

ONE AGENCY

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Please be aware that this LIM report is from **9 August 2023** and there may be some differences between this report and a current LIM report.

Dunedin City Council

Land Information Memorandum

95117

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 9 August 2023

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

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

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

PROPERTY ADDRESS

24 Norman Street Dunedin

LIM Applicant
Print Date

Christopher Flavell
09-Aug-2023

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PROPERTY DETAILS

Property ID	5125872
Address	24 Norman Street Dunedin
Parcels	LOT 2 DP 482196

Rubbish Day	Wednesday
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RATES DETAILS

Rate Account	4028847
Address	24 Norman Street Dunedin
Valuation Number	27280-79616
Latest Valuation Details	
Capital Value	\$300,000
Land Value	\$300,000
Value of Improvements	\$0
Area (Hectares)	0.0626HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2023
Dunedin City Council Rates	\$1,481.30
Rates Outstanding for Year	\$1,406.19

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

BUILDING, PLUMBING AND DRAINAGE

Minimum Floor Levels

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

Public Sewer sheets.

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

Dunedin City Council Private Drainage plans incomplete.

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

Building and Drainage Information

Water courses.

There are water courses (open and piped), which pass through this land. A plan of these is attached.

Council Stormwater & Foul Sewer Connections available.

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

Council Foul Sewers within land.

There is Council Foul Sewers within this land. A plan of these is attached.

Private Stormwater Drains servicing existing buildings

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

Private Foul Drains servicing existing buildings

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

Seepage

A seepage incident has been lodged on this property.

Seepage Request: 613808 – 6.8.2021 - Completed

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-2021-1063](#) Building Consent Only Lodgement - Erect Three Storey Dwelling with Attached Carport, Construct Retaining Wall

Lodgement Date 19-May-2021
Decision Granted
Decision Date 07-Sep-2021
Current Status BC Issued
Previous Number
(Applications before 2007)

Building and Drainage Permits

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

[H-1981-213448](#) AAD19810493

K3300 - Plumbing and Drainage for New Dwelling Connect to Private Drain in Common at 24 Norman Street, (Brown). The permit was lodged on 18-Sep-1981.

[H-1975-205809](#) AAD19751659

J5594 - Sewer Drainage for Subdivision, (Blacow). The permit was lodged on 20-Aug-1975.

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

HAZARDS

SITE HAZARDS

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and potential liquefaction during a severe earthquake event. The Dunedin City Council may require a site-specific design unless site investigation confirms this requirement is not necessary.

The general vicinity of this property is identified as a 'liquefaction awareness area'. It is classified as liquefaction-susceptibility Domain C. This means that the ground is predominantly underlain by poorly consolidated marine or estuarine sediments with a shallow groundwater table. There is considered to be a moderate to high likelihood of liquefaction-susceptible materials being present in some parts of the areas classified as Domain C. Put another way, there is a low to moderate likelihood that there are no liquefaction-susceptible materials present in some parts of the areas mapped as Domain C. **'Liquefaction awareness areas' do not represent specific hazard zones, but rather highlight areas where there may potentially be a liquefaction hazard that may need further evaluation, in regard to existing or future infrastructure or development.** This information has been sourced from *GNS Science Consultancy Report 2014/068: Assessment of Liquefaction hazards in the Dunedin City district*. Further information, including a copy of the report is available from Dunedin City Council.

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

These reports are publicly available and can be accessed here:
<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

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

Otago Regional Council - Natural Hazards Database

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

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

HAZARDOUS SUBSTANCES

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

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

No records were found of Environmental Health involvement with this property.

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent.

Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection.

Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

Consent Notices

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

District Plan Information

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

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

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

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

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

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

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

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

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Variation 2 Mapped Area
- Stormwater Open Watercourses Mapped Area (part)

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

Resource Consents

The following Resource Consents are recorded for this property.

SUB-2014-14 Subdivision Consent

Description	subdivision creating 2 lots
Lodgement Date	18-Mar-2014
Decision	Granted
Decision Date	15-Apr-2014
Current Status	s224 Monitoring Commenced

LUC-2021-262 Land Use Consent

Description	erect new 3 bedroom dwelling
Lodgement Date	21-May-2021
Decision	Withdrawn
Decision Date	21-Jun-2021
Current Status	Application Withdrawn

RESOURCE CONSENTS WITHIN 50 METRES OF 24 NORMAN STREET DUNEDIN

5034613 69 Tahuna Road Dunedin

RMA-2005-369246 Resource Management Act (Historical Data) ERECT DWELLING LESS THAN 1M FROM RIGHT OF WAY (Non-Notified - Restricted Discretionary). The outcome was Granted on 25/07/2005.

[RMA-1993-355796](#) Resource Management Act (Historical Data) SUBDIVISION INTO SEVEN LOTS / App: R B & K E MCMURTRIE (Non-Notified - Non Complying). The outcome was Granted on 03/09/1993.

[5034614](#) 83 Tahuna Road Dunedin

[RMA-1992-355015](#) Resource Management Act (Historical Data) ALTER AND EXTEND DWELLING Ownr: HASSAN / App: HASSAN (Non-Notified - Non Complying). The outcome was Granted on 14/05/1992.

[5034618](#) 75 Tahuna Road Dunedin

[RMA-1987-352045](#) Resource Management Act (Historical Data) DWG ADDN Ownr: INDER (Non-Notified - Non Complying). The outcome was Granted on 10/02/1987.

[5034619](#) 85A Tahuna Road Dunedin

[RMA-1995-357199](#) Resource Management Act (Historical Data) SUBDIVISION UPDATING CROSS LEASE TITLES FOR FLATS A & B Ownr: W G SUTHERLAND (Non-Notified - Non Complying). The outcome was Granted on 31/03/1995.

[RMA-1988-352415](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr: SUTHERLAND (Non-Notified - Non Complying). The outcome was Granted on 22/11/1988.

[5034620](#) 85B Tahuna Road Dunedin

[RMA-1995-357199](#) Resource Management Act (Historical Data) SUBDIVISION UPDATING CROSS LEASE TITLES FOR FLATS A & B Ownr: W G SUTHERLAND (Non-Notified - Non Complying). The outcome was Granted on 31/03/1995.

[5034671](#) 14 Norman Street Dunedin

[LUC-2009-281](#) Land Use Consent deck addition to dwelling in side yard. The outcome was Granted on 06/08/2009.

[5034676](#) 22A Norman Street Dunedin

[LUC-2014-391](#) Land Use Consent land use consequential to a subdivision. The outcome was Granted on 01/08/2014.

[SUB-2014-74](#) Subdivision Consent cross lease subdivision. The outcome was Granted on 01/08/2014.

[5034677](#) 22B Norman Street Dunedin

[LUC-2014-391](#) Land Use Consent land use consequential to a subdivision. The outcome was Granted on 01/08/2014.

[SUB-2014-74](#) Subdivision Consent cross lease subdivision. The outcome was Granted on 01/08/2014.

[5034685](#) 40 Norman Street Dunedin

[RMA-1986-351889](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr: KAY (Non-Notified - Non Complying). The outcome was Granted on 15/05/1986.

[5034686](#) 42 Norman Street Dunedin

[BACT-2019-72](#) Boundary Activity Notice deemed permitted boundary activity for the construction of a deck adjacent to the existing dwelling. The outcome was Issued on 23/09/2019.

[RMA-1984-351597](#) Resource Management Act (Historical Data) ERECT DECK Ownr: GARDINER / App: GARDINER Designer: GARDINER (Non-Notified - Non Complying). The outcome was Granted on 19/12/1984.

[5100606](#) 69A Tahuna Road Dunedin

[RMA-2005-369296](#) Resource Management Act (Historical Data) CONSTRUCT AND MAINTAIN RETAINING WALL (Non-Notified - Restricted Discretionary). The outcome was Granted on 12/08/2005.

[RMA-1997-361302](#) Resource Management Act (Historical Data) ERECT RETAINING WALL Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 12/11/1997.

[RMA-1993-355796](#) Resource Management Act (Historical Data) SUBDIVISION INTO SEVEN LOTS / App: R B & K E MCMURTRIE (Non-Notified - Non Complying). The outcome was Granted on 03/09/1993.

[5122706](#) 22B Norman Street Dunedin

[LUC-2014-391](#) Land Use Consent land use consequential to a subdivision. The outcome was Granted on 01/08/2014.

[SUB-2014-74](#) Subdivision Consent cross lease subdivision. The outcome was Granted on 01/08/2014.

5125871 22C Norman Street Dunedin

LUC-2014-109 Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 15/04/2014.

SUB-2014-14 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 15/04/2014.

RMA-1991-353155 Resource Management Act (Historical Data) ER CARPORT

Ownr: HERBERT / App: HERBERT (Non-Notified - Non Complying). The outcome was Granted on 10/06/1991.

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

TRANSPORT

No Transport information was found for this property

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

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

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

3 WATERS

WATER

Urban water supply - Available for connection

An application may be made for a connection to the Dunedin City Council's urban water supply using the application for available at www.dunedin.govt.nz/water-connection-form. For specific water supply needs contact the Council on 477 4000.

Terms and conditions of supply

All new and existing connections to the Dunedin City Council's water supply network are subject to the terms and conditions of the Dunedin City Council Water Bylaw 2011. The bylaw is available to view at www.dunedin.govt.nz/water-bylaw.

Water pressure

Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request.

Water reticulation maps

A copy of the water reticulation map of Dunedin City Council infrastructure in the vicinity of the subject property is attached. These show the location of the water main in the road. It may or may not show the water service to the property. It is recommended that the applicant check the property

FOUL SEWER AND WASTE WATER

Urban Stormwater Catchment

This property is located within an urban stormwater catchment that has been modelled in a study to determine the potential effects of land use and climate change that may occur over the next 50 years. This indicates that some areas of the catchment might be subject to a potential flooding risk or surface water ponding during particular rainfall events.

These effects are outlined in the Integrated Catchment Management Plans (ICMPs) that are available on the Council website. The ICMPs show the areas in the catchment that have been modelled which might be susceptible to a higher risk of flooding. The ICMPs contain maps that indicate a potential worst case scenario for a 1 in 100 year rainfall event. However, there are a series of maps also available that show modelling results from a range of other scenarios.

While the maps have been produced to help Council manage the reticulation networks, they are not sufficiently detailed to specifically account for individual properties which may be affected by local factors not included in the models.

For further information please contact 3 Waters Services at Dunedin City Council.

Drainage Reticulation Plans

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

Knowledge of Watercourses

A watercourse is a channel through which water flows or collects. It may be natural, modified or artificial, or be piped or open. Watercourses are the responsibility of the property owner from the point of boundary entry to the point of boundary exit. Not all watercourses are recorded or known to the Dunedin City Council. Therefore it is recommended that the applicant inspect the local site of interest to determine whether there are any watercourses located within the boundary of the particular property. For further information in respect of any watercourse it is recommended the applicant read the Watercourse Information Sheet, available at www.dunedin.govt.nz/watercourseinfo

Restrictions near Council infrastructure

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand (www.linz.govt.nz) should be reviewed for information relating to any existing registered easements. However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System



Photographic Map

Scale at A4:
1:750
3/08/2023
8:06:15 PM



PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.

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Legend

Water Supply

- NR ► Water Non-Return Valve
- * Water Pump Station
- Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Diseased
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Fire Service Lateral
- Water Critical Service Lateral
- Water Zone Boundary
- Water Reservoir
- NR ► Non Return Valve
- Water Valve - Zone
- Water Valve - Gate
- Water Valve - Sluice
- Water Hydrant
- NR ► Water Backflow Preventor - RPZ

NOTE: Private water services have the same symbols as those above, however they are coloured pink.

Foul Sewerage

- Pump Station
- Treatment Plant
- Vent
- Valve Chamber (pressurised)
- NR ► Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Foul Drains in Common (public)
- Sewer
- Trunk Sewer
- Vent Line
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet

NOTE: Private foul drains have the same symbols as those above, however they are coloured orange.

Stormwater

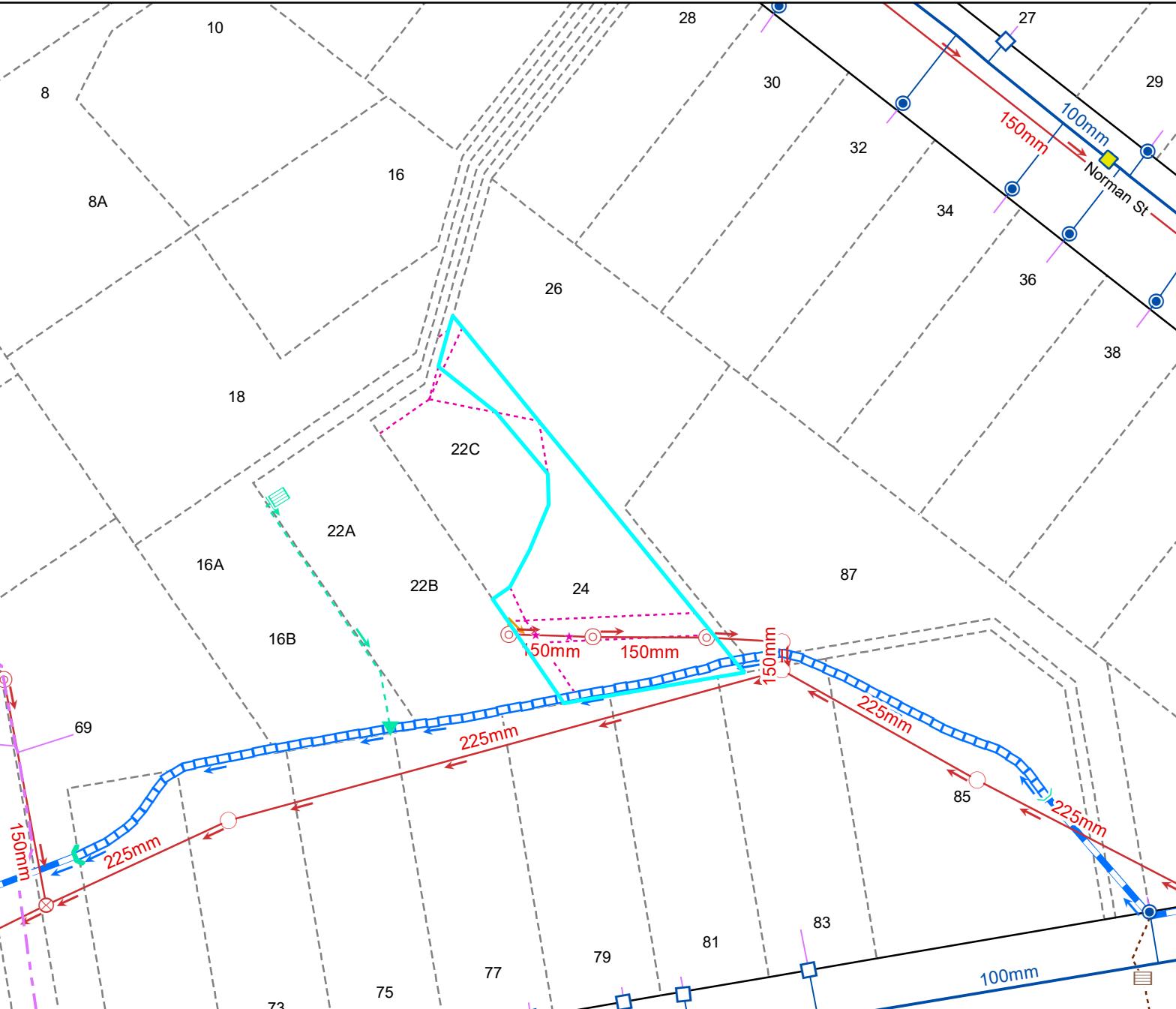
- SW Bubble-up Tank
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamphole
- SW Mudtank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node
- Roading Bubble-Up Tank
- Roading Mudtank
- Stormwater Main
- Stormwater Trunk Main
- DCC Open Channel
- Piped WC
- Open WC
- Culvert
- Stormwater Mudtank Pipe
- Redundant Stormwater Main
- SW Sump
- SW Pump Station

NOTE: Private stormwater drains have the same symbols as those above, however they are coloured light green.

General

- DCC Water & Waste Structure
- Railway Centreline
- Parcell
- Road/Rail
- Hydro
- Motorway Parcels
- Strata
- Easement (where recorded)

Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>



Council Water & Drainage Services

Information shown is the best available at the time of publishing. The accuracy and completeness of this information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:

1:750

3/08/2023
8:06:23 PM

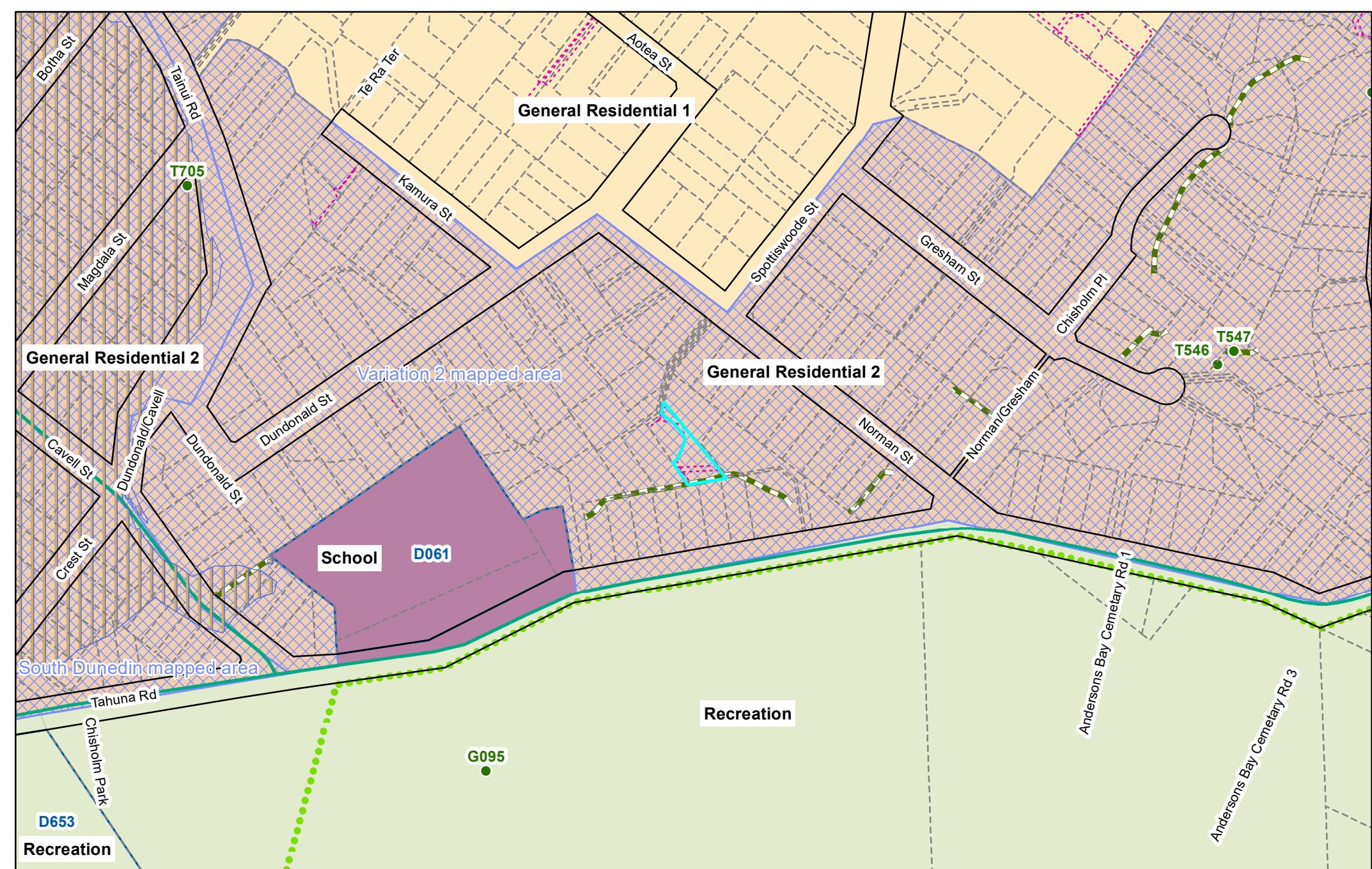


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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Second Generation District Plan

Scale at A4:

1:3,000

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8:06:51 PM



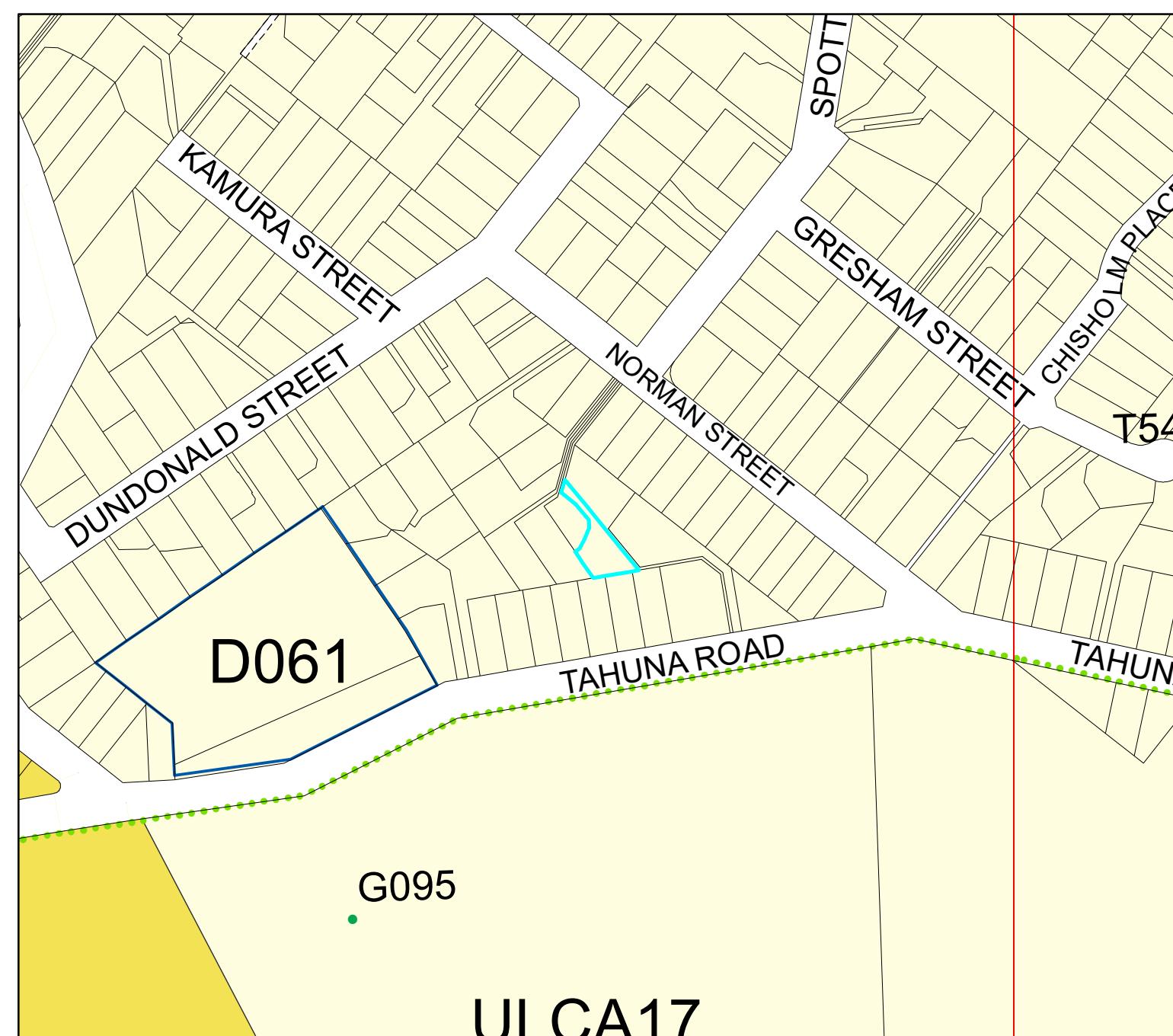
PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
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Legend

- Significant Trees
- ◆ Transporter Structure
- Transporter Lines
- Heritage Structure
- Heritage Facade
- ☒ DP Archaeological Sites
- Airport Fan Designation 274 bdy
- Port Height Restrictions
- DP Designations
- Urban Landscape Conservation Area
- DP Taieri Aerodrome
- Restricted Water Supply Area
- Ground Water Protection Zone A
- Ground Water Protection Zone B
- Public Roads not Legal
- ▨ Unformed Legal Road

Zones

- R1 - Residential 1 Zone
- R2 - Residential 2 Zone
- R3 - Residential 3 Zone
- R4 - Residential 4 Zone
- R5 - Residential 5 Zone
- R6 - Residential 6 Zone
- R6A
- Campus Zone
- Airport Zone
- Stadium Zone
- CA - Central Activity Zone
- LSR - Large Scale Retail Zone
- LA1 - Local Activity Zone 1
- LA2 - Local Activity Zone 2
- In1 - Industrial 1 Zone
- In2 or SD - Industrial 2 or Special Development Zone
- Port 1 Zone
- Port 2 Zone
- RR - Rural Residential Zone
- Rural Zone
- H - Harbourside

Port & Airport Noise

- XXX Air Noise Boundary
- XXX Airport Outer Control Boundary
- XXX Outer Port Control Boundary
- XXX Port Noise Boundary

Esplanade Requirement

- **** Esplanade Reserve Required
- ***** Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominence boundary

Townscape

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

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

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

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

This Planning Map is indicative.

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



Operative District Plan Map

Scale at A4:

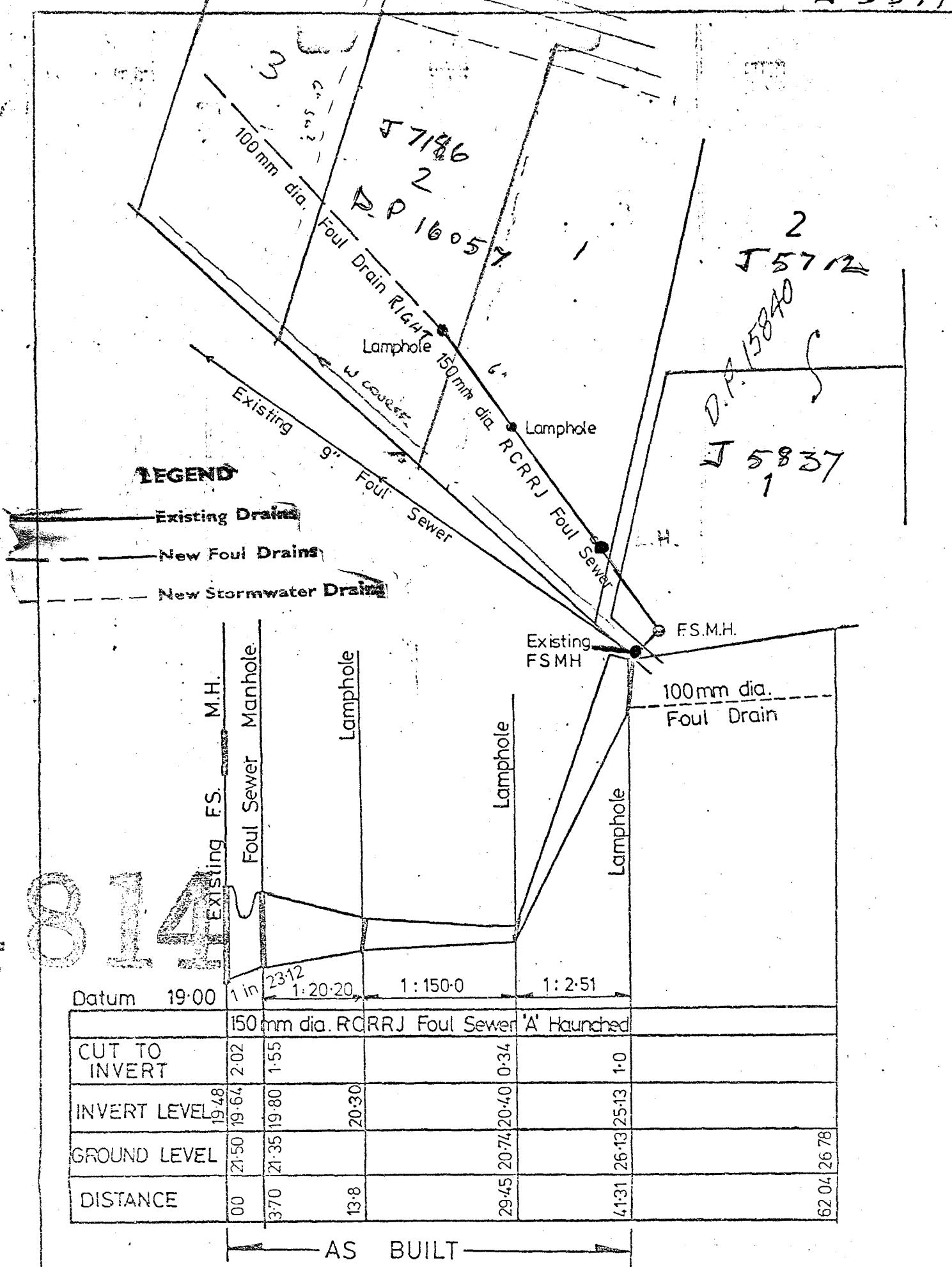
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3/08/2023
8:06:57 PM



PARCEL LINES CAN VARY FROM
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J 5594



ENG'D OFFICES LTD.
CIVIL ENGINEERS & SURVEYORS
DUNEDIN - MOSGIEL - BALCLUTHA
QUEENSTOWN

RECEIVED/DATUM

11. MIL INVERT
19.48 Metres

SCALE

1:500 Horiz.
1:100 Vertical

PLAN AND LONGSECTION OF
PROPOSED FOUL DRAINAGE FOR
MR F BLACOW, TAHUNA ROAD.

Sub Div Book 10 Page 53

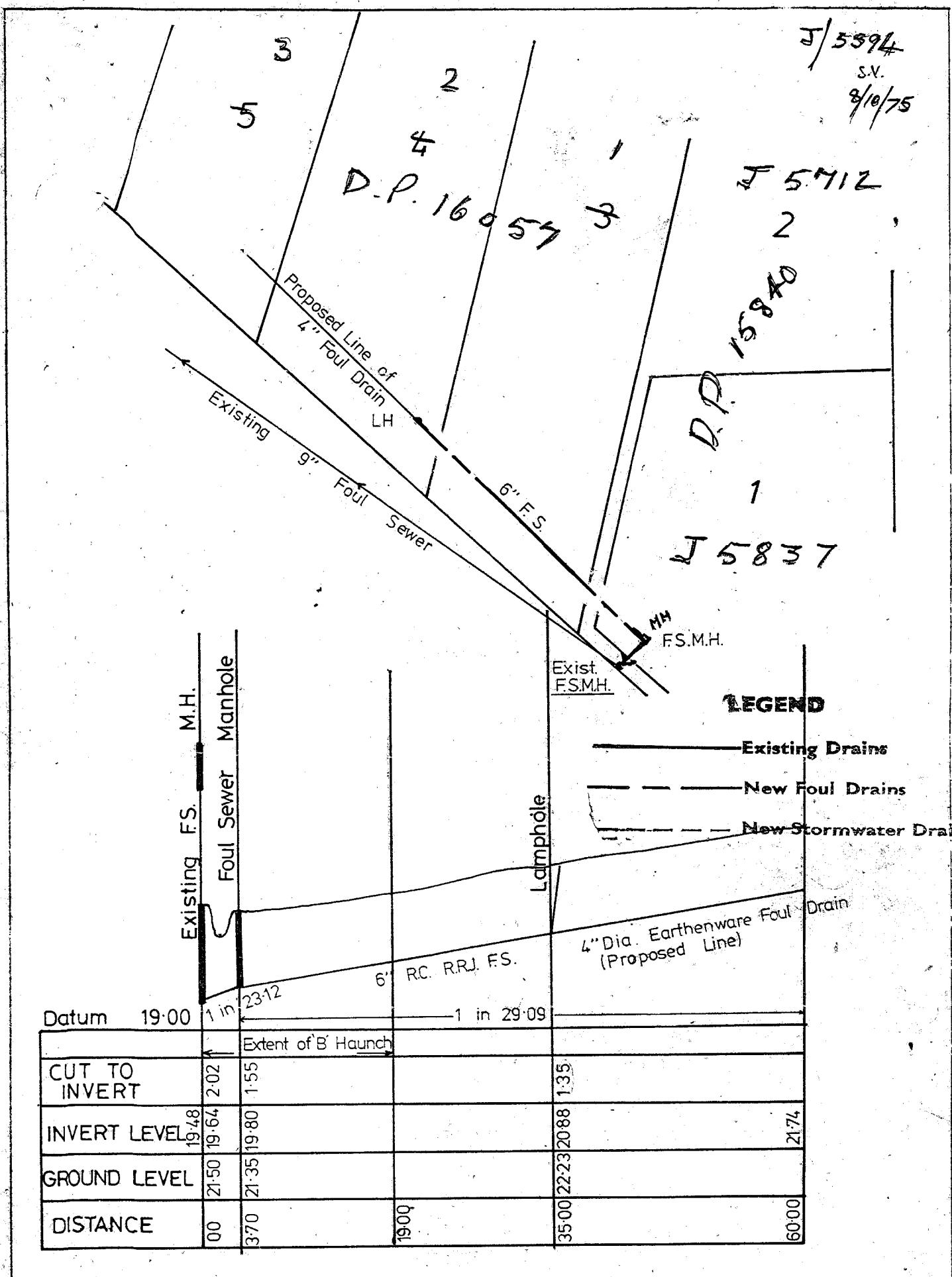
SUBMITTED BY

N.B. Pitts

20/8/75

FILE REF.

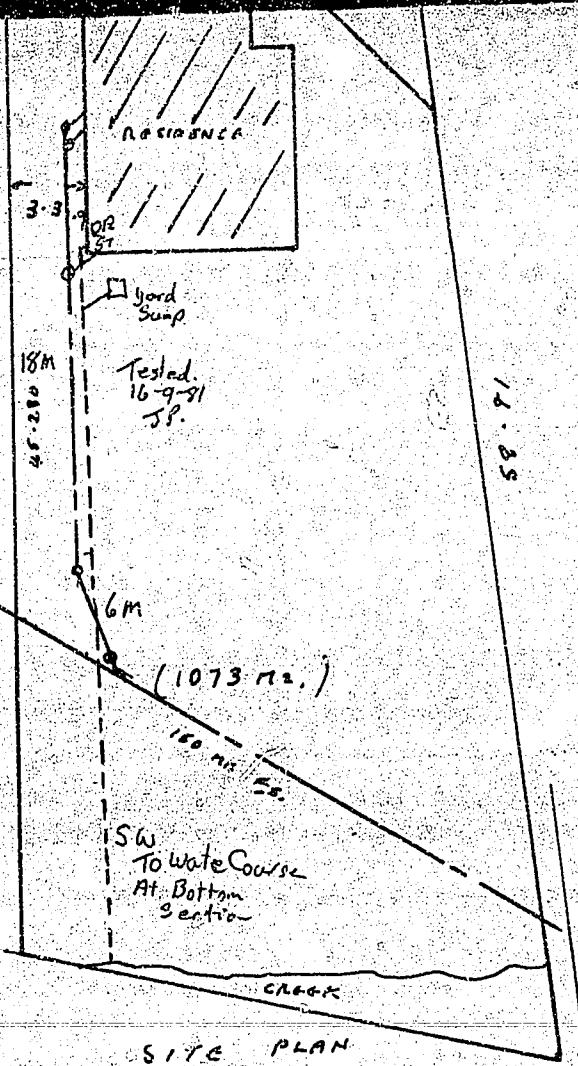
3218



N & S. PATERSON LTD. CIVIL ENGINEERS & SURVEYORS DUNEDIN - MOSGIEL - BALCLUTHA QUEENSTOWN	PLAN AND LONGSECTION OF PROPOSED FOUL DRAINAGE FOR MR F. BLACOW, TAHUNA ROAD.		
DATUM			
F.S.M.H. INVERT 19.48 Metres			
SCALE 1:500 Horiz. 1:100 Vertical	SUBMITTED BY N.B. Pitts	FILE REF. 20.8.75	PLAN NO. 3218

2582 PLANS T. K. 5344

1. P. 18. 9. 12.



REVISED SITE PLAN RESIDENCE
DP 5344 LOT 1 SUB 8 OF PT 4.

DRAWN 29/10/81
TRACED

CHECKED
DATE

SCALE 1:200

SHEET

SERIES OF
REF.

BUILDING CONSENT - ABA-2021-1063

(Section 51, Building Act 2004)

Form 5

The building

Street address of building: 24 Norman Street Dunedin

Legal description of land where building is located: LOT 2 DP 482196

Building Name: n/a

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

Level/unit Number: n/a

The owner

Name of owner: C Flavell

Contact person: C Flavell

Mailing address: C/O John Flavell, 56A Norfolk Street, Dunedin 9012

Street address/registered office:

Mobile:

Landline:

Email address: chris.flavell@engagis.com

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

Building work

The following building work is authorised by this building consent:

Erect Three Storey Dwelling with Attached Carport, Construct Retaining Wall.

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Compliance Schedule

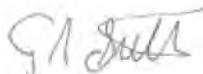
A compliance schedule is not required for the building.

Attachments

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

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

Project Consideration PCON-2021-297



Grant Sutton

Authorised Officer

On behalf of Dunedin City Council

Date: 10 September 2021

BRANZ NZS 4218:2009 CALCULATION METHOD TOOL

PROJECT SUMMARY

Project name	House
Address	24 Norman Street, Dunedin
Designer	Bill Henderson Architect Ltd
Address	88 Centaurus Road, Huntsbury
Phone	0272 0272 19
Date	12-May
Reference number	1407

Climate zone	3: South Island, Taupo and Ruapehu Districts, northern part of Rangitikei District, Stewart Island
Wall construction type	1: Any wall type
If mixed wall types	<input type="checkbox"/> Percentage of wall area solid timber construction <input type="checkbox"/> Percentage of wall area high thermal mass construction <input checked="" type="checkbox"/> 100 Percentage of wall area "Any wall type"
If solid timber wall	1: External 75 mm thick solid timber and timber framed internal walls

Summary of calculation method heat loss

Element	Area (m ²)	Proposed building heat loss (W/°C)	Reference building heat loss (W/°C)
Roofs/ceilings	61.6	14.8	18.7
Walls	260.8	112.9	131.5
Floors	57.7	44.4	44.4
Vertical glazing	34.2	131.6	342.9
Skylights	0.0	0.0	-
Doors	2.1	0.0	-
Total		303.7	537.3 W/°C

Glazing percentage: 12%

Glazing <40%: Yes

Minimum R-values OK: Yes

Issues to check:

PASS/FAIL

PASS

Sheet Index	
Layout ID	Layout Name
000-00	Cover Sheet
000-01	Risk Matrix
012-01	Excavation and Benching
014-01	Services Connections
017-01	Transparent/Opaque
022-01	Lower
022-02	Mid
022-03	Upper
022-04	Roof
023-01	Lower
023-02	Mid
023-03	Upper
024-01	Lower
024-02	Mid
024-03	Upper
024-04	Roof
025-01	North & West
025-03	South & East
025-05	North West
026-01	Across
026-02	Across
026-03	Across
026-04	Along
026-05	Along
026-06	Along
026-09	Steps
027-01	Lower
027-02	Mid
027-03	Upper
041-01	Construction Details
042-11	Lintel Fixing Type E & F
042-13	Lintel Fixing Type G & H
042-21	Fixing of Top Plate to Stud
043-01	Roof Flashings
043-06	Roof Edge Details
043-11	Apron Flashing Roof/Wall
044-01	Wall Base External
044-11	Corner Plan Details
045-01	Internal Walls
046-03	Construction Details
046-11	Construction Details
046-13	Construction Details
332-01	Reinforcing
332-07	Hanlons 11532 S1
452-01	Sheet 1 of 2
452-12	Sheet 2 of 2
700-01	Schematic Plan Electrical...
700-02	Schematic Plan Electrical...
700-03	Schematic Plan Electrical...
715-01	Plumbing Stack Diagram
810-01	Construction Details

Description	1 Check all dimensions on site. 2 Do not scale from drawings. 3 © Bill Henderson Architect Ltd Copyright subsists in this document.	88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 Email: bha@xtra.co.nz Website: www.bha.net.nz	Bill Henderson Architect	Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482198	Sheet Title: Project Text Documents Cover Sheet	Date: 16/06/2021 Designer: wgh Scale on A3: 1:1 Drawn wgh Scale on A1: n/a Checked wgh Job No: 1407 Approved wgh	File Name: 1407 R.pdf Drawing No Issue: AR-000-00
Amendment by:							
Amendment ID:							

North Elevation

Risk factor	Risk severity					Sub totals for each risk factor
	LOW	MEDIUM	HIGH	VERY HIGH	Score	
Wind zone (per NZS 3604)	0	0	1	1	2	1
Number of storeys	0	1	2	4	4	4
Roof/wall intersection design	0	0	1	3	5	0
Eaves width	0	1	2	5	5	5
Envelope complexity	0	1	1	3	6	1
Deck design	0	0	2	4	6	0
Total risk score:					11	
Suitable Wall Cladding(s) Walls enclosing Interior Space						
Rusticated weatherboard on 20mm battened cavity						

South Elevation

Risk factor	Risk severity					Sub totals for each risk factor
	LOW	MEDIUM	HIGH	VERY HIGH	Score	
Wind zone (per NZS 3604)	0	0	1	1	2	1
Number of storeys	0	1	2	4	4	4
Roof/wall intersection design	0	0	1	3	5	0
Eaves width	0	1	2	5	5	5
Envelope complexity	0	1	1	3	6	1
Deck design	0	0	2	4	6	0
Total risk score:					11	
Suitable Wall Cladding(s) Walls enclosing Interior Space						
Rusticated weatherboard on 20mm battened cavity						

West Elevation

Risk factor	Risk severity					Sub totals for each risk factor
	LOW	MEDIUM	HIGH	VERY HIGH	Score	
Wind zone (per NZS 3604)	0	0	1	1	2	1
Number of storeys	0	1	2	4	4	4
Roof/wall intersection design	0	0	1	3	5	0
Eaves width	0	1	2	5	5	5
Envelope complexity	0	1	1	3	6	1
Deck design	0	0	2	4	6	0
Total risk score:					11	
Suitable Wall Cladding(s) Walls enclosing Interior Space						
Rusticated weatherboard on 20mm battened cavity						

East Elevation

Risk factor	Risk severity					Sub totals for each risk factor
	LOW	MEDIUM	HIGH	VERY HIGH	Score	
Wind zone (per NZS 3604)	0	0	1	1	2	1
Number of storeys	0	1	2	4	4	4
Roof/wall intersection design	0	0	1	3	5	0
Eaves width	0	1	2	5	5	5
Envelope complexity	0	1	1	3	6	1
Deck design	0	0	2	4	6	0
Total risk score:					11	
Suitable Wall Cladding(s) Walls enclosing Interior Space						
Rusticated weatherboard on 20mm battened cavity						

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

Subject to:

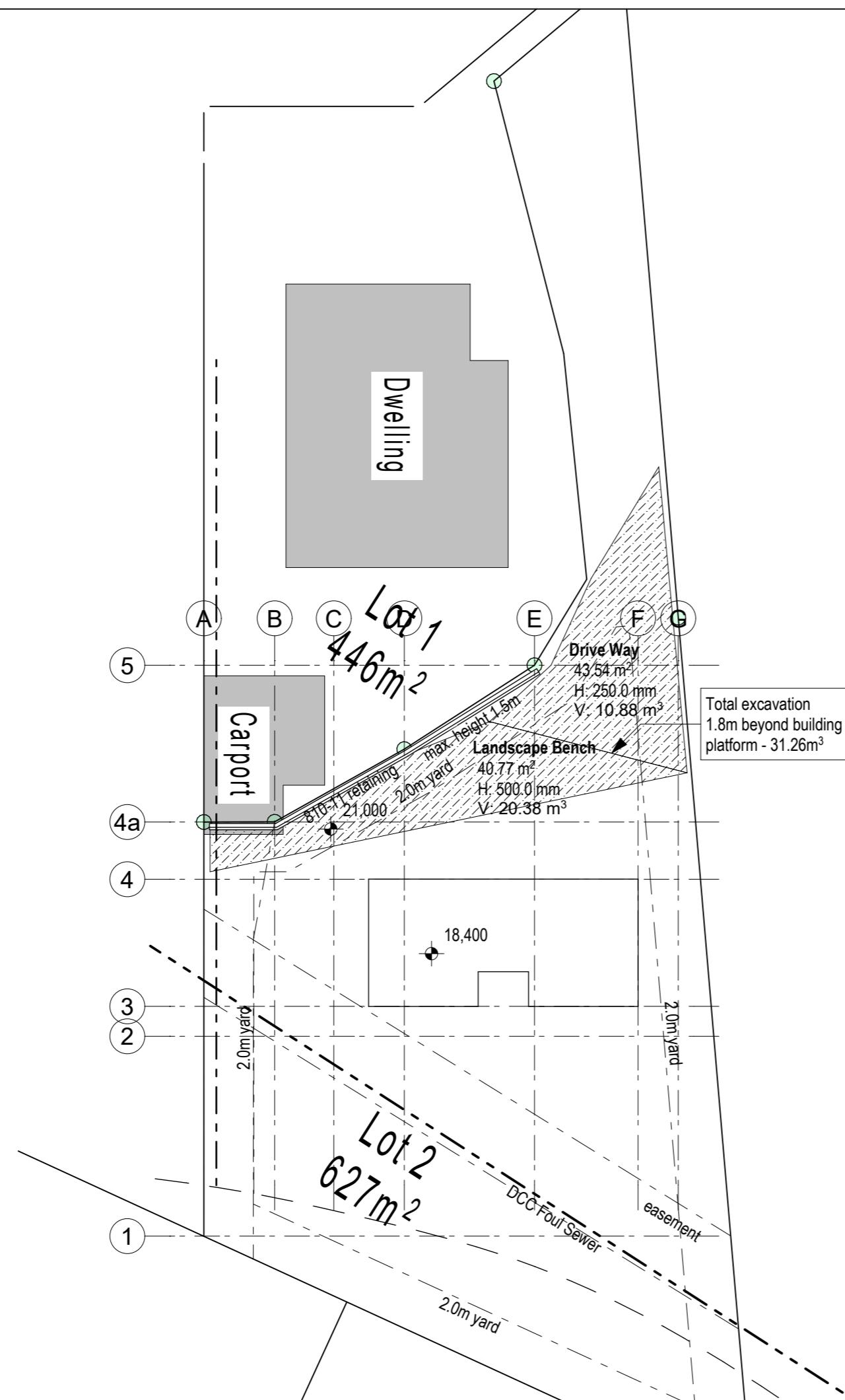
Signed: ctriddle
Date: 20/07/2021

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

Date: 6/09/2021 Building: AREID

Date: 6/09/2021 Plumbing: AREID

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

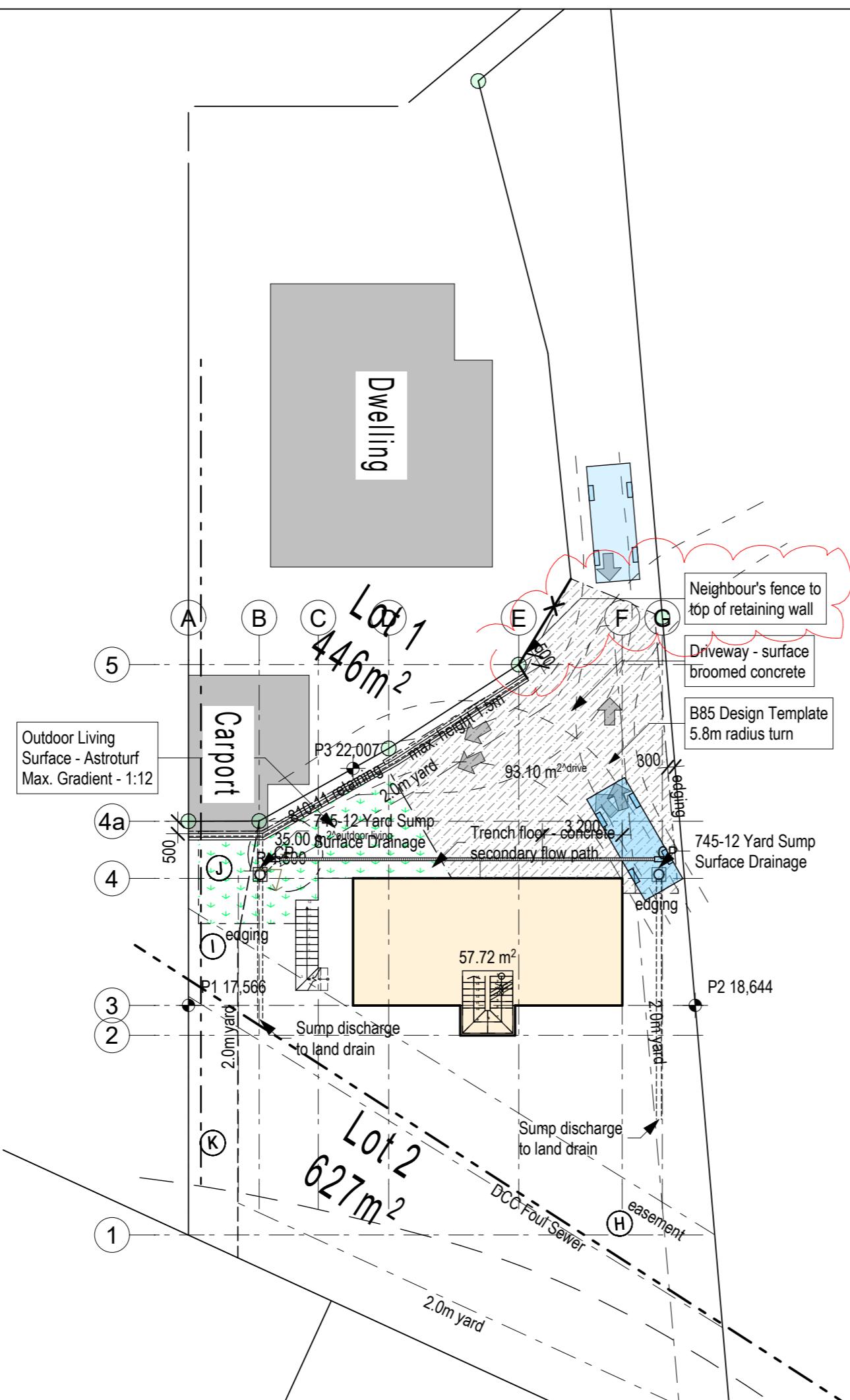


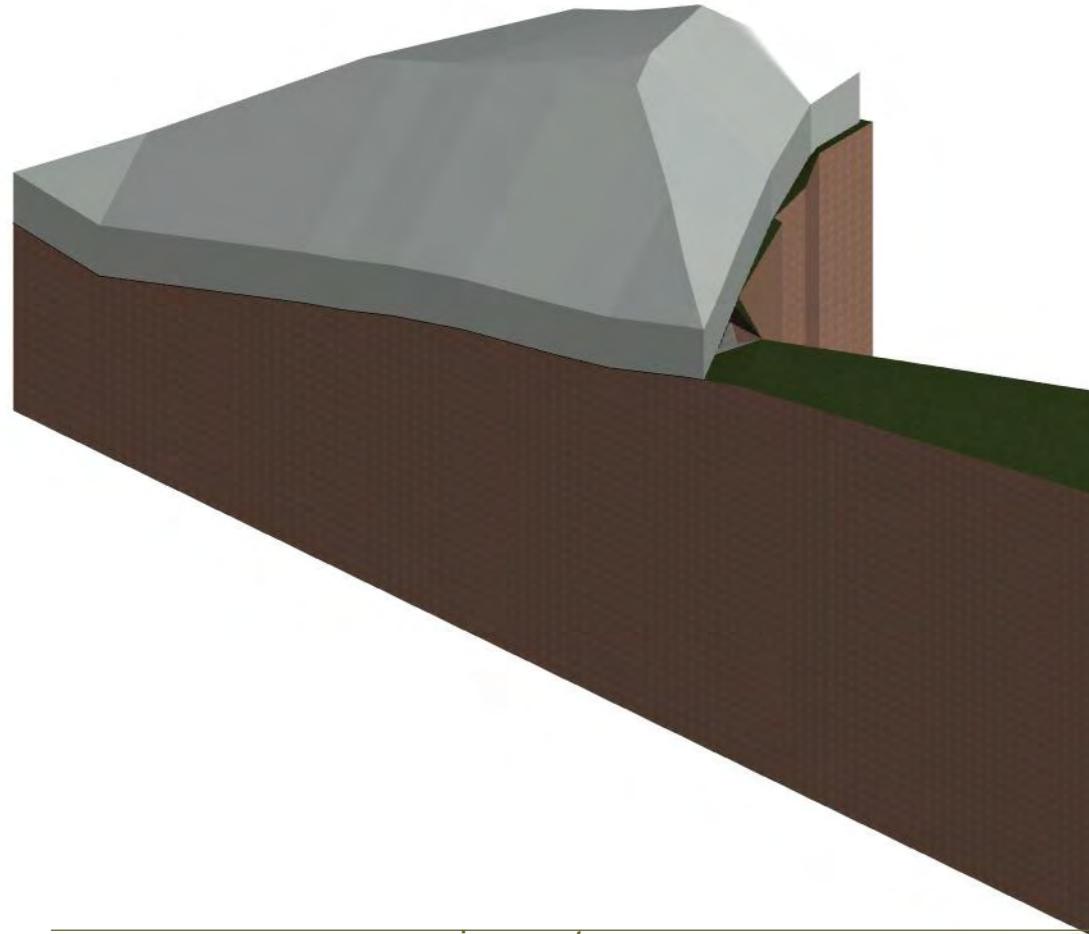
Description:	1. Check all dimensions on site.
Date:	2. Do not scale from drawings.
Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Amendment ID:	
88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz	Bill Henderson Architect
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196	
Sheet Title: Sub-ground Plan Excavation and Benching	
Date: 1/07/2021	Designer: wgh
Scale on A3: 1:200	Drawn: wgh
Scale on A1: 1:100	Checked: wgh
Job No: 1407	Approved: wgh
File Name: 1407 R.pln	File Path:
Drawing No: AR-012-01	Issue: 1

Site Area (m ²)	1003
New Footprint Area (m ²)	77.9
Site Coverage (%)	7.8
Soil Class - from NZS 3604:2011	A & B
Exposure Zone - from NZS 3604:2011	Zone D
Topographic Class - from NZS 3604:2011	T3
Wind Region - from NZS 3604:2011	A
Wind Zone - from NZS 3604:2011	H
Earthquake Zone - from NZS 3604:2011	Zone 1
Snow Zone - from NZS 3604:2011	N5
Maximum Altitude - from NZS 3604:2011	200
Snow Load - from NZS 3604:2011	1.0 kPa

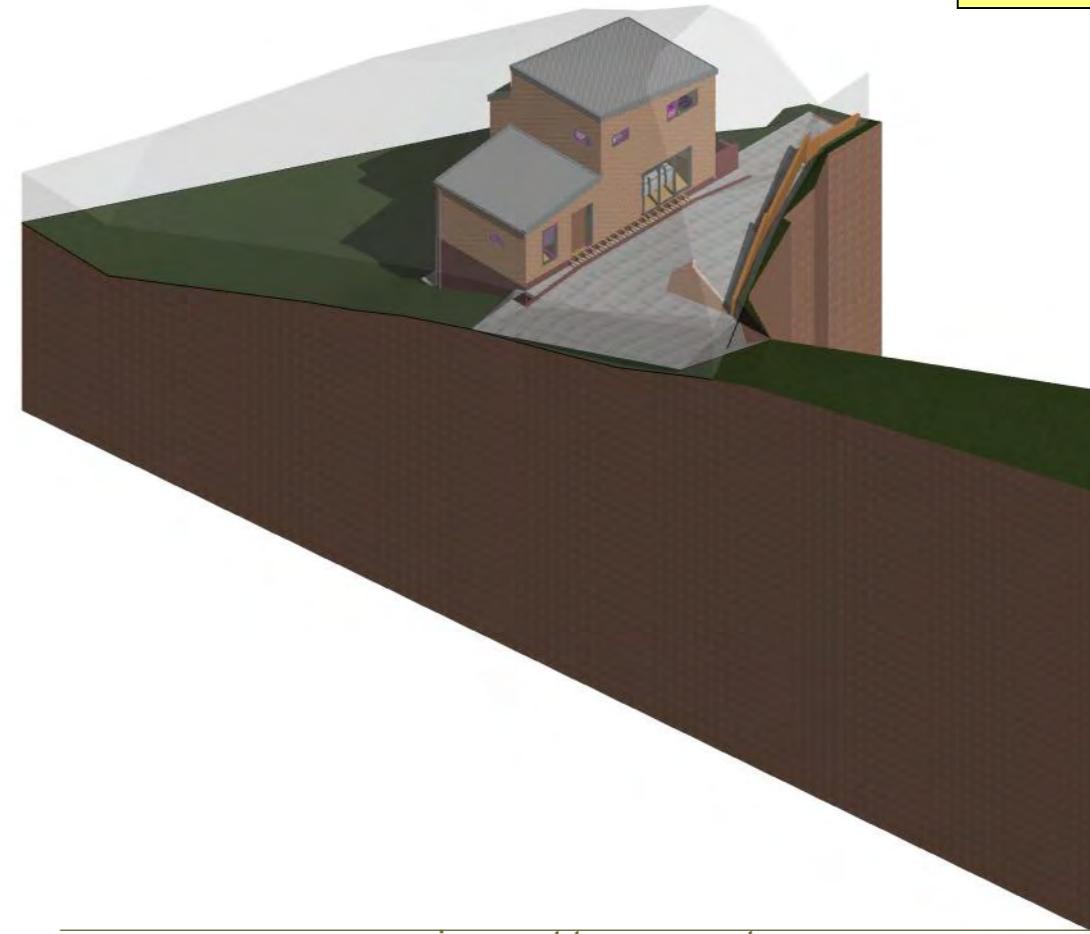
Notes:

1. Site Coverage taken from outside of wall cladding.
Site Coverage includes verandas exceeding 600mm.

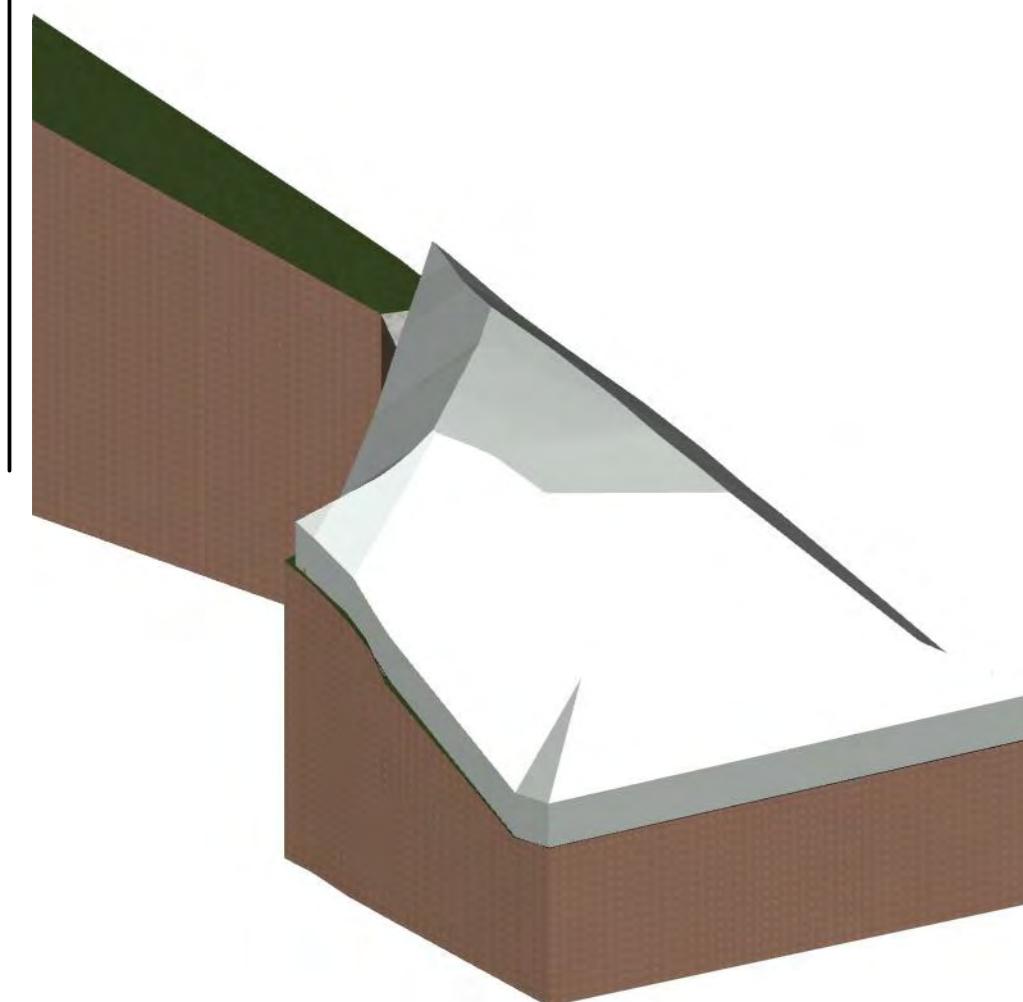




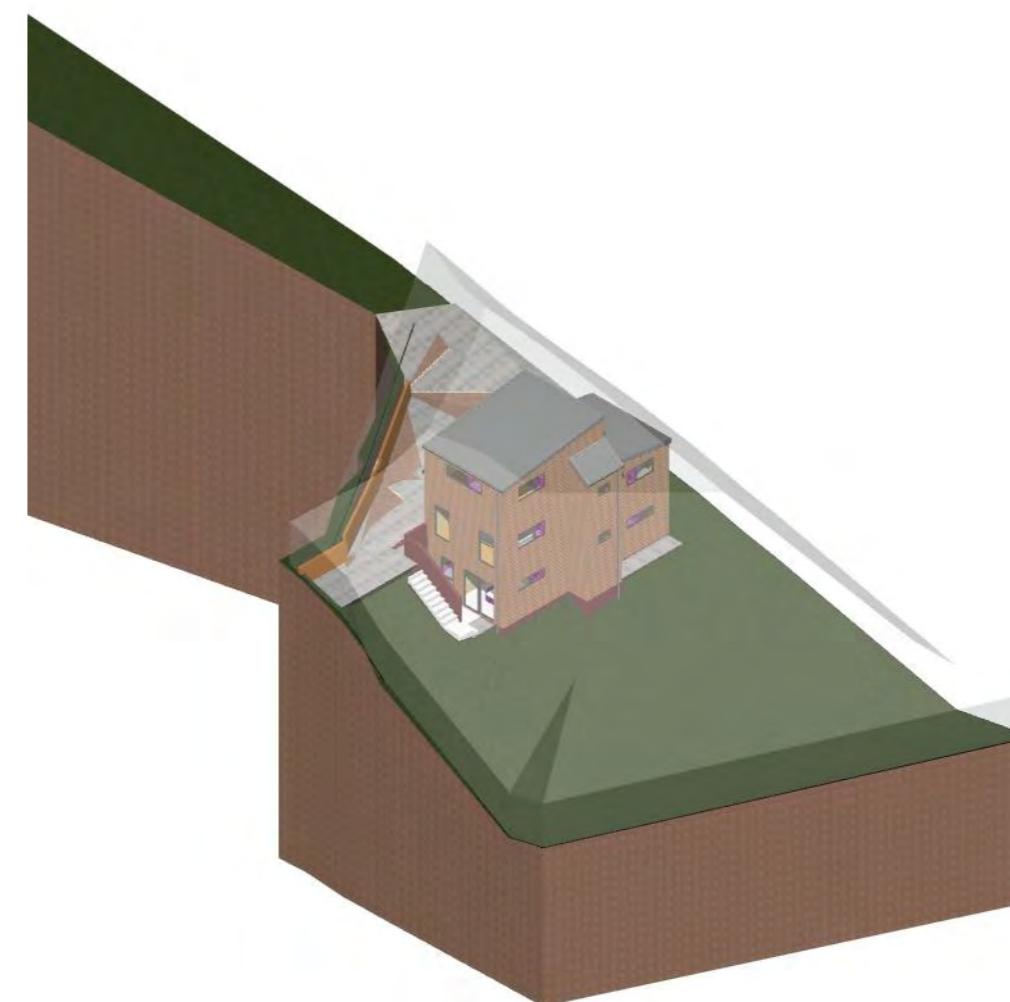
iso east opaque



iso east transparent

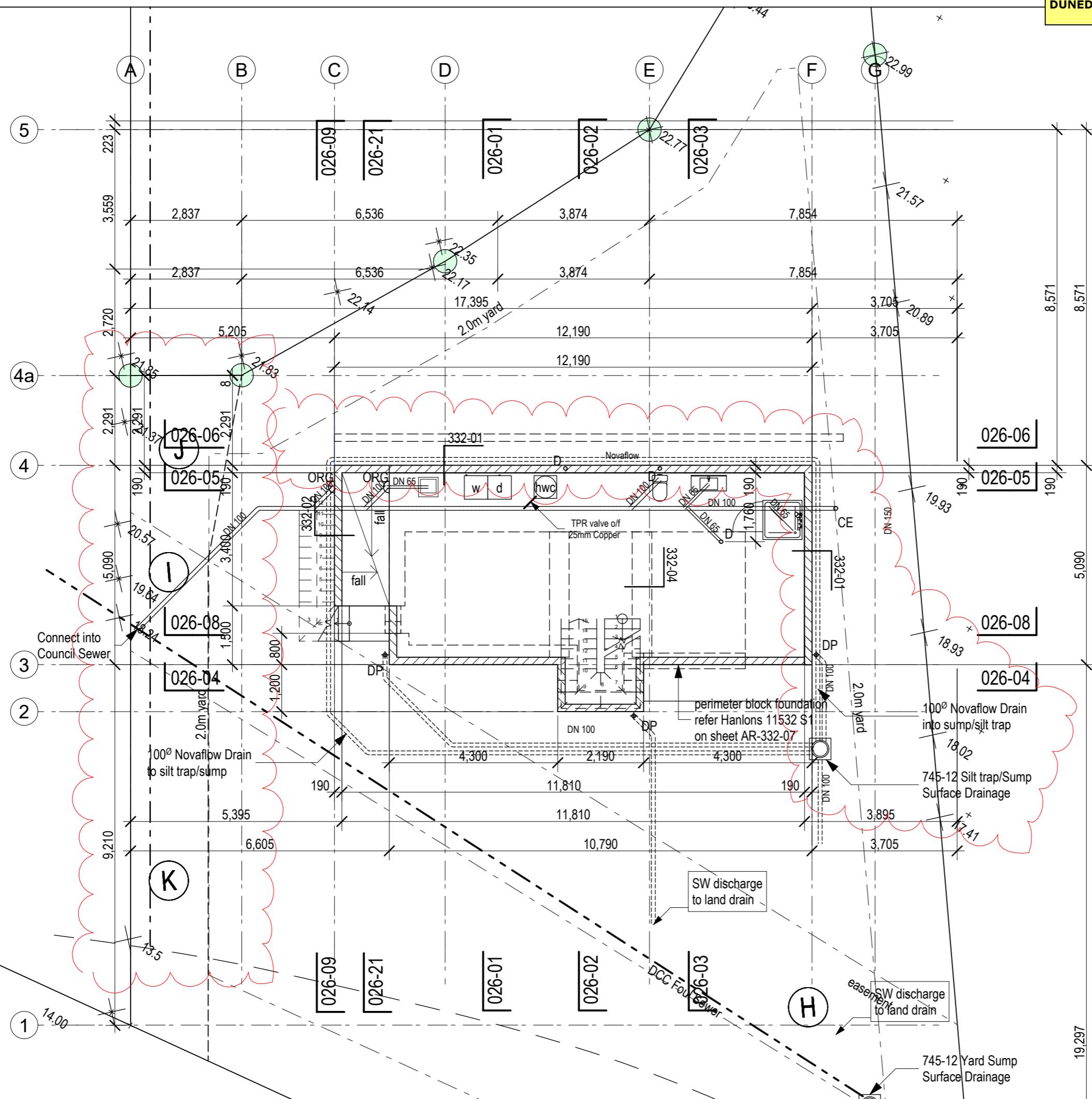


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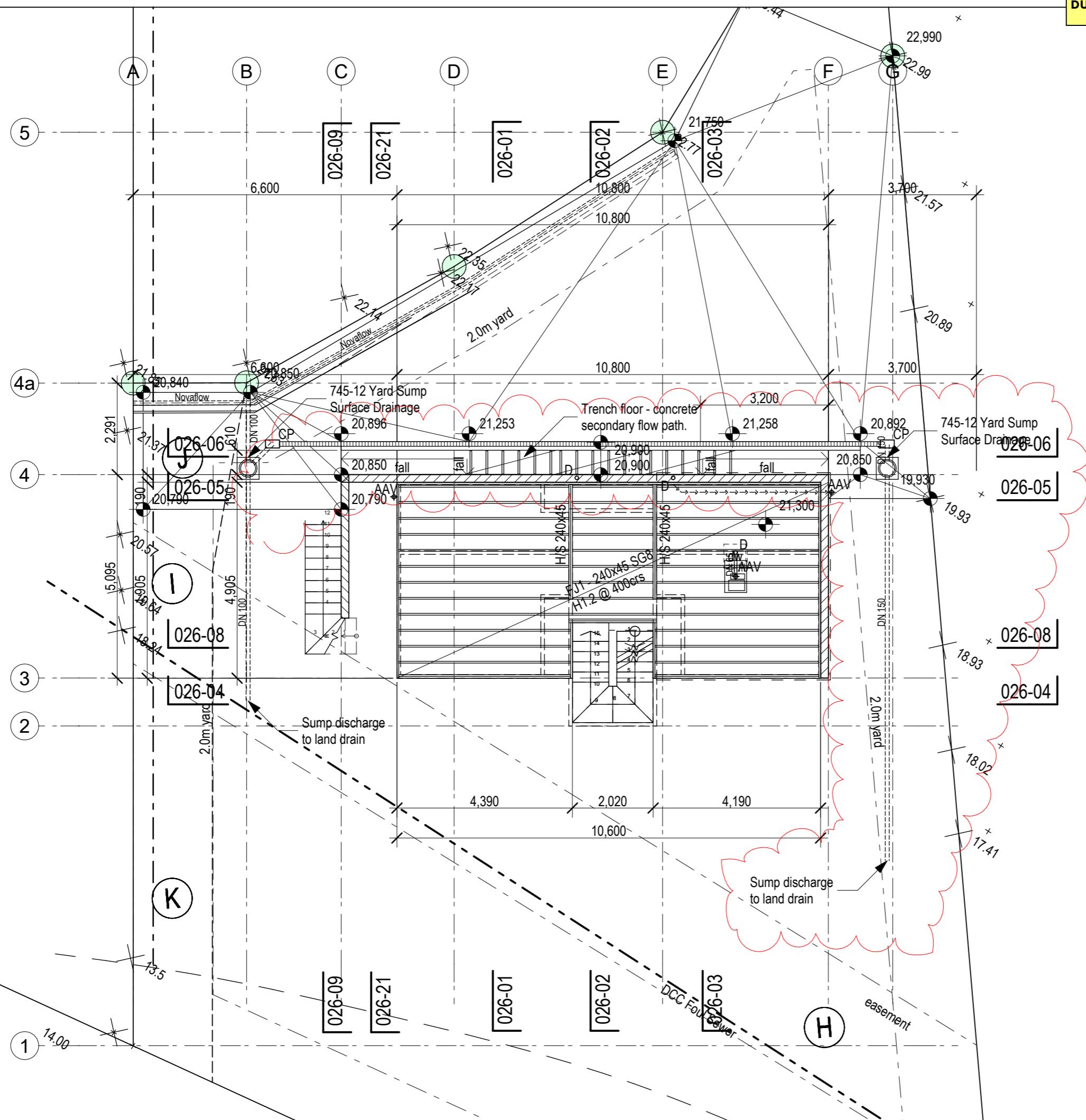


iso west transparent

<input type="checkbox"/>	Description:	1. Check all dimensions on site.	
<input type="checkbox"/>	Date:	2. Do not scale from drawings.	
Amendment by:		3. © Bill Henderson Architect Ltd Copyright subsists in this document.	
Amendment ID:			
88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz			
Bill Henderson Architect Project: Proposed House for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet: Site Building Envelope Title: Transparent/Opaque			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:208.3333	Drawn:	wgh
Scale on A1:	1:125	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	
Drawing No:		Issue:	
AR-017-01			1



2. wgh 28/07/21	Show additional SW sump. Revise Drainage ID easement along west boundary
Description:	
Date:	
Amendment by:	
Amendment ID:	
88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz	
 Bill Henderson Architect	
Project: Proposed House for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196	
Sheet Title: Subfloor Lower	
Date: 6/09/2021	Designer: wgh
Scale on A3: 1:100	Drawn: wgh
Scale on A1: 1:50	Checked: wgh
Job No: 1407	Approved: wgh
File Name: 1407 R.pln	File Path:
Drawing No: AR-022-01	
Issue: 2	



Grey Water
- - - - - Foul Sewer
— - - - - Storm Water
— - - - - Vent Pipe
→ → → → → Terminal Vent Pipe
RWO Rain Water Outlet
DP Down Pipe
GC Gas Califont
ORG Overflow Relief Gully
AP Access Point
TV Terminal Vent
HT Outdoor Hose Tap
DG Disconnector Gully
FWG Floor Waste Gully
IO Inspection Opening

Pipe Run	Diameter	Gradient
Wet Floor Shower Waste	40-50mm	1:40 (2.50%)
Vanity Waste	40mm	1:40 (2.50%)
Tub Waste	40mm	1:40 (2.50%)
Sink Waste	40-50mm	1:40 (2.50%)
HWC drain - copper	20mm min.	
Toilets to foulwater drain	80mm	1:80 (1.65%)
main foulwater drain	100mm	1:60 (1.65%)
branch foulwater drain	80mm	1:40 (2.50%)
stormwater drain	100mm	1:60 (1.65%)
stormwater drain	150mm	1:100 (1.00%)
Vent		see AS/NZS 3500.2 Table 3.5

Notes:

1. Lag all exposed pipework. Insulate all cold water pipes in enclosed spaces.
2. Pipe work within 1m of Hot Water Supply to be copper.
3. Drainage to be in accordance with AS/NZS 3500.2.

2. wgh 30/07/21	Revise Drainage Show SW trench/secondary flow path.
Description: 1. Check all dimensions on site.	
Date: 2. Do not scale from drawings.	
Amendment by: 3. © Bill Henderson Architect Ltd Copyright subsists in this document.	
Amendment ID:	

88 Centaurus Road, Huntsbury
Christchurch 8022
Ph 0272 0272 19
e-mail: bill@bha.net.nz
website: www.bha.net.nz

**Bill
Henderson
Architect**

Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet
Title: **Subfloor
Mid**

Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	

Drawing No: **AR-022-02** Issue: **2**

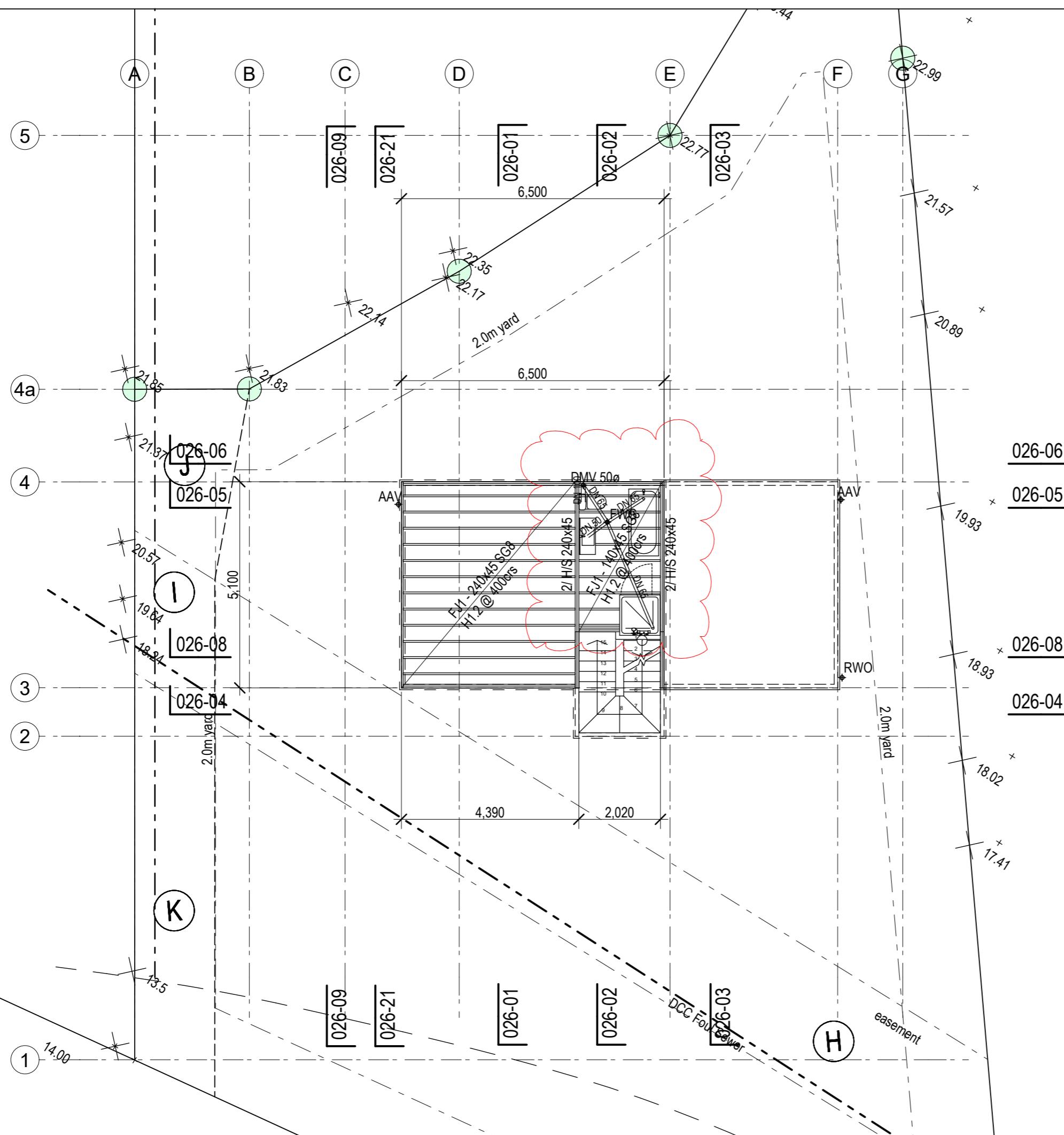
Grey Water	
←→→→→→→→→→	Foul Sewer
↔↔↔↔↔↔↔↔	Storm Water
→→→→→→→→	Vent Pipe
→→→→→→→→	Terminal Vent Pipe
RWO	Rain Water Outlet
DP	Down Pipe
GC	Gas Califont
ORG	Overflow Relief Gully
AP	Access Point
TV	Terminal Vent
HT	Outdoor Hose Tap
DG	Disconnector Gully
FWG	Floor Waste Gully
IO	Inspection Opening

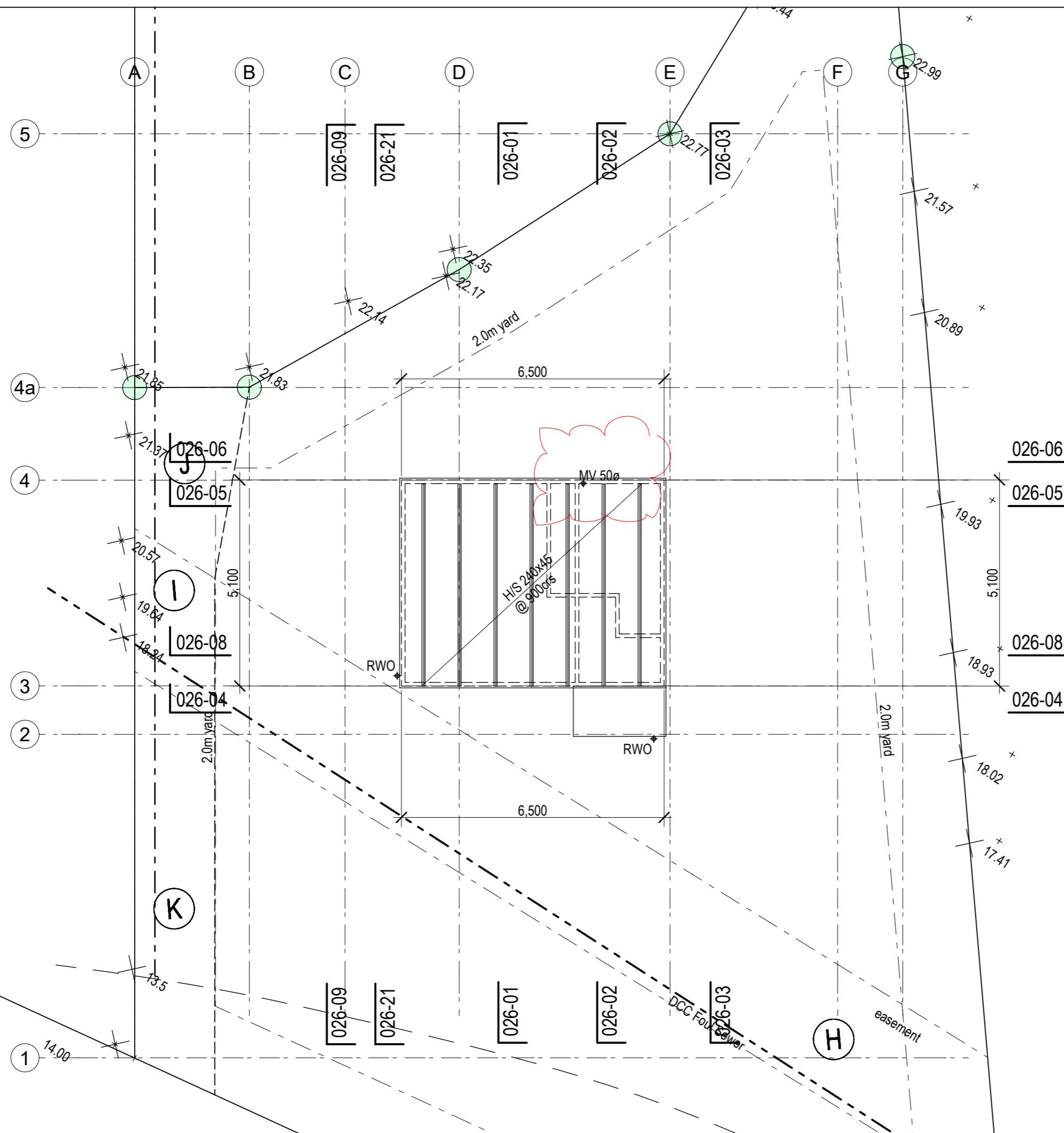
Pipe Run	Diameter	Gradient
Wet Floor Shower Waste	40-50mm	1:40 (2.50%)
Vanity Waste	40mm	1:40 (2.50%)
Tub Waste	40mm	1:40 (2.50%)
Sink Waste	40-50mm	1:40 (2.50%)
HWC drain - copper	20mm min.	
Toilets to foulwater drain	80mm	1:80 (1.65%)
main foulwater drain	100mm	1:60 (1.65%)
branch foulwater drain	80mm	1:40 (2.50%)
stormwater drain	100mm	1:60 (1.65%)
stormwater drain	150mm	1:100 (1.00%)
Vent		see AS/NZS 3500.2 Table 3.5

Notes:

1. Lag all exposed pipework. Insulate all cold water pipes in enclosed spaces.
2. Pipe work within 1m of Hot Water Supply to be copper.
4. Drainage to be in accordance with AS/NZS 3500.2.

2	wgh 30/09/21 Revise Drainage	Description:	1. Check all dimensions on site.
		Date:	2. Do not scale from drawings.
		Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Amendment ID:			
88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz			
 Bill Henderson Architect			
Project: Proposed House for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet Title: Subfloor Upper			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	
Drawing No:	AR-022-03	Issue:	2



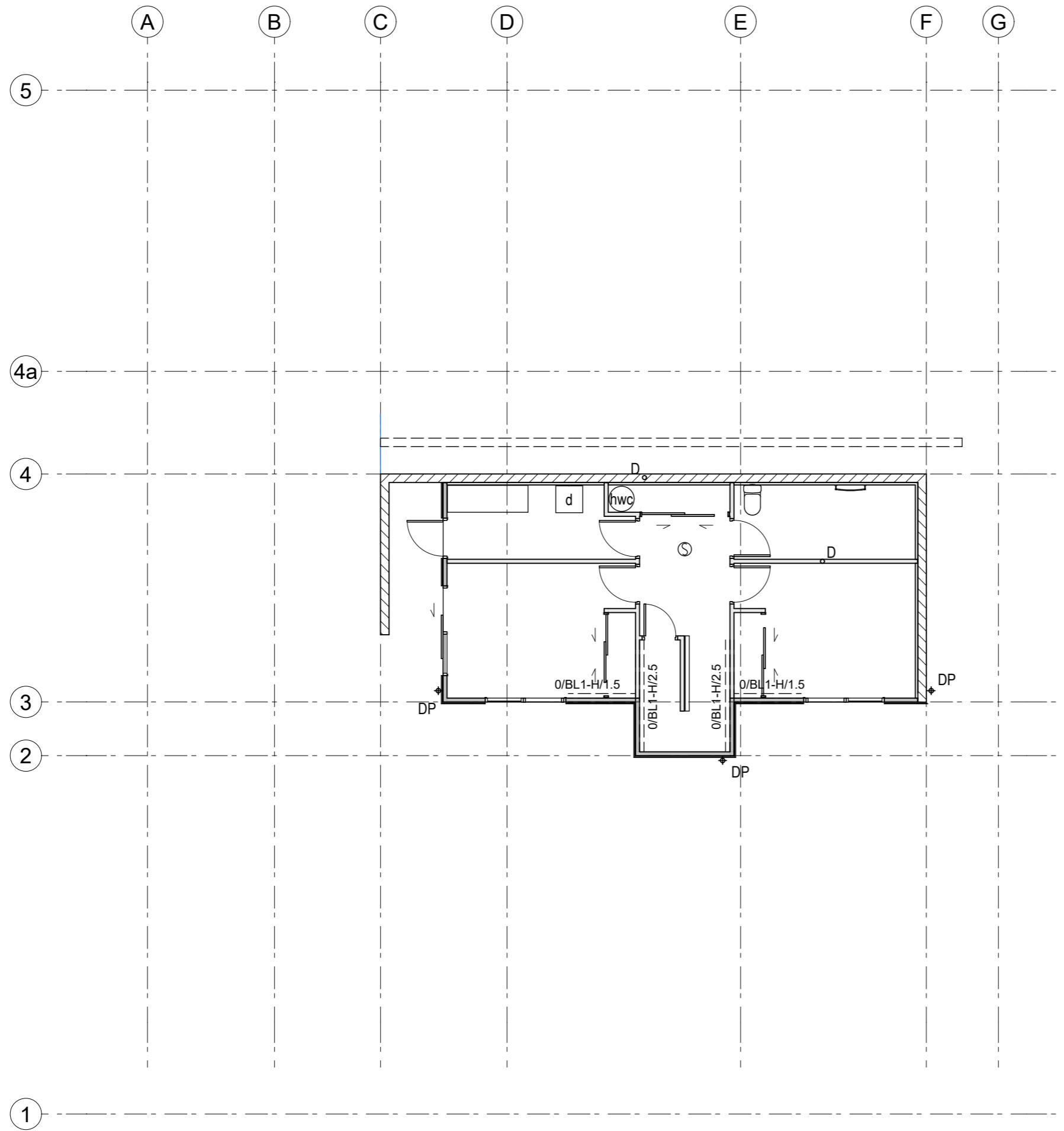


2 wgh 30/09/21 Revise Drainage		Description: <input type="text"/>	
		Date: <input type="text"/>	
		Amendment by: <input type="text"/>	
		Amendment ID: <input type="text"/>	
<p>88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz</p> <p>Bill Henderson Architect</p>			
<p>Project: Proposed House for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196</p>			
<p>Sheet Title: Subfloor Roof</p>			
Date: <input type="text"/> 6/09/2021	Designer: <input type="text"/> wgh	Drawn: <input type="text"/> wgh	
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Scale on A1: <input type="text"/> 1:50	Approved: <input type="text"/> wgh		
Job No: <input type="text"/> 1407	File Name: <input type="text"/> 1407 R.pln		
File Path: <input type="text"/>		Issue: <input type="text"/> 2	
Drawing No: AR-022-04		Issue: <input type="text"/> 2	

GS1-N	GIB Standard Plasterboard one side
BL1-H	GIB Braceline one side
JHDn	HardieFlex™ Sheet/RAB® Board direct fix No Hold Down Brackets.

Notes:

1. GIB Bracing Systems to be in accordance with GIB EzyBrace Systems June 2011
2. James Hardie Bracing Systems to be in accordance with James Hardie Bracing Design Manual October 2013
3. Knauf Bracing Systems to be in accordance with the Knauf Bracing Manual and the Knauf Bracing Wall System Calculator (BRANZ Appraisal No. 831 [2013])
4. Eterpan Bracing Systems to be in accordance with 12.0 Bracing Eterpan Base Bracing Manual



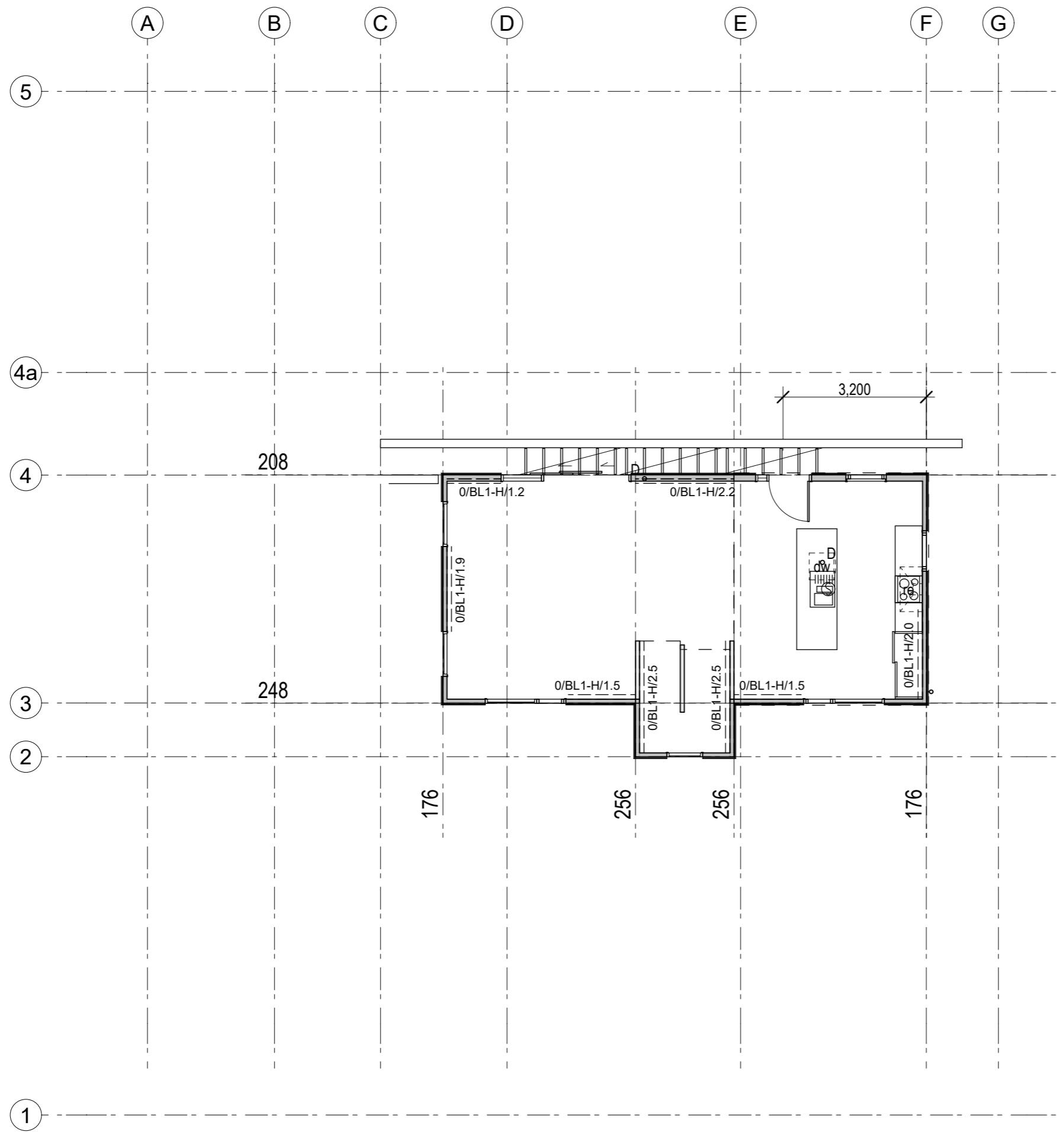
Description:	1. Check all dimensions on site.		
Date:	2. Do not scale from drawings.		
Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.		
Amendment ID:			
88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz			
Bill Henderson Architect			
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet: Wall Bracing Title: Lower			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	
Drawing No:	AR-023-01	Issue:	1



GS1-N	GIB Standard Plasterboard one side
BL1-H	GIB Braceline one side
JHDn	HardieFlex™ Sheet/RAB® Board direct fix No Hold Down Brackets.

Notes:

1. GIB Bracing Systems to be in accordance with GIB EzyBrace Systems June 2011
2. James Hardie Bracing Systems to be in accordance with James Hardie Bracing Design Manual October 2013
3. Knauf Bracing Systems to be in accordance with the Knauf Bracing Manual and the Knauf Bracing Wall System Calculator (BRANZ Appraisal No. 831 [2013])
4. Eterpan Bracing Systems to be in accordance with 12.0 Bracing Eterpan Base Bracing Manual



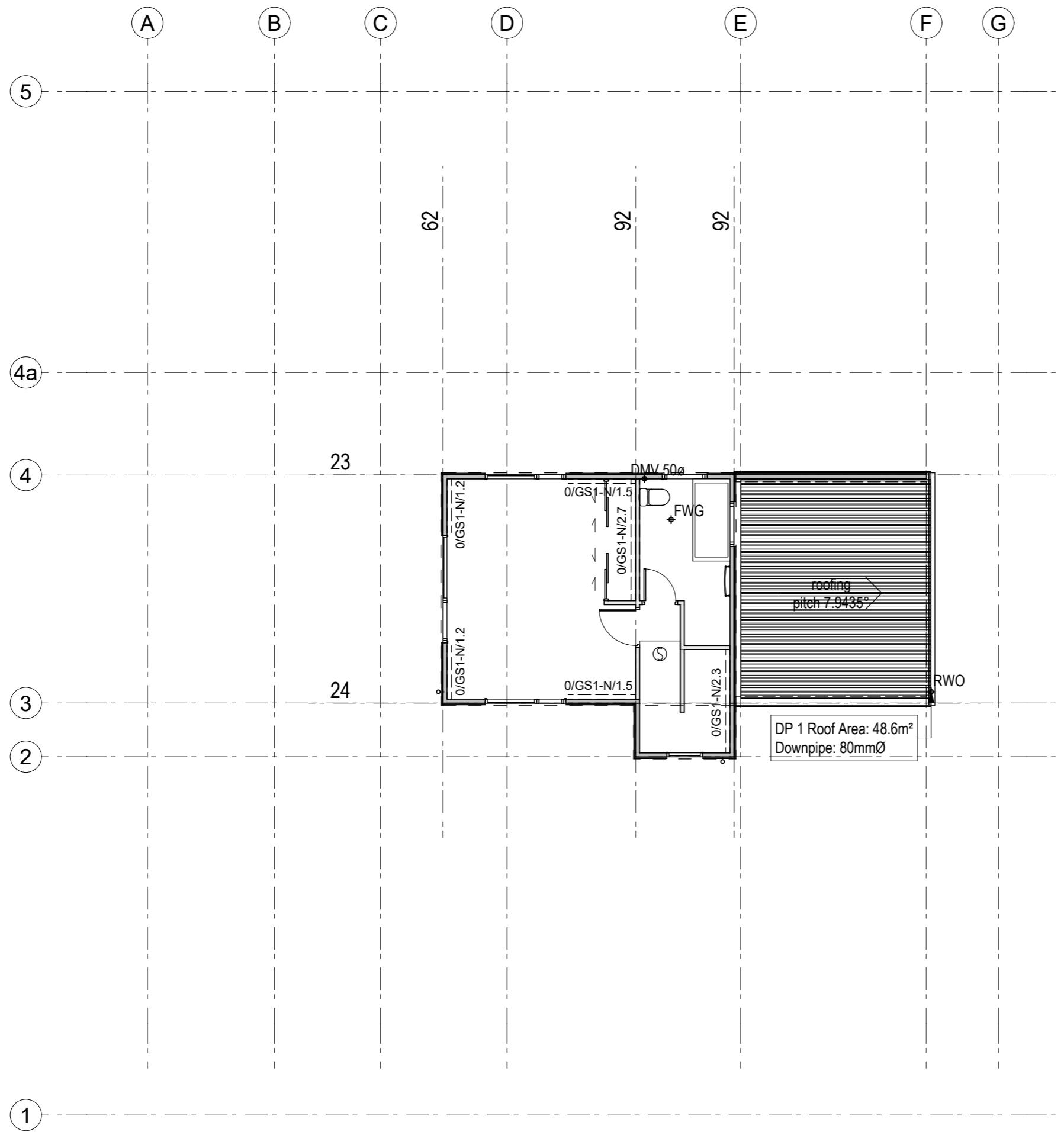
Description:	1. Check all dimensions on site.		
Date:	2. Do not scale from drawings.		
Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.		
Amendment ID:			
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Bill Henderson Architect			
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet: Wall Bracing Title: Mid			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	
Drawing No:	AR-023-02	Issue:	1



GS1-N	GIB Standard Plasterboard one side
BL1-H	GIB Braceline one side
JHDn	HardieFlex™ Sheet/RAB® Board direct fix No Hold Down Brackets.

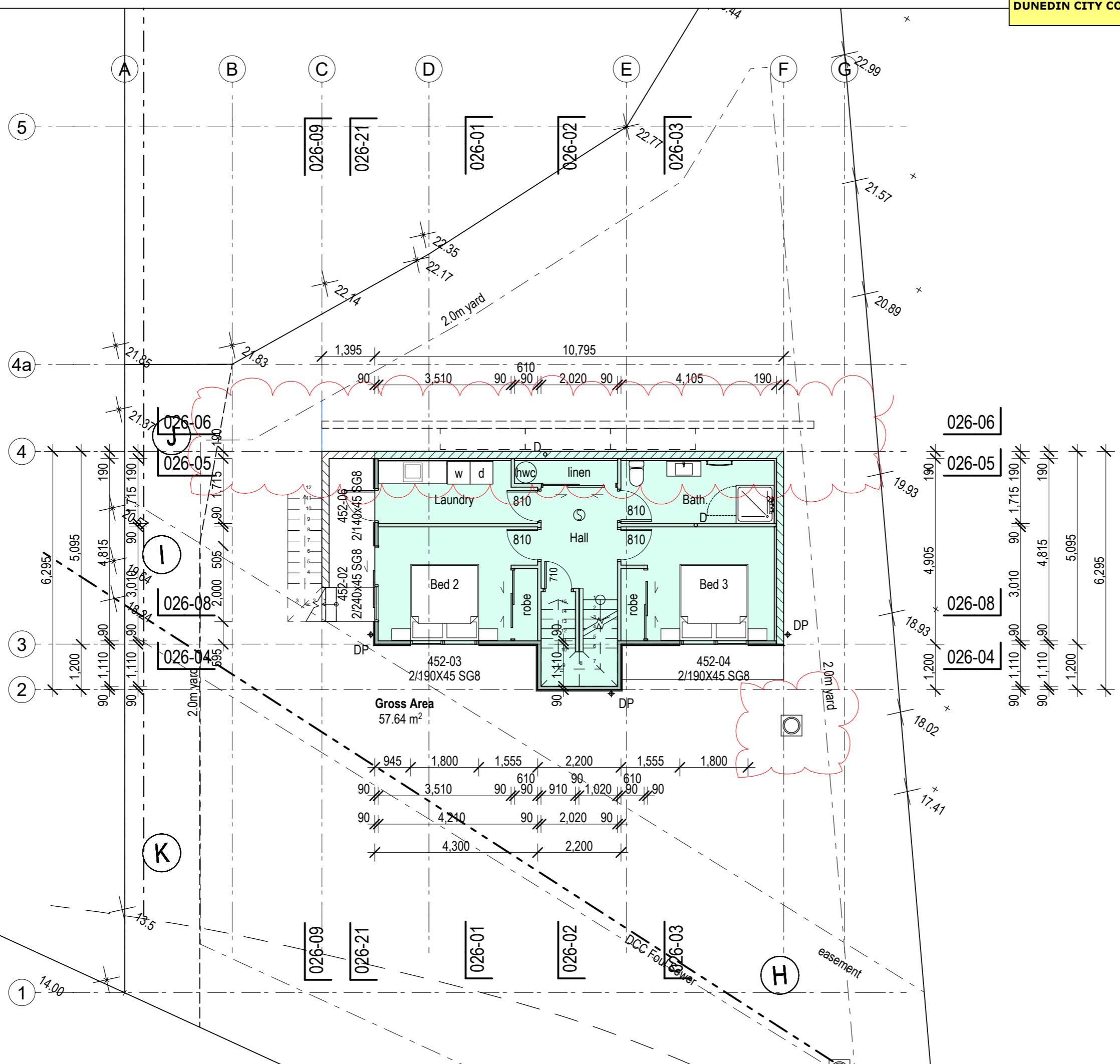
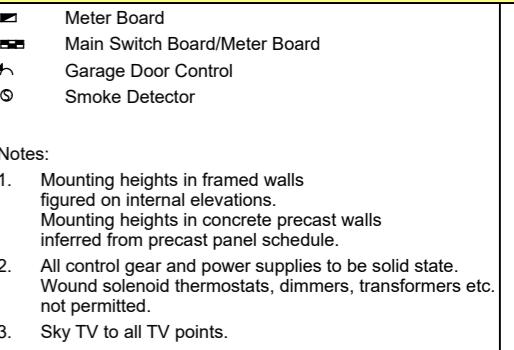
Notes:

1. GIB Bracing Systems to be in accordance with GIB EzyBrace Systems June 2011
2. James Hardie Bracing Systems to be in accordance with James Hardie Bracing Design Manual October 2013
3. Knauf Bracing Systems to be in accordance with the Knauf Bracing Manual and the Knauf Bracing Wall System Calculator (BRANZ Appraisal No. 831 [2013])
4. Eterpan Bracing Systems to be in accordance with 12.0 Bracing Eterpan Base Bracing Manual



Description:	1. Check all dimensions on site.		
Date:	2. Do not scale from drawings.		
Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.		
Amendment ID:			
88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz			
Bill Henderson Architect			
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet: Wall Bracing Title: Upper			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	
Drawing No:	AR-023-03	Issue:	1





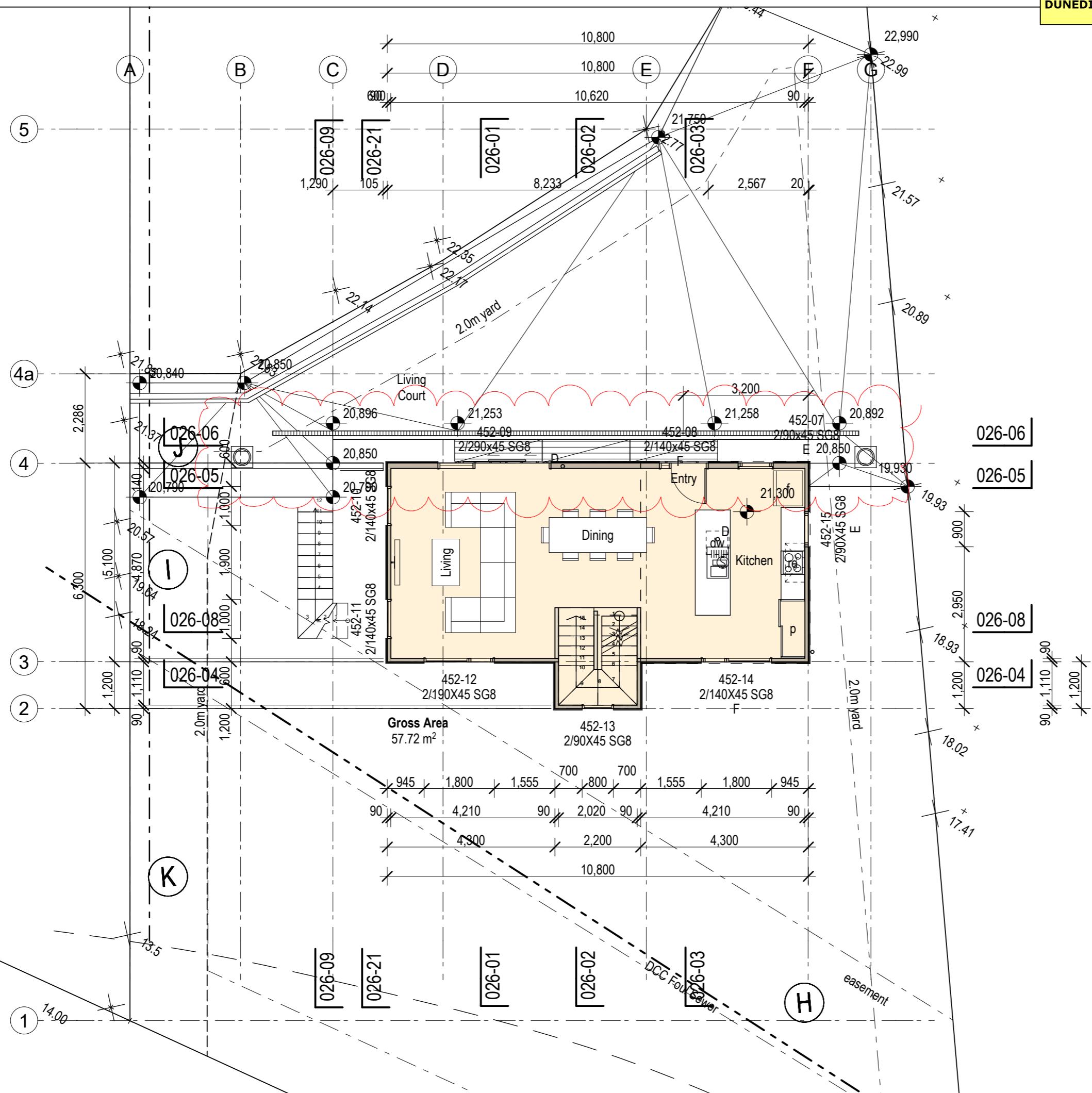
whg	02/08/21	Revise Storm Water
Description:		1. Check all dimensions on site.
Date:		2. Do not scale from drawings.
Amendment by:		3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Amendment ID:		
8 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz		
 Bill Henderson Architect		
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196		
Sheet General Plan Title: Lower		
Date:	6/09/2021	Designer: wgh
Scale on A3:	1:100	Drawn: wgh
Scale on A1:	1:50	Checked: wgh
Job No:	1407	Approved: wgh
File Name:	1407 R.pin	File Path:
Drawing No: AR-024-01		Issue: 2

Drawing No: **AR-024-01** Issue: **2**

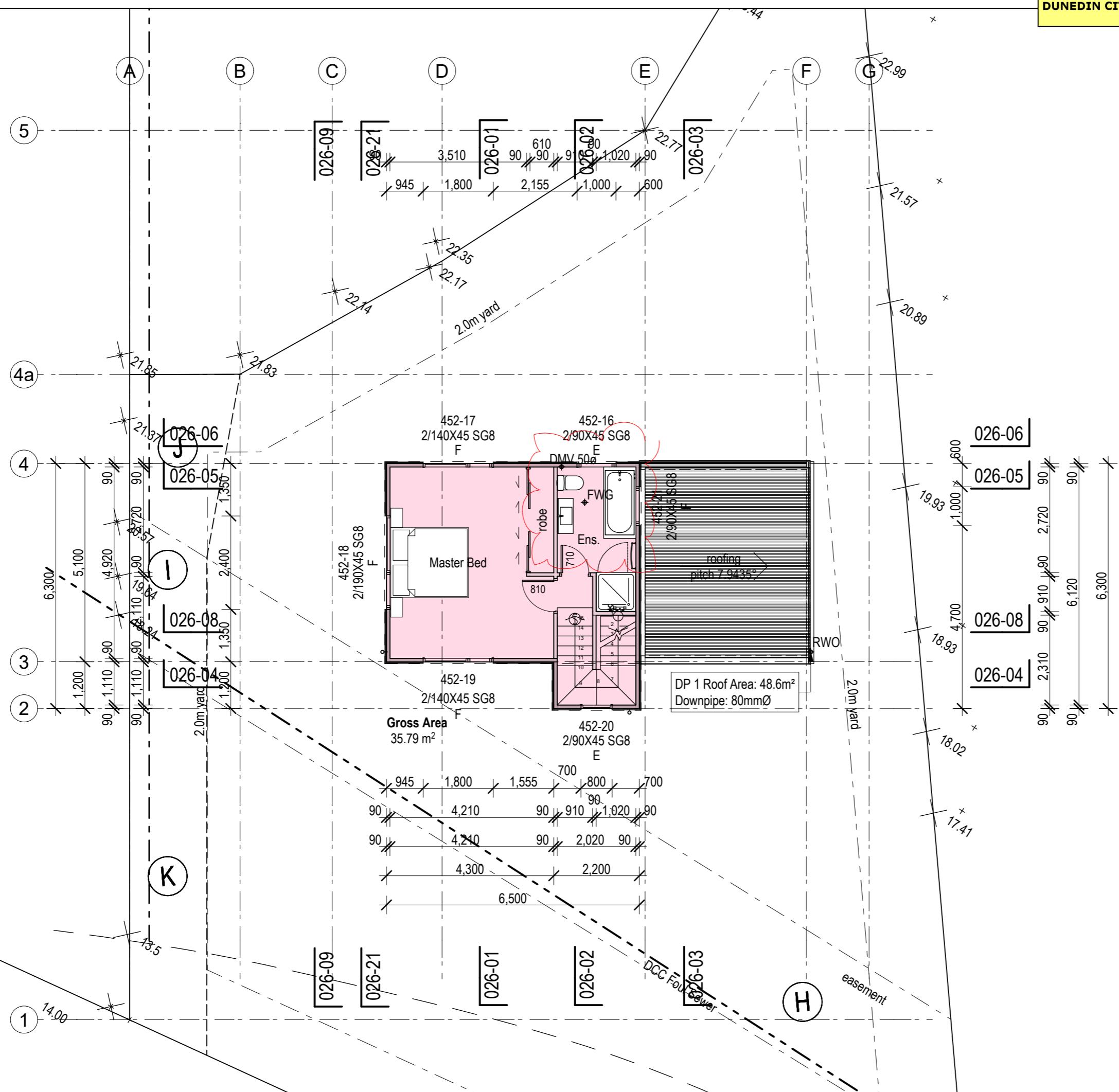
Meter Board
Main Switch Board/Meter Board
Garage Door Control
Smoke Detector

Notes:

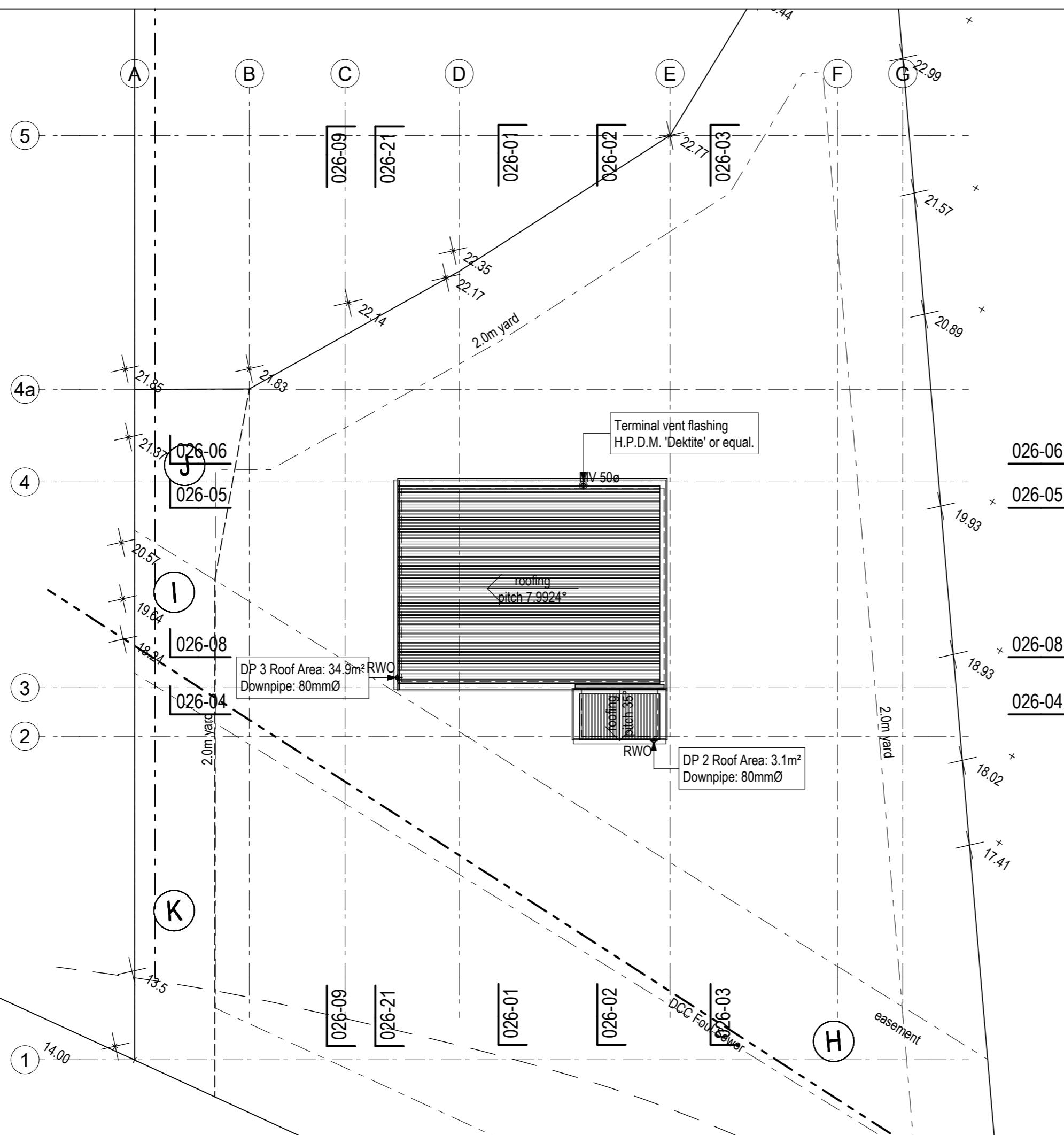
1. Mounting heights in framed walls figured on internal elevations.
Mounting heights in concrete precast walls inferred from precast panel schedule.
2. All control gear and power supplies to be solid state.
Wound solenoid thermostats, dimmers, transformers etc. not permitted.
3. Sky TV to all TV points.



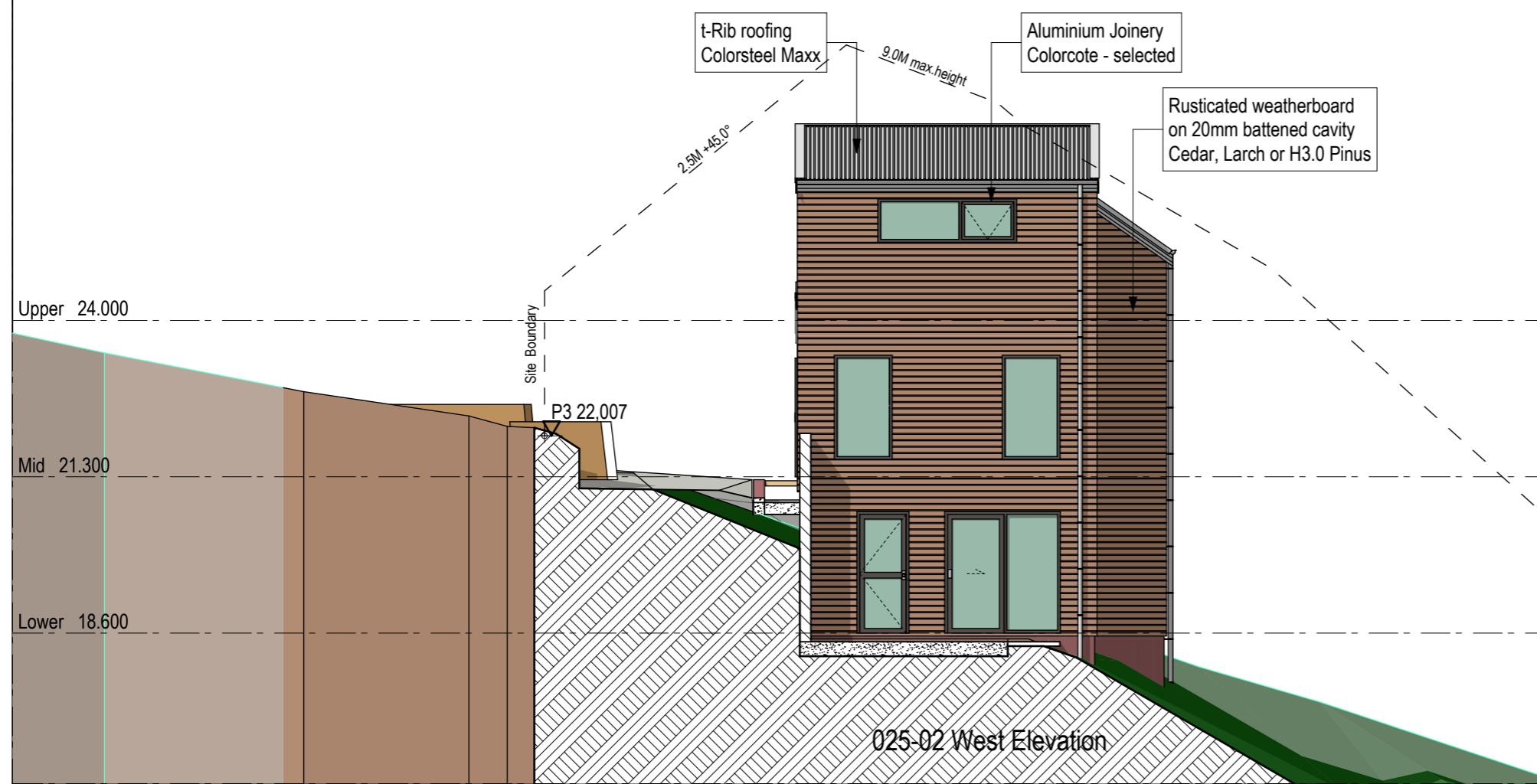
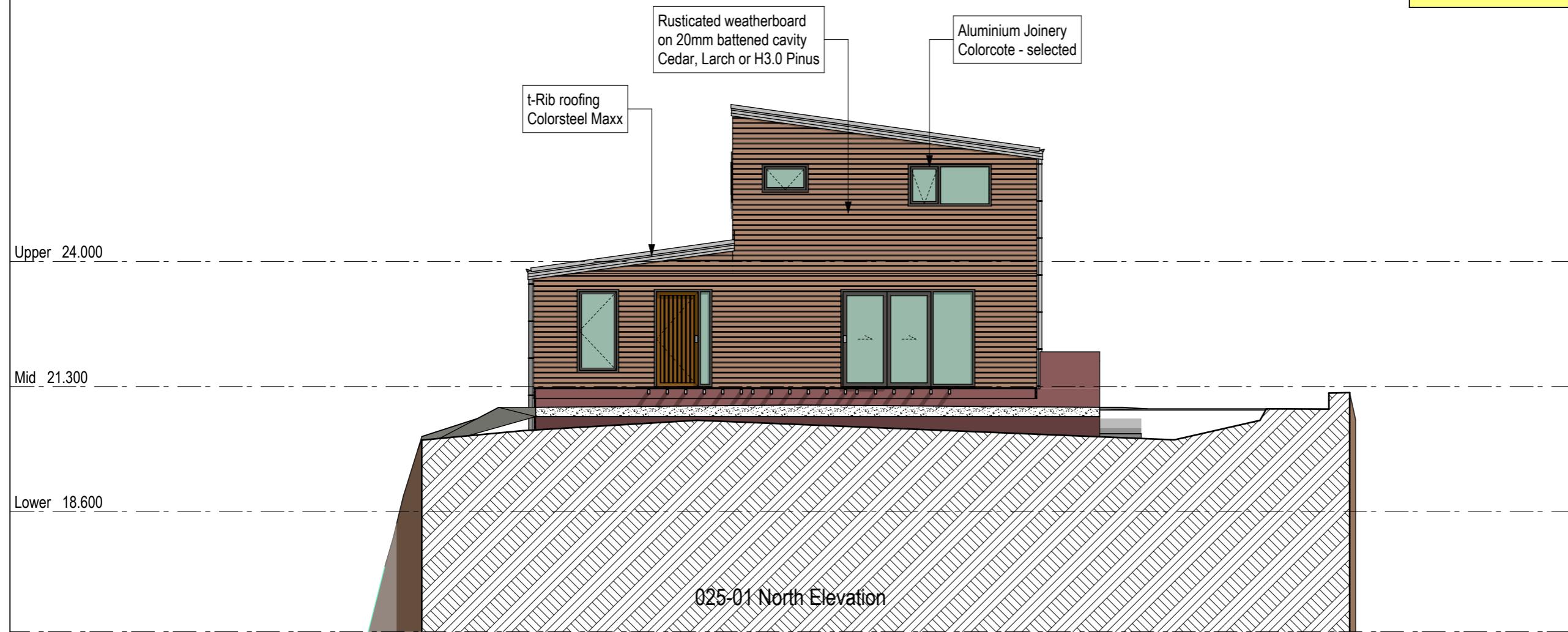
2 wgh 02/08/21 Revise Strip Drain	Description:	1. Check all dimensions on site.
	Date:	2. Do not scale from drawings.
	Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Amendment ID:		
88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz		
 Bill Henderson Architect		
Project: Proposed House for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196		
Sheet Title: General Plan Mid		
Date: 6/09/2021	Designer: wgh	
Scale on A3: 1:100	Drawn: wgh	
Scale on A1: 1:50	Checked: wgh	
Job No: 1407	Approved: wgh	
File Name: 1407 R.pln	File Path:	
Drawing No: AR-024-02		Issue: 2



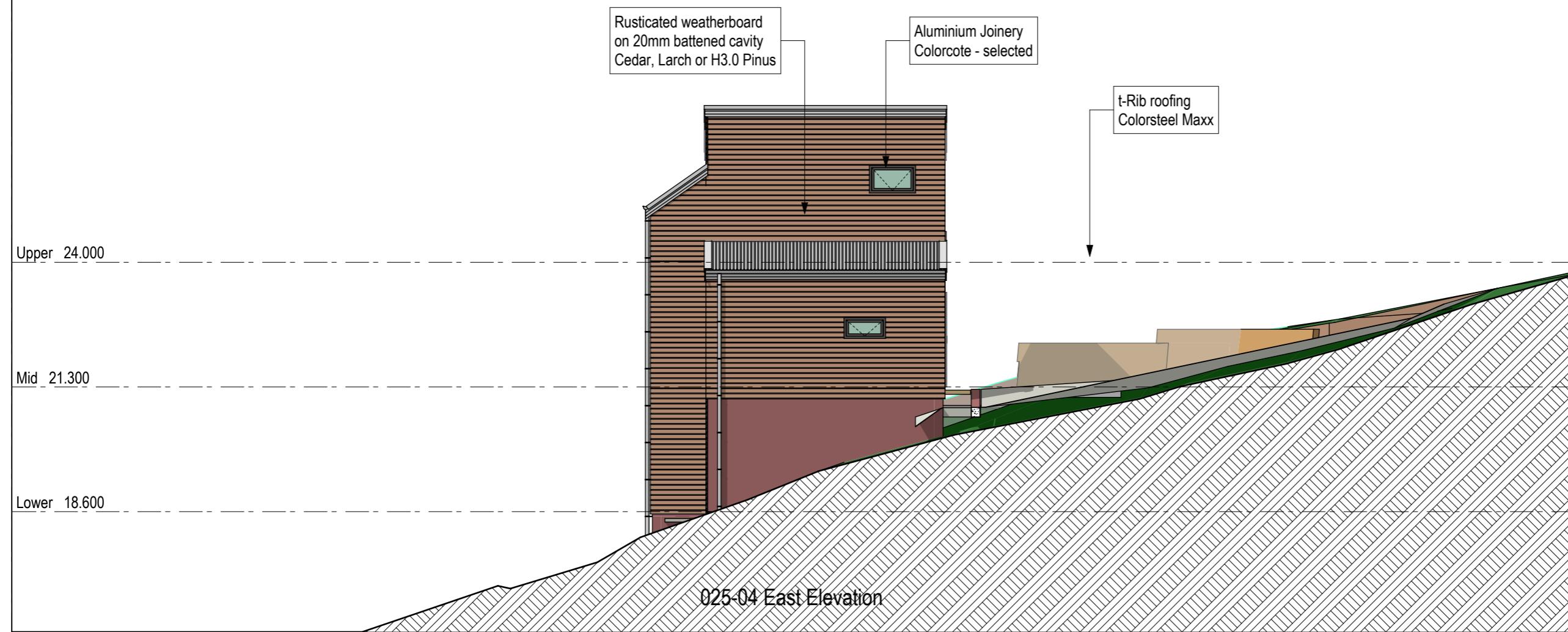
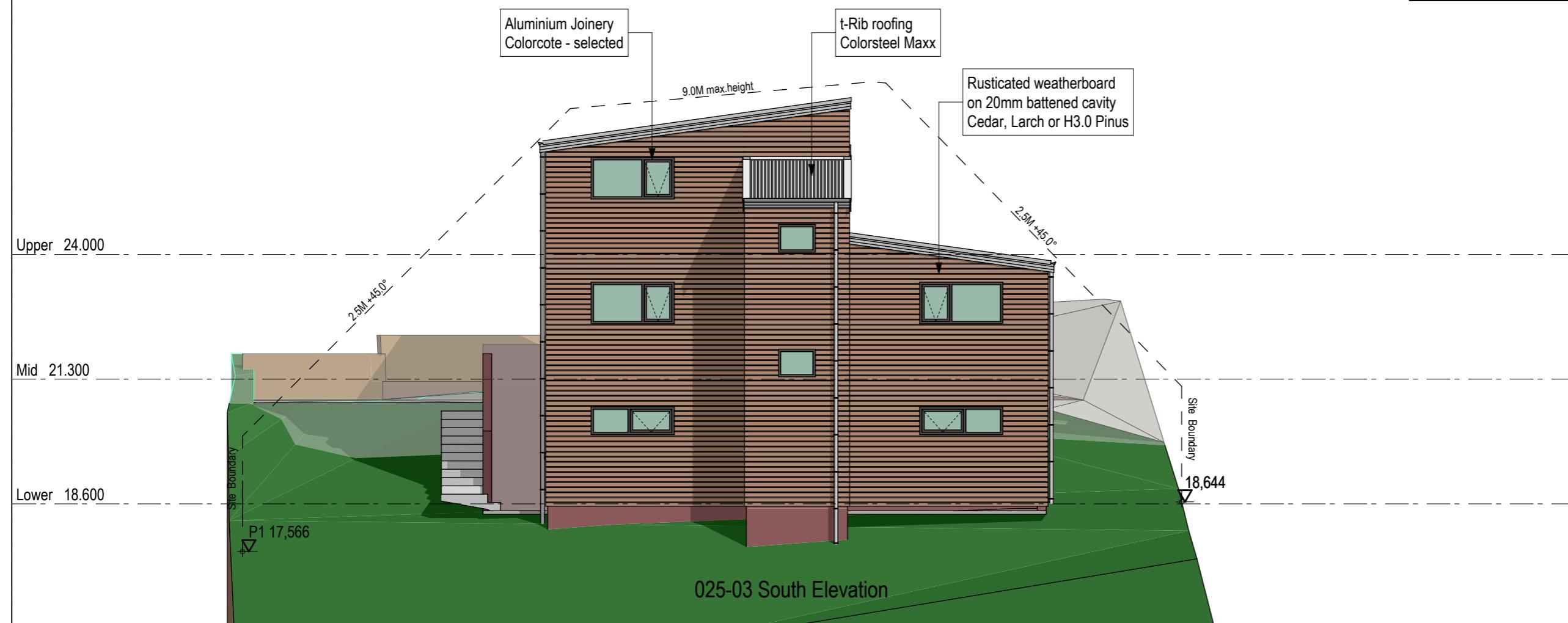
2 wgh 02/08/21 Add floor waste to Ensuite		1. Check all dimensions on site.	
Description:		2. Do not scale from drawings.	
Date:		3. © Bill Henderson Architect Ltd	
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88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz			
Bill Henderson Architect			
Project: Proposed House for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet Title: General Plan Upper			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	
Drawing No:		Issue:	
AR-024-03		2	



2 wgh 02/08/21 Revise Vent		1. Check all dimensions on site.	
Description:		2. Do not scale from drawings.	
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Amendment ID:			
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Bill Henderson Architect			
Project: Proposed House for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet Title: General Plan Roof			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	
Drawing No: AR-024-04		Issue: 2	



Description:	1. Check all dimensions on site.		
Date:	2. Do not scale from drawings.		
Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.		
Amendment ID:			
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Bill Henderson Architect			
Project: Proposed House for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet Title: Elevations North & West			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
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Drawing No:			Issue:
AR-025-01		1	

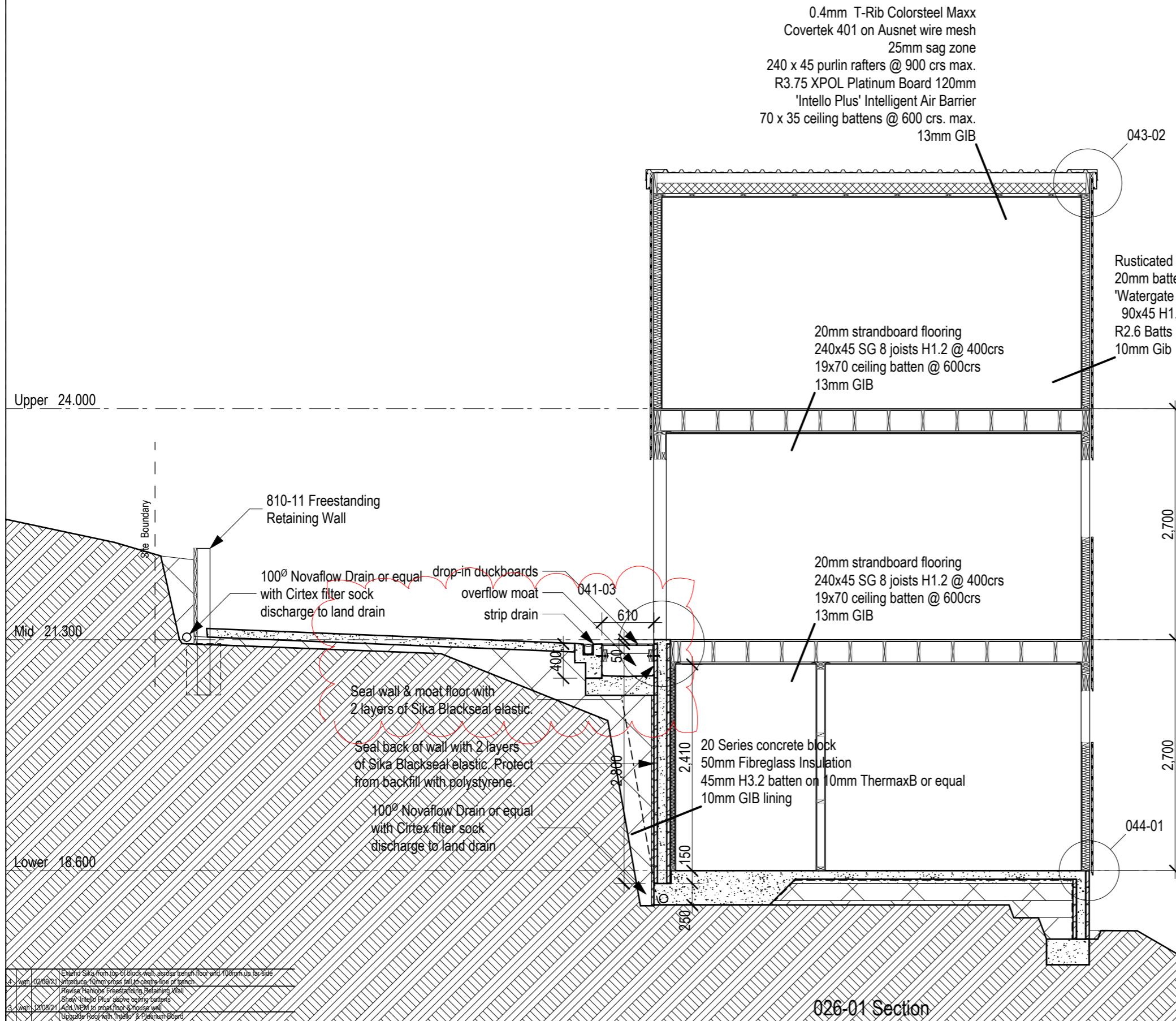




	Description:	1. Check all dimensions on site.
	Date:	2. Do not scale from drawings.
	Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Amendment ID:		
88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz	Bill Henderson Architect	
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196		
Sheet: Elevations Title: North West		
Date: 6/09/2021	Designer: wgh	
Scale on A3: 1:100	Drawn: wgh	
Scale on A1: 1:50	Checked: wgh	
Job No: 1407	Approved: wgh	
File Name: 1407 R.pln	File Path:	
Drawing No:	Issue:	
AR-025-05	1	

Notes:

1. External Wall Stud:
Bottom plate to slab - NZS 3604 7.5.12.3
Fischer 12X140 FBN 15 kN wedge anchors @ 900 crs.
and within 150mm of each end of the plate.
with 100mm embedment. Ege distance E = 3
2. Internal Wall Stud:
Bottom plate to slab - NZS 3604 7.5.12.4
Fischer 12X140 FBN 12 kN wedge anchors @ 900 crs.
3. Top Plate to Stud:
from NZS 3604 Table 8.18 Fixing to resist uplift
Fixing Type B - i.e. 2/90 x 3.15 end nails + 2 wire dogs.
4. Lintel Fixings:
Bottom plate to stud - 25 x 1mm strap: i.e.
6/30 x 2.5mm nails into each side of stud.
refer NZS 3604 fig. 8.12
Lintel to stud - 25 x 1mm strap: i.e.
6/30 x 2.5mm nails into one side of stud.
refer NZS 3604 fig. 8.12
Lintel to top plate - 25 x 1mm strap: i.e.
6/30 x 2.5mm nails into each side of stud.
refer NZS 3604 fig. 8.12
5. Truss Fixings:
Top plate to typical truss - Fixing Type E (8.7 kN): i.e.
2/100 x 3.75 skewed nails + 4 wire dogs
Top plate to girder truss - Fixing Type F (16.0 kN): i.e.
2/100 x 3.75 skewed nails + U strap of 27mm x 1.2mm
10/30 x 3.15 nails at each end.
6. Noggling to Stud:
Maximum vertical spacing: 1350mm.



	Description:	1. Check all dimensions on site.
	Date:	2. Do not scale from drawings.
	Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Amendment ID:		



88 Centaurus Road, Huntsbury
Christchurch 8022
Ph 0272 0272 19
e-mail: bill@bha.net.nz
website: www.bha.net.nz

Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

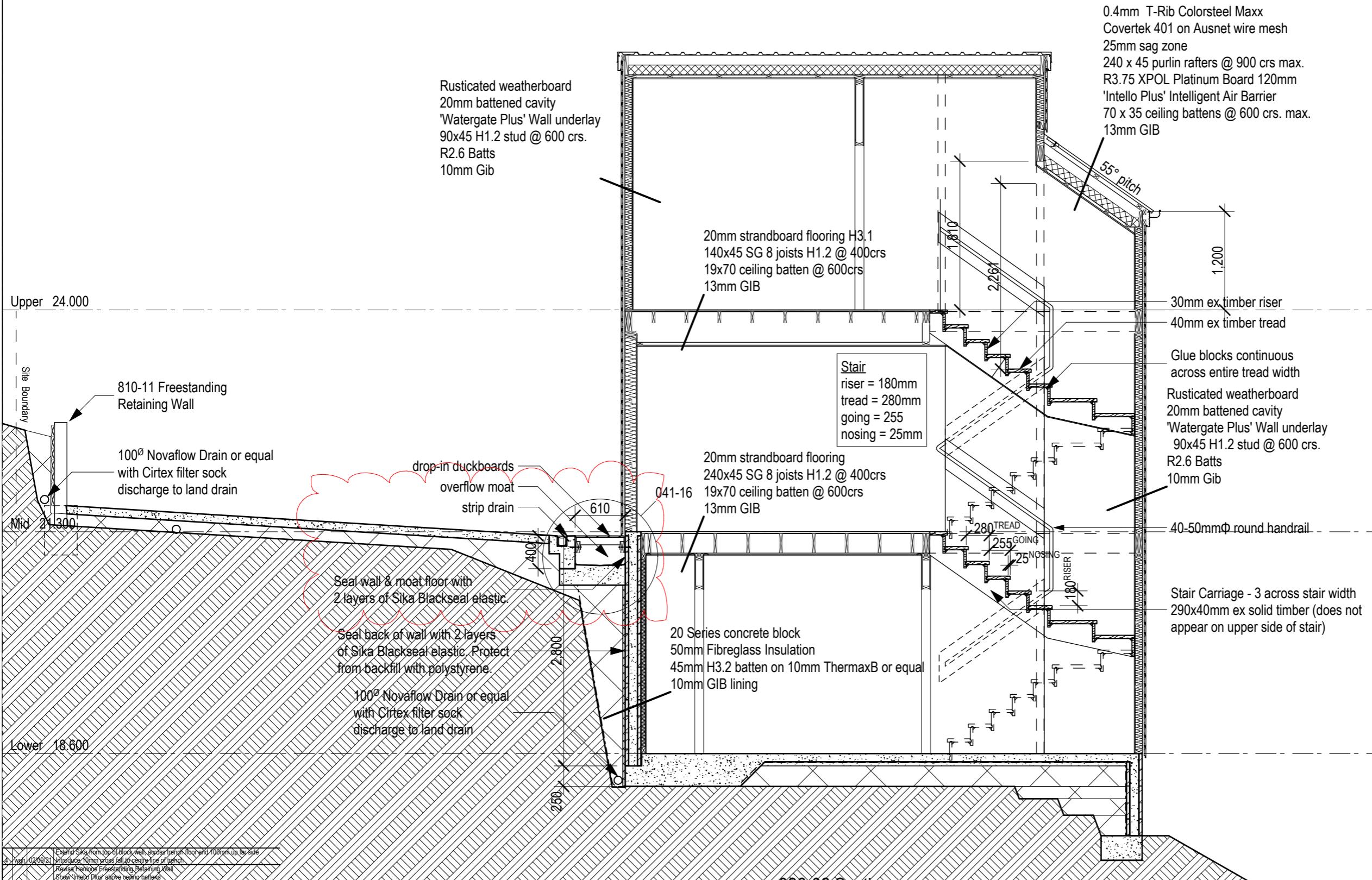
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Scale on A1:	1:25	Checked:	wgh
Job No:	1407	Approved:	wgh

File Name:	1407 R.pin	File Path:
Drawing No:	AR-026-01	Issue: 4

Notes:

- External Wall Stud:
Bottom plate to slab - NZS 3604 7.5.12.3
Fischer 12X140 FBN 15 kN wedge anchors @ 900 crs. and within 150mm of each end of the plate. with 100mm embedment. Edge distance E = 3
- Internal Wall Stud:
Bottom plate to slab - NZS 3604 7.5.12.4
Fischer 12X140 FBN 12 kN wedge anchors @ 900 crs.
- Top Plate to Stud:
from NZS 3604 Table 8.18 Fixing to resist uplift
Fixing Type B - i.e. 2/90 x 3.15 end nails + 2 wire dogs.
- Lintel Fixings:
Bottom plate to stud - 25 x 1mm strap: i.e. 6/30 x 2.5mm nails into each side of stud. refer NZS 3604 fig. 8.12
Lintel to stud - 25 x 1mm strap: i.e. 6/30 x 2.5mm nails into one side of stud. refer NZS 3604 fig. 8.12
Lintel to top plate - 25 x 1mm strap: i.e. 6/30 x 2.5mm nails into each side of stud. refer NZS 3604 fig. 8.12
- Truss Fixings:
Top plate to typical truss - Fixing Type E (8.7 kN): i.e. 2/100 x 3.75 skewed nails + 4 wire dogs
Top plate to girder truss - Fixing Type F (16.0 kN): i.e. 2/100 x 3.75 skewed nails + U strap of 27mm x 1.2mm 10/30 x 3.15 nails at each end.
- Nogging to Stud:
Maximum vertical spacing: 1350mm.



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Date:	
Amendment by:	
Amendment ID:	

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**Bill
Henderson
Architect**

Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet
Title: **Section
Across**

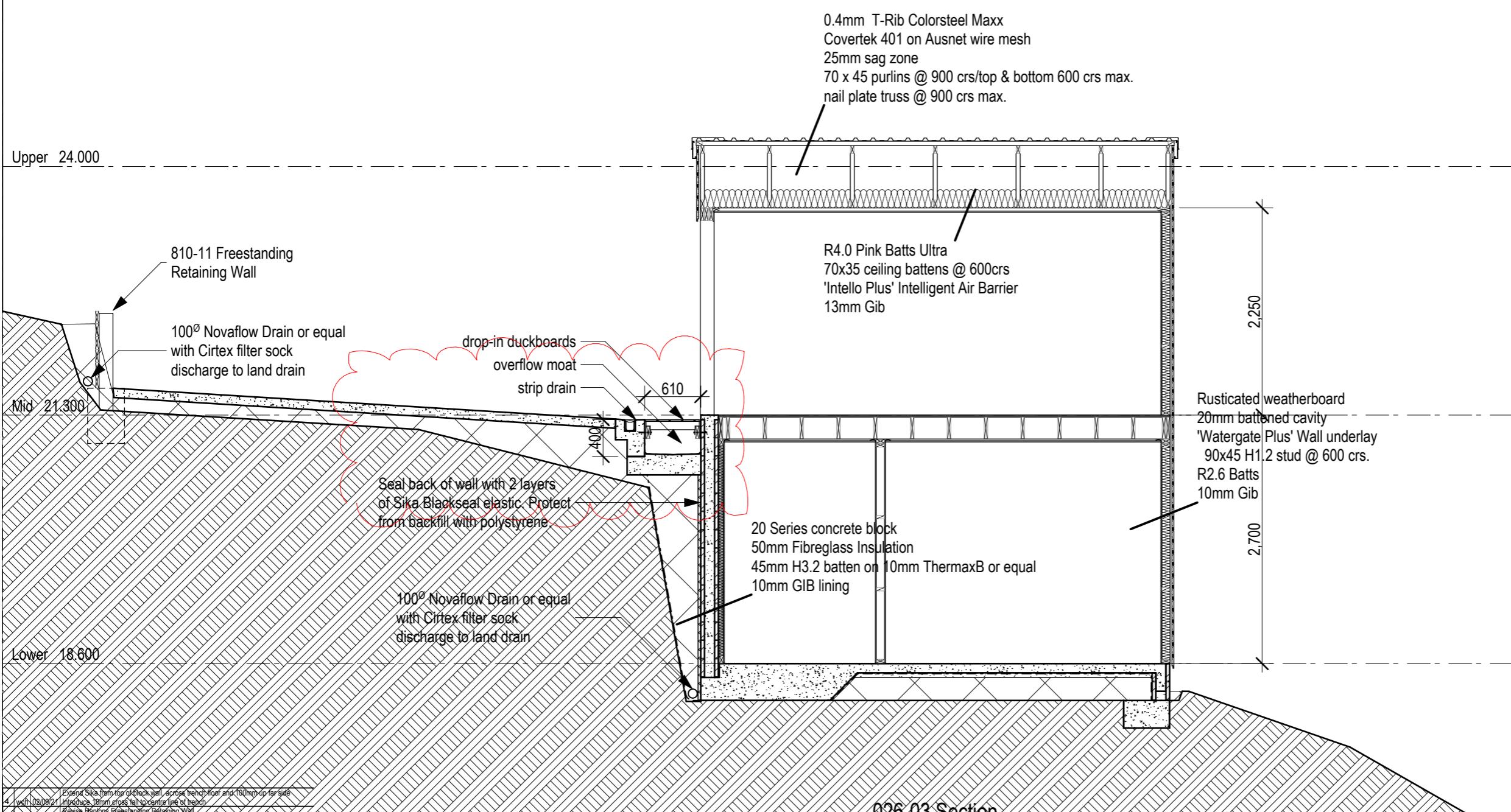
Date: 6/09/2021 Designer: wgh
Scale on A3: 1:50 Drawn: wgh
Scale on A1: 1:25 Checked: wgh
Job No: 1407 Approved: wgh

File Name: 1407.R.pdf File Path:
Drawing No: AR-026-02 Issue: 4

AR-026-02

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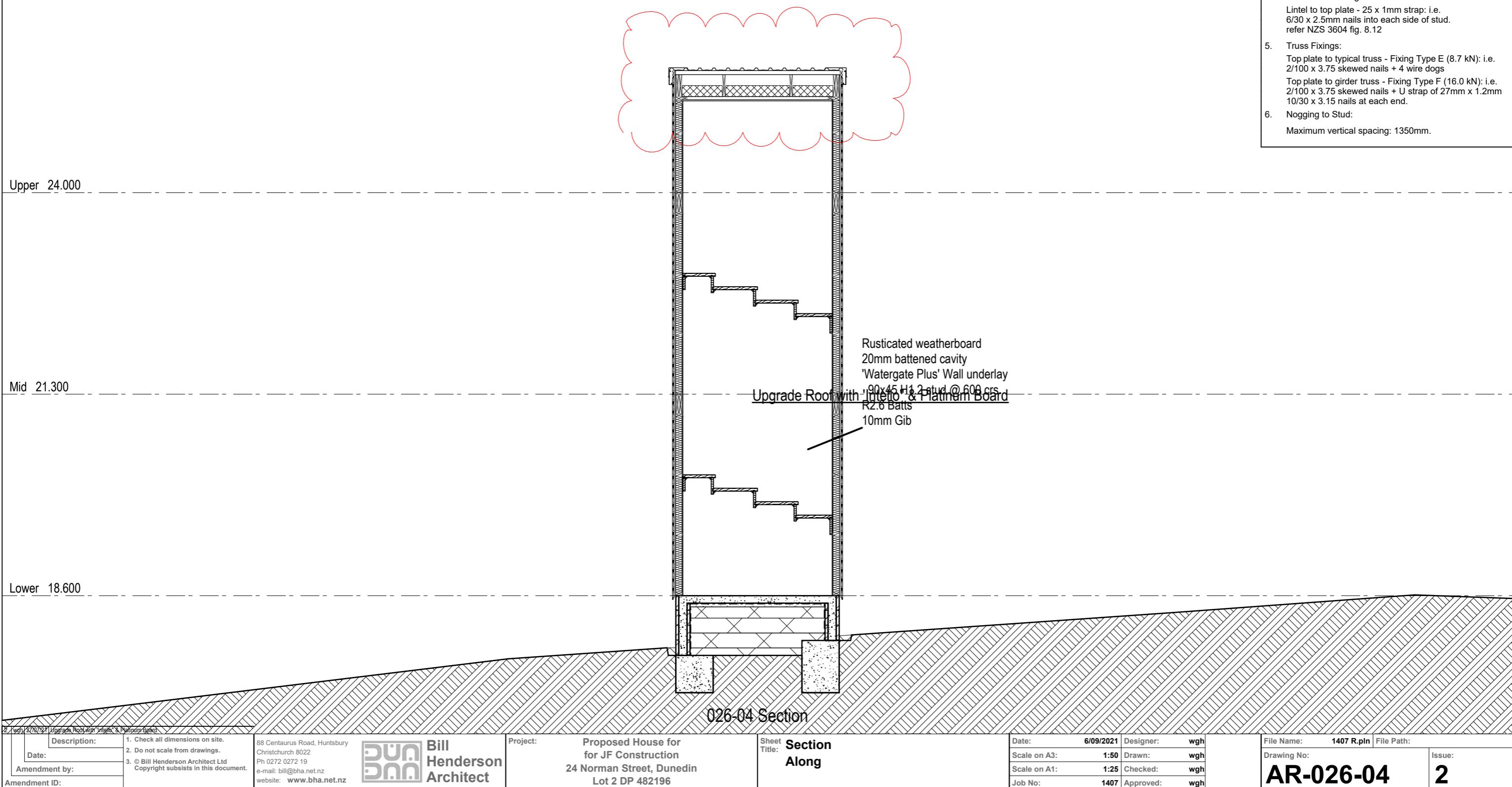
- External Wall Stud:
Bottom plate to slab - NZS 3604 7.5.12.3
Fischer 12X140 FBN 15 kN wedge anchors @ 900 crs.
and within 150mm of each end of the plate.
with 100mm embedment. Edge distance E = 3
- Internal Wall Stud:
Bottom plate to slab - NZS 3604 7.5.12.4
Fischer 12X140 FBN 12 kN wedge anchors @ 900 crs.
- Top Plate to Stud:
from NZS 3604 Table 8.18 Fixing to resist uplift
Fixing Type B - i.e. 2/90 x 3.15 end nails + 2 wire dogs.
- Lintel Fixings:
Bottom plate to stud - 25 x 1mm strap: i.e.
6/30 x 2.5mm nails into each side of stud.
refer NZS 3604 fig. 8.12
Lintel to stud - 25 x 1mm strap: i.e.
6/30 x 2.5mm nails into one side of stud.
refer NZS 3604 fig. 8.12
Lintel to top plate - 25 x 1mm strap: i.e.
6/30 x 2.5mm nails into each side of stud.
refer NZS 3604 fig. 8.12
- Truss Fixings:
Top plate to typical truss - Fixing Type E (8.7 kN): i.e.
2/100 x 3.75 skewed nails + 4 wire dogs
Top plate to girder truss - Fixing Type F (16.0 kN): i.e.
2/100 x 3.75 skewed nails + U strap of 27mm x 1.2mm
10/30 x 3.15 nails at each end.
- Nogging to Stud:
Maximum vertical spacing: 1350mm.



Description:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Date:	
Amendment by:	
Amendment ID:	

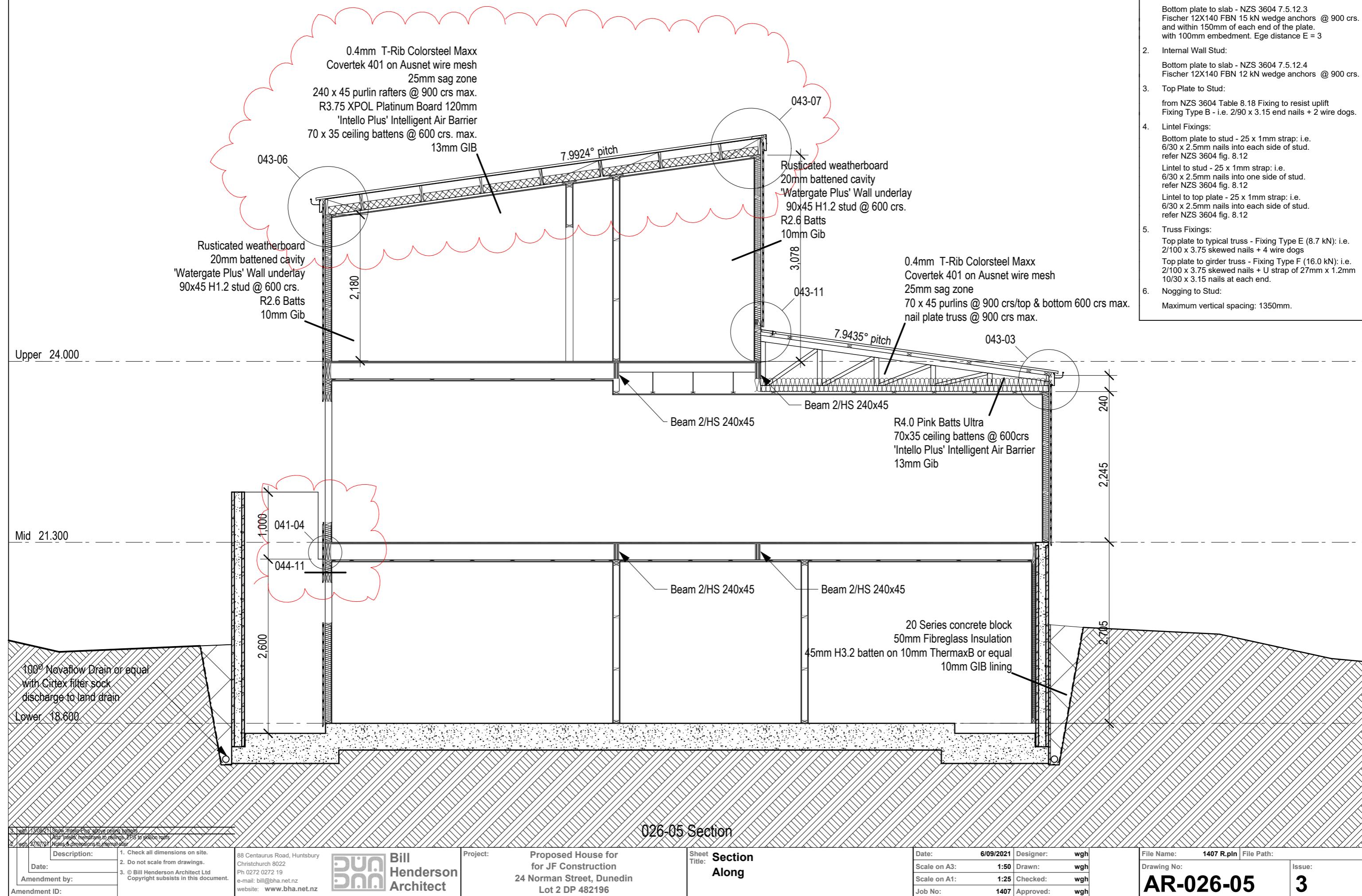
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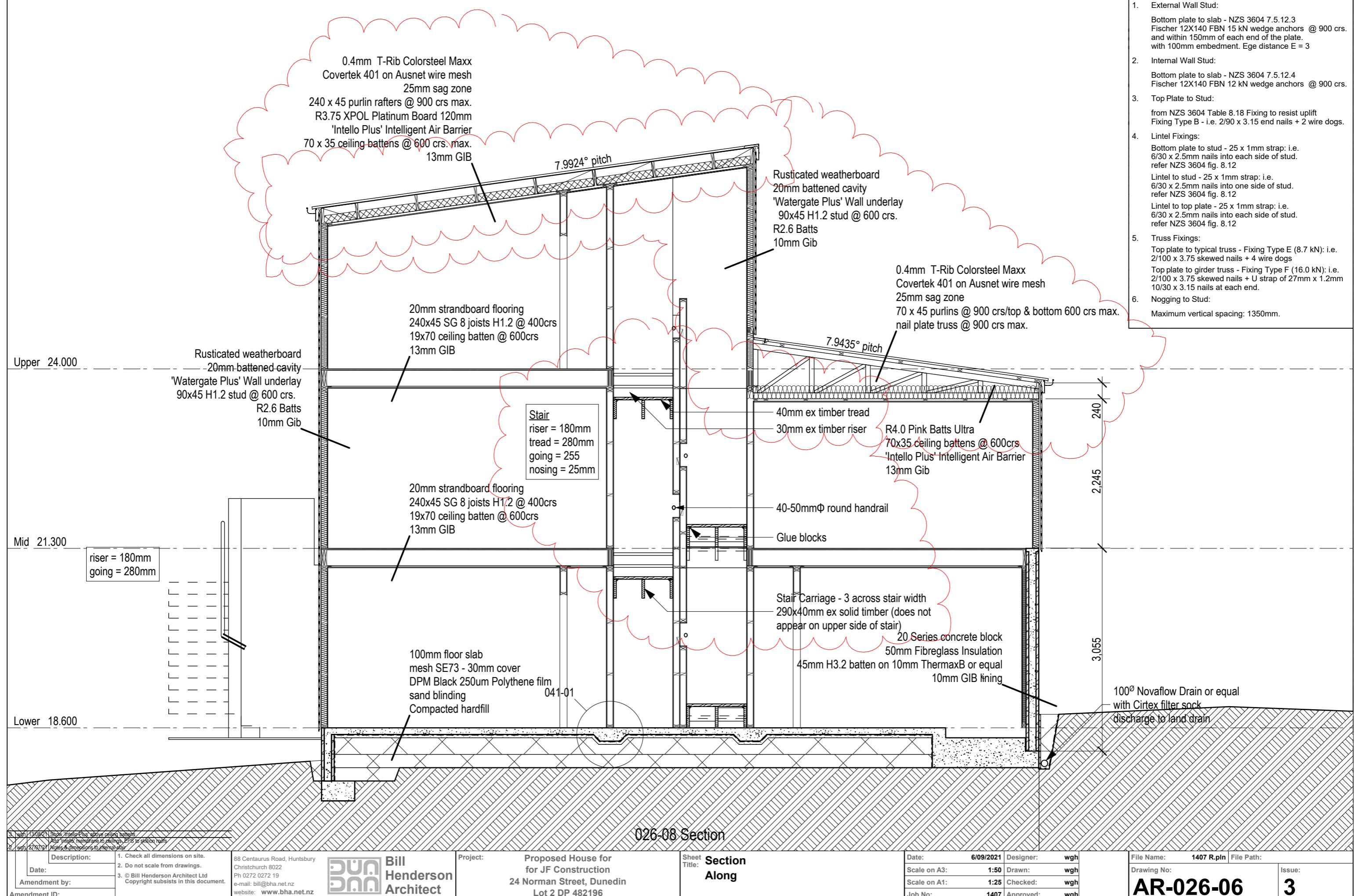
- External Wall Stud:
Bottom plate to slab - NZS 3604 7.5.12.3
Fischer 12X140 FBN 15 kN wedge anchors @ 900 crs. and within 150mm of each end of the plate. with 100mm embedment. Edge distance E = 3
- Internal Wall Stud:
Bottom plate to slab - NZS 3604 7.5.12.4
Fischer 12X140 FBN 12 kN wedge anchors @ 900 crs.
- Top Plate to Stud:
from NZS 3604 Table 8.18 Fixing to resist uplift
Fixing Type B - i.e. 2/90 x 3.15 end nails + 2 wire dogs.
- Lintel Fixings:
Bottom plate to stud - 25 x 1mm strap: i.e. 6/30 x 2.5mm nails into each side of stud.
refer NZS 3604 fig. 8.12
Lintel to stud - 25 x 1mm strap: i.e. 6/30 x 2.5mm nails into one side of stud.
refer NZS 3604 fig. 8.12
Lintel to top plate - 25 x 1mm strap: i.e. 6/30 x 2.5mm nails into each side of stud.
refer NZS 3604 fig. 8.12
- Truss Fixings:
Top plate to typical truss - Fixing Type E (8.7 kN): i.e. 2/100 x 3.75 skewed nails + 4 wire dogs
Top plate to girder truss - Fixing Type F (16.0 kN): i.e. 2/100 x 3.75 skewed nails + U strap of 27mm x 1.2mm 10/30 x 3.15 nails at each end.
- Nogging to Stud:
Maximum vertical spacing: 1350mm.

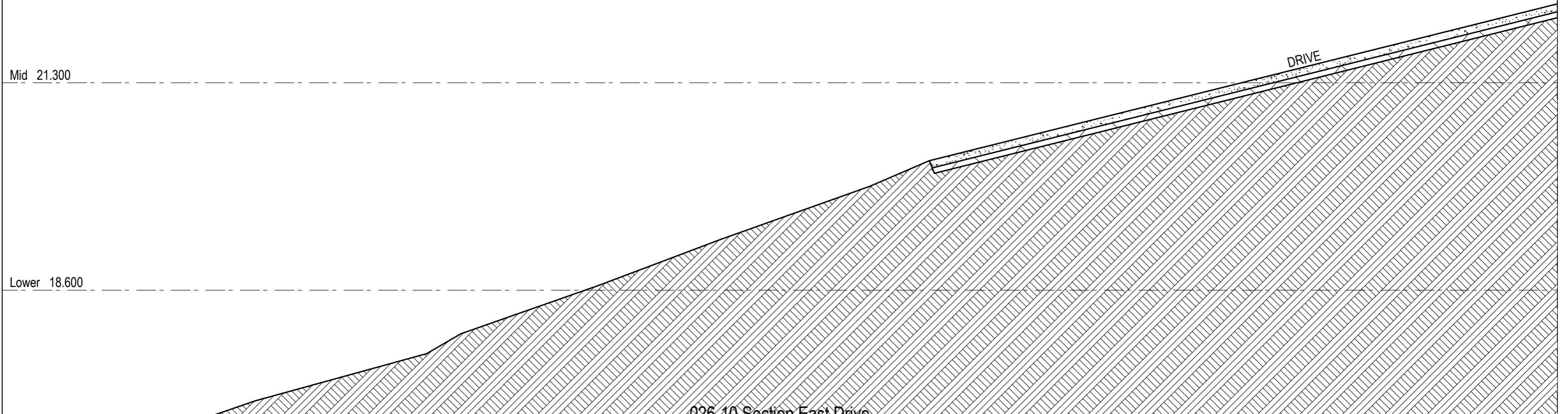
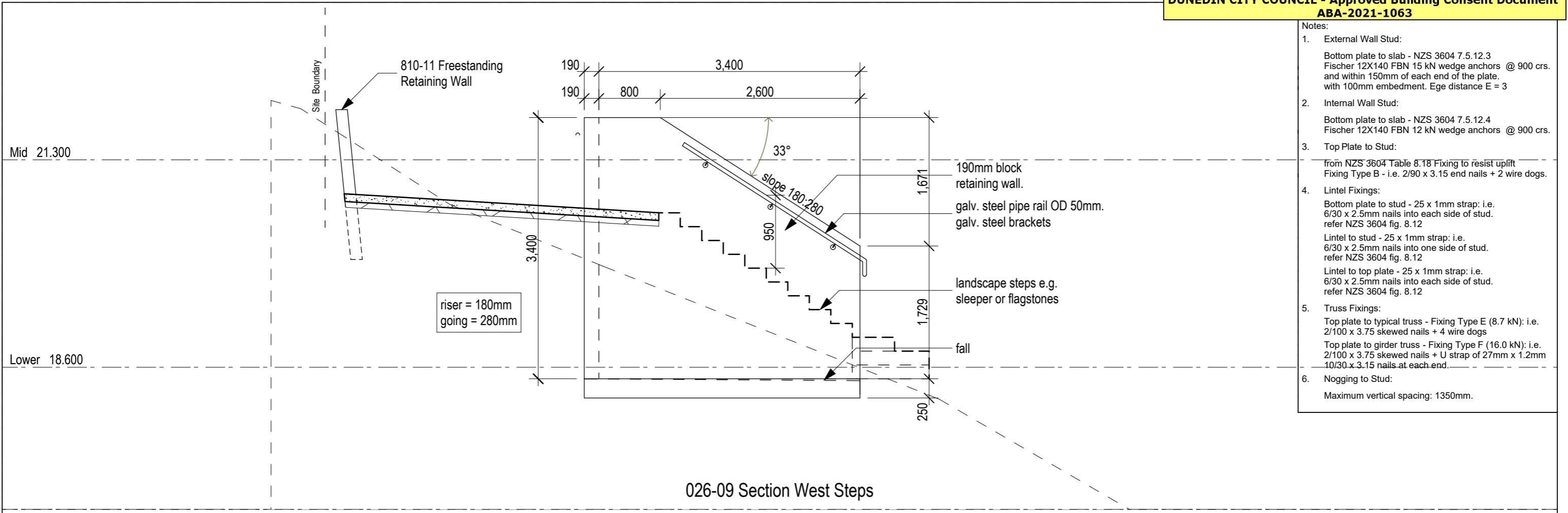


Notes:

1. **External Wall Stud:**
Bottom plate to slab - NZS 3604 7.5.12.3
Fischer 12X140 FBN 15 kN wedge anchors @ 900 crs. and within 150mm of each end of the plate.
with 100mm embedment. Ege distance E = 3
2. **Internal Wall Stud:**
Bottom plate to slab - NZS 3604 7.5.12.4
Fischer 12X140 FBN 12 kN wedge anchors @ 900 crs.
3. **Top Plate to Stud:**
from NZS 3604 Table 8.18 Fixing to resist uplift
Fixing Type B - i.e. 2/90 x 3.15 end nails + 2 wire dogs.
4. **Lintel Fixings:**
Bottom plate to stud - 25 x 1mm strap: i.e. 6/30 x 2.5mm nails into each side of stud.
refer NZS 3604 fig. 8.12
Lintel to stud - 25 x 1mm strap: i.e. 6/30 x 2.5mm nails into one side of stud.
refer NZS 3604 fig. 8.12
Lintel to top plate - 25 x 1mm strap: i.e. 6/30 x 2.5mm nails into each side of stud.
refer NZS 3604 fig. 8.12
5. **Truss Fixings:**
Top plate to typical truss - Fixing Type E (8.7 kN): i.e. 2/100 x 3.75 skewed nails + 4 wire dogs
Top plate to girder truss - Fixing Type F (16.0 kN): i.e. 2/100 x 3.75 skewed nails + U strap of 27mm x 1.2mm 10/30 x 3.15 nails at each end.
6. **Noggling to Stud:**
Maximum vertical spacing: 1350mm.

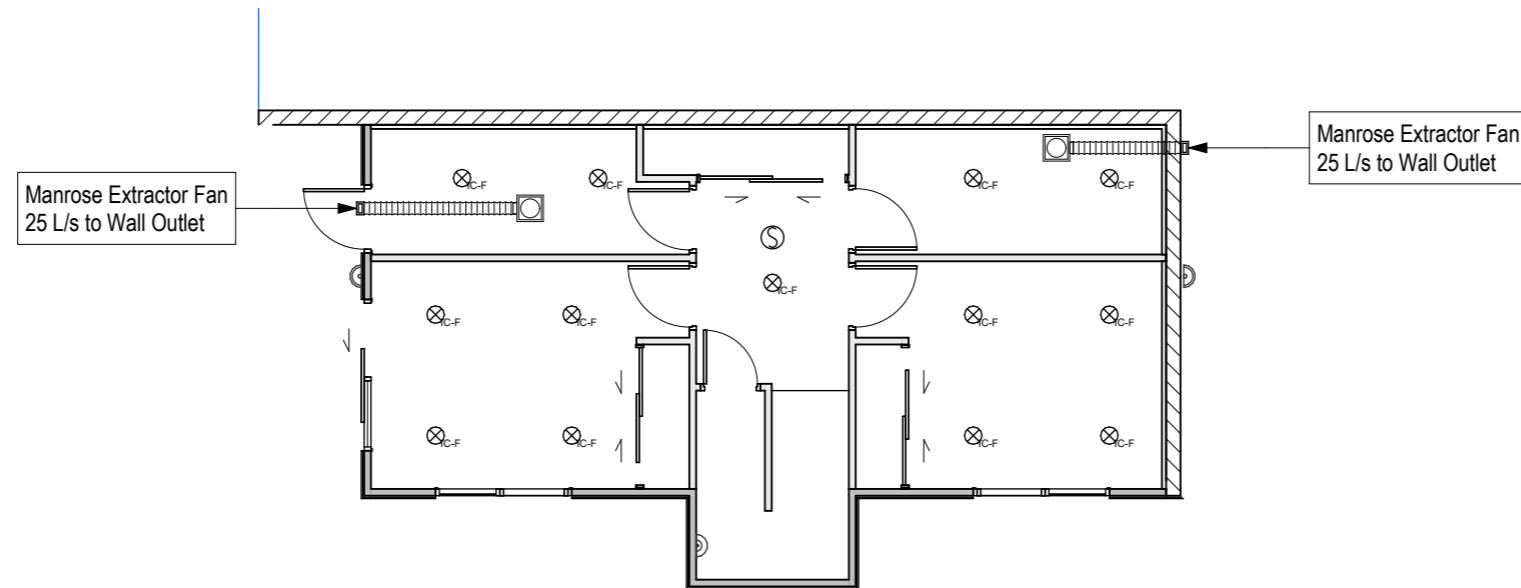






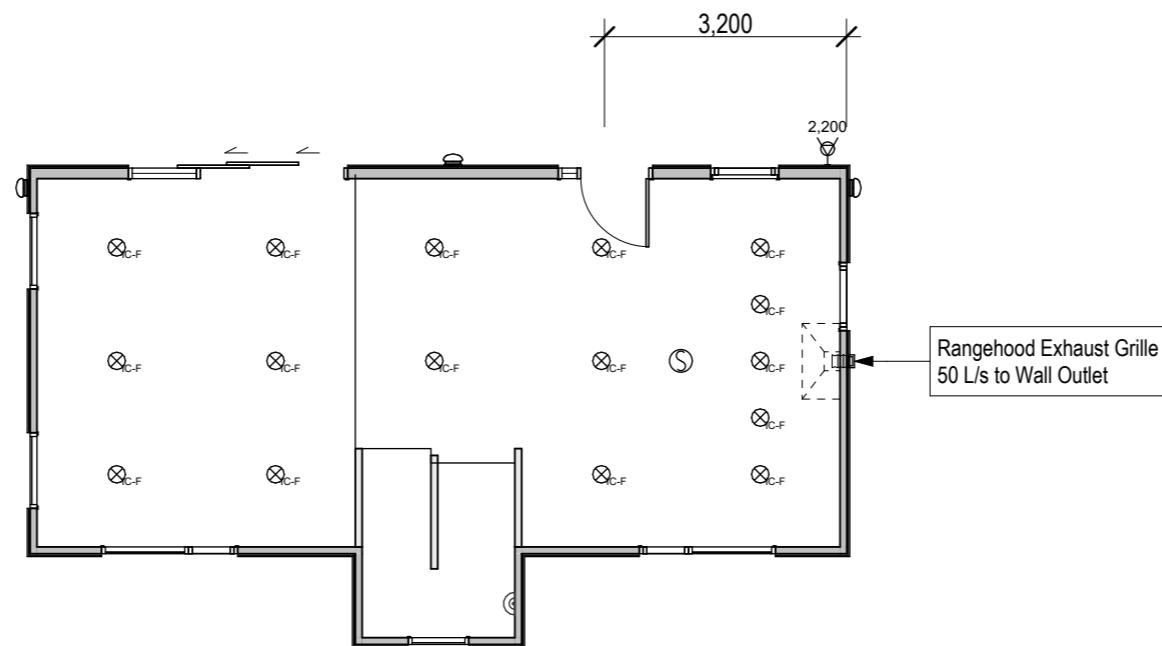
	Description:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Date:		
Amendment by:		
Amendment ID:		

Space	Substrate			Finish			Trim		
	Floor	Wall	Ceiling	Floor	Wall	Ceiling	Floor	Openngs	Ceiling
Stair	Strandboard	Gib 10mm	Gib 13mm	Carpet	Paint	Paint	n/a	Architrave	Gib Square Corners
Master Bed	Strandboard	Gib 10mm	Gib 13mm	Carpet	Paint	Paint	Skirting	Architrave	Gib Square Corners
Ensuite	Strandboard	Aqualine 10mm	Aqualine 13mm	Vinyl	Paint	Paint	Skirting	Architrave	Gib Square Corners



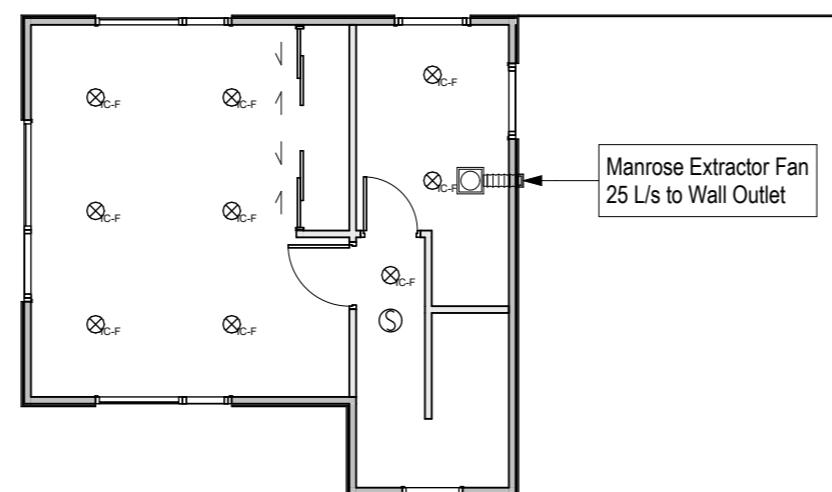
	Description:	1. Check all dimensions on site.
	Date:	2. Do not scale from drawings.
	Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.
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88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz		
Bill Henderson Architect		
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196		
Sheet: Reflected Ceiling Plan Title: Lower Finishes Schedule		
Date:	6/09/2021	Designer: wgh
Scale on A3:	1:100	Drawn: wgh
Scale on A1:	1:50	Checked: wgh
Job No:	1407	Approved: wgh
File Name:	1407 R.pln	File Path:
Drawing No: AR-027-01		Issue: 1

Space	Substrate			Finish			Trim		
	Floor	Wall	Ceiling	Floor	Wall	Ceiling	Floor	Openngs	Ceiling
Kitchen	Strandboard	Gib 10mm	Gib 13mm	Vinyl	Paint	Paint	Skirting	Architrave	Gib Square Corners
Living	Strandboard	Gib 10mm	Gib 13mm	Carpet	Paint	Paint	Skirting	Architrave	Gib Square Corners
Dining	Strandboard	Gib 10mm	Gib 13mm	Carpet	Paint	Paint	Skirting	Architrave	Gib Square Corners
Entry	Concrete	Gib 10mm	Gib 13mm	Carpet	Paint	Paint	Skirting	Architrave	Gib Square Corners
Carport	Concrete	Block	Hardiflex	Seal	Paint	Paint	n/a	n/a	n/a

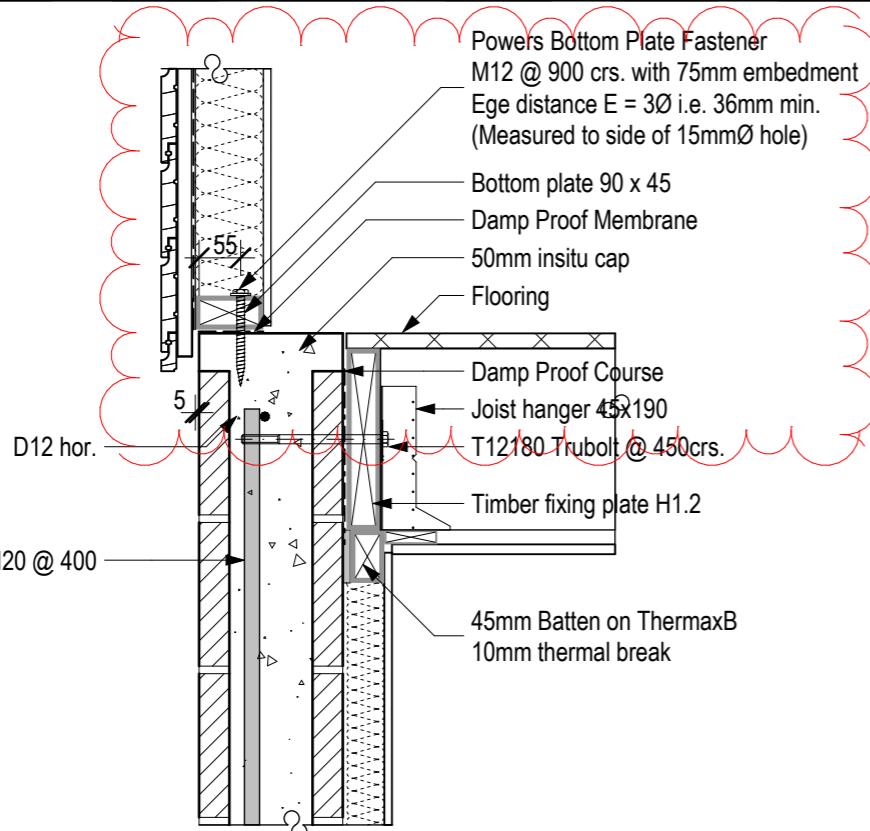


Description:	1. Check all dimensions on site.		
Date:	2. Do not scale from drawings.		
Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.		
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Bill Henderson Architect			
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet Title: Reflected Ceiling Plan Mid Finishes Schedule			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	
Drawing No:	1407 R.pln	Issue:	
AR-027-02		1	

Space	Substrate			Finish			Trim		
	Floor	Wall	Ceiling	Floor	Wall	Ceiling	Floor	Openngs	Ceiling
Hall	Concrete	Gib 10mm	Gib 13mm	Carpet	Paint	Paint	Skirting	Architrave	Gib Square Corners
Linen	Concrete	Gib 10mm	Aqualine 13mm	Vinyl	Paint	Paint	n/a	Architrave	Gib Square Corners
Laundry	Concrete	Gib 10mm	Gib 13mm	Vinyl	Paint	Paint	Tile	n/a	Gib Square
Bathroom	Concrete	Aqualine 10mm	Gib 13mm	Vinyl	Paint	Paint	Tile	Architrave	Gib Square Corners
Bed 2	Concrete	Gib 10mm	Gib 10mm	Carpet	Paint	Paint	Skirting	Architrave	Gib Square Corners
Bed 3	Concrete	Gib 10mm	Gib 10mm	Carpet	Paint	Paint	Skirting	Architrave	Gib Square Corners



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Date:	2. Do not scale from drawings.		
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Bill Henderson Architect			
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet Title: Reflected Ceiling Plan Upper Finishes Schedule			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	
Drawing No:		Issue:	
AR-027-03		1	

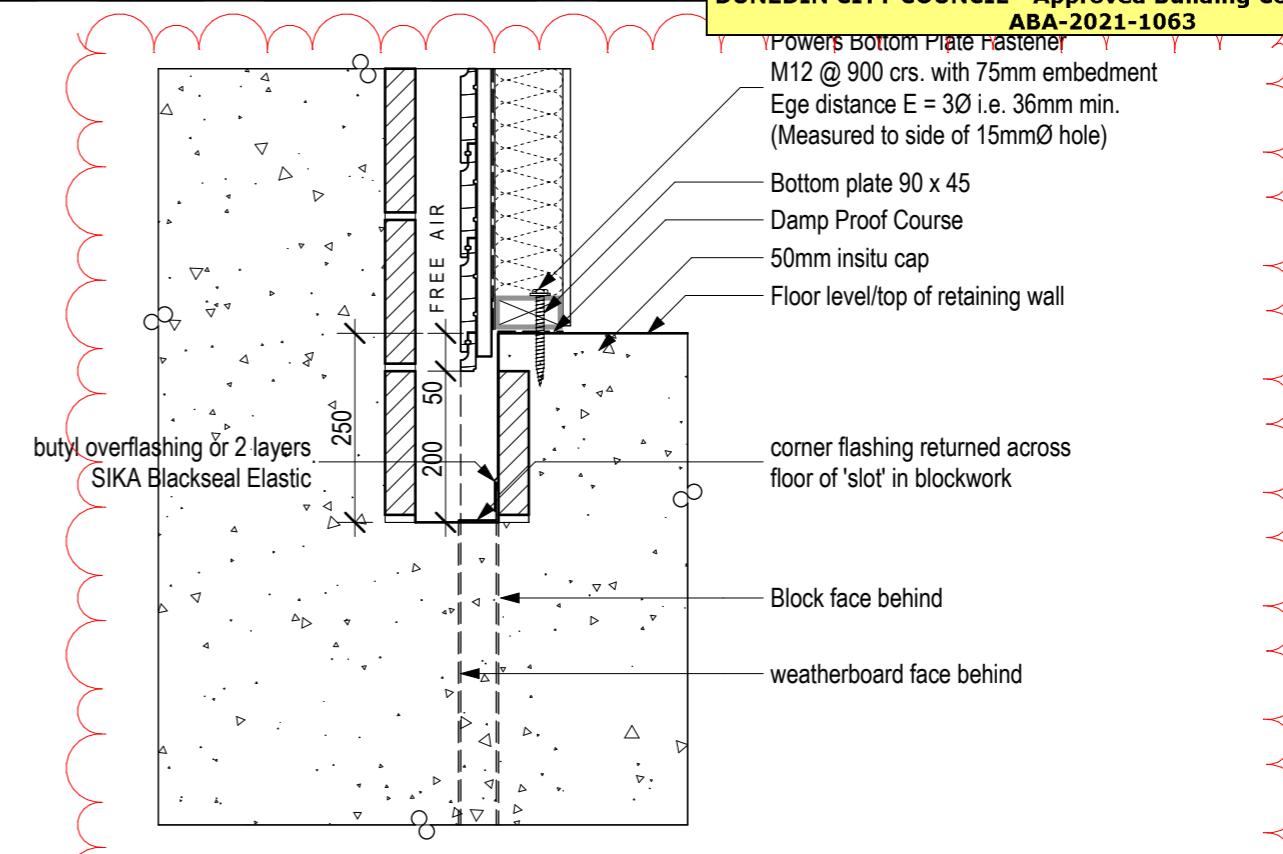


20 Series Block External Wall
90mm Timber Frame

041-03

AR-026-01

Scale: 1:10

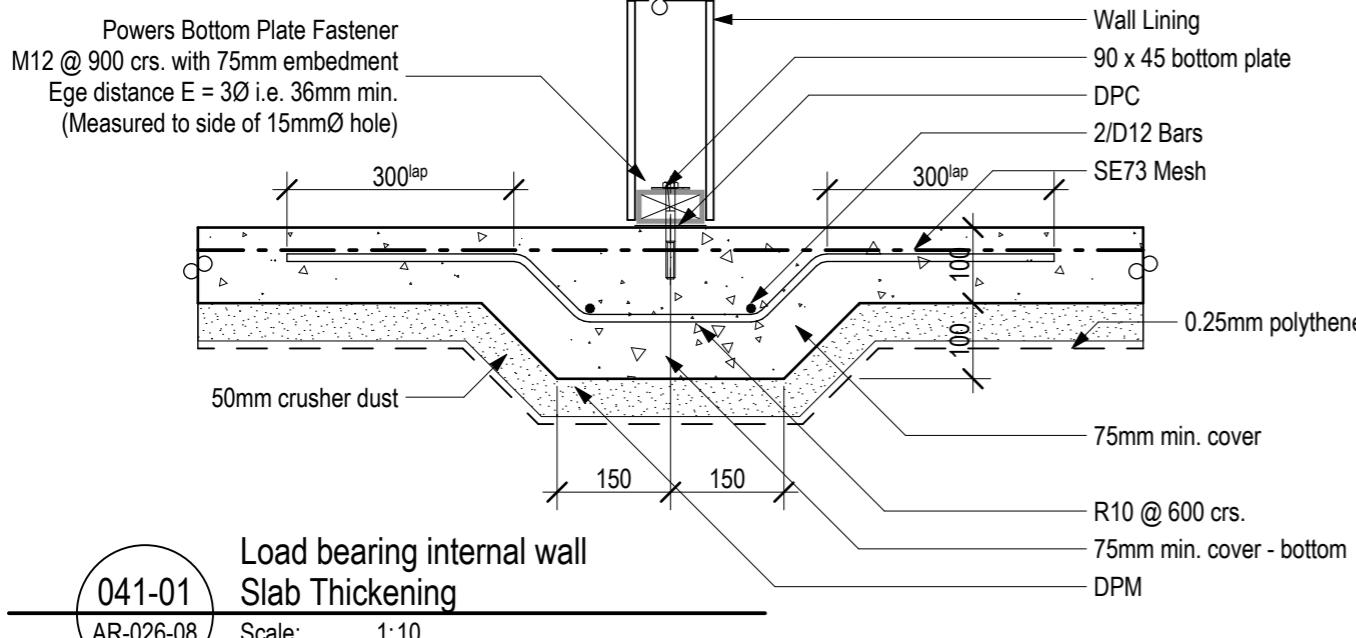


20 Series Block External Wall
90mm Timber Frame

041-04

AR-026-05

Scale: 1:10

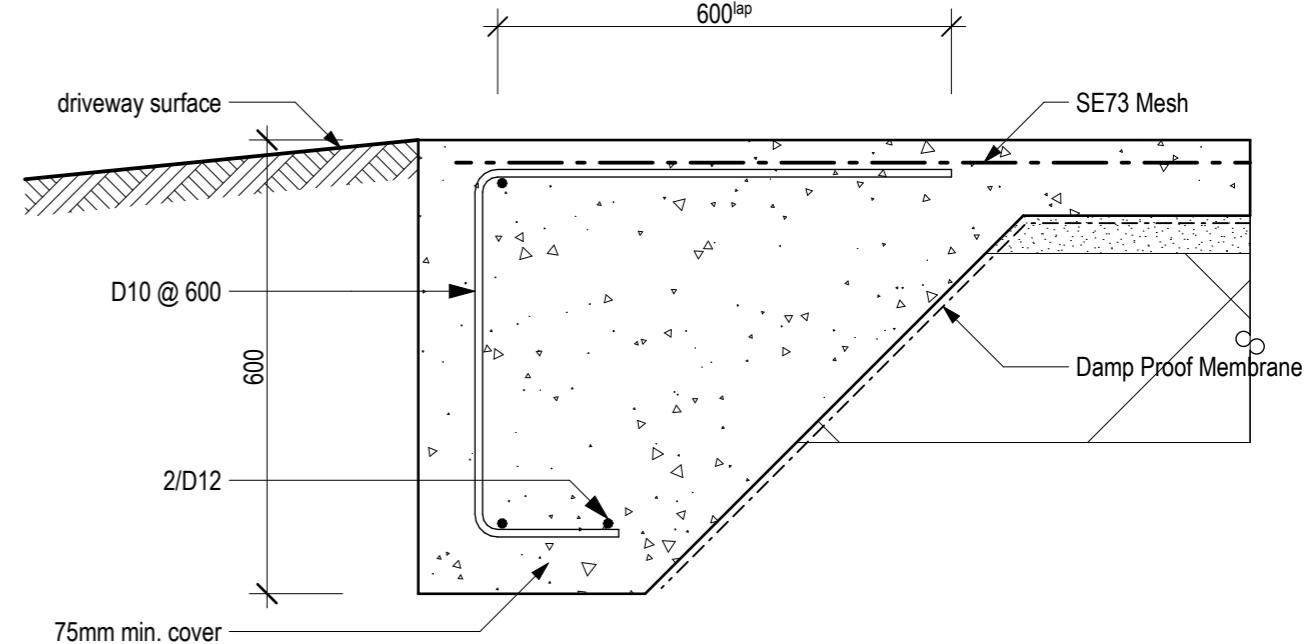


Load bearing internal wall
Slab Thickening

041-01

AR-026-08

Scale: 1:10



Slab Edge
In situ Footing

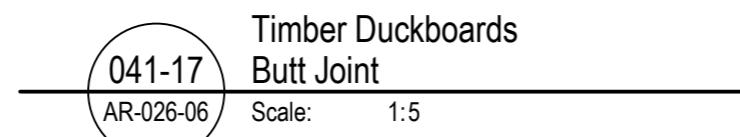
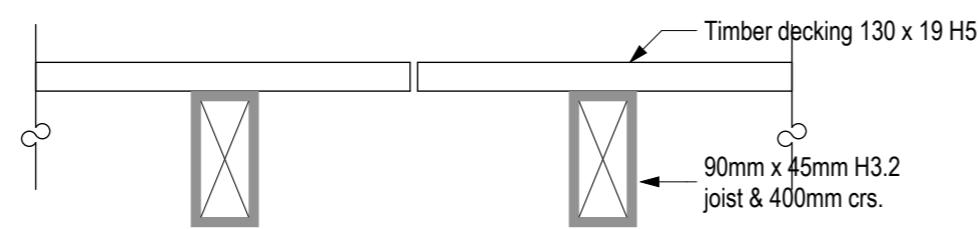
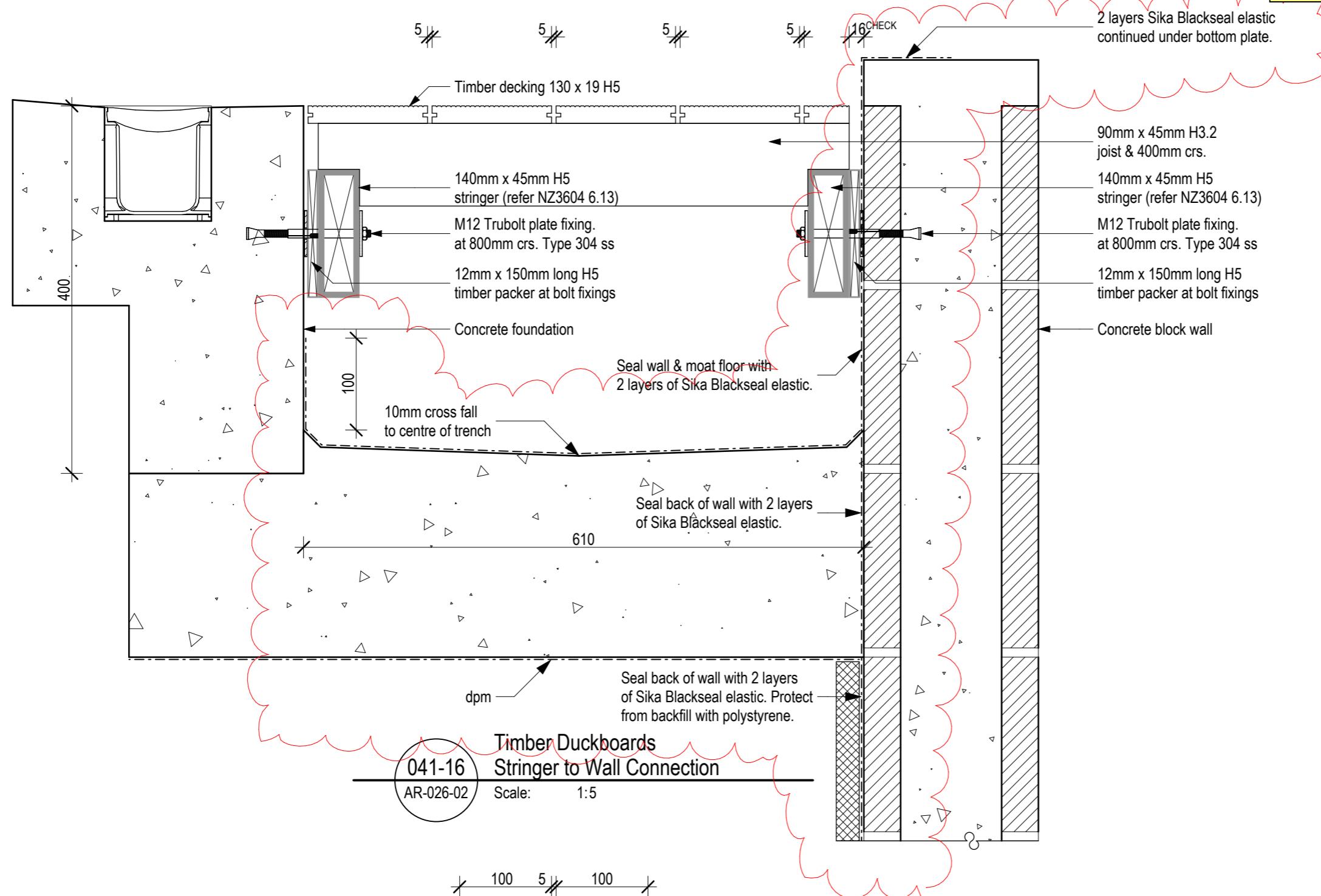
041-02

AR-026-06

Scale: 1:10

NOTE:
Ground beneath building to have 300kN bearing capacity

2	wgh	30/07/21	Add Detail 041-04 Extend top of block wall with 50mm insitu cap
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Date:			Sheet Title: Detail - Foundation Construction Details Garage Door Threshold
Amendment by:			Date: 6/09/2021 Designer: wgh Scale on A3: 1:10 Drawn: wgh Scale on A1: 1:5 Checked: wgh Job No: 1407 Approved: wgh



3. wgh 02/09/21 Extend Sika from top of block wall, across trench floor and 100mm up far side
Introduce 10mm cross fall to centre line of trench

2. wgh 13/08/21 Add WPM to moat floor & house wall

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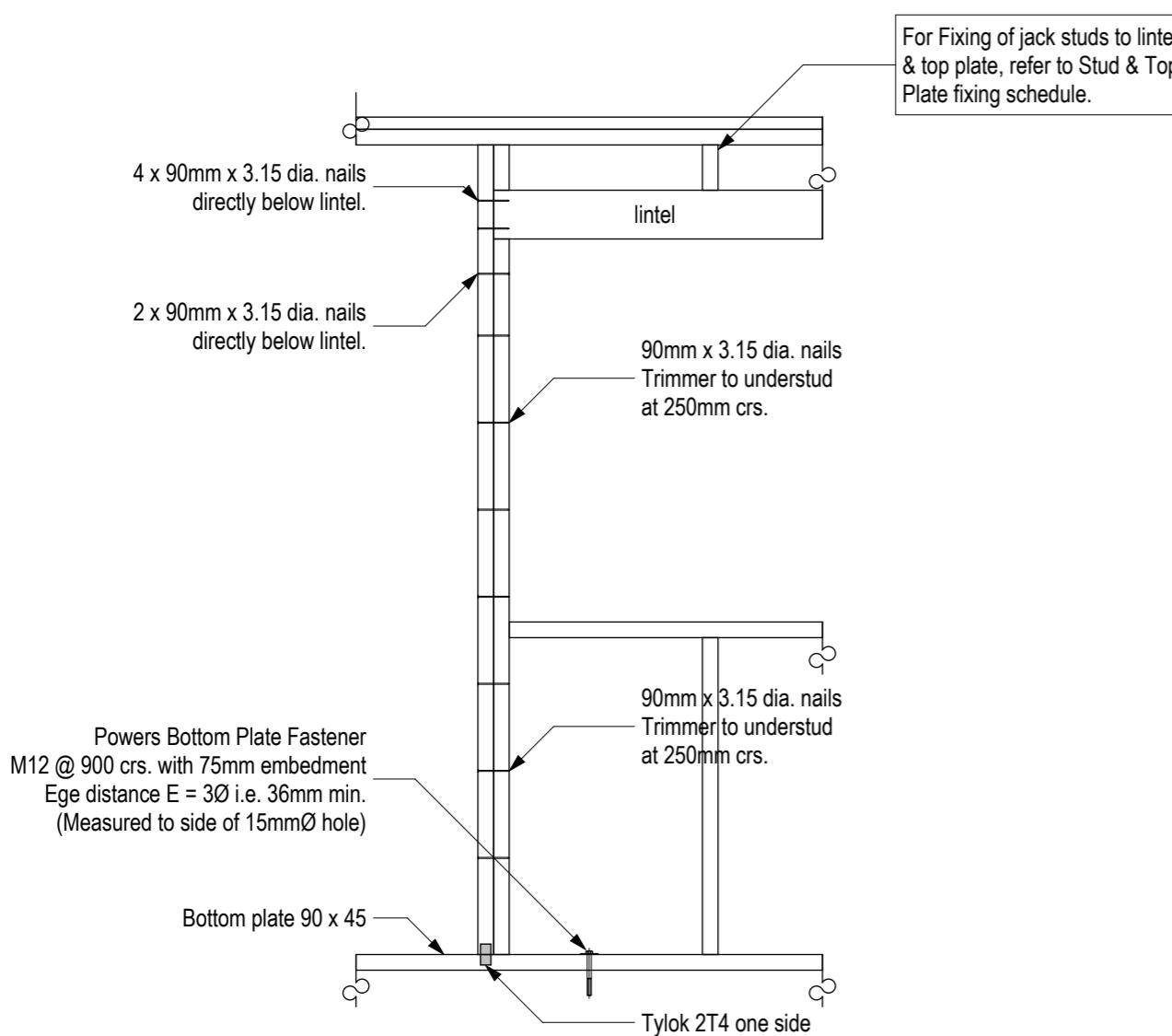
BILL HENDERSON ARCHITECT

Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet Title: **Detail - Foundation
Deck Details
Garage Door Threshold**

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:5 Drawn: wgh
Scale on A1: 1:5 Checked: wgh
Job No: 1407 Approved: wgh

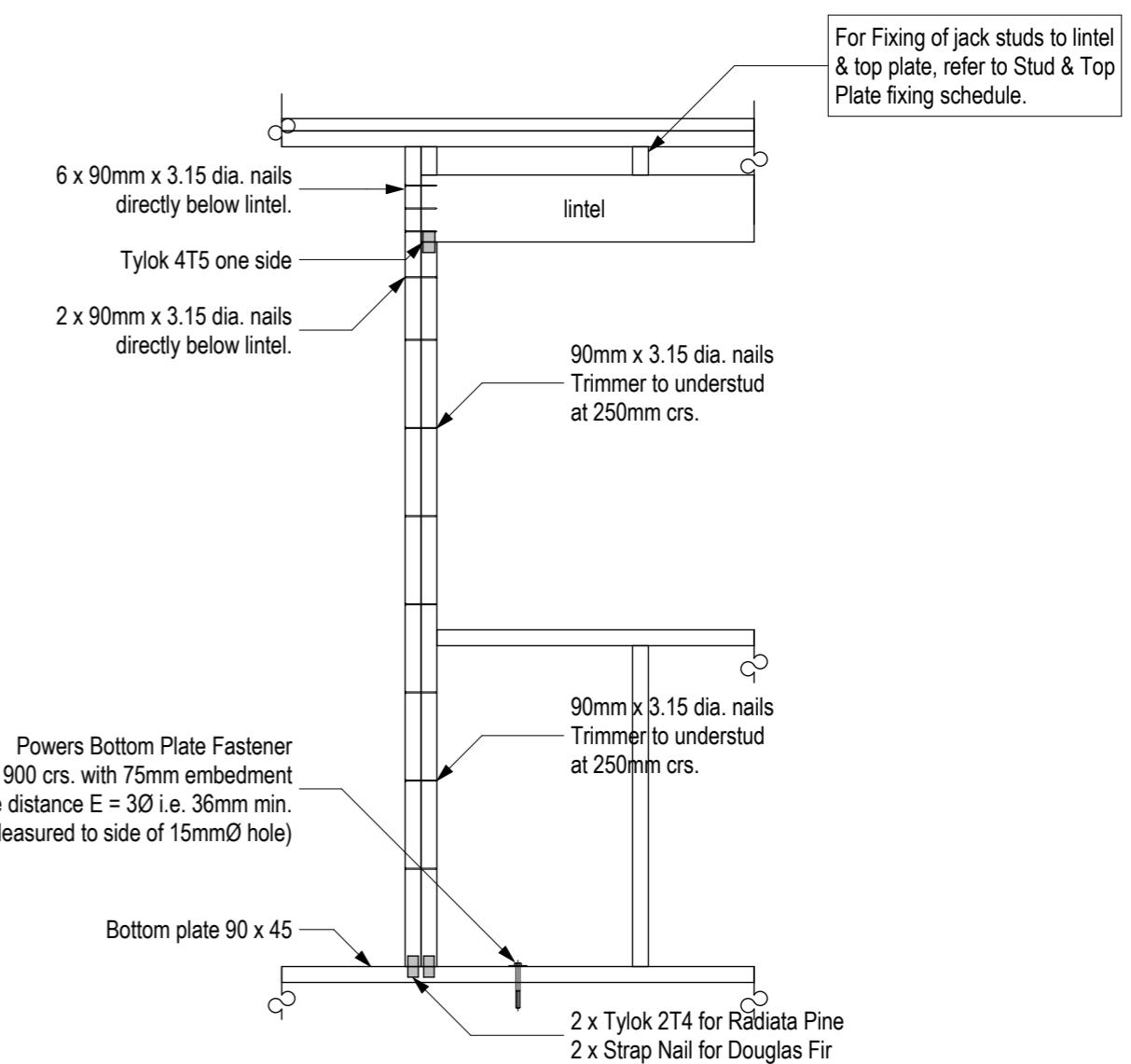
File Name: 1407 R.pin File Path:
Drawing No: AR-041-16 Issue: 3



041-11

Lintel Fixing Type E
1.4 kN

Scale: 1:20

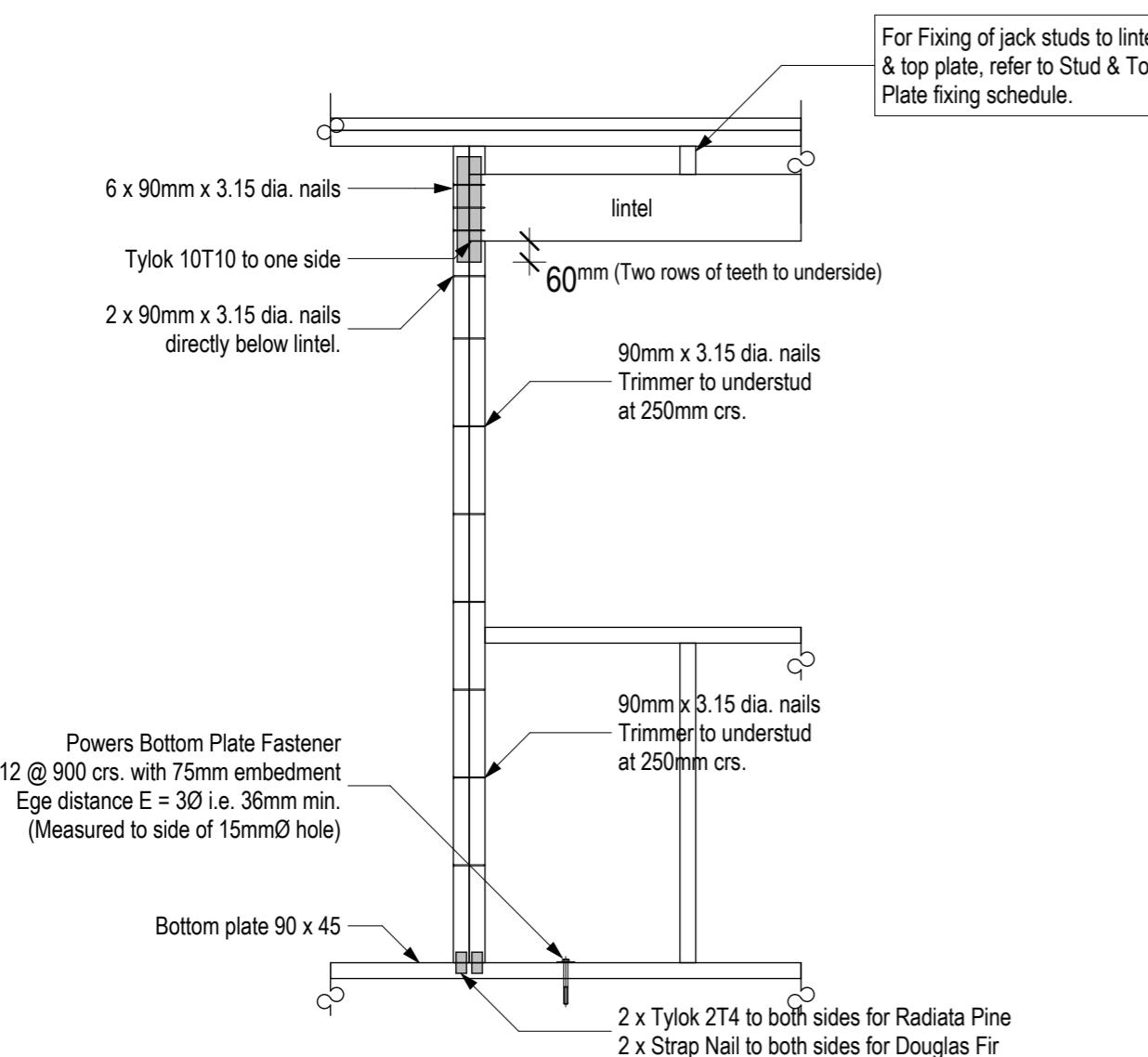


041-12

Lintel Fixing Type F
4.0 kN

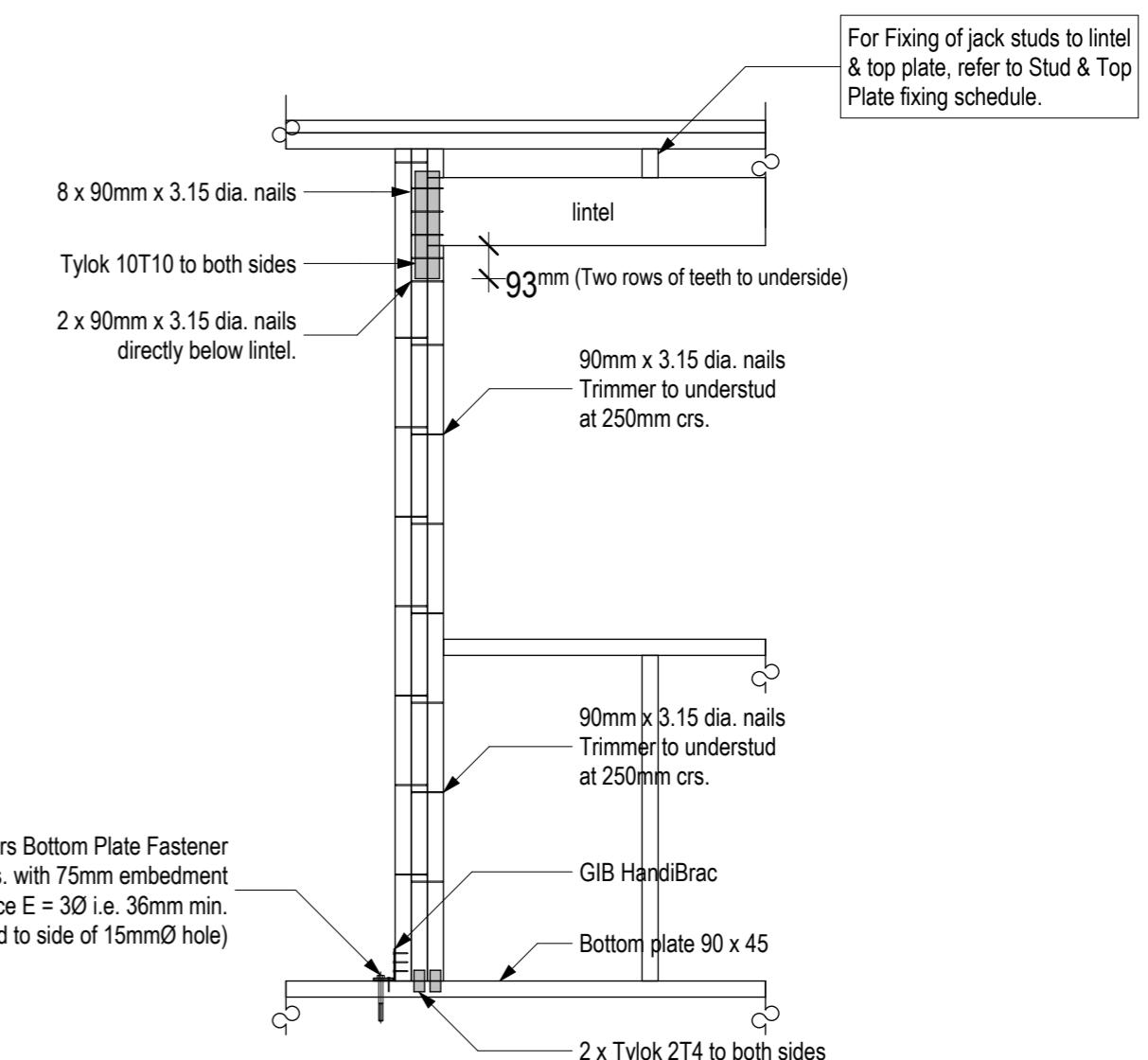
Scale: 1:20

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Amendment by:		
Amendment ID:		



041-13 Lintel Fixing Type G
7.5 kN

Scale: 1:20



041-14 Lintel Fixing Type H
13.5 kN

Scale: 1:20

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Amendment by:		
Amendment ID:		

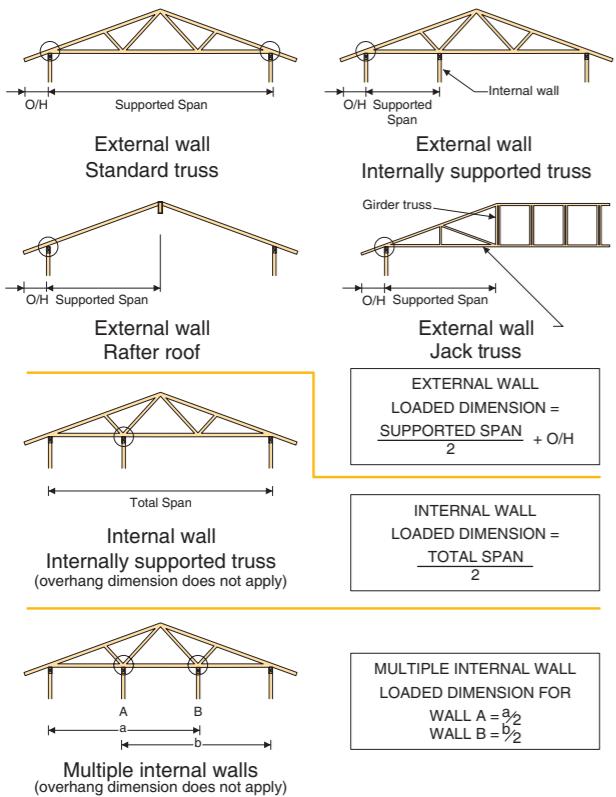
STUD TO TOP PLATE FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

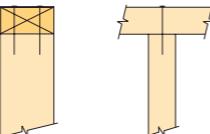
LOADED DIMENSION DEFINITION



FIXING OPTIONS

FIXING TYPE A 0.7 kN

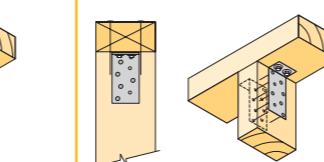
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7 kN

CHOOSE ANY OF THE 3 OPTIONS BELOW

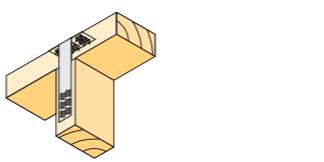
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

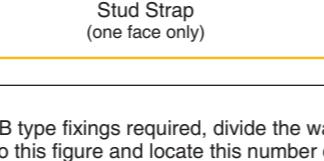
Recommended for internal wall options to avoid lining issues

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



Plus
2 x LUMBERLOK
CPC40

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



Plus
LUMBERLOK
Stud Strap
(one face only)

WALLS

FIXING SELECTION CHART

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

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

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

Note:

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

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Amendment by:	
Amendment ID:	

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Christchurch 8022
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e-mail: bill@bha.net.nz
website: www.bha.net.nz

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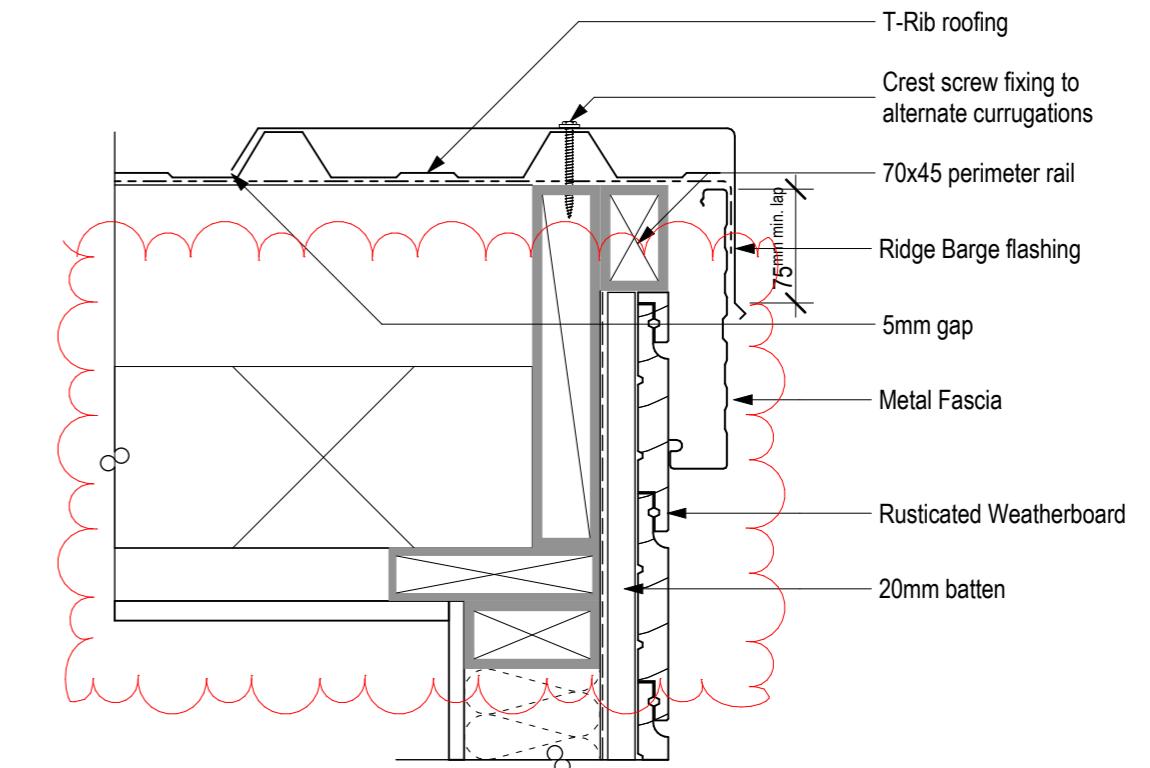
Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet Title: **Detail - Structure
Fixing of Top Plate to Stud**

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:10 Drawn: wgh
Scale on A1: 1:5 Checked: wgh
Job No: 1407 Approved: wgh

File Name: 1407.R.pdf File Path:
Drawing No: AR-042-21 Issue: 1

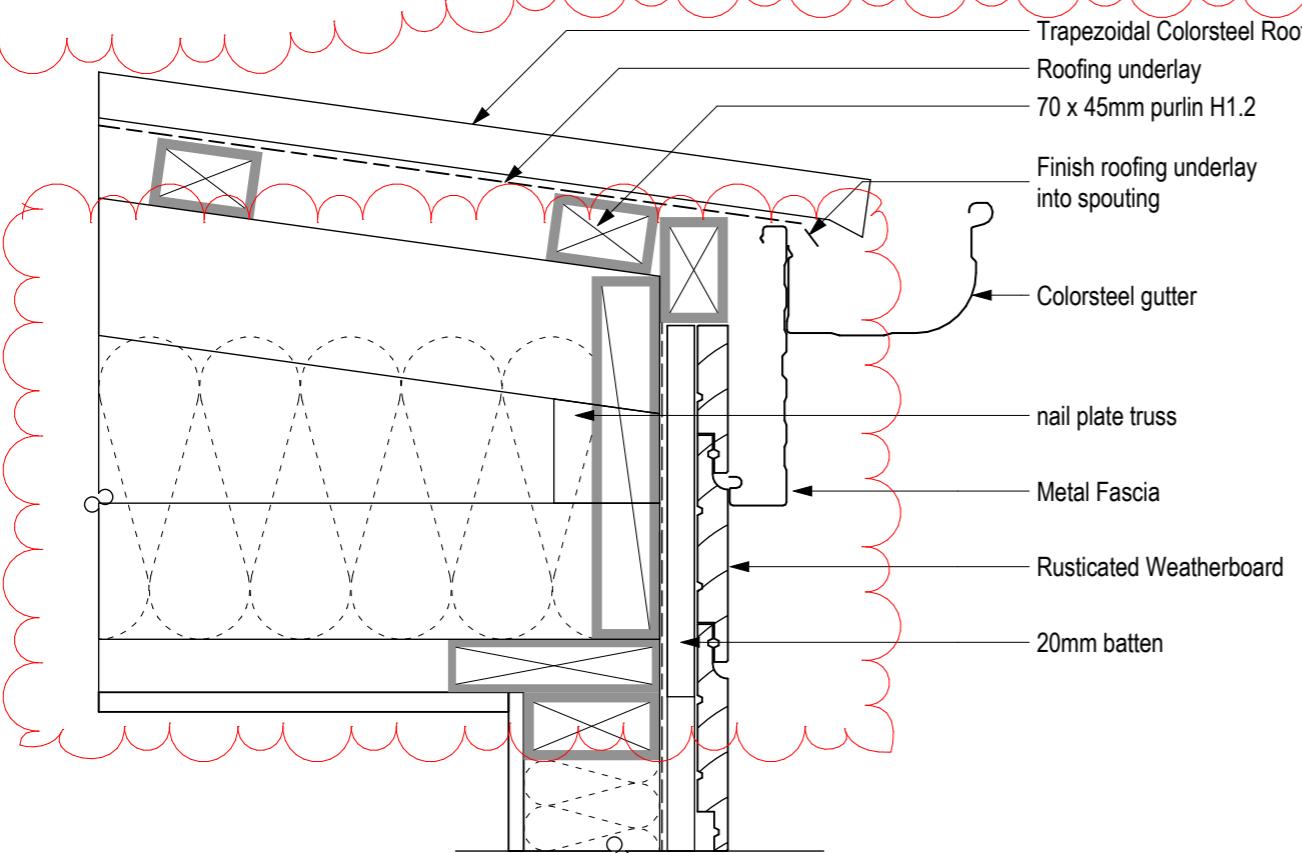
AR-042-21



Eaves Barge - Skillion Roof
Trapezoidal roofing min. height 30mm

043-02
AR-026-01

Scale: 1:5



Eaves Barge - Skillion Roof
Trapezoidal roofing min. height 30mm

043-03
AR-026-05

Scale: 1:5

Show EPS insulation
Edge Details 014-02 & 03 extend cladding further up behind fascia.
Remove Ridge Flashing Detail 014-01

2 wgh 02/08/21
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Christchurch 8022
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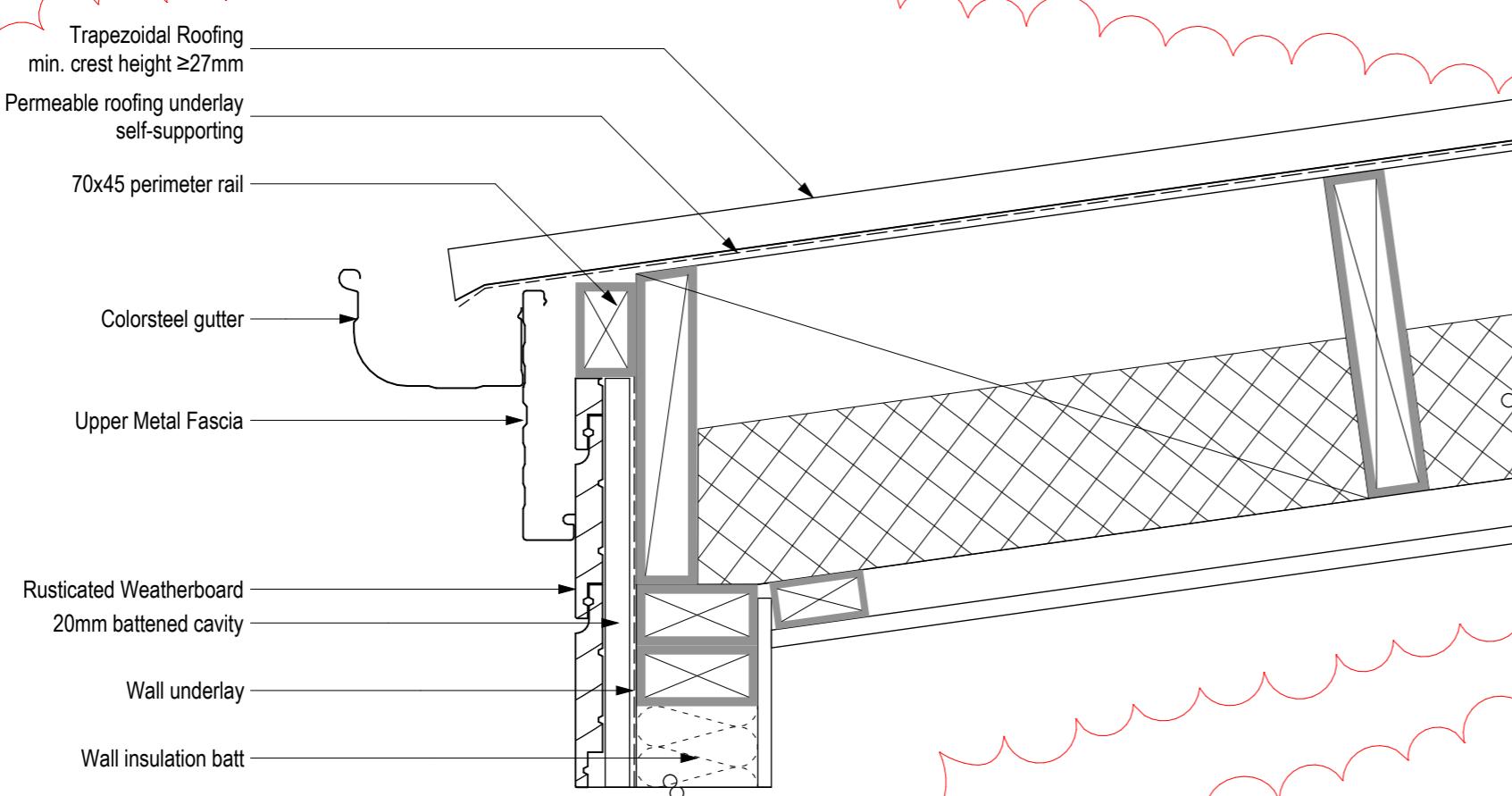
Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet Title: **Detail - Roof Cladding
Roof Flashings**

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:5 Drawn: wgh
Scale on A1: 1:2.5 Checked: wgh
Job No: 1407 Approved: wgh

File Name: 1407.R.pdf File Path:
Drawing No: AR-043-01 Issue: 2

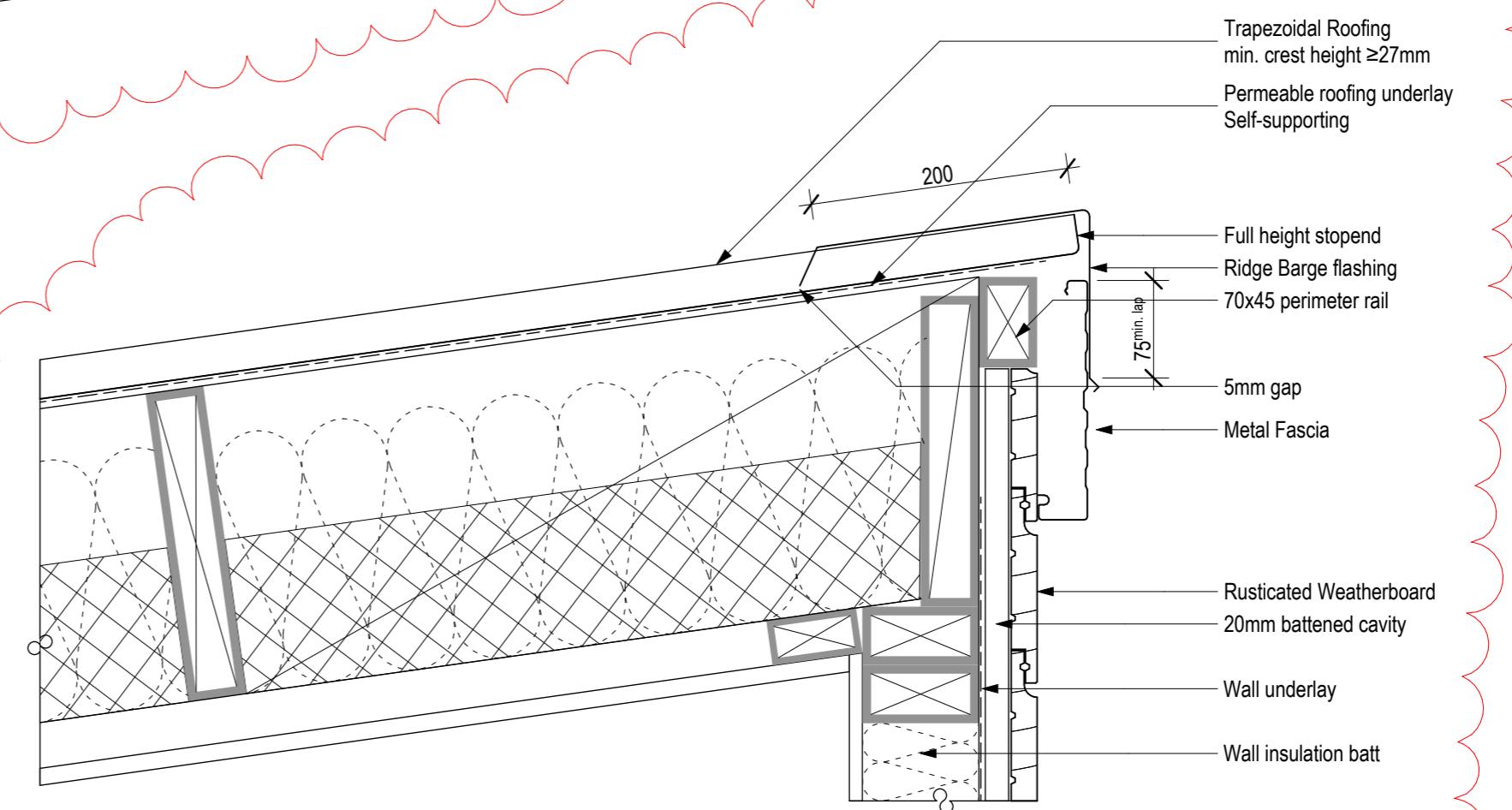
AR-043-01



043-06
AR-026-05

Gutter Eaves - Skillion Roof
Trapezoidal roofing min. height 30mm

Scale: 1:5



043-07
AR-026-05

Ridge Barge - Skillion Roof
Trapezoidal roofing min. height 30mm

Scale: 1:5

2	wgh	02/08/21	Show EPS Insulation Edge Details 014-06 & 07 extend cladding further up behind fascia.
	Description:		
Date:			
Amendment by:			

Amendment ID:

88 Centaurus Road, Huntsbury
Christchurch 8022
Ph 0272 0272 19
e-mail: bill@bha.net.nz
website: www.bha.net.nz

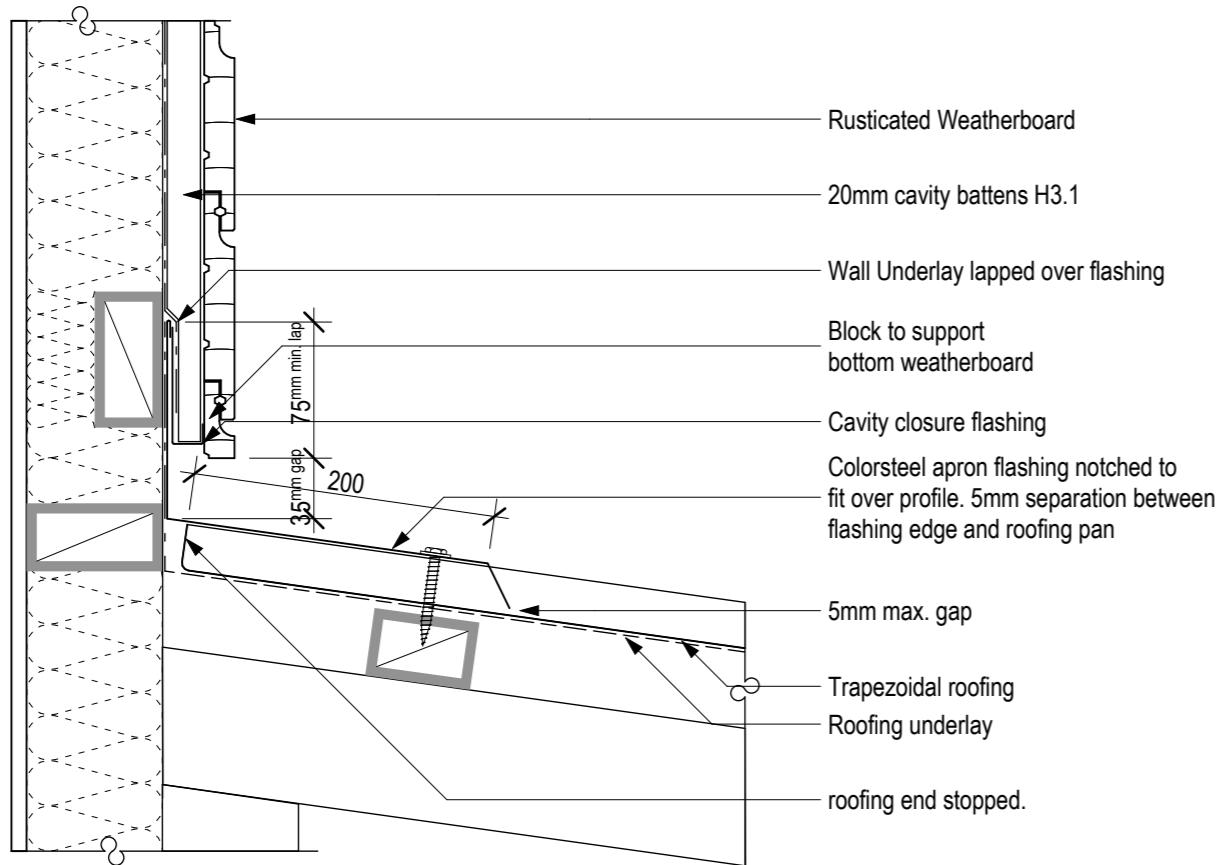
BUN
DAN
Bill
Henderson
Architect

Project:
Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet
Title:
**Detail - Roof Cladding
Roof Edge Details**

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:5 Drawn: wgh
Scale on A1: 1:2.5 Checked: wgh
Job No: 1407 Approved: wgh

File Name: 1407.R.pln File Path:
Drawing No: AR-043-06 Issue: 2



Apron Flashing Roof/Wall Junction
trapezoidal roofing

043-11

AR-026-05

Scale: A2/1:5 A4/1:10

2	wgh	18/08/21	Delete 043-12
Description:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.		
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Amendment by:			

Amendment ID:



Project:

Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

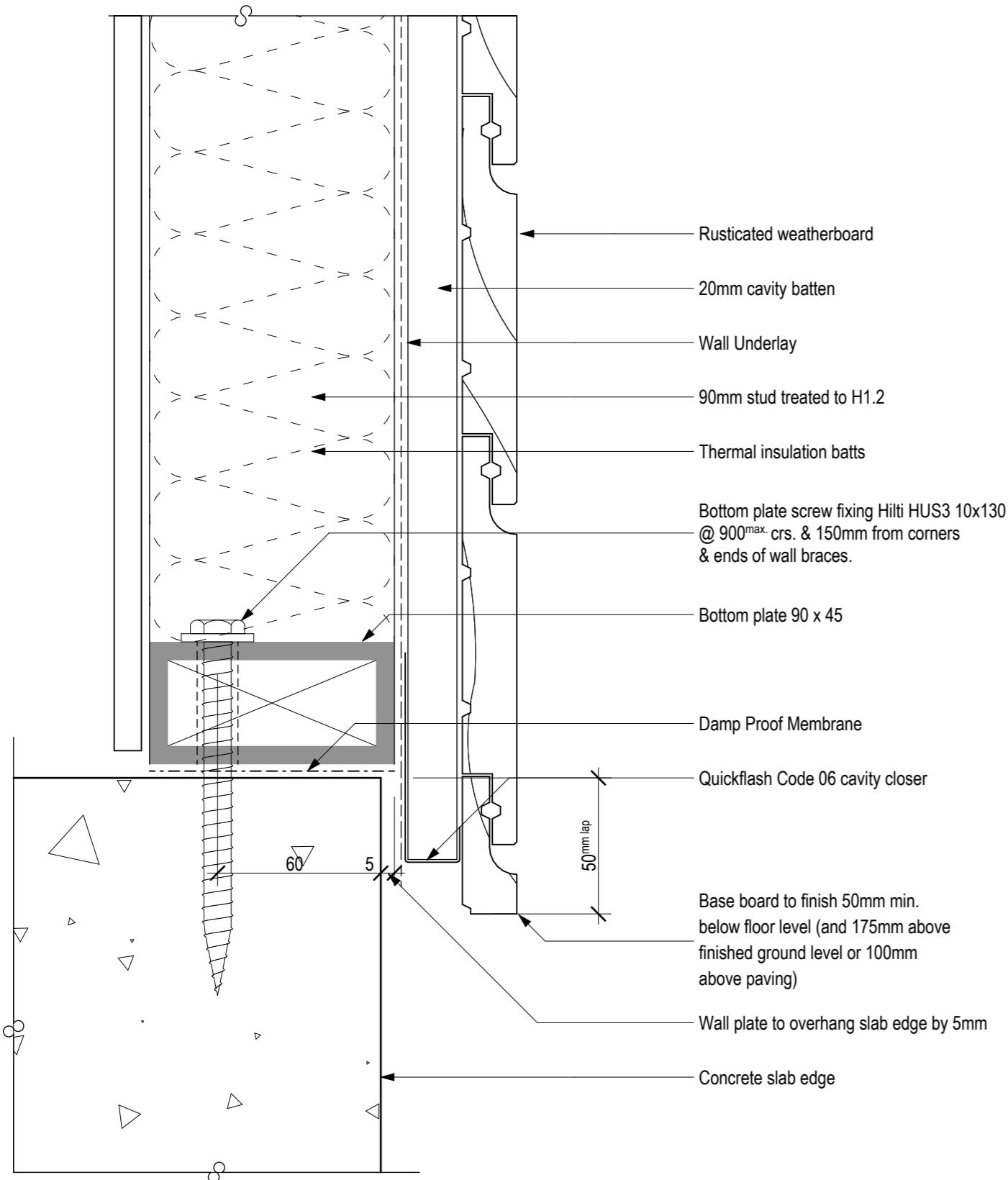
Sheet

Title: **Detail - Roof Cladding
Apron Flashing Roof/Wall**

Date:

6/09/2021
Designer: wgh
Scale on A3: 1:5
Drawn: wgh
Scale on A1: 1:2.5
Checked: wgh
Job No: 1407
Approved: wgh

File Name: 1407.R.pln
File Path:
Drawing No: AR-043-11
Issue: 2

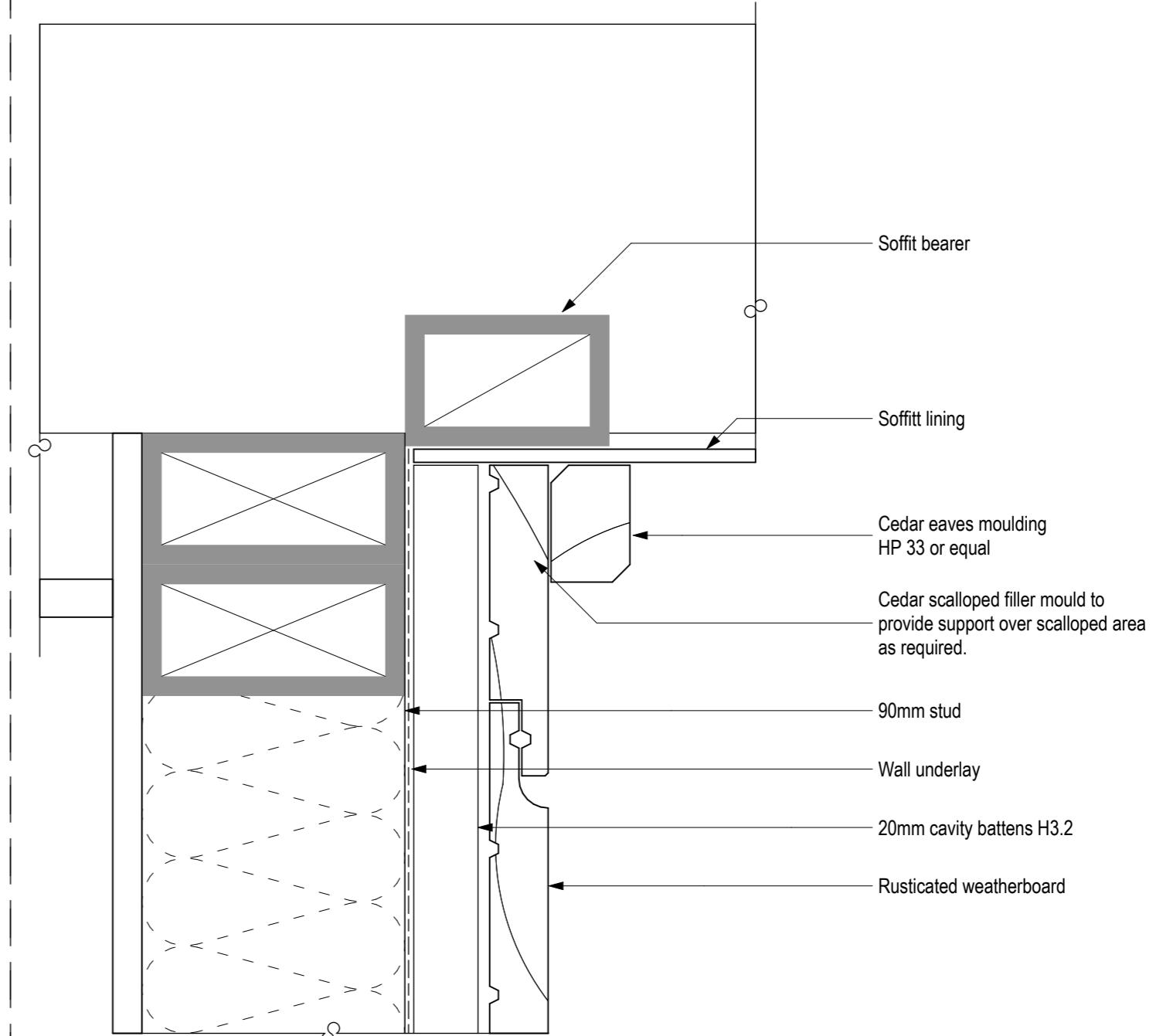


External Wall Base
Rusticated Weatherboard

044-01

AR-026-01

Scale: 1:2



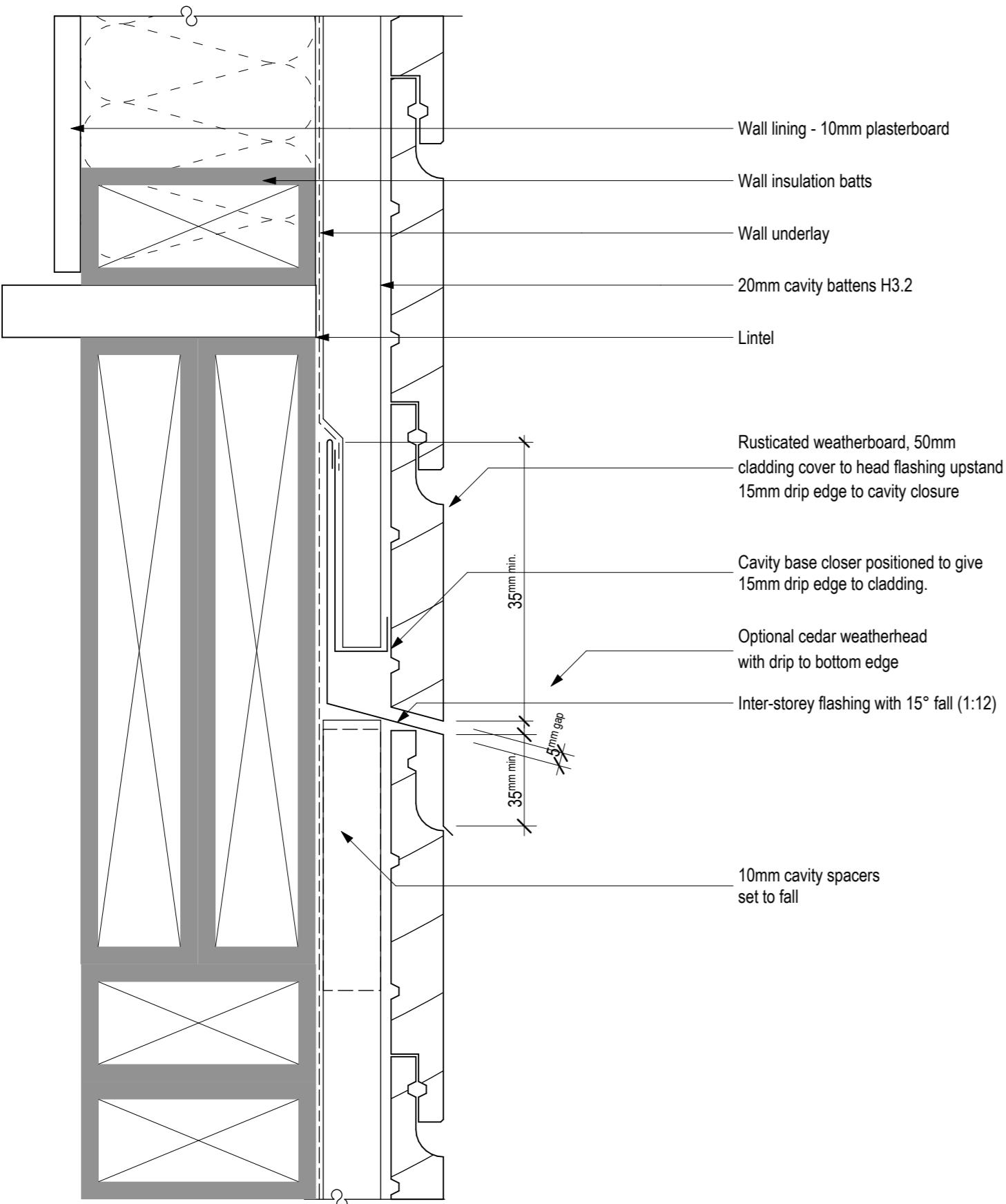
Eaves Soffit Flat
Rusticated weatherboard - cavity

044-02

AR-026-06

Scale: 1:2

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Amendment ID:		



044-03
AR-026-01
Inter-storey Junction - Battened Cavity
Rusticated Weatherboard Cladding

Scale: 1:2

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Amendment ID:		

BILL HENDERSON ARCHITECT LTD

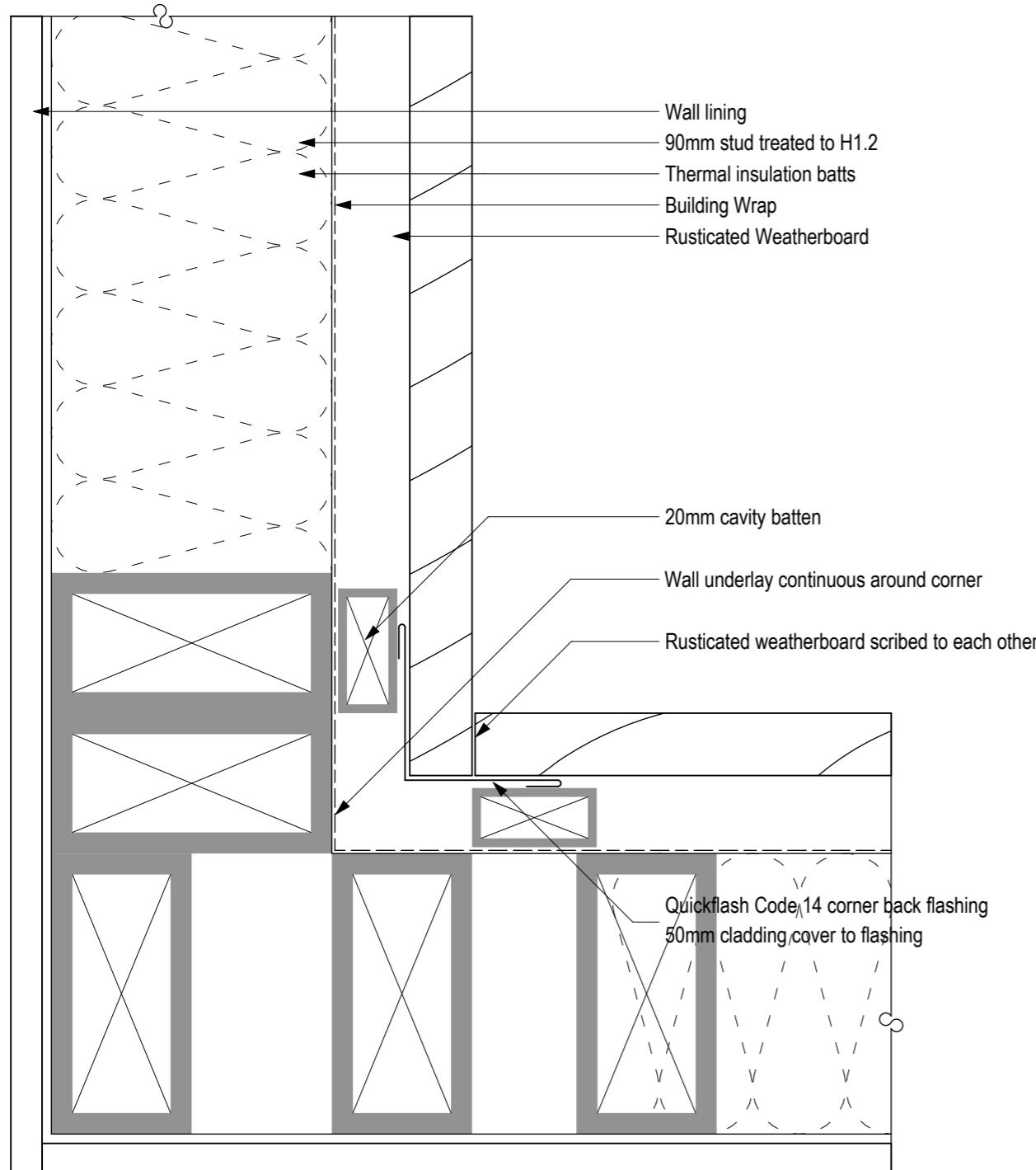
Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet Title: **Detail - Wall Cladding
Inter-storey Cavity Junction**

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:2 Drawn: wgh
Scale on A1: 1:1 Checked: wgh
Job No: 1407 Approved: wgh

File Name: 1407 R.pin File Path:
Drawing No: AR-044-03 Issue: 1

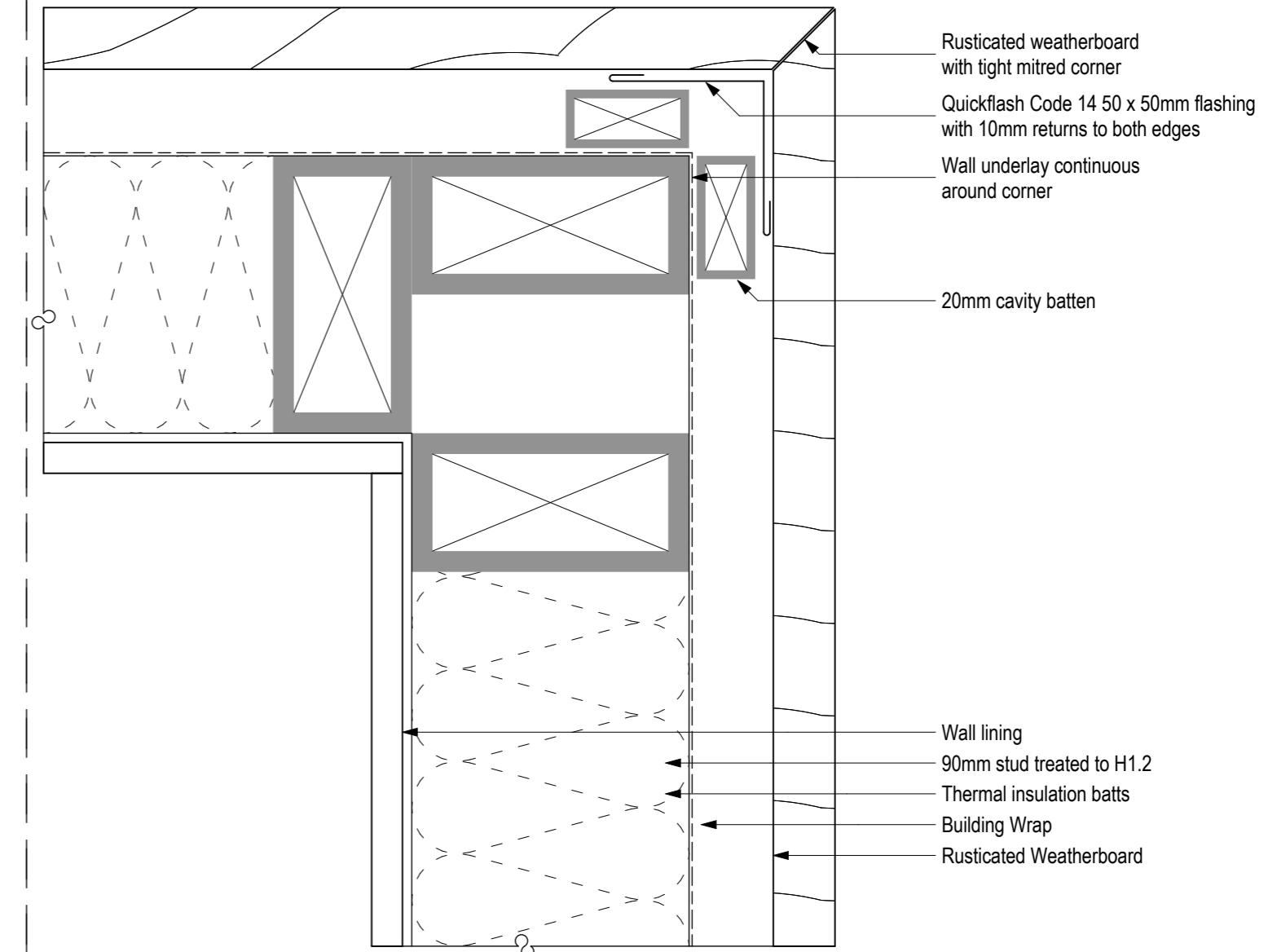
AR-044-03



044-11

Internal Corner
Rusticated Weatherboard - Cavity Fixed

Scale: 1:2



044-12

External Corner - Mitred
Rusticated Weatherboard - Cavity Fixed

Scale: 1:2

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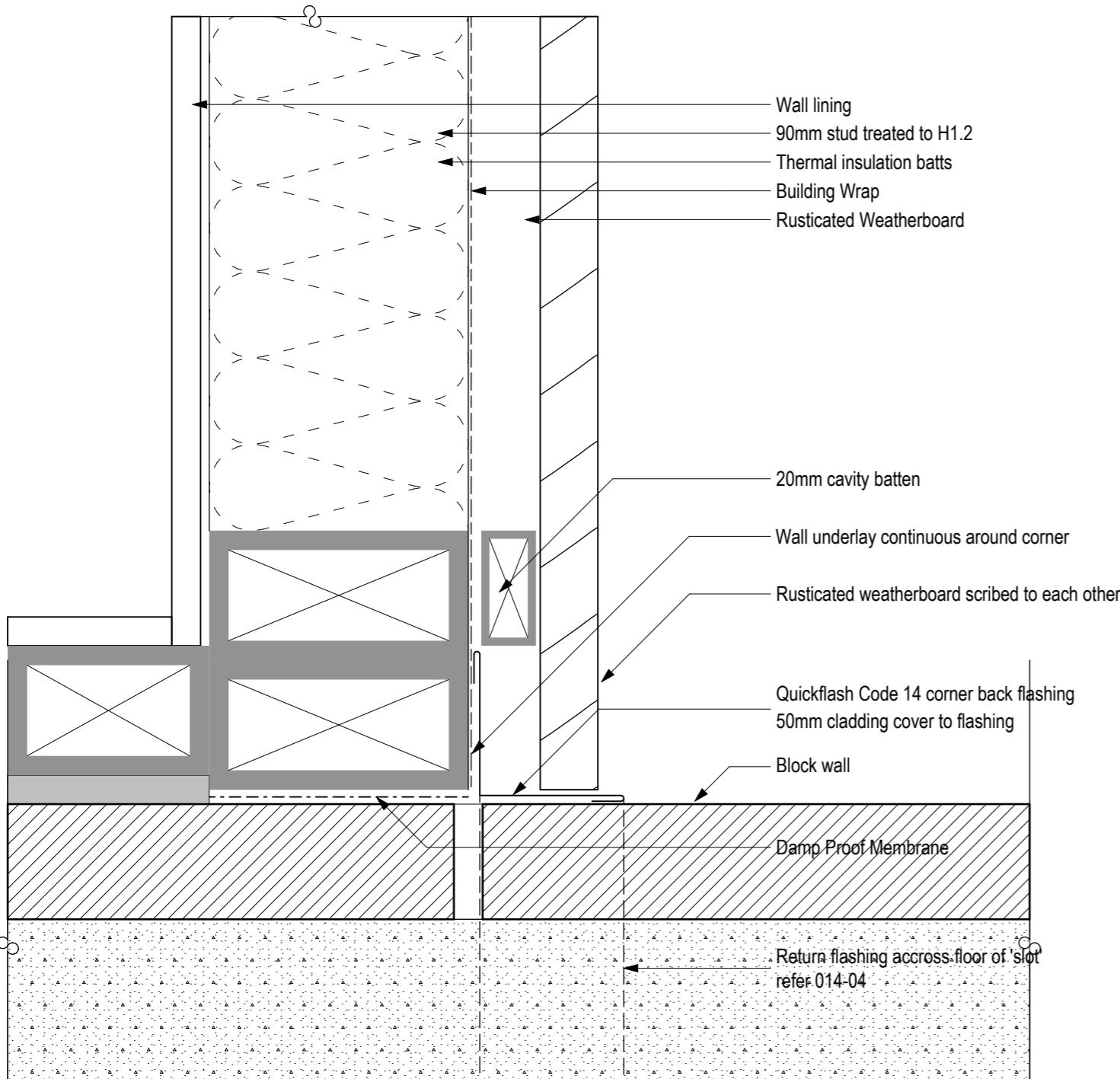
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Bill
Henderson
Architect

Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet Title: **Detail - Wall Cladding
Corner Plan Details**

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:2 Drawn: wgh
Scale on A1: 1:1 Checked: wgh
Job No: 1407 Approved: wgh

File Name: 1407 R.pin File Path:
Drawing No: AR-044-11 Issue: 1



044-11

Internal Corner with 190mm Block
Rusticated Weatherboard - Cavity Fixed

AR-026-05

Scale: 1:2

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Amendment by:		BILL HENDERSON ARCHITECT
Amendment ID:		Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196



Sheet Title: **Detail - Wall Cladding
Corner Plan Details**

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:2 Drawn: wgh
Scale on A1: 1:1 Checked: wgh
Job No: 1407 Approved: wgh

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Drawing No: AR-044-13 Issue: 1

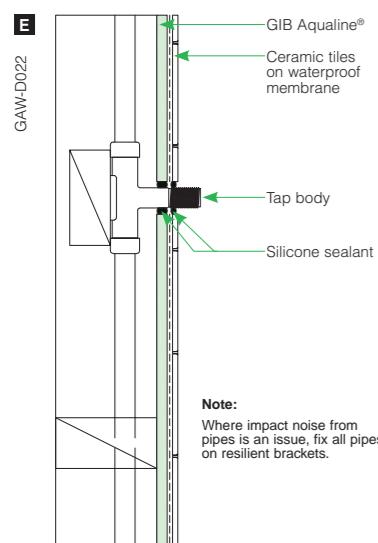
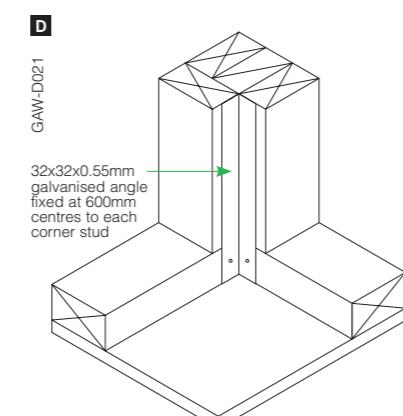
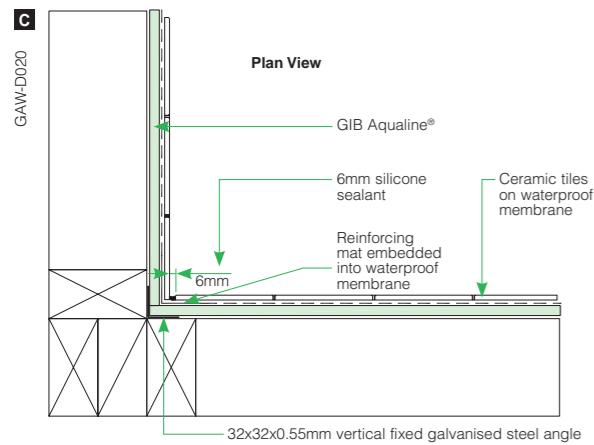
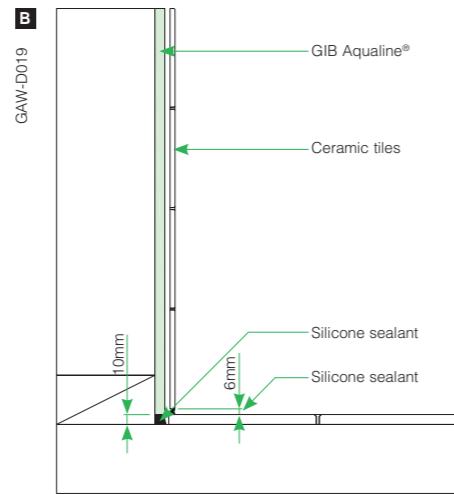
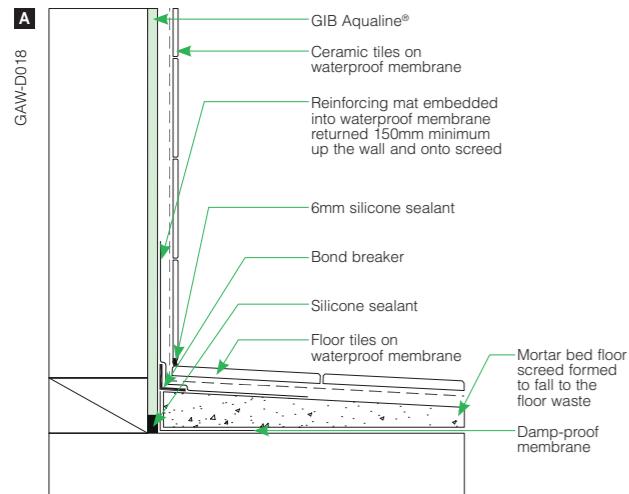
AR-044-13

GIB AQUALINE® WET AREA SYSTEMS – TYPICAL DETAILS

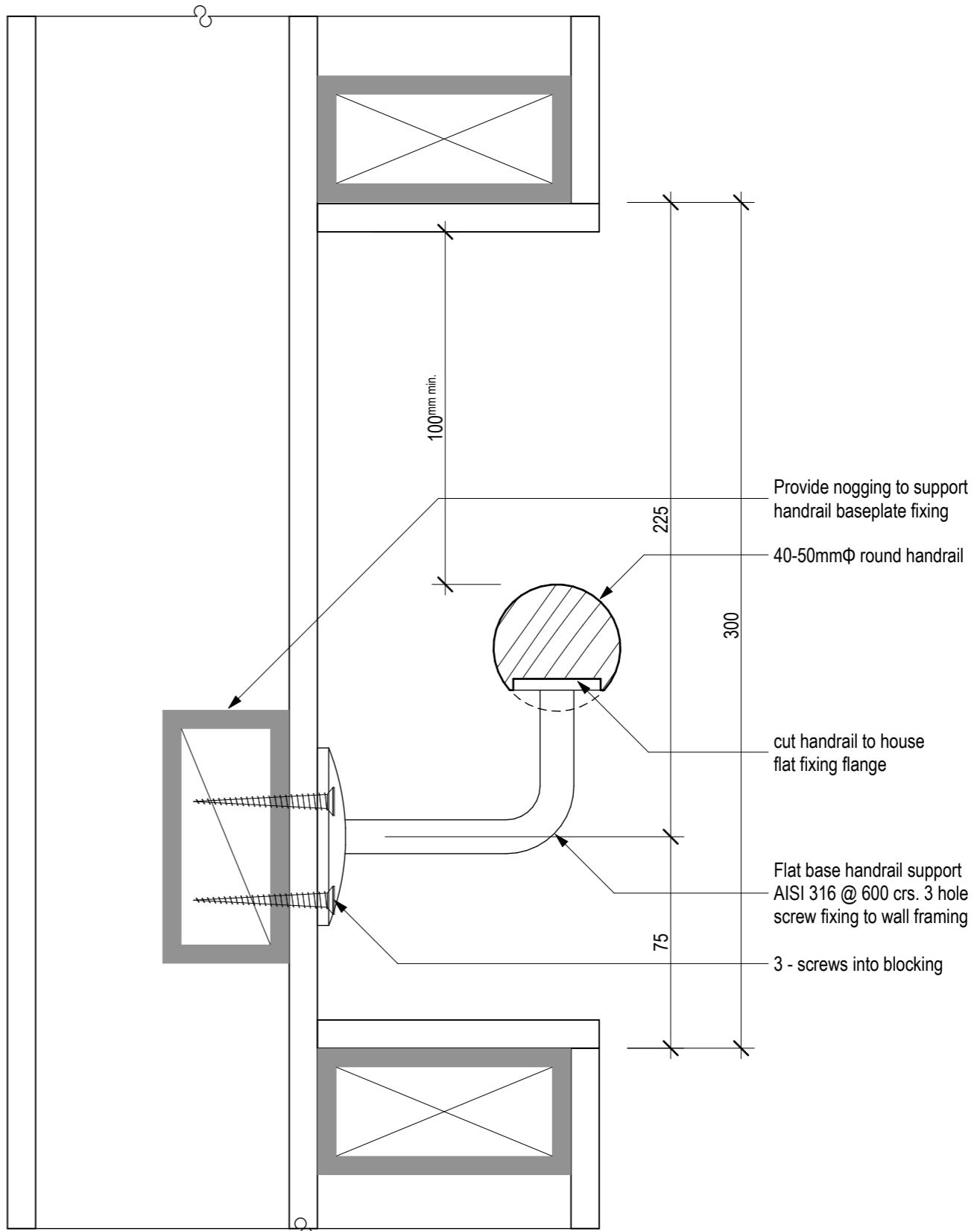


Shower – Tiled Walls and Base

MARCH 2007



GIB AQUALINE® WET AREA SYSTEMS



Timber Handrail - Wall Mounted
Stainless Steel Bracket

045-03
AR-026-05

Scale: 1:2

Description:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Date:	
Amendment by:	
Amendment ID:	

88 Centaurus Road, Huntsbury
Christchurch 8022
Ph 0272 0272 19
e-mail: bill@bha.net.nz
website: www.bha.net.nz

BILL HENDERSON ARCHITECT

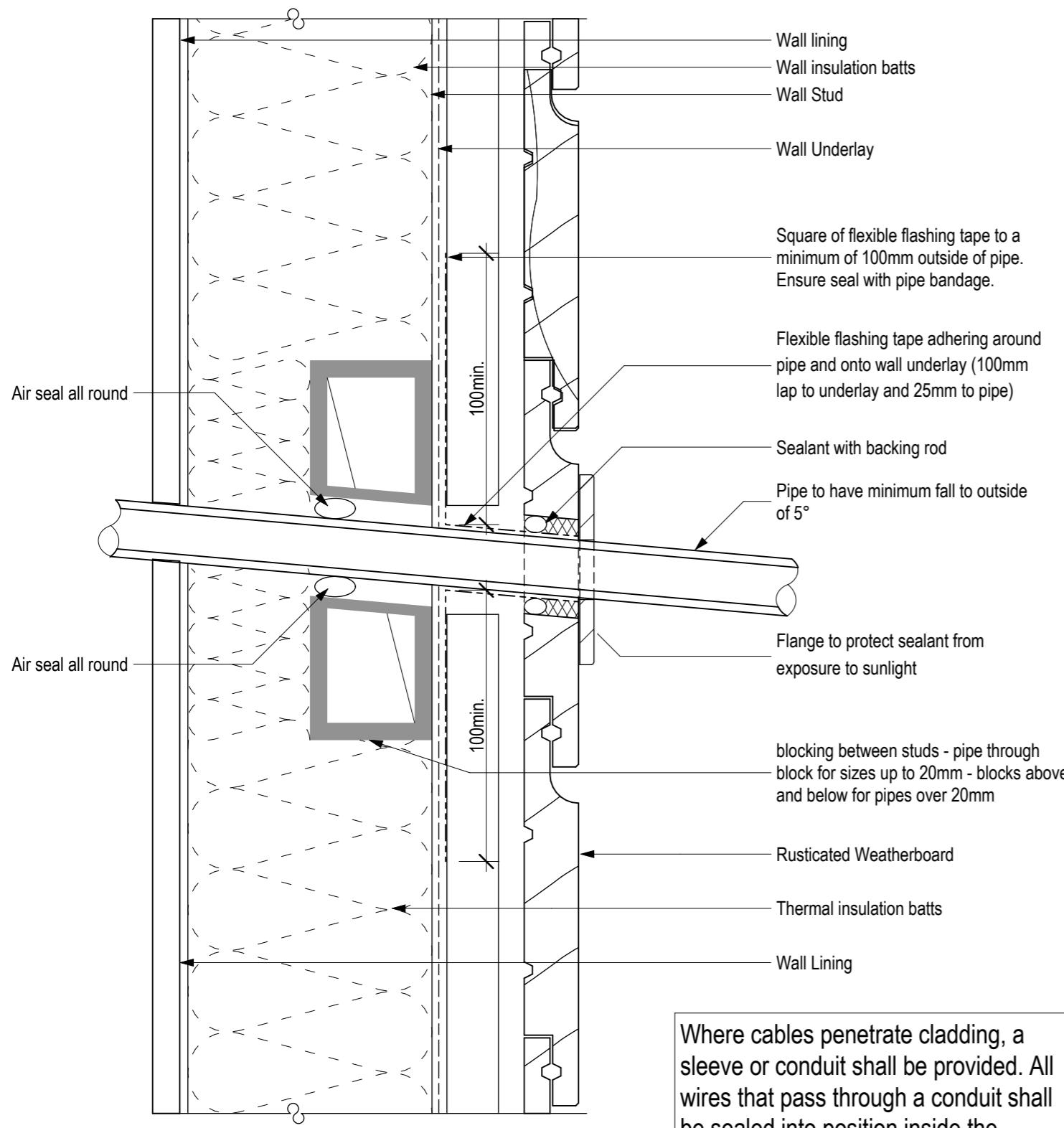
Project:
Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet
Title: **Detail - Lining
Internal Walls
Water Proofing Details**

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:2 Drawn: wgh
Scale on A1: 1:1 Checked: wgh
Job No: 1407 Approved: wgh

File Name: 1407.R.pdf File Path:
Drawing No: AR-045-01 Issue: 1

AR-045-01



046-03
Pipe Penetration - Battened Cavity
Rusticated Weatherboard Cladding

Scale: 1:2

	Description:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Date:		88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz
Amendment by:		
Amendment ID:		



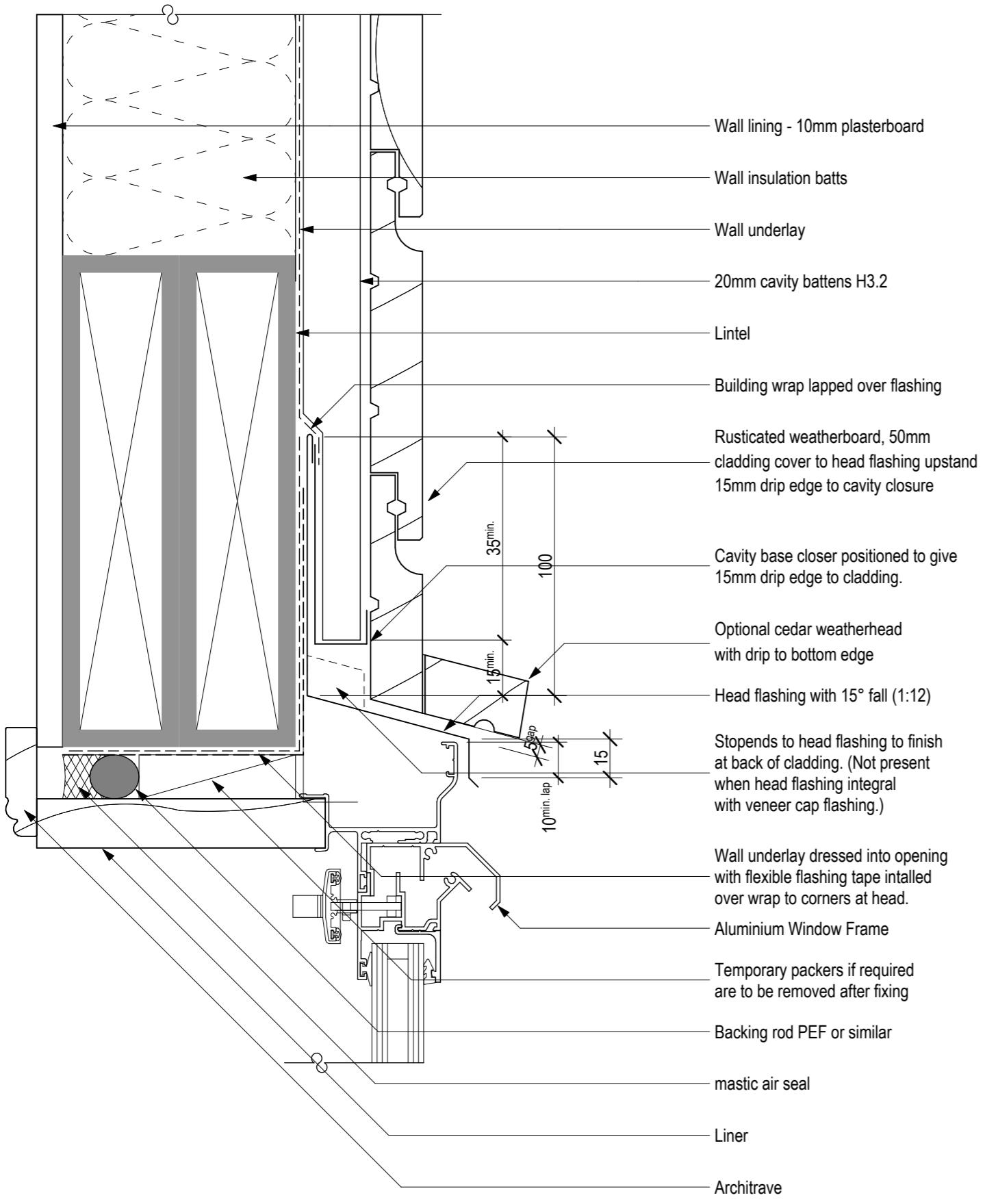
Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet Title: **Detail - External Openings
Construction Details
Pipe Penetration**

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:2 Drawn: wgh
Scale on A1: 1:1 Checked: wgh
Job No: 1407 Approved: wgh

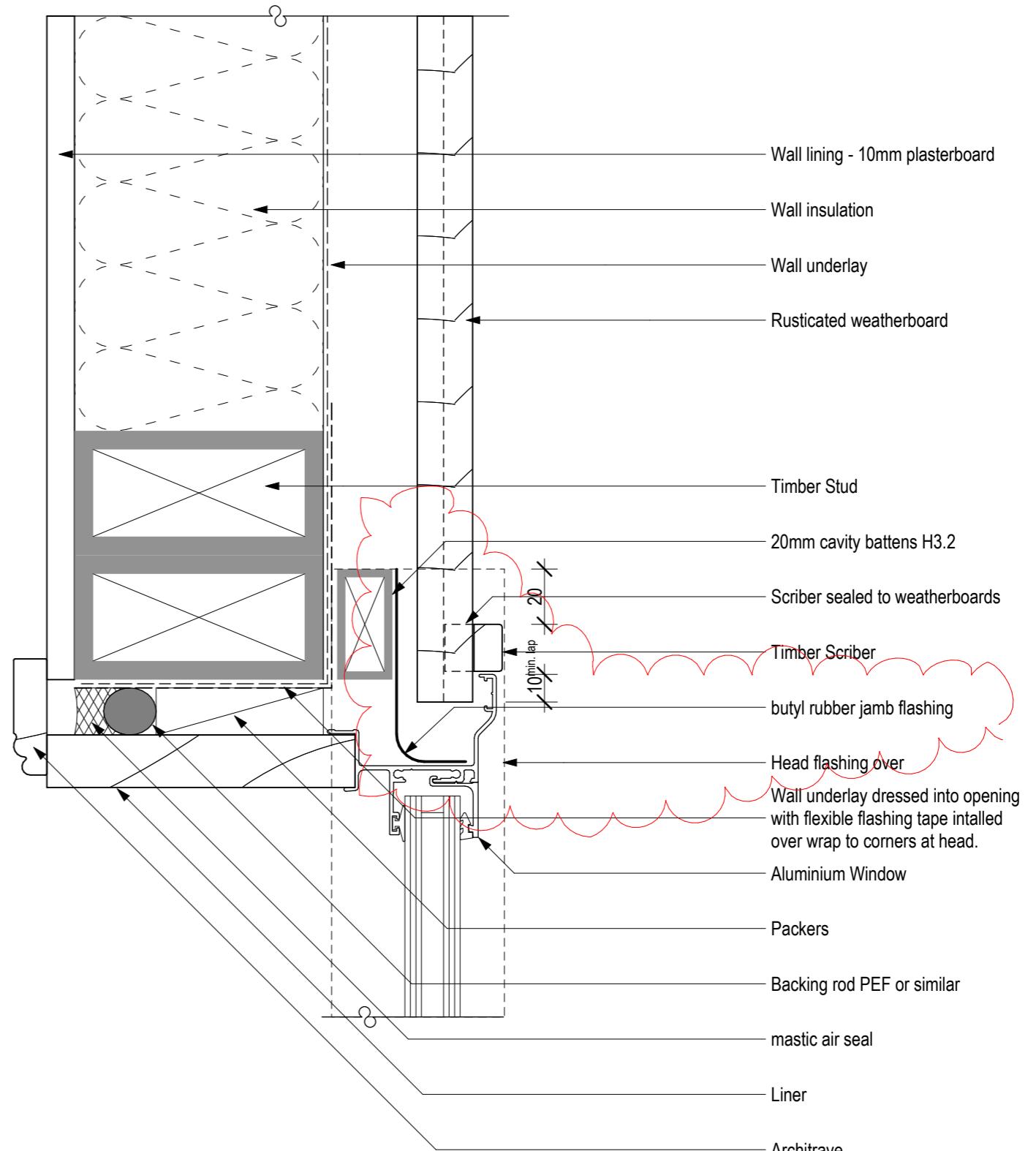
File Name: 1407 R.pdf File Path:
Drawing No: AR-046-03 Issue: 1

AR-046-03



046-11
Window Head - Batten Cavity
Rusticated Weatherboard Cladding

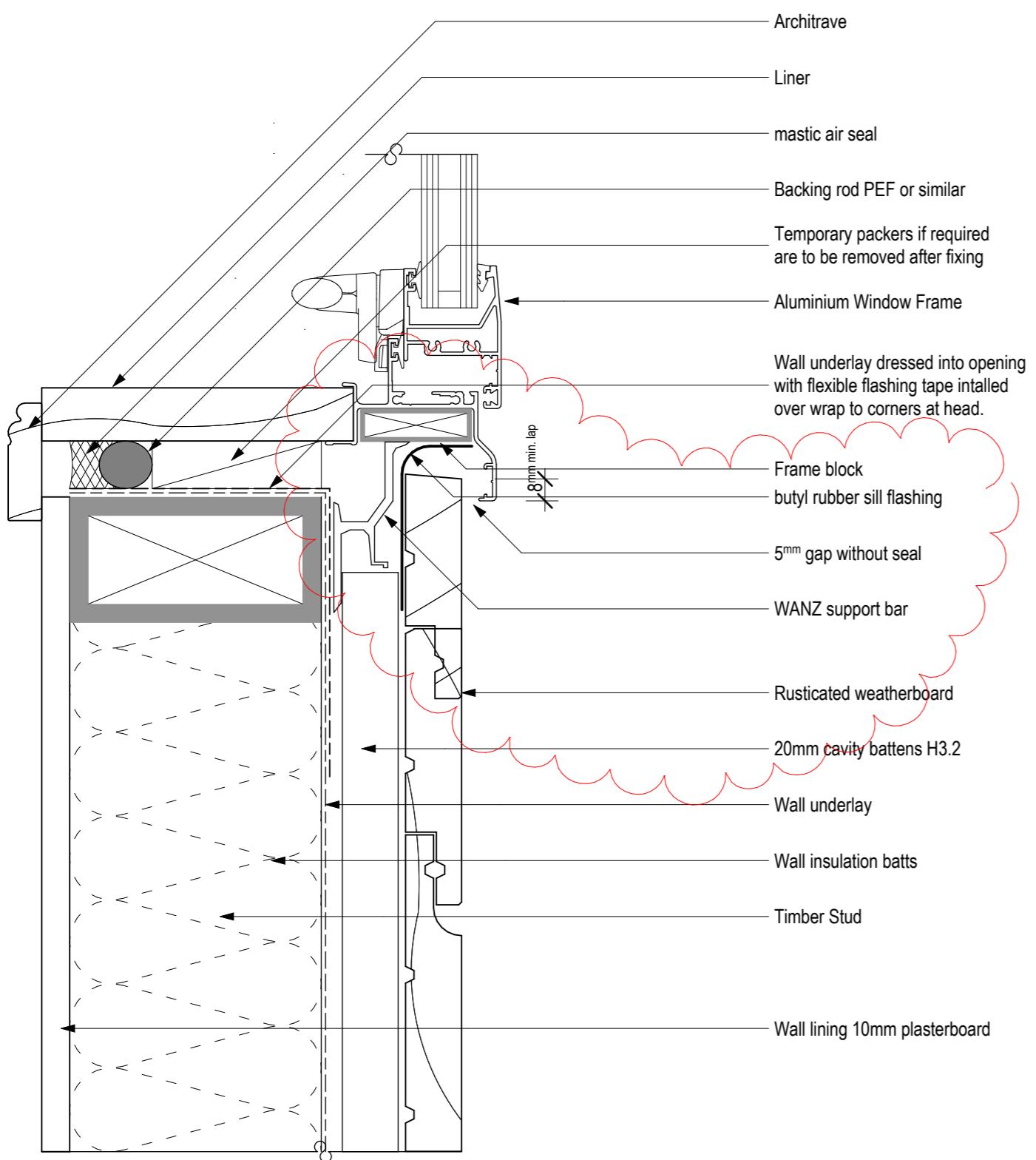
Scale: 1:2



046-12
Window Jamb - Batten Cavity
Rusticated Weatherboard Cladding

Scale: 1:2

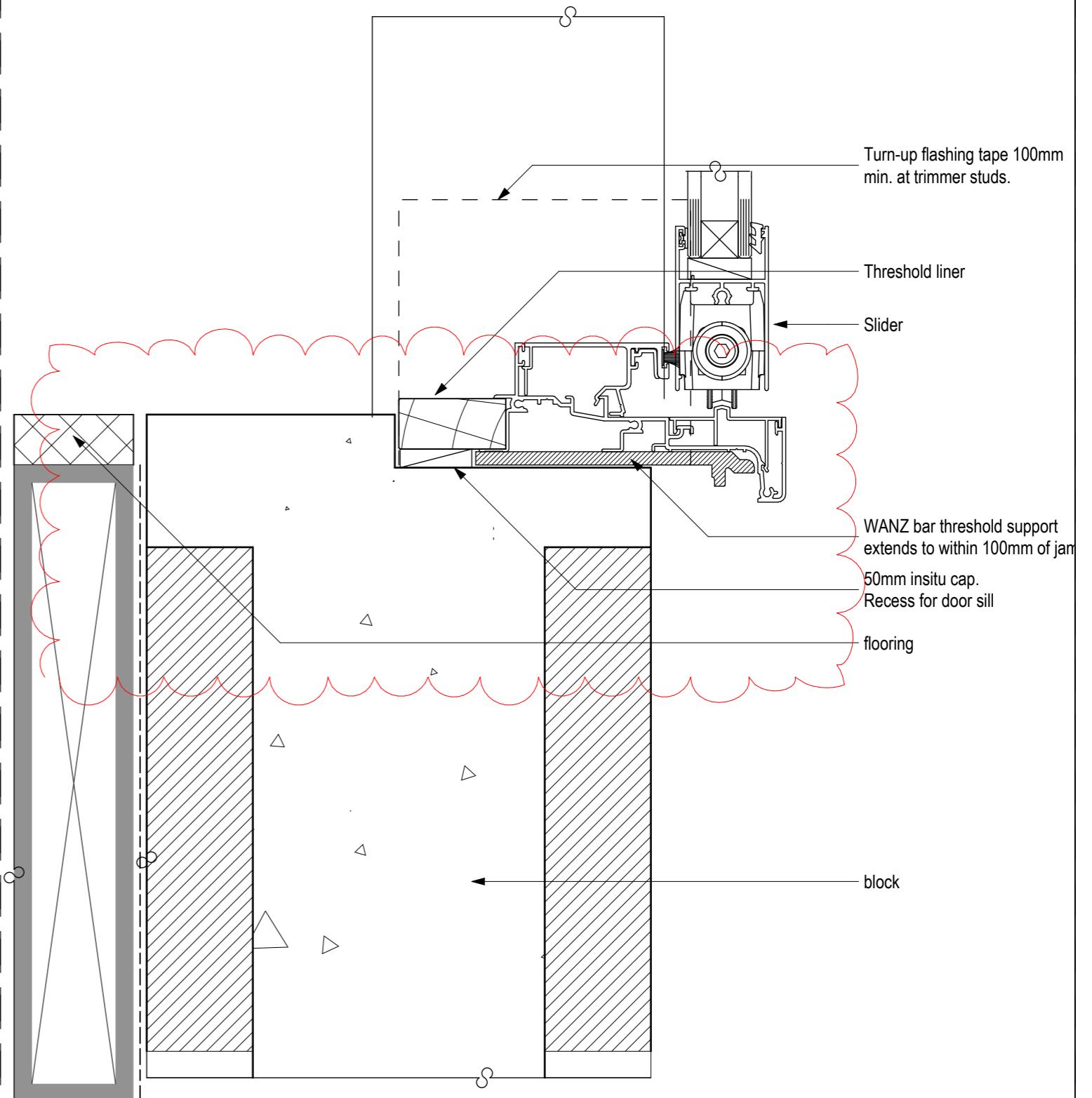
2	wgh	30/07/21	Butyl jamb flashing to 046-12
Description:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.		
Date:			
Amendment by:			
Amendment ID:			



046-13

Window Sill - Battened Cavity
Rusticated Weatherboard Cladding

Scale: 1:2

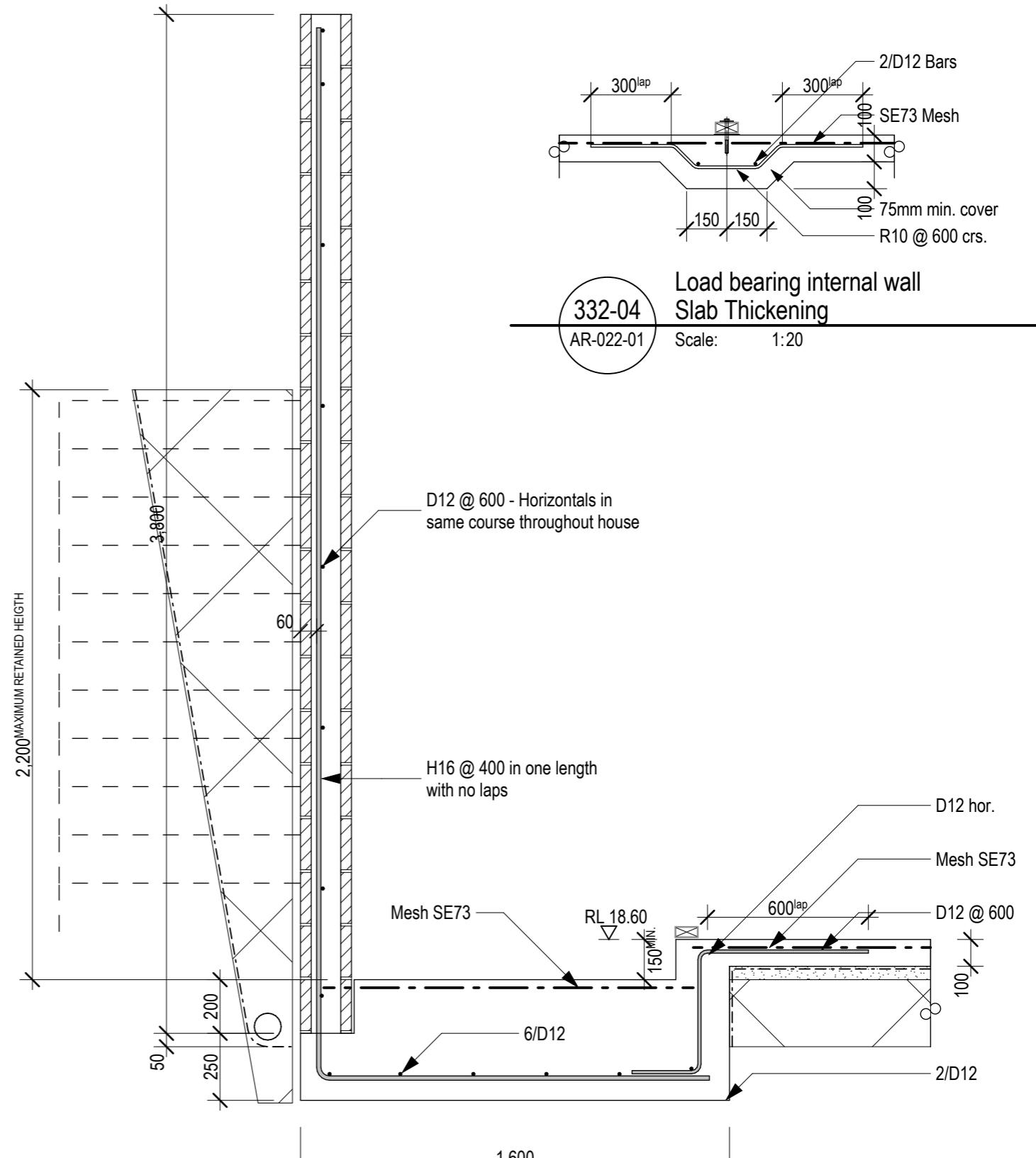
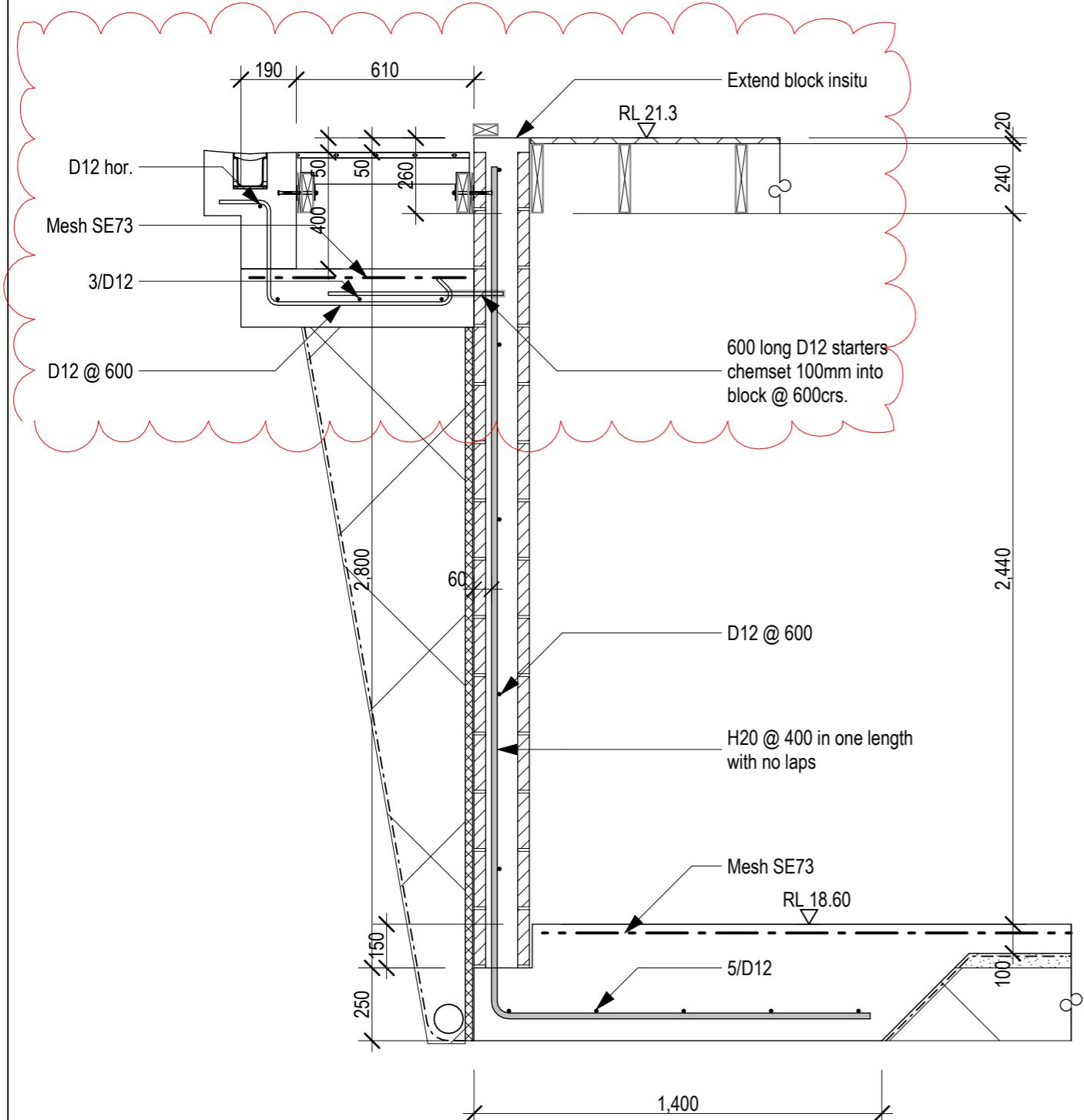


046-14

Slider Threshold
Timber Deck

AR-024-01 Scale: 1:2

2 wgh 30/07/21	Butyl sill flashing to 046-13 Extend top of block wall with 50mm in situ cap
Description:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Date:	88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz
Amendment by:	



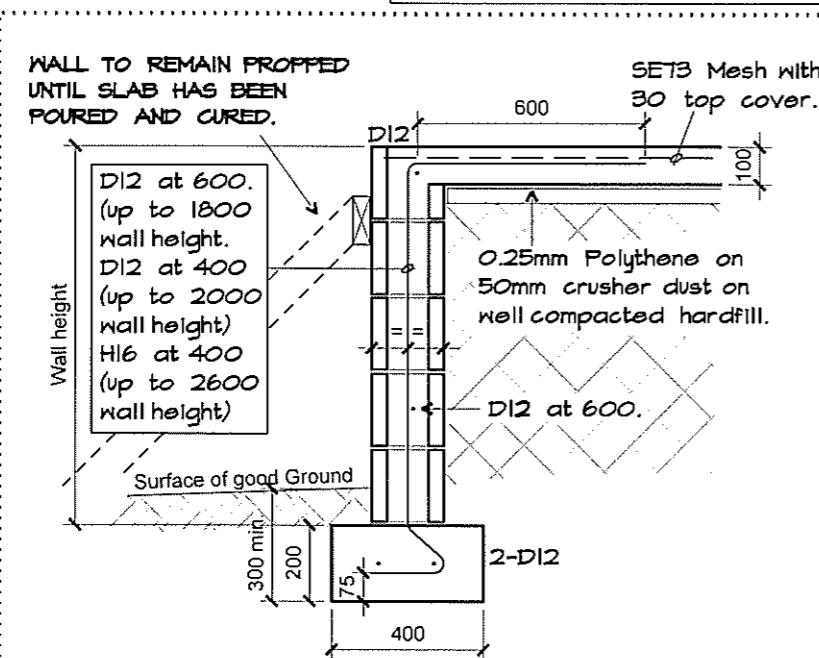
2	wgh	30/07/21	Show in situ overflow trench Add 50mm in situ to top of block wall
Description:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.		
Date:			
Amendment by:			

**FOUNDATIONS DETAILED ASSUME SOLID BEARING ON
"GOOD GROUND" AS DEFINED IN NZS 3604: 2011.**

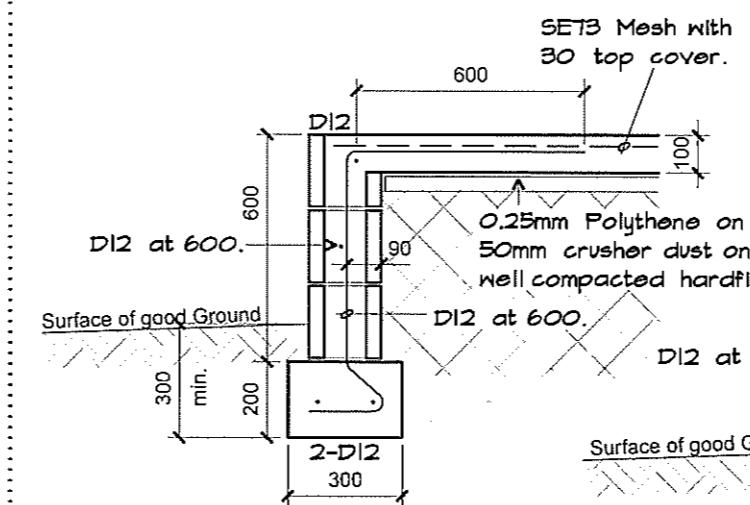
200 Concrete Block Foundation Wall Sizing (Unpropped option)

Wall Height	Footing Width	Vertical Wall Reinforcing	Foundation U-Bars	Longitudinal Foundation Steel
Up to 1200mm high	500mm Wide footing	D12 at 600	D12 at 600	4-D12
Up to 1700mm high	700mm Wide footing	D12 at 400	D12 at 400	6-D12
Up to 2400mm high	1000mm Wide footing	H16 at 400	D12 at 400	8-D12

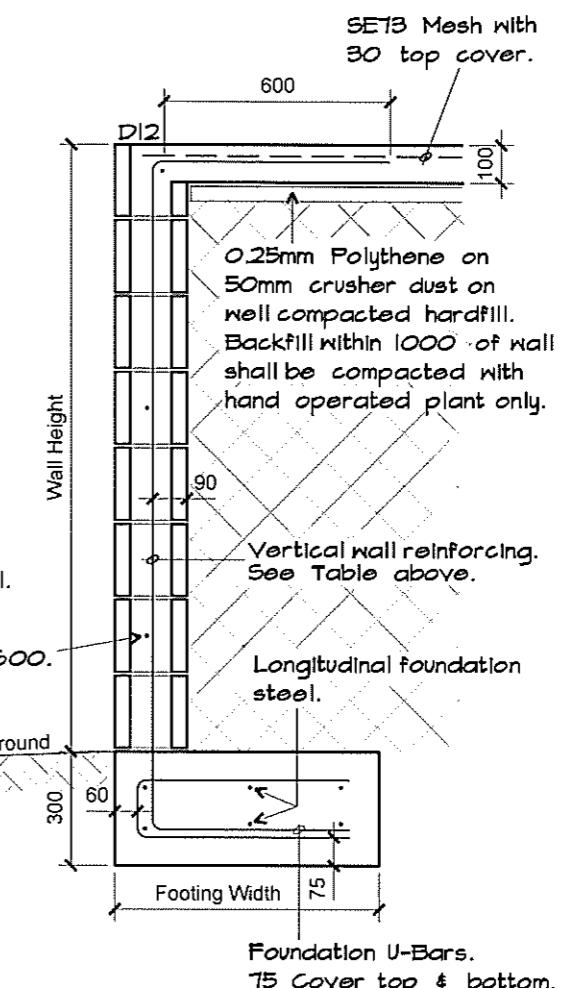
Wall design is for "good ground" as defined in NZS 3604: 2011.
All wall heights to have D12 at 600 horizontally, & all cells concrete filled.



Propped Wall Option



Up to 600mm High



Over 600mm High

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HANLON & PARTNERS Ltd
CONSULTING STRUCTURAL ENGINEERS
219 High Street, Dunedin 9016
Ph: (03) 477 7475 email: office@hanlons.co.nz

E	12-5-17	Cover to U-Bars
D	11.10.16	Vertical bar position. Mesh changed to SET3.
A	4.02.08	Propped wall option added.
NO	DATE	REVISION

**Perimeter Foundation Walls to
Concrete Ground Floor Slab on Hardfill**

DESIGNED	B. Chisholm	DATE	December 2007	SHEET NO
DRAWN	R. Thompson	SCALE	As Shown	S 1
ISSUED	14 May 2018	JOB NO.	11532	Revision G

	Description:
Date:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Amendment by:	
Amendment ID:	

88 Centaurus Road, Huntsbury
Christchurch 8022
Ph 0272 0272 19
e-mail: bill@bha.net.nz
website: www.bha.net.nz

BUN
BUN
**Bill
Henderson
Architect**

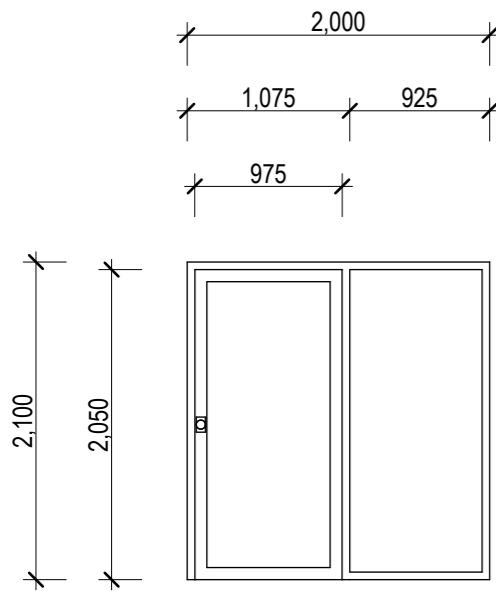
Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet Title: **Concrete Blockwork**
Hanlons 11532 S1

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:20 Drawn: wgh
Scale on A1: 1:12.5 Checked: wgh
Job No: 1407 Approved: wgh

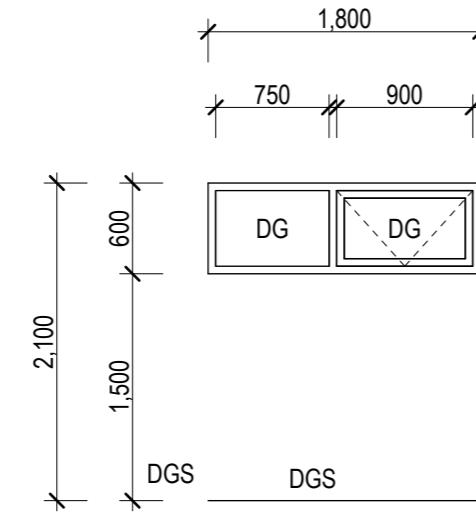
File Name: 1407 R.pn File Path:
Drawing No: AR-332-07 Issue: 1

DG	Double Glazing
DGS	Double Glazed Safety Glass
Notes:	
1. All glazing shall be to NZS 4223.	
2. This Schedule shows components viewed from Outside the Building; nevertheless confirm handing of components from floor plans prior to fabrication.	
3. Component Counts shown on this Schedule are to be confirmed from floor plans prior to fabrication.	
4. Overall dimensions refer to sizes of rough openings. Before fabricating Components, confirm that assemblies will fit neatly into openings as built.	
5. All windows are to be double glazed.	
6. All safety glass to be toughened safety glass. Laminated safety glass is not to be used.	
7. All visible surfaces of window, roof window and door hardware and furniture to be brushed chrome unless otherwise specified.	
8. All Glazing to be Double Glazed (DG). Unless indicated otherwise on this schedule.	
9. Finish to Aluminium Joinery:- Colorcote - Selected and approved by Owner Builder.	



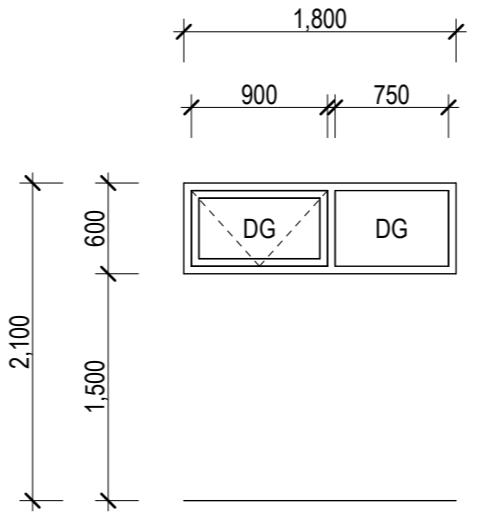
1 item (452-02)

Slider: Bed 2



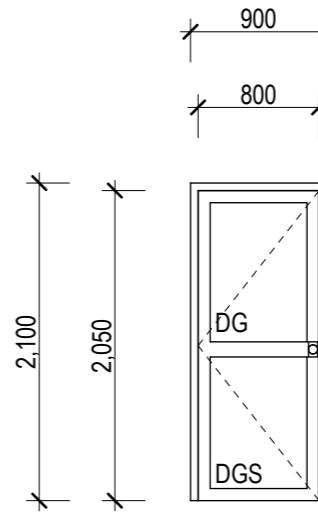
1 item (452-03)

Window: Bed 2



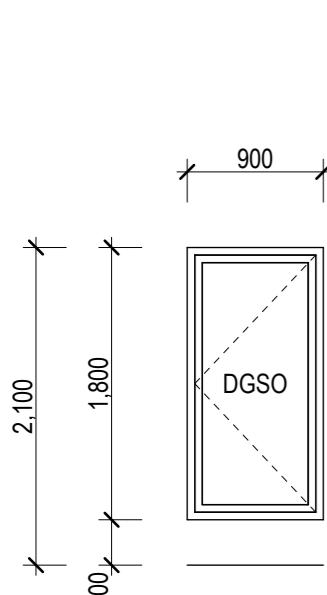
1 item (452-04)

Window: Bed 3



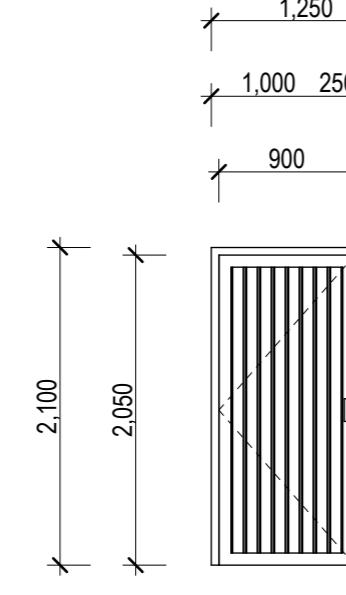
1 item (452-06)

Door: Laundry



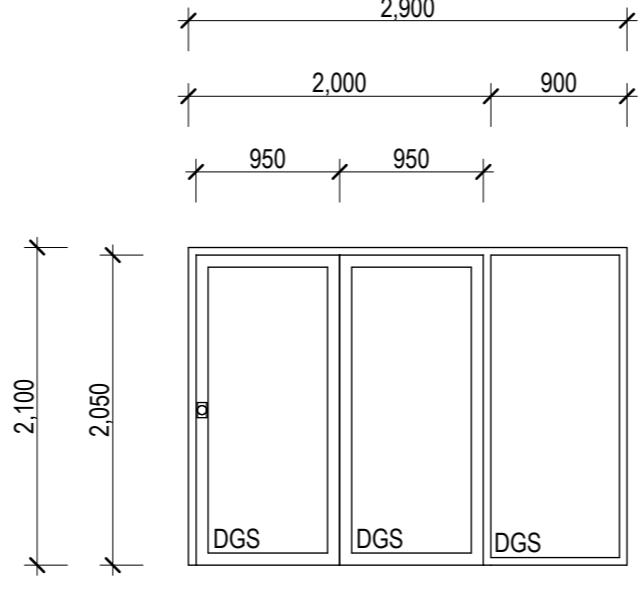
1 item (452-07)

Window: Kitchen



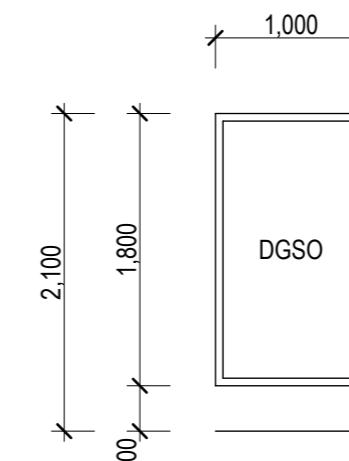
1 item (452-08)

Door: Front Entry



1 item (452-09)

Stacker: Dining

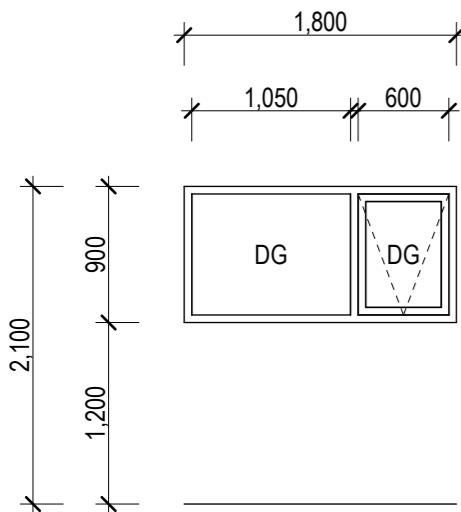


2 items (452-10, 452-11)

Window: Living

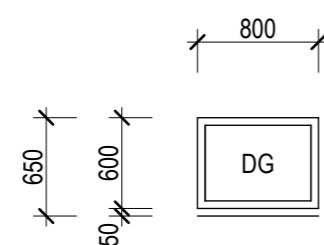
Description:	1. Check all dimensions on site.
Date:	2. Do not scale from drawings.
Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.
Amendment ID:	
88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz	Bill Henderson Architect
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196	
Sheet Title: Aluminium Joinery Schedule Sheet 1 of 2	
Date: 6/09/2021	Designer: wgh
Scale on A3: 1:50	Drawn: wgh
Scale on A1: 1:25	Checked: wgh
Job No: 1407	Approved: wgh
File Name: 1407 R.pln	File Path:
Drawing No: AR-452-01	Issue: 1

DG	Double Glazing
DGS	Double Glazed Safety Glass
Notes:	
1. All glazing shall be to NZS 4223.	
2. This Schedule shows components viewed from Outside the Building: nevertheless confirm handing of components from floor plans prior to fabrication.	
3. Component Counts shown on this Schedule are to be confirmed from floor plans prior to fabrication.	
4. Overall dimensions refer to sizes of rough openings. Before fabricating Components, confirm that assemblies will fit neatly into openings as built.	
5. All windows are to be double glazed.	
6. All safety glass to be toughened safety glass. Laminated safety glass is not to be used.	
7. All visible surfaces of window, roof window and door hardware and furniture to be brushed chrome unless otherwise specified.	
8. All Glazing to be Double Glazed (DG). Unless indicated otherwise on this schedule.	
9. Finish to Aluminium Joinery:- Colorcote - Selected and approved by Owner Builder.	



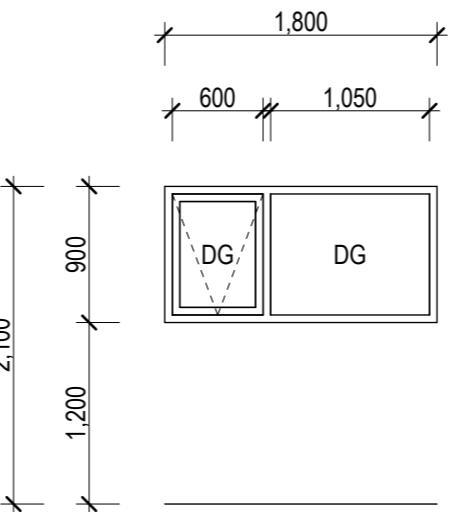
2 items (452-12, 452-19)

Window: Living



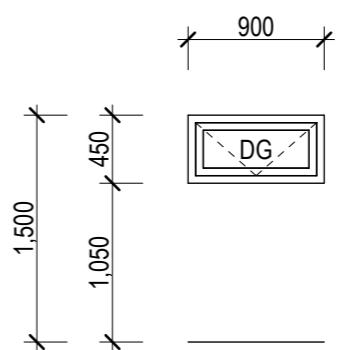
2 items (452-13, 452-20)

Window: Stair



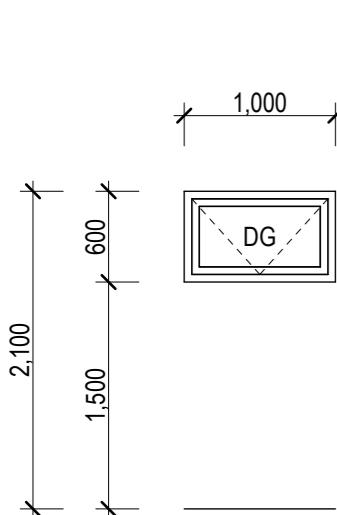
2 items (452-14, 452-17)

Window: Kitchen



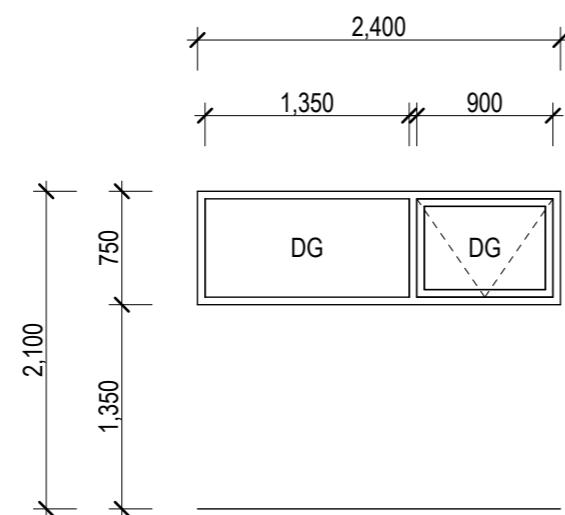
1 item (452-15)

Window: Kitchen



2 items (452-16, 452-21)

Window: Ensuite



1 item (452-18)

Window: Master Bed

Description:	1. Check all dimensions on site.
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e-mail: bill@bha.net.nz
website: www.bha.net.nz

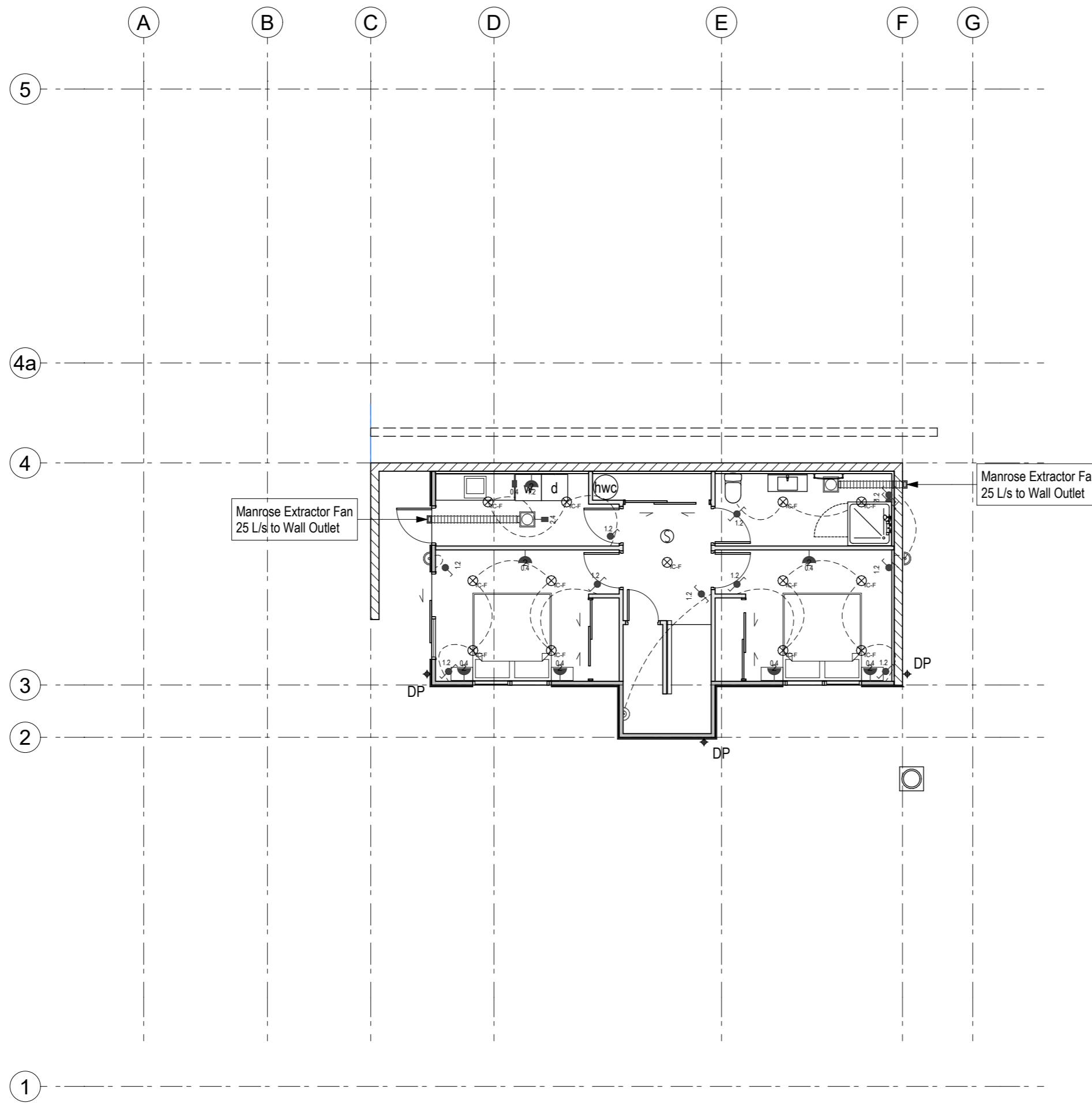
**Bill
Henderson
Architect**

Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet Title: **Aluminium Joinery Schedule
Sheet 2 of 2**

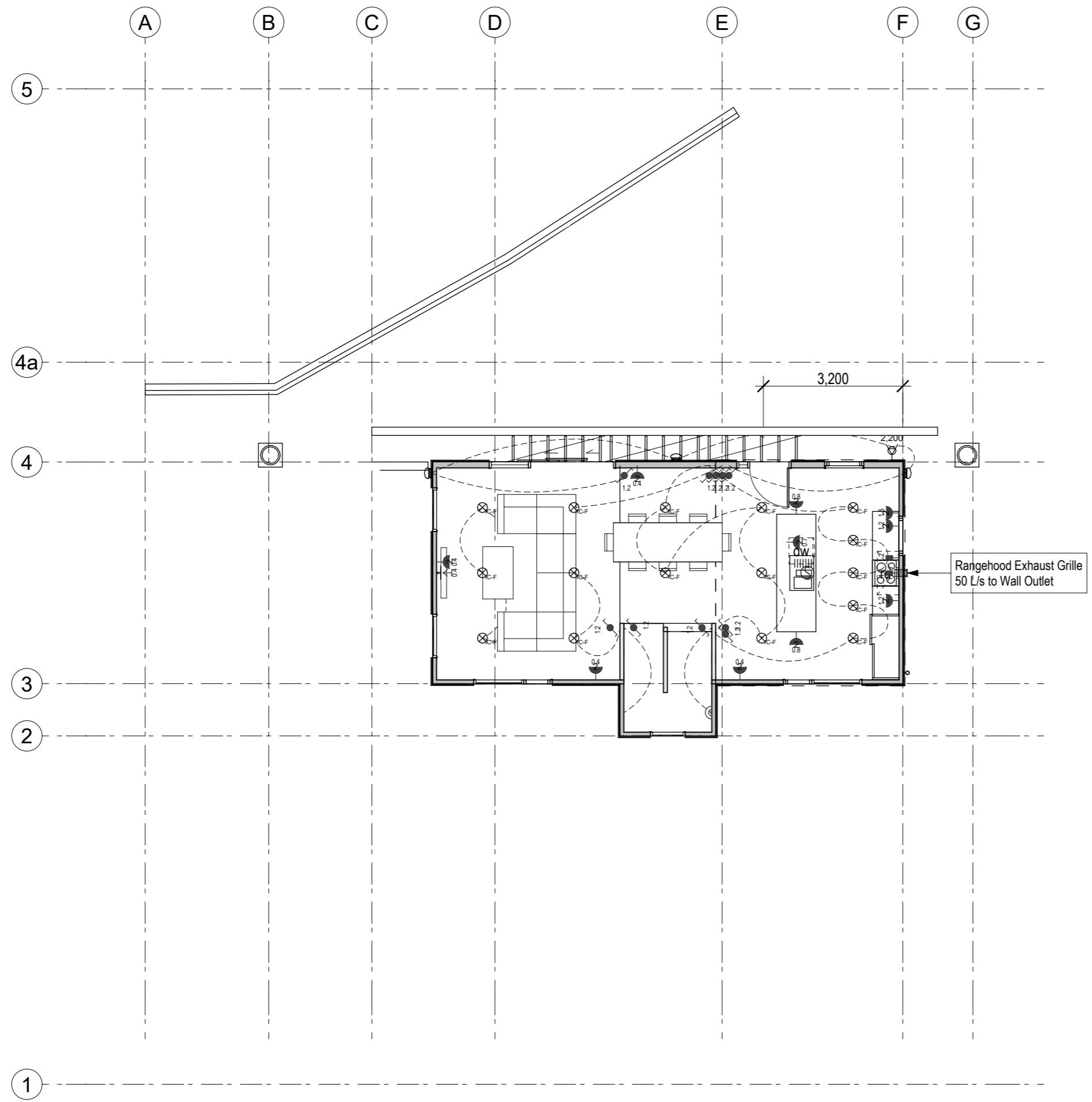
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:50	Drawn:	wgh
Scale on A1:	1:25	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	

Drawing No: **AR-452-12** Issue: **1**



Description:	1. Check all dimensions on site.			
Date:	2. Do not scale from drawings.			
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 Bill Henderson Architect				
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196				
Sheet: Services Title: Schematic Plan Electrical Lower				
Date:	6/09/2021	Designer: wgh		
Scale on A3:	1:1, 1:100	Drawn: wgh		
Scale on A1:	1:50	Checked: wgh		
Job No:	1407	Approved: wgh		
File Name:	1407 R.pln	File Path:		
Drawing No:	Issue:			
AR-700-01	1			

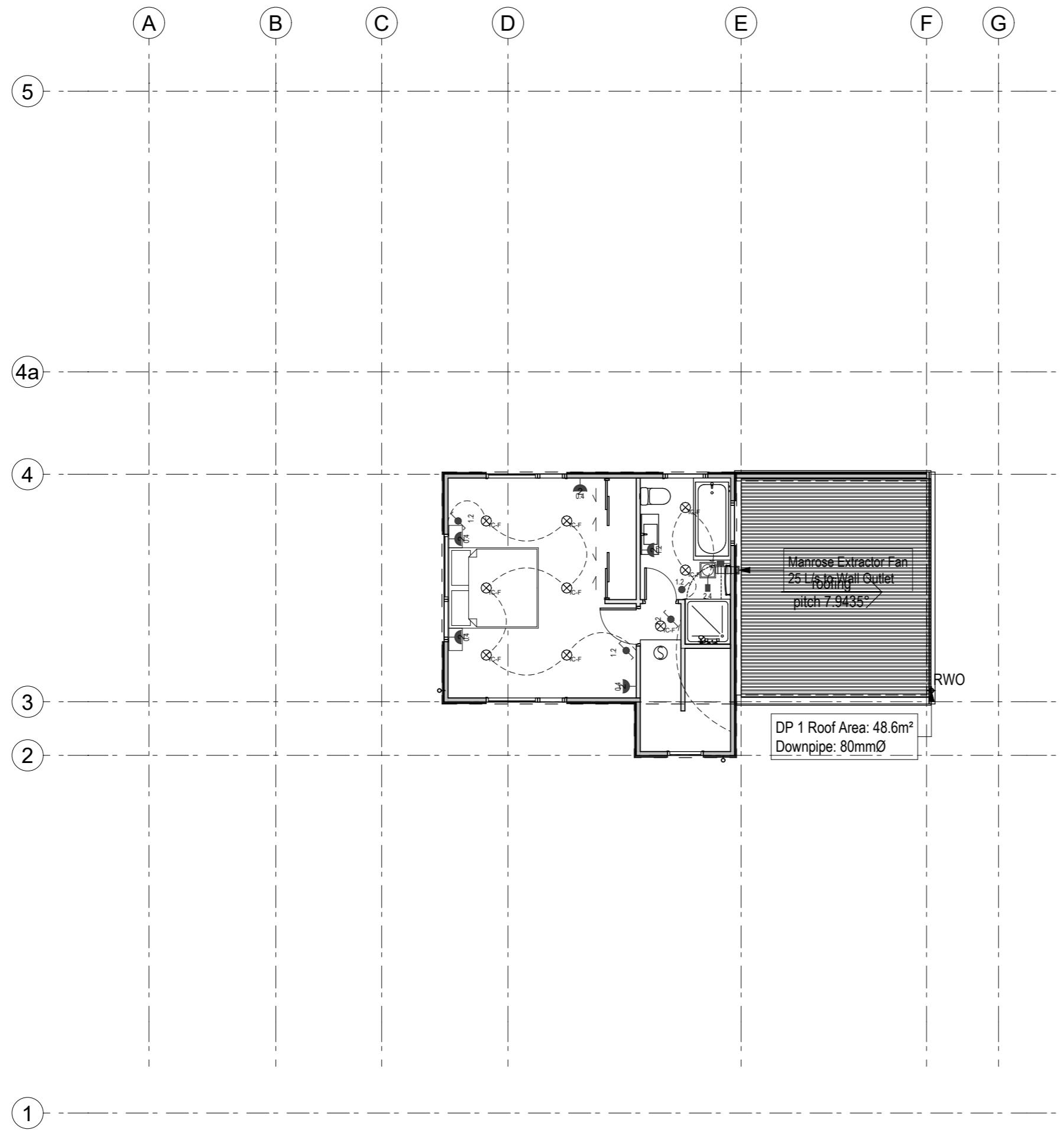




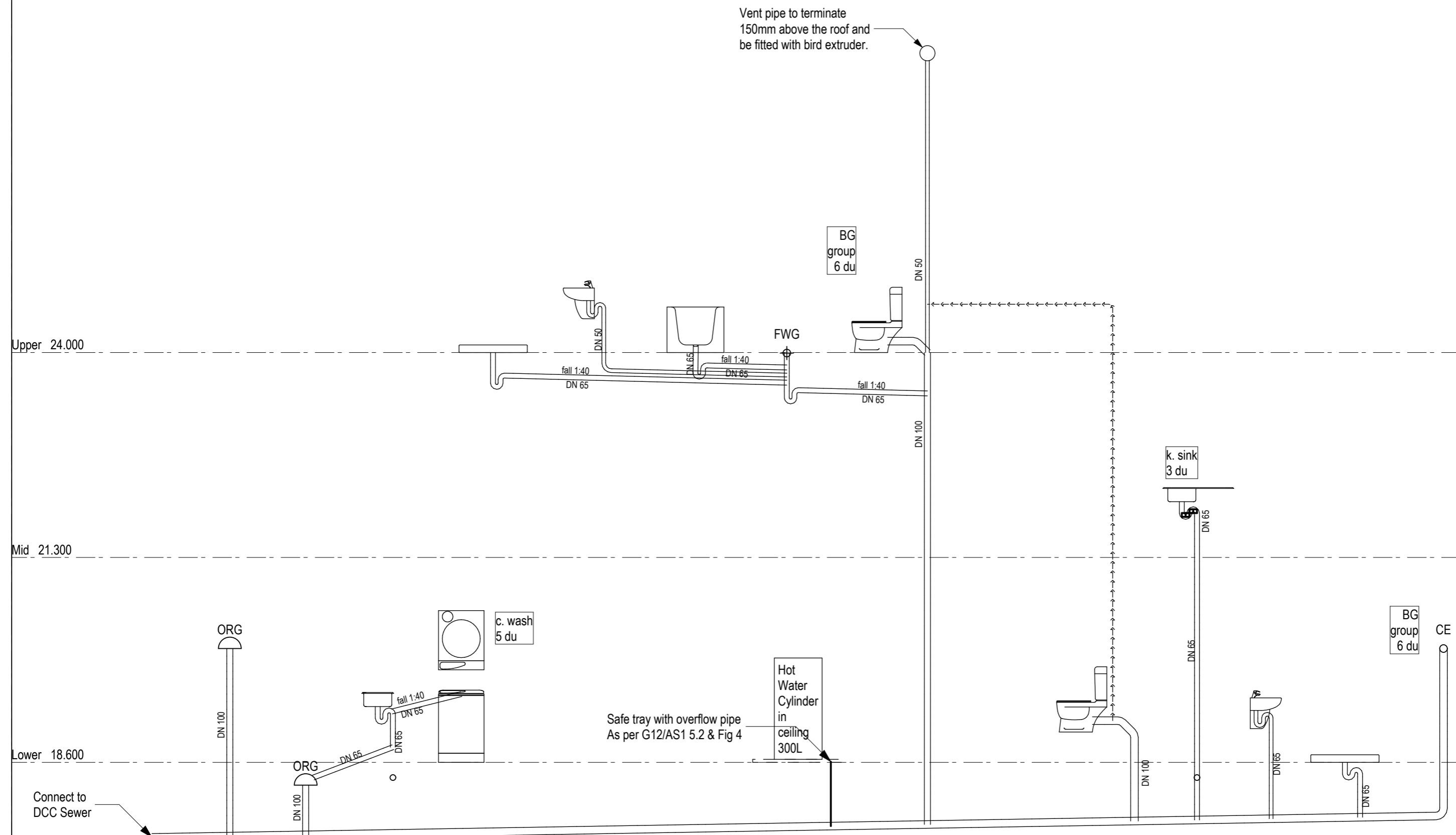
Symbol	Description	Qty
---		1
2,200		15
2-Way Switch		27
Extractor Fan		4
Outdoor Eaves Lamp		4
Permanent connection		10
Power point double		21
(P2) Power point double ceiling mounted		2
⊗ _{C-F} Recessed IC-F LED		42

Description:	1. Check all dimensions on site.		
Date:	2. Do not scale from drawings.		
Amendment by:	3. © Bill Henderson Architect Ltd Copyright subsists in this document.		
Amendment ID:			
88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz			
Bill Henderson Architect			
Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196			
Sheet: Services Title: Schematic Plan Electrical Lower			
Date:	6/09/2021	Designer:	wgh
Scale on A3:	1:1, 1:100	Drawn:	wgh
Scale on A1:	1:50	Checked:	wgh
Job No:	1407	Approved:	wgh
File Name:	1407 R.pln	File Path:	
Drawing No:	AR-700-02	Issue:	1



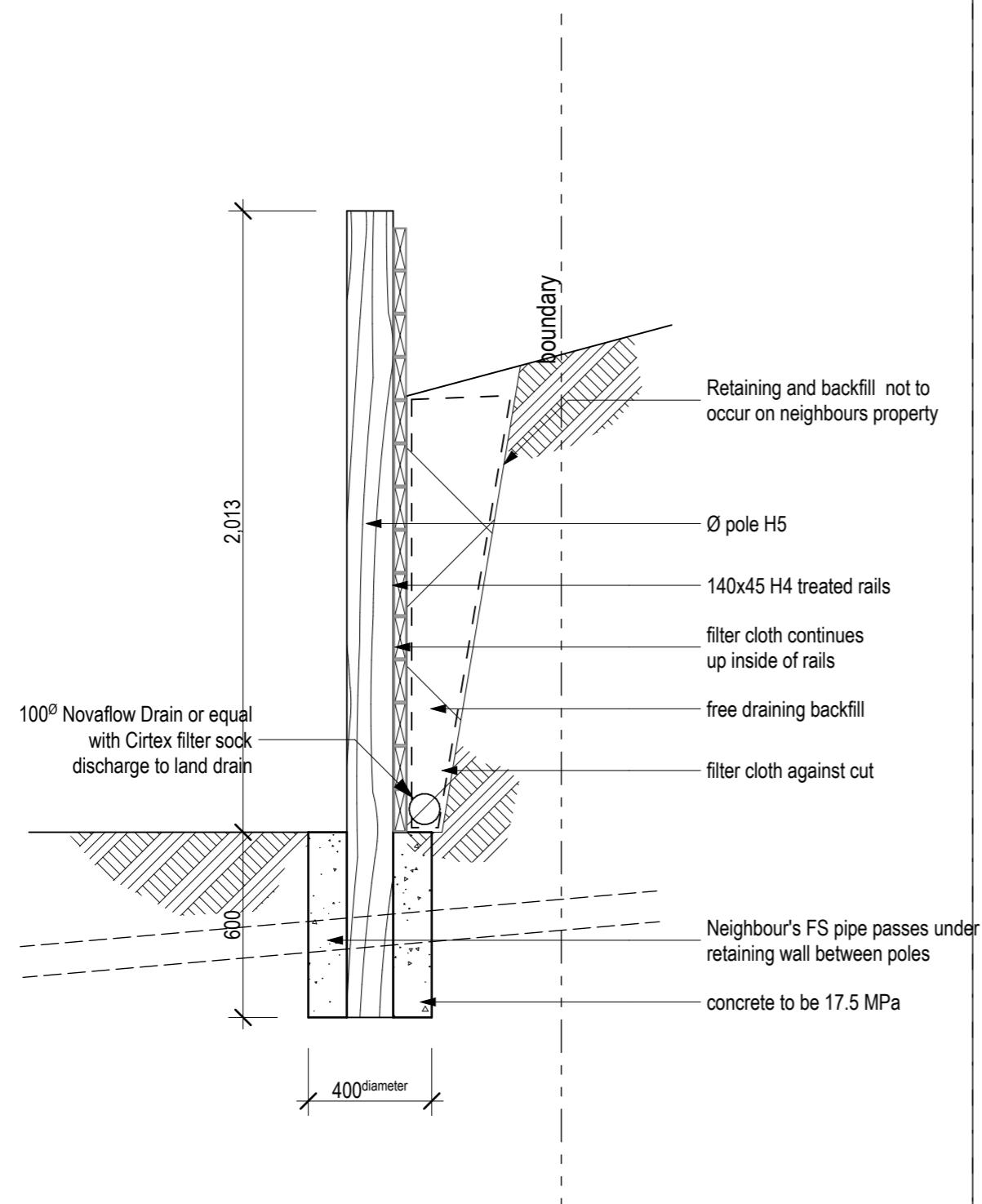


AR-700-03 1



715-01 Vertical Schematic

	Description:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.		88 Centaurus Road, Huntsbury Christchurch 8022 Ph 0272 0272 19 e-mail: bill@bha.net.nz website: www.bha.net.nz	 Bill Henderson Architect	Project: Proposed House for for JF Construction 24 Norman Street, Dunedin Lot 2 DP 482196	Sheet Title: Sanitary Plumbing Plumbing Stack Diagram	Date: 6/09/2021 Designer: wgh Scale on A3: 1:50 Drawn: wgh Scale on A1: 1:25 Checked: wgh Job No: 1407 Approved: wgh	File Name: 1407 R.pln File Path: Drawing No: AR-715 -01 Issue: 1
	Date:								
	Amendment by:								
	Amendment ID:								



810-11
AR-026-02

Freestanding Retaining Wall
Section

Scale: 1:20

2 wgh 28/07/21 Show FS passing under retaining wall	Description:	1. Check all dimensions on site. 2. Do not scale from drawings. 3. © Bill Henderson Architect Ltd Copyright subsists in this document.
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Amendment by:		
Amendment ID:		

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Christchurch 8022
Ph 0272 0272 19
e-mail: bill@bha.net.nz
website: www.bha.net.nz

BILL HENDERSON ARCHITECT
Bill
Henderson
Architect

Project: Proposed House for
for JF Construction
24 Norman Street, Dunedin
Lot 2 DP 482196

Sheet
Title: **Retaining Walls
Construction Details**

Date: 6/09/2021 Designer: wgh
Scale on A3: 1:20 Drawn: wgh
Scale on A1: 1:25 Checked: wgh
Job No: 1407 Approved: wgh

File Name: 1407 R.pin File Path:
Drawing No: AR-810-01 Issue: 2

Stephen Corson

From: John <flavell@gmail.com>
Sent: Friday, 10 March 2023 12:02 p.m.
To: Stephen Corson
Subject: Fwd: 24 Norman Street

Stephen,

My acceptance of the change to brand of insulation is below, the skillion variation was approved by DCC and should be on file?

John

SJC
Received by: _____
Date: 21-3-23
ABA No: 21-1063

----- Forwarded message -----

From: [John <flavell@gmail.com>](mailto:John<flavell@gmail.com>)
Date: Wed, 8 Feb 2023 at 3:33 PM
Subject: 24 Norman Street
To: Bill Henderson <billbha4@gmail.com>
Cc: Billy The Kid <bflav@outlook.co.nz>, Reuben Flavell <reuben.flavell@hotmail.com>, <stephen.corson@dcc.govt.nz>

Hi Bill

Downstairs, on the lower level, R2.8 Eliiment insulation has been installed to walls, a change from R2.6 PinkBatts

In the kitchen, Eliment 4.0 insulation rather than PinkBatts, has been used in the ceiling.

In the Skillion Roof, and the Roof over the stairs, PinkBatts R4.5 Skillion Roof rather than the Expol Platinum has been used.

All of which is acceptable to me given the COVID shortages.

The Roof change will require a minor variation. Can you give me an image for the variation to the skillion roof?

Regards

John Flavell

--
John Flavell
0211862926

--
John Flavell
0211862926

28 March 2014

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

Craig Horne Surveyors Ltd
PO 56
Mosgiel 9053

Dear Craig

HAIL-2014-17 – 22C & 24 NORMAN STREET, DUNEDIN

Please find enclosed the results of the HAIL Property Search that you requested on 13 March 2014. This HAIL property search details the information which is documented on Council records for the sites located at 22C & 24 Norman Street, Dunedin (Property ID's 5034622 & 5034623). Please note, the attached documentation only includes that information available from the Council's records and the Council does not necessarily hold comprehensive records of the historic land use of these sites.

It is recommended that any prospective purchaser/developer of the sites involved should also investigate the historic land use through other means including consulting with any former land owners and checking with the Otago Regional Council.

This information does not constitute a Preliminary Site Investigation in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Interpretation of this information is your responsibility.

Yours sincerely



C R Thomson
Senior Planner

Campbell Thomson

From: Chris Scott
Sent: Friday, 21 March 2014 02:55 p.m.
To: Resource Consents Front Counter
Cc: Jeff Clamp; Alison Breese; Lea Reid
Subject: RE: HAIL-2014-17, 22C Norman Street Dunedin, HAIL application lodged
Attachments: 22 norman 1947.pdf; 22 norman 1957.pdf; 22 norman 1967.pdf; 22 norman 1978.pdf; 22 norman 1990.pdf

Hi Nic,

I have examined the available records for this site, and can find no evidence of any HAIL activity taking place there. The street seems to have been unformed in 1907 when the subdivision on the North side of the street was built, and was taken over by the Bay Town Board in 1917 in the same state.

The usual aerial photos are attached.

If you require further information, please let me know.

Regards,

Chris Scott
Archivist, Information Solutions
Dunedin City Council

50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand

Telephone: 03 477 4000; Fax: 03 474 3694

Email: nic.jepson@dcu.govt.nz; <http://www.dunedin.govt.nz> P Please consider the environment before printing this e-mail

-----Original Message-----

From: Nic Jepson
Sent: Friday, 14 March 2014 9:12 a.m.
To: Information Solutions - Archives
Subject: HAIL-2014-17, 22C Norman Street Dunedin, HAIL application lodged

Please do the archival search

Additional Info:
Attachment links to HAIL-2014-17, 22C Norman Street Dunedin

1947



1957



1967



1978



1990



Sites comprising 22C & 24 Norman Street, Dunedin (Property ID's 5034622 & 5034623)

Building Consent History of Site

22c Norman Street

Building Application	Status	Description	Lodge Date	Applicant
<u>H-1991-112302</u> GEMS ID AAB19913260	Historical Record	AAB19913260 2547 - Erect carport, plan (Herbert)	11/06/1991	
<u>H-1981-210493</u> GEMS ID AAD19810493	Historical Record	AAD19810493 (DWX) K3300 - Plumbing and drainage for new dwelling connect to private drain in common at 24 Norman Street (Brown)	18/09/1981	
<u>H-1978-85246</u> GEMS ID AAB19780738	Historical Record	AAB19780738 6328 - Erect glasshouse, plan (Bedford)	26/04/1978	
<u>H-1977-63884</u> GEMS ID AAB19770941	Historical Record	AAB19770941 4944 - Erect dwelling, plans (Blacow)	01/06/1977	
<u>H-1975-205809</u> GEMS ID AAD19751659	Historical Record	AAD19751659 (DWX) J5594 - Sewer Drainage for Subdivision, Plan (Blacow)	20/08/1975	

24 Norman Street

Building Application	Status	Description	Lodge Date	Applicant
<u>H-1981-210493</u> GEMS ID AAD19810493	Historical Record	AAD19810493 (DWX) K3300 - Plumbing and drainage for new dwelling connect to private drain in common at 24 Norman Street (Brown)	18/09/1981	
<u>H-1975-205809</u> GEMS ID AAD19750633	Historical Record	AAD19750633 (DWX) J5712 - Foul and stormwater drainage for new dwelling, connect to foul and stormwater sewers at 24 Norman Street (Blacow and Keats)	11/11/1975	
<u>H-1975-205809</u> GEMS ID AAD19751659	Historical Record	AAD19751659 (DWX) J5594 - Sewer Drainage for Subdivision, Plan (Blacow)	20/08/1975	
<u>H-1930-147404</u> GEMS ID AAD19300433	Historical Record	AAD19300433 (DWX) C5427 - Private foul drain in common to link to sewer at 24 Norman Street, private stormwater drain in common to water course at 24 Norman Street (Brooks)	18/11/1930	

Resource Consent History of the Site

22C Norman Street

Planning Application	Status	Description	Lodge Date	Applicant
<u>IUC-2011-109</u> GEMS ID	Suspended Pending Combined Decision	land use consequential to a subdivision consent	18/03/2014	2011-13 C P Flavell

SUB-2014-14 GEMS ID	Assessment/Report	subdivision creating 2 lots	18/03/2014	201633 C P Flavell
RMA-1991- 3155 GEMS ID RMA71771	Consent Issued	ER CARPORT Ownr:HERBERT / App: HERBERT	23/05/1991	145478 M M J Herbert

24 Norman Street

Planning Application	Status	Description	Lodge Date	Applicant
LUC-2014-104 GEMS ID	Suspended Pending Combined Decision	land use consequential to a subdivision consent	18/03/2014	201632 C P Flavell
SUB-10344-14 GEMS ID	Assessment/Report	subdivision creating 2 lots	18/03/2014	201633 C P Flavell

Resource consents within 50 metres of the land at 22C and 24 Norman Street

5032852 5 Norman Street Dunedin

RMA-1993-362461 CONSERVATORY ADDITION TO EXISTING DWELLING. The outcome was Granted on 20/11/1998.

RMA-1975-354017 ERECT ONE FURTHER DWELLING (Notified - Non Complying). The outcome was Granted on 24/09/1975.

5034665 6 Norman Street Dunedin

RMA-2006-370586 CONSTRUCT GARAGE WITHIN THE FRONT AND SIDE YARDS (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/09/2006.

5034671 14 Norman Street Dunedin

LUC-2009-281 Land Use Consent for deck addition to dwelling in side yard. The outcome was Granted on 06/08/2009.

5034685 40 Norman Street Dunedin

RMA-1986-351889 ERECT GARAGE (Non-Notified - Non Complying). The outcome was Granted on 15/05/1986.

5034686 42 Norman Street Dunedin

RMA-1984-351597 ERECT DECK (Non-Notified - Non Complying). The outcome was Granted on 19/12/1984.

5032948 83 Spottiswoode Street Dunedin

LUC-2009-61 Land Use Consent to add an en-suite by altering the house. The outcome was Granted on 26/02/2009.

5034613 69 Tahuna Road Dunedin

RMA-2005-369246 ERECT DWELLING LESS THAN 1M FROM RIGHT OF WAY (Non-Notified - Restricted Discretionary). The outcome was Granted on 25/07/2005.

5100606 69A Tahuna Road Dunedin

RMA-2005-369290 CONSTRUCT AND MAINTAIN RETAINING WALL (Non-Notified - Restricted Discretionary). The outcome was Granted on 12/08/2005.

RMA-1997-361302 ERECT RETAINING WALL (Non-Notified - Non Complying). The outcome was Granted on 12/11/1997.

5034618 75 Tahuna Road Dunedin

FMA-1987-352045 DWELLING ADDITION (Non-Notified - Non Complying). The outcome was Granted on 10/02/1987.

5034614 83 Tahuna Road Dunedin

RMA-1992-355015 Subdivision (Hassan) (Non-Notified - Non Complying). The outcome was Granted on 14/05/1992.

5034619 85A Tahuna Road Dunedin

RMA-1995-357199 Resource Management Act (Historical Data) W G SUTHERLAND (Non-Notified - Non Complying).

RMA-1995-358328 Flats Plan (SUTHERLAND) (Non-Notified - Non Complying).

RMA-1988-352415 ERECT GARAGE (Non-Notified - Non Complying). The outcome was Granted on 22/11/1988.