# PRELIMINARY CONCEPT ONLY

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Christchurch City Council



RMA/2026/1855

Approved Resource Consent Plan

19/08/2026 Robson, Gina

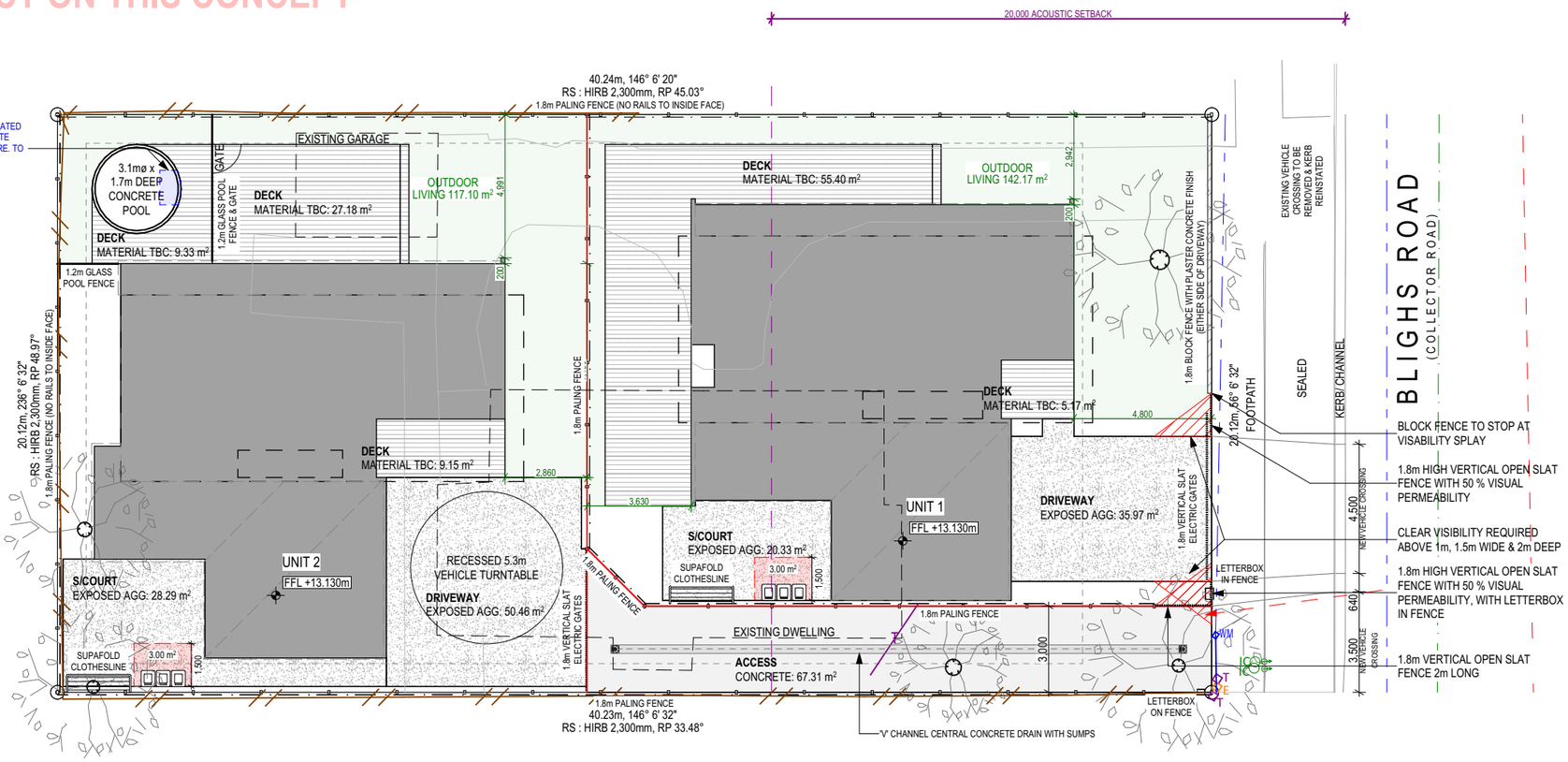
**POOL BARRIER REQUIREMENTS:**

ON A PROPERTY BOUNDARY:
- 1.8m MIN. HEIGHT FROM GL ON POOL SIDE,
- LOCATED 1m MIN. FROM WATERS EDGE,
- 900mm HIGH ZONE ON POOL SIDE OF BARRIER THAT STARTS MAX. 150mm FROM TOP TO RESTRICT CLIMBING

NOT ON A PROPERTY BOUNDARY:
- 1.2m MIN. HEIGHT FROM DECK/ GL OUTSIDE POOL AREA

BUILDING WALL:
- WINDOWS WITHIN 2.4m VERTICALLY TO HAVE RESTRICTOR STAYS, OPENING LIMITED TO STOP A 100mm ø SPHERE PASSING THROUGH THROUGH

GENERAL:
- ANY HORIZONTAL RAILS MIN. 900mm APART TO RESTRICT CLIMBING
- HORIZONTAL RAILS FACING OUTSIDE OF POOL AREA IF APPLICABLE
- NO OPENINGS THAT A 100mm ø SPHERE COULD PASS THROUGH (ENSURE ACHIEVED WHERE FENCING MEETS GL)
- NO GROUND FEATURES OR OBJECTS OUTSIDE POOL BARRIER WITHIN 1.2m/ 1.8m ARC OF TOP OF BARRIER
- NO PROJECTIONS OR INDENTATIONS ON THE OUTSIDE FACE OF POOL BARRIER GREATER THAN 10mm, UNLESS MIN.900mm APART
- GATE TO HAVE TOP LATCH & SELF CLOSING HINGES, OPEN AWAY FROM POOL AREA/ SWING CLEAR OF ANY OBSTRUCTIONS




## DEVELOPMENT INFORMATION

| | | | |
|---|---|---|---|
| **UNIT 1 OVER FRAMING (GF)** | : | 146.60 m² | |
| **UNIT 1 OVER FRAMING (FF)** | : | 91.93 m² | |
| **UNIT 1 TOTAL FLOOR AREA** | : | 238.53 m² | |
| **UNIT 1 OVER FOUNDATION** | : | 146.60 m² | |
| **UNIT 1 SITE COV. AREA** | : | 163.11m² | (MEASURED OVER CLADDING & COVERED AREAS) |
| **UNIT 1 SITE AREA** | : | 370.74m² | |
| **UNIT 1 SITE COVERAGE** | : | 44.00% | (35% PERMITTED) |
| **UNIT 2 OVER FRAMING (GF)** | : | 142.23 m² | |
| **UNIT 2 OVER FRAMING (FF)** | : | 89.39 m² | |
| **UNIT 2 TOTAL FLOOR AREA** | : | 231.62 m² | |
| **UNIT 2 OVER FOUNDATION** | : | 142.23 m² | |
| **UNIT 2 SITE COV. AREA** | : | 160.34m² | (MEASURED OVER CLADDING & COVERED AREAS) |
| **UNIT 2 SITE AREA** | : | 371.43m² | |
| **UNIT 2 SITE COVERAGE** | : | 43.17% | (35% PERMITTED) |
| **TOTAL SITE COV. AREA** | : | 323.45 m² | (MEASURED OVER CLADDING & COVERED AREAS) |
| **TOTAL SITE AREA** | : | 809 m² | |
| **TOTAL SITE COVERAGE** | : | 39.98 % | (35% PERMITTED) |
| **IMPERVIOUS SURFACES** | : | 202.36 m² | (25.02 % EXCLUDING DWELLING & GARAGE) |

## TOPOGRAPHICAL INFORMATION

| | | |
|---|---|---|
| **EARTHQUAKE ZONE** | : | 2 |
| **WIND ZONE** | : | LOW |
| **SNOW ZONE** | : | N4 : 1kPa |
| **EXPOSURE ZONE** | : | C |
| **CLIMATE ZONE** | : | 5 |

## SITE INFORMATION

| | | |
|---|---|---|
| **TERRITORIAL AUTHORITY** | : | CHRISTCHURCH CITY COUNCIL |
| **PLANNING ZONE** | : | RESIDENTIAL SUBURBAN<br>CHRISTCHURCH INTERNATIONAL AIRPORT PROTECTION SURFACES |
| **NON COMPLIANCES** | : | **450m² SITE SIZES NOT ACHIEVED (UNITS 1 & 2)**<br>**35% SITE COVERAGE EXCEEDED (UNITS 1 & 2)**<br>**OUTDOOR LIVING MIN. DIMENSION NOT ACHIEVED (UNITS 1 & 2)**<br>**4.5m STREET SETBACK NOT ACHIEVED (UNIT 1)**<br>**RECESSION PLANE INTRUSION TO NORTH & MINOR TO WEST INTERNAL BOUNDARIES (UNIT 2)**<br>**TWO VEHICLE CROSSINGS ACROSS EXISTING PARKING BAY**<br>**INTERSECTION SETBACK NOT ACHIEVED**<br>**ON SITE TURNING NOT PROVIDED (UNIT 1)**<br>**EARTHWORKS FILL VOLUME, TOTAL VOLUME, CUT HEIGHT & FILL HEIGHT EXCEEDED** |
| **DEVELOPER APPROVAL** | : | N/A |
| **HISTORICAL INTEREST** | : | N/A |
| **NATURAL HAZARDS** | : | FLOOD MANAGEMENT AREA (FMA) / LIQUEFACTION MANAGEMENT AREA (LMA) |
| **INTERIM FLOOR LEVEL** | : | 13.13m NZVD2016 |
| **LLUR** | : | NOT A HAIL SITE |
| **TC CATEGORY** | : | TC2 |
| **FOUNDATION TYPE** | : | WAFFLE FOUNDATION (385mm), H1 UPGRADES TBC WITH H1 REPORT |
| **BOUNDARY INFO** | : | CONFIRMED WITH CT |
| **SITE INFO** | : | LOCATIONS OF ROAD CROSSINGS, SERVICES LOCATIONS, STREET TREES, LAMP POSTS, PARKING BAYS, PEDESTRIAN ISLANDS ETC TBC |
| **ROAD CLASSIFICATION** | : | COLLECTOR ROAD; ACOUSTIC REPORT REQUIRED |
| **DISTANCE TO INTERSECTION** | : | 10m (FRONTAGE COLLECTOR, INTERSECTING LOCAL) |
| **LANDSCAPING** | : | INDICATIVE ONLY |

## SITE LEVEL NOTES

| | | |
|---|---|---|
| **SITE LEVELS** | : | REFER TO SITE SURVEY BY FACTION |
| **DATUM** | : | NZVD16 |
| **ORIGIN OF LEVELS** | : | CCC BM 185 (EKT3) 10.795m |

## SERVICES INFORMATION

| | | |
|---|---|---|
| **STORMWATER** | : | ALL STORMWATER TO BE DRAINED TO EXISTING LATERAL TO KERB (CONNECTION TO 600mm STORMWATER MAIN OUTSIDE PROPERTY MAY BE PERMITTED IF SUFFICIENT HYDRAYLIC HEAD TO EXISTING LATERAL IS NOT ACHIEVABLE) |
| **WASTEWATER** | : | VIA EXISTING LATERAL, LATERAL DEPTH TBC BY DRAINLAYER PRIOR TO WORKING DRAWINGS |
| **WATER SUPPLY** | : | VIA EXISTING WATER TOBY & NEW WATER TOBY, SUBMAIN UPGRADE REQUIRED |

## SITE FEATURES

| | | |
|---|---|---|
| **EXISTING STRUCTURES** | : | HOUSE WITH DETATCHED GARAGE TO BE REMOVED/DEMOLISHED |
| **STREET TREES** | : | NONE PRESENT AS PER GOOGLE EARTH |
| **SITE TREES** | : | REFER TO CANTERBURY MAPS |
| **STREET SIGNS** | : | NONE PRESENT AS PER GOOGLE EARTH |
| **POWER POLES** | : | NONE PRESENT AS PER GOOGLE EARTH |
| **LAMP POSTS** | : | NONE PRESENT AS PER GOOGLE EARTH |

# D0839

## JOYCE BUILT

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LOT 4, DP 2810
83 BLIGHS RD
STROWAN
CHRISTCHURCH

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**D1.01**

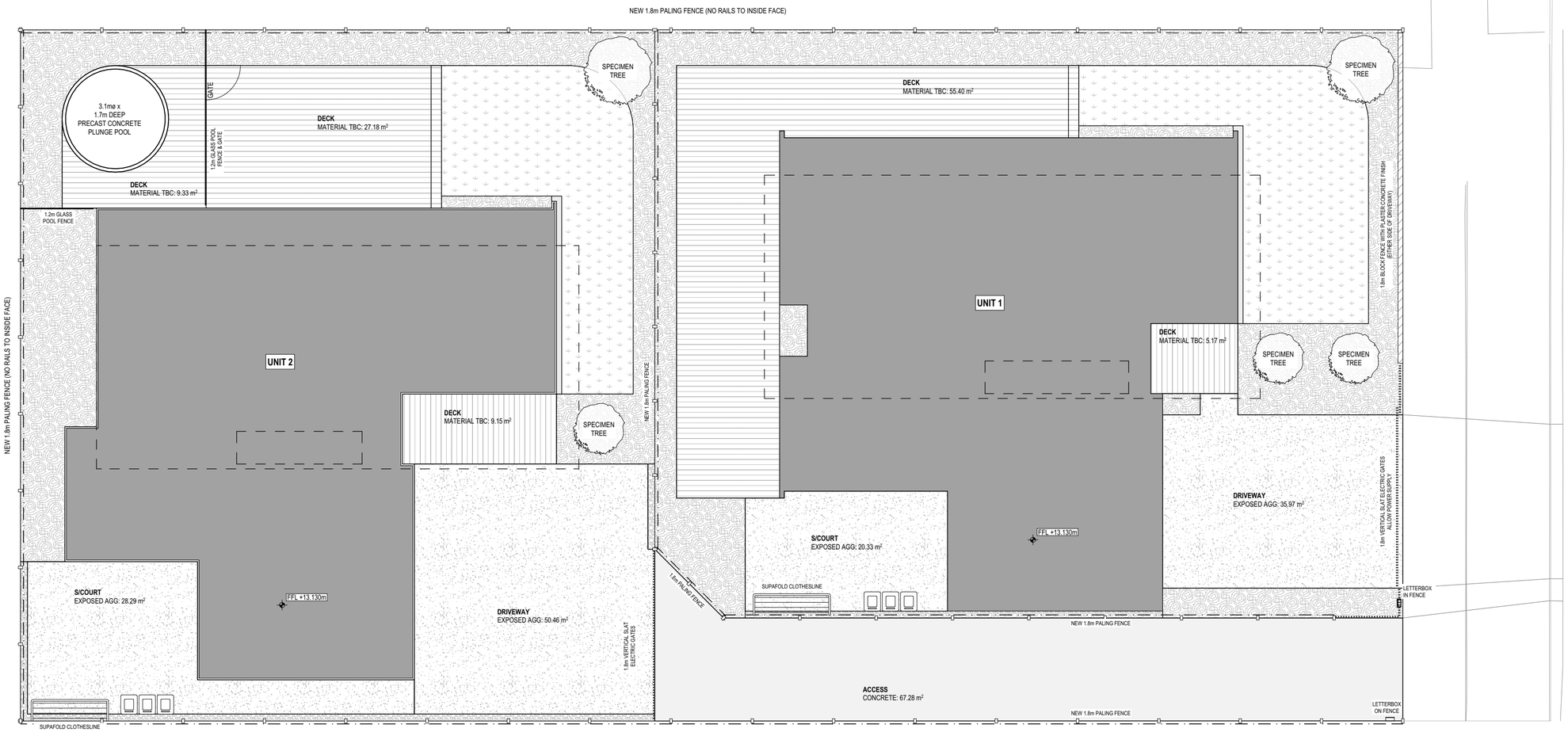
**SITE PLAN**

| KEY | SYMBOL |
|---|---|
| COMBINED METER BOARD & DISTRIBUTION BOARD | |
| COMMS PANEL | |
| GULLY TRAP | |
| HOSE TAP | |
| DOWNPIPE | ø / ◇ |
| INTERNAL HEAT PUMP | |
| EXTERNAL HEAT PUMP | |
| SETOUT LINE | |

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BLIGHS ROAD
(COLLECTOR ROAD)

## LANDSCAPING NOTES

**PLANNING ZONE** : RESIDENTIAL SUBURBAN
CHRISTCHURCH INTERNATIONAL AIRPORT PROTECTION SURFACES

**LANDSCAPING** : INDICATIVE ONLY

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**D1.02**

**LANDSCAPING PLAN**

N

| KEY | SYMBOL |
|---|---|
| GARDEN BED | |
| ASTRO TURF OVER SAND OR GRAVEL BASE | |
| MOWING STRIP | |
| STONE CHIP | |

| PLANTING KEY | PICTURE |
|---|---|
| SPECIMEN TREE *(SUCH AS; JAPANESE MAPLE, KOWHAI, MAGNOLIA, FLOWERING DOGWOOD)* | |

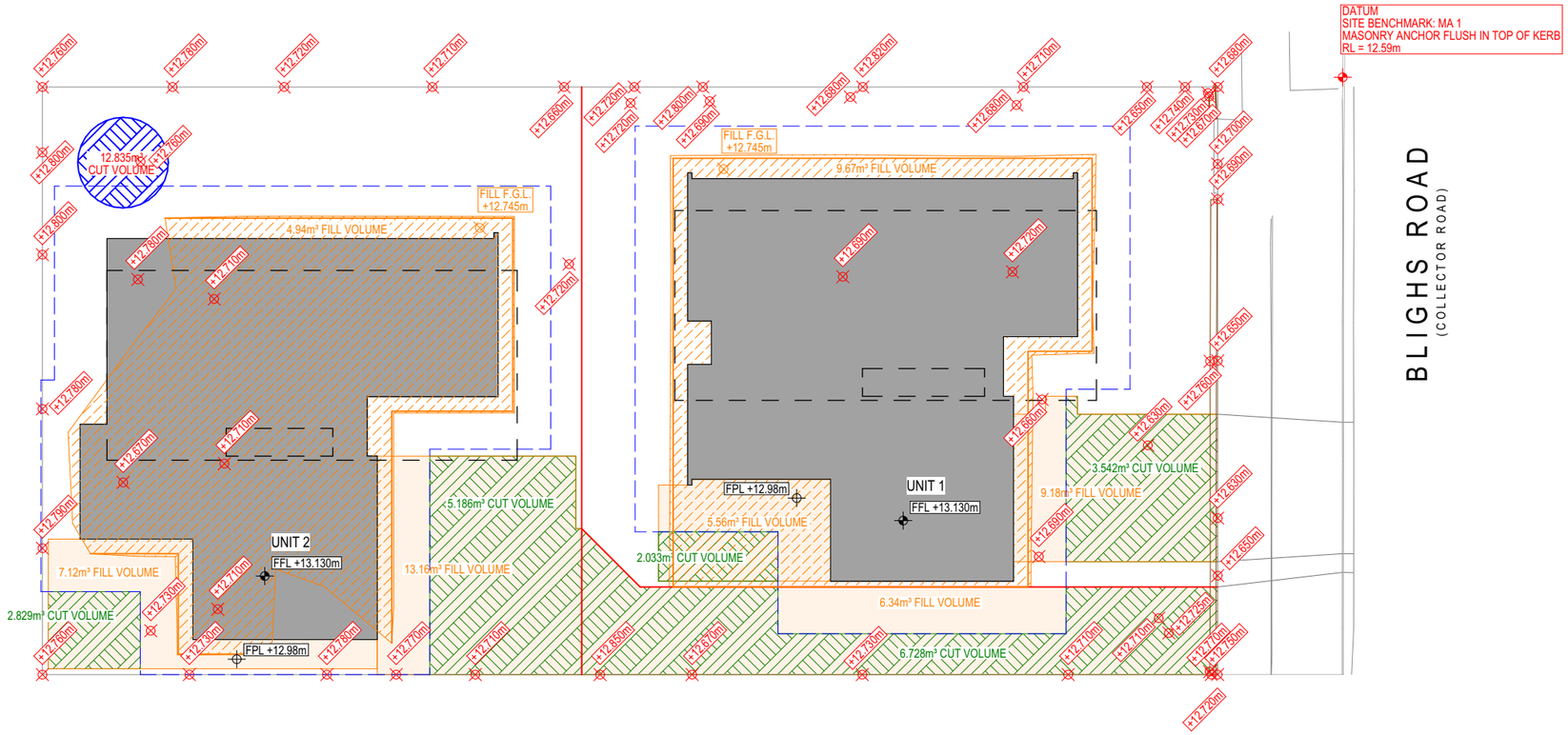
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### EARTHWORKS NOTES

| | | |
|---|---|---|
| **GENERAL** | : | THE APPLICANT UNDERTAKES THAT NO EARTHWORKS WILL OCCUR ON SITE WITHIN THE BUILDING FOOTPRINT UNTIL THE BUILDING CONSENT HAS BEEN APPROVED |
| | | ASSUMED 100mm FOR CUT & FILL FOR PAVING |
| **SITE AREA** | : | 809m² |
| **SITE LEVELS** | : | REFER TO SITE SURVEY BY FACTION |
| **DATUM** | : | NZVD16 |
| **ORIGIN OF LEVELS** | : | CCC BM 185 (EKT3) 10.795m |

### EARTHWORKS : RULES 8.9

**EARTHWORKS WITHIN 1.8m BUILDING PLATFORM (EXEMPT FROM P1 & P2 RULES AS PER 8.9.3.a.iv)**

**EARTHWORKS OUTSIDE 1.8m BUILDING PLATFORM:**

| | | | | |
|---|---|---|---|---|
| **CUT VOLUME** | : | 33.15m³ | | |
| **FILL VOLUME** | : | 20.32m³ | | |
| **TOTAL VOLUME** | : | 53.47m³ | (20m³ PERMITTED) | NON-COMPLIANT |
| **CUT HEIGHT** | : | 100mm MAX | (0.6m PERMITTED) | COMPLIANT |
| **FILL HEIGHT** | : | 100mm MAX | (0.6m PERMITTED) | COMPLIANT |

### EARTHWORKS IN THE FLOOD MANAGEMENT AREA : RULES 5.4.1

**EARTHWORKS REQUIRED TO ACHIEVE THE MIN FFL (PERMITTED AS PER P10)**

**EARTHWORKS NOT REQUIRED TO ACHIEVE THE MIN FFL (AS PER P13):**

| | | | | |
|---|---|---|---|---|
| **CUT VOLUME** | : | 54.20m³ | | |
| **FILL VOLUME** | : | 55.97m³ | (10m³ PERMITTED) | NON-COMPLIANT |
| **TOTAL VOLUME** | : | 110.17m³ | (25m³ PERMITTED/10 YEARS) | NON-COMPLIANT |
| **CUT HEIGHT** | : | 1,700mm MAX | (0.6m PERMITTED) | NON-COMPLIANT |
| **FILL HEIGHT** | : | 420mm MAX | (0.3m PERMITTED) | NON-COMPLIANT |

**D0839**

**JOYCE BUILT**

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**D1.03**

**EARTHWORKS & SITE LEVELS PLAN**

| KEY | SYMBOL |
|---|---|
| 1.8m BUILDING PERMITTED PLANNING FOOTPRINT AREA | |
| AREA OF ASSUMED 100mm CUT FOR PAVING OUTSIDE 1.8m BUILDING FOOTPRINT AREA | |
| AREA OF ASSUMED 100mm FILL FOR PAVING | |
| AREA OF FILL FOR GRAVEL RAFT | |
| AREA OF 1,650mm CUT FOR POOL | |
| SITE DATUM POINT | DATUM +0.225m |
| SITE LEVELS | +0.225m |
| FINISHED FLOOR LEVEL | FFL +0.225m |
| FINISHED PAVING LEVEL | FPL +0.225m |

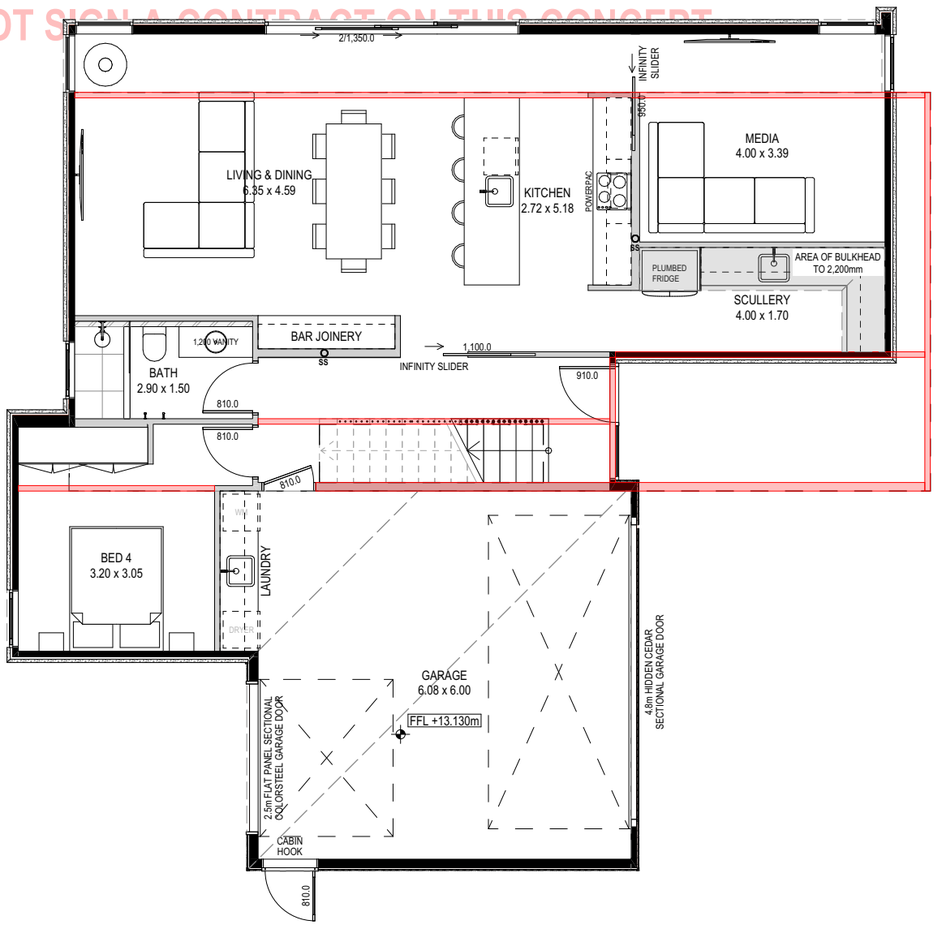
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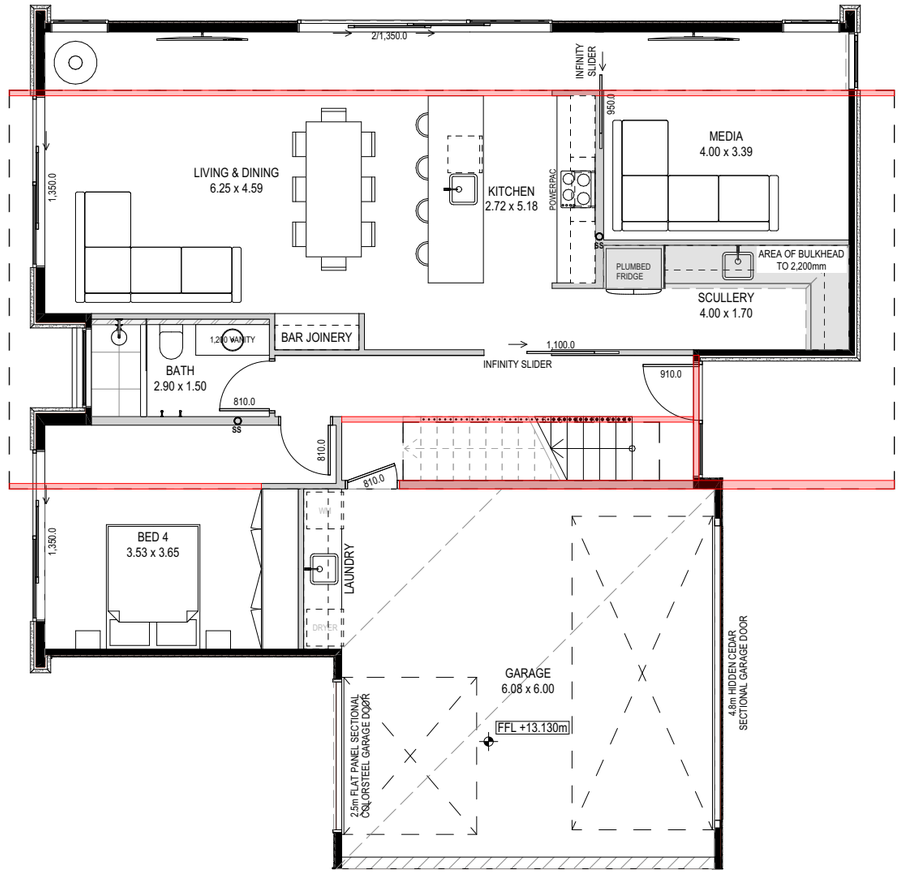
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REFER TO SITE PLAN FOR ACTUAL PROXIMITY/ POSITION OF UNITS




## ENVELOPE NOTES

**WALL CLADDING** :
CELCRETE 50mm AAC PANEL ON 40mm CAVITY, CONCRETE FINISH
METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY (SEAMS CONTINUOUS WITH ROOF CLADDING)
HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP
WEATHERBOARDS ON 20mm CAVITY, WESTERN RED CEDAR
CUSTOM FLASHINGS OVER 12mm PLY, ON 20mm CAVITY TO GABLE ENDS

**BARRIER** :
SELECTED BUILDING WRAP TO EXTERIOR
6mm PLY TO NORTH & WEST GARAGE WALLS DUE TO EAVE WIDTH (UNIT 2)

**ROOF CLADDING** :
METALCRAFT ESPAN 340 (SEAMS CONTINUOUS WITH WALL CLADDING)

## CONSTRUCTION NOTES

**ENGINEERING** :
WAFFLE FOUNDATION (385mm), H1 UPGRADES TBC WITH H1 REPORT
STEEL MIDFLOOR & CANTILEVERED BEAMS
CONCEALED STAIR STRINGER WITHIN WALL, FIXINGS TO SUSPENDED ROD BALUSTRADING
BRACING, PORTALS TO HIDDEN CEDAR GARAGE DOORS STRAP BRACING/ PLY SARKING TBC TO FF RAKING CEILINGS TO AVOID PORTAL
SUPPORT WITHIN MIDFLOOR SPACE FOR SUSPENDED FIREPLACES
WIND BEAMS TO FF RAKING GLAZING GABLE END
1m HIGH WALL AS BALUSTRADES
CONCRETE BLOCK FRR WALL (UNIT 1)
LOUVRES TO GABLE ENDS

**EXTRAS** :
ACOUSTIC REPORT REQUIRED
RECESSED 5.3m VEHICLE TURNTABLE (UNIT 2)
3.1m CONCRETE POOL (UNIT 2)
MOTORISED LOUVRES TO GABLE ENDS & UNIT 1 GF BATHROOM WINDOW
CEDAR SOFFITS TO FF OVERHANGS
25MPa CONCRETE & 100mm TOPPING SLAB FOR EXPOSED CONCRETE FLOOR
INSLAB HEATING - TBC BY CLIENT
MICRO CEMENT AS INTERIOR FEATURE - LOCATIONS TBC WITH CLIENT
HIDDEN CEDAR DOUBLE GARAGE DOORS
FULLY INSULATED GARAGES, EXCLUED FROM H1 CALCS
6mm FOLDED METAL STAIRS WITH CONCEALED STRINGERS & SUSPENDED ROD BALUSTRADING
JOINERY ROBES
FULLY TILED BATHROOMS & ENSUITES - MITRED, NO TRIMS
UNDERTILE HEATING
VERTICAL TOWEL POSTS
IN WALL CISTERN WCS (NOT WALL HUNG)
LEVEL ENTRY TILED SHOWERS/ WET ROOMS WITH STRIP DRAINS, TANKING WITHIN SPLASH ZONES, DUMPERS - NO SLIDE RAILS TO GF BATHROOMS
1.1m HIGH TILED WALLS/ SHELVES TO GF BATHROOMS
TILED NICHES TO FF ENSUITES
FREESTANDING BATHS WITH FLOOR MOUNTED FILLERS
CUSTOM VANITY TO FF ENSUITES
POWERPACKS BOXED OUT WITH FLOATING SHELVES EITHER SIDE, INDUCTION HOBS, INTEGRATED DISHWASHERS, PLUMBED FRIDGES
BAR JOINERY
DESK JOINERY TO LANDINGS
MAKEUP DESK JOINERY TO WIR (UNIT 1)
DUCTED HEATPUMP SYSTEMS
NAKED FLAME SPHERE SUSPENDED FIRES - BIOFUEL OPTION
FLOOR ADAPTOR (NO FLOOR REVEAL) TO FULL HEIGHT WINDOWS & REBATED DOORS
NOISE BATTS TO SELECTED WALLS
PLUMBING VENTING TO RUN INSIDE WALLS, TERMINAL VENTS PAINTED TO MATCH ROOF CLADDING
GREY TINTED GLAZING, ETCHLITE TO OBSCURE
80mm SKIRTINGS
PLY LINING TO ONE SIDE OF CAVITY POCKET FOR C/S SLIDERS WHERE REQUIRED

## GENERAL NOTES

**ROOF PITCH** : 32.0°, 3.0°
**PITCHING HEIGHT** : 2,455mm

**RAISED CEILING** : N/A
**RAKING CEILING** : 190x90mm RAFTERS @600mm CRS TO BED 3 & BATHROOM @ FF

# D0839

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CHRISTCHURCH

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**D1.04**

**FLOOR PLAN : GF**

| KEY | SYMBOL |
|---|---|
| COMBINED METER BOARD & DISTRIBUTION BOARD | |
| COMMS PANEL | |
| GULLY TRAP | |
| HOSE TAP | |
| DOWNPIPE | |
| INTERNAL HEAT PUMP | |
| EXTERNAL HEAT PUMP | |

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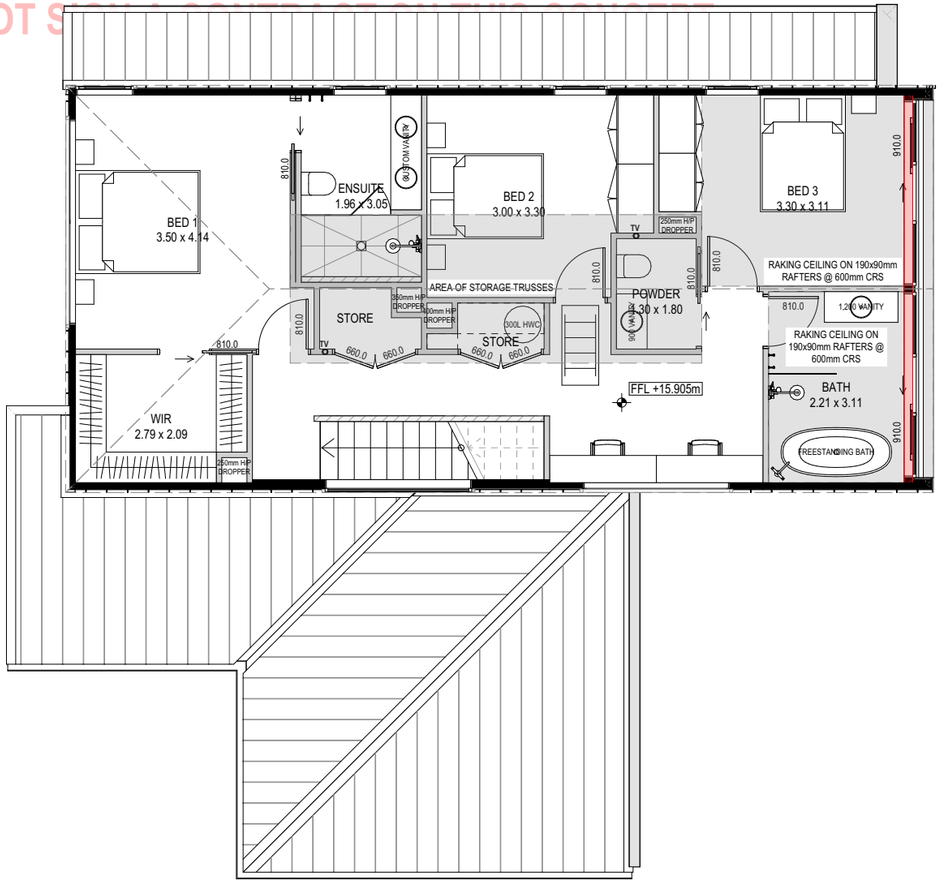
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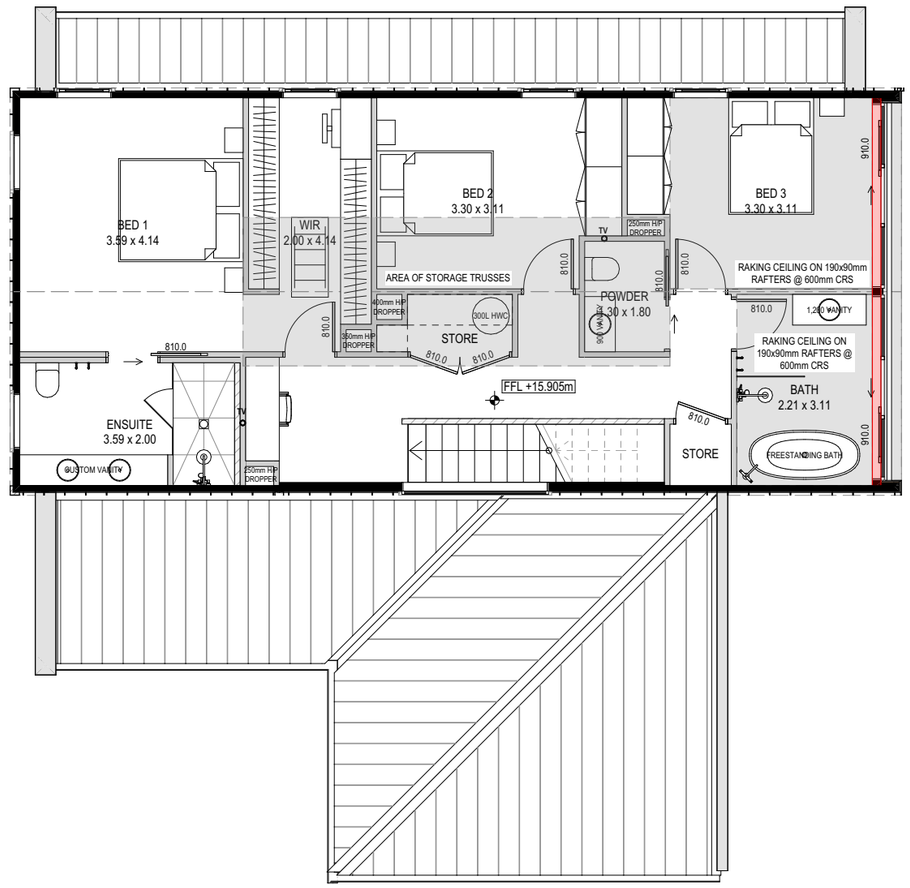
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## SAFETY FROM FALLING

**WHERE FALL EXCEEDS 1m** : MEASURED FROM INSIDE FFL OR FIXED FEATURE WITHIN 500mm OF OPENING

**OPENING LESS THAN 1m** : WHERE LOWER EDGE OF OPENING IS 760mm MIN ABOVE FFL EITHER:
RESTRICTOR STAY WITH 100mm MAX OPENING
OR 760mm MIN HIGH BARRIER

**OPENING MORE THAN 1m** : MUST HAVE LOWER EDGE OF OPENING 1,000mm MIN ABOVE FFL

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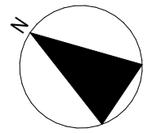
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**D1.05**

**FLOOR PLAN : FF**




| KEY | SYMBOL |
|---|---|
| COMBINED METER BOARD & DISTRIBUTION BOARD | |
| COMMS PANEL | |
| GULLY TRAP | |
| HOSE TAP | |
| DOWNPIPE | / |
| INTERNAL HEAT PUMP | |
| EXTERNAL HEAT PUMP | |

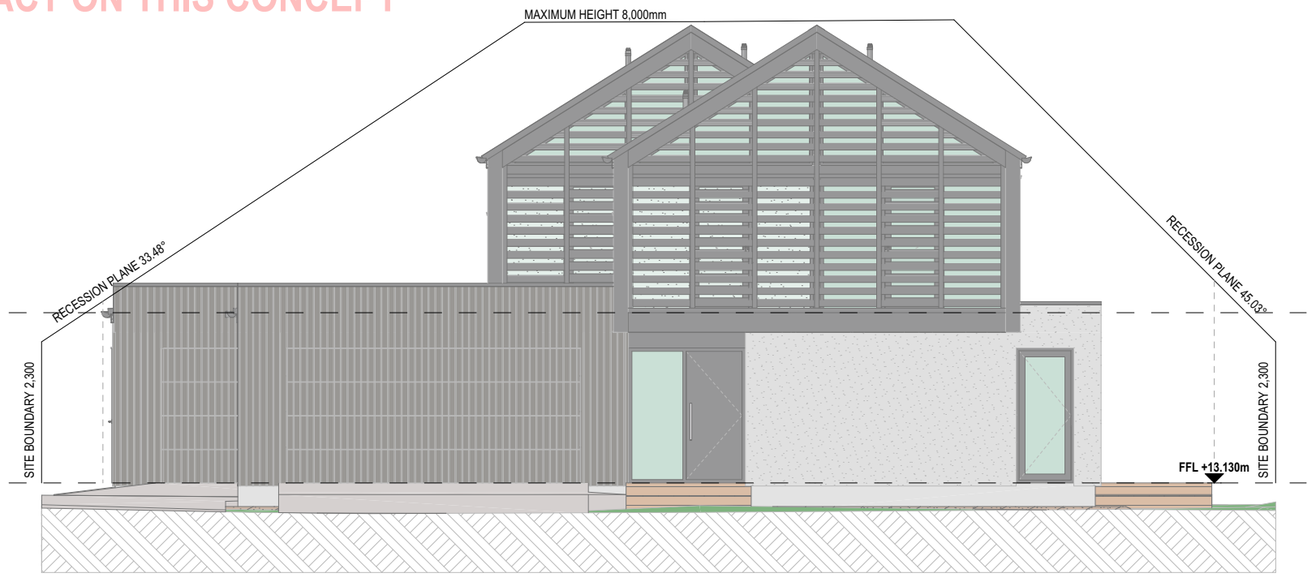
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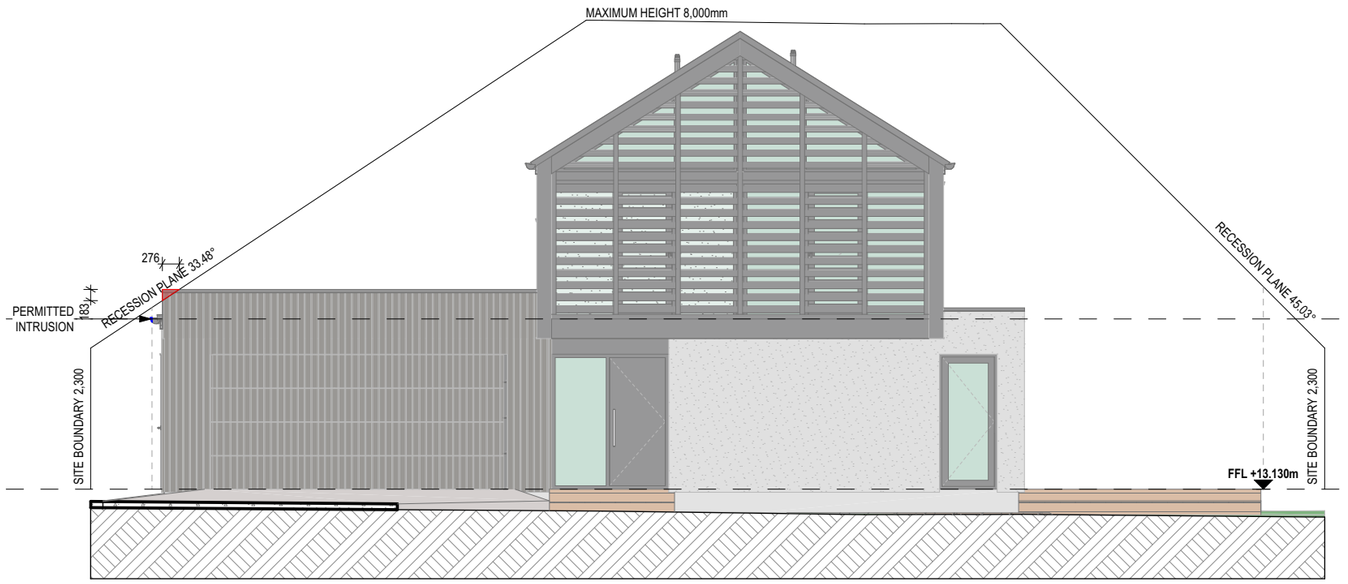
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01 **SOUTH ELEVATION** 1:100




02 **HIDDEN SOUTH ELEVATION** 1:100

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CHRISTCHURCH

| **STAGE:** | **VERSION:** |
|---|---|
| PRELIMINARY DESIGN | 5.0 |
| **DATE:** | **SCALE:** |
| 17.07.2026 | 1:100 @ A3 |

**D1.06**

**ELEVATIONS**

SUBJECT TO ALL NECESSARY COUNCIL & DEVELOPER APPROVALS.
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# PRELIMINARY CONCEPT ONLY

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1 **NORTH ELEVATION** 1:100




2 **HIDDEN NORTH ELEVATION** 1:100

**D0839**

## JOYCE BUILT

**ADDRESS:**

LOT 4, DP 2810
83 BLIGHS RD
STROWAN
CHRISTCHURCH

| **STAGE:** | **VERSION:** |
|---|---|
| PRELIMINARY DESIGN | 5.0 |
| **DATE:** | **SCALE:** |
| 17.07.2026 | 1:100 @ A3 |

**D1.07**

**ELEVATIONS**

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01 **EAST ELEVATION** 1:100




02 **EAST ELEVATION** 1:100

**D0839**

# JOYCE BUILT

**ADDRESS:**

LOT 4, DP 2810
83 BLIGHS RD
STROWAN
CHRISTCHURCH

| **STAGE:** | **VERSION:** |
|---|---|
| PRELIMINARY DESIGN | 5.0 |
| **DATE:** | **SCALE:** |
| 17.07.2026 | 1:100 @ A3 |

**D1.08**

**ELEVATIONS**

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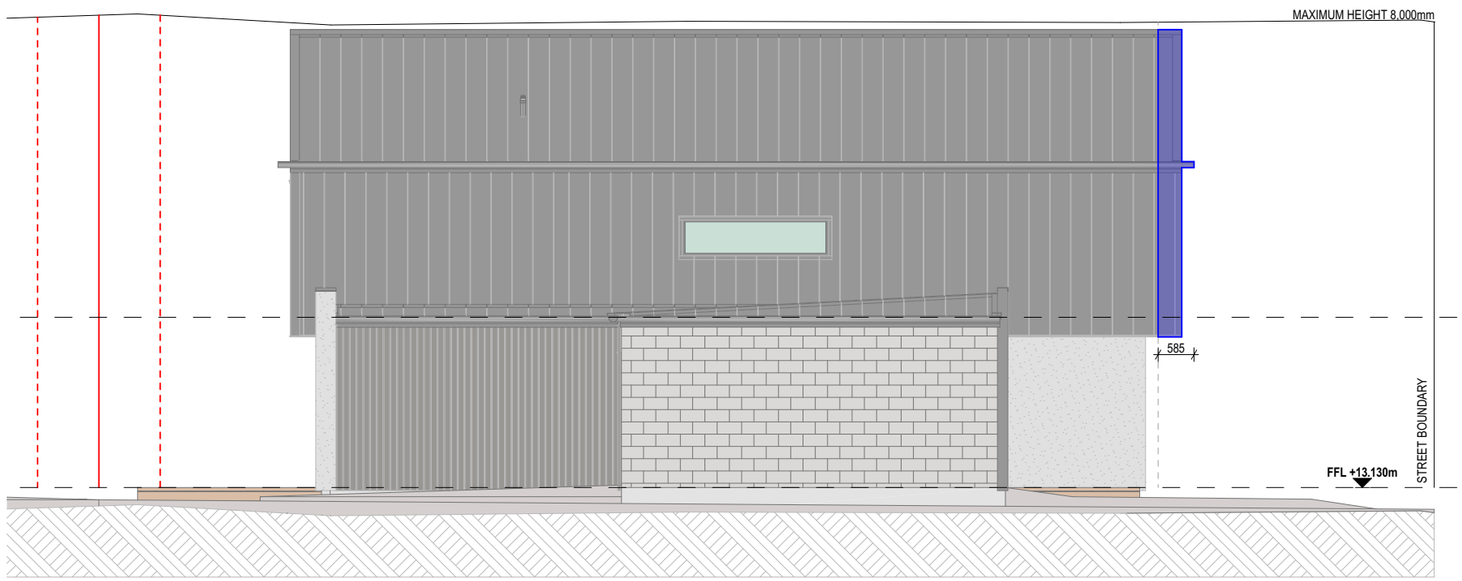
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# PRELIMINARY CONCEPT ONLY

## THIS CONCEPT HAS NOT BEEN CHECKED FOR ACCURACY
## DO NOT PRICE OFF THIS CONCEPT
## DO NOT SIGN A CONTRACT ON THIS CONCEPT




01 **WEST ELEVATION** 1:100




02 **WEST ELEVATION** 1:100

**D0839**

**JOYCE BUILT**

**ADDRESS:**

LOT 4, DP 2810
83 BLIGHS RD
STROWAN
CHRISTCHURCH

| **STAGE:** | **VERSION:** |
|---|---|
| PRELIMINARY DESIGN | 5.0 |
| **DATE:** | **SCALE:** |
| 17.07.2026 | 1:100 @ A3 |

**D1.09**

**ELEVATIONS**

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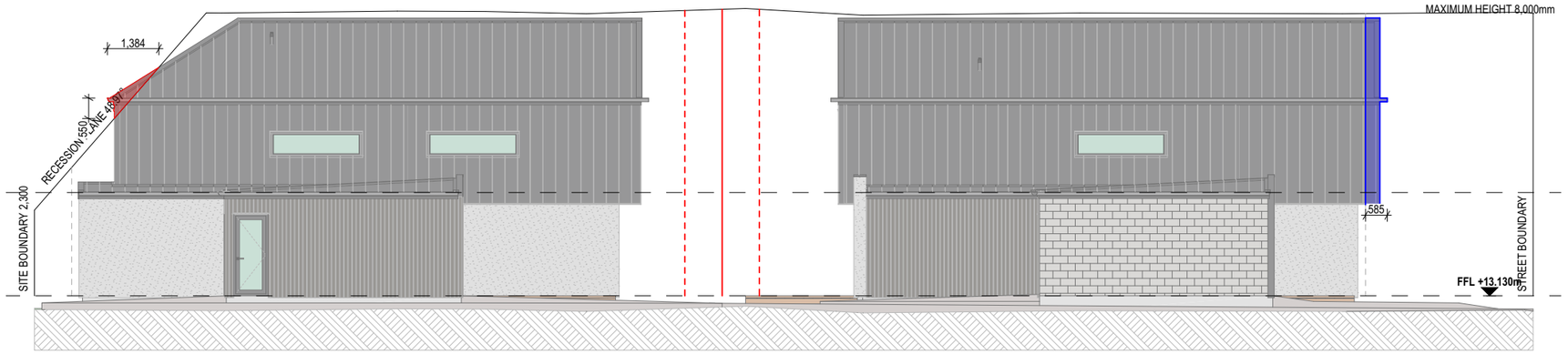
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# PRELIMINARY CONCEPT ONLY

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01 **EAST ELEVATION OVERALL** 1:150




02 **WEST ELEVATION OVERALL** 1:150

**D0839**

**JOYCE BUILT**

**ADDRESS:**

LOT 4, DP 2810
83 BLIGHS RD
STROWAN
CHRISTCHURCH

| **STAGE:** | **VERSION:** |
|---|---|
| PRELIMINARY DESIGN | 5.0 |
| **DATE:** | **SCALE:** |
| 17.07.2026 | 1:150 @ A3 |

**D1.10**

**ELEVATIONS**

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