

AKAROA/WAIREWA COMMUNITY BOARD
AKAROA DESIGN AND APPEARANCE
ADVISORY COMMITTEE
AGENDA

MONDAY 7 SEPTEMBER 2009

10AM

IN THE BOARDROOM, AKAROA SERVICE CENTRE
78 RUE LAVAUD, AKAROA

Committee: Stewart Miller (Chairman) – Chairman, Akaroa/Wairewa Community Board
Eric Ryder - Akaroa/Wairewa Community Board
Victoria Andrews - Akaroa Civic Trust
John Davey - Consultant
Peter Beaven - Consultant
Lynda Wallace – Community Representative

Community Board Adviser
Liz Carter
Phone 941 5682 DDI
Email: liz.carter@ccc.govt.nz

	PAGE NO.
1. APOLOGIES	2
2. CONFIRMATION OF MINUTES - 10 AUGUST 2009	3 - 4
3. PLANS TO CONSIDER	
3.1 Charles Whitehead, 83 Rue Lavaud, Akaroa - Garage	5 - 17
3.2 E. and J. Still, 23 Aylmers Valley Road, Akaroa - Car Deck	
4. COMMUNITY BOARD ADVISER'S UPDATE	5
5. COMMITTEE MEMBERS EXCHANGE OF INFORMATION	5

7. 9. 2009

1. **APOLOGIES**
2. **CONFIRMATION OF MINUTES - 10 AUGUST 2009**

The minutes of the Committee's meeting held on 10 August 2009 are attached for members' information.

STAFF RECOMMENDATION

That the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on 10 August 2009 be received.

AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE - 10 AUGUST 2009

General Manager responsible:	General Manager, Regulation & Democracy Services DDI 941-8462
Officer responsible:	Planner, Environmental Policy and Approvals Unit
Author:	Liz Carter, Community Board Adviser

PURPOSE OF REPORT

The purpose of this report is to submit the outcomes of the Akaroa Design and Appearance Advisory Committee meeting held on Monday 10 August 2009.

The meeting was attended by Committee members Stewart Miller, Victoria Andrews, Peter Beaven, John Davey and Lynda Wallace.

Also in attendance was Rod Armstrong and Kent Wilson (Planners) and Dave Margetts (Historic Places Trust).

1. REPORT OF PREVIOUS MEETING

The Committee **received** the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on 8 June 2009, subject to the following alteration:

Item 5, second bullet point - add paragraph:

Members agreed that the people carrying out the Character Study should also meet with committee member John Davey.

2. PLANS TO CONSIDER**2.1 A. and A. Fairweather Ltd, 37 Rue Lavaud, Akaroa - New Dwelling**

The proposal is to refit an existing apartment over an existing ground floor café. The proposal will result in work being carried out to the external fabric of the building, with a staircase being situated on Rue Brittan. Members had no concerns regarding the alterations.

It was **resolved** to confirm the advice given on this proposal.

2.2 St. Patrick's Church, Akaroa - Extension to Sacristy

The Committee was informed that the proposed alterations would serve to accommodate larger numbers of people at busy times and also provide the parish with an area that could serve as a function room for parish activities. The existing Church currently has a Category 1 registration with the New Zealand Historic Places Trust.

Members were informed that discussions had taken place with the Historic Places Trust since the previous plan had been presented to the committee, and amendments have been made to the plan as a result. The new addition would be a flat roof and would be re-clad in a similar material, and have the same appearance, as the bell tower. The flower room lean-to was also to be extended for storage purposes. The existing gable would be extended by 3 metres.

Mr Margetts informed the Committee that the Historic Places Trust is willing to support the amended plan as presented. He said there was concern previously about the length of the addition, however he said the new proposal conformed to the committee's previous comments.

Members discussed the options of whether the addition should have a flat or gable roof, as it was pointed out that a flat roof may draw attention to the addition. It was pointed out that the addition will not be viewed from the street and that a flat roof would reduce the bulk of the building.

2 Cont'd

The Committee asked that if a car park was to be established at the rear of the Church that landscaping be taken into consideration and that an extensive hard surface not be formed. It was suggested that more trees could also be planted adjacent to the road frontage.

It was **resolved** to confirm the advice given on this proposal.

3. COMMUNITY BOARD ADVISER'S UPDATE

Nil.

4. COMMITTEE MEMBERS EXCHANGE OF INFORMATION

- Black Cat Signage - The Planner was asked to report back to the Committee on this matter.
- BNZ signage - Member were informed that the illuminated sign was a breach of the resource consent conditions and was now in the hands of the enforcement staff.
- Whale Pot Shelter and Bus Shelter - Members were advised that a report would shortly be presented to the Community Board regarding the whale pot and other similar items throughout the town and a recommendation through that report would be forthcoming.
- Character Study – staff were asked to invite Council Planner Keri Davis-Miller to attend a seminar with the Committee and the Akaroa-Wairewa Community Board to update members on the Character Study project, specifically:
 - would the project be peer reviewed?
 - what methodology was applied when preparing the brief (i.e. did it relate to directly to Akaroa)?
 - explanation of the brief that was prepared for the project
 - will the draft report(s) be available for comment and input from the Committee?
 - a preliminary report on how the project is proceeding
 - will there be a community consultation phase for the report(s)?

Members were concerned that the basis of the study may have been developed from a "one size fits all" approach, which was not suitable for Akaroa.

The meeting closed at 11am

3. PLANS TO CONSIDER

3.1 Charles Whitehead, 83 Rue Lavaud, Akaroa - Garage

Documentation on the proposed garage for 83 Rue Lavaud, Akaroa is **attached**.

3.2. E. and J. Still, 23 Aylmers Valley Road, Akaroa - Carport

The applicant is seeking a subdivision consent for two residential lots (one additional) and a land use consent for a parking deck for each lot. Documentation on the proposed deck for 23 Aylmers Valley Road, Akaroa is circulated with this agenda.

4. COMMUNITY BOARD ADVISER'S UPDATE

5 COMMITTEE MEMBERS' EXCHANGE OF INFORMATION



Environmental Policy and Approvals Unit

Application for a Resource Consent (land use)

Resource Management Act 1991 - Form 9

Send or deliver your application to: Christchurch City Council, PO Box 237, Christchurch Mail Centre, Christchurch 8140

For enquiries phone: (03) 941-8999

1. Land Use Application

This form is to be used for an application as required under Section 88 of the Resource Management Act 1991 and must be accompanied by the fee (Fee Schedule is attached), together with plans, a Certificate of Title and other supporting information.

Was there any pre-application advice / discussion prior to this application being filled out? Y N

If Yes, what was the Planner's Name?:

2. The Site

Location of the proposed activity (street address): 83 RUE LAVAUD

AKAROA

Legal description of application site (state legal description (see the Certificate of Title) as at the date of application and, if subdivision is proposed include details of relevant lot numbers and subdivision consent):

LOT 1 DP 77065

For Office Use
Resource Consent No: <u>92014473</u>
Property File Type: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
Deposit Paid: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Receipt: <u>E 86065</u> Deposit amount paid: \$ <u>1000</u>
Property ID: <u>882502</u>
Person ID: <u>3354260</u>
Date received: <u>22/7/09</u>
Name of Officer: <u>Eleanor Patten</u>

3. The Applicant

(Note: The Applicant is responsible to the Council for all costs associated with this application)

Full Name: CHARLES WHITEHEAD

Landline: (03) 302 9480 Mobile:

Facsimile Number: Email:

Postal Address: MCLENNANS BUSH ROAD

RD 12 RAKAIA Post Code:

Signature of Applicant (Or person authorised to sign on behalf of Applicant)

Signature: Date:

Name:

4. The Agent

Name of Agent (include the contact persons name if a company, trust or similar): ROBERT HARNETT

(ROB HARNETT DESIGN LTD)

Landline: (03) 358 6355 Mobile: 0274 355 422

Facsimile Number: (03) 963 6939 Email: harnettdesigner@xtra.co.nz

Postal Address: PO BOX 405, RANGIORA

Post Code: 7440

5. The Proposal

Describe what is to be carried out on the site, including a list of the ways it does not comply with the Christchurch City Plan or the Banks Peninsula District Plan (use additional pages if necessary).

TO CONSTRUCT A FREE STANDING ACCESSORY BUILDING
BEING A GARAGE.

PLANS REQUIRE ASSESSMENT BY THE:

"AKAROA DESIGN & APPEARANCE COMMITTEE"
AS THE BUILDING SITE IS WITHIN THE "RESIDENTIAL
CONSERVATION ZONE".

6. Assessment of Effects

Assessment of any effects on the environment in accordance with Schedule 4 of the Resource Management Act 1991. *This section MUST be completed to a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.* (use additional pages if necessary).

THE BUILDING PROPOSED HAS BEEN DONE SO WITH
MATERIALS & DETAILING TO MATCH THE EXISTING DWELLING
ON SITE. ROOF PITCH IS IDENTICAL TO PART OF THE EXISTING
DWELLING.

THE EFFECTS ON THE ENVIRONMENT ARE IN NO WAY ADVERSE
IN MY OPINION.

THE STRUCTURE ABIDES WITH TOWN PLANNING RULES FOR HEIGHT
FROM EXISTING GROUND LEVELS AND REGRESSION PLANES AND THEREFORE
HAS NO ADVERSE EFFECT ON NEIGHBOURING PROPERTIES. IT IS ALSO
LOCATED TO THE REAR OF THE 2 STOREY DWELLING WHICH IS ALSO
ON A REAR SITE SET WELL BACK FROM THE STREET FRONTAGE.

7. Other Applications

Have you applied for, or are you required to apply for, any other resource consents for this project, either from the Christchurch City Council or Environment Canterbury, and if so, what type?

		Has been applied for	Is required to be applied for	Has been obtained
Christchurch City Council	Subdivision Consent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other Land Use Consent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment Canterbury	Water Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Discharge Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coastal Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Have you applied for a Project Information Memorandum (PIM) or a building consent for this project?

If so, what is the project number?

ABA

8. Notes for the Applicant

- All applicants are asked to check the accuracy of the information supplied. Inaccuracies in information supplied can cause difficulties at a later date, such as additional costs, delays and legal proceedings initiated by the Council and/or by other persons.
- If resource consent is granted the applicant has a legal obligation to comply with any conditions of the consent.
- The required **Minimum Application Fee** must be paid before processing of any application will start.
- A further invoice will be sent to the applicant when the processing of this application has been completed if the cost of processing it exceeds the Minimum Application Fee paid. If you are an agent for the owner and do not wish to be legally liable for additional fees then you should ask the owner to sign the form.
- If the cost of processing the application is less than the Minimum Application Fee a refund will be issued to the person who paid the fee.
- Dependant on the nature of the proposal other consents/licences may also be requested under such legislation as the Health Act 1956 and the Sale of Liquor Act 1989.
- The application for resource consent under the Resource Management Act 1991 is in addition to any building consent application required under the Building Act 2004.
- The written approval of persons the Council considers may be adversely affected by the proposal may be required as part of the application, if it is to be processed on a non-notified basis. This will be determined after the application has been lodged and assessed, and a site visit carried out.
- Consultation with neighbours and other affected persons is at the discretion of and responsibility of the applicant.
- When this application is lodged with the Christchurch City Council, it becomes public information and is available for public inspection. If there is commercially sensitive information in the proposal, please let us know.
- If your application is inadequate, it may be returned to the applicant unprocessed.** If additional information is required, you will be advised and processing of the application will be suspended until the information is received. To avoid delays and cost it is in your best interests to submit a complete application.

9. Privacy Information

All the relevant information on this form is required to be provided under the Resource Management Act 1991 for the Environmental Policy and Approvals Unit to process your application. Under this Act this information has to be made available to members of the public, including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

10. Checksheet

This checksheet has been produced to assist you in the preparation and lodgement of your resource consent application. The provision of correct and accurate information will enable the effective processing of your application and will ensure that delays are kept to a minimum. Tick each box which is relevant and ensure you attach the information. If the box is not relevant, please write NA across the box.

Customer use		For office use only
<input checked="" type="checkbox"/>	a Application Form (1 copy): <input type="checkbox"/> Completed application form, including a full description of the proposal, a list of the ways in which it does not comply with the City Plan or the Banks Peninsula District Plan, and an assessment of effects on the environment.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b Location of Application Site: <input checked="" type="checkbox"/> Copy of current Certificate of Title (max. 6 months old), or; <input type="checkbox"/> Copy of purchase agreement, where Certificate of Title not yet issued.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c Application Fee / Deposit: <input type="checkbox"/> Fees payable are set out in the published Fee Schedule.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d Site Plan (1:200) showing (where relevant): <input checked="" type="checkbox"/> Location and use of all existing buildings in relation to legal and internal boundaries <input checked="" type="checkbox"/> Location of any waterway and dimensions from its banks to any new buildings and/or earthworks; <input checked="" type="checkbox"/> Vehicle access, manoeuvring, parking areas and driveway gradients; <input checked="" type="checkbox"/> Outdoor living, service and storage space; <input checked="" type="checkbox"/> Landscape plan showing location, species and height of all existing and proposed plants; <input checked="" type="checkbox"/> Location of protected trees on the site or adjoining sites; <input checked="" type="checkbox"/> Location of street trees on road reserve adjoining the application site; <input checked="" type="checkbox"/> Areas of proposed filling or excavation, retaining walls and existing and proposed ground levels; <input checked="" type="checkbox"/> Building coverage (proposed and existing) in square metres; and <input checked="" type="checkbox"/> Surveyed ground and floor levels (especially at critical points to show city plan compliance).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e Floor Plans (1:100 / 1:50) showing (where relevant): <input checked="" type="checkbox"/> Proposed uses; <input checked="" type="checkbox"/> Gross floor areas for each use; <input checked="" type="checkbox"/> Location of all/any kitchen facilities; <input checked="" type="checkbox"/> Doors and windows; and <input checked="" type="checkbox"/> Overall dimensions of all buildings.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f Elevations (1:100 / 1:50) showing (where relevant): <input checked="" type="checkbox"/> Recession planes from accurate levels; <input checked="" type="checkbox"/> Maximum height; and <input checked="" type="checkbox"/> Doors and windows.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g Assessment of Environmental Effects: <input type="checkbox"/> Refer to Council's Guide to Preparing an Assessment of Environmental Effects for further assistance. This assessment may include specialist reports on matters such as traffic; heritage; noise; arboricultural; landscape and urban design.	<input type="checkbox"/>

Note: This is a preliminary check list only. It is general in nature and does not cover all rules in the City Plan, nor is all of the information relevant to all types of application. A more detailed outline of Information Requirements for Resource Consents is contained in Volume 3, Part 9, of the City Plan. Please check with a planner at the Council if you are unsure of the information requirements for your particular application. Please also note that the detailed technical review of your application may reveal the need for you to supply further information, in which case you will be advised as soon as possible.

Office Check

Information received and complete **yes / no** RMA #: _____ Date: _____
 Certificate of Title produced by Council **yes / no** Checked by: Clean

7. 9. 2009



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL POLICY AND APPROVALS UNIT

TAX INVOICE WHEN PAID

RESOURCE CONSENT FEES

INV 321984
GST NO 53-198-554
DATE 22/07/2009

WHITEHEAD, CHARLES HENRY

MCLENNANS BUSH ROAD
RD 12
RAKAIA 7782

CONSENT APPLICATION NO: RMA 92014473
OWNERS NAME: WHITEHEAD, CHARLES HENRY
PROJECT STREET ADDRESS: 83 RUE LAVAUD AKAROA
CUSTOMER CODE: 3354260
INVOICED TO DATE: \$0.00

FEE CODE	DESCRIPTION	THIS INVOICE
	1 notified resource consent deposit	1000.00

Christchurch City Council
Official Receipt
Receipt E86065 22Jul09 11:11
CHARLES HENRY WHITEHEAD
Rue Lavaud
Akaroa

	\$1,000.00		
	\$1,000.00		
Customer 3354260	\$1,000.00		
*Includes GST of	0.00		
Loc SOCK Draw 3 Cashier XSOC3			
		TOTAL (GST inclusive)	\$1000.00



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy



Identifier CB44B/312
Land Registration District Canterbury
Date Issued 03 February 1998

Prior References

CB21B/437

Estate Fee Simple
Area 2022 square metres more or less
Legal Description Lot 1 Deposited Plan 77065

Proprietors

Charles Henry Whitehead, Jan Margaret Whitehead and Fenton McFadden Trustee Company Limited

Interests

273978.3 Transfer creating the following easements - 13.5.1980 at 10.43 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 77065 - herein	A DP 77065	Lot 1 Deposited Plan 43183 - CT CB21B/436	

Subject to Section 309 (1) (a) Local Government Act 1974

Land Covenant in Transfer 273978.3 - 13.5.1980 at 10.43 am and varied 789514.1 - 20.2.1989 at 10.58 am

A337214.3 Easement Certificate specifying the following easements - 3.2.1998 at 11.46 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain sewage and water and right to convey water, electric power and telephonic communications	Lot 1 Deposited Plan 77065 - herein	A DP 77065	Lot 8 Deposited Plan 61033 and Lot 2 Deposited Plan 77065 - CT CB44B/313	
Right of way, right to drain sewage and water and right to convey water, electric power and telephonic communications	Lot 1 Deposited Plan 77065 - herein	B DP 77065	Lot 8 Deposited Plan 61033 and Lot 2 Deposited Plan 77065 - CT CB44B/313	
Right of way, right to drain sewage and water and right to convey water, electric power and telephonic communications	Lot 1 Deposited Plan 77065 - herein	D DP 77065	Lot 8 Deposited Plan 61033 and Lot 2 Deposited Plan 77065 - CT CB44B/313	

Subject to Section 243 (a) Resource Management Act 1991

A337214.4 Easement Certificate specifying the following easements - 3.2.1998 at 11.46 am

Transaction Id 24773103
Client Reference Harnett Design

Search Copy Dated 19/05/09 8:49 am, Page 1 of 3
Register Only

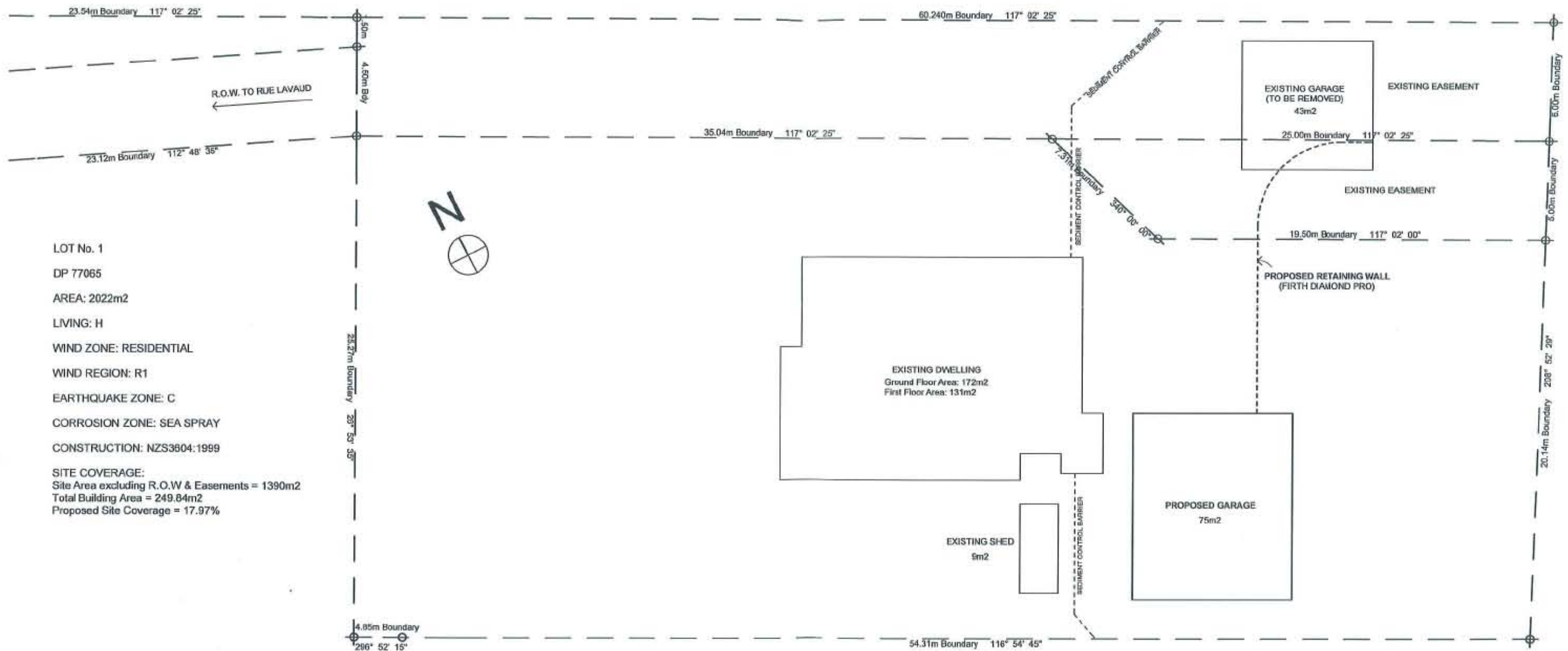
Identifier	CB44B/312			Statutory Restriction
Type	Servient Tenement	Easement Area	Dominant Tenement	
Right of way on foot only	Lot 1 Deposited Plan 77065 - herein	C DP 77065	Lot 8 Deposited Plan 61033 and Lot 2 Deposited Plan 77065 - CT CB44B/313	

Land Covenant in Deed A337214,7 - 3.2.1998 at 11.46 am (Limited as to duration)

Attachment to
Clause 3.1

Sheet Index		
Layout ID	Layout Name	Published
A1	Site Plan	<input checked="" type="checkbox"/>
A2	Floor Plan	<input checked="" type="checkbox"/>
A3	Drainage Plan	<input checked="" type="checkbox"/>
A4	Elevations	<input checked="" type="checkbox"/>
A5	Sections	<input checked="" type="checkbox"/>
A6	Structural Details	<input checked="" type="checkbox"/>
A7	Details	<input checked="" type="checkbox"/>
A8	Details	<input checked="" type="checkbox"/>
A9	Details	<input checked="" type="checkbox"/>

SHEET INDEX

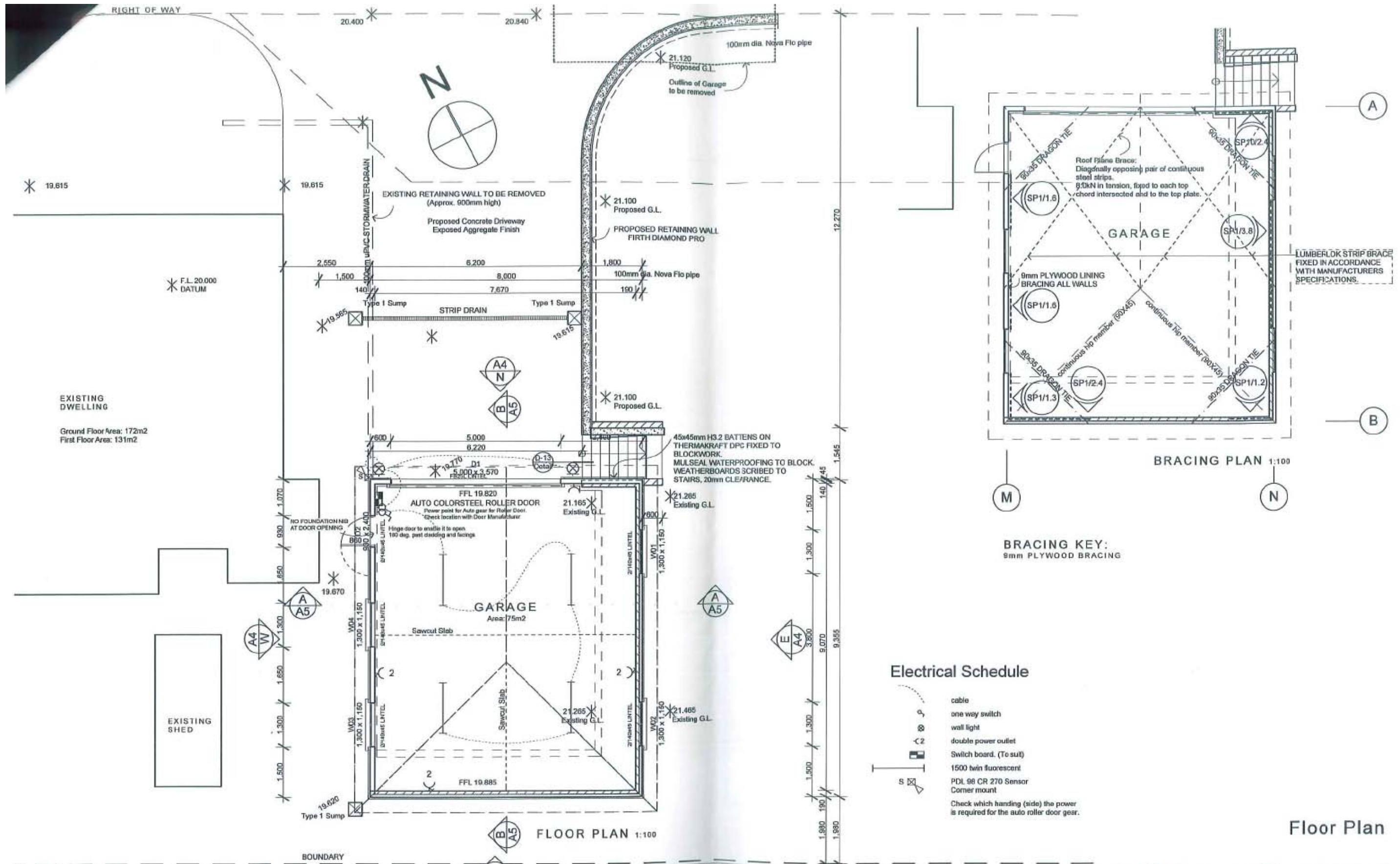


LOT No. 1
 DP 77065
 AREA: 2022m²
 LIVING: H
 WIND ZONE: RESIDENTIAL
 WIND REGION: R1
 EARTHQUAKE ZONE: C
 CORROSION ZONE: SEA SPRAY
 CONSTRUCTION: NZS3604:1999
 SITE COVERAGE:
 Site Area excluding R.O.W & Easements = 1390m²
 Total Building Area = 249.84m²
 Proposed Site Coverage = 17.97%

SITE PLAN 1:200

Site Plan

<p>RESIDENTIAL - COMMERCIAL TEL: (03) 358 8355 EMAIL: harnettdesign@xtra.co.nz OFFICE: Unit 9/41 Sir William Plockering Drive, Bernside, Christchurch</p>	<p>Revisions</p>	<p>ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CONSENT AUTHORITY, NEW ZEALAND STANDARDS AND NEW ZEALAND BUILDING CODE 1996.</p>		<p>RUE LAVAUD HOUSE</p>		<p>Drawn Scale Job No</p>	<p>Sheet Drawing Date</p>		
		<p>DO NOT SCALE FROM DRAWINGS. BUILDER SHALL VERIFY ALL DIMENSIONS, LEVELS AND BOUNDARIES BEFORE COMMENCING WORK.</p>		<p>83 Rue Lavaud AKAROA</p>				1259	06-07-09
								1:200, 1:1	CONSENT
						RH	A1 OF 9		



harnett design
RESIDENTIAL - COMMERCIAL TEL: (03) 358 6355
EMAIL: harnettdesign@stra.co.nz
OFFICE Unit 8/41 Str William Picturing Drive, Burnside, Christchurch

Revisions

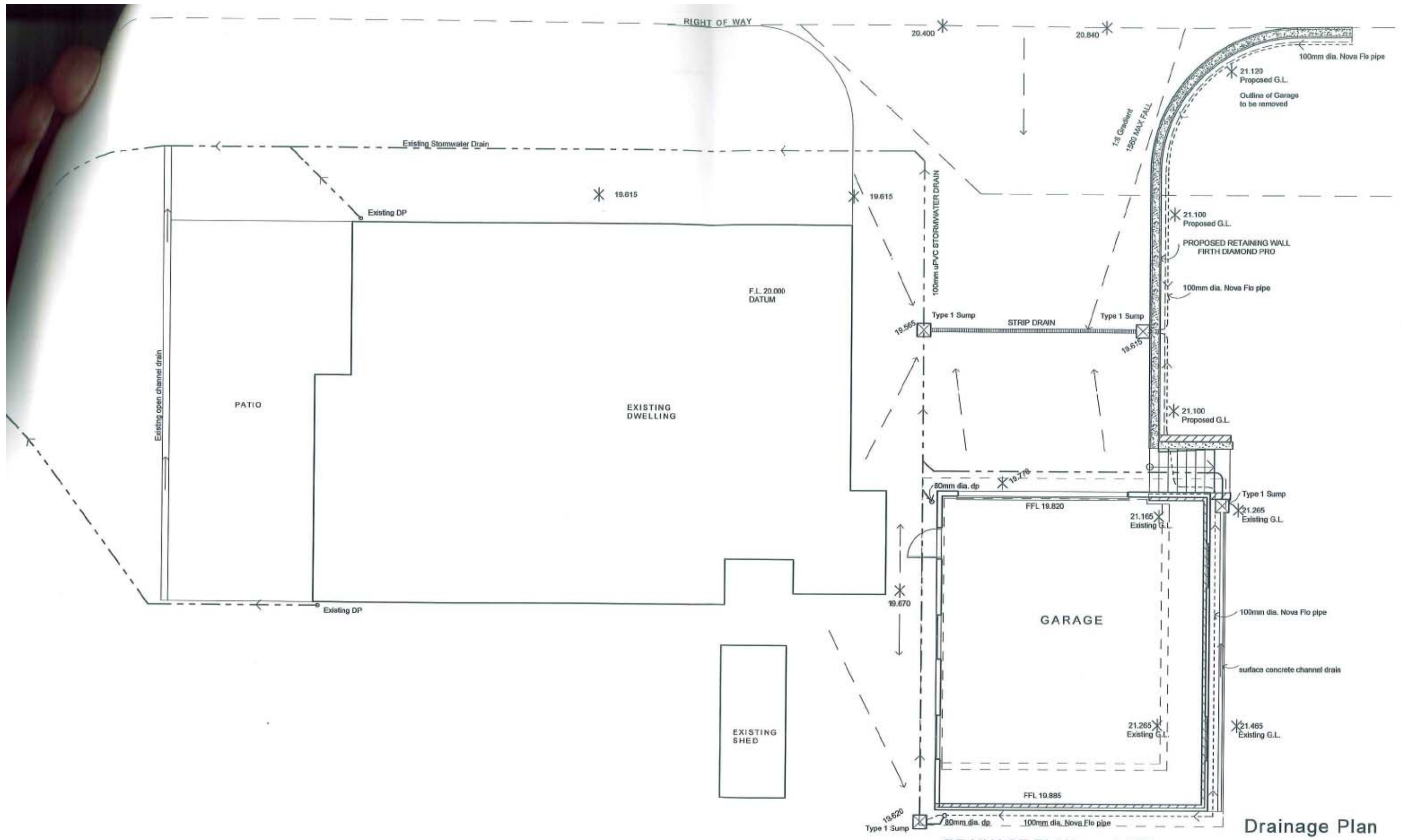
ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CONSENT AUTHORITY, NEW ZEALAND STANDARDS AND NEW ZEALAND BUILDING CODE 1990.
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RUE LAVAUD HOUSE
83 Rue Lavaud
AKAROA

Drawn	Scale	Job No	Date
RH	1:100	1259	06-07-09
Sheet	Drawing	Date	
A2	of 9	CONSENT	

Date printed 15/07/2009

7. 9. 2009



DRAINAGE PLAN 1:100

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 Bernside, Christchurch

Revisions

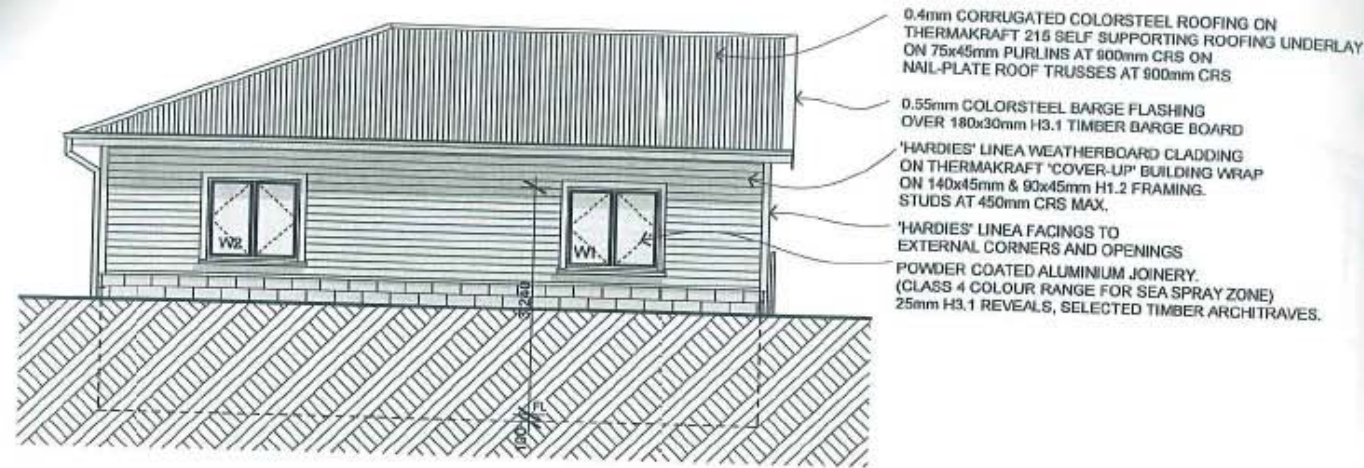
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RUE LAVAUD HOUSE
 83 Rue Lavaud
 AKAROA

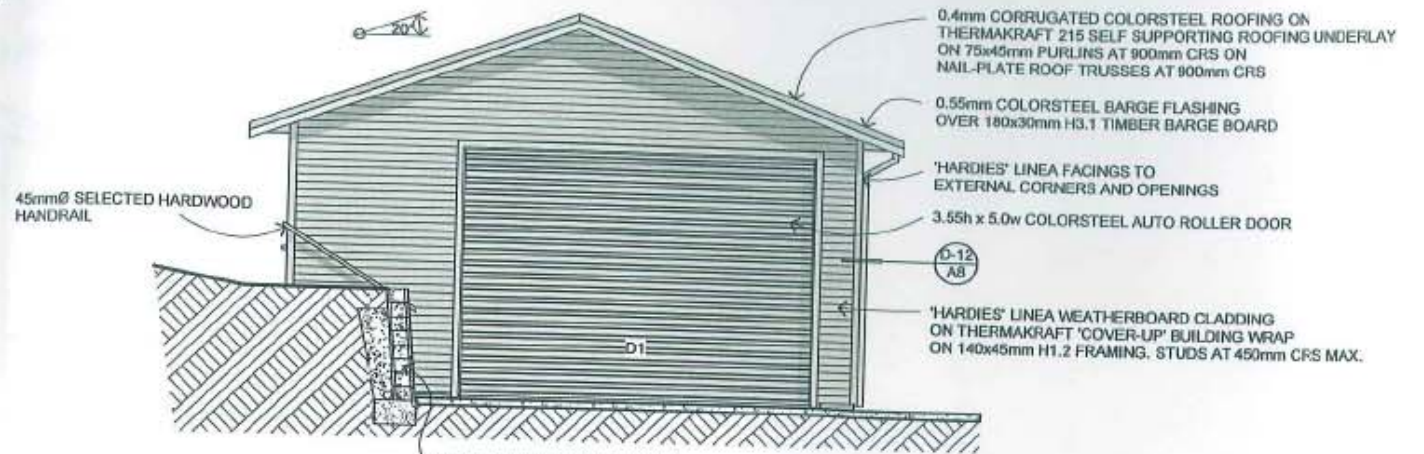
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				CONSENT	

Date printed 13/07/2009



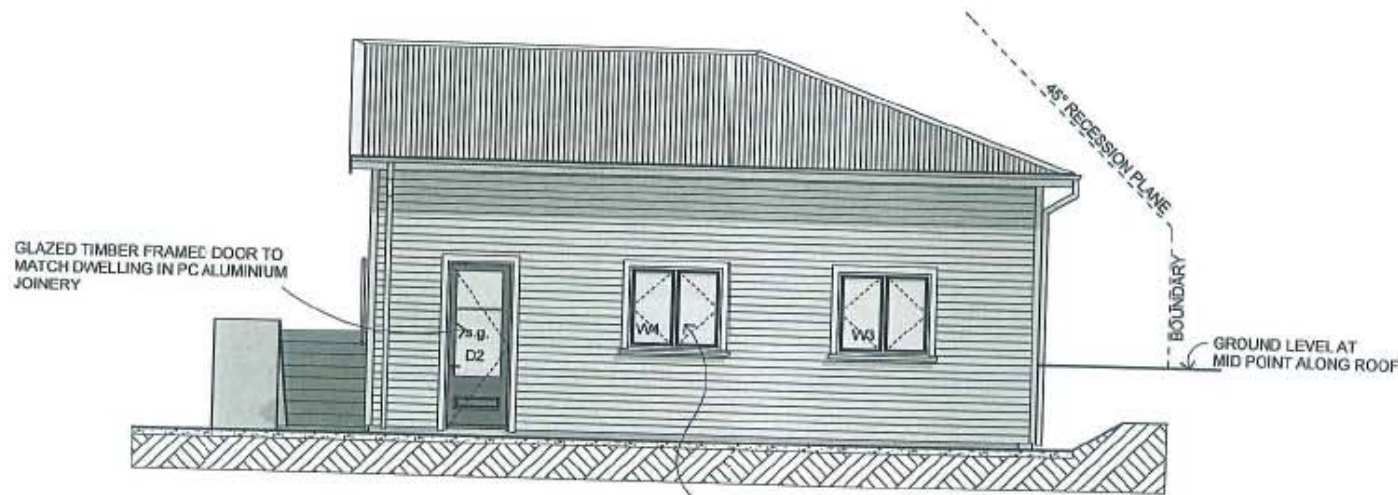
EAST ELEVATION

1:100



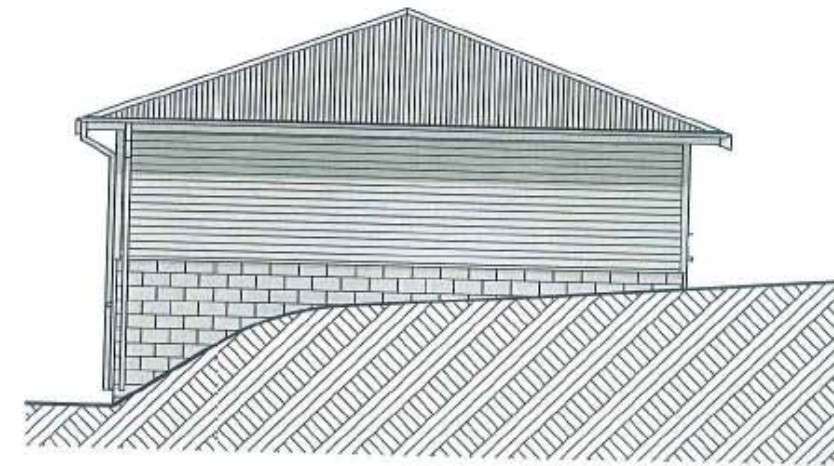
NORTH ELEVATION

1:100



WEST ELEVATION

1:100



SOUTH ELEVATION

1:100

Elevations

harnettdesign

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 EMAIL: harnettdesign@xtra.co.nz
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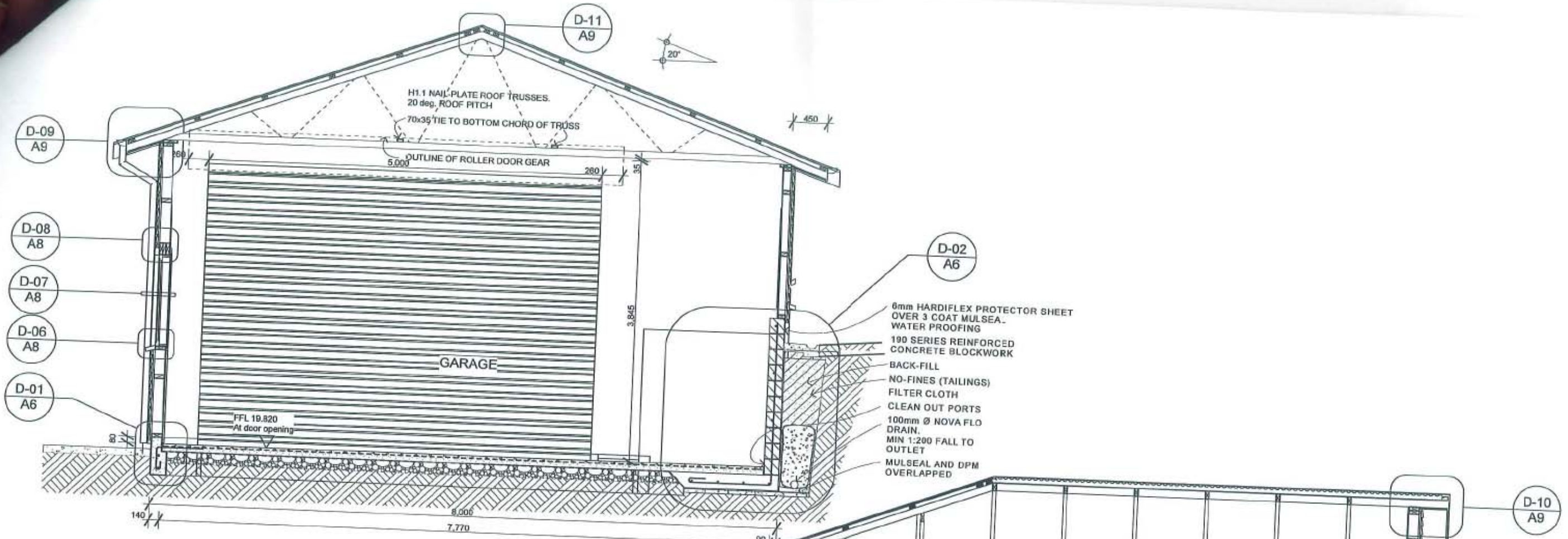
Revisions

ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING
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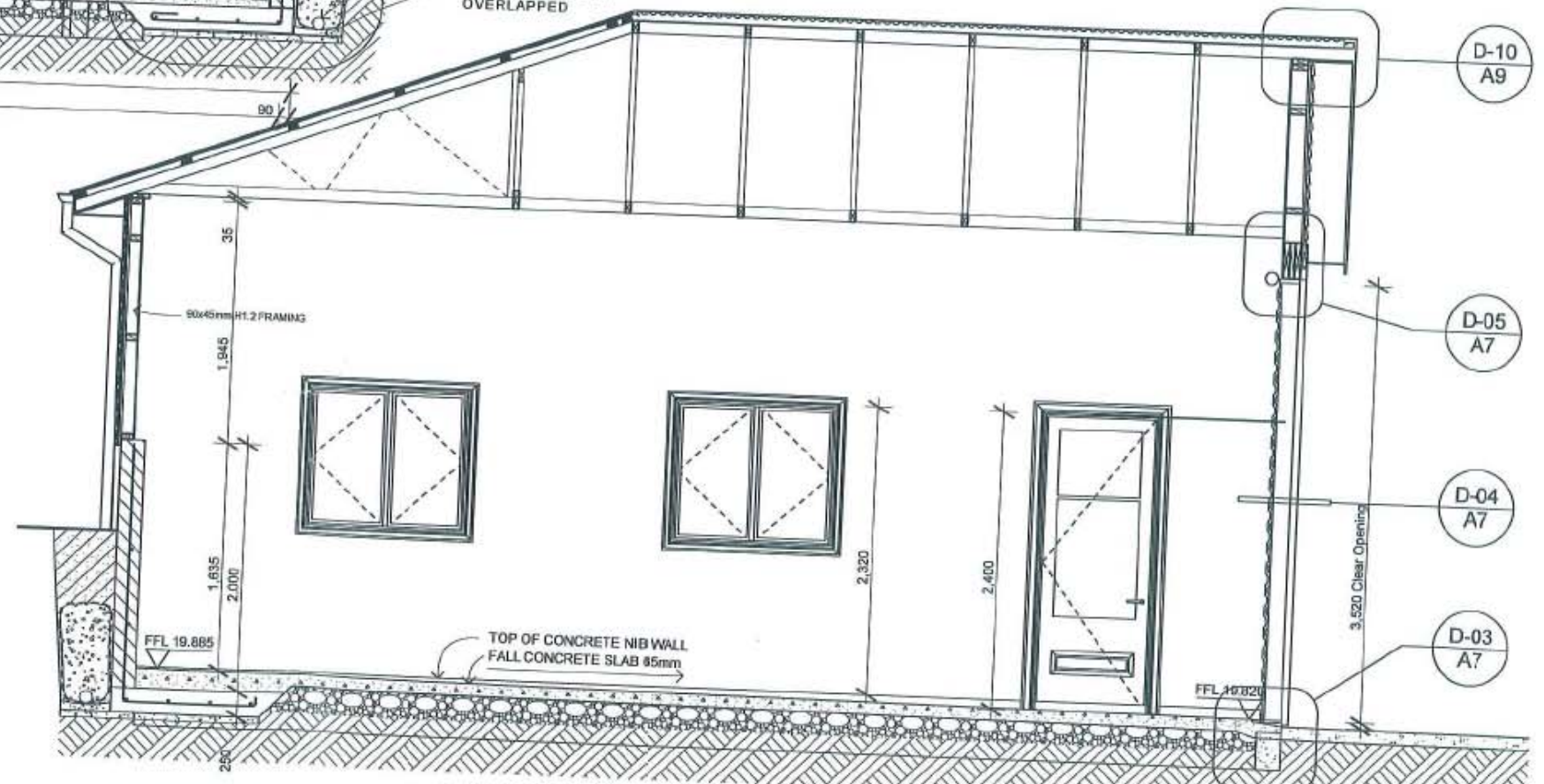
RUE LAVAUD HOUSE
 83 Rue Lavaud
 AKAROA

Drawn	Scale	1259	Sheet	Date	06-07-09
	Job No	1:100		Description	CONSENT
	Job No	RH		Page	A4 OF 9



SECTION AA 1:50

- FIXING OF TIMBERS TO RESIST UPLIFT:**
REFER TO NZS 3604:1999
- HIGH WIND ZONE:**
- PURLINS:**
70x45mm PURLINS SPANNING 900mm AT 900mm CRS. MAX.
1.0 FIXING TO MAIN ROOF AREA.
1.5 FIXING TO PERIPHERY AREA
2/100x3.75 SKEWED NAILS + 1/14g TYPE 17 SCREW TO AS 3566 TO ALL ROOF AREAS.
PERIPHERY = 0.2 x WIDTH = 1.0M
 - TRUSSES:**
4.0m LD AT 900mm CRS:
2/100x3.75 SKEWED NAILS + 2 WIRE DOGS
OR 4.7kN CAPACITY OF ALTERNATIVE FIXING.
FIXINGS TO BE CONFIRMED BY TRUSS MANUFACTURER FOLLOWING CONFIRMATION OF BUILT FRAMING DIMENSIONS. REFER TO "PRODUCTION COPY" DETAILS TO BE FORWARDED TO COUNCIL.
 - TOP PLATE TO STUDS:**
2/100x3.75 SKEWED NAILS + 2 WIRE DOGS AT 600mm CRS.
(Note: Studs at 450 crs)
OR 4.7kN CAPACITY OF ALTERNATIVE FIXING.
 - OPENING STUD TO BOTTOM PLATE:**
25x1mm STRAP TAKEN UNDER PLATE AND 150mm UP EACH SIDE OF STUD, NAIL WITH 3/30x2.5 NAILS TO EACH SIDE OF STUD
 - BOTTOM PLATE TO FOUNDATION:**
1/M12 x 300mm COACH BOLT WITHIN 150mm OF OPENING STUDS AND AT 900mm CRS ELSEWHERE.
50x50x3mm WASHERS.



SECTION BB 1:50

ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CONSENT AUTHORITY, NEW ZEALAND STANDARDS AND NEW ZEALAND BUILDING CODE 1996.
DO NOT SCALE FROM DRAWINGS. BUILDER SHALL VERIFY ALL DIMENSIONS LEVELS...

RUE LAVAUD HOUSE
83 Rue Lavaud

Job No	1259	Drawn	06-07-09
Scale	1:50	Checked	

harnett design
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