Dunedin City Council
Land Information Memorandum
99052

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **9 December 2024**

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

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

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

PROPERTY ADDRESS

84 Tomahawk Road Dunedin

LIM Applicant	Andrea Lynn Taylor
Print Date	09-Dec-2024

CONTENTS

PROPERTY DETAILS

Property ID	5033505
Address	84 Tomahawk Road Dunedin
Parcels	LOT 1 DP 10619
Rubbish Day	Wednesday

RATES DETAILS

Rate Account	2033505
Address	84 Tomahawk Road Dunedin
Valuation Number	27270-74700
Latest Valuation Details	
Capital Value	$689,000
Land Value	$305,000
Value of Improvements	$384,000
Area (Hectares)	0.0541HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2024
Dunedin City Council Rates	$3,766.25
Rates Outstanding for Year	$4,818.94

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

BUILDING, PLUMBING AND DRAINAGE

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

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

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

Building and Drainage Information

Form 5 (building consent) copy
This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.
This may be due to the age of the consent and/or processes that were in place at the time.

Building Act 2004 - Part 1: Exempted Building Work
Exempt building work documentation has been placed on the associated Council property file.
It is important to note:

1. The accuracy of the content of the documentation has not been validated by the Council.
2. The Council has not inspected the building works referred to in the documentation.
3. The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act 2004 or to assess the quality of work.
4. The filing of the documentation does not in any way replace the fact that this work may have required a building consent.

Please refer to the Ministry of Business Innovation and Employment website for information about work exempt from a building consent: https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/

An exemption was submitted to Council on 16-Dec-2015

Building and Drainage Consents
The following consents are recorded for this property:

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

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

ABA-1993-320893 Building Consent - Permit - Replace Bath with Shower, No Plan

Lodgement Date	12-May-1993
Decision	Granted
Decision Date	18-May-1993
Current Status	**Historical Record**
Previous Number	ABA931895
(Applications before 2007)	

ABA-2016-13 Building Consent - Install Kent Murchison Woodburner into Dwelling

Lodgement Date	11-Jan-2016
Decision	Granted
Decision Date	12-Jan-2016
Current Status	**CCC Issued**
Previous Number	
(Applications before 2007)	

ABA-2016-106 Building Consent - Erect Garage

Lodgement Date	02-Feb-2016
Decision	Granted
Decision Date	22-Feb-2016
Current Status	**CCC Issued**
Previous Number	
(Applications before 2007)	

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

H-1934-17417 AAB19340348
4523 - Erect Garage, (Hope). The permit was lodged on 02-May-1934.

H-1943-25283 AAB19430424
1221 - Erect Fowl House, (Lockhart). The permit was lodged on 08-Oct-1943.

H-1953-42099 AAB19530982
14527 - Alter Dwelling, (Johnston). The permit was lodged on 03-Jun-1953.

H-1963-60284 AAB19630930 - DCC 33ft building line restriction. The permit was lodged on 26-Aug-1963.

H-1971-73456 AAB19710893
4053 - Convert Dwelling into Two Flats, (Dodds). The permit was lodged on 25-May-1971.

H-1925-140692 AAD19250145
B7701 - Plumbing and Drainage, (Pryor). The permit was lodged on 13-Nov-1925.

H-1929-145955 AAD19290110
G3869 - Plumbing, No Plan. The permit was lodged on 31-Oct-1929.

H-1930-147103 AAD19300114
G4948 - Alter Vent, No Plan. The permit was lodged on 06-Aug-1930.

H-1931-148155 AAD19310066 - Permission Granted to Mr Collins to Discharge Roof Water Off Shed on the Ground at his Own Risk and during the pleasure of the Board.. The permit was lodged on 11-Aug-1931.

H-1934-150449 AAD19340075
C8939 - Stormwater Drain, No Plan. The permit was lodged on 29-May-1934.

H-1964-186505 AAD19640209
G8233 - Drain Repairs, No Plan. The permit was lodged on 28-Feb-1964.

H-1964-186506 AAD19640210
G8310 - Alter Plumbing and Extend Drain, (Moss). The permit was lodged on 24-Mar-1964.

H-1971-197716 AAD19710197
H9189 - Alter Plumbing and Extend Drain, (Dodds). The permit was lodged on 23-Jun-1971.

H-1975-204545 AAD19750209
J5575 - Lay Boiler Tube, No Plan. The permit was lodged on 29-Sep-1975.

H-1979-210538 AAD19790109
K1025 - Repair Foul Drain, No Plan. The permit was lodged on 26-Oct-1979.

H-1991-231016 AAD19910311
M1069 - Repair Boiler Tube, No Plan. The permit was lodged on 17-Dec-1991.

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

HAZARDS

SITE HAZARDS

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

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

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

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

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

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

HAZARDOUS SUBSTANCES

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

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

Council has received ONE nuisance complaint regarding this property in regards to dumped rubbish in 2000.The notes indicated the complaint was unsubstantiated. No action was taken regarding the complaint.
Rubbish management policies are required to be developed for any commercial or residential properties. Should the property be purchased for rental purposes then noise and rubbish control is considered the landlords responsibility and in the event of any such offences could be liable to a fine.

LICENSING

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

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

CITY PLANNING

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

Accuracy of Boundaries
Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

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

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

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

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

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

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

District Plan Information
Dunedin currently has two district plans, and as at 19th August 2024, the partially operative Dunedin City Second Generation District Plan ("The 2GP") almost completely superceded the 2006 version of the District Plan. The exceptions where the 2GP has not yet replaced the 2006 Plan relate to two specific provisions and several areas still subject to appeal.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The schedule of original appeals on the 2GP can be viewed at https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp.

The schedule of appeals on Variation 2 can be viewed at https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2

The 2GP is subject to change at any time. Plan Change 1 (Minor Improvements) to the 2GP was notified on Wednesday 20 November 2024. Rules that protect areas of significant indigenous vegetation or habitats of indigenous fauna, and that protect historic heritage, have immediate legal effect from notification of Plan Change 1. Once the initial submission period ends on 18 December 2024, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Plan Change 1 at http://www.dunedin.govt.nz/2gp-plan-change-1 .

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

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning
This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

Road Hierarchy
The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Roading Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads. Refer to Section 20 of the District Plan for more information.

Type	
COLLECTOR	Tomahawk Rd

SECOND GENERATION PLAN INFORMATION

Zoning
- General Residential 1 (refer Section 15, Residential)

Scheduled Items
- Nil

Overlay Zones
- Nil

Mapped Areas
- Road Classification Hierarchy (main roads within 30m of site)
  - Tomahawk Rd is a Collector road

Resource Consents
The following Resource Consents are recorded for this property.

LUC-2016-27 Land Use Consent

Description	construction of a garage in the front and side yards and height plane angle in close proximity of the Stirling Street intersection at 84 Tomahawk Road
Lodgement Date	04-Feb-2016
Decision	Granted
Decision Date	07-Mar-2016
Current Status	**Completed**

RESOURCE CONSENTS WITHIN 50 METRES OF 84 TOMAHAWK ROAD DUNEDIN

5033436 5 Stirling Street Dunedin
RMA-2002-365621 Resource Management Act (Historical Data) ERECT A GARAGE WITHIN THE SIDE & REAR YARDS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/05/2002.

5033498 5 Minto Street Dunedin
RMA-1998-362247 Resource Management Act (Historical Data) EXTENSION OF EXISTING GARAGE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 11/09/1998.
5033499 1 Minto Street Dunedin
RMA-1995-353017 Resource Management Act (Historical Data) DISPENSATION 1594 ERECT ADDITION TO DWELLING AND CONVERT COMMERCIAL UNIT INTO HOUSEHOLD UNIT (Non-Notified - Non Complying). The outcome was Granted on 08/01/1991.
5033500 76 Tomahawk Road Dunedin
RMA-2006-370096 Resource Management Act (Historical Data) CONSTRUCTION OF OFF STREET PARKING AREA (Non-Notified - Restricted Discretionary). The outcome was Granted on 12/06/2006.
5033506 88 Tomahawk Road Dunedin
RMA-1999-363046 Resource Management Act (Historical Data) ERECT GARAGE WITHIN YARD REQ (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/06/1999.
RMA-1999-363213 Resource Management Act (Historical Data) AMENDMENT TO RMA 990467 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 30/07/1999.
RMA-1994-358148 Resource Management Act (Historical Data) Flats Plan Ownr:HEYDON E.N. / WOODMA / App: M.D. Body PO Box 235 (Non-Notified - Non Complying). The outcome was Granted on 16/06/1994.
RMA-1994-356504 Resource Management Act (Historical Data) Ownr:EN HEYDON / App: EN HEYDON (Non-Notified - Non Complying). The outcome was Granted on 16/06/1994.
5033511 92 Tomahawk Road Dunedin
LUC-2009-182 Land Use Consent add roof to existing deck resulting in a height plane angle breach. The outcome was Granted on 08/06/2009.
RMA-1997-361424 Resource Management Act (Historical Data) ERECTION OF 31 TEMPORARY SIGNS (AT VARIOUS LOCATIONS THROUGHOUT CITY) FOR GARDENZ GARDEN SHOW - CHQ DUNKLEYS (Non-Notified - Non Complying). The outcome was Granted on 23/10/1997.
5033515 104 Tomahawk Road Dunedin
BACT-2022-13 Boundary Activity Notice deemed permitted boundary activity for a proposed carport and sleepout within side yard. The outcome was Issued on 07/06/2022.

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

TRANSPORT

Transport is aware of the following information related to this property:

DCC Transport has carried out a desk-top inspection of this property and found the following.

Non-Compliant Vehicle Crossing
The vehicle crossing to this property doesn't line up with the vehicle access to the garage, our records she the garage was relocated in 2016 and the vehicle crossing was never upgrade. To meet current Council standards a new vehicle crossing will need to be constructed to allow the property owner to access the garage.

Under the provisions of the Local Government Act 1974, section 335, and the DCC Roading Bylaw 2020, section 11, if you wish to access the property by vehicle you are required to have a properly constructed vehicle crossing.

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

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

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

3 WATERS

WATER

Urban water supply area – Connected
This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

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

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

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

FOUL SEWER AND WASTE WATER

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

Stormwater/Sewer Separation - Compliant
The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **8th November 2002.**

No comment is made with regard to this property's compliance with the requirement for storm water separation after the date of inspection.

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

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

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

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

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

General terms

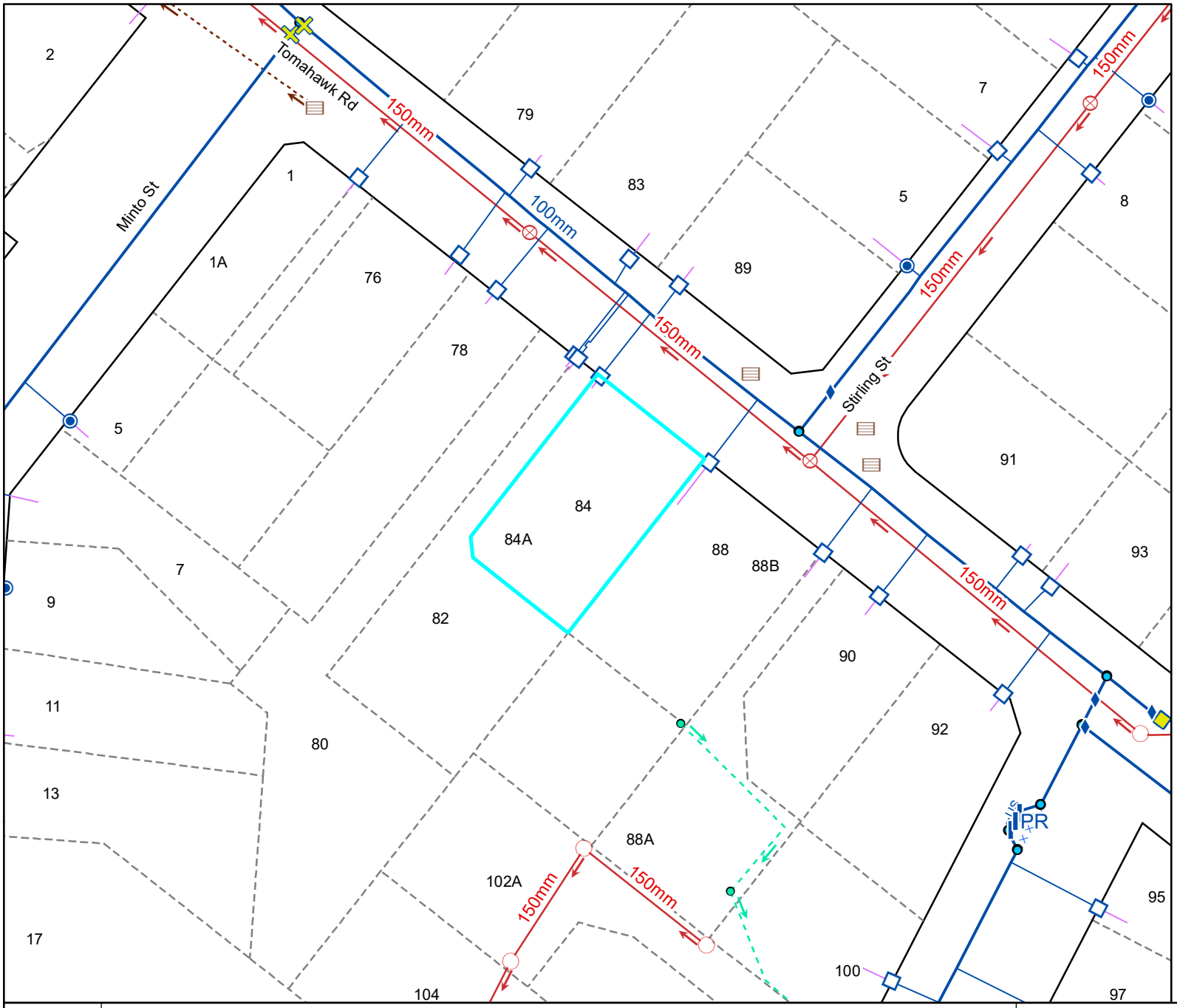
- RDMS Records and Document Management System

Photographic Map

Scale at A4:
1:750
4/12/2024
8:05:06 PM

N

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



Legend

Water Supply

- Manifold Box
- Water Meter
- Toby
- Meter without manifold box
- Retic Flow Meter
- Combination Meter
- Manifold Box With Restrictor
- Water Valve - Zone
- Non Return Valve
- Water Valve - Gate
- Water Valve - Sluice
- Water Hydrant
- Water Backflow Preventor - RPZ
- Water Non-Return Valve
- Water Pump Station
- Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Disused
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Fire Service Lateral
- Water Critical Service Lateral
- Water Zone Boundary
- Water Reservoir
- Redundant Water Main

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

Foul Sewerage

- Standard Manhole
- Valve Chamber (pressurised)
- Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet
- Pump Station
- Treatment Plant
- Vent
- Foul Sewer Node
- Foul Drains in Common (public)
- Sewer
- Trunk Sewer
- Vent Line
- Rising Main
- Redundant Foul Sewer Pipe

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

Stormwater

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

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

General

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

- Parcel
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- Easment (where recorded)

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

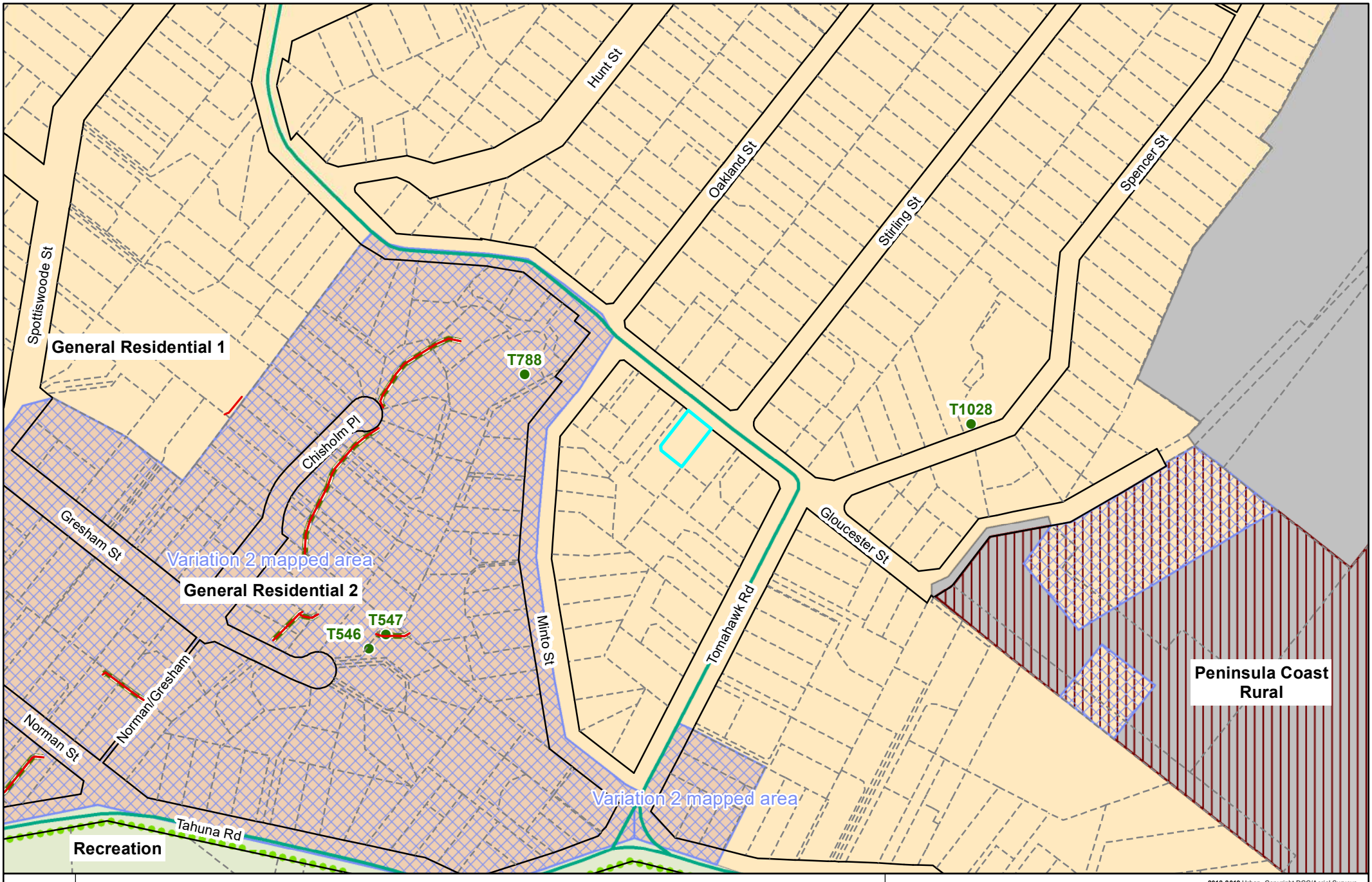
Council Water & Drainage Services

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

Scale at A4:
1:750
4/12/2024
8:05:15 PM

N

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

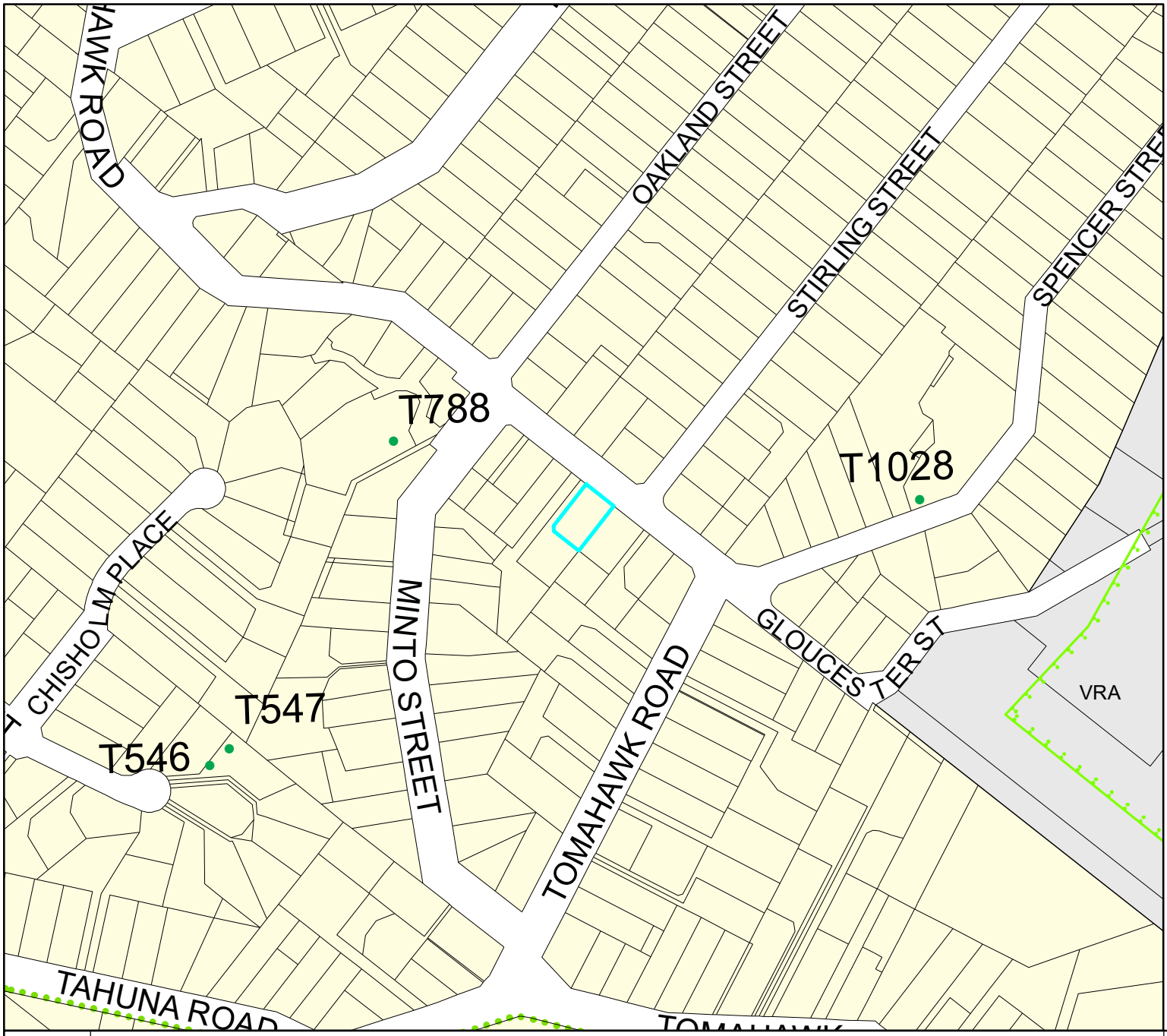


Second Generation District Plan

Scale at A4:
1:3,000
4/12/2024
8:05:41 PM

N

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



Legend

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

Zones

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

Port & Airport Noise

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

Esplanade Requirement

- Esplanade Reserve Required
- Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominency boundary

Townscape

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

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

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

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

This Planning Map is indicative.

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

Operative District Plan Map

Scale at A4:
1:3,000
4/12/2024
8:05:48 PM

N

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

7 March 2016

D C Hickson
C/- Ideal Buildings
15 Marine Parade
Macandrew Bay
Dunedin 9014

Dear Dave

RESOURCE CONSENT APPLICATION: LUC-2016-27
84 TOMAHAWK ROAD
DUNEDIN

Your application for land use consent to construct a garage in the front and side yard and height plane, and in close proximity of the Stirling Street intersection, was processed on a non-notified basis in accordance with Sections 95A to 95G of the Resource Management Act 1991. In considering Sections 95A to 95G, it was determined that any adverse effects would be no more than minor, all potentially affected parties have provided written approval to the application and there were no special circumstances in relation to the proposal. Therefore, public notification of the application was not required. The application was considered by a Senior Planner, under delegated authority, on 7 March 2016.

I advise that the Council has **granted** consent to the application. The decision is outlined below, and the decision certificate is attached to this letter.

DESCRIPTION OF ACTIVITY

The applicant proposes to construct a single garage in the north eastern corner of their property which encroaches into the side and front yards of the property. A building line restriction was identified on the Certificate of Title for the property. The Applicant submitted revised plans on the 12th of February 2016 which showed a revised garage position on the site. The revised location of the garage is 2.0m back from Tomahawk Road and approximately 200mm off the eastern side boundary with 88/88B Tomahawk Road.

The garage is 2.45m high at the eaves along the road boundary and 2.7m high at the eaves along the south eastern elevation. The maximum height of the garage at the roof pitch is 3.6m at the road boundary and 3.8 at the rear of the garage. The change in height accounts for the slight change in ground level in the vicinity of the garage. The roof pitch is 30°.

An existing dwelling is located on the site in a central location on the site. Two vehicle crossings exist on the road frontage, one providing access to the new garage and the second providing access to an on-site carpark in the north western corner of the site. There is no garaging on the site, however, a concrete pad exists in the location of the old garage which has been demolished. The concrete pad will be covered by the new garage. The north western boundary adjoins a leg-in access to 82 Tomahawk at the rear of the subject site. The eastern boundary of the site adjoins

the access to 88 and 88B Tomahawk Road. The site is relatively level and rectangular in shape. A mature hedge exists on the eastern boundary at the rear of the proposed garage siting.

Minimal excavation is required as the proposed garage platform area was previously used for a smaller garage.

The site is legally described as Lot 1 DP 10619 (CT OT1C/68) and comprises 541m^2 in area.

REASONS FOR APPLICATION

Dunedin currently has two district plans: the Operative Dunedin City District Plan (the Operative Plan), and the Proposed Second Generation Dunedin City District Plan (the Proposed Plan). Until the Proposed Plan is made fully operative, both district plans need to be considered in determining the activity status and deciding what aspects of the activity require resource consent.

The activity status of the application is fixed by the provisions in place when the application was first lodged, pursuant to section 88A of the Resource Management Act 1991. However, it is the provisions of the Operative Plan in place at the time of the decision that must be had regard to when the application is assessed.

Dunedin City District Plan

The subject site is zoned **Residential 1 Zone** in the Dunedin City District Plan. Tomahawk Road is classified as a Collector Road in the Plan's Roading Hierarchy.

Residential Activity is a permitted activity under Rule 8.7.1(i) provided it complies with the relevant conditions in Rule 8.7.2. Under Rule 8.7.2 the garage does not comply with the following rules of the Residential 1 Zone:

- Rule 8.7.2(i)(a) requires a 4.5m front yard setback and a 2m side yard setback. The revised garage siting encroaches approximately 2.0m into the front yard setback and 1.8m into the side yard setback.
- Rule 8.7.2(ii) requires a height plane angle of 63°. The garage breaches the height plane by 25° at the front and rear of the garage adjacent to the north eastern boundary.
- Rule 8.7.2(viii) access requirements do not comply with the performance standards in Section 20. Under Rule 20.5.7(iii)(b) Collector road intersection with a local road requires a 20m setback from the vehicles crossing to the intersection of Stirling street with Tomahawk Road. Two vehicle crossings are located on the site. The proposal does not meet the criteria for an exemption because there is already one vehicle crossing which has been established on the road frontage of the site which is able to comply with the minimum distance. The access at the western end of the frontage achieves an approximate 25m separation distance from the intersection with Stirling Street.
- Rule 20.5.5 requires on-site manoeuvring to be provided to ensure that no vehicle is required to reverse onto or off a collector road. No on-site manoeuvring is provided as part of the proposed garage design.
- Rule 20.5.7(i) permits only 1 vehicle crossing on a site with road frontage between 18-60m long.

In accordance with Rule 8.7.4(i) the proposal is a **restricted discretionary** activity. The Council's discretion is restricted to

Proposed Second Generation Dunedin City District Plan ("Proposed 2GP")

The subject site is zoned **General Residential 1**. Tomahawk Road is identified as a Collector Road in the Plan's Roading Hierarchy.

Residential Activity is a **permitted activity** under Rule 15.3.3. Under Rule 15.3.2.13, a perpermittd activity that fails to meet any performance standard is a **restricted discretionary activity**. The activity fails to meet the following performance standards:

- Rule 15.6.7.1.a requires new buildings not to protrude through a plane raising at an angle of 45 degrees from 2.5m above ground level.
- Rule 15.6.14.1.a requires road boundaries to have a 4.5m setback and side boundaries to have 2.0m setback.
- Rule 6.6.2.1.a requires sufficient manoeuvring space to ensure no vehicle is required to reverse onto a Collector road.
- Rule 6.6.3.1.a.ii restricts the number of vehicles on a site with between 18m and 60m road frontage to one vehicle crossing.
- Rule 6.6.3.4 requires a minimum distance of 10m from a new vehicle crossing from intersections of Collector Roads (frontage) with Local Roads.

At the time of the issuing of this decision, the relevant rule provisions of the Proposed Plan have not been given effect or made operative. The relevant provisions are subject to submissions and could change as a consequence of the submission process. Accordingly, the Council need not have regard to the rule provisions of the Proposed Plan as part of the assessment of this application.

The Proposed 2GP was notified on 26 September 2015, and some 2GP rules had immediate legal effect from this date. In this instance, the application was lodged on 2 February 2016 and none of the relevant rule provisions were in effect at that time.

Planning Status
Overall having regard to both district plans, the proposal is considered to be a **restricted discretionary activity** in accordance with Operative Plan.

PLANNING ASSESSMENT

Affected Persons

The written approval of the persons detailed in the table below has been obtained. In accordance with Section 104(3)(a)(ii) of the Resource Management Act, the Council cannot have regard to the effects of the activity on these persons.

Person	Owner	Occupier	Address	Obtained
Leslie Philip and Peggy Margaret Good	✓	✓	88 Tomahawk Road, Andersons Bay	12 February 2016
Maisie Joyce Guildford	✓	✓	88 Tomahawk Road, Andersons Bay	12 February 2016

No other persons are considered to be adversely affected by this proposal. The written approval of those neighbours identified above was re-obtained to reflect the re-positioning of the garage further back from the road outside the extent of the building line restriction (33 feet from the road centreline).

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with Section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in Section 8.13 and Transport 20.6 of the Dunedin City District Plan considered relevant to the proposed activity. The existing environment is characterised by low to medium density residential development on either side of Tomahawk Road.

Any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the following reasons:
Dunedin City District Plan

1 Baseline Considerations

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

In this situation, it is not possible to locate the garage anywhere on the site such that it could comply entirely with the bulk and location rules as well as access requirements. While compliance with the road setback could be achieved by recessing the garaging further back from the road, the garage will still breach through the height plane angle. Therefore, the permitted baseline is not helpful to any assessment of this application.

2 Bulk and Location, Amenity Values and Character and Design and Appearance (8.13.3, 8.13.5 and 8.13.6)

The garage is recessed 2.0m back from the road providing sufficient visibility and reducing the bulk of the structure close to the road.

Consequently, the effects of the bulk and location of the structure will not cause any adverse effects on the wider environment surrounding the site.

The proposal is for a residential activity in a residential zone and in this respect the effects of the activity on amenity values and the character of the area have largely been anticipated by the zoning of the site. A garage was previously located in a similar position but was removed. The owners of the properties that could be adversely affected have given their written approval to the application, and hence any effects on their amenity cannot be considered. Consequently, it is considered the proposal will not detract from the amenity values of the zone, and will not affect the character of the area.

The design of the garage is single storey structure with a maximum height of 3.8m allowing for appreciation of the dwelling behind and is of pitched roof design in keeping with the pitched roof dwelling design. Accordingly, it is considered that the design and appearance of the activity will not affect the general scale or character of the area and will not have an adverse effect on the neighbourhood. While not every property fronting onto Tomahawk Road has garaging off Tomahawk Road, they are a feature of several properties, particularly on the southern side of the road.

3 Transportation (8.13.7; On-Site Manoeuvring 20.6.5; Distance of Vehicles from Intersections 20.6.9; and Maximum Number of Vehicle Crossings and 20.6.7).

The application was forwarded to Council's Transport department for comment.

The Transportation Planner considers that the transportation-related effects are essentially the same as the existing situation, especially in regard to the lack of on-site manoeuvring (noting that Tomahawk Road is classified as a Collector Road). The Transport Planner acknowledges the location of the garage is now outside the building line restriction (BLR) and has no objection to the location of the garaging in the front yard.

The Transport Planner requires that the vehicle crossing be widened in order to accommodate the proposed garage, as it is being shifted to the southeast of the existing garage location and request that an advice note to that effect be attached to the consent advising that the vehicle crossing is required to be widened in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation), and that the access within the site shall be hard surfaced and adequately drained for its full duration.

I concur with the Transportation Planner and conclude that the adverse effects of the activity on the transportation network will be no more than minor, subject to compliance with recommended conditions of consent. Advice notes are included in this decision regarding the required standard of formation for the access.

The required manoeuvring could only be accommodated if the garaging was recessed further back into the site and the front yard amenity space was used to provide for the reverse manoeuvre. However, there is no requirement to recess the garage further back into the site as there is a high degree of visibility along the road frontage of the subject site, maintained by the 2.0m setback that will now be provided and the Council's Transport Planner is satisfied that reversing vehicles will not affect the safety of pedestrians and parking spaces available both on and off the site.

The two vehicles crossings are existing and the continued use of the second crossing will not affect the safety and efficiency of the road network. The Transport Planner rec

4 Cumulative Effects (8.13.13)

The effects of the existing activity in the area are presently not significant. The effects from this proposal are not expected to add to the existing effects such that the cumulative effects will be no more than minor. Future applications for activity in the area, beyond that permitted 'as-of-right' by the District Plan, will be assessed as and when they arise and the potential for cumulative effects considered again at that time.

Proposed 2GP

In this instance, there are no applicable assessment rules.

CONSENT DECISION

That, pursuant to Sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions of the Dunedin City District Plan and the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council ***grants*** *consent to a* ***discretionary (restricted)*** *activity being the construction of a garage in the front and side yards and height plane angle in close proximity of the Stirling Street intersection at 84 Tomahawk Road, legally described as legal description (Computer Freehold Register number), subject to the conditions imposed under Section 108 of the Act, as shown on the attached certificate.*

REASONS

Effects

In accordance with Section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activities have been assessed and outlined above. It is considered that the adverse effects on the environment arising from the proposal are no more than minor.

Objectives and Policies

In accordance with Section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Dunedin City District Plan and the proposed 2GP were taken into account when assessing the application.

Dunedin City District Plan

The proposal is considered to be consistent with the following objectives and policies:

- ***Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)*** that seek to enhance and maintain the amenity values of the Dunedin area.
- ***Objective 8.2.1 and Policy 8.3.1 (Residential Section)*** that seek to ensure the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.
- ***Objective 20.2.1 and Policy 20.3.1 (Transportation Section)*** that seek to avoid, remedy or mitigate adverse effects on the environment arising from the use of the transportation network.

Proposed 2GP

The objectives and policies of the 2GP must be considered alongside the objectives and policies of the current district plan. The proposal is considered to be consistent with the following 2GP objectives and policies:

- **Objective 6.2.3** and **Policies (Transportation Section)** seek to maintain the safety and efficiency of the transport network by requiring the provision of adequate vehicle loading and manoeuvring space to avoid, or where not possible, adequately mitigate adverse effects.
- **Objective 15.2.2 and Policy 15.2.2.1 (Residential Zones),** which seek to ensure that residential activities, development, and subdivision activities provide high quality on-site amenity for residents
- **Objective 15.2.3 and Policy 15.2.3.1 (Residential Zones),** which seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.

As the Proposed 2GP is not far through the submission and decision-making process, the objectives and policies of the Dunedin City District Plan have been given more consideration than those of the Proposed 2GP.

RIGHTS OF OBJECTION

In accordance with Section 357A of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

Senior Planner - Enquiries
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

Yours faithfully

Melissa Shipman
Planner

Consent Type: Land Use Consent

Consent Number: LUC-2016-27

Pursuant to Sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions of the Dunedin City District Plan and the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council grants consent to construction of a garage in the front and side yards and height plane angle in close proximity of the Stirling Street intersection at 84 Tomahawk Road, subject to the conditions below, imposed under Section 108 of the Act.

Location of Activity: 84 Tomahawk Road, Dunedin

Legal Description: Lot 1 DP 10619 (CT OT1C/68)

Lapse Date: 7 March 2021, unless the consent has been given effect to before this date.

Conditions:

1 *The proposed activity shall be undertaken in general accordance with the revised site plan, elevations and the information provided with the resource consent application, received by the Council on 12 February 2016, except where modified by the following condition:*

2 *The vehicle access to the new garage from the edge of the seal of Tomahawk Road to a minimum distance of 5m inside the property boundary must be hard surfaced, and adequately drained within the site, in order to comply with Rule 20.5.6(iv)(b) of the District Plan.*

Advice Notes:

1 In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through Sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.

2 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.

3 The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

4 It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

5 This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.

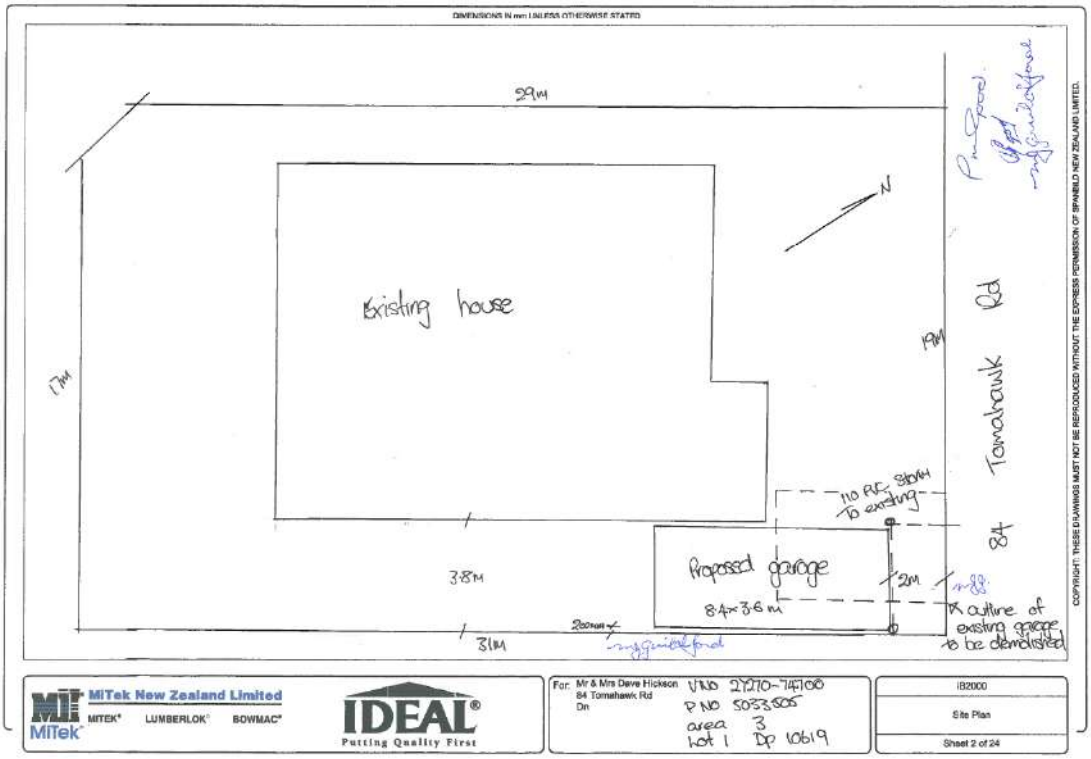
6 The entire building including roof eaves and guttering (and associated drainage) must be contained within the property boundaries. As the proposed building

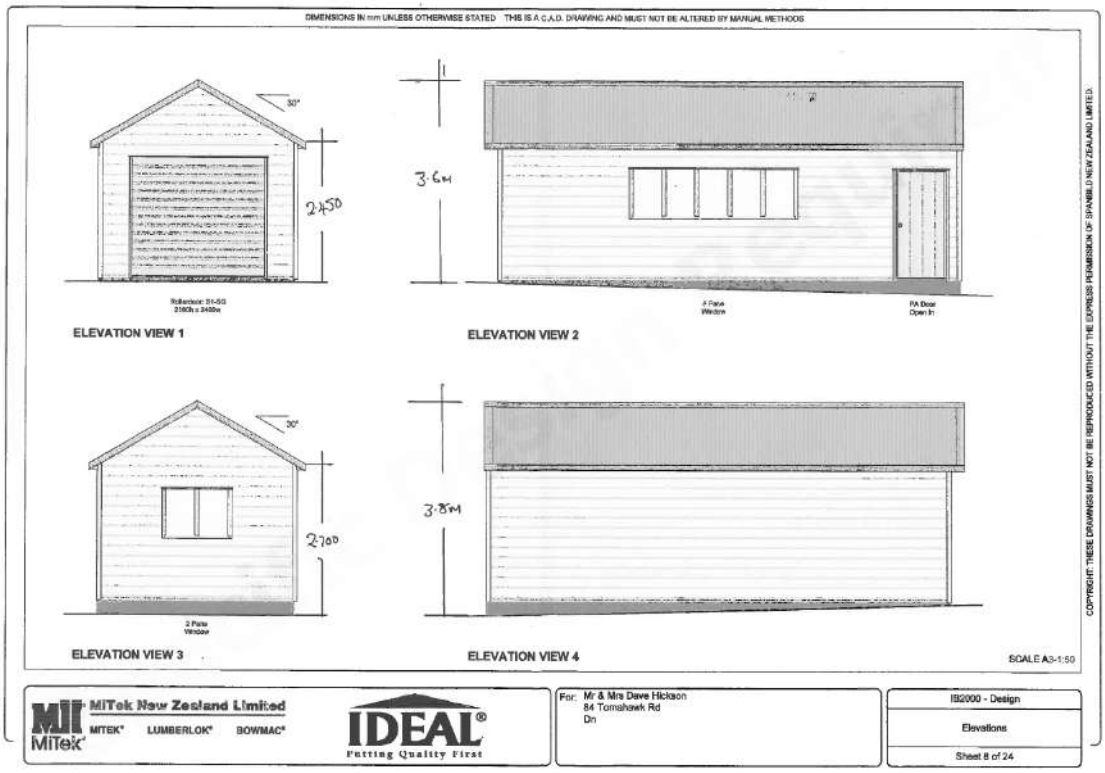
extends to the front and side boundaries care should be taken by the consent holder to accurately identify the position of these boundaries prior to building construction. Confirmation by a licenced cadastral surveyor may be required.

Issued at Dunedin this 7 March 2016

Melissa Shipman
Planner

Appendix 1 - Approved plan for LUC-2016-27
[Scanned image –Not to Scale]





DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

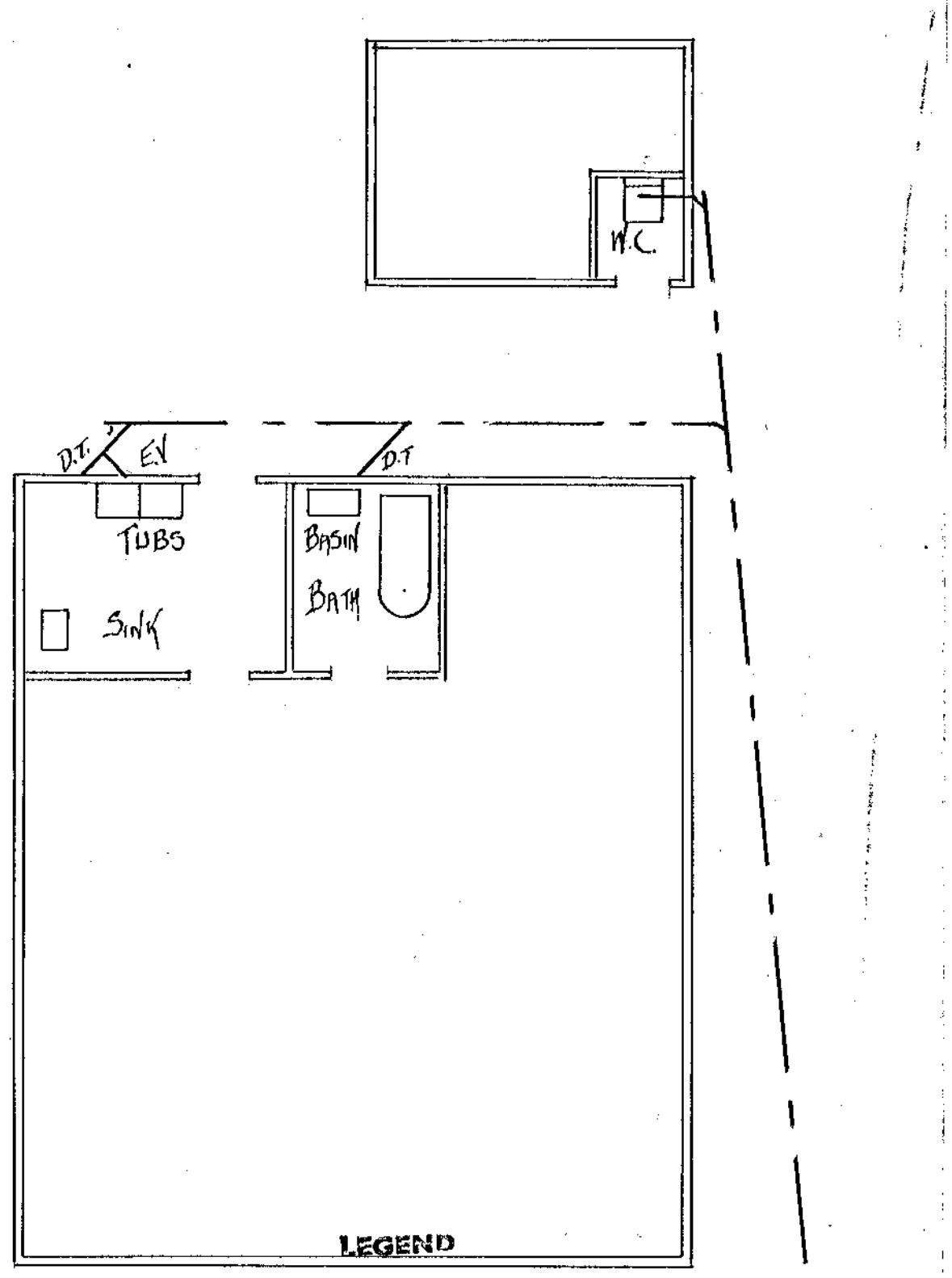
APPLICATION No. B 7/01

DATE 13/11/28

SCALE: $\frac{1}{8}$ in. to a Foot.

NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Binding Margin to be left blank



LEGEND

Existing Drains

New Foul Drains

New Stormwater Drains

Owner Thos. Pryor

Street 84 38 Tomahawk Rd.

Locality Andersons Bay

Block Pryors Sub Div.

Section 44

Allotment

Signature of Drainer W. A. Jenkins

C 1864.

Section No lot 2 of 243
Block No Pagoda Rd
Jennie St Hope

Replaces former Sewer Connection

17736

Garage
11' x 10'

4523

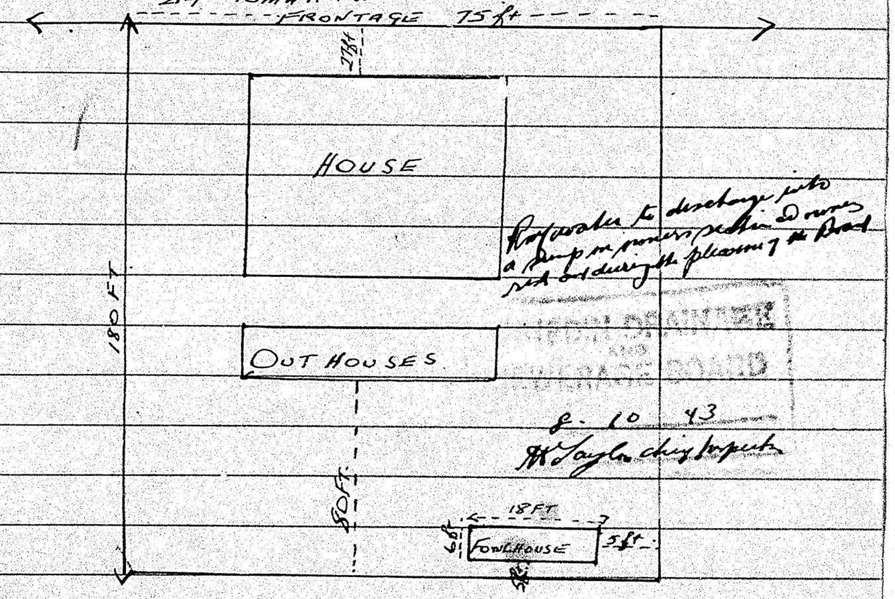
Owner

21/9/43.

MRS. J. T. LOCKHART
84 TOMAHAWK. ROAD
ANDERSONS BAY.

DEPARTMENT OF AGRICULTURE
29 SEP 1943

APPLICATION FOR PERMIT to ERECT FOWLHOUSE
AT ABOVE ADDRESS



REMARKS:- Nearest house to fowlhouse 100ft away.
Steeghth of ~~building~~ building 7ft front
tapering to 6ft at back

MATERIAL:- POLITE. SECOND HAND WOOD & SECOND HAND
ROOFING IRON

As I have a man waiting to make a start
an early reply would greatly Oblige

Yours. Faithfully
J J Lockhart

121

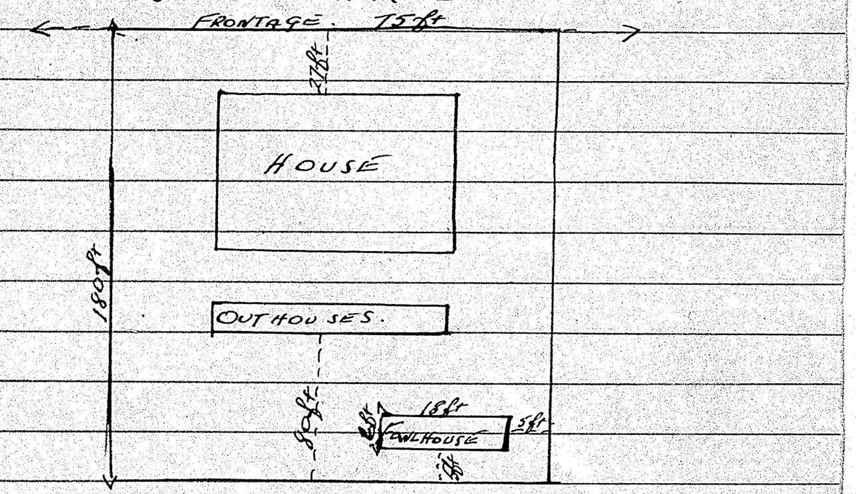
Owner

21/9/43

MRS. J. T. LOCKHART
84 TOMAHAWK. ROAD
ANDERSONS BAY

DEPARTMENT OF AGRICULTURE
29 SEP 1943

APPLICATION FOR PERMIT TO ERECT FOWLHOUSE
AT ABOVE ADDRESS.



Remarks:- Nearest house to fowlhouse 100ft away.
Steighth of building 7ft front tapering
to 6ft at back.

Material:- Polite Second hand Wood & Second hand
roofing iron.

As I have a man waiting to make a start
an early reply would greatly Oblige

Yours. Faithfully.
J J Lockhart

Window to be Made.

Cpbds over.

Sink

Bench

Cpbds over

Stove

2'

20"

2'8"

2"

10"

2'10"

3'2"

15"

Laundry

6'2"

Sink Taps
* Drainage already here

Kitchenette

Present Wall
* Door to be removed or to suit

Present Tubs to be moved from here

2'6"

20"

Bench.

Dining.

Swing Door

Build up wall

Door from old pantry

Pantry

Shelves

Shelves

Sanitary fittings to connect to existing soil drain
J.V. Garbutt
3/6/53

Proposed

Alterations

to

84 Tomahawk Rd.

Scale 1:20

14527

Remove Door
Fill in
(Existing Built-in)
Use Door for Washhouse.

Present Pantry
Remove Partitions

Washing Machine.

Tubs

Present Cupboard
Remove

Hot X
Cold X
Cold X

Window to be made

Bathroom

Sump where

DUNEDIN DRAINAGE AND SEWERAGE BOARD

House Connection Plan

APPLICATION No. 98310

DATE 26/5/64

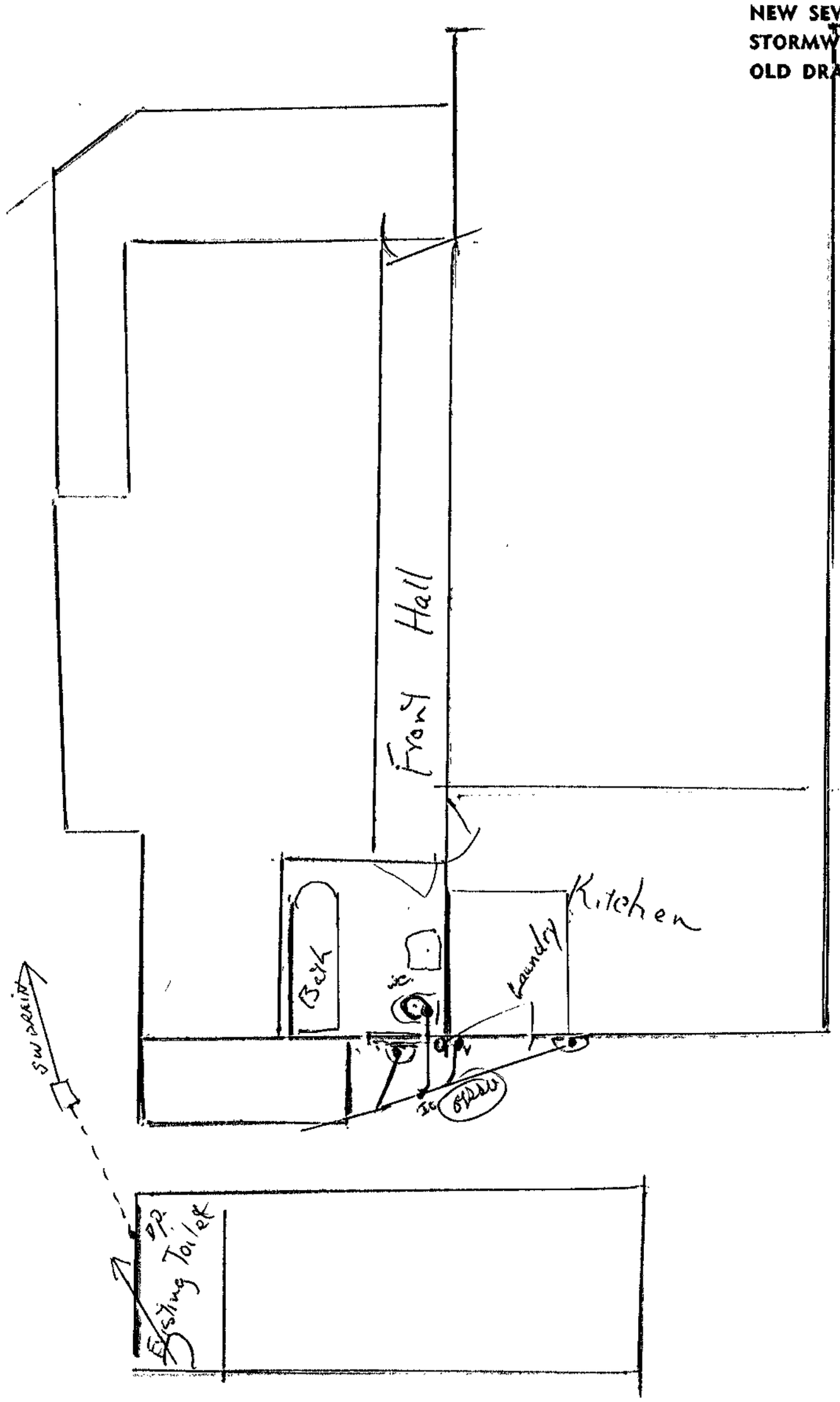
SCALE 1/8 in. to a foot

NEW SEWERAGE DRAINS: RED

STORMWATER: DOTTED BLACK

OLD DRAINS: FULL BLACK

Binding Margin to be left Blank



Owner R Moss

Street 84 Tomahawk Rd.

Locality Anderson's Bay

Block 9 and Bdy

Section

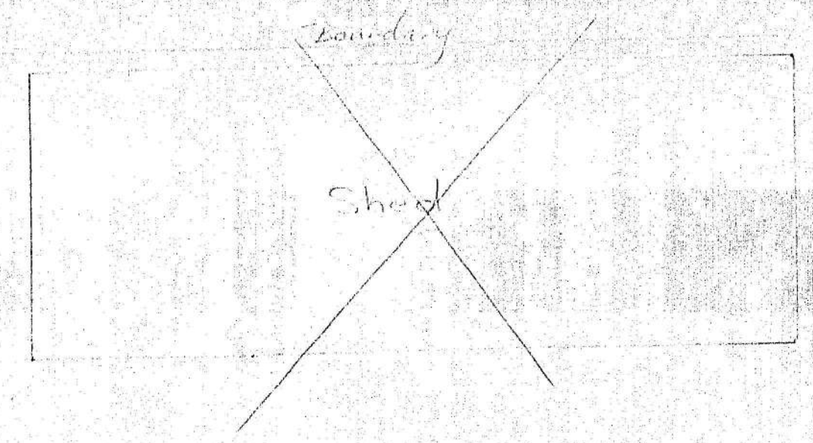
Allotment I

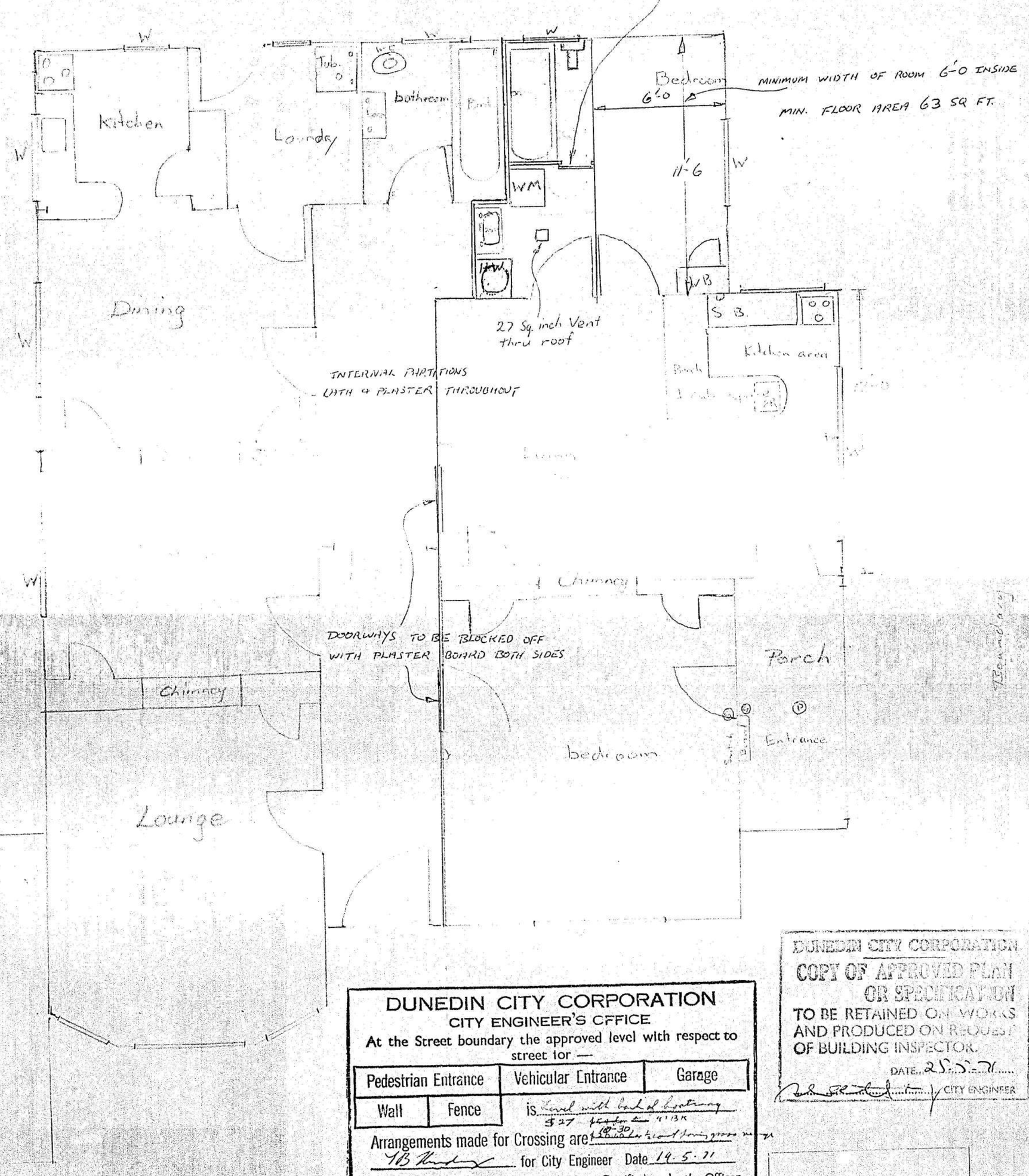
Signature of Drainer H O'Quinn
U Tornpero

84 Tomahawk Rd

Scale ¼" = 1ft

(P) pendant fitting
(S) switch
power point.





DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE
At the Street boundary the approved level with respect to street for —

Pedestrian Entrance	Vehicular Entrance	Garage
Wall / Fence	is Level with bed of footway 527 4'13K	

Arrangements made for Crossing are [illegible] for City Engineer Date 19.5.71

NOTE :—This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

DUNEDIN DRAINAGE & SEWERAGE BOARD

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to

Foul sewage to be discharged to Extension St existing foul drainage

17/5/71

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN OR SPECIFICATION
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 25.5.71
CITY ENGINEER

DELETE
Car Park

4053

Tomahawk Rd

Scale ¼ inch = 1 foot
Ⓟ Pendant fitting
◁ Power point
Ⓢ Switch

84 Tomahawk Rd

H/9189
S.V.
23/6/71.

Boundary

Shed

LEGEND
Existing Drains
New Foul Drains
New Stormwater Drains

Full Height Glass partition and glass sliding door

Kitchen

Laundry

Tub

G/8310 bathroom

bath

Bathrm

Bedroom

6'-0

MINIMUM WIDTH OF ROOM 6'-0 INSIDE

MIN. FLOOR AREA 63 SQ FT.

11'-6"

WM

B/7701

DINING

27 sq inch Vent thru Roof

Sb

Kitchen area

bench + cub. space

FR

13'-0

Living area

18'

INTERNAL PARTITIONS LATH & PLASTER THROUGHOUT

Chimney

HW

Switch Board

H/9189

BED ROOM

DOORWAYS TO BE BLOCKED OFF WITH PLASTER BOARD BOTH SIDES

Chimney

Hall

Bedroom

Porch

Switch Board

LOUNGE

Existing Garage

Car Park

Floor and Site Plan
Scale ¼" = 1'-0

Boundary

Boundary

Tomahawk Rd

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

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

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2016-13	Telephone No:	03 477 4000

APPLICANT	PROJECT
D C Hickson and V Michell 84 Tomahawk Road Dunedin 9013	**Work Type:** Alterations/Repairs **Intended Use/Description of Work:** Install Kent Murchison Woodburner into Dwelling **Intended Life:** Indefinite, not less than 50 years.
PROJECT LOCATION	**This CCC also applies to the following Amended Consents:** N/A
84 Tomahawk Road Dunedin	
LEGAL DESCRIPTION	
Legal Description: LOT 1 DP 10619 **Valuation Roll No:** 27270-74700 **Building Name:** N/A	

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

(a) The building work complies with the Building Consent, and
(b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

Team Leader Inspections

Date: 19 February 2016

IMPORTANT INFORMATION

For freestanding heating appliance inspections, the ceiling plate shall be detached and safe access provided to the ceiling space.

If a wetback system is installed, safe access must be provided to the hot water cylinder and tempering device.

DUNEDIN CITY COUNCIL

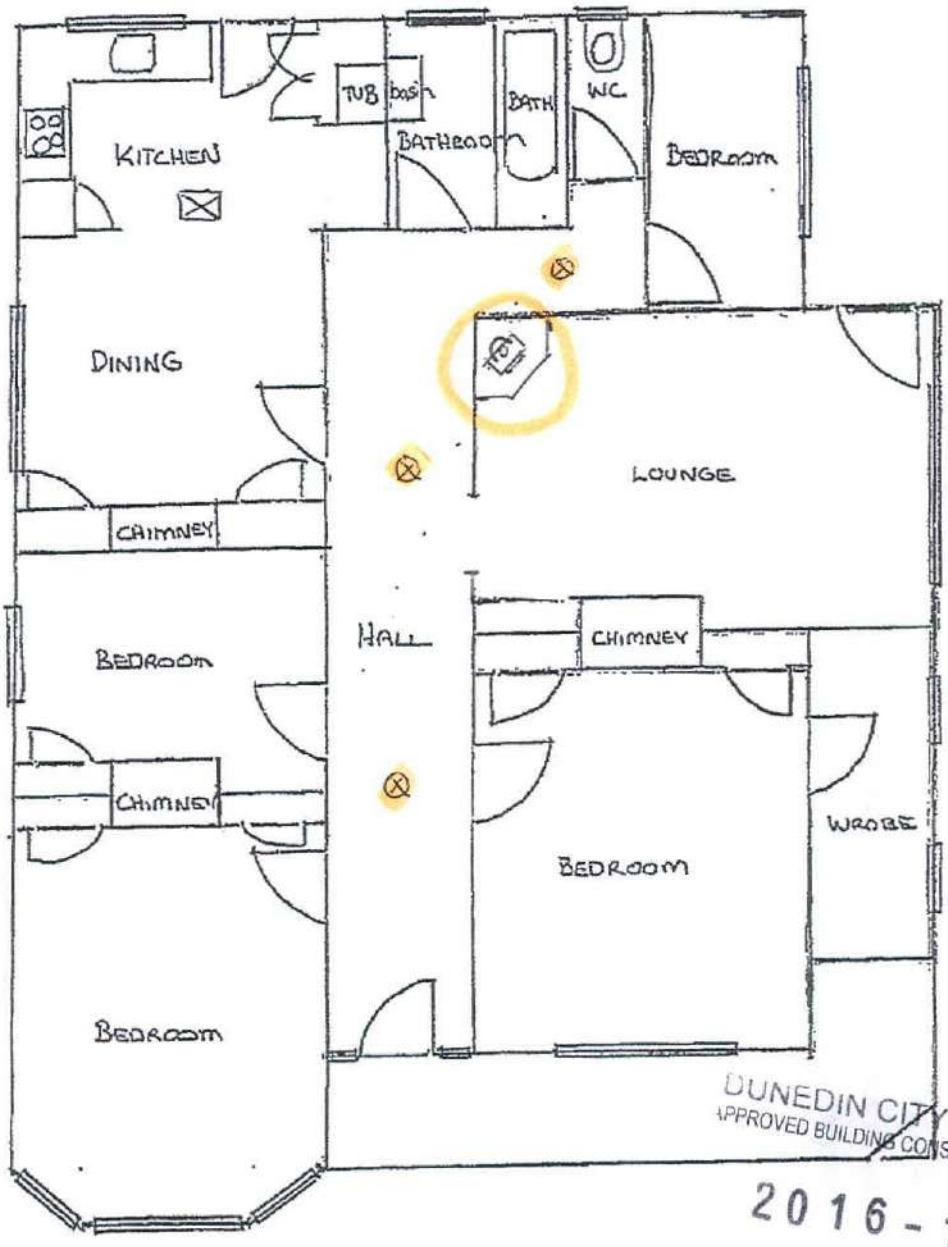
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request.

Building 2016 Date 11/1/16

Drainage Date

Health Date

NOTE



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2016-13

84 Tomahawk Road, Andersons Bay.

⊗ Smoke Alarms as per NZBC F7

DCC COPY

KENT
wood fires & heating

INSTALLATION & OPERATING INSTRUCTIONS

Clean Air Freestanding Wood Fires

CONTENTS

GENERAL INFORMATION

1. This fire must be installed by an approved installer, ideally registered with the New Zealand Home Heating Association. Do not allow any makeshift or compromising installation methods as this could result in a house fire. This Kent freestanding wood fire must be installed according to these instructions.

2. A Building Consent from the Local Authority must be obtained before installing this wood fire, and we suggest that the Insurance Company covering building insurance be advised of the installation.

3. This Kent freestanding wood fire, when installed according to these instructions, complies with the provisions of AS/NZS 2918-2001 "Installation of Domestic Solid Fuel Burning Appliances".

4. The clearances given in these instructions are necessary to prevent overheating of nearby combustibles and drying out of the house structure. They may not be reduced without authorisation.

5. There must be a clearance of at least 1 metre between the front of this Kent freestanding wood fire and any building structure or other substantial immovable object in front of the wood fire.

RETAIN THESE INSTRUCTIONS FOR FUTURE REFERENCE

Important: the installer or seller must leave these instructions with the purchaser

TESTING & APPROVALS

		External fire dimensions (mm)					
Model	Model No.	Width	Depth	Height	Average emissions	Average efficiency	ECAN NO *
Kiwi Rad II	KWF295-5910	585	475	645	0.80g/kg	69%	111356
Tui Rad	KWF295-6931	580	450	620	0.70g/kg	71%	111269
Tui Rad (Wetback)	KWF295-6932	580	450	620	0.66g/kg	65% WB	111270
Firenze	KWF295-5908	600	490	660	0.70g/kg	71.30%	110613
Astron	KWF295-5987	600	490	770	0.70g/kg	71.30%	110612
Astron (Pewter grey)	KWF295-5991	600	490	770	0.70g/kg	71.30%	110612
Signature	KWF295-6824	700	505	715	0.85g/kg	71.34%	111733
Haast	KWF295-6950	575	560	730	0.98g/kg	66%	144660
Aspiring	KWF295-6951	575	560	730	0.98g/kg	66%	144661
Murchison	KWF295-6952	575	560	730	0.98g/kg	66%	144662
Tilefire Max CA/II	KWF295-6936	554	730	665	0.53g/kg	69%	132877
Quantum	KWF295-5990	685	635	730	0.54g/kg	68.70%	121974
Barker II	KWF295-6934	615	634	730	0.54g/kg	71%	111240
Barker II (Wetback)	KWF295-6935	615	634	730	0.53g/kg	65% WB	111241

* ECAN NO = Environment Canterbury authorisation number.

TABLE 1

FREESTANDING WOOD FIRE INSTALLATION

To adequately install a Kent freestanding wood fire the following items are required: an assembled wood fire, a floor protector, a flue system and a suitable flashing system for flashing the roof penetration.

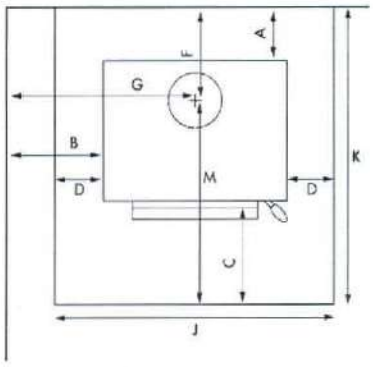
An insulating floor protector is not required for the Kent freestanding wood fire, but a single layer ash floor protector of non-combustible material must be used. The floor protector must extend under the appliance and not less than 300mm in front of the fuel-loading and ash removal openings. The width of the floor protector shall be not less than the width of the appliance and shall extend not less than 200mm from each side of any ash removal or fuel-loading openings.

Select the location for the wood fire, bearing in mind the minimum clearances required (Refer Fig.1 and Table 2).

Place the wood fire into the desired position and plumb for the ceiling and roof penetrations. Allow for 150mm diameter flue pipe, 200mm diameter inner casing and 250mm outer casing. Check the proposed route of the flue to ensure it is clear of roof trusses and rafters in the ceiling space or other obstructions. It may be necessary to move the location of the wood fire to ensure this.

Once the location is confirmed, the wood fire must be restrained against movement due to earthquakes. The Kent freestanding wood fire is restrained by fixing the wood fire to the floor with two bolts of 6mm minimum diameter through the holes provided in the plinth base, through the floor protector and floor. For solid concrete floors, use 8mm DYNABOLTS® or similar, with a minimum depth of engagement into the floor of 50mm.

Wall Clearances



Corner Clearances

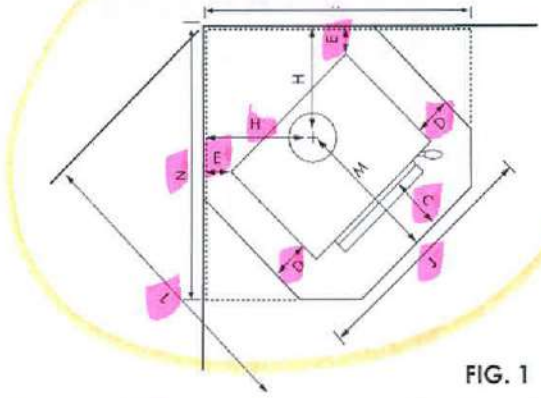


FIG. 1

		Minimum Installation Clearances (with flue shield) mm								Hearth Clearances (mm)				
Model	Model No.	A	B	C*	D	E	F	G	H	J	K	L	M	N
Kiwi Rad II	KWF295-5910	140	285	300	125	100	265	577	390	785	830	1115	565	970
Tui Rad	KWF295-6931 KWF295-6932	100	400	300	155	200	250	690	512	840	800	1275	550	1110
Firenze	KWF295-5908	100	225	300	90	50	235	525	360	780	820	1085	585	960
Astron	KWF295-5987 KWF295-5991	100	225	300	90	50	235	525	360	780	820	1085	585	960
Signature	KWF295-6824	100	250	300	90	50	245	600	400	880	805	1120	560	1140
Haast	KWF295-6950	160	360	300	130	190	320	645	500	835	960	1340	640	1160
Aspiring	KWF295-6951	160	360	300	130	190	320	645	500	835	960	1340	640	1160
Murchison	KWF295-6952	160	360	300	130	190	320	645	500	835	960	1340	640	1160
Tilefire Max C/A II	KWF295-6936	100	270	300	145	150	275	547	465	844	1015	1400	740	1200
Quantum	KWF295-5990	100	300	300	80	50	260	642	440	845	940	1300	680	1100
Barker II	KWF295-6934 KWF295-6935	255	435	300	130	190	404	743	485	875	1084	1365	680	1200
Tilefire II	KWF295-6068	100	400	300	145	150	265	580	455	890	1120	1350	760	1200

* Fuel loading opening to end of floor protector.

TABLE 2

STANDARD FLUE INSTALLATION

Cut a 260mm square penetration for the passage of the flue pipe and casings through the ceiling. Trim back and reframe timbers to allow for fixing the ceiling plate and outer liner.

Cut and frame an opening in the roof and position the outer casing through the roof until it is flush with the **underside** of the ceiling. Fix with 4 screws or nails to the framing of the square opening in the ceiling and roof at the 4 points.

Ensure a suitable flashing is installed on any roof penetration point. Flash the outer casing to the roof, to make a permanent, weatherproof seal. Place the ceiling plate with folded edges upwards over the flue spigot on the wood fire.

Join the required number of flue pipes by inserting the swaged ends of the upper piece into the plain end of the lower piece. Drill and fix each length with three stainless rivets or self-tapping screws. It is important that each flue pipe joint is sealed with commercially available flue sealing compound, including the joint between the flue spigot and the first length of flue pipe.

Note: Black painted flue pipes may only be used where they are visible. Flue pipes located wholly inside the casings in the roof space **must** be stainless steel only. Position the flue pipe into the spigot in the top of the wood fire. The flue pipe can either be lowered from the top as a single unit or fed up from the room a length at a time, ensuring that all joints are sealed and fixed properly.

Slide the inner casing into place, between the outer casing and the flue pipe, ensuring that the spacers are fitted to maintain equal clearances around the flue and casings.

The flue pipe must extend at least 200mm above the casing at the top of the flue system. Extra lengths of flue pipe, inner casing and outer casing may be required to achieve the minimum distance above the roof. Joins between lengths of outer casing must be made with the upper end of the lower section inside the bottom edge of the upper length (the opposite of the method used for the flue pipe).

Place the top spreader in place and tighten. Slide the cowl transition over the flue pipe until it rests on the top spreader. Secure with stainless rivets or self-tapping screws.

Fit the rain-hat. **Note:** It must be removable for cleaning.

Screw the ceiling plate securely in position, through the holes provided, into the outer casing support framing. Ensure that the ceiling plate is spaced off from the ceiling by means of the spacers supplied in the flue kit. Do not fix the ceiling plate directly to the ceiling.

Where a flue terminates more than two metres above the roof penetration, it may be necessary to fit restraining guy wires for stability in high wind conditions.

The flue system should be vertical and without bends. If an offset is required, it should be as close to the wood fire as practicable and should not be offset more than 500mm from the centre line of the flue stub. Clearances from the flue pipe to combustible materials must be maintained (Refer Table 1). Restrictions or leaks in the flue system may reduce the draught, and, in severe conditions, could cause smoke to enter the room.

The flue pipe shall extend not less than 4.6m above the top of the floor protector.

The flue cowl must be at least 0.6m above the highest point of the roof if within 3 metres of it, or 1m above the roof penetration if more than 3 metres from the ridge (Refer Fig. 2).

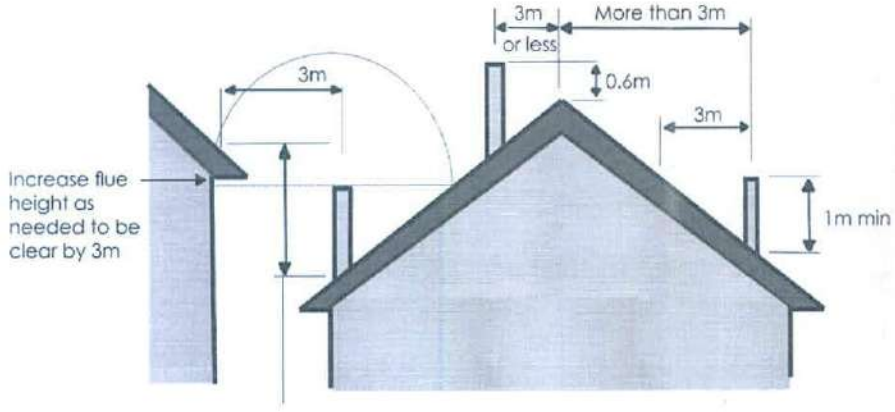


FIG. 2

No part of a building, or any adjacent object, may be in or above a circular area of 3m's from the flue exit.

These heights are given as a general minimum, and in actual practice the presence of surrounding structures, trees, fences, etc. **may necessitate additional height for satisfactory performance.**

FOR MORE INFORMATION, REFER TO THE INSTALLATION INSTRUCTIONS INCLUDED WITH THE FLUE KIT.

Before the wood fire is used, ensure that a Compliance Certificate (supplied by a Registered Installer and/or Territorial Authority Inspector) is obtained for the user. We encourage initial demonstrations on how to light and operate the fire to ensure the user can confidently operate the fire for safe and efficient performance.

Single storey flue install

Second storey flue install

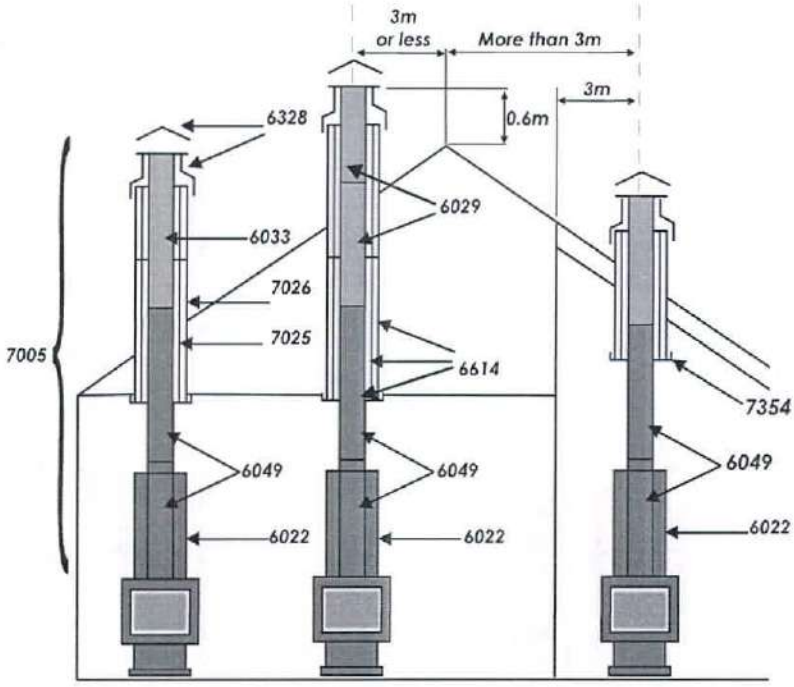


FIG. 3

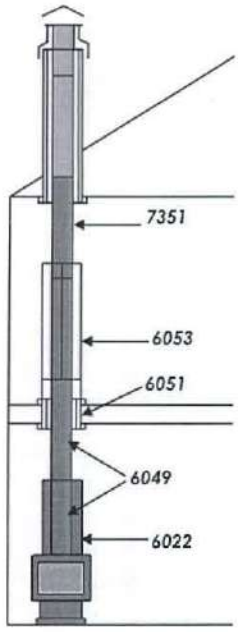


FIG. 4

Model No.	Description
KWF298-7005	Kent standard flue kit 4.2m
KWF298-7006	Kent energy saver flue kit 4.2m
KWF298-6033	Kent single length stainless steel flue 150 x 1200mm
KWF298-6022	Kent stainless steel flue reflector
KWF298-6029	Kent stainless steel flue twin pack 150mm
KWF298-6049	Kent black stainless steel flue twin pack 150 x 1200mm
KWF298-6051	Kent floor penetration 200/250mm diameter
KWF298-6053	Kent 360 degree flue pipe guard
KWF298-6328	Kent stainless steel hat and cowl
KWF298-6614	Kent extension flue 150-200-250 - 1200mm
KWF298-7025	Kent galvanised flue 200 x 1200mm
KWF298-7026	Kent galvanised flue 250 x 1200mm
KWF298-7351	Kent black flue 150 x 1200mm
KWF298-7354	Kent sloping ceiling kit

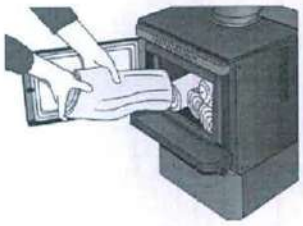
OPERATION

Thank you for purchasing a Kent wood fire. Used and maintained correctly, it will provide you with many years of warmth in your home. Kent wood fires have been the main source of heating for many Kiwi homes, with nearly 400,000 installed.

Please ensure your installer completes and signs the warranty registration card in this booklet. We encourage you to read the warranty conditions and draw your attention to improper fuel use.

LIGHTING

On initial light up, the presence of smoke may be noticed. This is normal and will dissipate quickly. **DO NOT BURN YOUR WOOD FIRE TOO QUICKLY TO BEGIN WITH.** Allow several small fires to build up a layer of ash in the wood fire, and cure the paint before using maximum power.



1. Pull out the air control knob, until it is fully open.
2. Place several pieces of crumpled newspaper in the base of the firebox, and criss-cross with 8-10 pieces of dry split kindling. Stack several pieces of dry split firewood no greater than 30cm in length on top of the kindling.
3. Ignite the paper and leave the door slightly ajar (resting it on the latch). Let the fire establish itself for 4-5 minutes, then open the door and add some more pieces of wood. Do not leave the fire unattended during this process.
4. Close the door fully, but leave the air control fully open until the wood is well alight and burning brightly.

Note: It may be necessary in some cases to leave the door ajar for longer periods and use more small kindling in order to establish enough heat to warm up the flue. Only when the flue is sufficiently warm to create the necessary draft to maintain the fire may the door be fully closed. It may take trial and error to find a lighting procedure that suits your situation.

NORMAL OPERATION ONCE THE FIRE IS ESTABLISHED

The Kent wood fire requires fresh air for optimal burning, and this must come from outside the house. A normal house will allow enough air in through incidental openings to satisfy this. We recommend that a source of air be located near the wood fire for best performance. This can be simply a window that is left ajar while the wood fire is in use. If this is not possible, and the house is particularly air-tight, a vent may need to be installed next to the wood fire to provide the air required. Lack of air will lead to a wood fire that is hard to light and get going, or in bad cases, to smoke spilling back into the room.

While an air control is fitted, it is recommended that, for the cleanest operation, this is left fully open and the amount of heat generated is adjusted by the amount of fuel that is used. The heater burns cleanest when it is running at a high rate.

Once the fire is well established, the output can be regulated by the amount of wood that is used.

To reload the fire, open the air control fully, and then open the door. Note that the fire burns hottest at the front of the firebox and so there may be unburnt wood at the back when it comes time to reload. This is normal. Rake through the contents to move any unburnt wood forward and then place the desired amount of wood into the firebox. Close the door.

The view of the flame through the glass door will give you the best indication of how your wood fire is performing. In order to accomplish maximum combustion performance, the fire should give a rolling, boiling flame pattern. At reduced setting the flame will be slower.

For all practical purposes, the air control should be fully open when there is unburnt wood in the wood fire. Fire holding periods may be increased by turning down the air control, this is at the cost of greater emissions and creosote production. At low settings, creosote may condense on the glass, reducing the visibility of the fire. The best indication that the fire is operating correctly is that the glass remains clean, without build-up of black or brown deposits. Some whitish bloom on the glass is normal and does not generally indicate a fault in operation.

The way you burn your wood fire will also determine what is happening up the flue. Continued burning at high rates with a good clean flame will minimise soot and creosote deposits in the flue.

CLEANING OUT THE WOOD FIRE

Your wood fire should require minimum cleaning. If the wood fire is operated correctly according to the instructions most of the ash will be consumed by later fires and a bed of ash will be maintained that does not build up to any great extent.

If you find that you have to clean out ashes every day or so, it indicates that the wood fire is not being operated correctly. Either excessively wet wood or foreign materials are being burnt, or the air control is being turned down too much.

Don't clean out the firebox completely. Leave at least 25mm of ash in the bottom of the firebox after cleaning. These ashes in the bottom of the wood fire assist the burning process, by insulating the firebox and allowing air circulation under the fire bed.

When emptying ashes use a metal container with a tight fitting lid. Do not use this container for any other purpose. The closed container of ashes should immediately be taken outdoors to a location well away from any combustible materials, pending final disposal. If the ashes are to be disposed of by burial in the garden or otherwise locally dispersed, they should be retained in the container until they are completely extinguished and cold. This may take several days.

CREOSOTE FORMATION AND NEED FOR REMOVAL

We recommend the flue of your wood fire is inspected before use at the start of the heating season and also periodically during the season. When you are able to operate the wood fire without creating creosote deposits, the interval between inspections may be increased, but the flue must always be inspected and cleaned at least once a year.

The flue should be swept by a professional chimney sweep to remove any build-up of creosote and soot. A professional sweep should also advise of any problems that may be detected in the inspection of the flue and offer advice on any repair and replacements. Your Kent wood fire requires minimal maintenance, and will keep its good looks for a long time with just a little attention.

<u>DO NOT</u> BURN TREATED TIMBER

MAINTENANCE

CLEANING

The exterior surfaces of the wood fire should be cleaned when needed with a damp cloth and non-abrasive cleaner. Use of caustic or abrasive cleaners will damage the finish on the wood fire. If, due to continued burning at low temperature, the door glass is dirty, use a paper towel moistened with water and dipped in the cold ashes from the fire to lightly scrub the inside of the glass. Remember that a properly operated wood fire will keep the glass clean by itself.

LUBRICATION

The door hinges, door handle spindle and air slide mechanism should be lubricated periodically with a suitable high temperature grease. Do not use too much as this can melt and drop down onto the hearth staining it.

RE-PAINTING

All Kent wood fires are finished in high temperature paint. If marks or scratches occur, it can easily be touched up using Stove Bright paint in the correct colour. Paint is available from your Kent retailer.

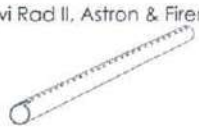
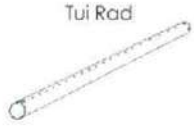
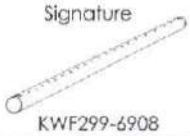
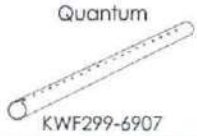
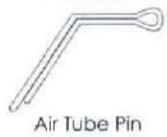
MAINTENANCE RECORDS

Date	Maintenance

REPLACEMENT PARTS

Replacement parts must be original Kent parts. Maintenance required should be carried out by qualified service people. Please consult your Kent retailer for their details. The wood fire should not be modified in any way except in accordance with instructions supplied by Kent.

KENT AIR TUBES

Kiwi Rad II, Astron & Firenze  KWF299-6903	Tui Rad  KWF299-6986	Barker II  Rear KWF299-6992
Haast, Aspiring, Murchison & Tilefire Max CA II  Top front KWF299-6905  Top rear KWF299-6906	Signature  KWF299-6908 All Fires  Air Tube Spacer KWF299-6257	Quantum  KWF299-6907 All Fires  Air Tube Pin KWF299-6900

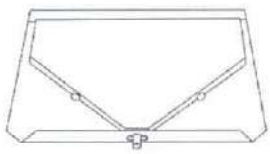
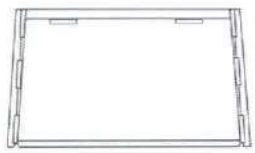
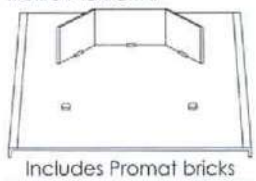
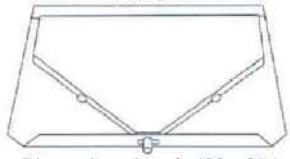
The air tube in your Kent wood fire is an important part of the appliance and helps ensure a clean, efficient and controllable burn. However, air tubes are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.

The life of the air tube will depend on what is burnt in the fire, how hot the fire usually burns and also the ash level. If the ash level is allowed to build up. This can push ashes up and into the holes stopping the air cooling effect. It also means hot embers are in closer proximity to the tube, increasing the temperature exposure. Keep ember levels to the recommended height of 3cm below air tubes.

Replacing air tubes:

1. Remove bricks from both sides
2. Remove the pin from the end of the old tube
3. Slide tube to one side, this will release the opposite end
4. Pull released end up and towards the door and remove
5. Reverse process for new tube

KENT BAFFLES

Tui Rad  Dimensions (mm): 488 x 238 KWF299-7044	Kiwi Rad II, Astron & Firenze  Dimensions (mm): 400 x 208 KWF299-6190	Haast, Aspiring, Murchison & Tilefire Max CA II  Includes Promat bricks Dimensions (mm): 480 x 200 KWF299-7043
Signature  Dimensions (mm): 495 x 190 KWF299-6189	Quantum  Firebox requires 2 baffles Dimensions (mm): 529 x 157 KWF299-6177	Barker II  Dimensions (mm): 488 x 314 KWF299-6993

The baffle in your Kent wood fire is an important part of the appliance and helps ensure a clean, efficient and controllable burn. However, baffles are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.

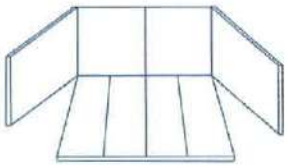
The life of the bafle will depend on what is burnt in the fire and how hot the fire usually burns.

Replacing baffles:

1. Remove side bricks from the fire
2. Pull the old baffle out of the locater hole in the rear of the fire
3. Allow the front of the baffle to drop forward and down to the bottom of the fire
4. Rotate and remove through the door
5. Reverse process to install new baffle

KENT FIRE BRICKS

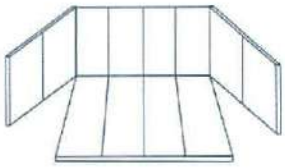
Kiwi Rad II



Dimensions (mm):
4 - 220 x 115 x 28
2 - 221 x 221 x 25
2 - 229 x 220 x 25

KWF299-6123

Astron & Firenze



12 per pack
Dimensions (mm):
220 x 115 x 28

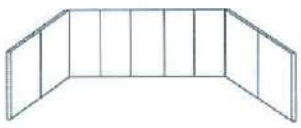
KWF299-6122

Tui Rad

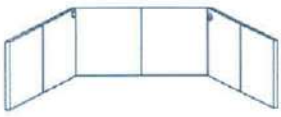
Dimensions (mm):
2 - 498 x 100 x 25
2 - 260 x 255 x 25

KWF299-7038

Signature



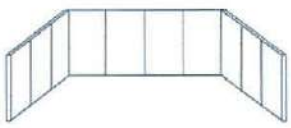
Haast, Aspiring & Murchison



Dimensions (mm):
2 - 240 x 190 x 25
2 - 245 x 177 x 25

KWF299-7089

Barker II

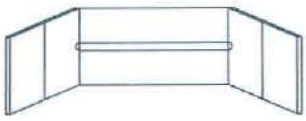


Tilefire Max CA II

Dimensions (mm):
2 - 205 x 176 x 25
4 - 180 x 176 x 25

KWF299-7040

Quantum



Dimensions (mm):
1 - 490 x 140 x 25
1 - 490 x 110 x 25
2 - 355 x 190 x 25
2 - 330 x 190 x 25

KWF299-7039

The fire bricks in your Kent wood fire are an important part of the appliance and helps ensure a clean and efficient burn. However, fire bricks are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.

The life of the fire bricks will depend on what is burnt in the fire and how hot the fire usually burns and also any damage sustained from wood not being positioned correctly.

At the risk of damaging the fire box, fire bricks should be replaced when they are damaged enough that they no longer remain in place and cannot perform their intended function. Fire bricks which are only cracked but still remain in place do not need to be replaced and are safe to use.

NOTE: For all other fire parts please contact your Kent dealer.

WARRANTY

STANDARD WARRANTY

Your Kent wood fire is warranted for 10 years on the firebox with the exception of the following Kent parts: glass, glass seal, door seal, fire bricks, flue, secondary air system and removable baffle which will all have a 12 month warranty (parts only) provided they have been installed by an approved installer. The warranty does not apply to normal wear and tear, misuse or neglect, nor if parts of the wood fire are replaced with non genuine Kent parts. Kent recommends an annual service and flue sweep with replacement of parts if recommended to obtain maximum life out of your wood burner. Please note that with everyday use you must expect some visual signs of wear on the surface of this product.

CONDITIONS

Your Kent wood fire must be installed in accordance with the manufacturer's instructions and all applicable standards, regulations and by-laws. Your Kent wood fire must be installed with an approved flue system. Failure to do so may void your warranty in its entirety. The company is not liable for any consequential damage by a failure or defect covered in this warranty. All claims against the warranty must be directed in the first instance to the retail outlet from which you made your purchase. Any repairs undertaken without the express authority of Kent will invalidate this warranty. This warranty does not cover damage caused by wetbacks/water boosters, burning improper fuels (driftwood/ treated wood/coal or plastic-based waste), or installation, plumbing and sweeping work done by others (the installer is liable for any incorrect procedures or poor workmanship).

TRANSFERABILITY

Your Kent wood fire warranty is transferable on the sale of the home where the wood fire is installed. Nothing in this warranty is intended to limit any conditions of the warranty right or remedy pursuant to the Consumer Guarantee Act 1993, except to the extent permitted under the Act. Your Kent wood fire is intended for domestic use only and the warranty is not valid for wood fires to be used for business purposes. Kent reserves the right to alter or amend specifications or designs of its product without prior notice.

EASY ONLINE OPTION

Go to www.kent.co.nz to complete your registration online.

KENT WARRANTY REGISTRATION

Please keep this copy for your records.

MODEL:.....

SERIAL NUMBER:.....

RETAILER:.....

PURCHASE DATE:.....

INVOICE NUMBER:.....
(Please keep your invoice attached to your warranty record)

INSTALLER NAME:.....

DATE INSTALLED:.....

NZ HOME HEATING
ASSOCIATION NUMBER:.....

INSTALLER SIGNATURE:.....

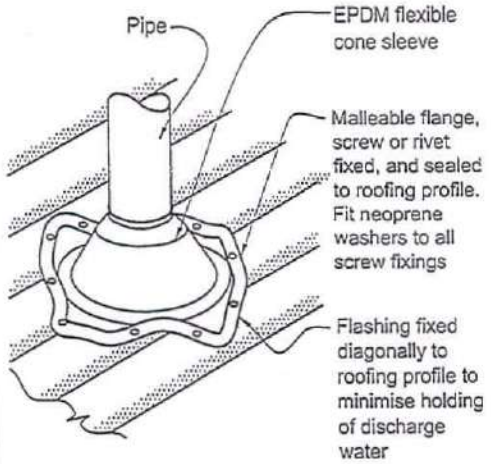
Kent products are distributed by:
Aber Holdings Ltd T/A Aber,
17 Mainstreet Place, Te Rapa,
Hamilton 3200
Free Phone: 0800 161 161
Free Fax: 0800 163 163
www.aber.co.nz

KWF299-7108-04/15

NZHHA
New Zealand Home Heating Association Inc.

www.kent.co.nz

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

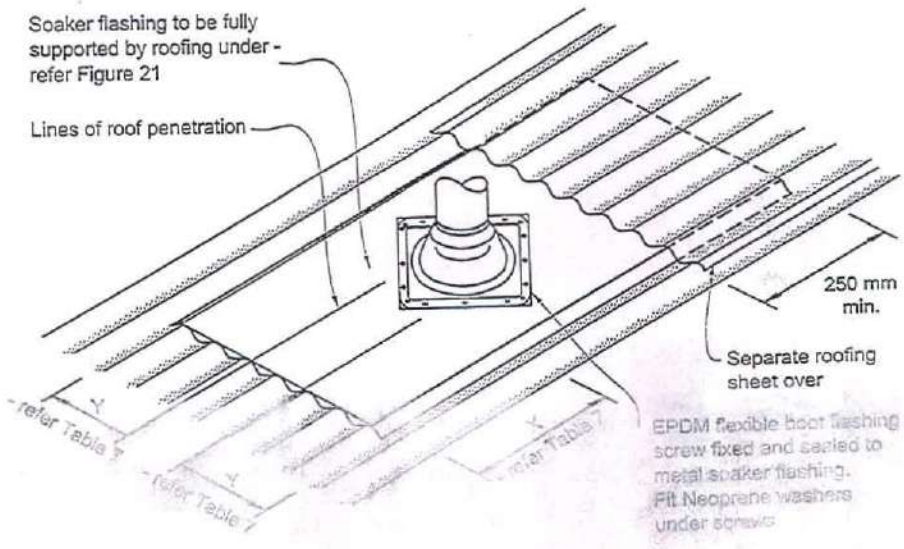
Amend 5 Aug 2011

Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

Errata 2 Dec 2011

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.

Amend 2 Jul 2005



Amend 2 Jul 2005

Amend 5 Aug 2011

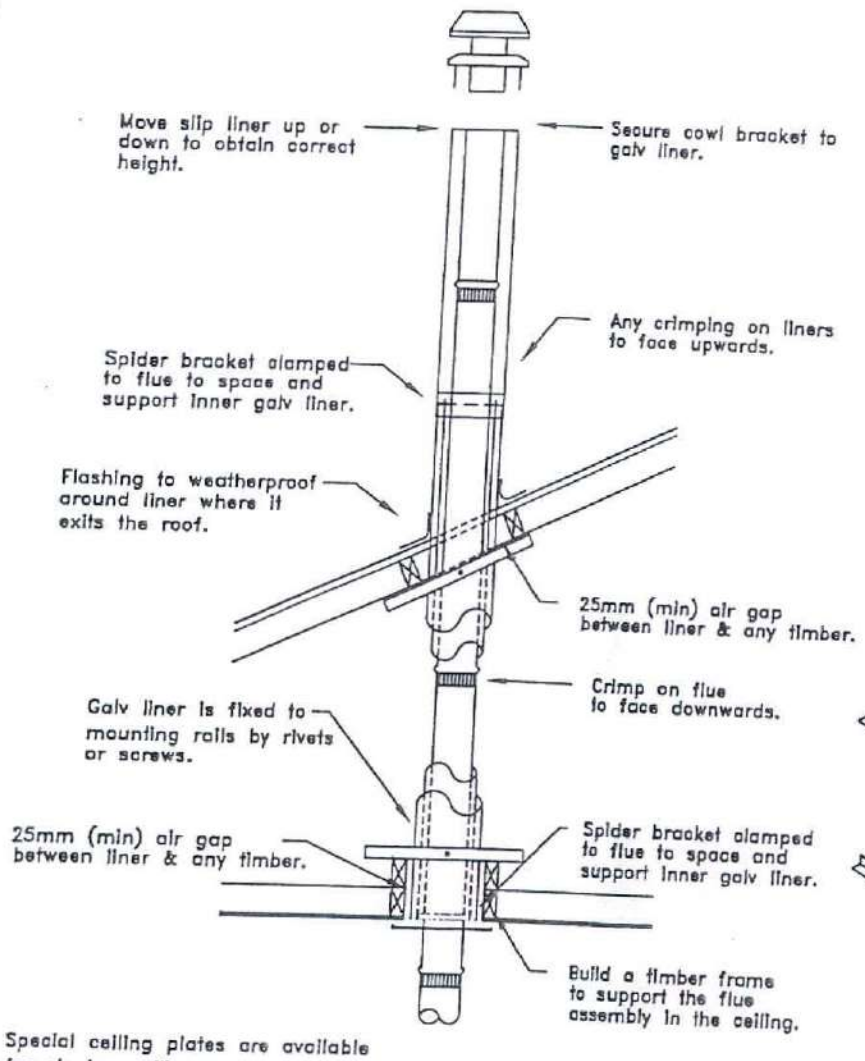
150mm Free Standing Flue Kit
Satin Black, 4.2 Metres

(Kit Code 2074)

Manufactured by Davin Industries Limited.

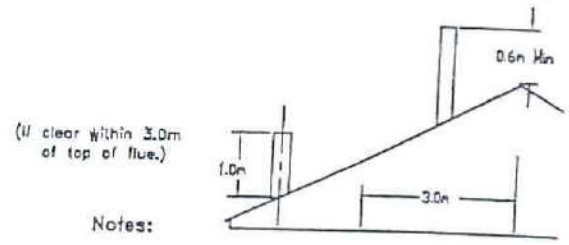
This flue kit must be installed by a suitably qualified tradesperson or solid fuel heater installer and complies with AS/NZS 2918:2001. This kit may require additional components to complete the installation.

Roof & Ceiling Installation



Special ceiling plates are available for sloping ceilings.

Minimum Height of Flue System Exit (excluding cowl)

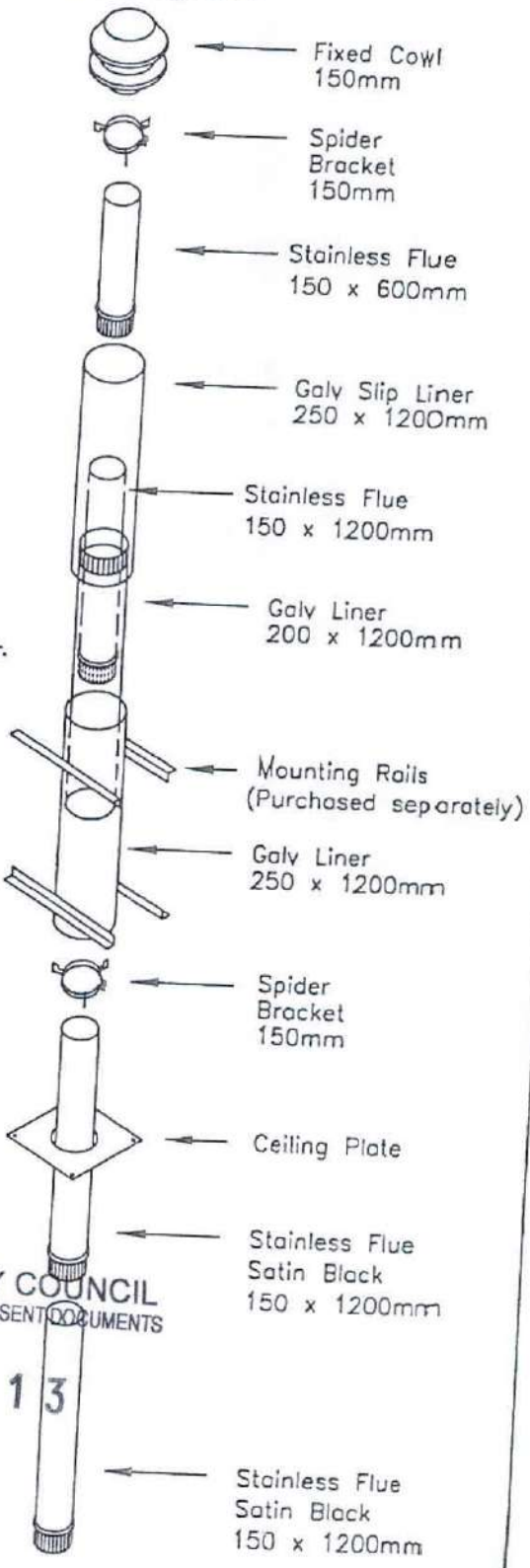


Notes:

① Refer to your heater manufacturers recommendations for flue heights.

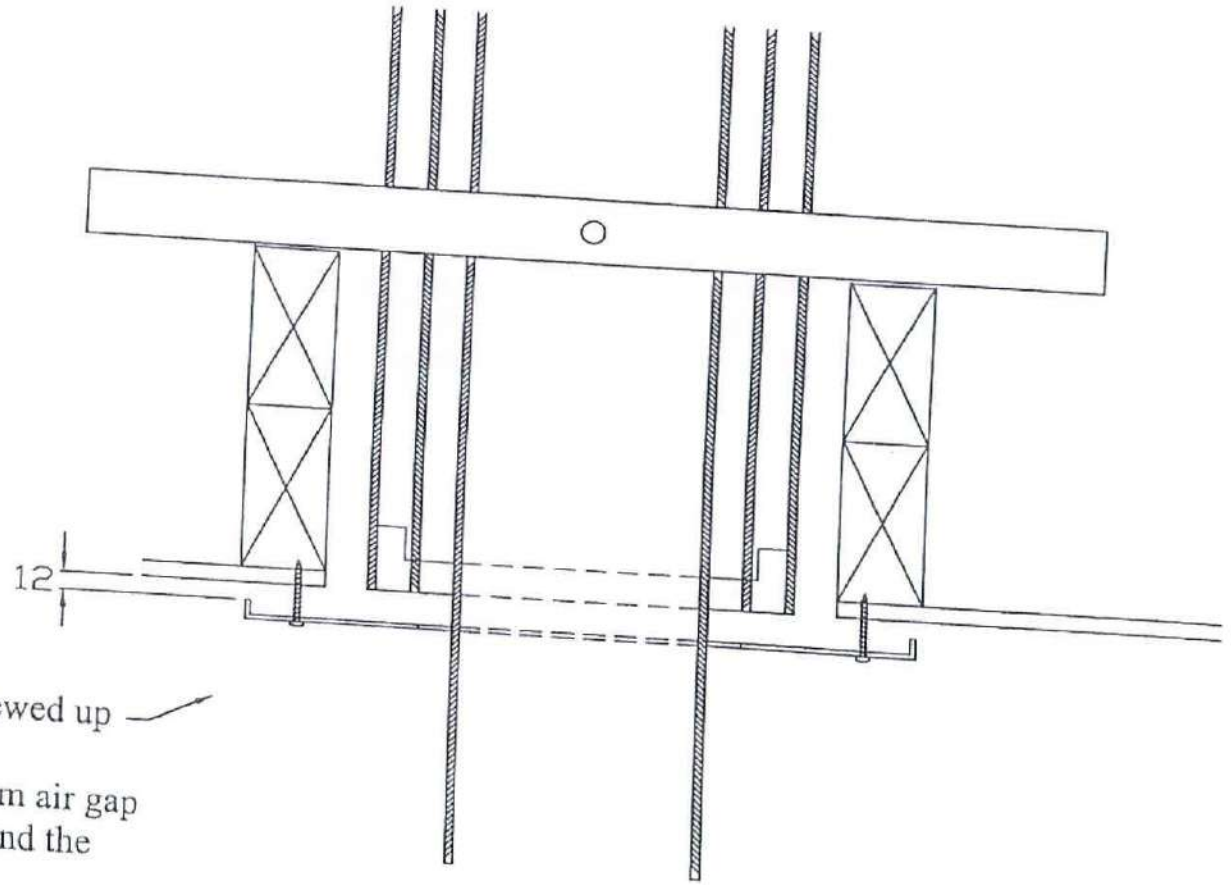
② Depending on local circumstances, taller chimneys may be required for satisfactory performance. Check with your local building authority.

Assembly List



NOTE 3:

POSITIONING LINERS AND CEILING PLATE



Ceiling plate not screwed up hard against ceiling.
There must be a 12mm air gap between the ceiling and the ceiling plate.

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

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

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2016-106	Telephone No:	03 477 4000

APPLICANT	PROJECT
D C Hickson and V Michell 84 Tomahawk Road Dunedin 9013	**Work Type:** New Construction **Intended Use/Description of Work:** Erect Garage **Intended Life:** Indefinite, not less than 50 years.
PROJECT LOCATION	
84 Tomahawk Road Dunedin	**This CCC also applies to the following Amended Consents:** N/A
LEGAL DESCRIPTION	
Legal Description: LOT 1 DP 10619 **Valuation Roll No:** 27270-74700 **Building Name:** N/A	

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

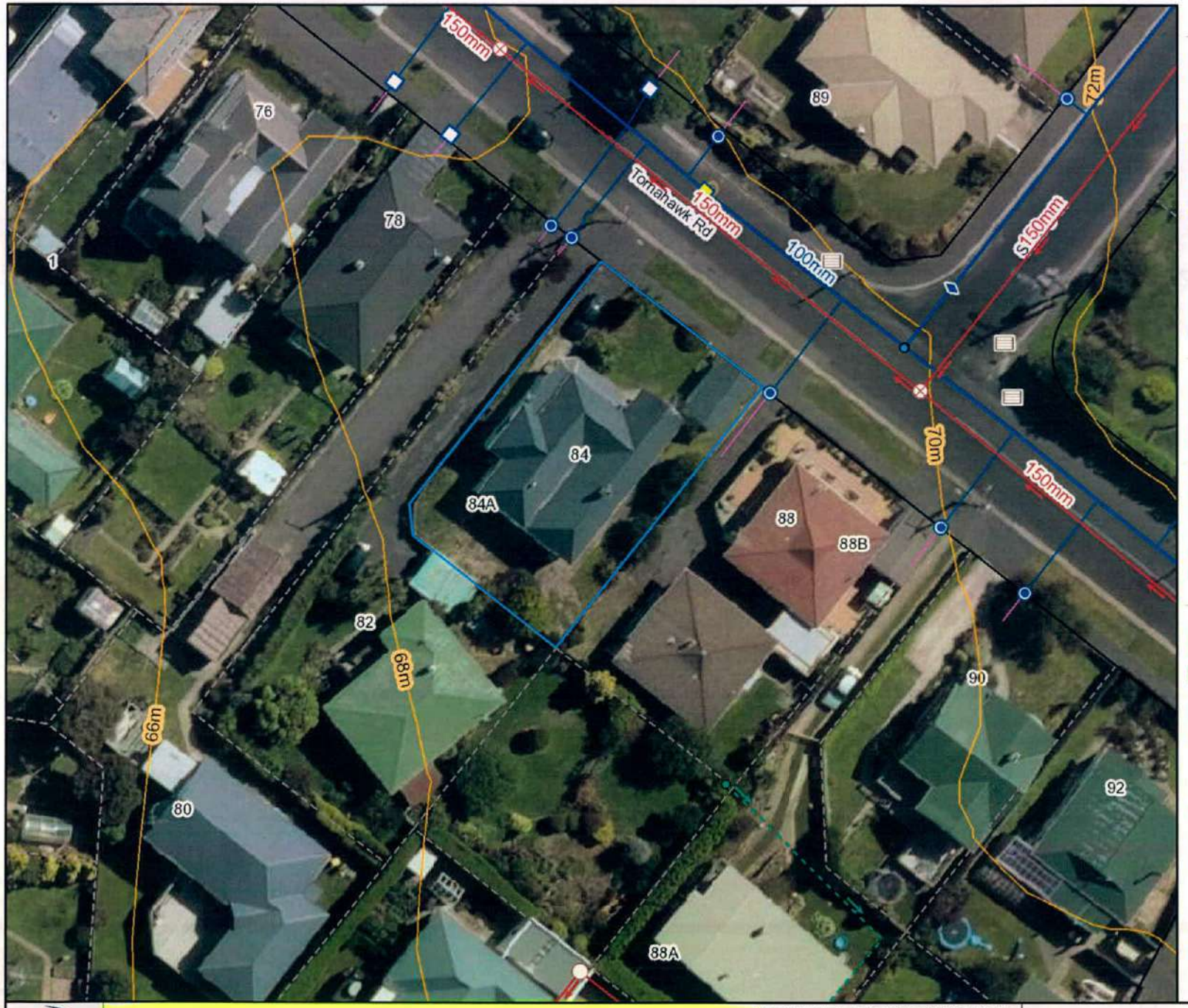
(a) The building work complies with the Building Consent, and
(b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

Team Leader Inspections

Date: 13 June 2016



Legend

Water Supply

- Manifold Box
- Water Meter
- Toby
- Meter without manifold box
- Ratio Flow Meter
- Combination Meter
- Manifold Box With Restrictor
- Water Valve - Zone
- Non Return Valve
- Water Valve - Gate
- Water Valve - Sluice
- Water Hydrant
- Water Backflow Preventor - RPZ
- Water Non-Return Valve
- Water Pump Station
- Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Disused
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Fire Service Lateral
- Water Critical Service Lateral
- Water Zone Boundary
- Water Reservoir
- Redundant Water Main

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

Foul Sewerage

- Standard Manhole
- Valve Chamber (pressurised)
- Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet
- Pump Station
- Treatment Plant
- Vent
- Foul Sewer Node
- Foul Drains in Common (public)
- Sewer
- Trunk Sewer
- Vent Line
- Rising Main
- Redundant Foul Sewer Pipe

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

Stormwater

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

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

General

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

- Parcel
- Road/Rail
- Hydro
- Motorway Parcels
- Strata
- Easement (where recorded)

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

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2016-106

DUNEDIN CITY COUNCIL

Council Water & Drainage Services

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

Scale at A4:
1:500
16/02/2016 02:18:09 PM

N

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

IDEAL®

Putting Quality First

ENGINEERED BY:

MiTek® **MiTek New Zealand Limited**

MITEK® LUMBERLOK® BOWMAC®

PRODUCER STATEMENT AND STRUCTURAL DETAILS

CLIENT:

Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

BUILDING:

IRS Project Ref:	755189
Model:	Ideal Classic
Size:	8.400m long x 3.600m wide, 2.420m stud height
Wind Zone:	High
Snow Loading:	N5 region, Sg = 0.9kPa
Earthquake Zone:	1
Soil Class:	D&E Deep to very soft
Roof Details:	30 degree pitch, Corrugated 0.40mm roofing
Trusses:	90x45mm kiln dried H1.2, stress graded timber as per floor plan
Wall Framing:	90x45mm kiln dried H1.2, stress graded timber
Cladding:	Deluxe rollformed steel profile
Downpipe Size:	Round PVC 65mm Diameter PVC
Floor Type:	Concrete

BUILDING CONSENT AUTHORITY:

Dunedin City Council

INDEX

DCC COPY

DIMENSIONS IN mm UNLESS OTHERWISE STATED

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request.
Building Date
Plumbing Date 22/2/16
Health Date
NOTE

29M

Existing House

7M

17M

19M Road

N

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

DCC CITY PLANNING
RESOURCE CONSENT REQUIRED
The Plans for this development do not comply with the District Plan
Signed
10-2-2016
Dated

28/1/2016

31-1-16

3.8M

31M

8.4 x 3.6 M
Proposed garage

300mm
EXISTING CONNECTION

Tomahawk

200 mm

Connect to 40 PVC Storm 110 to street

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2016-106

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

VNo 27270-74700
PNo 5035505
Area 3
Lot 1 DP 10619

IB2000

Site Plan

Sheet 2 of 24

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) B1 and B2

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed adjacent)

ISSUED BY: MiTek New Zealand Limited
(Design Firm)

TO: Spanbild New Zealand Limited
(Owner/Developer)

TO BE SUPPLIED TO: Dunedin City Council
(Building Consent Authority)

IN RESPECT OF: Proposed Building (Garage)
(Description of Building Work)

AT: 84 Tomahawk Rd, Dn, New Zealand
(Address)
LOT DP SO

We have been engaged by the owner/developer referred to above to provide Engineering Design services in respect of the requirements of clauses B1 and B2 of the Building Code for
All ☐ or Part only ☑ (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☑ Compliance Documents issued by the Ministry of Business, Innovation & Employment

B1/VM1, B2/AS1, AS/NZS 1170 (Parts 0, 1, 2 & 3), NZS 3603:1993, NZS 3604:2011

The proposed building work covered by this producer statement is described on the drawings titled

IB2000 - Design and numbered Sheets 1, 3-4, 7-21

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions

Building IL1, Light roof, Max. height 4.2m

(ii) All proprietary products meeting their performance specification requirements;
and are selected in accordance with NZS3604:2011 Section 4 Durability

(iii) Timber treatment shall be selected in accordance with B2/AS1 Table 1A and relevant sections of NZS3602:2003

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☑ as per agreement with owner/developer (Architectural)

I, In Ling Ng (Name of Design Professional) am: ☑ CPEng 146585 #

☐ Reg Arch #

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: CP Eng, IntPE, BE(Hons)

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Design Firm is a member of ACENZ: ☐

SIGNED BY In Ling Ng ON BEHALF OF MiTek New Zealand Limited
(Design Firm)

Date 21 January 2016 (signature) In Ling Ng

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000*.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

PRODUCER STATEMENT PS1 October 2013

EXPLANATION

This design covers the structural aspects of a Ideal Classic building.
The sequence of design information is broken down into the following categories:

- Foundation.
- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Bracing Design for both Roof and Walls.

All other aspects of the structure are constructed in accordance with the standard Ideal Buildings details.

These buildings have been designed for a Building Importance Level 1, with a 50 year working life. Refer to AS/NZS 1170.0:2002

DESIGN LOADS

Dead Loads for Light Roof:
Truss Top Chord= 0.15kPa (includes weight of trusses, purlins , associated framing and zincalume roof).
Truss Bottom Chord=0.20kPa for trusses @ 1200crs with ceiling.

Live Loads:
Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.
Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and
1.4kN concentrated load above 1200mm head height.

Wind Loads:
Building designed for High wind conditions.

Seismic loads:
Building designed for Seismic Zone 1.

Snow loads:
Buildings designed for N5, Sg = 0.9kPa

Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.

DESIGN REFERENCES

- NZS3603:1993
- NZS3604:2011
- AS/NZS1170 Part 0:2002
- AS/NZS1170 Part 1:2002
- AS/NZS1170 Part 2:2011
- AS/NZS1170 Part 3:2003
- ANSI/TPI1 - 2002

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2016-106

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL® Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

Producer Statement

MANUFACTURERS DURABILITY STATEMENT

INTRODUCTION.

To satisfy the requirements of Clause B2:'Durability' of the New Zealand Building Code, the following provisions must apply to the metal cladding.

RANGE OF PRODUCT AND USE.

Specification:	AS1397:2001
Coating Type:	Zinc/Aluminium & Painted
Steel Thickness Range:	0.35mm - 0.95mm BMT
Steel Grade Range:	G300 - G550
Application:	Cladding for Building Importance Level 1, with a 50 year working life. Refer AS/NZS 1170.0:2002
Fasteners:	Galvanised clouts. Aluminium rivets for all steel components. IFI114:1986

REQUIREMENTS, LIMITATIONS AND EXCLUSIONS.

- Applicable to buildings in sea-spray Zone D and exposure Zones B and C in accordance with Section 4, Durability, NZS 3604:2011 which is an acceptable solution under Clause B2 of the NZBC.
- Fixing and installation of the cladding must be done exactly in accordance with Ideal Buildings Specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding, and the following guide must be followed to ensure the durability requirements are met.

REGULAR MAINTENANCE.

Exposure Zones B and C. (All areas other than sea-spray zones - see below)

- Rain washing only required on the exposed sections. Sheltered or protected areas such as under spouting , top cladding boards and tops of doors require washing every three months.

Sea-spray Zone D (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of geothermal activity.

- Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

EXTENDED MAINTENANCE, PAINTING OR REPAINTING.

Extended Durability

- Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material painting of the entire surface is required to extend the life of the cladding product. Paint manufacturer's recommendations are to be followed for the surface preparation and paint type to be used.

Evident Corrosion

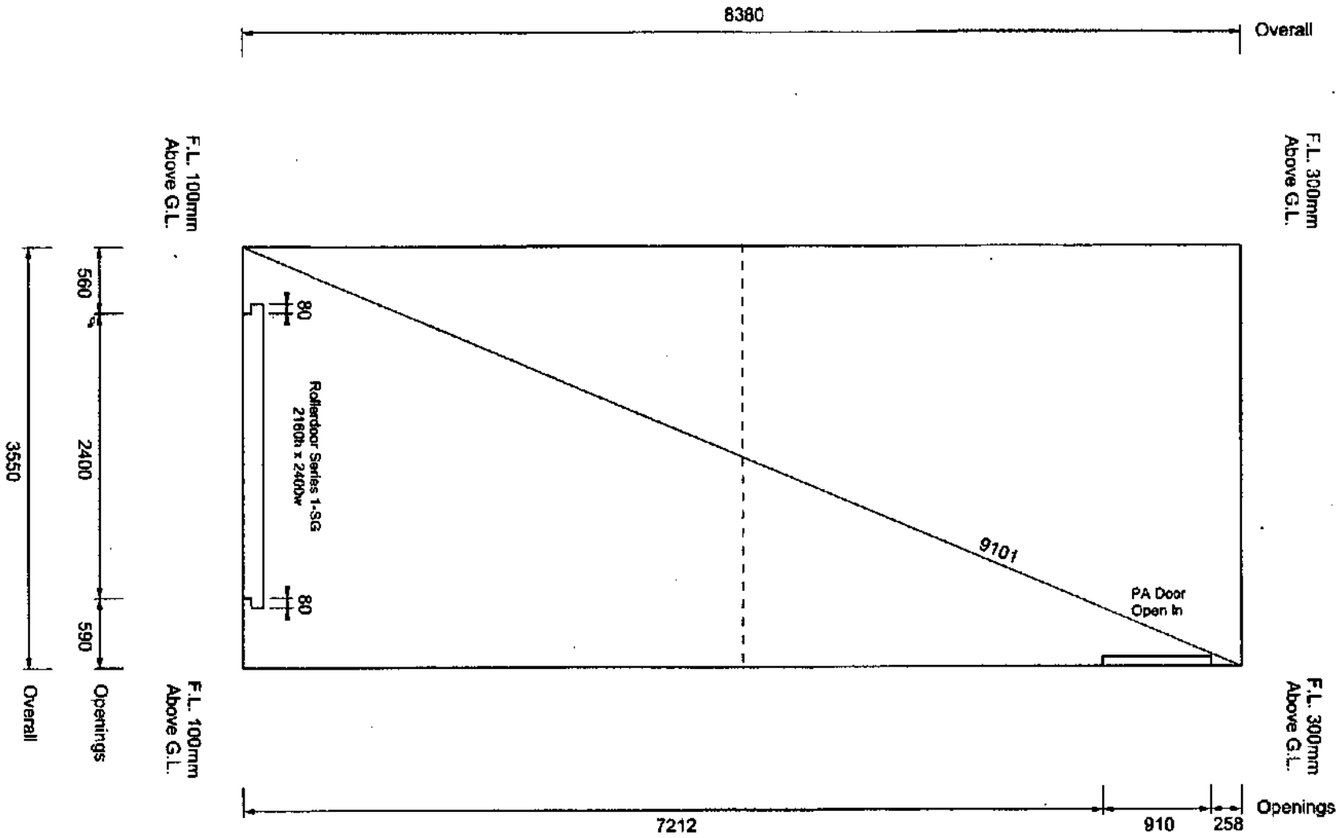
- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products. Present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the paint manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may have started, due to moisture and dirt entrapment. If evident corrosion is not treated quickly, rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

REFERENCES.

1. NZBC - Compliance Document - Clause B2 - Durability.
2. NZS 3604:2011, Section 4, Durability*

*NZS3604 has been used as a reference only to identify Corrosion zones, Sea-spray zones.

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



LEGEND	
	Diagonal: 9101
- - - - - -	Expansion Cut

DCC COPY

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2016-106

SCALE A3-1:50

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000

Concrete Floor Plan

Sheet 5 of 24

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS | ACENZ

Building Code Clause(s) B1 & B2

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed adjacent)

ISSUED BY: Calibre Consulting Limited (Design Firm)

TO: Spanbild New Zeleand Limited (Owner/Developer)

TO BE SUPPLIED TO: Dunedin City Council (Building Consent Authority)

IN RESPECT OF: Stand alone, non-habitable importance level 1 (IL1) building slab and foundation (Description of Building Work)

AT: 84 Tomahawk Rd, Dn (Address)

LOT ..... DP ..... SO .....

We have been engaged by the owner/developer referred to above to provide Structural Engineering Design services in respect of the requirements of

Clause(s) B1 and B2 (with respect to B1 items only) (Extent of Engagement) of the Building Code for

All ☐ or Part only ☑ (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☑ Compliance Documents issued by the Ministry of Business, Innovation & Employment B1/VM1, B1/VM4 (verification method / acceptable solution)

The proposed building work covered by this producer statement is described on the drawings titled

IB2000 IL1 Foundation and numbered Sheets 5-6;

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions

Subsoil is good ground except that ultimate bearing capacity is 300kPa or 100kPa and design loadings as noted

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☑ as per agreement with owner/developer (Architecture)

I, John McCurran (Name of Design Professional) am: ☑ CPEng 48451 #

☐ Reg Arch #

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: BE(Civil)

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Design Firm is a member of ACENZ: ☑

SIGNED BY John McCurran ON BEHALF OF Calibre Consulting Limited (Design Firm)

Date 21 January 2016 (signature)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000*.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

PRODUCER STATEMENT PS1 October 2013

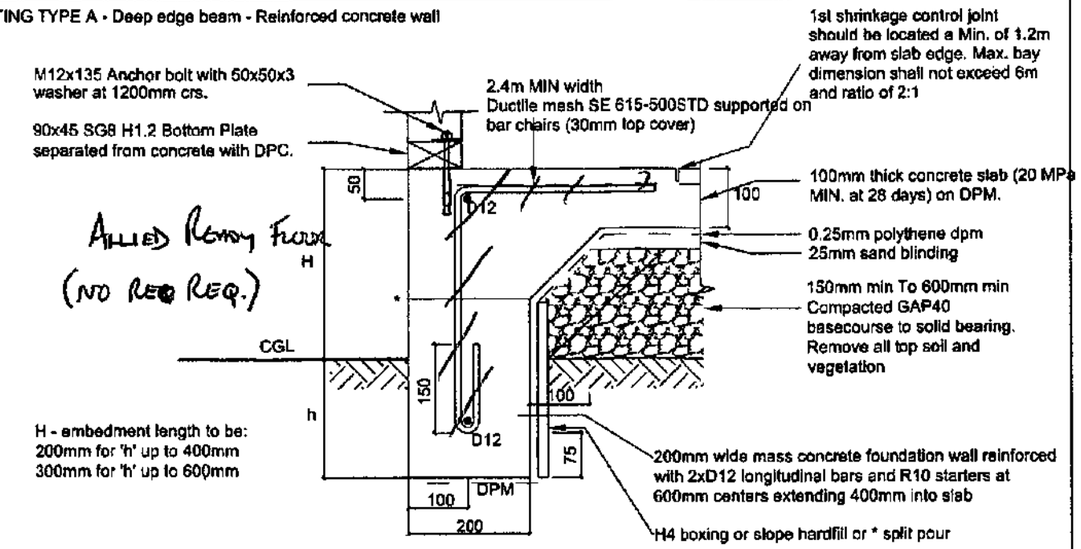
GARAGE FOUNDATION DETAIL

Notes:

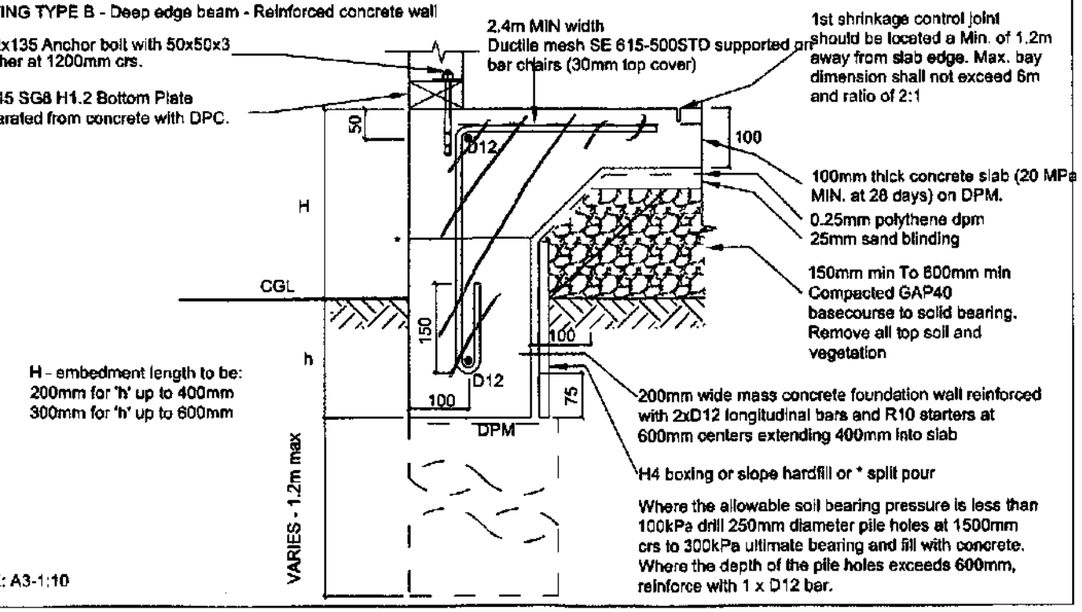
1. **Strip the site removing topsoil, vegetation and any soft areas to expose a clean firm subgrade. Backfill as required with compacted granular material as defined by 3604:2011.**
2. **Footing Type A shall be found in good ground defined by NZS 3604 but having a minimum ultimate bearing capacity of 100kPa.**
3. **Where the ultimate bearing capacity is less than 100kPa use Footing Type B.**

DCC COPY

FOOTING TYPE A - Deep edge beam - Reinforced concrete wall



FOOTING TYPE B - Deep edge beam - Reinforced concrete wall



SCALE: A3-1:10

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

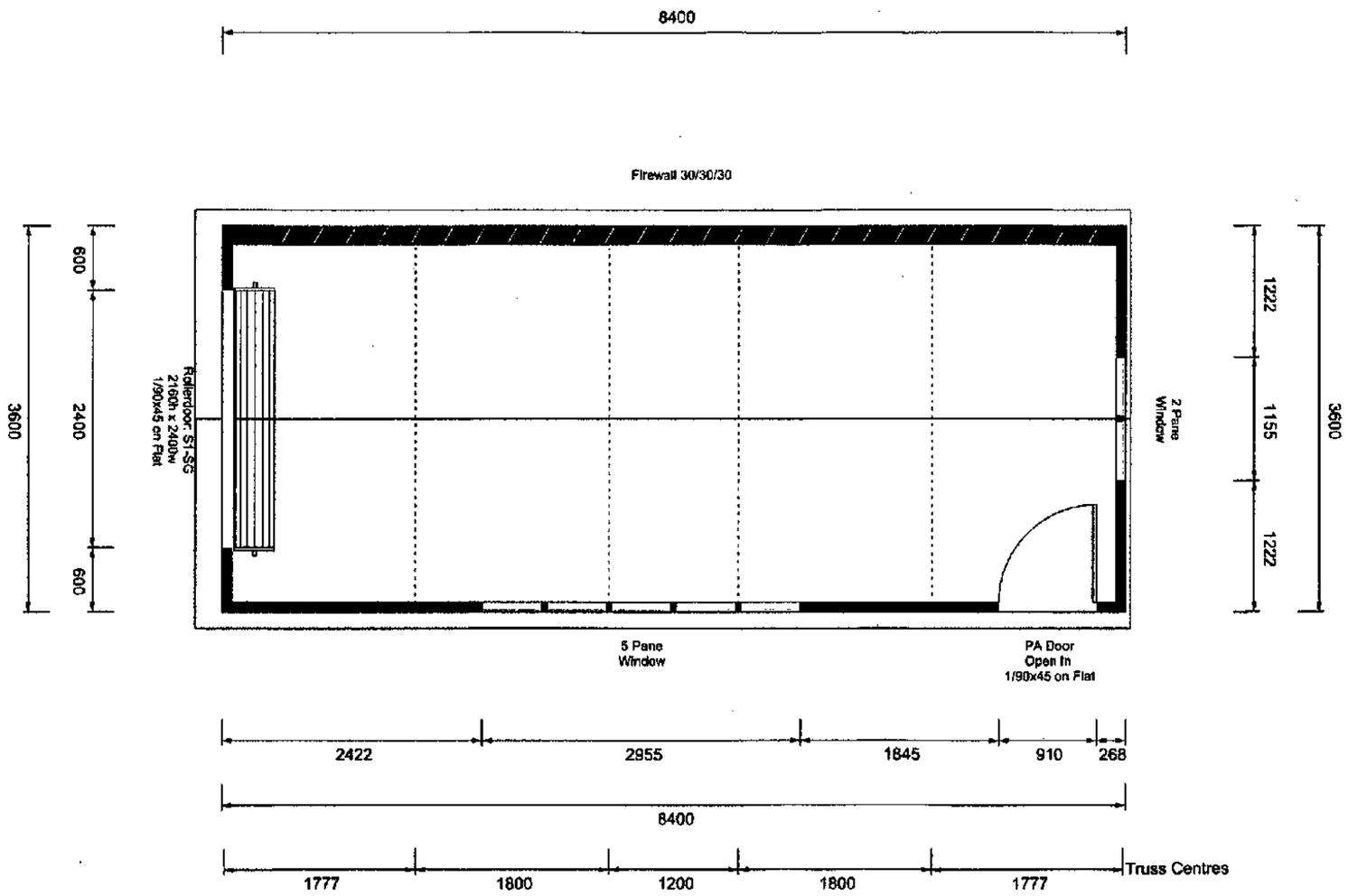
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2016-106

IB2000 - IL1 Foundation

Foundation Details

Sheet 6 of 24

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



SCALE A3-1:50

LEGEND	
Roller Door	
S1	Series 1 Domestic
SG	Standard Guides

DCC COPY

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2016-106

4
1 3
2

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

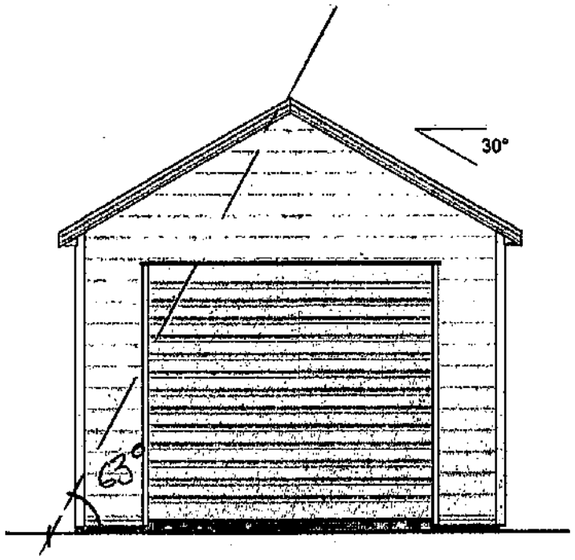
IB2000 - Design

Floor Plan General

Sheet 7 of 24

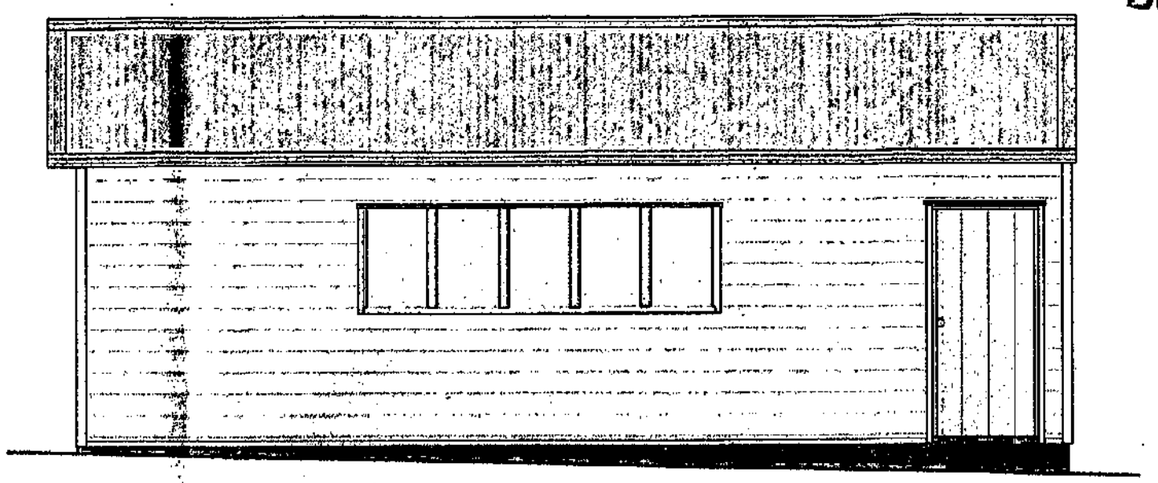
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

DCC COPY



Rollerdoor: S1-SG
2160h x 2400w

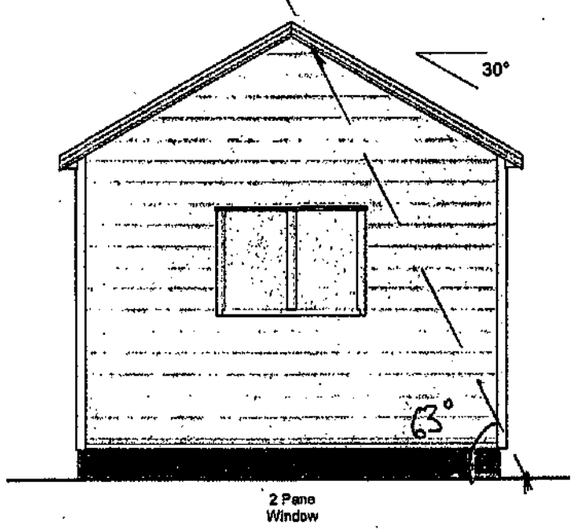
ELEVATION VIEW 1



6 Pane
Window

PA Door
Open In

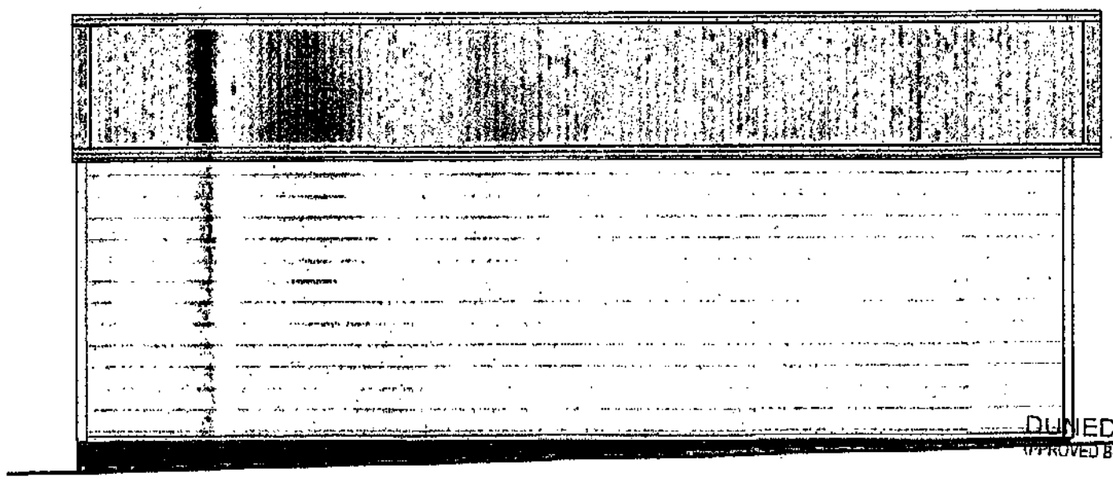
ELEVATION VIEW 2



2 Pane
Window

ELEVATION VIEW 3

3800



ELEVATION VIEW 4

Good
18/1/2016.

-1-16

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2016-106

SCALE A3-1:50

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

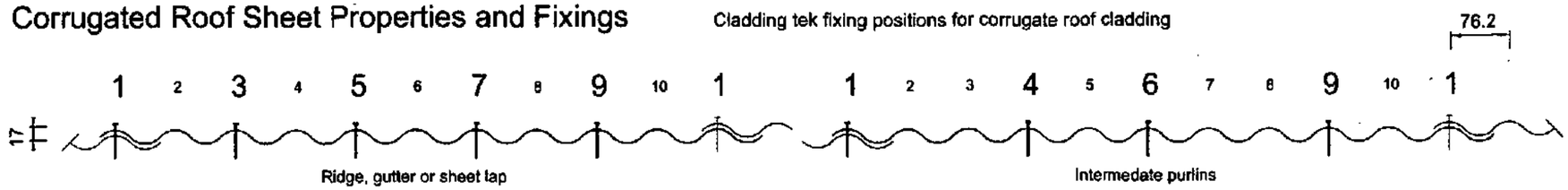
Elevations

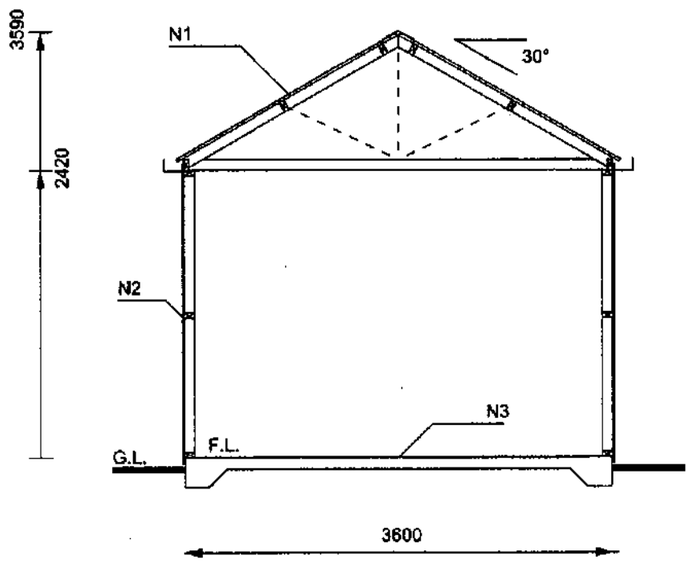
Sheet 8 of 24

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

Corrugated Roof Sheet Properties and Fixings

Cladding tek fixing positions for corrugate roof cladding





NOTES

N1 : ROOF
- Corrugated 0.40mm roofing over roofing underlay over 90x45 SG8 H1.2 purlins @ 1000mm centres max, fixed between trusses.
- For purlin fixings refer to 'Roof Framing' sheet 13 of 24.
- For truss centres refer to 'Floor Plan General' sheet 7 of 24.
- For truss design and fixings refer to 'Truss Design' sheet 14 of 24 and 'Truss Fixing Details' sheets 15-16 of 24.

N2 : WALLS
- Deluxe cladding over 90x45 SG8 H1.2 studs @ 600mm centres max with 1 row of 90x45 NLB H1.2 dwangs.

N3 : FLOOR
- For foundation details refer to 'Foundation Details' sheet 6 of 24.
- H1.2 Bottom plate to be fixed to the foundation with M12x135 Anchor bolt with 50x50x3 washer at 1200mm crs.

DCC COPY

SCALE A3-1:50

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2016-106

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL® Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

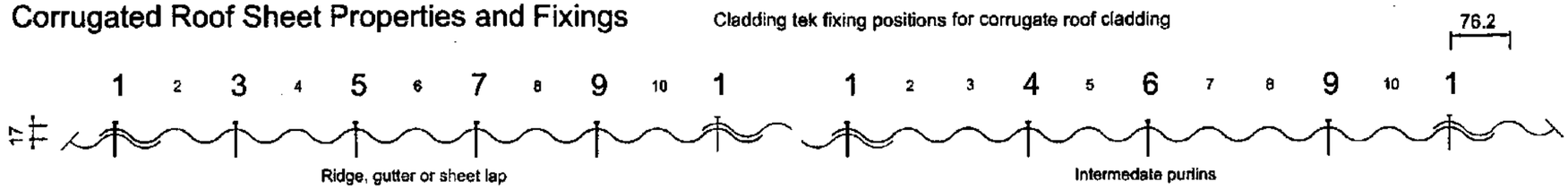
IB2000 - Design

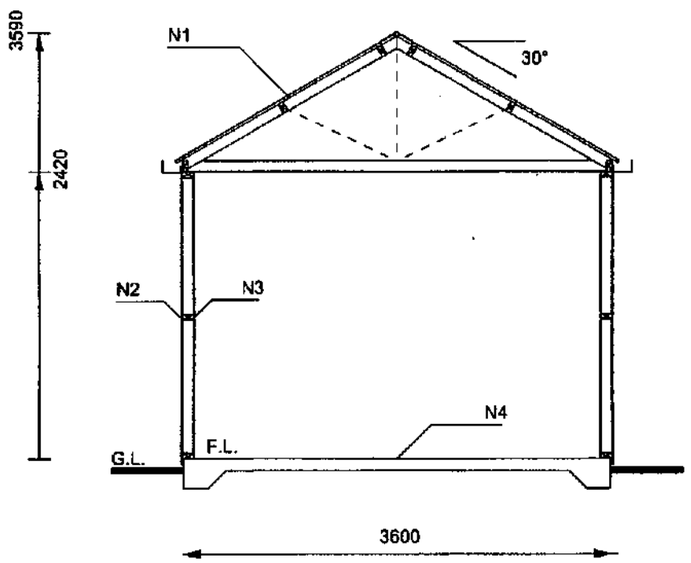
Unlined Cross Section

Sheet 9 of 24

Corrugated Roof Sheet Properties and Fixings

Cladding tek fixing positions for corrugate roof cladding





NOTES

N1 : ROOF
- Corrugated 0.40mm roofing over roofing underlay over 90x45 SG8 H1.2 purlins @ 1000mm centres max, fixed between trusses.
- For purlin fixings refer to 'Roof Framing' sheet 13 of 24.
- For truss centres refer to 'Floor Plan General' sheet 7 of 24.
- For truss design and fixings refer to 'Truss Design' sheet 14 of 24 and 'Truss Fixing Details' sheets 15-16 of 24.

N2 : WALLS
- Deluxe cladding over underlay over 90x45 SG8 H1.2 studs @ 600mm centres max with 1 row of 90x45 NLB H1.2 dwangs.

N3 : WALL LININGS
- Fireline 10mm (F10).

N4 : FLOOR
- For foundation details refer to 'Foundation Details' sheet 6 of 24.
- H1.2 Bottom plate to be fixed to the foundation with M12x135 Anchor bolt with 50x50x3 washer at 1200mm crs.

SCALE A3-1:50

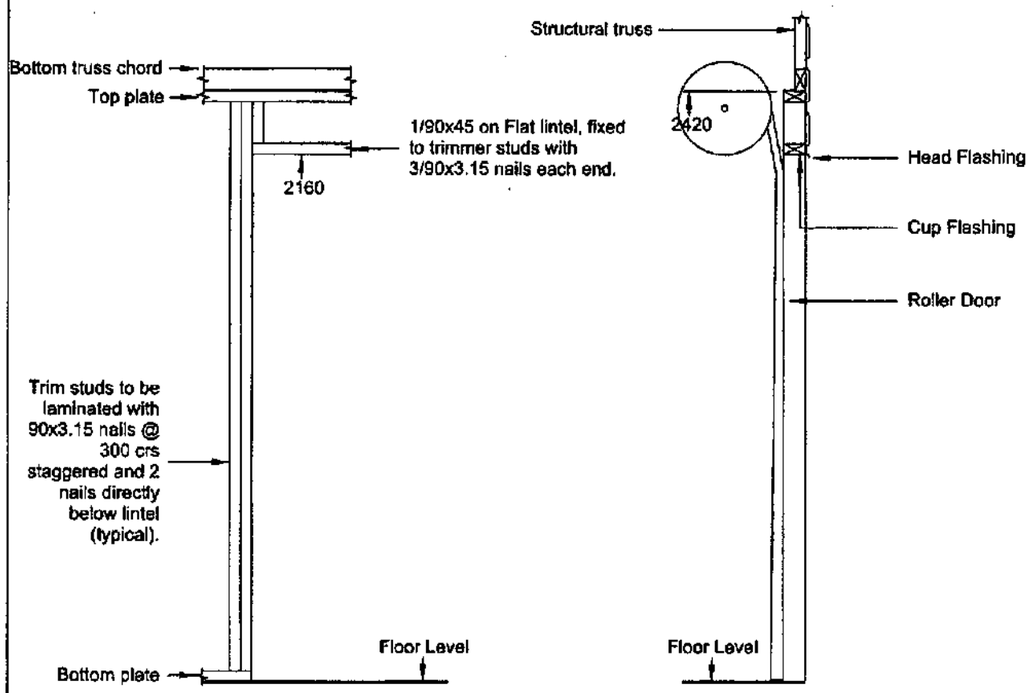
For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

Lined Cross Section

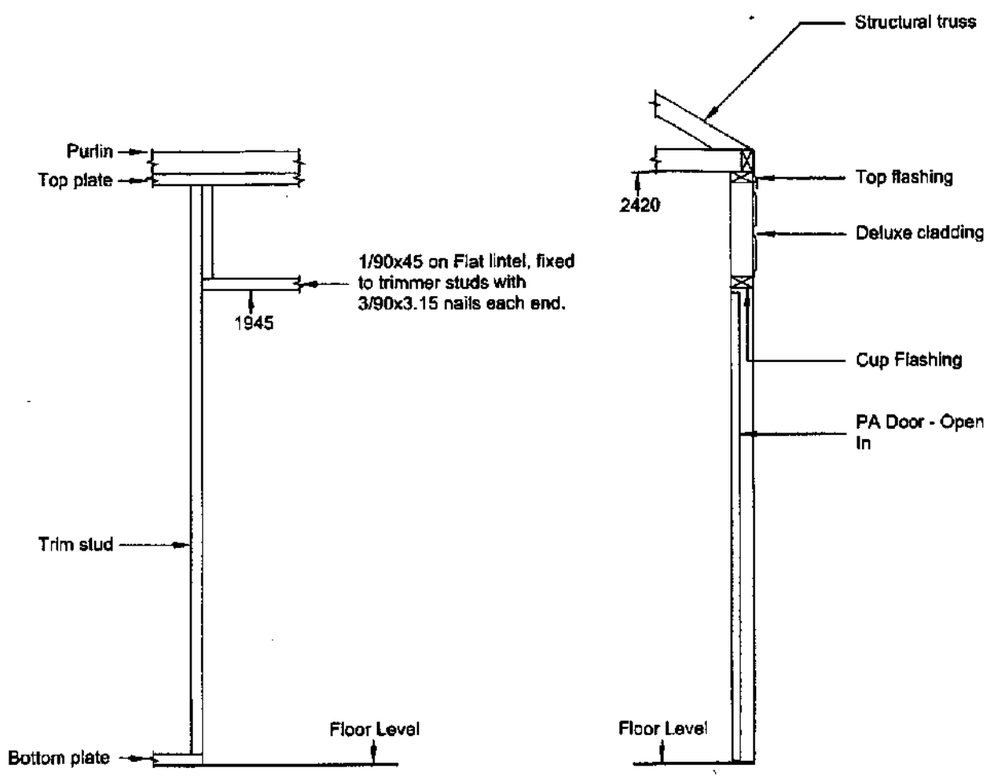
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

ROLLER DOOR



SCALE A3-1:25

PA DOOR



SCALE A3-1:25

DCC COPY

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2016-106

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

Opening Details

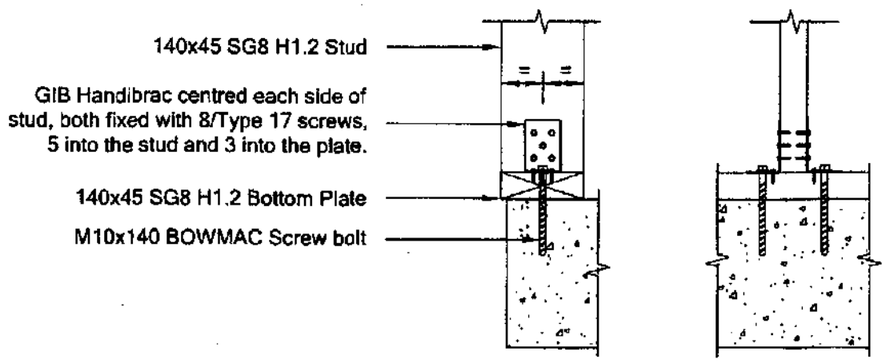
Sheet 11 of 24

FIREWALL

NOTES

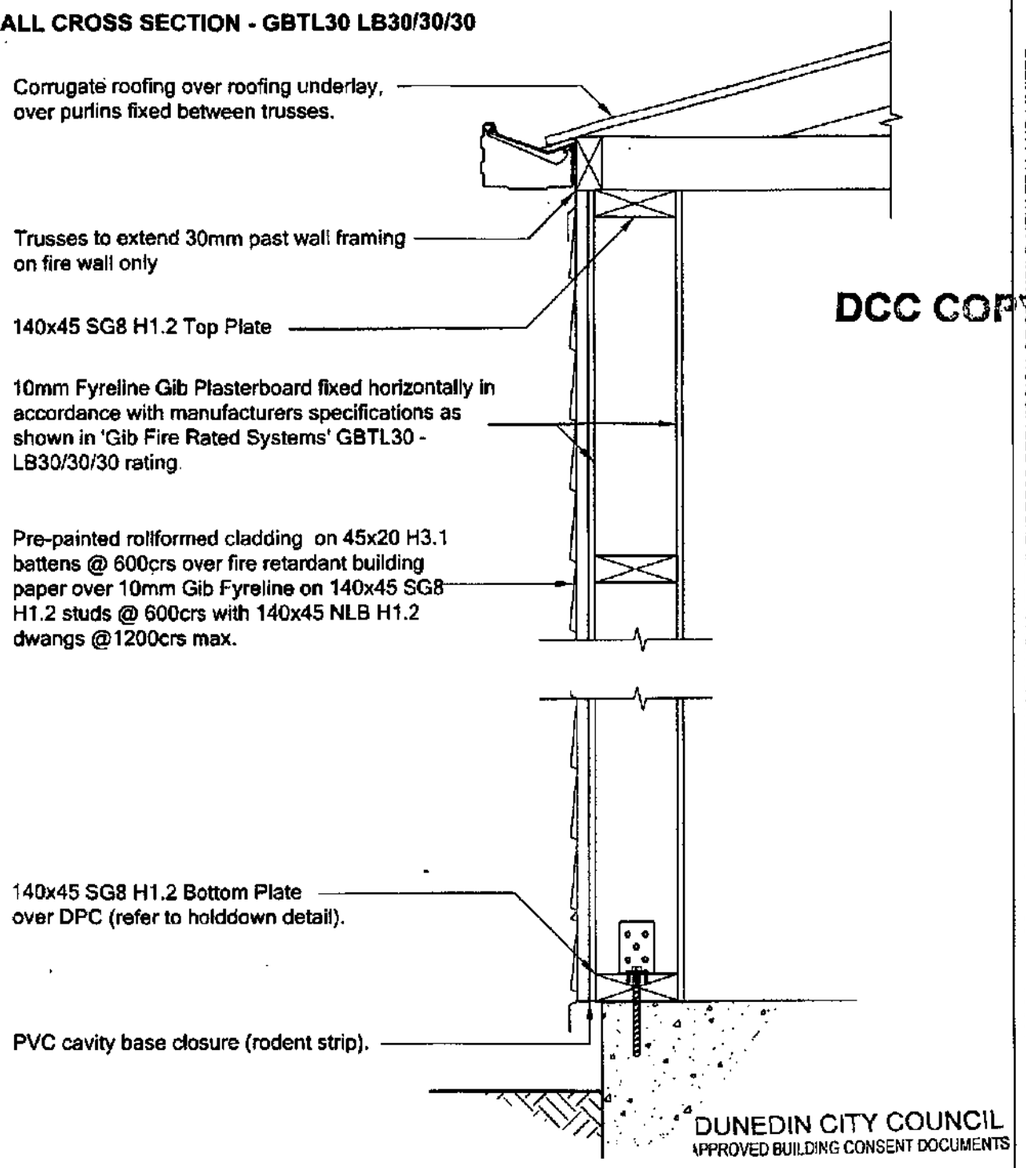
1. A wall less tham 1m from the boundary requires a 2-way FRR (GBTL30) system constructed in accordance with 'GIB Fire Rated Systems, 2012.
2. When less than 0.2m from the boundary, end return walls at 90° to the boundary must be fire rated within this 0.2m. The FRR is the same as for the boundary wall.
3. Timber grade and treatment must be in accordance with NZS3604:2011 and including clause B2 Durability.
4. Sheet joints in GIB Plasterboard under external claddings do not require tapping and stopping.
5. Cladding materials must be separated from GIB plasterboard by means of a fire retardant building paper over the GIB plasterboard and vertical battens with a nominal depth of 20mm. Follow the requirements of NZBC E2/AS1.
6. Cladding materials must comply with NZBC C/AS5 clause 5.8.1. For claddings within 1m of the boundary:
   - Non-combustible claddings, such as concrete, brick and steel meet this requirement.
   - Cellulose fibre-cement products with applied finishes/coatings less than 1mm thick would usually meet this requirement.
   - Ordinary timber products would usually not meet this requirement.
7. Construct finished floor levels and foundation edge in accordance with NZS3604 clause 7.5.2. Generally requirements are relaxed for Importance Level 1 Buildings.

HOLDDOWN DETAIL



SCALE: A3-1:10

FIREWALL CROSS SECTION - GBTL30 LB30/30/30



2016-106

SCALE: A3-1:10

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

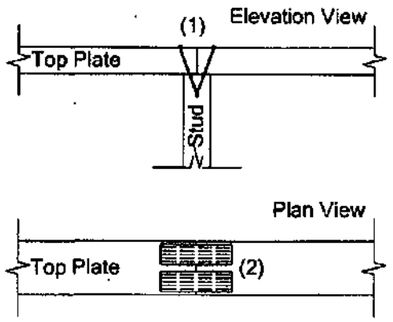
Fire Wall

TOP PLATE AND ROOF FRAMING

TOP PLATE DETAILS

All top plates to be 90x45 SG8 H1.2.

Load Bearing Walls - Butt Joint Fixing Details

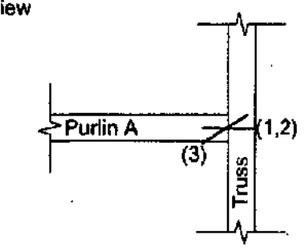


1. Skew nail top plates to stud with 4/90x3.15mm nails
2. Fix 2/4T5 Tylok plates over the joint.

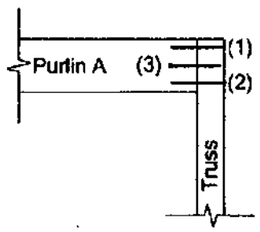
PURLIN DETAILS

All purlins 90x45 (on edge) SG8 H1.2 at 1000mm centres max fixed between trusses.

Plan View

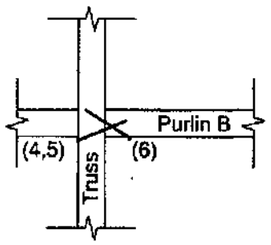


Elevation View

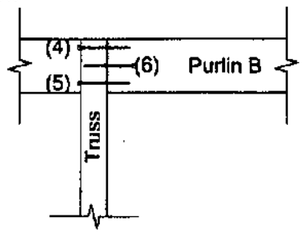


1. Nail 2/90x3.15mm nails (1,2) through the truss chord into the end of purlin A.
2. Skew nail 1/90x3.15mm nail (3) from purlin A into the truss chord.

Plan View



Elevation View



1. Skew nail 2/90x3.15mm nails (4,5) through the truss chord into the end of purlin B.
2. Skew nail 1/90x3.15mm nail (6) from purlin B into the truss chord.

SCALE: A3-1:10

DCC COPY

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2016-106

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

Roof Framing

Sheet 13 of 24

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

TRUSS DESIGN

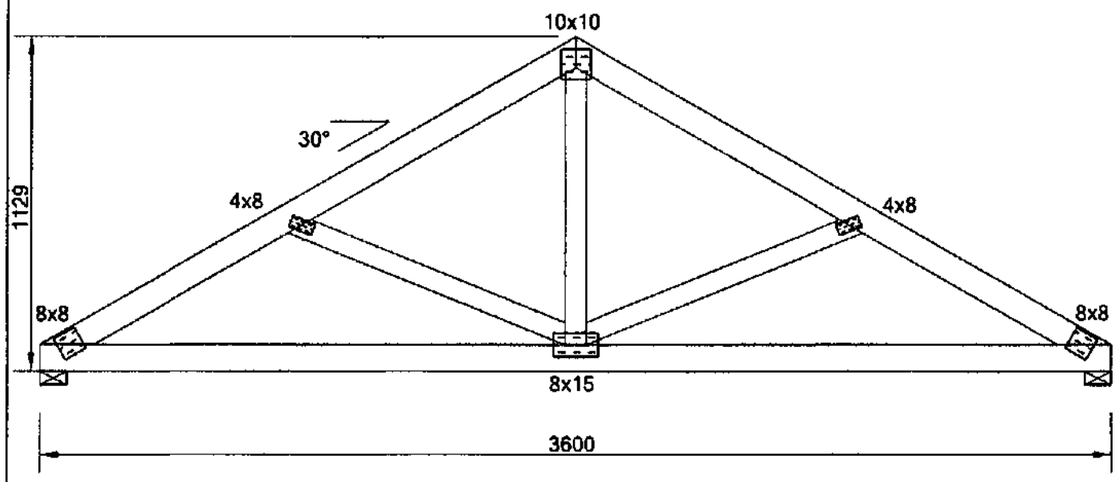
DESIGN LOADS

Dead Loads for Light Roof:
- Truss Top Chord= 0.15kPa (includes weight of trusses, purlins , associated framing and zincalume roof).
- Truss Bottom Chord=0.20kPa for trusses @ 1200crs with ceiling.

Live Loads:
- Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.
- Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height.

Wind Loads:
- Roof= Cfig = -1.1

TRUSS DESIGN

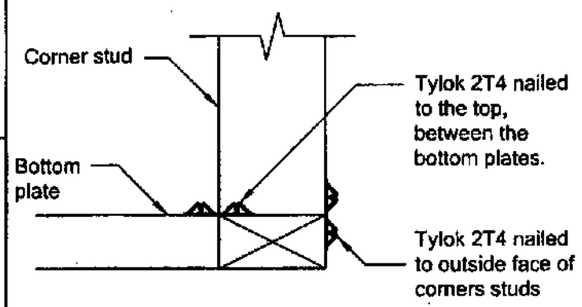


SCALE: A3-1:20

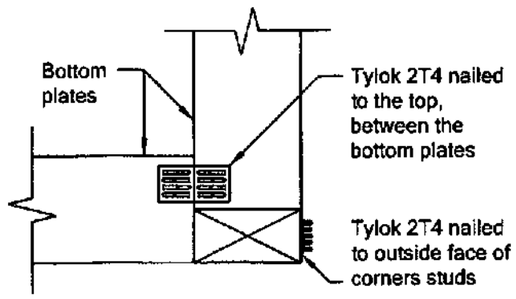
NOTE:
1. ○ Indicates location of Bottom chord brace (truss stiffener).
2. ⍁ Indicates the truss camber (typical).
3. All truss plates are Gang-Nail GNQ type.
4. Nail plates are to be fully pressed home on both sides of joints.
5. The nail plate axis must be located in the specified or indicated direction.
6. Top and Bottom chords to be 90x45 SG8 H1.2 Radiata pine.
7. All webs to be 70x45 SG8 H1.2 Radiata pine.

GABLE TRUSS CORNER STUD / BOTTOM PLATE FIXING

DCC COPY

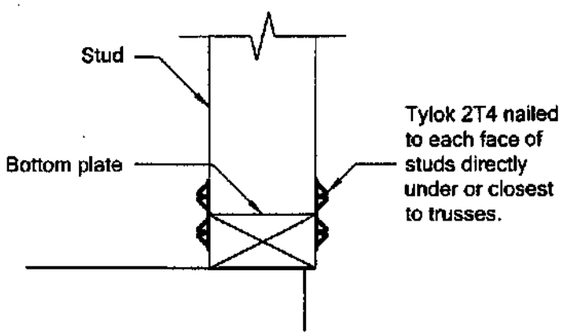


Corner Cross Section

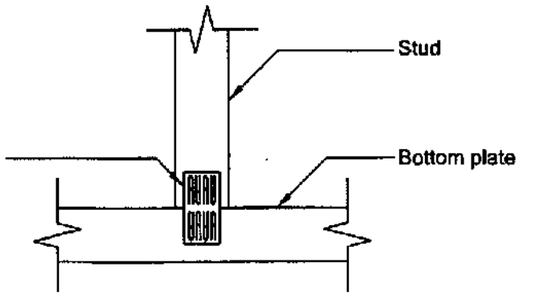


Corner Plan

TRUSS STUD / BOTTOM PLATE FIXING



Cross Section



Stud Face

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2016-106 SCALE: A3-1:5

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

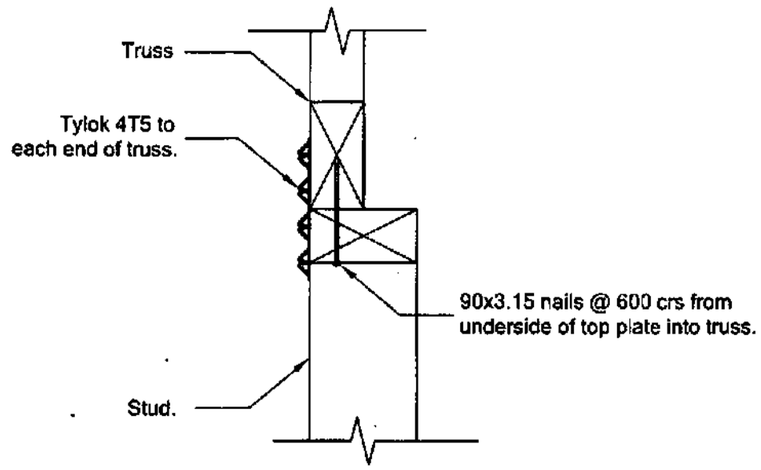
Truss Design

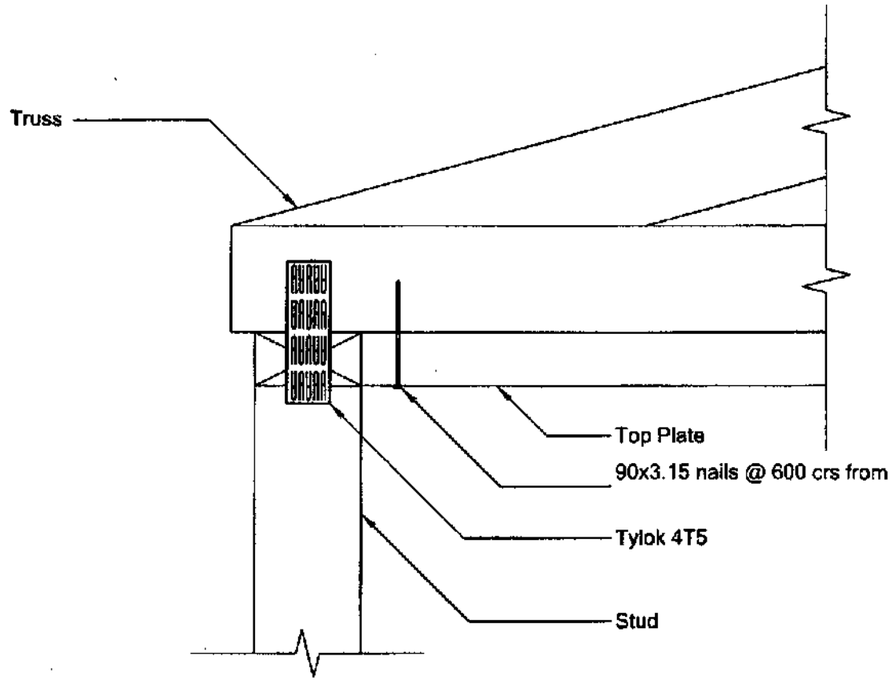
Sheet 14 of 24

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

TRUSS FIXING DETAILS

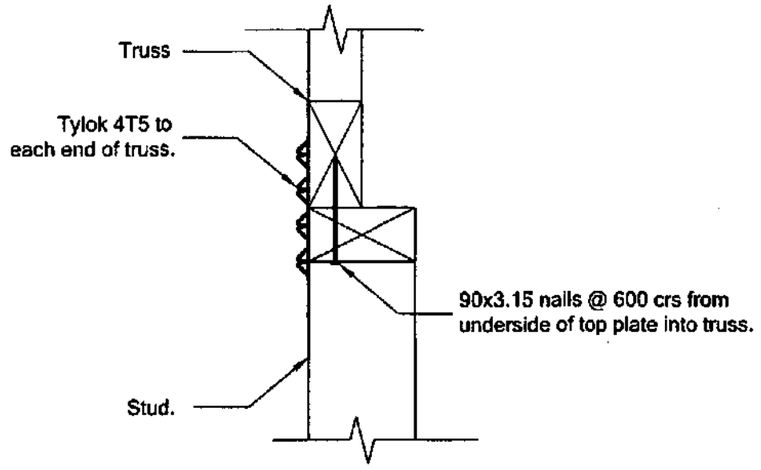
GABLE TRUSS / CORNER STUD FIXING - CAVITY

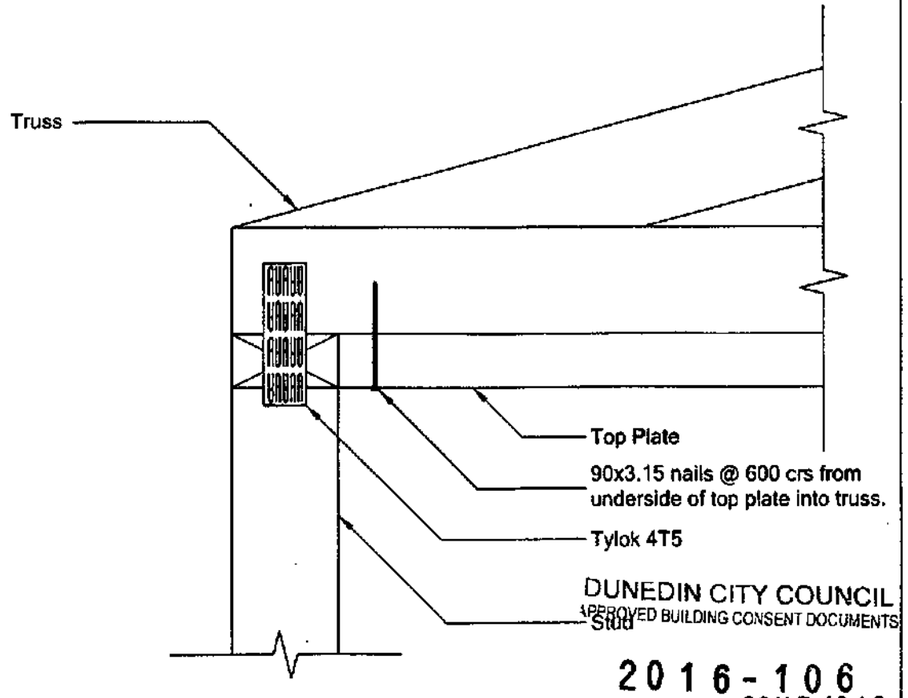




SCALE: A3-1:5

GABLE TRUSS / CORNER STUD FIXING





DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2016-106

SCALE: A3-1:5

DCC COPY

MiTek New Zealand Limited

MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

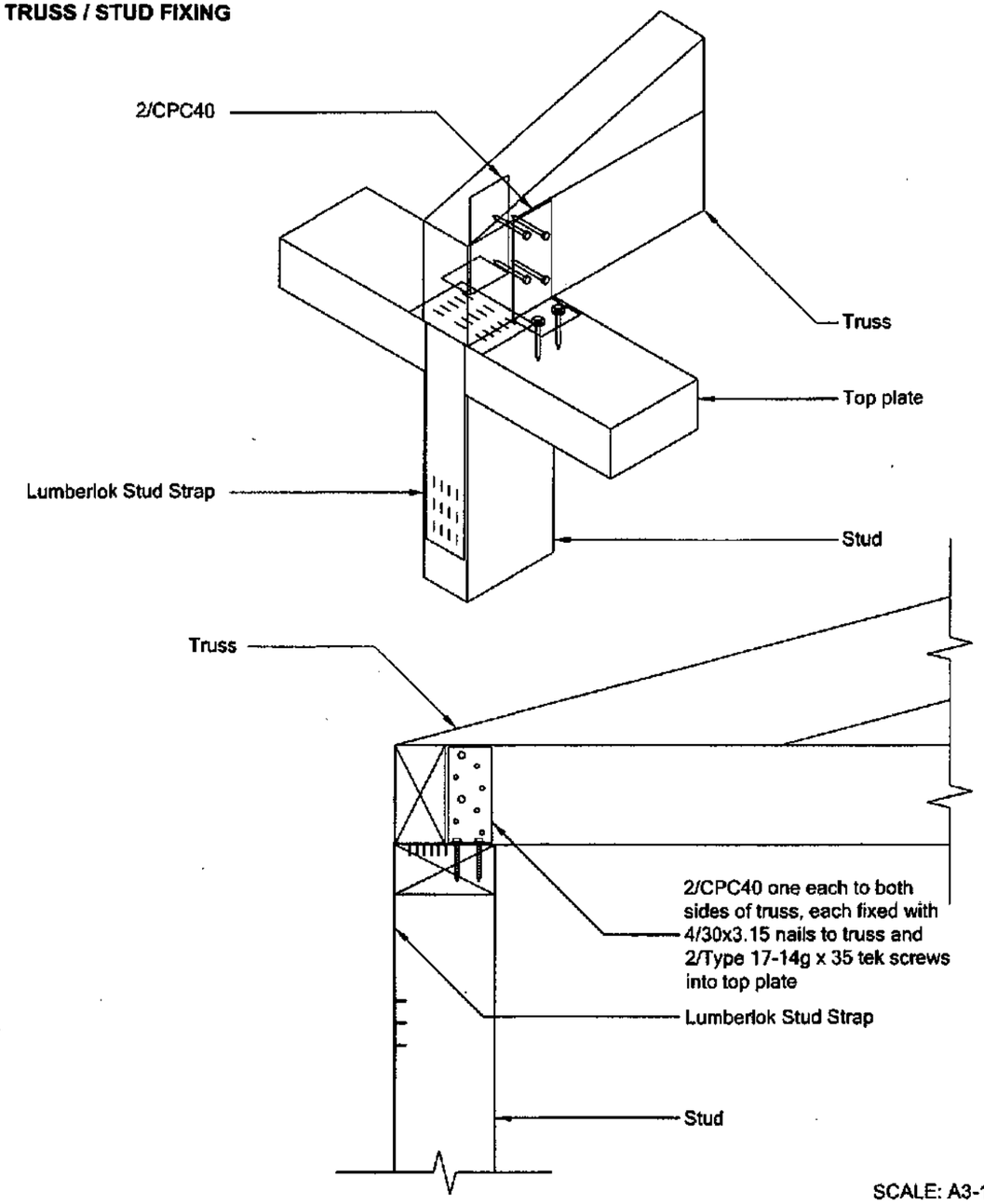
IB2000 - Design

Truss Fixing Details

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

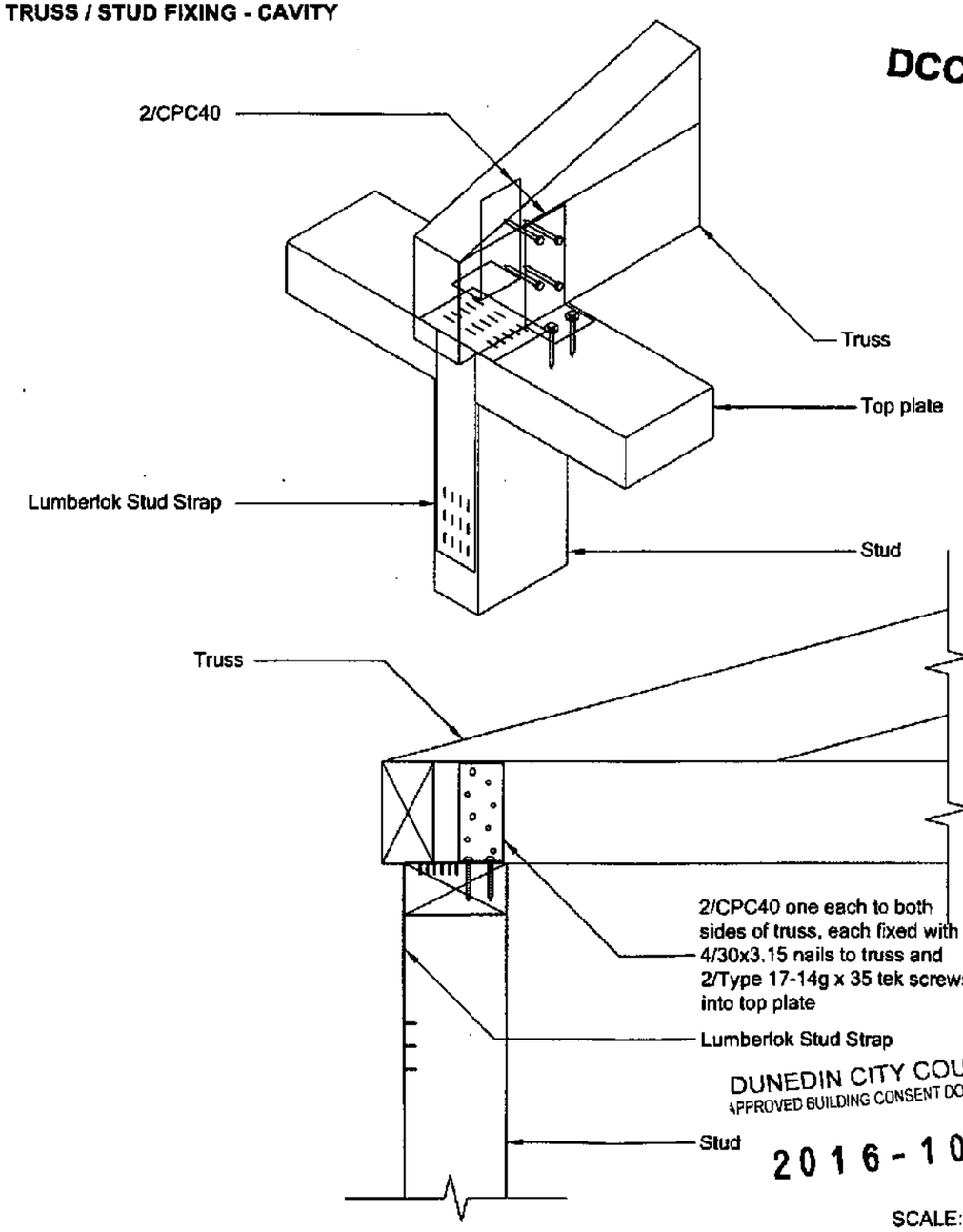
TRUSS FIXING DETAILS

TRUSS / STUD FIXING



SCALE: A3-1:5

TRUSS / STUD FIXING - CAVITY



DCC COPY

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2016-106

SCALE: A3-1:5

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

Truss Fixing Details

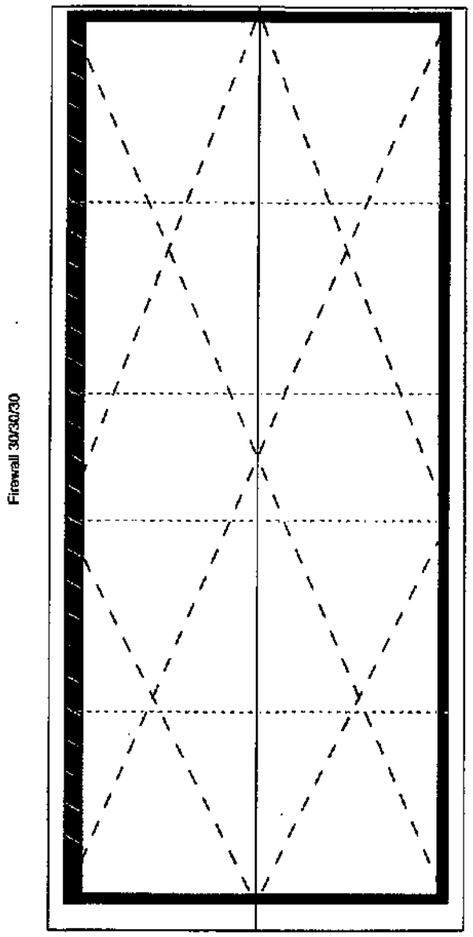
Sheet 16 of 24

ROOF BRACING

EXPLANATION

Using a diaphragm approach, the roof is braced using a series of Lumberlok Strip Brace patterns in the plane of the truss top chords to transfer the bracing demand to the top plates. The loads at the top plate level are then transfered to the foundation through the wall bracing system.

ROOF BRACING PATTERN LAYOUT



Scale: NTS

FIXINGS

Each single row of Lumberlok Strip Brace to be tensioned up and laid over the top of the purlins. Fix each end with 5/30x3.15 nails and fix crossings with 2/30x3.15 nails.

WALL BRACING DEMAND

EARTHQUAKE BRACING DEMAND

Using NZS 3604:2011, Section 5 Bracing Design, Table 5.10 - Bracing demand for various combinations of cladding for single and two-storey buildings on concrete slab-on-ground (2 kPa floor load, soil type D/E, earthquake zone 3)

Roof cladding	Single storey cladding	Roof pitch degrees	Single storey walls
Light roof	Light	30°	6 BU/m2

Multiplication factors	EQ zone = 1 Soil class = D&E Deep to very soft	0.5
Earthquake demand		3 BU/m2

Using factors based on ratios in AS/NZS1170.0:2002, part 5 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.5
EARTHQUAKE DEMAND REQUIRED (Along and Across)	1.5 BU/m2
BL 8.400m x BW 3.600m = 30.24m2	**30.24m2 x 1.5 BU/m2** **46 BU**

WIND BRACING DEMAND

Using NZS 3604:2011, Section 5 Bracing Design, Table 5.6 - Wind bracing demand for single or upper storey wall (BU/m).

Single or Upper Floor level to apex (H)	Roof height above eaves (H)	High Wind Zone Across	High Wind Zone Along
4 m	2 m	40 BU/m	45 BU/m

In wind zones other than High, multiply the figure above by the appropriate factor given opposite.	High = 1	
Wind demand with wind zone factor applied.	**Across** 40 BU/m	**Along** 45 BU/m

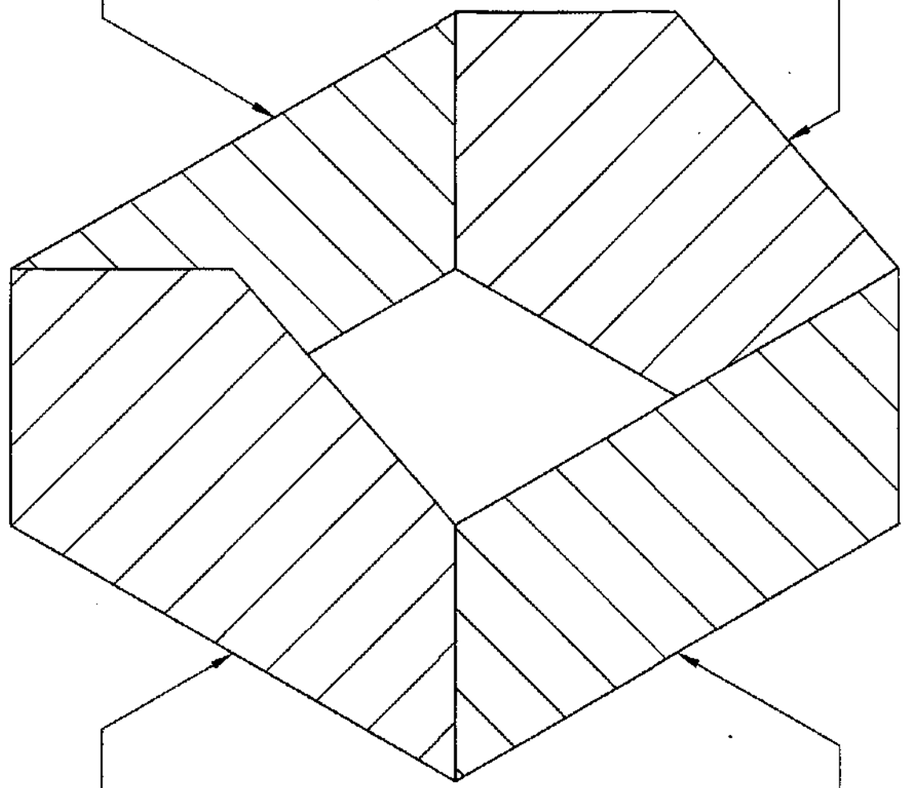
Using factors based on ratios in AS/NZS1170.0:2002, part 2 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.849	
WIND DEMAND REQUIRED	**Across** 34 BU/m	**Along** 38.2 BU/m
	BL 8.400m x 34 BU/m **286 BU**	**BW 3.600m x 38.2 BU/m** **138 BU**

BRACING UNITS DISTRIBUTION

VIEW	50% ALONG (BU)	
	Wind	Earthquake
4	69	23

VIEW	60% ACROSS (BU)	
	Wind	Earthquake
3	182	28



VIEW	40% ACROSS (BU)	
	Wind	Earthquake
1	114	18

VIEW	50% ALONG (BU)	
	Wind	Earthquake
2	69	23

2016-106

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

Wall Bracing Demand

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

BU ACHIEVED - VIEW 1

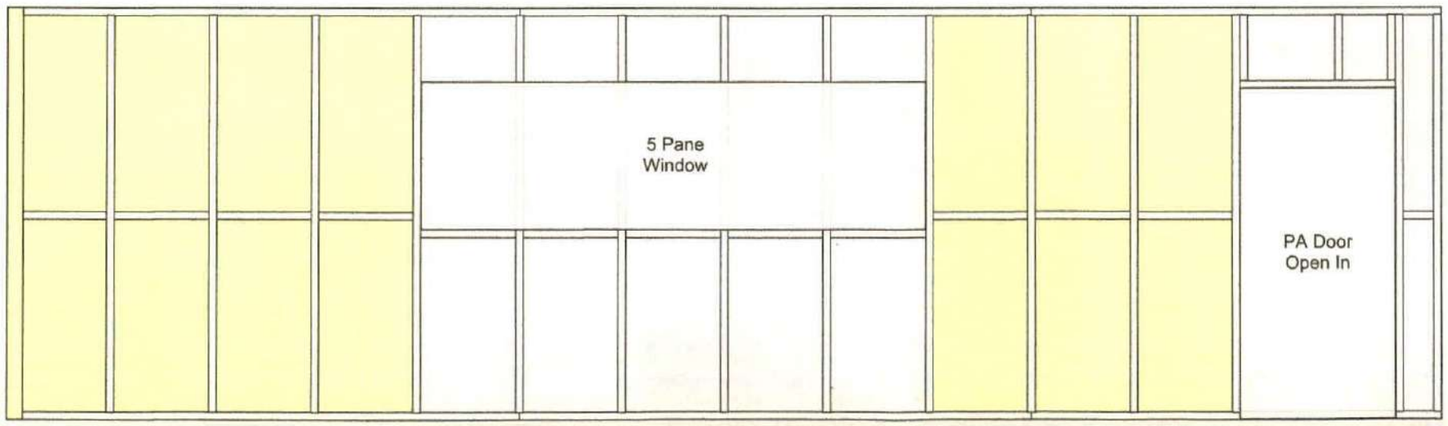
Cladding			
Wind BU			
EQ BU			

Hardware	BLP-H-04 x 0.5m		BLP-H-04 x 0.6m
Wind BU	60		72
EQ BU	68		81

SUMMARY - ACROSS (BU)		
	Wind	EQ
Required	114	23
Achieved	132	149

Scale NTS

BU ACHIEVED - VIEW 2



Cladding	DC6-24 x 2.4m		DC6-24 x 1.8m	
Wind BU	144		108	
EQ BU	106		79	

Hardware	
Wind BU	
EQ BU	

SUMMARY - ALONG (BU)		
	Wind	EQ
Required	69	23
Achieved	252	185

Scale NTS

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

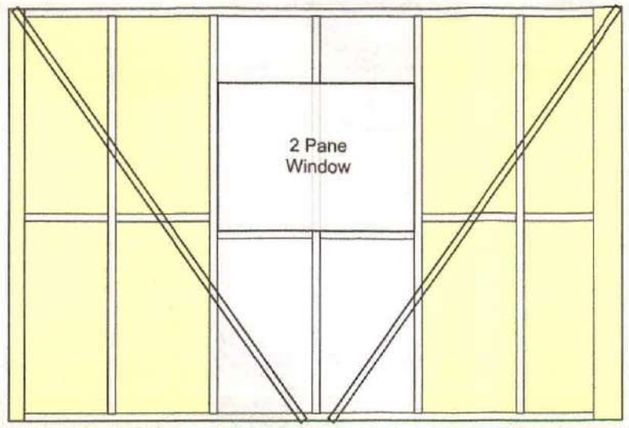
IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

Wall Bracing Achieved

BU ACHIEVED - VIEW 3



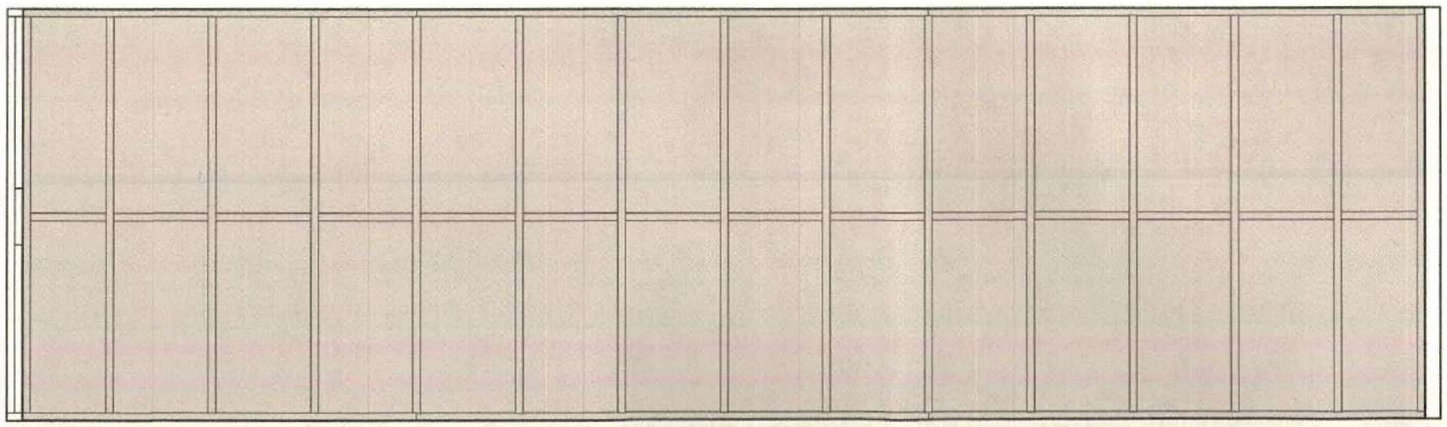
Cladding	DC6-24 x 1.2m		DC6-24 x 1.2m
Wind BU	72		72
EQ BU	53		53

Hardware	AB6-55-24		AB6-55-24
Wind BU	60		60
EQ BU	20		20

SUMMARY - ACROSS (BU)		
	Wind	EQ
Required	182	28
Achieved	264	146

Scale NTS

BU ACHIEVED - VIEW 4



Cladding	
Wind BU	
EQ BU	

Hardware	GS1-N Fyreline x 8.2m
Wind BU	574
EQ BU	492

SUMMARY - ALONG (BU)		
	Wind	EQ
Required	69	23
Achieved	574	492

Scale NTS

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

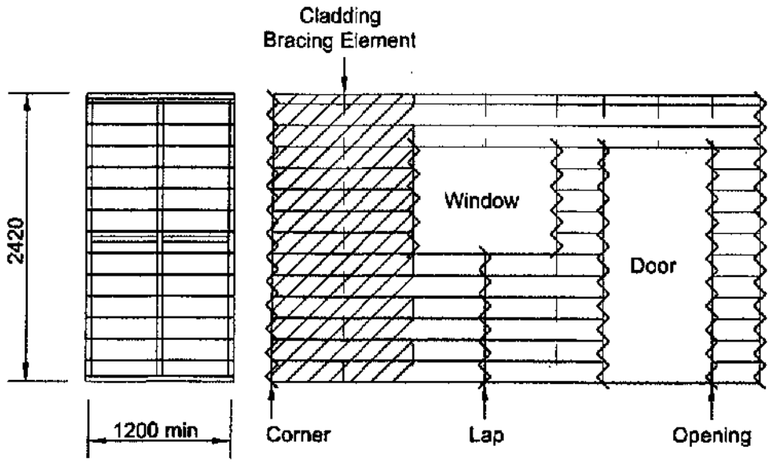
IB2000 - Design

Wall Bracing Achieved

BRACING ELEMENT: DC6-24

(Line) Deluxe Cladding

Total BU/m	Wind	60
	Earthquake	44



Corners, openings and laps must be nailed with 32x2.8 flat head twist shank galv nails at 180mm crs.

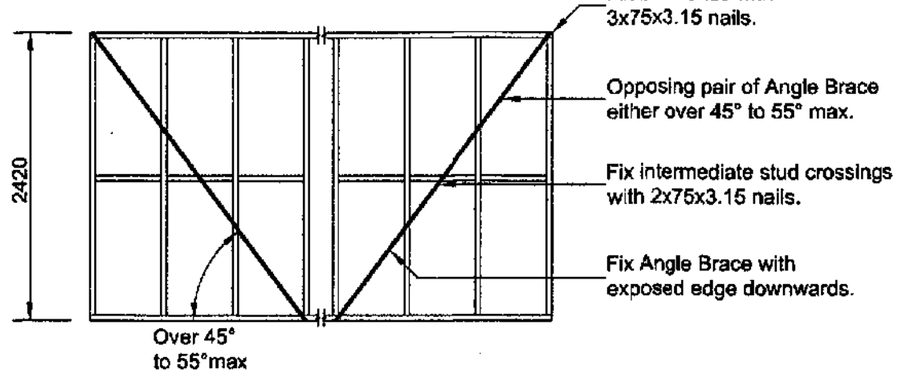
All other internal studs to be nailed off at 360mm crs.

Note: Dwangs optional

NTS

BRACING ELEMENT: AB6-55-24

Total BU/m per Pair	Wind	120
	Earthquake	40



Scale A3-1:50

MiTek New Zealand Limited

MITEK® LUMBERLOK® BOWMAC®

IDEAL® Putting Quality First

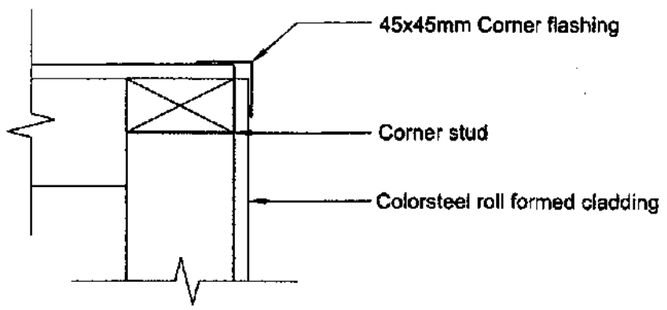
For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000 - Design

Bracing Elements

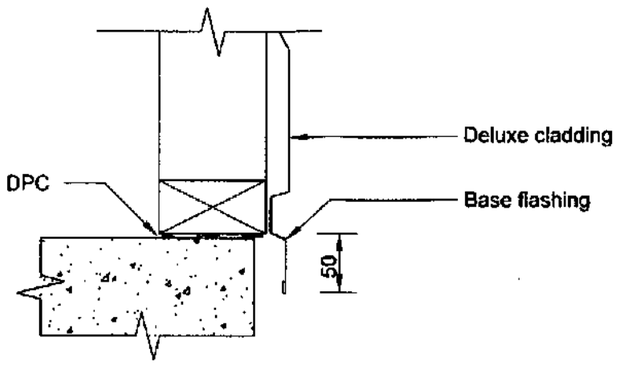
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

CORNER FLASHING DETAIL (NON HABITABLE)



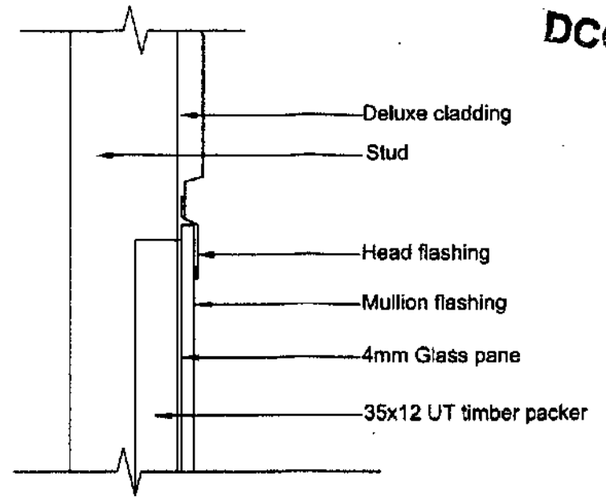
Scale A3-1:5

BASE FLASHING DETAIL



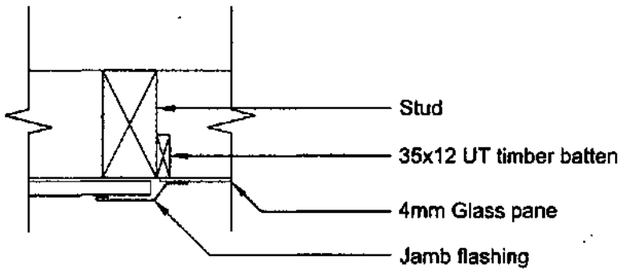
Scale A3-1:5

STANDARD WINDOW HEAD DETAIL



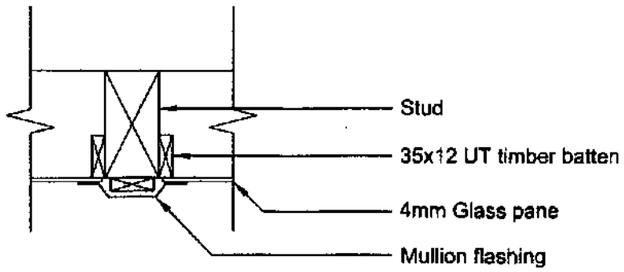
Scale A3-1:5

STANDARD WINDOW JAMB DETAIL



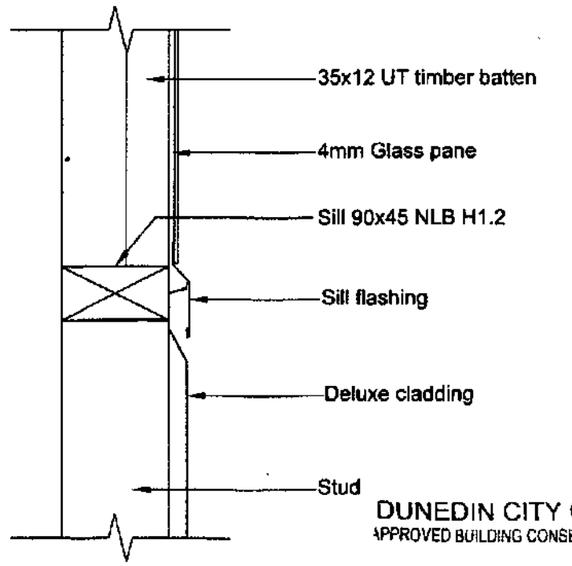
Scale A3-1:5

STANDARD WINDOW MULLION DETAIL



Scale A3-1:5

STANDARD WINDOW SILL DETAIL



Scale A3-1:5

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL® Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

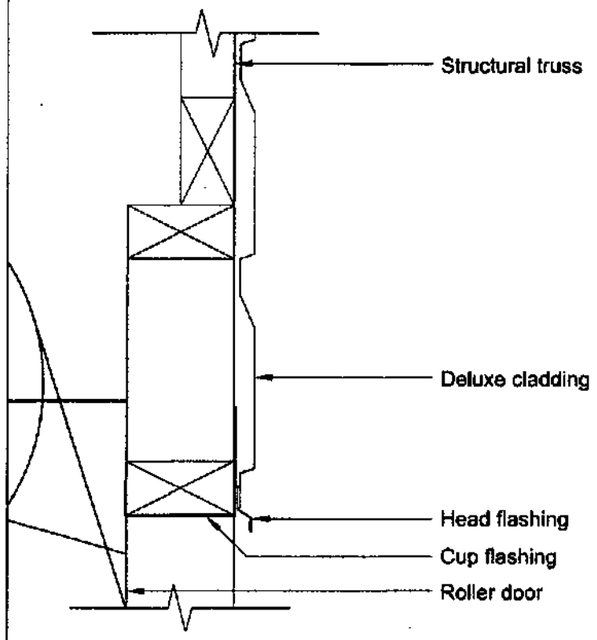
IB2000

Flashing Details

Sheet 22 of 24

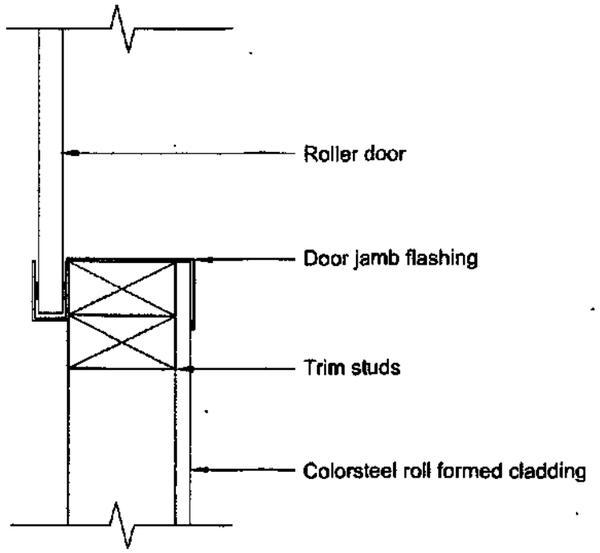
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

ROLLER DOOR HEAD DETAIL



Scale A3-1:5

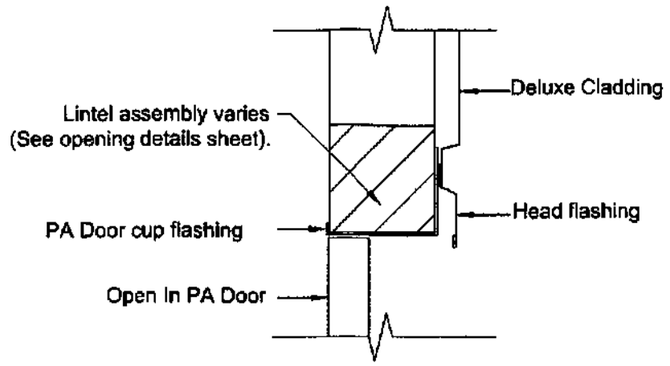
ROLLER DOOR JAMB DETAIL



Scale A3-1:5

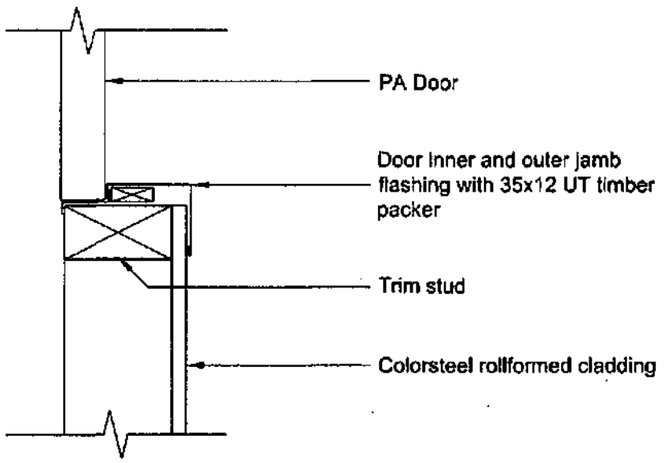
PA DOOR HEAD DETAIL

DCC COPY



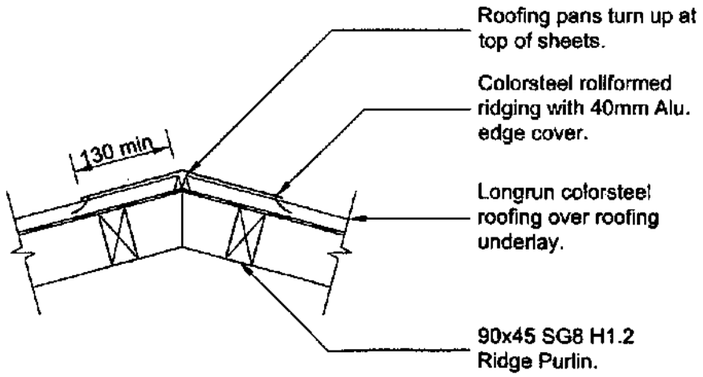
Scale A3-1:5

PA DOOR JAMB DETAIL (OPEN IN)



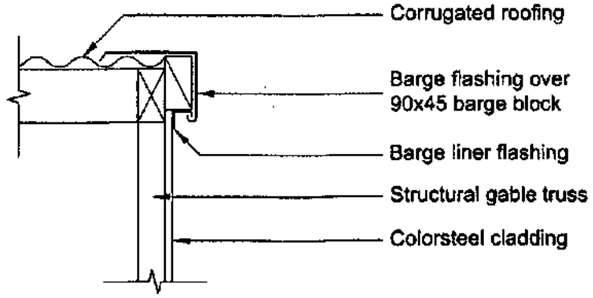
Scale A3-1:5

RIDGING DETAIL



Scale A3-1:10

STANDARD BARGE DETAIL



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2016-106

Scale A3-1:10

MiTek New Zealand Limited

MITEK® LUMBERLOK® BOWMAC®

IDEAL® Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

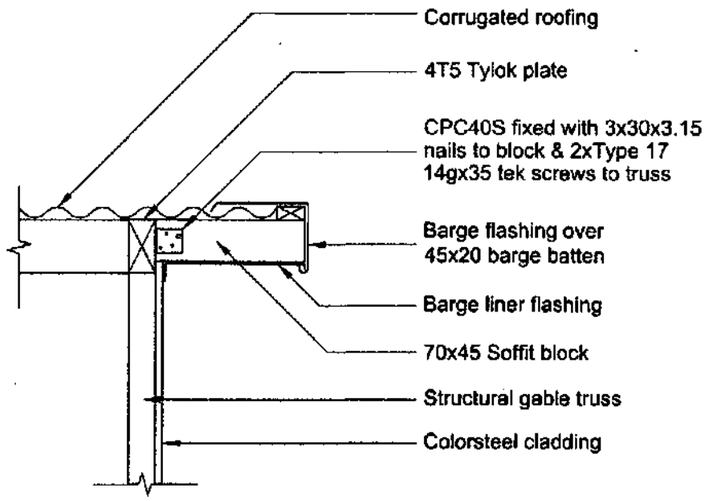
IB2000

Flashing Details

Sheet 23 of 24

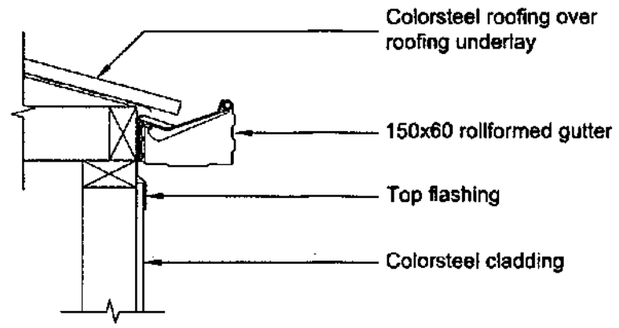
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

SOFFIT BARGE DETAIL



Scale A3-1:10

GUTTER DETAIL



Scale A3-1:10

DCC COPY

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2016-106

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

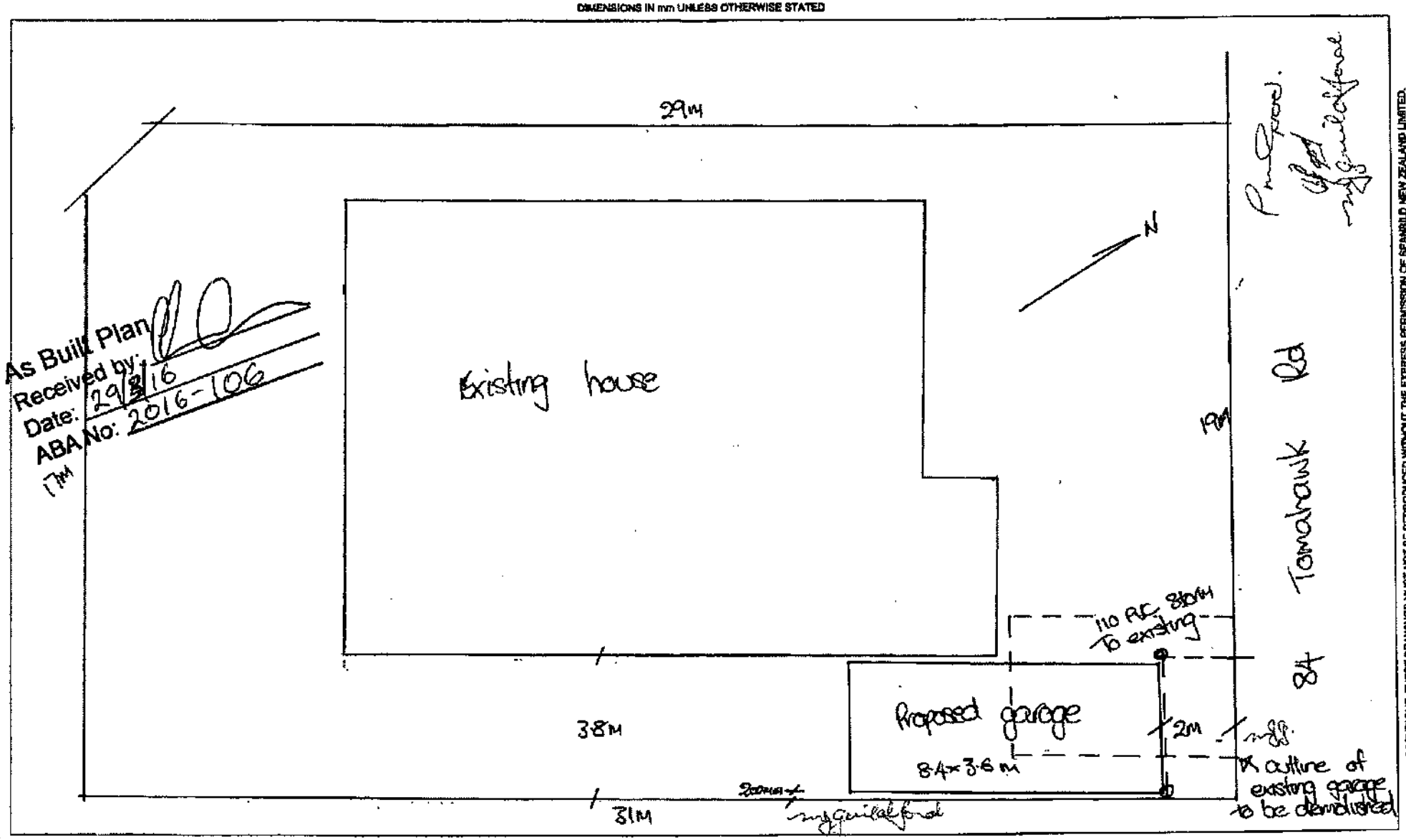
For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

IB2000

Flashing Details

Sheet 24 of 24

DIMENSIONS IN mm UNLESS OTHERWISE STATED



MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

IDEAL®
Putting Quality First

For: Mr & Mrs Dave Hickson
84 Tomahawk Rd
Dn

VNO 2?170-74100
PNO 50338605
area 3
Lot 1 DP 10619

IB2000

Site Plan

Sheet 2 of 24

DUNEDIN CITY
COUNCIL
Kaunihera-a-rohe o Otepoti

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

31 August 2015

S Coop & G Keegan
84 Tomahawk Road
Andersons Bay
Dunedin 9013

Dear Sir/Madam

Request to file documentation on building work carried out without building consent in accordance with Schedule 1 of the Building Act.

Property address: 84 Tomahawk Road, Dunedin
Property key: 5033505
Description: Open doorways and remove second kitchen (returning dwelling to single dwelling)

I advise that your exempt building work documentation for the above property has been received by Council and will be placed on the appropriate Regulatory Services property file.

Important to Note:

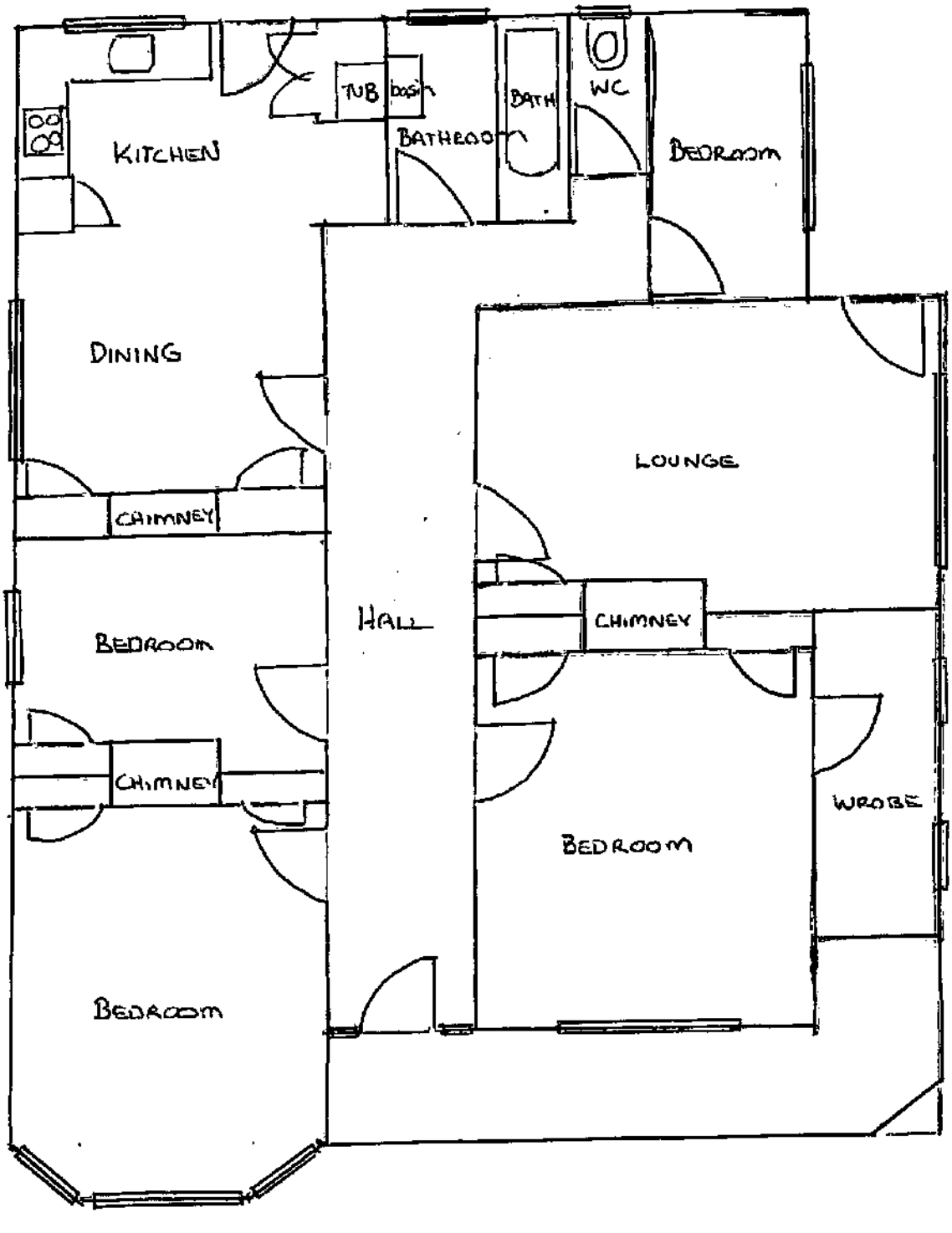
1. The accuracy of the content of the documentation has not been validated by the Council.
2. The Council has not inspected the building works referred to in the documentation.
3. The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act or to assess the quality of work.
4. The filing of the documentation does not in any way replace the fact that this work may have required a building consent.

Yours faithfully

Neil McLeod
Building Services Manager

DISCLAIMER FOR EXEMPT BUILDING WORK

- The accuracy of the content of the documentation has not been validated by the Council
- The Council has not inspected the building works referred to in the documentation
- The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act or to assess the quality of work
- The filing of the documentation does not in any way replace the fact that this work may have required a building consent



DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

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

16 December 2015

Reece Building Consultants Ltd
PO Box 5234
Moray Place
Dunedin 9058

Dear Sir

Request to file documentation on building work carried out without building consent in accordance with Schedule 1 of the Building Act.

Property address: 84 Tomahawk Road, Dunedin
Property key: 5033505
Description: Enclose verandah, remove non loadbearing wall and enclose laundry

I advise that your exempt building work documentation for the above property has been received by Council and will be placed on the appropriate Regulatory Services property file.

Important to Note:

1. The accuracy of the content of the documentation has not been validated by the Council.
2. The Council has not inspected the building works referred to in the documentation.
3. The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act or to assess the quality of work.
4. The filing of the documentation does not in any way replace the fact that this work may have required a building consent.

Yours faithfully

Neil McLeod

Neil McLeod
Building Services Manager

Reece
Building Consultants Ltd

P.O. Box 5234, Dunedin 9058, New Zealand
Phone (03) 476 7900
Fax (03) 476 7908
Mobile (021) 430 533
reececonsultants@ihug.co.nz

Manager Building Control,
Dunedin City Council,
PO Box 5045,
Dunedin.

14 December 2015

Dear Sir,

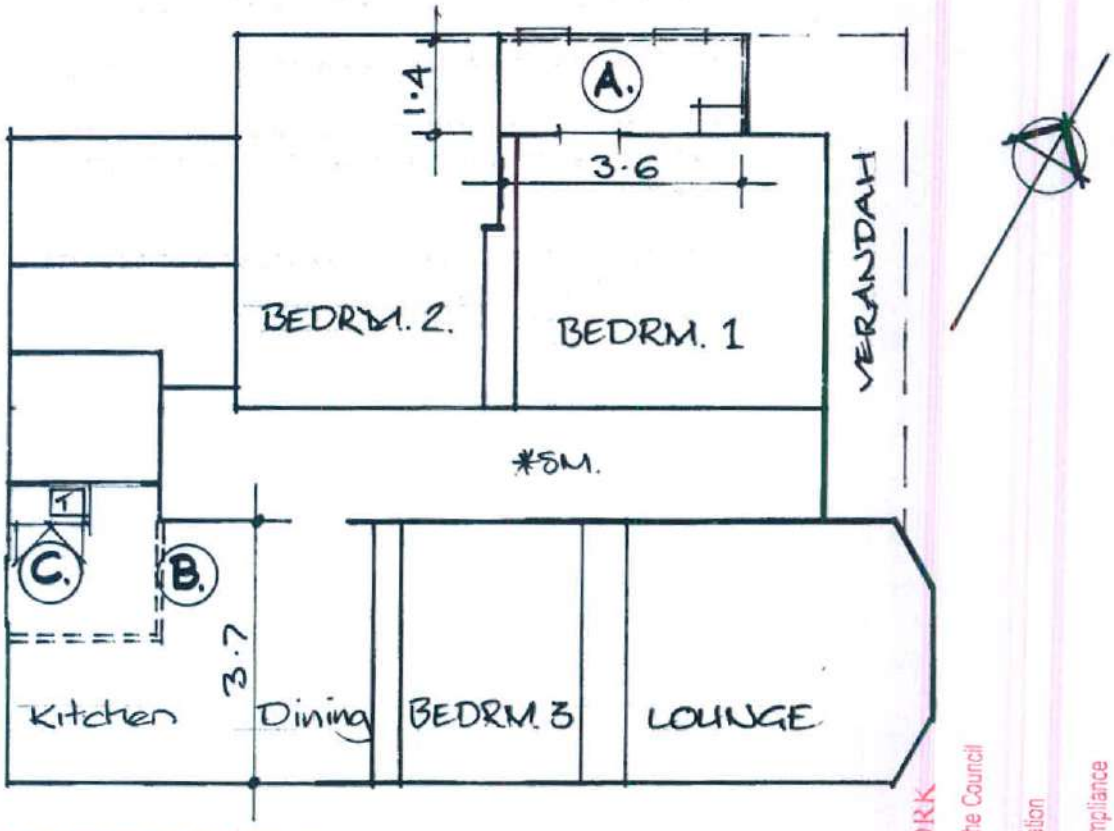
Re: Exempt Building Work done at,
84 Tomahawk Road, Andersons Bay Dunedin.

Following a request from the present owner, I inspected the above property on Friday the 11th Dec. 2015.
Concern has been expressed by the current owner if the work carried out to the building at the above address meets the requirements of *Exempt Building Work* as defined in the amended Schedule 1 of the New Zealand Building Act 2004, so did NOT require a building consent when done.
I would estimate the age of the construction work for which I have been asked to prepare this report on too have been done between 2011 &2015.
This estimated date and my following conclusions are based on site observations plus discussions with the present owner.
The work was measured against Schedule 1 of the New Zealand Building Act 2008 & 2013 as current at the estimated date when the work was done:

	Description of the work (refer also to the As-Built Floor Plan).	Section of NZ Building Act 2004 Schedule 1 relevant clause:
A	Enclose 5.0m^2 of an existing verandah to form a walk-in wardrobe. *Weathertightness & ventilation meet NZBC Clause E2 & G4 requirements.*	Exemption (j) - 16/10/2008. Exemption 17 - 28/11/2013.
B	Non-loadbearing walls removed from between the dining room & kitchen.	Exemption (ca) - 16/10/2008. Exemption 11 - 28/11/2013.
C	Original Laundry tub replaced & enclosed. *Impervious surfaces provided, mechanical air extract provided to NZBC E3 & G4 requirements.*	Exemption (a) - 16/10/2008. Exemption (jh) - 16/10/2008 Exemption 35 - 28/11/2013.

Signed

Battery operated smoke alarms have been installed in the house located within 3.0m of all bedrooms in accordance with the requirements of clause F7 AS/1 of the NZ Building Code.



AS-BUILT FLOOR PLAN

INDICATIVE ONLY NOT TO SCALE

A - Porch enclosed

C - Laundry Tub replaced & enclosed.

I have advised my client this documentation will be submitted to you for your perusal and following your acceptance be placed on the Development Services file for this address.

Refer also to the attached:
'Application for filing Exempt Building Work Documentation' (DCCBCA-F2-17-v4.0)

Yours faithfully,

MICHAEL REECE NZCD (ARCH), MBOINZ, MNZIBS.
Registered Building Surveyor
REECE BUILDING CONSULTANT LTD.

DISCLAIMER FOR EXEMPT BUILDING WORK

- The accuracy of the content of the documentation has not been validated by the Council
- The Council has not inspected the building works referred to in the documentation
- The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act or to assess the quality of work
- The filing of the documentation does not in any way replace the fact that this work may have required a building consent

A - Enclosed Porch interior

B - Non-loadbearing wall removed
(beam installed to conceal difference in ceiling heights)