Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ◯ **Yes** ✔ **No**

2. Type of Consent being applied for

(more than one circle can be ticked):

- ✔ **Land Use**
- ◯ **Fast Track Land Use***
- ◯ **Subdivision**
- ◯ **Consent under National Environmental Standard** (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Discharge**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Extension of time (s.125)**
- ◯ **Other (please specify)** _____

The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

◯ **Yes** ✔ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with?	
Who else have you consulted with?	

*For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council **tehonosupport@fndc.govt.nz***

5. Applicant Details

Name/s: John Michael Graham

Email: [redacted]

Phone number:

Postal address:
(or alternative method of service under section 352 of the act)

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s: Northland Planning and Development 2020 Limited C/o - Rochelle Jacobs

Email: [redacted]

Phone number:

Postal address:
(or alternative method of service under section 352 of the act)

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: John Graham

Property Address/ Location: 7 Greenview Heights, Kerikeri

Postcode 0230

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s: John Graham

Site Address/ Location: 7 Greenview Heights, Kerikeri

Postcode 0230

Legal Description: Lot 2 DP 520619 **Val Number:**

Certificate of title: ROT-821582

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ◯ **Yes** ✔ **No**

Is there a dog on the property? ◯ **Yes** ✔ **No**

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

To undertake earthworks in association with the construction of a dwelling and associated infrastructure.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- [x] **Building Consent** Enter BC ref # here (if known)
- [ ] **Regional Council Consent (ref # if known)** Ref # here (if known)
- [ ] **National Environmental Standard consent** Consent here (if known)
- [ ] **Other (please specify)** Specify 'other' here

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) ◯ **Yes** ✔ **No** ◯ **Don't know**

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ✔ **Yes** ◯ **No** ◯ **Don't know**

- [ ] **Subdividing land**
- [ ] **Changing the use of a piece of land**
- [x] **Disturbing, removing or sampling soil**
- [ ] **Removing or replacing a fuel storage system**

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application ✔ **Yes**

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ● **Yes** ◯ **No**

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ✔ **Yes** ◯ **No**

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full) John Michael Graham

Email: [redacted]

Phone number: [redacted]

Postal address:
(or alternative method of service under section 352 of the act) [redacted]

Fees Information
An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees
I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full) John Michael Graham

Signature:
(signature of bill payer) [redacted] **Date** 17-Sep-2024

MANDATORY

15. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:
Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued...

Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: **(please write in full)**

Signature:

Date

A signature is not required if the application is made by electronic means

Checklist (please tick if information is provided)

- ✔ Payment (cheques payable to Far North District Council)
- ✔ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ✔ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ✔ Applicant / Agent / Property Owner / Bill Payer details provided
- ✔ Location of property and description of proposal
- ✔ Assessment of Environmental Effects
- ✔ Written Approvals / correspondence from consulted parties
- ✔ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ✔ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ✔ Elevations / Floor plans
- ✔ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**821582**
Land Registration District	**North Auckland**
Date Issued	29 August 2018

Prior References
182877

Estate	Fee Simple
Area	688 square metres more or less
Legal Description	Lot 2 Deposited Plan 520619
Registered Owners	

John Michael Graham

Interests

Appurtenant hereto are rights of way and rights to convey water and telecommunications and electricity rights specified in Easement Certificate D159911.4 - 25.6.1997 at 1.17 pm

The easements specified in Easement Certificate D159911.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey sewage created by Transfer 5720730.2 - 8.9.2003 at 9:00 am

6453189.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.6.2005 at 9:00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications, computer media and water supply created by Easement Instrument 6453189.8 - 10.6.2005 at 9:00 am

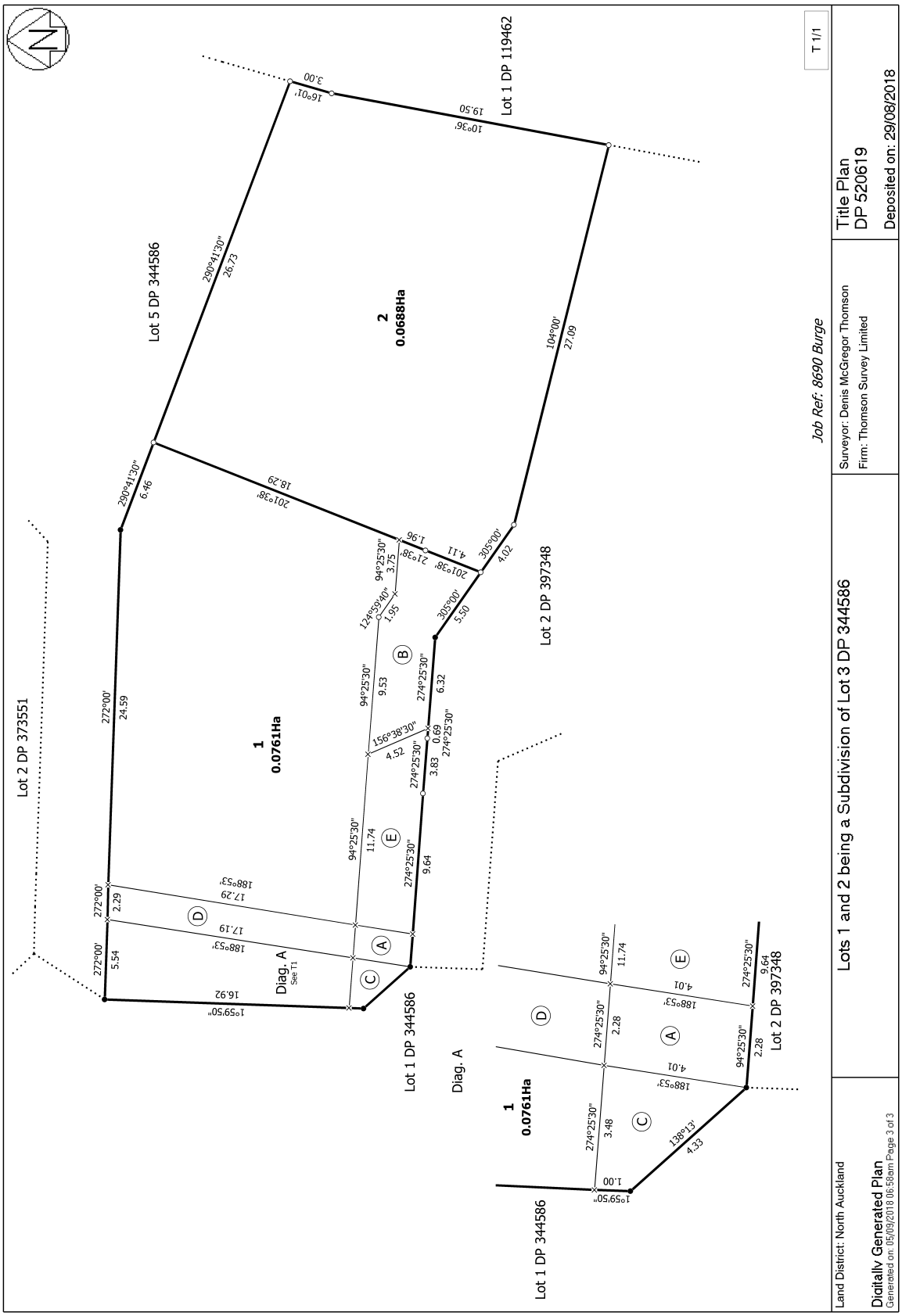
The easements created by Easement Instrument 6453189.8 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 6453189.8 - 10.6.2005 at 9:00 am

11208057.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.8.2018 at 3:18 pm

Appurtenant hereto is a right of way, right to drain water and sewage, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 11208057.4 - 29.8.2018 at 3:18 pm

The easements created by Easement Instrument 11208057.4 are subject to Section 243 (a) Resource Management Act 1991


Lot 1 and 2 being a Subdivision of Lot 3 DP 344586
Title Plan DP 520619
Deposited on: 29/08/2018
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Job Ref: 8690 Burge
Land District: North Auckland
Digitally Generated Plan
Generated on: 05/09/2018 06:58am Page 3 of 3
T 1/1
Lot 1 DP 119462
Lot 5 DP 344586
Lot 2 DP 373551
Lot 2 DP 397348
Lot 1 DP 344586
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1
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2
0.0688Ha
3.00
16°01'
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18.29
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4.11
305°00'
4.02
27.09
104°00'
94°25'30"
3.75
124°59'40"
1.95
21°38'
5.50
9.53
6.32
156°38'30"
4.52
0.69
3.83
11.74
9.64
272°00'
24.59
2.29
17.29
188°53'
17.19
5.54
16.92
15°59'50"
4.01
2.28
3.48
1.00
138°13'

FAR NORTH DISTRICT COUNCIL

CONO 6453189.5 Cons
Cpy - 01/01, Pgs - 001, 08/06/05, 13:53
DocID: 311868100

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2040115
The subdivision of Lot 3 DP 179095
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the titles of Lots 1, 3 & 4 DP 344586.

SCHEDULE

- No buildings shall be constructed within 1.5 metres of the Council sanitary sewer lines.

SIGNED: _____

by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 16th day of March 2005

RC2040115
Sarran221

View Instrument Details

Instrument No	11208057.2
Status	Registered
Date & Time Lodged	29 August 2018 15:18
Lodged By	Jury, Sarah Emily
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
821582	North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Sarah Emily Jury as Territorial Authority Representative on 20/08/2018 05:10 PM

***** End of Report *****

Far North District Council

Private Bag 752, Kaikohe
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC 2160406**
Being the Subdivision of Lot 3 DP 344586
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lot 2 DP 520619

i. Any building erected on the lot shall have foundations specifically designed by a suitably qualified chartered professional engineer. The details of design shall be submitted in conjunction with the Building Consent application.

SIGNED: Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 3rd day of August 2018

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or *profit à prendre*, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

Registrar-General of Land Approval 02/6055EF A.D.L.S.

EI 6453189.8 Easemen
Cpy – 01/01,Pgs – 004,09/06/05,13:52
DocID: 311968093

Land registration district

NORTH AUCKLAND

Grantor *Surname(s) must*

Arran Construction Limited

Grantee *Surname(s) must be underlined or in CAPITALS.*

Arran Construction Limited

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 8th day of June 2005

Attestation

G. A. Woollams Garth Anthony WOOLLAMS Director G M Woollams Glennis Miriel WOOLLAMS Director	**Signed in my presence by the Grantor** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** **Address**
Signature ~~[common seal]~~ of Grantor	
G. A. Woollams Garth Anthony WOOLLAMS Director G M Woollams Glennis Miriel WOOLLAMS Director	**Signed in my presence by the Grantee** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** **Address**
Signature ~~[common seal]~~ of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/6055

Annexure Schedule 1

Registrar-General of Land Approval 02/6055EF/A.D.L.S.

Easement instrument Dated 8th June 2005 Page 1 of 3 pages

Schedule A *(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT *or* in gross)
Right of Way, Right to Convey Electricity, Telecommunications, Computer Media and Water Supply	**A B and C on DP344586**	**Lot 1 DP 344586 CT 182875**	**Lots 2, 3, 4 and 5 DP344586 CTs 182876, 182877, 182878 and 182879**
Land Covenants	**Schedule B**	**Lots 1, 2, 3, 4 and 5 DP344586 CTs 182875, 182876, 182877, 182878 and 182879**	**Lots 1, 2, 3, 4 and 5 DP344586 CTS 182875, 182876, 182877, 182878 and 182879**

Easements or *profits à prendre* rights and powers (including terms, covenants, and conditions)

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **~~[varied]~~ ~~[negatived]~~ [added to]** or **~~[substituted]~~** by:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~.

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

G.A.W. [illegible]

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF/5 A.D.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument	Dated 8th June 2005	Page 2 of 3 pages

(Continue in additional Annexure Schedule, if required.)

Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Ninth Schedule to the Property Law Act 1952, the provisions of the Ninth Schedule must prevail.

Where there is a conflict between the provisions of the Fourth Schedule and/or the Ninth Schedule and the modifications in this Easement Instrument, the modifications must prevail.

The implied rights and powers are varied as follows:

Any maintenance, repair or replacement of the right of way, stormwater, sewage drains and pipes, and telecommunication, computer media and electric power cables on the servient or dominant land that is necessary because of any act or omission by the Grantor or Grantee (which includes agents, employees, contractors, subcontractors and invitees of that Grantor or Grantee) must be carried out promptly by that owner and at that owner's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that owner responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule).

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

G.A.W. [illegible]

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

EASEMENT LAND COVENANT	Dated 8th June 2005	Page 3 of 3 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Covenant Provisions

The Grantor so as to bind the land in the servient tenements DOTH HEREBY COVENANT AND AGREE TO the stipulations and restrictions in Schedule B hereto TO THE INTENT that the land in the servient tenements shall be forever bound by the stipulations and restrictions set out in Schedule B hereto for the benefit of the dominant tenements.

SCHEDULE B

1. Not to place nor permit or suffer to be placed upon the said land any caravan unless such caravan is currently registered, has a current warrant of fitness, has wheels attached and is not occupied as a dwelling;

2. Not to leave any building uncompleted within nine months of laying down the fondations of such building an not within twelve months of laying down the foundations to leave uncompleted any ancillary works such as driveway, fencing and landscaping;

3. Not to erect any buildings other than new residential homes and not to permit or allow the removal onto the property of any pre-built transportable or re-locatable house or existing house which has previously been lived in;

4. Not to erect any fence constructed of corrugated iron or post and wire or exceeding two metres in height above the finished subdivision ground level of the lot;

5. Not to allow the Council owned road frontage of the land or any plantings thereon to become untidy or neglected;

6. Not to place or store on the land any car, truck or other vehicle body nor permit any non-organic rubbish or debris to be dumped or stored thereon.

NOTE TO REGISTRAR:

The parties request that the above covenant is noted on the dominant tenement

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

G.A.W. epw

View Instrument Details

Instrument No	11208057.4
Status	Registered
Date & Time Lodged	29 August 2018 15:18
Lodged By	Jury, Sarah Emily
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
821581	North Auckland
821582	North Auckland

Annexure Schedule: Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
I certify that the Mortgagee under Mortgage 9818494.1 has consented to this transaction and I hold that consent	☑

Signature

Signed by Sarah Emily Jury as Grantor Representative on 29/08/2018 03:18 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑

Signature

Signed by Sarah Emily Jury as Grantee Representative on 29/08/2018 03:18 PM

***** End of Report *****

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

2015/6246
APPROVED
Registrar-General of Land

Page 1 of 2 pages

Grantor

Marlene Louise BURGE

Grantee

Marlene Louise BURGE

Grant of Easement or *Profit à prendre* or Creation of Covenant

The **Grantor** being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way, Right to Drain Water, Right to drain Sewage, Right to Convey Electricity, Telecommunications & Computer Media. **Right to Convey Water**	**A, B, C, E on DP 520619**	**Lot 1 DP520619 (CT821581)**	**Lot 2 DP 520619 (CT 821582)**

Page 2 of 2 pages

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 ~~and/or Schedule Five of the Property Law Act 2007~~

~~The implied rights and powers are hereby **[varied] [negatived] [added to]** or **[substituted]** by:~~

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule]~~

In respect of the right of way hereby created, the implied rights and powers are hereby negatived insofar as they refer to Schedule 5 of the Property Law Act 2007.

~~**Covenant provisions**~~

~~*Delete phrases in [ ] and insert Memorandum number as required; continue in additional Annexure Schedule, if required*~~

~~The provisions applying to the specified covenants are those set out in:~~

~~**[Memorandum number , registered under section 155A of the Land Transfer Act 1952]**~~

~~**[Annexure Schedule]**~~

NEW RESIDENTIAL DWELLING FOR
GRAHAM

LOT 2 DP 520619
7 GREENVIEW HEIGHTS KERIKERI
NORTHLAND

	SHEET INDEX
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A1002	Topo Plan
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A1102	Site Services Plan
A1103	Site Sections
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A1402	Foundation Plan (Lift Pit 1:20)
A1403	Floor Framing Plan
A1501	Floor Plan (Ground Floor)
A1502	Floor Plan (First Floor)
A1511	Wall Framing Plan (Ground Floor)
A1512	Wall Framing Plan (First Floor)
A1513	Structural Steel Plan
A1514	Structural Steel Sections
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A1611	Roof Framing Plan
A1612	Truss Design
A1701	Reflected Ceiling Plan
A1901	Bracing Plan (Ground Floor)
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A1913	Electrical Plans (Ground Floor)
A1914	Finishes Plan (Ground Floor)
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A2501	Section A-A
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A4001	Lift Details
A4002	Lift Details
A4101	Details Sections
A4102	Saddle Flashing Details E2 / 3604
A4103	Details Sections
A4301	Details Cladding Oblique Vertical
A4302	Details Cladding Oblique Vertical
A4303	Details Cladding Oblique Vertical
A4304	Details Cladding Linea Oblique Horizontal
A4305	Details Cladding Linea Oblique Horizontal
A4306	Details Cladding Junctions
A4401	Details Roof
A4402	Purlin Fixing Details
A4403	Concealed Purlin Fixing
A4601	Level Threshold Channel Details
A4701	Top Plate Fixing Details
A4702	Bottom Plate Details
A4703	Lintel Fixing Details
A4704	Jack Stud To Top Plate Details
A4705	Bracing Details
A4706	Bracing Details
A4707	Spax Deck Joist Fixing Details
A4708	Balustrade Details
A4709	Joist Stiffener Details
A4801	Bathroom Details - GIB
A4802	Bathroom Details - GIB
A4803	Bathroom Details - Villaboard
A4804	Bathroom Details - Villaboard
A4805	Bathroom Details - Villaboard
A4806	Bathroom Details - Tiled Showers
A4807	Califont Details
A4808	Drainage Details
A4809	Handrail Details
A5001	Door & Window Schedule
A5002	Door & Window Schedule

Arcline Architecture

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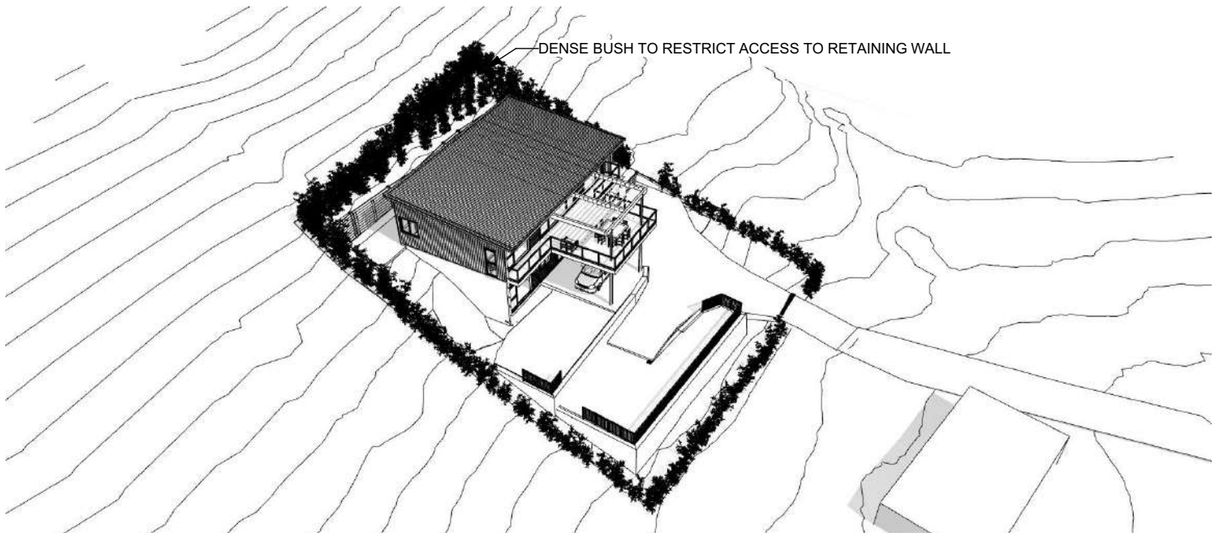
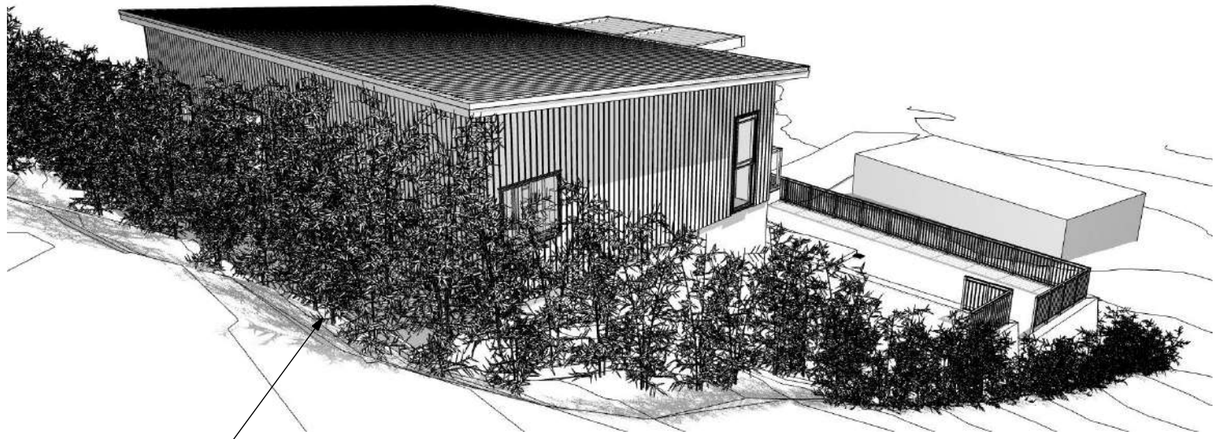
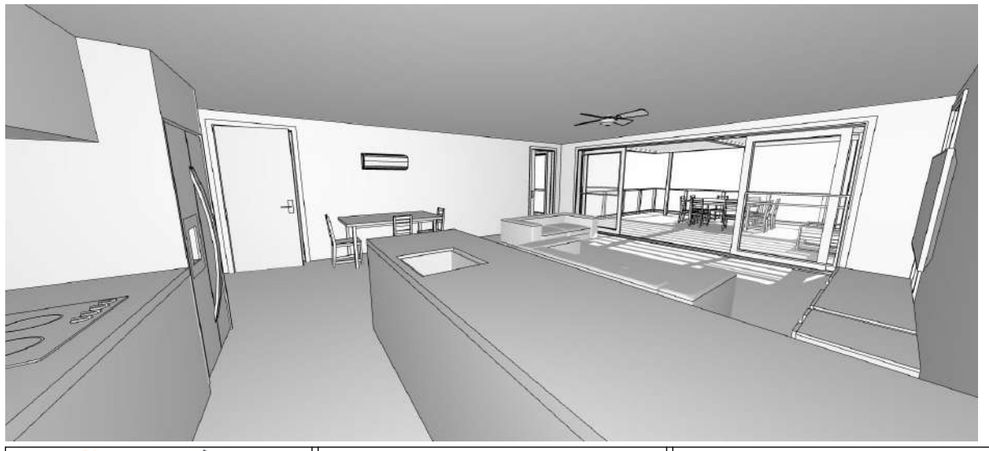
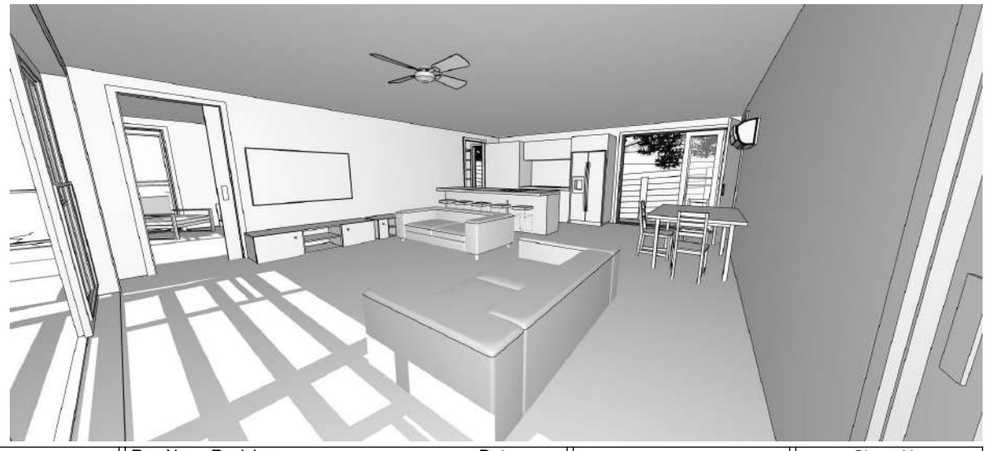




DENSE BUSH TO RESTRICT ACCESS TO RETAINING WALL





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Presentation

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.04	BC ISSUE	18-09-24
BC.03	BC ISSUE	17-09-24
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BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24

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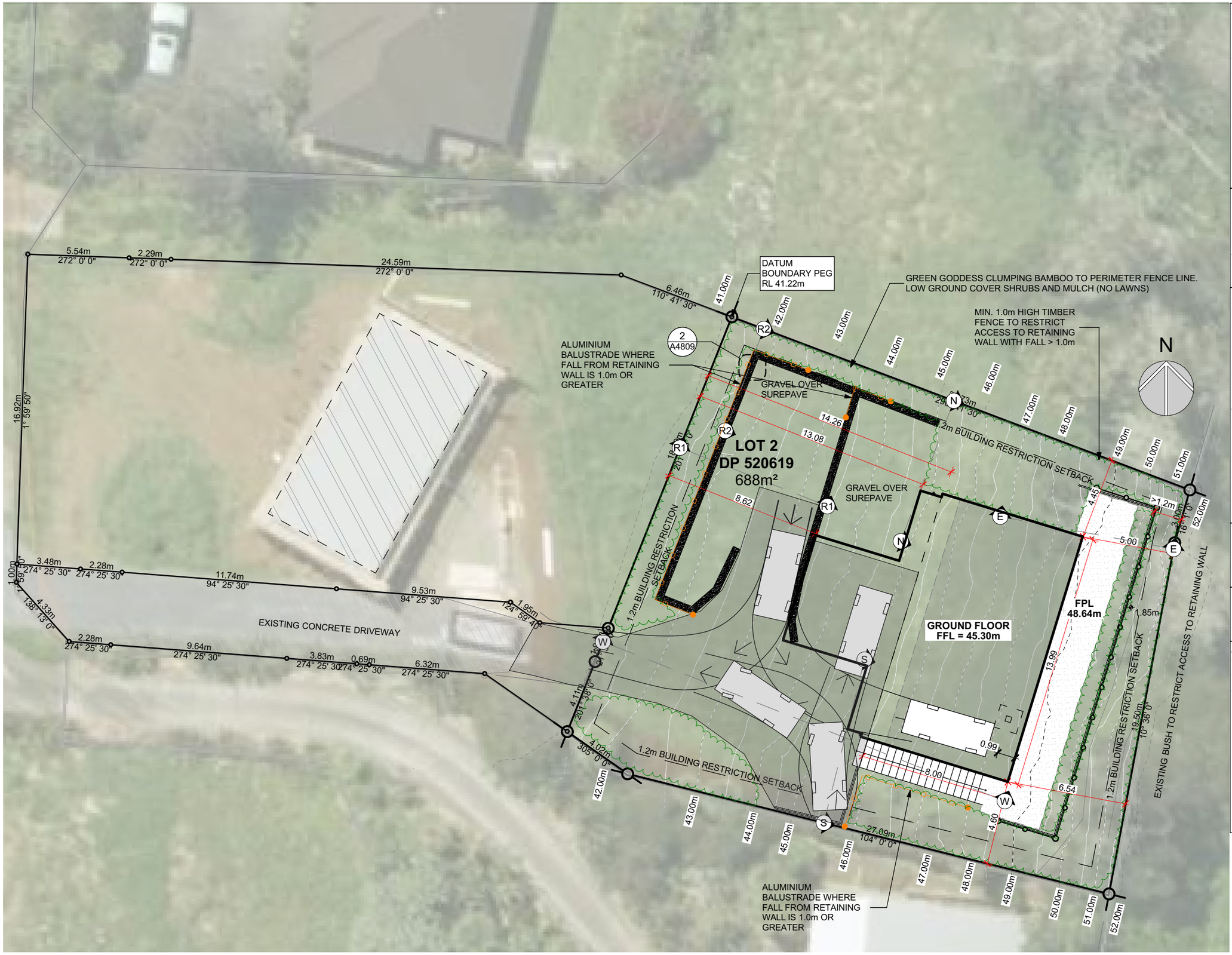

SITE PLAN NOTES:

SITE DESCRIPTION

LOT NUMBER:	LOT 2
DP NUMBER:	DP 520619
ADDRESS:	7 GREENVIEW HEIGHTS KERIKERI NORTHLAND

SITE ENVIRONMENT

CLIMATE ZONE	1
EARTHQUAKE ZONE	ZONE 1
EXPOSURE ZONE	ZONE C
LEE ZONE	NO
WIND ZONE	VERY HIGH
WIND REGION	A
RAINFALL RANGE	100mm/hr
SNOW ZONE	N0

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	RESIDENTIAL
PLANNING OVERLAY	N/A

BUILDING COVERAGE

SITE AREA	688m²
MAX. FLOOR AREA PERMITTED:	45% (309.6m²)
HOUSE SITE COVERAGE	= 111.92 m²
OVERALL BUILDING SITE COVERAGE	**= 157.13 m²**

IMPERMEABLE AREAS

MAX IMPERMEABLE AREA PERMITTED	= 50% (344m²)
DRIVEWAY IMPERMEABLE AREA (NOT COVERED BY ROOF)	= 149.50 m²
PAVING IMPERMEABLE AREA (NOT COVERED BY ROOF)	= 49.26 m²
ROOF IMPERMEABLE AREA	= 143.69 m²
TOTAL IMPERMEABLEA AREA	**= 342.46 m²**
	COMPLIES

BUILDING HEIGHT

MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	6.0m
	COMPLIES
HIRB	2.0m / 45°
	COMPLIES

SETBACK TO BOUNDARIES

3.0m IN FROM ROAD BOUDNDARIES
1.2m IN FROM OTHER BOUNDARIES
COMPLIES

SETBACK TO BUSH

GREATER THAN 20m? YES

COVENANTS

BUILDING TO BE COMPLETED WITHIN 9 MONTHS OF LAYING FOUNDATIONS.
DRIVEWAY, FENCING, LANDSCAPING TO BE COMPLETED WITHIN 12 MONTHS OF LAYING FOUNDATIONS.
COMPLIES

CONSENT NOTICES

NO BUILDINGS TO BE ERECTED WITHIN 1.5m OF COUNCIL SANITARY / SEWER LINES.
FOUNDATIONS TO BE ENGINEER DESIGNED.
COMPLIES

NOTE:

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
WORK ONLY TO FIGURED DIMENSIONS, IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER
DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER
BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.
LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.

BUILDER TO ALLOW FOR SETOUT BY SURVEYOR.

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Site Plan

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7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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RC.02	RC ISSUE	26-08-24

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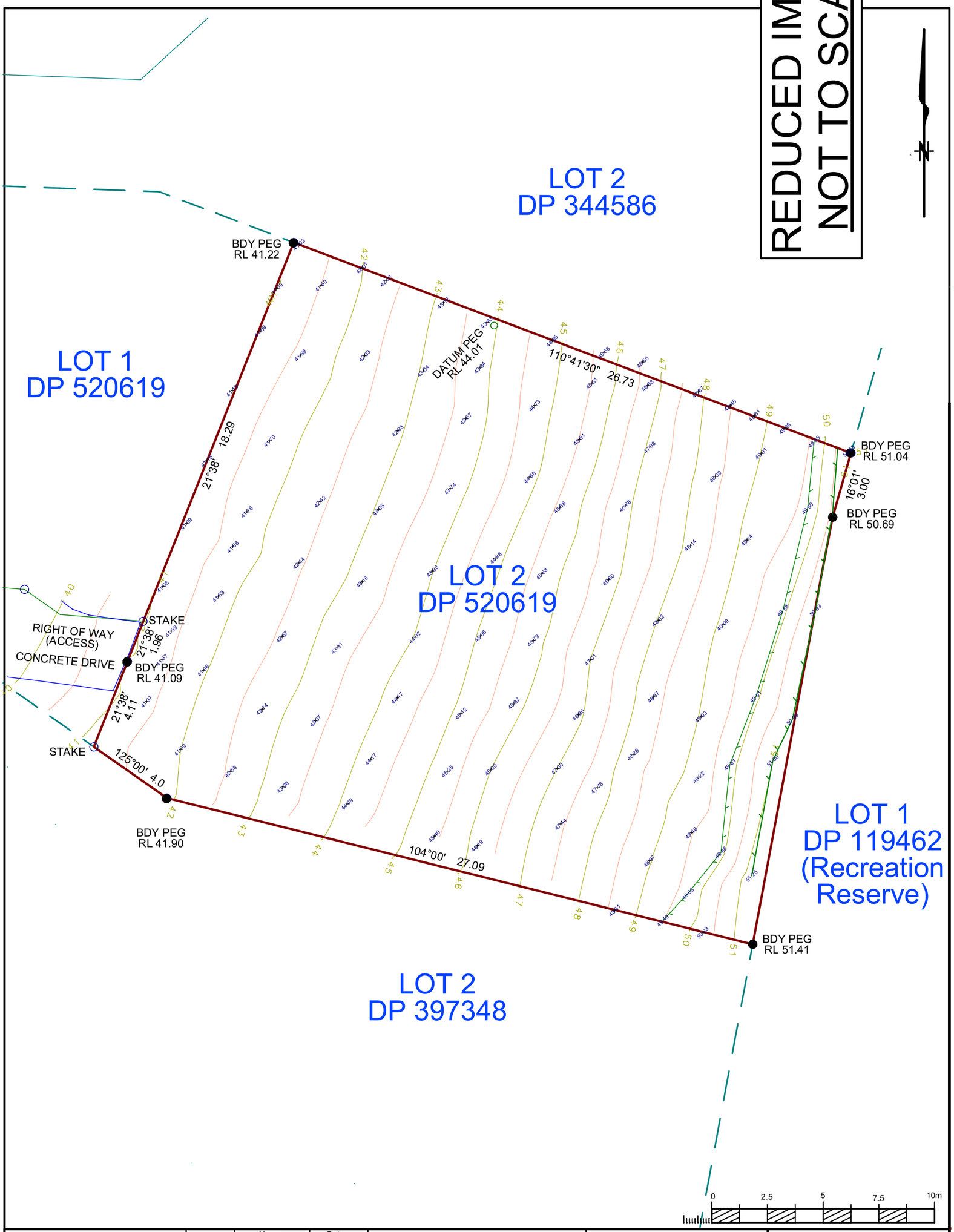
REDUCED IMAGE
NOT TO SCALE



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4 OF 68

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7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Topo Plan

	Name	Date
Surveyed	MP	Jan 24
Designed		
Drawn	WF	Jan 24
Height Datum	NZVD	
Local Reference	GSKK	
Contour Interval		
Major 1.0m	Minor 0.5m	
Address	7 Greenview Heights, Kerikeri	
Title 821582	Area 0.0688 ha.	

SHEET TITLE:

TOPOGRAPHICAL PLAN
OF LOT 2 DP 520619

JOB/CLIENT:

ARCLINE
ARCHITECTURE

Job No: 24292
File: Greenview.lcd

Williams & King
Registered Land Surveyors, Planners & Land Development Consultants
27 Hobson Ave
PO Box 937, Kerikeri
Tel: 09-407 6030
Email: kerikeri@saps.co.nz

SCALE @ A3
1:150

SHEET No
1/1

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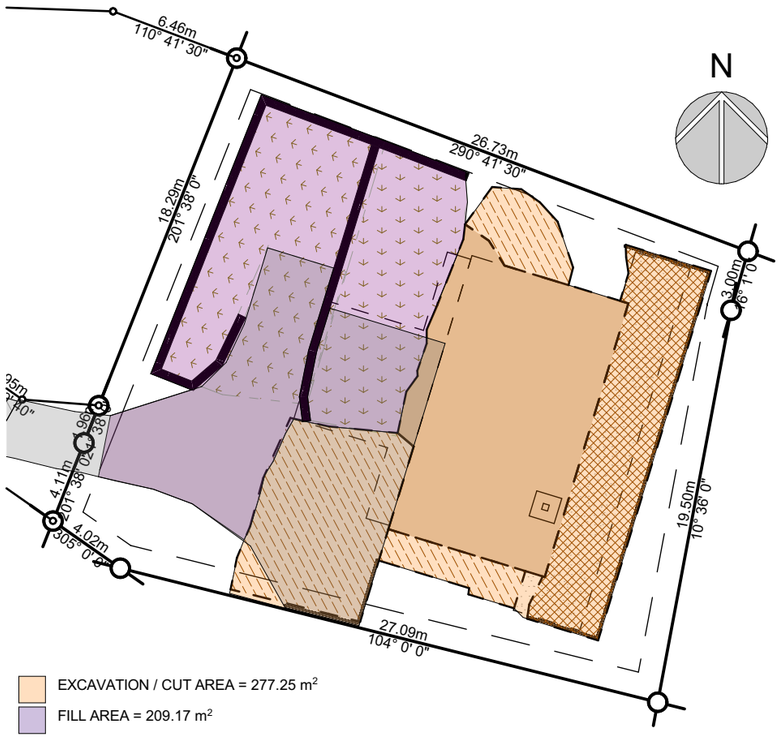

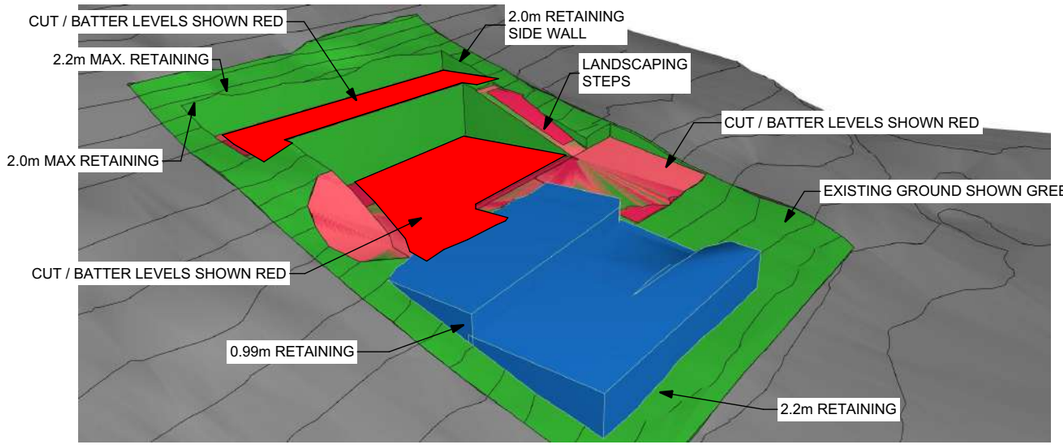

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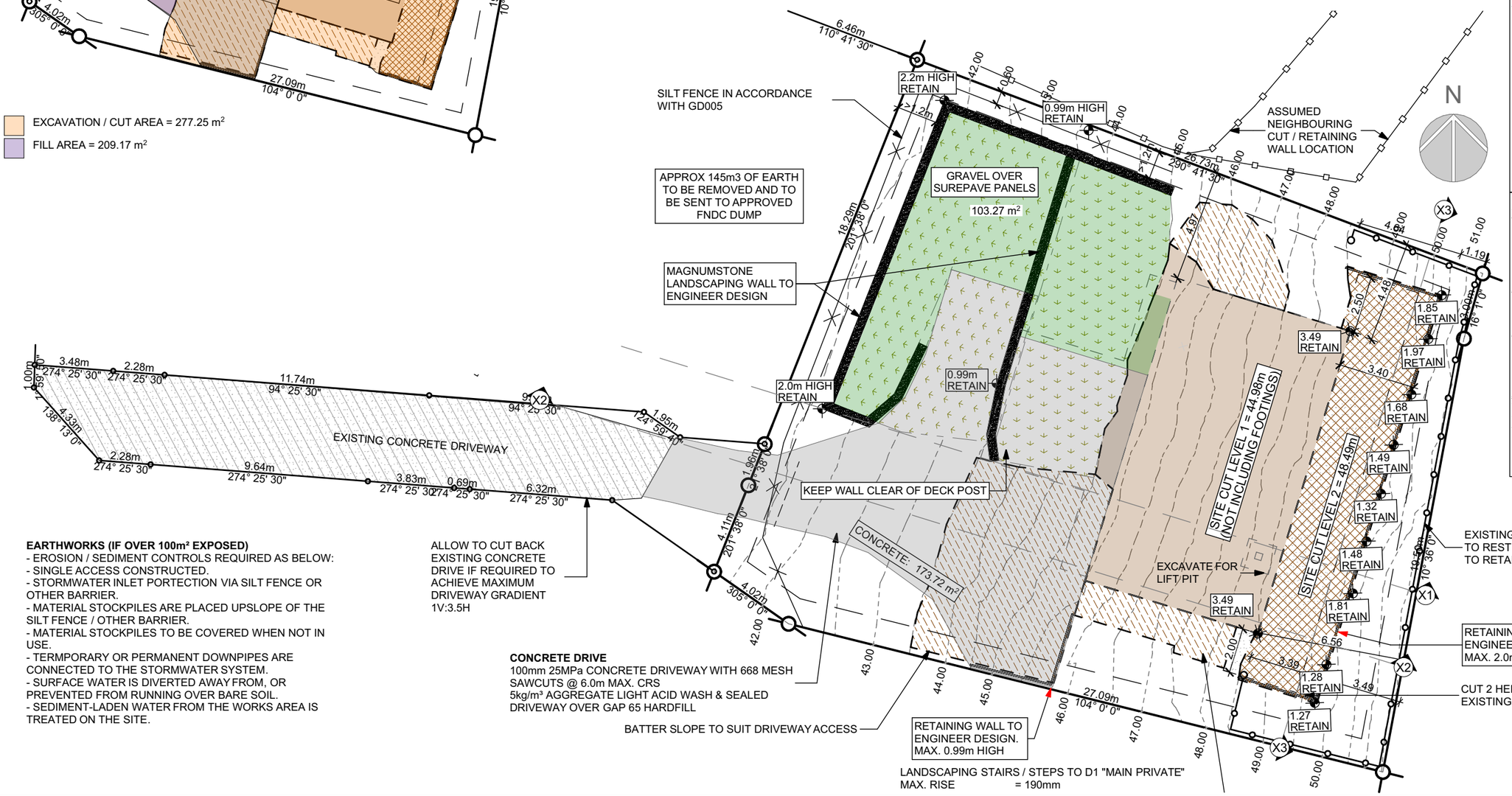
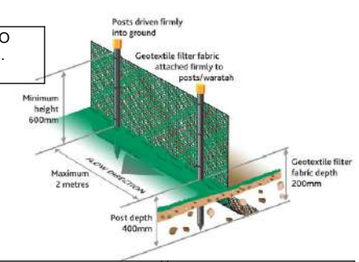


EARTHWORKS (IF OVER 100m² EXPOSED)
- EROSION / SEDIMENT CONTROLS REQUIRED AS BELOW:
- SINGLE ACCESS CONSTRUCTED.
- STORMWATER INLET PORTECTION VIA SILT FENCE OR OTHER BARRIER.
- MATERIAL STOCKPILES ARE PLACED UPSLOPE OF THE SILT FENCE / OTHER BARRIER.
- MATERIAL STOCKPILES TO BE COVERED WHEN NOT IN USE.
- TERMPORARY OR PERMANENT DOWNPIPES ARE CONNECTED TO THE STORMWATER SYSTEM.
- SURFACE WATER IS DIVERTED AWAY FROM, OR PREVENTED FROM RUNNING OVER BARE SOIL.
- SEDIMENT-LADEN WATER FROM THE WORKS AREA IS TREATED ON THE SITE.

CONCRETE DRIVE
100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH
SAWCUTS @ 6.0m MAX. CRS
5kg/m³ AGGREGATE LIGHT ACID WASH & SEALED
DRIVEWAY OVER GAP 65 HARDFILL



GENERAL SITE WORKS NOTES:
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS.
- IN THE EVENT OF A DESCREPANCEY CONTACT THE DESIGNER AS SOON AS POSSIBLE

SITE ACCESS
PROVIDE SAFETY FENCING WHERE ACCESS FROM CHILDREN IS POSSIBLE IN ACCORDANCE WITH NZBC F5.3.3.

EARTHWORKS
- STRIP TOPSOIL, BEFORE BUILDING AND DRIVEWAY AREAS
- ALL CUBIC METERS ARE ESTIMATES. CONTRACTOR TO CONFIRM ON SITE.
- DESIGNER TAKES NO LIABILITY FOR ADDITIONAL WORKS IF VOLUMES CHANGE.
- THE REMOVAL OF TOPSOIL AND/OR ANY SOFT SOILS IS NOT INCLUDED IN CALCULATIONS.
- ALL EARTHWORKS TO COMPLY WITH ACCIDENTAL DISCOVERY PROTOCOL AS PER EARTHWORKS STANDARDS EW-S3 AND EW-S5
- EARTHWORKS TO COMPLY WITH AUCKLAND COUNCIL GUIDANCE DOCUMENT GD005 FOR EROSION.

SILT FENCE
INSTALL TEMPORARY SILT CONTROL FENCE TO DC STANDARDS.

RETAINING WALLS
ANY DIMENSIONS ARE TO THE WALL. EXCAVATE MIN. 500mm BEHIND WALL TO AID CONSTRUCTION.

DRIVEWAY:
100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH
SAWCUTS @ 6.0m MAX. CRS
5kg/m³ AGGREGATE LIGHT ACID WASH & SEALED
MIN. 1:100 FALL AWAY FROM BUILDING / TOWARDS SUMPS.
CONSTRUCTED TO COUNCIL STANDARDS.

PATIOS
MIN. 1:100 FALL AWAY FROM BUILDING

CHANNEL DRAINS
MIN. 1:200 FALL TO SUMP
3.7m MAX. DRAIN LENGTH

EARTHWORKS:
VOLUME PERMITTED 200m³ (1.5m CUT / FILL HEIGHT MAX OR 3.0m TOTAL)

CUT	310m³
FILL	162m³
GROSS CUT/FILL (EST):	472m³
	DOES NOT COMPLY
ADDITIONAL VOLUMES:	
DRIVEWAY GAP 65 VOLUME	45m³
GRAVEL VOLUME	11m³
CUT HEIGHT PERMITED	
MAX. 1.5m (3.0m TOTAL)	CUT REAR = 2.0m
	DOES NOT COMPLY
FILL FRONT <2.2m	DOES NOT COMPLY
AREA PERMITTED	N/A
TOTAL CUT AREA:	277.25 m²
TOTAL FILL AREA:	209.17 m²
TOTAL EARTHWORKS AREA	**487m²**
	COMPLIES

EARTHWORKS CONSENT REQUIRED.

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Excavation Plan

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
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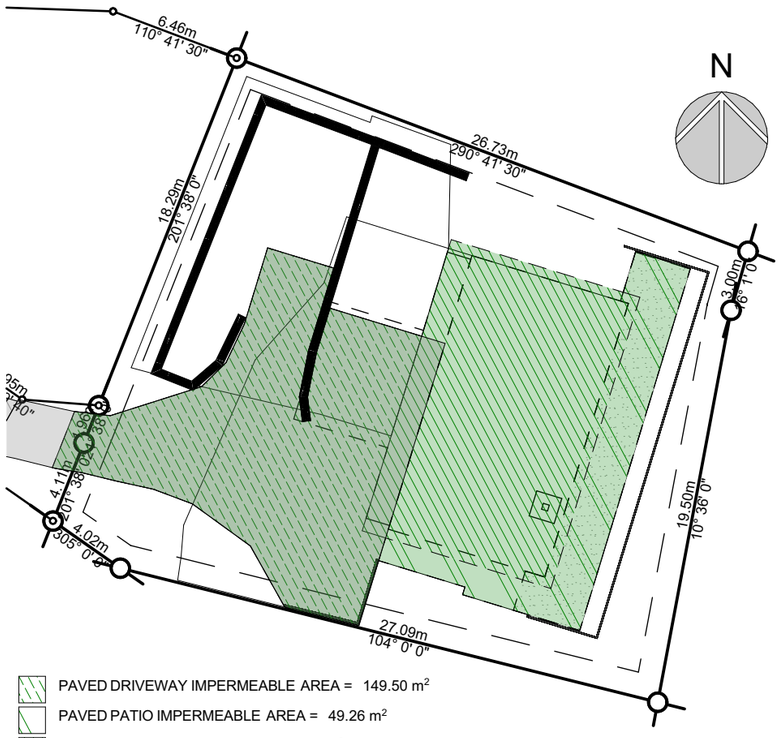


- PAVED DRIVEWAY IMPERMEABLE AREA = 149.50 m²
- PAVED PATIO IMPERMEABLE AREA = 49.26 m²
- ROOF IMPERMEABLE AREA = 143.69 m²
- **TOTAL IMPERMEABLE AREA = 342.46 m²**

IMPERMEABLE AREAS	
MAX IMPERMEABLE AREA PERMITTED	= 50% (344m²)
DRIVEWAY IMPERMEABLE AREA (NOT COVERED BY ROOF)	= 149.50 m²
PAVING IMPERMEABLE AREA (NOT COVERED BY ROOF)	= 49.26 m²
ROOF IMPERMEABLE AREA	= 143.69 m²
TOTAL IMPERMEABLEA AREA	**= 342.46 m²** COMPLIES
BUILDING HEIGHT	
MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	6.0m COMPLIES
HIRB	2.0m / 45° COMPLIES
SETBACK TO BOUNDARIES	
3.0m IN FROM ROAD BOUDNDARIES	
1.2m IN FROM OTHER BOUNDARIES	COMPLIES
SETBACK TO BUSH	
GREATER THAN 20m?	YES

STORMWATER SUMP / CESS PIT REQUIREMENTS
RAINFALL INTENSITY 100mm/hr
(A) UPPER PATIO IMPERMEABLE AREA = 49.26 m²
= 1 x TYPE 1 SUMPS
(B) DRIVEWAY IMPERMEABLE AREA = 149.50 m²
= 4 x TYPE 1 SUMPS

SURFACE WATER DRAINAGE NOTES:
SW DRAINAGE CHANGES OF DIRECTION (IN PLAN)
AS PER FIG. 4 NZBC E1/AS1 RECOMMENDED 45° ANGLE CHANGE OR LESS (90° OR LESS PERMITTED)
TEE JUNCTIONS
AS PER FIG. 5 NZBC E1/AS1 RECOMMENDED 45° ANGLE CHANGE OR LESS (60° OR LESS PERMITTED)

STORMWATER ATTENUATION:
NOT REQUIRED <50% IMPERMEABLE AREA.

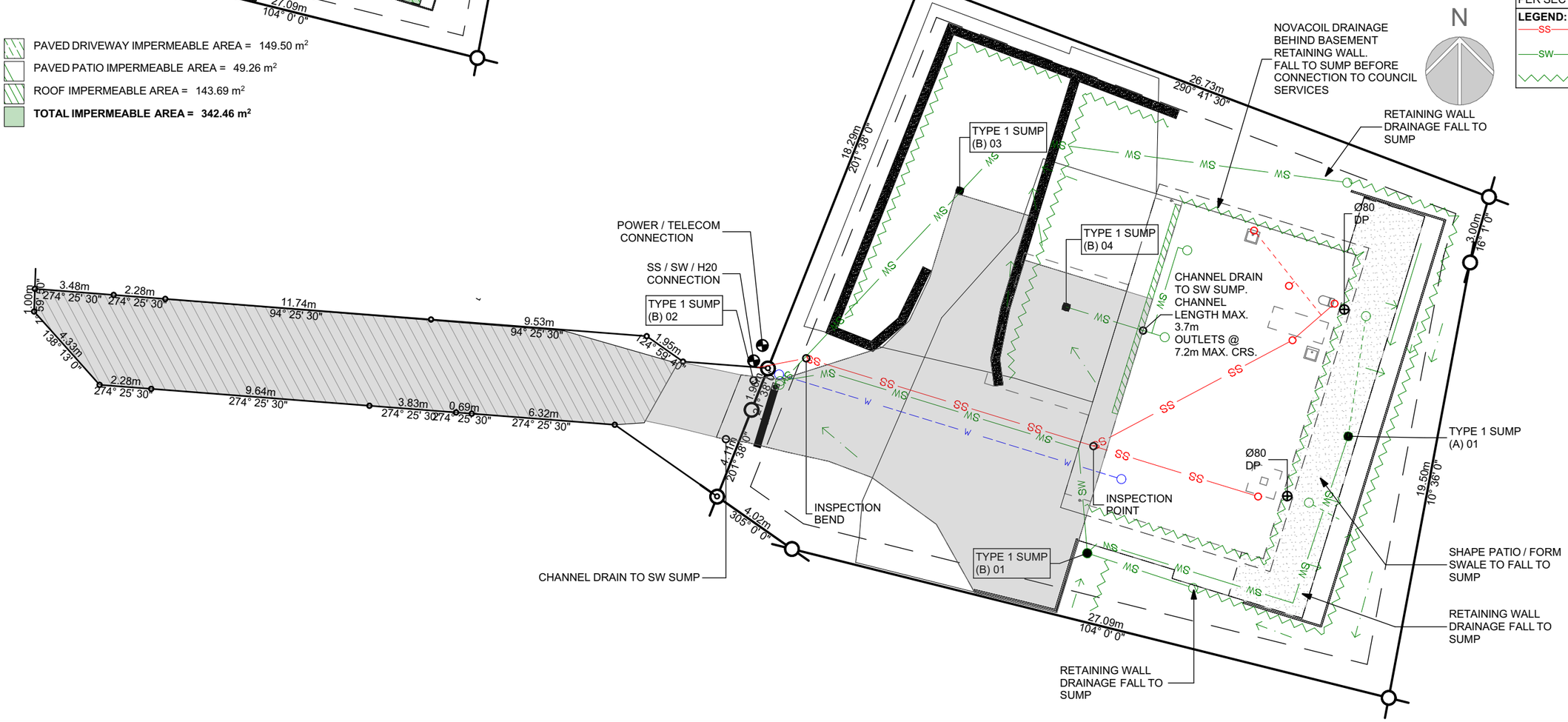
SANITARY PLUMBING & DRAINAGE NOTES:
1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION
NZ STANDARD - AS/NZS 3500 PART 2.2
2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1.

MINIMUM GRADIENT RATIO OF SANITARY DISCHARGE PIPES AND DRAINS:
1. AS/NZS 3500 PART 2 DISCHARGE PIPES AND DRAINS.
Ø65-1:40 FALL
Ø100-1:60 FALL

RETICULATED SITE - COUNCIL WATER CONNECTION POINT AS SHOWN ON SITE PLAN.

FIRE FIGHTING:
RETICULATED WATER SUPPLY - EXISTING FIRE HYDRANT WITHIN 135m (BUT GREATER THAN 6.0m) OF DWELLING AS PER SECTION L4 SNZ PAS 4509:2008

LEGEND:
- SS — WASTE WATER PIPE Ø100 WITH 1:60 FALL
- SW — STORM WATER PIPE Ø100 WITH 1: 60 FALL
- Ø100mm DRAINAGE COIL



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Site Services Plan

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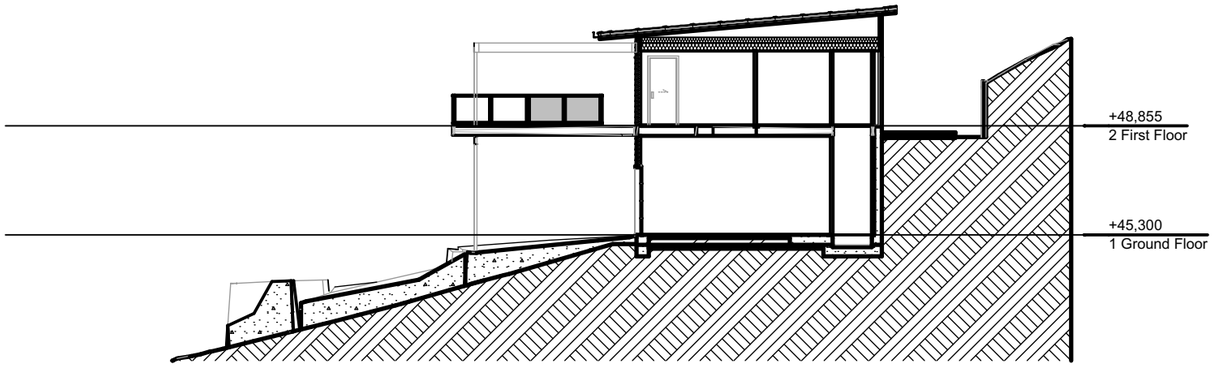
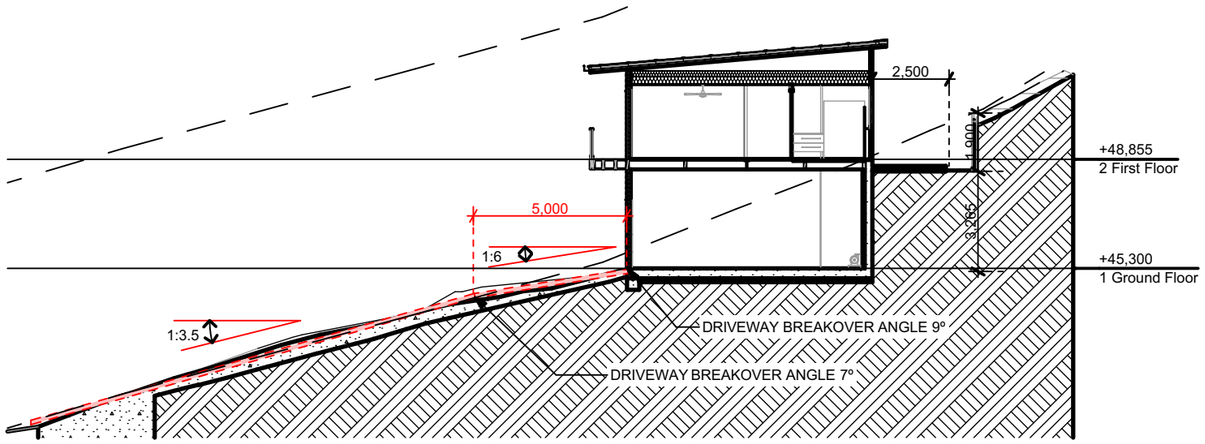


X1 SITE SECTION - RETAINING 1:200



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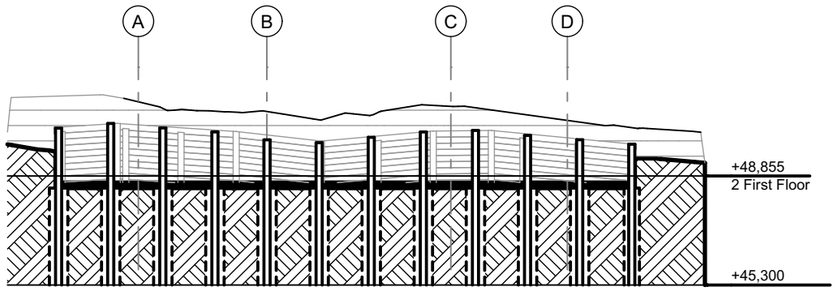

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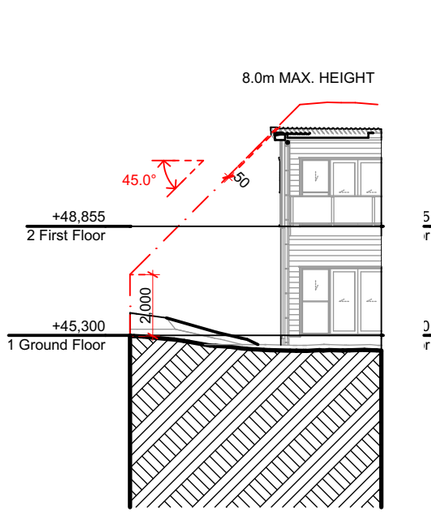
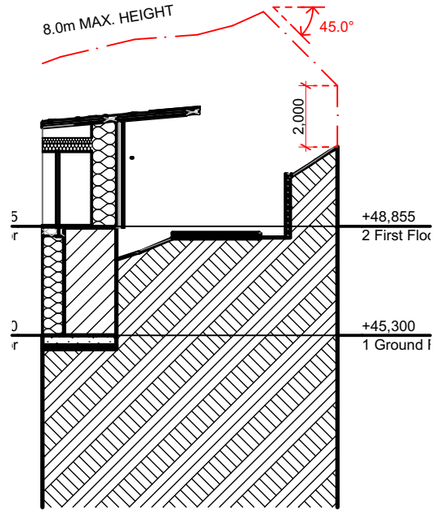


N HIRB NORTH 1:200



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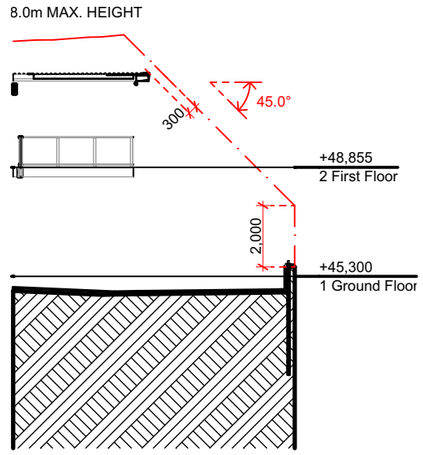
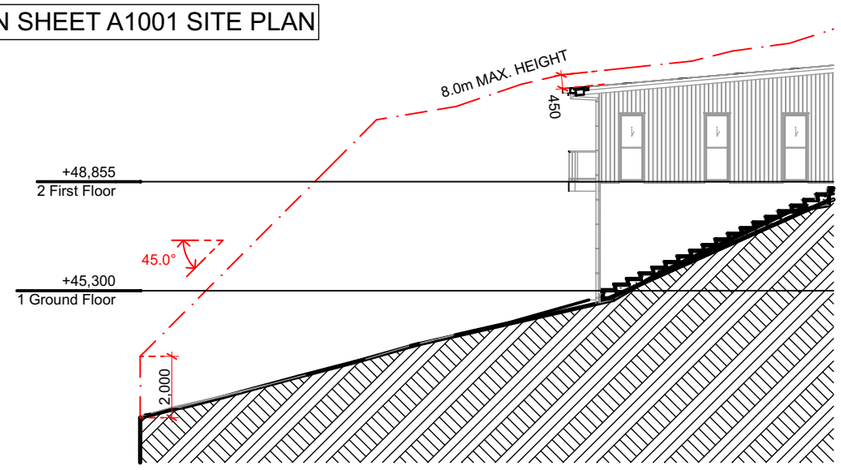


S HIRB SOUTH 1:200

HIRB MARKER LOCATIONS ON SHEET A1001 SITE PLAN



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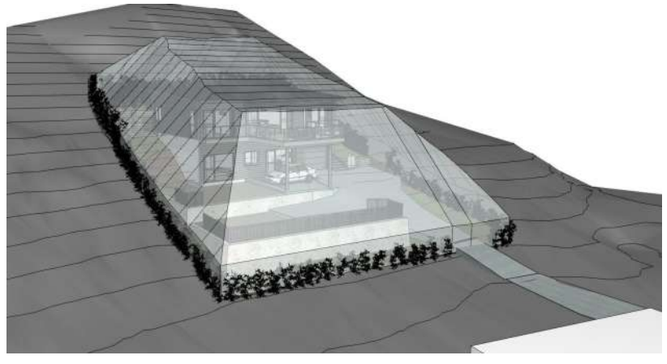
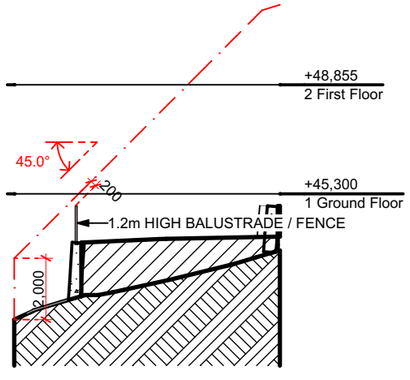


3D HIRB 1:250



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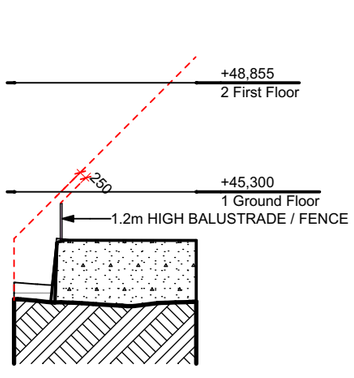

R2 HIRB RETAINING 2 1:200

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Site Sections

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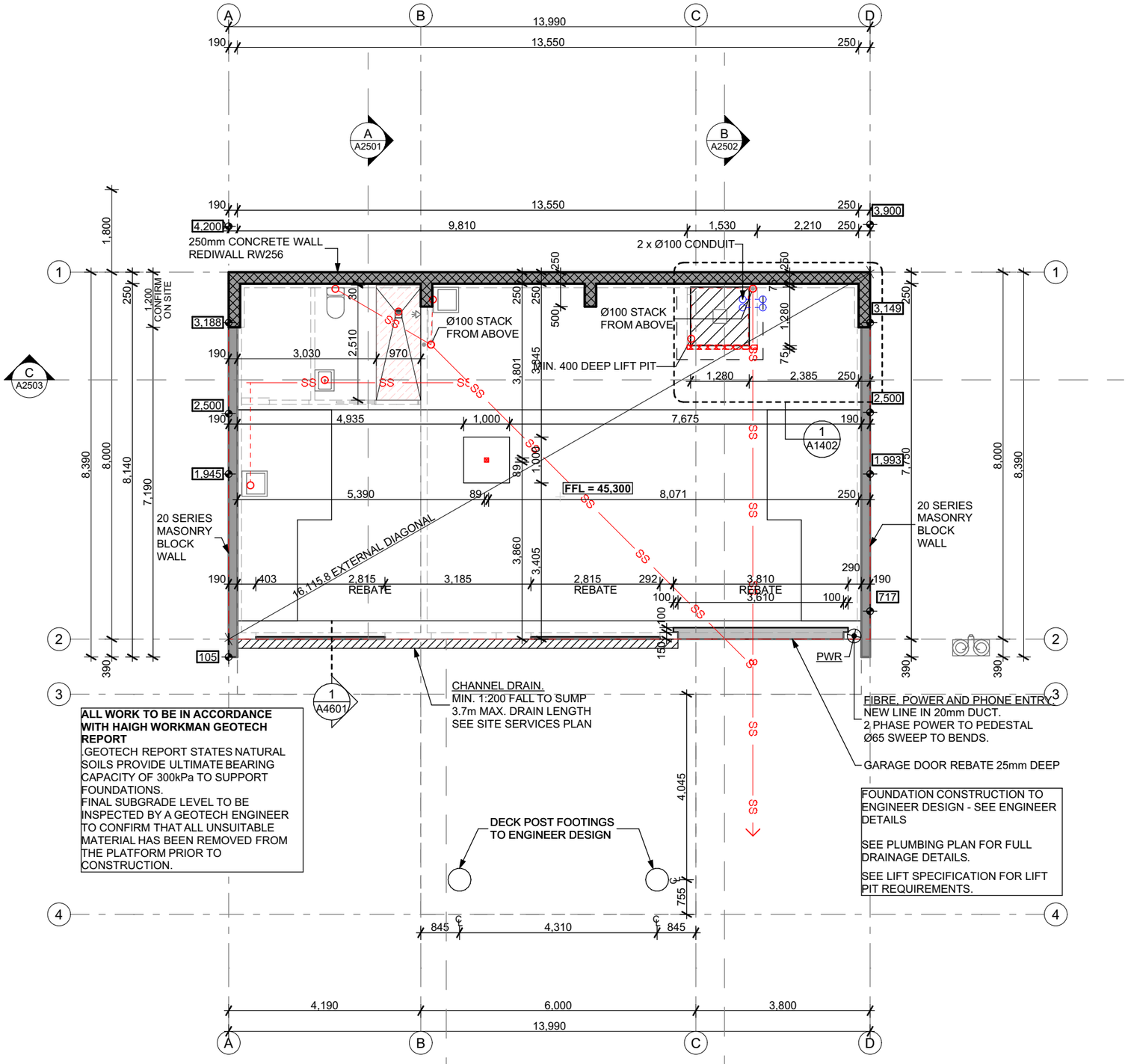

FOUNDATION NOTES

ACCESS ROUTES
TO ALL ACCESS ROUTES BOTH EXTERNAL AND INTERNAL, PROVIDE ANTI-SLIP SURFACE COMPLYING NZ BC D1/AS1.

FLOOR SLAB
CONCRETE FLOOR SLAB AS PER ENGINEERS DESIGN AND DETAILS.BOXED FOOTINGS AS PER ENGINEER DESIGN.

SLAB MESH AS PER ENGINEER DESIGN.
ALL ENGINEER DESIGNED FOUNDATIONS TO BE INSPECTED BY ENGINEER PRIOR TO POUR (MIN. 48 HOURS NOTICE TO BE GIVEN).
30mm STEEL COVER - ENCLOSED
50mm STEEL COVER - EXPOSED
75mm STEEL COVER - TO GROUND

CHECK PLUMBING PLAN AND ELECTRICAL PLAN THROUGHLY FOR ANY SERVICES REQUIRING CONDUIT PRIOR TO POURING THE SLAB.

CONCRETE PATIOS
MIN. 1:100 FALL AWAY FROM BUILDING

FLOOR SLAB LEGEND

??.?? MARKER INDICATES CUT LEVEL HEIGHT BELOW EXISTING GROUND LEVEL

LOAD BEARING WALL
INTERNAL LOAD BEARING WALL ABOVE

POINT LOAD ABOVE
ENSURE PAD TO SUPPORT POINT LOAD ABOVE

JOINERY / DOOR REBATES:
REBATE LOCATIONS SHOWN AS DIMENSIONED - REBATE WIDTH AND DEPTH CONFIRMED ON SITE BY JOINERY MANUFACTURER - CONFIRM FLOOR COVERINGS AND CONFIRM ANY CLASHES WITH SWING DOORS TO EXTERIOR PATIO / DECK LEVELS PRIOR

LEVEL ENTRY SHOWER
LEVEL ENTRY TILED SHOWER WITH MIN. 1:50 FALL TO WASTE (20mm/m). REDUCE HEIGHT OF PODS TO ENSURE 95mm MIN. SLAB DEPTH

CONCEALED CHANNEL
200mm WIDE x 150mm MIN. DEEP ON 75mm DRAINAGE SLAB WITH MIN. 1:100mm FALL TO OUTLET. OUTLETS @ MAX. 3.7m CRS. ALUMINIUM INSPECTION HATCH AT CHANGE OF DIRECTION.

PWR POWER ENTRY POINT
NEW LINE FOR FIBRE / POWER / PHONE. ENTRY VIA 20mm DUCT. 2 PHASE POWER TO PEDESTAL. Ø65 SWEEP TO BENDS

BRACE WALL THICKENING
PROVIDE SLAB THICKENING FOR INTERNAL WALL BL BRACE FIXINGS

TANKING / WATERPROOFING
VIKING TANKING MEMBRANES INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
MASONRY BLOCK WALL
VIKING MERCURY FC TORCH ON
REDIWALL
VIKING PEEL & STICK
UNDERSLAB
VIKING UNDER-SLAB TANKING MEMBRANE

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Foundation Plan

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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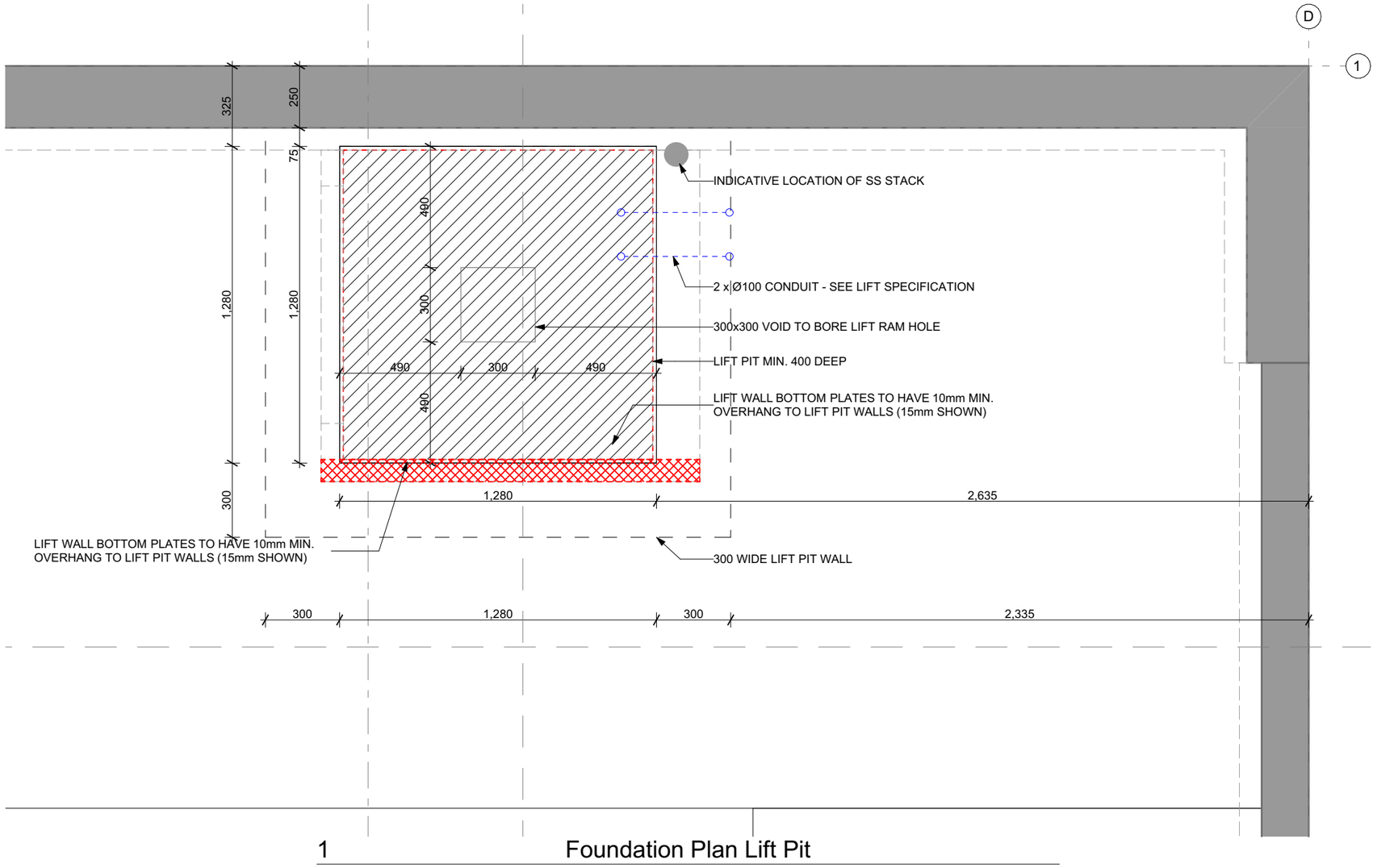

1 Foundation Plan Lift Pit

FOUNDATION NOTES

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Foundation Plan (Lift Pit 1:20)

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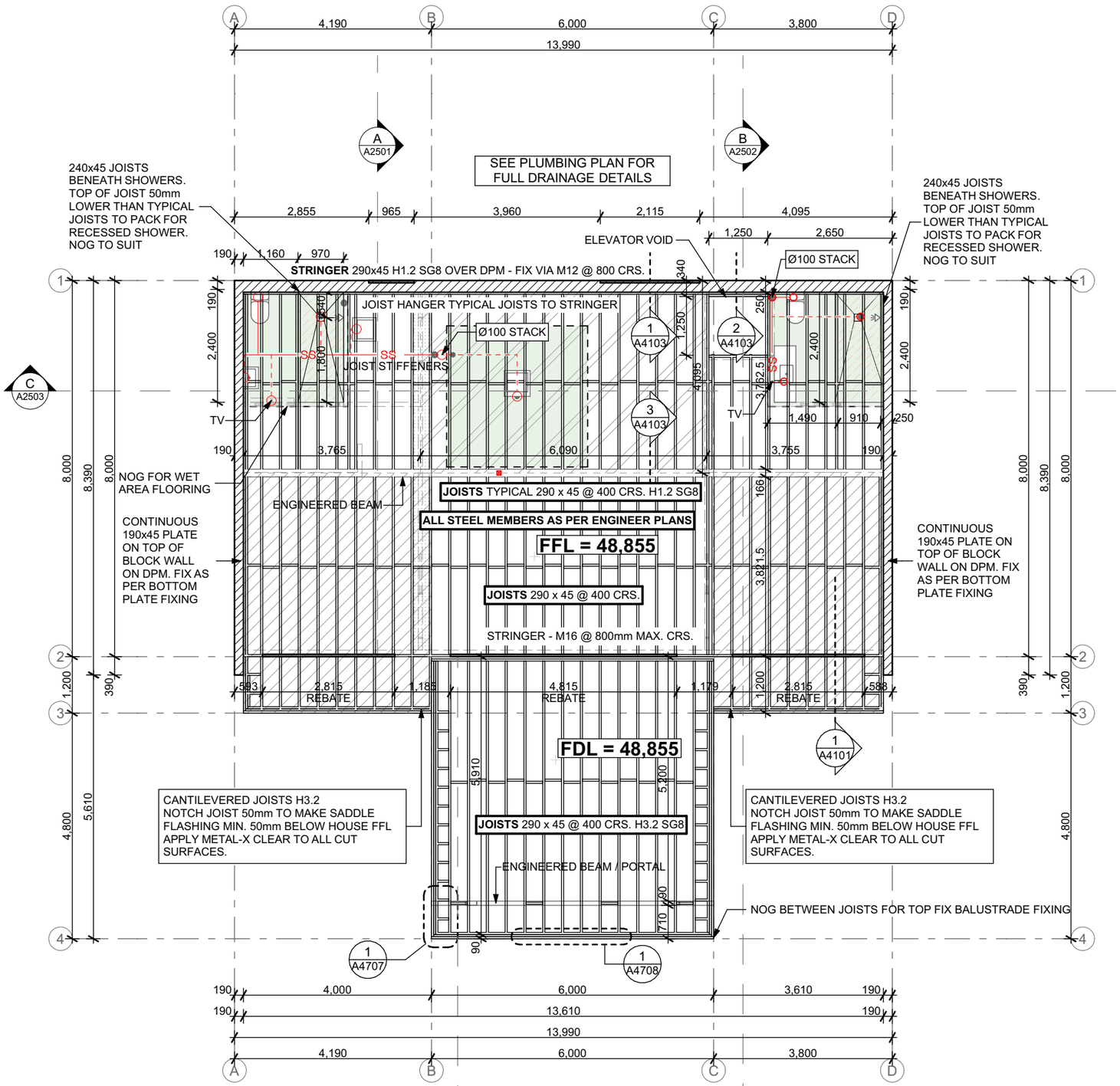

LEGEND

REBATES:
DIMENSIONS SHOWN TO REBATE LENGTH ONLY. REBATE WIDTH AND DEPTH DEPENDANT ON FLOORING FINISH USED. CONFIRM WITH MANUFACTURER ON SITE.

WET AREA FLOORING. ENSURE FRAMING / NOGS TO ALLOW FOR FLOORING CHANGE (DIMENSIONS SHOWN TO INSIDE WALL OF BATHROOM ONLY) INCLUDING MIN 1.5m FROM SINK

LEVEL ENTRY TILED SHOWER WITH MIN. 1:50 FALL TO WASTE. PROVIDE OPENING AS DIMENSIONED FOR FRAMING TO DROPPED FLOOR LEVEL AT THIS LOCATION.

HATCH INDICATES AREA OF CANTILEVERED DECK JOISTS - MUST BE H3.2

NOG OR PROVIDE EXTRA JOIST BENEATH WALL WHERE 1) INTERNAL NON LOAD BEARING WALL RUNS PARALLEL TO FLOOR JOIST GREATER THAN 150mm APART CENTRE TO CENTRE. 2) SUPPORTS A BRACING ELEMENT

PROVIDE H3.2 STRAND BOARD FLOORING TO KITCHEN AREA AS SHOWN.

FLOOR FRAMING NOTES

BUILDER TO CONFIRM THE FOLLOWING PRIOR TO SETTING OUT FLOOR JOISTS
• PLUMBING FIXTURES AND WASTE LOCATIONS
BALUSTRADE TYPE / BRAND AND FIXING
•REQUIREMENTS

DURABILITY
- EXPOSURE ZONE C:
ALL HOUSE FRAMING H1.2 SG8 UNLESS STATED OTHERWISE
ALL DECK / EXPOSED FRAMING TO BE H3.2 SG8 UNLESS STATED OTHERWISE.
ALL BEARERS H3.2
ALL EXPOSED FIXINGS TO BE STAINLESS STEEL

BEARER FIXINGS: 2/SKEWED NAILS TO JOISTS.

MID FLOOR INSULATION
R2.8 MAMMOTH FLOOR SECTIONS (140mm)

FLOORING TYPICAL:
DWELLING - 20mm STRANDBOARD FLOORING TYPICAL (H3.2 TO KITCHEN)..
FLOORING WET AREAS:
20mm H3.2 PLY FLOORING TO WET AREAS.

PROVIDE WET AREA FLOORING IN ALL KITCHENS, LAUNDRYS AND BATHROOMS INCLUDING MIN. 1.5m AWAY FROM SINKS / BASINS / TUBS

DECKING - BIFORM FORM 130x19 "MID GREY" DECKING INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. 3mm GAP, 12mm GAP BETWEEN HOUSE CLADDING, GROOVESIDE DOWN (CLIENT TO CONFIRM)

TIMBER DECKS
- SIDE FIXED BALUSTRADES - ENSURE MIN. 2 x BOUNDARY JOISTS AT BALUSTRADE LOCATIONS AS PER SPAX SIDE FIXED DETAILS AND BALUSTRADE MANUFACTURERS DETAILS / SPECIFICATIONS.

- TOP FIXED BALUSTRADES - ENSURE MIN. 3 x BOUNDARY JOISTS AT BALUSTRADE POST / SPIGOT LOCATIONS AS PER SPAX TOP FIXED DETAILS AND BALUSTRADE MANUFACTURERS DETAILS / SPECIFICATIONS.

SAFETY FROM FALLING
PROVIDE BARRIER / BALUSTRADE TO ALL AREAS OF DECK WHERE RISK OF FALL IS 1.0m OR GREATER.

FRAMING REQUIREMENTS
WALL FRAMING SUPPORT TO NZS3604:2011
• SOLID NOG JOISTS AT 1.8m MAX CRS OVER INTERNAL BEARERS.
•SOLID NOG JOISTS AT INTERNAL WALLS UNDER BL BRACES
• SOLID NOG JOISTS ABOVE BRACE PILES
INTERNAL LB WALLS FIX TOP PLATE TO STUDS WITH MITEK STUD-LOK
• WHERE A LOADBEARING WALL RUNS PARALLEL TO THE LINE OF FLOOR JOISTS BENEATH, IT SHALL BE SUPPORTED BY A PAIR OF JOISTS
• WHERE A LOADBEARING WALL RUNS AT RIGHT ANGLES TO THE LINE OF JOISTS, SUCH A LOADBEARING WALL SHALL BE LOCATED AT NOT MORE THAN 200 MM CENTRE-TO CENTRE FROM A BEARER
• WHERE A NON-LOADBEARING WALL:
(A) WHICH CONTAINS WALL BRACING ELEMENTS RUNS PARALLEL TO THE LINE OF FLOOR JOISTS BENEATH, IT SHALL EITHER:
(I) BE OVER A JOIST OR;
(II) BE SUPPORTED BY SOLID BLOCKING BETWEEN THE JOISTS ON EITHER SIDE OF THE WALL OR;
(B) DOES NOT CONTAIN A WALL BRACING ELEMENT IT SHALL BE WITHIN 150 MM OF
A JOIST MEASURED BETWEEN CENTRE LINES.

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Floor Framing Plan

GRAHAM

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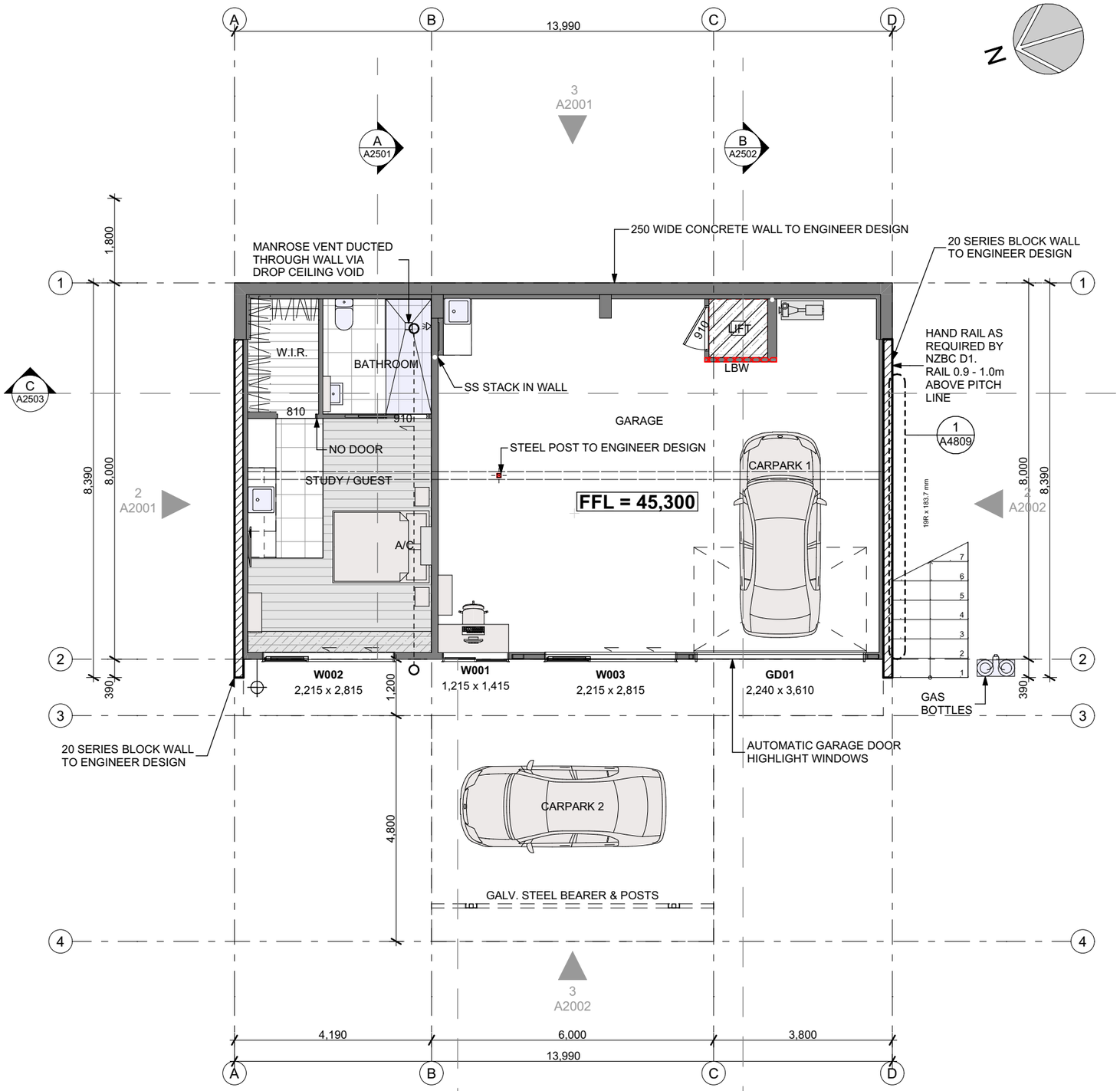

ACCESS
SLIP RESISTANCE SHALL BE PROVIDED TO EXTERIOR ACCESS ROUTES AS BELOW OR BY OTHER MEANS IN ACCORDANCE WITH TABLE 2 / SECTION 2 NZBC D1/AS1:
LEVEL SURFACE FINISH
CONCRETE DRY - SMOOTH TROWEL FINISH
CONCRETE WET - BROOMED OR WOOD FLOAT
TIMBER DRY - UNCOATED SMOOTH
TIMBER WET - GROOVED ACROSS PROFILE
TIMBER WET - COATED AND SAND/GRIT
RAMPS OR STAIRS FINISH
TIMBER WET - GROOVED ACROSS PROFILE
TIMBER WET - COATED AND SAND/GRIT

STAIRS / STEPS
ALL STAIRS TO BE AS PER MAIN PRIVATE TO NZBC D1 FIG. 11
MAX. RISE: 190mm (ENSURE EQUAL RISE)
MIN. TREAD: 280mm
ENSURE HAND RAIL TO AT LEAST ONE SIDE OF STAIR WITH 3 OR MORE STEPS

SAFETY FROM FALLING
PROVIDE MIN. 1.0m HIGH BARRIER / BALUSTRADE WHERE RISK OF FALL IS 1.0m OR GREATER.

WET AREAS
- ALL DETAILS TO COMPLY WITH NZBC E3 INTERNAL MOISTURE AND MANUFACTURER'S PRODUCT DETAILS.
- 9MM VILLABOARD TO TILED WALLS.
- ALL FLOOR SURFACES OF SPACES CONTAINING SANITARY FIXTURES OR SANITARY APPLIANCES BE IMPERVIOUS AND EASILY CLEANED. EG. TILES ON MEMBRANE.
- ALL WALL SURFACES ADJACENT TO SANITARY FIXTURES OR SANITARY APPLIANCES AND SURFACES OF BUILDING ELEMENTS THAT ARE LIKELY TO BE SPLASHED OR BECOME CONTAMINATED IN THE COURSE OF THE INTENDED USE OF THE BUILDING, BE IMPERVIOUS AND EASILY CLEANED. USE SEMIGLOSS WASH AND WEAR PAINTED AQUALINE GIB (WALLS AND CEILINGS).
- ALL SURFACES OF BUILDING ELEMENTS THAT ARE LIKELY TO BE SPLASHED ARE CONSTRUCTED IN A WAY THAT PREVENTS WATER SPLASH FROM PENETRATING BEHIND LININGS OR INTO CONCEALED SPACES.
- JOINTS BETWEEN FIXTURES & WALL LININGS; WHERE BATHS, BASINS, TUBS OR SINKS ABUTT IMPERVIOUS LININGS THE JOINT BETWEEN FIXTURE & LINING SHALL BE SEALED VIA SILICONE BATHROOM SEALANT TO PREVENT WATER PENETRATION TO CONCEALED SPACES OR BEHIND LININGS.

SHOWERS TO HAVE 6MM SAFETY GLASS DOOR PANEL UNLESS SPECIFIED
ALL GLAZING TO WET AREAS TO BE GRADE A TOUGHENED SAFETY GLASS

ALL ACCESS ROUTES, BOTH EXTERANL AND INTERNAL, PROVIDE ANTI-SLIP SURFACES COMPLYING WITH NZBC CLAUSE D1/AS1 (2.1 SLIP RESISTANCE)

WATER HEATING
GAS CALIFONT AS SHOWN ON THE ELECTRICAL PLAN. 2X45KG BOTTLES AS SHOWN ON FLOOR PLAN. (WITH SEISMIC RESTRAINTS)

SMOKE ALARMS TO BE INSTALLED TO AS1670.6 REQUIREMENTS. EQUIPMENT TO COMPLY WITH AS3786.

FLOOR AREAS

GROUND FLOOR AREA:	106.29 m²
FIRST FLOOR AREA:	110.36 m²
TOTAL FLOOR AREA:	**216.65m²**

STUD HEIGHTS

GROUND FLOOR	2,845
FIRST FLOOR	2,460

DOORS / WINDOWS
EXTERIOR JOINERY
2,215 WINDOW HEAD HEIGHT TYPICAL GROUND FLOOR
2,015 WINDOW HEAD HEIGHT TYPICAL FIRST FLOOR (2,415 WINDOW HEAD HEIGHT TO RAKING ROOF AREAS).

INTERNAL DOORS
2.2m TYPICAL GROUND FLOOR INTERNAL DOOR HEIGHT.
2.0m TYPICAL FIRST FLOOR INTERNAL DOOR HEIGHT.

KEY:

	CEILING HATCH
	WARDROBE
ST.	STORAGE CUPBOARD
LIN	LINEN CUPBOARD
	EXTERIOR POWER METER BOX
	POWER DISTRIBUTION BOARD
	FLOORING: TILE
	FLOORING: OVERLAY
	INSULATION TO INTERNAL WALLS
	MECHANICAL VENT DUCTED TO EXTERIOR
	EXTERIOR WATER TAP

INSULATION
DWELLING:
R4.0 + R2.9 MAMMOTH BLANKET INSULATION
R2.2 MAMMOTH WALL SECTIONS TO 90mm WALLS
R2.8 MAMMOTH WALL SECTIONS TO 140mm WALLS
R2.8 MAMMOTH FLOOR SECTIONS (140mm)
R1.4 EXPOL UNDERSLAB INSULATION
ACOUSTIC INSULATION TO BE INSTALLED AROUND/BETWEEN BATHROOMS AND BEDROOMS.
GARAGE:
GARAGE INSULATED AS PER THE DWELLING.
N/A
GARAGE DOOR TO BE INSULATED (NOT H1 REQUIREMENT).

INSULATION INSTALLATION:
- ENSURE ALL INSULATION INSTALLED AS PER MANUFACTURERS SPECIFICATION WITH TIGHT FIT TO ALL FRAMING AND ABUTTING INSULATION.
- ENSURE NON-PERIMETER INSULATION IS NOT COMPRESSED THEREBY REDUCING THE EFFECTIVE R VALUE.
- ENSURE MIN. 25mm AIR GAP BETWEEN ALL ROOF INSULATION AND UNDERLAY. EITHER CUT INSULATION TO SUIT OR PROVIDE PROPRIETARY BAFFLE TO CREATE AIRGAP.
- WHERE CEILING INSULATION IS DOUBLE LAYERED, TOP LAYER PERMITTED TO BE 600mm FROM PERIMETER / EXTERNAL WALL LINE.

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Floor Plan (Ground Floor)

GRAHAM

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NORTHLAND

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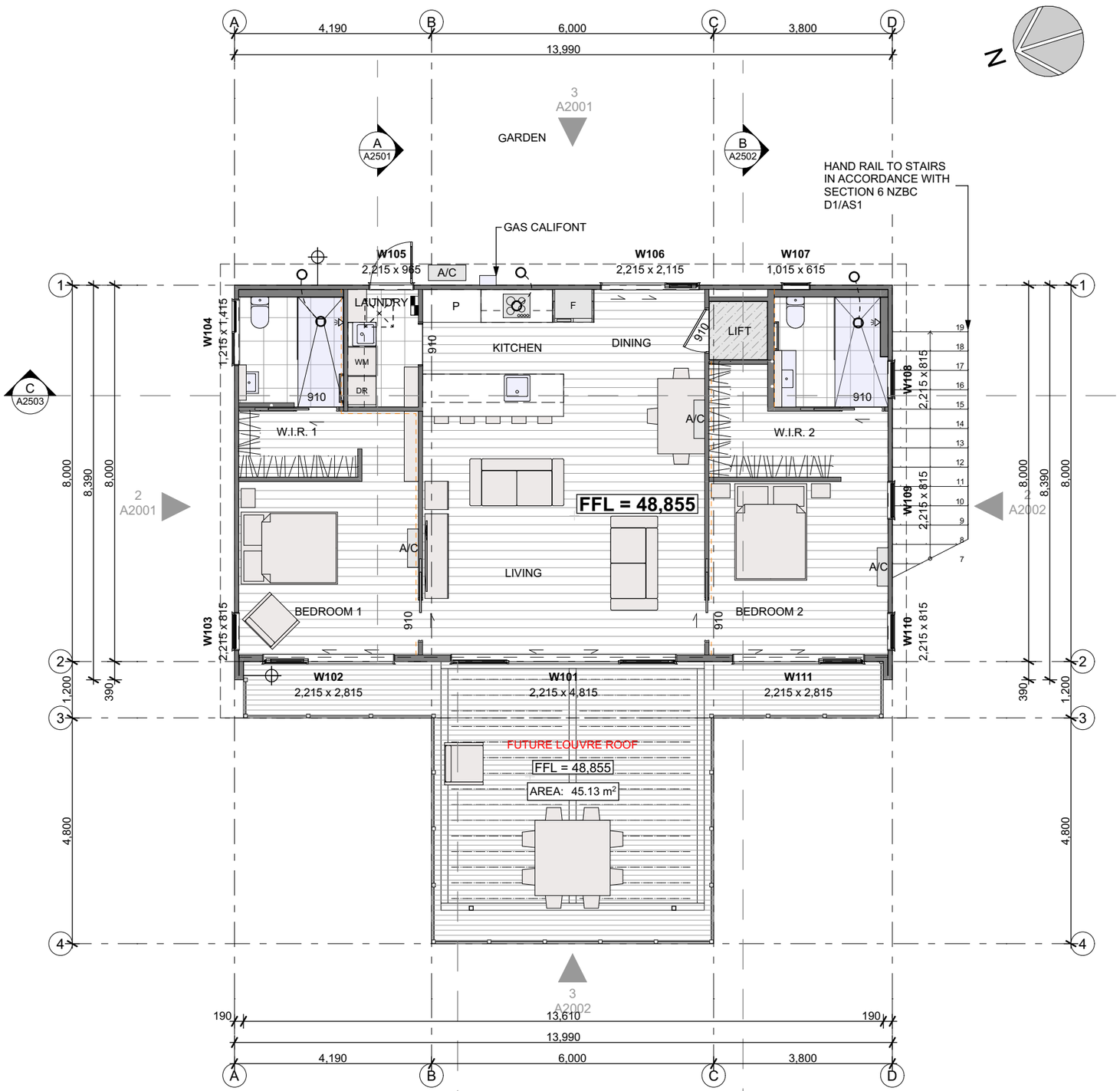

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Floor Plan (First Floor)

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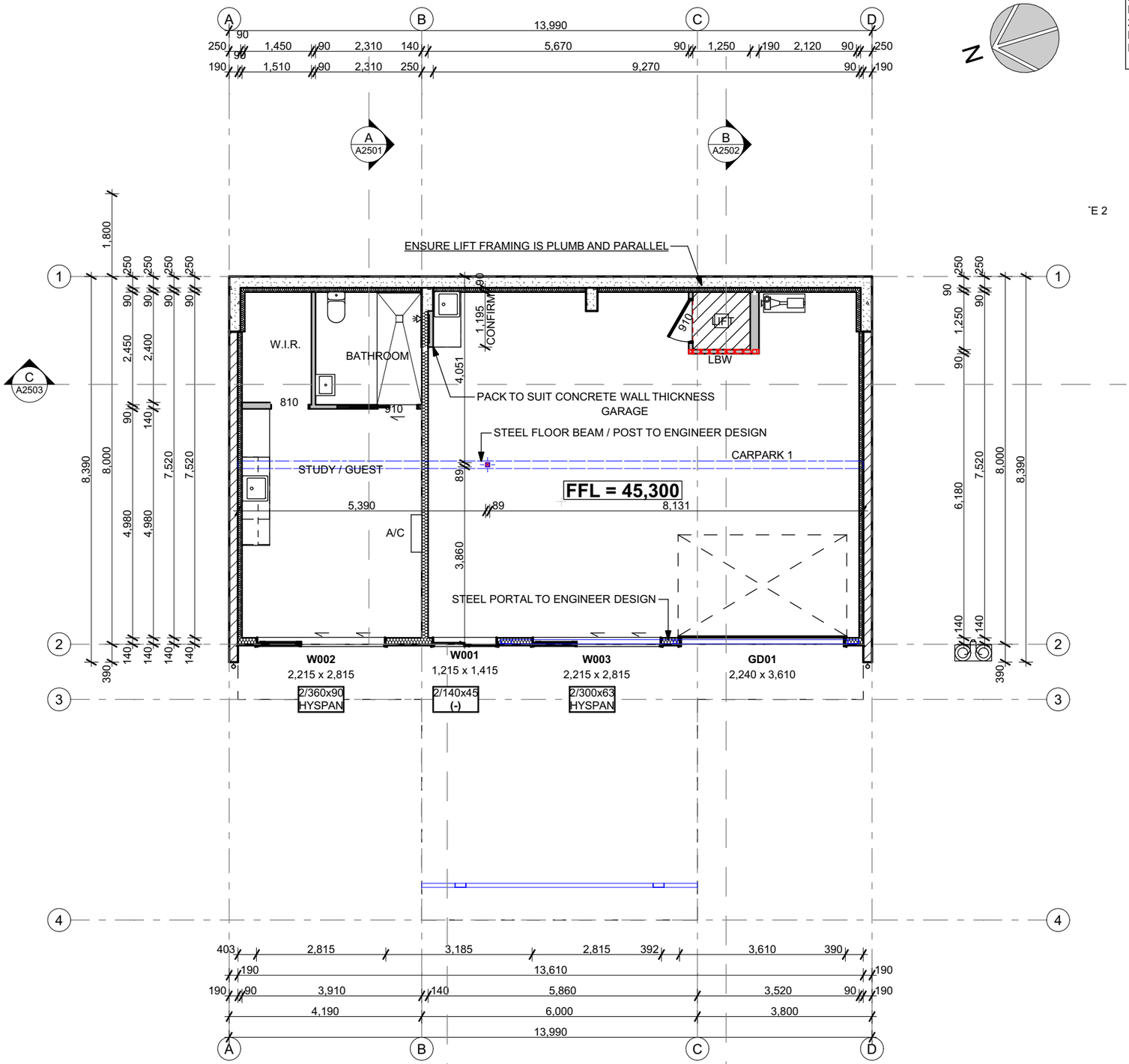

WALL CLADDINGS
LINEA OBLIQUE VERTICAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
LINEA OBLIQUE HORIZONTAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
MASONRY BLOCK FOUNDATION / RETAINING WALL TO ENGINEER DESIGN.

WALL FRAMING
GENERAL WALL FRAMING NOTES
ALL DIMENSIONS TO TIMBER FRAMING NOT FINISHED ROOM SIZES

FIXINGS / DURABILITY
PROTECTION REQUIREMENT FOR STEEL FIXINGS AND FASTENINGS TO BE IN ACCORDANCE WITH CURRENT NZS 3604 TABLE 4.1

ALL JOINERY SIZES ARE TO TRIM / OPENING SIZE

ALL FRAMING & BOTTOM PLATES TO BE H1.2 TREATED UNLESS SPECIFIED OTHERWISE

INTERIOR DOORS - 2.2m TYPICAL GROUND FLOOR INTERNAL DOOR HEIGHT.
2.0m TYPICAL FIRST FLOOR INTERNAL DOOR HEIGHT.

STUD HEIGHT
2.845m GROUND FLOOR
2.460m FIRST FLOOR

STUD SIZES: (UNLESS NOTED ON THE PLAN)
(TO VERY HIGH WIND ZONE)

BASEMENT / LOWER FLOOR (3,245mm WALL HEIGHT)
EXTERNAL WALLS:
2/140 x 45mm H1.2 SG8 STUDS @ 600mm CRS.

INTERNAL WALLS (LOAD BEARING)
2/90 x 45mm H1.2 SG8 STUDS @ 600mm CRS.

INTERNAL WALLS (NON LOAD BEARING)
90x45 H1.2 SG8 STUDS @ 400mm CRS.

FIRST FLOOR (2,460 WALL HEIGHT)
EXTERNAL WALLS:
90x45 H1.2 SG8 STUDS @ 400mm CRS.

INTERNAL WALLS
90x45 H1.2 SG8 STUDS @ 600mm CRS.

NOGS :
EXTERIOR - LINEA OBLIQUE VERT. @ 600mm MAX. CRS.
EXTERIOR - LINEA OBLIQUE HORIZ. @ 800mm MAX. CRS.

INTERIOR: ALL @ 800mm MAX. CRS.

EXTRA NOGS:
WALL NOGGING FOR HAND RAILS BY TOILETS AND SHOWERS

LINTELS:
ALL LINTELS TO BE H1.2 SG8 UNLESS STATED OTHERWISE.
FIXINGS:
AS PER LUMBERLOK STUDLOK LINTEL FIXING TABLES (E = 1.4kN, F = 4.0kN, G = 7.5kN, H = 13.5kN).
ALLOW TO PACK OUT ALL LINTELS TO SUIT 140mm STUDS

TOP PLATES:
DOUBLE TOP PLATE.
FIXINGS:
EXTERIOR WALLS - STUDLOK TYPE **SL** (4.7kN)
INTERIOR LOAD BEARING WALLS - STUDLOK **SL**.
INTERIOR NON-LOAD BEARING WALLS STUDLOK **2N**. SEE DETAILS ON SHEET A4701.

BOTTOM PLATES
H1.2 BOTTOM PLATES ON DPC TO CONCRETE FLOORS
FIX TO STUDS VIA 2/100x3.75mm END NAILS OR 4/75x3.75mm SKEW NAILS

BOTTOM PLATE FIXING
ALL PROPRIETARY ANCHORS TO BE STRICTLY INSTALLED TO MANUFACTURERS SPECIFICATIONS.
TIMBER FLOOR: 3/90x3.15mm NAILS @ 600 CRS.
CONC. SLAB EDGE: 7kN SCREWBOLTS @ 900 CRS. MAX. 150mm FROM ENDS OF PLATE & CORNERS (MIN. 2kN FOR INTERNAL WALLS)
CONC. MASONRY EDGE: 7kN SCREWBOLTS @ 600 CRS. MAX. 150mm FROM ENDS OF PLATE & CORNERS (MIN. 2kN FOR INTERNAL WALLS)
ENSURE SELECTED ANCHOR IS COMPATIBLE WITH THE INSULATED SLAB EDGE SYSTEM

LEGEND
INTERNAL LOAD BEARING WALL

CLIENT/BUILDER/MAIN CONTRACTOR TO ENSURE ACTUAL TRUSS LAYOUT MATCHES THE PRE CONSENT DESIGN AS INCONSISTANCIES CAN AFFECT LINTEL/WALL AND SLAB DESIGNS

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
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Wall Framing Plan (Ground Floor)

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.04	BC ISSUE	18-09-24
BC.03	BC ISSUE	17-09-24
BC.02	BC ISSUE	09-09-24
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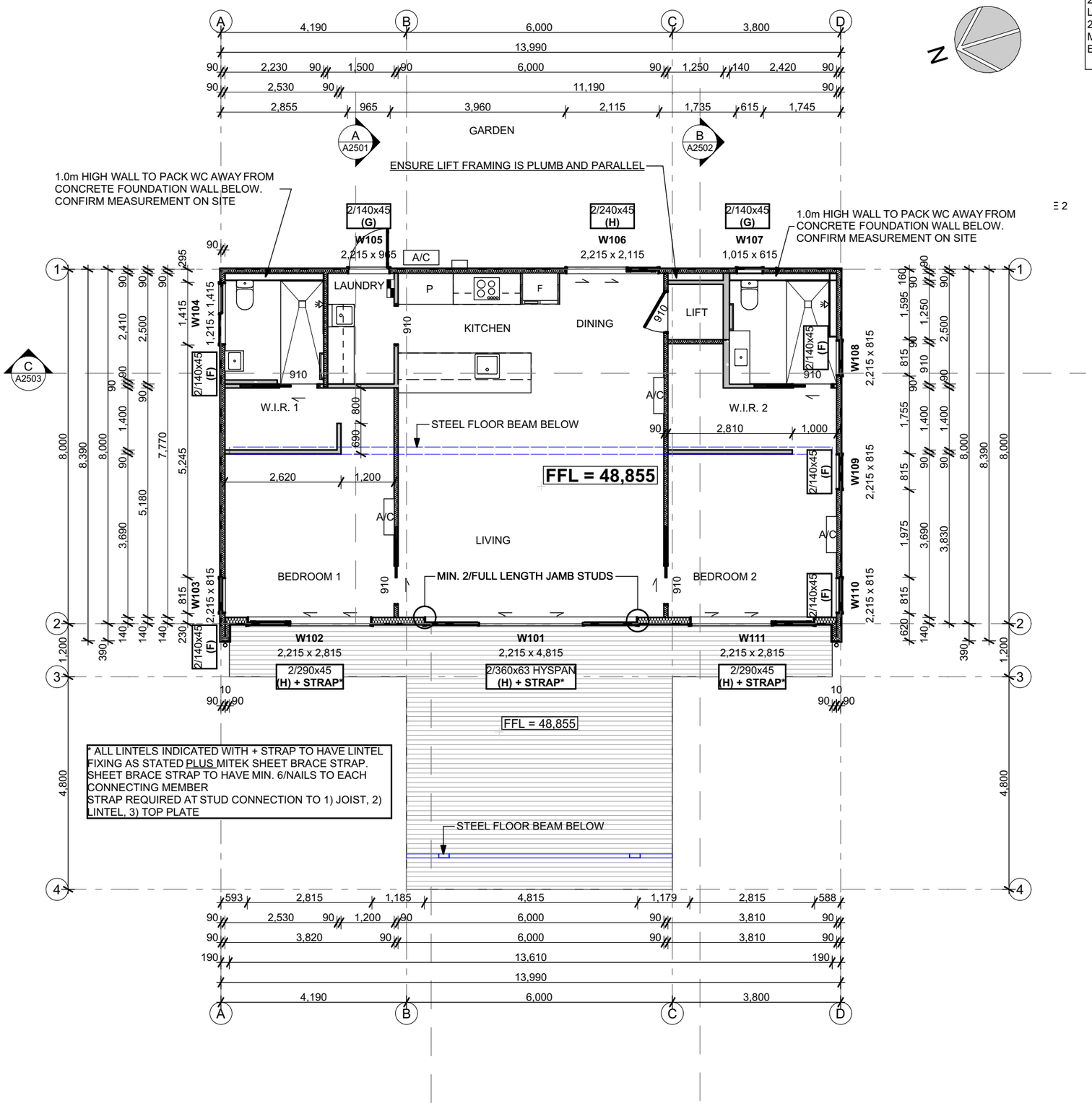
BC.04
BC ISSUE



WALL CLADDINGS
LINEA OBLIQUE VERTICAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
LINEA OBLIQUE HORIZONTAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
MASONRY BLOCK FOUNDATION / RETAINING WALL TO ENGINEER DESIGN.

WALL FRAMING
GENERAL WALL FRAMING NOTES
ALL DIMENSIONS TO TIMBER FRAMING NOT FINISHED ROOM SIZES

FIXINGS / DURABILITY
PROTECTION REQUIREMENT FOR STEEL FIXINGS AND FASTENINGS TO BE IN ACCORDANCE WITH CURRENT NZS 3604 TABLE 4.1

ALL JOINERY SIZES ARE TO TRIM / OPENING SIZE

ALL FRAMING & BOTTOM PLATES TO BE H1.2 TREATED UNLESS SPECIFIED OTHERWISE

INTERIOR DOORS - 2.2m TYPICAL GROUND FLOOR INTERNAL DOOR HEIGHT.
2.0m TYPICAL FIRST FLOOR INTERNAL DOOR HEIGHT.

STUD HEIGHT
2.845m GROUND FLOOR
2.460m FIRST FLOOR

STUD SIZES: (UNLESS NOTED ON THE PLAN)
(TO VERY HIGH WIND ZONE)

BASEMENT / LOWER FLOOR (3,245mm WALL HEIGHT)
EXTERNAL WALLS:
2/140 x 45mm H1.2 SG8 STUDS @ 600mm CRS.

INTERNAL WALLS (LOAD BEARING)
2/90 x 45mm H1.2 SG8 STUDS @ 600mm CRS.

INTERNAL WALLS (NON LOAD BEARING)
90x45 H1.2 SG8 STUDS @ 400mm CRS.

FIRST FLOOR (2,460 WALL HEIGHT)
EXTERNAL WALLS:
90x45 H1.2 SG8 STUDS @ 400mm CRS.

INTERNAL WALLS
90x45 H1.2 SG8 STUDS @ 600mm CRS.

NOGS :
EXTERIOR - LINEA OBLIQUE VERT. @ 600mm MAX. CRS.
EXTERIOR - LINEA OBLIQUE HORIZ. @ 800mm MAX. CRS.

INTERIOR: ALL @ 800mm MAX. CRS.

EXTRA NOGS:
WALL NOGGING FOR HAND RAILS BY TOILETS AND SHOWERS

LINTELS:
ALL LINTELS TO BE H1.2 SG8 UNLESS STATED OTHERWISE.
FIXINGS:
AS PER LUMBERLOK STUDLOK LINTEL FIXING TABLES (E = 1.4kN, F = 4.0kN, G = 7.5kN, H = 13.5kN).
ALLOW TO PACK OUT ALL LINTELS TO SUIT 140mm STUDS

TOP PLATES:
DOUBLE TOP PLATE.
FIXINGS:
EXTERIOR WALLS - STUDLOK TYPE **SL** (4.7kN)
INTERIOR LOAD BEARING WALLS - STUDLOK **SL**.
INTERIOR NON-LOAD BEARING WALLS STUDLOK **2N**. SEE DETAILS ON SHEET A4701.

BOTTOM PLATES
H1.2 BOTTOM PLATES ON DPC TO CONCRETE FLOORS
FIX TO STUDS VIA 2/100x3.75mm END NAILS OR 4/75x3.75mm SKEW NAILS

BOTTOM PLATE FIXING
ALL PROPRIETARY ANCHORS TO BE STRICTLY INSTALLED TO MANUFACTURERS SPECIFICATIONS.
TIMBER FLOOR: 3/90x3.15mm NAILS @ 600 CRS.
CONC. SLAB EDGE: 7kN SCREWBOLTS @ 900 CRS. MAX. 150mm FROM ENDS OF PLATE & CORNERS (MIN. 2kN FOR INTERNAL WALLS)
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ENSURE SELECTED ANCHOR IS COMPATIBLE WITH THE INSULATED SLAB EDGE SYSTEM

LEGEND
INTERNAL LOAD BEARING WALL

CLIENT/BUILDER/MAIN CONTRACTOR TO ENSURE ACTUAL TRUSS LAYOUT MATCHES THE PRE CONSENT DESIGN AS INCONSISTANCIES CAN AFFECT LINTEL/WALL AND SLAB DESIGNS

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Wall Framing Plan (First Floor)

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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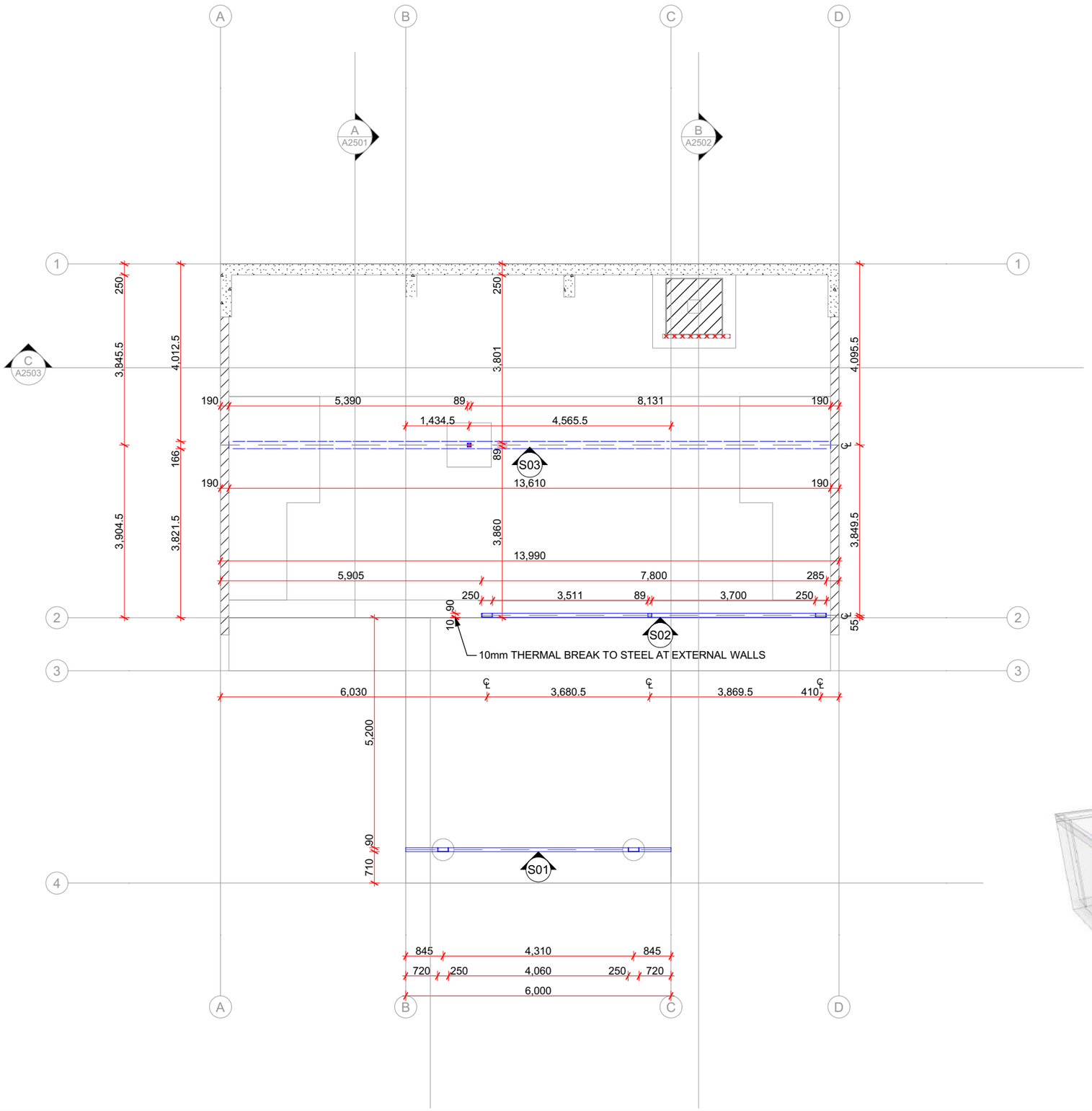


STRUCTURAL / STEEL PLAN NOTES
SITE DURABILITY ZONE: ZONE C

REFER ENGINEERS PLANS FOR FIXING DETAILS

SEE STRUCTURAL STEEL SECTIONS FOR FULL STEEL FRAMING DIMENSIONS

STEEL FRAME MANUFACTURER TO PROVIDE SHOP DRAWINGS TO CONFIRM ALL DIMENSIONS / LOCATIONS.

ENSURE ALL STEEL, PRIMERS AND TOP COATS ARE COMPATIBLE

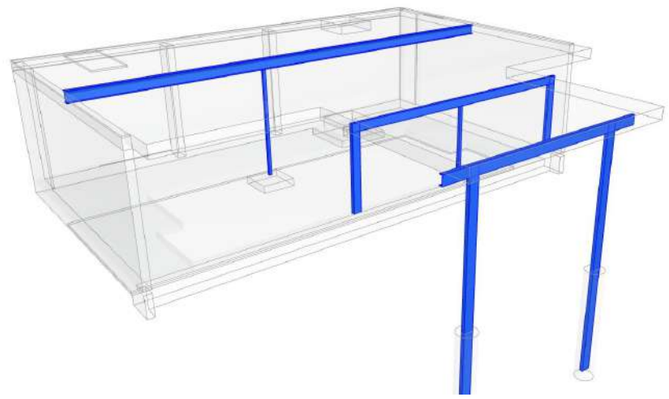
STEEL DURABILITY / PROTECTION
EXPOSED STEEL - ALL NEW EXPOSED STEEL TO BE HOT DIP GALVANISED WITH 1/FULL PRIMER COAT OF RESENE ARMOURCOTE 220 FOLLOWED BY 2/TOPCOATS OF RESENE URACRYL 400 SERIES.
CONCEALED STEEL - ALL NEW CONCEALED STEEL TO HAVE RESENE ALTEX PRIMER (CONFIRM COMPATIBLILITY) APPLIED AT 75 MICRONS. PRIMER TO BE APPLIED AFTER CONFIRMATION OF STEEL TYPE BEING SPECIFIED.
STRUCTURAL STEEL THERMAL BREAK
ALL STEEL IN EXTERNAL WALLS WITHIN ENVELOPE TO HAVE MIN. 10mm THERMAX B THERMAL BREAK TO OUTSIDE FACE OF STEEL BEHIND BUILDING WRAP / RAB. ALTERNATIVELY MIN. 40mm THICK TIMBER FRAMING TO ACT AS THERMAL BREAK.

PLANS TO BE READ IN CONJUCTION WITH ENGINEER PLANS & DETAILS.

ALL CONNECTIONS AND FIXINGS AS PER ENGINEER PLANS AND DETAILS.

ALL DIMENSIONS SHOWN ARE OVERALL AND DO NOT INCLUDE PLATES / CLEATS

ALL PACKER / PLATE FIXINGS TO STEEL AS PER ENGINEER PLANS



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Structural Steel Plan

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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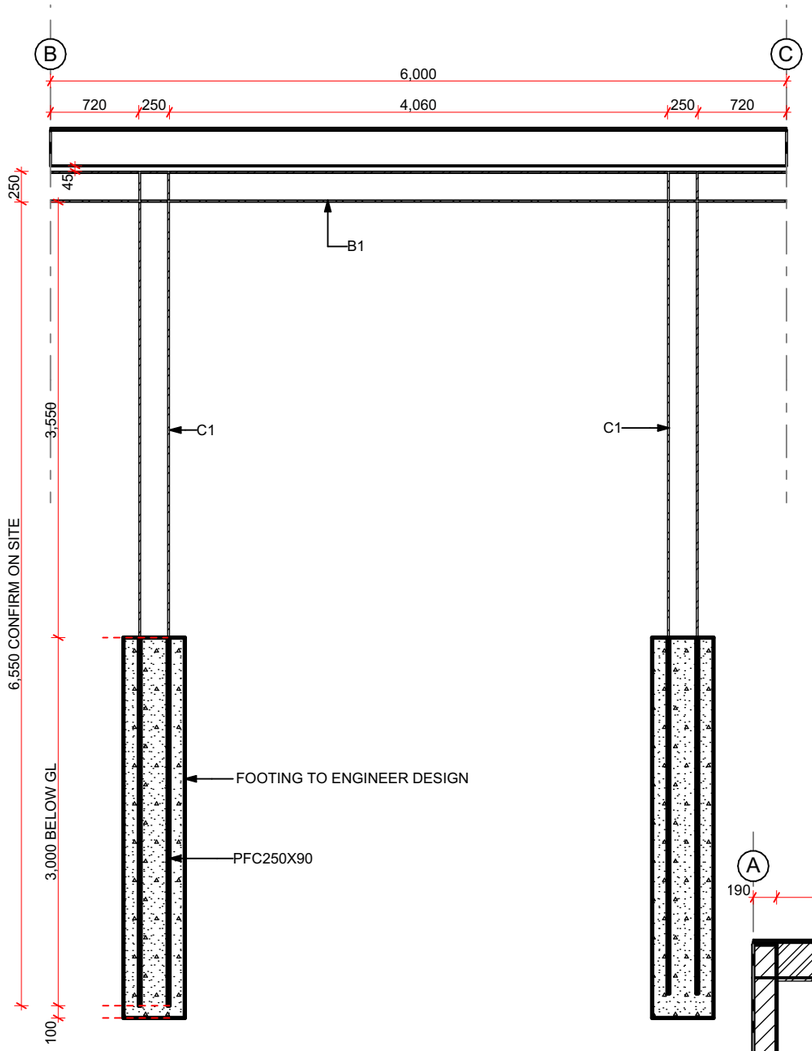
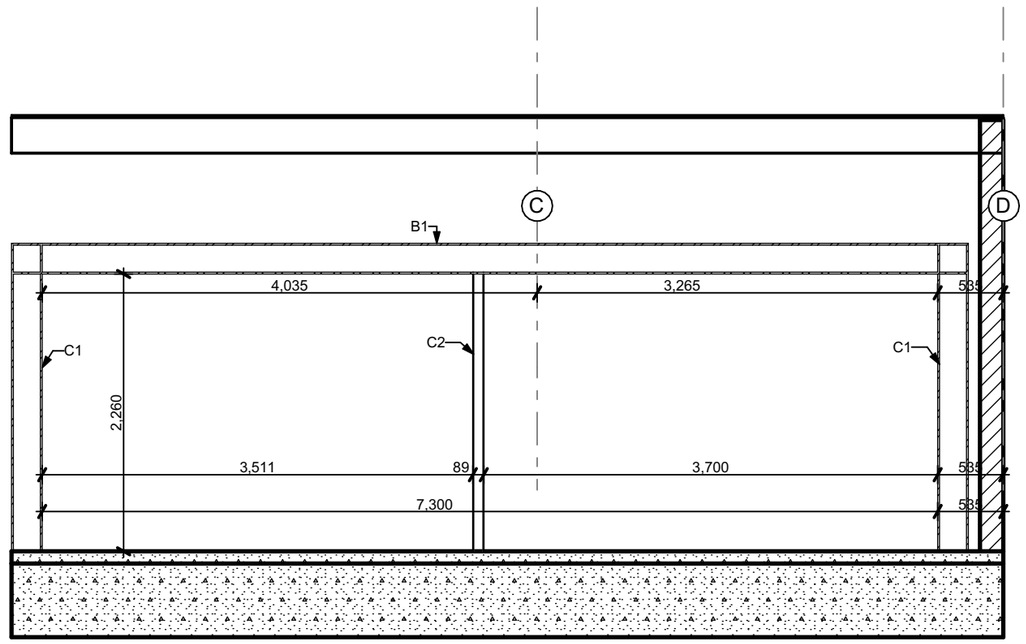
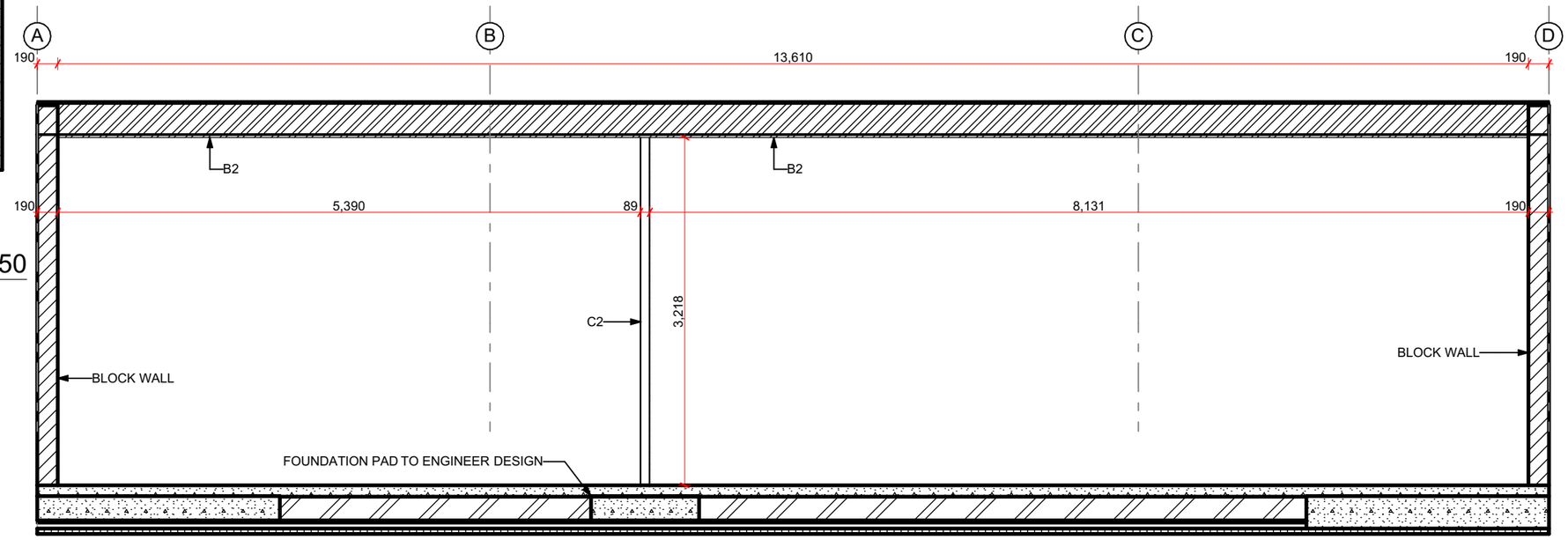


S01 STEEL SECTION 1:50



S02 STEEL SECTION 1:50



S03 STEEL SECTION 1:50

STRUCTURAL / STEEL PLAN NOTES
SITE DURABILITY ZONE: ZONE C

REFER ENGINEERS PLANS FOR FIXING DETAILS

SEE STRUCTURAL STEEL SECTIONS FOR FULL STEEL FRAMING DIMENSIONS

STEEL FRAME MANUFACTURER TO PROVIDE SHOP DRAWINGS TO CONFIRM ALL DIMENSIONS / LOCATIONS.

ENSURE ALL STEEL, PRIMERS AND TOP COATS ARE COMPATIBLE

STEEL DURABILITY / PROTECTION
EXPOSED STEEL - ALL NEW EXPOSED STEEL TO BE HOT DIP GALVANISED WITH 1/FULL PRIMER COAT OF RESENE ARMOURCOTE 220 FOLLOWED BY 2/TOPCOATS OF RESENE URACRYL 400 SERIES.
CONCEALED STEEL - ALL NEW CONCEALED STEEL TO HAVE RESENE ALTEX PRIMER (CONFIRM COMPATIBLILITY) APPLIED AT 75 MICRONS. PRIMER TO BE APPLIED AFTER CONFIRMATION OF STEEL TYPE BEING SPECIFIED.
STRUCTURAL STEEL THERMAL BREAK
ALL STEEL IN EXTERNAL WALLS WITHIN ENVELOPE TO HAVE MIN. 10mm THERMAX B THERMAL BREAK TO OUTSIDE FACE OF STEEL BEHIND BUILDING WRAP / RAB. ALTERNATIVELY MIN. 40mm THICK TIMBER FRAMING TO ACT AS THERMAL BREAK.

PLANS TO BE READ IN CONJUCTION WITH ENGINEER PLANS & DETAILS.

ALL CONNECTIONS AND FIXINGS AS PER ENGINEER PLANS AND DETAILS.

ALL DIMENSIONS SHOWN ARE OVERALL AND DO NOT INCLUDE PLATES / CLEATS

ALL PACKER / PLATE FIXINGS TO STEEL AS PER ENGINEER PLANS

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Structural Steel Sections

GRAHAM

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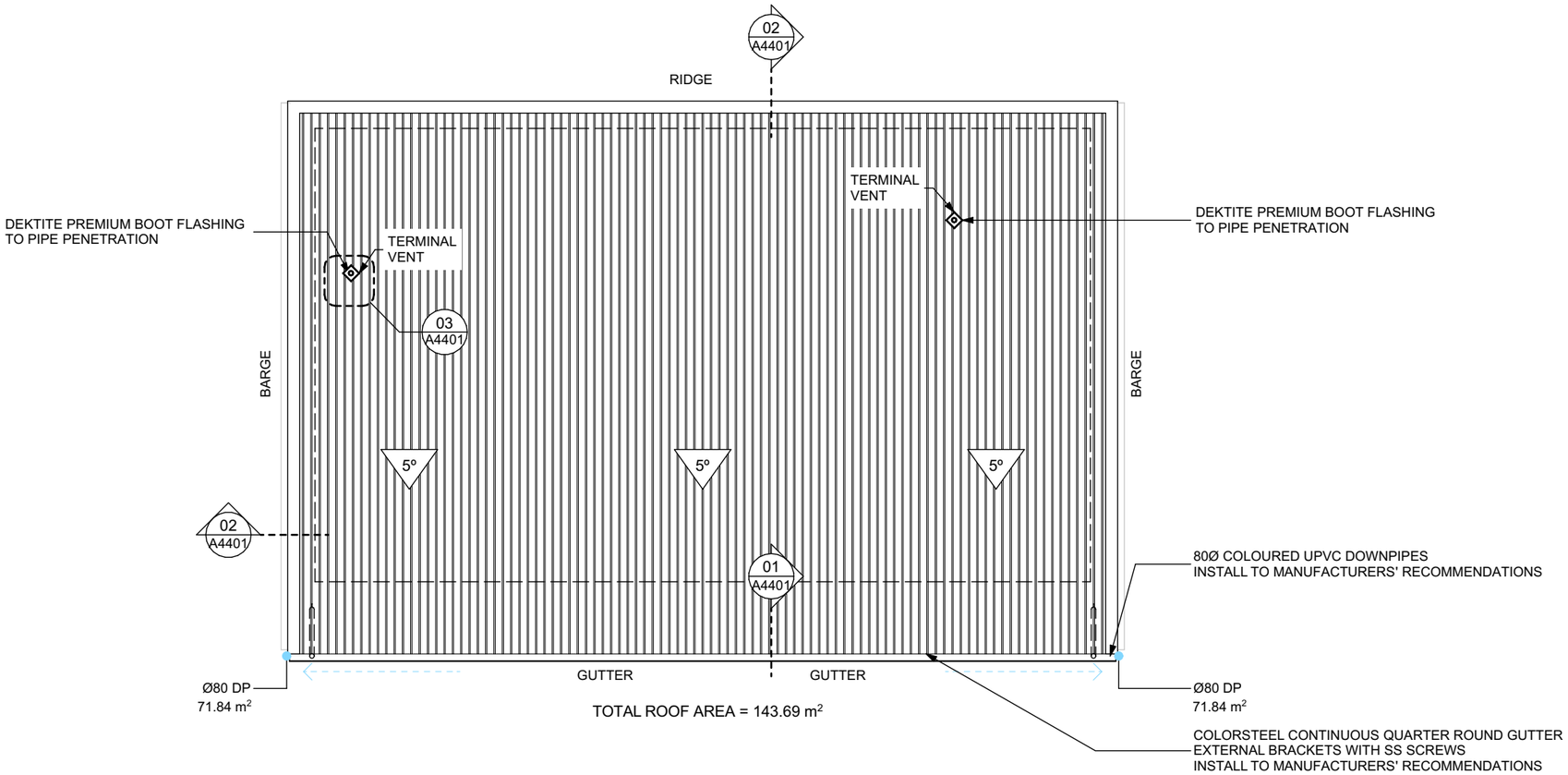

ROOF PLAN NOTES:

ROOFING
COLORSTEEL ENDURA 0.40G TRIMLINE ROOFING.
SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS
AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFING

PURLINS
70x45 SG8 H1.2 PURLINS AT 900mm CRS.
80mm, 10g SCREW FIXING (BLUE SCREW)

ROOF UNDERLAY
BAYONET BAYOWRAP FLAMESPEC 05 ROOF UNDERLAY LAID HORIZONTALLY (OVER GALV MESH TO 3º ROOF ONLY).

GUTTER
COLORSTEEL CONTINUOUS QUARTER ROUND GUTTER
EXTERNAL BRACKETS WITH SS SCREWS
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

DOWNPIPES
80Ø COLOURED UPVC DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

FASCIA
COLORSTEEL 180 FASCIA

FIX ROOF CLADDING IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. MAKE WATER TIGHT ALL FLASHINGS: HIPS, VALLEYS, APRONS, RIDGES ETC.

EXECUTE AND COMPLETE ALL PLUMBING AND DRAINAGE REQUIREMENTS IN ACCORDANCE WITH NZBC E1

LEGEND

GUTTER FALL: ARROW DENOTES DIRECTION OF FALL TO DOWNPIPE MIN. 1:500 FALL

LINE OF SOFFIT

RAINWATER CALCULATIONS

RAINFALL INTENSITY	100mm/hr
TOTAL ROOF PLAN AREA	143.69 m²
GUTTER CROSS SECTIONAL AREA:	5,670mm²
DOWNPIPE DIAMETER	Ø80
ROOF PITCH:	5º
MAX. ROOF PLAN AREA TO GUTTER:	53m²
MAX. ROOF PLAN AREA TO DP:	100m²

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Roof Plan

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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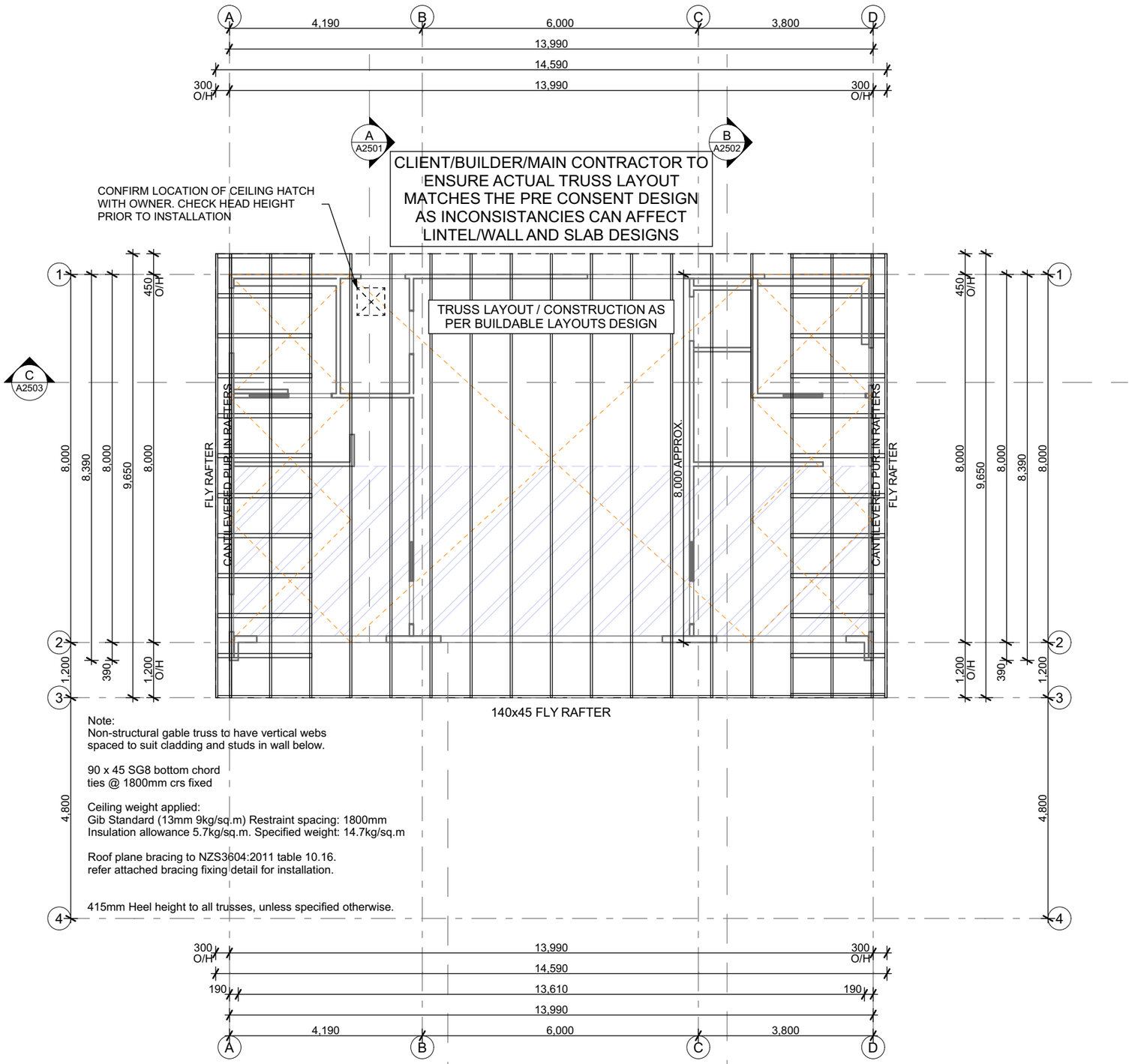

ROOF FRAMING NOTES:

TRUSSES
AS PER PLANS @ 900MM CRS MAX, FIXED TO TOP PLATE AS PER TRUSS DESIGN.
90x45 H1.2 RESTRAINTS REQUIRED TO TRUSS BOTTOM CHORDS @ 1.8m MAX. CRS. IF RONDO BATTENS USED

PURLINS TYPICAL
70x45 SG8 H1.2 PURLINS AT 900mm CRS.
80mm, 10g SCREW FIXING (BLUE SCREW)
TOP PURLINS 600MM MAX FROM RIDGE, BOTTOM PURLIN 600MM MAX FROM FASCIA.

CANTILEVERED PURLINS AS OUTRIGGERS:
PURLIN OR BATTEN TO EXTEND OVER AT LEAST 3 RAFTER/TRUSS SUPPORTS.
90x45 H1.2 SG8 PURLINS ON FLAT @ 900CRS.
CANTILEVERED MAX. 450mm

FLY RAFTERS
H1.2 SG8 FLY RAFTERS, SIZE AND FIXINGS AS PER MITEK OUTRIGGER DETAILS ATTACHED

SOFFITS
TYPICAL:
JH 4.5mm HARDIEFLEX SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS,(PVC JOINTERS).

LEGEND

ROOF PLANE BRACING
ROOF BRACING AS PER TRUSS DESIGNER LAYOUT.

RAKING CEILING
INVERTED TRUSS WITH RAKING CEILING TO LOCATION SHOWN HATCHED.

ROOF BRACING:

ROOF WEIGHT:	LIGHT
BRACING REQUIRED:	ONE PER 50m²
ROOF PLAN AREA =	140.79 m²
BRACES REQUIRED (ROOF AREA/50):	3
PAIR ROOF PLANE BRACES:	3
TOTAL NUMBER OF BRACES ACHIEVED:	7

TRUSS REQUEST INFO:

CLIENT NAME:	GRAHAM
LEGAL DESCRIPTION:	LOT 2 DP 520619
ADDRESS:	7 GREENVIEW HEIGHTS KERIKERI NORTHLAND
SITE AREA:	688m²
WIND ZONE:	VERY HIGH
EXPOSURE ZONE:	ZONE C
ROOF PITCH:	5°
TRUSS SPACING:	900 CRS
TRUSS TREATMENT:	H1.2

CEILING TYPE
BASEMENT STRAP & LINED VIA 90x45mm FRAMING AND LINED WITH 10mm GIB13mm GIB CEILING TO DWELLING GIB AQUALINE TO WET AREAS13mm GIB CEILING TO GARAGE.RAKING CEILINGS TO LIVING ROOM

ROOFING
COLORSTEEL ENDURA 0.40G TRIMLINE ROOFING.
SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS
AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFINGN/AN/A

ROOF OVERHANG
TYPICAL - 450mm
RIDGE - 1,200mm

ROOF TRIMS
COLORSTEEL 180 FASCIA
COLORSTEEL CONTINUOUS QUARTER ROUND GUTTER
EXTERNAL BRACKETS WITH SS SCREWS
INSTALL TO MANUFACTURERS' RECOMMENDATIONS,
80Ø COLOURED UPVC DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

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Roof Framing Plan

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
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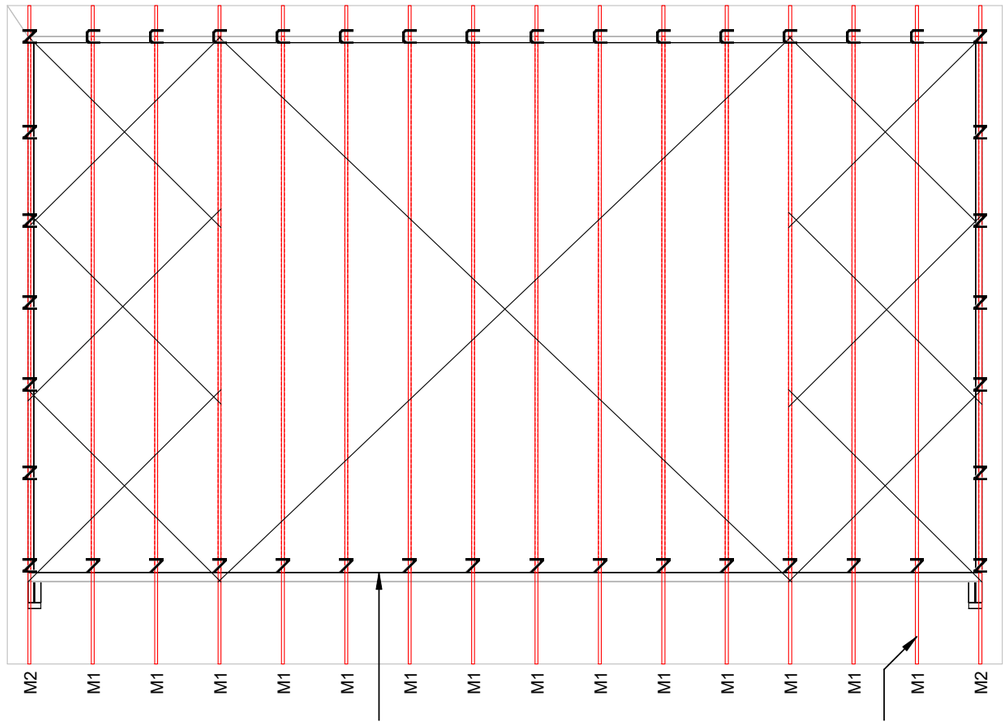
Truss Connections	
- Trusses need to be fixed at each timber support with 2/90x3.15 dia Skew Nails unless otherwise noted.	
C	14 x 2/MPMGL Multigrip (long)
N	14 x 2/Z Z nail
7	14 x 2/NPPC8 Purlin Cleat

Note:
Non-structural gable truss to have vertical webs spaced to suit cladding and studs in wall below.

90 x 45 SG8 bottom chord ties @1800mm crs.

Ceiling weight applied:
Gib Standard (13mm 9kg/sq.m) Restraint spacing: 1800mm
Insulation allowance 5.7kg/sq.m. Specified weight: 14.7kg/sq.m.

Roof plane bracing to NZS 3604:2011 table 10.16.
refer attached bracing fixing detail for installation.



BUILDABLE LAYOUTS
TRUSS DESIGN + FRAME DESIGN + FLOOR DESIGN
PO Box 99456 NEWMARKET, AUCKLAND 1149
0800 LAYOUTS

BUILDABLE TRUSS LAYOUT

Job Reference:
J022693-V1

Friday, 09 August 2024

Client:
Arcline Architecture

Address:
7 Greenview Heights
Kerikeri

Roof Pitch:
5.00 Deg.

Truss Spacing:
900

Roofing Material:
Longrun

Design Wind Velocity:
50.00 m/s (Ult.)

Ceiling Material:
Specified (14.7 kg/sq.m.)

Note:
For Consent purposes.
Truss Manufacturer to provide as-built documents upon completion of job.
Auckland Council PS1
Reg. No: 1901

Arcline Architecture
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Truss Design

GRAHAM

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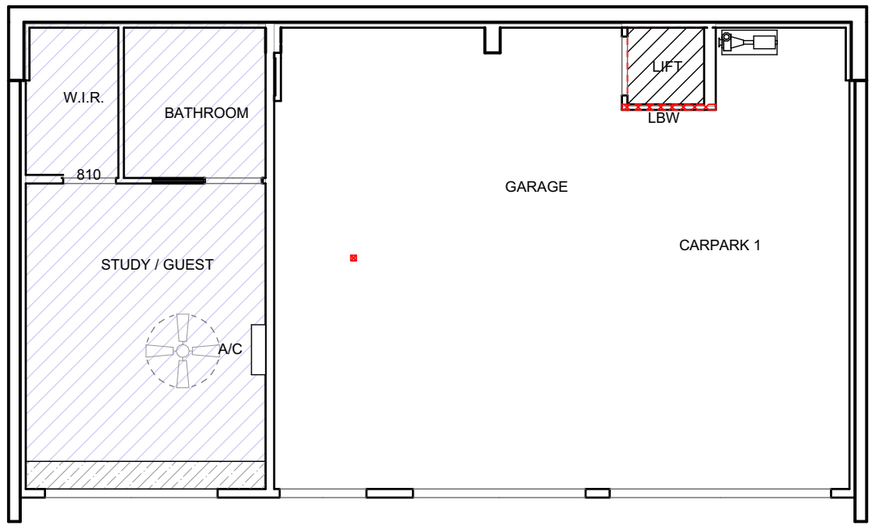


Reflected Ceiling Plan (Ground Floor) 1:100

REFLECTED CEILING PLAN NOTES

CEILINGS HOUSE:
13mm GIB CEILING TO DWELLING
GIB AQUALINE TO WET AREAS

CEILINGS GARAGE:
13mm GIB CEILING TO GARAGE.

CEILINGS RAKING:
RAKING CEILINGS TO LIVING ROOM

CEILING INSULATION HOUSE:
R4.0 + R2.9 MAMMOTH BLANKET INSULATION

CEILING INSULATION GARAGE:
N/A

SOFFIT LINING TYPICAL:
JH 4.5mm HARDIEFLEX SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS,(PVC JOINTERS).

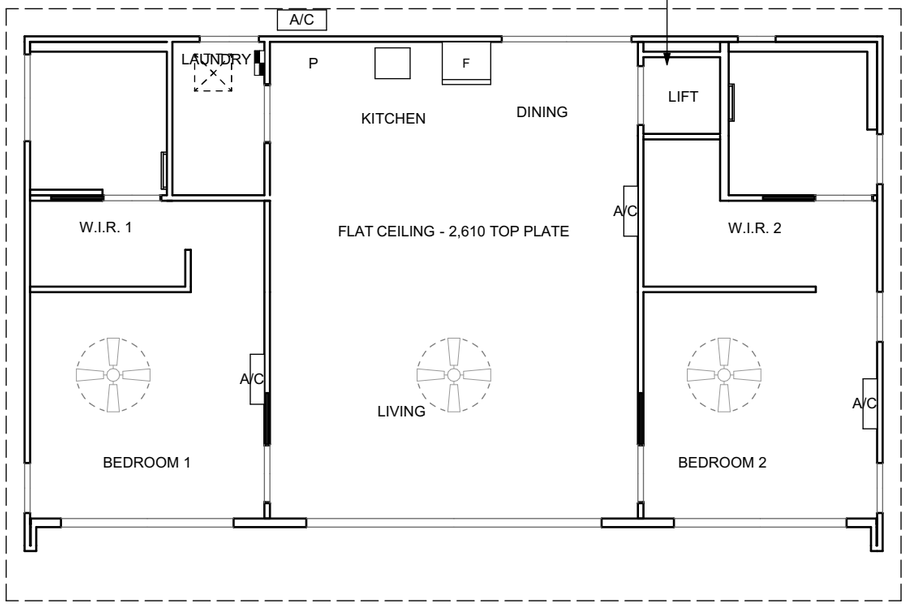
LEGEND

RAKING CEILING - INVERTED TRUSS

DROP CEILING FOR DUCTING. GIB RONDO 394 CLIP OR SIMILAR.

VELUX LOW PITCH SKYLIGHT INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALIGN TRUSSES TO SUIT LOCATION AND FRAME OUT VOID FOR GIB LINING / PLASTERING / PAINTING.

DROP CEILING PANEL FOR LIFT VENTILATION.
AS PER LIFT MANUFACTURERS SPECIFICATIONS



Reflected Ceiling Plan (First Floor) 1:100

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
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(Web): www.arcline.co.nz

Reflected Ceiling Plan

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.04	BC ISSUE	18-09-24
BC.03	BC ISSUE	17-09-24
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24

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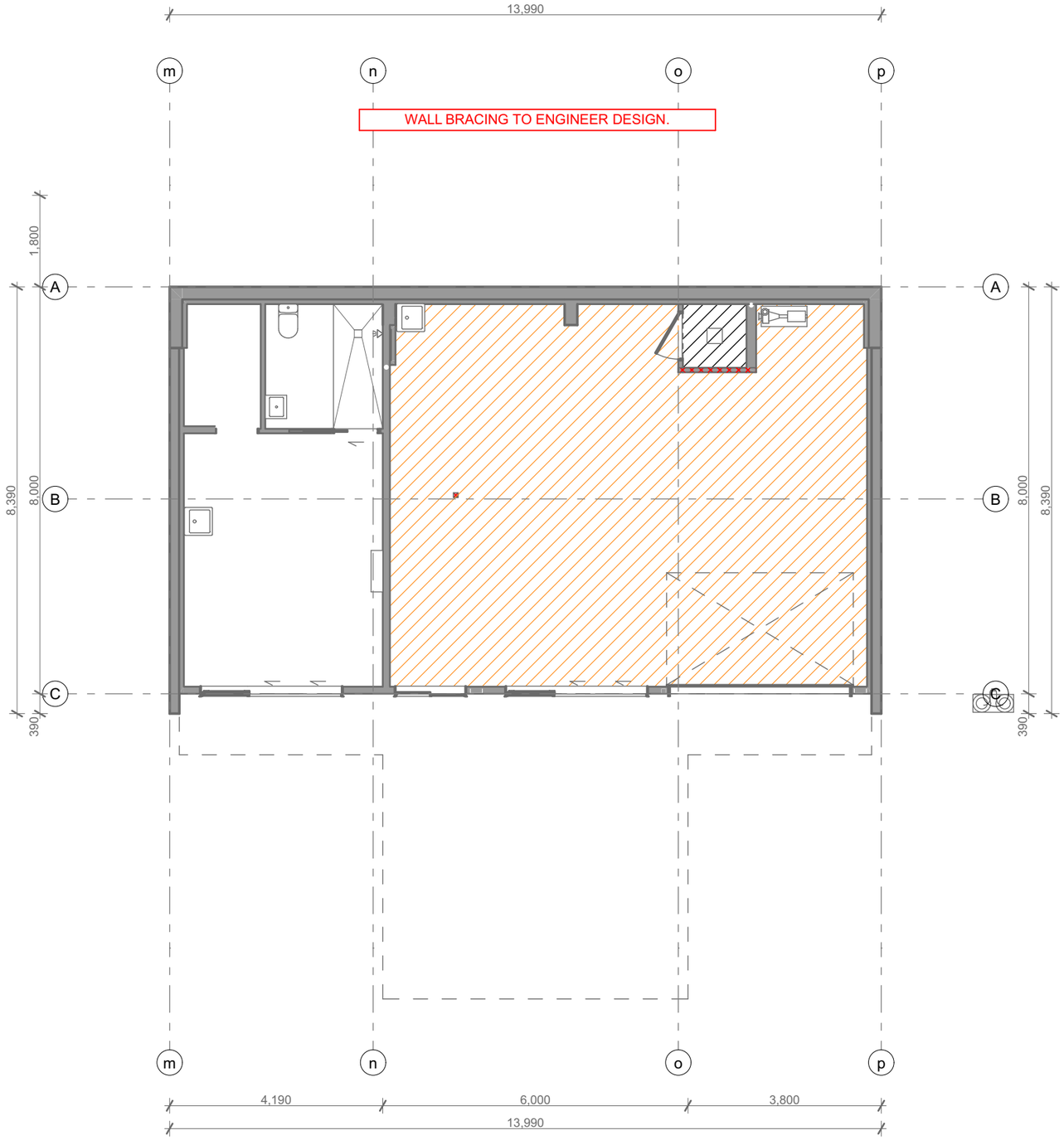
BC ISSUE



BRACING NOTES:
BRACING SHOWN INSTALLED AS PER GIB EZYBRACE, SPECIFICATIONS AND INSTALLATION MANUAL

NO POWER POINTS OR LIGHT SWITCH OUTLETS TO BE SITUATED WITHIN 90mm OF EDGE OF THE BRACING ELEMENT.

LEGEND

GIB CEILING DIAPHRAGM TO ENGINEER DESIGN INSTALL AS PER GIB BRACING SPECIFICATION MANUAL

CEILING BATTENS

CONTINUOUS TOP PLATE TO WALL
INTERNAL BRACED WALLS TO BE CONNECTED TO PERPENDICULAR EXTERNAL WALLS VIA TOP PLATE / CEILING BATTENS AS PER NZS3604:2011 8.7.3.4:

TOTAL BRACING UNITS ON WALL	FIXING AT TOP PLATE LEVEL
< 125 B/U	6kN (TO 1 WALL)
< 250 B/U	6kN (TO 2 WALLS)
> 250 B/U	2.4kN PER 100 B/U (TO 2 WALLS)

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Bracing Plan (Ground Floor)

GRAHAM

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NORTHLAND

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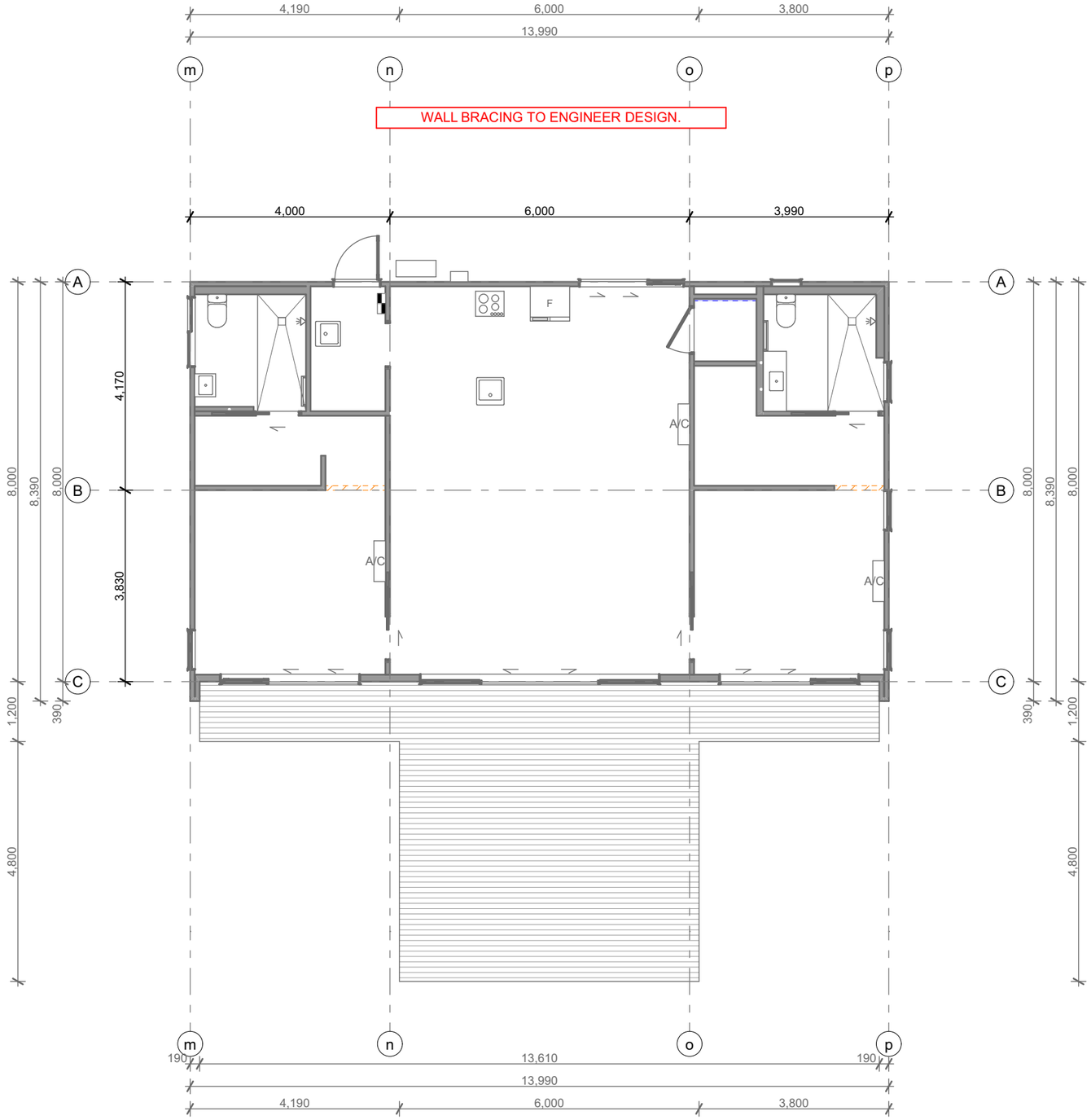

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Bracing Plan (First Floor)

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NORTHLAND

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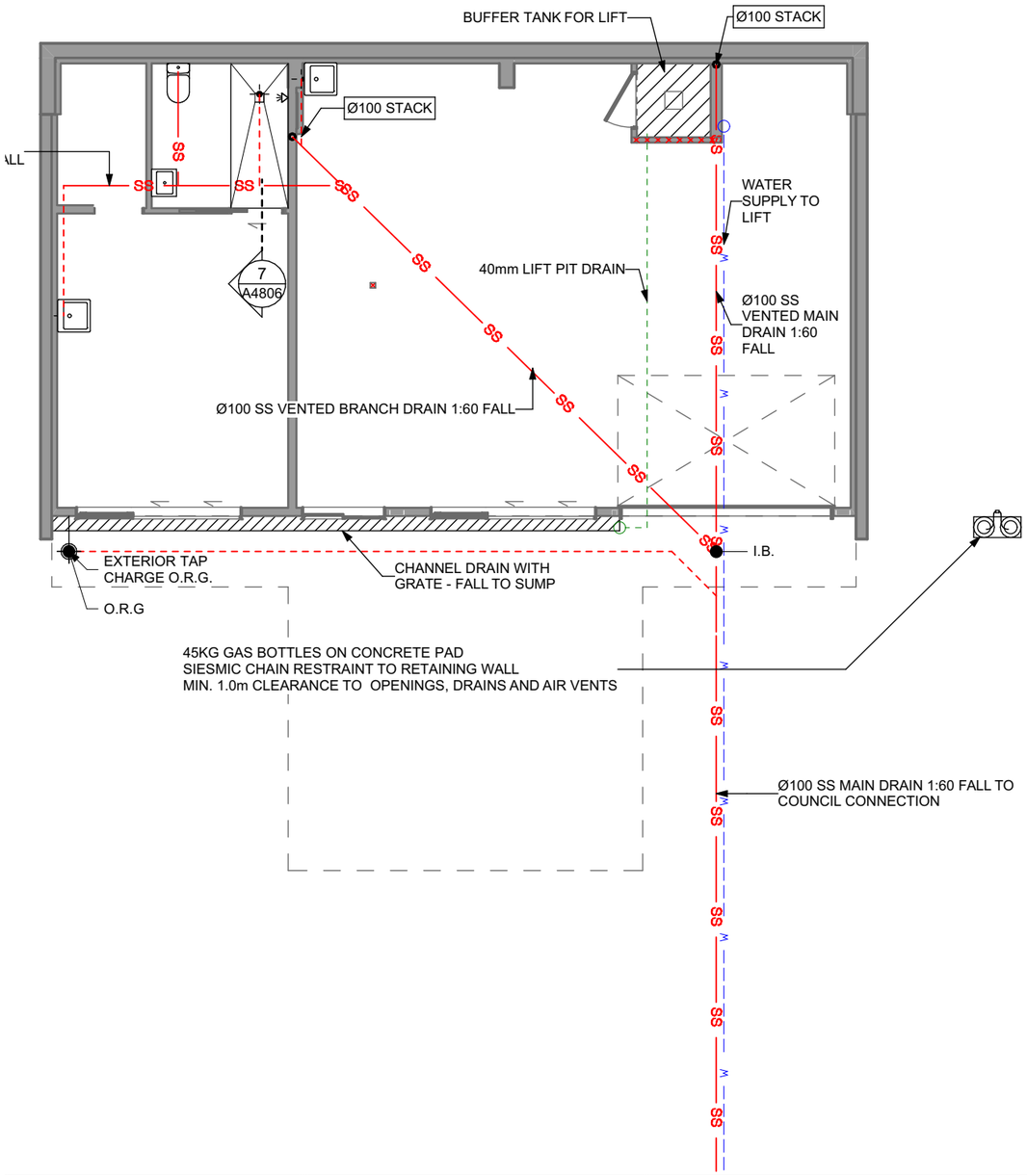

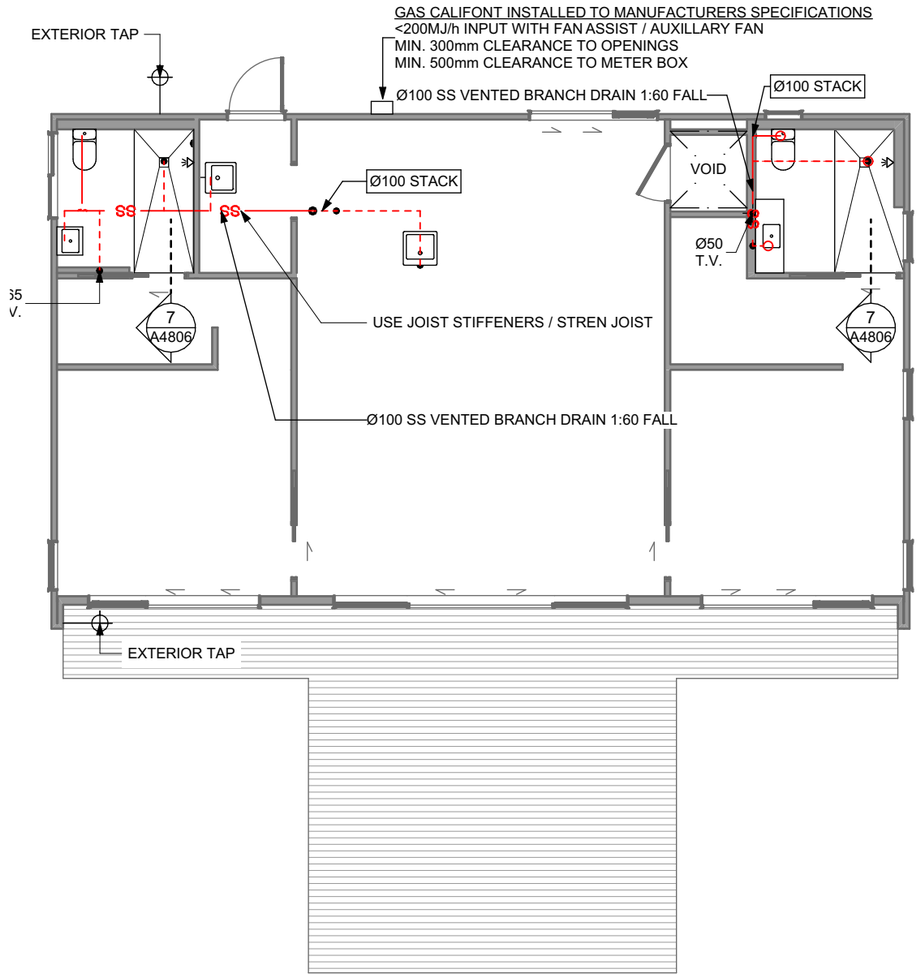

PLUMBING NOTES:
ALL PLUMBING & DRAINAGE TO COMPLY WITH AS/NZS3500 'THE NATIONAL PLUMBING AND DRAINAGE CODE'

INSTALL ALL PLUMBING 100mm BELOW CONCRETE FLOOR SLAB.

CHECK POSITION OF SEWER AND STORMWATER LATERALS ENTERING SITE BEFORE START OF WORK. ALL INSPECITON POINTS /INSPECTION BENDS UNDER PAVING OR DRIVES TO HAVE REMOVABLE AIRTIGHT LIDS AT GROUND LEVEL

WATER SERVICES
WATER MAINS 25mm POLYTHENE
ALL INTERNAL WATER PIPES 15mm BUTYLENE

DRAIN JUNCTIONS.
ALL DRAIN JUNCTIONS SHALL BE BY MEANS OF A JUNCTION WITH AN UPSTREAM ANGLE NOT GREATER THAN 45° AND AS PER NZS 3500.2

SHOWERS
ALL SHOWERS MIN. 1:50 FALL TO EZY CLEAN WASTE.
CHANNEL DRAINS MIN. 1:100 FALL TO EZY CLEAN WASTE.

DRAINAGE GUIDE
DRAINAGE PIPES TO BE PROVIDED TO CORRECT DIAMETER AND MINIMUM FALLS AS SHOWN BELOW TO AS/NZS3500 PART 2.2.
- ALL PIPES IN CONCRETE SLAB TO BE Ø100MIN.

FIXTURE TYPE	DIA. MIN.	FALL MIN.	UNIT RATING	QTY	TOTAL
SHOWER	65mm	1:40	2	3	6
VANITY / BASIN	65mm	1:40	2	3	6
SINK	65mm	1:40	3	2	6
BATH / SHUB	65mm	1:40	4	0	0
TUB / WM	65mm	1:40	5	2	10
WC	100mm	1:60	6	3	18
TOTAL FIXTURE RATING:					46

TERMINAL VENT 50mm (MAX. 30 F/U)
TERMINAL VENT 65mm (OVER 30 F/U)
MITEK TOP PLATE STIFFENER TO TOP PLATE

ALL MAIN SS DRAINS Ø100 WITH MIN. 1:60 FALL.

GULLY TRAPS
LOCATE GULLY TRAPS 150mm MIN. BELOW THE LOWEST FIXTURE AND 25mm MIN. ABOVE PAVED SURFACES

HWC DRAINAGE (TO MAIN SS LINE)
CYLINDER TO DISCHARGE TO HWC TRAY VIA TUNDISH.
TRAY TO DISCHARGE TO MAIN SS LINE VIA Ø40mm uPVC PIPE THROUGH 'S' TRAP

HWC DRAINAGE (TO GROUND)
CYLINDER DISCHARGE TO GROUND VIA Ø20mm COPPER PIPE.
TRAY DISCHARGE TO GROUND VIA Ø25mm uPVC PIPE WITH S BEND AND VERMIN TRAP.

LEGEND

A.A.V.	AIR ADMITTANCE VALVE IN ACCORDANCE WITH SECTION 6.10 AS/NZS 3500.2
O.R.G.	OVERFLOW RELIEF GULLY TRAP
T.V.	TERMINAL VENT
I.P.	INSPECTION POINT LOCATE WITHIN 2m TO HOUSE
I.B.	INSPECITON BEND AT ALL CHANGE OF DIRECTION
R.E.	RODDING EYE
—SS—	SEWER LINE
—SW—	STORMWATER LINE
	EXTERIOR WATER TAP
	EXTERIOR CHANNEL DRAIN - OUTLET AT MAX. 3.7m CRS. MIN. 1:200 FALL
	SHOWER CHANNEL DRAIN. 120mm WIDE. MIN. 1:100 FALL TO EZYCLEAN WASTE.
- - - ->	ARROW SHOWS DIRECTION OF REQUIRED FALL

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Plumbing Plans

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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RC.02	RC ISSUE	26-08-24

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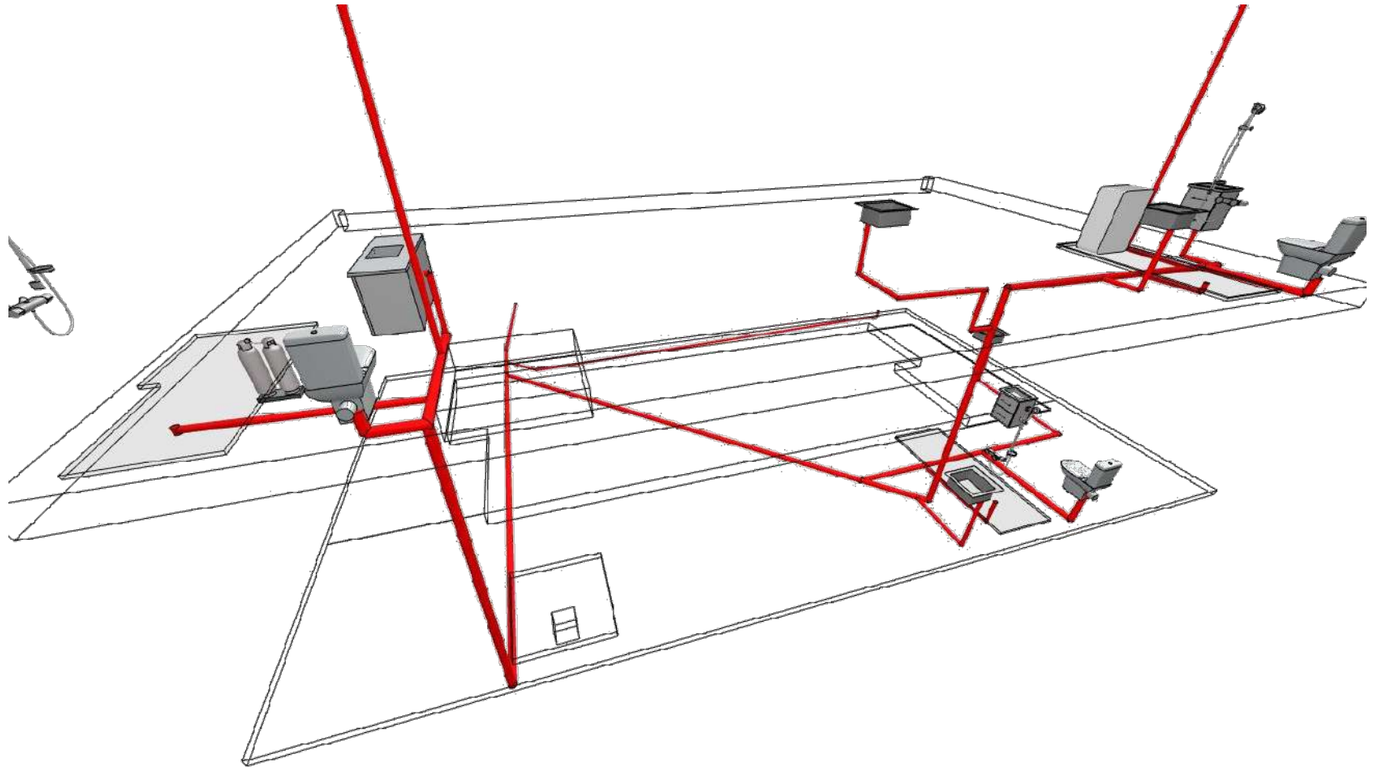
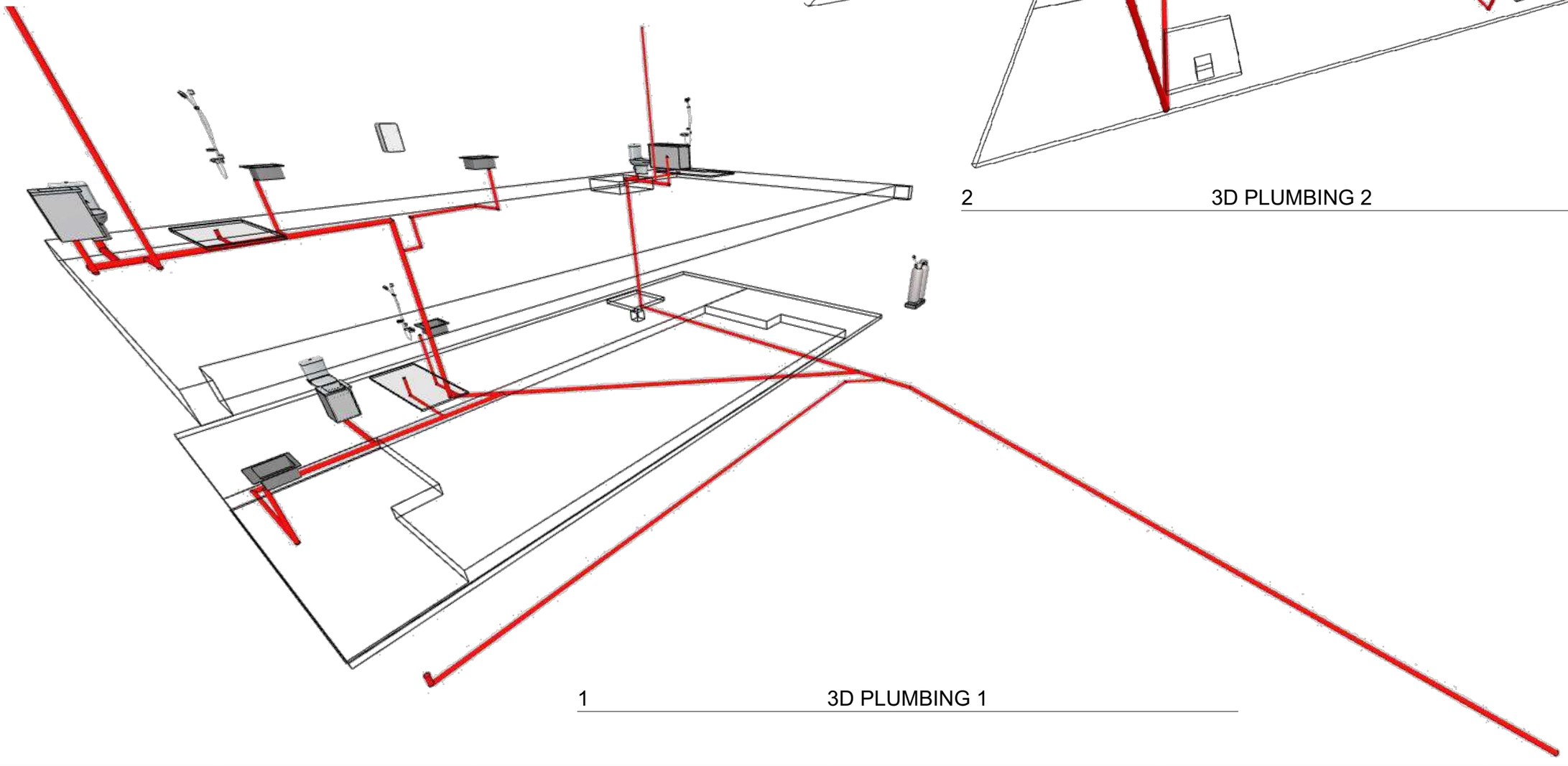


2 3D PLUMBING 2



1 3D PLUMBING 1

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Plumbing Plan 3D

GRAHAM

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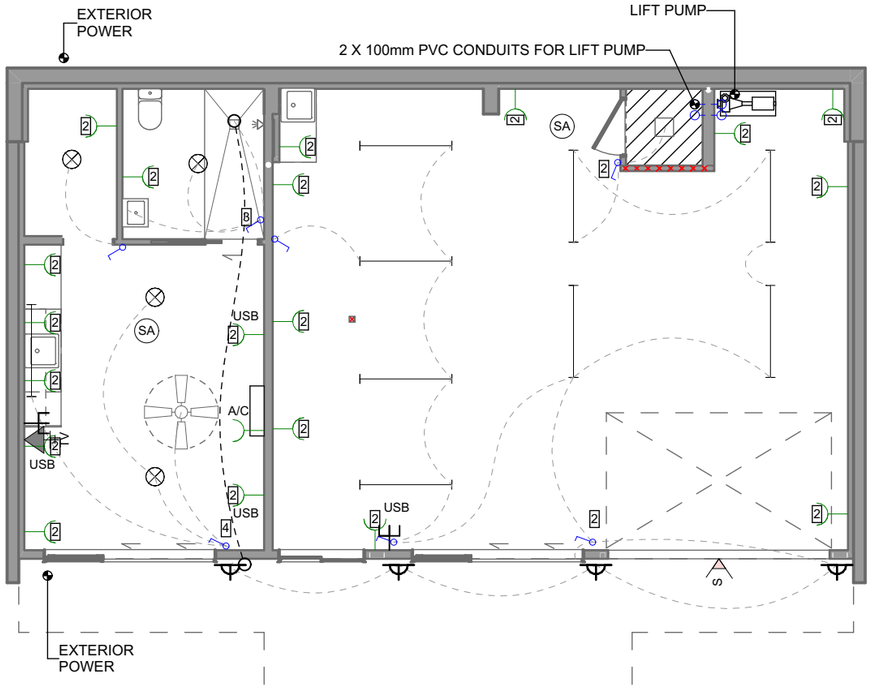
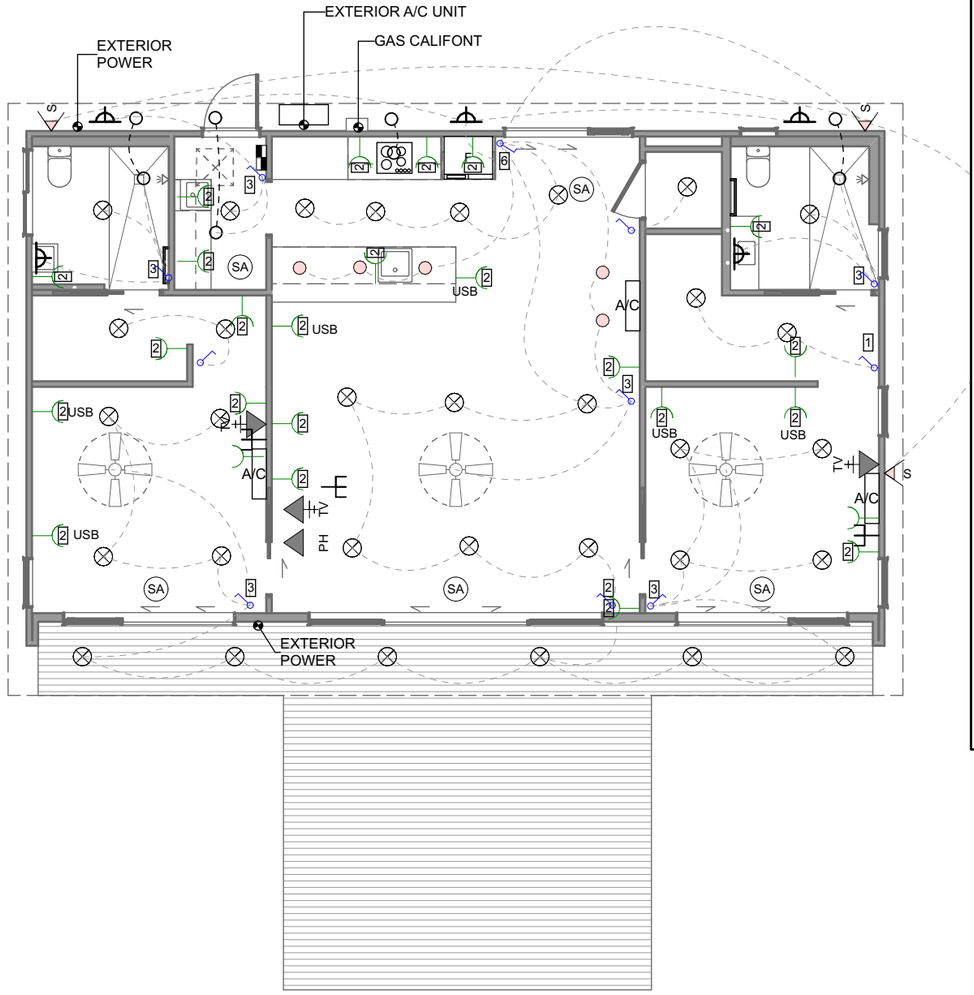
SEE LIFT SPECIFICATION FOR ELECTRICAL REQUIREMENTS





ELECTRICAL NOTES:

CONFIRM KITCHEN LAYOUT WITH OWNER AND KITCHEN MANUFACTURER BEFORE COMMENCING ELECTRICAL FITOUT

NO POWER POINTS OR LIGHT SWITCH OUTLETS TO BE SITUATED WITHIN 90mm OF EDGE OF BRACING ELEMENTS (SEE BRACING PLAN)

MAINTAIN CLEARANCE BETWEEN INSULATION AND RECESSED DOWNLIGHTS TO MANUFACTURERS SPECIFICATIONS

ALL FIXTURE LOCATIONS SHOWN TO BE CONFIRMED ON SITE WITH CLIENT PRIOR TO INSTALLATION

LEGEND

- METER BOARD INTERNAL SMART METER / DISTRIBUTION BOARD
- EXTERIOR WALL LIGHT
- HL109LED DOWNLIGHT
- S — EXTERIOR SENSOR LIGHT
- PENDANT LIGHT
- 1.5m LED STRIP LIGHT
- 2 — LIGHT SWITCH
- 1 — POWER OUTLET
- USB — USB CHARGER INTERGRATED INTO POWER OUTLET
- TV — TELEVISION / SATELLITE
- PH — PHONE CONNECTION
- HEATED TOWEL RAIL
- E — EXTRACT FAN / LIGHT
- DUCTED VENT / EXTRACT FAN
  KITCHEN MIN. 50l/s
  BATHROOM MIN. 25l/s
  LAUNDRY MIN. 20l/s
- SA — SMOKE ALARM (FITTED WITH HUSH & TEST FASCILITY CONFORMING WITH NZBC F7/AS1
- NETWORK CONNECTION CAT5 / FIBRE
- CEILING FAN
  https://www.lightingplus.co.nzAvoca.2 DC ceiling fan (white & light oak blades)

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Electrical Plans (Ground Floor)

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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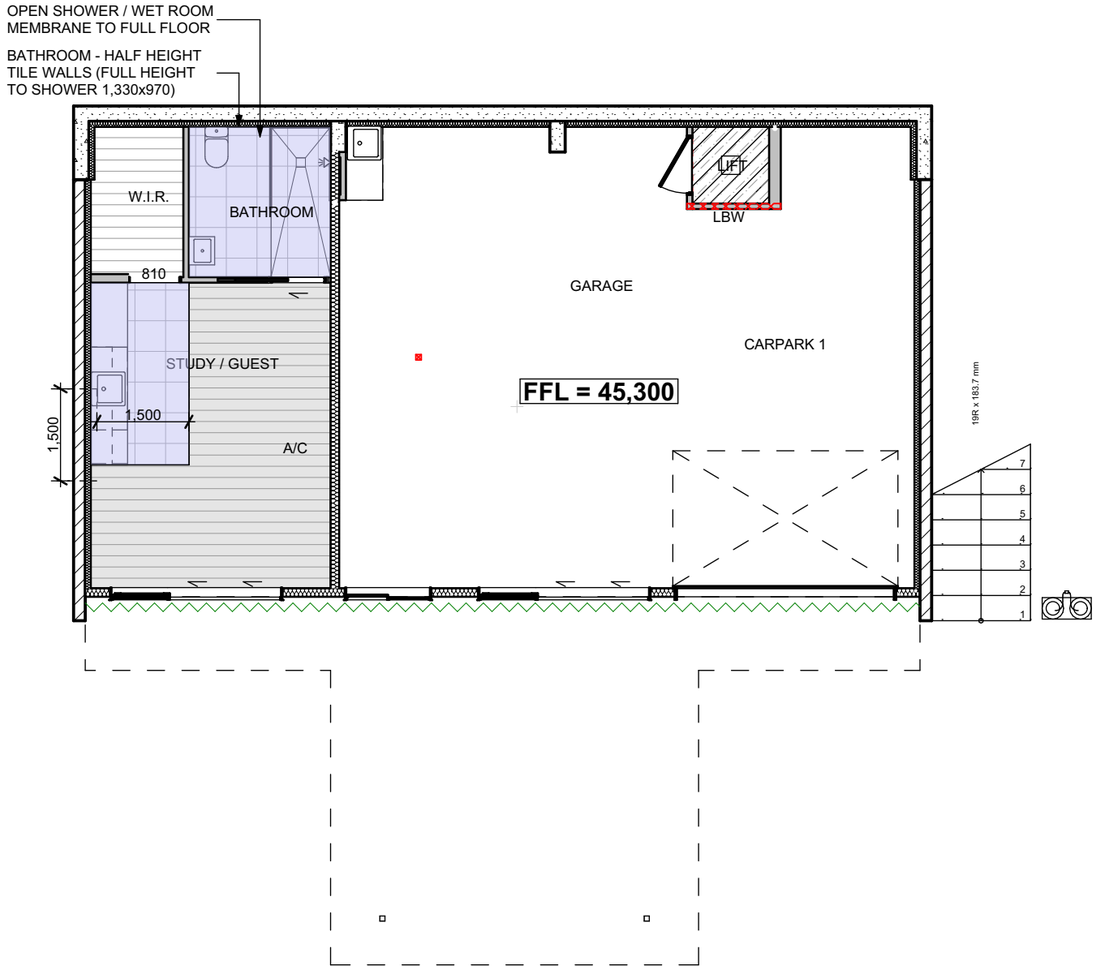
Sheet No:
A1913
BC.04
BC ISSUE

Construction Element	Insulation
Truss bottom chord	R4.0 Mammoth blanket (240mm)
Truss second layer	R2.9 Mammoth blanket (185mm)
90mm walls	R2.2 Mammoth wall sections (90mm)
140mm walls	R2.8 Mammoth wall sections (140mm)
Suspended floor	R2.8 Mammoth floor sections (140mm)
Concrete slab floor	R1.4 Expol underslab insulation
Aluminium joinery	Low-E IGU (R0.37)



FINISHES NOTES:

CLADDINGS:

- LINEA OBLIQUE VERTICAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
- LINEA OBLIQUE HORIZONTAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.

FLOOR FINISHES:

BIFORM PREMIUM SPC COMPOSITE FLOORING
TILES-WET AREAS

TILES FLOOR: PARADIGM 600x600mm GREY
TILES WALLS: PARADIGM 600x600mm LIGHT GREY
SEE PLAN FOR TILE WALL HEIGHTS.

DECKING:

BIFORM FORM 130x19 "MID GREY" DECKING INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
3mm GAP, 12mm GAP BETWEEN HOUSE CLADDING, GROOVESIDE DOWN (CLIENT TO CONFIRM)

- TILE FLOOR OVER CONCRETE ON WATERPROOF MEMBRANE
- BIFORM OVERLAY FLOORING "OWL GREY" INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
- WATERPROOF MEMBRANE APPLIED TO WET AREA FLOOR AS SHOWN
- GARAGE CONCRETE - NO FINISH
- BIFORM DECKING

INTERNAL WATERPROOFING

- ALL WATERPROOFING TO BE IN ACCORDANCE WITH NZBC-E3, MANUFACTURERS SPECIFICATION AND WMAI CODE OF PRACTICE.
- ALL BATHROOMS WITH TILED SHOWERS TO HAVE:
1) WATERPROOF MEMBRANE APPLIED TO ENTIRE FLOOR.
2) MIN. 75mm MEMBRANE UPSTAND TO ALL WALLS.
3) WATERSTOP AT ALL DOORS / FLOORING THRESHOLDS.

Notes:

Painting

· *Internals:* Dulux - Silver Tea Set (main interior walls), Flooded Gum (FW = feature walls), Windows + ceilings white
· *Externals:* Roof Sandstone Grey, Cladding Gull Grey, Windows white - Colours above may be changed based on local supply or better colour compatibility alternatives.

Walk-in showers (3 x bathrooms)

1330mm x 10mm toughened glass, width of shower 970mm, swivel type shower head/drain 580mm from wall.

Future Louvre

https://www.louvretec.co.nz (Northland)Installed to deck at later date by owner

Kitchen TBA

Light/white grey benchtops, silver grey cupboards

Walk in Robes TBA

Fitted light oak and maximise storage/hanger configuration.

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Finishes Plan (Ground Floor)

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Construction Element	Insulation
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Truss second layer	R2.9 Mammoth blanket (185mm)
90mm walls	R2.2 Mammoth wall sections (90mm)
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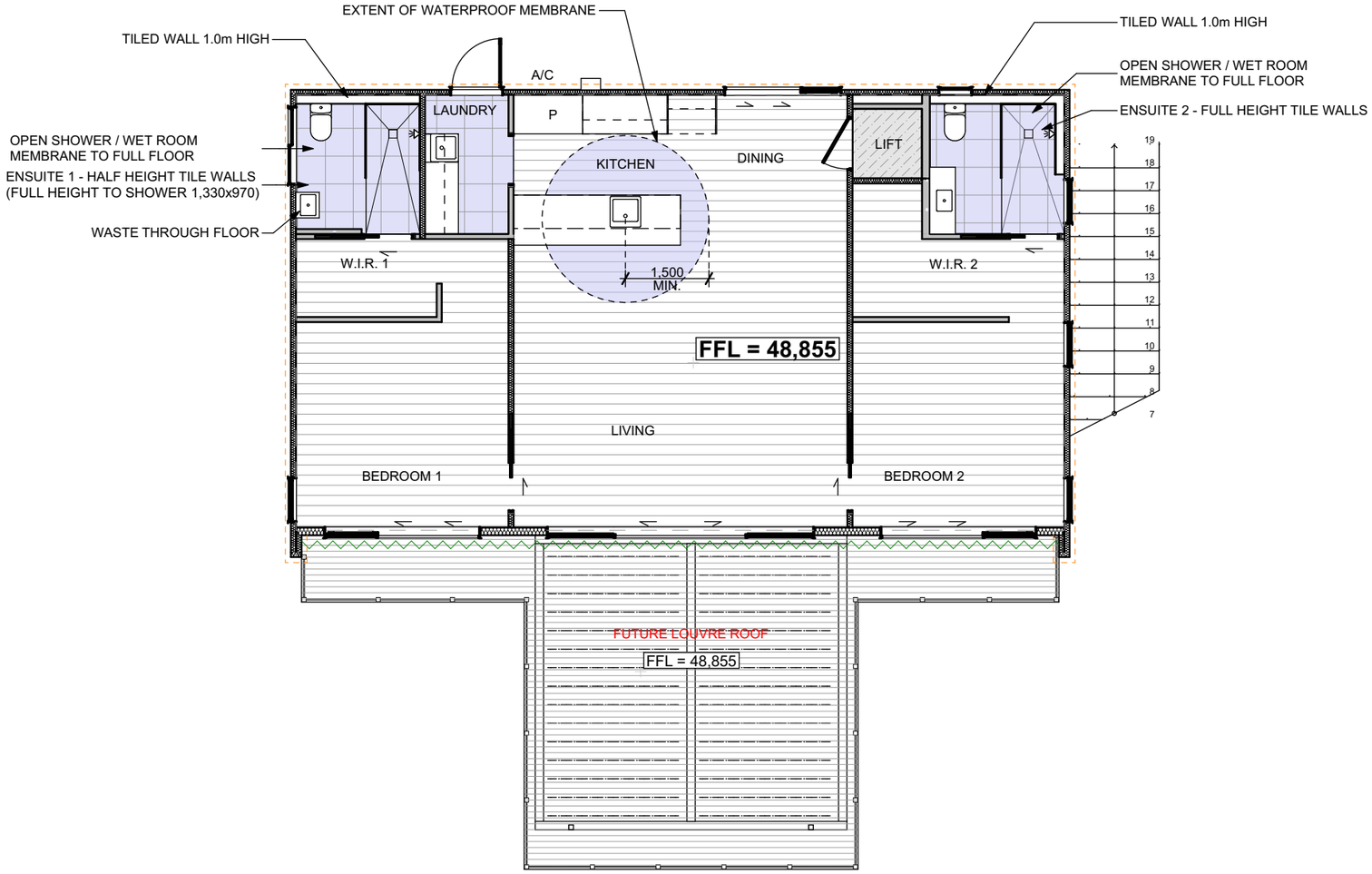

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Finishes Plan (First Floor)

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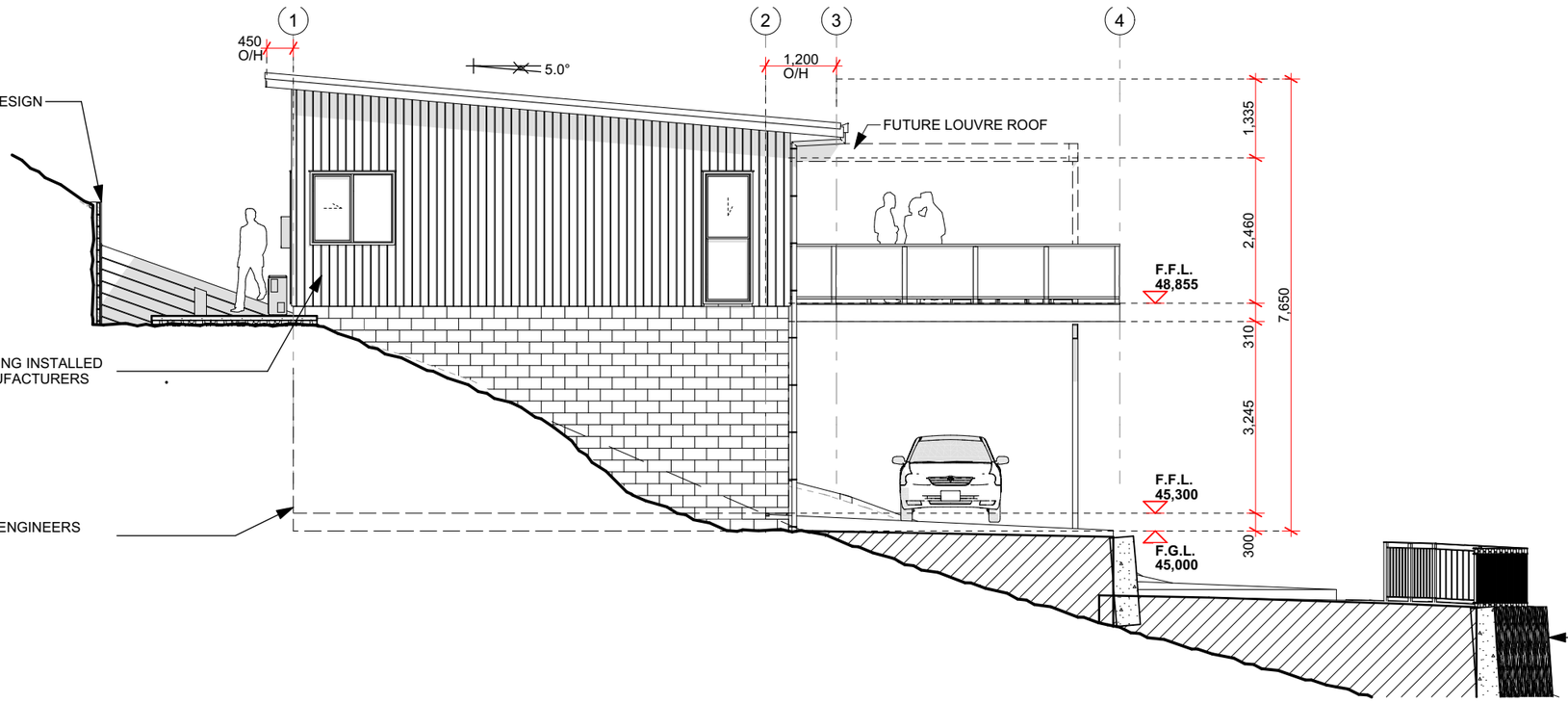
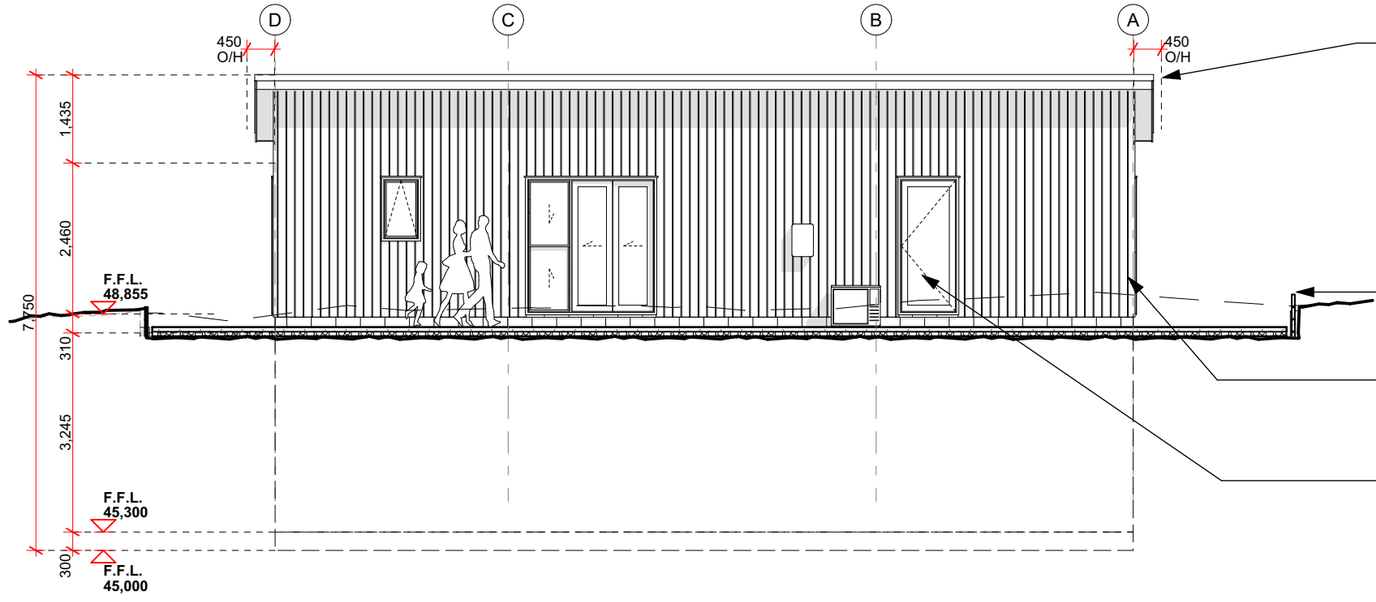
BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		**11**



2 North Elevation 1:100

A1501, A1502



3 East Elevation 1:100

A1501, A1502

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Elevations

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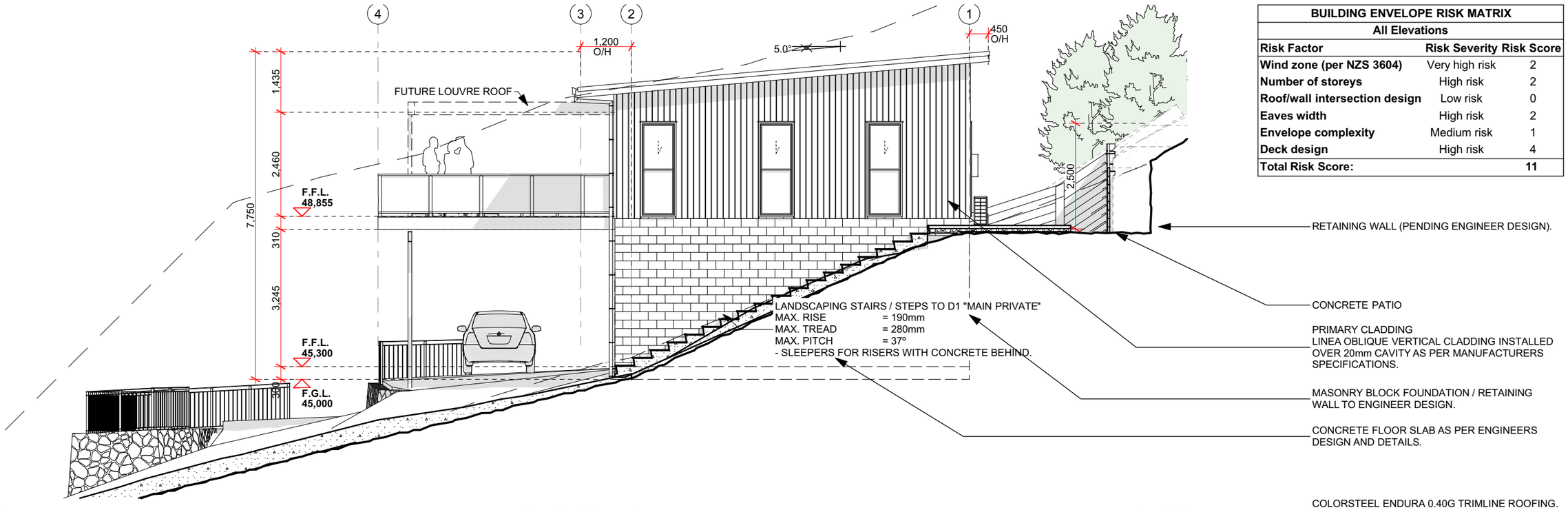
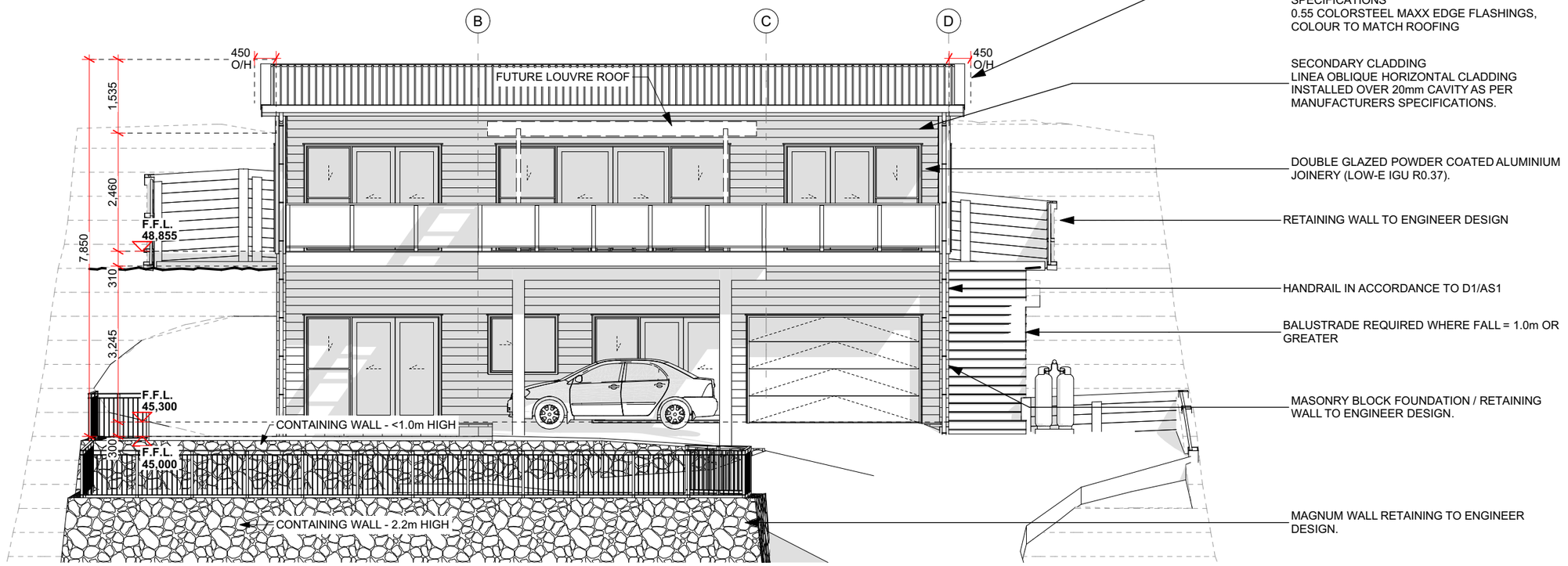
BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		**11**



2 South Elevation 1:100

A1501, A1502



3 West Elevation 1:100

A1501, A1502

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Elevations

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
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BC.02	BC ISSUE	09-09-24
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RC.02	RC ISSUE	26-08-24

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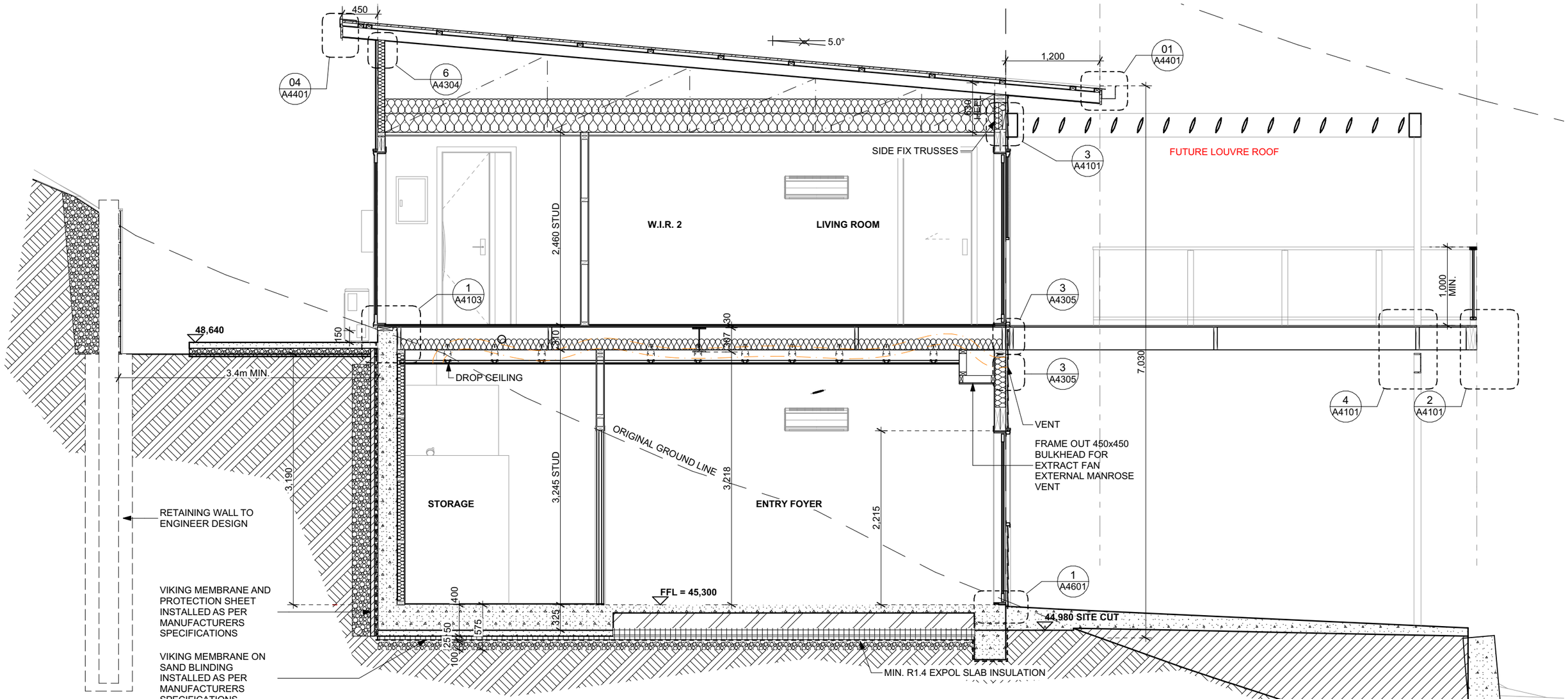

ROOFS

ROOFING
COLORSTEEL ENDURA 0.40G TRIMLINE ROOFING.
SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS
AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFING
ROOF UNDERLAY
BAYONET BAYOWRAP FLAMESPEC 05 ROOF UNDERLAY LAID HORIZONTALLY (OVER GALV MESH TO 3º ROOF ONLY).
PURLINS TYPICAL
70x45 SG8 H1.2 PURLINS AT 900mm CRS.
80mm, 10g SCREW FIXING (BLUE SCREW)
ROOF STRUCTURE
INVERTED TRUSSES @ 900mm TYPICAL
EAVES
TYPICAL - 450mm
RIDGE - 1,200mm
GUTTER / ROOF DRAINAGE
COLORSTEEL CONTINUOUS QUARTER ROUND GUTTER
EXTERNAL BRACKETS WITH SS SCREWS
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

DOWNPIPES
80Ø COLOURED UPVC DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS
FASCIA
COLORSTEEL 180 FASCIA
SOFFIT LININGS TYPICAL
JH 4.5mm HARDIEFLEX SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS,(PVC JOINTERS).
SOFFIT LININGS (VERANDAH)

WALLS

WALL CLADDINGS
LINEA OBLIQUE VERTICAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
LINEA OBLIQUE HORIZONTAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
MASONRY BLOCK FOUNDATION / RETAINING WALL TO ENGINEER DESIGN.
BAYONET BAYOWRAP WALL UNDERLAY.
STUD HEIGHT
2.845m GROUND FLOOR
2.460m FIRST FLOOR

BOTTOM PLATES
H1.2 BOTTOM PLATES
FLOOR SLAB
CONCRETE FLOOR SLAB AS PER ENGINEERS DESIGN AND DETAILS.
SLAB FOUNDATIONS
BOXED FOOTINGS AS PER ENGINEER DESIGN.
DECKING
BIFORM FORM 130x19 "MID GREY" DECKING INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
3mm GAP, 12mm GAP BETWEEN HOUSE CLADDING, GROOVESIDE DOWN (CLIENT TO CONFIRM)

JOINERY

DOUBLE GLAZED POWDER COATED ALUMINIUM JOINERY (LOW-E IGU R0.37).
2,215 WINDOW HEAD HEIGHT TYPICAL GROUND FLOOR
2,015 WINDOW HEAD HEIGHT TYPICAL FIRST FLOOR
(2,415 WINDOW HEAD HEIGHT TO RAKING ROOF AREAS).

BALUSTRADES

EXTERIOR
ALUMINIUM BALUSTRADE TO RETAINING WALLS.
GLASS BALUSTRADE TO DECK.
INTERIOR
HAND RAIL IN ACCORDANCE WITH D1 TO INTERNAL AND EXTERNAL STAIRS

FLOORS

FLOORING TYPICAL
20mm STRANDBOARD FLOORING TYPICAL (H3.2 TO KITCHEN).
WET AREA FLOORING
20mm H3.2 PLY FLOORING TO WET AREAS.
FLOOR FINISHES
BIFORM PREMIUM SPC COMPOSITE FLOORING
TILES-WET AREAS

LININGS

WALL LININGS DWELLING
10mm GIB STANDARD TYPICAL.
GIB AQUALINE TO WET AREAS.
9mm VILLABOARD TO TILED WALLS.
10mm TRIBOARD TO LIFT SHAFT.
WALL LININGS GARAGE
BASEMENT STRAP & LINED VIA 90x45mm FRAMING AND LINED WITH 10mm GIB
CEILING LININGS DWELLING
13mm GIB CEILING TO DWELLING
GIB AQUALINE TO WET AREAS
CEILING LININGS GARAGE
13mm GIB CEILING TO GARAGE.
RAKING CEILINGS
RAKING CEILINGS TO LIVING ROOM
CEILING BATTENS
RONDO CEILING BATTENS CLIP FIXED @ 600CRS.

INTERIOR FITOUT

INTERIOR DOORS
2.2m TYPICAL GROUND FLOOR INTERNAL DOOR HEIGHT.
2.0m TYPICAL FIRST FLOOR INTERNAL DOOR HEIGHT.
TRIMS
60x10 FJ PINE, SINGLE BEVEL SKIRTING.
40x10 FJ PINE ARCHITRAVE.
SQUARE STOP (40x18 IN CUPBOARDS) SCOTIA.

INSULATION

R4.0 + R2.9 MAMMOTH BLANKET INSULATION
R2.2 MAMMOTH WALL SECTIONS TO 90mm WALLS
R2.8 MAMMOTH WALL SECTIONS TO 140mm WALLS
R2.8 MAMMOTH FLOOR SECTIONS (140mm)
R1.4 EXPOL UNDERSLAB INSULATION
GARAGE INSULATED AS PER THE DWELLING.
GARAGE DOOR TO BE INSULATED (NOT H1 REQUIREMENT).
ACOUSTIC INSULATION TO BE INSTALLED AROUND/BETWEEN BATHROOMS AND BEDROOMS.

SPACE HEATING

HEAT PUMP UNITS AS SHOWN ON ELECTRICAL PLAN.

SHOWERS

TILED SHOWERS (9mm VILLABOARD)

WATER HEATING

GAS CALIFONT AS SHOWN ON THE ELECTRICAL PLAN.
2X45KG BOTTLES AS SHOWN ON FLOOR PLAN. (WITH SEISMIC RESTRAINTS)

DRIVEWAY FINISH

100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH
SAWCUTS @ 6.0m MAX. CRS
5kg/m³ AGGREGATE LIGHT ACID WASH & SEALED

Arcline Architecture
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Section A-A

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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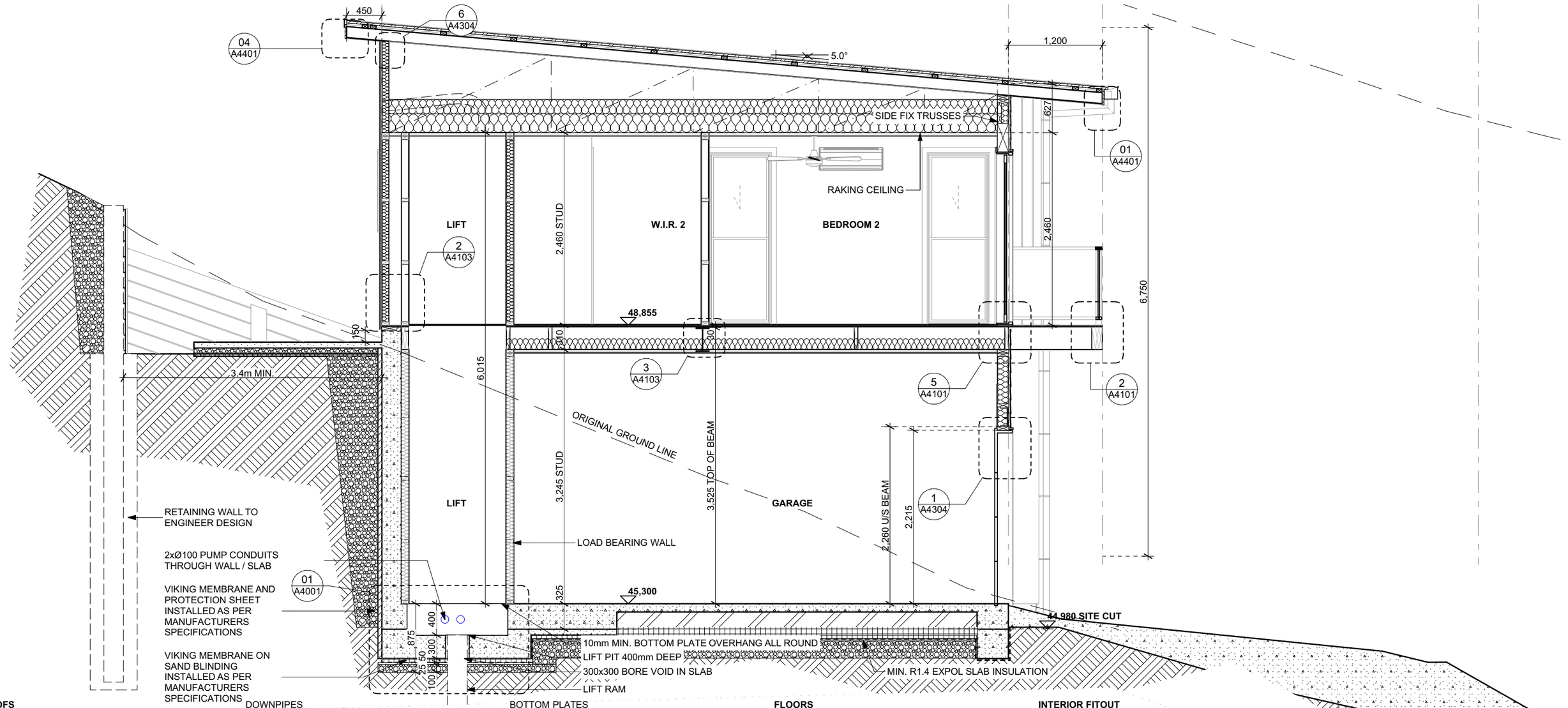

ROOFS

ROOFING
COLORSTEEL ENDURA 0.40G TRIMLINE ROOFING.
SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS
AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFING
ROOF UNDERLAY
BAYONET BAYOWRAP FLAMESPEC 05 ROOF UNDERLAY LAID HORIZONTALLY (OVER GALV MESH TO 3º ROOF ONLY).
PURLINS TYPICAL
70x45 SG8 H1.2 PURLINS AT 900mm CRS.
80mm, 10g SCREW FIXING (BLUE SCREW)
ROOF STRUCTURE
INVERTED TRUSSES @ 900mm TYPICAL
EAVES
TYPICAL - 450mm
RIDGE - 1,200mm
GUTTER / ROOF DRAINAGE
COLORSTEEL CONTINUOUS QUARTER ROUND GUTTER
EXTERNAL BRACKETS WITH SS SCREWS
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

DOWNPIPES
80Ø COLOURED UPVC DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS
FASCIA
COLORSTEEL 180 FASCIA
SOFFIT LININGS TYPICAL
JH 4.5mm HARDIEFLEX SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS,(PVC JOINTERS).
SOFFIT LININGS (VERANDAH)

WALLS

WALL CLADDINGS
LINEA OBLIQUE VERTICAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
LINEA OBLIQUE HORIZONTAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
MASONRY BLOCK FOUNDATION / RETAINING WALL TO ENGINEER DESIGN.
BAYONET BAYOWRAP WALL UNDERLAY.
STUD HEIGHT
2.845m GROUND FLOOR
2.460m FIRST FLOOR

BOTTOM PLATES
H1.2 BOTTOM PLATES
FLOOR SLAB
CONCRETE FLOOR SLAB AS PER ENGINEERS DESIGN AND DETAILS.
SLAB FOUNDATIONS
BOXED FOOTINGS AS PER ENGINEER DESIGN.
DECKING
BIFORM FORM 130x19 "MID GREY" DECKING INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
3mm GAP, 12mm GAP BETWEEN HOUSE CLADDING, GROOVESIDE DOWN (CLIENT TO CONFIRM)

JOINERY

DOUBLE GLAZED POWDER COATED ALUMINIUM JOINERY (LOW-E IGU R0.37).
2,215 WINDOW HEAD HEIGHT TYPICAL GROUND FLOOR
2,015 WINDOW HEAD HEIGHT TYPICAL FIRST FLOOR (2,415 WINDOW HEAD HEIGHT TO RAKING ROOF AREAS).

BALUSTRADES

EXTERIOR
ALUMINIUM BALUSTRADE TO RETAINING WALLS.
GLASS BALUSTRADE TO DECK.
INTERIOR
HAND RAIL IN ACCORDANCE WITH D1 TO INTERNAL AND EXTERNAL STAIRS

FLOORS

FLOORING TYPICAL
20mm STRANDBOARD FLOORING TYPICAL (H3.2 TO KITCHEN).
WET AREA FLOORING
20mm H3.2 PLY FLOORING TO WET AREAS.
FLOOR FINISHES
BIFORM PREMIUM SPC COMPOSITE FLOORING
TILES-WET AREAS

LININGS

WALL LININGS DWELLING
10mm GIB STANDARD TYPICAL.
GIB AQUALINE TO WET AREAS.
9mm VILLABOARD TO TILED WALLS.
10mm TRIBOARD TO LIFT SHAFT.
WALL LININGS GARAGE
BASEMENT STRAP & LINED VIA 90x45mm FRAMING AND LINED WITH 10mm GIB
CEILING LININGS DWELLING
13mm GIB CEILING TO DWELLING
GIB AQUALINE TO WET AREAS
CEILING LININGS GARAGE
13mm GIB CEILING TO GARAGE.
RAKING CEILINGS
RAKING CEILINGS TO LIVING ROOM
CEILING BATTENS
RONDO CEILING BATTENS CLIP FIXED @ 600CRS.

INTERIOR FITOUT

INTERIOR DOORS
2.2m TYPICAL GROUND FLOOR INTERNAL DOOR HEIGHT.
2.0m TYPICAL FIRST FLOOR INTERNAL DOOR HEIGHT.
TRIMS
60x10 FJ PINE, SINGLE BEVEL SKIRTING.
40x10 FJ PINE ARCHITRAVE.
SQUARE STOP (40x18 IN CUPBOARDS) SCOTIA.

INSULATION

R4.0 + R2.9 MAMMOTH BLANKET INSULATION
R2.2 MAMMOTH WALL SECTIONS TO 90mm WALLS
R2.8 MAMMOTH WALL SECTIONS TO 140mm WALLS
R2.8 MAMMOTH FLOOR SECTIONS (140mm)
R1.4 EXPOL UNDERSLAB INSULATION
GARAGE INSULATED AS PER THE DWELLING.
GARAGE DOOR TO BE INSULATED (NOT H1 REQUIREMENT).
ACOUSTIC INSULATION TO BE INSTALLED AROUND/BETWEEN BATHROOMS AND BEDROOMS.

SPACE HEATING

HEAT PUMP UNITS AS SHOWN ON ELECTRICAL PLAN.

SHOWERS

TILED SHOWERS (9mm VILLABOARD)

WATER HEATING

GAS CALIFONT AS SHOWN ON THE ELECTRICAL PLAN.
2X45KG BOTTLES AS SHOWN ON FLOOR PLAN. (WITH SEISMIC RESTRAINTS)

DRIVEWAY FINISH

100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH
SAWCUTS @ 6.0m MAX. CRS
5kg/m³ AGGREGATE LIGHT ACID WASH & SEALED

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Section B-B

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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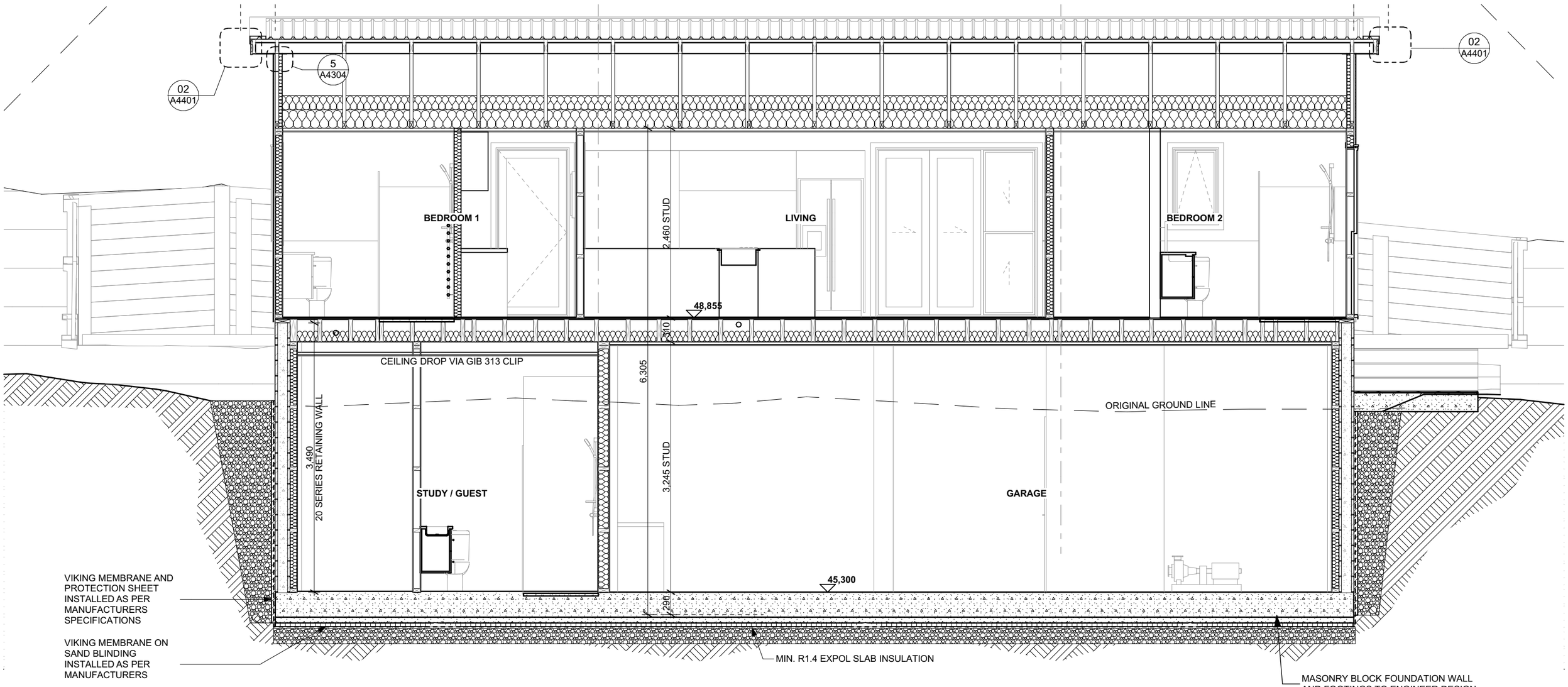

ROOFS

ROOFING
COLORSTEEL ENDURA 0.40G TRIMLINE ROOFING.
SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS
AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFING

ROOF UNDERLAY
BAYONET BAYOWRAP FLAMESPEC 05 ROOF UNDERLAY LAID HORIZONTALLY (OVER GALV MESH TO 3º ROOF ONLY).

PURLINS TYPICAL
70x45 SG8 H1.2 PURLINS AT 900mm CRS.
80mm, 10g SCREW FIXING (BLUE SCREW)

ROOF STRUCTURE
INVERTED TRUSSES @ 900mm TYPICAL

EAVES
TYPICAL - 450mm
RIDGE - 1,200mm

GUTTER / ROOF DRAINAGE
COLORSTEEL CONTINUOUS QUARTER ROUND GUTTER
EXTERNAL BRACKETS WITH SS SCREWS
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

DOWNPIPES
80Ø COLOURED UPVC DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

FASCIA
COLORSTEEL 180 FASCIA

SOFFIT LININGS TYPICAL
JH 4.5mm HARDIEFLEX SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS,(PVC JOINTERS).

SOFFIT LININGS (VERANDAH)

WALLS

WALL CLADDINGS
LINEA OBLIQUE VERTICAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
LINEA OBLIQUE HORIZONTAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
MASONRY BLOCK FOUNDATION / RETAINING WALL TO ENGINEER DESIGN.
BAYONET BAYOWRAP WALL UNDERLAY.

STUD HEIGHT
2.845m GROUND FLOOR
2.460m FIRST FLOOR

BOTTOM PLATES
H1.2 BOTTOM PLATES

FLOOR SLAB
CONCRETE FLOOR SLAB AS PER ENGINEERS DESIGN AND DETAILS.

SLAB FOUNDATIONS
BOXED FOOTINGS AS PER ENGINEER DESIGN.

DECKING
BIFORM FORM 130x19 "MID GREY" DECKING INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
3mm GAP, 12mm GAP BETWEEN HOUSE CLADDING, GROOVESIDE DOWN (CLIENT TO CONFIRM)

JOINERY

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2,215 WINDOW HEAD HEIGHT TYPICAL GROUND FLOOR
2,015 WINDOW HEAD HEIGHT TYPICAL FIRST FLOOR (2,415 WINDOW HEAD HEIGHT TO RAKING ROOF AREAS).

BALUSTRADES

EXTERIOR
ALUMINIUM BALUSTRADE TO RETAINING WALLS.
GLASS BALUSTRADE TO DECK.

INTERIOR
HAND RAIL IN ACCORDANCE WITH D1 TO INTERNAL AND EXTERNAL STAIRS

FLOORS

FLOORING TYPICAL
20mm STRANDBOARD FLOORING TYPICAL (H3.2 TO KITCHEN).

WET AREA FLOORING
20mm H3.2 PLY FLOORING TO WET AREAS.

FLOOR FINISHES
BIFORM PREMIUM SPC COMPOSITE FLOORING
TILES-WET AREAS

LININGS

WALL LININGS DWELLING
10mm GIB STANDARD TYPICAL.
GIB AQUALINE TO WET AREAS.
9mm VILLABOARD TO TILED WALLS.
10mm TRIBOARD TO LIFT SHAFT.

WALL LININGS GARAGE
BASEMENT STRAP & LINED VIA 90x45mm FRAMING AND LINED WITH 10mm GIB

CEILING LININGS DWELLING
13mm GIB CEILING TO DWELLING
GIB AQUALINE TO WET AREAS

CEILING LININGS GARAGE
13mm GIB CEILING TO GARAGE.

RAKING CEILINGS
RAKING CEILINGS TO LIVING ROOM

CEILING BATTENS
RONDO CEILING BATTENS CLIP FIXED @ 600CRS.

INTERIOR FITOUT

INTERIOR DOORS
2.2m TYPICAL GROUND FLOOR INTERNAL DOOR HEIGHT.
2.0m TYPICAL FIRST FLOOR INTERNAL DOOR HEIGHT.

TRIMS
60x10 FJ PINE, SINGLE BEVEL SKIRTING.
40x10 FJ PINE ARCHITRAVE.
SQUARE STOP (40x18 IN CUPBOARDS) SCOTIA.

INSULATION

R4.0 + R2.9 MAMMOTH BLANKET INSULATION
R2.2 MAMMOTH WALL SECTIONS TO 90mm WALLS
R2.8 MAMMOTH WALL SECTIONS TO 140mm WALLS
R2.8 MAMMOTH FLOOR SECTIONS (140mm)
R1.4 EXPOL UNDERSLAB INSULATION
GARAGE INSULATED AS PER THE DWELLING.
GARAGE DOOR TO BE INSULATED (NOT H1 REQUIREMENT).
ACOUSTIC INSULATION TO BE INSTALLED AROUND/BETWEEN BATHROOMS AND BEDROOMS.

SPACE HEATING

HEAT PUMP UNITS AS SHOWN ON ELECTRICAL PLAN.

SHOWERS

TILED SHOWERS (9mm VILLABOARD)

WATER HEATING

GAS CALIFONT AS SHOWN ON THE ELECTRICAL PLAN.
2X45KG BOTTLES AS SHOWN ON FLOOR PLAN. (WITH SEISMIC RESTRAINTS)

DRIVEWAY FINISH

100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH
SAWCUTS @ 6.0m MAX. CRS
5kg/m³ AGGREGATE LIGHT ACID WASH & SEALED

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Section C-C

GRAHAM

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NORTHLAND

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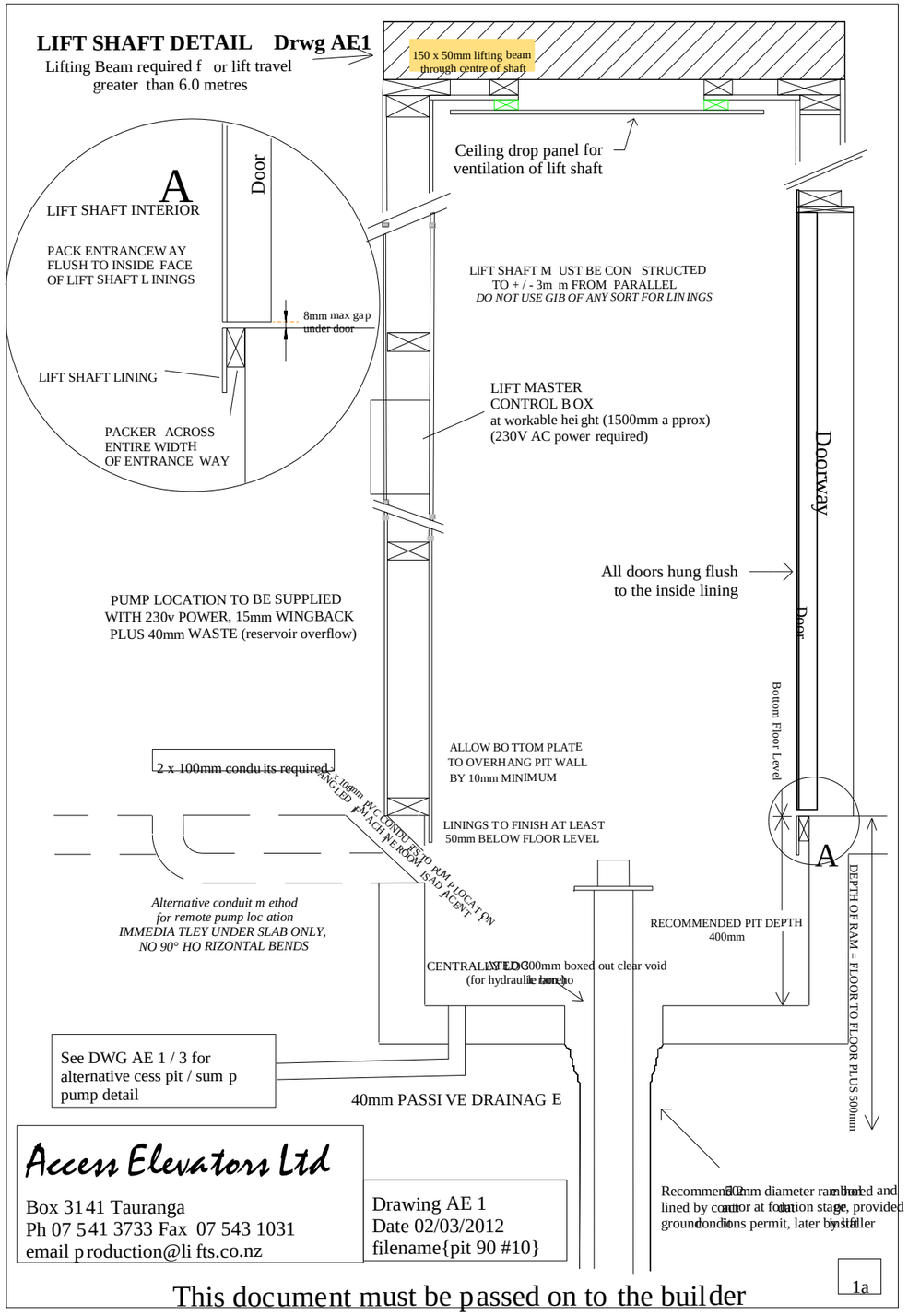
LIFT SHAFT DETAIL Drwg AE1



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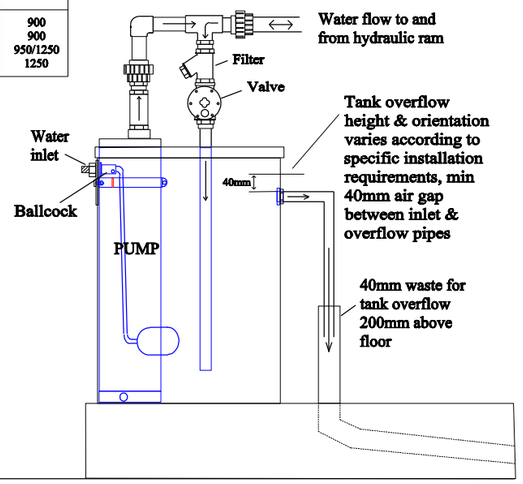
01 LIFT SHAFT DETAILS

Drawing AE1/2

Pump Specifications

Pump Model	Tank Dimensions (Lift rise < 5.5m)	Tank Dimensions (Lift rise >5.5m)	Pipework Height (to/from ram)	Mains Water Outlet Height (15mm wingback)	230V Supply Height
Compact SM9	450 x 450 x 600H	N/A	900	600	900
Medium SM11	450 x 450 x 600H	N/A	900	600	900
Hi Speed S100	450 x 450 x 600H	500 dia x 900 H	950/1250	600/900	950/1250
Super S100-18	500 dia x 900H	500 dia x 900 H	1250	900	1250

TYPICAL PUMP LAYOUT



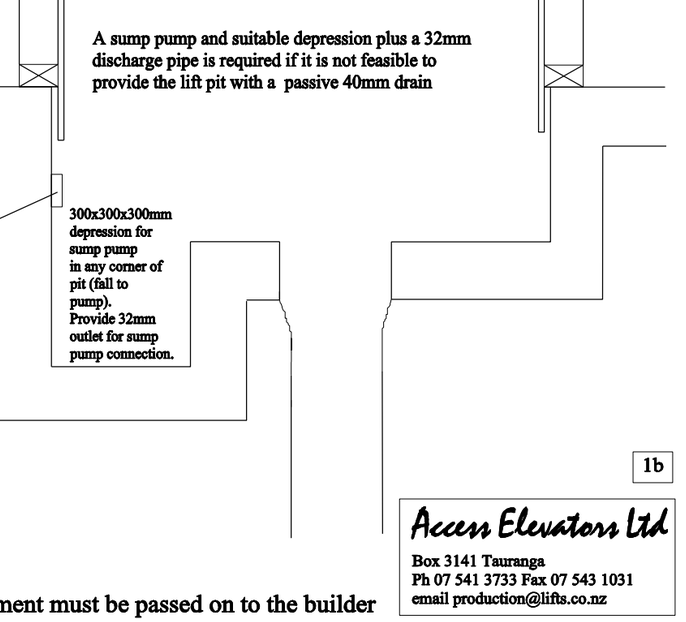
Pump location to be supplied with:
- **dedicated 10 amp 230v AC power**
- **15mm wingback for water supply**
- **40mm waste pipe for tank overflow**

Drawing AE1 / 2
Date 01-12-09

Drawing AE1/3

Sump Pump only required when pit drainage as per AE1 is not achievable.

PIT CROSS SECTION- sump pump detail



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02 LIFT PUMP / SUMP DETAILS

ALL DETAILS TO BE READ IN CONJUNCTION WITH LIFT MANFUACTURERS SPECIFICATIONS AND REQUIREMENTS

Arcline Architecture
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Lift Details

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ALL DETAILS TO BE READ IN CONJUNCTION WITH LIFT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS

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Lift Details

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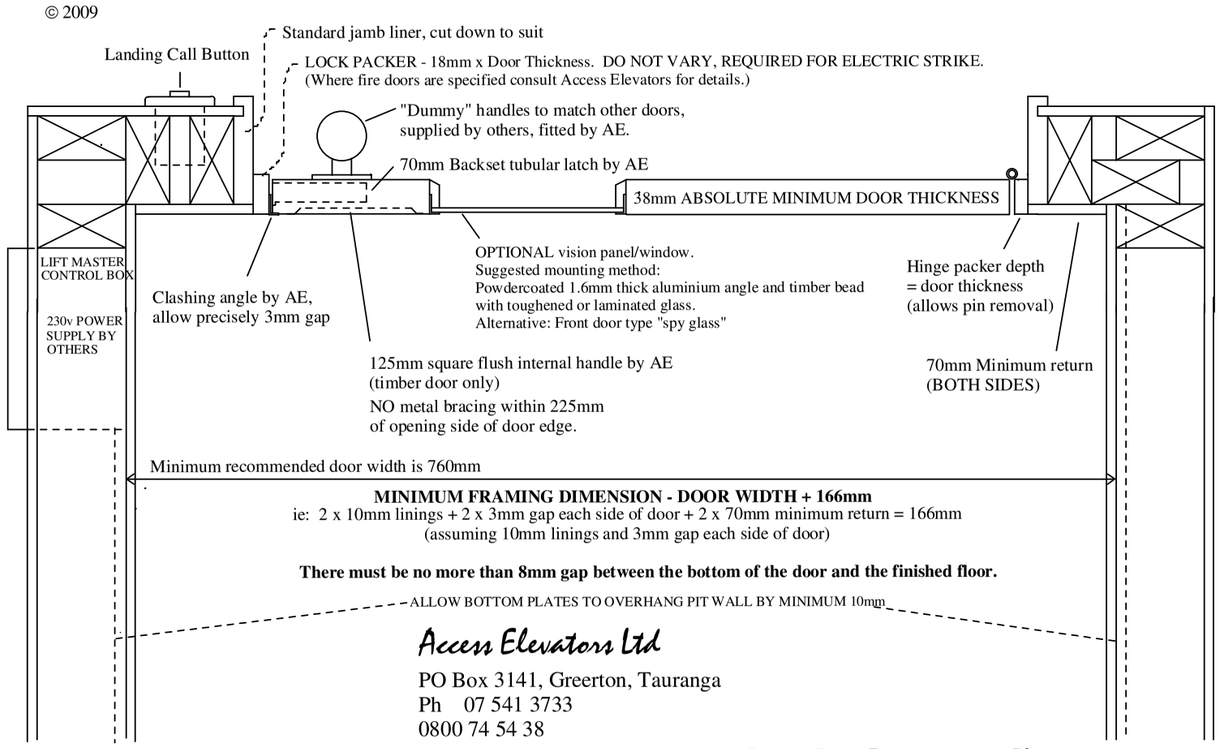
DO NOT DRILL DOORS FOR HANDLES or LOCKS, lift installer fits these items
Applies to timber doors and frames only, consult AE if different.

Never fit lock spindle to handles unless they are integral to Keyed Emergency Opening Types

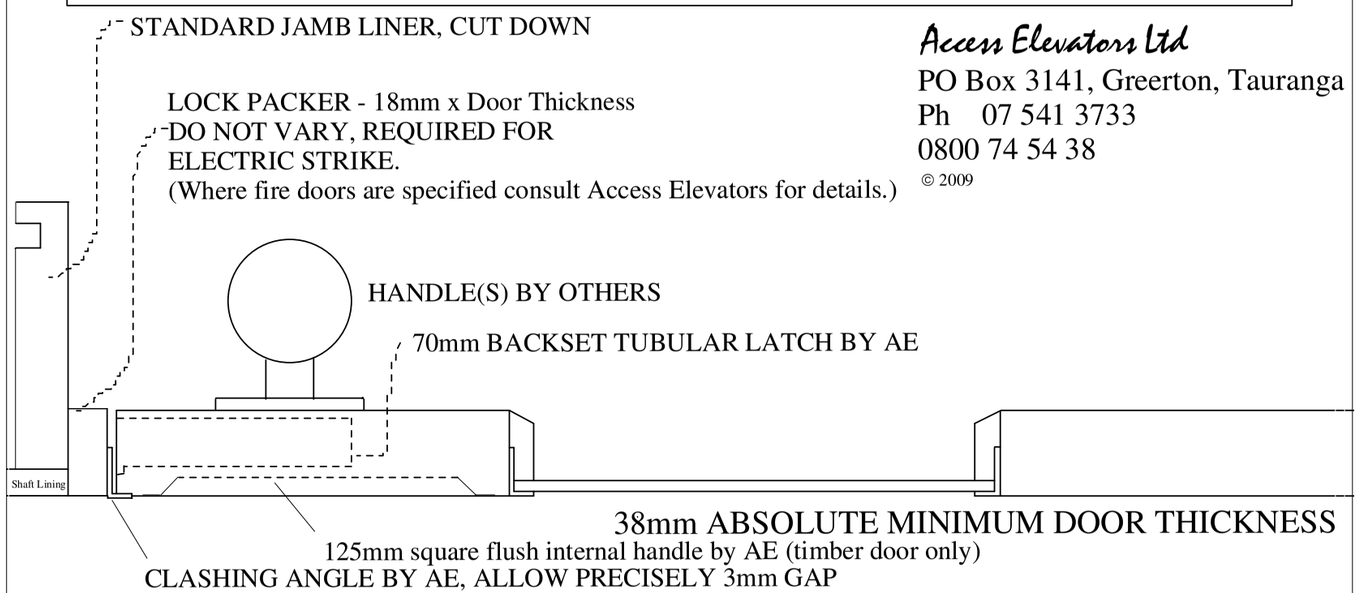


Access Elevators Ltd
PO Box 3141, Greerton, Tauranga
Ph 07 541 3733
0800 74 54 38

This document must be passed to the door supplier **3a**

2 LIFT DOOR /FRAMING DETAILS

DO NOT DRILL DOORS FOR HANDLES or LOCKS, lift installer fits these items
Applies to timber doors and frames only, consult AE if different
Never fit lock spindle to handles unless they are integral to Keyed Emergency Opening Type



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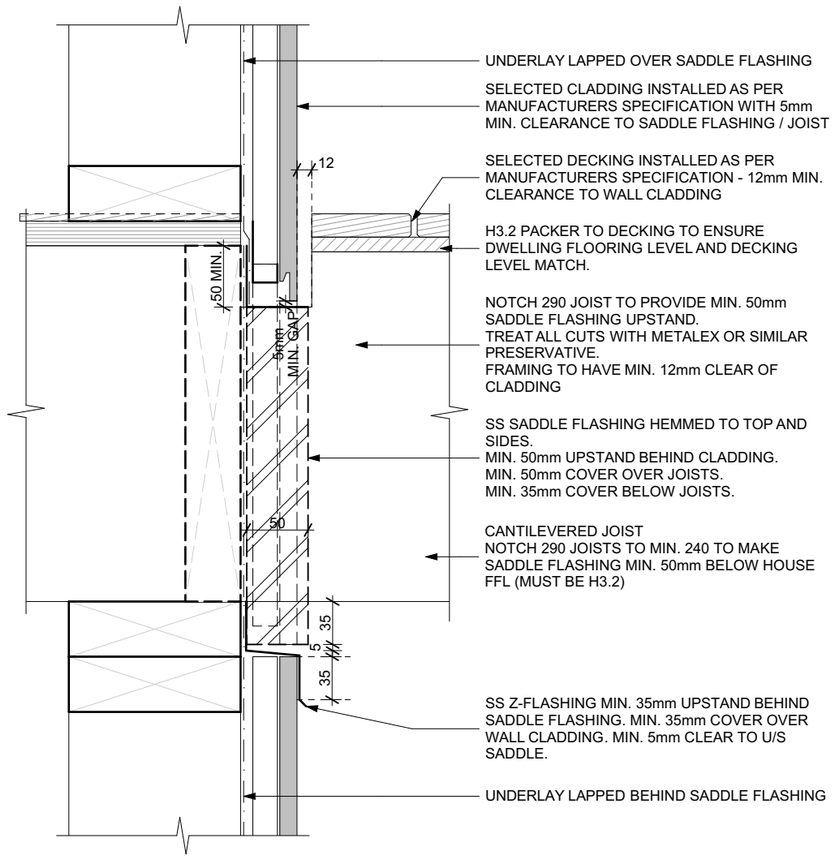
0800 74 54 38

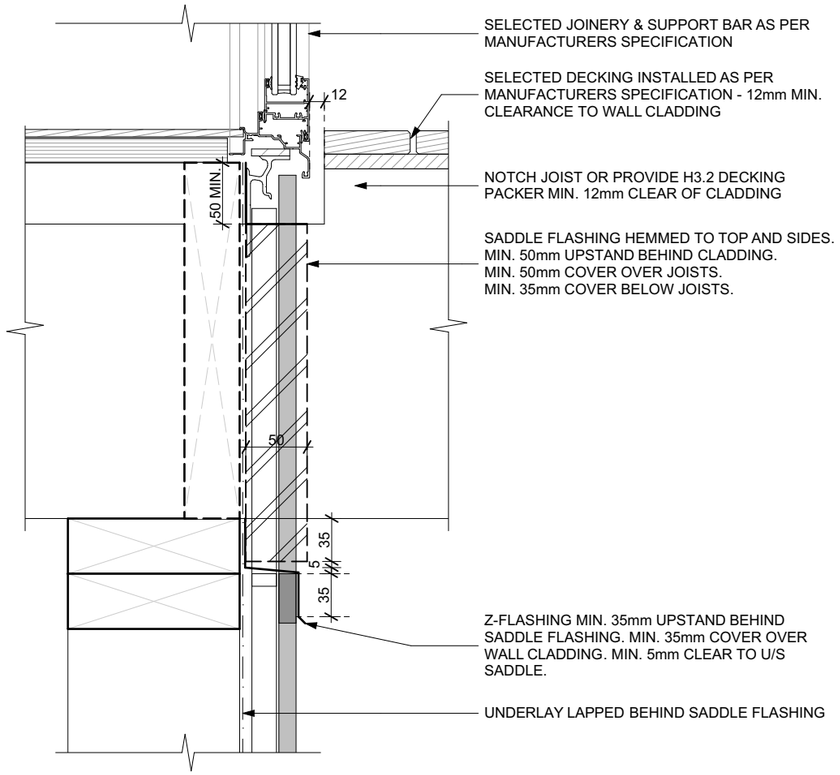
OPTIONAL: VISION PANELS/WINDOWS BY OTHERS, Suggested mounting system:
POWDERCOATED 1.6mm WALL ALUMINIUM ANGLE & TIMBER BEAD
TOUGHENED or LAMINATED GLASS
ALTERNATIVE ~ FRONT DOOR TYPE "SPY GLASS"

This document must be passed on to the door supplier **3b**

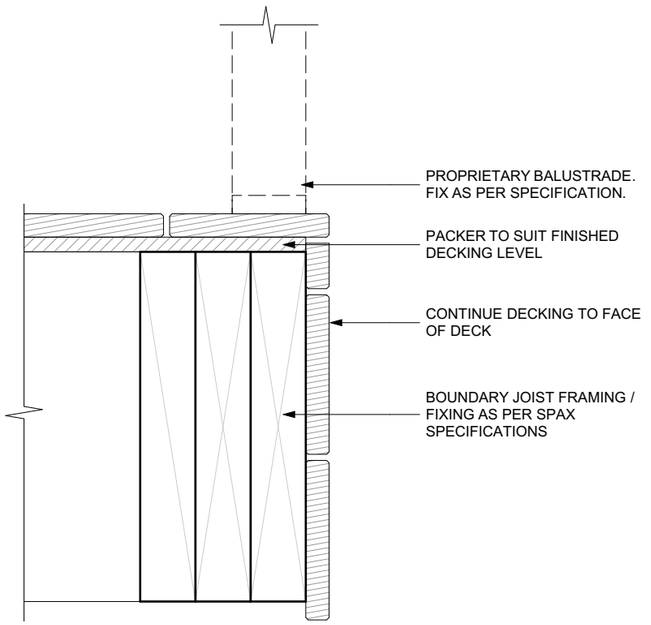
1 LIFT DOOR DETAILS



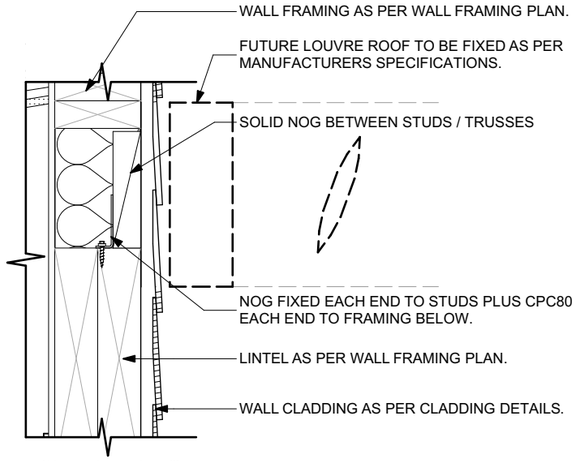
1 CANTILEVERED DECK DETAIL 1:5



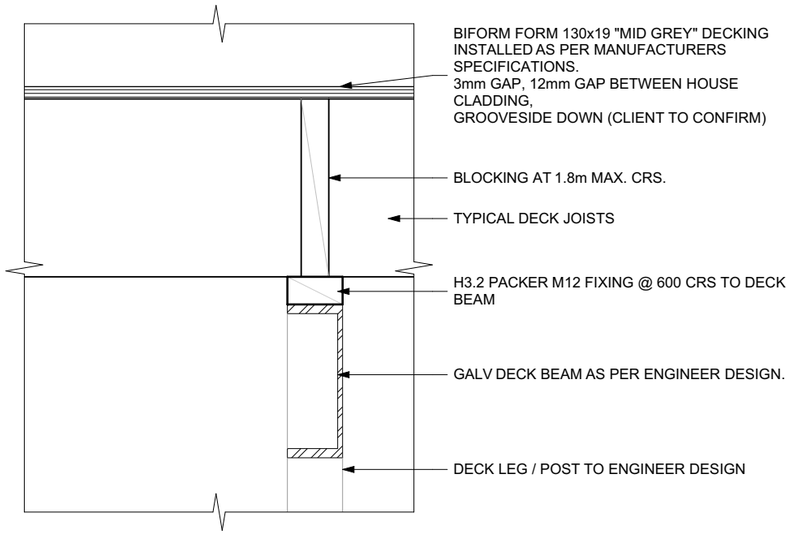
5 CANTILEVERED DECK DETAIL (JOINERY) 1:5



2 DECK EDGE DETAIL 1:5



3 LOUVRE SUPPORT DETAILS 1:10



4 DECK BEAM DETAIL

A2501

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(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

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7 GREENVIEW HEIGHTS, KERIKERI
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RC.02	RC ISSUE	26-08-24

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A4101
BC.04
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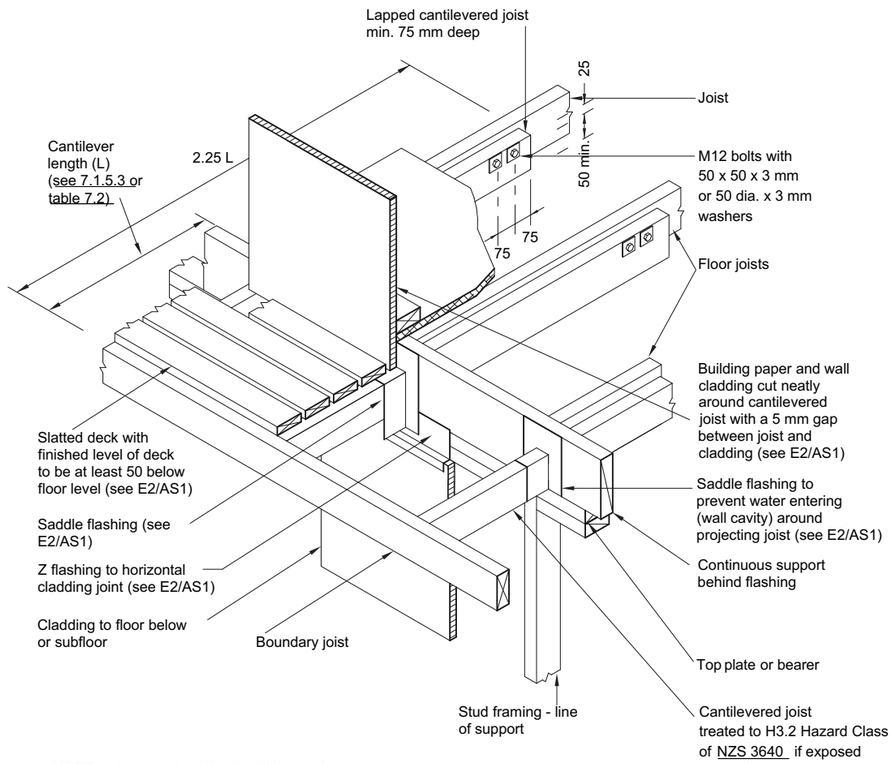


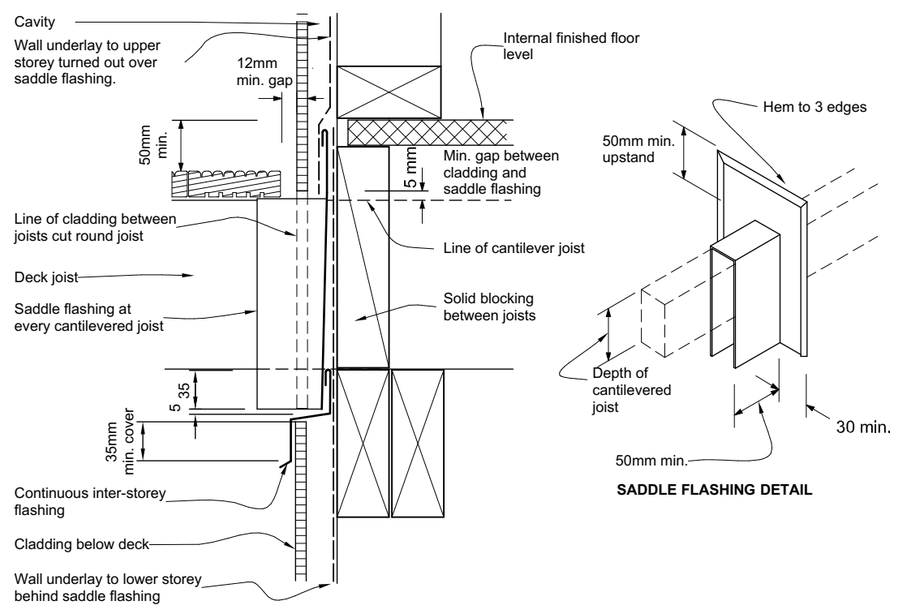
NOTE – See section 4 for durability requirements

Unless otherwise stated, all dimensions are in mm.

Figure 7.6 Lapped cantilevered joists (stepped/notched) (see 7.1.5.3)

Figure 16: Junction with wall for cantilevered timber deck
Paragraphs 7.1, 7.2.1.1, 7.3.1 and Figure 14

NOTE:
(1) *Building wrap* at back of *cavity* shall be taped around joist penetrations.
(2) The back of the *saddle flashing* shall be positioned behind the cladding.
(3) Saddle flashing terminates over inter-storey *flashing*.



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Saddle Flashing Details E2 / 3604

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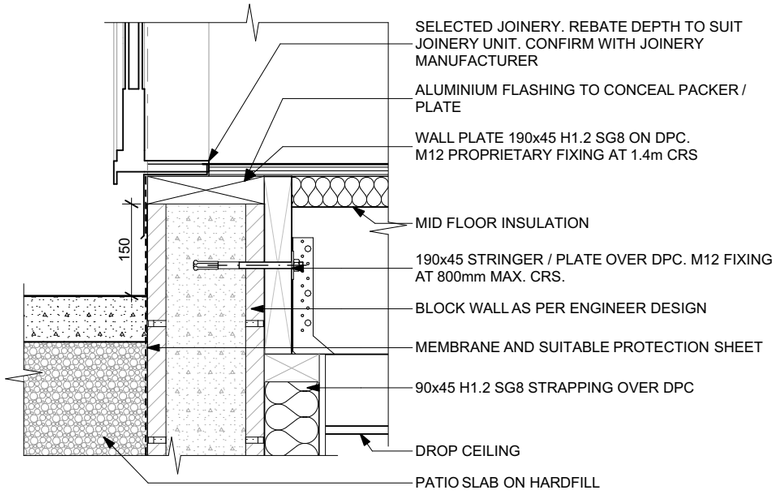
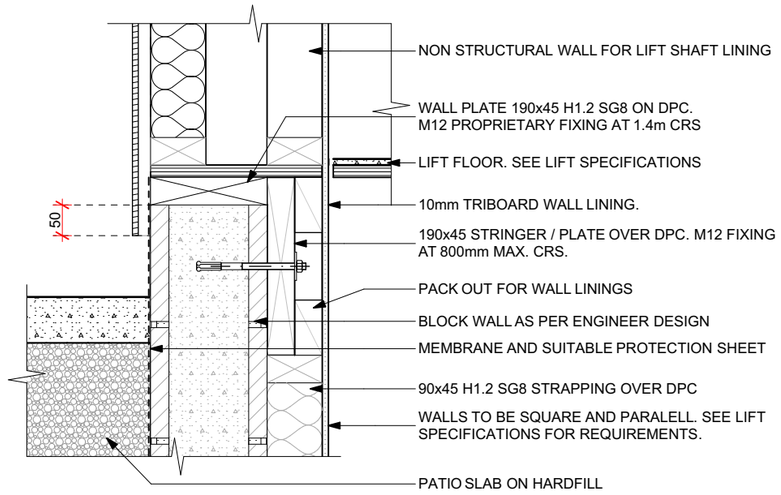
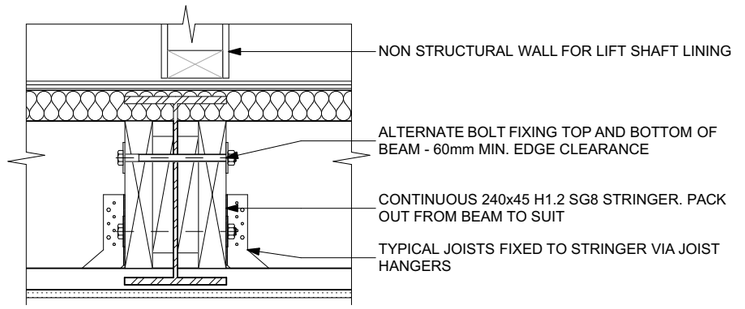


1 BLOCK WALL PLATE DETAIL A



2 BLOCK WALL PLATE DETAIL B



3 BEAM / JOIST FIXING DETAIL

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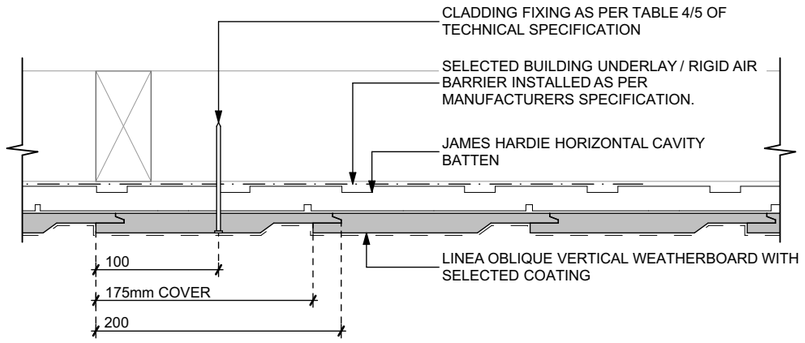
LINEA OBLIQUE VERTICAL FIXING NOTES

ALL DETAILS TO BE READ IN CONJUNCTION WITH JAMES HARDIE LINEA OBLIQUE HORIZONTAL INSTALLATION TECHNICAL SPECIFICATION

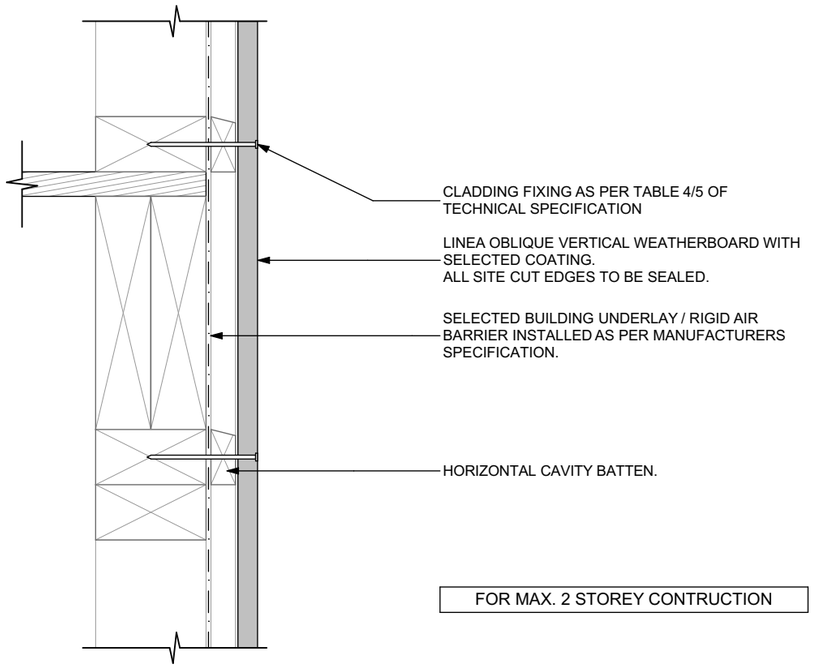
WIND ZONE:	VERY HIGH
EXPOSURE ZONE:	ZONE C
STUD CRS:	MAX. 600
NOG CRS:	MAX. 600
FIXINGS:	316 SS

200 OBLIQUE
UP TO VH WIND ZONE (BUILDING PAPER)
65x2.87mm ROUNDRIVE RINGSHANK NAIL OR
60x3.15mm HARDIEFLEX NAIL

300 OBLIQUE
UP TO VH WIND ZONE (BUILDING PAPER)
65x2.87mm ROUNDRIVE RINGSHANK NAIL

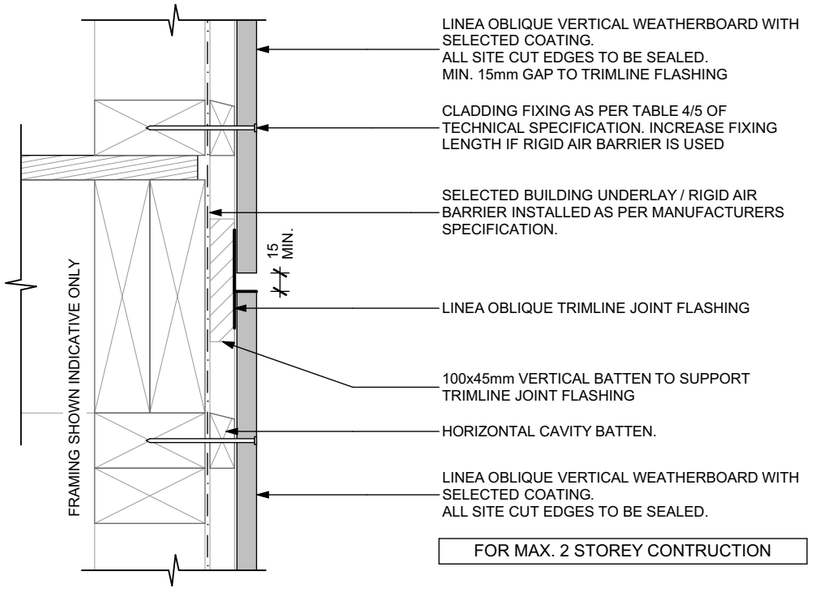


01 CLADDING FIXING DETAILS - OBLIQUE 200 1:5



FOR MAX. 2 STOREY CONTRUCTION

03 OBLIQUE VERTICAL - OVER JOIST AT FLOOR LEVEL. 1:5



FOR MAX. 2 STOREY CONTRUCTION

STEP 1
- ENSURE FLAT RIGID AIR BARRIER / FLEXIBLE UNDERLAY IS IN PLACE

STEP 2
- JAMES HARDIE HORIZONTAL CAVITY BATTEN TO BE INSTALLED OVER THE STUDS AND NOGS. NYLON STRAPPING TO HOLD INSULATION IN PLACE BETWEEN STUDS.

STEP 3
- INSTALL THE LOWER WEATHERBOARDS WITH ALUMINIUM TRIMLINE FLASHING.
- INSTALL THE UPPER WEATHERBOARD KEEPING A 15mm GAP

NOTES:
- THE ALUMINIUM TRIMLINE FLASHING IS INSTALLED PRIOR TO WEATHERBOARD. APOLY TOW 6mm THICK LINES OF ADHESIVE SEALANT ON THE BOTTOM PORTION OF ALUMINIUM TRIMLINE FLASHING TO SEAL. TAKE CARE TO ENSURE CONTINUOUS SEAL IS FORMED BETWEEN WEATHERBOARD AND ALUMINIUM TRIMLINE FLASHING.
- THE SEALANT MUST CONTINUE BETWEEN FLASHING FLANGE AND WEATHERBOARD EDGE.
- INSTALL PURPOSE-MADE JOINTER 50mm OVER EACH END OF TRIMLINE FLASHING AND SEAL WITH FLEXIBLE SEALANT TO PREVENT WATER INGRESS.

05 OBLIQUE VERTICAL - HORIZ. TRIMLINE JUNCTION 1:5

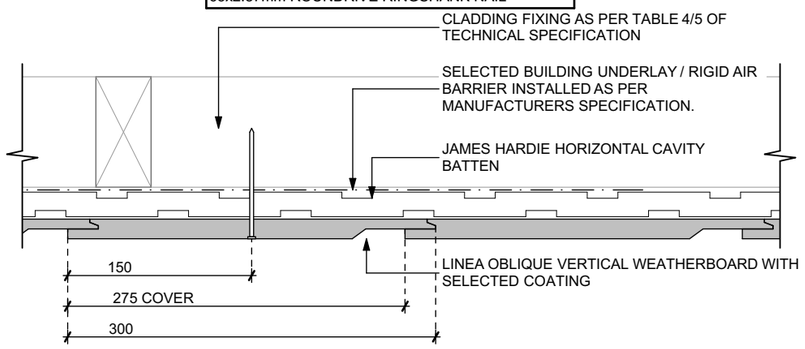
LINEA OBLIQUE VERTICAL FIXING NOTES

ALL DETAILS TO BE READ IN CONJUNCTION WITH JAMES HARDIE LINEA OBLIQUE HORIZONTAL INSTALLATION TECHNICAL SPECIFICATION

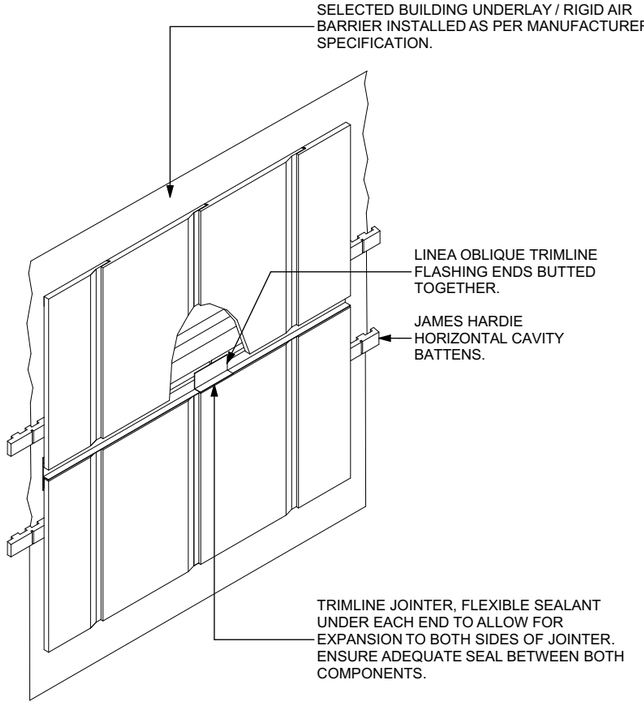
WIND ZONE:	VERY HIGH
EXPOSURE ZONE:	ZONE C
STUD CRS:	MAX. 600
NOG CRS:	MAX. 600
FIXINGS:	316 SS

200 OBLIQUE
UP TO VH WIND ZONE (BUILDING PAPER)
65x2.87mm ROUNDRIVE RINGSHANK NAIL OR
60x3.15mm HARDIEFLEX NAIL

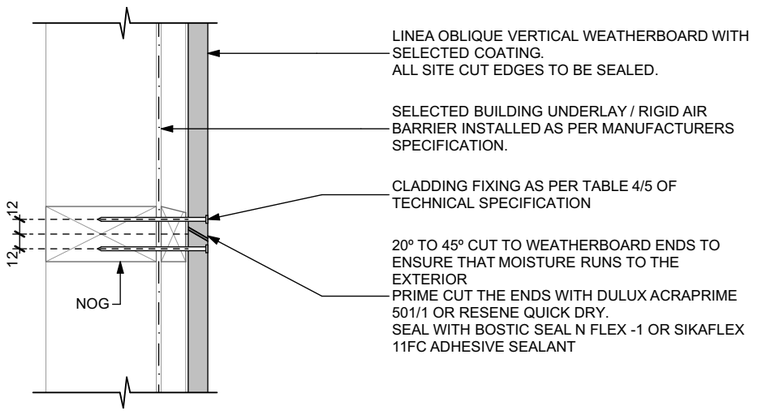
300 OBLIQUE
UP TO VH WIND ZONE (BUILDING PAPER)
65x2.87mm ROUNDRIVE RINGSHANK NAIL



02 CLADDING FIXING DETAILS - OBLIQUE 300 1:5



04 LINEA OBLIQUE VERTICAL - TRIMLINE JOINT 1:5



06 LINEA OBLIQUE VERTICAL - BUTT JOINT. 1:5

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Details Cladding Oblique Vertical

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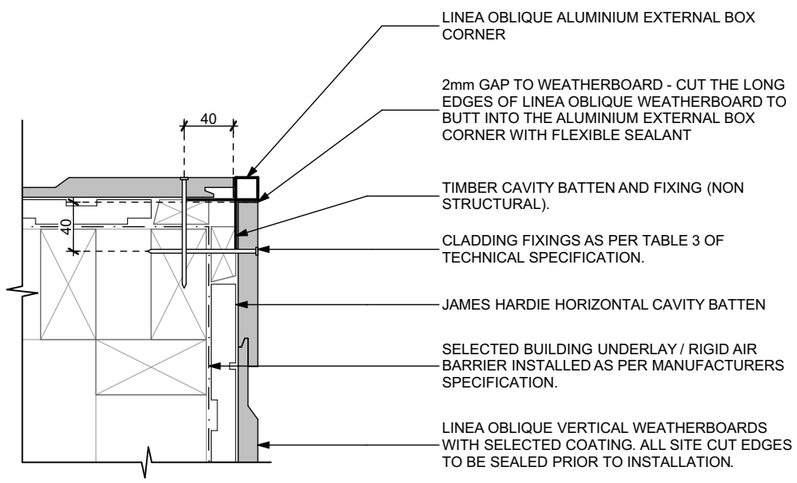
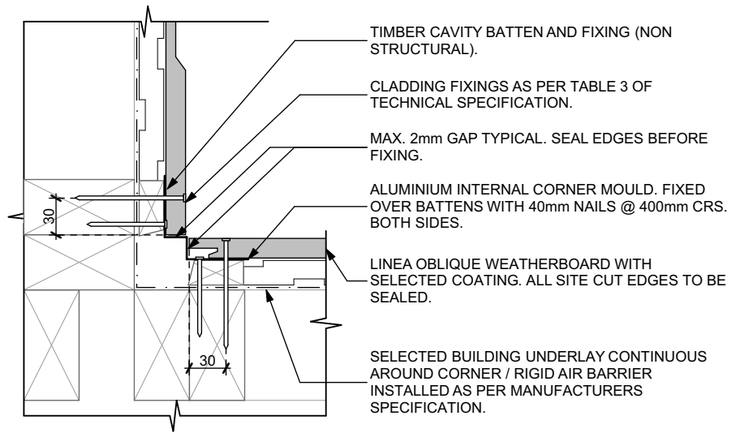
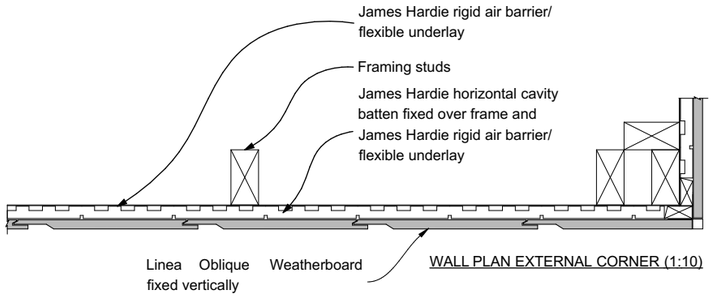


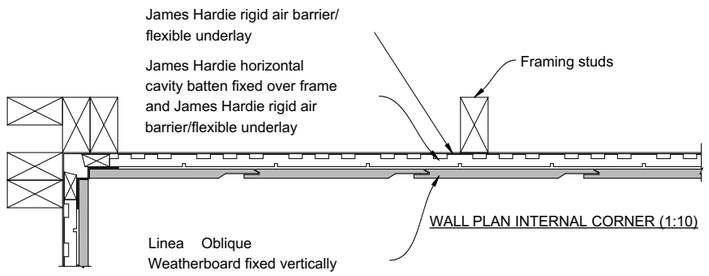
1 EXTERNAL CORNER DETAIL - ALUMINIUM 1:5



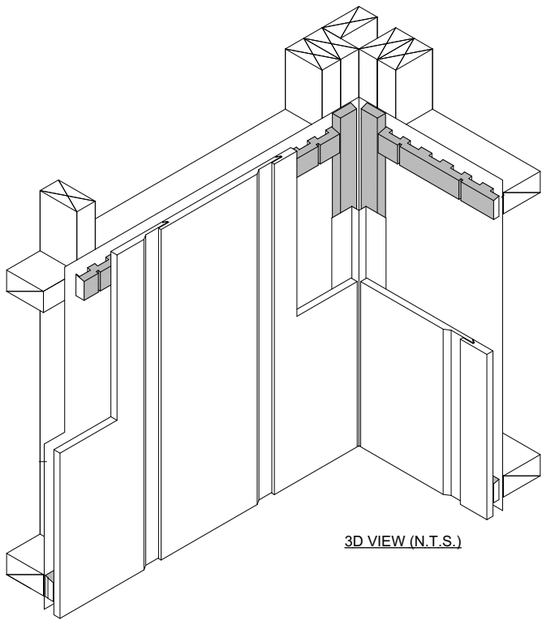
2 INTERNAL CORNER DETAIL 1:5



WALL PLAN EXTERNAL CORNER (1:10)

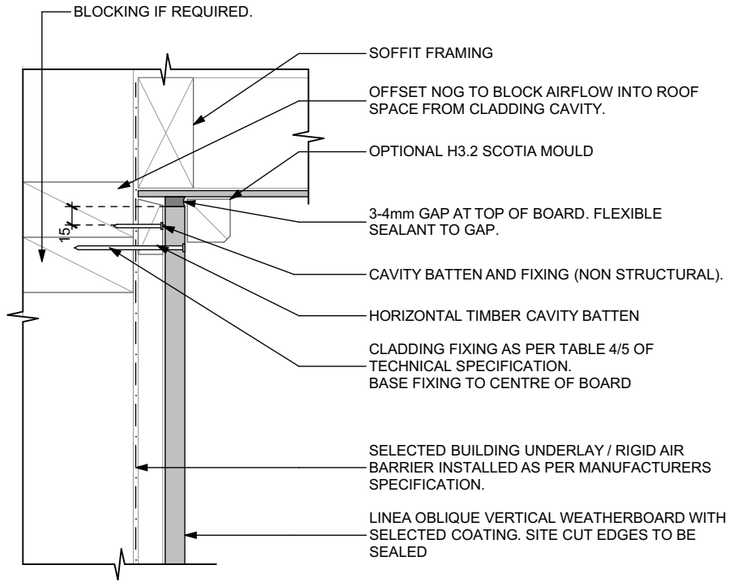


WALL PLAN INTERNAL CORNER (1:10)



3D VIEW (N.T.S.)

3 HORIZONTAL CAVITY BATTEN SETOUT 1:5



4 SOFFIT DETAIL 1:5

5 BASE DETAIL - TIMBER FOUNDATION 2 1:5

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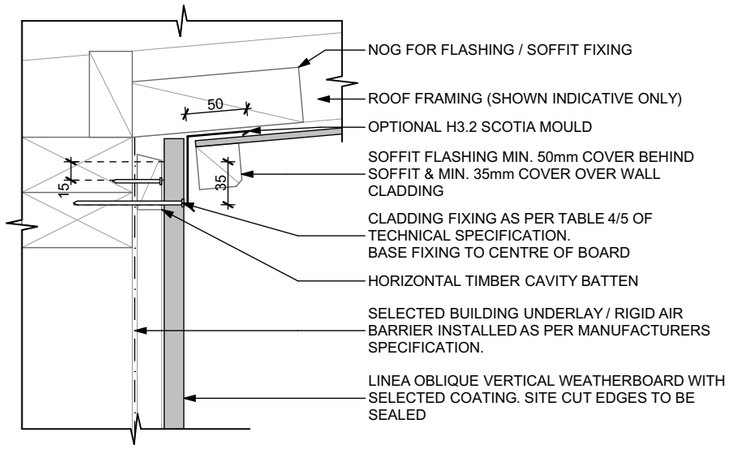
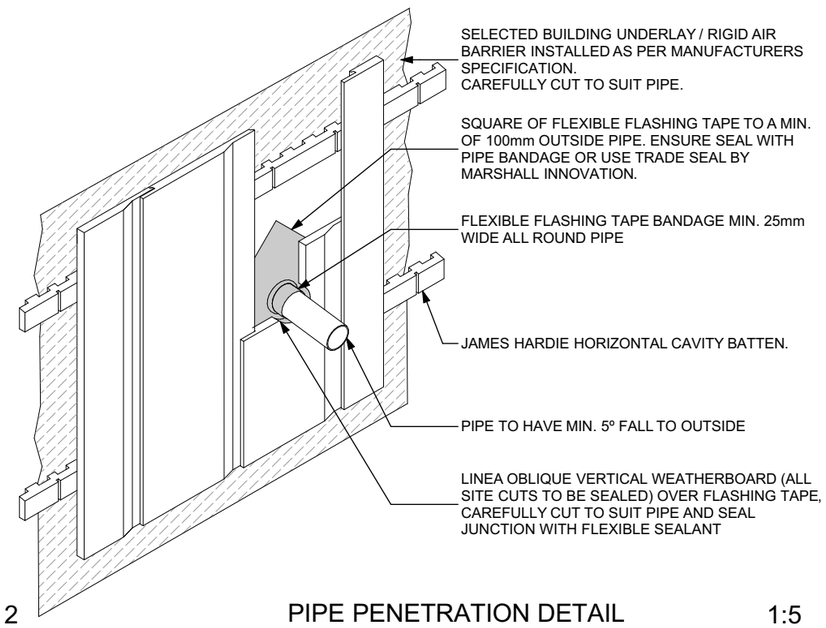
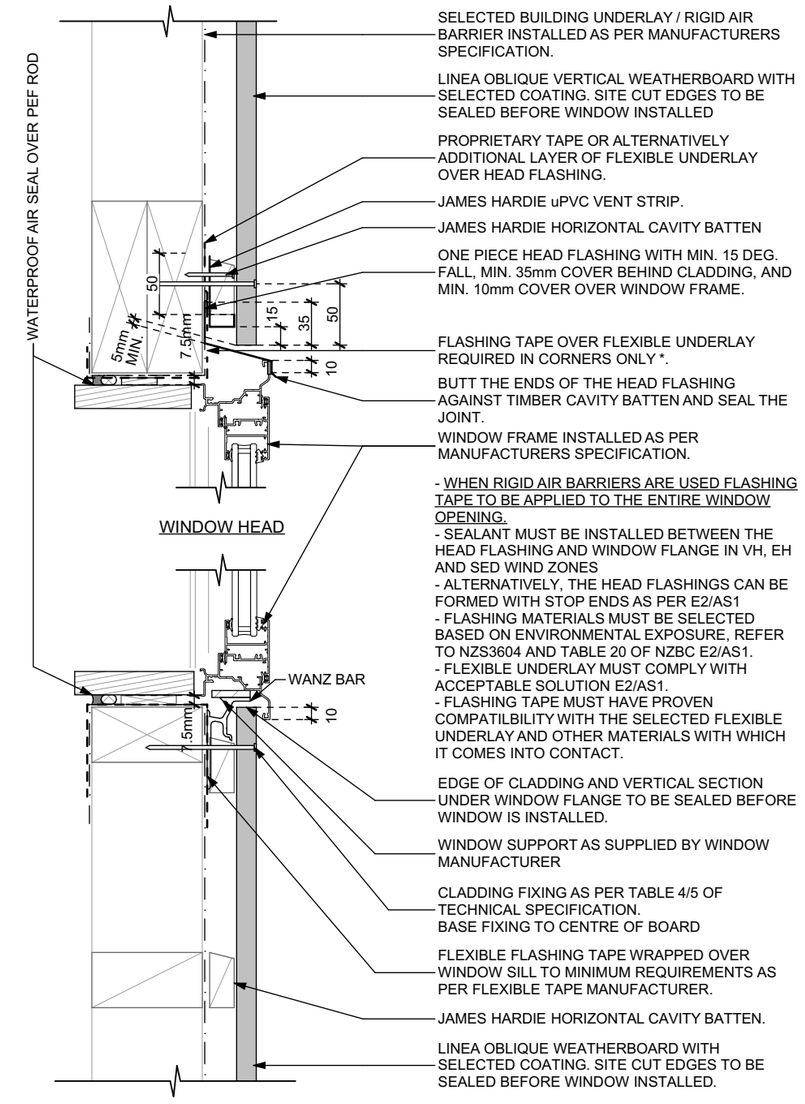


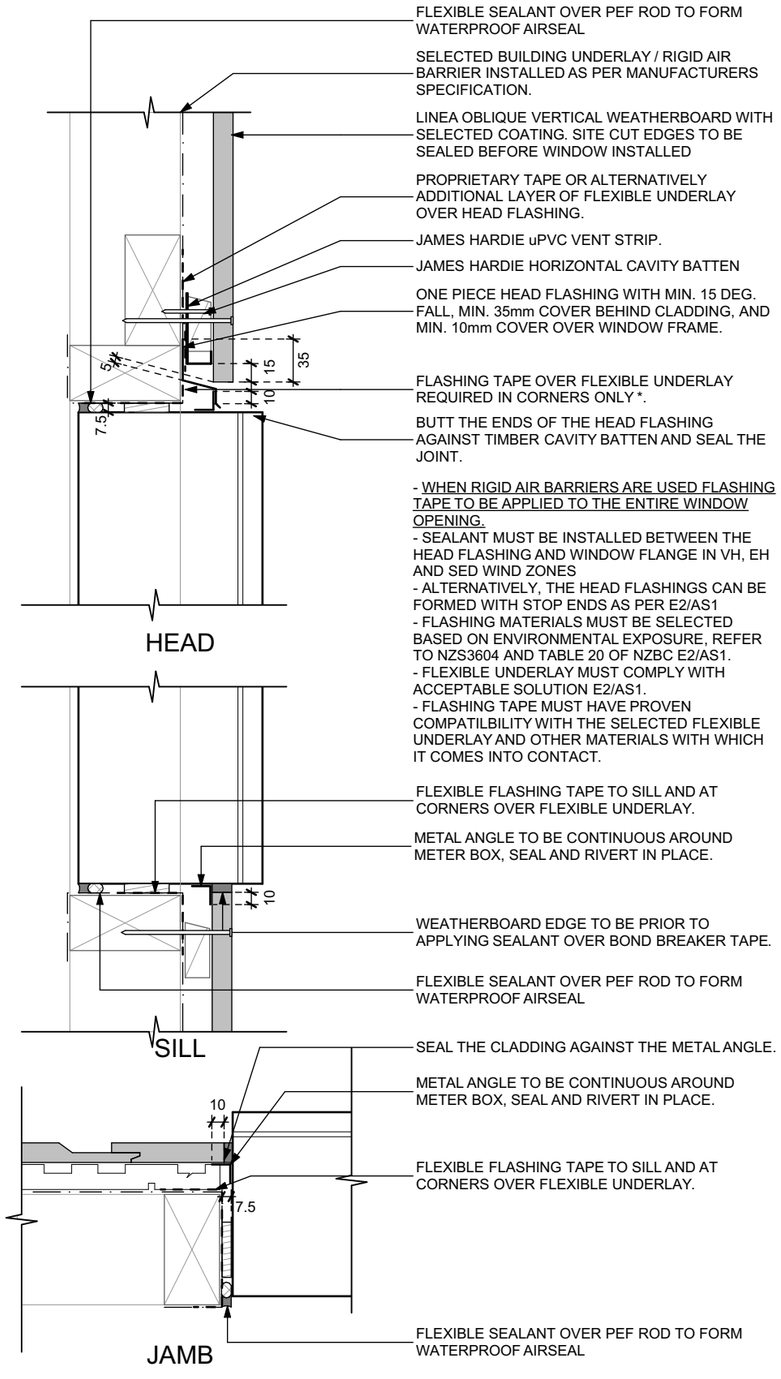
1 REVERSE RAKING EAVE 1:5



2 PIPE PENETRATION DETAIL 1:5



3 TYPICAL JOINERY DETAILS 1:5



4 METER BOX/CALIFONT DETAILS 1:5

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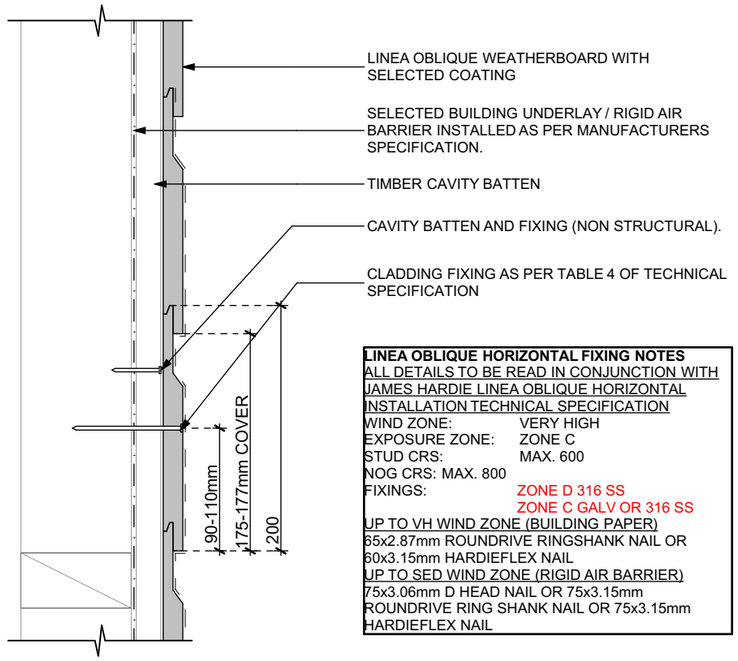
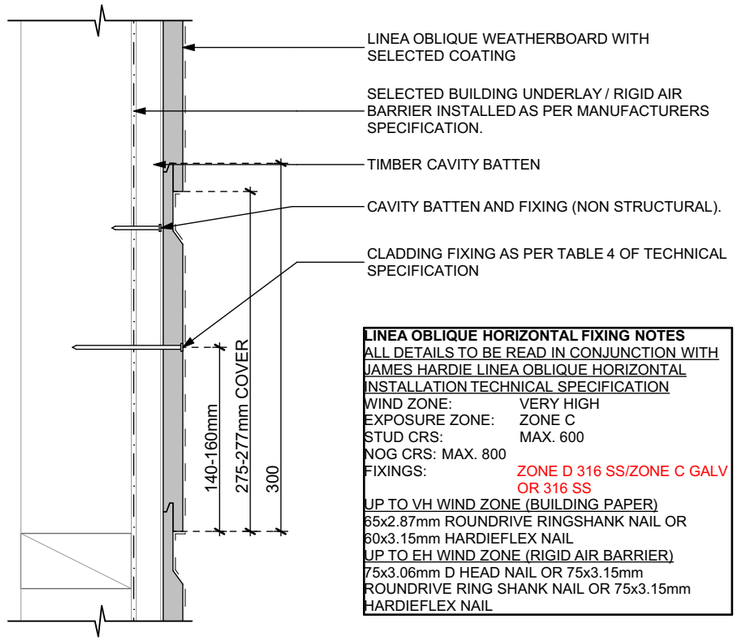


LINEA OBLIQUE HORIZONTAL FIXING NOTES
ALL DETAILS TO BE READ IN CONJUNCTION WITH JAMES HARDIE LINEA OBLIQUE HORIZONTAL INSTALLATION TECHNICAL SPECIFICATION

WIND ZONE:	VERY HIGH
EXPOSURE ZONE:	ZONE C
STUD CRS:	MAX. 600
NOG CRS: MAX. 800	
FIXINGS:	ZONE D 316 SS ZONE C GALV OR 316 SS

UP TO VH WIND ZONE (BUILDING PAPER)
65x2.87mm ROUNDRIVE RINGSHANK NAIL OR 60x3.15mm HARDIEFLEX NAIL
UP TO SED WIND ZONE (RIGID AIR BARRIER)
75x3.06mm D HEAD NAIL OR 75x3.15mm ROUNDRIVE RING SHANK NAIL OR 75x3.15mm HARDIEFLEX NAIL

1 CLADDING FIXING DETAILS - OBLIQUE 200 1:5

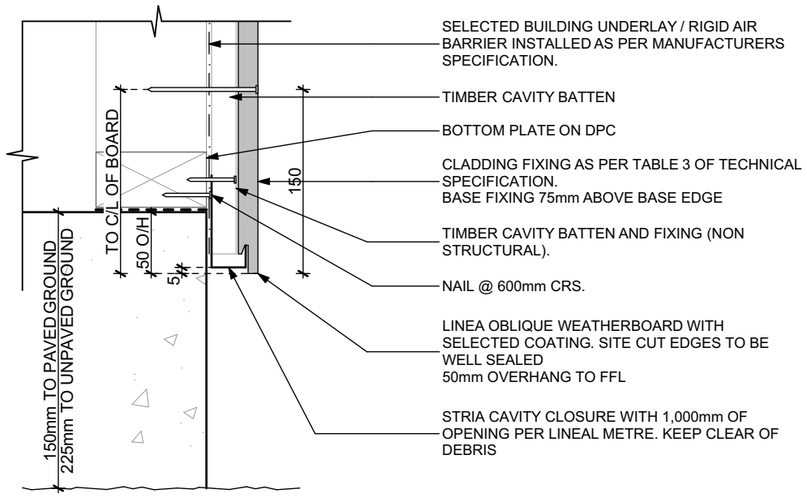


LINEA OBLIQUE HORIZONTAL FIXING NOTES
ALL DETAILS TO BE READ IN CONJUNCTION WITH JAMES HARDIE LINEA OBLIQUE HORIZONTAL INSTALLATION TECHNICAL SPECIFICATION

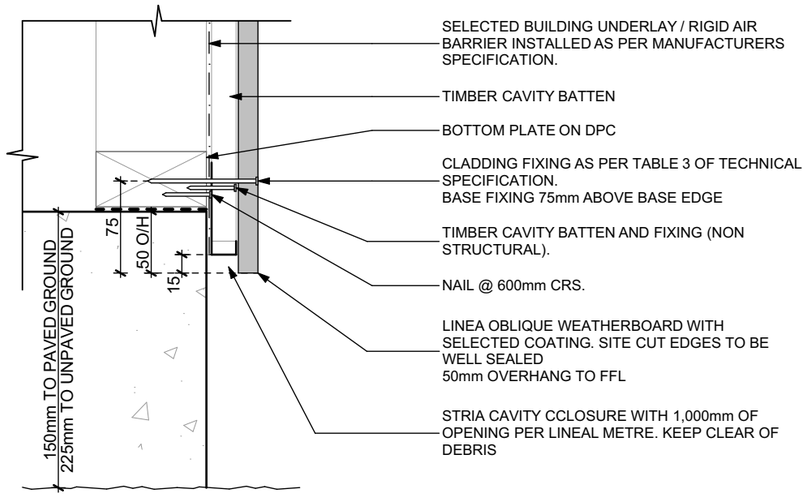
WIND ZONE:	VERY HIGH
EXPOSURE ZONE:	ZONE C
STUD CRS:	MAX. 600
NOG CRS: MAX. 800	
FIXINGS:	ZONE D 316 SS/ZONE C GALV OR 316 SS

UP TO VH WIND ZONE (BUILDING PAPER)
65x2.87mm ROUNDRIVE RINGSHANK NAIL OR 60x3.15mm HARDIEFLEX NAIL
UP TO EH WIND ZONE (RIGID AIR BARRIER)
75x3.06mm D HEAD NAIL OR 75x3.15mm ROUNDRIVE RING SHANK NAIL OR 75x3.15mm HARDIEFLEX NAIL

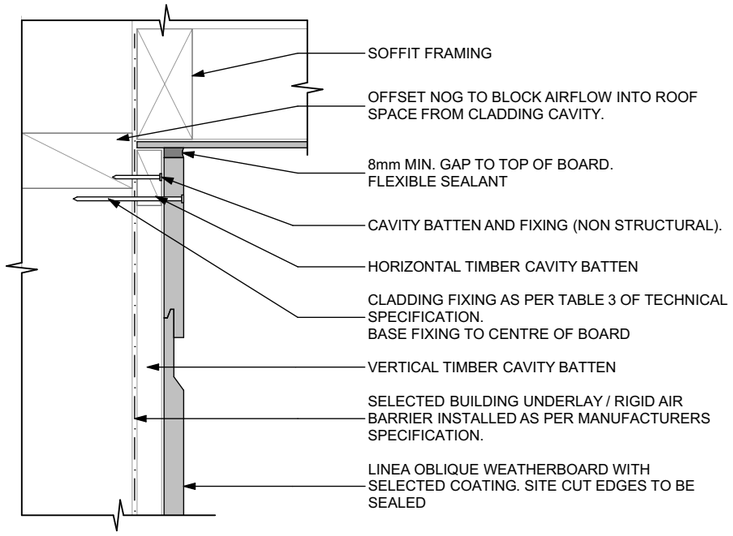
2 CLADDING FIXING DETAILS - OBLIQUE 300 1:5



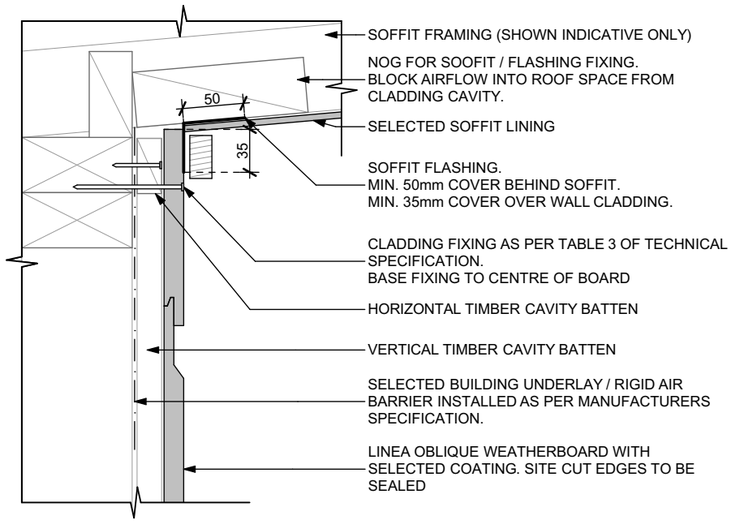
3 BASE DETAIL - CONCRETE FOUNDATION 1 1:5



4 BASE DETAIL - CONCRETE FOUNDATION 2 1:5



5 SOFFIT DETAIL TYPICAL 1:5



6 REVERSE RAKING EAVE 1:5

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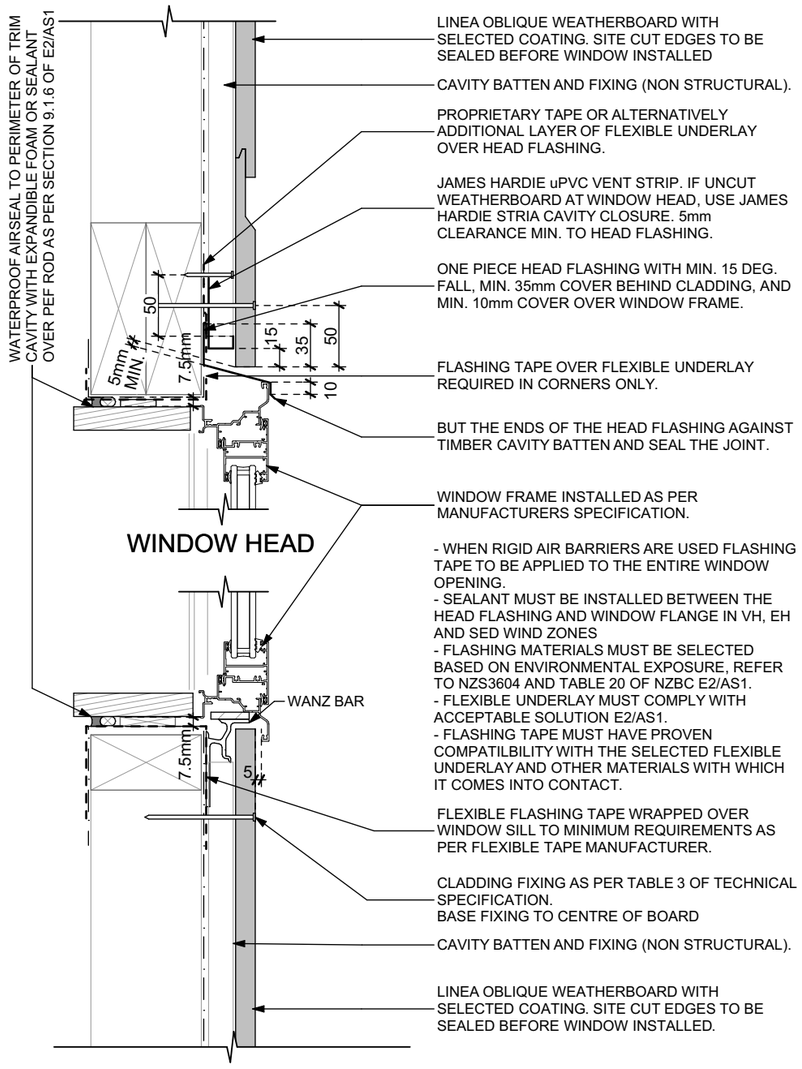
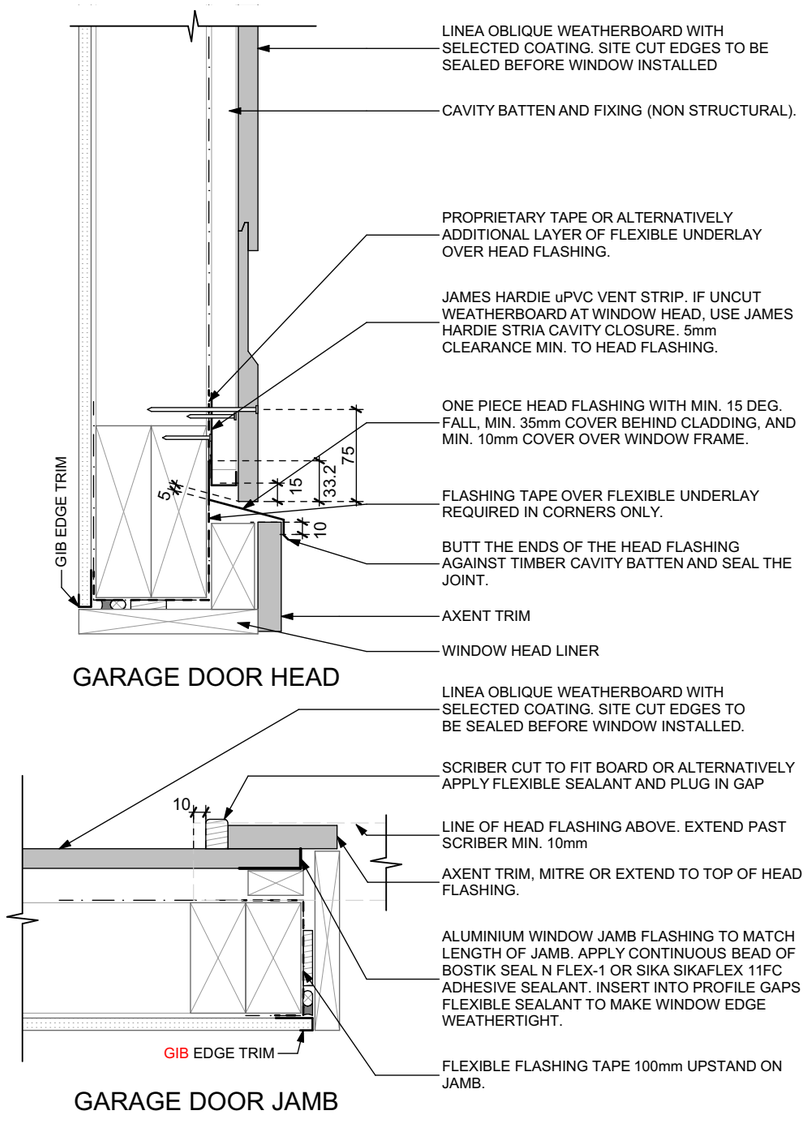
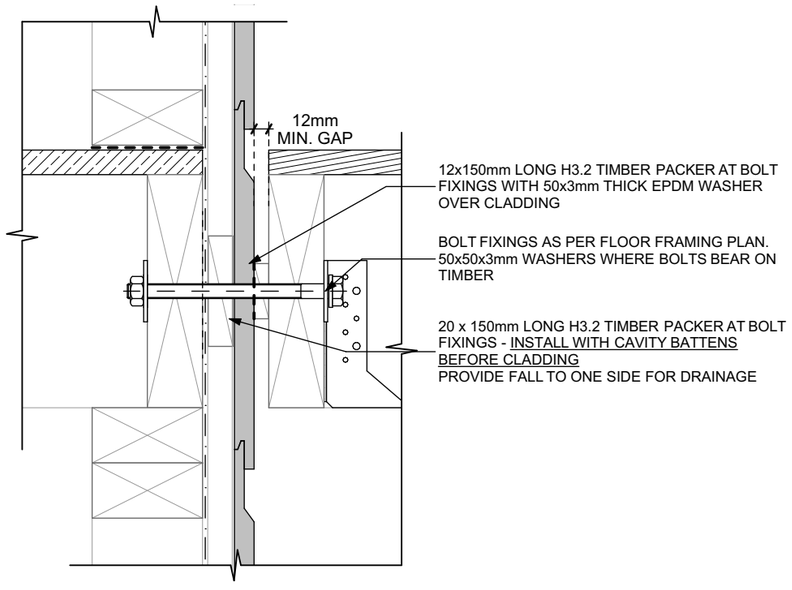


1 TYPICAL JOINERY DETAILS 1:5



2 GARAGE DOOR DETAILS 1:5



3 DECK STRINGER DETAIL (UPPER STOREY) 1:5

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Details Cladding Linea Oblique Horizontal

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7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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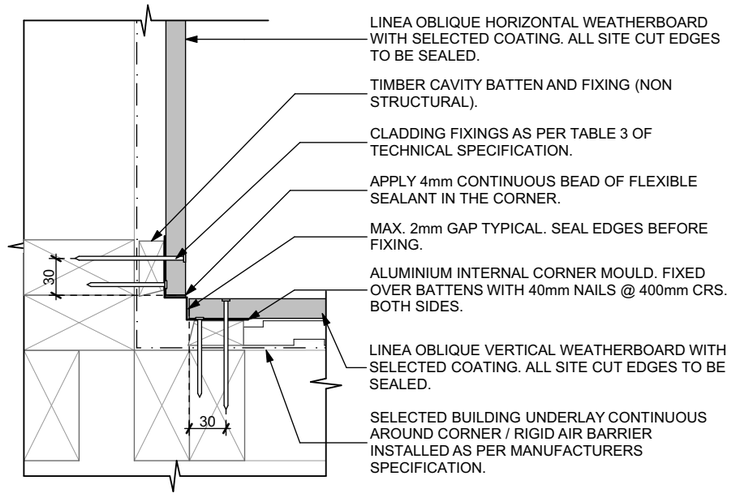
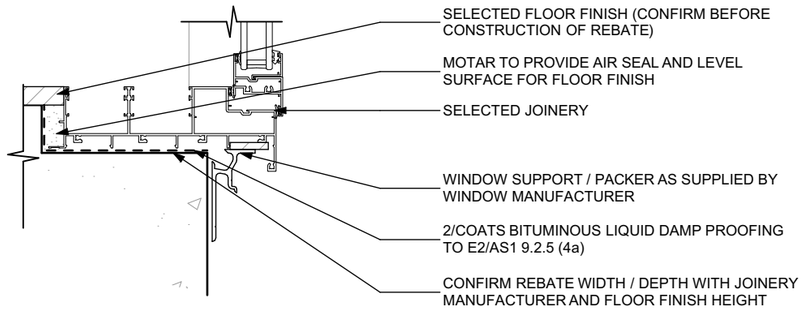
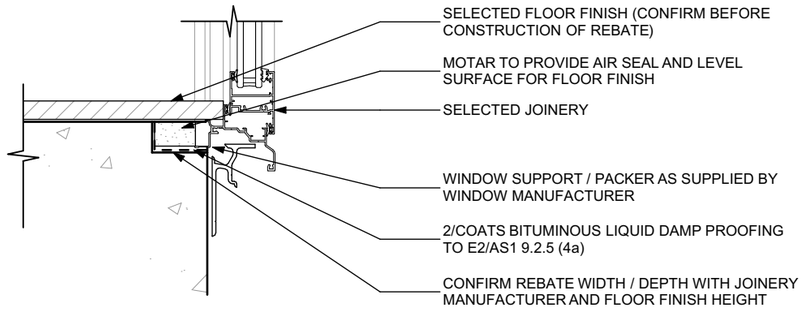
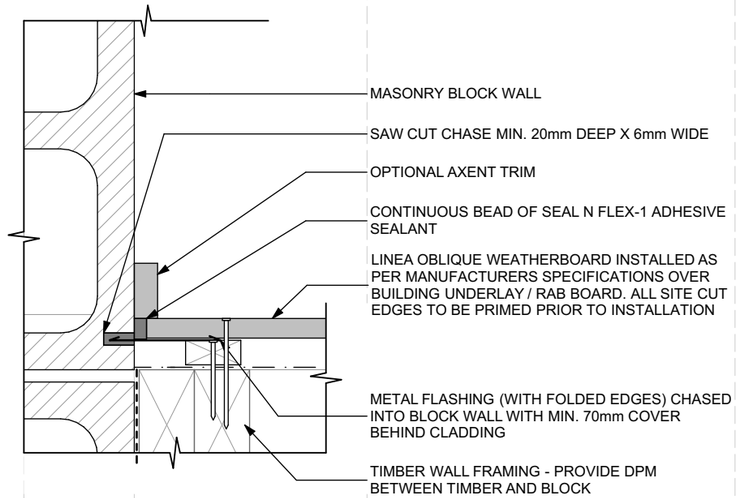


1 LINEA OBLIQUE HORIZONTAL - VERTICAL INTERNAL CORNER JUNCTION 1:5

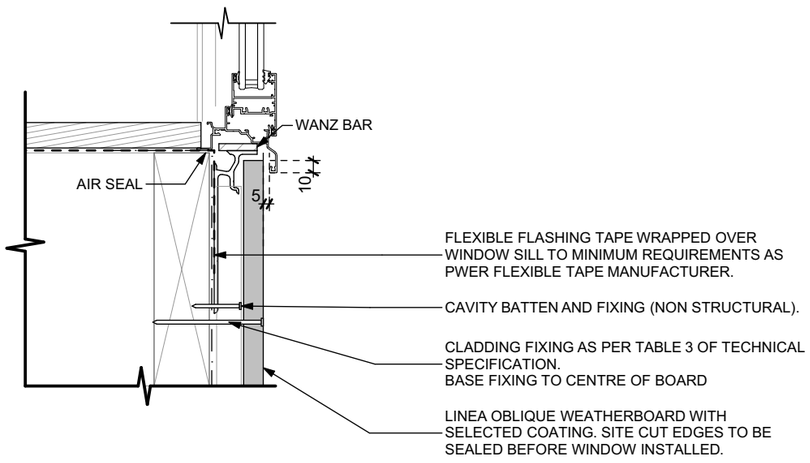




3 REBATED JOINERY DETAIL 1:5



2 LINEA OBLIQUE - BLOCK INTERNAL CORNER 1:5



4 FULL HEIGHT SILL (TIMBER FLOOR) 1:5

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Details Cladding Junctions

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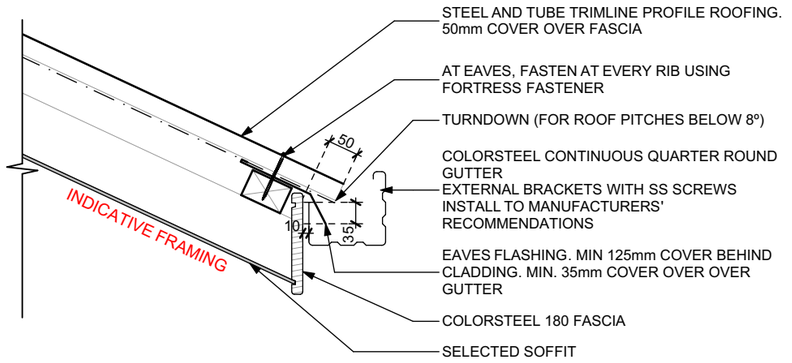
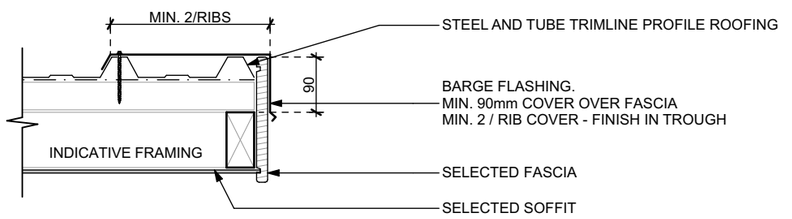
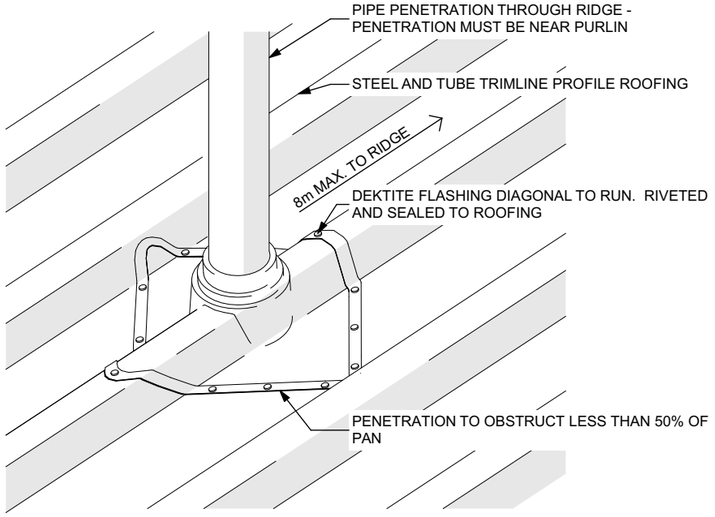


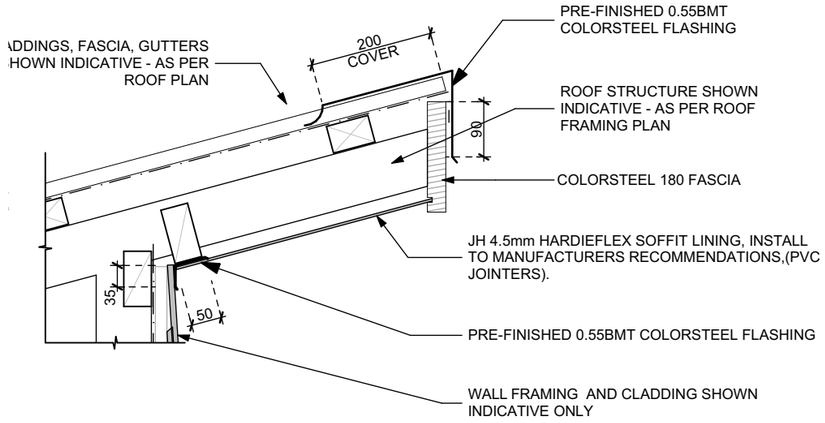
01 TYPICAL GUTTER DETAIL 1:10



02 BARGE DETAIL 1:10



03 PIPE PENETRATION 1:10



04 REVERSE EAVES DETAIL 1:10

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Details Roof

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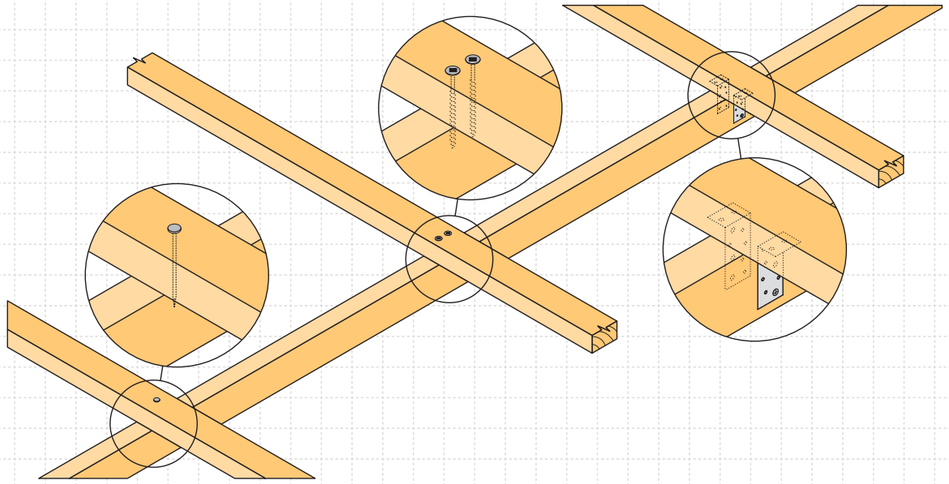
PURLIN & BATTEN FIXING CHART

ALTERNATIVE SOLUTION TO NZS 3604:2011 TABLES 10.10 & 10.2

- All purlin and batten sizes are as per NZS 3604:2011.
- All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss.
- The minimum fixing requirements apply to all purlin locations with the roof area.
- The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm peneration into rafter or truss. i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content.



SELECTION CHART FIXING OPTIONS

(mimimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	900	C	C	C	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E

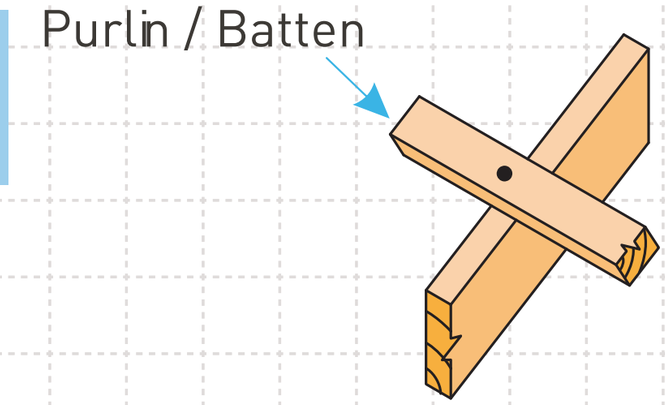
Wind Zone: As per NZS 3604:2011

L = Low Wind
M = Medium Wind
H = High Wind
VH = Very High Wind
EH = Extra High Wind

PURLIN & BATTEN FIXING CHART

FIXING TYPE C
2.4kN

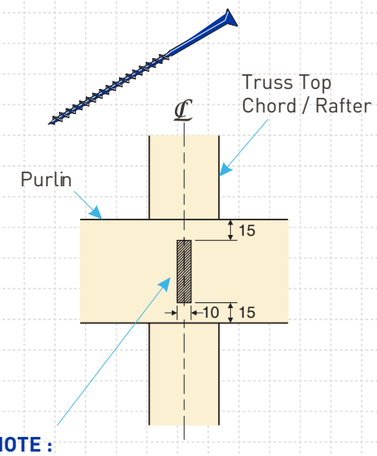
1 BLUE SCREW



FIXING DEFINITIONS

Nail	Either 90mm x 3.15 dia. power-driven nail or 100mm x 3.75 dia, hand driven nail
BLUE SCREW	80mm x 10 gauge LUMBERLOK BLUE SCREW
WIRE DOG	LUMBERLOK WIRE DOG either LH or RH
CT200	LUMBERLOK Ceiling tiew CT200 bend over purlin, 4 x LUMBERLOK product nails 30mm x 3.15 dia. each end.
CTC40	LUMBERLOK CPC40 with 2 x Type 17-14g x 35mm Hex Head screws per flange

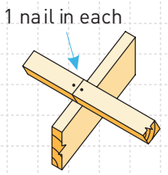
FIXING TOLERANCES LUMBERLOK BLUE SCREW



NOTE :
Locate fixings within the shaded area. Care to be taken to avo id over tightening of screws.

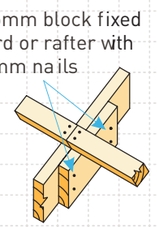
PURLIN / BATTEN SPLICE FIXING OPRIONS

FIXING TYPE A & B OVER PURLIN SPLICE



NOTE :
Skew nail when fixing to 35mm rafter or truss

FIXING TYPE C, D or E OVER PURLIN SPLICE



- TYPE C
  1 SCREW
  to each purlin
- TYPE D & E
  1 NAIL plus 1 SCREW to each purlin

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Purlin Fixing Details

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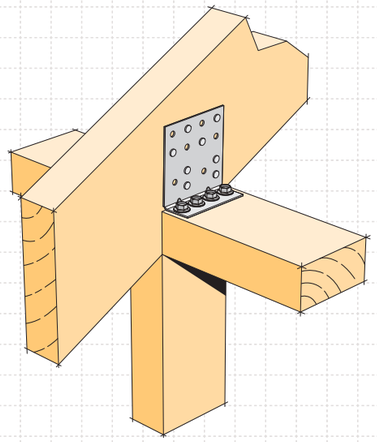
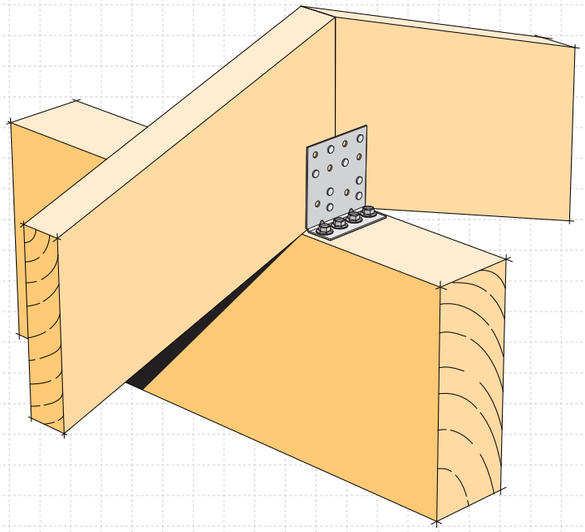
CONCEALED PURLIN CLEATS

RESISTS HIGH WIND UPLIFT - QUICK AND EASY TO APPLY

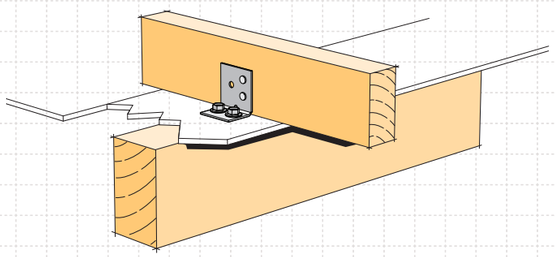
USE STAINLESS STEEL OPTION IN EXTERIOR SITUATION



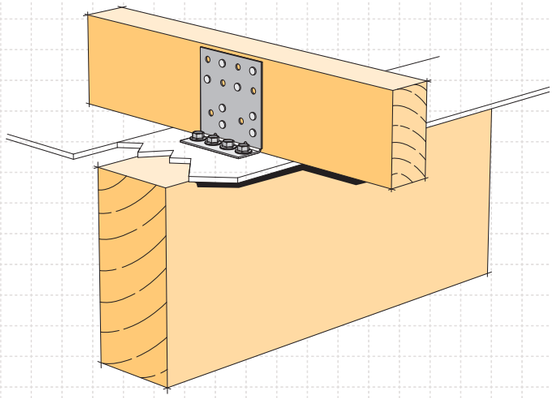
EXPOSED RAFTER TO WALL FIXING



EXPOSED RAFTER TO RIDGE BEAM FIXING

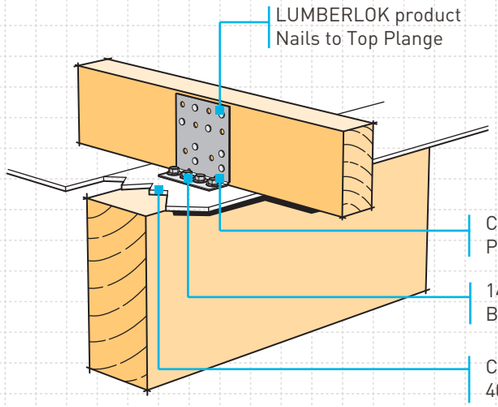


PURLIN TO EXPOSED RAFTER FIXING CPC40S SHOWN

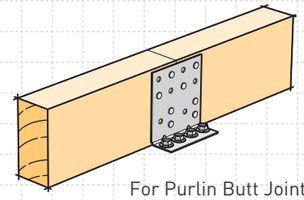


PURLIN TO EXPOSED RAFTER FIXING CPC80 SHOWN

CONCEALED PURLIN CLEATS

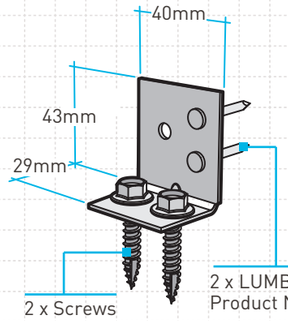


LUMBERLOK Concealed Purlin Cleats provide an economical fixing for purlins to exposed rafters or trusses, to resist wind uplift. They can also be used in exposed-to-view situations, such as a rafter to ridge beam or top plate situation.
Correct nailing is most important. See below.



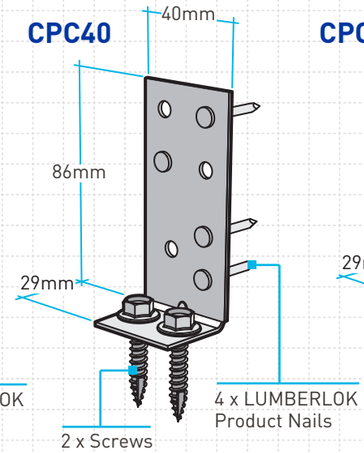
For Purlin Butt Joint, **CPC80**

CPC40S (short)



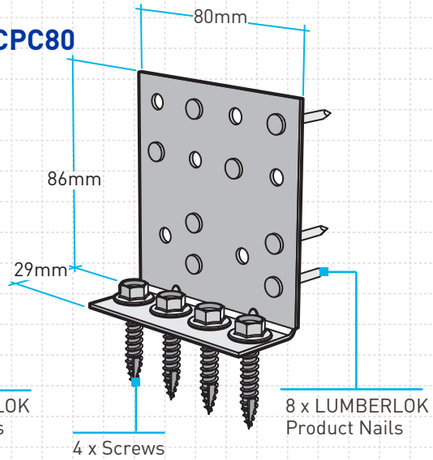
Rafter Width (nominal) **50mm**

CPC40

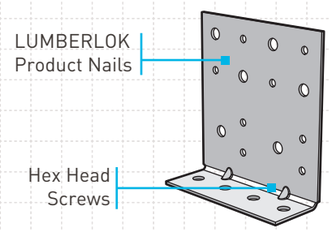


50mm

CPC80



100mm



Uplift Direction	CPC40S	CPC40	CPC80
Characteristic Load	4kN/pair	8kN/Pair	16kN/Pair
Fix as shown with: LUMBERLOK product nails 30mm x 3.15 dia. Type 17-14g x 35mm Hex Head Screws*			

FIXING:

To Top Flange: LUMBERLOK Product Nails 30mm x 3.15 dia. or Type 17-14g x 35mm Hex Head Screws

Bottom Flange: Type 17-14g x 35mm Hex Head Screws

*Note: with ceiling materials use Type 17-14g x 75mm Screws

Note: For Stainless Steel CPC use Stainless Steel Screws and Nails

MATERIAL:

1.55mm G300 Z275 Galvanised Steel or 0.9mm Stainless Steel 304-2b (SSCPC40S 1.5mm Stainless Steel 304-2B (SSCP40 and SSCP80)

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Concealed Purlin Fixing

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7 GREENVIEW HEIGHTS, KERIKERI NORTHLAND

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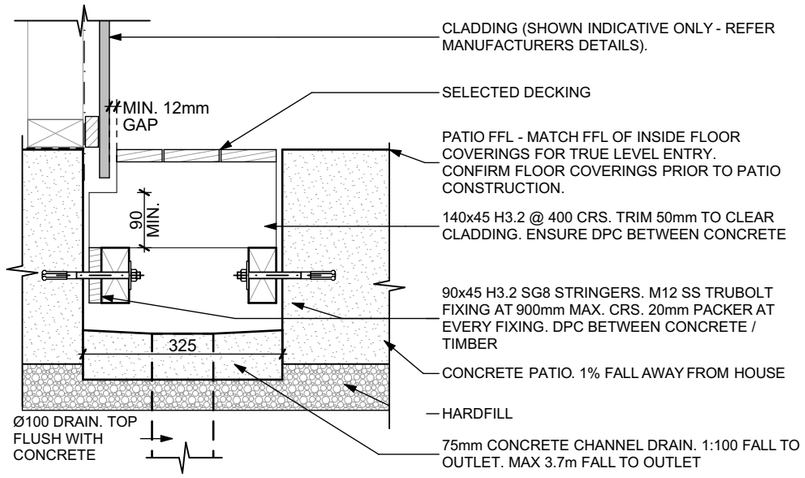
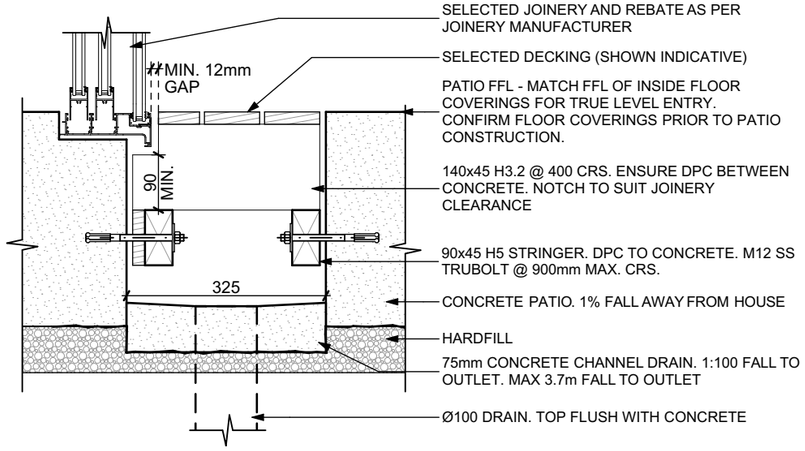


1 LEVEL ENTRY PATIO TO CLADDING (NON REBATE) 1:10



2 LEVEL ENTRY PATIO TO JOINERY DETAIL (REBATE) 1:10

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Level Threshold Channel Details

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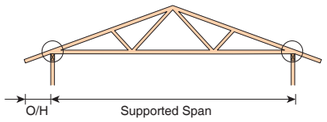
NOTE:
- ★ The STUD-LOK fixing is designed to resist vertical loads only.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ The STUD-LOK connections assume that the correct choice of rafter/truss fixings have been made.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011 and include LVL8 timber grades.

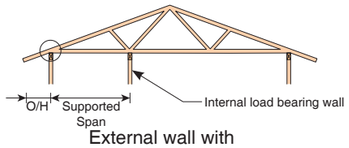
DOUBLE TOP PLATES DEFINITION

LOAD DIMENSION DEFINITION

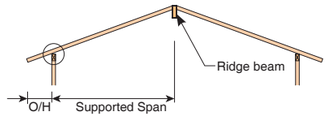


External wall with Standard truss

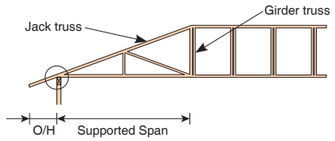
EXTERNAL WALL
LOADED DIMENSION =
SUPPORTED SPAN / 2 + O/H



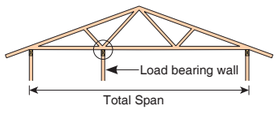
External wall with Internal load bearing wall



External wall with Rafter roof

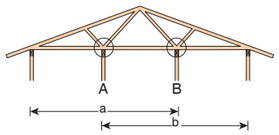


External wall with Jack truss



Internal load bearing wall
(overhang dimension does not apply)

INTERNAL LOAD BEARING WALL
LOADED DIMENSION =
TOTAL SPAN / 2



Multiple internal load bearing walls
(overhang dimension does not apply)

MULTIPLE INTERNAL LOAD BEARING WALLS
LOADED DIMENSION FOR
WALL A = $a/2$
WALL B = $b/2$

FIXING SELECTION CHART

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

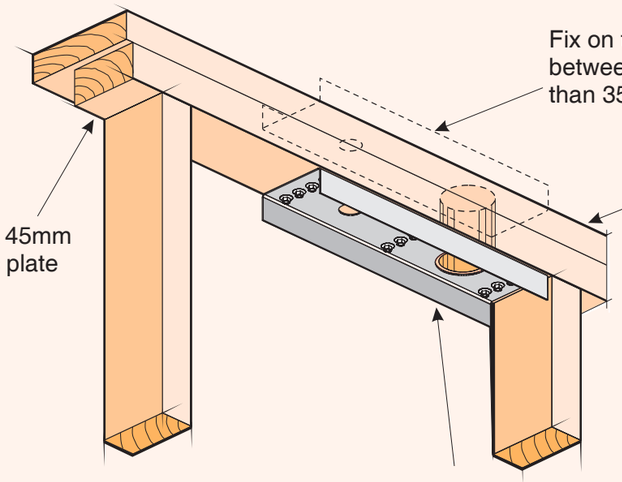
Wind Zones L, M, H, VH, EH as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
4.0	3.0	2.0	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
5.0	3.8	2.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
6.0	4.5	3.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
7.0	5.3	3.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
8.0	6.0	4.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
9.0	6.8	4.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
10.0	7.5	5.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
11.0	8.3	5.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
12.0	9.0	6.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL

2N = 2/ 90mm x 3.15 dia. nails

SL = Single STUD-LOK plus 2/ 90mm x 3.15 dia. nails

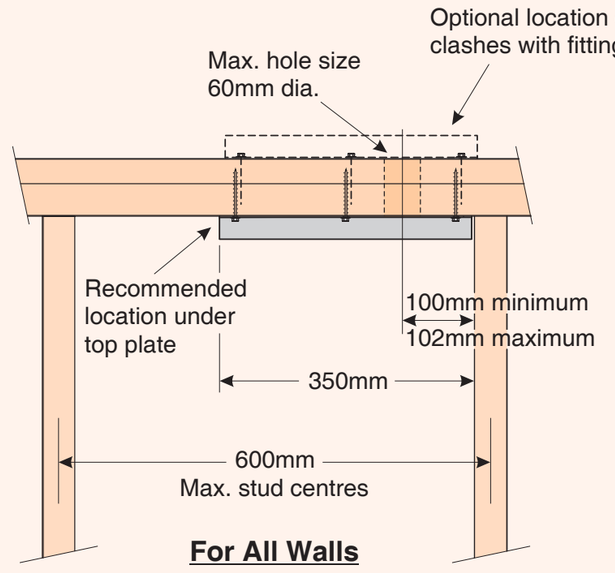
NOTE:
To calculate the number of STUD-LOK fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



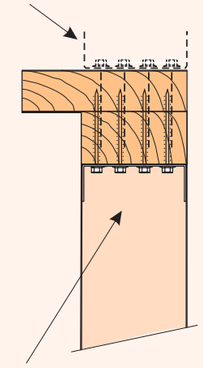
Note: Use Top Plate Stiffener as template for drilling 60mm hole

Note: For single top plate fix with Type 17-14g x 35mm Hex Head Screws (not supplied)

Fix up into top plate and into packer with 3 rows of 4 x Type 17-14g x 75mm Hex Head Screws (supplied). It may be advisable to drill pilot hole for each screw to assist installation



For All Walls



Recommended location: Top Plate Stiffener under top plate as shown within the wall frame

Arcline Architecture
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Top Plate Fixing Details

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.04	BC ISSUE	18-09-24
BC.03	BC ISSUE	17-09-24
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24

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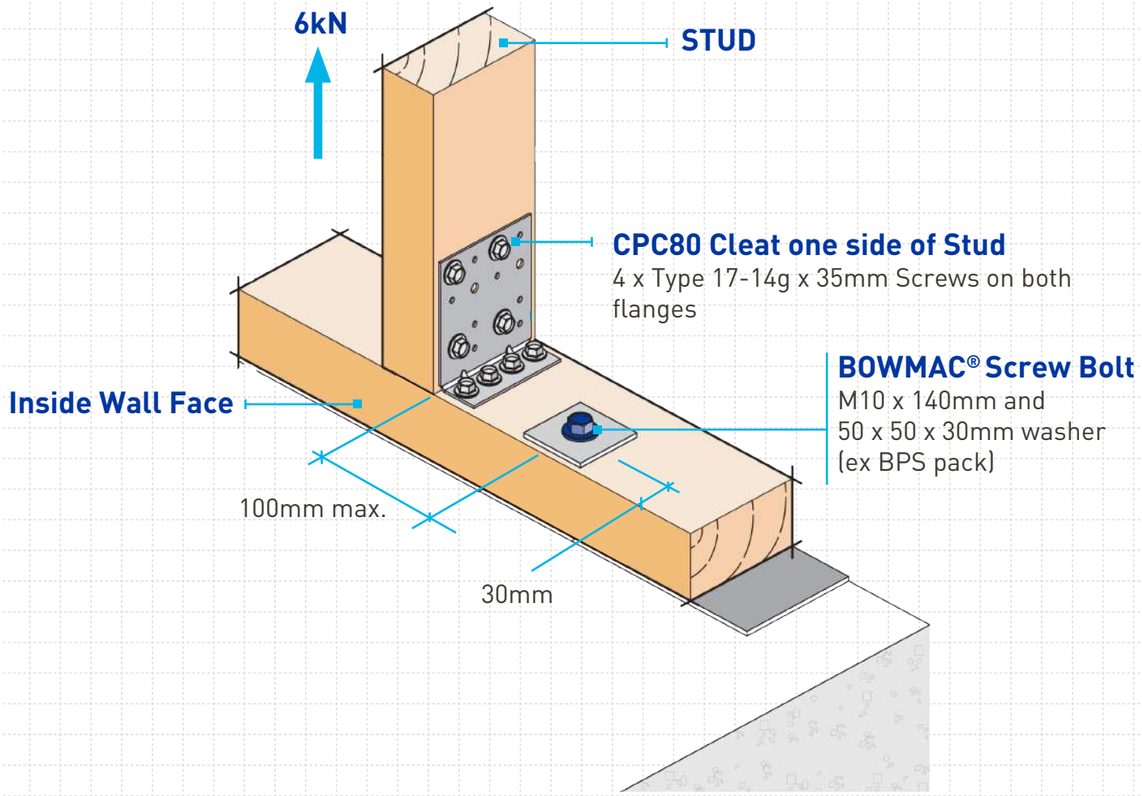
BC.04
BC ISSUE

6kN STUD TO BOTTOM PLATE FIXING

IDEAL AS RETRO FIT FIXING AFTER LINING/CLADDING INSTALLED

FOR CONCRETE FLOOR SLABS

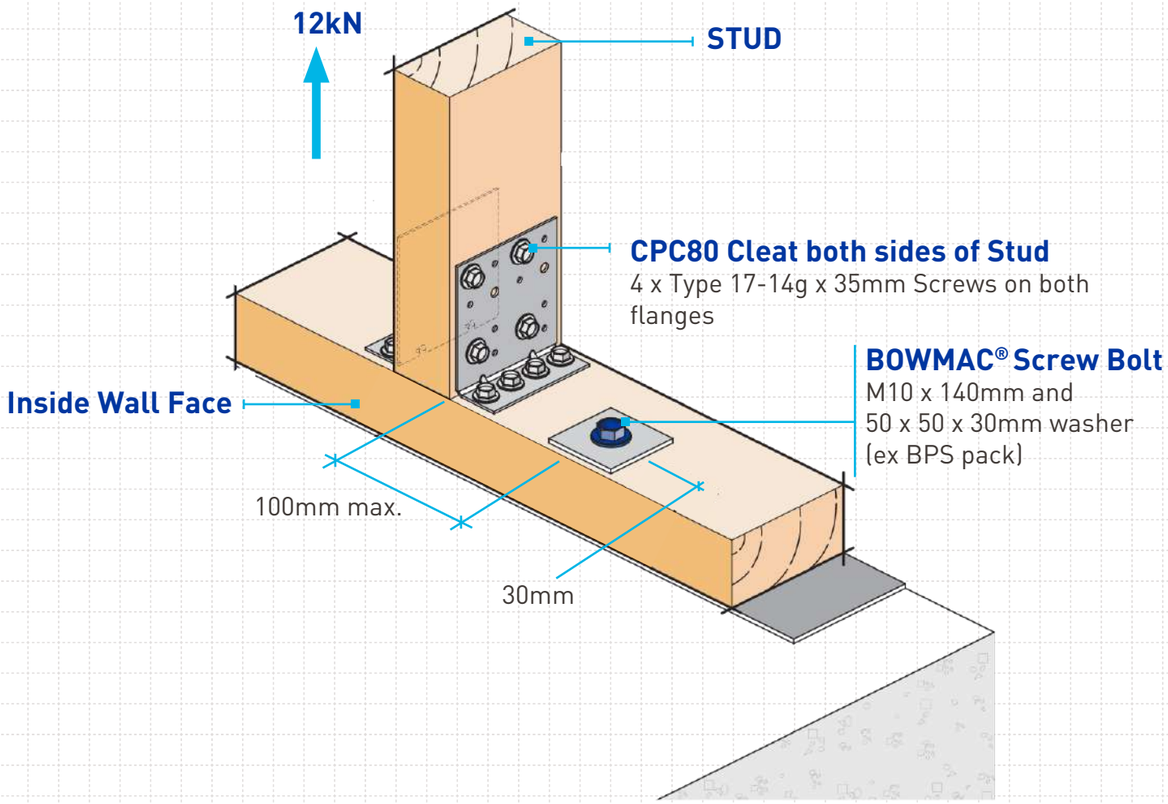


CODE: SBP
MATERIAL: CPC80 1.55mm G300 Z275 Galzanised Steel
PACKED: 2 x CPC80 Cleats
16 x Type 17-14g x 35mm Hex Head Galvanised Screws

12kN STUD TO BOTTOM PLATE FIXING

IDEAL AS RETRO FIT FIXING AFTER LINING/CLADDING INSTALLED

FOR CONCRETE FLOOR SLABS



CODE: SBP
MATERIAL: CPC80 1.55mm G300 Z275 Galzanised Steel
PACKED: 2 x CPC80 Cleats
16 x Type 17-14g x 35mm Hex Head Galvanised Screws

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Bottom Plate Details

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7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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BC.04	BC ISSUE	18-09-24
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BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24

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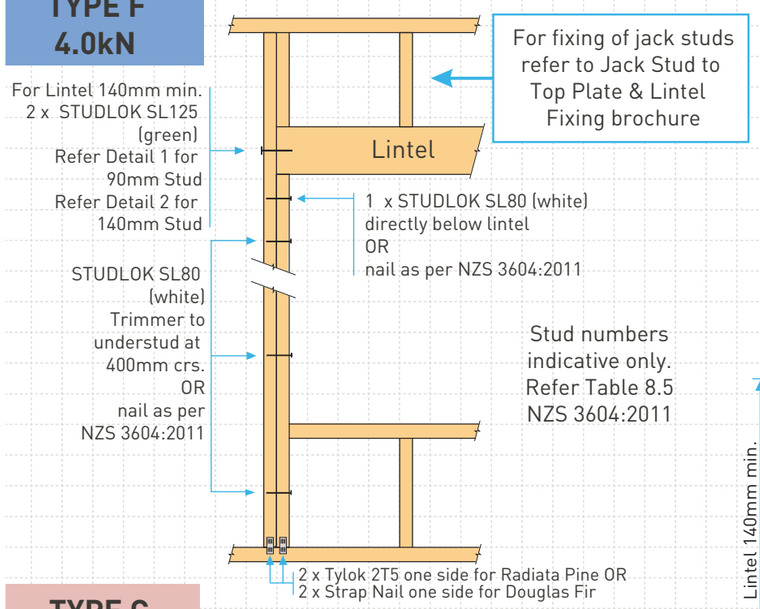
A4702
BC.04
BC ISSUE

STUDLOK™ LINTEL FIXING OPTIONS FOR ON-SITE

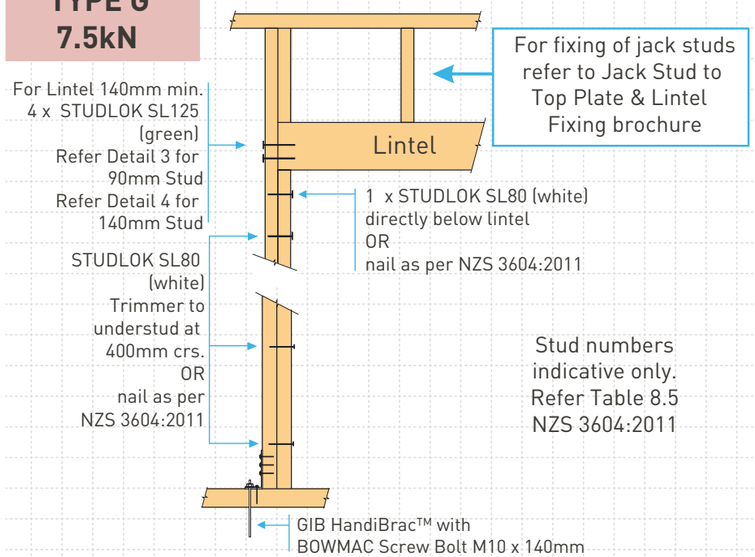
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

TYPE F 4.0kN



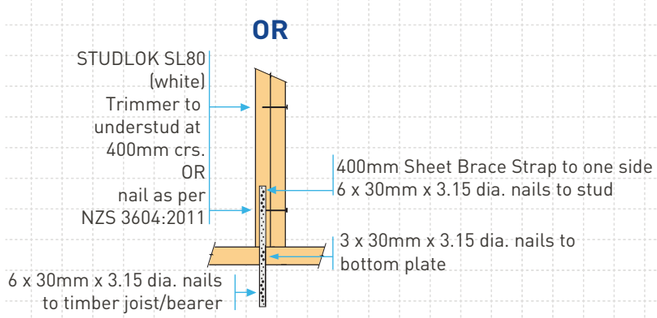
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE G 7.5kN

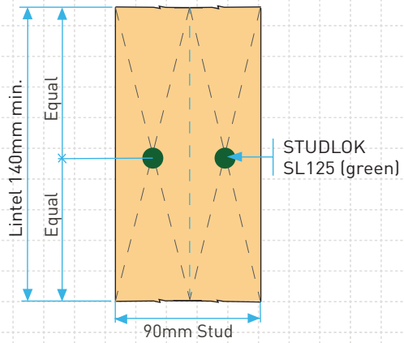


Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

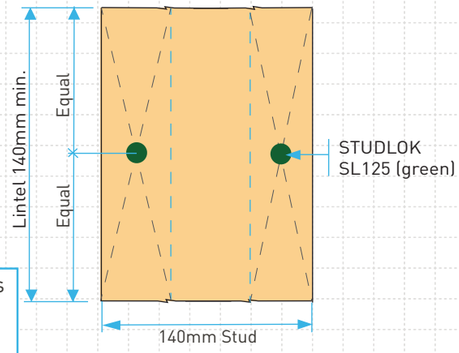
OR



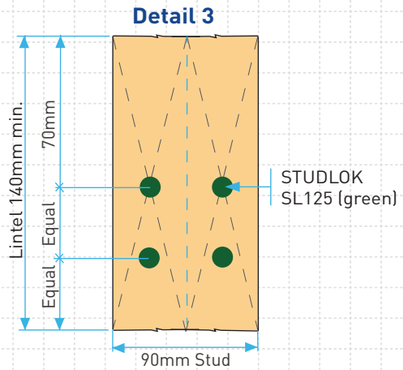
Detail 1



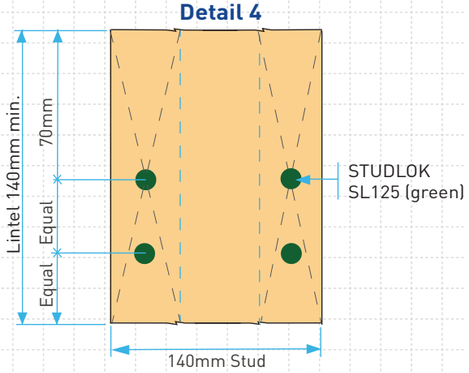
Detail 2



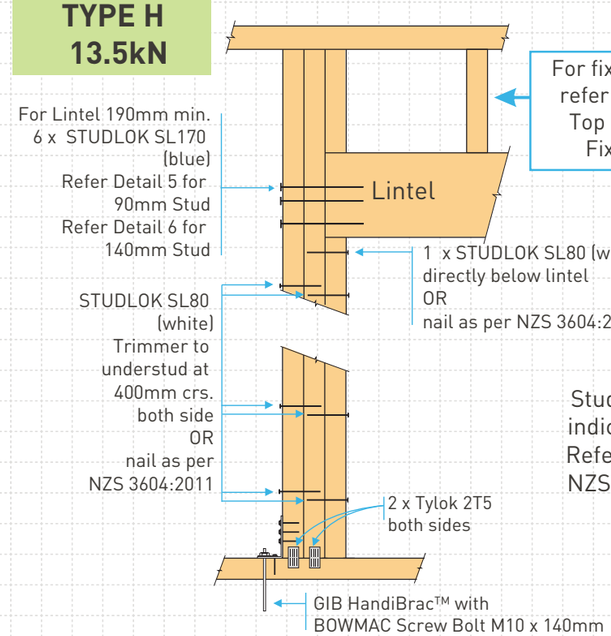
Detail 3



Detail 4

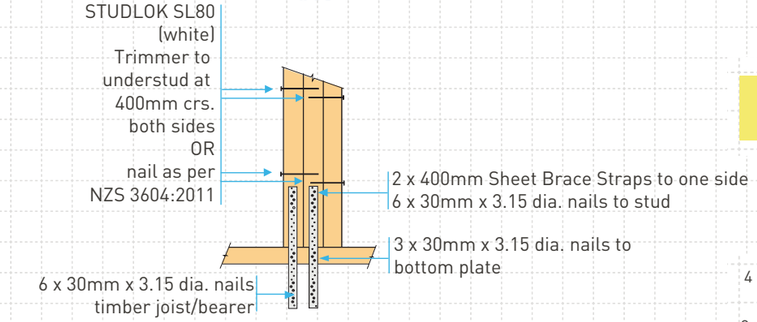


TYPE H 13.5kN

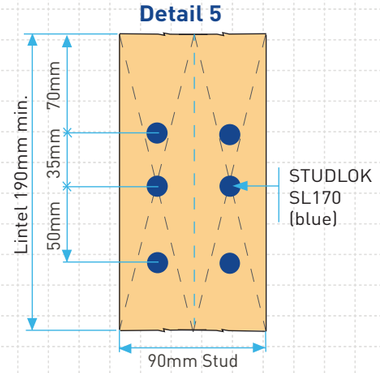


Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

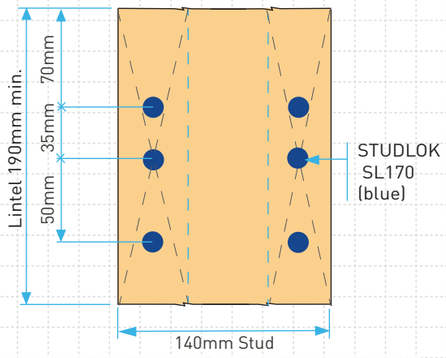
OR



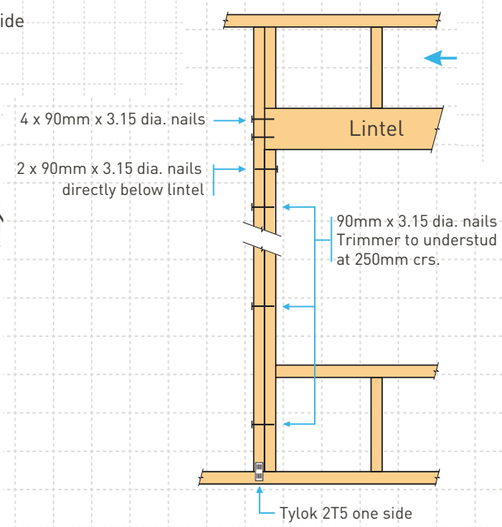
Detail 5



Detail 6



TYPE E 1.4kN



NOTE: STUDLOK TYPE F 4.0 kN fixing can be used for TYPE E 1.4 kN

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Lintel Fixing Details

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7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24

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BC.04
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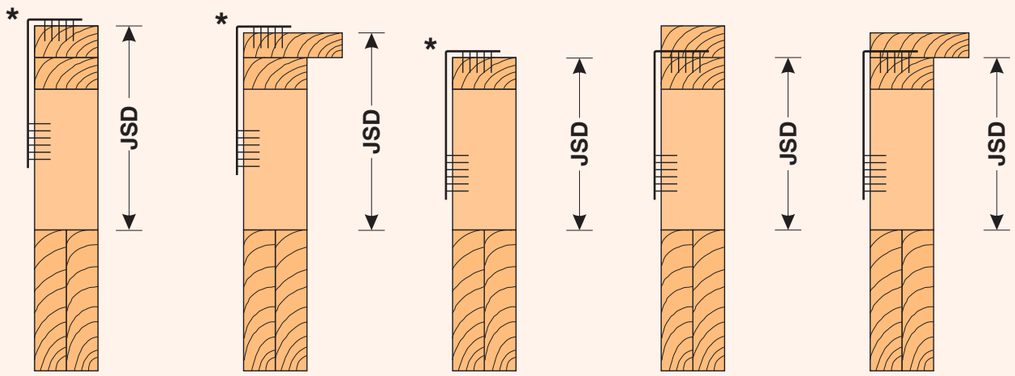
FRAMING ARRANGEMENTS

Jack Stud Dimension Definition **(JSD)**

LUMBERLOK®

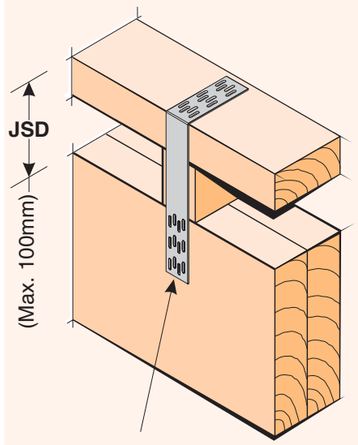


* Note: It is preferable for the top fixing to be located on the uppermost top plate or top plate packer to provide better fixing options for the truss connections

FIXING OPTIONS

FIXING 1

Jack Stud Dimension **(JSD)** up to a maximum of 100mm. Includes top plate fixed directly onto lintel i.e. no jack stud used.

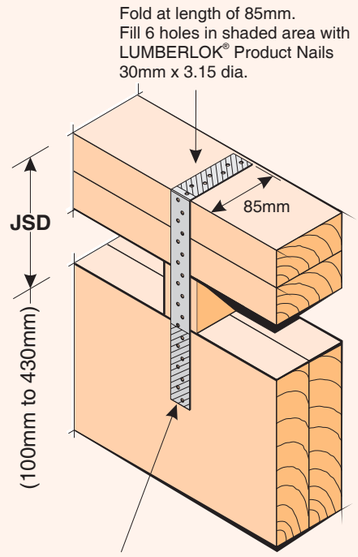


LUMBERLOK® Stud Strap
on one face.

Note:
Fix jack stud with 2/ 90mm x 3.15 dia. nails from top plate and 2/ 90mm x 3.15 dia. skew nails to lintel (typical)

FIXING 2

Jack Stud Dimension **(JSD)** from a minimum of 100mm to a maximum of 430mm.

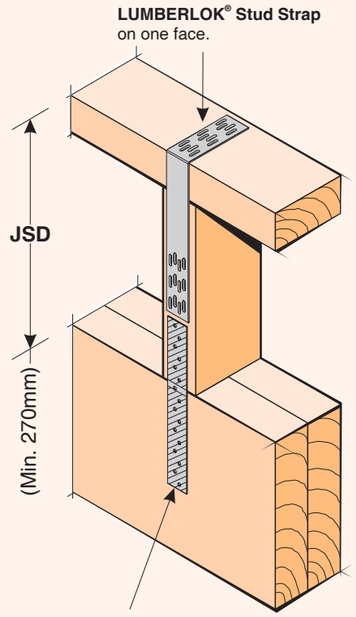


LUMBERLOK® Sheet Brace Strap
on one face.
Fill 6 holes in shaded area with
LUMBERLOK® Product Nails 30mm x 3.15 dia.

Note:
- JSD up to 230mm use Sheet Brace Strap 400mm.
- JSD from 230mm to 430mm use Sheet Brace Strap 600mm.

FIXING 3

Jack Stud Dimension **(JSD)** from a minimum of 270mm. No maximum dimension.



LUMBERLOK® Sheet Brace Strap
200mm on one face.
Fill 6 holes in both shaded areas of jack stud and lintel with
LUMBERLOK® Product Nails 30mm x 3.15 dia.

MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100

CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

www.miteknz.co.nz

MITEK® LUMBERLOK® BOWMAC®

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Jack Stud To Top Plate Details

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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BC.04	BC ISSUE	18-09-24
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BC.02	BC ISSUE	09-09-24
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A4704
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BC ISSUE

Ceiling battens in ceiling diaphragms

Ceiling diaphragms may be constructed using steel or timber ceiling battens.

Battens shall be spaced at a maximum of:
— 500mm for 10mm GIB® plasterboard.
— 600mm for 13mm GIB® plasterboard.

Timber battens shall be fixed in accordance with the requirements of NZS 3604:2011.

Metal battens shall be GIB® Rondo® battens with two external flanges of 8mm to allow direct screw fixing to roof framing.

GIB® Rondo® metal battens shall be fixed with 2/32mm x 8g GIB® Grabber® Wafer Head Self Tapping screws to supporting framing.

GIB® Rondo® metal battens must be fixed directly to the roof framing. If a clip system has been used, a timber block (min 300mm) or a continuous timber member can be fixed alongside the bottom chord to permit a direct connection to the batten, see figure 26.

For GIB® Rondo® metal battens, a GIB® Rondo® metal channel or metal angle is required at the perimeter of the diaphragm. The perimeter channel shall be fastened to the top plate with 32mm x 8g GIB® Grabber® Wafer Head Self Tapping screws or 32mm x 7g GIB® Grabber® Dual Thread screw at 300mm centres maximum.

Linings are fastened to metal using 25mm x 6g GIB® Grabber® Self Tapping screws and to timber framing using 32mm x 6g GIB® Grabber® High Thread screws. Alternatively 32mm x 7g GIB® Grabber® Dual Thread screws can be used in both cases. Fastener centres are specified on p.18.

Coved ceiling diaphragms can be achieved by using nominally 32 x 32 x 0.55mm proprietary galvanised metal angles ("back-flashing") at the changes in direction. These angles shall be:
— Fastened at 300mm on each edge to metal battens using 32mm x 8g GIB® Grabber® Wafer Head Self Tapping screws or 32mm x 7g GIB® Grabber® Dual Thread screws.
— Fastened to timber framing using 32mm x 7g GIB® Grabber® Dual Thread screws when linings are installed.

FIGURE 26: GIB® RONDO® METAL CEILING BATTEN INSTALLATION

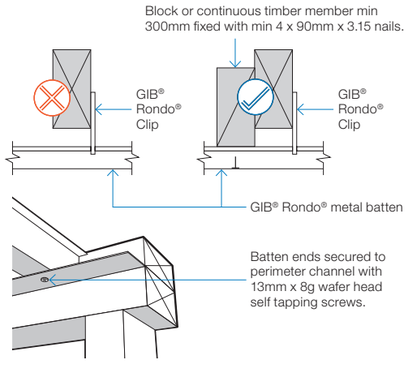
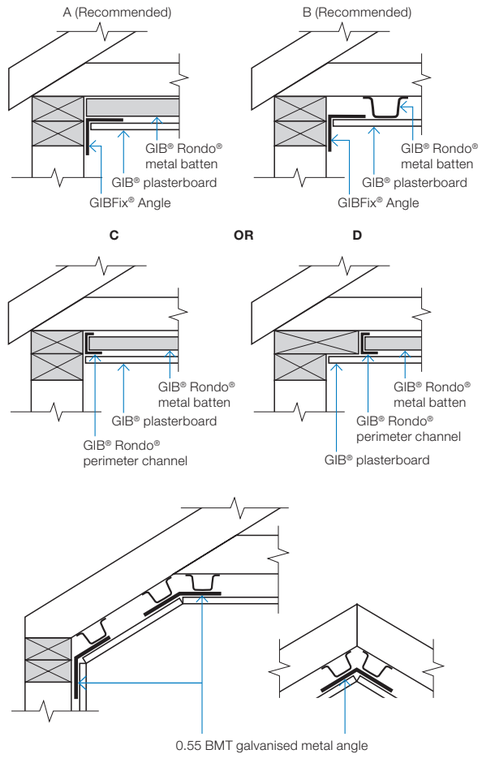
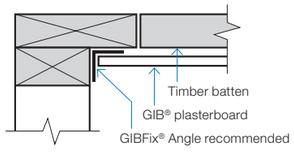


FIGURE 27: GIB® RONDO® METAL CEILING BATTENS WITH CORNER ANGLES



GEB017

FIGURE 28: TIMBER CEILING BATTENS*



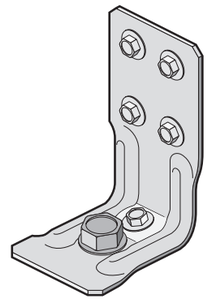
GEB018

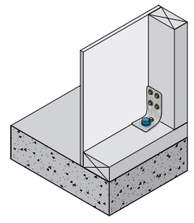
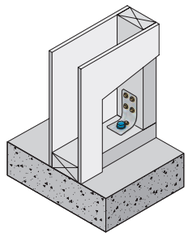
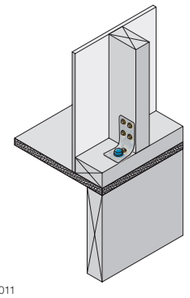
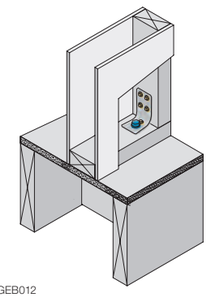
GIB HandiBrac® installation

Developed in conjunction with MiTek™, the GIB HandiBrac® has been designed and tested by Winstone Wallboards for use in GIB EzyBrace® elements that require hold-downs. The GIB HandiBrac® is a substitute for bottom plate hold-down straps.

— Quick and easy to fit.
— May be fitted at any stage before lining.
— Framing face is clear to allow flush lining.
— Easily inspected.

The GIB HandiBrac® with BOWMAC® blue head screw bolt is suitable for timber and concrete floors constructed in accordance with NZS 3604:2011.



Concrete floor		Timber floor	
External walls	Internal walls	External walls	Internal walls
 GEB009	 GEB010	 GEB011	 GEB012
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.	Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate.	Position GIB HandiBrac® flush with the outside stud face, as close as practicable to the centre of the boundary joist.	Position GIB HandiBrac® in the centre of floor joist or full depth solid block.
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.		12 x 150mm galvanised coach screw or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

GIB EzyBrace® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

WALL FRAMING
Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING
Timber floor
Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor
Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

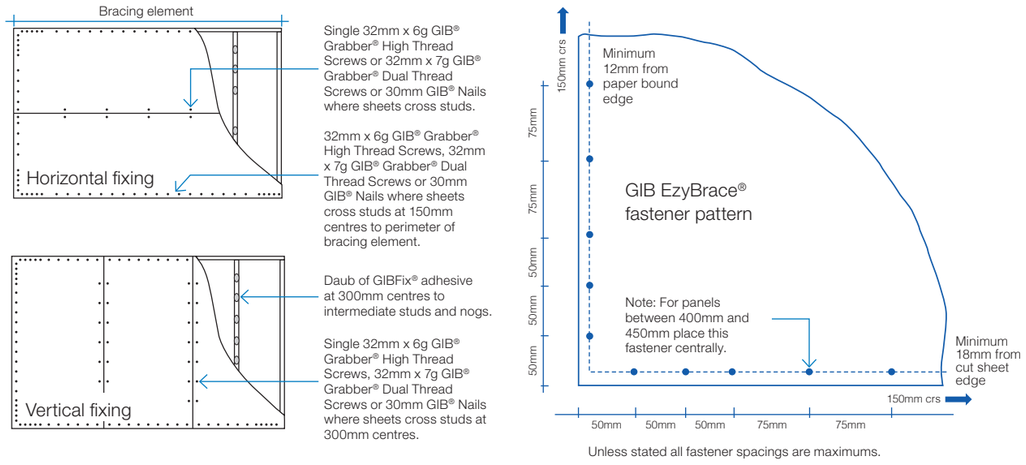
WALL LINING
- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING
Fasteners
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres
50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

GIB EzyBrace® Systems specification BL1-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING
Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING
Timber floor
Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor
Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604:2011.

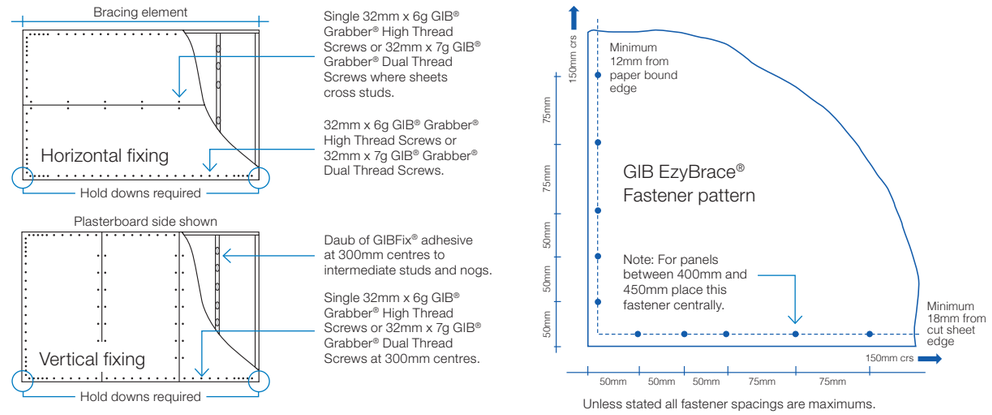
WALL LINING
- A layer of 10mm or 13mm GIB Braceline®
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING
Fasteners
32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres
50,100,150, 225, 300mm from maximum each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the sheet joint. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

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Bracing Details

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.04	BC ISSUE	18-09-24
BC.03	BC ISSUE	17-09-24
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24

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Sheet No:
A4706
BC.04
BC ISSUE

Installation instructions with top-fixed baluster posts

Double boundary joist:

Screws required

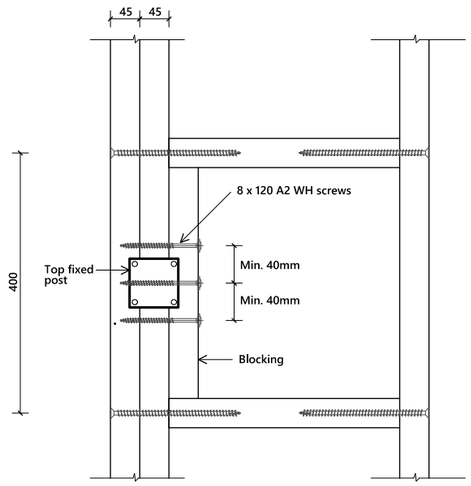
For deck joist - 2 of SPAX 10 x 200 A4 CS F/T plus 1 of SPAX 180mm long DELTA-SEAL WH
For noggings - 4 of SPAX 10 x 200 A4 CS F/T plus 2 of SPAX 180mm long DELTA-SEAL WH
For blockings - SPAX 8 x 120 A2 WH (quantity as per Table 2 below)

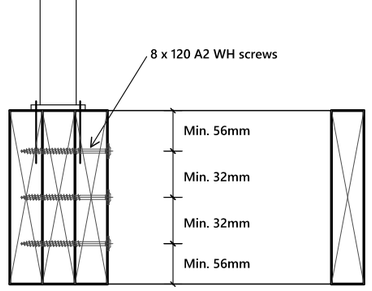
1. Install double boundary joist as per face-fixed baluster posts.

2. Attach timber blocking to inside of the boundary joist to accommodate the top-fixed post using the 8 x 120 stainless steel washer head screws as per the table and figures below. For pre-drilled holes, use a 5mm drill bit and drill to 120mm depth.

Table 2: No. of SPAX 8 x 120 A2 WH screws required

		Top-fixed post spacing				
		1.0 m	1.2 m	1.4 m	1.6 m	1.8 m
No. of screws	Pre-drilled hole	6	7	8	9	10
	Non pre-drilled	7	9	10	12	13





Baluster post:

Install as per proprietary baluster supplier details using maximum post spacing as on right.

Table 3: Maximum Baluster Post Spacing (m)

	Joist Size	
	190 x 45	240 x 45
Top-fixed post	1.4 m	1.8 m

This specification is for timber of grade SG8 or better. For more information, please contact us using the details below.

Issue date 07/2020

PROPRIETARY BALUSTRADE / POSTS. REFER TO SPECIFICATION FOR DETAILS.

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Spax Deck Joist Fixing Details

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.04	BC ISSUE	18-09-24
BC.03	BC ISSUE	17-09-24
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
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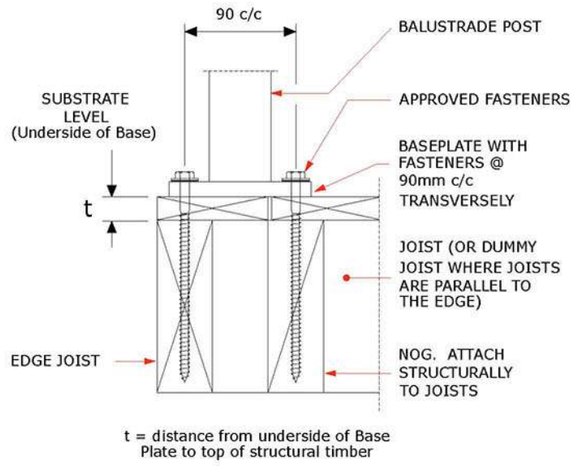
WET TIMBER - TOP FIXING, 90MM CRS

Refer to all notes on Pages 89 and 90 which shall apply to this specification and the relevant pages in Chapter 5 Installation Guides. Refer also to Chapter 2 for the Style Specification.



1. For details of approved fasteners refer to Note 3 on Page 87.
2. Washers to be fitted under screw and bolt heads shall be as follows
   - For 6mm fasteners - washer supplied with fasteners.
   - For FC8-165 fasteners - washer supplied with fasteners.
   - For 8mm bolts - 22mm O.D. S/S washer (Part No. FW8-22) with a polymer washer (Part No. FWP8-22G) between the S/S and the aluminium.
   - For Washers bearing against timber use 50 x 50 x 3mm stainless steel washers Part No FW10-50SQ.
3. Substrate design including waterproofing and the structural design of the timber substrate and its connections are not included in this specification and must be carried out by others.
4. Important, the FC8-165 coachscrews in this specification are to be used with the "**Sika Supergrip 2 Hour**" adhesive system (TASG).

MAXIMUM POST CENTRES 'S max' (metres)

ALWAYS TAKE THE LESSER OF THE VALUE BELOW AND THE VALUE FROM THE STYLE SPECIFICATION

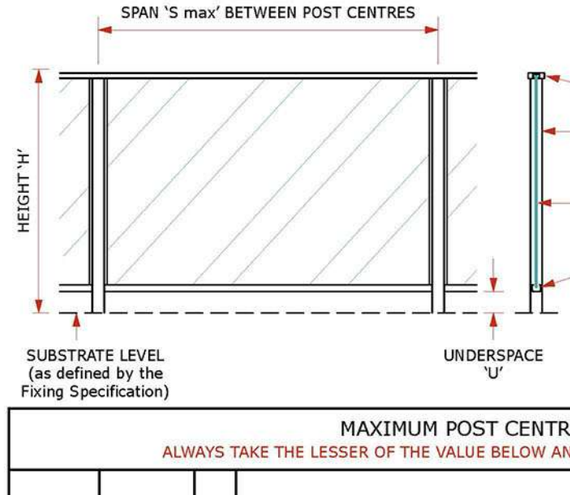
Height[3]	Baseplate Size D x W	Fasteners - Qty and Type(2)	t' (See dia-gram)	Line No.	LOADING CLASS[1]																
					N07C/N07R								N03R	Not Preventing Fall							
					Design Wind Speed[4]									Design Wind Speed[4]							
					VH		EH							M			H		VH		EH
					50	52	54	56	58	60	62	64		38	40	42	44	46	48	50	52	54	56
1.0	115x105	4 x FC8-165	19	1	1.47	1.47	1.47	1.44	1.34	1.26	1.18	1.10	3.16	3.13	2.83	2.56	2.33	2.14	1.96	1.81	1.67	1.55	1.44
	115x105	4 x FC8-165	25	2	1.40	1.40	1.40	1.36	1.27	1.18	1.11	1.04	2.99	2.95	2.66	2.41	2.20	2.01	1.85	1.70	1.57	1.46	1.36
	115x105	4 x FC8-165	32	3	1.30	1.30	1.30	1.26	1.18	1.10	1.03	0.97	2.80	2.74	2.47	2.24	2.04	1.87	1.72	1.58	1.46	1.36	1.26
	115x105	4 x M8 Bolts	N/A	4	1.86	1.86	1.86	1.79	1.67	1.56	1.46	1.37	3.98	3.90	3.52	3.19	2.91	2.66	2.44	2.25	2.08	1.93	1.79
1.1	115x105	4 x FC8-165	19	5	1.34	1.34	1.29	1.20	1.11	1.04	0.98	0.92	2.88	2.60	2.34	2.12	1.94	1.77	1.63	1.50	1.39	1.29	1.20
	115x105	4 x FC8-165	25	6	1.27	1.27	1.21	1.13	1.05	0.98	0.92	0.86	2.72	2.45	2.21	2.00	1.82	1.67	1.53	1.41	1.31	1.21	1.13
	115x105	4 x FC8-165	32	7	1.19	1.19	1.13	1.05	0.98	0.91	0.85	0.80	2.55	2.28	2.05	1.86	1.70	1.55	1.43	1.31	1.22	1.13	1.05
	115x105	4 x M8 Bolts	N/A	8	1.69	1.69	1.60	1.49	1.39	1.30	1.22	1.14	3.63	3.24	2.92	2.65	2.41	2.21	2.03	1.87	1.73	1.60	1.49
1.2	115x105	4 x FC8-165	19	9	1.23	1.17	1.08	1.01	0.94	0.88	0.82	0.77	2.64	2.19	1.97	1.79	1.63	1.49	1.37	1.26	1.17	1.08	1.01
	115x105	4 x FC8-165	25	10	1.17	1.10	1.02	0.95	0.89	0.83	0.78	0.73	2.50	2.06	1.86	1.69	1.54	1.41	1.29	1.19	1.10	1.02	0.95
	115x105	4 x FC8-165	32	11	1.09	1.03	0.95	0.88	0.82	0.77	0.72	0.68	2.34	1.92	1.73	1.57	1.43	1.31	1.20	1.11	1.03	0.95	0.88
	115x105	4 x M8 Bolts	N/A	12	1.55	1.46	1.35	1.26	1.17	1.10	1.03	0.96	3.33	2.73	2.47	2.24	2.04	1.86	1.71	1.58	1.46	1.35	1.26

1. LOADING CLASS: Refer to Page 222 of this Manual for the scope of the Loading Class designations.
2. FASTENER DESIGNATIONS: beginning with 'F' are part numbers for fasteners supplied by UNEX eg. FC8-165: FC = Coach Screw Stainless Steel. 8 = 8mm diameter, 165 = length in mm; Substitution with other fasteners is not permitted.
3. HEIGHT 'H': is the overall height of the balustrade above the substrate level shown. Interpolate for Heights between those shown.
4. DESIGN WIND SPEED: in m/s, Refer to Pages 63 to 64 for details of applicable wind codes and the methods for determining the Design Wind Speed.

'AVON' (PRR TOP RAIL)

This specification details the members to be used for this style and the maximum spacing of the posts. A separate specification must be referred to for fixing to the substrate (refer to Chapter 3). Post spacing must not exceed the lesser of the spacing from both Chapter 2 and Chapter 3. Refer to Page 68 for notes on balustrade deflection.

1. Fabrication and Installation are to be in accordance with Assembly Specification AS.25.06T on Page 131 and all relevant portions of this manual.
2. Glass to be TOUGHENED GRADE A SAFETY GLASS with concealed edges finished Rough Arris and with exposed edges Flat Polished (unless otherwise specified) Support and glaze in accordance with the recommendations in this Manual and with NZS 4223. For glass thickness requirements, refer to Pages 65-66.
3. The balustrade shall be constructed such that the geometry of the balustrade shall comply with Acceptable Solutions F4/AS1. This includes the following (but not limited to): The minimum barrier height requirement, the maximum gap allowable and the avoidance of non-complying toeholds.



The balustrade shall be fabricated from the following items:

- TOP RAIL: PRR/ PZT
- POSTS: VPC, VPE, VPH2 or VPM2 (as selected by the fabricator, refer to the table below).
- TOUGHENED GLASS PANELS
- LOWER RAIL: VRL2

MAXIMUM POST CENTRES 'S max' (metres)

ALWAYS TAKE THE LESSER OF THE VALUE BELOW AND THE VALUE FROM THE FIXING SPECIFICATION

HEIGHT[3]	POST TYPE[2]	Line No.	LOADING CLASS[1]																			
			N07C/N07R								N03R	Not Preventing Falls										
			Design Wind Speed[4]									Design Wind Speed[4]										
			VH		EH							M			H			VH		EH		
			50	52	54	56	58	60	62	64	N/A	38	40	42	44	46	48	50	52	54	56	
1.0	VPM2	1	0.99	0.99	0.99	0.99	0.92	0.86	0.81	0.76	1.56	1.57	1.57	1.57	1.57	1.47	1.35	1.24	1.15	1.06	0.99	
	VPH2	2	1.25	1.25	1.25	1.24	1.16	1.08	1.01	0.95	1.56	1.57	1.57	1.57	1.57	1.57	1.57	1.56	1.44	1.34	1.24	
	VPE	3	1.50	1.50	1.50	1.49	1.39	1.30	1.22	1.14	1.56	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.49	
	RAILS ONLY	4	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	
1.1	VPM2	5	0.90	0.90	0.88	0.82	0.76	0.71	0.67	0.62	1.56	1.57	1.57	1.45	1.32	1.21	1.11	1.02	0.95	0.88	0.82	
	VPH2	6	1.13	1.13	1.10	1.02	0.95	0.89	0.84	0.78	1.56	1.57	1.57	1.57	1.57	1.52	1.39	1.28	1.19	1.10	1.02	
	VPE	7	1.36	1.36	1.32	1.23	1.15	1.07	1.00	0.94	1.56	1.57	1.57	1.57	1.57	1.57	1.57	1.54	1.43	1.32	1.23	
	RAILS ONLY	8	1.56	1.56	1.56	1.56	1.56	1.56	1.53	1.44	1.56	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	
1.2	VPM2	9	0.74	0.71	0.66	0.61	0.57	0.53	0.50	0.47	1.56	1.33	1.20	1.09	0.99	0.91	0.83	0.77	0.71	0.66	0.61	
	VPH2	10	0.93	0.89	0.82	0.77	0.71	0.67	0.62	0.59	1.56	1.57	1.50	1.36	1.24	1.14	1.04	0.96	0.89	0.82	0.77	
	VPE	11	1.11	1.06	0.99	0.92	0.86	0.80	0.75	0.70	1.56	1.57	1.57	1.57	1.49	1.36	1.25	1.15	1.06	0.99	0.92	
	RAILS ONLY	12	1.56	1.56	1.56	1.56	1.56	1.50	1.41	1.32	1.56	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	

LOADING CLASS: Refer to Page 203 for the scope of the Loading Class designations.
POST TYPES: Refer to Chapter 1 for details.
HEIGHT 'H': is the overall height of the balustrade above the substrate level shown. Interpolate for Heights between those shown.
DESIGN WIND SPEED: in m/s, Refer to Pages 63 to 67 for details of applicable wind codes and the methods for determining the Design Wind Speed.

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Balustrade Details

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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BC.04	BC ISSUE	18-09-24
BC.03	BC ISSUE	17-09-24
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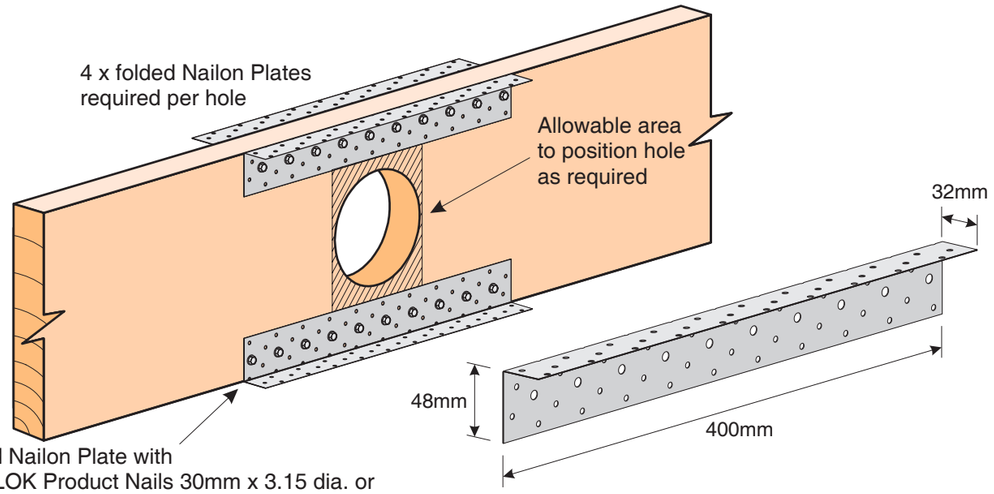
01/2012

LUMBERLOK®

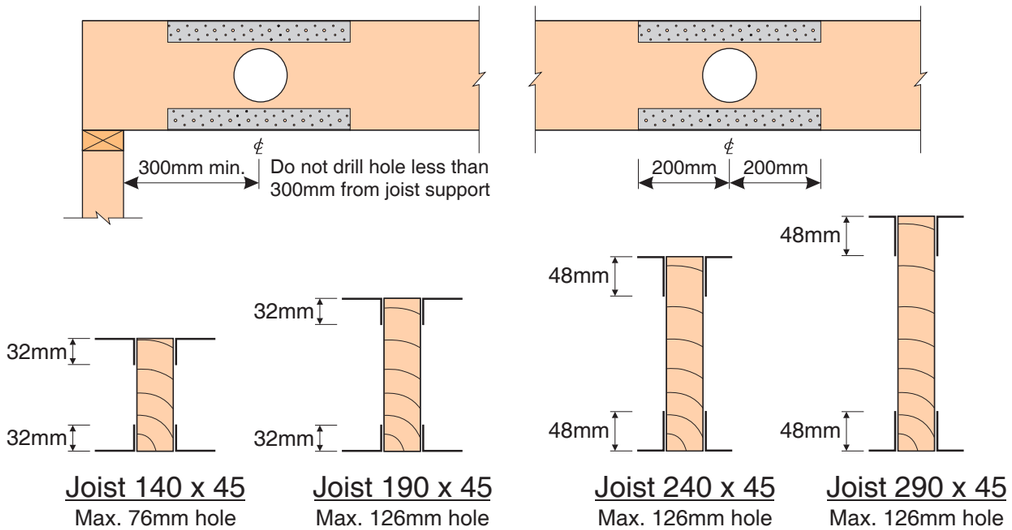
FLOOR JOIST STIFFENER

- ★ Suitable for running pipes/ducting through joists
- ★ Maintains timber joist strength and stiffness
- ★ Allows flexibility of hole location within specific areas
- ★ Able to be retro fitted after pipes/ducting are installed
- ★ One stock item for all floor joist sizes

NOT TO BE USED IN EXTERIOR SITUATIONS



Fix each folded Nailon Plate with 20 x LUMBERLOK Product Nails 30mm x 3.15 dia. or 10 x Type 17-12g x 35mm Hex Head Screws (not supplied)



Joist 140 x 45 — Max. 76mm hole

Joist 190 x 45 — Max. 126mm hole

Joist 240 x 45 — Max. 126mm hole

Joist 290 x 45 — Max. 126mm hole

Code: **FJS**

Material: **1.55mm G300 Z275 Galvanised Steel**

Packed: **8 x Folded Nailon Plate per Carton**

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Joist Stiffener Details

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
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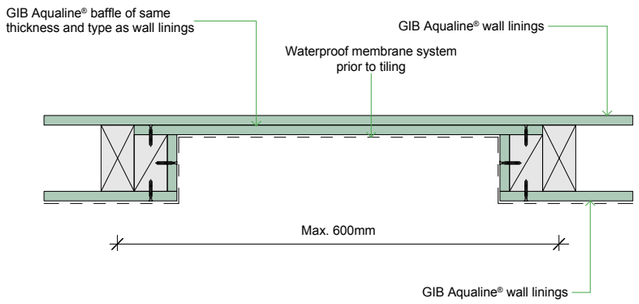
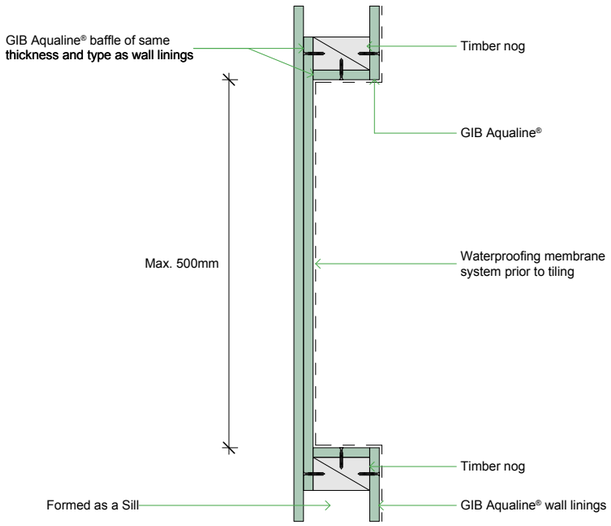
TIMBER FRAME TILE RECESS



Larger recesses can be accommodated depending on specific framing layout provided 500mm is not exceeded in at least one direction.



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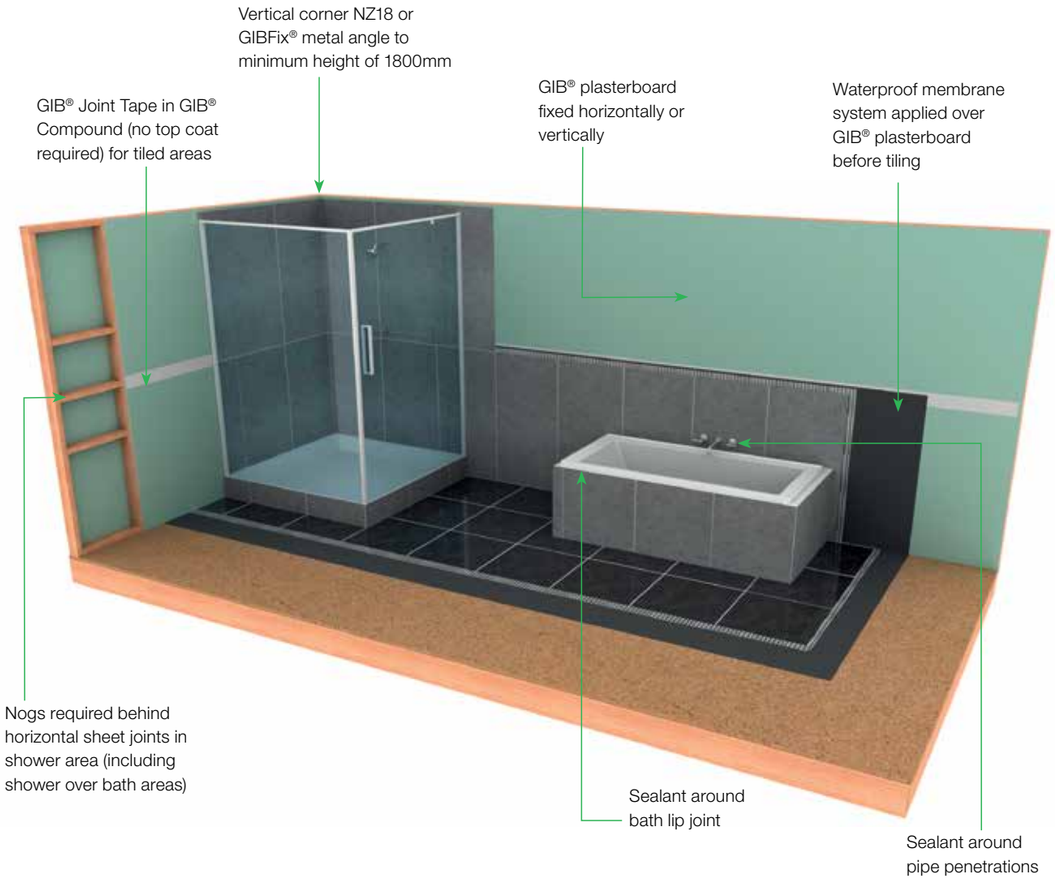

TIMBER WALL FRAMING

Framing dimensions must comply with the requirements of NZS 3604:2011.

- The moisture content of timber framing shall be 18% or less at the time of lining
- Studs shall be spaced at 600mm centres maximum for both 10mm and 13mm GIB® plasterboard
- Nogs to be evenly spaced with a maximum spacing of 1350mm. Alternatively, nogs may be staggered 150mm maximum either side of a horizontal joint line
- Nogs are not required behind horizontal joints except in shower situations or specific fire or noise control systems

FASTENERS

- Minimum 32mm x 6g GIB® Grabber® High Thread screws.

FASTENER CENTRES

- 300mm centres to top and bottom plates and to perimeter studs
- Single fasteners to each stud where the horizontal joint crosses the studs
- Place fasteners 12mm from sheet edges and 18mm from sheet ends
- Daubs of GIBFix® adhesive at 300mm centres to intermediate studs
- Do not place adhesive at sheet edges or under fasteners. Sheet edges at door or window openings can be adhesive fixed unless forming part of the perimeter of a bracing element

For bracing, noise control or fire rating applications including fastener lengths consult the relevant GIB® technical publication.

LINING

- Use minimum 10mm GIB® plasterboard
- Install the sheets leaving a 5-10mm gap at the floor line to allow for movement of the framing members and to allow for cleaning dirt and rubbish before sealing
- Sheets to be touch fitted.

JOINTING

- Jointing shall be carried out in accordance with the instructions in the GIB® Site Guide.

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Bathroom Details - GIB

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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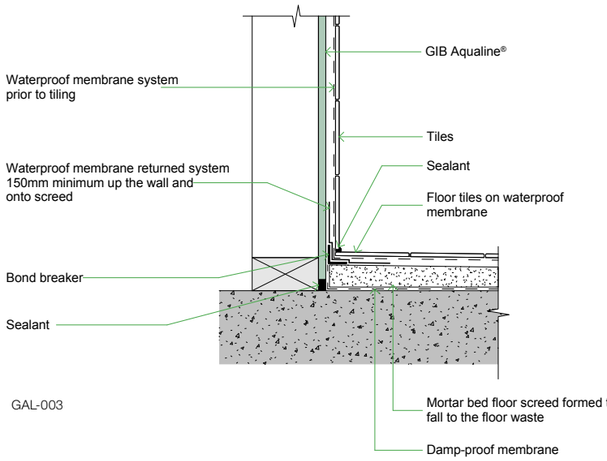
A: MORTAR UNDER CERAMIC FLOOR LINING JUNCTION



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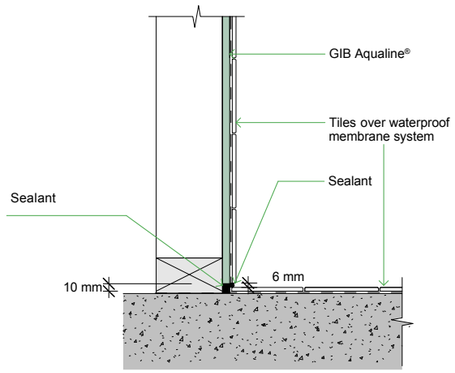
C: CERAMIC FLOOR LINING JUNCTION



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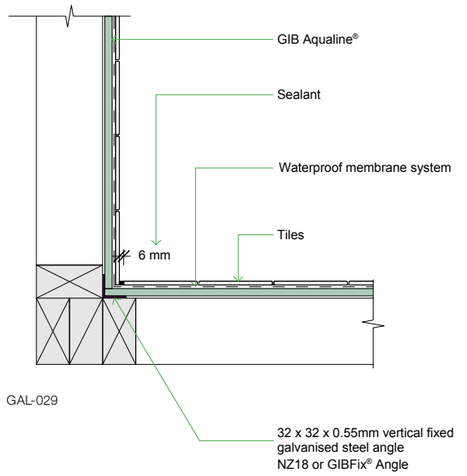
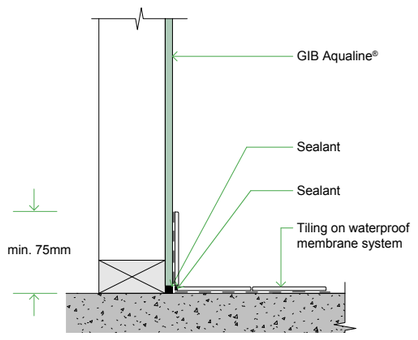
PREFORMED SHOWER BASE JUNCTIONS

Refer to the shower base manufacturer for proprietary shower tray installation detailing including wet wall lining junction detailing.

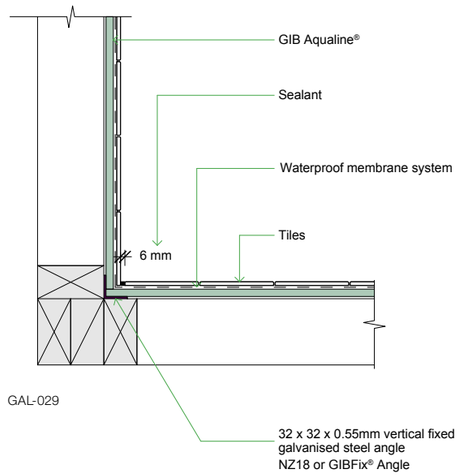
B: TILED INTERNAL CORNER



GAL-029

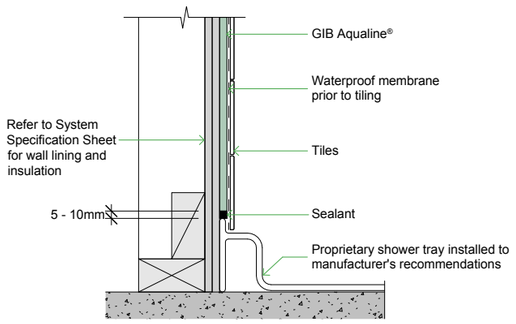


C: TILED INTERNAL CORNER

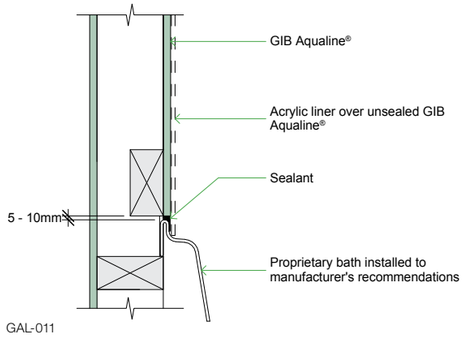


GAL-029

B: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION

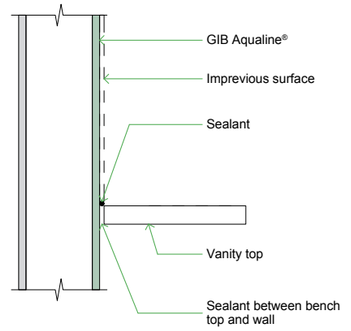


A: BATH LINING JUNCTION



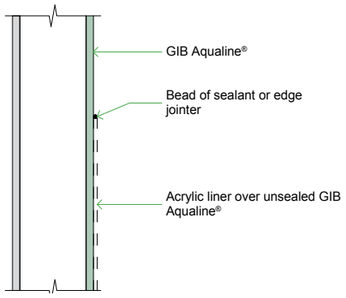
GAL-011

B: VANITY TOP LINING JUNCTION



GAL-023A

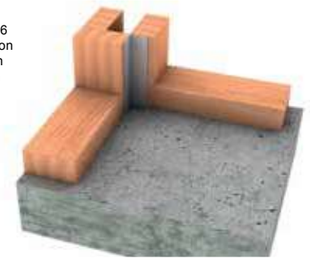
C: UNSEALED PLASTERBOARD LINING



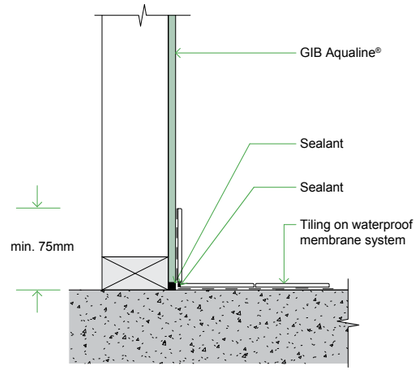
GAL-028

D: TILED INTERNAL CORNER METAL ANGLE POSITION

Refer to page 16 of this publication for specification and installation guidance.

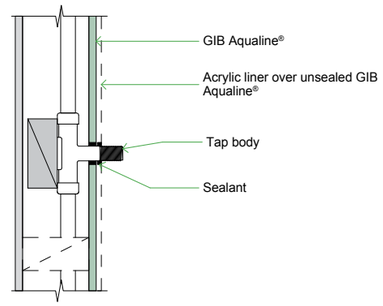


D: CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001

E: SEALING SEMI WET AREA PENETRATION



GAL-019

F: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

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Bathroom Details - GIB

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7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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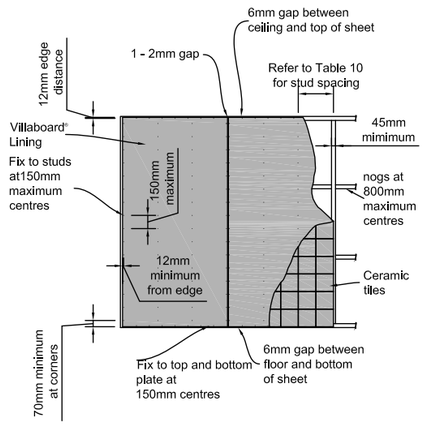
Tiled walls

Where Villaboard Lining is to be finished with tiles, the sheets must be fixed with fasteners only as shown in Figure 9.

For tiled wall applications studs spacing must be closed to 400mm for a 6mm Villaboard Lining, and between 400mm to 600mm centres for a 9mm Villaboard Lining. Refer to Table 9 for further information.

Figure 9: Fastening to wall frames for tiling



Notes

1. It is good practice to install Villaboard Lining horizontally for tiled applications.
2. When tiling in wet areas, apply water proofing membranes before tiling on walls. Ensure water proofing membranes manufacturers recommendations are followed.
3. The recessed edges are required to be stopped with Hardie™ Base Coat as per Section 6. The top coat is not required behind the tiles. The square sheet joint can be sealed with a flexible sealant before the installation of tiles. Refer to Figure 16.
4. When installed horizontally full perimeter sheet support and fixing is required. The vertical sheet joints can be staggered.
5. Fixings not to be staggered at the joint. Refer to Figure 9.
6. Fixings at 200mm centres maximum for untiled applications and 150mm centres maximum for tiled applications.

Figure 13: Vertical flush joint setout

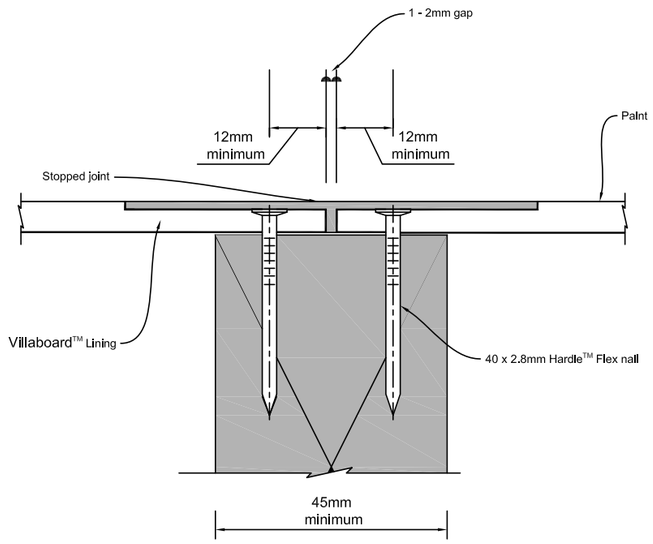
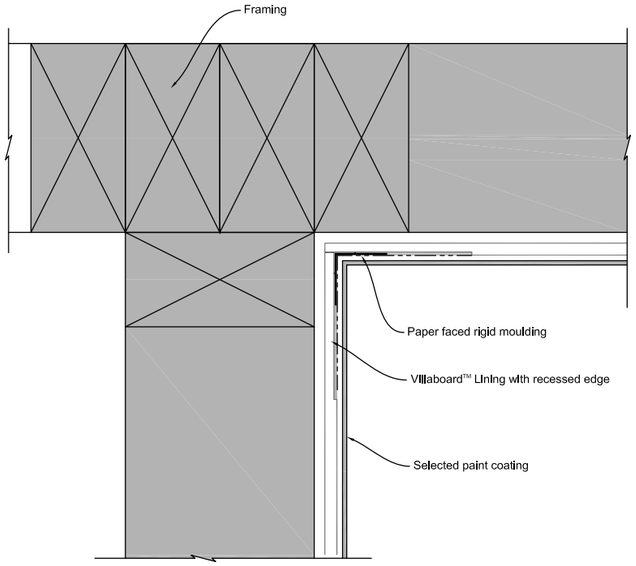


Figure 14: Wall to wall junction



Note: When Villaboard Lining is to be tiled the corners behind the Villaboard Lining must be tied together with a Lumberlok® Stud Saver steel corner angle. Refer to Figure 22 for this angle's location.

6.5 Butt Joint

Figure 15: Butt joint detail (dry area)

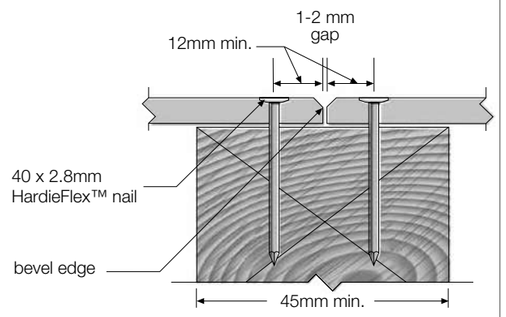
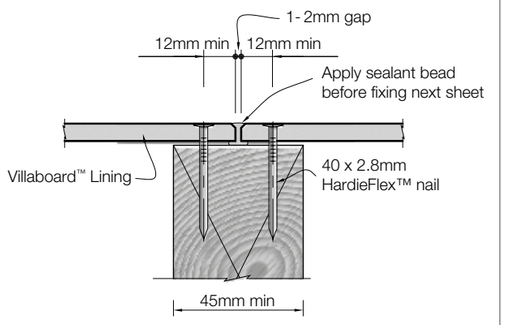


Figure 16: Butt joint detail (tiled over in dry and wet areas)



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Bathroom Details - Villaboard

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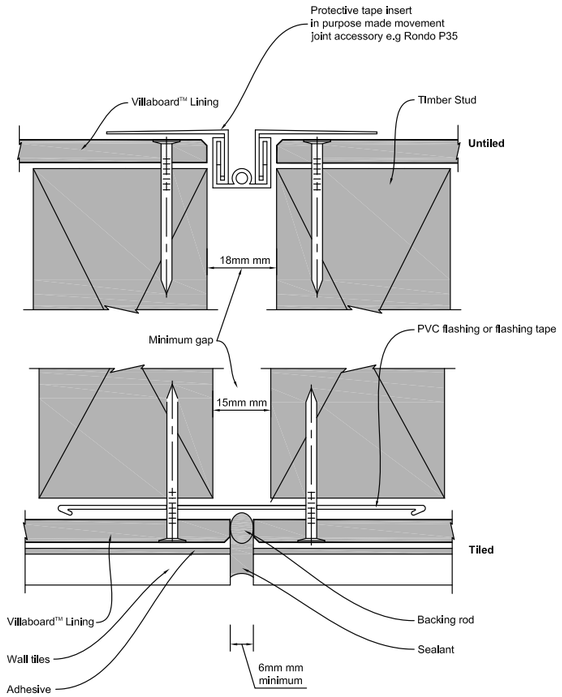
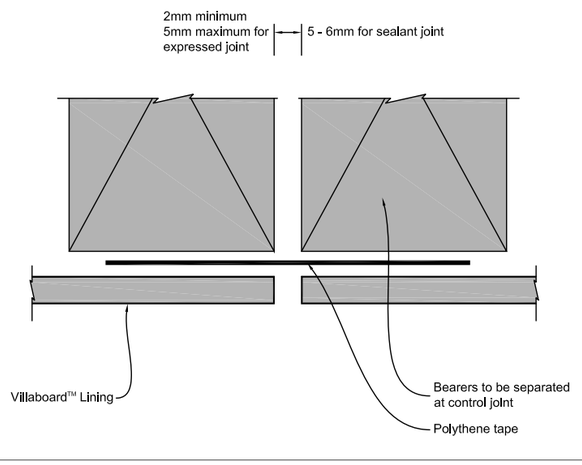
Figure 18: Control joint



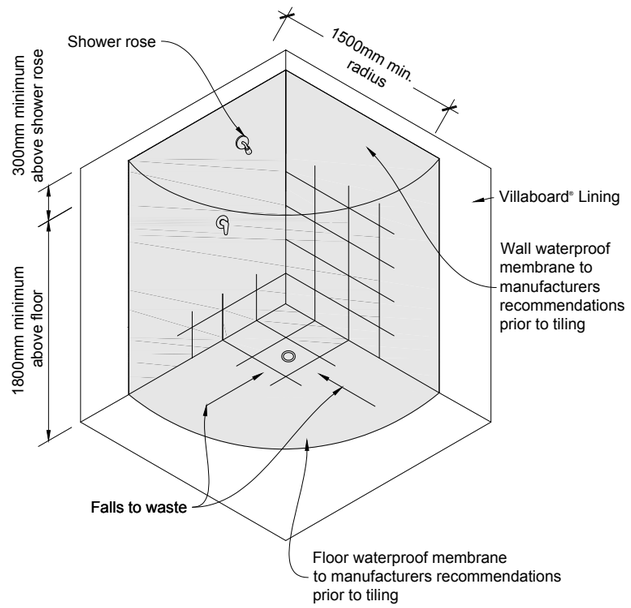
Notes: Alternatively a PVC control jointer supplied by James Hardie can also be used to form a control joint.

Figure 19: Control joint

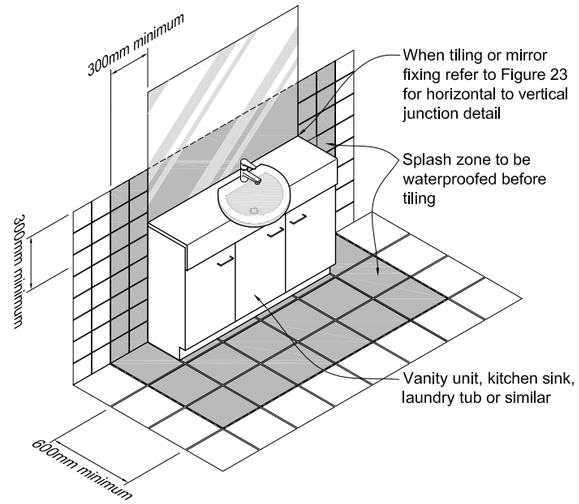


Note: Alternatively a PVC control jointer supplied by James Hardie can also be used to form a control joint.

Sealing around splash zones (showers)

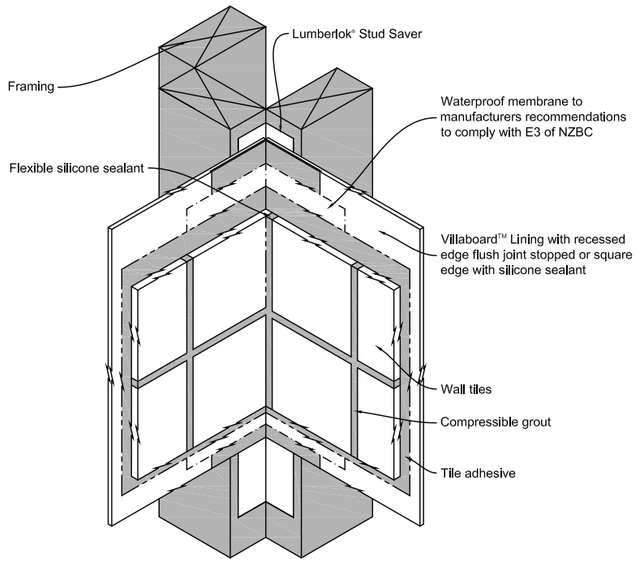


: Sealing around splash zones



Note: The extent of floor or wall waterproofing depends on the extent of water to be splashed over these areas. Recommended area to be waterproofed outside of bath, shower or vanity is a minimum of 300mm on walls and 600mm on floors.

Wall to wall wet area tiled wall internal corner



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Bathroom Details - Villaboard

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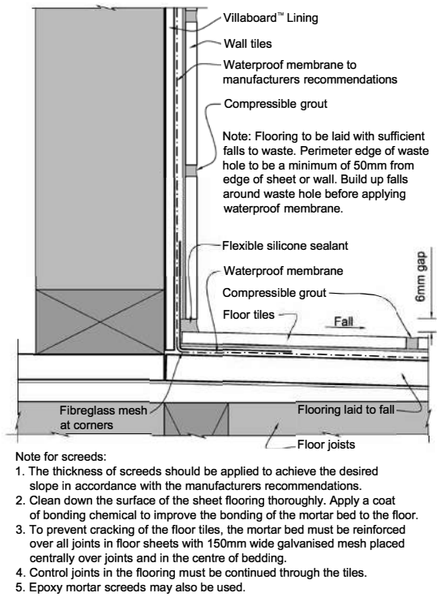
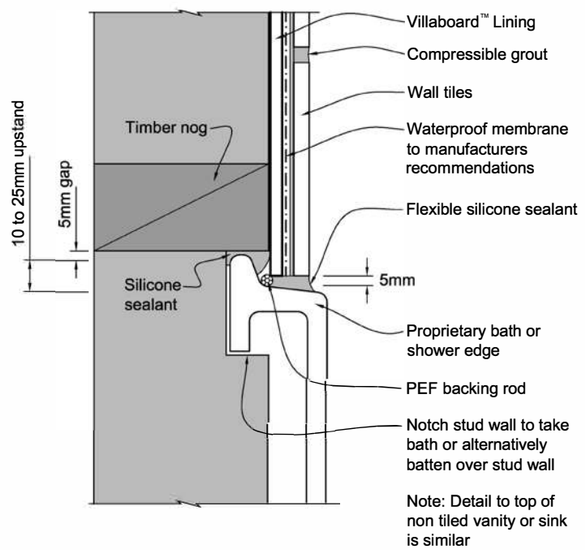
Wall to floor junction



Note for screeds:
1. The thickness of screeds should be applied to achieve the desired slope in accordance with the manufacturers recommendations.
2. Clean down the surface of the sheet flooring thoroughly. Apply a coat of bonding chemical to improve the bonding of the mortar bed to the floor.
3. To prevent cracking of the floor tiles, the mortar bed must be reinforced over all joints in floor sheets with 150mm wide galvanised mesh placed centrally over joints and in the centre of bedding.
4. Control joints in the flooring must be continued through the tiles.
5. Epoxy mortar screeds may also be used.

lause 8.5 for further information

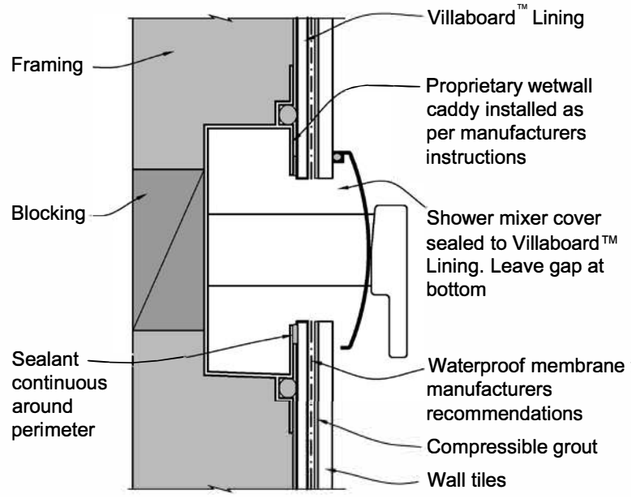
Wall to acrylic bath/shower



7.4 Wet area penetration

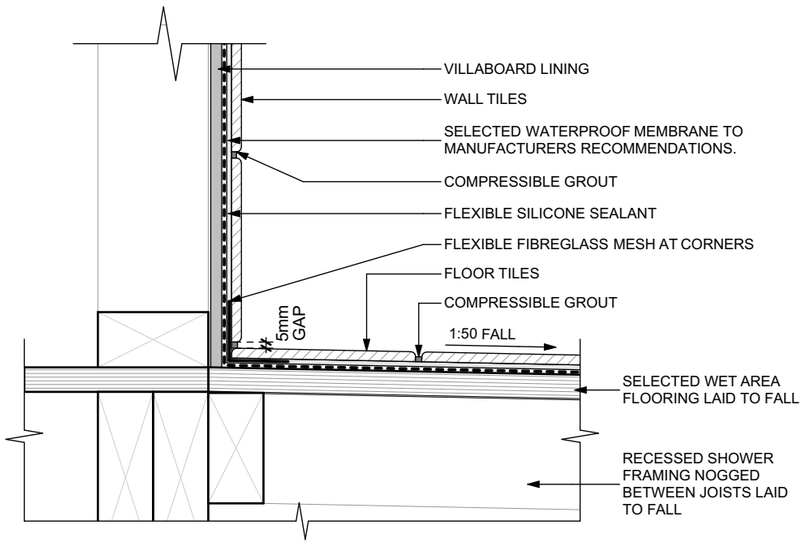
Sealing penetrations as per BRANZ Good Tiling Practice or as per Figure 26.

Figure 26: Wet wall caddy - optional



Note: Seal cut edges of Villaboard™ Lining

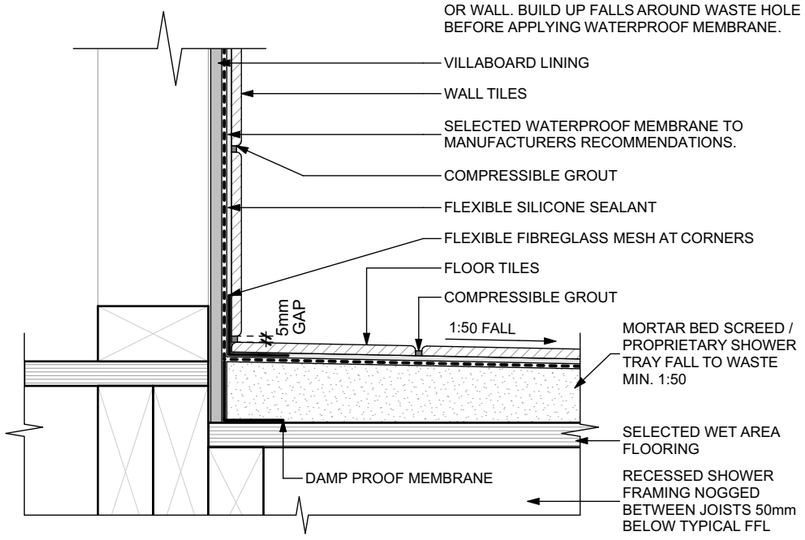
ALL WORK TO BE AS PER WMAI CODE OF PRACTICE



1 WALL TO FLOOR JUNCTION TIMBER 1:5

ALL WORK TO BE AS PER WMAI CODE OF PRACTICE

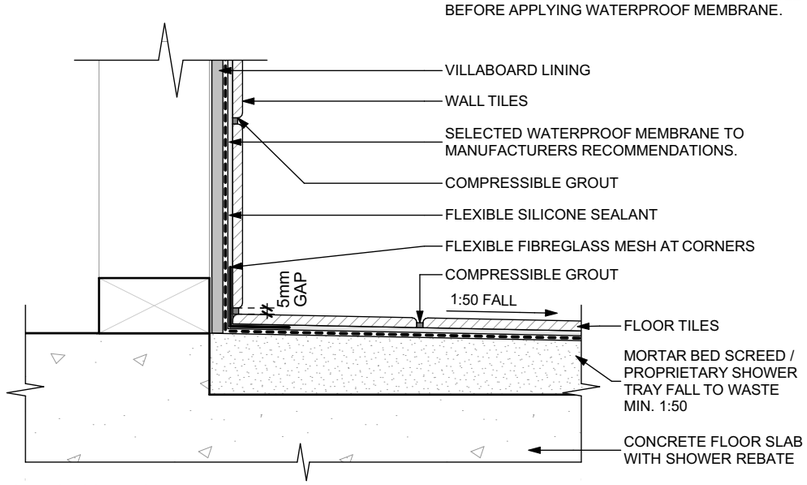
NOTE: FLOORING TO BE LAID WITH SUFFICIENT FALLS TO WASTE. PERIMETER EDGE OF WASTE HOLE TO BE MIN. 50mm FROM EDGE OF SHEET OR WALL. BUILD UP FALLS AROUND WASTE HOLE BEFORE APPLYING WATERPROOF MEMBRANE.



2 SHOWER WALL-FLOOR JUNCTION TIMBER 1:5

ALL WORK TO BE AS PER WMAI CODE OF PRACTICE

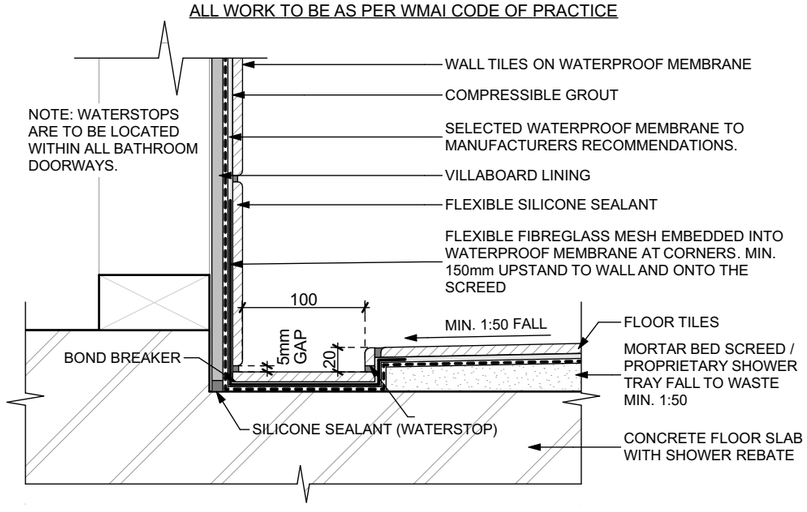
NOTE: FLOORING TO BE LAID WITH SUFFICIENT FALLS TO WASTE. PERIMETER EDGE OF WASTE HOLE TO BE MIN. 50mm FROM EDGE OF SHEET OR WALL. BUILD UP FALLS AROUND WASTE HOLE BEFORE APPLYING WATERPROOF MEMBRANE.



NOTE FOR SCREEDS:
1. THE THICKNESS OF SCREEDS SHOULD BE APPLIED TO ACHIEVE THE DESIRED SLOPE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
2. CLEAN DOWN THE SURFACE OF THE SHEET FLOORING THOROUGHLY. APPLY A COAT OF BONDING CHEMICAL TO IMPROVE THE BONDING OF THE MORTAR BED TO THE FLOOR.
3. TO PREVENT CRACKING OF THE FLOOR TILES, THE MORTAR BED MUST BE REINFORCED OVER ALL JOINTS IN FLOOR SHEETS WITH 150mm WIDE GALVANISED MESH PLACED CENTRALLY OVER JOINTS AND IN THE CENTRE OF THE BEDDING.
4. CONTROL JOINTS IN THE FLOORING MUST BE CONTINUED THROUGH THE TILES.
5. EPOXY MORTAR SCREEDS MAY ALSO BE USED.

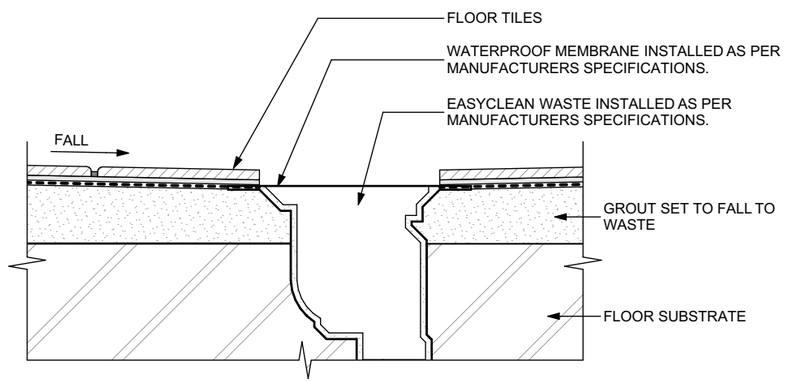
3 SHOWER WALL-FLOOR JUNCTION CONCRETE 1:5

ALL WORK TO BE AS PER WMAI CODE OF PRACTICE



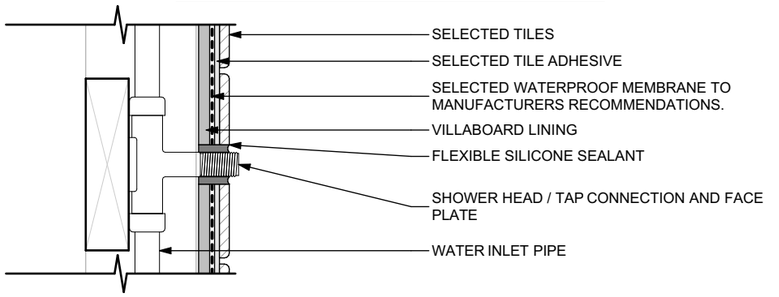
4 SHOWER CHANNEL DRAIN 1:5

ALL WORK TO BE AS PER WMAI CODE OF PRACTICE



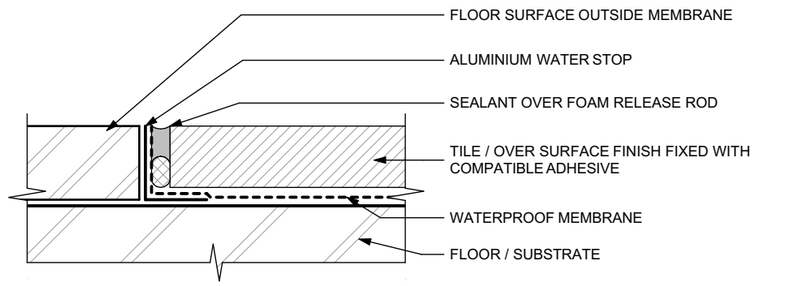
5 SHOWER WASTE 1:5

ALL WORK TO BE AS PER WMAI CODE OF PRACTICE



6 SHOWER WALL PENETRATION 1:5

ALL WORK TO BE AS PER WMAI CODE OF PRACTICE



7 WATER STOP DETAIL 1:1 1:5

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Bathroom Details - Tiled Showers

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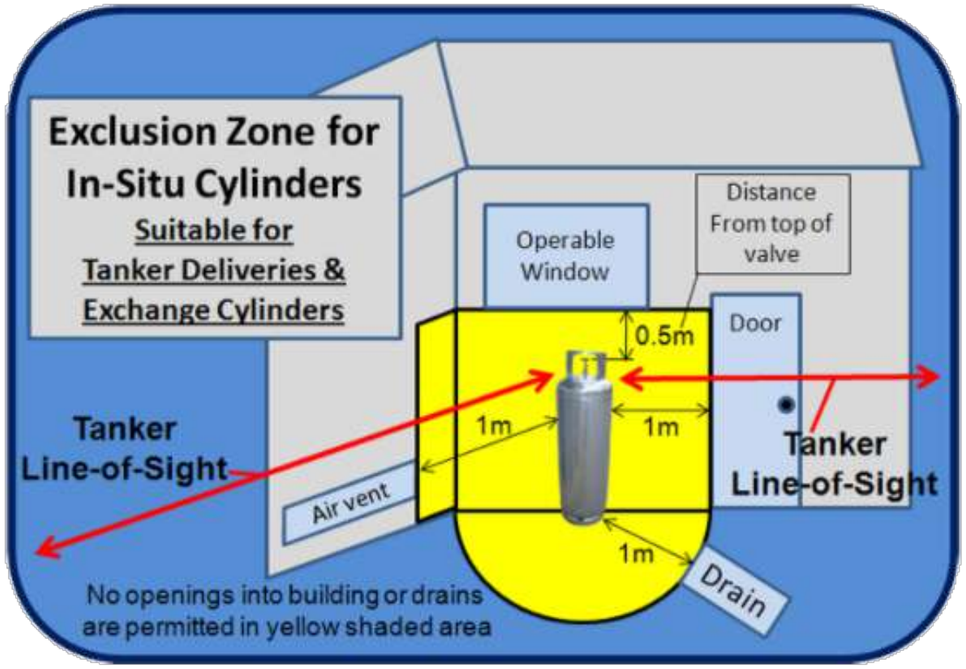
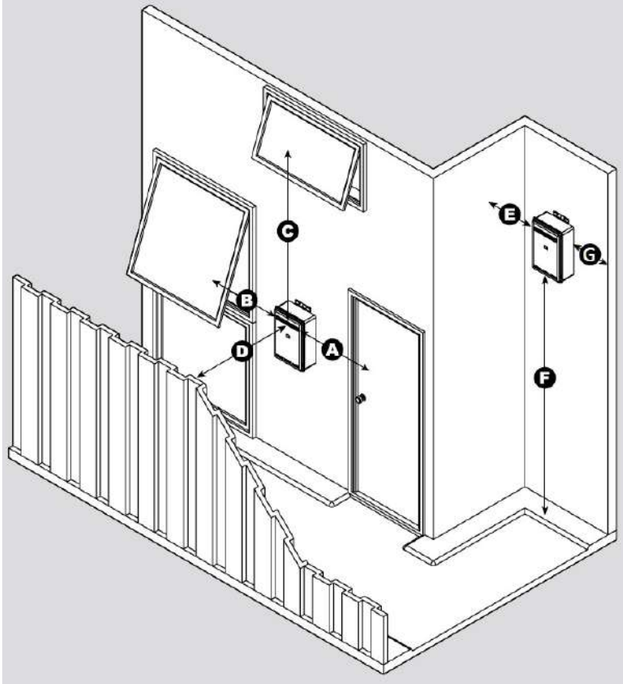


External models: General flue clearances



Dim.	INFINITY A-Series, HD200, EF models	INFINITY HD250 model
A	Min. 300 mm	Min. 500 mm
B	Min. 300 mm	Min. 500 mm
C	Min. 1.5 m	Min. 1.5 m
D	Min. 500 mm	Min. 500 mm
E	Min. 300 mm	Min. 300 mm
F	Min. 300 mm*	Min. 300 mm*
G	Min. 300 mm	Min. 300 mm

Other clearances

Below eaves, balconies, and other projections, minimum 300 mm.

From a gas meter, minimum 1000 mm.

From an electricity meter or fuse box, minimum 500 mm.

* Rinnai recommend 1.5 m to give enough clearance for the pipe work, and to safely expel flue gases.

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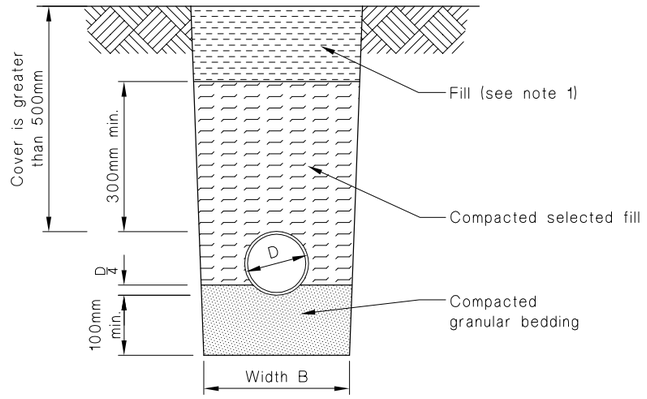
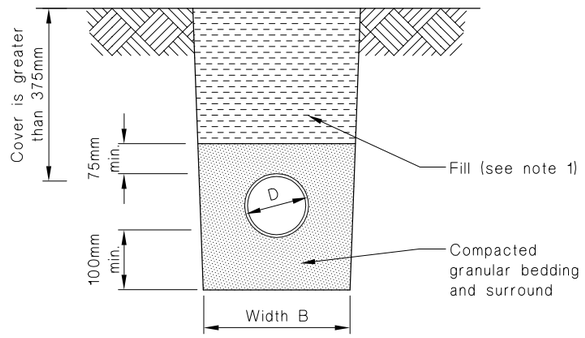
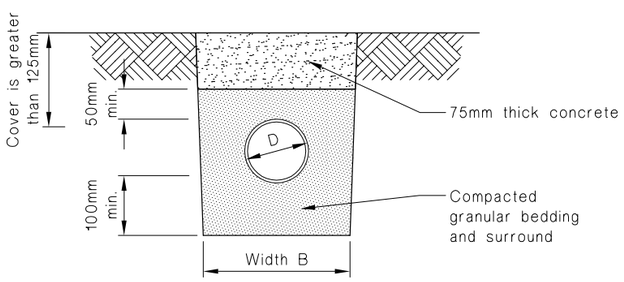
Figure 13: **Bedding and Backfilling**
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500 mm
Bedding type 'B' of NZS 4452



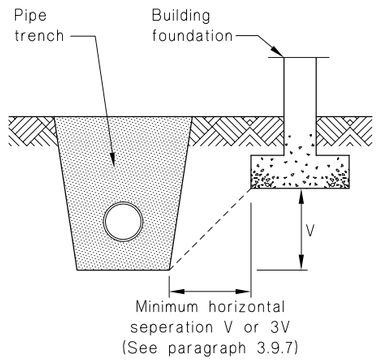
(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452

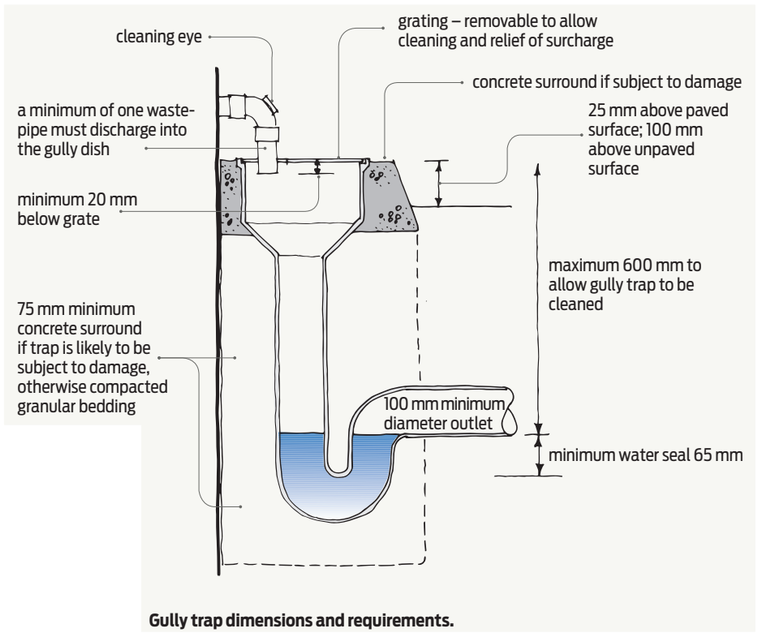


(c) Cover greater than 125 mm

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

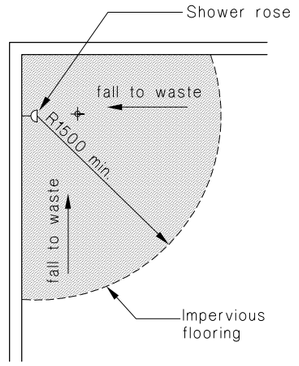
Figure 14: **Relationship of Pipe Trench to Building Foundation**
Paragraph 3.9.7



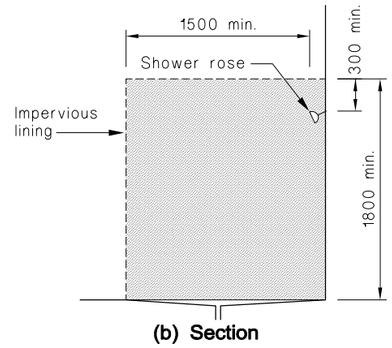


Gully trap dimensions and requirements.

Figure 5: **Wall and Floor Coverings to Unenclosed Showers**
Paragraphs 3.3.1 and 3.3.5



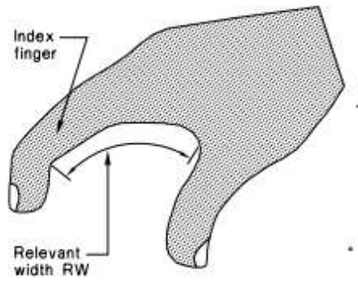
(a) Plan

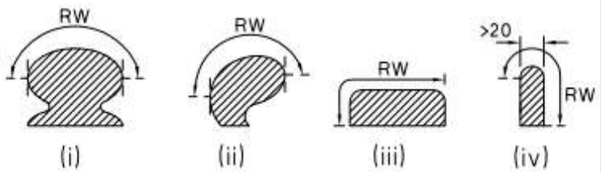


(b) Section

Arcline Architecture Offices: Kaitaia | Kerikeri | Whangarei (Ph): 09 408 2233 (Email): info@arcline.co.nz (Web): www.arcline.co.nz		**Drainage Details**	GRAHAM 7 GREENVIEW HEIGHTS, KERIKERI NORTHLAND	Rev No. / Revision / Date BC.04 BC ISSUE 18-09-24 BC.03 BC ISSUE 17-09-24 BC.02 BC ISSUE 09-09-24 BC.01 BC DRAFT 05-09-24 RC.03 RC ISSUE 28-08-24 RC.02 RC ISSUE 26-08-24	Scale @ A3: NTS Drawn By N.S. Issued: 18/09/2024 11:22 am GRAHAM_DD_280824.pln	Sheet No: **A4808** **BC.04** **BC ISSUE** 64 OF 68

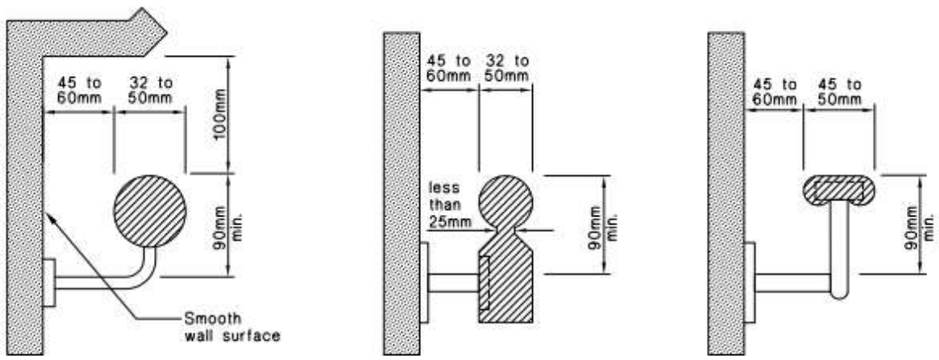
Figure 26: Handrail Profiles and Clearances
Paragraphs 6.0.8 and 6.0.9





- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

(a) Determination of relevant width for private and common stairways



The profiles shown comply with the provisions for accessible handrails.

The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

(b) Acceptable profiles and clearances for accessible stairways

1 HANDRAIL DETAILS

THE BALUSTRADE SYSTEM IS SUITABLE FOR THE FOLLOWING:

LIVE LOAD:

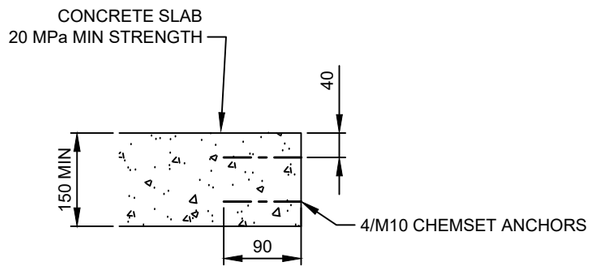
OCCUPANCY TYPE	REFER TABLE 3.3 OF AS/NZS 1170
A & C3	DOMESTIC & RESIDENTIAL BALCONY EDGES (NOT SUBJECT TO CROWD LOADINGS)

FIXINGS:
1. ALL ANCHORS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
2. ALL BOLTS & FIXINGS TO BE STAINLESS STEEL.
3. ALL BOLTS TO HAVE 50 x 50 x 3 mm WASHERS AGAINST TIMBER. Use 60 x 60 WASHERS FOR SIDE FIXED OPTION UNLESS POST SPACING IS LESS THAN 1.6 m

TIMBER
1. ALL TIMBER TO BE SG8 PINE.
2. ALL TIMBER TO BE TREATED H3.2.

WIND ZONE: VERY HIGH AS DEFINED IN NZS3604 FOR SOLID GLASS INFILL PANELS
EXTRA HIGH FOR OTHER INFILL PANELS.

CAN USE FOLLOWING EPOXY:
HILTI HIT-RE 500, ARALDITE 2005, ARALDITE k-80, WEST SYSTEMS ADR310/ADH26, WEST SYSTEMS Z105/Z205, EAST 221 EPOXY.



2 PEAK FENCE / BALUSTRADE DETAILS

Anchoring fasteners for New Zealand

WARNING Engineering design has determined appropriate fasteners for the attachment of the post base and wall bracket to concrete or timber structures designed by others.

While the types of material are defined in the table below, the ability of the supporting structure to provide adequate support to Peak® Aluminium Balustrade system and its fasteners must be independently verified for each installation.

To meet certain balustrade load requirements within AS/NZS 1170.1:2002, purchase the following fasteners. Building codes may vary. Always understand and comply with your local building codes. For further information visit: peakbalustrade.co.nz/compliance

Fasteners for attaching post base and wall bracket to concrete

Concrete	Fasteners Required		Minimum Embedment[1]		Minimum Edge Distance	
	Post Base	Wall Bracket	Post Base	Wall Bracket	Post Base	Wall Bracket
Minimum concrete strength 25 MPa	4 x Ramset™ WERCS Ankascrew™ anchor, M10 x 100 mm	4 x Ramset™ WERCS Ankascrew™ anchor, M6 x 50 mm	72 mm	39 mm	70 mm	50 mm
	4 x Ramset™ Ankascrew™ anchor, M10 x 100 mm	4 x Ramset™ Ankascrew™ anchor, M6 x 50 mm				

Base Rail Support: 2 x Ramset™ Ankascrew™ M5 x 30 mm (purchase separately)

Fasteners for attaching post base and wall bracket to timber

Timber	Fasteners Required	Fasteners Included	Minimum Embedment[1]		Minimum End and Edge Distance	
	Post Base	Wall Bracket	Post Base	Wall Bracket	Post Base	Wall Bracket
J1	4 x M10 Coach Screw[2]	4 x M6 Coach Screw[2] or 4 x 14g Type 17 Screw[3]	60 mm	40 mm	End of Joist 50 mm Edge of Joist 40 mm	End of Stud 60 mm Edge of Stud 30 mm
J2	4 x M10 Coach Screw[2]	4 x M6 Coach Screw[2] or 4 x 14g Type 17 Screw[3]	75 mm	40 mm		
J3	4 x M10 Coach Screw[2]	4 x M6 Coach Screw[2] or 4 x 14g Type 17 Screw[3]	100 mm	40 mm		
J4 - e.g. Unseasoned, Pine, Radiata, Australia	4 x M10 Coach Screw[2]	4 x M6 Coach Screw[2] or 4 x 14g Type 17 Screw[3]	145 mm	40 mm		
J5 - e.g. Radiata Pine, Rimu, Douglas Fir, Larch	4 x M10 Coach Screw[2]	4 x M6 Coach Screw[2] or 4 x 14g Type 17 Screw[3]	215 mm	40 mm		

Base Rail Support: 2 x 10g x 38 mm Screw (included with product)

[1] Depth of the threaded portion of the screw into the innermost member.
[2] Material of steel coach screws shall be given in AS/NZS 4291.1, for property classes 4.6 and 4.8.
[3] Material of 14g Type 17 screws shall be given in AS 3566.

3 PEAK FENCE / BALUSTRADE FIXING

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Handrail Details

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.04	BC ISSUE	18-09-24
BC.03	BC ISSUE	17-09-24
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24

Scale @ A3:
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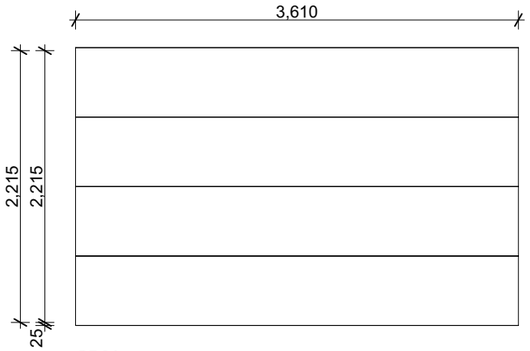
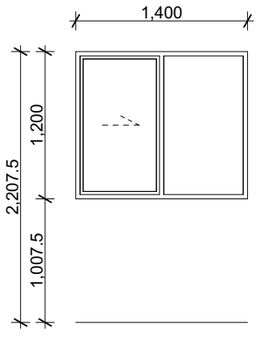
Sheet No: **A4809**
BC.04
BC ISSUE



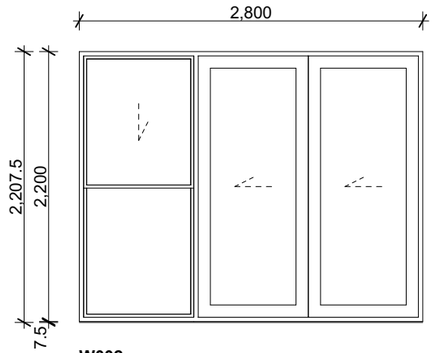
GD01

GARAGE DOOR
OVERLIGHTS TO TOP SECTION
INSULATED
2 x REMOTES + WALL SWITCH



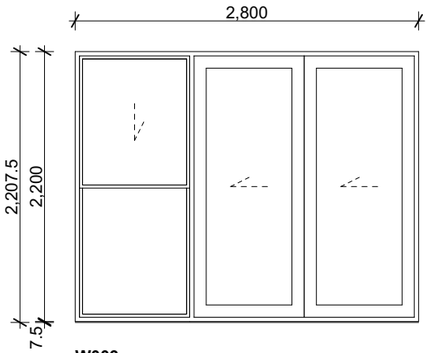
W001

ENSUITE 1
SHUGG + CRIMSAFE



W002

BEDROOM 1
SHUGG + FLYSCREEN (WINDOWS ONLY)
REBATED



W003

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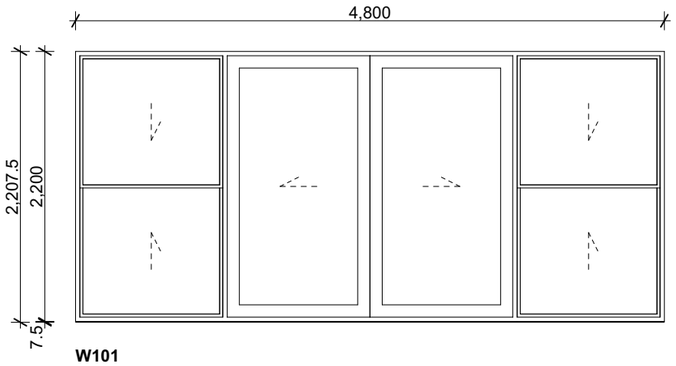
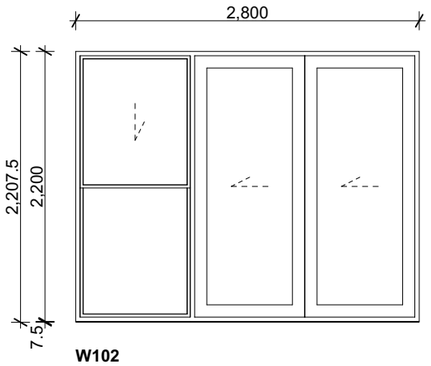


W101

LIVING
SHUGG + FLYSCREEN (WINDOWS ONLY)
REBATED



W102

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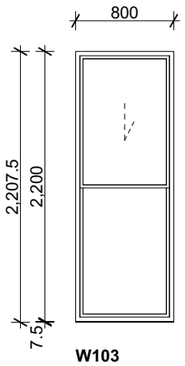
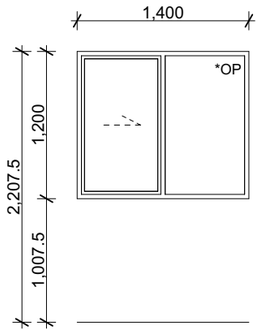


W103

BEDROOM 1
SHUGG + FLYSCREEN



W104

ENSUITE 1
SHUGG + CRIMSAFE

JOINERY SCHEDULE NOTES:

-ALL DIMENSIONS ARE TO BE MEASURED AND CHECKED ON SITE BY JOINERY MANUFACTURER PRIOR TO COMMENCING MANUFACTURE.

DOUBLE GLAZED POWDER COATED ALUMINIUM JOINERY (LOW-E IGU R0.37).

- POWDER COATED HEAD FLASHINGS TO MATCH.
- H3.1 TIMBER REVEALS TO SUIT ARCHITRAVES. INSTALL TO MANUFACTURERS RECOMMENDATIONS.
- USE THERMAKRAFT THERMAFLASH (OR EQUIVALENT) ACRYLIC FLASHING TAPE AND SEAL HEAD FLASHING TO JOINERY FLANGE

2,215 WINDOW HEAD HEIGHT TYPICAL GROUND FLOOR
2,015 WINDOW HEAD HEIGHT TYPICAL FIRST FLOOR
(2,415 WINDOW HEAD HEIGHT TO RAKING ROOF AREAS).
GLAZING MIN. U1.1 LOW-E DOUBLE GLAZING R0.37

- SAFETY GLAZING - ALL SAFETY GLAZING LOCATIONS AND REQUIREMENTS AS PER NZS 4223:PART 3
- ALL HINGED DOORS TO HAVE SCP GRIPSET AND GUARDSMAN HOLDBACK STOPS
- FLOOR PLANS AND ELEVATIONS TAKE PRECEDENCE OVER WINDOW SCHEDULE.
- ALL UNITS VIEWED FROM THE OUTSIDE
- ALL DIMENSIONS SHOWN ARE UNIT SIZE ALLOW 7.5MM EACH SIDE OF BOX SIZE I.E. 15MM OVERALL TO FRAMING
- REBATE DEPTHS - CONFIRM FLOORING AND CHECK WITH JOINERY MANUFACTURER PRIOR TO INSTALLATION
- ALL FIXINGS AND FASTENINGS TO COMPLY WITH NZS3604-2011 PART 4 'DURABILITY' AND NZBC B2
- WINDOWS INSTALLATION, IN ACCORDANCE WITH WANZ RECOMMENDED PRACTICE.
- RETURN BUILDING WRAP AND PROVE AIR SEALS AND FLASHINGS AS PER WANZ.
- RESTRICTOR STAYS AND DOUBLE SNIBS ON ALL OPENING WINDOWS ON SECOND STOREY LEVEL PLUS ALL OPENINGS <1.0m HIGH TO FFL AND FALL >1.0m TO EXTERNAL GROUND LEVEL.
- SILL SUPPORT BARS TO BE PROVIDED TO ALL EXTERNAL WINDOWS & DOORS WHERE REQUIRED TO COMPLY WITH E2/AS1 AND WANZ EVALUATION METHOD EM6
- PROTECTO WRAP TO ALL WINDOWS AND DOORS
- ALL BATHROOM AND / OR TOILET WINDOWS OR DOORS WHERE CLEAR GLAZING IS USED ARE TO HAVE BLINDS OR SIMILAR PRIVACY SCREEN INSTALLED

LEGEND
*OP = OPALESCENT - CONFIRM WITH OWNER

CRIMSAFE
CRIMSAFE SECURITY MESH APPLIED TO ALL WINDOWS / DOORS AS INDICATED ON JOINERY SCHEDULE. CONFIRM TYPE / MODEL WITH OWNER.

6. Windows/sliding doors (no lips wheelchair friendly)
All slider type, narrow vertical type top slides down
· Accessible - crimsafe or similar
· Non-accessible - flyscreen

7. Back Doors
Crimsafe or similar

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
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Door & Window Schedule

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.04	BC ISSUE	18-09-24
BC.03	BC ISSUE	17-09-24
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24

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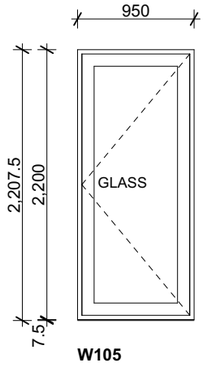
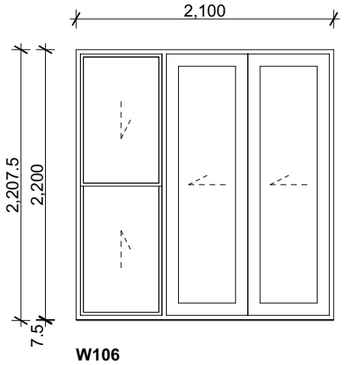
Sheet No:
A5001
BC.04
BC ISSUE



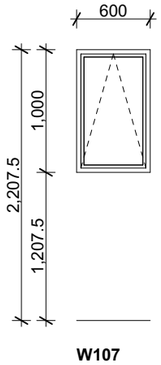
W105

LAUNDRY
CRIMSAFE
REBATED



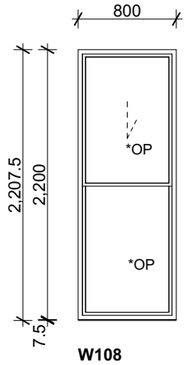
W106

DINING
SHUGG + CRIMSAFE
FLYSCREEN (TO WINDOW ONLY)
REBATED



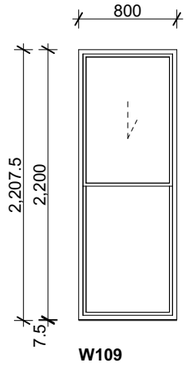
W107

ENSUITE 2
AWNING + CRIMSAFE



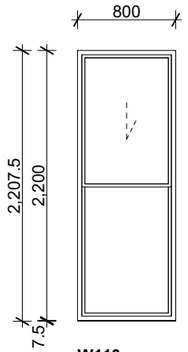
W108

ENSUITE 2
SHUGG + CRIMSAFE



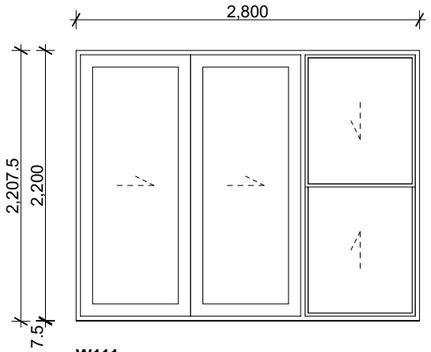
W109

BEDROOM 2
SHUGG + FLYSCREEN (WINDOWS ONLY)



W110

BEDROOM 2
SHUGG + FLYSCREEN (WINDOWS ONLY)



W111

BEDROOM 2
SHUGG + FLYSCREEN (WINDOWS ONLY)
REBATED

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LEGEND
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CRIMSAFE
CRIMSAFE SECURITY MESH APPLIED TO ALL WINDOWS / DOORS AS INDICATED ON JOINERY SCHEDULE. CONFIRM TYPE / MODEL WITH OWNER.

6. Windows/sliding doors (no lips wheelchair friendly)
All slider type, narrow vertical type top slides down
· Accessible - crimsafe or similar
· Non-accessible - flyscreen

7. Back Doors
Crimsafe or similar

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Door & Window Schedule

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

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Scale @ A3: 1:50
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Issued: 18/09/2024 11:22 am
GRAHAM_DD_280824.pln

Sheet No:
A5002
BC.04
BC ISSUE

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	John Graham
Address of proposed activity:	7 Greenview Heights
Legal description:	Lot 2 DP 520619
Description of the proposal (including why you need resource consent):	To construct a dwelling in the Residential zone which infringes the Operative District Plan standards for Excavation and/or Filling
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Site, Excavation, Site Services, Site sections, Floor, (ground & first), elevations and section plans dated 9.9.24, prepared by Arcline Architecture. 2. 3. 4. 5. 6.

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Marlene Louise Burge
Address of affected property including legal description	5 Greenview Heights, Kerikeri
Contact Phone Number/s and email address	Daytime: 0223415974 email: marlenelb@xtra.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

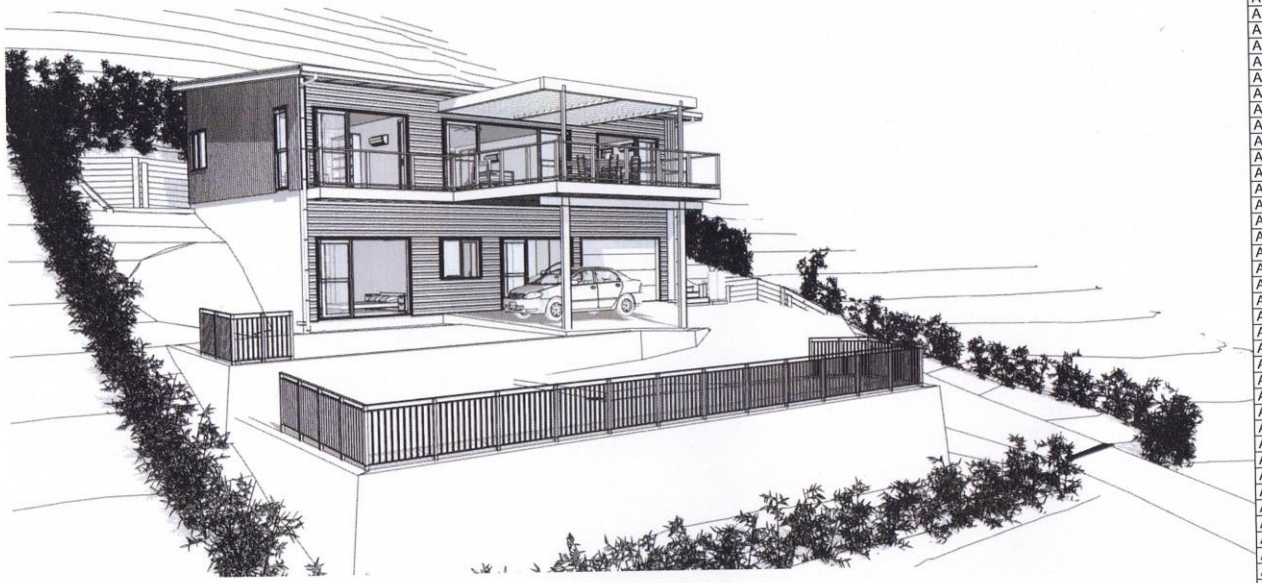
*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	Marlene L Burge	Date	15/9/24
Signature		Date	
Signature		Date	
Signature		Date	

NEW RESIDENTIAL DWELLING FOR

GRAHAM



LOT 2 DP 520619
7 GREENVIEW HEIGHTS KERIKERI
NORTHLAND

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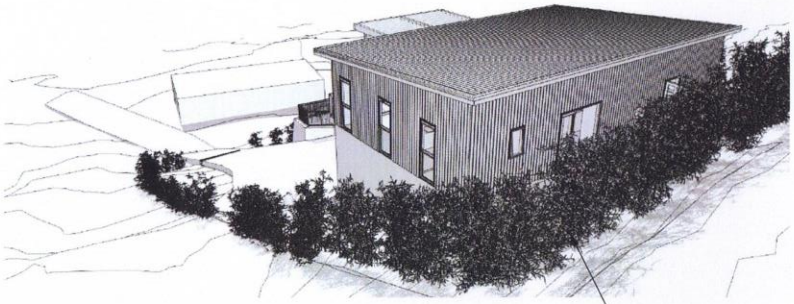

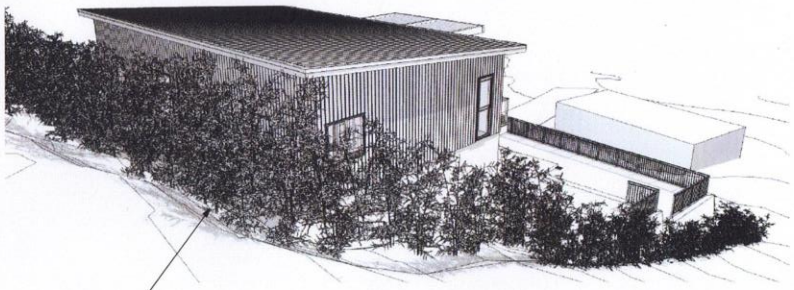

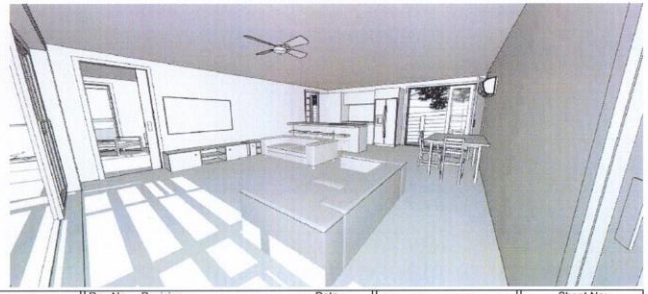

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Presentation

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7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24
ENG.05	ENGINEER SET 05	08-07-24
WIP.02	HOUSE RAISE / ROOF FLIP	03-07-24

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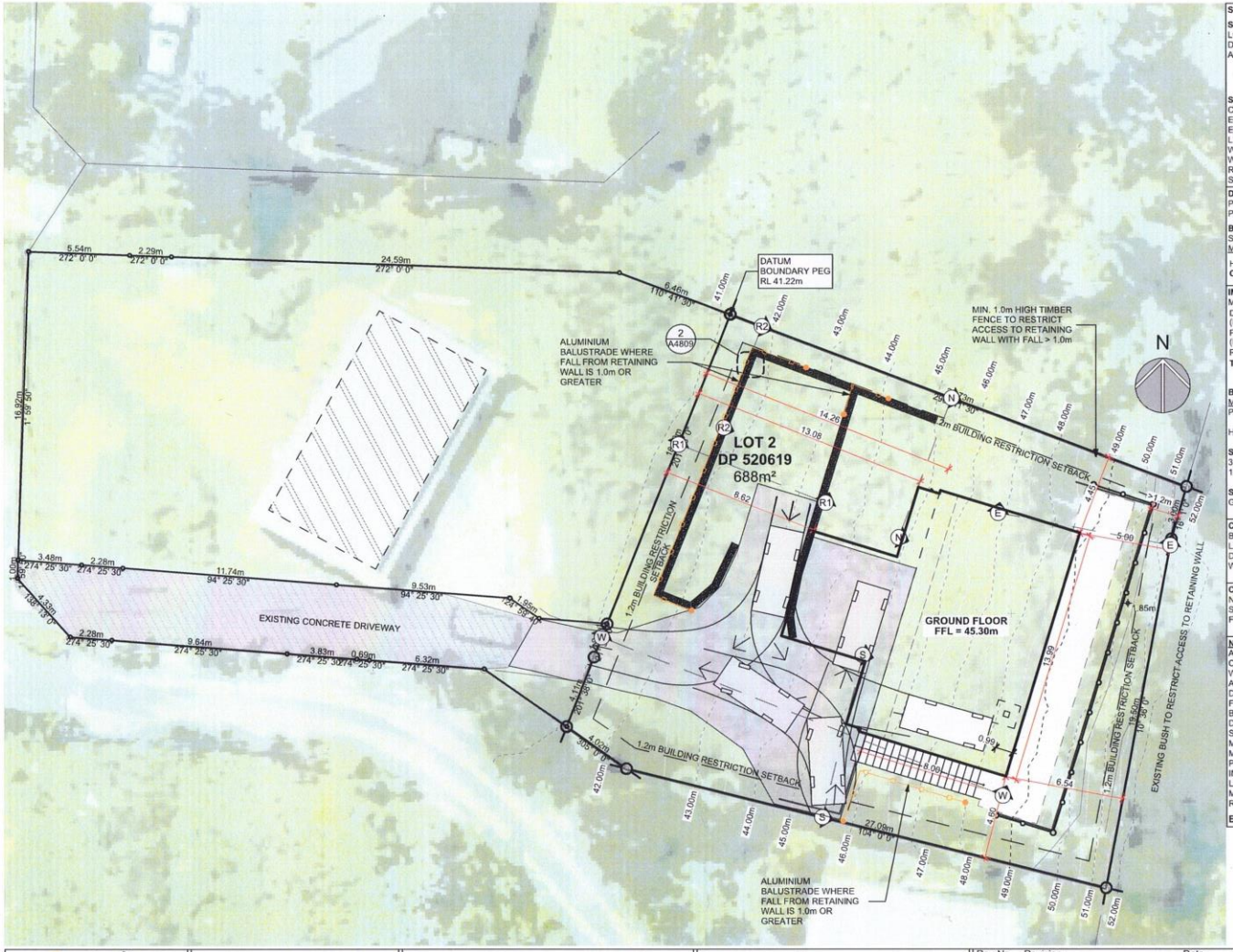

SITE PLAN NOTES:

SITE DESCRIPTION

LOT NUMBER:	LOT 2
DP NUMBER:	DP 520619
ADDRESS:	7 GREENVIEW HEIGHTS KERIKERI NORTHLAND

SITE ENVIRONMENT

CLIMATE ZONE	1
EARTHQUAKE ZONE	ZONE 1
EXPOSURE ZONE	ZONE C
LEE ZONE	NO
WIND ZONE	VERY HIGH
WIND REGION	A
RAINFALL RANGE	100mm/hr
SNOW ZONE	N0

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	RESIDENTIAL
PLANNING OVERLAY	N/A

BUILDING COVERAGE

SITE AREA	688m²
MAX. FLOOR AREA PERMITTED: 45% (309.6m²)	
HOUSE SITE COVERAGE	= 111.92 m²
OVERALL BUILDING SITE COVERAGE	**= 157.13 m²**

IMPERMEABLE AREAS

MAX IMPERMEABLE AREA PERMITTED	= 50% (344m²)
DRIVEWAY IMPERMEABLE AREA (NOT COVERED BY ROOF)	= 149.50 m²
PAVING IMPERMEABLE AREA (NOT COVERED BY ROOF)	= 49.26 m²
ROOF IMPERMEABLE AREA	= 143.69 m²
TOTAL IMPERMEABLEA AREA	**= 342.46 m²** COMPLIES

BUILDING HEIGHT

MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	6.0m COMPLIES
HIRB	2.0m / 45° COMPLIES

SETBACK TO BOUNDARIES

3.0m IN FROM ROAD BOUDNDARIES
1.2m IN FROM OTHER BOUNDARIES
COMPLIES

SETBACK TO BUSH

GREATER THAN 20m? YES

COVENANTS

BUILDING TO BE COMPLETED WITHIN 9 MONTHS OF LAYING FOUNDATIONS.
DRIVEWAY, FENCING, LANDSCAPING TO BE COMPLETED WITHIN 12 MONTHS OF LAYING FOUNDATIONS.
COMPLIES

CONSENT NOTICES

NO BUILDINGS TO BE ERECTED WITHIN 1.5m OF COUNCIL SANITARY / SEWER LINES.
FOUNDATIONS TO BE ENGINEER DESIGNED.
COMPLIES

NOTE:

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
WORK ONLY TO FIGURED DIMENSIONS, IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER
DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER
BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.
LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.

BUILDER TO ALLOW FOR SETOUT BY SURVEYOR.

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Site Plan

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7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
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ENG.05	ENGINEER SET 05	08-07-24
WIP.02	HOUSE RAISE / ROOF FLIP	03-07-24

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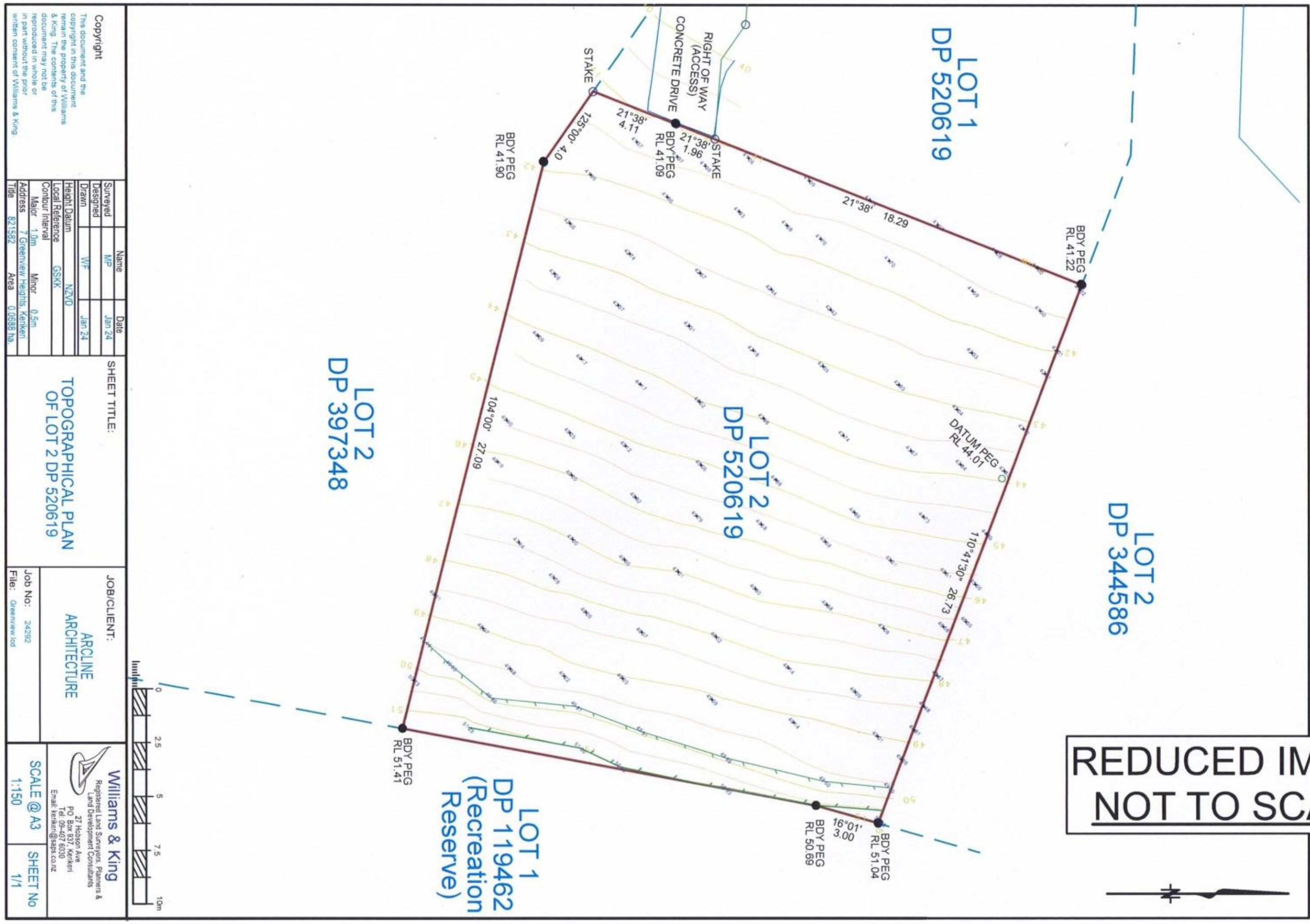
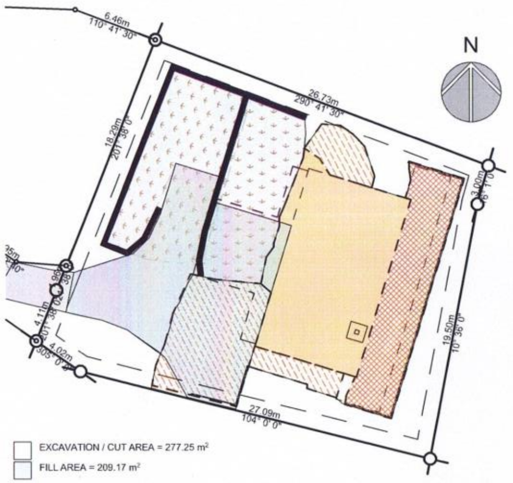
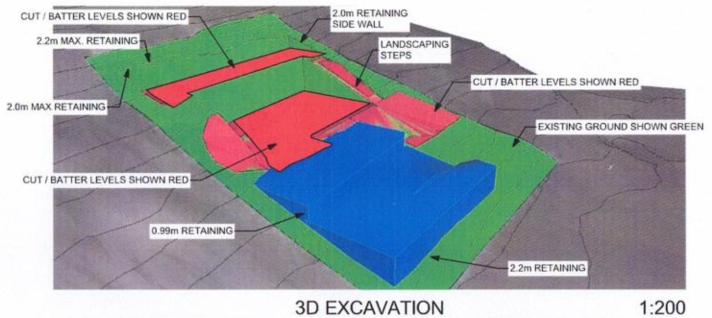


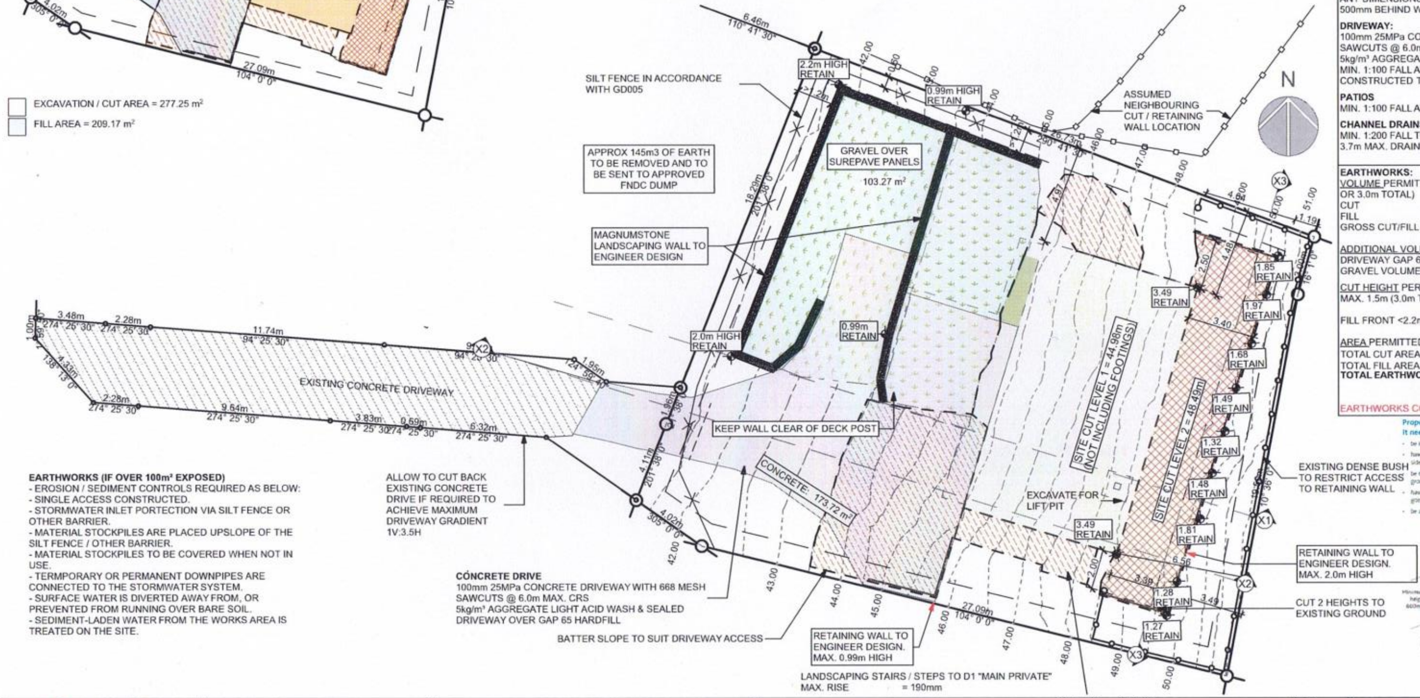
REDUCED IMAGE
NOT TO SCALE

Arcline Architecture Offices: Kaitaia | Kerikeri | Whangarei (Ph): 09 408 2233 (Email): info@arcline.co.nz (Web): www.arcline.co.nz	**Topo Plan**	GRAHAM 7 GREENVIEW HEIGHTS, KERIKERI NORTHLAND	Rev No. / Revision / Date BC.02 BC ISSUE 09-09-24 BC.01 BC DRAFT 05-09-24 RC.03 RC ISSUE 28-08-24 RC.02 RC ISSUE 26-08-24 ENG.05 ENGINEER SET 05 08-07-24 WIP.02 HOUSE RAISE / ROOF FLIP 03-07-24	Scale @ A3: Drawn By N.S. Issued: 9/09/2024 3:38 pm	Sheet No: **A1002** **BC.02** BC ISSUE





3D EXCAVATION 1:200



GENERAL SITE WORKS NOTES:
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS.
- IN THE EVENT OF A DESCREPANCEY CONTACT THE DESIGNER AS SOON AS POSSIBLE

SITE ACCESS
PROVIDE SAFETY FENCING WHERE ACCESS FROM CHILDREN IS POSSIBLE IN ACCORDANCE WITH NZBC F5.3.3.

EARTHWORKS
- STRIP TOPSOIL, BEFORE BUILDING AND DRIVEWAY AREAS
- ALL CUBIC METERS ARE ESTIMATES. CONTRACTOR TO CONFIRM ON SITE.
- DESIGNER TAKES NO LIABILITY FOR ADDITIONAL WORKS IF VOLUMES CHANGE.
- THE REMOVAL OF TOPSOIL AND/OR ANY SOFT SOILS IS NOT INCLUDED IN CALCULATIONS.
- ALL EARTHWORKS TO COMPLY WITH ACCIDENTAL DISCOVERY PROTOCOL AS PER EARTHWORKS STANDARDS EW-S3 AND EW-S5
- EARTHWORKS TO COMPLY WITH AUCKLAND COUNCIL GUIDANCE DOCUMENT GD005 FOR EROSION.

SILT FENCE
INSTALL TEMPORARY SILT CONTROL FENCE TO DC STANDARDS.

RETAINING WALLS
ANY DIMENSIONS ARE TO THE WALL. EXCAVATE MIN. 500mm BEHIND WALL TO AID CONSTRUCTION.

DRIVEWAY:
100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH SAWCUTS @ 6.0m MAX. CRS
5kg/m³ AGGREGATE LIGHT ACID WASH & SEALED
MIN. 1:100 FALL AWAY FROM BUILDING / TOWARDS SUMPS. CONSTRUCTED TO COUNCIL STANDARDS.

PATIOS
MIN. 1:100 FALL AWAY FROM BUILDING

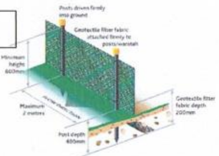
CHANNEL DRAINS
MIN. 1:200 FALL TO SUMP
3.7m MAX. DRAIN LENGTH

EARTHWORKS:

VOLUME PERMITTED 200m³ (1.5m CUT / FILL HEIGHT MAX OR 3.0m TOTAL)	
CUT	310m³
FILL	162m³
GROSS CUT/FILL (EST):	472m³ DOES NOT COMPLY
ADDITIONAL VOLUMES:	
DRIVEWAY GAP 65 VOLUME	45m³
GRAVEL VOLUME	11m³
CUT HEIGHT PERMITED MAX. 1.5m (3.0m TOTAL)	CUT REAR = 2.0m DOES NOT COMPLY
FILL FRONT <2.2m	DOES NOT COMPLY
AREA PERMITTED	N/A
TOTAL CUT AREA: 277.25 m²	
TOTAL FILL AREA: 209.17 m²	
TOTAL EARTHWORKS AREA	**487m²** COMPLIES

EARTHWORKS CONSENT REQUIRED.

Proper silt fence installation is critical to its performance.
It needs to:
- be installed in a trench 200mm deep by 100mm wide
- have waratahs or posts hammer stated at least 400mm deep on the downhill side of the fabric, no more than 2m apart
- be 600mm high above ground, with an additional 200mm of cloth below ground in the trench
- have each end of the fence return up the slope roughly 2m to prevent water going around the edges
- be anchored by backfilling the trench and placing soil on top of the fabric.



EARTHWORKS (IF OVER 100m² EXPOSED)
- EROSION / SEDIMENT CONTROLS REQUIRED AS BELOW:
- SINGLE ACCESS CONSTRUCTED.
- STORMWATER INLET PORTECTION VIA SILT FENCE OR OTHER BARRIER.
- MATERIAL STOCKPILES ARE PLACED UPSLOPE OF THE SILT FENCE / OTHER BARRIER.
- MATERIAL STOCKPILES TO BE COVERED WHEN NOT IN USE.
- TEMPORARY OR PERMANENT DOWNPIPES ARE CONNECTED TO THE STORMWATER SYSTEM.
- SURFACE WATER IS DIVERTED AWAY FROM, OR PREVENTED FROM RUNNING OVER BARE SOIL.
- SEDIMENT-LADEN WATER FROM THE WORKS AREA IS TREATED ON THE SITE.

CONCRETE DRIVE
100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH
SAWCUTS @ 6.0m MAX. CRS
5kg/m³ AGGREGATE LIGHT ACID WASH & SEALED
DRIVEWAY OVER GAP 65 HARDFILL

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Excavation Plan

GRAHAM
7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.02	BC ISSUE	09-09-24
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RC.02	RC ISSUE	26-08-24
ENG.05	ENGINEER SET 05	08-07-24
WIP.02	HOUSE RAISE / ROOF FLIP	03-07-24

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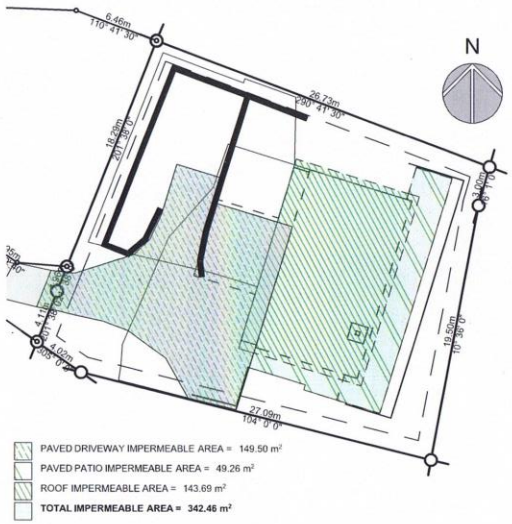


PAVED DRIVEWAY IMPERMEABLE AREA = 149.50 m²
PAVED PATIO IMPERMEABLE AREA = 49.26 m²
ROOF IMPERMEABLE AREA = 143.69 m²
TOTAL IMPERMEABLE AREA = 342.46 m²

IMPERMEABLE AREAS	
MAX IMPERMEABLE AREA PERMITTED	= 50% (344m²)
DRIVEWAY IMPERMEABLE AREA (NOT COVERED BY ROOF)	= 149.50 m²
PAVING IMPERMEABLE AREA (NOT COVERED BY ROOF)	= 49.26 m²
ROOF IMPERMEABLE AREA	= 143.69 m²
TOTAL IMPERMEABLEA AREA	**= 342.46 m²** COMPLIES
BUILDING HEIGHT	
MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	6.0m COMPLIES
HIRB	2.0m / 45° COMPLIES
SETBACK TO BOUNDARIES	
3.0m IN FROM ROAD BOUDNDARIES 1.2m IN FROM OTHER BOUNDARIES	COMPLIES
SETBACK TO BUSH	
GREATER THAN 20m?	YES

STORMWATER SUMP / CESS PIT REQUIREMENTS
RAINFALL INTENSITY 100mm/hr
(A) UPPER PATIO IMPERMEABLE AREA = 49.26 m²
= 1 x TYPE 1 SUMPS
(B) DRIVEWAY IMPERMEABLE AREA = 149.50 m²
= 4 x TYPE 1 SUMPS

SURFACE WATER DRAINAGE NOTES:
SW DRAINAGE CHANGES OF DIRECTION (IN PLAN)
AS PER FIG. 4 NZBC E1/AS1 RECOMMENDED 45° ANGLE CHANGE OR LESS (90° OR LESS PERMITTED)
TEE JUNCTIONS
AS PER FIG. 5 NZBC E1/AS1 RECOMMENDED 45° ANGLE CHANGE OR LESS (60° OR LESS PERMITTED)

STORMWATER ATTENUATION:
NOT REQUIRED <50% IMPERMEABLE AREA.

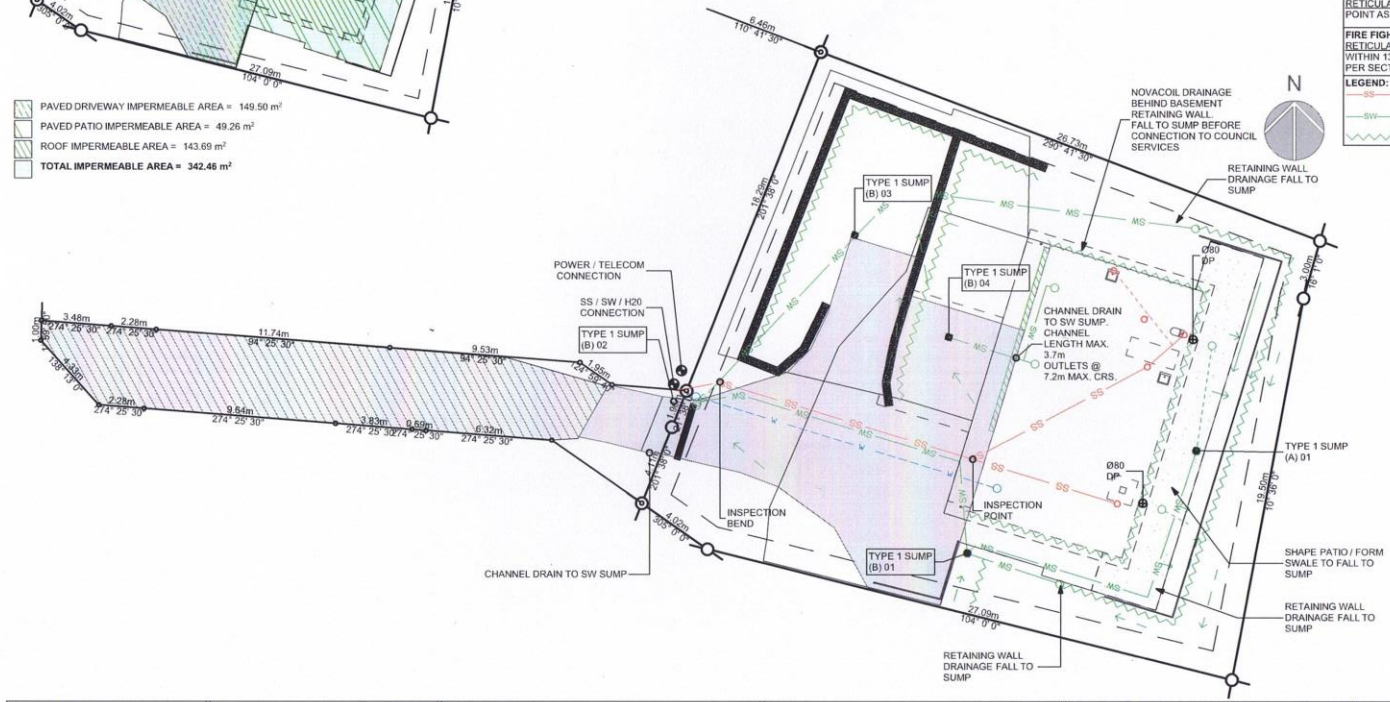
SANITARY PLUMBING & DRAINAGE NOTES:
1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION
NZ STANDARD - AS/NZS 3500 PART 2.2
2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1.

MINIMUM GRADIENT RATIO OF SANITARY DISCHARGE PIPES AND DRAINS:
1. AS/NZS 3500 PART 2 DISCHARGE PIPES AND DRAINS.
Ø65-1:40 FALL
Ø100-1:60 FALL

RETICULATED SITE - COUNCIL WATER CONNECTION POINT AS SHOWN ON SITE PLAN.

FIRE FIGHTING:
RETICULATED WATER SUPPLY - EXISTING FIRE HYDRANT WITHIN 135m (BUT GREATER THAN 6.0m) OF DWELLING AS PER SECTION L4 SNZ PAS 4509:2008

LEGEND:
SS — WASTE WATER PIPE Ø100 WITH 1:60 FALL
SW — STORM WATER PIPE Ø100 WITH 1: 60 FALL
Ø100mm DRAINAGE COIL



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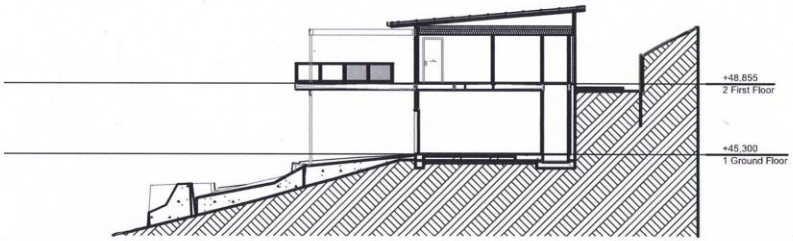
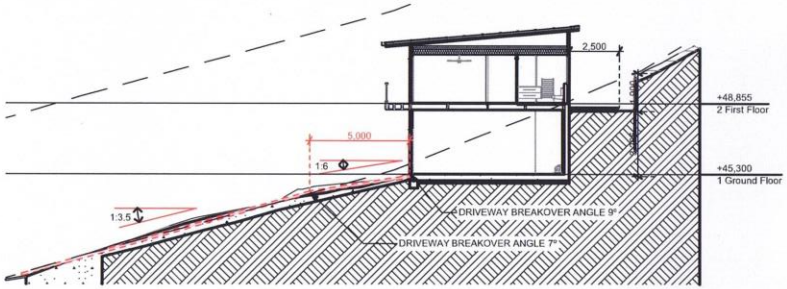
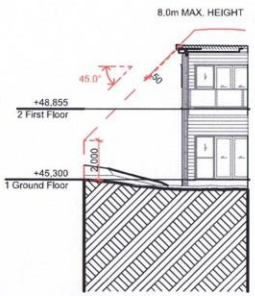


X1 SITE SECTION - RETAINING 1:200



X2 SITE SECTION - DRIVEWAY 1:200



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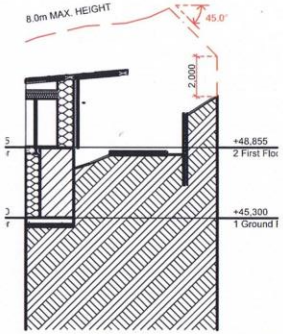

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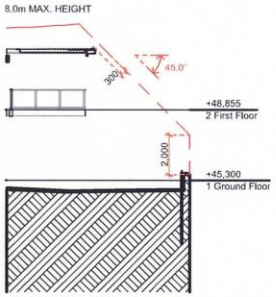

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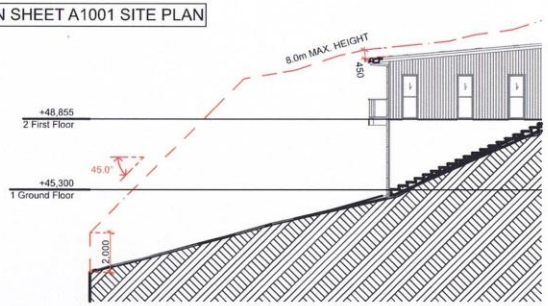
HIRB MARKER LOCATIONS ON SHEET A1001 SITE PLAN



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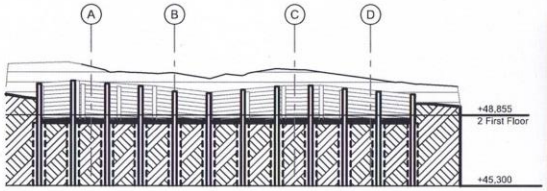

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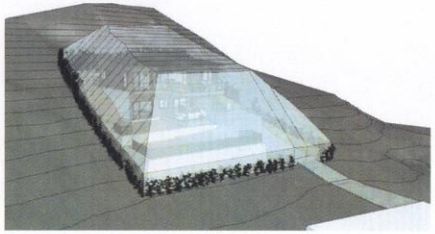

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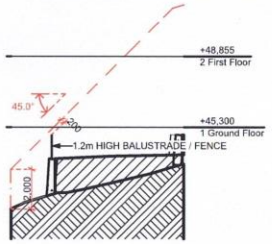
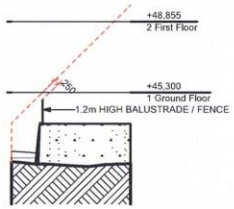


R1 HIRB RETAINING 1 1:200



R2 HIRB RETAINING 2 1:200

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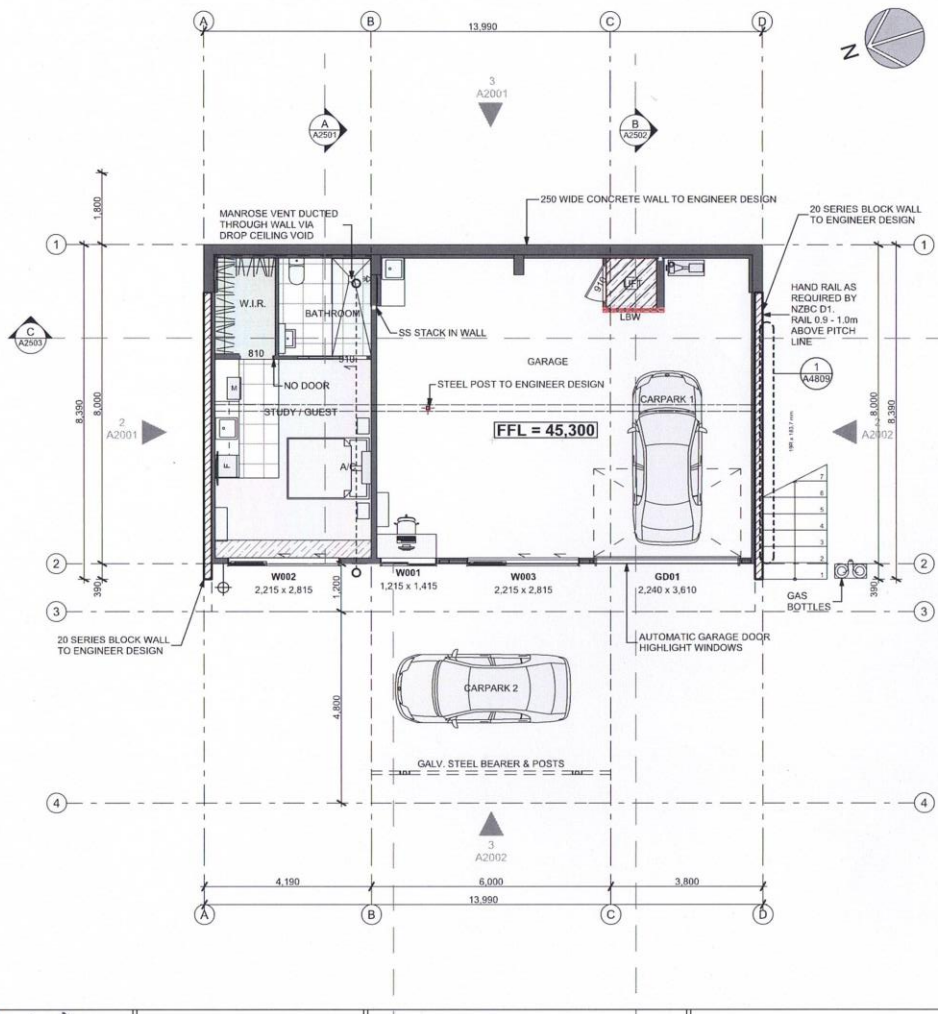
BC.02
BC ISSUE



ACCESS
SLIP RESISTANCE SHALL BE PROVIDED TO EXTERIOR ACCESS ROUTES AS BELOW OR BY OTHER MEANS IN ACCORDANCE WITH TABLE 2 / SECTION 2 NZBC D1/AS1:
LEVEL SURFACE FINISH
CONCRETE DRY - SMOOTH TROWEL FINISH
CONCRETE WET - BROOMED OR WOOD FLOAT
TIMBER DRY - UNCOATED SMOOTH
TIMBER WET - GROOVED ACROSS PROFILE
TIMBER WET - COATED AND SAND/GRIT
RAMPS OR STAIRS FINISH
TIMBER WET - GROOVED ACROSS PROFILE
TIMBER WET - COATED AND SAND/GRIT

STAIRS / STEPS
ALL STAIRS TO BE AS PER MAIN PRIVATE TO NZBC D1 FIG. 11
MAX. RISE: 190mm (ENSURE EQUAL RISE)
MIN. TREAD: 280mm
ENSURE HAND RAIL TO AT LEAST ONE SIDE OF STAIR WITH 3 OR MORE STEPS

SAFETY FROM FALLING
PROVIDE MIN. 1.0m HIGH BARRIER / BALUSTRADE WHERE RISK OF FALL IS 1.0m OR GREATER.

WET AREAS
- ALL DETAILS TO COMPLY WITH NZBC E3 INTERNAL MOISTURE AND MANUFACTURER'S PRODUCT DETAILS.
- 9MM VILLABOARD TO TILED WALLS.
- ALL FLOOR SURFACES OF SPACES CONTAINING SANITARY FIXTURES OR SANITARY APPLIANCES BE IMPERVIOUS AND EASILY CLEANED. EG. TILES ON MEMBRANE.
- ALL WALL SURFACES ADJACENT TO SANITARY FIXTURES OR SANITARY APPLIANCES AND SURFACES OF BUILDING ELEMENTS THAT ARE LIKELY TO BE SPLASHED OR BECOME CONTAMINATED IN THE COURSE OF THE INTENDED USE OF THE BUILDING, BE IMPERVIOUS AND EASILY CLEANED. USE SEMIGLOSS WASH AND WEAR PAINTED AQUALINE GIB (WALLS AND CEILINGS).
- ALL SURFACES OF BUILDING ELEMENTS THAT ARE LIKELY TO BE SPLASHED ARE CONSTRUCTED IN A WAY THAT PREVENTS WATER SPLASH FROM PENETRATING BEHIND LININGS OR INTO CONCEALED SPACES.
- JOINTS BETWEEN FIXTURES & WALL LININGS; WHERE BATHS, BASINS, TUBS OR SINKS ABUTT IMPERVIOUS LININGS THE JOINT BETWEEN FIXTURE & LINING SHALL BE SEALED VIA SILICONE BATHROOM SEALANT TO PREVENT WATER PENETRATION TO CONCEALED SPACES OR BEHIND LININGS.

SHOWERS TO HAVE 6MM SAFETY GLASS DOOR PANEL UNLESS SPECIFIED
ALL GLAZING TO WET AREAS TO BE GRADE A TOUGHENED SAFETY GLASS

ALL ACCESS ROUTES, BOTH EXTERANL AND INTERNAL, PROVIDE ANTI-SLIP SURFACES COMPLYING WITH NZBC CLAUSE D1/AS1 (2.1 SLIP RESISTANCE)

WATER HEATING
GAS CALIFONT AS SHOWN ON THE ELECTRICAL PLAN. 2X45KG BOTTLES AS SHOWN ON FLOOR PLAN. (WITH SEISMIC RESTRAINTS)

SMOKE ALARMS TO BE INSTALLED TO AS1670.6 REQUIREMENTS. EQUIPMENT TO COMPLY WITH AS3786.

FLOOR AREAS

GROUND FLOOR AREA:	106.29 m²
FIRST FLOOR AREA:	110.36 m²
TOTAL FLOOR AREA:	**216.65m²**

STUD HEIGHTS

GROUND FLOOR	2,845
FIRST FLOOR	2,460

DOORS / WINDOWS
EXTERIOR JOINERY
2,215 WINDOW HEAD HEIGHT TYPICAL GROUND FLOOR
2,015 WINDOW HEAD HEIGHT TYPICAL FIRST FLOOR (2,415 WINDOW HEAD HEIGHT TO RAKING ROOF AREAS).

INTERNAL DOORS
2.2m TYPICAL GROUND FLOOR INTERNAL DOOR HEIGHT.
2.0m TYPICAL FIRST FLOOR INTERNAL DOOR HEIGHT.

KEY:
- CEILING HATCH
- WARDROBE
- ST. STORAGE CUPBOARD
- LIN LINEN CUPBOARD
- EXTERIOR POWER METER BOX
- POWER DISTRIBUTION BOARD
- FLOORING: TILE
- FLOORING: OVERLAY
- INSULATION TO INTERNAL WALLS
- MECHANICAL VENT DUCTED TO EXTERIOR
- EXTERIOR WATER TAP

INSULATION
DWELLING:
R4.0 + R2.9 MAMMOTH BLANKET INSULATION
R2.2 MAMMOTH WALL SECTIONS TO 90mm WALLS
R2.8 MAMMOTH WALL SECTIONS TO 140mm WALLS
R2.8 MAMMOTH FLOOR SECTIONS (140mm)
R1.4 EXPOL UNDERSLAB INSULATION
ACOUSTIC INSULATION TO BE INSTALLED AROUND/BETWEEN BATHROOMS AND BEDROOMS.
GARAGE:
GARAGE INSULATED AS PER THE DWELLING.
N/A
GARAGE DOOR TO BE INSULATED (NOT H1 REQUIREMENT).

INSULATION INSTALLATION:
- ENSURE ALL INSULATION INSTALLED AS PER MANUFACTURERS SPECIFICATION WITH TIGHT FIT TO ALL FRAMING AND ABUTTING INSULATION.
- ENSURE NON-PERIMETER INSULATION IS NOT COMPRESSED THEREBY REDUCING THE EFFECTIVE R VALUE.
- ENSURE MIN. 25mm AIR GAP BETWEEN ALL ROOF INSULATION AND UNDERLAY. EITHER CUT INSULATION TO SUIT OR PROVIDE PROPRIETARY BAFFLE TO CREATE AIRGAP.
- WHERE CEILING INSULATION IS DOUBLE LAYERED, TOP LAYER PERMITTED TO BE 600mm FROM PERIMETER / EXTERNAL WALL LINE.

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Floor Plan (Ground Floor)

GRAHAM
7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24
ENG.05	ENGINEER SET 05	08-07-24
WIP.02	HOUSE RAISE / ROOF FLIP	03-07-24

Scale @ A3: 1:100
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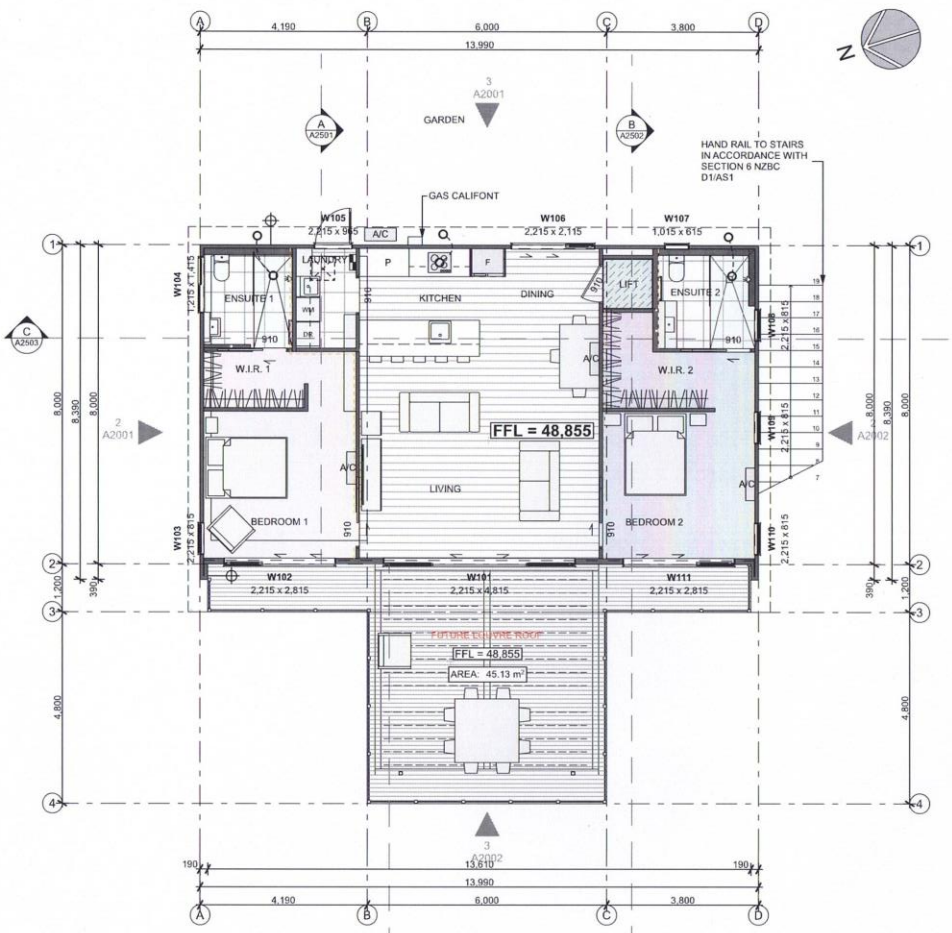
Sheet No: **A1501**
BC.02
BC ISSUE



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KEY:

	CEILING HATCH
	WARDROBE
ST.	STORAGE CUPBOARD
LIN	LINEN CUPBOARD
	EXTERIOR POWER METER BOX
	POWER DISTRIBUTION BOARD
	FLOORING: TILE
	FLOORING: OVERLAY
	INSULATION TO INTERNAL WALLS
	MECHANICAL VENT DUCTED TO EXTERIOR
	EXTERIOR WATER TAP

INSULATION
DWELLING:
R4.0 + R2.9 MAMMOTH BLANKET INSULATION
R2.2 MAMMOTH WALL SECTIONS TO 90mm WALLS
R2.8 MAMMOTH WALL SECTIONS TO 140mm WALLS
R2.8 MAMMOTH FLOOR SECTIONS (140mm)
R1.4 EXPOL UNDERSLAB INSULATION
ACOUSTIC INSULATION TO BE INSTALLED AROUND/BETWEEN BATHROOMS AND BEDROOMS.
GARAGE:
GARAGE INSULATED AS PER THE DWELLING.
N/A
GARAGE DOOR TO BE INSULATED (NOT H1 REQUIREMENT).

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- WHERE CEILING INSULATION IS DOUBLE LAYERED, TOP LAYER PERMITTED TO BE 600mm FROM PERIMETER / EXTERNAL WALL LINE.

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Floor Plan (First Floor)

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24
ENG.05	ENGINEER SET 05	08-07-24
WIP.02	HOUSE RAISE / ROOF FLIP	03-07-24

Scale @ A3: 1:100
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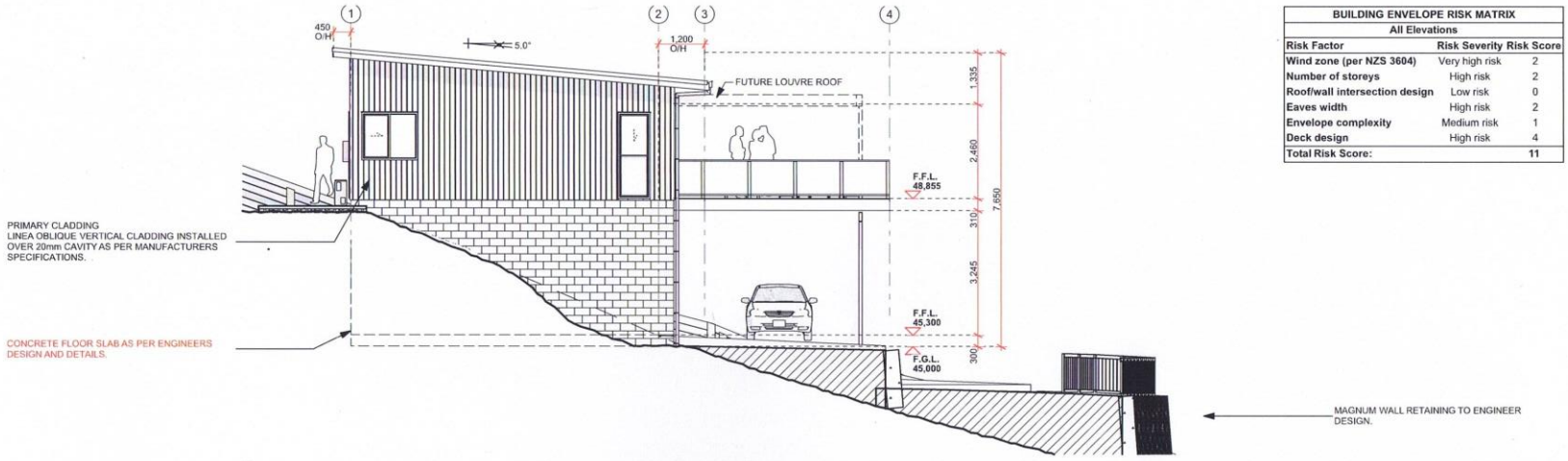
Issued: 9/09/2024 3:38 pm

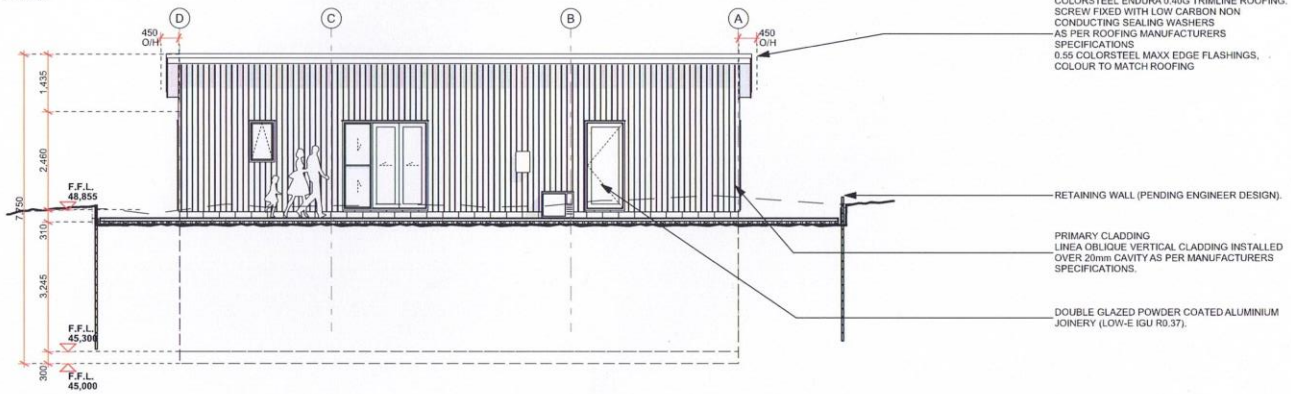
Sheet No: **A1502**
BC.02
BC ISSUE

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		**11**



2 North Elevation 1:100

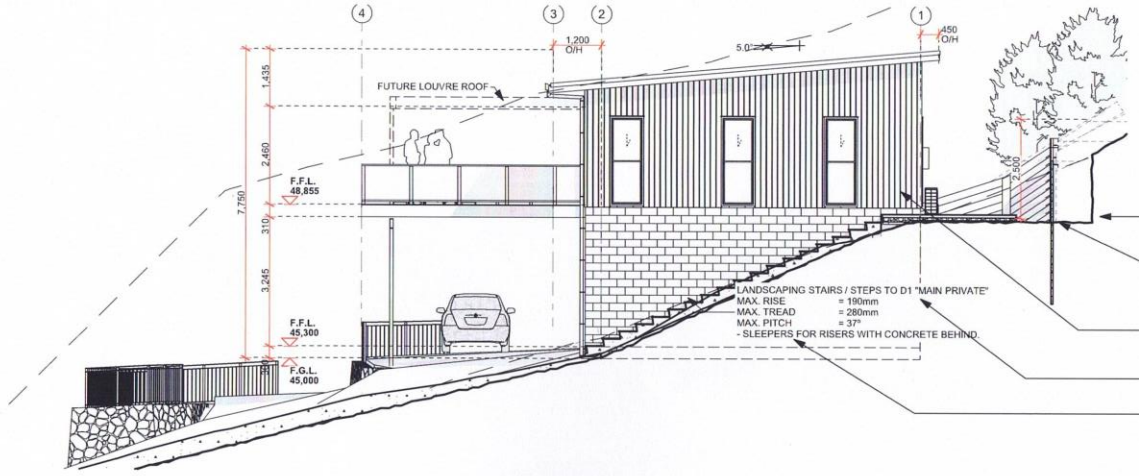
A1501, A1502



3 East Elevation 1:100

A1501, A1502

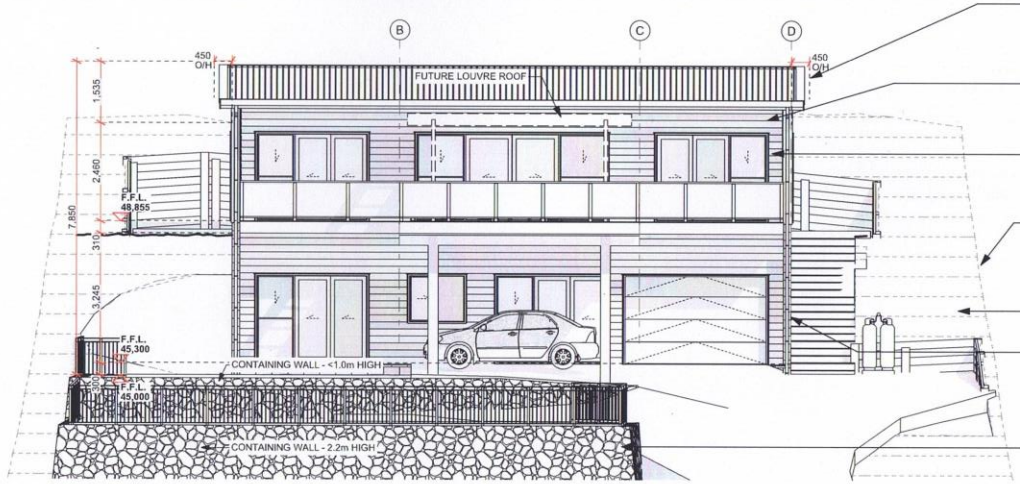
Arcline Architecture Offices: Kaitaia | Kerikeri | Whangarei (Ph): 09 408 2233 (Email): info@arcline.co.nz (Web): www.arcline.co.nz		**Elevations**	GRAHAM 7 GREENVIEW HEIGHTS, KERIKERI NORTHLAND	Rev No. / Revision / Date BC.02 BC ISSUE 09-09-24 BC.01 BC DRAFT 05-09-24 RC.03 RC ISSUE 28-08-24 RC.02 RC ISSUE 26-08-24 ENG.05 ENGINEER SET 05 08-07-24 WIP.02 HOUSE RAISE / ROOF FLIP 03-07-24	Scale @ A3: 1:1, 1:100 Drawn By N.S. Issued: 9/09/2024 3:39 pm	Sheet No: **A2001** **BC.02** **BC ISSUE**



2 South Elevation 1:100

A1501, A1502

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		**11**



3 West Elevation 1:100

A1501, A1502

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Elevations

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24
ENG.05	ENGINEER SET 05	08-07-24
WIP.02	HOUSE RAISE / ROOF FLIP	03-07-24

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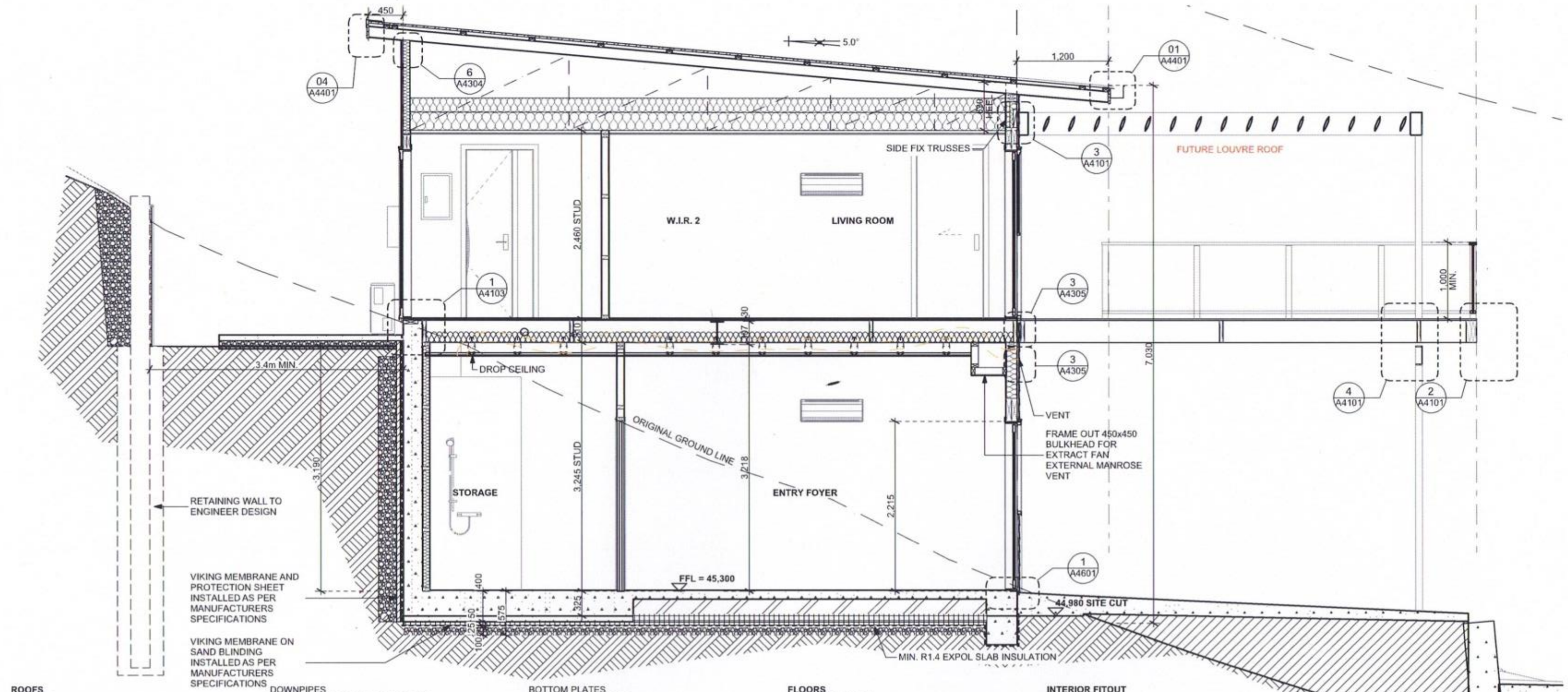
Sheet No: **A2002**
BC.02
BC ISSUE



ROOFS
ROOFING
COLORSTEEL ENDURA 0.40G TRIMLINE ROOFING. SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFING
ROOF UNDERLAY
BAYONET BAYOWRAP FLAMESPEC 05 ROOF UNDERLAY LAID HORIZONTALLY (OVER GALV MESH TO 3° ROOF ONLY).
PURLINS TYPICAL
70x45 SG8 H1.2 PURLINS AT 900mm CRS.
80mm, 10g SCREW FIXING (BLUE SCREW)
ROOF STRUCTURE
INVERTED TRUSSES @ 900mm TYPICAL
EAVES
TYPICAL - 450mm
RIDGE - 1,200mm
GUTTER / ROOF DRAINAGE
COLORSTEEL CONTINUOUS QUARTER ROUND GUTTER EXTERNAL BRACKETS WITH SS SCREWS
INSTALL TO MANUFACTURERS' RECOMMENDATIONS
DOWNPIPES
80Ø COLOURED UPVC DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS
FASCIA
COLORSTEEL 180 FASCIA
SOFFIT LININGS TYPICAL
JH 4.5mm HARDIEFLEX SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS,(PVC JOINTERS).
SOFFIT LININGS (VERANDAH)

WALLS
WALL CLADDINGS
LINEA OBLIQUE VERTICAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
LINEA OBLIQUE HORIZONTAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
MASONRY BLOCK FOUNDATION / RETAINING WALL TO ENGINEER DESIGN.
BAYONET BAYOWRAP WALL UNDERLAY.
STUD HEIGHT
2.845m GROUND FLOOR
2.460m FIRST FLOOR

BOTTOM PLATES
H1.2 BOTTOM PLATES
FLOOR SLAB
CONCRETE FLOOR SLAB AS PER ENGINEERS DESIGN AND DETAILS.
SLAB FOUNDATIONS
BOXED FOOTINGS AS PER ENGINEER DESIGN.
DECKING
BIFORM FORM 130x19 "CAMO GREY" DECKING INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
3mm GAP, 12mm GAP BETWEEN HOUSE CLADDING, GROOVESIDE DOWN (CLIENT TO CONFIRM)

JOINERY
DOUBLE GLAZED POWDER COATED ALUMINIUM JOINERY (LOW-E IGU R0.37).
2,215 WINDOW HEAD HEIGHT TYPICAL GROUND FLOOR
2,015 WINDOW HEAD HEIGHT TYPICAL FIRST FLOOR
(2,415 WINDOW HEAD HEIGHT TO RAKING ROOF AREAS).

BALUSTRADES
EXTERIOR
ALUMINIUM BALUSTRADE TO RETAINING WALLS.
GLASS BALUSTRADE TO DECK.
INTERIOR
HAND RAIL IN ACCORDANCE WITH D1 TO INTERNAL AND EXTERNAL STAIRS

FLOORS
FLOORING TYPICAL
20mm STRANDBOARD FLOORING TYPICAL (H3.2 TO KITCHEN).
WET AREA FLOORING
20mm H3.2 PLY FLOORING TO WET AREAS.
FLOOR FINISHES
BIFORM PREMIUM SPC COMPOSITE FLOORING
TILES-WET AREAS
CARPET

LININGS
WALL LININGS DWELLING
10mm GIB STANDARD TYPICAL.
GIB AQUALINE TO WET AREAS.
9mm VILLABOARD TO TILED WALLS.
10mm TRIBOARD TO LIFT SHAFT.
WALL LININGS GARAGE
BASEMENT STRAP & LINED VIA 90x45mm FRAMING AND LINED WITH 10mm GIB
CEILING LININGS DWELLING
13mm GIB CEILING TO DWELLING
GIB AQUALINE TO WET AREAS
CEILING LININGS GARAGE
13mm GIB CEILING TO GARAGE.
RAKING CEILINGS
RAKING CEILINGS TO LIVING ROOM
CEILING BATTENS
RONDO CEILING BATTENS CLIP FIXED @ 600CRS.

INTERIOR FITOUT
INTERIOR DOORS
2.2m TYPICAL GROUND FLOOR INTERNAL DOOR HEIGHT.
2.0m TYPICAL FIRST FLOOR INTERNAL DOOR HEIGHT.
TRIMS
60x10 FJ PINE, SINGLE BEVEL SKIRTING.
40x10 FJ PINE ARCHITRAVE.
SQUARE STOP (40x18 IN CUPBOARDS) SCOTIA.

INSULATION
R4.0 + R2.9 MAMMOTH BLANKET INSULATION
R2.2 MAMMOTH WALL SECTIONS TO 90mm WALLS
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R2.8 MAMMOTH FLOOR SECTIONS (140mm)
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GARAGE INSULATED AS PER THE DWELLING.
GARAGE DOOR TO BE INSULATED (NOT H1 REQUIREMENT).
ACOUSTIC INSULATION TO BE INSTALLED AROUND/BETWEEN BATHROOMS AND BEDROOMS.

SPACE HEATING
HEAT PUMP UNITS AS SHOWN ON ELECTRICAL PLAN.

SHOWERS
TILED SHOWERS (9mm VILLABOARD)

WATER HEATING
GAS CALIFONT AS SHOWN ON THE ELECTRICAL PLAN.
2X45KG BOTTLES AS SHOWN ON FLOOR PLAN. (WITH SEISMIC RESTRAINTS)

DRIVEWAY FINISH
100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH
SAWCUTS @ 6.0m MAX. CRS
5kg/m³ AGGREGATE LIGHT ACID WASH & SEALED

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Section A-A

GRAHAM
7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.02	BC ISSUE	09-09-24
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Sheet No:
A2501
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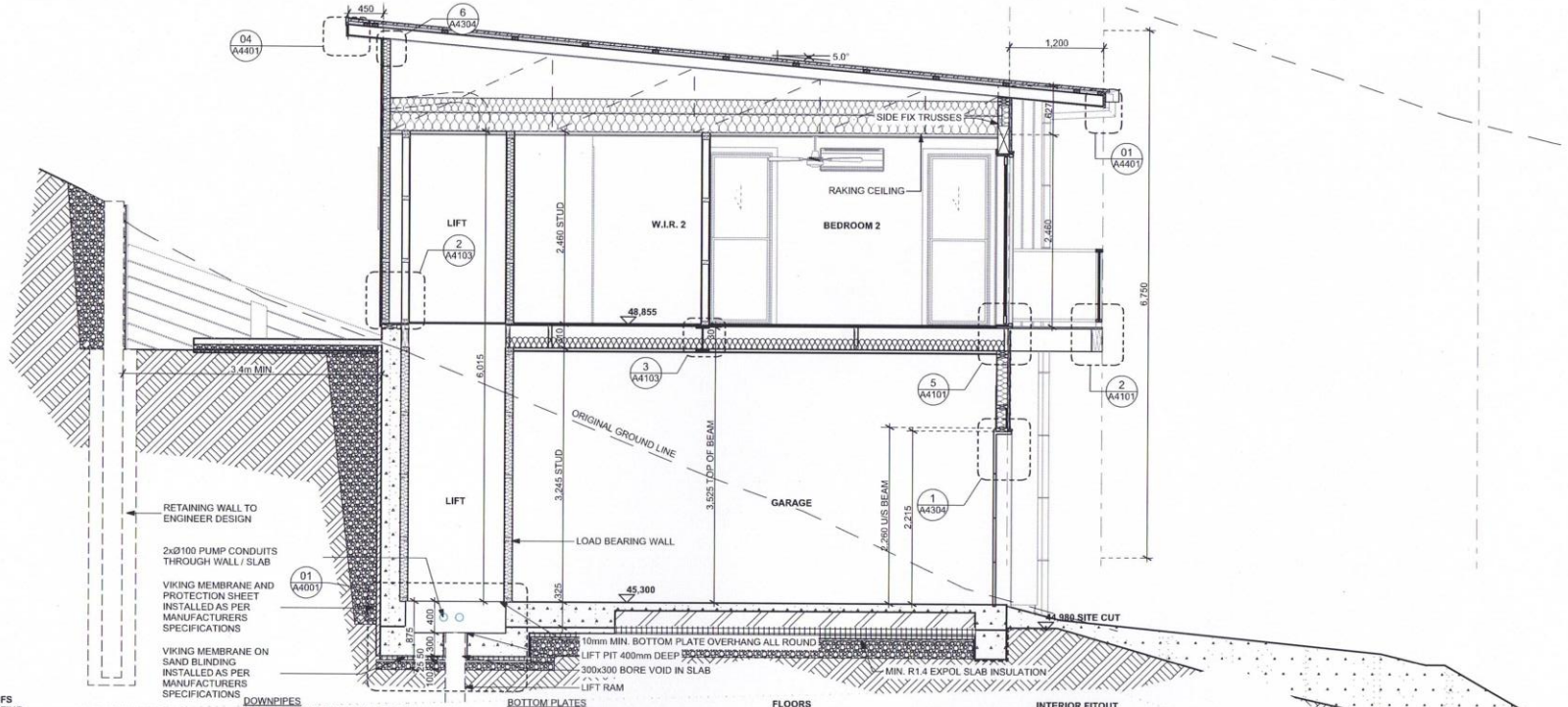

ROOFS

ROOFING
COLORSTEEL ENDURA 0.40G TRIMLINE ROOFING.
SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS
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INVERTED TRUSSES @ 900mm TYPICAL
EAVES
TYPICAL - 450mm
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GUTTER / ROOF DRAINAGE
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INSTALL TO MANUFACTURERS' RECOMMENDATIONS

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JH 4.5mm HARDIEFLEX SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS.(PVC JOINTERS).
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2.845m GROUND FLOOR
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DOUBLE GLAZED POWDER COATED ALUMINIUM JOINERY (LOW-E IGU R0.37).
2,215 WINDOW HEAD HEIGHT TYPICAL GROUND FLOOR
2,015 WINDOW HEAD HEIGHT TYPICAL FIRST FLOOR (2,415 WINDOW HEAD HEIGHT TO RAKING ROOF AREAS).

BALUSTRADES
EXTERIOR
ALUMINIUM BALUSTRADE TO RETAINING WALLS.
GLASS BALUSTRADE TO DECK.
INTERIOR
HAND RAIL IN ACCORDANCE WITH D1 TO INTERNAL AND EXTERNAL STAIRS

FLOORS
FLOORING TYPICAL
20mm STRANDBOARD FLOORING TYPICAL (H3.2 TO KITCHEN).
WET AREA FLOORING
20mm H3.2 PLY FLOORING TO WET AREAS.
FLOOR FINISHES
BIFORM PREMIUM SPC COMPOSITE FLOORING
TILES-WET AREAS
CARPET

LININGS
WALL LININGS DWELLING
10mm GIB STANDARD TYPICAL.
GIB AQUALINE TO WET AREAS.
9mm VILLABOARD TO TILED WALLS.
10mm TRIBOARD TO LIFT SHAFT.
WALL LININGS GARAGE
BASEMENT STRAP & LINED VIA 90x45mm FRAMING AND LINED WITH 10mm GIB
CEILING LININGS DWELLING
13mm GIB CEILING TO DWELLING
GIB AQUALINE TO WET AREAS
CEILING LININGS GARAGE
13mm GIB CEILING TO GARAGE.
RAKING CEILINGS
RAKING CEILINGS TO LIVING ROOM
CEILING BATTENS
RONDO CEILING BATTENS CLIP FIXED @ 600CRS.

INTERIOR FITOUT
INTERIOR DOORS
2.2m TYPICAL GROUND FLOOR INTERNAL DOOR HEIGHT.
2.0m TYPICAL FIRST FLOOR INTERNAL DOOR HEIGHT.
TRIMS
60x10 FJ PINE, SINGLE BEVEL SKIRTING.
40x10 FJ PINE ARCHITRAVE.
SQUARE STOP (40x18 IN CUPBOARDS) SCOTIA.

INSULATION
R4.0 + R2.9 MAMMOTH BLANKET INSULATION
R2.2 MAMMOTH WALL SECTIONS TO 90mm WALLS
R2.8 MAMMOTH WALL SECTIONS TO 140mm WALLS
R2.8 MAMMOTH FLOOR SECTIONS (140mm)
R1.4 EXPOL UNDERSLAB INSULATION
GARAGE INSULATED AS PER THE DWELLING.
GARAGE DOOR TO BE INSULATED (NOT H1 REQUIREMENT).
ACOUSTIC INSULATION TO BE INSTALLED AROUND/BETWEEN BATHROOMS AND BEDROOMS.

SPACE HEATING
HEAT PUMP UNITS AS SHOWN ON ELECTRICAL PLAN.

SHOWERS
TILED SHOWERS (9mm VILLABOARD)

WATER HEATING
GAS CALIFONT AS SHOWN ON THE ELECTRICAL PLAN.
2X45KG BOTTLES AS SHOWN ON FLOOR PLAN. (WITH SEISMIC RESTRAINTS)

DRIVEWAY FINISH
100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH
SAWCUTS @ 6.0m MAX. CRS
5kg/m² AGGREGATE LIGHT ACID WASH & SEALED

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Section B-B

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.02	BC ISSUE	09-09-24
BC.01	BC DRAFT	05-09-24
RC.03	RC ISSUE	28-08-24
RC.02	RC ISSUE	26-08-24
ENG.05	ENGINEER SET 05	08-07-24
WIP.02	HOUSE RAISE / ROOF FLIP	03-07-24

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Issued: 9/09/2024 3:40 pm

Sheet No: **A2502**
BC.02
BC ISSUE

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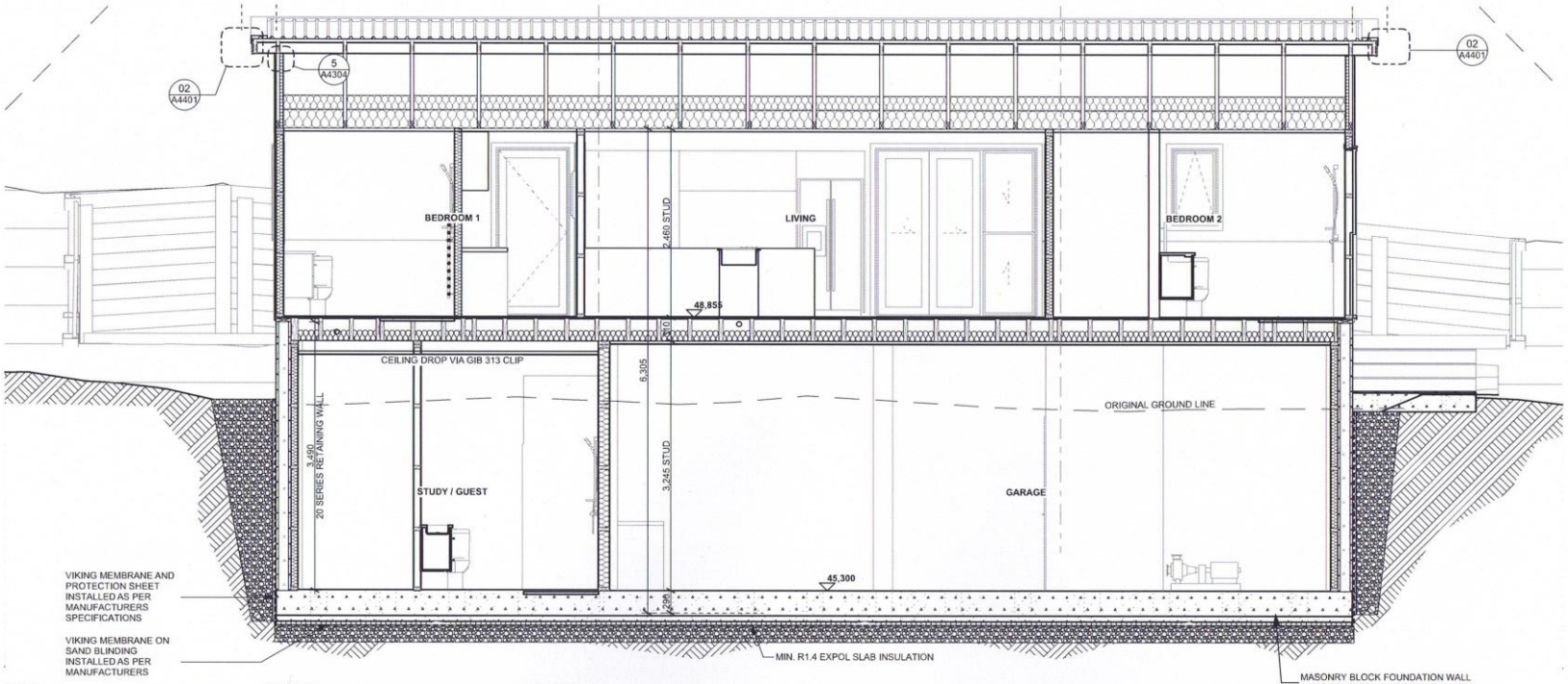

ROOFS

ROOFING
COLORSTEEL ENDURA 0.40G TRIMLINE ROOFING.
SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS
AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFING
ROOF UNDERLAY
BAYONET BAYOWRAP FLAMESPEC 05 ROOF UNDERLAY LAID HORIZONTALLY (OVER GALV MESH TO 3° ROOF ONLY).
PURLINS TYPICAL
70x45 SG8 H1.2 PURLINS AT 900mm CRS.
80mm, 10g SCREW FIXING (BLUE SCREW)
ROOF STRUCTURE
INVERTED TRUSSES @ 900mm TYPICAL
EAVES
TYPICAL - 450mm
RIDGE - 1,200mm
GUTTER / ROOF DRAINAGE
COLORSTEEL CONTINUOUS QUARTER ROUND GUTTER
EXTERNAL BRACKETS WITH SS SCREWS
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

DOWNPIPES
80Ø COLOURED UPVC DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS
FASCIA
COLORSTEEL 180 FASCIA
SOFFIT LININGS TYPICAL
JH 4.5mm HARDIEFLEX SOFFIT LINING. INSTALL TO MANUFACTURERS RECOMMENDATIONS.(PVC JOINTERS).
SOFFIT LININGS (VERANDAH)

WALLS

WALL CLADDINGS
LINEA OBLIQUE VERTICAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
LINEA OBLIQUE HORIZONTAL CLADDING INSTALLED OVER 20mm CAVITY AS PER MANUFACTURERS SPECIFICATIONS.
MASONRY BLOCK FOUNDATION / RETAINING WALL TO ENGINEER DESIGN.
BAYONET BAYOWRAP WALL UNDERLAY.
STUD HEIGHT
2.845m GROUND FLOOR
2.460m FIRST FLOOR

BOTTOM PLATES
H1.2 BOTTOM PLATES
FLOOR SLAB
CONCRETE FLOOR SLAB AS PER ENGINEERS DESIGN AND DETAILS.
SLAB FOUNDATIONS
BOXED FOOTINGS AS PER ENGINEER DESIGN.
DECKING
BIFORM FORM 130x19 "CAMO GREY" DECKING INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. 3mm GAP, 12mm GAP BETWEEN HOUSE CLADDING, GROOVESIDE DOWN (CLIENT TO CONFIRM)

JOINERY

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2,015 WINDOW HEAD HEIGHT TYPICAL FIRST FLOOR
(2,415 WINDOW HEAD HEIGHT TO RAKING ROOF AREAS).

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CARPET

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9mm VILLABOARD TO TILED WALLS.
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BASEMENT STRAP & LINED VIA 90x45mm FRAMING AND LINED WITH 10mm GIB
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Section C-C

GRAHAM

7 GREENVIEW HEIGHTS, KERIKERI
NORTHLAND

Rev No.	Revision	Date
BC.02	BC ISSUE	09-09-24
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Issued: 9/09/2024
3:40 pm

Sheet No:
A2503
BC.02
BC ISSUE

Land-Use Consent for

John Graham

7 Greenview Heights, Kerikeri

18 September 2024

To: Far North District Council c/o – Brian Huang and Nick Williamson

Please find attached:

- an application form for a Land-use Resource Consent for earthworks associated with the construction of a new dwelling located in the ***Residential Zone***; and
- an Assessment of Environmental Effects of the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Discretionary Activity** under the Far North Operative District Plan and a **Permitted Activity** under the Proposed District Plan. A resource consent for earthworks activities in the Residential zone is required under the Discretionary Activity Rule 12.3.6.3.

If you require further information, please do not hesitate to contact me.

Regards,

Deanne Rogers
Consultant Planner

Reviewed by:

Rochelle Jacobs
Director/Senior Planner
NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

Contents

Attachments:

1. **FNDC Application Form**
2. **Record of Title –** *LINZ*
3. **Consent Notices and Land Covenants** - *LINZ*
4. **Site and Elevation Plans –** *Arcline Architecture*
5. **Adjoining Landowner Written Approval** – *5 Greenview Heights*

Assessment of Environment Effects Report

1. Description of the Proposed Activity

1.1. The Applicant is seeking resource consent to construct a dwelling on a rear site at 7 Greenview Heights, Kerikeri. Greenview Heights is a private right-of-way driveway located at the cul-de-sac end of Amokura Drive.

1.2. The proposed dwelling site development and elevation plans prepared by Arcline Architecture are attached at **Attachment 4**. I note that between obtaining written approval and lodgement that there have been some minor building consent tweaks made to the plans, and these are indicated by an updated plan date. The only thing of note from a resource consent perspective is the movement of the retaining wall on the southern boundary. This now sits slightly closer to the boundary. While this is the case this does not impact on the written approval received by the neighbour to the West.

1.3. The proposed dwelling is two levels that would be constructed on a terraced building platform within the sloped site. Overall building coverage is 157.13m^2 (including retaining walls), with a total house roof area of 143.69m^2. The maximum house building height would be 6.350 metres.

1.4. Vehicle access to the site would be via an existing right-of-way and concrete driveway on Lot 1 DP 520619 (refer to the **Attachment 3** Easement Instrument 11208057.4). An impermeable vehicle parking and manoeuvring, along with paved patio areas comprising 342.53m^2 are proposed. (refer Site Services Plan A1102).

1.5. The proposed buildings would comply with the permitted setback distance from external boundaries. This includes the retaining walls around the perimeter of the northern, western and (upper) eastern boundaries that are defined as buildings. The proposed retaining wall height on the lower, southern side is approximately 2.2 metres plus a 1.2-metre-high aluminium safety barrier. The retaining wall is within the permitted Residential Zone building 45-dgree recession plane relative to external boundaries. Dense landscaping planting is proposed around the perimeter of the site, that will also restrict access to the upper eastern retaining from the public reserve area behind the house.

1.6. A 5-metre long section of proposed retaining wall (that is defined as a building) would be located on the southern boundary as shown on the **Attachment 4** Excavation Plan A1101. The height of the retaining wall in this location is approximately 1 metre plus a 1.2-metre-high safety barrier as shown on the Site Sections Plan A1103.

1.7. Due to the topography of the site and the nature of the building foundation and layout design, it is proposed to construct two terraced platforms that would also accommodate a suitably sloped vehicle access and manoeuvring area within the site boundaries. The largest retained cuts would be located at the upper rear part of the site. The upper terrace would be narrower and establish a level, north facing outdoor area at the rear of the house. The lower terrace would contain the house foundation with a modest ground floor building footprint of 111.92m^2.

The constructed design would enable garaged on-site carparking and a suitable vehicle manoeuvring area. Dense vegetated perimeter planting is proposed to prevent access to the site and retained areas from the upper (eastern) reserve land.

1.8. Approximately 472m^3 of earthworks comprising 310m^3 of cut and 162m^3 of fill over a total area of 431m^2 is required to construct the site building platform and outdoor living and vehicle access and turning areas. The constructed building platform requires retained terraces that have a maximum height of 3.5 metres. All of the 472m^3 of cut material is to be removed from the site to an approved Council facility. 163m^3 of geotechnically suitable fill material is to be imported and used at the site.

1.9. Erosion and sediment control would be managed in accordance with the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD-005). This includes the erosion and control measures indicated on the **Attachment 4** Excavation Plan A1101. Construction activities and site development works will be controlled in accordance with a construction management plan that the Applicant accepts as a condition of consent. This would include the following matters:

- Provision of a pre-condition and post-condition survey of the existing ROW driveway and requirement to reinstate the driveway should any damage occur as a result of the site development activities;
- Maintaining the existing ROW driveway(s) and stormwater drainage system area clear of mud and debris;
- Construction activity and related vehicle movements (including earthworks trucks) limited to the following hours:
  - Monday – Friday 8am – 6pm
  - Saturdays – 8am – 4pm
  - No construction activity on Sundays or public holidays

  Unless approval is given by the owner of Lot 1 DP 520619.

2. Site and Surrounds Description

2.1. The application site address is 7 Greenview Heights, Kerikeri. Greenview Heights is a private ROW accessway serving six properties that have access from the cul-de-sac end of Amokura Drive. The site is legally described Lot 2 DP 520169. A copy of the record of title is attached at **Appendix 2**.

2.2. The site is a vacant 688m^2 residential property. The site has vehicle access via an existing ROW and concrete driveway on Lot 1 DP 520619. The house located on this site is located downslope of the proposed works. Windows and living areas face west and away from the site. This property has a large garden curtilage area that includes an established (and recently pruned) screening hedge along the common (west) site boundary.

2.3. The site is a moderate-steep, west facing slope situated above an existing dwelling on Lot 1 DP 520619. The site is grassed and does not contain any significant indigenous vegetation or wetlands. There is existing mixed species vegetation on the adjacent site to the east which is Council owned (Recreation) reserve land. This site is zoned 'Recreational Activities' under the Operative District Plan.

2.4. The house site would connect to existing Council reticulated wastewater, stormwater and water supply services.

2.5. The surrounding environment is an established urban residential area. There is reserve access to the Puketotara Stream esplanade reserve nearby. The site is within walking distance of the Kerikeri town centre, local schools and community facilities.

Figure 1 - Aerial view of the site and the surrounding properties - Source: Prover

3. Land Title Instruments

3.1. The following consent notices and land covenants apply to the site:

- **CONO- 6453189.5** - No buildings shall be constructed within 1.5m of the Council sanitary sewer lines.
  No buildings are proposed within 1.5m of the Council sanitary sewer lines.

Figure 2 - Location of FNDC sanitary sewer lines on Lot 1 DP 520619 – source Far North Maps

- **EI 6453189.8** – ROW easement for vehicle, electricity, telecommunications, computer media and water supply over Lot 1 DP 344586 (Greenview Heights) and private land covenants relating to building, fencing, plantings and storage of rubbish.
- **CONO 11208057**.2 **–** Any building erected on the lot shall have foundations specifically designed by a suitably qualified chartered professional engineer. The details of the design shall be submitted in conjunction with the Building Consent application.

  Cook Costello Engineers have designed the building foundation that will be provided with the building consent application.

- **EI11208057.4** – ROW vehicle access, drain / convey water and sewage, convey electricity, telecommunications and computer media over Lot 1 DP 520619 (5 Greenview Heights)

4. Reasons for Consent

Operative Far North District Plan (ODP)

4.1. The site is zoned urban 'Residential' zone in the ODP. Urban residential activities are enabled in the Residential zone. The site is adjacent to Council reserve land zoned 'Recreational Activities'.

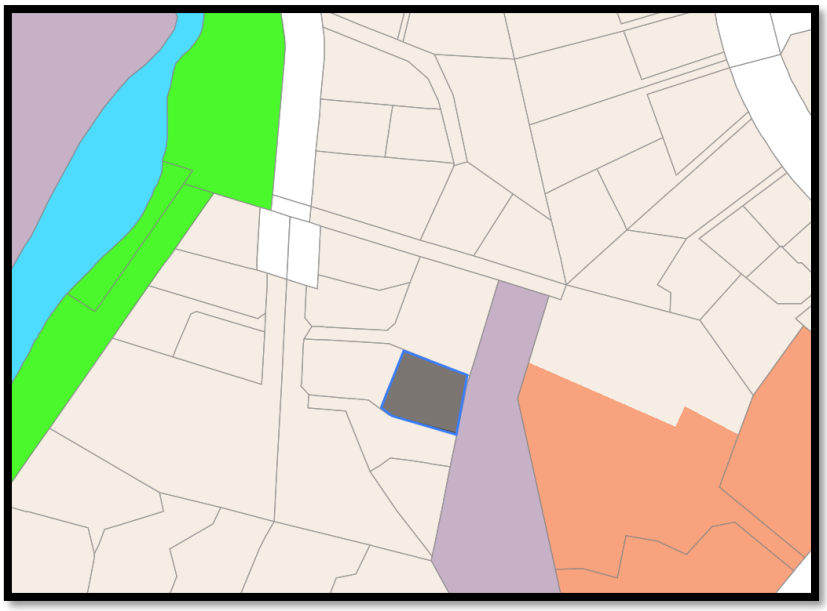

Figure 3 - Operative District Plan Zone – Residential zone

4.2. An assessment of the relevant District Plan rule standards is set out in Table 1 and Table 2 below:

Residential Zone Standards

Table 1 - Assessment against the Residential Zone rule standards		
Plan Reference	**Rule**	**Performance of Proposal**
7.6.5.1	**Permitted Activities**	The proposed activities do not comply with the Part 3 District Wide permitted standards for excavation activities in the Residential Zone. **Does not comply**
7.6.5.1.1	**Relocated Buildings**	This proposal is for a new residential building. **Permitted**
7.6.5.1.2	**Residential Intensity**	The proposal is for a single residential dwelling on an existing site that is to be connected to the public reticulated sewerage system. **Permitted**
7.6.5.1.3	**Scale of Activities**	The proposal does not include any other activities on the site other than for residential purposes. **Permitted**
7.6.5.1.4	**Building Height**	The proposed building is within the permitted height limit for the Residential zone. Refer Site Section Plan A1103. **Permitted**
7.6.5.1.5	**Sunlight**	The proposed building would be located within all of the required boundary recession planes. Refer Site Section Plan A1103. **Permitted**
7.6.5.1.6	**Stormwater Management**	The maximum permitted area of impermeable surface on the site is 50% or 344m^2. The proposed area of impermeable surface on the site is **342.46m^2 (49.7%).** **Permitted**
7.6.5.1.7	**Set back from boundaries**	The minimum building set back from road boundaries is 3m. The minimum set back from any boundary other than a road boundary is 1.2m.

		The site does not adjoin any road boundary. The proposed residential building and retaining walls that run parallel to the west, east and north boundary would be located to comply with the required setback. There is a proposed 5m long retaining wall within the middle section of the southern boundary that is exempt under Rule 7.6.5.1.7(b). The rule allows for a maximum 10m length for which no setback is required. **Permitted Activity**
7.6.5.1.8	**Screening for Neighbours – Non Residential Activities**	Not applicable
7.6.5.1.9	**Outdoor Activities**	**Permitted**
7.6.5.1.10	**Visual Amenity**	Not applicable
7.6.5.1.11	**Transportation**	Refer below
7.6.5.1.12	**Site Intensity – Non-Residential Activities**	Not applicable
7.6.5.1.13	**Hours of operation – Non-residential activities**	Not applicable
7.6.5.1.14	**Keeping of Animals**	Not applicable
7.6.5.1.15	**Noise**	Able to comply **Permitted**
7.6.5.1.16	**Helicopter Landing Area**	Not applicable
7.6.5.1.17	**Building Coverage**	The maximum building area permitted on a site is 45% or 309.6m^2. The proposed area of building coverage on the site is **157.13m^2 or 22.88%.** **Permitted**

District Wide Standards

Table 2 – Assessment against the relevant District Wide rule standards		
Plan Reference	**Rule**	**Performance of Proposal**
Chapter 12 – Natural and Physical Resources		
12.1	**Landscapes and Natural Features**	**Not applicable**
12.2	**Indigenous Flora and Fauna**	**Not applicable**
12.3 Soils and Minerals		
12.3.6.1.2	**Excavation and/or filling**	The permitted volume of excavation and/or filling volume in the Residential zone is 200m^3 in any 12-month period. The maximum cut or filled face height is 1.5m or a maximum 3m combined cut / fill face height. The proposed combined volume of earthworks is 472m^3. The proposed excavation includes cut face heights of up to 3.5m. Approximately 145m^3 of soil would be removed from the site. Resource consent to exceed the permitted earthworks volumes and cut height faces is required under Rule 12.3.6.3. **Discretionary Activity**
Chapter 15 - Transportation		
15.1.6A	**Traffic Intensity**	Single dwelling is exempt. **Permitted**
15.1.6B	**Parking**	Two carparking spaces will be provided. **Permitted**
15.1.6C	**Access**	The site is accessed via an existing ROW over Lot 1 DP 344586 and Lot 1 DP 520619 **Permitted**

ODP Activity Status

4.3. In accordance with Rule 12.3.6.3, the proposed activities are Discretionary under the ODP.

Proposed District Plan (PDP)

4.4. The proposed activities are subject to the PDP provisions. The PDP was publicly notified on the 27th of July 2022. The submission and further submission periods have closed. PDP hearings are scheduled to commence in May 2024. As no decisions on submissions have been made, and because the zone rules have no legal effect, little weight has been given to the proposed objectives and policies.

4.5. The proposed site zone is **General Residential**. The site is not within any identified overlays. Other than earthworks, there are no applicable rules that have legal effect.

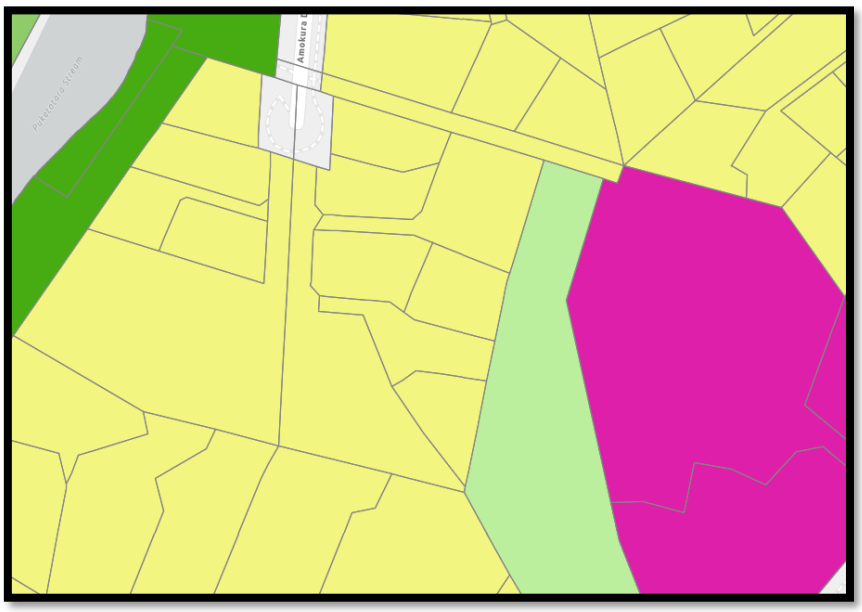

Figure 4 - Proposed District Plan – General Residential zone

4.6. An assessment of the proposed activities against the PDP rules that have immediate legal effect, is set out in **Table 3** below:

Table 3 – Assessment against the PDP rule standards that have immediate legal effect

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource	**Not applicable.** The site does not contain any hazardous substances nor are any proposed.

	Rules HS-R5, HS-R6, HS-R9	
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	**Not applicable.** The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10). Schedule 2 has immediate legal effect.	**Not applicable.** The site does not contain any areas of Historic Heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	**Not applicable.** The site does not contain any notable trees.
Sites and Areas of Significance to Maori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	**Not applicable.** The site does not contain any sites or areas of significance to Maori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	**Not applicable.** The site does not contain any known ecosystems or indigenous biodiversity to which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	**Not applicable.** The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	**Not applicable.** The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	**Permitted.** All earthworks in all zones are subject to Accidental Discovery Protocol standards EW-S3 and the GD-005 sediment control standards EW-S5. Refer Excavation Plan A1101. The proposed earthworks will be undertaken in accordance with these standards and a construction management plan is accepted as a condition of consent.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10	**Not applicable.**

	All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	**Not applicable.**

PDP Activity Status

4.7. The proposed activities are Permitted under the PDP.

National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

4.8. The site is not identified as a HAIL site on the Council database of HAIL sites. The site has no known history of horticulture or agriculture activities.

National Environment Standard for Freshwater Regulations 2020 (NES-F)

4.9. The site does not contain any wetland and would not affect any wetland that is protected by the NES-F.

5. Statutory Assessment under the Resource Management Act (RMA)

Section 104B of the RMA

5.1. Section 104B governs decisions on applications for Discretionary Activities. A consent authority may grant or refuse the application. If it grants the application, it may impose conditions under Section 108.

Section 104(1) of the RMA

5.2. The relevant parts of Section 104(1) of the RMA state that when considering an application for resource consent –

"the consent authority must, subject to Part 2, and section 77M have regard to –

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

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of –

i. a national environmental standard:

ii. other regulations:

iii. a national policy statement:

iv. a New Zealand Coastal Policy Statement:

v. a regional policy statement or proposed regional policy statement:

vi. a plan or proposed plan; and

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

5.3. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). Positive effects arising from this development is the enjoyment of a new dwelling within the Kerikeri residential area that will also contribute to the town's housing supply.

5.4. Section 104(1)(ab) requires that the consent authority consider *'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'*. The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Potential adverse effects on the environment would be no more than minor and can be effectively mitigated through conditions of consent. This relates particularly to the way in which earthworks activities on the site will be managed to avoid adverse effects on adjacent land and on the existing stormwater drainage system and Puketotara stream environment.

5.5. Section 104(1)(b) requires that the consent authority consider the relevant provisions of national environmental standards, regulations, national policy statements, regional policy statements or plans, including proposed plans. There are no national standards, regulations or national policy statements that are directly relevant to the proposed activities and / or that are not adequately managed within the framework hierarchy of the District Plan.

5.6. An assessment of the relevant statutory documents is provided below.

5.7. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.' There are no other matters relevant to this application.

5.8. In accordance with Section 104(6), adequate information is provided to determine this application.

5.9. The proposal is to be assessed as a Discretionary Activity under District Plan Rule 2.3.6.3. The Council has full discretion to consider the broad range of policy matters relating to land use activities in the Residential zone and the assessment criteria set out in Section 12.3.7 of the ODP.

Section 104(1)(a) - Assessment of Effects on the Environment

5.10. Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects are identified as being relevant to this application.

These include matters relating to the construction of the dwelling, in particular the earthworks and site excavation activities that require a Discretionary Activity resource consent. Potential adverse effects arising from other built development activities are within the permitted thresholds of the ODP.

5.11. Due to the topography of the site and the nature of the building foundation and layout design, it is proposed to construct two terraced platforms that would also accommodate a suitably sloped vehicle access and manoeuvring area within the site boundaries. The largest retained cuts would be located at the upper rear part of the site. The upper terrace would be narrower and establish a level, north facing outdoor area at the rear of the house. The lower terrace would contain the house foundation with a modest ground floor building footprint of 111.92m^2. The constructed design would also enable garaged on-site carparking.

5.12. The proposed excavation and fill volumes are required to construct the building platform and new site levels that would enable an outdoor living area at the rear of the house and on-site vehicle access and manoeuvring. The proposed earthworks would be undertaken during the regional construction months and would be managed in accordance with the Auckland Council Guidance Document GD005 for erosion and sediment control. Excess topsoil would be removed from the site by truck and require access via the existing ROW driveway that is part of Lot 1 DP 520619). As a condition of consent, it is expected that the applicant would be responsible for repairing any damage to the existing ROW pavement, removing any mud or debris and keeping drainage areas clear.

5.13. As a potentially affected neighbour located below the site, and as the owner of the shared ROW access that trucks and construction vehicles will use for access, the applicant has sought and obtained the written approval of Mrs Marlene Burge at 5 Greenview Heights (Lot 1 DP 520619). Mrs Burge understands the volume of soil material that needs to be removed and imported to and from the site and that this is a temporary effect that will be managed in accordance with a construction management plan. As previously stated, the Applicant accepts that this would include construction hours of operation, taking responsibility for maintaining the driveway(s) in a clean state and repairing any damage that may occur.

5.14. The ODP sets out assessment criteria to be considered when determining an application for Discretionary Activity earthworks. These are discussed as follows:

(a) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;

5.14.1. Uncontrolled land disturbance and earthworks has the potential to exacerbate erosion and sediment runoff, particularly from steeper slopes. Erosion and sediment runoff from the site would be managed in accordance with the erosion and sediment control plan

measures listed on the Excavation Plan A1101 and be in accordance with the specified Auckland Guideline GD-005. This includes the location of stockpiled material upslope of silt fences, and the diversion of surface water away from exposed soil.

(b) any effects on the life supporting capacity of the soil;

5.14.2. The Kerikeri township site is an urban residential property that has been zoned for residential activities. The site is not production land as defined by the NPS-HPL.

(c) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;

5.14.3. During construction, runoff from the site will be managed in accordance with the erosion and sediment control plan. The applicant accepts as a condition of consent, responsibility for the maintenance of the ROW driveway and the repair of any resulting damage, the removal of mud and debris and avoiding sediment laden surface water into the downstream stormwater system and Puketotara stream network.

5.14.4. Post construction, stormwater runoff from the site will be directed to the existing Council stormwater pipe located within the lower ROW driveway via a series of sumps and channel drains designed to capture water from the roof and paved surface areas. The existing stormwater pipe connects to an unlined channel drain that discharges into the Puketotara Stream to the west of the site.

(d) any reduction in water quality;

5.14.5. Providing works are undertaken in accordance with the erosion and sediment control plan, there is not expected to be any reduction in water quality exiting the site, or within the downstream stormwater system.

(e) any loss of visual amenity or loss of natural character of the coastal environment;

5.14.6. The site is not within the coastal environment and will have no impact on natural character.

(f) effects on Outstanding Landscape Features and Outstanding Natural Features (refer to Appendices 1A and 1B in Part 4, and Resource Maps);

5.14.7. There proposed activities will not affect any outstanding landscape feature or outstanding natural feature.

(g) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;

5.14.8. There is no significant indigenous vegetation or significant fauna habitats on the site.

(h) the extent to which the activity may adversely affect heritage resources, especially archaeological sites;

5.14.9. There are no identified heritage resources or scheduled archaeological sites on the property. The proposed works would be undertaken in accordance with Accidental Discovery Protocol to ensure that any unknown features are identified and protected as necessary.

(i) the extent to which the activity may adversely affect the cultural and spiritual values of Maori, especially Sites of Cultural Significance to Maori and waahi tapu (as listed in Appendix 1F in Part 4, and shown on the Resource Maps);

5.14.10. There are no identified or scheduled Maori features on the site, nor is the site identified as a site of cultural significance. No adverse effects on Maori cultural values associated with the site are expected.

(j) any cumulative adverse effects on the environment arising from the activity;

5.14.11. The proposed residential activity is provided for as an activity that is enabled in the Residential zone(s). There are no cumulative adverse effects that would arise from this proposal.

(k) the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;

5.14.12. Construction works at the site have the potential to generate temporary adverse effects. This includes earthworks activities that can result in sediment runoff onto adjacent sites and into nearby streams and waterways. The proposed earthworks would be undertaken in accordance with the erosion and sediment control plan to ensure that any sediment runoff from the site is avoided. Construction activity, including truck movements required to remove and import site to and from the site will be subject to hours of operation and requirements to maintain the shared accessway.

(l) the ability to monitor the activity and to take remedial action if necessary;

5.14.13. Site works will be under the supervision of an experienced contractor and engineer to ensure that the erosion and sediment control plan is adhered to and that retaining walls are constructed in accordance with engineering standards and the necessary building consent. It is expected the Council will undertake its own monitoring that would include the required building consent inspections.

(m) the criteria in Section 11.20 Development Plans in Part 2.

5.14.14. Not applicable

(n) the criteria (p) in Section 17.2.7 National Grid Yard.

5.14.15. Not applicable

Section 104(1)(b) – Relevant provisions of any statutory planning document

5.15. In accordance with Section 104(1)(b) of the Act, the following documents are relevant to this application.

National Environmental Standards and Regulations (section 104(1)(b)(i) & (2)

5.16. There are no National Environmental Standards that are relevant to the consideration of the proposed activity.

National Policy Statements (section 104(1)(b)(iii)

5.17. There are currently 8 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Transmission
- New Zealand Coastal Policy Statement
- National Policy Standard for Highly Productive Land.
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat.

5.18. There are no National Policy Statements that are directly relevant to the consideration of the proposed activity.

Regional Policy Statement for Northland 2016 / Regional Plan for Northland (February 2024)

5.19. The Regional Policy Statement for Northland (RPS) and the Regional Plan for Northland are the governing regional statutory documents for Northland that includes the application site. The small-scale nature of the proposed land use activity is such that it can be adequately assessed under the provisions of the ODP provisions. The nature and volume of earthworks that would be generated by the proposed residential development activity is not of a regional scale that would be captured by regional rules.

5.20. It is considered the proposal would not be contrary to any Regional Policy Statement objective or policy and would not be subject to any Regional Plan rule.

Far North Operative District Plan 2009

5.21. The relevant objectives and policies of the Plan are those related to the Urban Environment, and its' Residential Zone. District-wide policies relating to the management of soils are also relevant. As assessed above, it is considered that the construction activities that breach the permitted standards would generate no more than minor adverse effects on the receiving environment, including the adjacent sites. The proposal would be consistent with the character

of the surrounding area. The proposal would not be contrary to the objectives and policies of the ODP, as commented on in the paragraphs below.

Urban Environment - Objectives

7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.3.2 To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity.

7.6.3.3 To protect the special amenity values of residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those having frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive.

Comment:

5.22. The proposed activity is a single residential dwelling on a Residential zone site. Via an earlier subdivision, the residential activity is enabled by the Residential Zone.

5.23. Resource consent is required for the earthworks necessary to develop the site for a single dwelling. Due to its steepness, terracing and retained cuts are required to establish a suitable building platform and vehicle access, parking and manoeuvring areas.

5.24. The site does not contain any significant indigenous vegetation or habitats of indigenous fauna. The site is not within any outstanding landscapes or contain any outstanding natural features. The proposal would not adversely affect water quality in the area or soil conservation.

Residential Zone - Policies

7.6.4.1 That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.

7.6.4.2 That the Residential Zone be applied to areas which are currently residential but where there is scope for new residential development.

7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.

7.6.4.5 That non-residential activities only be allowed to establish within residential areas where they will not detract from the existing residential environment.

7.6.4.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.

7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

7.6.4.9 That sites have adequate access to sunlight and daylight.

7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.

7.6.4.11 That the built form of development allowed on residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive remains small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

Comment:

5.25. As stated above, the proposed activity is a quality single residential dwelling on a residential zoned site. The proposed activity is able to comply with all of the permitted standards that would enable enjoyable amenity within the site and that protect the amenity of adjoining sites. Stormwater runoff can be managed to urban residential standards and would discharge into existing Council stormwater infrastructure. The sloping nature of the site necessitates additional earthworks volumes to establish a suitable building platform and vehicle access and manoeuvring areas. These are not considered to be excessive for what is a relatively modest sized house and is a similar form of development that has occurred on surrounding properties. Potential adverse effects including erosion and sediment runoff can be managed in accordance with an approved erosion and sediment control plan to ensure that effects on neighbours are mitigated to an acceptable level.

Natural and Physical Resources – Soils and Minerals – Objectives

12.3.3.1 To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil excavation and filling, and minerals extraction.

12.3.3.2 To maintain the life supporting capacity of the soils of the District.

12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.

12.3.3.4 To enable the efficient extraction of minerals whilst avoiding, remedying or mitigating any adverse environmental effects that may arise from this activity.

Natural and Physical Resources – Soils and Minerals – Policies

12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.

12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.

12.3.4.3 That where practicable, activities associated with soil and mineral extraction be located away from areas where that activity would pose a significant risk of adverse

effects to the environment and/or to human health. Such areas may include those where:

(a) there are people living in close proximity to the site or land in the vicinity of the site is zoned Residential, Rural Living, Coastal Residential or Coastal Living;

(b) there are significant ecological, landscape, cultural, spiritual or heritage values;

(c) there is a potential for adverse effects on lakes, rivers, wetlands and the coastline; (d) natural hazards may pose unacceptable risks.

12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.

12.3.4.5 That soil conservation be promoted.

12.3.4.6 That mining tailings that contain toxic or bio-accumulative chemicals are contained in such a way that adverse effects on the environment are avoided.

12.3.4.7 That applications for discretionary activity consent involving mining and quarrying be accompanied by a Development Plan.

12.3.4.8 That as part of a Development Plan rehabilitation programmes for areas no longer capable of being actively mined or quarried may be required.

12.3.4.9 That soil excavation and filling in the National Grid Yard are managed to ensure the stability of National Grid support structures and the minimum ground to conductor clearances are maintained.

12.3.4.10 To ensure that soil excavation and filling are managed appropriately, normal rural practices as defined in Chapter 3 will not be exempt when determining compliance with rules relating to earthworks, except if the permitted standards in the National Grid Yard specify that activity is exempt.

Comment:

5.26. The application site is an urban residential property that provides for residential living in the township of Kerikeri. It is not productive rural land. The proposed earthworks are necessary on this sloping site to create the building platform and vehicle parking and manoeuvring areas. While these are twice the permitted standard, they are not considered to be excessive given the site circumstances. Appropriate erosion and sediment control measures will ensure that these temporary adverse effects on adjacent properties are mitigated to the extent that potential adverse effects are no more than minor. This includes maintaining the state of the existing driveway access.

Proposed Far North District Plan 2022

5.27. The application site is proposed to be zoned 'General Residential'. No other overlays apply to the site. Based on the proposed rules that have current legal effect, the proposed residential activity is a permitted activity. For completeness, a brief assessment of the area-specific zone objectives and policies is provided below.

General Residential Zone - objectives

GRZ-01	*GRZ-01The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:* *a. housing needs and demand;* *b. the adequacy and capacity of available or programmed development infrastructure;* *c. the amenity and character of the receiving residential environment; and* *d. historic heritage.*
GRZ-02	*The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.*
GRZ-03	*Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone.*
GRZ-04	*Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.*
GRZ-05	*Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.*
GRZ-06	*Residential communities are resilient to change in climate and are responsive to changes in sustainable development techniques.*

General Residential Zone - policies

GRZ-01	*Enable land use and subdivision in the General Residential zone where:* *a. there is adequacy and capacity of available or programmed development infrastructure to support it; and* *b. it is consistent with the scale, character and amenity anticipated in the residential environment.*
GRZ-02	*Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot:* *a. telecommunications:* *i. fibre where it is available; or* *ii. copper where fibre is not available;* *b. local electricity distribution network; and* *c. wastewater, potable water and stormwater where they are available.*
GRZ-03	*Enable multi-unit developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.*
GRZ-04	*Enable non-residential activities that:*

	a. do not detract from the vitality and viability of the Mixed Use zone; *b. support the social and economic well-being of the community;* *c. are of a residential scale; and* *d. are consistent with the scale, character and amenity of the General Residential zone.*
GRZ-05	*Provide for retirement villages where they:* *a. compliment the character and amenity values of the surrounding area;* *b. contribute to the diverse needs of the community;* *c. do not adversely affect road safety or the efficiency of the transport network; and* *d. can be serviced by adequate development infrastructure.*
GRZ-06	*Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.*
GRZ-07	*Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.*
GRZ-08	*Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:* *a. consistency with the scale, design, amenity and character of the residential environment;* *b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance;* *c. for residential activities:* *i. provision for outdoor living space;* *ii. privacy for adjoining sites;* *iii. access to sunlight;* *d. for non-residential activities:* *i. scale and compatibility with residential activities* *ii. hours of operation* *e. at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;* *f. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including:* *i. opportunities for low impact design principles* *ii. ability of the site to address stormwater and soakage;* *g. managing natural hazards; and* *h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6*

5.28. The proposed activity is consistent with the intent of the General Residential zone, which is for urban residential development. The sloping site necessitates the volume and extent of

earthworks required to construct a suitable building platform and vehicle access and manoeuvring areas. The potential adverse effects arising from these works including erosion and sediment runoff control and site stability can be managed in accordance with the proposed erosion and sediment control measures that accord with the GD005 Guidance Document that is specified in the rule standards.

6. Notification Assessment – Sections 95A to 95G of the RMA

Public Notification Assessment

6.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

An application must be publicly notified if, under section 95A(3), it meets any of the following criteria:
(a) the applicant has requested that the application be publicly notified:
(b) public notification is required under section 95C:
(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

6.2. Public notification of the application is not required or requested. The application is not made jointly with an application to exchange reserve land. Step 1 does not apply. Step 2 is considered.

Step 2: Public Notification precluded in certain circumstances.

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—
(a) if the answer is yes, go to step 4 (step 3 does not apply); and
(b)if the answer is no, go to step 3.
(5) The criteria for step 2 are as follows:
(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:
(b) the application is for a resource consent for 1 or more of the following, but no other, activities:
(i) a controlled activity:
(ii) [Repealed]
(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.
(iv) [Repealed]

(6) [Repealed]

6.3. Public Notification is not precluded as the proposal is a Discretionary Activity and is not a boundary activity. Step 3 is considered.

Step 3: Public Notification required in certain circumstances

6.4. The proposal is not subject to a rule or NES requiring public notification and the proposal does not have effects that will be more than minor. Public Notification is not required. Step 4 is considered.

Step 4: Public notification in special circumstances

6.5. Section 95A(9) states that a council must publicly notify an application for resource consent if it considers that 'special circumstances' exist.

6.6. There are no special circumstances that would warrant public notification of the application. The proposal is a residential dwelling that requires a larger volume of earthworks excavation and fill to construct and suitable building platform and vehicle access and manoeuvring areas. All potential adverse effects can be avoided or mitigated to the extent that they will be no more than minor.

Public Notification Summary

6.7. It is considered that the public notification of the application is not required.

Limited Notification Assessment

6.8. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

6.9. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application. Step 1 does not apply and Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and
(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:
(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:
(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

6.10. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. Step 2 does not apply. Step 3 is considered.

Step 3: Certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application.

6.11. The proposal is not for a boundary activity nor is it a prescribed activity.

6.12. Based on the preceding assessment of effects on the environment that has considered the downslope proximity of the adjoining neighbour at 5 Greenview Heights and who also shares the ROW driveway, the applicant has sought written approval. This is based on the erosion and sediment control measures that are proposed and an undertaking to ensure that the driveway is maintained to a reasonable clean standard during construction and repaired should any damage occur. The identified affected neighbour has provided written approval, which is attached at **Attachment 5**.

6.13. The potential adverse effects on any persons are less than minor. Step 3 does not apply. Step 4 is considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

6.14. The proposal is for a single residential dwelling on the site. There are no special circumstances that would apply.

Limited Notification Assessment Summary

6.15. For the reasons set out above, it is concluded that Steps 1, 2 & 4 do not apply, and that this application can be processed on a non-notified basis. Based on the proposed mitigation

potential adverse effects on adjoining neighbour would be no more than minor. Written approval from the downslope neighbour at 5 Greenview Heights is provided with this application.

7. RMA Part 2 Assessment

7.1. The application is subject to Part 2 of the RMA contained in Sections 5 to 8 inclusive.

7.2. The proposed activity will achieve the sustainable management purpose of the RMA expressed in Section 5 and enable social and economic wellbeing of the Applicant. Future sustainable use of natural and physical resources and the life-supporting capacity of air, water, soil and eco-systems will not be affected. Adverse effects on the environment can be avoided and/or mitigated.

7.3. The scale of the proposed activity is such that Section 6 of Matters of National Importance are not relevant. The activity would not affect the natural character the coastal environment, wetlands, lakes or rivers, any outstanding natural features or landscapes, any significant indigenous vegetation or habitats. The relationship of Maori and their culture and traditions would not be affected. The activity would not affect any historic heritage, area with identified customary rights and would not affect any natural hazard risk.

7.4. Section 7 matters are not affected by the proposed activity. The amenity and quality of the Residential zone will be maintained in accordance with Section 7(c) and (f).

7.5. Section 8 relates to the principles of the Treaty of Waitangi. The proposed activity would not be contrary to the principles of the Treaty of Waitangi.

8. Conclusion

8.1. The Applicant seeks resource consent to construct a single dwelling on a property at 7 Greenview Heights, Kerikeri. Discretionary resource consent is required for excavation earthworks and fill activities.

8.2. This AEE concludes that any adverse effects arising from the proposed construction earthworks will be no more than minor. Adverse effects can be mitigated in accordance with conditions of consent that would include adherence to an approved erosion and sediment control plan. Written approval from the potentially affected neighbour at 5 Greenview Heights is provided with this application.

8.3. The proposed activity would not be contrary to any relevant statutory policy statement or operative or proposed plan objectives or policies.

8.4. The proposed activity will enable the social and economic wellbeing of the Applicant.

8.5. The Applicant requests that the application be granted on a non-notified basis.

9. Limitations

9.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

9.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

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9.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.