



CDL LAND
NEW ZEALAND LIMITED

08 October 2024

Tony can Eekelen
Asset Builders 2000 Ltd
By Email: [REDACTED]

Dear Tony

RE: FINAL APPROVAL FOR LOT 1038 PRESTONS PARK

Thank you for providing us with the requirements for final approval, for the proposed new residence in our Prestons Park development. In accordance with clause 3(h) of the Land Covenants registered on the title under easement instrument 12600266.5, all plans pertaining Lot 1038 have been approved.

Requirements for Final Approval	Approved
Home Plans	✓
External Cladding and Roofing Details	✓
Colour Pallets for the external elements of the home	✓
Landscape Plan	✓
Fencing Plan	✓

All building activity associated with the construction and landscaping of the new house shall be confined to Lot 1038. No material is to be stored on any adjoining property without first obtaining written approval from the owners.

Fencing approval has been granted in accordance with the Land Covenant requirements only. To avoid potential non-compliance with the Christchurch City Council District Plan Fencing Provisions, we encourage you to refer your fencing plan to the Christchurch City Council Duty Planner, to ensure it meets the requirements of the District Plan.

As it is a civil offence to remove a survey peg, please ensure that all survey pegs identifying your property are left undisturbed.

We will keep the plans on our file for future reference.

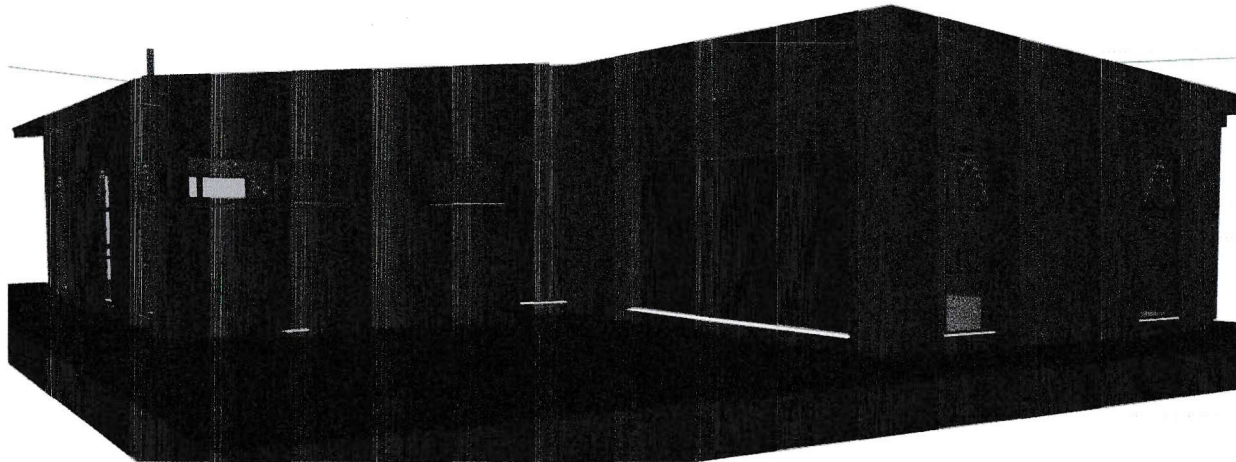
Yours faithfully

CDL Land New Zealand Limited

Simone Cromhout

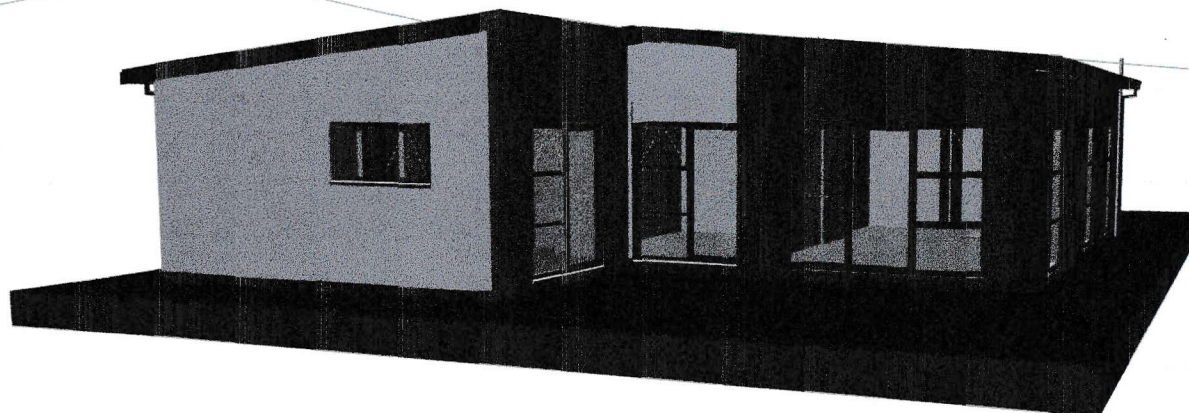
Plans Approved
CDL LAND NEW ZEALAND LIMITED

Simone Cromhout.....



Asset Builders Residence

31 Tamara Crescent
Prestons Park



Job
Proposed Dwelling
For
Asset Builders

At
**31 Tamara Crescent
Prestons Park
LOT 1038 DP 577087**

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Date	03/03/2024
Revision	RFI -
Stage	CP <input type="checkbox"/> PP <input type="checkbox"/> WD <input type="checkbox"/>
Drawn	DJ
Job Number	24218
Drawing Title	

Cover Sheet

Drawing Number	Scale
01	1:200

ALL DIMENSIONS TO BE VERIFIED ON SITE
File: 24218 Asset Builders.pptx Printed: Sunday, 5 May 2024, 10:18 PM

Site Areas	
	Area (m ²)
Site Coverage	172.88
	172.88 m ²

SITE SEDIMENT CONTROL

ENTRY/EXIT POINT TO SITE
Ensure that a rumble pad is constructed of 40mm Crushed Rock to a depth of 150mm-200mm.
This pad should be 2m wide and 10m in length and shall extend from the kerb to the building site.
SITE ACCESS MUST BE RESTRICTED TO THIS PAD

BARRIERS AND FENCES
Install sediment fence from a specially manufactured geotextile sediment fencing material which must be buried to a depth of 200mm. Note that no fence can be constructed on council property.

UP SLOPE WATER
Where practicable divert up-slope water around disturbed areas by diversion banks and geotextile lined trenches.

STOCKPILE
Ensure that all stockpiled material is within the Sediment Fencing.

MAINTENANCE
Have extra fence fabric on site to make repairs
Reapply Rock to Rumble Pad as required
Repair all Trenches as needed

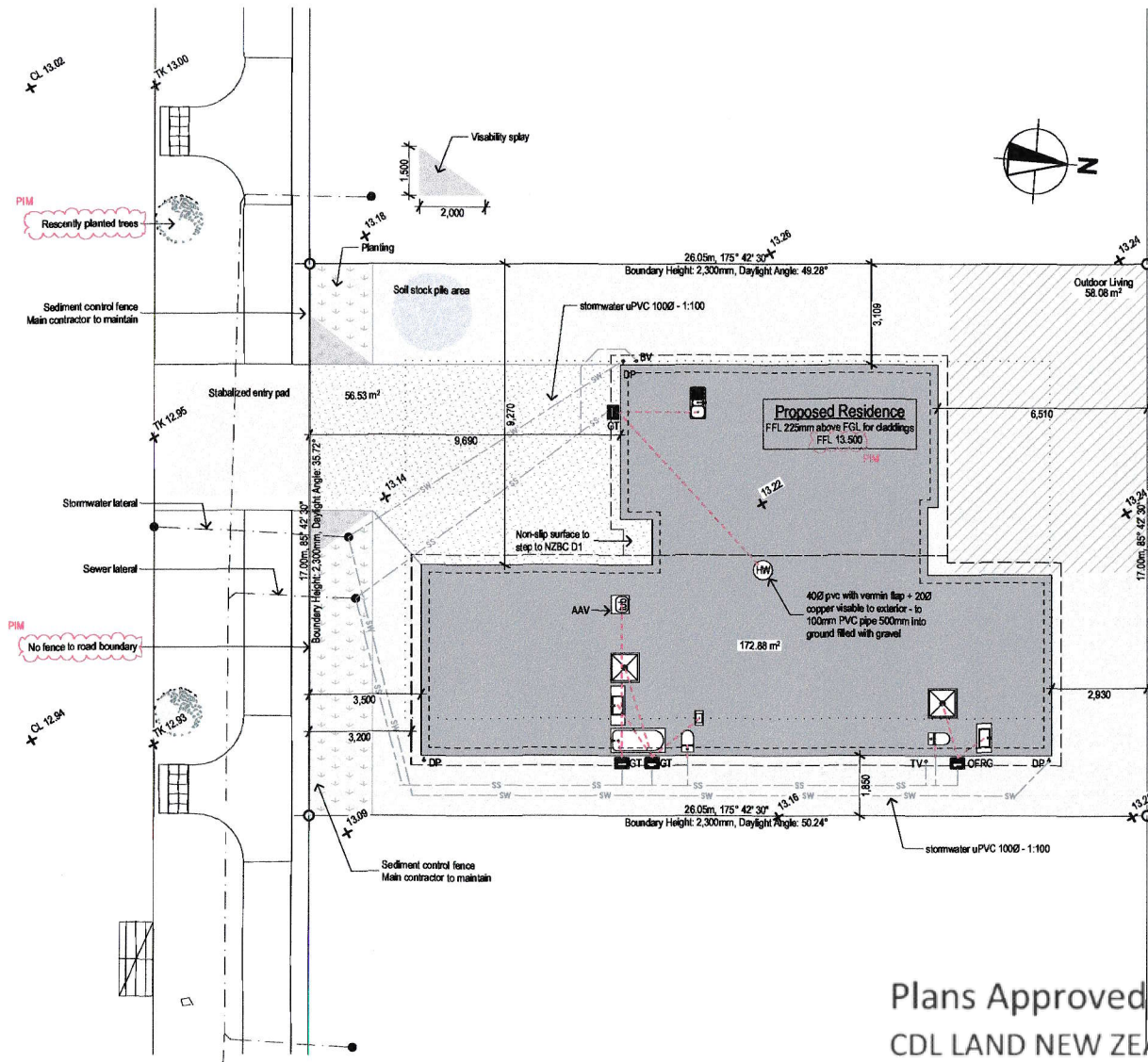
CONSTRUCTION SITE MANAGEMENT

ENTRY/EXIT POINT TO SITE
Site must be fenced with 2.0m min. high temporary fencing where it may be accessible to the public and must have the provision to be locked while building site is not occupied

SIGNAGE
All Appropriate hazard signs must erected before any work commences on site

SAFETY FROM FALLING
Safety barriers must be erected where there is danger of falling

GENERAL HEALTH AND SAFETY
This interior is a smokefree workplace
Temporary toilet and handwashing facilities must be provided



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CDL LAND NEW ZEALAND LIMITED

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PIPE SIZES & FALLS

- Shall comply with G13 as follows:
Ø40mm - 1:40 min fall
Ø50mm - 1:40 min fall
Ø65mm - 1:40 min fall
Ø80mm - 1:60 min fall
Ø100mm - 1:60 min fall (soil fixtures connecting to main & branch drain)
Ø100mm - 1:100 min fall (main & branch drain only)
- All waste pipes in slab Ø40mm unless noted otherwise, except L dry tub, sink & dishwasher waste Ø50mm
- WC wastes Ø100mm, 6m max to main drain, 1:60 fall
- TV shall be 80mmØ unless noted on plan
- Drainlayer and builder to ensure that drains are clear of the foundation loading as per NZBC E1 3.9.7 & fig 14, extend footing if necessary.
- Inspection points to all pipe junctions and corners over 45° except where under 2m in length and servicing only a single GT or DP
- All pipes through slab shall be sleeved or lag to NZBC G13 AS2 6.3.2.
- HWC over flow drains shall be copper, ensure that pipe size is 1 size bigger that relief valve outlet (20mm min)
- Final layout for drains to be determined by drain layer
- Earthworks undertaken within 5m of the base of the street tree shall be supervised by a works arborist employed or contracted by the Council or a network utility operator.

FLOOR LEVEL NOTES:

House FFL shall have clearance above finished ground level (FGL) as follows:
All other claddings =
225mm to natural FGL & 150mm to paved FGL

Job
Proposed Dwelling
For
Asset Builders

At
31 Tamara Crescent
Prestons Park
LOT 1038 DP 577667

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Date	03/03/2024
Revision	RF1 -
Stage	CP <input type="checkbox"/> PP <input type="checkbox"/> WD <input type="checkbox"/>
Drawn	DJ
Job Number	24218
Drawing Title	

Site Plan

Drawing Number	Scale
02	1:150

ALL DIMENSIONS TO BE VERIFIED ON SITE

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Floor Areas

Area (m²)

OVER FRAME

172.88

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Floor Coverings

All floor coverings shall comply with requirements of NZBC E3/AS1 & D1/AS1

Tile cover to:
Ensuite

Vinyl cover to:
Entry, Kitchen, L'dry, Bath, WC

Carpet cover to:
Halls, Living rooms, Bedrooms

Concrete cover to:
Garage

Truss & Frame Note

Truss manufacturer responsible for:

1. Lintels and beams
2. Truss hold down
3. Truss bottom chord restraint
4. Roof bracing
5. Top plate and lintel fixing
6. Stud sizing and spacing
7. Slab thickening

Painting

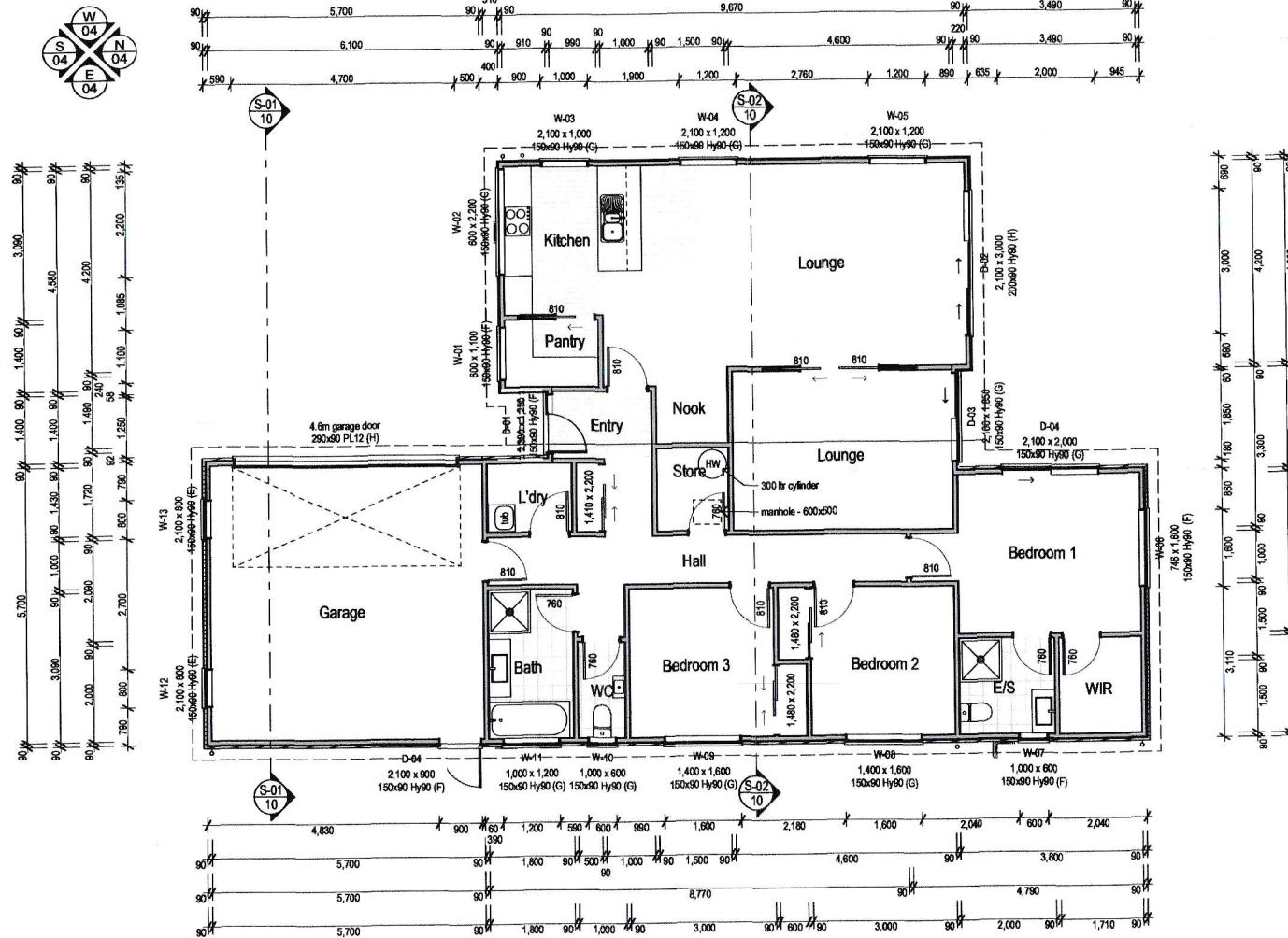
Wet Areas (e.g bathroom, ensuite) - Two coats of gloss or semi gloss paint over a undercoat - walls and ceilings

Utility Key

Gully Trap



Switchboard



Job

Proposed Dwelling

For

Asset Builders

At

31 Tamara Crescent
Prestons Park

LOT 1038 DP 577687

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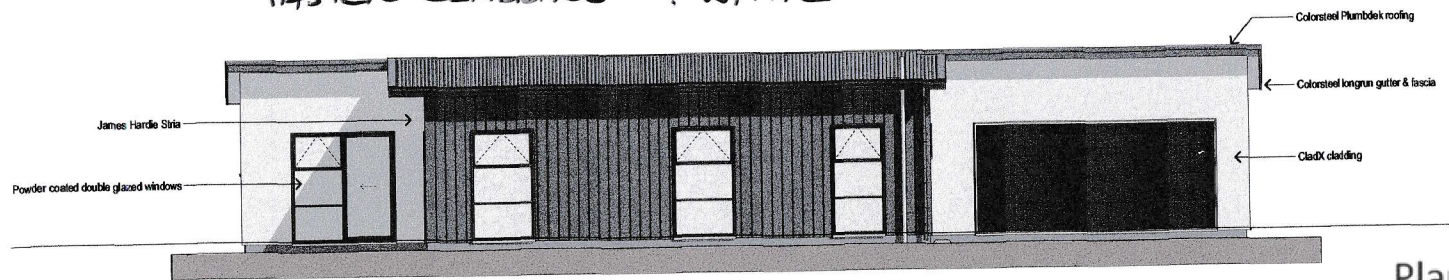
Ground Floor Plan

Drawing Number	Scale
03	1:100

ALL DIMENSIONS TO BE VERIFIED ON SITE

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COLOURS:
 ROOF & FASICA : EBONY
 WINDOW & DOORS : EBONY
 OBILQUE WATERBOARD: EBONY
 PASTER CLADDING : WHITE



West Elevation

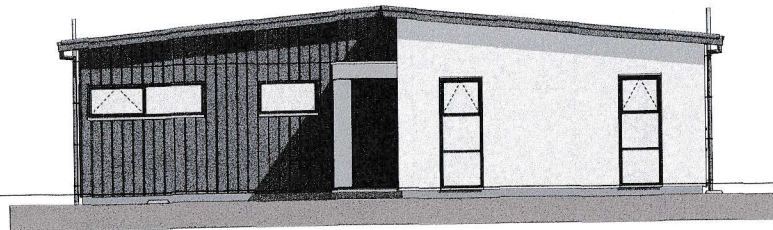
Scale 1:100

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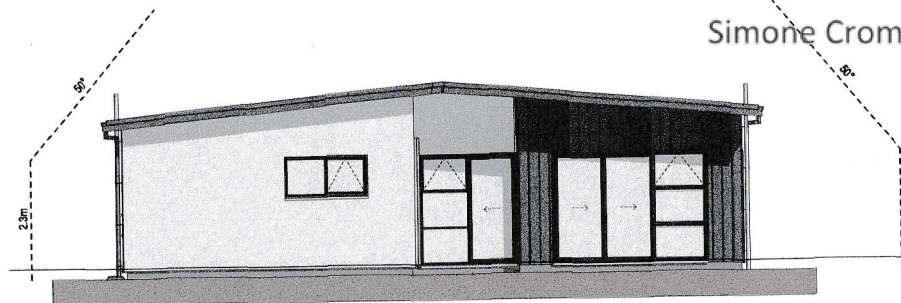
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BUILDING ENVELOPE RISK MATRIX		
Highest Risk Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7



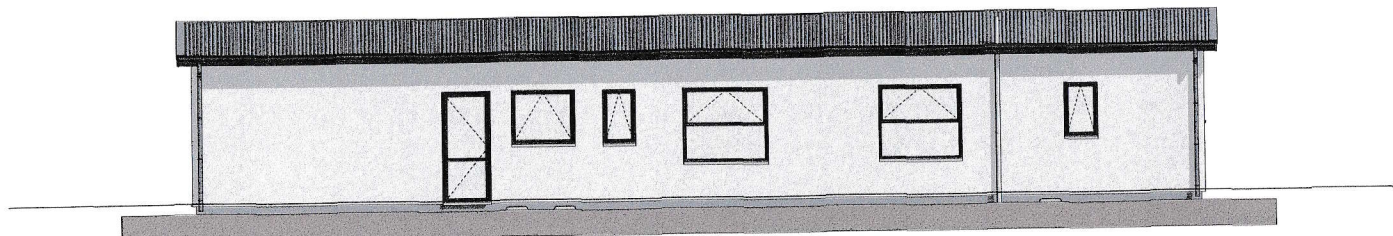
South Elevation

Scale 1:100



North Elevation

Scale 1:100



East Elevation

Scale 1:100

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Drawn	DJ
Job Number	24218
Drawing Title	Elevations

Drawing Number	Scale
04	1:100

ALL DIMENSIONS TO BE VERIFIED ON SITE

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STUD TABLE

Exterior studs;
90x45 H1.2 at 600mm c/c with H3.1
bottom plates

Interior studs;
90x45 H1.2 at 600mm c/c

NOTE:

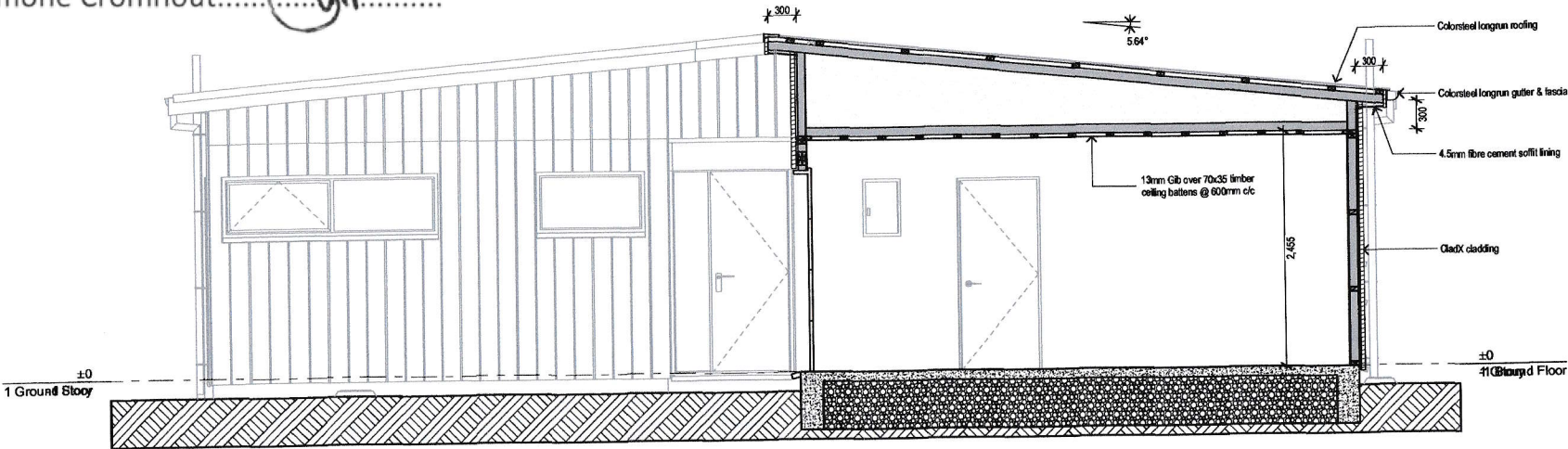
1. Stud sizes and spacings, see truss certificate.
2. Bottom chord restrainers at 1.8m c/b.
2. Purlin fixings by Lumberlok, see Lumberlok data sheet in specification.

TIMBER TREATMENT LEVELS	
BUILDING ELEMENT	TREATMENT LEVELS
- All building elements except stated below	- H1.2
- Timber used for cavity battens	- H3.1
- Framing members in enclosed cantilevered decks and balconies - Members exposed to the weather and above the ground	- H3.2
- Non-critical framing members exposed to the weather and are in contact with the ground such as fence posts	- H4
- Critical framing members exposed to the weather and are in contact with the ground such as piles, retaining walls etc	- H5

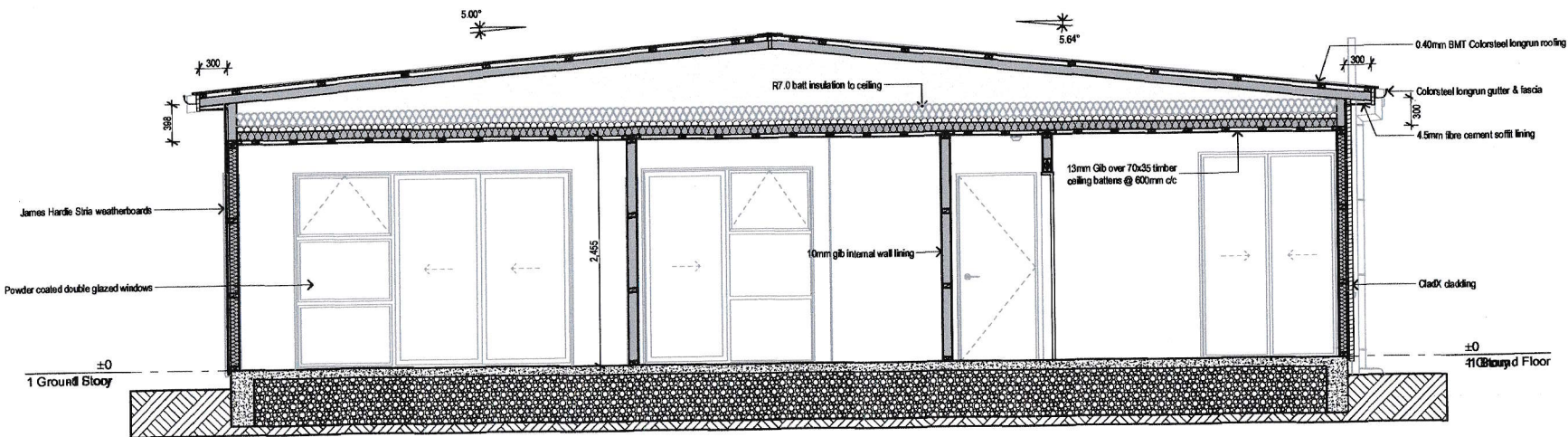
IMPORTANT NOTE:
Treatment levels are the minimum treatment level. Higher levels may be used in any situation.

This table is a summary only of the requirements and for full information the main contractor should consult NZBC B2/AS1, NZS 3602 and NZS 3640

TIMBER STRENGTH GRADING:
All timber shall be SG 8 grade strength.



Section 1-1 Scale 1:50



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Revision RFI -
Stage CP ☐ PP ☐ WD ☐
Drawn DJ
Job Number 24218
Drawing Title

Sections

Drawing Number	Scale
10	1:50

ALL DIMENSIONS TO BE VERIFIED ON SITE

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LANDSCAPING

Plans Approved
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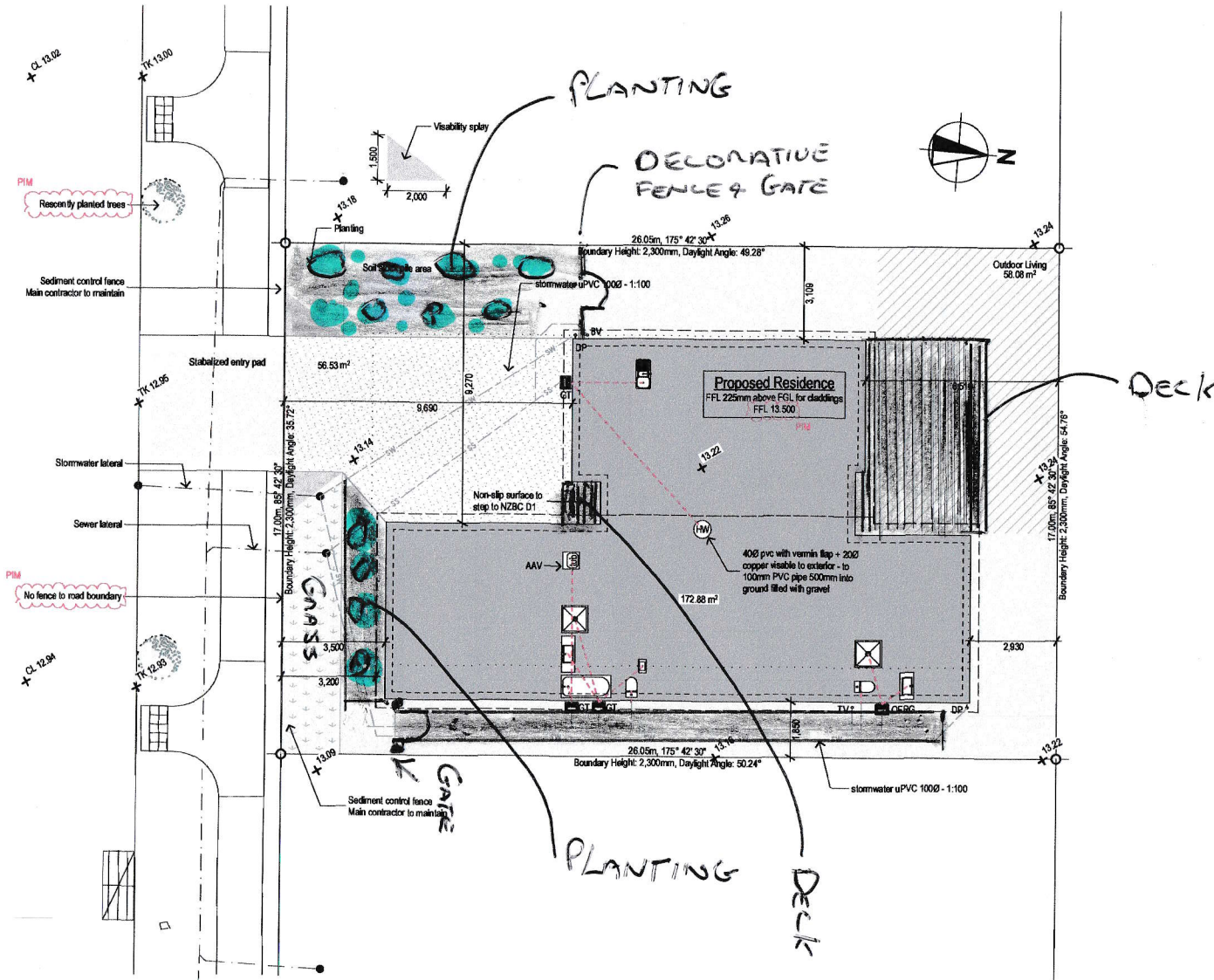
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 LOT 1038 DP 577687

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Drawing Title	

Site Plan

Drawing Number	Scale
02	1:150

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