

Approved building consent documents

Please note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection bookings

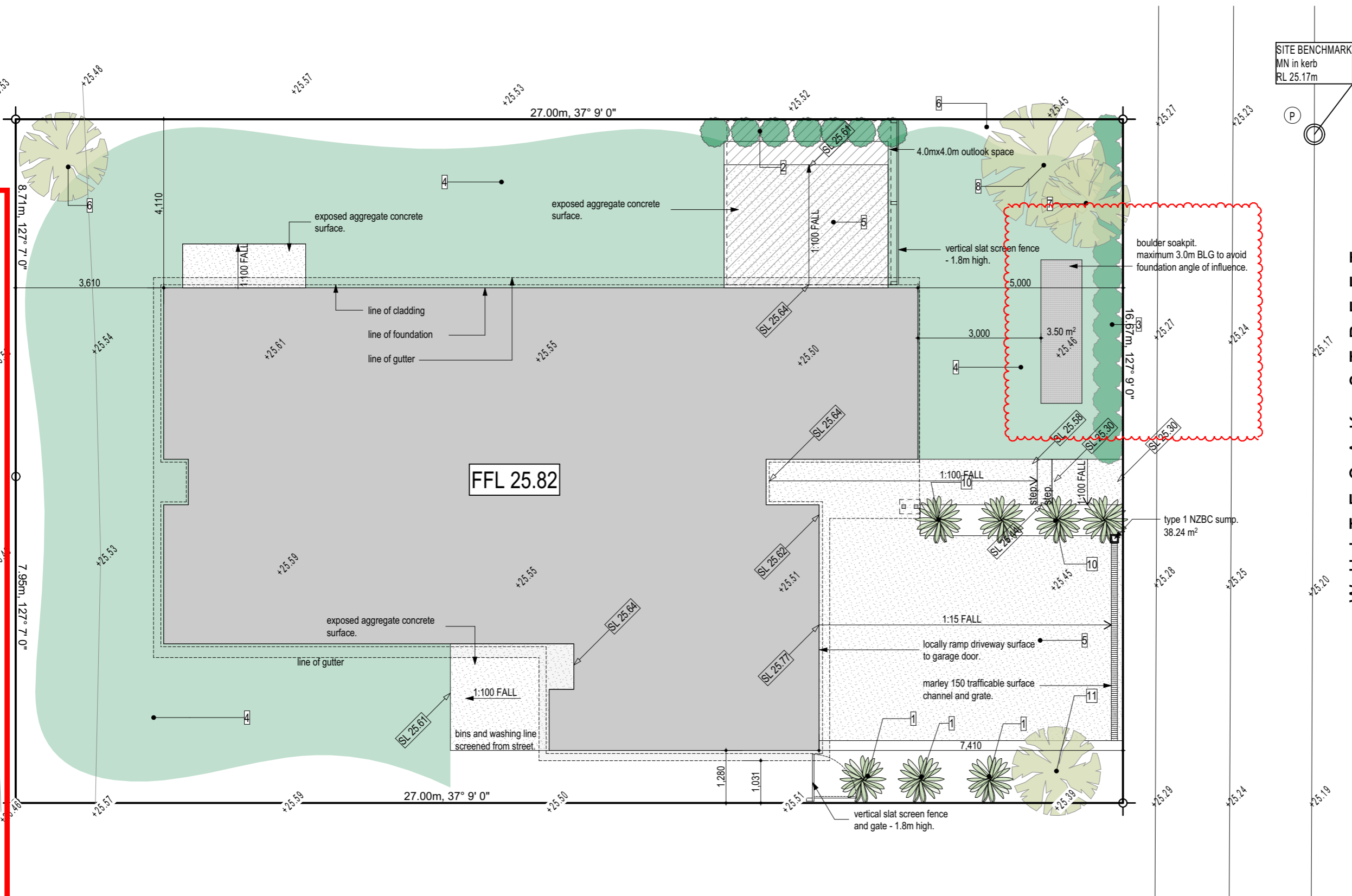
For building inspections and enquiries phone ContactUs on: 03 347 2800.

For current inspection timeframes see [Selwyn District Council - Building](#).

Note: where restricted building work is involved, you must provide the relevant LBP numbers for the work to be inspected at the time of booking the inspections.

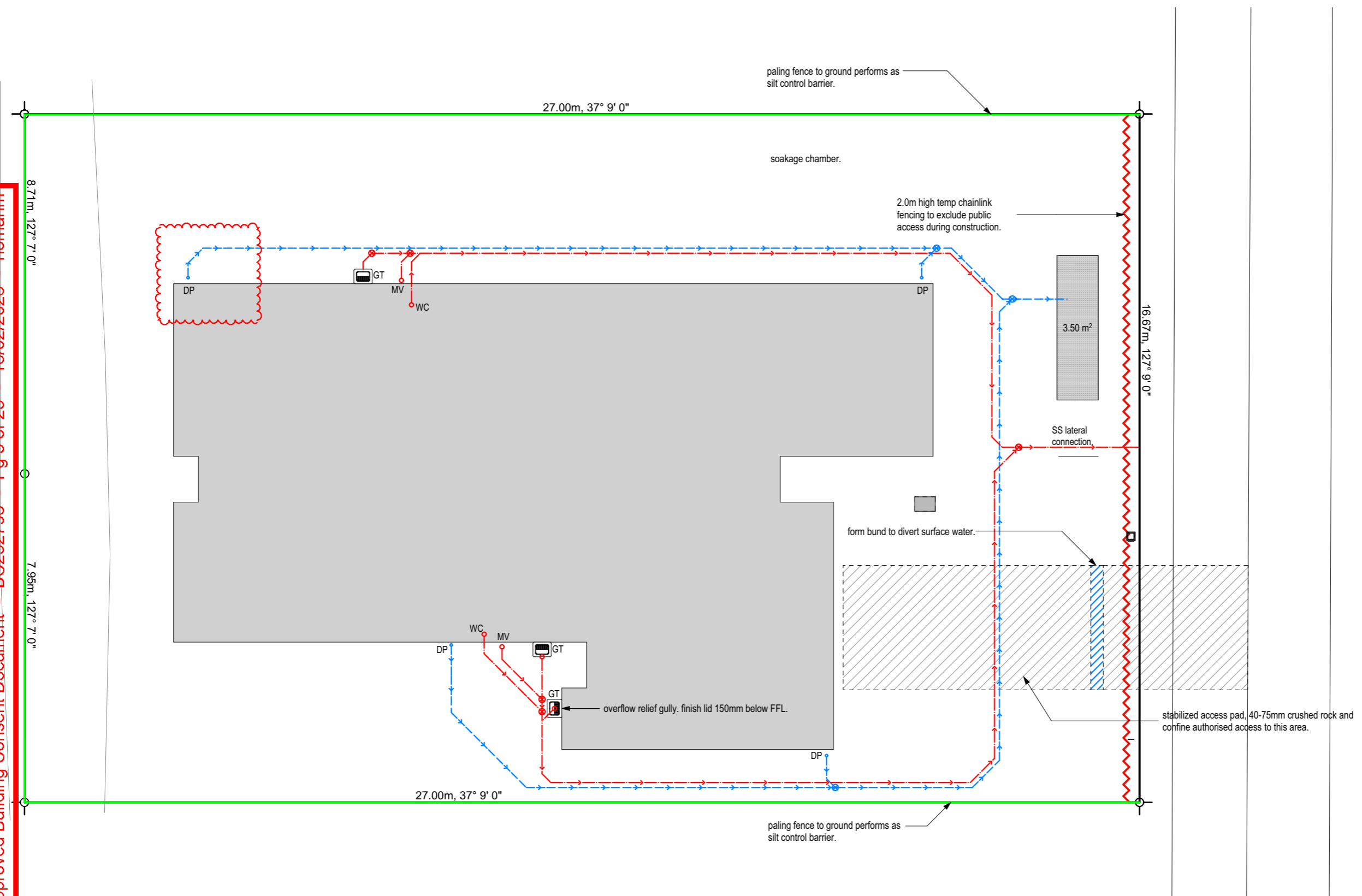
**Please ensure all work for inspection is ready the day before.
Incomplete work requiring re-inspection will incur an additional inspection fee.**

Planning Approved
 18/02/2026 homanm



SITE AND LOCATION	
LOT 9 DP 616075	
HAMPTONS GROVE - PREBBLETON	
site area:	450m ²
building area:	163.12 m ²
site coverage:	36.3%
flood assessment certificate FC250506	
minimum FFL	25.55
proposed FFL	25.82
NOTES: all heights are in terms of NZVD2016 levels by Paterson Pitts Group P251232 registered surveyor to be retained to mark design FFL in terms of FAC on site PRIOR to commencement of work.	
LANDSCAPING NOTES	
1	star jasmine, vertically clipped as ground cover.
2	Ajuga reptans ground cover
3	Buxus box hedge (0.6m high)
4	lawn
5	exposed aggregate concrete
6	pine woodchip mulch garden cover.
7	Cornus White Dogwood
8	fraxinus griffithii, evergreen ash.
9	hebe emerald green.
10	Hebe Sutherlandii.
11	Magnolia Little Gem
SOAKPIT NOTES	
roof area over gutter:	183.42 m ²
driveway area:	38.06 m ²
total area:	221.48m ²

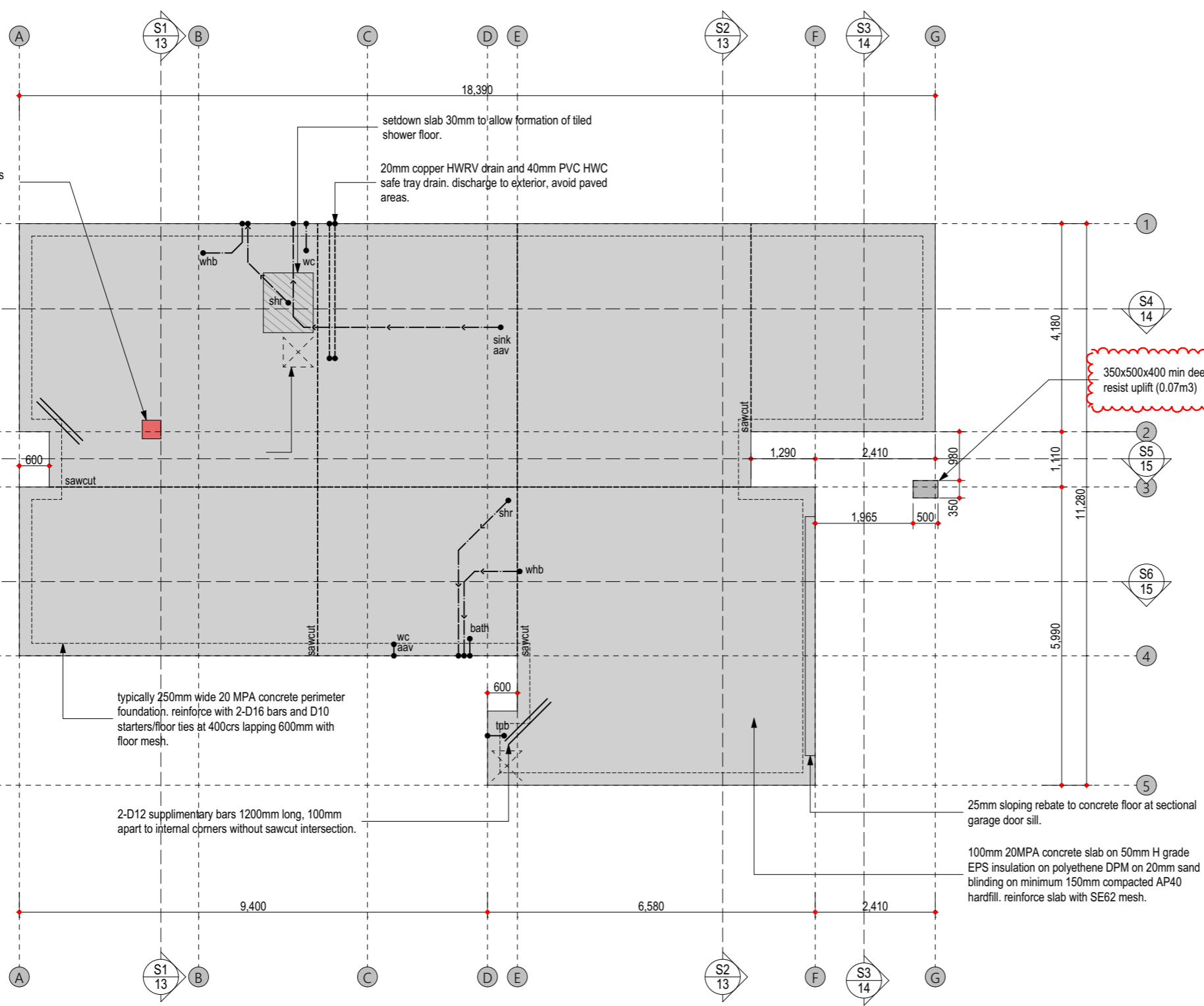
021981051
 sean@sdmarchitecture.co.nz
 www.sdmarchitecture.co.nz
 96 Blighs Road, Christchurch



- DRAINAGE LEGEND**
- DN100. 100mm uPVC sewer at 1:80 grade.
 - DN100. 100mm uPVC stormwater at 1:100 grade.
 - ⊕ / ⊖ access/inspection point
 - GT gully trap
 - DP 80mm downpipe

- SITE CONTROL NOTES**
- exposed aggregate construction:
- Washwater or slurry should be directed onto an area of ground close to the work area, where the alkaline water is absorbed by the soil and neutralized by naturally occurring chemicals in the ground. care should be taken to ensure the water or slurry does not run overland to the stormwater system or waterway
- Plan and implement exposed aggregate wastewater control measures before commencing work.
 - Contain the washwater and slurry. Direct any runoff onto adjacent lawn area for it to be safely absorbed. Set up a containment dam at street to prevent water reaching kerb drains and collect contained wastewater with vacuum system.
 - Do not dilute the runoff and dispose of it to the stormwater system.

- SILT CONTROL MEASURES**
- co-ordinate for multiple underground services installation where practical.
- water supply shall be 25mm main, plumber to arrange trenching and connections to network mains
- dwelling power supply shall be single phase underground. electrical contractor to arrange trenching and connections to network mains.
- all trenches shall be open a maximum of 48hrs and be clear of engineered raft. main contractor shall confirm with the foundation engineer prior to any trenches being opened.
- it is the main contractors responsibility to maintain silt control during any excavations including trenching.



FOUNDATION AND SLAB NOTES

main contractor to co-ordinate all inspections and ensure all certificates are provided to BCA in accordance with inspection schedule and conditions of consent.

services shown in slab shall be:
typically all wastes minimum 50mm dia and set to fall 1:40min grade.

TUB waste shall be 40mm or 50mm and fall at 1:30min grade.

WC waste shall be 100mm dia and fall 1:60min grade.

SP stacks shall be 100mm dia at 1:60min grade

all wastes and other services in slab must be sleeved to provide for movement with flexible connections.

GROUND CONDITIONS

A geotechnical ultimate bearing capacity of 300kPa may be adopted from below topsoil, which is expected to be 0.4mbgl. See Ground Preparation section below.

GROUND PREPARATION:

All topsoil from within the proposed building footprint is required to be excavated prior to installing the foundations. It is recommended the foundation excavation be proof rolled prior to placing concrete.

This ensures the founding soils are tight and free of soft or loose material.

If required, engineered backfill (e.g. GAP40) should be placed in layers to reach the design founding level. Each layer should have a maximum thickness of 250mm and be compacted to achieve 95% of its maximum dry density (MDD). Where engineered fill exceeds 250mm in thickness, Nuclear Densometer (NDM) testing should be carried out on the final lift.

note position of relief gully trap on underground services plan. ensure overflow point is set below shower waste in accordance with NZBC.

ensure that excavated footings are adequately founded and excavations should be undertaken by a digger fitted with a smooth edge bucket. The base should be tidily trimmed by hand.

A suitably qualified person should be retained to verify that adequate founding depth has been achieved.

foundation setout shall be in conjunction with dimensions located on dimensioned floor plan, which provide overall dimensions and rebate positions.

positions of wastes are provisional and shall be confirmed by plumber following reference to fitting specification and joiner shop drawings.

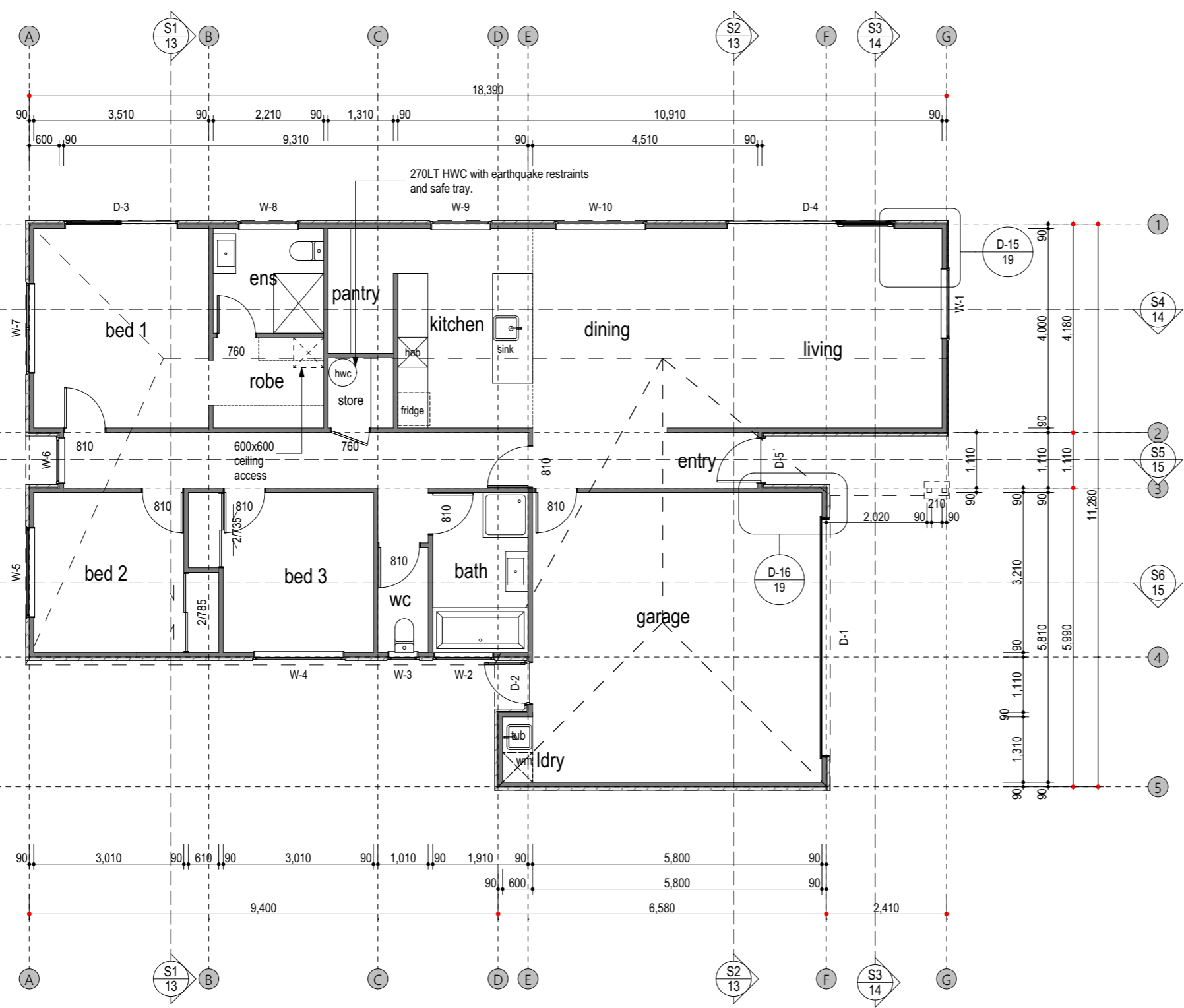
water supply shall have accessible isolation valve at inlet point.

any waste which has a combined length of 3.5m or more shall have an air admittance valve installed at fixture trap.

Slab Layout

1:100

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FLOOR LAYOUT NOTES

GENERAL NOTES
main contractor to refer to shop drawings for details on kitchen and laundry joinery. co-ordinate sub trades to same.

INTERIOR DOORS
interior hinged doors shall be flush panel hollow core veneer in grooved reveals for paint finish, 2200mm high leaf generally. supply and install brushed wall mounted door stops, refer specification for door hardware selections.

GARAGE DOOR
provide 25mm recess at sill and allow for sectional door complete with auto openers and remotes. refer manufacturers specification.

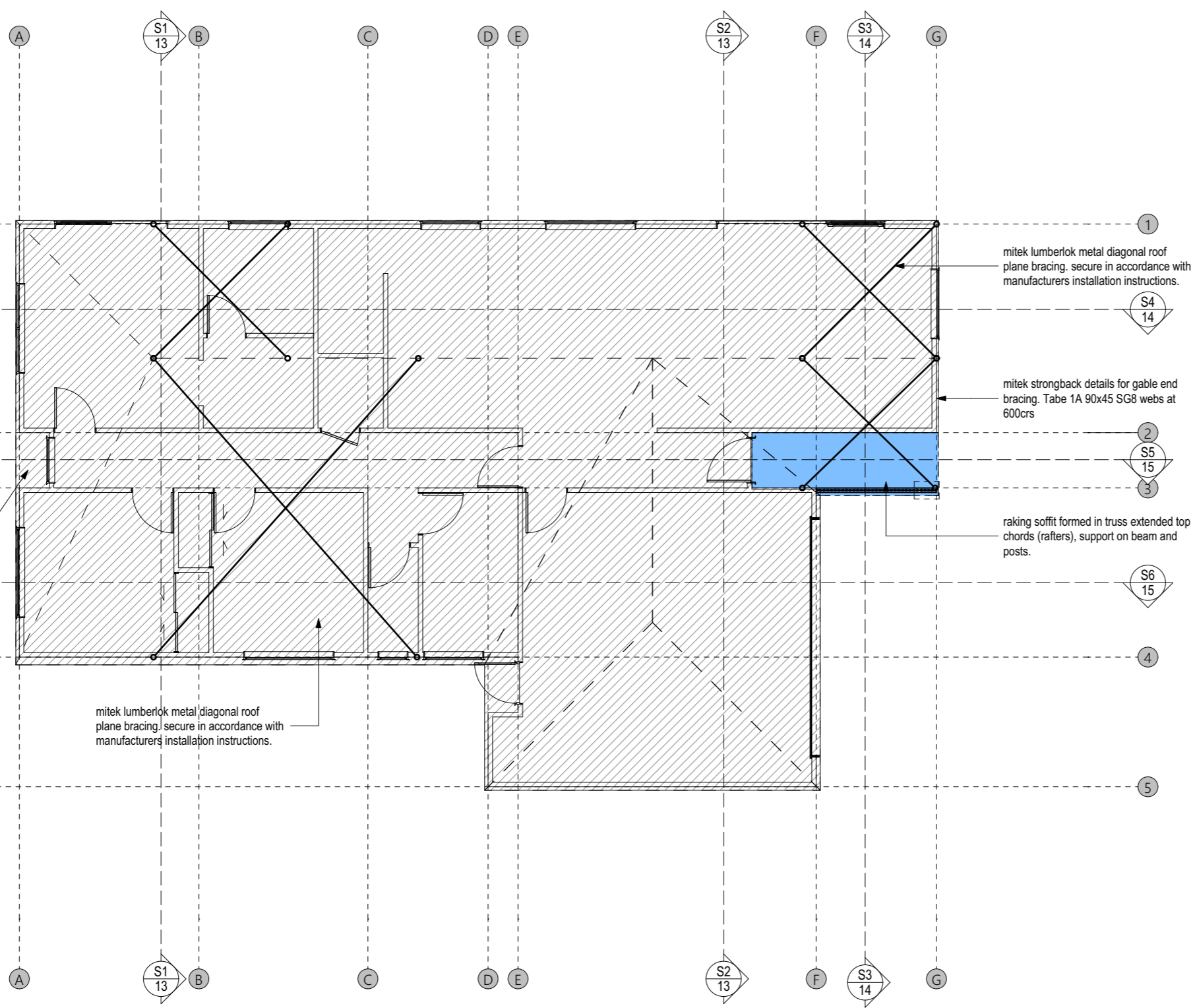
CUPBOARD SHELVING
Storage cupboard: REFER shop drawings
Wardrobes: REFER shop drawings

PLUMBING NOTES
REFER also specifications.
all plumbing supply pipes to be 20mm dia except supplies to bath, sinks and tubs which shall be 15mm dia. in accordance with table 4 NZBC G12 AS1.
Pipe to tempering valve shall be 20mm dia with a 20mm tempering valve size.
insulate with lagging all hot water pipes and outlet valves exiting HWC in accordance with NZS4305.
all cold supply pipes, fittings and valves to be within building thermal envelope or lagged to protect from freezing.


Dimensioned Floor Layout

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ROOF FRAMING



standard trusses at 900crs, design by fabricator.

all 70x45 purlins fixed to trusses with 1-SL80 STUD-LOK mitek screw (3.45kN) at each intersection with the exception of cantilevered purlins forming verges beyond 300mm. REFER mitek verge notation and tables in this instance.

purlin position and roofing span notes:

position purlins so 0.4mm BMT roofing spans maximum 900mm at intermediate spans. close up end purlins to reduce end spans to 600mm maximum.

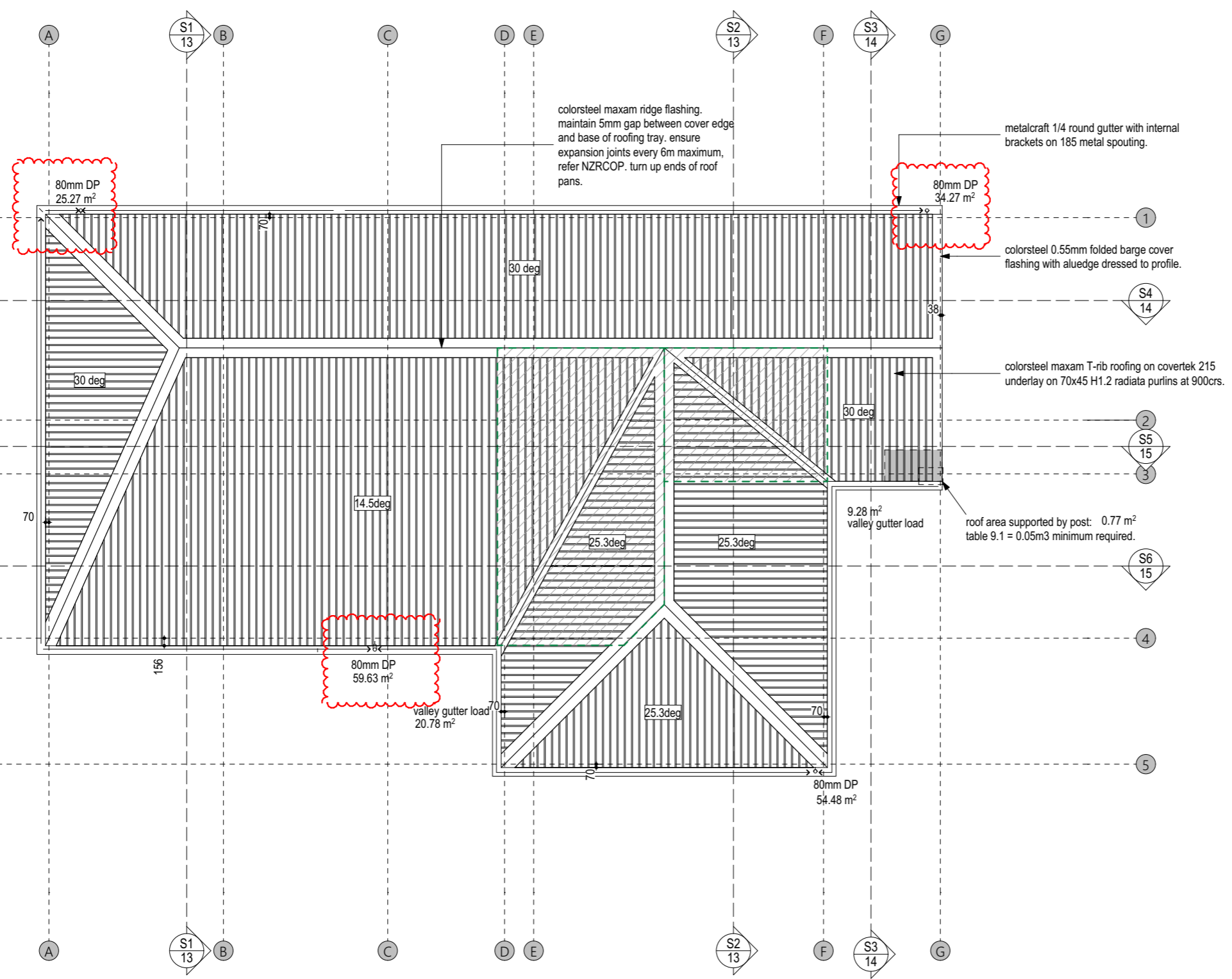
Typically all rafters secured to double top plates with pair of CPC40 brackets and 3-90mm power nails.

Roof Framing Layout

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ISSUE DATE	ISSUE ID	Sheet ID:	of:
CONCEPT	27.02.2025	05	21
Preliminary	19.06.2025		
CONSENT	08.12.2025		
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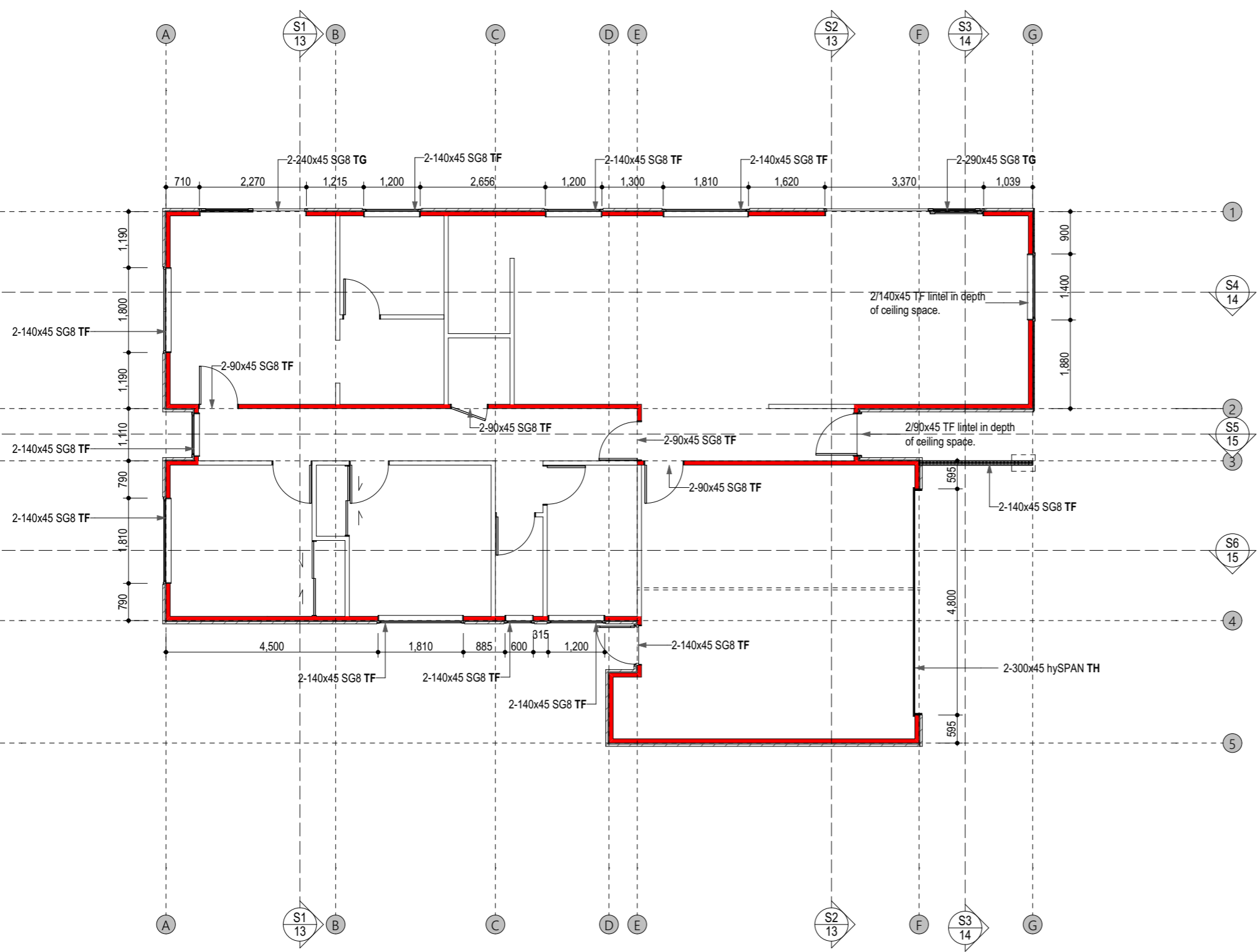
ROOF CLADDING NOTES:
 all fixings shall be in accordance with NZ roofing code of practice and color matched to roofing.
 any ridge or flashing exceeding 6.0m in length shall have a correctly formed expansion/contraction joint to allow for movement.
 refer NZ roofing COP for instructions.

DESIGN NOTES
 rainfall 10% AEP for Lincoln area: 51mm/hr
 Eave dimensions are indicative only, no allowances made for cladding variances
 area of roof served by 80mm diameter downpipe, basis NZBC E1/AS1:
 at 25deg: 80mm diameter serves 70m² roof area.
 Gutter capacity:
 metalcraft 125 quarter round gutter:
 5958mm² cross sectional area.

Roof Cladding Layout

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FRAMING NOTES

All framing shall be H1.2 SG8 grade unless otherwise noted.

Fix top plates to studs with 1-studlok SL-170 and 2/90mmx3.75 framing nails

All bottom plates shall be 45mm thick and width to match studs.

All top plates shall be 45mm thick with 140x35mm ceiling plates. Where no ceiling plate is required use 2-45mm plates.

Typically interior dwangs 90x45 at 800crs vertically.

Typically exterior dwangs 90x45 at 800crs except at shiplap cladding where dwangs shall be at 480crs.

EXTERIOR STUD KEY

90x45 studs at 400crs

INTERIOR STUD KEY

90x45 studs at 600crs

LINTEL AND FIXING NOTES

TE Lintel Hold Down
Mitek type E 1.4KN connection.

TF Lintel Hold Down
Mitek type F 4.0KN connection.

TG Lintel Hold Down
Mitek type G 7.5KN connection.

TH Lintel Hold Down
Mitek type H 13.5KN connection.

SG8 2-240x45 TG

hold down type

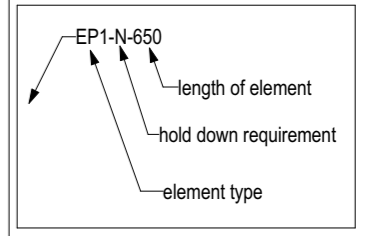
element dimension

element grade

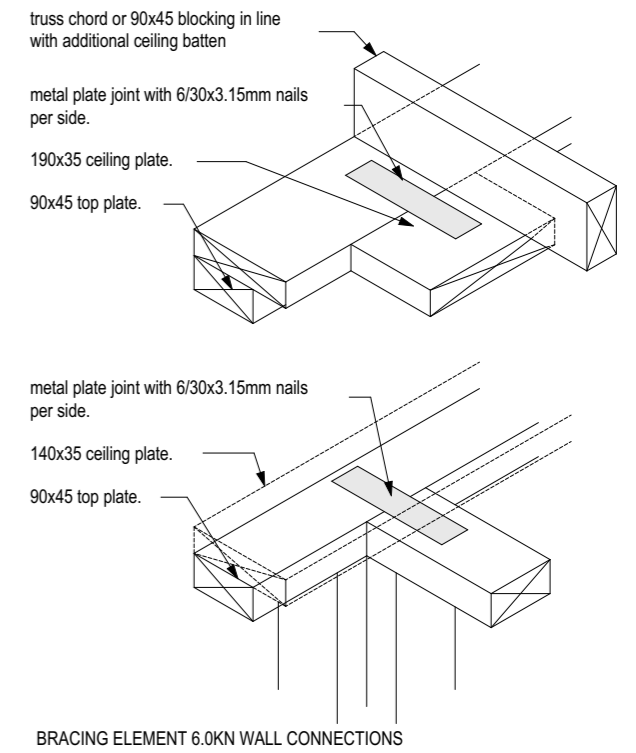
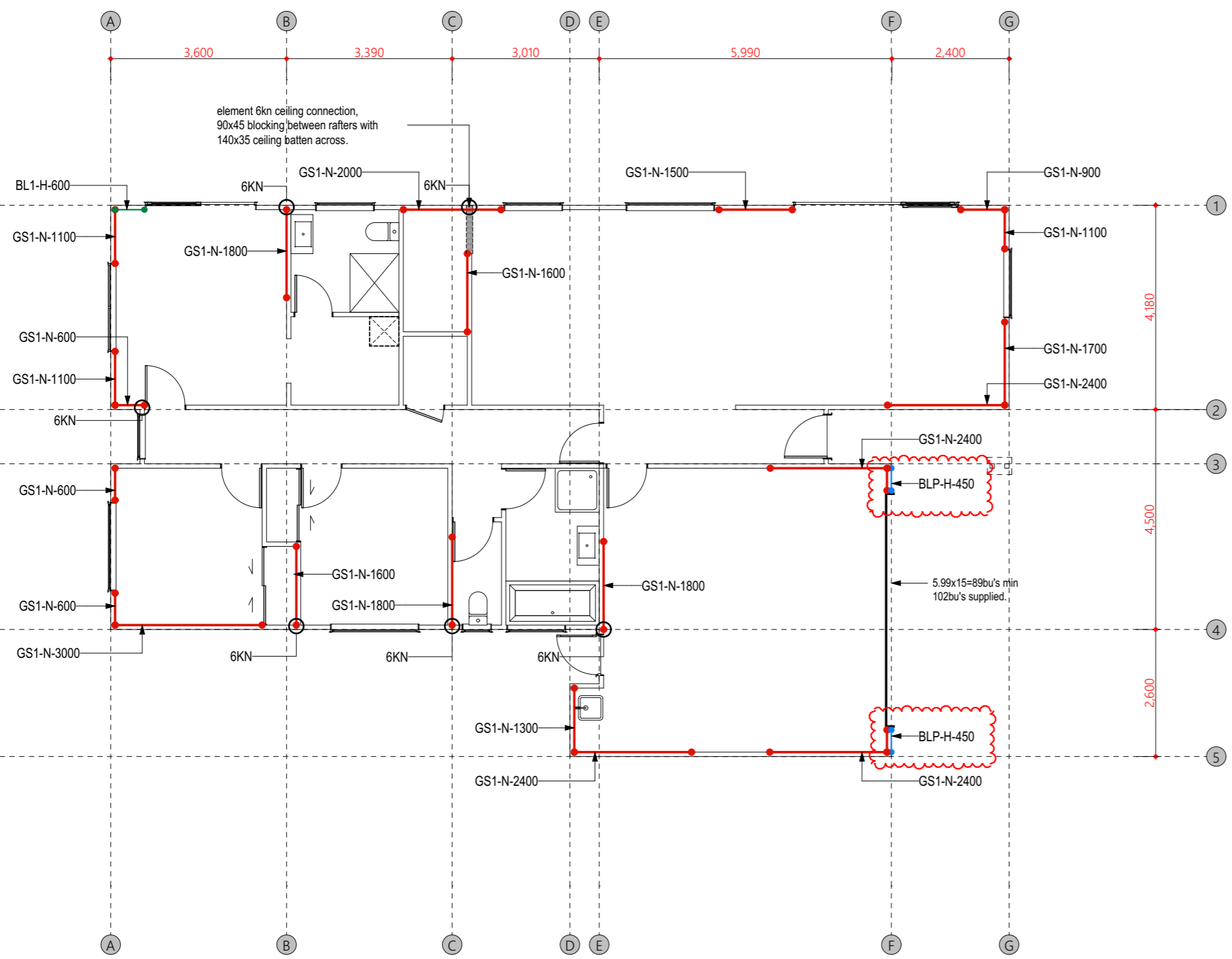
Framing Layout

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BRACING NOTES
 all bracing in accordance with NZS 3604:2011
 GIB bracing in accordance with GIB bracing solutions 2016.
 ply bracing in accordance with CHH Ecoply instructions



- 10mm GIB standard
- 10mm GIB Braceline
- 7mm CHH Ecoply sheet

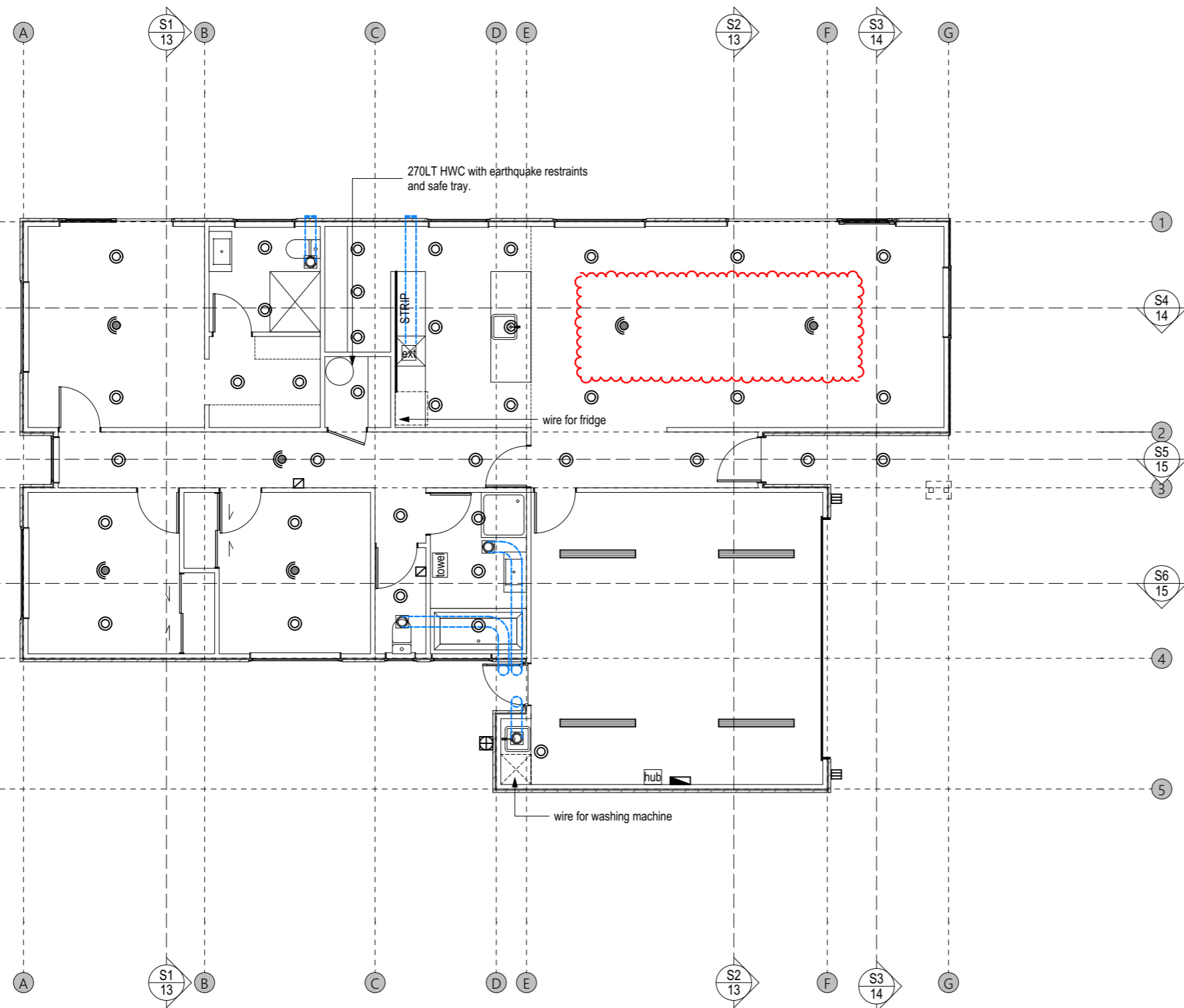


Bracing

Layout

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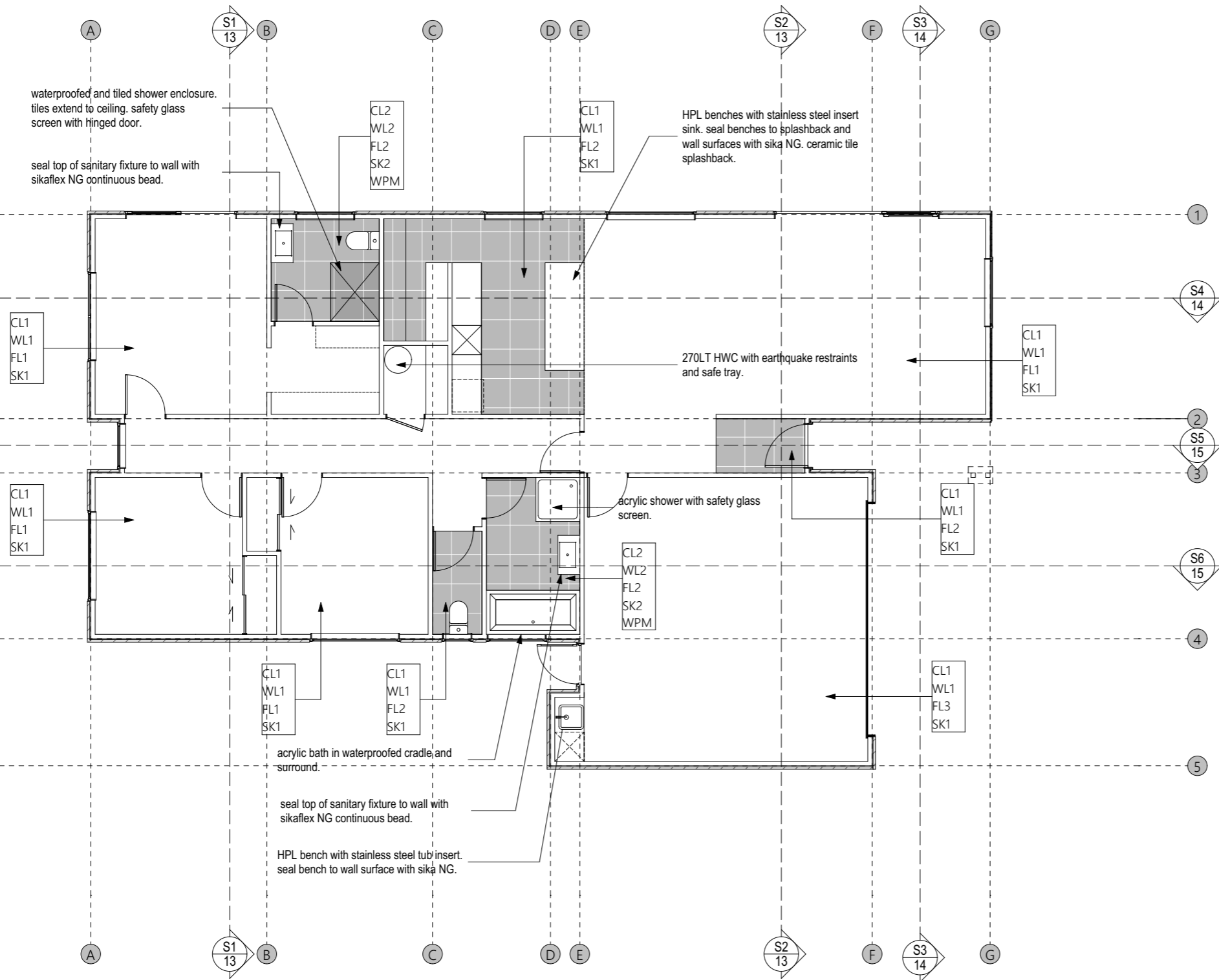
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ELECTRICAL LEGEND	
	internal main board and meter
	LED low level wall light on sensor circuit.
	cube LED exterior wall light
STRIP	LED light strip 24V 28W/M in alloy channel with diffuser.
	wireless interlinked smoke alarms with 10yr battery life minimum.
	150mm manrose XFLP150S extract fan with exterior grille and ducting, supplied and installed, including ducting by contract electrician.
	twin 1500mm LED batten
	recessed IC-F rated LED downlight
	LED exterior floodlight
hub	central patch panel with fibre
towel	600mm towel rail, concealed connection, supply and install by electrician.
ext	powerpak hood extract installed by joiner. connection, ducting by electrician.
<p>smoke alarms, additional notes:</p> <p> clearance from walls (200mm)</p> <p>alarms ceiling mounted, positioned as indicated. position within 10m of each other and 300mm clear of light fittings. refer NZS 4514:2021</p> <p>notes:</p> <p>contract electrician to obtain and REFER to joinery shop drawings to confirm location of appliances, joinery lighting and power points positions in kitchen, pantry and laundry.</p> <p>provide convenient switched power connections for washing machine and fridge.</p>	

Electrical Layout

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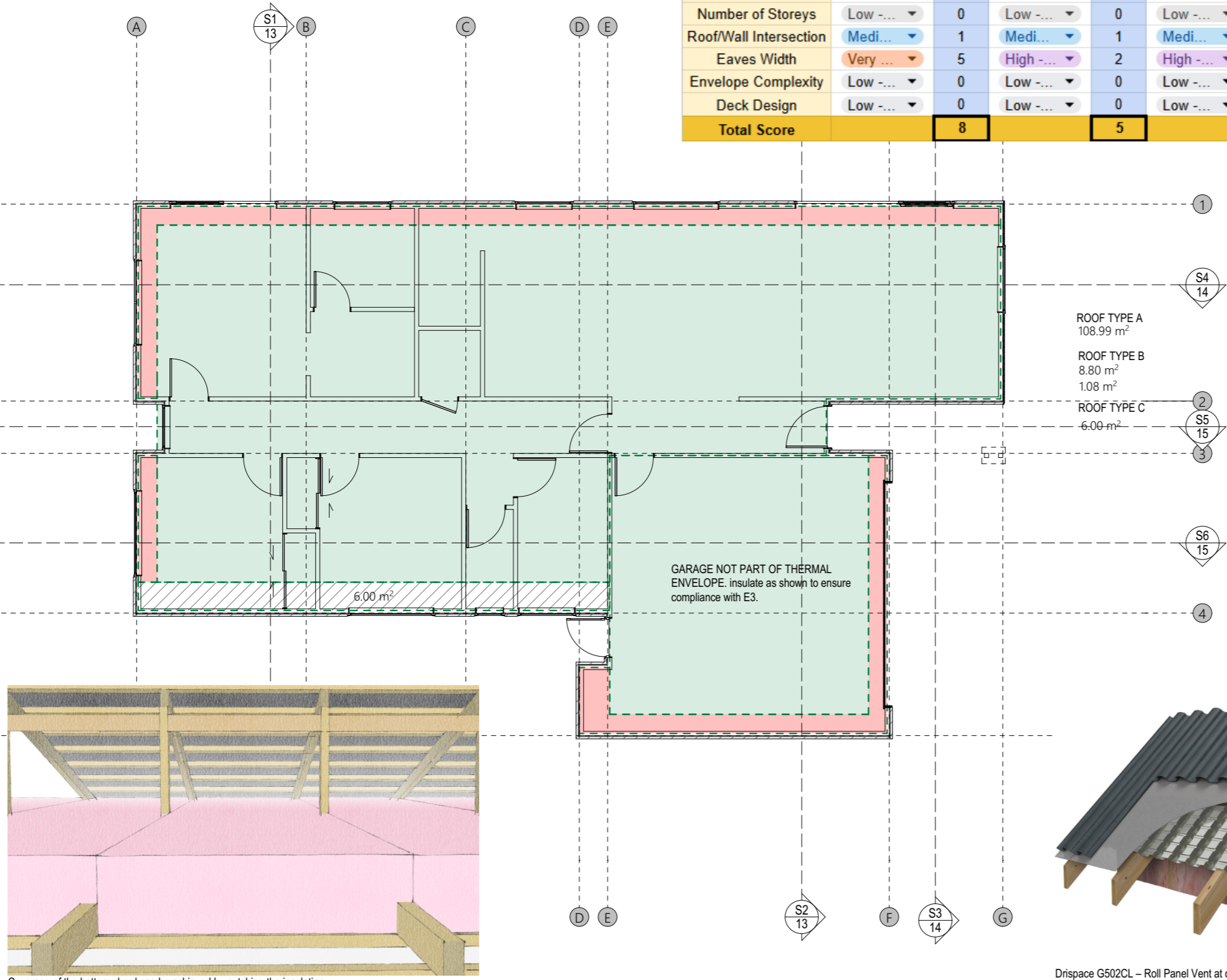
FINISHING SCHEDULE AND NOTES	
CL1	13mm GIB standard, resene 3 coat spacecoat flat finish.
CL2	13mm GIB aqualine, with 3 coat resene lustacryl semigloss paint system.
WL1	10mm GIB standard, resene 3 coat spacecoat low sheen finish.
WL2	10mm GIB aqualine with 3 coat resene lustacryl semigloss paint finish.
WL3	selected ceramic tiles on 10mm GIB aqualine with mapei membrane (tiles max 26kg/m2 for 1 layer 10mm aqualine support)
FL1	selected carpet finish on metal float finished concrete substrate.
FL2	selected ceramic tile on metal float concrete substrate.
FL3	metal float concrete substrate.
WPM	mapei membrane to concrete substrate, lap minimum 80mm up adjacent wall substrates.
SK1	60mm bevel top dressed radiata only skirting. 3 coat resene lustacryl semigloss paint finish.
SK2	100mm ceramic tile skirting.

Finishes Layout

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RISK MATRIX		Project: Lot 9 Hamptons Grove							
Wall ID		North		East		South		West	
Wind Zone	High -...	2	2	2	2	2	2	2	2
Number of Storeys	Low -...	0	0	0	0	0	0	0	0
Roof/Wall Intersection	Medi...	1	1	1	1	1	1	1	1
Eaves Width	Very -...	5	2	2	2	2	2	2	2
Envelope Complexity	Low -...	0	0	0	0	0	0	0	0
Deck Design	Low -...	0	0	0	0	0	0	0	0
Total Score		8	5	5	5	5	5	5	5



Coverage of the bottom chord can be achieved by notching the insulation
Refer construction calculator, Design Navigator New Zealand
(Type A Roof)

Drisspace G502CL – Roll Panel Vent at compressed eaves.

INSULATION NOTES

Earthwool fiberglass batts typically specified, installed in accordance with manufacturers specifications and instructions.

ensure batts stay minimum 25mm clear of roofing underlays.

roof insulation installed tightly between framing where applicable, leave no gaps.

ROOF TYPE A

layer 1. install 330mm R8.0 batts over truss chords.

ROOF TYPE B

layer 1. install 330mm R8.0 batts over truss chords.
COMPRESSED EDGE install roll panel vent at eaves to maintain 25mm air space.

ROOF TYPE C

layer 1. install 265mm R7.4 batts over truss chords.
COMPRESSED EDGE (600mm wide) install roll panel vent at eaves to maintain 25mm air space.

WALL INSULATION

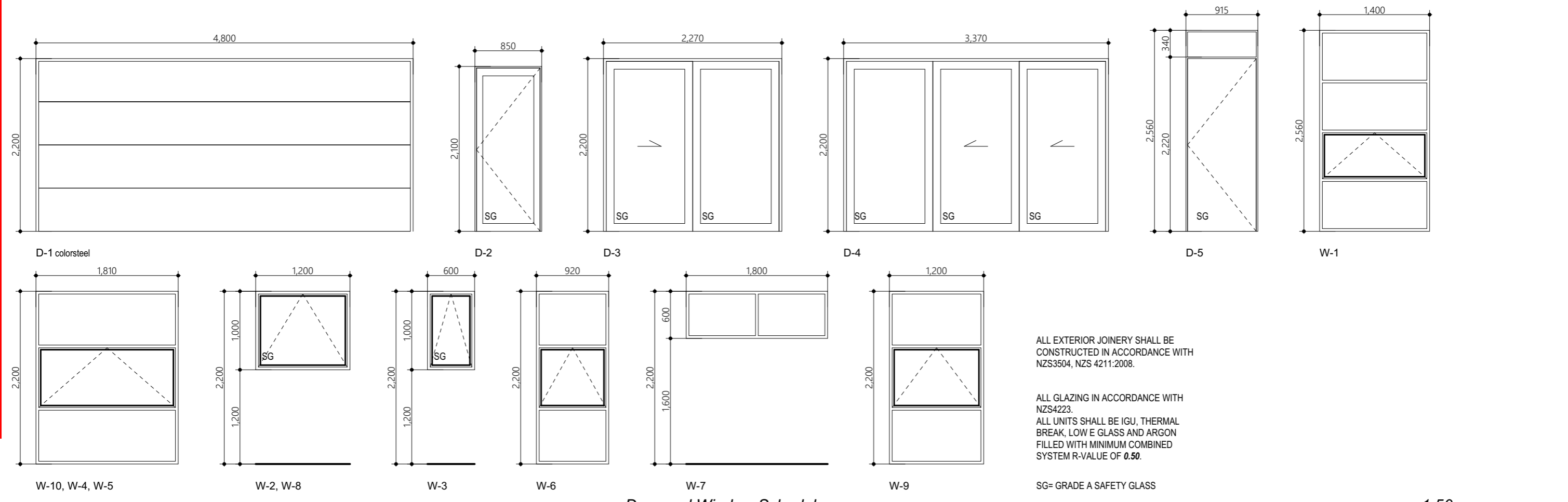
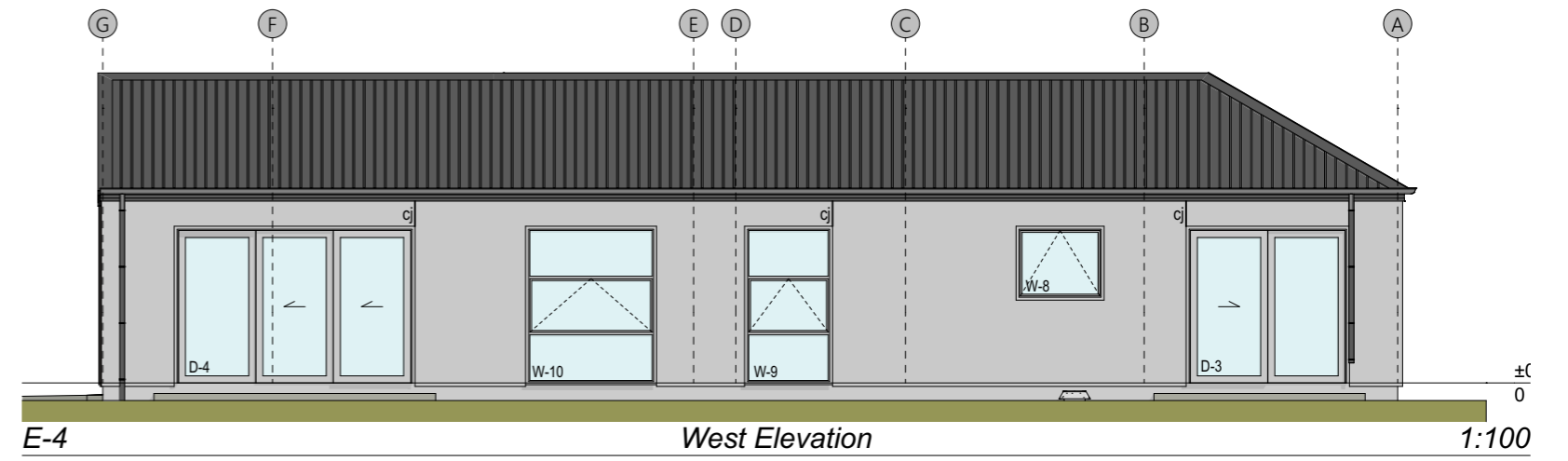
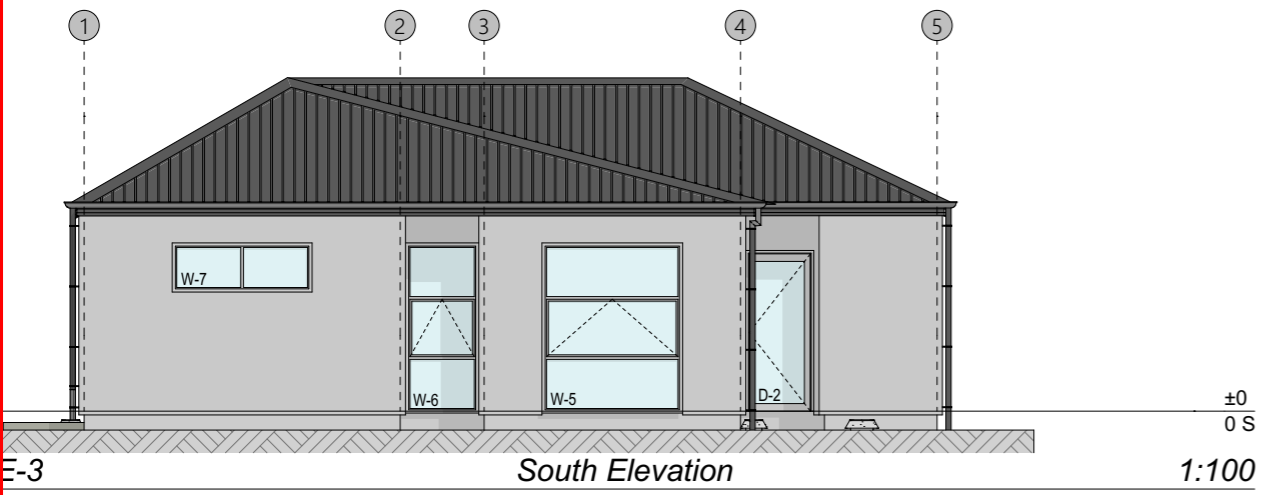
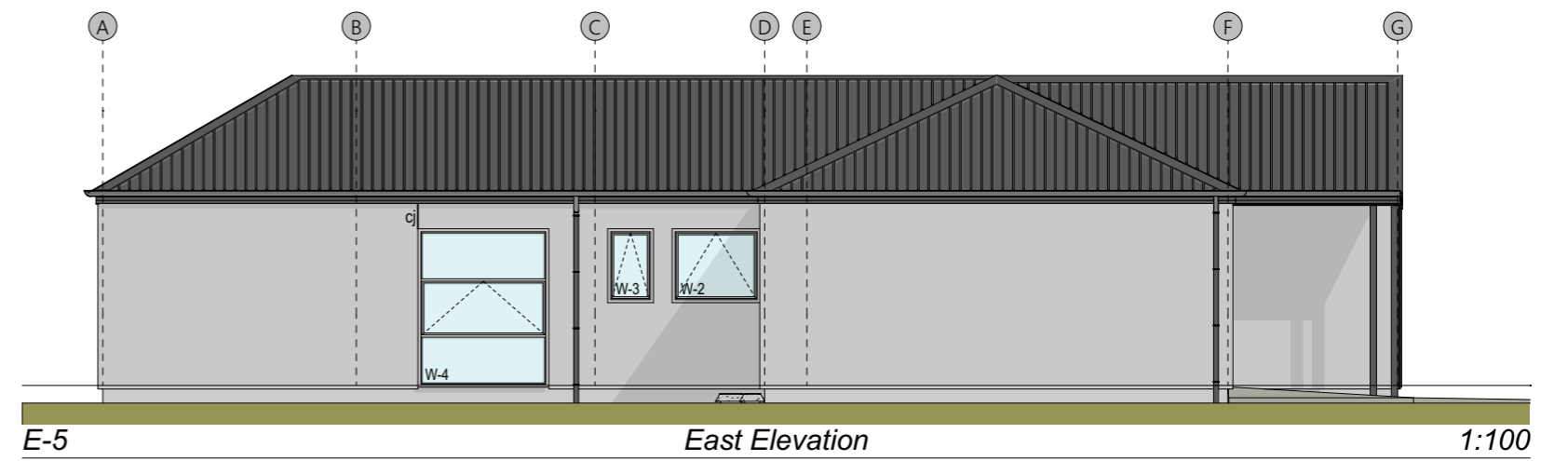
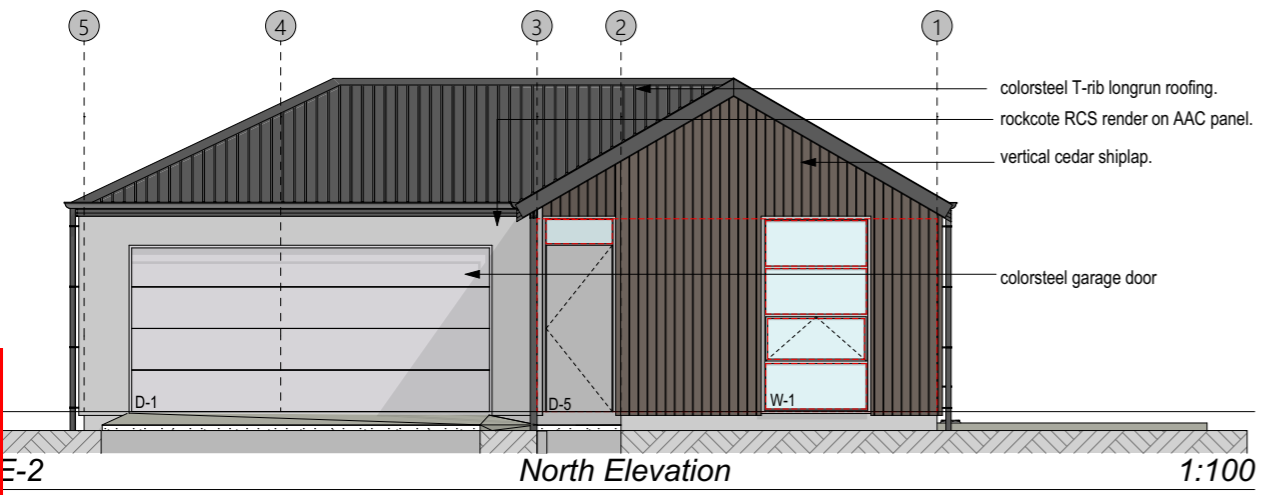
layer 1. install 90mm R2.8 batts to all exterior 90mm framing

layer 1. install 90mm R2.8 batts to wall between dwelling and garage

SLAB INSULATION

50mm expol slabx200 EPS insulation below concrete slab.

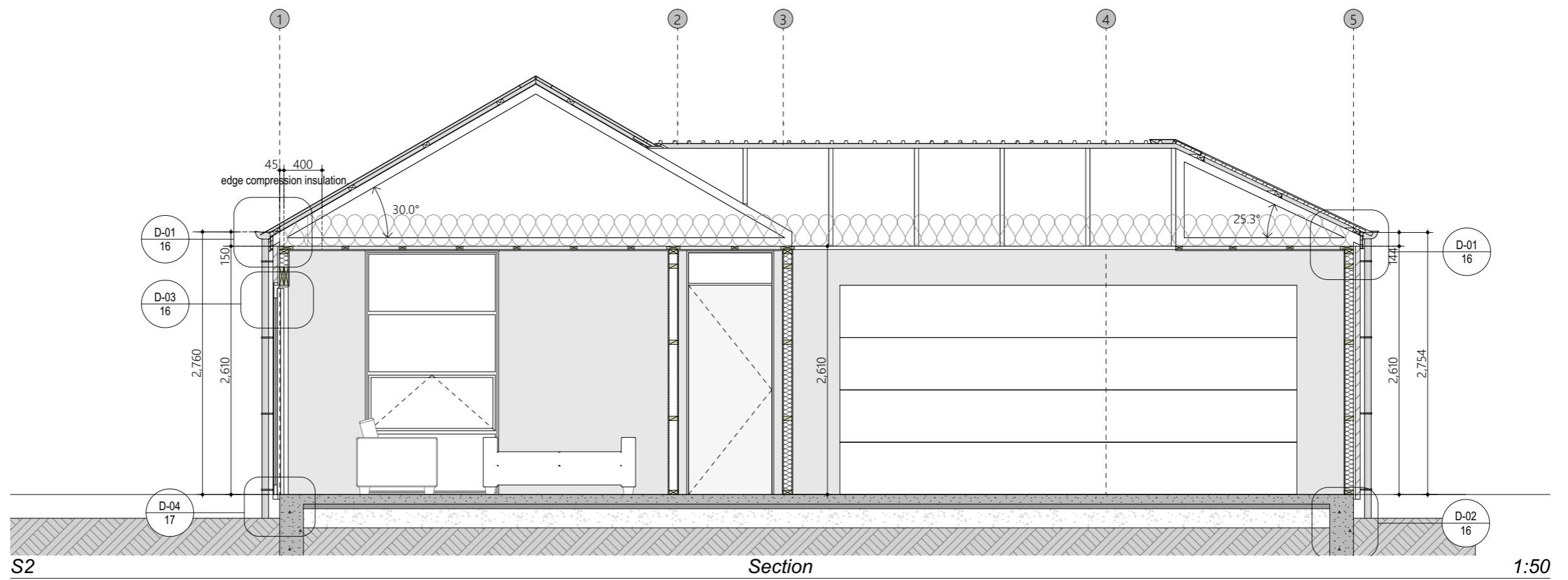
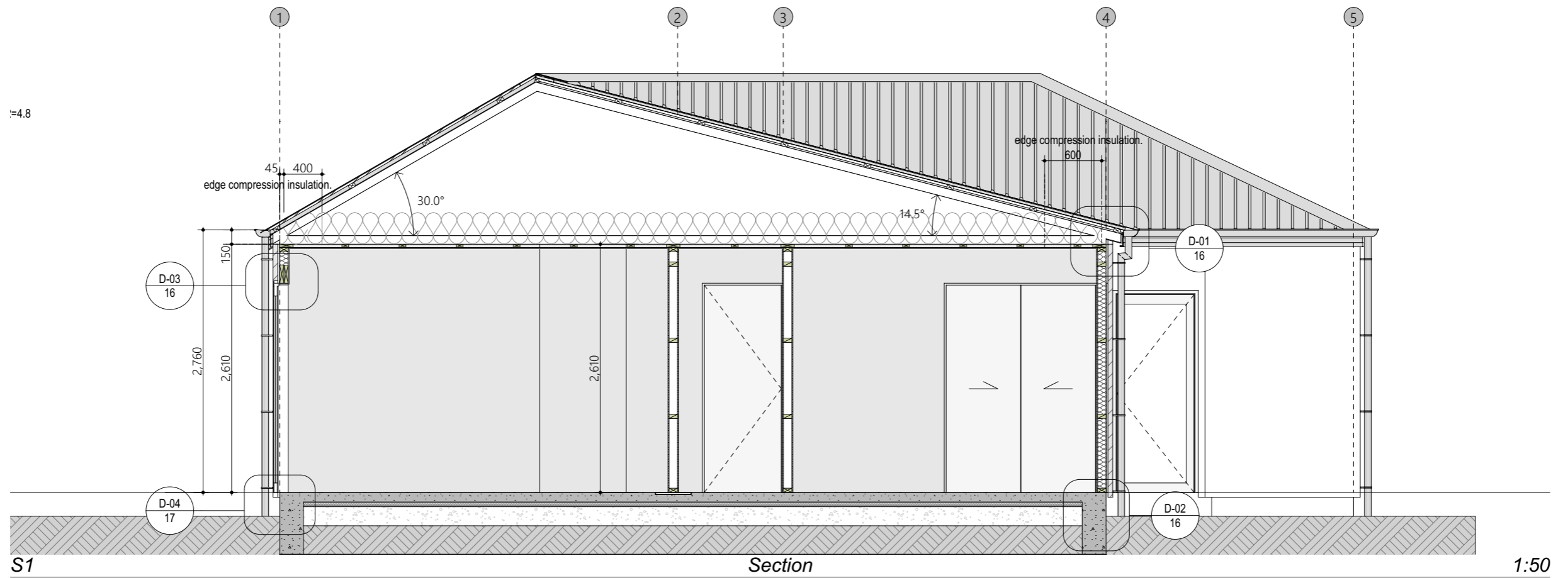
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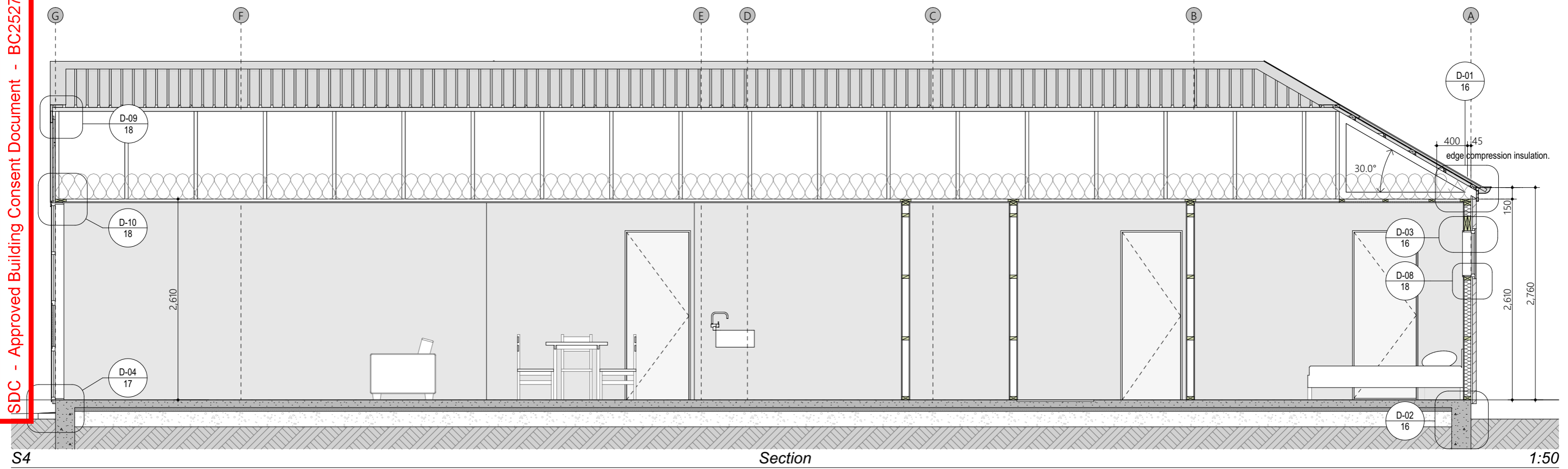
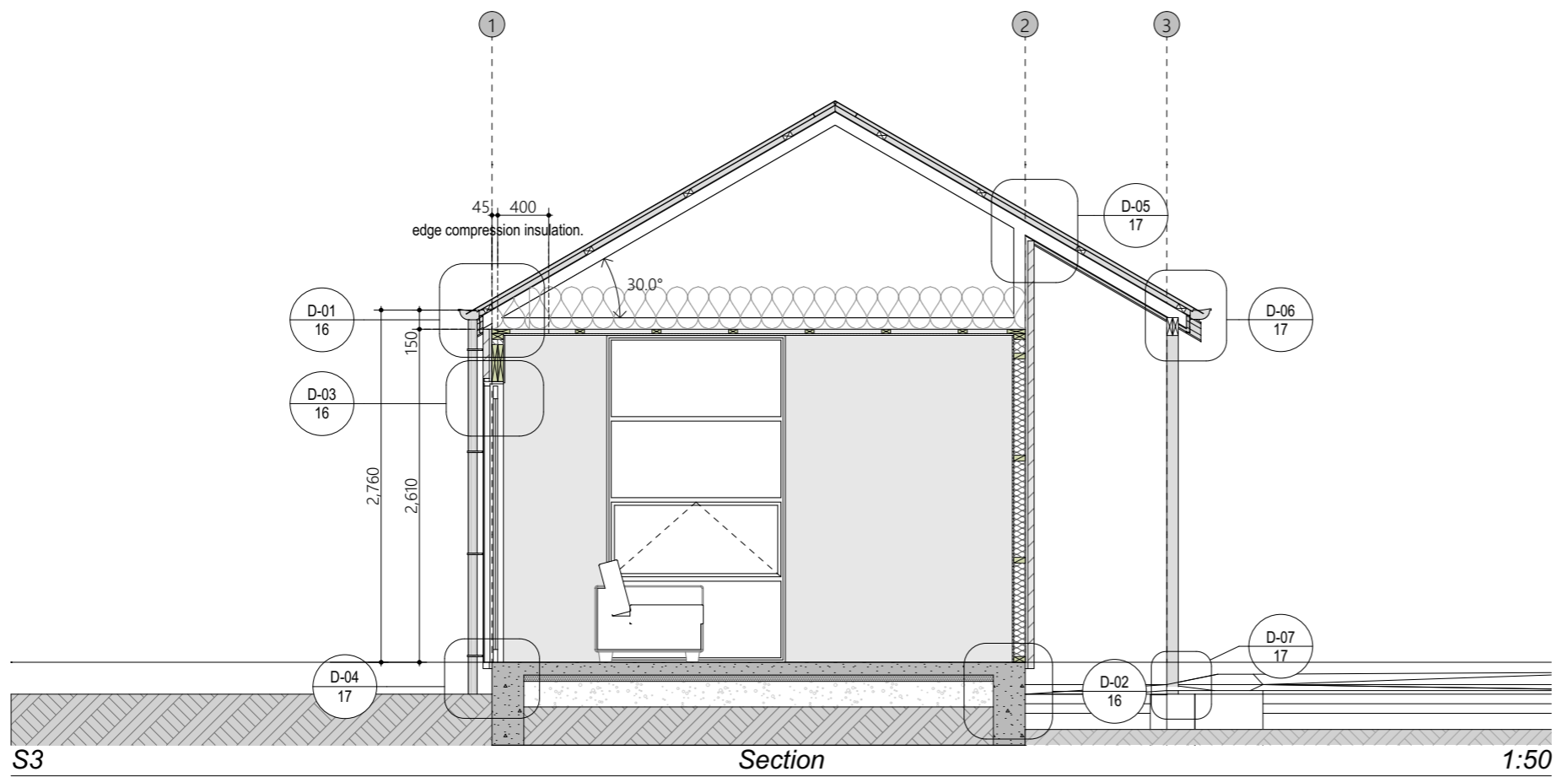


Door and Window Schedule

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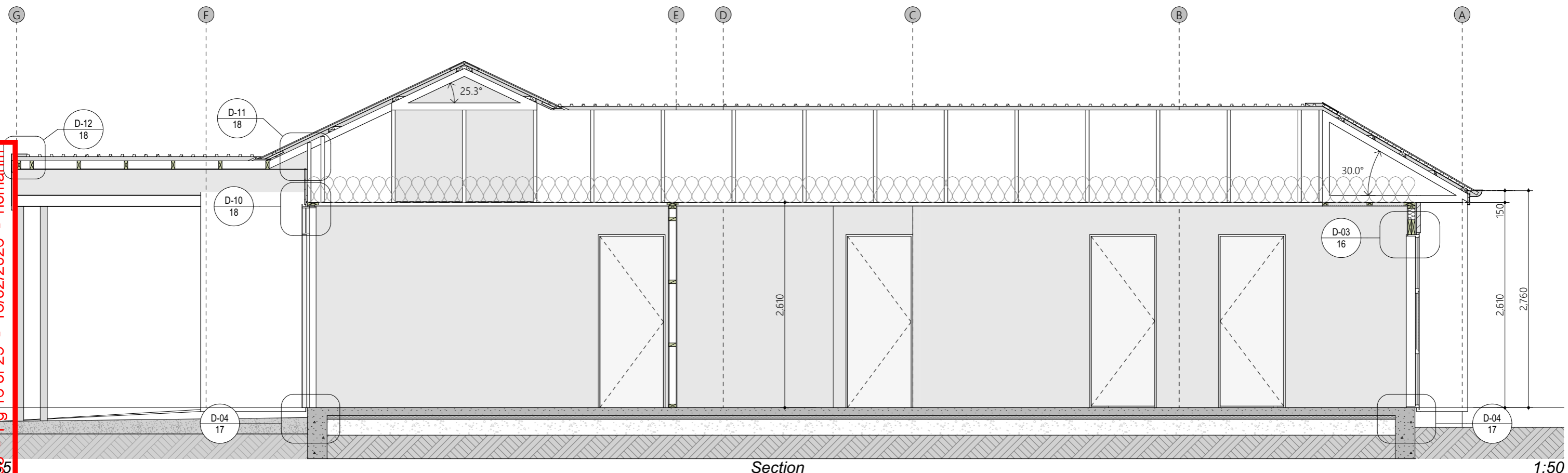
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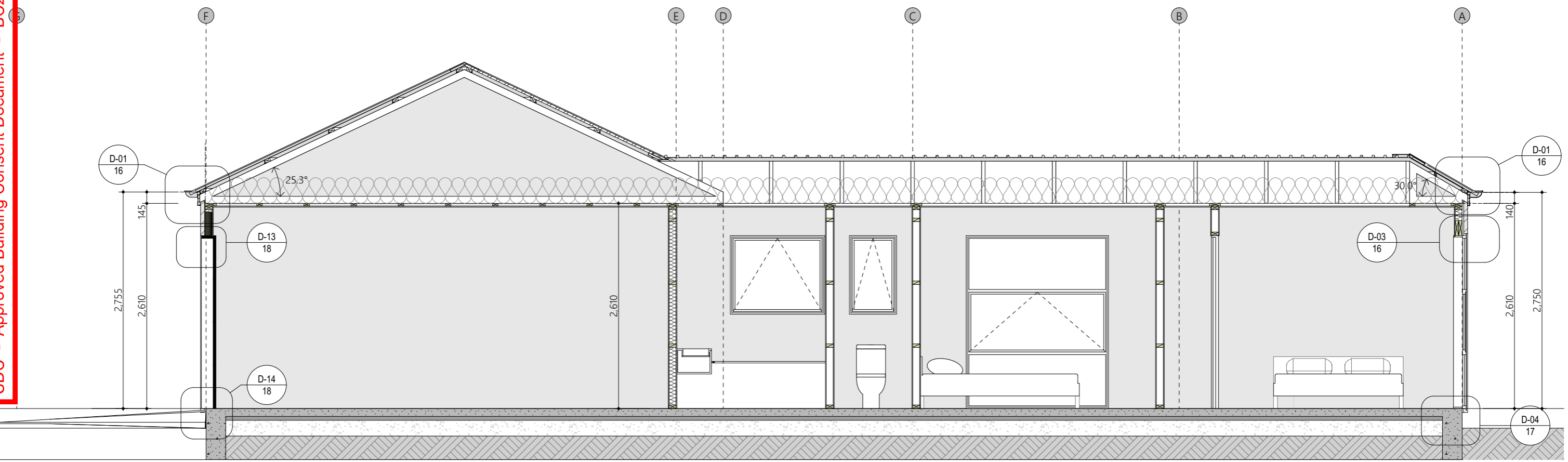
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Section

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Section

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CONCEPT	27.02.2025
Preliminary	19.06.2025
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insulate wall cavity with R2.8 90mm fibreglass insulation.

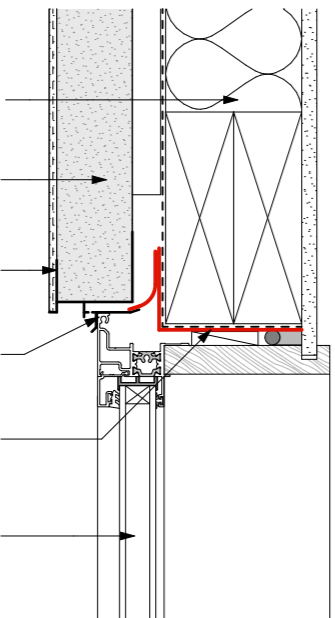
RCS integra 50mm AAC panel on 20mm cavity battens on building underlay.

RCS base flashing with integrated vermin screen, refer RCS details.

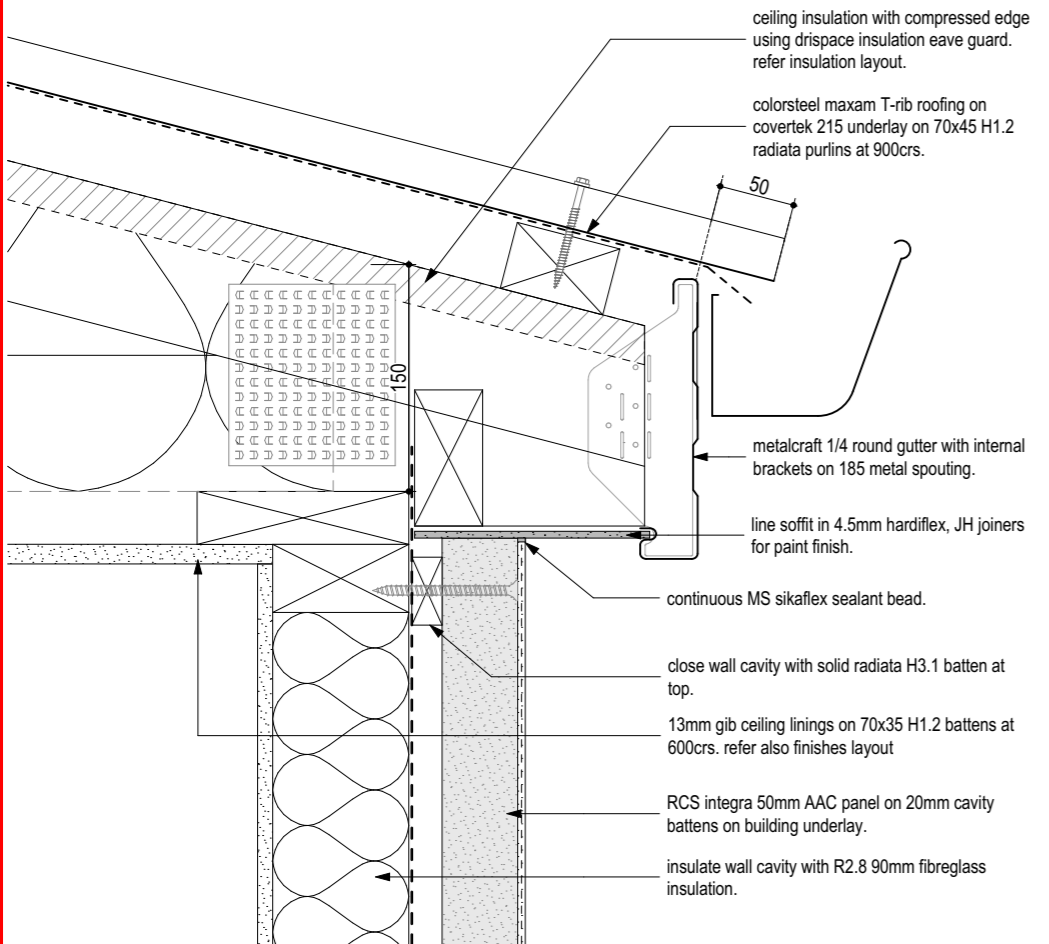
RCS head edgeseal flashing with drip edge and mesh, refer RCS details.

opening flashed with flexible flashing tape in accordance with manufacturer installation instructions. install PEF rod and expandable foam airseal between joinery and opening.

powder coated thermalbreak alloy window and door joinery. IGU glazing with lowE and argon filled. H3.1 radiata grooved reveals for paint finish



D-03 Window Head Detail 1:5



ceiling insulation with compressed edge using drispace insulation eave guard. refer insulation layout.

colorsteel maxam T-rib roofing on covertek 215 underlay on 70x45 H1.2 radiata purlins at 900crs.

50

metalcraft 1/4 round gutter with internal brackets on 185 metal spouting.

line soffit in 4.5mm hardiflex, JH joiners for paint finish.

continuous MS sikaflex sealant bead.

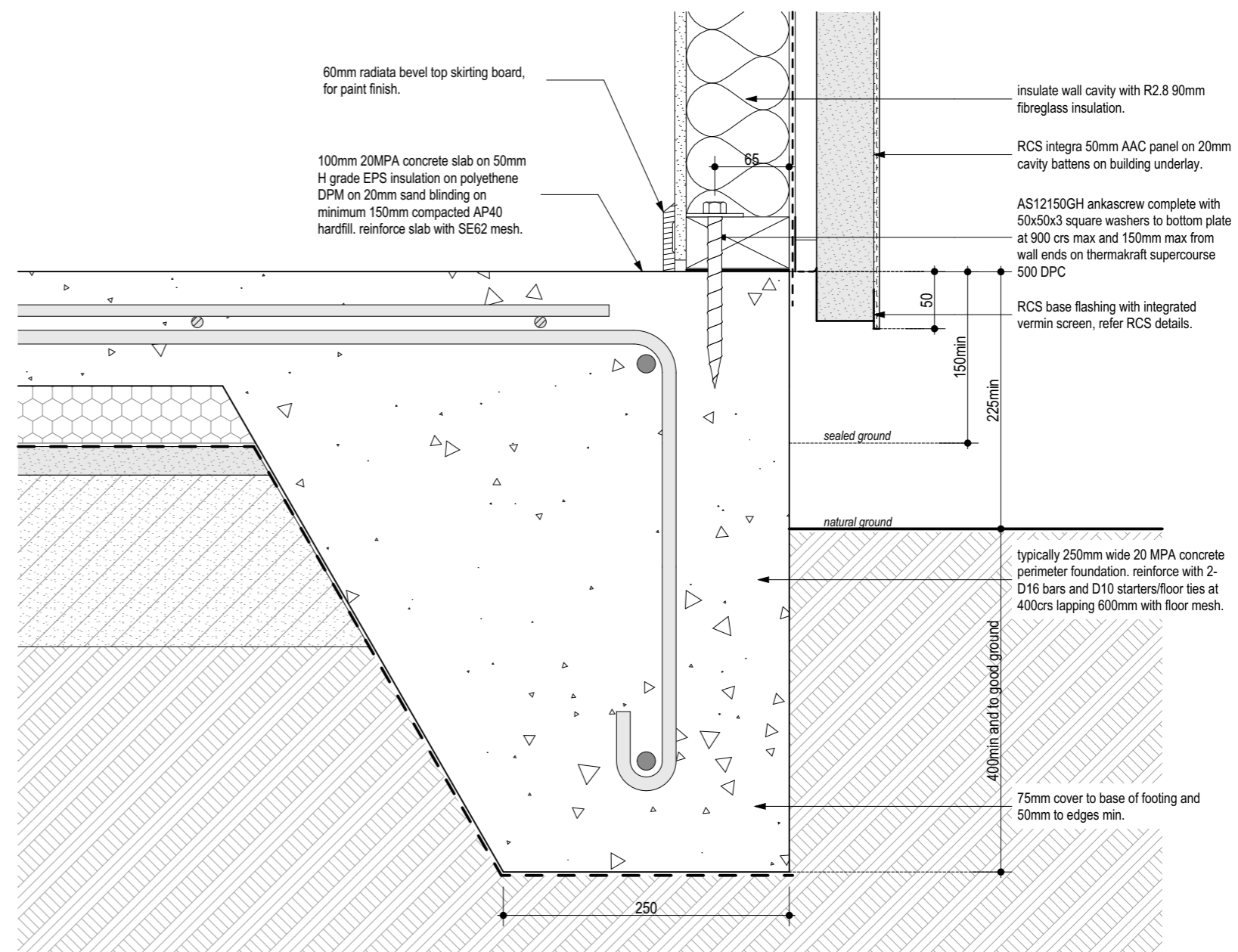
close wall cavity with solid radiata H3.1 batten at top.

13mm gib ceiling linings on 70x35 H1.2 battens at 600crs. refer also finishes layout

RCS integra 50mm AAC panel on 20mm cavity battens on building underlay.

insulate wall cavity with R2.8 90mm fibreglass insulation.

D-01 Eave Detail 1:5



60mm radiata bevel top skirting board, for paint finish.

100mm 20MPA concrete slab on 50mm H grade EPS insulation on polyethene DPM on 20mm sand blinding on minimum 150mm compacted AP40 hardfill. reinforce slab with SE62 mesh.

65

insulate wall cavity with R2.8 90mm fibreglass insulation.

RCS integra 50mm AAC panel on 20mm cavity battens on building underlay.

AS12150GH ankascrew complete with 50x50x3 square washers to bottom plate at 900 crs max and 150mm max from wall ends on thermakraft supercourse 500 DPC

RCS base flashing with integrated vermin screen, refer RCS details.

50

150min

225min

sealed ground

natural ground

typically 250mm wide 20 MPA concrete perimeter foundation. reinforce with 2-D16 bars and D10 starters/floor ties at 400crs lapping 600mm with floor mesh.

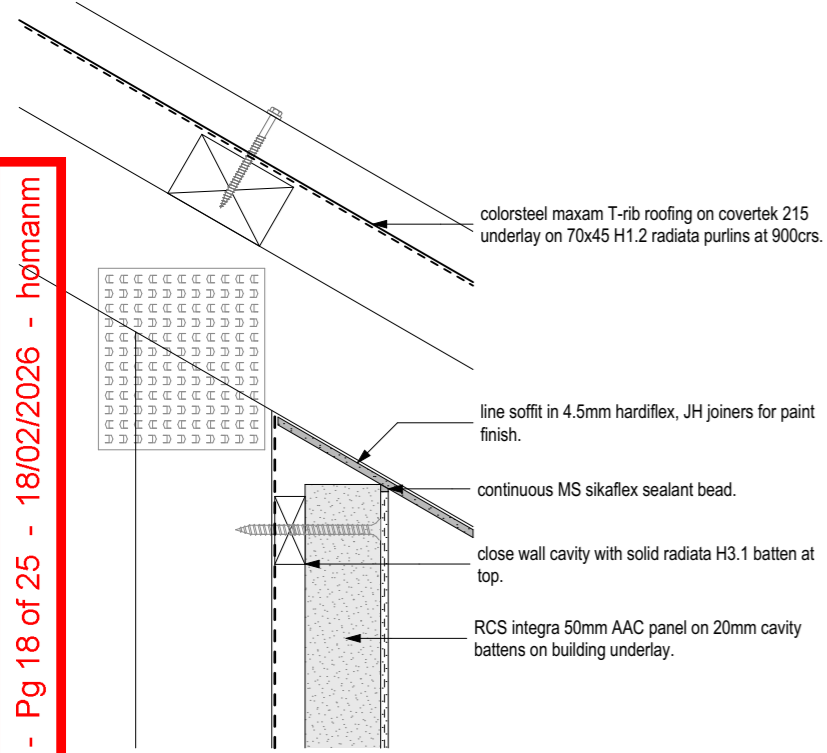
400min and to good ground

75mm cover to base of footing and 50mm to edges min.

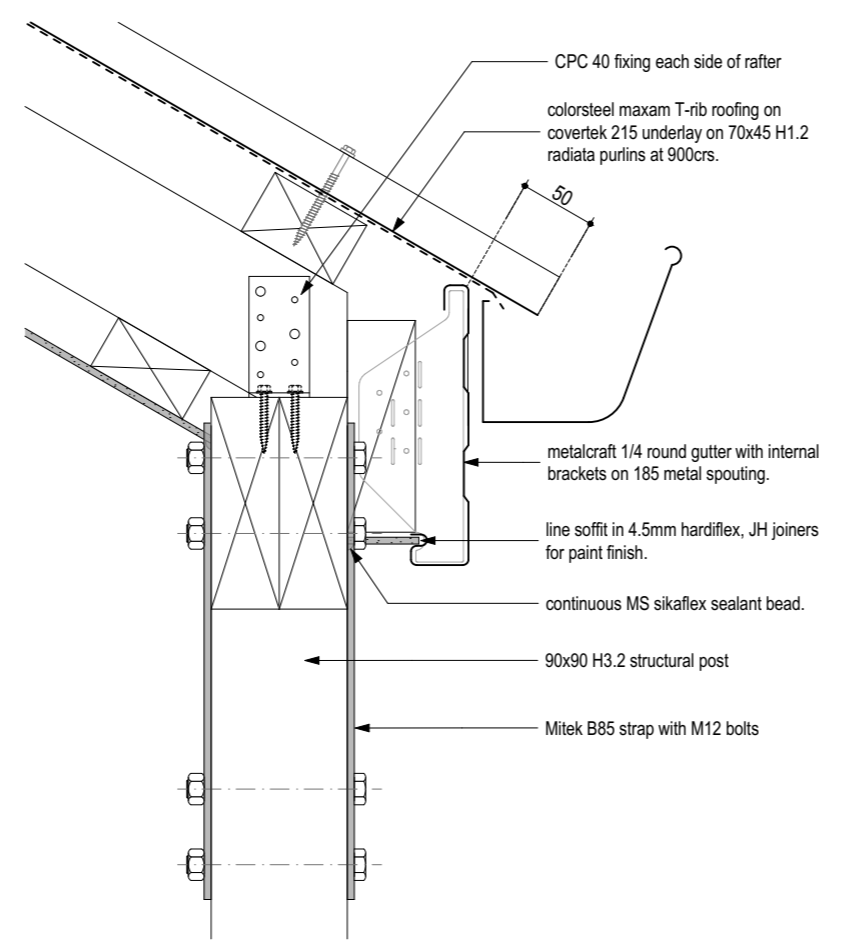
250

D-02 Rockcote Foundation Detail 1:5

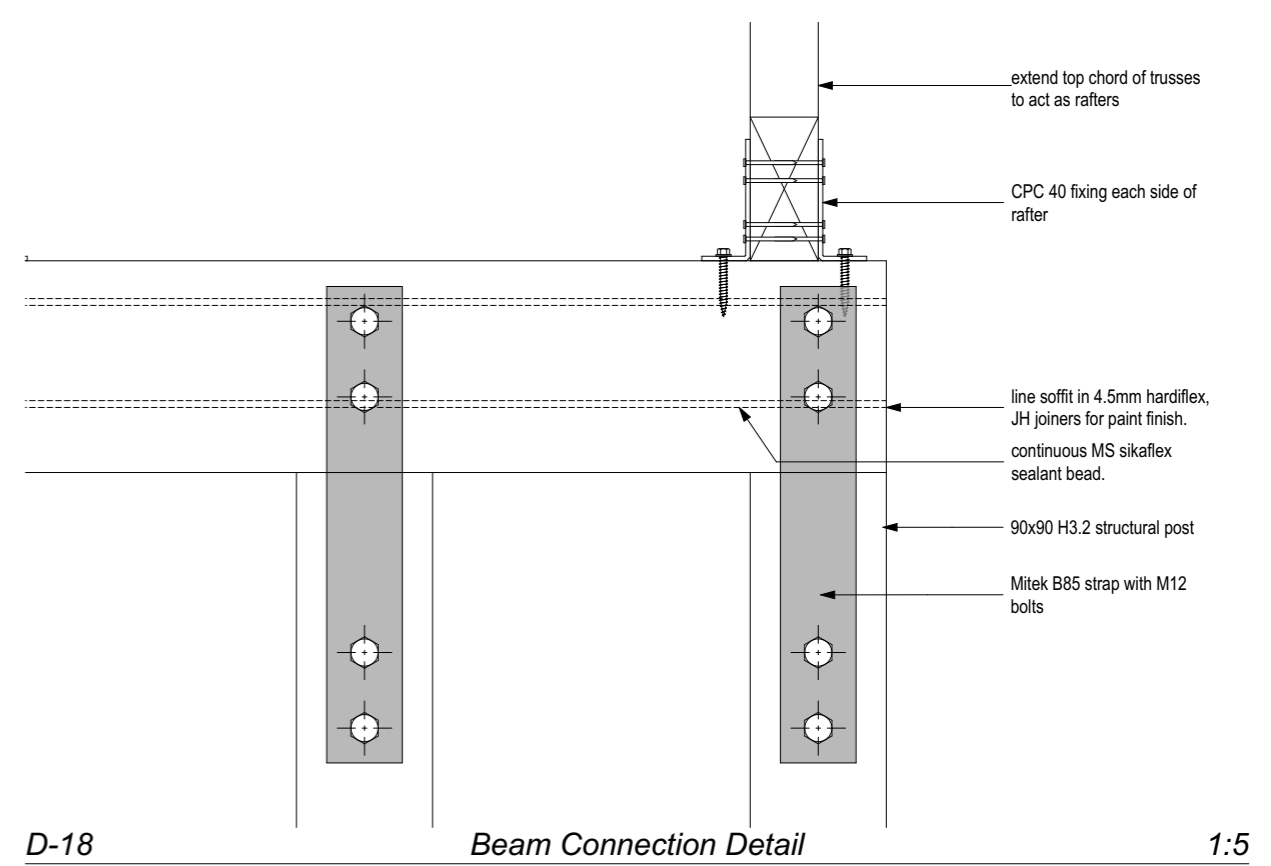
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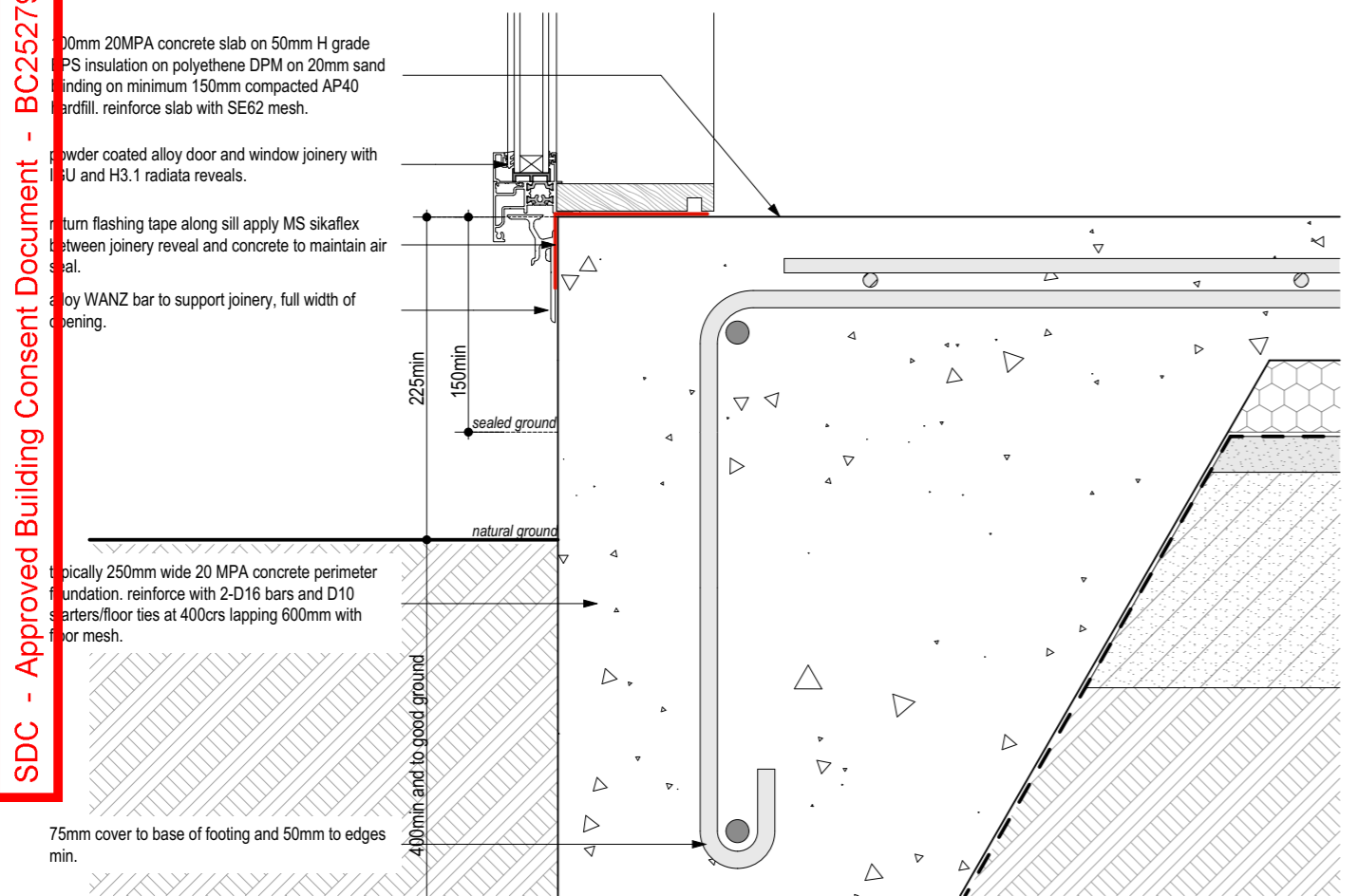
D-05 Eave Detail 1:5



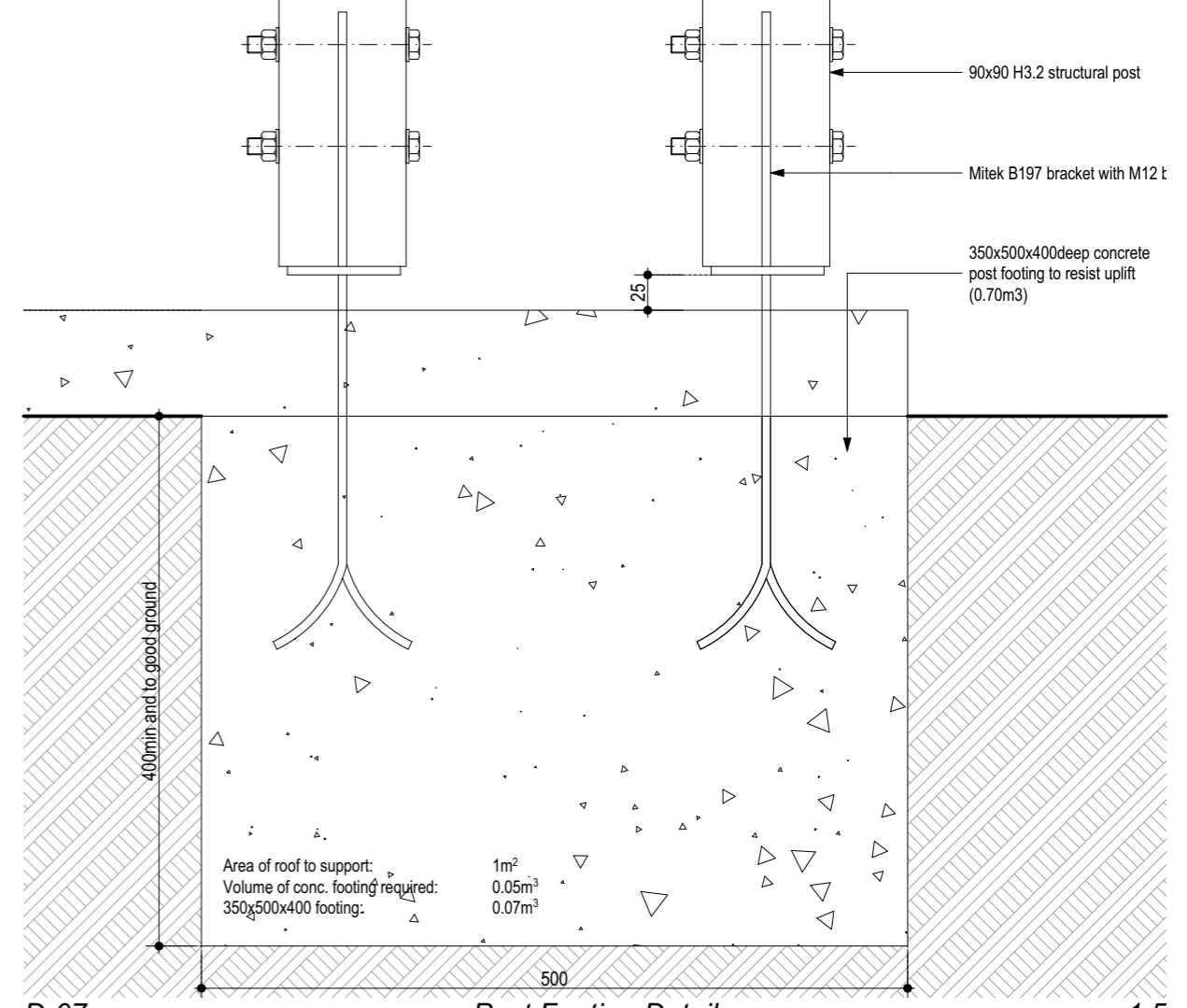
D-06 Beam Detail 1:5



D-18 Beam Connection Detail 1:5

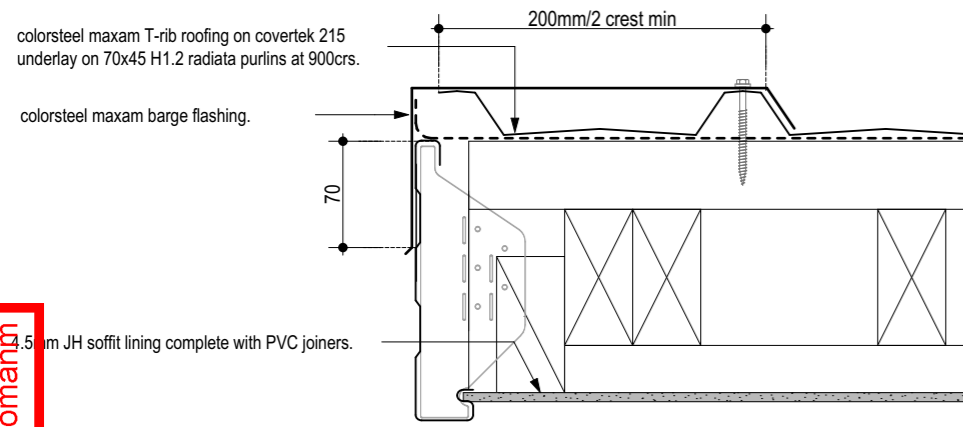


D-04 Sill / Foundation Detail 1:5

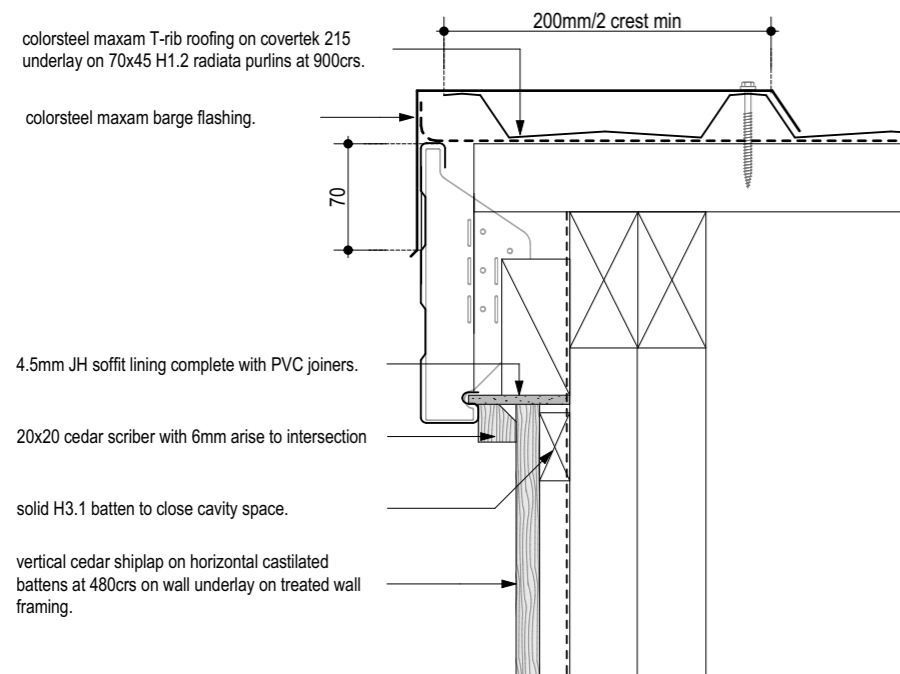


D-07 Post Footing Detail 1:5

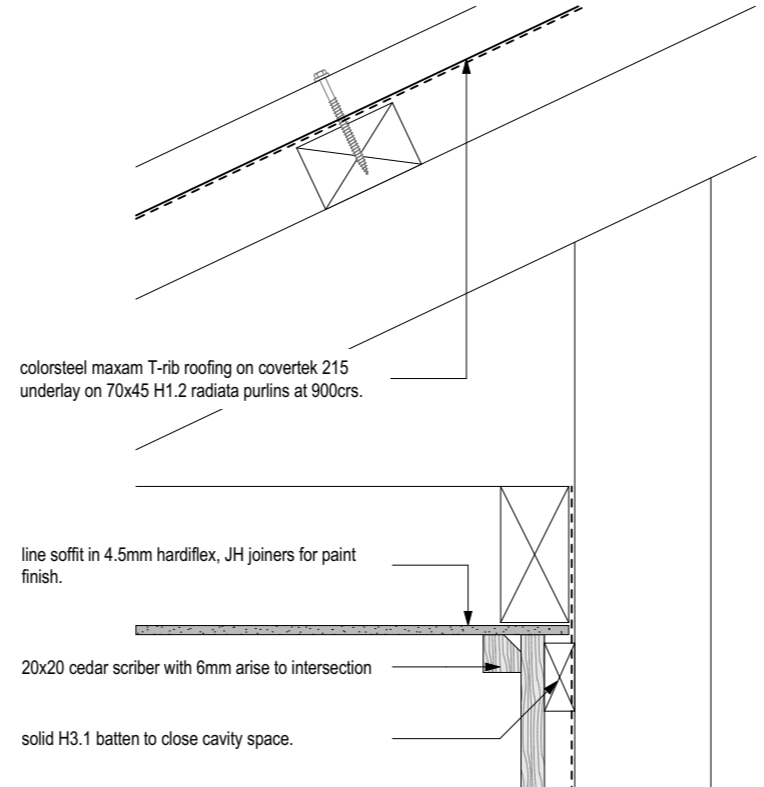
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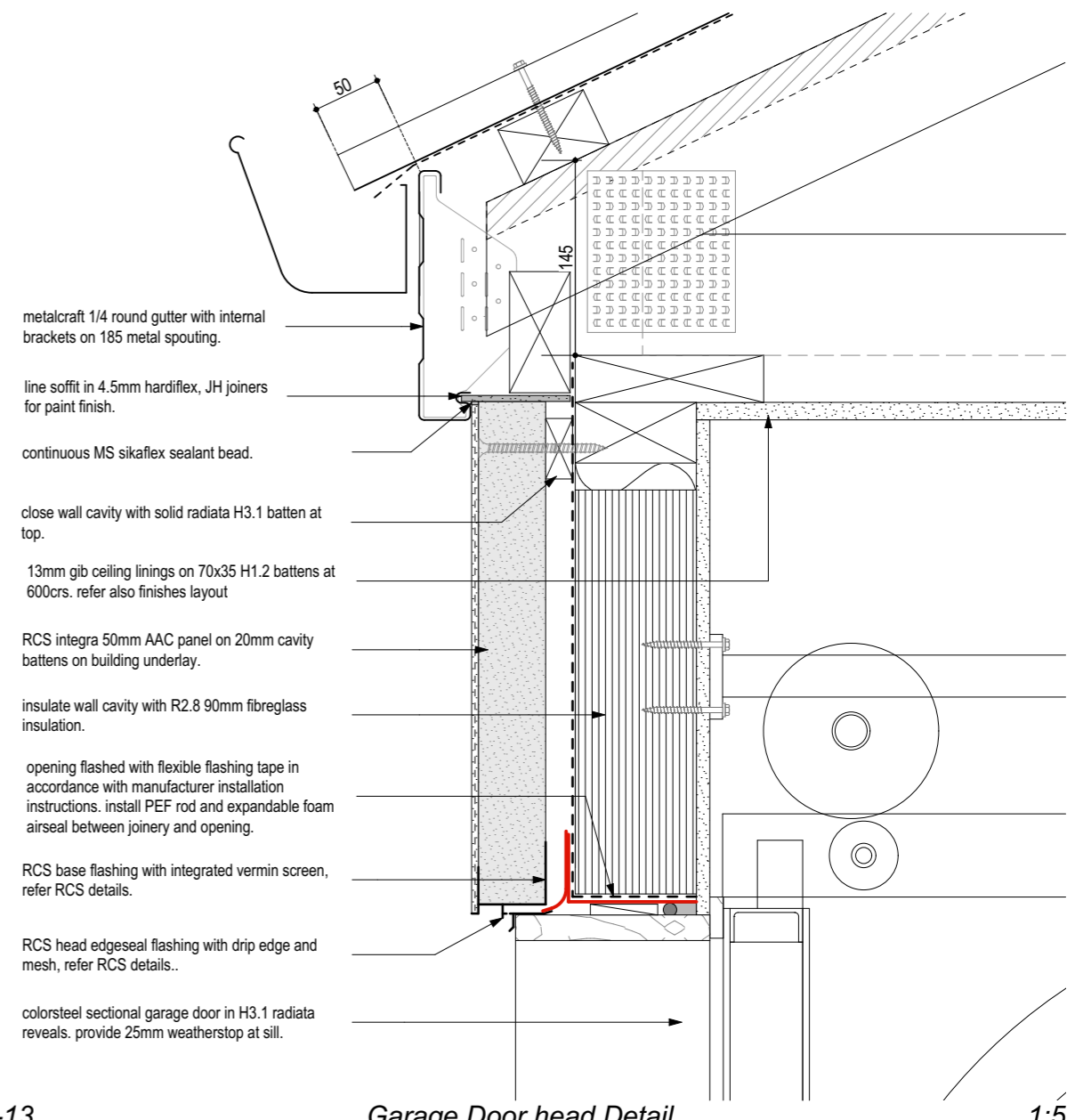
D-12 Verge Soffit Detail 1:5



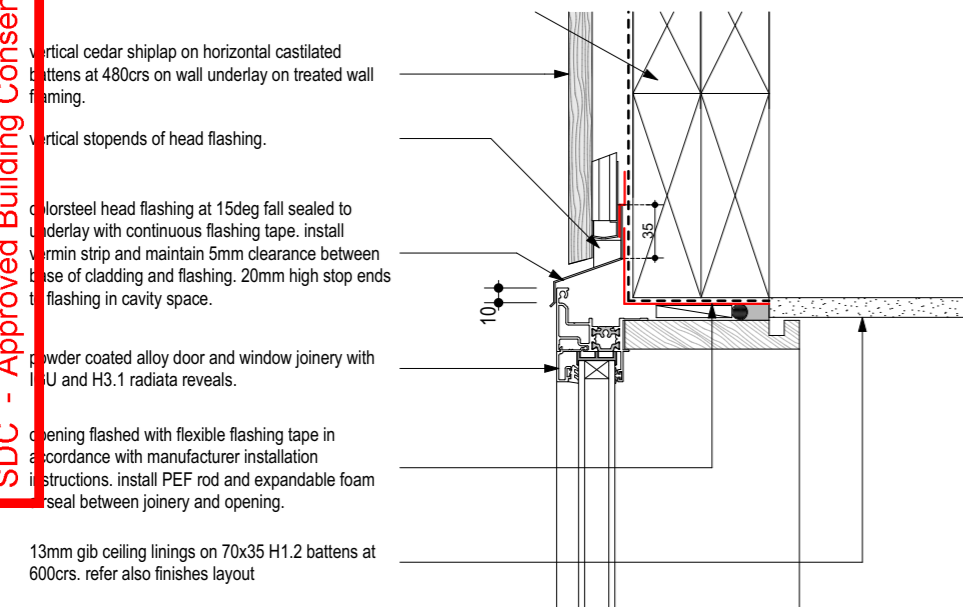
D-9 Verge Detail 1:5



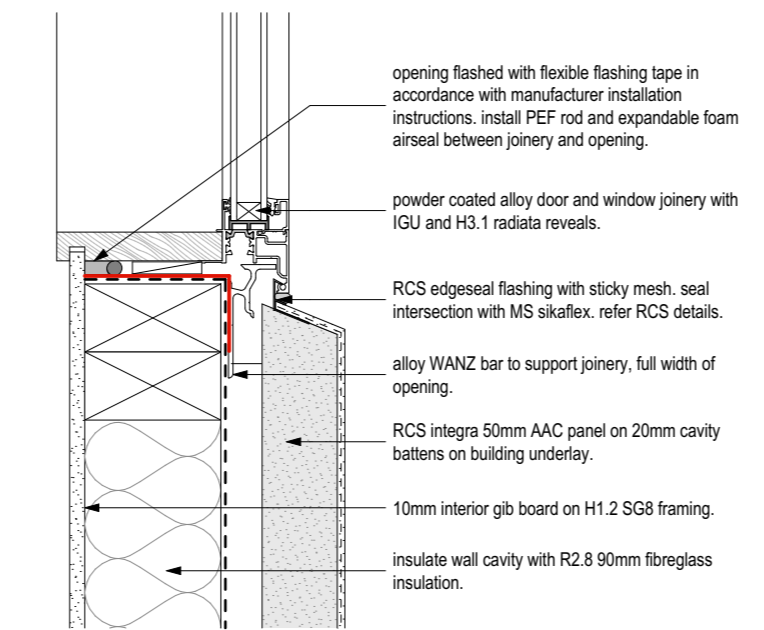
D-11 Eave Detail 1:5



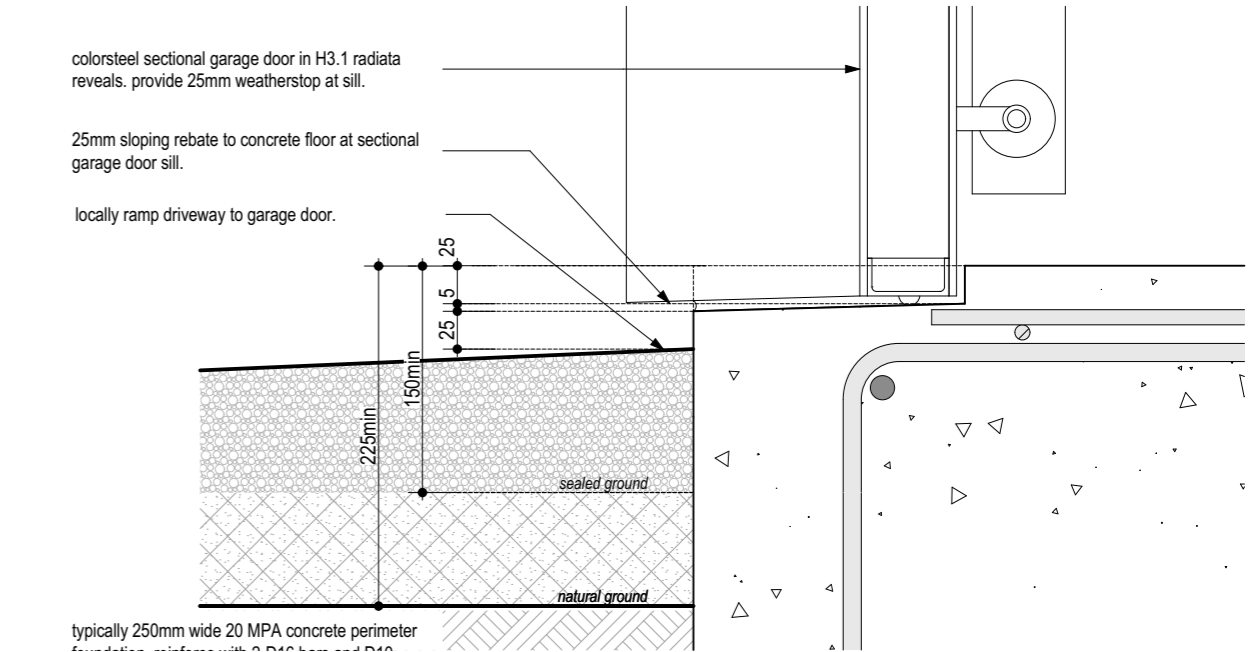
D-13 Garage Door head Detail 1:5



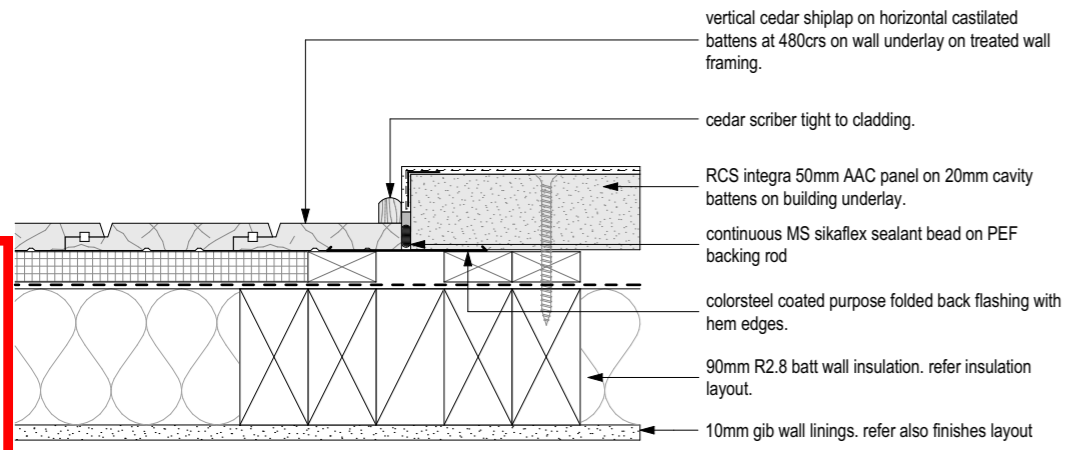
D-10 Window Head Detail 1:5



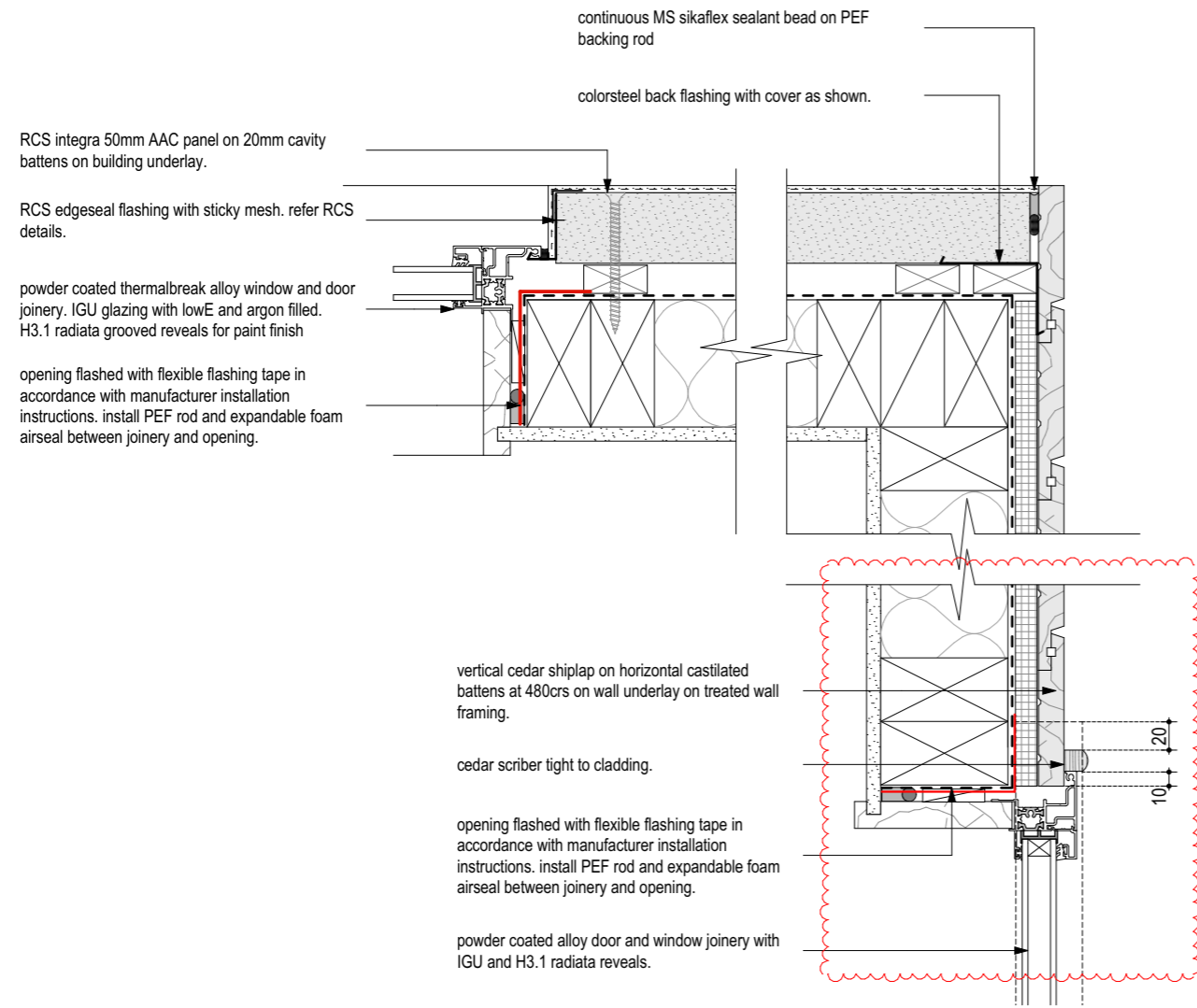
D-08 Window Sill Detail 1:5



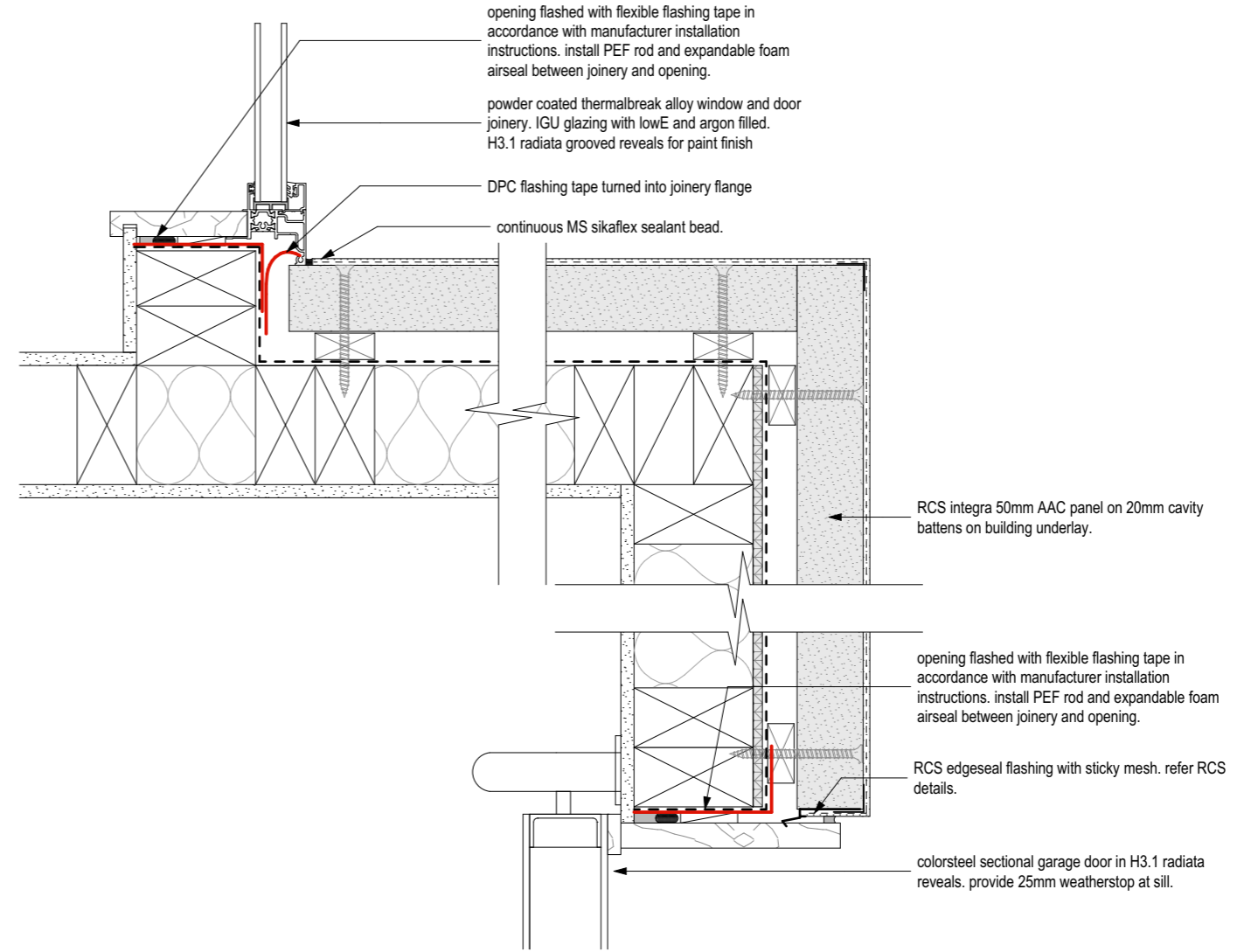
D-14 Garage Door Sill Detail 1:5



D-17 Vertical Junction Detail 1:5

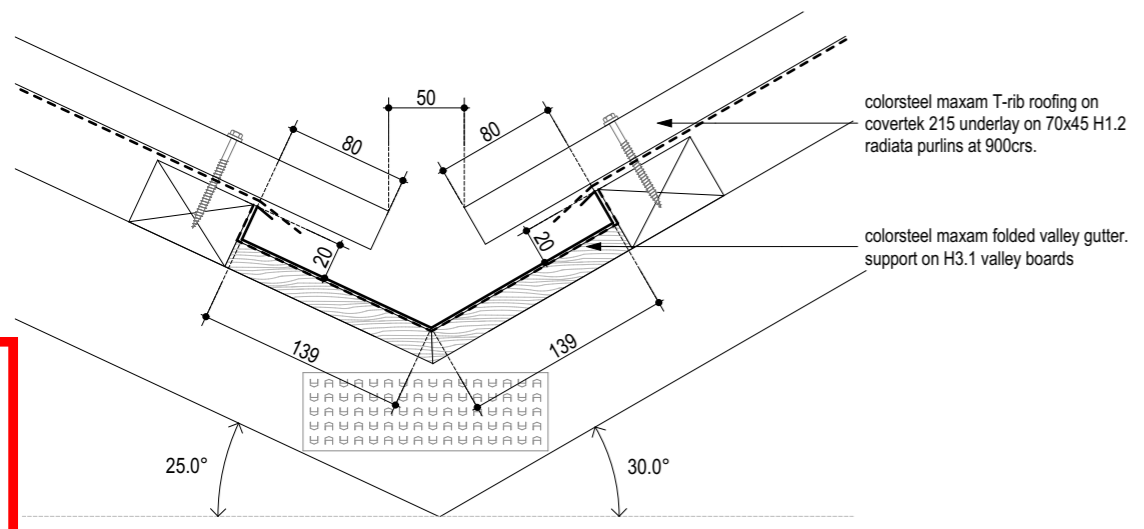


D-15 Window jamb / External Corner Detail 1:5

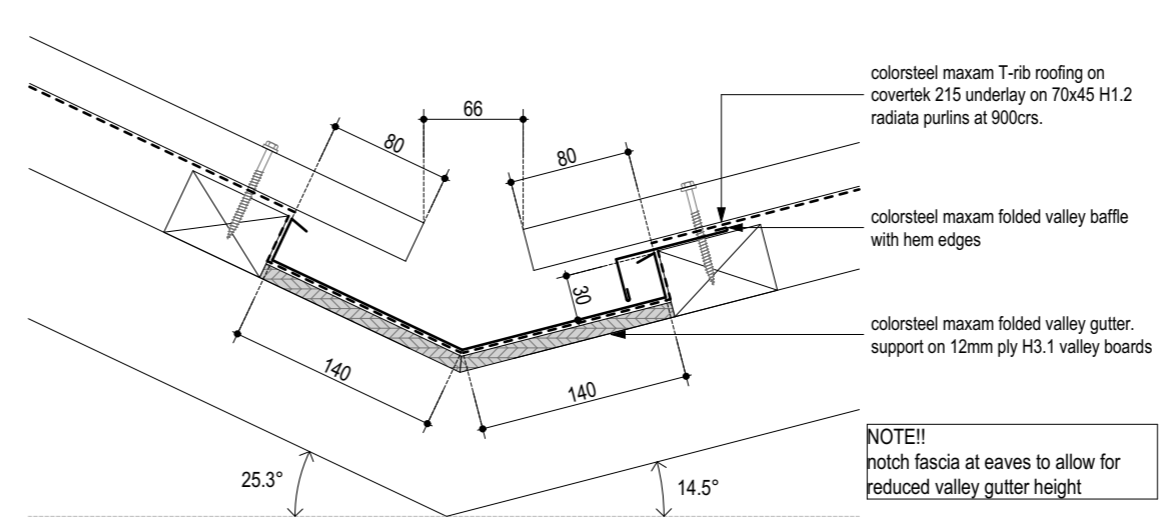


D-16 Garage Door Jamb / Door Jamb Detail 1:5

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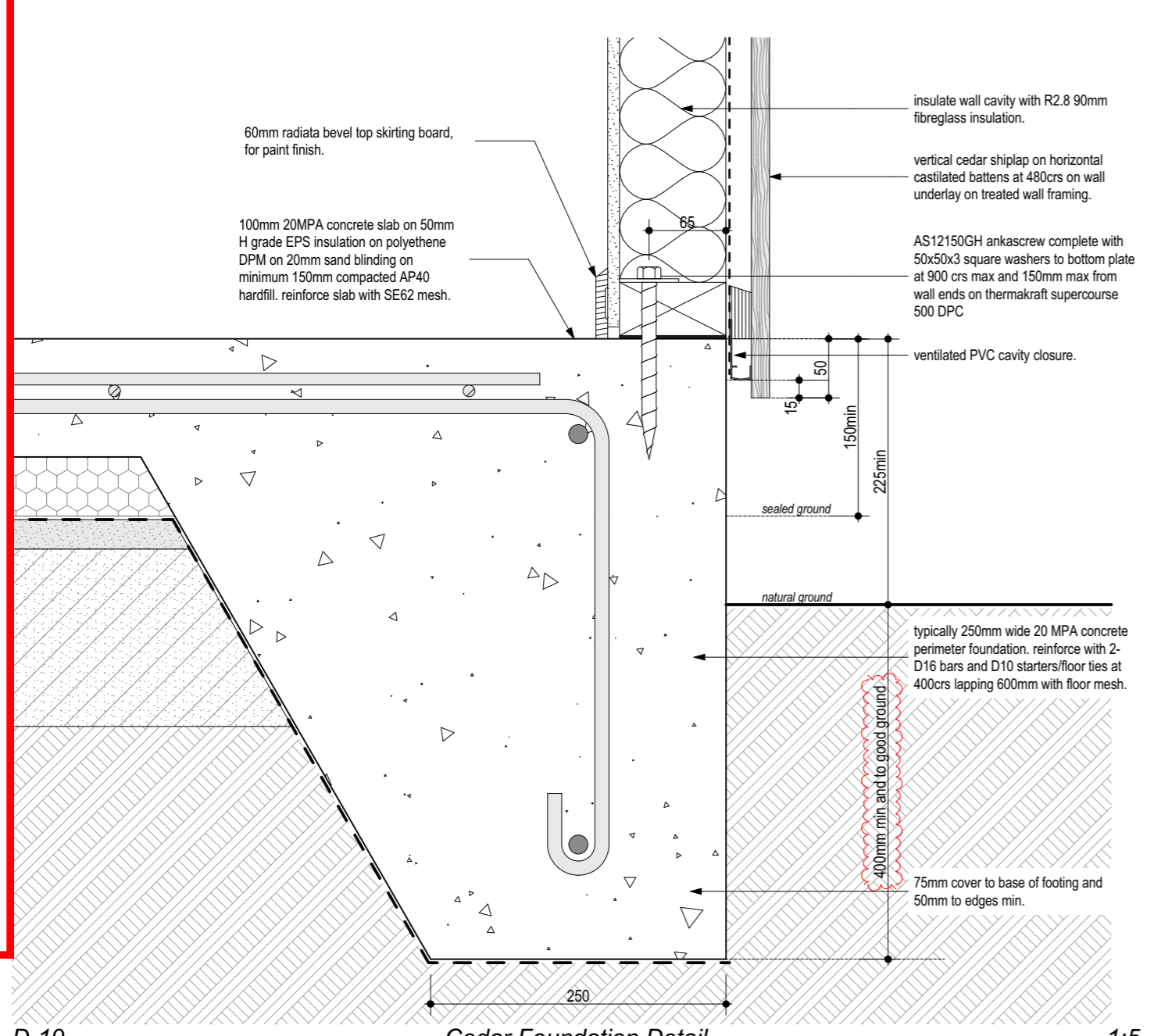
D-23



Valley Details

1:5

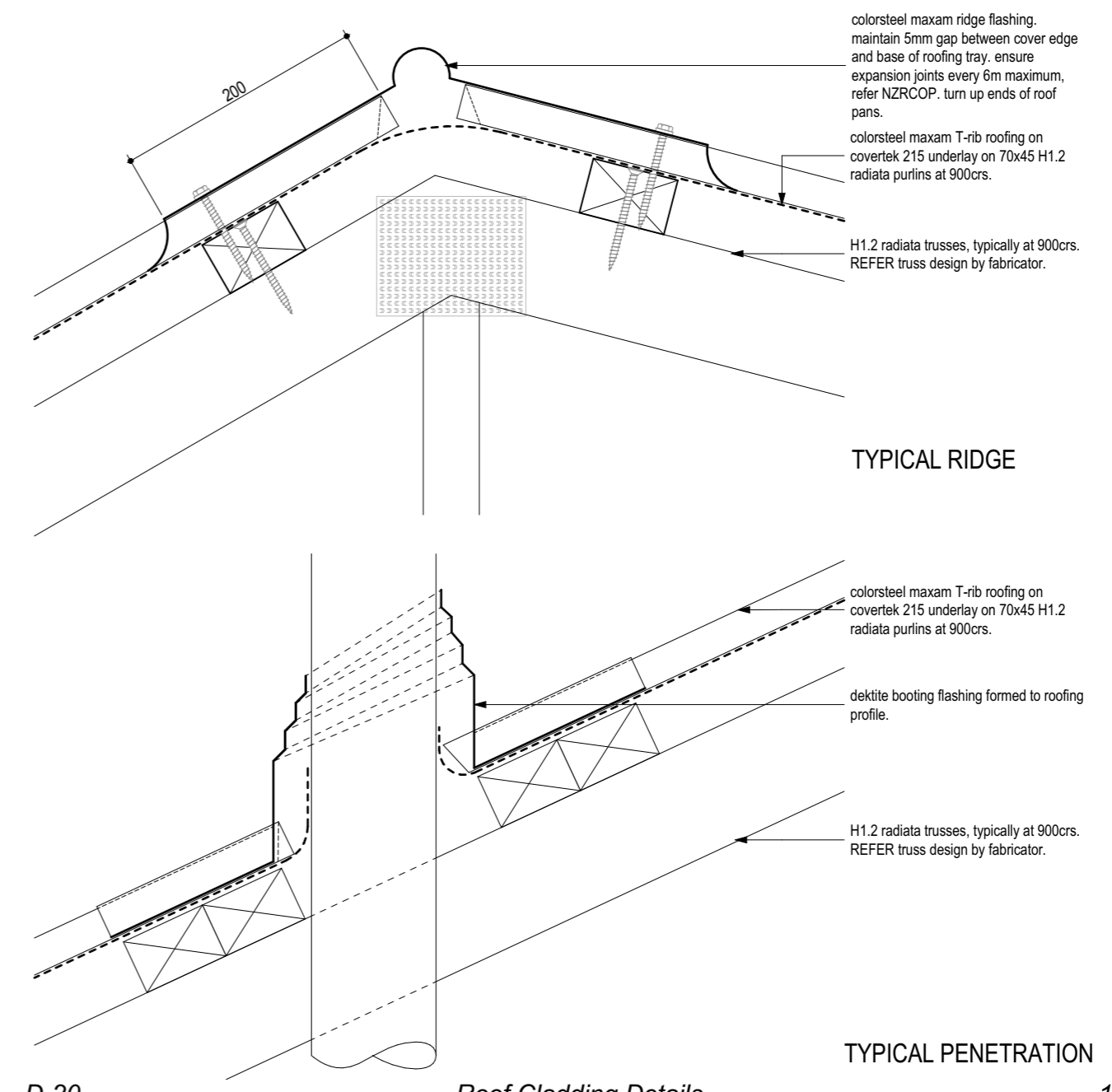
NOTE!!
notch fascia at eaves to allow for reduced valley gutter height



D-19

Cedar Foundation Detail

1:5

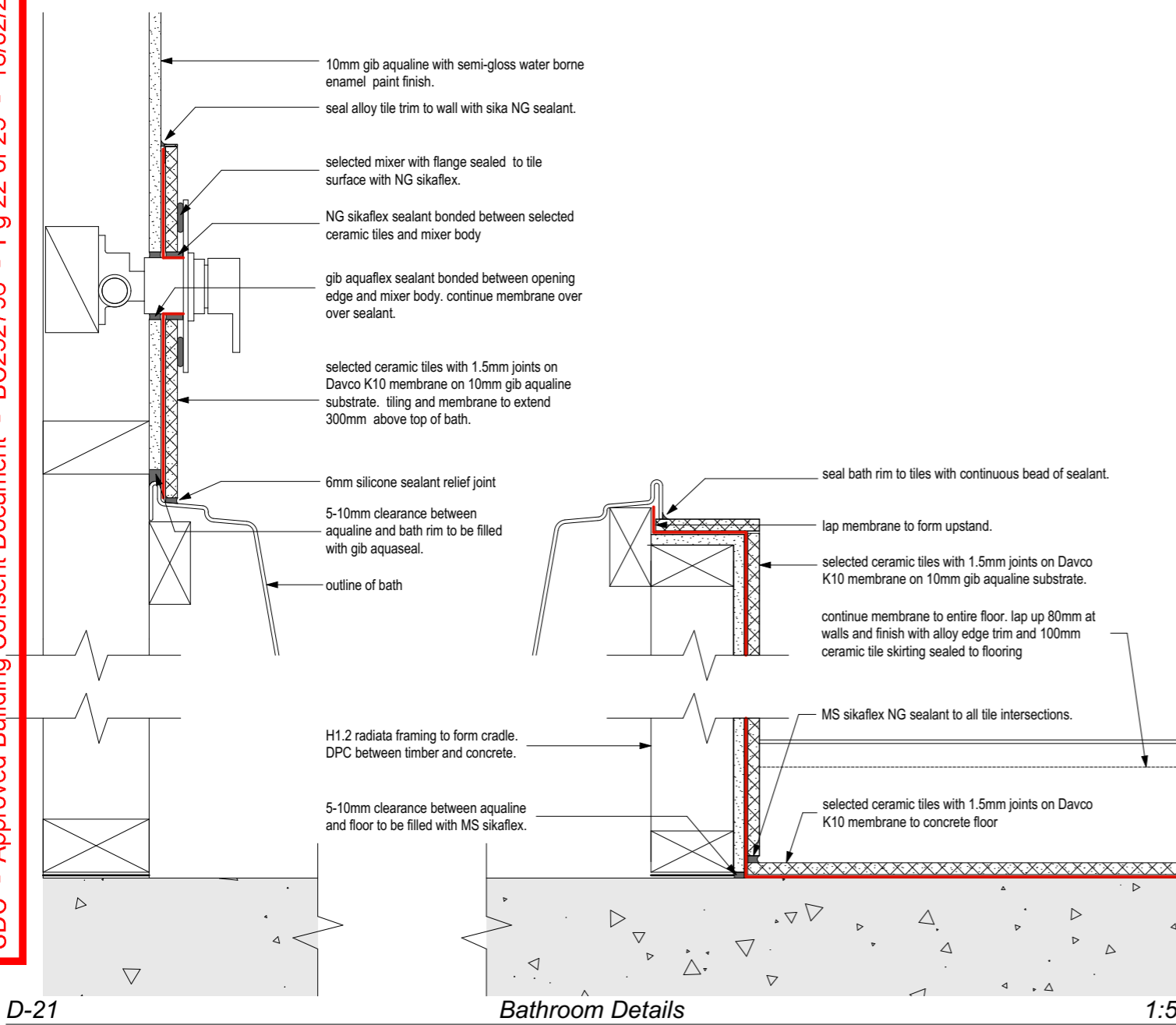


D-20

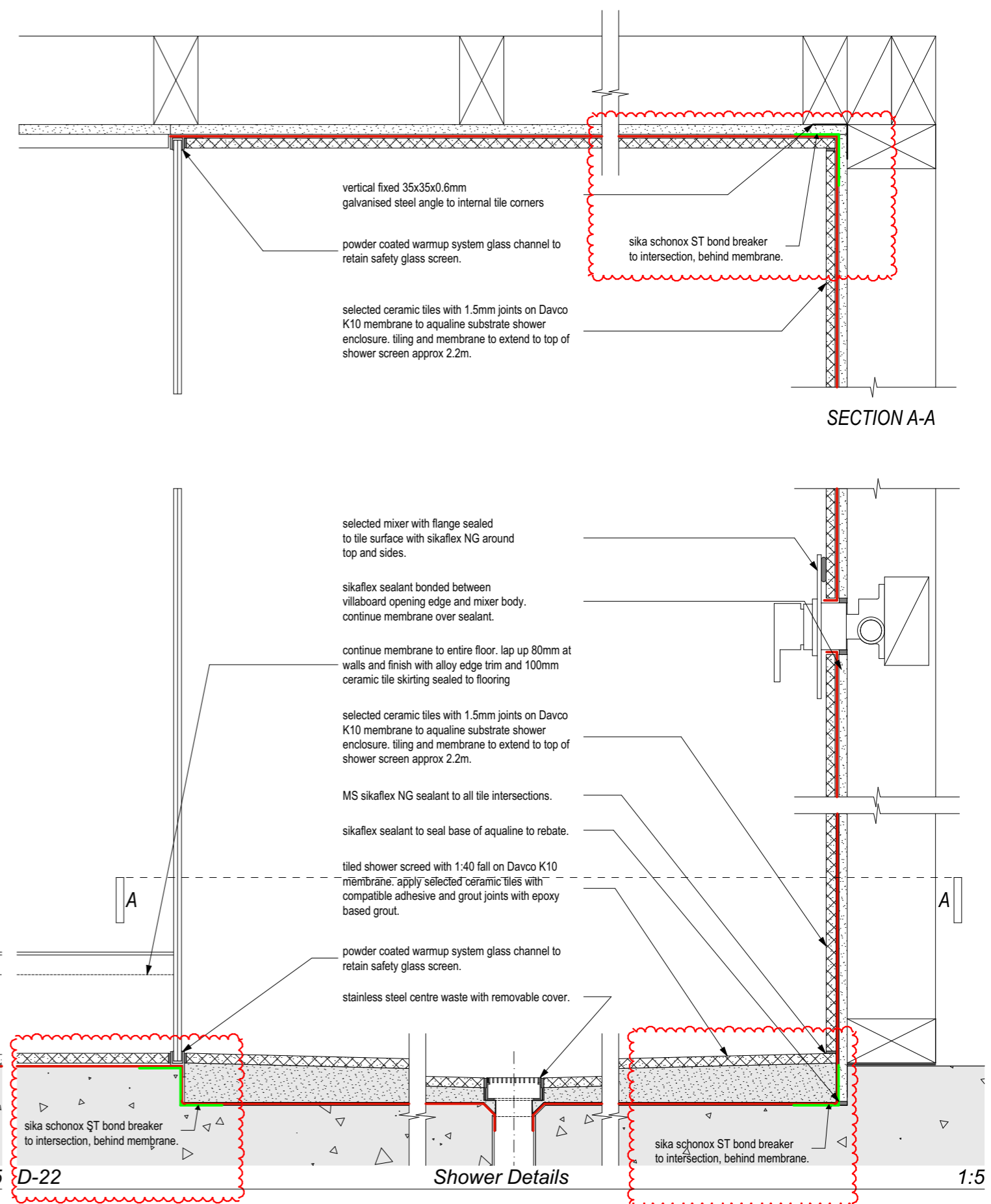
Roof Cladding Details

1:5

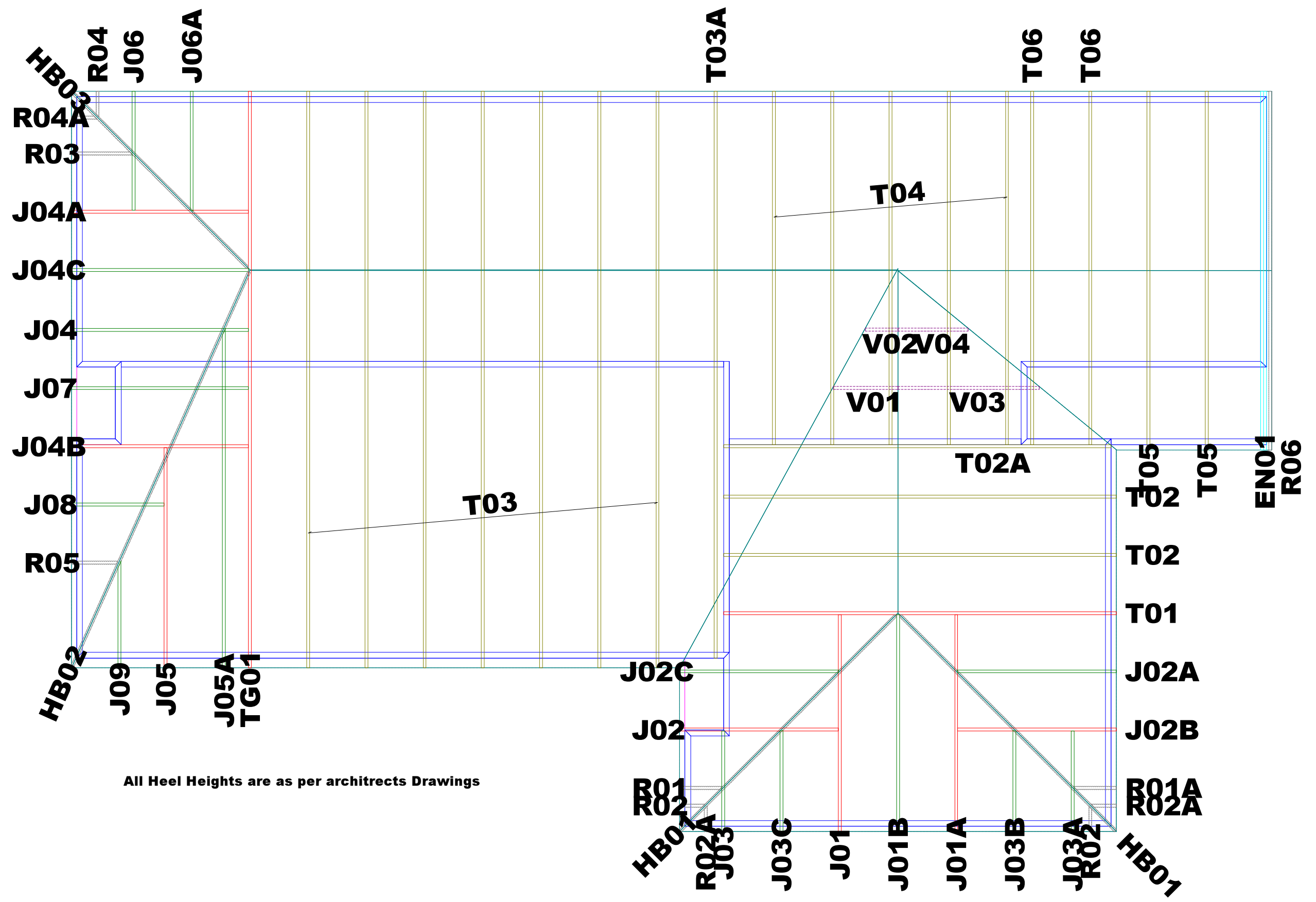
ISSUE DATE	ISSUE ID	Sheet ID:	of:
CONCEPT	27.02.2025	20	21
Preliminary	19.06.2025		
CONSENT	08.12.2025		
RFI	16.02.2026		



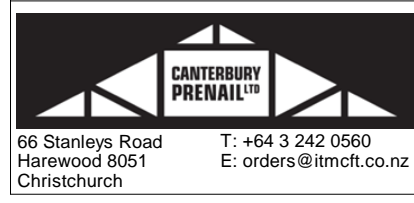
D-21 Bathroom Details 1:5



D-22 Shower Details 1:5



All Heel Heights are as per architects Drawings



Site Address :
Summit Developments
 Lot 9 Hamptons Grove
 Prebbleton

Sheet Title :
For Building Consent
Buildable Truss Layout

Date : 4 Aug,2025	Drawn : Barry O'Connor
Scale : NTS	System : MiTek 20/20

Job Details:

Roof Pitch	: 30.00deg
Roof Material	: Galv Iron .5mm
Ceiling Material	: Rondo screwed to BC
Wind Zone	: High
Roof Snow Load	: 0.378kPa

Truss Centres	: 900mm
Roof Live Load	: 0.250kPa
Floor Live Load	:
Wind Speed	: 44m/s
Overhang	: 80mm



Job Title :
254548TD

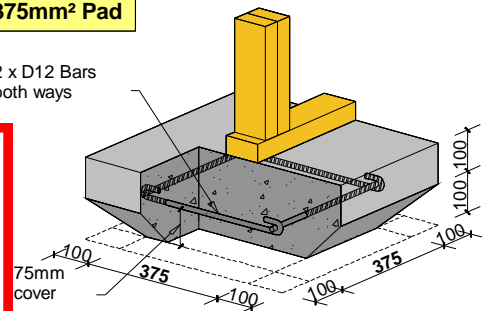
Sheet :
1

Revision Number :

SLAB THICKENING & STUD REQUIREMENTS

TYPE FP1
375mm² Pad

2 x D12 Bars
both ways



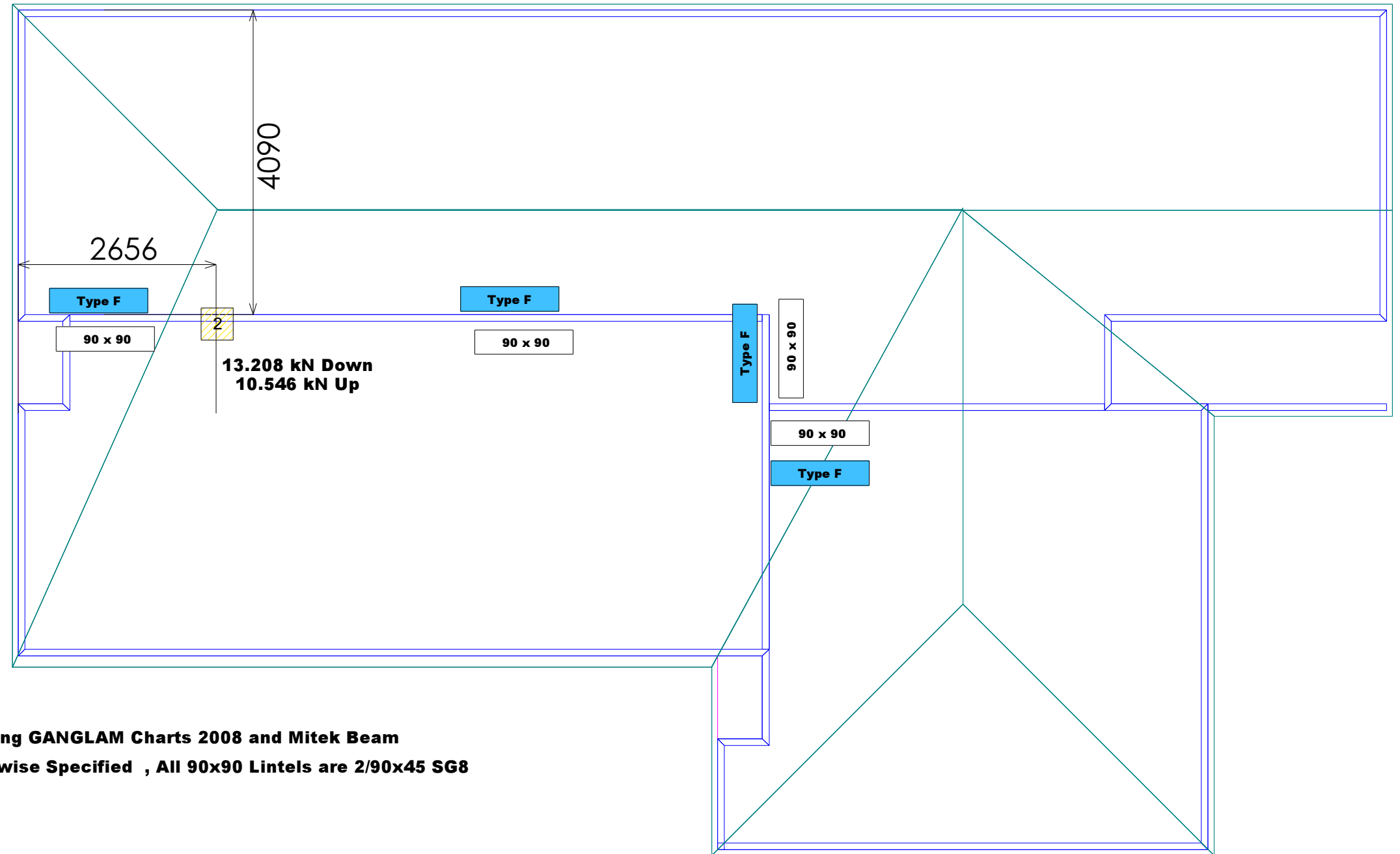
3

Concrete Slab
Thickening
Guide



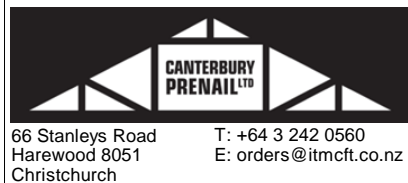
All internal Walls Shown Are considered to Be Load Bearing Not Exceeding 8kN

All Other Lintels and Fixings to be as per the architects plans



All Lintels Have Been Sized using GANGLAM Charts 2008 and Mitek Beam
All Lintels are GL8 unless otherwise Specified , All 90x90 Lintels are 2/90x45 SG8

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Site Address :
Summit Developments
Lot 9 Hamptons Grove
Prebbleton

66 Stanleys Road
Harewood 8051
Christchurch
T: +64 3 242 0560
E: orders@itmcf.co.nz

Sheet Title :
For Building Consent
Slab Thickening

Date : 4 Aug,2025
Scale : NTS
Drawn : Barry O'Connor
System : MiTek 20/20

Job Details:
Roof Pitch : 30.00deg
Roof Material : Galv Iron .5mm
Ceiling Material : Rondo screwed to BC
Wind Zone : High
Roof Snow Load: 0.378kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 80mm



PrimeCad v4.7.346

Job Title :
254548TD
Sheet :
2
Revision Number :

Table 1: Soakpit		
Total roof area	222	m ²
Total hardstand area (drive)	40	m ²
Runoff C	0.9	
Design infiltration rate	1	m/hr
Design rainfall (10 yr, 1 hr)	22.70	mm/hr

Table 2 presents the minimum soak pit size for the proposed soak pit. It is recommended that the soak pit is located at the front of the site to assist in any future maintenance.

Table 2: Soak Pit Details:	
Contributing Area [m ²]: roof + drive	262
Length (minimum - can be longer) [m]	3.5
Width (minimum - can be wider) [m]	1.0
Depth (This is an assumed depth, drainlayer to check and excavate to free draining gravels) [m]	3.0
Soak Pit base area [m ²]	3.5
Total Soak Pit volume [m ³]	8.75
	0.38