



# Land Information Memorandum

## Application

Ashley Tegan Black 52 Dundonald Street Tainui Dunedin 9013	Number Application date	L210698 22/10/21
ASHLEY TEGAN BLACK	Email	0224743442 ashley.tegan.black@gmail.com

## Property

Valuation No.	2850546902
Location	49A Molyneux Avenue, Cromwell
Legal Description	LOT 2 DP 544474
Owner	Hamilton David William, Black Ashley Tegan
Area (hectares)	0.0527

## Rates

### Government Valuation

Land	\$	270,000
Capital Value	\$	590,000
Improvements	\$	320,000
Current Rates Year 2021 to 2022		

### Rating Amounts

Annual Rates	\$	2,723.30
Current Instalment	\$	680.82
Next Instalment Due		22/11/21
Current Balance	\$	0.00
Water Balance (if any)	\$	0.00

### Note:

1. Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.
2. If you require further financial information regarding this property for settlement purposes, then the owner or their agent will need to contact the Council separately for this information.

## Planning/Resource Management

**Resource Area:** RESIDENTIAL RESOURCE AREA

The Central Otago District Plan contains the relevant rules for the Resource Area this land is zoned. There may be other matters of relevance to nearby land, which can be found on the District Plan maps.

**Designation:** Neighbourhood D107, D93, D95, NT8, NT9 – planning maps and data **attached**.

### Consents:

19/07/19 RESOURCE CONSENT 190282: Two lot subdivision and multi-unit land use which breaches yard requirements in the Residential Resource Area. Granted by Delegated Authority 16/08/19. Copy of decision, survey plan, consent notice and S224c certification **attached**.

**Outstanding Requisitions:** No outstanding requisitions located.

**Building****Consents/Permits/ Pools/Compliance Schedules:**

17/01/20 BUILDING CONSENT 190915: New three-bedroom dwelling with carport. Code Compliance Certificate issued 4/06/20. Copy of CCC, electrical certificate, gas certificate and plans **attached**.

*Design – Hunter and Craig BP100531*

*Carpentry – Hurring Builders Ltd PB110911*

No pool registered to this property.

**Outstanding Requisitions:** No outstanding requisitions located.

**Sewer and Water**

**Sewer:** Sewer Service is available and the property is rated for a connection.

**Water:** Water Service is available and the property is rated for a connection. Water is metered at 60 cents per 1,000 litres.

Copy of drainage plan **attached**.

**Stormwater:** Stormwater is usually discharged to property soak pits or to kerb and channelling where available. Direct connection of stormwater to sewer is not permitted.

**Public sewerage water or stormwater drains on property:** Utilities map **attached**.

**Special Land Features**

*Any special feature or characteristic of the land concerned including potential erosion, avulsion, falling debris, subsidence, slippage, alluvium, or inundation, or likely presence of hazardous contaminants: Information on hazards can be found on the Otago Regional Council website [www.orc.govt.nz](http://www.orc.govt.nz)*

No information located at Central Otago District Council.

**Network Utility Operators**

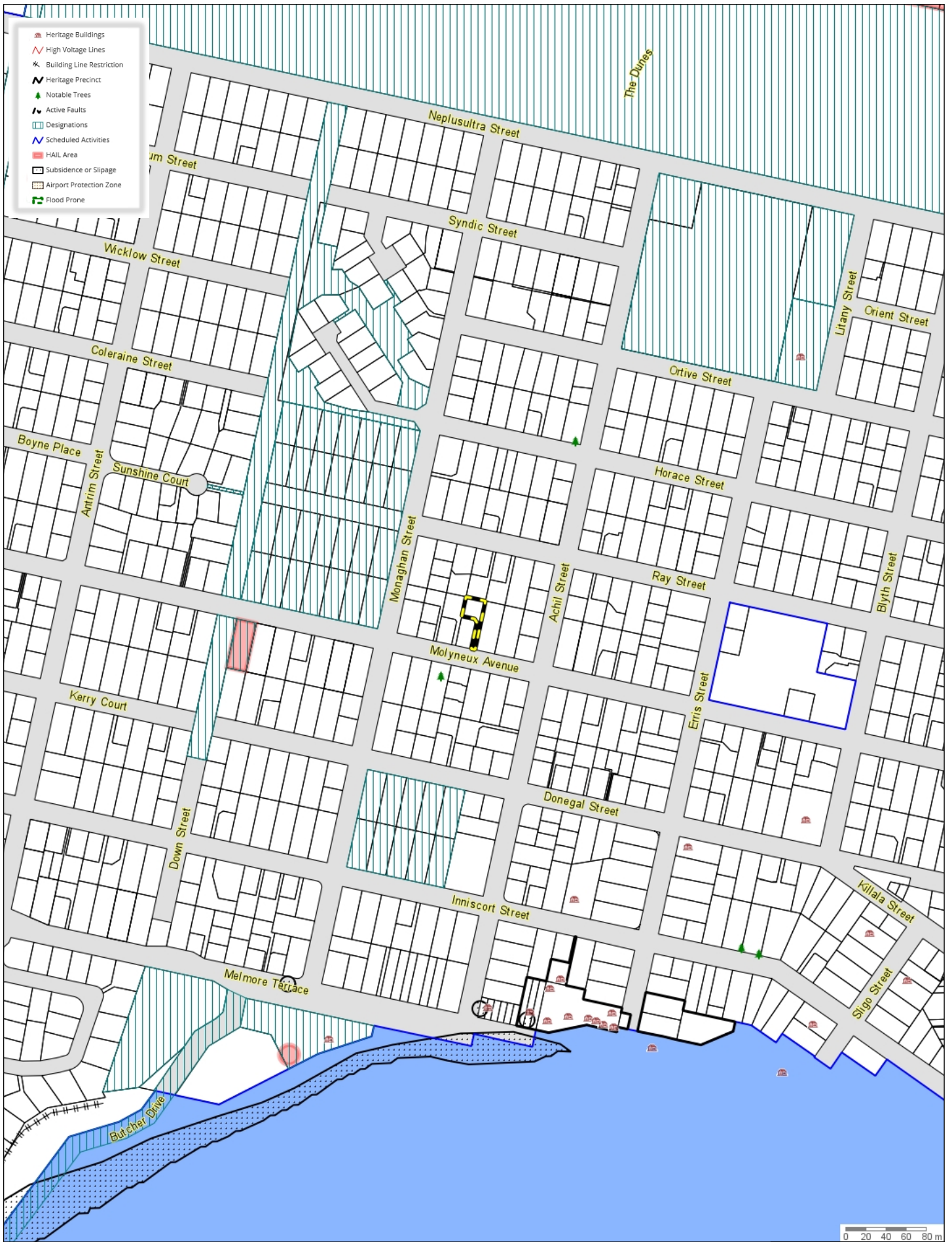
Information relating to the availability of supply, authorisations etc (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

**Notes**

1. Code Compliance Certificates were not issued until the Building Act came into force on 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted.
2. No title search has been done on this property.
3. Any future development on this property may be liable for a development contribution under the Local Government Act 2002.
4. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.

**KATHRYN PRICE (DDI 03-440 0671)**  
**LIM OFFICER**

Date: 5/11/21



### Planning Map

The information displayed is schematic only and serves as a guide. It has been compiled from Central Otago District Council's records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from Land Information New Zealand's (LINZ) Core Record System Database (CRS).

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Scale 1:5000

Friday, 5 November 2021

Original Sheet Size 210x297mm



## Planning Data

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## Designations within 200m

Designations data sourced from CODC.

No.	Map	Description	Authority	Status	Location	Legal Description	RA
D107	16	Recreation Purposes - Local Purpose Reserve	Central Otago District Council	Existing	Monaghan Street, Cromwell	Sections 2-6 & 8-12 Block VIII Town of Cromwell	R
D93	14, 16	Accessway Purposes	Central Otago District Council	Existing	Down Street - Monaghan Street - Neplusultra Street, Cromwell	Lots 30 & 31 DP 16251 & Lot 32 DP 16252 and Section 15 Block LXIII and Section 18 Block XXXIX Town of Cromwell	R
D95	14 & 16	Primary School - Cromwell Primary School	Minister of Education	Existing	Molyneux Avenue, Cromwell	Sections 1-14 Block LV and Sections 1-14 Block XLVII Town of Cromwell and Closed Street	R

## Scheduled Activities within 200m

None found.

## Heritage Buildings within 200m

None found.

## Notable Trees within 200m

Notable Trees data sourced from CODC.

Tree	Map	Item	Legal Description
8	14	Scarlet Oak ( <i>Quercus coccinea</i> ), Horace Street, Cromwell	Part Section 1 Block XXXVIII Town of Cromwell
9	16	Tulip Tree ( <i>Liriodendron tulipifera</i> ), Molyneux Avenue, Cromwell	Sections 11-13 Block LXVIII Town of Cromwell

## Active Faults within 200m

None found.

## Hazardous Land within 100m

None found.

## Subsidence and Slip Areas within 200m

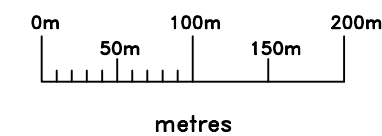
None found.





LOCATION	ADJOINING MAPS									
	<table border="1"> <tr> <td>13</td> <td>14</td> <td>44</td> </tr> <tr> <td>15</td> <td><b>16</b></td> <td></td> </tr> <tr> <td>44</td> <td>41C</td> <td></td> </tr> </table>	13	14	44	15	<b>16</b>		44	41C	
13	14	44								
15	<b>16</b>									
44	41C									
CENTRAL OTAGO DISTRICT										

Scale 1: 5000  
( at A3 )



Northpoint Vertical

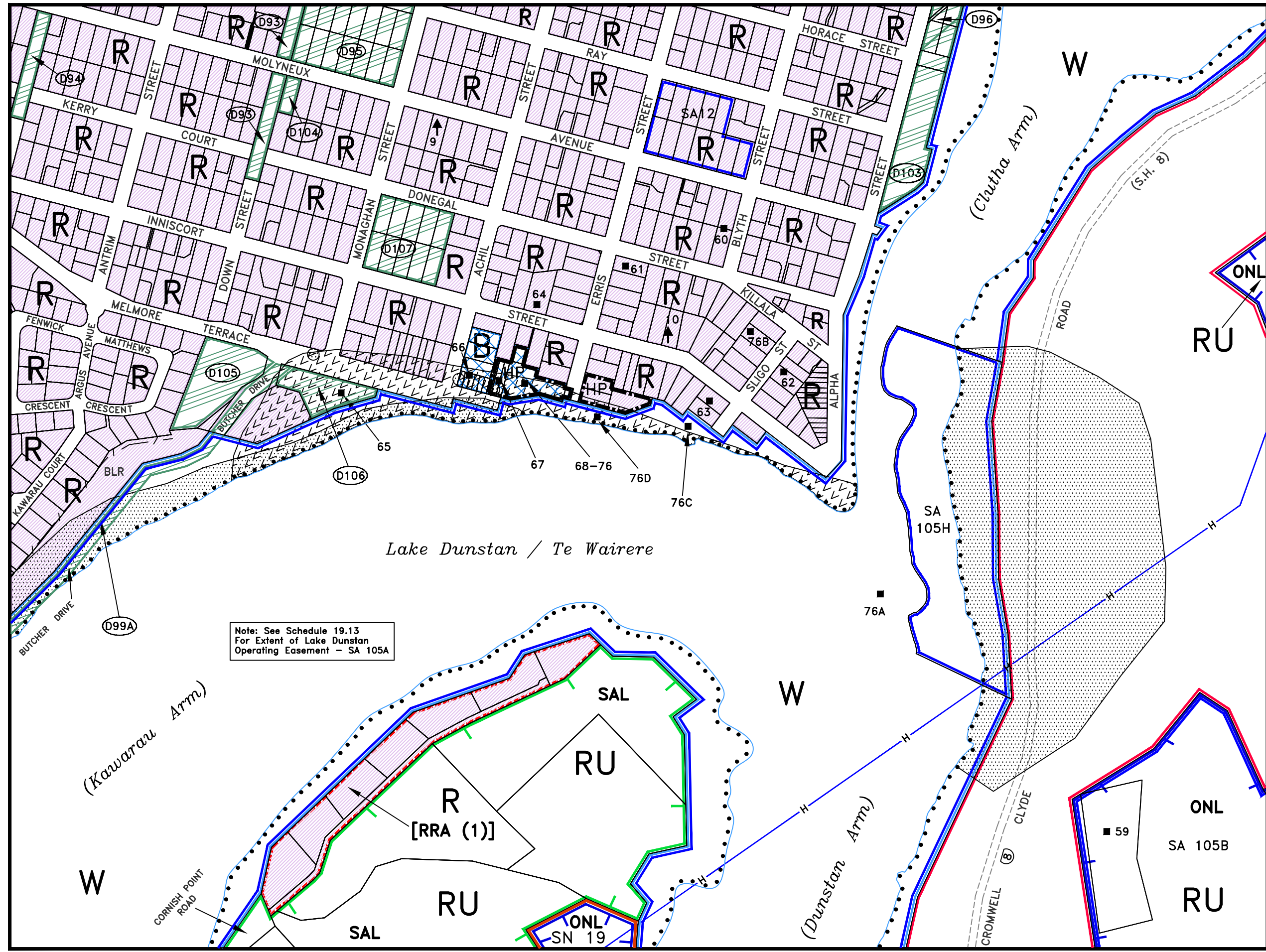
See LEGEND for key to map notations  
Amended: 10 July 2009  
15 July 2013

Publicly Notified : 18 July 1998  
Amended by Decisions : 1 July 2000  
Operative Date : 1 April 2008

CENTRAL OTAGO DISTRICT PLAN

# MAP 16

CROMWELL 5of5









Note: See Schedule 19.13  
For Extent of Lake Dunstan  
Operating Easement - SA 105A

# Central Otago District Planning Maps






Amended: 28 May 2011  
 15 July 2013  
 18 July 2014  
 20 November 2015

## LEGEND


### RESOURCE AREAS

-  Rural Resource Area
-  Residential Resource Area
-  Business Resource Area
-  Industrial Resource Area
-  Rural Settlements Resource Area
-  Water Surface and Margin Resource Area

### DESIGNATIONS

-  Designation ( Schedule 19.2 )
-  Limited Access Road (Urban Map)
-  Limited Access Road (Rural Map)
-  State Highway ( Urban Map )
-  State Highway ( Rural Map )













### SCHEDULED ACTIVITIES

-  Scheduled Activities ( Schedule 19.3 )








NOTES

1. All legal roads are deemed to be designated.
2. All designated land subject to underlying Resource Area provisions that apply where such land is to be used for a purpose other than the designated purpose.
3. Surface of any waterbody deemed to be in Water Surface and Margin Resource Area.
4. Other Rural Landscapes (ORL) are landscapes in the Rural Resource Area not identified as ONL, SAL or LMA.
5. Cadastral information correct as at 1 December 2007
6. Size of symbols as shown in Legend may vary when shown on Planning Maps.
7. Cadastral information from Land Information New Zealand [LINZ] CROWN COPYRIGHT RESERVED with regard to Cadastral Information.



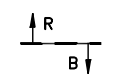


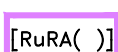








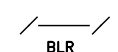
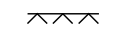
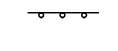
### HERITAGE VALUES

-  Heritage Precinct
-  123 Heritage Building, Place, Site or Object ( Schedule 19.4 )
-  12 Notable Tree ( Schedule 19.4 )
-  Historic Reserve ( Schedule 19.10 )
-  Area of Significant Natural Value ( Schedule 19.6.1 )
-  W12 Additional Wetlands ( Schedule 19.6A )
-  Outstanding Natural Feature
-  Outstanding Natural Landscape ( Schedule 19.6.2 )
-  Significant Amenity Landscape
-  Upper Manorburn / Lake Onslow Landscape Management Area
-  Esplanade Provision ( Schedule 19.9 )
-  Nohoanga ( Traditional Camping )

### HAZARDS

-  Flood prone land ( Schedule 19.11 )
-  Mined Area (Urban Maps)
-  Mined Area (Rural Maps)
-  Active Geological Fault
-  Filled Area (Including closed Landfills)
-  Area of Subsidence or Slippage
-  High Voltage Transmission Lines that are part of the transmission network ( See Rules 4.7.6 A (g) and 12.7.8 )

### OTHER NOTATIONS

-  District Boundary
-  Resource Area Boundary ( Where distinction required )
-  Resource Area Boundary underlying a Designation
-  Area subject to enlarged Planning Map
-  Rural Residential ( See Rule 4.7.2 (i) )
-  Rural Resource Area (1)-(4) ( See Rule 4.7.2 (ii) & (ia) )
-  Residential Resource Area (1)-(12) ( See Rule 7.3.3 (i)(c) )
-  Business Resource Area (1) ( See Rule 8.3.6 (i) )
-  Residential Resource Area ( See Rule 7.3.6(iii)(f)(2) – Sloping Sites )
-  Airport Protection Zone ( See Rule 4.7.6 A (i) )
-  Proposed Road Alignment
-  Actual position of formed road ( For information purposes only )
-  Road to be Stopped
-  Building Line Restriction
-  Verandah Required ( See Rule 8.3.6(iii) )
-  Building Facades ( See Rule 8.3.2 (i) )
-  Bridge



### Property Dimensions Map

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Scale 1:300  
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### Aerial Photography Map

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### Utilities Map

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Scale 1:500

Friday, 5 November 2021

















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## Water Services Legend













### Water point

-  Air Valve
-  Back Flow Preventer
-  Blank Cap
-  Bore
-  Control Box
-  Dall Tube
-  Dummy Node
-  Fire Hydrant
-  Fountain
-  Inline Meter
-  Intake Chamber
-  Manifold
-  Meter
-  Pressure Reducing Valve
-  Pump Station
-  Reservoir
-  Restrictor
-  Sprinkler
-  Tank
-  Tap
-  Treatment Plant
-  Valve



### Sewer point

-  Air Valve
-  Blank Cap
-  Boundary Isolation
-  Cleaning Eye
-  Dummy Node
-  Flow Meter
-  Grease Trap
-  Inspection Chamber
-  Manhole
-  Outlet
-  Pond
-  Pump Station
-  Septic Tank
-  Tank
-  Treatment Station
-  Valve

### Stormwater point

-  Blank Cap
-  Cleaning Eye
-  Double Mud Tank
-  Dummy Node
-  Headwall
-  Inlet
-  Manhole
-  Mud Tank
-  Outlet
-  Pump Station
-  Soakpit
-  Tank

### Water pipe

-  Irrigation
-  Principle Main
-  Private Irrigation
-  Private Water
-  Pump Rising Main
-  Raw Water Main
-  Rider Main
-  Scour Drain / Overflow
-  Service Connection
-  Trunk Main

### Sewer pipe

-  Emergency Overflow
-  Gravity Main
-  Pressurised Main
-  Private Sewer
-  Pump Rising Main
-  Service Connection
-  Trunk Sewer Main

### Stormwater pipe

-  Catchpit Lead
-  Culvert
-  Gravity Main
-  Open Channel
-  Private Stormwater
-  Service Connection
-  Soakage
-  Swale

2850546900  
RC190282

16 August 2019

Hurring Builders Limited  
C/- Paterson Pitts Limited Partnership  
PO Box 84  
Cromwell 9342



1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

+64 3 440 0056  
info@codc.govt.nz  
www.codc.govt.nz

Dear Sir/Madam

### **Application for Resource Consent: RC190282 - 49 Molyneux Avenue, Cromwell**

This is to advise that the resource consent application for two lots subdivision and a multi-unit land use which breaches yard requirements in the Residential Resource Area on a property situated on 49 Molyneux Avenue, Cromwell described as Sec 4 Blk LIV Tn of Cromwell as contained in Certificate of Title OT10B/825, has been approved by the Planning Manager under delegated authority, subject to the following conditions:

#### **Land use consent**

##### **General**

1. Land use consent is granted for a breach to side yard standards as they relate to the internal boundary between dwellings on Lot 1 and Lot 2, hereon, in general accordance with the plan attached as Appendix 2.

##### **Reserve contribution**

2. Payment of a reserves contribution of \$1,910.00 + GST calculated in terms of Rule 15.6.1 of the Operative Central Otago District Plan.

***Notes:*** 1. *Development contributions of \$751.20, \$1,114.12 and \$1,772.00 (exclusive of Goods and Services Tax) are payable for water, wastewater and roading respectively pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Council Community Plan. Payment is due prior to commencement of the consent except where a Building Consent is required. If a Building Consent is required, payment shall be due within 90 days of the issue of the Building Consent, or prior to the issue of the Code of Compliance Certificate under the Building Act, whichever comes first.*

2. *Any development contributions paid in the context of land use consent RC190282 will be credited against the development contributions payable under subdivision consent RC190282.*



## **Subdivision consent**

### **General**

1. The subdivision shall be undertaken in general accordance with the plan of subdivision C2623\_SCM1A dated 6 May 2019 as shown in Appendix 1.
2. All subdivisional designs and approvals are to be in accordance with NZS 4404:2004 and the July 2008 version of the CODC Addendum, which is the Council's Code of Practice for Urban Subdivision as modified by these conditions of consent.
3. Prior to Section 224(c) certification, as-built drawings are to be lodged with the Chief Executive in accordance with clause 1.5.10(b) of NZS 4404:2004. The as-built drawings are to be draughted on a computer and are to be compatible with a CAD system nominated by the Chief Executive. As-built drawings shall be lodged on computer disk and in a hard copy A3 format and shall show the location and individual meter reference number against the relevant toby box location.

### **Water**

4. Lot 1 shall continue using the existing property connection to water supply.
5. A standard 20mm household connection shall be installed from the water main on Molyneux Avenue to Lot 2 with the Acuflo toby/meter assembly installed at the street boundary and the lateral extended to the buildable area on Lot 2.

### **Wastewater**

6. A standard DN100 household connection shall be installed from the gravity main which crosses the subdivision to each of Lots 1 and 2. The connection to Lot 1 shall be via the new easement A on the west side of Lot 2.
7. The existing property connection (To be made redundant) shall be suitably capped at the main.

### **Power and Telecommunications**

8. The existing power and telecommunication connections will continue to serve Lot 1 subject to them being confirmed as being located underground from the street boundary.
9. Operational power by Aurora Energy Ltd and telecommunication services via Chorus New Zealand Ltd shall be provided underground to the boundary of Lot 2 and extended to the buildable area of Lot 2.

### **Easements**

10. Any easements required to protect access or for access to services shall be duly granted or reserved.

### **Accessway**

11. Prior to 224(c) certification, the existing vehicle entrance serving Lot 1 shall be demonstrated to be in accordance with Part 29 of Council's Roading Policies, January 2015 or upgraded accordingly.

12. A standard vehicle entranceway shall be installed to the street boundary of Lot 2 in accordance with Part 29 of Council's Roading Policies, January 2015.

Stormwater

13. Stormwater from each allotment shall be disposed of by soakpit and/or stored and reused as garden irrigation within the respective properties. This requirement shall be secured by means of a consent notice attached to the new titles.

Reserve contributions

14. Payment of a reserves contribution of \$1,910.00 + GST calculated in terms of Rule 15.6.1 of the Operative Central Otago District Plan. Contributions are payable prior to the issue of 224(c) certification should work commence under the consent.

Notes: 1. *All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent shall be paid prior to Section 224c Certification.*

2. *Development contributions of \$4,695.00, \$3,979.00 and \$1,772.00 (exclusive of Goods and Services Tax) are payable for water, wastewater and roading respectively pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Council Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification under section 224c. The Council may withhold a certificate under Section 224c of the Resource Management Act 1991 if required development and financial contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan. For the avoidance of any doubt, contributions will only be required for the additional titles created under each stage of the subdivision.*

Following consideration of the application it has been determined that any effects on the environment will be no more than minor and that granting consent will not be contrary to the objectives and policies of the relevant district plan.

I draw your attention to Section 357C of the Resource Management Act 1991 which confers a right of objection to the Council to the conditions of consent, which must be done within 15 working days of receipt of this decision.

Yours faithfully



HEONG NG  
PLANNING OFFICER - CONSENTS

### Appendix 1 – Plan of Subdivision



SCHEDULE OF PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right to drain sewage	A	Lot 2	Lot 1

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to drain sewage	B	Lot 2	Central Otago District Council

CROMWELL BRANCH  
30 The Mall  
or  
PO Box 84  
Cromwell 9342  
T 03 445 1826  
E cromwell@ppgpt.co.nz

**PATERSONPITTSGROUP**  
Your Land Professionals  
www.ppgroup.co.nz  
2020 PPGROUP

Client name  
**Hurring Builders Ltd**  
49 Molyneux Ave

Proposed showing title  
**Lots 1 & 2 Being a Subdivision of Sec 4, Blk LIV, TN of Cromwell**

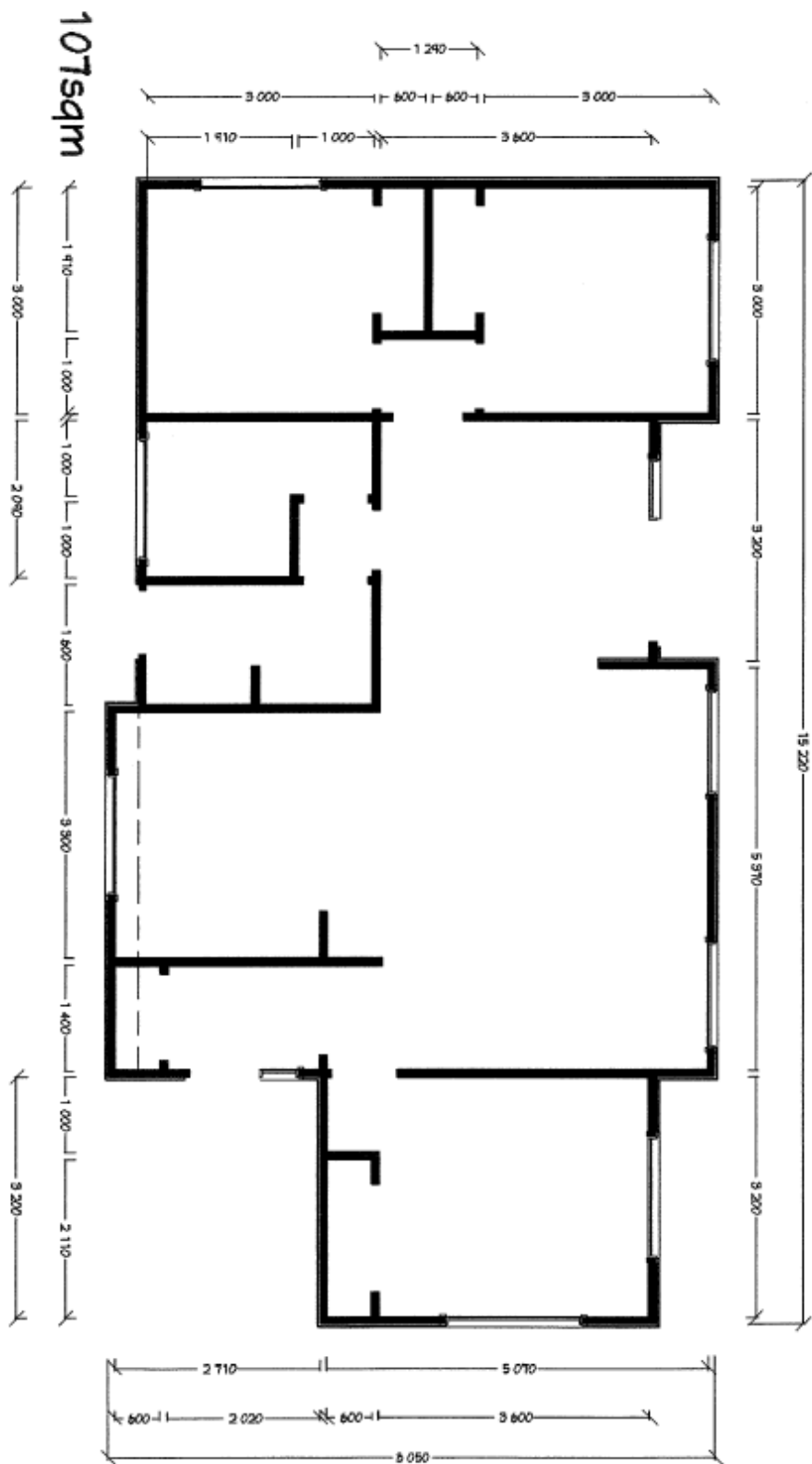
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Author	680				
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Checked by	92				
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		Date Created			18/07/2019

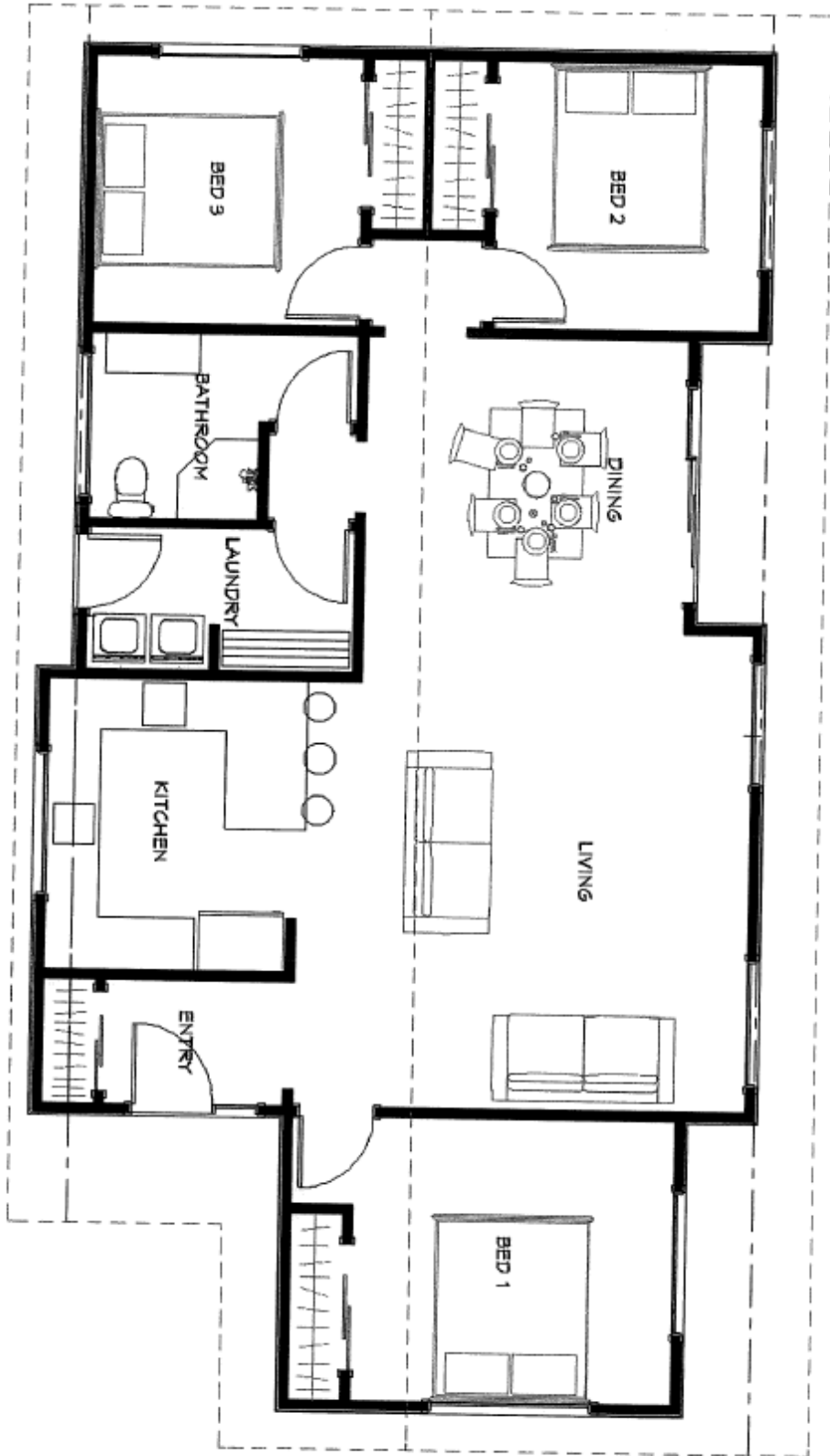
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### Appendix 2 – Floor Plan and Elevation Plan of the Proposed Dwelling



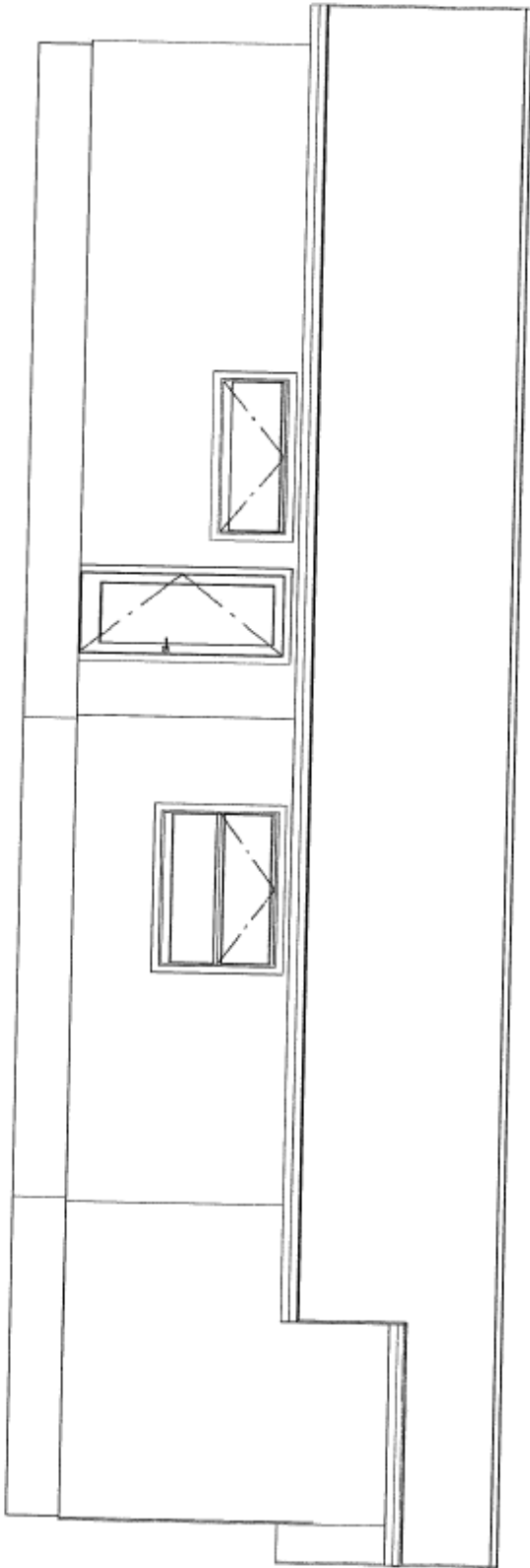
**Hurring Builders Ltd**  
**49 Molynuex Ave**



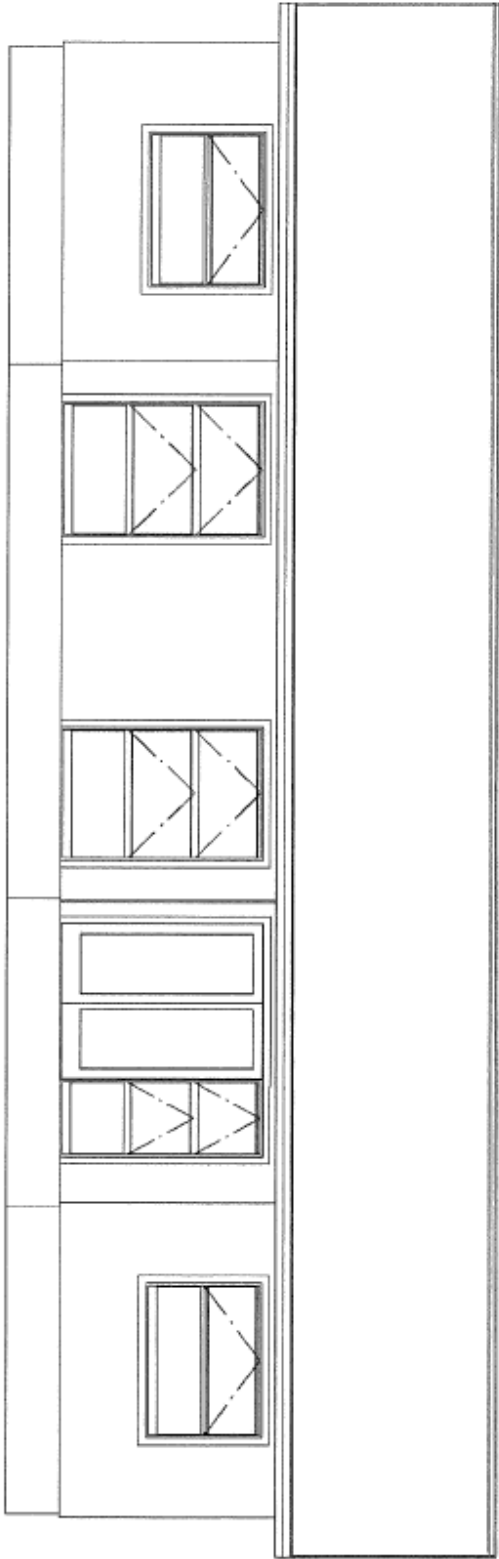






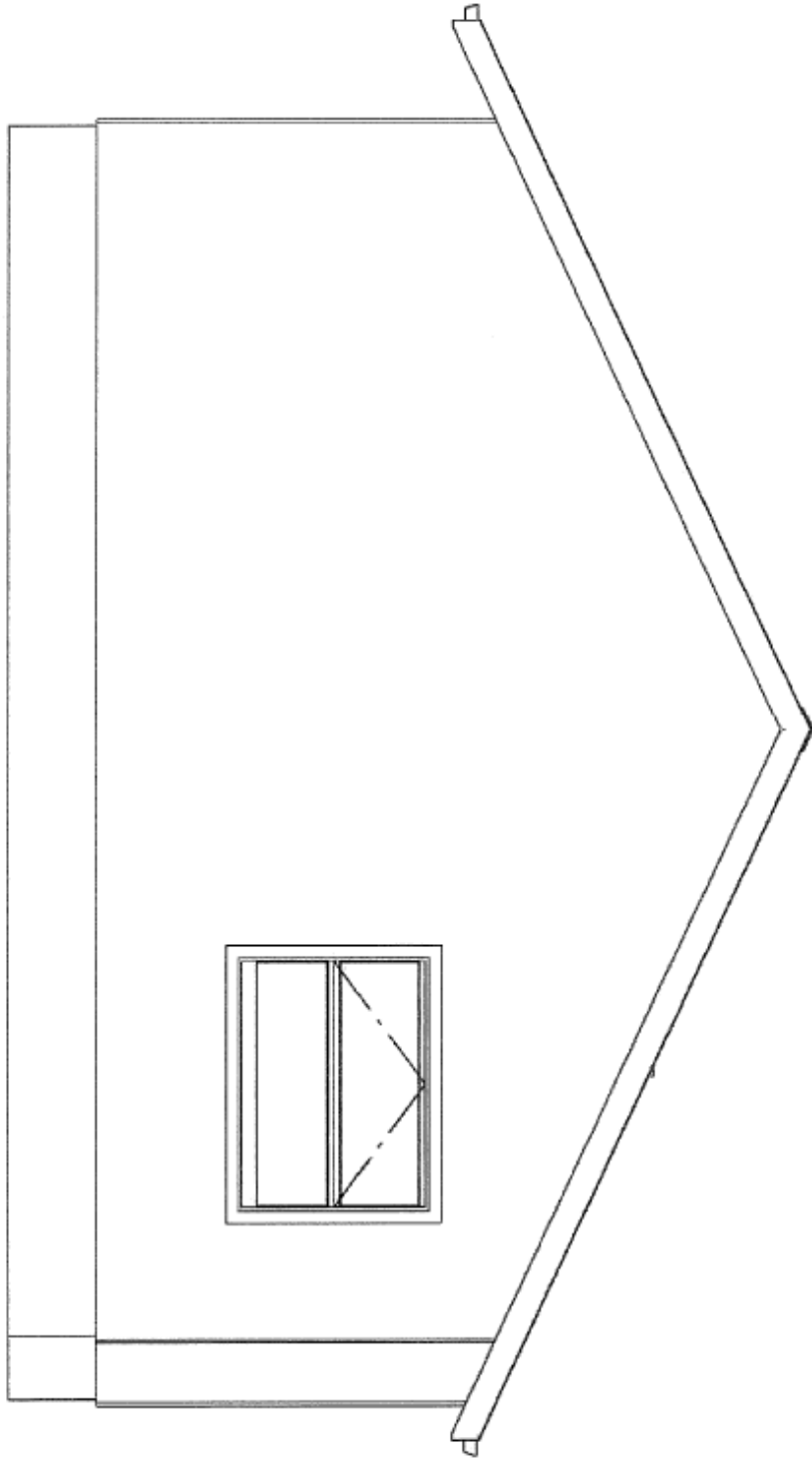


South Elevation

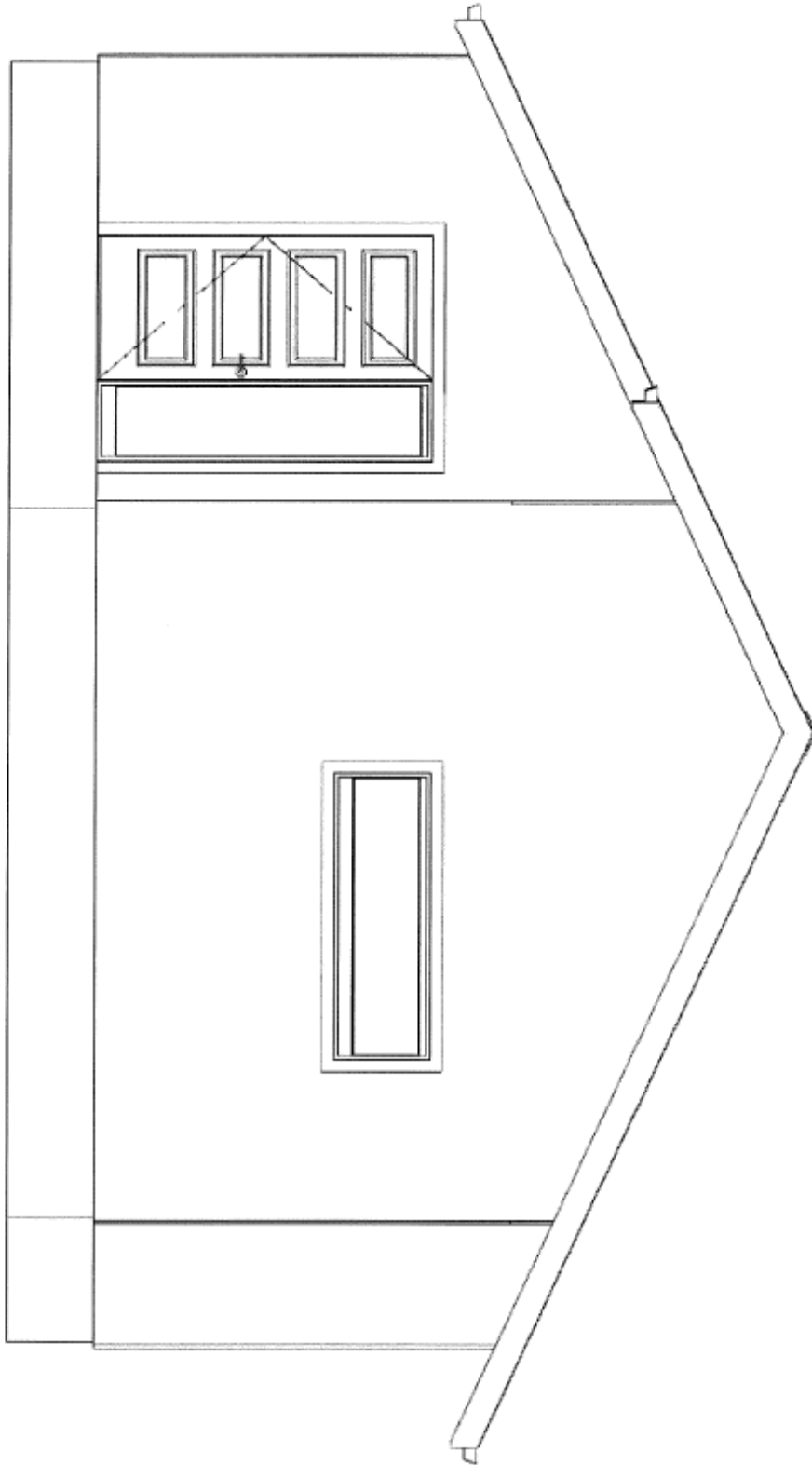


North Elevation

West Elevation



East Elevation







# Title Plan - LT 544474

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**Survey Number** LT 544474  
**Surveyor Reference** C2623 Hurring RC190282  
**Surveyor** Rodney Allan Baxter  
**Survey Firm** Paterson Pitts Partners Ltd (Cromwell)  
**Surveyor Declaration** I Rodney Allan Baxter, being a licensed cadastral surveyor, certify that:  
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and  
(b) the survey was undertaken by me or under my personal direction.  
Declared on 15 May 2020 09:12 AM

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## Survey Details

**Dataset Description** LOTS 1 & 2 BEING A SUBDIVISION OF SECTION 4 BLOCK LIV TOWN OF CROMWELL  
**Status** Approved as to Survey  
**Land District** Otago **Survey Class** Class A  
**Submitted Date** 15/05/2020 **Survey Approval Date** 02/06/2020  
**Deposit Date**

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## Territorial Authorities

Central Otago District

---

## Comprised In

RT OT10B/825

---

## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 544474	Fee Simple Title	0.0485 Ha	922218
Lot 2 Deposited Plan 544474	Fee Simple Title	0.0527 Ha	922219
Area A Deposited Plan 544474	Easement		
Area B Deposited Plan 544474	Easement		
<b>Total Area</b>		<u>0.1012 Ha</u>	

**Land Registration District**

Otago

**Plan Number**

DP 544474

**Territorial Authority**

Central Otago District Council

**Job Number**

C2623 Hurring RC190282

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
Right to Drain Sewage	A	Lot 2	Lot 1

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE
Right to Drain Sewage	B	Lot 2	Central Otago District Council



Section 12 Block LIV TN OF Cromwell

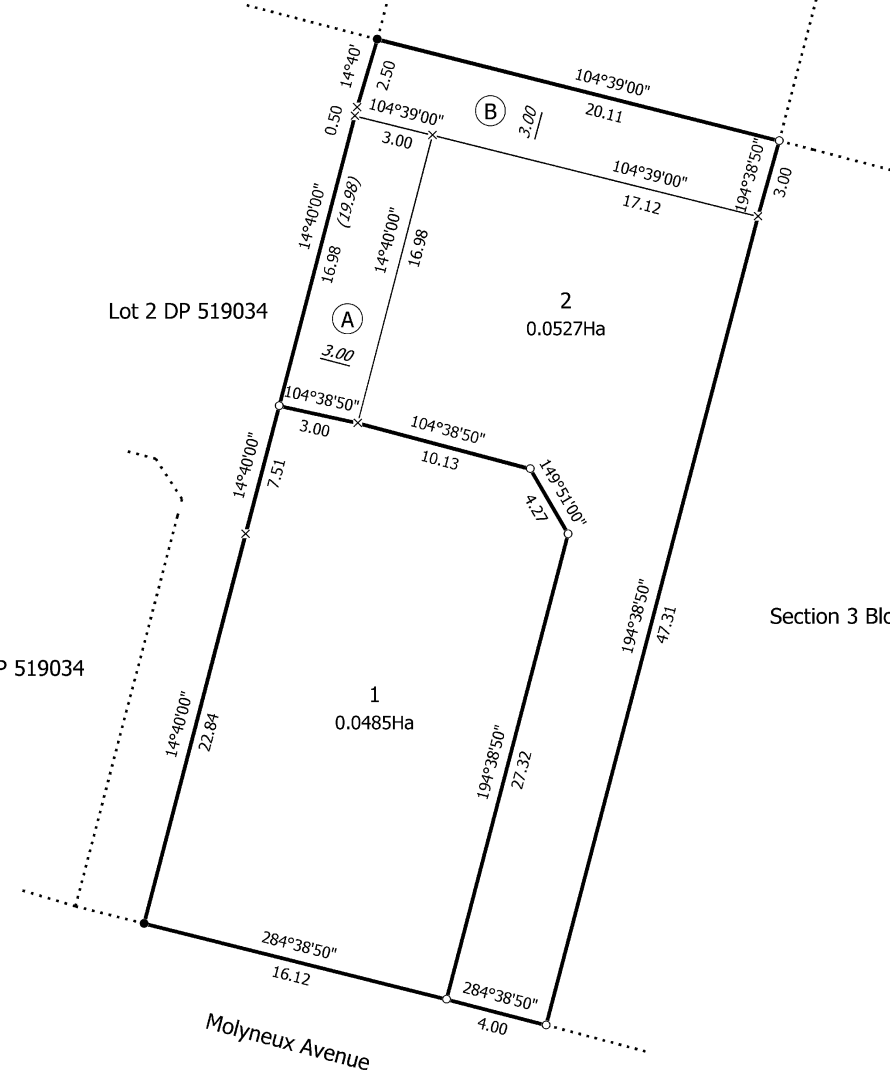
Lot 2 DP 22530

Lot 2 DP 359628

Lot 2 DP 519034

Lot 1 DP 519034

Section 3 Block LIV TN OF Cromwell



IN THE MATTER of Lots 1 & 2 DP 544474 being a subdivision of Section 4  
Block LIV Town of Cromwell, RT OT10B/825

AND

IN THE MATTER of resource consent RC 190282 from the Central Otago  
District Council to subdivide the above land.

---

CONSENT NOTICE PURSUANT  
TO SECTION 221 OF THE  
RESOURCE MANAGEMENT ACT 1991

---

---

PATERSON PITTS LIMITED PARTNERSHIP  
P O Box 84  
CROMWELL

In accordance with a condition of resource consent RC 190282 of the Central Otago District Council granted pursuant to Section 104 and 104C of the Resource Management Act 1991 dated 16 August 2019, the following conditions are to be imposed on an ongoing basis by a consent notice to be registered against the record of title for Lots 1 & 2.

1. Stormwater from Lots 1 & 2 shall be disposed of by soak pit and/or stored and reused as garden irrigation within the respective properties.

DATED this.....12th.....day of.....June.....2020

SIGNED for and on behalf of the

CENTRAL OTAGO DISTRICT COUNCIL

BY ITS Manager Planning and Environment



.....  
(Louise van der Voort)

Pursuant to delegated authority





1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

+64 3 440 0056  
info@codc.govt.nz  
www.codc.govt.nz

**Certificate issued pursuant to the Resource Management Act 1991**

2850546900

RC190282: LOTS 1 & 2 DP 544474 BEING A SUBDIVISION OF SECTION 4 BLOCK  
LIV TOWN OF CROMWELL

In the matter of Lots 1 & 2 DP 544474 being a Subdivision of Section 4 Block LIV Town of Cromwell, and pursuant to section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of subdivision consent have been complied with and a consent notice prepared for the remaining conditions.

Dated at Alexandra this 12th day of June 2020

A handwritten signature in black ink, appearing to read "Louise van der Voort". The signature is fluid and cursive, with a long horizontal stroke at the end.

LOUISE van der VOORT  
EXECUTIVE MANAGER, PLANNING AND ENVIRONMENT  
(pursuant to delegated authority)



## CODE COMPLIANCE CERTIFICATE

### Section 95, Building Act 2004

#### THE BUILDING

Street Address:	49B MOLYNEUX AVENUE
Legal Description:	SEC 4 BLK LIV TN OF CROMWELL
Valuation Number:	2850546900
Project:	New three-bedroom dwelling with carport
Level/Unit Number:	
Current, lawfully established use:	Housing - detached
Year of Construction (approximate):	2019

#### OWNER\*

Hurring Builders Limited PO Box 208 Cromwell 9342	
Phone Number:	
Fax Number:	
Email Address:	<a href="mailto:gavin@hurringbuildersltd.co.nz">gavin@hurringbuildersltd.co.nz</a>

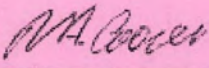
#### BUILDING WORK

Building Consent No:	BC 190915
Issued by:	Central Otago District Council

#### CODE COMPLIANCE CERTIFICATE

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

a. The building work complies with the building consent.

Building Consent Officer:	<u>Ross Cooper</u>	On behalf of:	
Signature:	<u></u>	Central Otago District Council	
Date:	<u>04 June 2020</u>	PO Box 122	Alexandra





# ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE



Reference/Certificate ID No:

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

Contact Details: (Name and address)

Name of Electrical worker:  Registration/Practising licence number:

Organisation/company:

Phone and email:

Name of person(s) supervised:

### CoC

Type of work:  Additions  Alterations  New work

The prescribed electrical work is:  Low risk  General  High risk (Specify):

Reference Standards:  Part 1 of AS/NZS 3000  Part 2 of AS/NZS 3000

Additional Standards:

Description of Work: (including date/s of work and type of supply system)

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- Has been installed in accordance with the specified certified design<sup>1</sup>
- Has an earthing system that is correctly rated (where applicable)
- Contains fittings that are safe to connect to a power supply
- Relies on a supplier Declaration of Conformity<sup>1</sup>
- Relies on a manufacturer's instructions<sup>1</sup>
- Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- Is safe to connect

Electronic/Other reference:

Certifier's signature:

Test Results	
Polarity (Independent earth):	OK
Insulation resistance:	>999
Earth Continuity:	<0.5
Bonding:	OK
Fault Loop impedance	
Other (specify):	

Date:

<sup>1</sup> Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

### ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:  Registration/Practising licence number:

Certifier's signature:  Certificate Issue Date:  Connection Date:

**CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS**

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

BC 190915 - 49B Molyneux Ave

## New Zealand Gas Safety Certificate & Gas Certificate of Compliance

**Customer Name**

Hurring Builders Ltd

**Job Number**

NJP-10691

**Certificate ID**

NJP-10691C1

**Site Address**

Street Address 49 Molyneux Avenue

Suburb

City, Postcode Cromwell, 9310

**Risk classification:**

Low-risk  General  High-risk

**Gas Certificate is for**

Whole installation  Parts

**Description of gas fitting work carried out**

Installer Name	Licence Number	Date	Description of work undertaken
Connor Matovich	28383	22/5/2020	Fit water heater and set up 90Kg Lpg station. commission installation
Connor Matovich	28383	26/2/2020	Pipe out gas for water heater from 90kg Lpg station.

**Description of gas fittings to which this applies**

Qty	Type	Location	Make and Model	Input Rat	Flue Type	Flue Location	Vent Type	Vent Location
1	continuous flow water heater	outside south wall behind bathroom	Dux 26ENA6L S/n 2019.12-024246	200mj/hr	Fan forced	outside south wall	Natural	outside

**Parts of the gas installation that are safe to connect to a gas supply**

All  Parts

**Connection Date**

25/5/2020

**Gas Supply****Pressure**

2.75 kPa

**Gas Type**

Natural Gas  LPG  Bio Gas

Other



**Test Results**

<b>Duration</b>	2+5	mins
<b>Test Pressure</b>	11.88	kPa
<b>Loss/Gain</b>	0	kPa
<b>Gas Supply Pressure</b>	2.75	kPa

**Test Date**

25/5/2020

**Other Testing**

Combustion  Yes  No  
Ventilation  Yes  No

**Additional Information:**

The work has been done in accordance with means of compliance (specify)

- Yes - AS/NZS 5601.1 section 3 to 6
- Yes - AS/NZS 5601.2 section 3 to 9
- No

Were there any other standards or gas code of practice required for compliance?

- Yes  No

**Attachments**

The work relies on manufacturers instructions  
The work has been done in accordance with certified design

- Yes  No
- Yes  No

*Where practical the manufacturer instructions or designs must be attached at the end of this certificate. If not, please provide a reference here for where these can be found.*

**Reference**

**Gas Certificate of Compliance**

**By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely and that the information on this certificate is correct.**

Certifier Name **Jonathan Milne**

Licence Number **17020**

Certificate Issue Date **25/5/2020**

Signature 



## Gas Safety Certificate

By signing this document I confirm that the work described in this certificate complies with the building code for the purpose of Section 19(1)(e) of the Building Act 2004.

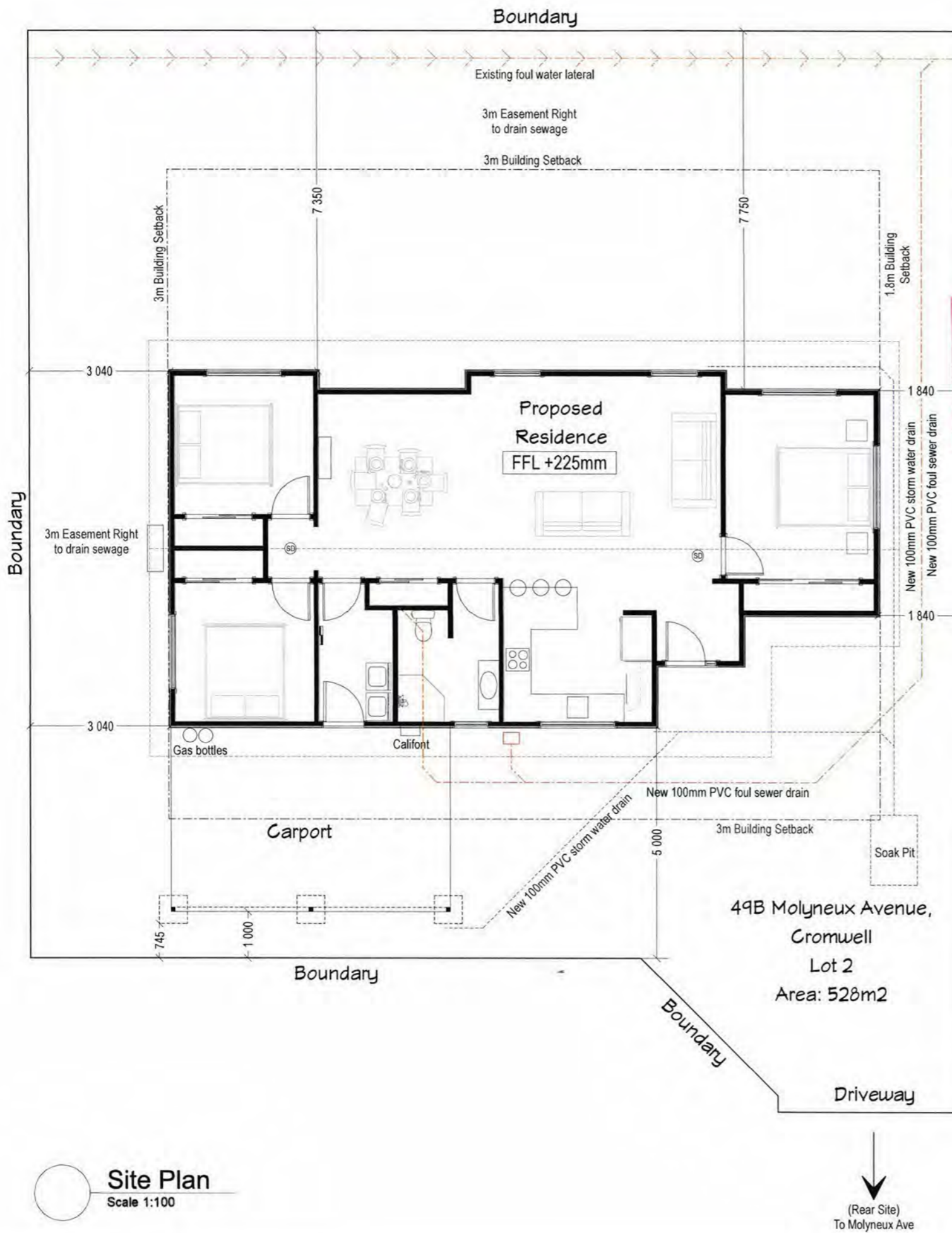
By signing this document I confirm that the work described in this certificate and the installation or part installation is connected to a gas supply and is safe to use.

Certifier Name **Jonathan Milne**

Licence Number **17020**

Certificate Issue Date **25/5/2020**

Signature 



Central Otago District Council  
 No 190915  
 Approved building Consent

**PHYSICAL ADDRESS:** 49b Molyneux Ave, Cromwell  
**LEGAL DESCRIPTION:** Lot 2 of Sec 4, Blk LIV TN of Cromwell  
**SITE AREA:** 528m<sup>2</sup>  
**EXPOSURE ZONE:** Zone B  
**EARTHQUAKE ZONE:** Zone 2  
**CLIMATE ZONE:** 3  
**WIND REGION:** A  
**WIND ZONE:** High  
**SNOW ZONE:** Region N5 - Otago / Southland  
**ALTITUDE:** 208m  
**PROPOSED FLOOR AREA**  
 Area over framing - 107m<sup>2</sup>  
 Perimeter length - 46.8m  
**FFL:** Finished Floor Level  
**FGL:** Finished Ground Level  
**FPL:** Finished Paved Level  
 1 FFL shall be 225mm minimum above FGL where the adjoining ground is not protected by permanent paving. Where the ground is protected by permanent paving FFL shall be 150mm minimum above FPL as per NZS3604:2011.  
 2 Foul water to be carried to existing foul water lateral on site. Refer also to Drainage Plan.  
 3 Storm water to soak pits. Refer also to Drainage Plan.

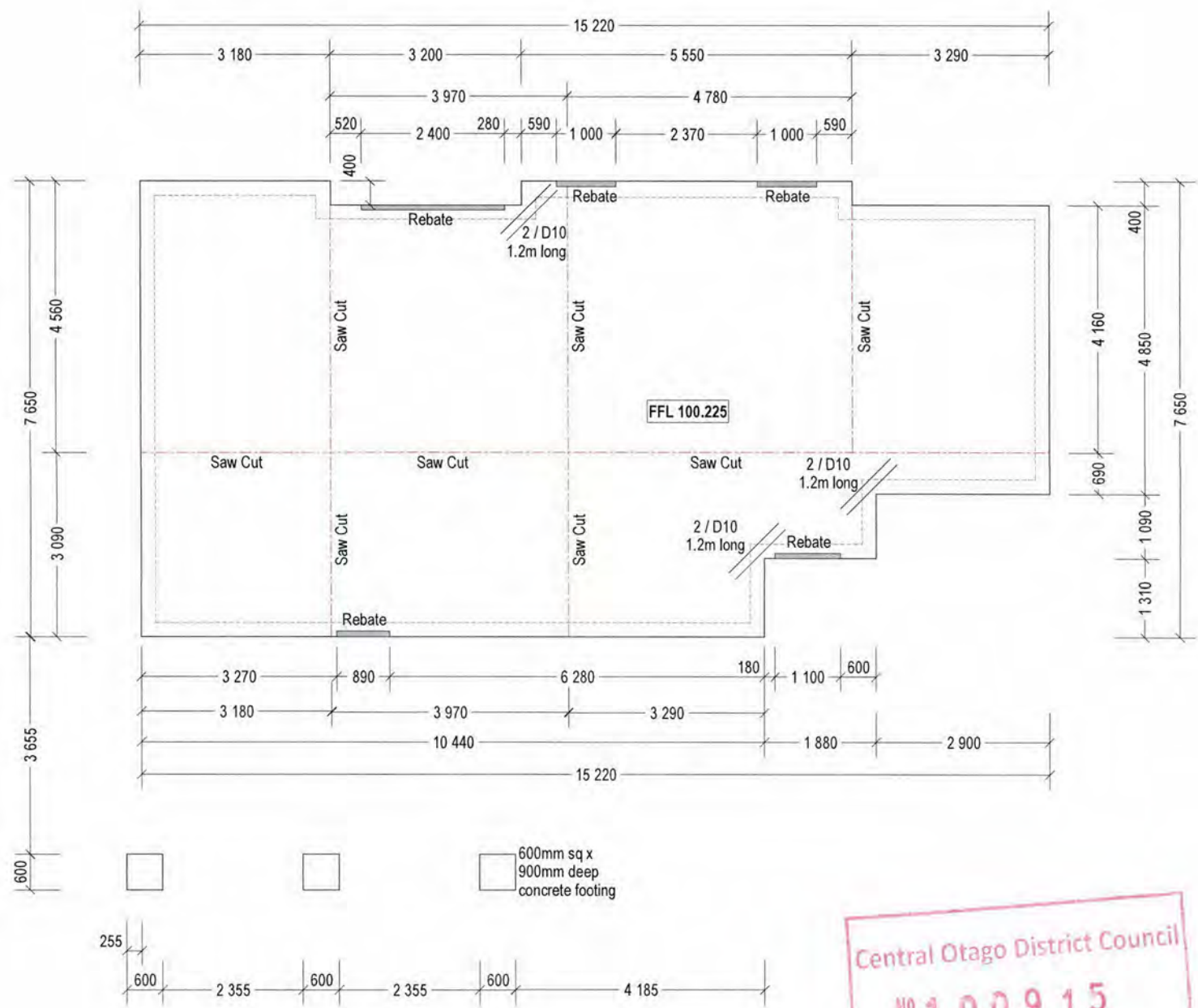
**SITE NOTES:**

- 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 non less than 300kPa), to be confirmed.
- Check the BUILDING CONSENT CONDITIONS for any inspections that are required by the Building Consent Authority (BCA).
- Owner is responsible for having any Geotechnical Inspections that maybe required for the Local Authority completed before the building commences.
- Building Addition is to be read in conjunction with site conditions and specification documentation. The site will be prepared and leveled in preparation for building works.
- Contractor to confirm ground has adequate bearing to comply with NZS3604:2011. Soil test proof must be provided to the Local Authorities if requested. Contractor to locate all service connection points on site prior to commencement of works. Check invert levels or pipes and manholes.
- Contractor to check and confirm all heights, location, direction, inverts and dimensions before commencement of works.
- Site drainage to be read in conjunction with plumbing diagram.
- Site Plan and boundary measurements supplied by client.
- Slip resistant surface to be provided to Entry Porch area to comply with table 2 of D1/AS1. Owner to confirm surface type.

**Site Plan**  
 Scale 1:100

(Rear Site)  
 To Molyneux Ave



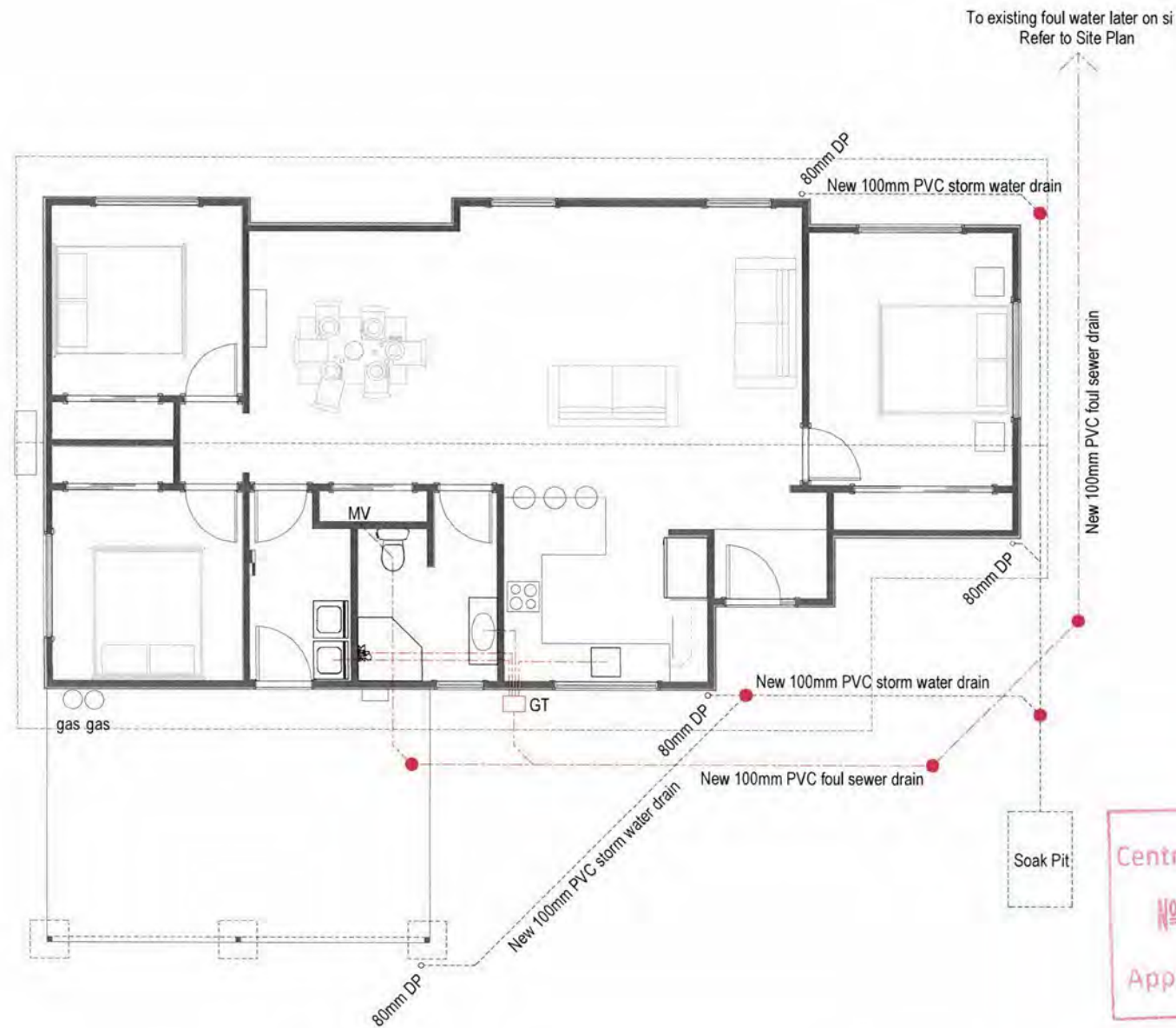


- FOUNDATION PLAN NOTES:**
- 1 100mm thick 20mpa concrete floor slab reinforced with 500E Mesh on DPM on sand binding layer on compacted hardfill.
  - 2 Shrinkage control joints to be 25mm deep saw cuts to comply with NZS3604:2011.
  - 3 All full height windows and doors to be rebated. Size of rebate to be confirmed by window and door manufacturer.

**LEGEND:**

1 240mm wide continuous concrete foundation footing. Refer to details for reinforcing.

Central Otago District Council  
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- DRAINAGE PLAN NOTES:**
- 1 Sanitary drainage to comply with NZBC G13/G12.
  - 2 Hot & cold water reticulation to comply with NZBC G12/AS1.
  - 3 Hot & cold supply to tempering valve & showers to be 20mm polybutylene min.
  - 4 Hot & cold supply to sink, laundry and bath to be 15mm polybutylene min.
  - 5 Hot & cold supply to all other fixtures to be 10mm polybutylene min.
  - 6 Hose tap positions to be confirmed by owner.
  - 7 All reticulation to be lagged in closed cell polystyrene.
  - 8 All inspection points / inspection bends under paving / drive to have removable airtight lids at ground level.
  - 9 Drain layer to submit as-built plan to council on completion of work.
  - 10 Drain layer to liaise with owner regarding selection of plumbing fixtures to ascertain exact positioning of drainage below slab.

**MINIMUM GRADIENT OF DISCHARGE PIPES**

40mm	1:40 min fall
65mm	1:40 min fall
80mm	1:60 min fall
100mm	1:60 min fall

**FIXTURE TRAP & DISCHARGE PIPE SIZES**

Basin	32mm min
Shower	40mm min
Sink	40mm min
Dishwasher	40mm min
Washing machine	40mm min
Laundry tub	40mm min
WC	80mm min

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**LEGEND**

●	Inspection point
●	Main Vent
□	GT
---	DN100 New 100mm PVC foul sewer drain laid to NZBC G13
---	DN100 New 100mm PVC storm water drain laid to NZBC G13

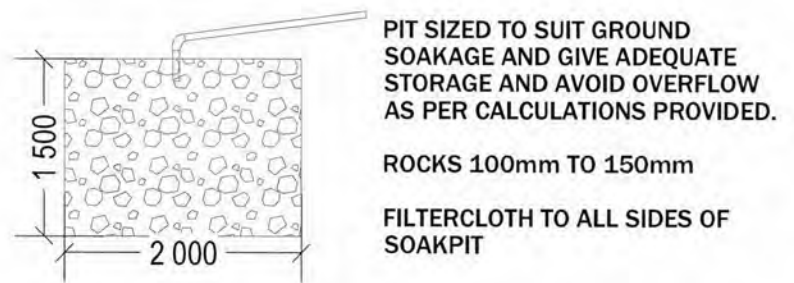
Soakpit Specifications as per NZBC-E1/VM1:  
 Soakpit 1 Catchment Area = 0.0158 HA (158 m<sup>2</sup>)  
 Rainfall Intensity (from E1) = 40mm/hr  
 Site Ground Percolation Rate = 1500mm/hr  
 FORMULA IS (m<sup>3</sup>) = (RC - VSOAK)

RC = 10 x 0.9 x 40 x 0.0158 = 5.688 m<sup>3</sup>/hr

VSOAK =  $\frac{1.0 \times 1500}{1000} = \frac{1500}{1000} = 1.5$  m<sup>3</sup>/hr

5.688 - 1.5 = 4.188 m<sup>3</sup>  
 Volume required by Soak Pit 1

**Soakpit Size 1.5m x 2m x 1.5m Deep**

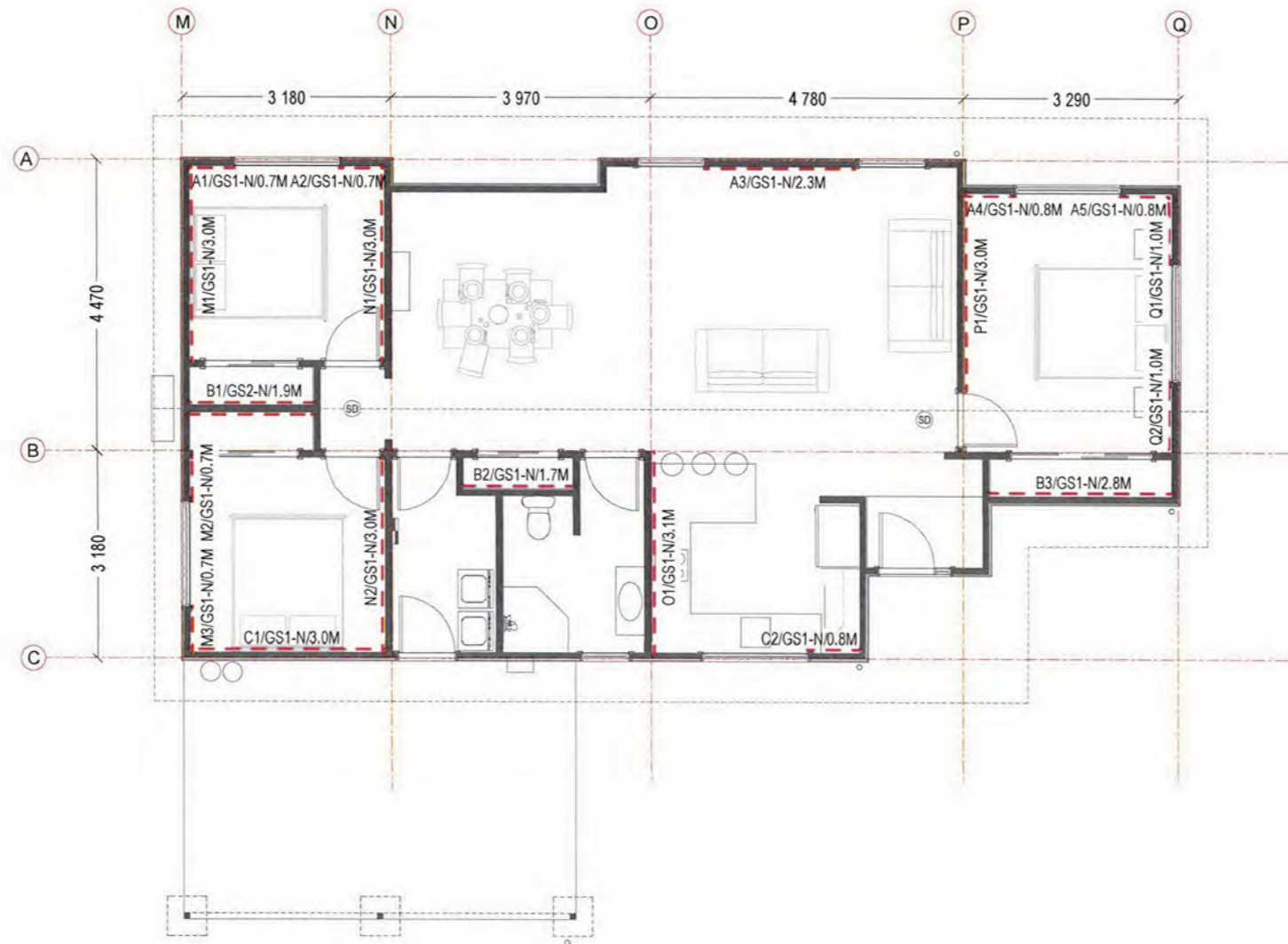


Soak Pit Detail  
 Scale 1:50









**BRACING PLAN NOTES:**

- 1 Bracing Plan to be read in-conjunction with GIB EzyBrace calculations.
- 2 Refer to Roof Plan for roof bracing.

Central Otago District Council  
 № 190915  
 Approved Building Consent



**Hurring, Gavin**  
**Bracing Plan**

Sheet #  
**A6**

Drawn By:  
 DC

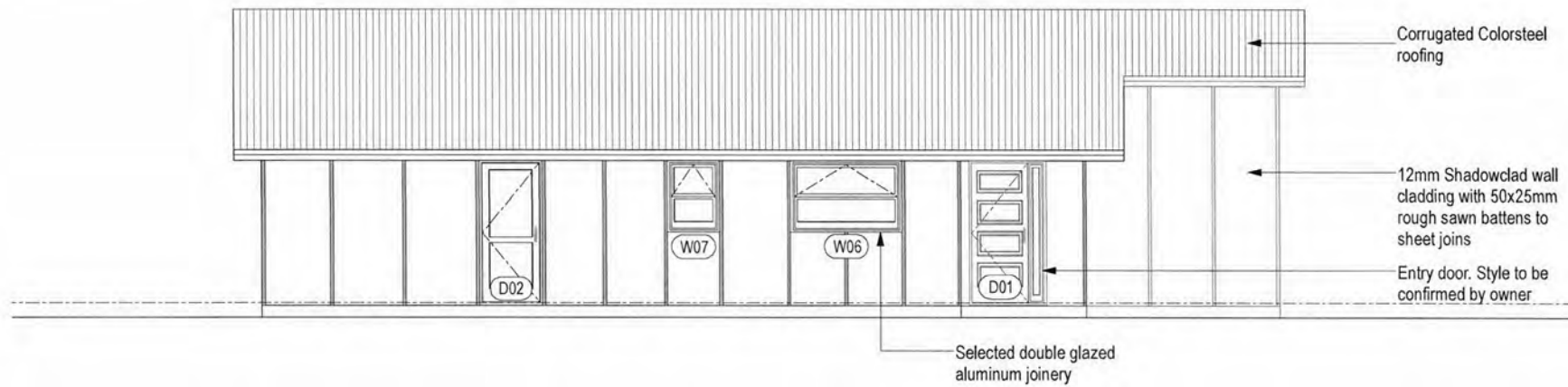
Date:  
 16/01/2020

Scale:  
 1:100@A3

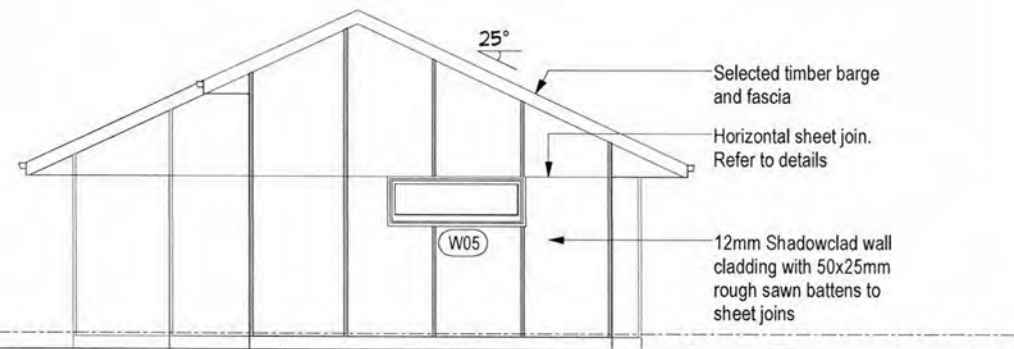
Issue:  
 Consent

Wind Zone: H  
 EQ Zone: 2  
 Snow Zone: N5  
 Exp Zone: B

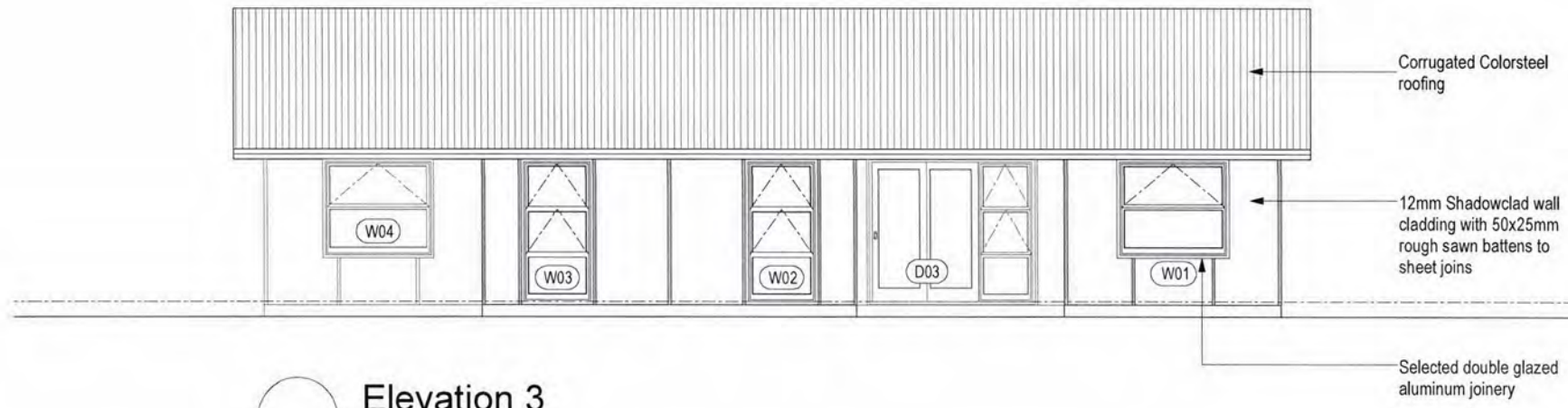




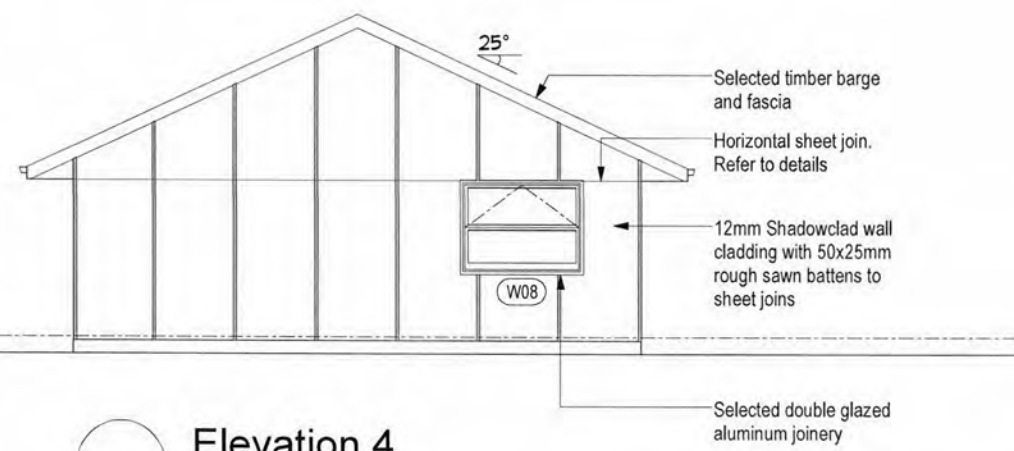
**Elevation 1**  
Scale 1:100



**Elevation 2**  
Scale 1:100



**Elevation 3**  
Scale 1:100



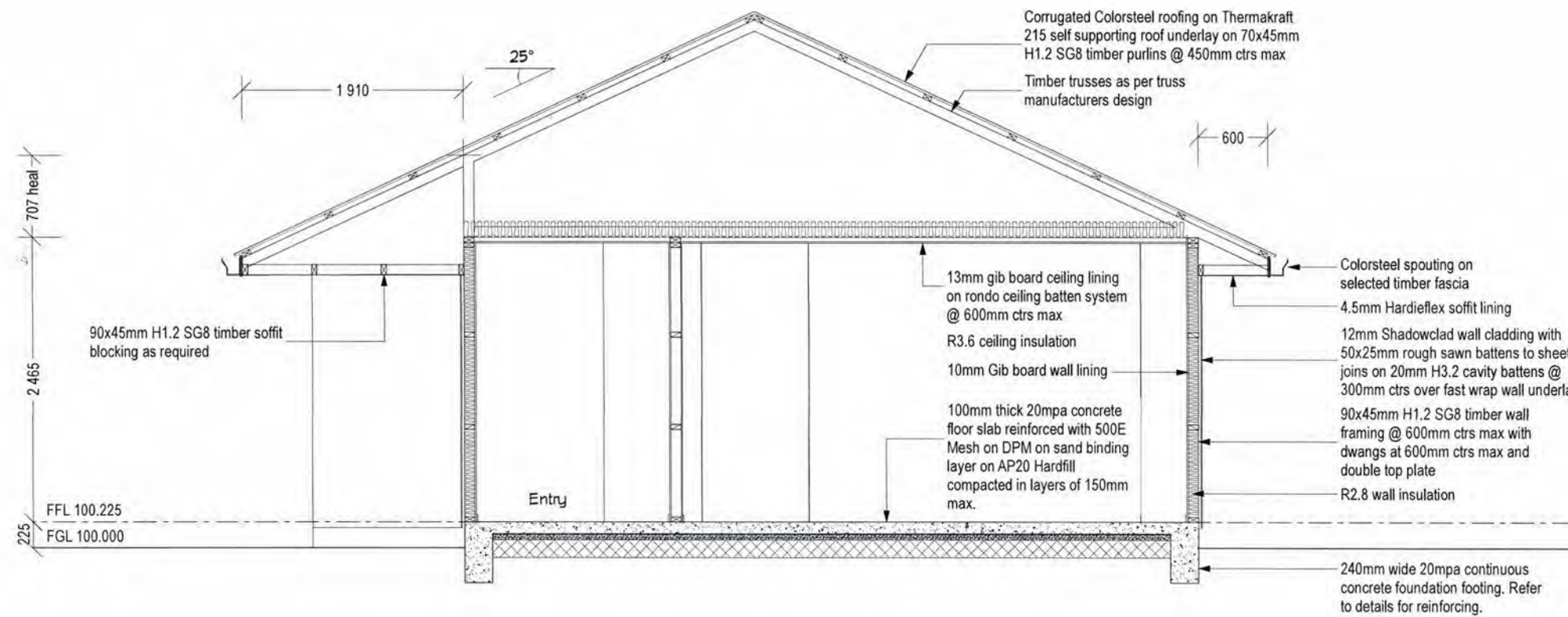
**Elevation 4**  
Scale 1:100

**Risk Matrix for 49 Molyneux Ave**  
Wall Type: Standard

Risk Factor	Low	Med.	High	Very High	Score
Wind (NZS3604)	0	0	1	2	1
Storeys	0	1	2	4	0
R/W Intersection	0	1	3	5	0
Eaves Width	0	1	2	5	1
Complexity	0	1	3	6	0
Deck Design	0	2	4	6	0
Total Risk Score: <b>low</b>					<b>2</b>

Risk Matrix created by Design Navigator  
Risk Matrix applies to each Elevation





Central Otago District Council  
 № 190915  
 Approved Building Consent



**Hurring, Gavin**  
**Cross Section B-B**

Sheet #

**A10**

Drawn By:

DC

Date:

16/01/2020

Scale:

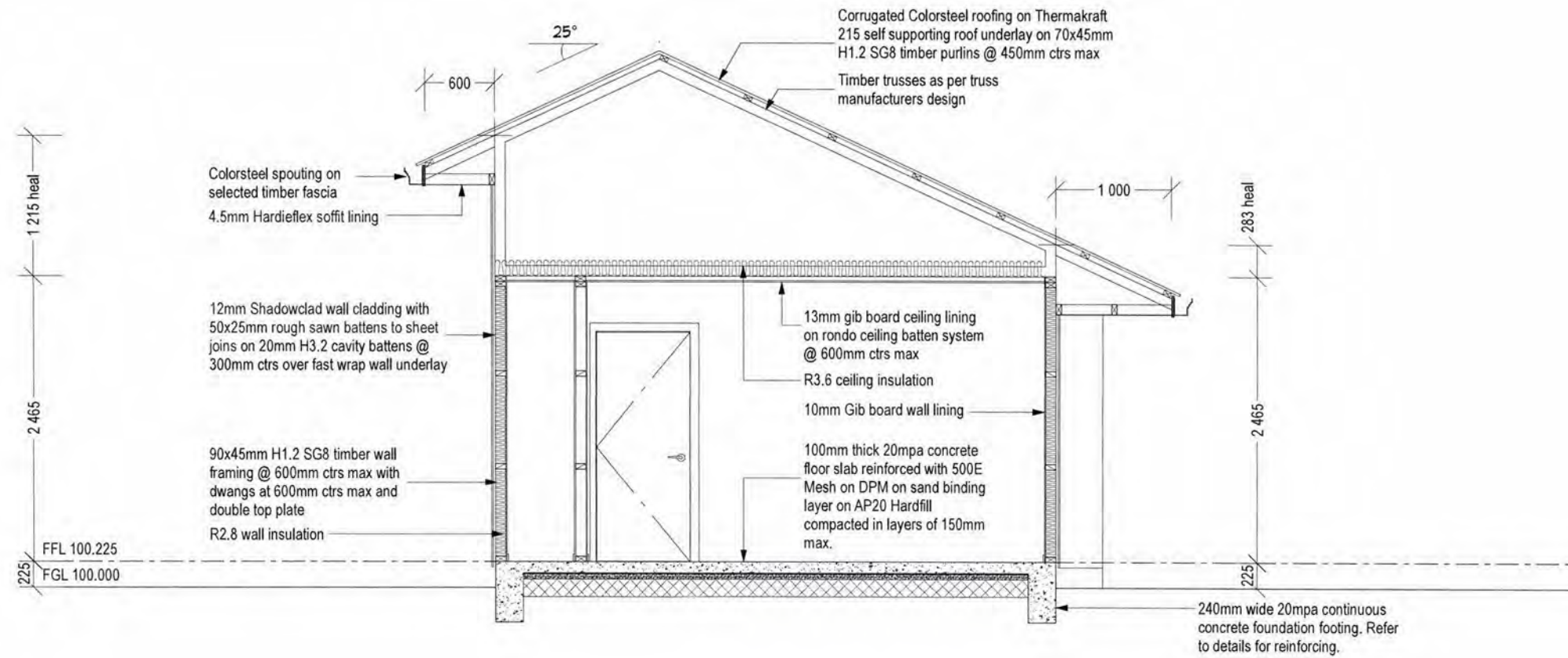
1:50@A3

Issue:

Consent

Wind Zone: H  
 EQ Zone: 2  
 Snow Zone: N5  
 Exp Zone: B





Central Otago District Council  
 No 190915  
 Approved Building Consent



**Hurring, Gavin**  
**Cross Section C-C**

Sheet #  
**A11**

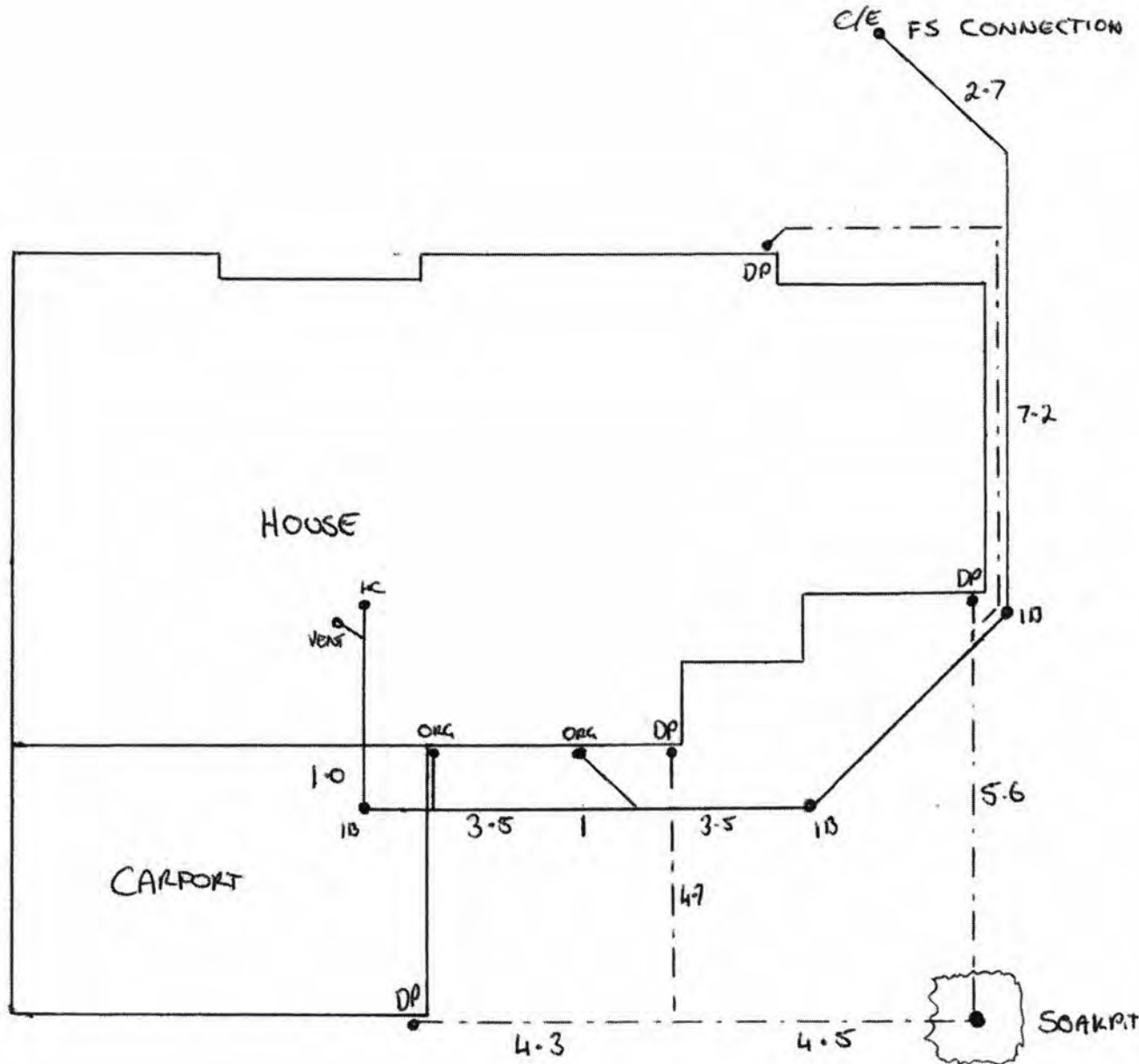
Drawn By:  
 DC

Date:  
 16/01/2020

Scale:  
 1:50@A3

Issue:  
 Consent

Wind Zone: H  
 EQ Zone: 2  
 Snow Zone: N5  
 Exp Zone: B



HURRING BUILDERS  
 49 MOLYNEUX AVE  
 BC # 190915  
 DRAW LAYER: J MILNE # 17020  
 FOUL DRAW —————  
 STORMWATER - - - - -  
 SCALE 1:100