

1985



1990

TUI STREET



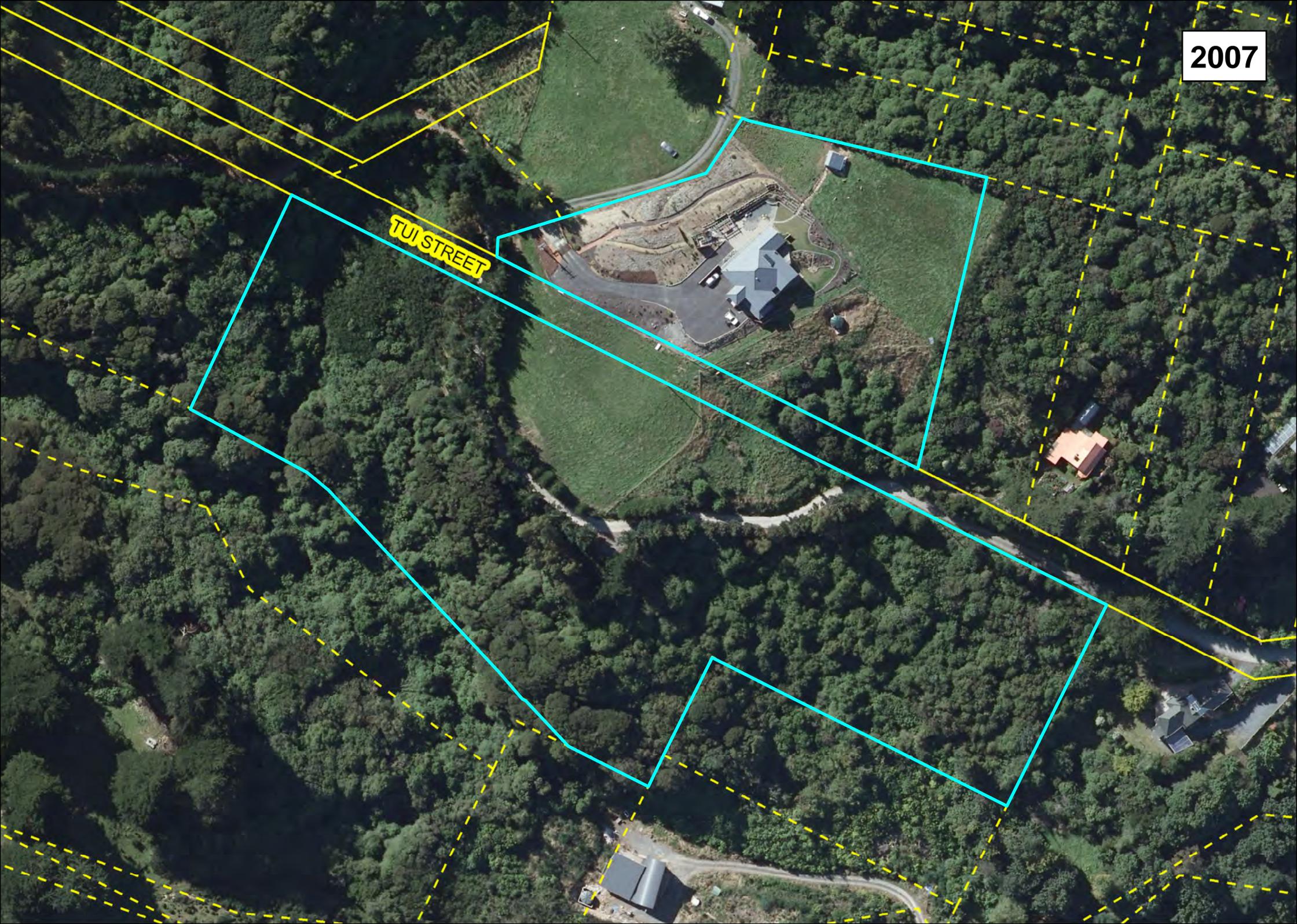
2000

TUI STREET



2007

TUI STREET



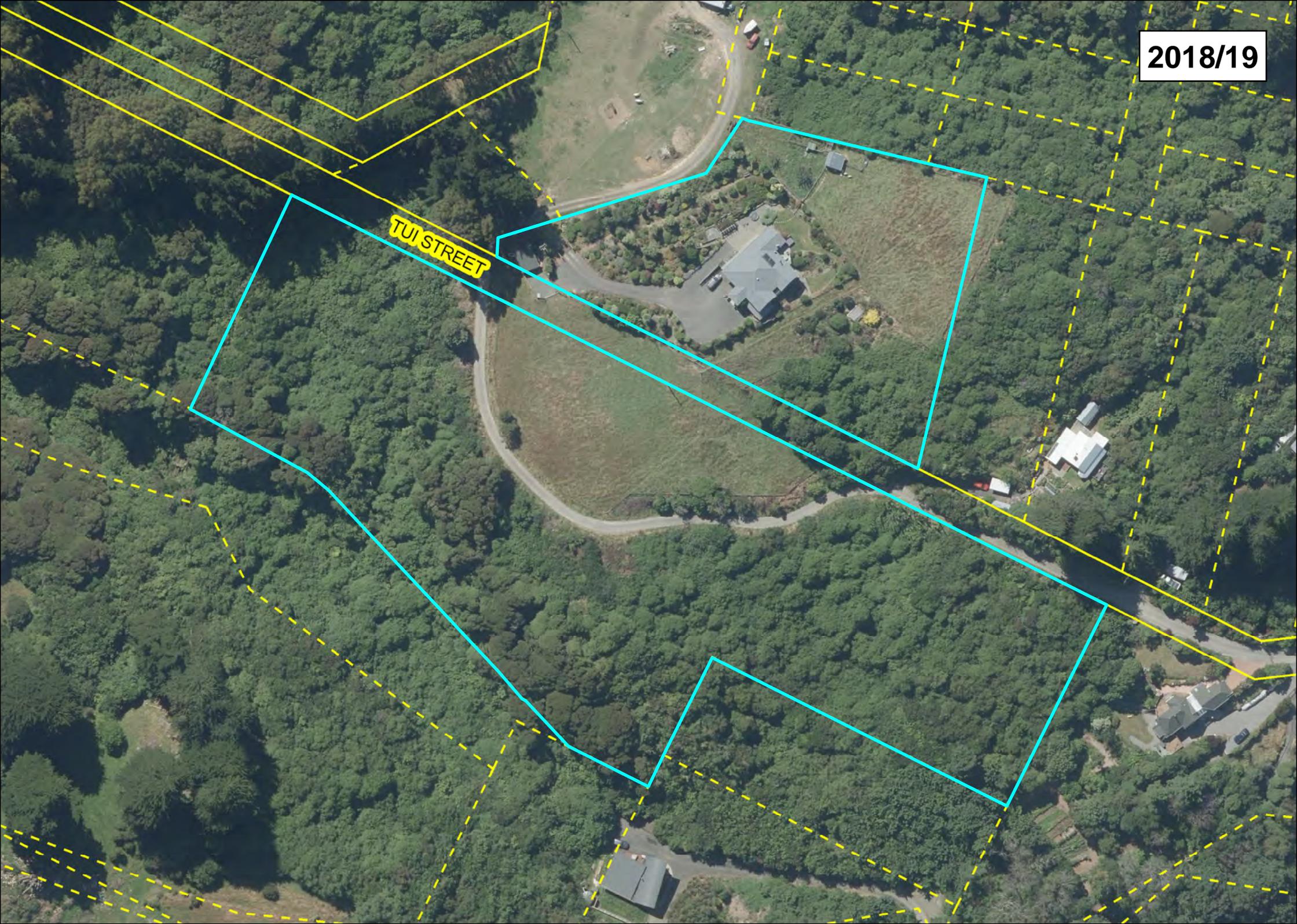
2013

TUI STREET



2018/19

TUI STREET



CONSENT RECORD

**Consent Record for 30 Tui Street St Leonards
(Property Number: 5109649)**

Building Applications:

Building Application	Status	Description	Lodge Date	Applicant
<u>ABA-2017-1676</u>	CCC Issued	Install Masport Osburn Heater in Dwelling	17/08/2017	<u>529899</u> A Lukyanyuk
<u>ABA-2007-316573</u>	CCC Issued	Erect Garage	11/07/2007	<u>225606</u> S H M Springer
<u>PIM-2007-316699</u>	PIM Issued	Erect Garage	11/07/2007	<u>225606</u> S H M Springer
<u>ABA-2004-306274</u> GEMS ID ABA43529	CCC Issued	(DWX) ERECT DWELLING	22/11/2004	<u>225606</u> S H M Springer

Planning Applications:

Planning Application	Status	Description	Lodge Date	Applicant
<u>HAIL-2023-137</u> GEMS ID	HAIL request lodged	30 Tui Street, St Leonards	26/10/2023	<u>479204</u> S Luke
<u>LUC-2022-215</u> GEMS ID	Applicant Requested Suspension	residential activity on undersize lots	30/05/2022	<u>479204</u> S Luke
<u>SUB-2022-80</u> GEMS ID	Prepare Decision	Subdivision of site into three lots (two resultant titles)	30/05/2022	<u>479204</u> S Luke
<u>LUC-2007-484</u> GEMS ID	Completed	Construction of a new 6 m x 4.8 m single garage	23/08/2007	<u>225606</u> S H M Springer
<u>RMA-2000-363883</u> GEMS ID RMA20000195	Consent Issued	TO DIVIDE EXISTING AMALGAMATED TITLES INTO THREE SEPERA TE TITLES.	16/03/2000	<u>102811</u> N L Knowles

BUILDING AND PLANNING CONSENT RECORDS

1989 DECLARATION OF LAND USE

20/4/89

29 Magnetic St.
Port Chalmers.

Declaration by Nicholas Leonard
Knowles relating to Building Permit
application **Tui St.** St Leonards.

1. Present use of land:- Established

The present use of land is Pastoral,
and Horse Stabling. Existing buildings
include Stable, tackroom etc.

2. Proposed use of land:-

Pastoral and Horse Stabling

3. For the last 4 years I have

run and owned intensive pastoral
and deer farming in Waikato. Hawkes
Bay

Nicholas Knowles
20/4/89

26700/039

LOTS 1/8 13/17 Blk SDP 136

LOTS 91/97 Pt 109/115 DP 109

11.2880

(A)

**2001 SUBDIVISION APPLICATION
(RMA-2001-364849), SCHEME PLAN
AND SITE PHOTOGRAPHS**

PATERSON PITTS PARTNERS LTD

Surveying, Resource Management, Land Planning & Development

DUNEDIN,
8-10 Broadway, PO Box 1083
Ph.(03) 477 3245, Fax (03) 474 0484

Principals:
Nigel B. Pitts MNZIS, REA
Tony D. Hosken Dip Surv, MNZIS

Associated Company:
Nespair Aerial Surveys Ltd

23 April 2001

The Planning Administrator (Survey)
Dunedin City Council
PO Box 5045
DUNEDIN

For the attention of Mrs Helen Fleming

Dear Madam

Re: **APPLICATION FOR RESOURCE CONSENT TO NON COMPLYING
SUBDIVISION AND LAND USE
70 TUI STREET, ST LEONARDS**

Applicants: Mr N L Knowles & Ms M J Lawrenson

Please find the attached data in support of these applications.

1. Form 5
2. Application Plan and aerial overlay
3. Locality and Zoning – Proposed Plan – Map 20
4. Locality and Zoning Dunedin Section – Transitional Plan
5. Locality and Zoning Silverpeaks Section Transitional Plan
6. Indicative house design
7. Ground photography
8. Electricity supply – correspondence with Delta Utility Services
9. Title copy - Certificate of Title 11B/1205

Comment is set out below on the many aspects relevant to these applications.

1. **OBJECTIVE**

The objective of these applications is twofold:

- (i) To obtain Resource Consent to the subdivision of the parent title into three land parcels, each of which lacks conformity with the 15 hectare minimum area provided for under the Rural Zone Rules, Proposed Dunedin District Plan (1999)
- and
- (ii) To obtain Resource Consent for residential dwellings (3) one on each of the proposed non-complying land parcels under (i) above, one of the three representing the applicants existing dwelling.

While two applications are involved, there is a substantial degree of commonality in the data applicable to each. Consequently, both elements are run together, to the greatest degree possible, with differentiation made, as appropriate.

2. BRIEF BACKGROUND

This text, and accompanying data, can be read in conjunction with the proposal made to Council, dated 21st October by the applicants, but the following modifications have been made:

- (i) The proposed dwelling location on Lot 2, adjacent to the existing stables, has been deleted, the proposed dwelling re-located eastward to one of two alternative positions, shown within Lots 2 and 8 of proposed Parcel 3.
- (ii) Minor amendments to the portrayal of the subject title.
- (iii) Amended yard clearance provisions, applicable to Parcels 2 and 3

For the sake of completeness and coherence, this text duplicates some of the data previously supplied, and can be regarded as a complete, replacement text for the initial application.

The property, of 16.4493 hectare area, is contained in Certificate of Title 11B/1205 and was acquired by the applicants in August 1989, under the planning regime existent prior to the public notification of the Proposed Dunedin District Plan in July 1995.

The applicants have, in their period of ownership, farmed the property to the extent possible, given the constraints of topography, bush, and the constant challenge of noxious re-growth. The property is incapable of sufficient agricultural production to cover costs, and given the nature of adjoining properties, there is no prospect of amalgamations with adjoining rural lands resulting in a rural unit having significant agricultural production.

The proposal bears a strong resemblance to recent subdivision and land use applications relating to a property fronting Harrier Road, St Leonards, consented to by Council under Consent No's 2000-0487 and 2000-0488, those consents currently under appeal.

The applications are both non-complying, necessitating a successful passage through the threshold tests under Section 105(2A) Resource Management Act, before Council is able to move to consideration of the application under Section 104.

We submit that it will be demonstrated in the course of these applications that the threshold test is passed when compared with the provisions of Section 2A)(3)(a). (The applications have no more than minor effects). Further comment on this aspect is made following the assessment of effects set out later in the application.

In planning terms, the most relevant element in the application is that of the proposed land use, as it is that aspect from which the effects arise, the subdivision element in this instance simply providing for three land tenures in place of the current single title.

For the sake of clarity in identifying the three proposed tenures and their dwelling sites (Parcel 1 dwelling already established) and access, the application sets out the subdivision details ahead of those for land use, the order of presentation not reflecting the order of planning significance.

3. THE SITE

3.1. General

The site is located off Tui and Weka Streets, St Leonards, comprised in one title, from five non-contiguous portions, separated by unformed roads (see Application Plan).

Site topography falls quite steeply toward the harbour in an east-south-easterly direction, with the open pasture coinciding with the small open faces and broad ridges lying between the basic gullied drainage pattern.

Bush and shelterbelts cover approximately 40% of the site area (refer aerial overlay) and despite clearance efforts, noxious re-growth is apparent in some areas.

The applicant's dwelling is located in an approximately central location within the title with outstanding views to the harbour and Peninsula opposite.

The stables, located on proposed Parcel 3 are the only other structure existing on the property.

3.2. Existing Access

Site access is obtained from Tui Street, the upper portion contained within the legal road corridor consisting of a concrete carriageway, changing to a metalled formation from the point where it deviates from the legal alignment, continuing upslope in a rounded zigzag pattern, crossing and re-crossing the unformed Tui Street (and adjacent street) alignments prior to swinging into the dwelling carpark area via a short length of concrete carriageway.

The metalled formation (approximately 4.5 metre width, watertable to edge) is frequently fringed with single row plantings of pinus radiata providing edge stability and definition.

The provision of passing bays is the practicable response to the need for vehicle passing.

Five Rights of Way are required, described in a later section.

The existing access alignment is the most practicable available, and formation of the legal alignment of Tui Street (or Weka Street) is neither practicable, nor contemplated in this application.

3.3. Existing Site Usage

The applicants, in their period of ownership since 1989 have invested significant time, and capital, in maintaining, and improving the property, the essential usage, given the soils, topography, and aspect being loosely described as rural/residential, living on site, and currently running 34 breeding ewes on the somewhat confined pasture, approximately 60% consisting of improved grasses.

Mob stocking (cattle) has been utilised in the past, as a practicable means of combining production with noxious growth control, but as a farming practice, has downsides of stock

intrusion into the natural bushed areas, pasture pugging and interference with natural ground water flows.

The property is generally too steep for the safe use of wheeled farm implements (tractors).

In any event, pastoral activities are not, and never have been, "economic" in the sense of providing an excess of income over expenditure after allowance for direct costs, and labour input, but it has provided a satisfying, exhausting, lifestyle, maintained via city salaries.

3.4. Underlying Geology – Soils - Stability

Benson's Geological Map – Dunedin District, records the basic geology of the area as overlaying strata, in ascending order from the harbour shoreline of two differentiated basalts from the first main eruptive phase, followed by phonolite, trachyandesite and basalt, from the second eruptive phase, with a fault line noted running parallel to the shoreline, within the phonolite occurrence.

Soil type is heavy clay, poorly described, with minimum topsoil. The past rural management has included twice clearing by dozing, prior to 1990, which has resulted in reduced topsoil depth.

There are no permanent watercourses on the land although there are a number of seasonal springs.

Site walkover inspection of the open pasture identified one well contained location, south west of the barn, where the topography could be interpreted as a scarp/slump configuration, exhibiting no sign of activity, and not prejudicial to the intent of this application.

Planned access, and building platform locations are located on a face (alternative sites, Lots 2 and 8) and broad ridge (Lot 7) of moderate east falling gradient with no surface indications of ground instability.

Unsurprisingly, given the heavy soils present, no tunnel erosion has been noted.

3.5. Existing Services

Given the Rural zoning of the subject site, and Council's policy of requiring self-servicing of dwellings within the Rural Zone, in respect of water supply and foul waste disposal, those two services, located within the urban area of St Leonards can be disregarded.

The existing dwelling on Lot 1 derives electricity supply from an on site wind powered generator. The applicants have completed their investigation of reticulating power to the proposed development, and the practicality, options, and costs, are set out in the correspondence received from Delta Utility Services Ltd (dated 14th April 2000) appended to the application.

Telecommunication reticulation would be made to existing cabling located in Tui Street and Right of Way "A" and "B".

3.6. Surrounding Land Uses

Surrounding land uses can be readily interpreted from the aerial photography opposite, which clearly shows the distribution of bush, pasture, and several of the existing dwellings in the vicinity of the subject site, but unfortunately, the coverage does not extend sufficiently to the north west, to show the four dwellings above the site, observable on the ground photographs.

The principal elements are:

- (i) Urban St Leonards lying to the east of the site, and separated from it by an intervening bushed, and Rural zoned strip, some 60 metres wide at the southern end of the title, broadening to approximately 250 metres at the northern; and
- (ii) Stevenson Bush Scenic Reserve adjoining the western title boundary, containing native bush and minor clearings, and forming (in part) the eastward limit of the Flagstaff-Mt Cargill Landscape Conservation Area (refer Application Plan); and
- (iii) Existing dwellings are located to the north (1), south (2) and north west (4) of the property, those to the north and south accessed indirectly from State Highway 88, while those to the north west, accessed from North Road and the subsidiary Cleghorn, Clifford and District Roads.

Some 8 separate ownership (inclusive of the Reserve) surround the site, all smallholdings, containing varying percentages of bushed gullies and faces, and open pasture.

Agricultural land use, would predominantly be similar to that of the application site, and the majority include a residential component.

3.7. Title Format

The subject title, containing 16.4493 hectares, is Certificate of Title 11B/1205 and has "Limited as to Parcels" status. A minor discrepancy has been identified in comparing the title area noted above, and the summation of the lots described in the application (refer to scheduled areas in following section), with a shortfall in the area of approximately 0.5 hectares.

The title memorials record appurtenant rights in respect of streets, roads and terraces shown on Deeds Plans 109, 136 and DP 3208 applicable to the various constituent appellations contained in the title record.

The land is not subject to, nor holds appurtenant, service easements.

As is obvious from the title and application plan, the title is separated into 5 lobes via the several named and unnamed road alignments shown.

The roading pattern reflects a past intention, on the eastern and southern margins especially, of closer subdivision, long-since overtaken by land use zoning provisions, and the impracticality of road formation.

It would appear that there is considerable scope for future road stopping action, and incorporation into adjoining titles.

3.8. Land Use Zoning Provisions – Planning Status of Application

Land use zoning provisions having relevance to the application are:

Transitional Plans	Dunedin City Silverpeaks County	Rural A Rural G
Proposed Plan	Dunedin City	Rural

Turning first to the Transitional Plan, the majority of the property was contained within Dunedin City, and the Rural A zone, but approximately 5.6 hectares at the northern end (refer to Planning Map copies appended) were included in the Silverpeaks County, and zoned rural "G", catering for Rural residential land use down to 2 hectares.

Under the Dunedin District Proposed Plan, proposed zoning is Rural, a basic element of which is the 15 hectare minimum requirement per each dwelling. As previously noted, the area represented on the Application Plan as Lot 4 (4.14 hectares) is further subject to a Landscape Conservation Area sub-zoned as "Visually Prominent".

Other planning elements having some relevance are References lodged against the Rural zone provisions of the Proposed Plan, and the very recent decision of Council to review the Rural (and Rural Residential) provisions of the Proposed Plan by way of Variation, the content of which is in the course of preparation.

In essence, the application seeks:

- Subdivision to create parcels of 11.8 hectares 2.6 hectares and 1.4 hectares.
- Dwelling land use on the Lots so created.
- Consent to a reduction in the 20 metre yard requirement in respect of the alternative building platforms on Lots 2 and 8 (Parcel 3) to 10 and 15 metres distant from the Albert Terrace boundary, respectively, 15 metres to Victoria Terrace (unformed) Site 3, Lot 8, and at Site 1, Lot 7, 15 metres to the northern boundary.

In summary, while the proposal would be classified as Discretionary (Unrestricted) under the provisions of the Rural "A" Zone Dunedin City Transitional Plan, it is non-complying with the Rural Zone, Proposed Plan, and must consequently be regarded as a non-complying application, subject to the threshold test under Section 105(2A) Resource Management Act.

The underpinning philosophy is Part II Resource Management Act with (among other matters) the requirement being to demonstrate sustainability of the use intended, and the absence of adverse effects.

4. THE PROPOSALS

4.1. Subdivision

4.1.1. General

The proposed subdivision of the subject title sets out to create three separate land parcels, comprised of "clusters" of the allotments shown, the multiplicity of allotments arising from the intersections of the pre-existing road alignments.

The three parcels, each of which would be represented by a separate title via amalgamation conditions imposed by Council, would comprise the following, each parcel being non-complying with the 15 hectare minimum area required in the Rural Zone.

Parcel	Constituent Lots	Areas	
1	Lot 1	6.89 ha	
	Lot 4	4.14 ha	
	Lot 5	0.70 ha	
	Lot 6	0.13 ha	
	Total	11.86 ha	11.86 ha
2	Lot 3	1.89 ha	
	Lot 7	0.71 ha	
	Total	2.60 ha	2.60 ha
3	Lot 2	0.85 ha	
	Lot 8	0.50 ha	
	Total	1.45 ha	1.45 ha
		Site Total	15.91 ha
		Title Area	16.45 ha
		<u>Approx Difference</u>	<u>0.54 ha</u>

The extent of open pasture and bushed areas on each proposed parcel are self evident on the aerial plan but are briefly described as:

Parcel 1 Containing the applicant's house and associated septic tank and drainage field, vehicular access and carparking and approximately equal areas of pasture and bush.

Parcel 2 Consisting of a bushed gully side, south facing, falling to the watercourse lying to the south of, and parallel to, the southern title boundary, together with a small area (approximately 0.8 hectares) of open pasture, located to the north of the access alignment, and containing the proposed building platform, labelled "Site 1" for the parcel.

Parcel 3 Situation on either side of the unformed "Albert Terrace" and containing the stables and having a high percentage of Parcel area in pasture.

4.1.2. Access

Access to Parcel 1 would utilise the existing vehicle access alignment, labelled Right of Way "A" (Lying within Lot 3, Parcel 2) of approximately 150 lineal metres over which it would hold a Dominant Tenancy. Technical frontage is currently provided by the various frontages of Parcel 1 to the existing legal roadlines, but it is submitted that the easement over Right of Way "A" be mandatory in status, to provide for the future possibility of road stoppings, the mandatory status providing for the frontage provisions presently contained in Section 321(3)(c) Local Government Act (Right of Way as sufficient frontage).

Access, both physical and technical, is provided in the manner described above, to Parcel 1, which would be comprised of Lots 1, 4, 5 and 6 via an amalgamation Condition imposed by Council under Section 220(1)(b)(iii) Resource Management Act. However, the vehicular access within Parcel 1 twice crosses an intervening strip lying between the upper portion of Tui Street, and another roadline approximately 8 metres to the north east (unnamed), contained in Deeds Index 0.40 in the name of David Proudfoot (1873).

To complete the formalising of access to the existing house site on Lot 1, Right of Way easements will be sought over the two crossings of the strip, labelled Right of Way "D" and Right of Way "E", proposed as Optional Easements, recognising the time it may take to formalise easements with a deceased estate.

Access to Parcel 2 would utilise the existing vehicle access alignment labelled Right of Way "A", which would be contained within the parcel, together with an Easement of Right of Way over that part of proposed Lot 6 (Parcel 1) labelled Right of Way "B", again utilising the existing access formation, together with a further Easement of Right of Way over that part of the proposed Lot 2 (Parcel 3) labelled Right of Way "C" as noted above, we submit that the easements should be mandatory, for the same reasons.

Access to Parcel 3 would be via Easements of Right of Way over proposed Rights of Way "A" and "B", Right of Way "C" lying within the Parcel 3 title.

Inter-allotment access, between the lobes of the three parcels is provided via usage of the intervening roadlines as hereunder –

- Parcel 1
- (i) Between Lots 1 and 5 – via proposed Rights of Way "D" and "E" or via a more tortuous route using the roadlines.
 - (ii) Between Lots 1 and 6 – via the unnamed intervening roadline.

(iii) Between Lots 1 and 4 – as for (ii)

Parcel 2 (i) Between Lots 3 and 7 – via the intervening Tui Street alignment and the intersecting access.

Parcel 3 (i) Between Lots 2 and 8 across the intervening Albert Terrace.

The scheduled form of the required easements, which encompass both access and the conveyance of electricity and telecommunications, as a safeguarding provision is as follows.

MEMORANDUM OF EASEMENTS

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way and Right to Convey Power and Telecommunications	Right of Way A	Lot 3	Lots 1, 4, 5 and 6 (CT XYZ) shown hereon
	Right of Way A	Lot 3	Lots 2 and 8 (CT abc) shown hereon
	Right of Way B	Lot 6	Lots 3 and 7 (CT def) shown hereon
	Right of Way B	Lot 6	Lots 2 and 8 (CT abc) shown hereon
	Right of Way C	Lot 2	Lots 3 and 7 (CT def) shown hereon

Schedule of Optional Easements

Right of Way D	Pt Sec 7	Lots 1, 3, 5 and 6 (CT XYZ) shown hereon
Right of Way E	Pt Sec 7	

Turning to the question of the Rights of Way formation, topography precludes the ability to provide a continuously 2 way vehicle carriageway on Right of Way "A", and it is proposed that passing bays are constructed at not more than 40 metre intervals to facilitate vehicle passing.

It is further proposed that the carriageway consist of compacted metal, not less than 3.5 metres wide (excepting the passing bays, which shall be not less than a further 2.5 metres) draining to a watertable, and appropriate culverting. Rights of Way "B", "D" and "E" are promoted on the same basis.

The above formation would be contained within a 10 metre legal width.

Right of Way "C" currently follows a formed, but unmetalled bench, and it is proposed that its carriageway width be 5.0 metres, within an 8 metre legal width.

Appropriate Maintenance Agreements, specifying the maintenance obligations applicable to each of the three parcels, would be prepared, and referred to on each title.

4.1.3. Servicing

(i) Power and Telecommunications

All three parcels would be reticulated for electricity and telecommunications from the facilities existing at the end of the Tui Street formation (telephone cabling already extending up Rights of Way "A" and "B").

The easement provisions discussed in the previous section included easements within the Right of Way alignments, for the conveyance of power, and telecommunications.

That provision was a safeguarding one, as the route described in Delta's response to the applicants approach (appended) provides for a more direct route, utilising the unformed Tui Street alignment to a location in the vicinity of Right of Way "B", from which point, distribution of low voltage power via transformer installation would be made.

The location and alignment of the service route, and the fact that the site is not located in a landscape protection area, accommodates the use of an overhead system, and pole mounted transformer (refer Option 1 – Delta response).

Should the route deviate outside the Tui Street alignment then appropriate easements in gross over the affected private land would be reserved in favour of Dunedin Electricity, together with any easements found to be necessary for protecting the low voltage supply to the three parcels.

We suggest that if Council is of a mind to grant consent to this application, then an appropriate Condition of Consent would require that where electricity and/or telecommunication reticulation cross private land, then easements shall be provided for in the format appropriate to the circumstances to protect the supply and maintenance of the plant.

(ii) Foul Waste Disposal – Water Supply – Stormwater Disposal

Given that the above matters are allied to the dwelling land use, this aspect is covered in the Land Use portion of the application.

4.1.4. Assessment of Effects – Proposed Subdivision

The subdivision activity proposed is a precursor to the intended introduction of an additional two dwellings within the present title area. It is this latter land use activity which has the potential to create effects, and in this instance, given the minimal physical construction involved, the nil disturbance to the land or vegetation, and the objective of more adequately providing for continued sound land management in conjunction with on site residential use,

we conclude that the effects of the subdivision activity are negligible. If the proposed subdivision, and creation of three separate land tenures in place of the single one presently the case, were to prejudice the possibility of amalgamations to provide for larger, economic farming units, then the act of subdivision could be unwise in some circumstances. That is not the case in this instance, and we conclude that the subdivision, as a discreet activity, is not inconsistent with Part II Resource Management Act, the implications of the Fourth Schedule or Section 18.6 (Assessment Matters) Proposed Plan.

4.2. Land Use Application

4.2.1. General

The land use element of the application arises from the following issues:

- (i) Lack of compliance with the 15 hectares minimum area required to support a dwelling in the Rural Zone, Proposed Plan, the non compliance applicable to all three of the intended parcels.

and

- (ii) Lack of 20 metre yard clearances at the two alternative dwelling platform locations shown on Lots 2 and 8, Parcel 3 and for the dwelling platform on Lot 7, Parcel 2, as previously noted.

4.2.2. The Land Use Proposals

- (i) Parcel 1 dwelling, the applicants home, is already in place, together with ancillary access, parking and septic drainage, the latter contained within the confines of Lot 1.

The proposal makes no amendment to the infrastructure, and simply reduces the parcel area from the present 16.4 hectares to the proposed 11.8 hectares.

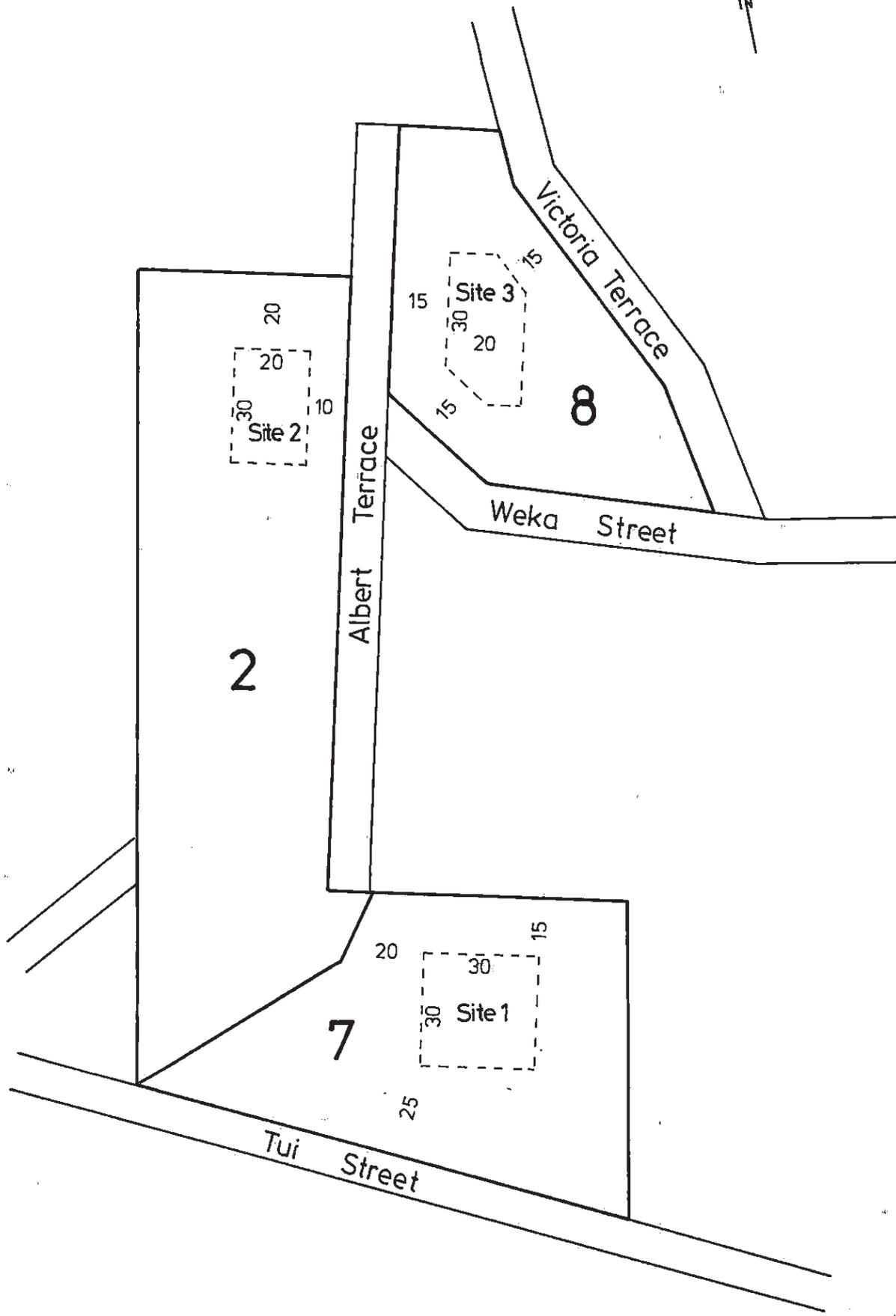
Yard requirements are more than satisfied and are not at issue.

- (ii) A dwelling is proposed for Parcel 2, located on Lot 7, the building platform of 30m x 30m leaving yard clearances of:
 - 25 metres to the Tui Street boundary
 - 20 metres to the Lot 2/Lot 7 boundary
 - 15 metres to the northern boundary of Lot 7

It is the 5 metre shortage in the latter yard clearance which is a non complying element. The effected yard abuts the MacKnight property, which at this location is a bush covered valley side slope, the effect of the shortage negligible.

The reason for the platform positioning is to better utilise the flat topped ridge present at this location.

Access to the building platform would a 20 lineal metre vehicle access on an eastward alignment from proposed Right of Way "C".



Proposed House Site Details

PATERSON PITTS PARTNERS LTD
 SURVEYING CONSULTANTS
 DUNEDIN

SCALE: 1:1500

DRAWN:

DATE:

APPROVED:

Foul waste disposal would be accomplished via a two Stage septic tank and associated waste drainage field, meeting the requirements of Council's Environmental Health Section and the designs appropriate for Soils of Low Permeability, an example of which is the planted evapo transpiration mound, with gravity or pumped dosage. All waste water plant would be contained within Lot 7.

Water supply would be dependent on roof water collection and storage, and a 20,000 litre storage tank facility would be appropriate.

As a consequence of roof water collection for domestic supply, stormwater disposal becomes relevant only to tank surcharging, and drainage off driveways, and hardstanding, all readily accomplished by guidance to natural drainage flow paths, or on site absorption pits, sited clear of any foul waste drainage field.

Comment on the style of dwelling that can be envisaged, and the assessment of effects, is set out in a following section.

- (iii) A dwelling is proposed for Parcel 3, two alternative platforms promoted, to provide purchaser choice.

Site 2 is located on Lot 2, on a broad ridge west of Albert Terrace (refer plan).

An alternative platform position, site 3, is located on Lot 8, to the east of Albert Terrace. this latter alternative, while more sheltered by the shelter belts apparent to the north, south, and the woodlot to the east, is also more confined, the upper alternative providing a more extensive outlook in comparison.

The site 2 platform is proposed as 20m x 30m, located relative to title boundaries as follows:

- 20 metres from the north boundary
- 24 metres from the Lot 1/2 boundary
- 10 metres from Albert Terrace

The site 3 platform, of irregular shape.

- 15 metres from the Weka Street boundary
- 15 metres from Albert Terrace boundary
- 15 metres from the Victoria Terrace boundary.

The first two yard offsets (15m) fail by 5 metres to satisfy the 20 metre prescribed clearance. As with Site 2, given that road alignments adjoin the non complying yard provisions, and no private properties are affected, it is considered that the non compliance is insignificant, and accepting that formation of the adjoining roadlines is impracticable, there is no threat of limitation to cut or fill batters, (see plan opposite).

The comments made under (ii) above in respect of domestic water supply, waste water disposal and stormwater from hardstanding areas apply equally to the two alternative platforms promoted for Parcel 3 with the proviso that the waste water drainage field must be contained within Lots 2 and 8, that is, should the Site 2 (Lot 2) platform position be selected,

then the septic tank and drainage field be sited entirely within Lot 2, or, the drainage field be sited entirely within Lot 8, fed by closed line from Lot 2. This then avoids the use of Albert Terrace as part of the drainage field.

Access to either of the alternative platform positions (Sites 2 or 3) would be via an extension of vehicular access from the end of proposed Right of Way "C" on an alignment passing the stables, and traversing the slope, the basic formation having recently been constructed for Farm Management purposes.

4.2.3. The Dwelling – Nominal House Design

While the precise dwelling design is not known at the present time, a design of a single story contemporary house is appended, which can be considered as representative of the style of dwelling anticipated.

Exterior finishing colours shall be selected from Council's recommended colour palette, but we note that for reasons which will be set out under our assessment of effects, this aspect is not as critical as can be the case in more prominent locations.

It can be reasonably expected that the dwellings, and landscaping would be in line with the normal objectives of owners to create and maintain an attractive asset.

4.2.4. Assessment of Effects – Land Use

We address this question under two headings, the first, dealing with the effects in an overall context, noting the philosophical hurdles in the Proposed Plan – Rural Zone provisions which are relevant to this application, the second, dealing with the site specific issues, supported by ground photographs which provide the evidence in regard to visual impact.

(i) General

We identify the following issues as those with which the land use application could potentially be in conflict, excepting the matter of yard clearances, which in the circumstances of this application, are of a more minor nature, commented upon earlier.

- Urban Sustainability
- Rural Amenity
- Cumulative Effect
- Sustainability
- Avoidance of Adverse Effects

The above broad issues tend to address potential negative issues, but to provide balance, it is worth noting the potentially positive issues viz:

- Rural Sustainability
- Economic sustainability of rural small holdings
- Providing reasonable choice for the rural residential market.

Given the ability of the sites to be self serviced, without impact on neighbouring properties, or Council's service infrastructure, and the avoidance of adverse effect on neighbouring

properties, it is the potential conflict with the expressed concepts of "urban sustainability" and the "urban fence" to which attention must be turned, the cumulative effect of non compliance with the Proposed Plan in these matters being the point at issue.

In terms of the "urban fence" concept, and Council's concern that it may come under pressure to extend the service infrastructure into the subject area, we submit that that is not at issue here, as the zoning of the property will remain rural rather than rural residential, which would carry with it the potential for attracting the infrastructural pressures which Council is keen to avoid.

In terms of urban sustainability, the concepts objectives are recognised, but, we submit, must be weighed up against the issue of rural sustainability, and prudent land use.

In common with other peri-urban rural land holdings, the issue of economic sustainability is arising, and where amalgamation with adjoining like properties is practicable, that technique can provide a solution to the economic issue.

However, when that is not possible, then we submit that a solution can lie in allowing a higher use, by permitting a parcel size (together with residential use rights) which is commensurate with what can be "farmed" by those wishing that lifestyle, usually involving subsidisation of the farming activity from a city derived salary.

If that can be achieved without adverse environmental effects, then we suggest a balance can be achieved between economic reality and Council's desire to maintain an obviously rural border to metropolitan Dunedin.

To maintain that border by disallowing the form of land use promoted in this application is to require the landowner to provide for an amenity for the perceived public good, at private expense.

The foregoing comment, obviously of a more general nature, is, we believe applicable to the land use proposal contained in this application.

(ii) Site Specific

(Refer also the appended ground photographs for increased format size)

With reference to all three parcels, we note that:

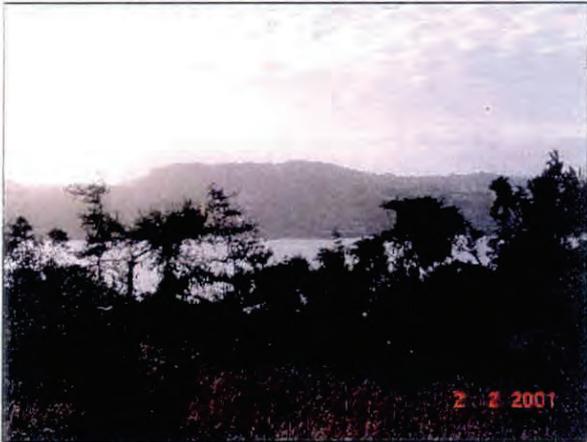
- Nil adverse effects arise from the proposed inclusion of residential activity, on neighbouring properties in respect of noise, glare, odour and waste water discharge.
- Nil adverse effects arise from a need to extend the city's service infrastructure as only power and telephone services will be installed, paid for by the applicants.
- In terms of retention of rural visual amenity, the proposed building platforms for Parcels 2 and 3 (Parcel 1 – dwelling existing) largely obscured from observation by the topography and vegetation, the potential viewing positions restricted to the following locations:



Site 1 - North - Lot 7



Site 1 - East - Lot 7



Site 1 - South - Lot 7



Site 1 - West - Lot 7



Site 3 - North - Lot 8



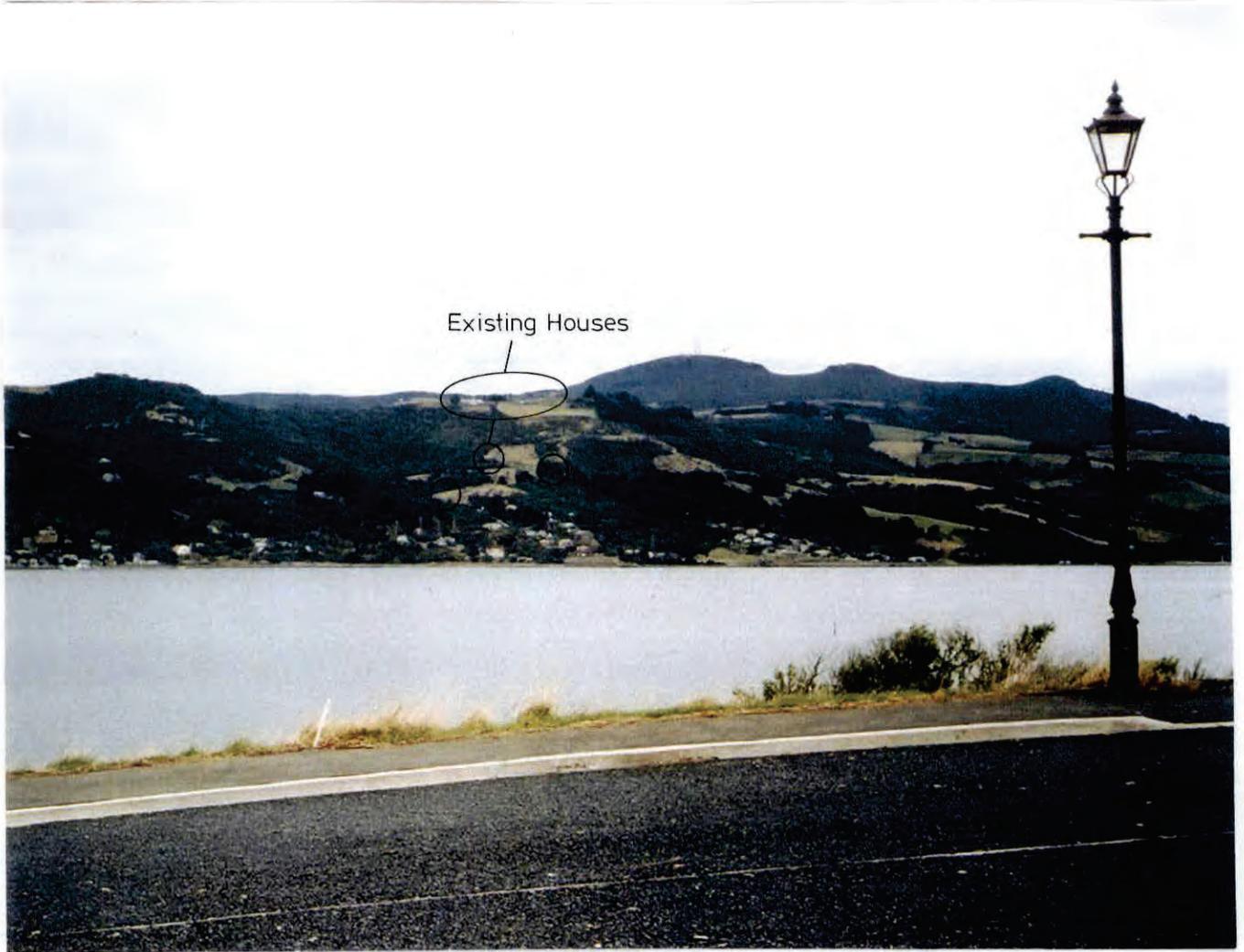
Site 3 - East - Lot 8



Site 3 - South - Lot 8



Site 3 - West - Lot 8



Existing Houses

- (i) Company Bay area, Otago Peninsula – intermittent view with ground and vegetation backdrop

Refer to ground photos – Site 1 “South” Site 3 “South” and view across harbour from Company Bay.

- (ii) Existing dwellings north of the proposed Lot 4.

Refer to ground photos Site 1 “North” Site 3 “North” and view from Company Bay.

Ground photographs taken from Sites 1 and 3 are provided, for each of the 4 cardinal points north, south east and west. Enlargements are appended for more detailed scrutiny. Ground photographs are not available for Site 2, the upper, alternative platform position for Parcel 3 (Lot 2) but the results can be inferred from the Site 3 photographs.

The location of the existing dwelling, and those proposed for Parcels 2 and 3 are not easily observed from Company Bay, but are identified by circles on the photograph below.

The proposed dwellings on Parcels 2 and 3 do not represent an upward encroachment of residential development, as both are sited downslope from both the existing dwelling on Parcel 1, and the four dwellings on the ridgeline above the subject property.

We submit that from the evidence recorded above, corruption of the visual rural amenity does not arise from the proposal.

The two dwellings proposed will together generate approximately 12 to 16 traffic movements per day (6 to 8 per household).

Tui Street, especially the upper formation, consisting of a concrete carriageway, has obvious constraints, but would be fully capable of accommodating that level of additional usage. There would seem to be no prospect of increased traffic volume in the future, following this development.

Allowance of the application would provide for a sustainable continuance of the minor “farming” activities on the property, as the uneconomic burden of the activity would spread to three owners, rather than the present one. Given that the visual disruption arising from the additional dwellings will be negligible, then the additional input arising from the additional owners can be expected to ensure that the rural environment is maintained, noxious growth controlled or eradicated, to the benefit of all, and a protection for the adjoining Stevenson Bush Scenic Reserve.

While acknowledging the matters of non-compliance that this land use proposal raises, we submit that by reference to the core objectives of Part II Resource Management Act, the proposal warrants approval.

It is promoted at the threshold test level, as meeting the criteria under Section 105(2A)(a) Resource Management Act – that Council be satisfied that the adverse effects on the environment will be minor.

While preparing the application, we have been mindful of the Variation to the Rural Zone at the opening stages of preparation.

The content, and final outcome of the Variation is imponderable, but it is clear that Council has considered that the existing Rural provisions should be revisited, with, perhaps, a greater emphasis on identifying the effects and comparison with criteria.

This application has to address the currently applicable regime without anticipating the possible changes.

5. **CONSULTATION AND PROCESS**

The applicants have previously sought, and obtained, Affected Persons consent from Mr Craig Robinson and Ms Sharon M Blackie, 26 Tui Street.

That consent related to the application as originally presented, now amended in terms of yards, and the Parcel 3 building platforms. No other consultation has been undertaken. Council will wish to assess the need, or otherwise, for either Affected Parties Consent, or public notification of the proposal.

We submit that given the negligible effects identified that consideration be given to setting aside the public notification process.

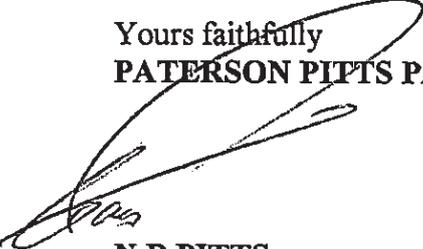
Should Council identify an affected party, their written consent would be requested.

6. **CONCLUSION**

We now request Council's consideration of the application, and would be happy to expand on any of the issues involved.

Yours faithfully

PATERSON PITTS PARTNERS LTD



N B PITTS
Principal



SITE 1 - East Lot 7

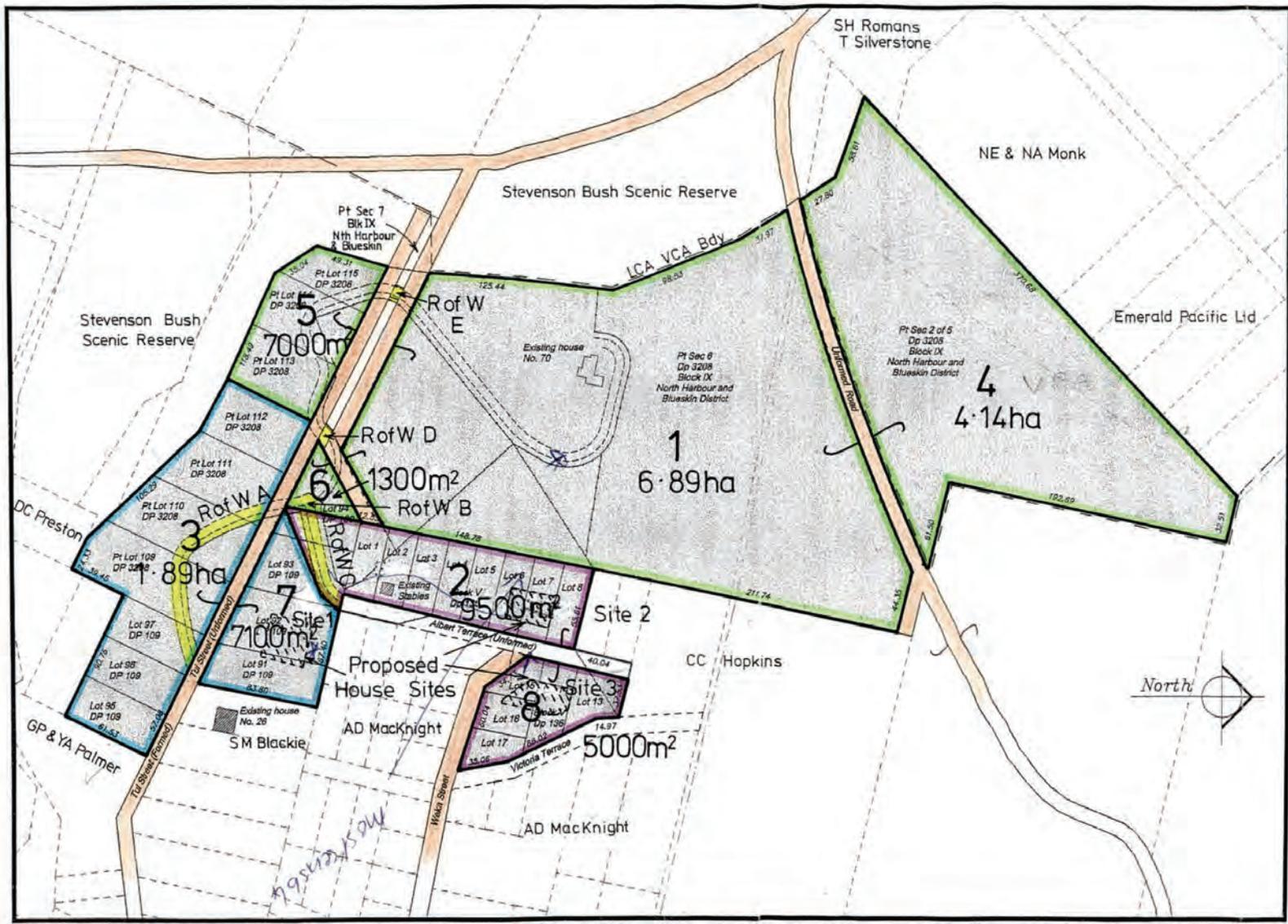


SITE 1 - South Lot 7



SITE 1 - West Lot 7

DOC
Notify



LEGEND

- Lot Boundaries
- - - Adjoining Lot Boundaries
- Legal Roads
- - - Non Legal Roads
- Existing Buildings
- - - Unformed Access Road
- Existing Fencing

Parcel 1

Lot 1	6.89ha
Lot 4	4.14ha
Lot 5	7000m ²
Lot 6	1300m ²
<hr/>	
	11.8ha

Parcel 2

Lot 3	1.89ha
Lot 7	7100m ²
<hr/>	
	2.6ha

Parcel 3

Lot 2	9500m ²
Lot 8	5000m ²
<hr/>	
	1.4ha

No.	Revisions	Date	Approved

Designed	N.Knowles	Date	11/00	Print Date
Drawn	E.R. Wilson	Date	Nov'00	
Checked				
Approved				
File		Rev	B017	

Client	N & M KNOWLES
Project	SUBDIVISION 70 TUI STREET ST LEONARDS DUNEDIN
Sheet Title	EXISTING TITLE

Job No.	189	Sheet No.	2	Revision	
		of			

Duffill Watts & King Ltd
CONSULTING ENGINEERS

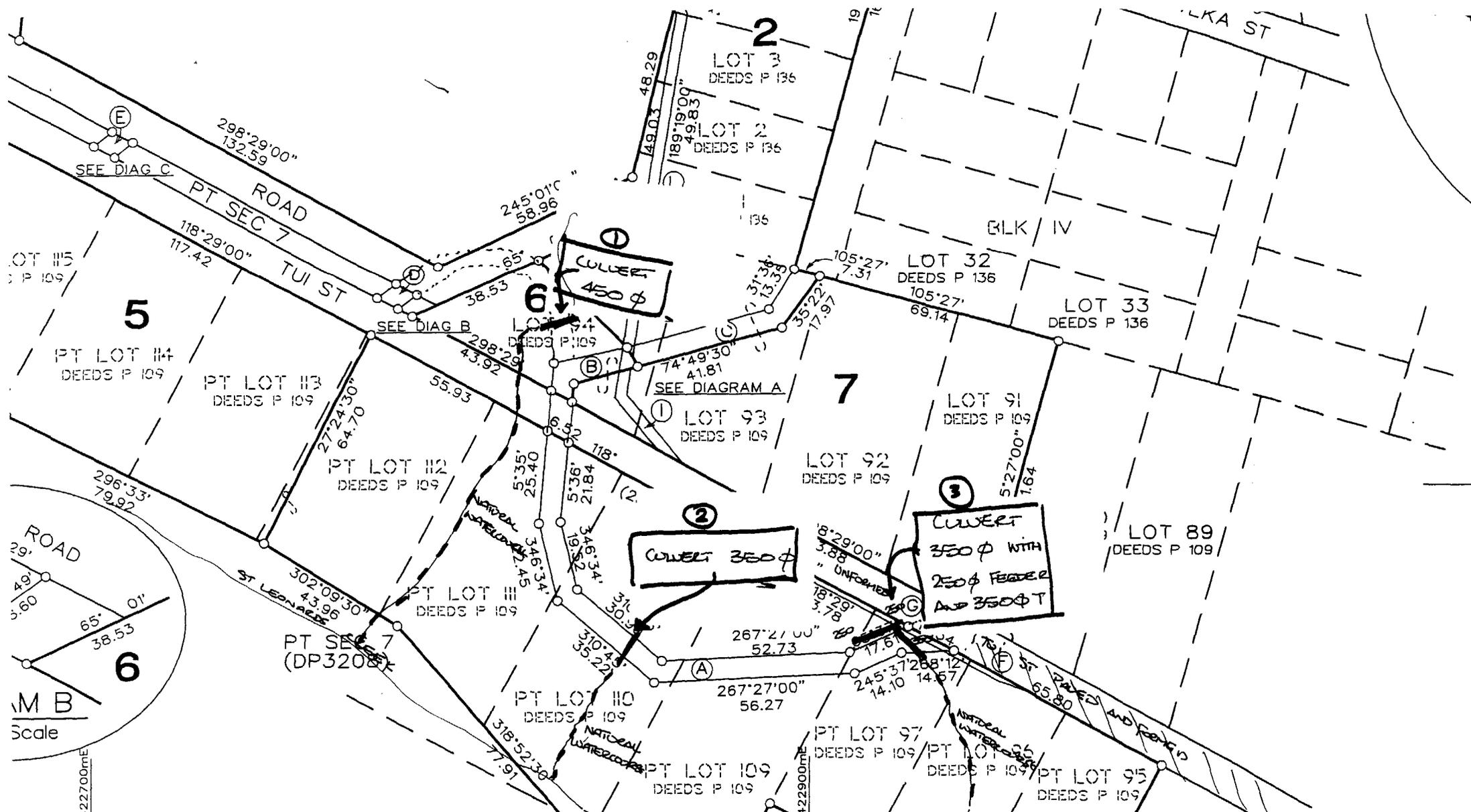
Scale 1:3000

PATERSON PITTS PARTNERS LTD
SURVEYING CONSULTANTS
DUNEDIN CROMWELL WANAKA QUEENSTOWN

Lots 1-8 being Proposed
Subdivision of CT11B/1205

Areas & Dimensions
subject to final survey

**2002 DIAGRAM SHOWING LOCATION
OF CULVERTS**



OTAGO
 NTH HARBOUR & BLUESKIN SD
 44

DIAGRAM SHEET

TERRITORIAL AUTHORITY DUNEDIN CITY
 Surveyed by TL SURVEY SERVICES LTD
 Scale 1 : 1000 Date JUNE-SEPT 02

LOCATION OF 3 CULVERTS. LOCATION TO SCALE TO TUI ST.

① 450 φ CONCRETE CULVERT
 ② 350 φ CONCRETE CULVERT
 ③ 350 φ CONCRETE CULVERT (250 φ FEEDERS)

**2003 PHOTOGRAPH SHOWING PART
OF THE SITE**



**2004 EXCERPT FROM BUILDING
CONSENT APPLICATION TO ERECT
DWELLING**



Application for Building Consent

Section 33, Building Act 1991

This application is for:

- Building consent only, in accordance with project information memorandum no: _____
- Both building consent and a project information memorandum.

Warning: Any alterations made to this application either before or after the Building Consent has been issued may incur an additional fee.

PART A

Complete Part A in all cases.

(Tick each applicable box. Attach relevant documents in duplicate.)

<p>PROJECT LOCATION</p> <p>Street Address: <u>30 TUI STREET</u> ✓ <u>ST LEONARDS, DUNEDIN</u></p> <hr/> <p>APPLICANT¹ <u>225606 + 225607.</u></p> <p>Name: <u>MR S. H. M. SPRINGER</u></p> <p>Mailing address: <u>7 BALANTYNE STREET</u> <u>WANGREY, DUNEDIN</u></p> <p>Contact Name: <u>STEWART SPRINGER</u></p> <p>Position: <u>OWNER</u></p> <p>Phone: <u>03 454 2285</u> Fax: <u>03 454 2060</u></p> <p>Email: <u>stewref@quicksilver.net.nz</u></p> <hr/> <p>LEGAL DESCRIPTION <u>5109649</u> ✓</p> <p>Valuation Roll Number: <u>26760-50203</u></p> <p>Lot: <u>7</u> DP: <u>318930</u> ✓</p> <p>Section: <u>22/11/04</u> Block: _____</p> <p>Survey District: _____</p>	<p>PROJECT</p> <p><input type="checkbox"/> Building Certifier Certificate <input type="checkbox"/> Alteration</p> <p><input type="checkbox"/> Change of Use <input type="checkbox"/> Addition</p> <p><input checked="" type="checkbox"/> New or Relocated Building</p> <p>Classified Use (e.g. boarding house, domestic dwelling, hotel, motel, office, commercial) <u>DOMESTIC DWELLING</u></p> <p>Description of Intended Work (in detail) _____ <u>NEW ERECT DWELLING</u></p> <hr/> <p>Intended life:</p> <p><input checked="" type="checkbox"/> Indefinite (but not less than 50 years) Specified as _____ years</p> <p><input type="checkbox"/> Demolition</p> <p>Being stage _____ of _____ stages</p> <p>Estimated value (inclusive of GST)²: \$ <u>395,000</u></p> <p>C/T supplied by owner <input type="checkbox"/> C/T supplied by DCC <input type="checkbox"/></p> <p><u>327</u> m² Floor area of new work E12728 23Nov04 09:19 CHER BC 225606 \$3,095.75 \$3,095.75</p>
---	--

FOR COUNCIL USE	Property Number: <u>5109649</u>	C/T	\$ <u>10-</u>
Received: <u>22 / 11 / 04</u>	(BCO) Doc. check: _____	Sewer Connection:	\$ _____
Application Fee: \$ _____	Date: <u>22 / 11 / 04</u>	DCC Fee:	\$ <u>2434-</u>
Receipt No.: _____	(Admin.) App. check: <u>TD</u>	Brenz:	\$ <u>651.75</u>
		BIA:	\$ _____
		Total:	\$ <u>3095.75</u>

1. Under Section 33 of the Building Act 1991 the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

2. The value of building work shall be the aggregate of the values, determined in accordance with section 10 of the Goods and Services Tax Act 1985, of all goods and services to be supplied for that building work.



DUNEDIN CITY

COUNCIL

Kaunihera-a-rohe o Otepoti

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

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

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

27 October 2006

Mr S H M Springer
7 Ballantyne Street
Waverley
DUNEDIN

Dear Sir/Madam

Address: 30 TUI STREET, ST LEONARDS
Building Consent Number: ABA43529
Application details: ERECT DWELLING

Please provide the following.

- Covering letter with amended change.
- Note from engineer that change in cladding weight has been made from lightrack plaster to brick veneer.

Further information may be obtained by contacting Building Control, Consents Issuing Section, Telephone 474-3483 at your earliest convenience.

Yours faithfully

BUILDING CONSENT PROCESSING UNIT

FAXED

To Sholto Lee
Design Con

27/10/06

Note engineer was
D. Watt & King doc
found. Ok.



Application for Project Information Memorandum and/or Building Consent

Section 33 or Section 45, Building Act 2004

Warning: Any alterations made to this application either before or after the Building Consent has been issued may incur an additional fee.

This application is for:

Both Building Consent and a Project Information Memorandum

Amendment to Building Consent ABA 43529

Project Information Memorandum

Building consent only, in accordance with project information memorandum no: _____

PART A: Complete Part A in all cases

PROJECT LOCATION
Street Address: 30 Tu. St St Leonards

FIRST POINT OF CONTACT FOR COMMUNICATIONS FOR THIS APPLICATION: (Mailing Address)
Name: Design Constructed
Address: 3000 Princess St
SHOLTO LEZ
Mobile: _____ Tel: (daytime) 479 2306
Tel: (evening) _____ Fax: 479 2308

THE OWNER
Name of Owner: Stuart Sprincker
[include preferred form of address, eg, Mr, Miss, Dr, if an individual]
Phone number: Mobile: _____ Daytime: _____
A/hours: _____ Fax: _____
Email address: _____
The following evidence of ownership is attached to this application:
 Copy of certificate of title
 Lease
 Agreement for sale and purchase
 Or other document showing full name of legal owner(s) of the building

LEGAL DESCRIPTION
Property Number: _____
Valuation Roll Number: _____
Lot: _____ DP: _____
Section: _____ Block: _____
Survey District: _____

PROJECT

Building Certifier Certificate Alteration Addition
 New or Relocated Building Change of Use Demolition

Description of Intended Work (in detail)
AS BUILT PLANS

Intended life: Indefinite (but not less than 50 years)
Specified as _____ years
Being stage _____ of _____ stages

Estimated value of work (inclusive of GST)²: \$ _____
C/T supplied by owner C/T supplied by DCC

AGENT
Name of Agent: _____
[only required if application is being made on behalf of owner]
Street address/registered office: _____
Phone number: Mobile: _____ Daytime: _____
A/hours: _____ Fax: _____
Email address: _____
Relationship to Owner: _____
[state details of the authorisation from the owner to make the application on the owner's behalf]

THE BUILDING
Building name: [insert building name if applicable] _____
Number of levels: [include ground level and any levels below ground] _____
Level/unit number: [insert level/unit number if applicable] _____
Area: [total floor area; indicate area affected by the building work if less than the total area] _____
Current, lawfully established, use: [include number of occupants per level and per use if more than 1 (e.g. boarding house, domestic dwelling, hotel, motel, office, commercial)] _____
Year first constructed: _____
[insert year, approx. date is acceptable e.g. c1920s or 1960-1970]

(Admin.) App. check: _____	C/T: _____	\$ _____
Date: <u>1/1</u>	Sewer Connection: _____	\$ _____
Receipt # _____	DCC Fee: _____	\$ _____
	Brnz/DBH: _____	\$ _____
	Total: _____	\$ _____

1. Under Section 33 or 45 of the Building Act 2004 the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

2. The value of building work shall be the aggregate of the values, determined in accordance with section 10 of the Goods and Services Tax Act 1985, of all goods and services to be supplied for that building work.

PlaceMakers Dunedin
86 Portsmouth Drive,
PO Box 869,
Dunedin 9015

Phone 0-3-455 0559
Fax 0-3-455 0299

Date: 11-11-04

To whom it may concern

RE: S Springer

Address: Tui St, St Leonards

The criteria to be used in the design of Gang-Nail roof trusses for this project are as listed below:

Roof:	Metal Tile	
Wind:	High	
Snow:	Zone: 5	Altitude 200m
Ceiling:	Metal battens	Restraints at panel points
Pitch:	25	
Truss centres:	900mm	

Regards



Colin Day
Manufacturing Manager

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSTRUCTION DOCUMENTS
№ 4 3 5 2 9



walls.

3.8 CONSTRUCTION JOINTS

Confirm the shape and location of construction joints with the Principal prior to commencing work. Locate sawcut joints as required by NZS 3604:1999, i.e. the maximum plan dimension of reinforced concrete slab between construction joints, or shrinkage control joints is 6m. Refer to the slab plan for suggested control joint locations.

3.9 POLYTHENE FILM

Over the sand blinding of the slabs on grade, place one layer of 0.25mm Polythene film or Duroid Dampgard in 4m roll width with green side up, to form a continuous membrane. Lap joints 150mm and thoroughly seal with adhesive polythene tape. Make good any holes or other damage to the membrane with patches at least 150mm larger than the damaged area. Tape the membrane to the foundations and beams with Bituthene or equal approved tape. Ensure continuity of damp proof membrane up external faces of wall panels to ground level in exposed areas.

INSTALL 40mm POLYSTYRENE UNDER ALL GROUND SLABS WHERE HEATING PIPES ARE INSTALLED.

3.10 MIXES - DELIVERY & TESTING

Comply with NZS 3109 Section 6 for the supply of all concrete, except as modified below.

Specified Strength (Clause 6.1.1).

Check minimum concrete strength requirements -

Ground floor slab and foundations 20 MPa

Non-structural site concrete 10 MPa

Pump Mix Concrete may be used, but any variation from the requirement of this specification must be authorised in writing by the Principal before the concrete is delivered to the site.

3.11 PLACING, FINISHING & CURING

Comply with Section 7 of NZS 3109. Additional requirements are as follows :

General :

Finish of Slabs (Clause 7.6)

Finish the slabs in accordance with U3 finish of NZS 3114 by use of a powered float.

Finish all areas noted as a broom finish in accordance with U5 finish of NZS 3114.

Curing (Clause 7.7)

Cure slabs by the application of an approved curing compound or by keeping the exposed slab surface continuously damp for seven days after casting. Do not use any type of curing compound which prevents the adhesion of a finish or material.

Concrete Work/Concrete Masonry

3.12 REINFORCING STEELWORK

3.12.1 MASONRY REINFORCING

Supply and place reinforcement for all block-work. Lap starters 40 x bar diameter with wall bars. Fix vertical reinforcing in advance of block-laying. Fix horizontal reinforcing as the laying proceeds. Lap all bars 40 x bar diameter. Return bars 300mm at corners and at end of wall. Co-operate with Block-layer.

3.12.2 REINFORCING STEEL FABRICATION

Comply with Section 3 of NZS 3109 and NZS 3402P.

3.12.3 FIXING OF REINFORCEMENT

Do not apply heat to Grade 380 reinforcement and do not weld this grade of steel. This includes tack welds for spacers or location of cast-in items.

Carry out welding of Grade 275 reinforcements in accordance with NZS 4702 and to the approval of the Engineers.

3.12.4 FIXING & FASTENING

Accurately fix reinforcing to the size and shape shown on the drawings before concreting. Secure against movement or displacement during concreting.

Tolerance in placement is :

Walls and slabs +/- 3mm

Beams and columns +/- 6mm

Tie all reinforcement intersections with minimum 1.6mm diameter black steel wire.

Use mortar blocks or chairs for holding reinforcing. Wood, brick, aggregate or wire ties are not permitted for spacers.

Supply reinforcing spacers at close enough intervals to ensure adequate support.

Support distances are :

Beams and columns : 160 x main bar diameter

Walls : 130 x bar diameter

Suspended slabs : 100 x bar diameter

Slabs on grade : 900 mm maximum

3.12.5 LAPS

Minimum laps for reinforcing are :

Smooth wire mesh : 2 cross wires + 75mm

Bars : 40 x bar diameter

3.12.6 INSPECTION

On completion of reinforcing and before placement of any concrete, the Contractor shall have the work inspected and approved by the Territorial Authority.

3.12.7 REMOVAL OF FORMWORK & DEBRIS

Remove all form-work from finished concrete. Clear away form-work, shee-bolts, debris etc.

Concrete Work/Concrete Masonry

3.13 CONCRETE BLOCKWORK

3.13.01 MATERIALS

Blocks :

To conform with NZS 3102.

Mortar :

Deliver cement to site in sealed bags, clearly marked with manufacturer's name.

Store covered on site to prevent deterioration.

Use clean, washed coarse sharp sand.

Mix mortar with clean water.

Ties :

Galvanised steel wire, not less than 4.7mm diameter or proprietary ties.
Provide drips over centre of cavities.

Reinforcement :

Refer to Reinforcing Steel Section of the Specification.

Colour Pigment :

To comply with NZS 3117. "Pigments for Portland Cement."
Thoroughly grind and mix pigments with the cement before adding other ingredients.

Mortar Plasticizer :

Mortarflex 1 or equal approved.
Use strictly in accordance with the manufacturer's instructions.

Mortar Waterproofing Additive :

Nonporite 2 or equal approved.
Use strictly in accordance with the manufacturer's instructions.

Joint Caulking :

Two-part polysulphide sealant over polyethylene backing rod,.

3.13.2 MORTAR MIXING

Measure materials by volume. Mix to a 1:1:6 ratio of cement, hydrated lime and sand.
Mechanically mix to even colour and consistency. Colour match different mortar mixes.

3.13.3 WORKMANSHIP**Generally :**

Stack blocks clear of the ground. Protect from damage, staining and moisture. Set out blocks plumb, level and properly bonded with no part rising more than 1m above adjacent unfinished block-work. Rake back rising work. Protect freshly laid work from rain. Sawcut blocks accurately to size required. Do not bolster cut without approval.

Bond :

Build walls in stretcher bond, unless specified or shown otherwise on the plans.

Concrete Work/Concrete Masonry**Joints :**

Form joints uniformly to suit gauge, raked out square to 6mm deep unless specified or shown otherwise. Joints shall be 10mm thick.

Cavities :

Build cavities of 40-50mm nominal width. Fix ties to studs as the work proceeds. Space ties at 600mm centres horizontally and every second (2nd) course vertically. Keep cavities clean of mortar droppings. Temporarily omit blocks to permit inspection and raking out of cavity bottoms. Provide means of inspecting cavities.

3.13.04 GROUTING

Inspect walls prior to grouting. Ensure that cells are clean and reinforcement is correctly placed.

Where high lift grouting is used, seal the clean out holes and brace to prevent blow-outs.

3.13.5 CONSTRUCTION JOINTS

Form and treat construction joints between grout pours and between block walls and hardened concrete work so that bonding occurs. Comply with NZS 4210 Section 2.16 to ensure this happens.

3.13.6 TOLERANCES

Plumb : +/- 3mm per 3m

Alignment : +/- 3mm per 12m length Alignment with adjacent blocks +/- 2mm.

Horizontal joints : +/- 3mm per 12m length.

Joint thickness : +/- 3mm from specified thickness

3.13.7 COMPLETION

Clean down all block-work on completion. Leave free from mortar staining. Clear out cavities. Make good damage caused during the progress of the block-laying. Remove rubbish and pallets from the site.

4. CARPENTRY

4.1 SCOPE

This Section covers all Carpentry and Joinery work shown on the plans and described in this Specification. Included is all temporary work with timber, finishing and attendance, setting out, and finishing to all other trades.

4.2 STANDARDS

The following standards and their amendments shall be deemed part of this Contract :

New Zealand Building Code Acceptable Solutions.

Code of Practice Light Frame Buildings NZS 3604:1999.

Code of Practice for Disabled Persons NZS 4121:2002.

Drawings, details and clauses hereunder in this Specification where particularly shown or mentioned, shall take precedence over standard clauses, but otherwise the provisions

Carpentry

amendments of the Standard Clauses shall apply.

4.3 GENERAL

All timber arriving on the site shall be immediately fillet stacked and all joinery and dried, dressed timber shall be protected from the weather and against damage.

4.4 WORKMANSHIP

The work shall be carried out by competent Tradesmen. All equipment and methods of procedure shall be adequate for the project, and all shall be carried out in accordance with the best trade practices.

4.5 SEASONING

All timbers shall be seasoned in the open air or by approved kiln.

Timber for joinery shall be reduced to a moisture content level of 12% to 18%. On oven dry weight, such timber shall be seasoned prior to machining.

No timber shall be enclosed until it is below 18% moisture content, and has been tested and approved by the Territorial Authority.

4.6 PRIMING

Prime all joints abutting and exterior surfaces of all external timbers including backs, faces and rebates of door frames, fascias etc. Prime or creosote all faces of plates or other construction timbers in contact with brick, concrete or concrete blocks.

4.7 FINISH

All timber surfaces exposed to view or in contact by hand, except where otherwise specified, shall be dressed to a smooth finish to approval. All joinery work shall be in addition, sandpapered or scraped to a smooth even surface. All rough patches, hammer marks, arrises or other surface defects shall be removed prior to commencing painting. No stains shall show on polyurethane or natural finished timber.

4.8 WORK FOR OTHER TRADES

Wait on all trades, provide and fix blocks, supports etc., and cut and bore as required.

Co-ordination :

Allow to co-ordinate all sub-contractors and to attend to any cutting, blocking and such like that may be required.

4.9 DAMP-PROOF COURSES

Damp-proof courses shall consist of 3 ply 2 kg per metre sq. bitumastic felt. Place damp-proof course to all places between timber and concrete or brick. Damp-proof course shall be full width of timbers.

4.10 WALL FRAMING

Plates :

Top and bottom 100 x 50 half lapped and scarfed at intersections or 200 x 75mm nailplate used.

Carpentry

Studs :

Studs 100 x 50 H1 tanalised or New Zealand Oregon No. 1 framing grade, with studs spaced to suit wall linings, but at no greater than 600 centres maximum.

ALL EXTERIOR WALLS STUDS AT 400 CENTRES

Dwangs :

Generally two rows to height of full width thickness spaced to suit sheet sizes. Fix extra dwangs, boards, or blocks as required.

Bracing :

Bracing shall comply with NZS 3604:1999. Check in galvanised steel bracing, Pryda or similar and fix at every passing. Refer also to the bracing calculations for Gib-fixing requirements in the Appendix at the rear of this specification.

Lintels :

Fix lintels to sizes given to comply with NZS 3604:1999, Section 15.

4.11 ROOF & FRAMING

General :

Form pitched roofs as shown in any cross-sectional drawings, and as required to complete roof structure. Contractor shall provide a Manufacturer's Design Certificate for all built-up nail-plate roof trusses, where these are used.

Nailplate Trusses :

Supply and fix nail-plate trusses designed and manufactured by an approved supplier. The fixing shall be in accordance with NZS 3604:1999. The manufacturer is to supply a Design Certificate for the design and installation of these trusses. The trusses shall be H1 tanalised.

Bracing :

Brace roofs as shown with Pryda Speed Bracing or similar approved strap bracing. Fix bracing to comply with NZD 3604:1999.

Valleys :

Valley boards 200 x 25 minimum - to comply with NZS 3604:1999, whichever is the greater.

4.12 CEILINGS

The Contractor shall batten ceilings with Rondo Metal Ceiling Battens at 400mm maximum to the various areas marked on plans. Leave strapped ceiling ready for ceiling linings, true and level.

4.13 TIMBER TYPES

The Contractor shall use timber sizes and profiles shown on the drawings. Refer to the plans for specified fixing details.

- H1 Framing Grade Pinus Radiata or No. 1 Douglas Fir framing to timber framed walls and ceilings and general framing timber.
- Sawn or planer gauged H3 Radiata where exposed to the weather or in direct contact with concrete (over malthoid damp-proof course).

Carpentry

- Sawn H5 Radiata where in direct ground contact.
- Dressed finger-jointed kiln dried H3 Radiata to all exterior exposed timber (trims) etc.
- Select in lengths to avoid joints wherever possible. Supply in pre-primed stock lengths where available in the dimensions shown.

4.14 CONNECTION AND FIXINGS

If the construction is within 500 metres of the coastline or 100 metres of an estuary high-water line, then stainless steel structural fittings must be used, unless completely enclosed by the construction, including joist hangers. In all other locations, use hot dip galvanised metal for all structural fittings. Refer also to NZS 3604:1999.

4.15 UNDERLAYS

The Contractor shall use Duroid Greenwrap to all exterior walls and roof. Support roof underlay on Danband strapping. Paper shall run from top plates to bottom plates and cover all exterior framing. Securely fix with nylon tape and galvanised clouts. The Contractor shall make good any torn paper.

4.16 SHEET LININGS

Exterior :

12mm thick Construction Ply tanalised to H3, to be fitted behind all areas where solid plaster is

indicated, except over the concrete block masonry.

Interior :

10mm Standard Gib to all walls unless indicated otherwise.

13mm Ultraline Gib to all ceilings.

6mm Hardies Villaboard with tapered edges to all bathrooms and the laundry cupboard.

4.17 INSULATION

Noise Control batts to interior lounge wall

R2.6 Fibreglass wall batts to all Exterior walls and including the wall between the garage and the house.

R3.6 Fibreglass ceiling batts to all ceilings, including the garage.

4.18 STRUCTURAL STEEL

The Contractor shall supply and erect structural steel components where shown on the drawings. Touch up damage to the top coat paint after erection. Steel components shall be galvanised where exposed to the weather.

4.19 ARCHITECTURAL METALWORK

All architectural metalwork i.e. non-structural, shall be supplied and installed where indicated. The Contractor shall consult with the Principal.

Carpentry

4.20 HARDWARE

Supply all indicated hardware to complete this project. Allow to properly protect and store on site, and fix in position as shown on the plans and drawings .

4.21 GARAGE DOORS

The Contractor is to supply and install garage door as selected by the Principal.

Selected Sectional door – Auto operation

4.22 ROOF WINDOWS

Where specified, the Contractor must supply and install in the locations indicated. All roof windows are to be supplied complete with the following :

- A flashing kit suitable for the roof type specified.
- Low 'E' double glazing.
- Electric controls for opening the windows (should this be required).

Metal Doors & Windows

6. METAL DOORS, WINDOWS & GLAZING

6.1 SCOPE

This trade comprises the supply and installation of all aluminium windows and doors complete with all necessary anchors, hardware and accessories, should these be specified as part of the plans and drawings.

6.2 MATERIALS

All aluminium used in the manufacture of windows shall be H.E. 9 Aluminium Alloy. All windows shall be constructed with condensation channels and box section sashes. Construct bi-folding and hinged doors from a robust domestic section.

All aluminium windows and doors are to be supplied glazed.

All aluminium sections shall be machine polished and be powder-coated to a colour as selected by the Principal. The Principal must be given two weeks notice before the colour is required.

All windows shall have built-in condensation channel and drain and shall be provided with ex **40mm selected RIMU Jamb liners suitable for a clear finish, rebated to take wall linings.**

All sashes shall be fixed on galvanised friction stays, and shall have approved handles and catches.

All sashes shall be fitted with approved concealed security stays.

6.3 CONSTRUCTION

The section shall be of such depth and thickness of metal that when assembled, the frames and sashes are strong, rigid and close fitting in operation.

Corners of all frames and sashes shall be mitre-cut and screwed with stainless steel screws. Provide drainage points and caulk all joints with thin joint sealer. As necessary, join sections of large windows with jointing bars of sufficient depth to give rigidity. All openings sections shall have P.V.C. weather stripping gaskets to provide continuous seal.

6.4 INSTALLATION

The window manufacturer shall be responsible for the on-site installation of all windows and doors supplied under this trade, together with all associated flashings necessary to provide a weather-tight job.

Oasis Clearwater Series 2000 Aerated Treatment System

Developed in New Zealand for New Zealand conditions!

Due to high quality of effluent - several discharge options are available - Including:

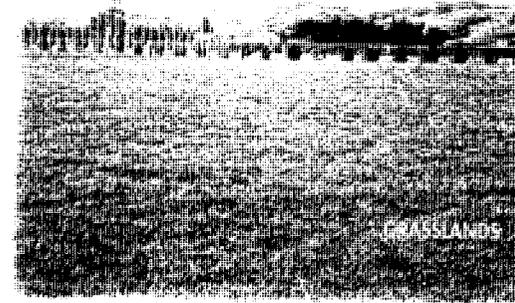


**TREATS ALL
HOUSEHOLD
WASTE!**

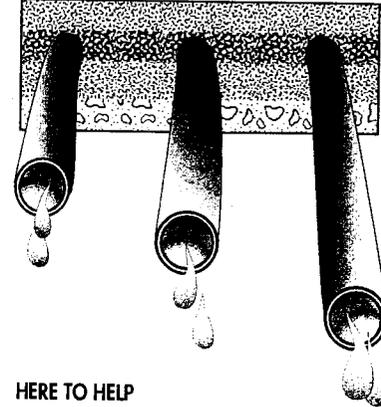
ENGINEERED TO PERFECTION!

Why this Technology is so Effective

- The system comprises a pre-treatment chamber feeding to a secondary treatment chamber. Liquid flows into the aeration chamber, where with the use of our exclusive fine air diffuser assembly, thousands of tiny air bubbles provide oxygen for the aerobic digestion and mix the contents of the aeration chamber.
- Waste water is introduced to the clarification chamber by hydraulic dispersment where settled sludge material is transferred back to the pre-treatment chamber to further enhance treatment. Further biological and mechanical filtration occurs by the use of the revolutionary ZABEL A300 high performance filter, prior to final pump or discharge chamber.
- The system is complete with a high quality alarm for system malfunction.

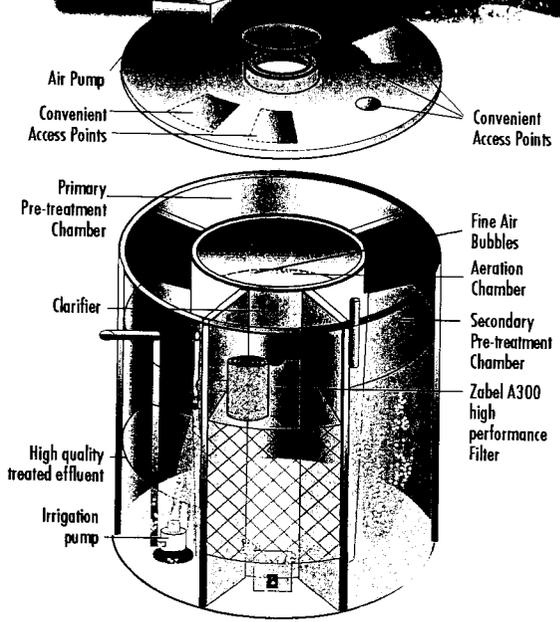


PRESSURE COMPENSATED DRIPPER LINE



HERE TO HELP

- Oasis Clearwater Systems and our Distributors are dedicated to helping you solve your on-site waste water problems.
- We are firmly committed to manufacture the highest quality products to ensure the protection of our environment.
- Our systems are designed to Internationally recognised performance standards.



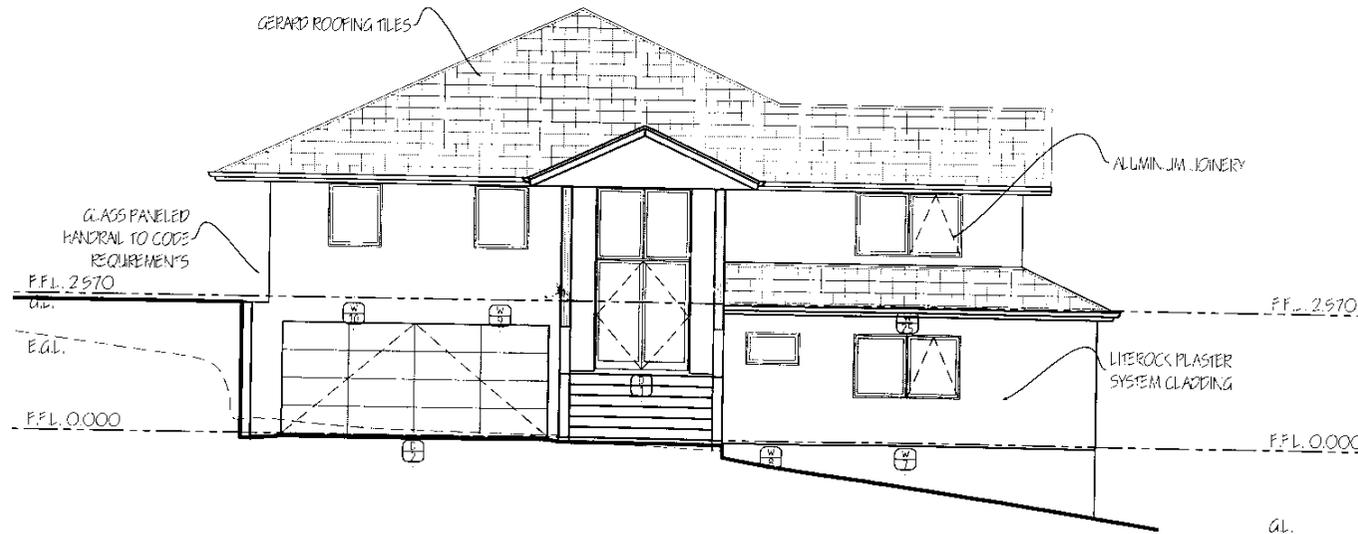
WHY CONSIDER AN OASIS SERIES 2000 TREATMENT SYSTEM?

- Ideal in areas with high water tables, poor soil conditions and where environment is at risk.
- Well proven over 30 years successful operation.
- Overall costs less than other on site systems.
- Energy and maintenance efficient.
- Oasis Series 2000 System treats effluent to a level unobtainable by septic systems.

THE COMPANY & OUR CAPABILITIES

- The company has over 30 years practical experience in the field of waste - water treatment and associated environmental pumping industry.
- We have built up a world wide association with some of the leading authorities and manufacturers of equipment in this industry.
- We offer a full range of services:
 - Design & Construction.
 - Liaison with Local & Regional Councils.
 - Upgrading of existing systems.
 - Maintenance Programmes.
 - Domestic and Commercial applications.

NEW HOME for SPRINGER



**30 TUI STREET
ST LEONARDS DUNEDIN**

Design Consultancy Ltd
Architectural Design and Drafting Services

300 D Princes Street, Dunedin
Ph. 03-479 2306 Fax. 03-479 2308

DUNEDIN CITY COUNCIL

Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request

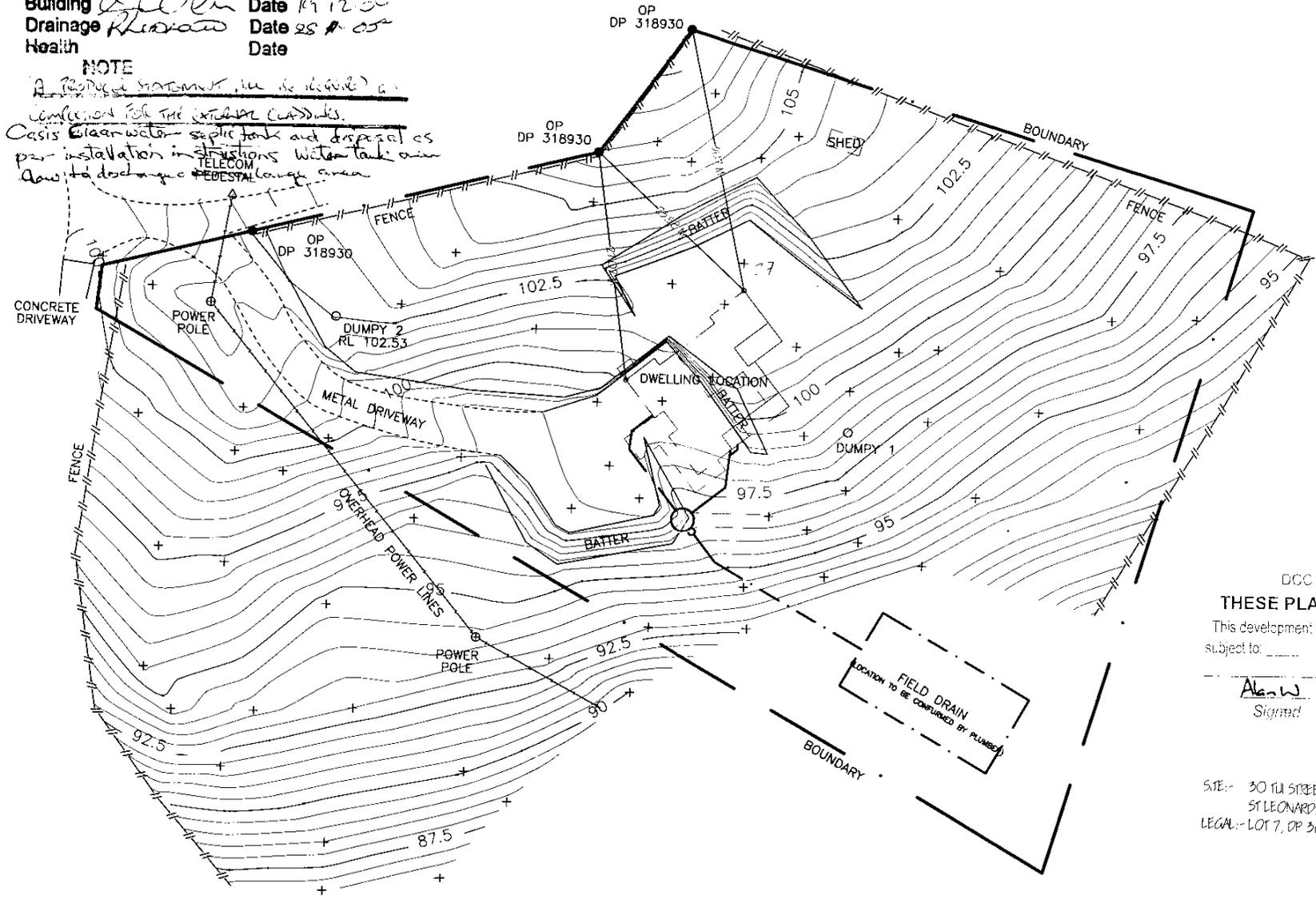
Building *John* Date *19/12/04*
 Drainage *Rhonda* Date *25/1/05*
 Health Date

OIT V
 DP 318930
 RL 109.63



NOTE

A reduced horizontal scale is required as combined for the existing contours.
 Cases: Clean water septic tank and disposal as per installation instructions. Water tank on low to discharge TELECOM PEDESTAL



DCC CITY PLANNING
THESE PLANS ARE APPROVED

This development complies with the District Plans subject to:

Alan W Signed *7/12/04* Dated

SITE:- 30 TUI STREET
 ST LEONARDS, DUNEDIN.
 LEGAL:- LOT 7, DP 318930.

SITE PLAN
 SCALE - 1:200

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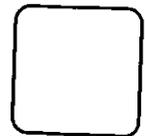
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SITE PLAN
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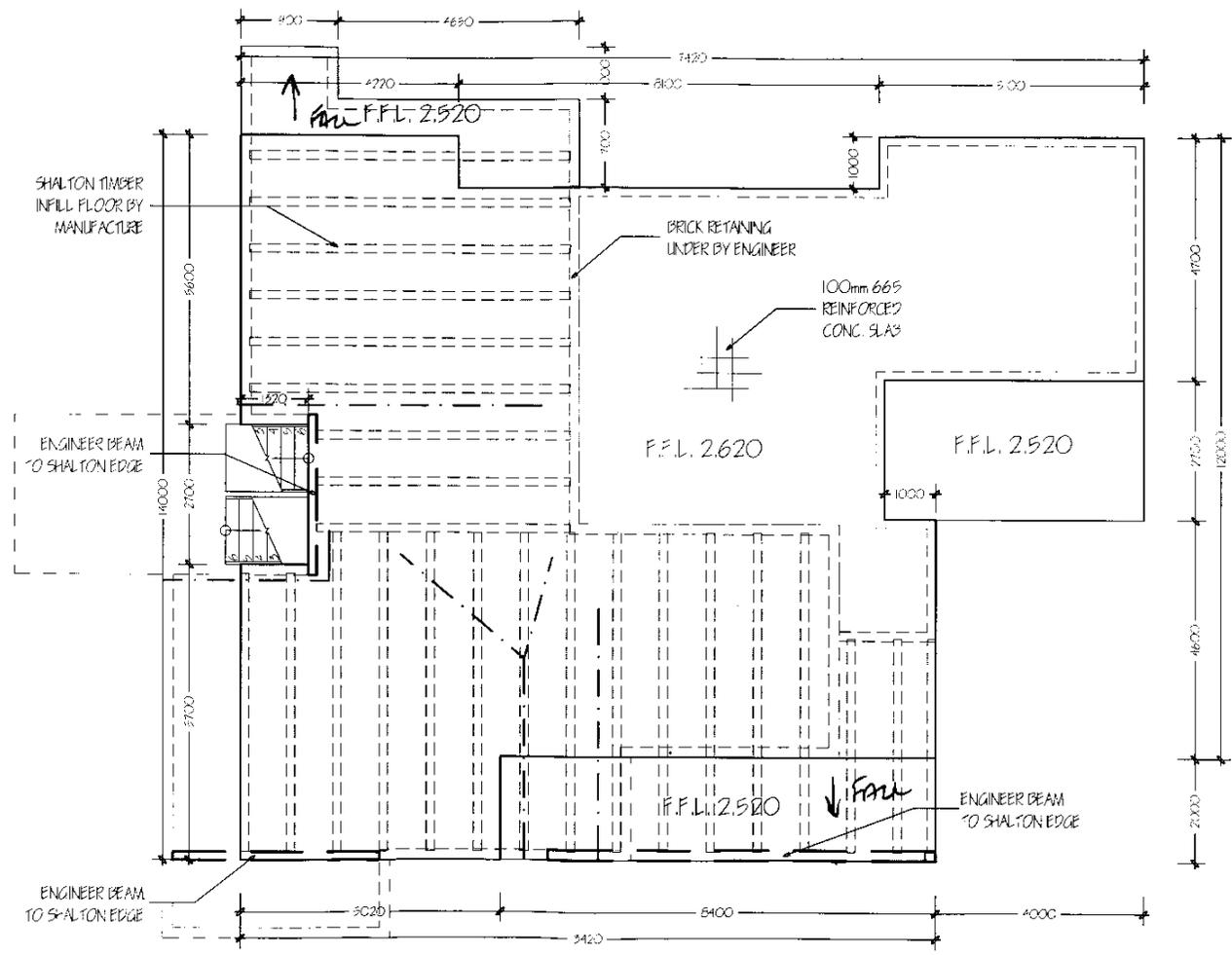
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 DATE: --/--/--
 CHECKED: *Rhonda*
 APPROVED: --/--/--

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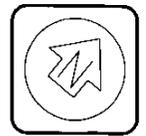


FLOOR STRUCTURE PLAN
SCALE - 1:100

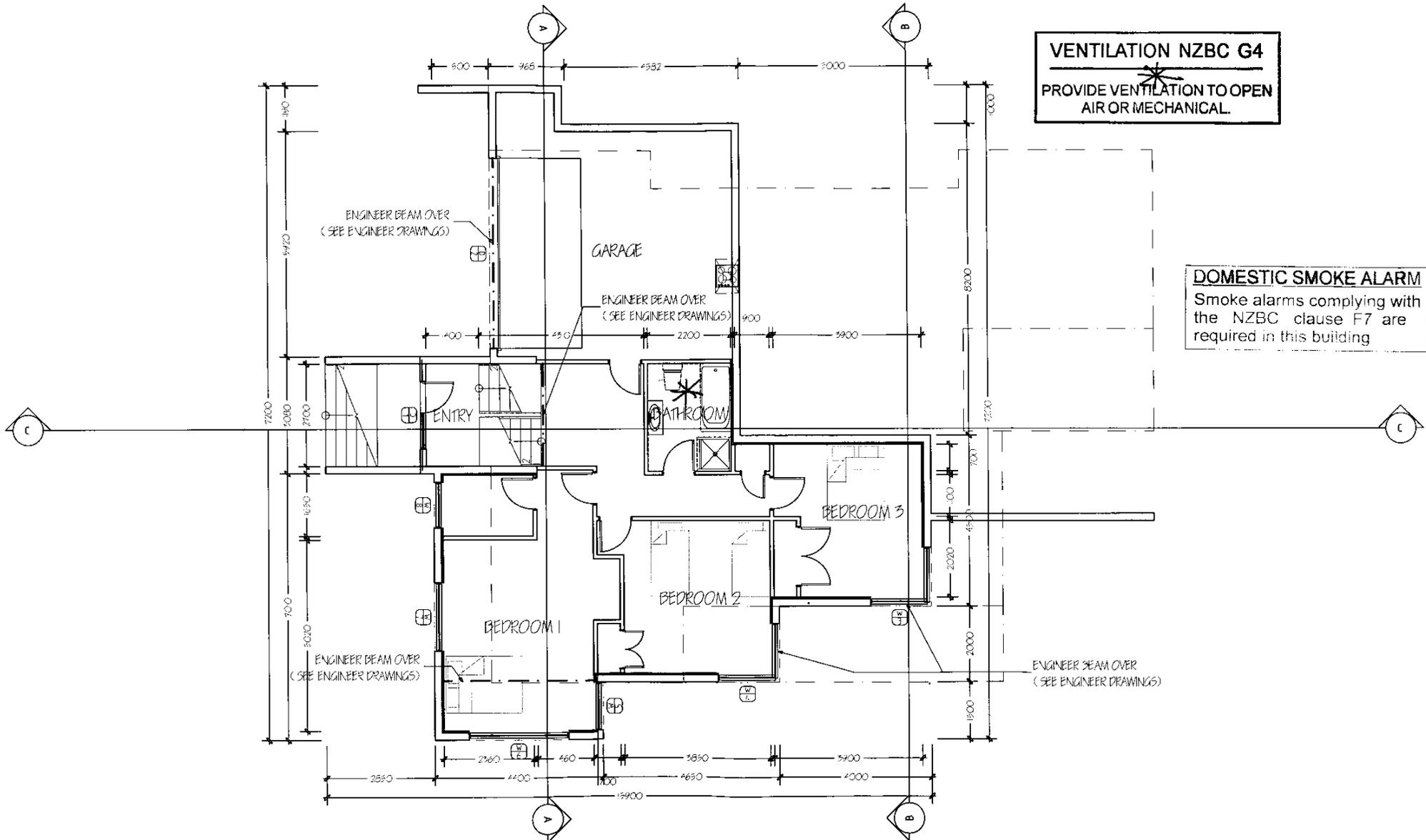
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SCALE: 1:100
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CHECKED: Andrew Tankers
APPROVED: --/--/--
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FIRST FLOOR PLAN
SCALE - :100

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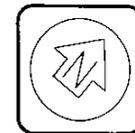
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L104

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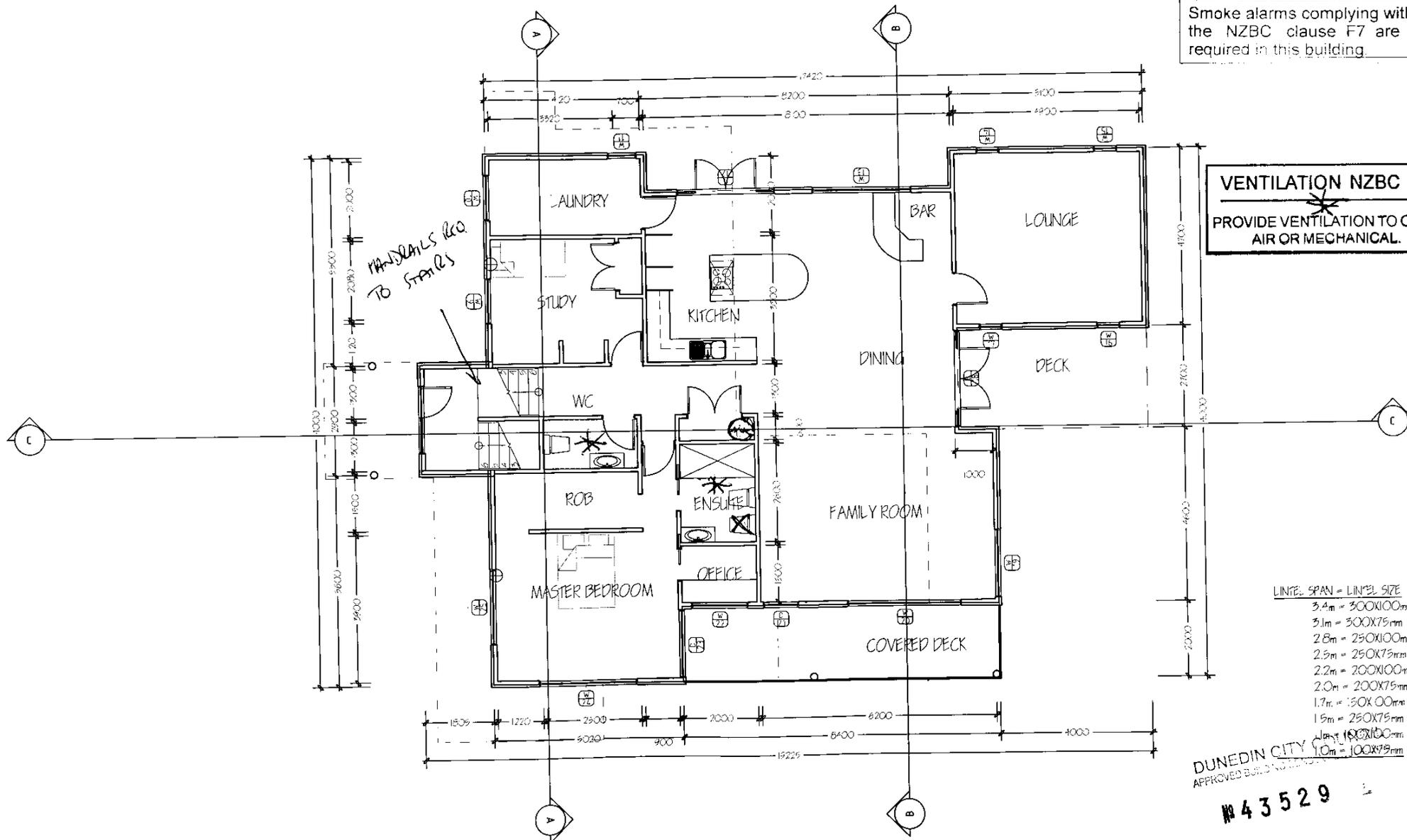
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DOMESTIC SMOKE ALARM

Smoke alarms complying with the NZBC clause F7 are required in this building.

VENTILATION NZBC G4

PROVIDE VENTILATION TO OPEN AIR OR MECHANICAL.



Lintel span = lintel size

3.4m	= 300X100mm
3.1m	= 300X75mm
2.8m	= 250X100mm
2.5m	= 250X75mm
2.2m	= 200X100mm
2.0m	= 200X75mm
1.7m	= 150X100mm
1.5m	= 250X75mm
1.2m	= 100X100mm
1.0m	= 100X75mm

DUNEDIN CITY COUNCIL
APPROVED BUILDING PLAN
43529

SECOND FLOOR PLAN
SCALE - 1:100

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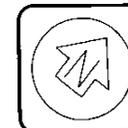
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SECOND FLOOR PLAN
for
SPRINGER

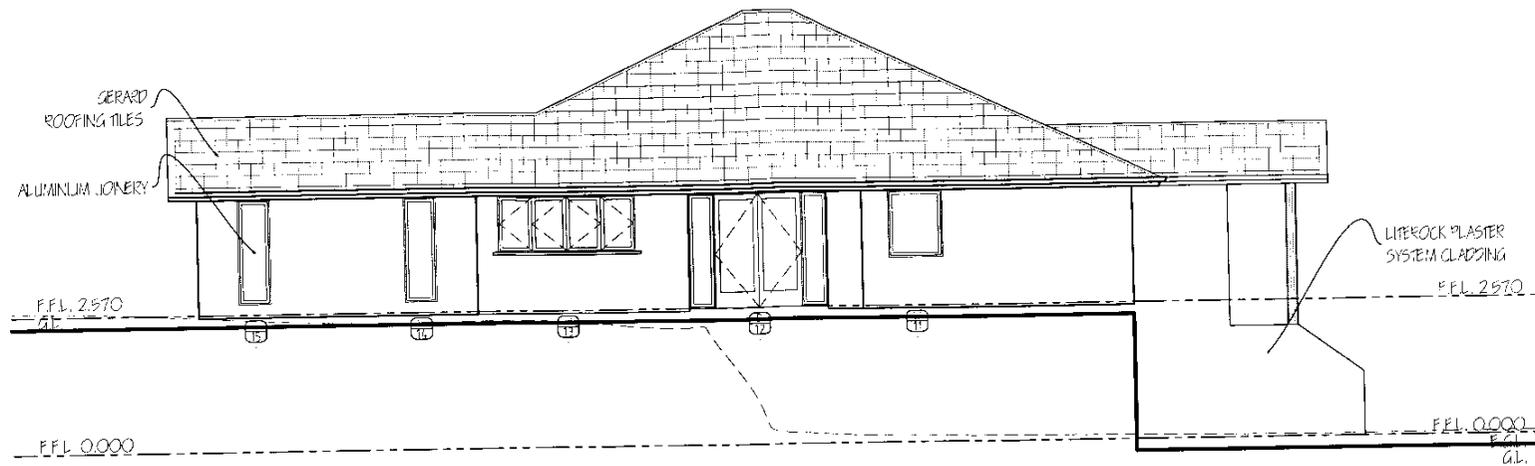
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NORTH ELEVATION

FLOOR LEVEL

The height of the finished floor level above adjacent ground shall be no less than:-
 For masonry veneer wall claddings - 100mm if ground permanently paved or 150mm if ground unpaved.
 For cladding other than masonry - 150mm if ground permanently paved or 225 if unpaved.



WEST ELEVATION

NORTH & WEST ELEVATIONS
 SCALE - 1:100

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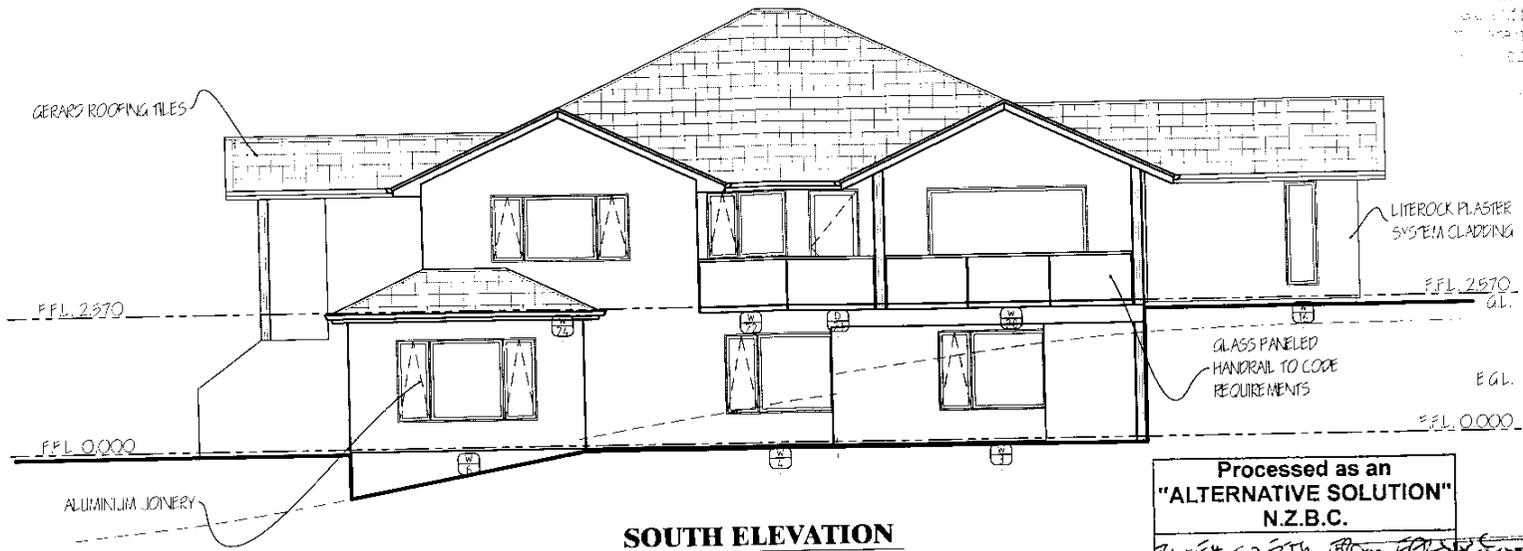
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 APPROVED: --/--/--

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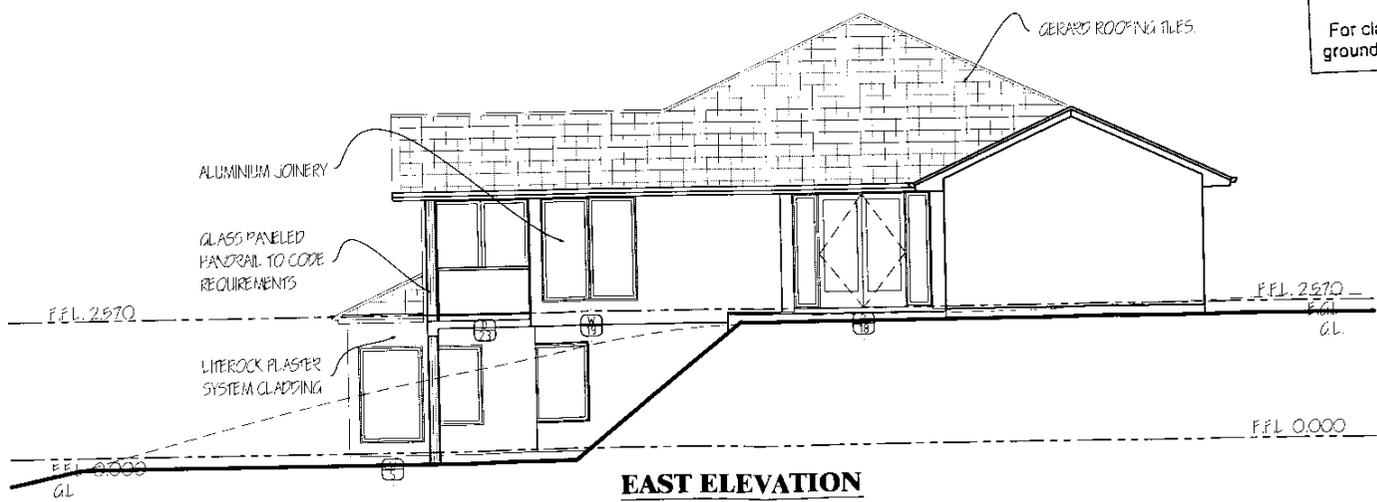
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Barriers to all decks and stairs where persons are likely to fall shall comply with NZS 3838:2001 (AS/NZS 4586:2001) or equivalent.



Processed as an
"ALTERNATIVE SOLUTION"
N.Z.B.C.

FLOOR LEVEL
The height of the finished floor level above adjacent ground shall be no less than:-
For masonry veneer wall claddings - 100mm if ground permanently paved or 150mm if ground unpaved.
For cladding other than masonry - 150mm if ground permanently paved or 225 if unpaved.



SOUTH & EAST ELEVATIONS
SCALE - 1:100

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DRAWING TITLE:
SOUTH & EAST ELEVATIONS
for
SPRINGER

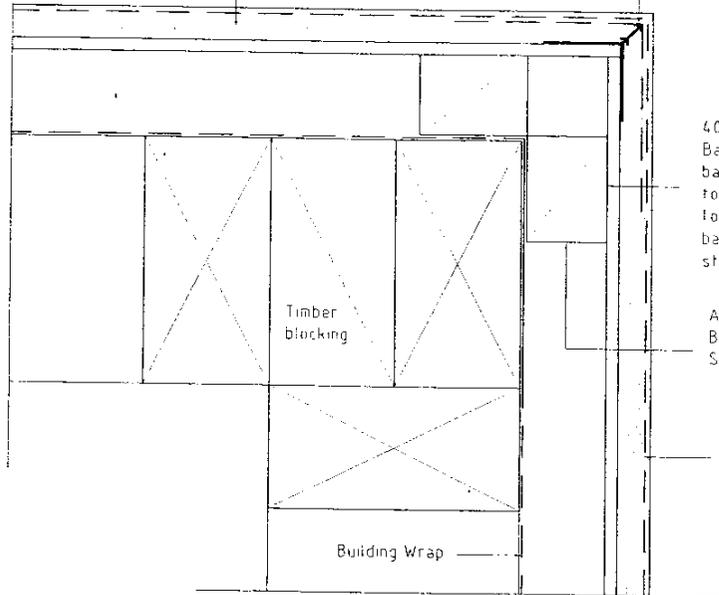
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Literock Plus Solid Render System over Fibre Cement Backer Board over Building Wrap on Timber Framing

Sticky Mesh is to be wrapped around the Rockcote Corner Flashing



40mm x 30mm H3 Treated Batten or other approved battening system to be fixed to Framework, Building Wrap to be fixed underneath the battens (running into the starter strip)

All Corner Battens to be Solid Timber

Reinforcing Mesh

Building Wrap

40mm x 30mm H3 Treated Batten or other approved battening system shown above is to be cut in between the vertical battening. Drainage gaps are to be left so that there are egress points for any water that may accumulate.

ROCKCOTE systems

All Construction to comply with NZBC and relevant documents and Territorial Authority Regulations. The contractor shall verify all dimensions and levels on site before work commences.

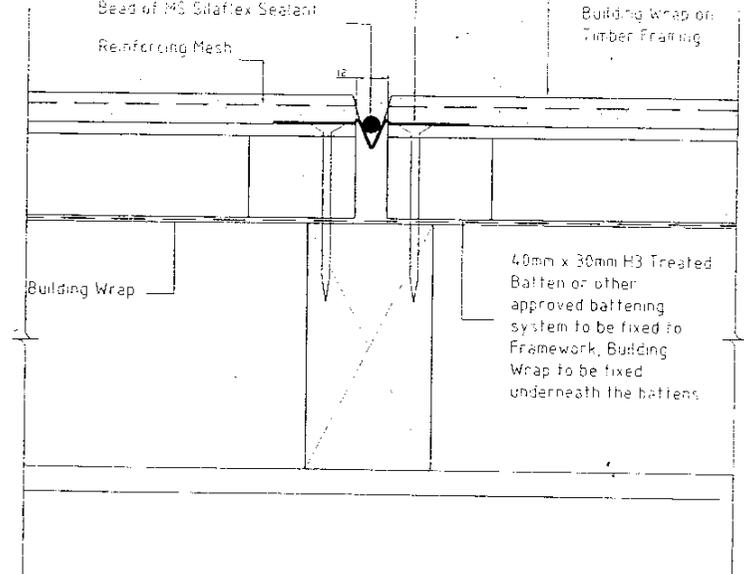
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Mark Flewelling		LiterockPlus_02	1:2
Drawing Name	Date		
External Corner	8 April 2003		
Drawing Series	Sheet		
Literock Plus Solid Render System	2		

Rockcote Control Joint Flashing
Bead of MS Silaflex Sealant
Reinforcing Mesh

Literock Plus Solid Render System over Fibre Cement Backer Board over Building Wrap on Timber Framing



40mm x 20mm H3 Treated Batten or other approved battening system shown above is to be cut in between the vertical battening. Drainage gaps are to be left so that there are egress points for any water that may accumulate.



All Control Joint spacings and setouts are the responsibility of the Designer, for suggested locations refer to Technical Bulletin 11. Where Control Joints meet, then Protecto Tape is to be installed behind ALL junctions.

ROCKCOTE systems

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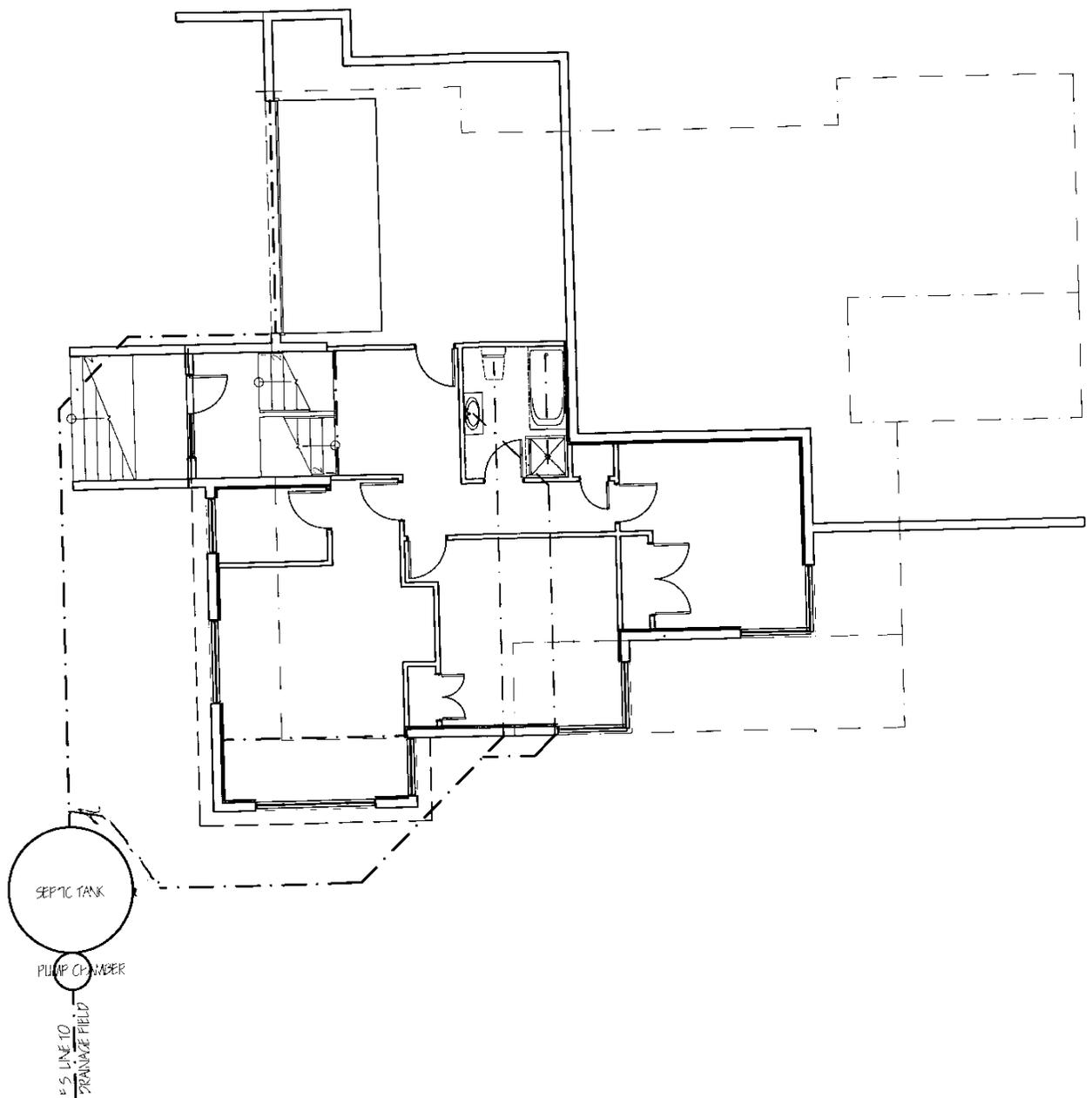
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Drawn By	Checked By	Filename	Scale
Mark Flewelling		LiterockPlus_10	1:2
Drawing Name	Date		
Vertical Control Joint	25 February 2003		
Drawing Series	Sheet		
Literock Plus Solid Render System	10		

LEGEND:

- WASTE WATER
- - - - STORM WATER
- WATER SUPPLY
- ⊕ GT GULLY TRAP
- DP DOWN PIPE
- TV TERMINAL VENT
- SS SOIL STACK
- CE CLEANING EYE
- TAP CLEANING EYE
- MT MUD TRAP

PLUMBING & DRAINAGE
G13 NZ AS 3500 PART 2



PLUMBING PLAN 1
SCALE - 1:100

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PLUMBING PLAN 1
for
SPRINGER

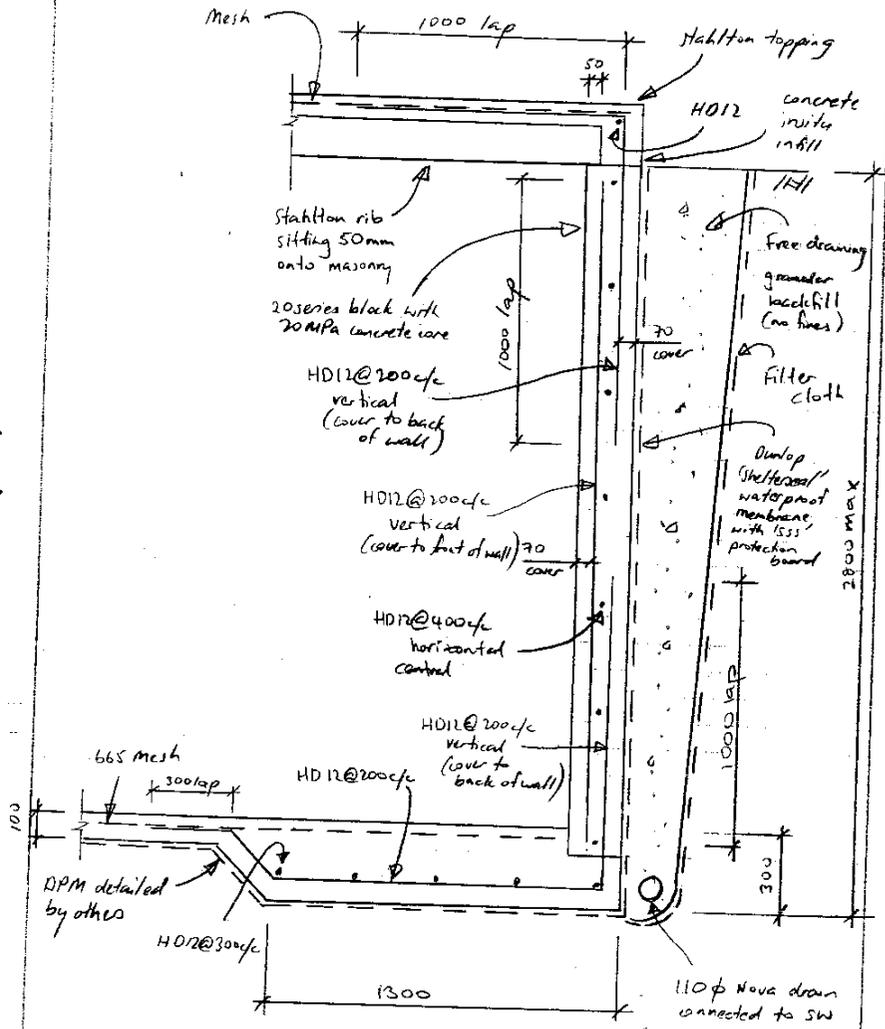
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DATE: --/--	CHECKED: Andrew Tomkins	APPROVED: --/--

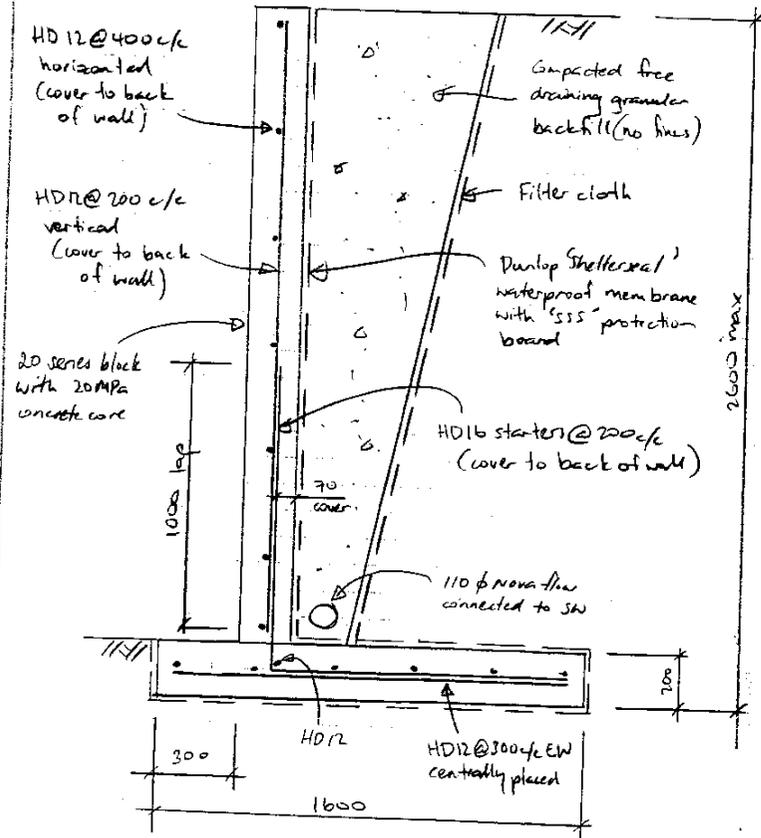
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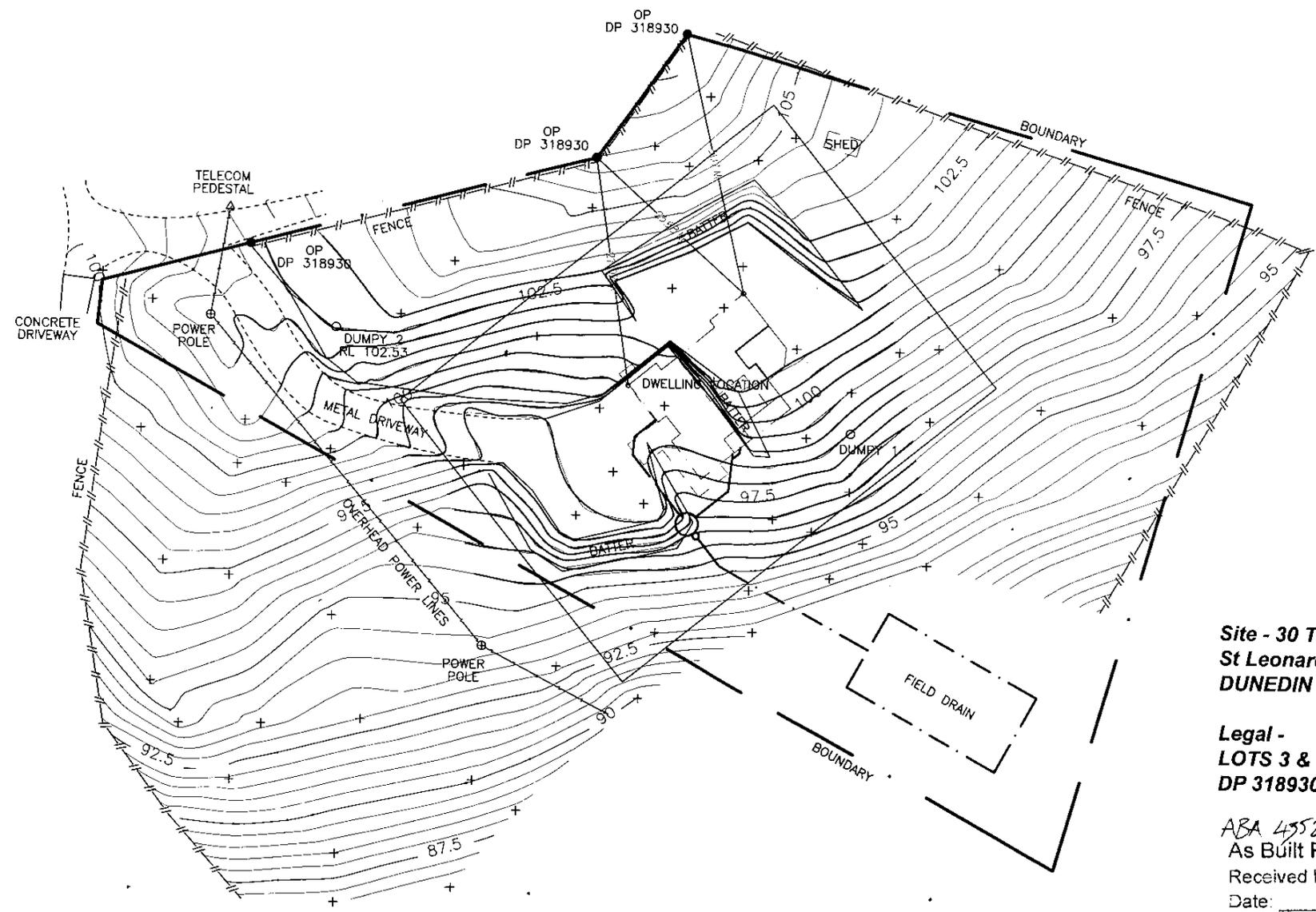
Pinned Retaining Wall



Cantilevered Retaining Wall



OIT V
DP 318930
RL 109.63



Site - 30 Tui Street
St Leonards
DUNEDIN

Legal -
LOTS 3 & 7
DP 318930

ABA 45529
As Built Plan

Received by: _____
Date: 19.10.06

ABA No: _____

SITE PLAN
SCALE - 1:200

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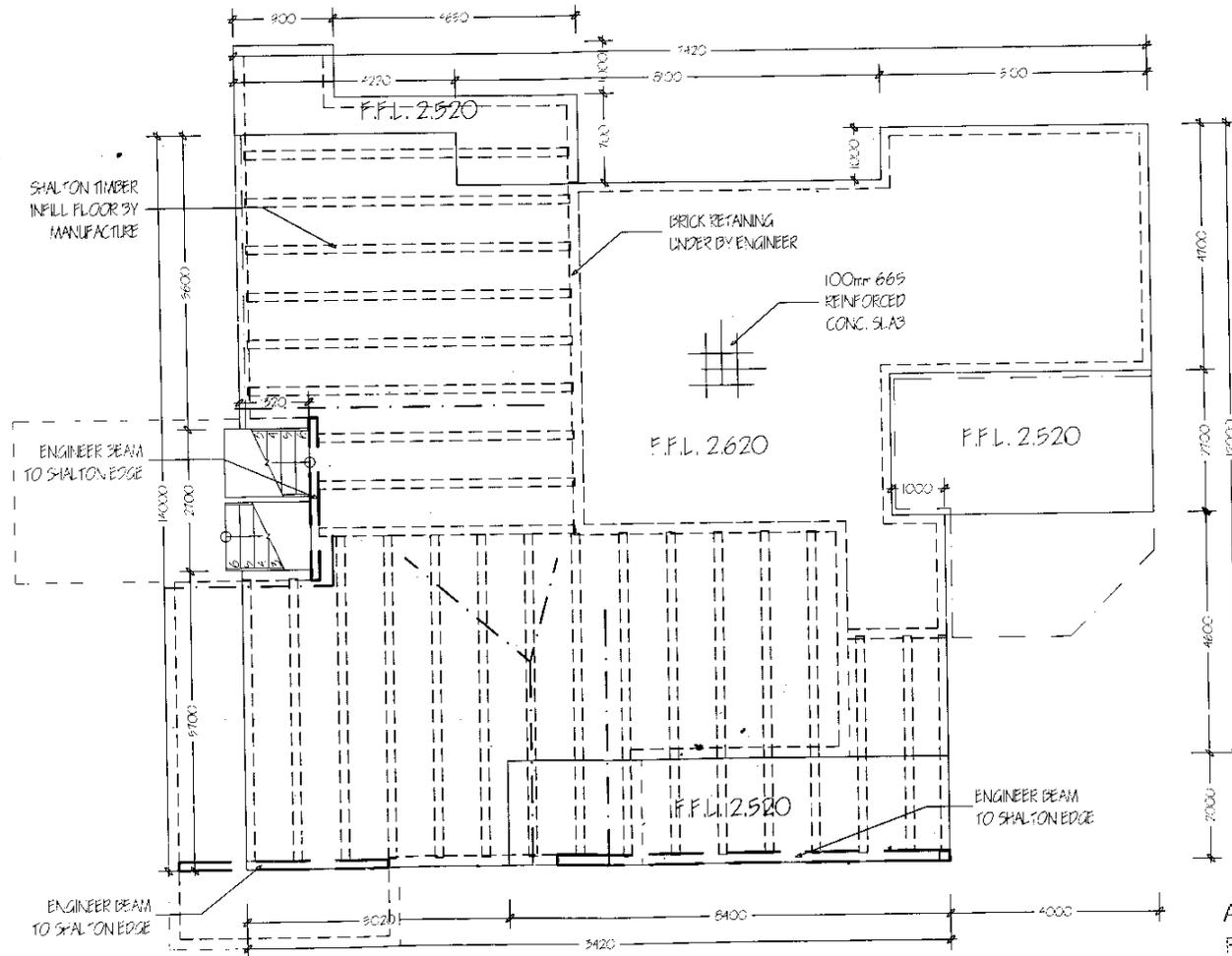
SITE PLAN
for
SPRINGER

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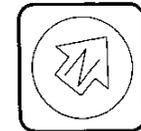
FLOOR STRUCTURE PLAN
 SCALE - 1:100

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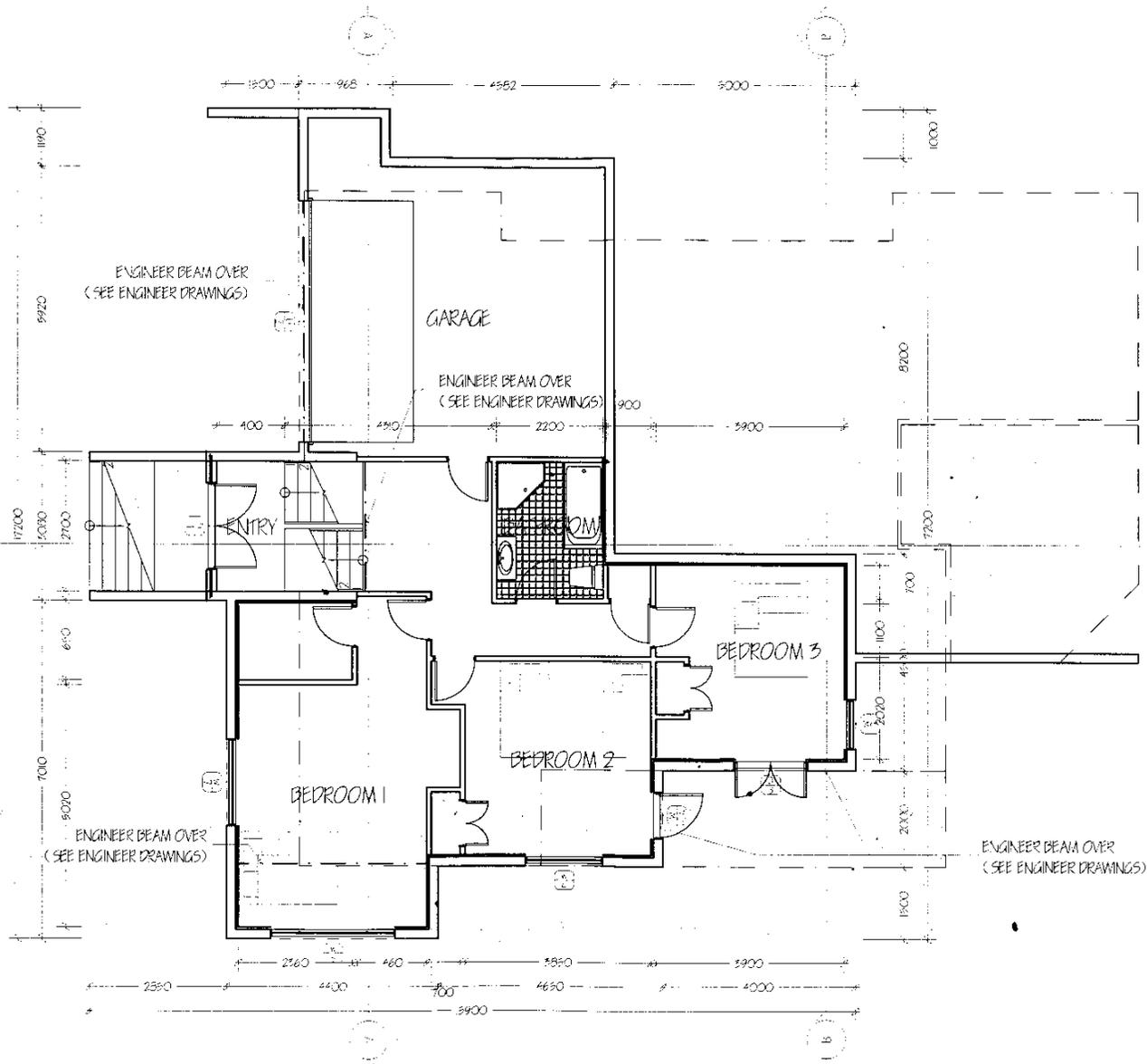
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 FLOOR STRUCTURE PLAN
 for
 SPRINGER

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FIRST FLOOR PLAN
SCALE - 1:100

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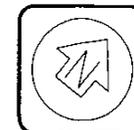
FIRST FLOOR PLAN
for
SPRINGER

CAD REF: C / DRAWINGS / L095 / FOLDER / REV.DWG

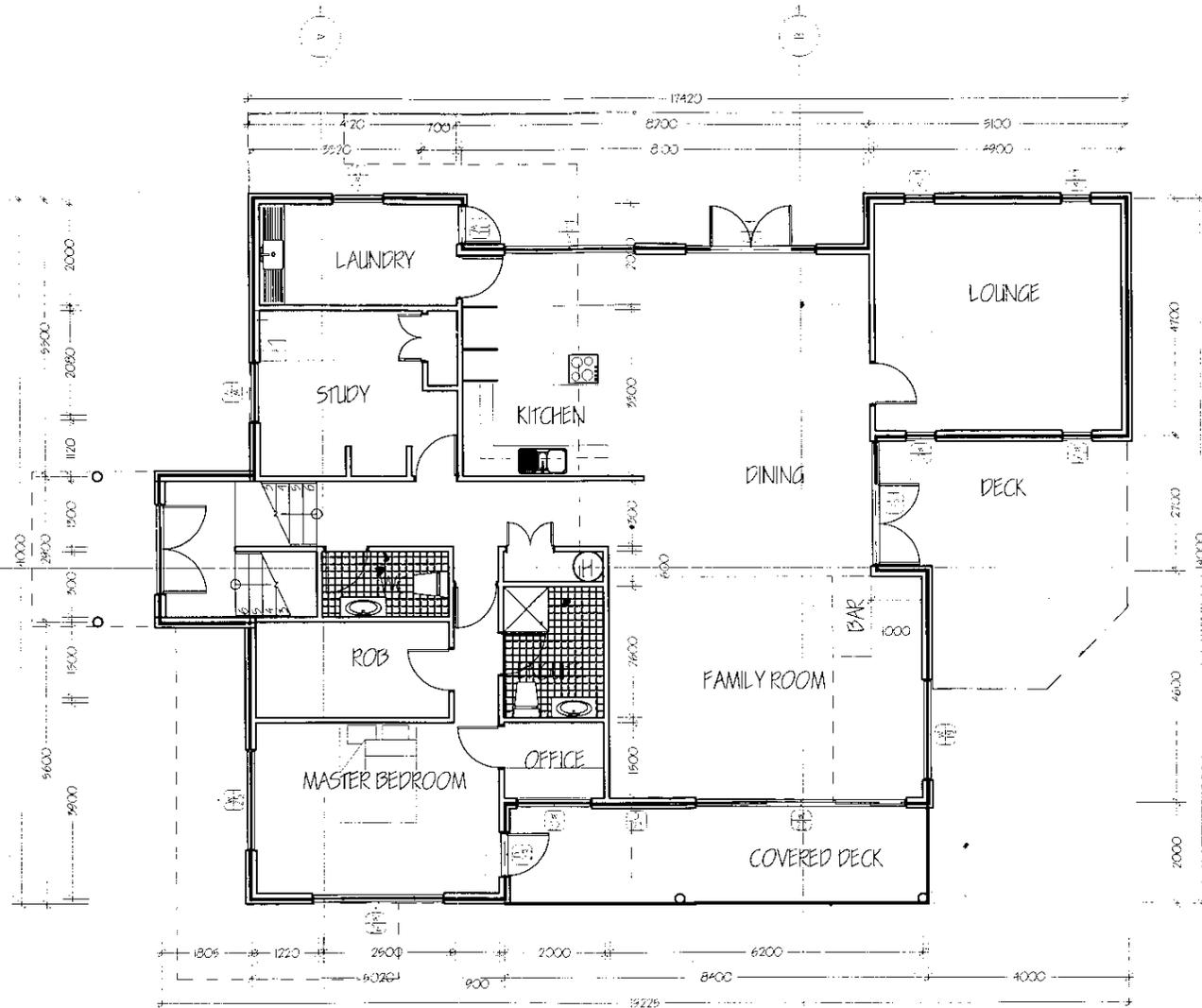
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APPROVED: -- / -- / --

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LINTEL SPAN = LINTEL SIZE

3.4m	=	300X100mm
3.1m	=	300X75mm
2.8m	=	250X100mm
2.5m	=	250X75mm
2.2m	=	200X100mm
2.0m	=	200X75mm
1.7m	=	150X100mm
1.5m	=	250X75mm
1.1m	=	100X100mm
1.0m	=	100X75mm

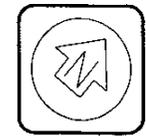
SECOND FLOOR PLAN
SCALE - 1:100

As Built Plan
Received by: _____
Date: _____
ABA No: _____

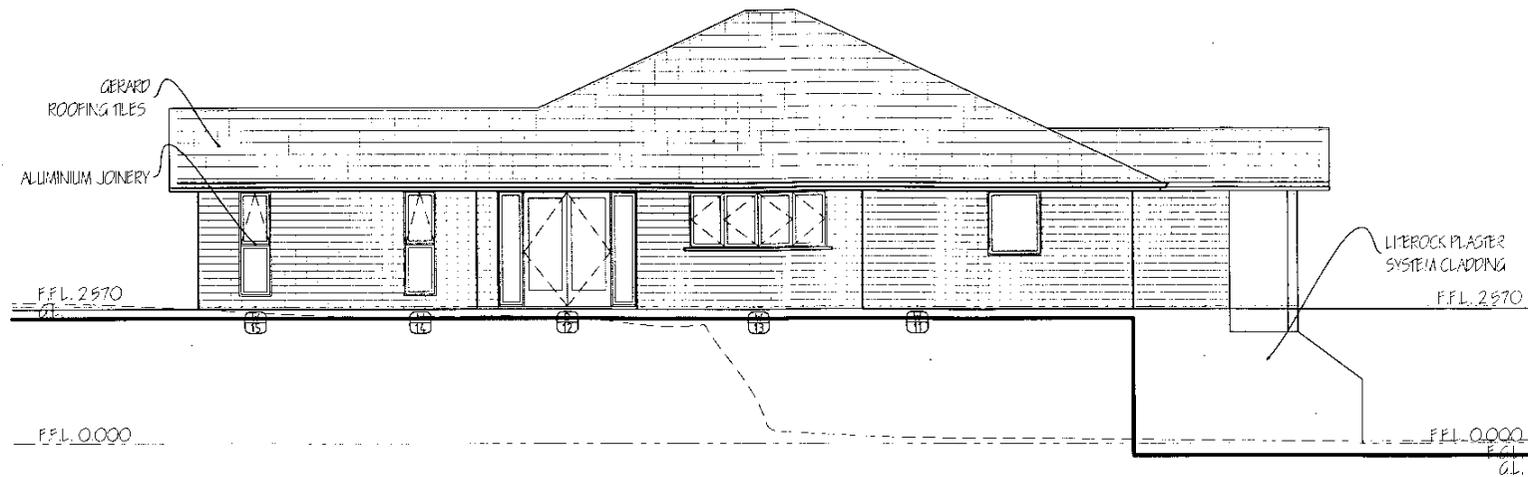
Design Consultancy Ltd
Architectural Design and Drafting
300 D Princes Street
Ph. 03-479 2306 Fax. 03-479 2308

DRAWING TITLE:
SECOND FLOOR PLAN
for
SPRINGER

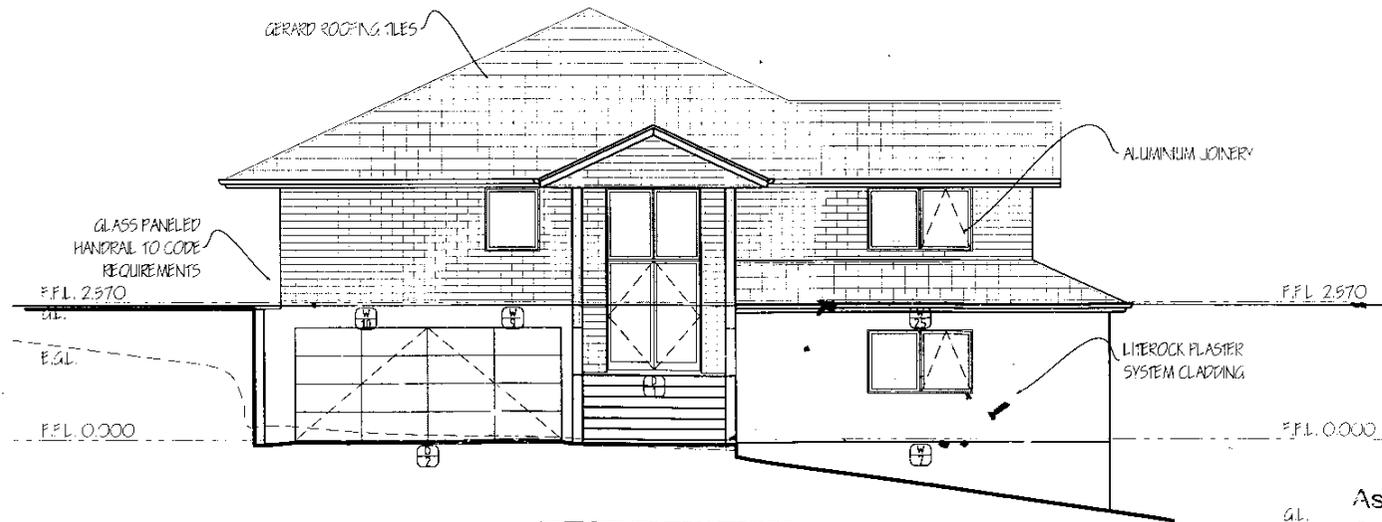
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SCALE: 1:100
DATE: --/--
CHECKED: *Alexandra*
APPROVED: --/--
SHEET: **L105**
REV: **1**



NOTE:
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NORTH ELEVATION



WEST ELEVATION

As Built Plan
 Received by: _____
 Date: _____
 ABA No: _____

NORTH & WEST ELEVATIONS
 SCALE - 1:100

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 300 D Princes Street, Dublin
 Ph. 03-479 2306 Fax. 03-479 2308

DRAWING TITLE:

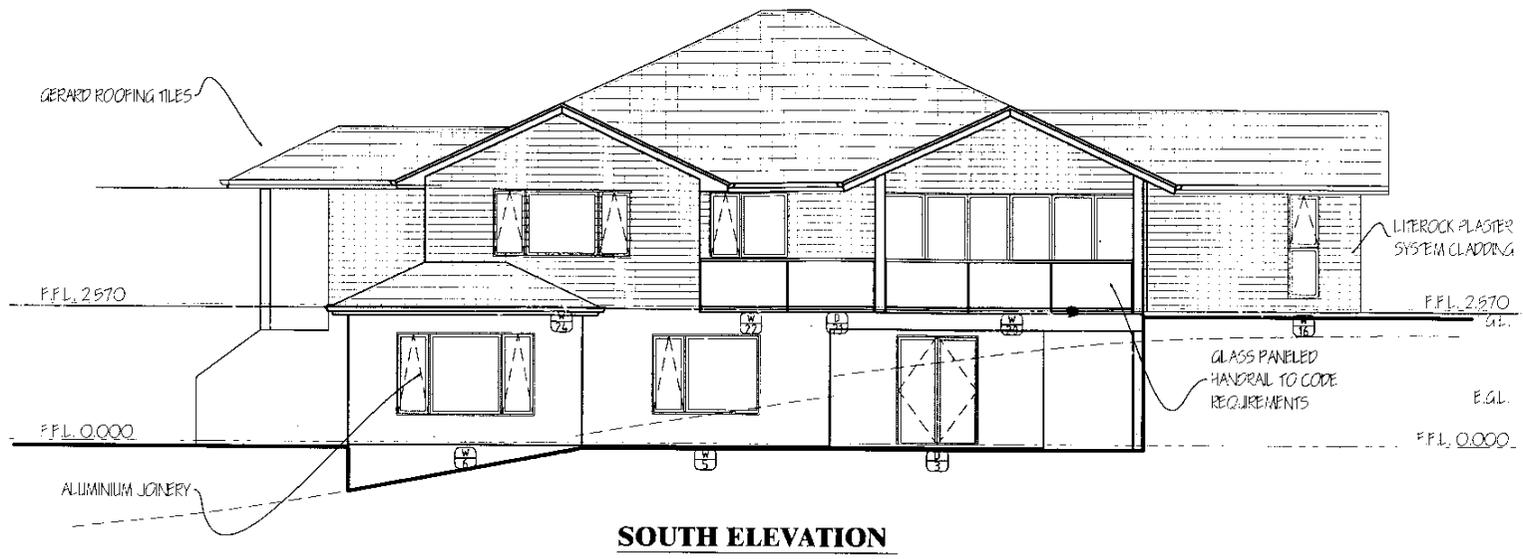
NORTH & WEST ELEVATIONS
 for
 SPRINGER

CAD REF: C:/DRAWINGS/JOBS/FOLDER/REF.DWG

SCALE: 100 SHEET: REV:
 DATE: --/--/--
 CHECKED: Andrea Tomkins
 APPROVED: --/--/--

L110 (1)

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SOUTH ELEVATION



EAST ELEVATION

As Built Plan
 Received by: _____
 Date: _____
 ABA No: _____

SOUTH & EAST ELEVATIONS
 SCALE - 1/100

Design Consultancy Ltd
 Architectural Design and Drafting
 300 D Princes Street
 Ph. 03-479 2306 Fax. 03-479 2308

DRAWING TITLE:
 SOUTH & EAST ELEVATIONS
 for
 SPRINGER

CAD REF: C:/DRAWINGS/JOBS/ FOLDER/ REF.DWG
 SCALE: 1/100
 DATE: --/--/--
 CHECKED: Andrew Tanaka
 APPROVED: --/--/--

SHEET: III
 REV: I

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**2007 EXCERPT FROM BUILDING
CONSENT APPLICATION TO ERECT
GARAGE**



Application for Project Information Memorandum and/or Building Consent

Section 33 or Section 45, Building Act 2004

Warning: Any alterations made to this application either before or after the Building Consent has been issued may incur an additional fee.

This application is for:

Both Building Consent and a Project Information Memorandum Project Information Memorandum

Amendment to Building Consent ABA _____ Building consent only, in accordance with project information memorandum no: _____

PART A: Complete Part A in all cases

PROJECT LOCATION
Street Address: 30 Tul Street St Leonards

FIRST POINT OF CONTACT FOR COMMUNICATIONS FOR THIS APPLICATION: (Mailing Address)
Name: Versatile Buildings
Address: PO Box 13154 U Green Island
Mobile: 027 2893495 Tel: (daytime) 4885632
Tel: (evening) _____ Fax: _____

THE OWNER Mrs + Mrs 225606
Name of Owner: Stuart + Linda Springer
[include preferred form of address, eg, Mr, Miss, Dr, if an individual]
Phone number: Mobile: 021 1835338 Daytime: 4710944
A/Hours: _____ Fax: _____
Email address: _____
The following evidence of ownership is attached to this application:
 Copy of certificate of title
 Lease
 Agreement for sale and purchase
 Or other document showing full name of legal owner(s) of the building

LEGAL DESCRIPTION
Property Number: 5109649 ✓
Valuation Roll Number: 26760-50203 ✓
Lot: 3 + 7 DP: 318930
Section: _____ Block: _____
Survey District: _____

PROJECT

Building Certifier Certificate Alteration Addition
 New or Relocated Building Change of Use Demolition

Description of Intended Work (in detail):
Construction of New 4.8 x 6.0m Garage

Intended life: Indefinite (but not less than 50 years)
Specified as _____ years
Being stage _____ of _____ stages

Estimated value of work (inclusive of GST)²: \$ 9800.00
C/T supplied by owner C/T supplied by DCC

AGENT
Name of Agent: Versatile Buildings
[only required if application is being made on behalf of owner]
Street address/registered office: 584 Kairorai Valley Rd
Phone number: Mobile: 027 2893495 Daytime: 4885632
A/Hours: _____ Fax: _____
Email address: _____
Relationship to Owner: Sales agent
[state details of the authorisation from the owner to make the application on the owner's behalf]

THE BUILDING
Building name: [insert building name if applicable] Garage
Number of levels: [include ground level and any levels below ground] 1
Level/unit number: [insert level/unit number if applicable] _____
Area: [total floor area; indicate area affected by the building work if less than the total area] 28.8
Current, lawfully established, use: [include number of occupants per level and per use if more than 1 (e.g. boarding house, domestic dwelling, hotel, motel, office, commercial)]
Garage
Year first constructed: _____
[insert year, approx. date is acceptable e.g. c1920s or 1960-1970]

(Admin.) App. check: BLT C/T: \$ _____
Date: 10/7/07 Sewer Connection: \$ _____
Receipt #: _____ DCC Fee: \$ 630.00
Branz/DBH: \$ _____
Total: \$ 630.00

Send invoice. Posted 11/7

1. Under Section 33 or 45 of the Building Act 2004 the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.
2. The value of building work shall be the aggregate of the values, determined in accordance with section 10 of the Goods and Services Tax Act 1985, of all goods and services to be supplied for that building work.

PART B PERSONNEL

Complete Part B as far as possible in all cases. Give names addresses and telephone numbers. Give relevant registration numbers if possible.

Builder(s): ~~M.H.H.~~ Versatile Buildings 200296

Registered Drainlayer: _____

Registered Plumber: _____

Registered Gasfitter: _____

Registered Electrician: _____

Designer(s): Mitek N2

Other: _____

Do you want prescribed Energy Work (Electrical) to be part of this Building Consent?

Do you want prescribed Energy Work (Gas) to be part of this Building Consent?

Name (Owner): _____ Signature: _____ Date: _____

Or, I declare I have been authorised by the owner to make this application

Name (Agent): Trevor Wilson Signature: _____ Date: 5-7-07

PRIVACY ACT 1993
This information is required by The Building Act 2004 and is used to administer Councils obligations under that Act. It may be disclosed for the purposes specified in that Act, The Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. You may access and request correction of personal information held about you.

FOR COUNCIL USE ONLY

BCO TO FILL IN THESE COLUMNS

	Checked by	Date	Time Taken in minutes	Cost (Minutes x Rate)
Building	<u>[Signature]</u>	<u>2-8-07</u>		
Plumbing & Drainage	<u>[Signature]</u>	<u>2-8-07</u>		
Means of Egress & Fire Safety Features				
Engineering				
Roading	<u>[Signature]</u>	<u>12-7-07</u>		
Water				
Hazardous Substances				
Health				
Planning	<u>[Signature]</u>	<u>7/7/07</u>		
Effluent Disposal				
Admin				
DBH				
BRANZ				
Inspections				
			Less Deposit	
			Total Additional Fees	

- Development Contribution
- Conditions of Consent required
- \$17 Form 4 Required
- No Building Work May Proceed
- Partial Building Work

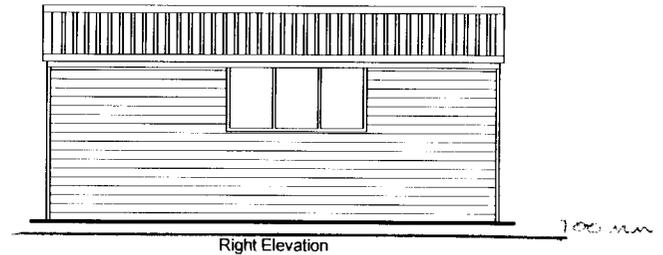
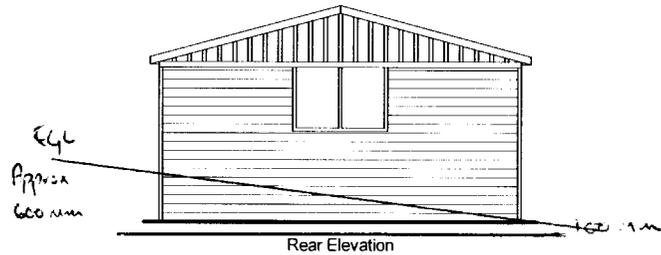
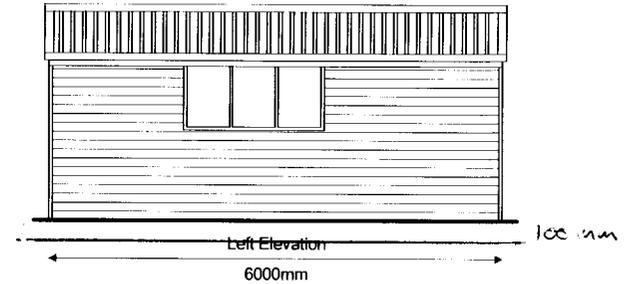
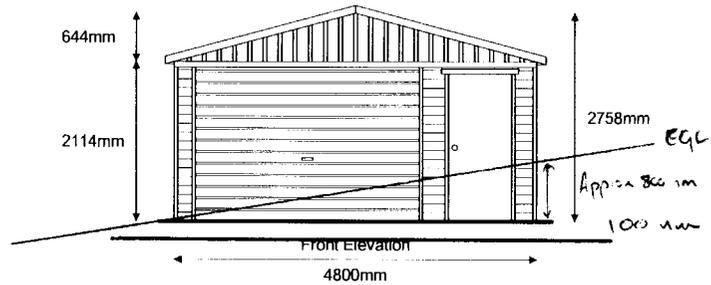
Report: resource consent request

FORM 4
Construction not to commence until Resource Consent granted as per Project Information Memorandum Planning report.

Approved for issue of Building Consent
Building Control Officer: [Signature] Date: 08/09/07

7 31 66 73

Versatile Buildings 600 Series Elevations
Customer: Mr. & Mrs. Stuart & Linda Springer
Site Address: 30 Tui Street, St Leonards,
Reference: trev-160
Contact: Trevor Wilson, Dunedin, (03) 488 5632



Versatile Buildings 600 Series Specifications
Customer: Mr. & Mrs. Stuart & Linda Springer
Site Address: 30 Tui Street, St Leonards,
Reference: trev-160
Contact: Trevor Wilson, Dunedin, (03) 488 5632

Model:	Versatile 600 Series
Size & Stud Height:	6.0m long x 4.8m wide, with 2.1m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	High wind zone
Cladding Type:	Versaclad 'weatherboard' profile
Gable Cladding:	Board & Batten profile
Gable Soffit:	None
Downpipes Location:	Rear of building

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 17.5Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to minimum TPA Specification H1.2 for habitable buildings or C.F, MGP 10 framing for garages. Studs shall be 90 x 35mm at 600mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, Sheet 4 for timber grade options and specification. Fix proprietary nail plates and hardware in accordance with Producer Statement VB 2000, Sheets 4 and 5.

ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1000mm crs fixed to Gangnail 15 degree roof trusses. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, Sheet 13. See Gangnail truss details and specification on Sheets 14 and 15.

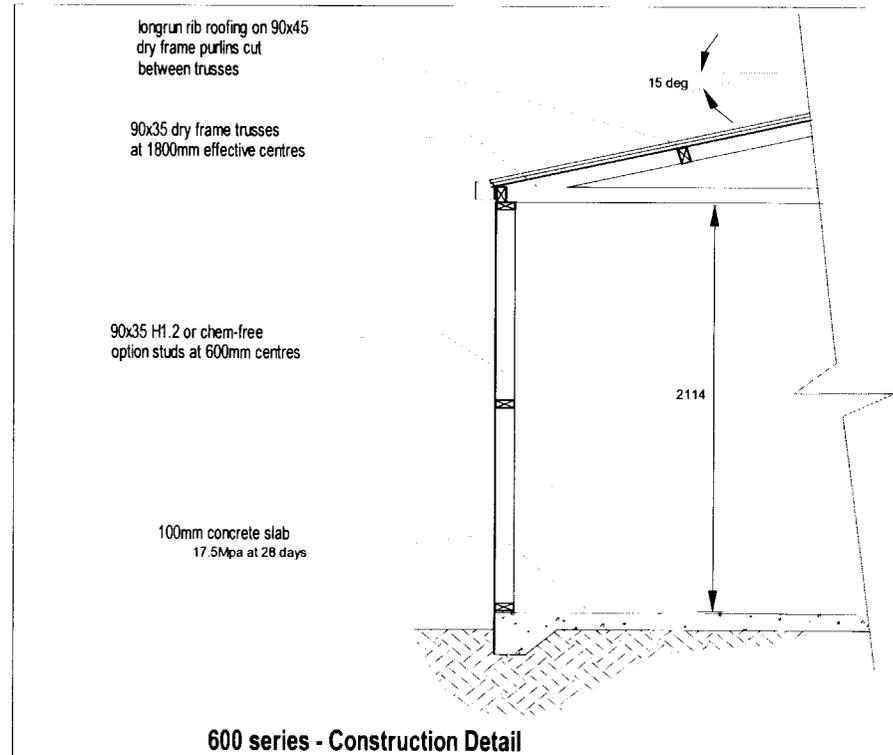
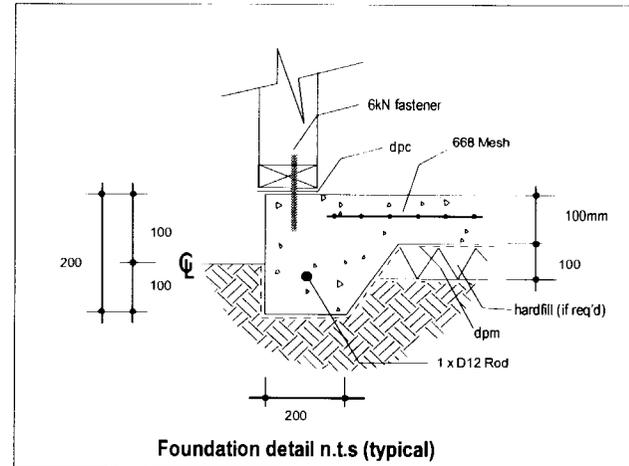
SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, sheet 4. Fixing details are shown on Sheet 9 of VB 2000.

ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

WALL CLADDING: Fix with galvanised clouts as specified in VB 2000 sheet 6.

ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement, Sheet 7. For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.

WALL BRACING: Fix bracing in accordance with VB 2000, Sheet 6. Bracing panel locations and fixing refer to "Wall Bracing: 600 Series, Feb 04 Ver1.4." For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.

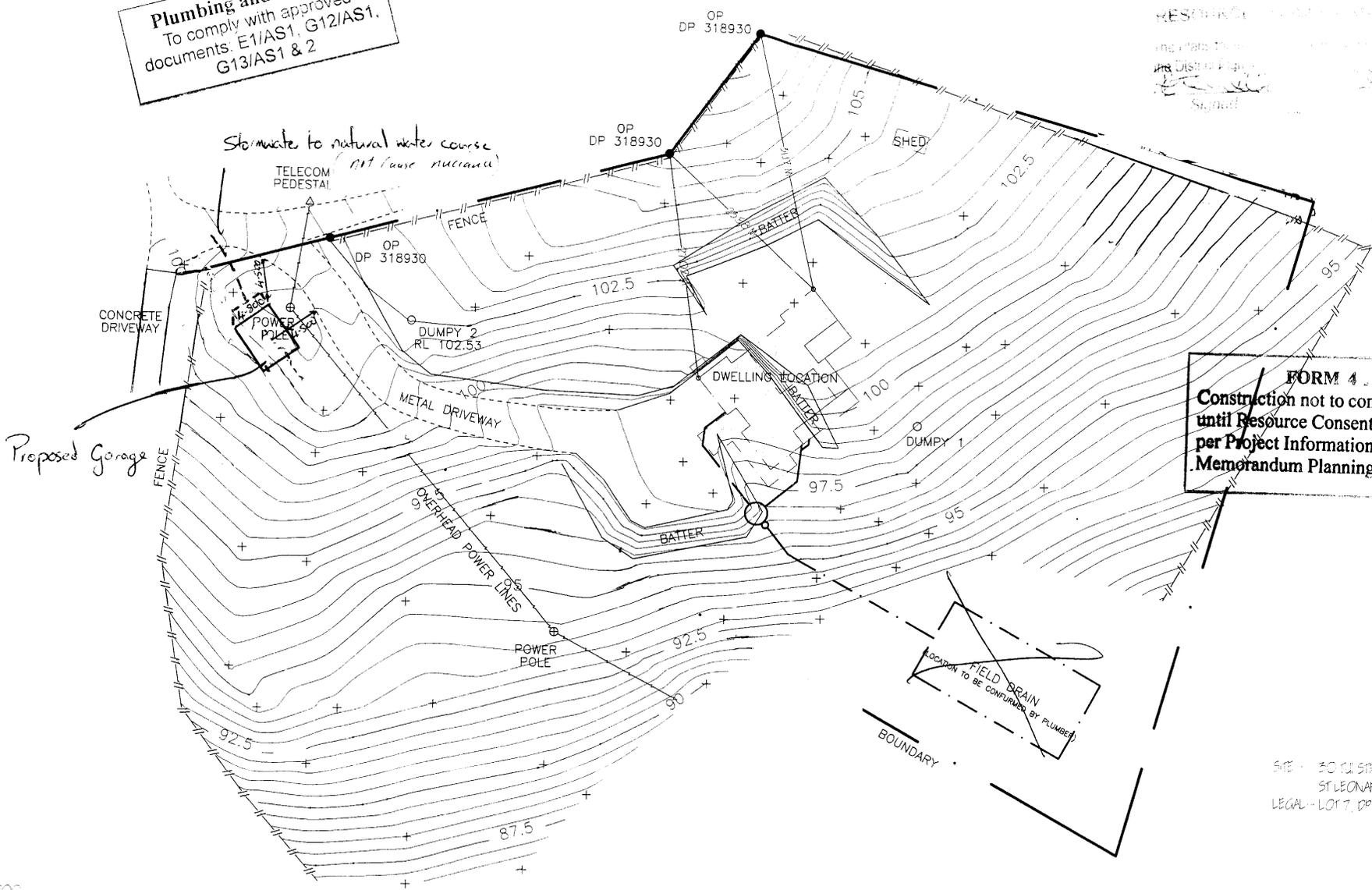


Plumbing and Drainage
 To comply with approved documents: E1/AS1, G12/AS1, G13/AS1 & 2

7 3 1 8 6

OUT V
 DP 318930
 RL 109.63

RESOURCES
 THE DISTRICT ENGINEER
 SIGNATURE



FORM 4
 Construction not to commence until Resource Consent granted as per Project Information Memorandum Planning report.

SITE - 30 CA STREET
 ST LEONARDS, DUNEDIN.
 LEGAL - LOT 7, DP 318930

SITE PLAN
 SCALE - 1:200

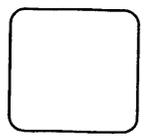
DRAWING TITLE:

SITE PLAN
 for
 SPRINGER

CAD REF: C / DRAWINGS / 1095 / FOLDER / REV DING

SCALE: 1:200
 DATE: .. / .. / ..
 CHECKED: Andrew Tomkins
 APPROVED: .. / .. / ..

SHEET: 1101
 REV: 1



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 Architectural Design and Drafting Services
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 Ph. 03-479 2306 Fax. 03-479 2308

**2017 EXCERPT FROM BUILDING
CONSENT APPLICATION TO INSTALL
MASPORT OSBURN HEATER IN
DWELLING**