

Office Use Only

Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))

(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes No

2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use Fast Track Land Use* Subdivision Discharge
- Extension of time (s.125) Change of conditions (s.127) Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____

**The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.*

3. Would you like to opt out of the Fast Track Process?

Yes / No

4. Applicant Details:

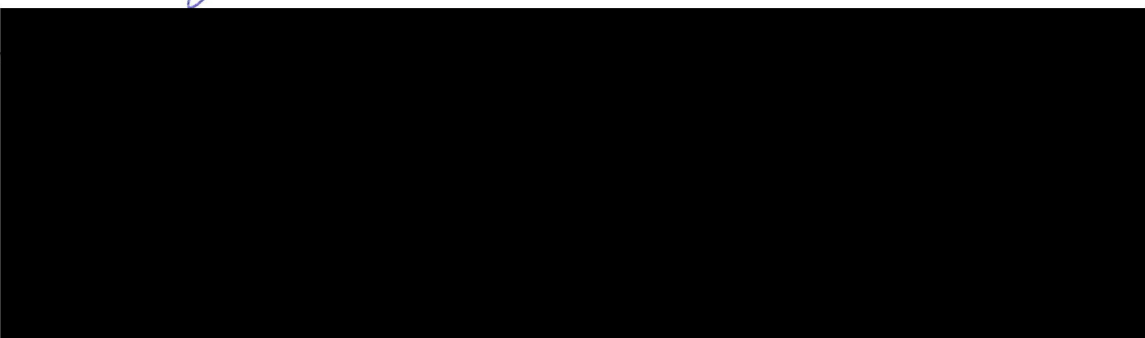
Name/s:

Kainga Ora - cf Peter Nathan

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address:
(or alternative method of service under section 352 of the Act)



5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

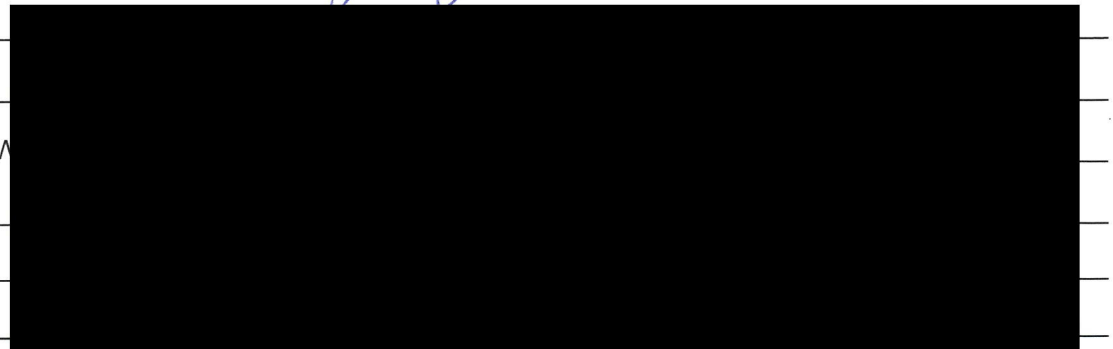
Name/s:

Vision Consulting Engineers - Michelle Thorburn

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address:
(or alternative method of service under section 352 of the Act)



All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

6. Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: Kainga Ora

Property Address/
Location: 9 Tuatahi Place, Kerikeri

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: 9 Tuatahi Place, Kerikeri

Legal Description: Lot III DP 106277 Val Number: _____

Certificate of Title: NA59B/404

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff?

Yes No

Is there a dog on the property?

Yes No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. **This is important to avoid a wasted trip and having to re-arrange a second visit.**

Tenant needs to be advised by Vision before property is visited.

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

COA application made for remedial works carried out to existing front and back decks at property.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

Yes No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
- National Environmental Standard consent Other (please specify) COA-2024-90/0

11. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) yes no don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

- Subdividing land Changing the use of a piece of land
- Disturbing, removing or sampling soil Removing or replacing a fuel storage system

12. Assessment of Environmental Effects:

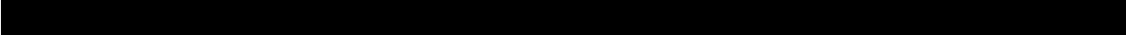
Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

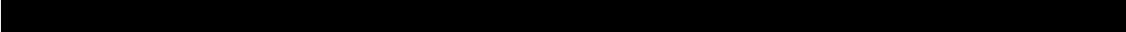
Please attach your AEE to this application. ✓

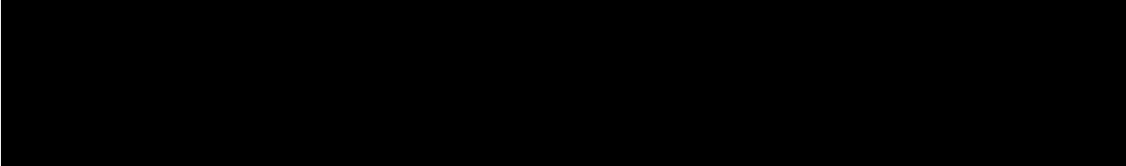
13. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write all names in full) Kainga Ora c/ Vision Consulting Engineers

Email: 


Postal Address: 

Phone Numbers: 

Fees Information: An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees: I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: Michelle Thorburn (please print)

Signature:  (signature of bill payer – mandatory) Date: 16/07/24.

14. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

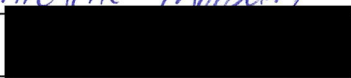
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

Declaration: The information I have supplied with this application is true and complete to the best of my knowledge.

Name: Michelle Thoburn (please print)

Signature:  (signature)

Date: 16/07/24

(A signature is not required if the application is made by electronic means)

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

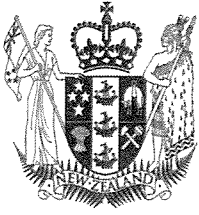
Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



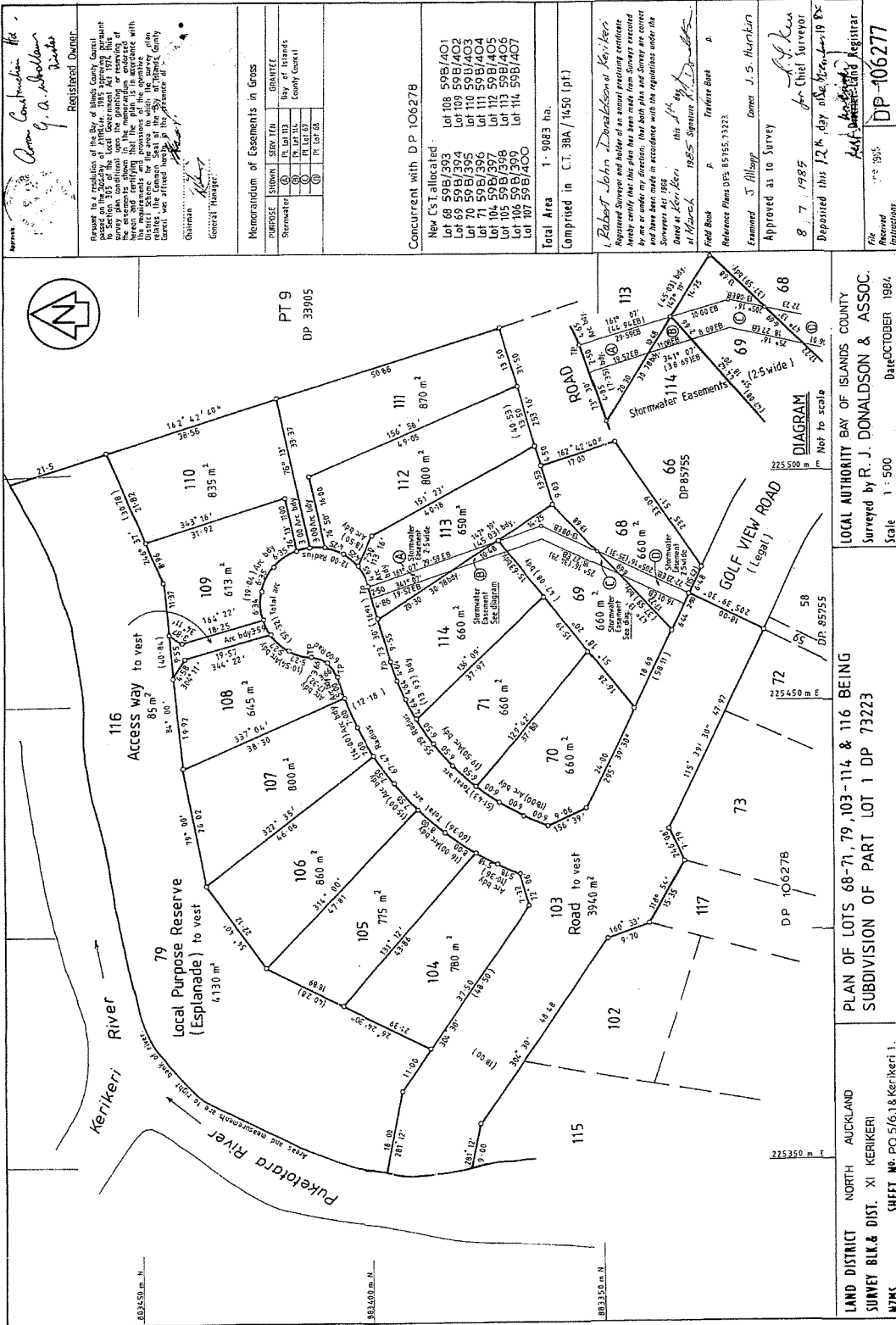

R. W. Muir
Registrar-General
of Land

Identifier **NA59B/404**
Land Registration District **North Auckland**
Date Issued 12 September 1985

Prior References
NA38A/1450

Estate Fee Simple
Area 870 square metres more or less
Legal Description Lot 111 Deposited Plan 106277
Registered Owners
Housing New Zealand Limited

Interests



Consent Construction the
Consent Construction the
Consent Construction the
 Registered Owner
 Registrar
 Registrar
 Registrar

Memorandum of Encasements in Gross

COURTSE	SUBDIV	SECT	TH	GRANTEE
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20

Concurrent with DP 106278

New C's T allocated:

- Lot 68 598/401
- Lot 69 598/402
- Lot 70 598/395
- Lot 71 598/396
- Lot 72 598/397
- Lot 73 598/398
- Lot 74 598/399
- Lot 75 598/400

Total Area 1: 9083 ha.

Comprised in C.T. 306/1450 (pt.)

Robert John Donaldson Kerikeri
 Registered Surveyor and holder of an annual practicing certificate
 hereby certifies that this plan has been made from a survey executed
 by me or under my direction, that both plan and survey are correct
 and have been made in accordance with the regulations under the
 Surveyors Act 1998
 Done at Kerikeri this 14th day of January 1985
 Signature *R. J. Donaldson*
 in Witness Whereof
 Field Book
 Reference Plans DP 85755, 73223
 Examined *J. Hill*
 Approved as to Survey
 8 7 1985
 Deposited this 12th day of January 1985
 Registrar
 DP-106277

LOCAL AUTHORITY BAY OF ISLANDS COUNTY
 Surveyed by R. J. DONALDSON & ASSOC.
 Date OCTOBER 1984
 Scale 1:500

PLAN OF LOTS 68-71, 79, 103-114 & 116 BEING
 SUBDIVISION OF PART LOT 1 DP 73223

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XI KERIKERI
 SHEET NO. PO 5/6-1 & Kerikeri 1.

Printed by P. H. H. Harris Ltd., Auckland, New Zealand.

W. N. Harvey, Surveyor-General, Department of Lands and Survey, Wellington.

27 JAN 1989

41 42 43 44 45 46 47 48 49 50



Vision Consulting <info@vce.co.nz>

RE: Authority to Act as Agent on Behalf - COA Applications

1 message

Sue Freeman <Sue.Freeman@kaingaora.govt.nz>

19 June 2024 at 10:57

To: Vision Consulting <info@vce.co.nz>

Cc: Chris Palmer <Chris.Palmer@kaingaora.govt.nz>, Peter Nathan <Peter.Nathan@kaingaora.govt.nz>, Meredith Earles <Meredith.Earles@kaingaora.govt.nz>, "Dave Martin (david.martin@spencersnz.co.nz)" <david.martin@spencersnz.co.nz>, Michael Leat <Michael.Leat@spencersnz.co.nz>

Hi – KO give Vision Consulting Engineers the authority to act as agent on behalf for COA applications for deck remedial work.

Sue

From: Vision Consulting <info@vce.co.nz>**Sent:** Wednesday, June 19, 2024 10:44 AM**To:** Sue Freeman <Sue.Freeman@kaingaora.govt.nz>**Subject:** Authority to Act as Agent on Behalf - COA Applications

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi,

Can you please reply via return email that you give Vision Consulting Engineers the authority to act as agent on behalf for all COA applications for deck remedial work.

Thank you.

Kind regards,

The Vision Team



CIVIL | STRUCTURAL | GEOTECHNICAL | RESEARCH & SPATIAL | PROJECT MANAGEMENT



COA-2024-90/0

9 TUATAHI PLACE, KERIKERI

ASSESSMENT OF EFFECTS

Project Reference: J15535

16 July, 2024

Far North District Council

Private Bag 752

Kaikohe 0440



**VISION
CONSULTING
ENGINEERS**

Tel: 09.401.6287

info@vce.co.nz

Level 1

62 Kerikeri Road

Kerikeri 0230

Northland

www.vce.co.nz

Dear Council,

Vision Consulting Engineers (VISION) on behalf of Kainga Ora/Spencers has submitted a code of acceptance application (COA) for decks constructed at 9 Tuatahi Place, Kerikeri. The PIM assessment identified that a Resource Consent is required due to a breach of the following rule.

12.4.6.1.2 Fire Risk to Residential Units which states

(a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest

The following assessment is provided in regard to Section 12.4.7 Assessment Criteria of the Far North District Plan.

(j) In respect of fire risk to residential units

(i) The degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa

Fire Emergency New Zealand has stated that they have no objection as this is an existing dwelling and footprint and has reticulated firefighting water supply complying with the code of practice and relevant standard (refer to attached email from Jason Goffin, dated 15/07/2024).

(ii) Any mitigation measures proposed to reduce the fire risk

The following mitigation measures have been identified:

- *Fire hydrant present within 50m of the dwelling*
- *No vegetation within 5m of the deck*
- *Clear and easy access to site for firefighting services.*
- *The dwelling has smoke alarms that comply with NZBC Clause F7*
- *The deck only being 2.5m in width (not significantly outside the original building footprint)*



(iii) The adequacy of the water supply

Please refer to response above for item i and attached email that state that the reticulated firefighting water supply complies with the code of practice and relevant standard.

(iv) The accessibility of the water supply to fire service vehicles

Please refer to response above for item i and ii.

If you have any queries in relation to the above response, please contact us.

Yours faithfully

Vision Consulting Engineers Ltd

Dan Simmonds

Senior Engineer

MIEAust CPEng, CMEngNZ



Vision Consulting <info@vce.co.nz>

RE: J15534 - 9 Tuatahi Place, Kerikeri

1 message

Goffin, Jason <Jason.Goffin@fireandemergency.nz>
To: Vision Consulting <info@vce.co.nz>

15 July 2024 at 09:40

Good morning,

Fire Emergency New Zealand has no objection, as this is an existing dwelling and footprint and has a reticulated firefighting water supply complying with the code of practice and relevant standard.

Please contact me if you require any additional information.

Regards

Jason Goffin

Advisor Risk Reduction – Kaitohutohu Matua Whakaheke Moorea

Specialist Fire Investigator – Kaititiro Ahi Maatanga

Te Tai Tokerau

Te Hiku Region 1

9 Homestead Road Kerikeri

**Mobile:** 027 7066467**Email:** jason.goffin@fireandemergency.nz**Fire Fact "A House Fire Can Become Fatal within 5 Minutes"**

From: Vision Consulting <info@vce.co.nz>
Sent: Monday, July 15, 2024 9:33 AM
To: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Cc: Michael Leat <Michael.Leat@spencersnz.co.nz>
Subject: J15534 - 9 Tuatahi Place, Kerikeri

Hi Jason,

We have received the following from the FNDC regarding remedial works/COA application on an existing deck at [9 Tuatahi Place, Kerikeri](#).

The following breach has been found:



We did ask for an exemption to the Resource Consent for the following reasons:

The mitigating factors at the property are as follows:

- Fire hydrant present within 50m of the dwelling (refer attached plan)
- No vegetation within 5m of the deck
- Clear and easy access to site for fire fighting services.
- The dwelling has smoke alarms that comply with NZBC Clause F7
- The deck only being 2.5m in width (not significantly outside the original building footprint)



FNDC's response follows:

Kia ora Michelle,

After an assessment by our Resource Planner and Team Leader it is determined that unfortunately, exemptions for rule breaches cannot be granted in this instance.

You will need to apply for a resource consent.

This application should include a supporting statement from Fire and Emergency New Zealand (FENZ).

Given that a fire hydrant is within 50m of the site, FENZ might be satisfied with this arrangement and could potentially waive the requirement.

We would need evidence of FENZ's position included in your resource consent application.

Can you please advise what you need from us to assess whether it may be possible to waive this requirement.

Thank you.

Kind Regards

Michelle.

Ph: 027 767 1284



CIVIL | STRUCTURAL | GEOTECHNICAL | RESEARCH & SPATIAL | PROJECT MANAGEMENT



Vision Consulting Engineers Ltd
Level 1, [62 Kerikeri Road](#)
Kerikeri 0230

www.vce.co.nz

E: info@vce.co.nz

P: (09) 401 6287

**DECK AT HEIGHT, REMEDIAL DESIGN MEMO
9 TUATAHI PLACE KERIKERI (BACK DECK)
LOT 111 DP 106277**



Project Reference: J15535
19/12/2023

Spencers
7/11 Nell Place, Raumanga
Whangarei, 0110

Attn: Michael Leat, David Martin

Tel: 09.401.6287
Skype: VCE001
info@vce.co.nz

Level 1
62 Kerikeri Road
Kerikeri 0230
www.vce.co.nz

Dear Michael and David

Vision Consulting Engineers Limited (VISION) has been engaged by Spencers to provide engineering services to obtain a Certificate of Acceptance (CoA) from the Far North District Council for the existing back deck at 9 Tuatahi Place, Kerikeri.

The Initial Assessment found that the existing deck does not comply with NZS3604 (2011) and the New Zealand Building Code.

This memo has been prepared to present the proposed remedial work required for each item/issue identified in the Initial Assessment.

The following items/issues and the remedial solution (*italicized*) is provided below:

- Bracing (currently no bracing present)

Bracing design to NZS3604 installing diagonal timber braces as a braced pile system.

- Joists
 - Incorrect size (use MITEK Alternative Solution)

All balustrades and connections are to comply with Mitek "Deck Joist Fixing" Alternative Solution which allows for 45x140 joists and 2/45 x 140 boundary joists.

- Balustrade
 - Post spacing (use MITEK Alternative Solution)

All balustrades and connections are to comply with Mitek "Deck Joist Fixing" Alternative Solution.

- Nogs
 - Incorrect spacing

All nogs and connections are to comply with Mitek "Deck Joist Fixing" Alternative Solution.

- Connections
 - Boundary joists (MITEK Alternative Solution)

All connections are to comply with Mitek "Deck Joist Fixing" Alternative Solution.

- Nail spacing in built up members

Spacings are to be in accordance with NZS3604 clause 2.4.4.7. For 2/45 x 140 members it is required to provide pairs of nails at 270 mm centers alternating sides of the member. The nails should be 90 x 3.15 galvanized gun nails.

- Gap between decking and house
 - No 12mm gap between deck and house (NZBC Clause E2)

Modify decking board that is closest to house in order to comply with this clause.

- Stairway handrails
 - Height of handrail less than 0.9m (NZBC Clause D1)

An additional 45 x45 timber is to be nailed to the top of the existing handrail to meet the requirements of this clause.

The following items/issues have been identified that require specific structural engineering designed remediated:

- Bearers
 - Cantilever span exceeds limit specified in NZS3604

The cantilever span has been assessed using NZS1170 and NZS3603 and is satisfactory.

- Bearers
 - Bearer span connection not over pile

An additional bearer leaf is to be fixed onto the existing bearer over the span that includes the join. This has been assessed using NZS1170 and NZS3603.

- Connections
 - Pile to bearer connection

The existing ordinary and proposed braced pile to bearer connections have been assessed using NZS1170, NZS3603 and NZS3604 and deemed to be satisfactory

Please find attached plans including the as-built of the existing deck, the proposed remedial works of the deck and engineering calculations for your reference.

Yours sincerely



Thijs Drupsteen
Senior Structural Engineer
CPEng, CMEngNZ

Attachments: Remedial Works Drawings, Mitek 'Deck Joist Fixing' Alternate Solution



LOCALITY PLAN

SCALE (A3) NTS

SITE INFORMATION:

9 Tuatahi Place, Kerikeri
 Area: 870m²
 Lot 111 DP 106277

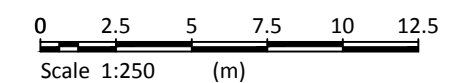
Zone: Residential (FNDC)
 Exposure Zone: Zone C
 Earthquake Zone: Zone 1

NOTE:

NO CHANGES TO THE BUILDING FOOTPRINT ARE PROPOSED

NOTE:

1. ALL STRUCTURES AND FEATURES ARE APPROXIMATE IN LOCATION AND SIZE AND HAVE BEEN BASED FROM A SITE WALKOVER AND USE OF AERIAL IMAGE
2. 1m CONTOURS, from 2018 LIDAR SUPPLIED BY NORTHLAND REGIONAL COUNCIL, DATUM ONE TREE POINT 1964
3. LINZ AERIAL IMAGE 2014-16
4. PROPERTY BOUNDARY BASED ON LINZ ELECTRONIC DATABASE



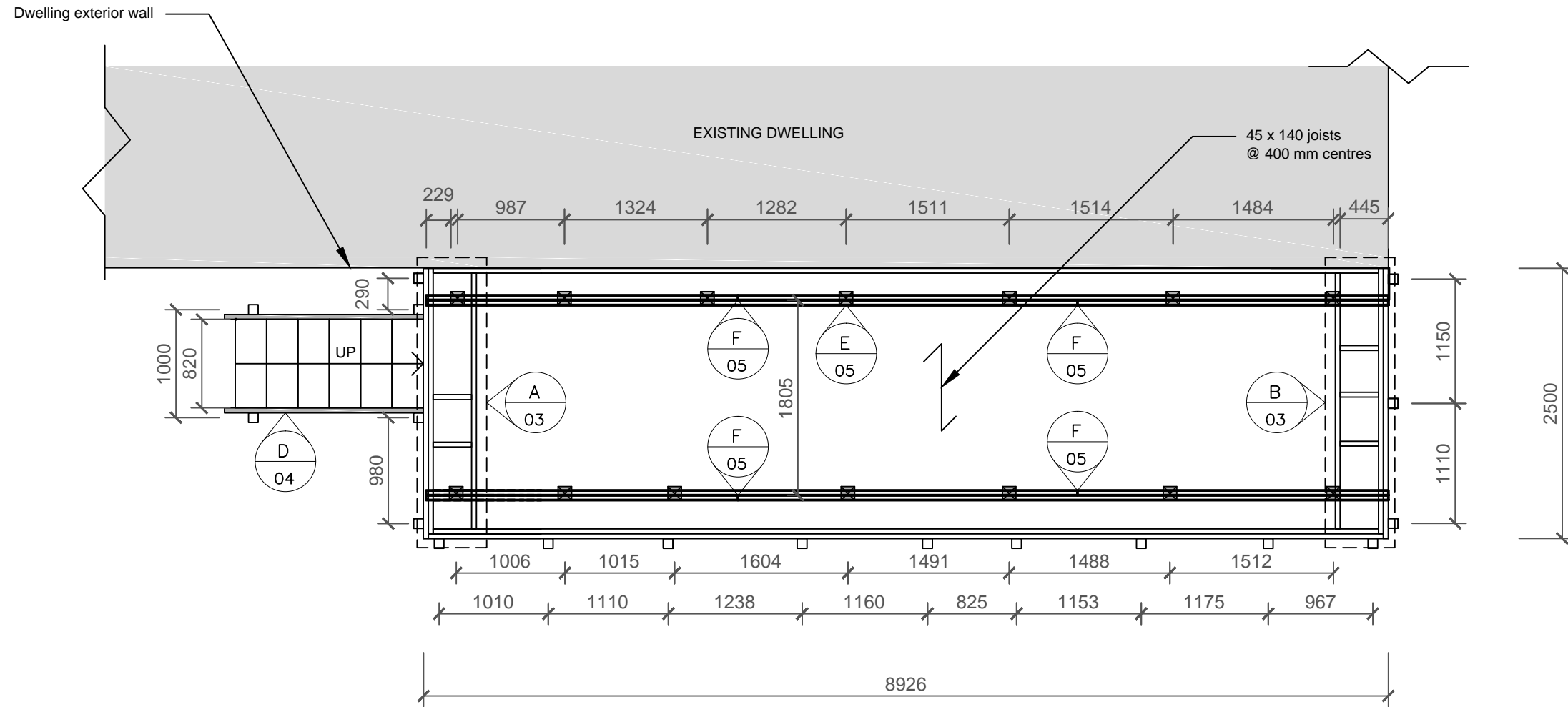
FOR CONSTRUCTION

	CLIENT	PROJECT	DRAWING TITLE	SURVEY	A AS BUILT	CS 07/12/2023	SCALE	1:250	
	SPENCERS	9 TUATAHI PLACE, KERIKERI (BACK DECK)	SITE PLAN	DESIGN	B FOR CONSTRUCTION	TD 14/12/2023	SHEET	01 OF 09	
				DRAWN	TJ	07/12/2023	PROJECT	J15535	
				CHECKED	CS	07/12/2023	THIS ARTWORK IS THE COPY RIGHT MATERIAL OF VCE	REV	B
				APPROVED	CS	07/12/2023	NO REVISION	BY DATE	

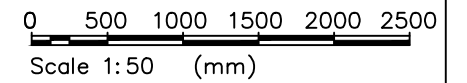
LEGEND	
45 X 140 JOIST/NOG	
2/45 X 140 JOIST	
2/45 X 140 BEARER	
90 X 90 BALUSTRADE POST	
125 X 125 TIMBER ORDINARY PILE	
45 X 190 STAIR STRINGERS	

NOTE:

1. MAXIMUM PILE HEIGHT: 1805 mm.
2. MINIMUM PILE HEIGHT: 1013 mm.
3. MAXIMUM HEIGHT FROM GROUND LEVEL TO TOP OF DECKING: 2084 mm.
4. MINIMUM HEIGHT FROM GROUND LEVEL TO TOP OF DECKING: 1279 mm.
5. REFER SHEET 05 FOR CONNECTIONS
6. ALL DIMENSIONS IN mm - UNLESS SPECIFIED OTHERWISE
7. ALL FOUNDATION DETAILS ARE UNKNOWN
8. THE DECK IS NOT ATTACHED TO THE DWELLING



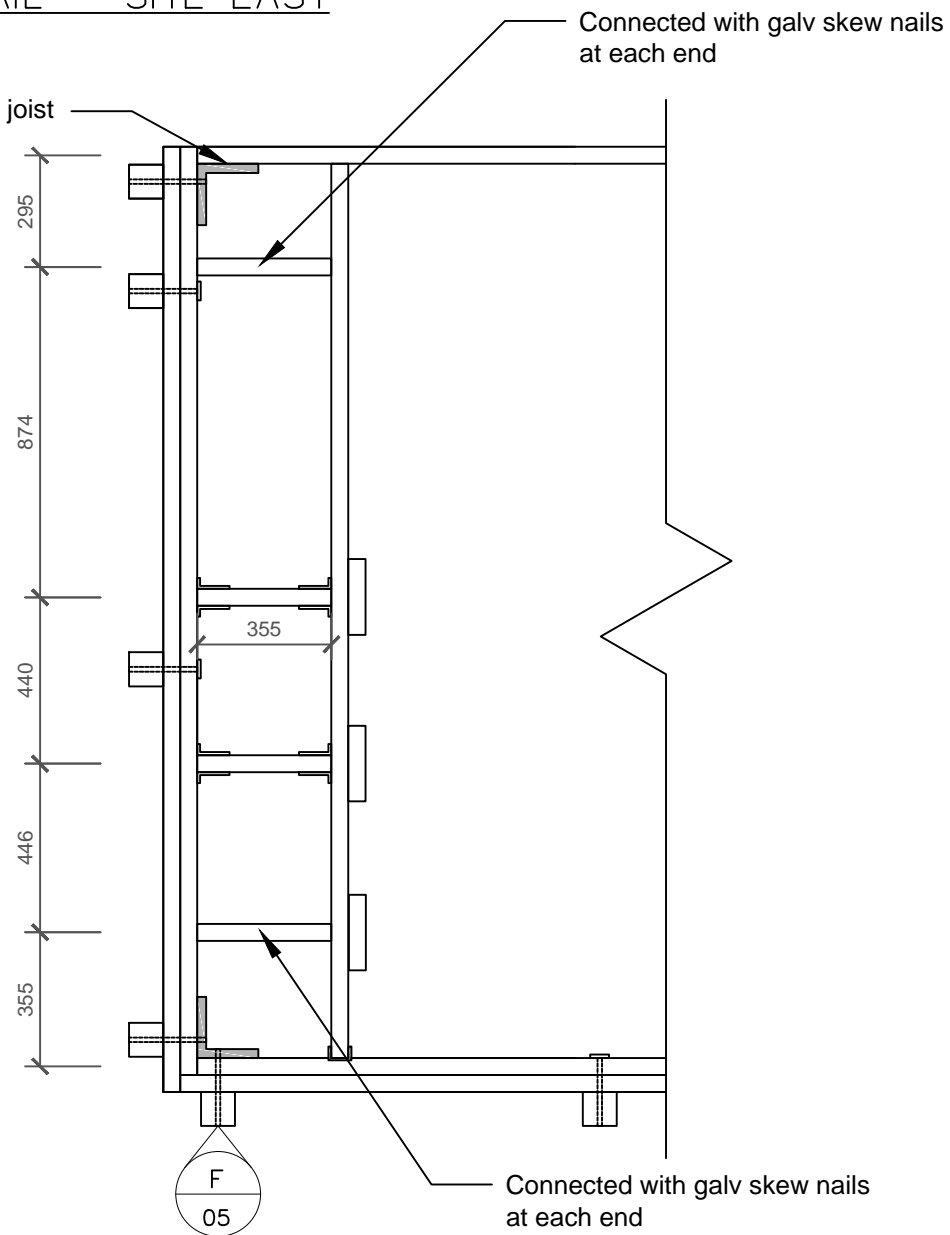
PLAN VIEW
SCALE (A3) 1:50



FOR CONSTRUCTION

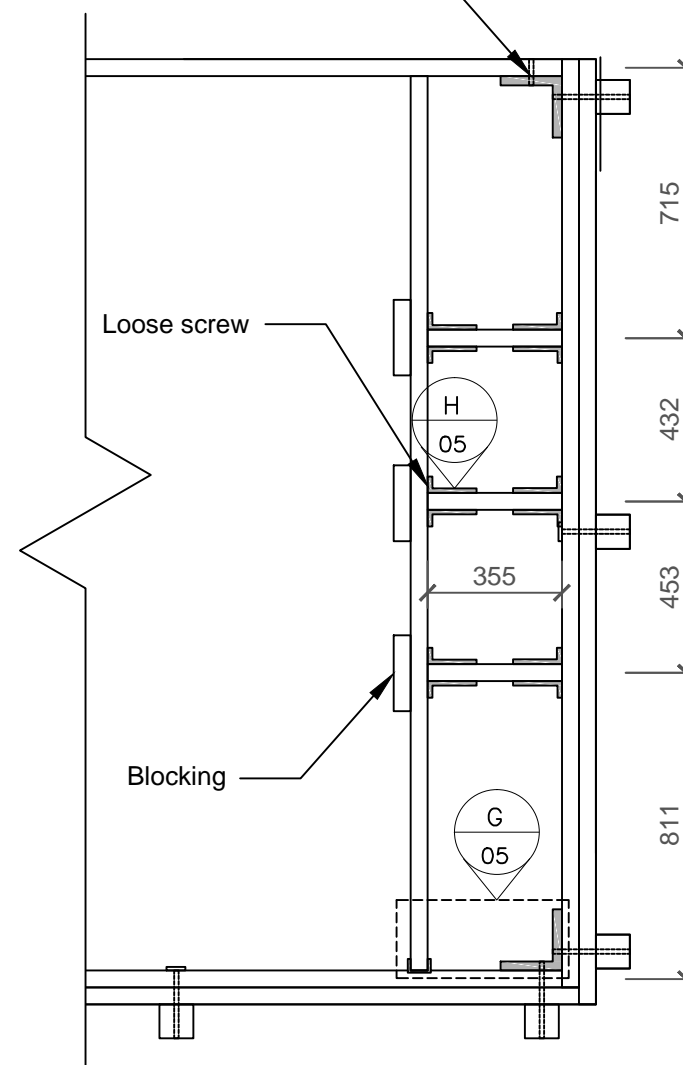
A
02 **NOGGING DETAIL – SITE EAST**
SCALE (A3) NTS

No bolts in the single boundary joist



M12 SS Coach Bolt connected at the bottom of the single boundary joist

B
02 **NOGGING DETAIL – SITE WEST**
SCALE (A3) NTS



LEGEND

BOWMAC BS175 ANGLE BRACKET WITH 2/M12 SS COACH BOLTS ON EACH SIDE (NOTE EXAGGERATED SCALE)	
2/CPC40 SS CLEAT TOP AND BOTTOM OF MEMBER (NOTE EXAGGERATED SCALE)	
CPC40 SS CLEAT AT CENTRE OF MEMBER (NOTE EXAGGERATED SCALE)	
JH120 SS JOIST HANGER (NOTE EXAGGERATED SCALE)	
2/M12 SS COACH BOLT WITH 50 X 50 X 3 SS WASHER (NOTE EXAGGERATED SCALE FOR WASHER)	
45 X 140 JOIST/NOG	
90 X 90 BALUSTRADE POST	
2/M12 SS COACH BOLT	
2/45 X 140 JOIST	

FOR CONSTRUCTION



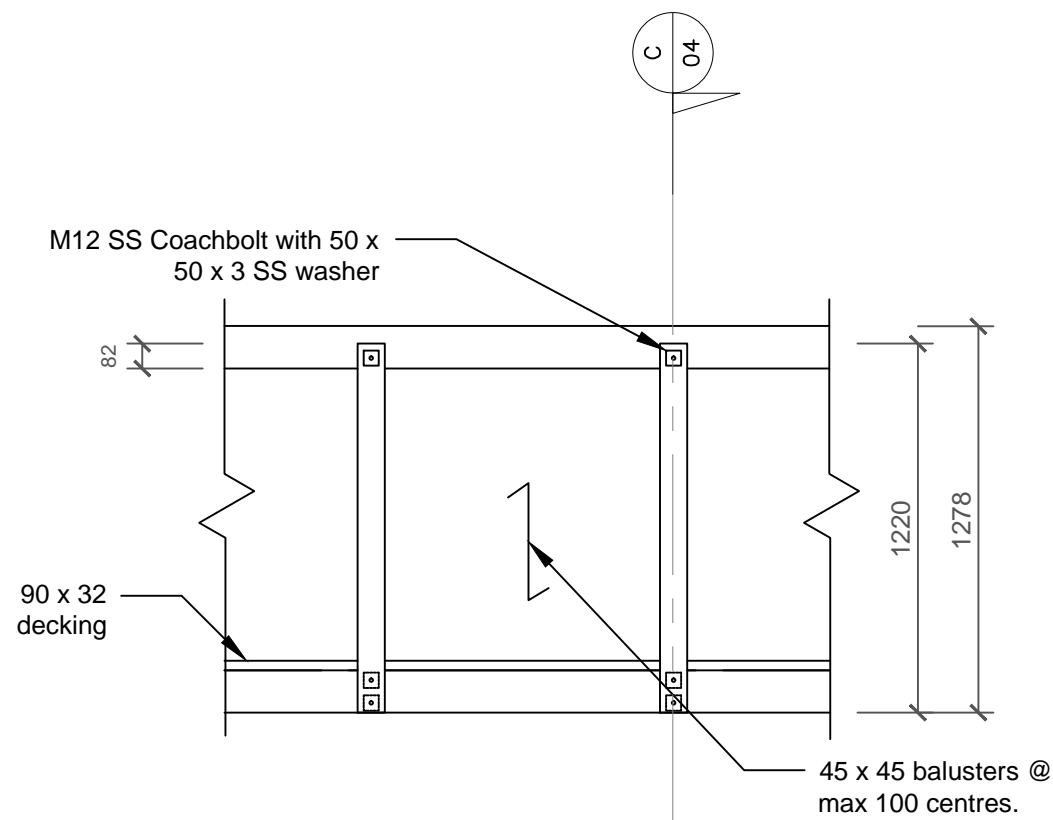
CLIENT
SPENCERS

PROJECT
9 TUATAHI PLACE,
KERIKERI (BACK DECK)

DRAWING TITLE
NOGGING DETAILS
(AS-BUILT)

SURVEY	
DESIGN	
DRAWN	TJ 07/12/2023
CHECKED	CS 07/12/2023
APPROVED	CS 07/12/2023

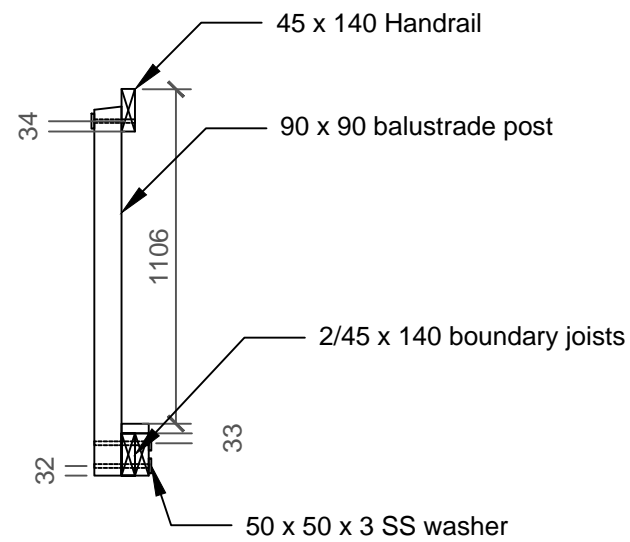
A AS BUILT	CS 07/12/2023	SCALE	NTS
B FOR CONSTRUCTION	TD 14/12/2023	SHEET	03 of 09
		PROJECT	J15535
		THIS ARTWORK IS THE COPY RIGHT MATERIAL OF	REV B
NO	REVISION	BY	DATE



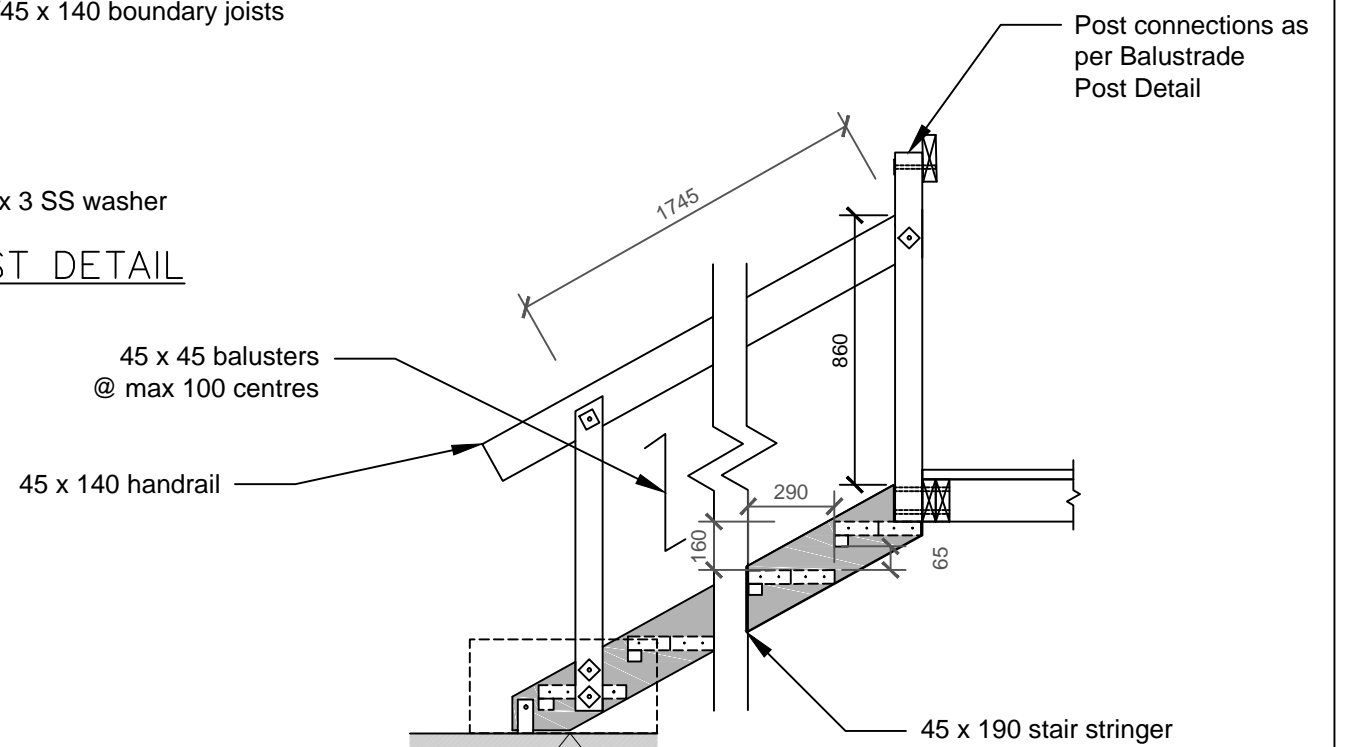
TYPICAL BALUSTRADE
SCALE (A3) NTS

NOTES:

1. TREADS ARE NAILED TO THE STRINGER WITH 4/90 X 3.15 GALV NAILS
2. BALUSTERS CONNECTED WITH 2/90 X 3.15 GALV NAILS TO THE HANDRAIL AND DOUBLE BOUNDARY JOIST.

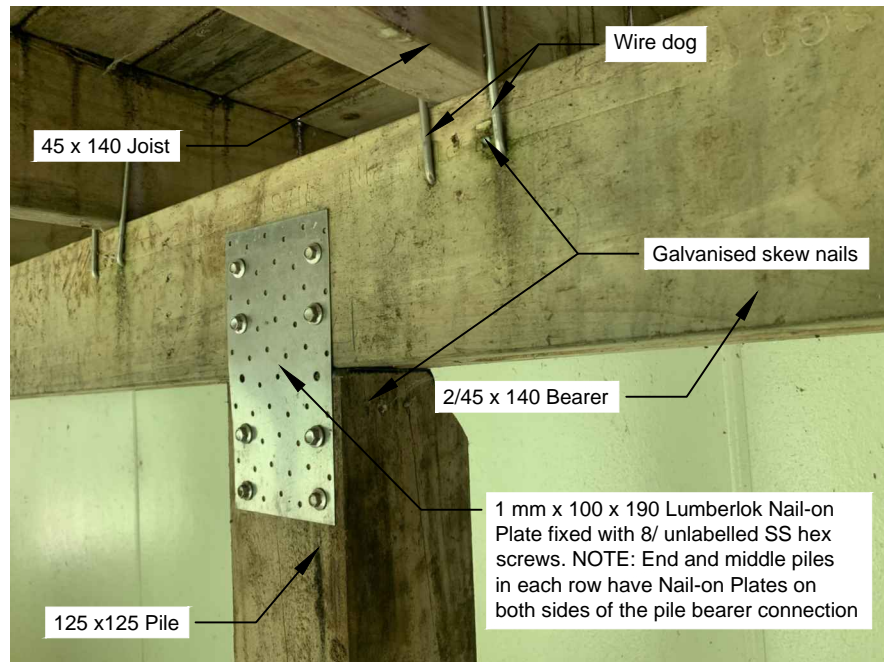


BALUSTRADE POST DETAIL
SCALE (A3) NTS

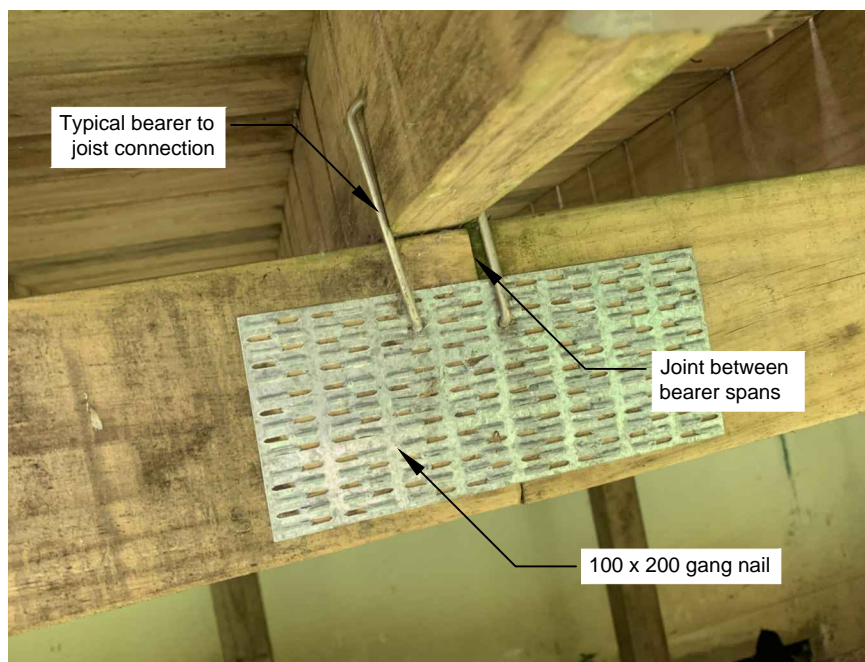


STAIRWAY ELEVATION
SCALE (A3) NTS

FOR CONSTRUCTION



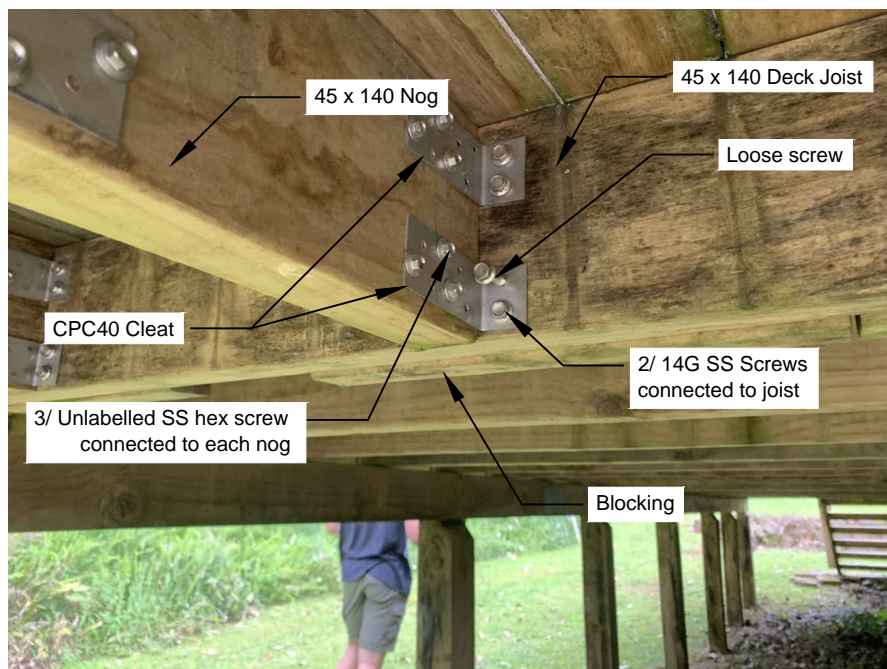
E
02 PILE TO BEARER TO JOIST
SCALE(A3) NTS



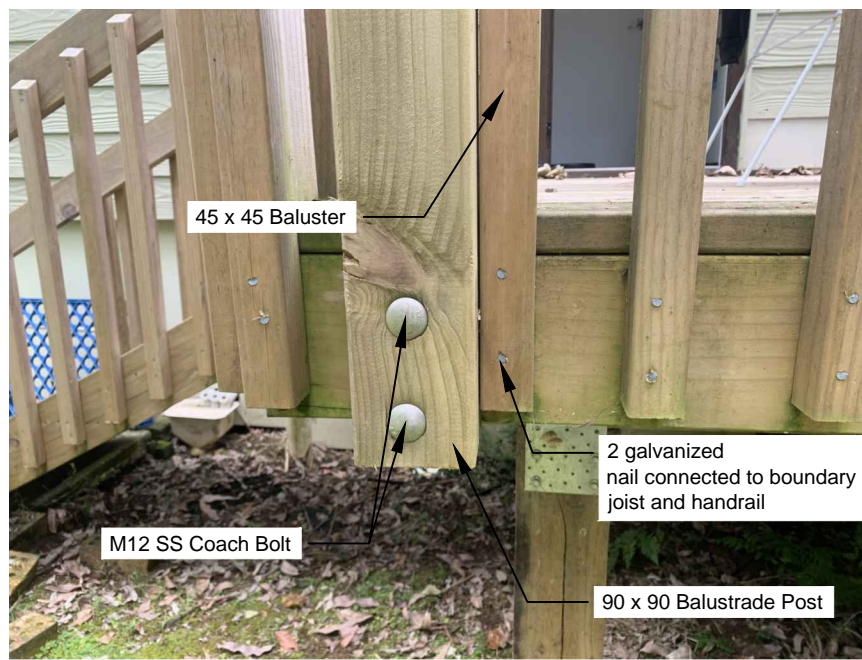
F
02 BEARER SPAN CONNECTION
SCALE(A3) NTS



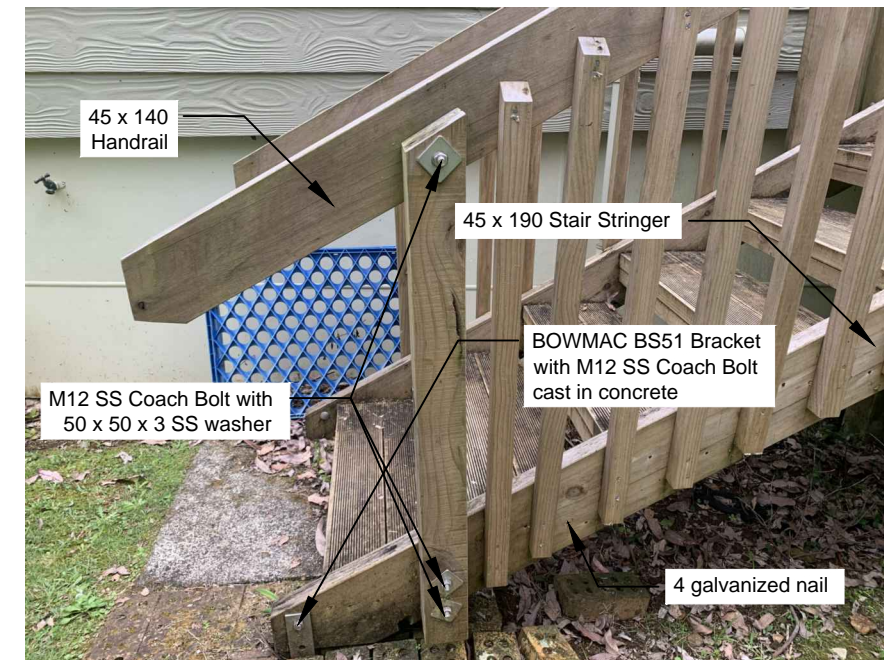
G
03 BOUNDARY JOIST CORNER CONNECTIONS
SCALE(A3) NTS



H
03 CPC40 CONNECTION
SCALE(A3) NTS

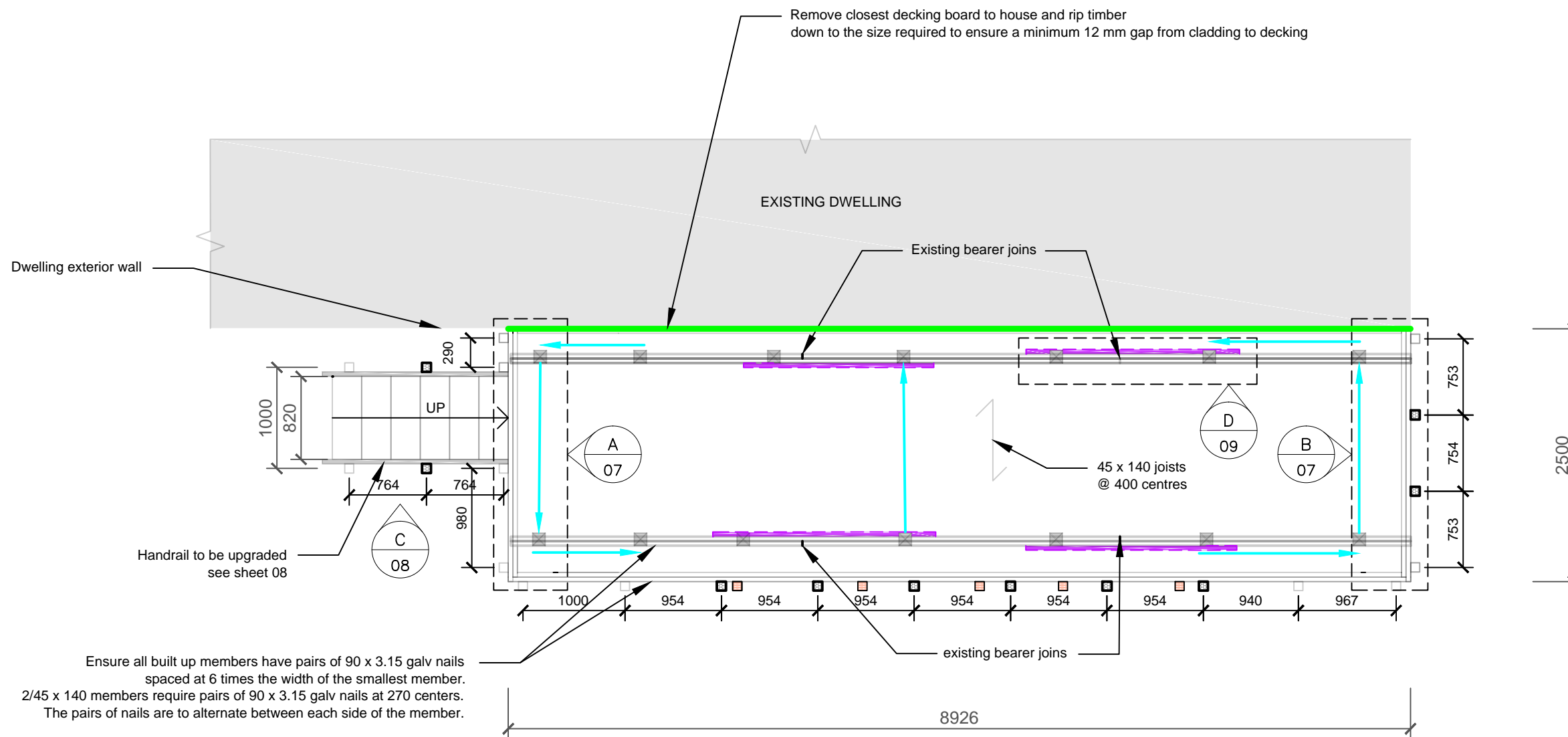


I
03 BALUSTRADE TO BOUNDARY JOIST
SCALE(A3) NTS



J
03 STAIRWAY CONNECTION
SCALE(A3) NTS

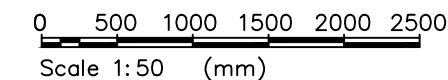
LEGEND	
45 X 140 JOIST/NOG	
2/45 X 140 JOIST	
2/45 X 140 BEARER	
EXISTING 90 X 90 BALUSTRADE POST (TO REMAIN)	
125 X 125 TIMBER ORDINARY PILE	
45 X 190 STAIR STRINGERS	
NEW 90 X 90 BALUSTRADE POST - (COULD USE EXISTING POSTS THAT NEED TO BE REMOVED)	
NEW 45 X 140 BEARER SEE SHEET 09	
NEW SG8 DIAGONAL TIMBER BRACE (SEE SHEET 09) - ARROW HEAD REPRESENTS TOP OF DIAGONAL BRACE	
EXISTING BALUSTRADE POST TO BE REMOVED - SEE NOTES	



PLAN VIEW
SCALE (A3) 1: 50

NOTE:

1. ALL DIMENSIONS IN mm - UNLESS SPECIFIED OTHERWISE
2. ALL FOUNDATION DETAILS ARE UNKNOWN
3. THE DECK IS NOT ATTACHED TO THE DWELLING
4. PLUG ALL HOLES IN BOUNDARY JOIST AND HANDRAIL WITH TREATED TIMBER DOWEL OR AN EXTERIOR WOOD FILLER
5. THIS DRAWING MUST BE PRINTED IN COLOR



FOR CONSTRUCTION



CLIENT
SPENCERS

PROJECT
9 TUATAHI PLACE,
KERIKERI (BACK DECK)

DRAWING TITLE
PROPOSED DECK SUBFLOOR PLAN
(REMEDIAL WORK)

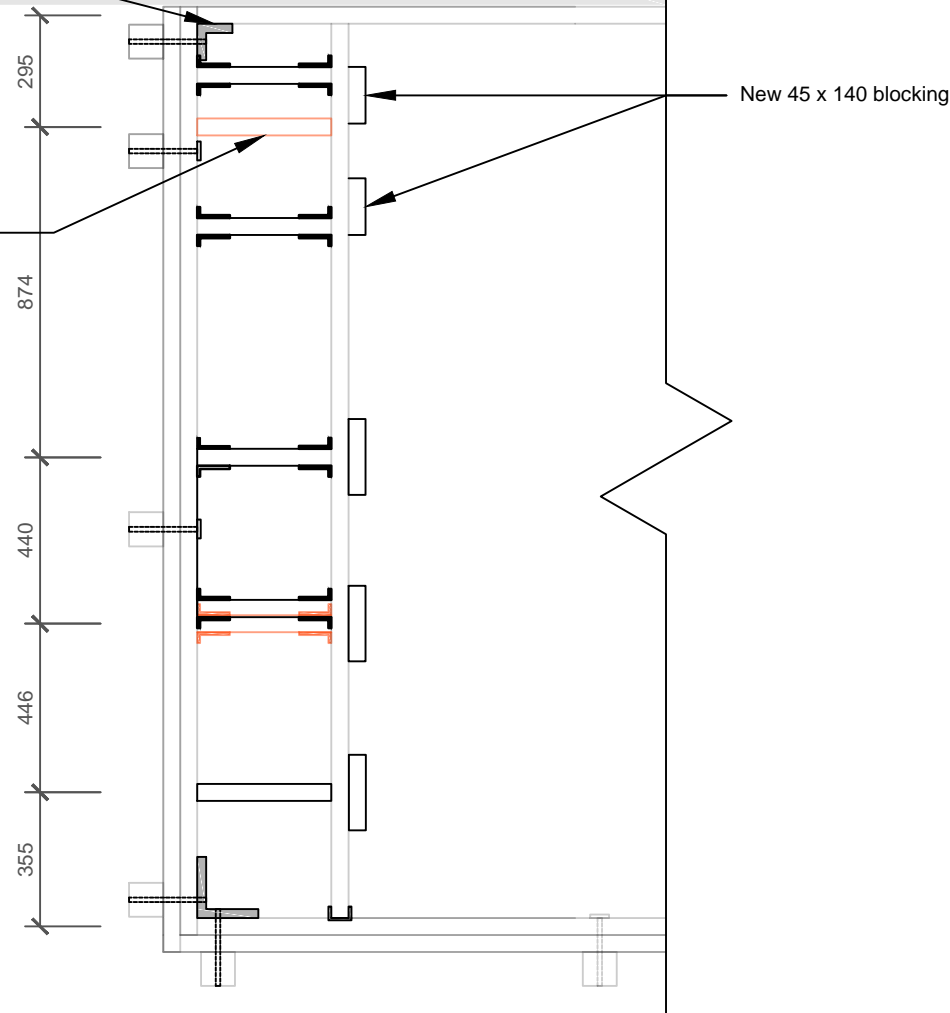
SURVEY	
DESIGN	
DRAWN	CS 12/12/2023
CHECKED	TD 13/12/2023
APPROVED	TD 14/12/2023

A AS BUILT	CS 07/12/2023	SCALE 1: 50
B FOR CONSTRUCTION	TD 14/12/2023	SHEET 06 of 09
		PROJECT J15535
		THIS ARTWORK IS THE COPY RIGHT MATERIAL OF VCE
		REV B

A
06
NOGGING DETAIL – SITE EAST
SCALE (A3) NTS

All required bolts and connections are to be installed as per Mitek alternative solution, attached to drawings

Nogging can be removed in order to fix CPC40 SS screws into adjacent nogs



B
06
NOGGING DETAIL – SITE WEST
SCALE (A3) NTS

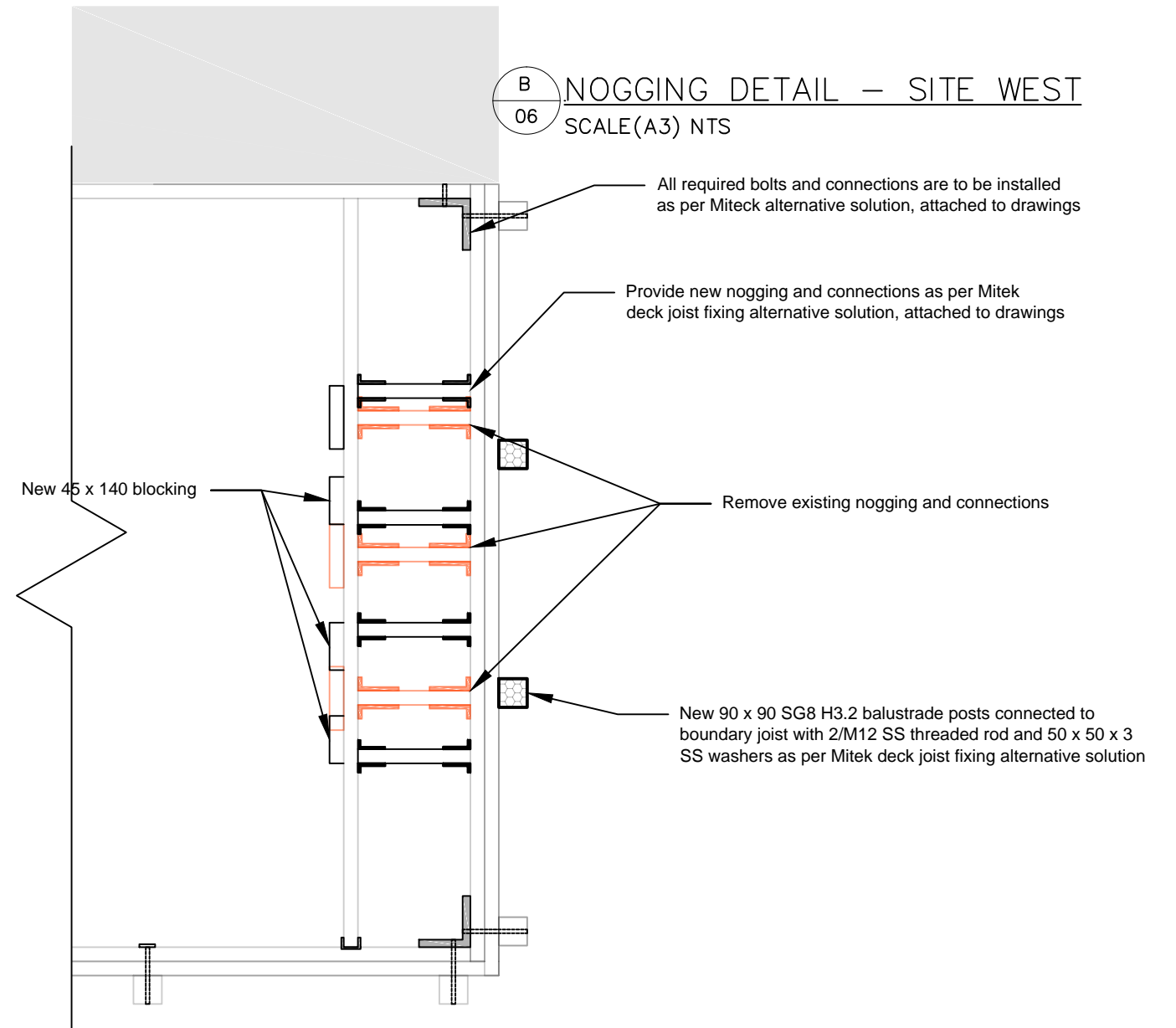
All required bolts and connections are to be installed as per Mitek alternative solution, attached to drawings

Provide new nogging and connections as per Mitek deck joist fixing alternative solution, attached to drawings

New 45 x 140 blocking

Remove existing nogging and connections

New 90 x 90 SG8 H3.2 balustrade posts connected to boundary joist with 2/M12 SS threaded rod and 50 x 50 x 3 SS washers as per Mitek deck joist fixing alternative solution



LEGEND

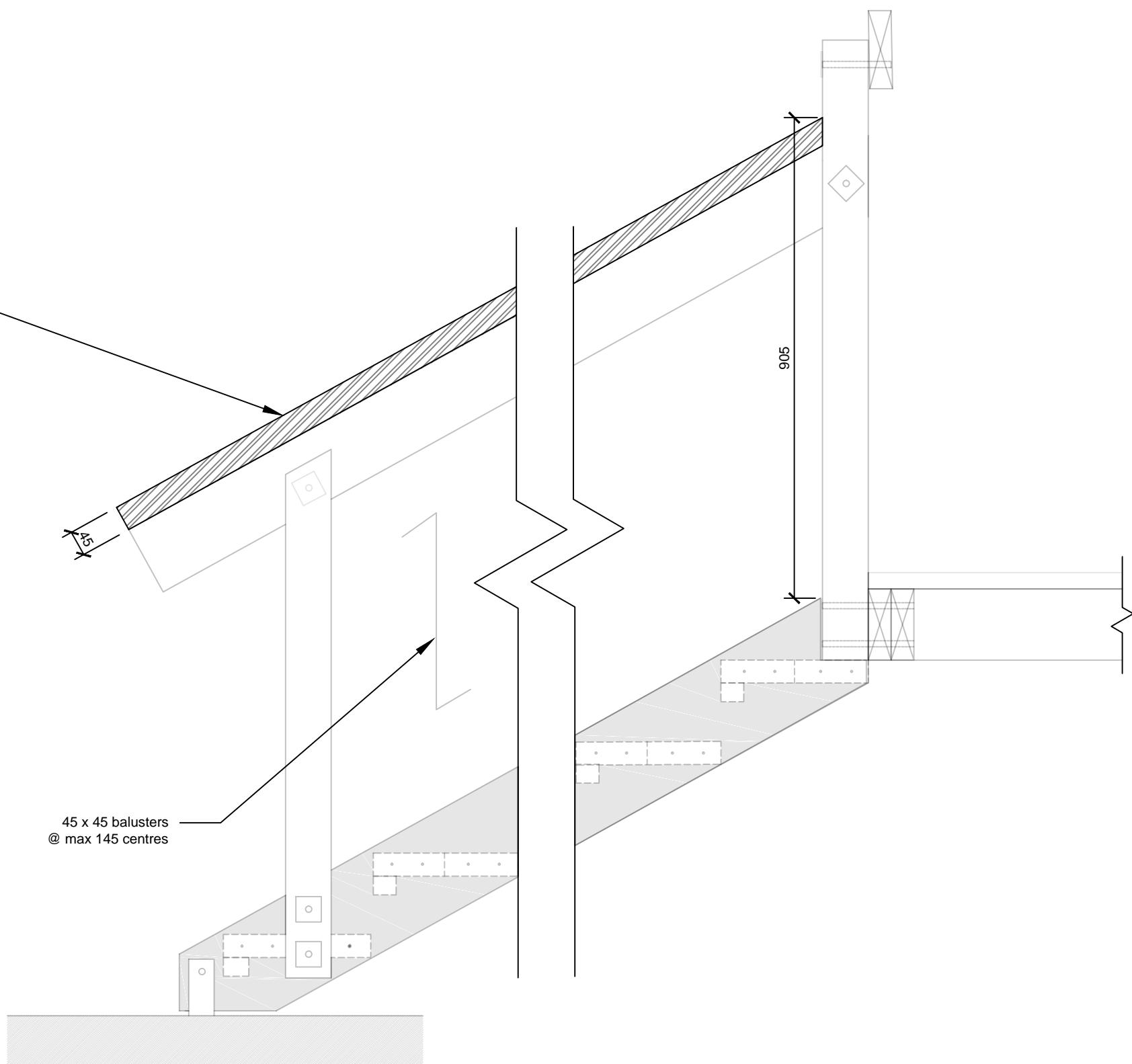
BOWMAC BS175 ANGLE BRACKET WITH 2/M12 SS COACH BOLTS ON EACH SIDE (NOTE EXAGGERATED SCALE)	
2/CPC40 SS CLEATS TOP AND BOTTOM OF MEMBER (NOTE EXAGGERATED SCALE)	
JH120 SS JOIST HANGER (NOTE EXAGGERATED SCALE)	
2/M12 SS COACH BOLT WITH 50 X 50 X 3 SS WASHER (NOTE EXAGGERATED SCALE FOR WASHER)	
45 X 140 JOIST/NOG	
EXISTING 90 X 90 BALUSTRADE POST	
2/M12 SS COACH BOLT	
2/45 X 140 JOIST	
NOGGING AND CONNECTIONS TO BE REMOVED	
PROPOSED 90 X 90 BALUSTRADE POST	

NOTE:

1. DECK JOIST FIXINGS AND NOGGING DETAILS/CONNECTIONS ARE TO BE INSTALLED AS PER MITEK DESCK JOIST FIXING ALTERNATIVE SOLUTION THAT HAVE BEEN ATTACHED TO DRAWINGS.
2. THIS SHEET MUST BE PRINTED IN COLOUR.

FOR CONSTRUCTION

New 45 x 45 SG8 H3.2 handrail nailed to the top of the existing 45 x 140 handrail with 90 x 3.15 galv nails at 250 centers



45 x 45 balusters @ max 145 centres

C
06 STAIRWAY ELEVATION
SCALE (A3) NTS

NOTES:
1. ALL EXISTING STAIR MEMBERS AND CONNECTION DETAILS THAT ARE TO REMAIN HAVE BEEN MADE TRANSPARENT FOR CLARITY

FOR CONSTRUCTION



CLIENT
SPENCERS

PROJECT
9 TUATAHI PLACE,
KERIKERI (BACK DECK)

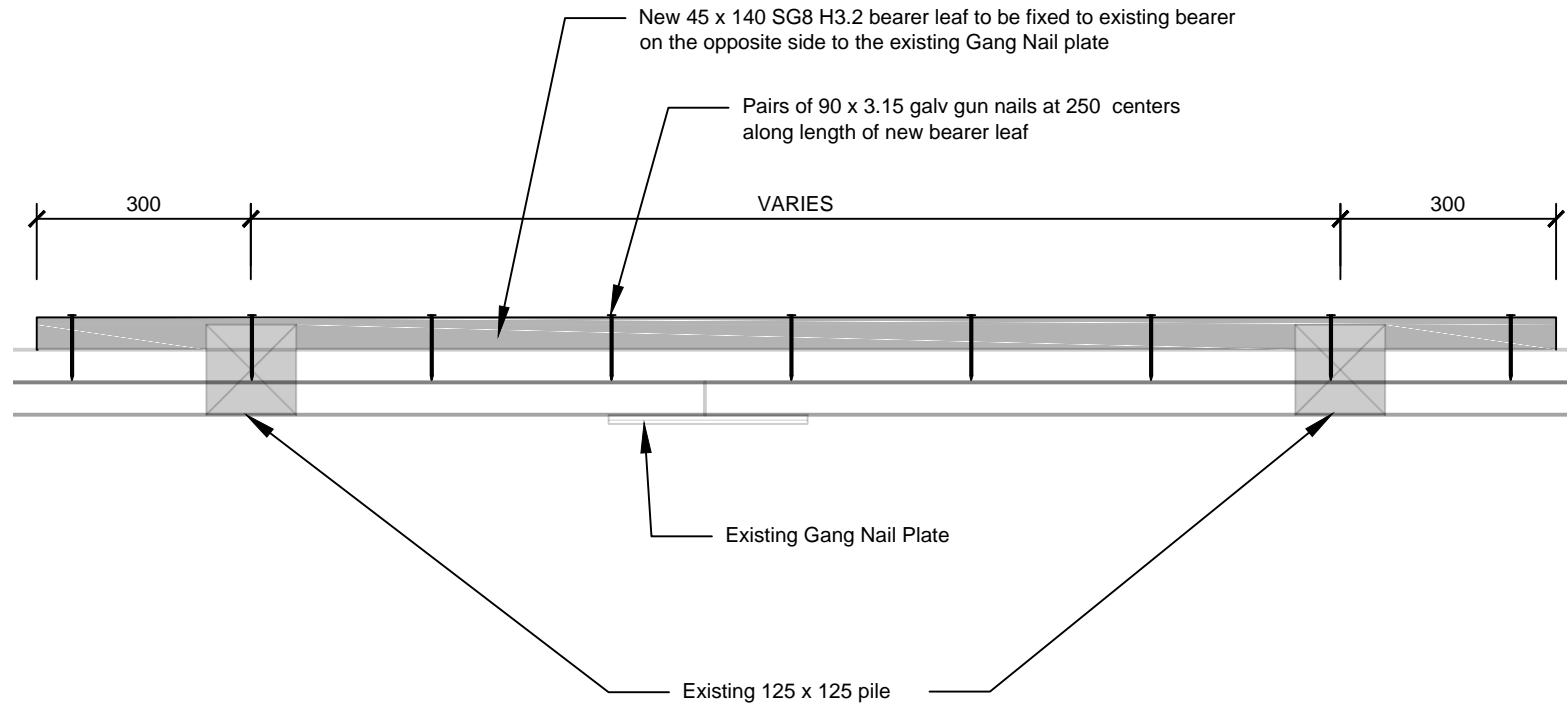
DRAWING TITLE
PROPOSED STAIR HANDRAIL
DETAILS (REMEDIAL WORK)

SURVEY	
DESIGN	
DRAWN	CS 12/12/2023
CHECKED	TD 13/12/2023
APPROVED	TD 14/12/2023

A AS BUILT	CS 07/12/2023	SCALE	NTS
B FOR CONSTRUCTION	TD 14/12/2023	SHEET	08 of 09
		PROJECT	J15535
		THIS ARTWORK IS THE COPY RIGHT MATERIAL OF	REV B
NO	REVISION	BY	DATE

D
06

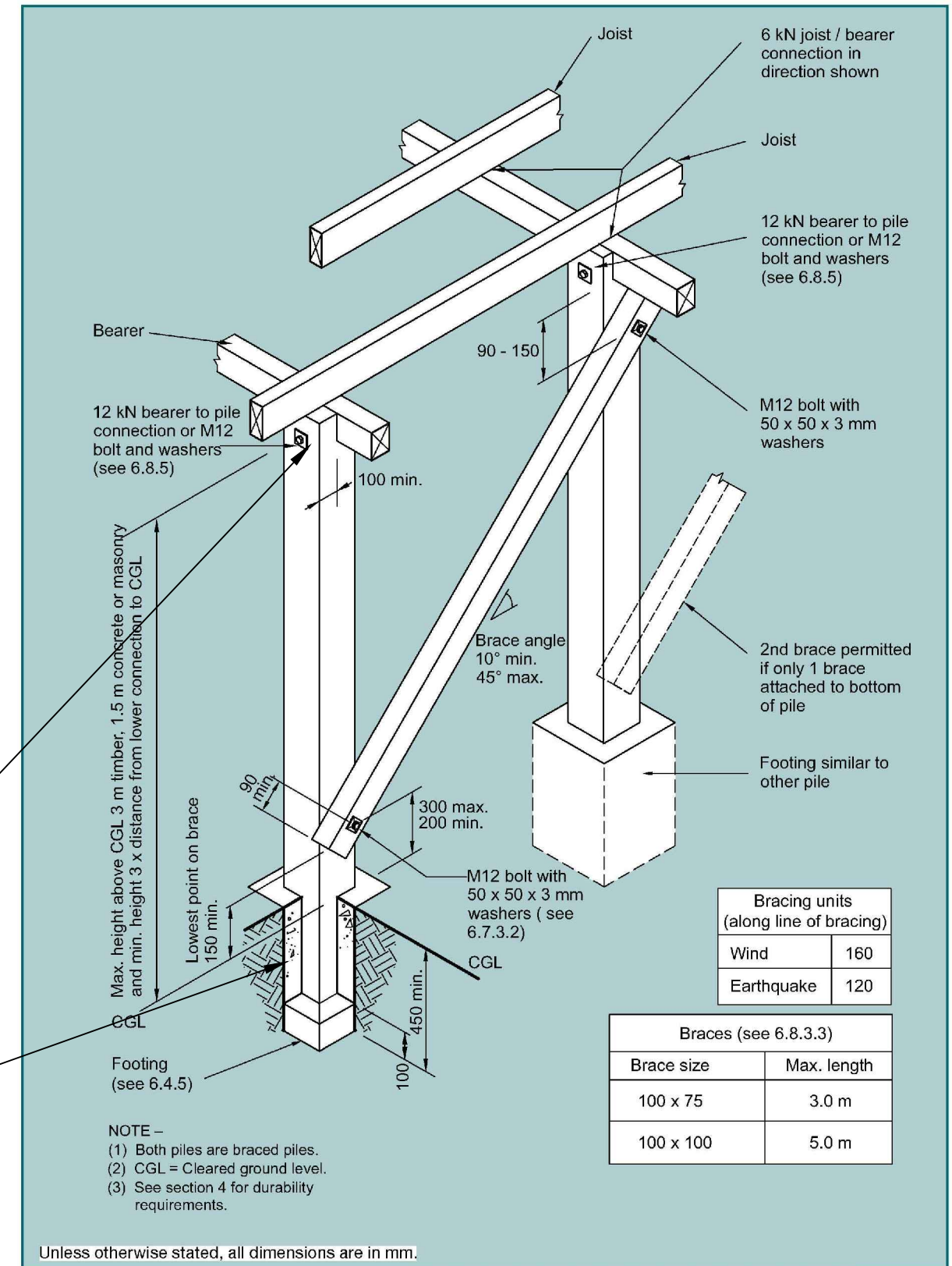
TYPICAL DETAILS
BEARER UPGRADE
SCALE (A3) NTS



An additional 1mm x 100 x 190 SS nailon plate on the other side of the bearer with either 8/30 x 3.15 SS nails or 4/12G x 35 SS screws will provide the minimum 12 kN bearer to pile connection

The existing foundation depth and width are unknown, however it has been assumed to meet the minimum requirements of this figure

TYPICAL DETAILS
BRACED PILE SYSTEM
SCALE (A3) NTS



Unless otherwise stated, all dimensions are in mm.

- NOTE -
- (1) Both piles are braced piles.
 - (2) CGL = Cleared ground level.
 - (3) See section 4 for durability requirements.

NOTE:

1. ALL FIXINGS TO MEET THE DURABILITY REQUIREMENTS FOR THE SITE EXPOSURE ZONE C.



CLIENT
SPENCERS

PROJECT
9 TUATAHI PLACE,
KERIKERI (BACK DECK)

DRAWING TITLE
BEARER AND BRACED PILE
DETAILS (REMEDIAL WORK)

SURVEY	
DESIGN	
DRAWN	CS 12/12/2023
CHECKED	TD 13/12/2023
APPROVED	TD 14/12/2023

A AS BUILT	CS 07/12/2023	SCALE	NTS
B FOR CONSTRUCTION	TD 14/12/2023	SHEET	09 of 09
		PROJECT	J15535
		THIS ARTWORK IS THE COPY RIGHT MATERIAL OF	REV B
		VCE	

FOR CONSTRUCTION