

Resource Consent

FILE: 5667
New (11)
and
Replacement (01, 06, 09, 10)
Document Date: 16.04.2018

Pursuant to the Resource Management Act 1991, the Northland Regional Council (hereinafter called "the council") does hereby grant a Resource Consent to:

FAR NORTH DISTRICT COUNCIL, C/- FAR NORTH HOLDINGS LIMITED, PO BOX 7, OPUA 0241

To undertake the following activities associated with the Russell Wharf at Kororareka Bay, Bay of Islands, at or about location co-ordinates 1701930E 6097326N:

Note: All location co-ordinates in this document refer to Geodetic Datum 2000, New Zealand Transverse Mercator Projection.

- AUT.005667.01.03 Use and occupy space in the coastal marine area with wharf structures including:**
- Wharf platforms, piers, fixed jetties, stairs, various gangways pontoons and associated piles and fender and dolphin piles;
 - A sewage pump out and water services facility and fuel berth;
 - A weigh station;
 - Utility services including electricity and water on the wharf structures.
- AUT.005667.06.03 Occupy part of the coastal marine area to the exclusion of others.**
- AUT.005667.09.02 Place, use and occupy space in the coastal marine area with signage not relating directly to goods or services sold or facilities operated at or on the wharf.**
- AUT.005667.10.02 Place, use and occupy space in the coastal marine area with a building on the wharf.**
- AUT.005667.11.01 Extend and alter wharf structures.**

Subject to the following conditions:

General Conditions:

- 1 These consents apply to the wharf structures, occupation area, signage and building identified within the areas identified on **attached** drawings referenced as Northland Regional Council Plan Numbers **4802, 4687/1, 3931A and 4761/1A**.
- 2 The Consent Holder shall keep the coastal marine area free of debris resulting from the Consent Holder's activities.

- 3 No oil, liquid wastes, debris or rubbish shall enter coastal waters from any person, vessel, structure or activity associated with the demolition, construction, maintenance, use or operation of the wharf.
- 4 All vehicles or equipment entering the coastal marine area associated with the exercise of these consents shall be in good state of repair and free of any leaks e.g. oil, diesel etc.
- 5 An oil spill kit, appropriate to the plant and equipment being used, shall be provided and maintained on site during the exercise of these consents.
- 6 The Consent Holder shall maintain the structures, signage and building covered by these consents in good order and repair.
- 7 The Consent Holder shall, for the purposes of adequately monitoring these consents as required under Section 35 of the Act, on becoming aware of any contaminant associated with the Consent Holder's operations escaping otherwise than in conformity with these consents:
 - (a) Immediately take such action, or execute such work as may be necessary, to stop and/or contain such escape; and
 - (b) Immediately notify the council by telephone of an escape of contaminant; and
 - (c) Take all reasonable steps to remedy or mitigate any adverse effects on the environment resulting from the escape; and
 - (d) Report to the council's Compliance Manager in writing within one week on the cause of the escape of the contaminant and the steps taken or being taken to effectively control or prevent such escape.

For telephone notification during the council's opening hours, the council's assigned monitoring officer for these consents shall be contacted. If that person cannot be spoken to directly, or it is outside of the council's opening hours, then the Environmental Emergency Hotline shall be contacted.

Advice Note: *The Environmental Emergency Hotline is a 24 hour, seven day a week, service that is free to call on 0800 504 639.*

- 8 The council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions annually during the month of June to deal with any adverse effects on the environment that may arise from the exercise of these consents and which it is appropriate to deal with at a later stage. The Consent Holder shall meet all reasonable costs of any such review.
- 9 Prior to the expiry or cancellation of these consents the structures and other materials and refuse associated with these consents shall be removed from the consent area and the consent area shall be restored to the satisfaction of the council, unless an application has been properly made to the council for the renewal of these consents or the activity is permitted by a rule in the Regional Plan.

AUT.005667.01.03 – Wharf Structures

- 10 A sign marked with the number **5667** in black lettering on a white background clearly displayed on the seaward side of the wharf structures in such a manner as to be clearly visible from the sea.
- 11 The fuel berth/sewage pump out and water services pontoon (fuel berth) shall be available to the public for use at all reasonable times. The use of the fuel berth shall be limited to vessels that are refuelling, taking on water or using sewage pump out facilities. Vessels that are fuelling are to have priority. The loading and unloading of passengers and/or goods may occur at the fuel berth from vessels during their use of fuel/water/sewage pump out services. No dinghies shall be secured to, or stored on the fuel berth, nor shall commercial trading occur from the fuel berth.
- 12 This consent shall be exercised in a manner which ensures that the quality of the receiving waters, at any point up to 10 metres from wharf structures meets the following standard:

	Standard
Natural visual clarity	Not reduced more than 20%.
Oil/grease film, scum, foam, odour	No conspicuous oil or grease film, scums or foams, floatable or suspended materials, or emissions of objectionable odour.
Faecal Coliforms	Based on not fewer than 5 samples within any 30 day period: Median <150/100ml. 80%ile < 600/100ml.

- 13 Lighting, other than navigational lighting required by the Director of Maritime Safety to meet international hydrographic standards for navigational safety purposes, shall:
- (a) Be the minimum required for its purpose – pathway, surface signage illumination;
 - (b) Be entirely of fully shielded full cut off fittings to contain all light below the horizontal from fittings or masts no higher than 4 metres; and
 - (c) Restrict all spillage to no more than 20 metres from the boundary of the wharf deck.
- 14 The Consent Holder shall have the structural integrity of the wharf structures inspected and reported on by a Chartered Professional (Structural) Engineer. The first inspection shall be undertaken prior to March 2028 and the wharf structures (excluding the building) shall be re-inspected at five yearly intervals in the month of March 2033, 2038, 2043 and 2048 with a final inspection undertaken prior to the 31 October 2052, being six months before the expiry date of this consent. An inspection report from the Chartered Professional Engineer shall be provided to the council's assigned monitoring officer within two weeks of completion of the inspection. The inspection report shall identify any maintenance that is required, the timeframe within which this maintenance is required to be carried out and shall confirm, or otherwise, the ongoing structural integrity and security of the structures.
- 15 The Consent Holder shall carry out all the maintenance required as a result of the inspections undertaken in accordance with Condition 14 within the timeframe(s) prescribed in the inspections report. The Consent Holder shall notify the council's assigned monitoring officer as soon as the maintenance works have been completed on each occasion.

- 16 In the event of failure or loss of structural integrity of any part of the structures covered by these consents, the Consent Holder shall immediately:
- (a) Retrieve all affected structure elements and associated debris that might escape from the facility and dispose of these on land where they cannot escape to the coastal marine area; and
 - (b) Advise the Regional Harbourmaster for Northland and the council's Compliance Manager of the event and the steps being taken to retrieve and dispose of the affected structure facility elements and debris.

Advice Note: *The purpose of this condition is to avoid navigation safety being compromised by floating debris and avoid contamination of the coastal marine area.*

AUT.005667.06.03 - Exclusive Occupation

- 17 The areas of exclusive occupation, over which the Consent Holder may exercise control of access and use, are limited to the Occupation Area shown on Northland Regional Council Plan Number **3931A**.
- 18 The Consent Holder shall not undertake its activities in such a way that would unreasonably exclude the public from the Occupation Area for the purpose of public access to and along the coastal marine area. The wharf shall be available for public pedestrian access free of charge at all times, other than times when it is necessary to limit public pedestrian access for reasons of safety, security or where facility or vessel operations area such that it is necessary to limit public pedestrian access and use. At a minimum one public berth (excluding the fuel berth and dinghy dock) shall be identified and be available at all times for use by the public. The public berth shall be subject to the Far North District Council Maritime Facilities Bylaw.

AUT.005667.09.02 - Signage

- 19 The Consent Holder shall ensure that Russell Wharf signage complies with the following location and dimensional requirements:
- (a) Sign placement shall be restricted to signage on 12 metre sections of balustrade located on each side of the main pier (total length approximately 24 metres), with each section extending immediately seaward of the access to the fuel, sewage pump out and water services pontoon;
 - (b) The total number of signs (subject to this consent) shall not exceed 30 in total, or 15 on each side of the Russell Wharf main pier;
 - (c) Signs shall not extend above the level of the existing balustrade;
 - (d) Signs shall be a uniform 800 millimetres by 600 millimetres in area;
 - (e) Gaps between signs shall be approximately 200 millimetres;
 - (f) Advertising shall be all inward facing;
 - (g) The external/seaward face of the signs shall be coloured white of the same shade as the existing wharf balustrade;
 - (h) The advertising on each sign shall relate either to goods, services or facilities operated from Russell Wharf or within the Russell community;

- (i) No signs shall be internally or externally illuminated by intermittent or flashing light sources;
- (j) No sign shall involve movement or apparent movement of any of its parts or messages.

AUT.005667.10.02 Building

- 20 The building shall be constructed and maintained in general accordance with the **attached** Arcline Architecture drawings referenced as Northland Regional Council Plan Numbers: **4761/1A, 4761/2A, 4761/3A, 4761/4A, 4761/5A and 4761/6.**
- 21 The Consent Holder shall surrender resource consent AUT.006300.01.03 (Ticket Kiosk) in writing to the council as soon as the new building has been erected.

AUT.005667.11.01 – Extension and alteration of wharf structures

- 22 The extension and alteration of wharf structures authorised by this consent shall be undertaken in general accordance with the **attached** RS Eng Limited drawings referenced as Northland Regional Council Plan Numbers **4791/1, 4791/2 and 4791/3.**
- 23 The Consent Holder shall notify the council's assigned monitoring officer in writing of the date that extension and alteration construction works are intended to commence, at least two weeks beforehand on each occasion. The Consent Holder shall arrange for a site meeting between the Consent Holder's contractor and the council's assigned monitoring officer, which shall be held on site prior to any works commencing. No works shall commence until the council's assigned monitoring officer has completed the site meeting.

Advice Note: *Notification of the commencement of works may be made by email to mailroom@nrc.govt.nz.*

- 24 As part of the written notification required by Condition 23, the Consent Holder shall also provide to the council's assigned monitoring officer written certification from a suitably qualified and experienced person that all plant and equipment entering the coastal marine area associated with the exercise of this consent are free from unwanted or risk marine species.
- 25 Prior to commencing construction of the wharf extension and alteration the Consent Holder shall provide the council's assigned monitoring officer with a statement, which may be part of a producer statement under the Building Act 2004, signed by the Chartered Professional Engineer who supervised the development of the detailed design, describing the works to be constructed and stating that the particular works have been suitably investigated and properly designed in accordance with good engineering practice.
- 26 A copy of any building consent (including approved plans) issued by the Far North District Council in respect of the altered or extended wharf structures facilities shall be provided to the council's assigned monitoring officer at least two weeks prior to the commencement of construction of the wharf alterations or extensions.
- 27 The Consent Holder shall ensure that a copy of this consent is provided to the person who is to carry out the demolition and/or construction work. A copy of this consent shall be held on site, and available for inspection by the public, during the works.

- 28 All demolition material shall be collected and disposed of on land to a facility authorised to receive such material, unless it is reused.
- 29 This consent shall be exercised in a manner which ensures that the quality of the receiving waters, at any point 10 metres from wharf structures meets the following standards:

	Standard
Natural visual clarity	Not reduced more than 20%.
Oil/grease film, scum, foam, odour.	No conspicuous oil or grease film, scums or foams, floatable or suspended materials, or emissions of objectionable odour.

- 30 Noise levels associated with the exercise of this consent shall not exceed those set out in **attached** Schedule 1.
- 31 Work associated with the extension or alteration construction shall only be carried out during the hours between 7.00 a.m. and sunset or 6.00 p.m, whichever occurs earlier, and only on days other than Sundays and public holidays.
- 32 The Consent Holder shall notify the council's assigned monitoring officer in writing as soon as the demolition and or construction work has been completed on each occasion.
- 33 Immediately upon completion of extensions and alterations to the wharf, the Consent Holder shall notify the following organisations in writing of the installation of the facilities. Evidence of this notification shall be provided to the council's assigned monitoring officer.

Hydrographic Surveyor
Land Information New Zealand
PO Box 5501
Wellington 6145

The Maritime Safety Inspector
Maritime New Zealand
PO Box 195
Ruakaka 0151

Far North District Council
Private Bag 752
Kaikohe 0440

The Consent Holder shall include a scale plan of the completed works with the notification.

- 34 Within three months of completion of the wharf extensions or alterations, the Consent Holder shall provide the council with a statement, which may be part of a producer statement under the Building Act 2004, from the same Chartered Professional Engineer who designed and supervised this part of the works stating that the works have been constructed in accordance with his/her design and in accordance with good engineering practice.
- 35 In the event of archaeological sites or kōiwi being uncovered during extension and alteration construction work, activities in the vicinity of the discovery shall cease and the Consent Holder shall contact Heritage New Zealand Pouhere Taonga. Work shall not recommence in the area of the discovery until the relevant Heritage New Zealand Pouhere Taonga approval has been obtained.

Advice Note: *The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga.*

36 This consent shall not lapse until its expiry.

EXPIRY DATE: 31 MARCH 2053

These consents are granted this Sixteenth day of April 2018 under delegated authority from the council by:



Paul Maxwell
Coastal & Works Consents Manager

Note: *The plans attached to this consent are reduced copies and therefore may not be to scale and may be difficult to read. In the event that compliance and/or enforcement action is to be based on compliance with the attached plans, it is important that the original plans, are sighted and used. Originals of the plans referred to are available for viewing at the council's Whāngārei office.*

SCHEDULE 1

ENVIRONMENTAL STANDARDS – NOISE

CONSTRUCTION NOISE

The noise from all construction activities seaward of the line of Mean High Water Springs (MHWS) shall comply with the construction noise limits prescribed in NZS 6803:1999 “Acoustics – Construction Noise

Based on Table 2, NZS 6803: 1999 “Acoustics – Construction Noise”, Standards New Zealand

Time of Week	Typical Duration	Typical Duration (dBA)		Short-term Duration		Long-term Duration	
		L _{eg}	L _{max}	L _{eg}	L _{max}	L _{eg}	L _{max}
Weekdays	0630 – 0730	60	75	65	75	55	75
	0730 – 1800	75	90	80	95	70	85
	1800 – 2000	70	85	75	90	65	80
	2000 – 0630	45	75	45	75	45	75
Saturdays	0630 – 0730	45	75	45	75	45	75
	0730 – 1800	75	90	80	95	70	85
	1800 – 2000	45	75	45	75	45	75
	2000 – 0630	45	75	45	75	45	75

Noise measurements shall be measured in accordance with NZS 6801: 2008 “Acoustics – Measurement of environmental sound” and assessed in accordance with NZS 6802: 2008 “Acoustics – Environmental noise”. Measurement shall be at the notional boundary of any dwelling in the Russell Township Zone identified in the Far North District Plan. Construction noise shall comply with, and be measured and assessed in accordance with, the requirements of the Standard.

The notional boundary is defined in NZS 6801:2008 “Acoustics – Measurement of environmental sound” as a line 20 metres from any part of any dwelling, or the legal boundary where this is closer to the dwelling.

Sound levels shall be measured in accordance with New Zealand Standard NZS 6801:2008 “Acoustics – Measurement of environmental sound”, and assessed in accordance with NZS 6802:2008 “Acoustics – Environmental noise”.



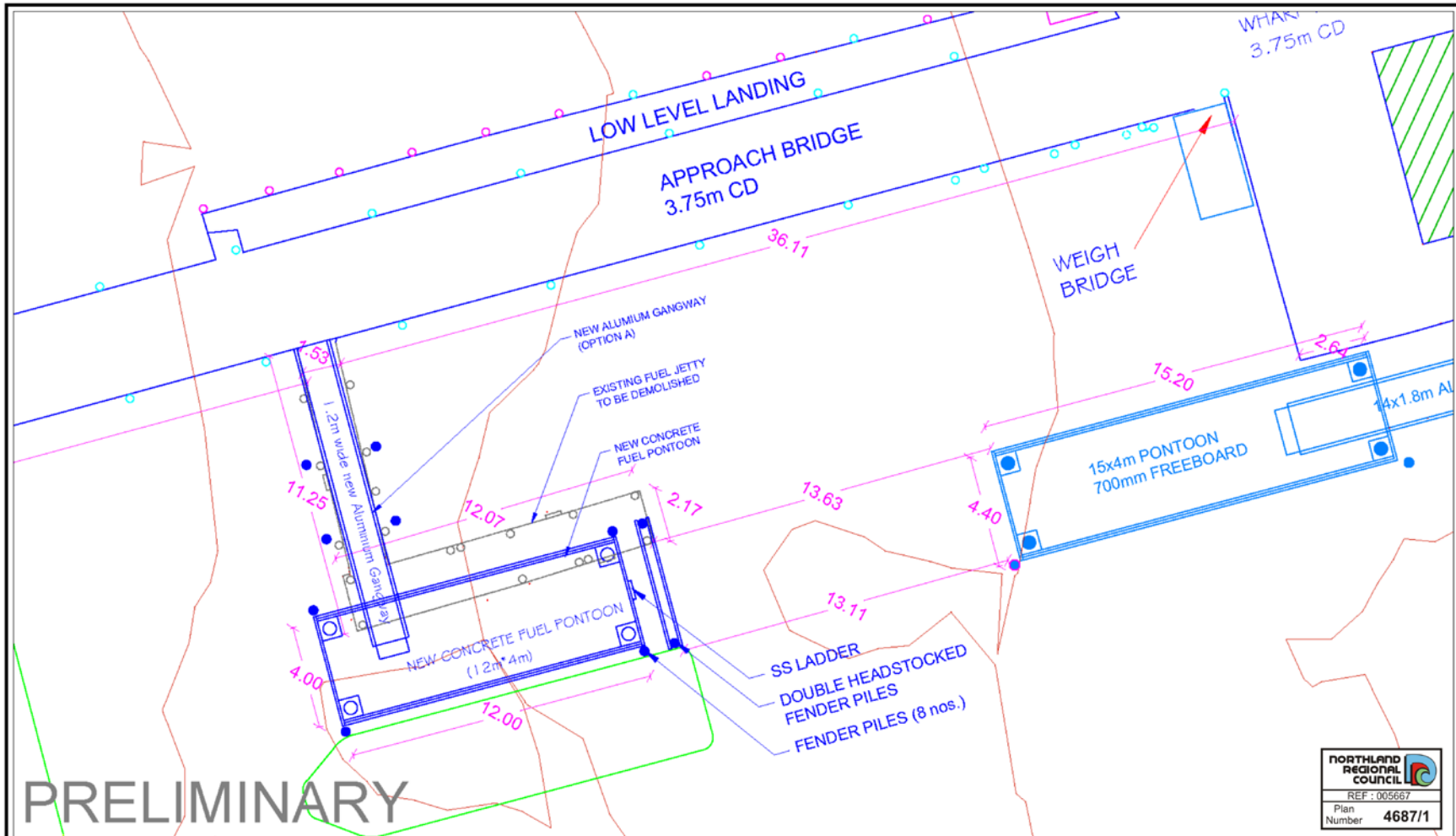
Location Co-ordinates:
Datum: NZTM
Easting: 1701930
Northing: 6097326N:



**Russell Wharf
Existing Structures and Occupation Area**

**Kororareka Bay
Russell Bay of Islands**

Scale: N.T.S.
Drawn: PMAX 04/18
REF: 005667
Plan Number
4802



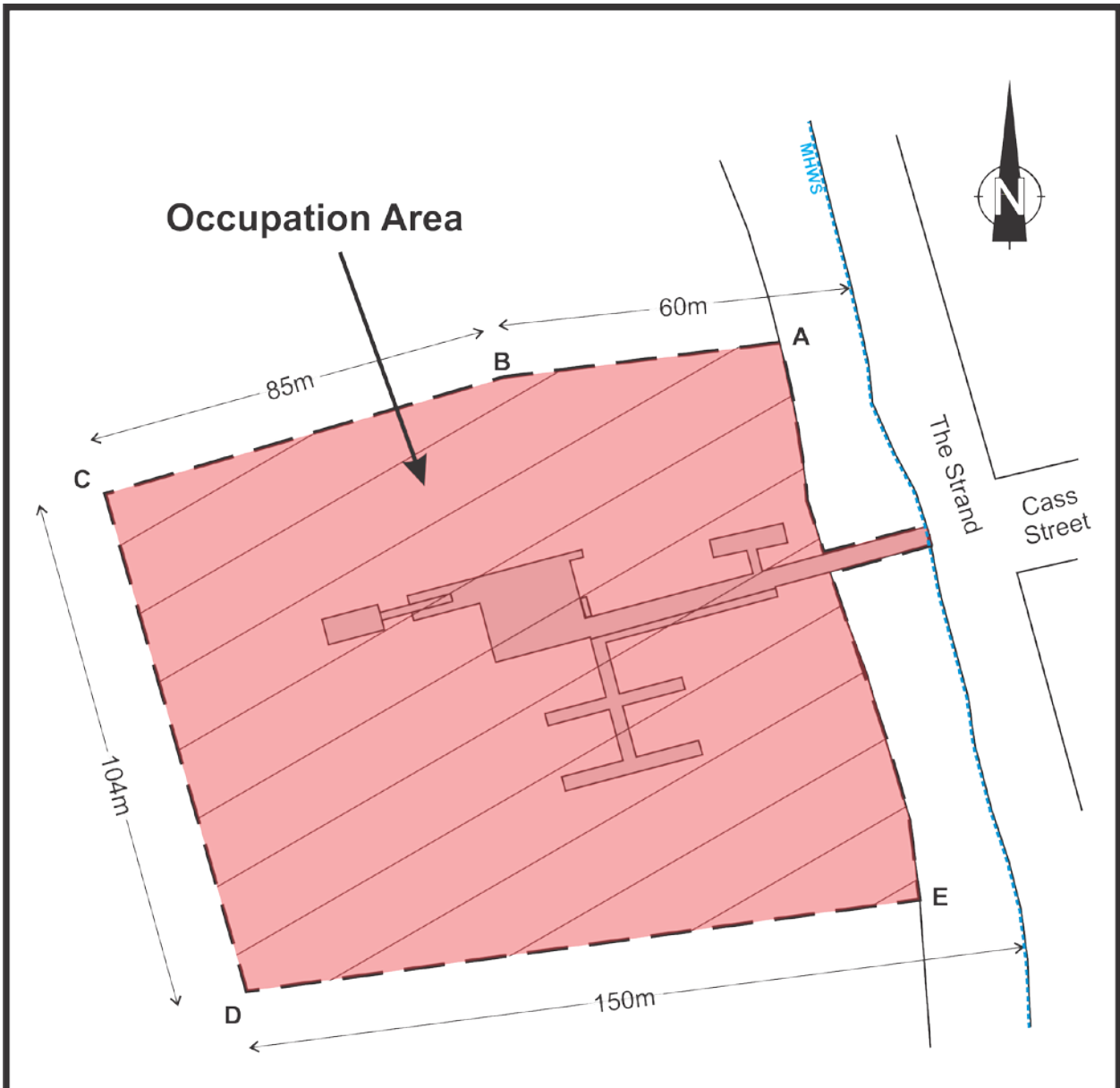
v1.0	Drawing Status - Asbuilt plan	15/03/11
v1.1	Drawing Status - Proposed Fuel pontoon plan	16/02/16
v1.2	Drawing Status - Proposed Fuel pontoon plan	25/02/16

Survey:
 Design:
 Drawn: IMS
 Checked: MC
 Date: 25/02/16
 Scale: 1:200@A4
 CAD Filename: RWCT_1.2

Job Title:
RUSSELL WHARF

Far North Holdings Limited
 Opua Marine Park
 P.O. Box 7
 Opua, 0241
 Bay Of Islands, New Zealand
 Ph. (09) 402 5659
 Email: enquiries@fnhl.co.nz

Drawing Title: PROPOSED FUEL PONTOON PLAN (OPTION A)		
Project No.	Rev.	Sheet No.
	1.2	03



Co-ordinates
(NZ Transverse Mercator 2000 Datum)

	Northing	Easting
A	6097379	1701972
B	6097374	1701919
C	6097350	1701837
D	6097250	1701866
E	6097268	1701997

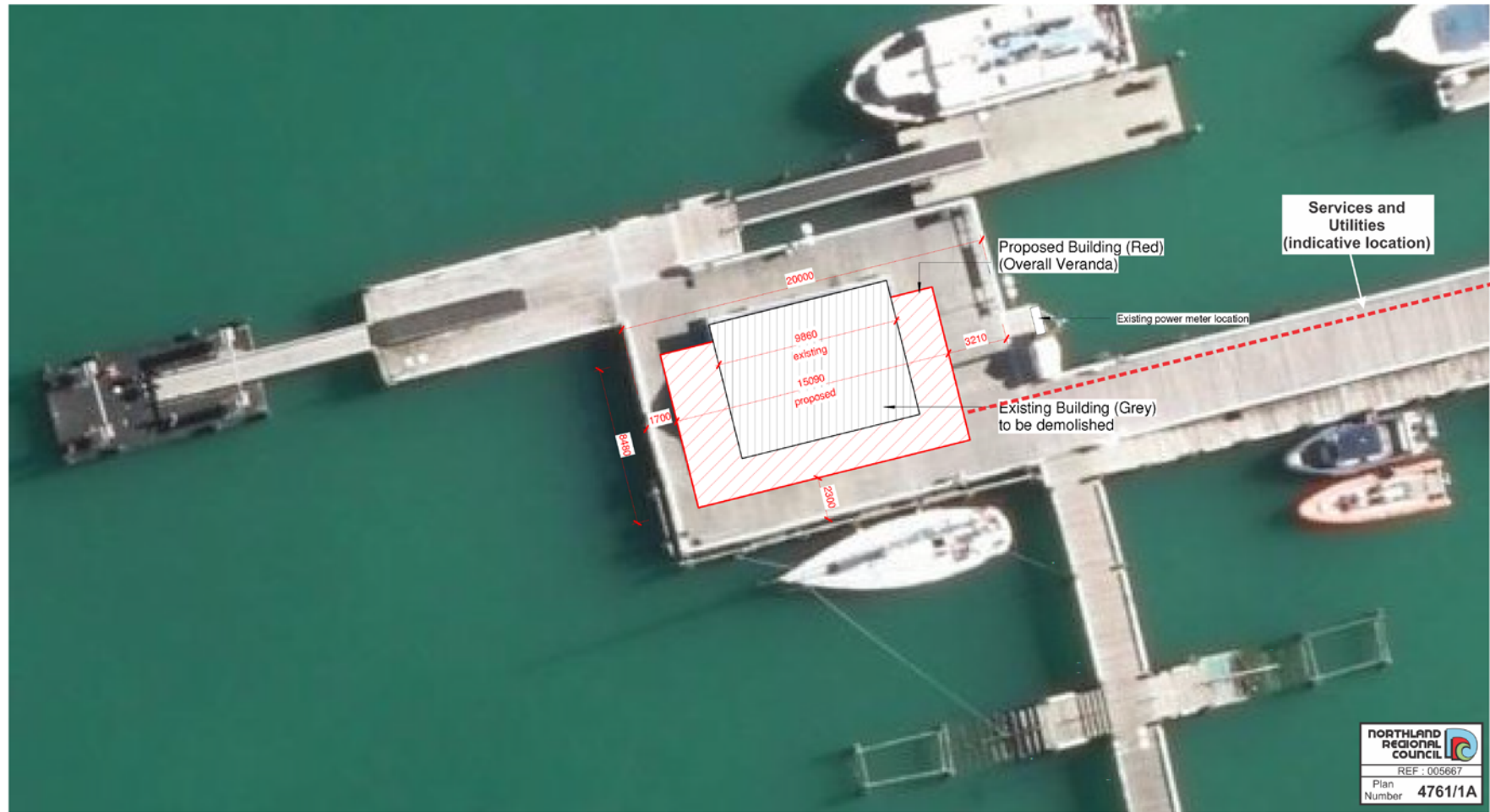
Location Co-ordinates:
Datum: NZTM
Easting: 1701930
Northing: 6097320



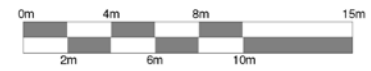
**Occupation Area
for
Russell Wharf**

Kororareka Bay, Bay of Islands

Scale: N.T.S.
Drawn: PMAX 04/18
REF: 005667
Plan No. **3931A**



NORTHLAND REGIONAL COUNCIL
 REF: 005667
 Plan Number **4761/1A**



DATE PRINTED (22-03-18)

arcline
 architecture
 49 Matthews Ave 0410 Kaitiaki
 T: (09) 408 2233 F: (09) 408 2358
 E: www.arcline.co.nz

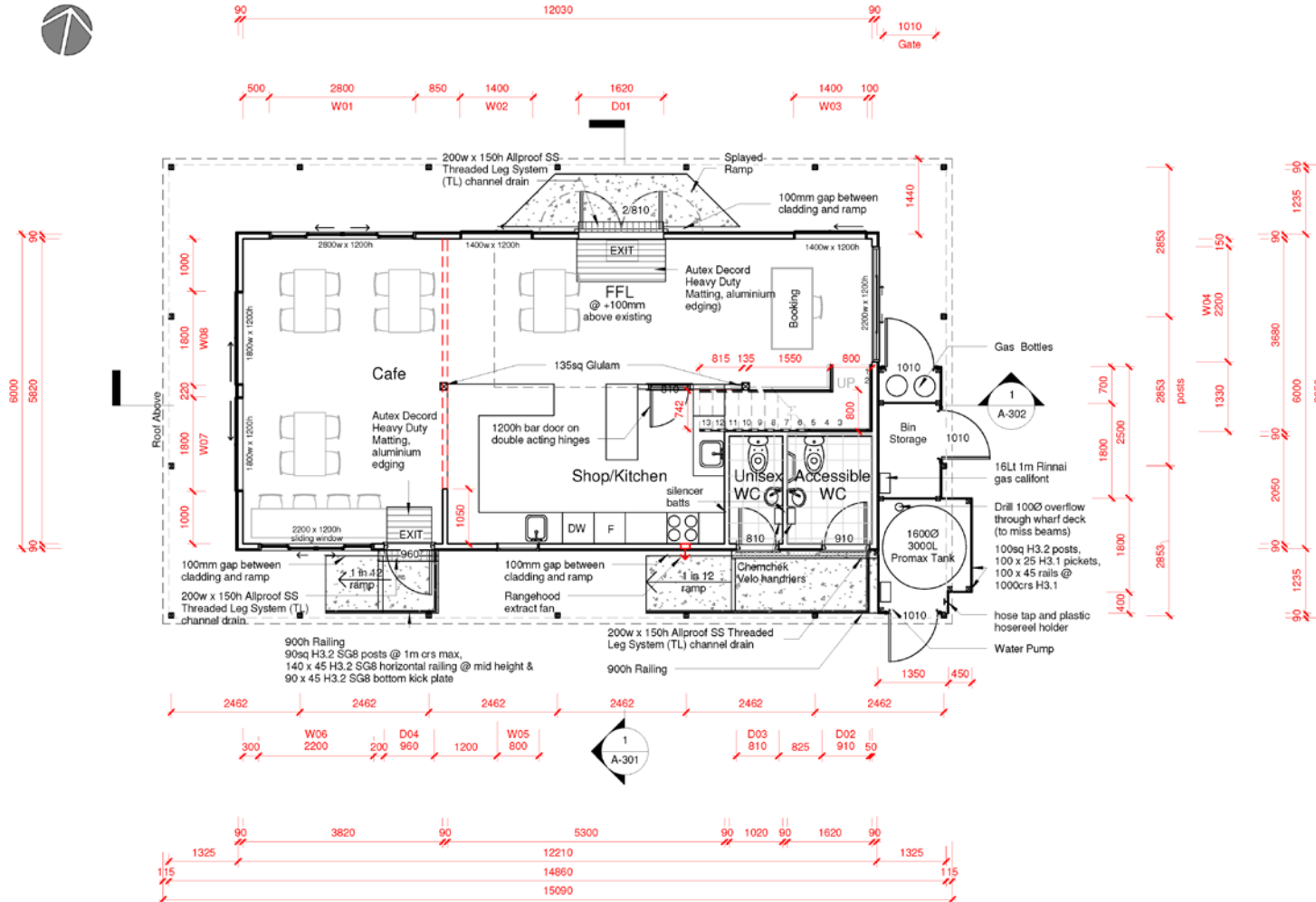
SITE PLAN

RUSSELL WHARF / KIOSK
 BAY OF ISLANDS, FAR NORTH

REVISIONS

Scale: 1 : 200
 Drawn By: Designer

Sheet No.
A-100



FLOOR PLAN NOTES:

General

Walls to be prefabricated and shipped onto site premises

All joinery sizes are to finish sizes add 7.5mm each side for box (unit) size

Confirm kitchen layout with owner & kitchen manufacturer before commencing pipecut

All dimensions to timber framing not finished room sizes

All framing & bottom plates to be H1.2 treated unless specified otherwise

R2.4 polyester insulation to walls, R3.2 insulation to ceilings

Joints between fixtures & wall linings; where basins, tubs or sinks abut impervious linings the joint between fixture & lining shall be sealed to prevent water penetration to concealed spaces or behind linings

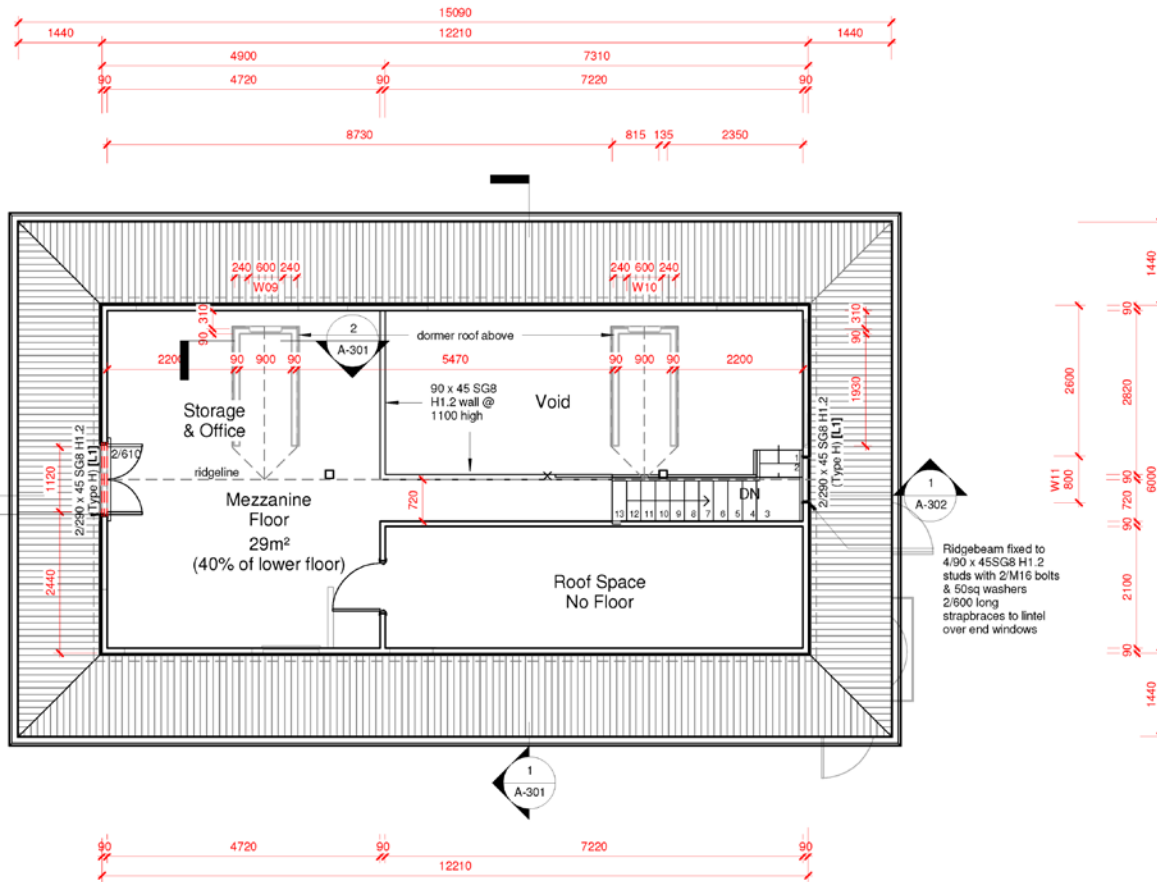
Refer to bracing plan for bracing panel locations

Tiling to toilet floors and walls
Stainless steel kickplate and exit handle on accessible toilet

All glazing to wet areas to be Grade A toughened safety glass
All access routes, both external and internal, provide anti-slip surfaces complying with NZBC clause D1/ AS1 (2.1 Slip Resistance)

Type 4 single zone fire alarm not requiring indication panel

Area	Lower	73.3m ²
Mezzanine		29m ²
73.2m ² x 0.4 (40%) =		29.3m



Ridgebeam fixed to 4/90 x 45SG8 H1.2 studs with 2/M16 bolts & 50sq washers 2/600 long strapbraces to lintel over end windows

Ridgebeam fixed to 4/90 x 45SG8 H1.2 studs with 2/M16 bolts & 50sq washers 2/600 long strapbraces to lintel over end windows

FLOOR PLAN NOTES:

General

Walls to be prefabricated and shipped onto site premises

All joinery sizes are to finish sizes add 7.5mm each side for box (unit) size

Confirm kitchen layout with owner & kitchen manufacturer before commencing pipeout

All dimensions to timber framing not finished room sizes

All framing & bottom plates to be H1.2 treated unless specified otherwise

R2.4 polyester insulation to walls, R3.2 insulation to ceilings

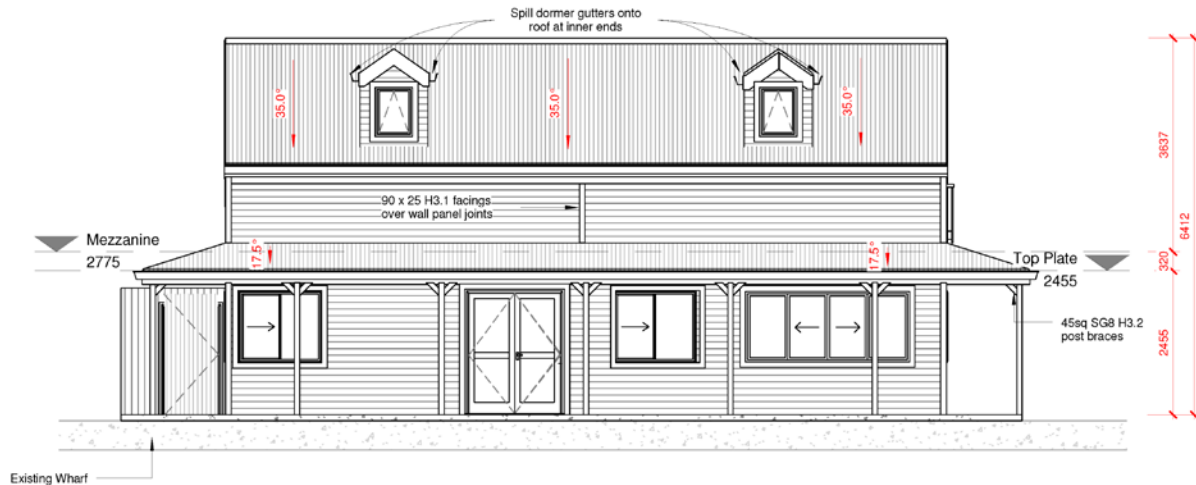
Joints between fixtures & wall linings; where basins, tubs or sinks abutt impervious linings the joint between fixture & lining shall be sealed to prevent water penetration to concealed spaces or behind linings

Refer to bracing plan for bracing panel locations

Tiling to toilet floors and walls
Stainless steel kickplate and exit handle on accessible toilet

All glazing to wet areas to be Grade A toughened safety glass
All access routes, both external and internal, provide anti-slip surfaces complying with NZBC clause D1/AS1 (2.1 Slip Resistance)

Type 4 single zone fire alarm not requiring indication panel



01 NORTH ELEVATION
1:75



02 EAST ELEVATION
1:75

Risk Factor	Risk Severity	Risk Score
Wind Zone	Very High	2
Number of Storeys	High	2
Roof / Wall Intersection Design	Very High	5
Eaves Width	Very High	5
Envelope Complexity	Low	0
Deck Design	Low	0
Total Risk Score		14

ELEVATION NOTES

- ROOFING**
0.40g Corrugated ColorCote AlumiGard ARX Roofing with 0.5g soft edge flashings to match, @ 35° & 17.5° on self supporting underlay with 8g blue screws @ 600crs max
- FASCIA & SPOULTING**
200 x 40 H3.1 preprimed fascia & PVC Stormcloud Gutters
- DOWNPIPES**
80u P.V.C. downpipes
install to manufacturers recommendations
- SOFFIT LINING**
JH 4.5mm hardiflex soffit lining with u.P.V.C. jointers
install to manufacturers recommendations
- WALLS** Linea Weatherboard
JH Linea Weatherboard 150mm lapped on 20mm drained cavity battens, over fastwrap building paper

NORTHLAND REGIONAL COUNCIL
REF: 005667
Plan Number 4761/4A

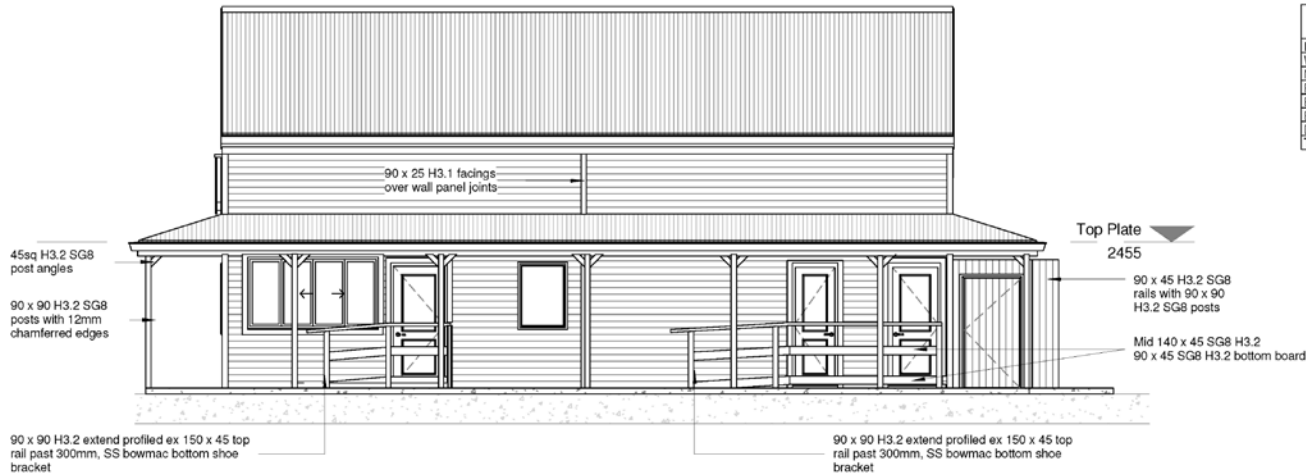
Element	Required	Achieved
Wall Insulation	R1.9	R2.1
Roof Insulation	R2.9	R3.1
Floor Insulation	R1.3	R1.6
Glazing	R0.26	R0.26

Note: Construction R-Values are sourced from BRANZ House Insulation Guide or Design Navigator

Wall Facing	m ² of wall	m ² of windows	window % of wall
North	29.3	19.26	61.73%
East	14.4	8.82	32.91%
South	29.3	4.27	11.35%
West	14.4	9.45	28.23%
Total	129.08	41.8	32.38%

Total glazing of walls is less than 50% of total wall area so passes the H1 Great Northern Glazing Method

Risk Factor	Risk Severity	Risk Score
Wind Zone	Very High	2
Number of Storeys	High	2
Roof / Wall Intersection Design	Very High	5
Eaves Width	Very High	5
Envelope Complexity	Low	0
Deck Design	Low	0
Total Risk Score		14



01 SOUTH ELEVATION
1:75



02 WEST ELEVATION
1:75

SOUTH ELEVATION RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind Zone	Very High	2
Number of Storeys	High	2
Roof / Wall Intersection Design	Very High	5
Eaves Width	Very High	5
Envelope Complexity	Low	0
Deck Design	Low	0
Total Risk Score		14

ELEVATION NOTES

ROOFING

0.40g Corrugated ColorCote AlumiGard ARX Roofing with 0.5g soft edge flashings to match, @ 35° & 17.5° on self supporting underlay with 8g blue screws @ 600c/s max

FASCIA & SPOUTING

200 x 40 H3.1 preprimed fascia & PVC Stormcloud Gutters

DOWNPIPES

80e u.P.V.C. downpipes
install to manufacturers recommendations

SOFFIT LINING

JH 4.5mm hardiflex soffit lining with u.P.V.C. jointers
install to manufacturers recommendations

WALLS Linex Weatherboard

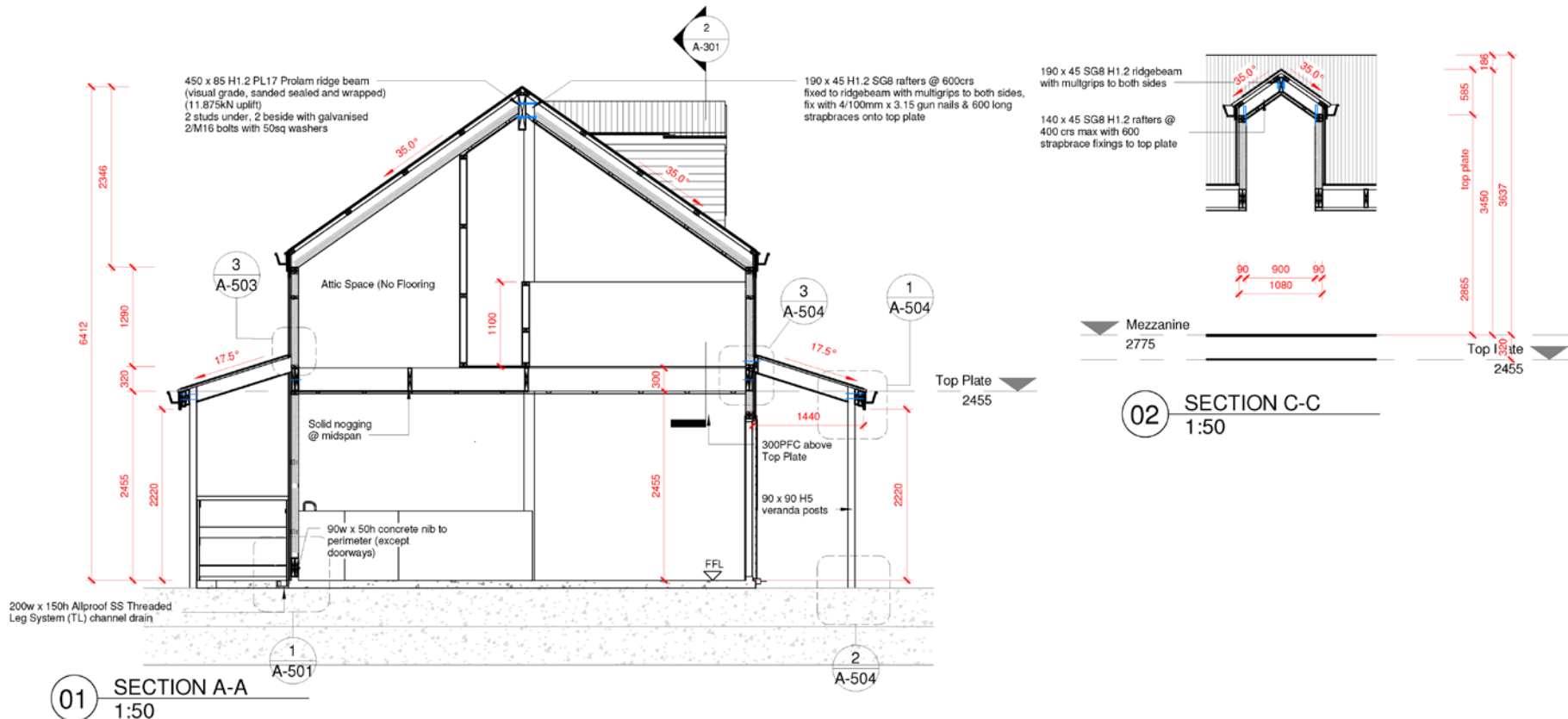
JH Linex Weatherboard 150mm lapped on 20mm drained cavity battens, over fastwrap building paper

JOINERY

Powdercoated aluminium joinery double glazed with sill support bars
H3.1 timber reveals
install to manufacturers recommendations
H3.1 timber facings on all windows and doors



WEST ELEVATION RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind Zone	Very High	2
Number of Storeys	High	2
Roof / Wall Intersection Design	Very High	5
Eaves Width	Very High	5
Envelope Complexity	Low	0
Deck Design	Low	0
Total Risk Score		14



01 SECTION A-A
1:50

02 SECTION C-C
1:50

ROOFING

0.4g Corrugated ColorCote AlumiGard Roofing with 0.5g soft edge flashings to match, @ 35° & 17.5° on self supporting underlay with 8g blue screws @ 900crs max on 70 x 45 SGB H1.2 purlins on flat @ 900crs max. Fastwrap building paper laid horizontally

FASCIA SPOUTING & DOWNPIPES

200 x 40 H3.1 preprimed fascia & PVC Stormcloud Gutters with 800 u.P.V.C. downpipes install to manufacturers recommendations

SOFFIT LINING

JH 7.5mm HardiGroove soffit lining with silicone joints, install to manufacturers recommendations

RAFTERS

190 x 45 SGB H1.2 @ 600crs, fix with 4/100mm x 3.15 gun nails & 600 long strapbraces onto top plate

TRUSSES (Mezzanine Roof Space)

@ 900crs, Refer to manufacturers' design and specifications for truss design, fix trusses to top plates as per truss manufacturers schedule min 2/90x3.15 nails & 2/wire dogs (Type E 4.7kN fixing install to manufacturers recommendations

EXTERIOR WALLS & INSULATION

90x45 H1.2 SGB external wall framing studs @ 400crs, nogs @ 900crs [up to 2.4m]
2/90 45 H1.2 SGB external wall framing studs @ 600crs, nogs @ 900crs [up to 3.0m]
R2.2 insulation to external walls install to manufacturers recommendations

WALLS VERTICAL SHIPLAP

JH Linea Weatherboard with 155mm cover over 20mm drained cavity

RIGID AIR BARRIER

7mm Ecoply Barrier Panel

INTERIOR WALLS

90x45 H1.2 SGB internal wall framing studs @ 400crs, nogs @ 800crs [up to 2.4m]
2/90 45 H1.2 SGB internal wall framing studs @ 600crs, nogs @ 800crs [up to 3.0m]

TOP PLATE

Ground Floor 300 x 90 PFC Refer top engineers specifications and details
Mezzanine 2/90 x 45 with SN50

BOTTOM PLATE

2/240 x 45 SGB H1.2 on DPC with M12 Trubolts & 50sq washers @ 900crs

JOINERY

Powder coated aluminium joinery double glazed with all support bars powder coated head flashings to match H3.1 timber reveals to suit architraves install to manufacturers recommendations

CEILING

13mm gib standard ceiling lining screw fixed to u/s of rondo ceiling battens clip fixed @600crs (aqualine to wet areas)
R3.2 blanket insulation to all ceilings

CONCRETE SLAB

25MPa concrete floor slab 100mm reinforced with SE62 grade 500E mesh with 90w x 50h concrete nib to perimeter (except doorways)
0.25mm polythene DPM

FLOORING

20mm Strandboard flooring (Mezzanine Floor)



DATE PRINTED (22-03-18)



SECTION A-A &
SECTION C-C

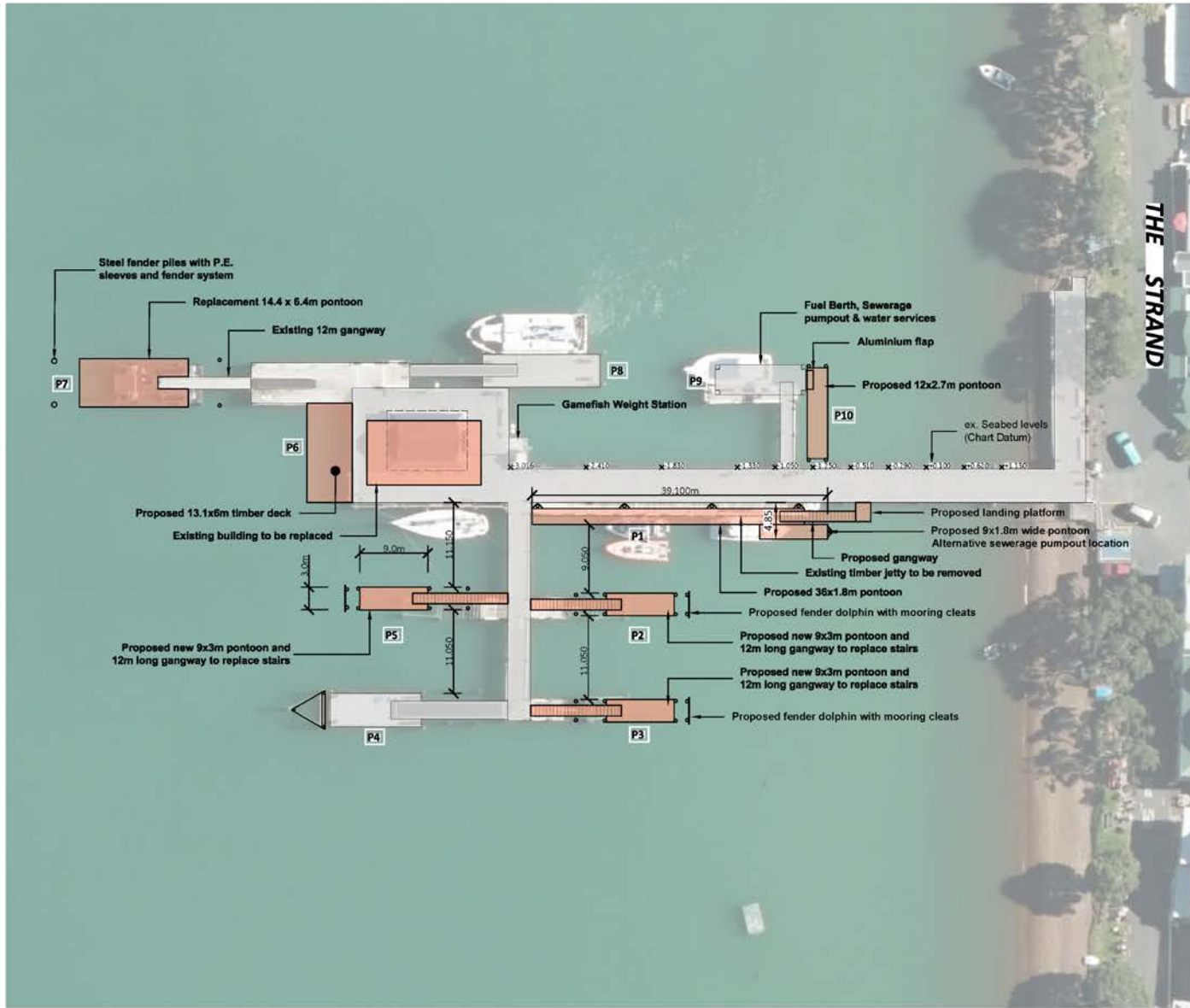
RUSSELL WHARF / KIOSK
BAY OF ISLANDS, FAR NORTH

REVISIONS

Scale: As indicated
Drawn By: Designer

Sheet No.

A-301



NORTHLAND REGIONAL COUNCIL
 REF: 005667
 Plan Number 4791/1

RS Eng Ltd
 09 438 3273
 office@RSEng.co.nz
 2 Seaview Road, Whangarei 0110

RS Eng

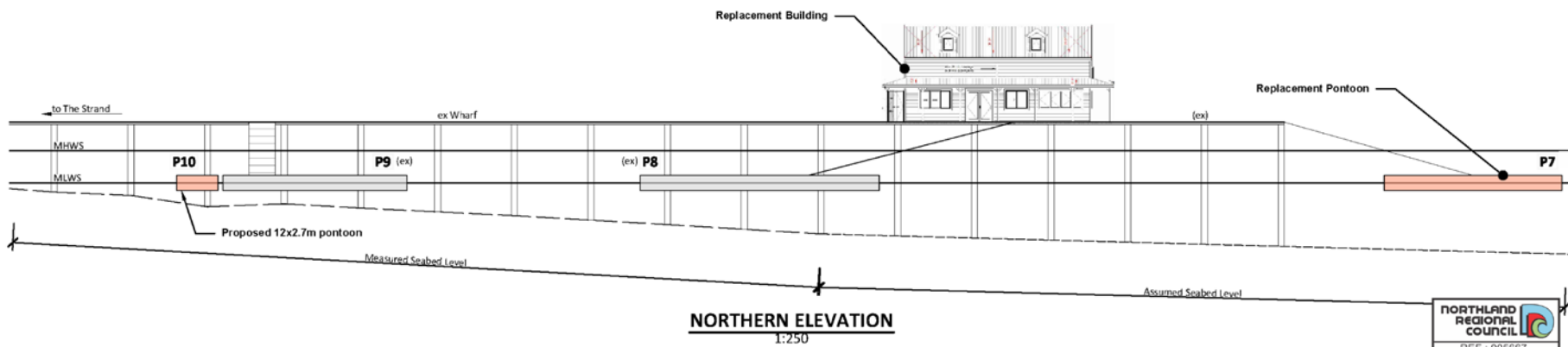
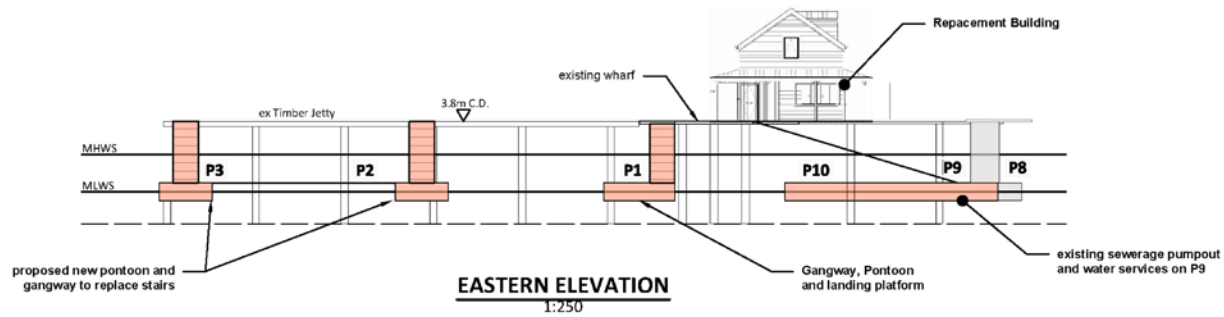
Title
**RUSSELL WHARF DEVELOPMENT
 VARIOUS WHARF UPGRADES - FAR NORTH**

Client
Far North Holdings Limited

Location
**THE STRAND
 RUSSELL**

06/04/18	E	Resource Consent Changes
28/03/18	D	For Tender
22/03/18	C	For Resource Consent
09/03/18	B	Jumping Platform removed
Date	Rev	Notes

Scale	Original	Rev
1:500	A3	E
Drawn by	Approved by	File
NW	RB	15867
Sheet		1

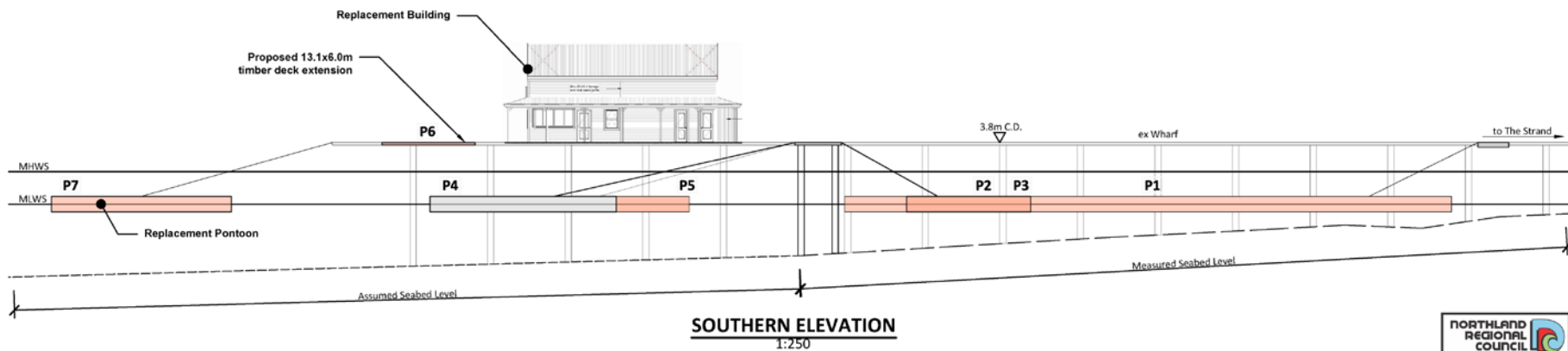
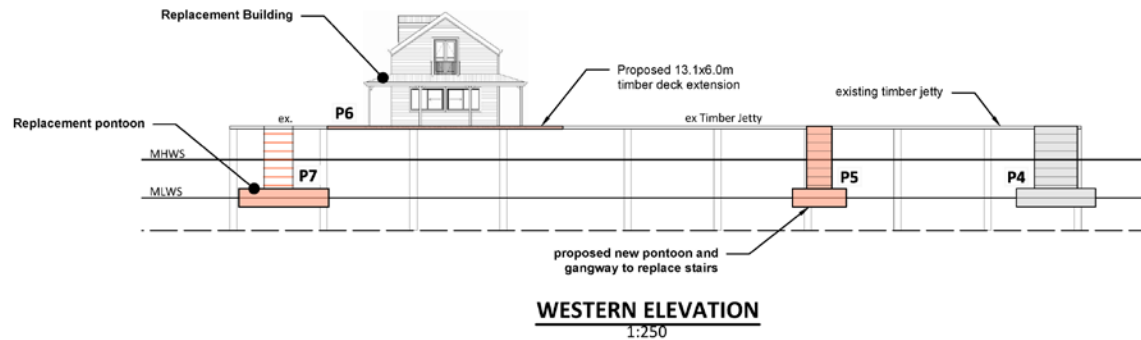


NORTHLAND REGIONAL COUNCIL

REF: 005667

Plan Number **4791/2**

 <p>RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110</p>	<p>Title RUSSELL WHARF DEVELOPMENT PROPOSED CONCRETE WHARF EXTENSION</p>	<p>Client  Far North Holdings Limited</p>	06/04/18 D Resource Consent Changes
			28/03/18 C For Tender
			09/03/18 B Jumping Platform removed
			19/02/18 A Original Elevations Issue
			Date Rev Notes
		Scale 1:250	Original A3
		Drawn by NW	Rev D
		Approved by RB	Sheet 2
		File 15867	



NORTHLAND REGIONAL COUNCIL
 REF : 005667
 Plan Number **4791/3**

 RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	Title RUSSELL WHARF DEVELOPMENT PROPOSED CONCRETE WHARF EXTENSION	Client  Far North Holdings Limited	06/04/18	D	Resource Consent Changes
			28/03/18	C	For Tender
			09/03/18	B	Jumping Platform removed
			19/02/18	A	Original Elevations Issue
			Date	Rev	Notes
			Scale	1:250	Original A3
			Location	THE STRAND, RUSSELL BAY OF ISLANDS	
			Drawn by	NW	Approved by
					RB
			File	15867	
			Rev	D	3