

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

THURSDAY 1 NOVEMBER 2012

2.30PM

IN THE AKAROA SPORTS COMPLEX
28 RUE JOLIE, AKAROA

Committee: Stewart Miller or Bryan Morgan – Akaroa/Wairewa Community Board
Victoria Andrews - Akaroa Civic Trust
John Davey – Consultant)
William Fulton – Consultant) 2 of 3 to attend
Philip Kennedy – Consultant)
Lynda Wallace – Community Representative
Pam Richardson – Chairman, Akaroa/Wairewa Community Board (ex-officio member).

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

PART A - MATTERS REQUIRING A COUNCIL DECISION
PART B - REPORTS FOR INFORMATION
PART C - DELEGATED DECISIONS

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1. APOLOGIES

2. AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE – 2 AUGUST 2012

The minutes of the Committee's ordinary meeting held on Thursday 2 August 2012 are **attached** for members' information. These minutes were received by the Akaroa/Wairewa Community Board at its meeting held on Wednesday 19 September 2012.

The following is an extract from the minutes of the Board meeting in relation to Clause 5.1 of the Committee's minutes as presented to the Board:

8.1 URBAN DESIGN PANEL

The Board **agreed** to discuss a design panel concept following further information being received on how the process could operate as an alternative to the Committee.

8.2 AKAROA TOWNSHIP PUBLIC REALM DESIGN GUIDELINES

The Board **decided** to accept the recommendation of the Akaroa Design and Appearance Advise Committee and ask staff to reactivate the process for the Draft Akaroa Township Public Realm Design Guidelines to be formally adopted and appended to Council's Infrastructure Design Standards. The Board asked staff for the opportunity for further comment on the Draft Guidelines prior to them being presented to Council for formal adoption.

STAFF RECOMMENDATION

That the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on Thursday 2 August 2012 be received.

ATTACHMENT TO CLAUSE 2

AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE MEETING –
2 AUGUST 2012

General Manager responsible:	General Manager, Regulation and Democracy Services DDI 941-8462
Officer responsible:	Planner, Environment 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 Thursday 2 August 2012. The meeting commenced at 2.30pm.

The meeting was attended by Committee members Stewart Miller, Victoria Andrews, John Davey, William Fulton, Pam Richardson and Lynda Wallace (2.37pm).

1. APOLOGIES

An apology for lateness was received and accepted from Lynda Wallace.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Akaroa Design and Appearance Advisory Committee Minutes – 31 May 2012

2.2 Akaroa Design and Appearance Advisory Committee Minutes – 7 June 2012

The committee **received** the minutes of the Akaroa Design and Appearance Advisory Committee meetings held on Thursday 31 May 2012 and Thursday 7 June 2012.

3. CORRESPONDENCE

Nil.

4. PLANS TO CONSIDER**4.1 Akaroa Temporary Visitor Centre – Akaroa Wharf**

Samantha Tomlinson (Christchurch Canterbury Tourism (CCT) and Akaroa Visitor Centre) attended the meeting to support the temporary erection of a Visitor Centre adjacent to the Akaroa Wharf during the 2012/2013 cruise ship season.

Members were informed that it was proposed a smaller moveable cabin 4.8 metres x 2.4 metres (compared to the 5 metres x 3 metres cabin originally proposed) would now be utilised. The colour and signage would remain the same as stated in the original application.

The Committee discussed the location of the cabin and where it would best fit into the streetscape. The Committee considered the idea of the building being located on the northern side of the road, adjacent to the Weighbridge in order to give a cluster affect with the buildings in that area, however it was considered that this could pose a safety threat to members of the public because of the proximity to the seawall.

The Committee suggested that the building be camouflaged by using a removable transfer of a native flora pattern or similar.

The Committee **agreed** that the cabin should be located adjacent to the Britomart Reserve in order to keep the open vista of the sea when exiting the wharf and that if possible a transfer be placed on the building to make it more attractive and to help it blend in with the surrounding environment.

5. COMMUNITY ADVISER'S UPDATE

5.1 Akaroa Township Public Realm Design Guidelines

Members were informed that the process for having the Akaroa Township Public Realm Design Guidelines finalised had come to a halt prior to the earthquakes, but that it was timely for them to now be progressed.

The Committee **decided** to recommend to the Akaroa/Wairewa Community Board that a process be initiated for the Draft Akaroa Township Public Realm Design Guidelines to be redefined and put forward for formal adoption and that they then be appended to the Council's Infrastructure Design Standards.

6. COMMITTEE MEMBERS EXCHANGE OF INFORMATION

The Committee **decided** to seek the Akaroa/Wairewa Community Board's opinion on the Akaroa Design and Appearance Advisory Committee being restructured so that it operated in a similar way to the Council's Urban Design Panel.

The meeting concluded at 3.35pm.

3. CORRESPONDENCE

Nil.

4. PLANS TO CONSIDER

4.1 Banksia Cottage Alterations– 18 Rue Balguerie

Plans and supporting documents relating to the proposed alterations to 18 Rue Balguerie are **attached**.

5. COMMUNITY BOARD ADVISER'S UPDATE

5.1 Meeting Schedule 2013

It is proposed to follow the same format for meetings in 2013, that is for the Committee to meet on the first Thursday of each month at the Akaroa Sports Complex, or as otherwise advised. It should be noted that the Terms of Reference for the Committee state, "The Committee will be discharged three months from the coming into office of the members of the community board, elected or appointed at, or following each triennial general election", therefore it is proposed to set meeting dates for the full year, not just up until the election in October 2013.


STAFF RECOMMENDATION

It is recommended that the Committee adopt the following schedule for its meetings in 2013:

Thursday 7 February – 2.30pm
Thursday 7 March – 2.30pm
Thursday 4 April – 2.30pm
Thursday 2 May – 2.30pm
Thursday 6 June - 2.30pm
Thursday 4 July – 2.30pm
Thursday 1 August – 2.30pm
Thursday 5 September – 2.30pm
Thursday 3 October – 2.30pm
Thursday 7 November – 2.30pm
Thursday 5 December – 2.30pm

The venue of the meetings to be the Akaroa Sports Complex, or as otherwise advised.

6. COMMITTEE MEMBERS' EXCHANGE OF INFORMATION

Christchurch City Council 

Environmental Policy and Approvals Unit

Application for a Resource Consent (Land Use)

Resource Management Act 1991 - Form 9
 Email your application to resourceconsentapplications@ccc.govt.nz
 Deliver your application to: Christchurch City Council, 53 Hereford Street, Christchurch
 Send your application to: Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch 8154
 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 made? Yes ☐ No ☐

If Yes, what was the Planner's Name?

Has a copy of the application been submitted electronically? i.e. on a flash drive or disk. Yes ☐ No ☐
 (Note: Providing an electronic copy can reduce the overall administration costs associated with the application.)

How would you like your approved consent sent to you? ☐ Email ☐ Disk

2. The Site

Location of the proposed activity (street address): 18 Rue Balgare
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 23285

3. The Applicant

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

Full Name: Bronwyn Thomas

Landline: 337 1890 Mobile: 0272 915 874

Email: Bronwyn@planetree.co.nz Facsimile:

Postal Address: 95b Dyers Pass Rd, Cashmere, Ch. Ch. 8022

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): Bronwyn Thomas

Landline: 337 1890 Mobile:

Email: Bronwyn@planetree.co.nz Facsimile:

Postal Address: 95b Dyers Pass Rd, Cashmere, Ch. Ch. 8022

Post Code:

Updated: 01 July 2011 1 of 4 P-001

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).

Restoring original colonial dwelling.

Minor renovating including removing internal wall between living room and kitchen.

Replacing kitchen window at rear of property with french doors.

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.)

Minor - Nil. No change to street appearance.

Minor alterations to living area and kitchen.

Temporary Protection Plan

BANKSIA COTTAGE 18 RUE BALGUERIE AKAROA

This is an historic cottage in very original condition. The contractors must be fully aware they are working on a Heritage building, and care must be taken to preserve the original fabric of the building where ever possible.

1. Ensure the property is securely locked and temporarily boarded up at the end of each day. Electricity to be turned off at the mains.
2. All flammable building rubbish to be removed to the North West corner of the property. Appropriate tools should be used for construction, no blow torched etc. Fire extinguishers must be on site at all times.
3. While the rear section of the roof is being replaced, care must be taken to ensure the building is protected from water and wind damage.
4. No vehicles or machinery to be closer than two metres from the building.
5. Care must be taken not to trample on, or store building products on established areas of garden.
6. Contractors shall take care when carrying scaffolding and tools through the building so as not to damage heritage fabric such as doors and door frames, windows and floors.

SPECIFICATION FOR:

Banksia Cottage Alterations
18 Rue Balguerrie,
Akaroa.
For: Bronwyn Thoms.

BUILDING CONSENT ISSUE 23.02.12

PRELIMINARY AND GENERAL

1. Site: The site is located at 18 Rue Balguerrie, Akaroa.
Legal Description: Lot 1 DP 23825 with an area of 1133m².
2. This specification is to be read in conjunction with Attached set of Drawings titled 'Banksia Cottage, 18 Rue Balguerrie, Akaroa.. Items shown on the drawings and not specified or vice versa shall be equally binding as though included in both.
3. All work to comply with The NZ Building Code Compliance Documents (including updated B1/AS1 and amendments to NZS 3602: 2003, NZS 3604: 2011, and Local Authority by-laws.
4. All necessary approvals are to be obtained before work commences. Give all notices and arrange for the inspection of the works and Materials:
 - The engineer shall be notified for inspections as specified on his Producer Statement,
 - The Contractor shall make himself familiar with all requirements of the Building Consent including any special conditions and be responsible for the arranging of all inspections required under the terms and conditions of the Building Consent.
5. All dimensions are to be verified on site before work commences.
6. All workmanship and materials shall be of the highest quality and shall be carried out in accordance with the best trade practice, conforming with the drawings to the satisfaction of the owner.
7. The Contractor must take all precautions to protect all property, including those adjoining, and shall make good, at own expense, any damage caused by and during his operations, to the satisfaction of the Local Authority or the owners, as the case may be. The Contractor shall be responsible for the weathertightness and the security of the property and shall take all necessary steps to achieve this.
8. The Contractor is responsible for the safety of people on, or in the vicinity of, the site.
9. All necessary Insurances to be taken out by Contractor and Owner.
10. All materials and items installed shall be done so in accordance with manufacturers details and specifications.
11. The conditions and full extent of the contract shall be determined between the Owner and the Contractor.
12. On completion all rubbish is to be removed from site and make good, at own expense, all/any damage to roads, footpaths etc.

ENGINEER

Robert Ling
23B Mandeville Street.

EXCAVATION

Excavate as necessary for new concrete floor and wall as per engineers details. All materials not required for backfill shall be removed from the site. Remove, top soil and soft organic material from beneath proposed floor slab, leaving a firm level surface for hardfill. Compact if necessary. All top soil shall retained on site where directed by the Owner and later spread over site where directed by Owner. The Contractor shall visit the site to ascertain the extent of work. If any areas of fill are encountered during excavations, foundation depths and details shall be discussed with Engineer. All perimeter trenches, are to be taken down to 300mm minimum, or to solid bearing, whichever is the greater. No concrete will be poured until trenches and reinforcing have been inspected. All dimensions are from natural ground levels. Fill in and thoroughly consolidate around all footings.

Under all concrete floors where hardfill is indicated provide AP40 (or better) to a minimum depth of 150mm. Before the concrete is poured, the hardfill shall be thoroughly consolidated and finished with sand binding under all areas that are to have D.P.C.

Maintain all excavations free from slip, water and mud etc.

All necessary approvals shall be obtained from the Local Authorities, and all notices given before any work commences.

CONCRETE WORK

The concrete work shall comply with the NZ Building Code Compliance Documents and Acceptable Solutions in particular B1/AS1, VM1-Structure; general, B1/VM4 –Structure; appropriate sections of NZS 3109:1997 "Concrete Construction".

All concrete shall be supplied from an approved ready mix concrete plant and shall comply with NZS 3104:2003 "Concrete production".

All foundations concrete shall have a minimum compressive strength of 20Mpa at 28 days. All materials and workmanship shall comply with the relevant clauses of NZS 3101. Ordinary Portland cement conforming to NZS 3122. Aggregate conforming to NZS 3121 and NZS3111. Maximum size 19mm. All concrete shall be thoroughly vibrated when placed.

Reinforcing Steel: All main reinforcement except stirrups and ties shall be deformed bars of structural grade to AS/NZS 4671:2001. Stirrups and ties shall be plain bars to NZS 3402 Grade 300. All workmanship and steel fixing shall conform to the relevant requirements of NZS 3109 for Concrete Work and NZS 4210 for concrete blockwork as appropriate.

Bars shall be positioned accurately according to drawings and securely tied. Ties shall be turned away from the concrete face. Steel shall be to tolerances specified in NZS3109. Hooks, bends and laps are to be in accordance with NZS3109. Bars in foundation beams may be lapped to suit stock lengths, but laps are to be kept to a minimum and staggered where possible. Laps are to be at least 32 diameters for deformed bars and 40 diameters for plain bars unless otherwise detailed. Cover shall be positively maintained to the tolerances specified in NZS3101 or NZS 4210 as appropriate.

Floor Slab: Poured over AP40 compacted hardfill and min .25mm Polythene sheet DPM laid to manufacturer's specifications. Lap joints min 150mm wide, sealed with 50mm min wide pressure sensitive plastic tape. Seal around all penetrations to ensure continuity of the damp proof course.

Concrete slab to be reinforced with ductile mesh reinforcing complying with AS/NZS 4621.

SCOPE: Supply and place concrete and reinforcing for the following:

- (a) Perimeter Foundations
- (b) Floor slab
- (c) Pile under new post

CARPENTRY

All timbers and timberwork shall comply with the NZ Building Code Compliance Documents and Acceptable Solutions in particular B1/AS1 -Structure; general, B2/AS1- durability, D1/AS1- Access Routes, E1/AS1-Surface water,E2/AS1- External Moisture,E3/AS1- Internal Moisture, F2/AS1- Hazardous Building Materials, F5/AS1- Construction and demolition hazards,F7/AS1- Warning Systems, H1/AS1- Energy and Efficiency, NZS 3602:2003 "Timber and Wood based Products for use in Buildings" including amendments 2011 and NZS 3604:2011 "Timber Framed Buildings.

TIMBER TREATMENTS TO COMPLY WITH NZS 3602:2003, amended 2011

Timber Components	Species	Grade	Treatment (to NZS 3640)	Durability
External Wall framing	Radiata Pine	SG 8	H1.2	50 years
Internal wall framing	Radiata Pine	SG 8	H1.2	50 years
Floor Joists/sub floor	Radiata Pine	SG 8	H1.2	50 years
Piles	Radiata Pine	NZS 3605	H5	50 years
Door and window frames	Radiata Pine	Select A	H3	15 years

FLOOR FRAMING: Allow to replace as necessary existing piles/underfloor framing. Extent to be determined on site. All piles to comply with NZS3604, 2011 or as advised by engineer.

NEW WALL FRAMING to be Radiata Pine 90x45, treated as specified above. Fix studs at 600mm CRS max. Between studs fix rows of dwangs at 800mm CRS max. Fix bottom plate on new retaining wall over Thermakraft 'Supercourse' 500 DPC with M12 bolts cast in 1400mm centres and within 300mm of corners of foundation walls (or proprietary fixings @ 900mm min crs and within 150mm of each end of plate).

Wall framing fixing to be in accordance with NZS 3604:2011. Minimum NZ 3604 req as follows:

Bottom Plate/Floor Framing:	External walls and Internal wall bracing Elements: 2/100x3.75 hand driven or 3/90x3.15 power driven nails @ 600crs Internal Walls: 1/100x3.75 hand driven or 1/90x3.15 power driven nails @ 600crs.
Bottom Plate Stud:	2/100x3.75 (end nailed) or 4/75x3.15 (skewed) hand driven nails or 4/75x3.06 (skewed) or 3/90x3.15 (end nailed) power driven nails
Lintels as shown:	In accordance with NZS 3604: 2011: 2/100x3.75 (end nailed) or 4/75x3.15 (skewed) hand driven nails or 3/90x3.15 (end nailed) power driven nails
Top Plate/Stud	Fixing type B: 2/90x3.15 end nails + 2 wire dogs, capacity of alternative fixing 4.7kN and as per fig

BUILDING WRAP: To be added over new framing. Where internal linings removed allow to staple wall

EXISTING BUILDING THERMAL ENVELOPE IMPROVEMENTS: Allow to fix Pink Batts SnugFloor 480 R1.6 to existing subfloor if no foil there at present and to add Pink Batts Ultra R2.8 wall insulation to all exterior wall framing exposed where wall wrap has been added from the inside.

Framing timbers shall have a moisture content of 16%, as per Winstones recommendations before the application of gib board linings over plywood lining as specified by engineer.

Generally walls to be 10mm Gib board and ceiling linings to be 13mm. All fixed to Manufacturers specifications and stopped to a Level 4 finish for painting. Bathroom walls and ceiling to have 10/13mm Aqualine gib Board.

WATERPROOFING TO BATHROOMS

Ensuite: Allow to cut into floor as necessary for new wastes. Prepare floor and apply selected non slip vinyl as per manufacturers specifications.

Selected acrylic shower unit to be installed to manufacturers specifications, Ensure shower tray has min 20mm upstand all the way around tray and toughened AS/NZS standard glass panels/doors.

BRACING: Refer to engineers details.

TIMBER WEATHERBOARD CLADDING.

Allow to install pre primed H3.1 timber bevel backed weatherboards, when replacing existing, over 90 x45 H3.1 framing @ 600crs over new retaining wall. Boards are to be laid straight. Horizontal laps shall be 32mm for non-rebated bevel backed boards (or 25mm min lap for non rebated bevel back boards with a 2mm gap between boards).

Weatherboards shall be fixed to framing at a maximum 600mm centres with a single nail located immediately above, but within 10mm of the lap. Nails shall be 75mm x 3.15mm. Joints shall be drilled for nailing and mitred, and end grain shall be sealed against moisture penetration by painting in accordance with NZS 7703

Maintenance: Wash regularly (6 monthly) with water and soft broom to prevent build up of dirt, dust, mould and fungi. Repainting is recommended as soon as the first sign of deterioration in the coating is identified.

TIMBER WINDOWS AND DOORS

New/Recycled timber windows and doors are to match existing in style and be similar to sizes as indicated on drawings. All materials and fittings must be top quality and shall be supplied to the site prefinished or ready for finishing as indicated by Owner. The Joiner must site measure and verify all opening sizes for new units. Confirm extent of new and recycled joinery as owner as sourced some items.

PLUMBING

All plumbing work to be in accordance with the New Zealand Building Code Compliance Documents and Acceptable Solutions in particular B2/AS1, E1/AS1, G12/AS1, G13/AS1,AS2, and any Local Authority by-laws. Give all notices and arrange for the inspection of the works and materials.

The work is to be carried out by Licensed and Registered Plumbers using adequate and proper equipment and methods in accordance with best trade practice.

Pipe Materials: Hot and cold water supply pipes are to be polybutylene to comply with AS/NZS2642 part 1,2 and 3.

Discharge Pipe Supports: 32-50 dia @ 500mmcrs, 65-100mm dia @ 1.0mcrs, >100mmdia @ 1.8mcrs min. All pipes to include expansion joints and at all supports and floor/wall penetrations to accommodate movement by using pipe sleeves or a durable and flexible lagging material.

All pipework supplying hot water to appliances and fittings are to be lagged in accordance with NZS 4305: 1996 Energy Efficiency – Electric hot water systems. HWC is to have thermal wrap.

Hot Water Cylinder is to be installed with tempering valve set at 55deg.

SCOPE: Installation of complete plumbing system to new bathroom and kitchen including:

- connection of fittings
- provision of hot and cold water supply (water supply from existing hwc beside kitchen)
- provision of drainage to all fittings and fixtures
- provision all above ground drainage connections; 1 new gully trap and new wc connection.
- replace existing cylinder in adjacent position. Install to comply with G12/AS

DRAINAGE

All work shall comply with the New Zealand Building Code Compliance Documents and Acceptable Solutions in particular B2/AS1, G12/AS1, G13/AS1, AS2 and any requirement of the Local Authority. Give all notices and arrange for the inspection of the works and materials. Trenches to be inspected before filling in.

All work is to be carried out by currently Licensed and Registered Drainlayers using adequate and proper equipment and methods in accordance with best trade practice. On completion, the whole of the drainage is to be tested and handed over in thorough working order and to the satisfaction of their Inspector. The Drainlayer shall supply any necessary records of works carried out as required by the New Zealand Building Code.

All sewer and stormwater pipes shall be uPVC complying with AS/NZS 1254:2002, AS/NZS 1260:2002, and AS/NZS 2032:2006.

Bedding and Backfilling of Trenches for drains shall be compliant with G13/AS 2 fig 7 and E1/AS1 fig 13, copy attached.

The width of base of the trench shall be no less than the diameter of pipe plus 200mm. trench width at top of the pipe shall be no more than 60mm.

Acceptable fill materials as shown shall be

- a) bedding material of granular noncohesive material with a maximum particle size of 20mm
- b) selected compacted fill of any fine-grained soil or granular material which is free from topsoil and rubbish and has a maximum particle size of 20mm
- c) ordinary fill which may comprise any fill or excavated material.

Placing and compacting

- a) Granular bedding and selected fill shall be placed in layers of no greater than 100mm loose thickness and compacted before pipes are laid..

- b) Up to 30mm above the pipe, compaction shall be by tamping by hand using rod with a pad foot (having area approx 75x75mm) over the entire surface of each layer.
- c) More than 300mm above the pipe, compaction shall be by at least 4 passes of a mechanical tamping foot compactor, min weight 75kg.

SCOPE: Allow connect new wc and gully trap to existing sewer.

SMOKE DETECTORS

Smoke Alarms are to be installed in accordance with New Zealand Building Code Acceptable Solution F7/AS1 Section 3:

The Smoke alarms **may** be battery powered and are not required to be interconnected. They shall provide a hush facility button which silences the alarm for 60 seconds minimum (this allows the cause of a nuisance alarm to be cleared without removing the battery to silence the smoke alarm), and shall have an alarm test facility readily accessible by building occupant.

Smoke alarms shall be listed or approved by a recognized national Authority as complying with at least one of ; UL 217, CAN/ULC S531, AS 3786. BS 5446: Part1.

Location of smoke alarms shall be: on the escape routes on all levels within the household unit. On levels containing sleeping spaces, the smoke alarms shall be located either: in every sleeping space or within 3 metres of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

Additional smoke alarms must located in each space that must be passed through to get to a safe place (outside).

Installation of smoke alarms shall be: on or near the ceiling in accordance with AS 1670.6 and the manufacturers instructions.

Recommended maintenance procedures are:

- 1. In-situ cleaning with a vacuum cleaner (no disassembly of smoke alarm).
- 2. Monthly testing by use of the smoke alarm's test facility.

ELECTRICAL

The Electrical work shall be carried out in accordance with the New Zealand Building Code Compliance Documents, in particular Acceptable Solution G9/AS1 and the Electrical Safety Regulations. All wiring shall be concealed. The Electrician shall obtain all consents, arrange all inspections and issue a compliance certificate at the completion of the contract.

Co-ordinate with the Builder and Owner number of and positions of power points, light fittings etc.

The Builder shall provide all dwelling required for fixing lights, switches, and plugs. etc. Co-operate with the Builder for positions of these dwangs.

SCOPE: The Electrician shall upgrade Distribution Board as necessary and all wiring, switches, power outlets, etc. as required by the Owner.

All power and lighting circuits to be protected with MCB's on the switchboard.

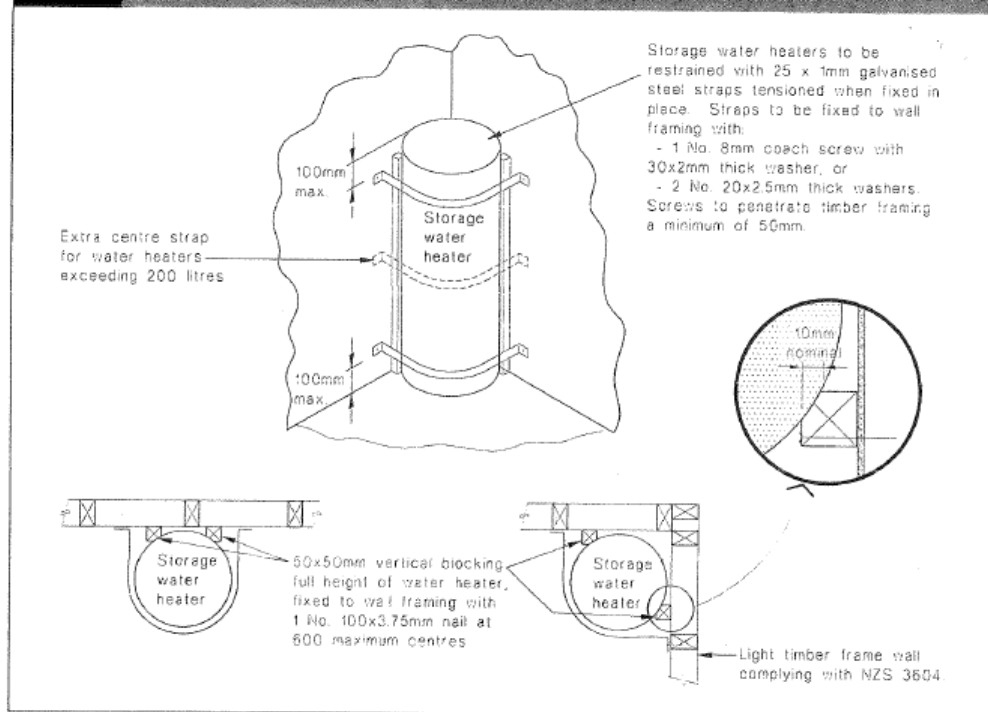
All wiring TPS cable run concealed within walls and ceilings.

The work is not complete until tested and approved by the Local Authority.

The final location of all electrical switches, lights etc. shall be site confirmed with the Owner before pre-wiring.

NOTE: All/any recessed downlights are to be CA-rated ie. Closed (moisture transfer) and Abutted(insulation)

Refer to electrical requirements supplied by Owner.

Amend 5
Feb 2004**Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4**6.11.4 Structural Support**

NZBC B1.3.2 requires *building elements* (including *storage water heaters*) to be adequately supported including support against earthquake forces. The method illustrated in Figure 14 is acceptable for *water heaters* up to 360 litre capacity. Where fittings and pipework are attached to the *water heater* through the supporting platform or floor a 50 mm minimum clearance shall be provided between the fitting and the support structure.

6.11.5 Another acceptable solution for securing *storage water heaters* against seismic forces is given in Section 203 of NZS 4603.

6.12 Hot water pipe sizes

6.12.1 The *diameter* of hot water supply pipes from *storage water heaters* and to *sanitary fixtures* shall be no less than those required by Table 4.

6.13 Wet-back water heaters

6.13.1 Wet-back *water heaters* shall be:

- Connected only to *open vented storage water heaters*, or a water storage vessel (see Figure 15), and
- Made of copper.

6.13.2 Copper pipework shall be used between the wet-back and the *water tank*.

Edition
: 2007Amend 5
Feb 2004Amend 5
Feb 2004

BANKSIA COTTAGE
18 RUE BALGUERIE
AKAROA

EXTERIOR

NORTH ELEVATION

Rebuild front steps so that they safely reach the front door. Replace 2 weatherboards at base of centre section with new weatherboards machined to match existing. Repaint.

WEST ELEVATION

Replace existing back door and kitchen window with 2 doors recycled from interior (which was once exterior), install recycled kitchen window. These alterations are to the lean to at the rear of the property, and are not visible from the street. Repaint.

SOUTH ELEVATION

Excavate topsoil from against lean to wall, replace windows with recycled windows to match with existing, but with opening sashes to provide ventilation. Repaint.

EAST ELEVATION

Excavate topsoil from against Bedroom 3 wall. Replace rotten weatherboards with new weatherboards machined to match existing. Repaint.

ROOF

Replace corrugated iron on lean to section. Repair existing corrugated iron and flashings on gabled roofs. Repair, and replace where necessary bargeboards. Replace plastic spouting and downpipes with galvanised.

INTERIOR

HALLWAY

Reduce length of hallway by removing a portion of lounge wall, replace wall with structural timber beam as specified by engineer. Lower ceiling height of hallway and rear of kitchen to cover the beam. Install window at new internal end of hallway, recycled from kitchen. Entrance door, and door to lounge to remain. Repair and lightly oil existing floor. Room is presently lined with gib board which we will re-wallpaper and paint.

LOUNGE

Remove existing fireplace, and wall above, remove rear portion of hallway wall. Walls are currently gib over sarking Ceiling is currently pinex, with a large whole, which will need to be repaired or replaced, but kept at the current (original) height. This will define the original space, making it easy to read where walls have been removed.

DINING

Kitchen bench is to be relocated to the rear of lean to, Coal range removed, and wall above to form opening to lounge. Double doors to be installed to west wall, (Relocated from existing kitchen) to replace existing kitchen window. Bathroom door to be installed in lean to dividing wall, and kitchen door to be moved slightly and widened.

Existing T & G to be repaired, and replaced where necessary to match existing. Concrete floor to be repaired.

STAIRS

Staircase to be repaired if possible, or replaced if necessary in similar timber construction, ceiling/ roof height to be altered to 2 metres to allow safe egress/access from upstairs.

BATHROOM

Bathroom to be extended to create space for w.c, and handbasin. Recycled opening window to be installed. Existing bath to be relocated. T & G wall and ceiling linings to be replaced where necessary.

KITCHEN

Replace existing windows with recycled opening windows to match existing. Kitchen units, including butlers sink, will be freestanding.

BEDROOM 1

Replace existing ceiling with T & G to match existing. Fireplace chimney was damaged in earthquake, will be replaced by EQC. Floor, doors and windows to be retained in as original condition as possible (ie. remain unpainted). Re wallpaper over existing gib. Leave existing 'windows' that give glimpse of rammed earth walls

BEDROOM 2 (Upstairs)

Replace existing sarking with bracing ply to engineers specifications. Existing sarking will be retained on one wall beside wardrobe and covered with bracing ply.

Floor and ceiling to be retained in as original condition as possible.

BEDROOM 3

Repair existing T & G wall and ceiling linings, replacing with new or recycled to match existing where necessary. Replace new, raised customwood floor with plywood, on new subfloor, at original floor level, repair existing doors and window, repaint.

Proposed works to be undertaken

18 Rue Balguerie
Akaroa

Banksia Cottage is a category II listed building with the Historic Places Trust, and with the Christchurch City Council. The cottage is 150 years old and is in very original condition.

Much of the work to be undertaken is maintenance and restoration.

As the cottage was built in four separate stages, the construction methods vary and are quite unusual in places. All sections are timber framed, with corrugated iron roof and weatherboard cladding, except for the lower portion of the walls of the lean to at the rear, which are solid concrete. The west facing section was built circa 1860 and is possibly kitset, with rammed earth walls to add strength and insulation. It has a timber floor and ceiling, the walls have been relined with jib-board in the 1980's. The centre, double story section dates from circa 1870, it contains one downstairs room, a small hallway, and an upstairs room which is accessed by a staircase leading from the lean to section at the rear, the Eastern section is one single story room, probably built as a shop with a high parapet to the north. The walls and ceiling are T & G lined, and the floor has been replaced with customwood. The first lean to section appears to have been built pre 1900, but had a more modern coal range, and a concrete floor, possibly installed when the rear section was built. The rear lean to section is circa 1960 with a concrete floor and lower 900mm of walls are solid concrete. This section contains a bathroom, w.c. and laundry.

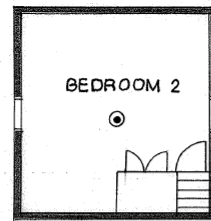
Our aim is to retain as much of the original fabric as possible, while bringing it up to today's standards as far as construction and insulation and layout. The resource and Building consent application relate to maintaining the stability of the structure, and restoring the building, to ensure it is weathertight and sound to preserve the heritage values of the building, while making it usable as a holiday cottage. The footprint of the building remains the same, as does the front elevation. Alterations are to internal walls and fenestration at the rear of the building.

The coal range and chimney have been removed to make the building safe following the September and February earthquakes, our application is for a retrospective consent for this, and also for the removal of two non load bearing walls, one which divided the 1860 section of the cottage, and one which divided the first floor room. these were both very poorly built later additions.

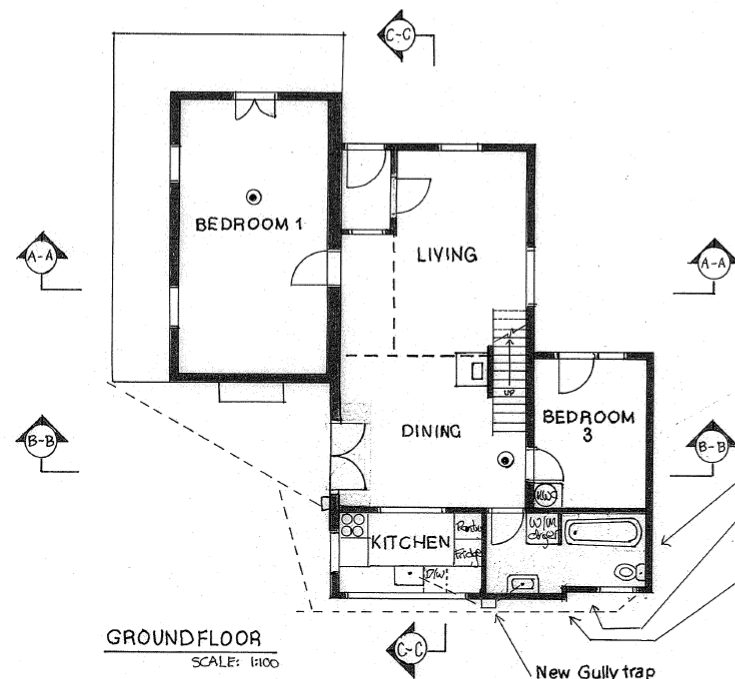
While we have endeavored to show construction details fully and accurately, some of the decisions regarding the restoration will have to be made on site, consulting with Mr Ling, (Ling Design Consultants Ltd) to advise on engineering aspects, and with Victoria Bliss and Brendan Smyth (Christchurch City Council) on Heritage issues.

FIRST FLOOR

Reline walls with 9mm
bracing ply screwed at
150mm centres, perimeter,
300mm centres, centre



BEDROOM 2

GROUND FLOOR
SCALE: 1:100

NOTES

- H1- No calculations have been provided for H1 as existing is a combination of rammed earth, sarked framing & new construction.
- All new walls will have R2-8 insulation and well wrap & pre-primed weatherboards to match existing.
- Any walls being relined internally will have well wrap stapled within framing and R 2-8 insulation added where practical.
- ☉ Allow to install smoke detectors to comply with ASI/F7
- All piles shall be 150 x 150 H5 treated timber
- All pile positions shall be as per existing, or to comply with the requirements of the engineer

New concrete floor and wall
900mm high

Existing concrete wall
900mm high

Plumbing to comply with G13/ASI

New 100mm PVC sewer
to connect with existing

Bath & sink 400 I in 40 minimum fall

New 100mm PVC sewer

New 100mm PVC sewer

New 100mm PVC sewer

New 100mm PVC sewer

New 100mm PVC sewer

New 100mm PVC sewer

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New 100mm PVC sewer

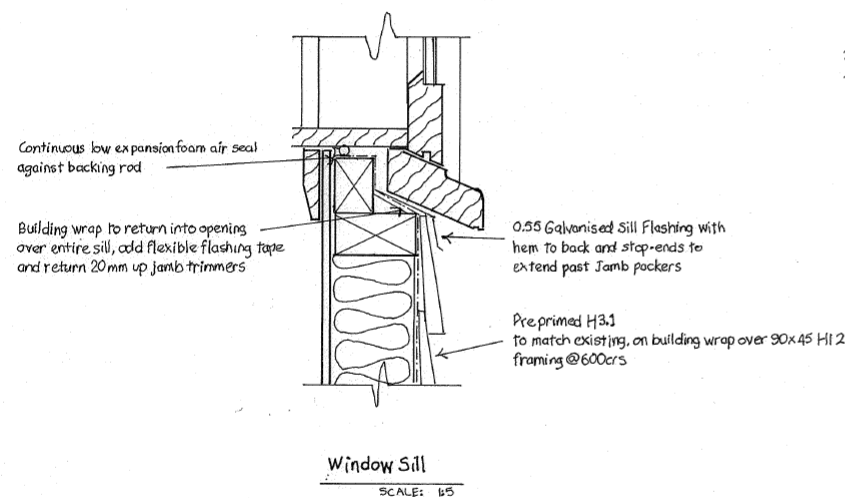
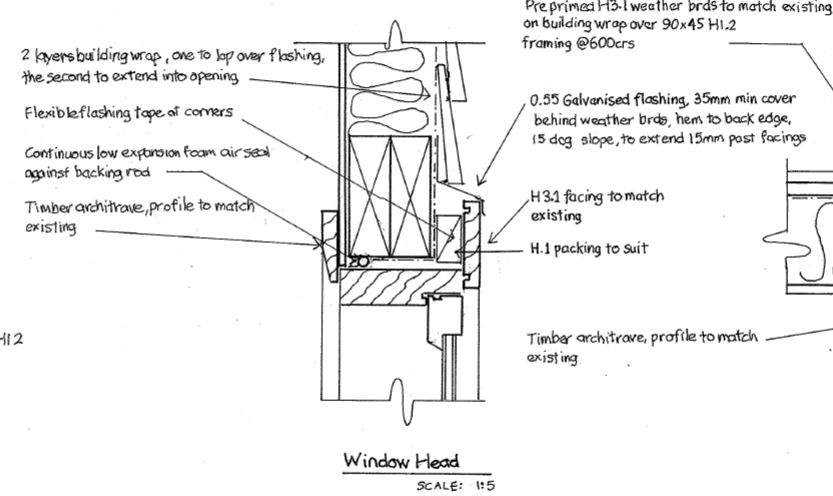
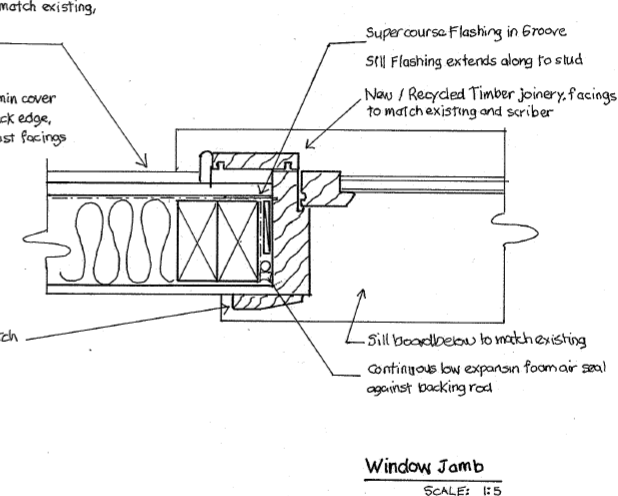
New 100mm PVC sewer

New 100mm PVC sewer

New 100mm PVC sewer

New 100mm PVC sewer

New 100mm PVC sewer

Window Sill
SCALE: 1:5Window Head
SCALE: 1:5Window Jamb
SCALE: 1:5

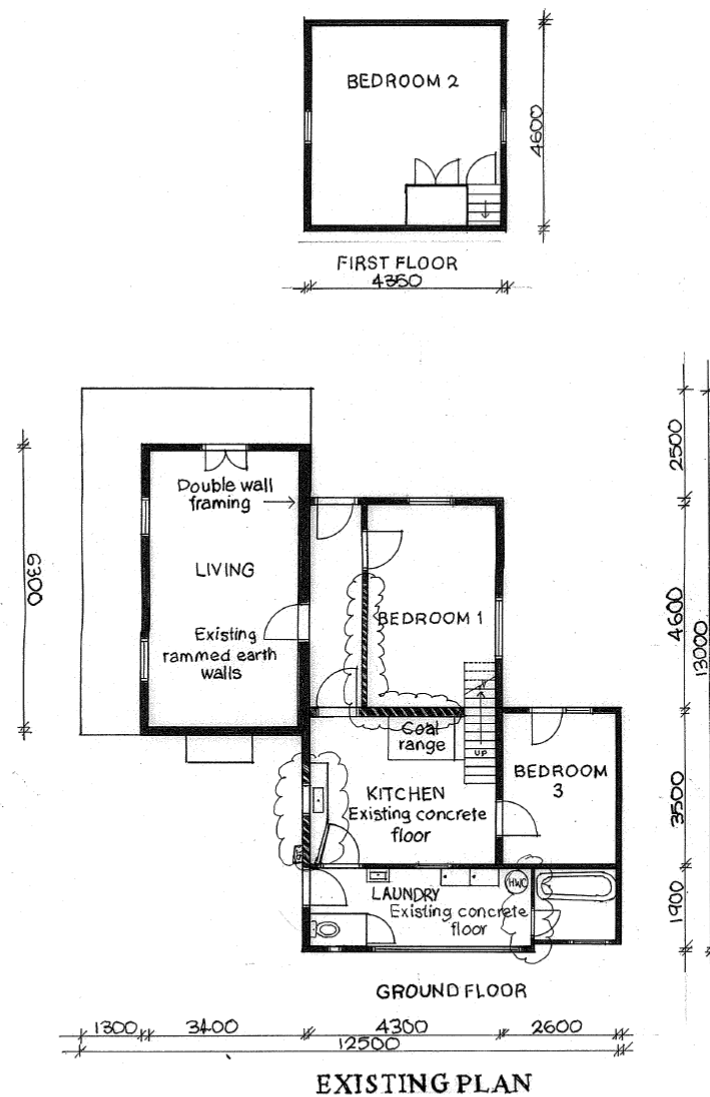
LINGS DESIGN CONSULTANTS LTD.
PO BOX 29, 119, Fendalton CHRISTCHURCH
Ph: (03)341-6331 Mobile: (021)339-146
Fax: (03)341-6332 or (03)358-8713

Robert Ling C.P.Eng 051819

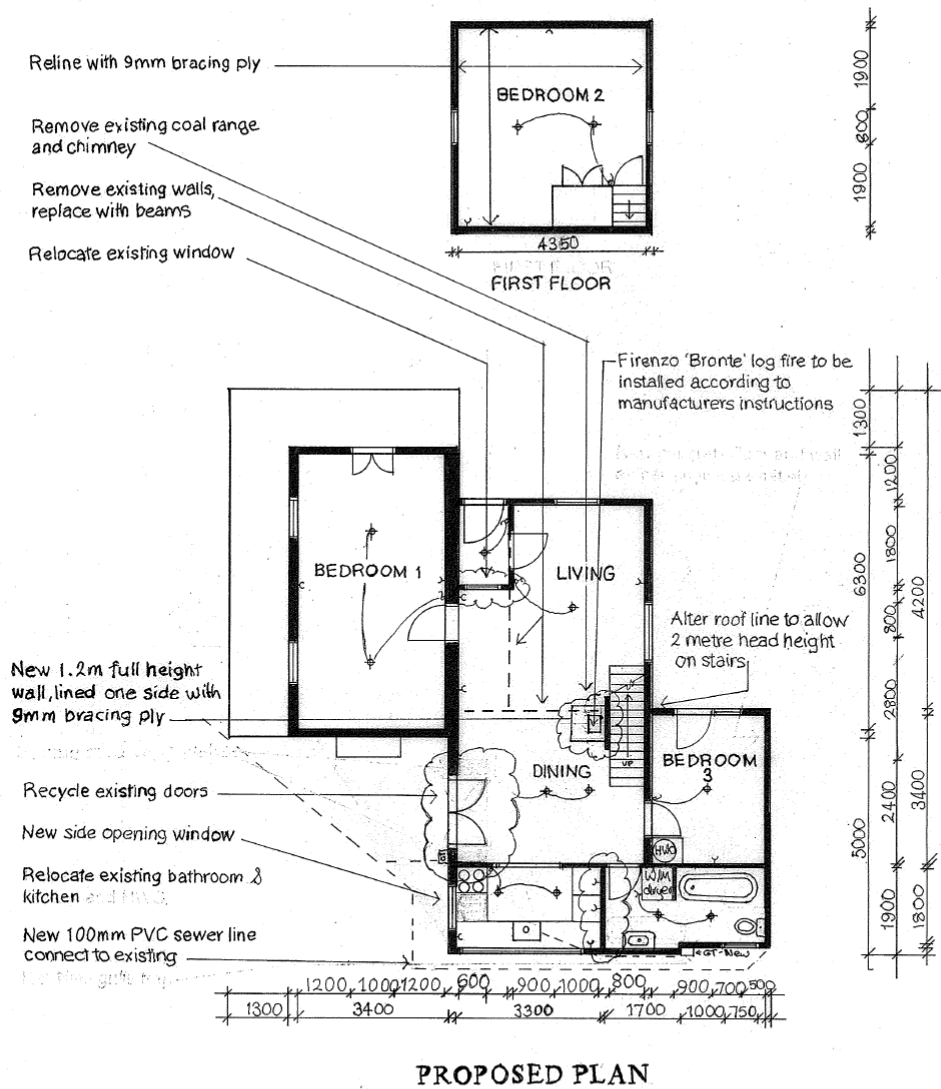
BANKSIA COTTAGE

18 RUE BALGUERIE, AKAROA

DATE: 24 March 2012
DRAWN BY: Bronwyn Thoms
SHEET: 4 of 5 PLANS & DETAILS



LEGEND:
 Existing walls to be removed



LEGEND:
 New walls
 Existing walls

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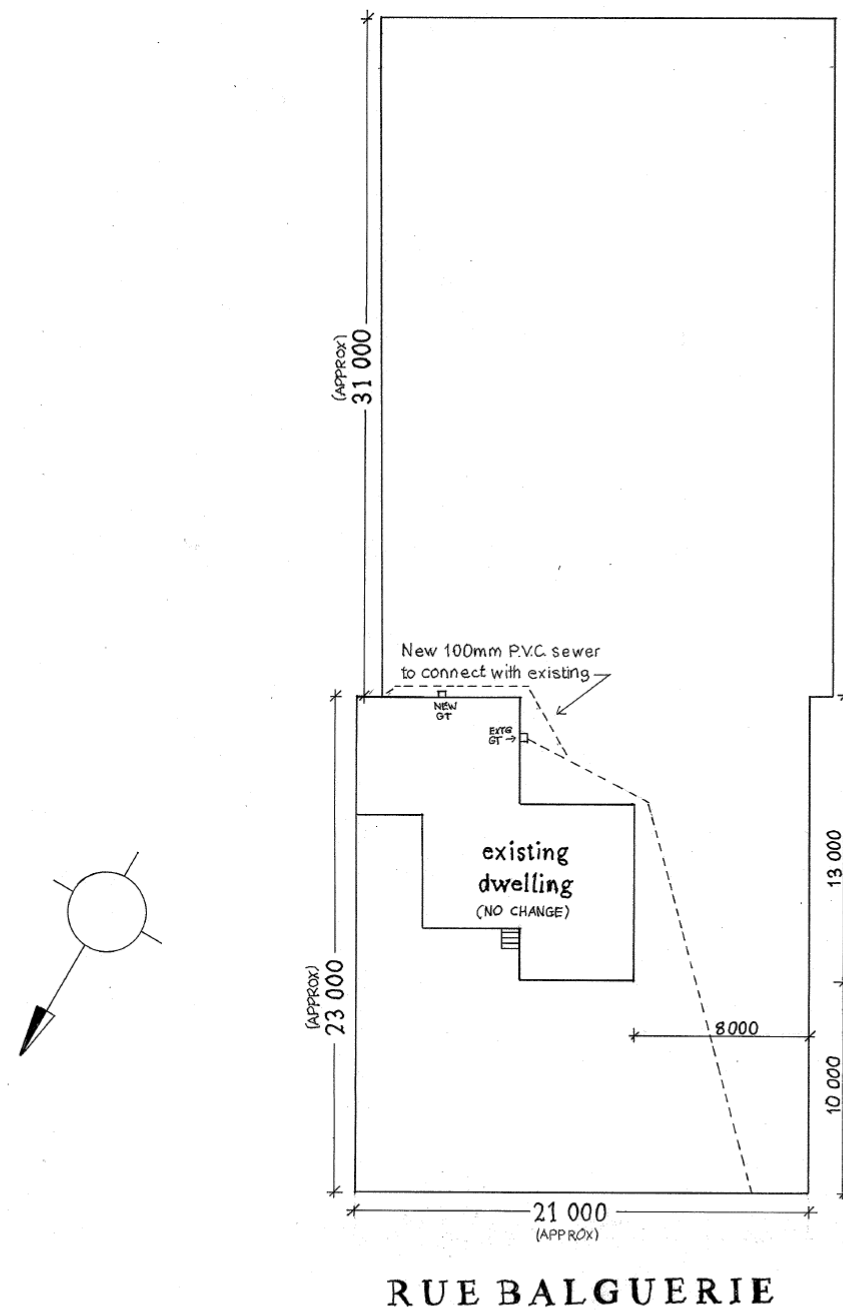
Robert Ling C.P.Eng 051819

BANKSIA COTTAGE 18 RUE BALGUERIE, AKAROA

ATE: 24 March 2012
 DRAWN BY: Bronwyn Thoms
 SHEET: 2 of 5 EXISTING & PROPOSED PLANS

Lot 1,
DP 23825

1133 square metres
(APPROX)



Site Plan

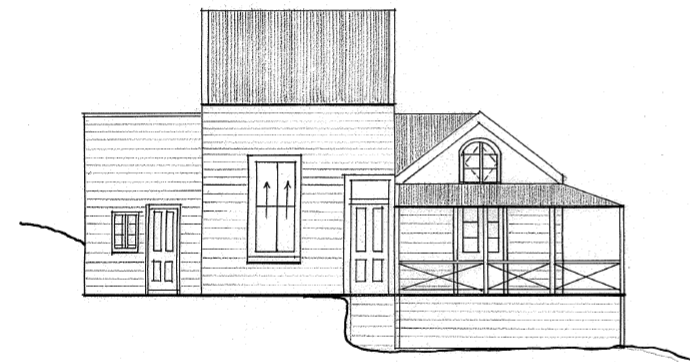
scale 1:200

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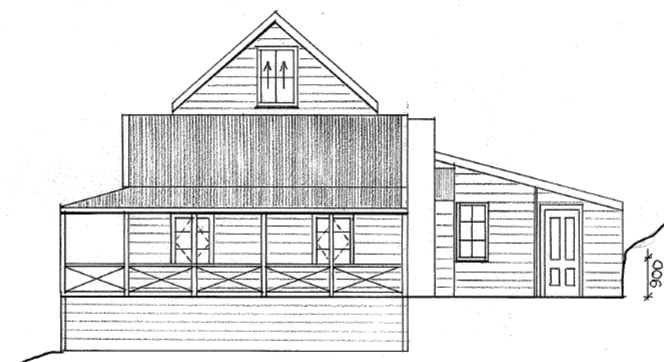
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BANKSIA COTTAGE 18 RUE BALGUERIE, AKAROA

DATE: 24 March 2012
DRAWN BY: Bronwyn Thoms
SHEET: 1 of 5 SITE PLAN



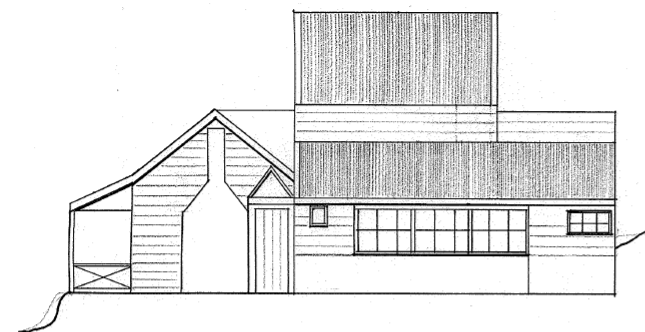
NORTH ELEVATION
(NO CHANGE)



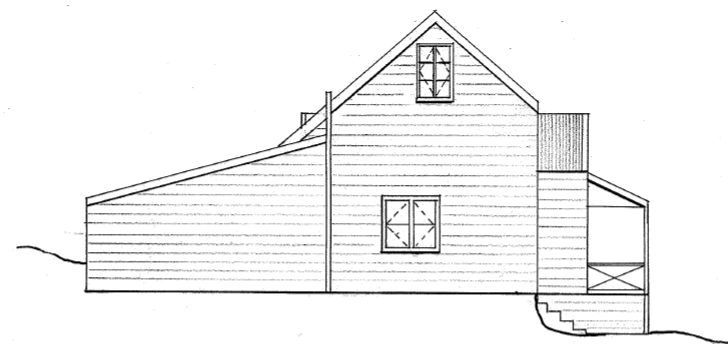
WEST ELEVATION



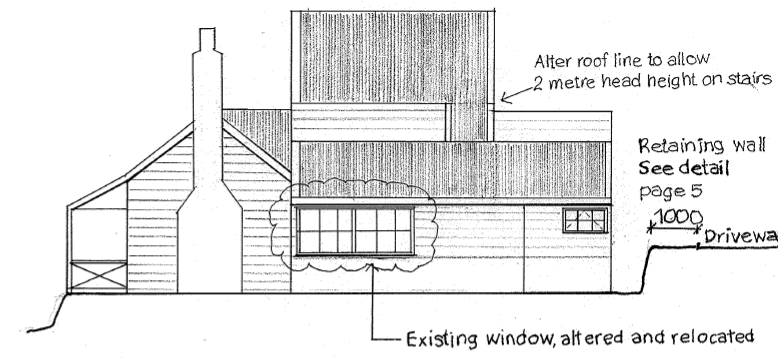
PROPOSED
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



PROPOSED
SOUTH ELEVATION

SCALE 1:100

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C.P.Eng 051819

BANKSIA COTTAGE 18 RUE BALGUERIE, AKAROA

DATE: 24 March 2012
DRAWN BY: Bronwyn Thoms
SHEET: 3 of 5 ELEVATIONS

