

Earthquake Repairs for:

# Barry & Hilary Moore

At: 10 Rydal Street Hoon Hay Christchurch 8025

Lot 16 DP 22333

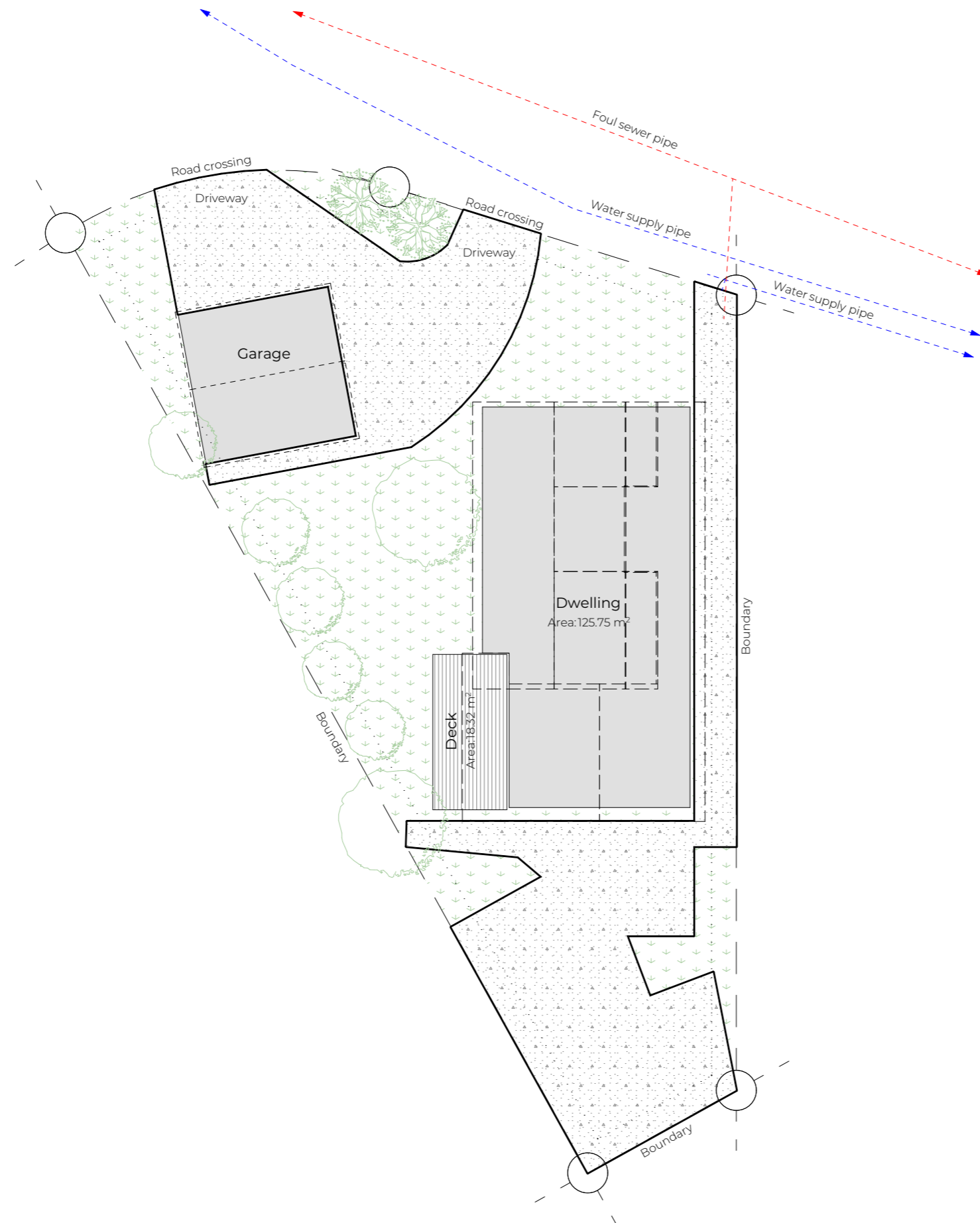
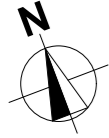
Job Number: 24069

Revision: -

Date: 16/09/2025

Christchurch City Council  Page 1 of 26  
**BCN/2025/7575**  
Approved Building Consent Document  
04/11/2025 Cai, Jasmine





**NOTES:**

**Site information:**  
 Legal description:  
 Lot 16 DP 22333  
 Site area: 622m²  
 Property location: Christchurch  
 10 Rydal Street Hoon Hay Christchurch 8025

**Site specifications:**  
 Wind zone: Medium  
 Exposure zone: Zone C  
 Earthquake zone: Zone 2  
 Snow load: N5  
 Altitude: 16m  
 Zoning: Residential

**Asbestos:**  
 There is no record of asbestos on site that we are aware of but if any asbestos is discovered during the proposed building work the following steps are required to be undertaken. Prior to removal contact Work Safe NZ (0800 030 040) for methods of handling asbestos.

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REV	DESCRIPTION	BY	DATE
	Building Consent	BW	16/09/2025

**STATUS:** Building Consent



**31E STAFFORD STREET DUNEDIN CENTRAL 9016**  
 PH: 03 455 1505 | admin@ecoworkshop.co.nz

**CLIENT:**  
 Barry & Hilary Moore

**SITE:** 10 Rydal Street  
 Hoon Hay  
 Christchurch 8025

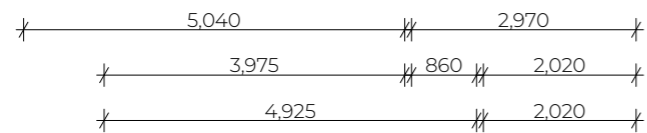
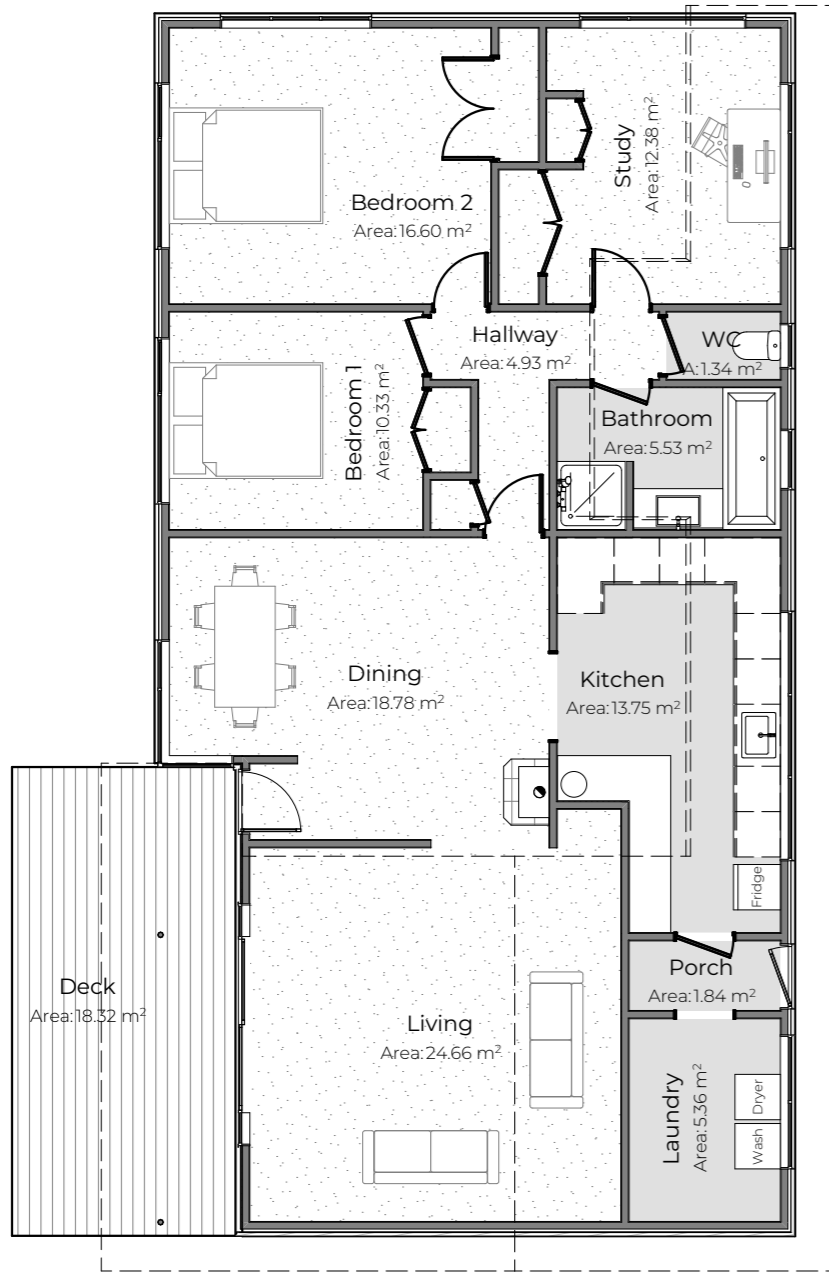
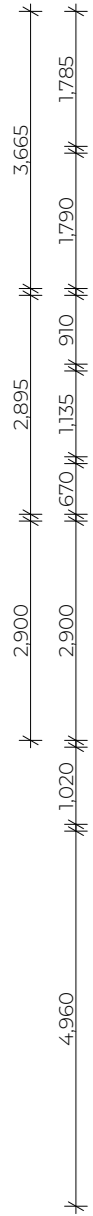
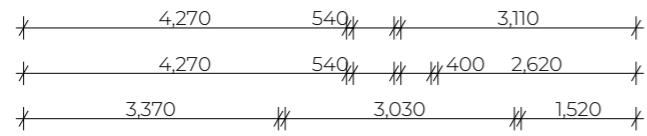
**TITLE:**  
 Existing Site Plan

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JOB No:	PAGE No:	REVISION:	
24069	101	-	

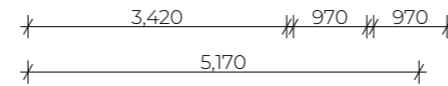
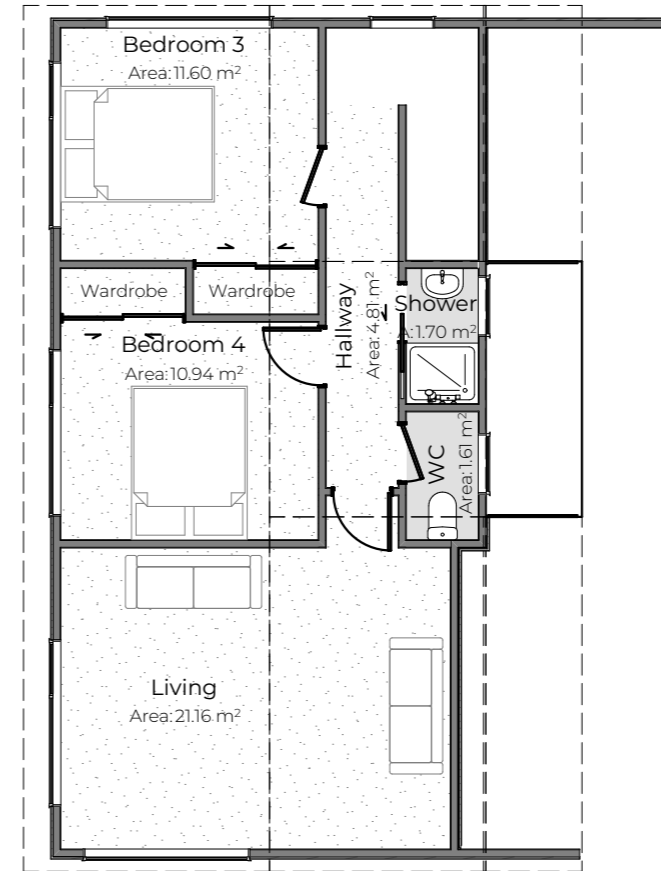
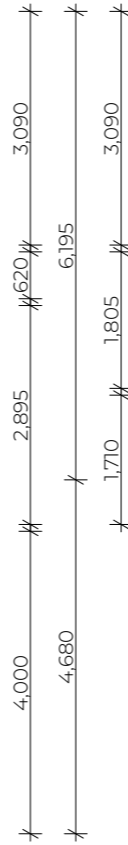


**NOTES:**

All walls drawn with the assumed construction of 90mm framing with 10mm linings



Ground Level 1:100



Upper Level 1:100

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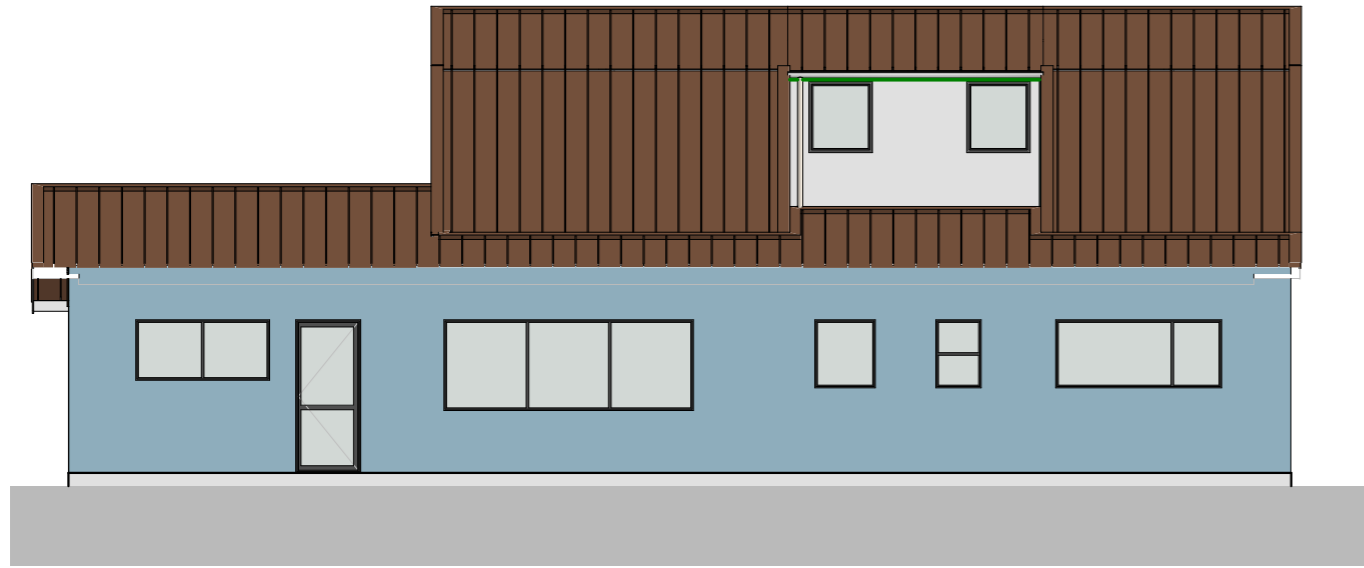
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CLIENT: Barry & Hilary Moore

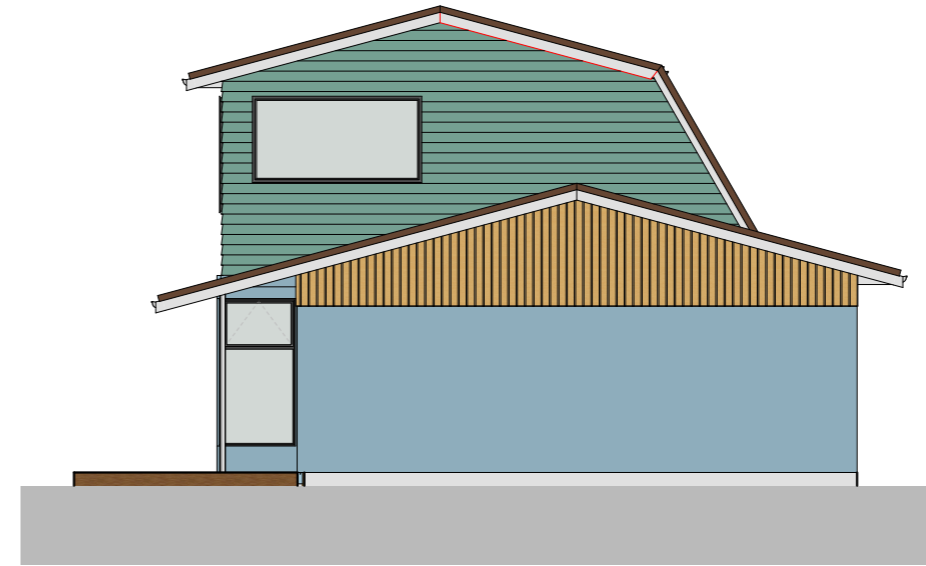
SITE: 10 Rydal Street  
 Hoon Hay  
 Christchurch 8025

TITLE: Existing Floor Plan

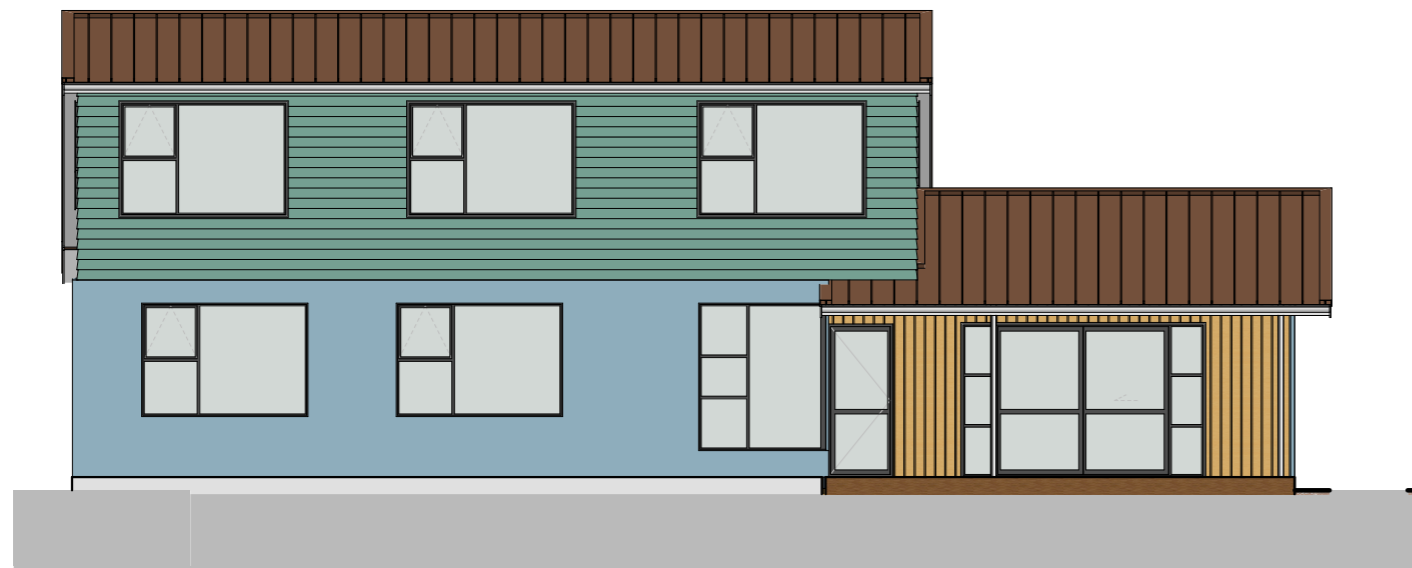
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East Elevation 1:100



South Elevation 1:100



West Elevation 1:100



North Elevation 1:100

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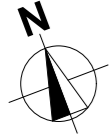
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CLIENT: Barry & Hilary Moore

SITE: 10 Rydal Street  
 Hoon Hay  
 Christchurch 8025

TITLE: Existing Elevations

SCALE AT A3: 1:100	DATE: ####	DRAWN: BW	CHECKED: EW
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**NOTES:**

**Smoke Alarms:** Ⓢ  
All smoke alarms must meet compliance standards such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 or ISO 12239.  
Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.  
Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.  
In a multi-level household, there shall be at least one smoke alarm on each level.  
All smoke alarms must have a hush and test button.  
Smoke alarms shall be located on or near the ceiling.  
Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.

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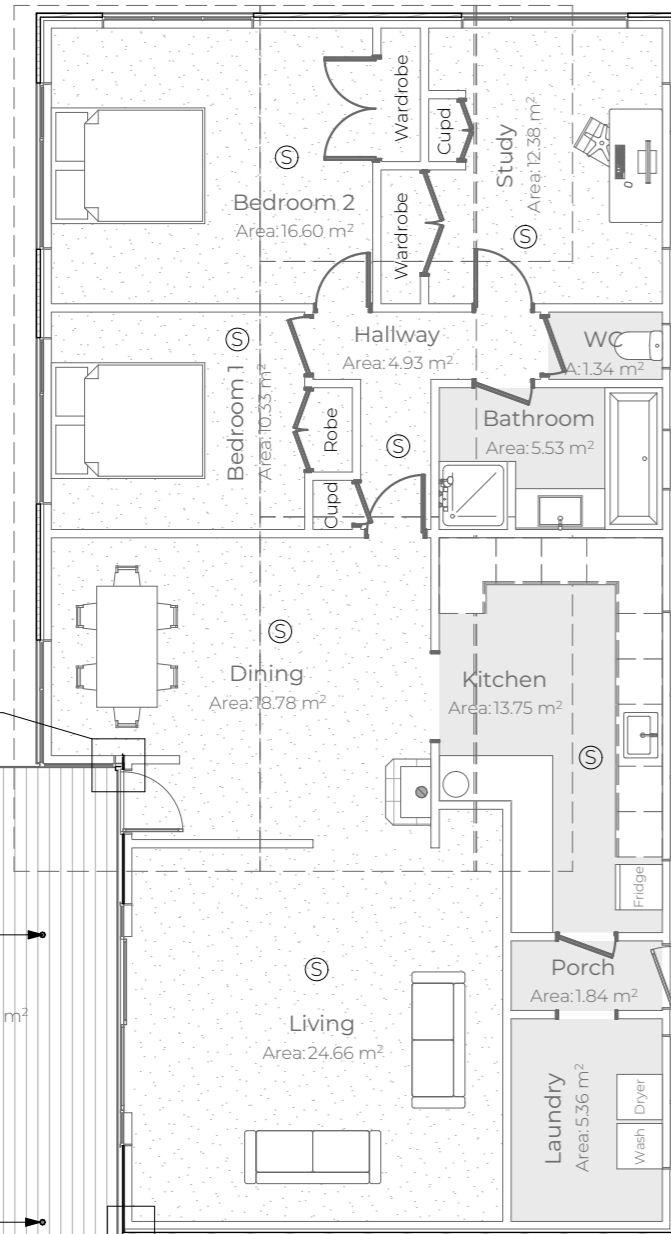
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Barry & Hilary Moore

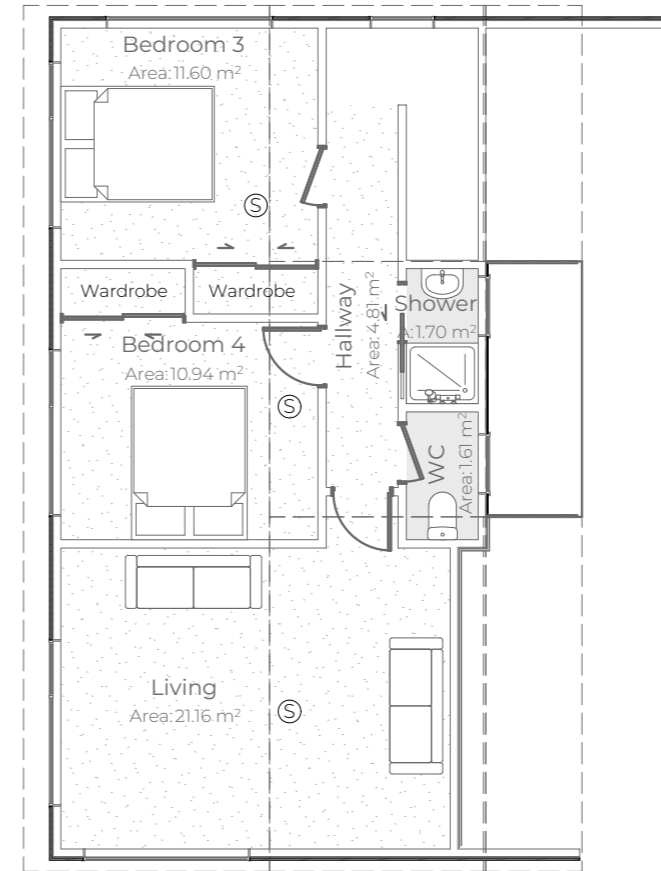
SITE: 10 Rydal Street  
Hoon Hay  
Christchurch 8025

TITLE:  
**Proposed Floor Plan**

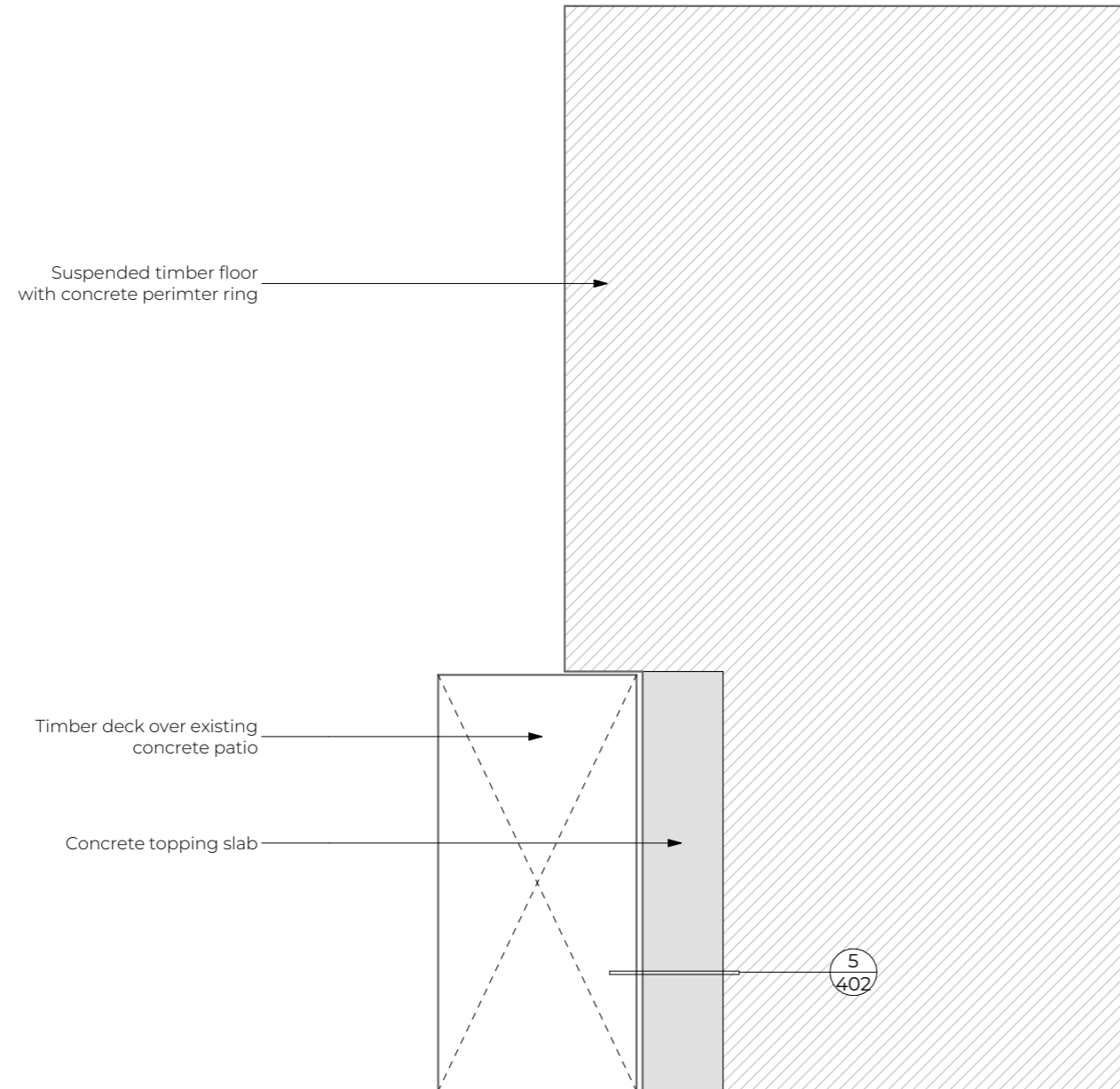
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Ground Level 1:100



Upper Level 1:100



**NOTES:**

**Ground Condition:**  
Please confirm ground conditions on site meet the NZS:3604 definition of "Good ground".

**Dwelling Framing:**  
Piles: 125x125 H5 piles in concrete footing as noted.  
Bearers: 2/140x45 H3.2 SG8 timber bearers  
Joist: 140x45 H1.2 SG8 timber joist at 450 crs.  
Porch Joist: 240x45 H3.2 SG8 timber joist at 450crs. ripped to suit

**Pile Footing:**  
Ordinary pile: 400x400x350min 20MPa concrete footing with 100min thick concrete base.  
Braced pile: 400x400x900min 20MPa concrete footing with 100min thick concrete base.  
Anchor pile: 400x400x900min 20MPa concrete footing with 100min thick concrete base.

**Bearer Fixing:**  
Bearer to ordinary pile over 300mm from ground: 1 wire dog each side and 2/100x3.75mm skewed nails.  
Bearer to ordinary pile less then 300mm from ground: 4/100x3.75 skewed nails.  
Bearer to Brace pile: As per Mitek 12kN Pile Fixing

**Joist Fixing:**  
Boundary Joist: 2/90x3.15 power driven nail, or, 2/100x3.75 skewed hand driven nails.  
Joist to bearer/nail plate: 3/90x3.15 skewed power driven nails, or, 2/100x3.75 skewed hand driven nails  
Nail Plate to concrete porch: M12x125 anchor bolt at 800 crs.

**New Flooring:**  
Internal flooring:  
- 19mm Plywood flooring. to be set level with existing dwelling

**Flooring Fixing**  
a) Supports at sheet edges  
Hand-driven - 60x3.06 ring shanked galv. 150mm centers or 60x2.8  
Power-driven - 60 x 2.8 ring shanked galv. at 150mm centers  
b) Intermediate supports  
Hand-driven - 60x3.06 ring shanked galv. 300mm centers or 60x2.8 at 300mm centers  
Power-driven - 60 x 2.8 ring shanked galv. at 300mm centers

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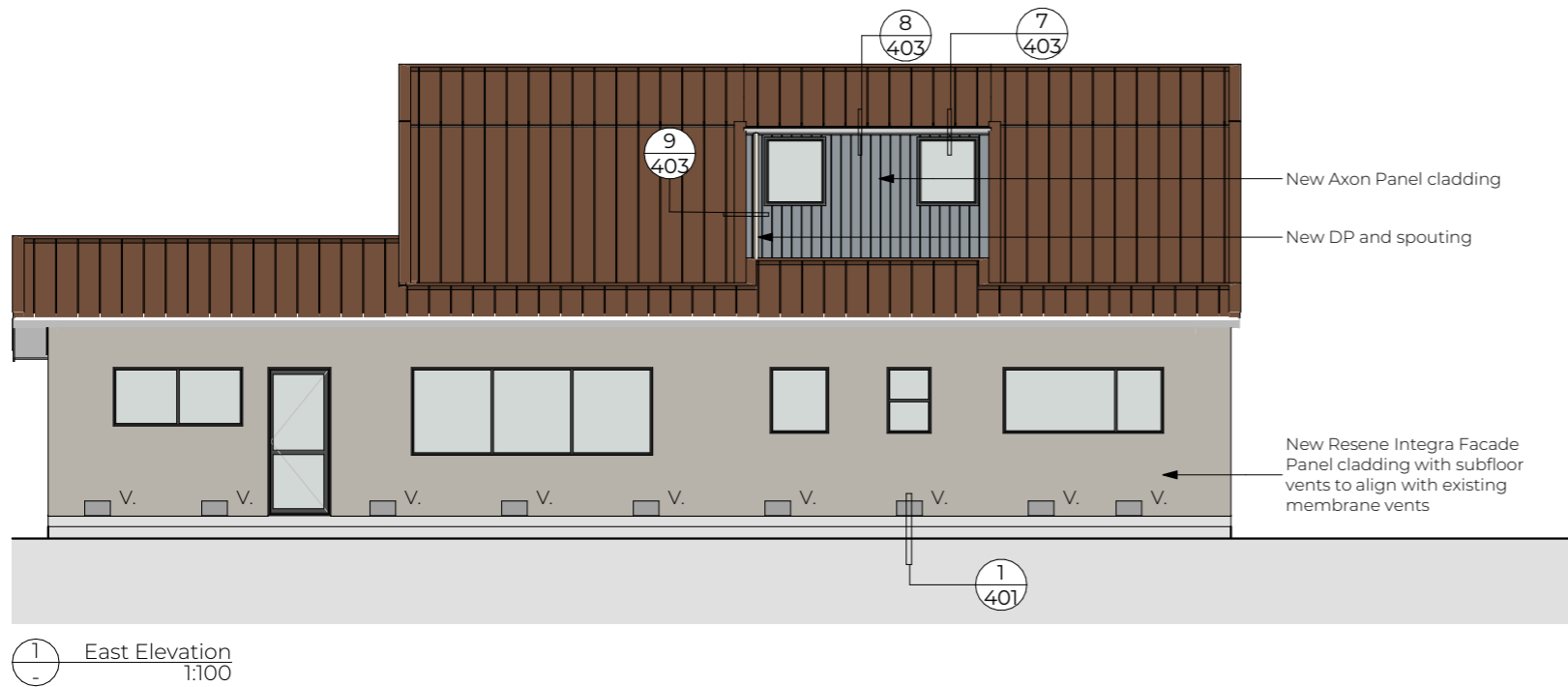
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 PH: 03 455 1505 | admin@ecoworkshop.co.nz

CLIENT: Barry & Hilary Moore

SITE: 10 Rydal Street  
Hoon Hay  
Christchurch 8025

TITLE: Proposed Foundation Plan

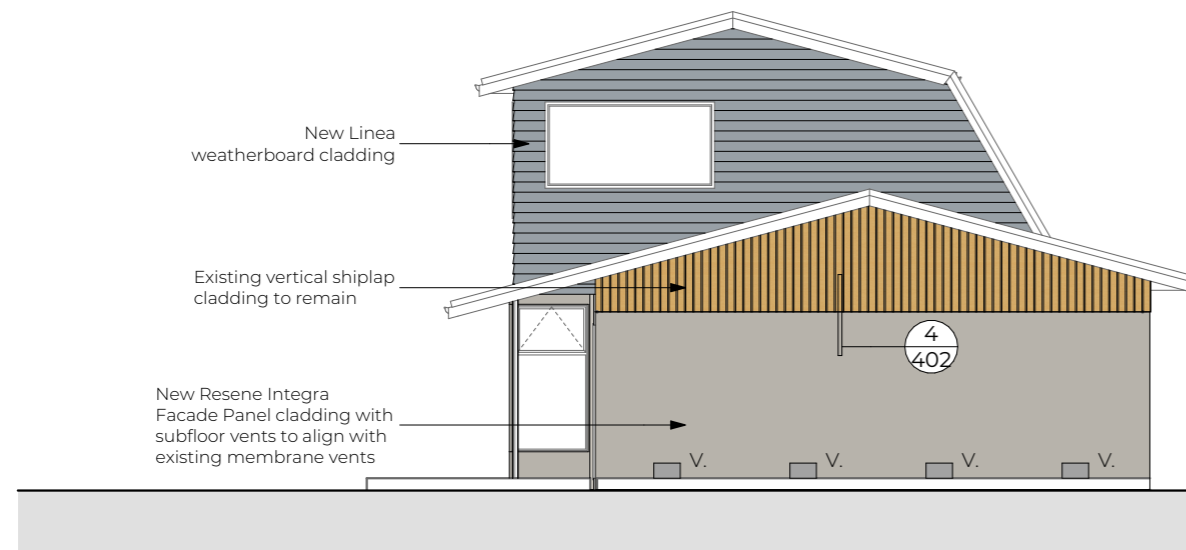
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BUILDING ENVELOPE RISK MATRIX		
East Elevation (Upper Floor)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>11</b>

BUILDING ENVELOPE RISK MATRIX		
East Elevation (Lower Floor)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>2</b>

1 East Elevation 1:100



BUILDING ENVELOPE RISK MATRIX		
South Elevation (Upper Floor)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>2</b>

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

2 South Elevation 1:100

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CLIENT: Barry & Hilary Moore

SITE: 10 Rydal Street  
 Hoon Hay  
 Christchurch 8025

TITLE: Proposed Elevations

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24069	301		-

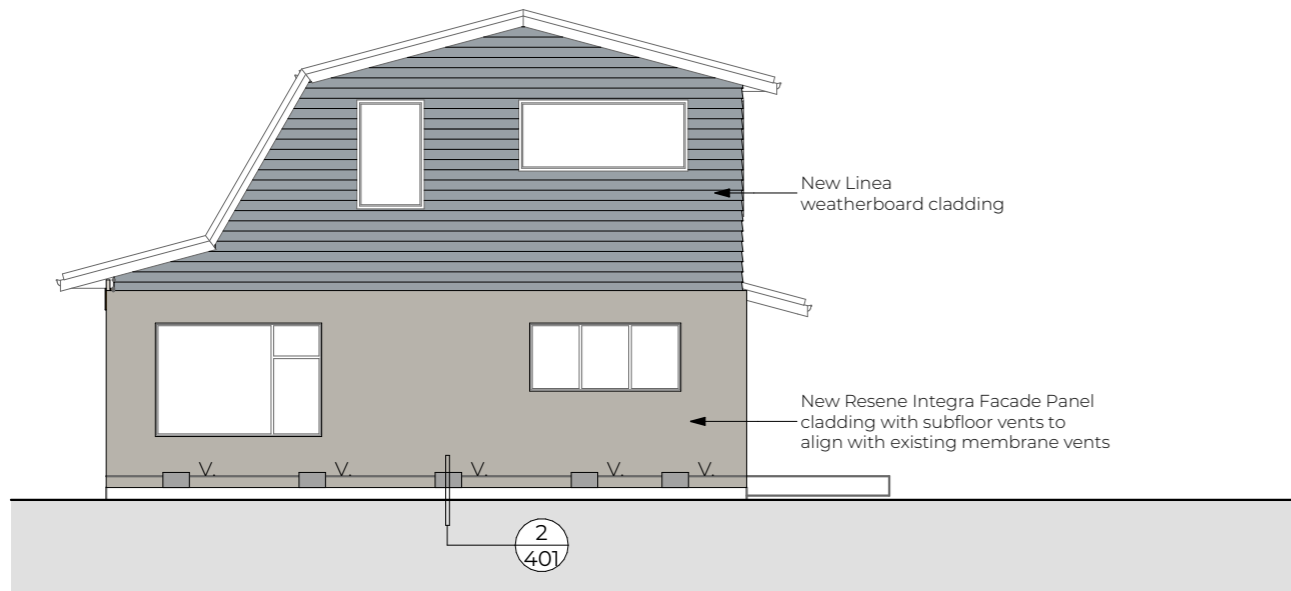


1 West Elevation  
1:100

BUILDING ENVELOPE RISK MATRIX		
West Elevation (2 Storeys)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>4</b>

BUILDING ENVELOPE RISK MATRIX		
West Elevation (Single Storey)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>0</b>

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



2 North Elevation  
1:100

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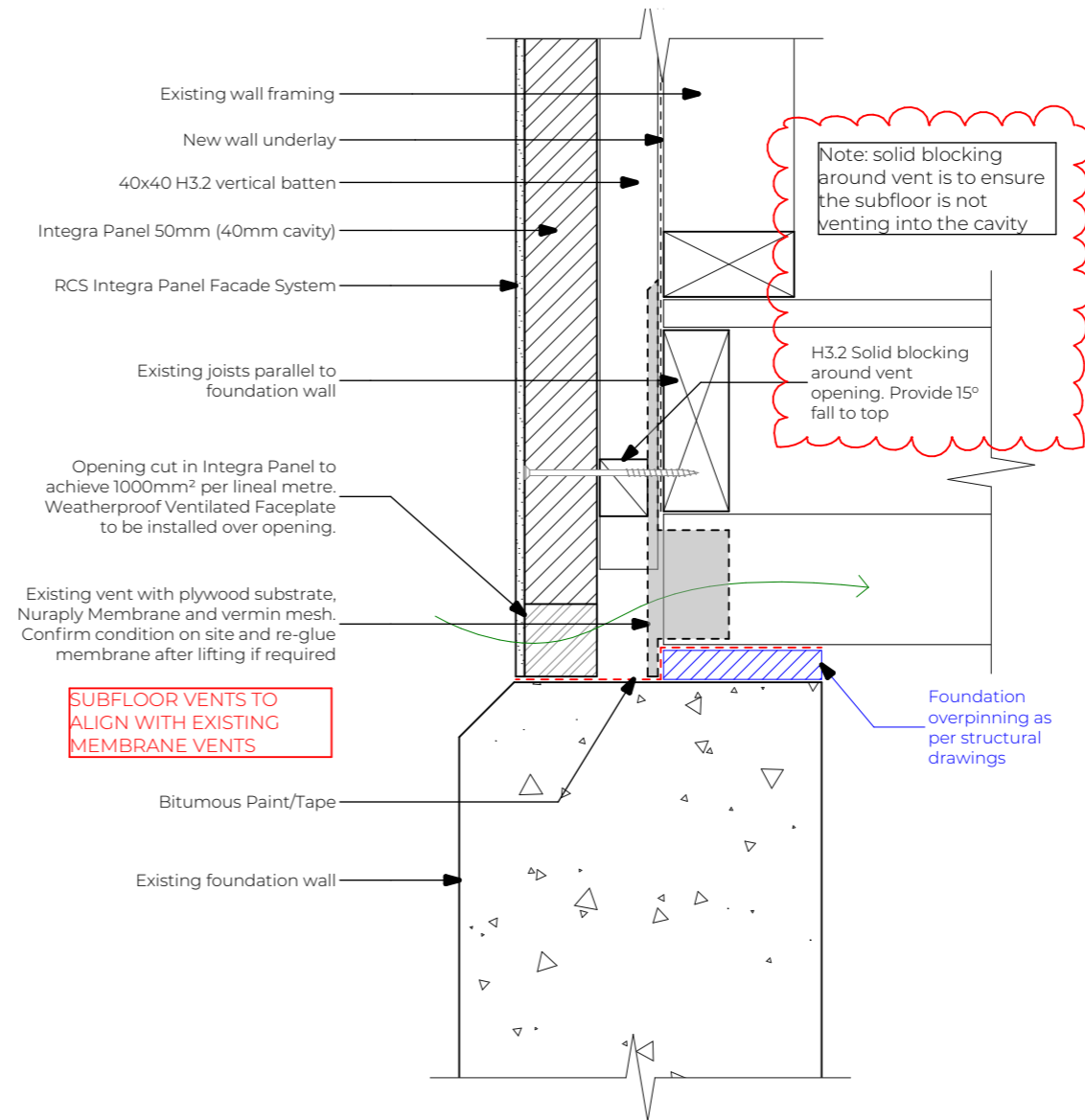
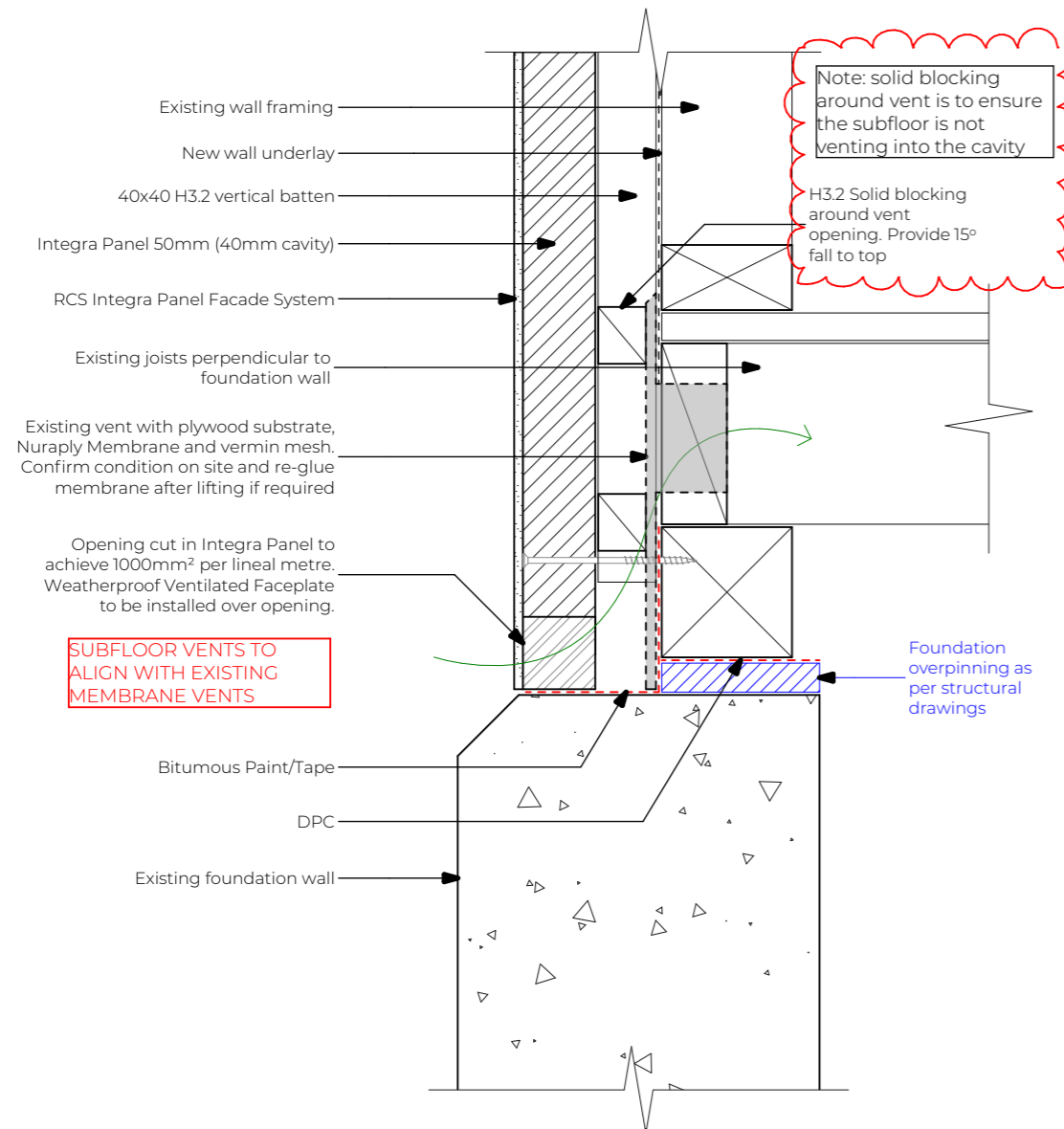
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CLIENT: Barry & Hilary Moore

SITE: 10 Rydal Street  
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TITLE: Proposed Elevations

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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1  
301 Subfloor Vent Detail - Perpendicular Joists  
1:5

2  
302 Subfloor Vent Detail - Parallel Joists  
1:5

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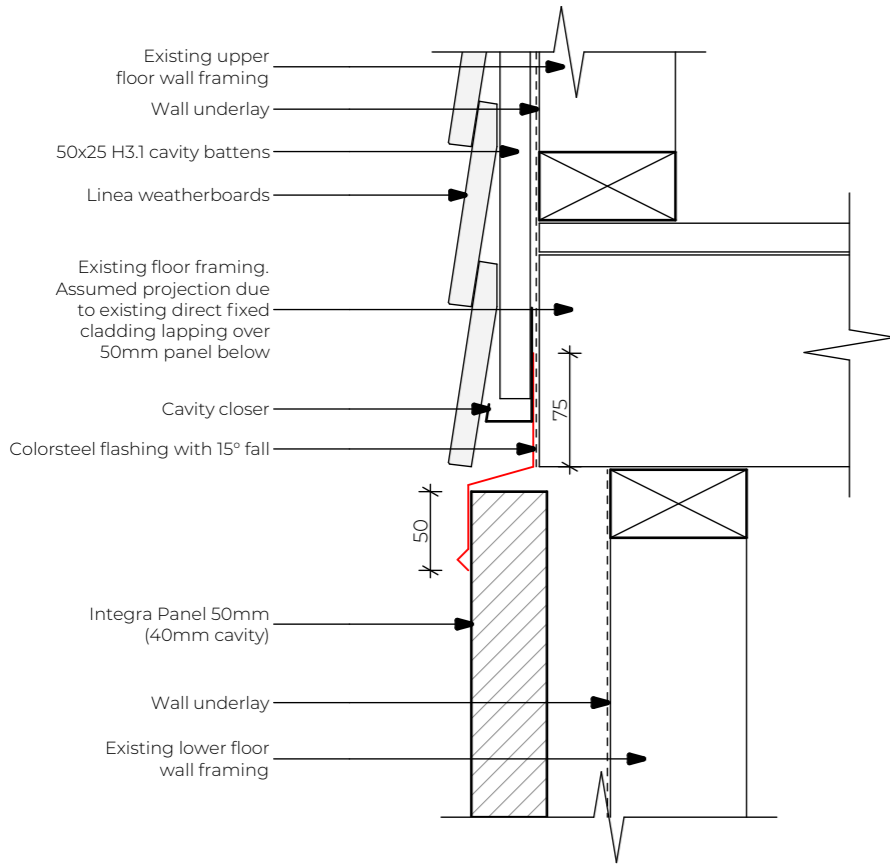

  
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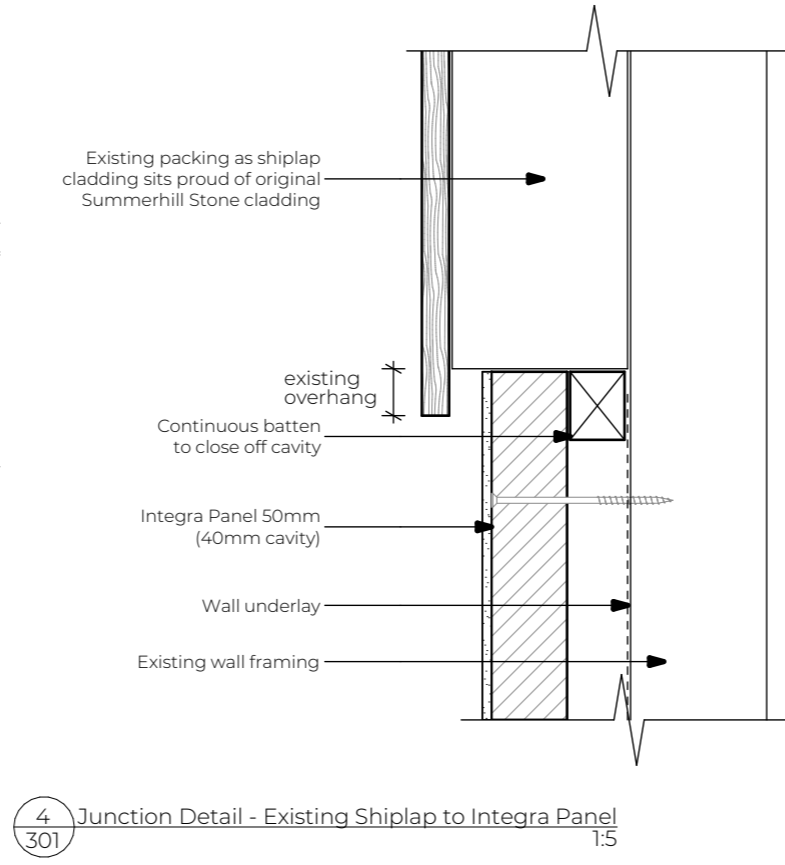
SITE: 10 Rydal Street  
 Hoon Hay  
 Christchurch 8025

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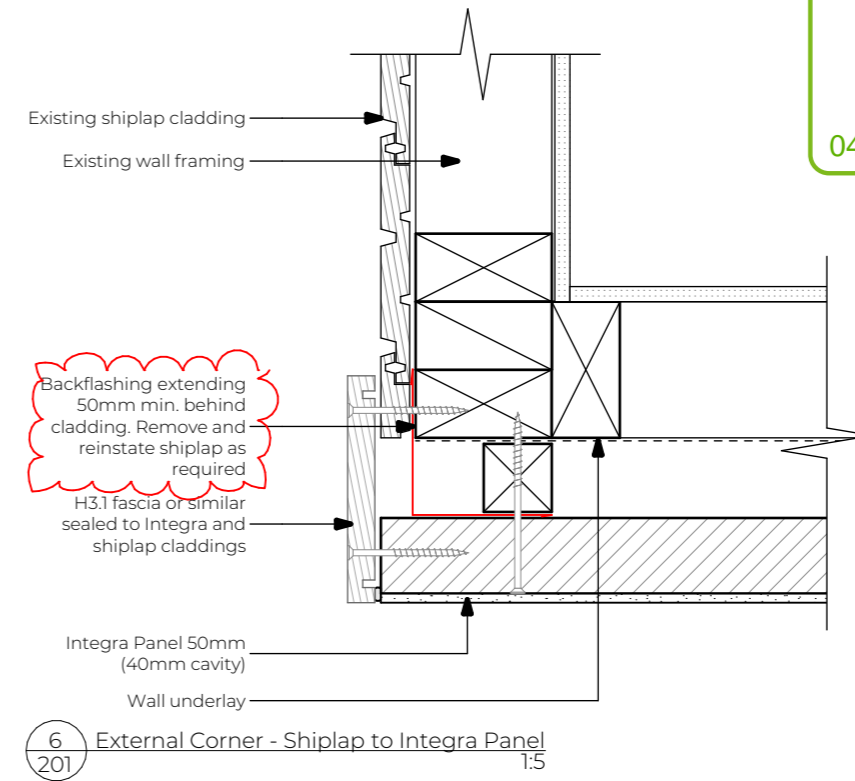
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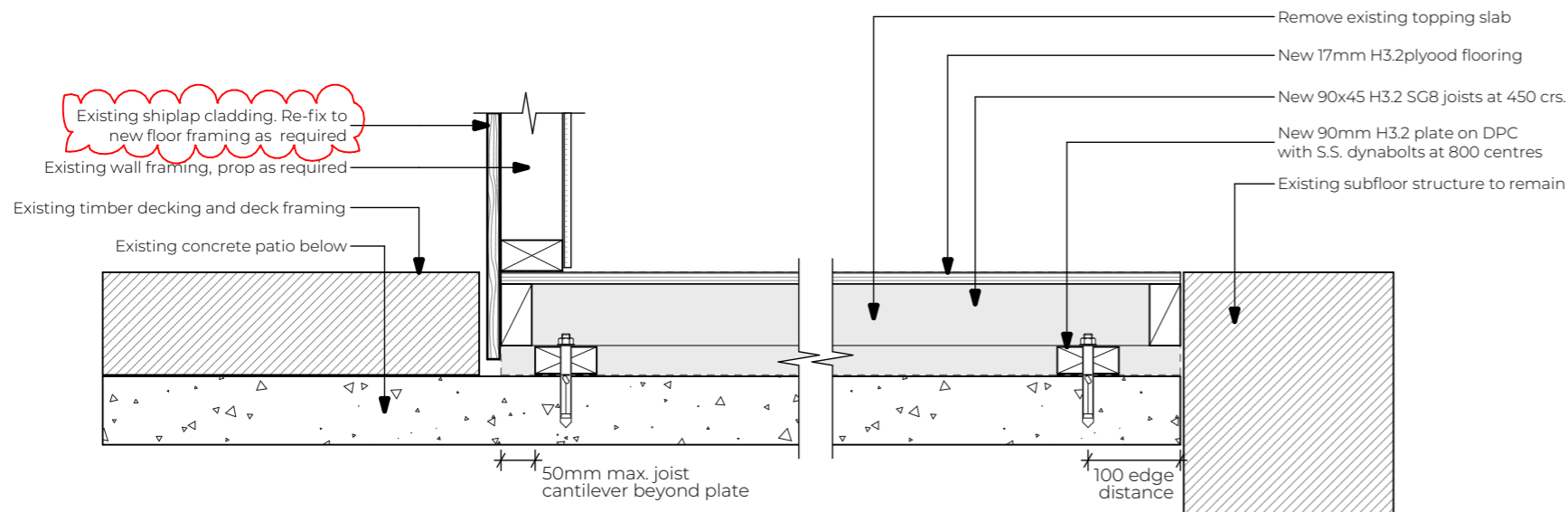
3 Interstorey Junction - Linea to Integra Panel  
 302 1:5



4 Junction Detail - Existing Shiplap to Integra Panel  
 301 1:5



6 External Corner - Shiplap to Integra Panel  
 201 1:5



5 Floor Joist Detail at Old Topping Slab  
 202 1:10

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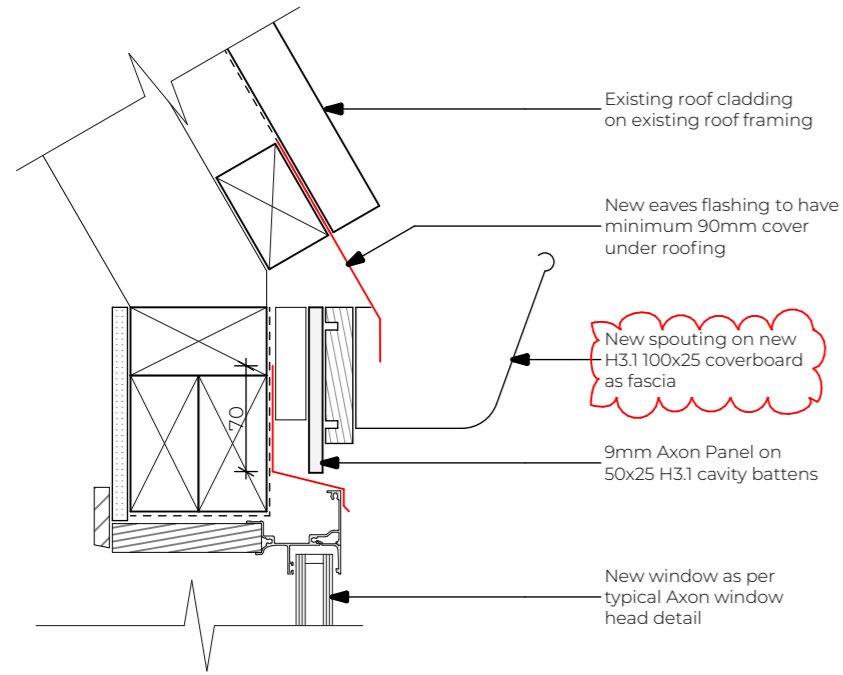
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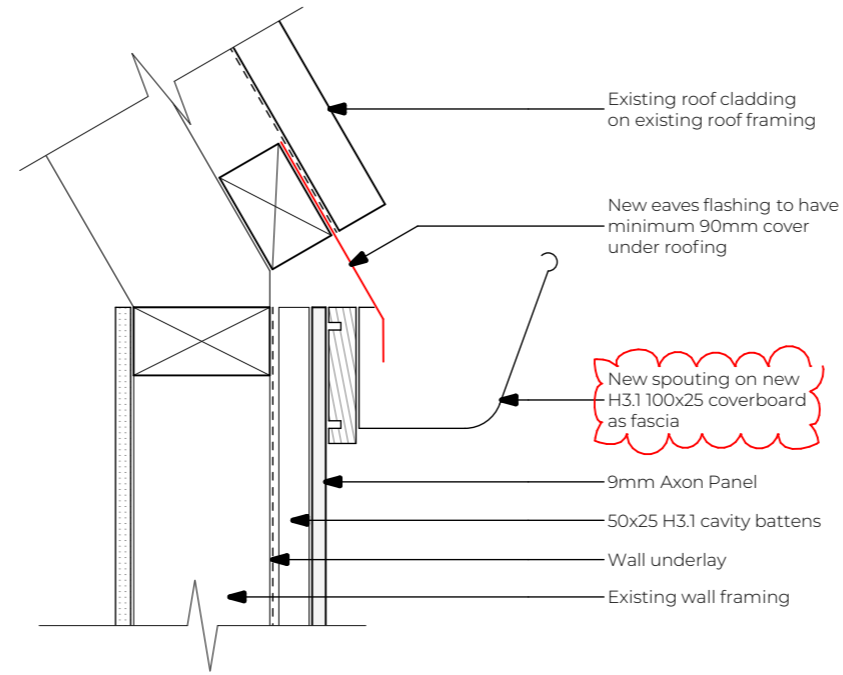
SITE: 10 Rydal Street  
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TITLE:  
**Details**

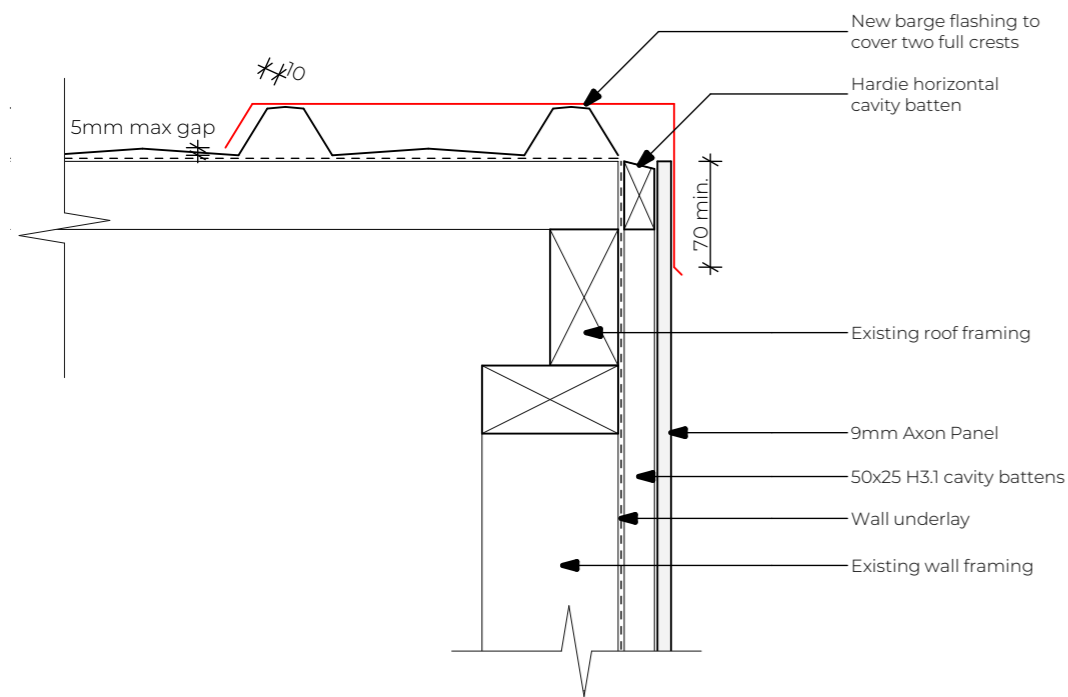
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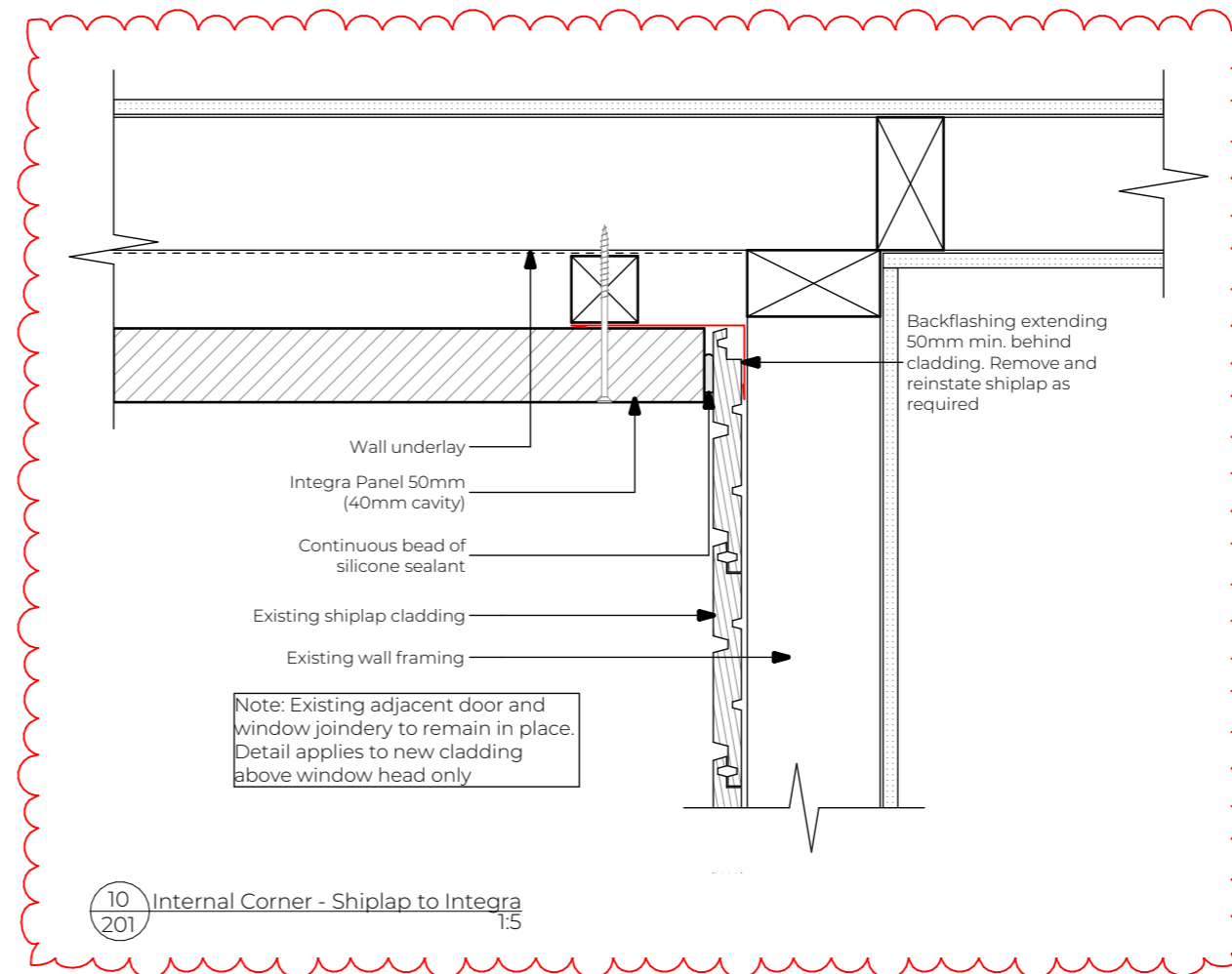
7 Axon Window Head Detail at Eaves  
301 1:5



8 Axon Eaves Detail  
301 1:5



9 Axon Barge Detail  
301 1:5



10 Internal Corner - Shiplap to Integra  
201 1:5

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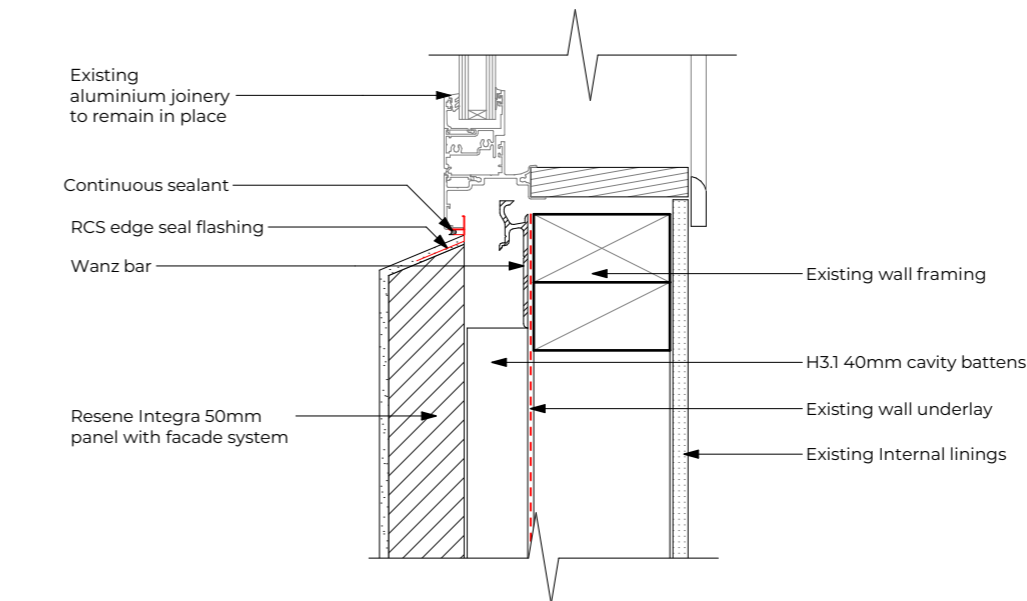
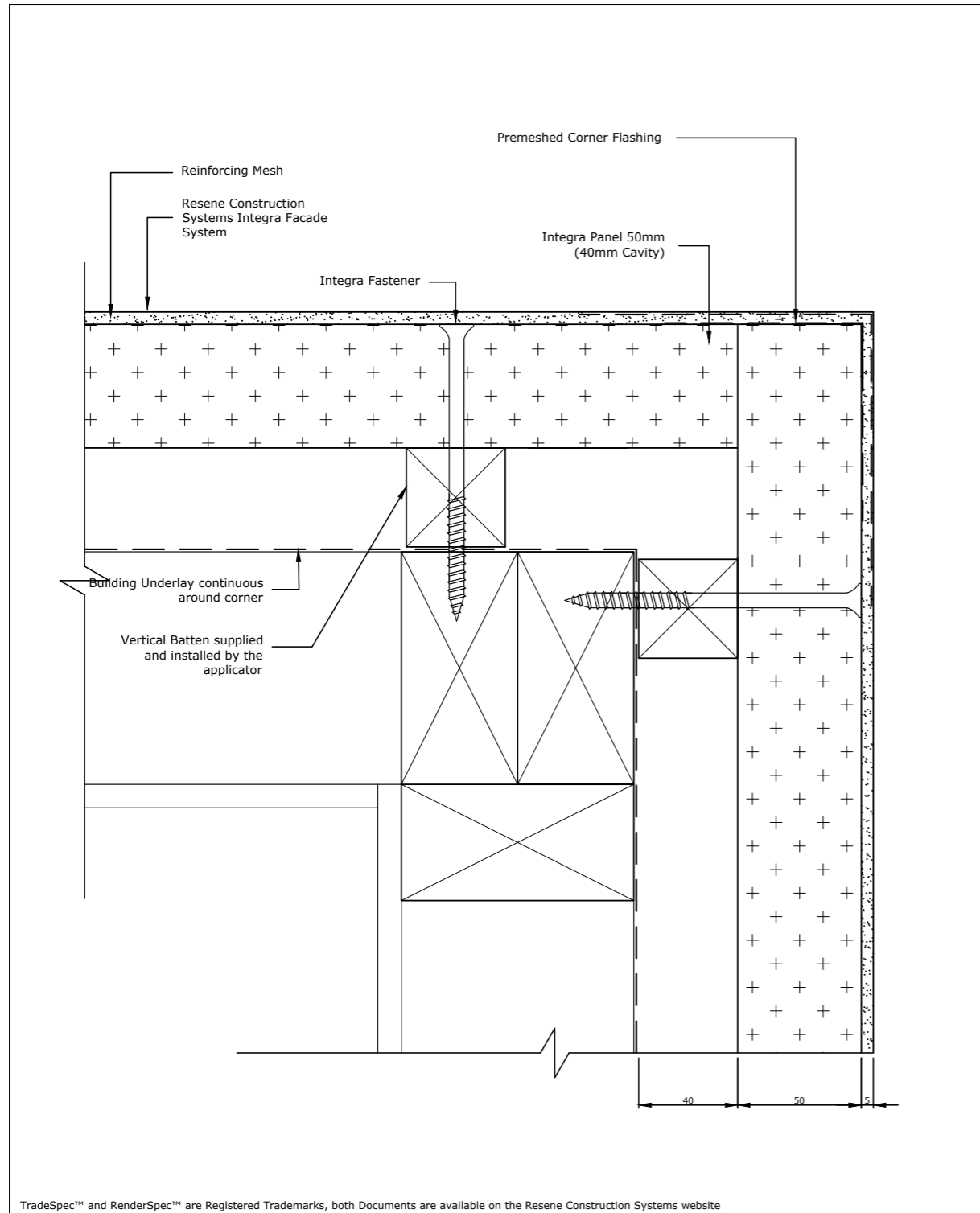
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TITLE:  
**Details**

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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2 Window Sill Detail - Integra Panel 1:5

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System  
Integra Facade System  
Scale  
1 : 2 @ A4

Substrate  
Integra Panel 50mm (40mm Cavity)  
Date  
1 November 2017

Drawing Name  
External Corner  
Sheet  
16.03.00

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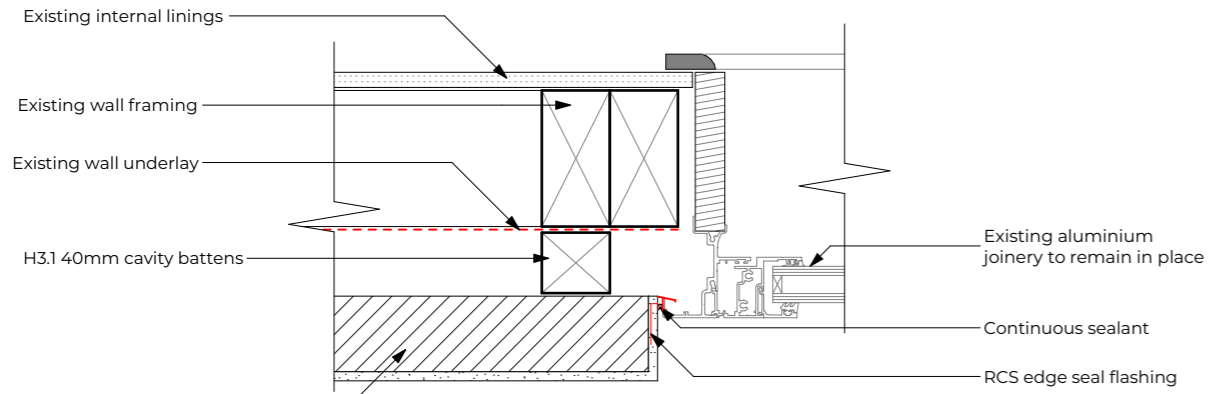
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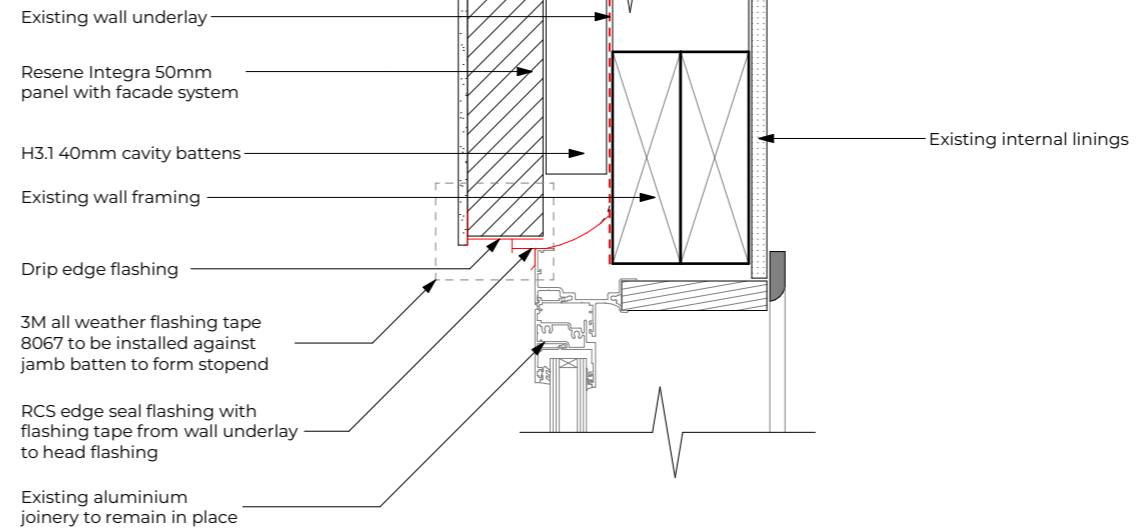
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Details

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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JOB No:	PAGE No:	REVISION:	
24069	404	-	

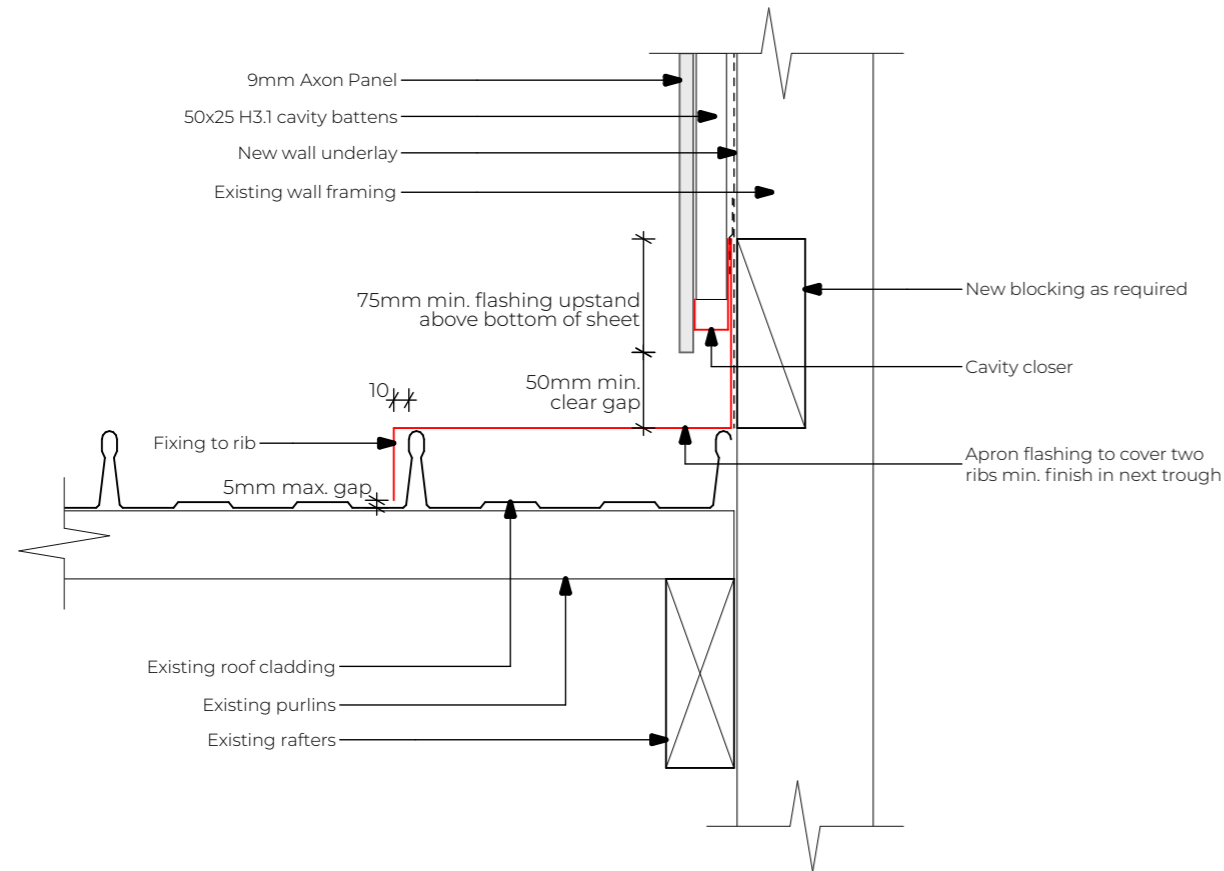


Resene Integra 50mm panel with facade system

1 Window Jamb Detail - Integra Panel 1:5



2 Window Head Detail - Integra Panel 1:5



3 Apron Flashing to Dormer 1:5

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STATUS: Building Consent

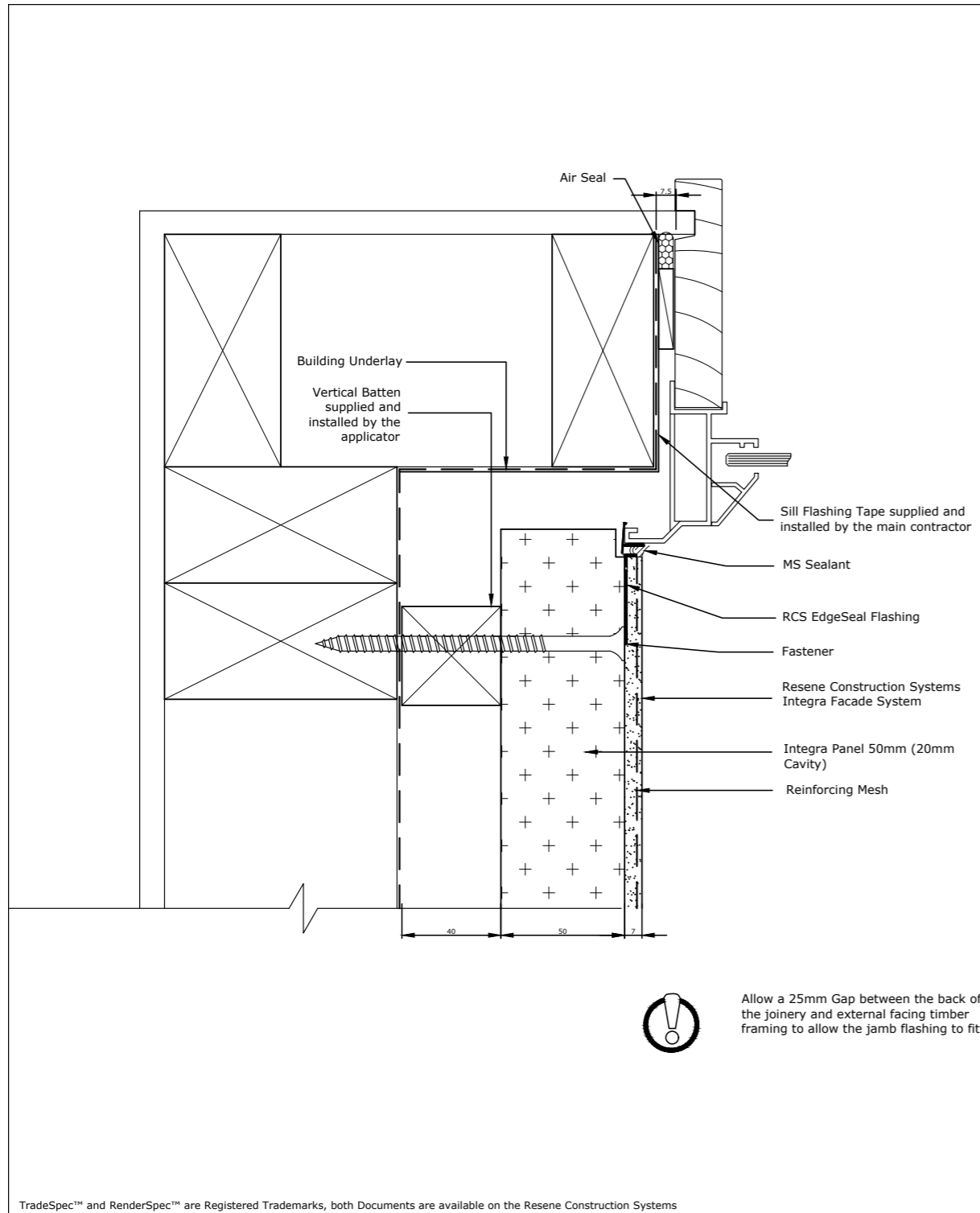
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 31E STAFFORD STREET DUNEDIN CENTRAL 9016  
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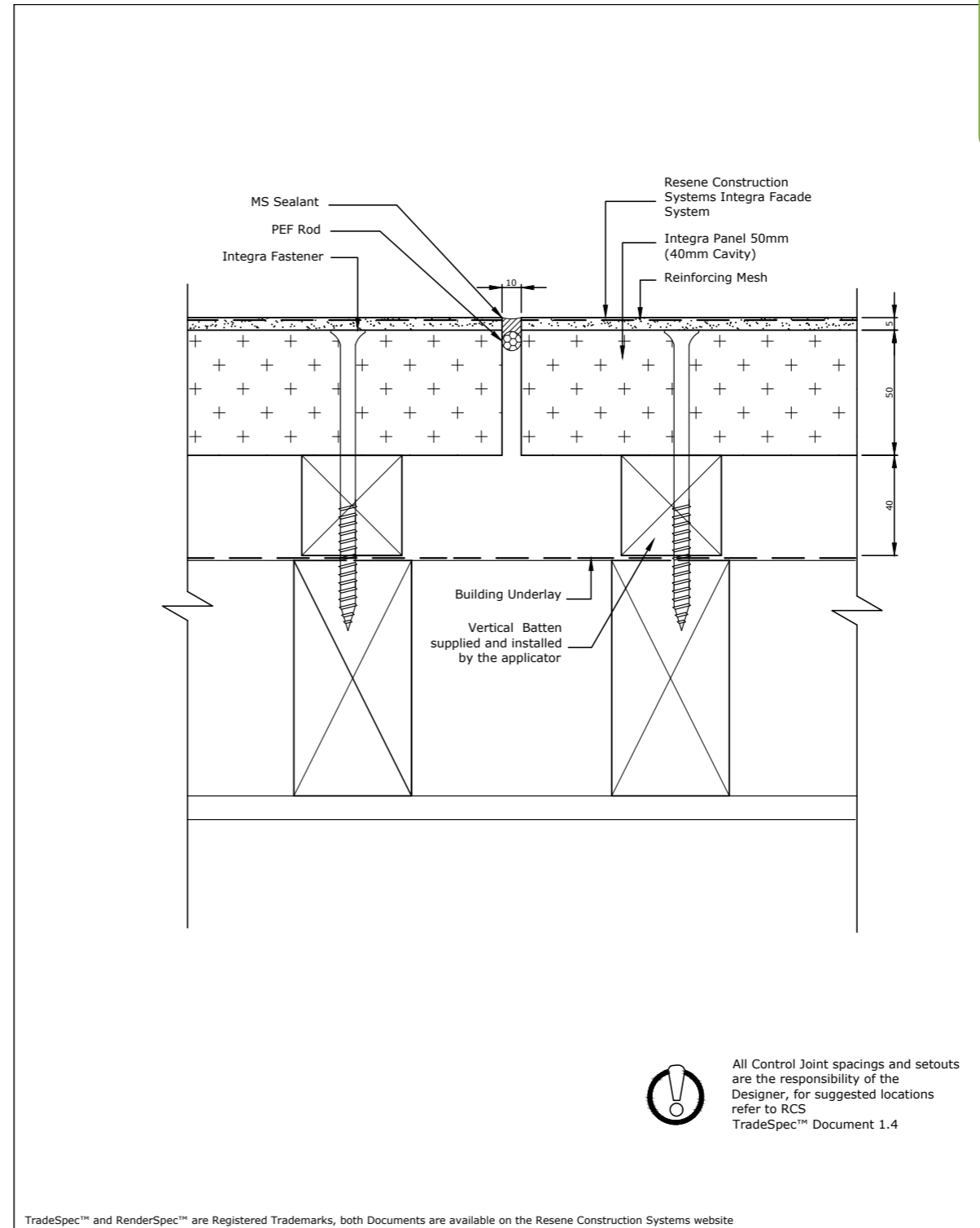
TITLE: Details

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1:5	####	BW	EW
JOB No:	PAGE No:	REVISION:	
24069	405	-	




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 <small>CONFIDENTIALITY: No part of this publication may be reproduced or transmitted other than the intended use by Resene Construction Systems without written consent from the author.</small>	System	Scale
	Integra Facade System	1 : 2 @ A4
	Substrate	Date
	Integra Panel 50mm (40mm Cavity)	1 November 2019
	Drawing Name	Sheet
	Internal Corner with Window Jamb	16.06.60



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	Integra Facade System	1 : 2 @ A4
	Substrate	Date
	Integra Panel 50mm (40mm Cavity)	1 November 2017
	Drawing Name	Sheet
	Vertical Control Joint	16.10.00

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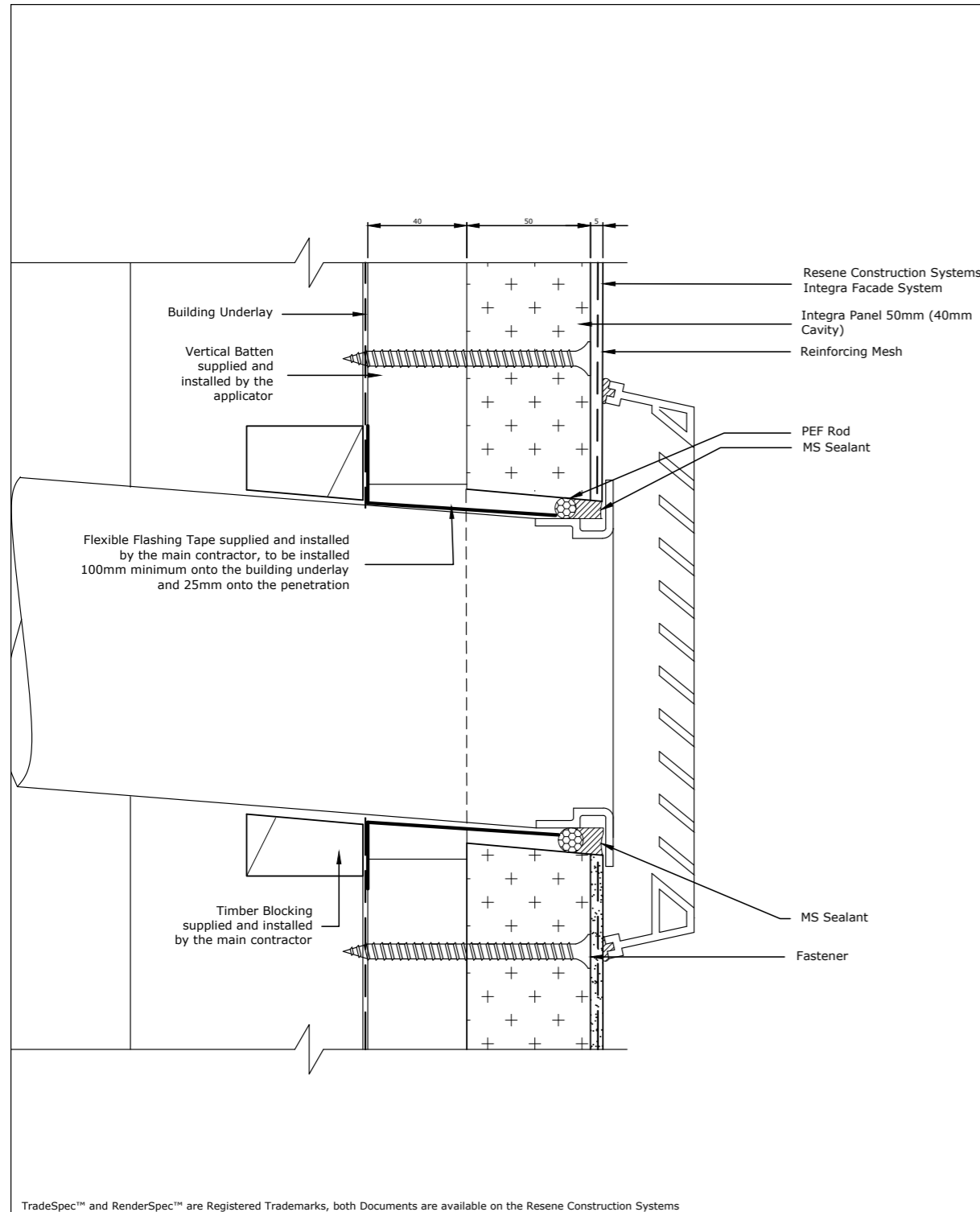

  
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System  
Integra Facade System

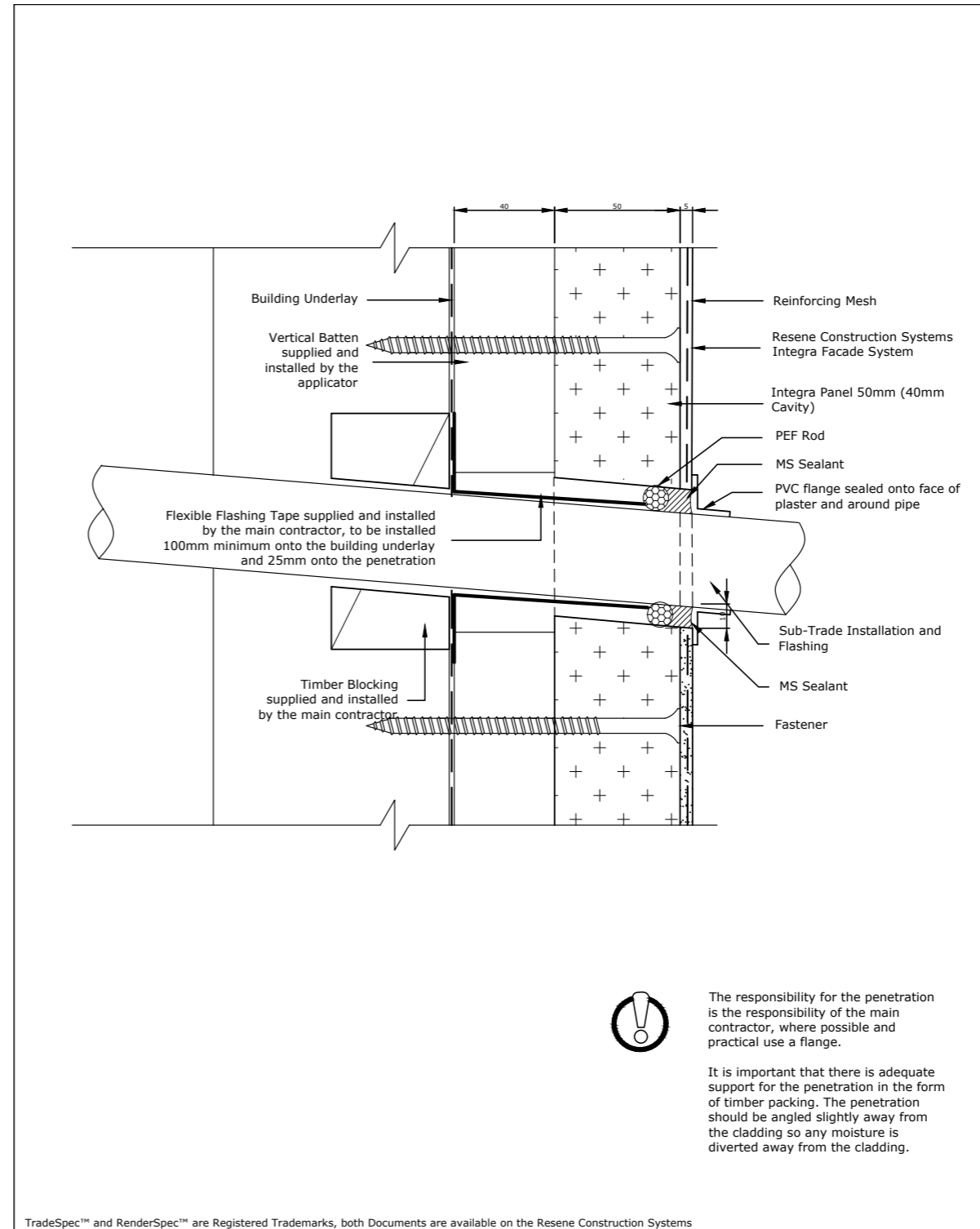
Substrate  
Integra Panel 50mm (20mm Cavity)

Drawing Name  
Fan Vent


Scale  
1 : 2 @ A4

Date  
22 September 2023

Sheet  
16.12.21



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System  
Integra Facade System

Substrate  
Integra Panel 50mm (40mm Cavity)

Drawing Name  
Pipe Penetration

Scale  
1 : 2 @ A4

Date  
24 September 2019

Sheet  
16.12.20



The responsibility for the penetration is the responsibility of the main contractor, where possible and practical use a flange.

It is important that there is adequate support for the penetration in the form of timber packing. The penetration should be angled slightly away from the cladding so any moisture is diverted away from the cladding.

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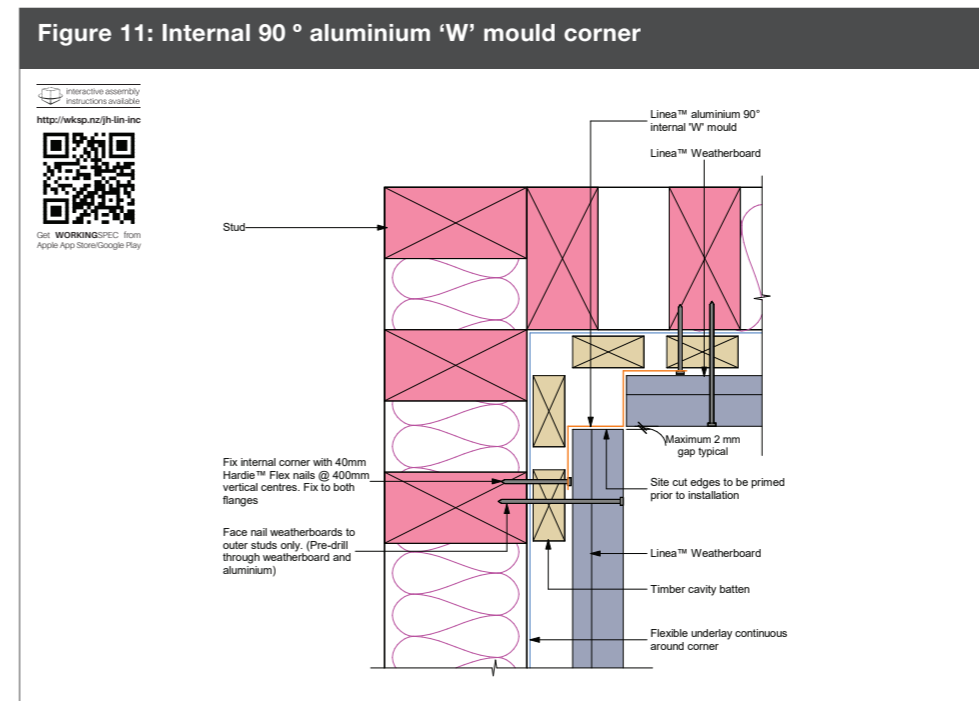
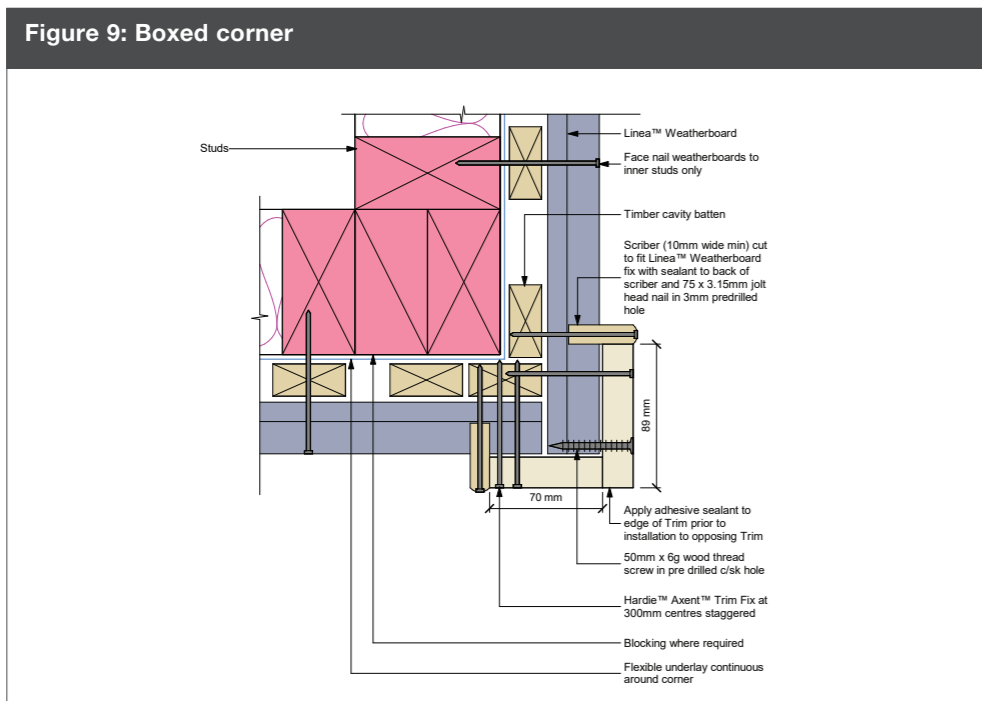
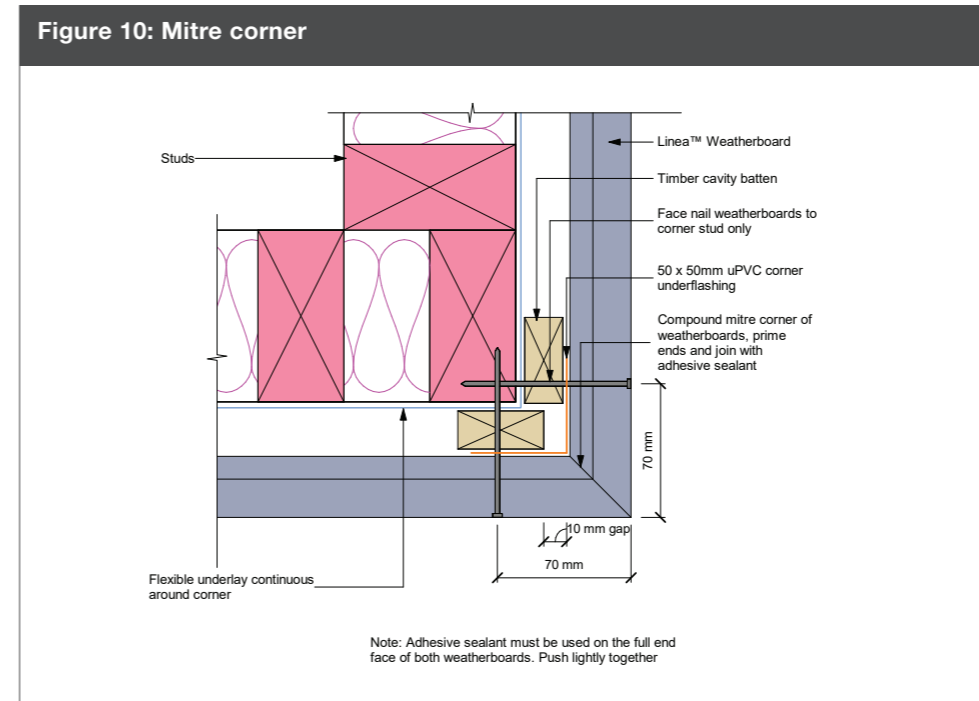
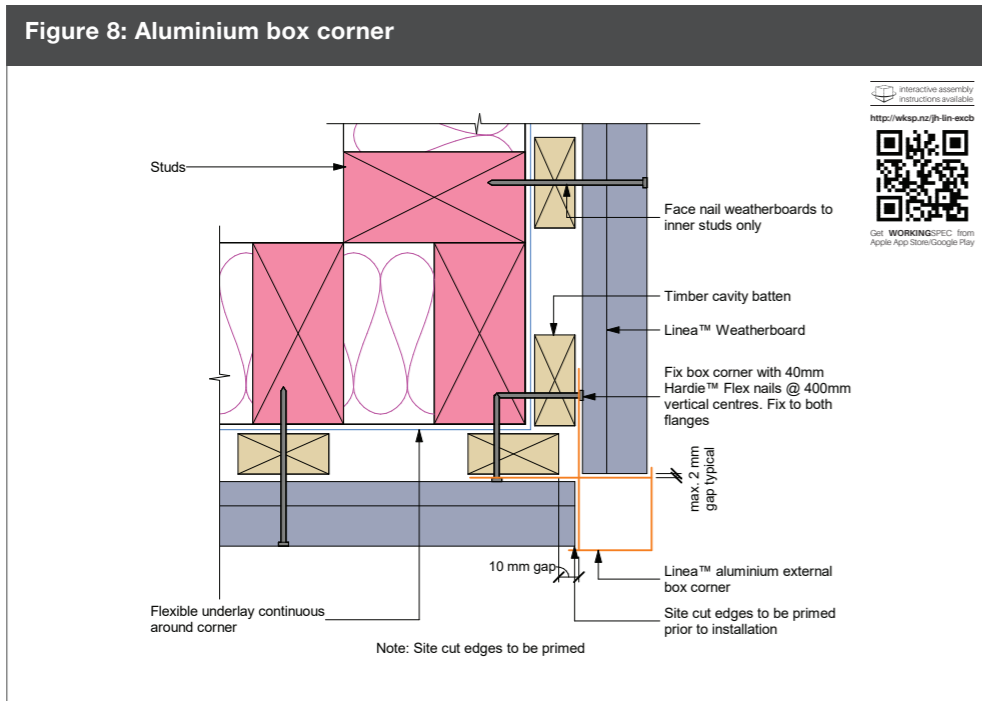
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 PH: 03 455 1505 | admin@ecoworkshop.co.nz

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 PH: 03 455 1505 | admin@ecoworkshop.co.nz

CLIENT: Barry & Hilary Moore

SITE: 10 Rydal Street  
 Hoon Hay  
 Christchurch 8025

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1:1.2	####	BW	EW
JOB No:	PAGE No:	REVISION:	
24069	<b>408</b>	-	

Figure 14: Wall to soffit junction 'X'

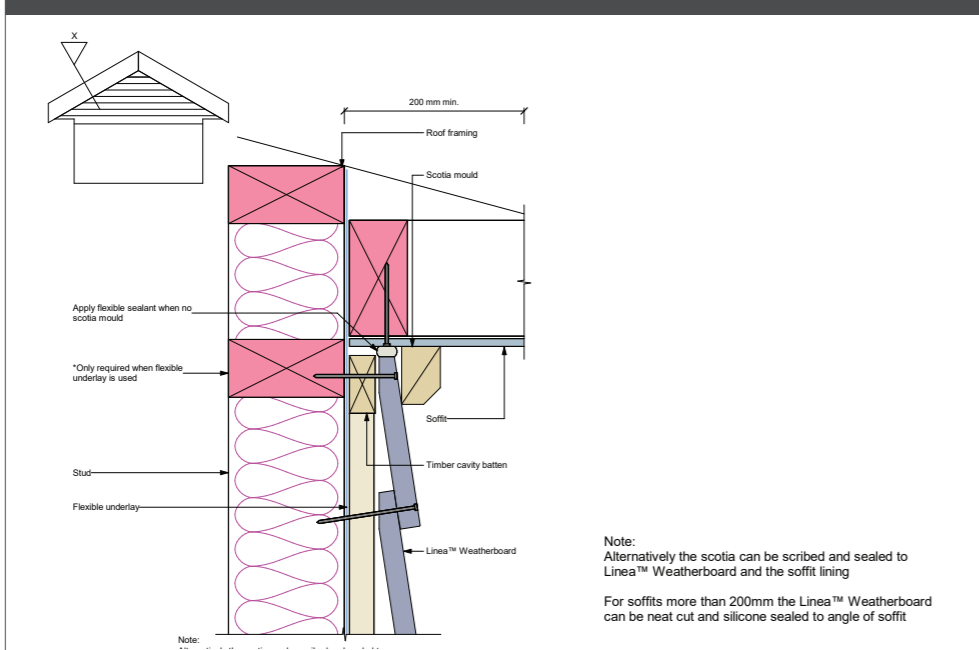


Figure 16: Sloping soffit and wall junction

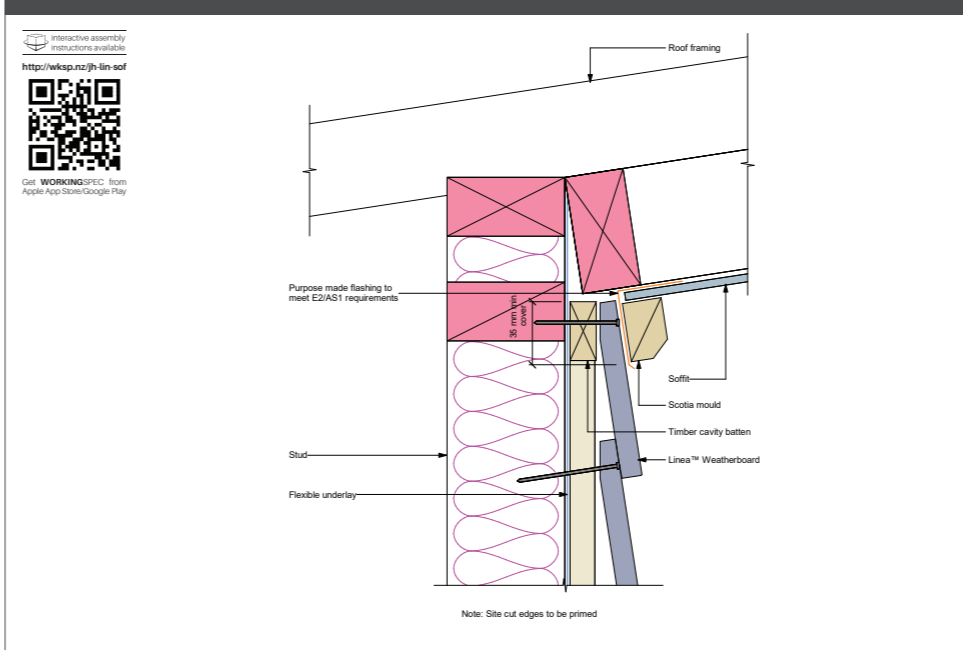


Figure 15: Nil soffit detail

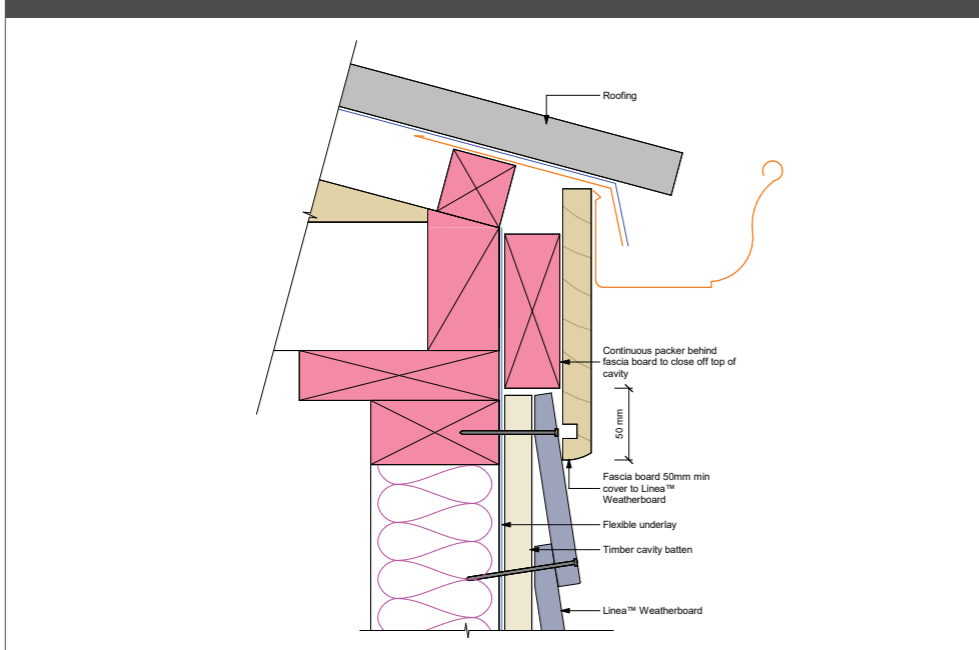
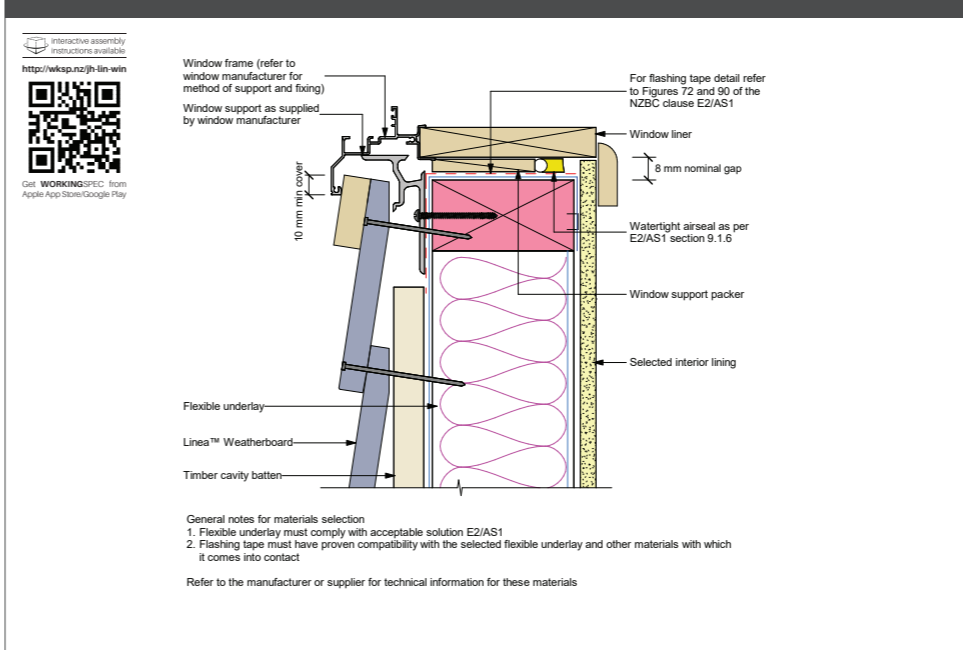


Figure 17: Window and door sill



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 Hoon Hay  
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JOB No: 24069	PAGE No: 409	REVISION:	-

Figure 18: Window head

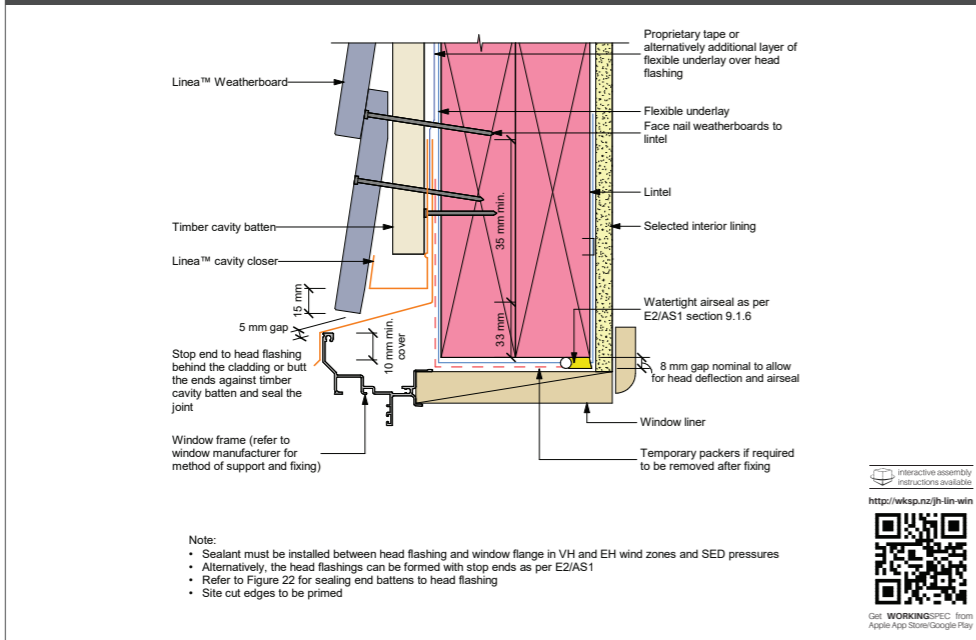


Figure 25: Pipe penetration

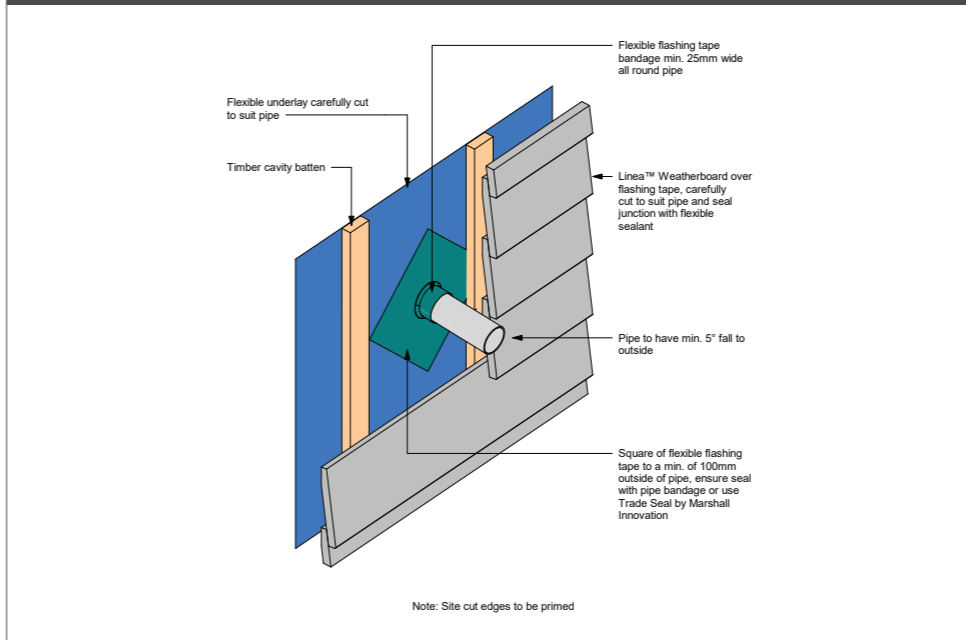


Figure 19: Window jamb

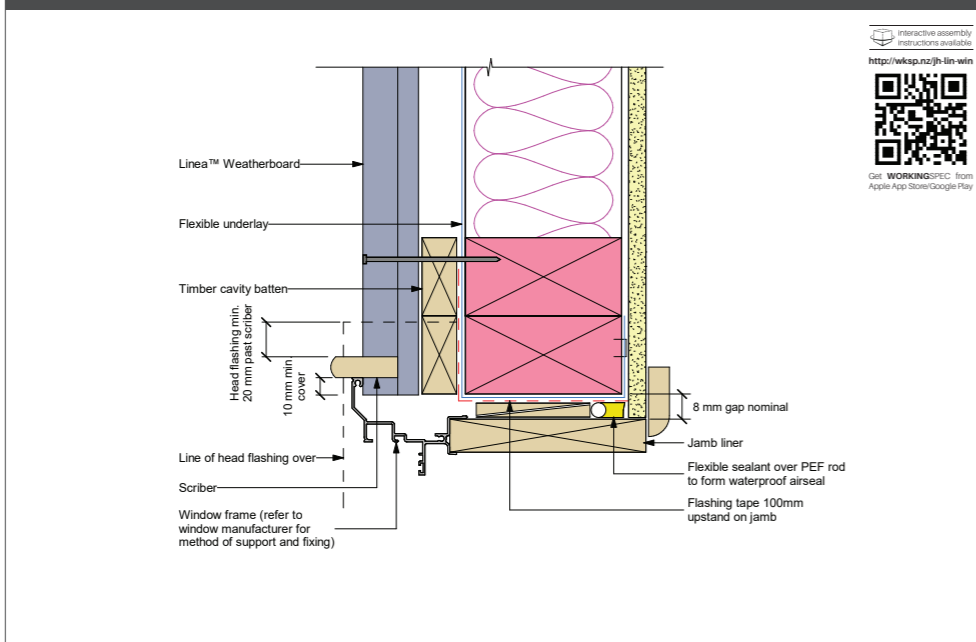
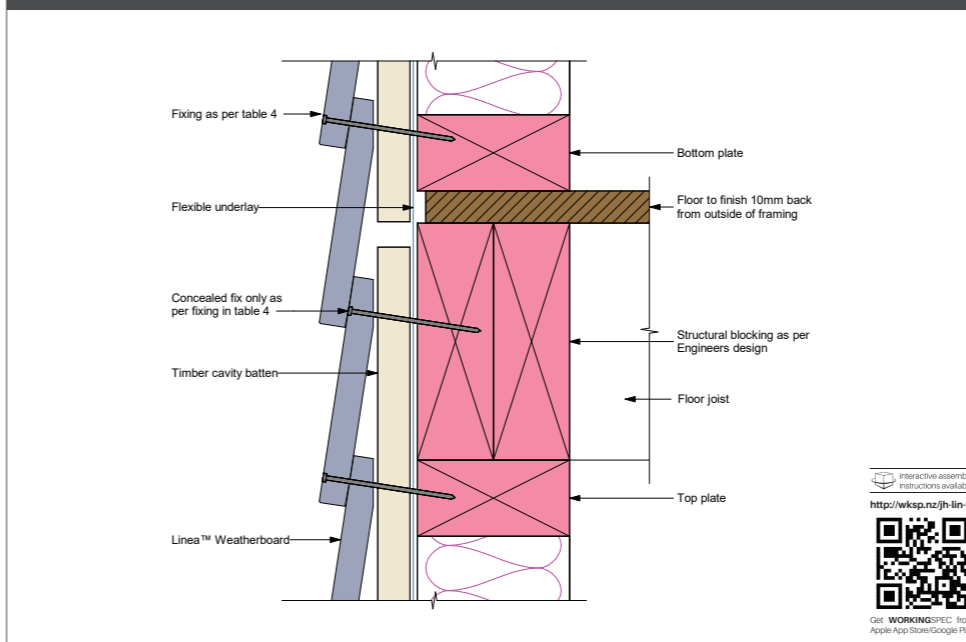


Figure 26: Continous cladding over joist



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 PH: 03 455 1505 | admin@ecoworkshop.co.nz

CLIENT:  
 Barry & Hilary Moore

SITE: 10 Rydal Street  
 Hoon Hay  
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Figure 44: One piece apron flashing joint

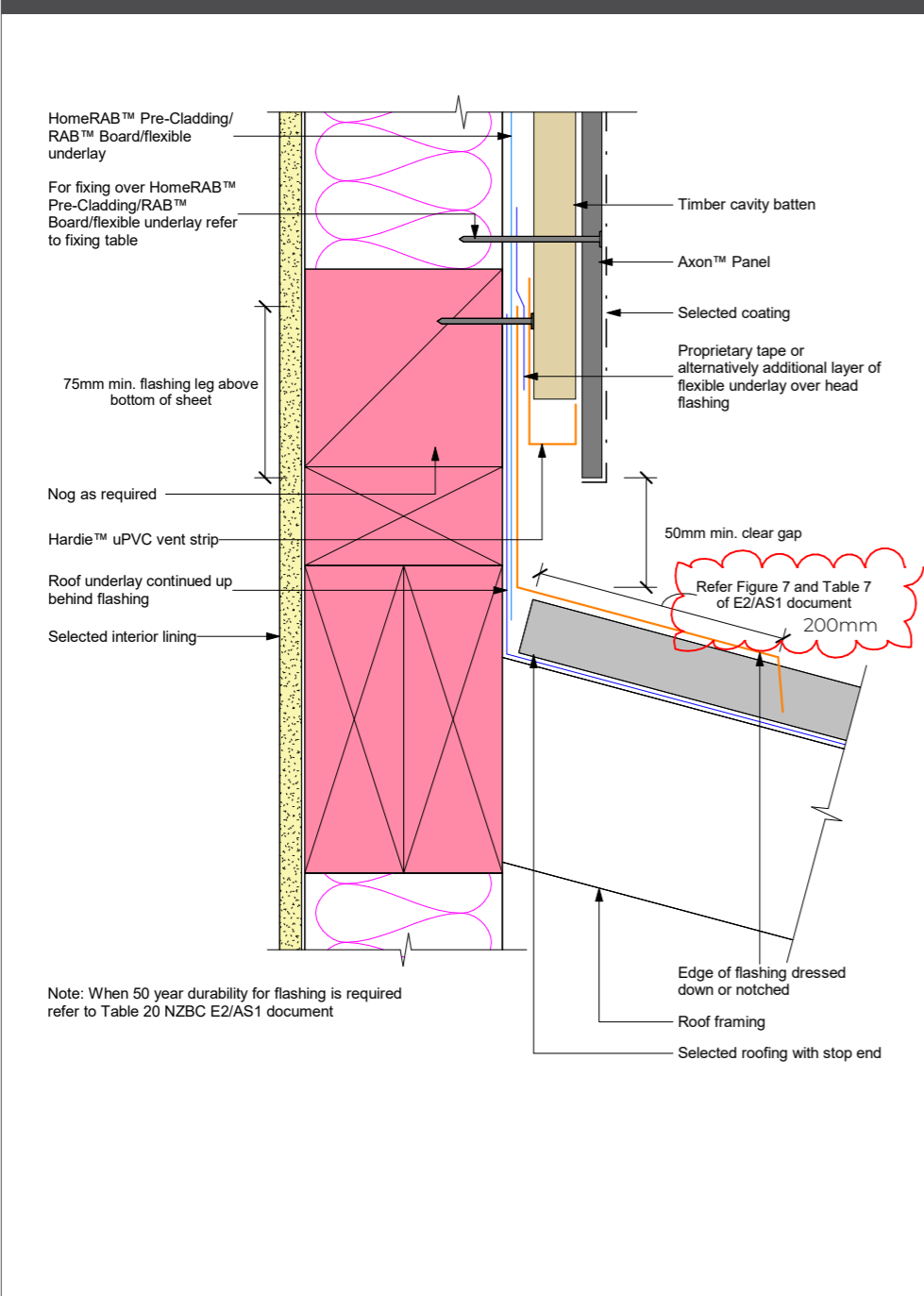
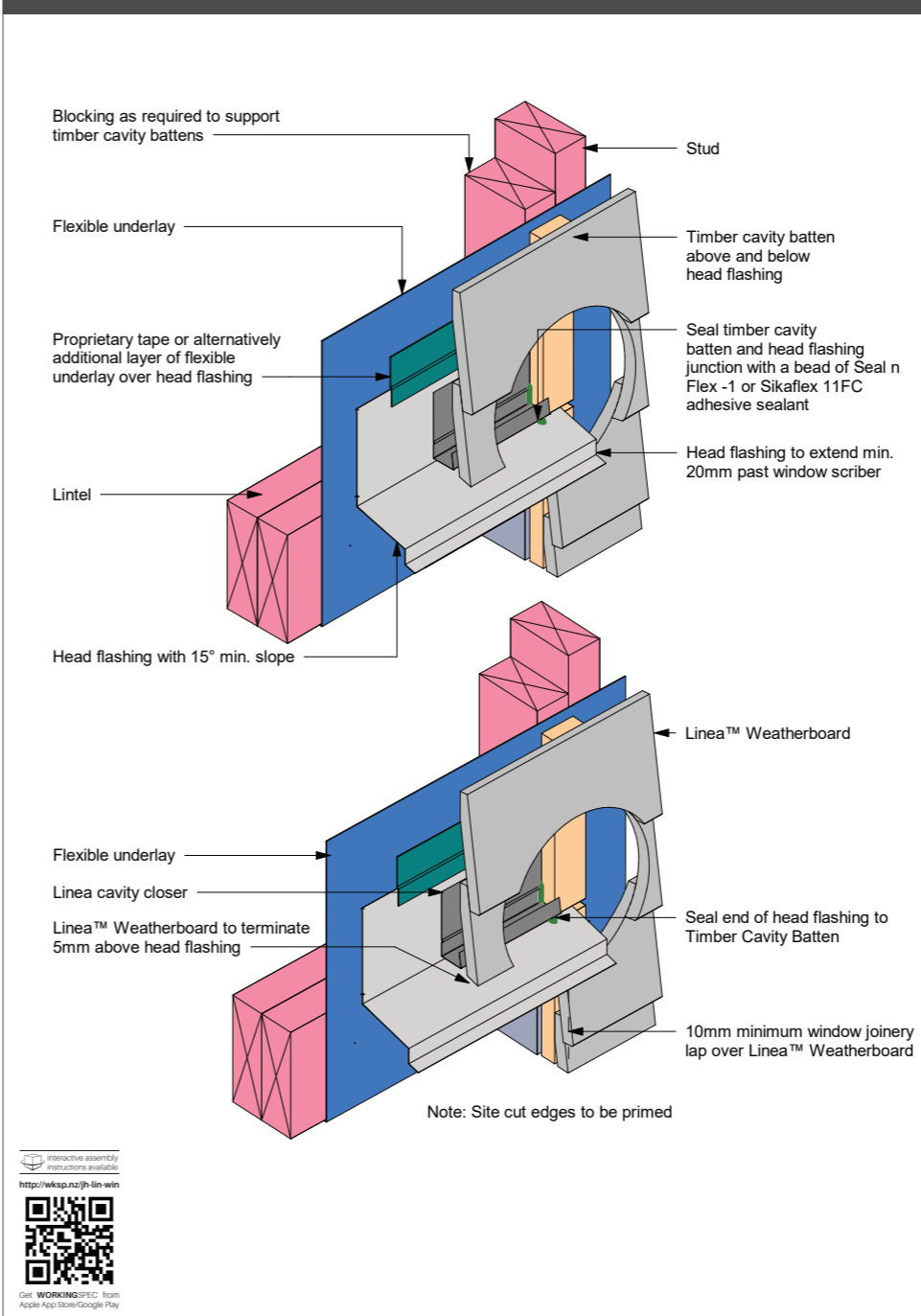


Figure 20: Window head stop end



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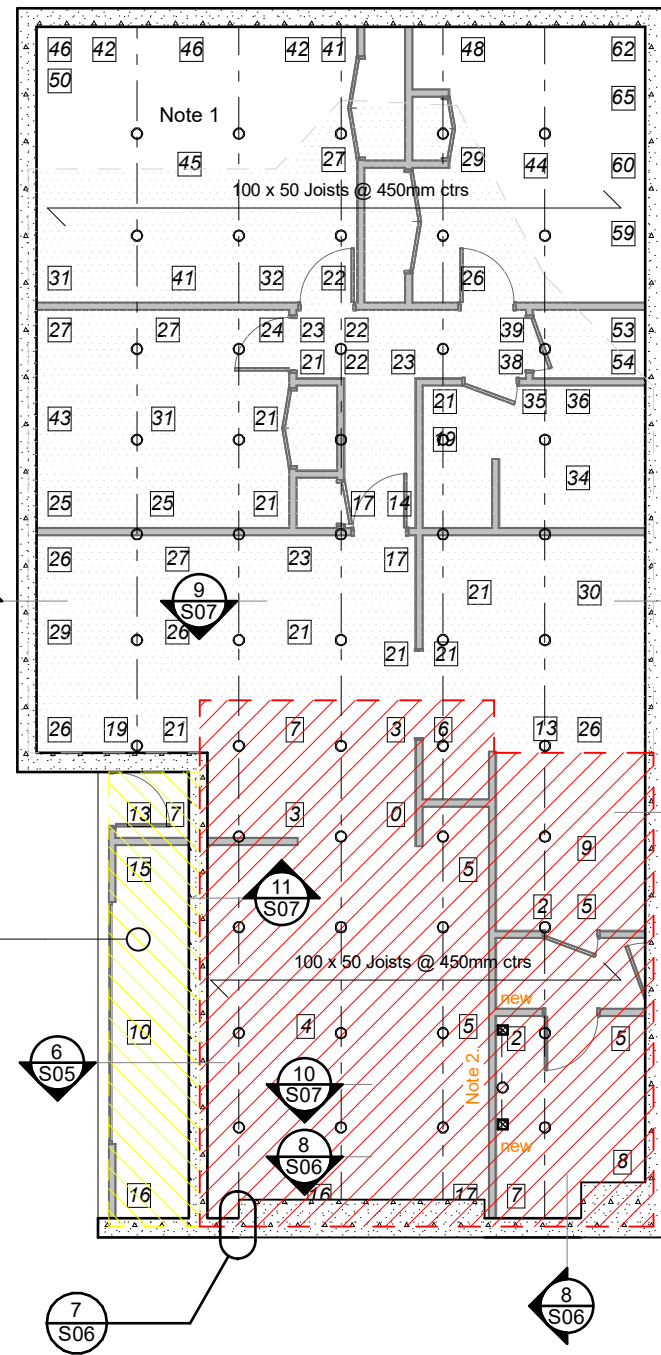
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1:1.2	####	BW	EW
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24069	411	-	









1
-




Site Plan  
Scale 1:200








Legend - Foundation Plan

-  Existing concrete strip footing to remain
-  90 x 70 Bearer
-  100 x 50/400 Joists
-  Concrete pile
-  125mm sq Timber pile
-  Access to subfloor

Scope of repair

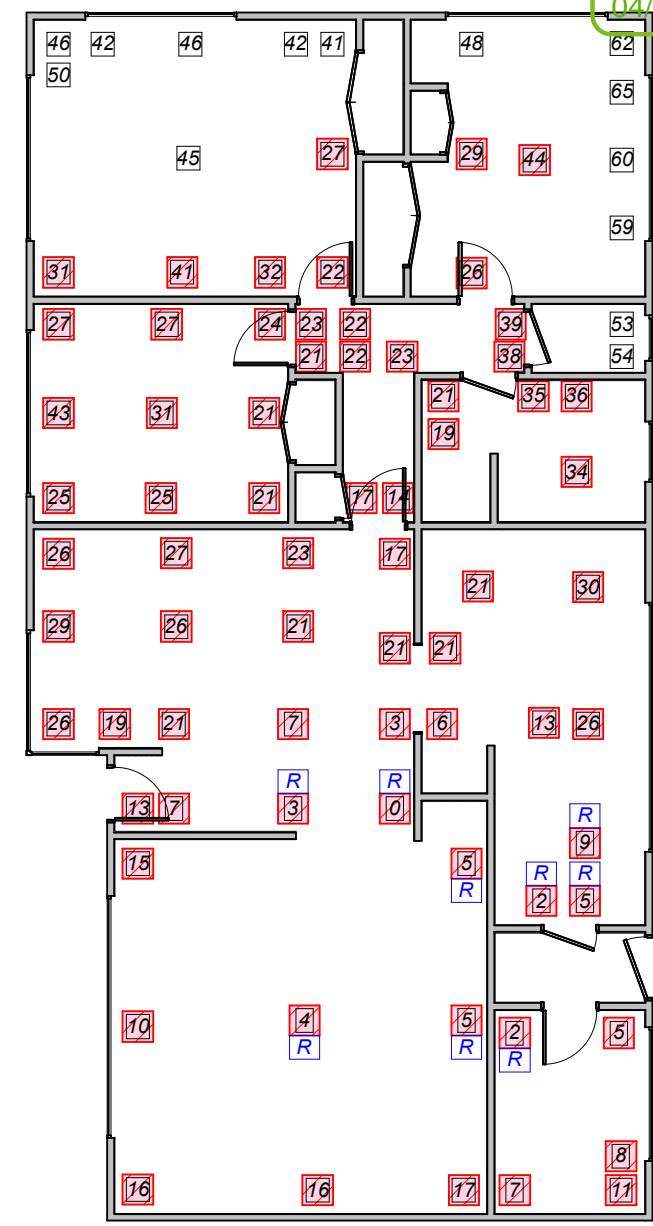
-  Raise floor level  
Detach framing from foundation. Relevel with solid timber packing (H4treated)
-  Remove existing pile, replace with new 125mm sq timber piles on 400mm sq x 300mm deep pads. Timber pile to be cast in.
-  Special condition. Floor to be rebuilt over concrete patio slab. See detail for scope of work.

Legend - Floor Re-level Plan

-  Spot levels - existing floor levels shows the floors are sloping
-  Floor level within target range - **no packing required.**
-  Floor level **is not** within target range - Calculate thickness of packing required to achieve target level. Add packing to increase the value shown to equal 55mm. (ie 21 mm in this example)
-  Floor level **is not** within target range - Calculated thickness of packing exceeds 80mm.
-  = Replace Pile for new in this area

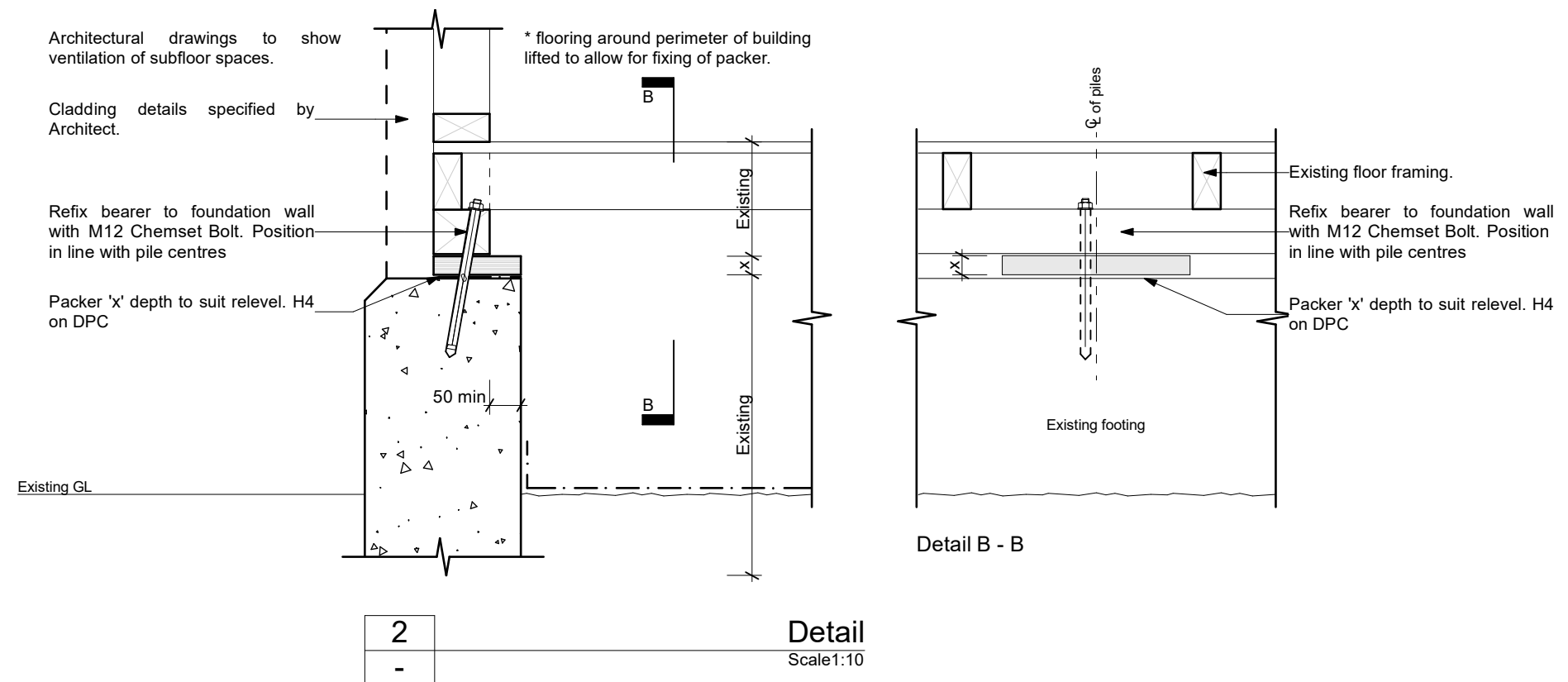
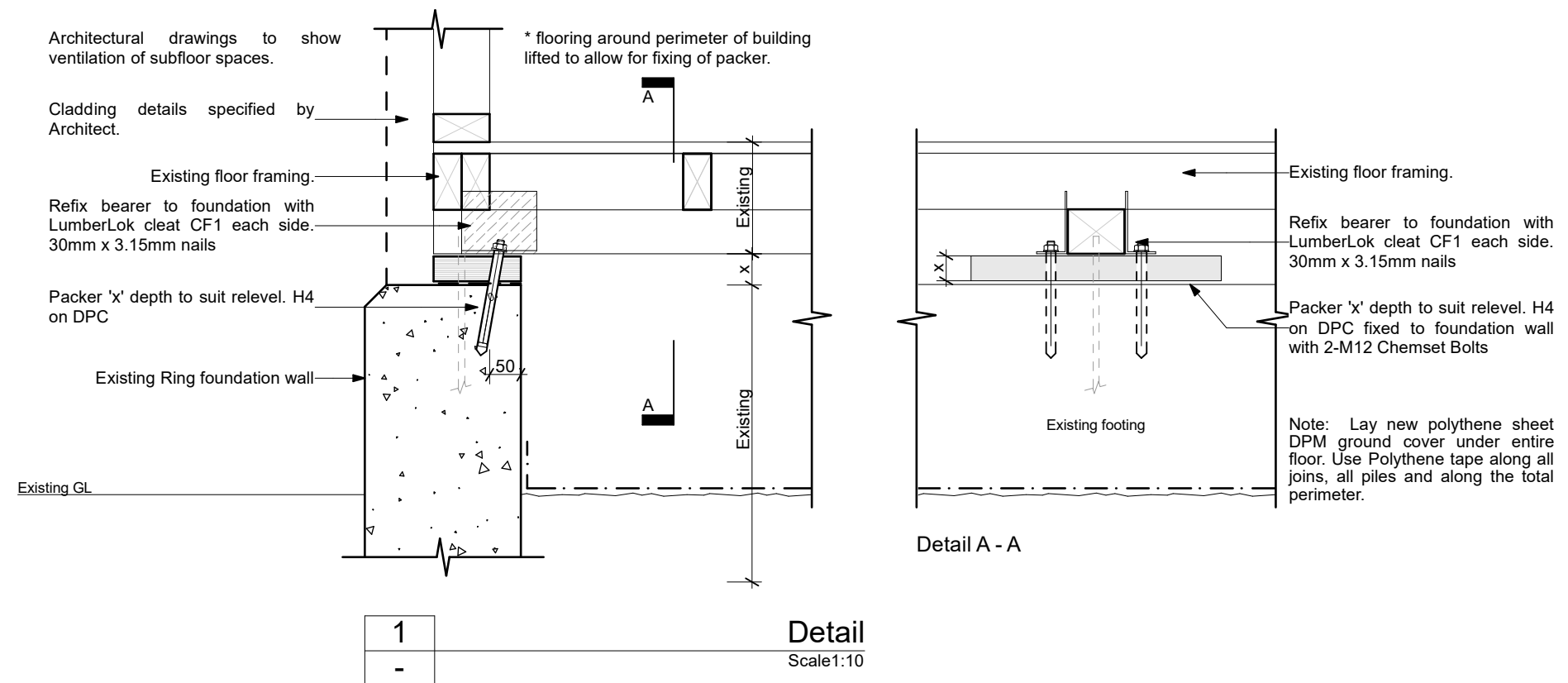


1 Foundation Plan  
Scale 1:100



2 Floor Re-Level Plan  
Scale 1:100

	Client B & H Moore	Job Number: 22088	Address EQ Repairs 10 Rydal Street, Christchurch,	Drawing name Floor Plan	Drawing Scale 1:100 To Scale @ A3	Drawing No. S02
					Status Building consent issue Issue Date 12/09/2025 File name: 2510 Rydal.pln	



Printed : 12/09/2025

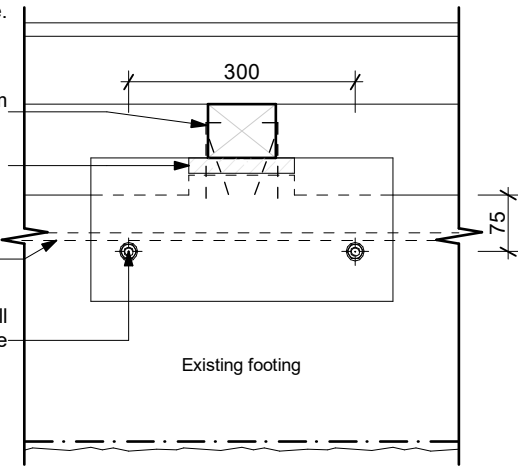
Note: Confirm position of top reinforcing bar in concrete.  
 Position M12-Bolts below bar.

2-wire dogs + 2-90 x 3.15mm skewed nails

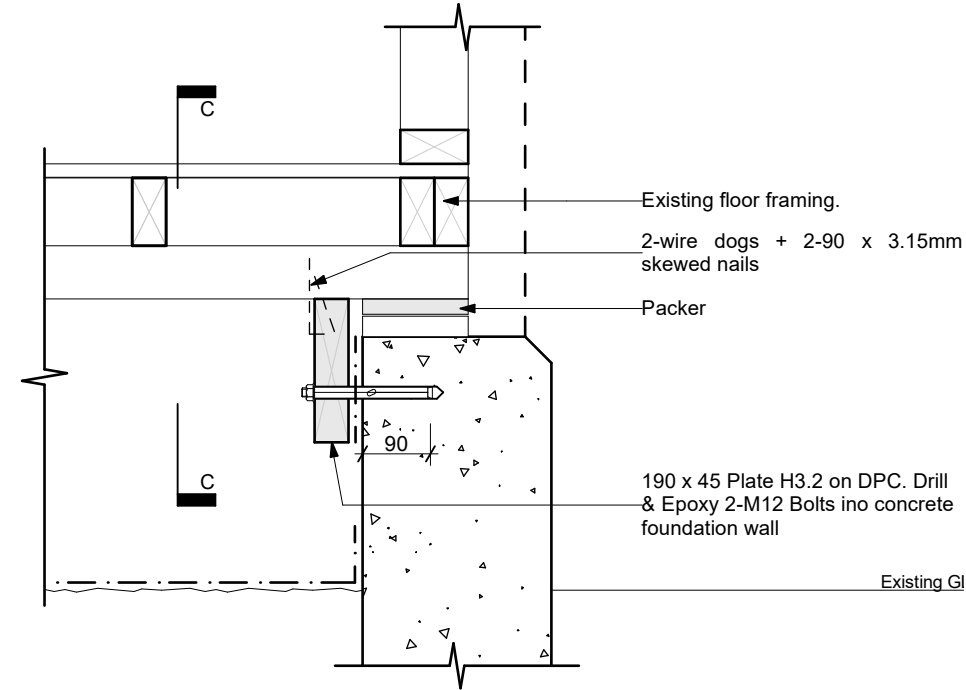
Packer

Location of reinforcing bar

190 x 45 Plate H3.2 on DPC. Drill & Epoxy 2-M12 Bolts into concrete foundation wall



Detail C - C



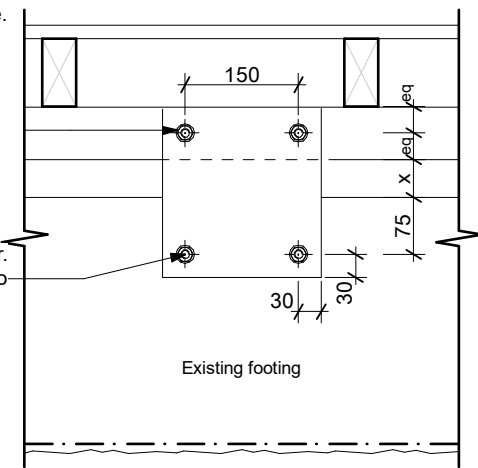
3
-

Detail  
 Scale 1:10

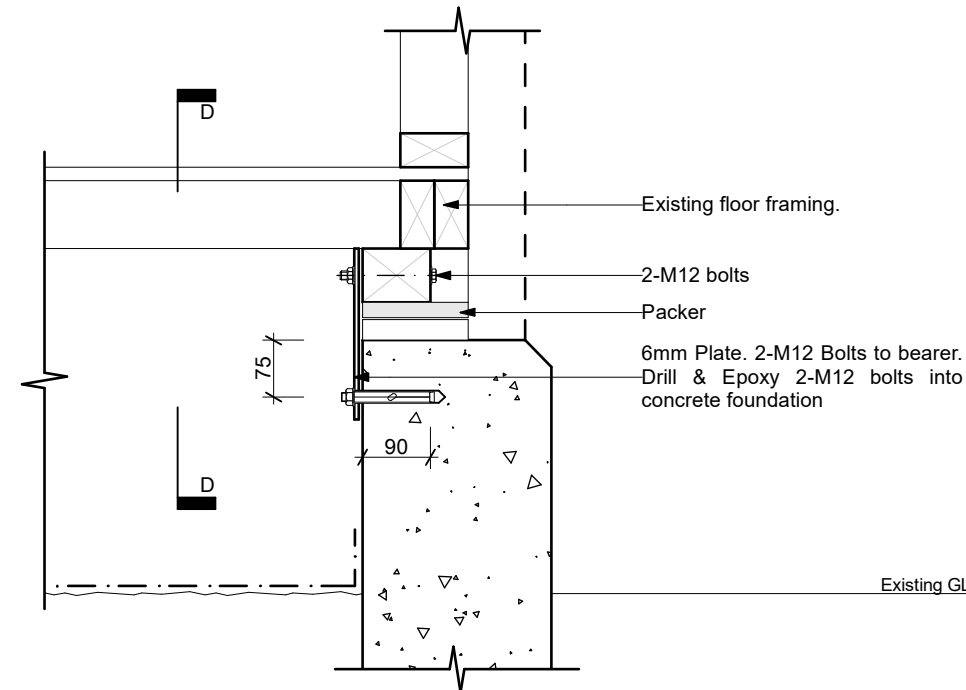
Note: Confirm position of top reinforcing bar in concrete.  
 Position M12-Bolts below bar.

2-M12

6mm Plate. 2-M12 Bolts to bearer. Drill & Epoxy 2-M12 bolts into concrete foundation

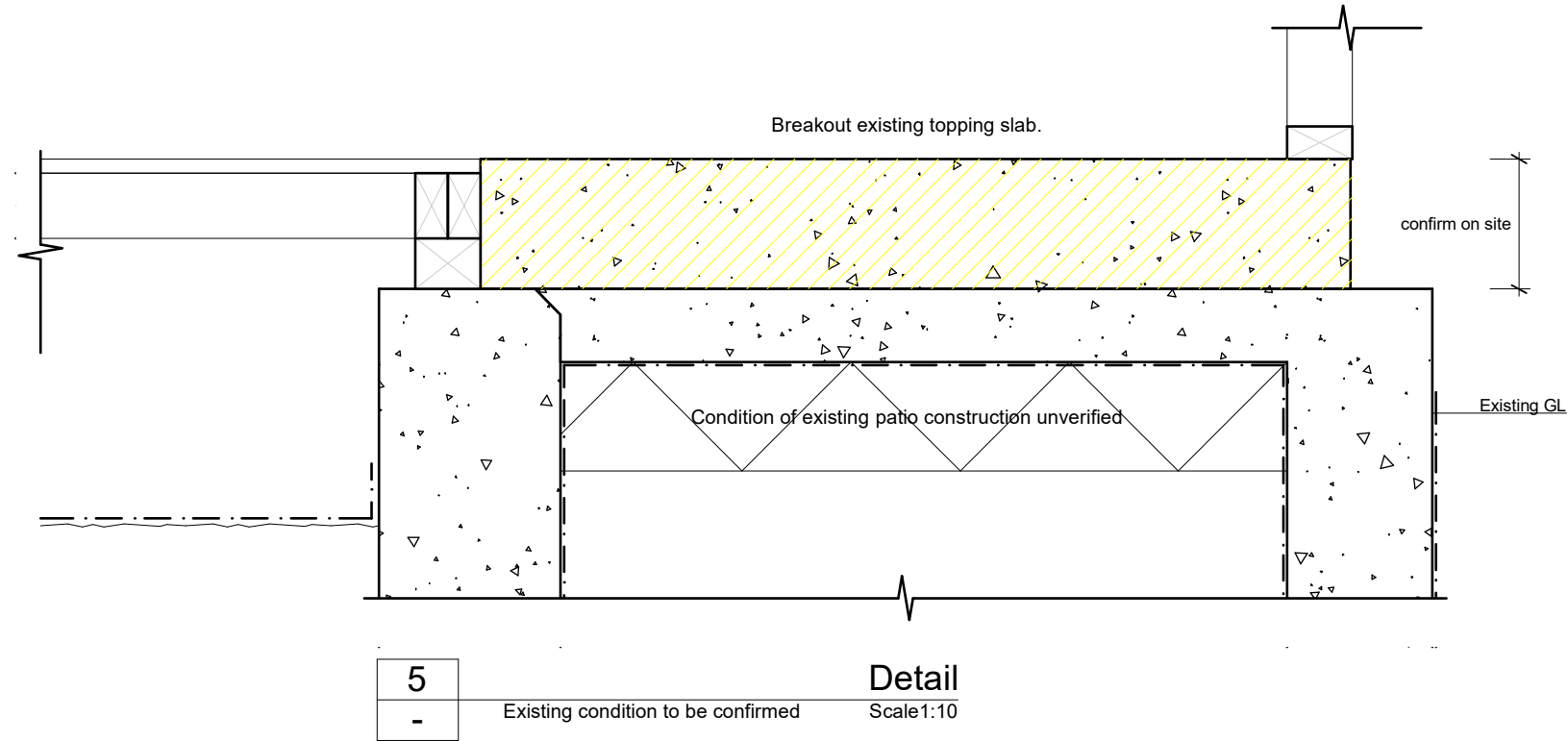


Detail D - D

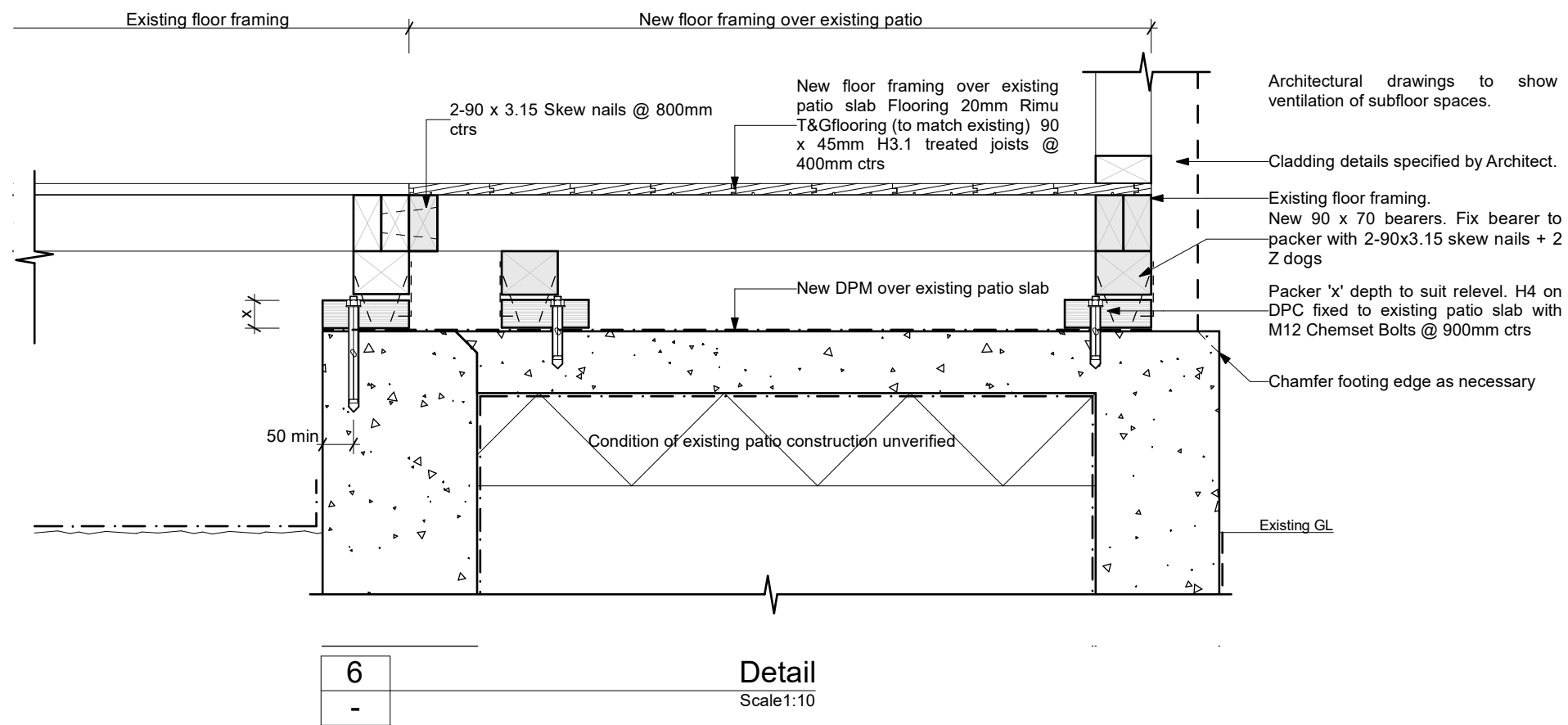


4
-

Detail  
 Scale 1:10



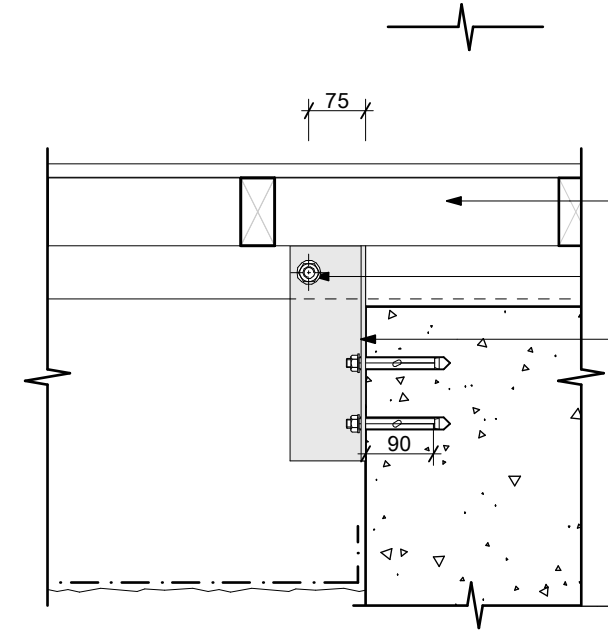
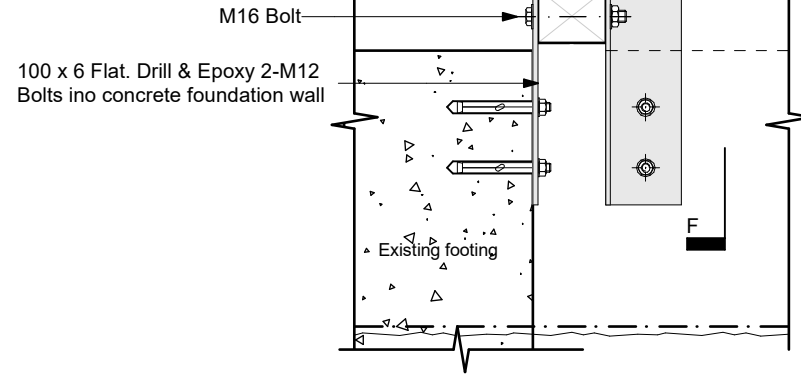
**5** **Detail**  
 - Existing condition to be confirmed Scale 1:10



**6** **Detail**  
 - Scale 1:10

Printed : 12/09/2025

Note: Confirm position of top reinforcing bar in concrete. Position M12-Bolts below bar.



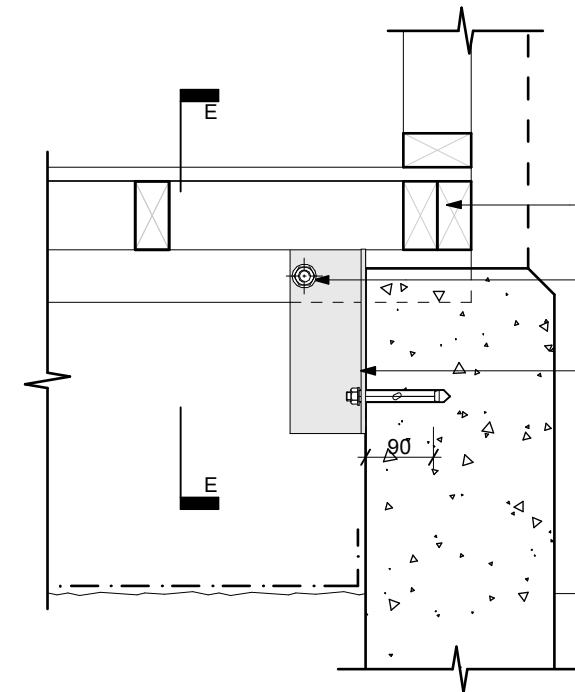
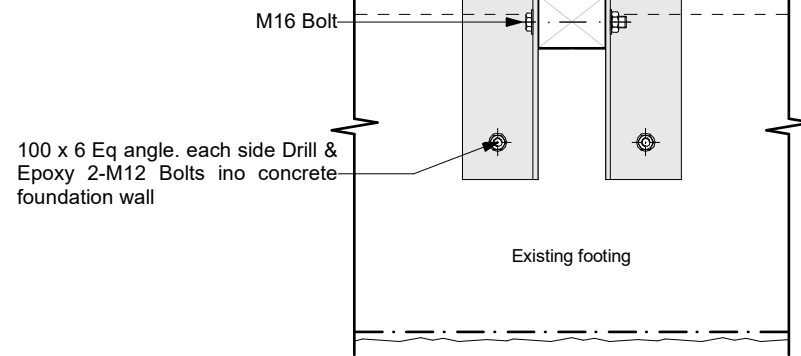
Existing floor framing. Option where bearer is cast into and along side concrete foundation  
 M16 Bolt  
 100 x 6 Eq angle. one side Drill & Epoxy 2-M12 Bolts into concrete foundation wall

Detail F - F

7  
-

Detail  
Scale 1:10

Note: Confirm position of top reinforcing bar in concrete. Position M12-Bolts below bar.



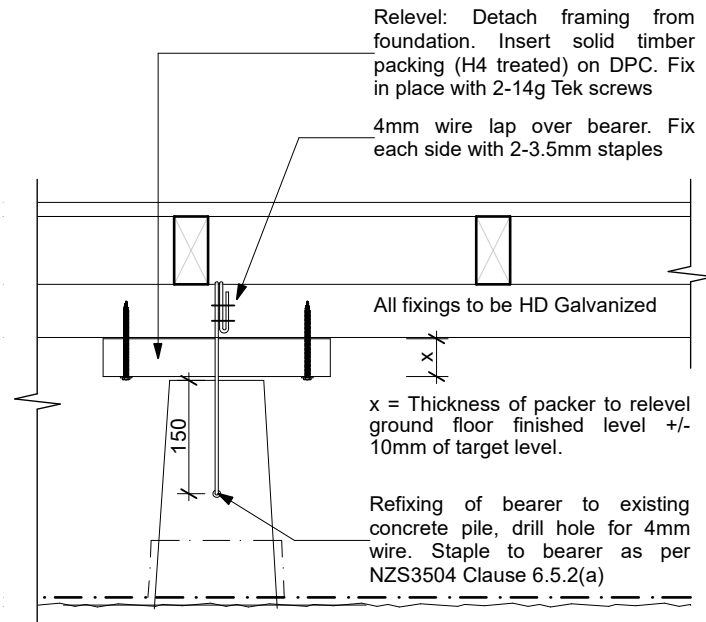
Existing floor framing. Option where bearer is cast into concrete foundation  
 M16 Bolt  
 100 x 6 Eq angle. each side Drill & Epoxy 2-M12 Bolts into concrete foundation wall

Existing GL

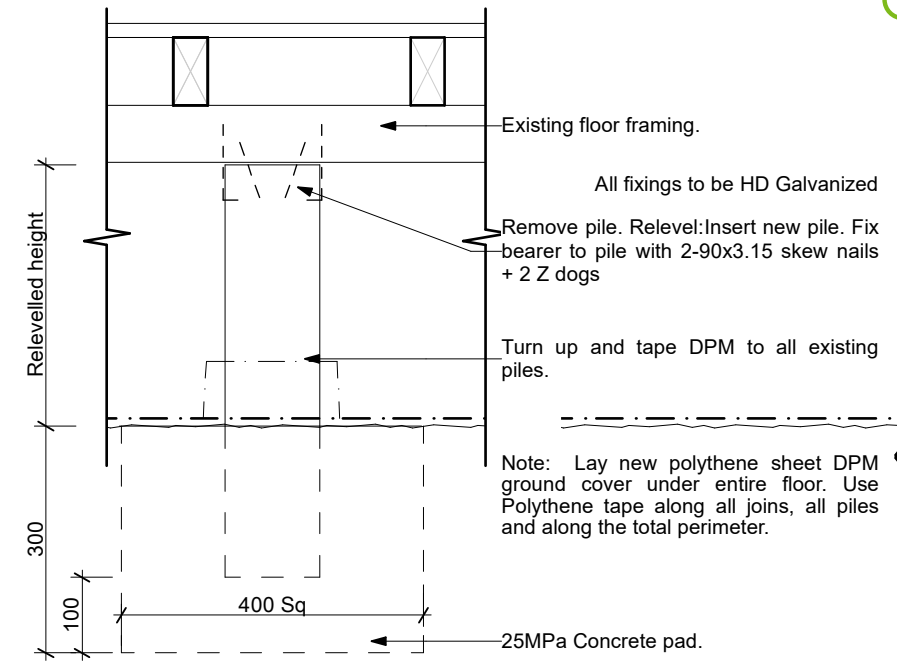
Detail E - E

8  
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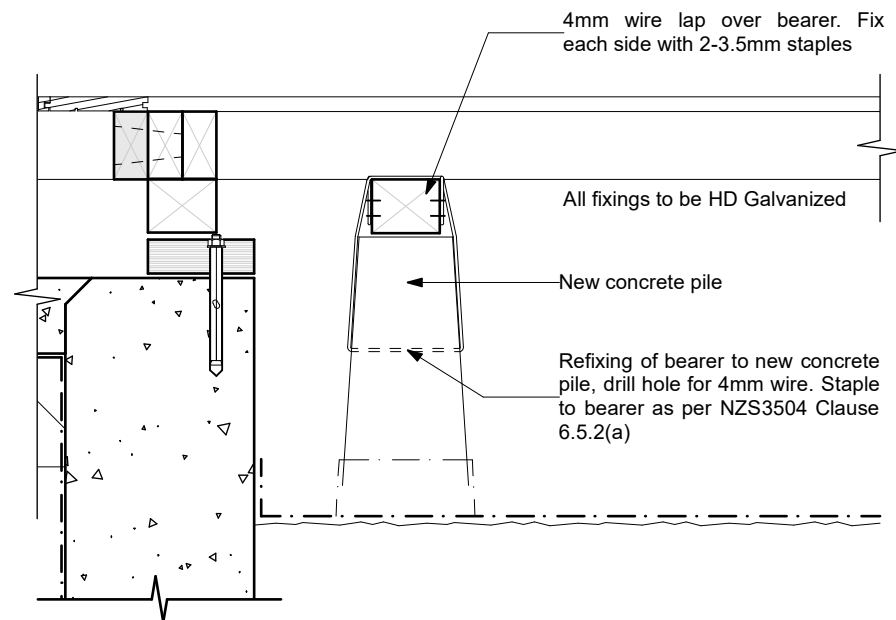
Detail  
Scale 1:10



9  
-  
Detail  
Scale 1:10



10  
-  
Detail  
Scale 1:10



11  
-  
Detail  
Scale 1:10

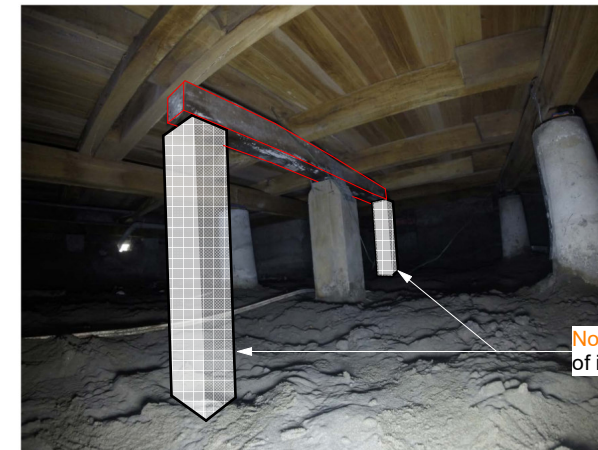


Photo 39 - Cavity critter report

12  
-  
Photos