VERIFIABLE LEVELLING DEVICES SHALL BE USED TO ENSURE UNIFORM AND ACCURATE GRADIENTS.

-TERMINAL VENT PIPE IS TO BE A MINIMUM DIAMETER OF 80mm IN ACCORDANCE WITH CLAUSE 4.2.1 OF G13/AS2

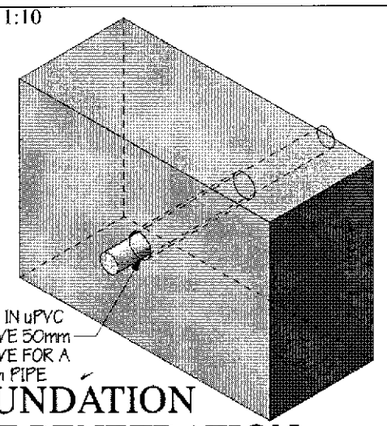
-WASTE PIPES SHALL BE SUPPORTED IN ACCORDANCE WITH CLAUSE 6.2 AND 6.3 OF G13/AS1

-BEDDING & BACKFILLING OF DRAINS IS TO FULLY COMPLY WITH FIGURE 7 OF G13/AS2

-40mm DIA. uPVC DRAIN PIPE REQUIRED FOR SERVICING THE HWC



SLAB PIPE PENETRATION
Scale: 1:10



FOUNDATION PIPE PENETRATION
Scale: 1:10

APPROVED
MARTINBOROUGH DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act
and Code, and any applicable associated
building regulations.
Signed .....

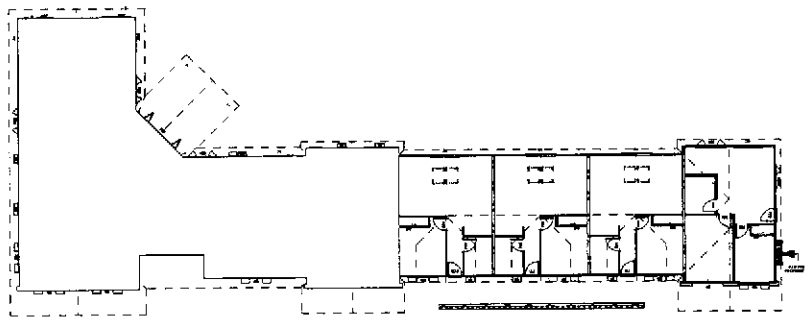
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FOUNDATION PLAN 1 : 100

DESIGN	M.BOTT	CHECK	NATHAN	DATE	19/9/08	PAGE REVISION DATE		A3	3
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd							

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KEY PLAN 1 : 500

NOTE:

-REFER TO DETAILS FOR PIPE WORK THRU SLAB & THRU FOUNDATIONS

-100mm DIA FOUL WATER PIPE FOR ALL TOILETS.

-WHERE DRAINS ARE LAID AT GRADIENTS OF 1:80 OR LESS, VERIFIABLE LEVELLING DEVICES SHALL BE USED TO ENSURE UNIFORM AND ACCURATE GRADIENTS.

-TERMINAL VENT PIPE IS TO BE A MINIMUM DIAMETER OF 80mm IN ACCORDANCE WITH CLAUSE 4.2.1 OF G13/AS2

-WASTE PIPES SHALL BE SUPPORTED IN ACCORDANCE WITH CLAUSE 6.2 AND 6.3 OF G13/AS1

-BEDDING & BACKFILLING OF DRAINS IS TO FULLY COMPLY WITH FIGURE 7.2 OF G13/AS2

-40mm DIA. uPVC DRAIN PIPE REQUIRED FOR SERVICING THE HWC

DRAINAGE KEY:

AIR ADMITTANCE VALVE — AAV

INSPECTION POINT — IP

40mm @ 1:40 Dev = 5.7m

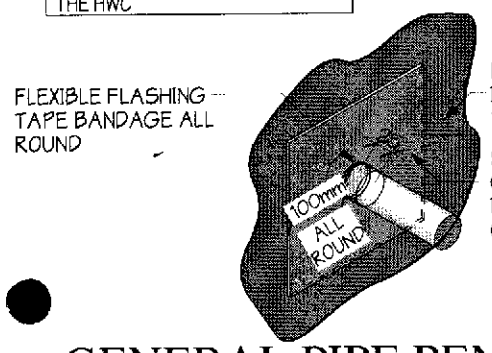
GRADIENT

DEVELOPED LENGTH

PIPE SIZE

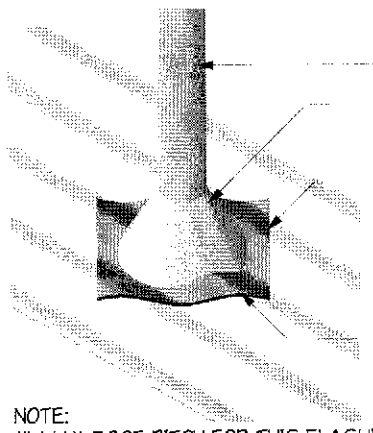
LOAD BEARING WALL

SLAB THICKENING



GENERAL PIPE PENETRATION

Scale: 1:10



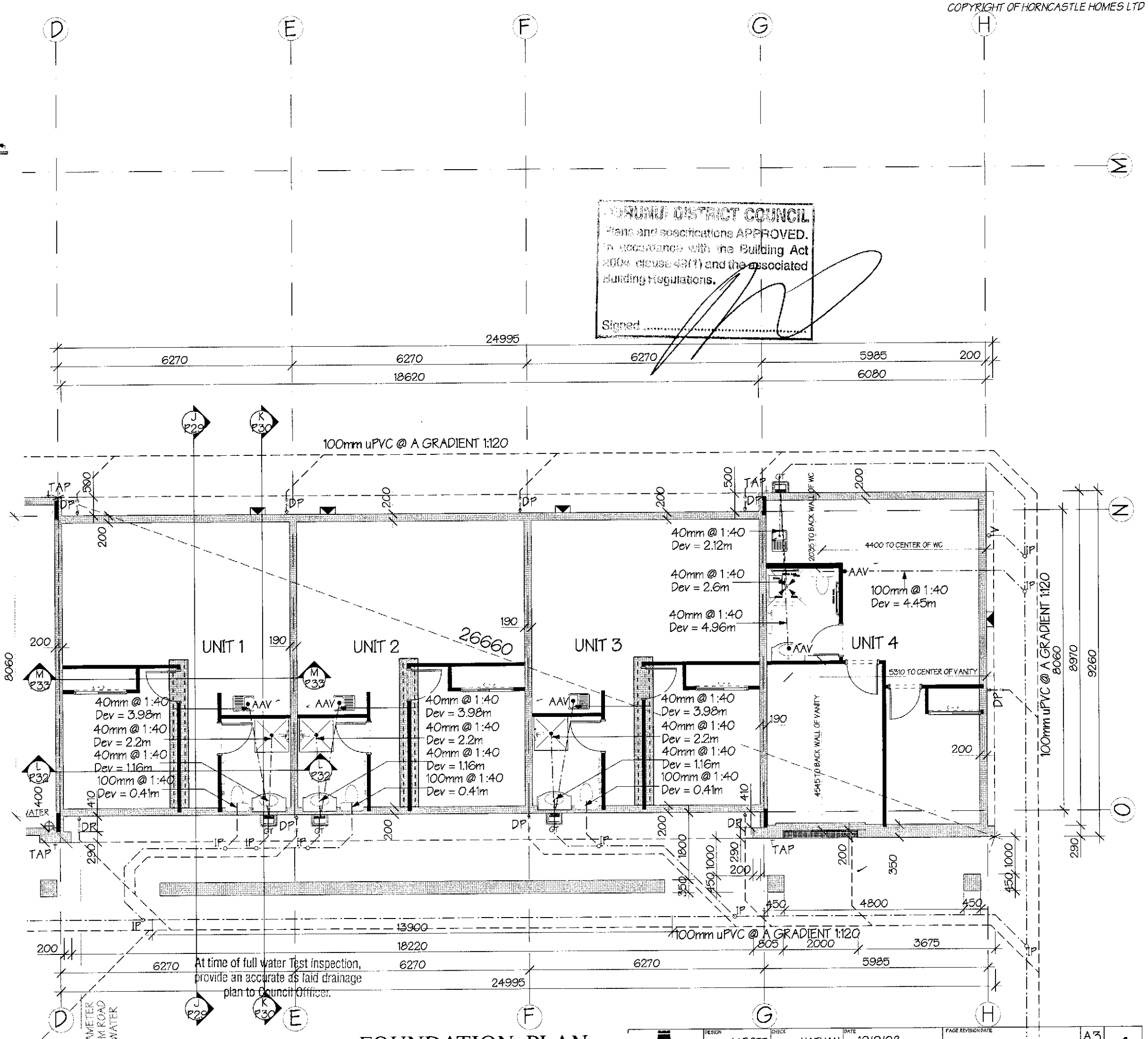
NOTE:
(1) MAX. ROOF PITCH FOR THIS FLASHING 45°, MIN. PITCH 10°
(2) FOR PIPES UP TO 60mm DIAMETER

FLASHING FOR SMALL PIPES

Scale: 1:10

HORNCASTLE HOMES LTD.

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

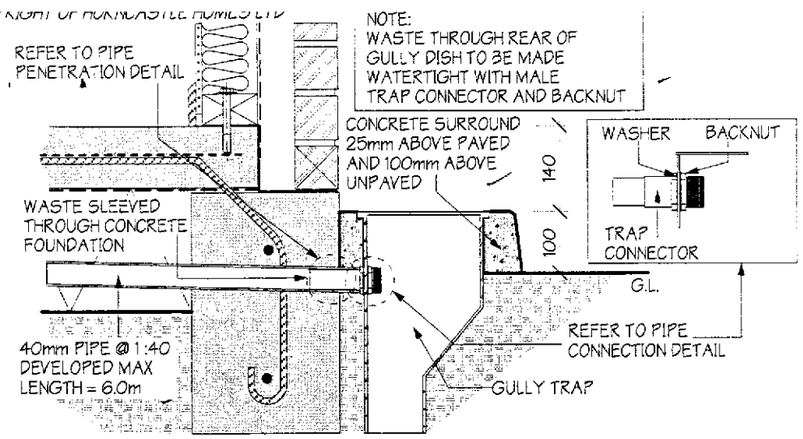


FOUNDATION PLAN 1 : 100

DESIGN	M.BOTT	CHECK	NATHAN	DATE 19/9/08	PAGE REVISION DATE
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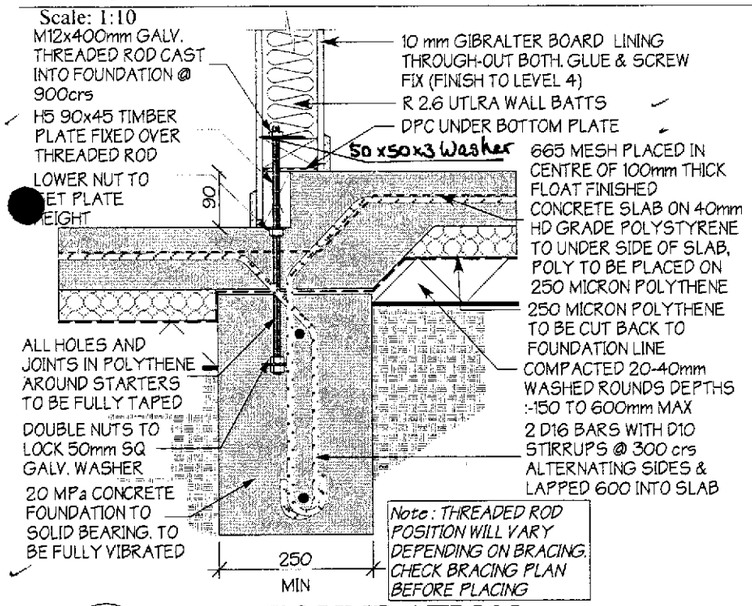
4

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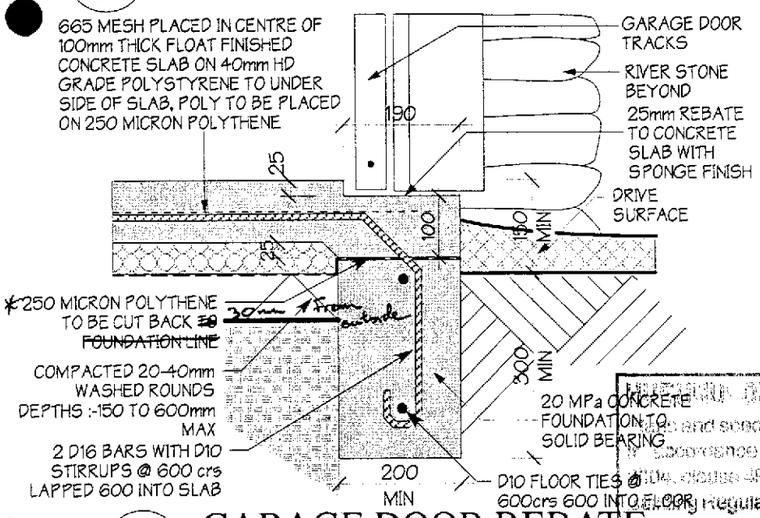
WASTE DISCHARGING TO REAR OF GULLY

Scale: 1:10



D3 / P3 — STEP FOUNDATION

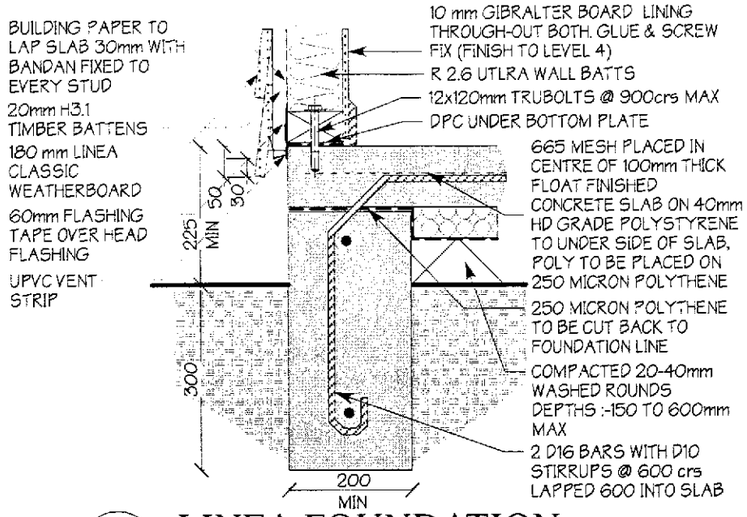
Scale: 1:10



D4 / P26 — GARAGE DOOR REBATE

Scale: 1:10

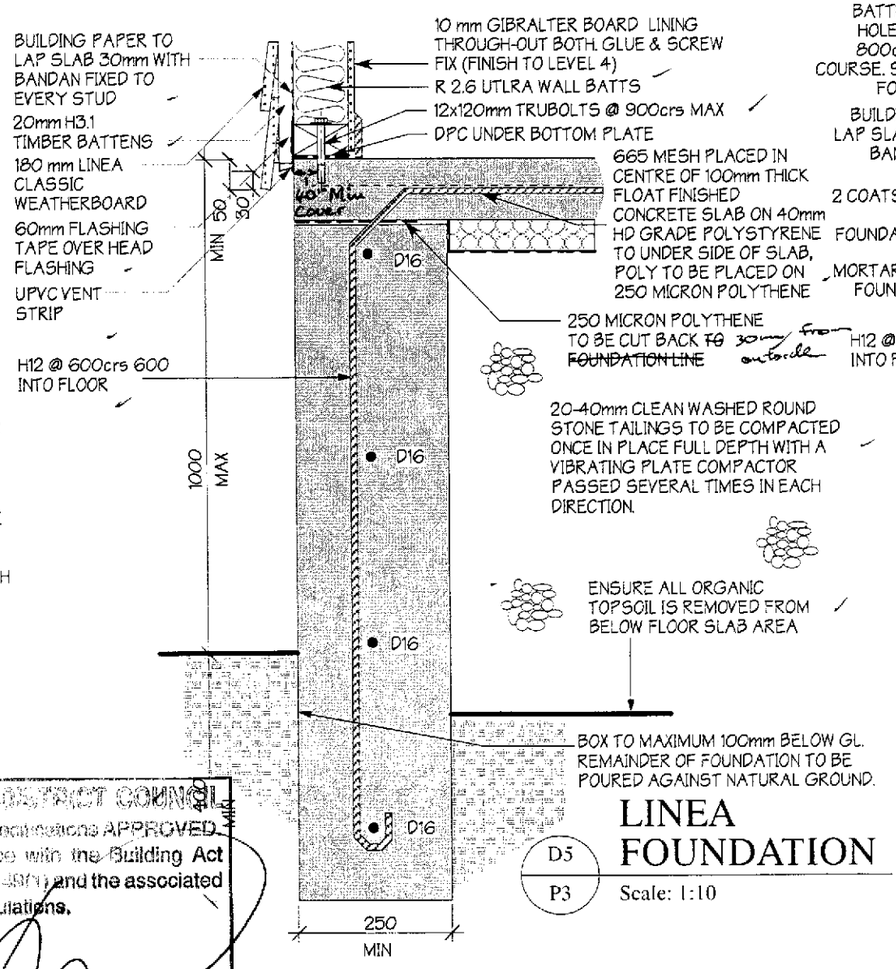
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D1 / P24 — LINEA FOUNDATION

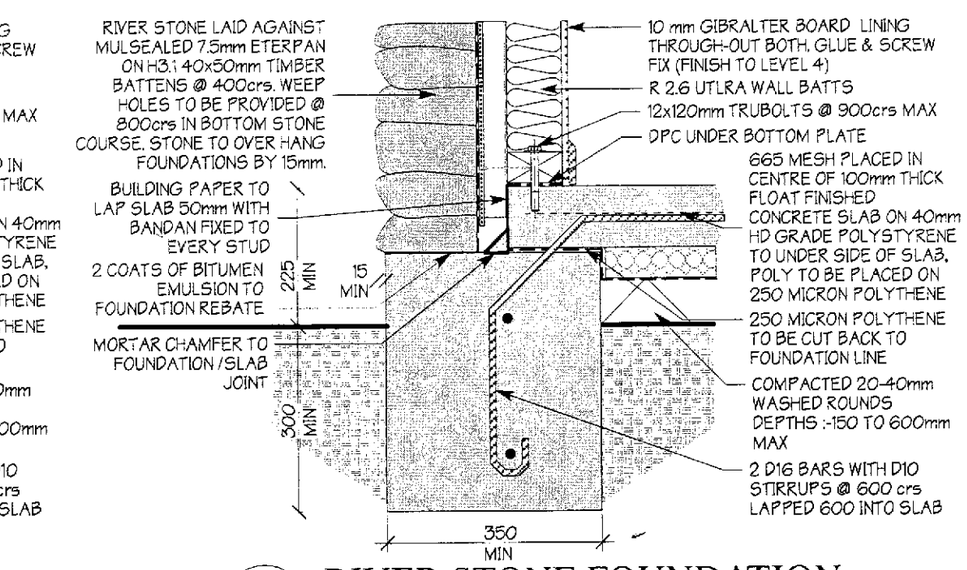
Scale: 1:10

NOTE:
REFER TO ROCKCOTE SPECIFICATION FOR ROCKCOTE FOUNDATION DETAILS



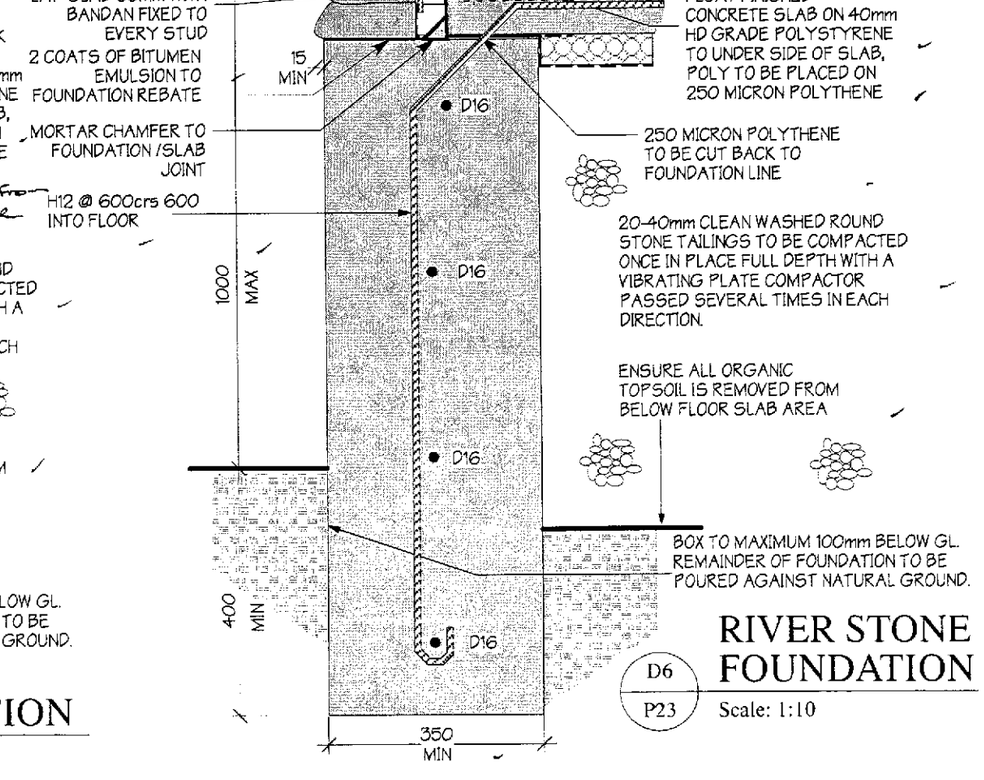
D5 / P3 — LINEA FOUNDATION

Scale: 1:10



D2 / P26 — RIVER STONE FOUNDATION

Scale: 1:10



D6 / P23 — RIVER STONE FOUNDATION

Scale: 1:10

HIBISCUS DISTRICT COUNCIL
Plans and specifications APPROVED
In accordance with the Building Act and the associated Building Regulations.
Signed .....

DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE/REVISION/DATE	A3	5
DRAWN M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				

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F.F.L 341.226

G.F.L 341.136

F.F.L

100x20mm REBATE FOR OFFICE DOOR

90mm STEP DOWN INTO GARAGE

SEE GARAGE DOOR REBATE DETAIL

FLOOR SLAB PLAN 1 : 100

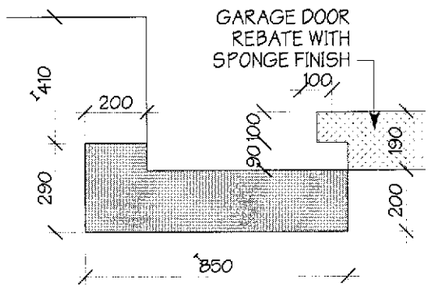
SLAB KEY

SUPPLEMENTARY REINFORCING BARS TO EACH INTERNAL CORNER, 2/D10, 1200mm LONG

5mm SAW CUTS, 25mm DEEP (see detail)

FREE CONTROL JOINT (see detail)

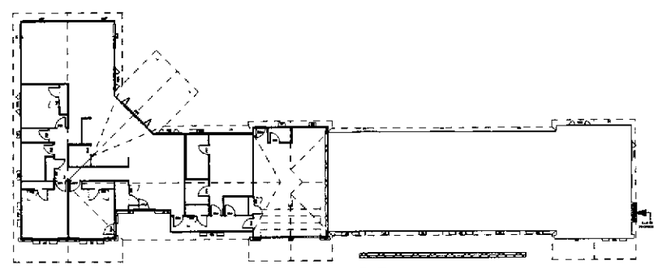
NOTE : SAW CUTS REQUIRED AT 6m crs MAX
: FREE CONTROL JOINTS REQUIRED AT 12m crs MAX



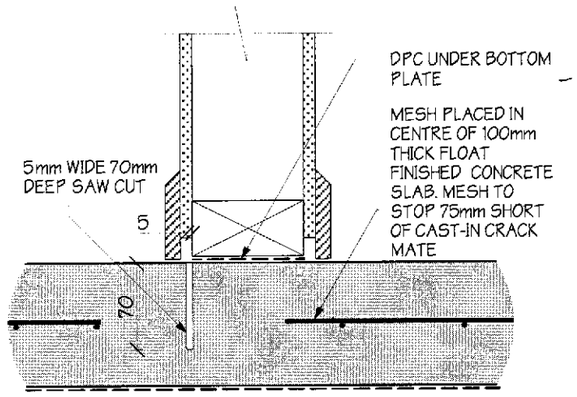
GARAGE DOOR REBATE DETAIL

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

NOTE:
665 MESH PLACED THROUGHOUT SLAB

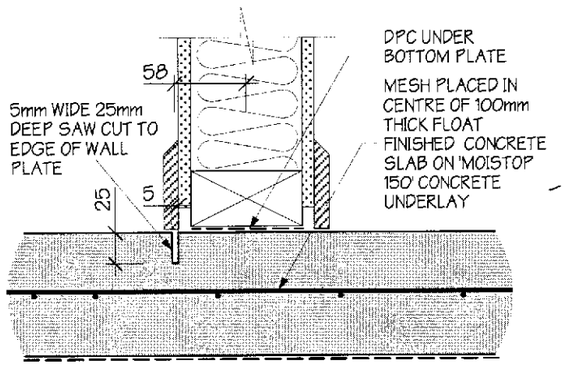


KEY PLAN 1 : 500



FREE JOINT DETAIL

Scale: 1:5



SAW CUT DETAIL

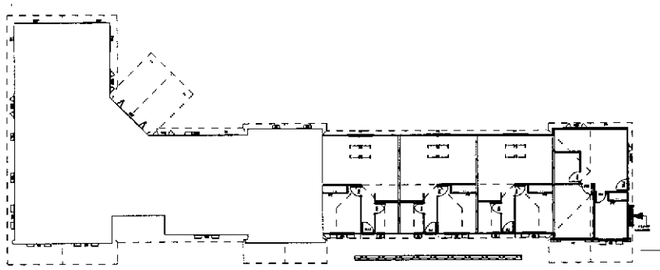
Scale: 1:5

HORNCASTLE HOMES LTD.

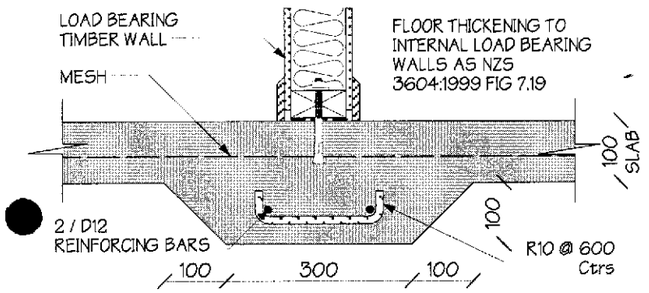
DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	6
DRAWN					
M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				

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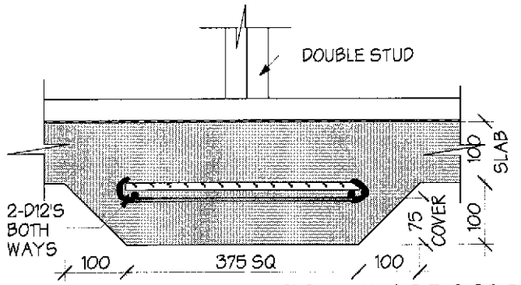
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KEY PLAN 1 : 500



LOAD BEARING WALL
Scale: 1:10



POINT LOAD LESS THAN 20kN
Scale: 1:10

SLAB KEY

SUPPLEMENTARY REINFORCING BARS TO EACH INTERNAL CORNER, 2/D10, 1200mm LONG

5mm SAW CUTS, 25mm DEEP (see detail)

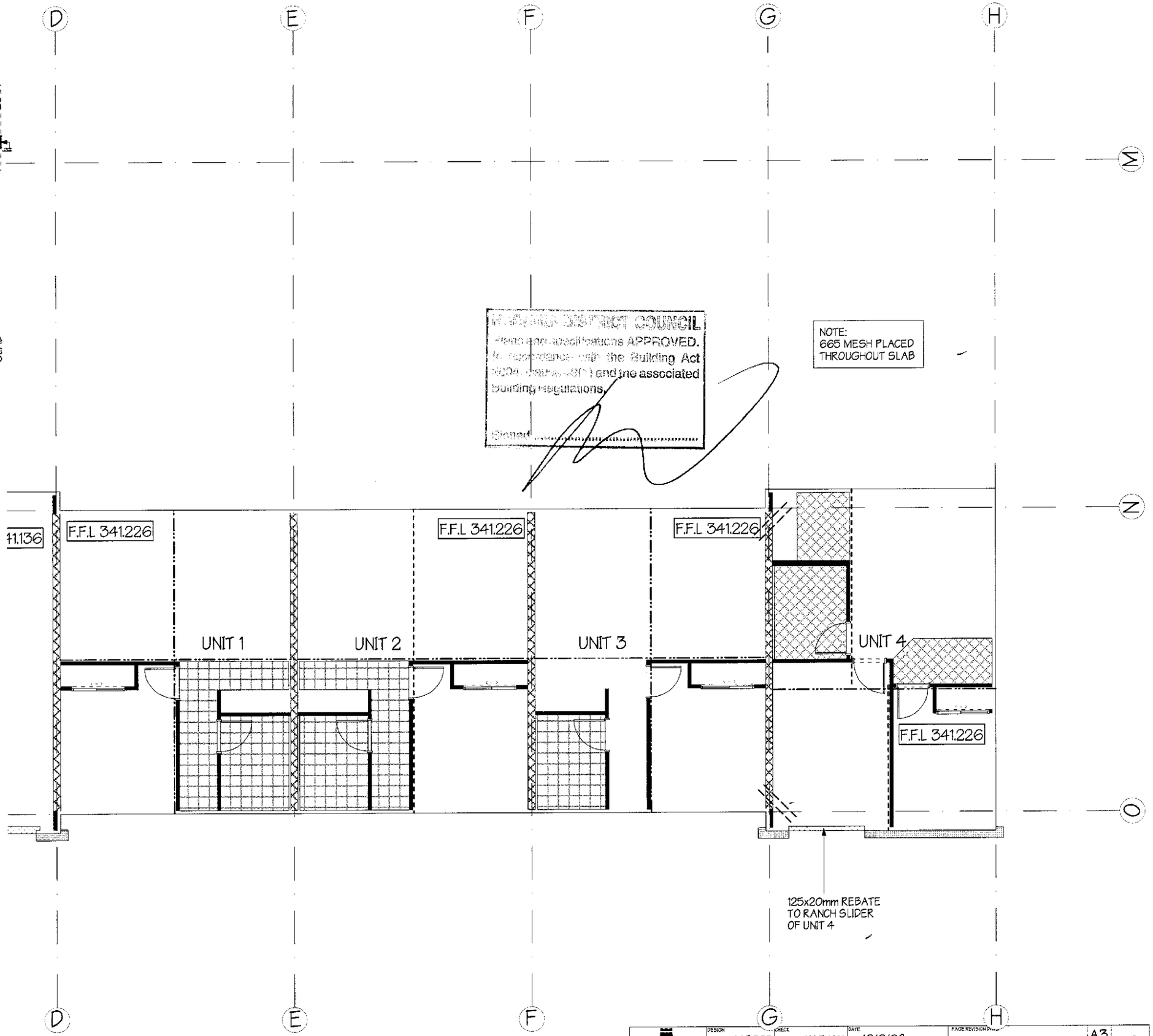
FREE CONTROL JOINT (see detail)

NOTE : SAW CUTS REQUIRED AT 6m crs MAX
: FREE CONTROL JOINTS REQUIRED AT 12m crs MAX

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HANMER DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004 Section 34(1) and the associated building regulations.
Signed .....

NOTE:
665 MESH PLACED
THROUGHOUT SLAB

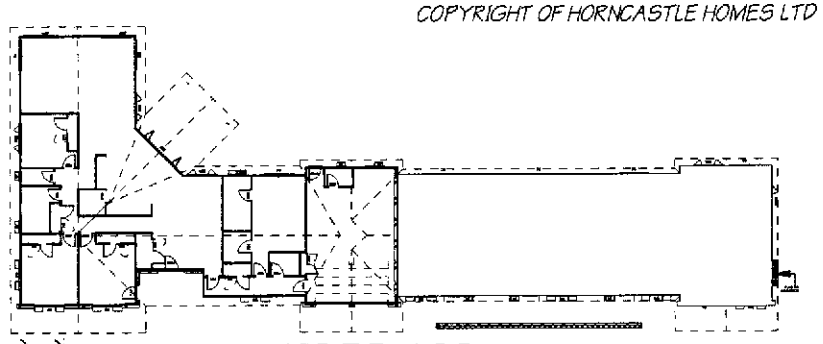


FLOOR SLAB PLAN 1 : 100

DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION	A3	7
DRAWN M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				

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KEY PLAN 1 : 500

NOTE:
STONE VENEER WALLS TO HAVE
-90x45mm STUDS @ 300crs.
-7mm PLYWOOD TO EXTERIOR FACE OF STUDS FIXED WITH 40x3.15mm ANNULAR GROOVED STAINLESS STEEL FLAT HEAD NAILS AT 75mm crs TO SHEET EDGES & 300crs TO INTERNAL SUPPORTS
-VENEER TIES SPACED AT 300crs horz & 200crs VERTICAL

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004 and the associated Building Regulations.
Signed .....

GROUND FLOOR AREA OVER FOUNDATION
487.01 sq m

PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	163.19 m
INT WALL LENGTH (140)=	7.07 m
20 SERIES BLOCK WALL=	31.61 m
150 STONE WALL =	27.54 m
90 ROCKCOTE WALL =	35.08 m
90 LINEA WALL =	78.35 m

NOTES:
- 2420 STUD HEIGHT
-ALL DIMENSIONS TO TIMBER FRAMING; NOT TO FINISHED ROOM SIZES
-SEE FOUNDATION PLAN FOR LOAD BEARING WALLS
-BATT INSULATION BETWEEN HABITABLE & NON-HABITABLE SPACES
-PROTECTION FOR STEEL FIXINGS & FASTENINGS: FIXINGS & FASTENINGS EXCLUDING NAILS SHALL HAVE ADDITIONAL CORROSION PROTECTION IN ACCORDANCE WITH NZS3604:1999 TABLE 4.1 (F)(a)
-MECHANICAL VENTILATION IN HOUSING REMOVING MOISTURE SHALL BE VENTED OUTSIDE (INCLUDES WET AREAS, CLOTHES DRYERS & COOKER HOODS. REFER TO NZBC G4/AS1 1.3.c.ii.) MECHANICAL VENTILATION TO BE 150 DIA 230 CU M/H INLINE FAN DUCTED TO SOFFIT.
-SMOKE ALARMS TO BE INSTALLED TO AS1670.6 REQUIREMENTS. EQUIPMENT TO COMPLY WITH ONE OF UL217, ULC5531, AS3786, BS5446 PT1
-JOINTS BETWEEN FIXTURES & WALL LININGS; WHERE BATHS, BASINS, TUBS, OR SINKS ABUT IMPERVIOUS LININGS, THE JOINT BETWEEN FIXTURE & LINING SHALL BE SEALED TO PREVENT WATER PENETRATION TO CONCEALED SPACES OR BEHIND LININGS
-SHOWERS ARE PRE-FORMED FIBER GLASS CUBICLES.
-BUILDER TO CHECK STAIR HEIGHT BEFORE START OF WORK

PLAN KEY:
- METER BOX
- FUSE BOARD
- (S) SMOKE ALARM
- DP DOWN PIPE
- V TERMINAL VENT
- GT GULLY TRAP
- = TILED FLOOR

NOTES:
-65 DIA. ROUND DOWNPIPE, 88 x 137mm GUTTERS
-MULTILINE QUAD GUTTER BY STEEL AND TUBE HAS A CROSS SECTIONAL AREA OF 6850mm2
-25mm REBATE IN SLAB FOR GARAGE DOOR SPONGE FINISH
-IT IS THE BUILDERS RESPONSIBILITY TO CHECK THE GARAGE DOOR REBATE SIZES BEFORE POURING.
-HOT WATER PIPE TO KITCHEN:
-DEVELOPED LENGTH > 12m
-NOMINAL PIPE SIZE 15mm
-ALL PIPING POLYBUTYLENE.
-INSULATE TO NZBC G12/AS1
-20mm POLY BEHIND RECESSED METER & WATER HEATER
-SNOW STRAPS TO GUTTERS

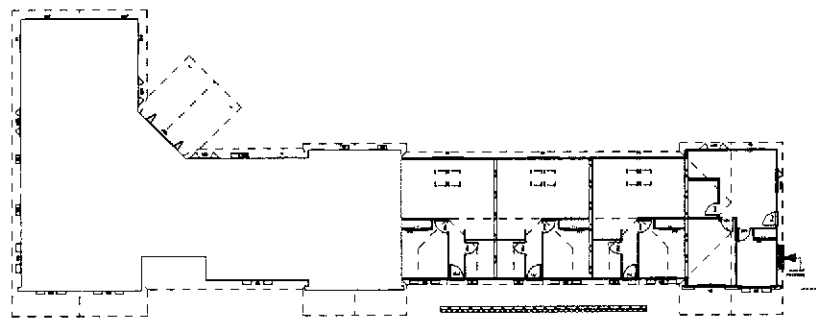
FLOOR PLAN 1 : 100

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DESIGN	CHECK	DATE	PAGE REVISION DATE	
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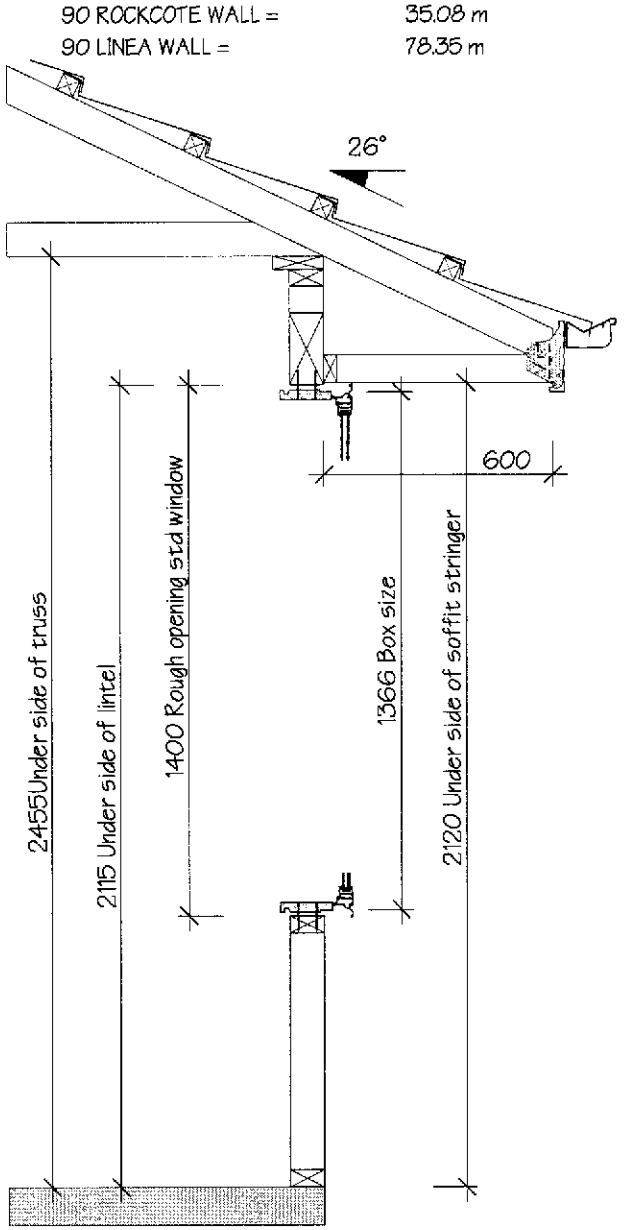


KEY PLAN 1 : 500

GROUND FLOOR AREA OVER FOUNDATION

487.01 sq m

PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	163.19 m
INT WALL LENGTH (140)=	7.07 m
20 SERIES BLOCK WALL=	31.61 m
150 STONE WALL =	27.54 m
90 ROCKCOTE WALL =	35.08 m
90 LINEA WALL =	78.35 m



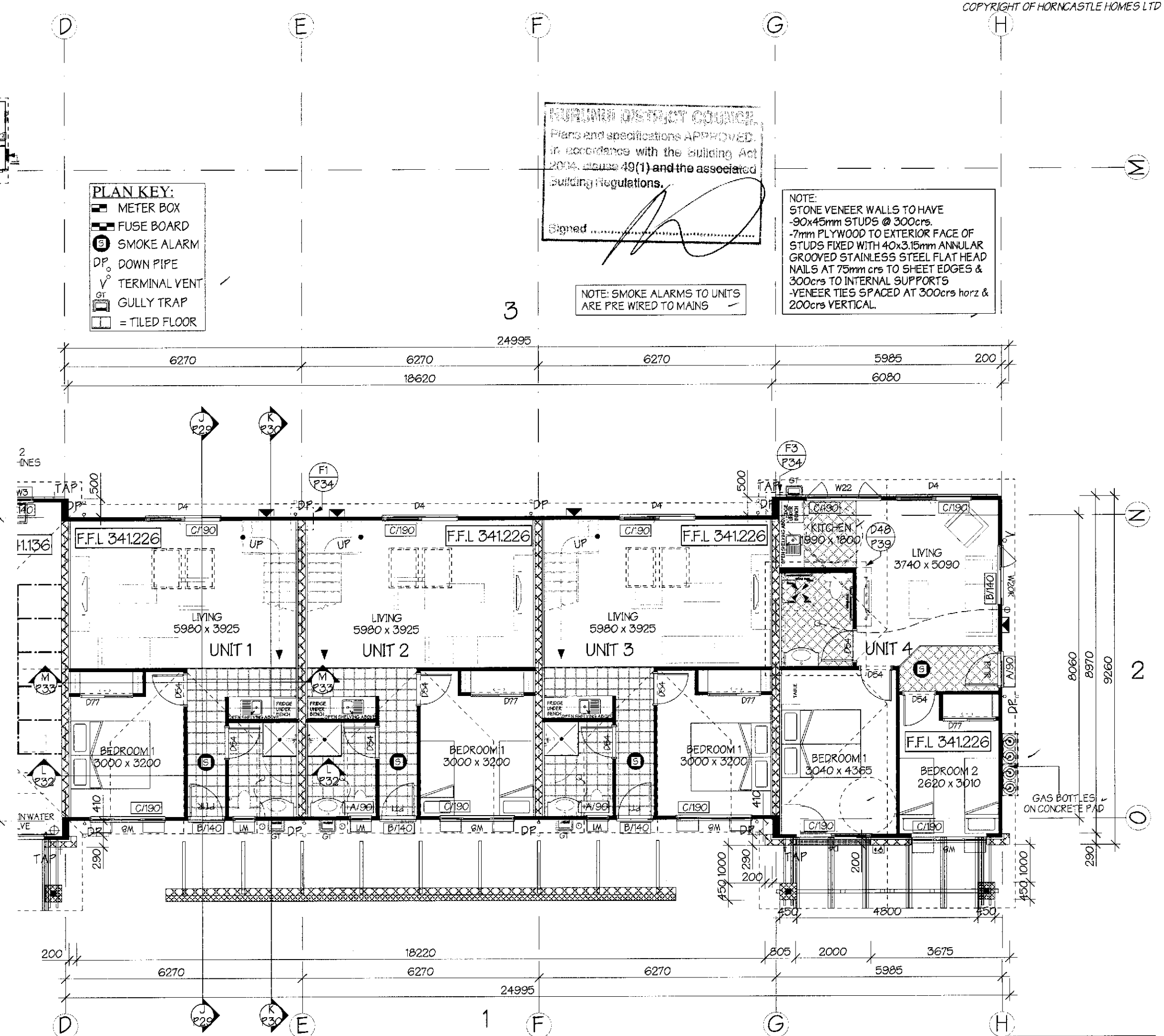
2420 Stud
Colortile Metal Roof
HORNCASTLE HOMES LTD.

PLAN KEY:
- METER BOX
- FUSE BOARD
- S SMOKE ALARM
- DP DOWN PIPE
- V TERMINAL VENT
- GT GULLY TRAP
- = TILED FLOOR

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

NOTE: SMOKE ALARMS TO UNITS ARE PRE WIRED TO MAINS

NOTE:
STONE VENEER WALLS TO HAVE
-90x45mm STUDS @ 300crs.
-7mm PLYWOOD TO EXTERIOR FACE OF STUDS FIXED WITH 40x3.15mm ANNULAR GROOVED STAINLESS STEEL FLAT HEAD NAILS AT 75mm crs TO SHEET EDGES & 300crs TO INTERNAL SUPPORTS
-VENEER TIES SPACED AT 300crs horz & 200crs VERTICAL.



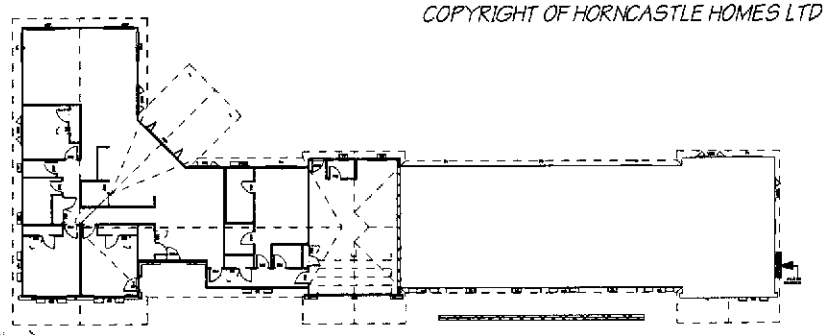
FLOOR PLAN 1 : 100

HORNCASTLE HOMES	DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION DATE	A3
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Plans and specifications APPROVED.
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Signed .....



KEY PLAN 1 : 500

STUD SIZES

STUDS HAVE BEEN SIZED USING
3604 : 1999 TABLE 8.2 & 8.4
- EXT = 90x45 MSG8 @ 600crs
- INT LB = 90x45 MSG8 @ 600crs
- INT NONLB = 90x45 MSG8 @ 600crs

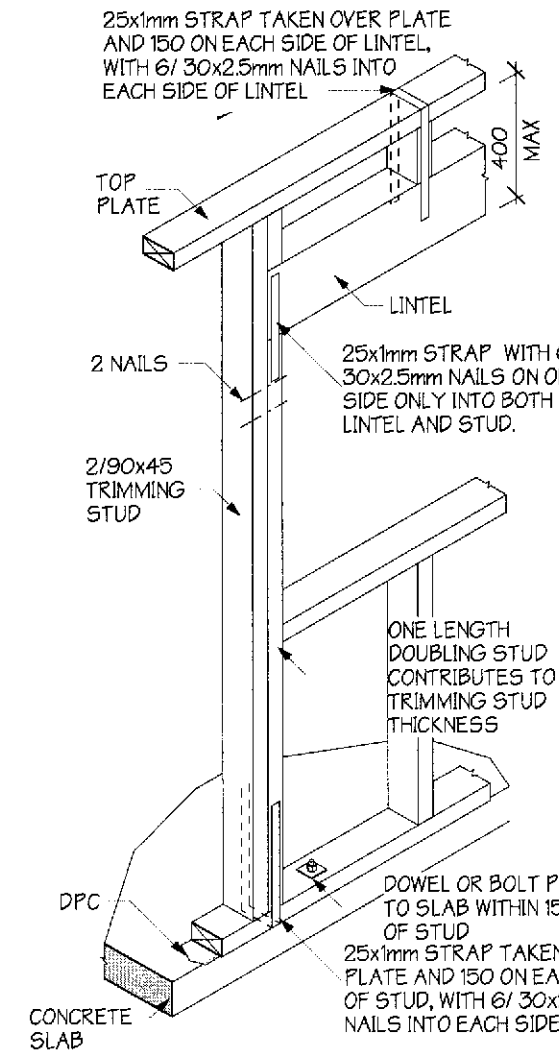
LINTEL SIZES

A/90	= 2/90x45 MSG8
B/140	= 2/140x45 MSG8
C/190	= 2/190x45 MSG8
D/240	= 2/240x45 MSG8
E/290	= 2/290x45 MSG8
FB25H	= FB25H FLITCH BEAM

GROUND FLOOR AREA OVER FOUNDATION

487.01 sq m

PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	163.19 m
INT WALL LENGTH (140)=	7.07 m
20 SERIES BLOCK WALL=	31.61 m
150 STONE WALL =	27.54 m
90 ROCKCOTE WALL =	35.08 m
90 LINEA WALL =	78.35 m



LINTEL FIXING 2420 STUD

Scale: 1:10

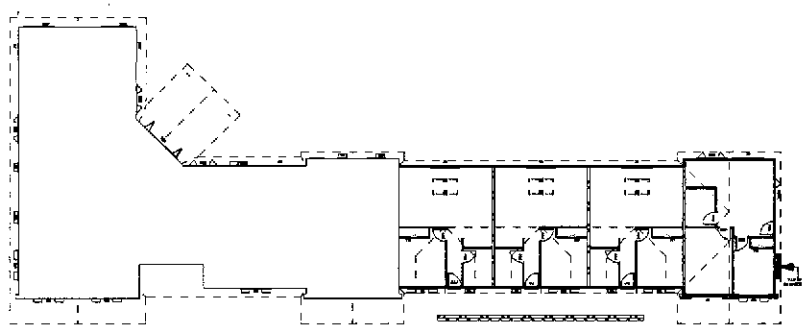
FLOOR PLAN 1 : 100

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DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION DATE	A3	10
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KEY PLAN 1 : 500

GROUND FLOOR AREA OVER FOUNDATION

487.01 sq m

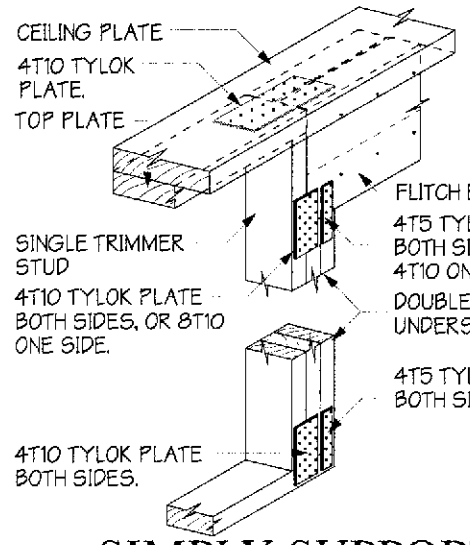
PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	163.19 m
INT WALL LENGTH (140)=	7.07 m
20 SERIES BLOCK WALL=	31.61 m
150 STONE WALL =	27.54 m
90 ROCKCOTE WALL =	35.08 m
90 LINEA WALL =	78.35 m

STUD SIZES

STUDS HAVE BEEN SIZED USING
3604 : 1999 TABLE 8.2 & 8.4
- EXT = 90x45 MSG8 @ 600crs
- INT LB = 90x45 MSG8 @ 600crs
- INT NONLB = 90x45 MSG8 @ 600crs

LINTEL SIZES

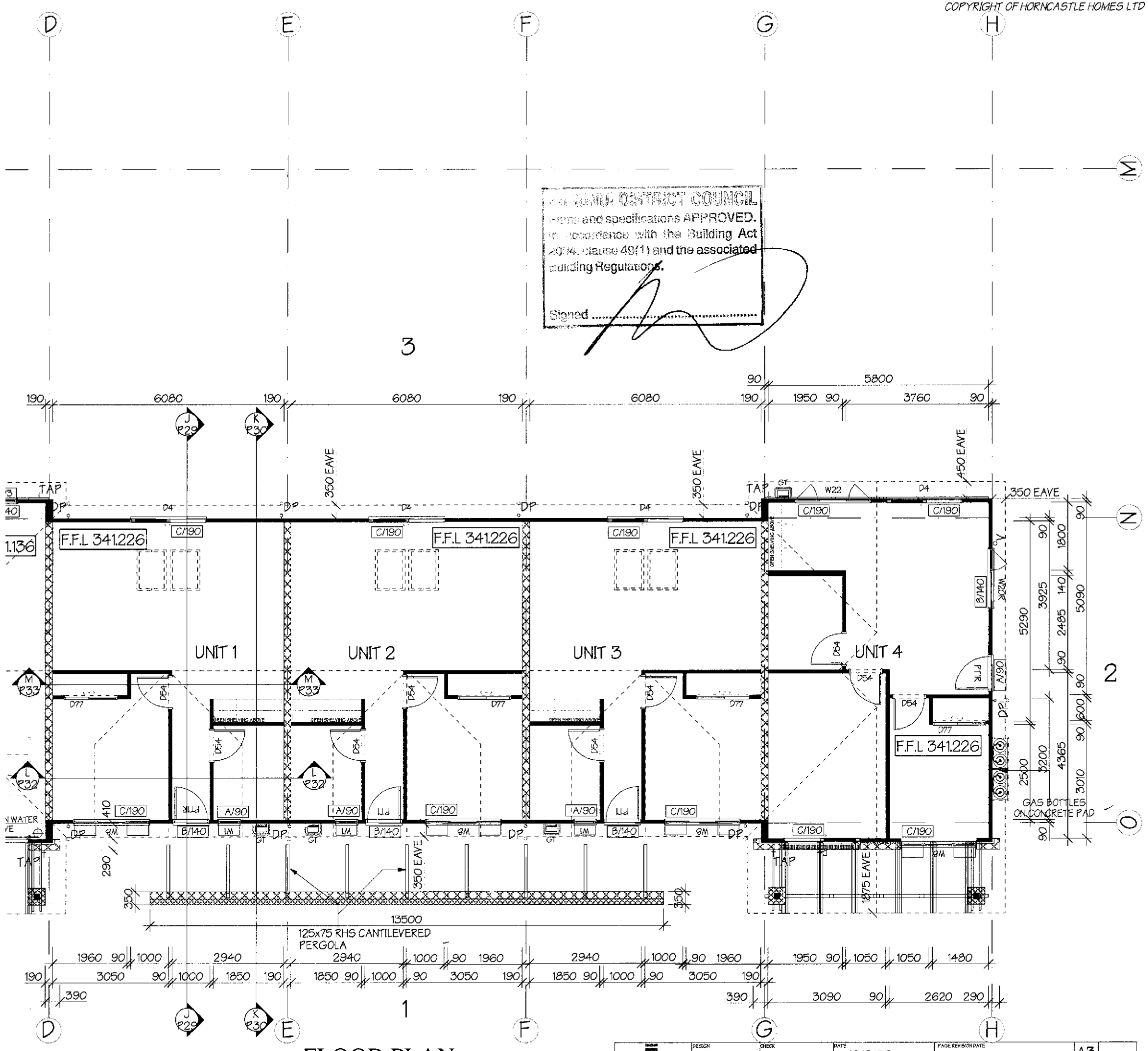
A/90	=	2/90x45 MSG8
B/140	=	2/140x45 MSG8
C/190	=	2/190x45 MSG8
D/240	=	2/240x45 MSG8
E/290	=	2/290x45 MSG8
FB25H	=	FB25H FLITCH BEAM



SIMPLY SUPPORTED FLITCH BEAM

Scale: 1:10

HORNCASTLE HOMES LTD.

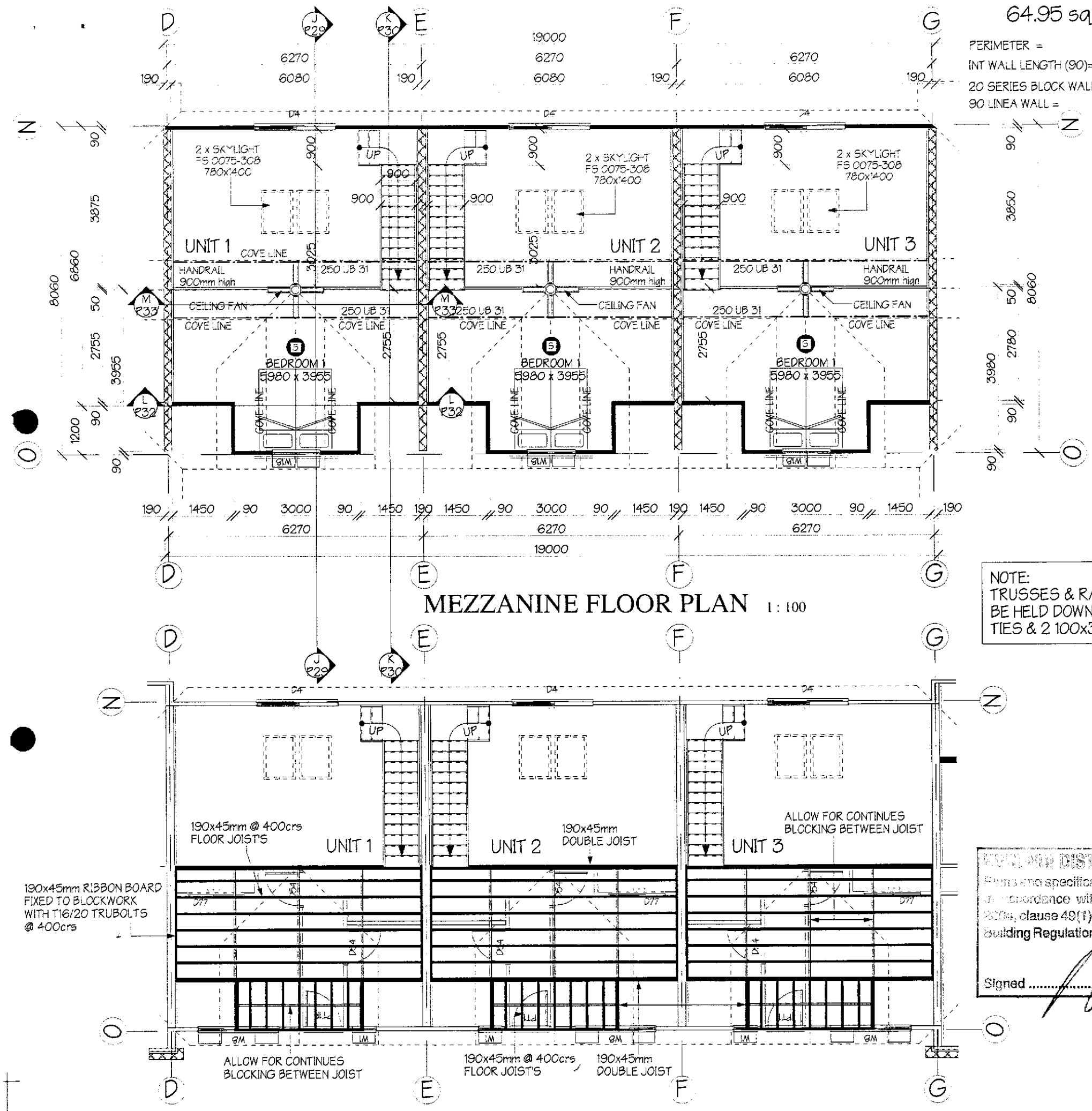


FLOOR PLAN 1 : 100

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

HORNCASTLE HOMES	DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION DATE	A3
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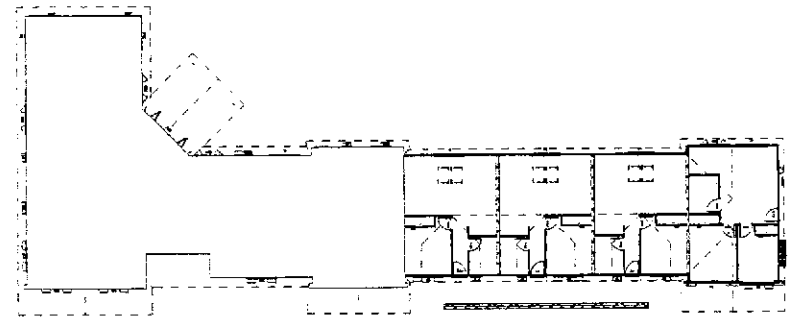
MEZZANINE FLOOR PLAN 1 : 100

FLOOR JOIST PLAN 1 : 100

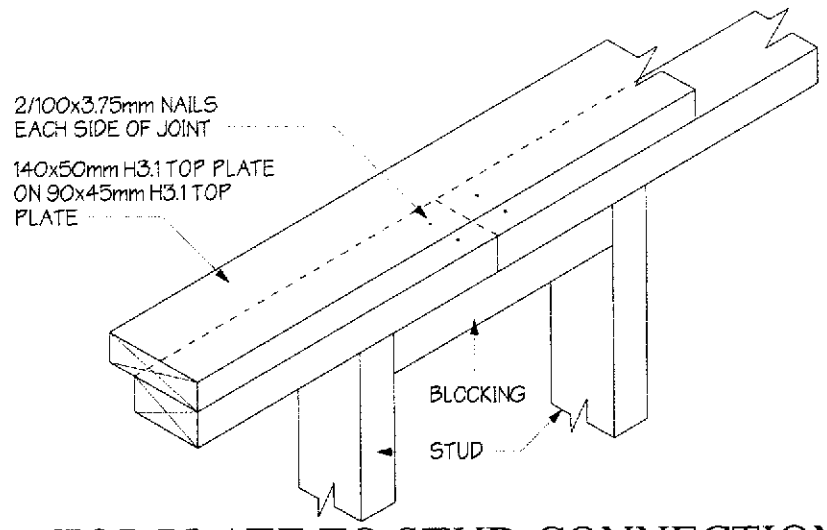
FIRST FLOOR AREA OVER FOUNDATION

64.95 sq m

PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	9.55 m
20 SERIES BLOCK WALL=	31.61 m
90 LINEA WALL =	94.47 m



KEY PLAN 1 : 500

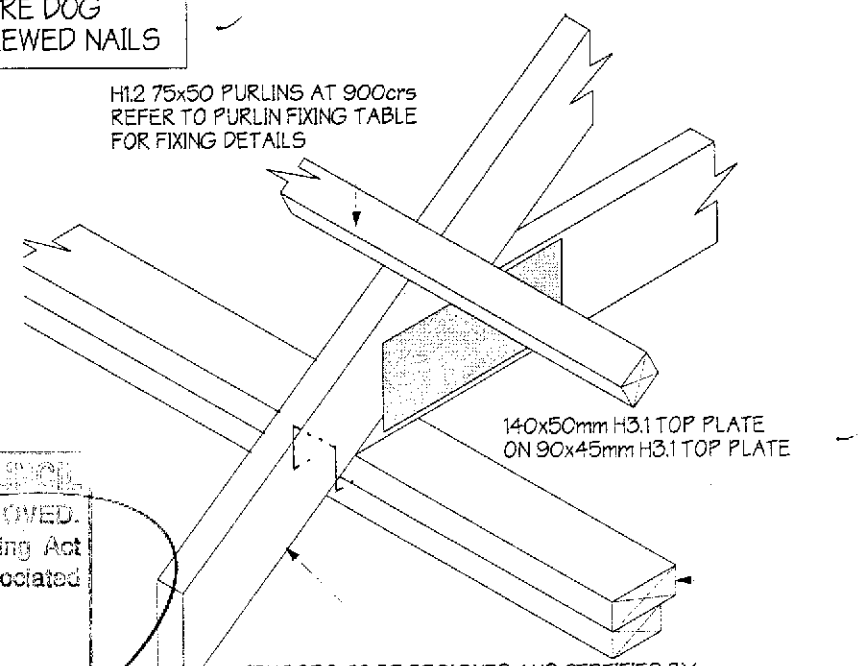


TOP PLATE TO STUD CONNECTION

Scale: 1:10

NOTE: FIXING TYPE OF ROOF TRUSSES AT SUPPORTS TO BE 2/100x3.75 SKEWED NAILS + 2 WIRE DOGS

NOTE:
TRUSSES & RAFTERS ARE TO
BE HELD DOWN WITH 2 WIRE DOG
TIES & 2 100x3.75mm SKEWED NAILS



TRUSSES TO BE DESIGNED AND CERTIFIED BY APPROVED MANUFACTURER. TRUSSES @ 900 crs max. TRUSS FIXING TO TOP PLATE 2 WIRE DOGS. TRUSS TO TRUSS FIXING JOIST HANGER OR A5 SPECIFIED BY MANUFACTURER ON FINAL LAYOUT.

TOP PLATE TO TRUSS CONNECTION

Scale: 1:10

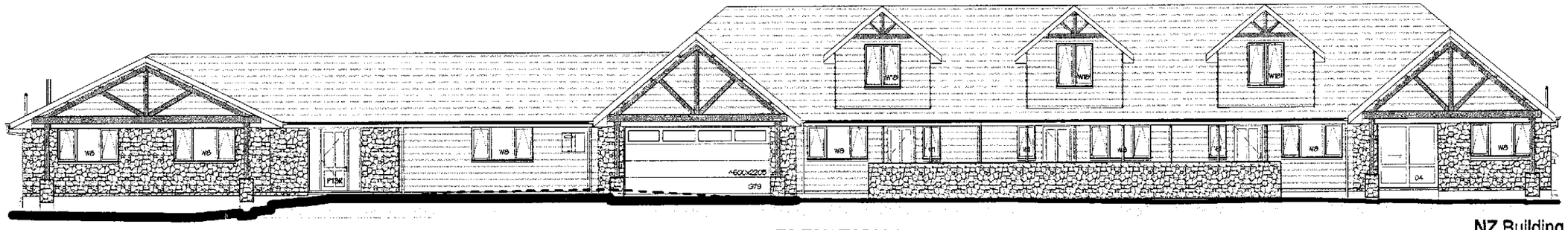
NOTE: FIXING OF TOP PLATE OF WALL TO SUPPORTING STUDS TO BE 2/100x3.75 SKEWED NAILS + 1 WIRE DOG

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

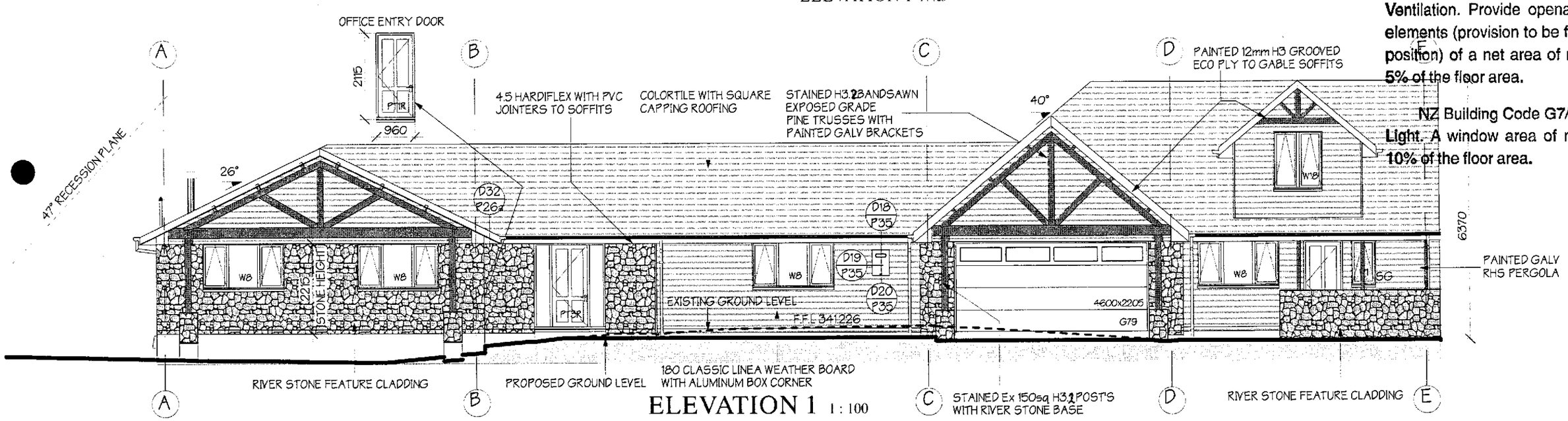
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DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE/REVISION/DATE	A3
DRAWN M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			12

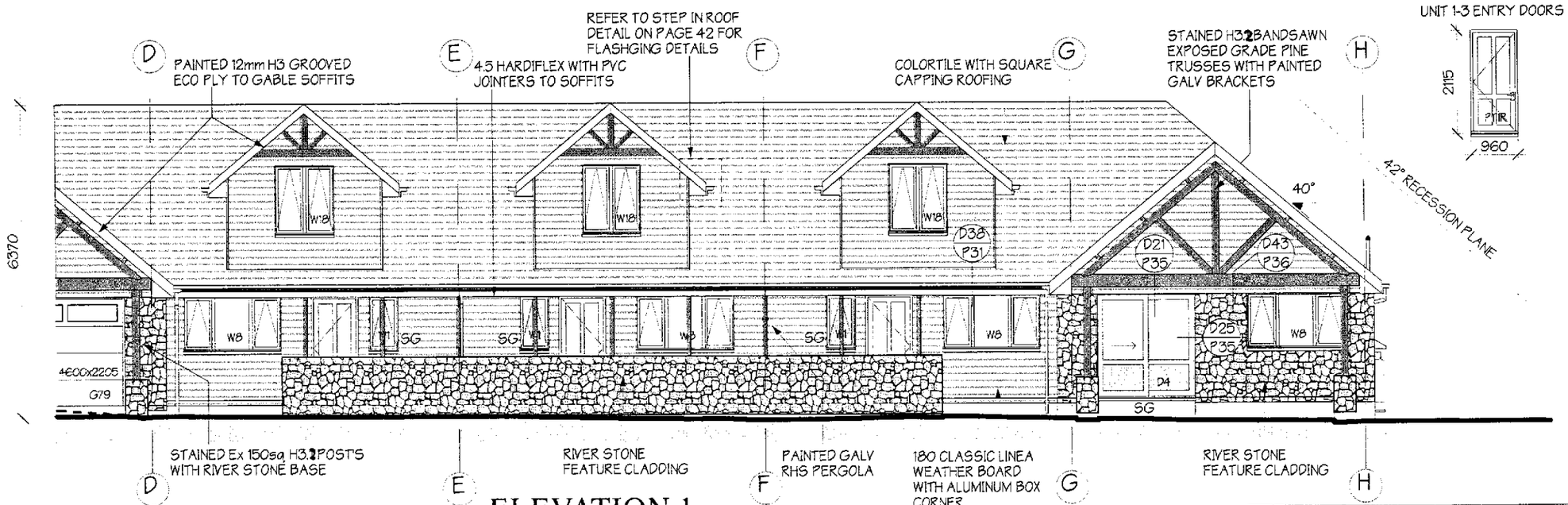
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ELEVATION 1 1 : 125



ELEVATION 1 1 : 100



ELEVATION 1 1 : 100

NZ Building Code G4/AS1 Natural Ventilation. Provide openable building elements (provision to be fixed in open position) of a net area of no less than 5% of the floor area.

NZ Building Code G7/AS1 Natural Light. A window area of no less than 10% of the floor area.

RISK FACTOR	L	M	H	V/H	SUBTOTALS
WIND ZONE	0	0	1 ✓	2	1
NUMBER OF STOREY'S	0	1 ✓	2	4	1
ROOF/WALL INTERSECTION	0 ✓	1	3	5	0
EAVES WIDTH	0	1	2 ✓	5	2
ENVELOPE COMPLEXITY	0	1	3 ✓	6	3
DECK DESIGN	0 ✓	2	4	6	0
		TOTAL RISK SCORE			7

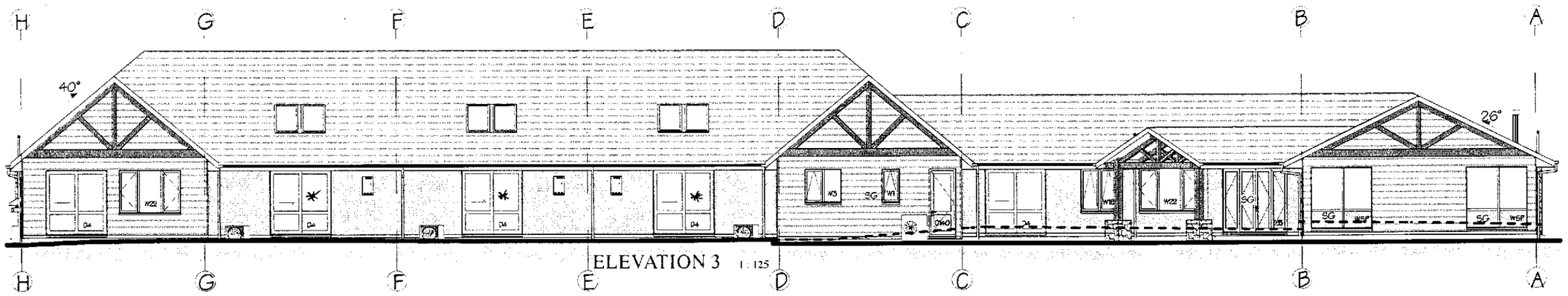
NOTE:

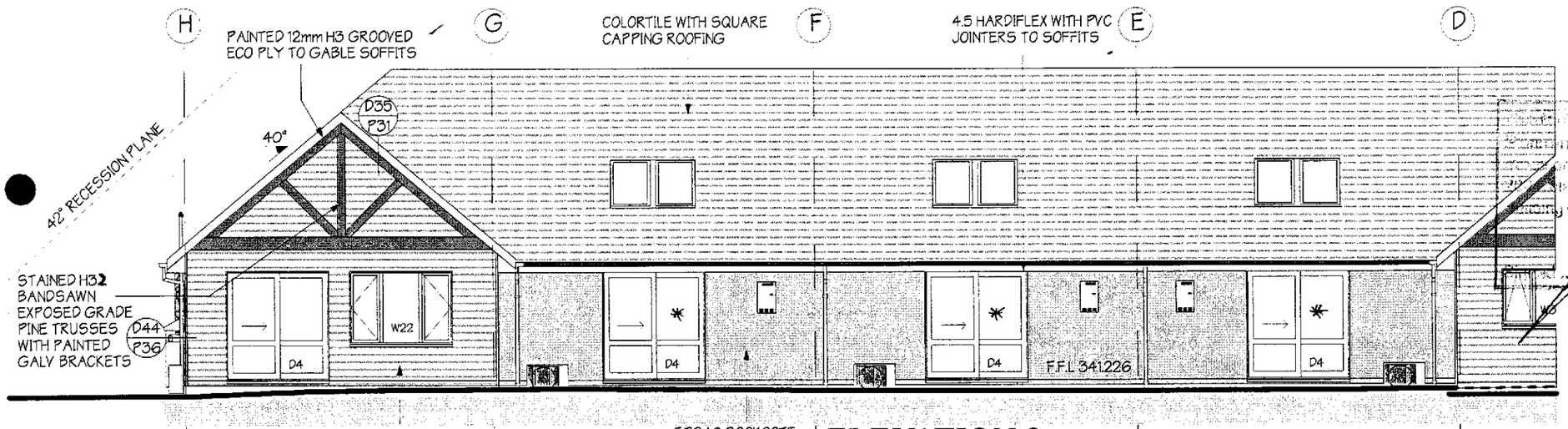
-GRADE 'A' SAFETY GLAZING IN ALL BATHROOMS WHERE GLAZING IS UNDER OR WITHIN 2m OF FLOOR LEVEL, TO ALL GLASS PANELS WHICH ARE OVER 0.5m WIDE & WITHIN 0.5m TO FLOOR LEVEL, AND TO ALL PANELS WHICH ARE GREATER THAN 1m HIGH, AND ALL DOOR PANELS WHICH ARE GREATER THAN 0.5m2. (NZS4223)
SG = SAFETY GLAZING

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RISK FACTOR	L	M	H	VH	SUBTOTALS
WIND ZONE	0	0	1 ✓	2	1
NUMBER OF STOREYS	0	1 ✓	2	4	1
ROOF/WALL INTERSECTION	0 ✓	1	3	5	0
EAVES WIDTH	0	1	2 ✓	5	2
ENVELOPE COMPLEXITY	0	1	3 ✓	6	3
ROOF/WALL DESIGN	0 ✓	2	4	6	0
			TOTAL RISK SCORE		7

...ECT COU...
...pecifications APPROV...
...with the Building Act ...
...s 49(1) and the associated ...
...Regulations.

NOTE:
-GRADE 'A' SAFETY GLAZING IN ALL BATHROOMS WHERE GLAZING IS UNDER OR WITHIN 2m OF FLOOR LEVEL, TO ALL GLASS PANELS WHICH ARE OVER 0.5m WIDE & WITHIN 0.5m TO FLOOR LEVEL, AND TO ALL PANELS WHICH ARE GREATER THAN 1m HIGH, AND ALL DOOR PANELS WHICH ARE GREATER THAN 0.5m2. (NZS:4223)
SG = SAFETY GLAZING

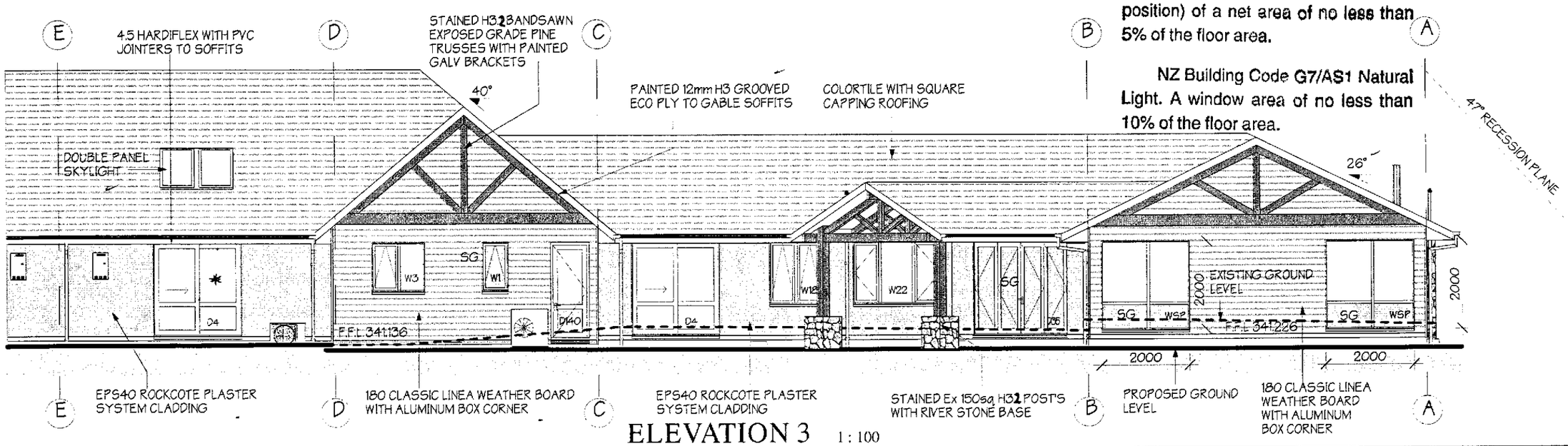
180 CLASSIC LINEA WEATHER BOARD WITH ALUMINUM BOX CORNER

EPS40 ROCKCOTE PLASTER SYSTEM CLADDING

ELEVATION 3 1:100

NZ Building **Code G4/AS1 Natural** Ventilation. Provide openable building elements (provision to be fixed in open position) of a net area of no less than 5% of the floor area.

NZ Building Code **G7/AS1 Natural** Light. A window area of no less than 10% of the floor area.



ELEVATION 3 1:100

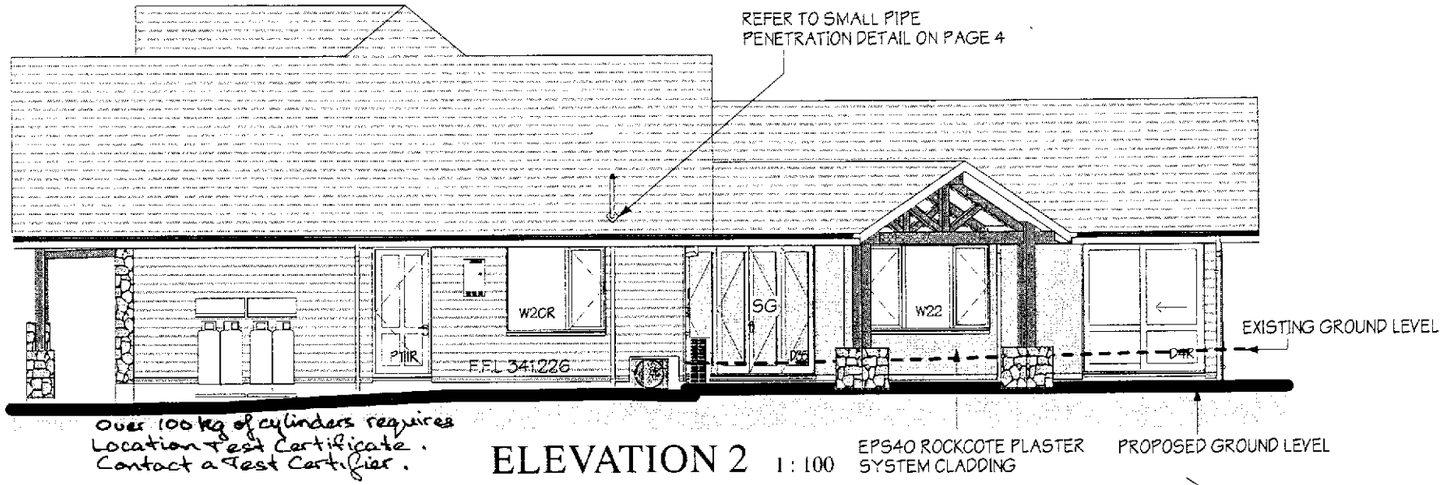
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DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION DATE	A3	14
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ENGINEERING SPECIFICATION NOTES:

1. All work shall comply with the relevant clauses of NZ Building Code
2. All foundation concrete shall have a minimum compressive strength of 20MPa at 28 days
3. All concrete shall be constructed in accordance with the requirements of NZS3109:1997.
4. Foundation depths shown are minimum only. All foundations shall extend down to solid bearing.
5. Should soft clay, peat or filled ground be encountered on the site, the engineer shall be consulted for additional foundation details.
6. All concrete shall be thoroughly vibrated when placed with a mechanical vibrator.
7. Reinforcing mesh shall be lapped a minimum of 225mm.
8. Where designated D, reinforcement shall be deformed bars, where designated R reinforcement shall be plain bars, both being grade 300E,complying with AS/NZS 4671:2001. Where designated m, reinforcement shall be deformed bars of grade 500E complying with AS/NZS 4671:2001. All mesh shall be deformed rib of Grade 500E. All reinforcement to be manufactured by Pacific Steel NZ
9. All vertical bar starters shall extend into the foundations with a hook as shown.
10. Where laps are not shown, they shall be 45 diameters for D bars and 75 diameters for H bars.
11. All blockwork cores shall be grouted.
12. All blockwork grout for filling cores shall have a minimum compressive strength of 17.5MPa at 28 days and shall contain an approved expansion agent
13. All mortar mixes shall have a minimum compressive strength of 12MPa at 28 days
14. All blockwork shall comply with NZS 4210:2001
15. All reinforcing steel shall be bent to return at all wall junctions
16. Clean out pockets shall be provided at the bottom of all reinforced cores
17. All structural steelwork shall be 8HP-300plus or AS3679-250 as applicable.
18. All welding shall comply with AS/NZS 1554.1: 2004. Butt welds to be Sp welds.
19. All exposed steelwork shall be hot dip galvanised with a minimum coating thickness of 0.1mm.
20. Timber beams, joist, rafters and lintels shall have a grading of MSG6 or MSG8.
21. 20mm particle board or fibreboard shall be nailed with 60 x 2.8mm nails 100mm crs at the perimeter of the floor, at 150mm crs at other sheet edges and at 300crs elsewhere.



ELEVATION 2 1 : 100

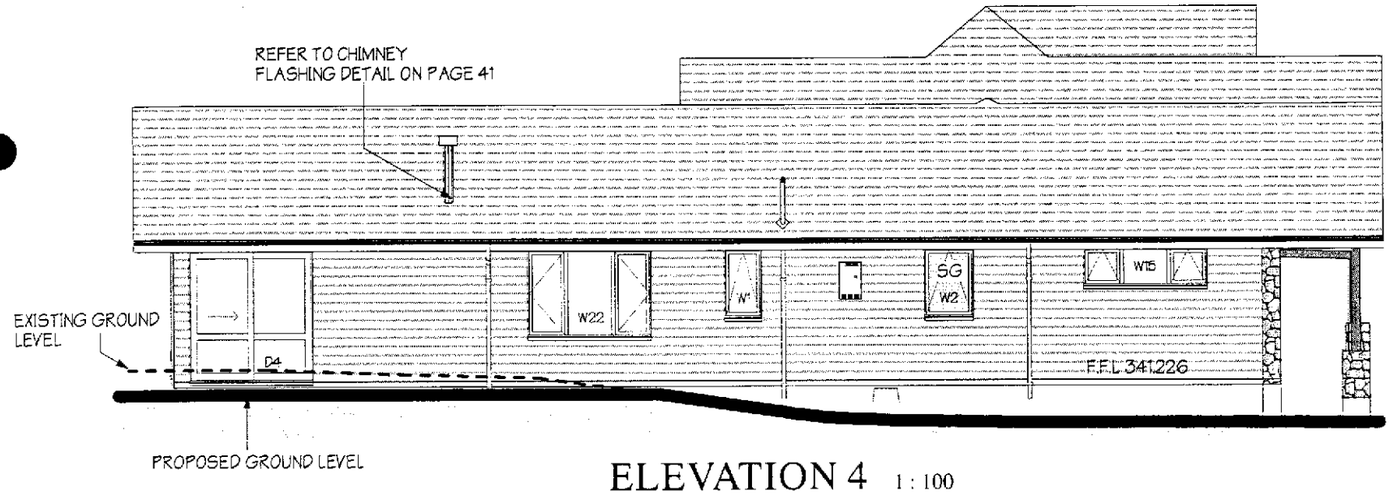
RISK FACTOR	L	M	H	VH	SUBTOTALS
WIND ZONE	0	0	1 ✓	2	1
NUMBER OF STOREYS	0	1 ✓	2	4	1
ROOF/WALL INTERSECTION	0 ✓	1	3	5	0
EAVES WIDTH	0	1	2 ✓	5	2
ENVELOPE COMPLEXITY	0	1	3 ✓	8	3
DECK DESIGN	0 ✓	2	4	6	0
TOTAL RISK SCORE					7

TIMBER TREATMENT SCHEDULE:

NO.1 GRADE KILN DRIED PINUS RADIATA

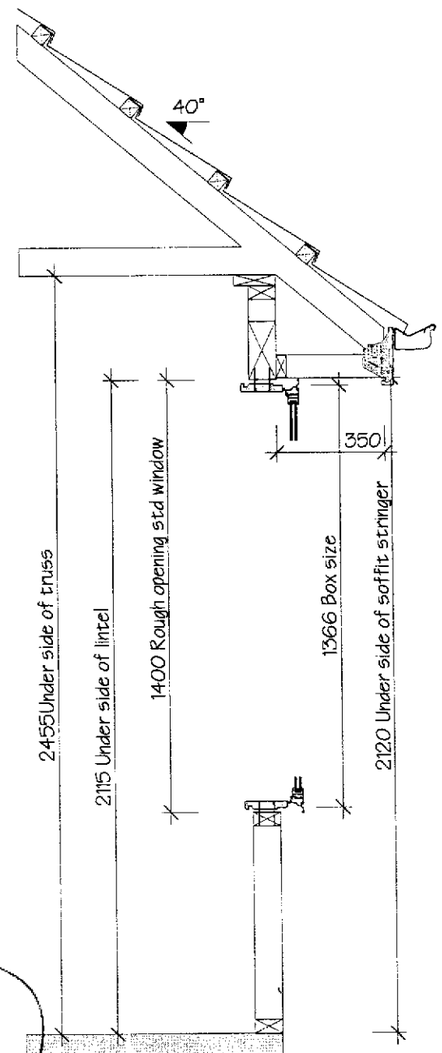
EXTERNAL WALLS:	H3.1 TREATED
INTERNAL WALLS :	NON-TREATED
INTERNAL LOAD BEARING WALLS:	H3.1 TREATED
ALL BEAMS & LINTELS;	H3.1 TREATED
ALL FRAMES TO HAVE :	H3.1 BOTTOM PLATE
TRUSSES & EAVE FRAMING:	NON-TREATED
BRACING PLY:	H3.2 TREATED
WINDOW & DOOR REVEALS :	H3.1 TREATED
VALLEY BOARDS:	H3.1 TREATED
PURLINS :	H3.1 TREATED

NZS 3602:2003 applies to the use of all timbers exposed around and throughout the building.
H1.2.Min treated framing to exterior walls and skillion roof above 10°.
H3.1.Treated cavity battens, exposed 3 coat paint finished coved rafters / cladding, boxed column / chimney and enclosed flat roof timbers etc.
H3.2.Above-ground posts and pergola timbers and decks.
H5. Piles and in-ground posts.



ELEVATION 4 1 : 100

RISK FACTOR	L	M	H	VH	SUBTOTALS
WIND ZONE	0	0	1 ✓	2	1
NUMBER OF STOREYS	0	1 ✓	2	4	1
ROOF/WALL INTERSECTION	0 ✓	1	3	5	0
EAVES WIDTH	0	1 ✓	2	5	1
ENVELOPE COMPLEXITY	0	1 ✓	3	6	1
DECK DESIGN	0 ✓	2	4	6	0
TOTAL RISK SCORE					4



2420 Stud
Colortile Metal Roof

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

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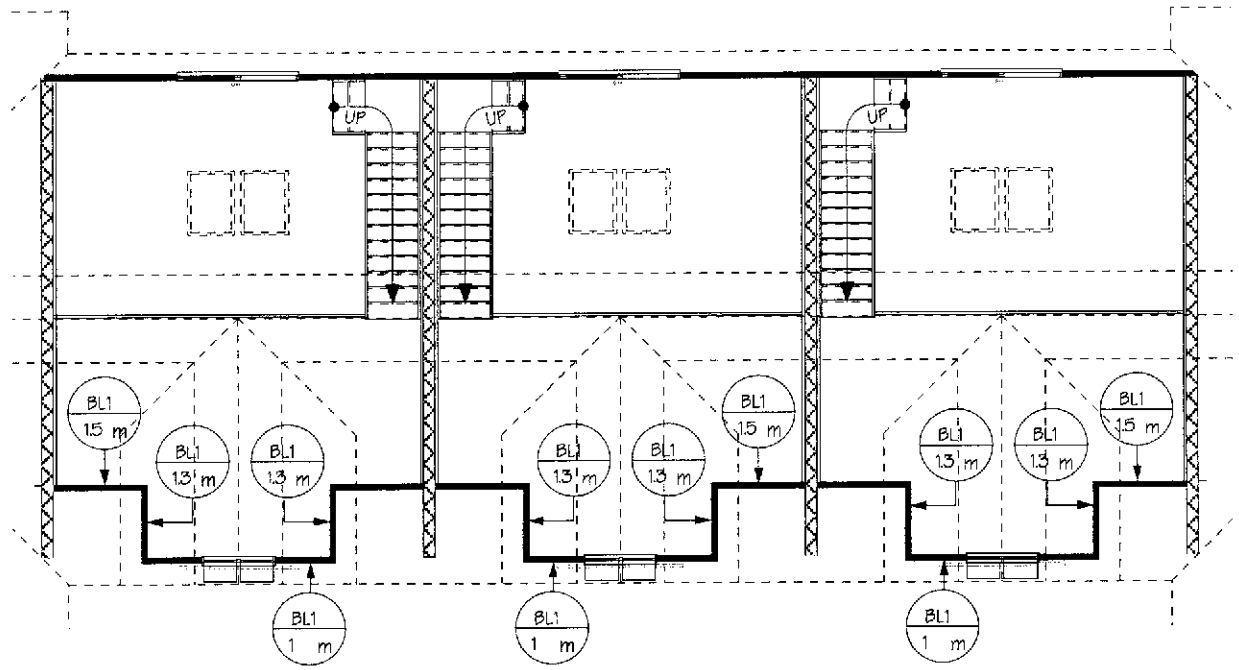
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BRACING KEY

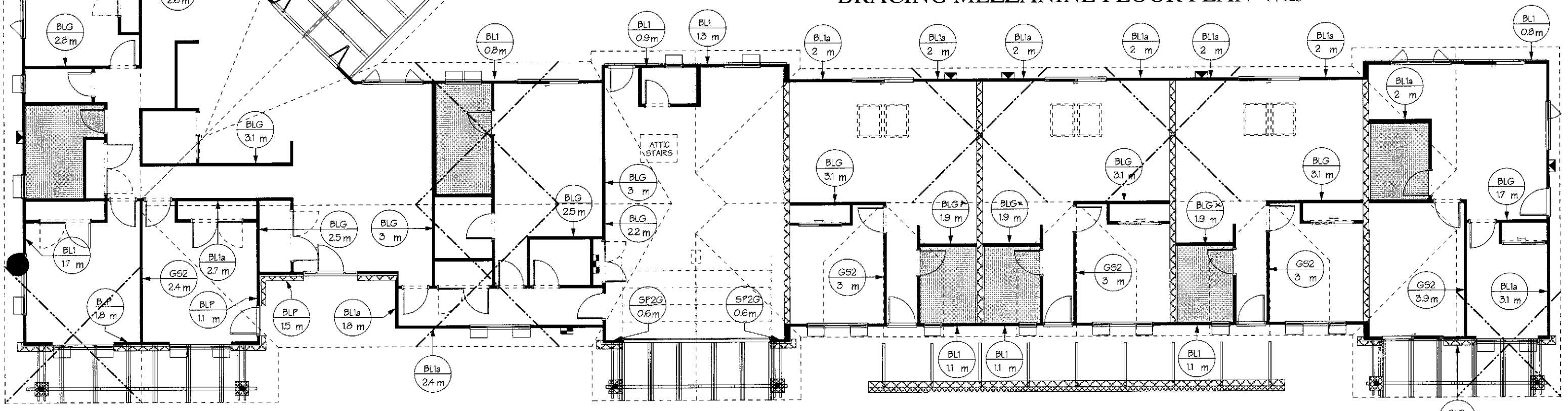
DIAGONALLY OPPOSING PAIR OF CONTINUOUS STEEL STRIPS EACH HAVING A CAPACITY OF 8kN IN TENSION, FIXED TO EACH TOP CHORD OR RAFTER THAT IS INTERSECTED, AND TO THE TOP PLATE. Ref. NZS3604:1999 10.4.2

= WET AREA

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



BRACING MEZZANINE FLOOR PLAN 1 : 125



BRACING GROUND FLOOR PLAN 1 : 125

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BRACING RATINGS FOR ECOPLY & SHADOWCLAD

WALL TYPE CODE (FLOOR TYPE)	MINIMUM WALL LENGTH (m)	MINIMUM ECOPLY THICKNESS (mm)	NAIL SPACING (mm)	HOLD DOWN TYPE***	MAXIMUM STUD SPACING (mm)	BRACING UNIT/m (20 BRACING UNITS = 1KN) WIND 2.45	WIND 2.6	WIND 2.75	EARTHQUAKE 2.45	EARTHQUAKE 2.6	EARTHQUAKE 2.75
RATINGS FOR ECOPLY COMPONENT ON ONE SIDE ONLY											
SP4	0.45	7	75	1	450	**70**	65.9	62.3	**85**	80	75.7
SP2* (CONCRETE)	0.6	7	150	1	600	**90**	84.8	80.1	**105**	98.9	93.5
SP1* (CONCRETE)	0.9	7	150	1	450 or 600	**100**	94.2	89	**100**	94.2	89
SP6	0.9	12	150	1	450 or 600	**115**	108.3	102.4	**110**	103.6	97.9
SP10	1.8	7	75	1	450	**135**	127.2	120.2	**135**	127.2	120.2
SP12* (CONCRETE)	1.8	7	150	1	600	**115**	108.3	102.4	**105**	98.9	93.5
RATING FOR ECOPLY ONE SIDE AND GIB PLASTERBOARD ON THE OTHER SIDE											
SP2G**	0.6	7	150	1	600	**95**	89.5	84.6	**95**	89.5	84.6
SP1G**	0.9	7	150	1	450 or 600	**110**	103.6	97.9	**105**	98.9	93.5
SP10G**	1.8	7	150	1	450 or 600	**140**	131.9	124.7	**120**	113	106.9
BLP*** (CONCRETE)	0.9	7	150	1	450 or 600	**135**	127.2	120.2	**140**	131.9	124.7
SP6G	0.9	12	150	1	450 or 600	**145**	136.6	129	**135**	12.2	120.2

WALL TYPE CODES:

SP = STRUCTURAL PLYWOOD

G = 10mm GIB STANDARD PLASTERBOARD OR ANY OTHER GIB PLASTERBOARD, NAILED AS PER GIB STANDARD PLASTERBOA

BLP = WINSTONE WALLBOARDS BRACING ELEMENT - REFER WINSTONE WALLBOARDS LTD LITERATURE

* THESE WALLS ON TIMBER AND CONCRETE FLOORS REVIEWED BY BRANZ. WHERE FLOOR TYPE IS NOT SPECIFIED, USE THE THE LOWER VALUE.

** THE GIB MAY BE 10mm GIB STANDARD PLASTERBOARD OR ANY OTHER GIB PLASTERBOARD EXCEPT SYSTEM BLP WHERE 10mm GIB BRACELINE IS REQUIRED. GIB MAY BE FIXED HORIZONTALLY OR VERTICALLY (REFER TO 'GIB BRACING SYSTEMS MANUAL FOR INSTALLATION DETAILS AND LIMITATIONS, AVAILABLE AT www.gib.co.nz or BY CALLING 0800 100 442

*** BLP DENOTES ECOPLY ON ONESIDE IN ACCORDANCE WITH THIS LITERATURE AND 10mm GIB BRACELINE IN ACCORDANCE WITH WINSTONE WALLBOARDS LTD INSTRUCTIONS

BRACING UNIT RATING FOR 10mm GIB™ STANDARD PLASTERBOARD AND OTHER 10mm AND 13mm GIB™ PLASTERBOARD

TYPE	LENGTH (m) MINIMUM	LINING REQUIREMENT	OTHER REQUIREMENTS DIAGONAL BRACE	BU PER METRE WIND 2.45	WIND 2.6	WIND 2.75	EARTHQUAKE 2.45	EARTHQUAKE 2.6	EARTHQUAKE 2.75
GS1a	1.8	10mm GIB+ STANDARD PLASTERBOARD	YES	**65**	**61.25**	**57.91**	**55**	**51.83**	**49.00**
	2.4	ONE FACE FIXED HORIZONTAL OR VERTICAL		**75**	**70.67**	**66.82**	**65**	**61.25**	**57.91**
GS2	1.2			**70**	**65.96**	**62.36**	**60**	**56.54**	**53.45**
	1.8	10mm GIB+ STANDARD PLASTERBOARD	NO	**80**	**75.38**	**71.27**	**70**	**65.96**	**62.36**
	2.4	BOTH SIDES FIXED HORIZONTAL OR VERTICAL		**90**	**84.81**	**80.18**	**80**	**75.38**	**71.27**

BRACING UNIT RATING FOR 10mm GIB BRACELINE™, 10mm GIB NOISELINE™ AND 10mm TOUGLINE™ (fied with GIB Braceline™ screws or GIB Braceline™ nails)

TYPE	LENGTH (m) MINIMUM	LINING REQUIREMENT	OTHER REQUIREMENTS DIAGONAL BRACE	OTHER REQUIREMENTS HOLD-DOWNS	BU PER METRE WIND 2.45	WIND 2.6	WIND 2.75	EARTHQUAKE 2.45	EARTHQUAKE 2.6	EARTHQUAKE 2.75
BL1	0.4	GIB BRACELINE+ ONE FACE FIXED	NO	YES	**120**	**113.08**	**100.74**	**115**	**108.37**	**102.45**
	0.6	HORIZONTAL OR VERTICAL	NO	YES	**125**	**117.79**	**104.94**	**115**	**108.37**	**102.45**
	1.8	GIB BRACELINE+ ONE FACE FIXED HORIZONTAL OR VERTICAL	YES	YES	**130**	**122.50**	**109.14**	**115**	**108.37**	**102.45**
BLG	0.6	GIB BRACELINE+ ONE FACE, 10mm			**145**	**136.63**	**121.73**	**122**	**114.96**	**108.69**
	1.2	GIB+ STANDARD ON THE OTHER FACE, LININGS FIXED HORIZONTAL OR VERTICAL	NO	YES	**150**	**141.35**	**125.93**	**122**	**114.96**	**108.69**

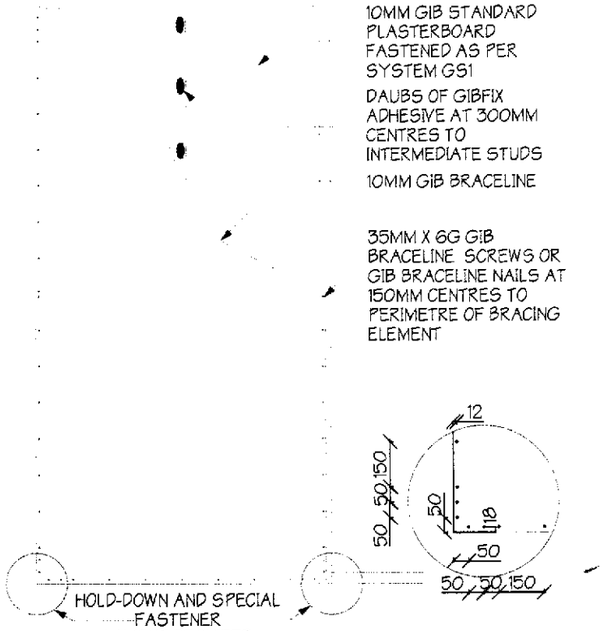
NOTES 1) WHERE LININGS ARE SPECIFIED ON BOTH FACES, EACH FACE MUST BE FASTENED AS A BRACING ELEMENT.

2) GIB AQUALINE™ CAN BE USED IN PLACE OF GIB BRACELINE™ IN BRACING ELEMENTS 900mm OR LONGER, PROVIDED THE PERIMETER OF THE ELEMENT IS FIXED WITH GIB BRACELINE™ NAILS OR SCREWS SPACED @ 100mm CENTRES GENERALLY, USING THE GIB BRACELINE™ CORNER FIXING PATTERN.

3) A MAXIMUM OF 150BU/m ID RECOMMENDED FOR ANY BRACING SYSTEM USED WITH NZS 3604:1999 CONSTRUCTION. HIGHER RATINGS GENERATE LOADS BEYOND THE CAPACITY OF NZS 3604:1999 TIMBER FOUNDATION AND SLAB DETAILS IF RATINGS EXCEED 150 BU/m, HOLD DOWNS AND FOUNDATIONS MUST BE THE SUBJECT OF SUBJECT OF SPECIFIC STRUCTURAL ENGINEERING DESIGN.

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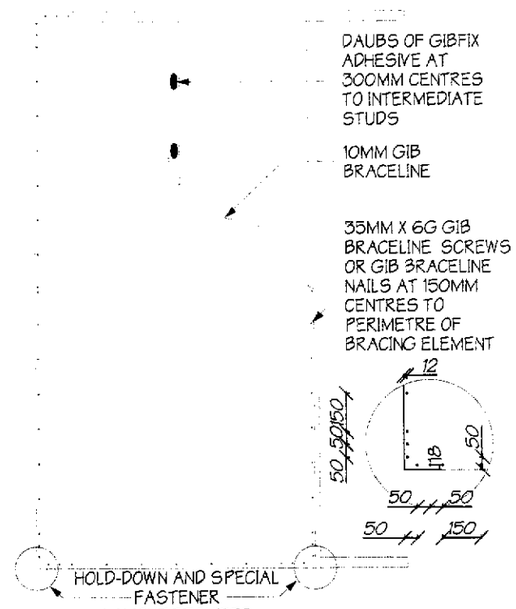


FASTENERS ARE PLACED AT 150MM CENTRES AROUND THE BRACING ELEMENT PERIMETER STARTING AT 50,100, AND 150MM FROM THE BRACING ELEMENT CORNER. FASTENERS ARE PLACED NO CLOSER THAN 12MM TO A PAPER BOUND MACHINE EDGE OF THE SHEET AND NO CLOSER THAN 18MM TO A SHEET END OR CUT EDGE.

10mm GIB BRACELINE MIN LENGTH 600mm BLG HORIZONTAL OR VERTICAL FIXING LINED ONE SIDE AND 10mm GIB STANDARD PLASTERBOARD ON THE OTHER SIDE

BLG

NTS

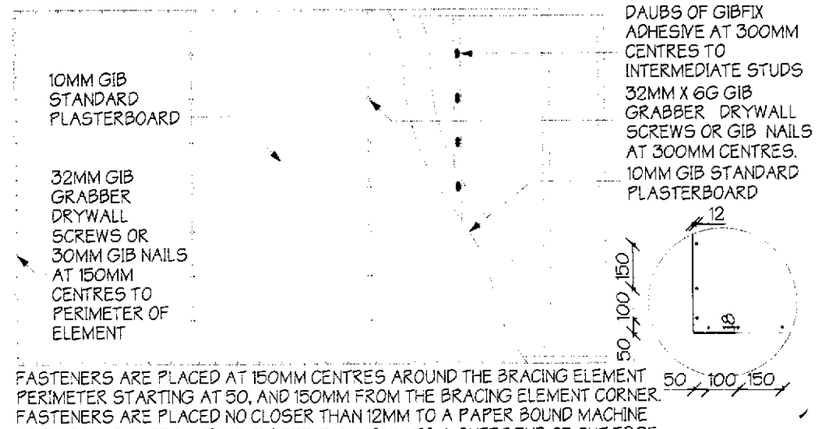


FASTENERS ARE PLACED AT 150MM CENTRES AROUND THE BRACING ELEMENT PERIMETER STARTING AT 50,100, AND 150MM FROM THE BRACING ELEMENT CORNER. FASTENERS ARE PLACED NO CLOSER THAN 12MM TO A PAPER BOUND MACHINE EDGE OF THE SHEET AND NO CLOSER THAN 18MM TO A SHEET END OR CUT EDGE.

10mm GIB BRACELINE MIN LENGTH 400mm BL1 HORIZONTAL OR VERTICAL FIXING LINED ONE SIDE ONLY

BL1

NTS



FASTENERS ARE PLACED AT 150MM CENTRES AROUND THE BRACING ELEMENT PERIMETER STARTING AT 50, AND 150MM FROM THE BRACING ELEMENT CORNER. FASTENERS ARE PLACED NO CLOSER THAN 12MM TO A PAPER BOUND MACHINE EDGE OF THE SHEET AND NO CLOSER THAN 18MM TO A SHEET END OR CUT EDGE.

10mm GIB PLASTERBOARD MIN LENGTH 1200mm GS2 VERTICAL FIXING LINED BOTH SIDES GS2 VERTICAL FIX

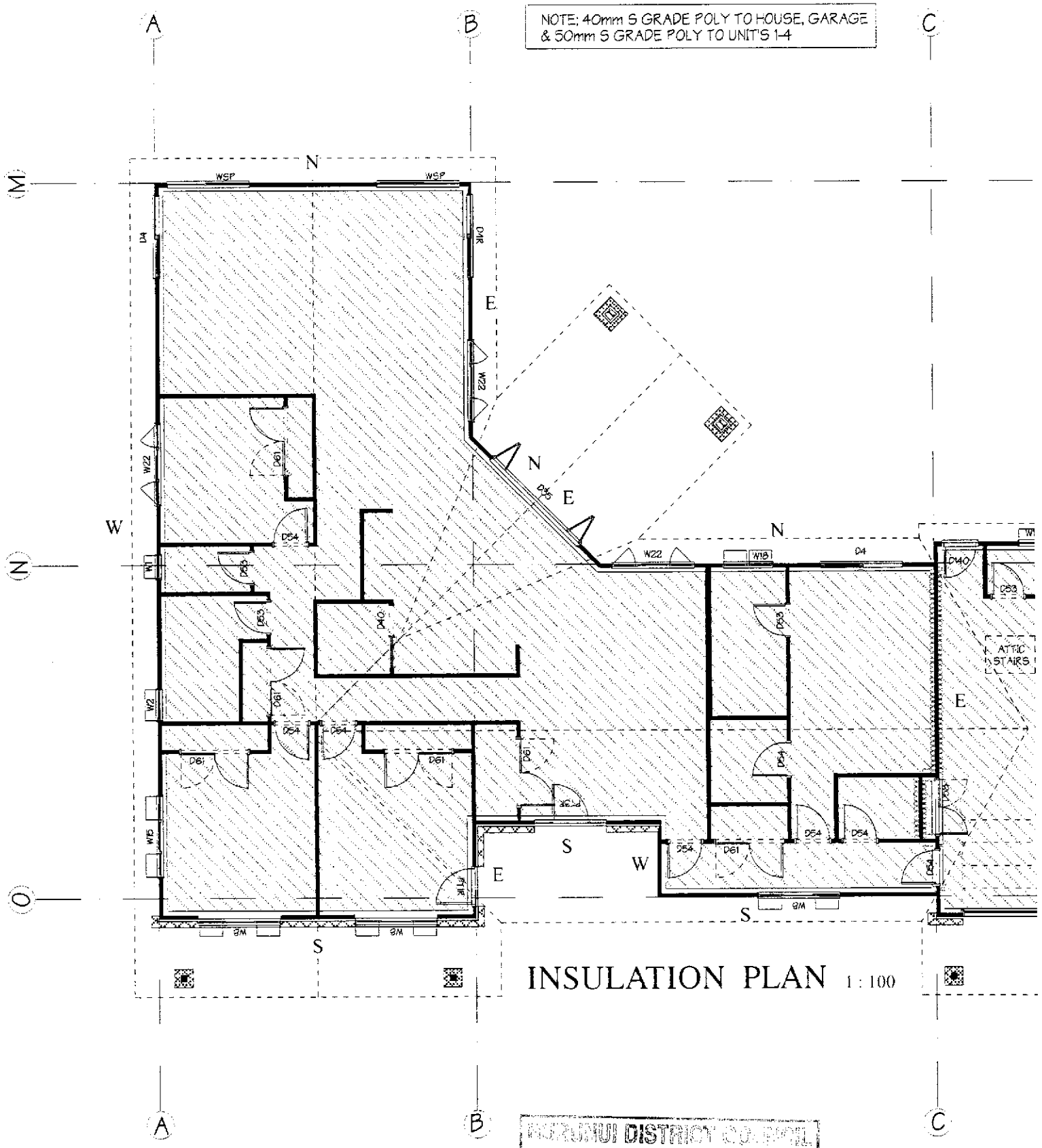
GS2

NTS

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NOTE; 40mm S GRADE POLY TO HOUSE, GARAGE & 50mm S GRADE POLY TO UNIT'S 1-4



INSULATION PLAN 1:100

Insulation Calulation Table

Stud height (STH)		2.42 m
Perimeter (- GARAGE) (P)		76.265m
Floor Area (-Garage) (A)		226.18 sqm
Total Wall Area (STH x P)		184.56 sqm
Roof Area		226.18 sqm
Wall Area (- Windows)		144.07 sqm

Wall Areas (LENGTH x STH)	PERIMETER	AREA
North	17.31m	41.89sqm
East	10.65m	25.77sqm
South	19.31m	46.73sqm
West	19.96m	48.30sqm

Window areas		
North	18.60 sqm	
East	2.03 sqm	
South	10.20 sqm	
West	9.66 sqm	
Total area		*40.49 sqm*

% Glazing / Total Wall Area		*21.94 %*
East, South, West Combined %		
Windows E + W + S	21.89	
Walls E + W + S	95.033	
% Glazing E + W + S		*23.03 %*

If both are under 30% use the Shedule Method

Under Floor Insulation

Area/Perimeter Ratio *2.966*

* If ratio is under 2.5 underfloor poly is required for horncastle construction methods
* If ratio is under 1.9 foundation design needs redesigned

Note: See table page 89 of branz insulation guide

INSULATION REQUIREMENTS (MIN)	
ROOF	R3.3
WALLS	R2.0
FLOOR	R1.3
GLAZING	R0.26

** SEE GLAZING NOTE FOR COMPLIANCE*

** SEE LIGHTING NOTE FOR CA LIGHT COMPLIANCE*

STANDARD LIGHT FITTINGS
USED BY HORNCASTLE HOMES

DOT DOWNLIGHTS
DOT '09 - NZECP54 : CA (GLS)

RECESSED DOWNLIGHT - HALOGEN
= DL 66 & DL 67. FITTING MUST BE FITTED WITH HEAT-CAN. FITTINGS ARE RATED CA WITH CAN FITTED.

INSULATION REQUIREMENTS FOR THIS HOME :

CEILING - R3.6 PINK BATTS ULTRA
WALLS - R2.6 PINK BATTS ULTRA
GLAZING - STD DOUBLE GLAZING
FLOOR - 40mm S GRADE R1.1 POLYSTYRENE UNDER HOUSE & GARAGE
GARAGE INTERNAL WALL - R2.6 PINK BATTS

STANDARD GLAZING UNITS
USED BY HORNCASTLE HOMES

ALL DOUBLE GLAZED UNITS COMPLY WITH TABLE G2 NZS 4218:2004 AND MEET 0.26 (m²°C/W)

STANDARD UNIT
= 4mm GLASS / 12mm AIR GAP / 4mm GLASS

SLIDER PANEL
= 5mm GLASS / 8mm AIR GAP / 5mm GLASS

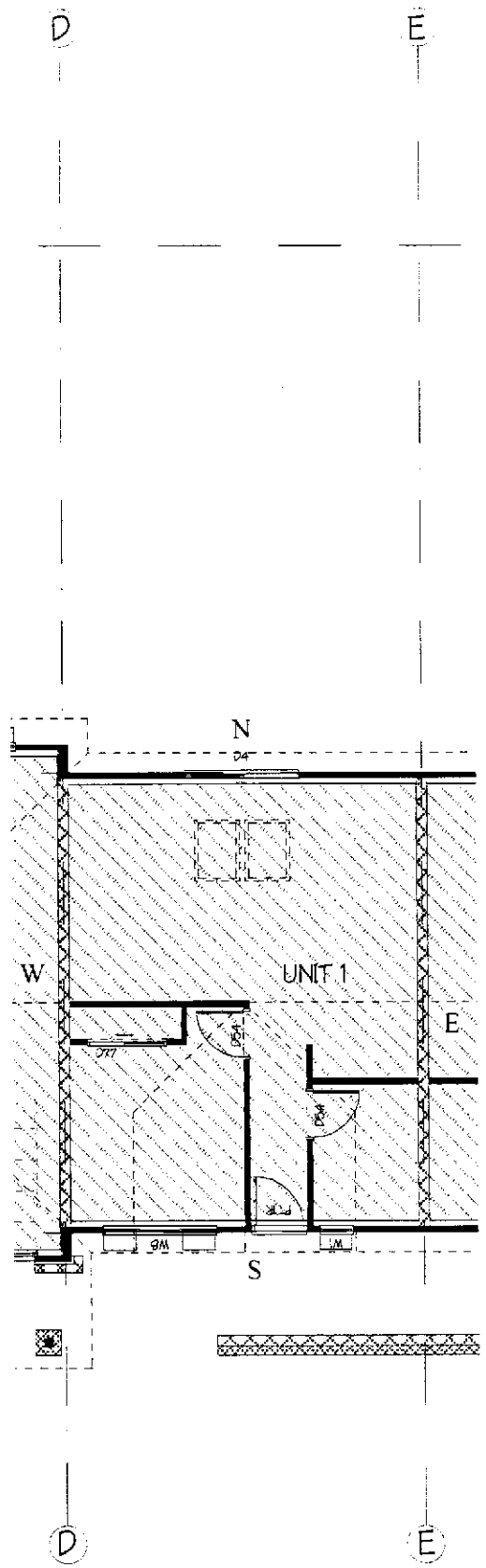
SAFETY PANEL
= 4mm TOUGHENED / 8mm AIR GAP / 6.38mm LAMINATE

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

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INSULATION PLAN 1:100

NOTE: 40mm S GRADE POLY TO HOUSE, GARAGE & 50mm S GRADE POLY TO UNITS 1-4

Insulation Calulation Table UNIT 1

Stud height (STH)		2.42 m
Perimeter (- GARAGE) (P)		28.855m
Floor Area (-Garage) (A)		51.32 sqm
Total Wall Area (STH x P)		69.83 sqm
Roof Area		51.32 sqm
Wall Area (- Windows)		59.24 sqm
Wall Areas (LENGTH x STH)	PERIMETER	AREA
North	6.27m	15.17sqm
East	8.06m	19.51sqm
South	9.37m	22.68sqm
West	8.06m	19.51sqm
Window areas		
North	4.14 sqm	
East	0.00 sqm	
South	6.45 sqm	
West	0.00 sqm	
Total area		*10.59 sqm*
% Glazing / Total Wall Area		*15.17 %*
East, South, West Combined %		
Windows E + W + S	6.45	
Walls E + W + S	42.181	
% Glazing E + W + S		*15.29 %*
If both are under 30% use the Shedule Method		
Under Floor Insulation		
Area/Perimeter Ratio		*1.779*
* If ratio is under 2.5 underfloor poly is required for horncastle construction methods		
* if ratio is under 1.9 foundation design needs redesigned		
Note: See table page 89 of branz insulation guide		
INSULATION REQUIREMENTS (MIN)		
ROOF	R3.3	
WALLS	R2.0	
FLOOR	R1.13	
GLAZING	R0.26	
* *SEE GLAZING NOTE FOR COMPLIANCE*		
* *SEE LIGHTING NOTE FOR CA LIGHT COMPLIANCE*		

Calculation Method

Stud Height	2.420 m			
Total Wall Area	28.9m	x 2.420 m	=	69.8sqm
Floor & Roof Area	51.3 sqm			
Area of Glazing	17.7 sqm			
% Glazing / Wall Area	17.7 sqm	/ 69.8	=	25.4%
Wall Area	69.8	- 17.7	=	52.1 sqm
SKYLIGHT AREA	0sqm			

Reference Building

	AROOF	+ AWALL	+ AFLOOR	+ AGLAZING	+ SKYLIGHTS
HL	3.3	2.0	1.3	0.26	0.31
HL	51	52	51	17.71	0.00
	3.3	2.0	1.3	0.26	0.31
HL	15.55	+ 26.06	+ 39.48	+ 68.12	+ 0.00
					= ***149.21***

Proposed Building

	AROOF	+ AWALL	+ AFLOOR	+ AGLAZING	SKYLIGHTS
HL	3.6	2.6	1.38	0.26	0.31
HL	51	52	51	17.71	2.32
	4.6	2.8	1.38	0.26	0.31
	11.16	+ 18.61	+ 37.19	+ 68.12	+ 7.48
					= ***142.56***

HL Proposed	<	HL Referenced	
142.56	**<**	**149.21**	Good

STANDARD LIGHT FITTINGS
USED BY HORNCASTLE HOMES

DOT DOWNLIGHTS
DOT 109 - NZECP54 : CA (GLS)

RECESSED DOWNLIGHT - HALOGEN
= DL 66 & DL 67. FITTING MUST BE FITTED WITH HEAT-CAN. FITTINGS ARE RATED CA WITH CAN FITTED.

INSULATION REQUIREMENTS FOR THIS HOME :

CEILING - R3.6 PINK BATTS ULTRA
WALLS - R2.6 PINK BATTS ULTRA
GLAZING - STD DOUBLE GLAZING
FLOOR - 50mm S GRADE R1.38 POLYSTRENE UNDER UNITS 1-4
GARAGE INTERNAL WALL - R2.6 PINK BATTS

STANDARD GLAZING UNITS
USED BY HORNCASTLE HOMES

ALL DOUBLE GLAZED UNITS COMPLY WITH TABLE G2 NZS 4218:2004 AND MEET 0.26 (m^2.°C/W)

STANDARD UNIT
= 4mm GLASS / 12mm AIR GAP / 4mm GLASS

SLIDER PANEL
= 5mm GLASS / 8mm AIR GAP / 5mm GLASS

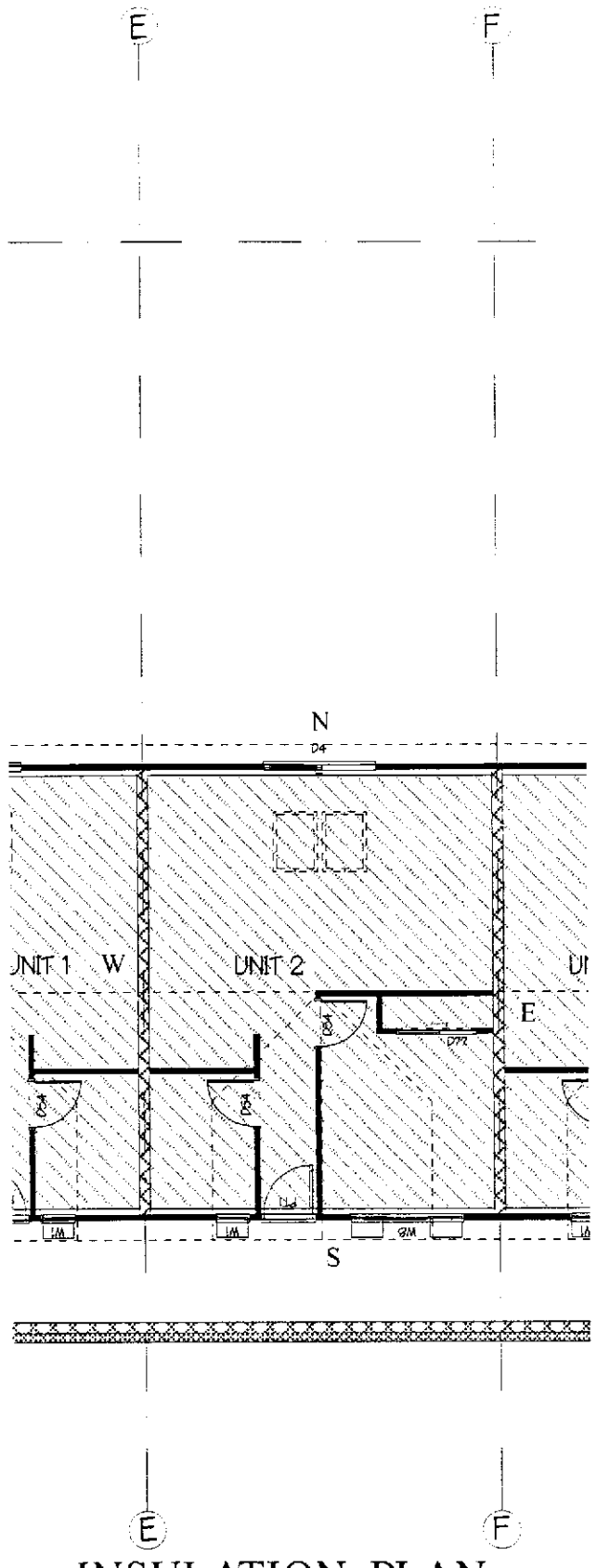
SAFETY PANEL
= 4mm TOUGHENED / 8mm AIR GAP / 6.38mm LAMINATE

HUNTINUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the requirements and conditions of the Building Act
Building Inspector
Signed .....

HORNCASTLE HOMES LTD.

DESIGN	CHECK	DATE	PAGE REVISION DA		
M.BOTT	NATHAN	19/9/08		A3	**19**
DRAWN					
M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				

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INSULATION PLAN 1 : 100

NOTE: 40mm S GRADE POLY TO HOUSE, GARAGE & 50mm S GRADE POLY TO UNIT'S 1-4

Insulation Calulation Table UNIT 2

Stud height (STH)	2.42 m
Perimeter (- GARAGE) (P)	28.655m
Floor Area (-Garage) (A)	50.52 sqm
Total Wall Area (STH x P)	69.35 sqm
Roof Area	50.52 sqm
Wall Area (- Windows)	58.76 sqm

Wall Areas (LENGTH x STH)	PERIMETER	AREA
North	6.27m	15.17sqm
East	8.06m	19.51sqm
South	9.37m	22.68sqm
West	8.06m	19.51sqm

Window areas		
North	4.14 sqm	
East	0.00 sqm	
South	6.45 sqm	
West	0.00 sqm	
Total area		*10.59 sqm*

% Glazing / Total Wall Area		*15.27 %*
East, South, West Combined %		
Windows E + W + S	6.45	
Walls E + W + S	42.181	
% Glazing E + W + S		*15.29 %*

If both are under 30% use the Shedule Method

Under Floor insulation	
Area/Perimeter Ratio	*1.763*
* If ratio is under 2.5 underfloor poly is required for horncastle construction methods	
* If ratio is under 1.9 foundation design needs redesigned	
Note: See table page 89 of branz insulation guide	

INSULATION REQUIREMENTS (MIN)	
ROOF	R3.3
WALLS	R2.0
FLOOR	R1.3
GLAZING	R0.26

** SEE GLAZING NOTE FOR COMPLIANCE*

** SEE LIGHTING NOTE FOR CA LIGHT COMPLIANCE*

Calculation Method

Stud Height	2.420 m			
Total Wall Area	28.7m	x 2.420 m	=	69.3sqm
Floor & Roof Area	50.5 sqm			
Area of Glazing	17.7 sqm			
% Glazing / Wall Area	17.7 sqm	/ 69.3	=	25.5%
Wall Area	69.3	- 17.7	=	51.6 sqm
SKYLIGHT AREA	0sqm			

Reference Building

	AROOF	+ AWALL	+ AFLOOR	+ AGLAZING	+ SKYLIGHTS
HL	3.3	2.0	1.3	0.26	0.31
HL	51	52	51	17.71	0.00
	3.3	2.0	1.3	0.26	0.31
HL	15.31 +	25.82 +	38.86 +	68.12 +	0.00
				=	***148.10***

Proposed Building

	AROOF	+ AWALL	+ AFLOOR	+ AGLAZING	SKYLIGHTS
HL	3.6	2.6	1.38	0.26	0.31
HL	51	52	51	17.71	2.32
	4.6	2.8	1.38	0.26	0.31
	10.98 +	18.44 +	36.61 +	68.12 +	7.48
				=	***141.63***

HL Proposed	<	HL Referenced	
141.63	**<**	**148.10**	Good

STANDARD LIGHT FITTINGS
USED BY HORNCASTLE HOMES

DOT DOWNLIGHTS
DOT 109 - NZECP54 : CA (GLS)

RECESSED DOWNLIGHT - HALOGEN
= DL 66 & DL 67. FITTING MUST BE FITTED WITH HEAT-CAN. FITTINGS ARE RATED CA WITH CAN FITTED.

STANDARD GLAZING UNITS
USED BY HORNCASTLE HOMES

ALL DOUBLE GLAZED UNITS COMPLY WITH TABLE G2 NZS 4218:2004 AND MEET 0.26 (msq °C/W)

STANDARD UNIT
= 4mm GLASS / 12mm AIR GAP / 4mm GLASS

SLIDER PANEL
= 5mm GLASS / 8mm AIR GAP / 5mm GLASS

SAFETY PANEL
= 4mm TOUGHENED / 8mm AIR GAP / 6.38mm LAMINATE

INSULATION REQUIREMENTS FOR THIS HOME :

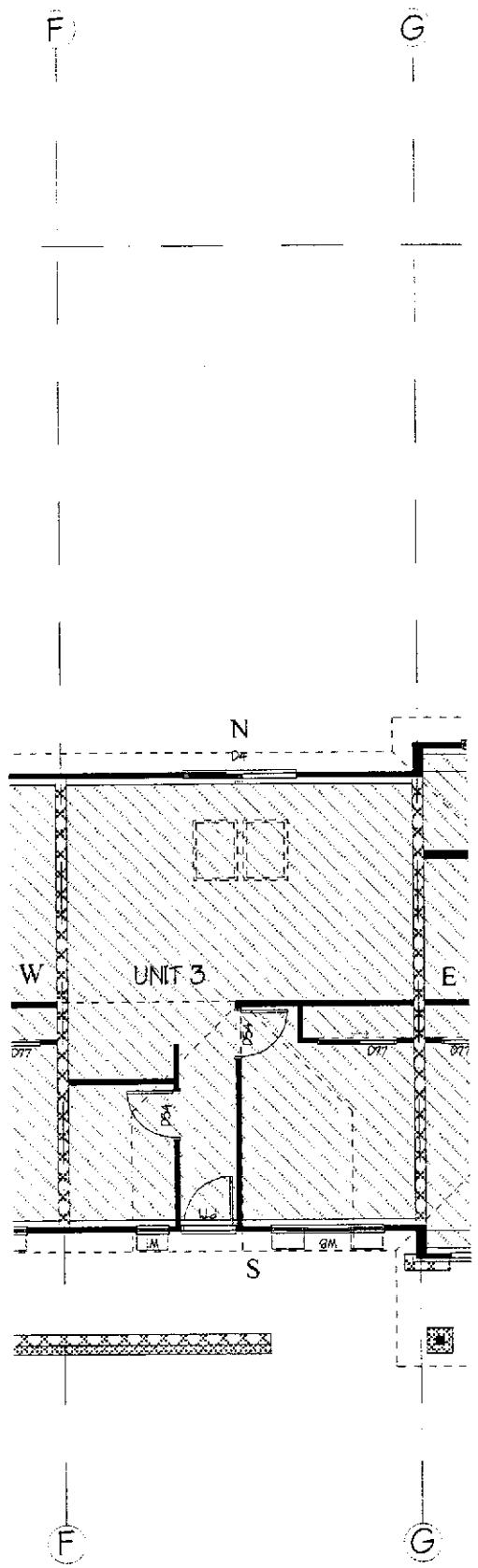
CEILING - R3.6 PINK BATTS ULTRA
WALLS - R2.6 PINK BATTS ULTRA
GLAZING - STD DOUBLE GLAZING
FLOOR - 50mm S GRADE R1.38 POLY STRENE UNDER UNITS 1-4
GARAGE INTERNAL WALL - R2.6 PINK BATTS

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

HORNCASTLE HOMES LTD.

DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	20
DRAWN					
M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				

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INSULATION PLAN 1 : 100

NOTE: 40mm S GRADE POLY TO HOUSE, GARAGE & 50mm S GRADE POLY TO UNIT'S 1-4

Insulation Calulation Table UNIT 3

Stud height (STH)		2.42 m
Perimeter (- GARAGE) (P)		28.65m
Floor Area (-Garage) (A)		50.50 sqm
Total Wall Area (STH x P)		69.33 sqm
Roof Area		50.50 sqm
Wall Area (- Windows)		58.74 sqm
Wall Areas (LENGTH x STH)	PERIMETER	AREA
North	6.27m	15.17sqm
East	8.06m	19.51sqm
South	9.37m	22.68sqm
West	8.06m	19.51sqm
Window areas		
North	4.14 sqm	
East	0.00 sqm	
South	6.45 sqm	
West	0.00 sqm	
Total area		*10.59 sqm*
% Glazing / Total Wall Area		*15.27 %*
East, South, West Combined %		
Windows E + W + S	6.45	
Walls E + W + S	42.181	
% Glazing E + W + S		*15.29 %*
If both are under 30% use the Shedule Method		
Under Floor Insulation		
Area/Perimeter Ratio		*1.763*
* If ratio is under 2.5 underfloor poly is required for horncastle construction methods		
* If ratio is under 1.9 foundation design needs redesigned		
Note: See table page 89 of branz insulation guide		
INSULATION REQUIREMENTS (MIN)		
ROOF	R3.3	
WALLS	R2.0	
FLOOR	R1.3	
GLAZING	R0.26	

** SEE GLAZING NOTE FOR COMPLIANCE*
** SEE LIGHTING NOTE FOR CA LIGHT COMPLIANCE*

Calculation Method

Stud Height	2.420 m			
Total Wall Area	28.7m x	2.420 m	=	69.3sqm
Floor & Roof Area	50.5 sqm			
Area of Glazing	17.7 sqm			
% Glazing / Wall Area	17.7 sqm /	69.3	=	25.5%
Wall Area	69.3 -	17.7	=	51.6 sqm
SKYLIGHT AREA	0sqm			

Reference Building

	AROOF	+ AWALL	+ AFLOOR	+ AGLAZING	+ SKYLIGHTS
HL	3.3	2.0	1.3	0.26	0.31
HL	50	52	50	17.71	0.00
	3.3	2.0	1.3	0.26	0.31
HL	15.30 +	25.81 +	38.84 +	68.12 +	0.00
				=	***148.07***

Proposed Building

	AROOF	+ AWALL	+ AFLOOR	+ AGLAZING	SKYLIGHTS
HL	3.6	2.6	1.38	0.26	0.31
HL	50	52	50	17.71	2.32
	4.6	2.8	1.38	0.26	0.31
	10.98 +	18.44 +	36.59 +	68.12 +	7.48
				=	***141.60***

HL Proposed	<	HL Referenced	
141.60	**<**	**148.07**	Good

STANDARD LIGHT FITTINGS
USED BY HORNCASTLE HOMES

DOT DOWNLIGHTS
DOT '09 - NZECP54 : CA (GLS)

RECESSED DOWNLIGHT - HALOGEN
= DL 66 & DL 67. FITTING MUST BE FITTED WITH HEAT-CAN. FITTINGS ARE RATED CA WITH CAN FITTED.

INSULATION REQUIREMENTS FOR THIS HOME :

CEILING - R3.6 PINK BATTS ULTRA
WALLS - R2.6 PINK BATTS ULTRA
GLAZING - STD DOUBLE GLAZING
FLOOR - 50mm S GRADE R1.38 POLYSTRENE UNDER UNITS 1-4
GARAGE INTERNAL WALL - R2.6 PINK BATTS

STANDARD GLAZING UNITS
USED BY HORNCASTLE HOMES

ALL DOUBLE GLAZED UNITS COMPLY WITH TABLE G2 NZS 4218:2004 AND MEET 0.26 (msq °C/W)

STANDARD UNIT
= 4mm GLASS / 12mm AIR GAP / 4mm GLASS

SLIDER PANEL
= 5mm GLASS / 8mm AIR GAP / 5mm GLASS

SAFETY PANEL
= 4mm TOUGHENED / 8mm AIR GAP / 6.38mm LAMINATE

...DISTRICT COUNCIL
...specifications APPROVED
...accordance with the Building Act
...and the associated
building regulations.
Planner

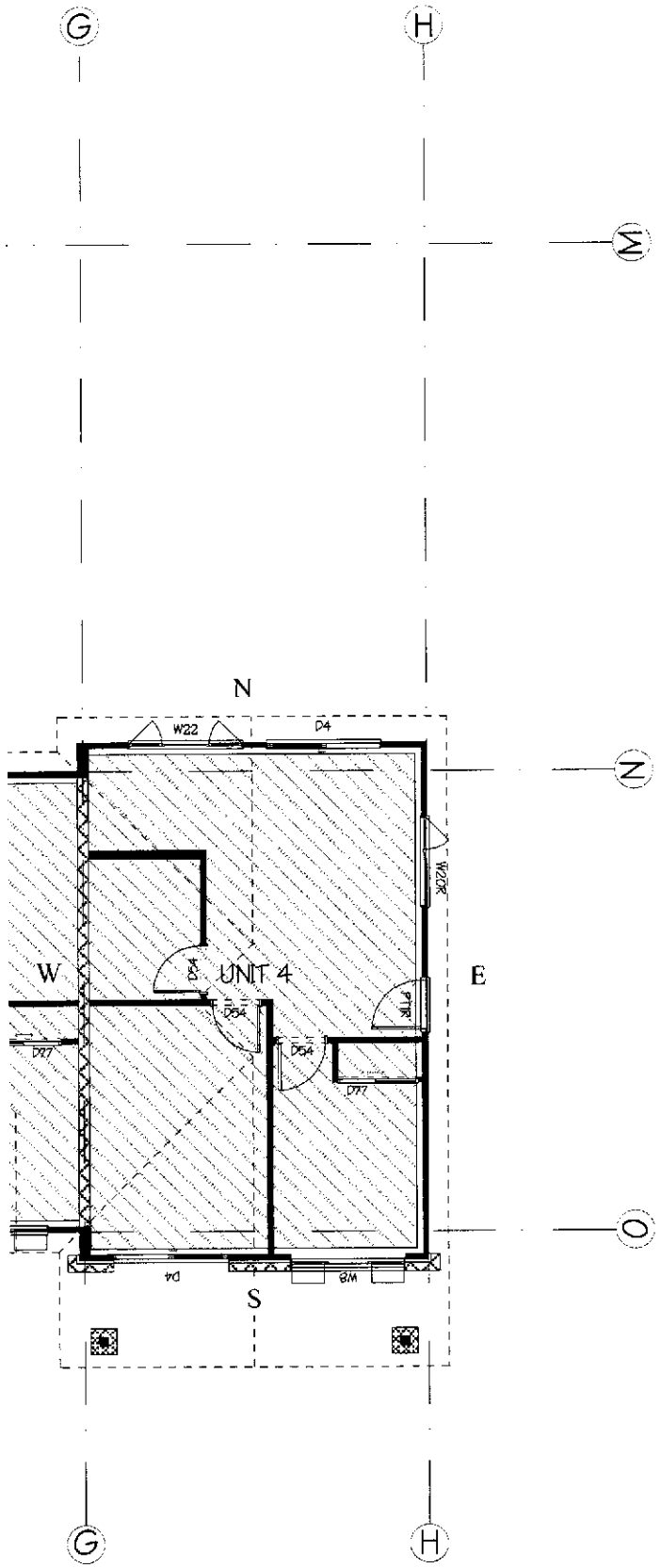
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DRAWN					
M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				

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NOTE: 40mm S GRADE POLY TO HOUSE, GARAGE & 50mm S GRADE POLY TO UNIT'S 1-4



INSULATION PLAN 1 : 100

Insulation Calulation Table UNIT 4

Stud height (STH)	2.42 m
Perimeter (- GARAGE) (P)	32.06m
Floor Area (-Garage) (A)	55.29 sqm
Total Wall Area (STH x P)	77.59 sqm
Roof Area	55.29 sqm
Wall Area (- Windows)	59.88 sqm

Wall Areas (LENGTH x STH)	PERIMETER	AREA
North	6.08m	14.71sqm
East	9.26m	22.41sqm
South	6.48m	15.68sqm
West	9.26m	22.41sqm

Window areas		
North	7.04 sqm	
East	4.24 sqm	
South	6.43 sqm	
West	0.00 sqm	
Total area		*17.71 sqm*
% Glazing / Total Wall Area		***22.83 %***
East, South, West Combined %		
Windows E + W + S	10.67	
Walls E + W + S	38.091	
% Glazing E + W + S		***28.01 %***

If both are under 30% use the Shedule Method

Under Floor Insulation

Area/Perimeter Ratio *1.725*

* If ratio is under 2.5 underfloor poly is required for horncastle construction methods
* If ratio is under 1.9 foundation design needs redesigned

Note: See table page 89 of branz insulation guide 50ᵐ Poly detailed

INSULATION REQUIREMENTS (MIN)	
ROOF	R3.3
WALLS	R2.0
FLOOR	R1.13
GLAZING	R0.26

** SEE GLAZING NOTE FOR COMPLIANCE*
** SEE LIGHTING NOTE FOR CA LIGHT COMPLIANCE*

Calculation Method

Stud Height	2.420 m			
Total Wall Area	32.1m	x	2.420 m	= 77.6sqm
Floor & Roof Area	55.3 sqm			
Area of Glazing	17.7 sqm			
% Glazing / Wall Area	17.7 sqm	/	77.6	= 22.8%
Wall Area	77.6	-	17.7	= 59.9 sqm
SKYLIGHT AREA	0sqm			

Reference Building

	AROOF	+	AWALL	+	AFLOOR	+	AGLAZING	+	SKYLIGHTS
HL	3.3		2.0		1.3		0.26		0.31
HL	55	+	60	+	55	+	17.71	+	0.00
	3.3		2.0		1.3		0.26		0.31

HL 16.75 + 29.94 + 42.53 + 68.12 + 0.00

= ***157.34***

Proposed Building

	AROOF	+	AWALL	+	AFLOOR	+	AGLAZING	SKYLIGHTS
HL	3.6		2.6		1.38		0.26	0.31
HL	55	+	60	+	55	+	17.71	2.32
	4.6		2.8		1.38		0.26	0.31

12.02 + 21.38 + 40.07 + 68.12 + 7.48

= ***149.07***

HL Proposed **149.07** < HL Referenced **157.34** Good

STANDARD LIGHT FITTINGS
USED BY HORNCASTLE HOMES

DOT DOWNLIGHTS
DOT 109 - NZECP54 : CA (GLS)

RECESSED DOWNLIGHT - HALOGEN
= DL 66 & DL 67. FITTING MUST BE FITTED WITH HEAT-CAN. FITTINGS ARE RATED CA WITH CAN FITTED.

INSULATION REQUIREMENTS FOR THIS HOME :

CEILING - R3.6 PINK BATTS ULTRA
WALLS - R2.6 PINK BATTS ULTRA
GLAZING - STD DOUBLE GLAZING
FLOOR - 50mm S GRADE R1.38 POLYSTRENE UNDER UNITS 1-4
GARAGE INTERNAL WALL - R2.6 PINK BATTS

STANDARD GLAZING UNITS
USED BY HORNCASTLE HOMES

ALL DOUBLE GLAZED UNITS COMPLY WITH TABLE G2 NZS 4218:2004 AND MEET 0.26 (msq °C/W)

STANDARD UNIT
= 4mm GLASS / 12mm AIR GAP / 4mm GLASS

SLIDER PANEL
= 5mm GLASS / 8mm AIR GAP / 5mm GLASS

SAFETY PANEL
= 4mm TOUGHENED / 8mm AIR GAP / 6.38mm LAMINATE

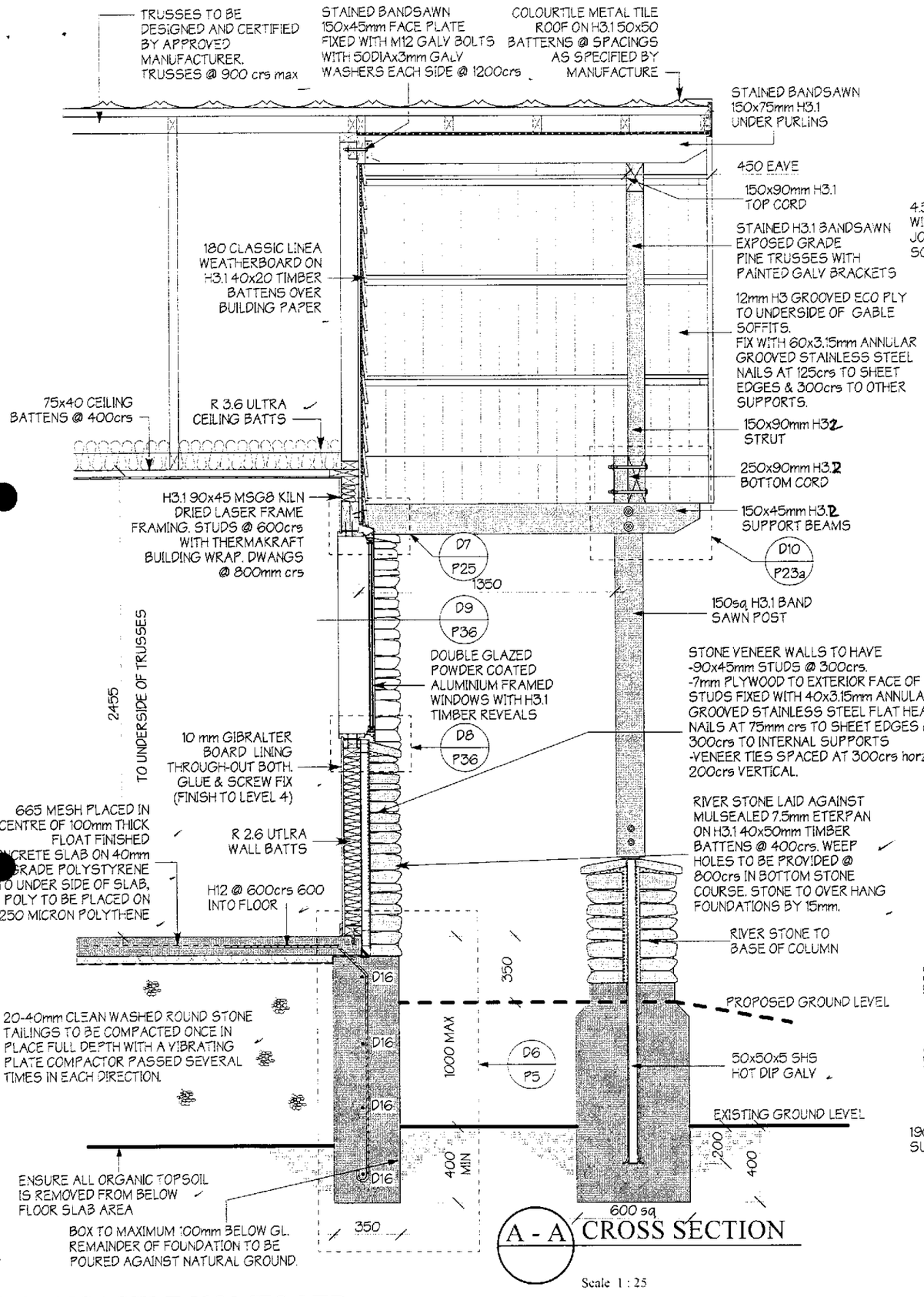
[illegible] DISTRICT COUNCIL
Plans and specifications APPROVED
In accordance with the Building Act 2004, clause 49(1) and the associated Building Regulations.
Signed .....

HORNCASTLE HOMES LTD.

DESIGN	M.BOTT	CHECK	NATHAN	DATE 19/9/08	PAGE REVISION DATE
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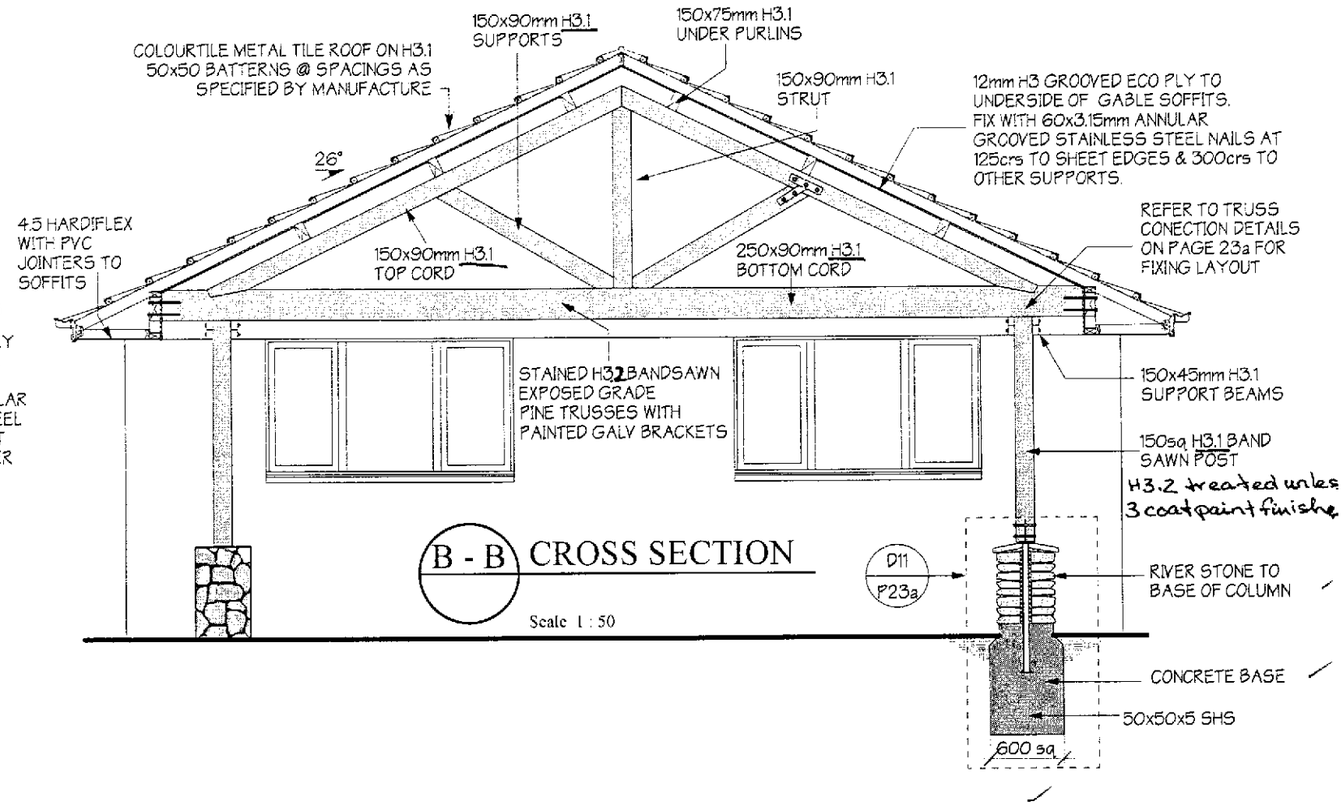
22

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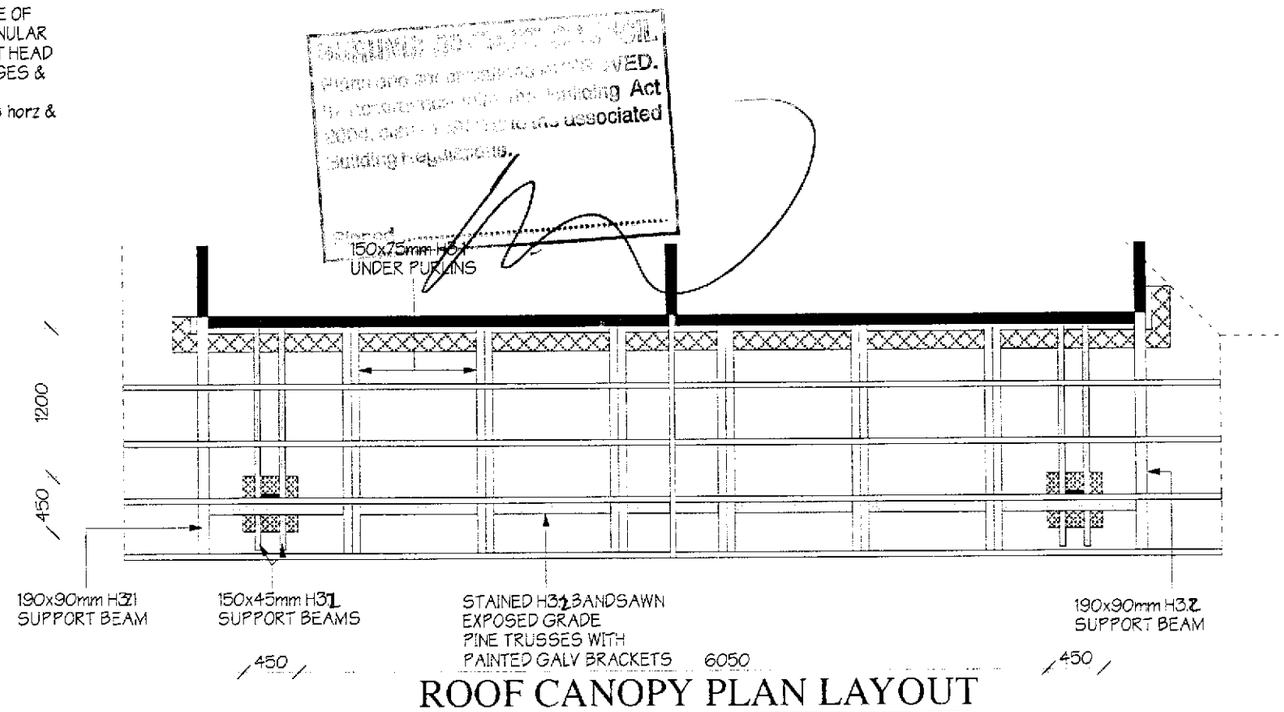
A - A CROSS SECTION

Scale 1 : 25



B - B CROSS SECTION

Scale 1 : 50



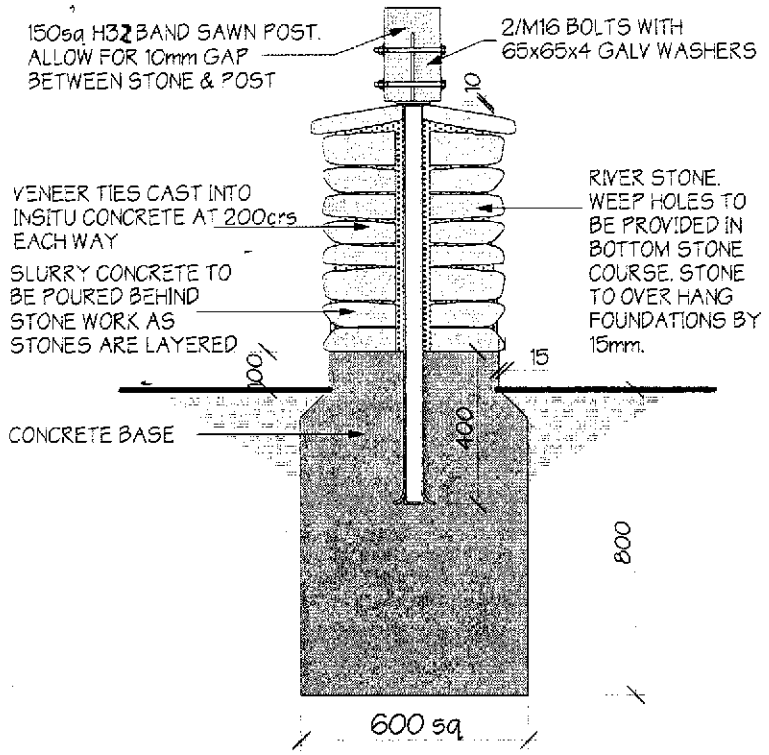
ROOF CANOPY PLAN LAYOUT

Scale: 1:50

HORNCASTLE HOMES LTD.

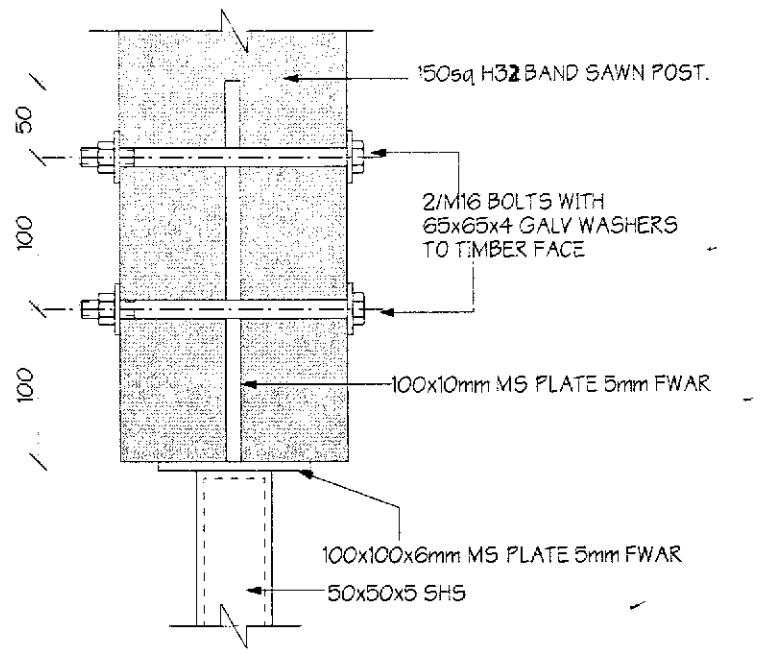
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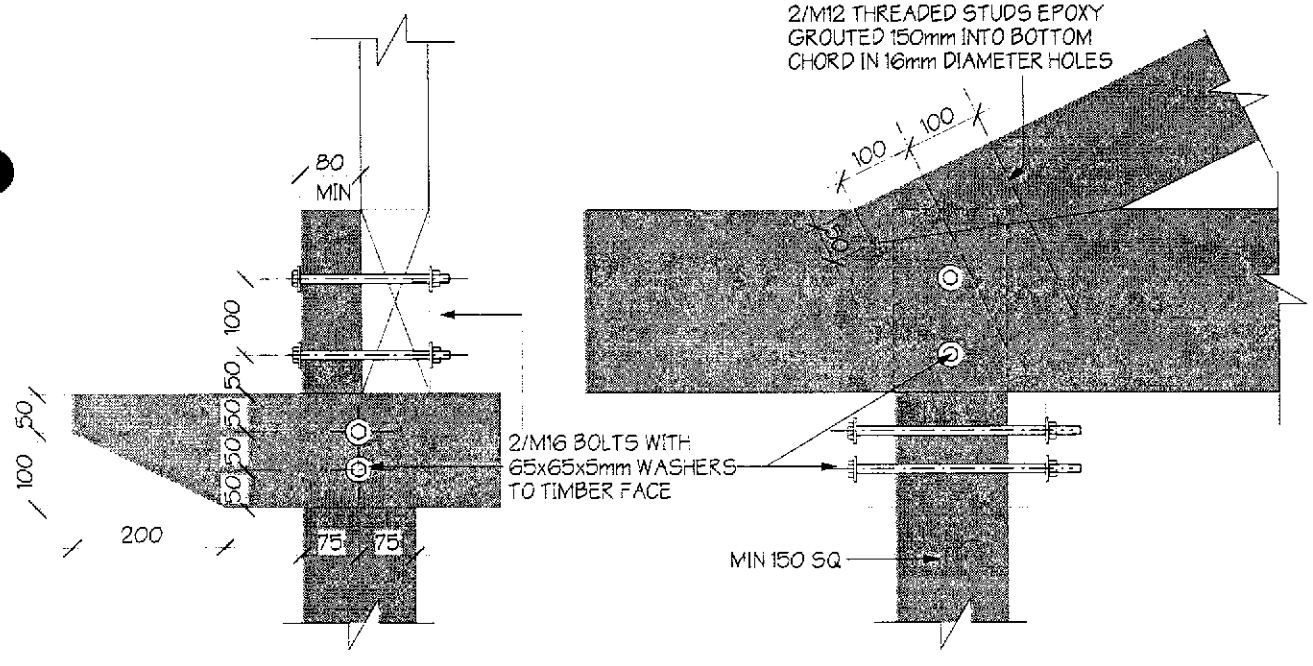
D11 / P23 STONE BASE TO COLUMN

Scale: 1:20



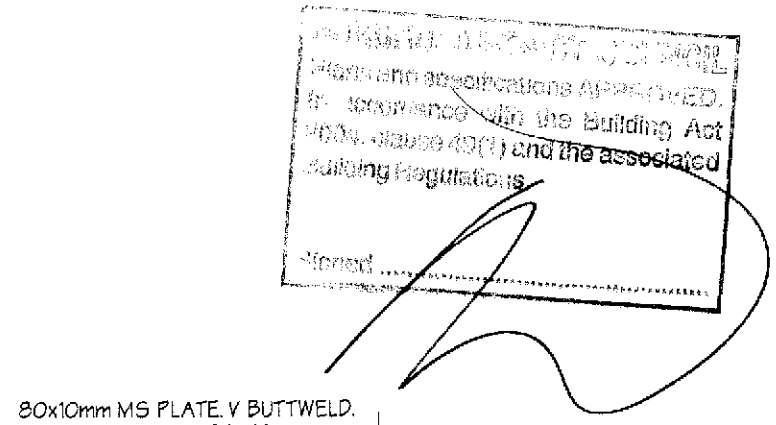
SHS TO TIMBER POST CONFECTION

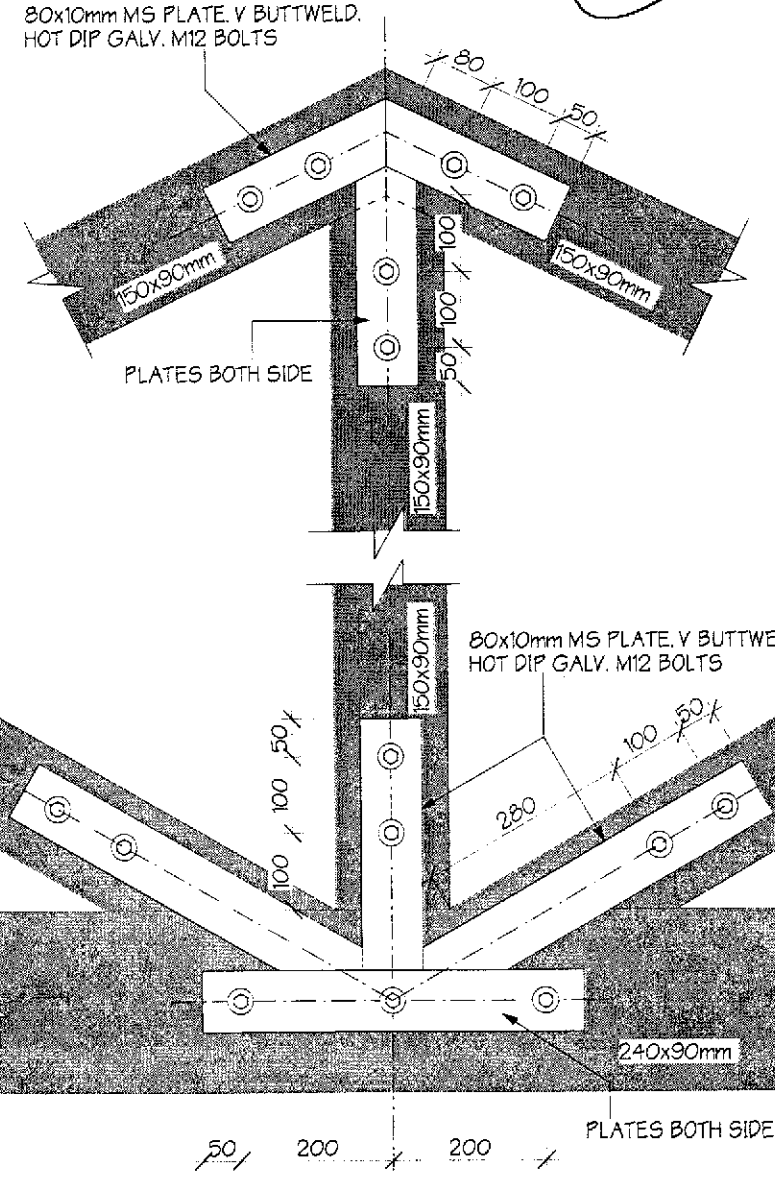
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D10 / P23 POST CONECTION

Scale: 1:10





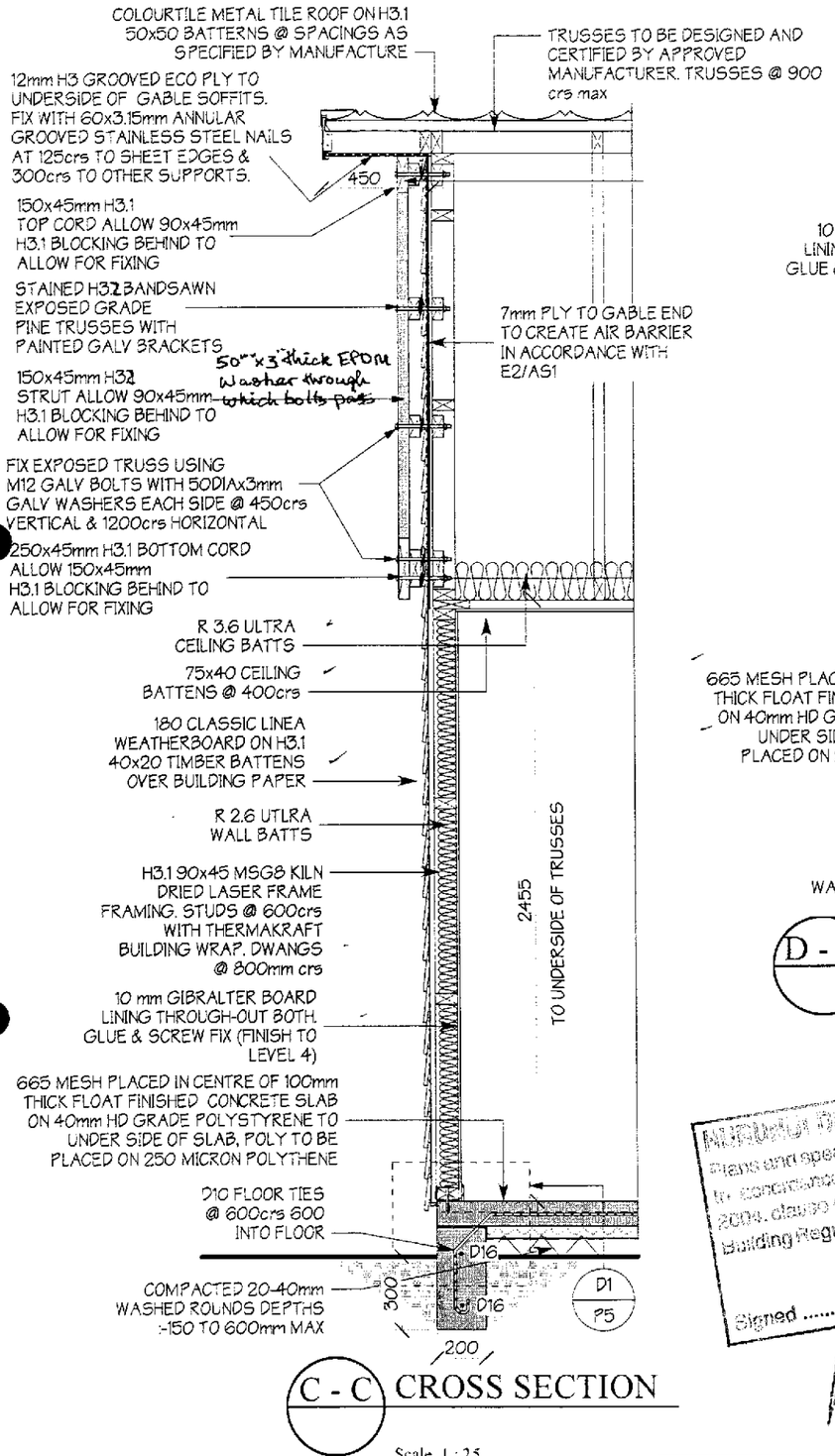
TYPICAL 26° EXPOSED TRUSS CONNECTION

Scale: 1:10

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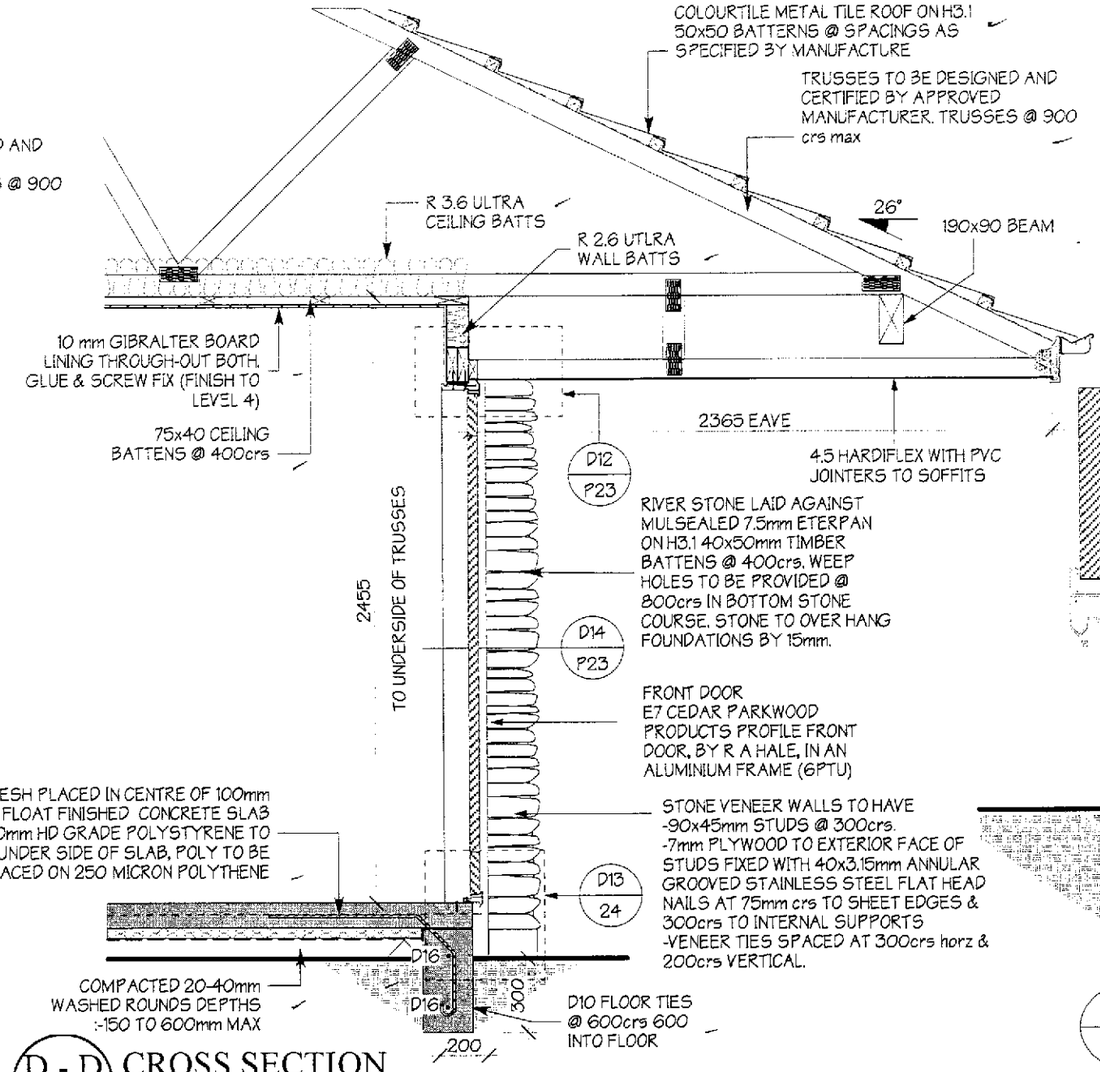
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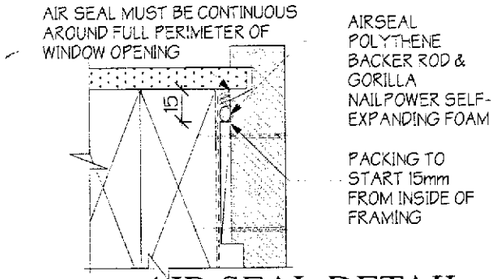
C - C CROSS SECTION

Scale 1 : 25



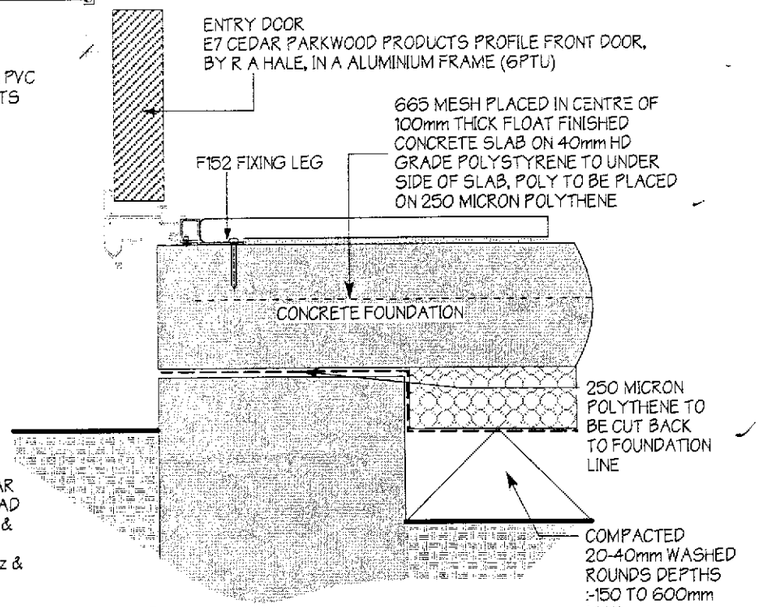
D - D CROSS SECTION

Scale 1 : 25



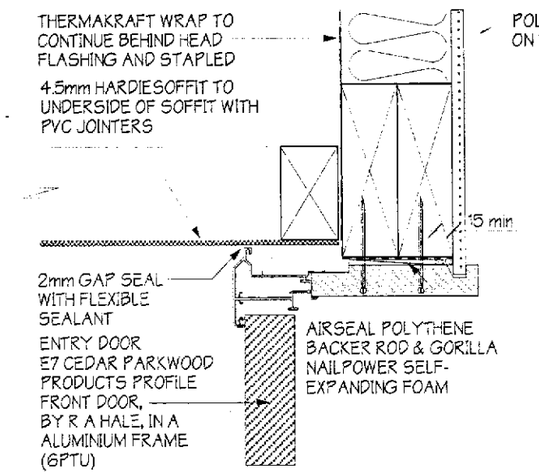
AIR SEAL DETAIL

N.T.S



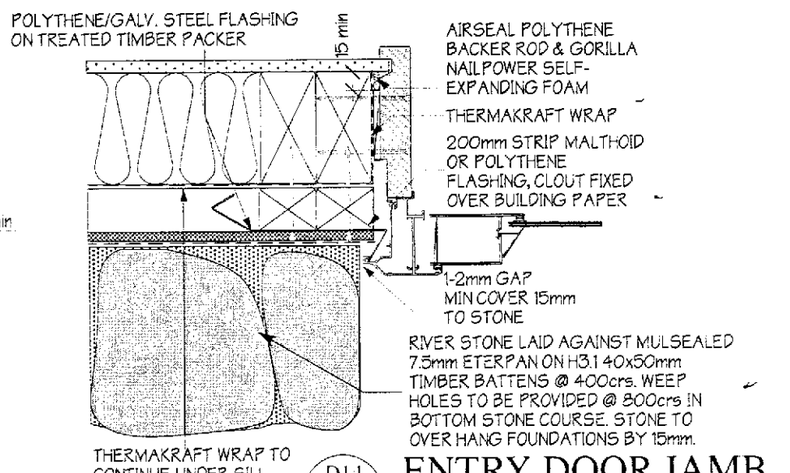
D13 / P24 ENTRY DOOR SILL

Scale: 1:5



D12 / P24 ENTRY DOOR HEAD

Scale: 1:5



D14 / P24 ENTRY DOOR JAMB

Scale: 1:5

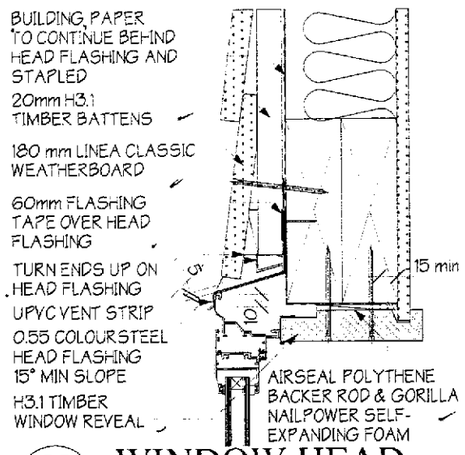
NORTHUMBERLAND COUNCIL
Plans and specifications APPROVED
In accordance with the Building Act 2004, clause 49(1) and the associated Building Regulations
Signed .....

NOTE:
TRUSSES & RAFTERS ARE TO BE HELD DOWN WITH 2 WIRE DOG TIES & 2 100x3.75mm SKEWED NAILS

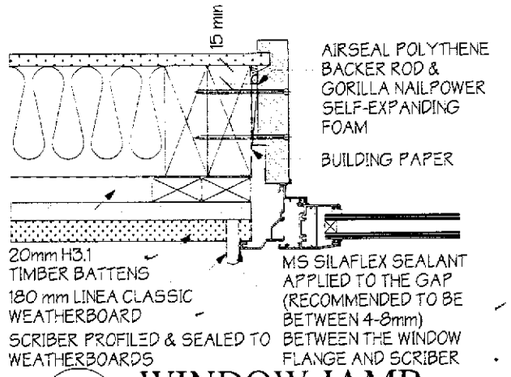
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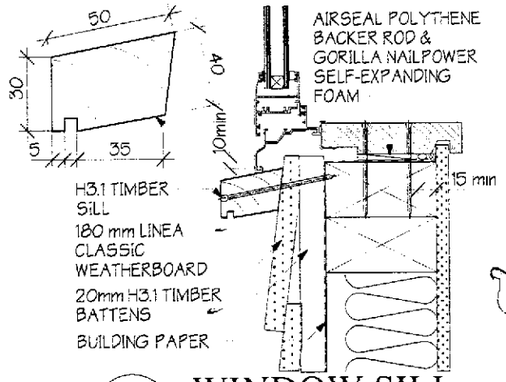
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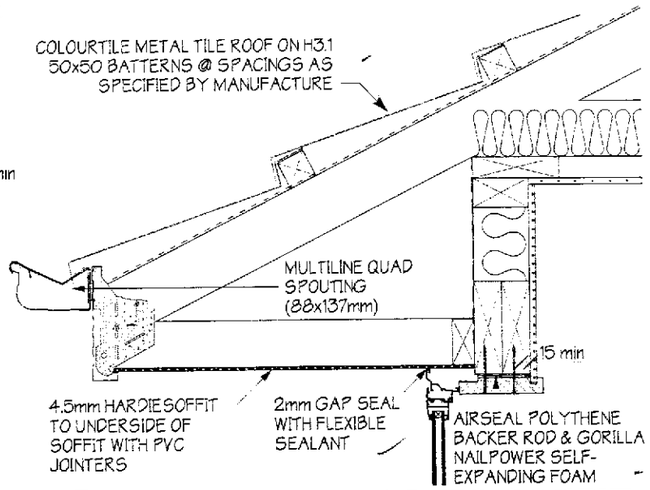
D7 / P23 **WINDOW HEAD** Scale: 1:5



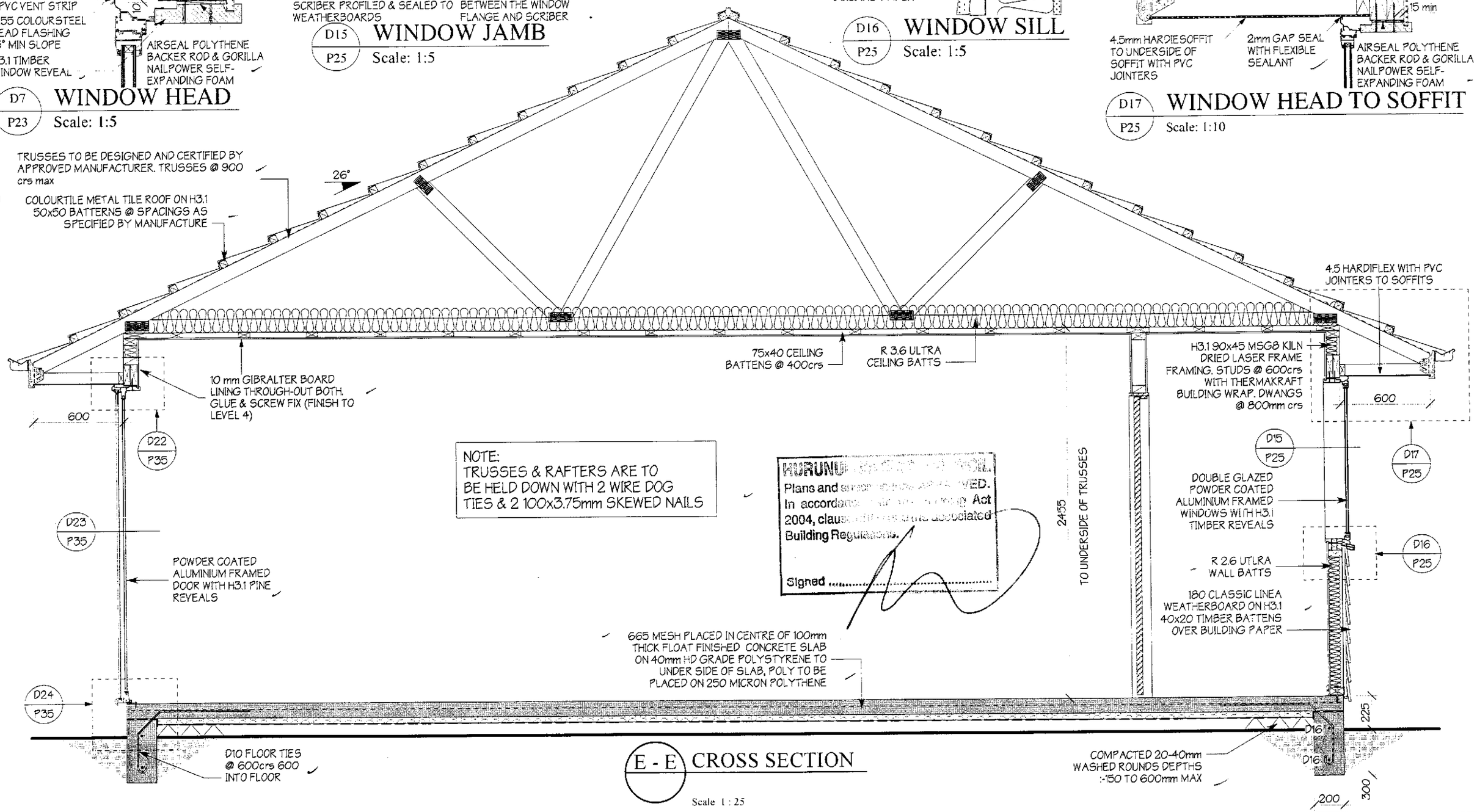
D15 / P25 **WINDOW JAMB** Scale: 1:5



D16 / P25 **WINDOW SILL** Scale: 1:5



D17 / P25 **WINDOW HEAD TO SOFFIT** Scale: 1:10



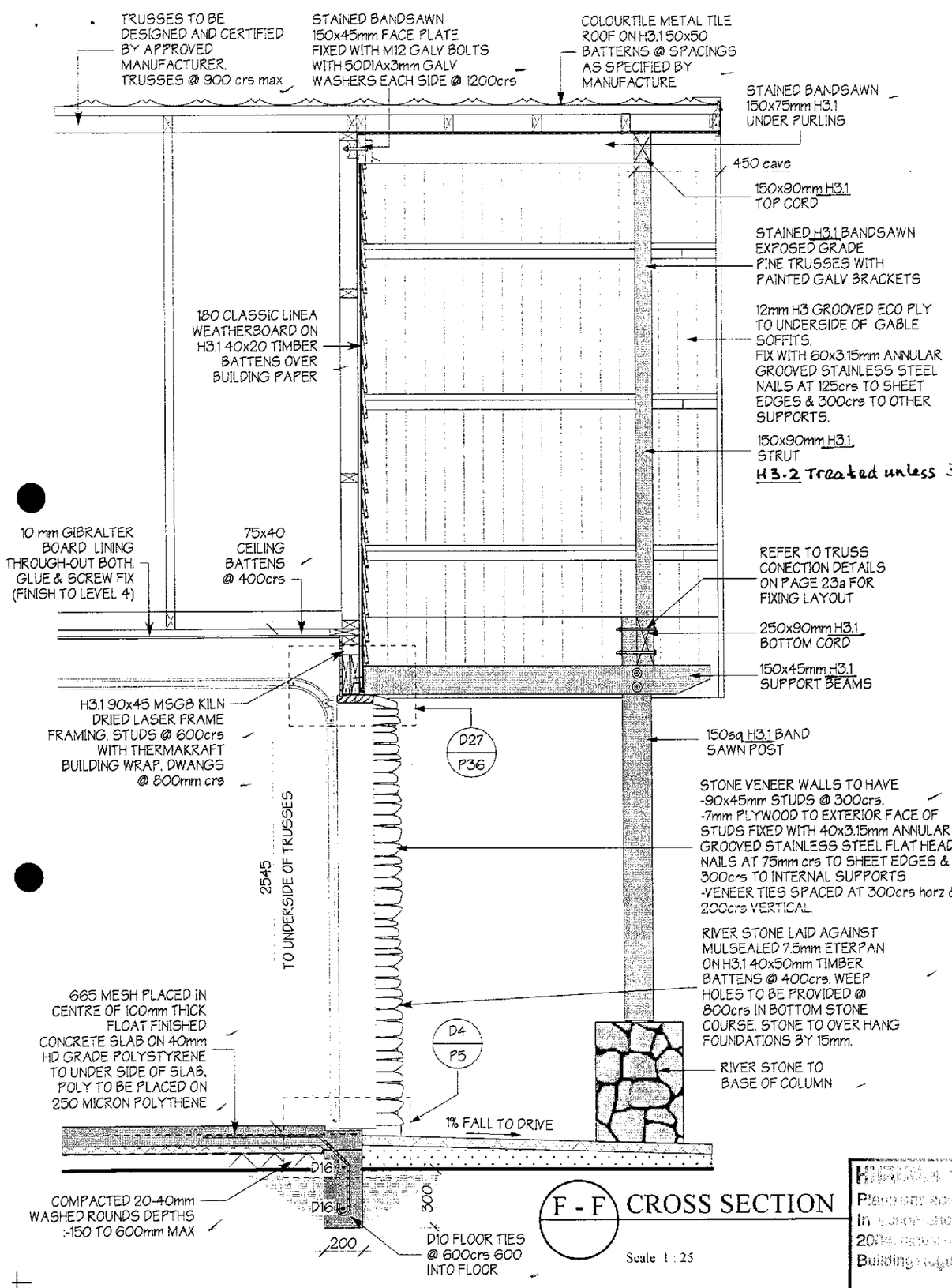
E - E **CROSS SECTION**

Scale 1 : 25

HORNCASTLE HOMES LTD.

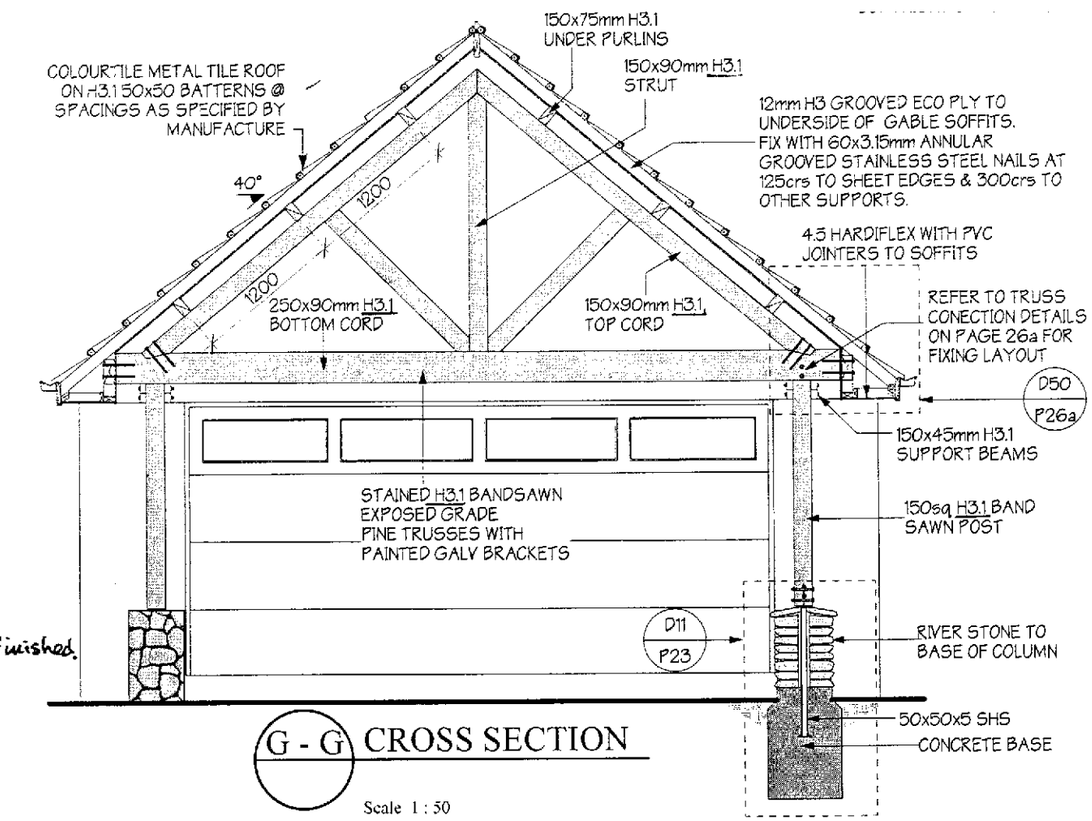
DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	25
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			

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F - F CROSS SECTION

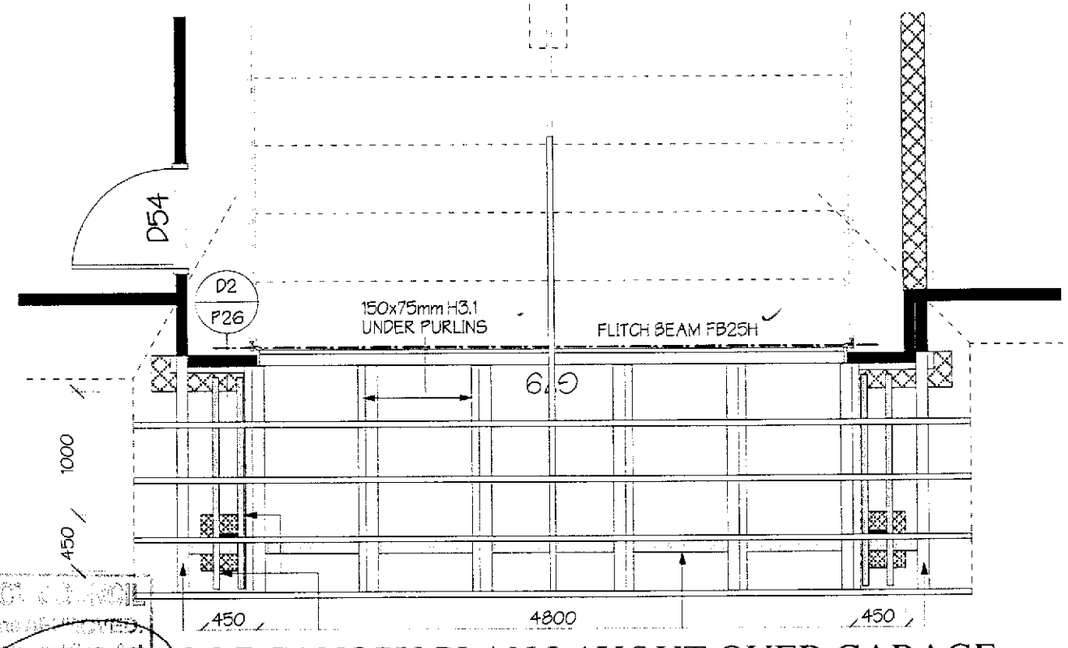
Scale 1 : 25



G - G CROSS SECTION

Scale 1 : 50

NOTE:
EXPOSED TRUSS OVER UNIT 4 IS THE SAME AS EXPOSED TRUSS OVER GARAGE



ROOF CANOPY PLAN LAYOUT OVER GARAGE

Scale: 1:50

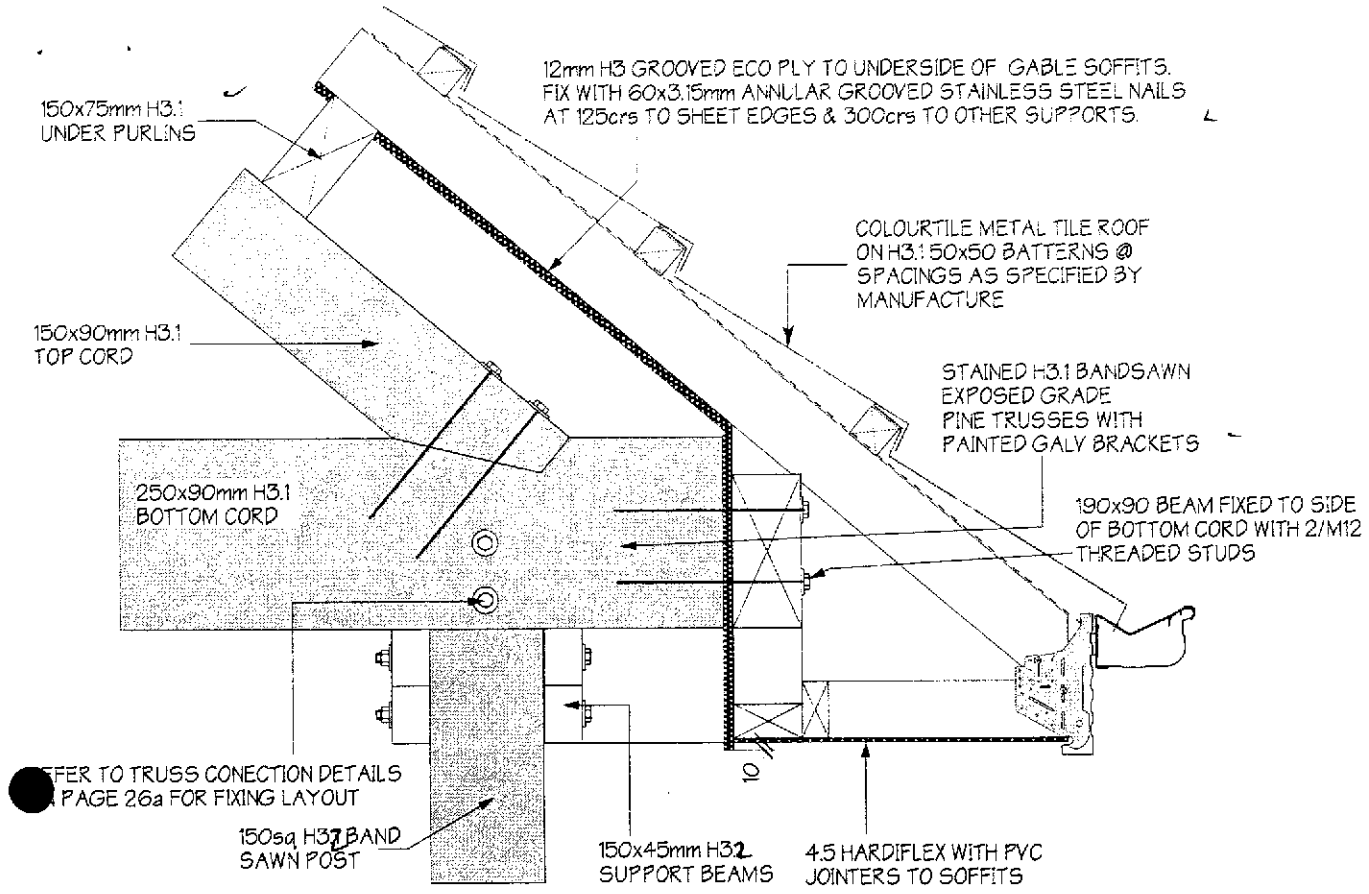
Plans and specifications [illegible] In accordance with the Building Act 2004 [illegible] and the associated Building Regulations.

Signed .....

HORNCASTLE HOMES LTD.

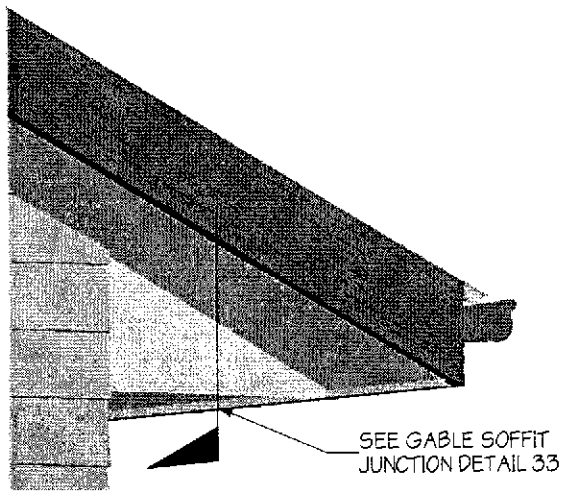
DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	26
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			

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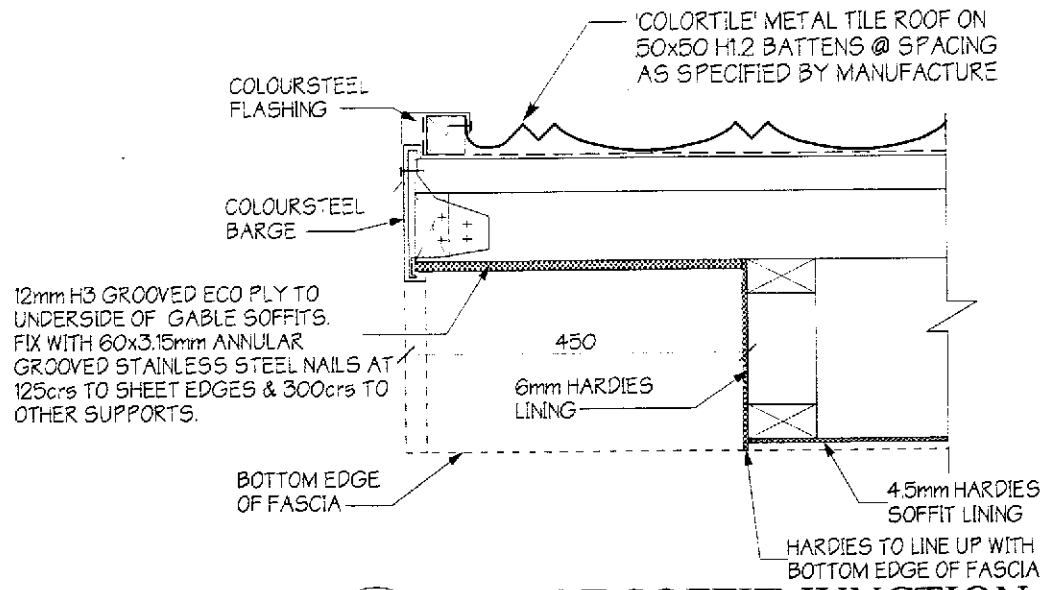
D50 / P26 **EXPOSED TRUSS TO SOFFIT**

Scale: 1:10



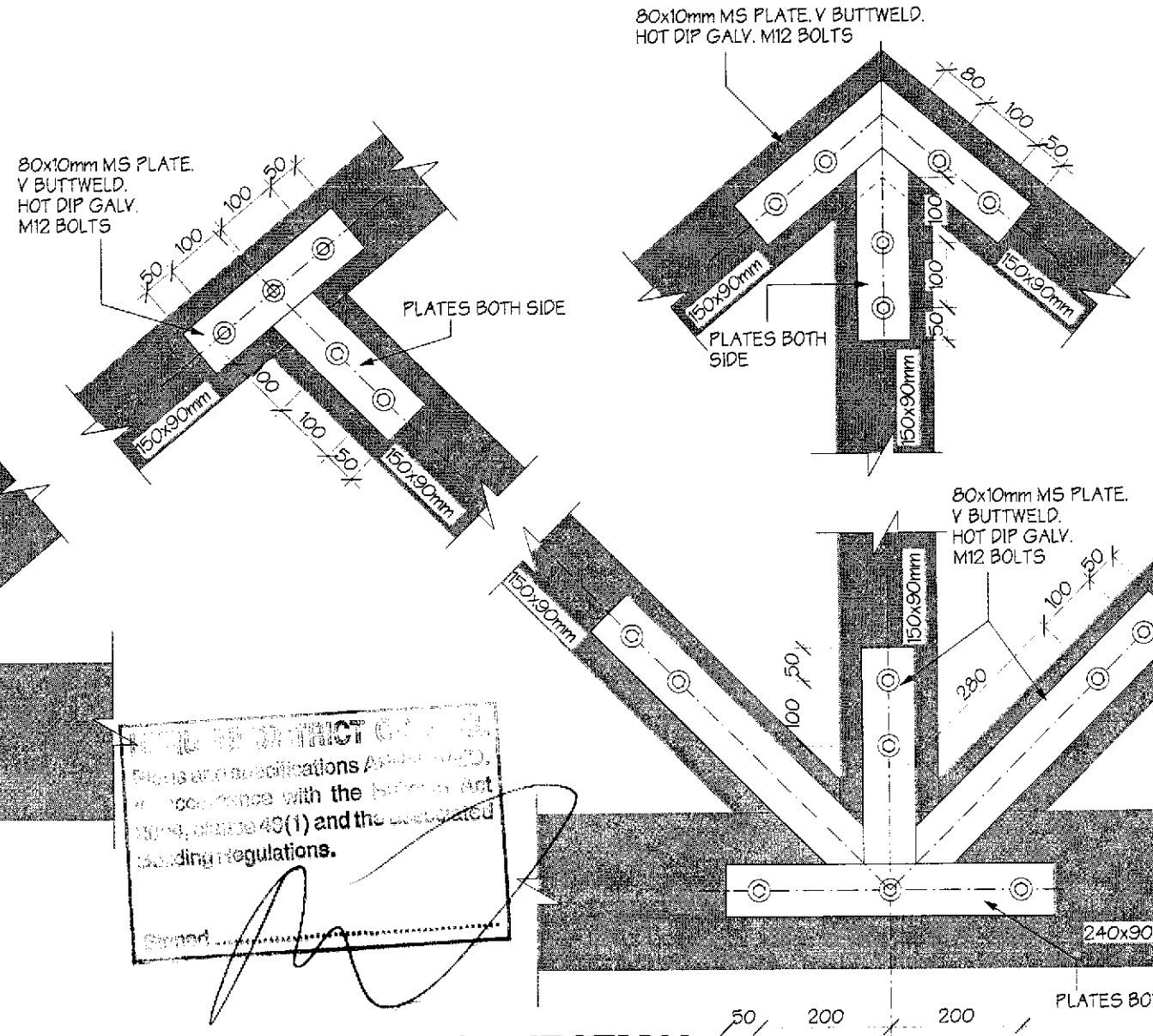
D32 / P13 **3D GABLE DETAIL**

Scale: 1:10



D33 / P26a **GABLE SOFFIT JUNCTION**

Scale: 1:10



TYPICAL 40° EXPOSED TRUSS CONNECTION

Scale: 1:10

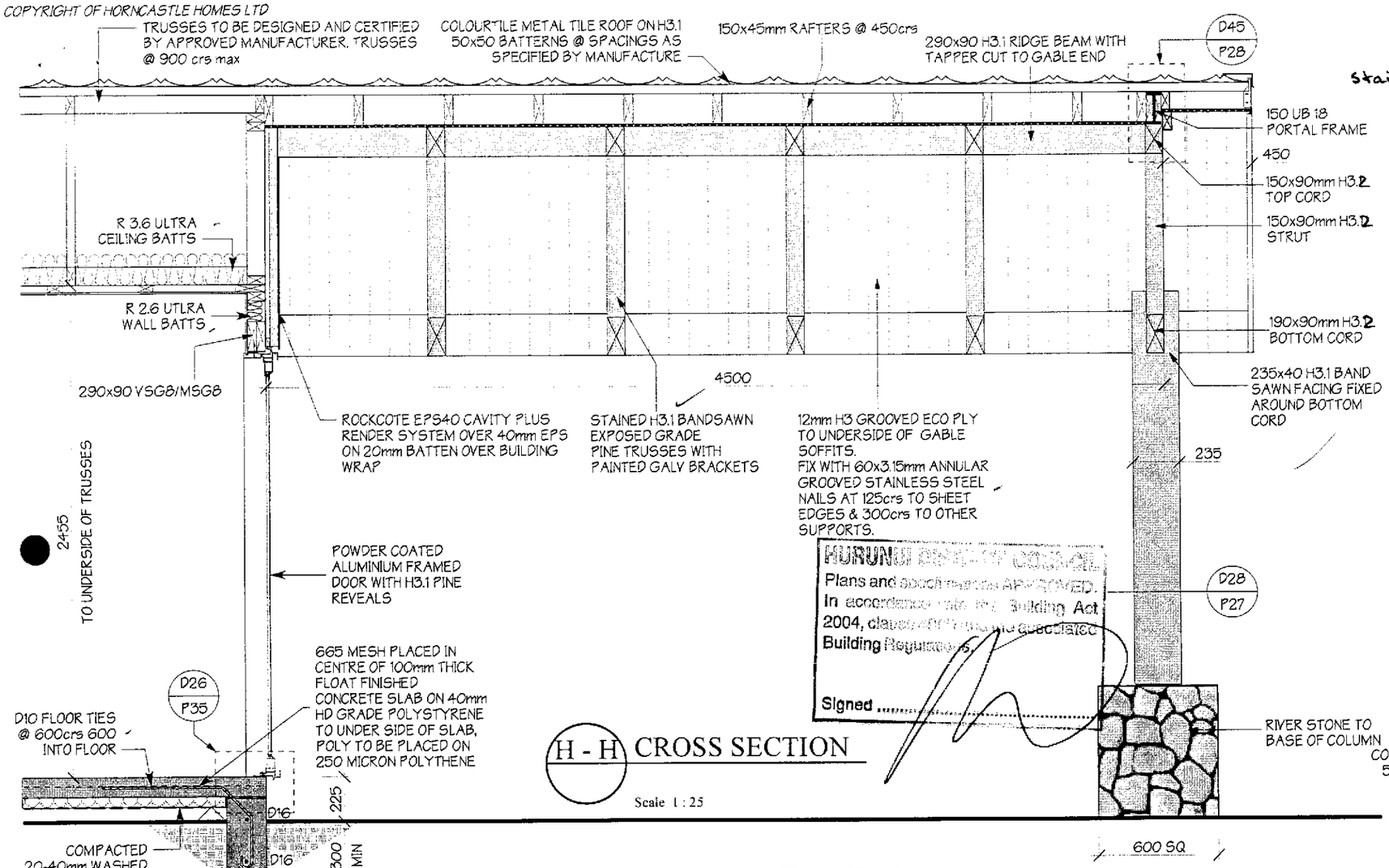
...ACT ...
...specifications ...
...ce with the ...
...40(1) and the ...
...ding regulations.
Signed .....

HORNCASTLE HOMES LTD.

DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
DRAWN				
M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			26a

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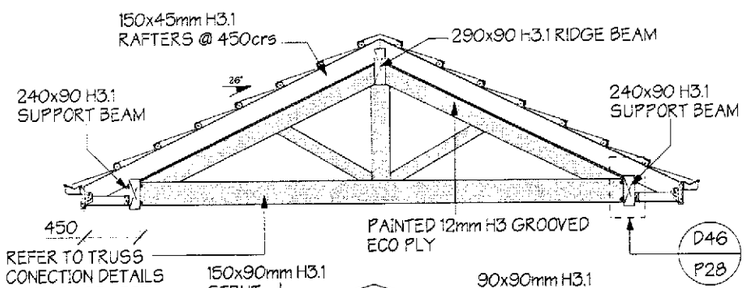
Stained only Treated Radiata is required to be H3.2 where exposed to weather. NZS 3602:2003. 18.3

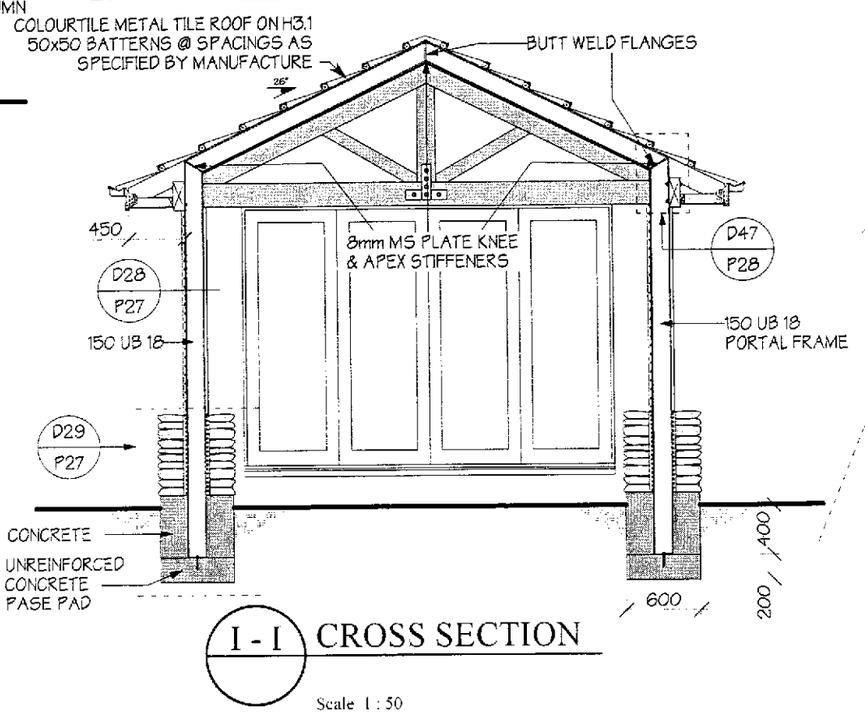


Plans and specifications APPROVED. In accordance with the Building Act 2004, clause [illegible] and Acceptable Building Regulations.
Signed .....

H - H CROSS SECTION

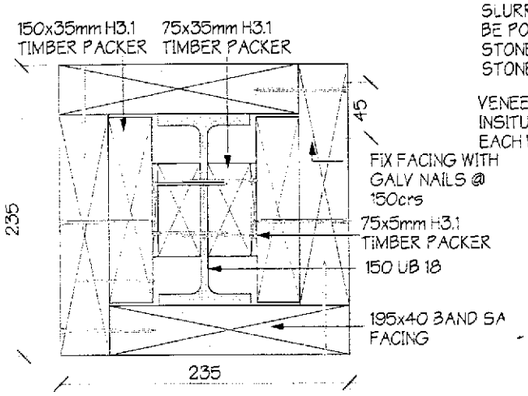
Scale 1 : 25





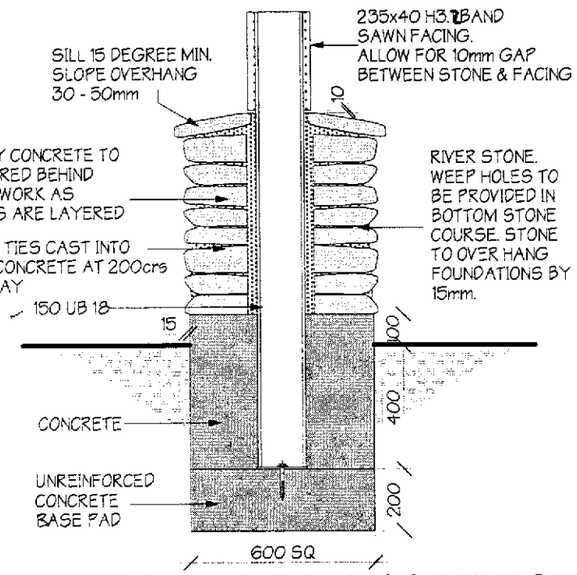
I - I CROSS SECTION

Scale 1 : 50



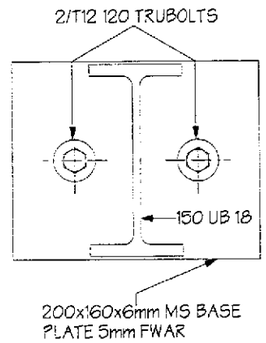
D28 / P27 PORTAL LEG FRAME

Scale: 1:5



D29 / P27 PORTAL LEG COLUMN STONE BASE

Scale: 1:20



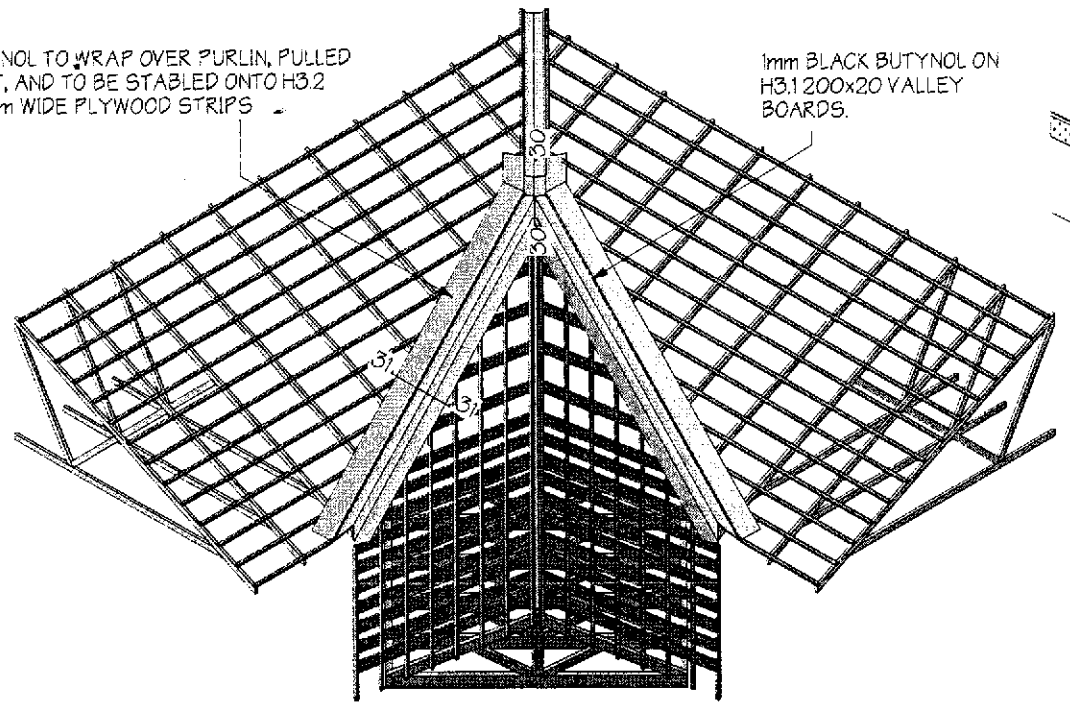
BASE PLATE DETAIL

Scale: 1:5

HORNCASTLE HOMES LTD.

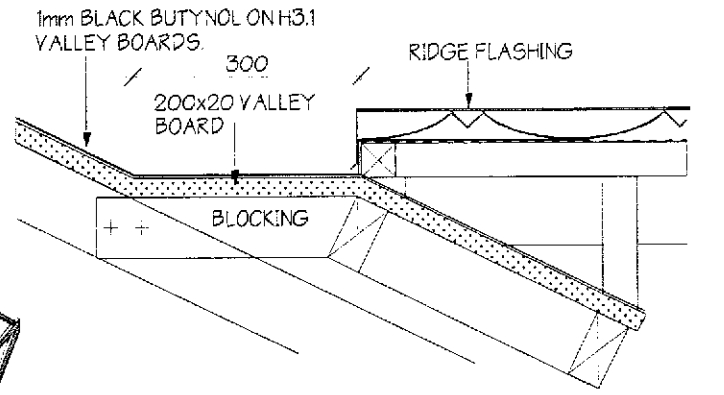
DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd		27

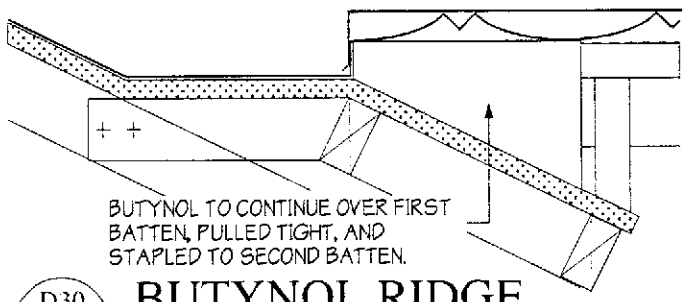
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BUTYNOL INTERNAL GUTTER

Scale: 1:100

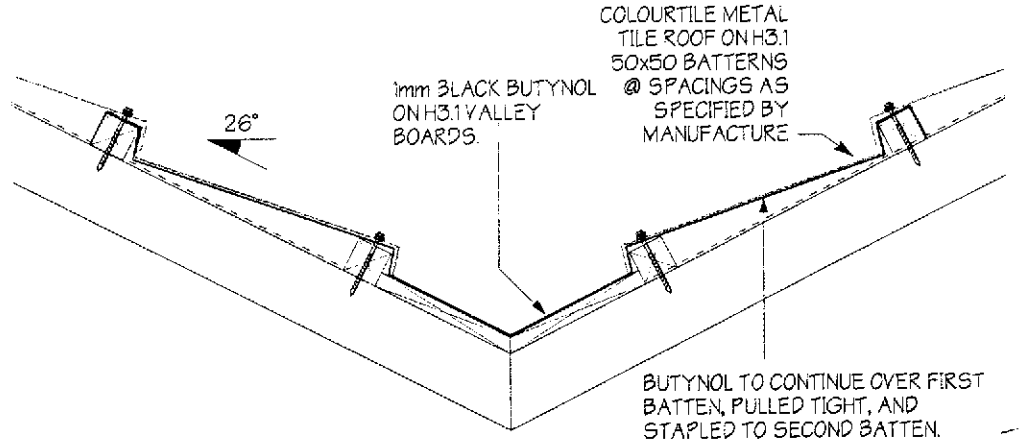




D30 / P28

BUTYNOL RIDGE

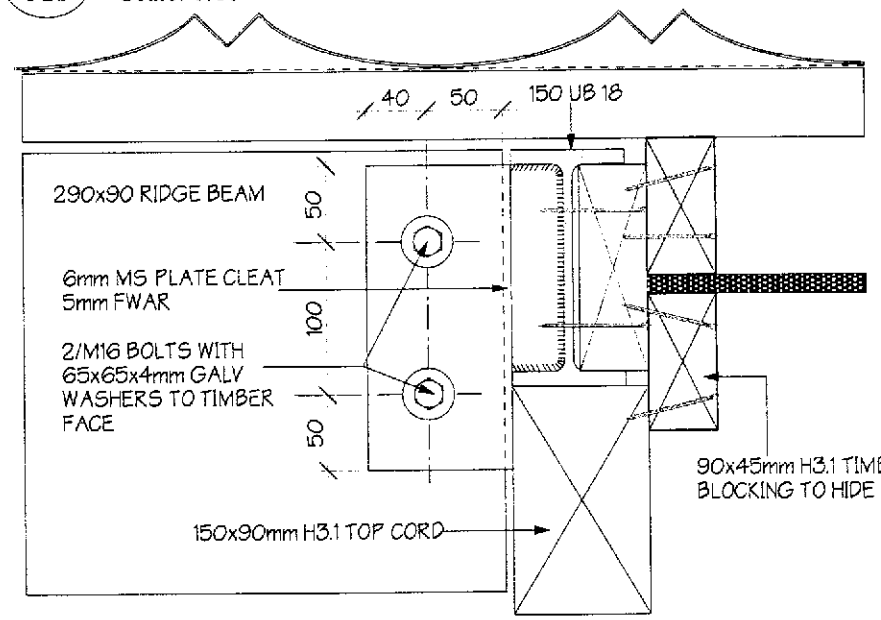
Scale: 1:10



D31 / P28

BUTYNOL INTERNAL GUTTER

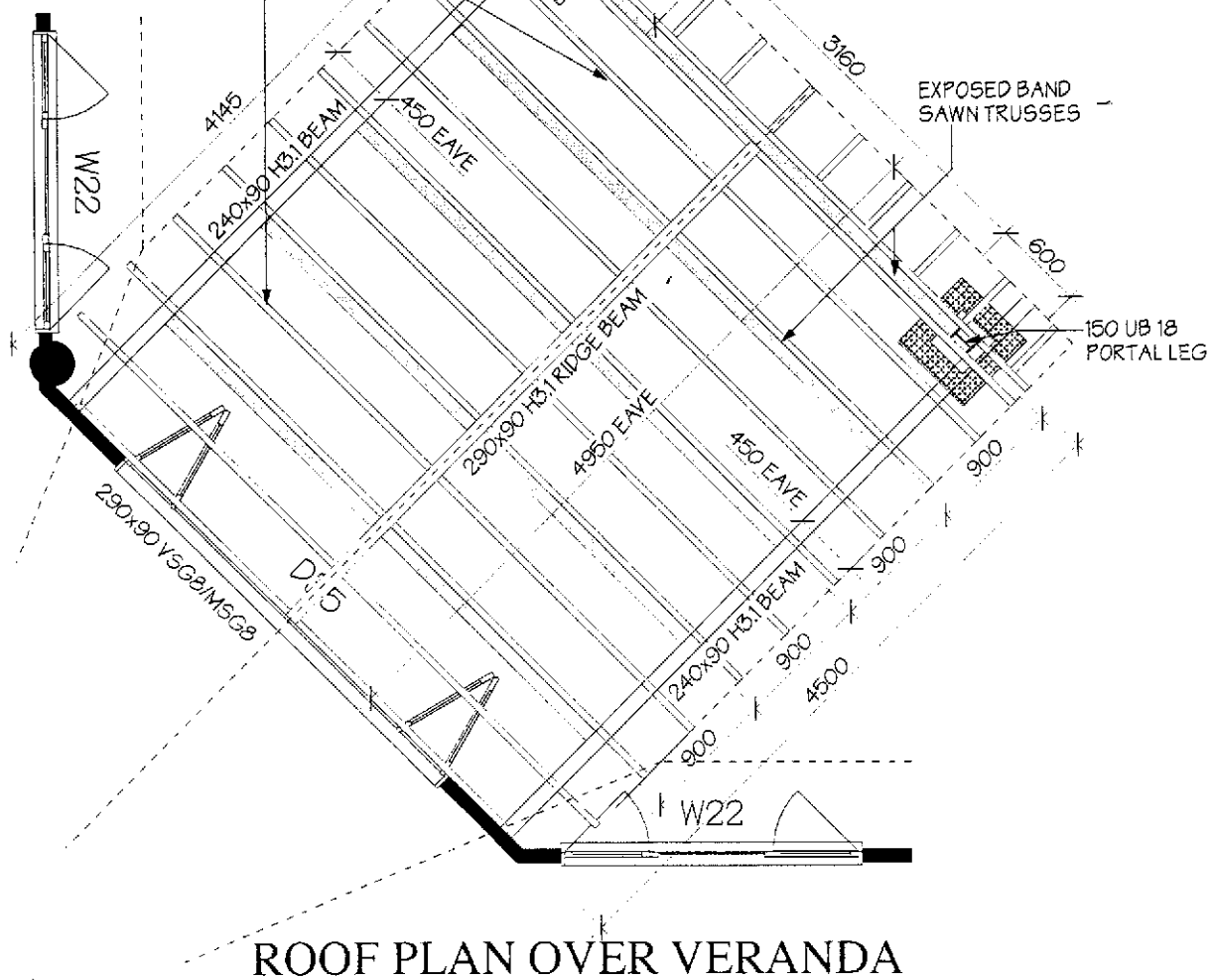
Scale: 1:10



D45 / P27

RIDGE BEAM CONECTION TO UB

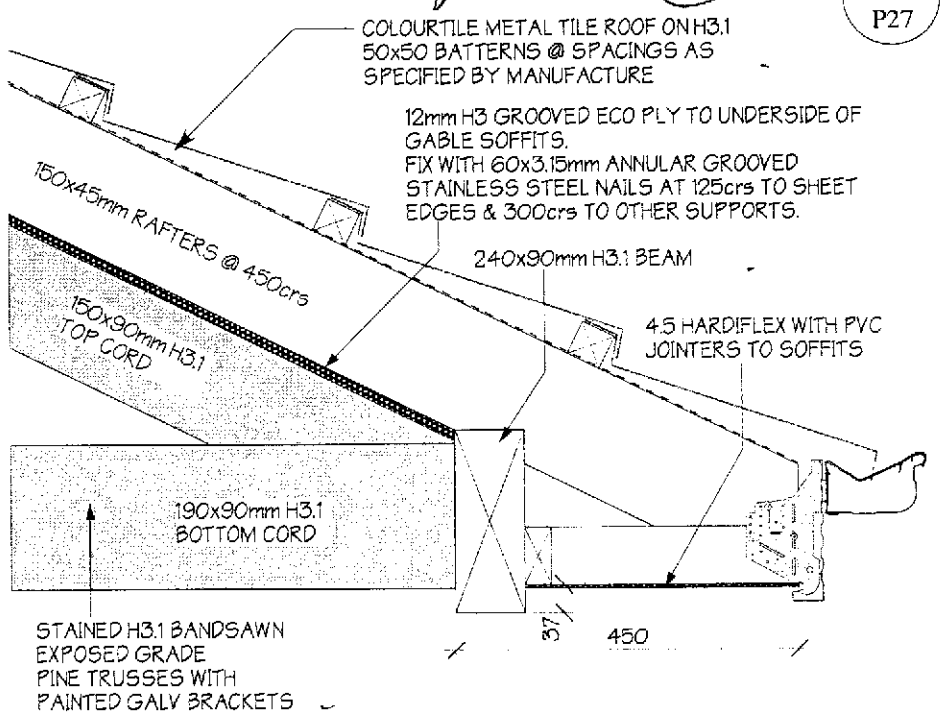
Scale: 1:5



ROOF PLAN OVER VERANDA

Scale: 1:50

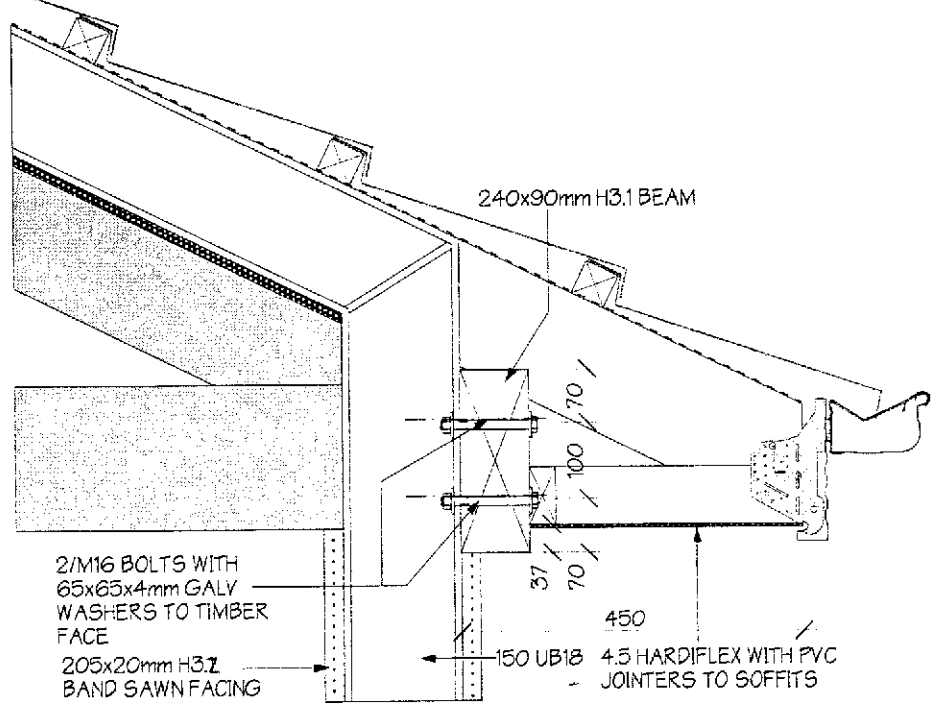
WHANGANUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause 49(1) and the Building Regulations.
Signed



D46 / P27

EXPOSED BEAM TO SOFFIT

Scale: 1:10



D47 / P27

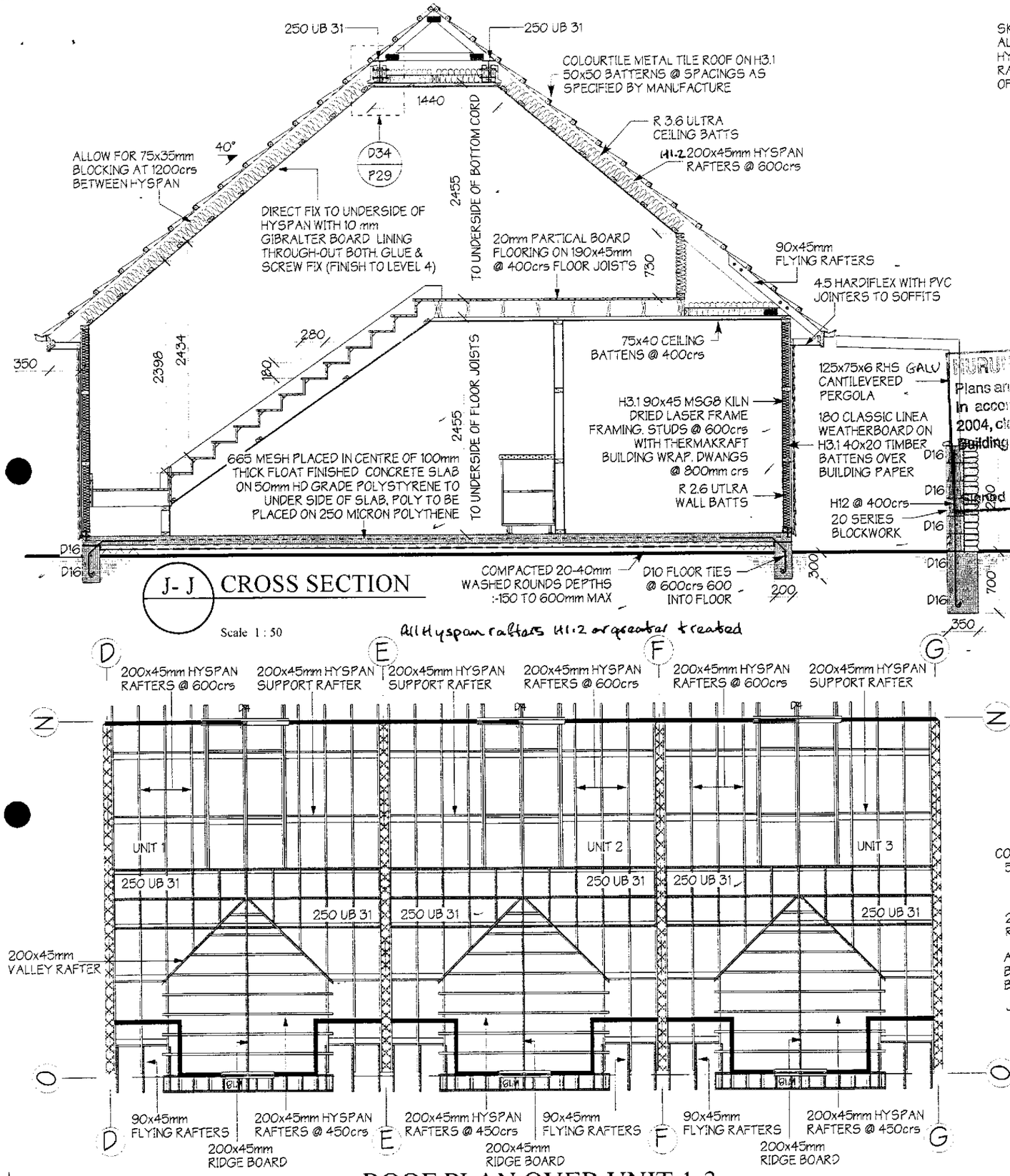
240 BEAM TO UB CONNECTION

Scale: 1:10

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DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	28
DRAWN	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				

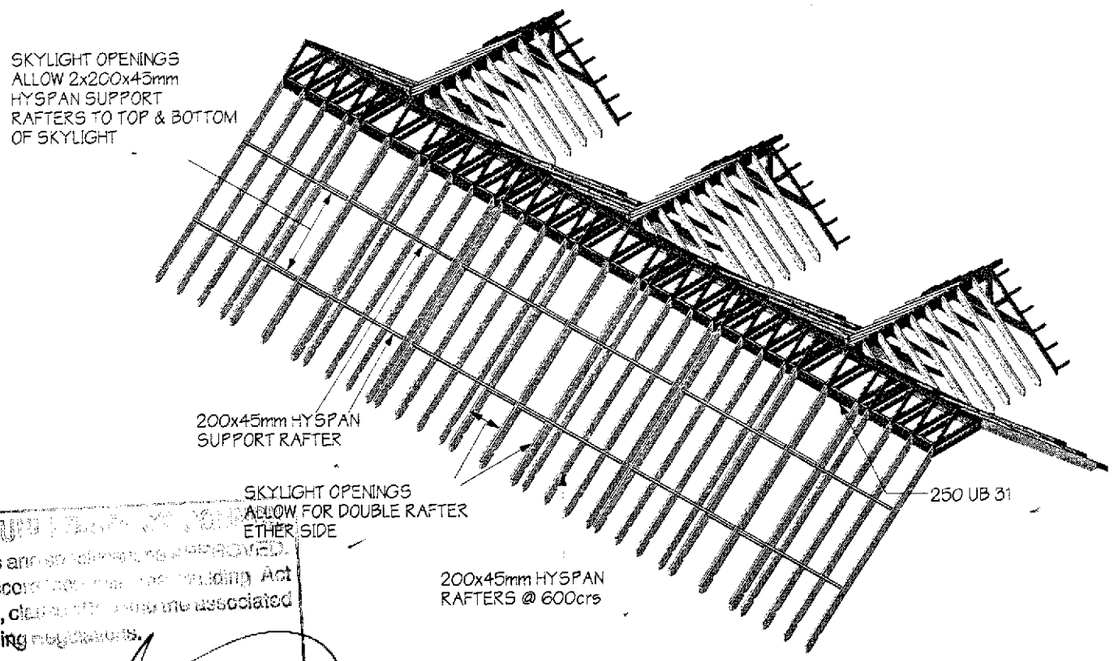
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J- J CROSS SECTION

Scale 1 : 50

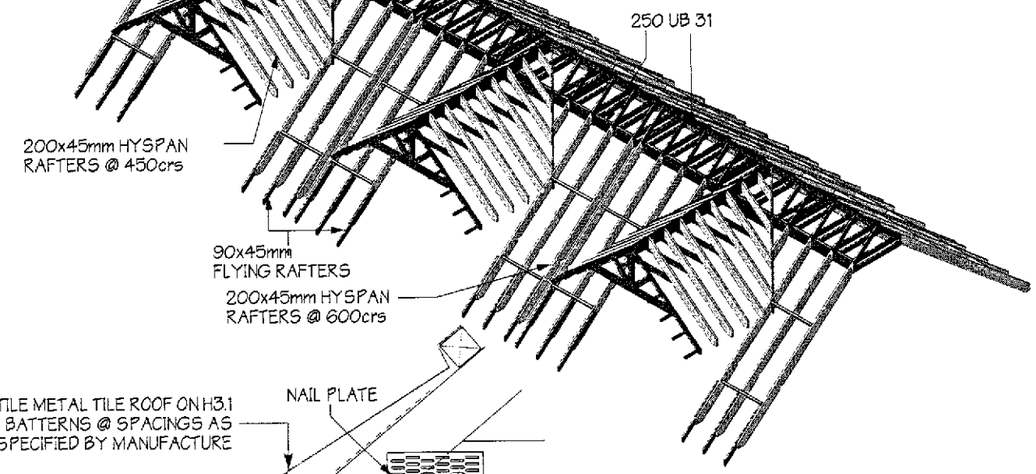
All Hyspan rafters H1.2 or greater treated



Plans are approved in accordance with the Building Act 2004, clause ... and the associated Building ... standards.

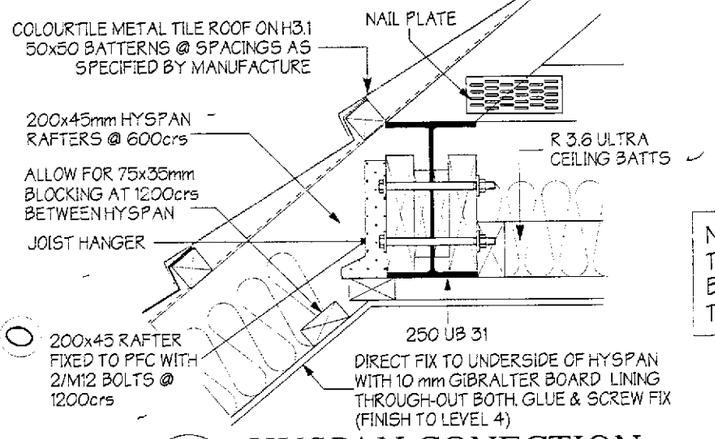
UNIT 1-3 ROOF LAYOUT

Scale: 1:125



ROOF PLAN OVER UNIT 1-3

Scale: 1:100



NOTE:
TRUSSES & RAFTERS ARE TO
BE HELD DOWN WITH 2 WIRE DOG
TIES & 2 100x3.75mm SKEWED NAILS

D34
P29

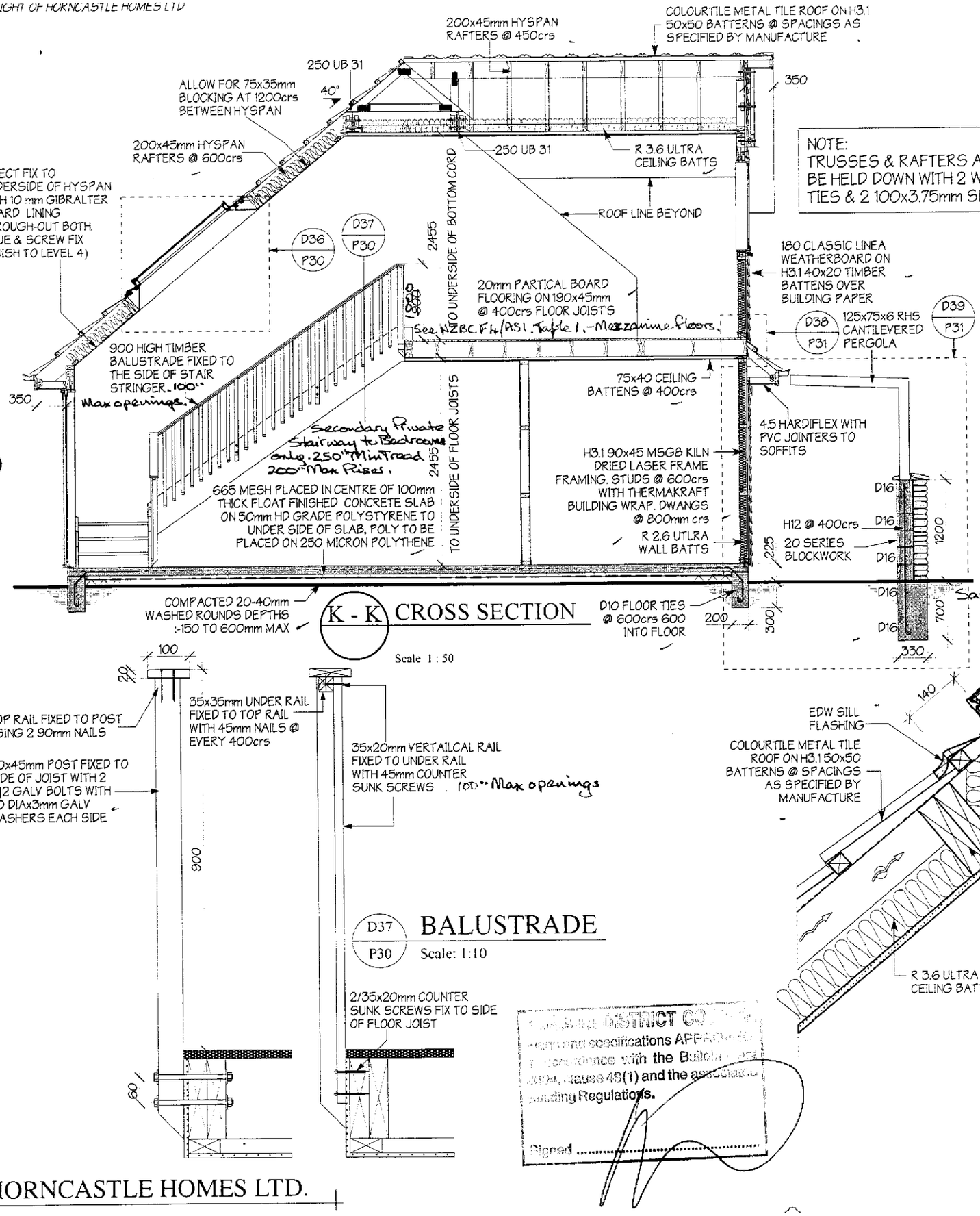
HYSPAN CONECTION

Scale: 1:10

HORNCASTLE HOMES LTD.

DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd		29

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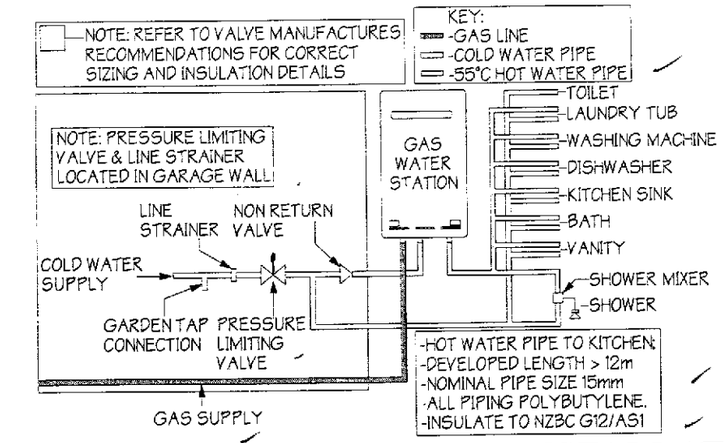


K - K CROSS SECTION

Scale 1 : 50

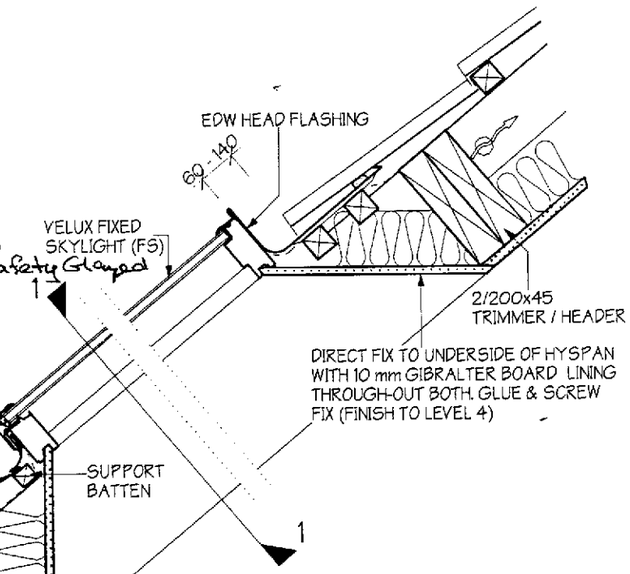
D37 P30 BALUSTRADE

Scale: 1:10



TYPICAL GAS HOT WATER INSTALLATION

Scale: 1:25

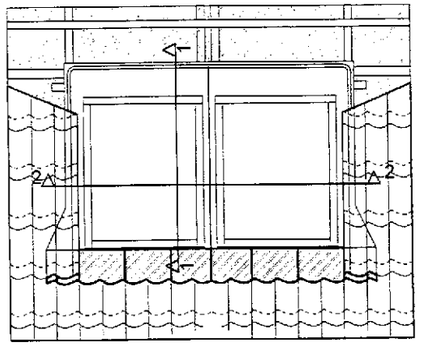


SECTION 1-1

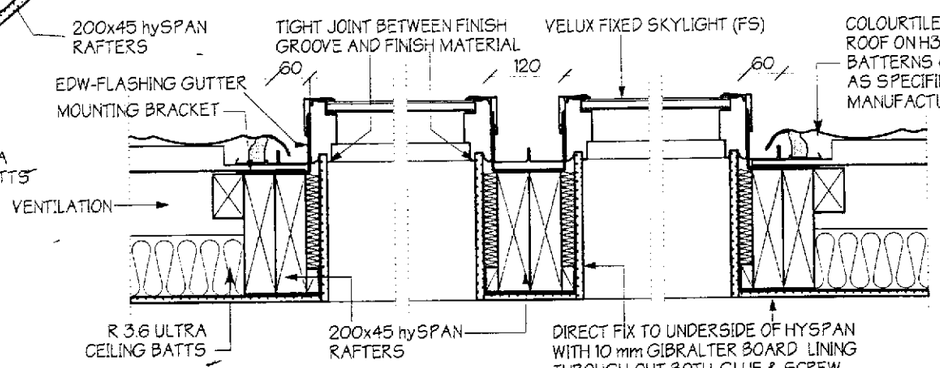
D36 P30 SKYLIGHT

Scale: 1:10

PLEASE NOTE:
DUE TO THE DESIGN OF DECRABOND/CORONA TYPE ROOFING MATERIALS IT IS IMPORTANT THAT THE ROOF BATTENS ARE REBATED 25 MM AROUND THE PERIMETER OF THE VELUX SKYLIGHT, FOR THE EDH/EDW FLASHING, TO MAINTAIN AESTHETICS.



PLAN



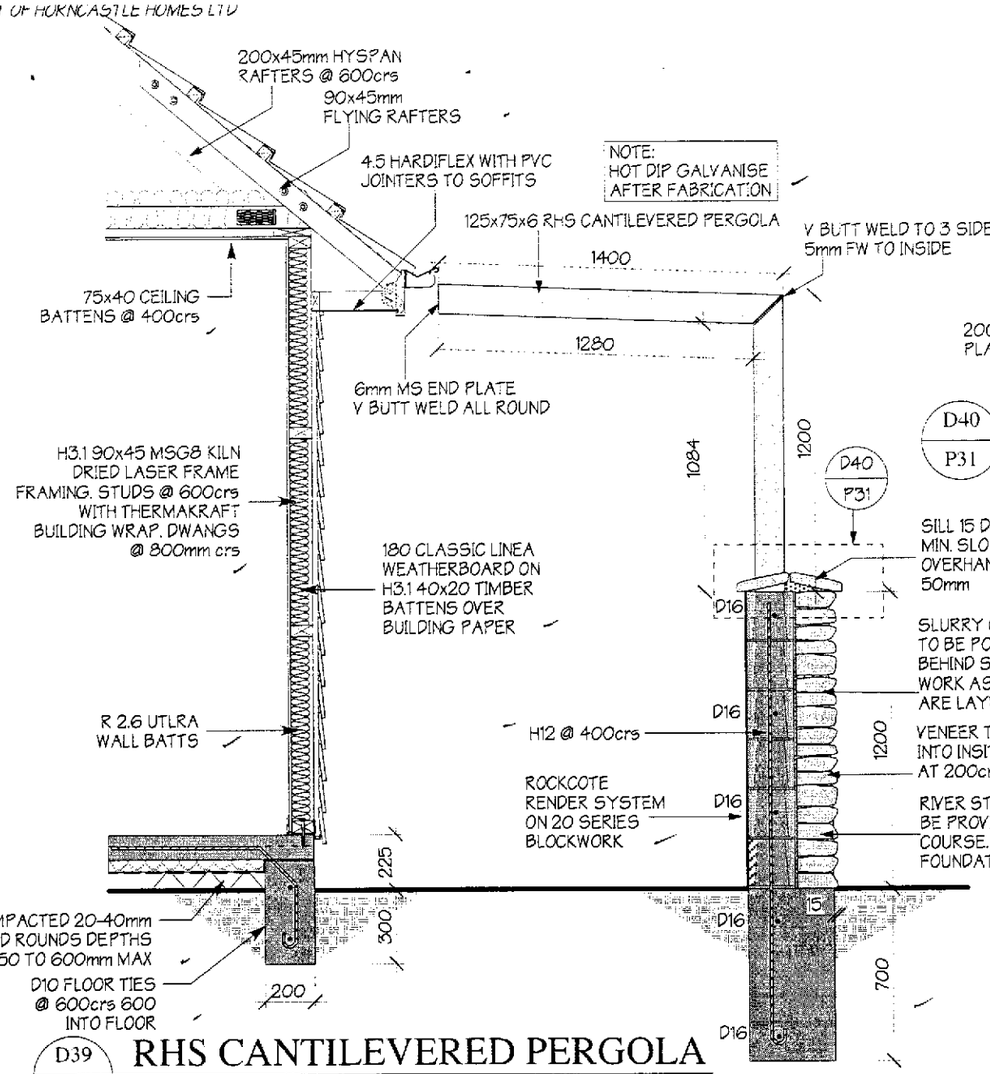
SECTION 2-2

DISTRICT CO
...specifications APPR...
...accordance with the Buildi...
...Clause 49(1) and the asso...
...uilding Regulations.
Signed .....

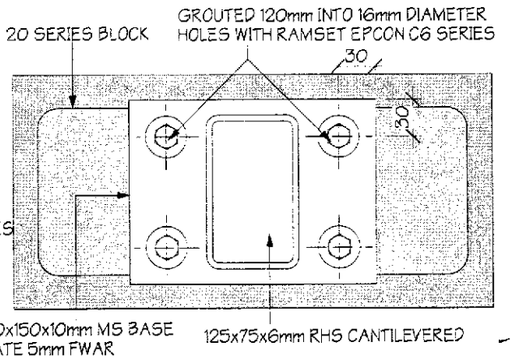
DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	30
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			

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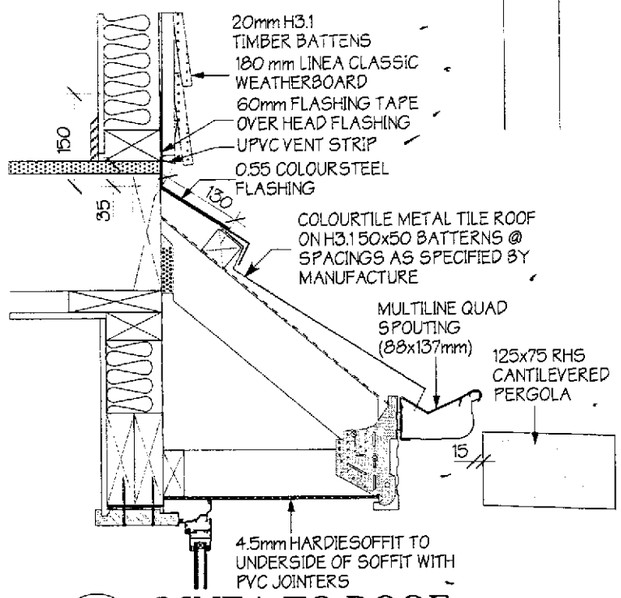
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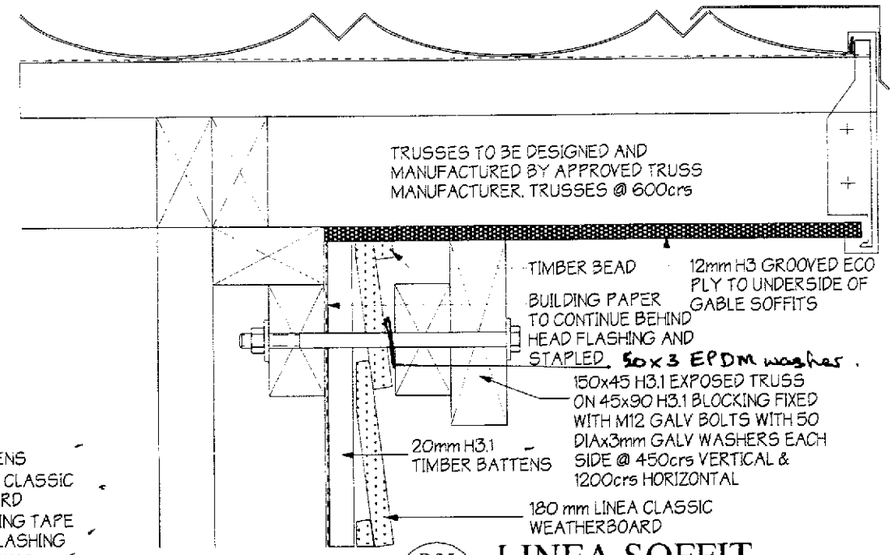
D39 / P30 **RHS CANTILEVERED PERGOLA**
Scale: 1:25



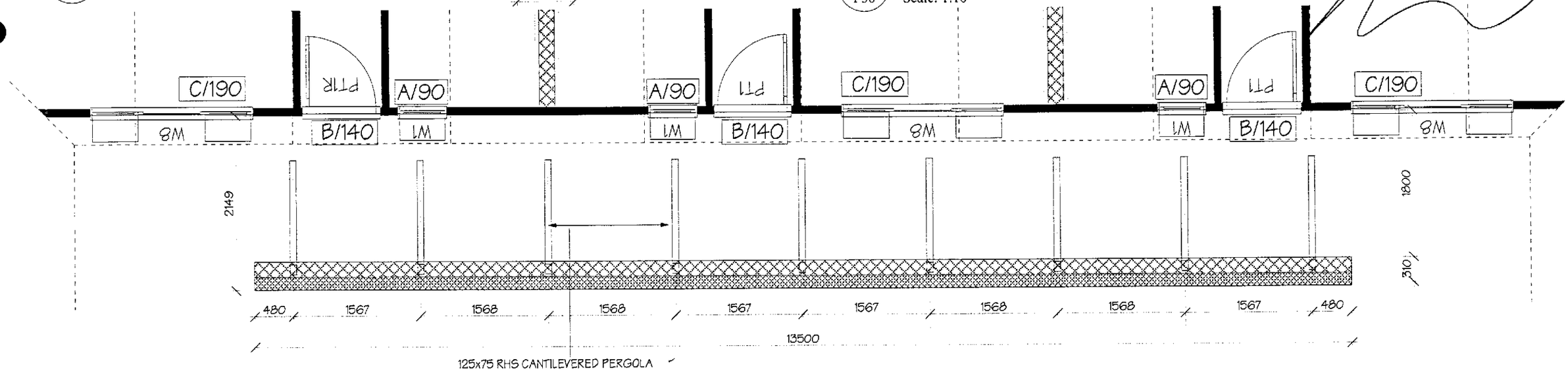
BASE PLATE CONNECTION TO BLOCK WALL
D40 / P31
Scale: 1:5



D38 / P30 **LINEA TO ROOF**
Scale: 1:10



D35 / P14 **LINEA SOFFIT**
Scale: 1:5



LAYOUT OF PERGOLA PLAN
Scale: 1:50

HORNCASTLE HOMES LTD.

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

DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
DRAWN				
M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			31

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NOTE:
TRUSSES & RAFTERS ARE TO BE HELD DOWN WITH 2 WIRE DOG TIES & 2 100x3.75mm SKEWED NAILS

NOTE: SNOW STRAPS TO GUTTERS

200x45mm HYSPAN RAFTERS @ 450crs

40°

ALLOW FOR 75x35mm BLOCKING AT 1200crs BETWEEN HYSPAN

F1 / P34

COLOURTILE METAL TILE ROOF ON H3.1 50x50 BATTERNS @ SPACINGS AS SPECIFIED BY MANUFACTURE

R 3.6 ULTRA CEILING BATTS

DIRECT FIX TO UNDERSIDE OF HYSPAN WITH 10 mm GIBRALTER BOARD LINING THROUGH-OUT BOTH. GLUE & SCREW FIX (FINISH TO LEVEL 4)

4.5 HARDIFLEX WITH PVC JOINTERS TO SOFFITS

FIRE STOPPING, FIRE MASTER BULK

F5 / P32

10mm FYRELINE GLUE & SCREW FIX (FINISH TO LEVEL 4) TO EXTERNAL WALLS ONLY

2455 TO UNDERSIDE OF BOTTOM CORD

R 2.6 UTLRA WALL BATTS

180 CLASSIC LINEA WEATHERBOARD ON H3.1 40x20 TIMBER BATTENS OVER BUILDING PAPER

H3.1 90x45 MSG8 KILN DRIED LASER FRAME FRAMING. STUDS @ 600crs WITH THERMAKRAFT BUILDING WRAP. DWANGS @ 800mm crs

20mm PARTICAL BOARD FLOORING ON 190x45mm @ 400crs FLOOR JOIST'S

10mm FYRELINE GLUE & SCREW FIX (FINISH TO LEVEL 4) TO EXTERNAL WALLS ONLY

75x40 CEILING BATTENS @ 400crs

2455 TO UNDERSIDE OF FLOOR JOISTS

10 mm GIBRALTER BOARD LINING THROUGH-OUT BOTH. GLUE & SCREW FIX (FINISH TO LEVEL 4) ON 40x75 TIMBER BATTENS @ 600crs WITH PINK BATT INSULATION BLANKET (MASONRY R1.0)

20 SERIES BLOCK WORK D16 @ 600 crs EACHWAY.

CLEAN OUT POCKETS. REPLACE BISCUIT WHERE POCKETS ARE IN GARAGE WALLS TO GIVE A TIDY FINISHED APPEARANCE

90

D12 @ 600crs. RETURN 600 INTO FLOOR IN ALTERNATING DIRECTIONS

665 MESH PLACED IN CENTRE OF 100mm THICK FLOAT FINISHED CONCRETE SLAB ON 50mm HD GRADE POLYSTYRENE TO UNDER SIDE OF SLAB, POLY TO BE PLACED ON 250 MICRON POLYTHENE

D12 @ 600crs. RETURN 600 INTO FLOOR IN ALTERNATING DIRECTIONS

250 MIN

700 MIN

400 MIN

COMPACTED 20-40mm WASHED ROUNDS DEPTHS :-150 TO 600mm MAX

700

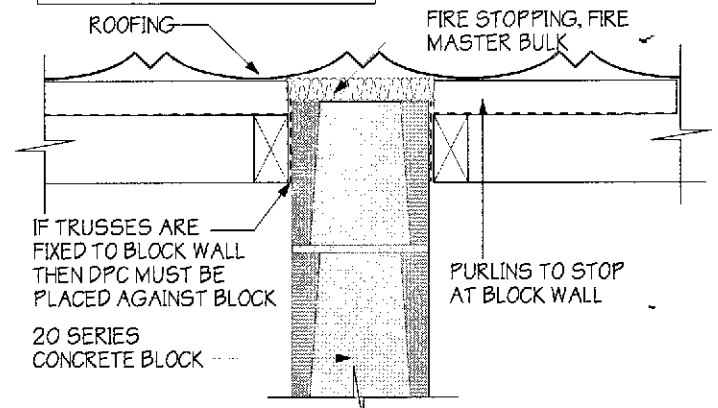
L - L CROSS SECTION

Scale 1 : 25

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NOTE:
ALLOW BUILDING PAPER OVER EAVES WITH THERMAKRAFT 350 BUILDING PAPER. BUILDING PAPER TO RUN 1.0m EITHER SIDE OF BLOCK WALL

See Thermokraft literature (350 recommended walls only)



FIRE SEAL BETWEEN ROOF & BLOCK

F5 / P32

Scale: 1:10

DISTRICT COUNCIL
Specifications APPROVED.
with the Building Act
and the associated
Building Regulations.
Signed .....

HORNCASTLE HOMES LTD.

DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION DATE	A3	32
DRAWN M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				

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R 3.6 ULTRA CEILING BATTS

COLOURTILE METAL TILE ROOF ON H3.1 — 50x50 BATTERNS @ SPACINGS AS SPECIFIED BY MANUFACTURE

10 mm GIBRALTER BOARD LINING THROUGH-OUT BOTH. GLUE & SCREW FIX (FINISH TO LEVEL 4) ON 40x75 TIMBER BATTENS @ 600crs WITH PINK BATT INSULATION BLANKET (MASONRY R1.0)

2455 TO UNDERSIDE OF BOTTOM CORD

1000 ~~900~~ HIGH TIMBER BALUSTRADE FIXED TO THE SIDE OF STAIR STRINGER 100" Max openings

Plans not Co... Specifications APPR... ...with the Building Act ... 9(1) and the associated ... Regulations.

Signed

1000 1000

6000 TO TOP OF BLOCK WALL

20mm PARTICAL BOARD FLOORING ON 190x45mm @ 400crs FLOOR JOIST'S

75x40 CEILING BATTENS @ 400crs

2455 TO UNDERSIDE OF FLOOR JOISTS

10 mm GIBRALTER BOARD LINING THROUGH-OUT BOTH. GLUE & SCREW FIX (FINISH TO LEVEL 4) ON 40x75 TIMBER BATTENS @ 600crs WITH PINK BATT INSULATION BLANKET (MASONRY R1.0)

20 SERIES BLOCK WORK D16 @ 600 crs EACHWAY.

CLEAN OUT POCKETS. REPLACE BISCUIT WHERE POCKETS ARE IN GARAGE WALLS TO GIVE A TIDY FINISHED APPEARANCE

D12 @ 600crs. RETURN 600 INTO FLOOR IN ALTERNATING DIRECTIONS

665 MESH PLACED IN CENTRE OF 100mm THICK FLOAT FINISHED CONCRETE SLAB ON 50mm HD GRADE POLYSTYRENE TO UNDER SIDE OF SLAB, POLY TO BE PLACED ON 250 MICRON POLYTHENE

250 MIN

700 MIN

D12 @ 600crs. RETURN 600 INTO FLOOR IN ALTERNATING DIRECTIONS

400 MIN

COMPACTED 20-40mm WASHED ROUNDS DEPTHS :-150 TO 600mm MAX

700

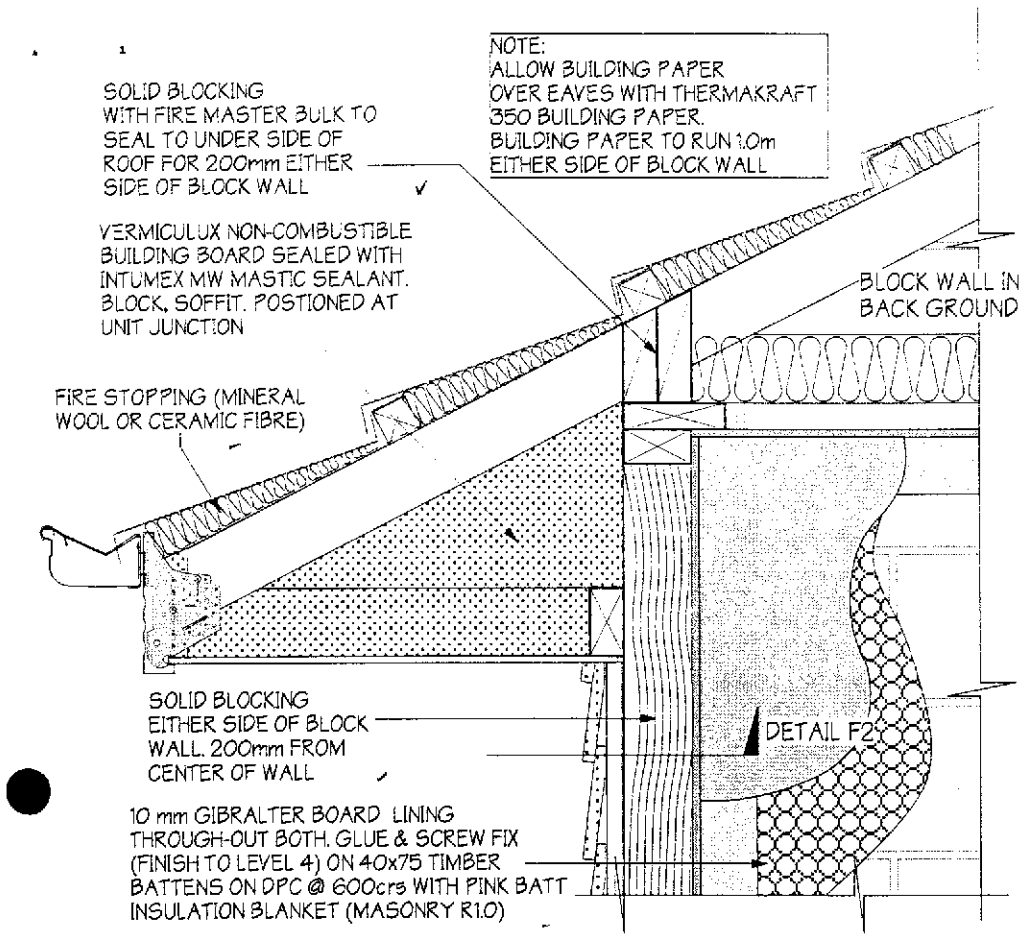
M-M CROSS SECTION

Scale 1 : 25

HORNCASTLE HOMES LTD.

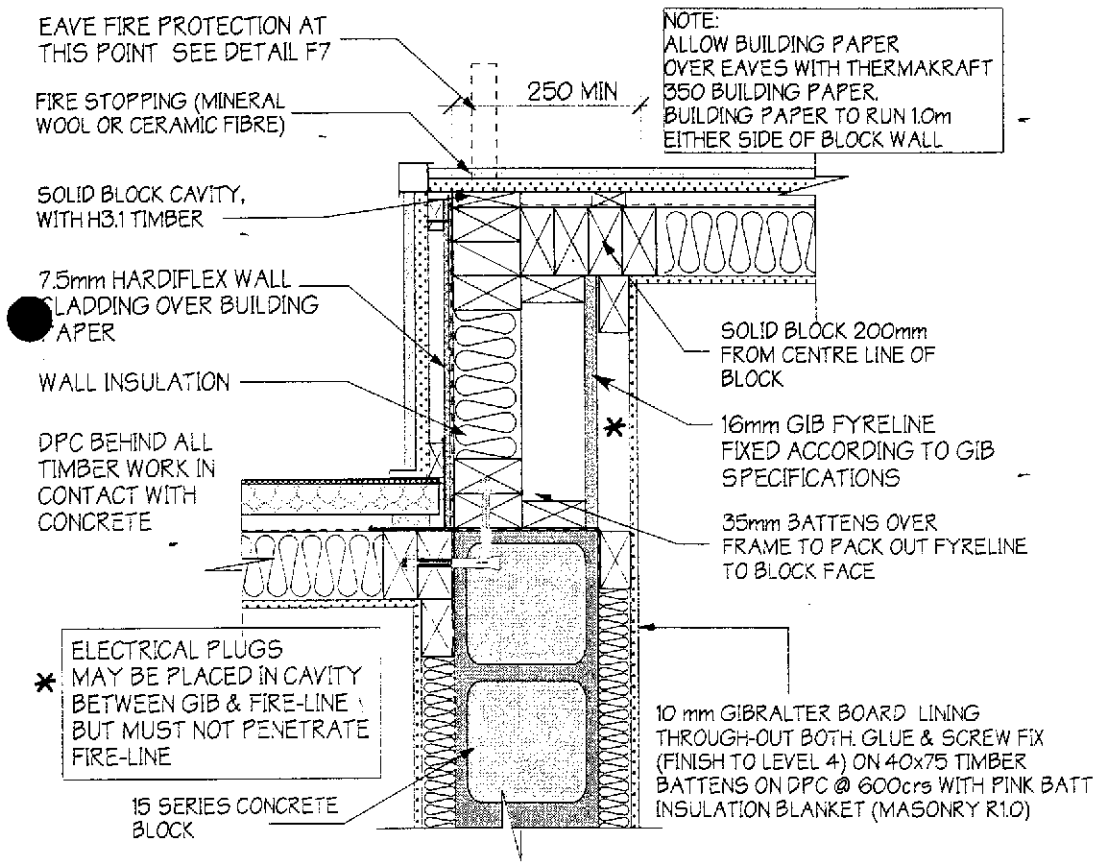
DESIGN	M.BOTT	CHECK	NATHAN	DATE	19/9/08	PAGE REVISION DATE	A3	33
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F1 / P9 **FIRE PROTECTION WALLS TO ROOF**

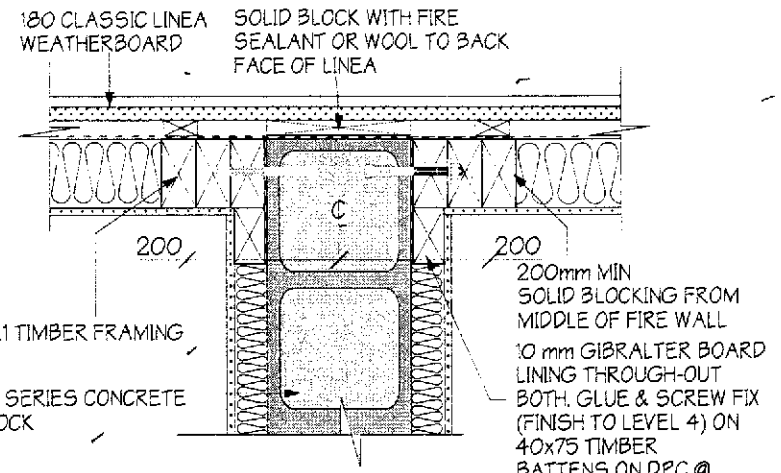
Scale: 1:10 2 WAY FIRE RATING



F3 / P9 **FIRE PROTECTION WALLS MEETING BLOCK**

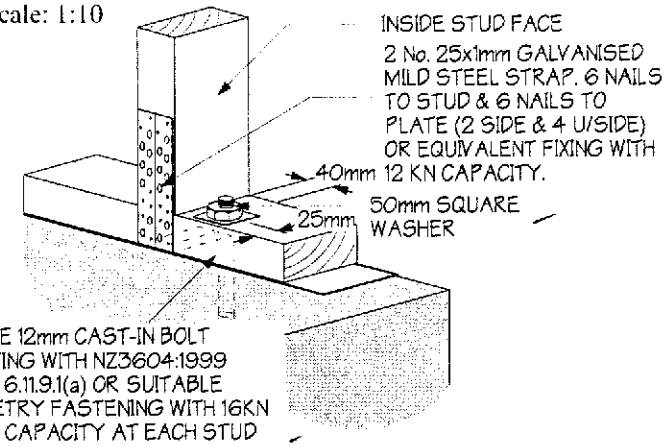
Scale: 1:10 2 WAY FIRE RATING

HORNCASTLE HOMES LTD.



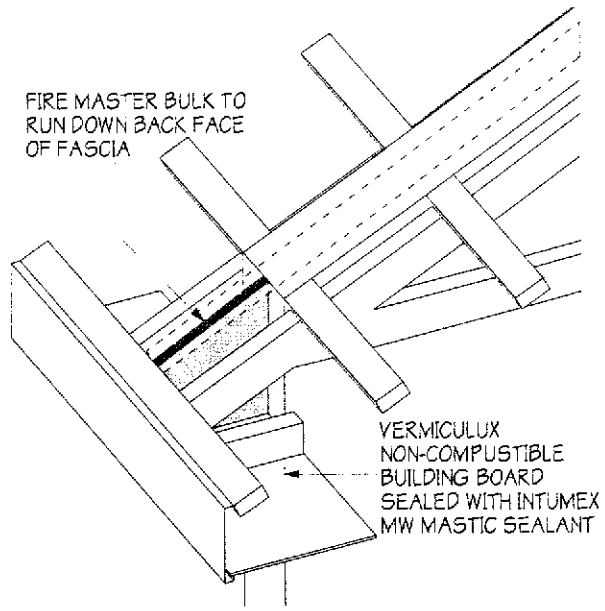
F2 / P34 **BRICK VENEER/ CONCRETE BLOCK**

Scale: 1:10



BOTTOM PLATE FIXING

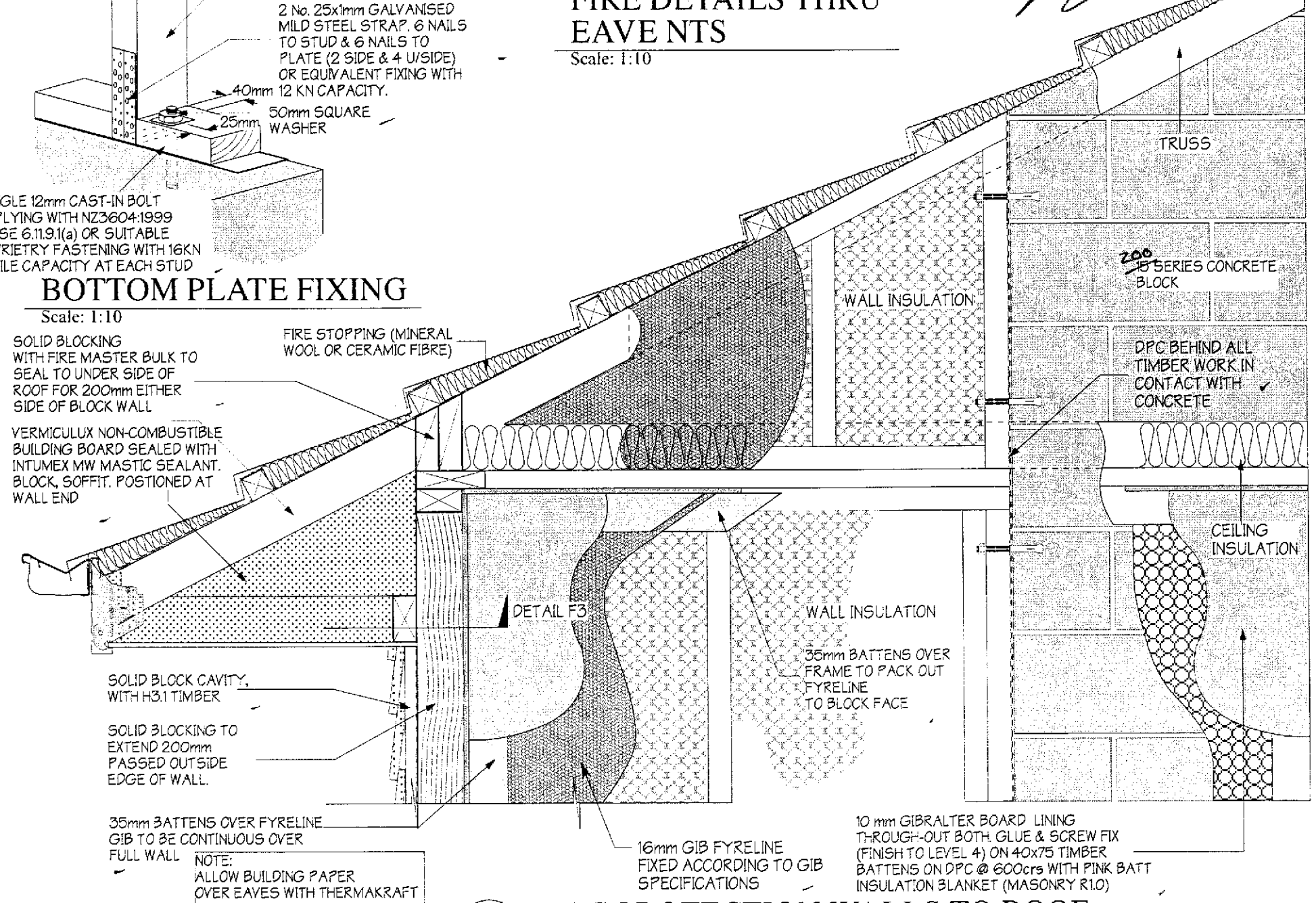
Scale: 1:10



FIRE DETAILS THRU EAVE NTS

Scale: 1:10

Plans and specifications Approved
In connection with the Building Act
2004, section 49 and the associated
Building Regulations.
Signed



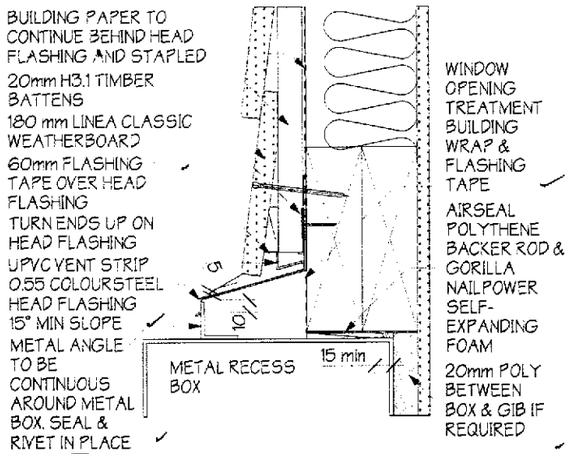
F4 / P34 **FIRE PROTECTION WALLS TO ROOF**

Scale: 1:10 2 WAY FIRE RATING

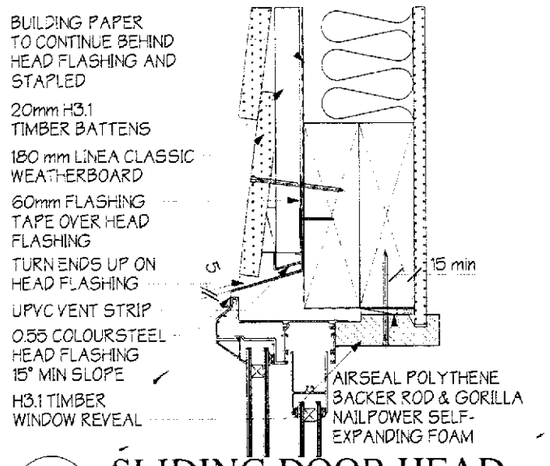
NOTE : PARTS OF SECTION HAVE BEEN REMOVED TO SHOW CONSTRUCTION

DESIGN	CHECK	DATE	PAGE REVISION DATE		
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DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			

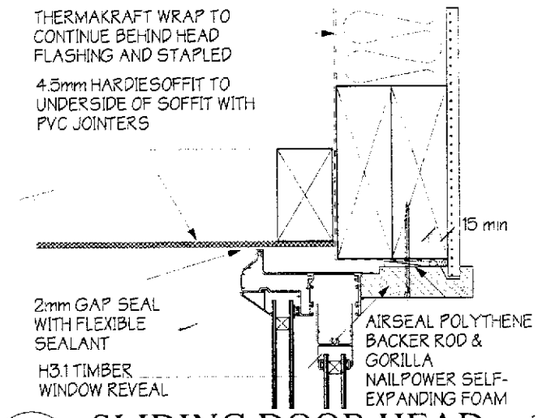
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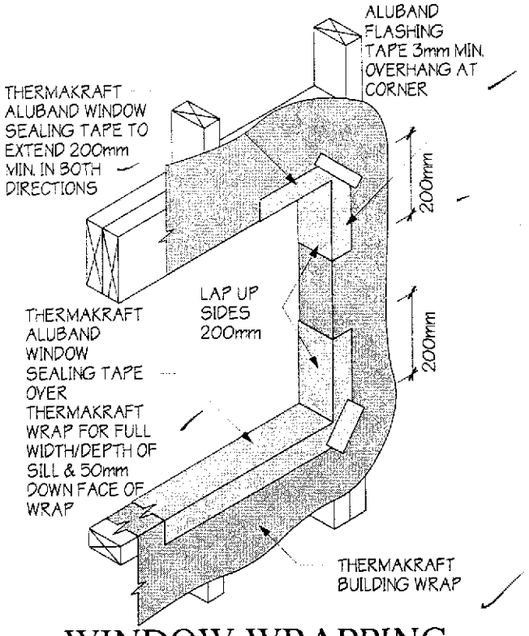
D18 / P13 **RECESS BOX HEAD**
Scale: 1:5



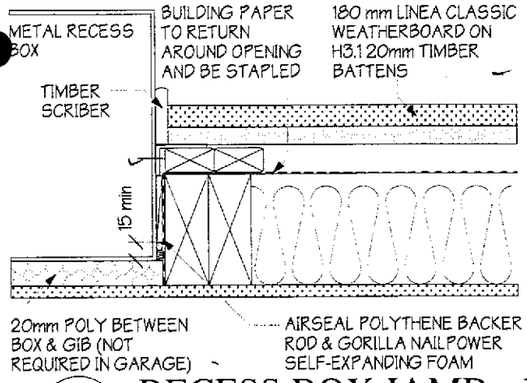
D21 / P13 **SLIDING DOOR HEAD**
Scale: 1:5



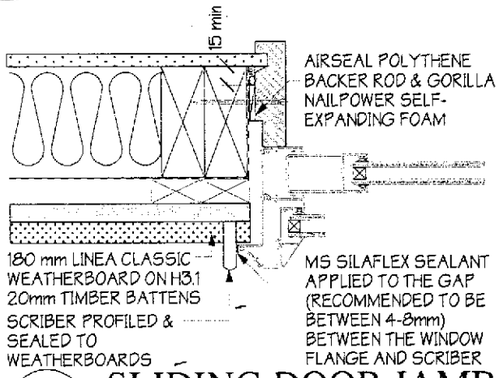
D22 / P25 **SLIDING DOOR HEAD**
Scale: 1:5



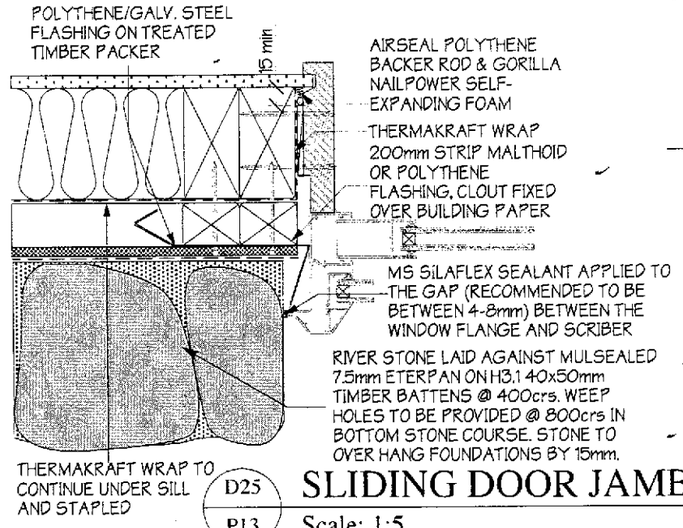
WINDOW WRAPPING
Scale: 1:10



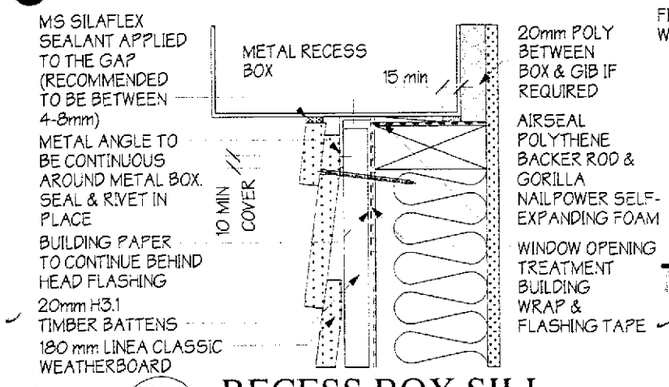
D19 / P13 **RECESS BOX JAMB**
Scale: 1:5



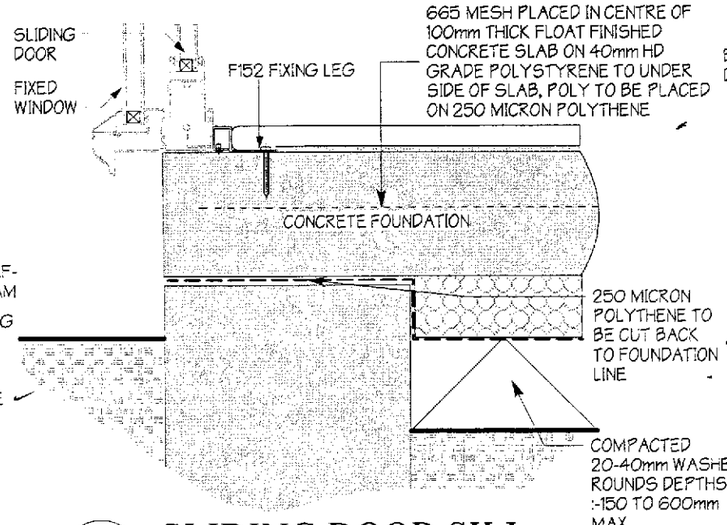
D23 / P25 **SLIDING DOOR JAMB**
Scale: 1:5



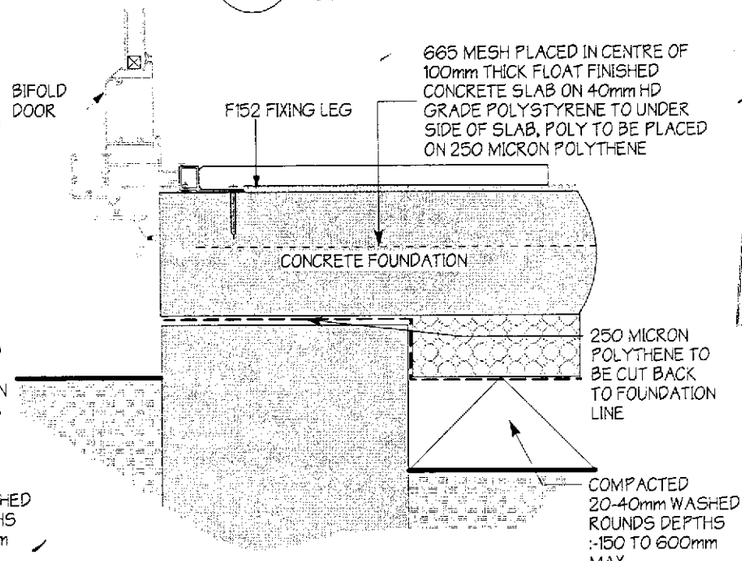
D25 / P13 **SLIDING DOOR JAMB**
Scale: 1:5



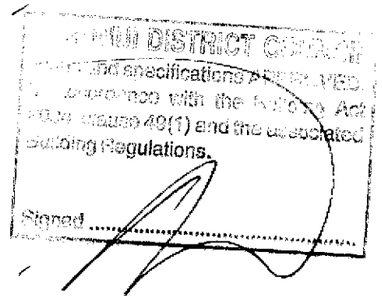
D20 / P13 **RECESS BOX SILL**
Scale: 1:5



D24 / P25 **SLIDING DOOR SILL**
Scale: 1:5



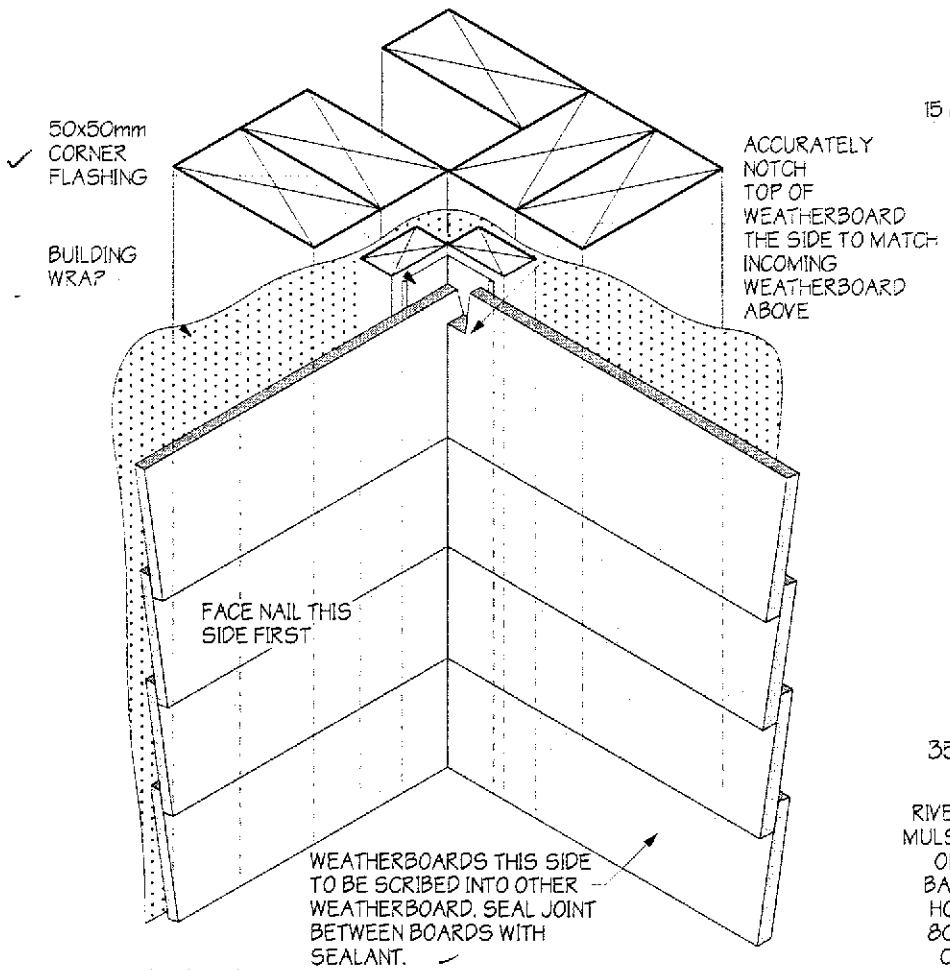
D26 / P27 **BIFOLD DOOR SILL**
Scale: 1:5



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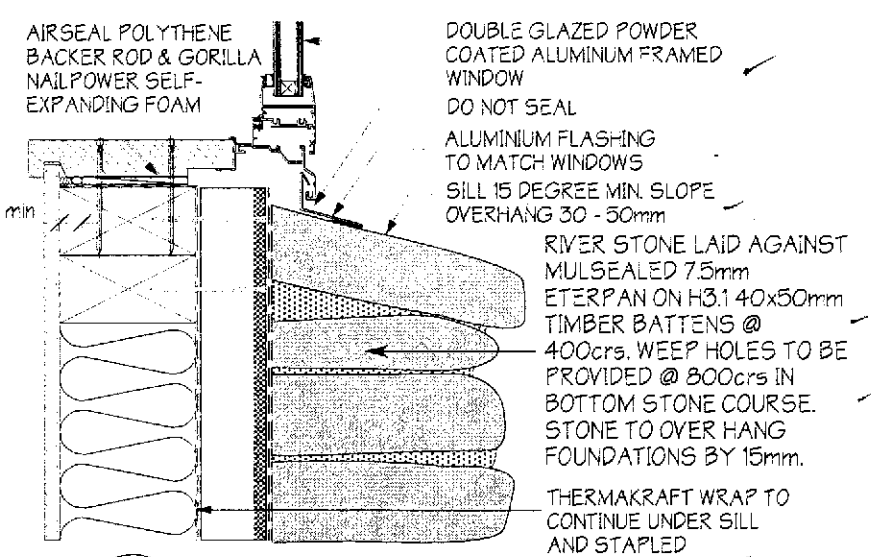
DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd		35

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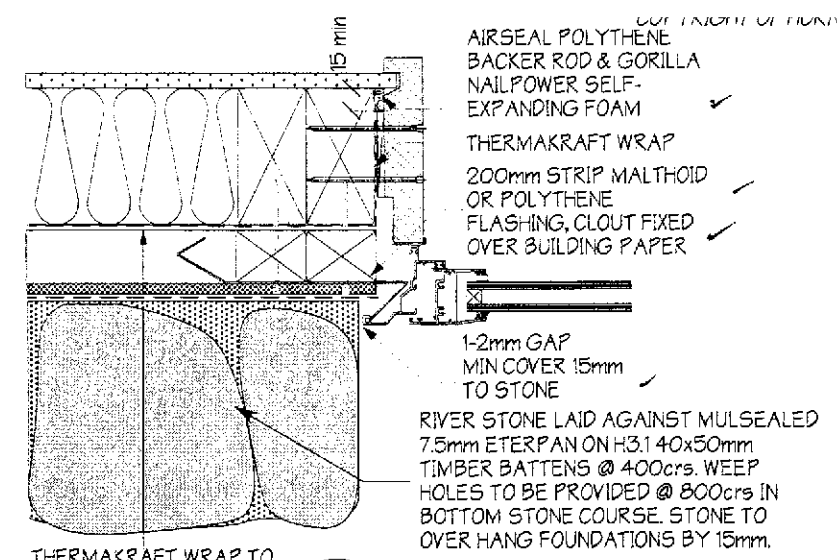
LINEA MITER INTERNAL CORNER

Scale: 1:5



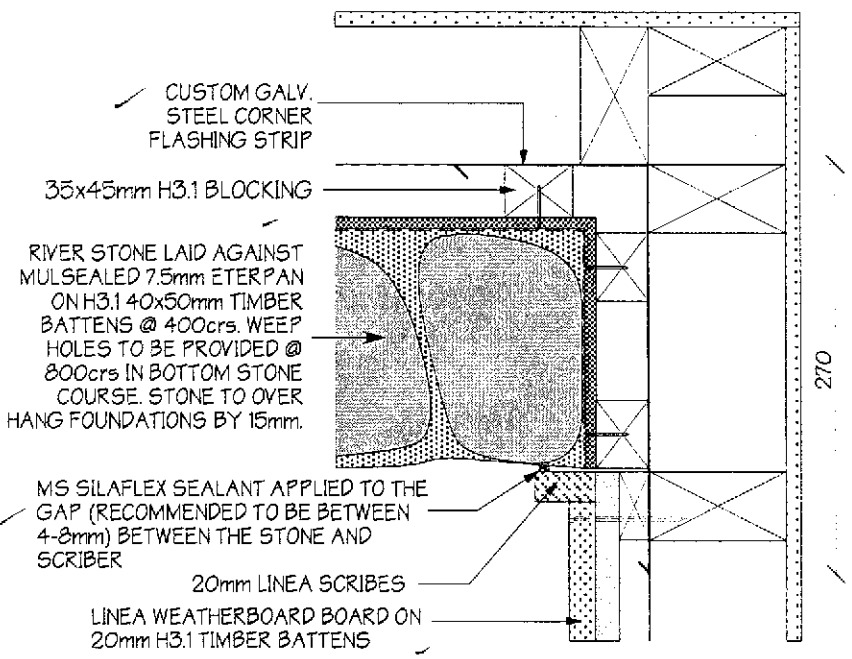
D8 / P23 — WINDOW SILL

Scale: 1:5



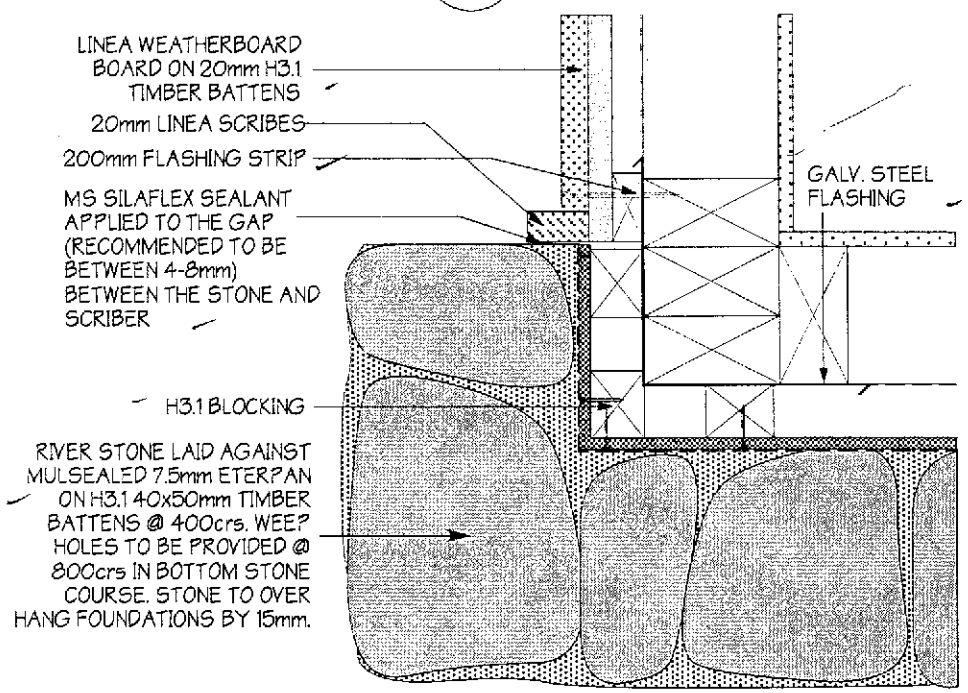
D9 / P23 — WINDOW JAMB

Scale: 1:5



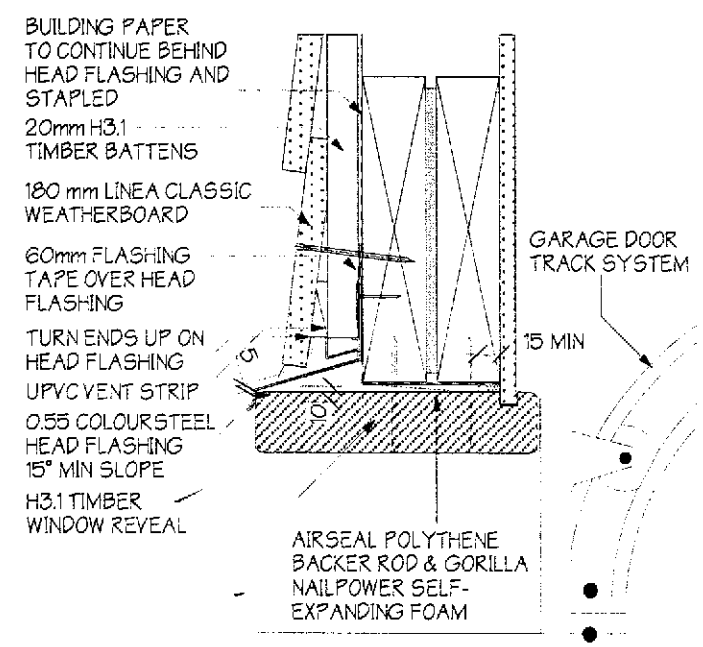
D41 / P8 — STONE TO LINEA JAMB

Scale: 1:5



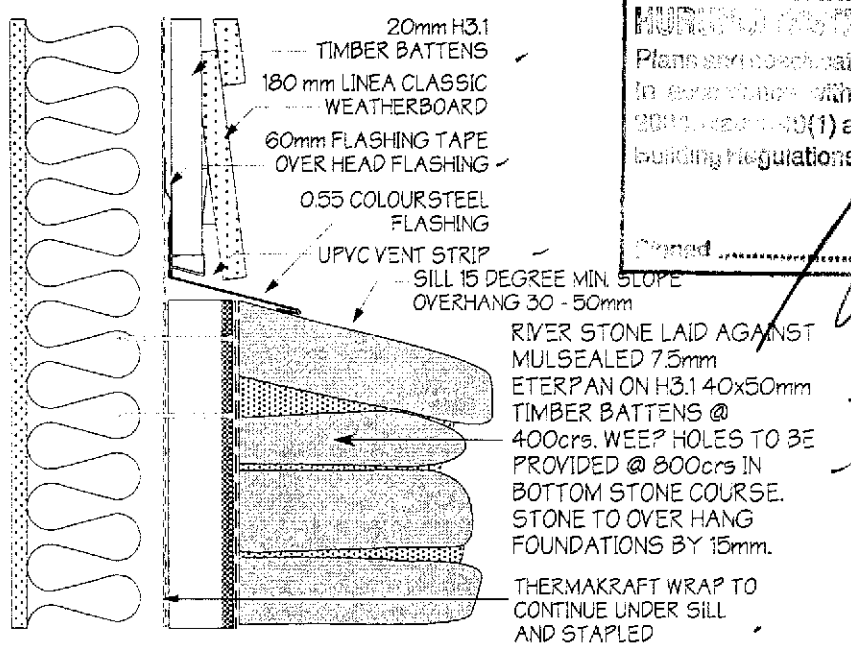
D42 / P8 — STONE TO LINEA JAMB

Scale: 1:5



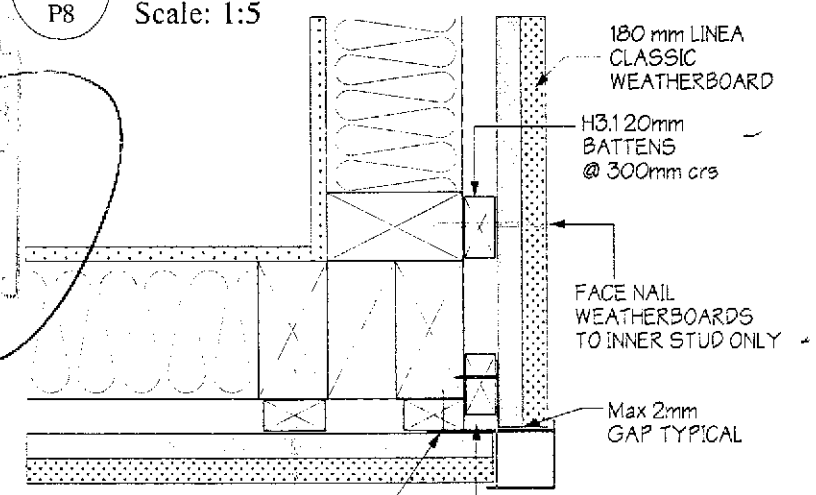
D27 / P26 — GARAGE DOOR HEAD

Scale: 1:5



D43 / P13 — STONE TO LINEA SILL

Scale: 1:5



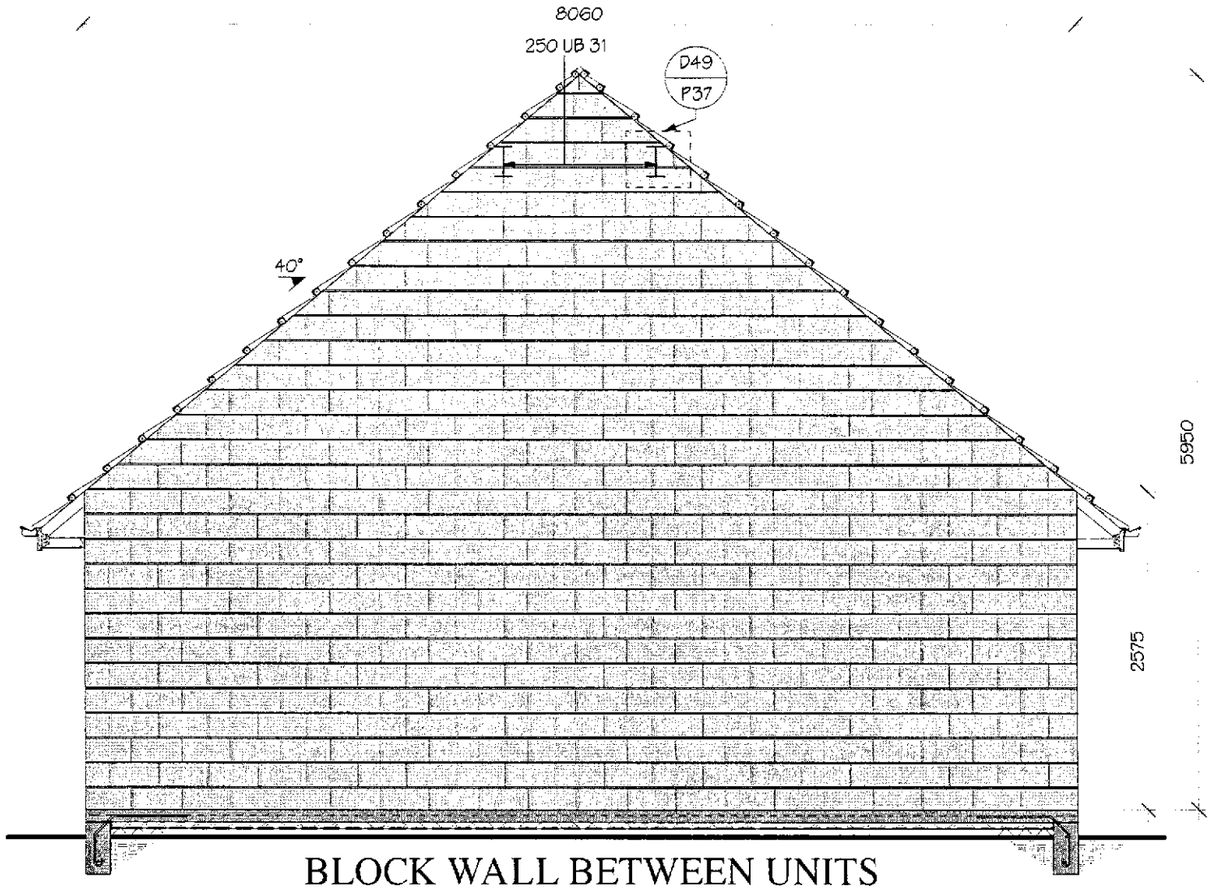
D44 / P14 — LINEA BOXED CORNER

Scale: 1:5

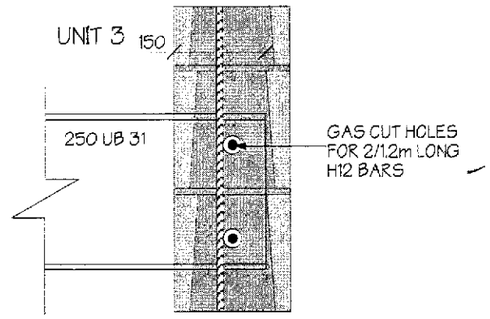
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DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd		36

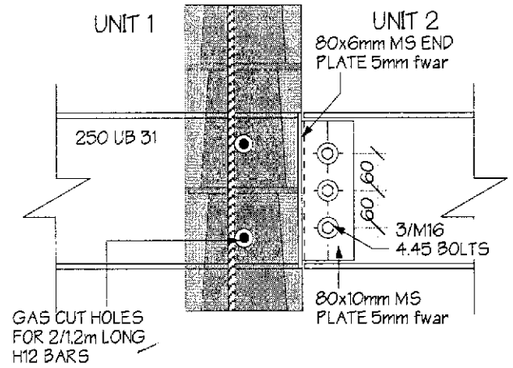
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BLOCK WALL BETWEEN UNITS
Scale: 1:50

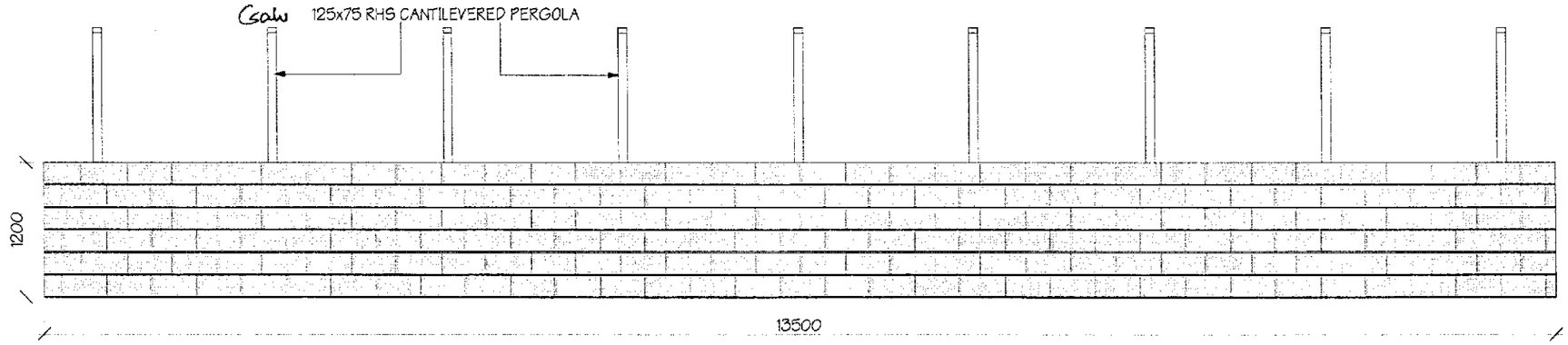


UNIT 1 & 3 END WALL DETAIL ON GRID D & G

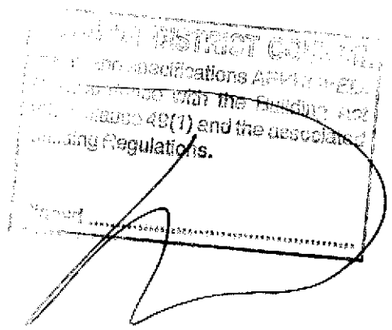


INTERLINKING WALL DETAIL ON GRID E & F

D49 / P37 **UB TO BLOCK WALL CONNECTION**
Scale: 1:10



BLOCK WALL OUTSIDE UNITS 1-3
Scale: 1:50



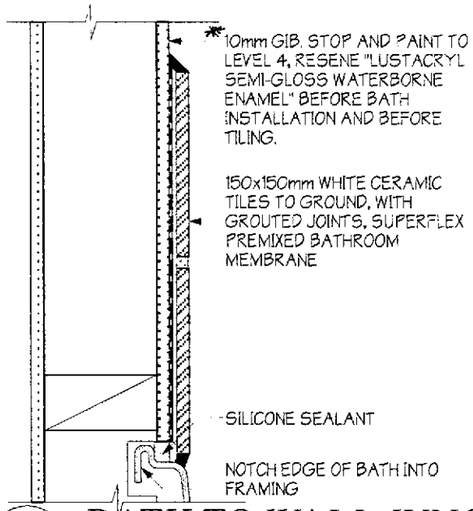
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DESIGN	CHECK	DATE	PAGE REVISION DATE	
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DRAWN				
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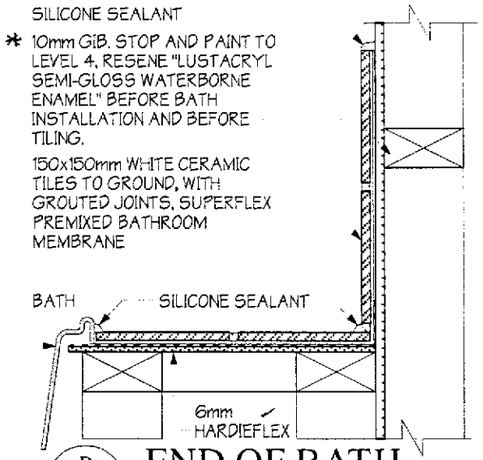
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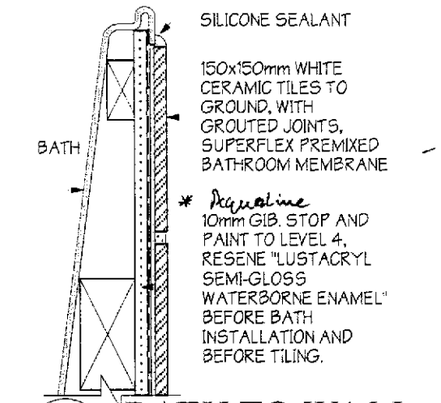
BATH TANKING
Scale: 1:20



A / P25 — ## BATH TO WALL JUNCTION
Scale: 1:5

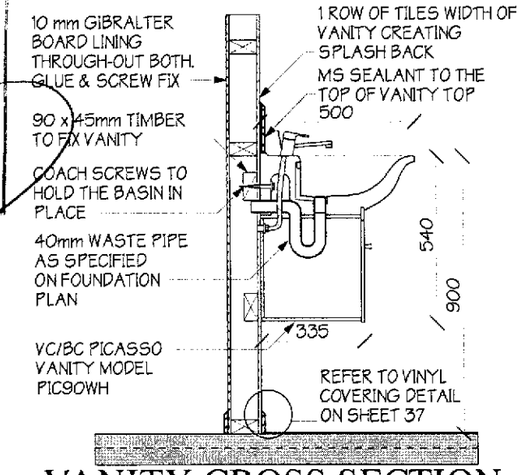


B / P25 — ## END OF BATH
Scale: 1:5



C / P25 — ## BATH TO WALL
Scale: 1:5

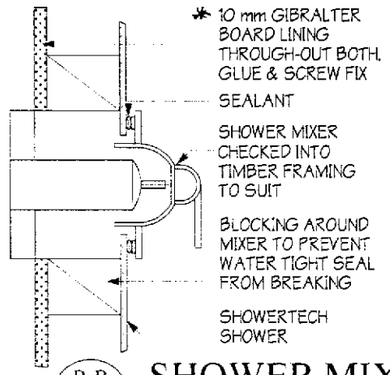
SORRENTO DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the associated Building Regulations.
Signed .....



VANITY CROSS SECTION
Scale: 1:20

SHOWER CROSS SECTION
Scale: 1:20

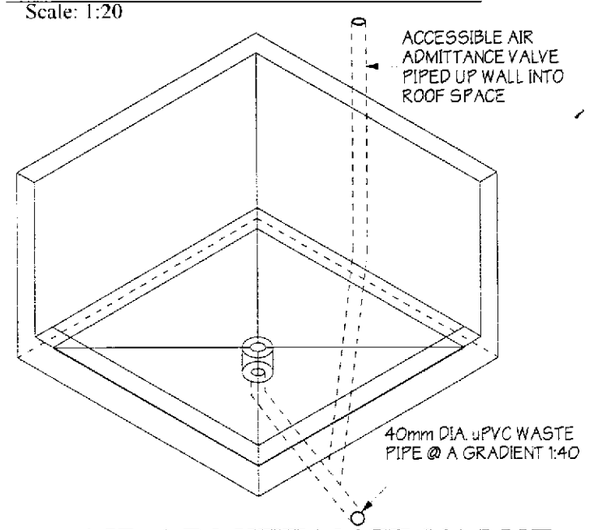
A-A / P37 — ## SHOWER ROSS
Scale: 1:5



B-B / P37 — ## SHOWER MIXER
Scale: 1:5

MIXER CAP
Scale: 1:5

VINYL TO WALL JOINT
Scale: 1:5



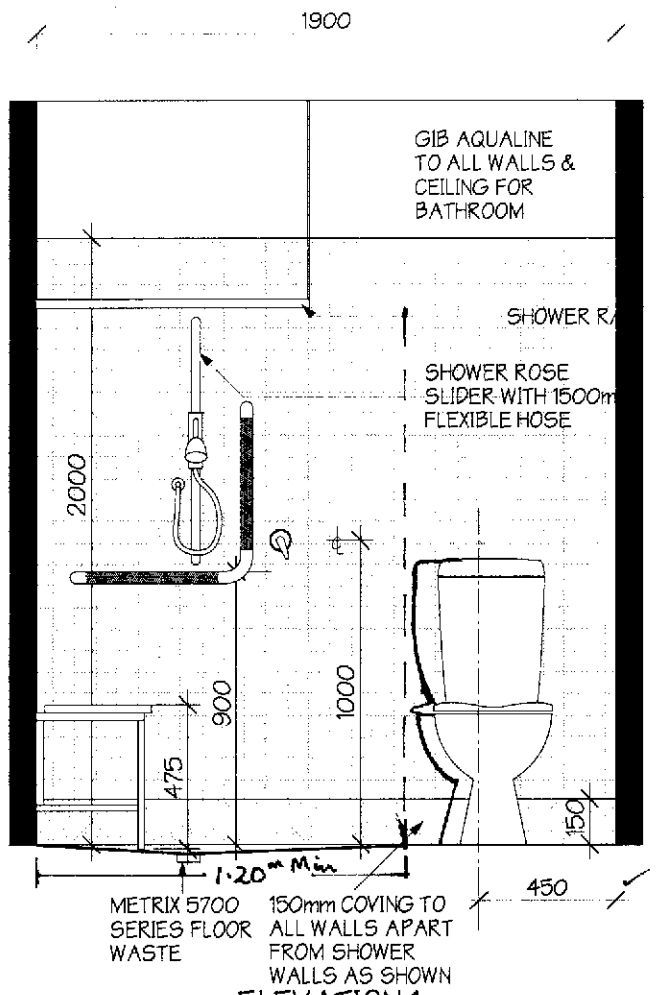
AIR ADMITTANCE VALVE TO SHOWER
Scale: 1:20

HORNCASTLE HOMES LTD.

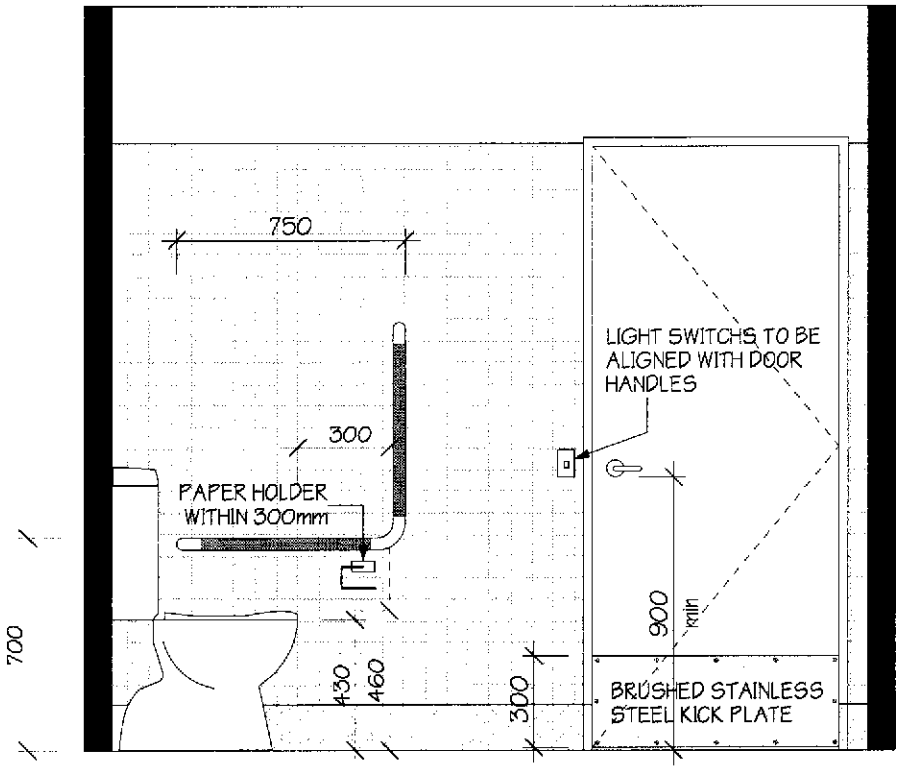
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M.BOTT	NATHAN	19/9/08		A3
DRAWN: M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			38

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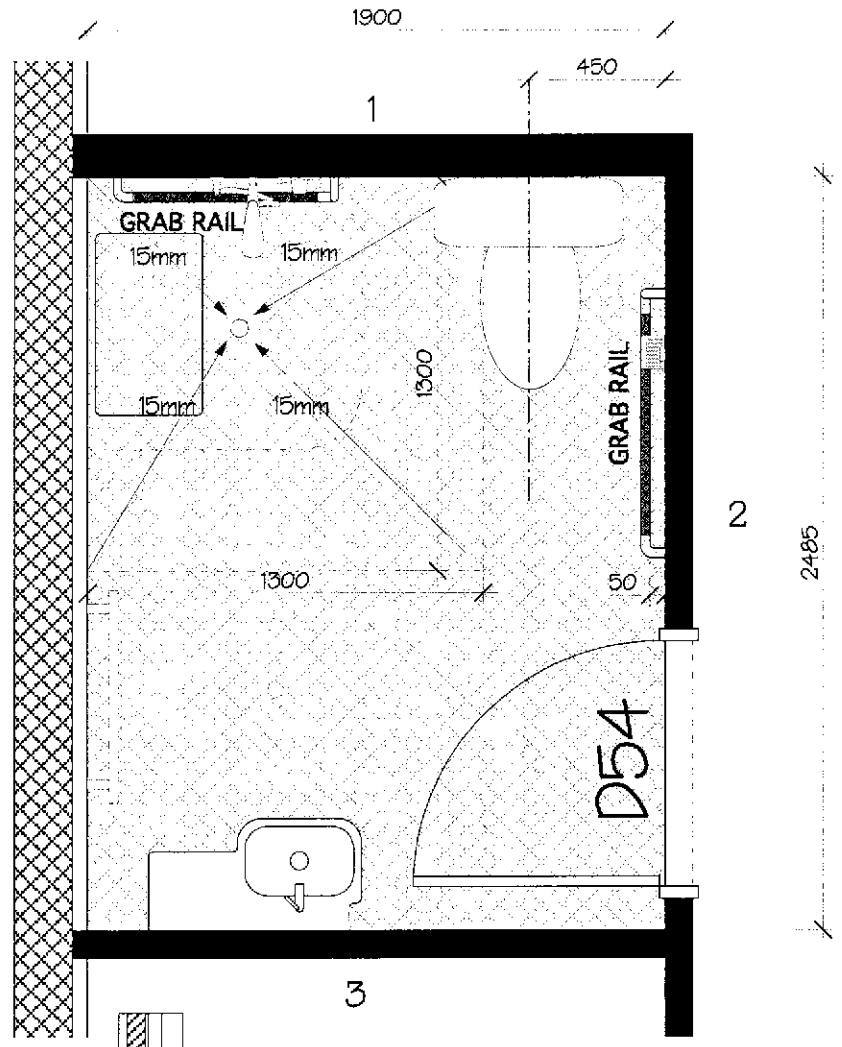
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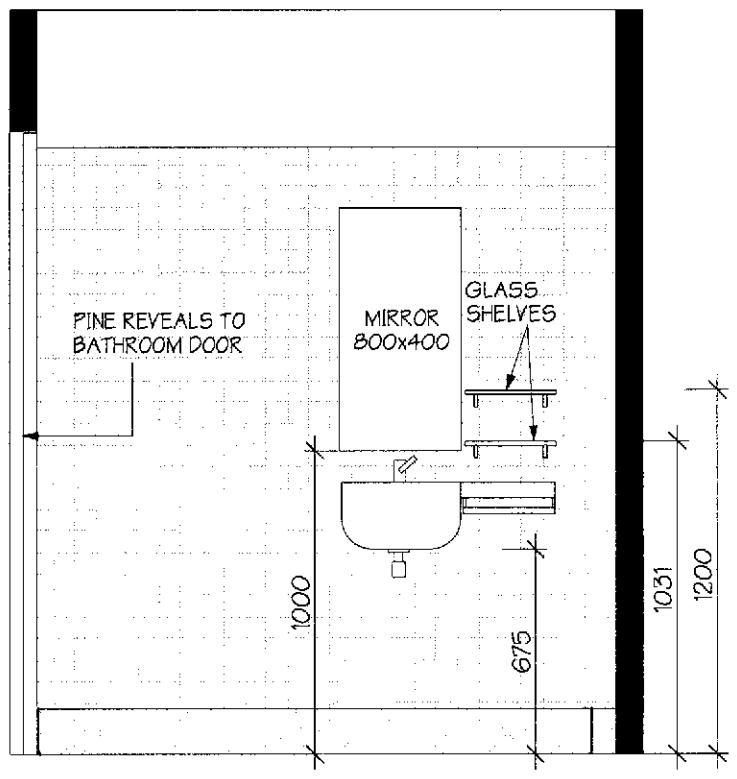


ELEVATION 1

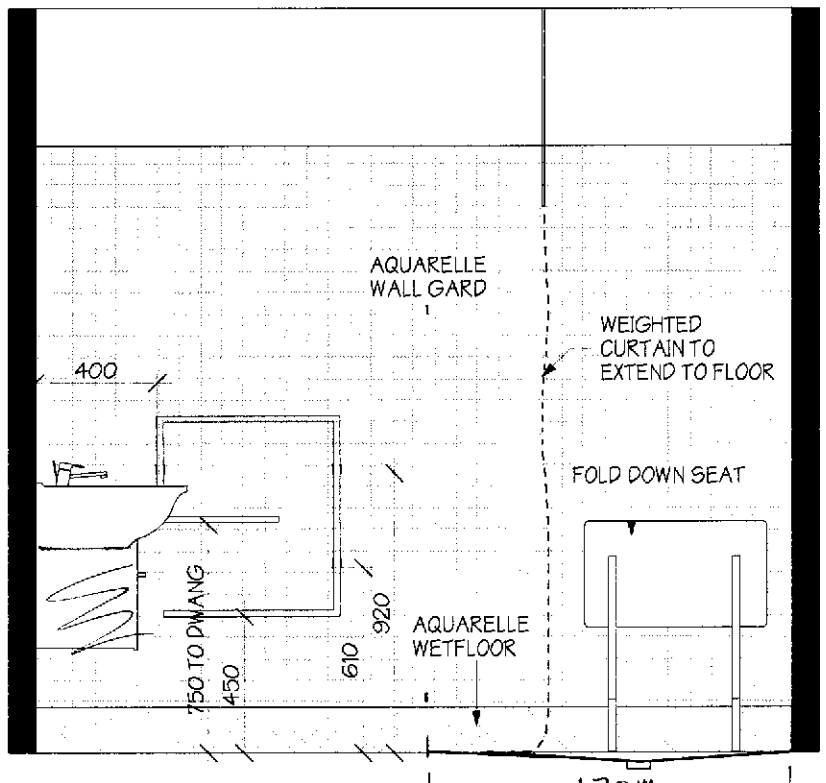


ELEVATION 2

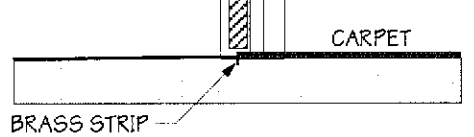


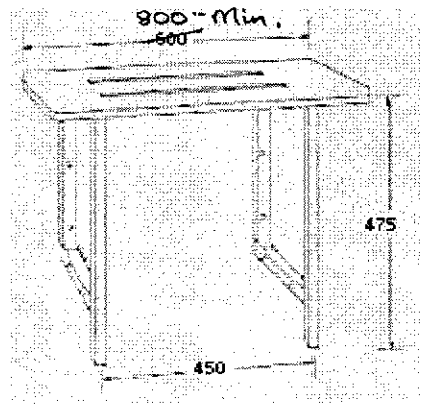


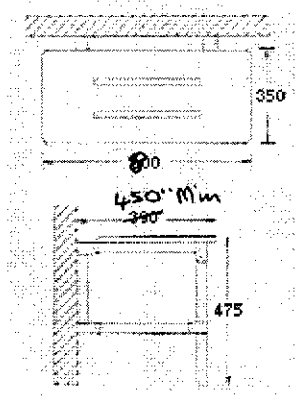
ELEVATION 3

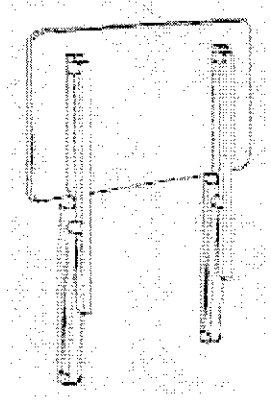


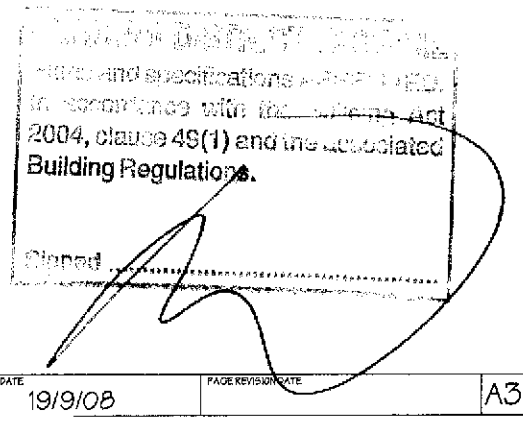
ELEVATION 4











D48 / P9 DISABLE BATHROOM TO UNIT 4

Scale: 1:25

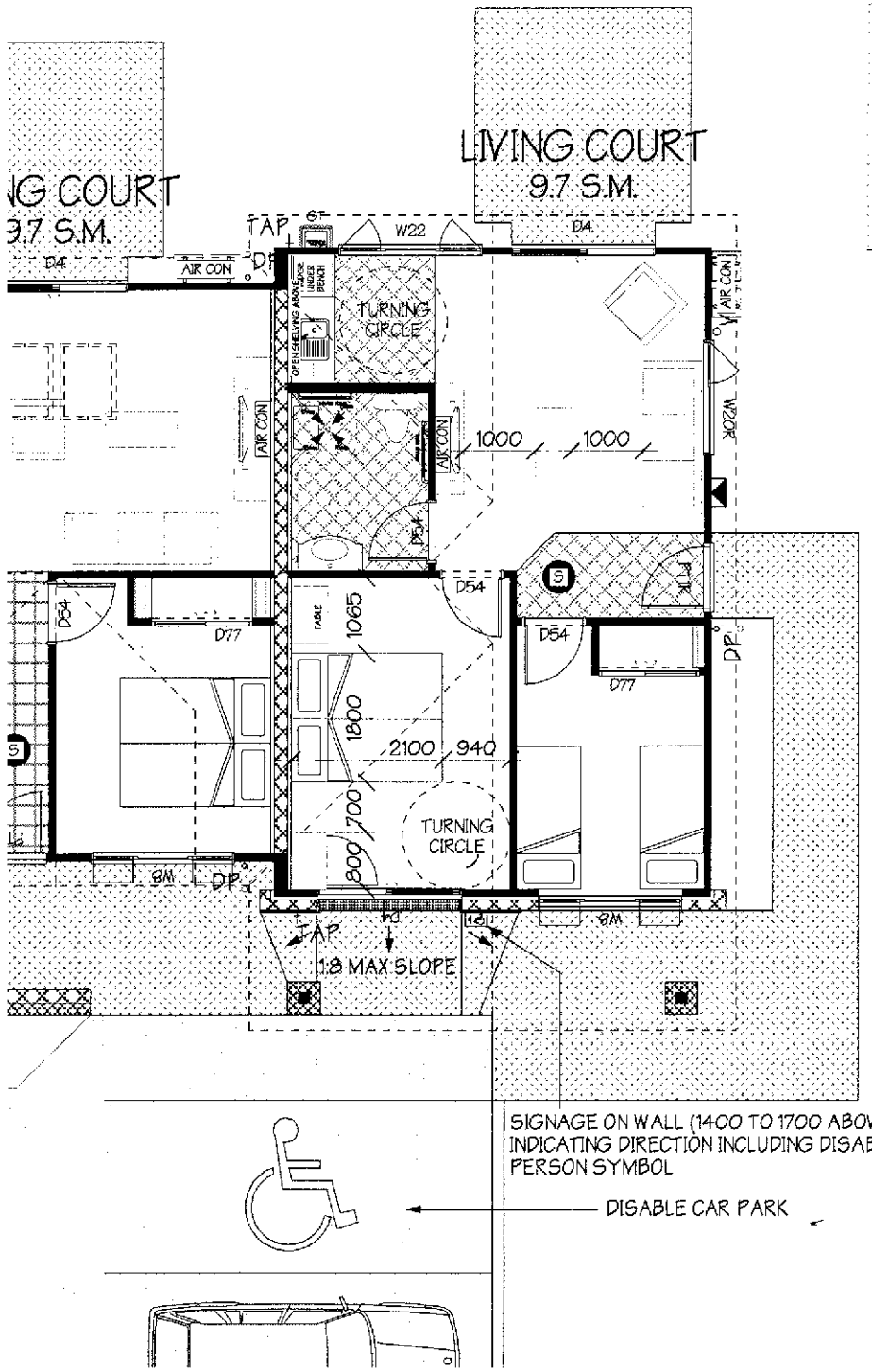
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DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION DATE	A3
DRAWN M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			39

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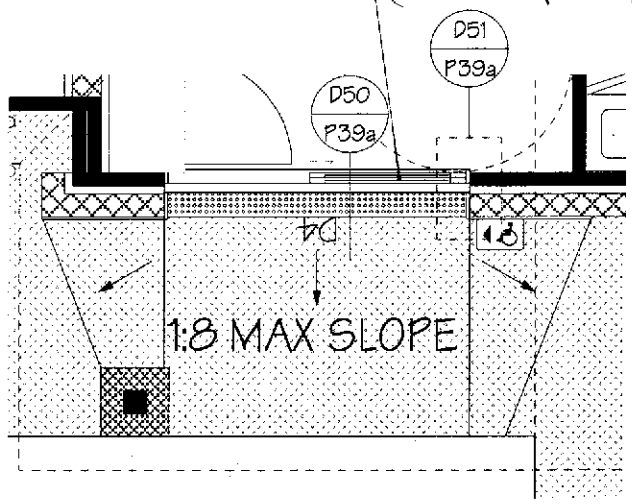
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NOTE:
-LIGHT SWITCHES TO UNIT 4 TO BE ALIGNED WITH DOOR HANDLES 900 MAX OFF F.F.L
-SOCKET OUTLETS SHALL BE FIXED 500mm ABOVE F.F.L EXCLUDING KITCHEN BENCH WHERE THEY WILL BE 1100-1200mm ABOVE F.F.L



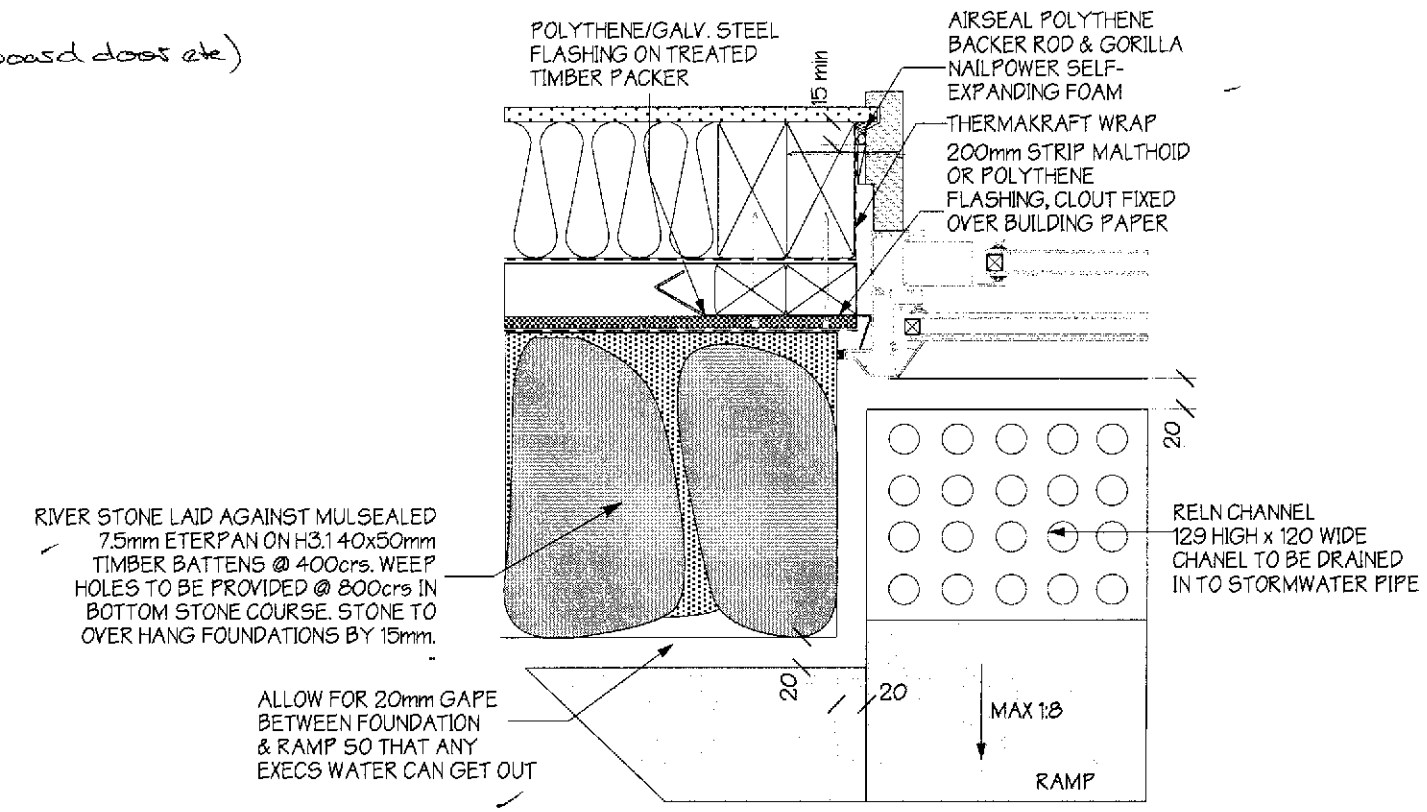
DISABILITIES UNIT 4 LAYOUT 1 : 100

Suggest slides this side (to avoid open cupboard door etc)

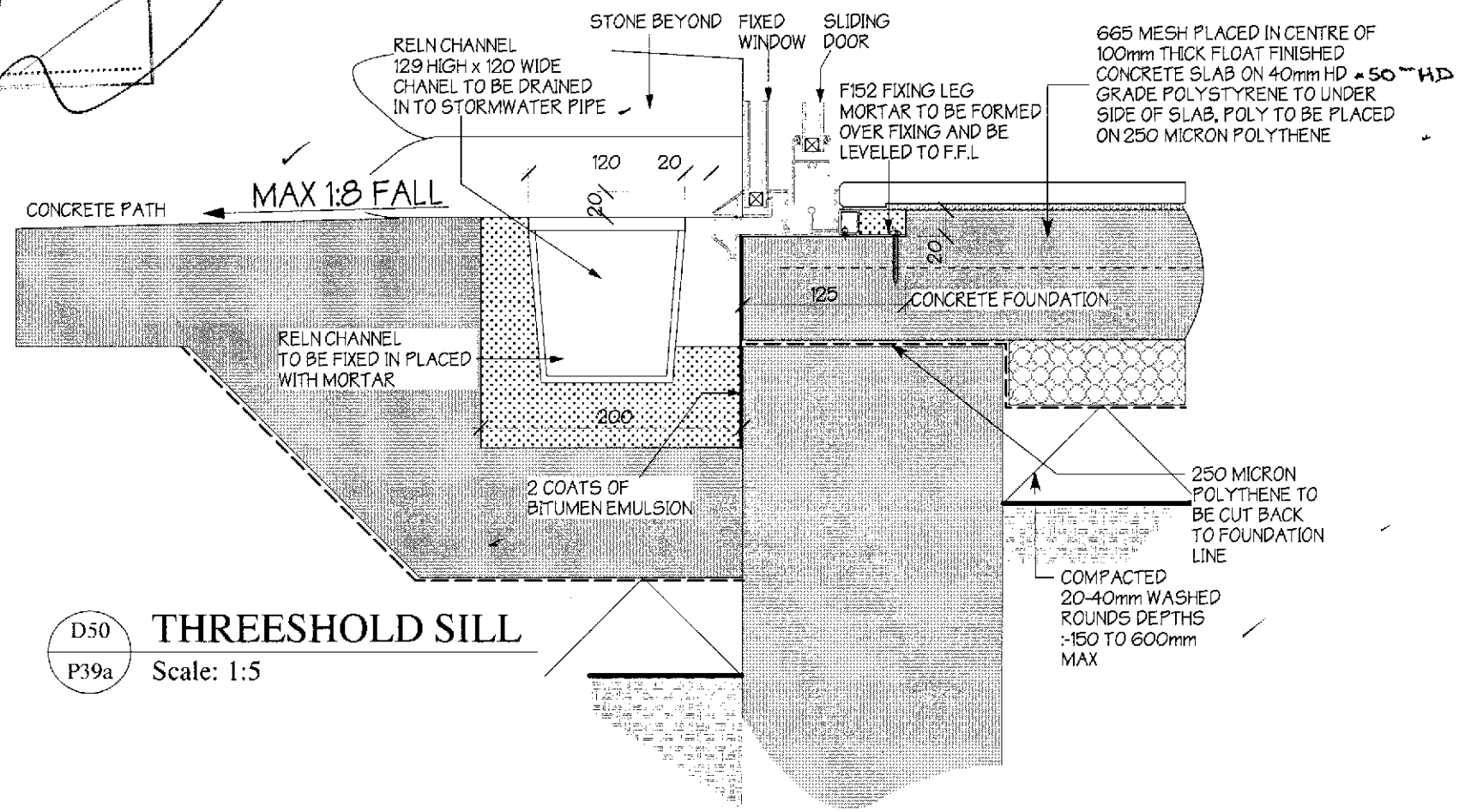


RAMP PLAN 1 : 50

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with section 45 of the Act 2004, clause 40(1) of the associated Building Regulations.
Signed



D51 / P39a **THREESHOLD JAMB**
Scale: 1:5

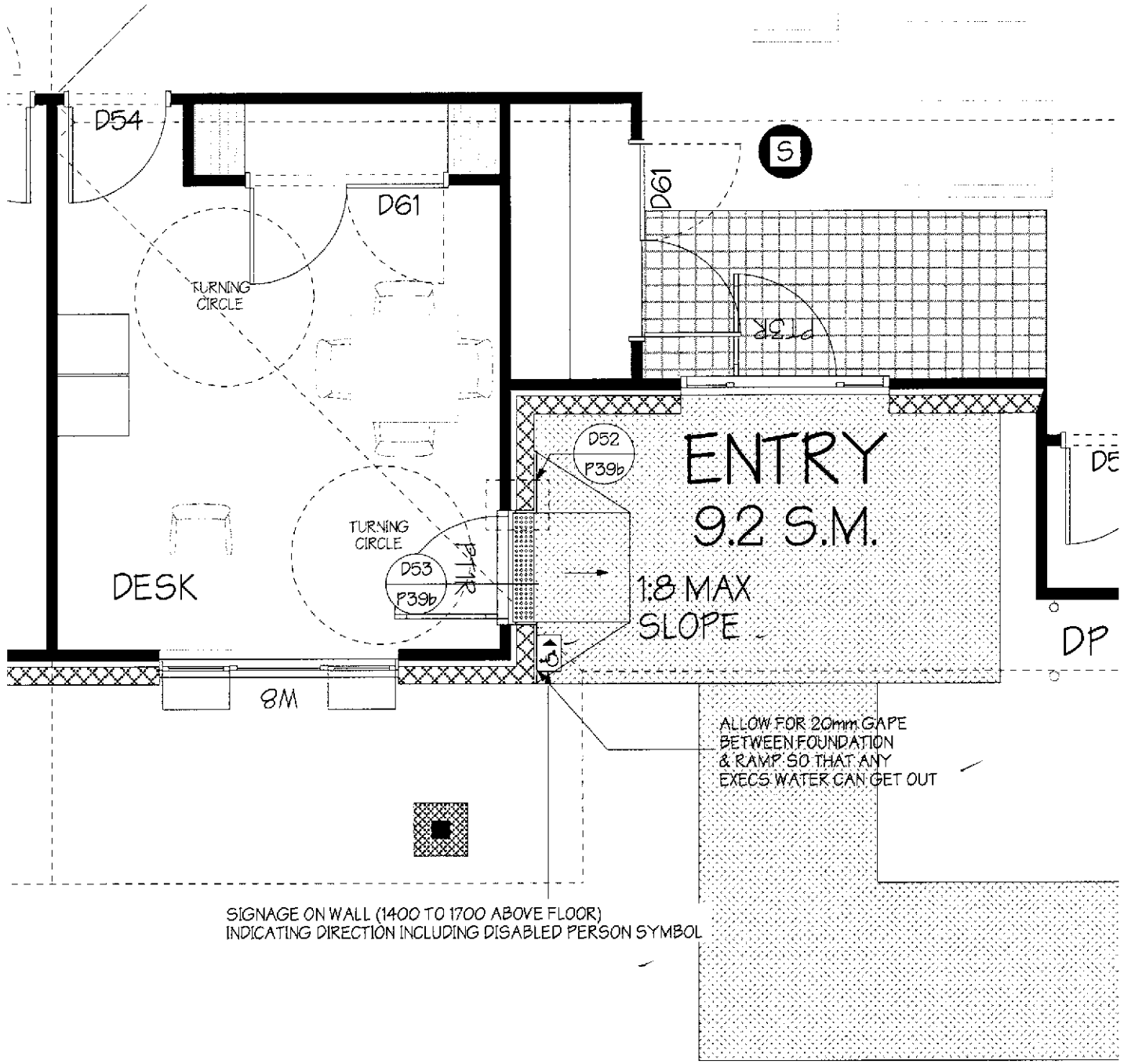


D50 / P39a **THREESHOLD SILL**
Scale: 1:5

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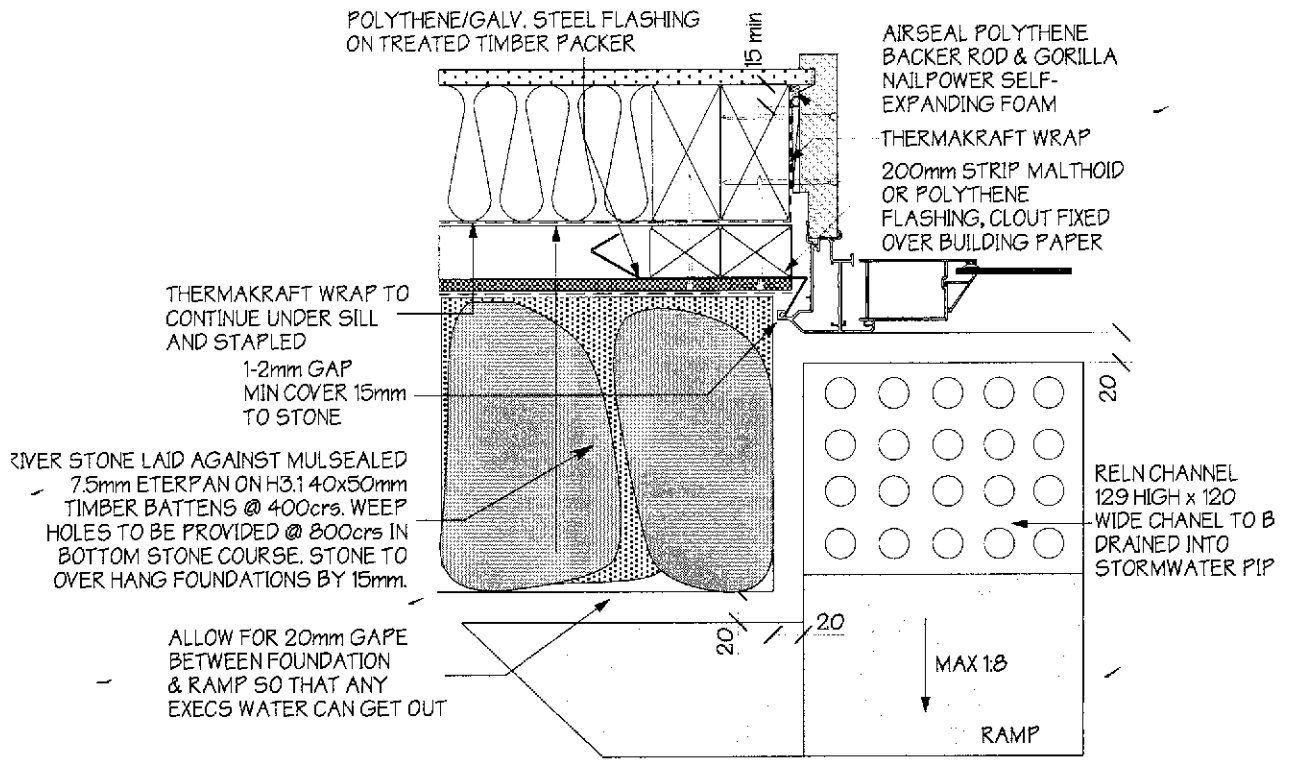
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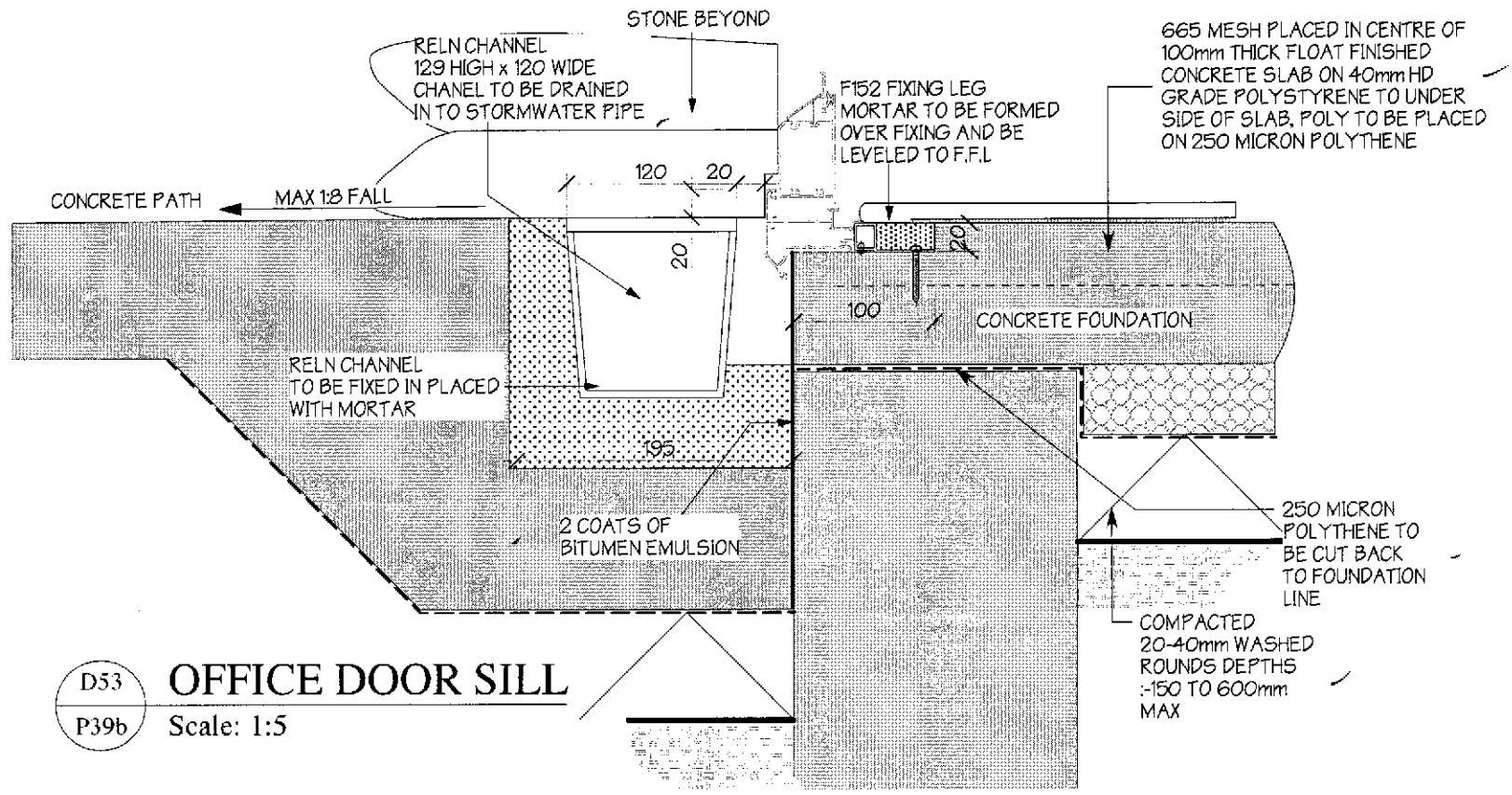
DISABLE ACCESS TO OFFICE LAYOUT 1 : 50

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act 2004, clause (B1/2) and the associated Building Regulations.
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D52 / P39b **OFFICE DOOR JAMB**
Scale: 1:5

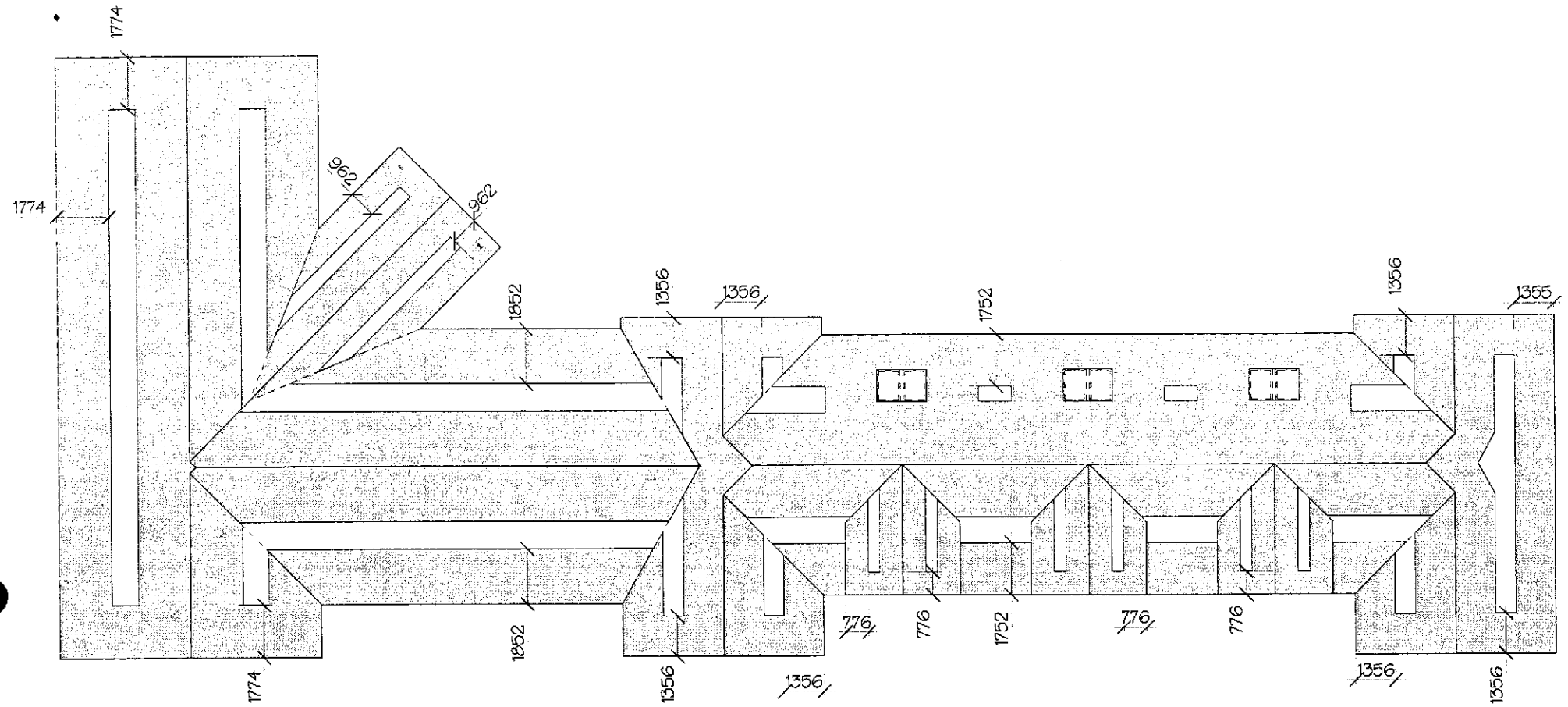


D53 / P39b **OFFICE DOOR SILL**
Scale: 1:5

HORNCASTLE HOMES LTD.

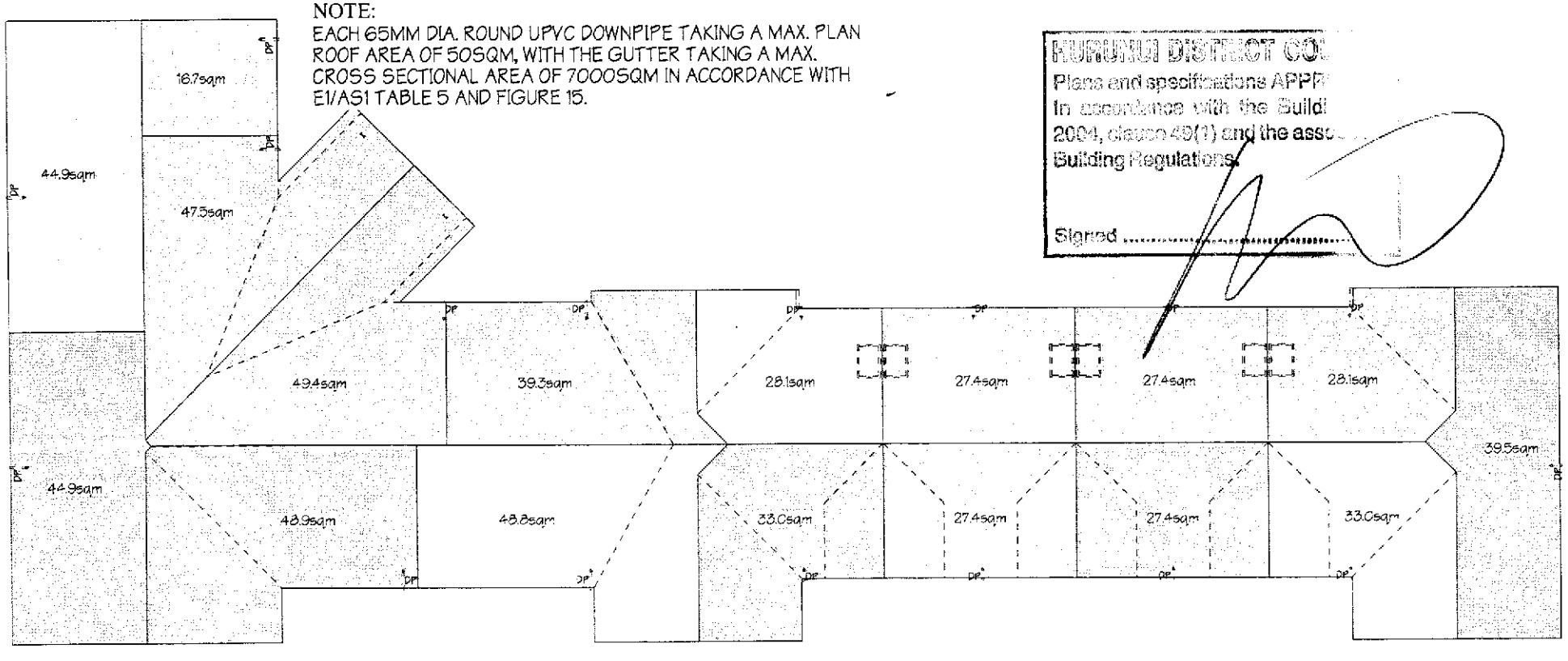
HORNCASTLE HOMES	DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION DATE	A3
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PURLIN SIZE & FIXING PLAN 1 : 200

NOTE:
EACH 65MM DIA. ROUND UPVC DOWNPIPE TAKING A MAX. PLAN ROOF AREA OF 50SQM, WITH THE GUTTER TAKING A MAX. CROSS SECTIONAL AREA OF 7000SQM IN ACCORDANCE WITH E1/AS1 TABLE 5 AND FIGURE 15.



ROOF AREA PER DOWNPIPE PLAN 1 : 200

KURUNUI DISTRICT CO
Plans and specifications APPR
In accordance with the Build
2004, clause 49(1) and the ass
Building Regulations
Signed

WIND ZONE = HIGH
ROOF TYPE = COLORTILE

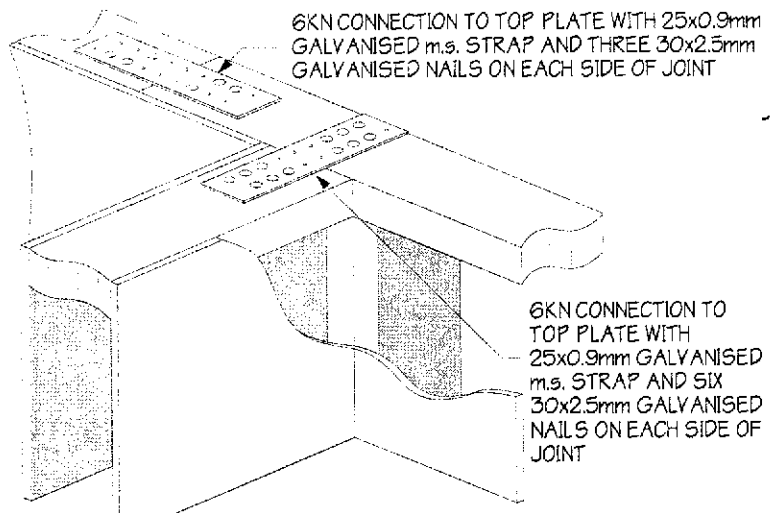
COLORTILE = 50x50 H3.1 BATTENS @ 400crs MAX

	HIGH
COLORTILE MAIN FIXING	AP
EDGE FIXING	BP

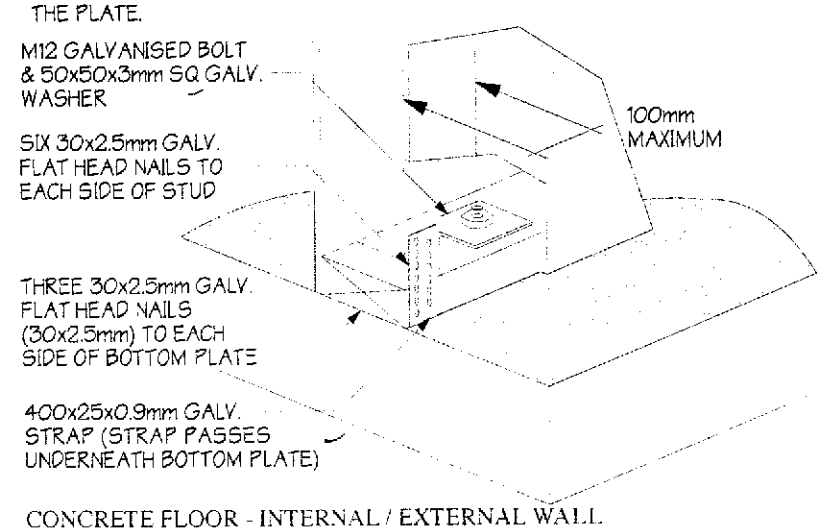
EDGE FIXING IS DETERMINED BY 0.1x ROOF WIDTH FROM EAVE, BARGE, AND RIDGE LINE.

AP = 2/100x3.75 SKEWED NAILS OR 3/90x3.15 POWER DRIVEN NAILS
BP = 2/100x3.75 SKEWED NAILS PLUS 1 WIRE DOG OR 2/100x3.75 SKEWED NAILS PLUS 1/12 g TYPE SCREW

NOTE - SCREWS TO BE 50mm LONGER THAN PURLIN DEPTH.



TOP PLATE CONNECTIONS
THE TOP PLATE OF A WALL THAT CONTAINS ONE OR MORE WALL BRACING ELEMENTS SHALL BE JOINTED ACCORDING TO THE RATING OF THE HIGHEST-RATED INDIVIDUAL WALL BRACING ELEMENT AS FOLLOWS:
a) RATING NOT EXCEEDING 100 BRACING UNITS: A 3kN CONNECTION AS SHOWN OR BY AN ALTERNATIVE FIXING OF 3kN CAPACITY IN TENSION OR COMPRESSION ALONG THE PLATE:
b) RATING EXCEEDING 100BRACING UNITS: A 6kN CONNECTION AS SHOWN AS OR BY AN ALTERNATIVE FIXING OF 6kN CAPACITY TENSION OR COMPRESSION ALONG THE PLATE.

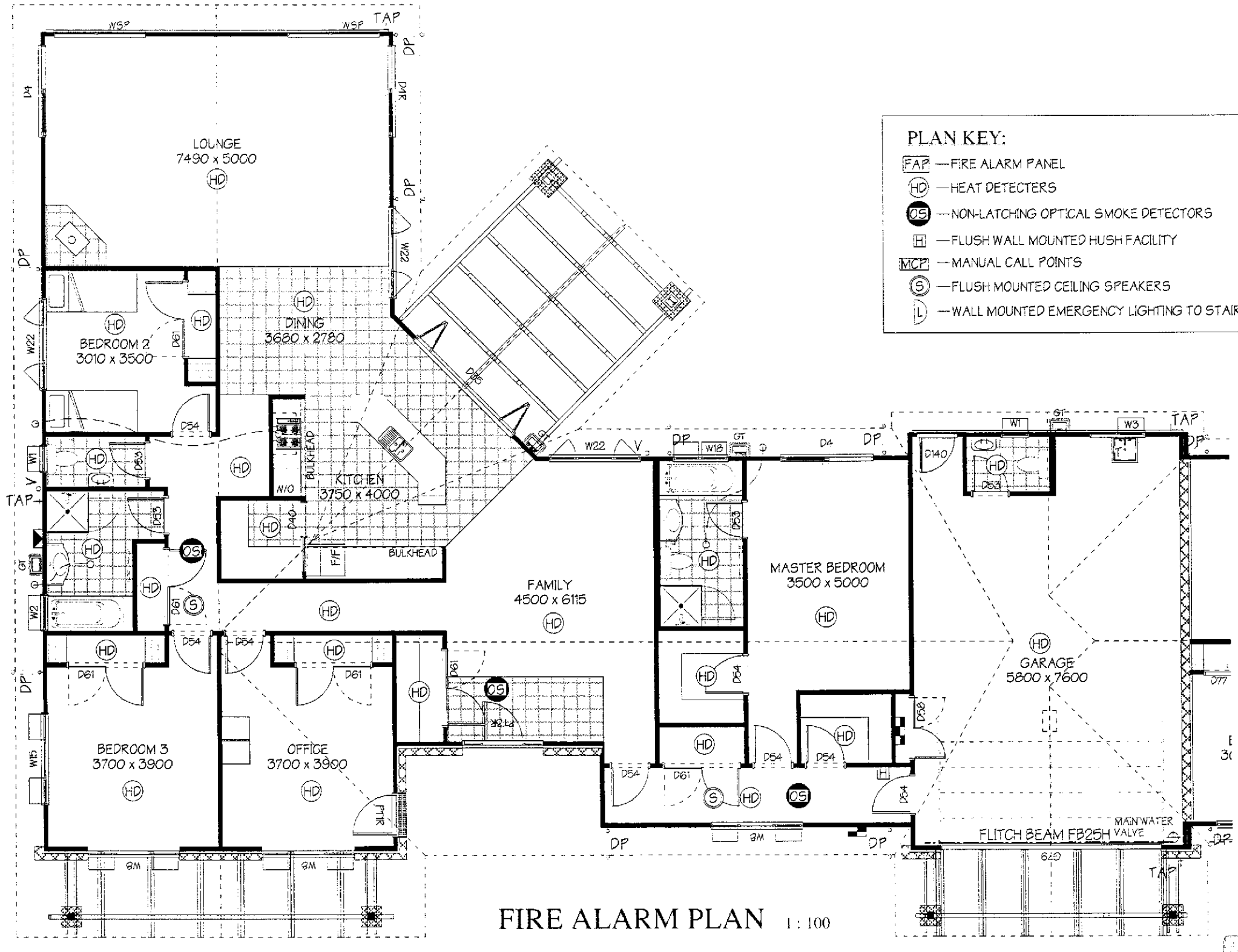


CONCRETE FLOOR - INTERNAL / EXTERNAL WALL.
BOTTOM PLATE IS FIXED USING AN M12 GALVANISED BOLT SET NOT LESS THAN 75mm INTO CONCRETE AND PROJECTING SUFFICIENTLY TO ALLOW FOR A 3mm WASHER AND FULLY-THREADED NUT ABOVE THE TIMBER. ALTERNATIVELY A PROPRIETARY FIXING WITH EQUIVALENT CAPACITY MAY BE USED.

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PLAN KEY:

- FAP — FIRE ALARM PANEL
- HD — HEAT DETECTERS
- OS — NON-LATCHING OPTICAL SMOKE DETECTORS
- H — FLUSH WALL MOUNTED HUSH FACILITY
- MCP — MANUAL CALL POINTS
- S — FLUSH MOUNTED CEILING SPEAKERS
- L — WALL MOUNTED EMERGENCY LIGHTING TO STAIRS ONLY

FIRE ALARM PLAN 1:100

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

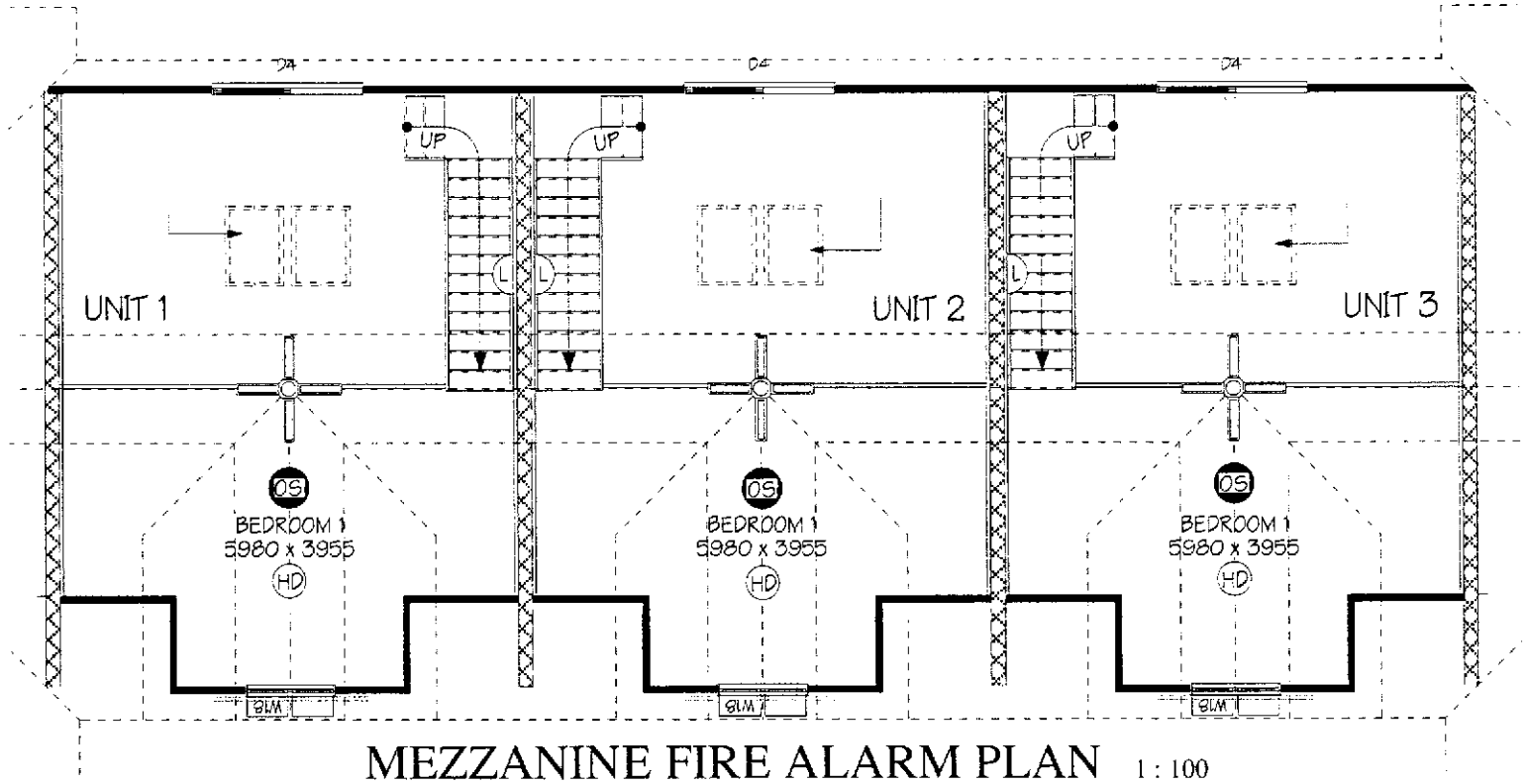
Signed .....

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DRAWN					
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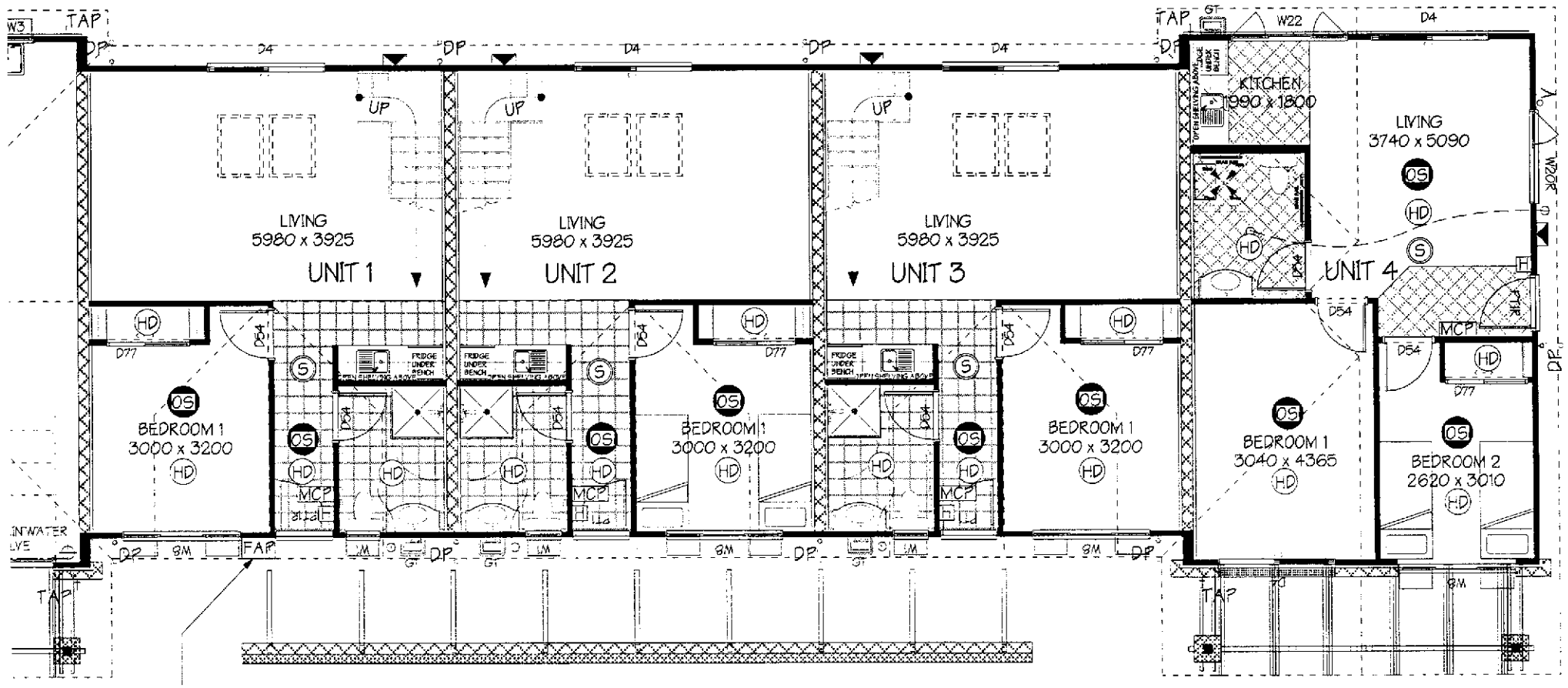


MEZZANINE FIRE ALARM PLAN 1 : 100

PLAN KEY:

- FAP — FIRE ALARM PANEL
- HD — HEAT DETECTERS
- OS — NON-LATCHING OPTICAL SMOKE DETECTORS
- H — FLUSH WALL MOUNTED HUSH FACILITY
- MCP — MANUAL CALL POINTS
- S — FLUSH MOUNTED CEILING SPEAKERS
- L — WALL MOUNTED EMERGENCY LIGHTING TO STAIRS ONLY

2
HINES



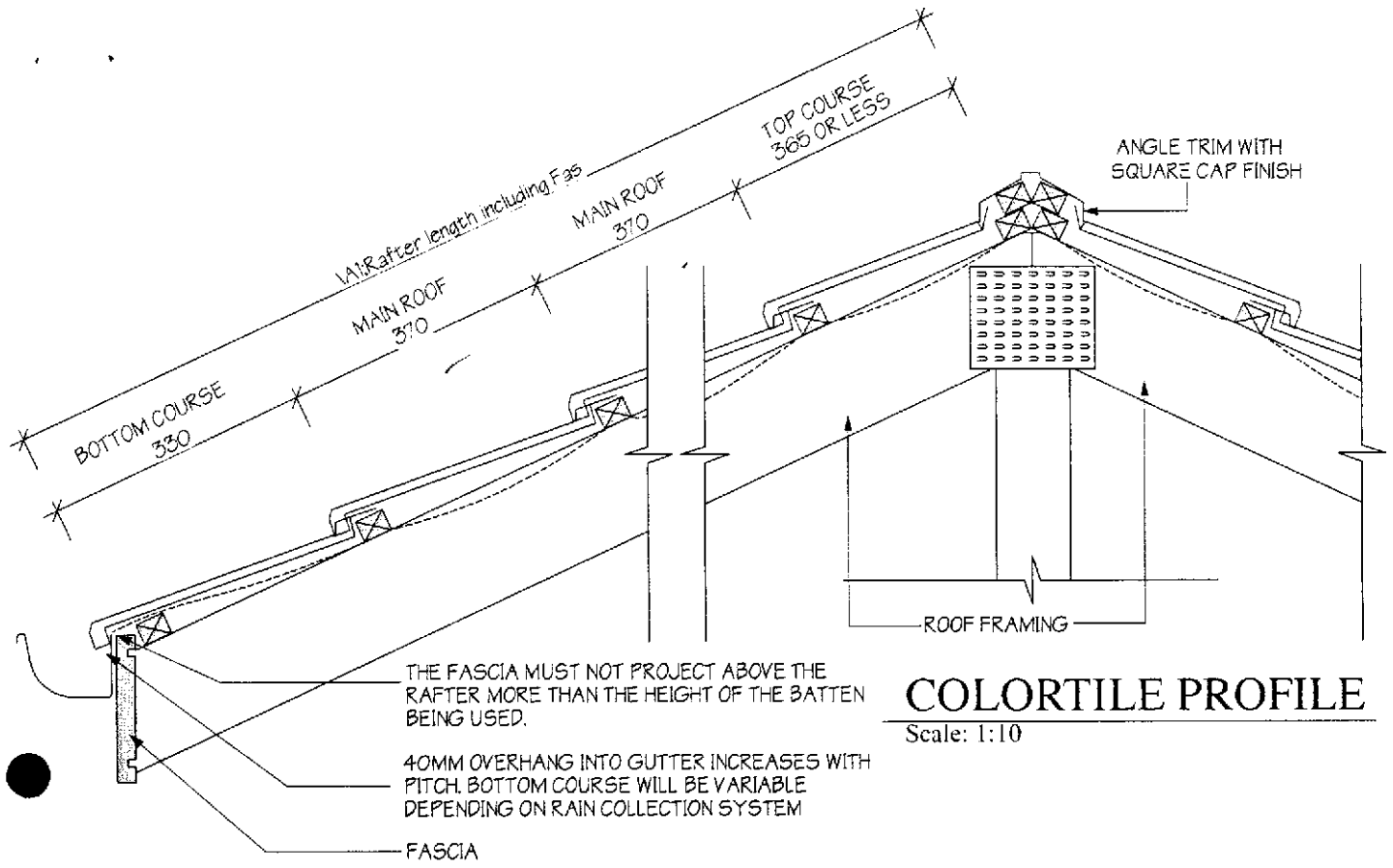
FIRE ALARM PLAN 1 : 100

BUILDING DEPARTMENT APPROVED
Plans specifications and approach
compliance with the building code
clause 4(2)(3) and associated
Building Regulations.
Signed

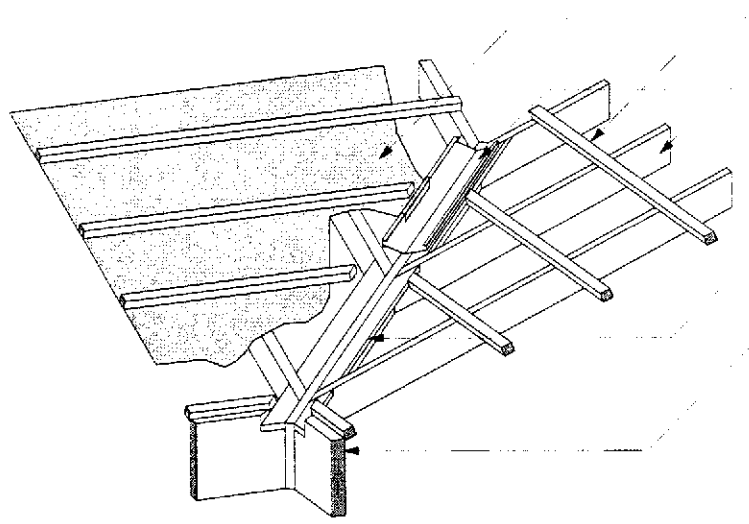
HORNCASTLE HOMES LTD.

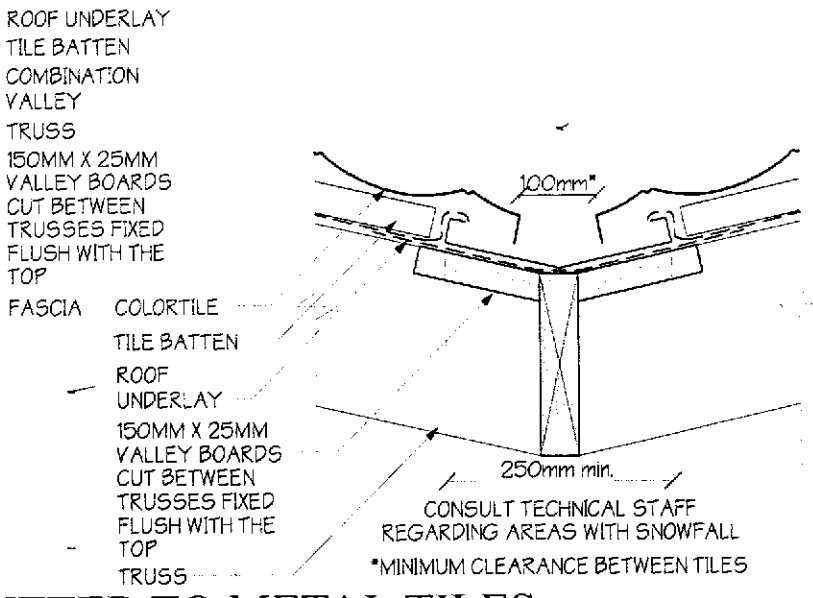
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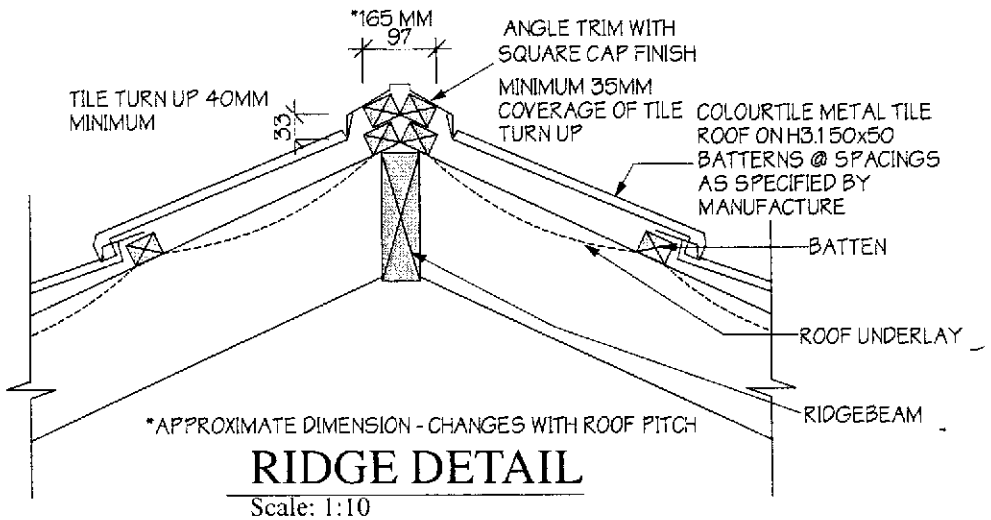


COLORTILE PROFILE
Scale: 1:10

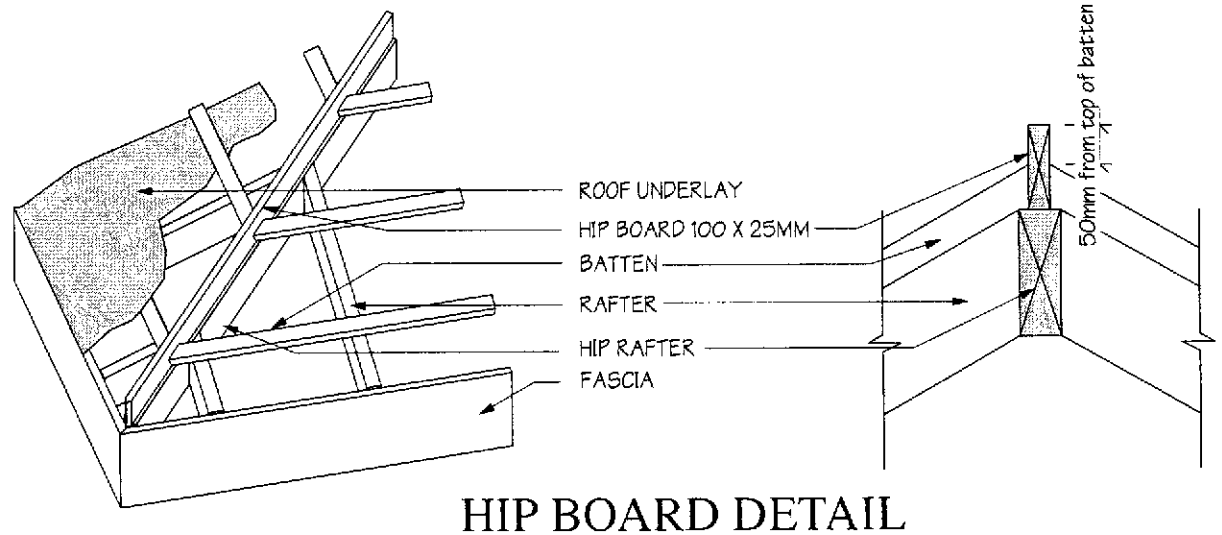




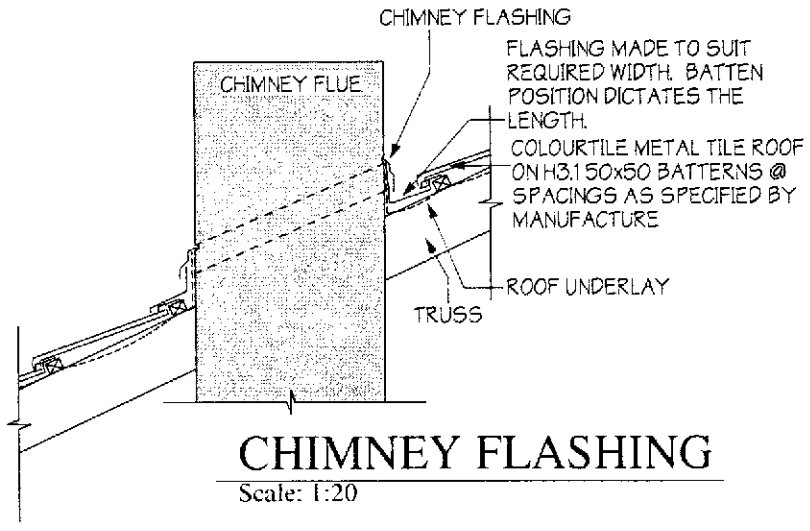
ROOF VALLEY GUTTER TO METAL TILES
Scale: 1:10



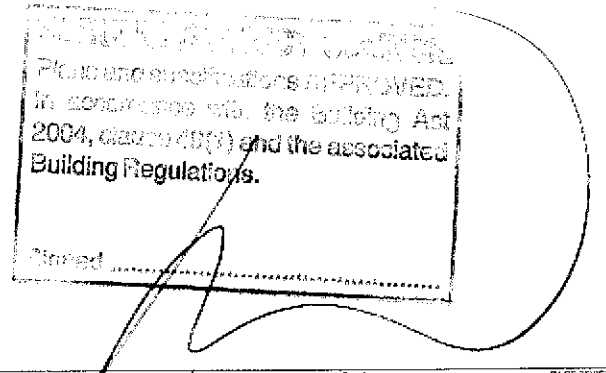
RIDGE DETAIL
Scale: 1:10



HIP BOARD DETAIL
Scale: 1:10



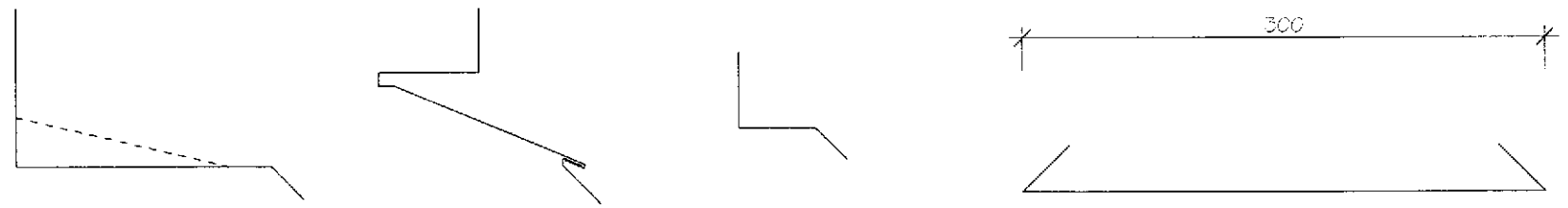
CHIMNEY FLASHING
Scale: 1:20



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M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			

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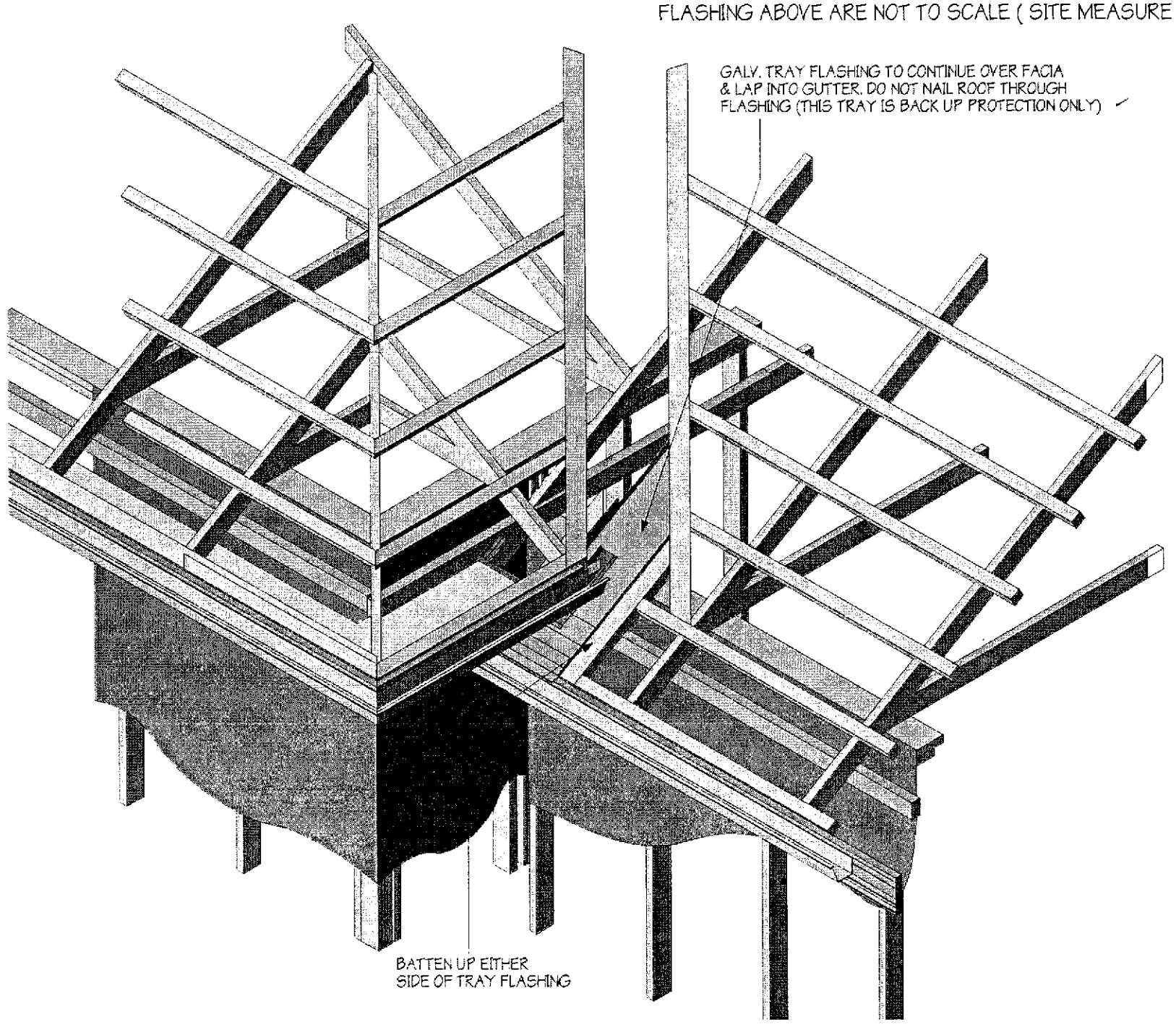
APPRON FLASHING

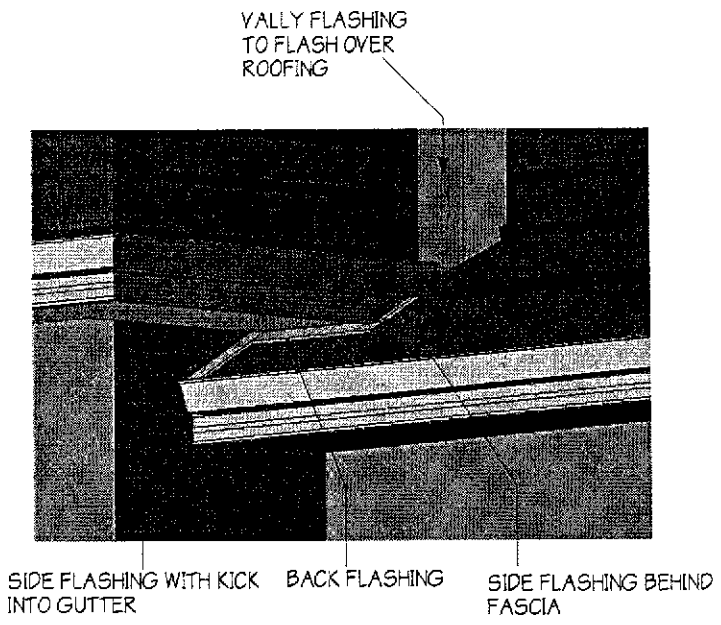
BACK FLASHING WITH ALUMINIUM EDGE

FASCIA SIDE FLASHING

TRAY FLASHING

FLASHING ABOVE ARE NOT TO SCALE (SITE MEASURE)





STEP IN ROOF DETAIL

Scale: 1:20

Plans and specification APPROVED
In accordance with the Building Act 2004, clause 49(1) and the associated Building Regulations.

Signed .....

HORNCASTLE HOMES LTD.

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POWELL FENWICK
CONSULTANTS LIMITED
Your quality engineering partner.

FIRE STATEMENT FOR CUNDY MOTELS

HANMER SPRINGS

081246/F/1

1.0 PHILOSOPHY

This project involves the construction of four 2-storey motel units (SA) adjoining a single storey manager's residence (SR).

No Unit Titling applies.

Smoke alarms are to be provided in accordance with F7 in the Manager's house.

This Fire Safety Design is based entirely on the Acceptable Solutions.

2.0 F RATINGS AND ALARM TYPES

SR:

F0 Alarm Type – 1, 16

However, Clause 4.5.4 requires that the heat detection system needed in the SA units be extended into the SR house.

SA – consider a 2-storey unit.

F0 Alarm type – 5f, 16, 18c

1: domestic smoke alarms

5f: local alerting smoke detectors and global alerting heat detectors will be installed. The local alerting smoke detectors will also alert the manager's residence.

16: not required as the escape length from the top floor of the motel units to outside does not exceed 20m. F6 however requires them to the stairs.

18c: not required as the hose length needed is less than 75m.

3.0 MEANS OF ESCAPE

The dead end length from the far corner of the upper floor of the SA units to the outside via the northern sliding doors is (6 x 1.5) + 7 = 16m < 18m. OK.

The stairs are to be a minimum of 850mm and have a handrail on at least one side.

Egress doors are to include keyless hardware. This includes the northern sliders.

4.0 SR / SA:

Clause 6.8.1 states the SR house is to be a separate firecell with 30/30/30 FRR.

Clause 6.7.1 requires that the motel units are separated with 30/30/30 FRR.

Clause 6.14.3 allows the upper mezzanine floor to be unrated in SR and SA purpose groups.

5.0 EXTERNAL FIRE SPREAD

Consider the eastern elevation of Unit 4.
Consider 100% unprotected area:

$$\% \text{ openings} = \frac{2.4 \times 9.0}{3 \times 10}$$

$$= 72\%$$

Require **3.1m**.
Actually have **3.2m**. OK.

Consider the western wall of the House.

Require only **1.0m**.
Actually have **3.5m**. OK

Thus, no external walls required fire rating.

6.0 VERTICAL FIRE SPREAD:

The lower roof of one Unit can potentially spread up and into the external wall of the dormer of the adjacent Unit. Thus the external wall of the dormers require fire rating, with 10mm fyreline on the inside and James Hardie Linea weatherboard on the outside.

7.0 CRITICAL WALLS

The critical fire rated walls are to extend to the underside of the roof above.

8.0 SUMMARY OF WORK

Property Titles:

No Unit Titling applies.

Alarms:

Install a Type 5f automatic smoke and heat detection system and a Type 2f manual alarm system throughout the four motel units.
Install a Type 3f and supplementary non-latching smoke detection and Type 2f manual alarm system throughout the Manager's Residence.

The system shall not be connected to the Fire Service.

Provide a fire alarm panel behind the window of bedroom 1 in Unit 1.
The location of the alarm panel shall be approved by the owners.
Provide a power supply to the alarm panel.
The alarm panel shall be serviceable from inside and viewable from the outside.
The alarm panel shall include building zoning, a trial evacuation switch, and an alarm-silencing switch.
The alarm panel shall be centred at 1700mm above ground level.

The panel shall show the location of the activated smoke detector, heat detector or manual call point.

All spaces throughout the motel units and manager's residence shall be heat detected.
All ceiling and roof spaces and concealed spaces shall be heat detected as required by the NZ Standard.
Heat detectors shall be self-indicating.
Heat detectors shall activate all the sounders throughout the motel units and in the Manager's Residence.

Install non-latching optical smoke detectors in all the motel units.
These smoke detectors shall be non-latching and shall comply with a Type 5f smoke detection system as defined in the New Zealand Building Code and with NZS 4512:2003.
Locate the smoke detectors as far away from the bathrooms and kitchens as the Standard will allow.
The non-latching smoke detectors shall activate the sounders throughout that same Unit and Manager's Residence only.
Provide a flush wall mounted hush facility for the local alarm, located adjacent to the Unit's entry door.

Install non-latching optical smoke detectors in the Manager's residence, but only in the locations shown on the Architectural drawings. These non-latching smoke detectors shall activate the sounders throughout the Manager's Residence only. Provide a flush wall mounted hush facility for the local alarm, in a location approved by the owner.

Provide flush mounted manual call points with Snapglaze break glass throughout the motel units and Manager's residence.
These shall be self-indicating.
Call points shall activate all sounders throughout the motel units and in the Manager's Residence.

Provide white flush mounted ceiling speakers throughout the motel units and manager's residence.
The sounders shall be marked 'Fire Alarm' in small red lettering.
The sounders shall include voice messaging.

Heat detectors and manual call points shall activate the sounders throughout the motel units and Manger's Residence. The alarm sound shall be the same throughout.

Non-latching smoke detectors shall activate the sounders in that same motel unit and Manager's Residence only.
The non-latching smoke detector sound shall be different to the building wide alarm.

The sounders shall comply with NZS 4512:2003 and AS2220.

All cabling shall be completely concealed in the ceilings and wall cavities.

The Contractor shall co-ordinate the location of the detectors, call points and sounders with all other service trades including any ESWA heating elements, Architectural and Structural elements.

The system shall not be connected to the Fire Service.

The system shall comply with NZS 4512:2003.

The alarm system shall be inspected and approved on completion by FPIS.

Emergency Lighting:

Install emergency lighting to the stairs in all the motel units.

30/30/30 Fire Rated Walls:

Fire rated walls are required *between each unit* and to fire *separate the manager's house.*

The 200 series concrete block walls will provide at least the required 30 minute fire rating.

The *external extensions* of these walls on Grids D and G shall also be fire rated. These walls shall be timber framed lined on the inside with 1 layer of 10mm Fyreline and 6mm or thicker James Hardie cladding of the Architect's choice on the outside, with R1.8 insulation infill, as per the James Hardies literature. All joins on the Fyreline layer shall be solid blocked and stopped.

The inter-unit walls on Grids D, E, F and G shall also be extended out and into the *soffit spaces* with timber framing lined on both sides with 10mm fyreline. Solid block and stop all sheet joins.

The fire rated walls shall extend to the *underside of the roofing* above. Any gaps between the tops of the walls and the underside of the roof shall be filled with solid blocking and Kaowool.

The *external walls of the dormers* parallel with the Gridlines shall be fire rated to achieve a 30/30/30 FRR. These walls shall be timber framed lined on the inside with 1 layer of 10mm Fyreline and James Hardie Linea weatherboard on the outside, with R1.8 insulation infill, as per the James Hardies literature. All joins on the Fyreline layer shall be solid blocked and stopped. Solid block above the wall framing to the underside of the roofing above.

Any PVC pipes, cables etc penetrating the walls shall include fire collars or fire wraps to maintain the fire rating of the wall.

Any ducts penetrating the walls shall include fire dampers to maintain the fire rating to the wall.

Exit Doors:

The sliders and the southern exit doors shall include hardware that always allow egress without a key.

Stairs:

The stairs shall be at least 850mm wide, with a handrail on at least one side.

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CONSULTANTS LIMITED
Your quality engineering partner.

FIRE STATEMENT FOR CUNDY MOTELS

HANMER SPRINGS

081246/F/1

1.0 PHILOSOPHY

This project involves the construction of four 2-storey motel units (SA) adjoining a single storey manager's residence (SR).

No Unit Titling applies.

Smoke alarms are to be provided in accordance with F7 in the Manager's house.

This Fire Safety Design is based entirely on the Acceptable Solutions.

2.0 F RATINGS AND ALARM TYPES

SR:

F0 Alarm Type – 1, 16

SA – consider a 2-storey unit.

F0 Alarm type – 5f, 16, 18c

1: domestic smoke alarms

5f: local alerting smoke detectors and global alerting heat detectors will be installed. The local alerting smoke detectors will also alert the manager's residence.

16: not required as the escape length from the top floor of the motel units to outside does not exceed 20m. F6 however requires them to the stairs.

18c: not required as the hose length needed is less than 75m.

3.0 MEANS OF ESCAPE

The dead end length from the far corner of the upper floor of the SA units to the outside via the northern sliding doors is (6 x 1.5) + 7 = 16m < 18m. OK.

The stairs are to be a minimum of 850mm and have a handrail on at least one side.

Egress doors are to include keyless hardware. This includes the northern sliders.

4.0 SR / SA:

Clause 6.8.1 states the SR house is to be a separate firecell with 30/30/30 FRR.

Clause 6.7.1 requires that the motel units are separated with 30/30/30 FRR.

Clause 6.14.3 allows the upper mezzanine floor to be unrated in SR and SA purpose groups.

5.0 EXTERNAL FIRE SPREAD

Consider the eastern elevation of Unit 4.
Consider 100% unprotected area:

$$\% \text{ openings} = \frac{2.4 \times 9.0}{3 \times 10}$$

$$= 72\%$$

Require **3.1m**.
Actually have **3.2m**. OK.

Consider the western wall of the House.

Require only **1.0m**.
Actually have **3.5m**. OK

Thus, no external walls required fire rating.

6.0 VERTICAL FIRE SPREAD:

The lower roof of one Unit can potentially spread up and into the external wall of the dormer of the adjacent Unit. Thus the external wall of the dormers require fire rating, with 10mm fyreline on the inside and James Hardie Linea weatherboard on the outside.

7.0 CRITICAL WALLS

The critical fire rated walls are to extend to the underside of the roof above.

8.0 SUMMARY OF WORK

Property Titles:

No Unit Titling applies.

Alarms:

Manager's Residence:

Install battery powered, domestic smoke alarms in the Manager's residence in the locations shown on the Architectural Drawings.

The smoke alarms shall have a hush facility with a minimum duration of 60 seconds.

Motel Units:

Install a new Type 5f automatic smoke and heat detection system and a Type 2f manual alarm system throughout the four motel units.

The system shall not be connected to the Fire Service.

Provide a fire alarm panel behind the window of bedroom 1 in Unit 1.
The location of the alarm panel shall be approved by the owners.
Provide a power supply to the alarm panel.
The alarm panel shall be serviceable from inside and viewable from the outside.
The alarm panel shall include building zoning, a trial evacuation switch, and an alarm-silencing switch.
The alarm panel shall be centred at 1700mm above ground level.

The panel shall show the location of the activated smoke detector, heat detector or manual call point.

All spaces throughout the motel units shall be heat detected.
All ceiling and roof spaces and concealed spaces shall be heat detected as required by the NZ Standard.
Heat detectors shall be self-indicating.
Heat detectors shall activate all the sounders throughout the motel units and sounders in the Manager's Residence.

No heat detectors are required to the Manager's Residence.

Install non-latching optical smoke detectors in all the motel units.
These smoke detectors shall be non-latching and shall comply with a Type 5f smoke detection system as defined in the New Zealand Building Code and with NZS 4512:2003.
Locate the smoke detectors as far away from the bathrooms and kitchens as the Standard will allow.
The non-latching smoke detectors shall activate the sounders throughout that same Unit and Manager's Residence only.
Provide a flush wall mounted hush facility for the local alarm, located adjacent to the Unit's entry door.

No smoke detectors are required to the Manager's Residence.

Provide flush mounted manual call points with Snapglaze break glass throughout the motel units.
These shall be self-indicating.
Call points shall activate all sounders throughout the motel units and sounders in the Manager's Residence.

No manual call points are required to the Manager's Residence.

Provide white flush mounted ceiling speakers throughout the motel units. Provide a white flush mounted ceiling speaker in the office, living room and master bedroom in the Manager's Residence.
The sounders shall be marked 'Fire Alarm' in small red lettering.
The sounders shall include voice messaging.

Heat detectors and manual call points shall activate the sounders throughout the motel units and Manger's Residence. The alarm sound shall be the same throughout.

Non-latching smoke detectors shall activate the sounders in that same motel unit and Manager's Residence only.
The non-latching smoke detector sound shall be different to the building wide alarm.

The sounders shall comply with NZS 4512:2003 and AS2220.

All cabling shall be completely concealed in the ceilings and wall cavities.

The Contractor shall co-ordinate the location of the detectors, call points and sounders with all other service trades including any ESWA heating elements, Architectural and Structural elements.

The system shall not be connected to the Fire Service.

The system shall comply with NZS 4512:2003.

The alarm system shall be inspected and approved on completion by FPIS.

Emergency Lighting:

Install emergency lighting to the stairs in all the motel units.

30/30/30 Fire Rated Walls:

Fire rated walls are required *between each unit* and to fire *separate the manager's house.*

The 200 series concrete block walls will provide at least the required 30 minute fire rating.

The *external extensions* of these walls on Grids D and G shall also be fire rated. These walls shall be timber framed lined on the inside with 1 layer of 10mm Fyreline and 6mm or thicker James Hardie cladding of the Architect's choice on the outside, with R1.8 insulation infill, as per the James Hardies literature. All joins on the Fyreline layer shall be solid blocked and stopped.

The inter-unit walls on Grids D, E, F and G shall also be extended out and into the *soffit spaces* with timber framing lined on both sides with 10mm fyreline. Solid block and stop all sheet joins.

The fire rated walls shall extend to the *underside of the roofing* above. Any gaps between the tops of the walls and the underside of the roof shall be filled with solid blocking and Kaowool.

The *external walls of the dormers* parallel with the Gridlines shall be fire rated to achieve a 30/30/30 FRR. These walls shall be timber framed lined on the inside with 1 layer of 10mm Fyreline and James Hardie Linea weatherboard on the outside, with R1.8 insulation infill, as per the James Hardies literature. All joins on the Fyreline layer shall be solid blocked and stopped. Solid block above the wall framing to the underside of the roofing above.

Any PVC pipes, cables etc penetrating the walls shall include fire collars or fire wraps to maintain the fire rating of the wall.

Any ducts penetrating the walls shall include fire dampers to maintain the fire rating to the wall.

Exit Doors:

The sliders and the southern exit doors shall include hardware that always allow egress without a key.

Stairs:

The stairs shall be at least 850mm wide, with a handrail on at least one side.

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engineering@pfe.co.nz: email
www.pfe.co.nz: website

FIRE STATEMENT FOR CUNDY MOTELS

HANMER SPRINGS

081246/F/1

1.0 PHILOSOPHY

This project involves the construction of four 2-storey motel units (SA) adjoining a single storey manager's residence (SR).

No Unit Titling applies.

Smoke alarms are to be provided in accordance with F7 in the Units and manager's house.

This Fire Safety Design is based entirely on the Acceptable Solutions.

2.0 F RATINGS AND ALARM TYPES

SR:

F0 Alarm Type – 1, 16

SA:

F0 Alarm type – 5af, 16, 18c

1: domestic smoke alarms

5af: not required as the egress is direct to the outside and the units sleep only 4 people.

16: not required as the escape length from the top floor of the motel units to outside does not exceed 20m.

18c: not required as the hose length needed is less than 75m.

3.0 MEANS OF ESCAPE

The dead end length from the far corner of the upper floor of the SA units to the outside via the northern sliding doors is (6 x 1.5) + 7 = 16m < 18m. OK.

The stairs are to be a minimum of 850mm and have a handrail on at least one side.

Egress doors are to include keyless hardware. This includes the northern sliders.

4.0 SR / SA:

Clause 6.8.1 states the SR house is to be a separate firecell with 30/30/30 FRR.

Clause 6.7.1 requires that the motel units are separated with 30/30/30 FRR.

Clause 6.14.3 allows the upper mezzanine floor to be unrated in SR and SA purpose groups.

5.0 EXTERNAL FIRE SPREAD

Consider the eastern elevation of Unit 4.
Consider 100% unprotected area:

$$\% \text{ openings} = \frac{2.4 \times 9.0}{3 \times 10}$$

$$= 72\%$$

Require **3.1m**.
Actually have **3.2m**. OK.

Consider the western wall of the House.

Require only **1.0m**.
Actually have **3.5m**. OK

Thus, no external walls required fire rating.

6.0 VERTICAL FIRE SPREAD:

The lower roof of one Unit can potentially spread up and into the external wall of the dormer of the adjacent Unit. Thus the external wall of the dormers require fire rating, with 10mm fyreline on the inside and James Hardie Linea weatherboard on the outside.

7.0 CRITICAL WALLS

The critical fire rated walls are to extend to the underside of the roof above.

8.0 SUMMARY OF WORK

Property Titles:

No Unit Titling applies.

Alarms:

Install battery powered, domestic smoke alarms in the locations shown on the Architectural Drawings.

The smoke alarms shall have a hush facility with a minimum duration of 60 seconds.

30/30/30 Fire Rated Walls:

Fire rated walls are required *between each unit* and to fire *separate the manager's house*.

The 200 series concrete block walls will provide at least the required 30 minute fire rating.

The *external extensions* of these walls on Grids D and G shall also be fire rated. These walls shall be timber framed lined on the inside with 1 layer of 10mm Fyreline and 6mm or thicker James Hardie cladding of the Architect's choice on the outside, with R1.8 insulation infill, as per the James Hardies literature. All joins on the Fyreline layer shall be solid blocked and stopped.

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FIRE STATEMENT FOR CUNDY MOTELS

HANMER SPRINGS

081246/F/1

1.0 PHILOSOPHY

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FIRE STATEMENT FOR CUNDY MOTELS

HANMER SPRINGS

081246/F/1

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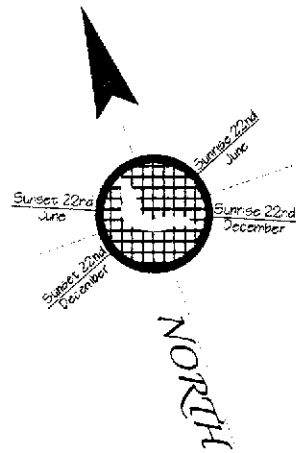
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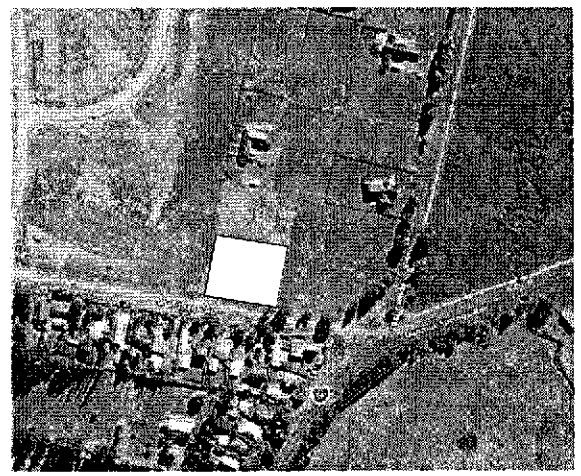
Zone RL	
Lot No 55	DP 341093
FLOOR AREA	487.01 sqm
SITE AREA	2694.69 sqm
SITE COVERAGE	18.07 %
GARAGE AREA	53.08 sqm

NOTE:

-CHECK POSITION OF SEWER & STORMWATER LATERIALS ENTERING SITE BEFORE START OF WORK.

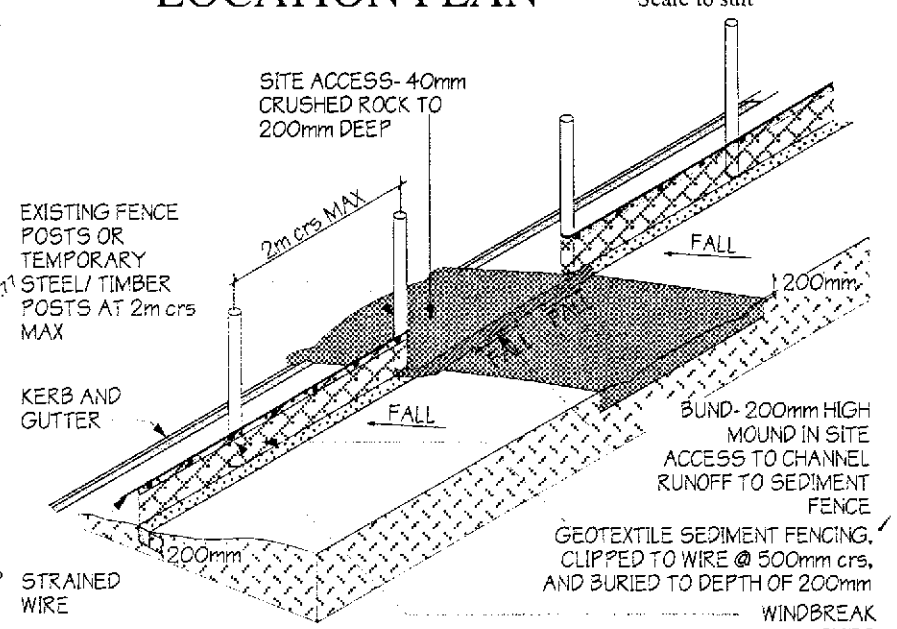
-ANTI-SLIP: ON ALL ACCESS ROUTES (BOTH EXTERNAL AND INTERNAL). PROVIDE ANTI-SLIP SURFACES COMPLYING WITH NZBC D1/AS1/TABLE 2 (EXCEPT SURFACES INSIDE ENTRY DOORS OF HOUSING MAY BE CONSIDERED AS DRY AREAS).





LOCATION PLAN

Scale to suit



SEDIMENT BARRIER DETAIL TO ROAD BOUNDARY

Scale: 1:20

WOODBANK ROAD

SITE PLAN 1 : 200

DATUM LOCATED ON MAN HOLE → MH 340.06

HORNCASTLE HOMES LTD.

DESIGN	M.BOTT	CHECK	NATHAN	DATE	19/9/08
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			

PAGE REVISION DATE | A3 | 1

GROUND FLOOR AREA OVER FOUNDATION

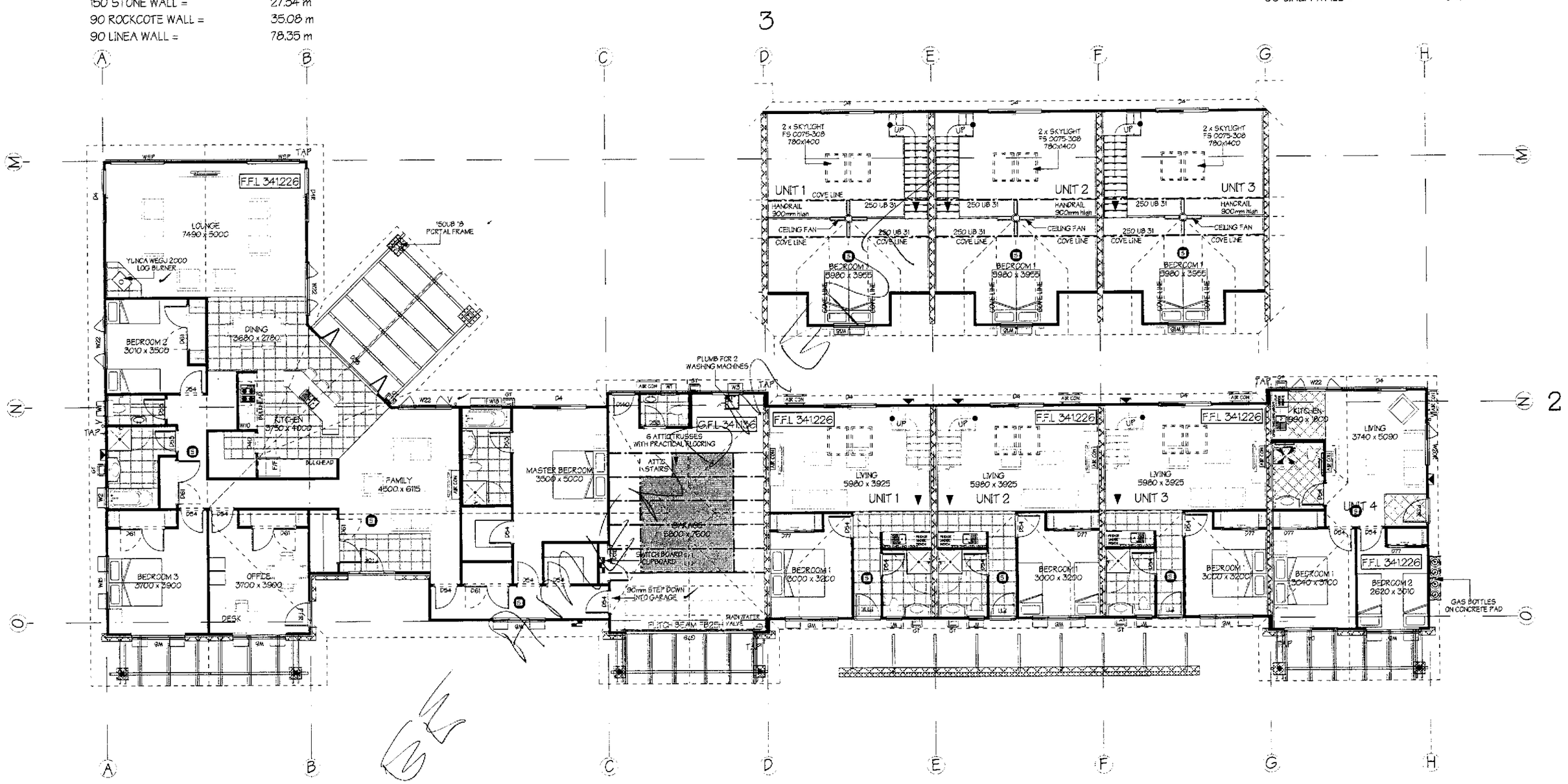
487.01 sq m

PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	165.28 m
INT WALL LENGTH (*40)=	7.07 m
20 SERIES BLOCK WALL=	31.61 m
150 STONE WALL =	27.54 m
90 ROCKCOTE WALL =	35.08 m
90 LINEA WALL =	78.35 m

FIRST FLOOR AREA OVER FOUNDATION

64.95 sq m

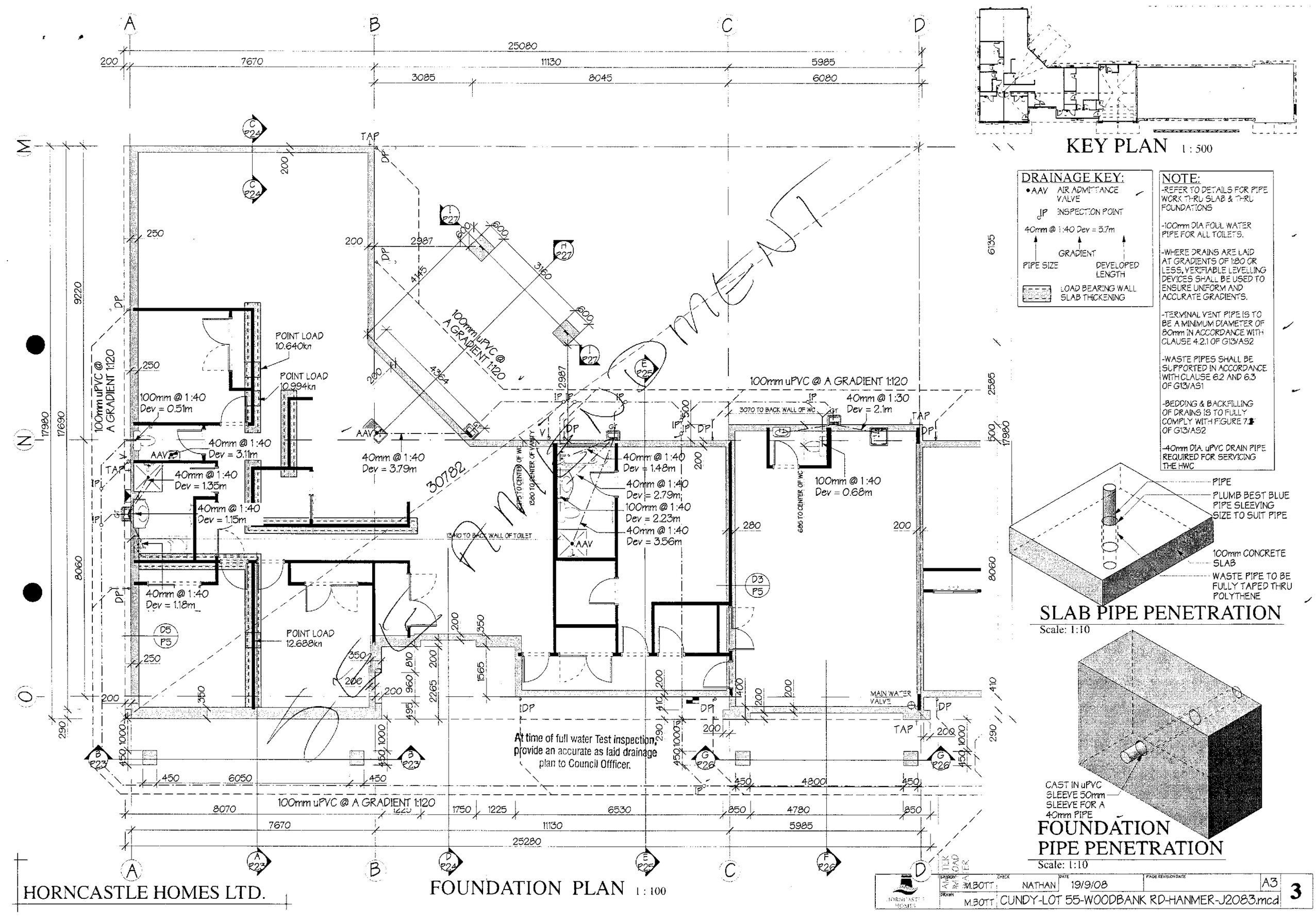
PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	9.55 m
20 SERIES BLOCK WALL=	31.61 m
90 LINEA WALL =	94.47 m



OVERALL FLOOR PLAN 1 : 150

HORNCASTLE HOMES LTD.

DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
DRAWN: M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			2



KEY PLAN 1 : 500

DRAINAGE KEY:

- •AAV AIR ADMITTANCE VALVE
- IP INSPECTION POINT
- 40mm @ 1:40 Dev = 3.7m
- GRADIENT
- PIPE SIZE
- DEVELOPED LENGTH
- LOAD BEARING WALL
- SLAB THICKENING

NOTE:

-REFER TO DETAILS FOR PIPE WORK THRU SLAB & THRU FOUNDATIONS

-100mm DIA FOUL WATER PIPE FOR ALL TOILETS.

-WHERE DRAINS ARE LAID AT GRADIENTS OF 1:80 OR LESS, VERIFIABLE LEVELLING DEVICES SHALL BE USED TO ENSURE UNIFORM AND ACCURATE GRADIENTS.

-TERMINAL VENT PIPE IS TO BE A MINIMUM DIAMETER OF 80mm IN ACCORDANCE WITH CLAUSE 4.2.1 OF G13/AS2

-WASTE PIPES SHALL BE SUPPORTED IN ACCORDANCE WITH CLAUSE 6.2 AND 6.3 OF G13/AS1

-BEDDING & BACKFILLING OF DRAINS IS TO FULLY COMPLY WITH FIGURE 7.1 OF G13/AS2

-40mm DIA. uPVC DRAIN PIPE REQUIRED FOR SERVICING THE HWC

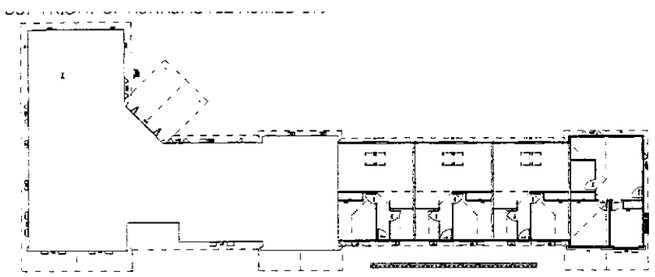
SLAB PIPE PENETRATION
Scale: 1:10

FOUNDATION PIPE PENETRATION
Scale: 1:10

HORNCASTLE HOMES LTD.

FOUNDATION PLAN 1 : 100

DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	3
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			



KEY PLAN 1 : 500

NOTE:

-REFER TO DETAILS FOR PIPE WORK THRU SLAB & THRU FOUNDATIONS

-100mm DIA FOUL WATER PIPE FOR ALL TOILETS.

-WHERE DRAINS ARE LAID AT GRADIENTS OF 1:80 OR LESS, VERIFIABLE LEVELLING DEVICES SHALL BE USED TO ENSURE UNIFORM AND ACCURATE GRADIENTS.

-TERMINAL VENT PIPE IS TO BE A MINIMUM DIAMETER OF 80mm IN ACCORDANCE WITH CLAUSE 4.2.1 OF G13/AS2

-WASTE PIPES SHALL BE SUPPORTED IN ACCORDANCE WITH CLAUSE 6.2 AND 6.3 OF G13/AS1

-BEDDING & BACKFILLING OF DRAINS IS TO FULLY COMPLY WITH FIGURE 7.7 OF G13/AS2

-40mm DIA. uPVC DRAIN PIPE REQUIRED FOR SERVICING THE HWC

DRAINAGE KEY:

AIR ADMITTANCE VALVE AAV

INSPECTION POINT IP

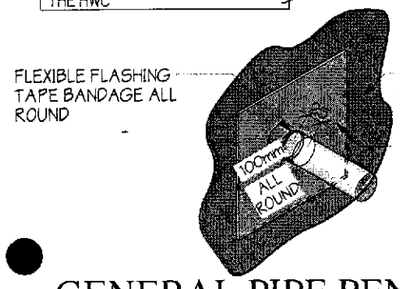
40mm @ 1:40 Dev = 5.7m

GRADIENT

DEVELOPED LENGTH

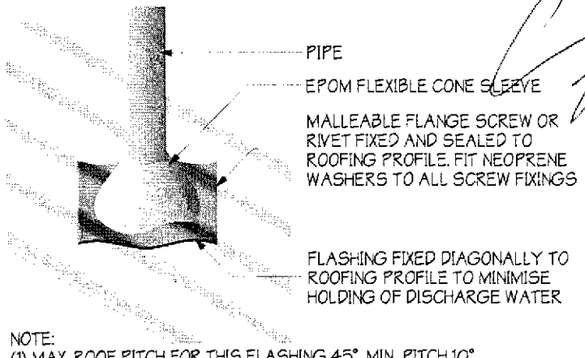
PIPE SIZE

LOAD BEARING WALL SLAB THICKENING



GENERAL PIPE PENETRATION

Scale: 1:10

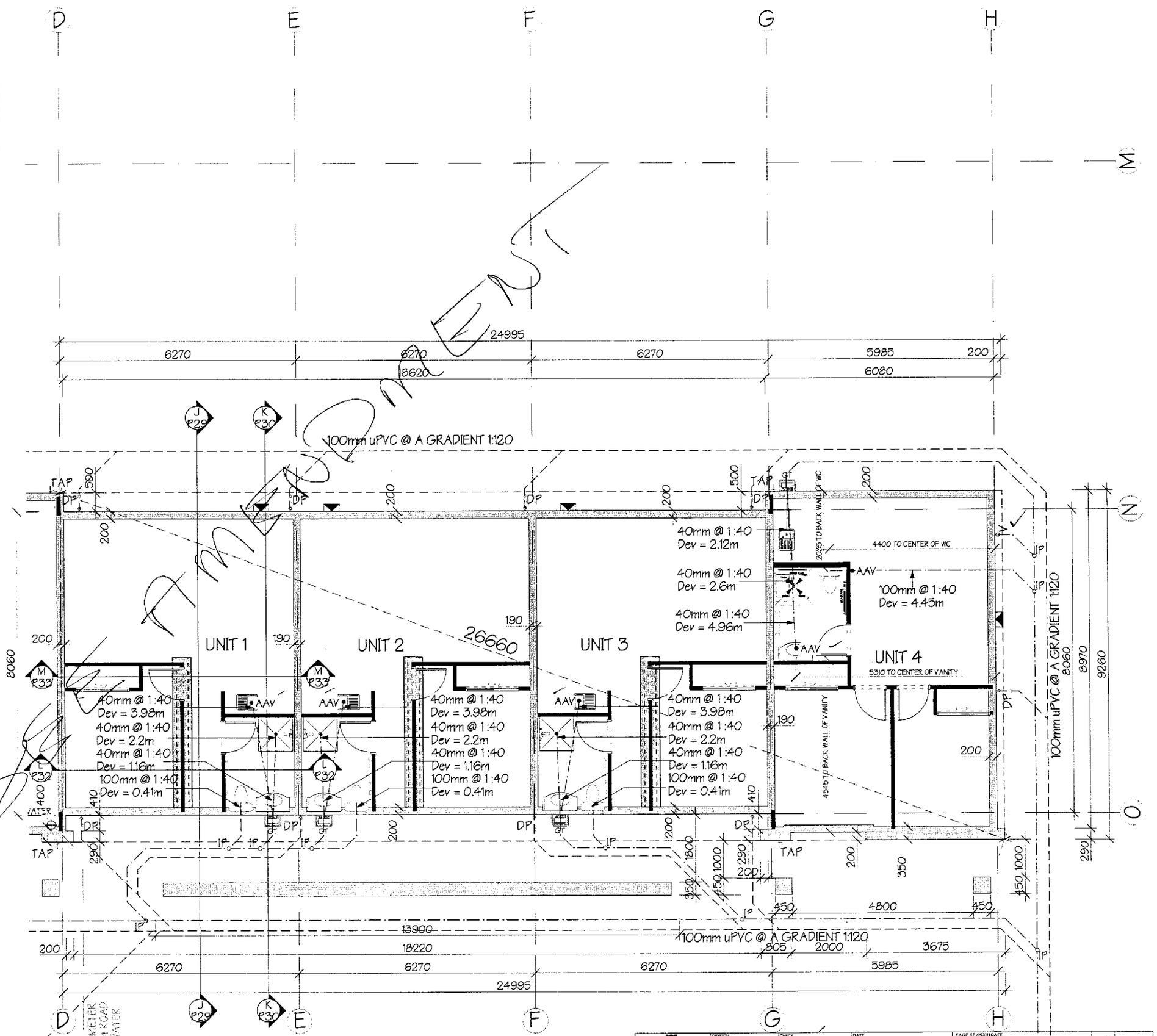


NOTE:
(1) MAX. ROOF PITCH FOR THIS FLASHING 45°, MIN. PITCH 10°
(2) FOR PIPES UP TO 60mm DIAMETER

FLASHING FOR SMALL PIPES

Scale: 1:10

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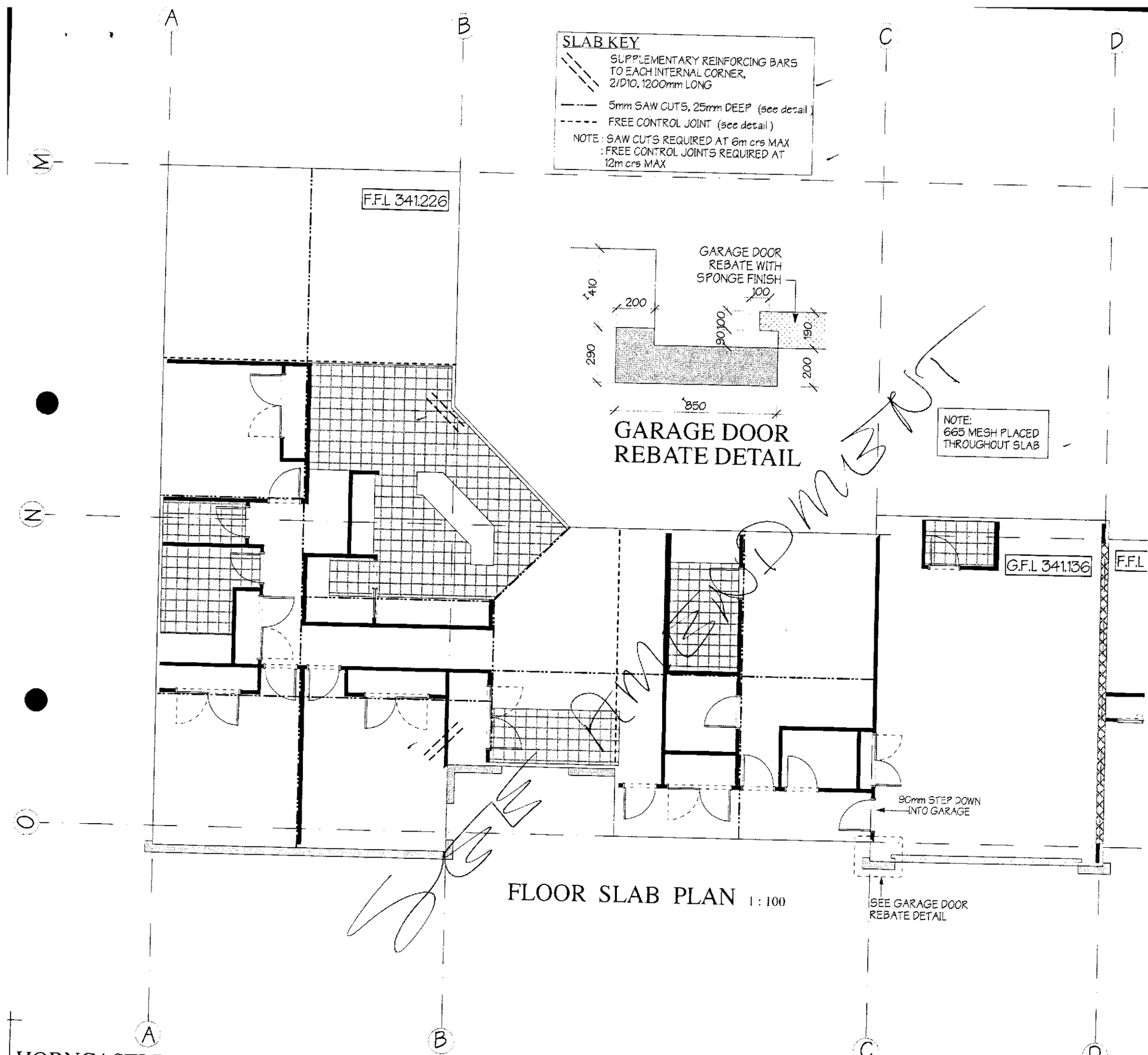


At time of full water Test inspection, provide an accurate as laid drainage plan to Council Offficer.

FOUNDATION PLAN 1 : 100

DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd		4

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FLOOR SLAB PLAN 1 : 100

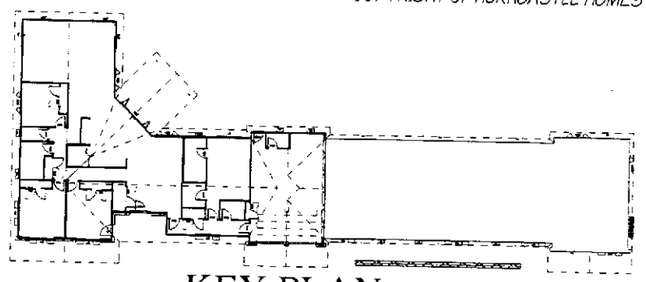
SLAB KEY

- SUPPLEMENTARY REINFORCING BARS TO EACH INTERNAL CORNER, 2/D10, 1200mm LONG
- 5mm SAW CUTS, 25mm DEEP (see detail)
- FREE CONTROL JOINT (see detail)

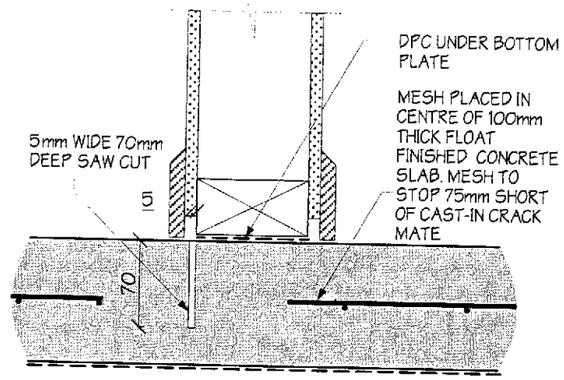
NOTE : SAW CUTS REQUIRED AT 6m crs MAX
: FREE CONTROL JOINTS REQUIRED AT 12m crs MAX

GARAGE DOOR REBATE DETAIL

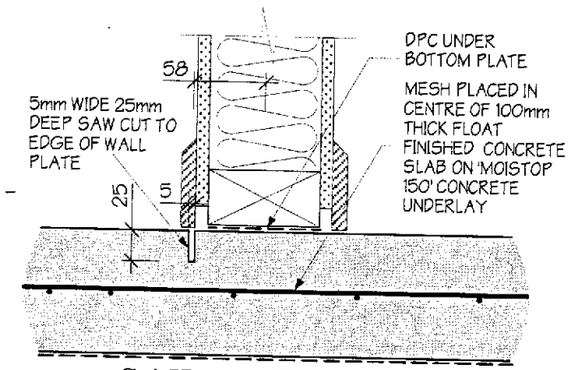
NOTE:
665 MESH PLACED THROUGHOUT SLAB



KEY PLAN 1 : 500



FREE JOINT DETAIL
Scale: 1:5

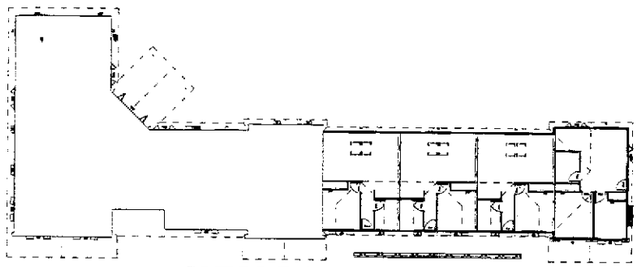


SAW CUT DETAIL
Scale: 1:5

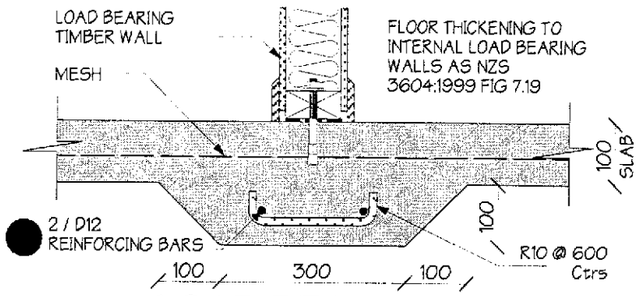
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DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
DRAWN				
M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			6

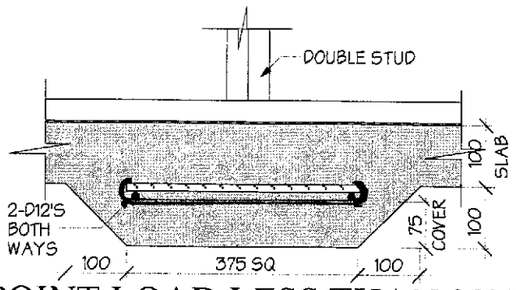
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KEY PLAN 1 : 500



LOAD BEARING WALL
Scale: 1:10

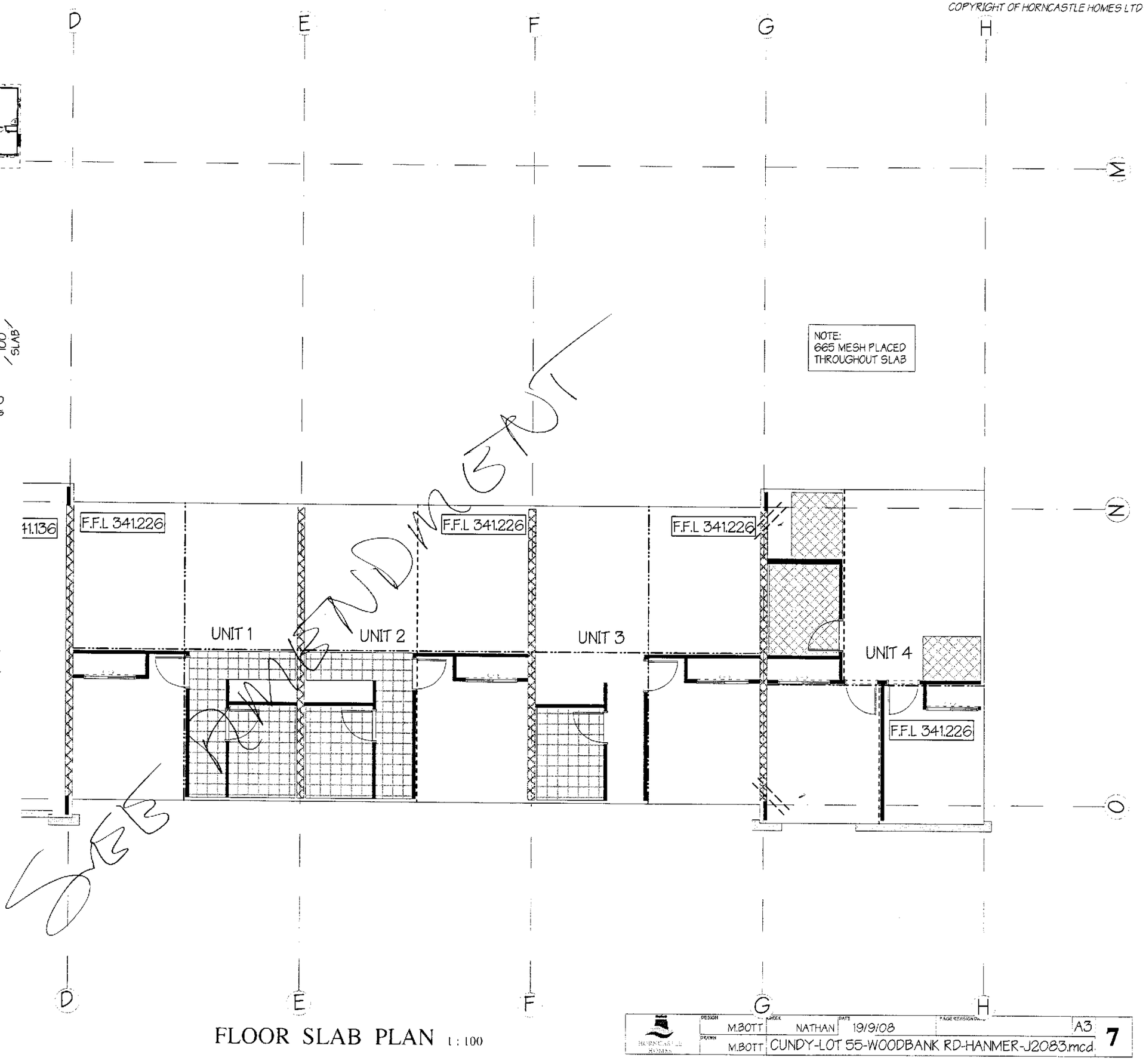


POINT LOAD LESS THAN 20kN
Scale: 1:10

SLAB KEY

- SUPPLEMENTARY REINFORCING BARS TO EACH INTERNAL CORNER, 2/D10, 1200mm LONG
- 5mm SAW CUTS, 25mm DEEP (see detail)
- FREE CONTROL JOINT (see detail)

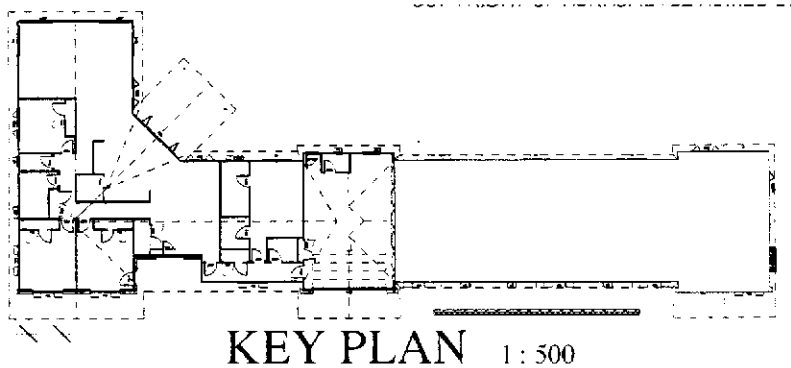
NOTE : SAW CUTS REQUIRED AT 6m crs MAX
: FREE CONTROL JOINTS REQUIRED AT 12m crs MAX



FLOOR SLAB PLAN 1 : 100

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DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE/REVISION No.	A3
DRAWN M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			7



KEY PLAN 1 : 500

NOTE:
STONE VENEER WALLS TO HAVE
-90x45mm STUDS @ 300crs.
-7mm PLYWOOD TO EXTERIOR FACE OF STUDS FIXED WITH 40x3.15mm ANNULAR GROOVED STAINLESS STEEL FLAT HEAD NAILS AT 75mm crs TO SHEET EDGES & 300crs TO INTERNAL SUPPORTS
-VENEER TIES SPACED AT 300crs horz & 200crs VERTICAL.

GROUND FLOOR AREA OVER FOUNDATION
487.01 sq m

PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	165.28 m
INT WALL LENGTH (140)=	7.07 m
20 SERIES BLOCK WALL=	31.61 m
150 STONE WALL =	27.54 m
90 ROCKCOTE WALL =	35.08 m
90 LINEA WALL =	78.35 m

NOTES:

- 2420 STUD HEIGHT
-ALL DIMENSIONS TO TIMBER FRAMING; NOT TO FINISHED ROOM SIZES
-SEE FOUNDATION PLAN FOR LOAD BEARING WALLS
-BATT INSULATION BETWEEN HABITABLE & NON-HABITABLE SPACES
-PROTECTION FOR STEEL FIXINGS & FASTENINGS: FIXINGS & FASTENINGS EXCLUDING NAILS SHALL HAVE ADDITIONAL CORROSION PROTECTION IN ACCORDANCE WITH NZS3604:1999 TABLE 4.1 (F)(a)
-MECHANICAL VENTILATION IN HOUSING REMOVING MOISTURE SHALL BE VENTED OUTSIDE (INCLUDES WET AREAS, CLOTHES DRYERS & COOKER HOODS. REFER TO NZBC G4/AS1 1.3.c.ii) MECHANICAL VENTILATION TO BE 150 DIA 230 CU M/H INLINE FAN DUCTED TO SOFFIT.
-SMOKE ALARMS TO BE INSTALLED TO AS1670.6 REQUIREMENTS. EQUIPMENT TO COMPLY WITH ONE OF UL217, ULC5531, AS3786, BS5446 PT1
-JOINTS BETWEEN FIXTURES & WALL LININGS; WHERE BATHS, BASINS, TUBS, OR SINKS ABUT IMPERVIOUS LININGS, THE JOINT BETWEEN FIXTURE & LINING SHALL BE SEALED TO PREVENT WATER PENETRATION TO CONCEALED SPACES OR BEHIND LININGS
-SHOWERS ARE PRE-FORMED FIBER GLASS CUBICLES.
-BUILDER TO CHECK STAIR HEIGHT BEFORE START OF WORK

PLAN KEY:

- METER BOX
- FUSE BOARD
- (S) SMOKE ALARM
- DP DOWN PIPE
- V TERMINAL VENT
- GT GULLY TRAP
- = TILED FLOOR

NOTES:

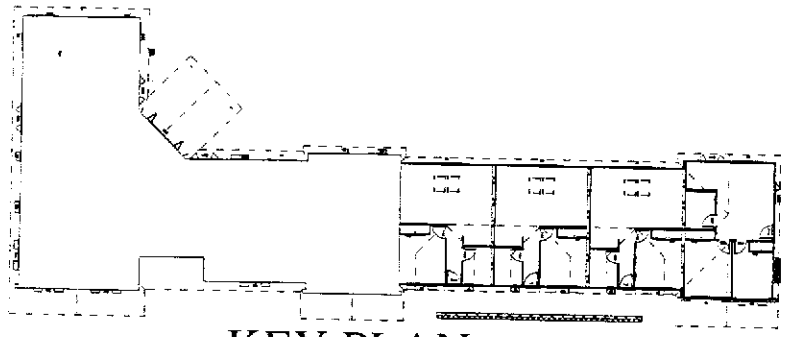
-65 DIA. ROUND DOWNPIPE, 88 x 137mm GUTTERS
-MULTILINE QUAD GUTTER BY STEEL AND TUBE HAS A CROSS SECTIONAL AREA OF 6850mm2
-25mm REBATE IN SLAB FOR GARAGE DOOR SPONGE FINISH
-IT IS THE BUILDERS RESPONSIBILITY TO CHECK THE GARAGE DOOR REBATE SIZES BEFORE POURING.
-HOT WATER PIPE TO KITCHEN:
-DEVELOPED LENGTH > 12m
-NOMINAL PIPE SIZE 15mm
-ALL PIPING POLYBUTYLENE.
-INSULATE TO NZBC G12/AS1
-20mm POLY BEHIND RECESSED METER & WATER HEATER
-SNOW STRAPS TO GUTTERS

FLOOR PLAN 1 : 100

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M.BOTT	NATHAN	19/9/08		A3
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd		8

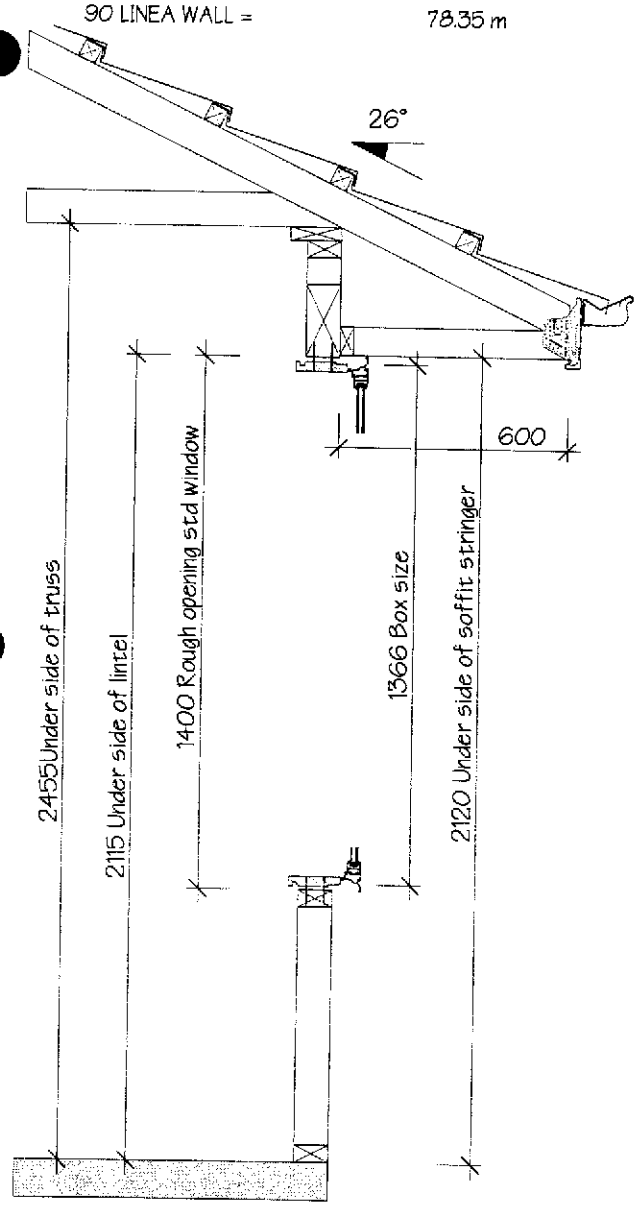
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KEY PLAN 1 : 500

GROUND FLOOR AREA OVER FOUNDATION
487.01 sq m

PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	165.28 m
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20 SERIES BLOCK WALL=	31.61 m
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90 LINEA WALL =	78.35 m

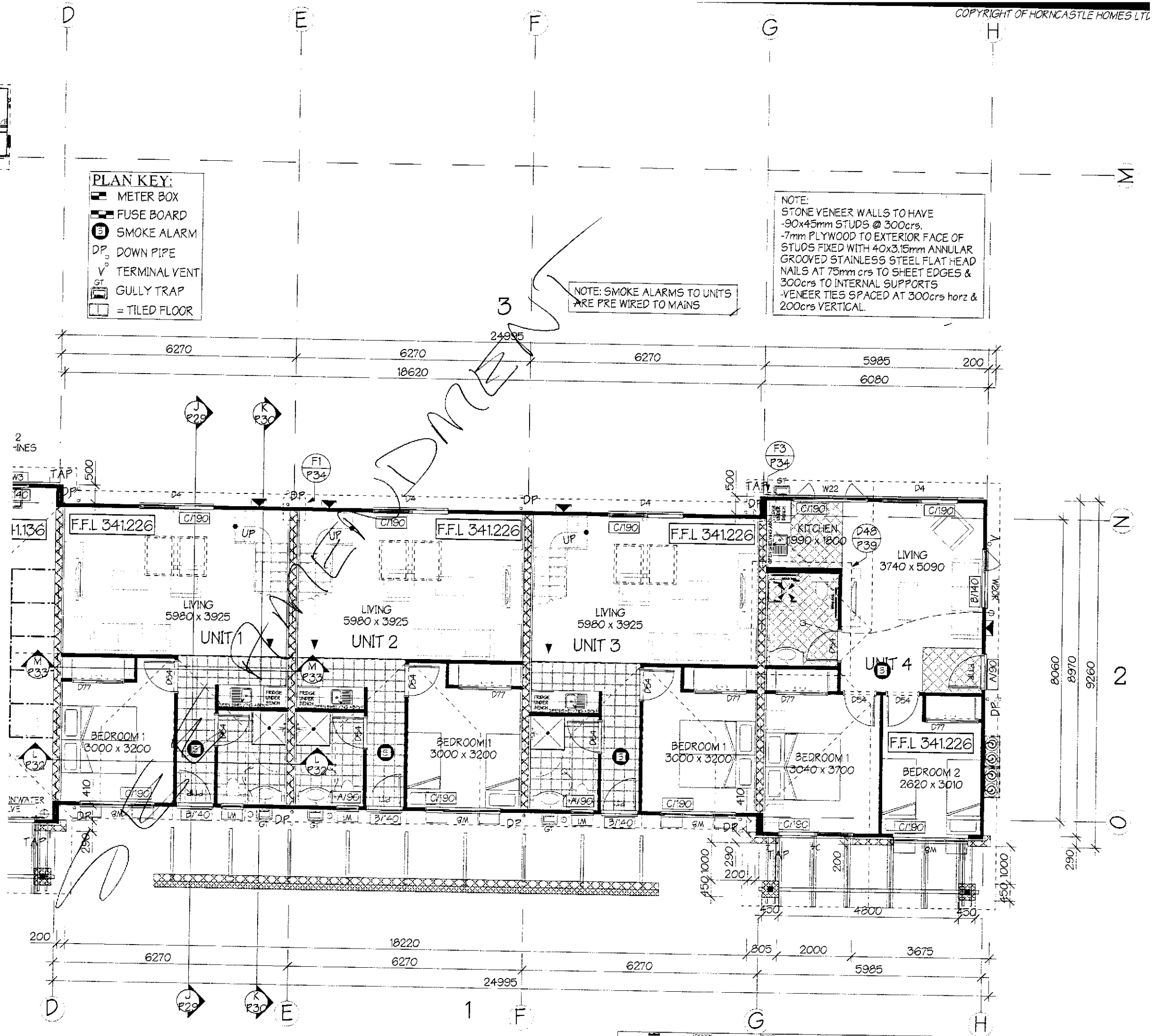


2420 Stud
Colortile Metal Roof
HORNCASTLE HOMES LTD.

PLAN KEY:
- METER BOX
- FUSE BOARD
- SMOKE ALARM
- DP DOWN PIPE
- V TERMINAL VENT
- GT GULLY TRAP
- = TILED FLOOR

NOTE: SMOKE ALARMS TO UNITS ARE PRE WIRED TO MAINS

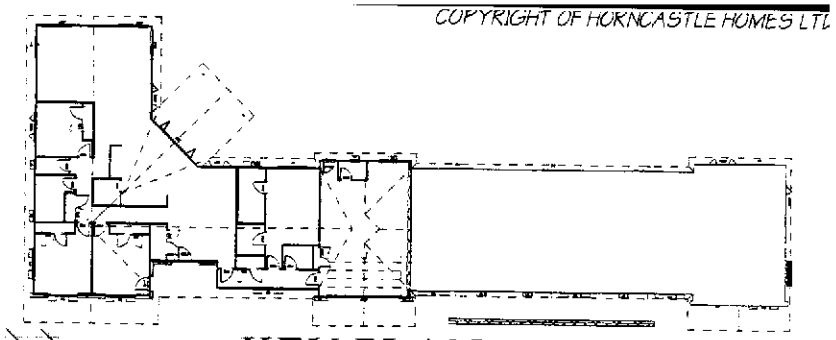
NOTE:
STONE VENEER WALLS TO HAVE
-90x45mm STUDS @ 300crs,
-7mm PLYWOOD TO EXTERIOR FACE OF STUDS FIXED WITH 40x3.15mm ANNULAR GROOVED STAINLESS STEEL FLAT HEAD NAILS AT 75mm crs TO SHEET EDGES & 300crs TO INTERNAL SUPPORTS
-VENEER TIES SPACED AT 300crs horz & 200crs VERTICAL.



FLOOR PLAN 1 : 100

DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
DRAWN	M.BOTT CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			9

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KEY PLAN 1 : 500

STUD SIZES

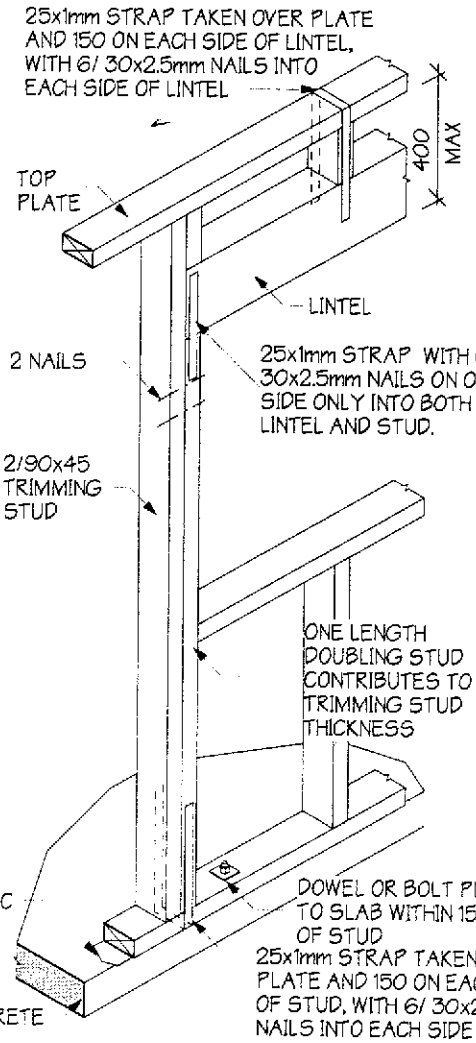
STUDS HAVE BEEN SIZED USING
3604 : 1999 TABLE 8.2 & 8.4
- EXT = 90x45 MSG8 @ 600crs
- INT LB = 90x45 MSG8 @ 600crs
- INT NONLB = 90x45 MSG8 @ 600crs

LINTEL SIZES

A/90	= 2/90x45 MSG8
B/140	= 2/140x45 MSG8
C/190	= 2/190x45 MSG8
D/240	= 2/240x45 MSG8
E/290	= 2/290x45 MSG8
FB25H	= FB25H FLITCH BEAM

GROUND FLOOR AREA OVER FOUNDATION
487.01 sq m

PERIMETER =	144.84 sqm
INT WALL LENGTH (90)=	165.28 m
INT WALL LENGTH (140)=	7.07 m
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90 LINEA WALL =	78.35 m



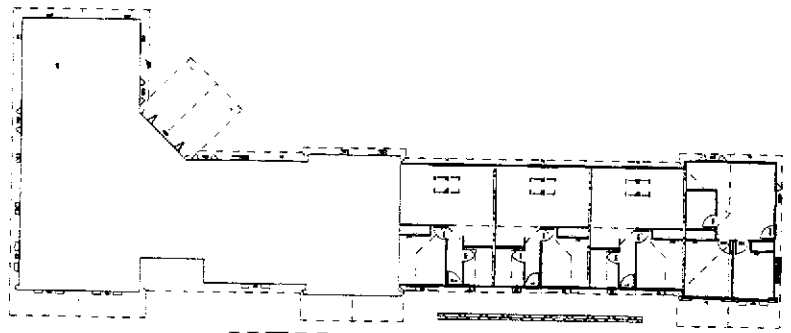
LINTEL FIXING 2420 STUD
Scale: 1:10

FLOOR PLAN 1 : 100

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DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
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KEY PLAN 1 : 500

GROUND FLOOR AREA OVER FOUNDATION

487.01 sq m

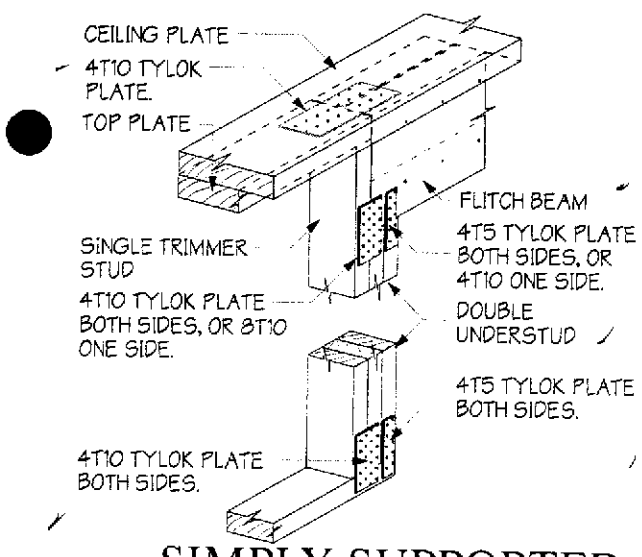
PERIMETER =	144.84 sqm
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STUD SIZES

STUDS HAVE BEEN SIZED USING
3604 : 1999 TABLE 8.2 & 8.4
- EXT = 90x45 MSG8 @ 600crs
- INT LB = 90x45 MSG8 @ 600crs
- INT NONLB = 90x45 MSG8 @ 600crs

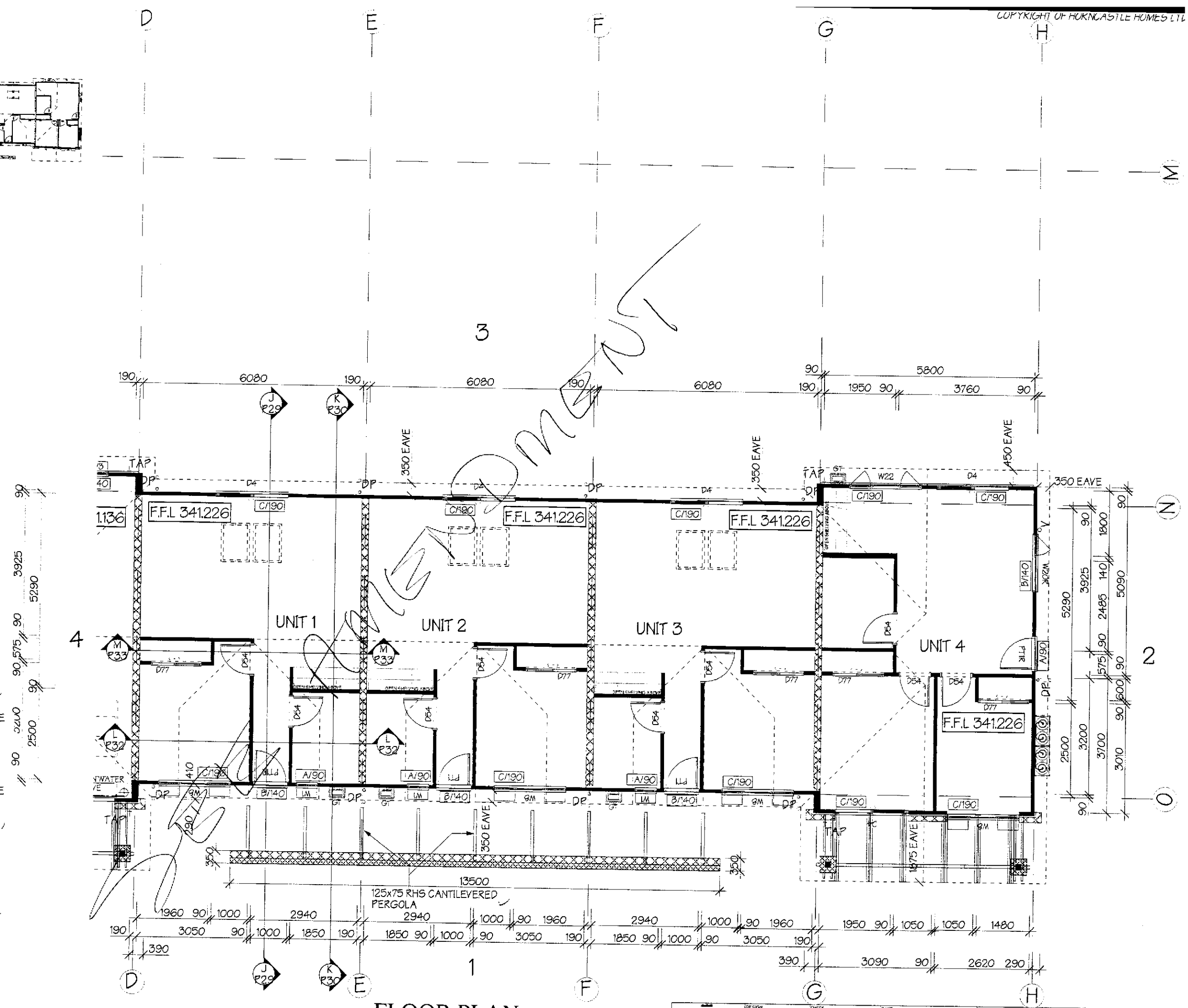
LINTEL SIZES

A/90	= 2/90x45 MSG8
B/140	= 2/140x45 MSG8
C/190	= 2/190x45 MSG8
D/240	= 2/240x45 MSG8
E/290	= 2/290x45 MSG8
FB25H	= FB25H FLITCH BEAM



SIMPLY SUPPORTED FLITCH BEAM

Scale: 1:10



FLOOR PLAN 1 : 100

HORNCASTLE HOMES LTD.

DESIGN	M.BOTT	CHECK	NATHAN	DATE 19/9/08	PAGE/REVISION/DATE
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			A3

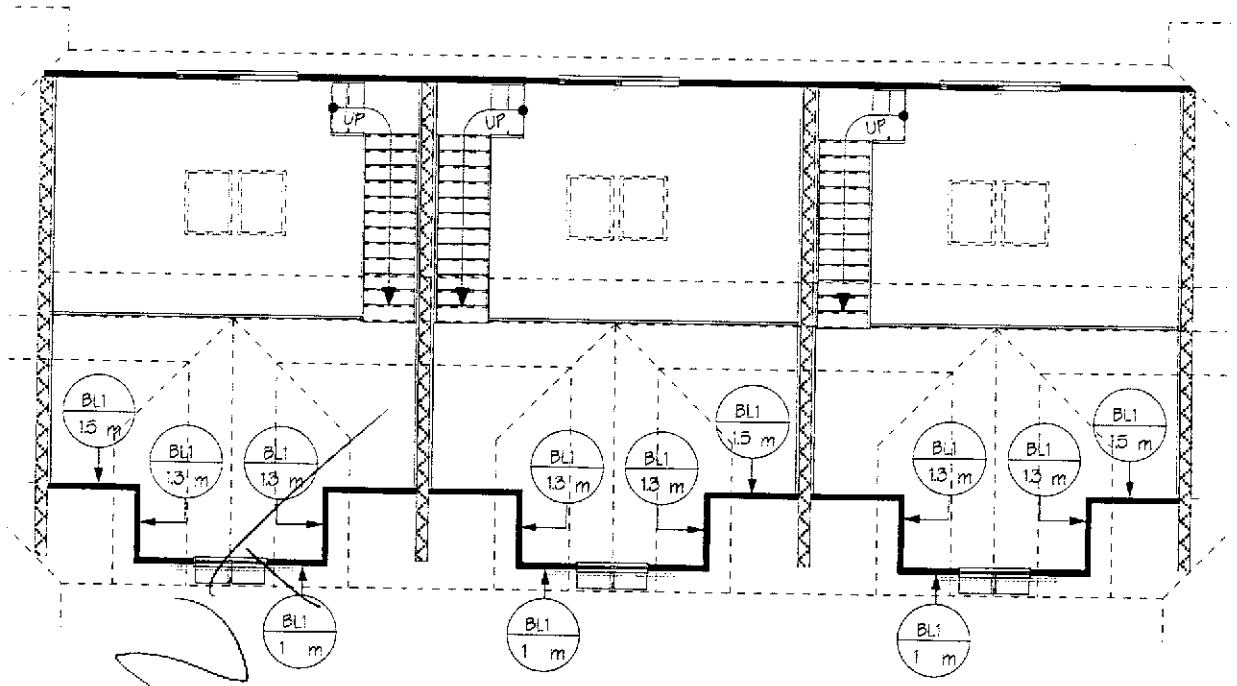
11

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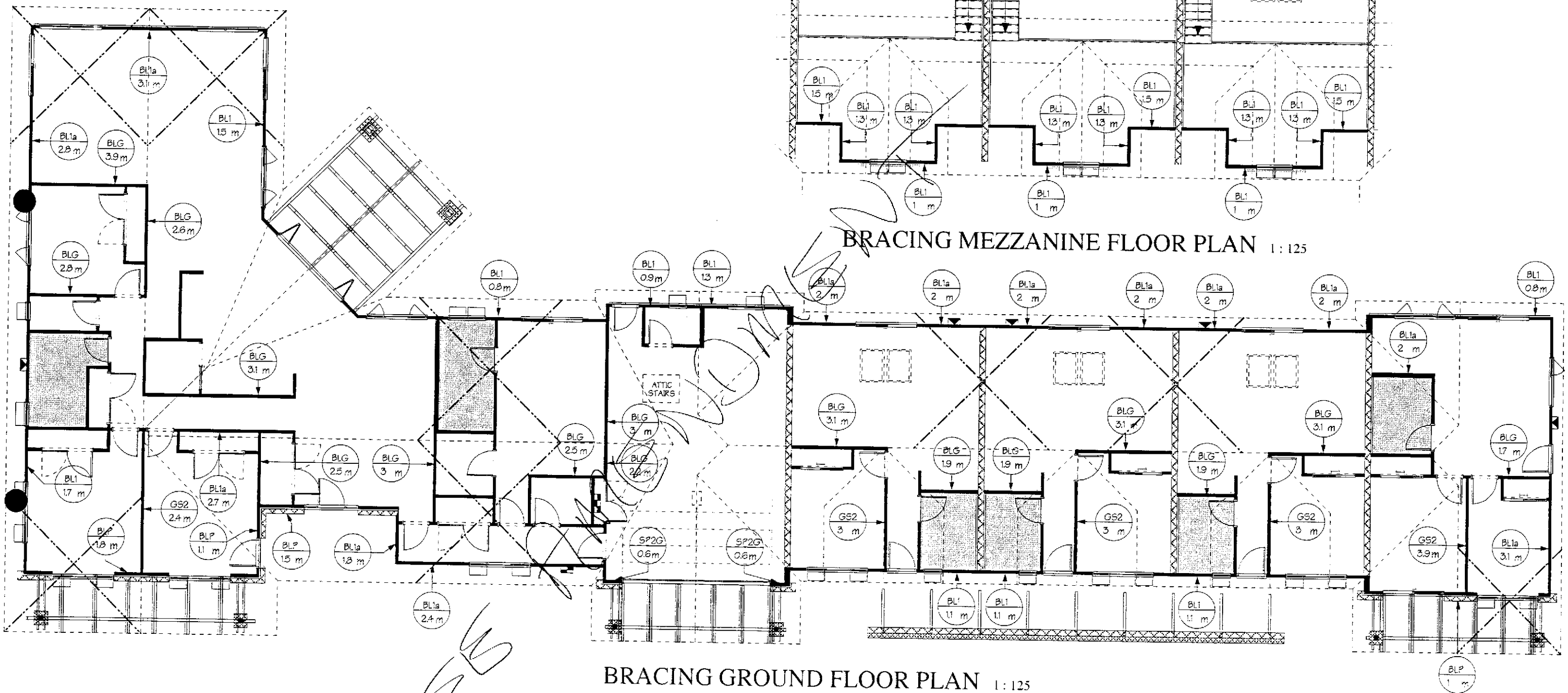
BRACING KEY

DIAGONALLY OPPOSING PAIR OF CONTINUOUS STEEL STRIPS EACH HAVING A CAPACITY OF 8kN IN TENSION, FIXED TO EACH TOP CHORD OR RAFTER THAT IS INTERSECTED, AND TO THE TOP PLATE. Ref. NZS3604:1999 10.4.2

= WET AREA



BRACING MEZZANINE FLOOR PLAN 1 : 125



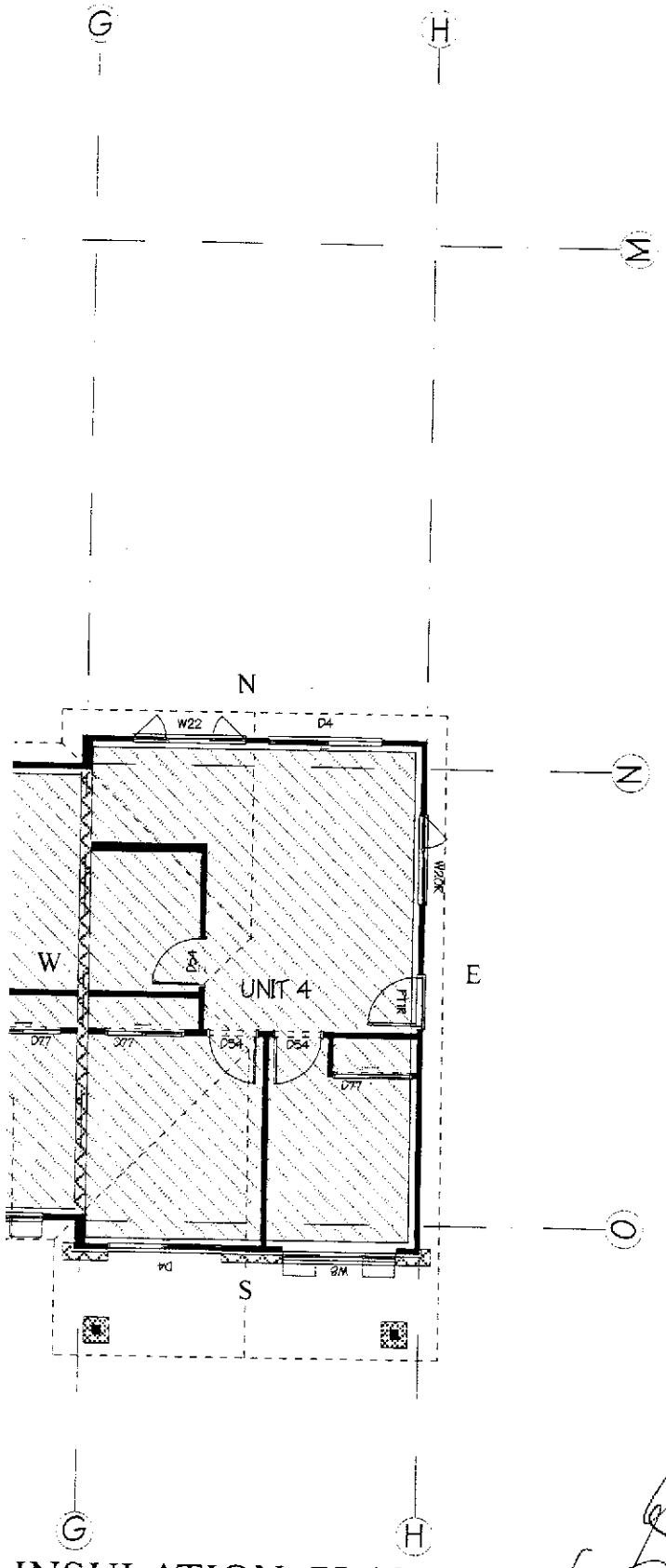
BRACING GROUND FLOOR PLAN 1 : 125

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DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION DATE	A3	16
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NOTE: 40mm S GRADE POLY TO HOUSE, GARAGE & 50mm S GRADE POLY TO UNIT'S 1-4



INSULATION PLAN 1:100

Insulation Calulation Table UNIT 4

Stud height (STH)		2.42 m
Perimeter (- GARAGE) (P)		32.06m
Floor Area (-Garage) (A)		55.29 sqm
Total Wall Area (STH x P)		77.59 sqm
Roof Area		55.29 sqm
Wall Area (- Windows)		59.88 sqm
Wall Areas (LENGTH x STH)	PERIMETER	AREA
North	6.08m	14.71sqm
East	9.26m	22.41sqm
South	6.48m	15.68sqm
West	9.26m	22.41sqm
Window areas		
North	7.04 sqm	
East	4.24 sqm	
South	6.43 sqm	
West	0.00 sqm	
Total area		17.71 sqm
% Glazing / Total Wall Area		22.88 %
East, South, West Combined %		
Windows E + W + S	10.67	
Walls E + W + S	38.091	
% Glazing E + W + S		28.01 %
If both are under 30% use the Shedule Method		
Under Floor Insulation		
Area/Perimeter Ratio		1.725
* If ratio is under 2.5 underfloor poly is required for horncastle construction methods		
* If ratio is under 1.9 foundation design needs redesigned		
Note: See table page 89 of branz insulation guide		50 Poly detailed

INSULATION REQUIREMENTS (MIN)	
ROOF	R3.3
WALLS	R2.0
FLOOR	R1.13
GLAZING	R0.26

* SEE GLAZING NOTE FOR COMPLIANCE
* SEE LIGHTING NOTE FOR CA LIGHT COMPLIANCE

Calculation Method

Stud Height	2.420 m			
Total Wall Area	32.1m	x	2.420 m	= 77.6sqm
Floor & Roof Area	55.3 sqm			
Area of Glazing	17.7 sqm			
% Glazing / Wall Area	17.7 sqm	/	77.6	= 22.8%
Wall Area	77.6	-	17.7	= 59.9 sqm
SKYLIGHT AREA	0sqm			

Reference Building

HL	AROOF / 3.3	+	AWALL / 2.0	+	AFLOOR / 1.3	+	AGLAZING / 0.26	+	SKYLIGHTS / 0.31
HL	55 / 3.3	+	60 / 2.0	+	55 / 1.3	+	17.71 / 0.26	+	0.00 / 0.31
HL	16.75	+	29.94	+	42.53	+	68.12	+	0.00
								=	***157.34***

Proposed Building

HL	AROOF / 3.6	+	AWALL / 2.6	+	AFLOOR / 1.38	+	AGLAZING / 0.26		SKYLIGHTS / 0.31
HL	55 / 4.6	+	60 / 2.8	+	55 / 1.38	+	17.71 / 0.26		2.32 / 0.31
	12.02	+	21.38	+	40.07	+	68.12	+	7.48
								=	***149.07***

HL Proposed		HL Referenced	
149.07	<	**157.34**	Good

STANDARD LIGHT FITTINGS
USED BY HORNCASTLE HOMES

DOT DOWNLIGHTS
DOT 109 - NZECP54 : CA (GL5)

RECESSED DOWNLIGHT - HALOGEN
= DL 66 & DL 67. FITTING WILST BE FITTED WIT- HEAT-CAN. FITTINGS ARE RATED CA WITH CAN FITTED.

INSULATION REQUIREMENTS FOR THIS HOME :

CEILING - R3.6 PINK BATTS ULTRA
WALLS - R2.6 PINK BATTS ULTRA
GLAZING - STD DOUBLE GLAZING
FLOOR - 50mm S GRADE R1.38 POLYSTRENE UNDER UNITS 1-4
GARAGE INTERNAL WALL - R2.6 PINK BATTS

STANDARD GLAZING UNITS
USED BY HORNCASTLE HOMES

ALL DOUBLE GLAZED UNITS COMPLY WITH TABLE G2 NZS 4218:2004 AND MEET 0.26 (msq °C/W)

STANDARD UNIT
= 4mm GLASS / 12mm AIR GAP / 4mm GLASS

SLIDER PANEL
= 5mm GLASS / 8mm AIR GAP / 5mm GLASS

SAFETY PANEL
= 4mm TOUGHENED / 8mm AIR GAP / 6.38mm LAMINATE

HORNCASTLE HOMES LTD.

DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	22
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			

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NOTE:
TRUSSES & RAFTERS ARE TO BE HELD DOWN WITH 2 WIRE DOG TIES & 2 100x3.75mm SKEWED NAILS

200x45mm HYSPAN RAFTERS @ 450crs

40°

COLOURTILE METAL TILE ROOF ON H3.1 50x50 BATTERNS @ SPACINGS AS SPECIFIED BY MANUFACTURE

ALLOW FOR 75x35mm BLOCKING AT 1200crs BETWEEN HYSPAN

R 3.6 ULTRA CEILING BATTS

DIRECT FIX TO UNDERSIDE OF HYSPAN WITH 10 mm GIBRALTER BOARD LINING THROUGH-OUT BOTH. GLUE & SCREW FIX (FINISH TO LEVEL 4)

2455 TO UNDERSIDE OF BOTTOM CORD

4.5 HARDIFLEX WITH PVC JOINTERS TO SOFFITS

FIRE STOPPING, FIRE MASTER BULK

F5 / P32

R 2.6 UTLRA WALL BATTS

180 CLASSIC LINEA WEATHERBOARD ON H3.1 40x20 TIMBER BATTENS OVER BUILDING PAPER

H3.1 90x45 MSG8 KILN DRIED LASER FRAME FRAMING. STUDS @ 600crs WITH THERMAKRAFT BUILDING WRAP. DWANGS @ 800mm crs

20mm PARTICAL BOARD FLOORING ON 190x45mm @ 400crs FLOOR JOIST'S

75x40 CEILING BATTENS @ 400crs

10 mm GIBRALTER BOARD LINING THROUGH-OUT BOTH. GLUE & SCREW FIX (FINISH TO LEVEL 4) ON 40x75 TIMBER BATTENS @ 600crs WITH PINK BATT INSULATION BLANKET (MASONRY R1.0)

2455 TO UNDERSIDE OF FLOOR JOISTS

20 SERIES BLOCK WORK D16 @ 600 crs EACHWAY.

CLEAN OUT POCKETS. REPLACE BISCUIT WHERE POCKETS ARE IN GARAGE WALLS TO GIVE A TIDY FINISHED APPEARANCE

D12 @ 600crs. RETURN 600 INTO FLOOR IN ALTERNATING DIRECTIONS

665 MESH PLACED IN CENTRE OF 100mm THICK FLOAT FINISHED CONCRETE SLAB ON 50mm HD GRADE POLYSTYRENE TO UNDER SIDE OF SLAB. POLY TO BE PLACED ON 250 MICRON POLYTHENE

90

250 MIN

700 MIN

400 MIN

D12 @ 600crs. RETURN 600 INTO FLOOR IN ALTERNATING DIRECTIONS

COMPACTED 20-40mm WASHED ROUNDS DEPTHS :-150 TO 600mm MAX

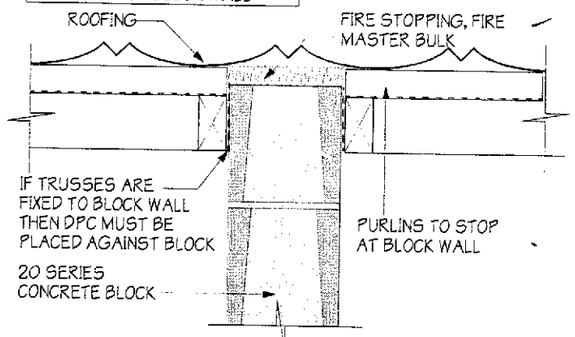
700

L - L CROSS SECTION

Scale 1 : 25

NOTE:
ALLOW BUILDING PAPER OVER EAVES WITH THERMAKRAFT 350 BUILDING PAPER. BUILDING PAPER TO RUN 1.0m EITHER SIDE OF BLOCK WALL

See Thermakraft literature. (350 recommended walls only)



FIRE SEAL BETWEEN ROOF & BLOCK

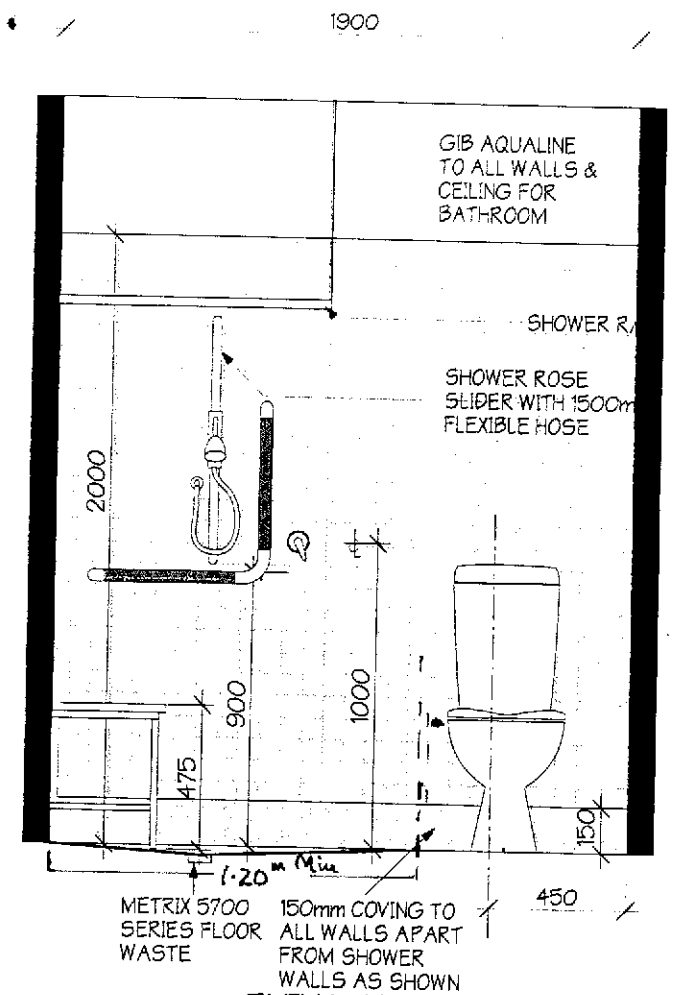
F5 / P32

Scale: 1:10

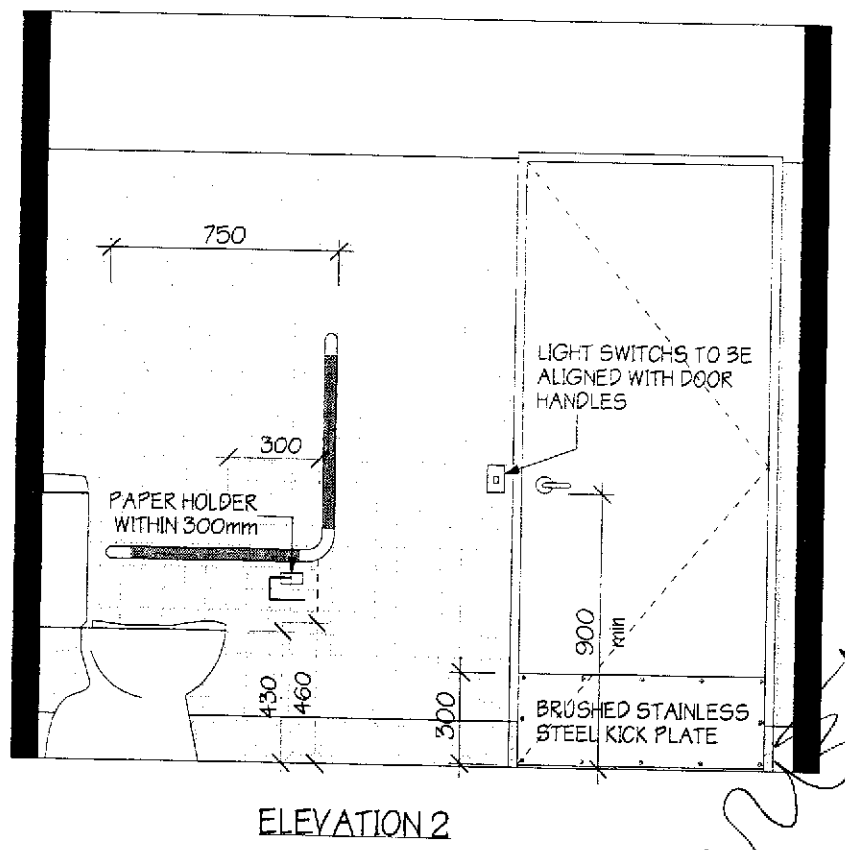
HORNCASTLE HOMES LTD.

DESIGN	CHECK	DATE	PAGE REVISION DATE	
M.BOTT	NATHAN	19/9/08		A3
DRAWN				
M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			32

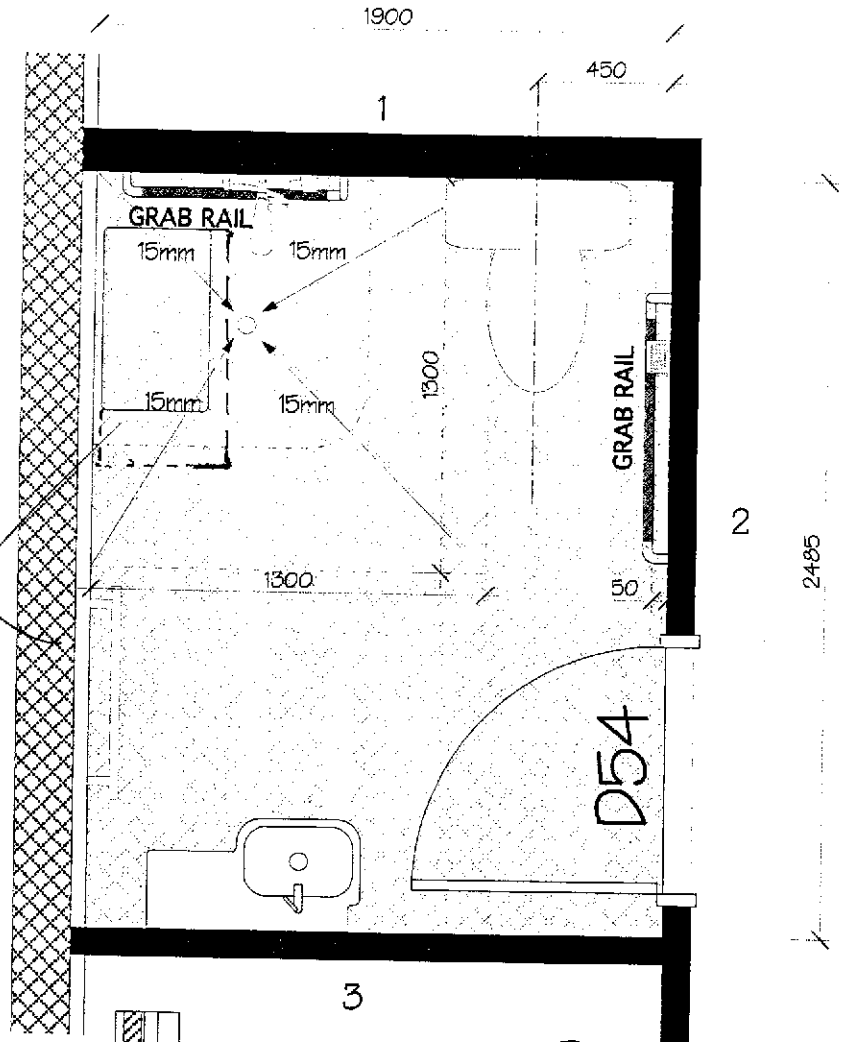
COPYRIGHT OF HORNCASTLE HOMES LT

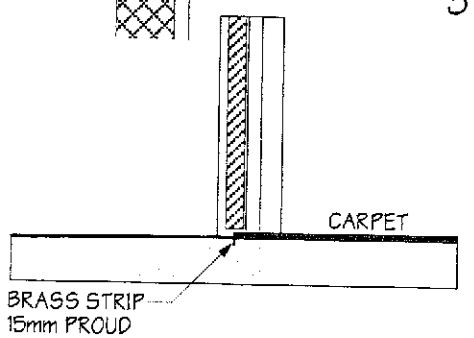


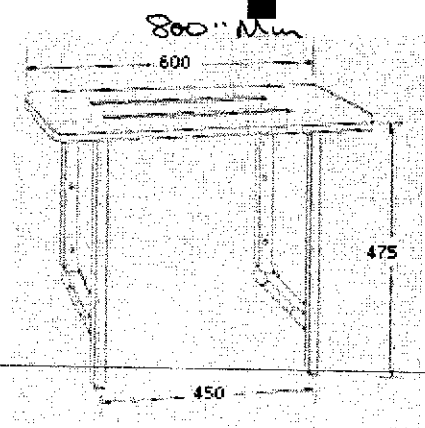
ELEVATION 1

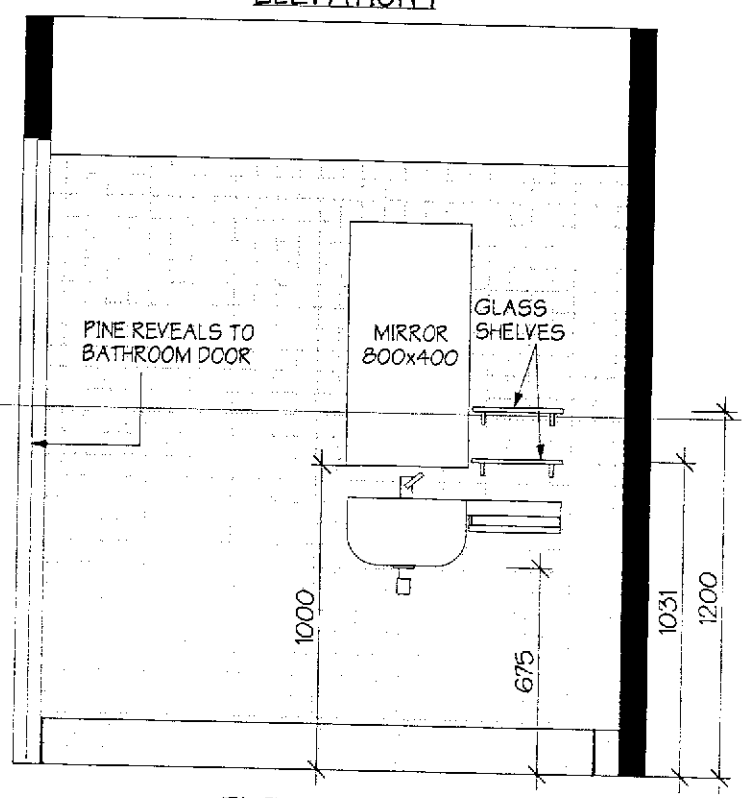


ELEVATION 2

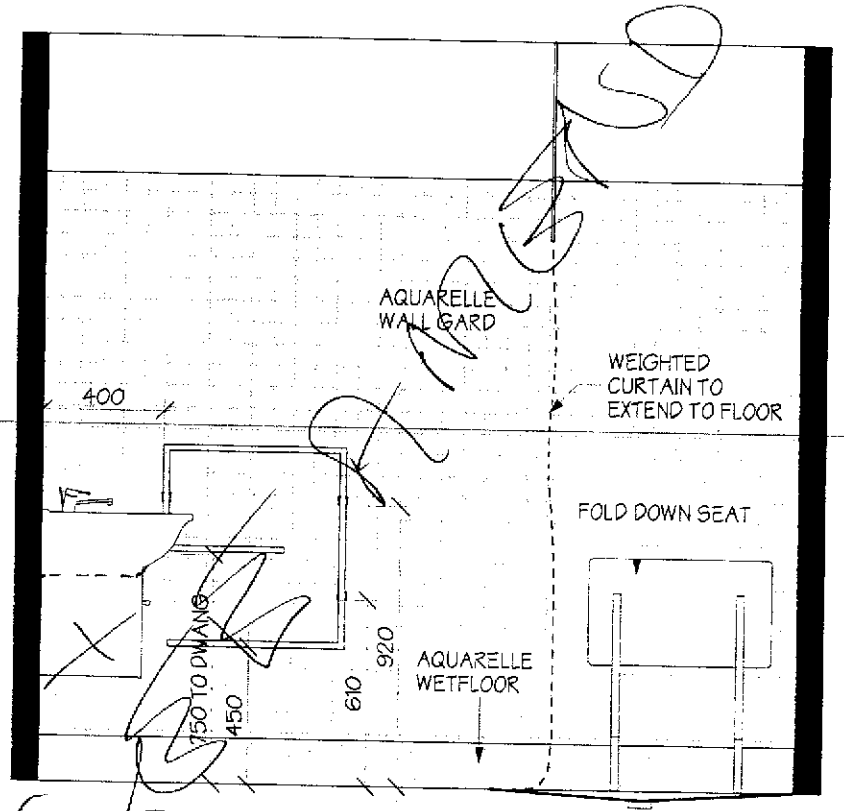




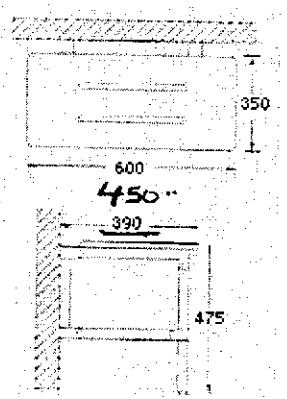


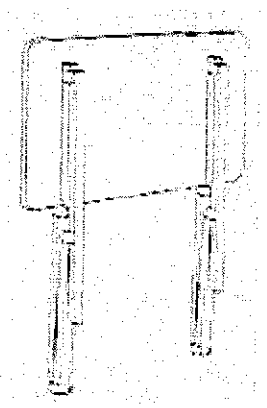


ELEVATION 3



ELEVATION 4





D48 / P9

DISABLE BATHROOM TO UNIT 4

Scale: 1:25

HORNCASTLE HOMES LTD.

DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REVISION DATE	A3	39
DRAWN M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				

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NOTE:
TRUSSES & RAFTERS ARE TO BE HELD DOWN WITH 2 WIRE DOG TIES & 2 100x3.75mm SKEWED NAILS

NOTE: SNOW STRAPS TO GUTTERS

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F1 / P34

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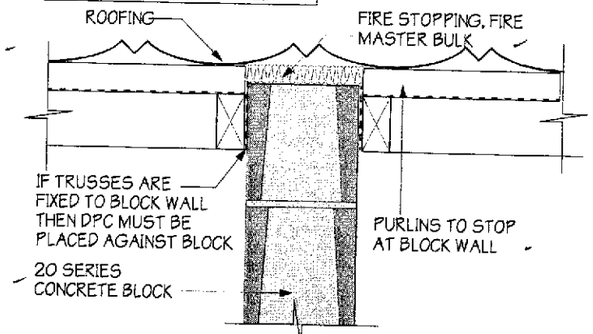
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FIRE SEAL BETWEEN ROOF & BLOCK

F5 / P32

Scale: 1:10

HORNCASTLE HOMES LTD.

DESIGN	M.BOTT	CHECK	NATHAN	DATE	19/9/08	PAGE REVISION DATE	A3	32
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd						

Super Seeded Drawings

12 11 08

WATER APPLICATION 090040

Application No	090040	Mail No	
Valuation No	2125212524	Units	0.00
Property No	1651/4	Location	Hanmer Springs
Name	Cundy, S & A		
Address	4 Woodbank Road, Hanmer Springs		
Mail Address	c/- Horncastle Homes, PO Box 8255, Christchurch		
Scheme	Hanmer Springs Township		
Application Type	Connection to Township Low Pressure		
Serviceman	Nelson Bateman	Paid on	
Fee	$450.00	Capital Contribution	no
Rec'd Application	18-Mar-09	Approval Date	18-Mar-09
To Engineer on	18-Mar-09	Connected on	27/4/09
To Serviceman o	18/3/09 .	Rates Updated on	8/5/09
Updated Plans on	14/5/09	Tank No	
Lot Number		DP Number	
Application Withdrawn	☐		
Last Pump Name	Hanmer Springs		
Drawn on Wrtank Provisional Layer in Mapinfo	☐		
Comments	Paid on BC080440		

ENTERED 14/5/09

POSTED 8 - MAY 2009

RECEIVED
4 - MAY 2009
Hurunui District Council

HURUNUI DISTRICT COUNCIL

Application form for

DISTRICT ON DEMAND WATER SUPPLY

Appl. No. 090040

Mail Ref:

Pty File No. 1651/4

Val. Roll No. 2125212524

I, Hornecastle Homes C/- Cundy SNA (name of ~~owner~~ AGENT)

of C/- C+J Bott, Box 22 Upper Moutere (postal address)

hereby make application for connection to the: AMBERLEY CULVERDEN HANMER SPRINGS HAWARDEN LEITHFIELD BEACH WAIAU WAIKARI WAIPARA On - Demand Water Supply. (circle the one that applies)

Address of Property 4 Woodbank Road, Hanmer Springs

Legal Description

Contact Phone Number. BUS AH

I hereby submit the connection fee (including GST) of:

$450.00 for a domestic connection (20mm)

The connection fee provides for a pipe installation from the main line to the property (up to a distance of 4 metres) a toby box, valve and water meter, and foot path reinstatement if required. Council advises applicants to install their own gate valve on their side of the water meter. For distances over 4 metres a Works Order Form will be required with this application for Council staff to install the additional water lines. These lines may however be installed by the applicant using Council approved pipe & fittings.

NB: if the lateral to which this application applies is not within private property and excavation of the Road Reserve is required then a Road Opening Permit must be applied for.

Applicants Signature Date

For Office Use:

Receipt Number	BC080440	Date	
Connection made by	M E S	Date	27-4-09
Meter Number	07A123702 (40mm)		
Meter Location	21.0 % SE Bdy (1.1m W of ~~Gate~~ Driveway)		
Meter Reading	0 m³		
Rated by		Date	
Drawn on Plans by		Date	
Original filed by		Date	

Updated September 2008.

HURUNUI DISTRICT COUNCIL

Application form for connection to

DISTRICT SEWERAGE SCHEME

Appl. No. 090041

Mail Ref:

Pty File No. 1651/4.

Val. Roll No. 2125212524

I, Moncastle Homes c/- Cundy. AGENT. (name of ~~owner~~)

of .....(postal address)

Make application for connection to the: AMBERLEY AMBERLEY BEACH CHEVIOT GRETA VALLEY HANMER SPRINGS HAWARDEN LEITHFIELD LEITHFIELD BEACH MOTUNAU BEACH WAIKARI Sewerage Scheme. (circle the one that applies)

Address of Property.....4 Woodbank, Hanmer Springs.....

Legal Description.....

Contact Phone No. BUS.....AH.....

I hereby submit the connection fee $50.00 (including GST)

Generally each property has a lateral from the sewer main to the boundary provided it was included in the original scheme. Most subdivisions since that time have also had the property connected to as far as the boundary from the main sewer line. However in the instance where this is not provided e.g. Cheviot Township or where a different connection point is chosen then the full cost of connection to the sewer main will be met by the applicant. This work will be done by a registered drain layer to the satisfaction of the District Drainage Inspector to CDB DS 78. it will generally be done when the remainder of the sewer line on the property is installed.

NB: if the lateral to which this application applies is not within private property and excavation of the road reserve is required then a "road opening permit along with a traffic management plan' must be applied for.

Applicants Signature.....Date.....

For Office Use:

Receipt Number	BC080440	Date	
Connection made by		Date	
Rated by		Date	
Drawn on Plans by		Date	
Original filed by		Date	


4
6
9B
9A
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110
2
1.1 West of Driveway
21.0 c/s SE Boly.
WOODBANK RD
ARGELINS RD
HDPE
HDPE

Internal Invoice Copy (74328)

Hornсastle Homes Ltd
P O Box 8255
Christchurch

GST REG No. 53-915-477
Cust No. BC080440

12/11/08

– Cundy 2125212524 1651/4

Tax Invoice 74328
080440 : 4 Woodbank Road, Hanmer Springs
4 bedroom dwelling and 4 x 2 bedroom units
Owner: S J & A R Cundy

CHGPE01	Consent Processing fee	1,056.70	*
CHGPE02	File establishment fee	155.00	*
CHGPE03	BRANZ levy	830.00	OG
CHGPE04	DBH Levy	1,635.10	*
CHGPE06	Pre Stop	240.00	*
CHGPE07	Preclad	240.00	*
CHGPE10	Framing	240.00	*
CHGPE11	Concrete Inspections 2	600.00	*
CHGPE13	Pre-line inspection including plumbing	320.00	*
CHGPE15	Plumbing and/or drainage inspection	120.00	*
CHGPE16	Final inspection - dwelling	210.00	*
CHGPE19	Planning/PIM Processing	275.00	*
CHGPE20	Engineers/Consultants	472.50	*
CHGPE22	Water Connection	1,250.00	*
CHGPE23	Sewer Connection	50.00	*
CHGPE24	Queen Mary Acqusition & Development	1,300.00	*
CHGPE25	Queen Mary Site Upgrade & Renewals	880.00	*
CHGPE31	Hanmer Water Supply	960.00	*
CHGPE32	Hanmer Sewer System	2,580.00	*
CHGPE33	Hanmer Stormwater	710.00	*
CHGPE35	District Library	800.00	*
CHGPE36	Hanmer Medical Centre	1,360.00	*
CHGPE37	Hanmer Hall Redev	800.00	*
CHGPE38	Hanmer Town Centre Dev	3,000.00	*
CHGPE41	Walkway Dev	500.00	*
CHGPE42	BCA Levy	249.00	*

(* Includes GST)

BEFORE GST	18,610.68
GST	2,222.62
Total	$20,833.30
Cash Received	850.00CR
NET DUE	19,983.30

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Designed by: NCSWebTeam

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SEWER APPLICATION

090041

Application No	090041	Mail No	
Valuation No	2125212524	Property No	1651/4
Name	~~Grady~~, S & A Cundy		
Sewerage Scheme	Hanmer Springs		
Application Type	Connection to Township Sewer		
Last Pump Name	Hanmer Springs		
Fee	$50.00	Paid On	
Drainlayer		Connected On	
Rec'd application on	18-Mar-09	Capital Contributio	no
Updated Plans On		Rates Updated On	9/10/09
Location	4 Woodbank Road		
Comments	Paid on BC080440		

Connected to sewer 11-5-09 JWA.

ENTERED 1/12/09

HURUNUI DISTRICT COUNCIL

Application form for connection to

DISTRICT SEWERAGE SCHEME

Appl. No. 090041

Mail Ref:

Pty File No. 1651/4.

Val. Roll No. 2125212524

I, Homcastle Homes c/- Cundy. AGENT. (name of ~~owner~~)

of c/- C+J Bolt Box 22, Upper Moutere (postal address)

Make application for connection to the: AMBERLEY AMBERLEY BEACH CHEVIOT GRETA VALLEY HANMER SPRINGS HAWARDEN LEITHFIELD LEITHFIELD BEACH MOTUNAU BEACH WAIKARI Sewerage Scheme. (circle the one that applies)

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Contact Phone No. BUS AH

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Applicants Signature Date

For Office Use:

Receipt Number	BC080440	Date	
Connection made by		Date	
Rated by		Date	9/10/09
Drawn on Plans by		Date	
Original filed by		Date	

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

Form 7

Code Compliance Certificate

Section 95, Building Act 2004

The building:

Street address of building: 4 Woodbank Road, Hanmer Springs
Legal description of land where building is located: LOT 55 DP 341093
Building name:
Location of building within site/block number:
Level/unit number:
Current, lawful established, use:
Year first constructed: 2009

The owner:

Name of owner: S J & A R Cundy
Contact person: Amy Cundy
Mailing address: 4 Woodbank Road, Hanmer Springs 7334
Street address/registered office:
Phone number: 03 315 7135 Daytime: Mobile: 021 119 4110
Landline: Fax number:
Email: hanmerapartments@gmail.com Website:
First point of contact for communications with the council/building consent authority:
Full Name: C Stanton
Mailing Address: 3 Lochiel Drive, Hanmer Springs 7334
Phones: 033155121: 0210382046
Email: 1cjstanton@gmail.com

Building work:

Building consent number: 140455
Project: Office extension within existing roofline
Issued by: Hurunui District Council

Code Compliance:

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

(a) The building work complies with the building consent
(b) The specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment: Compliance Schedule

Signature: Position: Building Administration Officer

On behalf of: Hurunui District Council Date: 22/08/16

HURUNUI District Council

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

Inovo Projects Limited
122 Montreal Street
Christchurch 8023

Customer No BC170607
Date 28/11/17

GST Reg No 53-915-477

Tax Invoice 27150

BC170607 - Cundy & Bott - Deposit Invoice	1,500.00 *
(* Incl GST $195.65)	
Sub Total	**$1,500.00**
Total incl GST	**$1,500.00**

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

Inovo Projects Limited

Customer No BC170607
Date 28/11/17
Invoice No 27150
Total Due $1,500.00

GoGet Consent Time Report

Consent No: 170607

Date	Processing/Inspection Type	Status	Inspector	Time
Processing				
29 Nov 2017	Processing		Angus Malcolm	10
29 Nov 2017	Processing		Angus Malcolm	15
5 Dec 2017	Processing		Angus Malcolm	5
13 Dec 2017	Processing		Liz Ashwin	77
13 Dec 2017	Processing	On	Liz Ashwin	15
5 Feb 2018	Processing	Off	Liz Ashwin	
5 Feb 2018	Processing		Liz Ashwin	30
	SUBTOTAL:			2:32
	TOTALS:			2:32

GoGet Processing Summary Report

Consent No: 170607

Site Address: 4 Woodbank Road, Hanmer Springs

Description: EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas.

Checklist/Elements	Status	Notes	Processed By
Vetting Checklist	Pass		Angus Malcolm
Building consent/PIM checklist	Pass		AXM3
Checklist (Client) *	Pass		AXM3
ED buildings - ODP Waiver	N/A		AXM3
Deposit/Fee	Pass		AXM3
Building Consent Application (Form 2) *	Pass		AXM3
Planning Check / PIM Declaration form *	N/A		AXM3
Certificate of Title *	Pass		AXM3
Agent Nomination form *	Pass		AXM3
Any relevant Resource Consents *	N/A		AXM3
Design Memorandum (Form 2A)	N/A		AXM3
DRAWINGS/SPECS:	N/A		AXM3
Site plan *	Pass		AXM3
Floor plan *	Pass		AXM3
Elevations *	N/A		AXM3
Drainage plan*	N/A		AXM3
Bracing Plan & Schedule/Calculations	N/A		AXM3
Cross sections	N/A		AXM3
Construction details	N/A		AXM3
Weathertightness Risk Matrix	N/A		AXM3
Written specifications	Pass		AXM3
Roof trusses	N/A		AXM3
Other producer statements	N/A		AXM3
Natural Hazards	N/A		AXM3
Compliance schedule information	N/A		AXM3
Consent Issuing - Paper copies required	N/A		AXM3
APPROVAL	Pass		AXM3
Burner consent checklist	N/A		AXM3
Certificate of Acceptance Checklist - Building	N/A		AXM3
1 Storey Dwelling	Pass		Liz Ashwin
General	Pass		LSA
Property File Information Considered	Pass	Considered. the following issues were noted : Proposal is for EQ repairs to dwelling consented BC080440 CCC issued CS0154 - BWOF up to date	LSA
PIM Information Considered	Pass	PIM not yet completed - to be checked at validation	LSA
Earthquake zone	Pass	4	LSA
Altitude	Pass	201-350m 340m	LSA
Snow zone & load	Pass	N3 <400m Up to 1 kPa	LSA
Wind zone	Pass	Lee	LSA
Exposure zone	Pass	B	LSA
Ground	Pass	3 (VL)	LSA
Wind speed	Pass	SED	LSA
Importance level	Pass	2	LSA
Schedule 2 building use	Pass	SH - to the part of the building subject to this consent	LSA

Checklist/Elements	Status	Notes	Processed By
Procedure for inspections included	N/A		LSA
Building Act 2004 Sections	Pass		LSA
Sec 28 - Cases Involving Bans	Pass	N/A none identified in documents	LSA
Sec 46(3) - NZ Fire Service Commision	Pass	Not required - proposal does not need to be reviewed by NZFS DRU	LSA
Sec 67 - Waivers or Modifications	Pass	None granted	LSA
Sec 71-74 - Building on Land Subject to Natural Hazards	Pass	No natural hazards noted on PIM notes	LSA
Sec 75 - Building on 2 or More Allotments	Pass	Proposed building work sited clear of legal boundaries and easements - paving to be repaired sites within fenceline and does not cross easement to rear section	LSA
Sec 112 - Alterations to Existing Buildings	Pass	Building will comply after alterations at least to same extent as before	LSA
Sec 113 - Specified Intended Life	Pass	Indefinite but not less than 50 years	LSA
Sec 114 Change of use	Pass	Use of building remains unchanged	LSA
Sec 118 - Access and Facilities for persons with disabilities	Pass	All PWD access requirements met No implications for private residential dwelling	LSA
NZ Building Code Handbook	Pass		LSA
A1 Classified Use	Pass	Housing - Multi-unit dwelling Building contains an SH use in the area subject to this application and SA in the attached units - all as per original consent	LSA
B1 Structure	Pass		LSA
Foundations	Pass	The notes on Sh A1.0 A and A1.1 A include references to repairs to works not covered by this consent e.g. foundation repairs, new DPC, concrete work and framing, repair or replacement of bracing elements - please ensure that all references to work not covered by this consent are removed from the application documents --- Response - LSA 5 Feb 2018 2:44pm --- RFI response provided with amended drawings with works not covered removed	LSA
Request for Further Information:			
Request: The notes on Sh A1.0 A and A1.1 A include references to repairs to works not covered by this consent e foundation repairs, new DPC, concrete work and framing, repair or replacement of bracing elements - please ensure that all references to work not covered by this consent are removed from the application documents			LSA
Response: RFI response provided with amended drawings with works not covered removed			LSA
Floor Slab and mesh	N/A		LSA
DPM	N/A		LSA
Mesh laps	N/A		LSA
Laced to starters	N/A		LSA
Mesh chairs	N/A		LSA
Supplementary bars	N/A		LSA
Shrinkage control	N/A		LSA
Slab thickenings (see truss design data)	N/A		LSA
Piles (incl. bracing)	N/A		LSA
Bearers	N/A		LSA
Floor joists	N/A		LSA
Load-bearing walls	N/A		LSA
Stud centres (ground level)	N/A		LSA
Long studs	N/A		LSA

Checklist/Elements	Status	Notes	Processed By
Lintels	N/A		LSA
Garage lintel	N/A		LSA
Bracing (ground level)	N/A		LSA
Brace calculations	N/A		LSA
Bracing distribution	N/A		LSA
Ceiling Diaphragms	N/A		LSA
Support beams	N/A		LSA
Trusses	Pass	Please provide the product specification for the proprietary plate connections to be installed as a repair to the displaced nail place plates --- Response - LSA 5 Feb 2018 2:48pm --- Pryda nail plate catalogue provided and added to tech data	LSA
Request for Further Information:			
Request: Please provide the product specification for the proprietary plate connections to be installed as a repair to the displaced nail place plates			LSA
Response: Pryda nail plate catalogue provided and added to tech data			LSA
Trusses - Truss point loads	N/A		LSA
Trusses - Truss fixings	N/A		LSA
Timber rafters	N/A		LSA
Rafter fixings	N/A		LSA
Purlins/tile battens	N/A		LSA
Purlin/batten fixings	N/A		LSA
Roof bracing	N/A		LSA
Gable braces	N/A		LSA
Ceiling battens/restraints	N/A		LSA
Entry columns/beams	N/A		LSA
Verandah framing	N/A		LSA
Posts	N/A		LSA
Footing sizes (uplift)	N/A		LSA
Verandah beams	N/A		LSA
Timber rafters	N/A		LSA
Purlins/tile battens	N/A		LSA
Purlin/batten fixings	N/A		LSA
Verandah roof bracing	N/A		LSA
Deck construction	N/A		LSA
Bearers	N/A		LSA
Decking joists	N/A		LSA
Decking	N/A		LSA
Retaining walls	N/A		LSA
Siting/surcharge	N/A		LSA
Footings and construction	N/A		LSA
Solid fuel heater compliance	N/A		LSA
Non Clean-Air-approved burner model	N/A		LSA
Clean-air approved burner model	N/A		LSA
Clean air approved number	N/A		LSA
Hearth/Slab	N/A		LSA
Chimney/flue	N/A		LSA
Durability applications	N/A		LSA
Generic materials	N/A		LSA
B2 Durability	Pass		LSA
Fixings	Pass	Means of compliance - NZS 3604:2011	LSA

Checklist/Elements	Status	Notes	Processed By
		Galvanised fixings to reapirs to trusses	
Durability evaluation	Pass	Means of compliance - NZS 3604:2011 Product specification required for sealant and injected grout to be used --- Response - LSA 5 Feb 2018 2:49pm --- Methodology provided in line with MBIE recommendation Product specification also provided for Sika product - added to tech data	LSA
Request for Further Information:			
Request: Please provide the product specifications for the sealant and injected grout to be used			LSA
Response: Methodology provided in line with MBIE recommendation			LSA
Product specification also provided for Sika product - added to tech data			
Durability; materials suitable for application	Pass	Durability of all materials specified suitable for proposed applications - OK	LSA
Timber treatments - In ground	N/A		LSA
Timber treatments - Sub-floor	N/A		LSA
Timber treatments - Floor	N/A		LSA
Timber treatments - Ext. trims	N/A		LSA
Timber treatments - Cavities	N/A		LSA
Timber treatments - Plywood	N/A		LSA
Timber treatments - Interior wall framing	N/A		LSA
Timber treatments - Exterior wall framing	N/A		LSA
Timber treatments - Roof framing	N/A		LSA
Timber treatments - Exterior deck piling	N/A		LSA
Timber treatments - Exterior deck framing	N/A		LSA
C1 - C6 Protection from Fire	Pass		LSA
Solid Fuel heater (heat transfer)	N/A		LSA
Risk group assessed	Pass	SH - area affected by the proposed repairs SM - adjacent units	LSA
Fire protection system	Pass	Means of compliance - AS1 Type 1 - Domestic smoke alarms only	LSA
Escape path lengths	Pass	Means of compliance - AS1 Match protection system DEOP = 8m TOP = 25m Yes	LSA
Distance to boundary (1m min)	Pass	Unchanged by the work proposed - confirmed as 3.5m on site plan provided	LSA
Life/Property rating system	Pass	Means of compliance - AS1 Boundary clearances achieved for residential dwelling; fire rated construction detailed for separation between SH and SA use The roof space report provided confirms that there is damage to the fire separation between the garage and the adjacent unit but there is no reference to a proposed repair to this area. Please confirm what repair work is intended to the FRR wall --- Response - LSA 5 Feb 2018 2:50pm --- Updated GHD report confirms that the fire wall is undamaged - consent memo added to record for inspection team to verify at final	LSA

Request for Further Information:

Request: The roof space report provided confirms that there is damage to the fire separation between the garage and the adjacent unit but there is no reference to a proposed repair to this area. Please confirm what repair work is intended to the FRR wall — LSA

Response: Updated GHD report confirms that the fire wall is undamaged - consent memo added to record for inspection team to verify at final — LSA

D1 Access Routes	Pass		LSA
Slip resistance to external access	Pass	Means of compliance - AS1 Broomed/wood floated conc. compliant with Table 2 - see notes on site plan	LSA
Slip resistance to internal entry	N/A	Not required to be considered for private dwelling	LSA
Stair	Pass	Means of compliance - AS1 Max rise to entry step confirmed as 190mm - see note Sh A1.1	LSA
Tread and risers	N/A		LSA
Handrails	N/A		LSA
Ramps	N/A		LSA
D2 Mechanical Access	N/A	Code clause not requiring consideration for this proposal	LSA
E1 Surface Water	Pass		LSA
Minimum FFLs	Pass	Means of compliance - AS1 Internal FFL unchanged from original consent Note on Sh A1.0 confirms that minimum cladding clearances will be acheived	LSA
Gutters	Pass	Existing remains as is	LSA
Down pipes	Pass	Existing remains as is	LSA
Discharge pipe size	N/A	Existing remains as is	LSA
Pipe gradients: mains	N/A	Existing remains as is	LSA
Protection from flooding	N/A	Existing remains as is	LSA
Soak pit/other	Pass	Please confirm if any storm water drainage will be installed to deal with storm water run off from the replacement concrete and asphalt paving --- Response - LSA 5 Feb 2018 2:53pm --- Existing hard surface to be replaced - no storm water drainage Will comply to at least the same extent as before the work was carried out	LSA

Request for Further Information:

Request: Please confirm if any storm water drainage will be installed to deal with storm water run off from the replacement concrete and asphalt paving — LSA

Response: Existing hard surface to be replaced - no storm water drainage — LSA

Will comply to at least the same extent as before the work was carried out

Retaining wall drainage	N/A		LSA
E2 External Moisture	Pass		LSA
Floors	Pass	Please indicate the location of the cracks to be repaired to the floor slab and confirm the width. Please confirm that the repair strategy proposed complies with the MBIE Guidance for repairing houses affected by the Canterbury Earthquakes Appendix A 4.3 and A 4.4 --- Response - LSA 5 Feb 2018 2:53pm --- Cracks to be repaired are located in the gge only	LSA

Checklist/Elements	Status	Notes	Processed By
Request for Further Information:			
Request: Please indicate the location of the cracks to be repaired to the floor slab and confirm the width.			LSA
Please confirm that the repair strategy proposed complies with the MBIE Guidance for repairing houses affected by the Canterbury Earthquakes Appendix A 4.3 and A 4.4			
Response: Cracks to be repaired are located in the gge only			LSA
Weathertightness risk factors	N/A	Existing remains as is	LSA
Building Wrap type	N/A	Existing remains as is	LSA
Sill tape type	N/A	Existing remains as is	LSA
Cladding systems	Pass	Means of compliance - Alternative Solution Existing cladding retained - cracks to joints cut out and re pointed where required	LSA
Cladding on frame - bare GL	Pass	Means of compliance - AS1 Noted on Sh A1.1 that all replacement hard paving is to be installed to comply with E2 AS1 9.1.3 and Table 18	LSA
Clad on frame - paved GL	Pass	Means of compliance - AS1 Noted on Sh A1.1 that all replacement hard paving is to be installed to comply with E2 AS1 9.1.3 and Table 18	LSA
Cav. veneer clad - bare GL	Pass	Means of compliance - AS1 Noted on Sh A1.1 that all replacement hard paving is to be installed to comply with E2 AS1 9.1.3 and Table 18	LSA
Cav. Veneer clad - paved GL	Pass	Means of compliance - AS1 Noted on Sh A1.1 that all replacement hard paving is to be installed to comply with E2 AS1 9.1.3 and Table 18	LSA
Flashings	N/A	Existing remains as is	LSA
Roofing systems	Pass	The Roof report provided confirms that existing roof covering will be retained and new fixings installed where required	LSA
Roof pitch	N/A	Existing remains as is	LSA
Roofing underlay type	Pass	Existing remains as is	LSA
E3 Internal Moisture	N/A	Code clause not requiring consideration for this proposal	LSA
F1 Hazardous Agents	Pass		LSA
F1 Hazardous Agents	Pass	Site not recorded as a HAIL site	LSA
F2 Hazardous Building Materials	Pass		LSA
Hazardous building materials	Pass	Consent for original construction of dwelling was processed in 2008 - building considered unlikely to contain ACM No works affecting glazing	LSA
F3 Hazardous Substances	N/A	Code clause not requiring consideration for this proposal	LSA
F4 Safety from Falling	N/A	Code clause not requiring consideration for this proposal	LSA
F5 Construction Hazards	Pass		LSA
F5 Construction Hazards	Pass	N/A - outside public access area	LSA
F6 Visibility in Escape Routes	N/A	Code clause not requiring consideration for this proposal	LSA

Checklist/Elements	Status	Notes	Processed By
F7 Warning Systems	Pass		LSA
Locations	Pass	Existing smoke alarms already in suitable positions	LSA
F9 Means of restricting access to residential pools	N/A	Code clause not requiring consideration for this proposal	LSA
G1 Personal Hygiene	N/A	Code clause not requiring consideration for this proposal	LSA
G2 Laundering	N/A	Code clause not requiring consideration for this proposal	LSA
G3 Food Prep and Prevention of Contamination	N/A	Code clause not requiring consideration for this proposal	LSA
G4 Ventilation	N/A	Code clause not requiring consideration for this proposal	LSA
G5 Interior Environment	N/A	Code clause not requiring consideration for this proposal	LSA
G6 Airborne and Impact Sound	N/A	Code clause not requiring consideration for this proposal	LSA
G7 Natural Light	N/A	Code clause not requiring consideration for this proposal	LSA
G8 Artificial Light	N/A	Code clause not requiring consideration for this proposal	LSA
G9 Electricity	N/A	Code clause not requiring consideration for this proposal	LSA
G10 Piped Services	N/A	Code clause not requiring consideration for this proposal	LSA
G11 Gas as an Energy Source	N/A	Code clause not requiring consideration for this proposal	LSA
G12 Water Supply	N/A	Code clause not requiring consideration for this proposal	LSA
G13 Foul Water	N/A	Code clause not requiring consideration for this proposal	LSA
G14 Industrial Liquid Waste	N/A	Code clause not requiring consideration for this proposal	LSA
G15 Solid Waste	N/A	Code clause not requiring consideration for this proposal	LSA
H1 Energy Efficiency	N/A	Code clause not requiring consideration for this proposal	LSA

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 15 February 2018 3:12 pm

Kerry Walsh

GoGet Request for Information Report

Consent No: 170607

Type		Created		Signed Off	
RFI	1	13 Dec 2017	Liz Ashwin	5 Feb 2018	Liz Ashwin

Details: The notes on Sh A1.0 A and A1.1 A include references to repairs to works not covered by this consent e.g. foundation repairs, new DPC, concrete work and framing, repair or replacement of bracing elements - please ensure that all references to work not covered by this consent are removed from the application documents

Response: RFI response provided with amended drawings with works not covered removed

Type		Created		Signed Off	
RFI	2	13 Dec 2017	Liz Ashwin	5 Feb 2018	Liz Ashwin

Details: Please provide the product specification for the proprietary plate connections to be installed as a repair to the displaced nail place plates

Response: Pryda nail plate catalogue provided and added to tech data

Type		Created		Signed Off	
RFI	3	13 Dec 2017	Liz Ashwin	5 Feb 2018	Liz Ashwin

Details: Please provide the product specifications for the sealant and injected grout to be used

Response: Methodology provided in line with MBIE recommendation

Product specification also provided for Sika product - added to tech data

Type		Created		Signed Off	
RFI	4	13 Dec 2017	Liz Ashwin	5 Feb 2018	Liz Ashwin

Details: The roof space report provided confirms that there is damage to the fire separation between the garage and the adjacent unit but there is no reference to a proposed repair to this area. Please confirm what repair work is intended to the FRR wall

Response: Updated GHD report confirms that the fire wall is undamaged - consent memo added to record for inspection team to verify at final

Type		Created		Signed Off	
RFI	5	13 Dec 2017	Liz Ashwin	5 Feb 2018	Liz Ashwin

Details: Please confirm if any storm water drainage will be installed to deal with storm water run off from the replacement concrete and asphalt paving

Response: Existing hard surface to be replaced - no storm water drainage

Will comply to at least the same extent as before the work was carried out

Type		Created		Signed Off	
RFI	6	13 Dec 2017	Liz Ashwin	5 Feb 2018	Liz Ashwin

Details: Please indicate the location of the cracks to be repaired to the floor slab and confirm the width.

Please confirm that the repair strategy proposed complies with the MBIE Guidance for repairing houses affected by the Canterbury Earthquakes Appendix A 4.3 and A 4.4

Response: Cracks to be repaired are located in the gge only

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

Ref : T-02-PS-01
Version: 12
Issued: 21 July 2015

Check Sheet – Documents required before Application can be formally received	Applicant	Council
Deposit supplied *(See current "Fees & Charges" list for required amount)* *HDC A/C # for direct online payment :* **03-0802-0946666-00**	X	N/A
Building Consent Application - Form 2 *(signed and correctly / fully completed)*	N/A	N/A
Planning check/PIM declaration form *(required for all new building work)*	N/A	N/A
Certificate of Title *(relevant to property & no more than 6 months old)*	N/A	N/A
Agent Nomination form *(required if applicant is not the property owner)*	N/A	N/A
Any relevant Resource Consents *(copy of decision letter / info)*	N/A	N/A
Design Memorandum – Form 2A *(if project involves Restricted Building Work)*	N/A	N/A
Project details / drawings required (to scale) :		
Site plan *(showing boundaries, site coverage, distances)*	N/A	N/A
Floor plan	N/A	N/A
Elevations	N/A	N/A
Cross sections *(through main construction areas requiring detail)*	N/A	N/A
Construction details *(including weather tightness details)*	N/A	N/A
Drainage Plan	N/A	N/A
Bracing Plan & Schedule / Calculations	N/A	N/A
Weathertightness Risk Matrix	N/A	N/A
Written specifications	N/A	N/A
Roof truss design and Producer Statement	N/A	N/A
Other Producer Statements *(appropriate to site & drawings produced, by suitably qualified person)*	N/A	N/A
Liquefaction Assessment *(required for Zones 1 & 2 - see report on HDC website)*	N/A	N/A
Compliance Schedule information *(draft compliance schedule, for commercial applications)*	N/A	N/A

How to receive approved consent documents :

Electronic file : Dropbox ☑ **CD** ☐ **USB stick** ☐ **Printed paper** ☐

For BCA Use Only:

This application is *as all relevant information* *been supplied*

Signed :

Name :

Date :

Notes :

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

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

Form 5

Building consent 170607

Section 51, Building Act 2004

The building

Street address of building: 4 Woodbank Road, Hanmer Springs

Legal description of land where building is located: LOT 55 DP 341093

Building Name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Shane Cundy and Amy Bott

Contact person:

Mailing address: 4 Woodbank Road, Hanmer Springs 7334

Street address/registered office:

Phone number:	Daytime: 033157135	Mobile: 0272270236
Landline:	Fax number:	
Email: hanmerapartments@gmail.com	Website:	

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

Full Name: Inovo Projects Limited

Mailing Address: 122 Montreal Street, Christchurch 8023

Phones: 0212418851

Email: admin@inovo.nz

Building work

The following building work is authorised by this building consent:

Project: EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas.

Current, lawfully established, use: Detached 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.

CONDITIONS OF BUILDING CONSENT

There are no conditions attached to this consent.

BUILDING CONSENT ADVICE NOTES

This building consent is issued subject to the following conditions:

1. A minimum of 24 hrs notice must be given to the Building Officer prior to any inspections.
2. Construction, fixings and materials are to be in accordance with the approved consent documents authorised under the Building Act 2004,any variance may require an application for an amendment
3. At least one copy of the approved plans and specifications must be kept on site at all times and made available to the Building Control Officer on request.
4. Under section 52 of the Building Act 2004 a building consent will lapse in 12 months from date of issue if the building works concerned have not been commenced

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Project Information Memorandum

Required Items

Signature: 

Position: Building Administration Officer

On behalf of: Hurunui District Council

Date: 15/02/18

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

FORM 6
CODE COMPLIANCE CERTIFICATE APPLICATION
Section 92, Building Act 2004

APPLICATION

Building Consent No : **170607** Consent issued by Hurunui District Council

THE OWNER		AGENT – APPLICANT N/A ☐ *(leave section blank)*	
Owner's Name	: Shane and Amy Cundy	Agent's Name	: J Moore Construction Ltd
Contact Person (if owner is not an individual)	: Shane Cundy	Contact Person	: Jed Moore
Mailing Address	: 4 Woodbank Road, Hanmer Springs	Mailing or Billing Address	: 6 Rostrevor Place, Mairehau, Christchurch
Postcode	: 7334	Postcode	: 8052
Street Address or Registered Office	: 4 Woodbank Road, Hanmer Springs	Street Address or Registered Office	: 6 Rostrevor Place, Mairehau, Christchurch
Postcode	: 7334	Postcode	: 8052
Mobile Phone	: 0272270236	Mobile Phone	: 0226947110
Phone	: 033157135	Phone	: 0226947110
After Hours Phone	: 0272270236	After Hours Phone	: 0226947110
Landline number	: 033157135	Landline number	: n/a
Daytime phone	: 033157135	Daytime phone	: 0226947110
Fax number	: n/a	Fax number	: n/a
E-mail Address	: hanmerapartments@gmail.com	E-mail Address	: jed@jmooreconstruction.co.nz
Website	: www.hanmerapartments.co.nz	Website	: jmooreconstruction.co.nz

Note – The Agent (if appointed) will be the first point of contact for communications with the Council / Building Consent Authority regarding this application / building work and will receive all correspondence including all invoices

The Code Compliance certificate should be sent to : ☐ Owner ☑ Agent

All building work carried out under the above Building Consent was completed on - Date : 18/06/18

The following evidence of ownership is attached to this application : ☐ Certificate of Title
☐ Sale and Purchase Agreement (only if new purchase)

SIGNATURE

I request that the Hurunui District Council Building Consent Authority issue a Code Compliance Certificate for this work (under section 95 of the Building Act 2004)

Signature of owner / or agent on behalf of and with the authority of the owner

☐ Owner ☑ Agent Date : 27/6/18

Note : If acting "for and on behalf", please read the following declaration before signing :

"I hereby declare that I am authorised to act as Agent of the Owner"

THE PERSONNEL WHO CARRIED OUT WORK OTHER THAN RESTRICTED BUILDING WORK	
Name of Builder : Jed Moore Postal Address : 6 Rostrevor Place, Mairehau, Christchurch E-mail Address :	Phone Number : 0226947110 Registration Number : BP117527
Name of Craftsman Plumber : Postal Address : E-mail Address :	Phone Number : Registration Number :
Name of Craftsman Gasfitter : Postal Address : E-Mail Address :	Phone Number : Registration Number :
Name of Registered Drain-layer : Postal Address : E-mail Address :	Phone Number : Registration Number :
Name of Electrician : Wayne Hook Postal Address : 57 Westlake Drive, Halswell, Christchurch E-mail Address : wjhooky@gmail.com	Phone Number : 021339214 Registration Number : E243
Name of soild / liquid fuel burner installer : Postal Address : E-mail Address :	Phone Number : Registration Number :
Name of other Contractor / Tradesperson : Nathan Trotter Postal Address : 2/37 Mandeville Street, Riccarto, Christchurch 8011 E-mail Address : blair@heatpumpsnow.co.nz	Phone Number : 033777393 Registration Number : E18928
Add any additional persons on another (separate) sheet.	

ATTACHMENTS

The following supporting documents are attached to this application :

- ☐ Certificates / other documents from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that Specified Systems are capable of performing to the performance standards set out in the building consent
- ☐ Memoranda from Licensed Building Practitioner(s) stating what Restricted Building Work they carried out or supervised

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

RESTRICTED BUILDING WORK

Did the Building Consent work include any restricted building work ☑ Yes ☐ No

If yes, provide the following details of all licensed building practitioners who were involved in the carrying out or supervising the restricted building work

Licensing Class	Name and address	Licensed building practitioner number (or registration number treated as being licensed under section 291 of the building Act 2004)	Description of particular work carried out or supervised
Foundations	J Moore Construction	BP117527	Epoxy crack repairs to garage floor slab.
Carpentry	J Moore Construction	BP117527	Gib repairs and concrete paiot and path replacement
Exterior Plasterer			
Brick-layer			
Block-layer			
Roofer			

SPECIFIED SYSTEMS

Are there specified systems associate with this project? ☐ Yes (as listed below) ☑ No

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent.

SS1 Automatic systems for fire suppression
SS2 Emergency warning systems
SS3/1 Automatic doors
SS3/2 Access controlled doors
SS3/3 Interfaced fire or smoke doors and / or w indows
SS4 Emergency lighting systems
SS5 Escape route pressurisation systems
SS6 Riser Mains
SS7 Automatic back flow preventers
SS8/1 Passenger carrying lifts
SS8/2 Service lifts
SS8/3 Escalator and moving walks
SS9 Mechanical ventilation or air conditioning systems
SS10 Building maintenance units
SS11 Laboratory fume cupboards
SS12/1 Audio loops
SS12/2 FM radio and infrared beam transmission systems
SS13/1 Mechanical smoke control
SS13/2 Natural smoke control
SS13/3 Smoke curtains
SS14/1 Emergency power systems
SS14/2 Sign44s for SS1-13
SS15/1 Spoken information intended to facilitate evacuation
SS15/2 Final exits
SS15/3 Fire separations
SS15/4Signs for facilitating evacuation
SS15/5 Smoke separations
SS16 Cable cars

Additional Information to Note

1. A final inspection must have been completed prior to this application being sought.
2. The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented and approved prior to the work being carried out.
3. A Code Compliance Certificate will not be issued until all of the information required on this form that is relevant to the job is provided to the Council. This includes all names, certificates from personnel who carried out the work, registration numbers, producer statements, or any other required documents

BC Number 170607

Rapid Number 1651/4

Final inspection Completed by ..... John Arthur

HURUNUI District Council

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

Item EQ 2016 Repair work/cladding/hardstand	Completed/Received
CCC request form	✓
BC conditions Met	—
Record of Building work, form 6A. (Restricted building work only)	X ✓
Inspection notices complete and all items followed up.	✓
Final landscaping/completion photos	✓
PS4 - Engineers Construction Review- Structure	—
Drainage Plan	—
Drainlayers registration number	—
Effluent Field PS3 (drainlayer)	—
Electrical Certificate	2 on file ✓
Gas Certification	—
Pressure Test Declaration	—
Plumbers Registration number	—
Exterior Cladding – Plaster Certification and Warranty	—
Cladding Type as per plans.	✓
High risk areas checked by inspector (decks, flat roofs, stucco, complex designs, unusual materials etc)	—
Membrane roof/deck PS3 and Warranty.(flat roof)	—
Membrane Roof deck pitch checked.	—
Potable Water supply sign off (private wells etc)	—
Wet Areas – Tanking Certification	—
Resource Consent issued	—
Smoke Alarms	—
Underslab fill compaction certificate	not required KW
PS3 for solar water systems	—
Solid/Liquid/Fuel Heater installer's installation certificate	—
Other producer statements received since issue of BC (not specified above)	✓
Council Files	
Correct BC Application / Documentation	✓
Inspections Charged	1
Inspections Completed	11
Fees / Development contributions outstanding	inv# 30918
Correct Description of Building Works	✓

BC Number ....170607.....

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

Additional Comments

- PS3 is unsigned + addressed to ChCh City Council, please sign and make out to HDC. ✓
- ROBW for cladding is missing. ✓

As per K. Walsh.

- Compaction Certificate not required for hardstand areas
- CCC to agent jed@jamoorecontruction.co.nz

Final Authorisations	**Date** 19/7/18
Further information requested	19/7/18
Information Received	24/07/18
APPROVAL to issue CCC (signed) Adele Patchett	24/07/18
Code Compliance Certificate on File	24/07/18
Compliance Schedule on file	[redacted]
File forwarded to TA	24/07/18

Supervised by A. Taylor

BC Number 170607

Rapid Number 1651/4

Final inspection Completed by ..... John Arthur

HURUNUI District Council

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

Item EQ 2016 Repair work/cladding/hardstand	Completed/Received
CCC request form	✓
BC conditions Met	—
Record of Building work, form 6A. (Restricted building work only)	X ✓
Inspection notices complete and all items followed up.	✓
Final landscaping/completion photos	✓
PS4 - Engineers Construction Review- Structure	—
Drainage Plan	—
Drainlayers registration number	—
Effluent Field PS3 (drainlayer)	—
Electrical Certificate	2 on file ✓
Gas Certification	—
Pressure Test Declaration	—
Plumbers Registration number	—
Exterior Cladding – Plaster Certification and Warranty	—
Cladding Type as per plans.	✓
High risk areas checked by inspector (decks, flat roofs, stucco, complex designs, unusual materials etc)	—
Membrane roof/deck PS3 and Warranty.(flat roof)	—
Membrane Roof deck pitch checked.	—
Potable Water supply sign off (private wells etc)	—
Wet Areas – Tanking Certification	—
Resource Consent issued	—
Smoke Alarms	—
Underslab fill compaction certificate	not required KW
PS3 for solar water systems	—
Solid/Liquid/Fuel Heater installer's installation certificate	—
Other producer statements received since issue of BC (not specified above)	✓
Council Files	
Correct BC Application / Documentation	✓
Inspections Charged	1
Inspections Completed	11
Fees / Development contributions outstanding	inv# 30918
Correct Description of Building Works	✓

BC Number ....170607.....

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

Additional Comments

- PS3 is unsigned + addressed to ChCh City Council, please sign and make out to HDC. ✓
- ROBW for cladding is missing. ✓

As per K. Walsh.

- Compaction Certificate not required for hardstand areas
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Final Authorisations	**Date** 19/7/18
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Code Compliance Certificate on File	24/07/18
Compliance Schedule on file	[redacted]
File forwarded to TA	24/07/18

Supervised by A. Taylor

Compliance and Electrical Safety Certificate

Redpaths

Reference/Certificate ID No:

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details: 4 WOODBANK RD HANMER

Contact Details: (Name and address) J. MOORE CONSTRUCTION

Name of Electrical worker: NATHAN TROTTER

Registration/Practising licence number: E18928

Organisation/company: HEAT PUMPS NOW

Phone and email: 03 377 7393

Name of person(s) supervised

CoC

Type of work: ○ Additions ○ Alterations ○ New work

The prescribed electrical work is: ○ Low risk ✓ General ○ High risk (Specify):

Reference Standards: ○ Part 1 of AS/NZS 3000 ○ Part 2 of AS/NZS 3000

○ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

TO RECONNECT 2 x FUJITSU HEAT PUMPS TO EXISTING CIRCUITS. EACH PROTECTED WITH A 20AMP MCB. ISOLATORS FITTED ABOVE OUTDOOR UNITS.

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

- ○ Has been installed in accordance with a certified design[1]
- ○ Has an earthing system that is correctly rated (where applicable)
- ✓ Contains fittings that are safe to connect to a power supply
- ○ Relies on a supplier Declaration of Conformity[1]
- ○ Relies on a manufacturer's instructions[1]
- ✓ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ✓ Is safe to connect

Test Results:	
Polarity (independent earth):	✓
Insulation resistance:	∞ MΩ
Earth continuity:	0.5Ω
Bonding:	
Other (specify):	
Date:	23 MAY 2018

Electronic/Other reference:

Certifier's signature:

[1] Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: NATHAN TROTTER

Registration/Practising licence number: E18928

Certifier's signature:

Certificate Issue Date: 23 MAY 2018

Connection Date: 23 MAY 2018.

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

Customer Copy

Electrical Certificate of Compliance
Electrical Safety Certificate

582094

www.evro.co.nz/cocesc.pdf

CUSTOMER COPY

Blue text = Certificate of Compliance, *Red text = Electrical Safety Certificate,* *Green text = Required for both certificates*

WORK TYPE ☐ Low-risk (Maintenance Replacement) ☑ General ☐ High-risk (Requires Inspection)

	Yes	No
Has the work been done in compliance with AS/NZS 3000 Part 1 ☐ or Part 2 ☐	☐	☑
Has the work been done in accordance with the certified design for the electrical installation	☑	☐
Does the work rely on any manufacturer's instructions and suppliers' declarations of conformity	☑	☐
Tested in accordance with AS/NZS 3000	☑	☐
The installation connected to the electricity supply is safe to use	☑	☐
The work done has not adversely affected any other part of the installation.	☐	☑
Other Standards used _____		☐

Customer Hanmer Apartments. Site ref.

Address of installation 4 Woodbank Road. Hanmer

Type of system the installation is safe to connect to 400 Volts. MEN eg 230V MEN

Number of electrical installations safe to connect to electricity supply

☐ Power outlets ☐ Light fittings/control ☐ HWC ☐ Ranges

Date work done Start Finish

Description of work done and by whom / Work related to ESC

Reconnect oven & Hot Plates.

Reconnect Power Points

Reconnect Lighting

Test Results

	OK
Visual Inspection	☑
Polarity	☑
Correct Circuit Connections	☑
Insulation Resistance	☑
RCD	☑

Earth fault-loop Impedance

20A power kitchen	0.41Ω

Other Electrical workers involved

full name	registration	date

Issuing Electrician

full name Wayne Hook registration E243

phone 021 - 339214 company Hook Electrical.

The work on this certificate has been done lawfully and safely, and the information on the certificate is correct signed W J Hook. date 24-5-2018

CUSTOMER COPY

Attach a copy of any manufacturer's instructions, supplier declarations of conformity, and certified designs used in the course of the prescribed electrical work.

Electrical Certificate of Compliance
Electrical Safety Certificate

582094

www.evro.co.nz/cocesc.pdf

CUSTOMER COPY

Blue text = Certificate of Compliance, *Red text = Electrical Safety Certificate,* *Green text = Required for both certificates*

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	Yes	No
Has the work been done in compliance with AS/NZS 3000 Part 1 ☐ or Part 2 ☐	☐	☑
Has the work been done in accordance with the certified design for the electrical installation	☑	☐
Does the work rely on any manufacturer's instructions and suppliers' declarations of conformity	☑	☐
Tested in accordance with AS/NZS 3000	☑	☐
The installation connected to the electricity supply is safe to use	☑	☐
The work done has not adversely affected any other part of the installation.	☐	☑
Other Standards used _____		☐

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RCD	☑

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HURUNUI DISTRICT COUNCIL
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Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

Producer Statement Construction (PS3)

All sections of this PS3 must be completed

- [x] Building
- [ ] Fire Sprinkler
- [ ] Cladding
- [ ] Emergency Lighting
- [ ] Lift
- [ ] Other (specify).....
- [ ] Fire Alarm
- [ ] Mechanical (HVAC)
- [ ] Drainlayer

Issued by (contractor / installer) Installer. J. Moore Construction.
to Hurunui District Council

OWNER'S DETAILS	
Owner's name:	Shane and Amy Cundy.
Project address:	4 Woodbank Road, Hanmer Springs.
Building consent number:	170607
Description of building work:	Epoxy Cracking to garage floor foundation.
Scope of work covered by statement:	Cracking to concrete garage floor.
System / Product used (if applicable):	Sikadur 52 Epoxy

I (constructor/installer) J. Moore Construction have been engaged by (building consent applicant) FMG c/o Inovo Projects to construct:

(ALL) PART ONLY (circle one)

As specified in the attached particulars of the above mentioned building consent number and its attached conditions, I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that building consent and complies with the building consent.

Specific reference to the Building Code:

What Clauses of the Building Code are covered by the Certificate?

(Circle applicable clauses)

(B1)	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

I understand that this Certificate, if accepted, will be relied upon by Hurunui District Council for the purpose of establishing compliance with the Building Consent.

CONTRUCTOR'S / INSTALLER'S DETAILS		
Name:	Jed Moore.	
Company name (if applicable):	J. Moore Construction Ltd.	
Address:	6 Rastrevar Place, Mairehaun, Christchurch.	
Registration number:	BP117527	Mobile phone: 0226947110.
Phone (work):	0226947110.	E-mail address:
Signature:		Date: 20.7.18

HURUNUI DISTRICT COUNCIL
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Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

19 July 2018

J Moore Construction Ltd
6 Rostrevor Pl
Christchurch 8052

Dear Sir/Madam

Re: Code Compliance Certificate (CCC) request for BC170607
EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas.
4 Woodbank Road, Hanmer Springs

The Council has received a code compliance request in relation to EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas. at 4 Woodbank Road, Hanmer Springs. Your construction has been assessed for compliance with the Building Act 2004 and the granted building consent requirements.

Further information is required with regard to the following:

1. Please pay the attached invoice for the repeat final inspection.
2. The PS3 provided is unsigned and addressed to Christchurch City Council. Please sign and make it out to Hurunui District Council.
3. Please provide a Record Of Restricted Building Work for the cladding.

Please send the above information to us within 28 days of this letter. If the information is not received within this period, the CCC will be automatically refused.

If you provide the information within 28 days your application will again be considered.

Yours faithfully

Adele Patchett
Building Administration Officer

Email: building@hurunui.govt.nz

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

THE BUILDING	
Street address: 4 Woodbank Road, Hanmer Springs.	
Suburb: Hanmer	
Town/City: Hanmer Springs.	Postcode:

THE PROJECT
Building consent number:

THE OWNER(S)	
Name(s): Shane and Amy Lundy.	
Mailing address: 4 Woodbank Road,	
Suburb: Hanmer.	PO Box/Private Bag:
Town/City: Hanmer Springs.	Postcode:
Phone number: 027 227 0236.	Email address: hanmeraparts@gmail.com.

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☑	Repair to cracking in garage floor. Using Sikadur 52 Epoxy	○ Carried out ○ Supervised
Walls ☐		○ Carried out ○ Supervised
Roof ☐		○ Carried out ○ Supervised
Columns and beams ☐		○ Carried out ○ Supervised
Bracing ☐		○ Carried out ○ Supervised
Other ☐		○ Carried out ○ Supervised

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

ISSUED BY

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

Name: Jed Moore.	LBP number: BP117527
Class(es) licensed in: Carpentry.	
J. Moore Construction Ltd.	
Plumbers, Gasfitters and Drainlayers registration number (if applicable): N/A	
Mailing address (if different from below): As below.	
Street address/Registered office: 6 Rostrevor Place.	
Suburb: Mairehau.	Town/City: Christchurch.
PO Box/Private Bag N/A	Postcode: 8052.
Phone number: 0226947110	Mobile: 0226947110
After hours: 0226947110	Fax: N/A
Email address: jed@jmoore construction.co.nz	Website: jmoreconstruction.co.nz

DECLARATION

I Jed Moore. carried out or supervised the restricted building work recorded on this form.

Signature: [signature]

Date: 23/07/18.

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Skype hdc_customer_services | twitter.com/hurunuidc

Form 7

Code Compliance Certificate

Section 95, Building Act 2004

The building:

Street address of building: 4 Woodbank Road, Hanmer Springs
Legal description of land where building is located: LOT 55 DP 341093
Building name:
Location of building within site/block number:
Level/unit number:
Current, lawful established, use: SH
Year first constructed:

The owner:

Name of owner: Cundy Shane Joseph & Cundy Amy Rebecca
Contact person:
Mailing address: 4 Woodbank Road, Hanmer Springs 7334
Street address/registered office:
Phone number: Daytime: 033157135 Mobile: 0272270236
Landline: Fax number:
Email: hanmerapartments@gmail.com Website:
First point of contact for communications with the council/building consent authority:
Full Name: Inovo Projects Limited
Mailing Address: 122 Montreal Street, Christchurch 8023
Phones:: 0212418851
Email: admin@inovo.nz

Building work:

Building consent number: 170607
Project: EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas.
Issued by: Hurunui District Council

Code Compliance:

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

(a) The building work complies with the building consent

Position: Building Administration Officer

Signature:

On behalf of: Hurunui District Council Date: 25/07/18

HURUNUI DISTRICT COUNCIL
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Skype hdc_customer_services | twitter.com/hurunuidc

FORM 6
CODE COMPLIANCE CERTIFICATE APPLICATION
Section 92, Building Act 2004

APPLICATION

Building Consent No :

Consent issued by Hurunui District Council

THE OWNER		AGENT – APPLICANT N/A ☐ *(leave section blank)*	
Owner's Name :	Shane Joseph Cundy, Amy Rebecca Bott	Agent's Name :	Inovo Projects
Contact Person : (if owner is not an individual)		Contact Person :	Greg Jarvis
Mailing Address :	4 Woodbank Road	Mailing or Billing Address :	122 Montreal Street, PO Box 7069, Christchurch
Postcode :	7334	Postcode :	8240
Street Address or Registered Office :		Street Address or Registered Office :	
Postcode :		Postcode :	
Mobile Phone :	0272270236	Mobile Phone :	0212418851
Phone :		Phone :	
After Hours Phone :		After Hours Phone :	
Landline number :	033157135	Landline number :	
Daytime phone :		Daytime phone :	
Fax number :		Fax number :	
E-mail Address :	hanmer apartments@gmail.com	E-mail Address :	greg@inovo.nz
Website :		Website :	

Note – The Agent (if appointed) will be the first point of contact for communications with the Council / Building Consent Authority regarding this application / building work and will receive all correspondence including all invoices

The Code Compliance certificate should be sent to : ☐ Owner ☐ Agent

All building work carried out under the above Building Consent was completed on - Date :

The following evidence of ownership is attached to this application : ☐ Certificate of Title
☐ Sale and Purchase Agreement (only if new purchase)

SIGNATURE

I request that the Hurunui District Council Building Consent Authority issue a Code Compliance Certificate for this work (under section 95 of the Building Act 2004)

Signature of owner / or agent on behalf of and with the authority of the owner :

☐ Owner ☐ Agent Date : 30/11/2017

Note : If acting "for and on behalf", please read the following declaration before signing :

"I hereby declare that I am authorised to act as Agent of the Owner"

THE PERSONNEL WHO CARRIED OUT WORK **OTHER THAN** RESTRICTED BUILDING WORK	
Name of Builder :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Name of Craftsman Plumber :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Name of Craftsman Gasfitter :	Phone Number :
Postal Address :	Registration Number :
E-Mail Address :	
Name of Registered Drain-layer :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Name of Electrician :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Name of soild / liquid fuel burner installer :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Name of other Contractor / Tradesperson :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Add any additional persons on another (separate) sheet.	

ATTACHMENTS

The following supporting documents are attached to this application :

- ☐ Certificates / other documents from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that Specified Systems are capable of performing to the performance standards set out in the building consent
- ☐ Memoranda from Licensed Building Practitioner(s) stating what Restricted Building Work they carried out or supervised

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

RESTRICTED BUILDING WORK

Did the Building Consent work include any restricted building work ☐ Yes ☐ No

If yes, provide the following details of all licensed building practitioners who were involved in the carrying out or supervising the restricted building work

Licensing Class	Name and address	Licensed building practitioner number (or registration number treated as being licensed under section 291 of the building Act 2004)	Description of particular work carried out or supervised
Foundations			
Carpentry			
Exterior Plasterer			
Brick-layer			
Block-layer			
Roofer			

SPECIFIED SYSTEMS

Are there specified systems associate with this project? ☐ Yes (as listed below) ☐ No

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent.

SS1 Automatic systems for fire suppression
SS2 Emergency warning systems
SS3/1 Automatic doors
SS3/2 Access controlled doors
SS3/3 Interfaced fire or smoke doors and / or w indows
SS4 Emergency lighting systems
SS5 Escape route pressurisation systems
SS6 Riser Mains
SS7 Automatic back flow preventers
SS8/1 Passenger carrying lifts
SS8/2 Service lifts
SS8/3 Escalator and moving walks
SS9 Mechanical ventilation or air conditioning systems
SS10 Building maintenance units
SS11 Laboratory fume cupboards
SS12/1 Audio loops
SS12/2 FM radio and infrared beam transmission systems
SS13/1 Mechanical smoke control
SS13/2 Natural smoke control
SS13/3 Smoke curtains
SS14/1 Emergency power systems
SS14/2 Sign44s for SS1-13
SS15/1 Spoken information intended to facilitate evacuation
SS15/2 Final exits
SS15/3 Fire separations
SS15/4Signs for facilitating evacuation
SS15/5 Smoke separations
SS16 Cable cars

Additional Information to Note

1. A final inspection must have been completed prior to this application being sought.
2. The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented and approved prior to the work being carried out.
3. A Code Compliance Certificate will not be issued until all of the information required on this form that is relevant to the job is provided to the Council. This includes all names, certificates from personnel who carried out the work, registration numbers, producer statements, or any other required documents

GoGet Inspection Audit Report

Consent No: **170607**

Applicant: **Inovo Projects Limited**

Site Address: **4 Woodbank Road, Hanmer Springs**

Work Type: **EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas.**

Inspection Type: **Final - Residential**

Inspection Outcome: **Fail**

Inspected By: **John Arthur**

Inspection Date: **5 June 2018 12:28 p.m.**

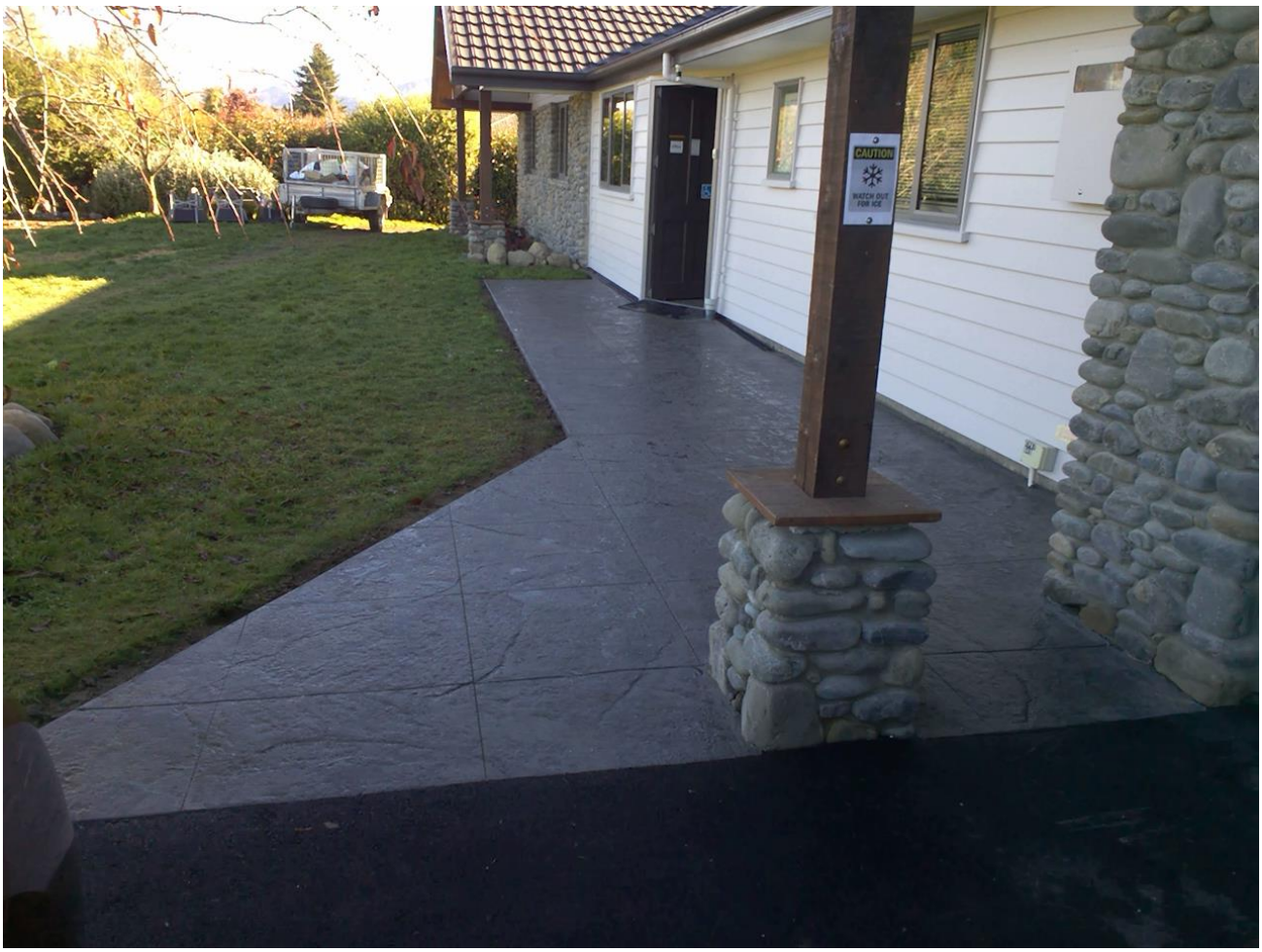
Duration: **45 minutes**

Inspection Element	Status
General	Pass
Inspection carried out **Yes** **Fire Wall to be reinstated..**	Pass
Exterior	Pass
FFL above GL	N/A
FFL above paving **Good - sufficient - OK**	Pass
Cladding clearances **Good - sufficient for cladding types - OK**	Pass
Flashings correct	N/A
Penetrations sealed	N/A
Access level height **Level access - OK** **Compliant steps & landings - OK**	Pass
Non-slip access **Broomed/floated concrete**	Pass
Stair/step access, tread/riser/pitch, head clearance	N/A
Handrails/barriers	N/A
Roof fixed sufficiently	N/A
Roof penetrations	N/A
Snow straps/boards	N/A
Vermin proofing	N/A
Effluent field/tank	N/A
S/W discharge location	N/A
S/W sumps/strip drain	N/A
Downpipes clipped	N/A
ORG clipped	N/A
Gully heights	N/A
MV/BV size/location	N/A
Gas bottle location	N/A
Weep holds sealed (at gas storage)	N/A
Veneer top vented	N/A
Mechanical vents to exterior	N/A
Duct covers installed	N/A
Soffit lines sealed	N/A
Solar panel fitting	N/A

Fire fighting water provided as per consent documents	N/A
Photo Record **YES - All relevant photos taken**	Pass
Interior	N/A
Wet areas sealed	N/A
Safety glass installed	N/A
Window restraints	N/A
Aluminium joinery ID	N/A
Ventilation/Light	N/A
Smoke dectectors	N/A
Impervious flooring	N/A
Stair/step access, tread/riser/pitch, head clearance	N/A
Handrails/barriers	N/A
Gas hob protection	N/A
Means of heating	N/A
Heating unit	N/A
Plumbing	N/A
Roof space	Fail
Insulation fitment **Fire Wall between units and residence to be reinstated**	Fail
Downlight clearance	N/A
Ducting connected	N/A
Underlay fitment/laps	N/A
Pipework insulated	N/A
Pipework clipped/supported	N/A
Amendments/Site Instructions	N/A



Taken at 12:35 PM on Tuesday 5/06/2018



Taken at 12:35 PM on Tuesday 5/06/2018



Taken at 12:36 PM on Tuesday 5/06/2018

GoGet Inspection Audit Report

Consent No: **170607**

Applicant: **Inovo Projects Limited**

Site Address: **4 Woodbank Road, Hanmer Springs**

Work Type: **EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas.**

Inspection Type: **Final - Residential**

Inspection Outcome: **Pass**

Inspected By: **John Arthur**

Inspection Date: **18 June 2018 11:39 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection carried out **Yes**	Pass
Roof space	Pass
Insulation fitment **Fire Wall re-instated**	Pass

Support Documentation

Hardfill compaction certificate	Clear

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

☒ Building	☐ Emergency Lighting	☐ Cladding	☐ Escalator
☐ Waterproof Membranes	☐ Drainlayer	☐ Fire Alarm	☐ Lift
☐ Mechanical (HVAC)	☐ Solar Heating	☐ Other (specify):	

Author name:
Jed Moore

Author company:
J Moore Construction Ltd

Site address:
4 Woodbank Road, Hanmer Springs

Description of building work:
Repair cracking to garage floor via epoxy injection. Product used Sikadur 52 Low viscosity crack injection epoxy.

Owners Details:
Shane and Amy Cundy

Scope of work covered by statement:
Crack repairs to garage floor.

System/Product used (if applicable):
Sikadur 52 Epoxy

I (constructor): J Moore Construction have been engaged by

FMG c/o Inovo Projects (applicant, designer, main contractor etc) to construct: ☐ part ☒ all

As specified in the attached particulars of Building Consent Number: 170607 and its attached conditions
I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses:
[select as applicable]

☒ B1	☐ B2	☐ C1	☐ C2	☐ C3	☐ C4	☐ C5	☐ C6	☐ D1	☐ D2	☐ E1	☐ E2	
☐ E3	☐ F1	☐ F2	☐ F3	☐ F4	☐ F5	☐ F6	☐ F7	☐ F8	☐ G1	☐ G2	☐ G3	
☐ G4	☐ G5	☐ G6	☐ G7	☐ G8	☐ G9	☐ G10	☐ G11	☐ G12	☐ G13	☐ G14	☐ G15	
☐ H1												

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No: Or ☐ N/A

BP117527

Qualifications/Experience:

LBP Carpenter BP117527

Address:	Postcode:
6 Rostrevor Place, Mairehau, Christchurch	8052

Phone:	Fax:
0226947110	n/a

Mobile:	Email:
0226947110	jed@jmooreconstruction.co.nz

Signature:	Date:
Jed Moore	13/06/2018

Hurunui District Council
66 Carters Road
PO Box 13
Amberley 7441
Phone (03) 314 8816

SITE NOTICE

Consent No: **170607**
Applicant: **Inovo Projects Limited**
Site Address: **4 Woodbank Road, Hanmer Springs**
Work Type: **EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas.**
Building Category: **R1**

Inspection Type: **Final - Residential**
Inspection Outcome: **Fail**
Inspected By: **John Arthur**
Inspection Date: **5 June 2018**

Failed Items

Roof space

Insulation fitment	**Fire Wall between units and residence to be reinstated**

Passed Items

General

Inspection carried out	**Yes** **Fire Wall to be reinstated..**

Exterior

FFL above paving	**Good - sufficient - OK**
Cladding clearances	**Good - sufficient for cladding types - OK**
Access level height	**Level access - OK**
	Compliant steps & landings - OK
Non-slip access	**Broomed/floated concrete**
Photo Record	**YES - All relevant photos taken**

Support Documentation	Status
Application for CCC	Required
PS3 (Specify)	Required

PS3 required from builder to confirm that the injected grout to the cracks in the garage slab has been installed in accordance with MBIE recommendations and manufacturers product specification

Hardfill compaction certificate	Required

Hurunui District Council
66 Carters Road
PO Box 13
Amberley 7441
Phone (03) 314 8816

SITE NOTICE

Consent No: **170607**
Applicant: **Inovo Projects Limited**
Site Address: **4 Woodbank Road, Hanmer Springs**
Work Type: **EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas.**
Building Category: **R1**

Inspection Type: **Final - Residential**
Inspection Outcome: **Pass**
Inspected By: **John Arthur**
Inspection Date: **18 June 2018**

Passed Items

General
- Inspection carried out: **Yes**

Roof space
- Insulation fitment: **Fire Wall re-instated**

Support Documentation	Status
Application for CCC	Required
PS3 (Specify)	Required

PS3 required from builder to confirm that the injected grout to the cracks in the garage slab has been installed in accordance with MBIE recommendations and manufacturers product specification

HURUNUI District Council

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

Inovo Projects Limited
122 Montreal Street
Christchurch 8023

Customer No BC170607
Date 15/02/18

GST Reg No 53-915-477

Tax Invoice 28374

170607 : 4 Woodbank Road, Hanmer Springs
EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas.
Owner: Shane Cundy and Amy Bott

Consent Processing Fee	392.67	*
BRANZ levy	200.00	OG
DBH Levy	402.00	*
Inspections	170.00	*
Planning/PIM Processing	405.00	*
Consent Admin Fee	142.50	*
BCA Levy	160.00	*
Code Compliance Certificate	200.00	*
Less invoice previously charged	1,500.00CR	*

Continued...

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

HURUNUI District Council

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

Inovo Projects Limited
122 Montreal Street
Christchurch 8023

Customer No BC170607
Date 15/02/18

GST Reg No 53-915-477

Tax Invoice 28374

(* Includes GST)	**BEFORE GST**	523.62
	GST	48.55
	Sub Total	$572.17

Total incl GST $572.17

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

Inovo Projects Limited

Customer No BC170607
Date 15/02/18
Invoice No 28374
Total Due $572.17

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Dear Sir/Madam

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

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

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

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

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

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

Yours sincerely

Contaminated Sites Team

Property Statement
from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Date:	14 December 2017
Land Parcels:	Lot 55 DP 341093 Valuation No(s): 2125212524



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the serach radius may not be shown on this map, even if the property is visible.

Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
3313	A & S Jacks	110 Hanmer Springs Road, Hanmer Springs		Verified Non-HAIL
3339	J T Beaven	305 Chatterton Road, Hanmer Springs	G3 - Landfill sites;G5 - Waste disposal to land;	Not Investigated

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

Information held about the sites on the Listed Land Use Register

Site 3313: A & S Jacks (Within 100m of enquiry area.)

Site Address: 110 Hanmer Springs Road, Hanmer Springs

Legal Description(s):	LOT 1 DP 57309 BLK I LYNDON SD

Site Category:	Verified Non-HAIL
Definition:	Site entered on register based on information found to be incorrect.

Land Uses (from HAIL):

Period From	Period To	HAIL land use

Notes:

30 Aug 2011 This site was identified as being used for the storage of pest control products. However, correspondence with the site owner revealed that this was in fact not the case. No hazardous activities are known to have occurred at this location.

Investigations:

There are no investigations associated with this site.

Site 3339: J T Beaven (Within 100m of enquiry area.)

Site Address:	305 Chatterton Road, Hanmer Springs
Legal Description(s):	RS 41948

Site Category:	Not Investigated
Definition:	Verified HAIL has not been investigated.

Land Uses (from HAIL):

Period From	Period To	HAIL land use
?	?	Landfill sites
?	?	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:

20 Jun 2007 Information from ECan enforcement files.Local contractors were dumping construction / demolition material on site 2005.

Investigations:

There are no investigations associated with this site.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ188002.

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

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

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

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

Listed Land Use Register

What you need to know



Everything is connected

What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)[1]. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

[1] The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

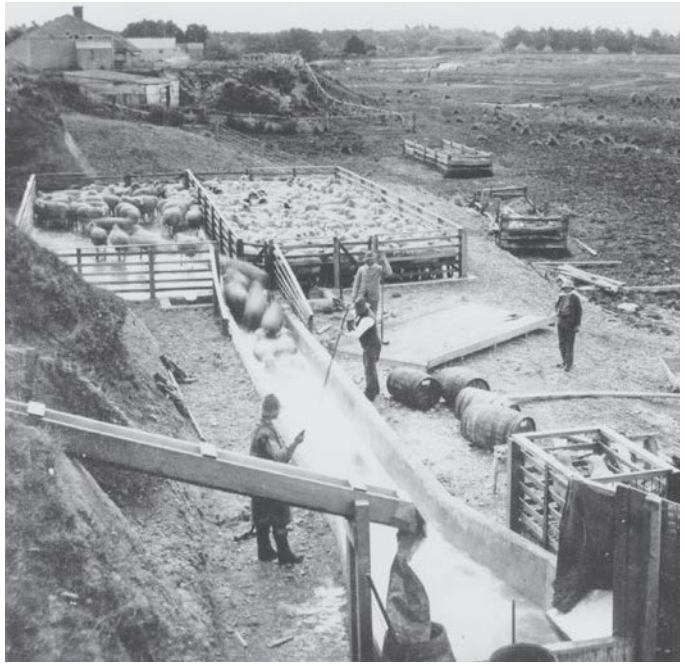
We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.



If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.

I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:
Calling from Christchurch: (03) 353 9007
Calling from any other area: 0800 EC INFO (32 4636)

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

Everything is connected

Promoting quality of life through balanced resource management.

www.ecan.govt.nz E13/101

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

E13/102

HDC Approved Consent Document (In accordance with BA 2004, Cl. 49(1)) - Processed by : ES Ashwin - BC No. 170607

RESIDENTIAL DWELLING EQ REPAIR
4 Woodbank Road, Hanmer Springs



SCOPE OF WORKS

Remove and replace concrete hardstanding areas as noted.
General repair work to cladding.
Crack injection to concrete slab in garage

4 Woodbank road

[H510 - 12185]

4 Woodbank road, Hanmer Springs

A0 Cover Sheet

A1.0 Site Plan

A1.1 Floor Plan

REVISED During Processing 5/02/2018

BC documentation

22-11-2017

we are HIERARCHY GROUP.

HDC Approved Consent Document (In accordance with BA 2004, Cl. 49(1)) - Processed by : ES Ashwin - BC No. 170607

GENERAL NOTES:

- ALL DOOR AND WINDOW LOCATIONS ARE APPROXIMATE.
- CONTRACTOR TO LOCATE ALL EXISTING SERVICES BEFORE COMMENCING WORK.
- NEW CONSTRUCTION AREA TO BE FULLY FENCED BEFORE COMMENCING CONSTRUCTION. ALL WORK TO COMPLY WITH NZBC CLAUSE F5/AS1 PART 1.

LEGAL DESCRIPTION:

ADDRESS	: 4 Woodbank road, Hanmer
LOT NUMBER	: 55
DP	: 341093
SITE AREA	: 2695m²

DEVELOPMENT RULES:

LIVING ZONE	: Rural lifestyle
HEIGHT	: No Change
SETBACK	: No Change
RECESSION PLANES	: N/A

PROPERTY INFORMATION:

SITE AREA	: 2695m²
BUILDING AREA	: No Change (288.3 m²)
SITE COVERAGE PERCENTAGE	: No Change
CONSTRUCTION DATE	: N/A
FOUNDATION TYPE	: C1
CLADDING	: Linea, Riverstone
ROOFING	: Corrugate Roofing
STORIES	: 1
WIND ZONE	: SPECIFIC DESIGN
WIND REGION	: Lee Zone
EARTHQUAKE ZONE	: ZONE 4
EXPOSURE ZONE	: ZONE B
SNOW ZONE	: N3

SCOPE OF WORKS:

Remove and replace concrete hardstanding areas as noted.
General repair work to cladding.

MBIE GUIDANCE: REPAIRING AND REBUILDING HOUSES AFFECTED BY THE CANTERBURY EARTHQUAKES.
DATED: DECEMBER 2012 . VERSION: 3

NZ BUILDING ACT 2004 SCHEDULE 1
NOTE: EQ REPAIR WORKS DEEMED UNDER NZ BUILDING ACT 2004 SCHEDULE 1 ARE NOT SPECIFIED IN THESE DRAWINGS.
1 GENERAL REPAIR, MAINTENANCE, AND REPLACEMENT.
(1) THE REPAIR AND MAINTENANCE OF ANY COMPONENT OR ASSEMBLY INCORPORATED IN OR ASSOCIATED WITH A BUILDING, PROVIDED THAT COMPARABLE MATERIALS ARE USED.
(2) REPLACEMENT OF ANY COMPONENT OR ASSEMBLY INCORPORATED IN OR ASSOCIATED WITH A BUILDING, PROVIDED THAT-

(A) A COMPARABLE COMPONENT OR ASSEMBLY IS USED;
AND
(B) THE REPLACEMENT IS IN THE SAME POSITION.
I.E CLADDING REPAIR, INTERNAL LINING REPAIR.

DEMOLITION NOTES

NOTIFY THE NETWORK UTILITY OPERATORS AND ARRANGE FOR THEM TO LOCATE THE POSITION OF ALL SERVICES ADJACENT TO AND ENTERING THE SITE.

DISCONNECT AND SEAL OFF SERVICES BEFORE WORK COMMENCES. PROTECT SERVICES ADJACENT TO THE AREA BEING DEMOLISHED.

MAINTAIN SERVICES TO OCCUPIED AREAS OF THE BUILDING, PARTICULARLY FIRE SERVICES.

COMPLY WITH NZBC F5/AS1 AND THE NZDAA BEST PRACTICE GUIDELINES FOR DEMOLITION IN NEW ZEALAND. REFER TO NZDAA GUIDELINE CHECKLISTS, ENSURE ADJOINING BUILDINGS ARE PROTECTED FROM ANY ADVERSE EFFECTS OF DEMOLITION WORK

DEMOLISH ELEMENTS FOR DEMOLITION REMOVE FROM SITE AND DISPOSE. DEMOLISH REMOVE FROM SITE AND DISPOSE OF ELEMENTS NOT TO BE SALVAGED OR REUSED

CAREFULLY DISMANTLE ELEMENTS FOR SALVAGE OR RE-USE; REMOVE AND STORE ON SITE WHERE DIRECTED. PROTECT FROM DAMAGE AND WEATHER.
UNTIL REQUIRED OR UNTIL CONVENIENT FOR REMOVAL

MAKE GOOD DAMAGE CAUSED BY DEMOLITION WORK. REINSTATE WHERE ANY DAMAGE IS CAUSED BY THIS DEMOLITION TO THOSE PARTS OF THE EXISTING BUILDING, OTHER BUILDINGS AND THE REMAINDER OF THE SITE BEING RETAINED.

LEAVE WORK TO THE STANDARD REQUIRED BY FOLLOWING PROCEDURES. AND LEAVE SITE COMPLETELY CLEAN AND TIDY ON COMPLETION

WASTE MANAGEMENT GUIDELINES:
- ALLOCATE ONE AREA ON THE SITE FOR ALL BINS. A BIN FOR EACH RECYCLE, REUSE & DISPOSAL DESTINATION.CLEARLY LABLE EACH BIN BY WHAT IT IS INTENDED TO STORE

- DIFFERENT WASTE TYPES OCCUR AT DIFFERENT TIMES OF THE PROJECT, PLAN YOUR WASTE SEPARATION SYSTEM 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 OF 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 MATERIAL THAT CANNOT BE REUSED OR RECYCLED, AND SHOULD BE USED AS A LAST RESORT.

EROSION AND SEDIMENT CONTROL NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THAT THE SEDIMENT CONTROLS ARE PROPERLY MAINTAINED AND CORRECTLY POSITIONED. TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.

- TOP SOIL STOCKPILE SHOULD BE CLOSE TO WORKS, LIMIT AMOUNT OF MATERIAL SUPPLIED TO ONLY WHAT IS NEEDED. COVER STOCK PILES WITH WATERPROOF COVERS.

- ALL STOCKPILES AND SITE WASTE ARE TO BE STORED SO THAT THE SILT FENCE WILL CONTROL ANY RUN OFF FROM THE SITE.

- PHYSICALLY REMOVE ANY SEDIMENTATION FROM THE DRIVEWAY AND/OR STREET. DO NOT WASH INTO CATCHPITS. IF NECESSARY USE FILTREX SOCK OR SIMILAR AROUND CATCH PITS.

- STABILISE DISTURBED GROUND AS SOON AS PRACTICAL.

- THE SILT FENCE IS TO REMAIN IN PLACE UNTIL SITE SURFACE ISGRASSED OR STABILISED.

- ALL WEATHER SITE ACCESS TO CONSIST OF 150X200MM OF CRUSHED AGGREGATE ON GEOTEXTILE FILTER CLOTH WITH 2M BUND RUN OFF DIVERSION @ SITE ENTRY. ALL WITH CROSS SCOPE TO DRAIN TO SEDIMENT TRAP (WHERE APPLICABLE).

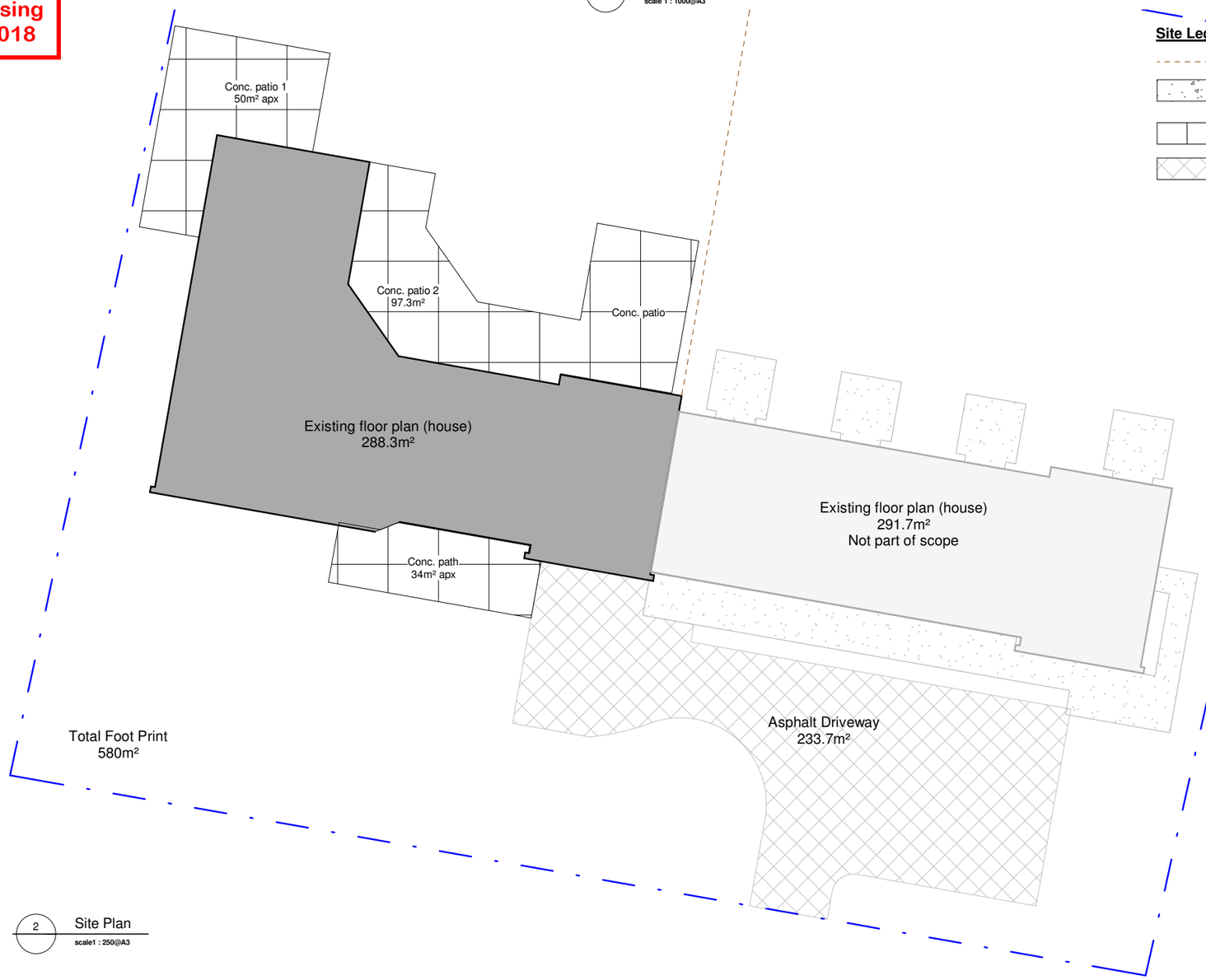
- ANY NEW FOOTPATHS TO COMPLY WITH ANTISLIP REQUIREMENTS OF NZBC D1/AS1 TABLE 2

REVISED During Processing 5/02/2018

NORTH



1 Locality Plan
scale 1 : 1000@A3



2 Site Plan
scale1 : 250@A3

Site Legend
- Timber Fence
- Concrete Patio
- Cut concrete patio
- Asphalt driveway

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Notes

INOVO PROJECTS

LEGEND

CONSENT

4 Woodbank road, Hanmer Springs

Y:\Hierarchy Projects\H510 - 4 Woodbank Road\03 WORKING DRAWINGS\Revit\Design\H510 4 Woodbank CONSENT.rvt

Job number: [H510 - 12185]

Client

FMG Advice & Insurance

Approval By Client
Signed Dated

Dwg Title

Site Plan

Date 01-02-2018
Drawn NH
Checked SW
Dwg NO. A1.0 Revision B

HIERARCHY GROUP.

THE DOCUMENT IS PREPARED FOR THE SOLE USE BY FMG FOR THE PURPOSES AGREED BETWEEN FMG AND INOVO PROJECTS LIMITED AND IN ACCORDANCE WITH THE LIMITATIONS ADVISED BY INOVO PROJECTS LIMITED AND IS NOT INTENDED FOR USE BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE.

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GENERAL NOTES:
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND ENGINEERS DOCUMENTS.
- ALL CONDITIONS ATTACHED TO THE BUILDING CONSENT MUST BE CLEARED BEFORE ANY WORK IS STARTED. THE DESIGNER WILL NOT BE HELD LIABLE FOR ANY DELAYS OR EXTRA COSTS.

THE PLANS ARE ISSUED SUBJECT TO THE FOLLOWING REFERENCES:

BUILDING ACT:
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE BUILDING ACT 2004, THE BUILDING CODE 1992 AND ALL OF ITS CURRENT APPROVED DOCUMENTS.
- CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 2004 AND THE HEALTH AND SAFETY ACT 1992, INCLUDING ALL AMENDMENTS TOGETHER WITH ANY REASONABLE REQUIREMENTS BY THE OWNER AND ENGINEER (WHERE APPLICABLE).

NZBC D1/AS1:
- LEVEL ACCESS ROUTES INCLUDING WALKING SURFACES SUCH AS DECKS, PATIOS AND STEPS ON THE APPROACH TO THE MAIN ENTRANCE OF HOUSING AND LEVEL ACCESSIBLE ROUTES, SHALL HAVE A MEAN COEFFICIENT OF FRICTION (U), OF NOT LESS THAN 0.4 WHEN TESTED IN ACCORDANCE WITH AS/NZS 3661.1. FOR OTHER ACCESS ROUTES A COEFFICIENT OF FRICTION OF LESS THAN 0.4 MAY BE ACCEPTABLE, BUT ACCOUNT SHOULD BE TAKEN OF THE EFFECTIVENESS OF THE SURFACE WHEN WORN OR WET. FOOTPATHS TO COMPLY WITH ANTISLIP REQUIREMENTS OF NZBC D1/AS1 TABLE 2. EXTERNAL STEPS AND PORCHES TO BE BROOMED FINISH CONCRETE.

NZBC E1/AS1:
- ANY DOWNPIPES TEMPORARILY DISCONNECTED FOR THE PURPOSES OF FOUNDATION REPAIR TO RECONNECTED AS SOON AS PRACTICAL.

NZS 3602:2003
- ALL TIMBER MATERIALS SHALL COMPLY WITH CURRENT NZS 3602:2003.

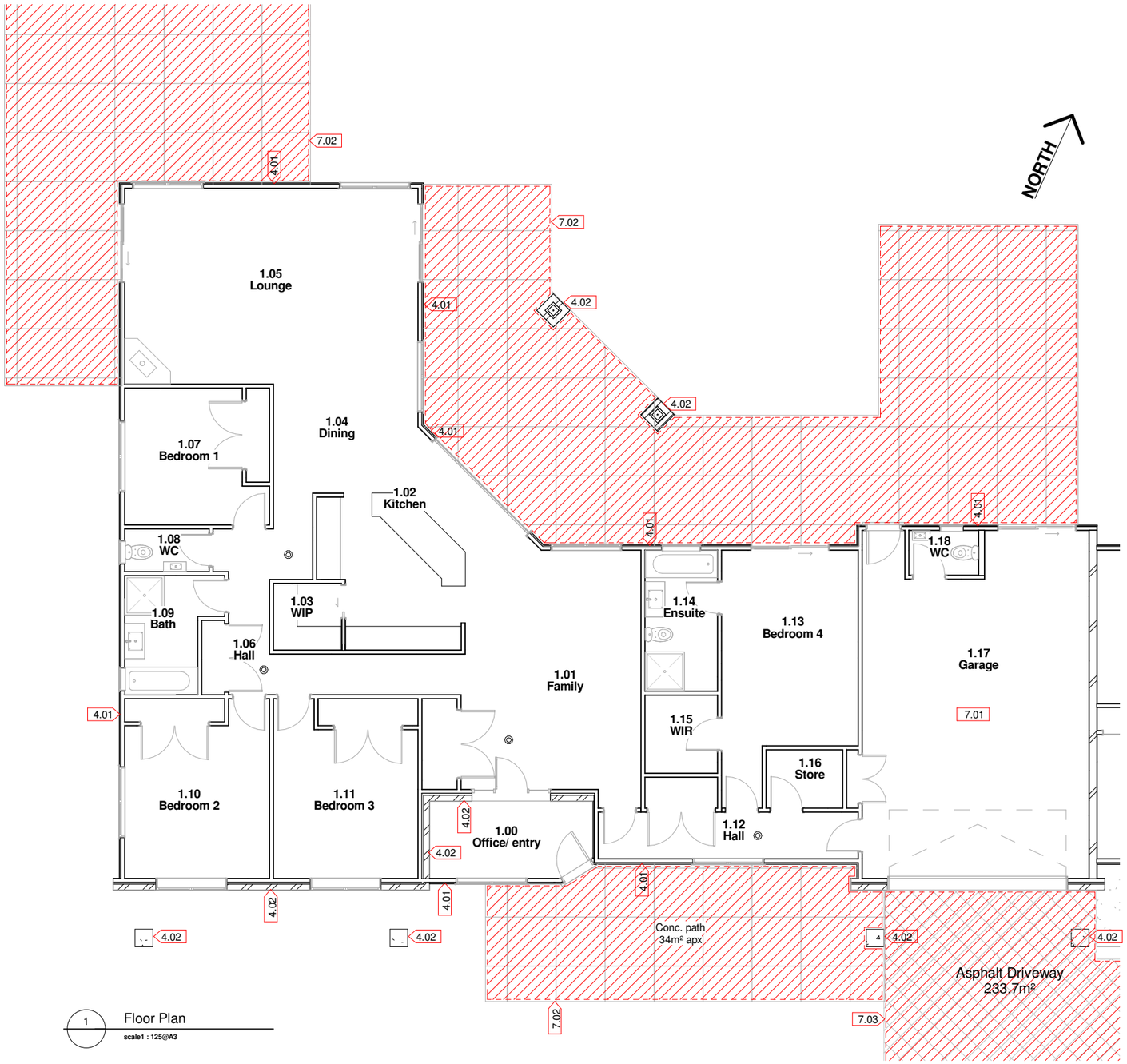
NZS 3604:2011
- NEW DPC TO ALL NEW CONCRETE WORK AND FRAMING
- ALL BEAM SIZES SHOWN ARE TO BE CONFIRMED BY PRE-CUTTER MANUFACTURER AND SHALL COMPLY WITH NZS 3604:2011.
- CORROSION ZONE C: STEEL FIXINGS AND FASTENINGS TO COMPLY WITH NZS 3604:2011 TABLE 4.1. NAILS TO COMPLY WITH NZS 3604:2011 TABLE 4.3. ALL SUBFLOOR FIXINGS WITHIN 600MM OF THE FGL ARE TO BE GRADE 304 STAINLESS STEEL.
- ALL CARPENTRY SHALL COMPLY WITH NZS 3604:2011 AND CURRENT AMENDMENTS. THE CONTRACTOR SHALL HAVE A COPY OF THE CURRENT NZS 3604:2011 AND ALL CURRENT APPROVED DOCUMENTS, DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES.

NZBC E2/AS1
- SECTION 9.0 WALL CLADDINGS - ENSURE CLADDING IS TO CONTINUE TO COMPLY WITH THE PROVISIONS OF THE BUILDING CODE TO AT LEAST THE SAME EXTENT AS BEFORE THE EARTHQUAKE IN REGARDS TO E2 9.1.3 FIGURE 65 AND TABLE 18.

NZBC F5/AS1:
- NEW CONSTRUCTION AREA TO BE FULLY FENCED BEFORE COMMENCING CONSTRUCTION. ALL WORK TO COMPLY WITH NZBC CLAUSE F5/AS1 PART 1.

NZBC F7/AS1 3.1:
- SMOKE DETECTOR TO BE INSTALLED THROUGHOUT THE DWELLING TO COMPLY WITH NZBC F7/AS1 SECT 3.1 TO 3.3. FITTED WITH HUSH FACILITY AS REQUIRED. ENSURE 300MM MIN FROM WALLS. SMOKE ALARMS DOMESTIC (TYPE 1) BATTERY OPERATED STAND ALONE TO UL217 BS5446: PART 1 OR EQUIVALENT AS PER NZBC F7 SECT.3.2 FITTED 3M OF ALL SLEEPING SPACE DOORS IF NOT ALREADY.

NZBC F7/AS1 - G13/AS1
- ALL SW AND SS SERVICES ARE TO BE CHECKED AND REPAIRS UNDERTAKEN AS REQUIRED (UNDER SCHEDULE 1(A) EXEMPT BUILDING WORK).



1 Floor Plan
scale1 : 125@A3

KEYNOTE LEGEND	
Key	Description
4.01	Existing wall cladding to remain. Apply sealant where any junctions have moved, make good.
4.02	Grind out and repoint mortar
7.01	Injection grouting to floor slab to garage only
7.02	Remove and replace concrete patio.
7.03	Remove and replace asphalt.

REVISED During Processing 5/02/2018

Notes
© These plans remain the property of Hierarchy Ltd and are protected by copyright. Do not scale off drawings, use figured dimensions only. Contractor shall verify and be responsible for all dimensions on site. Architectural drawings only. Refer to other contractors documents. All shop drawings to be submitted to Designer for review prior to manufacture. Hierarchy to be notified of any variation between site dimensions and those on plans. These drawings remain the property of Hierarchy Ltd and should not be copied in any form or passed on to a third party without prior written consent

INOVO PROJECTS

LEGEND

Legend

D/P	Down pipe
	Gully trap
F/VENT	Foundation vent
MB	Meter board
TV	Terminal Vent
	Exterior light
	Smoke detector

CONSENT

4 Woodbank road, Hanmer Springs

Y:\Hierarchy Projects\H510 - 4 Woodbank Road\03 WORKING DRAWINGS\Revit\Design\H510 4 Woodbank CONSENT.rvt

Job number: [H510 - 12185]

Client: FMG Advice & Insurance

Approval By Client
Signed Dated

Dwg Title: Floor Plan

Date: 01-02-2018
Drawn: NH
Checked: SW
Dwg NO.: A1.1 Revision: B

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

Project Information Memorandum 170607

Section 34, Building Act 2004

Issued in accordance with Building Consent No. 170607

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

This project information memorandum includes:

___ Details of authorisations which have been granted

1. Resource consent RC070114 granted for this activity & proposed repairs in general accordance with resource consent. No planning implications for activity.

2. This structure must withstand the following:
   Wind region: Lee
   Snow zone: N3 Altitude: 340
   Earthquake zone: 4
   Exposure zone: B
   Liquefaction zone: 3

Signature _____ Position ___Building Administration Officer____

On behalf of: Hurunui District Council

Date: 15/02/18

HURUNUI DISTRICT COUNCIL
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Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

Required Items for Building Consent No 170607

Proposal: EQ2016 - Repair work including minor repairs to cladding and replacement of hard standing areas.

Site Address: 4 Woodbank Road, Hanmer Springs

Before Council can issue a Code Compliance Certificate, you will need to ensure the following inspections are completed and that you have provided the paperwork requested.

Inspections Required

1 Final - Residential
1 Total Inspections

Documentation Required

Application for CCC

PS3 (Specify) PS3 required from builder to confirm that the injected grout to the cracks in the garage slab has been installed in accordance with MBIE recommendations and manufacturers product specification

Hardfill compaction certificate

Your application for Code Compliance Certificate and all requested documents will be required prior to booking a final inspection.

How do I book an inspection?

- Please give at least 24 hours' notice prior to any inspection
- HDC will make every attempt to book inspections when required. However, this is not always possible - flexibility is often required. Please note that inspections are not available in all areas every day, please check the table below to see when an inspector will be in your area
- When you call to book an inspection, please supply: Your building consent number, site address, type of inspection, contact name and phone number
- To make a booking for inspection, email building@hurunui.govt.nz or telephone 03 314 8816
- Standard inspections are included in the consent fee.

Hurunui District Council Building Inspection - days/areas

- Amberley/Leithfield/Waipara areas: Monday - Friday, all days
- Hanmer Springs/Waiau/Culverden/Waikari areas: Monday, Wednesday, Friday

- Omihi/Scargill/Cheviot/Parnassus areas: Tuesday & Thursday

What does the inspector require on site?

- The council approved building consent documents must be on site at the time of the inspection
- The work to be inspected must be completed
- Once the inspection is completed, the inspector will email a copy of the site notice to the email address provided

What happens when the building project is finished?

On completion of the project, please download and complete the Code Compliance Application (Form 6) and arrange for a final inspection. The Form 6 is an important legal document and indicates that consented building work has been completed in accordance with the consent documents

We look forward to working with you during the construction of your project. Please feel free to contact the Hurunui District Council Building Department to discuss any aspect of your project. Our contact details are Ph: 03 314 8816 or email: building@hurunui.govt.nz.

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Hierarchy Group

SPECIFICATION
of work to be done and materials to be used in carrying out the works shown on the accompanying drawings

4 Woodbank, Hanmer Springs

Project Specification

4 Woodbank Road, Hanmer Springs, New Zealand
Project Ref: H510

Printed: 28 November 2017



masterspec

Specification built using Masterspec software
Masterspec ID: 147222 - 85209

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1220 PROJECT

1 GENERAL

This general section describes the project including:

- A description of the work
- Site description, features and restrictions
- Design parameters for design by contractor
- Archaeological discovery

1.1 READ ALL SECTIONS TOGETHER

Read all general sections together with all other sections.

Description of the work

1.2 SCOPE OF THE WORK

Remove and replace concrete and asphalting paving
General repair work to stone mortar and movement to weatherboards.
Crack injection to concrete slab in garage

1.3 RESTRICTED BUILDING WORK

This project includes Restricted Building Work.

Site

1.4 SITE

The site consists of:	Flat site with a residential dwelling attached to motel units.
as shown on drawing no.	1.0

1.5 LEGAL DESCRIPTION

The site of the works, the street address and the legal description are shown on the drawings.

1.6 EXISTING BUILDINGS

Existing buildings consist of:	Residential dwelling attached to motel units
Refer to drawing(s) no(s):	1.0/ 1.1

1.7 EXISTING SERVICES

The following are the network utility services:

Electrical:	yes
Telecommunication:	yes
Water:	yes
Gas:	yes
Stormwater:	yes
Foul water:	yes

Site environment - Wind

1.8 WIND DESIGN PARAMETERS - NON SPECIFIC DESIGN

The design wind pressures are to NZS 3604, Table 5.4 Determination of wind zone, up to and including Extra High Wind Zone.

Building wind zone	Lee zone (refer to NZS 3604, table 5.4)

Site environment - Durability

1.9 EXPOSURE ZONE

The exposure zone is to NZS 3604, Section 4 Durability, 4.2 Exposure zones and NZBC E2/AS1.

The site zone is:	B

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Site environment - Seismic

1.10 EARTHQUAKE ZONE - NON SPECIFIC DESIGN

The zone is to NZS 3604, Section 5 Bracing design, 5.3 Earthquake bracing demand.
The earthquake zone 4
is:

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1234 DOCUMENTATION

1 GENERAL

This general section relates to documentation required by the Territorial Authority/Building Consent Authority for compliance with the New Zealand Building Code. It also includes documentation relating to:

- Substitutions
- Manufacturers documents

Building Consent Authority documentation

1.1 BUILDING CONSENT

Obtain the building consent forms and documents from the owner and keep them on site. Liaise with the BCA for all notices to be given and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.

1.2 BUILDING CONSENT COMPLIANCE

It is an offence under the Building Act 2004

- to carry out any work not in accordance with the building consent.
- to carry out Restricted Building Work by anyone other than a Licensed Building Practitioner licensed for that type of work.

The resolution of matters concerning building code compliance to be referred to the contract administrator for a direction and then if required to the BCA for consent.

Where any alteration is requested by the territorial authority or any other authority, do not undertake such alteration until the matter has been referred to the contract administrator for direction.

1.3 PROJECT PERSONNEL

Provide names and contact details of the contractor's key personnel and tradespersons who are involved with the project. Review the list once a month and reissue it if changes have been made.

Licensed Building Practitioner documentation

1.4 LICENSED BUILDING PRACTITIONERS

Provide LBP details. Provide names, LBP numbers, areas of practice and contact information. Provide this information to the BCA before commencing work on the Restricted Building Work in the form required by the BCA. Advise the BCA of any change to an LPB previously advised.

Include the following as applicable

- Site LBP
- Carpenter
- Foundations 1 Concrete foundation walls and concrete slab-on-ground constructor
- Foundations 2 Concrete or timber pile foundations constructor
- Bricklaying and block laying 1 Brick / masonry veneer
- Bricklaying and block laying 2 Structural masonry - Bricklayer / Blocklayer
- Roofing 1 Concrete / clay tile roofer
- Roofing 2 Profiled metal roofer and/or wall cladding installer
- Roofing 3 Metal tile roofer
- Roofing 4 Membrane roofer
- Roofing 5 Torch on membrane roofer
- Roofing 6 Liquid membrane roofer
- Roofing 7 Shingle / slate roofer
- External plastering 1 Solid plasterer
- External plastering 2 Proprietary Plaster Cladding Systems (PPCS) plasterer

Also provide names and contact details of the following

- Registered drainlayer
- Registered plumber
- Registered gasfitter
- Registered electrician

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1.5 PRODUCER STATEMENTS

When producer statements verifying construction are required, provide copies to both the Building Consent Authority and the Contract Administrator. Provide producer statements in the form required by the BCA.

1.6 RECORD OF WORK

Where Restricted Building Work is carried out by a LBP, on completion provide a Record of Work. Provide copies to both the BCA and the Contract Administrator.

Compliance information

1.7 DOCUMENTATION REQUIRED FOR CODE COMPLIANCE

Information may be required either as a condition of the contract documents or as a condition of the building consent. It may include the following:

- Applicators approval certificate from the manufacturer / supplier
- Manufacturer's / supplier's warranty
- Installer / applicator's warranty
- Producer Statement - Construction from the applicator / installer
- Producer Statement - Construction review from an acceptable suitably qualified person

Refer to the general sections for the requirements for compliance information to be provided by the contractor.

Refer to the building consent for the requirements for compliance information to be provided by the contractor.

Obtain required documents from the relevant parties for delivery to the contract administrator after the final inspection has been carried out by the BCA.

1.8 DOCUMENTATION REQUIRED ON COMPLETION

As soon as practicable after completion of the building work, provide in writing the following information and documentation to the client and the relevant territorial authority.

Information and documentation relating to:

- The identity of the building contractor and the subcontractors who carried out the work.
- Maintenance requirements for any products incorporated in the building.

If applicable also provide any guarantee or insurance obtained by the building contractor in relation to the building work.

Substitutions

1.9 ACCEPTABLE PRODUCT/MATERIAL SUPPLIERS

Where a product or material supplier is named in SELECTIONS, the product/material must be provided by the named supplier. Where more than one named supplier, any one of the named suppliers will be acceptable.

1.10 NO SUBSTITUTIONS

Where specifically stated in a section, substitutions are not permitted to any of the specified systems, components and associated products listed in that section.

1.11 PROPOSED SUBSTITUTIONS

A substitution may be proposed where specified products are not reasonably available. A substitution may also be proposed by the contractor where the contractor considers a proposed substitution to be an alternative to the specified product. Except where a specified product is not available, the contract administrator is not bound to accept any substitutions. Where branded work sections are included in this specification, substitution of those products or systems will not be allowed.

1.12 NOTIFICATION OF SUBSTITUTIONS

Notify proposed substitution of specified products. Notification to include but not be limited to:

- Product identification
- Manufacturer's name, address, telephone number, website and email address
- Detailed comparison between the properties and characteristics of the specified product and the proposed substitution

- Statement of NZBC compliance including durability
- Details of manufacturer warranties

Plus an assessment of:

- Any changes required to the programme including any extension of time required
- Any consequential effects of the proposed substitution
- Any effect the substitution may have on Health & Safety requirements
- Allowance for time and cost for re-design and documentation (if applicable)
- Allowance for time and cost for obtaining an amendment to the Building Consent (if applicable)
- Any change in cost associated with the proposed substitution

and if requested:

- All current manufacturer's literature on the product
- Accreditations and appraisals available
- Reference standards
- Product limitations
- Samples
- List of existing installations in the vicinity of the project

1.13 ACCEPTANCE OF SUBSTITUTIONS

The Contract administrator must advise of acceptance of substitutions in writing.

Variations to issued Building Consent

1.14 CONTRACTOR VARIATION TO BUILDING CONSENT

Where the contractor has sought acceptance of a substitution or a variation which is for the contractor's own convenience and the substitution or variation requires an amendment to the Building Consent, the contractor must apply for and obtain the required amendment.

The contractor must:

- Obtain approval for substitutions from the contract administrator.
- Prepare and provide to the BCA all documentation required for the variation.
- Pay all fees and other costs associated with this amendment.
- Where the amendment affects other approved plans, also amend those plans.

1.15 PRINCIPALS VARIATION TO BUILDING CONSENT

Where the principal is proposing a substitution or a variation which requires an amendment to the Building Consent, the contractor must provide to the principal information that the contractor has that is required for the amendment.

The principal will:

- Prepare and provide to the BCA all documentation required for the amendment.
- Pay all fees and other costs associated with this amendment.
- Where the amendment affects other approved plans, also amend those plans.

Manufacturer's documents

1.16 MANUFACTURER'S AND SUPPLIER'S INSTALLATION REQUIREMENTS

Manufacturers and supplier's requirements, instructions, specifications or details means those issued by them for their particular material, product or component and are the latest edition.

1.17 CONTRACTOR TO OBTAIN CURRENT DOCUMENTATION

Where manufacturer's installation, application and execution requirements are referred to in this specification, the Contractor must ensure they are fully aware of this documentation. Whenever necessary obtain and keep on site the relevant latest version of such documentation and make it available to workers carrying out that part of the work.

1.18 DOCUMENTATION PROVIDED FOR BUILDING CONSENT

Documentation including manufacturer's installation instructions, specification data sheets, producer statements, BRANZ and similar appraisals may be included in the issued Building Consent. These documents have been provided only to demonstrate compliance with the NZBC.

Branded work sections

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1.19 BRANDED WORK SECTIONS

Branded sections may be included in this specification relating to specific products and systems to be installed as part of the contract works. Where branded sections are included, substitutions to the branded products and systems will not be allowed.

1.20 CROSS REFERENCED WORK SECTIONS

If any related work is cross referenced to a generic work section, but only the equivalent branded section is included in the specification, use that branded section. Confirm with the contract administrator if there is any doubt.

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1238 AS BUILT DOCUMENTATION

1 GENERAL

This general section relates to common requirements for the preparation, submission and review of as built documentation as listed in this section, as referred to within the body of this specification, and as referred to within separate specifications/documents relating to this project. Detailed requirements for as built documentation for particular parts of the work may be included in specific work sections.

1.1 AS BUILT DOCUMENT REQUIREMENTS

Where requirements for the as built documents and records are not stated in a specific section, they shall include:

As built drawings recording:

- The actual positions as constructed of all sewer, stormwater, sanitary plumbing, piped and ducted services, electrical and mechanical services.
- Inverts and locations of services at key points within the building and at the property lines.
- Dimension services in relation to the structure and building grid lines.
- Ductwork, piping, conduit and equipment, including such items provided for future use.
- Depth of various elements of foundations in relationship to the ground floor level
- Field changes of dimensions
- Other significant deviations and changes which are concealed in construction and cannot be identified by visual inspection
- Access doors and panels

Records of:

- Products and materials selected for alternatives specified
- Approved substitutions and accepted alternatives
- Other approved changes and deviations to items specified.

1.2 PROVISIONAL AS BUILT DOCUMENTS

Prior to practical completion provide provisional/draft as built documents in sufficient detail to allow the principal to operate, maintain, adjust and re-assemble the contract works and to allow for review by the reviewer. Where no named reviewer has been nominated, submit the as built documentation to the contract administrator. Submit in hard copy and electronic form.

1.3 AS BUILT DOCUMENT REVIEW

As built document review indicates only that the reviewer is satisfied that the documents are legible. The review is not a check of the accuracy or completeness of the documents, however the reviewer may comment on any aspect of the documentation and require the documents to be revised and resubmitted. Review of as built documents does not relieve the contractor of responsibility for their correctness.
Where no time is stated in a specific section, allow 10 working days for review by the reviewer. Where a large amount of documentation is involved more time will be necessary.

1.4 COMPLETE AS BUILT DOCUMENTS

Prior to the end of the defects notification/liability period, provide complete as built documents reflecting any review requirements, with all Information of good quality and properly titled, numbered, cross-referenced and dated. Provide documents in sufficient detail to allow the principal to operate, maintain, adjust and re-assemble the contract works. Submit in hard copy and electronic form to the contract administrator.

1.5 AS BUILT DOCUMENTS - ELECTRONIC COPY

Provide an electronic copy of the as built documents in the following format:

Drawings:	PDF format (in addition provide DWG files if available)
Other documents:	PDF format

2 SCHEDULES

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1270 CONSTRUCTION

1 GENERAL

This GENERAL section relates to common requirements for construction issues including: -

- Quality assurance
- Noise and nuisance
- Set out
- Common execution requirements
- Common materials requirements
- Supply of spare materials
- Common requirements for samples and tests
- Final presentation and cleaning
- Commissioning

Quality control and assurance

1.1 QUALITY ASSURANCE

Carry out and record regular checks of material quality and accuracy, including:

- Concrete quality and finish.
- Dimensional accuracy of structural column locations (following completion of foundations).
- All perimeter columns and frames for plumb.
- Levels of all floors relative to the site datum.
- Framing timber moisture content.

Where any material, quality or dimension falls outside specified or required tolerances, obtain written direction from the contract administrator. Where building consent approval is affected, confirm remedial action with the Building Consent Authority.

Provide all materials, plant, attendances, supervision, inspections and programming to ensure the required quality standards are met by all project personnel.

Noise and nuisance

1.2 LIMIT CONSTRUCTION NOISE

Minimise the effects of noise generation by including in the planning of the work such factors as placing of plant, programming the sequence of operations and other management functions. Limit construction noise to comply with the requirements of NZS 6803, the requirements of the Resource Management Act sections 326, 327 and 328 and the Health and Safety in Employment Regulations clause 11.

1.3 ACCEPTABLE NOISE LEVELS

Refer to NZS 6803 Tables 2 and NZS 6803, tables 3 for the upper limits of construction work noise in residential and industrial areas over the various time periods, particularly 0730 to 1800 hours. Note also the allowed adjustments and exemptions in NZS 6803, 6. Do not exceed these limits.

1.4 PROVIDE INFORMATION TO NEIGHBOURS

Provide information to neighbours of any noise generation from the site liable to constitute a problem. Explain to them the means being used to minimise excessive noise and establish with them the timings most suitable for the noise generating work to be carried on.

Discuss with any complainant the measures being used to minimise noise. Where possible modify these measures to accommodate particular circumstances. Finally, determine the sound level at the location under discussion using methods and observation reporting as laid down in NZS 6803. If the noise level is above the upper limits of NZS 6803, tables 2 and NZS 6803, tables 3, cease the noise generating operation and remedy the problem.

1.5 INCONVENIENCE TO OTHERS

When the works are to be carried out in or around occupied premises, ascertain the nature and times of occupation and use. Carry out the works in a manner to minimise inconvenience, nuisance and danger to occupants and users.

1.6 DIRT AND DROPPINGS

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Remove dirt and droppings deposited on public or private thoroughfares from vehicles servicing the site to the satisfaction of the appropriate authorities and the contract administrator.

1.7 DAMAGE AND NUISANCE

Take all precautions to prevent damage and nuisance from water, fire, smoke, dust, rubbish and all other causes resulting from the construction works.

Set-out and tolerances

1.8 SURVEY INFORMATION

Locate and verify survey marks and datum points required to set out the works. Record and maintain their position. Re-establish and replace disturbed or obliterated marks.

1.9 SET-OUT AND DATUM

Set out the work to conform with the drawings. Establish a permanent site datum to confirm the proposed building ground floor level and its relationship to all other existing and new building levels.

1.10 SET-OUT BY LICENSED CADASTRAL SURVEYOR

Before commencing construction provide the contract administrator with a certificate prepared by a licensed cadastral surveyor that the set-out is complete and that the building is accurately placed on the site.

During construction provide the contract administrator with a certificate, prepared by the same licensed cadastral surveyor confirming the set-out of the foundations and grid lines. Necessary adjustments are to be determined and agreed to by the contract administrator before proceeding further.

1.11 CONFIRM HEIGHT IN RELATION TO BOUNDARY

Provide a certificate prepared by a licensed cadastral surveyor that the building has been constructed within the allowed height in relation to boundary. Provide the certificate to the local authority. Provide a copy of the certificate to the contract administrator

1.12 USE OF SET-OUT INSTRUMENTS

Permit without charge, the use of instruments already on site for checking, setting out and levels.

1.13 CHECK DIMENSIONS

Check all dimensions both on drawings and site, particularly the correlation between components and work in place. Take all dimensions on drawings to be between structural elements before linings or finishes, unless clearly stated otherwise.

1.14 TOLERANCES

All work to be level, plumb, and true to line and face. Unless otherwise specified in specific work sections of this specification, tolerances for structural work shall comply with the following:

Concrete construction:	To NZS 3109 Concrete construction Clause 3.9 Tolerances for reinforcement Table 5.1 Tolerance for precast components Table 5.2 Tolerance for in situ construction To NZS 3114 Concrete surface finishes
Masonry construction:	To NZS 4210 Masonry construction: Materials and workmanship Clause 2.6.5 Tolerances Table 2.2 Maximum tolerances
Structural steelwork:	To NZS 3404:1997 Steel structures standard Section 14.4 Tolerances (after fabrication) Section 15.3 Tolerances (erection)
Timber framing:	To NZS 3604 Timber-framed buildings Clause 2.2 Tolerances Table 2.1 Timber framing tolerances

Refer to work sections for tolerance requirements for finishes.

Execution

1.15 EXAMINE PREVIOUS WORK

Before commencing any part of the work carefully examine the previous work on which it may depend. Report in writing to the contract administrator defects that may affect the quality of the proposed work and obtain instructions. Commencing work on any part means that previous work is accepted as being satisfactory for work of the required standard.

1.16 WORKER QUALIFICATIONS

All work to be level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

1.17 MINIMISE DELAYS DUE TO WEATHER

Use appropriate techniques and methods to prevent damage and minimise delays due to weather.

Materials

1.18 NEW PRODUCTS AND MATERIALS

Materials and products to be new unless stated otherwise, of the specified standard, and complying with all cited documents.

1.19 COMPATIBILITY OF MATERIALS AND FINISHES

Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.

1.20 STORING PRODUCTS AND MATERIALS

Take delivery of and store products, materials and components in accordance with codes of practice and the product manufacturer's or supplier's stated requirements. Maintain the proper condition of any protective packaging, wrappings or supports during delivery, unloading and storage.

1.21 HANDLING PRODUCTS AND MATERIALS

Handle products, materials and components in accordance with codes of practice and the manufacturer's or supplier's stated guidelines. Avoid distortion and any contact with potentially damaging surfaces or conditions.

1.22 SUBSTRATE CONDITIONS

Ensure substrate conditions are within the manufacturer's or supplier's stated guidelines both before and during the installation of any material, product or system. Obtain written instructions on the necessary action to rectify unsatisfactory conditions.

1.23 INSTALLING PRODUCTS AND MATERIALS

Install in accordance with the manufacturer's or supplier's technical literature. Ensure that all installers are familiar with the required substrate conditions and the manufacturer's or supplier's specified preparation, fixing and finishing techniques.

1.24 COMPLY WITH STANDARDS

Comply with the relevant and/or cited Standard for any material or component. Obtain certificates of compliance when requested by the contract administrator.

1.25 CONDITION OF MATERIALS AND COMPONENTS

To be in perfect condition when incorporated into the work.

1.26 INCOMPATIBLE MATERIALS AND METALS

Separate incompatible materials and metals with separation layers, sleeves or gaskets of plastic film, bituminous felt or mastic or paint coatings, installed so that none are visible on exposed surfaces.

Samples and tests

1.27 SAMPLES AND PROTOTYPES

Where specified in the work sections, submit samples, prepare sample panels, and construct prototypes for review as to appearance, form and conformance with the drawings and specifications. Submit all information required to assist the review process, including technical data, manufacturer's literature, independent appraisals and producer statements.

Timing for the provision and review of samples, sample panels and prototypes to be included in the contract programme. Allow a minimum of 10 working days for each review. Proceed only after instructions to proceed have been issued in writing by the contract administrator.

In situ work may be incorporated in the finished work if so confirmed, otherwise allow to remove completely and replace.

1.28 CONTROL STANDARD

Obtain the contract administrator's confirmation of material, component and work samples which then become the quality control standard. Remove from the site any rejected samples. Retain confirmed samples with care on site for comparison throughout the contract. Remove from the site when no longer required.

Spares

1.29 SPARES

Collect, protect and store safely all spare materials required under the contract. Give the contract administrator an inventory of all spares.

Final presentation and cleaning

1.30 REMOVE TEMPORARY PROTECTION

Remove all temporary markings, coverings, labels and protective wrappings unless instructed otherwise.

1.31 REPLACE DAMAGED MATERIALS

Replace all materials or component damaged during the works to the standard of and integral with the original.

1.32 COMPLETE ALL SERVICES

Ensure all services are complete and operational, with all temporary labelling removed, required labelling fixed and service instructions provided.

1.33 CLEANING BY CONTRACTOR

Clear the contract works of all construction materials, waste, dirt and debris. Clean the contract works including:

- Wipe all surfaces to remove construction dust
- Clean out service ducts and accessible concealed spaces
- Clean out all gutters and rainwater heads
- Wipe dust from both sides of glass. Take particular care when removing paint or cementitious materials to not damage the glass.
- Remove adhesive residue left by labels and other temporary protection/markings
- Clean out the interior of all cabinetry
- Wash down external concrete including driveways and concrete masonry. Take care when waterblasting to not cause damage to the surface or allow water to enter the building.
- Remove rubbish and building material from the area immediately adjacent to the contract works

1.34 CLEANING BY COMMERCIAL CLEANER

Use a commercial cleaning firm to clean the whole of the interior of the building, including all appliances, equipment, fittings, surfaces and finishes to leave it without any blemish. Cleaning to include:

- Clean and wash down all external surfaces to remove dirt, debris and marking.
- Clean all interior surfaces including cabinetwork, joinery, sanitary and hardware items.
- Vacuum or polish all floor finishes.
- Clean and polish all glass, both sides.

Commissioning

1.35 MOVING PARTS

Adjust, ease and lubricate all doors, windows, drawers, hardware, appliances, controls and all moving parts to give easy and efficient operation.

1.36 SECURITY AT COMPLETION

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Hierarchy Group 4 Woodbank, Hanmer Springs 147222

Remove any temporary lock cylinders and complete final keying prior to handing over keys to the principal on completion of the works. Leave the works secure with all accesses locked. Account for all keys/cards/codes and hand to the principal along with an itemised schedule, retaining a duplicate schedule signed by the principal as a receipt.

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8220 ASPHALTIC PAVING

1 GENERAL

This section relates to the supply and laying of kerbing and asphaltic paving.

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC E1/AS1	Surface water
NZS 3104	Specification for concrete production
NZS 3604	Timber-framed buildings
NZTA M1	Specification for roading bitumens
NZTA M10	Specification for Dense Graded and Stone Mastic Asphalts

1.2 QUALIFICATIONS

Carry out all paving work using experienced, competent asphalters, familiar with the materials and techniques specified.

1.3 CONCRETE DRIVES AND PATHS

Refer to 3101 CONCRETE WORK - BASIC.

2 PRODUCTS

2.1 CONCRETE KERBING

Pre-cast concrete kerb blocks.

2.2 CONCRETE

Prescribed mix to NZS 3104 (except where specified otherwise):

Haunching concrete:	17.5 MPa
Infill concrete:	20 MPa.

2.3 FOOTPATH CROSSINGS

Refer to 3101 CONCRETE WORK - BASIC for materials.

2.4 PRIME COAT

Equivalent to NZTA M1, emulsion AQ 55/200, suitable for application.

2.5 ASPHALTIC BINDER

Equivalent to NZTA M1.

2.6 ASPHALT

Mix Designation DG10 to NZTA M10.

2.7 BASECOURSE

General basecourse:	GAP 40
Dressing grade:	GAP 20

3 EXECUTION

3.1 RELATIVE LEVELS

Confirm that proposed finished paving levels conform with NZS 3604, clause 7.5.2.1, **Finished floor levels and foundation edge construction** in relation to any adjoining habitable floor levels, and that proposed levels and falls comply with NZBC E1/AS1. Where any discrepancy exists, obtain the owner's approval in writing before confirming adjustments to paving levels with the territorial authority.

3.2 INSPECTION

Before starting paving work inspect the area to ensure that kerbing, edge restraints, drainage, surface water sumps, channels, basecourse and all other services are in place to correct falls and are of a standard to allow paving work of the required standard.

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3.3 PLANT

Use the correct and all necessary plant to place the paving efficiently and to ensure the required work standard.

3.4 PROTECT ADJOINING WORK

Protect adjoining work at all stages.

3.5 CONSTRUCT KERBING

Excavate for and set concrete kerb blocks in place in concrete haunching, to line and levels shown. Lay kerbs straight to grade, alignment and level. Curves to sweep evenly without kinks, flats or angles. Form right-angle bends using purpose-made corner blocks.

Box for and pour cast in situ concrete channels, with construction joints at 4.5 metres maximum. Allow haunching and channel concrete to cure before making good the adjoining basecourse.

3.6 INSTALL EDGE RESTRAINT

Excavate for and set paver soldier course in concrete haunching to levels shown. Allow concrete to cure before making good the adjoining basecourse.

3.7 BASECOURSE WORK

Lay GAP 40 basecourse to a minimum thickness of 200mm. Compact in layers less than 100mm. Top up with GAP 20 as required and compact.

3.8 PREPARATION FOR ASPHALT PAVING

Prepare the surface to be paved to the requirements of NZTA M10. Apply an emulsion prime coat at a rate of 0.5 to 1.0 litres/metre² to suit surface conditions and to form a seal over the basecourse. Hand spread a thin coat of the mix over the prime coat and roll it to prevent damage to the surface from plant.

3.9 ASPHALT PAVING

Lay to the requirements of NZTA M10 mix DG7 to the nominated minimum compacted thickness. Run joints with the fall and ensure that all joints are levelled to the smooth, even surface required. Lay seal to a flatness tolerance of 6mm maximum gradual deviation over a 5 metre straight-edge and so that ponding does not occur. Carry out the NZTA M10 specified actions if material temperature drops below 100°C in any particular situation. Compact only with the plant and procedures laid down in NZTA M10. Finish flush to edges and fittings with a tolerance of plus 3mm to minus 0mm.

General

3.10 CONSTRUCT FOOTPATH CROSSING

Refer to the drawings for the size and location of the new footpath crossing. Protect existing footpath paving, road kerbs and crossings throughout the works, providing a temporary crossing as required by the territorial authority.

Cut back and remove existing footpath paving and road kerbs. Excavate for and form the new footpath crossing to the territorial authority's requirements. Maintain the line of the footpath. Crossing to provide a smooth transition from the roadway to the site boundary, with grades at the road gutter allowing all vehicles access without coming into contact with the road or crossing surface. Reform road kerbs and footpaths.

Repair any damage to existing crossings, footpaths or road kerbs on completion of the works.

3.11 TAKE AWAY

Take away from the site any plant and material not used.

3.12 PROTECTION

Protect the completed work from damage and the dropping of other materials. Do not use the completed work as a building platform or for material storage.

4 SELECTIONS

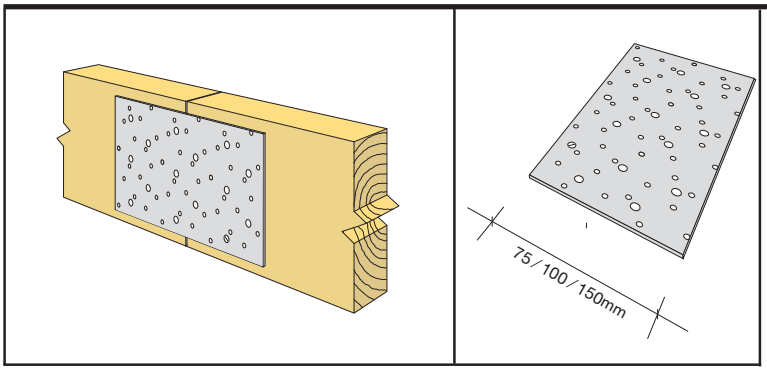
4.1 ASPHALT PAVING

Mix:	DG10
Thickness:	25mm

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Nail-on Plate

A versatile high-strength timber connector.



Installation

1. Place Nail-On Plate equally over joint. Normally used in pairs.
2. Use 30 x 3.15mm Pryda Product nails or 12g x 35mm hex head screws. Fill all nail or screw holes.

Installation

Pryda Nail-on Plate provides a quick and economical means of providing a strong joint for many on-site applications.

Loads

Steel Strength (Per Pair of Plates)			
		1.0 mm	2.0 mm
Tension	Characteristic Strength	530 N/mm	1160 N/mm
	Tension Capacity	477 N/mm	1044 N/mm
Shear	Characteristic Strength	320 N/mm	840 N/mm
	Tension Capacity	288 N/mm	756 N/mm

Loads

Characteristic Strength (kN) (Per Pair. All Nail or Screw Holes Filled)						
		Plate Length (mm)				
	Plate Width	190 x 1	190 x 2	250 x 1	250 x 2	315 x 2
J4	75 mm	25.8	27.6	25.8	3.5	56.6
	100 mm	34.5	35.0	34.5	46.0	68.9
	150 mm	50.2	50.2	51.7	65.3	85.5
J5	75 mm	22.0	22.0	25.8	30.6	39.9
	100 mm	27.8	27.8	34.5	36.6	54.8
	150 mm	39.9	39.9	51.7	51.9	70.9

Specifications

Sizes: Width – 75, 100, 150mm

Material:
1.0mm G300 Z275 or G300 Z600 galvanised steel or stainless steel or 2.0mm G300 Z275 galvanised steel

Product Code & Packing		
NPA75 BAR*	1 x 75 x 1260mm	1
NPA75/190	1 x 75 x 190mm	40
NPA75/250	1 x 75 x 250mm	30
NPA75/315	1 x 75 x 315mm	25
NPA75/380	1 x 75 x 380mm	20
NPA100 BAR*	1 x 100 x 1260mm	1
NPA100/190*Δ	1 x 100 x 190mm	28
NPA100/250	1 x 100 x 250mm	21
NPA100/315	1 x 100 x 315mm	17
NPA150 BAR*	1 x 150 x 1260mm	1
NPA150/190	1 x 150 x 190mm	20
NPA150/250	1 x 150x 250mm	15
NPA150/315	1 x 150 x 315mm	12
NPB75 BAR	2 x 75 x 1260mm	1
NPB75/380	2 x 75 x 380mm	10
NPB100 BAR	2 x 100 x 1260mm	1
NPB150 BAR	2 x 150 x 1260mm	1

*Available in Stainless Steel Δ Available in Z600

Can be cut and/or folded to customer requirements upon request at additional cost.

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GHD Ltd - Level 3, 138 Victoria St, Christchurch

Intended for All FMG Residential Repairs

4 Woodbank Road, Hanmer Springs

January 2018

Concrete Crack Repair for Slab on grade and Foundation Beams

Crack Width	GHD Repair methodology	MBIE Guidance Recommendations
0 to ≤ 0.2 mm	No Action required	No action required
0.2 mm to ≤ 5 mm	Crack injection with SikaDur 52	No action up to 1mm then crack injection
5.0 mm to ≤ 10 mm	Crack injection with SikaDur Injectokit TH (vertical surfaces) Fill with SikaDur 42 epoxy grout (horizontal surfaces)	Crack Injection
10mm to 20 mm	Repair by grout injection with SikaDur 31	Repair by grout injection
>20mm	Local rebuild required	Local rebuild required
Vertical Misalignment >2mm (regardless of crack width)	Local rebuild required	Local rebuild required

Notes

1. **Source Repairing and rebuilding houses affected by the Canterbury earthquakes. Relevant clauses is A4**
2. **Refer to Clause A4.4.3 of MBIE Guidance for reference to 2 mm vertical misalignment.**

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Construction

Product Data Sheet
Version no: 12/14 (replaces 09/14)

Sikadur® Injectokit-TH
Pre-packaged thixotropic epoxy crack injection system

Positioning

Description
The Sikadur Injectokit-TH system consists of a thixotropic two part epoxy crack injection resin contained in a patented single cartridge, complete with injection nipples, hoses, air release pins, and stirring rods. The kit is designed for those contracts where a complete injection system is required.

Use
For injecting cracks in concrete and masonry wherever there is a need to consolidate a structure or exclude water and air from contact with reinforcement. Due to its thixotropic nature it can be injected into open ended cracks where depth and quantity of resin need to be controlled. Crack widths of 2 mm or greater can be filled. Ideal for small scale repairs on site. Can be used for insitu or precast concrete elements.

Advantages
- Convenient to use, disposable single cartridge contains both resin and hardener.
- Thixotropic, can be injected into fine cracks where access to all sides for sealing is not available.
- High strength, excellent bond to concrete, brickwork and masonry, either wet or dry.
- Modular nature, effective and economical use even for the smallest repair.

Product Data

Form:
Thixotropic two part crack injection resin

Storage & Shelf life:
Shelf life 12 months when stored in original containers at 10°C – 40°C in dry conditions.

Packaging:
The following Sikadur Injectokit-TH components are sold as separate items:
- 0.25 litre cartridges
- Injection nipples
- Sikadur Injectokit-TH hoses
- Air release pins
- Stirring rods

Technical Data

	10°C	20°C	30°C	40°C
Usable life (minutes)	100	50	25	15
Set time (hours)	12	7	5	3

Compressive strength: >70 N/mm² (BS 6319) (After 7 days curing at 20°C)
Flexural strength: >45 N/mm² (ISO R178) (After 7 days curing at 20°C)
Tensile strength: >22 N/mm² (ISO 527) (After 7 days curing at 20°C)
Modulus of elasticity: Approx. 5,620 MPa (EN 527-1/2)
Viscosity (at 20°C): 15,300 mPas
Elongation at break: 2.5%
Tensile bond strength: When tested to BS3900 Pt E10 in both dry and wet states is greater than normal concrete.

Application Conditions

Surface preparation
- The surface sealant needs to retain the injection system under pressure.
- Care must be taken to provide a bond surface which is clean, dry, sound and free from contamination by oil or grease.

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Surface sealant	• 5 Minute Epoxy should be used where preparation and injection need to be completed in a short space of time. • Where it is desirable or acceptable to inject the crack at least 24 hours after preparation, Sikadur UA CONCRETE FIX can be used as a surface sealant.
Application of the surface sealant	• Immediately after mixing, apply a small amount of compound to the back of each nipple making sure that the valve will not be blocked and place the nipple over the crack. • The valve (centre) should be placed over the crack. • Nipples should be placed between 200 mm and 500 mm apart dependent on crack size. • Additional sealant should be applied onto the flange of the nipple to ensure a resin tight seal to the substrate. • Surface sealant should be knifed into the crack between nipples to ensure a resin tight seal. • Where cracks can be sealed on one side only, nipples should be placed at centres which are 80% of the depth to which the resin is required to penetrate. • Application of the injection system may be commenced as soon as the epoxy has fully hardened. (5 Minute Epoxy: 5 minutes at 20°C)
Injection of the Sikadur Injectokit-TH epoxy resin	• Insert T-shaped rod through the conical nozzle and turn clockwise to engage stirring head in cartridge. • Push rod down the full length of the cartridge to break the membrane separating the resin and hardener. • Pump up and down 30 to 40 times to mix resin and hardener. • Turn the T-shaped rod anticlockwise to disengage and then remove. • Do not shake. • Unscrew the conical nozzle and discard. • Use the mixed material within the usable life. • Screw the Sikadur Injectokit-TH hose onto the cartridge. • Ensure the rubber 'O' ring is in place on the cartridge. • Do not over tighten the fitting as this may distort the 'O' ring. • Place cartridge into a standard gun. • Push the free end of the Sikadur Injectokit-TH hose onto the nipple positioned over the widest point of the crack and tighten down the locking cap. • Do not over tighten. • Insert an air release pin into the nipple adjacent to the injection point. • Note: Do not start pumping until the air release pin is inserted to release the non return valve and release trapped air. • Commence pumping slowly, do not use excessive pressure. • The rate of acceptance on fine cracks may be very slow. • When resin appears at the nipple next to the injection point: (a) Stop pumping. (b) Release the pressure on the injection gun. (c) Remove the air release pin. (d)Unscrew the cap and with a twisting movement pull off the Sikadur Injectokit-TH hose. • Attach the Sikadur Injectokit-TH hose to the next nipple. • Insert air release pin in nipple beyond and recommence pumping. • Repeat the process until the entire length of crack has been injected. • On completion of pumping, the last cartridge can be left connected and pressurised slightly to allow for possible seepage into deep-seated cracks.
Making good	• After Sikadur Injectokit-TH injection resin has set, remove the nipples. • These can be knocked off with a hammer. • Fill any holes or voids with the selected surface sealant. • The existing surface sealant can then be removed by either grinding or heating with a hot air gun and scraping the surface until the original substrate profile is restored.
Cleaning	Tools and application equipment should be cleaned using Sika Thinner C.

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Construction

Important Notes

Limitations	Sikadur Injectokit-TH should not be used for cracks where movement is expected to continue.
Notes	All technical data stated in this Product Data Sheet are based on laboratory tests. Actual measured data may vary due to circumstances beyond our control.
Local Restrictions	Please note that as a result of specific local regulations the performance of this product may vary from country to country. Please consult the local Product Data Sheet for the exact description of the application fields.

Health & Safety Instructions

Protective Measures

- To avoid rare allergic reactions, we recommend the use of protective gloves. Change soiled work clothes and wash hands before breaks and after finishing work.
- Local regulations as well as health and safety advice on packaging labels must be observed.
- For further information refer to the Sika Material Safety Data Sheet which is available on request.
- If in doubt always follow the directions given on the pack or label.

Important Notes

- Residues of material must be removed according to local regulations. Fully cured material can be disposed of as household waste under agreement with the responsible local authorities.
- Detailed health and safety information as well as detailed precautionary measures e.g. physical, toxicological and ecological data can be obtained from the safety data sheet.

Legal Notes

The information, and, in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The user of the product must test the product's suitability for the intended application and purpose. Sika reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request.

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Construction

Product Data Sheet
Ver No.: 12/11 (replaces 01/09)

Sikadur®-31 CF Normal

2-part thixotropic epoxy adhesive

Product Description

Sikadur®-31 CF Normal is a moisture tolerant, thixotropic, structural two part adhesive and repair mortar, based on a combination of epoxy resins and special fillers, designed for use at temperatures between +10°C and +30°C.

Uses

As a structural adhesive and mortar for:

- Concrete elements
- Hard natural stone
- Ceramics, fiber cement
- Mortar, Bricks, Masonry
- Steel, Iron, Aluminium
- Wood
- Polyester, Epoxy
- Glass

As a repair mortar and adhesive:

- Corners and edges
- Holes and void filling
- Vertical and overhead use

Joint filling and crack sealing:

- Joint and crack arris / edge repair

Characteristics / Advantages

Sikadur®-31 CF Normal has the following advantages:

- Easy to mix and apply
- Suitable for dry and damp concrete surfaces
- Very good adhesion to most construction materials
- High strength adhesive
- Thixotropic: non-sag in vertical and overhead applications
- Hardens without shrinkage
- Different coloured components (for mixing control)
- No primer needed
- High initial and ultimate mechanical strength
- Good abrasion resistance
- Impermeable to liquids and water vapour
- Good chemical resistance

Tests, Approval / Standards

Testing according to EN 1504-4.

Product Data

Colours

Part A:	white
Part B:	dark grey
Parts A+B mixed:	concrete grey

Packaging

Pre-batched units of 6 kg (A+B), 1.2 kg (A+B) and 30kg (A+B).

Storage Conditions / Shelf Life

24 months from date of production if stored properly in original unopened, sealed and undamaged packaging, in dry conditions at temperatures between +5°C and +30°C. Protect from direct sunshine.

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Technical Data		
Chemical Base	Epoxy resin.	
Density	1.90 ± 0.1 kg/l (part A+B mixed) (at +23°C) (evacuated)	
Sag Flow	On vertical surfaces it is non-sag up to 15 mm thickness.	(According to EN 1799)
Layer Thickness	30 mm max.	
Change of Volume	Shrinkage: Hardens without shrinkage.	
Thermal Expansion Coefficient	Coefficient W: 5.9 x 10^{-5} per °C (Temp. range +23°C - +60°C)	(According EN 1770)
Thermal Stability	Heat Deflection Temperature (HDT): HDT = +49°C (7 days / +23°C)	(According to ISO 75) (thickness 10 mm)

Mechanical / Physical Properties

Compressive Strength (According to DIN EN 196)

	Curing temperature		
Curing time	+10°C	+23°C	+30°C
1 day	25 - 35 N/mm²	45 -55 N/mm²	50 - 60 N/mm²
3 days	40 - 50 N/mm²	55 -65 N/mm²	60 - 70 N/mm²
7 days	50 - 60 N/mm²	60 -70 N/mm²	60 - 70 N/mm²

Flexural Strength (According to DIN EN 196)

	Curing temperature		
Curing time	+10°C	+23°C	+30°C
1 day	11 - 17 N/mm²	20 - 30 N/mm²	20 - 30 N/mm²
3 days	20 - 30 N/mm²	25 - 35 N/mm²	25 - 35 N/mm²
7 days	25 - 35 N/mm²	30 - 40 N/mm²	30 - 40 N/mm²

Tensile Strength (According to ISO 527)

	Curing temperature		
Curing time	+10°C	+23°C	+30°C
1 day	2 - 6 N/mm²	6 - 10 N/mm²	9 - 15 N/mm²
3 days	9 - 15 N/mm²	17 - 23 N/mm²	17 - 23 N/mm²
7 days	14 - 20 N/mm²	18 - 24 N/mm²	19 - 25 N/mm²

Bond Strength (According to EN ISO 4624, EN 1542 and EN 12188)

Time	Temperature	Substrate	Bond strength
1 day	+10°C	Concrete dry	> 4 N/mm² *
1 day	+10°C	Concrete moist	> 4 N/mm² *
1 day	+10°C	Steel	6 - 10 N/mm²
3 days	+10°C	Steel	10 - 14 N/mm²
3 days	+23°C	Steel	11 - 15 N/mm²
3 days	+30°C	Steel	13 - 17 N/mm²

*100% concrete failure.

E-Modulus	Tensile: ~ 5,000 N/mm² (14 days at +23°C)	(According to ISO 527)
	Compressive: ~ 4,600 N/mm² (14 days at +23°C)	(According to ASTM D695)
Elongation at Break	0.4 ± 0.1% (7days at +23°C)	(According to ISO 75)

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System Information

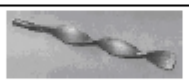
Application Details

Consumption / Dosage	The consumption of Sikadur®-31 CF Normal is ~ 1.9 kg/m² per mm of thickness.
Substrate Quality	• Mortar and concrete must be older than 28 days (depends on minimal requirement of strengths). • Verify the substrate strength (concrete, masonry, natural stone). • The substrate surface (all types) must be clean, dry and free from contaminants such as dirt, oil, grease, existing surface treatments and coatings, etc. • Steel substrates must be de-rusted similar to Sa 2.5. • The substrate must be sound and all loose particles must be removed.
Substrate Preparation	**Concrete, mortar, stone, bricks:** Substrates must be sound, dry, clean and free from laitance, ice, standing water, grease, oils, old surface treatments or coatings and all loose or friable particles must be removed to achieve a laitance and contaminant free, open textured surface. **Steel:** Must be cleaned and prepared thoroughly to an acceptable quality i.e. by blastcleaning and vacuum. Avoid dew point conditions.

Application Conditions / Limitations

Substrate Temperature	+10°C min. / +30°C max.
Ambient Temperature	+10°C min. / +30°C max.
Material Temperature	Sikadur®-31 CF Normal must be applied at temperatures between +10°C and +30°C
Substrate Moisture Content	When applied to matt moist concrete, brush the adhesive well into substrate.
Dew Point	Beware of condensation! Substrate temperature during application must be at least 3°C above dew point.

Application Instructions

Mixing	Part A : part B = 2 : 1 by weight or volume
Mixing Time	 Pre-batched units: Mix parts A+B together for at least 3 minutes with a mixing spindle attached to a slow speed electric drill (max. 300 rpm) until the material becomes smooth in consistency and a uniform grey colour. Avoid aeration while mixing. Then, pour the whole mix into a clean container and stir again for approx. 1 more minute at low speed to keep air entrapment at a minimum. Mix only that quantity which can be used within its potlife.
Application Method / Tools	When using a thin layer adhesive, apply the mixed adhesive to the prepared surface with a spatula, trowel, notched trowel, (or with hands protected by gloves). When applying as a repair mortar use some formwork. When using for bonding metal profiles onto vertical surfaces ,support and press uniformly using props for at least 12 hours, depending on the thickness applied (not more than 5 mm) and the room temperature. Once hardened check the adhesion by tapping with a hammer.
Cleaning of Tools	Clean all tools and application equipment with Sika® Thinner C immediately after use. Hardened / cured material can only be mechanically removed.

HDC Approved Consent Document (In accordance with BA 2004, Cl. 49(1)) - Processed by : ES Ashwin - BC No. 170607

Construction

Potlife

Potlife (200 g) (According to EN ISO 9514)

+10°C	+23°C	+30°C
~ 145 minutes	~ 55 minutes	~ 35 minutes

The potlife begins when the resin and hardener are mixed. It is shorter at high temperatures and longer at low temperatures. The greater the quantity mixed, the shorter the potlife. To obtain longer workability at high temperatures, the mixed adhesive may be divided into portions. Another method is to chill parts A+B before mixing them (not below +5°C).

When using multiple units, one after the other, do not mix the following unit until the previous one has been used in order to avoid a reduction in handling time.

Notes on Application / Limitations

Sikadur® resins are formulated to have low creep under permanent loading. However due to the creep behaviour of all polymer materials under load, the long term structural design load must account for creep. Generally the long term structural design load must be lower than 20-25% of the failure load. Please consult a structural engineer for load calculations for your specific application.

Value Base

All technical data stated in this Product Data Sheet are based on laboratory tests. Actual measured data may vary due to circumstances beyond our control.

Local Restrictions

Please note that as a result of specific local regulations the performance of this product may vary from country to country. Please consult the local Product Data Sheet for the exact description of the application fields.

Health and Safety Information

For information and advice on the safe handling, storage and disposal of chemical products, users shall refer to the most recent Material Safety Data Sheet containing physical, ecological, toxicological and other safety-related data.

Legal Notes

The information, and, in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The user of the product must test the product's suitability for the intended application and purpose. Sika reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request.

Sika (NZ) Limited
PO Box 19192, Auckland 1746, NZ.

Innovation & since

HDC Approved Consent Document (In accordance with BA 2004, Cl. 49(1)) - Processed by : ES Ashwin - BC No. 170607

Construction

Product Data Sheet
Version no: 07/10 (reprinted 07/11)

Sikadur® 42

High strength pourable epoxy resin grout

Positioning

Description

A three-component pourable grout based on a combination of high strength epoxy resins and a blend of carefully selected mineral aggregates. After mixing it provides a free flowing, self levelling epoxy grout.

Uses

Sikadur 42 can be used for:

- Grouting under crane rail tracks.
- Grouting under bridge bearing plates and machine bases.
- Grouting of steel reinforcement, holding down bolts, etc. into existing concrete or masonry.
- Filling of voids and cavities in concrete.

Advantages

- Suitable for application to both dry and damp surfaces.
- Easy to mix, apply and use.
- High early strength.
- Shrinkage free hardening.
- High tensile and flexural strengths - vibration resistant.
- Good flow characteristics - even in thin layers.
- Good chemical resistance - unaffected by dilute acids, dilute alkalis, most oils, sewage, salt water, etc.

Approvals / Standards

Tested in accordance with BS6319.

Product Data

Form:

Epoxy resin paste containing natural aggregate fillers.

Color:

- Component A = Clear / Component B = Clear / Component C = Light Grey
- Concrete Grey colour when mixed.

Packaging:

Supplied in a 7.92 litre (15kg) (Component A + B + C).

Storage & Shelf Life:

36 months in unopened, original containers when stored in dry conditions between +5°C and +25°C.

Technical Data

Density:	2.0 kg/litre approx.
Service temp:	< 70°C
Application temp:	5°C to 30°C
Shrinkage:	Negligible
Compressive strength: (at 20°C)	24 hours = 60 MPa approx. 7 days = 95 MPa approx.
Flexural strength:	35 MPa approx.
Tensile strength:	15 MPa approx.
Elastic modulus:	13,000 MPa approx.
Bond strength:	Sandblasted Steel = 20 MPa approx. Sandblasted Concrete = 3.5 MPa approx. (concrete failure)
Pot life (3 litres):	5°C = 2 hours 10°C = 80 minutes 20°C = 40 minutes 30°C = 20 minutes
Application thickness:	Minimum 3 mm / Maximum 40 mm per layer

Surface Preparation

- All surfaces must be clean, dry and free from any loosely adhering particles or contaminants such as dirt, oil, dust, grease, etc. The surface must be free from any standing water.
- All cement laitance should be removed by scabbling, sandblasting, etc.
- Steel surfaces must have all paints, films, oils, rust and other contaminants removed by grit blasting. Apply Sikadur 42 immediately after blasting to prevent rust from reoccurring.
- Epoxy surfaces must be sanded then washed clean with Sika Thinner C.

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Construction

Mixing	• Add the entire contents of Component B to Component A. Thoroughly mix using a Sika mixing paddle attached to a low speed electric drill (max. 500 rpm) for at least one minute. The Component C (aggregate) can then be added slowly, while mixing continues, until a uniformly mixed, lump free, pourable grout is achieved. • Part batching of Sikadur 42 is not recommended unless strict measurement of the components, in accordance with the mix ratio of the factory proportioned pack, is observed and adhered to.
Application	• Pour Sikadur 42 into the prepared hole, void or water tight formwork and allow to self level. • When grouting under bearing pads or base plates, ensure there is adequate head/pressure to maintain flow. This is essential to ensure that no air is entrapped under the base plate. Rodding or vibrating under the plate is also recommended to remove any air. Pour the grout continuously until the fluid rises above the level of the base plate. • Air holes or breather pipes should be fitted to formwork where entrapment of air may occur. • When grouting starter bars, holding down bolts, etc. pour Sikadur 42 into the base of the hole then drop in the bar. A slight overflow should occur at the top when the bar is inserted.
Cleaning	• Clean all tools and equipment immediately after use with Sika Thinner C. • It is recommended that protective gloves and clothing be worn during application, however, uncured Sikadur 42 may be removed from skin with warm soapy water. • Cured Sikadur 42 can only be removed mechanically.
Important Notes	• Do not apply Sikadur 42 to surfaces with standing water on them. • Do not dilute Sikadur 42 with solvents. • Sikadur 42 will not cure at temperatures below 5°C. • Optimal application temperatures are between 10°C to 30°C. • To avoid shrinkage caused by exotherm Sikadur 42 should not be applied in layers of more than 40 mm thick. Greater thickness should be built up successively in layers. • When pouring in layers each preceding surface shall be hardened and cool. The maximum waiting time between applying layers is 24 hours to ensure bonding occurs. • Layers greater than 40 mm thick can be achieved by using prepacked aggregates. For further information on this procedure contact the Sika Technical Department. • The temperature at which Sikadur 42 is stored will govern its pot life when mixed.
Notes	All technical data stated in this Product Data Sheet are based on laboratory tests. Actual measured data may vary due to circumstances beyond our control.
Safety Instructions	
Protective Measures	• To avoid rare allergic reactions, we recommend the use of protective gloves. Change soiled work clothes and wash hands before breaks and after finishing work. • Local regulations as well as health and safety advice on packaging labels must be observed. • For further information refer to the Sika Material Safety Data Sheet which is available on request.
Transport	Sikadur 42, Component B has a dangerous goods classification for transportation: Haz. Class 8, UN No. 1760, Haz. Chem. 2R, Packing Group III.
Legal Notes	The information, and, in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The user of the product must test the product's suitability for the intended application and purpose. Sika reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request.

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HDC Approved Consent Document (In accordance with BA 2004, Cl. 49(1)) - Processed by : ES Ashwin - BC No. 170607

Construction

Product Data Sheet
Version no: 07/01 (reprinted 07/11)

Sikadur® 52

Low viscosity crack injection epoxy

Positioning

Description
A solvent free, two component, low viscosity liquid based on high strength epoxy resins. After mixing it becomes a deeply penetrative liquid with strong adhesive qualities.

Uses
For injecting and filling cracks (0.2 to 5 mm wide) in precast and insitu concrete components to bond the sections together, thereby restoring the structural integrity of the element.

Advantages
- Highly flowable, penetrating and solvent free.
- Shrinkage free hardening.
- Excellent adhesion to most substrates.
- High mechanical and adhesive strength.
- High early strength.
- Chemical resistance typical of epoxy resins.
- Does not become brittle – retains a very slightly flexible nature.

Tests
Approvals / Standards
Tested in accordance with BS6319. Complies with ASTM C881-78, Type 1, Grade 1, Class B + C.

Product Data

Type:	Solvent free epoxy resin liquid.
Colours:	Clear Straw colour when mixed.
Packaging:	Supplied in 0.9 litre (1.0kg), 2.78 litre (3kg), 7.43 litre (8kg) units (Component A + B)
Storage & Shelf Life:	Three (3) years in unopened, original containers when stored in dry conditions between 5°C and 25°C.

Technical Data

Density:	Approx. 1.1 kg/litre			
Service temp:	< 70°C			
Application temp:	5°C to 30°C			
Shrinkage:	Negligible			
Compressive strength:	24 hours = 35 MPa approx.			
(at 20°C)	7 days = 45 MPa approx.			
Flexural strength:	14 MPa approx.			
Tensile strength:	25 MPa approx.			
Elastic modulus:	3,500 MPa approx.			
Bond strength:	Sandblasted Steel = 15 MPa approx.			
	Sandblasted Concrete = 3.5 MPa approx.			
Pot life (1 Litre mix):	5°C	10°C	20°C	30°C
(approx. time)	75 mins.	60 mins.	20 mins.	10 mins.
Coverage rate:	Approx. 3 to 5 m²/litre/coat on floors, depending on porosity.			

Application Conditions

Surface Preparation
- All concrete surfaces must be clean and free from any loosely adhering particles, or contaminants such as dirt, oil, dust, grease, etc.
- All cement laitance should be removed by scabbling, sandblasting, etc.
- When Sikadur 52 is used for injection purposes the cracks must be blown out with oil free, dry compressed air. Crack widths between 0.2 mm and 5 mm may be successfully injected.

Mixing
- Add the entire contents of Component B to Component A. Using a Sika mixing paddle attached to a low speed electric drill (max. 500 rpm) mix together for at least 3 minutes.
- Part batching of Sikadur 52 is not recommended unless strict measurement of the components, in accordance with the mix ratio of the factory proportioned pack, is observed and adhered to.

HDC Approved Consent Document (In accordance with BA 2004, Cl. 49(1)) - Processed by : ES Ashwin - BC No. 170607

Construction

Application	*Basic guidelines for crack injection are as follows:* • Using Sikadur 31 epoxy adhesive, fasten Sika Injection Flanges over the cleaned and prepared cracks at 300 to 500 mm intervals. The remainder of crack is also sealed off with Sikadur 31. • Once the Sikadur 31 has cured the flanges should be blown through in a continuous sequence with clean compressed air. • After the Sikadur 52 has been mixed it can be loaded into a Sika bulk dispensing gun, adapted to take liquid epoxies. • The Sikadur 52 should be injected (approx. 25 – 30 psi) into the first and lowest flange over the crack until epoxy starts oozing out of the flange immediately above. • Seal off the lower flange and transfer the gun to the new flange above. • Continue this sequence until all flanges have been injected and sealed. • After Sikadur 52 has cured the flanges and Sikadur 31 can be ground from the surface of the crack using an angle grinder or similar. • Allow 5 to 7 days curing for full structural integrity of the repair component to be achieved. • Sika (NZ) Ltd can recommend approved contractors for this specialised work.
Cleaning	• Clean all tools and equipment immediately after use with Sika Thinner C. • It is recommended that protective gloves and clothing be worn during application, however, uncured Sikadur 52 may be removed from skin with warm soapy water. • Cured Sikadur 52 can only be removed mechanically.
Important Notes	• Crack injection work should be left for 5 to 7 days to fully cure before full structural integrity is achieved. • Do not dilute Sikadur 52 with solvent. • In cases where fine cracks occur it may be difficult to attain satisfactory injection of epoxy with hand operated equipment. We suggest a specialist applicator be used for this type of work. • Sikadur 52 will not cure at temperatures below 5°C. • The temperature at which Sikadur 52 is stored during the 24 hours before mixing will govern its pot life when mixed.
Notes	All technical data stated in this Product Data Sheet are based on laboratory tests. Actual measured data may vary due to circumstances beyond our control.
Local Restrictions	Please note that as a result of specific local regulations the performance of this product may vary from country to country. Please consult the local Product Data Sheet for the exact description of the application fields.
Safety Instructions **Protective Measures**	• To avoid rare allergic reactions, we recommend the use of protective gloves. Change soiled work clothes and wash hands before breaks and after finishing work. • Local regulations as well as health and safety advice on packaging labels must be observed. • For further information refer to the Sika Material Safety Data Sheet which is available on request. • If in doubt always follow the directions given on the pack or label.
Transportation Class	Sikadur 52, Component B has a dangerous goods classification for transportation: Haz. Class 8, UN No. 1760, Haz. Chem. 2R, Packing Group III.
Important Notes	• Residues of material must be removed according to local regulations. Fully cured material can be disposed of as household waste under agreement with the responsible local authorities. • Detailed health and safety information as well as detailed precautionary measures e.g. physical, toxicological and ecological data can be obtained from the safety data sheet.
Legal Notes	The information, and, in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The user of the product must test the product's suitability for the intended application and purpose. Sika reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request.

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HANMER APARTMENTS
4 WOODBANK ROAD
12185

INOVO PROJECTS

2 November 2017

Inovo Projects
PO Box 7069
Sydenham
CHRISTCHURCH 8240

By email: admin@inovo.nz; greg@inovo.nz

Authorisation to Act as Agent

PROJECT #	12185
PROJECT NAME	**4 Woodbank Road – Managers Residence**
CLIENT NAME	Hanmer Apartments

Client Declaration

I, as the owner of the aforementioned property, authorise Inovo Projects to act in the capacity of agent on my behalf in connection with all matters pertaining to building consent and other Council approvals.

SIGNATURE	Shane Cundy
NAME	Shane Cundy
DATE	6/11/17

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

FORM 2
APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND / OR BUILDING CONSENT

Section 33 or Section 45, Building Act 2004

APPLICATION

I request that you issue a:

- ☐ Project Information Memorandum only (PIM)
- ☐ Building Consent (including Project Information Memorandum)
- ☑ Building Consent only, and the existing PIM No. (if applicable) is :
- ☐ Amendment to an existing Building Consent and the existing BC No is :

THE BUILDING

Street Address (or rapid number if applicable) :
(for structures that do not have a street address, state the nearest street intersection and the distance and direction form that intersection)

4 Woodbank Road, Hanmer Springs

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

Lot 55 DP 341093

Building Name *(if applicable)* :

Location of building within site/block number :
(include nearest street access)

Number of levels : 1
(include ground level and any levels below ground)

Level/Unit No :

Floor Area (all floors included):

Total / Existing : 288.3 m^2

New / Additional : m^2

Affected / Altered : m^2

(indicate area affected by the building work if less than the total area)

Year first constructed :

Current lawfully established use : **SH (Sleeping, Home)**

(include number of occupants per level and per use if more than 1. If use was changed by the building work this application relates to, state previous use)

THE PROJECT

Description of Building Work:
(Provide sufficient information for scope of work to be fully understood, e.g. "3 bedroom dwelling with attached garage and wood burner" or " 3 bay domestic farm shed" or "Commercial shop fit-out")

Earthquake related repair work including minor repairs to cladding and replacement of hard standing areas.

Intended Use : **SH (Sleeping, Single Home)**

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

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

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

Intended life of the building :

- ☑ Indefinite but not less than 50 years
- ☐ or specified as years

List building consents previously issued for this project (if any)
(i.e. is this project being constructed in stages? Is this consent for a relocated or transportable building?)

Estimated Value of the building work (inc GST) :

$ 200000

on which building levy will be calculated (including GST). State estimated value as defined in section 7 of the Building Act 2004.

Water requirements:

- ☐ New connection to Hurunui District Council Supply (if available)
- ☑ Existing connection to Hurunui District Council Supply
- ☐ Own private supply (well or community scheme)

THE OWNER	AGENT – APPLICANT N/A ☐ *(leave section blank)*
Owner's Name : Shane Joseph Cundy, Amy Rebecca Bott	Agent's Name : Inovo Projects
Contact Person : (if owner is not an individual)	Contact Person : Greg Jarvis
Mailing Address : 4 Woodbank Road Postcode : 7334	Mailing or Billing Address : 122 Montreal Street, PO Box 7069, Christchurch Postcode : 8240
Street Address or Registered Office : Postcode :	Street Address or Registered Office : Postcode :
Mobile Phone : 0272270236	Mobile Phone : 0212418851
Phone :	Phone :
After Hours Phone :	After Hours Phone :
Landline number : 033157135	Landline number :
Daytime phone :	Daytime phone :
Fax number :	Fax number :
E-mail Address : hanmer apartments@gmail.com	E-mail Address : greg@inovo.nz
Website :	Website :
The following evidence of ownership is attached to this application: ☑ Certificate of Title ☐ Sale and Purchase Agreement (only if new purchase)	Relationship to owner : Project management (State details of authorisation from the owner to make the application on the owner's behalf) Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application / Building Work and will receive all correspondence including all invoices.

RESTRICTED BUILDING WORK

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

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

Licensing Class	Name and address	Licensed practitioner number (or registration number treated as being licensed under section 291 of the building Act 2004)
Foundations		
Carpentry		
Exterior Plasterer		
Brick-layer		
Block-layer		
Roofer		

REQUIRED ATTACHMENTS

Complete and attach the following checklist (tick to confirm item / form completed), and provide an electronic copy of all information an plans requested on that checklist : ☑ Form T-02-PS-01

Application Fee : (Deposit paid) : application Fee of $ (refer to fees and charges sheet)

SIGNATURE

Signature of owner / or agent on behalf of and with the authority of the owner :

☐ Owner ☑ Agent Date : 30/11/2017

Note : If acting "for and on behalf", please read the following declaration before signing :

"I hereby declare that I am authorised to act as Agent of the Owner"

KEY PERSONNEL

Name of Builder :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Name of craftsman Plumber :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Name of registered Gasfitter :	Phone Number :
Postal Address :	Registration Number :
E-Mail Address :	
Name of registered Drain-layer :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Name of Designer :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Name of Engineer :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	
Name of registered Electrician :	Phone Number :
Postal Address :	Registration Number :
E-mail Address :	

BUILDING CODE ASSESSMENT (Not required for PIM only applications)

Producer Statements: It is intended that the following Producer Statement(s) will be relied upon to certify or verify compliance of the plans, specifications or completed works with the Building Code. **Note:** Applications including a PS 1 or PS 2 must be supplied with a copy of any design calculations.

☐ **PS 1 (Design)** ☐ **PS 2 (Design Review)** ☐ **PS 3 (Construction)** ☐ **PS 4 (Construction Review)**

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

Building Code Clause (Identify which clauses will be involved in the building work)		**Means of Compliance** (note that a project may include both Acceptable and Alternative solutions)		
		Acceptable Solution / Verification Method (AS1, AS2, VM1, VM2 etc)	**Alternative Solution** (details verifying compliance required)	**Waiver/ Modification** (Provide sep. details for justification of acceptance)
B1	Structure	☑N/A ☐AS1 ☐VM1 ☐AS2 ☐VM2 ☐AS3 ☐VM3 ☐AS4 ☐VM4	☐ YES	☐ YES
B2	Durability	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
C1-6	Protection from fire	☑N/A ☐AS1 ☐AS2 ☐AS3 ☐AS4 ☐C/VM1 ☐AS5 ☐AS6 ☐AS7 ☐C/VM2	N/A	☐ YES
D1	Access Routes	☐N/A ☑AS1 ☐VM1	☐ YES	☐ YES
D2	Mechanical Installations for Access	☑N/A ☐AS1 ☐VM1 ☐AS2 ☐VM2 ☐AS3 ☐VM3	☐ YES	☐ YES
E1	Surface water	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
E2	External moisture	☑N/A ☐AS1 ☐VM1 ☐AS2 ☐AS3	☐ YES	☐ YES
E3	Internal moisture	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
F1	Hazardous agents on site	☑N/A ☐VM1	☐ YES	☐ YES
F2	Hazardous building materials	☑N/A ☐VM1	☐ YES	☐ YES
F3	Hazardous substances and processes	☑N/A ☐VM1	☐ YES	☐ YES
F4	Safety from falling	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
F5	Construction and demolition hazards	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
F6	Lighting for emergency	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
F7	Warning systems	☐N/A ☑AS1 ☐VM1	☐ YES	☐ YES
F8	Signs	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G1	Personal hygiene	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G2	Laundering	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G3	Food preparation and prevention of contamination	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G4	Ventilation	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G5	Interior environment	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G6	Airborne and impact sound	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G7	Natural light	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G8	Artificial light	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G9	Electricity	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G10	Piped services	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G11	Gas as an energy source	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G12	Water supplies	☑N/A ☐AS1 ☐AS2 ☐VM1	☐ YES	☐ YES
G13	Foul water	☑N/A ☐AS1 ☐VM1 ☐AS2 ☐VM2 ☐AS3 ☐VM4	☐ YES	☐ YES
G14	Industrial liquid waste	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
G15	Solid waste	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES
H1	Energy efficiency provisions	☑N/A ☐AS1 ☐VM1	☐ YES	☐ YES

COMPLIANCE SCHEDULE (Inspection, Maintenance and Reporting Procedures)

Do not fill in this section if this application is only for a project information memorandum

Are there specified systems in the building? ☐ Yes ☑ No *(If there are no specified systems, do not complete this section)*

If existing building, please state the Building Warrant of Fitness Number :

Are any specified systems affected by this application? ☐ Yes ☐ No *(If yes, continue completing this section; if no, do not complete this section)*

Hazard Category : N/A – no longer applicable | Total Occupancy Numbers :

Purpose Group *(select all relevant)*

CS	CL	CO	CM	SC	SD	SA	SR	SH	WL	WM	WH	WF	IA	ID

The following systems are existing, being altered, added to, or removed in the course of the building work	Existing	New	Altered	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency	COUNCIL USE - CONFIRMED
1: Automatic Systems for Fire Suppression								
2: Automatic or Manual Emergency Warning systems								
3/1: Electromagnetic or Automatic Doors and / or Windows								
3/2: Access Control Doors								
3/3: Automatic Fire Doors or Windows forming part of a Firewall								
4: Emergency Lighting systems								
5: Escape Route Pressurisation systems								
6: Riser Mains for use by Fire Services								
7: Automatic Backflow Preventers								
8: Lifts and / or Escalators								
9: Mechanical Ventilation or Air Conditioning systems								

10: Building Maintenance Units								
11: Laboratory Fume Cupboards								
12: Audio Loops or other Assistive Listening systems								
13: Smoke Control systems								
14/1: Emergency Power systems								
14/2: Signs relating to a system or feature specified in any clauses above								
15/1: Systems for communicating spoken information intended to facilitate evacuation								
15/2: Final Exits and other Exit Doors								
15/3: Fire Separations protecting a Means of Escape								
15/4: Signs for communicating information intended to facilitate evacuation								
15/5: Smoke Separations								
16: Cable cars								

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**168907**
Land Registration District	**Canterbury**
Date Issued	14 October 2004

Prior References
148197

Estate	Fee Simple
Area	2695 square metres more or less
Legal Description	Lot 55 Deposited Plan 341093

Proprietors
Shane Joseph Cundy and Amy Rebecca Bott

Interests

Subject to Section 6 & 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

Subject to Section 3 Petroleum Act 1937

Subject to Section 8 Atomic Energy Act 1945

Subject to Section 261 Coal Mines Act 1979

Subject to Section 3 Geothermal Energy Act 1953

Subject to Part IV A Conservation Act 1987

555510 Proclamation declaring the within land to be a Thermal Water Area - 13.7.1961 at 9.01 am

Appurtenant hereto is a right of way, rights to drain sewage and water, to convey water, electric power and telephonic communications specified in Easement Certificate 5238258.4 - 31.5.2002 at 1:32 pm

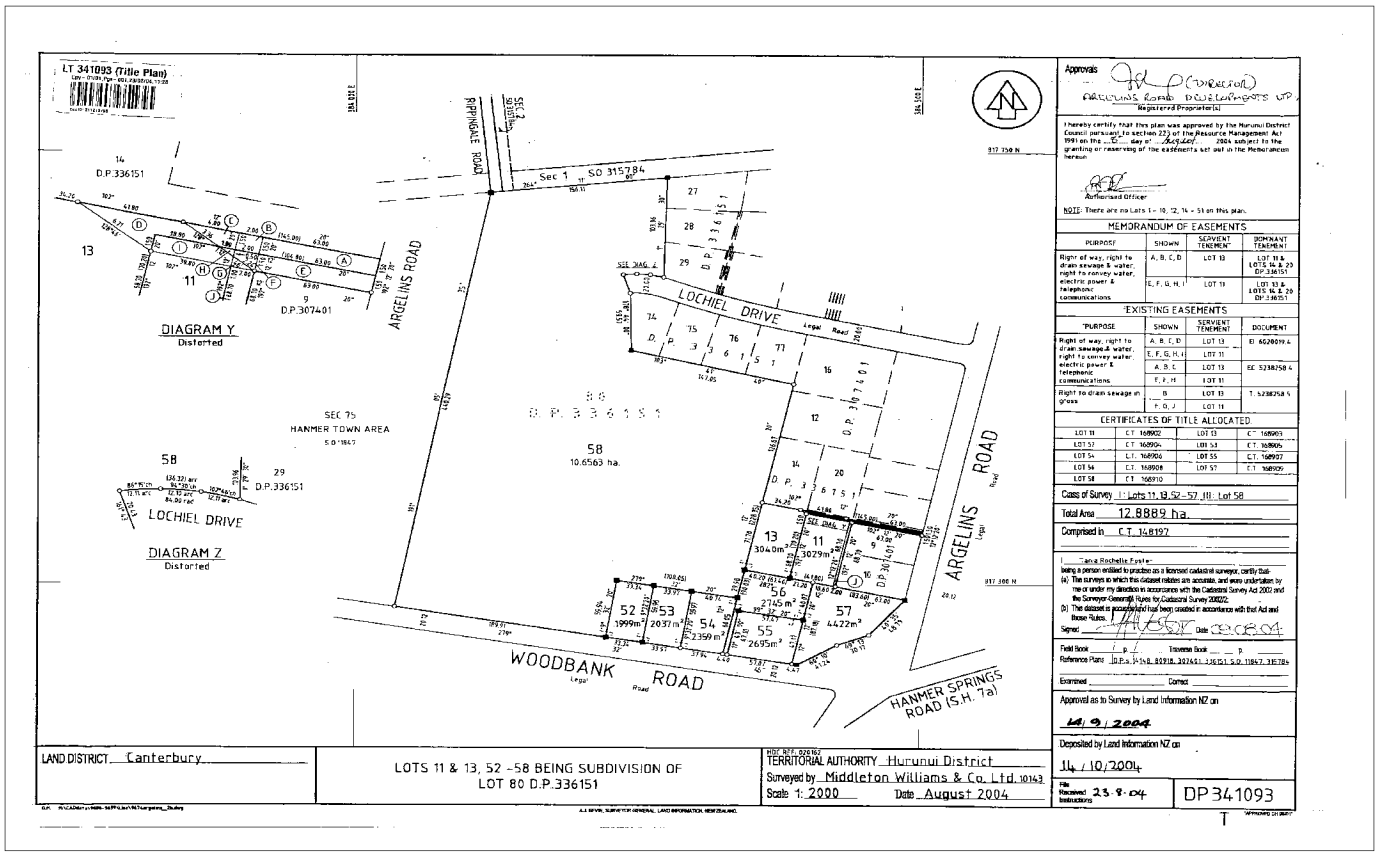
The easements specified in Easement Certificate 5238258.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way, right to drain sewage and water and right to convey water, electric power and telephonic communications created by Easement Instrument 6020019.4 - 27.5.2004 at 9:00 am

The easements created by Easement Instrument 6020019.4 are subject to Section 243 (a) Resource Management Act 1991

6154470.1 Variation of the conditions of the easement created by Easement Instrument 6020019.4 - 20.9.2004 at 9:00 am

6224326.5 Mortgage to Bank of New Zealand - 23.11.2004 at 9:00 am


LT 341093 (Title Plan)
RIPPINGALE ROAD
Sec 1 SO 315784
ARGELINS ROAD
LOCHIEL DRIVE
WOODBANK ROAD
HANMER SPRINGS ROAD (S.H. 7a)
DIAGRAM Y
Distorted
DIAGRAM Z
Distorted
SEC 75
HANMER TOWN AREA
S.O. 11847
D.P.336151
D.P.307401
58
10.6563 ha.
Approvals
Registered Proprietor(s)
MEMORANDUM OF EASEMENTS
EXISTING EASEMENTS
CERTIFICATES OF TITLE ALLOCATED
Class of Survey I : Lots 11, 13, 52 - 57, 111 : Lot 58
Total Area 12.8889 ha.
Comprised in C.T. 148197
Tania Rochelle Foster
Surveyed by Middleton Williams & Co. Ltd. 10143
Scale 1: 2000
Date August 2004
LAND DISTRICT Canterbury
LOTS 11 & 13, 52 - 58 BEING SUBDIVISION OF LOT 80 D.P.336151
TERRITORIAL AUTHORITY Hurunui District
DP 341093

Roof Cavity Report

Our Reference: 3601
Date: 13/08/2017
Lbp No: 122401

Inovo Projects

Site Address
4 Woodbank Road
Hamner Springs

Client Reference No.
12185- 30021011

Insured Name
Shane Cundy

Building Consultant
Justin Murphy

Qualifications
LPB- Carpentry- Site 2, Master Builders- Residential Inspectors Certificate

Inspection Date
31/07/2017

Inspector
Victor Simpson

LBP Qualified

Job Description

Roof Cavity Inspection - Earthquake Damage

Description of System and Components

Type:	Pressed Steel Tiles	Design:	Gable
Pitch:	40 max	Construction:	Truss
Roof Age:	< 10 (approx.)	Insulation:	Fibreglass

History – Client Discussions

In our on site discussion, the owner directed our attention to damaged firewall blocks.

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Roof Cavity Report

Our Reference: 3601
Date: 13/08/2017
Lbp No: 122401

Investigation

Partially displaced nail plates from trusses.

Recommendation

Install proprietary metal plate connections over displaced nail plates.

Overview

This is an L shaped, gable roof with the valley return to the rear. A central gable with valleys extends from the upper, valley return section to form an external portico. The building terminates at a concrete block firewall, common to the adjacent unit, at the garage gable section. The roof is a gang nailed, pine truss construction with trusses set at 900mm centres. Top and bottom chord dimensions are 100x50mm with 75x50mm web members. Attic trusses are installed over the garage area with particle board sheets fixed to bottom chords making up a large storage facility. Diagonal metal tension plane bracing is fitted to both roof planes at front and rear gable ends. Space bracing is fixed to gable ends. The roof cavity is insulated with fibreglass batts and self supporting bituminous roofing underlay is installed.

Through our inspection we found numerous nail plates displaced from apex panel points to a maximum of less than 5mm. These are located predominantly along the ridge line of the front gable section.

In our professional opinion this is earthquake related. We recommend the following repairs be completed as per our supplied scope of works and estimate.

Overall the roof structure appears to be well built with components in good condition and with sound connections.

We recorded damage to a top course block of the firewall and missing portions to lower blocks. We sighted no anchoring of the terminal truss to the firewall. Due to a large amount of stored items a complete view of the firewall was impeded. We informed the owner of items stored directly on ceiling battens and linings. We noted unsecured cabling through the roof cavity.

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Roof Cavity Report

Our Reference: 3601

Date: 13/08/2017

Lbp No: 122401

Estimate

Scope of Works:

1	Install proprietary metal plate connections over displaced nail plates. 12 x metal plate connections to cover and screw fixing. (Minor Movement up to 15 mm), clamp and pull tight in areas where possible, make good all works to comply with NZS 3604.	1Item @ $500.00/Item = $500.00
2	Small Job Allowance	1Item @ $350.00/Item = $350.00
3	No allowance for Scaffolding as this should be allocated in the building scope of works, if required.	$.00
4	No allowance for waste removal or disposal as item included in builders scope of works.	$.00
5	Insure all repairs are completed in accordance with the related building standard and Work, Health and Safety requirements.	$.00

Total (not including GST or builder's margin) **$850.00**

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Roof Cavity Report

Our Reference: 3601
Date: 13/08/2017
Lbp No: 122401

Conclusion

In our professional opinion the damage this property sustained is consistent with earthquake movement. We would recommend that the following repairs be completed as per our supplied scope of works and estimate.

This report is based on a visual inspection and the professional opinion of the building consultant on the shown date; please read our "Disclaimer and Special Reporting Conditions" listed below for terms and conditions.

This estimate is based on current market rates.

No allowance has been made for any repairs that can't be completed due to age and condition of the materials, location and access, we would recommend that the authorized contractor discuss any new repair strategies or related issues with the project manager before commencing any works.

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Roof Cavity Report

Our Reference: 3601

Date: 13/08/2017

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Front view



Main gable overview

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Space bracing



Valley return

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Plane bracing / rear gable end



Rear gable end / sprocket fixing detail

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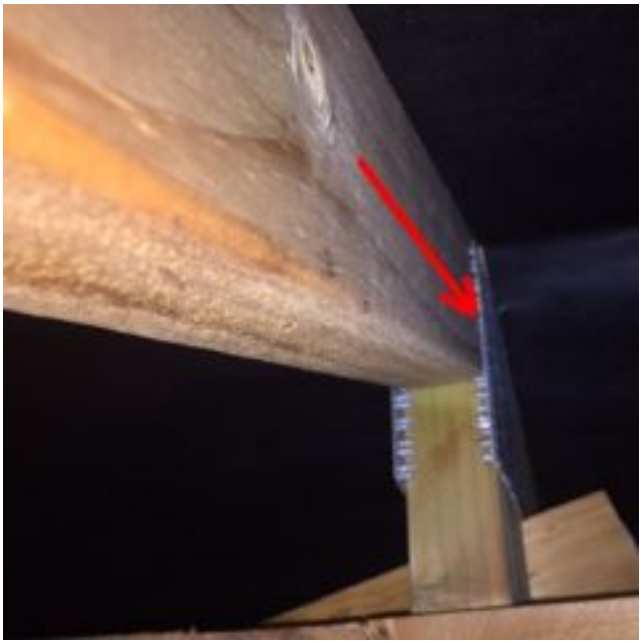
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Date: 13/08/2017
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Forward facing gable - plane bracing



Partially displaced nail plate example 1

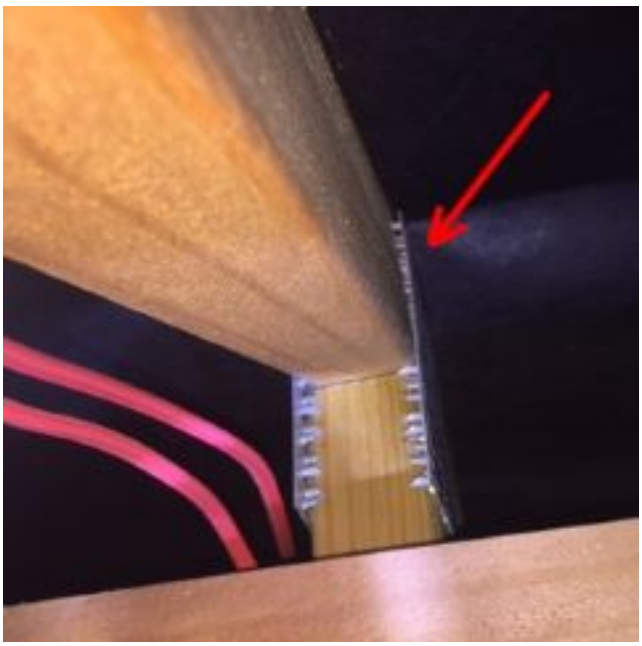
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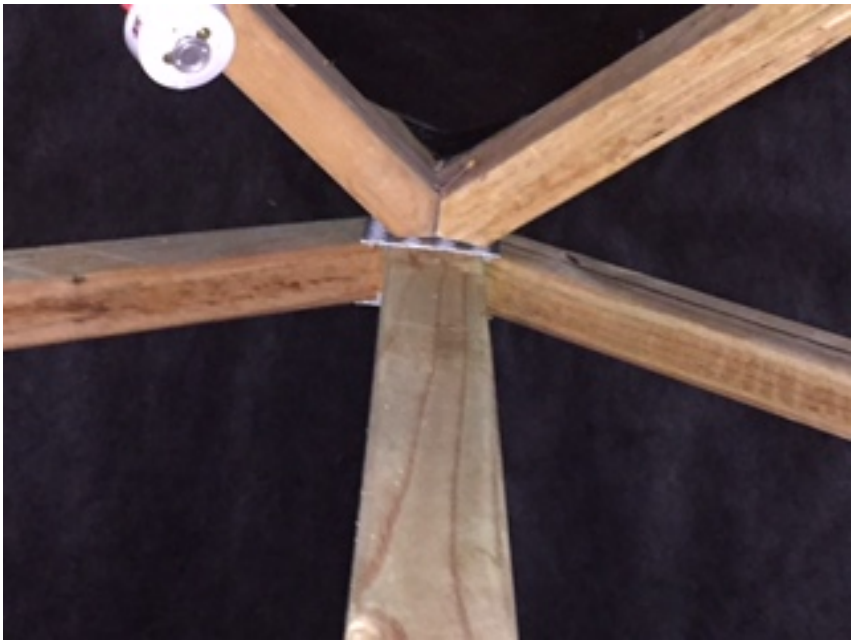
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Partially displaced nail plate example 2



Hip / ridge connection / garage

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Firewall overview



Damaged block / firewall

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Date: 13/08/2017

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Missing block portion / firewall

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Our Reference: 3601

Date: 13/08/2017

Lbp No: 122401

Disclaimer and Special Reporting Conditions

Note- For the purpose of this document Synergy Building Consultants Limited is also known as Synergy.

1. Our responsibility in connection with this report is limited to the person or party to whom the report is addressed and we disclaim all responsibility to any other party with reference to us.

2. This report is a visual one only of the building elements which may be seen easily during the inspection process and does not include any item that is closed in or concealed including (but not limited to) flooring, walls, ceiling, framing, plumbing and drainage, heating, ventilation and wiring.

3. Unless expressly stated, we have made no detailed survey of the property in terms of boundary or contour surveys, geotechnical or hydrological survey, environmental surveys, structural assessments, building defects survey, valuation, legal assessment, etc. We have prepared this report on the information available at the time and information provided by the client and/or third parties.

4. Where another party has supplied information to us for the purpose of the report, this information is believed to be reliable but we can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of council records and examination of documents or by enquiry from Government or other appropriate departments or companies.

5. It is agreed that this report is compiled and completed by Synergy on the basis that it is not liable for any loss or damage resulting from its failure or omission in identifying any condition or latent defect that may be concealed at the time of inspection.

6. Unless otherwise stated and specifically commissioned, no documentation we provide including any drawings are to be considered design document pursuant to the building legislation. It is the responsibility of the designer and contractor to determine what is "Restricted Building Work" and to ensure that all "Restricted Building Work" will be carried out or supervised by a Licensed Building Practitioner who holds a correct licence class pursuant to the building legislation for the work being completed. The designer and contractor takes full responsibility for any penalties incurred regarding non-compliance with this part of the building legislation.

7. The cost and revenue figures provided in this report are estimates only and are based on information available at the time and/or information provided by the client and/or third parties. Cost or revenue projections outlined in this report are based on the typical costs or revenue that can reasonably be expected at the time, and may be subject to unforseen or unaccounted items, issues or events. Synergy Building Consultants Limited does not take any responsibility for the financial outcomes of any property development to which the figures in the report relate.

8. Time frames outlined in this report are estimates only. Timeframes are based on what could be reasonably expected or achieved over a period of time and are based on the information available at the time, and may be subjected to unforseen issues and/or events. Synergy Building Consultants Limited does not take responsibility for the accuracy of timeframes.

9. Any Liability Synergy attracts to the client for defects it could easily viewed by omitted to notice and/or arising from, the provision of this report is limited to the aggregated amount of the fee, with a multiple of five (5) charged by Synergy for this report.

10. Synergy's responsibility in connection with this inspection report is limited to the client to whom this report is addressed and not its assignees or to third parties. Synergy disclaims all responsibility and accepts no liability to any other party other than the client. Acceptance and payment of the fee is deemed as acceptance of all conditions.

11. This report may be not reproduced, in whole or part, without our prior written approval.

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Roof Cavity Report

Our Reference: 3601

Date: 13/08/2017

Lbp No: 122401

Terms of Business

Note- For the purpose of this document Synergy Building Consultants Limited is also known as Synergy.

12. Form of Engagement: Synergy agrees to undertake a visual inspection of the property in order to provide a report on the estimated scope of works and cost to repair property ("the services"). The report is an estimate only and is based on a visual inspection of the building elements, which could be seen easily and does not include any item that is closed in or concealed. Therefore we are unable to report that any such part of the property is free from defect.

13. Exclusions: Without limiting cause 1, the client acknowledges that the inspection undertaken by Synergy does not cover the following items and Synergy accepts no liability whatsoever for these items:

    a) Items not listed in the report or not commented on;

    b) Latent defects; i.e. defects that are not visible or are dormant or existing, but not developed or manifested at the time of the report.

    c) Specialist areas such as structural, electrical, plumbing, gas or heating and ventilations;

    d) The accuracy of fence lines, boundary lines or survey pegs; or

    e) Any tests or specialist knowledge relating to anything involving chemicals or hazardous substances, including but not limited to asbestos.

14. Leaking Building Syndrome: It is agreed that Synergy is not liable for any loss, cost, defect or damage whatsoever to any building, structure, or person, nor any claim, defence or cost which is directly or indirectly caused by or contributed to by, or arises directly or indirectly out of.

    a) The actions or effects of mould, fungi, rot, decay or any other similar forms in any building structure;

    b) The failure of any building structure to meet or conform to the requirements of the New Zealand Building Code in relation to external water or moisture entering that building or structure and the effects thereof;

    c) Any failure to discover, identify or minimise any defect or damage the type referred to sub-causes a. or b. above.

15. Prices: The client shall pay Synergy the prices stated in this Estimate/Report for the services ("the prices"). All additional out of pocket expenses incurred by Synergy will be payable for the Client, including but not limited to accommodation and meals, travel and administration costs.

16. Payment: Synergy will invoice the Client monthly and payment is due on the 20th of the month following the invoice date without deduction or set off. Synergy shall be entitled to charge default interest on all amounts outstanding at a rate of two precent (2%) per annum above the Base Lending Rate of Synergy's bank from the due date of payment until the actual date of payment of all amounts.

17. Clients Premises: The client shall at all reasonable times give Synergy's authorised personnel free and safe access to the Client's premises and any facilities, equipment or computer systems as is reasonably necessary for Synergy to preform its obligations under this Estimate/Report. When using the Client's premises, Synergy shall comply with all reasonable directions and procedures relating to occupational health and safety and security in effect at those premises.

18. Intellectual Property: All intellectual property developed by Synergy during the term of this of this Estimate/Report shall remain the property of Synergy. The client is granted a non-exclusive, non-transferable licence in perpetuity to use such intellectual property in the manor anticipated by this Estimate.

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Roof Cavity Report

Our Reference: 3601

Date: 13/08/2017

Lbp No: 122401

19. Termination: Synergy shall have the right to terminate this Estimate/Report (without prejudice to any other of its rights) immediately if the Client commits a breach of this Estimate/Report and the breach is not remedied within fourteen (14) days of notification of the breach by Synergy.

20. Warranty: Synergy warrants that the Services will be provided with due care and diligence, taking into account the nature and scope of the work. This warranty is only applicable for ninety (90) days from the delivery of the services. All other warranties, representations or conditions, wether express or implied, are hereby excluded to the fullest extent permitted by law. The Client's sole remedy in respect of a breach of this warranty period, at the cost of Synergy, in order to rectify any breach of this warranty. No representation or warranty is made with respect to the outcome of such efforts.

21. Liability: Synergy will not be liable to any third party for any incidental, indirect, special or consequential loss or damage, including but not limited to loss of profits or data, errors, deficiencies, delays, loss of service, profits or savings, or any damages based on a third party claim. In any event, the total liability of Synergy shall not exceed the total payments made under this Estimate/Report in the twelve (12) months immediately prior to the breach.

22. Indemnity: The Client hereby indemnifies, and will keep Synergy indemnified, against all obligations and liabilities incurred by any act or omission of the Client in relation to the Estimate/Report.

23. Confidential Information: The parties shall keep all business information gained in relation to this Estimate/Report confidential and shall ensure that, at any time during or after the term of this Estimate/Report, such information shall not be disclosed to any other third party without the consent of the party suppling such information. Confidential information does not include information that is required to be disclosed by law, or is in the public domain without a party having breached its obligations under this Estimate/Report.

24. Force Majeure: If Synergy is unable to perform its obligations under this Estimate/Report due to events beyond its control, then Synergy shall be released from its obligations under this Estimate/Report, but with out prejudice to any pre-existing claim, liability or responsibility in respect of this Estimate/Report.

25. General: This Estimate/Report supersedes all previous communications, representations, agreements or understandings, verbal or written, between the parties with respect to the Services. If, at any time, any provision of this Estimate/Report is or becomes illegal, invalid or unenforceable, neither the legal validity nor enforceability of the remaining provisions shall in any way be affected or impaired. No failure or delay by Synergy in exercising any power or right under this Estimate/Report shall be deemed to be a waiver of any such power or right. The Estimate/Report shall not be modified or amended except by written agreement between Synergy and the Client. The Estimate shall be governed and construed in accordance with the law of New Zealand.

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Roof Report

Our Reference: 3600
Date: 13/08/2017
Lbp No: 122401

Inovo Projects

Site Address
4 Woodbank Road
Hamner Springs

Client Reference No.
12185- 30021011

Insured Name
Shane Cundy

Building Consultant
Justin Murphy

Qualifications
LPB- Carpentry- Site 2, Master Builders- Residential Inspectors Certificate

Inspection Date
31/07/2017

Inspector
Victor Simpson

LBP Qualified

Job Description

Roof Inspection - Earthquake Damage

Description of System and Components

Type:	Pressed Steel Tiles	Spouting Type:	Metal
Pitch:	45 max	Flashings:	Membrane
Roof Age:	< 10 (approx.)	Finish:	Factory Paint Finish
Design:	Gable	Fascia:	Metal
Condition:	Above Average		

History – Client Discussions

In our on site discussion, the owner informed us there were no issues with the roofing he was aware of.

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Roof Report

Our Reference: 3600
Date: 13/08/2017
Lbp No: 122401

Investigation

Displaced and loosened fixing to roofing.

Recommendation

Remove and replace loosened fixing with screws.

Overview

This is an L shaped gable roof with the valley return to the rear. It is conjoined to the adjacent unit at a concrete block firewall in the garage. A gable section with valleys extends from the central return to a large portico over a rear entrance and patio area. The roofing materials are pressed metal tiles with a factory finished paint system. These are in an above average to excellent condition. Snow strapping is fitted to spouting at 300mm centres.

Through our inspection we found sheared rivets to barge flashings, missing fixing to snow strapping and loosened and displaced fixing in valleys and interspersed throughout the field of tiles.

In our professional opinion this is earthquake related. We recommend the following repairs be completed as per our supplied scope of works and estimate.

We noted some pooling in spouting on the rear gable. Foot traffic damage to tiles adjacent to flue were sighted. The weather was icy at the time of our inspection.

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Roof Report

Our Reference: 3600

Date: 13/08/2017

Lbp No: 122401

Estimate

Scope of Works:

1	Remove and dispose of loose roof fixings to metal tiles, supply and install new to re-fix tiles, make good all works to industry standards.	150M^2 @ $25.00/M^2 = $3,750.00
2	No allowance for Scaffolding as this should be allocated in the building scope of works, if required.	$.00
3	No allowance for waste removal or disposal as item included in builders scope of works.	$.00
4	Insure all repairs are completed in accordance with the related building standard and Work, Health and Safety requirements.	$.00

Total (not including GST or builder's margin) **$3750.00**

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Roof Report

Our Reference: 3600
Date: 13/08/2017
Lbp No: 122401

Conclusion

In our professional opinion the damage this property sustained is consistent with earthquake movement. We would recommend that the following repairs be completed as per our supplied scope of works and estimate.

This report is based on a visual inspection and the professional opinion of the building consultant on the shown date; please read our "Disclaimer and Special Reporting Conditions" listed below for terms and conditions.

This estimate is based on current market rates.

No allowance has been made for any repairs that can't be completed due to age and condition of the materials, location and access, we would recommend that the authorized contractor discuss any new repair strategies or related issues with the project manager before commencing any works.

Unmanned Aerial Vehicles (UAV) are used as a tool to help with the assessment of viewing high and difficult accessed properties, please note that this is only a visual inspection and the photos supplied are used as a guide, visual assessment is carried out during the drone flight and may not be represented in the supplied photographs.

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Roof Report

Our Reference: 3600

Date: 13/08/2017

Lbp No: 122401



Front view



Front elevation

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Roof Report

Our Reference: 3600

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Rear view



Front plane overview

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Roof Report

Our Reference: 3600

Date: 13/08/2017

Lbp No: 122401



Loosened fixing / valley



Sheared rivet / barge flashing

PO Box 76237 – Northwood – Christchurch 8548
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Roof Report

Our Reference: 3600

Date: 13/08/2017

Lbp No: 122401



Missing fixing / snow strapping



Loosened fixing / tiles

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Plan view



Portico ridge line overview

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Return ridge overview



Ridge junction detail

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Roof Report

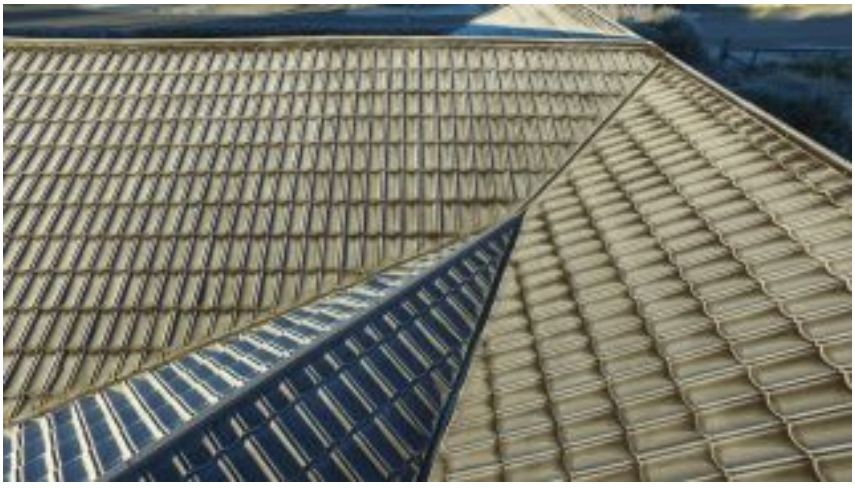
Our Reference: 3600

Date: 13/08/2017

Lbp No: 122401



Main ridge overview



Return - valley detail

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Roof Report

Our Reference: 3600

Date: 13/08/2017

Lbp No: 122401

Disclaimer and Special Reporting Conditions

Note- For the purpose of this document Synergy Building Consultants Limited is also known as Synergy.

1. Our responsibility in connection with this report is limited to the person or party to whom the report is addressed and we disclaim all responsibility to any other party with reference to us.

2. This report is a visual one only of the building elements which may be seen easily during the inspection process and does not include any item that is closed in or concealed including (but not limited to) flooring, walls, ceiling, framing, plumbing and drainage, heating, ventilation and wiring.

3. Unless expressly stated, we have made no detailed survey of the property in terms of boundary or contour surveys, geotechnical or hydrological survey, environmental surveys, structural assessments, building defects survey, valuation, legal assessment, etc. We have prepared this report on the information available at the time and information provided by the client and/or third parties.

4. Where another party has supplied information to us for the purpose of the report, this information is believed to be reliable but we can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of council records and examination of documents or by enquiry from Government or other appropriate departments or companies.

5. It is agreed that this report is compiled and completed by Synergy on the basis that it is not liable for any loss or damage resulting from its failure or omission in identifying any condition or latent defect that may be concealed at the time of inspection.

6. Unless otherwise stated and specifically commissioned, no documentation we provide including any drawings are to be considered design document pursuant to the building legislation. It is the responsibility of the designer and contractor to determine what is "Restricted Building Work" and to ensure that all "Restricted Building Work" will be carried out or supervised by a Licensed Building Practitioner who holds a correct licence class pursuant to the building legislation for the work being completed. The designer and contractor takes full responsibility for any penalties incurred regarding non-compliance with this part of the building legislation.

7. The cost and revenue figures provided in this report are estimates only and are based on information available at the time and/or information provided by the client and/or third parties. Cost or revenue projections outlined in this report are based on the typical costs or revenue that can reasonably be expected at the time, and may be subject to unforseen or unaccounted items, issues or events. Synergy Building Consultants Limited does not take any responsibility for the financial outcomes of any property development to which the figures in the report relate.

8. Time frames outlined in this report are estimates only. Timeframes are based on what could be reasonably expected or achieved over a period of time and are based on the information available at the time, and may be subjected to unforseen issues and/or events. Synergy Building Consultants Limited does not take responsibility for the accuracy of timeframes.

9. Any Liability Synergy attracts to the client for defects it could easily viewed by omitted to notice and/or arising from, the provision of this report is limited to the aggregated amount of the fee, with a multiple of five (5) charged by Synergy for this report.

10. Synergy's responsibility in connection with this inspection report is limited to the client to whom this report is addressed and not its assignees or to third parties. Synergy disclaims all responsibility and accepts no liability to any other party other than the client. Acceptance and payment of the fee is deemed as acceptance of all conditions.

11. This report may be not reproduced, in whole or part, without our prior written approval.

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Roof Report

Our Reference: 3600

Date: 13/08/2017

Lbp No: 122401

Terms of Business

Note- For the purpose of this document Synergy Building Consultants Limited is also known as Synergy.

12. Form of Engagement: Synergy agrees to undertake a visual inspection of the property in order to provide a report on the estimated scope of works and cost to repair property ("the services"). The report is an estimate only and is based on a visual inspection of the building elements, which could be seen easily and does not include any item that is closed in or concealed. Therefore we are unable to report that any such part of the property is free from defect.

13. Exclusions: Without limiting cause 1, the client acknowledges that the inspection undertaken by Synergy does not cover the following items and Synergy accepts no liability whatsoever for these items:

    a) Items not listed in the report or not commented on;

    b) Latent defects; i.e. defects that are not visible or are dormant or existing, but not developed or manifested at the time of the report.

    c) Specialist areas such as structural, electrical, plumbing, gas or heating and ventilations;

    d) The accuracy of fence lines, boundary lines or survey pegs; or

    e) Any tests or specialist knowledge relating to anything involving chemicals or hazardous substances, including but not limited to asbestos.

14. Leaking Building Syndrome: It is agreed that Synergy is not liable for any loss, cost, defect or damage whatsoever to any building, structure, or person, nor any claim, defence or cost which is directly or indirectly caused by or contributed to by, or arises directly or indirectly out of.

    a) The actions or effects of mould, fungi, rot, decay or any other similar forms in any building structure;

    b) The failure of any building structure to meet or conform to the requirements of the New Zealand Building Code in relation to external water or moisture entering that building or structure and the effects thereof;

    c) Any failure to discover, identify or minimise any defect or damage the type referred to sub-causes a. or b. above.

15. Prices: The client shall pay Synergy the prices stated in this Estimate/Report for the services ("the prices"). All additional out of pocket expenses incurred by Synergy will be payable for the Client, including but not limited to accommodation and meals, travel and administration costs.

16. Payment: Synergy will invoice the Client monthly and payment is due on the 20th of the month following the invoice date without deduction or set off. Synergy shall be entitled to charge default interest on all amounts outstanding at a rate of two precent (2%) per annum above the Base Lending Rate of Synergy's bank from the due date of payment until the actual date of payment of all amounts.

17. Clients Premises: The client shall at all reasonable times give Synergy's authorised personnel free and safe access to the Client's premises and any facilities, equipment or computer systems as is reasonably necessary for Synergy to preform its obligations under this Estimate/Report. When using the Client's premises, Synergy shall comply with all reasonable directions and procedures relating to occupational health and safety and security in effect at those premises.

18. Intellectual Property: All intellectual property developed by Synergy during the term of this of this Estimate/Report shall remain the property of Synergy. The client is granted a non-exclusive, non-transferable licence in perpetuity to use such intellectual property in the manor anticipated by this Estimate.

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Roof Report

Our Reference: 3600

Date: 13/08/2017

Lbp No: 122401

19. Termination: Synergy shall have the right to terminate this Estimate/Report (without prejudice to any other of its rights) immediately if the Client commits a breach of this Estimate/Report and the breach is not remedied within fourteen (14) days of notification of the breach by Synergy.

20. Warranty: Synergy warrants that the Services will be provided with due care and diligence, taking into account the nature and scope of the work. This warranty is only applicable for ninety (90) days from the delivery of the services. All other warranties, representations or conditions, wether express or implied, are hereby excluded to the fullest extent permitted by law. The Client's sole remedy in respect of a breach of this warranty period, at the cost of Synergy, in order to rectify any breach of this warranty. No representation or warranty is made with respect to the outcome of such efforts.

21. Liability: Synergy will not be liable to any third party for any incidental, indirect, special or consequential loss or damage, including but not limited to loss of profits or data, errors, deficiencies, delays, loss of service, profits or savings, or any damages based on a third party claim. In any event, the total liability of Synergy shall not exceed the total payments made under this Estimate/Report in the twelve (12) months immediately prior to the breach.

22. Indemnity: The Client hereby indemnifies, and will keep Synergy indemnified, against all obligations and liabilities incurred by any act or omission of the Client in relation to the Estimate/Report.

23. Confidential Information: The parties shall keep all business information gained in relation to this Estimate/Report confidential and shall ensure that, at any time during or after the term of this Estimate/Report, such information shall not be disclosed to any other third party without the consent of the party suppling such information. Confidential information does not include information that is required to be disclosed by law, or is in the public domain without a party having breached its obligations under this Estimate/Report.

24. Force Majeure: If Synergy is unable to perform its obligations under this Estimate/Report due to events beyond its control, then Synergy shall be released from its obligations under this Estimate/Report, but with out prejudice to any pre-existing claim, liability or responsibility in respect of this Estimate/Report.

25. General: This Estimate/Report supersedes all previous communications, representations, agreements or understandings, verbal or written, between the parties with respect to the Services. If, at any time, any provision of this Estimate/Report is or becomes illegal, invalid or unenforceable, neither the legal validity nor enforceability of the remaining provisions shall in any way be affected or impaired. No failure or delay by Synergy in exercising any power or right under this Estimate/Report shall be deemed to be a waiver of any such power or right. The Estimate/Report shall not be modified or amended except by written agreement between Synergy and the Client. The Estimate shall be governed and construed in accordance with the law of New Zealand.

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Code Compliance Certificate 080440

Section 95, Building Act 2004 (BAM 007)

THE BUILDING

Street address of building: 4 Woodbank Road, Hanmer Springs

Legal description of land where building is located: LOT 55 DP 341093

Valuation number: 2125212524

Current, lawfully established, use: SH SA

Year first constructed: 2009

THE OWNER

Name of owner: Cundy Shane Joseph & Cundy Amy Rebecca

Mailing address: C/- C & J Bott, PO Box 22, Upper Moutere 7144

First point of contact for communications with the council/building consent authority:
Full Name: Horncastle Homes Ltd

Mailing Address: P O Box 8255, Christchurch

BUILDING WORK

Building consent number: 080440

Project: New 4 Bedroom Managers Residence With Office, Yunca Wegj 2000 Woodburner And 48m2 Attached Garage Plus 4 x 2 Bedroom Motel Units Attached To Dwelling.

Issued by: Hurunui District Council

CODE COMPLIANCE

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

(a) the building work complies with the building consent

Signature _____ Position Team Leader Building Controls

On behalf of: Hurunui District Council Date: 14/08/09

Compliance schedule statement CS0154

Section 105, Building Act 2004 (BAM 010)

THE BUILDING

Street address of building: 4 Woodbank Road, Hanmer Springs
Legal description of land where building is located: LOT 55 DP 341093
Valuation number: 2125212524
Building name: Cundy Motels
Current, lawfully established, use: SA SR
Year first constructed: 2009

THE OWNER

Name of owner: S J & A R Cundy
Mailing address: P O Box 22, Upper Moutere 7144

SPECIFIED SYSTEMS

The following specified systems are covered by the compliance schedule for this building:

Emergency warning systems	SS2 Type 5F- zone 2-5;Type 3F with supplementary smoke alarm
Smoke control systems	SS15/3 Fire separations
Emergency power systems	SS14 Battery back up

The compliance schedule is kept at: 4 Woodbank Rd Hanmer Springs

Signature _____ Position Team Leader Building Controls

On behalf of: Hurunui District Council Date: 14/08/2009

This statement is valid for 12 months after the date stated above.

Compliance schedule CS0154

Section 103, Building Act 2004 (BAM 010-C)

1. THE BUILDING

Street address of building: 4 Woodbank Road, Hanmer Springs
Legal description of land where building is located: LOT 55 DP 341093
Valuation number: 2125212524
Building name: Cundy Motels
Current, lawfully established, use: SA SR
Building consent number: 080440
Highest fire hazard category for building use: 2

2. THE OWNER

Name of owner: S J & A R Cundy
Mailing address: P O Box 22, Upper Moutere 7144

3. SPECIFIED SYSTEMS

Emergency warning systems	SS2 Type 5F- zone 2-5;Type 3F with supplementary smoke alarm. NZS 4512:2003
Smoke control systems	SS15/3 Fire separations.C/AS1
Emergency power systems	SS14 Battery back up. C/AS1

Signature _____ Position Team Leader Building Controls

On behalf of: Hurunui District Council Date: 14/08/2009

Horncastle Homes Ltd
P O Box 8255
Christchurch

Customer No BC080440
Date 17/08/09

GST Reg No 53-915-477

Tax Invoice 77327

CREDIT UNPAID 08/09 DEVELOPMENT
LEVIES AND CHARGE 09/10
DEVELOPMENT LEVIES AS FROM 1/07/09
LEVIES CHARGED AT 50% PER UNIT =
DEVELOPMENTS LEVY RATE TIMES 2

08/09	HANMER SPRINGS WATER SUPPLY	960.00CR*
09/10	HANMER SPRINGS WATER SUPPLY	1,880.00 *
08/09	HANMER SPRINGS SEWER	2,580.00CR*
09/10	HANMER SPRINGS SEWER	4,320.00 *
08/09	QUEEN MARY ACQUISITION & DEVELOPMENT	1,300.00CR*
09/10	QUEEN MARY ACQUISITION & DEVELOPMENT	0.00 *
08/09	QUEEN MARY SITE UPGRADE & RENEWALS	880.00CR*
09/10	QUEEN MARY SITE UPGRADE & DEVELOPMENT	0.00 *
09/10	QUEEN MARY DEVELOPMENT	1,420.00 *
08/09	HANMER SPRINGS STORMWATER	710.00CR*
09/10	HANMER SPRINGS STORMWATER	850.00 *
08/09	DISTRICT LIBRARY	800.00CR*
09/10	DISTRICT LIBRARY	720.00 *

Continued...

Horncastle Homes Ltd
P O Box 8255
Christchurch

Customer No BC080440
Date 17/08/09

GST Reg No 53-915-477

Tax Invoice 77327

08/09	HANMER SPRINGS MEDICAL CENTRE	1,360.00CR*
09/10	HANMER SPRINGS MEDICAL CENTRE	980.00 *
08/09	HANMER SPRINGS HALL REDEVELOPMENT	800.00CR*
09/10	HANMER SPRINGS HALL REDEVELOPMENT	620.00 *
08/09	HANMER SPRINGS TOWN CENTRE DEVELOPMENT	3,000.00CR*
09/10	HANMER SPRINGS TOWN CENTRE DEVELOPMENT	2,400.00 *
08/09	CONICAL HILL RESERVE WALKWAY DEVELOPMENT	500.00CR*
09/10	CONICAL HILL RESERVE WALKWAY DEVELOPMENT	520.00 *

(* Incl GST $91.11)

Sub Total **$820.00**

Total incl GST **$820.00**

Horncastle Homes Ltd

Customer No BC080440
Date 17/08/09
Invoice No 77327
Total Due $820.00

Development Levies @ 1.7.05

		Was	Now
✓ HS	water supply	480.00 x 2	940.00 x 2
		960.00	1880.00
✓ HS	Sewer	1290.00 x 2	2,160 x 2
		2,580.00	4,320.00
✓ Q M	Acquisition & Dev	650 x 2	0.00
		1300.00	0.00
✓ Q M	site upgrade	440. x 2	0.00
		880.00	0.00
✓ HS	stormwater	750.00 x 1	850.00
		710.00	850.00
✓ District	library	400.00 x 2	360.00 x 2
		800.00	720.00
✓ HS	Medical Centre	680.00 x 2	490.00 x 2
		1360.00	980.00
✓ HS	Hall Redevelop.	400.00 x 2	310.00 x 2
		800.00	620.00
✓ HS	Town Centre Dev	1500.00 x 2	1200.00 x 2
		3,000	2400.00
✓	Walkway Development	250.00 x 2	260.00 x 2
		500.00	520.00
- Q M	Development		710.00 x 2
			1420.00

Horncastle Homes Ltd
P O Box 8255
Christchurch

Customer No BC080440
Date 14/08/09

GST Reg No 53-915-477

Tax Invoice 77326

INSPECTIONS UNDERTAKEN OVER AND
ABOVE THOSE CHARGED ON INVOICE
74328
COMPLIANCE SCHEDULE & COMPLIANCE
SCHEDULE STATEMENTS CHARGES

RE-INSPECTION - FINAL 27/07/09	120.00	*
RE-INSPECTION - FINAL 29/07/09	120.00	*
RE-INSPECTION - FINAL 31/07/09	120.00	*
RE-INSPECTION - FINAL 5/08/09	120.00	*
COMPLIANCE SCHEDULE FEE	100.00	*
COMPLIANCE SCHEDULE STATEMENT FEE	100.00	*

(* Incl GST $75.54)

Sub Total **$680.00**

Total incl GST **$680.00**

Horncastle Homes Ltd

Customer No BC080440
Date 14/08/09
Invoice No 77326
Total Due $680.00

Hurunui District Council

Building Consent Inspection Entry

Sort by Done Date , New Note , New Note - Recurring , Multiple New Notes , More Detail , Print CCC , Enquiry , Search

No: 080440
Owner: S J & A R Cundy
Applicant: Horncastle Homes Ltd
Project: 4 bedroom dwelling and 4 x 2 bedroom units
Location: 4 Woodbank Road, Hanmer Springs
Valuation No: 2125212524
Overseer: Senior Building Officer Consents - Kevin Roberts
Status: 13/08/09 Further information requested : L2 Letter sent

Inspection Notes

Chg Note	Type	Officer	Reqd date	Done date	Result	Insert	Notes
C1	CON Concrete pre pour	BOI		19/11/08	OK	insert note	foundations
C2	CON Concrete pre pour	BOI		26/11/08	OK	insert note	Floorslab
C3	CON Concrete pre pour	BOI		1/12/08	OK	insert note	blockfill
C4	CON Concrete pre pour	BOI		3/12/08	OK	insert note	blockfill
C5	CON Concrete pre pour	BOI		19/01/09	OK	insert note	Block fill
C6	CON Concrete pre pour	BOI		26/01/09	OK	insert note	bockfill
C7	PLD Plumbing and/or drainage	BOI		30/01/09	OK	insert note	
C8	FRA Framing	BOI		9/02/09	OK	insert note	
C9	PC Pre-clad and/or half height brick veneer	BOI		11/03/09	OK	insert note	
C10	PC Pre-clad and/or half height brick veneer	BOI		20/03/09	OK	insert note	
C11	PL Pre-line including plumbing	SBO		27/03/09	Reinspection required	insert note	
C12	PL Pre-line including plumbing	BOI		30/03/09	OK	insert note	
C13	PST Pre-stop	BOI		3/04/09	OK	insert note	
C14	PLD Plumbing and/or drainage	BOI		11/05/09	OK	insert note	Tanking
C15	FIN Final (major) - dwelling, commercial or similar	BOI		26/06/09	Reinspection required	insert note	
C16	FIN Final (major) - dwelling, commercial or similar	BOI		27/07/09	Reinspection required	insert note	re-inspection
C17	FIN Final (major) - dwelling, commercial or similar	BOI		29/07/09	Reinspection required	insert note	
C18	FIN Final (major) - dwelling, commercial or similar	SBO		31/07/09	Reinspection required	insert note	
C19	FIN Final (major) - dwelling, commercial or similar	BOI		5/08/09	OK	insert note	

Sort by Done Date , New Note , New Note - Recurring , Multiple New Notes , More Detail , Print CCC , Enquiry , Search

Cancel

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Author: Lesley Marshall

BC Number 080460
Rapid Number 1651/4
Inspector's Name Mike

HURUNUI District Council

CHECKLIST PROMPT
CCC – COMMERCIAL (BAM 006-C)

Item	Completed/Received
CCC request form BAM 006 dated 26/6/09	Received 9/7/09
BC Conditions Met	
PS4 - Construction Review	N/A
Drainage Plan A. Watson # 15997	Received
Electrical Certificate T. Field # E16880	Received
Gas Certification P. Maynard # 17204.	"
Pressure Test Declaration M. van Klink # 13849	Received
Exterior Cladding – Plaster Certification Kroms Plastering	Received
Potable Water supply sign off H.D.C Potable	N/A.
Wet Areas – Tanking Certification S. Rogers # 461	Received
Council Files	
Correct BC Application / Documentation BAM 005, 100, 2005	Completed
Inspections Charged x15 invoice # 74328	"
Inspections Completed x19	"
Fees / Development contributions outstanding 4 c $120 = $480	to Receive
Correct Description of Building Works Need 3 Bdrm Managers Yucca ways 2000	Residence with Office, Woodburner, 69 m² att Garage + 4/2 Bedrm Units.
Compliance Schedule	
Fire Alarm Certificate FPIS	Received
Alarm Type Type 3F & 5F with smoke	Completed & Received
Specified Features	"
PWD Compliance Access & 1 unit	Completed
Other Items B.W.O.F SS2; SS14/1 SS15	
Additional Comments N/A - not applicable	
N.B: wrong category. should be 2B.	
CS & B.C document completed.	

Final Authorisations	Date
Further information requested Final inspection / PS3 tanking	9/7/09
Information Received	
APPROVAL to issue CCC / Compliance Schedule & Statement (signed) _____	CS0154
CCC Filed	

19/11

26/4

1/12

3/12 — PS3

19/1

26/1

30/1

9/2

11/3

20/3

27/3

30/3 √PS3 roofer

3/4

11/5 — Tanks

26/6

27/7

29/7

31/7

5/8

Mike Rowe

From: Mark Winter [mark@horncastle.co.nz]
Sent: Friday, 14 August 2009 9:47 a.m.
To: Mike Rowe
Subject: 080440 Cundy, 4 Woodbank Rd
Attachments: office@horncastle.co.nz_20090814_103848.pdf

Hi Mike

Attached are the Producer Statements etc as requested

Please advise if there is anything else required
Regards

Mark Winter
Construction Manager
Horncastle Homes Ltd
DDI 341 3692
Cell 0274 966 524
Fax 348 8906
Email mark@horncastle.co.nz

BAM 311

13 August, 2009

Denise Sutherland

080440

Horncastle Homes Ltd
P O Box 8255
Christchurch

Dear Sir/Madam

Re: Code Compliance request for BC080440
4 bedroom dwelling and 4 x 2 bedroom units
4 Woodbank Road, Hanmer Springs

The Council has received a code compliance request in relation to 4 bedroom dwelling and 4 x 2 bedroom units at 4 Woodbank Road, Hanmer Springs. Your construction has been assessed for compliance with the Building Act 2004 and the granted building consent requirements.

Further information is required with regard to the following:

Please provide a

1. PS 3 Construction for the concrete block pour as per docket 12991 dated 3/12/08.
2. PS 3 Construction from the roofer as requested on 27/03/09.
3. A tanking certificate as requested on 11/5/09.

Once the above information has been satisfactorily received, approval of your application will again be considered.

Yours faithfully

Denise Sutherland
CUSTOMER SERVICES OFFICE - BUILDING

hubbers
FURNISHINGS

181 Blenheim Road,
Riccarton,
Christchurch.

Phone 348-2954
Fax 348-3046

Date 14. August 2009

Producer Statement Consent # 080440

Job.J2083, Cundy, 4 Woodbank Road Hanmer Springs.

Dear Mark,
This note is to advise that the floor covering installation for the above job has been installed to the manufactures specifications. All floor coverings have been installed to the best trade practices. Vinyl installation areas. Disabled bathroom floor and walls.

Regards,

R M Turner

Rick Turner,
Flooring Department

CONSENT
080440

PRODUCER STATEMENT - CONSTRUCTION

ISSUED BY	JESSON AND MERCER LTD - CONTRACTOR
TO	HORNCASTLE HOMES - EMPLOYER/PRINCIPAL
IN RESPECT OF	CUNDY BUILDING
AT	4 WOODBANK RD, HANMER SPRINGS

JESSON AND MERCER LTD HAS CONTRACTED TO HORNCASTLE HOMES TO CARRY OUT AND COMPLETE THE LAYING OF BLOCKWORK AND REINFORCING TO SAME IN ACCORDANCE WITH A CONTRACT TITLED CUNDY LOT 55 WOODBANK RD HANMER

I, ..Ken Jesson.. A DULY AUTHORIZED REPRESENTATIVE OF JESSON AND MERCER BELIEVE ON REASONABLE GROUNDS THAT WE HAVE CARRIED OUT AND COMPLETED ALL WORKS IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND BUILDING CONSENT CONDITIONS

☐ ALL ☐ PART ONLY AS SPECIFIED IN THE ATTACHED PARTICULAR OF THE BUILDING WORKS IN ACCORDANCE WITH THE CONTRACT

CONSENT No 080440

..... DATE 13 AUGUST 2009

(SIGNATURE OF AUTHORIZED AGENT ON BEHALF OF)

CONSENT
080440

Certificate

of Roof Installation

THIS CERTIFIES THAT THIS ROOF HAS BEEN INSTALLED TO THE STANDARDS REQUIRED BY AHI ROOFING LIMITED AND THEREFORE MEETS THE REQUIREMENTS OF THE AHI INSTALLATION WARRANTY FOR A PERIOD OF FIVE YEARS FROM THE DATE BELOW.

lame of Purchaser	**Cundy Motels**
.ddress Warranted	**I 55 Woodbank Road, Hanmer**
	Christchurch
ype of Warranty	**Tile Warranty**
ıstallation :ontractor	**Building Choices Ltd (352682)**
ıate of Warranty	**25.02.2009**
·rand	**Colortile Satin Obsidian**

SIGNED

GERARD ROOFS WARRANTY

GERARD®
ROOFS

080440

po box 20364, bishopdale, christchurch
phone: 027 220 9422, fax 03 360 3612, email: syrustiles@xtra.co.nz

11th August, 2009

Syrus Tiles,
P.O. Box 20364,
Bishopdale
Christchurch

Producer Statement

Installers Name : S Rogers

Installers # :461

Product Used : Super flex 1

Job Address : 4 Bank Rd, Hamner, Nth Canterbury

Builder : Horncastle Homes

Client Name : Mr ~~Cunley~~ Cundy .

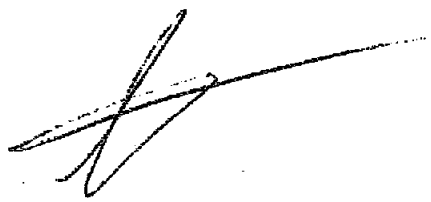
Consent # : 080440.

Date Installed : May 09

Substrate : Gib on timber, hardies on timber.

Comments : Waterproofing was painted up to 300mm around both baths, also up to 150mm behind the vanities. Then silicon was used to seal the baths and vanities to the waterproofing.

Regards, Scott Rogers



HURUNUI
District Council

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

Rapid No:	Consent No:
1651/4	080HH0

14941

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling with A/Garage + 4 Units

COMMENTS

Exposed gable trusses fitted as per amended drawings with 50x3 E.P.D.M. washers

Joints below openings (doors) now vermin proofed by Rockcote

Stone veneer weep holes vermin proofed.

Cover battens not required to linea-soffit joint.

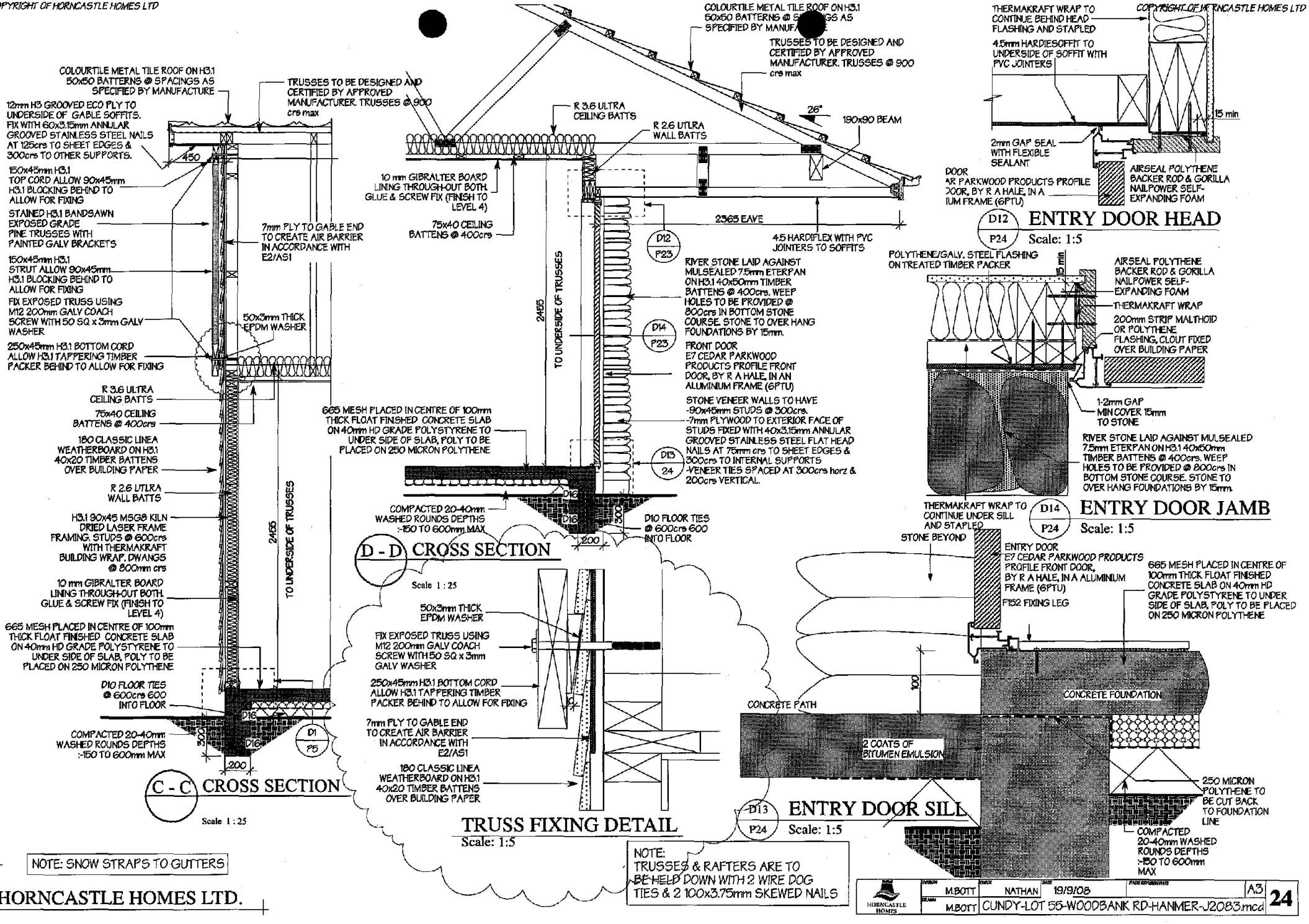
Field Inspections Completed.

Delete that which is not applicable.

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

SIGNED: left on site OFFICER JW Arthur DATE 5/8/09

COPYRIGHT OF HORNCASTLE HOMES LTD



NOTE: SNOW STRAPS TO GUTTERS

NOTE:
TRUSSES & RAFTERS ARE TO BE HELD DOWN WITH 2 WIRE DOG TIES & 2 100x3.75mm SKEWED NAILS

HORNCASTLE HOMES LTD.

HORNCASTLE HOMES	DESIGN M.BOTT	CHECK NATHAN	DATE 19/9/08	PAGE REPRESENTATIVE	A3
	DRAWN M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			24

HURUNUI
District Council

PO Box 13
AMBERLEY 8251
FAX (03) 314 9181
PHONE (03) 314 8816
EMAIL info@hurunui.govt.nz

FAX COVER SHEET

Date: 31.7.05 **Time:**

To: Horncastle Homes **Fax:** 033488906

Attention: Mark Winter **Ref:**

From: D Smith **Email:**

Subject:

Number of pages including cover sheet: 2

Message:

This facsimile message contains information which is confidential and which may be subject to legal privilege. If you are not the intended recipient, you must not pursue, use, disseminate, distribute or copy this message. If you have received this message in error, please notify us immediately by facsimile or telephone (call us collect) and return the original message to us by mail. Thank you.

YUNCA HEATING

A division of Terry Young Ltd , New Zealand

INSTALLATION INSTRUCTIONS for

WEGJ 2000 FREESTANDING WOODBURNER

APRIL 2007

TESTED in compliance with AS/NZS 2918: 2001

A. Yunca recommends that competent trades persons carry out all installations (e.g. NZHHA Registered Installer), to obtain maximum performance and safe, efficient heating.

B. A permit is required and we suggest you check with local building inspectors as by-laws do vary from area to area.
Also notify your Insurance Company that a solid fuel heater has been installed.

C. Floor Protector –

1. Must extend a minimum of 300mm in front of the door aperture.
2. Must extend at least 100mm from each side of the heater.
3. Ash Floor Protector must be constructed of non-combustible materials, with a minimum thickness of 12mm.

D. Seismic restraint – Heater must be restrained from seismic movement as required by NZS 7421. 10mm diameter bolting holes in the rear corners allow restraint.

E. Manufacturers recommended tested minimum clearances from combustible walls.

Tested to AS/NZS 2918 : 2001 by APPLIED RESEARCH SERVICES	Clearance
Rear Clearance (with YUNCA flue shield fitted)	100mm
Side Clearance (with YUNCA flue shield fitted)	200mm
Corner Clearance (with YUNCA flue shield fitted)	30mm
Rear Clearance (without YUNCA flue shield)	350mm
Side Clearance (without YUNCA flue shield)	200mm
Corner Clearance (without YUNCA flue shield)	140mm

F. YUNCA Flue Kit (Tested to AS/NZS 2918:2001 Appendix F): FIG A, B & E

1. 4.2m x 150mm stainless steel flue.
2. 2.4m x 250mm galvanised liner.
3. 1 x ceiling tile.
4. 1 x insulation boundary shield.
5. 3 x spider brackets.
6. 1 x weather cap & cowl.

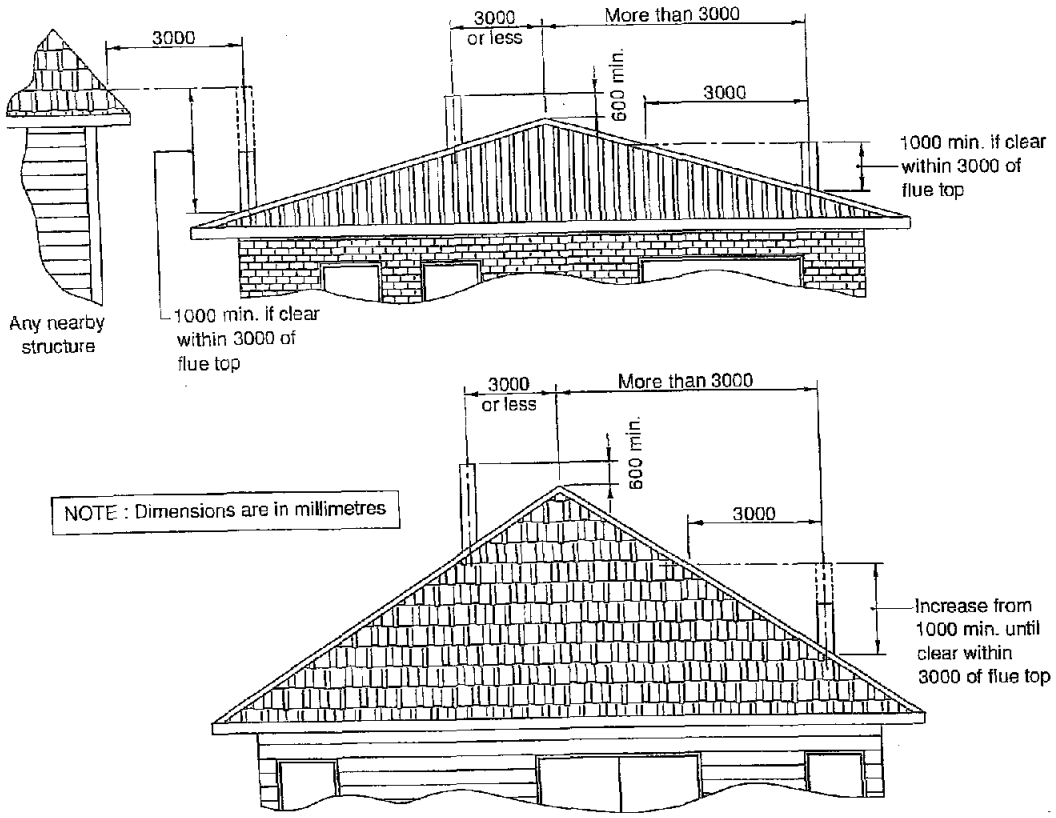
Please Note: All joints must be sealed with flue sealing compound. Use stainless steel screws or rivets to join the flue pipe (three equally spaced places at each joint). The first length of flue pipe must be screwed to flue spigot. The required minimum flue termination height is 4.6 m above the floor protector.

G. WEGJ Flue Mounted Shield (Flue Guard) Kit (Tested to AS/NZS 2918:2001): FIG A

1 x 1200mm length lined back guard, plus an optional adjustable 900mm extension.
1 x 1200mm length perforated front guard.
1 x 1200mm length tertiary back guard with spacers.
1 x top front deflector shield (half round shaped, angled when installed).

Please Note: The minimum Flue Guard Height Is 1200mm.

FIG E: FLUE SYSTEM REQUIREMENTS (not to scale)



MINIMUM HEIGHT OF FLUE SYSTEM EXIT

IMPORTANT INFORMATION

A. The appliance and flue system shall be installed in compliance with AS/NZS 2918 and the appropriate requirements of the relevant building code or codes.

B. Appliances installed in accordance with this standard shall comply with the requirements of AS/NZS 4013 where required by the regulatory authority i.e. the appliance shall be identifiable by a compliance plate with the marking "TESTED TO AS/NZS 4013"

C. Any modification of the appliance that has not been approved in writing by the testing authority is considered to be in breach of the approval granted for compliance with AS/NZS 4013

D. Mixing of appliance or flue system components from different sources or modifying the dimensional specification of components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance.

E. Cracked and broken components e.g. glass panels or fire bricks, may render the installation unsafe.

IF A WATERBOOSTER IS FITTED:

Note: A water booster cannot be fitted in some Clean Air zones (check local council regulations)

A. Do not connect to an unvented hot water system

B. Install in accordance with AS 3500.4.1 or NZS 4603 and the appropriate requirements of the relevant building codes.

Seismic Restraint

Secure the heater base to the hearth or sub-framing with Dynabolts or similar.
Follow local Council's Specifications.

HURUNUI District Council

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

Rapid No:	Consent No:
1651/4	030440

14514

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: New Dwelling with att Garage 2 & 4 units

COMMENTS sighted:

- Insulation roll fitted to dwelling ceiling to creat continuous thermal barrier.

to be completed

* Expose timber trusses to gable ends to be fixed as per B.C documents (sheet 24) - not with coach screws penetrating cladding with no EPDM washer
- * Rockcote / Door joints to be vermon proofed & under corners of all doors.
* Stone veneer weep holes to be vermo proofed.

Delete that which is not applicable. * Cover batten required over

INSTRUCTION TO OWNER/OWNER'S AGENT Linea / soffit join.		INSPECTION TYPE (5th ga
All work inspected is in accordance with the granted Building Consent		Re Final
Some work is not completed as detailed above and rectification is required	✓	FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED (YES) ~~NO~~

SIGNED: Fax to Bldg Co. OFFICER M.A. Lane DATE 31/7

Attn - Mark Winter

HURUNUI District Council

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

Rapid No:	Consent No:
1651/4	080440

14910

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling with A/Garage & 4 x Units

COMMENTS Still to be completed.

Reinstate ceiling insulation to dwelling so as ceiling linings cannot be seen

Delete that which is not applicable.

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

SIGNED: faxed to M. Winter. OFFICER J W Arthur DATE 29/7/09

Attn - Mark Winter

HURUNUI District Council

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

Rapid No:	Consent No:
1651/4	080440

13414

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cindy

Site Address: 4 Woodbank Rd HHS

Description of Consent: Dwelling with 4 Units

COMMENTS Still to complete from last inspection.

- Seal all timber penetrations into cladding
- Pack exposed gable trusses clear of gable cladding
- Reinstate ceiling insulation & cut clear of down-lights
- Unit 1 kitchen sink waste to be vented (AAV)
- Disabled signage required to reception & driveway parking lines ✓ Sited

31/7/09

Delete that which is not applicable.

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

SIGNED: Faxed to Horncastle OFFICER JW Arthur DATE 27/7/09

HURUNUI District Council

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

Rapid No:	Consent No:
1657/H	C50440

14411

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling & 4 Units

COMMENTS Prior to Final Inspection.

- Gully Dishes to be raised ✓
- Seal all timber penetrations into cladding *
- Cut one path short of cladding to Unit 4 entry ✓
- Pack exposed gable trusses clear of gable cladding *
- Drive way & accessible route to be established. ✓
- Cut gib ceiling 25mm clear of boundary liner (Yunca) ✓
- Re instate ceiling insulation & cut clear of downlights *
- Units 1,2,3 1st floor windows need stays on ✓
- Unit 1 only kitchen sink waste to be vented *
- Unit 4 disabled bathroom to be fitted out as per plan ✓
- Also required - Plumbers pressure test ✓
  Electrical Certificate ✓
  Gas Certificate ✓
  As laid drainage plan ✓
  Alarm Certificate ✓
  Disabled Signage * ✓ Sitted 31/7/09
  CCC application form. ✓

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J.W. Arthur. DATE 26/6/09.

BAM 311

9 July, 2009

Denise Sutherland

080440

Horncastle Homes Ltd
P O Box 8255
Christchurch

Dear Sir/Madam

Re: Code Compliance request for BC080440
4 bedroom dwelling and 4 x 2 bedroom units
4 Woodbank Road, Hanmer Springs

The Council has received a code compliance request in relation to 4 bedroom dwelling and 4 x 2 bedroom units at 4 Woodbank Road, Hanmer Springs. Your construction has been assessed for compliance with the Building Act 2004 and the granted building consent requirements.

Further information is required with regard to the following:

The final site inspection must pass to verify construction meets the NZ Building Code.

Once the above information has been satisfactorily received, approval of your application will again be considered.

Yours faithfully

p/p M.O Rowe

Denise Sutherland
CUSTOMER SERVICES OFFICE - BUILDING

080440
HDC copy

HURUNUI District Council

CODE COMPLIANCE CERTIFICATE APPLICATION (BA1 006)

RECEIVED
-9 JUL 2009

PROJECT NO: 080440

APPLICATION

Site Address: 4 Woodbank Rd
Hanmer Springs (Street/Road)

Legal Description: Lot 55 DP 341093

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

Valuation Roll Number: 21252 12524

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

Project Information Memorandum No: 080440

Building Consent No: 080440

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

THE OWNER		AGENT – APPLICANT	
Owner's Name: SJ & AR CLINCH		Agent's Name: HORNCASTLE HOMES LTD	
Contact person: (if owner is not an individual)		Contact person: MARK WINTER	
Mailing Address: C/- P.O. Box 8255		Mailing/Billing Address: P.O. BOX 8255	
Street Address/Registered Office: C/- 38 LOWE ST RICCN CHCH		Street Address/Registered Office: 38 LOWE ST. RICCN. CHCH	
E-mail Address: –		E-mail Address: mark@horncastle.co.nz	
Phone Numbers: C/- 348 8905		Phone Numbers: 348-8905	
Daytime: –	Mobile: –	Daytime: 348 8905	Mobile 0274966524
After Hours: –	Fax: C/-348 8906	After Hours: –	Fax: 348 8906
Code Compliance Certificate to be posted to: P.O. Box 8255 CHCH PLEASE FAX FIRST		Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application / Building Work and will receive all correspondence including all invoices.	

KEY PERSONNEL		Certificate Attached
Name of Designer: Nathan Veevers Mailing Address: C/- P.O. Box 8255. E-mail Address: nathan@horncastle.co.nz	Phone Number: Registration Number:	
Name of Engineer: Chris Lewis Mailing Address: P.O. Box 13282 Ch.Ch. E-mail Address: chrisg@lewisandbarron.co.nz	Phone Number: 366-4320 Registration Number: 33543	
Name of Builder: Horncastle Homes Ltd. Mailing Address: P.O. Box 8255 Chch E-mail Address: mark@horncastle.co.nz	Phone Number: Registration Number:	
Name of Craftsman Plumber: Marcus van Clink Mailing Address: Universal Plumbing 248 Tram Road, RD4, Kaiapoi E-mail Address: mrmarcus@xtra.co.nz	Phone Number: 0275 638764 Registration Number: 13849	
Name of Registered Drainlayer: Aaron Watson	Phone Number: 0274 111972	

080440

Mailing Address: P.O. Box 712, Rangiora		
E-mail Address: watsondrainage@xtra.co.nz	Registration Number: 15597.	
Name of Registered Electrician: Tim Field - Wirefed.	Phone Number: 027 2357358	
Mailing Address: 8 Sovereign Gardens Halswell, Chch.	Registration Number: E16880	
E-mail Address: wiretcd@xtra.co.nz		
Name of Registered Gasfitter: Igas - Phil Maynard.	Phone Number: 021-310-595	
Mailing Address: P.O. Box 184 Lincoln, Canterbury	Registration Number: 17204	
E-mail Address: info@igas.co.nz		

Add any additional people on another sheet.

SIGNATURE

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

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

☐ Owner ☑ Agent Date: 26/6/09

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

Additional Information to Note

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

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

CONSENT 080440

EWRB 55

Electrical Certificate of Compliance

No 2023045

No. of attachments

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Hawkestone Homes Phone:

Address of installation: Lot 55 Wood Bank Rd

Postal address of customer (If not as above):

WORK DETAILS

105 No. of lighting outlets

78 No. of socket outlets

1 No. of ranges

4 No. of water heaters

Was any installation work carried out by the homeowner? Yes / No

Please tick (✓) as appropriate where work includes:

✓ Mains

✓ Switchboard

✓ Main earthing system

Electric lines

Description: New house As Plan including garage & patio

This covers all electrical work only.

It is recommended that test results be recorded here:

Visual Examination ✓

Earth Continuity ✓

Bonding ✓

Polarity ✓ s/m + mains

Insulation Resistance ∞ MΩ Mohm

Other R W 3

PSC 897A 891A 901A

ELI 0.26Ω 0.26Ω 0.26Ω

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name: T Tuckl

Registration no.: E76860

Company: Wiretech

Signature:

Date: 18-5-09

Contact Ph No.: 027 455 7258

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name:

Registration no.:

Company:

Signature:

Date:

Contact Ph No.:

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

✓ New mains

✓ Switchboard

✓ Earthing system

Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name: J Tuckl

Signature:

Registration no.: I 250392

Date: 18-05-09

Contact Ph No.: 027 233 126

This form is approved by the Electrical Workers Registration Board (Box 10 156, Wellington. Freephone 0800 65 1000) for the purposes of the Electricity Regulations 19

Consent 080440

REGISTRATION BOARD COPY

Plumbers, Gasfitters and Drainlayers Board

PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD

GASFITTING CERTIFICATION CERTIFICATE
(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 1991)

Certificate No 498135

CONSENT 080440.

9th Floor, 70 The Terrace
PO Box 10665
WELLINGTON
Tel 04 494 2970
Fax 04 494 2975
website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Please complete in block letters

Installation address: (Box No not acceptable) (Number) 4 (Street name) WOODSTOCK ROAD (Suburb) (Town/City) HANMER SPRINGS

Consumer: (Title) (Initials) HAZLEGATE HOMES LTD (Family/Business name)

Category	Type (Regulation 24(1))
☐ Domestic	☑ New
☐ Commercial	☐ Addition, ☐ Extension,
☐ Industrial	☐ Replacement
☐ Temporary	☐ Alteration
☐ Other	☐ Repair following accident

Gas Type ☐ NG ☑ LPG ☐ TLP ☐ Bio

Name of Gas Supplier ROCKGAS

Pipework Installed ☑ YES ☐ NO (attach pipework diagram)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Appliance Qty	Appliance Type	Appliance Location	Appliance Make/model	Appliance Input rate	Flue Type	Flue Location	Ventilation Type	Ventilation Location
ONE	WATER HEATER	NORTH EAST WALL	RINNAI REUV2632WFA S/N 0811000009	199 MJ/h	FAN FLUED		OUTSIDE	
ONE	WATER HEATER	NORTH EAST WALL	RINNAI REUV2632WFA S/N 0811000024	199 MJ/h	FAN FLUED		OUTSIDE	
ONE	WATER HEATER	SOUTH WEST WALL	RINNAI REUV2632WFA S/N 0811000088	199 MJ/h	FAN FLUED		OUTSIDE	
	PIPEWORK MIN		HOB		POSITIVE SHUT OFF			

Test Results

5	min	Duration
7.0	kPa	Test pressure
NIL	kPa	Loss / gain
2.75	kPa	Working pressure

Other Testing

Combustion ☑ Yes ☐ No

Ventilation ☐ Yes ☑ No

Test Date 01.06.09

I certify that :-

1. All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
2. The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
3. Gasfitting work to which this certificate applies
   ☐ **does** ☑ **does not** include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name PHILIP MAYNARD

Address GAS LTD
P.O. BOX 184
LINCOLN

Registration No 17204

Signature

Date 01.06.09

Registered Gasfitter/s Supervised by certifier

Name A. COOPER

Registration No 22951

Name

Certificate owner

Registration No

On behalf of

Address

(If other than certifying gasfitter)

03/06/2009 09:01 03-3770492 IGAS LTD PAGE 01

CONSENT 080440

Date 25/06/2009

Producer Statement

From

Kye Johnson Builders
359 Marshs Rd
Halswell
Christchurch

Consent number 080440
Address 4 Woodbank Road, Hanmer Springs

Kye Johnson Builders has carried out and completed the Linea fixing including the timber battens as per James Hardies Specification

Yours faithfully

Kye Johnson
Kye Johnson Builders

STONELAY

Date: 26/6/2009

HORNCASTLE HOMES LTD
P.O.BOX 8455
CHRISTCHURCH

TO WHOM IT MAY CONCERN

RE: PRODUCER STATEMENT
Property: 4 Woodbank Road Lot 55
Hamner Springs

CONSENT NO: 080440

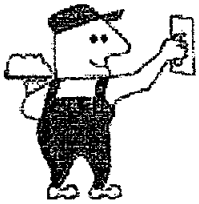
This is to certify that in the Stonework Construction of this contract that the Brick ties used were to standards required under the NZS 4210 Code of Practice. That stating that brick ties were used 600 x 400 centres as specified and cement mixes were 3 sand and 1 cement and additional plastizer.
The cladding has been completed and sealed according to manufacturers specifications and instructions.
We confirm that the masonry was constructed against Eterpan which had a battered cavity off
e framework as per plans. Stonework pertaining to River Run Features

Yours faithfully

Jason & Lynly Phillips
STONELAY

P.O. Box 27-052
Shirley
PH/Fax 3899353 CPH 021368666

CONSENT 080 440



Krom's Plastering & Tiling Ltd

Robert Krom
93 Huntsbury Avenue
Huntsbury
Christchurch
p: 033324188
f: 033324188
m: 0274366492
randjk1011@hotmail.com

PRODUCER / CONSTRUCTION STATEMENT

Job Number :	22686
Site Address :	Lot 55 Woodbank Road, Hanmer Springs, North Canterbury
Building Owner :	Cundy Residence
Builder :	Horncastle Homes - J # 2033
Licensed Plasterer :	Krom's Plastering & Tiling Ltd
Systems Used :	EPS Cavity Plus Render System,
Substrates Used :	40mm EPS,
Textures Used :	Classico Swirl,
Colours Used :	
Start Date :	03-Dec-2009
End Date :	20-Mar-2009
Clauses and Further Information :	

We the above firm have completed the above work in accordance with the New Zealand Building Code and the Rockcote Resene Limited Specifications.

Signed by Krom's Plastering & Tiling Ltd

CONSENT 080440

From: Universal Plumbing

Date 25 June 2009
Address 4 Woodbank Road, Hanmer Springs
Building Consent number 080440

To Whom It May Concern:

This confirms that the above property has been tested to a pressure of 1500kpa for a period of not less than 15 minutes and the system has been inspected to ensure there are no leaks, in accordance to NZBC G12/AS1 clause 7.5.1

Marcus van Klink
Reg no 13849
Craftsman Plumber

Hurunui. 080440

CHRISTCHURCH CITY COUNCIL
APPLICATION FOR A CODE COMPLIANCE CERTIFICATE FOR A SOLID/ LIQUID FUEL HEATER

BA6H

PROJECT NO:

THE BUILDING CONSENT

Building Consent project number ABA _____ Issued by the Christchurch City Council

Street Address: Woodbank Rd Hanmer

THE OWNER (as per Certificate of Title or Body Corporate)

Full Name(s): _____

Contact Person: _____

Street Address / Registered office: _____

Mailing Address: _____

Phone: Landline _____ Mobile: _____

Fax: _____

Email: _____

AGENT (if any) (Complete only if the owner wishes the agent to receive the code compliance certificate)

Name: _____

Company: _____

Mailing Address: _____

Street Address/ Registered office : _____

Phone: Landline _____ Mobile _____

Fax: _____

Email: _____

Relationship to owner: _____

Code Compliance Certificate to be posted to:

_____

- I request that you issue a Code Compliance Certificate for the building work described in this application.
- For building consents issued prior to 31 March 2005, the work was completed in compliance with the Building Code that applied at the time of issue. (_____ *insert date of issue*)
- The work was completed in accordance with the approved building consent documents on: 2/06/09 (date)
- The personnel who carried out the building work are listed below.

Signed: _____ Dated: 25/06/09

Signature of : Bruce Perkins (print name) ~~Owner~~ / Agent on behalf & with the consent of the owner (Delete one)

Note to applicants: A Code Compliance Certificate will not be issued until all of the information required on this form that is relevant to the job is provided to the Council. This includes all names & registration numbers.

Who was involved in this project?

☑ Installer	Name: Bruce Perkins	Phone: 0274311859	Reg. No.: 1285
	Address: 65 Dunair Drive	Fax: 3837928	
☐ Craftsman Plumber	Name:	Phone:	Reg. No.:
	Address:	Fax:	

The Check List on page 2 of this form must also be completed.

080440

COMPLIANCE CHECK LIST FOR THE INSTALLATION OF A:

SOLID FUEL HEATER ☑ LIQUID FUEL HEATER ☐
FREE STANDING ☑ INBUILT ☐

Make: Yunka Model: Wegi 2000 Registration No. _____

Tick as Appropriate	Yes	No	N/A
• The existing chimney has been cleaned prior to installation.	☐	☐	☑
• Is the fireplace surround/chimney face junction sealed up with heat resistant material	☐	☐	☑
• The flue pipe is constructed of austenitic stainless steel.	☑	☐	☐
• Seismic restraint has been fitted.	☑	☐	☐
• The flue sections are secured together with stainless steel rivets.	☑	☐	☐
• The flue is secured to the appliance.	☑	☐	☐
• The chimney void has been vented at the top.	☑	☐	☐
• Flue and appliance clearances have been achieved in terms of the manufacturer's instructions. NZS 7421 or AS/NZS 2918	☑	☐	☐
• The flue height meets the minimum specified in the manufacturer's instructions and Environment Canterbury (ECAN) rules.:	☑	☐	☐
• The appliance has been installed and commissioned in accordance with the manufacturer's installation and operating instructions. (Liquid fuel only).	☐	☐	☑
• The liquid fuel storage tank and feed system has been installed in accordance with AS1691, or equivalent, and with the requirements of the Council's Hazardous Substances Officer.	☐	☐	☑
• Smoke detectors as detailed on the building consent documents are installed.	☐	☐	☐

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

Water heater – model and part number _____

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

Installers Signature: _____ *(Installer)* Date 25/06/09

RESOURCE MANAGEMENT ACT MATTERS – LIQUID FUEL HEATER

	Yes	No
• Does the fuel storage tank have secondary containment (100% if roofed, 120% if unroofed) in accordance with the proposed City Plan (NB: Audit monitoring will be carried out).	☐	☐

• If response is "no" please comment why: _____

080440

CERTIFICATE OF COMPLIANCE

FIRE ALARM SYSTEM

Building Name: Cundy Motels

Location: 5 Woodbank Road, Hanmer Springs

Occupancy: Motel

Certificate No: 55043

Building Consent No: 080440
(PROVIDED BY CONTRACTOR)

Details of System:

Type of system: Type 5F – Zone 2-5, Type 3F with Supplementary Smoke – Zone 1
As per Powell Fenwick Fire Report dated 22 Oct 2008

Declared functional requirements: c, d, g

Equipment Manufacturer: Pertronic

Equipment Register No: Panel: PI/120 Callpoints: PI/620

Detector Register No: Thermal: PI/221 Smoke: SS/328

Alerting Device Type: PI/640

Detail of remote receiving centre: Not Brigade Connected

Details of Ancillary Services: N/A

Date of Completion: 25/06/2009

This certificate confirms that the above system has been inspected and tested in accordance with NZS 4512:2003 and on the basis of the results, the system as installed meets with the requirements of this Standard.

This certificate confirms that the above system was in Compliance on 25/06/2009

Installer: Paul Field

Signed: _____

Capacity: Authorised Representative

Date: _____

Company: Fire Fighting Pacific Canterbury Ltd

Address: PO Box 22 189
Christchurch

Company: Fire Protection Inspection Services
PO Box 1548
Christchurch

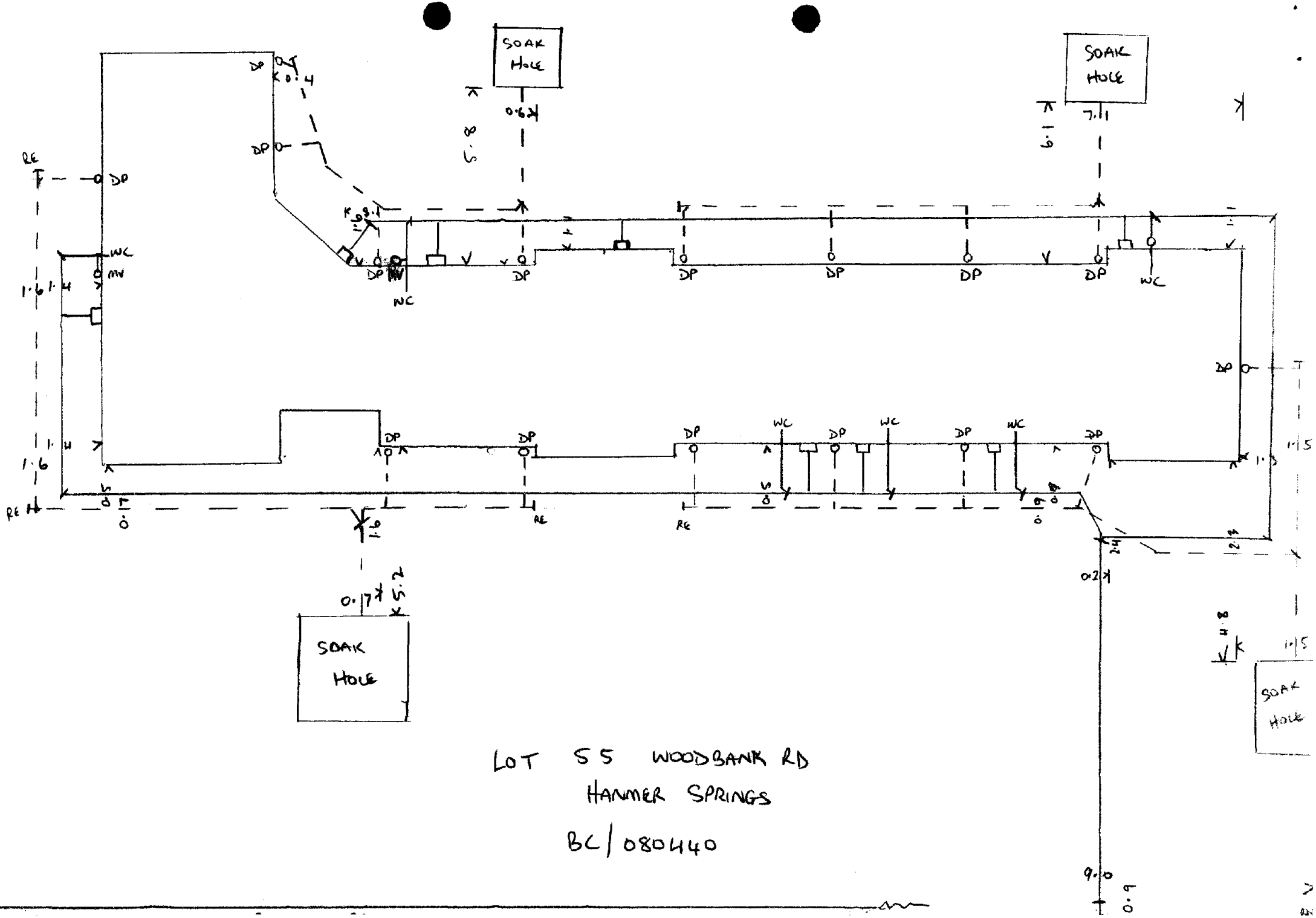
Signed:

Simeon Wilson
IANZ Approved Signatory

Date: 25th June 2009

inspection body

THIS CERTIFICATE MUST NOT BE REPRODUCED EXCEPT IN FULL



LOT 55 WOODBANK RD

HANMER SPRINGS

BC/080440



PinkBatts
PINKFIT®

REGISTERED INSTALLERS OF
PINK® BATTS® INSULATION

CONSENT 080 44?

Home Insulation Installation Guarantee

for new homes insulated in walls and/or ceilings

This is to certify that

this home has been insulated in the walls and/or ceilings with Pink®Batts® insulation by a Tasman Insulation approved Pink®Batts® installer. Pink®Batts® when properly installed satisfies the requirements of the New Zealand Standard NZS4246:2006 and the durability requirement of the New Zealand Building Code B2.3.1(a).

The PinkFit® installer guarantees that, at the time of installation the Pink®Batts® have been properly installed. This guarantee is transferable to any subsequent owners of the home.

Signed..... Date .....

Pink® Batts® Installer T/A PINKFIT CHRISTCHURCH

Registration Details:

Compliance Number: 39295

Builder Details:
Horncastle Homes Ltd

Site Details:
Horncastle Homes Ltd,
4 Woodbank Rd
Hanmer Springs,

Date Printed: 09-Apr-2009
Install Date: 25-Mar-2009
Completion 25-Mar-2009
Carters

Product Details

Pink® Batts® Ceiling R3.6
Pink® Batts® Ultra® Wall R2.6
Pink® Batts® Masonry R1.0



Pink®Batts® and PinkFit® are registered trademarks of Tasman Insulation New Zealand.

Consent 080440

Compliance Schedule
Section 103, Building Act 2004

The Owner	Shane & Amy Cundy
Name of the Owner:	Shane & Amy Cundy
Mailing address:	4 Woodbank Rd, Hammer Springs
Phone numbers:	Mobile: 021 119 4110
Email address:	shanecundy@optusnet.com.au
Contact person for communications with the Council:	Shane Cundy
The Building	
Street Address of Building:	4 Woodbank Rd, Hammer Springs
Legal Description of land where building is located:	Lot 55 DP 341093
Valuation Number:	2125212524
Building consent number: *(if applicable)*	80440
Highest fire hazard category for building use:	This project involves the construction of four motel units (SA) adjoining a single storey manager's residence (SR) SA / SR 2

Specified Systems

Reference Number	Specified System	System Descripton
SS2	Automatic and Manual emergency Warning System	A Type 5f Automatic smoke and heat detection system and type 2f manual alarm system complying with NZS 4541: 2003 is installed throughout the four motel units. A type 3f and supplementary non-latching smoke detection and type 2f manual alarm system complying with NZS 4541: 2003 is installed throughout the managers residence
SS14/1	Emergency power system	Uninteruptible power supply (Battery backup) to Emergency Lighting
SS15/2	Final Exits	Exit doors from the building to the street
SS15/3	Fire Separations	Walls forming a safe path within a building,
SS15/4	Signs for Communicating information intended to facilitate evacuation	Sign instruction on how to operate a fire alarm call point Exit Signage

The following are the performance standard/s for the specified system/s in the building.

Reference Number	Performance Standard		Systems that Relate to Means of Escape (Yes/No)
SS2	NZBC F7/AS1	NZS4512:2003	YES
SS14/1	NZBC F6/AS1	NZS 2293	YES
SS15/2	NZBC F8/AS1		YES
SS15/3	NZBC C1/AS1		YES
SS15/4	NZBC F8/AS1		YES

The following are the inspection, maintenance, and reporting procedures for the specified system/s in the building.

Reference No	System	Inspection Procedures	Maintenance Procedures	Reporting Procedures	Responsibility
SS2	Emergency Warning System for Fire or Other Dangers	The Manual emergency warning system shall be inspected three monthly (in accordance with F7/AS1 paragraph 1.1.2) and annually in accordance with NZS 4512:2003	The operation and maintenance of the automatic and manual emergency warning system shall be to ensure compliance with NZS 4512:2003. Any defects shall be rectified immediately.	Reporting and recording shall be carried out in accordance with NZS 4512:2003 by an independently qualified person.	All Inspections shall be undertaken by independent qualified persons.
SS14	Emergency *Power* Systems for Emergency Lighting	Emergency lighting systems shall be *inspected regularly to ensure continued* effective operation. Systems shall be installed in accordance with AS/NZS 2293 shall be inspected six monthly and annually.	The Emergency Lighting Systems shall be installed and maintained in accordance with AS/NZS 2293	Reporting and recording shall be carried out in accordance with AS/NZS2293 by an independently qualified person.	The six monthly inspection and maintenance shall be underaken by the owner who must ensure the person doing the work is appropriately qualified. Annual inspection and maintenance shall be undertaken by independent qualified persons.
SS15/2	Final Exits and Other Exit Doors	Means of escape shall be inspected monthly and annually. Inspections shall be made to ensure that the passive and active features of the means of escape continue to perform as designed for safe evacuation, and in particular that: i) Escape routes are kept clear of obstacles and hazards such as uneven flooring ii) Exit doors are not locked, barred, or blocked so as to prevent occupants from leaving the building in the event of an emergency without the use of a key. iii) Flammable cleaning liquid or material or any other like flammable liquid or material is not stored near or within any part of the building used as a means of escape from fire, and is in non-combustible containers with close fitting lids. iv) No new surface coatings have been applied unless their fire properties have been confirmed as acceptable by an independent qualified person.	Means of escape shall be maintained at all times in a safe condition with particular attention to freedom from obstructions and from storage of combustibles, proper operation and ease of opening any doors leading into the escape route and at the final exit. Any defects shall be rectifed immediately	Reporting shall be carried out by an independently qualified person.	Monthly inspections shall be undertaken by the building owner, and annual inspections by independent qualified persons. Maintenance shall be undertaken by the owner.

SS15/3	Fire Separations	Final separations shall be inspected monthly and annually by an independently qualified person.	Visual Inspections of fire partitions to ensure all the means of escape are in good repair. Any defects shall be rectified immediately	Reporting shall be carried out by an independently qualified person.	All Inspections shall be undertaken by independent qualified persons.
SS15/4	Signs for Communicating information intended to Facilitate Evacuation	Signs shall be inspected regularly to ensure continued effectiveness, and in particular that they are of the correct type, are present and in the right locations, and are legible. Inspections of signs required for emergency purposes to be illuminated, shall (as for emergency lighting) be done monthly. For other signs inspections shall be done annually.	All Signs are to be clearly visible and unobstructed. Signs shall be refurbished before they become illegible, and shall be replaced immediately should they be missing. Defects in illuminated signs shall be replaced immediately they are apparent	Reporting shall be carried out by an independently qualified person.	Monthly inspections shall be undertaken by the building owner. Annual inspections shall be undertaken by independent qualified persons. Maintenance shall be undertaken by the owner.
NOTE:					

The owner must keep records of all inspection, maintenance and repairs undertaken in previous 24 months. The records must as a minimum include:
-Details of any inspection, test or preventative maintenance carried out, including dates, work undertaken, faults found, remedies applied, and the person who performed the work. -Details of any other faults found or maintenance and repair work undertaken to maintain the system in working order, including dates, work undertaken, faults found, remedies applied and the person who performed the work.

Signed: _____ Date: 25/6/09.

HURUNUI
District Council

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

CONDITIONS OF BUILDING CONSENT

This building consent is issued subject to the following conditions:

1. A minimum of 24 hrs notice must be given to the Building Officer prior to any inspections.
2. All construction and fixings are to be in accordance with NZS 3604:1999 and the requirements of the NZ Building Code 1992 and subsequent amendments.
3. At least one copy of the approved plans and specifications must be kept on site at all times and made available to the Building Control Officer on request.
4. It is the applicant's responsibility to ensure that all buildings are located within the site in accordance with the plans submitted. We recommend you engage a surveyor if you are unsure of the boundary location.
5. Provide finalised roof truss and lintel beam Producer Statement - Design and layout plan before construction of the slab begins
6. The building must comply with the relevent provisions for persons with disabilities NZS 4121:2001 in accordance with sections 117 - 120 of the Building Act 2004
7. F7 of the New Zealand Building Code requires appropriate means of detection and warning of fire (smoke alarms) must be provided within each household unit
8. Solid fuel burner brand, model and copy of manufacturer's test approved installation instructions shall be provided to HDC. National clean air standards introduced on the 1st September2005 require emission to be less than 1.5g per kilo in accordance with AS/NZS 4013:1999 and a thermal efficiency of less than 65% in accordance with AS/NZS 4012:1999
9. Fix fire to the test approved hearth and hearth to the floor (fastening against seismic movement).
10. Under section 363 of Building Act 2004 it is an offence to permit public use of building for which no building consent or code compliance certificate has been granted
11. Under section 52 of the Building Act 2004 a building consent will lapse in 12 months from date of issue if the building works concerned have not been commenced
12. Systems to meet the Fire Design have generated the need for a Compliance Schedule and future monitoring, therefore forward Fire Protection Inspection Services certification of the Alarm installation
13. Provide a Test Certificate for the storage of Gas

Compliance schedule

A compliance schedule is required for the building.

The compliance schedule must contain the following specified systems and comply with the performance standards for those systems required by the building code:

- SS2 Automatic Emergency warning system
- SS4 Emergency lighting system
- SS15 Means of escape and signage

BC Number 080440

Rapid Number 1651/4

Inspector's Name John

HURUNUI District Council

INSPECTION PROMPT (BAM 213)
FINAL – COMMERCIAL & INDUSTRIAL

Time Arrived: **Council Copy Viewed:** yes **Date:** 26 6 09.

Exterior	N/A	Inspected	Interior	N/A	Inspected
Building Height Above Ground		225 min min	Downlights Clear Insulation		* 8
Duct covers installed		x10	Extraction Ducts to exterior		Range hood + Bathrooms
Downpipes clipped		x2	HWC Restraints	✓	
MV, BV installed		2 x 80 mm	HWCTemp Valve	✓	
Soffit lines sealed		yes	HWC Mains Valves	✓	
Penetrations sealed		yes	HWC LP Vent	✓	
Cladding clearances		100 mm	Wet areas impervious		yes
Gas Bottle Location		Outside Unit 4.	Sanitary fixtures connected, Vented		yes
			Gas Hob Clearance		*
			Window Restrictors		*
			Safety Glazing Bathroom		yes

Other	N/A	Inspected	Accessibility	N/A	Inspected
Tanking Certificate	✓		Signage		*
Pressure Test Declaration		* on Site	Automatic opening/release doors	✓	
PS4 – Enginneer	✓		Level Access		Good.
Electrical Certificate		* Received	Wc configurations		As plan.
Gas Certificate		* "	Kitchen layout		" "
As Laid Drainage Plan		* "	Carparking & accessible route		*
Compliance Schedules items		* SS2 SS14 SS4	Stairs – Tread/Riser/Pitch Head Clearance		300 Treads 180 Risers 870 handrail
Alarm Certificate		* on Site	~~Handrails/~~ Barriers Type/Connection		980 high 85mm gaps

Additional Comments:

N/A = not applicable to project — Longer Handle for Shower mixer ✓

Raise S.D's

Seal gable timbers to Gable hardies linear cut path cove start at Unit 4 side entry cbd.

Pack Gable exposed Truss clear of Gable cladding.

Driveway & accessible route ~~to~~ to be established with necessary signage.

Gib to be cut 25mm clear of boundary sheild

Ceiling insulation re instated & cut clear of all down lights.

Units 1 2 & 3 1st Floor windows to have stays on so as not to open more than 100mm as They are less than 760 above FL

Kitchen sink waste's to have AAUs (see plan Unit 1 only)

Kitchen sink height to Unit 4 disabled. ? 900mm at present.

Unit 4 Disabled bathroom has not been fitted out as per plan.

- Vanity wrong
- Shower control high.
- WC handrail not in front of bowl.
- heated towel rail in

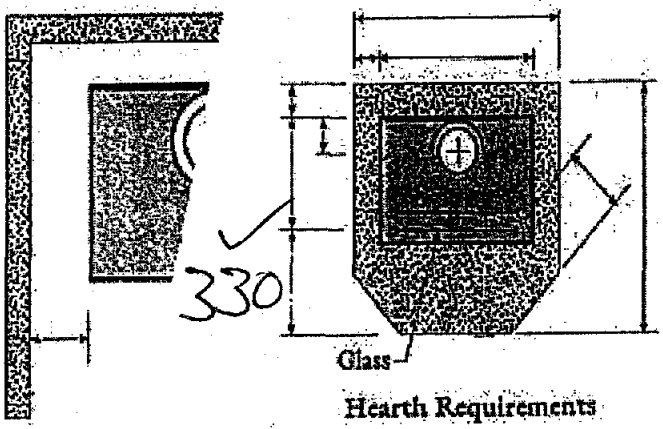
LOG FIRE INSPECTION SHEET (BAM 207)

OWNER.....Cundy..... **BC NO**.....080440

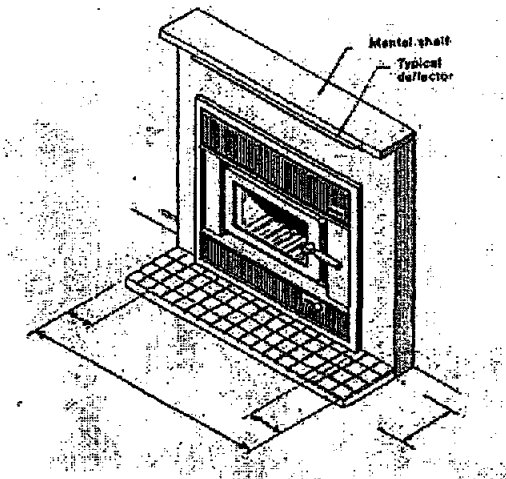
ADDRESS.....4 Woodlands Rd Hanmer Springs

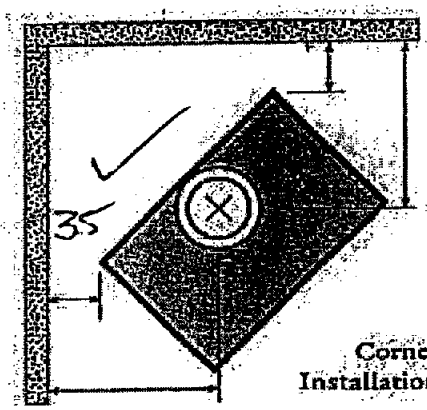
MAKE/MODEL.....Yunc Wrgt 2000.....

FREESTANDING **INBUILT**

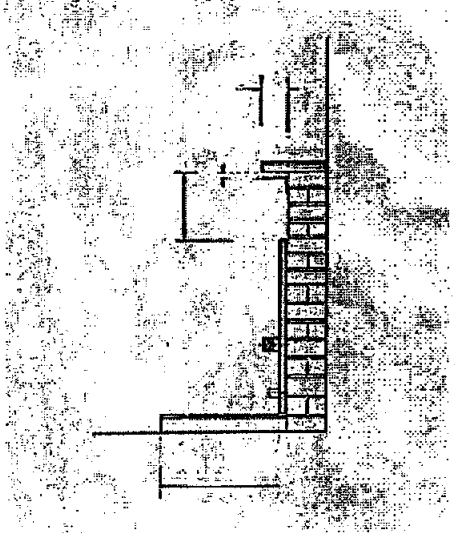


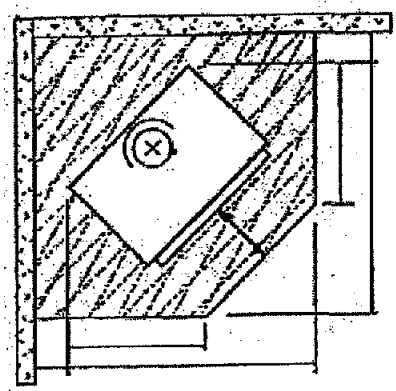
Hearth Requirements





Corner Installation





WETBACK

YES NO N/A

TEMP VALVE

YES NO N/A

CYLINDER RESTRAINT

YES NO N/A

WALL SHIELD

YES NO N/A

INSULATION KIT

YES NO N/A

SEISMIC RESTRAINTS

YES NO

SMOKE ALARMS

YES NO N/A

CLEAN AIR APPROVAL

YES NO

FLUE SHIELD NONE 1/2 HEIGHT FULL HEIGHT

NO FLUE SHEILDS ONE TWO THREE (above ceiling)

CLEARANCE TO CHIMNEY/OUTER SHEILD.....50mm.....

ABOVE ROOF CLEARANCE.....1500mm.....

GENERAL CONDITION (new/secondhand).....

RECOMMENDATIONS.....

1651/4

Amy Cundy
PO BOX 22
Upper Moutere
Nelson
Phone: 03 543 2209
Mobil: 021 1194 110

Attention: Mike Row
Hurunui District Council
Fax 03 314 9181

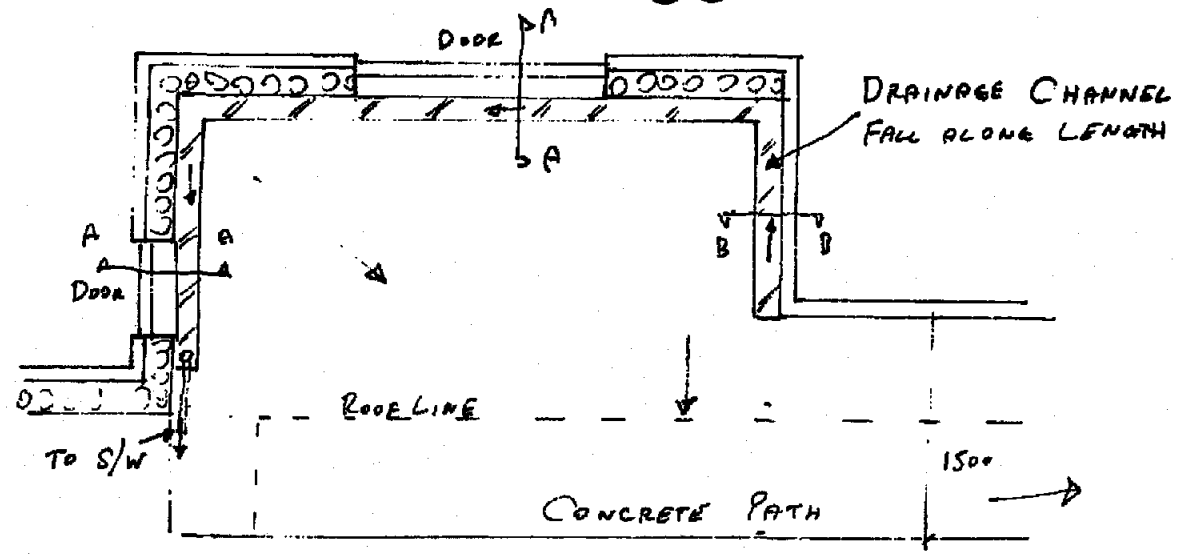
Dear Mike,
Please find attached amendment for the drainage channel for the front entrance on 4 Woodbank Road, Hanmer Springs.

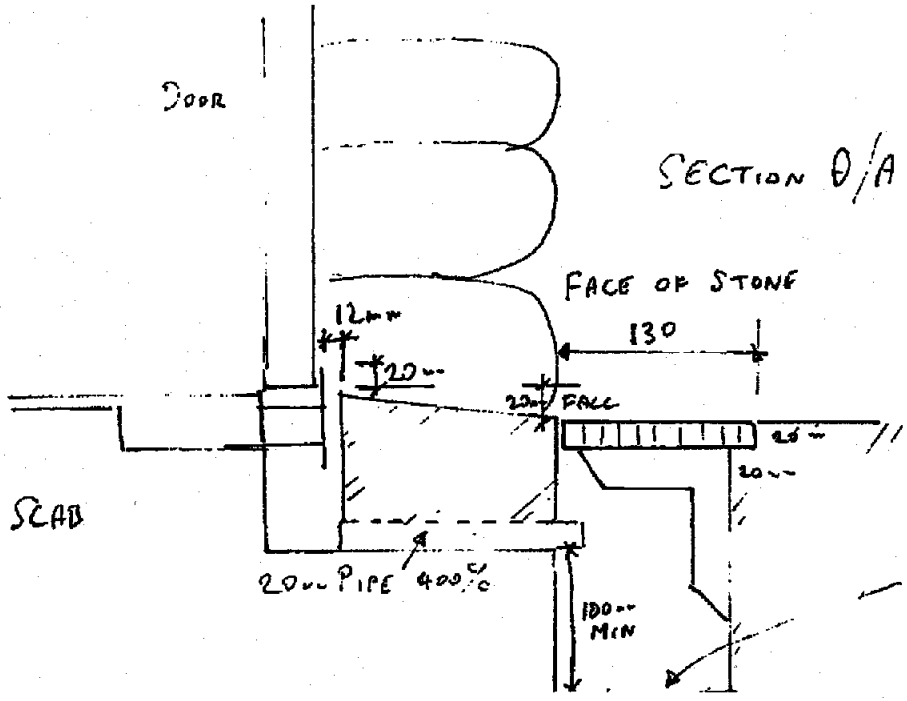
Thanks for your help.

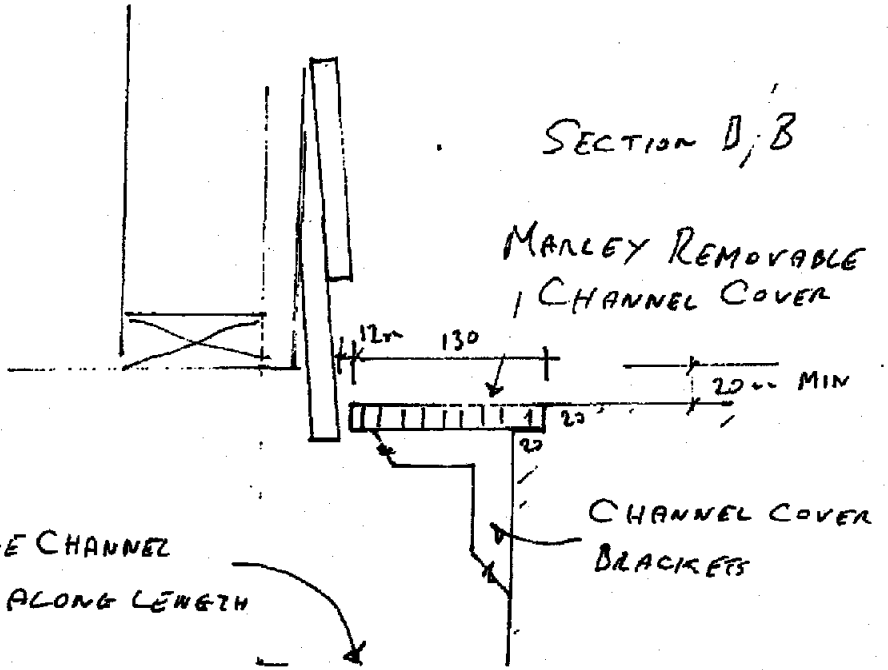
acundy

Amy & Shane Cundy

18/05/2009 15:41 #142 P.002/005
To:033149181
From:BNZ Motueka







Mike Rowe

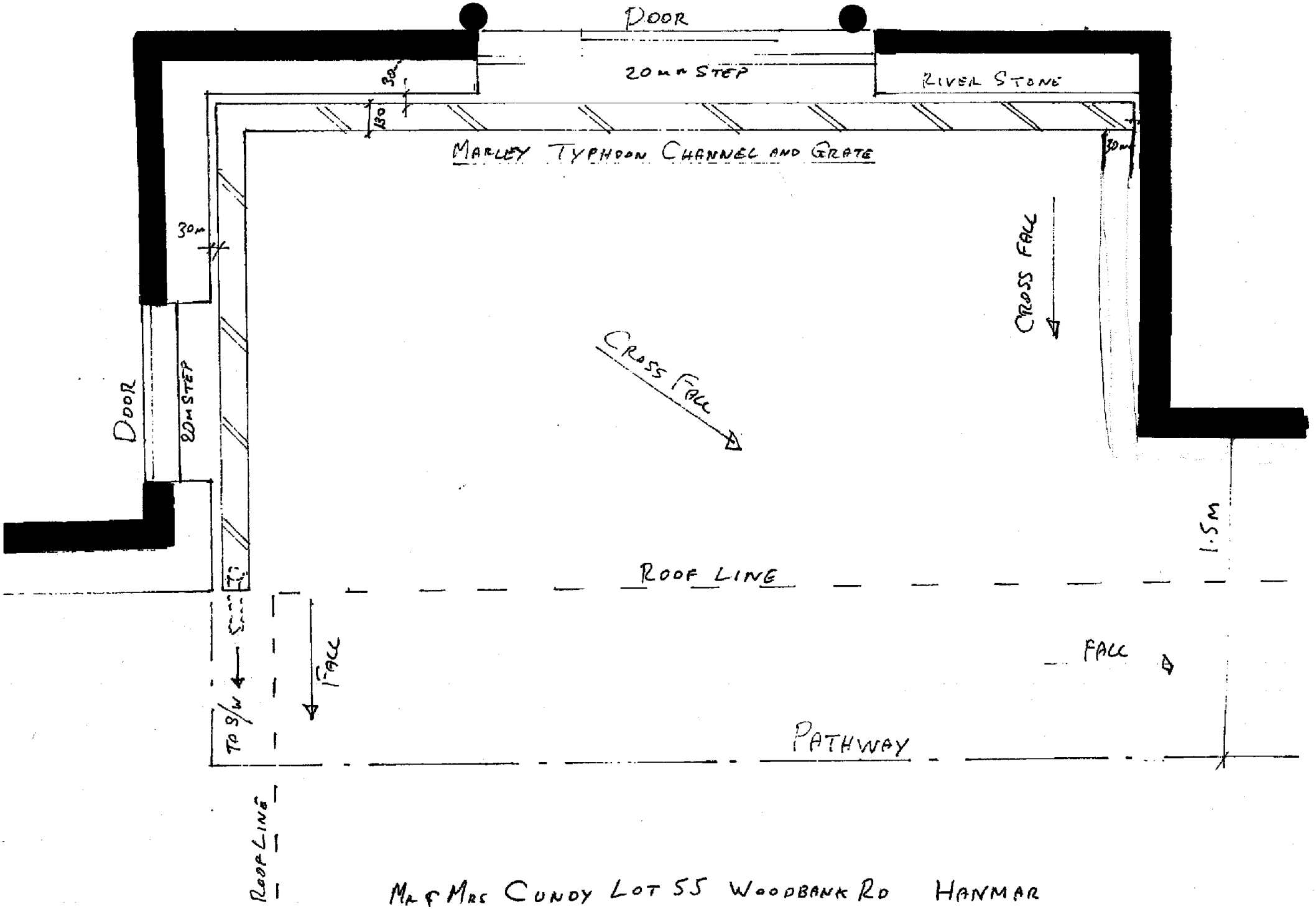
From: Mike Rowe
Sent: Tuesday, 19 May 2009 9:35 a.m.
To: 'cojak#4@xtra.co.nz'
Subject: Paving

Hi Amy and Shane

The plan provided will comply with the NZBC as long as where the drainage channel stops at the two ends the paving is at the required heights below the finished floor height. (i.e. 100mm for stone cladding and 150 mm for linea cladding.) So where the concrete path is shown with 1500 and the arrow, this is required to be 150mm below finished floor height against the cladding and similarly on the other side (where the to s/w is written, 100mm at this point)

Hope this helps

Mike Rowe
Team Leader Building Controls
PO Box 13
Amberley
Ph. 03 3148816
Fax. 03 3149181
michael.rowe@hurunui.govt.nz



Mr & Mrs Cundy Lot 55 Woodbank Rd Hanmar

From:BNZ Motueka To:033149181 08/05/2009 14:20 #114 P.002/002

cole
0274 984 201

0800 300 466

Amy Cundy
PO BOX 22
Upper Moutere
Nelson
Ph 035432209

cojak ## C xtra.co.nz.

Attention Mike Row
Hurunui District Council
Fax 03 314 9181

Dear Mike,

We are currently building at 4 Woodbank Road Hanmer Springs. The project is nearing completion. Currently our permit shows the front entrance having a step down, it also shows a ramp to the office door with a drop of 20 mm.
We are seeking an amendment to our plans to allow the whole entrance to have a drop of 20mm. The whole area is covered but the enclosed amended plan shows are intention to place a drain around the entrance area by the office and front door.

We would be grateful for a speedy answer as driveway and entrance are to be started on the 18th May 2009.

Thanks for your help.

Sincerely

Amy and Shane Cundy

HURUNUI
District Council

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

Rapid No:	Consent No:
1651/4	080440

14081

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd 4/5

Description of Consent: Dwelling + 4 Units

COMMENTS
- Tanking in Wet Areas
  150mm up above all vanity units and round baths ~~to~~ in all bathrooms and en-suite's to managers residence and all 4 units - no showers
  Super flex product.
- P/S from applicator please

Delete that which is not applicable.

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

SIGNED: left on site OFFICER J W Arthur DATE 11/5/09

BC Number ..... 080440 .....

Rapid Number ..... 1651/4 .....

Inspector's Name ..... John .....

HURUNUI District Council

INSPECTION PROMPT (BAM 205)
PRE-STOP

Time Arrived: **Council Copy Viewed:** yes **Date:** 11 5 09

Bracing	**N/A**	**Inspected**	**Material**	**N/A**	**Inspected**
Edge Nailing	✓		Wet Areas	✓	
Bracing Locations	✓		Ceilings	✓	
Ceiling Diaphragms	✓		Walls	✓	
Bracing Type	✓				
Tanking	**N/A**	**Inspected**			
Product		Super Flex			
Location		Bathroom s.e En Suite See Over			

Additional Comments:

N/A = not applicable to project

Managers Residence - Master Bedroom En Suite
- 150mm above handbasin only
- 150mm above bath only
- Bathroom same as above

Unit I - Bathroom
- 150mm above handbasin only

Unit II - same as Unit I

Unit III - same as Units I & II

Unit IV - same as Units I, II & III

HURUNUI District Council

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

Rapid No:	Consent No:
16551/4	080440

13925

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cindy.

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling e 4 Units

COMMENTS

- Bracing placed round dwelling and units as per plan and fixed as per manufacturers spec's BL, BLG, BLP, BHa, e GS2 braces.
- Std 10mm Gib walls e Ceilings, 10mm Gib Aqualine to all bathroom Ceilings e Walls.

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J.W. Arthur DATE 3 / 4 / 09

BC Number 080440

Rapid Number 1651/4

Inspector's Name ..... John

HURUNUI District Council

INSPECTION PROMPT (BAM 205)
PRE-STOP

Time Arrived: **Council Copy Viewed:** yes **Date:** 3 4 09

Bracing	N/A	Inspected	Material	N/A	Inspected
Edge Nailing		150mm c/s	Wet Areas		All bathrooms 10mm Aqualine
Bracing Locations		As plan	Ceilings		10mm Std Gib
Ceiling Diaphragms	✓		Walls		10mm Std Gib
Bracing Type		BL, BHa, BHG, BHP, GS2			
Tanking	**N/A**	**Inspected**			
Product	✓				
Location	✓				

Additional Comments:

N/A = not applicable to project

HURUNUI District Council

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

Rapid No:	Consent No:
1651/4	080440

13886

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy.

Site Address: 4 Woodbank Rd HS

Description of Consent: Dwelling & 4 Units

COMMENTS Dwelling & all units

All completed from previous inspection bar The Following

Weep holes required for stone veneer PS 4 from roofing contractor.

Unit 4 Kitchen plugs not to be over bench but within easy reach.

Insulate plumbing fitting - ext corner of wall - roof

See next inspection

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J.W. Walther DATE 30/3/09

HURUNUI District Council

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Rapid No:	Consent No:
1651/4	080440

13912

2 of 2

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Candy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling + 4 units

COMMENTS to be completed before lining.

* all BL1 & BL6 to have 12 Kn Fixing ✓ to batten plate/stud - only 6Kn sized to date
* Insulation required between floor joist to perimeter joist over entry door, bedrm units 1-3. ✓
* Foam seal between R/S lintel & S/stud units 1-3. ✓
* insulation require manager unit e int. 45° corners. ✓
* see docket 13797 - verman strip over windows
* soffits between all units to be fix pointed ✓
* weep holes required to stone veneer. *
* PS4 required from Roof installer. *
* N.B Fyrelyne to side of dormers (check substitution) can be baseline ✓

Delete that which is not applicable.

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

SIGNED: ..... OFFICER M. O'Meara DATE 27/3/09

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Rapid No:	Consent No:
1651/4	080440

13911

(1 of 2)

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling + 4 units.

COMMENTS to be completed before lining:—

- * NO Gib brace element permitted to have a penetration within 90mm of perimeter — Lounge; Bedrm 2; toilet; office; garage (Fuse board must be in middle 1/3) ✓ units 1-4 (BLG 1.9m) GSZ (Fuse board) units 1,2, ✓
- * Unit 4 - angle brace to be fitted. ✓
- * Garage W.C - no brackits done ✓
- * angle brace cut to beside front door.
- * Unit 4 all plugs to be min 300m From FFL. ✓
- * ~~plug~~ switchs aligned with door handles. ✓
- * Unit 4 Kitchen plugs & control switchs to be in easy reach - not over bench *
- * BLG not permitted behind shower - engineer to re-submit bracing plan & calculations ?

Delete that which is not applicable. * insulated plumbing fittings & ext. corner of wall - roof ✓

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

SIGNED: ..... OFFICER M.A. Cave DATE 21/8/09

BC Number ....080640....

Rapid Number ....1651/4....

Inspector's Name ....Mike....

HURUNUI District Council

INSPECTION PROMPT (BAM 204)
PRELINE (INCLUDING PLUMBING)

Time Arrived: **Council Copy Viewed:** yes **Date:** 27/3/09

Framing	N/A	Inspected	Bracing	N/A	Inspected
Moisture Content		11%	Location/type		BL1, BL6, GS2
Ceiling Batten material		70x35 P/Rad	Clear of wet areas		x
Ceiling Batten size		" "	Connections/ fixings		x
Ceiling Batten spacing		450 ctr	Roof Bracing		cross strap.
Ceiling Batten MC		11%	Dragon Ties	✓	
Window Air Seals		foam seal.	Diaphragms	✓	
Insulation Material		Pink F/G Batts	Fire Walls		block walls
R Value Walls		R2.6 ultra.			Fire ~~block~~ lanlkd to
R Value Ceiling		R3.6			between tiles & W/BS
Insulation placement		x			
Internal ventilation		Fans/ opening windows			
Safety Glazing		to bathrooms.			

Water	N/A	Inspected	Wastes	N/A	Inspected
Pipework		polybutylene	Pipework		
Jointing		dux secura	Size		slab
Support/clipping		over battens	Support		
Pressure Test		x on Site	Gradient		
Lagging		armaflex	AAV		
Shut of Valve		outside.			
Plumbers Reg		x on Site.			

Additional Comments:

N/A = not applicable to project

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Rapid No:	Consent No:
1651/4	080440

13849

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling & 4 Units.

COMMENTS

- 40mm E.P.S. over 40 x 20 E.P.S. battens x 600 c/s max.
  Horizontals have min 5° slope
  P.V.C. vermin strip, sill and jamb.
  Rockcote system
  P/S required at end of jobs for this system.
- Galv flashing to joint between rockcote & linear siding.

Delete that which is not applicable.

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

SIGNED: [signature] OFFICER [signature] DATE 20/3/09

BC Number ..... 080440.
Rapid Number 1651/H
Inspector's Name ..... John

HURUNUI District Council

INSPECTION PROMPT (BAM 208)
½ HIGH / PRE CLAD

Time Arrived: **Council Copy Viewed:** yes **Date:** 20 3 09

½ High	N/A	Inspected	Pre Clad	N/A	Inspected
Cavity Width	✓		Cavity Batten Size		40×20
Clean Cavity			Cavity Batten Spacing		600 c/s max
Cavity closed soffit			Cavity Batten Treatment		E.P.S.
Tie Type			Vermin Proofing		P.V.C.
Tie Spacing			Head Flashing		Hardies or under cover.
Brick Type			Jamb Flashing		PVC
Siting on Foundation			Sill Flashing		PVC
Window cover			Barrier Fixing		Staples
Weep hole / Perpends			Barrier Type		Thermakraft Cover-up
Motar Thickness			Thermal Barrier	✓	
Penetrations			Internal Gutters	✓	
Steel Lintel Sizes			Netting	✓	
Lintel Material			Substrate Fixing	✓	
Lintel Fixing	✓			✓	

Additional Comments:

N/A = not applicable to project

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Rapid No:	Consent No:
1651/4.	080HH0

13797

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cindy

Site Address: 4 Woodbank Rd 1H/5

Description of Consent: Dwelling + 4 Units

COMMENTS

- Frame covered with Thermakraft Cover up
- 40 x 20 H3.1 battens x 600 ctrs max
- PUC vermin strip.
- P/C aluminium head flashings
- Exposed aluminium ext corner flashing.
- PUC int corner flashing.
- Zincalum covered ext corner flashing
- Alubond tape to sills + H corners.

* To complete

- ✓Turn up ends of head flashings 27/3/09 mon
- PUC vermin strip above head flashings with alubond tape over. ✓
- Midseal Etapon prior to laying stone ✓

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J.W. Arthur. DATE 11/3/09

BC Number 080440

Rapid Number 1651/H

Inspector's Name ..... John

HURUNUI District Council

INSPECTION PROMPT (BAM 208)
½ HIGH / PRE CLAD

Time Arrived: **Council Copy Viewed:** yes **Date:** 11 3 09

½ High	N/A	Inspected	Pre Clad	N/A	Inspected
Cavity Width	✓		Cavity Batten Size		40 x 20
Clean Cavity			Cavity Batten Spacing		600 ctrs max
Cavity closed soffit			Cavity Batten Treatment		H3.1
Tie Type			Vermin Proofing		PVC
Tie Spacing			Head Flashing		P/C Aluminium
Brick Type			Jamb Flashing		DPC & tape
Siting on Foundation			Sill Flashing		Aluband Tape
Window cover			Barrier Fixing		Staples
Weep hole / Perpends			Barrier Type		Thermakraft Cover up
Motar Thickness			Thermal Barrier	✓	
Penetrations			Internal Gutters	✓	
Steel Lintel Sizes			Netting	✓	
Lintel Material			Substrate Fixing	✓	
Lintel Fixing	✓				

Additional Comments:

N/A = not applicable to project

Corner flashings - Internal PVC
- External Zincalum & Aluminium.

Head flashing has Aluband tape over. 7.5mm ~~Expanded~~ battens behind stone work

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Rapid No:	Consent No:
1651/4	080444O

13257

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling e 4 Units

COMMENTS

Frame inspection as per B.A.M. Form 206.

* Still to Complete

Fix gable flying purlins e trusses
Bolt fixings to type C lintels
Type B fixings to 1st floor gable windows
Roof bracing.

Will see at next inspection

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J.W. Arthur DATE 9/2/09

BC Number 080HH0

Rapid Number 1651/H

Inspector's Name ..... John

HURUNUI District Council

INSPECTION PROMPT (BAM 206)
FRAMING/PREWRAP

Time Arrived: **Council Copy Viewed:** yes **Date:** 9 2 09

Framing	N/A	Inspected	Fixings	N/A	Inspected
Timber Species		Pine	Bottom Plate		Tri Sold Blkt & Conc Nail @ 900 c/s
Timber Grade		MSG8	Top Plate – Stud		B & D Fixings
Timber Treatment		H3.1 Ext Frame KD Int Frame	Truss/Rafter – Top Plate		Pairs CT200 & 2 nails & Multi grips
Stud sizes		90 x 45	Purlins		*
Stud Spacing		300 & 600 c/s	Tile Battens	✓	
DPC Bottom Plate		yes	Lintels		B C & D Fixings
Lintel Sizes		Hyspan 90 290 240 190	140 x 90		
Post Sizes		*	Steel Angles		Nailed.
Truss Layout		900 c/s	Post to Beam		*
Truss Support		D/Top Plate	Post to Found		*
Girder Truss Support	✓		Fire Walls		Solid Filled Conc Blocks
Purlin Size & Spacing		*	Stringers		Bolted x 900 c/s & 1400 c/s
Batten Size & Spacing	✓				
Rafters		Hyspan 200 x 45 x 600 c/s			
Steel Beams	✓				
Portal Frames	✓				
Bracing	**N/A**	**Inspected**			
Location/Type		SP2G BLP BLG BL1a BL GS2			
Roof Bracing		*			
Dragon Ties	✓				
Fixing / Connections		Bolts, Blkts & Straps			
Ply Nailing		150mm c/s			
Ply Treatment		H3			

Additional Comments:

N/A = not applicable to project 1st Floor Joists – 190 x 45 x 1400 c/s
– 20mm Particle Bd Floor
– Joists J/H Sealed

Fix gable flying purlin

Bolt fixing to lintel Type C openings

Type B fixings to 1st floor gable windows

Roof bracing

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Rapid No:	Consent No:
1651/4	080440

13228

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling e 4 Units

COMMENTS 100 mm P.V.C. Sewer drain pipe, laid in A.P. 20, to good even fall, to discharge to The lateral.

Seen. 7 x W.Cs
8 x S.D.s
12 x I.P.s
1 x M V
1 x B V
1 x vent.

Water test seen and was holding.

90 e 100mm P.V.C. Stwater pipe, laid in AP 20, to good even fall, to discharge into 4 x soak holes.

* To Complete Please forward as laid plan of drains

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J.W. Arthur. DATE 30/1/09

BC Number ..... 080HH0 .....
Rapid Number ..... 1651/4 .....
Inspector's Name ..... John .....

HURUNUI District Council

INSPECTION PROMPT (BAM 210)
DRAINAGE

Time Arrived: **Council Copy Viewed:** yes **Date:** 30 / 09

Sewerage System	N/A	Inspected	Stormwater System	N/A	Inspected
Drain Material		100mm PVC	Drain Material		90 & 100mm PVC
Gradients		1:100	Gradients		1:100
Inspection Points		x12	Inspection Points		x10
Bedding Material		AP 20	Bedding Material		AP 20
Cover		300 - 1m.	Cover		3-400m
Connection to Lateral		IP	Connection to Lateral	✓	
Joint Test		seen & holding	Soak Pits size	4 x	2m x 800m x 2.4m deep
Main Vent Size/Location		80mm	Soak Pit Location		As drawn plan
Branch Vent Size/Location		80mm.	Gutter Sizes and Overflows		*
Septic Tank Type	✓		Deck Overflow	✓	
Septic Tank Location	✓		Downpipe Size		*
ECAN Approval Effluent	✓		Downpipe Positions		As drawn plan.
Effluent Location	✓		Deck Drains	✓	
Effluent Type	✓		Deck Overflows	✓	
Drainlayers Reg		15997	Bubble Up sumps	✓	
As Laid Plan		* on Site	As Laid Plan		* on Site.

Additional Comments:

N/A = not applicable to project Drainlayer Aaron Watson.

Sewer

7 [illegible] x IP

1 : 100

3 x WC

4 [illegible] x GD

1 x Vent.

1 x M.V.

---

4 [illegible] x WC

1 x MIV

4 [illegible] x GD

5 [illegible] x IP

S/water

1 x IP

1 x Soak Hole.

6 [illegible] x DP

1 x RE

---

4 [illegible] x DP

1 x S Hole

1 x IP

1 x RE

---

4 [illegible] x DP

1 x IP

1 x S hole

1 x RE

90 & 100 mm PVC

---

5 [illegible] x DP

3 [illegible] x RE

1 x IP

1 x S hole

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Rapid No:	Consent No:
1651/4	080440

13090

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling and 4 Units.

COMMENTS Conc block Sill

Apex to The 4 conc block walls
4 blocks high.
D16 R Rods x 600mm both ways
Steel beams run into blockwork and
have 2 x D16 R Rods tying The ends in.

OK to Sill.

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J.W. Arthur DATE 26 / 1 / 09

BC Number 080440

Rapid Number 1651/4

Inspector's Name ..... John

HURUNUI District Council

INSPECTION PROMPT (BAM 203) BLOCKFILL Apex to 4 conc block walls between units

Time Arrived: **Council Copy Viewed:** yes **Date:** 26 / 09

Steel Work	N/A	Inspected	Other Items	N/A	Inspected
Horizontal Reinforcing		D16 x 600 c/c	Services Blockouts	✓	
Vertical Reinforcing		" " "	Steel around openings	✓	
Starters	✓		Height of pour		4 Blocks
Steel Identified		yes	Subfloor Ventilation	✓	
Side Cover		70mm	Cleanout ports	✓	
Lapping	✓		Clean block cells		yes
Tying		tie wire	Control joints	✓	
			Block Size		400 x 200
			Motar		10-12mm

Additional Comments:

N/A = not applicable to project

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Rapid No:	Consent No:
1651/4	080440

13062

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodsend Rd H/S

Description of Consent: Dwelling and 4 Units

COMMENTS

Conc Block Sill.

1200 high above 1st floor level.

D16 R. Rods x 600 c/s both ways.

4 Walls.

OK to Pour.

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J.W. Arthur DATE 19/1/09

BC Number ..... 080440 .....

Rapid Number ..... 1651/4 .....

Inspector's Name ..... John .....

HURUNUI District Council

INSPECTION PROMPT (BAM 203)
BLOCKFILL

Time Arrived: **Council Copy Viewed:** yes **Date:** 19 / 09

Steel Work	N/A	Inspected	Other Items	N/A	Inspected
Horizontal Reinforcing		D16 x 600 ctrs	Services blockouts	✓	
Vertical Reinforcing		D16 x 600 ctrs	Steel around openings	✓	
Starters		existing	Height of pour		1.2m
Steel Identified		yes	Subfloor Ventilation	✓	
Side Cover		50-60mm	Cleanout ports	✓	
Lapping	✓		Clean block cells		yes
Tying	✓		Control joints	✓	
			Block Size		400 x 200
			Motar		10-12mm

Additional Comments:

N/A = not applicable to project

Height of pour - 1200mm above 1st floor level.

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Rapid No:	Consent No:
1651/H	080440

12991

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling + 4 Units

COMMENTS

3 / 400 x 200 conc block walls 14 blocks high.

1 / 400 x 200 conc block wall 15 blocks high (unit H)

D16 R Rod verticals x 600 & dobbing out at top of wall.

All H walls are solid grout filled already

P/S required for steel-work in walls

Delete that which is not applicable.

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

SIGNED: left on site OFFICER JW Wolthuis DATE 3/12/08

BC Number ...080HHO.....
Rapid Number ...1651/4.....
Inspector's Name ...John.....

HURUNUI District Council

INSPECTION PROMPT (BAM 203)
BLOCKFILL

Time Arrived: **Council Copy Viewed:** ✓ **Date:** 3 12 08

Steel Work	N/A	Inspected	Other Items	N/A	Inspected
Horizontal Reinforcing		?	Services blockouts	✓	
Vertical Reinforcing		D16 x 600 ctrs	Steel around openings	✓	
Starters		~~D16~~ D16 x 600 ctrs	Height of pour		3 x 1H blocks high 1 x 15
Steel Identified		yes	Subfloor Ventilation	✓	
Side Cover		20mm	Cleanout ports		600 ctrs
Lapping		?	Clean block cells		?
Tying		?	Control joints	✓	
			Block Size		400 x 200
			Motar		10 - 12 mm

Additional Comments:

N/A = not applicable to project

All H walls already grout filled.

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Rapid No:	Consent No:
1651/A	080440

12980

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling c 4 units

COMMENTS Block walls 3 & 4.

200 x 400 Conc blocks being laid.

Wall 3 - 8 blocks high at present

Wall 4 - 5 blocks high at present.

D ~~#~~ 16 starters x 600 c/s

D ~~Rd~~ 16 horizontal x 600 c/s.

OK to date as per plan.

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J W Arthur. DATE 1/12/08

BC Number 080440

Rapid Number 1651/4

Inspector's Name ..... John

HURUNUI District Council

INSPECTION PROMPT (BAM 203)
BLOCKFILL

Time Arrived: **Council Copy Viewed:** **Date:** 1/12/08

Steel Work	N/A	Inspected	Other Items	N/A	Inspected
Horizontal Reinforcing		D ~~F~~ 16 x 600	Services blockouts	✓	
Vertical Reinforcing		D ~~F~~ 16 x 600	Steel around openings	✓	
Starters		D ~~F~~ 16 x 600	Height of pour		14 blocks 2.8m.
Steel Identified		yes	Subfloor Ventilation	✓	
Side Cover		30mm	Cleanout ports		yes
Lapping		600 ~~8~~	Clean block cells		yes
Tying		tie wire	Control joints	✓	
			Block Size		200 x 400
			Motar		10 - 12mm

Additional Comments:

N/A = not applicable to project

From Right coming to left.

3rd ✓ 4th walls.

At time of insp. → 8 blocks high. 5 blocks high.

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Rapid No:	Consent No:
1651/4	080440

12965

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling with 4 Units

COMMENTS

Polythene sheet DPC laid over 20/40 washed roundstone hard fill.
50mm EPS sheets
6·6·5 R Mesh on chairs to entire slab area.
Starters bent in and tied to mesh.
P.V.C. wastes in place 100mm, 50mm & 40mm all with good fall.
Timsold brackets x 900 ¢'s
Thickenings as per plan - 300 & 375mm wide x 200mm deep c/a - 2xD16 R Rod with R10 stirrups x 600 ¢'s
H16 Block starters x 600 ¢ (existing from Foundations)

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J.W. Arthur DATE 26 / 11 / 08

BC Number ..... 080440 .....
Rapid Number ..... 1651/4 .....
Inspector's Name ..... John .....

HURUNUI District Council

INSPECTION PROMPT (BAM 202)
CONCRETE FLOOR SLABS

Time Arrived: **Council Copy Viewed:** **Date:** 26 11 08

Damp Proofing	**N/A**	**Inspected**	**Base Course**	**N/A**	**Inspected**
DPM		Polythene Sheet	Material		20/40
Lapping & Sealing		Black Tape	Depth		2 - 500
Penetrations		sealed	Compaction		Compacted
Slab Thickness		100mm	Vegetation Removed		yes
Reinforcing	**N/A**	**Inspected**	**Thickenings**	**N/A**	**Inspected**
Mesh Size		6·6·5.	Links		R10 x 600
Lapping		1 sq	Horizontal Rods		2 - D16
Cover		50mm	Depth		200mm d/a
Supplementary Bars		2 - D12	Width		300 & 375mm
Chairs		1200 c/s			
Floor Tie Lapping		600mm			
Floor Ties connected		Tie wire			
Services			**Other Items**		
Material		PVC	Bottom plate anchors		Tri Folds x 900 c/s
Gradient		1:40	Shrinkage Control	✓	
Size		100 50 40	Heating	✓	
Sleeving		PVC sleeved	Insulation		50mm EPS.
Cylinder Drain		No			

Additional Comments:

N/A = not applicable to project

HURUNUI
District Council

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

Rapid No:	Consent No:
1651/4	080440

12940

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: Cundy

Site Address: 4 Woodbank Rd H/S

Description of Consent: Dwelling & 4 Units

COMMENTS Survey pegs sighted.
Sited as plan - 15m
3.230m
3.500m
Top vegetation removed
·250 & ·350 wide Founds x 3 = 1000 mm deep to a shingle/soil footing
2 & 3 D16 R Rods with D10 floor slab starters x 600 ℄s
1+12 floor slab starters x 600 ℄ to ℄ block walls
D16 block starters x 600 ℄s " " " "
P.V.C. wastes being placed Through Founds (sleeve please)

Delete that which is not applicable.

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

SIGNED: ..... OFFICER J.W. Arthur DATE 19/11/08

BC Number 080440
Rapid Number 1651/4
Inspector's Name ..... John

HURUNUI District Council

INSPECTION PROMPT (BAM 201)
CONCRETE FOOTINGS AND FOUNDATION WALLS

Time Arrived: **Council Copy Viewed:** ✓ **Date:** 19 11 08

Site Factors	N/A	Inspected	Steel Work	N/A	Inspected
Survey Pegs		sighted	Horizontal Rods		2 e 3 x D16
Distance to Boundary		3.230m 3.500m 15.000m	~~Vertical Rods~~ Starters		D16 x 600 @ s
Site Stability		Good	~~Starters/~~Floor Ties		D10 x 600 @ s H12 x 600 @ s
Ground Bearing		shingle e soil	Steel Identified		yes
Vegetation Clear		yes	Bottom Cover		75mm
FFL		100 to 400mm	Side Cover		100 mm
			Lapping		6-700 mm
			Tying		tie wire
Excavations	**N/A**	**Inspected**	**Other Items**	**N/A**	**Inspected**
Depth		3-400	Waste Ducts		P.V.C.
Width		250mm e 350mm	Steel Around Blockout	✓	
Formwork		Boxing e Shutters	Drains under Building	✓	
Level Bottom		yes	Subfloor Ventilation	✓	
Stepped Foundations		No	Engineer Design		

Additional Comments:

N/A = not applicable to project

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EVACUATION MANAGEMENT

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bwof@FFP.co.nz

FORM 12
WARRANT OF FITNESS
Section 108, Building Act 2004

Issue Date: 14th August 2020 **Expiry Date:** 14th August 2021

Compliance Schedule: CS 0154

THE BUILDING:

	Hanmer Apartments
Street address of building:	4 Woodbank Road, Hanmer Springs
Legal description of land where building is located:	Lot 55 DP 341093
Valuation number:	2125212524
Building consent number:	080440
Fire alarm type:	Type 3F + 5F + Sup
Purpose group & current lawfully established use:	SA SR / Motel + Managers Residence
Year first constructed:	2009
Highest fire hazard category for building use:	FHC 2

THE OWNER:

Name of owner:	SJ & AR Cundy
Contact person:	Shane Cundy
Mailing address:	4 Woodbank Road, Hanmer Springs 7344
Street address/registered office:	
Telephone daytime:	03 315 7135
Telephone after hours:	
Facsimile number:	03 315 7134
Mobile:	
Email address:	hanmerapartments@gmail.com
Website:	www.hanmerapartments.co.nz

WARRANT:

The maximum number of occupants that can safely use this building is: 16

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the issue date stated above.

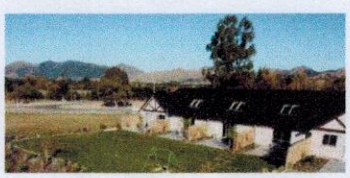
The compliance schedule is kept at: **2 Halls Place, Christchurch**

ATTACHMENTS:

Form 12A	FFP Canterbury Ltd	2	Automatic/Manual Emergency Warning Systems for Fire
		4	Emergency Lighting Systems
		14/2	Signs relating to a system or feature above
		15/2	Final Exits
		15/3	Fire Separations
		15/4	Signs Information Evacuation

Signature of Owner: Shane Cundy

Date: 10/9/20



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FFP

FORM 12A

CERTIFICATE OF COMPLIANCE

Inspection Maintenance, and Reporting Procedures

Section 108, 3 (c), Building Act 2004

Issue Date: 14th August 2020 **Compliance Schedule: CS 0154**

THE BUILDING:

	Hanmer Apartments
Street address of building:	**4 Woodbank Road, Hanmer Springs**
Legal description of land where building is located:	**Lot 55 DP 341093**
Valuation number:	**2125212524**
Building consent number:	**080440**

THE OWNER:

Name of owner:	SJ & AR Cundy
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/registered office:	

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the **12 months** prior to the issue date stated below in relation to the following specified system/s:

2 - Automatic/Manual Emergency Warning Systems for Fire Annual inspection: 20 February 2020	Name: A Bryant	IQP No: 561
4 - Emergency Lighting Systems Annual inspection: 20 February 2020	Name: A Bryant	IQP No: 561
14/2 – Signs relating to a system or feature above Annual inspection: 19 August 2020	Name: M Hooper	IQP No: 549
15/2 - Final Exits Annual inspection: 19 August 2020	Name: M Hooper	IQP No: 549
15/3 - Fire Separations Annual inspection: 19 August 2020	Name: M Hooper	IQP No: 549
15/4 - Signs for Communicating Information Intended to Facilitate Evacuation Annual inspection: 19 August 2020	Name: M Hooper	IQP No: 549

Date of issue: 7 September 2020

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EVACUATION MANAGEMENT

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FORM 12
WARRANT OF FITNESS
Section 108, Building Act 2004

Issue Date: 14th August 2021 **Expiry Date:** 14th August 2022
Compliance Schedule: CS 0154

THE BUILDING:

	Hanmer Apartments
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Valuation number:	2125212524
Building consent number:	080440
Fire alarm type:	Type 3F + 5F + Sup
Purpose group & current lawfully established use:	SA SR / Motel + Managers Residence
Year first constructed:	2009
Highest fire hazard category for building use:	FHC 2

THE OWNER:

Name of owner:	SJ & AR Cundy
Contact person:	Shane Cundy
Mailing address:	4 Woodbank Road, Hanmer Springs 7344
Street address/registered office:	
Telephone daytime:	03 315 7135
Telephone after hours:	
Facsimile number:	03 315 7134
Mobile:	
Email address:	hanmerapartments@gmail.com
Website:	www.hanmerapartments.co.nz

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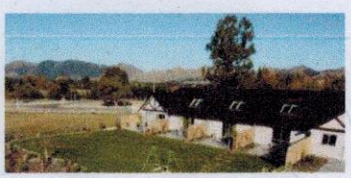
The compliance schedule is kept at: **2 Halls Place, Christchurch**

ATTACHMENTS:

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		14/2	Signs relating to a system or feature above
		15/2	Final Exits
		15/3	Fire Separations
		15/4	Signs Information Evacuation

Signature of Owner: Shane Cundy

Date: 2/8/21



FIRE ALARM SYSTEM SURVEY: NZS 4512

Analogue Addressable System

Date 3/3/2021

HANMER APARTMENTS 2021

PANEL DETAILS 4 Woodbank Road, Hanmer Springs

PFA Local

DATE OF SURVEY:	3/3/2021			TESTER:	D Parlane
BATTERY TYPE:	2x 18 Ah Gel	BATT CONDITION:	PASS	MAKE OF PANEL:	Pertronic F100A
BATTERY DATE:	27/07/2018	LOCATION OF MAINS	DB in garage, 3 third row down, breaker 9.	YEAR OF INSTALLATION:	2009
DEFECT BUZZER:	Required - Audible			PROCESSOR VERSION	V5.00.00.K
SOUNDER TYPE:	AS2220 Evac and voice	EVAC MONITORED:	Yes	ASE/CTU BATTERY DATE:	
PANEL LOCATION	In Hallway of Mangers Appartment			**SYSTEM COMPLIES:**	YES

DETECTION CIRCUITS

Circuit or Zone No	DESIGNATION OF INDEX (per index)	AREA OF COVERAGE (Tenancy)	EOLR Location	DEVICE TOTALS- CONVENTIONAL					DEVICE TOTALS – ANALOGUE ADDRESSABLE				TOTAL POINTS IN ZONE
				THM DET	SMK DET	LINE (m)	MAN	SND	THM DET	SMK DET	MAN	SND	
1	1 And Roof Space Over	Managers Apartment		48	3	0	3	13	0	0	0	0	67
2	2	Unit 1		6	3	0	1	3	0	0	0	0	13
3	3	Unit 2		6	3	0	1	3	0	0	0	0	13
4	4	Unit 3		6	3	0	1	3	0	0	0	0	13
5	5 And Roof Space Over	Unit 4		8	3	0	1	4	0	0	0	0	16
N/A													0
N/A													0
N/A													0

DETECTOR TESTS (20% Smoke per circuit, 2% Heat per circuit)

zone	Smoke	Heat	zone	Smoke	Heat	zone	Smoke	Heat	zone	Smoke	Heat
1	M1/4	M1/22	3	M5/6	M7/2	5	M9/3	M9/8			
2	M3/3		4	M7/6							

LOOP TEST & TOTALS

	Area or Zone	THM	SMK	MAN	MOD	INSL RES		Area or Zone	THM	SMK	MAN	MOD	INSL RES
1	All Zones	0	0	0	10	ok	2	N/A					
3	N/A						4	N/A					

BATTERY LOAD CALCULATIONS

	Capacity	Quiescent Load (A)	Alarm Load (A)	Standby Requirement (Hrs)	Total Requirement	Results	Complies?
Panel	18	0.22	0.99	72	16.83	1.17	PASS
External 1					0	0	n/a

FIRE ALARM SYSTEM SURVEY: NZS 4512

ANCILLARY SERVICES

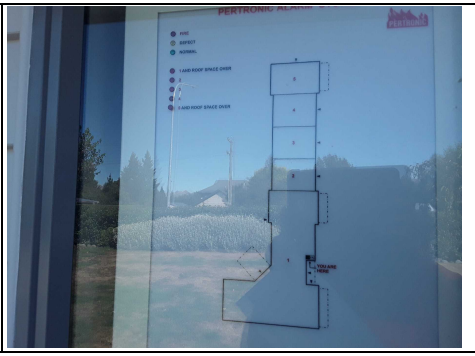
TRADE	DESCRIPTION	TEST	ISOLATE FACILITY	SPECIFIC REQUIREMENTS
N/A				
N/A				
N/A				

SOUNDER CIRCUITS

AMPLIFIER 1 Pertronic 50W				TOTAL LOAD	10.8	
CCT	**AREA COVERED**	**SHORT Ω**	**ELR KΩ**	**SOUNDERS**	**CIRCUIT LOAD**	**ELR LOCATION**
1	Whole site		10k	26	10.8	
2	N/A					
3	N/A					
AMPLIFIER N/A				TOTAL LOAD	0	
CCT	**AREA COVERED**	**SHORT Ω**	**ELR KΩ**	**SOUNDERS**	**CIRCUIT LOAD**	**ELR LOCATION**
1						
2						
3						

PHOTOS









NOTES

Type 5F in Zones 2 to 5. Type 3F with Supplementary Smoke in Zone 1. Fire Alarm Panel is in Window by Main Door. Panel is in the Hallway.			

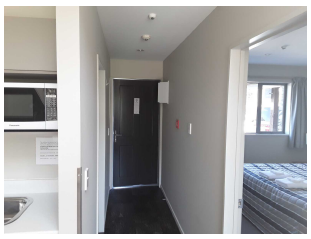
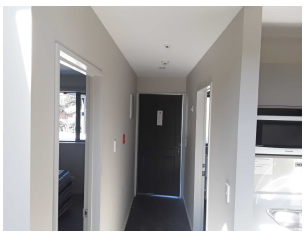
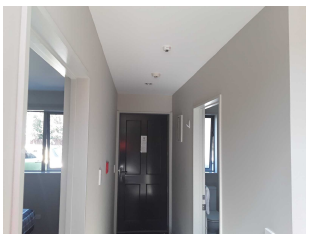
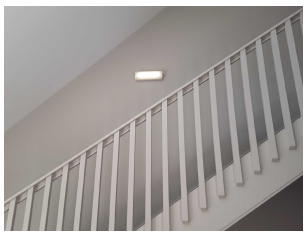
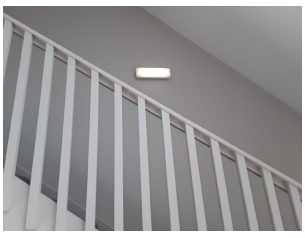
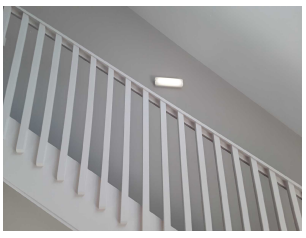
Self Maintained

EMERGENCY LIGHTING SURVEY: AS/NZS 2293

Site Name HANMER APARTMENTS 2021

Address 4 Woodbank Road, Hanmer Springs

Date: 3/3/2021 Technician: DP

Area Covered: Details of Floor level and tenancy	Unit 1	Unit 2	Unit 3
PASS/FAIL	PASS	PASS	PASS
Electrical			
Test Facility Location	DB in Unit 1, breaker labeled.	DB in Unit 2, breaker labeled.	DB in Unit 3, breaker labeled.
Required Duration	30 minutes	30 minutes	30 minutes
Time Tested	30 minutes	30 minutes	30 minutes
Condition of Fittings	Good	Good	Good
All Units Operate From Start?	Yes	Yes	Yes
All Units Last Required Time?	Yes	Yes	Yes
Number Luminaires	1	1	1
Fitting Type	Flouro	Flouro	Flouro
Number Exit Lights	0	0	0
Fitting Type			
Exit Light Functions			
Notes Only in Units 1,2 and 3 as they have Stairs. Each Unit has own Switchboard - lighting breaker,10 amp.	Photos 		
			

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EVACUATION MANAGEMENT

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FORM 12
WARRANT OF FITNESS
Section 108, Building Act 2004

Issue Date: 14th August 2022 **Expiry Date:** 14th August 2023
Compliance Schedule: CS 0154

THE BUILDING:

	Hanmer Apartments
Street address of building:	**4 Woodbank Road, Hanmer Springs**
Legal description of land where building is located:	**Lot 55 DP 341093**
Level/unit number:	
Location of building within site/block number:	**Street Front**
Valuation number:	**2125212524**
Building consent number:	**080440**
Fire alarm type:	**Type 3F + 5F + Sup**
Purpose group & current lawfully established use:	**SA SR / Motel + Managers Residence**
Year first constructed:	**2009**
Highest fire hazard category for building use:	**FHC 2**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/ registered office:	
Telephone daytime:	**03 315 7135**
Mobile:	
Email address:	hanmerapartments@gmail.com
Website:	www.hanmerapartments.co.nz

THE AGENT:

Name of agent:	**Charlie Loughnan**
Relationship to owner	**Authorised Signatory**
Mailing address:	**PO Box 22 189, Christchurch 8140**
Street address/ registered office:	**2 Halls Place, Christchurch**
Telephone daytime:	**03 366 7889**
Mobile:	
Email address:	bwof@ffp.co.nz
Website:	www.ffp.co.nz

WARRANT:

The maximum number of occupants that can safely use this building is: **16**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the issue date stated above.

The compliance schedule is kept at: **2 Halls Place, Christchurch**

ATTACHMENTS:

Form 12A	FFP Canterbury Ltd	2	Automatic/Manual Emergency Warning Systems for Fire
		4	Emergency Lighting Systems
		14/2	Signs relating to a system or feature above
		15/2	Final Exits
		15/3	Fire Separations
		15/4	Signs Information Evacuation

Signature of Agent:

Date: 5 August 2022



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FORM 12A

CERTIFICATE OF COMPLIANCE

Inspection Maintenance, and Reporting Procedures

Section 108, 3 (c), Building Act 2004

Issue Date: 14th August 2022 **Compliance Schedule: CS0154**

THE BUILDING:

Street address of building:	**Hanmer Apartments** **4 Woodbank Road, Hanmer Springs**
Legal description of land where building is located:	**Lot 55 DP 341093**
Level/unit number:	
Location of building within site/block number:	**Street Front**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/registered office:	

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the **12 months** prior to the issue date stated below in relation to the following specified system/s:

2 - Automatic/Manual Emergency Warning Systems for Fire Annual inspection: 6 April 2022	Name: S Bailey	IQP No: 445
4 - Emergency Lighting Systems Annual inspection: 6 April 2022	Name: S Bailey	IQP No: 445
14/2 – Signs relating to a system or feature above Annual inspection: 3 August 2022	Name: S Bailey	IQP No: 445
15/2 - Final Exits Annual inspection: 3 August 2022	Name: S Bailey	IQP No: 445
15/3 - Fire Separations Annual inspection: 3 August 2022	Name: S Bailey	IQP No: 445
15/4 - Signs for Communicating Information Intended to Facilitate Evacuation Annual inspection: 3 August 2022	Name: S Bailey	IQP No: 445

Date of issue: 5 August 2022

FFP CANTERBURY LTD
BUILDING WARRANT OF FITNESS
FIRE PROTECTION SYSTEMS
WORKPLACE SAFETY SOLUTIONS
EVACUATION CONSULTANTS

27 July 2023

SJ & AR Cundy
4 Woodbank Road
HANMER SPRINGS 7344

Attention: Shane Cundy

Dear Sir

RE: Building Warrant Of Fitness –
Hanmer Apartments, 4 Woodbank Road, Hanmer Springs

As requested for your records please find attached a copy of form 12 and 12A for the above premises. One signed copy has been sent to the Council and you must display the signed form 12 on site in a public place.

Please find enclosed for your records:

- Signed Form 12 from FFP Canterbury Ltd
- Form 12A from FFP Canterbury Ltd
- Annual Fire Alarm and Emergency Lighting Systems Surveys

Please note you will need to place a signed copy of the Building Warrant of Fitness Form 12 on site.

I trust this is acceptable, however should you have any queries please do not hesitate to contact this office.

Assuring you of our best attention.

Yours faithfully
FFP CANTERBURY LTD



Jodie Blois
ADMINISTRATOR
Email: jodie@ffp.co.nz

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BUILDING WARRANT OF FITNESS
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FIRE PROTECTION SYSTEMS
EVACUATION MANAGEMENT

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FORM 12
WARRANT OF FITNESS
Section 108, Building Act 2004

Anniversary Date: 14th August 2023 **Expiry Date:** 14th August 2024
Compliance Schedule: CS 0154

THE BUILDING:

	Hanmer Apartments
Street address of building:	**4 Woodbank Road, Hanmer Springs**
Legal description of land where building is located:	**Lot 55 DP 341093**
Level/unit number:	
Location of building within site/block number:	**Street Front**
Valuation number:	**2125212524**
Building consent number:	**080440**
Fire alarm type:	**Type 3F + 5F + Sup**
Purpose group & current lawfully established use:	**SA SR / Motel + Managers Residence**
Year first constructed:	**2009**
Highest fire hazard category for building use:	**FHC 2**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/ registered office:	
Telephone daytime:	**03 315 7135**
Mobile:	
Email address:	hanmerapartments@gmail.com
Website:	www.hanmerapartments.co.nz

THE AGENT:

Name of agent:	**Charlie Loughnan**
Relationship to owner	**Authorised Signatory**
Mailing address:	**PO Box 22 189, Christchurch 8140**
Street address/ registered office:	**2 Halls Place, Christchurch**
Telephone daytime:	**03 366 7889**
Mobile:	
Email address:	bwof@ffp.co.nz
Website:	www.ffp.co.nz

WARRANT:

The maximum number of occupants that can safely use this building is: **16**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the issue date stated above.

The compliance schedule is kept at: **2 Halls Place, Christchurch**

ATTACHMENTS:

Form 12A	FFP Canterbury Ltd	2	Automatic/Manual Emergency Warning Systems for Fire
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		14/2	Signs relating to a system or feature above
		15/2	Final Exits
		15/3	Fire Separations
		15/4	Signs Information Evacuation

Signature of Agent:

Date: 27 July 2023



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EVACUATION MANAGEMENT

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FORM 12A
CERTIFICATE OF COMPLIANCE
Inspection Maintenance, and Reporting Procedures
Section 108, 3 (c), Building Act 2004

Anniversary Date: 14th August 2023 **Compliance Schedule: CS0154**

THE BUILDING:

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Legal description of land where building is located:	**Lot 55 DP 341093**
Level/unit number:	
Location of building within site/block number:	**Street Front**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/registered office:	

COMPLIANCE:

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4 - Emergency Lighting Systems	Name: S Bailey	IQP No: 445
14/2 – Signs relating to a system or feature above	Name: S Bailey	IQP No: 445
15/2 - Final Exits	Name: S Bailey	IQP No: 445
15/3 - Fire Separations	Name: S Bailey	IQP No: 445
15/4 - Signs for Communicating Information Intended to Facilitate Evacuation	Name: S Bailey	IQP No: 445

Date of issue: 27 July 2023

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FIRE PROTECTION SYSTEMS
EVACUATION MANAGEMENT

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FORM 12
WARRANT OF FITNESS
Section 108, Building Act 2004

Anniversary Date: 14th August 2024	CS0154	Expiry Date: 14th August 2025

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Fire alarm type:	**Type 3F + 5F + Sup**
Purpose group / current lawfully established use:	**SA SR / Motel + Managers Residence**
Year first constructed:	**2009**
Highest fire hazard category for building use:	**FHC 2**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address:	
Telephone daytime:	**03 315 7135**
Email address:	**hanmerapartments@gmail.com**
Website:	**www.hanmerapartments.co.nz**

THE AGENT:

Name of agent:	**Charlie Loughnan**
Relationship to owner	**Authorised Signatory**
Mailing address:	**PO Box 22 189, Christchurch 8140**
Street address:	**2 Halls Place, Chch**
Telephone daytime:	**03 366 7889**
Email address:	**bwof@ffp.co.nz**
Website:	**www.ffp.co.nz**

WARRANT:

The maximum number of occupants that can safely use this building is: **Undefined**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the issue date stated above.

The compliance schedule is kept at: **2 Halls Place, Christchurch**

ATTACHMENTS:

Form 12A FFP Canterbury Ltd

2	Automatic/Manual Emergency Warning Systems for Fire
4	Emergency Lighting Systems
14/2	Signs relating to a system or feature above
15/2	Final Exits
15/3	Fire Separations
15/4	Signs Information Evacuation

Signature of Agent:

Date: 30 July 2024



FFP CANTERBURY LTD
BUILDING WARRANT OF FITNESS
WORKPLACE SAFETY SOLUTIONS
FIRE PROTECTION SYSTEMS
EVACUATION MANAGEMENT

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03 366 7889
bwof@FFP.co.nz

FORM 12A
CERTIFICATE OF COMPLIANCE
Inspection Maintenance, and Reporting Procedures
Section 108, 3 (c), Building Act 2004

Anniversary Date: 14th August 2024 **Compliance Schedule: CS0154**

THE BUILDING:

	Hanmer Apartments
Street address of building:	**4 Woodbank Road, Hanmer Springs**
Legal description of land where building is located:	**Lot 55 DP 341093**
Level/unit number:	
Location of building within site/block number:	**Street Front**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/registered office:	

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the **12 months** prior to the issue date stated below in relation to the following specified system/s:

2 - Automatic/Manual Emergency Warning Systems for Fire	Name: S Bailey	IQP No: 445
4 - Emergency Lighting Systems	Name: S Bailey	IQP No: 445
14/2 – Signs relating to a system or feature above	Name: M Perugu	IQP No: 1009
15/2 - Final Exits	Name: M Perugu	IQP No: 1009
15/3 - Fire Separations	Name: M Perugu	IQP No: 1009
15/4 - Signs for Communicating Information Intended to Facilitate Evacuation	Name: M Perugu	IQP No: 1009

Date Issued: 30 July 2024

BUILDING WARRANT OF FITNESS CHECKLIST

CS No: 0154 Purpose Group: SA, SR

Form 12	
Building Location	✓
Lawfully Established Use	✓
Maximum number of occupants (per level if applicable)	–
Owner details	✓
Date Building was constructed	✓
Highest fire risk category	✓
Form 12A	**IQP #**
☐ SS1 Automatic systems for fire suppression	
☑ SS2 Automatic or manual emergency warning systems	359
☐ SS3/1 Automatic doors	
☐ SS3/2 Access controlled doors	
☐ SS3/3 Interfaced fire or smoke doors or windows	
☑ SS4 Emergency lighting systems	359
☐ SS5 Escape route pressurisation systems	
☐ SS6 Riser mains	
☐ SS7 Automatic back-flow preventers	
☐ SS8 Lifts , travelators or other systems	
☐ SS9 Mechanical ventilation or air conditioning systems	
☐ SS10 Building Maintenance units	
☐ SS11 Laboratory fume cupboards	
☐ SS12 Audio Loops	
☐ SS13 Smoke Control Systems	
☐ SS14/1 Emergency Power systems	
☑ SS 14/2 Signs	359
☐ SS15/1 Systems for communication spoken information	
☑ SS15/2 Final Exits	359
☑ SS15/3 Fire separations	359
☑ SS15/4 Signs for communication information to facilitate evacuation	359
☐ SS15/5 Smoke separations	
Any variances to listed items?	Yes / (No)
IQP registration for system form 12A attached?	(Yes) / No
Update NCS System?	(Yes) / No

Signed: _____ **Date:** 11/8/16

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RECEIVED
28 JUL 2016
BY:

FORM 12
WARRANT OF FITNESS
Section 108, Building Act 2004

Issue Date: 14th August 2016 **Expiry Date:** 14th August 2017
Compliance Schedule: CS 0154

THE BUILDING:

	Hanmer Apartments
Street address of building:	**4 Woodbank Road, Hanmer Springs**
Legal description of land where building is located:	**Lot 55 DP 341093**
Valuation number:	**2125212524**
Building consent number:	**080440**
Fire alarm type:	**Type 3F + 5F + Sup**
Purpose group & current lawfully established use:	**SA SR**
Year first constructed:	**2009**
Highest fire hazard category for building use:	**FHC 2**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/registered office:	
Telephone daytime:	**03 315 7135**
Telephone after hours:	
Facsimile number:	**03 315 7134**
Mobile:	
Email address:	**hanmerapartments@gmail.com**
Website:	**www.hanmerapartments.co.nz**

WARRANT:

The maximum number of occupants that can safely use this building is: **Undefined**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the issue date stated above.

The compliance schedule is kept at: **2 Halls Place, Christchurch**

ATTACHMENTS:

Form 12A FFP Canterbury

2	Automatic/Manual Emergency Warning Systems for Fire
4	Emergency Lighting Systems
14/2	Signs relating to a system or feature above
15/2	Final Exits
15/3	Fire Separations
15/4	Signs Information Evacuation

Signature of Owner: Shane Cundy

Date: 19/7/16



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EVACUATION MANAGEMENT

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FORM 12A

CERTIFICATE OF COMPLIANCE

Inspection Maintenance, and Reporting Procedures

Section 108, 3 (c), Building Act 2004

Issue Date: 14th August 2016 **Compliance Schedule:** CS 0154

THE BUILDING:

Street address of building:	**Hanmer Apartments**
Legal description of land where building is located:	**4 Woodbank Road, Hanmer Springs**
Valuation number:	**Lot 55 DP 341093**
Building consent number:	**2125212524**
	080440

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/registered office:	

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the **12 months** prior to the issue date stated below in relation to the following specified system/s:

2 - Automatic/Manual Emergency Warning Systems for Fire Annual inspection: 12 April 2016	Name: C Loughnan	IQP No: 359
4 - Emergency Lighting Systems Annual inspection: 12 April 2016	Name: C Loughnan	IQP No: 359
14/2 – Signs relating to a system or feature above Annual inspection: 5 July 2016	Name: C Loughnan	IQP No: 359
15/2 - Final Exits Annual inspection: 5 July 2016	Name: C Loughnan	IQP No: 359
15/3 - Fire Separations Annual inspection: 5 July 2016	Name: C Loughnan	IQP No: 359
15/4 - Signs for Communicating Information Intended to Facilitate Evacuation Annual inspection: 5 July 2016	Name: C Loughnan	IQP No: 359

Date of issue: 15 July 2016

FFP CANTERBURY LTD
BUILDING WARRANT OF FITNESS
FIRE PROTECTION SYSTEMS
WORKPLACE SAFETY SOLUTIONS
EVACUATION CONSULTANTS

22 July 2019

Please read and action this immediately

SJ & AR Cundy
4 Woodbank Road
HANMER SPRINGS 7344

Attention: Shane Cundy

Dear Sir

RE: Building Warrant Of Fitness –
Hanmer Apartments, 4 Woodbank Road, Hanmer Springs

Please find attached relevant paperwork for the Building Warrant of Fitness of the above premises. You are also required to provide Certificates from each contractor you have working on these systems, and each must provide a form 12A detailing that the items they maintain comply with the Building Code.

Please find attached the following;

FOR YOU TO RETURN TO COUNCIL (see contact details below)

- Building Warrant of Fitness Form 12 - Please sign the appropriate section
- Form 12A from FFP Canterbury Ltd

Please note you will need to place a signed copy of the Building Warrant of Fitness Form 12 on site.

For your records:

- Annual Fire Alarm and Emergency Lighting Systems Surveys

Contact details for the Hurunui District Council:
PO Box 13, Amberley 7441, Fax 03 314 9181, Email building@hurunui.govt.nz

Please do not hesitate to contact us at any stage to discuss the changes to the Building Act, or the Building Warrant of Fitness report we have undertaken for your site.

Assuring you of our best attention,

Yours faithfully,
FFP CANTERBURY LTD



Margie Cook
BWOF ADMINISTRATOR
Email: margie@ffp.co.nz

FFP CANTERBURY LTD
BUILDING WARRANT OF FITNESS
WORKPLACE SAFETY SOLUTIONS
FIRE PROTECTION SYSTEMS
EVACUATION MANAGEMENT

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03 366 7889
bwof@FFP.co.nz

FORM 12
WARRANT OF FITNESS
Section 108, Building Act 2004

Issue Date: 14th August 2019 **Expiry Date:** 14th August 2020
Compliance Schedule: CS 0154

THE BUILDING:

	Hanmer Apartments
Street address of building:	**4 Woodbank Road, Hanmer Springs**
Legal description of land where building is located:	**Lot 55 DP 341093**
Valuation number:	**2125212524**
Building consent number:	**080440**
Fire alarm type:	**Type 3F + 5F + Sup**
Purpose group & current lawfully established use:	**SA SR**
Year first constructed:	**2009**
Highest fire hazard category for building use:	**FHC 2**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/registered office:	
Telephone daytime:	**03 315 7135**
Telephone after hours:	
Facsimile number:	**03 315 7134**
Mobile:	
Email address:	hanmerapartments@gmail.com
Website:	www.hanmerapartments.co.nz

WARRANT:

The maximum number of occupants that can safely use this building is: **Undefined**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the issue date stated above.

The compliance schedule is kept at: **2 Halls Place, Christchurch**

ATTACHMENTS:

Form 12A	FFP Canterbury Ltd	2	Automatic/Manual Emergency Warning Systems for Fire
		4	Emergency Lighting Systems
		14/2	Signs relating to a system or feature above
		15/2	Final Exits
		15/3	Fire Separations
		15/4	Signs Information Evacuation

Signature of Owner: _____

Date: _____



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FIRE PROTECTION SYSTEMS
EVACUATION MANAGEMENT

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FORM 12A
CERTIFICATE OF COMPLIANCE
Inspection Maintenance, and Reporting Procedures
Section 108, 3 (c), Building Act 2004

Issue Date: 14th August 2019 **Compliance Schedule: CS 0154**

THE BUILDING:

	Hanmer Apartments
Street address of building:	**4 Woodbank Road, Hanmer Springs**
Legal description of land where building is located:	**Lot 55 DP 341093**
Valuation number:	**2125212524**
Building consent number:	**080440**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/registered office:	

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the **12 months** prior to the issue date stated below in relation to the following specified system/s:

2 - Automatic/Manual Emergency Warning Systems for Fire Annual inspection: 6 March 2019	Name: JC de Joux	IQP No: 455
4 - Emergency Lighting Systems Annual inspection: 6 March 2019	Name: JC de Joux	IQP No: 455
14/2 – Signs relating to a system or feature above Annual inspection: 11 July 2019	Name: JC de Joux	IQP No: 455
15/2 - Final Exits Annual inspection: 11 July 2019	Name: JC de Joux	IQP No: 455
15/3 - Fire Separations Annual inspection: 11 July 2019	Name: JC de Joux	IQP No: 455
15/4 - Signs for Communicating Information Intended to Facilitate Evacuation Annual inspection: 11 July 2019	Name: JC de Joux	IQP No: 455

Date of issue: 22 July 2019

FIRE ALARM SYSTEM SURVEY: NZS 4512

Analogue Addressable System

Page

Date

HANMER APARTMENTS, 4 WOODBANK RD , HANMER SPRIN

PANEL DETAILS

PFA: Local

DATE OF SURVEY:	4/3/2019			TESTER:	G Ewings
BATTERY TYPE:	2x 18 Ah Gel	BATT CONDITION:	PASS	MAKE OF PANEL:	Pertronic F100A
BATTERY DATE:	27/07/2018	LOCATION OF MAINS		YEAR OF INSTALLATION:	2009
DEFECT BUZZER:	Required - Audible			PROCESSOR VERSION	1.44F
SOUNDER TYPE:	AS2220 Evac and voice	EVAC MONITORED:	Yes	ASE/CTU BATTERY DATE:	
PANEL LOCATION	In Window,Right of main Door, in Hallway			**SYSTEM COMPLIES:**	YES

DETECTION CIRCUITS

Circuit or Zone No	DESIGNATION OF INDEX (per index)	AREA OF COVERAGE (Tenancy)	EOLR Location	DEVICE TOTALS- CONVENTIONAL					DEVICE TOTALS – ANALOGUE ADDRESSABLE				TOTAL POINTS IN ZONE
				THM DET	SMK DET	LINE (m)	MAN	SND	THM DET	SMK DET	MAN	SND	
	Managers Apartment			48	3		3	13					67
	Unit 1			6	3		1	3					13
	Unit 2			6	3		1	3					13
	Unit 3			6	3		1	3					13
	Unit 4			8	3		1	4					16
													0
													0
													0

DETECTOR TESTS (20% Smoke per circuit, 2% Heat per circuit)

zone	Smoke	Heat	zone	Smoke	Heat	zone	Smoke	Heat	zone	Smoke	Heat
	?	53		5	6		14	11			
	5	6		17	10						

LOOP TEST & TOTALS

	Area or Zone	THM	SMK	MAN	MOD	INSL RES		Area or Zone	THM	SMK	MAN	MOD	INSL RES
1							2						
3							4						

BATTERY LOAD CALCULATIONS

	Capacity	Quiescent Load (A)	Alarm Load (A)	Standby Requirement (Hrs)	Total Requirement	Results	Complies?
Panel	18	0.22	0.99	72	16.83	1.17	PASS
External 1					0	0	n/a

FIRE ALARM SYSTEM SURVEY: NZS 4512

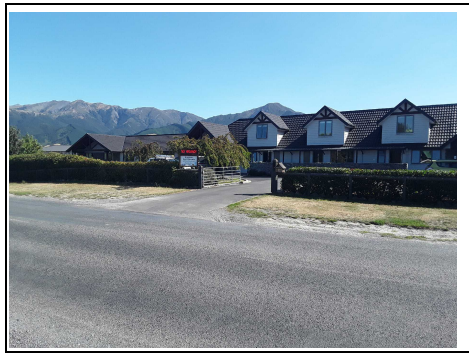
ANCILLARY SERVICES

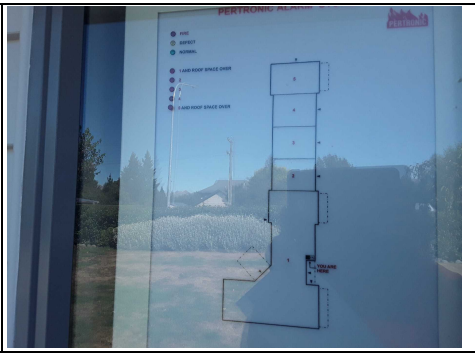
TRADE	DESCRIPTION	TEST	ISOLATE FACILITY	SPECIFIC REQUIREMENTS

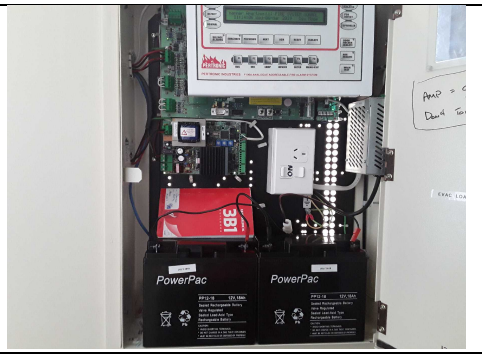
SOUNDER CIRCUITS

AMPLIFIER 1 Pertronic 50W				TOTAL LOAD	10.8	
CCT	**AREA COVERED**	**SHORT Ω**	**ELR KΩ**	**SOUNDERS**	**CIRCUIT LOAD**	**ELR LOCATION**
1	Whole site		10k	26	10.8	
2						
3						
AMPLIFIER N/A				TOTAL LOAD	0	
CCT	**AREA COVERED**	**SHORT Ω**	**ELR KΩ**	**SOUNDERS**	**CIRCUIT LOAD**	**ELR LOCATION**
1						
2						
3						

PHOTOS









NOTES

Type 5F - Zone 2 - 5 , Type 3F with Supplementary Smoke - zone 1. Fire Alarm Panel is in Window by Main Door. Panel is in the Hallway.			

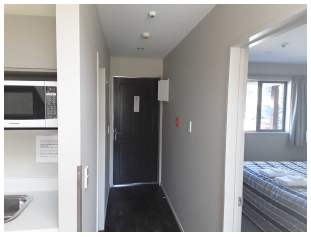
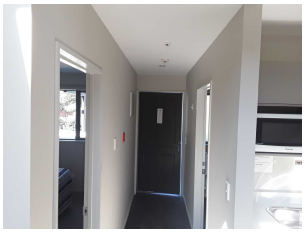
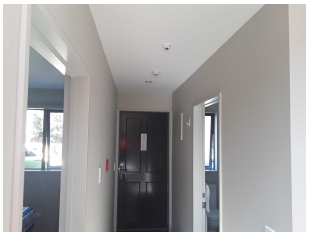
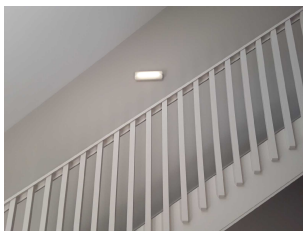
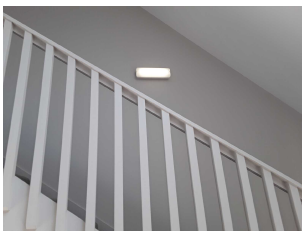
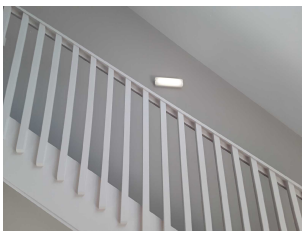
Self Maintained

EMERGENCY LIGHTING SURVEY: AS/NZS 2293

Site Name HANMER APARTMENTS, 4 WOODBANK RD, H

Address

Date: 6/3/2019 Technician: GE

Area Covered: Details of Floor level and tenancy	Unit 1	Unit 2	Unit 3
PASS/FAIL	PASS	PASS	PASS
Electrical			
Test Facility Location	DB in The Unit	DB In The Unit	DB in Te Unit
Required Duration	30 minutes	30 minutes	30 minutes
Time Tested	30 minutes	30 minutes	30 minutes
Condition of Fittings	Good	Good	Good
All Units Operate From Start?	Yes	Yes	Yes
All Units Last Required Time?	Yes	Yes	Yes
Number Luminaires	1	1	1
Fitting Type	Flouro	Flouro	Flouro
Number Exit Lights	0	0	0
Fitting Type			
Exit Light Functions			
Notes only in Unit 1,2,3 as they have Stairs. Each Unit has own Switchboard - lighting breaker,10 amp.	Photos 		
			

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FIRE PROTECTION SYSTEMS
EVACUATION MANAGEMENT

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FFP

FORM 12
WARRANT OF FITNESS
Section 108, Building Act 2004

Issue Date: 14th August 2019 | **Expiry Date:** 14th August 2020
Compliance Schedule: CS 0154

THE BUILDING:

	Hanmer Apartments
Street address of building:	4 Woodbank Road, Hanmer Springs
Legal description of land where building is located:	Lot 55 DP 341093
Valuation number:	2125212524
Building consent number:	080440
Fire alarm type:	Type 3F + 5F + Sup
Purpose group & current lawfully established use:	SA SR
Year first constructed:	2009
Highest fire hazard category for building use:	FHC 2

THE OWNER:

Name of owner:	SJ & AR Cundy
Contact person:	Shane Cundy
Mailing address:	4 Woodbank Road, Hanmer Springs 7344
Street address/registered office:	
Telephone daytime:	03 315 7135
Telephone after hours:	
Facsimile number:	03 315 7134
Mobile:	
Email address:	hanmerapartments@gmail.com
Website:	www.hanmerapartments.co.nz

WARRANT:

The maximum number of occupants that can safely use this building is: **Undefined**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the issue date stated above.

The compliance schedule is kept at: **2 Halls Place, Christchurch**

ATTACHMENTS:

Form 12A FFP Canterbury Ltd

2	Automatic/Manual Emergency Warning Systems for Fire
4	Emergency Lighting Systems
14/2	Signs relating to a system or feature above
15/2	Final Exits
15/3	Fire Separations
15/4	Signs Information Evacuation

Signature of Owner: Shane Cundy

Date: 22/7/19



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07 AUG 2017
BY:

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FORM 12A

CERTIFICATE OF COMPLIANCE

Inspection Maintenance, and Reporting Procedures

Section 108, 3 (c), Building Act 2004

Issue Date: 14th August 2017 **Compliance Schedule:** CS 0154

THE BUILDING:

	Hanmer Apartments
Street address of building:	**4 Woodbank Road, Hanmer Springs**
Legal description of land where building is located:	**Lot 55 DP 341093**
Valuation number:	**2125212524**
Building consent number:	**080440**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/registered office:	

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the **12 months** prior to the issue date stated below in relation to the following specified system/s:

2 - Automatic/Manual Emergency Warning Systems for Fire Annual inspection: 07 March 2017	Name: C Loughnan	IQP No: 359
4 - Emergency Lighting Systems Annual inspection: 07 March 2017	Name: C Loughnan	IQP No: 359
14/2 – Signs relating to a system or feature above Annual inspection: 11 July 2017	Name: C Loughnan	IQP No: 359
15/2 - Final Exits Annual inspection: 11 July 2017	Name: C Loughnan	IQP No: 359
15/3 - Fire Separations Annual inspection: 11 July 2017	Name: C Loughnan	IQP No: 359
15/4 - Signs for Communicating Information Intended to Facilitate Evacuation Annual inspection: 11 July 2017	Name: C Loughnan	IQP No: 359

Date of issue: 24 July 2017

FFP CANTERBURY LTD
BUILDING WARRANT OF FITNESS
WORKPLACE SAFETY SOLUTIONS
FIRE PROTECTION SYSTEMS
EVACUATION MANAGEMENT

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03 366 7889
bwof@FFP.co.nz

RECEIVED
07 AUG 2017
BY:

FORM 12
WARRANT OF FITNESS
Section 108, Building Act 2004

Issue Date: 14th August 2017 **Expiry Date:** 14th August 2018
Compliance Schedule: CS 0154

THE BUILDING:

	Hanmer Apartments
Street address of building:	**4 Woodbank Road, Hanmer Springs**
Legal description of land where building is located:	**Lot 55 DP 341093**
Valuation number:	**2125212524**
Building consent number:	**080440**
Fire alarm type:	**Type 3F + 5F + Sup**
Purpose group & current lawfully established use:	**SA SR**
Year first constructed:	**2009**
Highest fire hazard category for building use:	**FHC 2**

THE OWNER:

Name of owner:	**SJ & AR Cundy**
Contact person:	**Shane Cundy**
Mailing address:	**4 Woodbank Road, Hanmer Springs 7344**
Street address/registered office:	
Telephone daytime:	**03 315 7135**
Telephone after hours:	
Facsimile number:	**03 315 7134**
Mobile:	
Email address:	**hanmerapartments@gmail.com**
Website:	**www.hanmerapartments.co.nz**

WARRANT:

The maximum number of occupants that can safely use this building is: **Undefined**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the issue date stated above.

The compliance schedule is kept at: **2 Halls Place, Christchurch**

ATTACHMENTS:

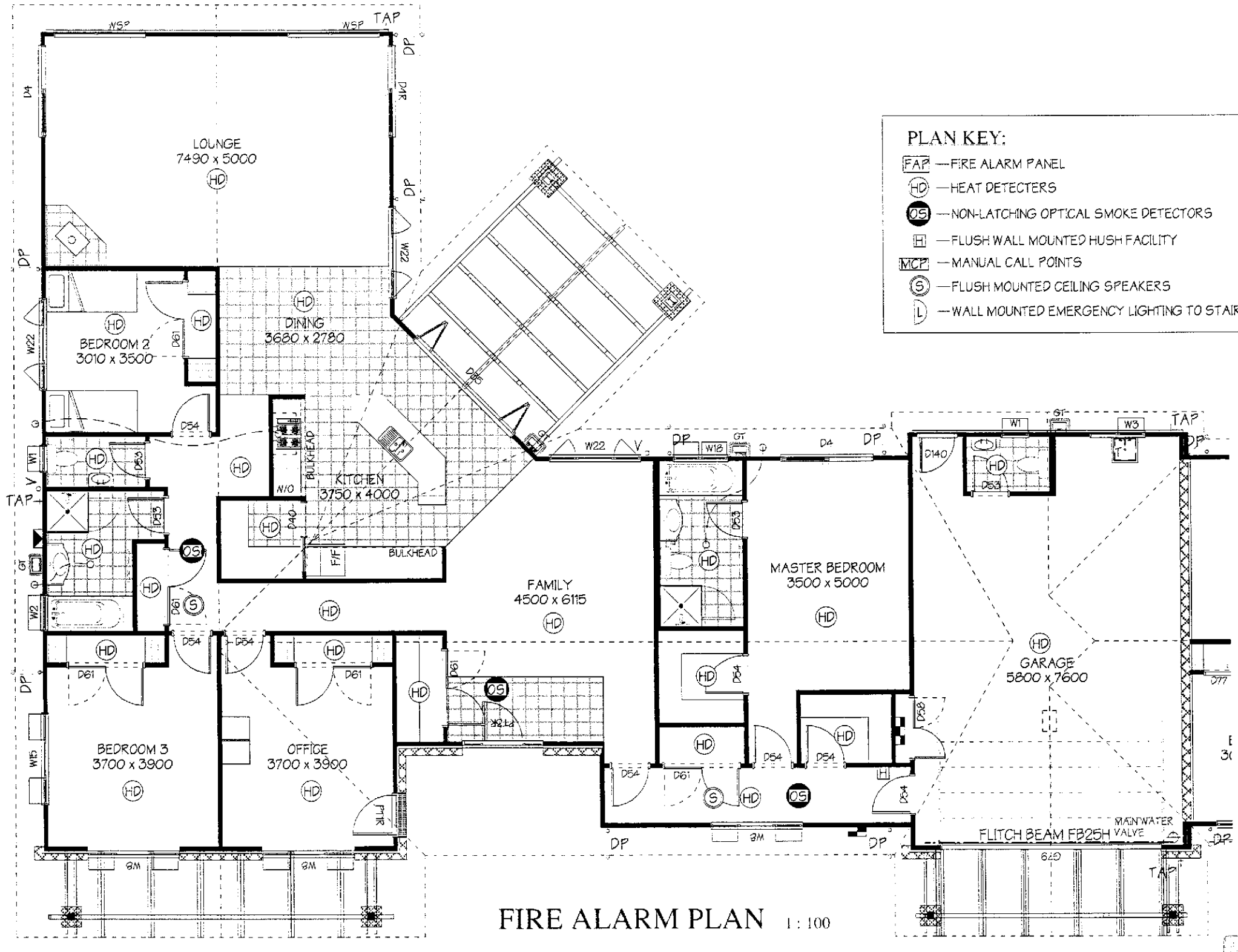
Form 12A	FFP Canterbury	2	Automatic/Manual Emergency Warning Systems for Fire
		4	Emergency Lighting Systems
		14/2	Signs relating to a system or feature above
		15/2	Final Exits
		15/3	Fire Separations
		15/4	Signs Information Evacuation

Signature of Owner: Shane Cundy

Date: 31/7/17



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PLAN KEY:

- FAP — FIRE ALARM PANEL
- HD — HEAT DETECTERS
- OS — NON-LATCHING OPTICAL SMOKE DETECTORS
- H — FLUSH WALL MOUNTED HUSH FACILITY
- MCP — MANUAL CALL POINTS
- S — FLUSH MOUNTED CEILING SPEAKERS
- L — WALL MOUNTED EMERGENCY LIGHTING TO STAIRS ONLY

FIRE ALARM PLAN 1:100

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

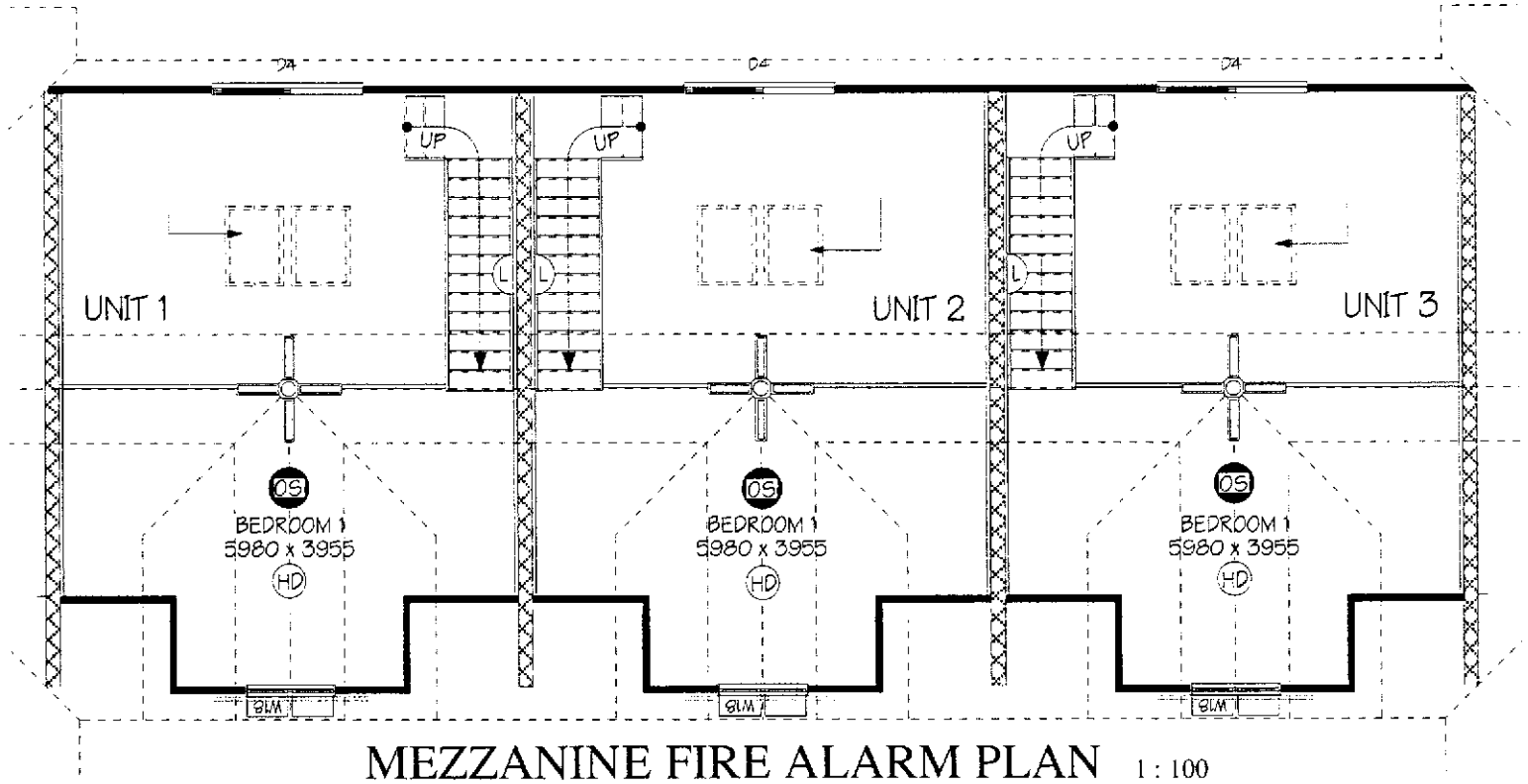
Signed .....

HORNCASTLE HOMES LTD.

DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	41
DRAWN					
M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd				

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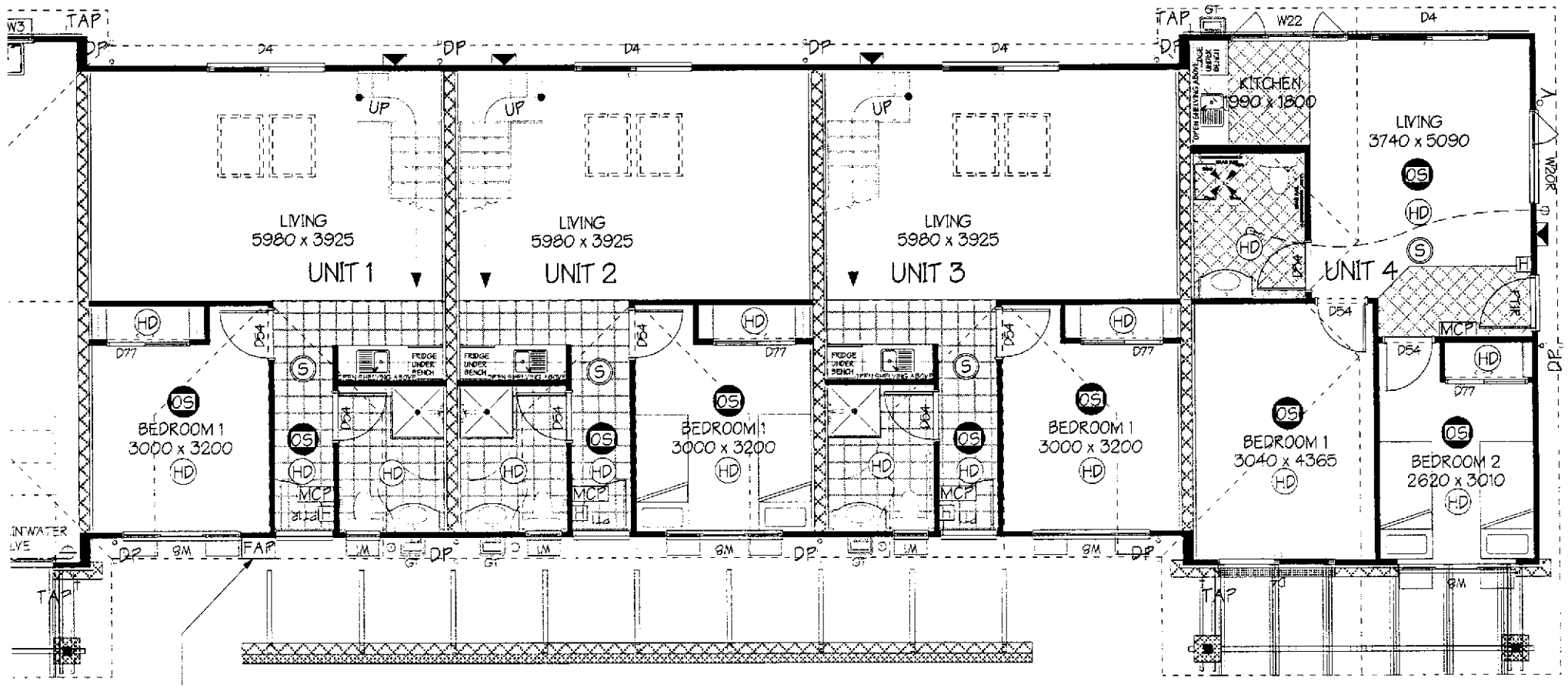


MEZZANINE FIRE ALARM PLAN 1 : 100

PLAN KEY:

- FAP — FIRE ALARM PANEL
- HD — HEAT DETECTERS
- OS — NON-LATCHING OPTICAL SMOKE DETECTORS
- H — FLUSH WALL MOUNTED HUSH FACILITY
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2
HINES



FIRE ALARM PLAN 1 : 100

BUILDING DEPARTMENT APPROVED
Plans specifications and approach
compliance with the building code
clause 4(2)(3) and associated
Building Regulations.
Signed

HORNCASTLE HOMES LTD.

DESIGN	CHECK	DATE	PAGE REVISION DATE		
M.BOTT	NATHAN	19/9/08		A3	42
DRAWN	M.BOTT	CUNDY-LOT 55-WOODBANK RD-HANMER-J2083.mcd			

POWELL FENWICK
CONSULTANTS LIMITED
Your quality engineering partner.

FIRE STATEMENT FOR CUNDY MOTELS

HANMER SPRINGS

081246/F/1

1.0 PHILOSOPHY

This project involves the construction of four 2-storey motel units (SA) adjoining a single storey manager's residence (SR).

No Unit Titling applies.

Smoke alarms are to be provided in accordance with F7 in the Manager's house.

This Fire Safety Design is based entirely on the Acceptable Solutions.

2.0 F RATINGS AND ALARM TYPES

SR:

F0 Alarm Type – 1, 16

However, Clause 4.5.4 requires that the heat detection system needed in the SA units be extended into the SR house.

SA – consider a 2-storey unit.

F0 Alarm type – 5f, 16, 18c

1: domestic smoke alarms

5f: local alerting smoke detectors and global alerting heat detectors will be installed. The local alerting smoke detectors will also alert the manager's residence.

16: not required as the escape length from the top floor of the motel units to outside does not exceed 20m. F6 however requires them to the stairs.

18c: not required as the hose length needed is less than 75m.

3.0 MEANS OF ESCAPE

The dead end length from the far corner of the upper floor of the SA units to the outside via the northern sliding doors is (6 x 1.5) + 7 = 16m < 18m. OK.

The stairs are to be a minimum of 850mm and have a handrail on at least one side.

Egress doors are to include keyless hardware. This includes the northern sliders.

4.0 SR / SA:

Clause 6.8.1 states the SR house is to be a separate firecell with 30/30/30 FRR.

Clause 6.7.1 requires that the motel units are separated with 30/30/30 FRR.

Clause 6.14.3 allows the upper mezzanine floor to be unrated in SR and SA purpose groups.

5.0 EXTERNAL FIRE SPREAD

Consider the eastern elevation of Unit 4.
Consider 100% unprotected area:

$$\% \text{ openings} = \frac{2.4 \times 9.0}{3 \times 10}$$

$$= 72\%$$

Require **3.1m**.
Actually have **3.2m**. OK.

Consider the western wall of the House.

Require only **1.0m**.
Actually have **3.5m**. OK

Thus, no external walls required fire rating.

6.0 VERTICAL FIRE SPREAD:

The lower roof of one Unit can potentially spread up and into the external wall of the dormer of the adjacent Unit. Thus the external wall of the dormers require fire rating, with 10mm fyreline on the inside and James Hardie Linea weatherboard on the outside.

7.0 CRITICAL WALLS

The critical fire rated walls are to extend to the underside of the roof above.

8.0 SUMMARY OF WORK

Property Titles:

No Unit Titling applies.

Alarms:

Install a Type 5f automatic smoke and heat detection system and a Type 2f manual alarm system throughout the four motel units.
Install a Type 3f and supplementary non-latching smoke detection and Type 2f manual alarm system throughout the Manager's Residence.

The system shall not be connected to the Fire Service.

Provide a fire alarm panel behind the window of bedroom 1 in Unit 1.
The location of the alarm panel shall be approved by the owners.
Provide a power supply to the alarm panel.
The alarm panel shall be serviceable from inside and viewable from the outside.
The alarm panel shall include building zoning, a trial evacuation switch, and an alarm-silencing switch.
The alarm panel shall be centred at 1700mm above ground level.

The panel shall show the location of the activated smoke detector, heat detector or manual call point.

All spaces throughout the motel units and manager's residence shall be heat detected.
All ceiling and roof spaces and concealed spaces shall be heat detected as required by the NZ Standard.
Heat detectors shall be self-indicating.
Heat detectors shall activate all the sounders throughout the motel units and in the Manager's Residence.

Install non-latching optical smoke detectors in all the motel units.
These smoke detectors shall be non-latching and shall comply with a Type 5f smoke detection system as defined in the New Zealand Building Code and with NZS 4512:2003.
Locate the smoke detectors as far away from the bathrooms and kitchens as the Standard will allow.
The non-latching smoke detectors shall activate the sounders throughout that same Unit and Manager's Residence only.
Provide a flush wall mounted hush facility for the local alarm, located adjacent to the Unit's entry door.

Install non-latching optical smoke detectors in the Manager's residence, but only in the locations shown on the Architectural drawings. These non-latching smoke detectors shall activate the sounders throughout the Manager's Residence only. Provide a flush wall mounted hush facility for the local alarm, in a location approved by the owner.

Provide flush mounted manual call points with Snapglaze break glass throughout the motel units and Manager's residence.
These shall be self-indicating.
Call points shall activate all sounders throughout the motel units and in the Manager's Residence.

Provide white flush mounted ceiling speakers throughout the motel units and manager's residence.
The sounders shall be marked 'Fire Alarm' in small red lettering.
The sounders shall include voice messaging.

Heat detectors and manual call points shall activate the sounders throughout the motel units and Manger's Residence. The alarm sound shall be the same throughout.

Non-latching smoke detectors shall activate the sounders in that same motel unit and Manager's Residence only.
The non-latching smoke detector sound shall be different to the building wide alarm.

The sounders shall comply with NZS 4512:2003 and AS2220.

All cabling shall be completely concealed in the ceilings and wall cavities.

The Contractor shall co-ordinate the location of the detectors, call points and sounders with all other service trades including any ESWA heating elements, Architectural and Structural elements.

The system shall not be connected to the Fire Service.

The system shall comply with NZS 4512:2003.

The alarm system shall be inspected and approved on completion by FPIS.

Emergency Lighting:

Install emergency lighting to the stairs in all the motel units.

30/30/30 Fire Rated Walls:

Fire rated walls are required *between each unit* and to fire *separate the manager's house.*

The 200 series concrete block walls will provide at least the required 30 minute fire rating.

The *external extensions* of these walls on Grids D and G shall also be fire rated. These walls shall be timber framed lined on the inside with 1 layer of 10mm Fyreline and 6mm or thicker James Hardie cladding of the Architect's choice on the outside, with R1.8 insulation infill, as per the James Hardies literature. All joins on the Fyreline layer shall be solid blocked and stopped.

The inter-unit walls on Grids D, E, F and G shall also be extended out and into the *soffit spaces* with timber framing lined on both sides with 10mm fyreline. Solid block and stop all sheet joins.

The fire rated walls shall extend to the *underside of the roofing* above. Any gaps between the tops of the walls and the underside of the roof shall be filled with solid blocking and Kaowool.

The *external walls of the dormers* parallel with the Gridlines shall be fire rated to achieve a 30/30/30 FRR. These walls shall be timber framed lined on the inside with 1 layer of 10mm Fyreline and James Hardie Linea weatherboard on the outside, with R1.8 insulation infill, as per the James Hardies literature. All joins on the Fyreline layer shall be solid blocked and stopped. Solid block above the wall framing to the underside of the roofing above.

Any PVC pipes, cables etc penetrating the walls shall include fire collars or fire wraps to maintain the fire rating of the wall.

Any ducts penetrating the walls shall include fire dampers to maintain the fire rating to the wall.

Exit Doors:

The sliders and the southern exit doors shall include hardware that always allow egress without a key.

Stairs:

The stairs shall be at least 850mm wide, with a handrail on at least one side.

080440

CERTIFICATE OF COMPLIANCE

FIRE ALARM SYSTEM

Building Name: Cundy Motels

Location: 5 Woodbank Road, Hanmer Springs

Occupancy: Motel

Certificate No: 55043

Building Consent No: 080440
(PROVIDED BY CONTRACTOR)

Details of System:

Type of system: Type 5F – Zone 2-5, Type 3F with Supplementary Smoke – Zone 1
As per Powell Fenwick Fire Report dated 22 Oct 2008

Declared functional requirements: c, d, g

Equipment Manufacturer: Pertronic

Equipment Register No: Panel: PI/120 Callpoints: PI/620

Detector Register No: Thermal: PI/221 Smoke: SS/328

Alerting Device Type: PI/640

Detail of remote receiving centre: Not Brigade Connected

Details of Ancillary Services: N/A

Date of Completion: 25/06/2009

This certificate confirms that the above system has been inspected and tested in accordance with NZS 4512:2003 and on the basis of the results, the system as installed meets with the requirements of this Standard.

This certificate confirms that the above system was in Compliance on 25/06/2009

Installer: Paul Field

Signed: _____

Capacity: Authorised Representative

Date: _____

Company: Fire Fighting Pacific Canterbury Ltd

Address: PO Box 22 189
Christchurch

Company: Fire Protection Inspection Services
PO Box 1548
Christchurch

Signed:

Simeon Wilson
IANZ Approved Signatory

Date: 25th June 2009

inspection body

THIS CERTIFICATE MUST NOT BE REPRODUCED EXCEPT IN FULL

EARTHQUAKE RAPID ASSESSMENT FORM

Complex Residential and all Non-Residential Buildings Level 2

ASSESSMENT

Fields with asterisks (*) are mandatory, others are optional.

1 Assessor Name* John Arthur & Craig Connelly

Assessor ID* Authority* HDC

2 Assessment Date* Day Month Year

Assessment Time* Hour Minute (to nearest half hour) A ✓ AM B ○ PM

BUILDING IDENTIFICATION

3 Building Name Hammer Apartments

Unit / Number* / 4

Street* Woodlands Rd

City/Town* Hammer Springs

GPS (Degree with 5 decimals after comma) South -, East ,

Other ID or access

Photo taken A ✓ No B ○ Yes Photo ID.

4 Contact Name Shane Cundy

Type A ✓ Owner B ○ Tenant C ○ Other

Phone (with area code) (03) 3157135

5 Existing Placard* ✓ None ○ W ○ Y1 ○ Y2 ○ R1 ○ R2 Date* Day Month Year Team ID*

BUILDING DESCRIPTION

6

Dimensions	Constr. Age	Building Type	Structure Type	Cladding Type
Storeys above ground incl. ground floor	A ○ <1935	A ○ Complex residential	A ✓ Timber frame	A ○ Brick veneer
Storeys below ground	B ○ 1935-1976	B ○ School	B ○ Steel frame	B ○ Concrete panels
Footprint (m²)	C ○ 1977-1984	C ✓ Commercial/Office	C ○ Concrete frame	C ○ Steel
	D ○ 1985-2000	D ○ Industrial	D ○ Concrete shear wall	D ○ Glass
	E ✓ >2000	E ○ Critical facility	E ○ Tilt-up concrete	E ✓ Lightweight
	F ○ Unknown	F ○ Public assembly	F ○ Reinforced masonry	F ○ Other:
		G ○ Other: Motels	G ○ Unreinforced masonry	
			H ○ Other:	

EXTERNAL RISKS

7

Potential Cause*	A Yes	B No
1 Objects falling from adjacent buildings. Adjacent building ID or address:	○	○
2 Land instability above	○	○
3 Land instability below	○	○
4 Other	○	○

If required add sketch on separate page showing extent and nature of the external risk factors.

VERSION 01 – APRIL 2014

DAMAGE ASSESSMENT

8

	Damage				
	N/A	Unknown	Minor or None	Moderate	Severe
Overall Hazard*	N/A	A	B	C	D
1 Collapse or partial collapse	✓	○	○	○	○
2 Building or storey leaning	✓	○	○	○	○
3 Other:	✓	○	○	○	○
Structural Hazards*	N/A	A	B	C	D
4 Foundations	✓	○	○	○	○
5 Roofs, floors	✓	○	○	○	○
6 Gravity systems (columns, beams, etc)	✓	○	○	○	○
7 Lateral systems (walls, frames, braces)	✓	○	○	○	○
8 Diaphragms, horizontal bracing	✓	○	○	○	○
9 Precast connections	✓	○	○	○	○
10 Other:	✓	○	○	○	○

	Damage				
	N/A	Unknown	Minor or None	Moderate	Severe
Non-structural Hazards*	N/A	A	B	C	D
11 Parapets, ornamentation, chimneys	✓	○	○	○	○
12 Cladding, glazing	✓	○	○	○	○
13 Ceilings, light fixtures	✓	○	○	○	○
14 Interior walls, partitions	✓	○	○	○	○
15 Access/egress (elevators, stairs, exits)	✓	○	○	○	○
16 Significant fire saftey concerns	✓	○	○	○	○
17 Utilities (e.g. gas, electricity, waste water, plumbing)	✓	○	○	○	○
18 Other:	✓	○	○	○	○

Comments:

9 Estimated Damage A ✓ None B ○ 0-10% C ○ 11-30% D ○ 31-60% E ○ 61-100%

SUGGESTED FURTHER ACTIONS

10

Recommended further Assessment*	Safety Cordon*	Barricades*	Urgency of suggested action*
A ✓ None B ○ Level 2 Rapid Assessment (tick below if particular expertise is required) B1 ○ Structural Engineer B2 ○ Geotechnical Engineer B3 ○ Other: C ○ Further evaluation to be arranged by building owner:	A ✓ None required B ○ Cordon required Describe extent (add diagram on separate sheet if required)	A ✓ None required B ○ Barricades already in place C ○ Barricades required Describe extent (add diagram on separate sheet if required)	A ○ Standard B ○ Immediate action required

SUMMARY

11

Observed Damage	Level 2 Rapid Assessment Outcome*
Light or no damage	W ✓ **CAN BE USED** (From assessment no known dangers)
Moderate damage	Y1 ○ **RESTRICTED ACCESS TO PART(S) OF THE BUILDING ONLY**
	Y2 ○ **RESTRICTED ACCESS – SHORT TERM ENTRY ONLY with or without supervision** Access to be supervised A ○ Yes B ○ No
Heavy damage	R1 ○ **ENTRY PROHIBITED (At risk from external factors)**
	R2 ○ **ENTRY PROHIBITED (Severe damage to building)**

12

Survey Extent*	
Exterior	A ○ Partial
	B ○ Complete
Interior	C ○ Not accessed
	D ○ Partial
	E ○ Complete

Assessor Signature* J W Arthur

NOTES

13

If required add a sketch on a separate sheet of paper showing building damage, access restrictions or cordoning areas. Identify the building on the sketch and staple the sheet to this assessment form.

Sketch included on separate page? ○ Yes ○ No