



IMAGE IS INDICATIVE - LANDSCAPING AND FINISHES SHOWN ARE INDICATIVE ONLY TO BE CONFIRMED WITH OWNER.

DRAWING REGISTER			
ID	REV	DESCRIPTION	ISSUE DATE
RC0.00	B	TITLE PAGE	29/05/2025
RC0.01	B	SITE PLAN	29/05/2025
RC0.02	B	SITE SURVEY	29/05/2025
RC0.03	B	VISUALS	29/05/2025
RC1.01	B	GROUND FLOOR PLAN	29/05/2025
RC1.02	B	FIRST FLOOR PLAN	29/05/2025
RC1.03	B	ROOF PLAN	29/05/2025
RC2.01	B	ELEVATIONS	29/05/2025

172 SEABRIDGE ROAD MOTUKARA

PROPOSED RESIDENCE/GARAGING

PROJECT CONTROL GROUP

CLIENT - JM

CONTRACT TEAM

MAIN CONTRACTOR - TBC

DETAILS

Resource Consent Notice Vary
Resource Consent Application

DATE

08/05/2025
29/05/2025

REV

A
B

GENERAL

- ALL WORK SHALL COMPLY WITH ALL RELEVANT CLAUSES OF NZBC 2001 AMENDMENT AND NZS 3604:2011 UTILITIES AND SERVICES BASED ON DRAWING.
-THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, BEFORE COMMENCING ANYWORK.
-ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED & CONFIRMED ON SITE
-BOUNDARY DIMENSIONS & BEARINGS SUBJECT TO CONFIRMATION

CLAD TO GROUND CLEARANCE:

FFL SHALL BE 225mm FOR LIGHTWEIGHT CLADDING ABOVE EXISTING GROUND LEVEL. BUILDER TO CONFIRM LEVELS ON SITE. CAN BE REDUCED TO 150mm RESPECTIVELY IF FGL IS SEALED.

EXCAVATE LOCALLY AROUND PERIMETER OF BUILDING, GROUND TO FALL AWAY FROM BUILDING NOT LESS THAN 1 IN 25 FOR A MINIMUM DISTANCE OF 1000mm

LEGAL DESCRIPTION:

LOT: 1
DP: 564058
VAL: 2404034806
SITE AREA : 10,000m²

SITE INFORMATION:

ADDRESS: 172 SEABRIDGE ROAD, MOTUKARARA
COUNCIL - SELWYN DISTRICT COUNCIL

EARTHQUAKE ZONE: ZONE 2 RAINFALL RANGE: 30-40
EXPOSURE ZONE: ZONE C CLIMATE ZONE: 5
WIND REGION: A MAX BUILD HEIGHT: 9m
WIND ZONE: HIGH PLANNING ZONE: OUTER PLAINS / GRUZ

DWELLING GROUND FLOOR AREA: 106.2m²
DWELLING FIRST FLOOR AREA: 99.7m²
GARAGE FLOOR AREA: 387.7m²
SITE COVERAGE FLOOR AREA OVER CLADDING INCL + 600mm SOFFITS: 494.8m²

SITE COVERAGE: 4.95% - 5% ALLOWABLE

NOTES:

-SETOUT DIMENSIONS ARE TO SLAB EDGE
-ALL SITE LEVELS ARE EXISTING GROUND
-190mm MAX STEP INTO HOUSE

SITE SEDIMENT CONTROLS:

TO BE IN PLACE AND TO INCLUDE PROVISION FOR ON SITE WASTE SORTING WITH A MINIMUM OF 3 SORTING STATIONS.

CONTRACTOR PARKING TO BE ON SITE.

ALL LOADING AND UNLOADING OF TRUCKS WITH EXCAVATION OR FILL MATERIAL MUST BE CARRIED OUT WITHIN THE PROPERTY BOUNDARIES.

DUST EMISSIONS MUST BE APPROPRIATELY MANAGED WITHIN THE BOUNDARY OF THE PROPOERTY IN COMPLIANCE WITH THE REGIONAL AIR PLAN. DUST MITIGATION MEASURES SUCH AS WATER CARTS, SPRINKLERS OR POLYMERS MUST BE USED ON ANY EXPOSED AREAS. THE ROADS TO AND FROM THE SITE, AND THE SITE ENTRANCE AND EXIT, MUST REMIAN TIDY AND FREE OF DUST AT ALL TIMES.

SITE SHEDS AND MATERIAL STORE TO BE CONFIRMED ON-SITE.

USE TEMPORARY DOWN PIPES AS SOON AS POSSIBLE.

ANY SURPLUS OR UNSUITABLEMATERIAL FROM THE PROJECT WORKS MUST BE REMOVED FROM SITE AND DISPOSED AT A FACILITY AUTHORISED TO RECEIVE SUCH MATERIAL.

ALLOW TO CONSTRUCT RUN OFF DIVERSION BANKS AS REQUIRED TO CONTROL SEDIMENT TRAVEL.

EXISITING GATES AND BOUNDARY FENCES TO BE RETAINED WHERE APPROPRIATE AS SITE FENCES DURING CONSTRUCTION PERIOD. ANY REMOVED PORTION OF FENCE LINE TO BE TEMPORARY SITE FENCED. FENCE TO COMPLY WITH F5/AS1 CONSTRUCTION AND DEMOLITION HAZARDS.

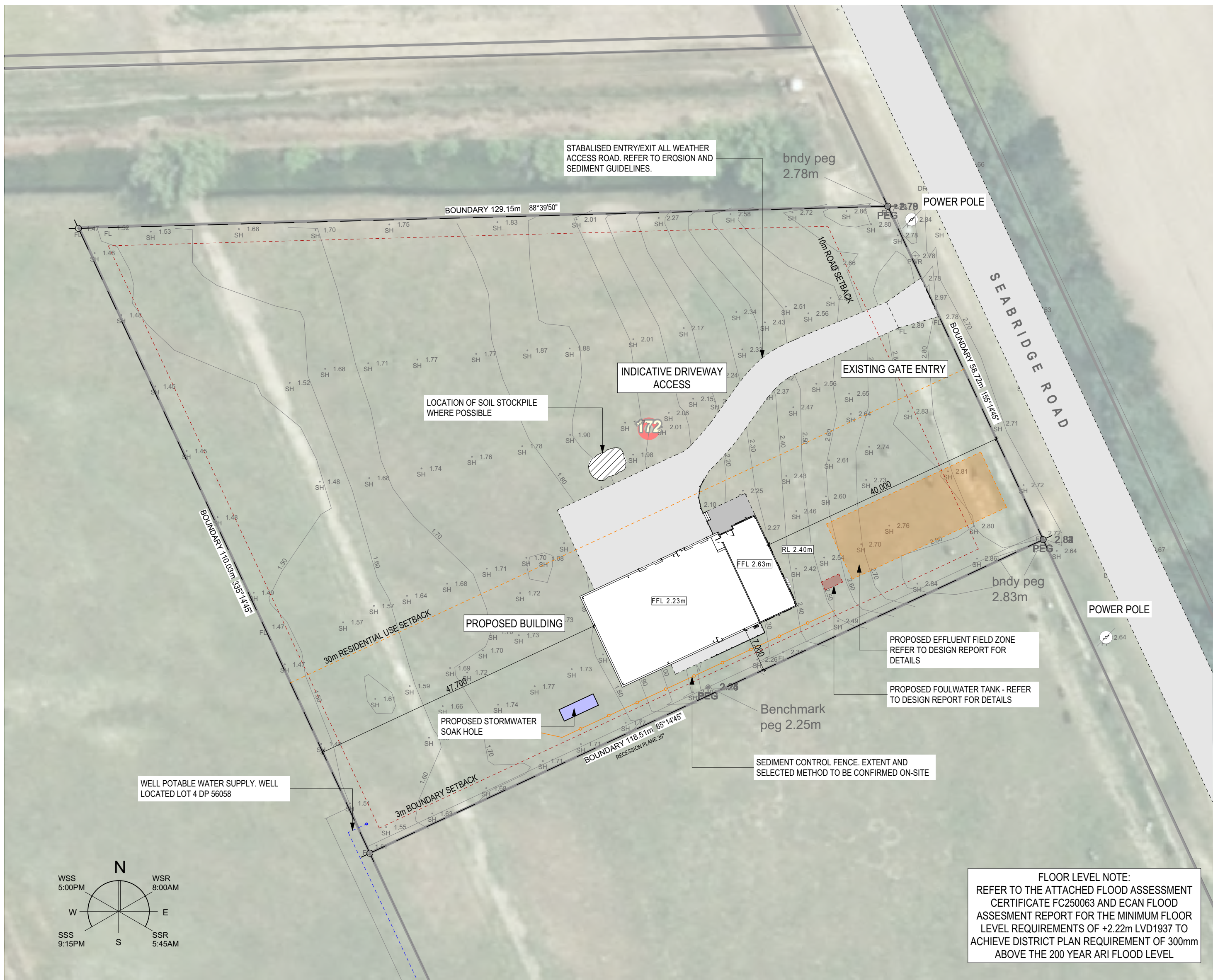
SITE FENCES & HOARDINGS:

TO COMPLY WITH NZBC F5: 2000MM HIGH GALVANISED CHAIN LINK NETTING WITH MAX 50x50MM GRID. POSTS TO BE AT 2500MM
CRS MAX. MAX 1 00MM GAP AT BASE OF FENCE TO GROUND LEVEL. ADDITIONAL REQUIREMENTS:
1. HAVE NO OPENINGS OTHER THAN THOSE APPROVED BY THE TERRITORIAL AUTHORITY FOR ACCESS AND VIEWING.
2. HAVE NO GATES OR DOORS WHICH PROJECT BEYOND THE SITE WHEN OPENED
3. CONTAIN NO PROJECTION THAT WOULD BE A HAZARD TO TRAFFIC OR PEOPLE

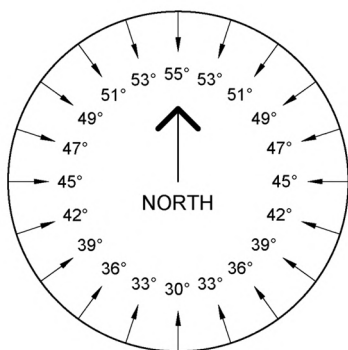
NOTE:

REFER TO EROSION AND SEDIMENT CONTROL FOR SMALL SITES BUILDERS POCKET GUIDE
<http://www.bpg.co.nz/pdf/builders-pocket-guide-new.pdf>

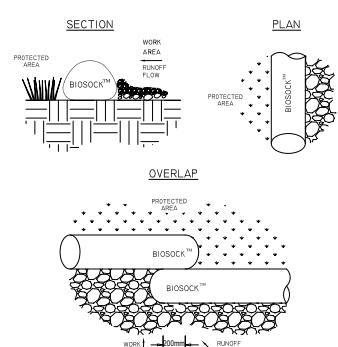
THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR ENACTING THE SEDIMENT CONTROL PLAN



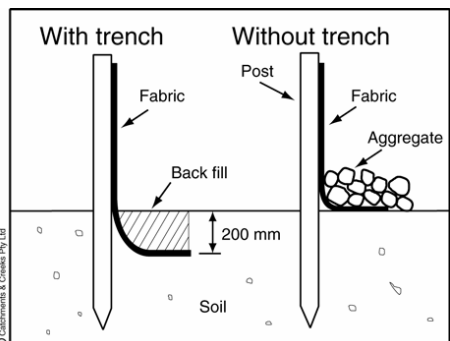
FLOOR LEVEL NOTE:
REFER TO THE ATTACHED FLOOD ASSESSMENT CERTIFICATE FC250063 AND ECAN FLOOD ASSESMENT REPORT FOR THE MINIMUM FLOOR LEVEL REQUIREMENTS OF +2.22m LVD1937 TO ACHIEVE DISTRICT PLAN REQUIREMENT OF 300mm ABOVE THE 200 YEAR ARI FLOOD LEVEL



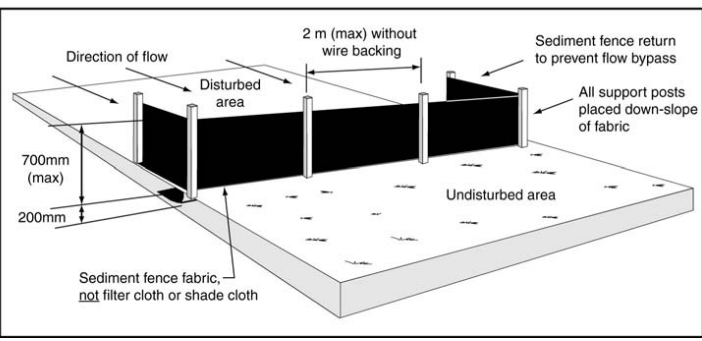
Alternative Perimeter Protection



Alternative sediment fence installations



Sediment fence construction details



Stabilised Entry/Exit Pad - Building Sites

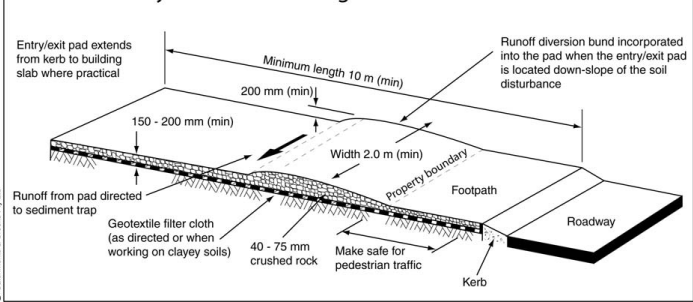


Figure 4 Typical stabilised all-weather site access – PLAN VIEW

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC255430

28/07/2025 narda.botha

Resource Consent
Application

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

SITE PLAN

SCALE : 1:500 @ A2

DRAWN : RB

RC0.01 rev B

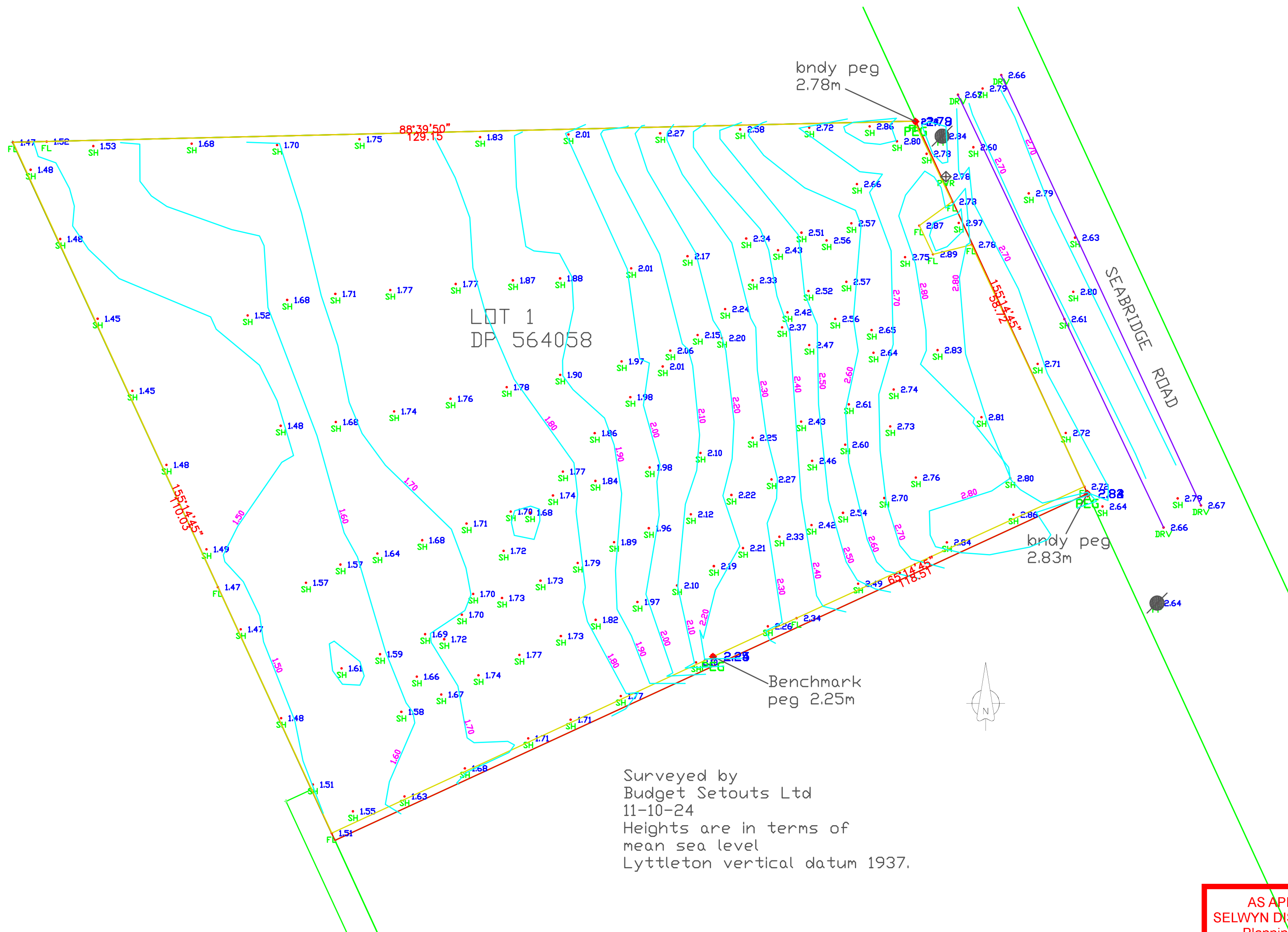
DO NOT SCALE DRAWING. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

172 SEABRIDGE ROAD
MOTUKARA
PROPOSED RESIDENCE/GARAGING

PROJECT CONTROL GROUP
CLIENT - JM

CONTRACT TEAM
MAIN CONTRACTOR - TBC

DETAILS	DATE	REV
Resource Consent Notice Vary	08/05/2025	A
Resource Consent Application	29/05/2025	B



AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC255430

28/07/2025 narda.botha

Resource Consent
Application
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

SITE SURVEY

SCALE : NTS @ A2

DRAWN : RB

RC0.02 rev B

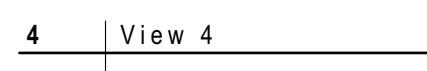
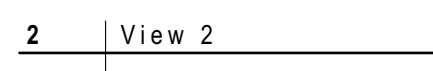
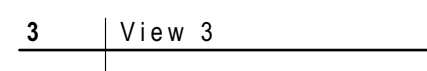
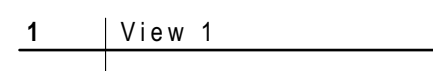
DO NOT SCALE DRAWING. ALL DIMENSIONS
SHALL BE CHECKED AND VERIFIED BEFORE ANY
CONSTRUCTION COMMENCES. ALL WORK TO
COMPLY WITH THE NZ BUILDING CODE & NZS
3604:2011



CLIENT - JM

MAIN CONTRACTOR - TBC

Resource Consent Notice Vary	08/05/2025	A
Resource Consent Application	29/05/2025	B



28/07/2025 narda.botha

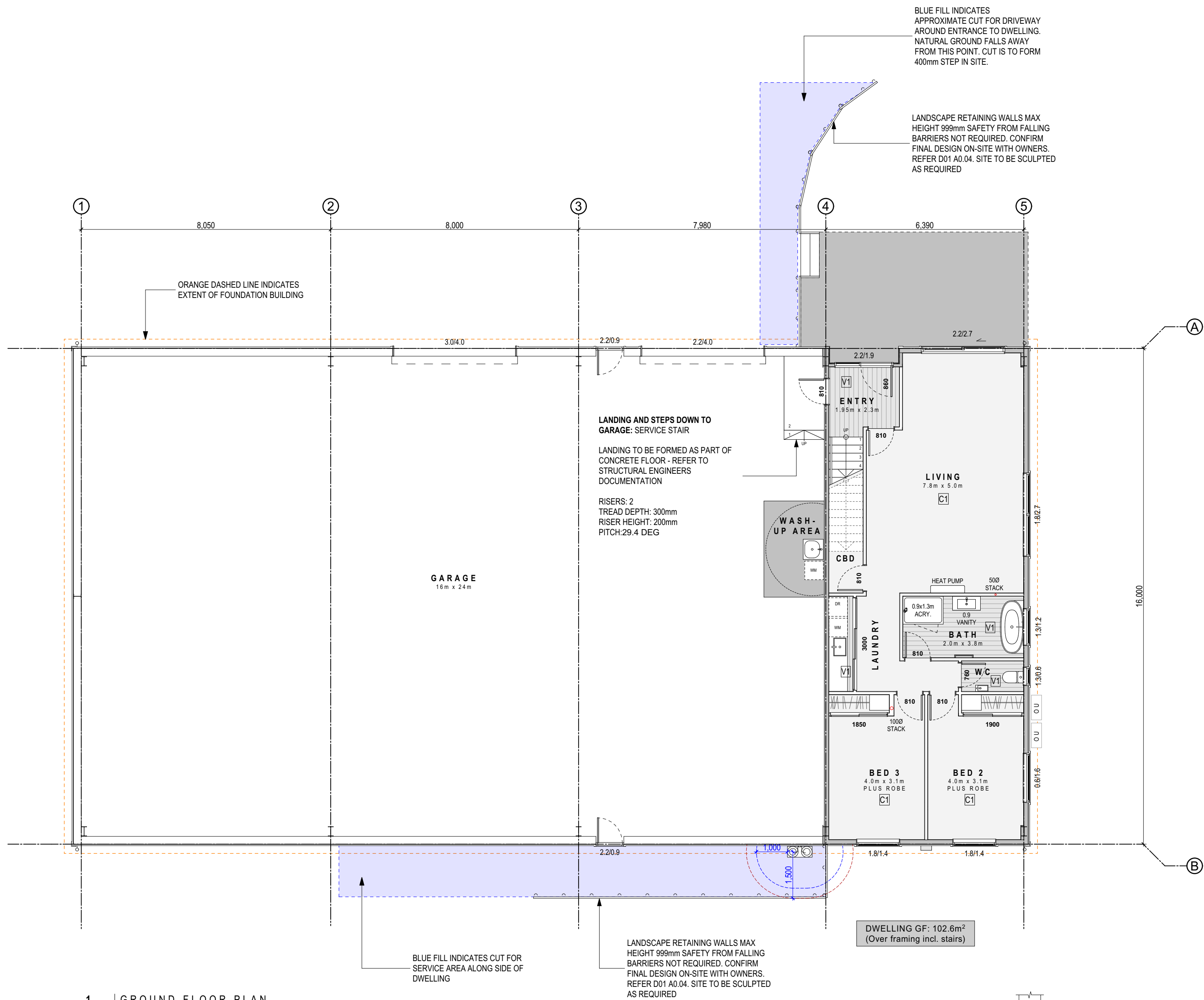
Application
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

SCALE : NTS @ A2

DRAWN : RB

RC0.03 rev B

DO NOT SCALE DRAWING. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011



TYPICAL NOTES:

CEILING: 2420mm GROUND FLOOR. RAKING CEILING TO FIRST FLOOR.

LINTEL HEIGHT GROUND FLOOR 2200mm FIRST FLOOR 2200mm TO EXTERNAL DOORS & WINDOWS UNLESS NOTED GARAGE DOOR LINTEL 2200mm & 4000mm. INTERNAL DOOR LINTEL HEIGHT 2000mm

1.6/0.9 = DOOR/WINDOW HEIGHT/WIDTH

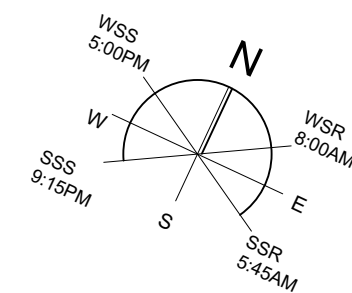
FLOOR FINISHES:

KEY:

SELECTED CARPET C 1

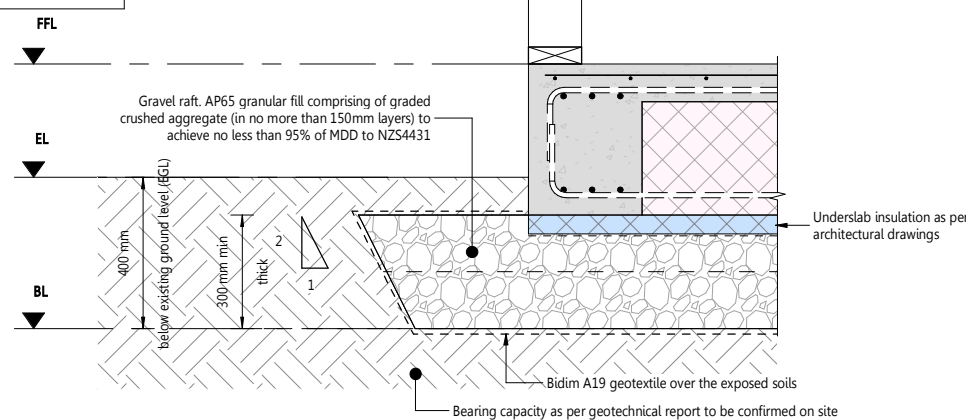
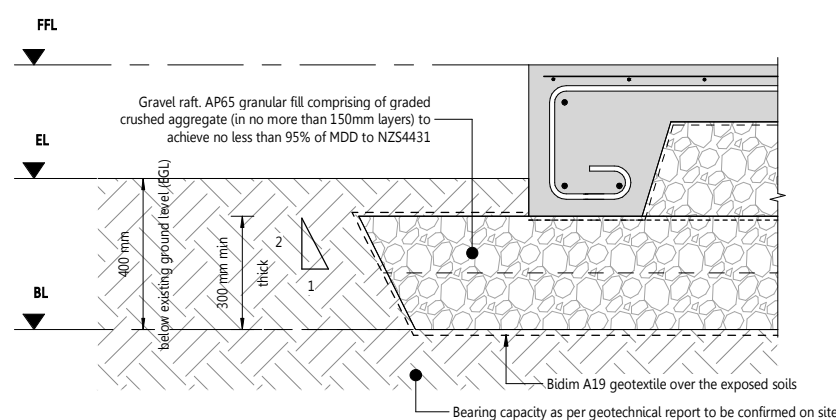
SELECTED E3 COMPLIANT VINYL SHEET V 1

REFER TO OWNER FOR SELECTIONS



1 | GROUND FLOOR PLAN
SCALE: 1:100

STRUCTURAL ENGINEERS TYPICAL EXCAVATION DETAILS



EARTHWORKS VOLUMES:

SERVICE AREA / DRIVEWAY

EXCAVATION = 6.6m³

DWELLING FOUNDATION

EXCAVATION (400mm APPROX DEEP) = 216.0m³

FILL (300mm APPROX GRANULAR FILL) = 156.4m³

TOTAL EXCAVATION & FILL CALCULATED = 379.0m³

**AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department**

**RESOURCE CONSENT
RC255430**

28/07/2025 narda.botha

**Resource Consent
Application**
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

GROUND FLOOR PLAN

SCALE : 1:100, 1:1 @ A2

DRAWN : RB

RC1.01 rev B

DO NOT SCALE DRAWING. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

CEILING: 2420mm GROUND FLOOR. RAKING CEILING TO FIRST FLOOR.

LINTEL HEIGHT GROUND FLOOR 2200mm FIRST FLOOR
2200mm TO EXTERNAL DOORS & WINDOWS UNLESS NOTED
GARAGE DOOR LINTEL 2200mm & 4000mm. INTERNAL DOOR
LINTEL HEIGHT 2000mm

1.6/0.9 = DOOR/WINDOW HEIGHT/WIDTH

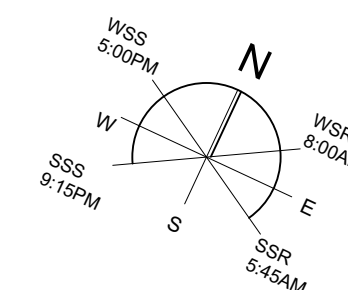
FLOOR FINISHES:

KEY:

SELECTED CARPET

SELECTED E3 COMPLIANT
VINYL SHEET

REFER TO OWNER FOR SELECTIONS

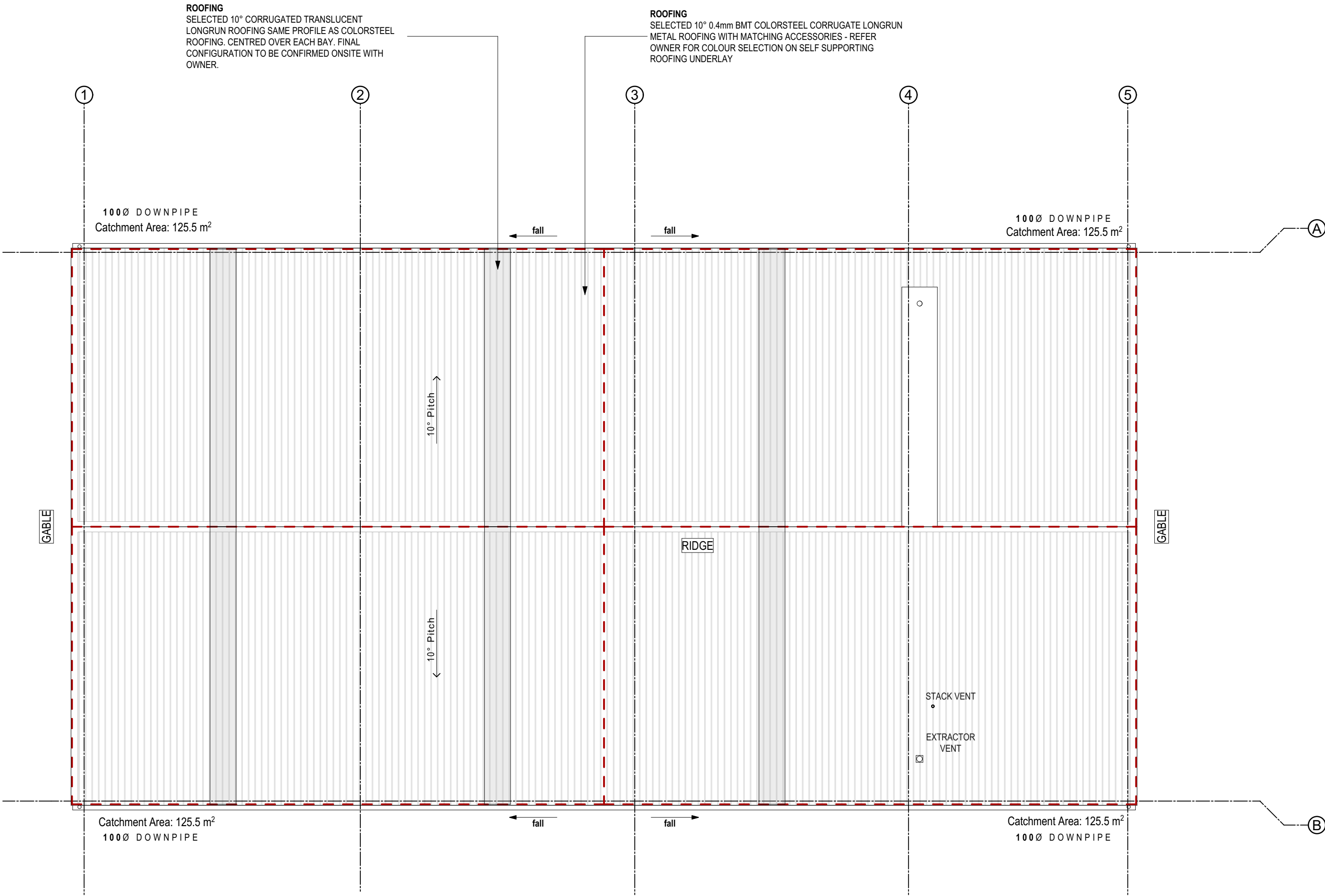


172 SEABRIDGE ROAD
MOTUKARA
PROPOSED RESIDENCE/GARAGING

PROJECT CONTROL GROUP
CLIENT - JM

CONTRACT TEAM
MAIN CONTRACTOR - TBC

DETAILS	DATE	REV
Resource Consent Notice Vary	08/05/2025	A
Resource Consent Application	29/05/2025	B



TOTAL ROOF AREA : 502.1m²

GUTTER : 15,000mm² APPROXIMATE CROSS SECTIONAL AREA - TO BE A 175mm BOX GUTTER WITH OWNER TO CONFIRM EXTERNAL OR INTERNAL BRACKETS OWNER TO CONFIRM FINAL SELECTION

2 | ROOF PLAN
SCALE: 1:100

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC255430

28/07/2025 narda.botha

Resource Consent
Application
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

ROOF PLAN
SCALE : 1:100 @ A2
DRAWN : RB

RC1.03 rev B

DO NOT SCALE DRAWING. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

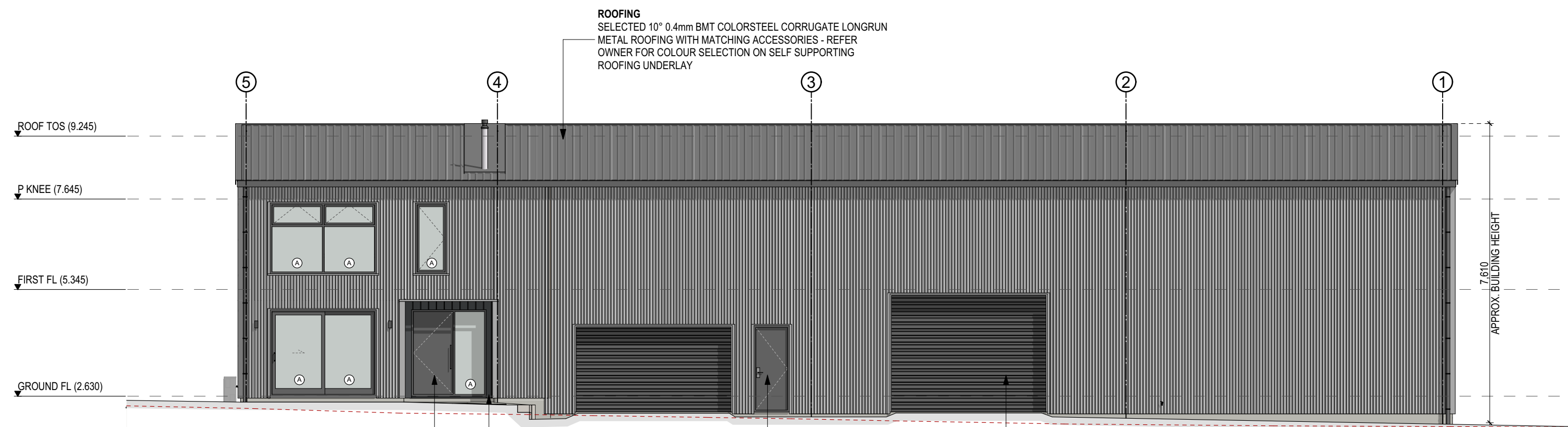
**172 SEABRIDGE ROAD
MOTUKARA**

PROPOSED RESIDENCE/GARAGING

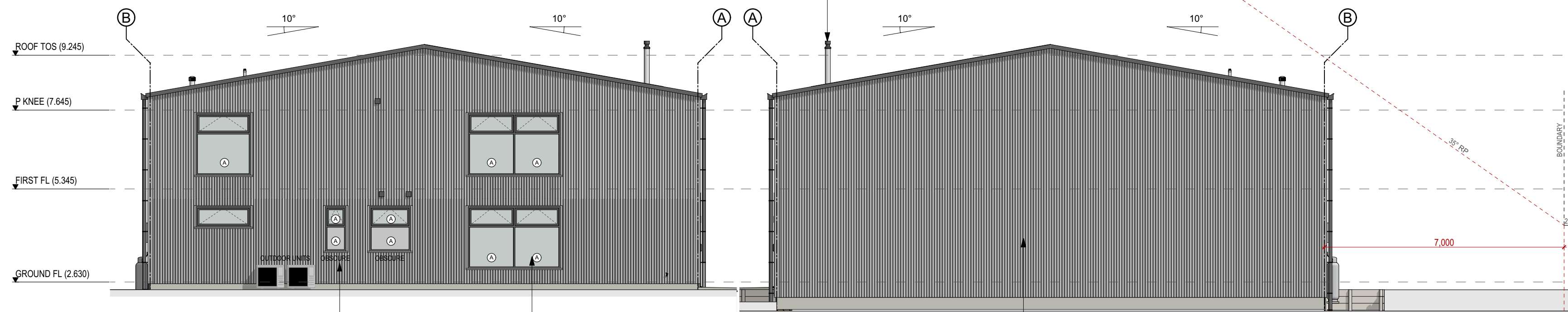
PROJECT CONTROL GROUP
CLIENT - JM

CONTRACT TEAM
MAIN CONTRACTOR - TBC

DETAILS	DATE	REV
Resource Consent Notice Vary	08/05/2025	A
Resource Consent Application	29/05/2025	B

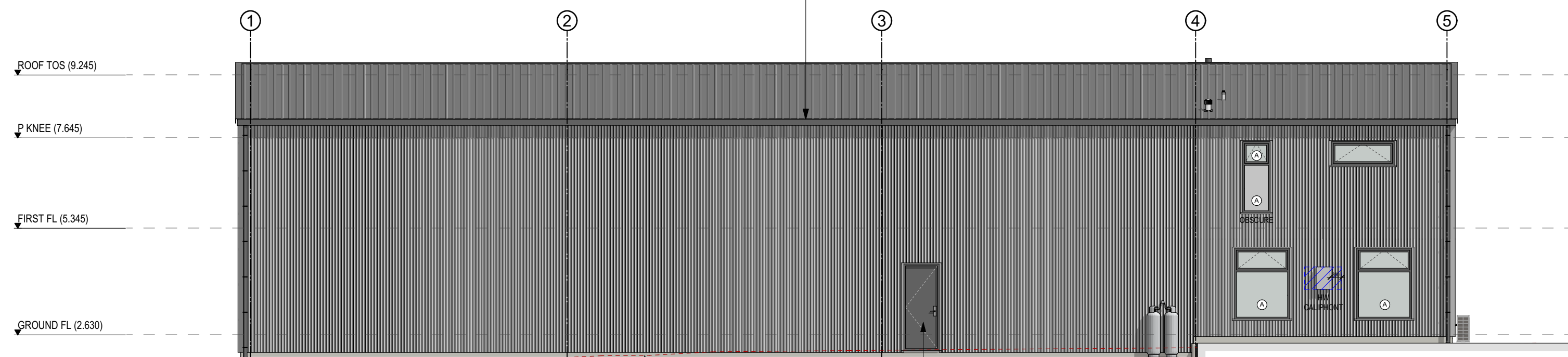


1 | NORTH WEST ELEVATION
SCALE: 1:100



2 | NORTH EAST ELEVATION
SCALE: 1:100

4 | SOUTH WEST ELEVATION
SCALE: 1:100



3 | SOUTH EAST ELEVATION
SCALE: 1:100

TYPICAL NOTES:
2420mm GROUND FLOOR. RAKING CEILING TO FIRST FLOOR.

LINTEL HEIGHT GROUND FLOOR 2200mm FIRST FLOOR 2200mm TO EXTERNAL DOORS & WINDOWS UNLESS NOTED GARAGE DOOR LINTEL 2200mm & 4000mm. INTERNAL DOOR LINTEL HEIGHT 2000mm

GRADE A SAFETY GLASS TO DOORS & WINDOWS AS PER NZS4223 INDICATED WITH AN

ALL BATHROOM/ TOILET WINDOWS TO BE OBSCURE

EXTERIOR / INTERIOR FINISHES:
REFER TO CLIENT FOR ALL FINAL FINISHES SELECTIONS

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC255430

28/07/2025 narda.botha

**Resource Consent
Application**
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

ELEVATIONS

SCALE : 1:100 @ A2

DRAWN : RB

RC2.01 rev B

DO NOT SCALE DRAWING. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011