



Urgent Land Information Memorandum

Application

Nick Morley PO Box 12249 Beckenham Christchurch 8242	Number Application date	L240380 11/04/24 033321385
Grimes	Email	nick@nickmorley.co.nz

Property

Valuation No.	2850544500
Location	60 Horace Street, Cromwell
Legal Description	LOT 2 DP 484832
Owner	Sangster Christopher John: Sheldrake-Hewitt Georgia Kelly
Area (hectares)	0.0745

Rates

Government Valuation

Land	\$	455,000
Capital Value	\$	1,480,000
Improvements	\$	1,025,000
Current Rates Year 2023 to 2024		

Rating Amounts

Annual Rates	\$	6,525.11
Current Instalment	\$	1,631.27
Next Instalment Due		20/05/24
Current Balance	\$	1,631.27
Water Balance (if any)	\$	0.00

Note:

1. Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.
2. If you require further financial information regarding this property for settlement purposes, then the owner or their agent will need to contact the Council separately for this information.

Planning/Resource Management

Resource Area: RESIDENTIAL RESOURCE AREA

The Central Otago District Plan contains the relevant rules for the Resource Area this land is zoned. There may be other matters of relevance to nearby land, which can be found on the District Plan maps.

Plan Change 19 – Residential Zoning - *Plan Change 19 proposes to make a suite of changes to the way the District's residential areas are zoned and managed. For further information please see [Plan Change 19 - Residential Zoning | Let's Talk Central Otago \(codc.govt.nz\)](https://www.codc.govt.nz/plan-change-19-residential-zoning)*

Designation: Neighbourhood D88, D90, D93, D95; NT8, NT9. Planning maps and data **attached**.

Consents:

- 06/07/22 RESOURCE CONSENT 220226: Proposed unit title subdivision of Lot 2 DP 484832 with existing dwellings established through land use consent RC160061. Granted by Delegated Authority 19/07/22. Copy of decision, survey plans and 224c **attached**.
- 21/07/20 RESOURCE CONSENT 200213: Land use consent to construct a second storey on an existing residential unit which will breach height requirements Granted by Delegated Authority 3/08/20. Copy of decision **attached**.
- 02/03/16 RESOURCE CONSENT 160061: Land use consent to establish a multi unit development comprising of three units. Granted by Delegated Authority 11/04/16. Copy of decision **attached**.
- 14/01/15 RESOURCE CONSENT 150007: Two lot residential subdivision. Granted by Delegated Authority 10/02/15. Copy of decision, survey plans, consent notice and 224c **attached**.

Outstanding Requisitions: No outstanding requisitions located.

Building

Consents/Permits/Pool/Compliance Schedules:

- 17/12/20 BUILDING CONSENT 200805: Internal alterations and addition of a second storey to existing dwelling: Code Compliance Certificate issued 22/07/21. Copy of CCC, gas and electrical certificates, plans and specifications and asbuilt drainage **attached**.
Design – Generate Architecture Ltd BP119368
CPEng – Meyer Cruden Engineering Ltd BP230586
- 27/05/16 BUILDING CONSENT 160331: Three two bedroom units with garages: Code Compliance Certificate issued 28/06/17. Copy of CCC, gas and electrical certificates, plans and specifications and asbuilt drainage **attached**.
Design – Jitendra Sen BP104490
Carpentry – Robert Sangster BP110562

No pool registered to this property.

Outstanding Requisitions: No outstanding requisitions located.

Sewer and Water

Sewer: Sewer Service is available and the property is rated for a connection.

Water: Water Service is available and the property is rated for a connection. Water is metered at 60 cents per 1,000 litres.

Copy of drainage plan **attached**.

Stormwater: Stormwater is usually discharged to property soak pits or to kerb and channelling where available. Direct connection of stormwater to sewer is not permitted.

Public sewerage water or stormwater drains on property: Town sewer runs through this property. Utilities map **attached**.

Special Land Features

Any special feature or characteristic of the land concerned including potential erosion, avulsion, falling debris, subsidence, slippage, alluvium, or inundation, or likely presence of hazardous contaminants: Information on hazards can be found on the Otago Regional Council website www.orc.govt.nz

No information located at Central Otago District Council.

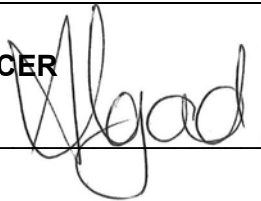
Network Utility Operators

Information relating to the availability of supply, authorisations etc (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

Notes

1. Code Compliance Certificates were not issued until the Building Act came into force on 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted.
2. No title search has been done on this property.
3. Any future development on this property may be liable for a development contribution under the Local Government Act 2002.
4. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.

AMY LINGARD - LIM OFFICER



Date: 16/04/24



Planning Data

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Tuesday, 16 April 2024

Designations within 200m

Designations data sourced from CODC.

No.	Description	Authority	Status	Location	Legal Description	RA
D88	Recreation Purposes	Central Otago District Council	Existing	Neplusultra Street, Cromwell	Lots 1-3 DP 19357 and Lot 1 DP 17280	R
D90	Accessway Purposes - Local Purpose Reserve Accessway	Central Otago District Council	New	Sunshine Court, Cromwell	Lot 41 DP 24026	R
D93	Accessway Purposes	Central Otago District Council	Existing	Down Street - Monaghan Street - Neplusultra Street, Cromwell	Lots 30 & 31 DP 16251 & Lot 32 DP 16252 and Section 15 Block LXIII and Section 18 Block XXXIX Town of Cromwell	R
D95	Primary School - Cromwell Primary School	Minister of Education	Existing	Molyneux Avenue, Cromwell	Sections 1-14 Block LV and Sections 1-14 Block XLVII Town of Cromwell and Closed Street	R

Scheduled Activities within 200m

None found.

Heritage Buildings within 200m

None found.

Notable Trees within 200m

Notable Trees data sourced from CODC.

Tree	Item	Legal Description
8	Scarlet Oak (<i>Quercus coccinea</i>), Horace Street, Cromwell	Part Section 1 Block XXXVIII Town of Cromwell
9	Tulip Tree (<i>Liriodendron tulipifera</i>), Molyneux Avenue, Cromwell	Sections 11-13 Block LXVIII Town of Cromwell

Active Faults within 200m

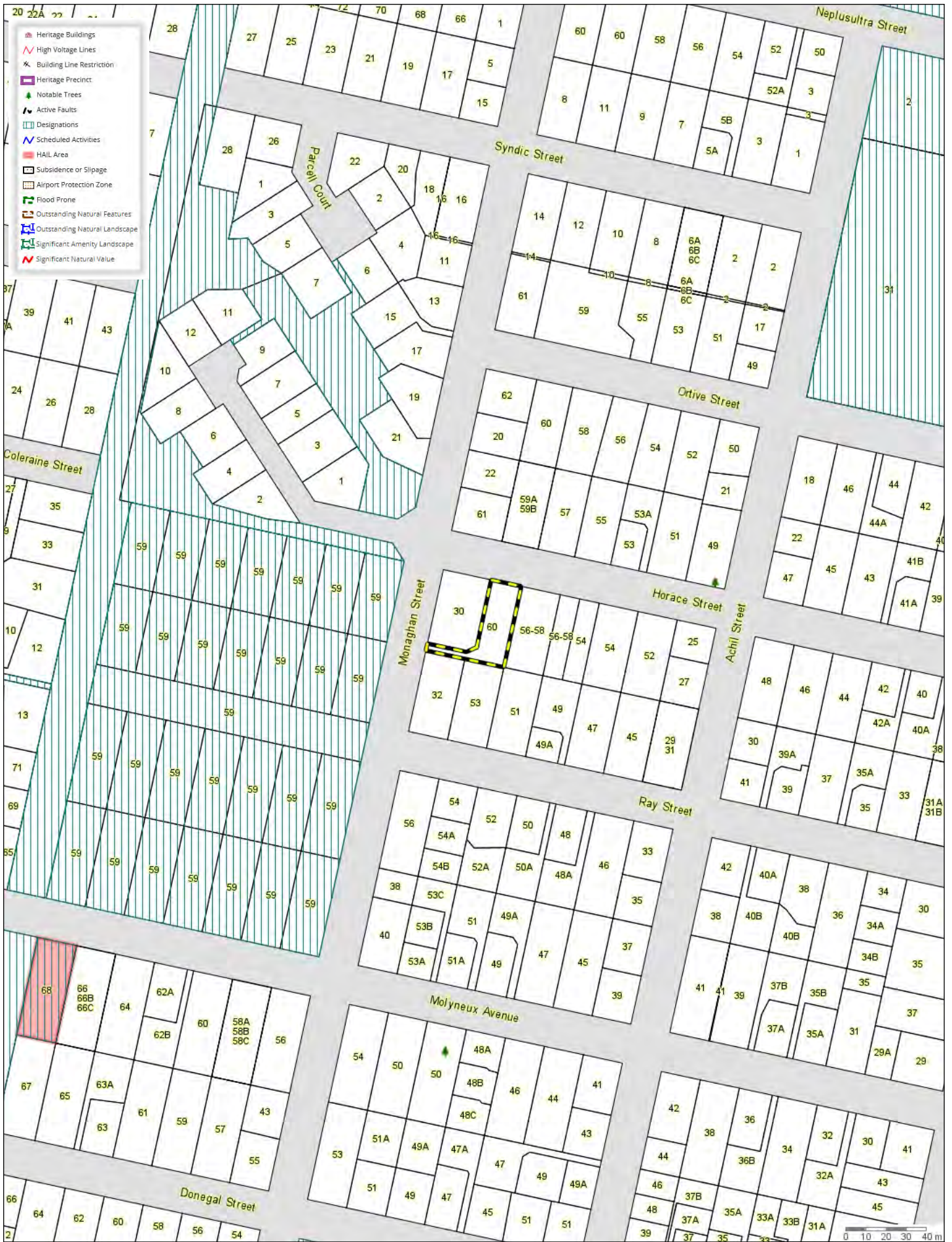
None found.

ORC Hazardous Land within 100m

None found.

Subsidence and Slip Areas within 200m

None found.



Planning Notations Map

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Scale 1:2500

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Original Sheet Size 210x297mm



Planning Zones Map

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Utilities Map

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Scale 1:500

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Water Services Legend













Water point

-  Air Valve
-  Back Flow Preventer
-  Blank Cap
-  Bore
-  Control Box
-  Dall Tube
-  Dummy Node
-  Fire Hydrant
-  Fountain
-  Inline Meter
-  Intake Chamber
-  Manifold
-  Meter
-  Pressure Reducing Valve
-  Pump Station
-  Reservoir
-  Restrictor
-  Sprinkler
-  Tank
-  Tap
-  Treatment Plant
-  Valve

Sewer point

-  Air Valve
-  Blank Cap
-  Boundary Isolation
-  Cleaning Eye
-  Dummy Node
-  Flow Meter
-  Grease Trap
-  Inspection Chamber
-  Manhole
-  Outlet
-  Pond
-  Pump Station
-  Septic Tank
-  Tank
-  Treatment Station
-  Valve

Stormwater point

-  Blank Cap
-  Cleaning Eye
-  Double Mud Tank
-  Dummy Node
-  Headwall
-  Inlet
-  Manhole
-  Mud Tank
-  Outlet
-  Pump Station
-  Soakpit
-  Tank




Water pipe

-  Irrigation
-  Principle Main
-  Private Irrigation
-  Private Water
-  Pump Rising Main
-  Raw Water Main
-  Rider Main
-  Scour Drain / Overflow
-  Service Connection
-  Trunk Main

Sewer pipe

-  Emergency Overflow
-  Gravity Main
-  Pressurised Main
-  Private Sewer
-  Pump Rising Main
-  Service Connection
-  Trunk Sewer Main

Stormwater pipe

-  Catchpit Lead
-  Culvert
-  Gravity Main
-  Open Channel
-  Private Stormwater
-  Service Connection
-  Soakage
-  Swale



Property Dimensions Map

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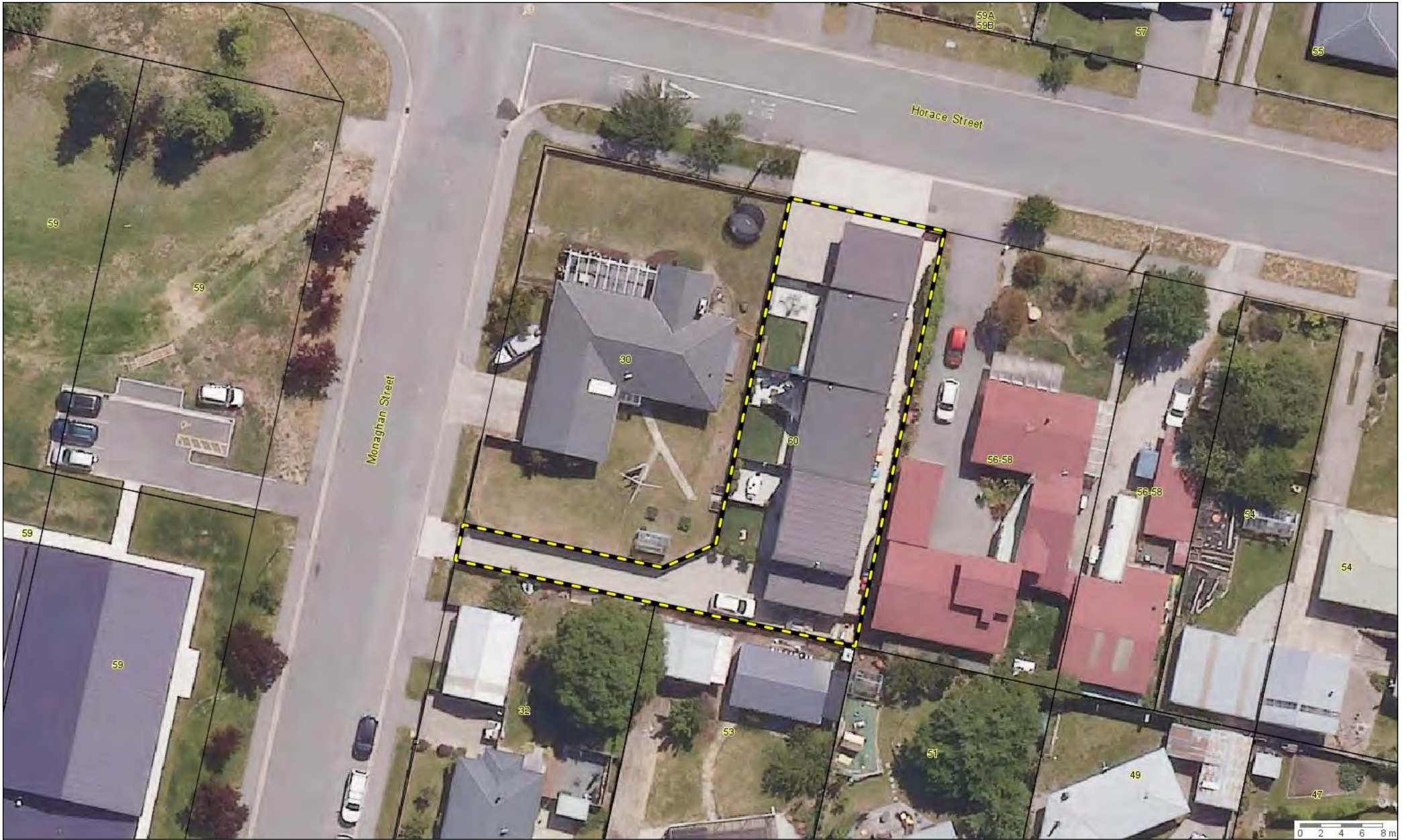
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Aerial Photography Map

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Tuesday, 16 April 2024

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19 July 2022

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand



03 440 0056



Info@codc.govt.nz
www.codc.govt.nz



C J Sangster
C/- C Hughes & Associates Ltd - Alex Chubb
PO Box 51
Cromwell 9342

Via email: alex@chasurveyors.co.nz

Dear C J Sangster

RESOURCE CONSENT APPLICATION:

**RC 220226
60 HORACE STREET, CROMWELL**

Your application for resource consent was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by the Planning Manager, under delegated authority, on 19 July 2022.

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

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

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

resource.consent@codc.govt.nz

1 Dunorling Street
Alexandra, 9320

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

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

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

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

Yours faithfully



Tarryn Lines
Planning Support Officer

APPLICATION	RC 220226
APPLICANT	C J SANGSTER
ADDRESS	60 HORACE STREET, CROMWELL
LEGAL DESCRIPTION	LOT 2 DP 484832 (HELD IN FREEHOLD TITLE 687808)
ACTIVITY STATUS	DISCRETIONARY ACTIVITY

BACKGROUND

The applicant has applied for a unit-title subdivision of a multi-unit development, comprising three units in the Residential Resource Area in Cromwell.

The existing dwellings were established following land use consent RC 160061, granted on 11 April 2016. This consent authorised a three-unit multi-unit development, assessed as being compliant with bulk and location standards.

The site was previously subject to subdivision consent RC150007, granted on 15 February 2015, authorising a boundary adjustment. Land use consent RC200213 to construct a second storey on one of the units which breached height standards was granted on 3 August 2020. The site is currently held in one Record of Title 687808.

DESCRIPTION OF ACTIVITY

The proposed subdivision involves splitting the existing units and the respective yard areas which each of the units current occupy into three titles with shared common property over the shared access and parking areas. The division of the units will be along the centreline of existing fire rated party walls. Services for each of the units will be located within common property and two existing easements for CODC wastewater mains and for a connection between the adjoining site and this main are to be retained.

The scheme plan for the unit title subdivision proposes the following unit sizes:

- Common property areas - 156m²;
- Unit 1 - 221m² (PU1 93m² + AU1 128m² after subtracting the 72m² for the access strip)
- Unit 2 - 186m² (PU2 66m² + AU2A 22m² + AU2B 60m²)
- Unit 3 - 148m² (PU3 88m² + AU3 60m²)

The subdivision plan titled *Unit Title Scheme Plan C1696* and dated 21 June 2022, is shown in Figure 1 below:

Figure 1: Unit Title Scheme Plan C1696 (Source: Application).



SITE DESCRIPTION

The site of this application at 60 Horace Street Cromwell is 745m² and contains a single multi-unit building of approximately 280m² containing one 2 storey 3 bedroom unit and two single storey 2 bedroom units, with 3 single car garages belonging to each of the units. This site has two established access points, one off Horace Street which services unit 2 and unit 3 (referred to in the application and on the above Scheme Plan as PU2 and PU3), and the other from a right of way access point off Monaghan Street which services unit 1 (referred to as PU1). Two of the garages are facing Horace Street and one garage adjoins the rear access lane to Monaghan Street.

Figure 2: Subject site (black and yellow outline) and surrounding area (Source: CODC GIS).



REASONS FOR APPLICATION

Central Otago District Plan

The subject site is located within the Residential Resource Area of the Central Otago District Plan (the District Plan). There are no other annotations for the site.

Rule 7.3.3 (i) states that subdivision is a restricted discretionary activity where:

- (a) “Where a reticulated sewage system is available or is installed as part of the subdivision, the minimum size of allotments in the Residential Resource Area shall be 250m²”, and
- (b) for the purposes of this rule “Minimum allotment areas for rear allotments are exclusive of access strips”.

The proposed unit titles, exclusive of the access strips, do not comply with the minimum allotment size of 250m² in Rule 7.3.3(i) and therefore, the activity is a discretionary activity pursuant to Rule 7.3.4(i).

Rule 7.3.6(iii)(c) states that minimum rear yard of 3 metres and minimum side yard of one of 3 metres and one of 1.8 metres must be provided for. The party walls between the units will be located on the boundary, creating an infringement of the setback requirements. The Plan provides for a breach in the bulk and location standards as a restricted discretionary activity pursuant to Rule 7.3.3(ii).

Rule 7.3.6(iii)(f)(1)(i) states that along the 3-metre side or rear yard, no part of any building shall exceed 4.2 metres, as measured from the natural ground level. Rule 7.3.6(iii)(f)(1)(ii) states that beyond the line of the minimum side and rear yard, no part of any building shall exceed the height determined by the inclined plane and originating height determined in (i) and inclined of 25° to the horizontal. The dwellings will not comply with the recession plane and this breach of the bulk and location standards is a restricted discretionary activity pursuant to Rule 7.3.3(ii).

Rule 7.3.6(iv) states that the maximum site coverage by the principal building and accessory buildings (including garages and carports) shall not exceed 40%. The unit subdivision will result in dwellings that together with the garages will breach the 40% site coverage. The Plan provides for a breach in maximum coverage standards as a restricted discretionary activity pursuant to Rule 7.3.3(ii).

The relevant matters of discretion are set out in Rule 7.3.3(ii) (1-8) of the Plan.

National Environmental Standards

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) came into effect on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent.

The application confirms that the site has only been used for residential purposes since it was subdivided in 2015 and, prior to that, it was part of a larger residential property. Because of this, there is no issue in relation to the NESCS2011. No other National Environmental Standards are relevant to this application.

Overall Status

Where an activity requires resource consent under more than one rule, and the effects of the activity are inextricably linked, the general principle from case law is that the different components should be bundled, and the most restrictive activity classification applied to the whole proposal.

In the particular circumstances of this case there is more than one rule involved, and the effects are linked. As a result, having regard to the most restrictive activity classification, I consider it appropriate that the application be considered as a discretionary activity, pursuant to sections 104 and 104B of the Resource Management Act 1991 ('the Act').

WRITTEN APPROVALS

Affected Persons

No written approvals have been provided with the application.

Effects on the Environment

Permitted Baseline

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

In this case, there are no permitted activity subdivisions under the Central Otago District Plan, and therefore there is no permitted baseline to be applied.

Receiving Environment

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

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

For the subject site, the existing and reasonably foreseeable receiving environment comprises three attached dwellings that are built to the maximum extent allowed by the front and rear setbacks and maximum building coverage standards in the Residential Resource Area.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises mainly of residential activities, which are situated on sections that range between 500 and 1250m² and ploughing fields to the east of the site.

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

Assessment Matters/Rules

Consideration is required of the relevant assessment matters in the District Plan, along with the matters in any relevant national environmental standard. No regard has been given to any trade competition or any effects of trade competition.

Consideration is required of the relevant assessment matters in the District Plan, along with the matters in any relevant national environmental standard. The relevant matters of discretion set out in Rule 7.3.3(i) (1-14) and 7.3.3(ii), have been used as a guideline to assess the effects on the environment. For expediency, relevant matters have been grouped below. No regard has been given to any trade competition or any effects of trade competition.

The relevant matters set out Rule 7.3.3(i) are outlined below:

1. *The provision of adequate network utility services (given the intended use of the subdivision) and in particular the location, design and construction of these services.*
2. *The location, design and construction of access to public roads and its adequacy for the intended use of the subdivision.*
3. *The provision of landscaping, including road berms.*
4. *Earthworks necessary to prepare the site for development occupation, and/or use.*
5. *Subdivisional design including the shape and arrangement of allotments to:*
 - *Facilitate convenient, safe, efficient and easy access.*
 - *Facilitate access to passive solar energy sources.*
 - *Facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate and co-ordinated ultimate pattern of development.*
 - *Maintain and enhance amenity values.*
 - *Facilitate adequate access to back land.*
 - *Protect existing water races.*
6. *The provision of or contribution to the open space and recreational needs of the community.*
7. *The provision of buffer zones adjacent to roads, network utilities or natural features.*
8. *The protection of important landscape features, including significant rock outcrops and escarpments.*
9. *Provision for pedestrian movement, including the provision of walkways.*
10. *The provision of esplanade strips or reserves and/or access strips.*
11. *Any financial contributions necessary for the purposes set out in Section 15 of this Plan.*
12. *Any amalgamations and easements that are appropriate.*
13. *Any other matters provided for in section 220 of the Act.*

The relevant matters set out Rule 7.3.3(ii) are outlined below:

1. *The effect on amenity values of neighbouring properties in particular access to sunlight, maintenance of privacy, and the adverse effects of noise.*
2. *The effect on the natural character of water bodies and their margins.*
3. *The effect on amenity values of the neighbourhood in particular the character of the streetscape.*
4. *The effect on the safe and efficient operation of the roading network.*
5. *The effect on the heritage values of the site or area, with particular regard to any heritage buildings and/or archaeological values on or adjoining the site.*
6. *The effect on infrastructure.*
7. *The effect on the safety of neighbours.*

1. *Effects on residential amenity, character and streetscape.*

The subdivision involves subdividing the existing three-unit development into three principal units; each with accessory units, and common property over the shared access areas. Easements will be applied to protect access to services. The subdivision will allow the three units to be held in separate unit titles, which will allow the units to be sold separately.

The existing environment consist of three attached dwellings that comply with rear and front setback, and site coverage standards. The proposal will result in breaches to rules requiring dwellings to be set back from site boundaries and to height and site coverage rules on the proposed new titles.

The site is already developed with a relatively new, multi-unit residential building and no additional dwellings or buildings are proposed to be constructed. Subdivision of the site and potential sale into multiple ownerships is not expected to create any additional adverse effects on the amenity values or the neighbourhood (including neighbouring properties), streetscape, operation of the roading network, land features, pedestrian movement. The nature of the subdivision into small interconnected lots will make redevelopment of the sites unlikely in the short or medium term, and even if it was to be redeveloped, under the rules in the district plan, this would be likely to have similar outcomes in terms of amenity, character and streetscape to what currently exists.

In my opinion, the overall effect on residential amenity, character, and streetscape will be less than minor.

2. *The adequacy of the allotment*

RC160061 authorised a three-unit multi-unit development and provides conditions relating to water, wastewater, stormwater and electricity and telecommunications. The following services connections have been provided in accordance with RC160061.

Water: The 20 mm diameter toby originally servicing the property was made redundant and a DN50 rider main was installed from the Council's reticulation to the Horace Street boundary with approved water meters at the street boundary. Separate wastewater connections provided to each residential unit are to be retained and this will enable each unit can be independently isolated.

Wastewater: An existing 100 mm wastewater connection constructed to Council and Building Code standards was previously constructed to service the property. There are individual 100 mm wastewater connections to each unit which are proposed to be retained.

Stormwater: The existing site stormwater system and soakage pits for each unit are proposed to continue to provide on-site stormwater management.

Electricity and Telecommunication: There are existing telecommunication connections to service the property, and separate lines to the existing units. There is also electricity to each unit, which is metered separately.

RC 160061 provides relevant conditions to ensure that servicing is provided for and maintained. No additional servicing is required.

The proposed activity will not have any additional adverse effects on the Council's reticulated infrastructure.

3. Access

The conditions of consent for RC 160061 require access to be provided off Monaghan and Horace Street to the requirements of Council's Vehicle Crossings Policy.

The application states that the existing concrete vehicle crossing from Horace Street will be retained to service PU2 and PU3. This driveway area as well as an adjacent metal surface parking area and pedestrian access to the units along the rear of the building will become common property.

The existing concrete entranceway from Monaghan Street will be retained to service PU1 and will be used by PU1 only and therefore will make up part of AU1. The driveway within the site will become common property through the unit title subdivision and will be managed by a body corporate arrangement. The requirements for the access to be maintained in accordance with the Council's Vehicle Crossings Policy is recommended to be noted in the advice notes.

I consider that the access to serve the proposed lots is adequate and will not result in adverse effects on the transportation network.

4. Hazards

No hazards have been identified in the planning maps for this property.

5. Earthworks

No earthworks are required as part of this application.

6. Esplanade reserves and strips

No requirement for an esplanade reserve or strip has been identified.

7. Financial contributions

Development and Financial Contributions for RC 160061 were assessed under the 2015 D&FC policy. Additional development/financial contribution demand has been calculated in accordance with Council's Policy on Development and Financial Contributions effective from 1 July 2021.

Financial contributions taking into account credits from Multi-unit consent RC 160061 have been calculated as follows:

Activity	Payment
Water Supply	\$3,236.84+GST
Wastewater	\$1,5583.15 +GST

Reserves	\$Nil
Roading	\$Nil
Total	\$4,819.99 +GST

The Development and Financial Contributions are required to be paid prior to Section 224(c) certification.

8. *Amalgamations and easements*

No amalgamations are proposed or required as part of this subdivision. With regard to easements, an easement will be required to protect access to the services. Furthermore, I consider that it is appropriate to include a condition of consent which provides for any additional easements required for servicing or access to be confirmed at the time of survey.

9. *Other matters pursuant to sections 106 and 220 of the Act*

Subject to conditions of consent, there are no matters identified pursuant to section 106 of the Act which would prevent subdivision consent being granted. There are no other matters set out in section 220 of the Act which apply to this subdivision. Overall, the lots are considered to be suitable for the purpose for which they are created.

NOTIFICATION ASSESSMENT

Mandatory Exclusions from Assessment (s95D)

- A: Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).
- B: An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) (the permitted baseline, refer section 3.2 below).
- C: The activity is a restricted discretionary activity, and those matters outside of Council's discretion have been disregarded (s95D(c)). Specifically, Council's discretion is restricted to those set out in Rules 4.7.3(iii)(1-3) and 4.7.3(viii)(1-6).
- D: Trade competition and the effects of trade competition (s95D(d)).
- E: All effects on the parties which have provided written approval to the application are disregarded. In this instance, no persons have provided written approvals.

Public Notification

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

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.

- The application does not involve the exchange of recreation reserve land.

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

- There are no rules or national environmental standards precluding public notification.
- The application does not involve: a controlled activity, nor a boundary activity. As a result, public notification is not precluded under Step 2.

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

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

Step 4: Public notification in special circumstances

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

Limited Notification

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

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

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

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

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

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

- The application does not involve a boundary activity.
- Limited notification is not required under Step 3 as the proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval, and it is not a prescribed activity.
- The proposal falls into the 'any other activity' category. The effects of the proposal on persons are assessed below.

ASSESSMENT - EFFECTS ON PERSONS

No persons are considered to be adversely affected by this proposal because as assessed in this report, the environmental effects of the proposal are internalised within the site boundaries. The effects of the existing consented and built development are not the subject of this application and the potential for additional ownership created by the subdivision and differing expectations for use and enjoyment of the site through the division of the units into different ownerships, any effects on adjoining neighbours or any other parties will be less than minor.

Step 4: Further notification in special circumstances

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

OVERALL NOTIFICATION RECOMMENDATION

In accordance with the assessment outlined above notification is not required.

SUBSTANTIVE DECISION ASSESSMENT

Effects

In accordance with section 95D and 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above.

Positive effects of the proposal are limited but include creating more diverse sizes of residential sites within the Cromwell housing market and thus more opportunities for affordable home ownership. Occupation by private owners (rather than renters) could improve maintenance and enhancement of the site and buildings, however it is noted that landlords may be just as incentivised in this regard.

It is considered that the adverse effects on the environment arising from the proposal are internalised within the site and to the extent to which the subdivision creates additional effects, these are less than minor and able to be absorbed within the receiving environment.

Offsetting or Compensation Measures

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

Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the following objectives and policies of the Central Otago District Plan that are relevant to the proposal were taken into account when assessing the application. In addition, in accordance with section 104(1)(b)(vi)) the objectives and policies in Plan Change 19 Residential Zoning have also been considered where they are relevant.

Objectives:

7.1.1 Objective - Maintenance of Residential Character

To manage urban growth and development to maintain and enhance the built character and amenity values of those parts of the district that have been identified as the Residential Resource Area as well as the social, economic and cultural wellbeing, and health and safety of the residents and communities within those areas.

7.1.2 Objective - Protection of Living Environment

To manage the use of land to promote a pleasant living environment by ensuring that adverse effects of activities are avoided, remedied or mitigated, while accommodating appropriate change at the interface with other resource areas.

16.3.1 Objective - Adverse Effects on the Rooding Network

To ensure that subdivision avoids, remedies or mitigates adverse effects on the safe and efficient operation of the District's rooding network.

16.3.2 Objective - Services and Infrastructure

To ensure that subdivisions provide all necessary services and infrastructure without adversely affecting the public interest and the ongoing viability of those services and infrastructure.

16.3.7 Objective - Open Space, Recreation and Reserves

To ensure that subdivision contributes to the open space, recreation and reserve needs of the community.

6.3.9 Objective - Physical Works Involved in Subdivision

To ensure that the physical works involved in preparing land that is part of the subdivision avoids, remedies or mitigates adverse effects on:

- (a) The stability of land.
- (b) Water quality within natural watercourses and the stability of their margins.
- (c) Neighbouring properties in respect of the effects of noise, dust and vibration.

LRZ-01 Purpose of the Low Density Residential Zone (PC19)

The Low Density Residential Zone provides primarily for residential living opportunities, as well as activities that support, and are compatible with the character of, the zone's residential focus.

LRZ-02 Character and amenity values of the Low Density Residential Zone (PC19)

The Low Density Residential Zone is a pleasant, low-density suburban living environment, which:

1. contains predominantly low-rise and detached residential units;
2. maintains a good level of openness around buildings;
3. provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites; and
4. is well-designed and well-connected into surrounding area.

SUB-01 Subdivision Design (PC19)

The subdivision of land within residential zones creates sites and patterns of development that are consistent with the purpose, character and amenity values anticipated within that zone.

Policies:

7.2.1 Policy - Residential Character

To ensure that the character and amenity values of residential areas are protected by ensuring that the adverse effects of:

- (a) Excessive noise including noise associated with traffic generation and night time operations,
- (b) The generation of traffic over and above that normally associated with residential activities and in particular heavy vehicles, and demand for parking,
- (c) Glare, particularly from building finish, and security lighting,
- (d) Structures at the street frontages that do not complement the character and/or scale of development in the neighbourhood,
- (e) A reduction in privacy, access to daylight and sunlight
- (f) A reduction in visual amenity due to excessive signage, large areas of hard standing surfaces, and the storage of goods or waste products on the site,
- (g) The generation of odour, dust, wastes and hazardous substances,
- (h) The use and/or storage of hazardous goods or substances, and
- (i) The loss of a sense of amenity, security and companionship caused by non-residential activities. are avoided, remedied or mitigated.

7.2.2 Policy - Amenity Values

To ensure that the amenity values of residential sites, including privacy and ability to access adequate daylight and sunlight, are not significantly compromised by the effects of adjoining development.

7.2.6 Policy - Safety and Efficiency of Residential Roads

To require appropriate access and on-site parking to ensure that the amenity of neighbouring properties and the safe and efficient operation of roads is maintained while acknowledging that these requirements may be relaxed where this will result in retention of a heritage item or site that would otherwise be lost.

16.4.1 Policy - Adequate Access

To require that all subdivisions have legal and physical access that:

- (a) *Is of a standard that is adequate for the intended use of allotments having regard to current and likely future traffic levels and the safe and convenient movement of vehicles and pedestrians, and*
- (b) *That integrates with the existing roading network in a safe and efficient manner, except in circumstances where Council is satisfied that section 321(2) and (3) of the Local Government Act 1974 is to apply or where no new lots are to be created.*

16.4.3 Policy - Adequate Infrastructure

To require that the land to be subdivided is supplied with services and infrastructure that are adequate for the intended use of the land to be subdivided without the public interest being adversely affected.

16.4.6 Policy – Construction Standards

To require that all physical works within subdivisions are designed and constructed in accordance with NZS 4404:1981 which is the Council's Subdivision Code of Practice unless Council determines modification of this code is necessary given the local conditions and particular circumstances affecting the subdivision.

16.4.7 Policy - Subdivision Design

To require that the design of subdivision, where relevant to the intended use, provides for the following matters:

- (a) *Facilitates convenient, safe and efficient access to all allotments including pedestrian access where appropriate.*
- (b) *Facilitates the safe and efficient provision and operation of services and infrastructure.*
- (c) *Facilitates access to passive solar energy resources.*
- (d) *Facilitates any foreseeable subsequent development or redevelopment including the economic provision of roading and network utility services.*
- (e) *Facilitates adequate provision of, or contribution to, the open space, recreational and reserve needs of the community with physical links to existing reserve areas where this is practicable.*
- (f) *Facilitates an appropriate level of access to heritage sites, natural features and water bodies where appropriate.*
- (g) *Facilitates development which keeps earthworks to a minimum.*
- (h) *Facilitates retention of the heritage values of a site or area.*

LRZ-P1 Policy – Built Form (PC19)

Ensure that development within the Low Density Residential Zone:

- 1. provides reasonable levels of privacy, outlook and adequate access to sunlight;*
- 2. provides safe and appropriate access and on-site parking;*
- 3. maintains spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;*
- 4. is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe; and*
- 5. provides sufficient usable outdoor living space for residents and for tree and garden planting;*
- 6. maintains the safe and efficient operation of roads;*
- 7. mitigates visual effects through screening of storage areas and provision of landscaping; and*
- 8. encourages water efficiency measures.*

SUB-P1 Creation of new sites (PC19)

Provide for subdivision within residential zones where it results in allotments that:

- 1. reflect the intended pattern of development and are consistent with the purpose, character and amenity values of the zone; and*
- 2. are of a size and dimension that are sufficient to accommodate the intended built form for that zone;*
- 3. minimise natural hazard risk to people's lives and properties; and*
- 4. are adequately served by public open space that is accessible, useable and well designed.*

The proposed unit title subdivision will not result any additional effects on residential character, amenity values, roading network, and/or Councils reticulated infrastructure. The shared access driveway and parking areas will become common property and will be managed by a body corporate. The subdivision will be undertaken as proposed in accordance with NZS 4404:1981. The proposal is considered to be consistent with the relevant objectives and policies of the Central Otago District Plan.

It is noted that as PC 19 Residential Zoning has only recently been notified and is still in the submission period. On that basis, limited or no weighting is given to these objectives and policies where they differ from those in the Operative Plan.

Partially Operative and Proposed Regional Policy Statements

Taking into consideration the Partially Operative and proposed Regional Policy Statements for Otago, I consider that the policy direction given by the District Plan is certain and complete and, as such, there is no need to revert to higher order planning instruments.

Other Matters

Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant. The subdivision application on the adjoining site is not yet approved and Proposed Plan Change 19 to the ODP has not yet been notified.

Part 2

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

RECOMMENDATION

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

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.
2. The Council grant consent to the proposed activity under delegated authority, in accordance with sections 104 and 104B of the Resource Management Act 1991, subject to the conditions imposed under section 108 of the Act listed below.



Ian Bayliss
PLANNING CONSULTANT

Date: 7 July 2022

REVIEW

I have reviewed both the notification assessment and substantive decision assessment in this report.



Olivia Stirling
PLANNING OFFICER

Date: 18 July 2022

DECISION

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

Under delegated authority on behalf of the Central Otago District Council, I accordingly approve the granting of resource consent to the proposal as outlined in the attached notice:



Lee Webster
REGULATORY & PLANNING MANAGER

Date: 19 July 2022

Consent Type: Subdivision Consent

Consent Number: RC 220226

Purpose: Proposed unit title subdivision of Lot 2 DP 484832 with existing dwellings established through land use consent RC160061.

Location of Activity: 60 Horace Street, Cromwell

Legal Description: LOT 2 DP 484832 (RECORD OF TITLE 687808)

Lapse Date: 19 July 2026, unless the consent has been given effect to before this date.

SUBDIVISION CONDITIONS:

1. The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as **Appendix One**, and the information provided with the resource consent application received by the Council on 21 June 2022, except where modified by the following conditions.
2. All subdivisional designs and approvals are to be in accordance with NZS 4404:2004 and the July 2008 CODC Addendum version, which is the Council's Code of Practice for Urban Subdivision.
3. As-builts and quality records shall be provided as a requirement of 224c certification and shall comply with Council's "Specifications for as-built Documentation". All assets constructed for the Central Otago District Council or intended to be vested in the Council, should be shown on electronic plan (CAD) drawings in AutoCAD *.dwg or *.dxf format, and in PDF format.
4. Prior to certification of the survey plan, pursuant to section 223 of the Resource Management Act 1991, the subdivider must ensure the following:
 - a) If a requirement for any easements for access or services, including private drainage or access must be granted or reserved, it must be included in a Memorandum of Easements on the cadastral dataset.
 - b) Legal documentation must clearly note the soak-pit for stormwater for Unit-title 3 and the garage of Unit-title 2 located on the Common Property, such that owners, prospective owners, and future owners are fully aware of the situation and any requirements for its use and maintenance.
 - c) Unit-titles 2 and 3 must not be shown to have the right to access over AU 1.
5. Prior to 224c certification, separate 100mm residential wastewater connections shall be provided to each of Unit/Lots 1, 2 and 3 from the 150mm PVC wastewater main near the southern boundary of the property, with a cleaning eye at the boundary of Easement A for each connection. Any redundant drain in common shall be capped at the main.
6. Prior to 224c certification, the existing vehicle entranceway from Horace Street, providing access to Unit-titles 2, and 3 shall be demonstrated to comply with the Residential crossing requirements of Part 29 of Council's Roading Policies, January 2015. If the vehicle entranceway is required to be upgraded, it shall be upgraded to "Concrete – Commercial/Industrial" requirements of Part 29 of Council's Roading Policies, January 2015, and the kerb and channel crossing upgraded to heavy duty requirements as per NZS4404:2004.

7. Prior to 224c certification, the existing vehicle entranceway from Monaghan Street, to serve Unit-title 1 shall be demonstrated to comply with, or upgraded in accordance with the residential requirements of Part 29 of Council's Roding Policies, January 2015.

LAND USE CONDITIONS:

8. The buildings located on the sites on the subdivision plan attached to this certificate as Appendix 1 must not breach the yard, height recession plane and site coverage standards to any greater extent than the approved subdivision plans.
9. Buildings on PU1, PU2, PU3 and AU2A are permitted up to the boundary where those buildings share a common wall.
10. The consent holder must pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.

Advice Notes:

Servicing

1. *Servicing for water, wastewater, stormwater, telecommunication and electricity shall be undertaken in accordance with RC 160061.*
2. *An Application to Connect will need to be made to the Water Services Team at Central Otago District Council when making new connections to Council's reticulated water and wastewater networks.*

Financial Contributions

3. *All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent must be paid prior to Section 224(c) certification.*
4. *Development contributions for water supply of \$3,236.84 + GST and wastewater of \$1,583.15 + GST (exclusive of goods and services tax) are payable for pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Council Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to Section 224(c). The Council may withhold a certificate under Section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan.*

Access

5. *It is the responsibility of the consent holder and body corporate arrangement to maintain the two vehicle crossings and accesses in accordance with the Councils Vehicle Crossings Policy set out in Clause 29.7 of the Council's Roding Policy dated January 2015.*

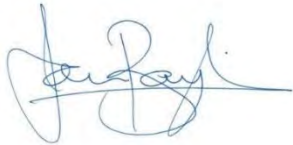
General

6. *In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable*

noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.

7. *Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.*
8. *It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.*
9. *The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.*

Issued at Central Otago District Council on 19 July 2022

A handwritten signature in blue ink, appearing to read 'Ian Bayliss', with a horizontal line extending from the end of the signature.

Ian Bayliss
Consultant Planner

Appendix One: Approved Plan/s for RC 220226 (scanned image(s), not to scale)



- NOTES:
1. Aerial imagery has been sourced from CODOC GIS and is for indicative purposes only.
 2. Areas and dimensions are subject to survey.
 3. Underground services have been sourced from CODOC GIS or from plumbers as-built and are for indicative purposes only.
 4. Unit boundaries are aligned to either centres of existing fire rated block walls and their production or external faces of existing external walls and their production.

Revision	Amendments	Date

C. HUGHES & ASSOCIATES LTD
 Surveying and Resource Management - Central Otago

CROMWELL **WANAKA**
 104 Macdonald Terrace 104 Macdonald Terrace
 P.O. Box 51 P.O. Box 51
 9340 2225 9340 2225

www.chahsurveyors.co.nz



Project:
SANGSTER

60 HORACE STREET, CROMWELL

Title:
**PROPOSED SUBDIVISION OF
 UNITS ON LOT 2 DP 484832**

UNIT TITLE SCHEME PLAN

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Existing Easements		
Purpose	Shown	Dominant Tenement/Grantee
Right to drain sewage	A	Central Otago District Council
Right to drain sewage	B	Lot 1 DP 484832

Scale:		
1:250 (A3)		
Doc No:	Drawn By:	Date:
6323	ALC	-
Drawing No:	Sheet No:	Issue Created:
C1696	1 OF 1	A 21/05/2022



Title Plan - LT 582723

Survey Number LT 582723
Surveyor Reference 6323 Sangster UT
Surveyor Campbell Ronald Hills
Survey Firm C Hughes & Associates Ltd
Surveyor Declaration

Survey Details

Dataset Description Units on Lot 2 DP 484832
Status Initiated
Land District Otago
Submitted Date

Survey Class Class A
Survey Approval Date
Deposit Date

Territorial Authorities

Central Otago District

Comprised In

RT 687808

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Principal Unit 1 Deposited Plan 582723	Principal Unit		1091548
Accessory Unit 1 Deposited Plan 582723	Accessory Unit		1091548
Principal Unit 2 Deposited Plan 582723	Principal Unit		1091560
Accessory Unit 2A Deposited Plan 582723	Accessory Unit		1091560
Accessory Unit 2B Deposited Plan 582723	Accessory Unit		1091560
Principal Unit 3 Deposited Plan 582723	Principal Unit		1091561
Accessory Unit 3 Deposited Plan 582723	Accessory Unit		1091561
Total Area		0.0000 Ha	

C. HUGHES & ASSOCIATES LTD Surveying and Resource Management Central Otago PO Box 51, Cromwell Tel 03 4450376 cromwell@chbsurveys.co.nz	PLAN No.: DP 582723 PLAN TITLE: Units on Lot 2 DP 484832 Easement Schedules Page 1 of 1
--	---

Schedule of Existing Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	CREATED BY
Right to drain sewage	(A) DP 484832	Lot 2 DP 484832	EI 10071267.5
Right to drain sewage	(B) DP 484832	Lot 2 DP 484832	EI 10071267.4

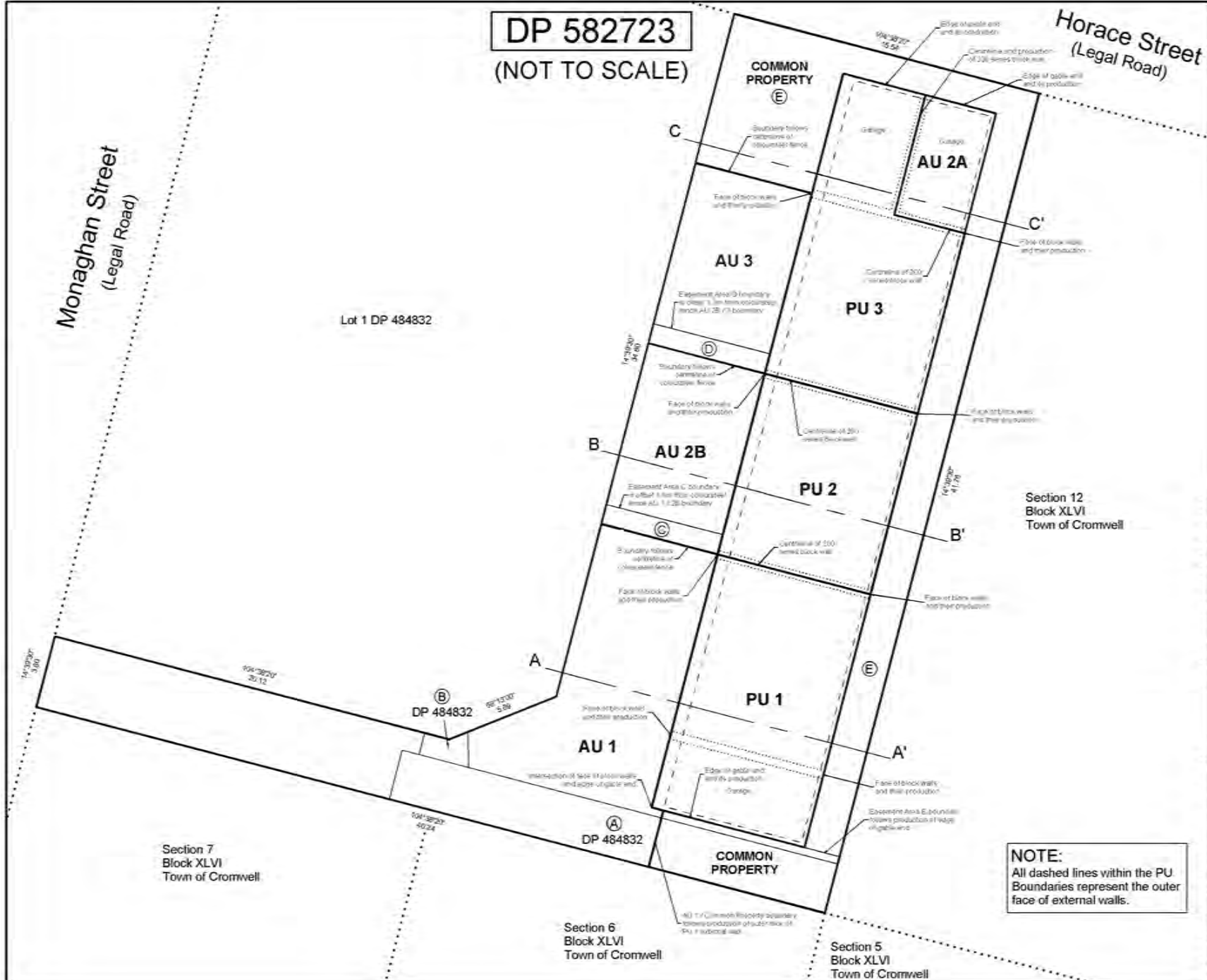
Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	DOMINANT TENEMENT (Benefited Land)
Right to drain water	(C)	AU 2B	PU 1
Right to drain water	(D)	AU 3	PU 2

Schedule of Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	GRANTEE
Right to convey telecommunications	(E)	Common Property	Chorus New Zealand Limited

NOTES:

The common soak-pit for stormwater for Unit-title 3 (PU 3 and AU 3) and the garage for Unit-title 2 (AU 2A) is located on Common Property in the northwest corner of the site (adjacent to Horace Street), and this is required to be jointly maintained by the owners of these Unit-titles.

DP 582723
(NOT TO SCALE)



NOTE:
All dashed lines within the PU Boundaries represent the outer face of external walls.

NOTES

Revision	Description	Date

C. HUGHES & ASSOCIATES LTD
Surveying and Resource Management • Central Otago

CROMWELL **WANAKA**
13 Ashbury Terrace 100 St. John Street
P.O. Box 31 P.O. Box 288
9040 Cromwell 9040 Wanaka

www.chasurveyors.co.nz

Project:
SANGSTER

60 HORACE STREET, CROMWELL

Title:
DP 582723
UNITS ON LOT 2 DP 484832

PLAN GRAPHIC

Copyright of this drawing is vested in C. Hughes & Associates Limited. The Contractor shall verify all dimensions on site.

Disclaimer: The information contained in this plan has been prepared by the surveyors and is provided as a service to the client. It is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose.

Scale:
NOT TO SCALE

Sheet No.	Scale	Zone	Date
6323	ALC	Local	
C1752	1 of 4	A	20/09/2023

SECTION A - A'

DP 582723

NOT TO SCALE

Underlying parcel boundary

Underlying parcel boundary

LOT 1
DP 484832

AU 1

PU 1

COMMON
PROPERTY
ⓔ

SECTION 12
BLOCK XLVI
TOWN OF
CROMWELL

200 series block wall

Face of block walls
and their production

Outside face of wall

Face of block walls
and their production

Outside face of wall

Upper limit 8.0m above PU FFL

PU finished ground floor level (PU FFL)

Lower limit 1.0m below PU FFL

COMMON PROPERTY
ⓔ

8/17/22

C. HUGHES & ASSOCIATES LTD
Surveying and Resource Management - Central Otago
CROMWELL WANAKA
2/9 Stitt St Cromwell
www.chasurveyors.co.nz



SANGSTER

60 HORACE STREET, CROMWELL

DP 582723
UNITS ON LOT 2 DP 484832

PLAN GRAPHIC

NOT TO SCALE

6323	ALC	Local
C1752	2 of 4	A 30/09/2023

SECTION B - B'

DP 582723

NOT TO SCALE

Underlying parcel boundary

Underlying parcel boundary

LOT 1
DP 484832

AU 2B

Face of block walls
and their production

Outside face of wall

Upper limit 8.0m above PU FFL

200 series block wall

PU 2

Face of block walls
and their production

Outside face of wall

PU finished floor level (PU FFL)

Lower limit 1.0m below PU FFL

COMMON PROPERTY

Ⓔ

COMMON PROPERTY

Ⓔ

COMMON
PROPERTY

Ⓔ

SECTION 12
BLOCK XLVI
TOWN OF
CROMWELL

NOTES:

C. HUGHES & ASSOCIATES LTD
Surveying and Resource Management - Central Otago
CROMWELL WANAKA
270 St. Hill St. 270 St. Hill St.
PO Box 100 PO Box 100
Cromwell Cromwell
www.chasurveyors.co.nz



SANGSTER

60 HORACE STREET, CROMWELL

DP 582723
UNITS ON LOT 2 DP 484832

PLAN GRAPHIC

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Author: The Client
Date: 20/09/2022

NOT TO SCALE:

6323	AUC	Local
C1752	3 of 4	20/09/2022

SECTION C - C'

DP 582723

NOT TO SCALE

Underlying parcel boundary

Underlying parcel boundary

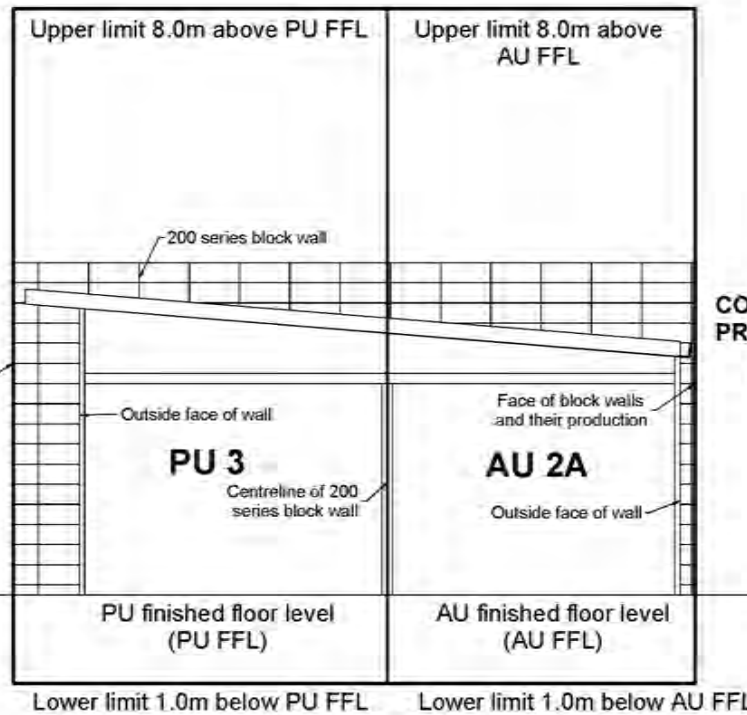
LOT 1
DP 484832

COMMON
PROPERTY

COMMON
PROPERTY

SECTION 12
BLOCK XLVI
TOWN OF
CROMWELL

Face of block walls
and their production



COMMON PROPERTY

NOTES

C. HUGHES & ASSOCIATES LTD
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CROMWELL **WANAKA**
 214 Main Street 214 Main Street
 P.O. Box 100 P.O. Box 100
 Cromwell Cromwell
 www.chasurveyors.co.nz



Project:
SANGSTER
 60 HORACE STREET, CROMWELL

Title:
 DP 582723
 UNITS ON LOT 2 DP 484832
 PLAN GRAPHIC

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Scale:
 NOT TO SCALE

6323	ALC	Local
C1752	4 of 4	20/09/2023

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand



03 440 0056



Info@codc.govt.nz
www.codc.govt.nz



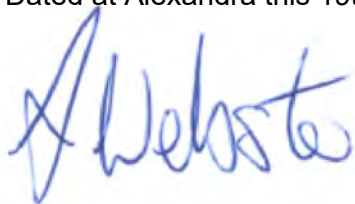
Certificate issued pursuant to the Resource Management Act 1991

2850544500

RC220226: DP 582723 BEING UNITS ON LOT 2 DP 484832

In the matter of DP 582723 being Units on Lot 2 DP 484832 and pursuant to section 224(c) of the Resource Management Act 1991, I hereby certify that all the conditions of subdivision consent have been complied with to the satisfaction of the Central Otago District Council.

Dated at Alexandra this 19th day of December 2023



Lee Webster
PLANNING AND REGULATORY SERVICES MANAGER

Central Otago District Council
(pursuant to delegated authority)

2850544500
RC200213

03 August 2020

Christopher Sangster & Georgia Sheldrake-Hewitt
60C Horace Street
Cromwell 9310



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

+64 3 440 0056
info@codc.govt.nz
www.codc.govt.nz

Dear Sir/Madam

Application for Resource Consent: RC200213 - 60 Horace Street, Cromwell

This is to advise that the application for land use consent to construct a second storey on an existing residential unit which will breach height requirements on a property situated on 60 Horace Street, Cromwell described as Lot 2 DP 484832 as contained in Record of Title 687808, has been approved by the Planning Manager, subject to the following conditions:

General

1. The extension to the residential unit shall be sited and constructed in general accordance with the plans and elevations submitted with the application attached as **Appendix A**.
2. The consent holder shall pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.

Advice Notes:

1. The consent holder's attention is brought to requirements under the Building Act 2004, which also need to be complied with. This resource consent does not constitute a building consent under the Building Act and does not give any indication of compliance or otherwise with the requirements of the Building Code.
2. Pursuant to Section 221 of the RMA 1991, this property is subject to the conditions of a Consent Notice 10071267.6 registered on the title as a result of RC150007. The consent holder's attention is brought to the following conditions that have been imposed and must be complied with:
 - *"Stormwater from within Lot 2 is to be disposed of by soakpit within the property."*

Following consideration of the application it has been determined that any effects on the environment will be no more than minor and that granting consent will not be contrary to the objectives and policies of the relevant district plan.

I draw your attention to Section 357C of the Resource Management Act 1991 which confers a right of objection to the Council to the conditions of consent, which must be done within 15 working days of receipt of this decision.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R. Mackay'. The signature is written in a cursive style with a large, sweeping underline that loops back under the first part of the name.

RUTH MACKAY
PLANNING OFFICER - CONSENTS



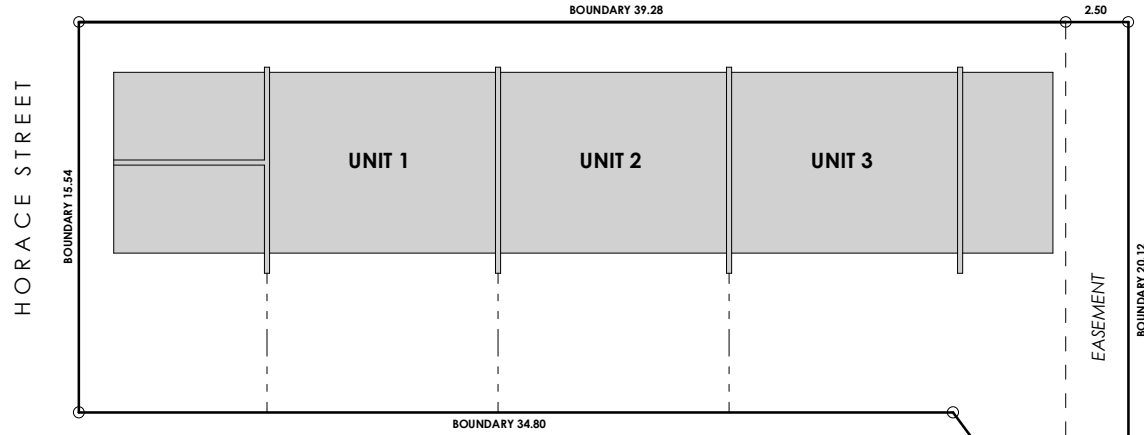
GENERATE
ARCHITECTURE

E: info@generatearchitecture.co.nz
W: www.generatearch.co.nz

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ON-SITE.
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS AND/OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT NZ STANDARDS, NZ BUILDING CODE AND LOCAL AUTHORITY BY LAWS.



LOCATION PLAN
SCALE NTS



SITE PLAN
SCALE 1:200 (A3)

SITE DESCRIPTION

LEGAL DESCRIPTION: LOT 2, DP 484832
 TERRITORIAL AUTHORITY: CODC
 PLANNING ZONE: RESIDENTIAL RESOURCE AREA
 WIND ZONE: MEDIUM
 EQ ZONE: 2
 EXPOSURE ZONE: B
 SNOW LOAD: 1.5kPa

SITE AREA: 745m² APPROX.

AREAS

EXISTING UNIT 3 FLOOR AREA: 94.0m² (incl Garage)
 PROPOSED UNIT 3 UPPER FLOOR AREA: 66.5m²
 TOTAL FLOOR AREA: 160.5m²



**APPROVED 3/08/2020
RC200213**

D. Mackay

Planning Officer

PROJECT
HORACE ST ALTERATIONS

60 HORACE STREET, CROMWELL, NZ
ADDRESS

DRAWING
**SITE & LOCATION
PLAN**

DESIGN: D BIRTLES
 DRAWN: D BIRTLES
 JOB No: 20008
 SCALE: 1:200 @ A3

ISSUE: RESOURCE CONSENT
 DATE: 17/06/2020

REVISION	
A	

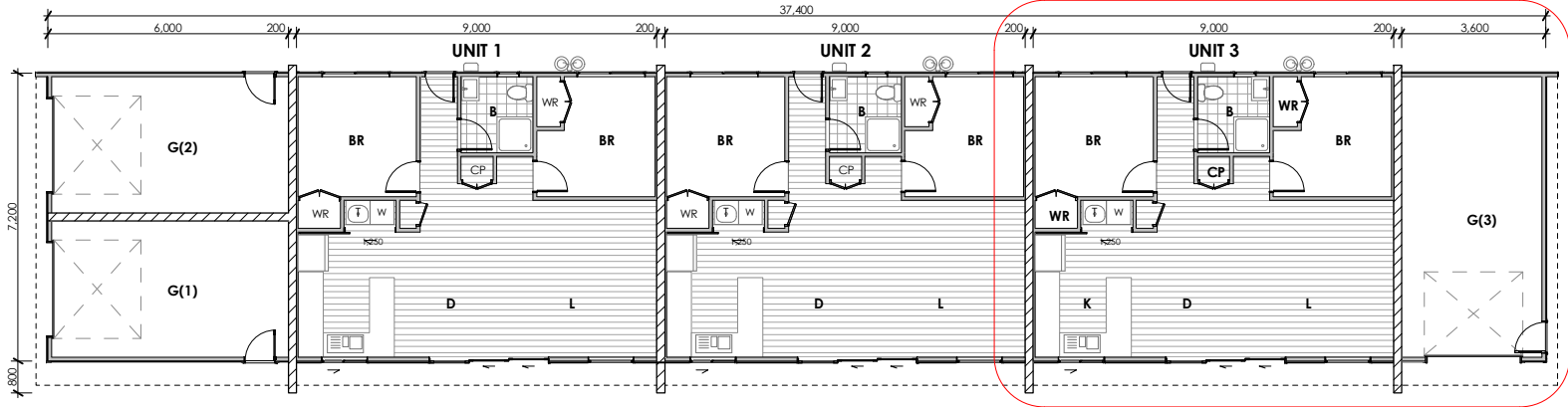
101



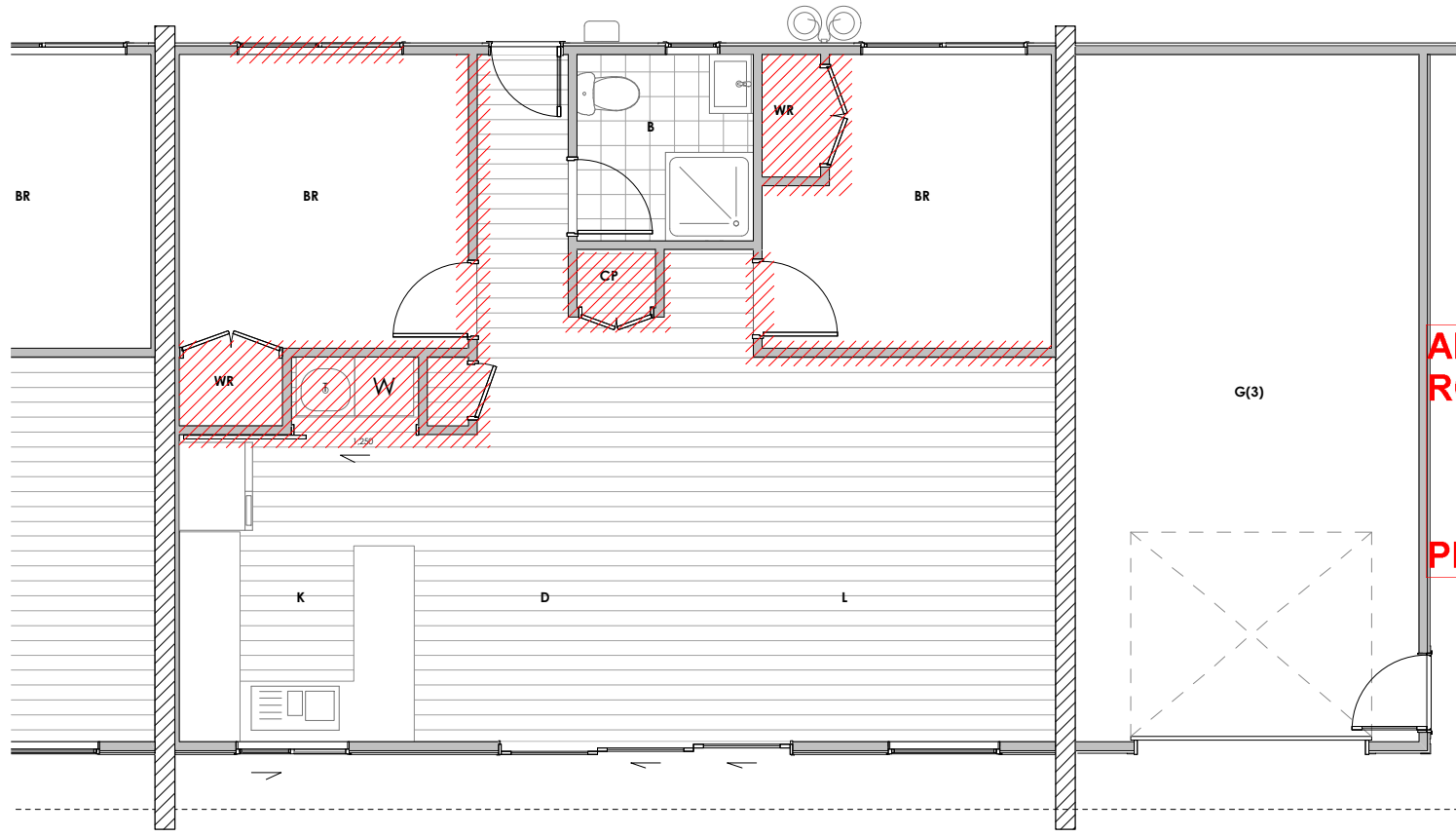
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EXISTING UNIT PLAN
SCALE 1:125 (A3)



EXISTING LOWER FLOOR PLAN - UNIT 3
SCALE 1:50 (A3)

APPROVED 3/08/2020
RC200213

D. Mackay

Planning Officer

PROJECT ADDRESS
HORACE ST ALTERATIONS
60 HORACE STREET, CROMWELL, NZ

DRAWING
DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20009
SCALE 1:125, 1:50 @ A3

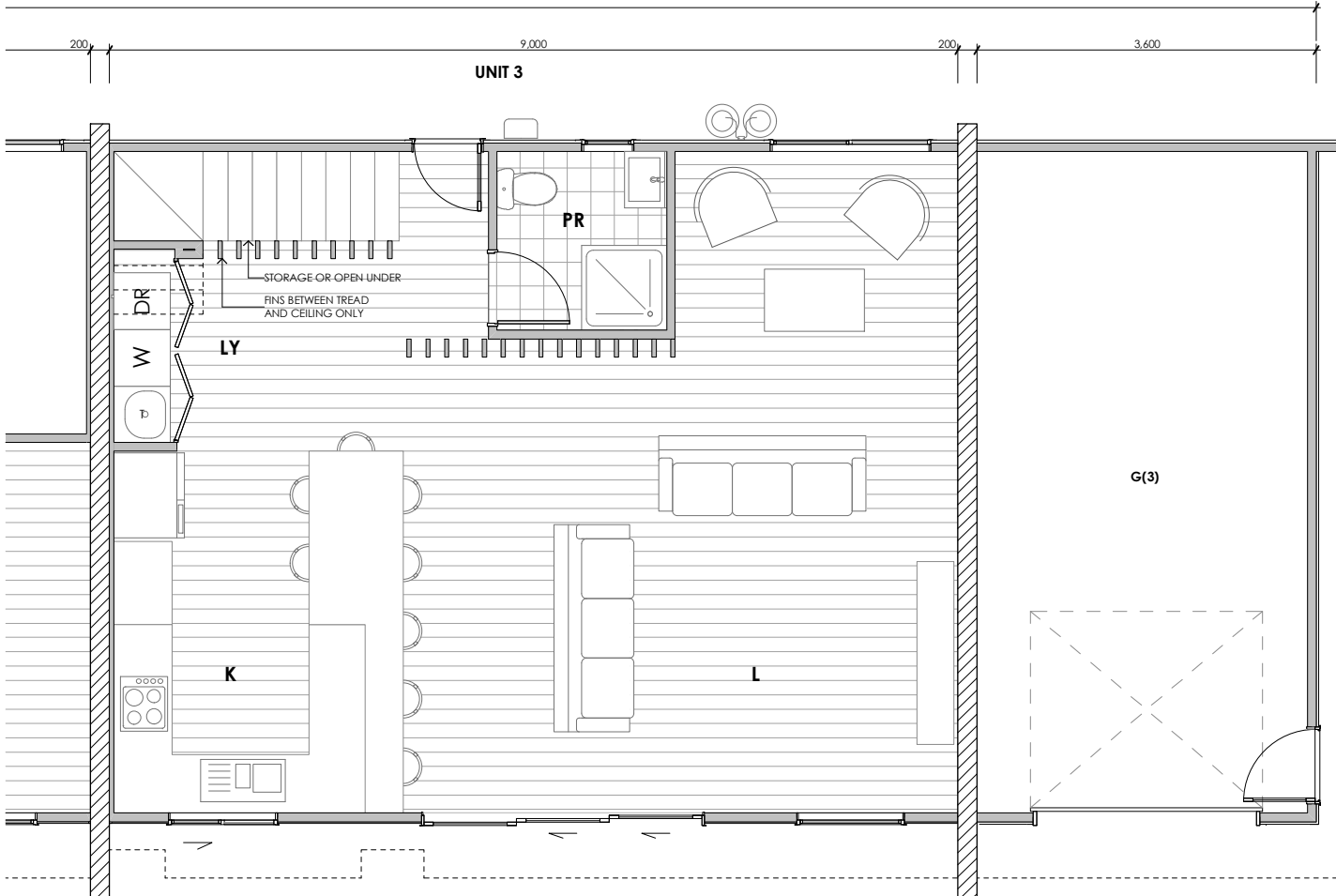
ISSUE RESOURCE CONSENT	
DATE	17/06/2020
REVISION	
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APPROVED 3/08/2020
RC200213
R. Mackay
Planning Officer

PROJECT
HORACE ST ALTERATIONS
60 HORACE STREET, CROMWELL, NZ
ADDRESS

DRAWING
PROPOSED LOWER FLOOR PLAN

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:50 @ A3

ISSUE RESOURCE CONSENT
DATE 17/06/2020

REVISION	
A	

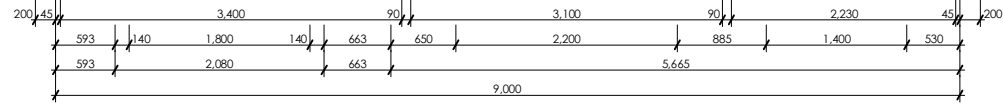
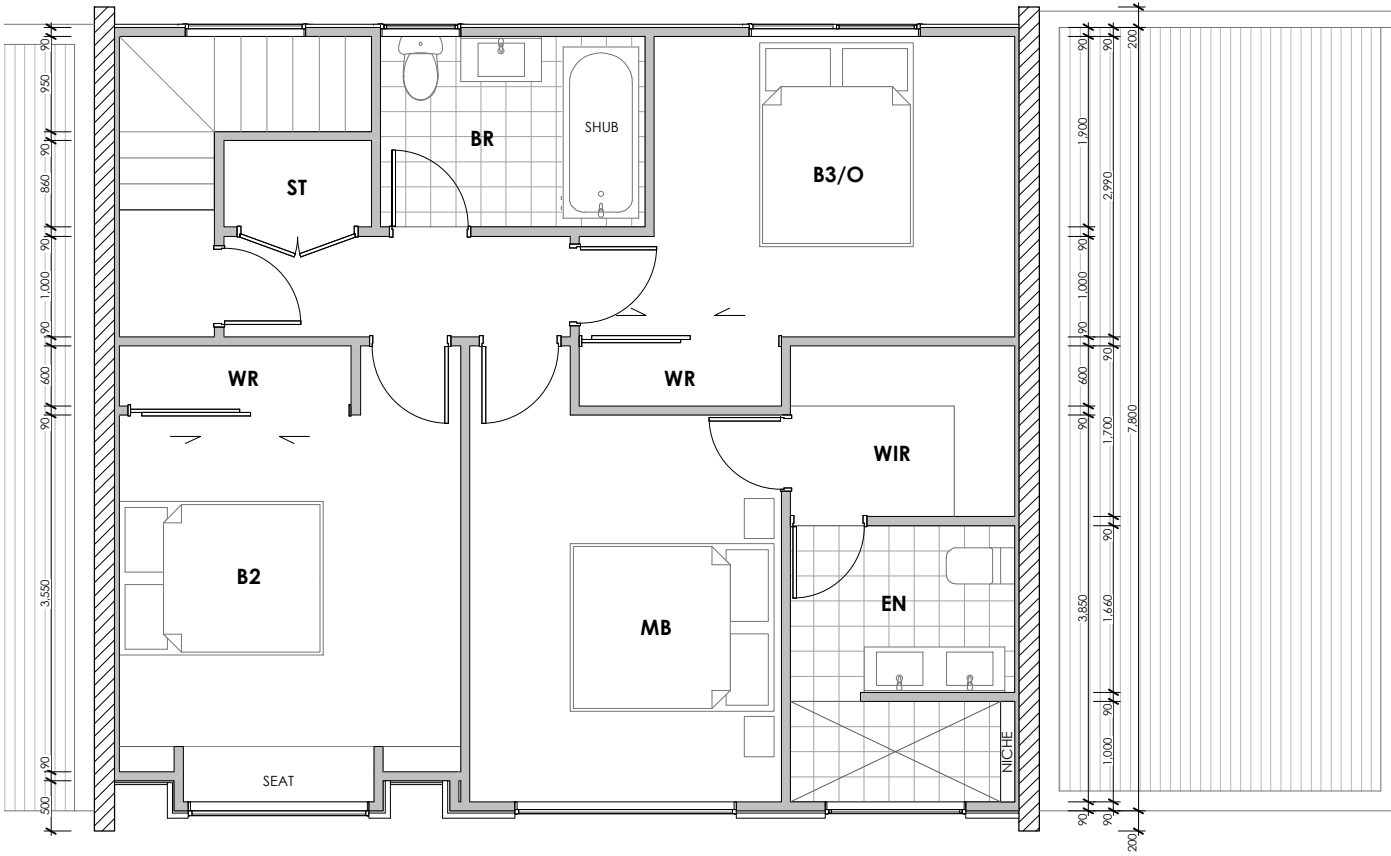
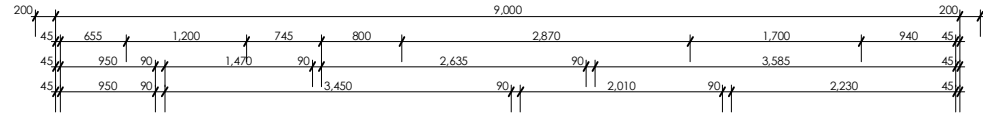
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ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS AND/OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT NZ STANDARDS, NZ BUILDING CODE AND LOCAL AUTHORITY BY LAWS.



APPROVED 3/08/2020
RC200213
D. Mackay
Planning Officer

PROJECT **HORACE ST ALTERATIONS**
ADDRESS **60 HORACE STREET, CROMWELL, NZ**

DRAWING **PROPOSED UPPER FLOOR PLAN**

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:50 @ A3

ISSUE RESOURCE CONSENT
DATE 17/06/2020

REVISION

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PROJECT
HORACE ST ALTERATIONS
ADDRESS
60 HORACE STREET, CROMWELL, NZ

DRAWING
ELEVATIONS

DESIGN: D BIRTLES
DRAWN: D BIRTLES
JOB No: 20008
SCALE: 1:125 @ A3

ISSUE: RESOURCE CONSENT
DATE: 17/06/2020

REVISION	
A	

301

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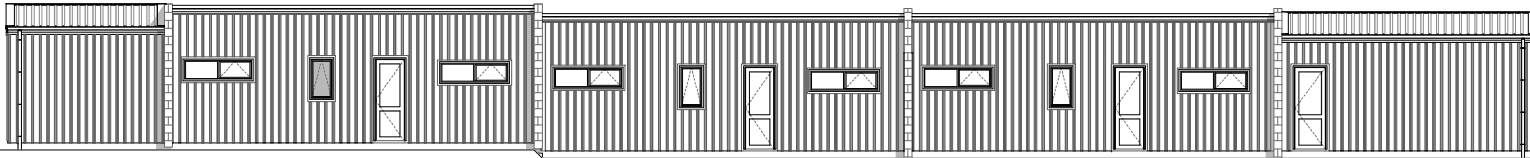


EXISTING WEST ELEVATION
SCALE 1:125 (A3)

7.5M MAX HEIGHT



PROPOSED WEST ELEVATION
SCALE 1:125 (A3)



EXISTING EAST ELEVATION
SCALE 1:125 (A3)



PROPOSED EAST ELEVATION
SCALE 1:125 (A3)

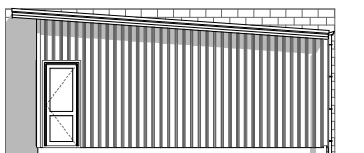
**APPROVED 3/08/2020
RC200213**

D. Mackay

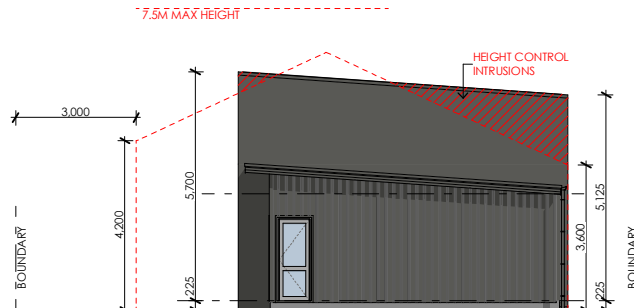
Planning Officer

7.5M MAX HEIGHT

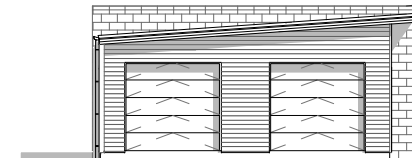
HEIGHT CONTROL
INTRUSIONS



EXISTING SOUTH ELEVATION
SCALE 1:125 (A3)



PROPOSED SOUTH ELEVATION
SCALE 1:125 (A3)



EXISTING NORTH ELEVATION - (unchanged)
SCALE 1:125 (A3)

11 April 2016

C & G Sangster
4 Chardonnay Street
Cromwell 9310

Dear Sir/Madam

Application for Resource Consent: RC160061 - 60 Horace Street, Cromwell

This is to advise that the application for land use consent to establish a multi-unit development comprising of three units on a property situated on 60 Horace Street, Cromwell described as Lot 2 DP 484832 as contained in Certificate of Title 687808, has been approved by the Manager, Planning and Environment under delegated authority, subject to the following conditions:

General

1. This consent authorises three self-contained residential units on Lot 2 Deposited Plan 484832.
2. The residential units shall be sited in accordance with the site plan submitted with the application and attached as Appendix 1.
3. The residential units shall be constructed in accordance with the elevation plans and floor plan submitted with the application and attached as Appendix 2 and Appendix 3.
4. All work shall meet the requirements of NZS4404: 2004 and Council's July 2008 Addendum.

Water

5. The consent holder shall ensure the existing 20mm diameter toby servicing the property shall be made redundant by undertaking the following work:
 - a) The main shall be capped;
 - b) The tony/meter assembly shall be removed; and
 - c) Surfaces shall be reinstated to the satisfaction of the Chief Executive.

Note: The existing toby connection is considered to be inadequate for the development and shall be made redundant.

6. The consent holder shall install a new DN50 ridermain from the Horace Street watermain to the boundary of the property with a water meter installed at the street boundary.
7. Separate household water connections shall be provided from the ridermain on Horace Street to each residential unit to the requirements of the New Zealand Building Code such that each unit can be independently isolated.

Wastewater

8. The consent holder shall install a standard 100mm diameter sewer connection from Council's wastewater reticulation to serve each unit to the requirements of NZS 4004:2004 and Council's July 2008 Addendum and the New Zealand Building Code.
9. Any common drain shall be constructed in DN150 sized pipework with a cleaning eye located at the street boundary.

Electricity and telecommunications

10. It shall be the consent holder's responsibility to obtain the consent of utility service providers as to the position of any new electricity and telephone services to serve each of the residential units. The consent holder shall be responsible for installing operational connections to all such services underground to each of the residential units.
11. The consent holder shall supply evidence of the consents required under Condition 10 to the Chief Executive.

Stormwater

12. Stormwater from the units shall be disposed of by soakpit within the property.

Access

13. Access shall be provided off Monaghan and Horace Street to the requirements of Councils Vehicle Crossings Policy.
14. The consent holder shall ensure any redundant vehicle crossings be reinstated to full profile kerb and channel and the footpath surface reinstated to the top of the kerb.

Parking

15. The consent holder shall provide three on site carparks to service the three residential units.

Reserves Contributions

16. Payment of a reserves contribution of \$3,652.00 + GST calculated in terms of Rule 15.6.1(3) of the Operative District Plan on the basis of two additional residential units.

Other

17. Unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement imposed by this consent shall be at the consent holder's expense.
18. The consent holder shall pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.
19. Upon completion of the multi unit development the consent holder shall advise the Chief Executive in writing (quoting RC 160061) that all conditions of this consent have been adhered to.

Note: *Development contributions of \$606.42, \$4,556.76 and \$3,154.00 (exclusive of Goods and Services Tax) are payable for water, wastewater and roading respectively pursuant to the Council's Policy on Development and Financial Contributions*

contained in the Long Term Council Community Plan. Payment is due prior to commencement of the consent except where a building consent is required. If a Building Consent is required, payment shall be due within 90 days of the issue of the Building Consent, or prior to the issue of the Code of Compliance certificate under the Building Act, whichever comes first.

Following consideration of the application it has been determined that any effects on the environment will be no more than minor and that granting consent will not be contrary to the objectives and policies of the relevant district plan.

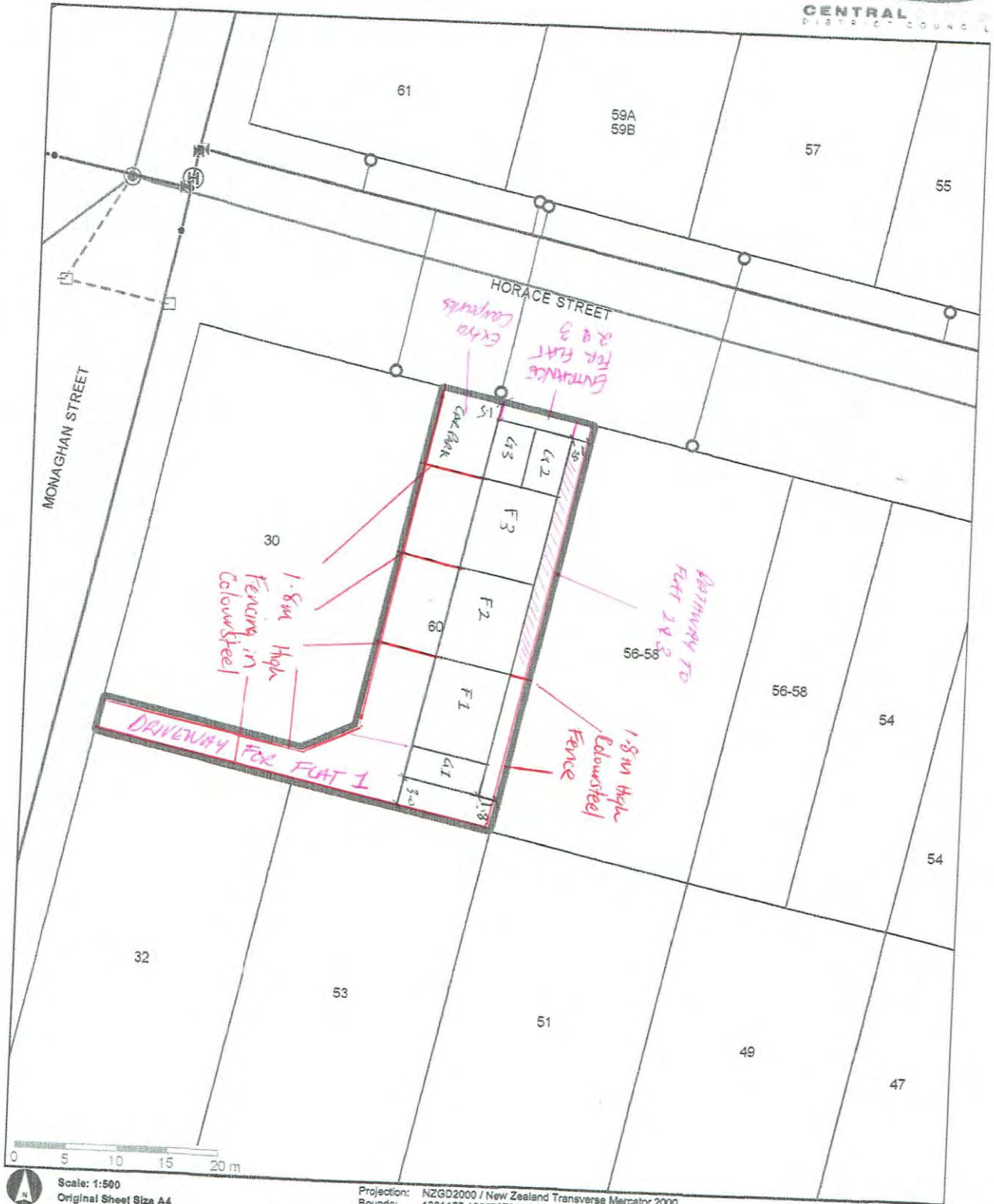
I draw your attention to Section 357 of the Resource Management Act 1991 which confers a right of objection to the Council to the conditions of consent.

Yours faithfully

Sarah Davidson
Planning Officer

Appendix 1

Created By: anonymous
Print Date: 21/02/2016
Print Time: 11:36 AM



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The information shown on this plan may not be accurate and is indicative only.
The Central Otago District Council accepts no responsibility for incomplete or inaccurate information.



ELEVATION A




ELEVATION B



ELEVATION D



ELEVATION C


Distributor : Cromwell	Drawn By : DVS	PROJECT : Proposed 9.0 x 7.2 (3x 2 Bedroom Units) with Garages		SHEET
Salesperson : Chris Sangster	Scale : 1 : 100 @ A3	FOR :		Number 1
Revision :	Date : August 2015	AT :		of



FLOOR PLAN



KEY TO EXTERIOR ELEVATIONS

<p>Distributor : Cromwell Salesperson : Chris Sangster Revision :</p>	<p>Drawn By : DVS Scale : 1 : 100 @ A3 Date : August 2015</p>	<p>PROJECT : Proposed 9.0 x 7.2 (3x 2 Bedroom Units) with Garages FOR : AT :</p>		<p>SHEET Number <u>2</u> of</p>
---	---	--	---	---

10 February 2015

Lynmor Ltd
C/- Paterson Pitts Partners Ltd
PO Box 84
Cromwell 9342

Dear Sir/Madam

RESOURCE CONSENT: RC150007 - 60 HORACE STREET, CROMWELL

This is to advise that the application for subdivision consent - boundary adjustment situated at 60 Horace Street, Cromwell described as Section 13 Block XLVI Town of Cromwell and contained in Certificate of Title OT375/58 has been approved by the Manager, Planning and Environment under delegated authority, subject to the following conditions:

1. Any easements required to protect access to services shall be duly granted or reserved.
2. All works shall be in accordance with NZS 4404:2004 and Council's July 2008 Addendum.

Note: The existing water connections are considered adequate for the purposes of the subdivision

3. The existing 100mm diameter lateral serving Lot 1 shall be inspected by a suitably experienced person and either confirmed as being in good working order if it is to be retained or upgraded to a new standard if unsuitable for future use.
4. A new standard 100mm diameter lateral shall be installed to serve Lot 2 from the gravity sewer located at the south of the allotment.
5. Appropriate easements shall be arranged in favour of Council for the sewer main and for the lateral in favour of Lot 1 over Lot 2.
6. Operational power and telecommunication services shall be provided underground at the street boundary of Lot 2 as a requirement of 224c Certification
7. The existing vehicle entrances serving the subdivision shall be upgraded, should such be required, to meet compliance with Councils Vehicle Crossings Policy.
8. Storm water from within Lot 2 shall be disposed of by soak pit within the new property. This requirement shall be secured by an appropriately worded consent notice registered on the new title.

Note: No new assets will require to be vested.

Following consideration of the application it has been determined that any effects on the environment will be no more than minor and that granting consent will not be contrary to the objectives and policies of the relevant district plan.

I draw your attention to Section 357 of the Resource Management Act 1991 which confers a right of objection to the Council to the conditions of consent.

The applicant is further advised, pursuant to section 125 of the Resource Management Act 1991, that this consent will lapse on the expiry of five years after the date of commencement of the consent unless the consent is given effect to within that period.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Sarah Davidson', with a long horizontal flourish extending to the right.

Sarah Davidson
Planning Officer



Title Plan - LT 484832

Survey Number LT 484832
Surveyor Reference C2108 MORRISON RC 150007
Surveyor Myles Eliot Garmonsway
Survey Firm Paterson Pitts Partners Ltd (Cromwell)
Surveyor Declaration

Survey Details

Dataset Description LOTS 1 AND 2 BEING A SUBDIVISION OF SECTIONS 13 & 14 BLOCK XLVI TN OF CROMWELL
Status Initiated
Land District Otago **Survey Class** Class A
Submitted Date **Survey Approval Date**
Deposit Date

Territorial Authorities

Central Otago District

Comprised In

CT ot 24/116
CT ot375/58

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 484832	Fee Simple Title	0.0935 Ha	687807
Lot 2 Deposited Plan 484832	Fee Simple Title	0.0745 Ha	687808
Area A Deposited Plan 484832	Easement		
Area B Deposited Plan 484832	Easement		
Total Area		0.1680 Ha	

Schedule / Memorandum

PATERSONPITTSGROUP

Land Registration District

Otago

Plan Number

DP 484832

Territorial Authority

Central Otago District council

Job Number

C2108

MEMORANDUM OF EASEMENT			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right to Drain Sewage	B	Lot 2	Lot 1

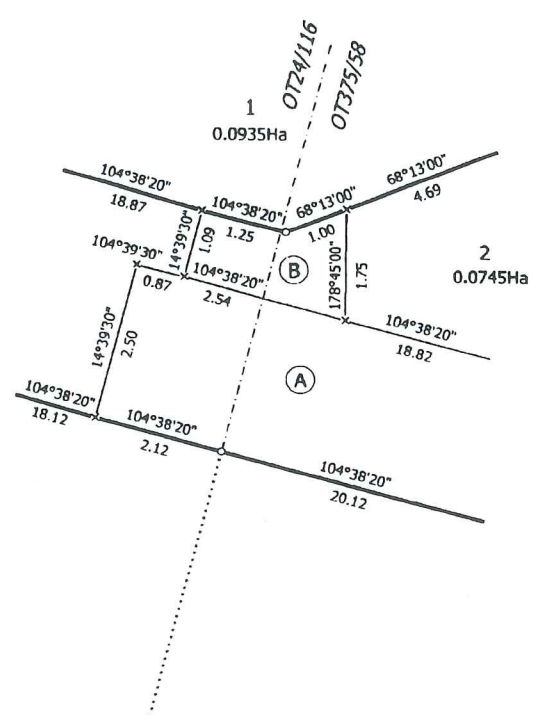
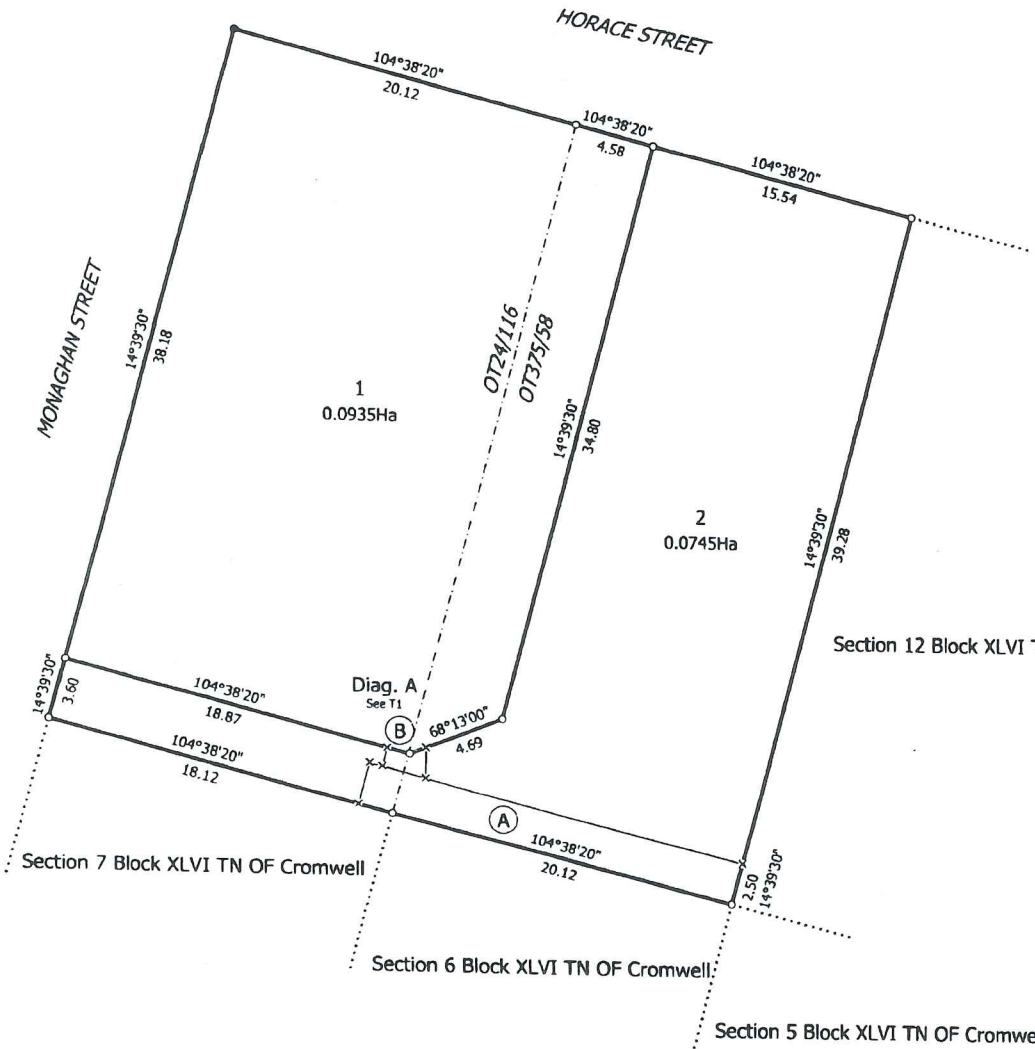
MEMORANDUM OF EASEMENT IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
Right to Drain Sewage	A	Lot 2	Central Otago District Council



I hereby certify that this plan was approved by the Central Otago District Council pursuant to Sec. 223 of the Resource Management Act 1991 on the 6th day of May 2015, subject to the granting or reserving of the easements set out in the Memorandum hereon.

[Handwritten signature]

Authorised Officer
L.A. van der Voort
 Authorised Officer
 Diag. A



Land District: Otago	LOTS 1 AND 2 BEING A SUBDIVISION OF SECTIONS 13 & 14 BLOCK XLVI TN OF CROMWELL	Surveyor: Myles Elliot Garmonsway	Title Plan LT 484832
Digitally Generated Plan Generated on: 20/04/2015 2:21pm Page 3 of 3		Firm. Paterson Pitts Partners Ltd (Cromwell)	DRAFT

IN THE MATTER of Lots 1 and 2 DP 484832 being a subdivision of Sections 13 and 14 Bk XLVI Town of Cromwell, CFR OT 24/116 and CFR OT 375/58

AND

IN THE MATTER of resource consent RC 150007 from the Central Otago District Council to subdivide the above land.

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

PATERSON PITTS PARTNERS LTD
P O Box 84
CROMWELL

In accordance with a condition of resource consent RC 150007 of the Central Otago District Council granted pursuant to Section 104 and 104C of the Resource Management Act 1991 dated 10 February 2015, the following condition is to be imposed on an ongoing basis by a consent notice to be registered against the certificates of title for Lot 2.


“Stormwater from within Lot 2 is to be disposed of by soakpit within the property”.

DATED this.....^{20th}.....day of.....^{May}.....2015

SIGNED for and on behalf of the

CENTRAL OTAGO DISTRICT COUNCIL

BY ITS Manager Planning and Environment



.....
(Louise van der Voort)

Pursuant to delegated authority

**Certificate issued pursuant to the Resource Management Act
1991**

2850544500

RC150007: LOTS 1 AND 2 DP 484832 BEING A SUBDIVISION OF
SECTIONS 13 & 14 BLOCK XLVI TN OF CROMWELL

In the matter of Lots 1 and 2 DP 484832 being a subdivision of Sections 13 & 14 BLK XLVI TN of Cromwell, and pursuant to section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of subdivision consent have been complied with and a consent notice prepared for the remaining conditions.

Dated at Alexandra this 20th day of May 2015



LOUISE van der VOORT
MANAGER, PLANNING AND ENVIRONMENT
(pursuant to delegated authority)



CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

THE BUILDING

Street Address:	60 Horace Street, Cromwell
Legal Description:	LOT 2 DP 484832
Valuation Number:	2850544500
Project:	Internal alterations and addition of a second storey to existing dwelling
Level/Unit Number:	
Current, lawfully established use:	Housing - multi-unit (apartments)
Year of Construction (approximate):	2016

OWNER*

C J Sangster & G K Sheldrake-Hewitt
4 Chardonnay Street
Cromwell 9310

Phone Number:

Fax Number:

Email Address: chris@sangsterconstruction.co.nz

BUILDING WORK

Building Consent No:	BC 200805
Issued by:	Central Otago District Council

CODE COMPLIANCE CERTIFICATE

The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- The building work complies with the building consent.
-

Building Consent Officer: Katrina Sutherland

On behalf of: Ross Cooper

Signature:

A handwritten signature in black ink that reads "K Sutherland".

Central Otago District Council

Date:

22 July 2021

PO Box 122

Alexandra



mayplumb @ xtra.co.nz

5 McNulty Road - P O Box 109
Cromwell 9310
Phone 03 445 1663

BC-200805

GASFITTING CERTIFICATE OF COMPLIANCE & GAS SAFETY CERTIFICATE

Reference/ Job No. 9416

Gas Safety Certificate and Certificate of Compliance made pursuant to Regulations 46 and 52B of the Gas (Safety and Measurement) Regulations 2010 (as amended), and Energy Work made pursuant to Regulation 19 of the Building Act 2004.

Table with 4 columns: CLIENT Name, ADDRESS, INSTALLATION Name, ADDRESS. Client: Chris & Georgia Sangster, 60c Horace Street Cromwell 9310. Installation: same, same.

DESCRIPTION AND LOCATION OF THE GASFITTING:

Describe the whole gas installation or part of the gas installation, and the gasfitting work done and, if different gasfitting work was done by different people, who did what, and which parts of the gas installation, if any, are safe to connect to a gas supply.

House Renovation , all new installation , install twin 45 kg LPG station on East wall , run " Rifeng " composite pipe system in frames & joist space over to an external continuous flow water heater adjacent on the East wall ground floor , to an external continuous flow water heater on the south wall first floor , and to a hob in the kitchen. Test pipework , install appliances , test & commission installation . Wall protection at hob is tiles.

Table with 4 columns: GAS TYPE, DATE(S) GASFITTING PERFORMED, STANDARD RISK CLASSIFICATION, NAME, REGISTRATION NUMBER (IF ANY) OF PERSONS WHO CARRIED OUT GASFITTING UNDER SUPERVISION: Morgan Walker -18251, Julian Young - 14339.

Table with 2 columns: INSTALLED APPLIANCE DETAILS - MAKE / MODEL / SERIAL NUMBER / MJ's, MJ's. Appliances: Rinnai VT26 REU-VR2426WG- ZK (188 mj/hr), Rinnai HD250 REU-VR3237WG-ZK (249 mj/hr), Omega Cooktop model OCG62X (30.2 mj/hr).

CERTIFICATE ATTACHMENTS (tick as applicable)
[] Manufacturers Instructions: Enter details of any attachments OR directions for access to.
[] Certified Designs: Enter details of any designs
go to www.rinnai.co.nz
www.omegappliances.co.nz

"I believe on reasonable grounds that:
(a) the gasfitting work described above has been done lawfully and safely; and
(b) the work has been done in accordance with (tick one);
[X] sections 3 to 6 of AS/NZS 5601.1, or
[] sections 3 to 9 of AS/NZS 5601.2; and
(c) the work [] has [X] has not (tick one) been done in accordance with a certified design; and
(d) the work done [] has [X] has not (tick one) relied on any manufacturers instructions; and
(e) this certificate relates to the [X] whole [] part (tick one) installation described above; and
(f) the gas installation is connected to a gas supply and is safe to use; and
(g) the information contained in this certificate is correct."

Table with 3 columns: CERTIFIER NAME (MICHAEL MAY), REGISTRATION TYPE & NUMBER (CERTIFYING GASFITTER 14582), SIGNATURE & DATE (Signature, 8-6-2021). Includes logo on the right.

IMPORTANT:

- TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
- ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE WALL & CEILINGS.
- INTERIOR & EXTERIOR WALKING SURFACES TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
- SELECTED CARPET TO ALL AREAS UNLESS INDICATED

INTERIOR DOORS:

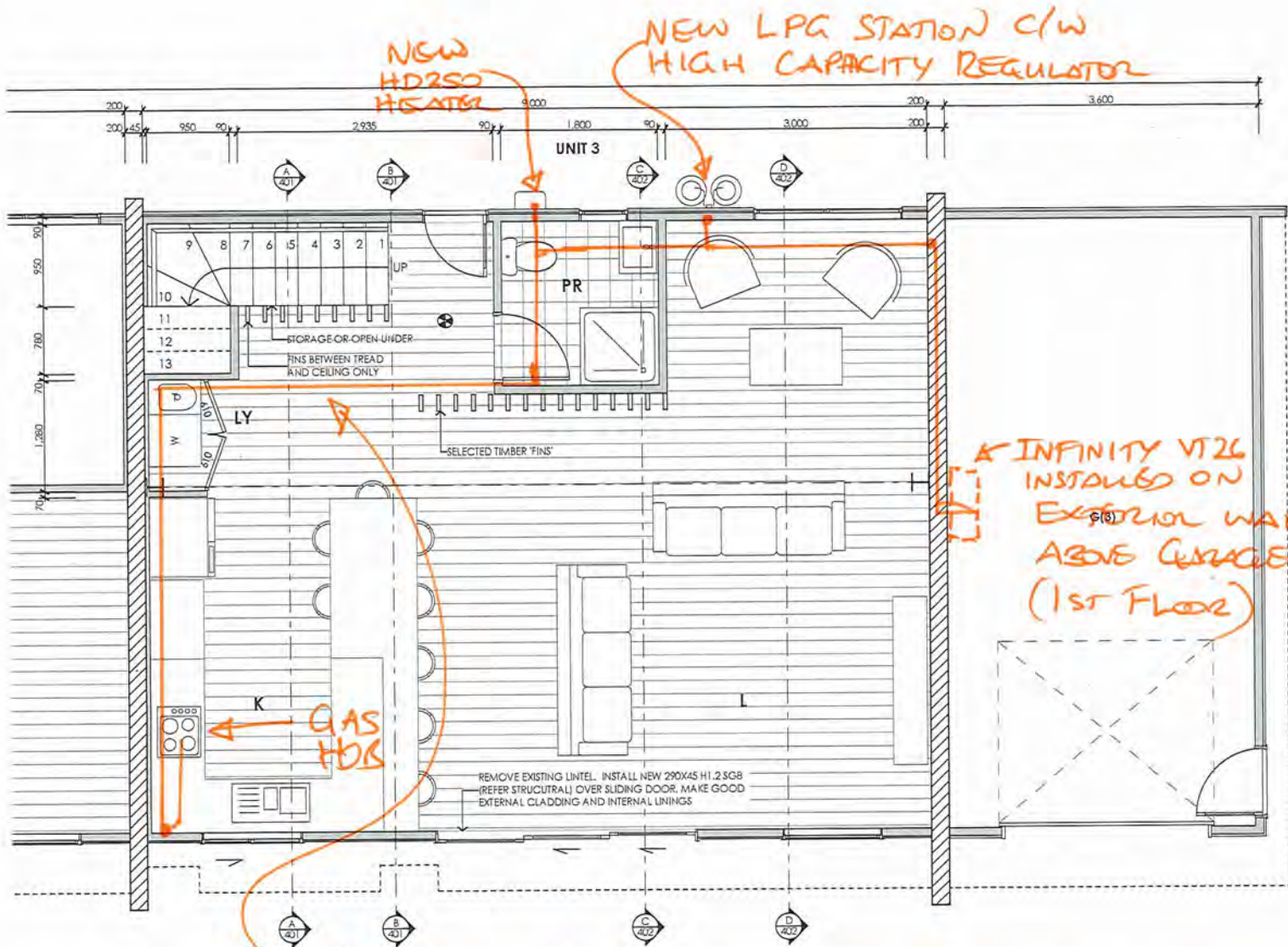
- ALL INTERIOR DOOR LEAFS TO BE STANDARD 1980 UNLESS NOTED OTHERWISE

ALL NEW WALL FRAMING TO BE 90x45 H1.2 SGB @ 600CS MAX.

HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC, CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS

SELECTED NON-SLIP TILES

SELECTED VINYL PLANK FLOORING



"RIFENG" COMPOSITE PIPE SYSTEM
RUN IN FRAMES & JOIST SPACE

PROJECT
HORACE ST ALTERATIONS

60 HORACE STREET, CROMWELL, NZ
ADDRESS

DRAWING
PROPOSED LOWER FLOOR PLAN

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB NO 20028
SCALE 1:50 @ A3

ISSUE DATE 26/07/2020
PRICING ISSUE DATE

REVISION	DATE	DESCRIPTION

202



Neutral Inspection Services
**Electrical Inspection
 & Metering Contractors**

**Certificate of
 Compliance (COC)
 and Electrical Safety Certificate**



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: 60c Herace St, Cromwell

Contact Details: (Name and address) C & G Sangster, 60c Herace St, Cromwell

Name of Electrical worker: C Sangster Registration/Practising Licence number: E244495

Organisation/company:

Phone and email: 0276785086 chris@sangsterconstruction.co.nz

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)

wire alteration, 2 x heatpumps, 1 x oven, 1 x Cross hob. no mains or main earthing work.

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. **Select those that apply:**

- Has been installed in accordance with the specified certified design?
- 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
- Relies on a manufacturer's instructions
- Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- Is safe to connect Sange

Test Results	
Polarity (Independent earth):	
Insulation resistance:	
Earth Continuity:	
Bonding:	
Fault Loop impedance:	
Other (specify):	

Electronic/Other reference: Sange

Certifier's signature: *[Signature]*

Date: 6/7/21

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 this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: C Sangster Registration/Practising Licence number: E244495

Certifier's signature: *[Signature]* Certificate issue date: 6/7/21 Connection date:

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.

CENTRAL OTAGO DISTRICT COUNCIL
Plans and Specifications Approved in
accordance with The New Zealand Building
Code and Approved Documents. To be retained
on the building site and produced on request
g/v 15/12/2020

Amended Plans and or Specifications Received
g/v 15/12/2020

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Central Otago District Council
200805
Approved Building Consent
15/12/2020

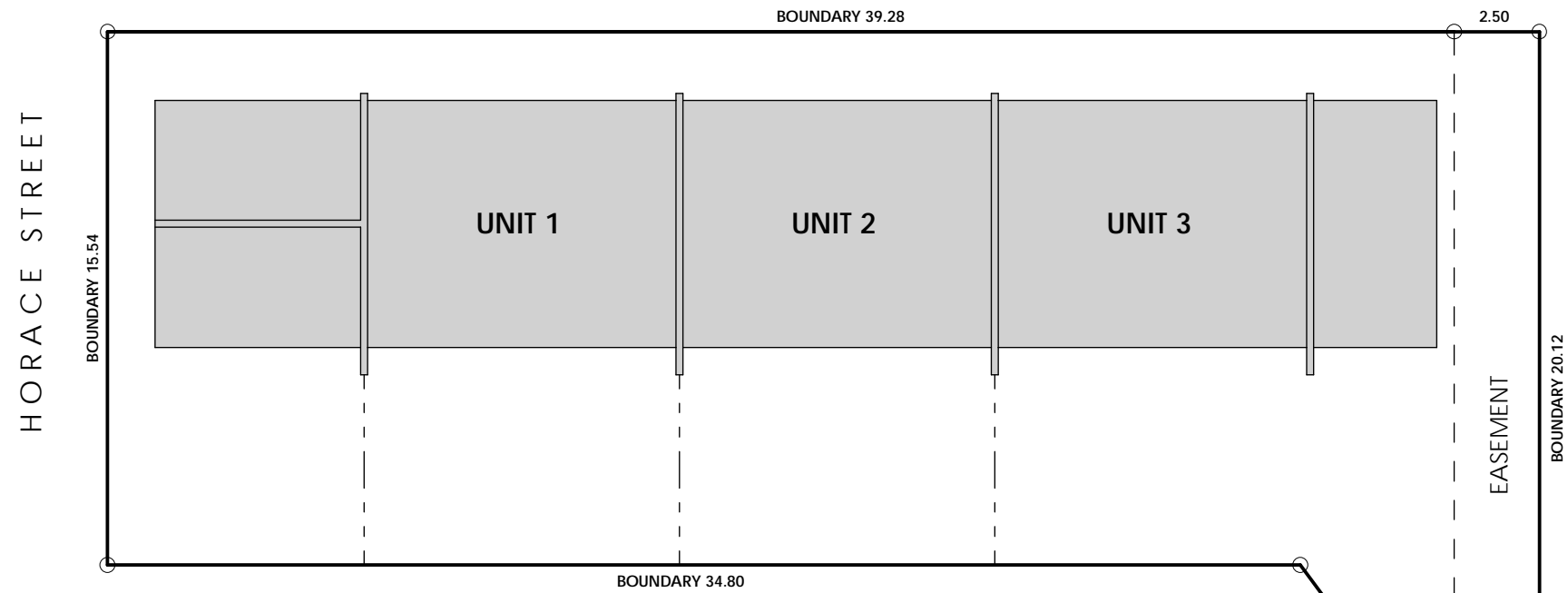


LOCATION PLAN
SCALE NTS



Central Otago District Council
200805
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14/12/2020

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS AND/OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZ BUILDING CODE AND LOCAL AUTHORITY BY LAWS.



SITE PLAN
SCALE 1:200 (A3)

SITE DESCRIPTION

LEGAL DESCRIPTION: LOT 2, DP 484832
TERRITORIAL AUTHORITY: CODC
PLANNING ZONE: RESIDENTIAL RESOURCE AREA

WIND ZONE: MEDIUM
EQ ZONE: 2
EXPOSURE ZONE: B
SNOW LOAD: 1.5kPa

SITE AREA: 745m² APPROX.

AREAS

EXISTING UNIT 3 FLOOR AREA: 94.0m² (incl Garage)
PROPOSED UNIT 3 UPPER FLOOR AREA: 66.5m²
TOTAL FLOOR AREA: 160.5m²

SITE HAZARDS

- MAIN CONTRACTOR TO PROVIDE 2M HIGH CHAIN LINK FENCE (min 50 x 50) TO PREVENT UNAUTHORISED ENTRY TO SITE TO COMPLY WITH NZBC/F5 AND MUST BE COMPLETE WITH A LOCKABLE GATE.
- HAZARD IDENTIFICATION BOARD SHALL BE ADJACENT TO SITE ENTRY AND IDENTIFY ALL RELEVANT ONSITE HAZARDS
- MAIN CONTRACTOR TO PROVIDE ONSITE A SITE SPECIFIC HEALTH & SAFETY POLICY WHICH IS TO BE VIEWED AND SIGNED BY ALL PERSONS ENTERING THE SITE

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		10

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		11

PROJECT
HORACE ST ALTERATIONS

60 HORACE STREET, CROMWELL, NZ
ADDRESS

DRAWING
SITE & LOCATION PLAN

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:200 @ A3

ISSUE CONSENT ISSUE
DATE 5/11/2020

REVISION	
A	

101

MONAGHAN STREET

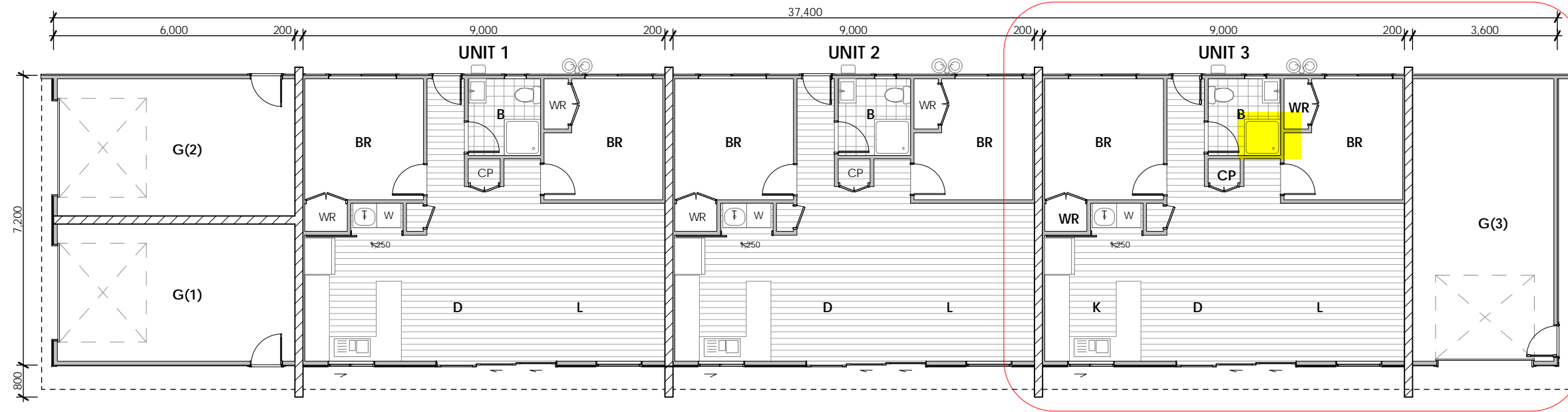


GENERATE ARCHITECTURE

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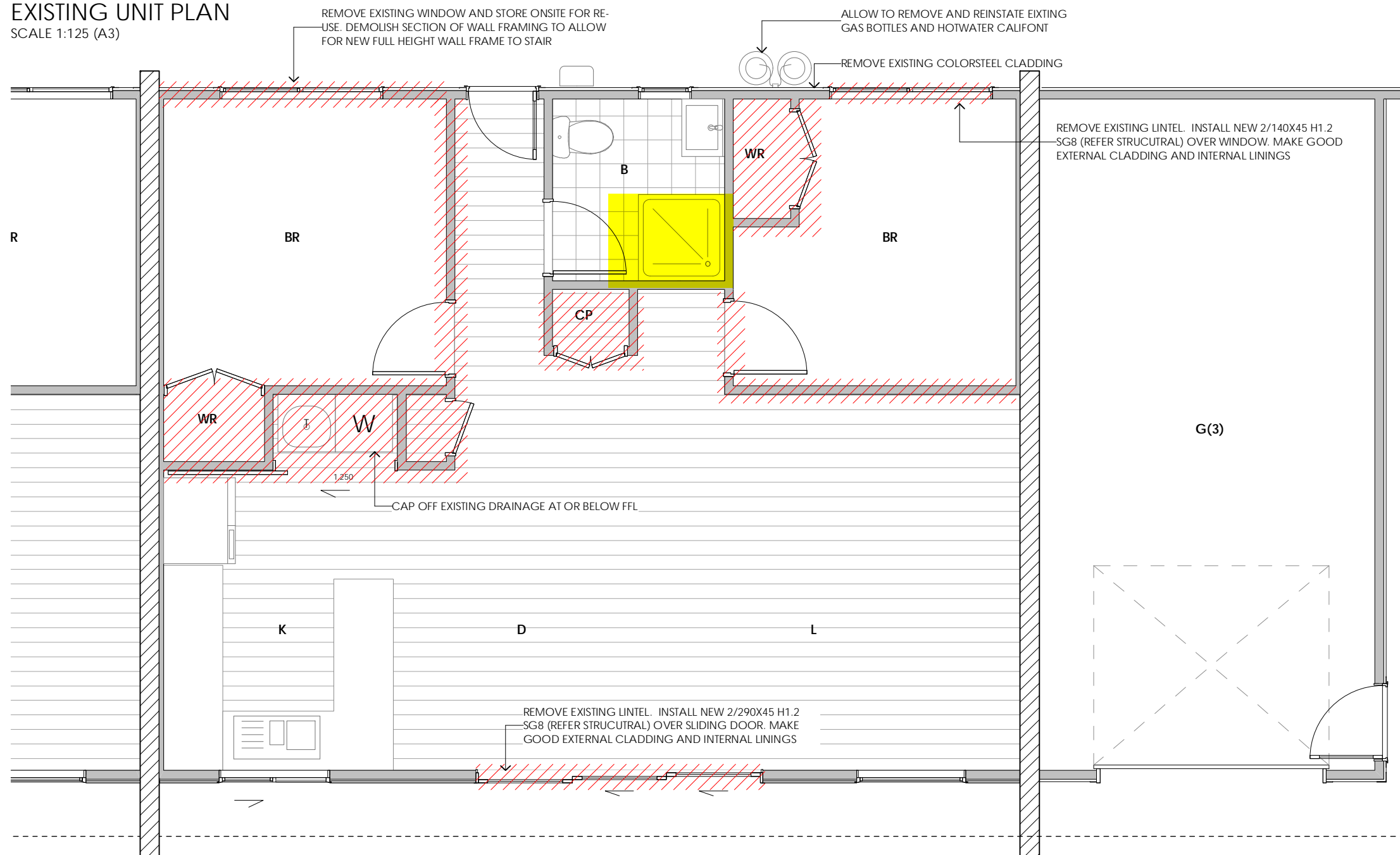
CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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Central Otago District Council
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EXISTING UNIT PLAN
SCALE 1:125 (A3)



Shower downstairs deleted

EXISTING LOWER FLOOR PLAN- UNIT 3
SCALE 1:50 (A3)

PROJECT
HORACE ST ALTERATIONS
60 HORACE STREET, CROMWELL, NZ
ADDRESS

DRAWING
EXISTING PLANS &
DEMOLITION

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:125, 1:50 @ A3

ISSUE DATE
CONSENT ISSUE DATE
5/11/2020

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201

Amended Plans and or Specifications Received
g/v 15/12/2020



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IMPORTANT:

- TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
- ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE WALL & CEILINGS.
- INTERIOR & EXTERIOR WALKING SURFACES TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
- SELECTED CARPET TO ALL AREAS UNLESS INDICATED

INTERIOR DOORS:

- ALL INTERIOR DOOR LEAFS TO BE STANDARD 1980 UNLESS NOTED OTHERWISE

- ALL NEW WALL FRAMING TO BE 90x45 H1.2 SG8 @ 600crs MAX UNLESS NOTED OTHERWISE
- HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC, CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS

- SELECTED NON-SLIP TILES
- SELECTED VINYL PLANK FLOORING

LINTEL SCHEDULE - REFER ASLO STRUCTURAL

* EXISTING LINTEL ADEQUATE FOR NEW LOADING

- L1 NEW 2/90x45 H1.2 SG8 LINTEL, TYPE E (1.4kN) FIXING, 1/90x45 TRIMMING STUD
- L2 NEW 2/140x45 H1.2 SG8 LINTEL, TYPE F (4kN) FIXING, 1/90x45 TRIMMING STUD
- L3 NEW 2/190x45 H1.2 SG8 LINTEL, TYPE F (4kN) FIXING, 2/90x45 TRIMMING STUDS
- L4 NEW 2/290x45 H1.2 SG8 LINTEL, TYPE F (4kN) FIXING, 2/90x45 TRIMMING STUDS + 1/90x45 UNDER STUD

BRACING - REFER ALSO STRUCTURAL:

- REFER ALSO STRUCTURAL FOR BRACING CALCULATIONS. GIB BRACING SYSTEMS TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. FOR MANUFACTURERS DOCUMENTATION & BEST PRACTICE GUIDES, SEE THE FOLLOWING LITERATURE:
- GIB EZYBRACE SYSTEMS (Aug 2016)
- GIB SITE GUIDE (Dec 2018)

www.gib.co.nz

ELECTRICAL

- ALL WORK MUST COMPLY WITH THE NZ BUILDING CODE, APPROVED DOCUMENTS, ELECTRICITY ACT 1993, NZ ELECTRICAL SAFETY REGULATIONS AND AS/NZ 3000:2000 WIRING RULES. IN PARTICULAR NZ BUILDING CODE CLAUSES G8 & G9

BEFORE COMMENCING ANY WORK CONFIRM ALL FITTING FIXTURES ETC AND THEIR POSITIONS WITH THE OWNER.

- MECHANICAL INLINE EXHAUST FAN 150 l/m RUN BETWEEN JOISTS TERMINATING THROUGH WALL

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200805
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15/12/2020

PROJECT
HORACE ST ALTERATIONS

60 HORACE STREET, CROMWELL, NZ
ADDRESS

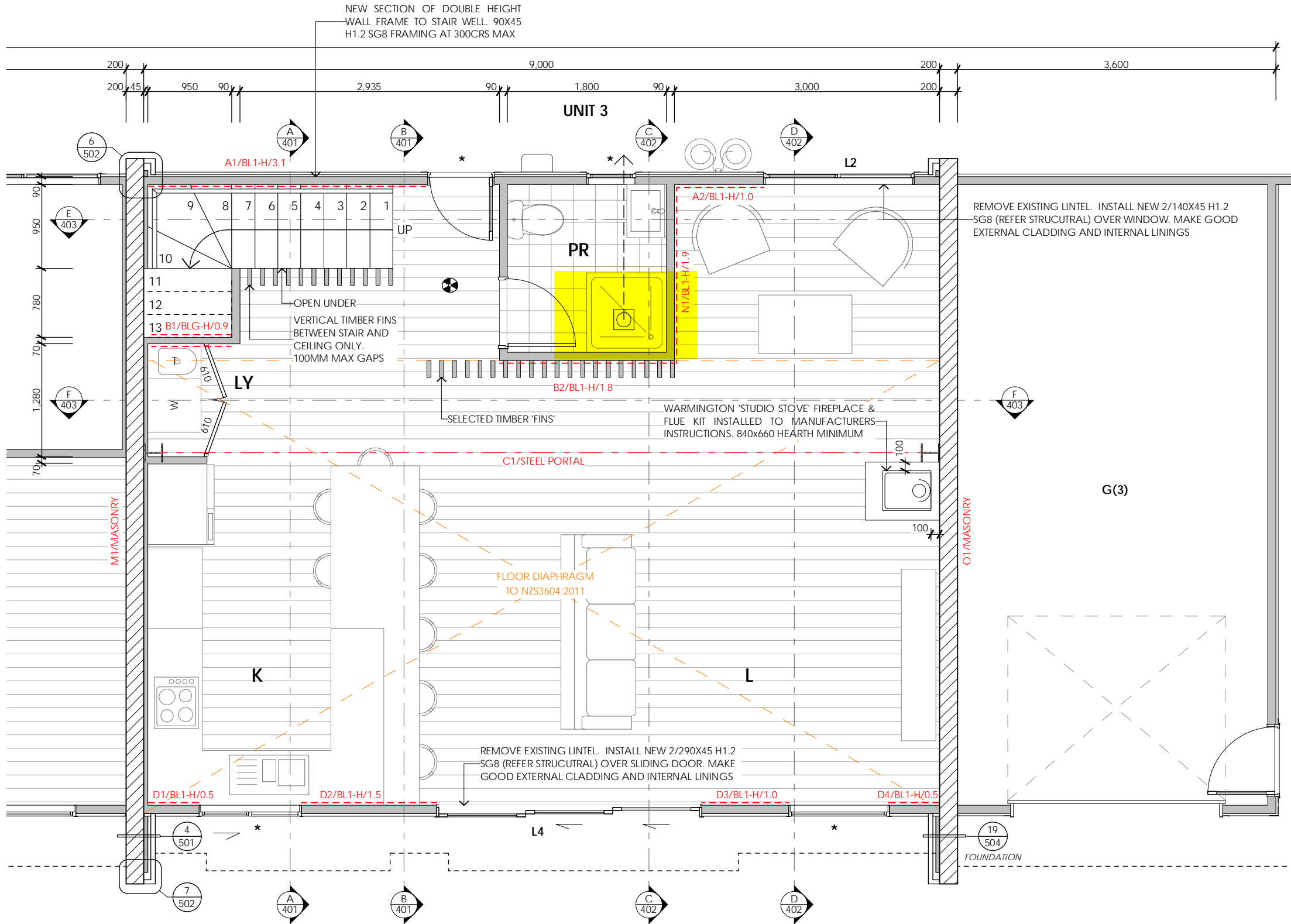
DRAWING
PROPOSED LOWER FLOOR PLAN

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:50 @ A3

ISSUE DATE
CONSENT ISSUE DATE
14/12/2020

REVISION	
A	11/12/20 COUNCIL RFI
B	14/12/20 COUNCIL RFI

202



Lower level shower deleted refer to email from owner received 20/07/2021

Amended Plans and or Specifications Received
g/v 15/12/2020

IMPORTANT:

- TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
- ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE WALL & CEILINGS.
- INTERIOR & EXTERIOR WALKING SURFACES TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
- SELECTED CARPET TO ALL AREAS UNLESS INDICATED

INTERIOR DOORS:

- ALL INTERIOR DOOR LEAFS TO BE STANDARD 1980 UNLESS NOTED OTHERWISE

- ALL NEW WALL FRAMING TO BE 90x45 H1.2 SGB @ 600crs MAX
- NEW 140x45 H1.2 SGB @ 400crs MAX WALL FRAME TO TOP OF EXISTING MASONRY TO EXTEND PARAPET WALL
- HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC, CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS
- SELECTED NON-SLIP TILES

LINTEL SCHEDULE - REFER ASLO STRUCTURAL

- * EXISTING LINTEL ADEQUATE FOR NEW LOADING
- L1 NEW 2/90x45 H1.2 SGB LINTEL, TYPE E (1.4kN) FIXING, 1/90x45 TRIMMING STUD
- L2 NEW 2/140x45 H1.2 SGB LINTEL, TYPE F (4kN) FIXING, 1/90x45 TRIMMING STUD
- L3 NEW 2/190x45 H1.2 SGB LINTEL, TYPE F (4kN) FIXING, 2/90x45 TRIMMING STUDS
- L4 NEW 2/290x45 H1.2 SGB LINTEL, TYPE F (4kN) FIXING, 2/90x45 TRIMMING STUDS + 1/90x45 UNDER STUD

BRACING - REFER ALSO STRUCTURAL:

- REFER ALSO STRUCTURAL FOR BRACING CALCULATIONS.
- GIB BRACING SYSTEMS TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. FOR MANUFACTURERS DOCUMENTATION & BEST PRACTICE GUIDES, SEE THE FOLLOWING LITERATURE:
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- GIB SITE GUIDE (Dec 2018)

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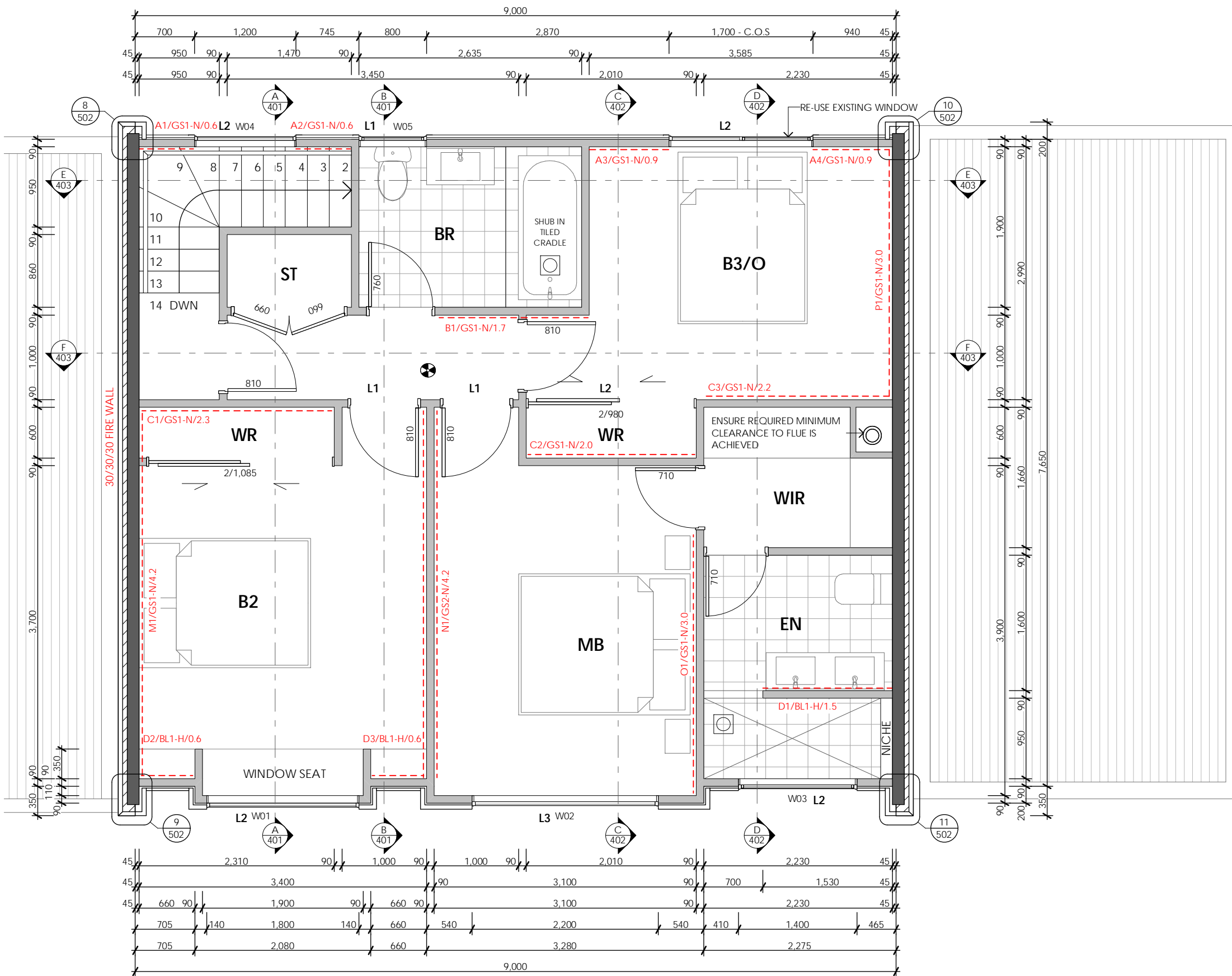
ELECTRICAL

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BEFORE COMMENCING ANY WORK CONFIRM ALL FITTING FIXTURES ETC AND THEIR POSITIONS WITH THE OWNER.

- MECHANICAL INLINE EXHAUST FAN 150 l/m VENT TO ROOF

Central Otago District Council
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PROJECT
HORACE ST ALTERATIONS
60 HORACE STREET, CROMWELL, NZ
ADDRESS

DRAWING
PROPOSED UPPER FLOOR PLAN

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:50 @ A3

ISSUE CONSENT ISSUE
DATE 14/12/2020

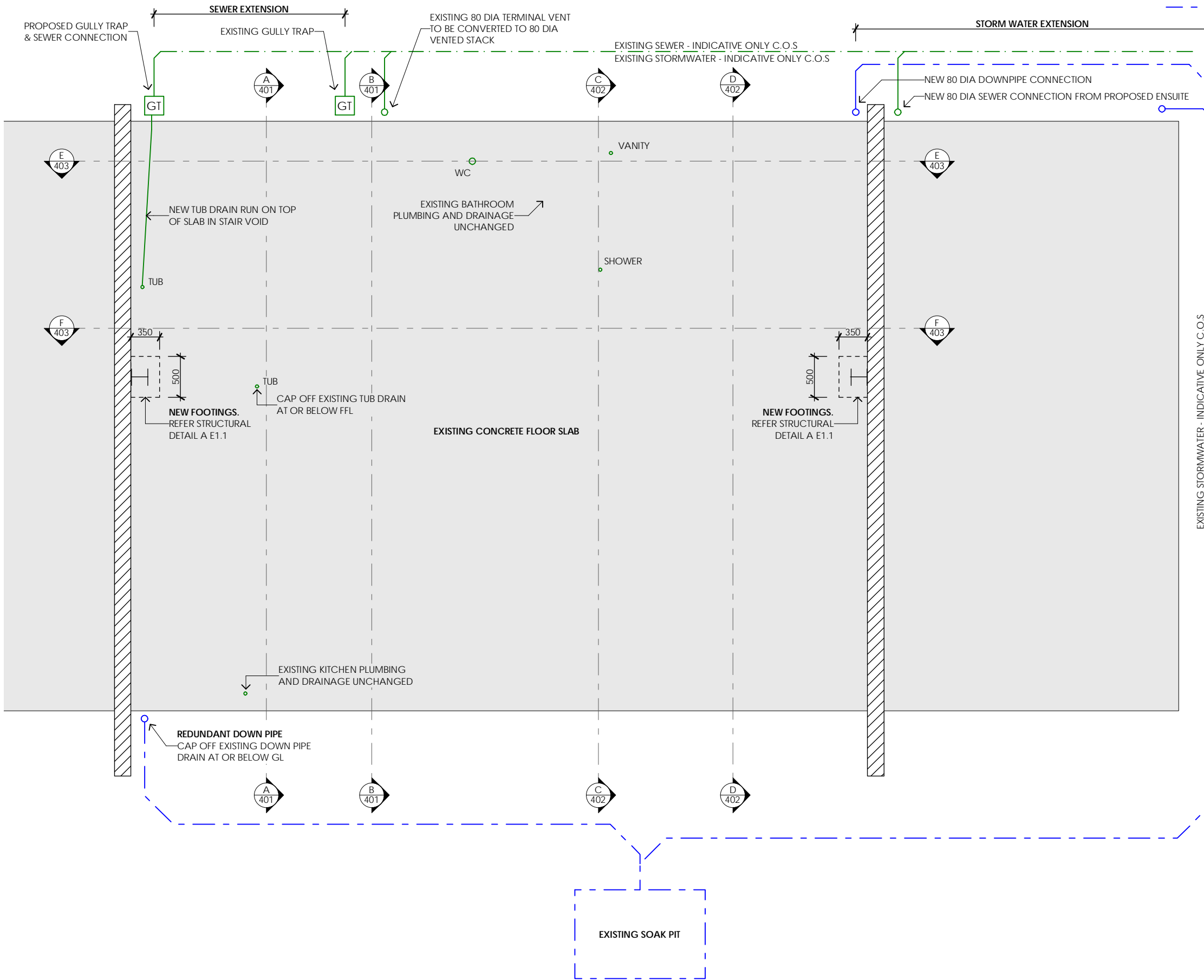
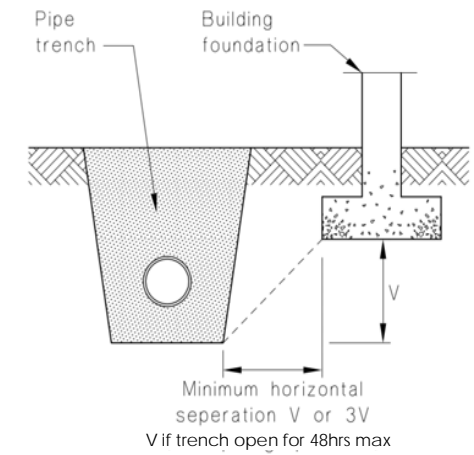
REVISION	
A	11/12/20 COUNCIL RFI
B	14/12/20 COUNCIL RFI

LEGEND

PLUMBING AND DRAINAGE TO COMPLY WITH G13 AS1 and AS2

- - - - - FOUL SEWER LINE
ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:120
- - - - - STORMWATER
ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120

SANITARY FIXTURE	Min DIA	Min GRADE
BASIN / VANITY	40mm	1:40
KITCHEN SINK	40mm	1:40
SHOWER	40mm	1:40
BATH	40mm	1:40
TUB	40mm	1:40
TOILET (WC)	80mm	1:60



EXISTING STORMWATER - INDICATIVE ONLY C.O.S

Central Otago District Council
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14/12/2020

PROJECT
HORACE ST ALTERATIONS

60 HORACE STREET, CROMWELL, NZ
 ADDRESS

DRAWING
PROPOSED DRAINAGE PLAN

DESIGN D BIRTLES
 DRAWN D BIRTLES
 JOB No 20008
 SCALE 1:50 @ A3

ISSUE DATE
 CONSENT ISSUE DATE
 5/11/2020

REVISION	
A	



LEGEND

PLUMBING AND DRAINAGE TO COMPLY WITH
G13 AS1 and AS2

FOUL SEWER LINE

SANITARY FIXTURE Min DIA Min GRADE

BASIN / VANITY	40mm	1:40
KITCHEN SINK	40mm	1:40
SHOWER	40mm	1:40
BATH	40mm	1:40
TUB	40mm	1:40
FLOOR WASTE GULLY	65mm	1:40
TOILET (WC)	80mm	1:60

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CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
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Central Otago District Council
200805
Approved Building Consent
14/12/2020

PROJECT
HORACE ST ALTERATIONS
60 HORACE STREET, CROMWELL, NZ
ADDRESS

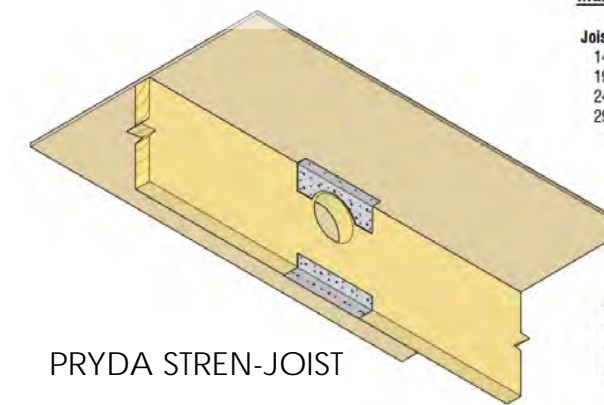
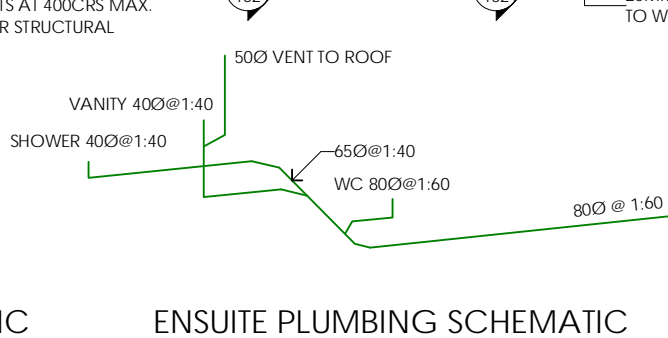
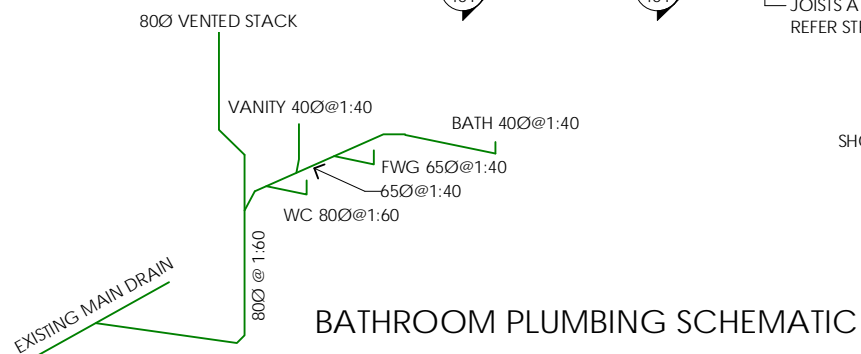
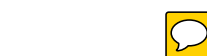
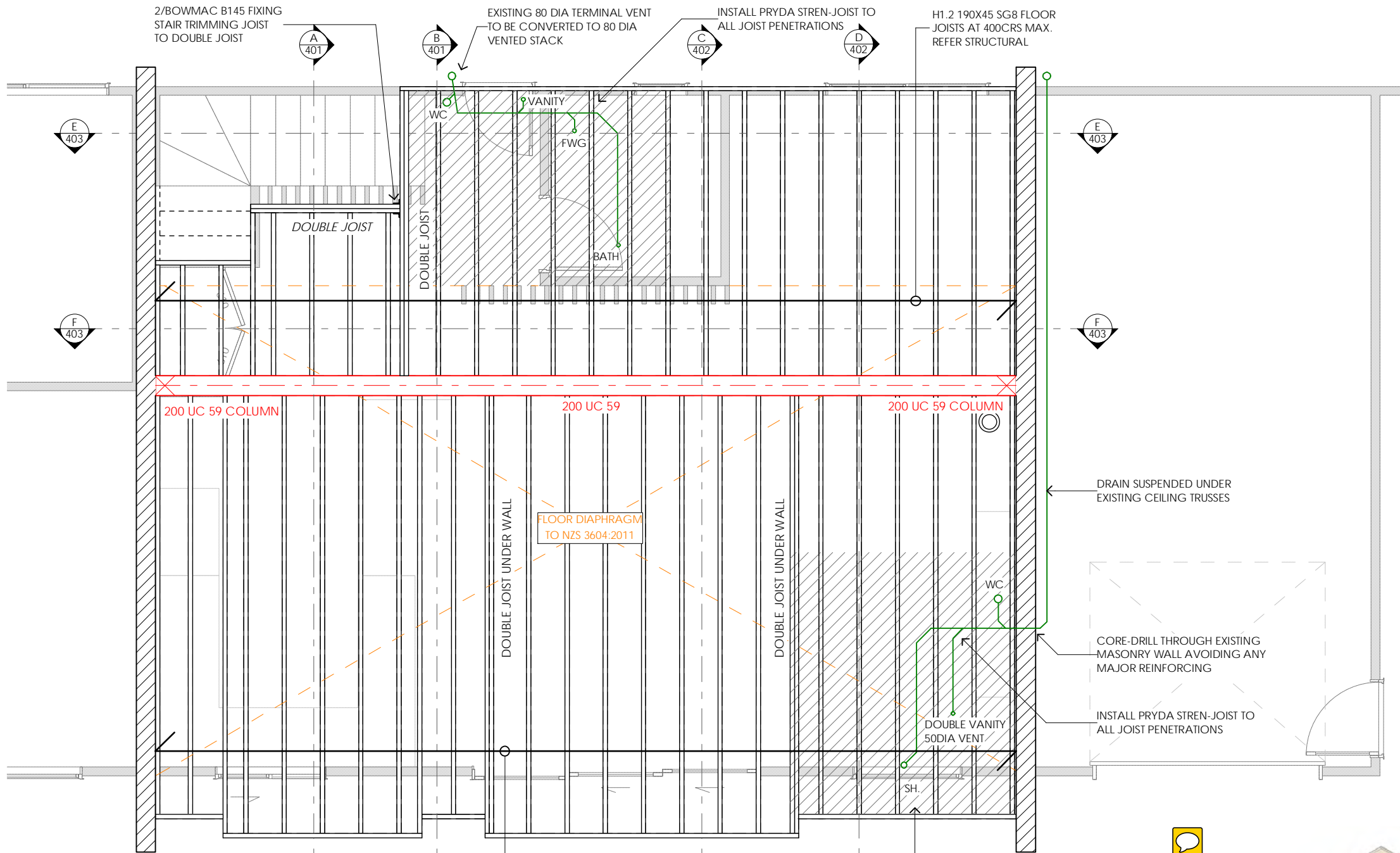
DRAWING
**PROPOSED MID
FLOOR FRAMING**

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:50 @ A3

ISSUE CONSENT ISSUE
DATE 11/12/2020

REVISION
A|11/12/20| COUNCIL RFI

205



Maximum Joist Penetration (mm)

Joist Size	Max Hole size
140x45	72
190x45	122
240x45	125
290x45	125

Note: Pryda Product nails (30x3.15mm) supplied with the kit are not to be substituted with nails of a lesser diameter such as standard clouts.

LUMBERLOK STRAP BRACING

A DIAGONALLY OPPOSING PAIR OF CONTINUOUS 25 X 1MM GALV STRAP WITH MIN 4KN TENSION FIXED TO EACH TOPCHORD THAT IS INTERSECTED AND RETURN TO TOP PLATE AND STUD MIN 150MM . FULLY NAIL EACH HOLE OVER TIMBER WITH 30X2.75MM CLEATS

FIXING SCHEDULE		ALTERNATIVE
PURLIN TO RAFTER / TRUSS	10G SELF-DRILLING SCREW, 80MM LONG	MIN 2.4KN
RAFTER TO SUPPORT	2/90x3.15 SKEW NAILS + 2WIRE DOGS	MIN 4.7KN

IMPORTANT

- 0.40MM SIX RIB LONGRUN COLORSTEEL ROOFING INSTALLED TO MANUFACTURERS INSTRUCTIONS
- SISALATION SUREWRAP SELF SUPPORTING ROOF UNDERLAY
- COLORSTEEL QUARTER ROUND SPOUTING WITH EXTERNAL CLIPS & 80MM DIA DOWNPIPES WITH PIPE CLIPS @1200CRS. MAX ALLOWABLE CATCHMENT = 85m²
- 185MM COLORSTEEL FASCIA THROUGHOUT
- ALL FLASHINGS TO BE 0.55MM BMT COLORSTEEL. CHECK ALL SIZES ONSITE BEFORE COMENCING.
- INSTALL DIVERTERS TO ENDS OF APRON FLASHINGS

- JAMES HARDIE 4.5MM HARDIFLEX SOFFIT WITH PVC JOINTERS

- 70x45 H1.2 SG8 PURLINS AT 900 CRS MAX SPACED TO SUIT ROOF CLADDING

- ROOF STRUCTURE TO COMPLY WITH NZBC B1/VM1 & NZS 3604:2011.

- FIX SOLID BLOCKING BETWEEN ALL RAFTERS OVER LOAD BEARING WALLS

- R4.0 (195MM) CEILING BATTS THROUGHOUT

LINTEL SCHEDULE - REFER ASLO STRUCTURAL

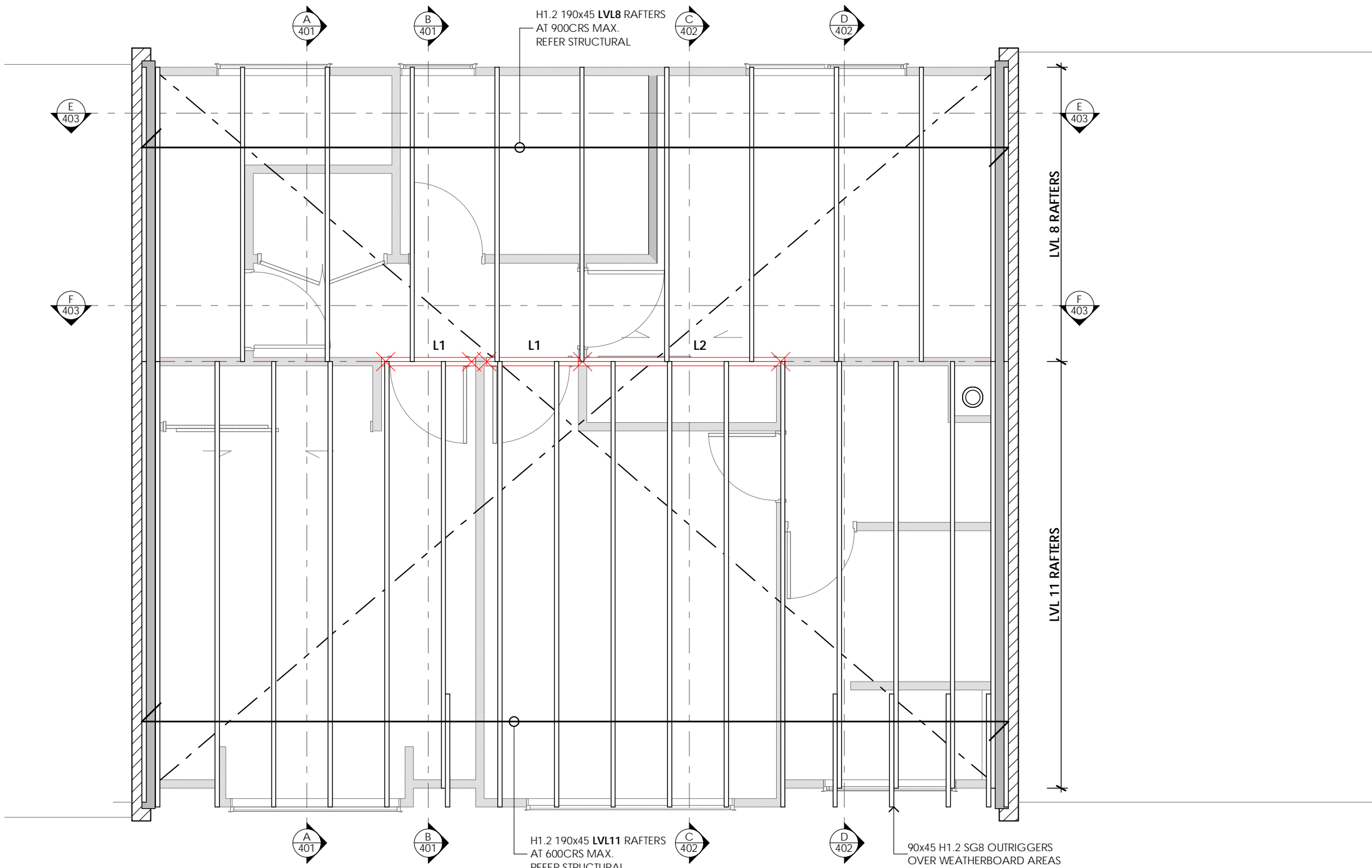
* EXISTING LINTEL ADEQUATE FOR NEW LOADING

L1 NEW 2/90x45 H1.2 SG8 LINTEL, TYPE E (1.4kN) FIXING, 1/90x45 TRIMING STUD

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L4 NEW 2/290x45 H1.2 SG8 LINTEL, TYPE F (4kN) FIXING, 2/90x45 TRIMING STUDS + 1/90x45 UNDER STUD



Central Otago District Council
200805
Approved Building Consent
14/12/2020

PROJECT
HORACE ST ALTERATIONS
60 HORACE STREET, CROMWELL, NZ
ADDRESS

DRAWING
PROPOSED ROOF
FRAMING PLAN

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:50 @ A3

ISSUE CONSENT ISSUE
DATE 5/11/2020

REVISION	
A	

Amended Plans and or Specifications Received
g/v 15/12/2020

LUMBERLOK STRAP BRACING

A DIAGONALLY OPPOSING PAIR OF CONTINUOUS 25 X 1MM GALV STRAP WITH MIN 4KN TENSION FIXED TO EACH TOPCHORD THAT IS INTERSECTED AND RETURN TO TOP PLATE AND STUD MIN 150MM . FULLY NAIL EACH HOLE OVER TIMBER WITH 30X2.75MM CLEATS

FIXING SCHEDULE		ALTERNATIVE
PURLIN TO RAFTER / TRUSS	10G SELF-DRILLING SCREW, 80MM LONG	MIN 2.4KN
RAFTER TO SUPPORT	2/90x3.15 SKEW NAILS + 2WIRE DOGS	MIN 4.7KN

IMPORTANT

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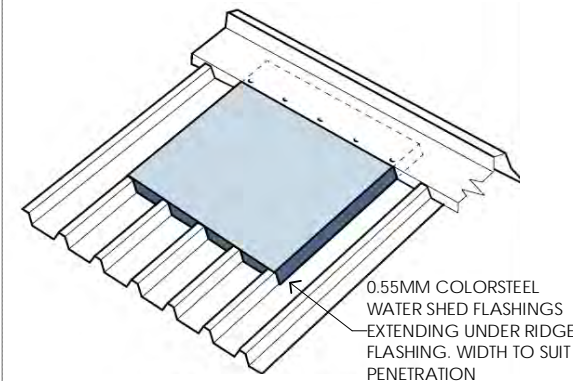
- 70X45 H1.2 SG8 PURLINS AT 900 CRS MAX SPACED TO SUIT ROOF CLADDING

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- FIX SOLID BLOCKING BETWEEN ALL RAFTERS OVER LOAD BEARING WALLS

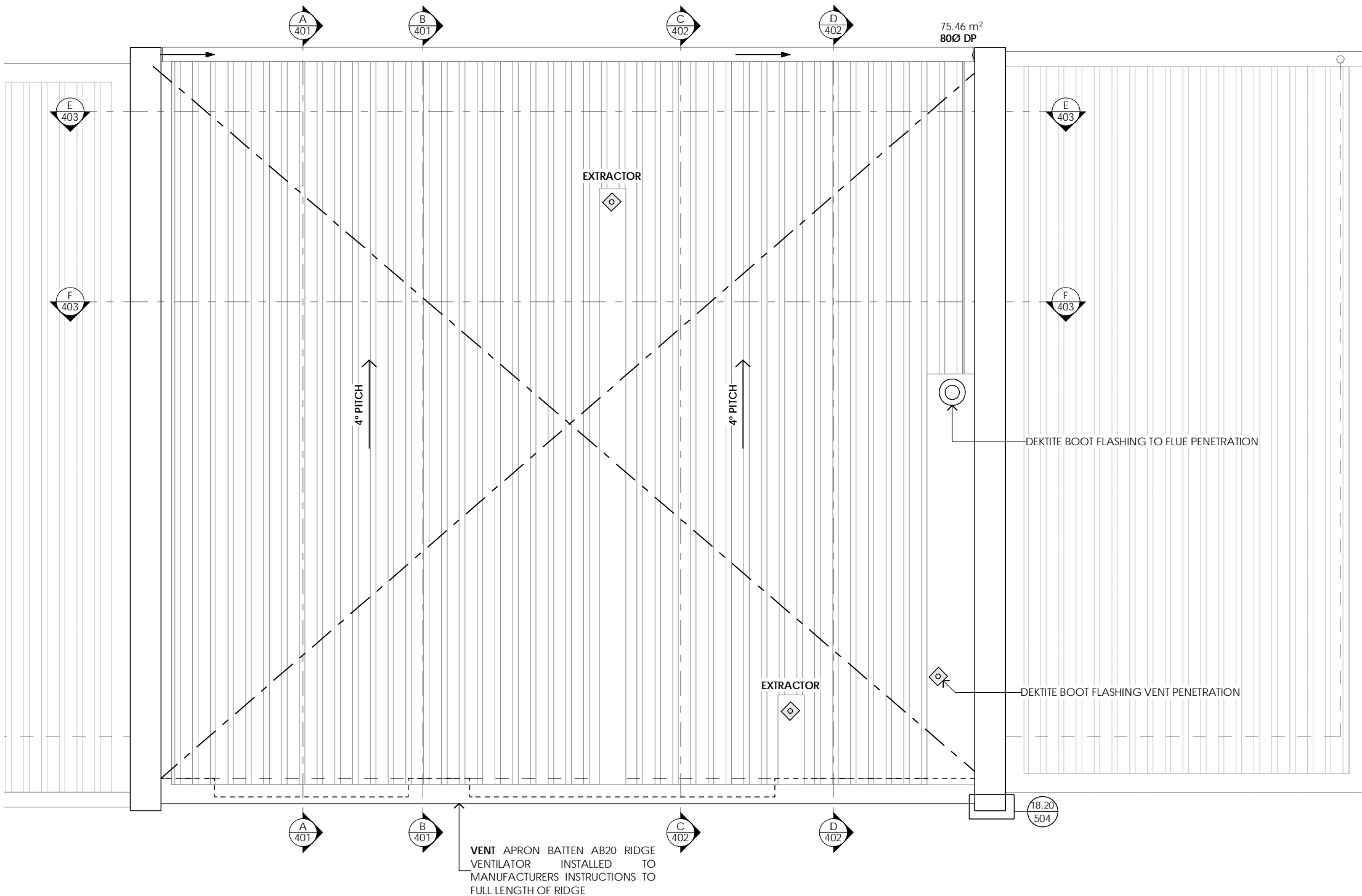
- R4.0 (195MM) CEILING BATTS THROUGHOUT

ROOF PENETRATIONS UNDER 10°



WATERSHED FLASHING
SCALE NTS

Central Otago District Council
200805
Approved Building Consent
15/12/2020



REVISION	
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B	14/12/20 COUNCIL RFI



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CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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PROJECT
HORACE ST ALTERATIONS
60 HORACE STREET, CROMWELL, NZ
ADDRESS

DRAWING
ELEVATIONS

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:125 @ A3

ISSUE DATE
CONSENT ISSUE DATE
5/11/2020

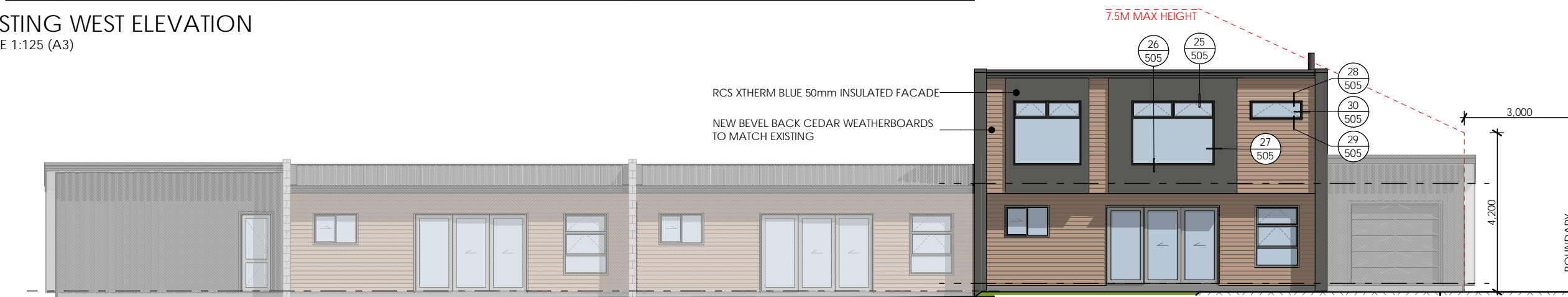
REVISION	
A	

301

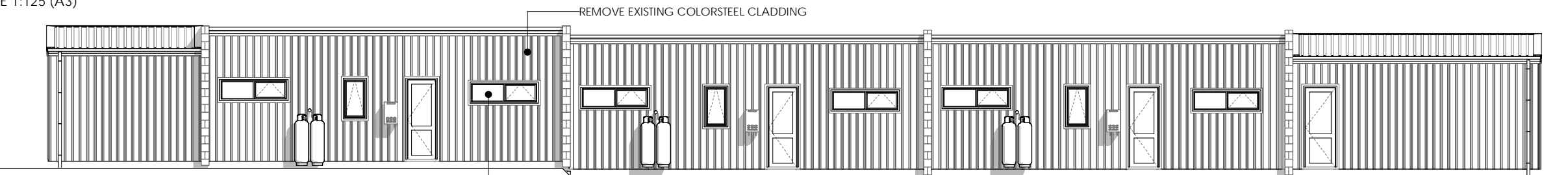
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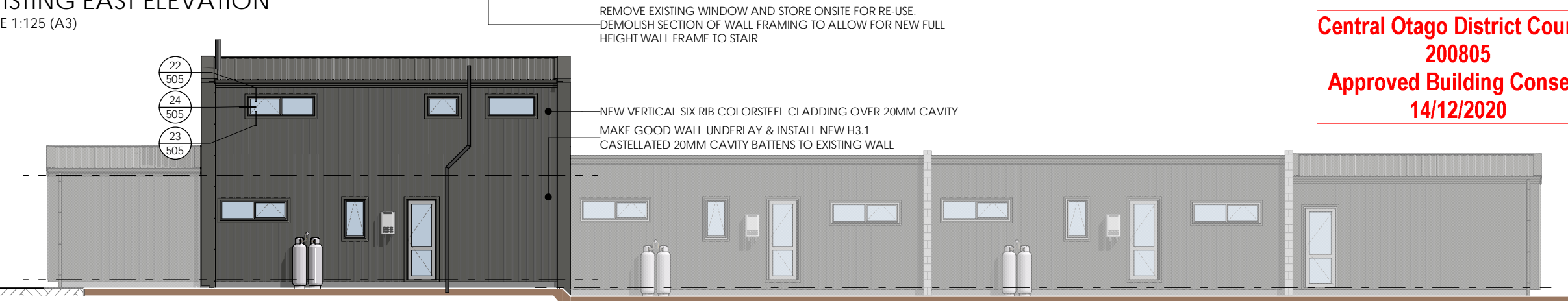
EXISTING WEST ELEVATION
SCALE 1:125 (A3)



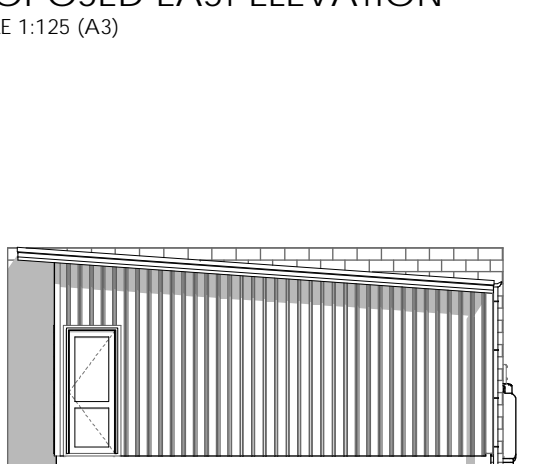
PROPOSED WEST ELEVATION
SCALE 1:125 (A3)



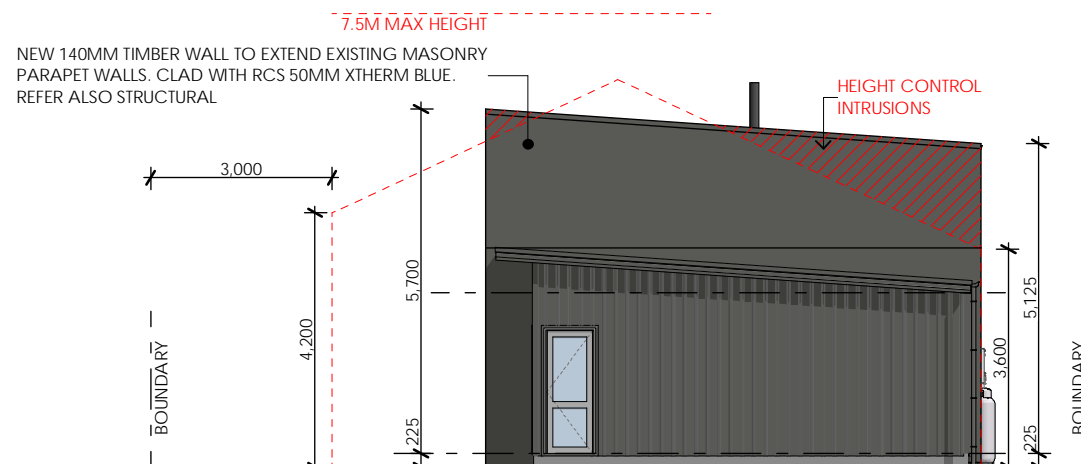
EXISTING EAST ELEVATION
SCALE 1:125 (A3)



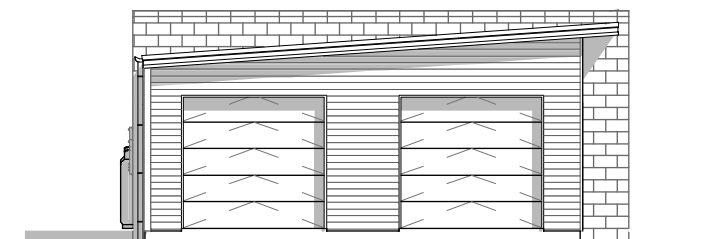
PROPOSED EAST ELEVATION
SCALE 1:125 (A3)



EXISTING SOUTH ELEVATION
SCALE 1:125 (A3)

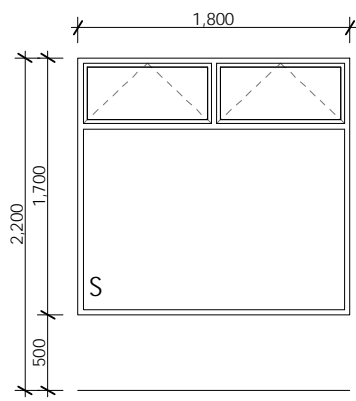


PROPOSED SOUTH ELEVATION
SCALE 1:125 (A3)

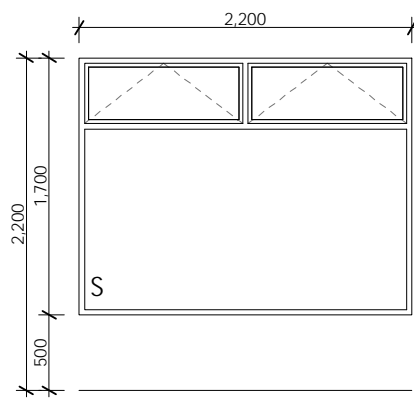


EXISTING NORTH ELEVATION - (unchanged)
SCALE 1:125 (A3)

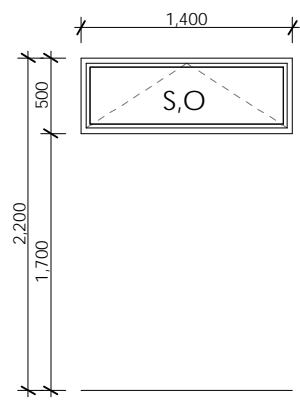
**Central Otago District Council
200805
Approved Building Consent
14/12/2020**



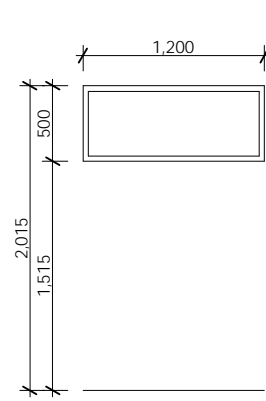
W01



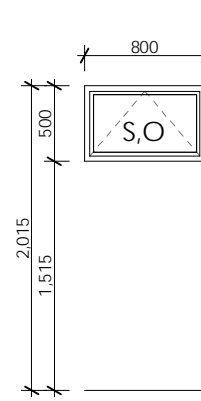
W02



W03



W04



W05

NOTES

RESIDENTIAL SERIES POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE

ALL UNITS VIEWED FOR EXTERIOR

ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL DIMENSIONS MUST BE SITE VERIFIED PRIOR TO MANUFACTURE

INSTALL SAFETY STAYS TO OPENING WINDOWS WHERE THERE IS A RISK OF FALLING 1.0M AND OVER IN ACCORDANCE WITH NZBC CLAUSE F4

ALL GLAZING TO COMPLY WITH NZS 4223
 O = OBSCURED
 S = GRADE A TOUGHENED SAFETY GLAZING

INTERIOR DOORS:

ALL INTERNAL DOOR LEAFS INCLUDING WARDROBES TO BE 1,980 HIGH

WARDROBE DOORS:

ALL WARDROBE DOORS TO BE HOLLOWCORE OVERLAPPING SLIDING DOOR LEAFS TO MATCH OTHER INTERNAL DOORS. FIT WITH FLUSH PULL HANDLES



GENERATE ARCHITECTURE

E: info@generatearchitecture.co.nz
 W: www.generatearchitecture.co.nz

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZ BUILDING CODE AND LOCAL AUTHORITY BY LAWS.

Central Otago District Council
200805
Approved Building Consent
14/12/2020

PROJECT
HORACE ST ALTERATIONS

60 HORACE STREET, CROMWELL, NZ
 ADDRESS

DRAWING
WINDOW & DOOR SCHEDULE

DESIGN D BIRTLES
 DRAWN D BIRTLES
 JOB No 20008
 SCALE 1:50 @ A3

ISSUE CONSENT ISSUE
 DATE 5/11/2020

REVISION	
A	

302



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PROJECT
HORACE ST ALTERATIONS
ADDRESS
60 HORACE STREET, CROMWELL, NZ

DRAWING
SECTIONS A & B

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:50 @ A3

ISSUE CONSENT ISSUE
DATE 5/11/2020

REVISION	
A	

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0.40MM SIX RIB COLORSTEEL ROOFING ON SELF SUPPORTING ROOF UNDERLAY ON H1.2 70X45 SG8 PURLINS AT 900 CRS MAX ON H1.2 190X45 LVL8 RAFTERS AT 600CRS MAX. RONDO CEILING BATTENS 13MM GIB R4.0 195MM CEILING BATT

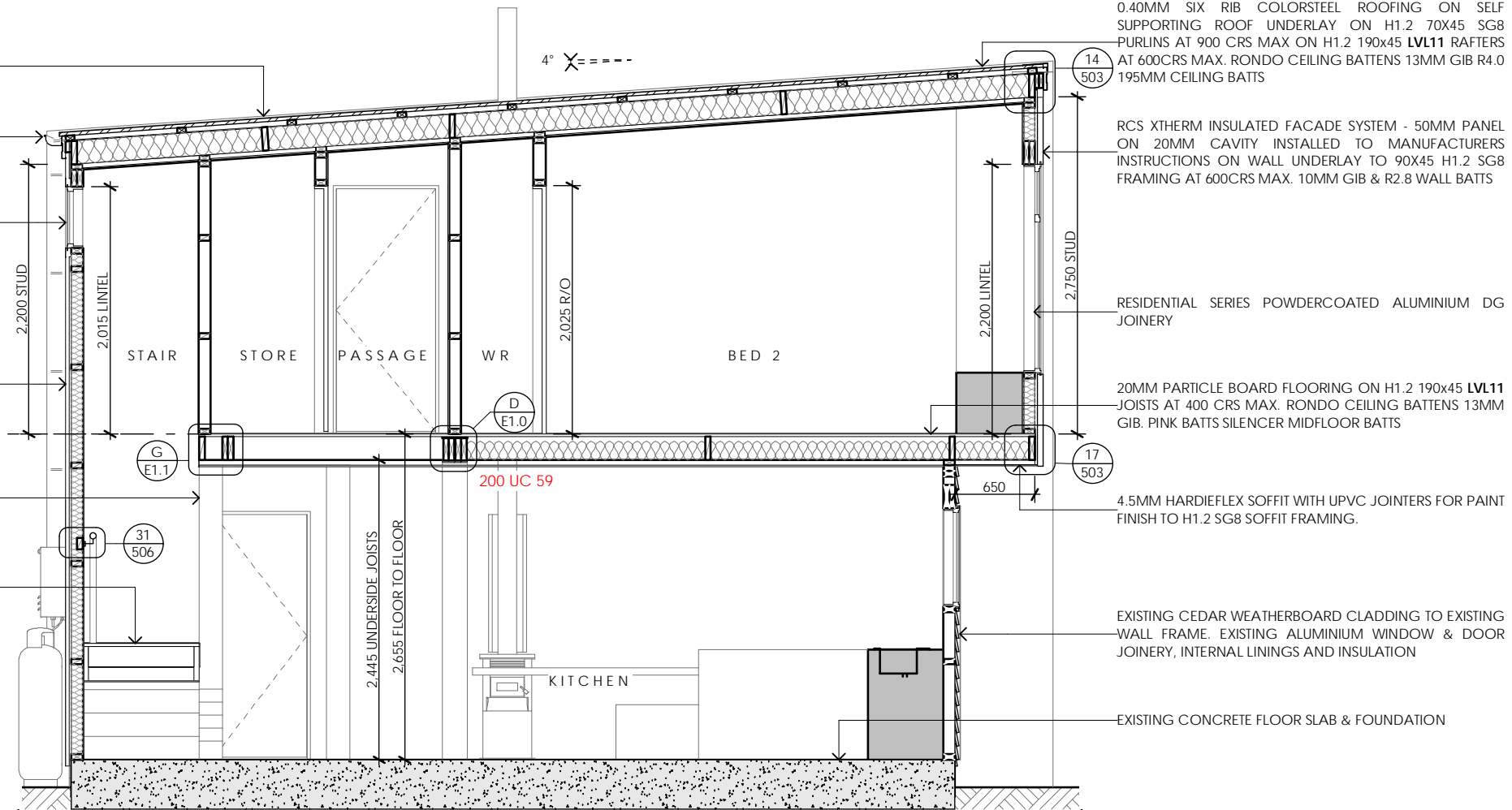
COLORSTEEL SPOUTING TO MATCH EXISTING ON 185MM COLORSTEEL FASCIA

RESIDENTIAL SERIES POWDERCOATED ALUMINIUM DG JOINERY

0.40MM BMT VERTICAL SIX RIB COLORSTEEL INSTALLED TO MANUFACTURERS INSTRUCTIONS ON 20MM HORIZONTAL CASTELLATED CAVITY BATTENS ON WALL UNDERLAY TO NEW SECTION OF DOUBLE HEIGHT WALL FRAME TO STAIR WELL. 90X45 H1.2 SG8 FRAMING AT 300CRS MAX. 10MM GIB LINING, R2.8 WALL BATT

VERTICAL TIMBER FINIS BETWEEN STAIR AND CEILING ONLY. 100MM MAX GAPS

13 EQUAL TREADS (280MM MIN), 20MM NOSINGS. 14 EQUAL RISERS (190MM MAX). 25MM MDF TO TREADS, 25MM MDF TO RISERS. 30MM MDF STRINGERS. MANUFACTURER TO CONFIRM ONSITE. 50 dia HANDRAIL AT 900MM ABOVE NOSING LINE ALL TO COMPLY WITH NZBC D1



0.40MM SIX RIB COLORSTEEL ROOFING ON SELF SUPPORTING ROOF UNDERLAY ON H1.2 70X45 SG8 PURLINS AT 900 CRS MAX ON H1.2 190X45 LVL11 RAFTERS AT 600CRS MAX. RONDO CEILING BATTENS 13MM GIB R4.0 195MM CEILING BATT

RCS XTERM INSULATED FACADE SYSTEM - 50MM PANEL ON 20MM CAVITY INSTALLED TO MANUFACTURERS INSTRUCTIONS ON WALL UNDERLAY TO 90X45 H1.2 SG8 FRAMING AT 600CRS MAX. 10MM GIB & R2.8 WALL BATT

RESIDENTIAL SERIES POWDERCOATED ALUMINIUM DG JOINERY

20MM PARTICLE BOARD FLOORING ON H1.2 190X45 LVL11 JOISTS AT 400 CRS MAX. RONDO CEILING BATTENS 13MM GIB. PINK BATT SILENCER MIDFLOOR BATT

4.5MM HARDIFLEX SOFFIT WITH UPVC JOINTERS FOR PAINT FINISH TO H1.2 SG8 SOFFIT FRAMING.

EXISTING CEDAR WEATHERBOARD CLADDING TO EXISTING WALL FRAME. EXISTING ALUMINIUM WINDOW & DOOR JOINERY, INTERNAL LININGS AND INSULATION

EXISTING CONCRETE FLOOR SLAB & FOUNDATION

SECTION A-A

SCALE 1:50 (A3)

0.40MM SIX RIB COLORSTEEL ROOFING ON SELF SUPPORTING ROOF UNDERLAY ON H1.2 70X45 SG8 PURLINS AT 900 CRS MAX ON H1.2 190X45 LVL8 RAFTERS AT 600CRS MAX. RONDO CEILING BATTENS 13MM GIB R4.0 195MM CEILING BATT

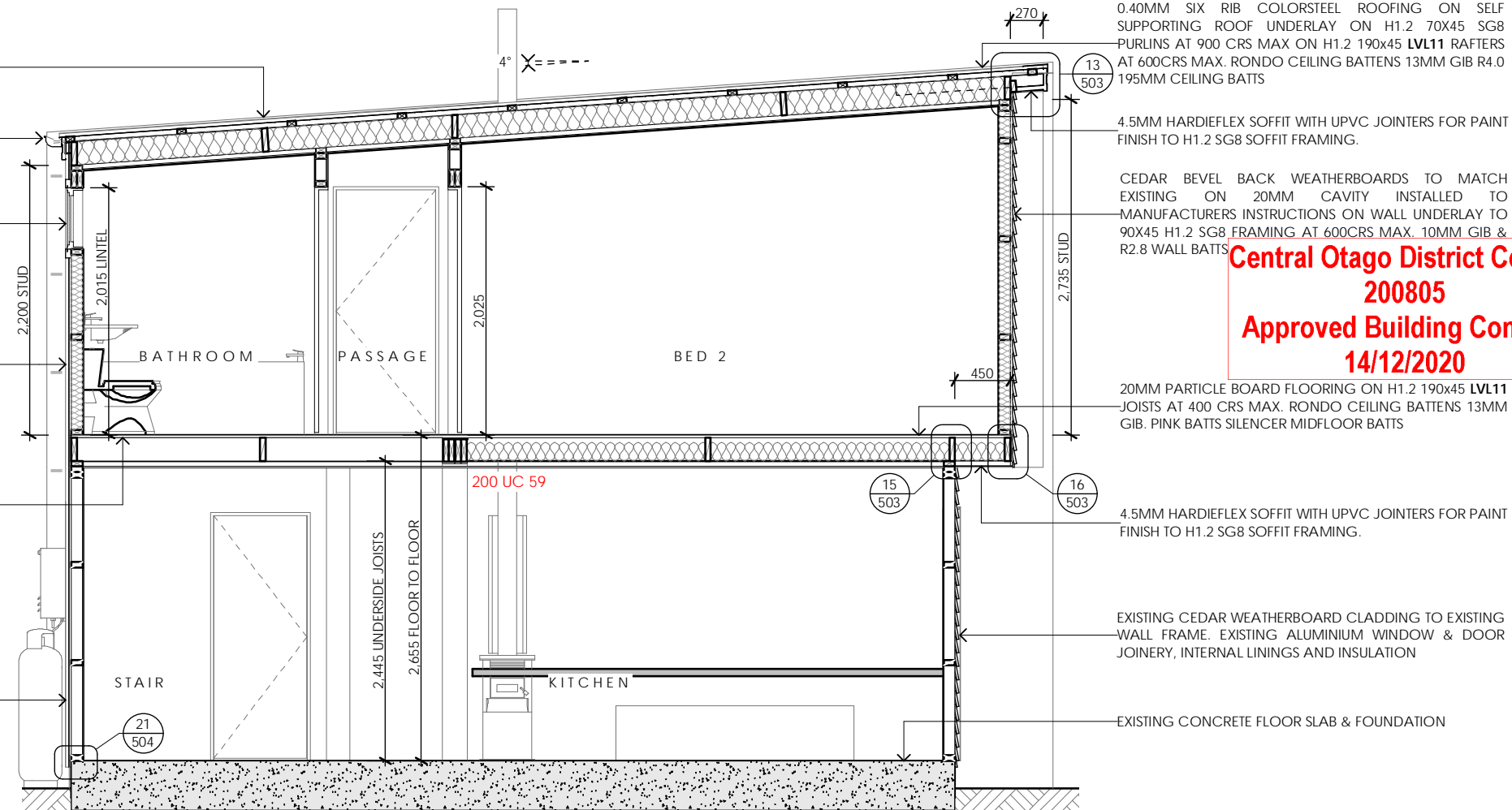
COLORSTEEL SPOUTING TO MATCH EXISTING ON 185MM COLORSTEEL FASCIA

RESIDENTIAL SERIES POWDERCOATED ALUMINIUM DG JOINERY

0.40MM BMT VERTICAL SIX RIB COLORSTEEL INSTALLED TO MANUFACTURERS INSTRUCTIONS ON 20MM HORIZONTAL CASTELLATED CAVITY BATTENS ON WALL UNDERLAY TO 90X45 H1.2 SG8 FRAMING AT 600CRS MAX. 10MM GIB LINING, R2.8 WALL BATT

20MM H3.1 PLYWOOD FLOORING TO WET AREAS ONLY ON H1.2 190X45 SG8 JOISTS AT 400 CRS MAX. RONDO CEILING BATTENS 13MM GIB

REMOVE EXISTING SIX RIB COLORSTEEL CLADDING. MAKE GOOD WALL UNDERLAY & INSTALL NEW H3.1 CASTELLATED 20MM CAVITY BATTENS TO EXISTING WALL FRAME. INSTALL NEW VERTICAL COLORSTEEL SIX RIB CLADDING AS PER MANUFACTURERS INSTRUCTIONS



0.40MM SIX RIB COLORSTEEL ROOFING ON SELF SUPPORTING ROOF UNDERLAY ON H1.2 70X45 SG8 PURLINS AT 900 CRS MAX ON H1.2 190X45 LVL11 RAFTERS AT 600CRS MAX. RONDO CEILING BATTENS 13MM GIB R4.0 195MM CEILING BATT

4.5MM HARDIFLEX SOFFIT WITH UPVC JOINTERS FOR PAINT FINISH TO H1.2 SG8 SOFFIT FRAMING.

CEDAR BEVEL BACK WEATHERBOARDS TO MATCH EXISTING ON 20MM CAVITY INSTALLED TO MANUFACTURERS INSTRUCTIONS ON WALL UNDERLAY TO 90X45 H1.2 SG8 FRAMING AT 600CRS MAX. 10MM GIB & R2.8 WALL BATT

20MM PARTICLE BOARD FLOORING ON H1.2 190X45 LVL11 JOISTS AT 400 CRS MAX. RONDO CEILING BATTENS 13MM GIB. PINK BATT SILENCER MIDFLOOR BATT

4.5MM HARDIFLEX SOFFIT WITH UPVC JOINTERS FOR PAINT FINISH TO H1.2 SG8 SOFFIT FRAMING.

EXISTING CEDAR WEATHERBOARD CLADDING TO EXISTING WALL FRAME. EXISTING ALUMINIUM WINDOW & DOOR JOINERY, INTERNAL LININGS AND INSULATION

EXISTING CONCRETE FLOOR SLAB & FOUNDATION

Central Otago District Council
200805
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SECTION B-B

SCALE 1:50 (A3)



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PROJECT
HORACE ST ALTERATIONS

60 HORACE STREET, CROMWELL, NZ
ADDRESS

DRAWING
SECTIONS C & D

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:50 @ A3

ISSUE CONSENT ISSUE
DATE 5/11/2020

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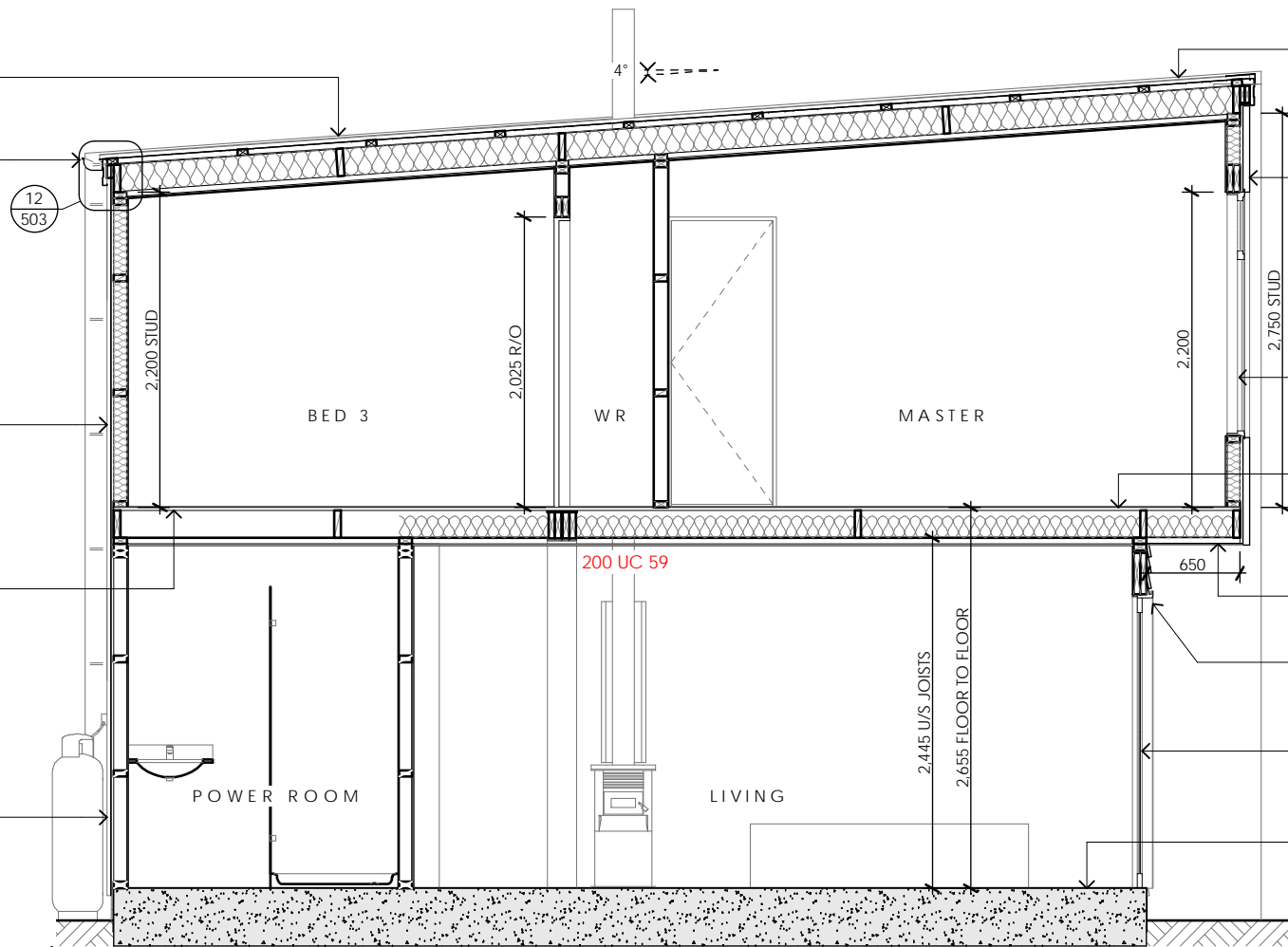
0.40MM SIX RIB COLORSTEEL ROOFING ON SELF SUPPORTING ROOF UNDERLAY ON H1.2 70X45 SG8 PURLINS AT 900 CRS MAX ON H1.2 190X45 LVL8 RAFTERS AT 600CRS MAX. RONDO CEILING BATTENS 13MM GIB R4.0 195MM CEILING BATT

COLORSTEEL SPOUTING TO MATCH EXISTING ON 185MM COLORSTEEL FASCIA

0.40MM BMT VERTICAL SIX RIB COLORSTEEL INSTALLED TO MANUFACTURERS INSTRUCTIONS ON 20MM HORIZONTAL CASTELLATED CAVITY BATTENS ON WALL UNDERLAY TO 90X45 H1.2 SG8 FRAMING AT 600CRS MAX. 10MM GIB LINING, R2.8 WALL BATT

20MM PARTICLE BOARD FLOORING ON H1.2 190X45 SG8 JOISTS AT 400 CRS MAX. RONDO CEILING BATTENS 13MM GIB

REMOVE EXISTING SIX RIB COLORSTEEL CLADDING. MAKE GOOD WALL UNDERLAY & INSTALL NEW H3.1 CASTELLATED 20MM CAVITY BATTENS TO EXISTING WALL FRAME. INSTALL NEW VERTICAL COLORSTEEL SIX RIB CLADDING AS PER MANUFACTURERS INSTRUCTIONS



0.40MM SIX RIB COLORSTEEL ROOFING ON SELF SUPPORTING ROOF UNDERLAY ON H1.2 70X45 SG8 PURLINS AT 900 CRS MAX ON H1.2 190X45 LVL11 RAFTERS AT 900CRS MAX. RONDO CEILING BATTENS 13MM GIB R4.0 195MM CEILING BATT

RCS XTHERM INSULATED FACADE SYSTEM - 50MM PANEL ON 20MM CAVITY INSTALLED TO MANUFACTURERS INSTRUCTIONS ON WALL UNDERLAY TO 90X45 H1.2 SG8 FRAMING AT 600CRS MAX. 10MM GIB & R2.8 WALL BATT

RESIDENTIAL SERIES POWDERCOATED ALUMINIUM DG JOINERY

20MM PARTICLE BOARD FLOORING ON H1.2 190X45 LVL11 JOISTS AT 400 CRS MAX. RONDO CEILING BATTENS 13MM GIB. PINK BATT SILENCER MIDFLOOR BATT

4.5MM HARDIFLEX SOFFIT WITH UPVC JOINTERS FOR PAINT FINISH TO H1.2 SG8 SOFFIT FRAMING.

REMOVE EXISTING LINTEL. INSTALL NEW 2/290X45 H1.2 SG8 (REFER STRUCUTRAL) OVER SLIDING DOOR. MAKE GOOD EXTERNAL CLADDING AND INTERNAL LININGS

EXISTING POWDERCOATED ALUMINIUM DG JOINERY

EXISTING CONCRETE FLOOR SLAB & FOUNDATION

SECTION C-C

SCALE 1:50 (A3)

0.40MM SIX RIB COLORSTEEL ROOFING ON SELF SUPPORTING ROOF UNDERLAY ON H1.2 70X45 SG8 PURLINS AT 900 CRS MAX ON H1.2 190X45 LVL8 RAFTERS AT 600CRS MAX. RONDO CEILING BATTENS 13MM GIB R4.0 195MM CEILING BATT

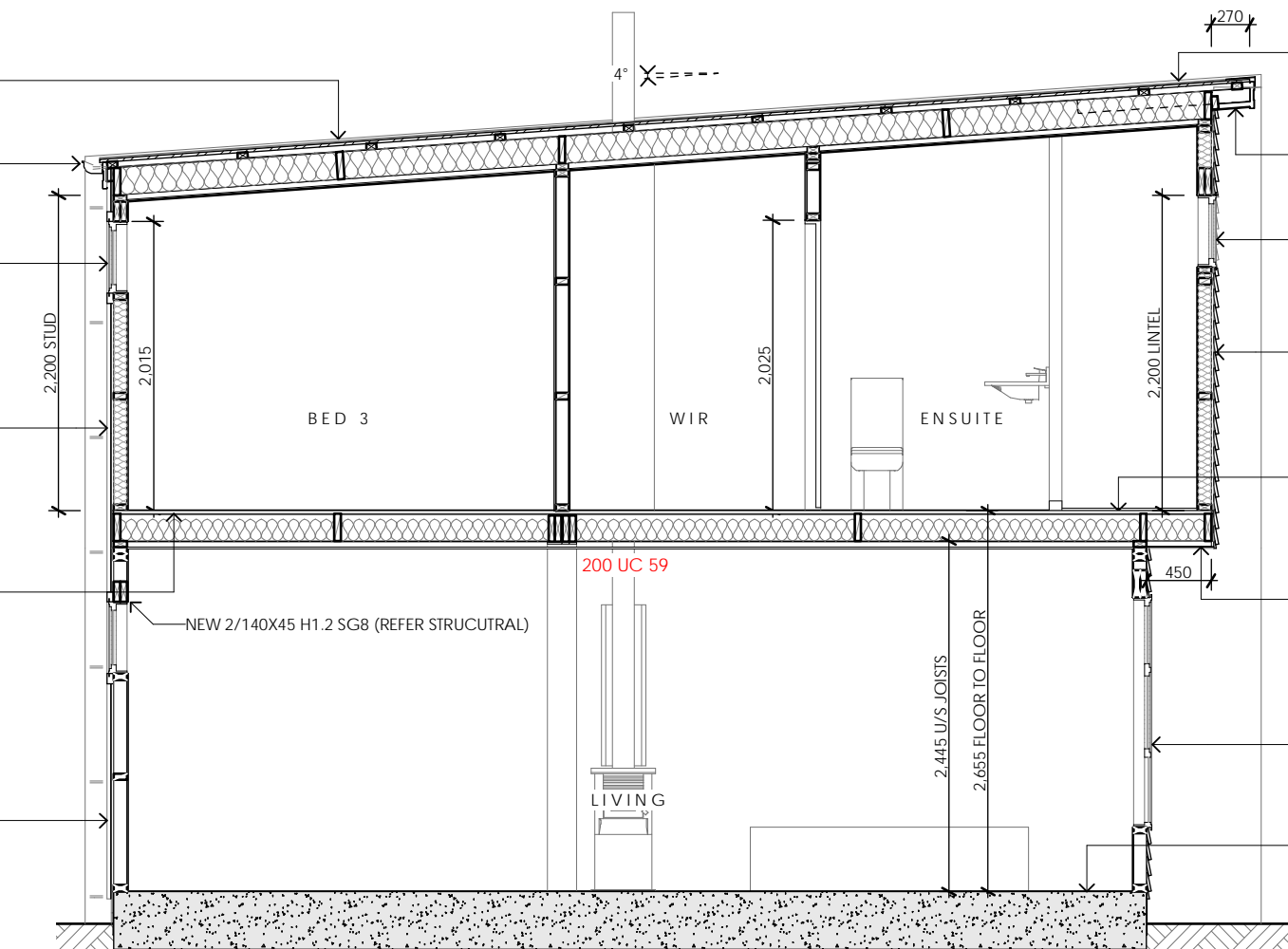
COLORSTEEL SPOUTING TO MATCH EXISTING ON 185MM COLORSTEEL FASCIA

RESIDENTIAL SERIES POWDERCOATED ALUMINIUM DG JOINERY

0.40MM BMT VERTICAL SIX RIB COLORSTEEL INSTALLED TO MANUFACTURERS INSTRUCTIONS ON 20MM HORIZONTAL CASTELLATED CAVITY BATTENS ON WALL UNDERLAY TO 90X45 H1.2 SG8 FRAMING AT 600CRS MAX. 10MM GIB LINING, R2.8 WALL BATT

20MM PARTICLE BOARD FLOORING ON H1.2 190X45 SG8 JOISTS AT 400 CRS MAX. RONDO CEILING BATTENS 13MM GIB. PINK BATT SILENCER MIDFLOOR BATT

REMOVE EXISTING SIX RIB COLORSTEEL CLADDING. MAKE GOOD WALL UNDERLAY & INSTALL NEW H3.1 CASTELLATED 20MM CAVITY BATTENS TO EXISTING WALL FRAME. INSTALL NEW VERTICAL COLORSTEEL SIX RIB CLADDING AS PER MANUFACTURERS INSTRUCTIONS



0.40MM SIX RIB COLORSTEEL ROOFING ON SELF SUPPORTING ROOF UNDERLAY ON H1.2 70X45 SG8 PURLINS AT 900 CRS MAX ON H1.2 190X45 LVL11 RAFTERS AT 900CRS MAX. RONDO CEILING BATTENS 13MM GIB R4.0 195MM CEILING BATT

4.5MM HARDIFLEX SOFFIT WITH UPVC JOINTERS FOR PAINT FINISH TO H1.2 SG8 SOFFIT FRAMING.

RESIDENTIAL SERIES POWDERCOATED ALUMINIUM DG JOINERY

CEDAR BEVEL BACK WEATHERBOARDS TO MATCH EXISTING ON 20MM CAVITY INSTALLED TO MANUFACTURERS INSTRUCTIONS ON WALL UNDERLAY TO 90X45 H1.2 SG8 FRAMING AT 600CRS MAX. 10MM GIB & R2.8 WALL BATT

20MM H3.1 PLYWOOD FLOORING TO WET AREAS ONLY ON H1.2 190X45 LVL11 JOISTS AT 400 CRS MAX. RONDO CEILING BATTENS 13MM GIB. PINK BATT SILENCER MIDFLOOR BATT

4.5MM HARDIFLEX SOFFIT WITH UPVC JOINTERS FOR PAINT FINISH TO H1.2 SG8 SOFFIT FRAMING.

EXISTING WEATHERBOARD CLADDING TO EXISTING WALL FRAME. EXISTING ALUMINIUM WINDOW & DOOR JOINERY, INTERNAL LININGS AND INSULATION

EXISTING CONCRETE FLOOR SLAB & FOUNDATION

SECTION D-D

SCALE 1:50 (A3)

Central Otago District Council
200805
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14/12/2020

0.40MM SIX RIB COLORSTEEL ROOFING ON SELF SUPPORTING ROOF UNDERLAY ON H1.2 70X45 SG8 PURLINS AT 900 CRS MAX ON H1.2 190X45 LVL8 RAFTERS AT 600CRS MAX. RONDO CEILING BATTENS 13MM GIB R4.0 195MM CEILING BATTS

RCS XTHERM INSULATED FACADE SYSTEM - 50MM PANEL ON 20MM MIN CAVITY INSTALLED TO MANUFACTURERS INSTRUCTIONS ON WALL UNDERLAY TO 140X45 H1.2 SG8 FRAMING AT 400CRS MAX. 10MM GIB INTERNAL LINING & R2.8 WALL BATTS. FIX TO CONCRETE NIB WITH M12 x 270mm THREADED ROD CAST IN AT 1200CRS - REFER ALSO STRUCUTRAL

45MM H1.2 SG8 STRAPPING AT 400CRS OVER DPC. 10MM GIB LINING & 45MM EXPOL PLATINUM BOARD INSULATION

20MM PARTICLE BOARD FLOORING ON H1.2 190X45 SG8 JOISTS AT 400 CRS MAX. RONDO CEILING BATTENS 13MM GIB. PINK BATTS SILENCER MIDFLOOR BATTS

EXISTING 20 SERIES MASONRY WALL

GARAGE

BED 3

LIVING

POWER ROOM

BATHROOM

STORE

STAIR

5
501

30/30/30 FIRE WALL

GBTL 30b - TWO WAY FRR 30/30/30

RCS XTHERM INSULATED FACADE SYSTEM - 50MM PANEL ON 20MM MIN CAVITY INSTALLED TO MANUFACTURERS INSTRUCTIONS ON WALL UNDERLAY TO 13MM FYRELIN GIB TO 140X45 H1.2 SG8 FRAMING AT 400CRS MAX. 13MM FYRELIN GIB INTERNAL LINING & R2.8 WALL BATTS. SOLID BLOCK A STOP ALL SHEET JOINS. FIX TO CONCRETE NIB WITH GIB HANDIBRAC ONE SIDE OF EACH STUD INSTALLED TO MANUFACTURERS INSTRUCTIONS. REPLACE SCREW BOLT WITH CAST-IN THREADED ROD - REFER ALSO STRUCUTRAL

90x45MM H1.2 SG8 STRAPPING AT 400CRS OVER DPC. 13MM GIB FYRELIN LINING & 45MM EXPOL PLATINUM BOARD INSULATION

13 EQUAL TREADS (280MM MIN), 20MM NOSINGS. 14 EQUAL RISERS (190MM MAX). 25MM MDF TO TREADS, 25MM MDF TO RISERS. 30MM MDF STRINGERS. MANUFACTURER TO CONFIRM ONSITE. 50 dia HANDRAIL AT 900MM ABOVE NOSING LINE ALL TO COMPLY WITH NZBC D1

EXISTING 20 SERIES MASONRY FIRE WALL

EXISTING CONCRETE FLOOR SLAB & FOUNDATION

Central Otago District Council
200805
Approved Building Consent
14/12/2020

SECTION E-E

SCALE 1:50 (A3)

0.40MM SIX RIB COLORSTEEL ROOFING ON SELF SUPPORTING ROOF UNDERLAY ON H1.2 70X45 SG8 PURLINS AT 900 CRS MAX ON H1.2 190X45 LVL8 RAFTERS AT 600CRS MAX. RONDO CEILING BATTENS 13MM GIB R4.0 195MM CEILING BATTS

RCS XTHERM INSULATED FACADE SYSTEM - 50MM PANEL ON 20MM MIN CAVITY INSTALLED TO MANUFACTURERS INSTRUCTIONS ON WALL UNDERLAY TO 140X45 H1.2 SG8 FRAMING AT 400CRS MAX. 10MM GIB INTERNAL LINING & R2.8 WALL BATTS. FIX TO CONCRETE NIB WITH M12 x 270mm THREADED ROD CAST IN AT 1200CRS - REFER ALSO STRUCUTRAL

45MM H1.2 SG8 STRAPPING AT 400CRS OVER DPC. 10MM GIB LINING & 45MM EXPOL PLATINUM BOARD INSULATION

20MM PARTICLE BOARD FLOORING ON H1.2 190X45 SG8 JOISTS AT 400 CRS MAX. RONDO CEILING BATTENS 13MM GIB. PINK BATTS SILENCER MIDFLOOR BATTS

EXISTING 20 SERIES MASONRY WALL

GARAGE

BED 3

LIVING

DINING

KITCHEN

L'DRY

PASSAGE

2.025 R/O

30/30/30 FIRE WALL

GBTL 30b - TWO WAY FRR 30/30/30

RCS XTHERM INSULATED FACADE SYSTEM - 50MM PANEL ON 20MM MIN CAVITY INSTALLED TO MANUFACTURERS INSTRUCTIONS ON WALL UNDERLAY TO 13MM FYRELIN GIB TO 140X45 H1.2 SG8 FRAMING AT 400CRS MAX. 13MM FYRELIN GIB INTERNAL LINING & R2.8 WALL BATTS. SOLID BLOCK A STOP ALL SHEET JOINS. FIX TO CONCRETE NIB WITH GIB HANDIBRAC ONE SIDE OF EACH STUD INSTALLED TO MANUFACTURERS INSTRUCTIONS. REPLACE SCREW BOLT WITH CAST-IN THREADED ROD - REFER ALSO STRUCUTRAL

90x45MM H1.2 SG8 STRAPPING AT 400CRS OVER DPC. 13MM GIB FYRELIN LINING & 45MM EXPOL PLATINUM BOARD INSULATION

45MM H1.2 SG8 STRAPPING AT 600CRS OVER DPC. 10MM GIB LINING

EXISTING 20 SERIES MASONRY FIRE WALL

EXISTING CONCRETE FLOOR SLAB & FOUNDATION

SECTION F-F

SCALE 1:50 (A3)

PROJECT
HORACE ST ALTERATIONS

60 HORACE STREET, CROMWELL, NZ
ADDRESS

DRAWING
SECTIONS E & F

DESIGN D BIRTLES
DRAWN D BIRTLES
JOB No 20008
SCALE 1:50 @ A3

ISSUE CONSENT ISSUE
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A	

403

100mm Storm Water Drain PVC

100mm Foul Sewer Drain PVC

BC. NO. 200805

FILE

VAL NO.

DRAINAGE BLOCK PLAN

○ Inspection Point

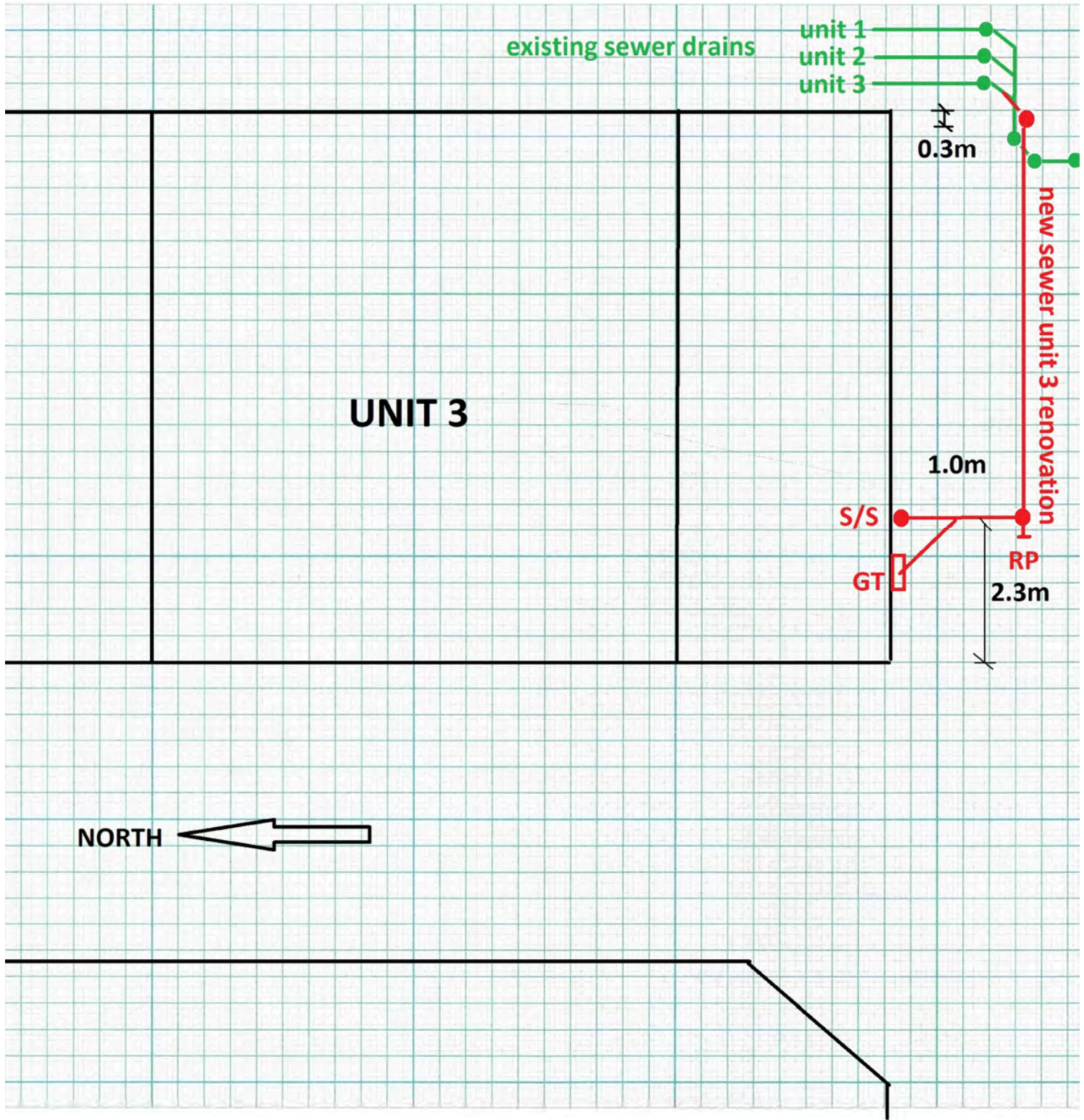
○ Downpipe

I.T — means Intercepting Trap
F.A.I — means Fresh Air Inlet
I.P — means Inspecting Pipe
I.Y — means Inspection Junction

REFERENCE
Y.P — means Junction Pipe
G.T — means Gully Trap
W.C — means Water Closet
B.V — means Back Vent

APPLICATION No.....
M.V — means Main Vent
T.V — means Terminal Vent
I.C — means Inspection Chamber
D.P — means Down Pipe

Scale — NTS



OWNER: C & G Sangster

LOCATION: 3 / 60 Horace Street Cromwell

LOT No.: 2

D.P.: 48 4832

SECTION:

BLOCK:

NAME: Mike May REG NO.: 14582

SIGNATURE: M D May

(Please Print)

(Registered Drainlayer)

Sycamore 60B44

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

THE BUILDING

Street Address:	60 Horace Street, Cromwell
Legal Description:	LOT 2 DP 484832
Valuation Number:	2850544500
Project:	Three two bedroom units with garages
Level/Unit Number:	
Current, lawfully established use:	
Intended Use:	Housing - multi-unit (apartments)
Year of Construction:	2016

OWNER*

Owner's Name and Mailing Address:

C J & G K Sangster
4 Chardonnay Street
Cromwell 9310

Phone Number:

Fax Number:

Email Address: chris@sangsterconstruction.co.nz

BUILDING WORK

Building Consent No:	BC 160331
Issued by:	Central Otago District Council


CODE COMPLIANCE CERTIFICATE

The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- a. The building work complies with the building consent.

Building Consent Officer: David Galvin

On behalf of:

Signature: 

Central Otago District Council

Date: 28 June 2017

PO Box 122

Alexandra



mayplumb xtra.co.nz

5 McNulty Road - P O Box 109
Cromwell 9310

Phone 03 445 1663

GASFITTING CERTIFICATE OF COMPLIANCE & GAS SAFETY CERTIFICATE

Reference/ Job No. **7205**



Gas Safety Certificate and Certificate of Compliance made pursuant to Regulations 46 and 52B of the Gas (Safety and Measurement) Regulations 2010 (as amended), and Energy Work made pursuant to Regulation 19 of the Building Act 2004.

CLIENT	Name Sangster Construction Ltd	INSTALLATION	Name Chris & Georgia Sangster
ADDRESS	4 Chardonnay Street Cromwell	ADDRESS	60 a Hurance Street Cromwell
DESCRIPTION AND LOCATION OF THE GASFITTING: Describe the whole gas installation or part of the gas installation, and the gasfitting work done and, if different gasfitting work was done by different people, who did what, and which parts of the gas installation, if any, are safe to connect to a gas supply. New home , install twin 45 KG LPG Station on East Wall , run " Rifeng " composite piping system in frames & over in ceiling space to external mounted cont. flow water heater on south wall and gas cooktop in kitchen , wall protection is glass splashbacks Install & commission appliances			
GAS TYPE	Natural Gas <input checked="" type="checkbox"/> LPG <input type="checkbox"/> Biogas	GAS SUPPLY PRESSURE	2.8 kpa kPa
DATE(S) GASFITTING PERFORMED	Enter The Specific Date(S) Or Span 14-02-17 10-04-17	DATE OF GAS CONNECTION	Date connected or date work completed if not disconnected
STANDARD RISK CLASSIFICATION (tick one)	<input type="checkbox"/> Low <input checked="" type="checkbox"/> General <input type="checkbox"/> High	10-04-17	
NAME, REGISTRATION NUMBER (IF ANY) OF PERSONS WHO CARRIED OUT GASFITTING UNDER SUPERVISION: Enter names and registration numbers / none <p style="text-align: center;">Julian Young 143 349</p>			
INSTALLED APPLIANCE DETAILS -- MAKE / MODEL / SERIAL NUMBER / MJs			
Rinnai REUV102426WG-ZK	s/n - 16.07-001249	188 mj/hr	
Omega Cooktop model OCG62	s/n - 21-70033121	30.2 mj / hr	
CERTIFICATE ATTACHMENTS (tick as applicable) <input type="checkbox"/> Manufacturers Instructions: Enter details of any attachments OR directions for access to. <input type="checkbox"/> Certified Designs: Enter details of any designs <p style="text-align: center;">go to www.rinnai.co.nz www.omegappliances.co.nz</p>			
"I believe on reasonable grounds that: (a) the gasfitting work described above has been done lawfully and safely; and (b) the work has been done in accordance with (tick one): <input checked="" type="checkbox"/> sections 3 to 6 of AS/NZS 5601.1, or <input type="checkbox"/> sections 3 to 9 of AS/NZS 5601.2; and (c) the work <input checked="" type="checkbox"/> has <input type="checkbox"/> has not (tick one) been done in accordance with a certified design; and (d) the work done <input checked="" type="checkbox"/> has <input type="checkbox"/> has not (tick one) relied on any manufacturers instructions; and (e) this certificate relates to the <input checked="" type="checkbox"/> whole <input type="checkbox"/> part (tick one) installation described above; and (f) the gas installation is connected to a gas supply and is safe to use; and (g) the information contained in this certificate is correct."			
CERTIFIER NAME	MICHAEL MAY		
REGISTRATION TYPE & NUMBER	CERTIFYING GASFITTER 14582		
SIGNATURE & DATE	 13-04-2017		

160331
28505 44500

GASFITTING CERTIFICATE OF COMPLIANCE & GAS SAFETY CERTIFICATE Reference/ Job No. **7205**

Gas Safety Certificate and Certificate of Compliance made pursuant to Regulations 46 and 52B of the Gas (Safety and Measurement) Regulations 2010 (as amended), and Energy Work made pursuant to Regulation 19 of the Building Act 2004.

CLIENT	Name Sangster Construction Ltd	INSTALLATION	Name Chris & Georgia Sangster
ADDRESS	4 Chardonnay Street Cromwell	ADDRESS	60 b Horace Street Cromwell
<p>DESCRIPTION AND LOCATION OF THE GASFITTING: Describe the whole gas installation or part of the gas installation, and the gasfitting work done and, if different gasfitting work was done by different people, who did what, and which parts of the gas installation, if any, are safe to connect to a gas supply.</p> <p>New home , install twin 45 KG LPG Station on East Wall , run " Rifeng " composite piping system in frames & over in ceiling space to external mounted cont. flow water heater on south wall and gas cooktop in kitchen , wall protection is glass splashback Install & commision appliances</p>			
GAS TYPE	Natural Gas <input checked="" type="checkbox"/> LPG <input type="checkbox"/> Biogas	GAS SUPPLY PRESSURE	2.8 kpa kPa
DATE(S) GASFITTING PERFORMED	Enter The Specific Date(S) Or Span 14-02-17 05-05-2017	DATE OF GAS CONNECTION	Date connected or date work completed if not disconnected
STANDARD RISK CLASSIFICATION (tick one) <input type="checkbox"/> Low <input checked="" type="checkbox"/> General <input type="checkbox"/> High 05-05-2017			
NAME, REGISTRATION NUMBER (IF ANY) OF PERSONS WHO CARRIED OUT GASFITTING UNDER SUPERVISION: Enter names and registration numbers / none Julian Young 14339			
INSTALLED APPLIANCE DETAILS - MAKE / MODEL / SERIAL NUMBER / MJ's			
Rinnai REUVR2426WG-ZK	s/n - 16.07-00 1229	188 mj/hr	
Omega Cooktop model OCG62X	s/n - 21-70033	30.2 mj / hr	
CERTIFICATE ATTACHMENTS (tick as applicable) <input type="checkbox"/> Manufacturers Instructions: Enter details of any attachments OR directions for access to. <input type="checkbox"/> Certified Designs: Enter details of any designs go to www.rinnai.co.nz www.omegaappliances.co.nz			
<p>"I believe on reasonable grounds that:</p> <p>(a) the gasfitting work described above has been done lawfully and safely; and</p> <p>(b) the work has been done in accordance with (tick one): <input checked="" type="checkbox"/> sections 3 to 6 of AS/NZS 5601.1, or <input type="checkbox"/> sections 3 to 9 of AS/NZS 5601.2; and</p> <p>(c) the work <input type="checkbox"/> has <input checked="" type="checkbox"/> has not (tick one) been done in accordance with a certified design; and</p> <p>(d) the work done <input type="checkbox"/> has <input checked="" type="checkbox"/> has not (tick one) relied on any manufacturers instructions; and</p> <p>(e) this certificate relates to the <input checked="" type="checkbox"/> whole <input type="checkbox"/> part (tick one) installation described above; and</p> <p>(f) the gas installation is connected to a gas supply and is safe to use; and</p> <p>(g) the information contained in this certificate is correct."</p>			
CERTIFIER NAME	MICHAEL MAY		
REGISTRATION TYPE & NUMBER	CERTIFYING GASFITTER 14582		
SIGNATURE & DATE	 05-05-2017		

SCANNED



mayplumb xtra.co.nz

5 McNulty Road - P O Box 109
Cromwell 9310

Phone 03 445 1663

GASFITTING CERTIFICATE OF COMPLIANCE & GAS SAFETY CERTIFICATE

Reference/ Job No. **7205**

Gas Safety Certificate and Certificate of Compliance made pursuant to Regulations 46 and 52B of the Gas (Safety and Measurement) Regulations 2010 (as amended), and Energy Work made pursuant to Regulation 19 of the Building Act 2004.

CLIENT	Name Sangster Construction Ltd	INSTALLATION	Name Chris & Georgia Sangster
ADDRESS	4 Chardonney Street Cromwell	ADDRESS	60 c Horace Street Cromwell

DESCRIPTION AND LOCATION OF THE GASFITTING:

Describe the whole gas installation or part of the gas installation, and the gasfitting work done and, if different gasfitting work was done by different people, who did what, and which parts of the gas installation, if any, are safe to connect to a gas supply.

**New home , install twin 45 KG LPG Station on East Wall , run " Rifeng " composite piping system in frames & over in ceiling space to external mounted cont. flow water heater on south wall and gas cooktop in kitchen , wall protection is glass splashback
Install & commission appliances**

GAS TYPE	Natural Gas <input checked="" type="checkbox"/> LPG <input type="checkbox"/> Biogas	GAS SUPPLY PRESSURE	2.8 kpa	kPa
DATE(S) GASFITTING PERFORMED	Enter The Specific Date(S) Or Span: 14-02-17 10-04-17	DATE OF GAS CONNECTION	Date connected or date work completed if not disconnected	
STANDARD RISK CLASSIFICATION (tick one)	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> General	<input type="checkbox"/> High	10-04-17

NAME, REGISTRATION NUMBER (IF ANY) OF PERSONS WHO CARRIED OUT GASFITTING UNDER SUPERVISION:

Enter names and registration numbers / none

Julian Young 143349

INSTALLED APPLIANCE DETAILS - MAKE / MODEL / SERIAL NUMBER / MJs

Rinnai REUV13426WG-ZK	s/n - 16.07-00 1238	188 mj/hr
Omega Cooktop model OCG62	s/n - 21-70033 1118	30.2 mj / hr

CERTIFICATE ATTACHMENTS (tick as applicable)

- Manufacturers Instructions: Enter details of any attachments OR directions for access to.
- Certified Designs: Enter details of any designs

[go to www.rinnai.co.nz](http://go.to/www.rinnai.co.nz)

www.omegaaappliances.co.nz

"I believe on reasonable grounds that:

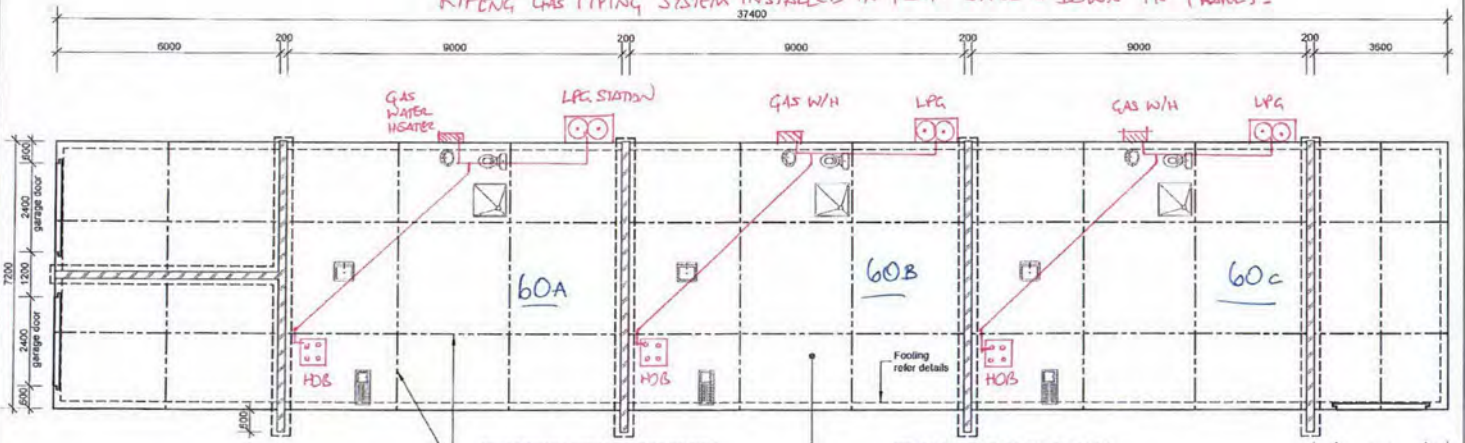
- (a) the gasfitting work described above has been done lawfully and safely; and
- (b) the work has been done in accordance with (tick one);
 - sections 3 to 6 of AS/NZS 5601.1, or
 - sections 3 to 9 of AS/NZS 5601.2; and
- (c) the work has has not (tick one) been done in accordance with a certified design; and
- (d) the work done has has not (tick one) relied on any manufacturers instructions; and
- (e) this certificate relates to the whole part (tick one) installation described above; and
- (f) the gas installation is connected to a gas supply and is safe to use; and
- (g) the information contained in this certificate is correct."

CERTIFIER NAME	MICHAEL MAY
REGISTRATION TYPE & NUMBER	CERTIFYING GASFITTER 14582
SIGNATURE & DATE	13-04-2017






"RIFENG" GAS PIPING SYSTEM INSTALLED IN ROOF SPACE & DOWN IN FRAMES -



FOUNDATION PLAN

Distributor : Cromwell Salesperson : Chris Sangster Revision :	Drawn By : DVS Scale : As Shown @ A3 Date : April 2016	PROJECT : Proposed 37.4 x 7.2 Residential Units (3 x 2 bedroom Units with 3 Garages) FOR : C & G Sangster AT : 60 Horace Street (Lot 2 DP 484832) Cromwell		SHEET Number of S01
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Neutral Inspection Services
Electrical Inspection
& Metering Contractors

Certificate of
Compliance (COC)
and Electrical Safety Certificate



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:

60/1 Horace St, Cromwell

Contact Details:
(Name and address)

Hayden Todd & Elle Tridewich, Opine Ct, Cromwell.

Name of
Electrical worker:

Chris Sangster

Registration/Practising
Licence number:

E244495

Organisation/
company:

Sangster Construction Ltd.

Phone and email:

03 445 3306 chris@sangsterconstruction.co.nz

Name of person(s)
supervised:

COC

Type of work:

Additions Alterations New work

The prescribed electrical work is:

Low risk General High risk (Specify):

New House.

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)

Power up new 2 Bed home, 1 Electric Oven & 1 x Heat pump. Gas Hot water

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. **Select those that apply:**

- Has been installed in accordance with the specified certified design?
- 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
- Relies on a manufacturer's instructions
- Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- Is safe to connect

Electronic/Other reference:

Flat 1

Certifier's signature:

[Signature]

Date:

22/3/17

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 this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's
name:

Chris Sangster

Registration/Practising
Licence number:

E244495

Certifier's
signature:

[Signature]

Certificate
issue date:

22/3/17

Connection
date:

23/3/17

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.



Neutral Inspection Services
**Electrical Inspection
 & Metering Contractors**

**Certificate of
 Compliance (COC)
 and Electrical Safety Certificate**



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: 60/2 Forace St, Cromwell.

Contact Details: (Name and address) Chris & Georgia Sangster, 4 Claudonway St, Cromwell

Name of Electrical worker: C Sangster Registration/Practising Licence number: E244495

Organisation/company: Sangster Construction Ltd.

Phone and email: 034453306 chris@sangsterconstruction.co.nz

Name of person(s) supervised:

COC

Type of work: Additions Alterations New work
 The prescribed electrical work is: Low risk General High risk (Specify): New Home.
 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)
Power up new 2 Bed home. 1x Oven, heat pump & Gas HW

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. **Select those that apply:**

- Has been installed in accordance with the specified certified design?
- 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
- Relies on a manufacturer's instructions
- Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- Is safe to connect Flat 2

Test Results	
Polarity (Independent earth):	
Insulation resistance:	
Earth Continuity:	
Bonding:	
Fault Loop impedance:	
Other (specify):	

Electronic/Other reference: Flat 2
 Certifier's signature:

Date: 22/3/17

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 this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: Chris Sangster Registration/Practising Licence number: E244495

Certifier's signature: Certificate issue date: 22/3/17 Connection date: 23/3/17

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.



Neutral Inspection Services
Electrical Inspection
& Metering Contractors

Certificate of
Compliance (COC)
and Electrical Safety Certificate



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: 60/3 Horace St, Cromwell.

Contact Details: (Name and address) C & G Sangster, 4 Chardonnay St, Cromwell.

Name of Electrical worker: C Sangster Registration/Practising Licence number: E244495

Organisation/company: Sangster Construction Ltd.

Phone and email: 445 3306 chris@sangsterconstruction.co.nz

Name of person(s) supervised:

COC

Type of work: Additions Alterations New work

The prescribed electrical work is: Low risk General High risk (Specify): New House

Reference standards: Part 1 of AS/NZS 3000 Part 2 of AS/NZS 3000

Additional standards:

Description of work: (including details of work and type of supply system)

Power up new 2 Bed house, 1x Oven, Heat pump & Gas HW

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. **Select those that apply:**

- Has been installed in accordance with the specified certified design?
- 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
- Relies on a manufacturer's instructions
- Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- Is safe to connect Flat 3

Test Results	
Polarity (Independent earth):	
Insulation resistance:	
Earth Continuity:	
Bonding:	
Fault Loop impedance:	
Other (specify):	

Electronic/Other reference: Flat 3

Certifier's signature: Date: 22/3/17

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.

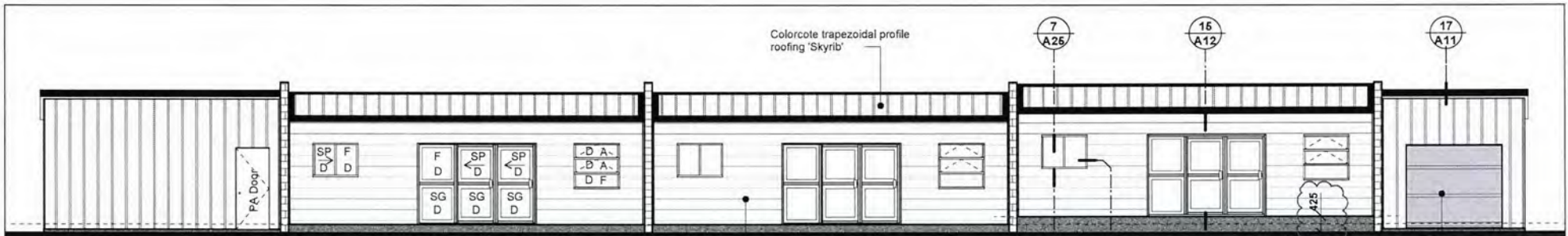
ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

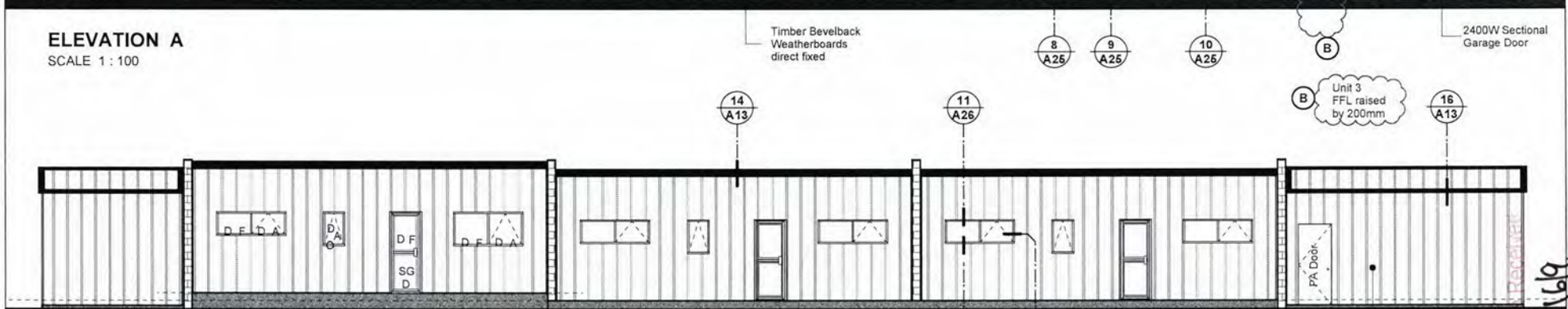
Certifier's name: Chris Sangster Registration/Practising Licence number: E244495

Certifier's signature: Certificate issue date: 22/3/17 Connection date: 23/3/17

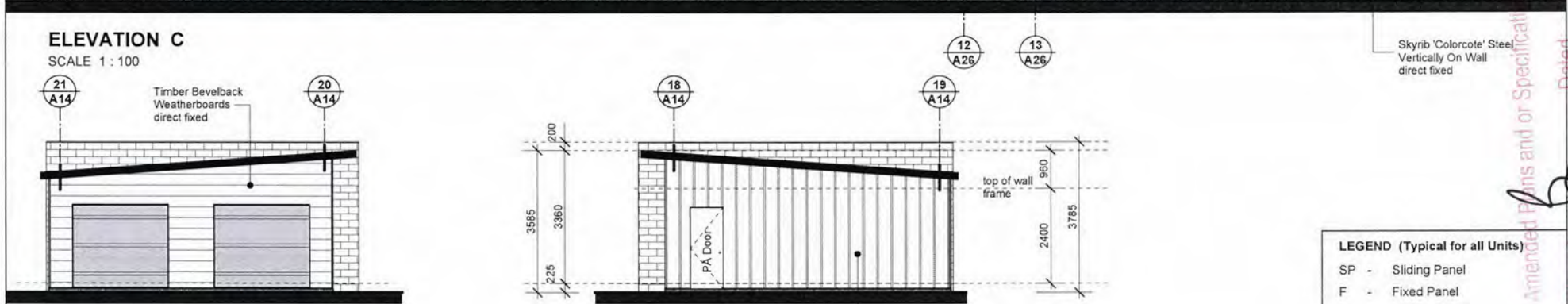
This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



ELEVATION A
SCALE 1 : 100



ELEVATION C
SCALE 1 : 100




ELEVATION B
SCALE 1 : 100

ELEVATION D
SCALE 1 : 100

- LEGEND (Typical for all Units)**
- SP - Sliding Panel
 - F - Fixed Panel
 - A - Awning Panel
 - O - Obscure Glazing
 - SG - Safety Glass
 - D - Double Glazing

Amended Plans and or Specifications
 Signed: [Signature] Dated: 1/6/19

Distributor : Cromwell Salesperson : Chris Sangster Revision : B	Drawn By : DVS Scale : 1 : 100 @ A3 Date : September 2016	PROJECT : Proposed 37.4 x 7.2 Residential Units (3 x 2 bedroom Units with 3 Garages) FOR : C & G Sangster AT : 60 Horace Street (Lot 2 DP 484832) Cromwell		SHEET Number A05 of _____
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SECTION 7200mm

ROOF PITCH
4° Pitch

ROOFING

Roofing is .40 (26GA) Aluminium-zinc alloy coated steel longrun trapezoidal profile 'Skyrib' roofing
Ridging is .40 (26GA) Aluminium-zinc alloy coated steel with Ali edging

SPOUTING & DP's

Spouting is 0.55 (24GA) Aluminium-zinc alloy coated steel gutters fixed to two sides of the Building.
Downpipe is Marley 65mm PVC

EXTERIOR SHEATHING

Wall is .40 (26GA) Aluminium-zinc alloy coated steel longrun trapezoidal profile 'Skyrib' fixed vertically

Timber Bevelback Weatherboards to front and one side wall (refer elevations)

STRUCTURAL BRACING

refer to appendix A -
"Wall Bracing System: BRANZ STO723/1/2/3/4" containing the report from BRANZ Ltd.

BUILDING PAPER

Thermacraft 215 building paper under roof cladding

Thermacraft 215 building paper to all External Walls

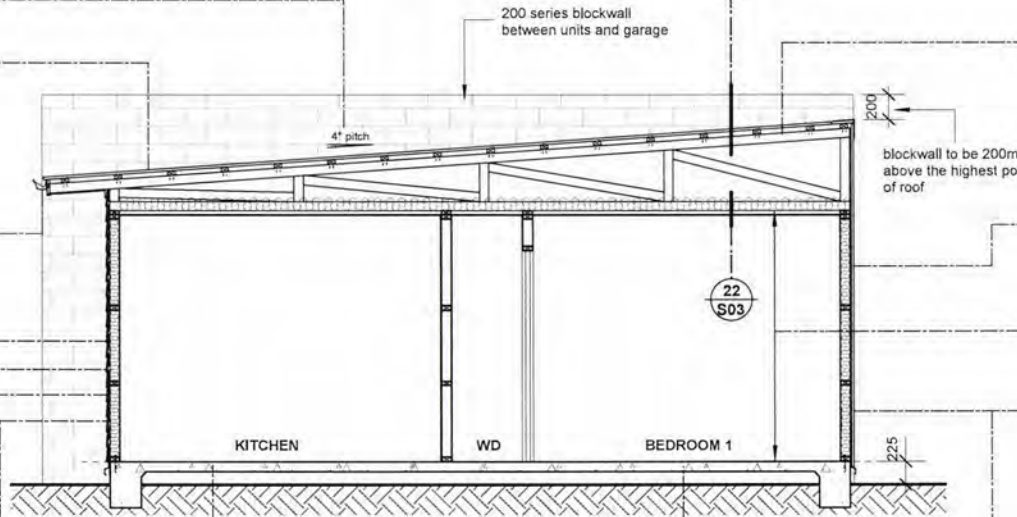
INSULATION

R 2.2 Batts to Walls

R 3.6 Batts to Ceiling

Polystyrene underslab insulation

Double glazing for windows and doors



SECTION X
SCALE 1 : 50
A02

ROOF FRAME

Roof Trusses @ 1200 ctrs
Mono Pitch 4° 7.2m span
600mm overhang - Top Chord extended to lower side
70mm x 45mm Timber Purlins on flat @ 450mm apart max.

JOINERY

As Indicated on Floor Plan
Flashing System as indicated in details

STUD HEIGHT

2400 Nominal

WALL FRAME

All Timber is LVL J-Frame Graded SG8
All Timber is Housed.
i.e. Studs and Nogs are Checked
Two Row of Nogs 90mm x 45mm H1.2
Bottom Plate 90mm x 45mm H3.2
Top Plate 90mm x 45mm H1.2
90 x 35mm H1.2 Supplementary top plate as 1st ceiling batten.
Barracuda ceiling battens @ 400mm c/c
Triple Corner Studs to all Corners
Studs at 600mm centres

INTERNAL PARTITION

Framing as per exterior walls
(note: internal partitions are not Load Bearing)
10mm Gib Board throughout interior walls and ceiling
Gib Aqualine to all wet area walls and ceiling

FLOOR STRUCTURE

Damp Proof Course under all Bottom Plates.

(B) Allied READY concrete floor

NOTE

- The Floor Structure of this building is suited to habitable use

ALL TIMBER GRADED SG8

Amended Plans and/or Specification Received
 16/9
 Signed: [Signature]
 Dated:

Distributor : Cromwell

Drawn By : DVS

PROJECT : Proposed 37.4 x 7.2 Residential Units
(3 x 2 bedroom Units with 3 Garages)



SHEET

Salesperson : Chris Sangster

Scale : 1 : 50 @ A3

FOR : C & G Sangster

Number **A06**
of

Revision : B

Date : September 2016

AT : 60 Horace Street
(Lot 2 DP 484832)
Cromwell

ROOF PITCH
4° Pitch

ROOFING

Roofing is .40 (26GA) Aluminium-zinc alloy coated steel longrun trapezoidal profile 'Skyrib' roofing
Ridging is .40 (26GA) Aluminium-zinc alloy coated steel with Ali edging

EXTERIOR SHEATHING

Wall is .40 (26GA) Aluminium-zinc alloy coated steel longrun trapezoidal profile 'Skyrib' fixed vertically

Timber Bevelback Weatherboards to front and one side wall (refer elevations)

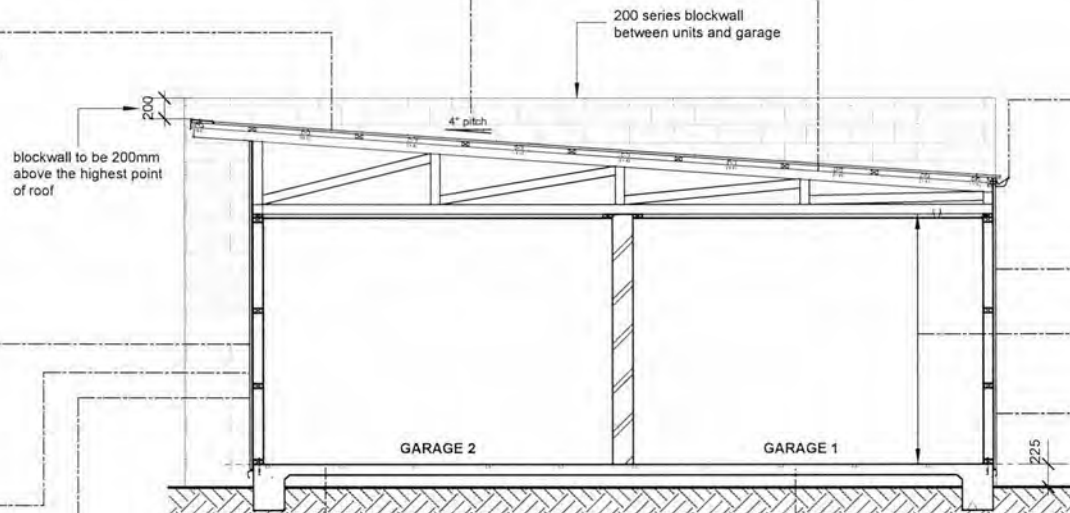
STRUCTURAL BRACING

refer to appendix A -
"Wall Bracing System: BRANZ STO723/1/2/3/4" containing the report from BRANZ Ltd.

BUILDING PAPER

Thermacraft 215 building paper under roof cladding
Thermacraft 215 building paper to all External Walls

SECTION 7200mm



SECTION Y
SCALE 1 : 50 A02

ROOF FRAME

Roof Trusses @ 1200 ctrs
Mono Pitch 4° 7.2m span
600mm overhang - Top Chord extended to upper side
70mm x 45mm Timber Purlins on flat @ 450mm apart max

SPOUTING & DP's

Spouting is 0.55 (24GA) Aluminium-zinc alloy coated steel gutters fixed to two sides of the Building.
Downpipe is Marley 65mm PVC

JOINERY

As Indicated on Floor Plan
Flashing System as indicated in details

STUD HEIGHT

2400 Nominal

WALL FRAME

All Timber is LVL J-Frame Graded SG8
All Timber is Housed, i.e. Studs and Nogs are Checked
Two Row of Nogs 90mm x 45mm H1.2
Bottom Plate 90mm x 45mm H3.2
Top Plate 90mm x 45mm H1.2
90 x 35mm H1.2 Supplementary top plate as 1st ceiling batten.
Barracuda ceiling battens @ 400mm c/c
Triple Corner Studs to all Corners
Studs at 600mm centres

INTERNAL PARTITION

200 series blockwall (fairface) dividing Garage 1 and 2

FLOOR STRUCTURE

Damp Proof Course under all Bottom Plates.

(B) Allied READY concrete floor

NOTE

- The Floor Structure of this building is suited to habitable use

ALL TIMBER GRADED SG8

Amended Plans and/or Specification Received
Dated: 16/9
Signed: [Signature]

Distributor : Cromwell

Drawn By : DVS

PROJECT : Proposed 37.4 x 7.2 Residential Units
(3 x 2 bedroom Units with 3 Garages)



SHEET

Salesperson : Chris Sangster

Scale : 1 : 50 @ A3

FOR : C & G Sangster

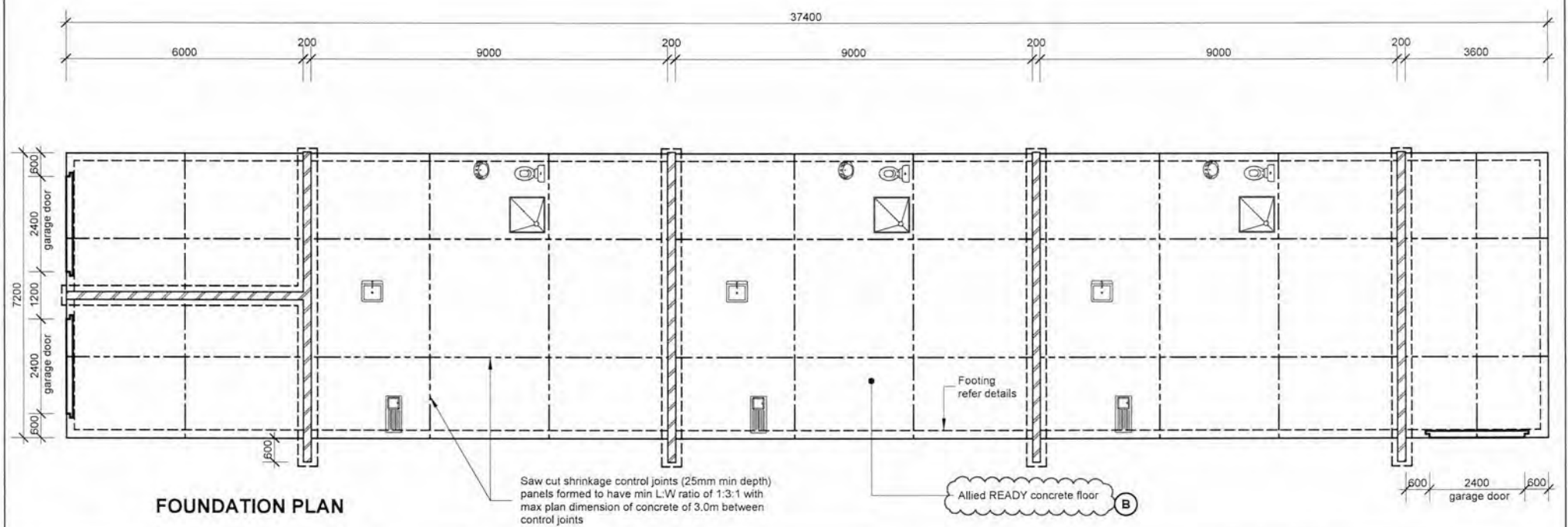
Number **A07**
of


Revision : B

Date : September 2016

AT : 60 Horace Street
(Lot 2 DP 484832)
Cromwell

Amended Plans and or Specification Received
 Signed:  Dated: 16/9



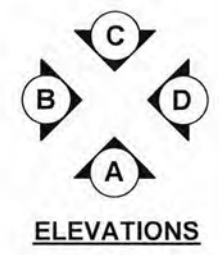
Distributor : Cromwell Salesperson : Chris Sangster Revision : B	Drawn By : DVS Scale : As Shown @ A3 Date : September 2016	PROJECT : Proposed 37.4 x 7.2 Residential Units (3 x 2 bedroom Units with 3 Garages) FOR : C & G Sangster AT : 60 Horace Street (Lot 2 DP 484832) Cromwell		SHEET Number S01 of
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CENTRAL OTAGO DISTRICT COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on the building site and produced on request.
Signed: *[Signature]* Date: 12/5/17

Amended Plans and or Specifications Received
Signed: *[Signature]* Dated: 12/5/17



FLOOR PLAN
SCALE 1 : 100



Distributor : Cromwell
Salesperson : Chris Sangster
Revision : C

Drawn By : DVS
Scale : 1 : 100 @ A3
Date : May 2017

PROJECT : Proposed 37.4 x 7.2 Residential Units (3 x 2 bedroom Units with 3 Garages)
FOR : C & G Sangster
AT : 60 Horace Street (Lot 2 DP 484832) Cromwell



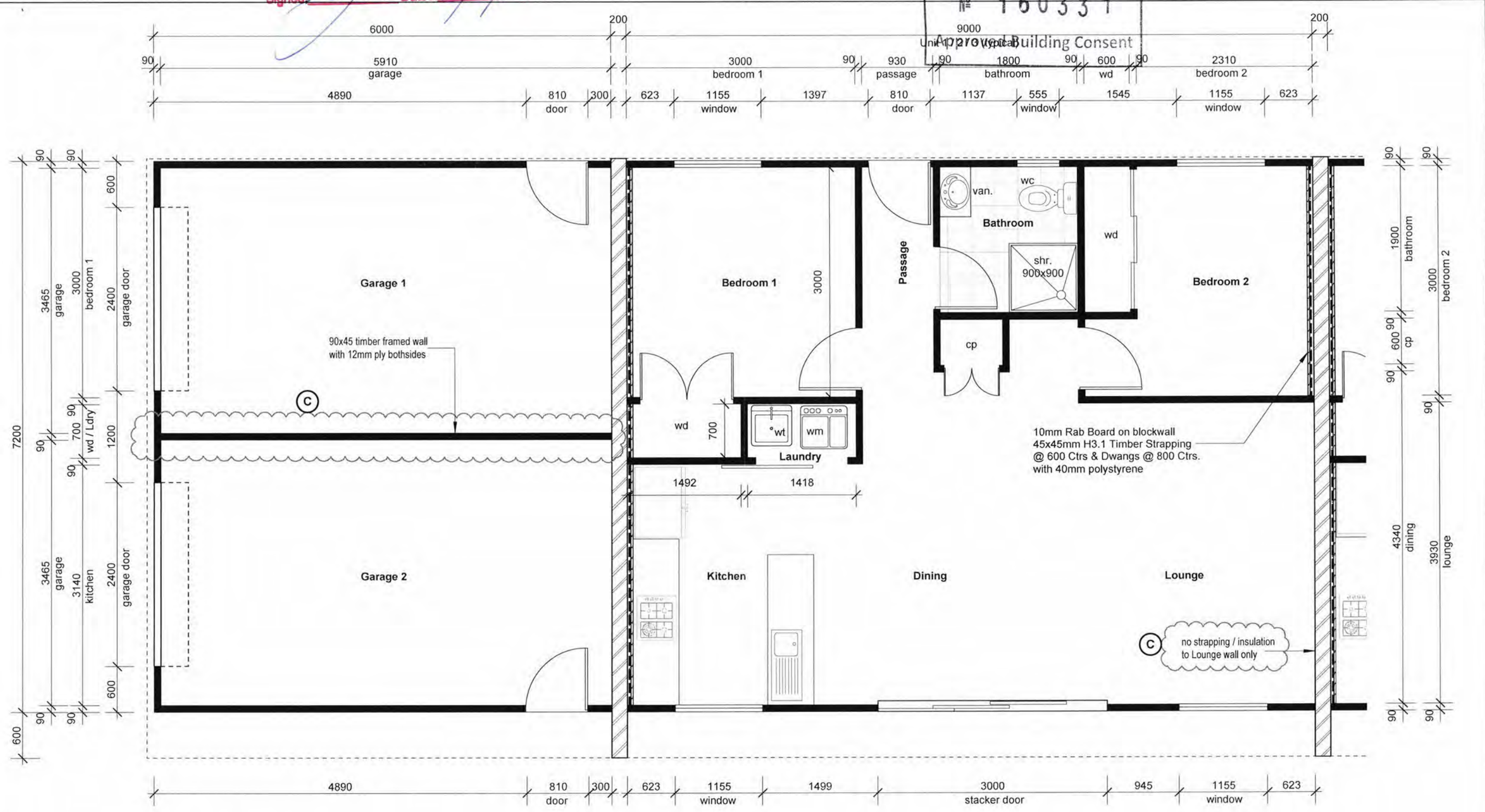
SHEET
Number of **A02**

Amended Plans and or Specifications Received
 Signed: *[Signature]* Dated: 12/5/17


Central Otago District Council

Unit No 160331

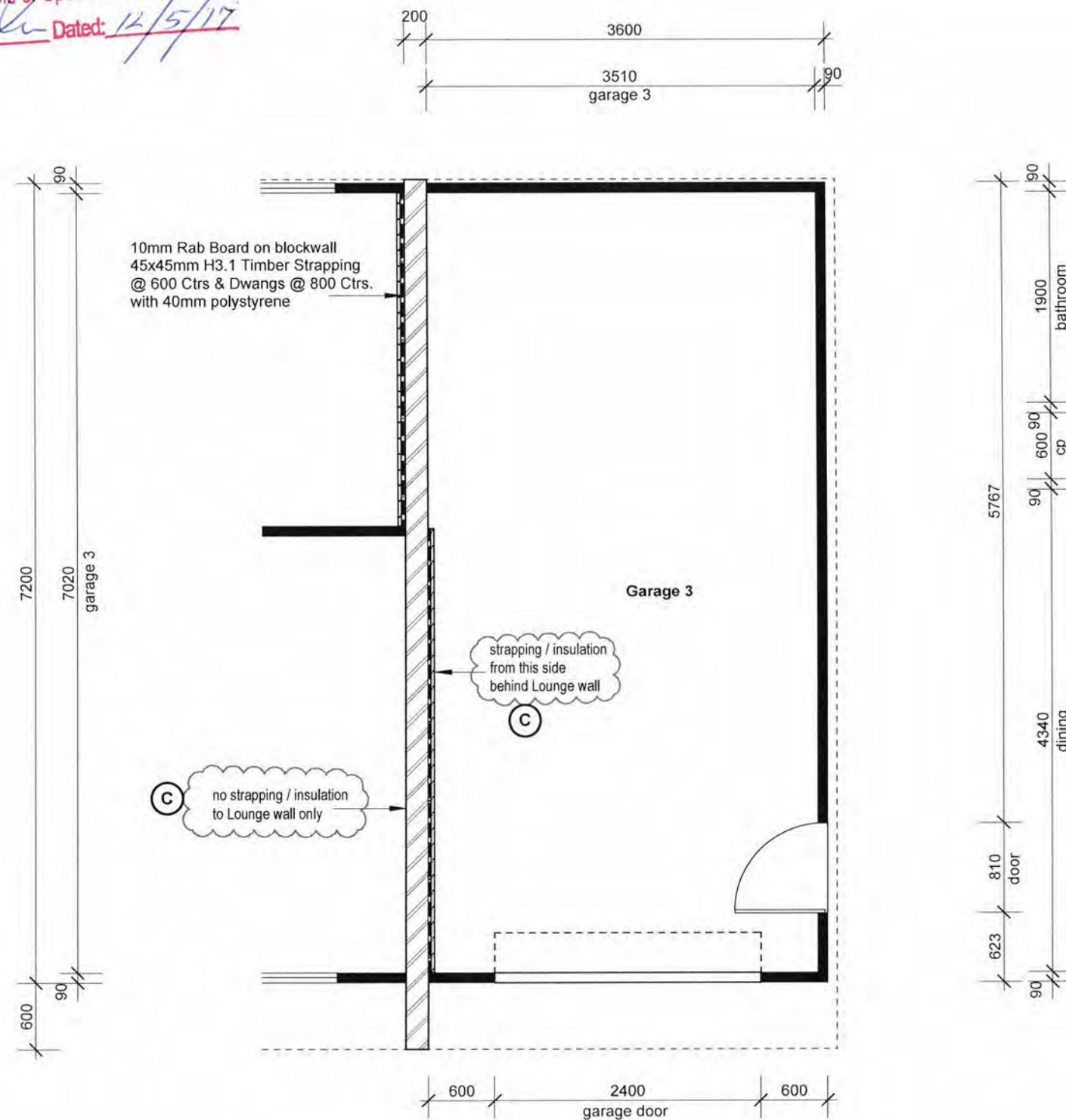
Approved Building Consent



DIMENSION PLAN
 SCALE 1 : 50


Distributor : Cromwell Salesperson : Chris Sangster Revision : C	Drawn By : DVS Scale : 1 : 50 @ A3 Date : May 2017	PROJECT : Proposed 37.4 x 7.2 Residential Units (3 x 2 bedroom Units with 3 Garages) FOR : C & G Sangster AT : 60 Horace Street (Lot 2 DP 484832) Cromwell		SHEET Number A03 of
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Amended Plans and or Specifications Received
 Signed: *[Signature]* Dated: 12/5/17



DIMENSION PLAN
 SCALE 1 : 50

NOTE :
 Shower - Acrylic moulded shower tray with wall upstands. Acrylic impervious wall linings
 Shower Floor - vinyl tiles covered 150mm up on wall
 Kitchen & Bathroom floor - Vinyl sheet material with sealed joints
 Bathroom walls - Seratone / Hardiglaze material
 Kitchen | Laundry walls - Gib Aqualine sheet material with enamel paint finish
 Main Floor - 100mm concrete

Distributor : Cromwell Salesperson : Chris Sangster Revision : C	Drawn By : DVS Scale : 1 : 50 @ A3 Date : May 2017	PROJECT : Proposed 37.4 x 7.2 Residential Units (3 x 2 bedroom Units with 3 Garages) FOR : C & G Sangster AT : 60 Horace Street (Lot 2 DP 484832) Cromwell		SHEET Number A04 of
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Amended Plans and or Specifications Received

Signed: *[Signature]* Dated: 12/5/17

Central Otago District Council
No 160331
Approved Building Consent

Distributor : Cromwell
Salesperson : Chris Sangster
Revision : C

Drawn By : DVS
Scale : 1 : 5 @ A3
Date : May 2017

PROJECT :
Proposed 37.4 x 7.2 Residential Units
(3 x 2 bedroom Units with 3 Garages)
FOR : C & G Sangster
AT : 60 Horace Street
(Lot 2 DP 484832)
Cromwell

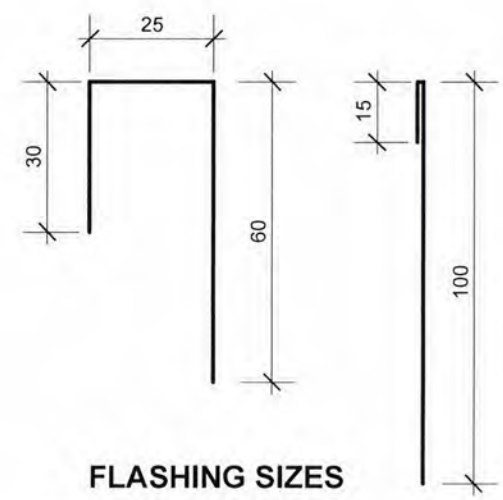
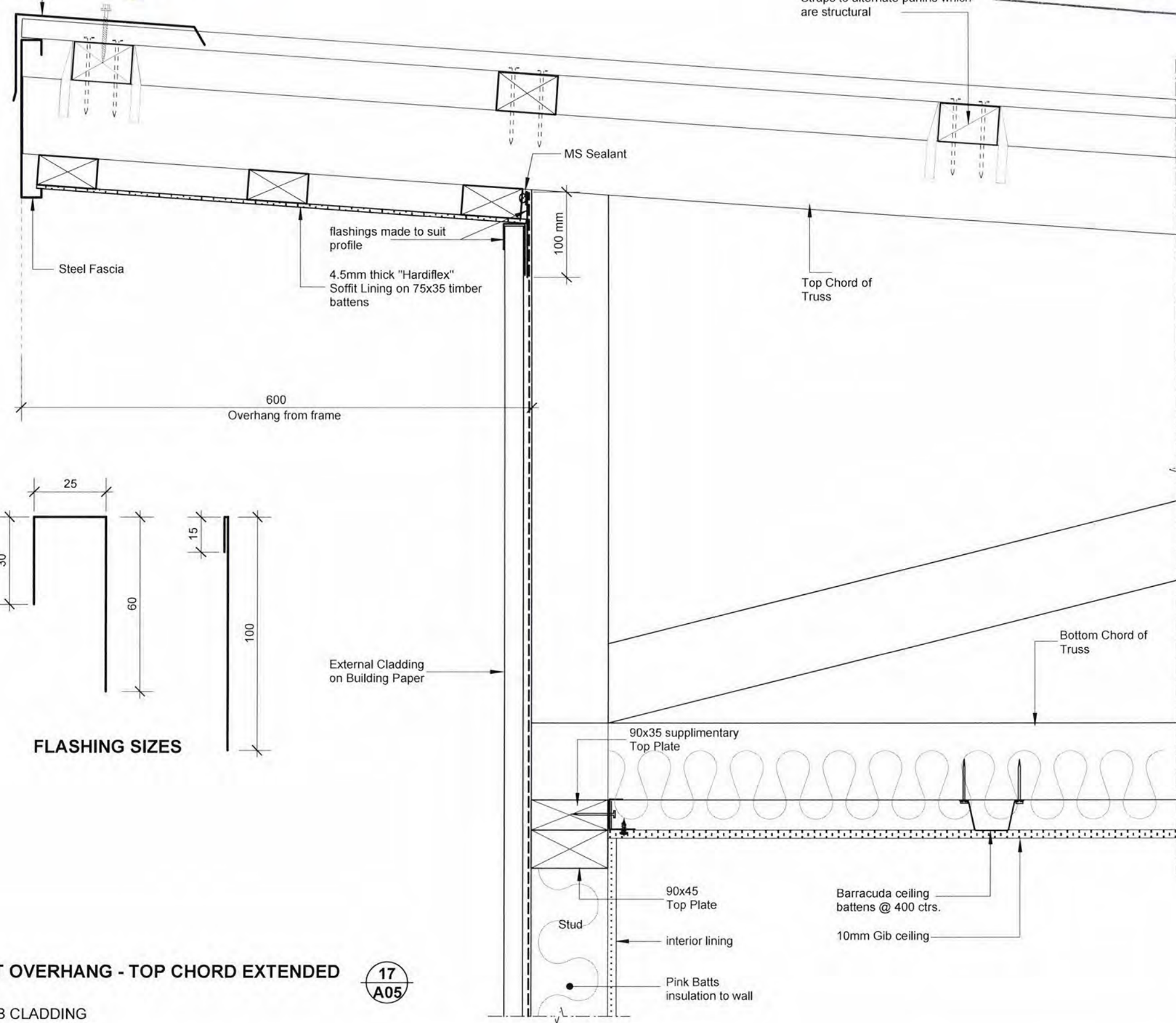


SHEET

Number of A11

70 x 45 Purlins @ 450mm apart
Use 2 x 100mm Nails for all purlins
to rafter fixing - Use 'Pryda' BS70
Straps to alternate purlins which
are structural

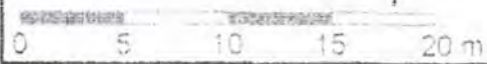
Flashing as required



600mm SOFFIT OVERHANG - TOP CHORD EXTENDED
SCALE 1:5
VERTICAL SKYRIB CLADDING

17
A05

Created By: anonymous
Print Date: 21/02/2016
Print Time: 11:36 AM

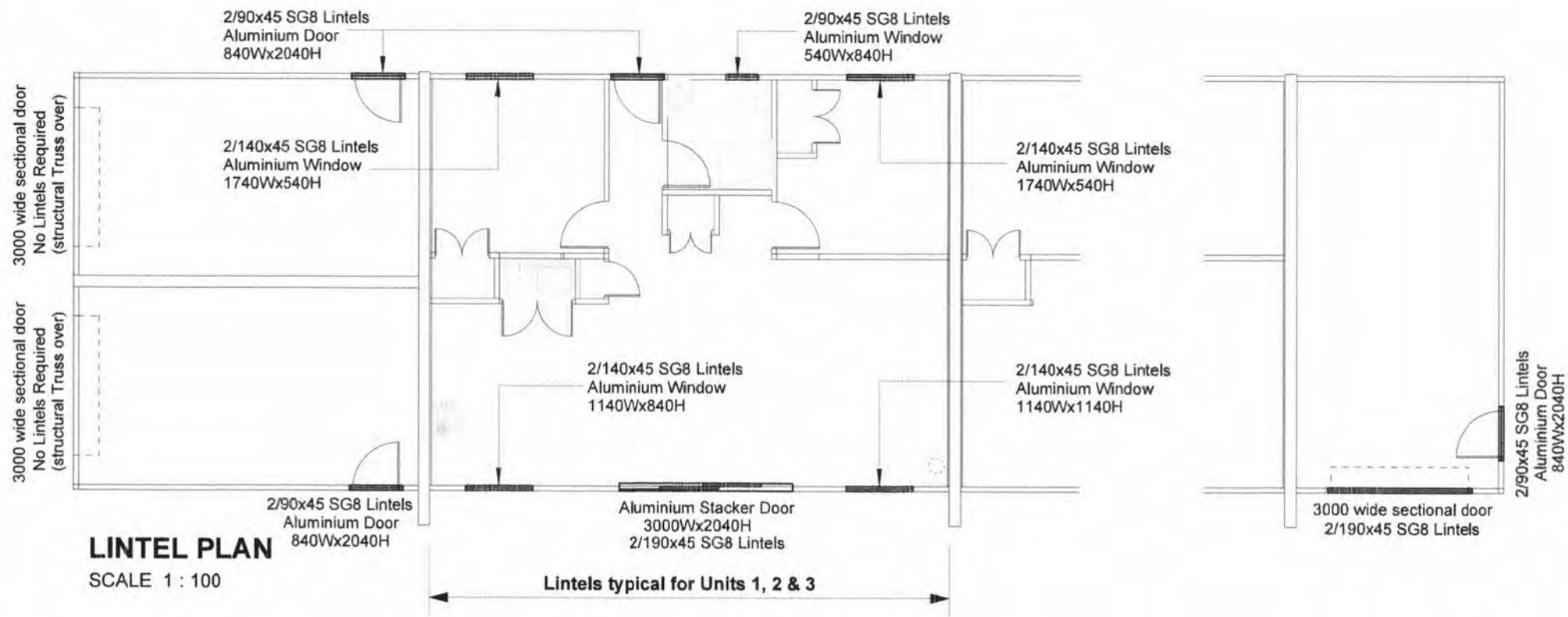


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Original Sheet Size A4

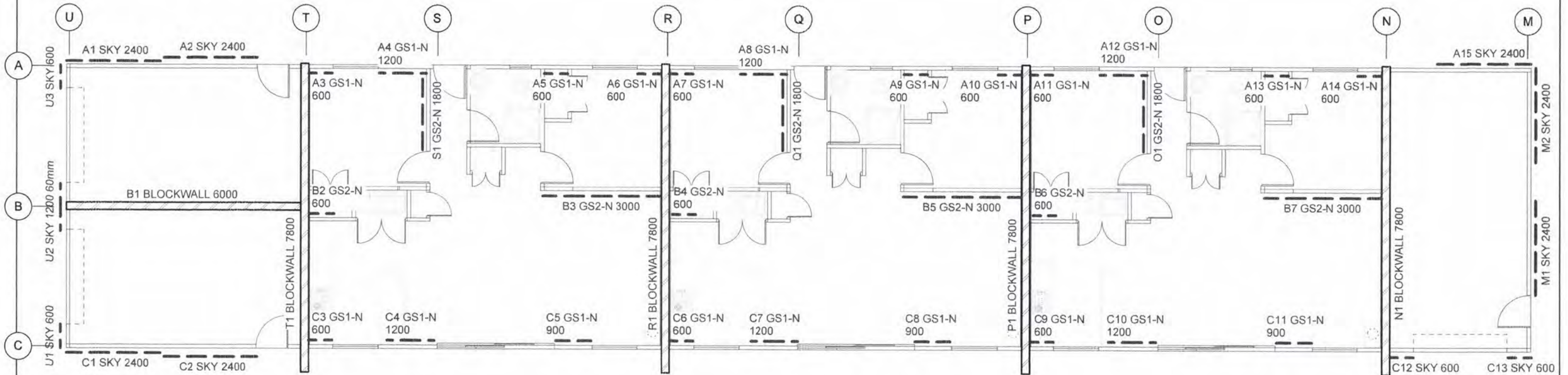
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The Central Otago District Council accepts no responsibility for incomplete or inaccurate information.

AG



LINTEL PLAN
SCALE 1 : 100



BRACING PLAN
SCALE 1 : 100

Distributor : Cromwell
Salesperson : Chris Sangster
Revision :

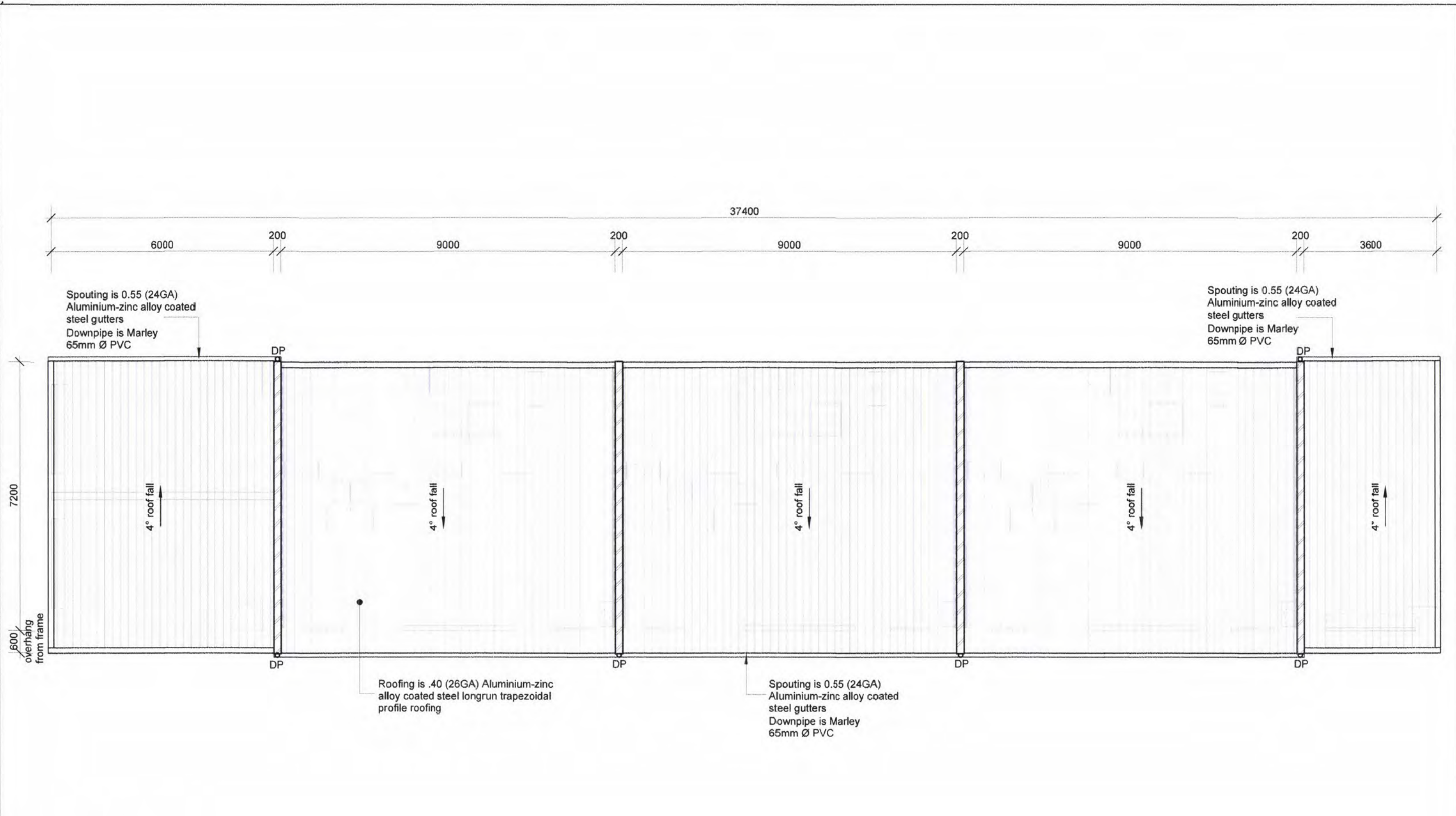
Drawn By : DVS
Scale : 1 : 100 @ A3
Date : April 2016

PROJECT : Proposed 37.4 x 7.2 Residential Units
(3 x 2 bedroom Units with 3 Garages)
FOR : C & G Sangster
AT : 60 Horace Street
(Lot 2 DP 484832)
Cromwell




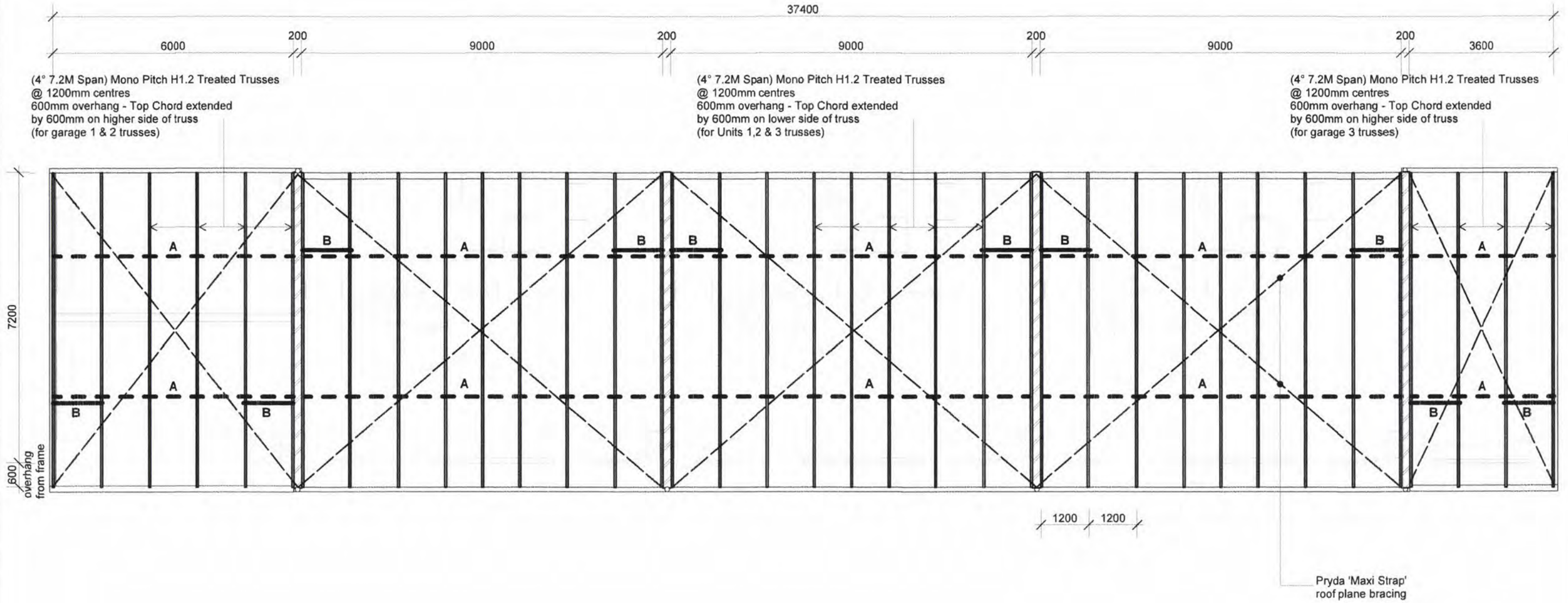
SHEET

Number **A08**
of




ROOF PLAN

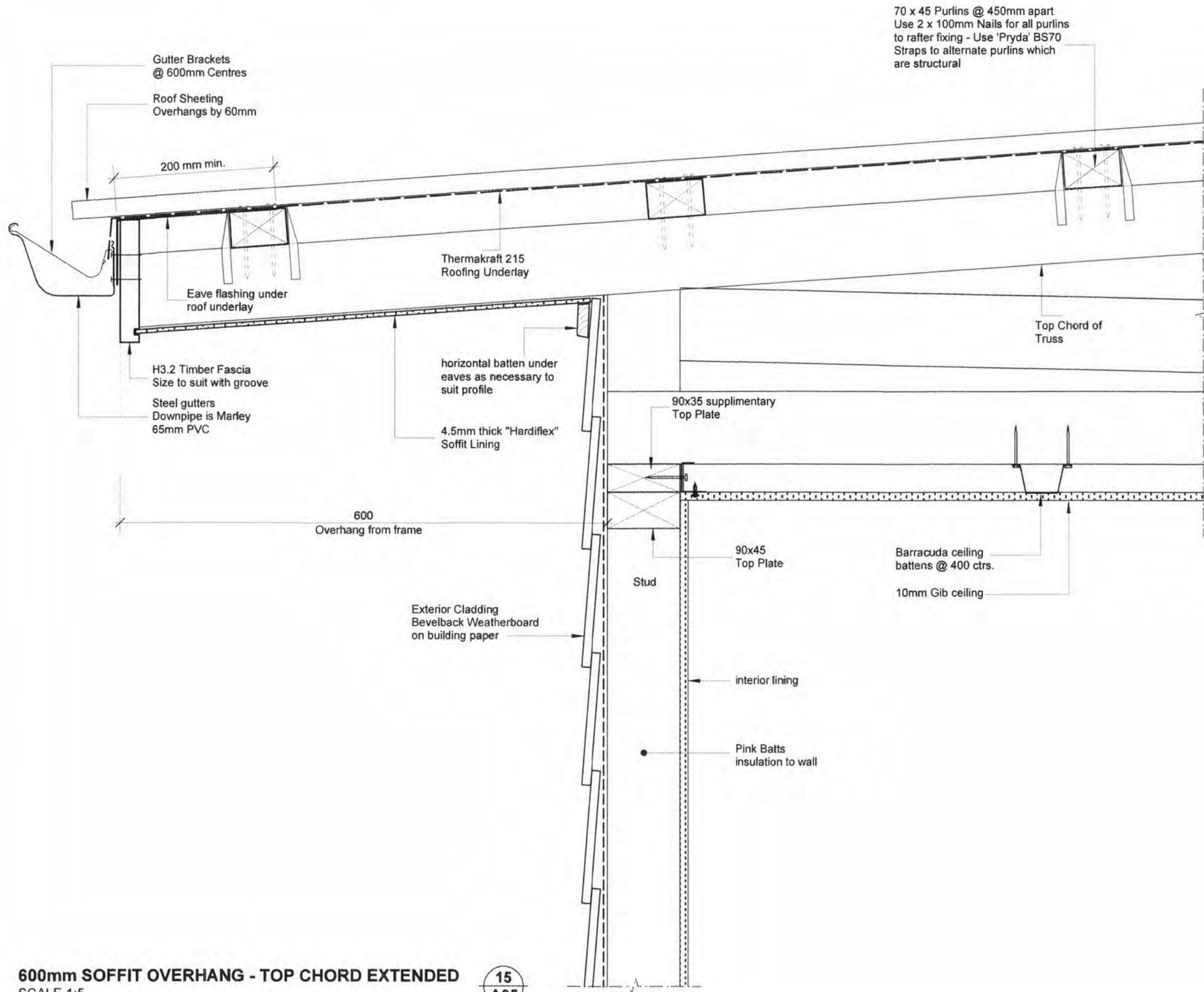
<p>Distributor : Cromwell</p> <p>Salesperson : Chris Sangster</p> <p>Revision :</p>	<p>Drawn By : DVS</p> <p>Scale : 1 : 100 @ A3</p> <p>Date : April 2016</p>	<p>PROJECT : Proposed 37.4 x 7.2 Residential Units (3 x 2 bedroom Units with 3 Garages)</p> <p>FOR : C & G Sangster</p> <p>AT : 60 Horace Street (Lot 2 DP 484832) Cromwell</p>		<p>SHEET</p> <p>Number A09</p> <p>of</p>
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ROOF FRAMING PLAN

A - Denotes 75x45 Lower Chord Ties
B - Denotes 90x45 H1.2 Gable End Braces

<p>Distributor : Cromwell Salesperson : Chris Sangster Revision :</p>	<p>Drawn By : DVS Scale : 1 : 100 @ A3 Date : April 2016</p>	<p>PROJECT : Proposed 37.4 x 7.2 Residential Units (3 x 2 bedroom Units with 3 Garages) FOR : C & G Sangster AT : 60 Horace Street (Lot 2 DP 484832) Cromwell</p>		<p>SHEET Number A10 of</p>
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70 x 45 Purlins @ 450mm apart
 Use 2 x 100mm Nails for all purlins
 to rafter fixing - Use 'Pryda' BS70
 Straps to alternate purlins which
 are structural

Distributor : Cromwell
 Salesperson : Chris Sangster
 Revision :

Drawn By : DVS
 Scale : 1 : 5 @ A3
 Date : April 2016

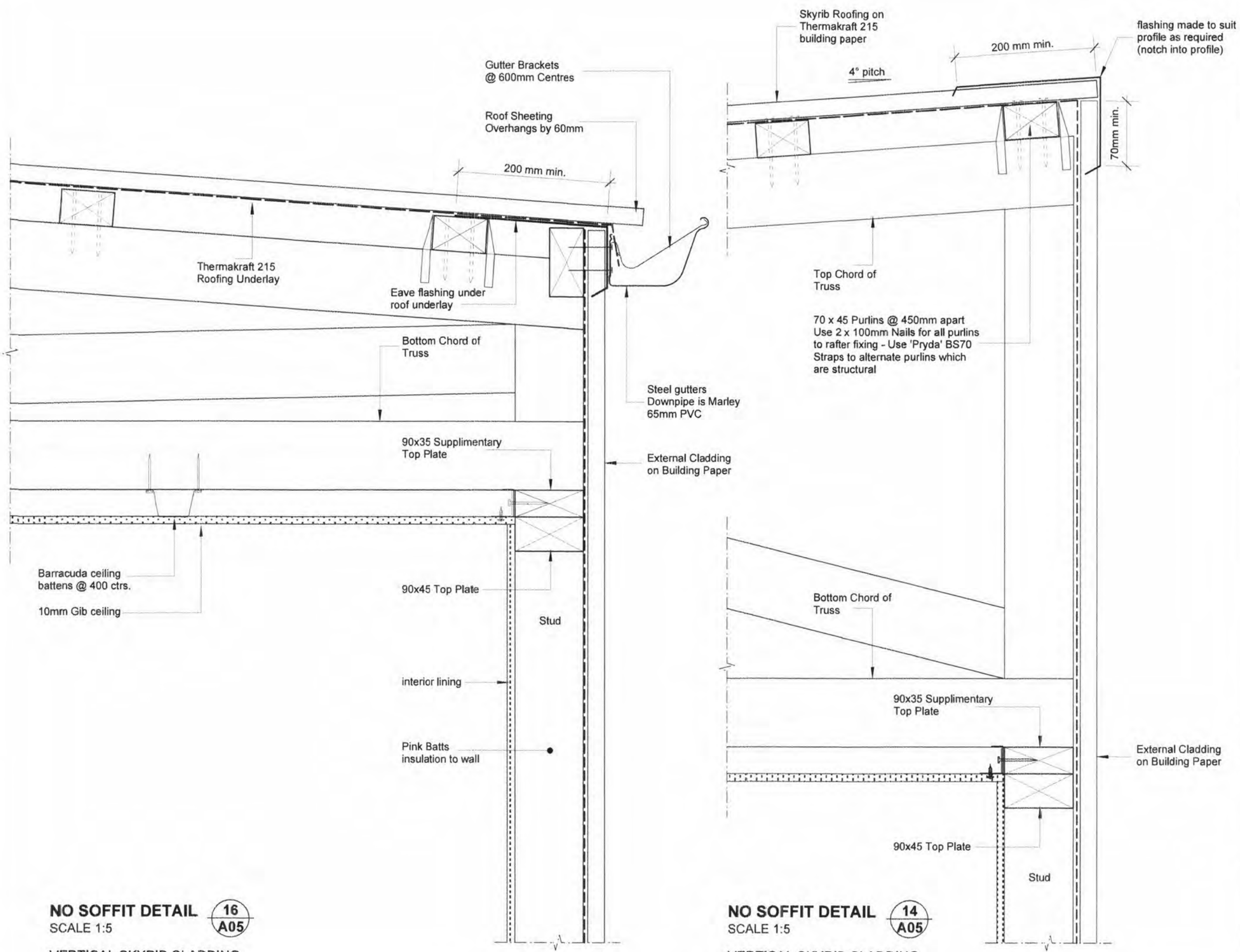
PROJECT :
 Proposed 37.4 x 7.2 Residential Units
 (3 x 2 bedroom Units with 3 Garages)
 FOR : C & G Sangster
 AT : 60 Horace Street
 (Lot 2 DP 484832)
 Cromwell

600mm SOFFIT OVERHANG - TOP CHORD EXTENDED
 SCALE 1:5
 WEATHERBOARD CLADDING

15
 A05



SHEET
 Number **A12**
 of



Distributor : Cromwell
 Salesperson : Chris Sangster
 Revision :

Drawn By : DVS
 Scale : 1 : 5 @ A3
 Date : April 2016

PROJECT :
 Proposed 37.4 x 7.2 Residential Units
 (3 x 2 bedroom Units with 3 Garages)
 FOR : C & G Sangster
 AT : 60 Horace Street
 (Lot 2 DP 484832)
 Cromwell

NO SOFFIT DETAIL 16
 SCALE 1:5 A05
 VERTICAL SKYRIB CLADDING

NO SOFFIT DETAIL 14
 SCALE 1:5 A05
 VERTICAL SKYRIB CLADDING

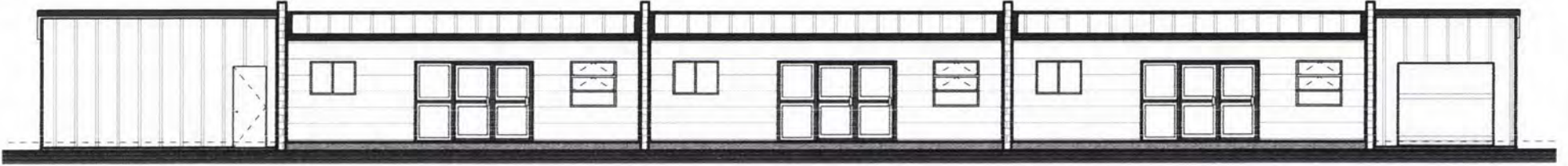


SHEET
 Number A13
 of

RISK MATRIX ANALYSIS

ELEVATION A		600mm OVERHANG			
RISK FACTOR	LOW	MED	HIGH	V. HIGH	SUB. Totals
Wind Zone	0	0	①	2	①
Number Of Stories	①	1	2	4	
Roof / Wall Intersection Design	①	1	3	5	
Eaves Width	0	①	2	5	①
Envelope Complexity	①	1	3	6	
Deck Design	①	2	4	6	

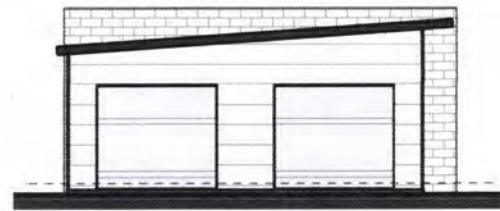
TOTAL ②



RISK MATRIX ANALYSIS

ELEVATION B		PARAPET WALL -NO OVERHANG			
RISK FACTOR	LOW	MED	HIGH	V. HIGH	SUB. Totals
Wind Zone	0	0	①	2	①
Number Of Stories	①	1	2	4	
Roof / Wall Intersection Design	①	1	③	5	③
Eaves Width	0	1	2	⑤	⑤
Envelope Complexity	①	1	3	6	
Deck Design	①	2	4	6	

TOTAL ⑨



RISK MATRIX ANALYSIS

ELEVATION C		NO OVERHANG			
RISK FACTOR	LOW	MED	HIGH	V. HIGH	SUB. Totals
Wind Zone	0	0	①	2	①
Number Of Stories	①	1	2	4	
Roof / Wall Intersection Design	①	1	3	5	
Eaves Width	0	1	2	⑤	⑤
Envelope Complexity	①	1	3	6	
Deck Design	①	2	4	6	

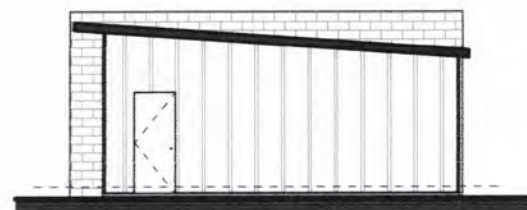
TOTAL ⑥



RISK MATRIX ANALYSIS

ELEVATION D		PARAPET WALL -NO OVERHANG			
RISK FACTOR	LOW	MED	HIGH	V. HIGH	SUB. Totals
Wind Zone	0	0	①	2	①
Number Of Stories	①	1	2	4	
Roof / Wall Intersection Design	①	1	③	5	③
Eaves Width	0	1	2	⑤	⑤
Envelope Complexity	①	1	3	6	
Deck Design	①	2	4	6	

TOTAL ⑨

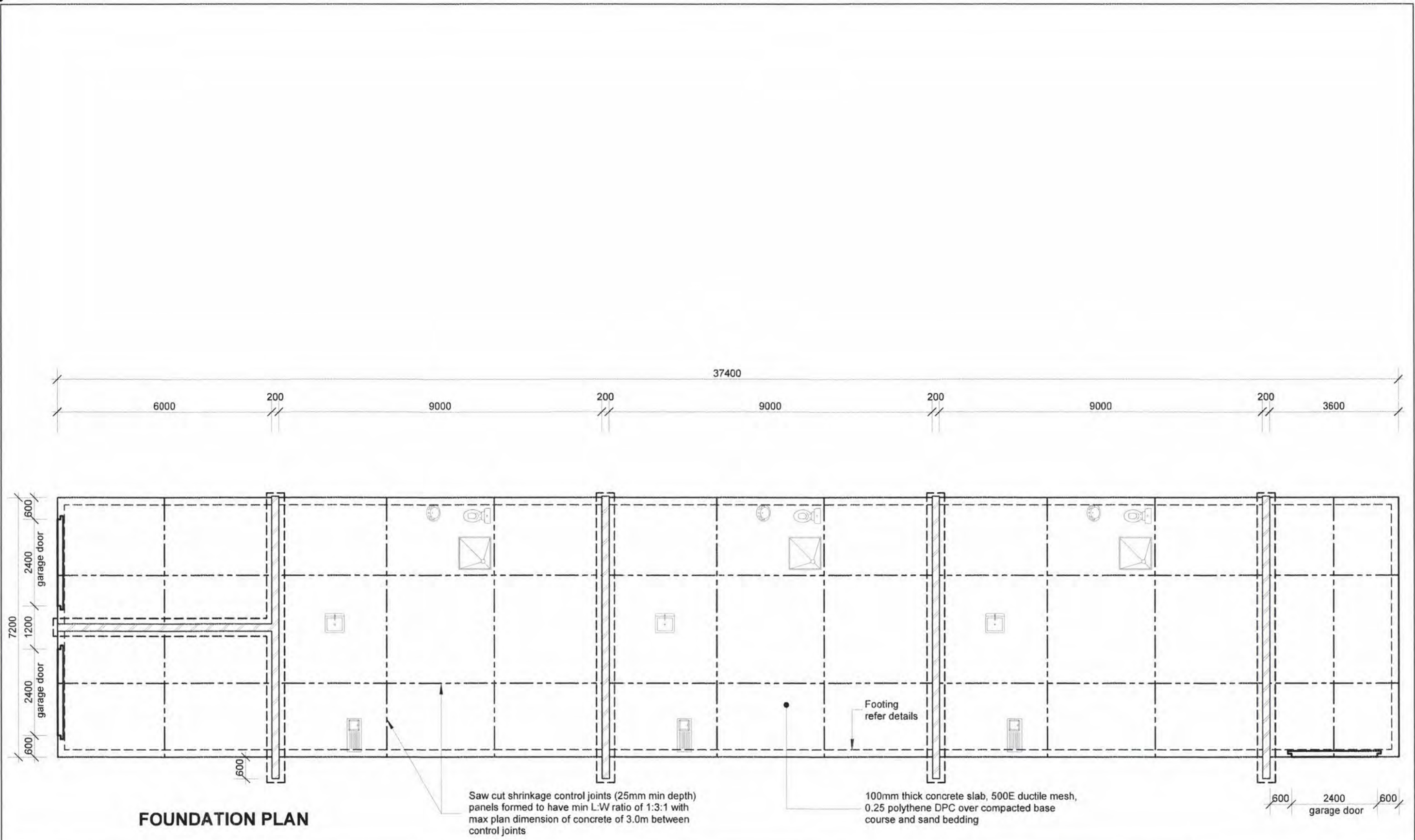


Distributor : Cromwell
Salesperson : Chris Sangster
Revision :

Drawn By : DVS
Scale :
Date : April 2016

PROJECT : Proposed 37.4 x 7.2 Residential Units
(3 x 2 bedroom Units with 3 Garages)
FOR : C & G Sangster
AT : 60 Horace Street
(Lot 2 DP 484832)
Cromwell






FOUNDATION PLAN

Saw cut shrinkage control joints (25mm min depth) panels formed to have min L:W ratio of 1:3:1 with max plan dimension of concrete of 3.0m between control joints

100mm thick concrete slab, 500E ductile mesh, 0.25 polythene DPC over compacted base course and sand bedding

<p>Distributor : Cromwell Salesperson : Chris Sangster Revision :</p>	<p>Drawn By : DVS Scale : As Shown @ A3 Date : April 2016</p>	<p>PROJECT : Proposed 37.4 x 7.2 Residential Units (3 x 2 bedroom Units with 3 Garages) FOR : C & G Sangster AT : 60 Horace Street (Lot 2 DP 484832) Cromwell</p>		<p>SHEET Number of S01</p>
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100mm Storm Water Drain PVC

100mm Foul Sewer Drain PVC

Inspection Point

Downpipe

- I.T — means Intercepting Trap
- F.A.I — means Fresh Air Inlet
- I.P — means Inspecting Pipe
- I.Y — means Inspection Junction

REFERENCE

- Y.P — means Junction Pipe
- G.T — means Gully Trap
- W.C — means Water Closet
- B.V — means Back Vent

APPLICATION No.

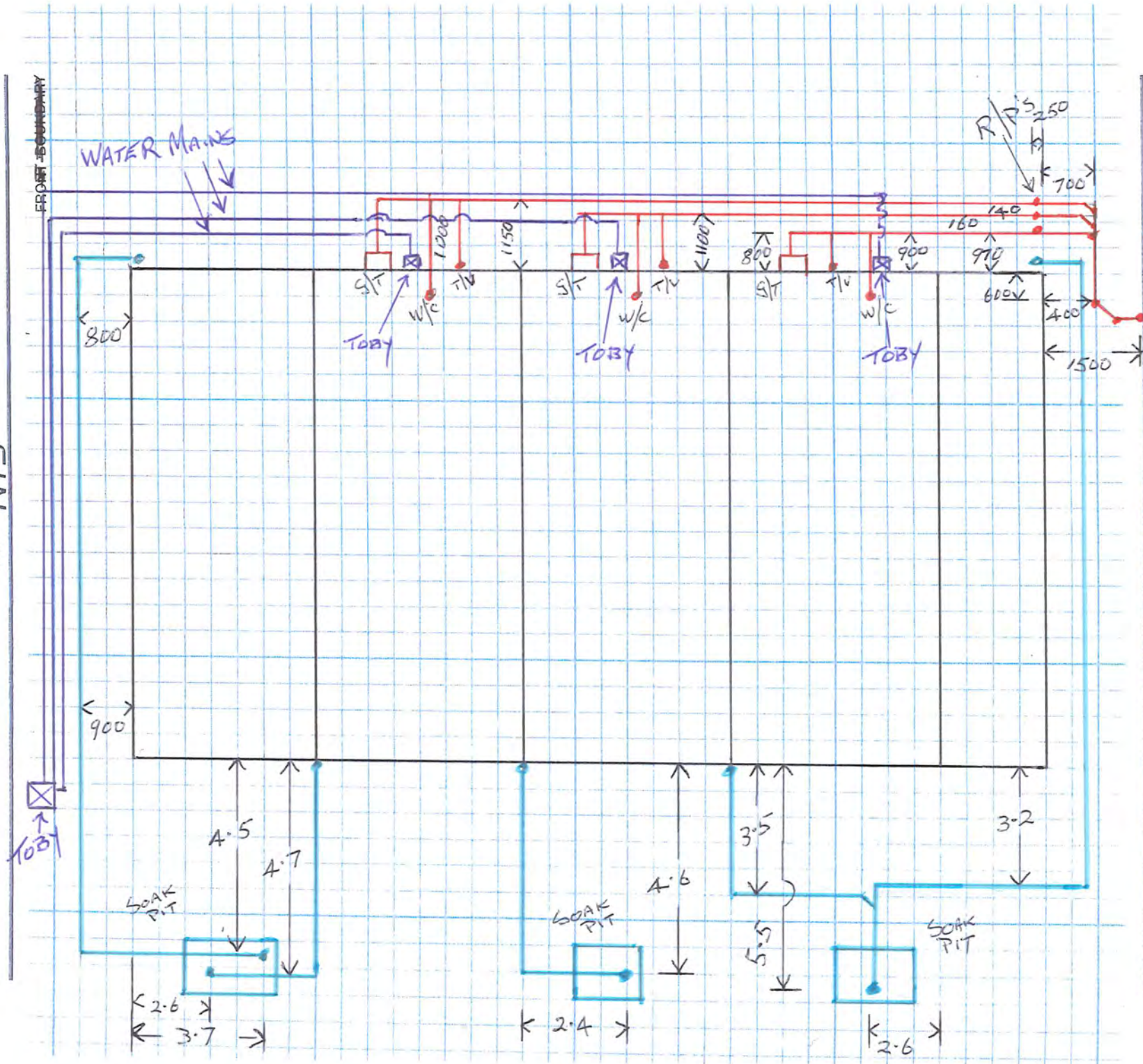
- M.V — means Main Vent
- T.V — means Terminal Vent
- I.C — means Inspection Chamber
- D.P — means Down Pipe

FILE VAL NO.

BC. NO. 160331

DRAINAGE BLOCK PLAN

Scale — NTS



OWNER: CAS SAUNISTER

LOT No.:

D.P:

NAME: Mike May (Registered Drainlayer)

REG NO.: 14582

SECTION:

BLOCK:

LOCATION:

60 HORACE ST
CROMWELL

SIGNATURE: M D May

Sycamore 60844