

3 August 2023

Otago Foundation Trust Board
C/- Cohesive Construction Otago Limited,
138 Gordon Road
Mosgiel 9024

Via email: craig.miller@cohesive-construction.co.nz

Dear Craig,

RESOURCE CONSENT APPLICATION:

**LUC-2023-168
10 HOLYHEAD STREET
OUTRAM**

Your application for resource consent was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by a Senior Planner, under delegated authority, on 3 August 2023.

The Council has granted consent to the application with a condition. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate is attached to the rear of this letter.

The consent certificate outlines the conditions that apply to your proposal. Please ensure that you have read and understand all of the consent conditions.

You 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
Dunedin 9054

You may request that the objection be considered by a hearings commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that you may be required to pay for the full costs of the independent hearings commissioner.

Alternatively, there may be appeal rights to the Environment Court. Please refer to section 120 of the Resource Management Act 1991. It is recommended that you consult a lawyer if you are considering this option.

You will be contacted in due course if you are due a partial refund or you have to pay additional costs for the processing of your application.

Please feel free to contact me if you have any questions.

Yours faithfully

A handwritten signature in blue ink that reads "Katie Eglesfield." The signature is written in a cursive style with a period at the end.

Katie Eglesfield
Consultant Planner

APPLICATION LUC-2023-168: 10 HOLYHEAD STREET, OUTRAM

Department: Resource Consents

BACKGROUND

Building consent has been applied for to remove the existing church and construct a new church and community function centre. The consent (PIM-2022-509) has not been issued, as Building work has been restricted from commencing, pursuant to s37 of Building Act 2004, which requires resource consent to be granted prior to building work proceeding.

DESCRIPTION OF ACTIVITY

Land use consent is sought to remove the existing church building and to construct a new 220m² church and community centre at 10 Holyhead Street, Outram.

The proposed Church and community centre will be approximately 220m² in total footprint with a maximum height of approximately 5.4m above floor level. A 150mm finished floor level above the crown of the road is proposed to ensure the floor level is elevated above the maximum flood level for the Flood Hazard Area.

The existing Trinity Presbyterian Church has a congregation of approximately 30 people. The proposed building has two large meeting rooms and an additional smaller meeting room. The fire safety report provided as part of the s92 response establishes a design load of up to 100 people at maximum capacity, however the fire report has stated that this is in excess of typical usage. The application notes that the proposed use will be same as the existing use and that the regular visits to the site will be on a Sunday morning associated with the weekly church service.

The proposed building is to be sited to the front on the western side of the property. At the closest points, the proposed building will be approximately 6m from the southern road boundary, 9.3m from the eastern boundary, 2m from the western boundary and 19.25m from the northern boundary.

The building is proposed to be clad in Vertical T-Rib Metalcraft wall cladding, with T-Rib Metalcraft roofing. Selected Colorsteel fascia and spoutings are proposed and timber posts will be used to provide a covered area extending out from entrance, oriented to the east.

There are no council wastewater reticulated services available to site and currently the existing church utilises a long drop for bathroom facilities. A new onsite wastewater disposal system is proposed to manage wastewater at the northern end of the site to the rear of the proposed building. Stormwater will be directed to kerb and channel; water is provided through DCC reticulation.

A new vehicle access is proposed at the eastern end of the road frontage. A drop off zone and mobility parking area are provided along the eastern face of the proposed building. Further information obtained on 16 July 2023 confirmed a gravel turning bay at the northern end of the proposed driveway would accommodate a vehicle of the 99th percentile to manoeuvre in three turns.

Earthworks proposed for the activity consist of 217m³ total volume of cut and fill on site. The earthworks will consist of a site scrape of approximately 300mm depth and remove approximately 67m³ of cut from site. 150m³ of imported clean fill will be introduced to prepare the site for a new building platform and carpark area.

Subject Site:

The subject site is legally described as Allotment 20 Deposited Plan 101 (held in Record of Title OT196/234) and is approximately 1,012m². The site has a Presbyterian Church established with one existing vehicle access, and the rear of the site is grass cover. The site is generally flat.

There is a scheduled tree (T631) located on the adjacent property, 8 Holyhead Street, the applicant has established that the setback of the existing and proposed building from the scheduled tree is compliant with Rule 7.5.2 of the 2GP. The tree is approximately 10m high and setback 7.5m from the boundary line on the western boundary line, the dripline is contained within the boundaries of the adjacent property. The proposed building will be 2m from the boundary which results in a total setback from the tree of 9.5m. Given the tree is approximately 10m high, the required setback is 5m and the existing and proposed building will be compliant.

The surrounding environment consists of the Outram Rural Centre directly to the east, west and south. This consists of mixed-use buildings, one storey dwellings, petrol stations, shops, cafes and community buildings. To the north, rural activity and rural lifestyle allotments are adjacent to the site. Holyhead Street is also designated State Highway 87 (Mosgiel Interchange) and is classified as a Commercial Centre Road under the Roding Hierarchy of the 2GP.

REASONS FOR APPLICATION

Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the “Operative District Plan”, and the Proposed Second-Generation Dunedin City District Plan (the “Proposed 2GP”). Until the Proposed 2GP 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 both district plans in force at the time of the decision that must be had regard to when assessing the application.

Proposed 2GP

The subject site is zoned **Rural Centre** and is subject to No DCC Reticulated Wastewater Mapped Area, and Hazard 2 (flood) Overlay Zone overlays. Holyhead Street is classified as a Commercial Centre Road in the Roding Hierarchy. The site also adjoins Designation D464 which provides for the Waka Kotahi State Highway 87 Mosgiel Interchange.

In this instance, the relevant 2GP rules are not subject to any submissions in opposition and are therefore operative.

The proposal falls under the definition of the following city-wide activity:

1. *Earthworks – Large Scale*
2. *Standard Residential Activity.*

Under the Proposed 2GP, activities have both a land use activity and a development activity component.

Land Use Activity

The proposed land use activity is considered to be a ‘*community and leisure - small scale*’ activity which is **permitted** in the Rural Centre Zone. The regular congregation is for approximately 30 people at the Trinity

Church, however the building has been designed to hold 100 people, for occasional larger functions. On this basis, it is considered that the attendance rate will generally be under 50 people but may on occasion have an attendance which will not exceed 100, however this is considered to likely occur less than 10 days per calendar year and therefore complying with the small-scale threshold. It is noted that *'community and leisure – large scale'* is also a permitted activity in the Rural Centre Zone.

Acoustic Insulation:

The proposal includes a 'noise sensitivity activity' and is within 40m of a State Highway. The application notes that under Rule 9.3.1.3 the space will be used as "other spaces of a specialised nature occupied neither frequently nor for extended periods making this church exempt". I do not agree that the proposal is exempt under this rule as the intent of the 2GP is that these 'rooms' typically relate to small accessory rooms such as toilets, hallways, and lobbies and the primary meeting rooms relating to the church service are not comparable in this case. As a result, the proposal requires consent under Rule 9.3.1.7 as a **discretionary** activity.

Development Activity

Natural Hazards:

The proposed development activity consists of a new building which contains a 'natural hazards potentially sensitivity activity' and has a footprint of 220m² in the Hazard 2 (flood) Overlay. This is considered to be a **restricted discretionary** activity pursuant to Rule 18.3.8.2 and 18.3.8.3 of the 2GP. This is because natural hazard sensitive activities in the Hazard 2 (flood) Overlay Zone are restricted discretionary as well as buildings that result in more than 60m² of new ground floor area. Council's discretion is restricted to:

- Risks from natural hazards.

Transport:

The proposed development activity consists of a new vehicle crossing located on a commercial centre road. This is considered to be a **restricted discretionary** activity pursuant to Rule 6.6.3.1(b) of the 2GP, which requires that no new vehicle crossings are permitted onto a commercial centre street except for fire stations. Council's discretion is restricted to:

- Effects on the safety and efficiency of the transport network.

The proposed development activity consists of a mobility carparking bay located along the eastern side of the proposed building. The proposed mobility park is located at a 0-degree angle and is 3.6m by 5.45m. This is considered to be a restricted discretionary activity pursuant to Rules 6.6.1.1.b.v, which requires a stall depth of 6.0m, and 2GP Rule 6.6.1.1.e.iii, which requires that mobility parking spaces must be provided at a parking angle of 90 degrees. Council's discretion is restricted to:

- Effects on the safety and efficiency of the transport network.

Earthworks:

The proposed development activity breaches the thresholds for small-scale earthworks as Rule 8A.5.1.5 limits earthworks fill to 20m³ in the Hazard 2 Flood Overlay. Earthworks proposed will be a total of 217m³ (66.8m³ cut and 150m³ fill) to establish the proposed building and carpark. The proposal therefore requires earthworks – large scale which requires **restricted discretionary** activity resource consent. Council's discretion is restricted to:

- Effects on visual amenity from the earthworks
- Effects on amenity of surrounding properties
- Effects on the stability of land, buildings, and structures.

National Environmental Standards

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('NESCS') came into effect on 1 January 2012 and ensure that land affected by contaminants in soil is appropriately assessed and made safe for human

use. 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. If a proposed activity involves any of the following on land that is being used, or has been used, or is more likely than not to have been used for a HAIL activity then the Regulations apply to this proposal:

- Removal of fuel storage systems and associated soil
- Soil sampling
- Soil disturbance
- Subdivision of land
- A change in land use

The proposed activity involves soil disturbance and demolition, accordingly, Regulation 8(3) under the NESCS is applicable if the site has been used or is being used for HAIL activities. The Council's Consultant Engineer has reviewed the application and made the following notes:

"The Consent Application does not mention the NESCS or HAIL sites. I do see in the Memorandum that the site is not listed on the ORC's HAIL database. I referenced the LINZ Retrolens.co.nz website and can see that the church was present in the oldest image for the site dating back to 1942. This image shows the church basically as it sits today. The 1963 image shows no changes from the 1942 image. It is likely that the site would not be considered HAIL based on church activities. It appears that the NESCS does not apply to this site, though this has not been specifically assessed.

One thing to note is that given the age of the church building it was likely constructed with building materials that contain hazardous materials such as lead based paint and asbestos containing building materials. The church should be assessed for hazardous materials prior to demolition to ensure that the land does not get contaminated and worker health is not compromised. It would seem appropriate to include that in a consent condition. If this is not done, then it might be reasonable to require the assessment of the soils after the demolition to ensure they were not accidentally contaminated."

As the site is not considered to be HAIL and the NESCS does not apply, no conditions of consent have been included as Council's discretion does not extend to land contamination matters. An advice note is however included below noting that the consent holder should undertake a pre-demolition survey and confirm any other hazardous materials that may result from the building being demolished and that this work is undertaken by a suitably qualified and experienced person.

Additionally, given the information provided above, it is considered that NESCS does not apply to this site.

Overall Status

Where an activity requires resource consent under more than one rule, and the effects of the activity are inextricably linked, the general principle from case law is that the different components should be bundled, and the most restrictive activity classification applied to the whole proposal.

In this case, there is more than one rule involved, and the effects are linked. As a result, having regard to the most restrictive activity classification, the proposal is considered to be a discretionary activity.

WRITTEN APPROVALS AND EFFECTS ASSESSMENT

Affected Persons

The written approval of the person(s) detailed in the table below has been obtained. In accordance with sections 95D(e) and 104(3)(a)(ii) of the Resource Management Act 1991, the Council cannot have regard to the effects of the activity on these persons.

Person	Owner	Occupier	Address	Obtained
Waka Kotahi	✓	✓	Requiring Authority for State Highway 87	31 July 2023

No other persons are considered to be adversely affected by this proposal. This is because aside from transportation effects to be considered by the regulatory authority of Waka Kotahi, who have provided their written approval, the environmental effects of the proposal are internalised within the site boundaries or are limited to effects on parties that are less than minor.

Effects on the Environment

Permitted Baseline

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 district plan or a national environmental standard permits an activity with that effect.

This is the permitted baseline. In this situation it comprises:

- Buildings for the purposes of non-natural hazards sensitive activities with a footprint of no greater than 60m² in a Hazard 2 (flood) Overlay; and
- Earthworks fill of up to 20m².

Receiving Environment

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site, the existing and reasonably foreseeable receiving environment comprises an existing church building being used for a community and leisure activity. There are no unimplemented resource consents that would impact on the proposal.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises mixed use activities within the Rural Centre Zone, residential activity in the Township and Settlement Zone, and farming activities within the Taieri Plains Rural Zone.

It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

Assessment Matters/Rules

Consideration is required of the relevant assessment matters in the Proposed 2GP, along with the matters in any relevant national environmental standard. This assessment is limited to the matters to which the Council's discretion has been restricted. No regard has been given to any trade competition or any effects of trade competition.

1. Risk from Natural Hazards

The proposal consists of demolition the existing church to establish a church building with a very similar size (220m² footprint) and location in the Hazard 2 (flood) Overlay. The church activity is considered to be a 'natural hazards potentially sensitivity activity' and the permitted threshold for

construction of new buildings under the 2GP is 60m² over the period of two years. Council's discretion is limited to the risk from natural hazards.

The applicant has undertaken a topographic survey of the site and proposed a finished floor level of 150mm above the crown of the road in order to address the identified flood hazard level. The applicant has noted that the property is higher than other properties in the surrounding area which sit at a height of 107masl while the subject site has an average height of 109masl. The applicant considers that the proposed floor level of 150mm above the crown of the road is therefore sufficient to manage flood hazard effects.

The proposal has been sent to Council's Consultant Engineers, Stantec New Zealand Limited who has made the following comments:

"The proposal is to construct a new structure mostly within the footprint of a demolished structure on the site. The site has hazards associated with flood risk and liquefaction. The site is classified as a liquefaction "domain C" site. The ground is predominantly underlain by poorly consolidated marine or estuarine sediments with a shallow groundwater table. There is considered to be a moderate to high likelihood of liquefaction-susceptible materials being present in some parts of the areas classified as Domain C.

The application suggests the floor of the new structure will be at least 150mm above the crown of the road which will likely result in a few hundred mm of fill to be imported to the site.

We recommend that the application not be declined on the ground of known natural hazards."

Overall, the proposal will provide for a new church building which is very similar in footprint and location on the site. While earthworks will be required in order to establish the foundations for the building the site will remain flat and there will be no discernible change to the existing ground level. Council's geotechnical and hazards engineer has not raised any concerns in relation to flood hazards as per the above commentary.

Council's Seepage Control Unit and 3-Waters Department have not raised any concerns in relation to hazards.

Overall, given the proposal is 'like for like' in terms of the proposed replacement church building and considering the comments above, it is considered that any adverse flood hazard effects will be less than minor.

2. Effects on the stability of ground, buildings and structures

The proposed activity will undertake a total volume of earthworks of approximately 217m³. This will comprise of 67m³ of cut and 150m³ of clean fill. The site is a relatively flat site, and the earthworks will consist of a site scrape of approximately 300mm to prepare the site for construction of the new building and carpark area.

As outlined above, the application has been considered by Council's consulting engineer who recommended that the application not be declined on the ground of known natural hazards. The engineer further noted that the "proposal will not create or exacerbate instabilities on this or adjacent properties."

Based on the above commentary it is considered that the proposal will result in effects on the stability of ground, buildings, and structures that are less than minor.

3. Effects on the safety and efficiency of the Transport Network

The application was reviewed by Council's Transportation department. They made the following comments.

“The site currently has an existing driveway which can provide parking for one vehicle, however insufficient manoeuvring room is provided, and vehicles are required to reverse out onto Holyhead Street. This is therefore a breach of 2GP Rule 6.6.1.2.a.i. However, the applicant proposes to remove this access and construct a new driveway and parking bay as previously discussed, along the eastern boundary and therefore negating the existing breach. The applicant proposes to construct a drop-off/loading car park, and a second mobility park situated behind the proposed drop-off area. It is noted that the applicant has also agreed to provide for a metal surfaced turning bay at the end of the driveway, allowing for adequate on-site manoeuvring.

As the proposed car parks are designed in parallel with the driveway, the 2GP rule 6.6.1.1 requires that the mobility park must have a minimum stall width and depth of 3.6m by 6.0m and can only be constructed at a 90-degree angle from the driveway. It is noted that the proposed mobility park has a stall width and depth of 3.6m by 5.45m and is proposed to be provided parallel to the driveway. This is therefore a technical breach of 2GP Rules 6.6.1.1.b.v, which requires a stall depth of 6.0m, and 2GP Rule 6.6.1.1.e.iii, which requires that mobility parking spaces must be provided at a parking angle of 90 degrees. However, the effects of these technical breaches can be considered less than minor by Transport. Firstly, should the parking space be provided at a 90-degree angle, no on-site manoeuvring would be achieved, and the space would also impact on the ability for vehicles using the proposed drop of space to turn within the site. In the circumstances Transport considers the manoeuvring difficulties that would arise from enforcing this rule to be greater than the any issues posed from this rule breach, and therefore the provision of a car park on a 0-degree angle is acceptable. Secondly, the proposed stall depth is 5.45m, which fails to meet the 2GP parking dimension as required by Rule 6.6.1.1.b.v by 0.65m. However, Transport considers that adequate space is available for a 99th percentile vehicle to park, despite it potentially requiring vehicles to slightly overhang the line markings. Therefore, the effects of this technical breach are considered less than minor.

The applicant proposes to construct a drop-off/pick-up zone behind the proposed mobility park. It is noted that the applicant proposes this to have a stall width and depth of 2.6m by 6.0m, as per 2GP Rule 6.6.1.1.a.v. and rule 6.6.1.1.c.ii.1. It is noted that the dimensions of the proposed parking space meets/exceeds this requirement and is therefore acceptable to Transport.

As the proposed building will be accessed from Holyhead Street, which is classified as a Commercial Centre Street under the 2GP Road Classification Hierarchy, 2GP Rule 6.6.1.2.a requires that compliant on-site manoeuvring space must be provided to ensure that vehicles exit the property in a forward gear, using no more than two reversing movements. The applicant has updated their proposed plans, to include a metal surfaced manoeuvring bay behind the proposed building. It is noted that this manoeuvring bay will allow sufficient space for a 99th percentile vehicle to exit the site in a forward gear after two reversing movements are made, as required by the aforementioned rule. This is therefore acceptable to Transport.

In summary, the proposed parking and manoeuvring provisions are acceptable to Transport, subject to a formation condition required below.”

It is also noted that Waka Kotahi have provided written approval as part of this application subject to the applicant volunteering conditions in relation to closing the existing vehicle crossing and ensuring that the new crossing has been constructed to NZ Transport Agency standards. The applicant has agreed to these conditions, and they are included below. It is noted that one condition has been amended to ensure that the crossing is reinstated with kerb (rather than other options indicated by Waka Kotahi) given this is the request of Council’s Roading Department.

Given the above assessment, and the provision of written approval from Waka Kotahi, it is considered that effects on the safety and efficiency of the transport network are less than minor.

4. Acoustic Insulation

The proposed small-scale community and leisure activity is considered to be a “noise sensitive activity” within 40m of a State Highway. As outlined above, the application considers that the space will be used on a Sunday for church services only making the rooms within the building exempt under Rule 9.3.1.3.

The application does however argue that due to the low traffic use on Holyhead Street on a Sunday, noise will be of a minimal impact on the church and considers that the new building will have improved noise attenuation when compared to the existing church building onsite.

In relation to the above, I consider that the breach of Rule 9.3.1.1 is acceptable in this instance for the following reasons:

- While the proposal is located within 40m of a State Highway, the State Highway in this case includes the Mosgiel interchange which is a 50km/h stretch of road which and is therefore considered to generate less noise compared to a typical state highway road;
- The proposed building will replace the existing church and will be similar in size and location and will continue to be used as a church building which is typically only used on a Sunday for church services. The proposal is therefore effectively a continuation of the existing activity on site and does not result in any increase in scale in relation to reverse sensitivity effects from highway noise;
- The proposed building is considered to be a net improvement in relation to noise attenuation compared to the old church building on site due to improvements in NZ building standards since the initial building was constructed. In particular, window insulation will be improved; and
- Resource consent is required in this instance due to earthworks and erecting a new structure a hazard 2 (flood) overlay and establishing a new vehicle crossing. In the scenario that these consents were not required, the proposed building could be replaced through existing use rights as a permitted activity given the nature and scale of the replacement church structure is similar in footprint and location.

With respect to the above, it is therefore considered that the breach of acoustic insulation requirements is acceptable in this instance.

It is noted that in their written approval letter, Waka Kotahi has noted that:

“The Dunedin City Council’s 2GP has acoustic insulation requirements for noise sensitive activities located within 40m of the state highway, as detailed in Rule 9.3.1. Waka Kotahi considers these requirements to be appropriate to manage potential reverse sensitivity noise effects, arising from highway traffic on the Church. If a proposal cannot meet those requirements, a resource consent must be obtained for the activity, and would require other measures to be implemented to manage the effects of highway traffic noise.”

With respect to the above, it is noted that the key areas of concern and reason for affected party approval related to the safety of the state highway network and Waka Kotahi has not recommended any conditions in relation to acoustic insulation. Based on the reasoning provided above, it is not considered that Waka Kotahi would be an affected party in relation to acoustic insulation matters and reverse sensitivity effects as these effects are assessed as less than minor when the existing environment is considered and further written approvals are not required in this instance. Overall, Waka Kotahi has provided approval subject to the applicant volunteering access related conditions.

Overall given the above assessment, it is considered that the effects of traffic noise on the activity and associated reverse sensitivity effects will be less than minor.

5. Effects on amenity of surrounding properties

The proposed earthworks are associated with a small-scale community and leisure activity and are, therefore, anticipated within this zone. The earthworks will be contained within the subject site. The earthworks will result in volumes exceeding permitted thresholds in a hazard flood overlay, however the site itself is flat and the earthworks are for the construction of a carpark and new building on site. They will not result in exposed soils at the completion of construction.

It is expected that there will be noise effects associated with the construction of any development. In regard to the proposed construction activity, this must be in accordance with New Zealand Standard NZS 6803:1999 Acoustics-Construction Noise.

The discharge of dust can cause a nuisance. Conditions of consent have been included to assist with managing these effects.

Overall, I consider that the development of the site is associated with small-scale community and leisure activity and is to be expected within this zone. Subject to compliance with conditions of consent, I consider that the effects on the neighbours will be no more than minor. In addition, it is my opinion 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.

6. Effects on visual amenity

As discussed above, the proposed earthworks are to facilitate the proposed construction of a new building and carpark on a flat site. There will be no significant change in ground level or exposed soils as a result of the earthworks being undertaken. Given the above it is considered that visual amenity effects of the proposed earthworks will be less than minor.

NOTIFICATION ASSESSMENT

Public Notification

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.
- The application is for the following, but no other, activities: a boundary activity. As a result, public notification is precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- Step 3 does not apply because public notification is precluded under Step 2.

Step 4: Public notification in special circumstances

- There are no special circumstances that warrant the application being publicly notified. There is nothing exceptional or unusual about the application that makes public notification desirable.

Limited Notification

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified.

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application does not involve a controlled activity that is not a subdivision.

Step 3: If not precluded by Step 2, certain other affected persons must be notified.

- Written approval has been obtained from all persons where the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

SUBSTANTIVE DECISION ASSESSMENT

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity 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.

Offsetting or Compensation Measures

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

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

Operative District Plan

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

Part 2

Based on the findings above, it is evident that the proposal would satisfy Part 2 of the Resource Management Act 1991. Granting of consent would promote the sustainable management of Dunedin's natural and physical resources.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.
2. The Council grant consent to the proposed activity under delegated authority, in accordance with sections 104 and 104B of the Resource Management Act 1991.



Katie Eglesfield
Consultant Planner

Date: 3 August 2023

DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with both recommendations above.

Under delegated authority on behalf of the Dunedin City Council, I accordingly approve the granting of resource consent to the proposal:

*Pursuant to Part 2 and sections 34A(1), 104 and 104B of the Resource Management Act 1991, and the provisions of the Operative Dunedin City District Plan 2006 and the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **discretionary activity** being the demolition of the existing church; construction of a new community and leisure building and a vehicle crossing; and associated earthworks within a flood hazard overlay on the site at 10 Holyhead Street, Outram, legally described as Lot 3 DP 7616 (Record of Title OT8D/1475), subject to the condition/s imposed under section 108 of the Act, as shown on the attached certificate.*

and

That, having taken into account:

- *The interests of any person who may be adversely affected by the time extension,*
- *The interests of the community in achieving an adequate assessment of effects of a proposal, policy statement or plan, and*



John Sule
Senior Planner

Date: 3 August 2023

Consent Type: Land Use Consent

Consent Number: LUC-2023-168

Purpose: The demolition of the existing church; construction of a new community and leisure building and vehicle crossing within a flood hazard overlay; and associated earthworks.

Location of Activity: 10 Holyhead Street, Outram.

Legal Description: Lot 3 DP 7616 (Record of Title OT8D/1475).

Lapse Date: 3 August 2027, unless the consent has been given effect to before this date.

Conditions:

1. *The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 9 May 2023 and further information received on 3 July and 31 July 2023, except where modified by the following conditions.*

Conditions to be met prior to any site works or construction commencing.

2. *The consent holder must provide notice to the Resource Consent Monitoring team by email to rcmonitoring@dcc.govt.nz of the start date of the works. This notice must be provided at least five (5) working days before the works are to commence.*

Conditions to be met at commencement of, or during, site works or construction.

Transportation

3. *The vehicle access must be formed to a minimum 3m wide, be hard surfaced from the edge of the Holyhead Street carriageway toward the property boundary for a distance of not less than 5.0m and be adequately drained for its full duration.*
4. *All parking spaces must be permanently marked generally in accordance with the layout in the consent application.*
5. *The existing vehicle crossing providing access to the Church shall be permanently closed, including reinstatement of footpath, kerb, and channel at the applicant's cost. Reinstatement works shall be consistent with the adjacent road reserve treatment, to the satisfaction of the NZ Transport Agency Network Manager.*
6. *Prior to the use of the Church the consent holder shall provide to Council, correspondence from the NZ Transport Agency confirming that works in the State Highway, including the upgrading and closing of vehicle crossings, have been constructed to the NZ Transport Agency standards.*

Earthworks

7. *The earthworks must be undertaken with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.*
8. *To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:*
 - a) *divert clean runoff away from disturbed ground;*
 - b) *control and contain stormwater run-off;*
 - c) *avoid sediment laden run-off from the site'; and*
 - d) *protect existing drainage infrastructure sumps and drains from sediment run-off.*

Advice Notes:

Hazardous Materials

1. It is recommended that a pre-demolition survey is undertaken to determine if any hazardous substances are contained in the building materials of the existing church. Should any contaminants be discovered, additional consents may be required from the Otago Regional Council and under the NESCS. Any demolition work should be undertaken in accordance with the Health and Safety at Work (Hazardous Substances) Regulations 2017 and by a suitably qualified and experienced person.

Hazards

2. The site lies in an area where underlying soils have been identified as having potential for amplified movement and liquefaction during a significant seismic event. Any further structures on either site may be subject to liquefaction related limitations.
 - i. The cases for seismic loading are normally addressed at building control stage.
 - ii. The Dunedin City Council Building Control Authority will ask for verification that the site is 'good ground' in accordance with NZS3604, Section 3.1.
 - iii. Further to this, we recommend that specific engineering design be required to address recognized potential liquefaction hazards.
 - iv. Specific Engineering Design, or exclusion of liquefaction risk may require investigation testing to 10m depth to quantify the potential for liquefaction for each dwelling.

Engineering:

3. As-built records of the final extent and thickness of any un-engineered fill should be recorded.

4. Any future modifications to stormwater flow or new culverts shall be designed by appropriately qualified person/s and ensure that overland stormwater flows are not interrupted and not increase any adverse effects from local ponding during storm rainfall events.
5. Slopes may not be filled steeper than 2h:1v (27°) or two metres high without specific engineering design and certification.
6. Any earthfill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures.
7. Any modification to the site shall not increase any adverse stormwater effects on neighbouring lots as a result of the work.

Wastewater

8. It is noted that a resource consent for discharge to land will be required from the Otago Regional Council for the proposed new effluent discharge system.

Transportation

9. It is advised that any works within legal road are required to be undertaken by a DCC/Waka Kotahi approved contractor and will require an approved corridor access request.
10. The vehicle crossing, between the road carriageway and the property boundary, is within legal road and will therefore require a separate Vehicle Entrance Approval from Waka Kotahi to ensure that the vehicle crossing is constructed/upgraded in accordance with the appropriate Vehicle Entrance Specification (note: this approval is not included as part of the resource consent process).

General

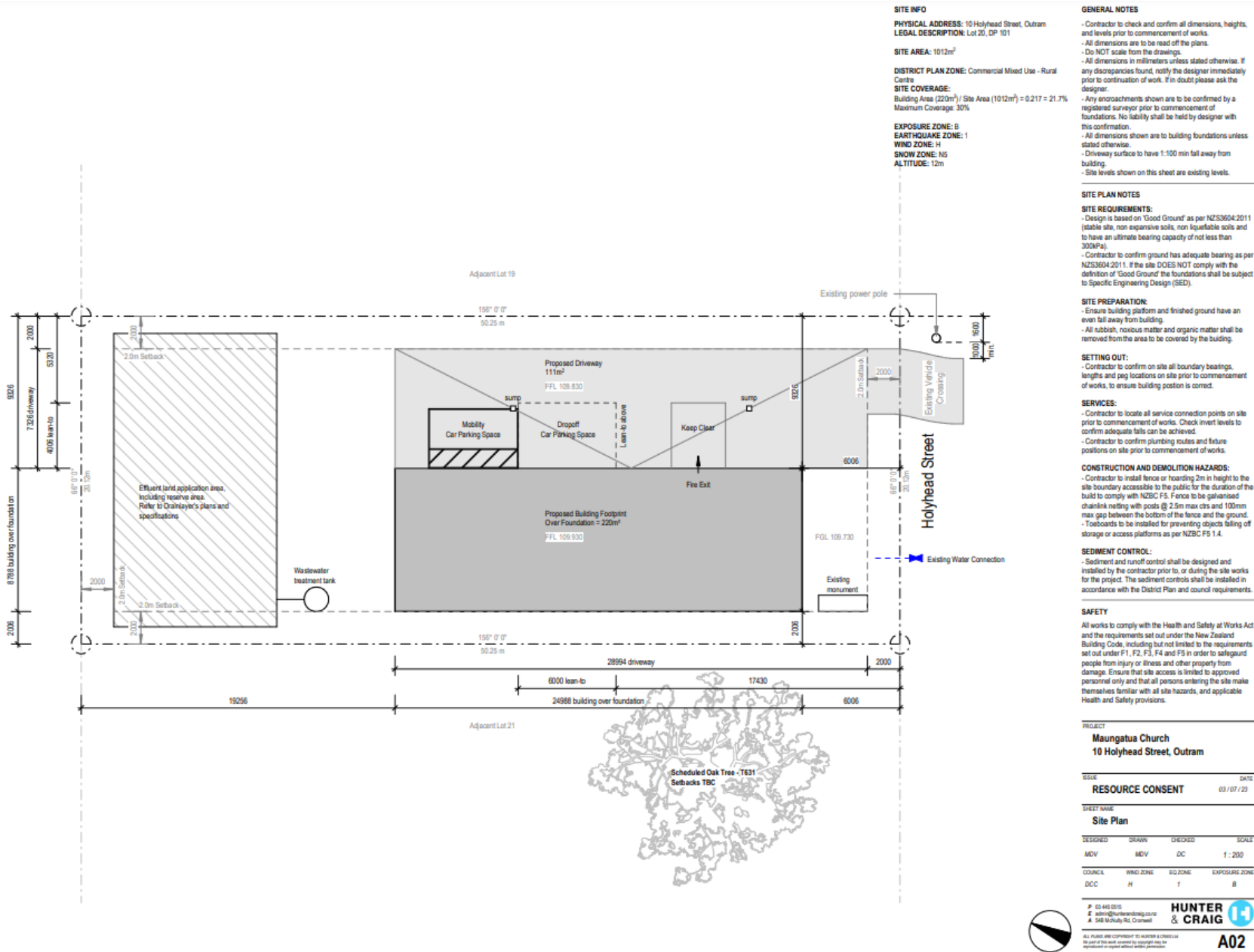
11. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
12. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
13. 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.
14. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
15. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.

Issued at Dunedin on 3 August 2023

A handwritten signature in blue ink that reads "Katie Eglesfield." The signature is written in a cursive style with a period at the end.

Katie Eglesfield
Consultant Planner

Appendix One: Approved Plans for LUC-2023-168 (scanned images, not to scale)





DRAINAGE PLAN LEGEND

ORF	Overflow relief gully
DT	Daily Trap
DP	100mm Ø downpipe
IP	Inspection point
RP	Roofing point
AAV	Air admittance valve
TV	100mm Ø Terminal Vent through roof with compatible flashing, not fixed and sealed to roofing profile as per E21431 Figure 53

DRAINAGE PLAN KEY

	FW = 100mm Ø uPVC foul water drain with 1:50 min. gradient
	SW = 100mm Ø uPVC storm water drain with 1:100 gradient

GENERAL NOTES

- Contractor to check and confirm all dimensions, heights, and levels prior to commencement of work.
- All dimensions are to be read off the plans.
- Do NOT scale from the drawings.
- All dimensions in millimetres unless stated otherwise. If any discrepancies found, notify the designer immediately prior to construction of work. If in doubt please ask the designer.
- Contractor to locate all service connection points on site prior to commencement of work. Check insert levels to confirm adequate falls can be achieved.
- Contractor to confirm plumbing fixture and fixture positions on site prior to commencement of work.
- Leave with owner regarding selection of plumbing fixtures.
- Leave with owner regarding location of flow taps.
- Check per the island site plan to proceed on completion of work.

DRAINAGE PLAN NOTES

- Sanitary drainage to comply with NZBC Clause G13 Foul Water.
- Sanitary plumbing to comply with NZBC Clause G13 Foul Water.
- Water supply systems to comply with NZBC Clause G12 Water Supplies.
- Surface water drainage to comply with NZBC Clause E1 Surface Water. Refer to Roof Plan for Downpipe Calculation.

HOT AND COLD WATER SUPPLY (GAS)

- Continuous flow gas hot water system to be Rinnai Infinity V23 External with 40kg cylinder insulation.
- Installation to comply with AS/NZS 5801.1:2013. Refer also to gas bottle placement diagram provided in Supporting Documents.
- Hot and cold supply to showers to be 20mm polybutylene.
- Hot and cold supply to all other fixtures to be 15mm min polybutylene.
- 10mm Chlorflex insulation to all reticulation.

GAS BOTTLE: 1000mm from door, drain, or air vent, 150mm from any point of ignition, 100mm under any opening window. Gas filter to ceiling.

GAS WATER HEATER: 30mm from any opening door or window, 75mm from stove pipes, 50mm from base of electric box, 100mm from gas bottles, 300mm from wall or corner, 150mm from ground. Gas filter to ceiling.

EXCAVATION NOTES

- Trenches should be excavated to allow for the specified depth of bedding, the pipe diameter and the maximum recommended cover, courtesy plus backfill, above the pipes.
- MBL COVER:
 - Roads and Driveways: 750mm
 - Driveways and similar areas: 600mm (subject to traffic)
 - Footpaths, gardens: 500mm
 - Construction traffic: 750mm
- Bedding materials to be as per AS G13452

PROJECT

Maungatua Church
10 Holyhead Street, Outram

DATE

27/06/23

TRUSS SET

DATE

27/06/23

DRYING

DESIGNED	DRAWN	CHECKED	SCALE
MCV	MCV	DC	1:100
DATE:	REV:	BY:	APPROVED:
02/06	01	1	0

11/11/2023
11/11/2023
11/11/2023

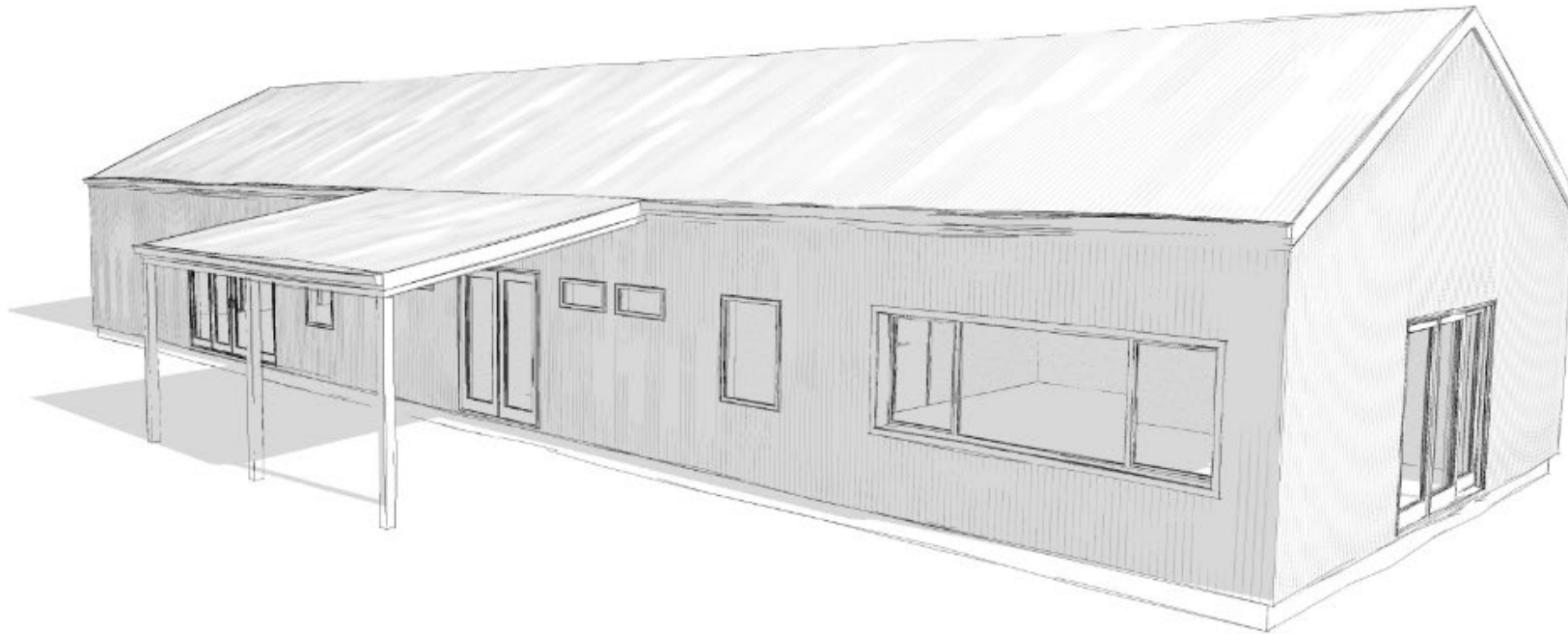


A14



HUNTER & CRAIG
ARCHITECTURAL DESIGN & BUILD

Architectural Drawings
Engineer Set
01 / 05 / 23



Maungatua Church
10 Holyhead Street, Outram

To be read in conjunction with similar project specifications and related supporting documentation.
Contractor to check the Building Consent Conditions for any requirements that may be required.
Client is responsible for issuing any required conditions/requirements compliance.
Plans to be printed & read in colour.

A01

SITE INFO

PHYSICAL ADDRESS: 10 Holyhead Street, Outram
 LEGAL DESCRIPTION: Lot 20, CP 101

SITE AREA: 1612m²

DISTRICT PLAN ZONE: Commercial Mixed Use - Rural Centre

SITE COVERAGE:
 Building Area (220m²): Site Area (1612m²) = 0.217 = 21.7%
 Maximum Coverage: 30%

EXPOSURE ZONE: B
 EARTHQUAKE ZONE: 1
 WIND ZONE: H
 SNOW ZONE: NS
 ALTITUDE: 12m

GENERAL NOTES

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- All dimensions are to be read off the plans.
- Do NOT scale from the drawings.
- All dimensions in millimeters unless stated otherwise. If any discrepancies found, notify the designer immediately prior to continuation of work. If in doubt please ask the designer.
- Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with the confirmation.
- All dimensions shown are to building foundations unless stated otherwise.
- Driveway surface to have 1:100 min fall away from building.
- Site levels shown on this sheet are existing levels.

SITE PLAN NOTES

SITE REQUIREMENTS:

- Design is based on 'Good Ground' as per NZS3604:2011 (stable site, non expansive soils, non liquefiable soils and to have an ultimate bearing capacity of not less than 300kPa).
- Contractor to confirm ground has adequate bearing as per NZS3604:2011. If the site DOES NOT comply with the definition of 'Good Ground' the foundations shall be subject to Specific Engineering Design (SED).

SITE PREPARATION:

- Ensure building platform and finished ground have an even fall away from building.
- All rubbish, excess matter and organic matter shall be removed from the area to be covered by the building.

SETTING OUT:

- Contractor to confirm on site all boundary bearings, lengths and peg locations on site prior to commencement of works to ensure building position is correct.

SERVICES:

- Contractor to locate all service connection points on site prior to commencement of works. Check invert levels to confirm adequate falls can be achieved.
- Contractor to confirm planting notes and future positions on site prior to commencement of works.

CONSTRUCTION AND DEMOLITION HAZARDS:

- Contractor to install fence or if existing 2m in height to the site boundary accessible to the public for the duration of the build to comply with NZBC F5. Fence to be galvanneal chainlink mesh with posts @ 2.5m max c/c and 100mm max gap between the bottom of the fence and the ground.
- Toeboards to be installed for preventing objects falling off storage or access platforms as per NZBC F5 1.4.

SEDIMENT CONTROL:

- Sediment and runoff control shall be designed and installed by the contractor prior to, or during the site works for the project. This sediment controls shall be installed in accordance with the District Plan and council requirements.

SAFETY

All works to comply with the Health and Safety at Work Act and the requirements set out under the New Zealand Building Code, including but not limited to the requirements set out under F1, F2, F3, F4 and F5 in order to safeguard people from injury or illness and other property from damage. Ensure that site access is limited to approved personnel only and that all persons entering the site make themselves familiar with all site hazards and applicable Health and Safety provisions.

PROJECT

Maungatua Church
 10 Holyhead Street, Outram

DATE: 03/07/23
RESOURCE CONSENT

SHEET NAME

Site Plan

DESIGNED	DRAWN	CHECKED	SCALE
MDV	MDV	DC	1:200

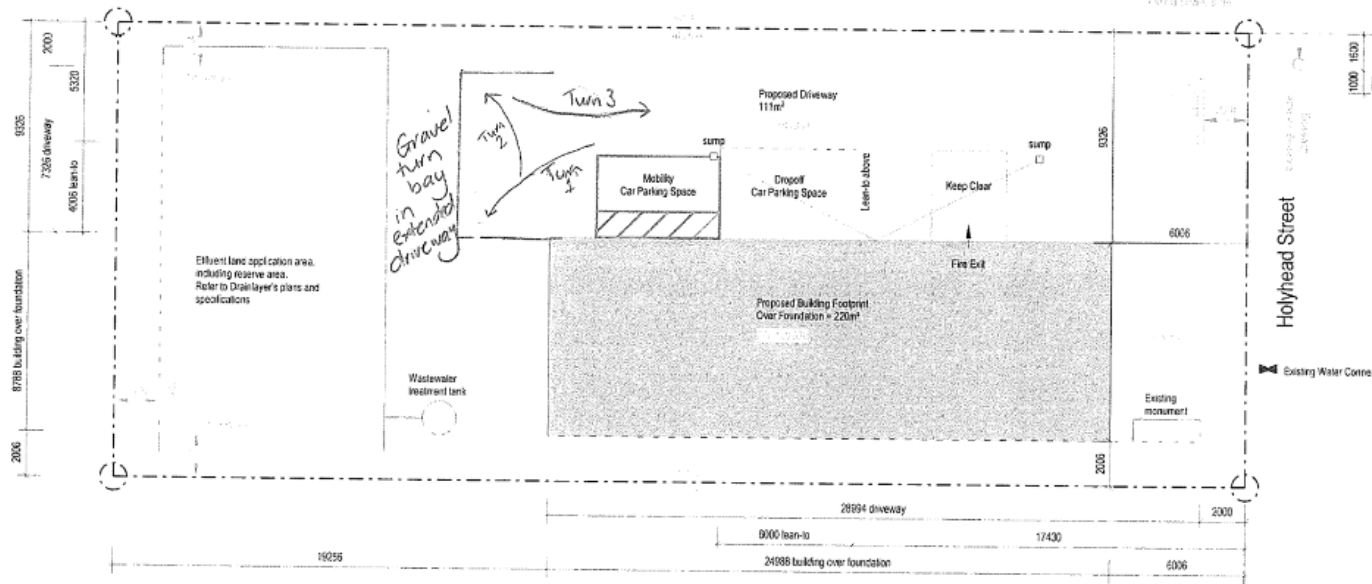
COUNCIL	WIND ZONE	EQ ZONE	EXPOSURE ZONE
DCC	H	1	B

P: 03 445 8915
 E: hunter@craig.co.nz
 A: 540 Victoria St, Christchurch

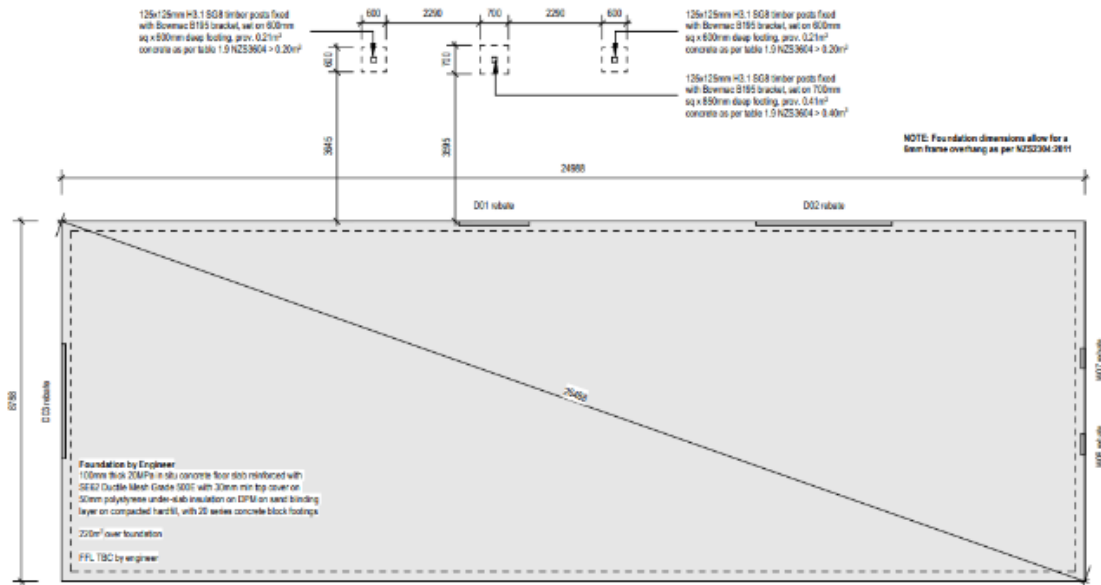


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A02



Scheduled Oak Tree - T531
 Setbacks TBC



Foundation by Engineer
 100mm thick 20MPa in situ concrete floor slab reinforced with
 S662 Ductile Mesh Grade 5005 with 30mm min top cover on
 50mm polystyrene under-slab insulation on DPM on sand blinding
 layer on compacted hardfill, with 20 series concrete block footings
 220m² over foundation
 FFL TBC by engineer

FOUNDATION PLAN KEY

Full height window and door rebate. Size of rebate to be confirmed by window and door manufacturer. Always cross reference location of window and door rebates with the Openings Plan prior to setting out.

GENERAL NOTES

- Contractor to check and confirm all dimensions, heights, and levels prior to commencement of works.
- All dimensions are to be read of the plans.
- Do NOT scale from the drawings.
- All dimensions in millimeters unless stated otherwise. If any discrepancies found, notify the designer immediately prior to continuation of work. If in doubt please ask the designer.
- Always cross reference the Foundation Plan with the Floor Plan, Dimension Plan and Openings Plan prior to setting out. If any discrepancies found contact Hunter and Craig immediately.
- Contractor to refer to frame manufacturers product statements for any further load bearing footing slab thicknesses that may be required to support roof loads.
- Contractor to confirm on site all boundary bearings, lengths and peg locations on site prior to commencement of works, to ensure building position is correct.
- Contractor to confirm plumbing routes and fixture positions on site prior to commencement of works.
- Design is based on 'Good Ground' as per NZS3804:2011 (stable site, non expansive soils, non liquefiable soils and to have an ultimate bearing capacity of not less than 300kPa).
- Contractor to confirm ground has adequate bearing as per NZS3804:2011. If the site DOES NOT comply with the definition of 'Good Ground' the foundations shall be subject to Specific Engineering Design (SED).
- Steel reinforcing within concrete floors and walls of rooms that contain a bath or shower must be bonded to the earth system as per AS/NZS 3000:2007 Electrical Installations, (clause 5.6.2.3).

FOUNDATION PLAN NOTES

CONCRETE SLAB ON GROUND (NZS3104:2011 7.5)
 - 100mm thick 20MPa concrete floor slab reinforced with S662 Ductile Mesh Grade 5005 with 30mm min top cover on 50mm polystyrene under-slab insulation on DPM on sand blinding layer on compacted hardfill.

FOUNDATION EDGE - TBC BY ENGINEER

DPM:
 - Thermokroll Thermobreak Black 250 Micron Concrete Underlay installed as per manufacturers instructions and to comply NZS3804:2011 7.5.4.

SAND BLINDING:
 - 25mm min sand blinding layer under DPM with no protrusions that can puncture the DPM.

HARDFILL:
 - Hardfill as per NZS3804:2011 7.5.3.1 shall be compacted in layers of 150mm maximum thickness. Total thickness not less than 75mm and not more than 600mm. SED is required if filling is in excess of 600mm.

SHRINKAGE CONTROL JOINTS:
 - Shrinkage control joints as per NZS3504:2011 7.5.8.6 shall be 25mm deep saw cuts no later than 24hrs in summer or 48hrs in winter. Saw saw ratio of between 2:1 and 1:1. Max bay length in any direction 6m.

PROJECT
 Naungtasia Church
 10 Holyhead Street, Outram

DATE
 ENGINEER SET 01/05/23

SHEET NAME
 Foundation Plan

DESIGNED	DRAWN	CHECKED	SCALE
MDV	MDV	DC	1:100

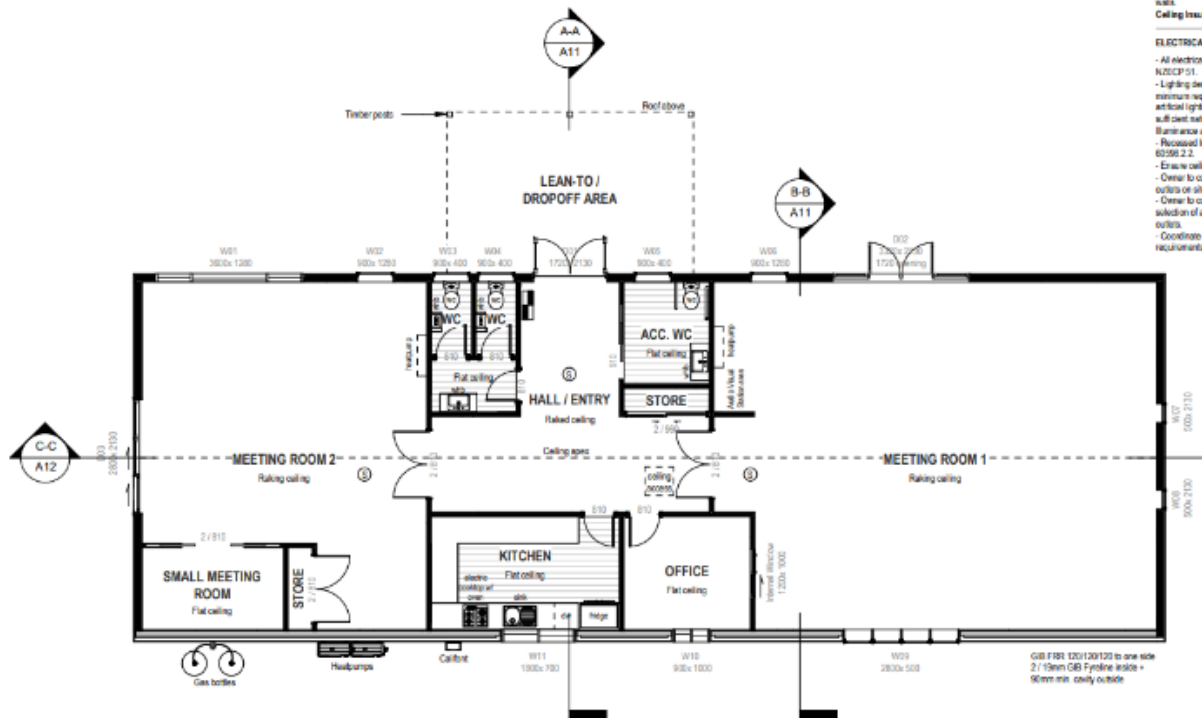
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ALL PLANS AND COPYRIGHT TO HUNTER & CRAIG
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A03



WALL TYPE KEY

- 140mm framed walls with Vertical T-Ro Metaldeck cavity floor flooring
- 140mm framed walls with Vertical T-Ro Metaldeck cavity floor flooring and FRR 120/120/120 to one side

FLOOR PLAN KEY

- Smoke alarms to be provided to meet the requirements of FRAS1 3.2 Type 1 - Domestic smoke Alarm System. Smoke alarms shall have an alarm test facility and a hush facility. Smoke alarms to be located to protect the escape path and in every sleeping space, or within 3m of every sleeping space door.

Smart meter

PROPOSED FLOOR AREA

One Flooring 220m²

PROJECT DETAILS

- Steel height: 3050mm
- Internal door height: 1980mm
- External joinery height: 2130mm
- Heating: Hotair pump
- Hot water: Gas hot water. Refer to Drainage Plan.
- Cooking: Electric cooking with ducted rangehood over. Refer to Kitchen and Bathroom Plan.
- Exhausts: Refer to Kitchen and Bathroom Plan.
- Wall insulation: 140mm wall insulation to all external walls.
- Ceiling insulation: 104mm ceiling insulation.

ELECTRICAL NOTES

- All electrical work to comply with GBAS1 Electricity and NZCCP/51.
- Lighting design by others. Lighting design shall meet minimum requirements of GBAS1 Artificial Light. Adequate artificial lighting shall be provided in the absence of sufficient natural light to enable safe movement.
- Balance of floor level shall be no less than 25 l/s.
- Recessed luminaires shall comply with AS/NZS 6256.2.2.
- Escape ceiling insulation clearances are met.
- Owner to confirm location of all power, switches and data outlets on site prior to commencing work.
- Owner to confirm scope of work. Agree with owner for selection of all light fixtures, switches, power and data outlets.
- Coordinate with joinery supplier for Kitchen and Bathroom requirements.

GENERAL NOTES

- Contractor to check and confirm all dimensions, heights, and levels prior to commencement of work.
- All dimensions are to be read off the plans.
- Do NOT scale from the drawings.
- All dimensions in millimeters unless stated otherwise. If any discrepancies found, notify the designer immediately prior to construction of work. If in doubt please ask the designer.
- Always cross reference the Foundation Plan with the Floor Plan, Drainage Plan and Openings Plan prior to setting out. If any discrepancies found, contact Hunter and Craig immediately.
- All exterior joinery sizes specified are to be confirmed with an on-site measure up prior to joinery fabrication. No liability shall be held by designer for incorrect supply of joinery.
- Refer to attached pre-cut design & documents for all lintel sizes, lintel brags and stud to top plate fixings. Contractor to refer to brass manufacturers product statements for any further load bearing fixings / stud fixings that may be required to support roof loads. This layout is preliminary. Read in conjunction with final PS1 & pre cut design and documents.
- Contractor to confirm plumbing (rubbish and flex) positions on site prior to commencement of work.

FLOOR PLAN NOTES

- EXTERNAL WALL FRAMING:**
140mm S&B H1.2 timber framing with double top plate, studs @ 600mm cts max, cleangs @ 600mm cts min. Bottom plate fixings (load bearing): M12 Screw Bolts @ 500mm cts with 50x60mm square washers (TBC by engineer).
- INTERNAL WALL FRAMING:**
90x40mm S&B H1.2 timber framing with double top plate, studs @ 400mm cts max, cleangs @ 600mm cts min. Bottom plate fixings (load bearing): M12 Screw Bolts @ 500mm cts with 50x60mm square washers (TBC by engineer).
Bottom plate fixings (non load bearing): 10mm x 140x15 studs per (or eq. to 30mm) @ 500mm.
- STUD TO TOP PLATE FIXING:**
Refer to brass manufacturers specifications.
- EXTRA TOP PLATE TO TOP PLATE FIXING:**
Power Driven - 30x3.15 nails @ 500mm
Hand Driven - 210x3.15 nails @ 500mm
- WALL UNDERLAY:**
7mm Ecoply Rigid Air Barrier.
Compatible window Flashing tape: Combination of Ecoply Barrier S&B Tape, Ecoply Barrier Sealing Tape and Ecoply Barrier Frame Sealing Tape.
Vertical sheet joints: Ecoply Barrier Sealing Tape as per Manufacturers Instructions.
Horizontal sheet joints: Ecoply Barrier PVC Horizontal Z flashing OR Ecoply Barrier Frame Sealing Tape as per Manufacturers Instructions.
External/Internal corners: Ecoply Barrier Sealing Tape as per Manufacturers Instructions.

PROJECT

Maungatua Church
10 Holyhead Street, Outram

DATE

ENGINEER SET

01/08/23

DEPT NAME

Floor Plan

DESIGNED: DRW/AN CHECKED: IS/AL

REV: REV: EC: F: 002

COUNCIL: WARD 2006: 10/2006: 10/2006: 10/2006: 2006

DOC: W: T: B:

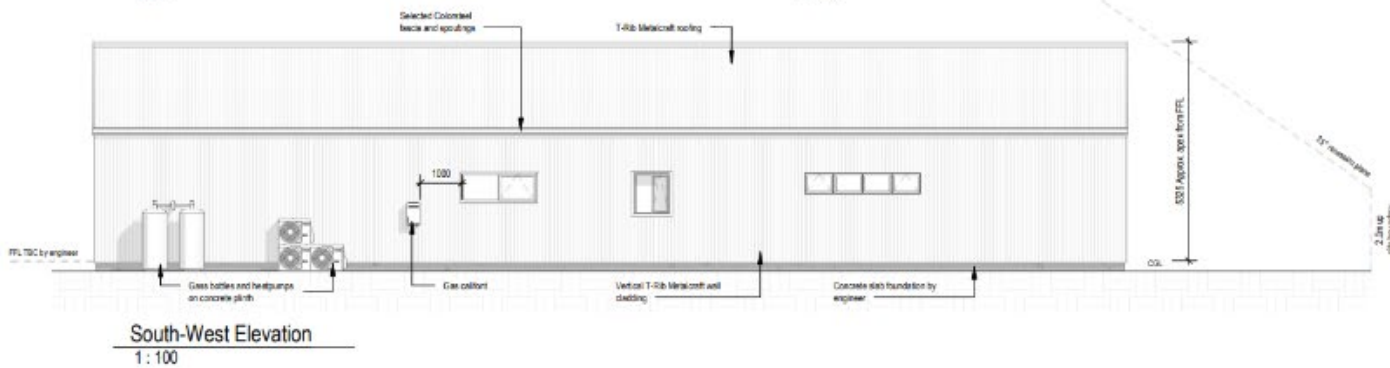
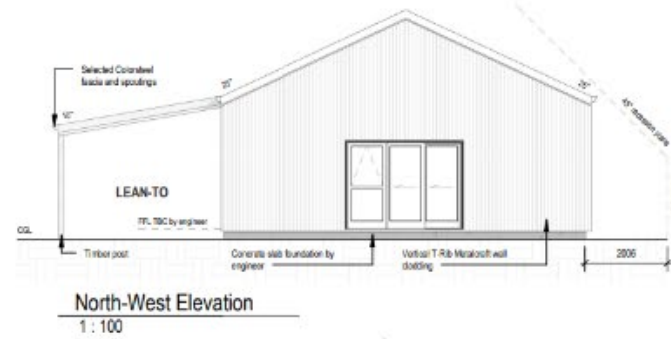
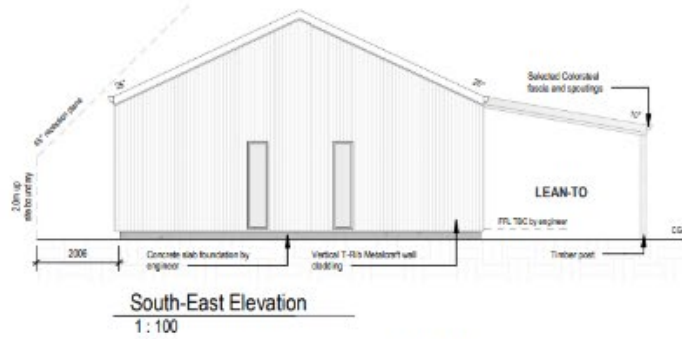
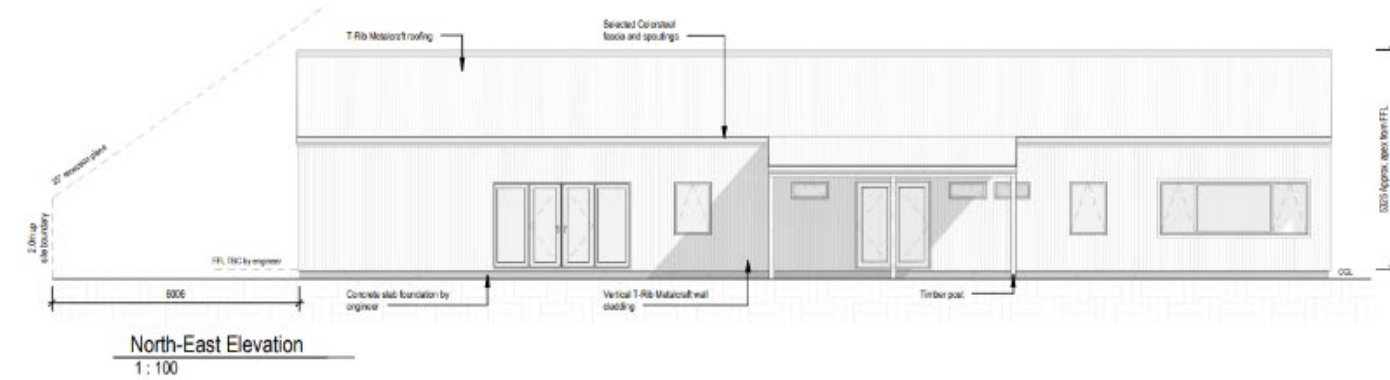
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01/08/2020
01/08/2021

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A04





GENERAL NOTES

- Contractor to check and confirm all dimensions, heights and levels prior to commencement of works.
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- Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.
- All covenants stipulated by developer must be checked by main contractor before commencement of work.

ELEVATION NOTES

FOUNDATION:

- Concrete slab foundation by engineer.

WALL CLADDING:

- Vertical T-Rib Metalroof wall cladding.

ROOF CLADDING:

- T-Rib Metalroof roofing.

EXTERIOR JOINERY:

- Selected powder coated double glazed aluminum Joinery.

FASCIA, SPURLING AND DOWNPIPES:

- Selected Coloured fascia and spurling with 80mm of downpipes.

FINISHED GROUND LEVEL (FGL):

- The level of ground against any part of a building after all back filling and/or landscaping and/or surface paving has been completed.

FINISHED FLOOR LEVEL (FFL):

- Unprotected ground: FFL shall be 225mm minimum above FGL where the adjoining ground is not protected by permanent paving.
- Protected ground: Where the ground is protected by permanent paving FFL shall be 150mm minimum above FGL.

MSBC CLAUSE D1: ACCESS ROUTES:

- Step height to all access points 150mm max.
- Minimum step maximum required to steps and landings to comply with D1MS1 Table 2.

**BUILDING ENVELOPE RISK MATRIX
ALL ELEVATIONS**

Risk Factor	Risk Severity	Score
Wind Zone	High	1
No. of Storeys	Low	0
Roof/Wall Intersection	Medium	1
Eaves Width	Very High	5
Envelope Complexity	Low	0
Deck Design	Low	0
Total Risk Score		7

PROJECT

Maungatua Church
10 Holyhead Street, Outram

ENGINEER SET 01/05/23

SHEET NAME

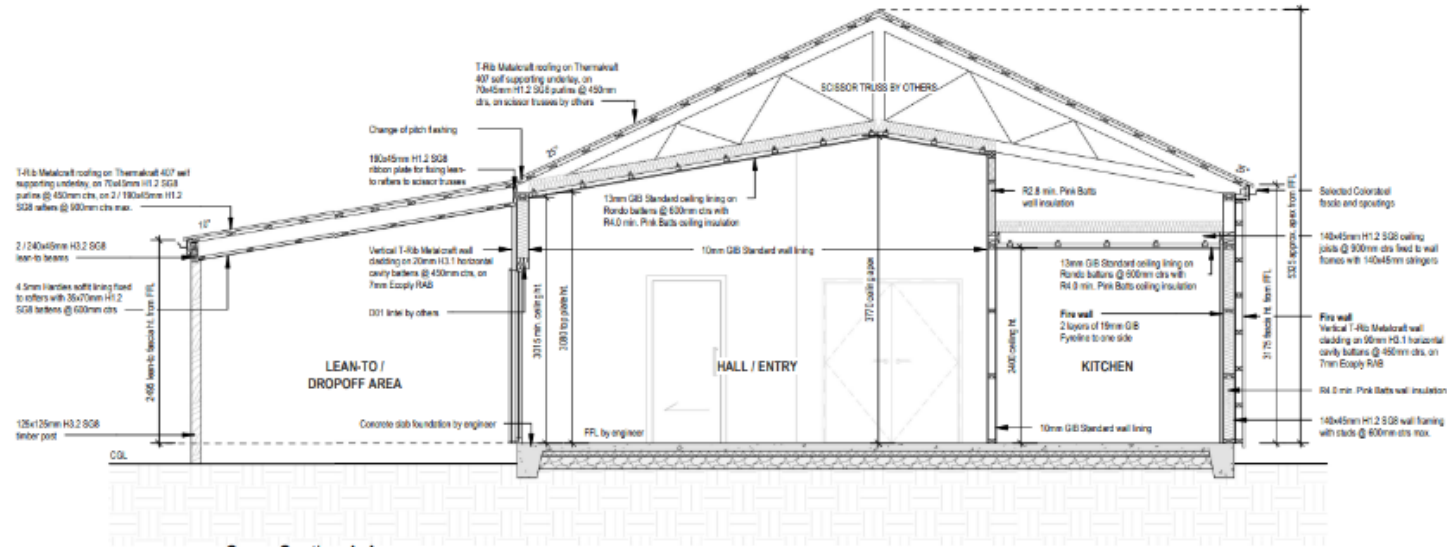
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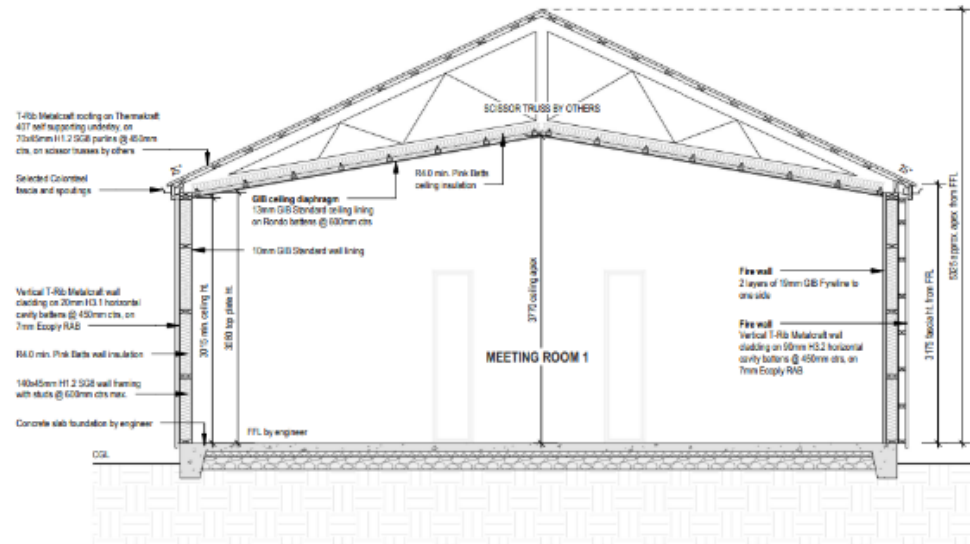
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021 625 1001
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021 625 1008
021 625 1009
021 625 1010

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A07



Cross Section A-A
1 : 50



Cross Section B-B
1 : 50

GENERAL NOTES

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- All dimensions to be read off the plans, do not scale from the drawings.
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- Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.
- All covenants stipulated by developer must be checked by main contractor before commencement of work.

Selected Coloured brick and spoolings

140x45mm H1.2 SGB ceiling plate @ 900mm cts fixed to wall frames with 140x45mm castings

Fire wall
Vertical T-Rib Metalcraft wall cladding on 50mm H3.1 horizontal cavity battens @ 450mm cts, on 7mm Ecopy RAS

R4.0 min. Pink Batts wall insulation

140x45mm H1.2 SGB wall framing with studs @ 600mm cts max.

PROJECT

Maungatua Church
10 Holyhead Street, Otram

DATE

ENGINEER SET

DATE

01/10/23

DRAWING NAME

Cross Sections

PREPARED **DRAWN** **CHECKED** **SCALE**

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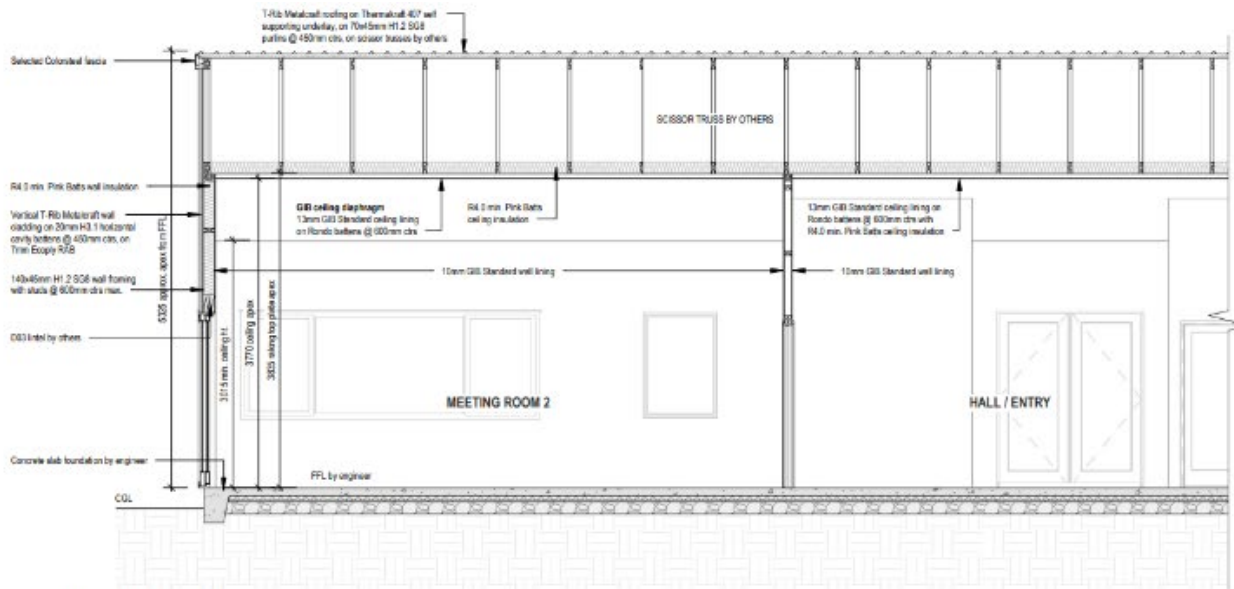
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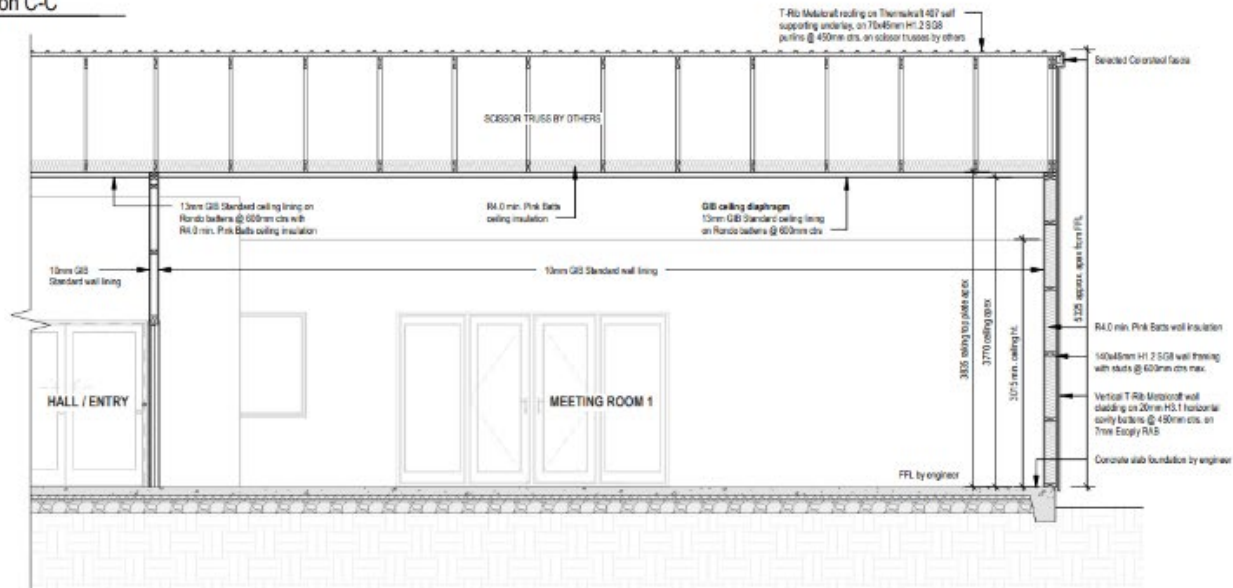
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E 10/10/2023
A 14/10/2023

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A11



Cross Section C-C
1 : 50



GENERAL NOTES

- Contractor to check and confirm all dimensions, heights and levels prior to commencement of work.
- All dimensions to be read off the plans, do not scale from the drawings.
- All dimensions in millimeters unless stated otherwise. If any discrepancies found, notify the designer immediately prior to construction of work. If in doubt please ask the designer.
- Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this condition.
- All covenants stipulated by developer must be checked by main contractor before commencement of work.

PROJECT			
Maungatua Church 10 Holyhead Street, Outram			
SCALE		DATE	
ENGINEER SET		01 / 08 / 23	
SHEET NAME			
Cross Section			
DESIGNED	DRAWN	CHECKED	SCALE
BCV	MCV	DC	1 : 50
COORD.	PROJ. 2D/3D	PL. 2D/3D	APP. 2D/3D
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