DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

RECEIVED
21 MAY 2019
BY:

Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 03 477 4000 | www.dunedin.govt.nz

PLEASE FILL IN ALL THE FIELDS

Application details

I/We **Sally Ann Dicey and Lloyd Michael Albert McGinty** (must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

X Land Use Consent ☐ ~~Subdivision Consent~~

I ~~opt out~~/do not opt out (delete one) of the fast-track consent process (only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity: Construction of building and use of that building for Commercial Residential Activity or Working from Home/ Visitor Accomodation

Have you applied for a Building Consent? ☐ ~~Yes, Building Consent Number ABA~~ _____ ☑ Not yet

Site location/description

owner ☐ ~~occupier~~ ☐ ~~lessee~~ ☐ ~~prospective purchaser of the site (tick one)~~

Street Address of Site: 26 Centre Road

Legal Description: Part Section 13 Block VII Otago Peninsula Survey District, Part Section 852R Block VII Otago Peninsula Survey District

Certificate of Title: OT387/222 and OT7D/997

Contact details

Name: Sally Dicey (applicant/~~agent~~ (delete one))

Address: 26 Centre Road, RD2, Ocean Grove Dunedin

Postcode: 9077

Phone (daytime): 021 154 6568

Email: sallydicey@ahika.co.nz

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service: email ☑ ~~post~~ ☐ ~~other~~ _____ ~~(tick one)~~

Address for invoices or refunds (if different from above)

Name: _____

Address: _____

Bank details for refunds

[redacted]

Ownership of the site

Who is the current owner of the site? Sally Dicey and Lloyd McGinty

If the applicant is not the site owner, please provide the site owner's contact details:

Occupation of the site

Please list the full name and address of each occupier of the site:

Monitoring of your Resource Consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimated time for completion, your Resource Consent, if granted, may be monitored three years from the decision date).

May 2020

(month and year)

Monitoring is an additional cost over and above consent processing. You may be charged at the time of the consent being issued or at the time monitoring occurs. Please refer to City Planning's Schedule of Fees for the current monitoring fee.

Detailed description of proposed activity

Please describe the proposed activity for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

Please see attached application and supporting information

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the current usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

Please see attached application and supporting information

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Please see attached application and supporting information

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

Breaches of district plan rules

Please detail the rules that will be breached by the proposed activity on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

Please see attached application and supporting information

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name:

Address:

Name:

Address:

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is required, but not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Assessment of Effects on Environment (AEE)

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effect. i.e. small effect equals small assessment.

You can refer to the Council's relevant checklist and brochure on preparing this assessment. If needed there is the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz. Schedule 4 of the Resource Management Act 1991(RMA) provides some guidance as to what to include.

Please see attached application and supporting information

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have/have not (delete one) been applied for:

☐ Water Permit ☐ Discharge Permit ☐ Coastal Permit ☐ Land Use Consent for certain uses of lake beds and rivers ☐ Not applicable

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.Signature of Applicant/Agent (delete one): Date: 20 May 2019

Privacy – Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

☐ Avoid unreasonably prejudicing your commercial position

☐ Protect information you have supplied to Council in confidence

☐ Avoid serious offence to tikanga Maori or disclosing location of waahi tapu

What happens when further information is required?

If an application is not in the required form, or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Development contributions

Your application may also be required to pay development contributions under the Council's Development Contributions Policy. For more information please ring 477 4000 and ask to speak to the Development Contributions Officer, or email development.contributions@dcc.govt.nz.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

In Writing: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

In Person: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon By
Phone: (03) 477 4000, Fax: (03) 474 3451

By Email: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz.

Information requirements (two copies required)

√ Completed and Signed Application Form

√ Description of Activity and Assessment of Effects

√ Site Plan, Floor Plan and Elevations (where relevant)

√ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions) Written Approvals

N/A Forms and plans and any other relevant documentation signed and dated by Affected Persons

√ Application Fee (cash, cheque or EFTPOS only; no Credit Cards accepted)

√ Bank account details for refunds

In addition, subdivision applications also need the following information

N/A Number of existing lots. Number of proposed lots. ☐

N/A Total area of subdivision. The position of all new ☐ boundaries.

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information and adequate assessment of effects)?

☐ Yes ☐ No

Application: ☐ Received ☐ Rejected

Received by: ☐ Counter ☐ Post ☐ Courier ☐ Other: _____

Comments: _____

_____

_____

_____

(Include reasons for rejection and/or notes to handling officer)

Planning Officer: Date: _____

Application to establish a commercial residential/ working from home/ visitor accommodation activity

Assessment of Effects and Supporting Information

Sally Dicey and Lloyd McGinty
26 Centre Road, Ocean Grove, Dunedin

1. Introduction

We, the applicants, Lloyd McGinty and Sally Dicey, own the property situated at 26 Centre Road, Ocean Grove, Dunedin (please refer to Certificate of Title contained in Appendix A). This property is approximately 3.2 hectares in area, and has a residential dwelling situated on it which was legally established.

We are proposing to build a small visitor accommodation/commercial residential unit on this property, near our existing dwelling.

The property on which this activity is proposed is zoned rural under the Dunedin City District Plan.

Accordingly this document is the application for resource consent that is required to establish this activity. The consent being applied for is a:

- Land Use consent (section 9): to construct and use a small building for a commercial residential activity.

This document contains the information necessary to support the resource consent application form, including an Assessment of Effects on the Environment (AEE).

This document has been prepared in accordance with the requirements of the Resource Management Act 1991 (RMA). It includes an assessment of the actual and potential effects of the activity and the ways in which any adverse effects can be "avoided, remedied or mitigated."

2. The Proposed Activity

Location and Environmental Setting

The property at 26 Centre Road is zoned Rural in the Dunedin City District Plan.

Figure 1: 26 Centre Road (in blue outline but excluding Tomahawk Road) – source DCC webmaps

It is located just on the outskirts of the urban part of Dunedin City. The property is situated at the neck of Otago Peninsula, on a ridgeline separating Smaills and Tomahawk Beaches. The property lies between Centre Road (to the south east of this road) and Tomahawk Road, with a small section of the property situated on the coastal side of Tomahawk Road, in the back dunes of Smaills Beach.

The property consists of a relatively flat area directly adjacent to Centre Road, which is approximately 3,600m^2 in area. Beyond this flat area the bulk of the land slopes down to Tomahawk Road and Smaills Beach. The use of the flat area and the sloping areas of the property are quite distinct. Approximately half of the flat area is taken up by the residential dwelling and its curtilage while the other half is unused.

In contrast the sloping area of the land is unused, although the upper portion of the hillside is being restored out with native plantings.

Land use around the property consists of residential activity and grazing. All but one of the properties adjacent to our property are less than the minimum 15 hectare lot size prescribed in the District Plan for the Rural Zone, and a number of the properties in the vicinity of our property are more akin to residential or rural residential properties in terms of their size. One property across the road from us is only 491m^2 in area, while another is 3035m^2 - both of these have residential dwellings on them. Thus the character of the area is more akin to a rural residential zone, rather than a rural zone. This is perhaps not surprising given that the

area is located on the urban fringe - just outside of the Residential 1 Zone - and historically it was the location for the Tomahawk School.

The flat part of our property lies adjacent to Centre Road, and is thus situated on the ridgeline which runs between Tomahawk and Smaills' Beaches up towards Highcliff Road. The ridgeline is visible from higher viewing points in Dunedin City, but particularly from parts of Anderson Bay. It is also visible from Karetai Road and the Karetai Track, a public access way which runs from Karetai Road down to the end of Tomahawk Road. The sloping part of the property is visible from Tomahawk Road (where it runs alongside Smaills Beach) and from Smaills Beach itself. The shed immediately behind the existing dwelling is also partly visible from Smaills Beach.

3. The Proposed Activity

We propose to build a small, single story building of 60m^2 for the purpose of renting it out on a short term basis, on a daily rate, for up to 4 guests. The building would be a self-contained unit with its own kitchenette and bathroom. The proposed building is shown in Appendix B.

The shaded orange area in Figure 2 below shows the approximate proposed location within which the building will be located.

Figure 2: Approximate proposed location for building –orange shaded area above (source: Google Earth Pro)

This building would be incorporated within the site by landscaping and amenity plantings which would screen it from Centre Road. A bund will also be established between the building and the property boundary for 40 Centre Road, with plantings established on the bund, and also between the bund and the boundary with 40 Centre Road. This bund is the result of consultation with our neighbour at 40 Centre Road and is proposed to screen the activity from that property, and to keep the curtilage of the unit away from that property.

This bund will run parallel to the property boundary between 26 and 40 Centre Road. It will be located no more than 4.5m away from the edge of the proposed building, and will extend at least 1-2 metres towards Centre Road past the back of the building and between 3 to 6 metres towards Smaills Beach past the front of the building.

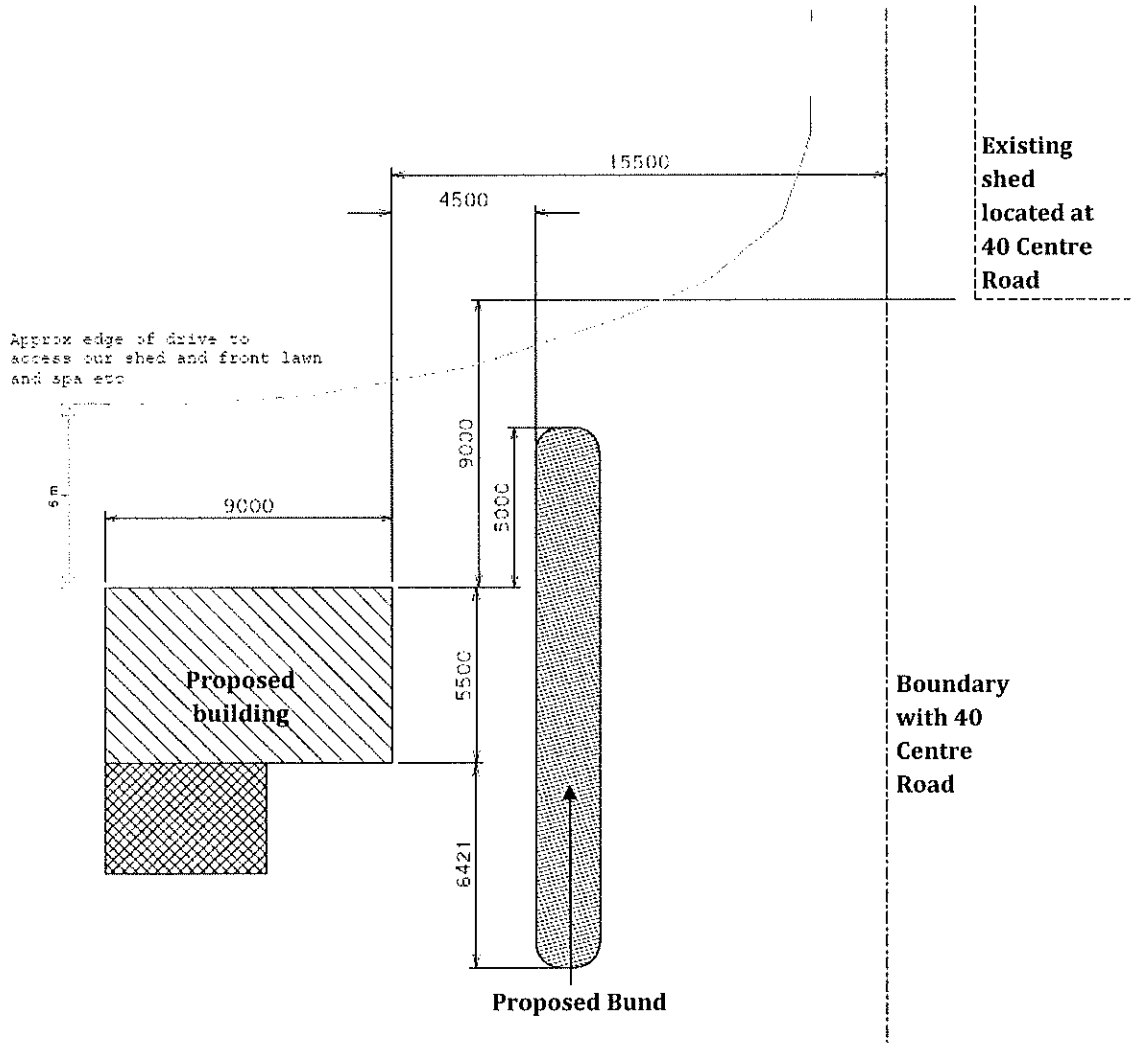


Figure 3: Schematic of proposed building and bund in relation to boundary with neighbouring property

The building would be set back from Centre Road by at least 20 metres. The building will be setback from the boundary with 40 Centre Road by 15 metres. The building is setback by

15m to avoid a change in topography (a vertical cut in a clay bank to the south east of the building) which would require more significant foundational or earthworks to take place. Siting of the unit is also designed to minimise visibility from Centre Road and Smaills Beach as well as to maximise sun into the unit (making it more energy efficient) and views from the unit.

The building would be single story only, with the maximum height being less than 5 metres. We are aiming to build an energy efficient unit and so the building will be well insulated and will have a small wood fire that complies with Otago Regional Council air quality provisions.

Access to the site would use the existing northern driveway entrance and there is ample parking and turning space on the site. Visitors would be directed to park in the existing turning bay located on the property between the unit and Centre Road, with a path linking this parking area to the unit.

We are on town supply for water but have our own septic system. The building permit application will be supported by a report which will confirm the ability the suitability of the existing septic system for this extra activity.

4. Planning Analysis

The Dunedin City District Plan contains the rules, objectives and policies relevant to this application. The matters contained in the District Plan which are relevant to this application are discussed in this section.

Existing District Plan Rules

The property is located within the rural zone. The Peninsula Coast Outstanding Landscape Area begins near the north east of the property - however the property and house site lie wholly outside of this Landscape Area. Therefore the rules for the Rural Zone are relevant to this application.

This activity fits within the definition of a 'commercial residential activity':

> *"means a building or group of buildings used for the accommodation of people and which are or can be let on a daily tariff, including boarding houses for 6 guests or more, and home stays for 6 guests or more."*

Accordingly the proposed activity was a discretionary activity under the current District Plan, pursuant to Rule 6.5.6.

Although the permitted activity conditions do not apply to this activity, the relevant conditions may still be relevant in assessing the activity. The relevant conditions are shown below.

Rule 6.5.3 Conditions Attaching to Permitted Activities

(i) **Yard Requirements - Buildings**

The minimum yard requirements (excluding maimai and whitebait stands on the surface of water or post and wire fences which are accessory to farming activity) are:

(a)	**Front Yards**		
	(i)	All buildings	20 m
(b)	**Side and Rear Yards**		
	(i)	Residential Unit *[Amended by Decision No. C58/2005]*	40 m
	(ii)	Buildings other than those for the housing of animals	6 m
	(iii)	Buildings designed or used for the housing of animals	12 m

(ii) **Height**

(a) The maximum height of all buildings and structures (excluding maimai and whitebait stands on the surface of water) shall be 10 m.

The building is proposed to be set back from Centre Road by at least 20m, and to be set back from the side boundary with 40 Centre Road by at least 15.5m

If the residential unit side yard setbacks were applied, they would be impossible to meet given the property is only 68 metres wide (measured along the length of the property's frontage along Centre Road).

2GP Decisions Version November 2018 (with appeals)

Weight is to be given to the 2GP provisions given the decisions on the proposed plan have been released. The rules of the 2GP that apply to this proposal appear to be largely operative and so are considered here.

The site is in the Rural Peninsula Coast Zone. The proposed building site is not within the Outstanding Natural Landscape Overlay Zone or the Archaeological Alert Layer – these layers do not extend up to the flat part of the property adjacent to Centre Road.

Interpretation of the activity as 'Working from home'

A literal interpretation of the 2GP means that the proposed activity would be classed as a 'working from home' activity in that it is for visitor accommodation for 5 or fewer guests, and is ancillary to the residential activity on the site. The activity will be carried out by our family, living on site as our principal place of residence. The floor area will be 60m^2.

This means the activity would be a permitted activity under the 2GP Decisions Version November 2018.

Working from Home

The use of land and buildings as a place of work, as part of an occupation, craft, profession, or service, that is:

- ancillary to the residential activity on the site; and
- carried out by a person or persons living on the site as their principal place of residence, and employs no other person on-site or operating from the site (relying on equipment or vehicles stored on the site or making regular visits to the site).

Working from home may include retail services but not direct retail sales except for goods produced on-site.

For the sake of clarity, this definition includes: visitor accommodation in the form of homestays, bed and breakfast, or similar, for no more than five guests; early childhood education for five or fewer children; and animal breeding involving one breeding pair of dogs and/or cats.

Working from home is an activity in the residential activities category.

A. Plan Overview and Strategic Directions - 1. Plan Overview and Introduction

In addition, new buildings or structures less than or equal to 60m^2 in the relevant 2GP zone are a permitted activity, providing a number of performance standards are complied with in Rule 16.3.4(1) and (2).

All performance standards will be complied with except for the Development Performance Setback Rule:

- Setback (Rule 16.6.10):

  While the unit will be set back more than 40 metres from the residential dwelling on 40 Centre Road, it will be setback from the property boundary by only 15m, rather than 20m.

The building is setback by 15m to avoid a change in topography (a small vertical cut in a clay bank) which would require more significant foundational or earthworks to take place. Siting of the unit is also designed to minimise visibility from Centre Road and Smaills Beach as well as to maximise sun into the unit (making it more energy efficient) and views from the unit.

Due to the non-compliance with this setback distance by 5 metres, the activity is a restricted discretionary activity under the 2GP if interpreted as being a 'working from home' activity.

All other performance standards will be complied with. Comment is provided below on particularly relevant performance standards.

Working from home:

- Hours of operation (Rule 16.5.4)

The performance standard for hours of operation do not appear to apply to this activity given the exclusion for homestay (a similar type of activity).

4.	Working from home (excluding homestay)	Customers and deliveries must not arrive before 7:00am or depart after 7:00pm

- Maximum gross floor area (Rule 16.5.7)
  The unit will be less than 100m^2.

Development Performance Standards:

- Firefighting (Rule 16.6.1 and Rule 9.3.3)
  The activity will be connected to a public water supply.

- Maximum height (Rule 16.6.5):
  The building will be less than 5m in height and so will comply with the height limit for the Outstanding Natural Landscape Overlay Zone.

Interpretation of activity as 'Visitor Accommodation'

If the 2GP is interpreted in such a way that 'visitor accommodation' for less than 5 people does not fit within the definition of 'working from home', then the activity is 'visitor accommodation' and has a discretionary activity status for which consent is required. No performance standards apply to this land use activity.

The assessment of the Development Performance Standards are the same as outlined above. The proposed activity does not comply with the Development Performance Setback Rule 16.6.10, which would make the activity a restricted discretionary activity.

On this basis the activity status of the application can be bundled and the application can be processed as a discretionary activity under the 2GP Decisions Version November 2018.

An analysis of the activity against the objectives and policies of the Dunedin City District Plan is carried out below.

Relevant objectives and policies

Existing Dunedin City District Plan

Objective/Policy	**Proposed Activity Consistent with Objective/Policy?**
Objective 6.2.1	The proposed building will be located in the vicinity of the current dwelling and will only be 60m^2 in size. This area of the property

Objective/Policy	Proposed Activity Consistent with Objective/Policy?
Maintain the ability of the land resource to meet the needs of future generations	would only ever be used for amenity plantings and would not be put to productive use. Accordingly it will not significantly decrease the amount of land available for productive use. In addition, the small size of the property limits its potential productive uses, as does the poor nature of the soil on the site (either clay or sandy). There is still plenty of room near the house to establish and maintain small scale productive activities (e.g. a vegetable garden, chickens) to supply our personal needs.
Objective 6.2.2 Maintain and enhance the amenity values associated with the character of the rural area.	The building will be largely screened by bunding and amenity plantings from public viewing points, therefore it will not significantly affect the feeling of open space in the rural environment. It will also be in keeping with the existing pattern of development in this area, which is more akin to rural residential than rural. The upper flat portion of the property which lies adjacent to Centre Road was in a neglected state when we purchased it. Since purchasing the property we have significantly cleaned it up, collecting and disposing of huge piles of rubbish. We have landscaped and planted out much of the upper flat portion of the property and are continuing to landscape this part of the property further. We have carried out restoration planting on the upper most part of the property as it slopes down towards Smaill's Beach. The building will be small in scale and will not detract from the amenity values and natural character of the area.
Objective 6.2.4 Ensure that development in the rural area takes place in a way which provides for the sustainable management of roading and other public infrastructure.	The proposed activity will not affect roading or public infrastructure. It will only result in a very small increase in the number of vehicle movements onto the property, as the unit will not be occupied every night and is likely to result in only a few extra vehicle movements on days that it is. The property is serviced by a septic tank and will continue to be so. The proposed building is located uphill of the existing septic tank so can easily be connected to it. The septic tank has the capacity to deal with the extra wastewater. Existing water supplies will be maintained.
Objective 6.2.5 Avoid or minimise conflict between different land use activities in rural areas.	As residential activity is an existing use on the site, the use of part of the property for a commercial residential activity will not create a new activity in this rural area, and thus will not create any new potential for conflict. Also land use in the area surrounding the site is rural residential in character, as there are a number of undersized lots with residential dwellings on them

Objective/Policy	Proposed Activity Consistent with Objective/Policy?
	surrounded by farm land. Thus this further reduces the potential for conflict between land uses.
Objective 6.2.6 Maintain and enhance the life-supporting capacity of land and water resources.	The small size of the property limits it use from a productive perspective, and the small additional area taken up by the activity will not make any difference to this. Our work to regenerate native plant species on the sloping part of the property will enhance the life-supporting capacity of the land as it will provide improved habitat for indigenous species.
Policy 6.3.2 Sustain the productive capacity of the Rural Zone by controlling the adverse effects of activities.	The productive capacity of this property is already limited due to the small size of the property and the sandy soils which dominate on much of the property are not suitable for moderate to heavy grazing. Thus the extra $60m^2$ (as a maximum) taken up by the proposed activity will not have a significant impact on this.
Policy 6.3.3 To discourage land fragmentation and the establishment of non-productive uses of rural land and to avoid potential conflict between incompatible and sensitive land uses by limiting the density of residential development in the Rural Zone.	This application does not involve the fragmentation of land. It does involve the establishment of a non-productive use, but it would be very difficult to establish a productive use on this property, given its size, soils types and exposure to quite extreme coastal weather. The proposed activity enables some commercial use from the property, where otherwise there would be none. Given the existing pattern of development around the property, it is very unlikely to create conflict with surrounding land use.
Policy 6.3.5 Require rural subdivision and activities to be of a nature, scale, intensity and location consistent with maintaining the character of the rural area and to be undertaken in a manner that avoids, remedies or mitigates adverse effects on rural character. Elements of the rural	The proposed building is small in scale, and will not be highly visible from Centre Road or the city suburbs looking out towards Centre Road, as the building will be set back from Centre Road, and will be screened by bunding and amenity plantings. There will still be a predominance of natural features in the area, and a high ratio of open space relative to the built environment, notwithstanding the rural residential character of the surrounding area. Also, as part of the broader development of the property, we are in the process of revegetating the steeply sloping section of the property with indigenous vegetation, which will enhance the amenity and bio-diversity values of the property. The area will still have a low population density as compared to residential parts of Dunedin.

Objective/Policy	Proposed Activity Consistent with Objective/Policy?
character of the district include, but are not limited to: (a) a predominance of natural features over human made features, (b) high ratio of open space relative to the built environment, (c) significant areas of vegetation in pasture, crops, forestry and indigenous vegetation, (d) presence of large numbers of farmed animals, (e) noises, smells and effects associated with the use of rural land for a wide range of agricultural, horticultural and forestry purposes, (f) low population densities relative to urban areas, (g) generally unsealed roads, (h) absence of urban infrastructure.	
Policy 6.3.6 Avoid, remedy or mitigate the adverse effects of buildings, structures and vegetation on the amenity of adjoining properties.	As part of the development of the property, particularly the area around the house, we have carried out landscaping and amenity plantings and will continue to do so, including planting a large number of native plants around the house, on the upper flat part of the property. This will enhance the appearance of the property from adjoining properties. The proposed building will not shade any adjoining houses, as these are all located some distance away, and will not block the view of any neighbouring houses.
Policy 6..3.8 Ensure development in the Rural and Rural Residential zones promotes the sustainable	The proposed activity will not affect public services and infrastructure of the safety and efficiency of the roading network. Safe vehicle crossings already exist at the site.

Objective/Policy	Proposed Activity Consistent with Objective/Policy?
management of public services and infrastructure and the safety and efficiency of the roading network.	
Policy 6.3.9 Ensure residential activity in the rural area occurs at a scale enabling self-sufficiency in water supply and on-site effluent disposal.	The existing house already has an established septic tank and this will continue to be used. Water is already obtained from the city water supply.
Policy 6.3.11 Provide for the establishment of activities that are appropriate in the Rural Zone if their adverse effects can be avoided, remedied or mitigated.	Residential activity already exists on this site. The proposed activity will not be highly visible from public viewing areas as it will be set back from Centre Road, but will also fit within the existing pattern of development when viewed from a distance from areas such as Smaills Beach.
Policy 6.3.12 Avoid or minimise conflict between differing land uses which may adversely affect rural amenity, the ability of rural land to be used for productive purposes, or the viability of productive rural activities.	The proposed activity is similar to a residential activity, which is already established on the site. The proposed activity will not increase the potential for a conflict, as it is akin to the existing residential activity on the site. There is currently no conflict between this activity and the surrounding land uses, which include grazing of horse and sheep and a number of other residential dwellings.
Policy 6.3.14 Subdivision or land use activities should not occur where this may result in	The proposed land use is similar to residential activity, which is already established on the site. While there will be small increase in the number of buildings on site, it will not be too such an extent as to result in cumulative adverse effects in relation to the matters listed in Policy 6.3.14. Indeed the wider development of

Objective/Policy	Proposed Activity Consistent with Objective/Policy?
cumulative adverse effects in relation to: (a) amenity values, (b) rural character, (c)natural hazards, (d) the provision of infrastructure, roading, traffic and safety, or (e) landscape Management Areas of Areas of Significant Conservation Values. Irrespective of the ability of a site to mitigate adverse effects on the immediately surrounding environment.	the property is likely to have improved the amenity of the property and the surrounding area. The proposed activity is in keeping with character of the area, as there are a number of residential dwellings on smaller lots located in the vicinity of the site. Cumulative adverse effects on infrastructure, roading, traffic and safety are not anticipated as the proposed activity will only result in a minimal increase in the utilisation of these resources.

Based on the above analysis of the proposed activity, we consider this application to be consistent with the objectives, policies contained in the District Plan.

Objectives and Policies of the 2GP

An analysis of objectives and policies in the 2GP that are distinct from those analysised above are addressed below:

> *Policy 16.2.1.3 Require rural ancillary retail, rural tourism and working from home to be at a scale that:*
>
> *a. is ancillary to and supportive of productive rural activities or conservation activity on the same property; and*
>
> *b. supports objectives 2.3.2 and 2.4.3 and their policies.*

The Policy above applies if the activity is considered to be 'working from home'.

> *Policy 16.2.1.4 Only allow visitor accommodation in the rural zones where it supports productive rural activities or a significant conservation activity on the same property.*

The Policy above applies if the activity is considered to be 'visitor accommodation'.

The property at 26 Centre Road is not able to support a productive rural activity given the small size of the property, the very sandy, infertile soils and the exposed coastal location.

However, we have been actively carrying out biodiversity restoration work on our property and have received 2 DCC biodiversity grants to support our work (refer to Appendix C), and are continuing with this biodiversity work ourselves, and aim to keep doing so. We have planted hundreds of native species on site to date and have had good success with these plantings.

We also have strong links to the Tomahawk Smaills Beachcare Trust which is located 5 minutes by foot from our property. We plan to market the visitor accommodation as an opportunity to become involved with planting work on our property. We will also invite visitors to volunteer with Tomahawk Smaills Beachcare Trust if their visit coincides with a volunteer opportunity at the Trust. This would provide an added boost not only to planting on our property but in close proximity to our property. One of the biggest barriers to the biodiversity restoration work on our property is lack of time - having other people assist us with planting and weed releasing work would greatly assist us with progressing this work.

The reference to 'significant' conservation activities in Policy 16.2.1.4 is somewhat unclear, as it depends on the scale and context to be applied to the assessment of what constitutes 'significant'. If it is on city or district scale then it would be difficult for any small property (even those meeting minimum site sizes in many rural zones in the 2GP) to meet this test, yet a restriction related to property size is not clearly indicated by the policy framework. However, within the context of our property and the catchment within which our property lies, the planting on our property will add significantly to the biodiversity of the area, particularly as it is in close proximity to the biodiversity restoration work carried by the Beachcare Trust nearby.

This work means that the activity is consistent with Objective 2.2.3 of the 2GP:

> *Objective 2.2.3: Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience.*

Given this property is not productive rural land, but this activity enables an economic output from this property, this activity is also considered consistent with Objective 2.3.1 of the 2GP:

> *Objective 2.3.1 Land and facilities important for economic productivity and social well-being.*

The activity is considered to be generally consistent with other relevant objectives and policies in the strategic directions of the 2GP.

5. Assessment of Effects on the Environment

The effects of the proposed activity on the environment are discussed here.

Visual Amenity and Amenity Effects

The proposed building will only be partially visible from Centre Road, as it will be set back some distance from the road and will be screened by existing plantings and bunds.

The proposed building may be partly visible from parts of Smaills Beach or the Karetai Track, but will not stand out from the existing development in the vicinity of the property, and would also be partly screened by amenity plantings. In addition, it would be viewed from a distance and will be clad or painted with a light reflectance value (LRV) of 30% or less, which would also limit its impact on visual amenity.

Overall the adverse effects on amenity are likely to be minimal.

Effects on the Character of the Area

The existing character of the area is more akin to rural residential rather than rural, due to the number of houses situated on undersized lots, close to and highly visible from the road. The proposed activity will do very little to change this, particularly as it will not be highly visible from Centre Road, and the land that it will occupy is not being used for a rural activity, but essentially acts as curtilage to the existing dwelling.

On this basis there are likely to be minimal adverse effects on the character of the area.

Effects on Productive Capacity of Land

The property has limited productive capacity due its small size, the poor nature of the soils on the site and its exposure to winds and coastal conditions. Only a small portion of the upper flat area of the property will be affected by the proposed activity. There will still be enough land in the upper flat part of the property to fence and set aside for grazing but regardless of the proposed activity this grazing would only be able to support a life-style property rather than for a productive rural use.

Thus the proposal will not have adverse effects on the productive capacity of the land.

Effects on Road Network

The activity will have a very minimal, if any adverse effect on the roading network. There is already a house on the site with associated vehicle movements, and the proposed activity will result in only a very small increase the number of vehicle movements.

Effects on Public Infrastructure

The site is already supplied with water from the Council. This activity will have no effect on the public water supply infrastructure.

The site is independent in terms of wastewater as it has a septic system. The building permit application will be accompanied by a letter from a suitably qualified person that will

establish that the existing septic system will have sufficient capacity for this additional activity on site.

Reverse Sensitivity Effects

Reverse sensitive effects are not anticipated given the pattern of development and use of properties in the vicinity of this property. There are a number of houses nearby and properties adjacent to ours are relatively small, with low productive value (due to soils and exposure to coastal conditions). There are no existing rural activities which we have made a complaint about. There is potentially going to be a significant increase in residential activity with the rezoning of the property across the road from ours, and so our activity will fit well with the nature of this development.

We propose to establish a bund between the unit and the property at 40 Centre Road and to plant this out. This will screen this activity from any permitted rural activities located on that property and will minimise the potential for any reverse sensitivity effects to arise with that property.

All of these factors mean it is highly unlikely for any reverse sensitivity effects to arise, either now or in the future.

6. Affected Parties

The construction of a 60m^2 building on this property is a permitted activity, expect for the non-compliance with the setback from the boundary with 40 Centre Road.

The use of a building as a sleepout is a permitted activity given the existing, lawfully established residential activity on the site.

This activity only differs from a sleep out by having paying guests stay in it, and by including kitchen facilities. The activities of guests will be monitored by us, as we live on site, close to the activity. The effects of this activity are likely to be less than the use of the unit as a sleep out, as it is unlikely to be occupied as frequently.

Accordingly, in terms of a permitted baseline, no parties are considered to be affected by the proposed activity.

In addition, the non-compliance with the setback limit from the boundary with 40 Centre Road has been addressed by including a bund with plantings on it between the proposed activity and this neighbouring property. This will minimise the potential for any adverse effects on that property that might result due to the smaller setback distance.

7. Consultation

We have discussed our proposal and shown our proposed plans to neighbours in the immediate vicinity of our land. We will construct a bund and plant it out with screening plants to provide a visual and noise barrier between the activity and our neighbour at 40 Centre Road as a result of this consultation.

8. Conclusion

We propose to establish a commercial residential activity (referred to the in the 2GP as visitor accommodation/working from home activity), in a new building of 60m^2, situated at 26 Centre Road, Ocean Grove, Dunedin. Under the District Plan this activity would be a discretionary activity for which resource consent is required. Under the 2GP Decisions Version November 2018 both the activity itself and the building would be either a restricted discretionary activity (if considered working from home) or a discretionary activity (if considered as visitor accommodation).

An analysis of the objectives and policies of the District Plan shows that the proposed activity would be consistent with these objectives and policies. In addition, the adverse effects of the activity would be no more than minor. The building would be in keeping with the long established historical pattern of development in the immediate area, which is more akin to rural residential development than a rural setting. The building would not be highly visible and existing bunds and planting would do much to screen both the building from public view. The proposed activity would not create a conflict with surrounding rural land uses and would not decrease the productive capacity of the land.

Accordingly, we request that consent be granted for this activity. Building consent will be sought once resource consent is obtained.

Appendix A - Certificate of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels

R.W. Muir
Registrar-General
of Land

Identifier **OT387/222**
Land Registration District **Otago**
Date Issued 25 May 1956

Prior References
OT287/92

Estate	Fee Simple
Area	2.8669 hectares more or less
Legal Description	Part Section 13 Block VII Otago Peninsula Survey District

Registered Owners
Lloyd Michael Albert McGinty and Sally Ann Dicey

Interests
10509730.2 Mortgage to ASB Bank Limited - 28.7.2016 at 4:15 pm

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

R.W. Muir
Registrar-General
of Land

Identifier **OT7D/997**
Land Registration District **Otago**
Date Issued 23 December 1981

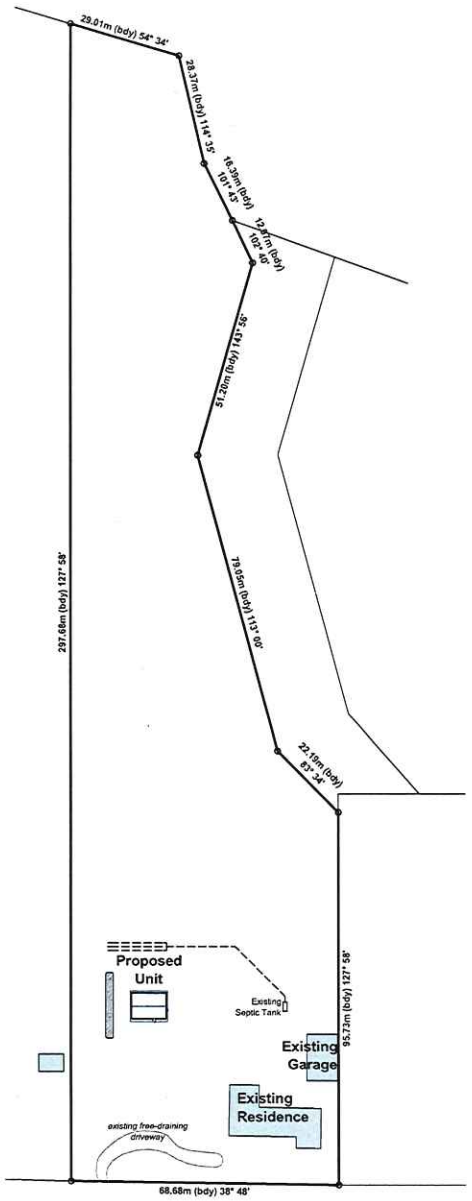
Prior References
OT149/187

Estate	Fee Simple
Area	2992 square metres more or less
Legal Description	Part Section 852R Block VII Otago Peninsula Survey District

Registered Owners
Lloyd Michael Albert McGinty and Sally Ann Dicey

Interests
10509730.2 Mortgage to ASB Bank Limited - 28.7.2016 at 4:15 pm

Appendix B - Proposed Building



Centre Road

Updraft Design Ltd

dan.updraftdesign@gmail.com

Lot No.:	Pt Section 13
DP No.:	BLK VII Otago Peninsula SD
Site Area:	1.47 Ha
Gross Plan Area:	60.0m² (incl. covered areas)
Site Coverage:	n/a
Max. Building Ht:	TBC
Council:	Dunedin City Council
Planning Zone:	TBC

Client Name : Sally Dicey			Job No.: OS915
Address: 26 Centre Road, Dunedin			Plan Type: EH60
Site Location Plan			Scale: 1:1250
Drawn: D Gregan		Date: 17/05/2019	Sheet no: 2
Wind: Ex.High	**Earthq:** 7	**Exposure:** D (ss)	**Snow:** NS-1.0kPa	Rev:

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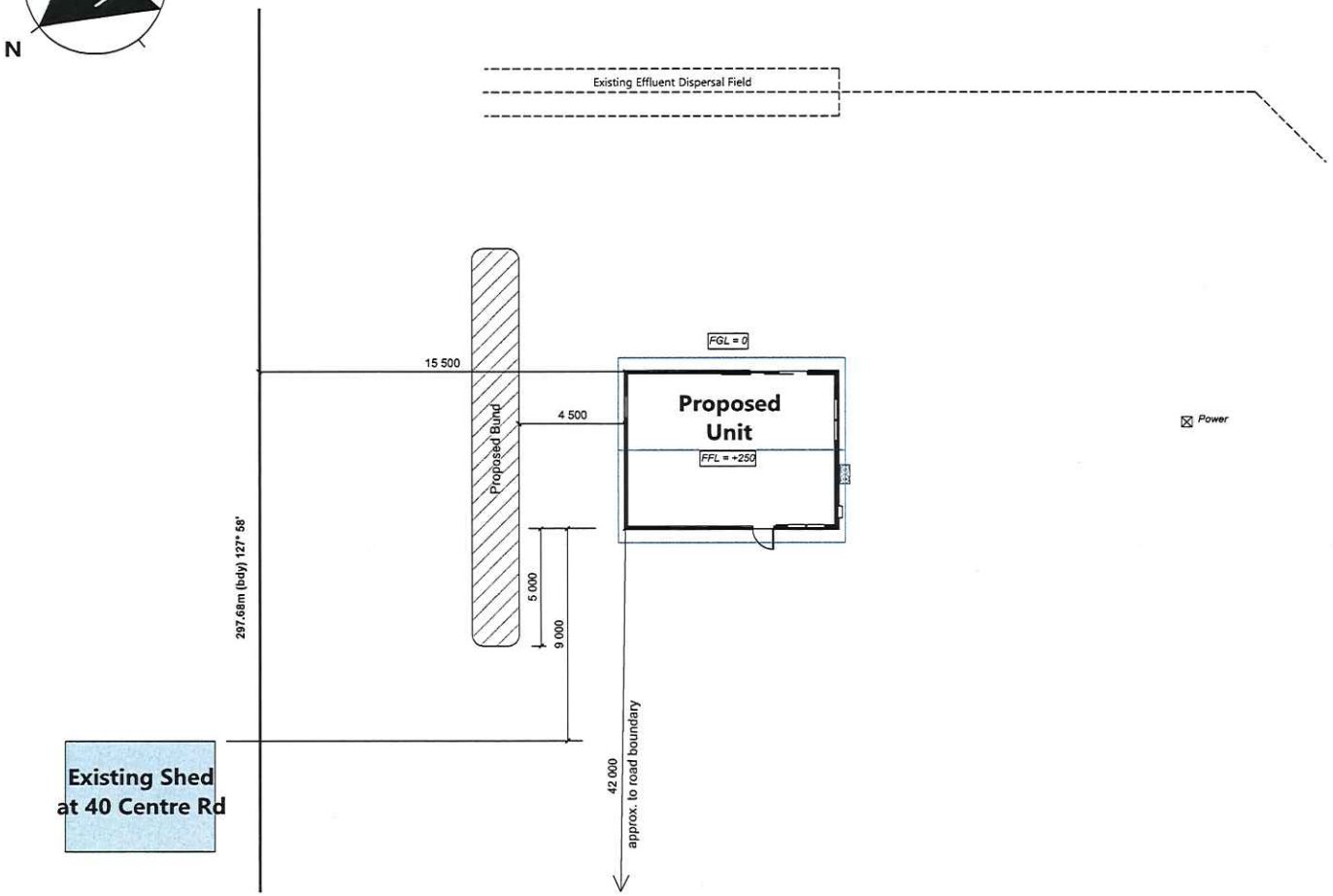

Finished Floor Level (FFL) shall be:

a) For sites level with or above the road, no less than 150 mm above the road crown on at least one cross-section through the building and roadway
b) For sites below the road, no less than 150 mm above the lowest point on the site boundary

Slip Resistance:

Minimum coefficient for main access routes = 0.4. (e.g front door)

Broom (class 5 or 6) or wood float (class U2)
finish conc = 0.65 - 0.85
Coated or sand/grit impregnated conc = 0.55 - 0.90
Exposed rounded agg conc = 0.4 - 0.70
Asphalt = 0.6 - 1.00
Dry concrete pavers = 0.45 - 0.70
Profiled timber (across profile) = 0.35 - 0.60

Landings to Access Ways:

Landings to be provided to all external doors with riser hts at max 190mm.
Provide min 1:100 fall away from the foundation to free-draining areas.

Cautionary Notes:

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE COMPLIANCE WITH SETBACKS AND HEIGHT IN RELATION TO BOUNDARIES (HIRB)
UPDRAFT DESIGN LTD WILL NOT ACCEPT LIABILITY FOR ANY NON-COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS. PROPOSED DESIGN IS BASED ON THE BOUNDARY AND LEVELS INFORMATION PROVIDED.

Construction Notes:

Before constructing the foundation / sub-floor, the contractor is to:

- confirm boundary peg locations are correct in relation to boundary dimensions and bearings
- ensure all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.
- confirm ground has adequate bearing to comply with NZS 3604: 2011, except when using Firth RibRaft Floor System (refer Ribraft manual), or in the case of SED design.
- ensure that any fill is dry, approved by an Engineer & compacted down in accordance with NZS.3604.2011
- ensure final building platform & finished ground have an even fall away from the foundation.
- FGL is after back filling around the foundation/slab
- locate all service connections points. Check invert levels of pipes and manholes.
- confirm plumbing route and fixture positions on site prior to commencement of works.
- locate all electrical and water services on site.

Sediment Control:

- Shall be in accordance with the Council's Erosion and Sediment Control Guidelines. Install prior to commencement of major earthworks.
- All erosion and sediment control structures are to be inspected and maintained daily
- Prevent any backfill or debris from washing onto council or neighbouring properties
- All ground cover vegetation outside the immediate building area to be preserved during the building phase
- All erosion and sediment control measures are to be installed prior to commencement of earthworks
- Stockpiles of clay and materials are to be covered with impervious sheeting
- Roof water downpipes to be connected to the main stormwater system as soon as roof sheathing & spouting is installed

Updraft Design Ltd
dan.updraftdesign@gmail.com

Lot No.:	Pt Section 13
DP No.:	BLK VII Otago Peninsula SD
Site Area:	1.47 Ha
Gross Plan Area:	60.0m² (incl. covered areas)
Site Coverage:	n/a
Max. Building Ht:	TBC
Council:	Dunedin City Council
Planning Zone:	TBC

Client Name : Sally Dicey
Address: 26 Centre Road, Dunedin

Job No.: OS915
Plan Type: EH60

Site Plan

Scale: 1:200

Drawn:				Date:	Sheet no:
D Gregan				17/6/2019	3
Wind:	**Earthq:**	**Exposure:**	**Snow:**	Rev:	
Ex.High	1	D (ss)	N5-1.0kPa		

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BUILDING CONFIDENCE

Firth RibRaft Floor System (HotEdge option) laid in strict accordance with the latest FIRTH specifications.
This design does NOT require specific Engineering input as is according to the "Firth RibRaft Floor System".

Firth RibRaft Floor System: reinforced concrete waffle raft floor slab-on-ground.
85mm thick slab supported by grid of ribs, 100mm wide at 1200crs each way. Overall depth 305mm.
300mm wide Edge beams under load bearing walls.

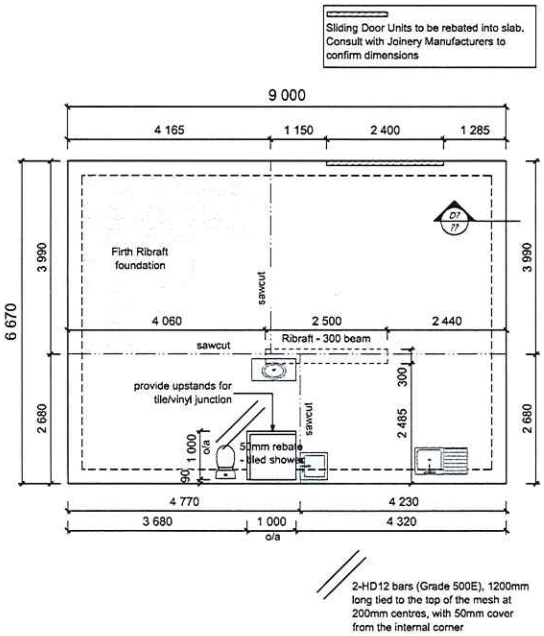

Figure 65: **Levels and garage openings**
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

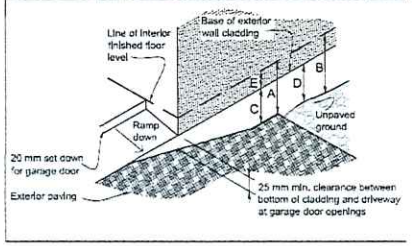

Table 18: **Minimum clearances**
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1)				100	175	50 2)	

NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

Cautionary Notes:

The contractor shall accurately locate the position of existing SS & SW drains on site prior to starting work, If any discrepancies are identified in these drawings then the contractor must contact Updraft Design Ltd.

Construction Notes:

- The site requirements of NZS 3604: 2011 are concerned with soil conditions under or adjacent to the building.
If a site does not comply with the definition of good ground, the foundations shall be the subject of Specific Engineering Design (SED) and investigation as appropriate. When using the Firth RibRaft Floor System, good ground may be established using Firth's approved Scala Penetrometer test (refer Ribraft Manual).
- All foundations shall bear upon solid bottom in undisturbed good ground material or upon firm fill for which a certificate of suitability has been issued under NZS 4431
- Where good ground is at a depth greater than 0.6m, the excavation between the good ground and the foundation base may be filled with mass concrete having a minimum strength of 10 MPa at 28 days.
- Granular fill material complying with 7.5.3.2 shall be placed and compacted in layers of 150mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75mm nor more than 600mm.
Compact each layer until the material is tightly bound together and does not visibly deform under the weight of a pressed adult heel. SED is required if filling is in excess of 600mm.

7.5.3.2
Granular fill material shall be composed of rounded gravel, crushed rock, scoria or approved material.
(a) Not more than 5% shall pass through a 2.2 mm sieve with the exception of the conditions in 7.5.3.3;
(b) 100% shall pass either:
(i) A 19mm sieve for any fill thickness; or
(ii) A 37.5mm sieve for a fill thickness exceeding 100mm.
Where it can be demonstrated that site conditions ensure that capillary water is unlikely to reach the underside of the slab, then the requirements of 7.5.3.2(a) can be waived.

Sand blinding - Min. 5mm - 25mm max. to cover hardfill to ensure the vapour barrier is protected from any granular protrusions. Concrete floor to comply with NZS 3109, surface tolerances, & NZS 3114, maximum deviations of 3mm

Shrinkage control joints - 3mm wide x 25mm deep saw cuts to form bays
NZS3604:2011 - Section 7: floors 7.5.8.6.4
The bay dimensions formed by either construction or shrinkage control joints shall be limited to a maximum length:width ratio of 2:1. Maximum bay dimensions in exposed concrete, vinyl or tiled areas to be 6m x 6m.

Steel reinforcing within concrete floors and walls of rooms that contain a bath or shower must be bonded to the earth system as per AS/NZS 3000:2007 Electrical Installations. Refer clause 5.6.2.5.

Confirm layout & fittings of kitchen & bathrooms etc before foundation commences

Updraft Design Ltd
dan.updraftdesign@gmail.com

Client Name : Sally Dicey	Job No.: OS915	
Address: 26 Centre Road, Dunedin	Plan Type: EH60	
Foundation Plan	Scale: 1:100	
Drawn: D Gregan	Date: 17/05/2019	Sheet no: 6
Wind: Ex.High / Earthq: 1 / Exposure: D (ss) / Snow: NS-1.0kPa	Rev:	

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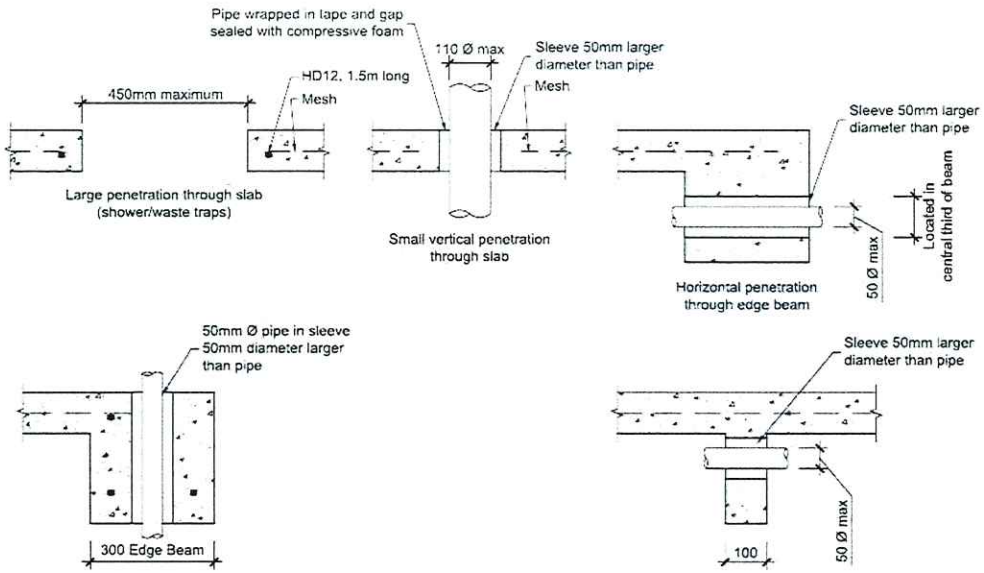
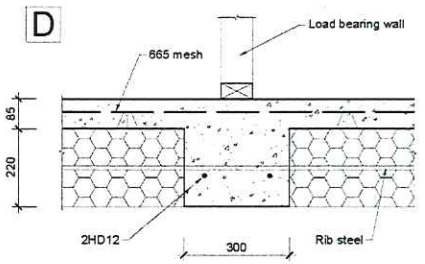
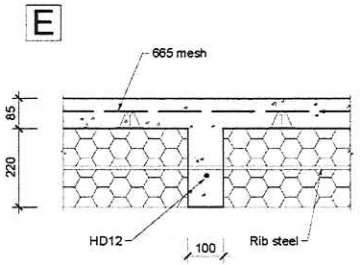


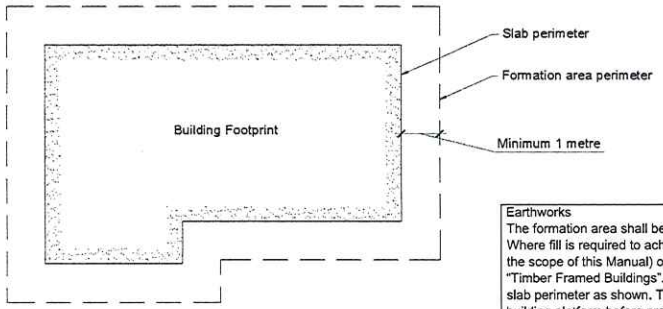
Figure 12 *Example of detailing requirements for services*

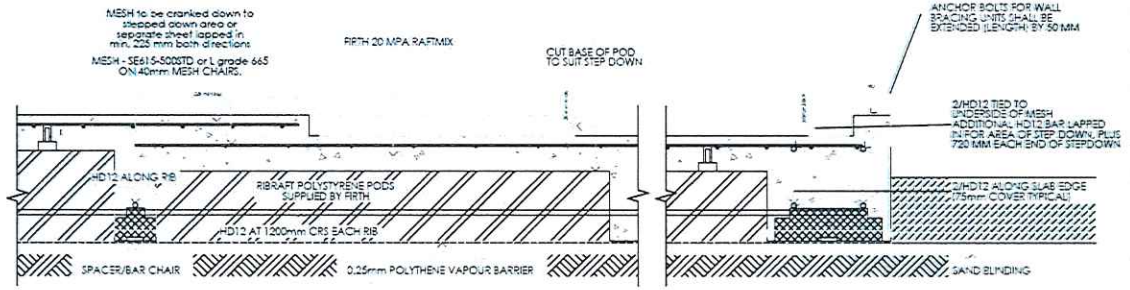


4.4 Internal Ribs (load bearing) Width and Reinforcement
For all load bearing walls and heavy internal walls, the pods shall be cut to create a 300mm wide rib directly under the load bearing wall, with 2-HD12 (Grade 500E) steel bars as bottom steel. Refer (D) for construction details under load bearing walls.
Where the load bearing ribs meet and terminate at an edge beam or internal rib the bottom reinforcement from the load bearing rib shall be bent into the adjacent rib and tied together. The reinforcement shall lap for at least 720mm.



4.3 Internal Ribs (non load bearing) Width and Reinforcement
Each standard internal rib shall be 100mm wide and shall contain 1-HD12 steel bar (Grade 500E) held in place at the bottom of the rib by a Firth spacer. Refer E for construction details.



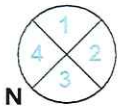


RIB RAFT FLOOR - SET-DOWN DETAIL FOR MAX. 50mm REBATED SHOWER

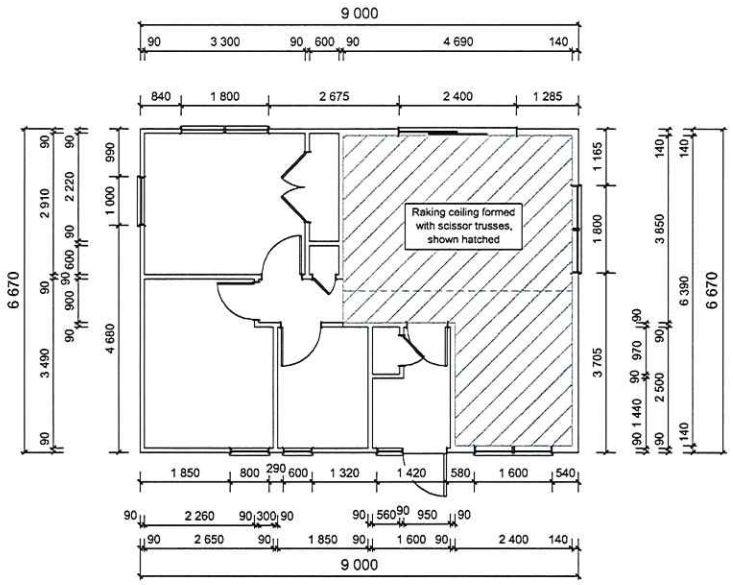
Earthworks
The formation area shall be cut or filled to a level approximately 330mm below finished floor level. Where fill is required to achieve this level, the fill shall be certified by a geotechnical engineer (outside the scope of this Manual) or shall be granular fill in accordance with Clause 7.5.3 of NZS 3604:2011 "Timber Framed Buildings". The formation area shall also extend a minimum of 1000mm beyond the slab perimeter as shown. The installer shall confirm the acceptability of the ground over the entire building platform before proceeding with the construction.

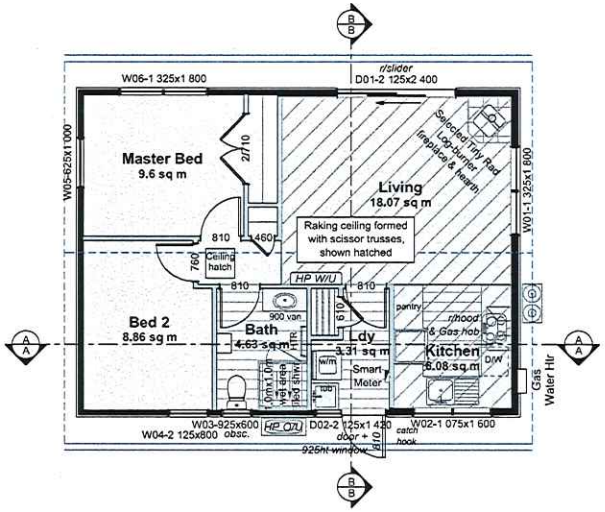
Updraft Design Ltd
dan.updraftdesign@gmail.com

Client Name : Sally Dicey	Job No.: OS915
Address: 26 Centre Road, Dunedin	Plan Type: EH60
Firth Ribraft Details	Scale: N.T.S.
Drawn: D Gregan	Date: 12/05/2016
Wind: Ex.High / Earthq: 1 / Exposure: D (ss) / Snow: N5-1.0kPa	Rev: / Sheet no: 7



Elevations





Notes:
- slider rebated into slab
- Extra High wind - Ply to exterior
- Insulation - R4.0 to 140mm external walls, R2.8 to 90mm external walls, R5.0 to ceiling, Hot-edge option to Ribraft foundation.

Exterior Joinery Schedule

Number	Size	Qty	Room Name
D01	2 125x2 400	1	Living
D02	2 125x1 420	1	Ldy
W01	1 325x1 800	1	Living
W02	1 075x1 600	1	Kitchen
W03	925x600	1	Bath
W04	2 125x800	1	Bed 2
W05	625x1 000	1	Master Bed
W06	1 325x1 800	1	Master Bed

Separation between electric hob and the Gib lined wall:
Cut out for hob - min. 55mm from back of bench top.
Overhead clearances - not less than 650mm from hob surface to range hood
Side clearances - Where dimension to any vertical combustible surface is less than 150mm, surface shall be protected to a min. height of 150mm above hob for full dimension (width or depth) of cooking surface area.
Protection of combustible surfaces - 5mm thick ceramic tiles or graphic glass is suitable to protect 10mm GIB board.

G3/AS1
1.1.3. Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

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

Cautionary Notes:

Always cross reference the foundation plan with the framing plan prior to setting out.

The joinery sizes shown are box sizes & are preliminary only. Site measure and confirm all joinery sizes, reporting to designer any changes PRIOR to manufacture. No liability shall be held by Updraft Design Ltd for the incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.

Construction Notes:

Electric hobs with vented r/hood, Gas hotwater.
Ensure gas appliance installation complies to NZS 5261: 2003.
Polybutylene water supply pipes.
Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0

The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

gas bottles: 2/1250 high x 375ø bottles to be mounted on concrete base & secured with seismic restraints (chains or fixed brackets). Minimum clearance requirements apply in accordance with selected model. Gas fitter to confirm location.

gas water heater: Minimum clearance requirements apply in accordance with selected model. Gas fitter to confirm location.

Ensure additional nogs are placed as necessary to support the mounting of cabinetry and other components such as wall hung vanities, towel rails, wall-mounted TVs etc.

Confirm selected shower tray, bath and vanity sizes before commencing wall framing.

Claddings - Claddings to be installed in strict accordance with the latest manufacturer's specifications. Any trims shown are indicative only, refer to client spec for confirmation. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 & NZBC E2/AS1 (table 20)

Tapered edge joints in ceilings - use back-blocking as per the "GIB site guide".

Control Joints to Walls & Ceilings - construct as per the "GIB site guide"

Confirm proposed Kitchen & Bathroom layouts in order to establish correct drain positions prior to foundation construction.

Log Burner Fireplace:

To be installed strictly according to the manufacturer's specifications. Consider:
- minimum clearance to walls from appliance
- minimum flue clearance
- minimum flue height
- hearth dimensions & distance from front of appliance

Floor Area:
= 60.0m² o/frame

Updraft Design Ltd
dan.updraftdesign@gmail.com

Client Name : Sally Dicey	Job No.: OS915
Address: 26 Centre Road Dunedin	Plan Type: EH60
Floor & Framing Plans	Scale: 1:100
Drawn: D Gregan	Date: 17/05/2019
Wind: Ex.High / Earthq: 1 / Exposure: D (ss) / Snow: N5-1.0kPa	Rev:
	Sheet no: 8

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Joints in plates:

Joints in top plates shall be made only over supports being either a stud or blocking.

Joints in the top plate of a wall that does not contain any wall bracing elements (either in line or at wall intersections), shall be halved and nailed at the joints, see figure 8.14 (A), or be butted over blocking and nailed, see figure 8.14 (B), or be provided with an alternative fixing, having a capacity in tension or compression of 3 kN.

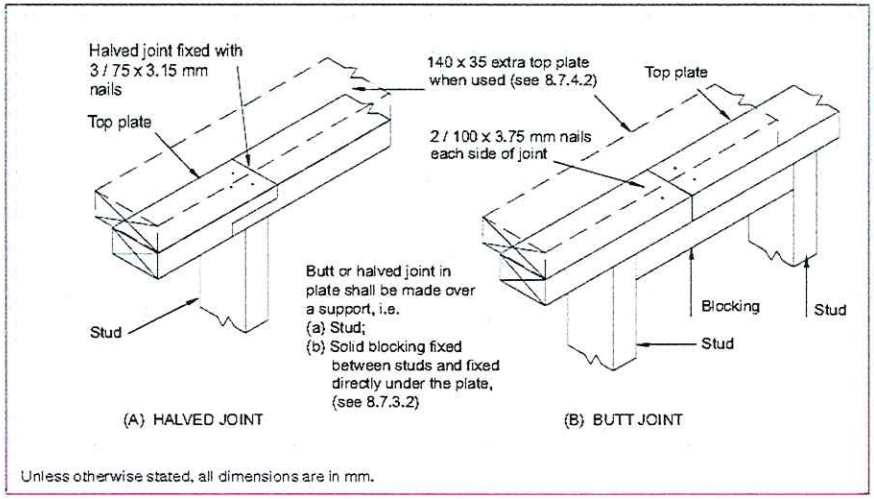


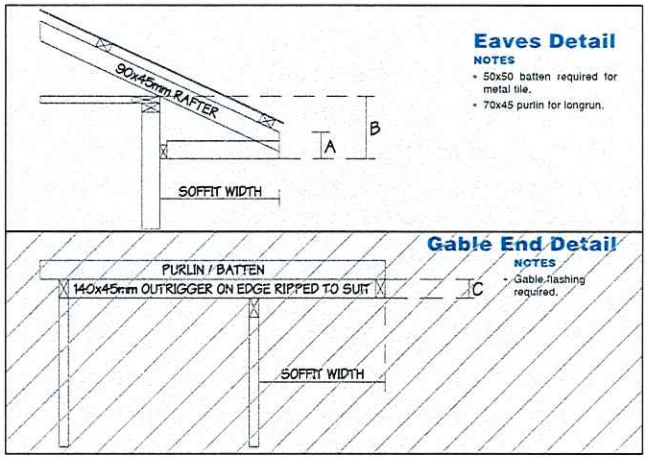
Figure 8.14 – Connecting top plates – Walls not containing bracing (see 8.7.3.2)

Table 8.15 – Sill and head trimmers for all wind zones – SG 8
(see 8.6.2.1 and 8.6.2.2)

Maximum clear width of opening	Minimum thickness of sill and header trimmers
(m)	(mm)
2.0	35
2.4	45
3.0	90 (or 2/45 mm)
3.6	135 (or 3/45 mm)
4.2	SED

Metalcraft
INDUSTRIES LIMITED

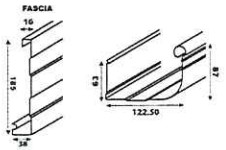
185mm ON GABLE & EAVE TO SUIT METAL ROOF



GENERAL NOTES

- Please inform your precutter which Metalcraft external fascia system you have selected.
- Prior to installation, scaffolding must be supplied by the customer to:
  - extend at least 500mm past external/gable corners
  - be approximately 1700mm below the rafter end in height
  - meet OSH-approved safety standards
- Metalcraft external rainwater products must be washed regularly to ensure maximum longevity. Areas that do not get regular washing by rain may require special attention.

PITCH	TOE CUT (A)	TOP CHORD DROP (C)	SOFFIT DROP (B)		
			450 O/H	600 O/H	750 O/H
10	127mm	125mm	115mm	141mm	168mm
12.5	128mm	125mm	135mm	169mm	202mm
15	129mm	125mm	156mm	197mm	237mm
17.5	131mm	125mm	179mm	226mm	273mm
20	133mm	125mm	201mm	256mm	310mm
22.5	135mm	125mm	224mm	286mm	348mm
25	138mm	125mm	249mm	318mm	388mm
27.5	141mm	125mm	274mm	352mm	430mm
30	144mm	125mm	300mm	386mm	473mm
32.5	133mm	115mm	313mm	409mm	504mm
35	140mm	115mm	345mm	450mm	555mm
37.5	139mm	110mm	371mm	486mm	601mm
40	144mm	110mm	404mm	530mm	656mm
42.5	149mm	110mm	439mm	577mm	714mm
45	156mm	110mm	479mm	629mm	778mm



26 Trugood Drive, East Tamaki, PO Box 51286 Pakuranga.
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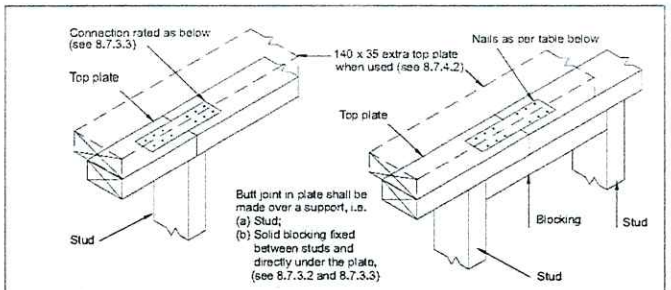
Client Name : Sally Dicey					Job No.: OS915
Address: 26 Centre Road Dunedin					Plan Type: EH60
Misc Framing Notes					Scale: N.T.S.
Drawn: D Gregan				Date: 17/05/2019	Sheet no: 9
Wind: Ex.High	Earthq: 1	Exposure: D (ssi	Snow: N5-1.0kPa	Rev:	

Connecting top plates to external walls:

For single-storey buildings the connection in line of the top plate of a wall that contains one or more wall bracing elements shall be jointed according to the bracing capacity of the highest-rated individual wall bracing elements as follows:
(a) Bracing capacity not exceeding 100 bracing units: A 3 kN connection
as shown in figure 8.15;
(b) Bracing capacity exceeding 100 bracing units: A 6 kN connection as shown in figure 8.15.
(c) Wall top plates to which ceiling diaphragms are attached: A 6 kN connection as shown in figure 8.15

Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of
the wall bracing element are given as follows:
(a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;
(b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;
(c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units.



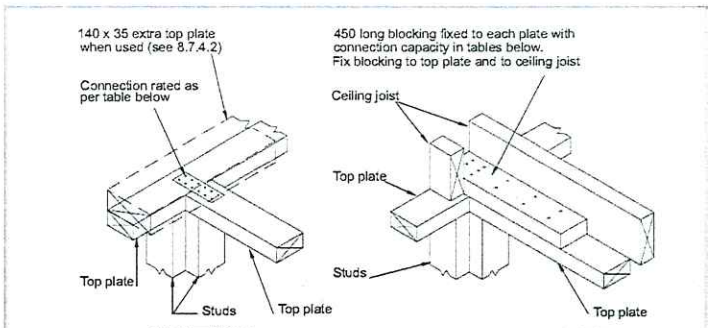
Capacities of metal plate joints(2)	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints(2)	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE –
(1) See section 4 for durability requirements.
(2) Not required when extra top plate is used.

Unless otherwise stated, all dimensions are in mm.

Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)



Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

LUMBERLOK

TOP PLATE JOINTING

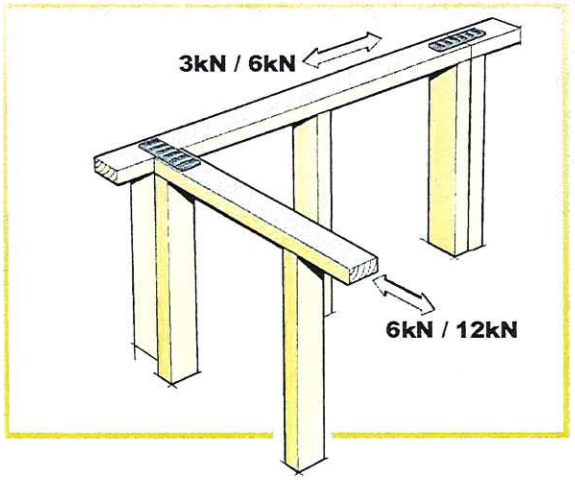
AS PER CLAUSE 8.7.3 NZS 3604:2011

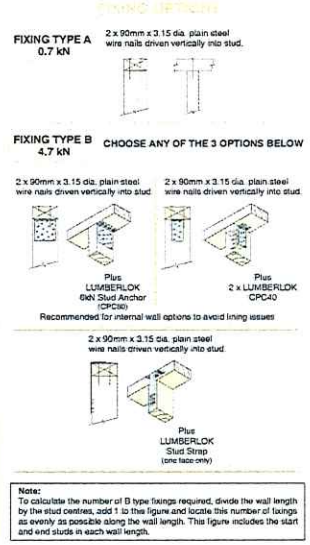
Top Plates at Right Angles

Connection capacity	LUMBERLOK Connector
6 kN	Tylok 6T10 OR 2 x Strap Nails
12 kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)

Top Plates in Line

Connection capacity	LUMBERLOK Connector
3 kN	Tylok 6T5 OR Strap Nail
6 kN	Tylok 6T10 OR 2 x Strap Nails





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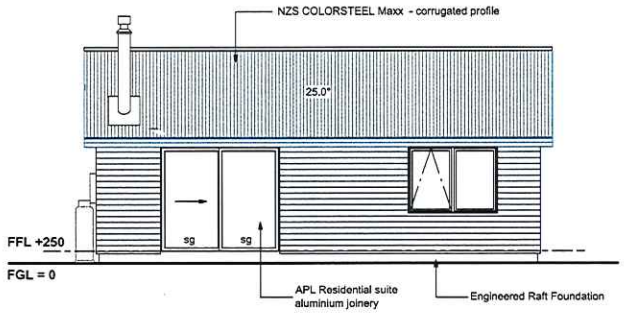
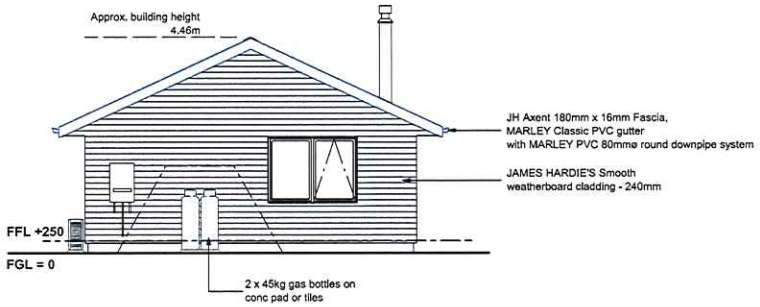
Client Name : Sally Dicey	Job No.: OS915
Address: 26 Centre Road, Dunedin	Plan Type: EH60
Top Plate Connections	Scale: N.T.S.
Drawn: D Gregan	Date: 17/05/2019
Wind: Ex.High; Earthq: 1; Exposure: D (ssl); Snow: N5-1.0kPa	Rev:
	Sheet no: 10

LICENSED BUILDING PRACTITIONER – BUILDING CONFIDENCE

Elevation 1



Elevation 2



Cautionary Notes:

THE BUILDING CONTRACTOR IS TO ASSESS THE SITE TO ENSURE THAT HEIGHT IN RELATION TO BOUNDARY (HIRB), HEIGHT LIMITS AND SETBACKS ARE COMPLIED WITH.
NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY UPDRAFT DESIGN LTD IF THE SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

Construction Notes:

Glazing is to be in accordance with NZS 4223.3 2016.
All glazing is to clear float except for obscure glass (Obsc) to bathrooms (unless otherwise noted)
Double glazing to all window and door joinery
sg = Safety glass. Glazier to confirm compliance with code requirements.

Manufacturer to confirm head ht. prior to manufacture.
Refer to floor plan for door & window sizes. Joinery fabricator to do full site measure PRIOR to manufacture.

Safety restrictor stays:

ss = safety stays
- a restrictor fitted to limit the maximum opening so that a 100mmø sphere cannot pass through

Window restrictors are required to outward opening windows that may protrude into walk paths
- Refer to Site plan for 'walk paths'

Building Envelope Risk Matrix

All Elevations

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Ex.High risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score: 4		

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Client Name : Sally Dicey
Address: 26 Centre Road, Dunedin

Job No.: OS915
Plan Type: EH60
Scale: 1:100
Sheet no: 11

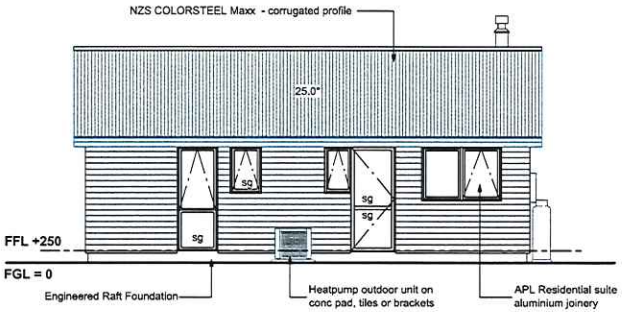
Elevations

Drawn: D Gregan | Date: 17/05/2019 | Rev:

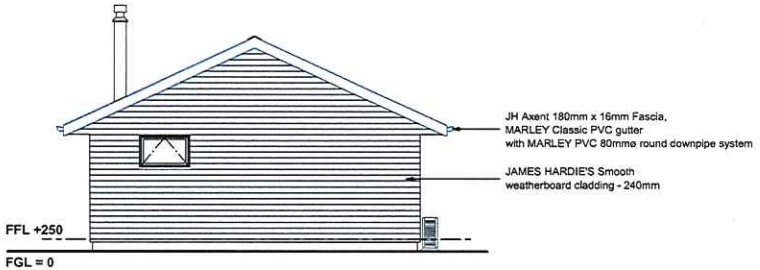
Wind:	Earthq:	Exposure:	Snow:
Ex.High	1	D (ss)	N5-1.0kPa

LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE

Elevation 3



Elevation 4



Cautionary Notes:

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Double glazing to all window and door joinery
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Refer to floor plan for door & window sizes. Joinery fabricator to do full site measure PRIOR to manufacture.

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Building Envelope Risk Matrix

All Elevations

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Ex.High risk	2
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Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score: 4		

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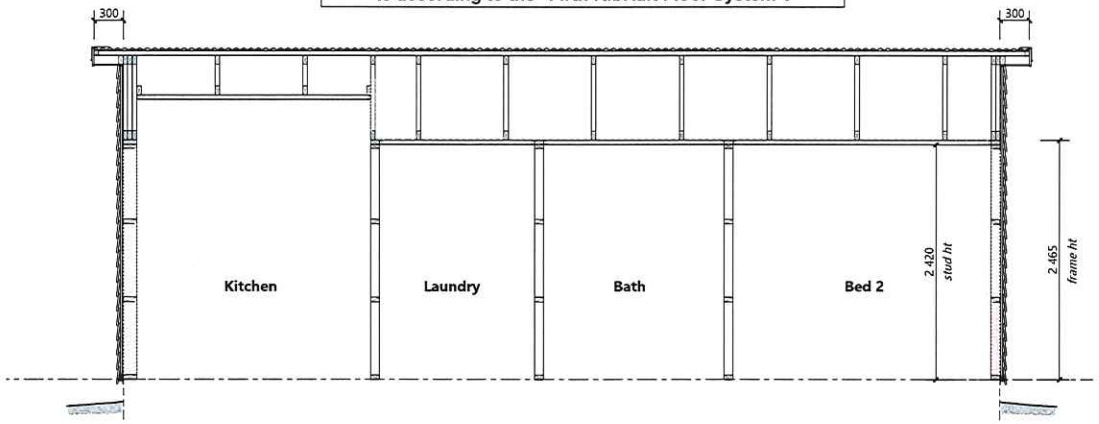
Client Name : Sally Dicey
Address: 26 Centre Road, Dunedin

Job No.: OS915
Plan Type: EH60
Scale: 1:100

Elevations

Drawn:				Date:	Sheet no:
D Gregan				17/05/2019	12
Wind:	**Earthq:**	**Exposure:**	**Snow:**	**Rev:**	
Ex.High	1	D (ss)	N5-1.0kPa		

Firth RibRaft Floor System (HotEdge option) laid in strict accordance with the latest FIRTH specifications. This design does NOT require specific Engineering input as is according to the "Firth RibRaft Floor System".



A Cross Section
Scale 1:50

Foundation
FIRTH RibRaft Floor System (HotEdge option). This design does NOT require specific Engineering input as is according to the "Firth RibRaft Floor System". Reinforced concrete waffle raft floor slab-on-ground, on 0.25mm Polythene DPM. 85mm thick concrete slab with grid of 100mm wide ribs at 1200crs each way. Overall depth 305mm.
325mm wide external and 300mm internal beams under load bearing walls (refer Truss manufacturer's design).

Min. 5mm - 25mm max. sand blinding to cover hard-fill to ensure that the vapour barrier is protected from any granular protrusions.
Malthoid under all bottom plates, overlapping timber by min 6mm.

External Walls (SG8)
Framing
90x45 H1.2 frame + 90x45 top plate, studs at 400crs max,
140x45 H1.2 frame + 90x45 top plate, studs at 600crs max, nogs at 800crs

JAMES HARDIE'S Scyon Linea Weatherboard:
The following framing must be provided for the Timber Cavity Construction method:
- Double studs are required at internal corners.
- Extra packers may be required at external corners.
- Extra studs are required for aluminium internal corner sections.

Insulation Support
Where stud spacings are greater than 400 mm, and flexible wall underlays are used, an intermediate means of restraining the flexible wall underlay and insulation from bulging into the drained cavity shall be installed.
An acceptable method to achieve this is using one of the following:
- intermediate cavity batten between the studs.
- 75mm galvanised mesh.
- Polypropylene tape or galvanized wire at 300 mm crs fixed horizontally and drawn taut.

Bottom Plate Fixing
Refer to RAMSET table on "Foundations Details" Sheet.

Wall Underlay
min 7mm H3 plywood rigid wall-underlay over-fixed with MARSHALL WATERPROOFING Tekton building wrap to all exterior frames, including gable ends.

Standard 10mm GIB linings throughout, except wet areas. Fixed to comply with the latest Winstones GIB Manual - level 4 paint finish

Exterior Cladding
JAMES HARDIE'S 180 LINEA weatherboards installed, flashed and finished to the latest JAMES HARDIE specifications and in accordance with NZBC: E2/AS1 External Moisture. Merchant to include all flashings & fixings as required by the cladding system.

Cavity battens (ex 50x20 H3.1 timber cavity battens fixed to studs):
- at least 18mm thick.
- at least as wide as the width of studs.
- be fixed by the cladding fixings to the main framing through the building underlay.
- only to be tacked to framing until the cladding is fixed. (Batten fixing is required temporarily to keep them straight on the wall during construction).

The cavity battens are to be installed as described below:
- fix to studs at maximum 600mm crs.
- fix with 40 x 2.8mm nails at max 800mm crs.

External Joinery
Aluminium joinery installed to comply with NZBC: E2/AS1.
Pre-primed jambs, architraves.
Approved window sealing tape to all openings.
Protecto Tape flashing tape over flashing fixings. Do not fix cladding through flashings.
Glazing to comply with NZS:4223. 2016.

Internal walls (incl. LBW) (SG8)
90x45 H1.2 frame + 90x45 top plate, studs at max 600 crs, nogs @ 800 crs.
Standard 10mm GIB linings throughout, except wet areas. Fixed to comply with the latest Winstones GIB Manual.
Bottom plate fixing
Ramset HD875 drive pin + washer (or equivalent) at 600 crs.

Wet Areas
Floor finish: selected tile/vinyl flooring.

Non-slip vinyl lining over sealed floor. Must achieve a minimum slip resistance coefficient for level surfaces between 0.25 - 0.50 in accordance with NZBC: D1/AS1 Access.
Option 1 - Cove vinyl up wall 100mm, fix skirting or vinyl smooth edge to wall junction.
Option 2 - Waterproof seal vinyl to edge of painted skirting, installation to comply with NZBC: E3/AS1 Internal Moisture.

Non-slip tiles over waterproofed floor (shower). Must achieve a minimum slip resistance coefficient for level surfaces between 0.25 - 0.50 in accordance with NZBC: D1/AS1 Access.
Tiler to waterproof floor & wall to comply with NZBC: E3/AS1 Internal Moisture. Approved waterproofer (nominated by tiler) applied to manufacturer's instructions, non-slip ceramic tiles laid over with even grout lines. Use flexible MS sealant to internal corners, wall & floor – tiling contractor to supply producer statement for waterproofing & tiling (Contractor/ Owner to confirm finish).

Wall & Ceiling finish: BATHROOM
GIB Aqualine: 10mm to walls and 13mm to ceilings. 1/coat GIB Sealer with 2/coats semi-gloss or gloss acrylic enamel paint.

Ceilings (SG8)
RONDO battens fixed to trusses as per manufacturer's specifications at 600 crs. Ensure battens are straight prior to lining. 13mm GIB linings with 32mm x 6g GIB® Grabber™ Screws at 600 crs. Glue daubs to be a minimum of 200mm from centre screw. Do not screw where you glue. 32mm x 6g GIB® Grabber™ Screws at 200 crs around the perimeter. GIB stopping to level 4 paint finish. Minimum 850sq ceiling access to roof space.
RONDO Clip System - Bottom chord restraints as specified in Truss Manufacturer's design documents. Fix 90x45 runners to top of bottom chords.

Roof (SG8)
Trusses - Pre-fabricated GANGNAIL 25° pitch H1.2 trusses at 900 crs.
Roof bracing - LUMBERLOK strip brace & tensioners tightened firmly across roof planes.
Valley Trays - COLORSTEEL valley trays fixed to ex 25mm H3.2 valley boards (refer detail)
Underlay - THERMAKRAFT 215 self-supporting underlay laid vertically with min 150mm lap.
Purlins - 70x45 H1.2 purlins, spanning 900mm.
Purlin spacings - End Span - 600mm, Intermediate Span - 900ctrs.
Purlin/Truss Fixing - Type U - 1/14g self-drilling type 17 screw, 100mm long (5.5KN)

Longrun COLORSTEEL roofing as per elevations. Roofing (and flashings to all junctions) fixed by qualified persons with compatible roofing nails or screws and sealing washers.
Fixing pattern = C1 fixing pattern = Hit 1, miss 1.
Note: every sheet of roof cladding is to span at least 3 supports.

8.4.8 Fixings
Fixings shall be as shown in Tables 11, 12, 14 and 15, and shall be a minimum 12-gauge screw, as shown in Figure 39, which complies with Class 4 of AS 3566: Part 2.
8.4.8.1 Fixing requirements
Fixings shall:
a) Be fixed through crests,
b) Penetrate purlins by a minimum of 40mm for nail fixings and 30mm for screw fixings,
c) Include sealing washers of:
i) neoprene (having a carbon black content of 15% or less by weight),
ii) profiled washer and EPDM washer where required to allow for expansion of the profiled metal roof cladding.

Insulation
R5.0 PINK BATTS insulation to all ceilings.
R3.2 (115mm thick) Skillion Batts to house exterior wall perimeters where required in order to maintain a 25mm clearance between the insulation and roof underlay.
R4.0 Pink Batts insulation to all 140mm external walls cavities, R2.8 Pink Batts insulation to all 90mm external walls cavities. Friction fitted.

R1.0 HotEdge insulation to Ribraft foundation edge beams.

Soffit
JAMES HARDIE'S 4.5mm Hardiflex soffit lining, fixed to 90x45 soffit bearers and 90x45 stringer at wall.
600mm eaves all round, excluding gable ends (refer roof plan),
25x19pp soffit mould.
JH Axent 180x16mm Fascia with Marley spouting & Downpipe system.
Snow straps as required: Standard Metalcraft 30mm 0.55 gauge COLORSTEEL straps fixed to roof with Tex screws and riveted to the gutter, fixed at 600 crs.

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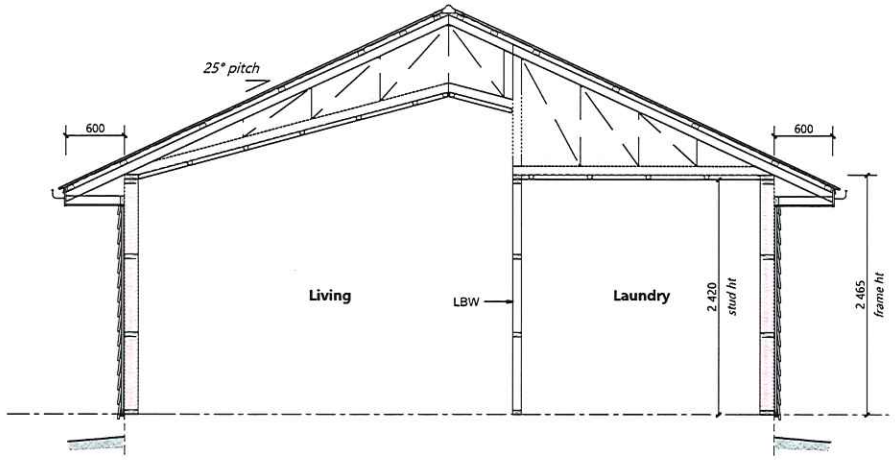
Client Name : Sally Dicey			Job No.: OS915
Address: 26 Centre Road, Dunedin			Plan Type: EH60
Cross Section & Plan Notes			Scale: 1:50
Drawn: D Gregan		Date: 17/05/2019	Sheet no: 13
Wind: Ex.High	**Earthq:** 1	**Exposure:** D (ssi)	**Snow:** N5-1.0kPa	Rev:

LICENSED BUILDING PRACTITIONER – BUILDING CONFIDENCE

Firth RibRaft Floor System (HotEdge option) laid in strict accordance with the latest FIRTH specifications. This design does NOT require specific Engineering input as is according to the "Firth RibRaft Floor System".



B Cross Section
Scale 1:50

Timber Moisture Content:

Table 4 – Allowable moisture content (%)(1) at time of installation or in the case of framing timber at time of enclosure

	Use category level of finish	Air-conditioned or centrally heated buildings	Intermittently heated buildings(2)	Unheated buildings
1	Timber to which linings are attached to achieve a "level of finish" 4 to 5	8 – 18	12 – 18	12 – 18
2	Enclosed framing (including roof trusses) to achieve a "level of finish" 0 to 3	12 – 18	12 – 24	12 – 24
3	Load-bearing lintels and beams	8 – 18	12 – 20	12 – 20
4	Weatherboards, exterior joinery and finishing timbers	14 – 18	14 – 18	14 – 18
5	Flooring exposed to ground atmosphere	10 – 14	12 – 16	14 – 18
6	Interior joinery and finish, furniture, corestock	8 – 12	10 – 14	12 – 16
7	Flooring not exposed to ground atmosphere	8 – 12	10 – 14	12 – 16

NOTE –
(1) Allowable ranges of moisture content are specified on the basis that 90 % of pieces shall be within the specified range, the remainder shall be within a further 2 % moisture content above or below. The moisture content of individual boards shall be normally distributed within the range allowed. In special circumstances, e.g. flooring exposed in rooms with large window area, the upper limits may be reduced.

(2) Buildings periodically heated by open fires, electric heaters, etc., such as most domestic buildings.

Acceptable Solution E2/AS1
10.0 Construction Moisture

10.1 Moisture in materials
Moisture contained in the building structure at completion of construction shall not be permitted to damage the building elements. Construction moisture includes the moisture contained in:
a) Timber products as a result of a treatment or manufacturing process,
b) Green timber, and timber or other materials that have been exposed to the weather, and
c) Concrete, mortar or plaster that is not completely cured.

10.2 Maximum acceptable moisture contents
The maximum moisture contents shall be:
a) For timber framing at the time of installing interior linings, the maximum acceptable moisture content shall be the lesser of:
i) 20% for insulated buildings, 24% for non-insulated buildings, or
ii) as specified in NZS 3602,
b) For timber weatherboards and exterior joinery, 20% at the time of painting,
c) For reconstituted wood products, 18% at all times, and
d) For concrete floors, sufficiently dry to give a relative humidity reading of less than 75%
at the time of laying fixed floor coverings.

• Where nail popping, joint peaking and ridges formed by stud warping and twisting are undesirable on the finished surfaces within 12 months of installation of wall linings, kiln dried timber shall be used, or alternatively the timber framing shall be dried to less than 18% moisture content before wall linings are installed.

• Where timber framing is installed green or kiln dried timber that is wetted and allowed to dry, those members which are likely to deflect under their own weight shall be propped until they dry below a moisture content of 20%.

Microclimatic Considerations:
In addition to exposure zones, evidence of local environmental effects (microclimates), and those produced by the erection of a structure or installation of equipment, shall be considered.

Significant acceleration of the corrosion of structural fasteners and fixings beyond what could be expected from the geographical location can occur in the following circumstances:

(a) Industrial contamination & corrosive atmospheres;

(b) Contamination from agricultural chemicals or fertilisers; and

(c) Geothermal hot spots. Hot spots are defined as being within 50m of a bore, mud pool, steam vent, or other source.

Microclimatic conditions (a) to (c) require Specific Engineer Design.

Exposure Notes:

Note: Exposure Zone D
(exposure environments as defined by NZS 3604 : fig 4.2 & table 4.1)

Fixings & Fastenings (excludes nails and screws):
- Nail Plates - In 'closed' & 'roof space' environments - continuously coated galv. steel.
- Wire Dogs & Bolts - In 'closed' & 'roof space' environments - hot-dip galv. steel.
- All other structural fixings - In 'closed' environments - mild steel (uncoated, non-galvanized).
- All structural fixings in 'sheltered' & 'exposed' environments - type 304 stainless steel.

Nails & screws used for framing & cladding:
- Non-structural cladding (15 year durability) = galv. steel.
- Framing in 'closed' areas including roof spaces = mild steel (3).
- Framing in 'sheltered' areas = galv. steel (3).
- Framing in 'exposed' areas = type 304 stainless steel (1).

*1. - Stainless steel nails shall be minimum type 304 stainless steel and have annular grooves.
*3. - steel fixings and fastenings in contacts with timber treated with copper-based timber preservatives (H3.2 or higher) shall be minimum of type 304 stainless steel (exposed and Sheltered environments), and hot-dip galv. steel (all other locations).

Minimum concrete strength after 28 days shall be:
- 25 MPa.

Concrete Masonry:
(a) comply with the provisions of NZS 4210.
(b) Minimum cover to steel reinforcement from an uncoated masonry external face 60mm.
(c) Minimum grout strength 25MPa.

Fixing Materials
(as per Acceptable Solution E2/AS1) - for definitions refer to E2/AS1.
Hidden:
Aluminium , or Bronze, or type 304 stainless steel.
Nails - galv. steel.
Screws - galv. steel, Painted or unpainted to AS 3566: Part 2.
Exposed:
Aluminium , or Bronze, or type 304 stainless steel.
Screws - galv. steel, Painted or unpainted to AS 3566: Part 2.
Sheltered:
Aluminium , or Bronze, or type 304 stainless steel.

Fixing Materials (Zone E)
(severe marine classified as breaking surf beach fronts & exposure to salt air) - (as per Acceptable Solution E2/AS1)
Hidden:
Aluminium , or Bronze, or type 304 stainless steel.
Screws - galv. steel, Painted or unpainted to AS 3566: Part 2.
Exposed & Sheltered:
Aluminium , or Bronze, or type 304 stainless steel.

Note:
* Hidden steel coated elements in ventilated cavities in Zones D & E (exposure to salt air) must be considered as 'Sheltered'.

* The use of stainless steel fixings is not recommended by steel manufacturers for use with coated steel in severe marine and industrial environments, as they are considered to cause deterioration.

Updraft Design Ltd
dan.updraftdesign@gmail.com

Client Name : Sally Dicey
Address: 26 Centre Road, Dunedin

Job No.: OS915
Plan Type: EH60
Scale: 1:50
Sheet no: 14

Cross Section & Plan Notes

Drawn:				Date:
D Gregan				17/05/2019
Wind:	**Earthq:**	**Exposure:**	**Snow:**	**Rev:**
Ex.High	1	D (ss)	N5-1.0kPa	

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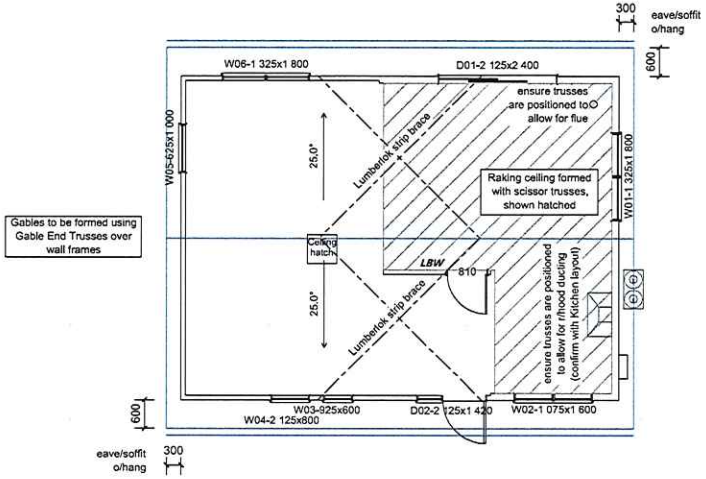

Cautionary Notes:

This layout is preliminary only. Read in conjunction with Truss manufacturer's final PS1, design & documentation. Truss manufacturer to inform designer of any further load bearing footing / slab thickenings (piles or bearer lines) that are required to support roof loads. If a discrepancy occurs contact Updraft Design Ltd immediately!

Construction Notes:

Ensure that all downpipes are positioned clear of Joinery units

Fixings:

- refer to Lumberlok manual

Lintel Key:

190x90 - G ← Fixing
↑
└ Size

Trimming Studs:

Refer to following page for trimming stud requirements
All Lintels GREATER than 1.8m span require an additional trimming stud.

Stud to Top Plate Fixings:

- refer to Lumberlok manual

Use Mitek type B fixing (excl. gable ends)
Gable end - Use Mitek type A fixing

Rondo Clip System:

Bottom chord restraints as specified in Truss Manufacturer's design documents. Fix 90x45 runners to top of bottom chords.

Downpipe/Gutter Calculations:

as per NZBC E1/AS1
Total Roof Area = 75.6m²

Downpipe Calc
1x Ø80mm DP per 85m²
or equivalent DP w/min CSA of 5000mm²
Max roof area per DP = 85m²

Roof Area to Gutter Calc
CSA of gutter =6700mm²
Max roof area capability for gutter
= 59m² / (46.2/100) = **127.7m²**
Calc adjusted to suit RFI of 46.2mm/hr, from NIWA Data

Therefore, Max roof area to Gutter = 127.7m²

CSA = cross sectional area
RFI = rain fall intensity

Updraft Design Ltd
dan.updraftdesign@gmail.com

Client Name : Sally Dicey			Job No.: OS915
Address: 26 Centre Road, Dunedin			Plan Type: EH60
Roof Plan			Scale: 1:100
Drawn: D Gregan		Date: 17/05/2019	Sheet no: 15
Wind: Ex.High	**Earthq:** 1	**Exposure:** D (ss)	**Snow:** N5-1.0kPa
			Rev:

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NZS 3604:2011 8.5.2 Trimming studs

A trimming stud shall be provided to each side of any opening as follows;

- **must be the same width as the studs in the wall**
- **whether single or double, shall not contain holes, notches, checks, or cuts in the middle third of their length.**
- **Where a doubling stud which provides support for a lintel is shorter by 400 mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of trimming studs from table 8.5**

Table 8.5 – Trimming studs (see 8.5.2.1)

Maximum clear width of opening (span of lintel)	Stud thickness required for 600 mm spaced studs	Thickness of trimming studs*
(a) Single storey, top storey or non-loadbearing walls		
(m)	(mm)	(mm)
1.8	35	45
	45	45
	70	90
	90	115
3.0	35	45
	45	70
	70	90
	90	135
3.6	35	70
	45	90
	70	140
	90	180
4.2	35	105
	45	135
	70	210
	90	270
(b) Any other location		
0.9	35	45
	45	70
	70	90
	90	135
1.8	35	70
	45	70
	70	115
	90	135
3.0	35	70
	45	90
	70	140
	90	180

* For brick veneer openings add extra stud for fixing veneer ties.

NOTE – To use this table:

(1) Enter the row corresponding to the lintel span being considered.

(2) From the second column, select the thickness of the studs required for the body of the wall, assuming that they are spaced at 600 mm.

(3) Read the trimming stud thickness from the right side column.

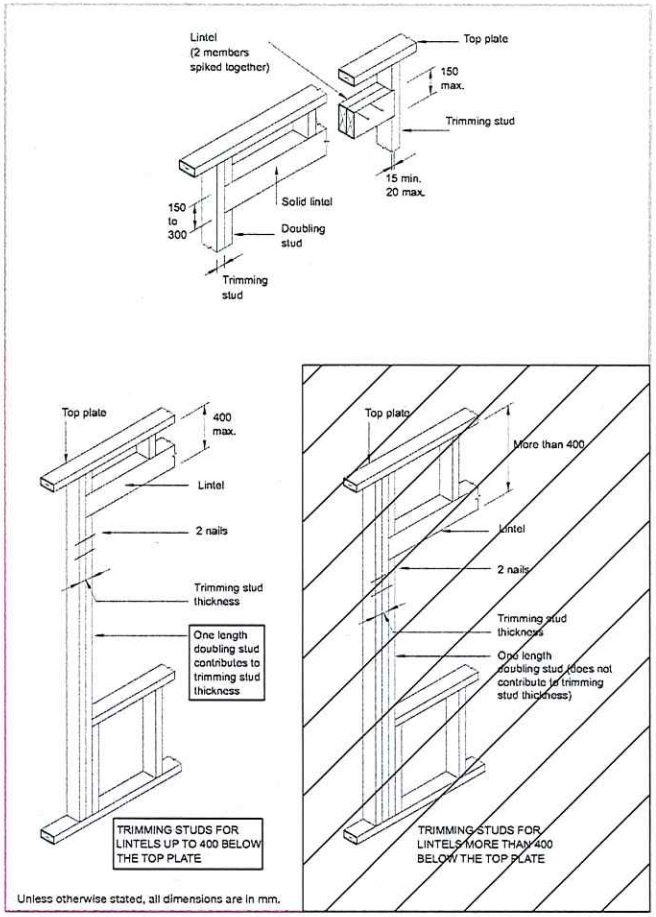

Figure 8.5 – Trimming studs and lintels (see 8.5.2.1)

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dan.updraftdesign@gmail.com

Client Name : Sally Dicey **Address:** 26 Centre Road, Dunedin		Job No.: OS915 Plan Type: EH60
Trimming Studs		Scale: N.T.S.
Drawn: D Gregan	Date: 17/05/2019	Sheet no: 16
Wind: Ex.High / Earthq: 1 / Exposure: D (ss) / Snow: N5-1.0kPa	Rev:	

LUMBERLOK

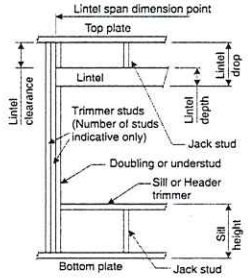
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses

Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

NOTES:
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	E	F	G	H
2.4	2.0	E	F	F	G	G	E	E	E	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	E	F	G	H
	6.0	F	G	H	H	-	E	E	F	G	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	E	F	G	H
	5.0	F	G	H	H	-	E	E	F	G	H
	6.0	F	G	H	-	-	E	E	F	G	H
3.6	2.0	F	F	G	G	H	E	E	E	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	H	H	-	E	E	F	G	H
	5.0	F	G	H	-	-	E	E	F	G	H
	6.0	G	H	H	-	-	E	E	F	H	-
4.2	2.0	F	F	G	G	H	E	E	E	F	G
	3.0	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	G	H
	5.0	G	H	H	-	-	E	E	F	H	-
	6.0	G	H	-	-	-	E	E	F	H	-
4.5	2.0	F	F	G	H	H	E	E	E	F	G
	3.0	F	G	H	H	-	E	E	F	G	H
	3.4	F	G	H	H	-	E	E	F	G	H
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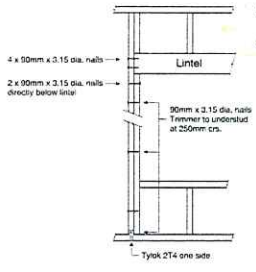
	5.0	G	H	-	-	-	E	E	F	H	-
	6.0	G	H	-	-	-	E	E	F	H	-
4.8	2.0	F	F	G	H	H	E	E	E	F	G
	3.0	F	G	H	H	-	E	E	F	G	H
	3.2	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	H	H
	5.0	G	H	-	-	-	E	E	F	H	-
	6.0	G	H	-	-	-	E	E	F	H	-
5.1	2.0	F	F	G	H	H	E	E	E	F	G
	3.0	F	G	H	H	-	E	E	F	G	H
	3.5	F	G	H	-	-	E	E	F	G	H
	4.0	G	G	H	-	-	E	E	F	H	H
	5.0	G	H	-	-	-	E	E	F	H	-
	6.0	G	H	-	-	-	E	E	G	H	-
5.4	2.0	F	F	G	H	H	E	E	F	G	H
	2.8	F	G	H	H	-	E	E	F	G	H
	3.0	F	G	H	-	-	E	E	F	G	H
	4.0	G	H	H	-	-	E	E	F	H	-
	5.0	G	H	-	-	-	E	E	F	H	-
	6.0	G	H	-	-	-	E	G	H	-	-

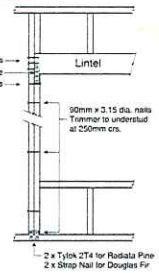
TYPE E
1.4 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

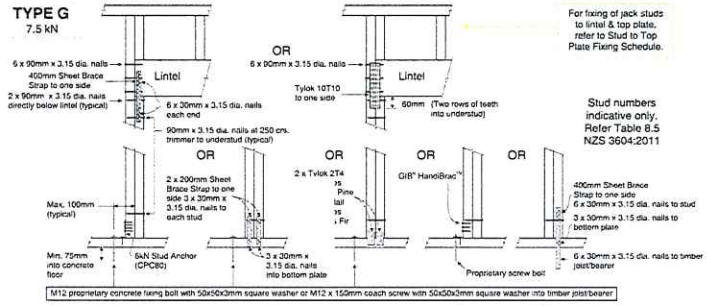
TYPE F
4.0 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

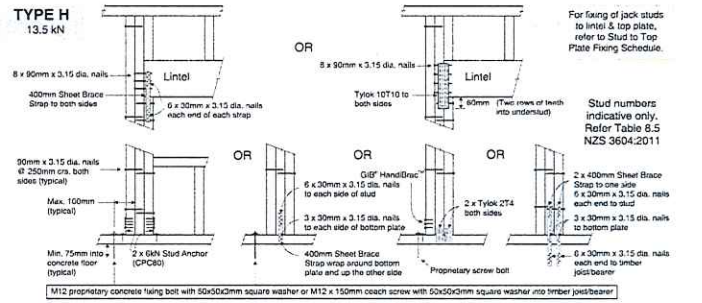
TYPE G
7.5 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE H
13.5 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

Updraft Design Ltd
dan.updraftdesign@gmail.com

Client Name : Sally Dicey	Job No.: OS915
Address: 26 Centre Road Dunedin	Plan Type: EH60
Lintel Fixing Schedule	Scale: N.T.S.
Drawn: D Gregan	Date: 17/05/2019
Wind: Ex.High / Earthq: 1 / Exposure: D (ss) / Snow: N5-1.0kPa	Rev: / Sheet no: 17

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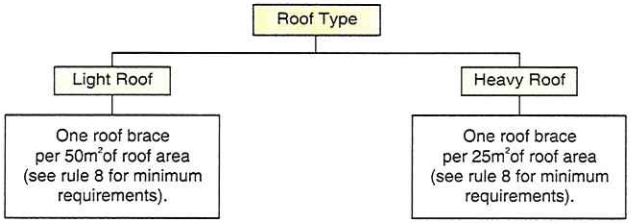
10/2011

ROOF BRACING SPECIFICATION

AS PER NZS 3604:2011

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

Roof Bracing Requirements



Roof Bracing - Rules & Definitions

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

MiTek

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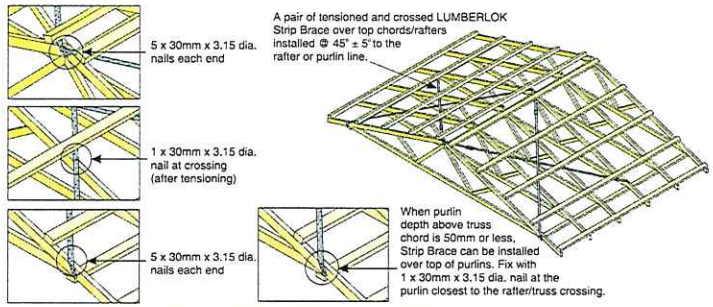
Each roof plane brace can be:

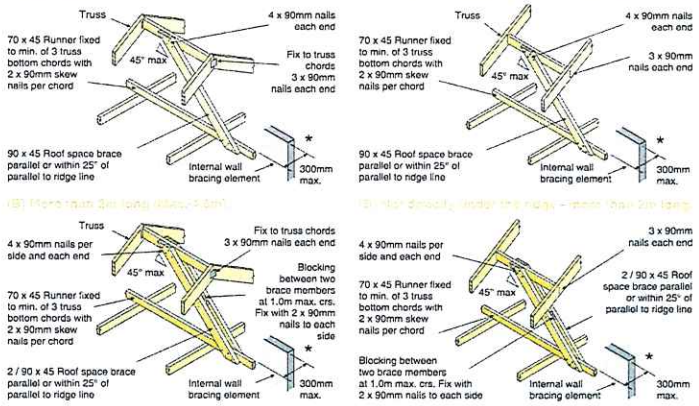
- A hip or valley rafter running continuously from ridge to the top plate in accordance with NZS 3604:2011 Clauses 10.2.1.3.2 or 10.2.1.3.3

OR

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



ii) ROOF SPACE BRACE



* Not required when a ceiling diaphragm complying with Clause 13.5 of NZS 3604:2011 is used.

MiTek New Zealand Limited

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Fax: 03-348 0314

www.miteknz.co.nz

MiTek® GANG-NAIL® LUMBERLOK® BOWMAC®

Updraft Design Ltd
dan.updraftdesign@gmail.com

Job No.:	OS915
Address:	26 Centre Road, Dunedin
Plan Type:	EH60
	Roof Bracing
Scale:	N.T.S.
Drawn: D Gregan	Date: 17/05/2019
Wind: Ex.High / Earthq: 1 / Exposure: D (ss) / Snow: N5-1.0kPa	Rev:
Sheet no:	18

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Toitū te whenua

Land Record order form

Step 1: Your details | Step 2: Add records | Step 3: Review | **Step 4: Complete**

Thank you for your land record order, your payment has been confirmed.

Land Information New Zealand aims to send orders within two working days. Records delivered by email will be sent as attachments in TIFF format.

If you have any questions about your order, please e-mail: christchurch@linz.govt.nz (mailto:christchurch@linz.govt.nz) and quote your order number: **LROF070624**

Card Details	
Reference Number:	LROF070624
Card Holder Name:	S A DICEY
Card Number:	455046.....42
Settlement Amount:	$15.00

A confirmation email has been sent to **sallydicey@ahika.co.nz.**

Your details	
Name	Sally Dicey
Preferred delivery method	Email
Email	sallydicey@ahika.co.nz
Phone	0212022172

Order summary

Record of Title - Current with Diagram	
Land District	Otago
Title reference	OT387/222 and OT7D/997
Legal description	Part Section 13 Block VII Otago Peninsula Survey District, Part Section 852R Block VII Otago Peninsula Survey District
Registered owner	S Dicey and L McGinty

Order summary	
Address related to record required	26 Centre Road
City/location	Dunedin
Cost	$15.00
Order total	**$15.00 (including GST)**
LINZ GST number	17-022-895

Print Summary

Appendix C – DCC Bio-diversity Fund Reporting

DUNEDIN BIODIVERSITY FUND PROJECT FINAL REPORT

Project Name:	Dicey – McGinty
Project Location:	26 Centre Road, RD2, Dunedin
Applicant:	Sally Dicey and Lloyd McGinty
Funding Round Grant Received:	2015 (September?)

Summary of Activity	

Tasks Undertaken:	• Maintenance of existing plantings
	• Clearing planting sites for 2015 and 2016 plantings
	• Planting 270 plants in total during 2015 and 2016 including:
	  • Flax (Phormium tenax)
	  • Kapuka/Papauma (Griselinia littoralis)
	  • Mapou (Myrsine australis)
	  • Kohuhu (Pittosporum tenuifolium)
	  • Toetoe (Cortaderia richardii)
	  • Hebe elliptica
	  • Hebe Karamika
	  • Ngaio (Myoporum laetum)
	  • Kowhai
	  • Cabbage Tree
	  • Toetoe
	  • Cottonwood (Ozothamnus leptophyllus)

Final project costs: *(Outline the total costs for the project. Clearly identify contributions by landowner/applicant , the Dunedin Biodiversity Fund and other funding sources if applicable)*	

	Contribution sought from DCC Biodiversity Fund	Our Contribution
Native plants at $6.50 per plant	$1000	$625
Labour for planting plants - 40 hours @ $15 per hour (including clearing areas for plants)		$600
Labour for maintaining plants 2015 - 2015 - 20 hours @ $15 per hour		$300
Labour for maintaining plants 2016 - 20 hours @ $15 per hour		$300

DUNEDIN BIODIVERSITY FUND PROJECT FINAL REPORT

Amendment to Project: *(if applicable and reasons why amended)*	We ended up splitting the planting over 2 years (2015 and 2016), instead of doing it in one year as already planned. This was to enable the nursery we bought the plants to grow on the plants we needed for our site
Issues Encountered with the Project: *(eg. timing delays, budget constraints, labour)*	Delays with planting half of the plants – permission was sought and received from the DCC biodiversity fund manager to plant the 2nd half of the plants during 2016.

DUNEDIN BIODIVERSITY FUND PROJECT FINAL REPORT

Overall Comment on Success of Project:	We have now planted all the plants that we outlined in our grant application, plus a few extras that we had raised ourselves. The project has been successful in that all of these plants appear to be growing well. It was fantastic to see a number of earlier plantings (several hundred) thriving, and satisfying to be filling in gaps amongst these earlier plantings. Overall this has been another successful step in this project, and we look forward to continuing to plant in this area.

DUNEDIN BIODIVERSITY FUND PROJECT FINAL REPORT

Attachments	
Invoices	See attached invoices dated: • 2 Nov 2015 for $986.70 • 22 Sept 2015 for $747.50
Photos *(these should include before and after from fixed location)*	See below
QE II Reports *(if applicable and available)*	N/A
Other Relevant Information	

I/we report that the project has been completed in accordance with the application and the conditions of the grant, and any variations if applicable.

Signatory	Signatory
Sally Dicey	
Name	Name
11 November 2016	
Date	Date

DUNEDIN BIODIVERSITY FUND
PROJECT FINAL REPORT

Photos of Planting – 2013 and 2017

Figure 1: Planting site (31 May 2013)

Figure 2 (left, taken 31 May 2013) and 3 (right, taken 6 July 2017): Planting site – looking towards Maori Head/Smaills Beach

Figure 4 (left, taken 31 May 2013) and Figure 5 (right. taken 6 July 2017) : Looking South-west along top of planting site.

Figure 6 (taken 31 May 2013)
Looking North-east along top of planting site

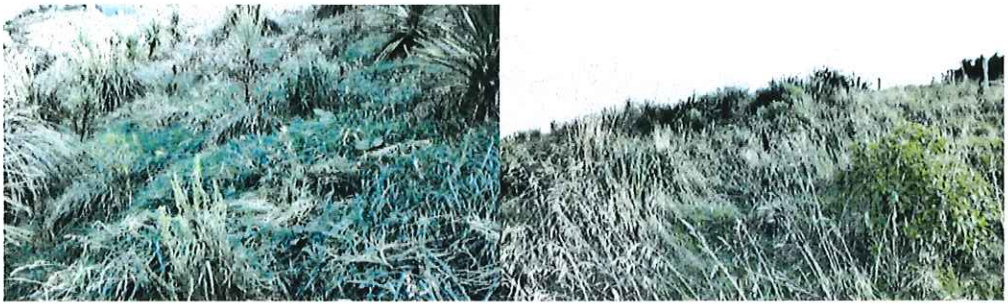

Figure 7 (left) and Figure 8 (right) both taken 6 July 2017
Figure 7 is looking towards photo point that Figure 6 was taken from, while Figure 8 is looking back up hill toward the photo point that Figure 6 was taken from.

DUNEDIN BIODIVERSITY FUND PROJECT FINAL REPORT

Project Name:	26 Centre Road Restoration
Project Location:	26 Centre Road, RD2, Ocean Grove, Dunedin
Applicant:	Sally Dicey and Lloyd McGinty
Funding Round Grant Received:	April 2012

Summary of Activity	
Tasks Undertaken:	1) Fencing off part of our property, as described in the application. 2) Planting approximately 250 plants as follows • Purchased from Ribbonwood Nurseries Ltd: ▪ Flax (Phormium tenax) x 20 ▪ Kapuka/Papauma (Griselinia littoralis) x 35 ▪ Mapou (Myrsine australis) x15 ▪ Kohuhu (Pittosporum tenuifolium) x 10 ▪ Cabbage Tree (Cordyline australis) x 20 ▪ Toetoe (Cortaderia richardii) x 40 ▪ Hebe elliptica x 10 • Grown from seed ourselves/propagated/gifted • Flax x 30 • Kowhai x 5 • Kapuka/Papauma x 10 • Cabbage Tree x 10 • Toetoe x 5 • Mapou x 10 • Kohuhu x 10 • Taupata (Coprosma repens) x 20 3) Ongoing maintenance of plants – weeding/releasing plants.
Final project costs: *(Outline the total costs for the*	The total project cost was:

DUNEDIN BIODIVERSITY FUND PROJECT FINAL REPORT

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project. Clearly identify contributions by landowner/applicant , the Dunedin Biodiversity Fund and other funding sources if applicable)	Amount awarded by DCC Biodiversity Fund was $1897.50 **<u>Costs</u>** **Actual** Plants: Ribbonwood: $1259.25 Fencing: Brain Dow Excavation: $ 764.75 Total Actual Costs: **$2024.00** **Inkind Contribution** Plants: 100 @ $6.50 $ 650 Labour: Planting 30 hrs @ $15/hour $450 Maintenance of plants 30 hours @ $15/hour $450 Total Inkind Contribution: **$1550** **Total Cost of Project: $3574.00** **DCC Biodiversity Fund Contribution $1897.50** **Our contribution to Project: $1676.50**
Amendment to Project: *(if applicable and reasons why amended)*	The total number of plants purchased was less than had originally proposed in the application. In the application we had proposed to buy 500 plants on the basis that we requested $3795 from the DCC Biodiversity Fund. As we were awarded half of this ($1897.50), we consequentially reduced the amount of planting we carried out during the first winter season. Fencing was the key priority so that we could keep horses out of the area on a long term basis. Thus we carried out all of the fencing work and had to reduce the amount we spent on plants during winter of 2012. With the fencing in place we will be able to carry on planting out this area over the next couple of years and will extend the area of plantings that this funding has allowed us to start.
Issues Encountered with the Project: *(eg. timing delays, budget constraints, labour)*	Budget constraints – with reduced amount allocated.

DUNEDIN BIODIVERSITY FUND PROJECT FINAL REPORT

Overall Comment on Success of Project:	We are incredibly grateful for the assistance from the DCC – getting the fence in was the key to establishing this area, and now we can begin to fill up the area with more native plants over time.

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PROJECT FINAL REPORT

Attachments		
Invoices	Ribbonwood Nurseries Brian Dow Excavation	$1259.25 $764.75
Photos *(these should include before and after from fixed location)*		
QE II Reports *(if applicable and available)*		
Other Relevant Information		

I/we report that the project has been completed in accordance with the application and the conditions of the grant, and any variations if applicable.

Signatory

Sally Dicey
Name

9 May 2013
Date

Signatory

Lloyd McGinty
Name

9 May 2013
Date