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Cover Sheet



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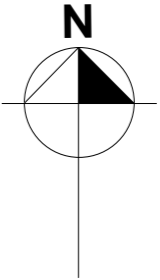
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**Residential Development for Kāinga Ora**  
45-47-51 Ward Street, Cobden, Greymouth



- note**
- 45 Ward Street - Lot 135, DP 1373  
Site Area - 797 sq/m
  - 47 Ward Street - Lot 136, DP 1373  
Site Area - 827 sq/m
  - 51 Ward Street - Lot 137, DP 1373  
Site Area - 822 sq/m
  - Grey District Plan  
- Residential Zone
  - Te Tai o Poutini Proposed Plan  
- General Residential Zone
  - Climate Zone - 4
  - Earthquake Zone - Zone 3
  - Exposure Zone - Zone D
  - Snow Zone - N2
  - Wind Zone - High (to be confirmed by engineer)

**Site Location Plan**  
NTS<sup>10</sup>

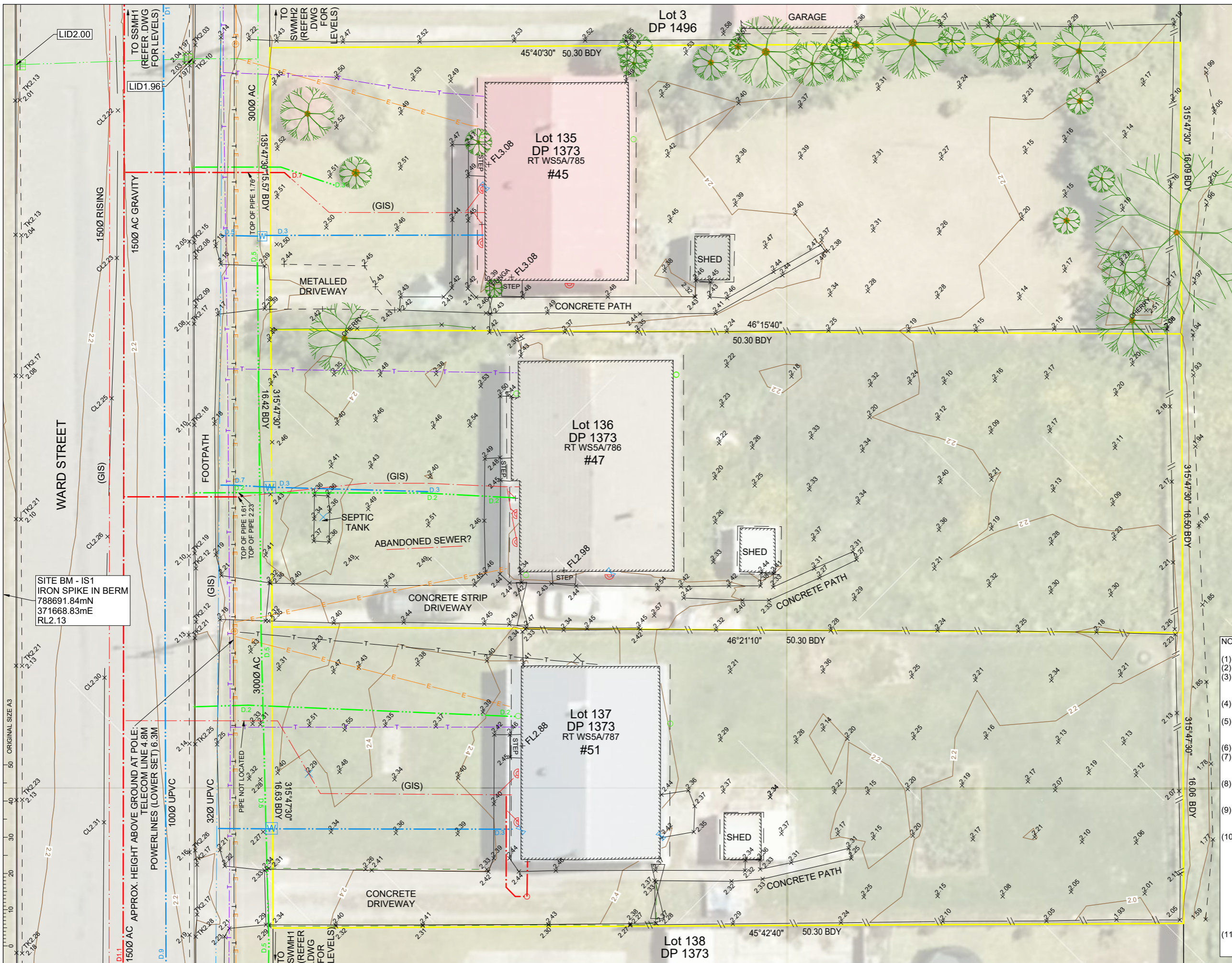
**Residential Development for Kāinga Ora**  
45-47-51 Ward Street, Cobden, Greymouth



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FEATURE	DESCRIPTION
	FEAT bank bottom
	FEAT breakline
	FEAT fence
	FEAT gate
	RD edge of concrete
	RD edge of footpath
	RD edge of gravel
	RD edge of seal
	VEG edge of garden
	VEG hedge
	BLD building foundation
	BLD eave
	SS vent
	PWR overhead
	PWR pole
	SS gullytrap
	SS lamphole cleaning eye
	SS manhole
	SS pipe
	SW downpipe
	SW manhole
	SW outlet
	SW pipe
	SW sump
	TEL Chorus underground
	TEL manhole
	TEL overhead telecom
	VEG tree dripline & trunk diameter
	WTR fire hydrant
	WTR meter
	WTR pipe
	WTR valve
	WTR tap

- NOTES:
- VERIFY ALL DIMENSIONS ON SITE.
  - DO NOT SCALE FROM DRAWING.
  - LEVELS IN TERMS OF: NZVD 2016  
ORIGIN: 4481 (A8PC), RL: 3.967m  
SOURCE: LINZ GEODETIC DATABASE
  - COORDINATES IN TERMS OF NZGD2000, GREY CIRCUIT  
ORIGIN: 4481 (A8PC), 788707.26mN, 371357.05mE
  - SITE PROPERTY BOUNDARIES CALCULATED FROM SURVEY INFORMATION. ADJOINING BOUNDARIES ARE SOURCED FROM LANDONLINE AND ARE FOR CONTEXT ONLY.
  - SURVEY CARRIED OUT BY STAIG & SMITH LTD (30/05/2023).
  - THIS PLAN HAS BEEN CARRIED OUT TO TOPOGRAPHICAL STANDARDS. ALL CRITICAL DIMENSIONS AND LEVELS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
  - DWG TO BE READ IN CONJUNCTION WITH .PDF PLAN. POINT HEIGHTS AND NAME LABELS ARE IN SMALL TEXT IN THE DWG.
  - UNDERLYING AERIAL PHOTOGRAPH IS SOURCED FROM WEST COAST REGIONAL COUNCIL, FLOWN 2016. AERIAL MAY NOT MATCH SURVEY.
  - UNDERGROUND SERVICES HAVE BEEN LOCATED (POWER AND TELECOMS BY OTHERS) FOLLOWING BEST PRACTICES HOWEVER NO GUARANTEE CAN BE PROVIDED THAT ALL SERVICES HAVE BEEN LOCATED. WHERE SERVICE DETECTION HAS BEEN INCONCLUSIVE COUNCIL RECORDS HAVE BEEN UTILISED (NOTED GIS ON PLAN). WHERE CRITICAL ASPECTS REQUIRE FURTHER INVESTIGATION AND WHERE NOT ALREADY POTHOLED ON THIS PLAN, FURTHER POTHOLING OR CCTV IS RECOMMENDED PRIOR TO DETAILED DESIGN/ CONSTRUCTION.
  - TITLE INTERESTS:  
SUBJECT TO PART IV A CONSERVATION ACT 1987.  
SUBJECT TO SECTION 11 CROWN MINERALS ACT 1991.

81 Selwyn Place, Nelson  
248 Montreal St, Christchurch

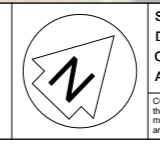
Ph: 0800 807 818  
www.staigsmith.co.nz  
enquiries@staigsmith.co.nz

Kainga Ora  
Homes and Communities

AMENDMENT	DATE
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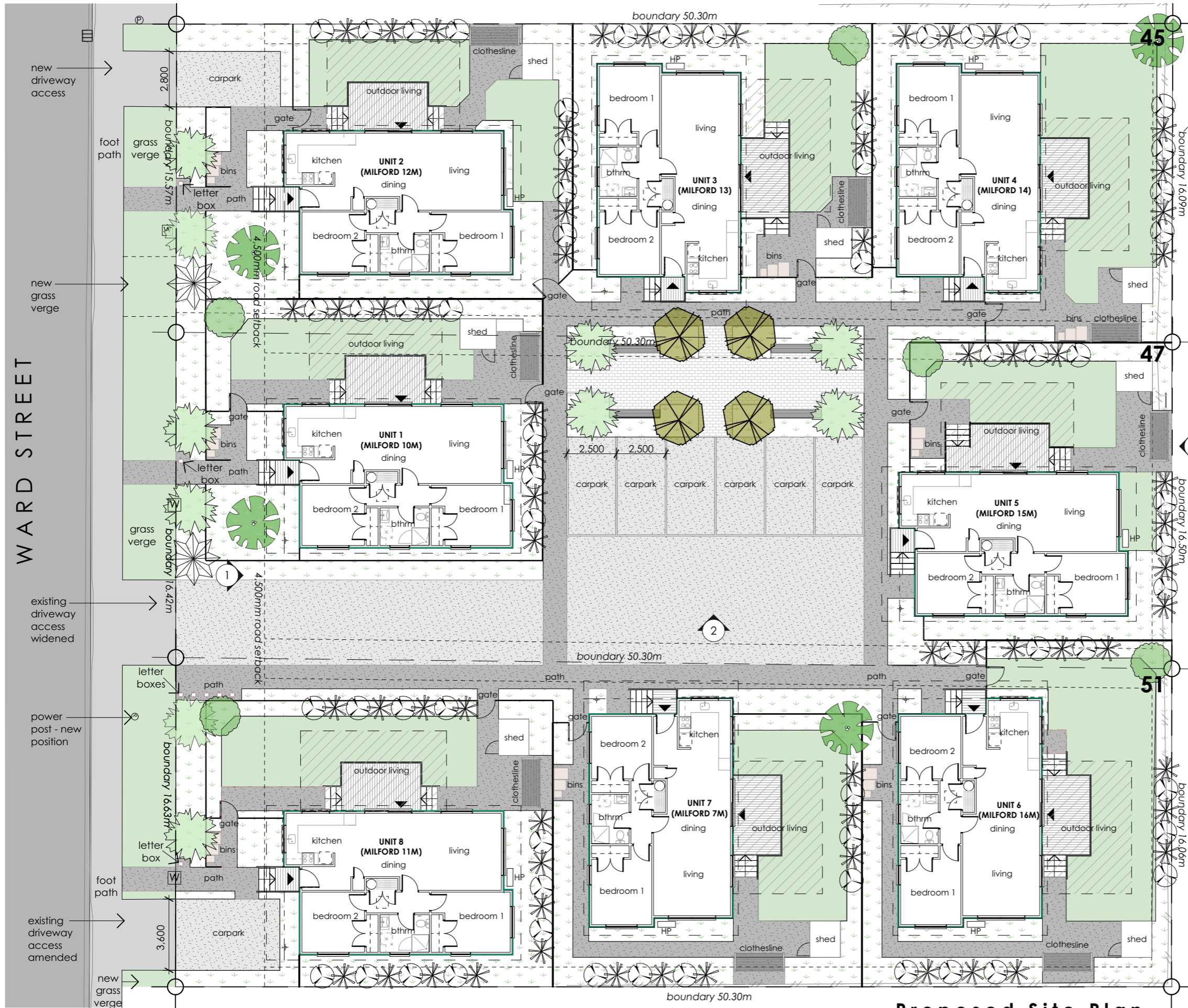
JOB/CLIENT  
Kainga Ora  
45, 47 & 51 Ward Street  
Cobden, Greymouth

DRAWING  
Topographic  
Survey Plan



Survey: HR Drawn: HC Checked: AJM Approved: AJM	ISSUE A DATE 22 Jun 2023	PROJECT NO. 12781-TP-01 SCALE: A3 A1 Hz 1:200 Vt -
--	-----------------------------------	--

SHEET  
1  
OF 1



**note**

Contractor to confirm boundary locations, setbacks, dimensions and levels before work commences.

Boundary setback dimensions shown to cladding

Sewer, stormwater and water laterals, power and services to be confirmed on site prior to work commencing.

In accordance with NZBC F5/AS1 to restrict public and unauthorised access to construction area, install site fencing and associated signage - see also contractors site safety plan

Electricity supply:  
New underground electrical supply to distribution board for each unit to from mains supply at street boundary

Data: New underground fibre cable from network utility provider to each unit

**site information**

Grey District Plan

- Residential Zone

Te Tai o Poutini Proposed Plan

- General Residential Zone
- 4.50m road boundary setback
- 1.00m internal boundary setback
- Roof overhangs can encroach into the yard by up to 750mm
- Maximum site coverage 40%

**legal description**

45 Ward Street  
Lot 135 DP 1373  
Site Area = 797 sq/m

47 Ward Street  
Lot 136 DP 1373  
Site Area = 827 sq/m

51 Ward Street  
Lot 137 DP 1373  
Site Area = 822 sq/m

Total Site Area = 2446 sq/m

**unit areas**

Typical Milford Unit - 77.47 sq/m (over framing)  
- 79.31 sq/m (over cladding)  
- 93.30 sq/m (incl. eaves >600mm)

Total Building Area = 746.40 sq/m  
Site Coverage = 30.51%



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WARD STREET

Recreational Reserve

**Proposed Site Plan**  
1:200

**Residential Development for Kāinga Ora**  
45-47-51 Ward Street, Cobden, Greymouth

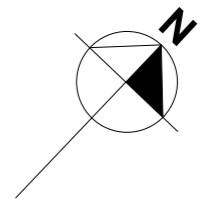
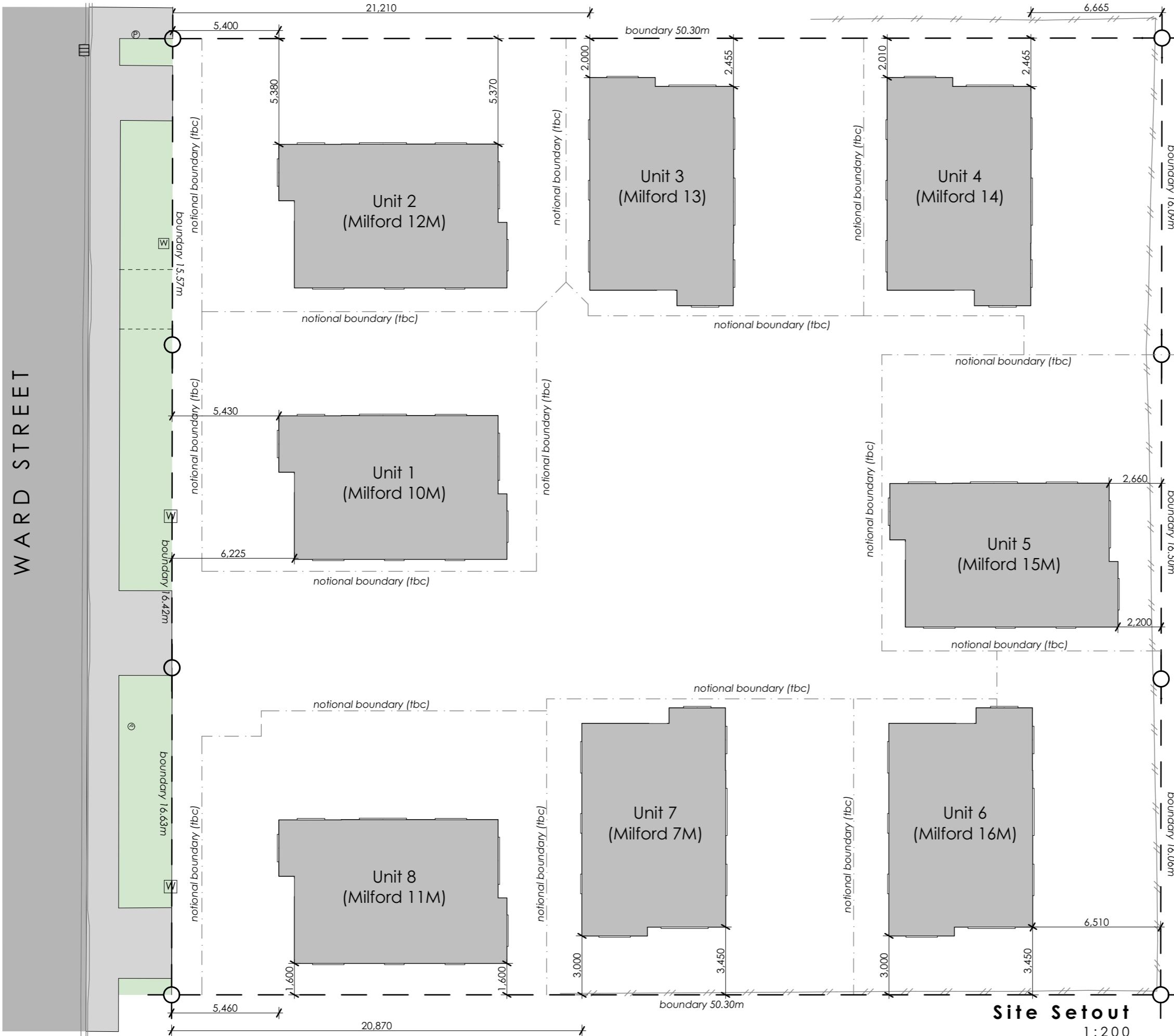
These drawings to be in conjunction with:

Staig & Smith - Topographical Survey Plan  
Kirk Roberts Consulting - Structural, Civil & Hydraulics Drawings & Specifications

Glasson Huxtable Landscape Architects - Landscape Drawings & Specifications

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Proposed Site Plan



**note**

Contractor to confirm boundary locations, setbacks, dimensions and levels before work commences.

Boundary setback dimensions shown to cladding

Sewer, stormwater and water laterals, power and services to be confirmed on site prior to work commencing.

In accordance with NZBC F5/AS1 to restrict public and unauthorised access to construction area, install site fencing and associated signage - see also contractors site safety plan

Electricity supply:  
New underground electrical supply to distribution board for each unit to from mains supply at street boundary

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Site Setout Plan



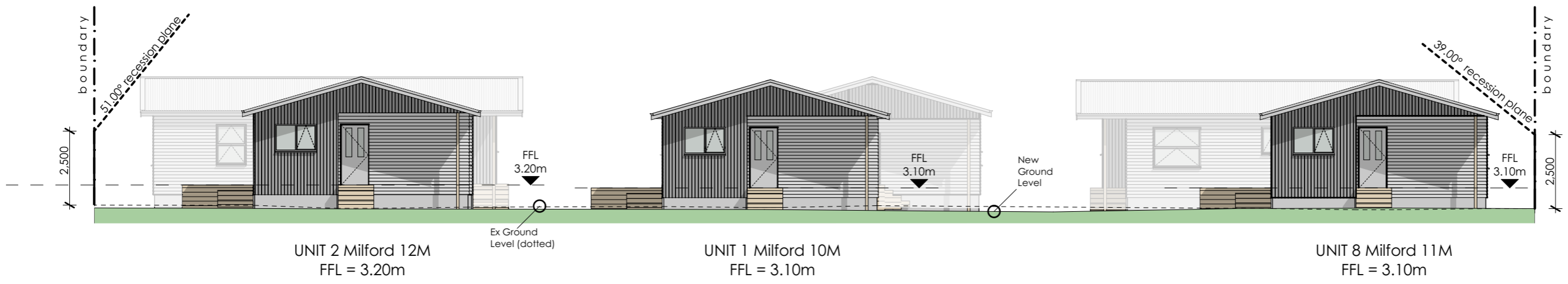
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**Residential Development for Kāinga Ora**  
45-47-51 Ward Street, Cobden, Greymouth

**Site Setout**  
1:200



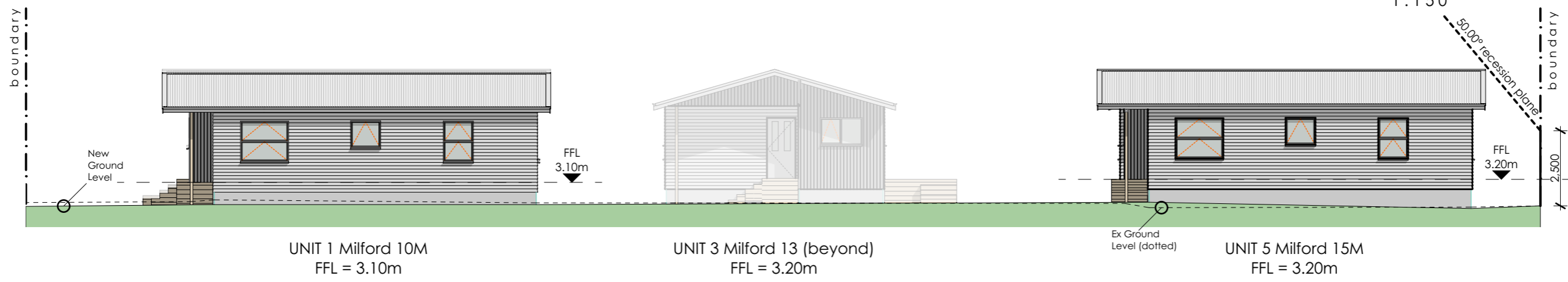
UNIT 2 Milford 12M  
FFL = 3.20m

UNIT 1 Milford 10M  
FFL = 3.10m

UNIT 8 Milford 11M  
FFL = 3.10m

**Site Section 1**

1:150



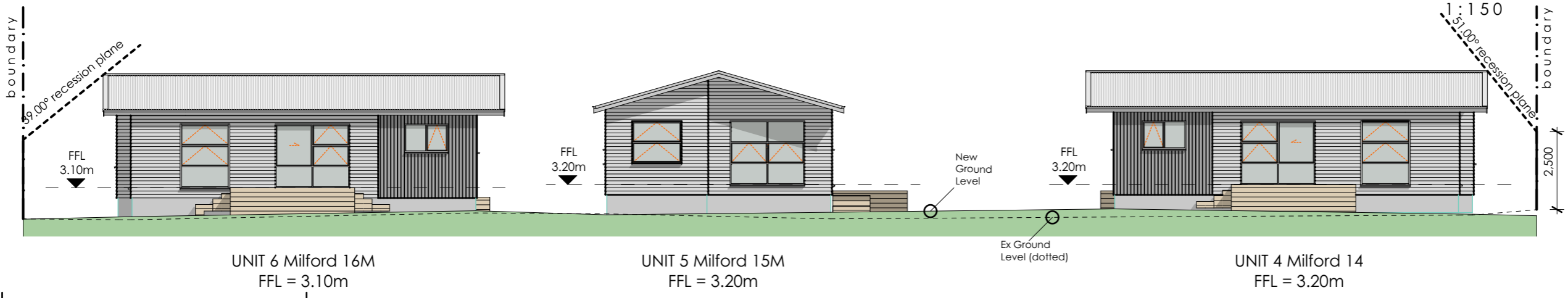
UNIT 1 Milford 10M  
FFL = 3.10m

UNIT 3 Milford 13 (beyond)  
FFL = 3.20m

UNIT 5 Milford 15M  
FFL = 3.20m

**Site Section 2**

1:150



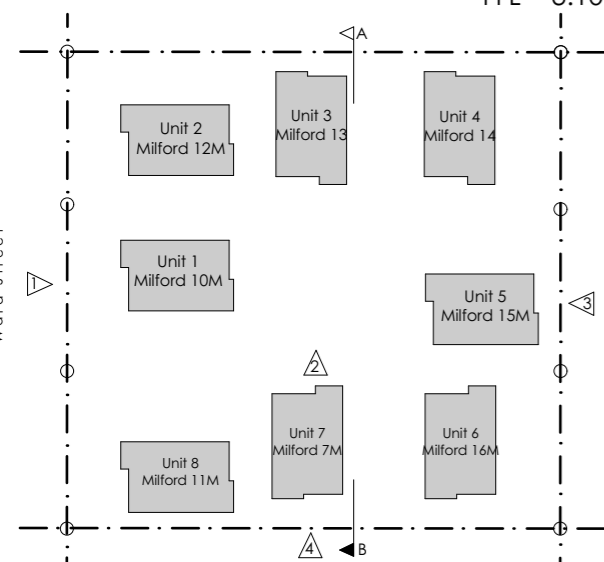
UNIT 6 Milford 16M  
FFL = 3.10m

UNIT 5 Milford 15M  
FFL = 3.20m

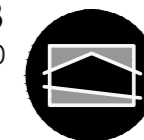
UNIT 4 Milford 14  
FFL = 3.20m

**Site Section 3**

1:150



**Residential Development for Kāinga Ora**  
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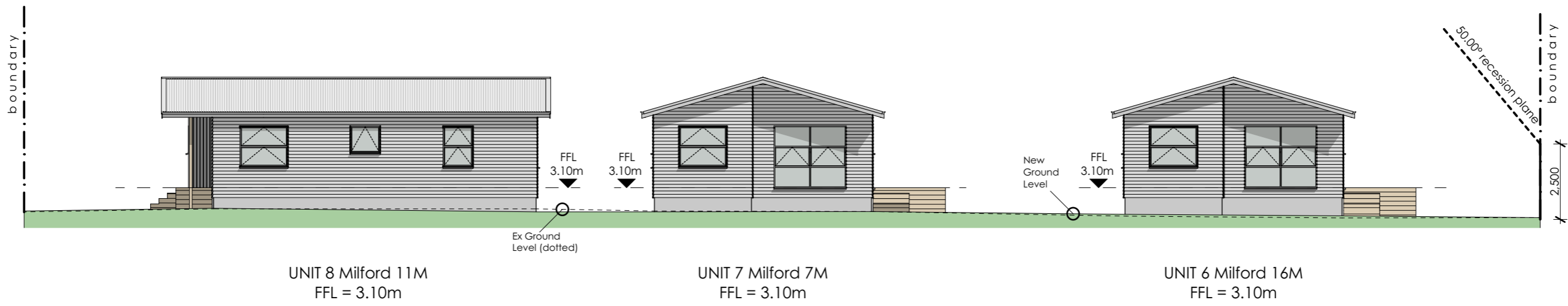
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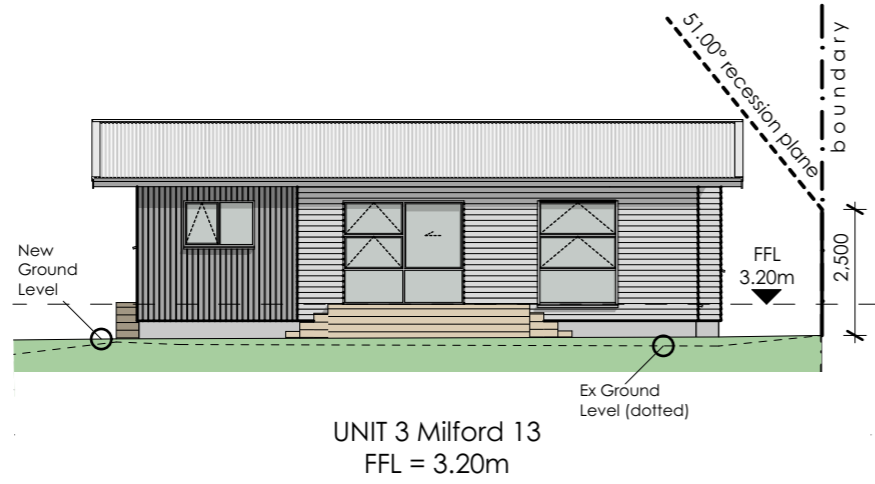
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Site Sections

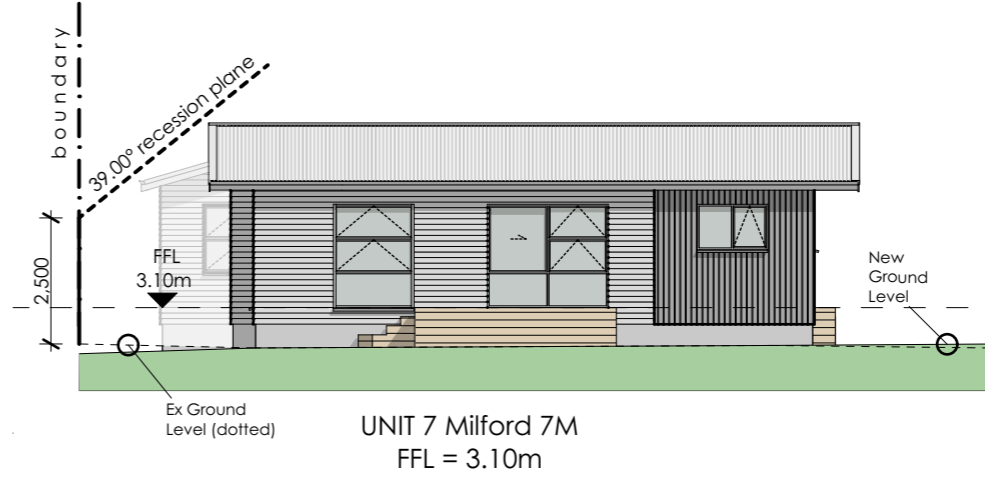
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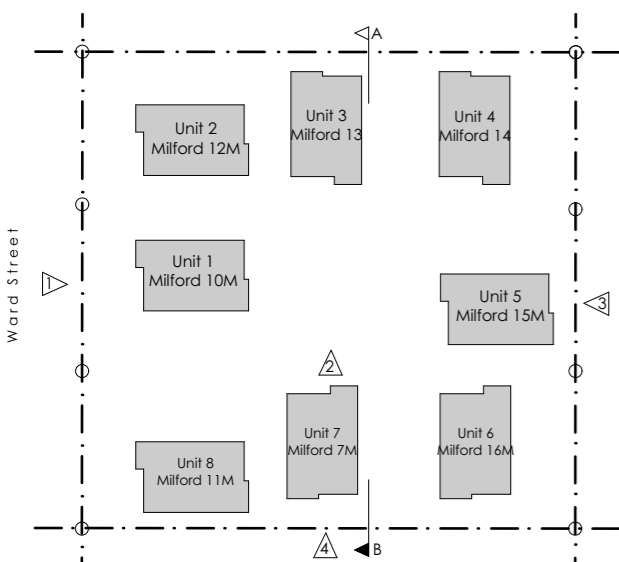
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**Site Section A**  
1:150



**Site Section B**  
1:150



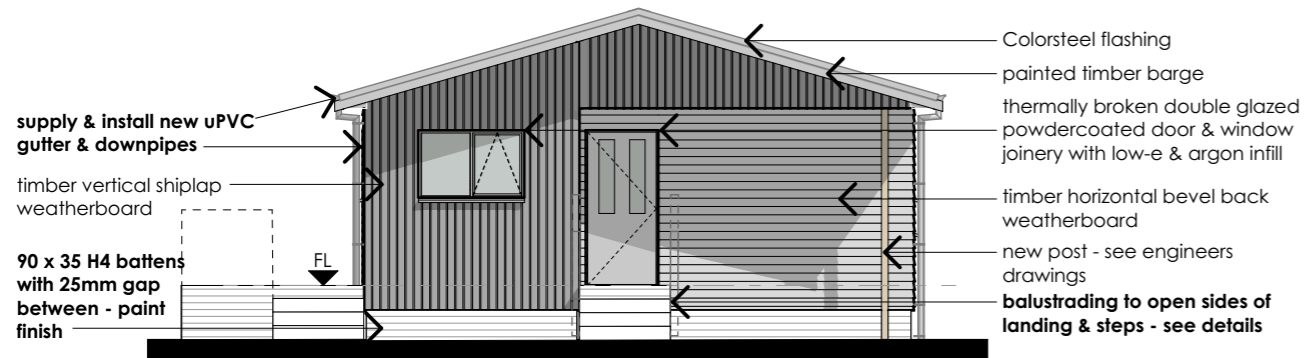
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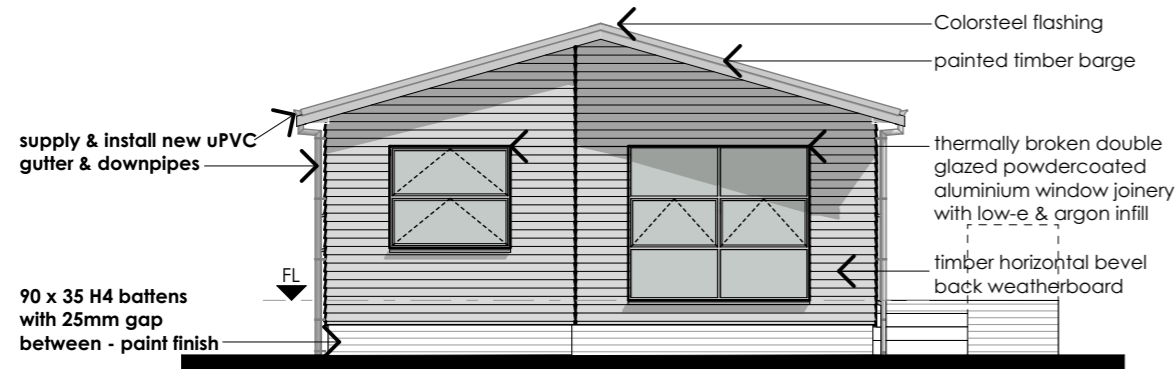
Site Sections



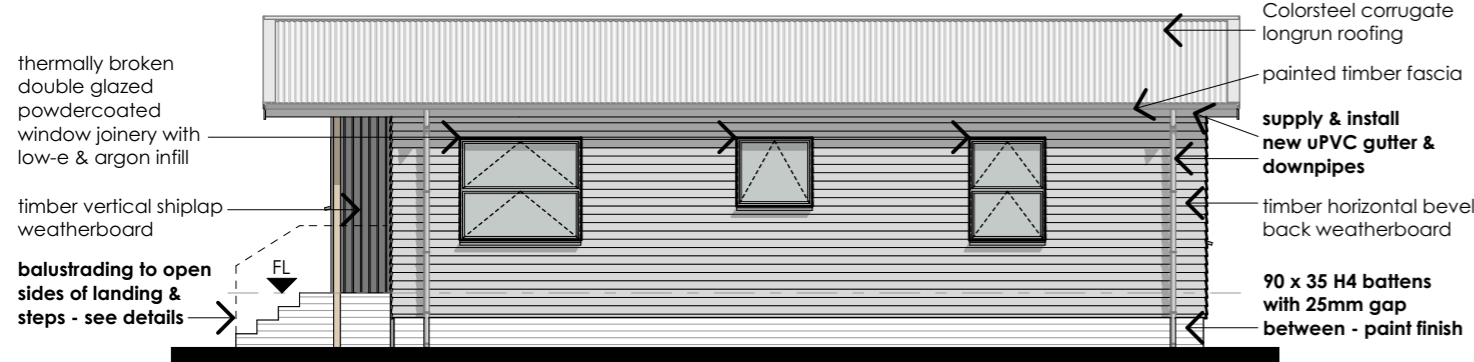
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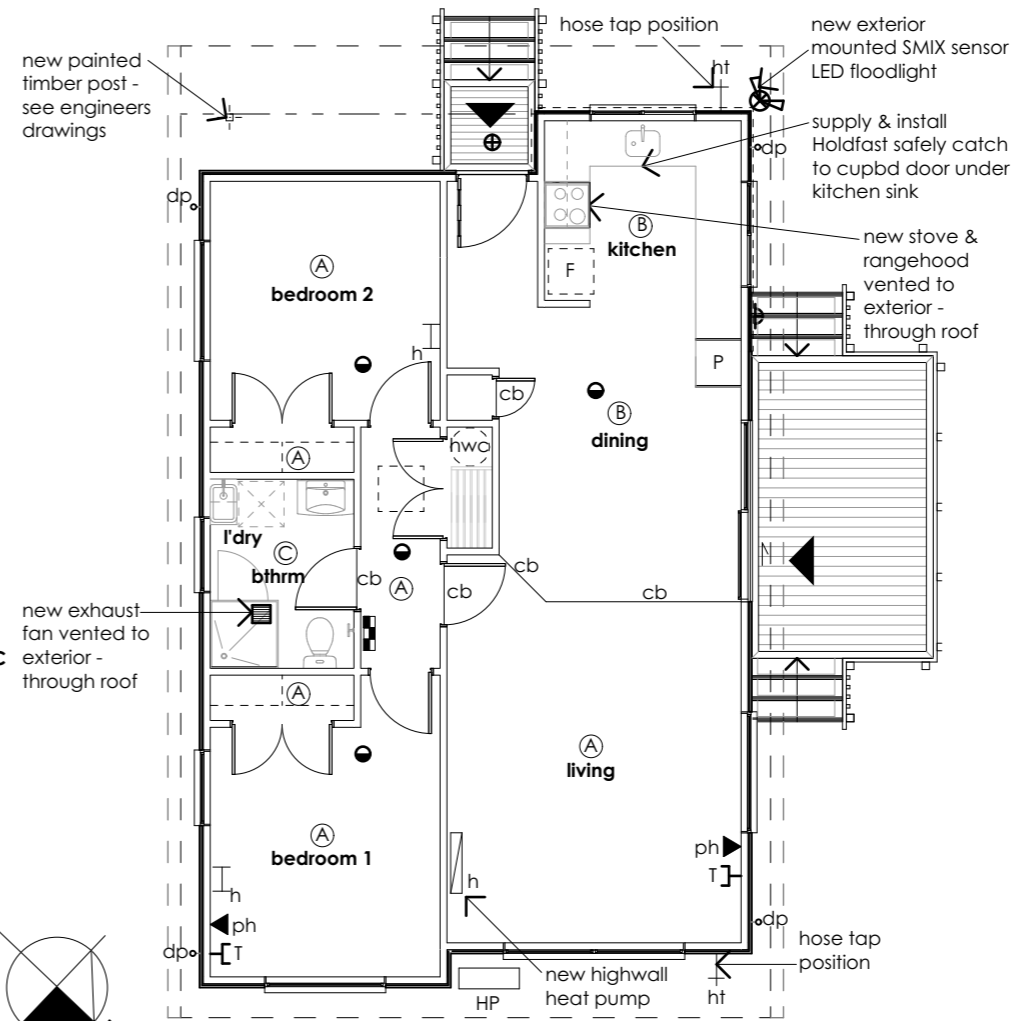
**Elevation 2**  
1:100



**Elevation 3**  
1:100



**Elevation 4**  
1:100



**Milford 10M Floor Plan**  
1:100

**Electrical Legend**

- supply & install - exterior soffit mounted SMIX sensor LED max floodlight 8w white IP44 - connect to existing wiring & switch
- existing exterior soffit mounted light - Robus Vega LED bulkhead complete with sensor
- existing tv, telephone & data sockets
- supply & install new extract fan - Homotech EX-BUCKM-TR-HF-T with ceiling diffuser vent through roof & delay timer
- existing heater - to be confirm on site
- 5.3kW new highwall heat pump
- new heatpump - outdoor unit on concrete plinth
- existing switchboard with built in meterboard
- existing smoke alarm with 'hush' facility

**Electrical Notes**

- New Fittings**
- Haier Quartz Series AS53QCEHRA 5.3kW Highwall Heatpump - outdoor unit on concrete plinth
  - Homotech Solatube VS 3004
- New Appliances**
- Westinghouse WLE624WC - free standing electric range with anti-tip bolt
  - Westinghouse WRC604WC wall mounted rangehood extract canopy & power supply - vent through roof to exterior with Unilux Rangehood ducting kit & NZBC E2/AS1 roof flashing
  - Rangehood & bathroom extract fan vented to exterior through roof. Rangehood with Unilux Rangehood ducting kit and NZBC E2/AS1 roof flashing. Bathroom kit to suit roofing profile - see Homotech drawing details & specification

**Finishes/General Notes**

- Existing**
- safety glass
  - (B) & (C) vinyl floor coverings - as existing
- New Finishes**
- Curtains - Harvey Furnishings Ltd Curtains Tracks - Harvey Furnishings 'SuperFit' curtain tracks incl. end caps & glides
  - Curtain 15% overhang each side of window - White
  - (A) Carpet floor coverings - Godfrey Hirst - Tucson Graphics - Clay 44810/570
  - cb Anodised aluminium flat carpet bar between vinyl & carpet
- General Notes**
- Allow to supply, connect and install new electrical appliances, fittings and fixtures to manufacturers, compliance and regulations.
  - Confirm location of all existing tv, telephone & data sockets/board
  - See extract installation drawing details & specifications for through roof ducting and flashing kit
  - Data & power connections from services at street with underground supply to unit
  - Supply and install new TV aerial and satellite dish (not on roof) to connect to existing outlets
  - Electrician to ensure compliance of all electrical work fixtures and fittings
  - Supply & install R2.6 Pink Batts Snugfloor Insulation and 0.25mm min. continuous black polythene sheet for ground vapour barrier

**Floor Plan Wall Legend**

- existing wall

These drawings to be in conjunction with:

- Staig & Smith - Topographical Survey Plan
- Kirk Roberts Consulting - Structural, Civil & Hydraulics Drawings & Specifications
- Refer also to Selwyn District Council Building drawings - SDS BC210572

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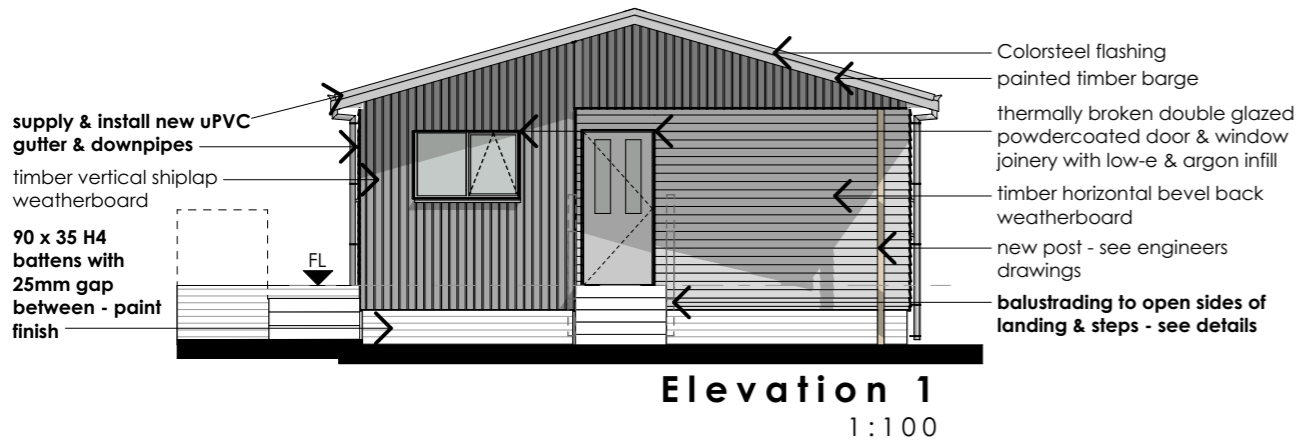
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**Unit 1 Milford 10M Plan & Elevations**  
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45-47-51 Ward Street, Cobden, Greymouth

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Unit 1 Milford 10M Plan & Elevations

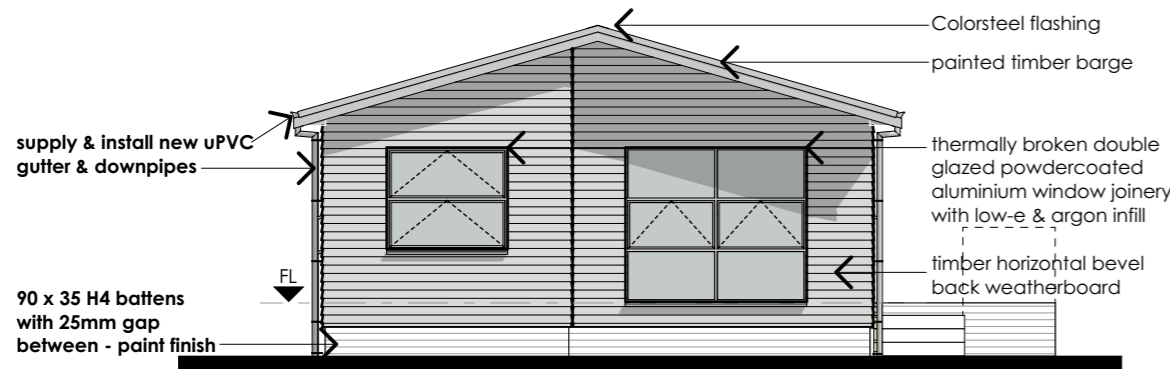




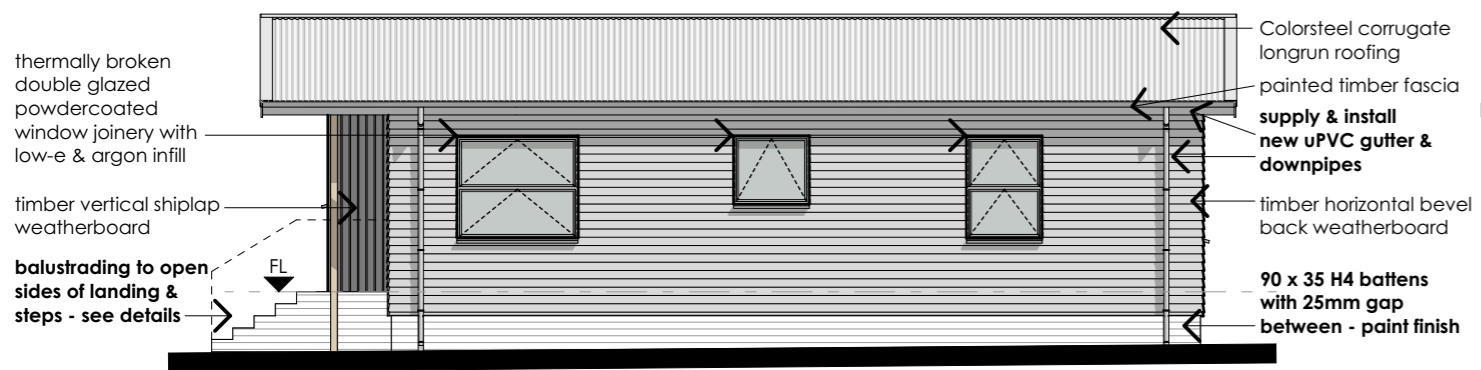
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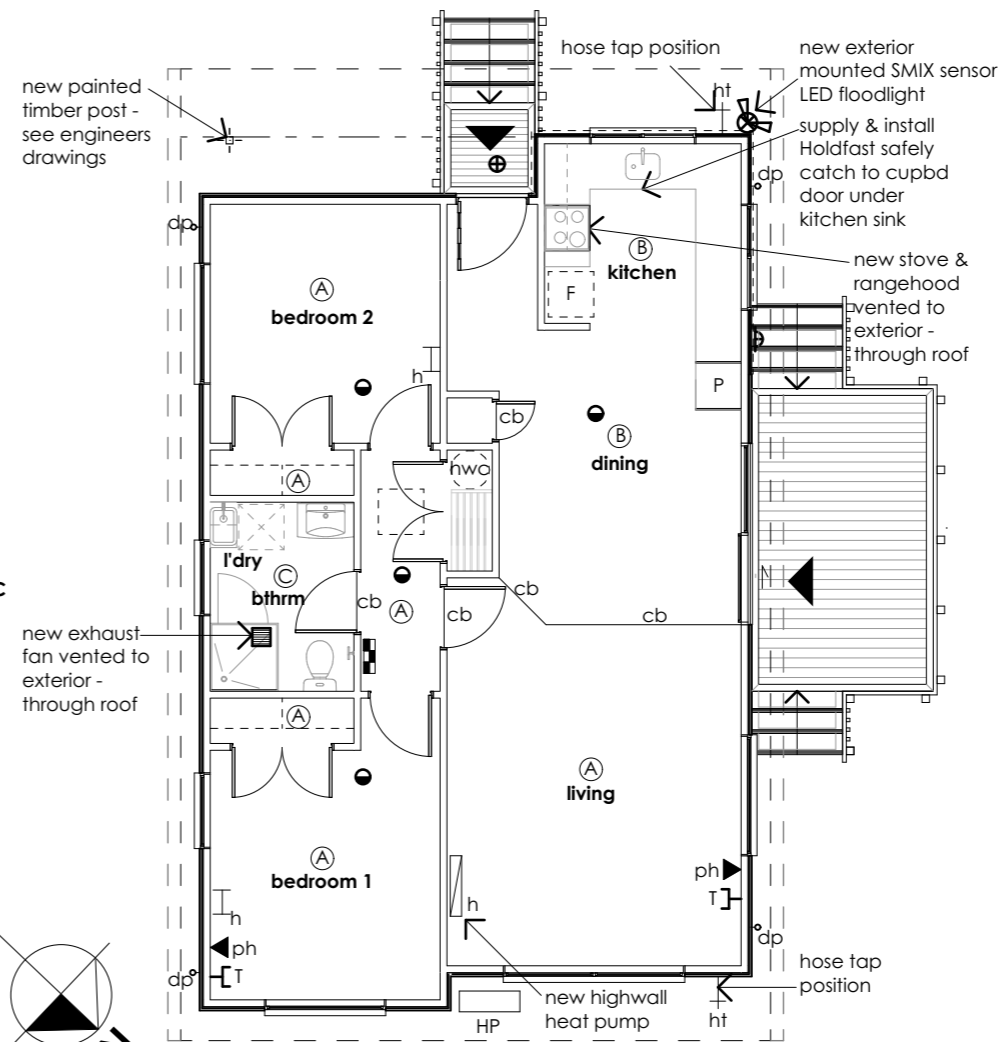
**Elevation 2**  
1:100



**Elevation 3**  
1:100



**Elevation 4**  
1:100



**Milford 12M Floor Plan**  
1:100

**Electrical Legend**

- supply & install - exterior soffit mounted SMIX sensor LED max floodlight 8w white IP44 - connect to existing wiring & switch
- existing exterior soffit mounted light - Robus Vega LED bulkhead complete with sensor
- existing tv, telephone & data sockets
- supply & install new extract fan - Homotech EX-BUCKM-TR-HF-T with ceiling diffuser vent through roof & delay timer
- existing heater - to be confirm on site
- 5.3kW new highwall heat pump
- new heatpump - outdoor unit on concrete plinth
- existing switchboard with built in meterboard
- existing smoke alarm with 'hush' facility

**Electrical Notes**

- New Fittings**
- Haier Quartz Series AS53QCEHRA 5.3kW Highwall Heatpump - outdoor unit on concrete plinth
  - Homotech Solatube VS 3004
- New Appliances**
- Westinghouse WLE624WC - free standing electric range with anti-tip bolt
  - Westinghouse WRC604WC wall mounted rangehood extract canopy & power supply - vent through roof to exterior with Unilux Rangehood ducting kit & NZBC E2/AS1 roof flashing
  - Rangehood & bathroom extract fan vented to exterior through roof. Rangehood with Unilux Rangehood ducting kit and NZBC E2/AS1 roof flashing. Bathroom kit to suit roofing profile - see Homotech drawing details & specification

**Finishes/General Notes**

- Existing**
- safety glass
  - (B) & (C) vinyl floor coverings - as existing
- New Finishes**
- Curtains - Harvey Furnishings Ltd Curtains
  - Tracks - Harvey Furnishings 'SuperFit' curtain tracks incl. end caps & glides
  - Curtain 15% overhang each side of window - White
  - (A) Carpet floor coverings - Godfrey Hirst - Tucson Graphics - Clay 44810/570
  - (cb) Anodised aluminium flat carpet bar between vinyl & carpet

**General Notes**

- Allow to supply, connect and install new electrical appliances, fittings and fixtures to manufacturers, compliance and regulations.
- Confirm location of all existing tv, telephone & data sockets/board
- See extract installation drawing details & specifications for through roof ducting and flashing kit
- Data & power connections from services at street with underground supply to unit
- Supply and install new TV aerial and satellite dish (not on roof) to connect to existing outlets
- Electrician to ensure compliance of all electrical work fixtures and fittings
- Supply & install R2.6 Pink Batts Snugfloor Insulation and 0.25mm min. continuous black polythene sheet for ground vapour barrier

**Floor Plan Wall Legend**

- existing wall
- These drawings to be in conjunction with:
- Staig & Smith - Topographical Survey Plan
  - Kirk Roberts Consulting - Structural, Civil & Hydraulics Drawings & Specifications
  - Refer also to Selwyn District Council Building drawings - SDS BC210574

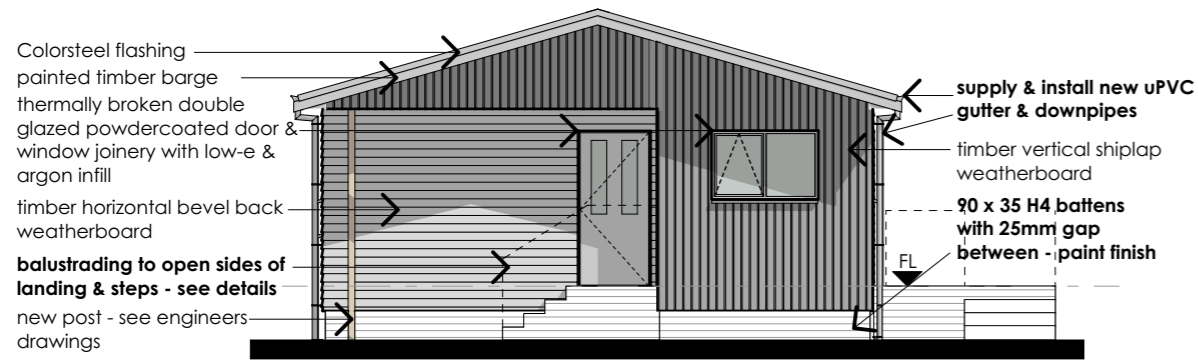
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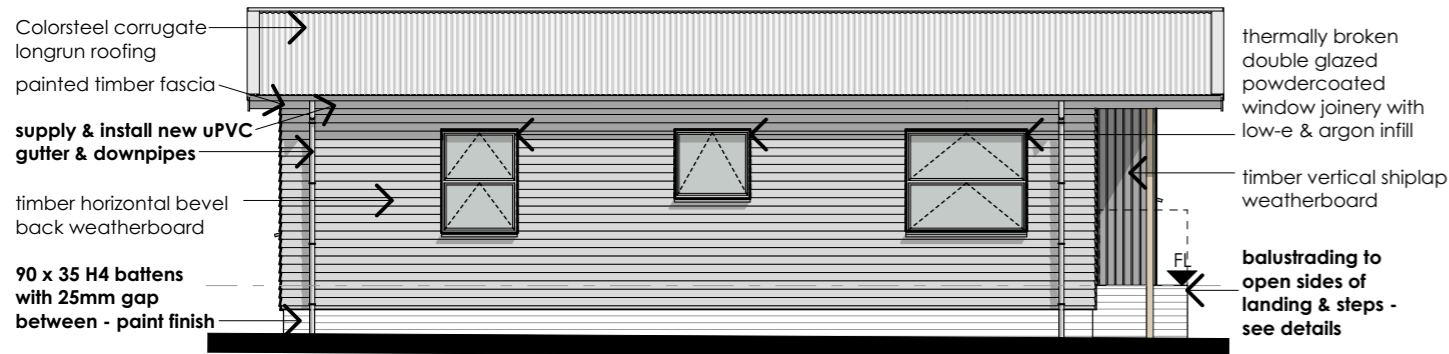
**Unit 2 Milford 12M Plan & Elevations**  
**Residential Development for Kāinga Ora**  
 45-47-51 Ward Street, Cobden, Greymouth

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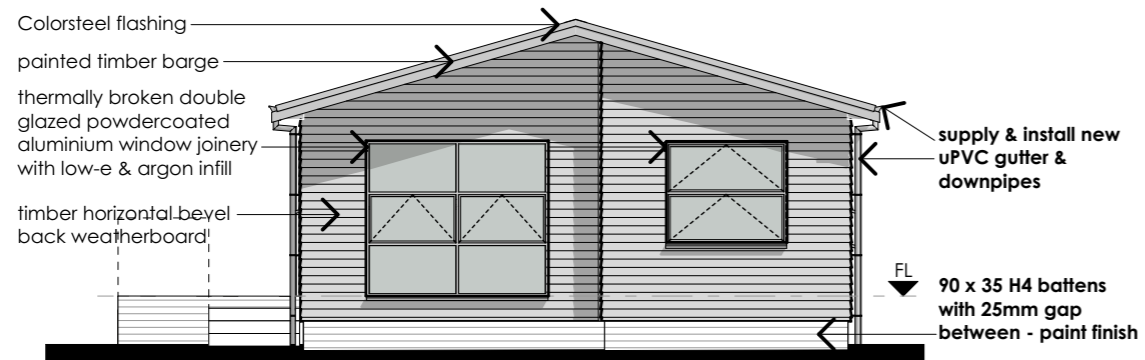
Unit 2 Milford 12M Floor Plan & Elevations



**Elevation 1**  
1:100



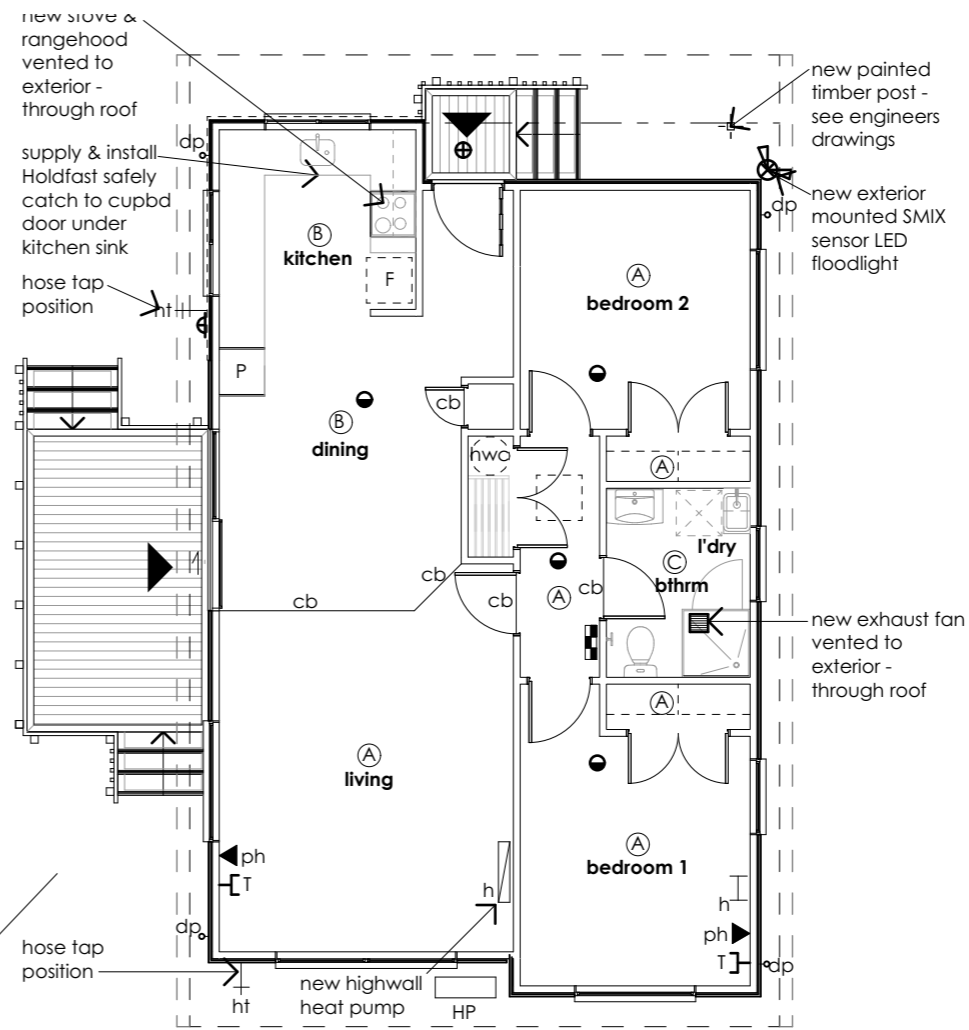
**Elevation 2**  
1:100



**Elevation 3**  
1:100



**Elevation 4**  
1:100



**Milford 13 Floor Plan**  
1:100

**Electrical Legend**

- supply & install - exterior soffit mounted SMIX sensor LED max floodlight 8w white IP44 - connect to existing wiring & switch
- existing exterior soffit mounted light - Robus Vega LED bulkhead complete with sensor
- existing tv, telephone & data sockets
- supply & install new extract fan - Homotech EX-BUCKM-TR-HF-T with ceiling diffuser vent through roof & delay timer
- existing heater - to be confirm on site
- 5.3kW new highwall heat pump
- new heatpump - outdoor unit on concrete plinth
- existing switchboard with built in meterboard
- existing smoke alarm with 'hush' facility

**Electrical Notes**

- New Fittings**
- Haier Quartz Series AS53QCEHRA 5.3kW Highwall Heatpump - outdoor unit on concrete plinth
  - Homotech Solatube VS 3004
- New Appliances**
- Westinghouse WLE624WC - free standing electric range with anti-tip bolt
  - Westinghouse WRC604WC wall mounted rangehood extract canopy & power supply - vent through roof to exterior with Unilux Rangehood ducting kit & NZBC E2/AS1 roof flashing
  - Rangehood & bathroom extract fan vented to exterior through roof. Rangehood with Unilux Rangehood ducting kit and NZBC E2/AS1 roof flashing. Bathroom kit to suit roofing profile - see Homotech drawing details & specification

**Finishes/General Notes**

- Existing**
- safety glass
  - (B) & (C) vinyl floor coverings - as existing
- New Finishes**
- Curtains - Harvey Furnishings Ltd Curtains Tracks - Harvey Furnishings 'SuperFit' curtain tracks incl. end caps & glides
  - Curtain 15% overhang each side of window - White
  - (A) Carpet floor coverings - Godfrey Hirst - Tucson Graphics - Clay 44810/570

cb Anodised aluminium flat carpet bar between vinyl & carpet

**General Notes**

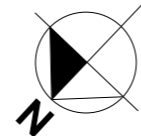
- Allow to supply, connect and install new electrical appliances, fittings and fixtures to manufacturers, compliance and regulations.
- Confirm location of all existing tv, telephone & data sockets/board
- See extract installation drawing details & specifications for through roof ducting and flashing kit
- Data & power connections from services at street with underground supply to unit
- Supply and install new TV aerial and satellite dish (not on roof) to connect to existing outlets
- Electrician to ensure compliance of all electrical work fixtures and fittings
- Supply & install R2.6 Pink Batts Snugfloor Insulation and 0.25mm min. continuous black polythene sheet for ground vapour barrier

**Floor Plan Wall Legend**

existing wall

These drawings to be in conjunction with:

- Staig & Smith - Topographical Survey Plan
- Kirk Roberts Consulting - Structural, Civil & Hydraulics Drawings & Specifications
- Refer also to Selwyn District Council Building drawings - SDS BC212601



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Unit 3 Milford 13 Plan & Elevations



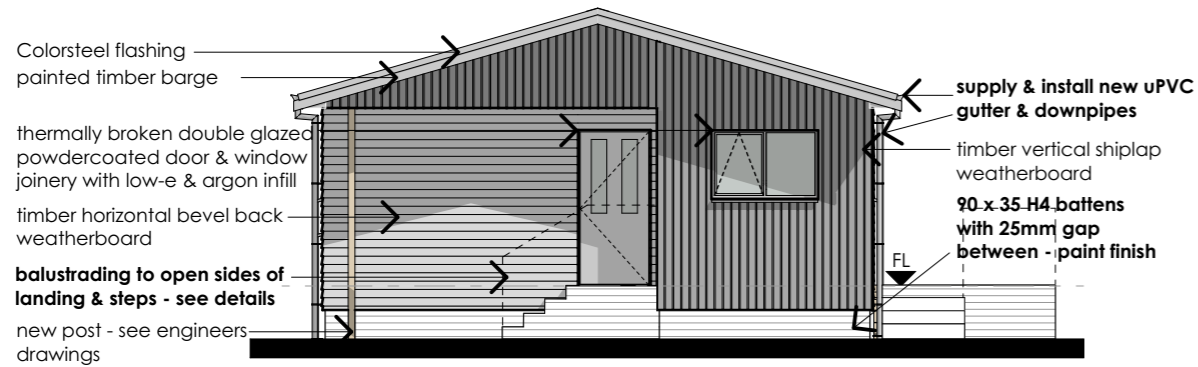
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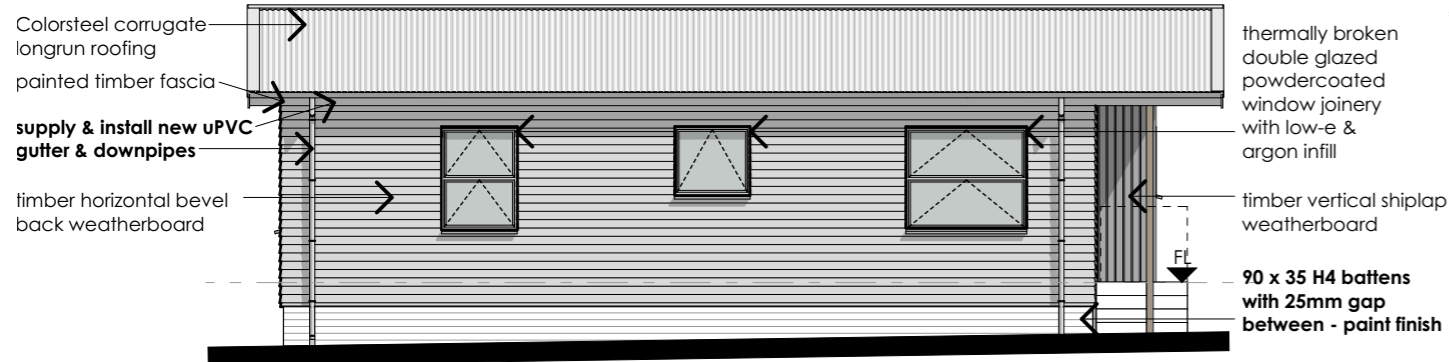
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of 20

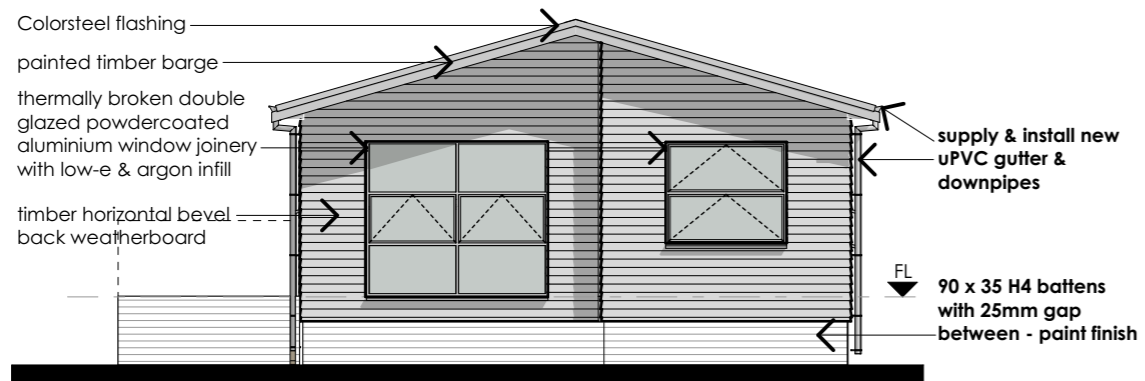
**Unit 3 Milford 13 Plan & Elevations**  
**Residential Development for Kāinga Ora**  
45-47-51 Ward Street, Cobden, Greymouth



**Elevation 1**  
1:100



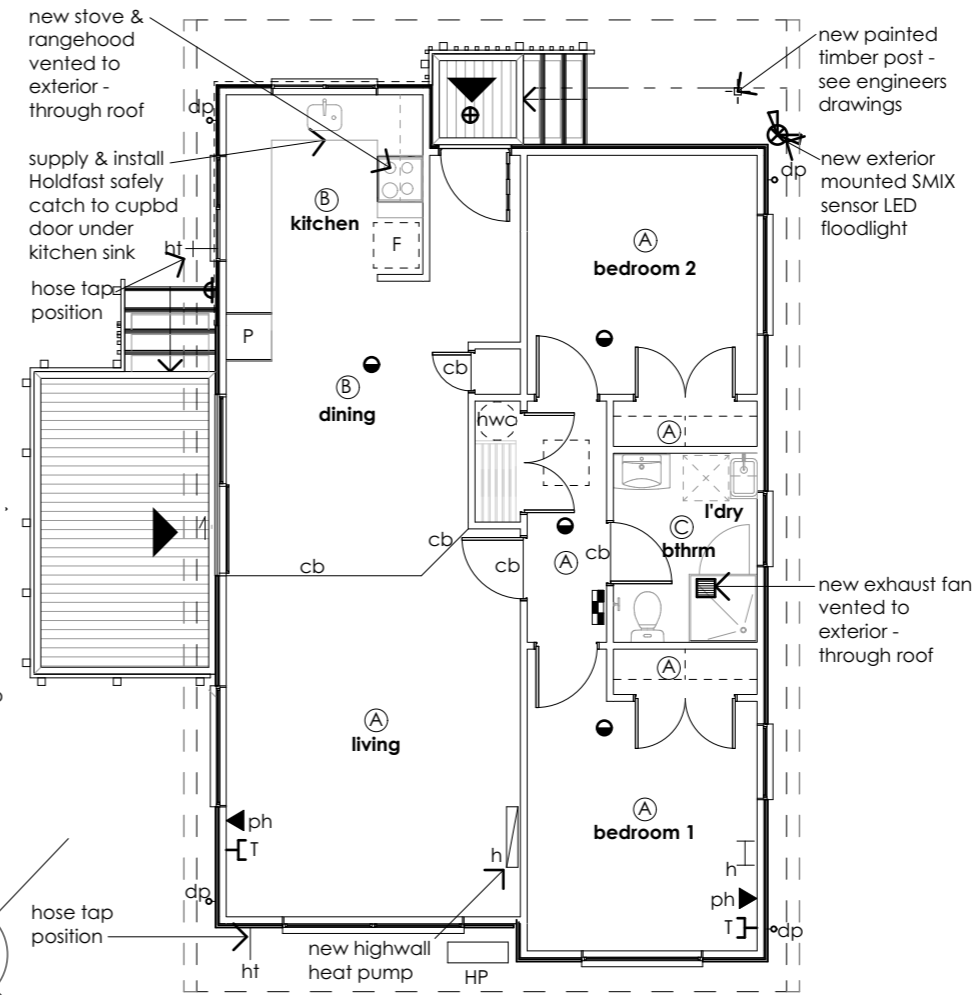
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1:100



**Elevation 3**  
1:100



**Elevation 4**  
1:100



**Milford 14 Floor Plan**  
1:100

**Electrical Legend**

- supply & install - exterior soffit mounted SMIX sensor LED max floodlight 8w white IP44 - connect to existing wiring & switch
- existing exterior soffit mounted light - Robus Vega LED bulkhead complete with sensor
- existing tv, telephone & data sockets
- supply & install new extract fan - Homotech EX-BUCKM-TR-HF-T with ceiling diffuser vent through roof & delay timer
- existing heater - to be confirm on site
- 5.3kW new highwall heat pump
- new heatpump - outdoor unit on concrete plinth
- existing switchboard with built in meterboard
- existing smoke alarm with 'hush' facility

**Electrical Notes**

- New Fittings**
- Haier Quartz Series AS53QCEHRA 5.3kW Highwall Heatpump - outdoor unit on concrete plinth
  - Homotech Solatube VS 3004
- New Appliances**
- Westinghouse WLE624WC - free standing electric range with anti-tip bolt
  - Westinghouse WRC604WC wall mounted rangehood extract canopy & power supply - vent through roof to exterior with Unilux Rangehood ducting kit & NZBC E2/AS1 roof flashing
  - Rangehood & bathroom extract fan vented to exterior through roof. Rangehood with Unilux Rangehood ducting kit and NZBC E2/AS1 roof flashing. Bathroom kit to suit roofing profile - see Homotech drawing details & specification

**Finishes/General Notes**

- Existing**
- safety glass
  - (B) & (C) vinyl floor coverings - as existing
- New Finishes**
- Curtains - Harvey Furnishings Ltd Curtains Tracks - Harvey Furnishings 'SuperFit' curtain tracks incl. end caps & glides
  - Curtain 15% overhang each side of window - White
  - (A) Carpet floor coverings - Godfrey Hirst - Tucson Graphics - Clay 44810/570
  - cb Anodised aluminium flat carpet bar between vinyl & carpet
- General Notes**
- Allow to supply, connect and install new electrical appliances, fittings and fixtures to manufacturers, compliance and regulations.
  - Confirm location of all existing tv, telephone & data sockets/board
  - See extract installation drawing details & specifications for through roof ducting and flashing kit
  - Data & power connections from services at street with underground supply to unit
  - Supply and install new TV aerial and satellite dish (not on roof) to connect to existing outlets
  - Electrician to ensure compliance of all electrical work fixtures and fittings
  - Supply & install R2.6 Pink Batts Snugfloor Insulation and 0.25mm min. continuous black polythene sheet for ground vapour barrier

**Floor Plan Wall Legend**

- existing wall
- These drawings to be in conjunction with:
- Staig & Smith - Topographical Survey Plan
  - Kirk Roberts Consulting - Structural, Civil & Hydraulics Drawings & Specifications
  - Refer also to Selwyn District Council Building drawings - SDS BC212603

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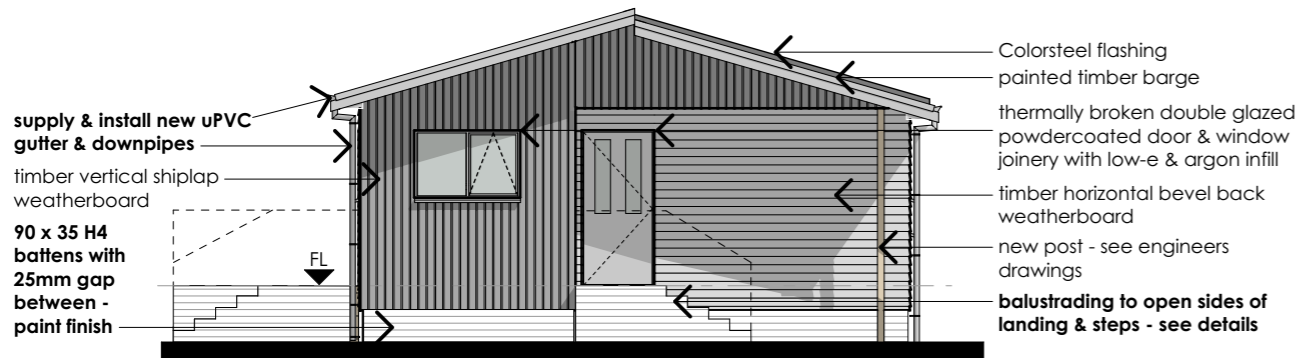
Unit 4 Milford 14 Plan & Elevations

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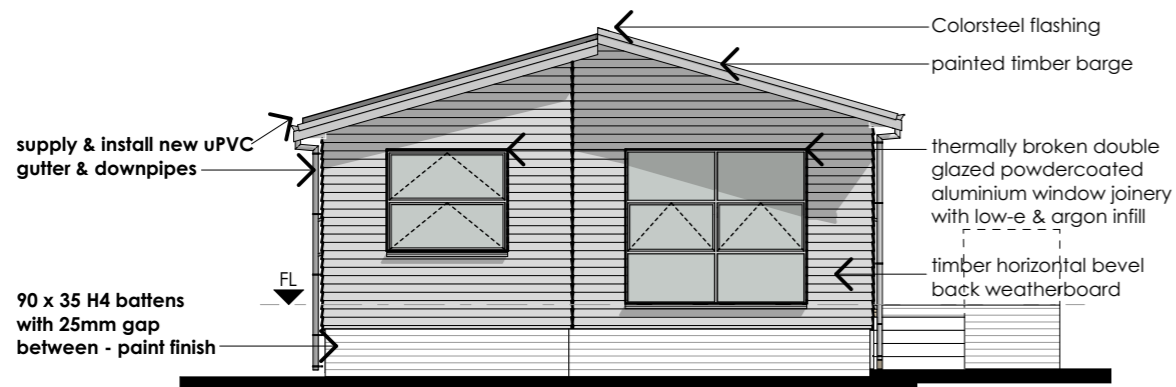
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**Residential Development for Kāinga Ora**  
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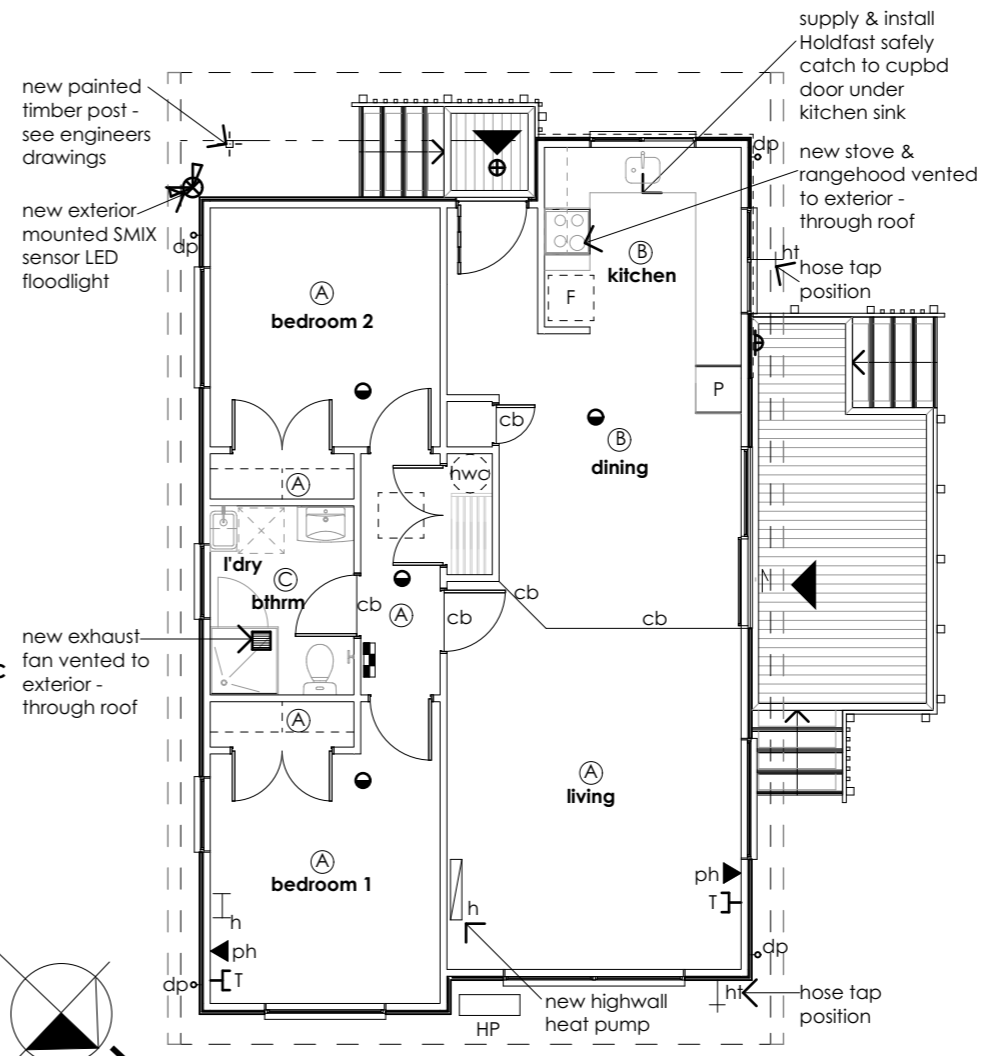
**Elevation 2**  
1:100



**Elevation 3**  
1:100



**Elevation 4**  
1:100



**Milford 15M Floor Plan**  
1:100

- Electrical Legend**
- supply & install - exterior soffit mounted SMIX sensor LED max floodlight 8w white IP44 - connect to existing wiring & switch
  - existing exterior soffit mounted light - Robus Vega LED bulkhead complete with sensor
  - existing tv, telephone & data sockets
  - supply & install new extract fan - Homotech EX-BUCKM-TR-HF-T with ceiling diffuser vent through roof & delay timer
  - existing heater - to be confirm on site
  - 5.3kW new highwall heat pump
  - new heatpump - outdoor unit on concrete plinth
  - existing switchboard with built in meterboard
  - existing smoke alarm with 'hush' facility

- Electrical Notes**
- New Fittings**
- Haier Quartz Series AS53QCEHRA 5.3kW Highwall Heatpump - outdoor unit on concrete plinth
  - Homotech Solatube VS 3004
- New Appliances**
- Westinghouse WLE624WC - free standing electric range with anti-tip bolt
  - Westinghouse WRC604WC wall mounted rangehood extract canopy & power supply - vent through roof to exterior with Unilux Rangehood ducting kit & NZBC E2/AS1 roof flashing
  - Rangehood & bathroom extract fan vented to exterior through roof. Rangehood with Unilux Rangehood ducting kit and NZBC E2/AS1 roof flashing. Bathroom kit to suit roofing profile - see Homotech drawing details & specification

- Finishes/General Notes**
- Existing**
- safety glass
  - (B) & (C) vinyl floor coverings - as existing
- New Finishes**
- Curtains - Harvey Furnishings Ltd Curtains Tracks - Harvey Furnishings 'SuperFit' curtain tracks incl. end caps & glides  
 Curtain 15% overhang each side of window - White
- (A) Carpet floor coverings - Godfrey Hirst - Tucson Graphics - Clay 44810/570
- cb Anodised aluminium flat carpet bar between vinyl & carpet
- General Notes**
- Allow to supply, connect and install new electrical appliances, fittings and fixtures to manufacturers, compliance and regulations.
- Confirm location of all existing tv, telephone & data sockets/board
- See extract installation drawing details & specifications for through roof ducting and flashing kit
- Data & power connections from services at street with underground supply to unit
- Supply and install new TV aerial and satellite dish (not on roof) to connect to existing outlets
- Electrician to ensure compliance of all electrical work fixtures and fittings
- Supply & install R2.6 Pink Batts Snugfloor Insulation and 0.25mm min. continuous black polythene sheet for ground vapour barrier

- Floor Plan Wall Legend**
- existing wall
- These drawings to be in conjunction with:
- Staig & Smith - Topographical Survey Plan
  - Kirk Roberts Consulting - Structural, Civil & Hydraulics Drawings & Specifications
  - Refer also to Selwyn District Council Building drawings - SDS BC212602

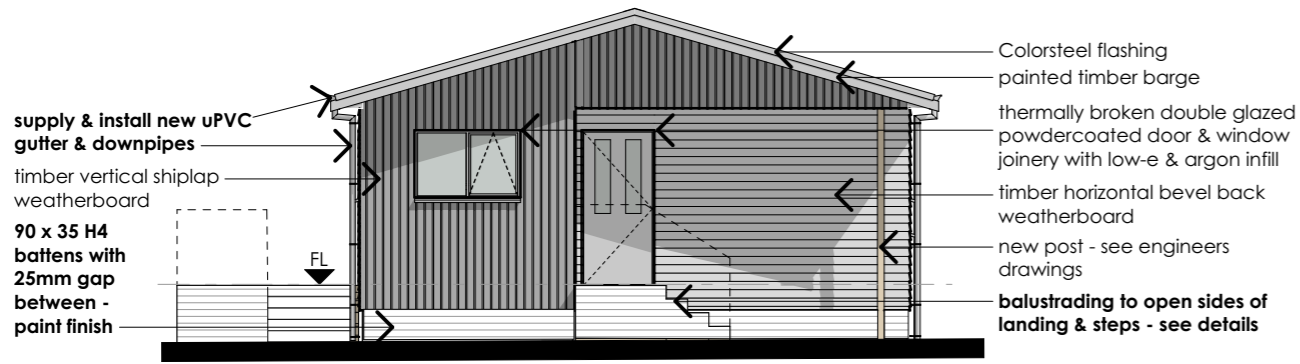
**Unit 5 Milford 15M Plan & Elevations**  
**Residential Development for Kāinga Ora**  
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Unit 5 Milford 15M Plan & Elevations



**Elevation 1**  
1:100



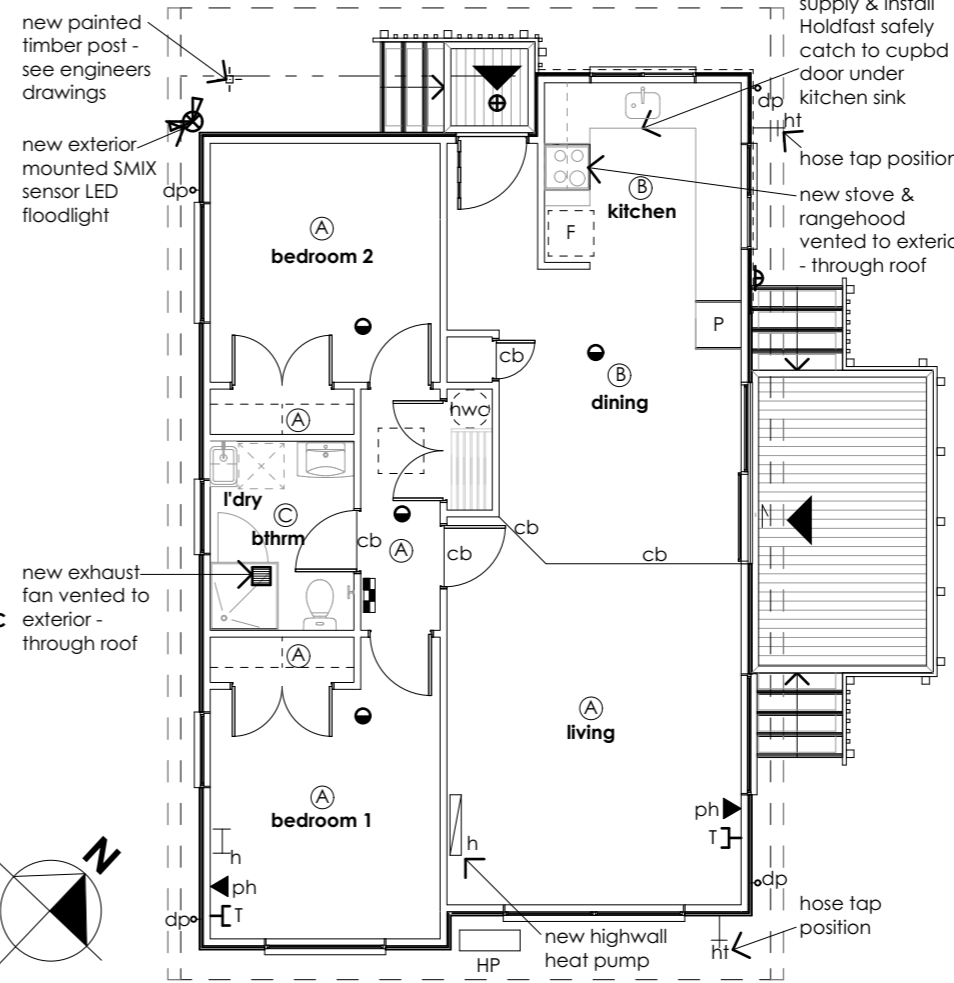
**Elevation 2**  
1:100



**Elevation 3**  
1:100



**Elevation 4**  
1:100



**Milford 16M Floor Plan**  
1:100

**Electrical Legend**

- supply & install - exterior soffit mounted SMIX sensor LED max floodlight 8w white IP44 - connect to existing wiring & switch
- existing exterior soffit mounted light - Robus Vega LED bulkhead complete with sensor
- existing tv, telephone & data sockets
- supply & install new extract fan - Homotech EX-BUCKM-TR-HF-T with ceiling diffuser vent through roof & delay timer
- existing heater - to be confirm on site
- 5.3kW new highwall heat pump
- new heatpump - outdoor unit on concrete plinth
- existing switchboard with built in meterboard
- existing smoke alarm with 'hush' facility

**Electrical Notes**

- New Fittings**
- Haier Quartz Series AS53QCEHRA 5.3kW Highwall Heatpump - outdoor unit on concrete plinth
  - Homotech Solatube VS 3004
- New Appliances**
- Westinghouse WLE624WC - free standing electric range with anti-tip bolt
  - Westinghouse WRC604WC wall mounted rangehood extract canopy & power supply - vent through roof to exterior with Unilux Rangehood ducting kit & NZBC E2/AS1 roof flashing
  - Rangehood & bathroom extract fan vented to exterior through roof. Rangehood with Unilux Rangehood ducting kit and NZBC E2/AS1 roof flashing. Bathroom kit to suit roofing profile - see Homotech drawing details & specification

**Finishes/General Notes**

- Existing**
- safety glass
  - & vinyl floor coverings - as existing
- New Finishes**
- Curtains - Harvey Furnishings Ltd Curtains Tracks - Harvey Furnishings 'SuperFit' curtain tracks incl. end caps & glides
  - Curtain 15% overhang each side of window - White
  - Carpet floor coverings - Godfrey Hirst - Tucson Graphics - Clay 44810/570
  - Anodised aluminium flat carpet bar between vinyl & carpet

**General Notes**

- Allow to supply, connect and install new electrical appliances, fittings and fixtures to manufacturers, compliance and regulations.
- Confirm location of all existing tv, telephone & data sockets/board
- See extract installation drawing details & specifications for through roof ducting and flashing kit
- Data & power connections from services at street with underground supply to unit
- Supply and install new TV aerial and satellite dish (not on roof) to connect to existing outlets
- Electrician to ensure compliance of all electrical work fixtures and fittings
- Supply & install R2.6 Pink Batts Snugfloor Insulation and 0.25mm min. continuous black polythene sheet for ground vapour barrier

**Floor Plan Wall Legend**

- existing wall
- These drawings to be in conjunction with:
- Staig & Smith - Topographical Survey Plan
  - Kirk Roberts Consulting - Structural, Civil & Hydraulics Drawings & Specifications
  - Refer also to Selwyn District Council Building drawings - SDS BC212604

Unit 6 Milford 16M Plan & Elevations

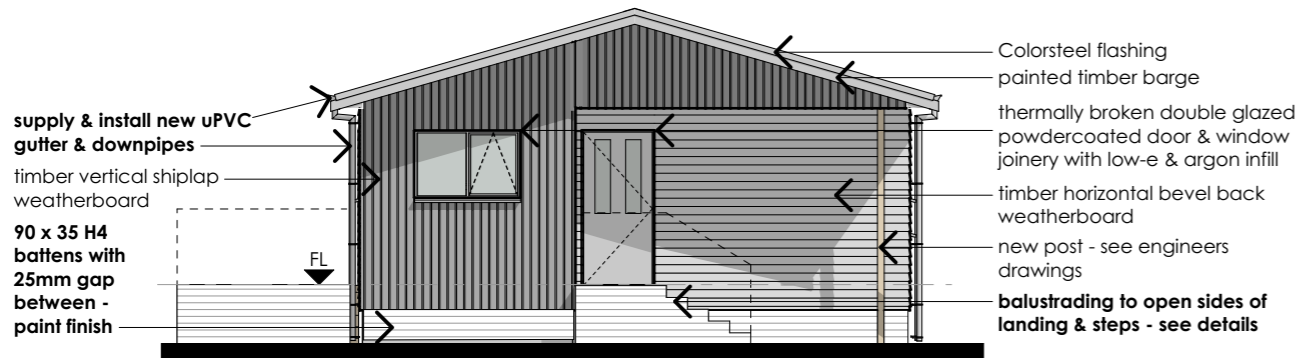
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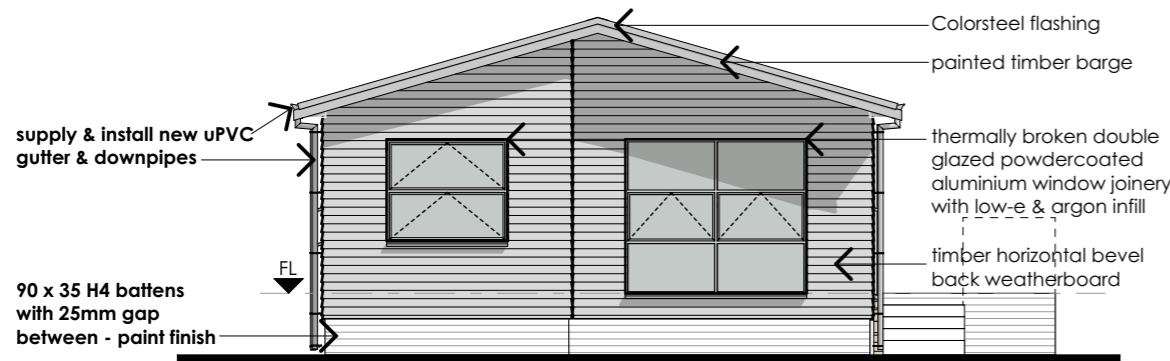
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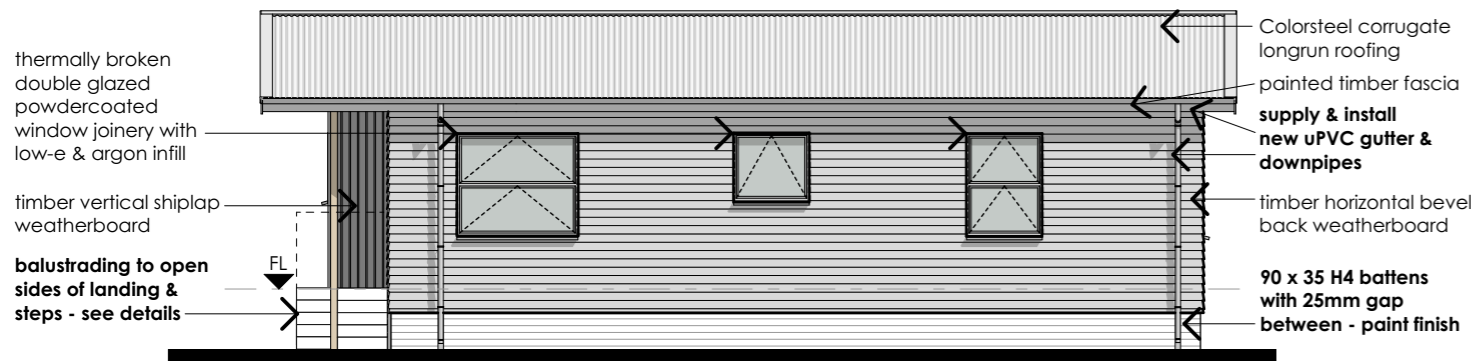
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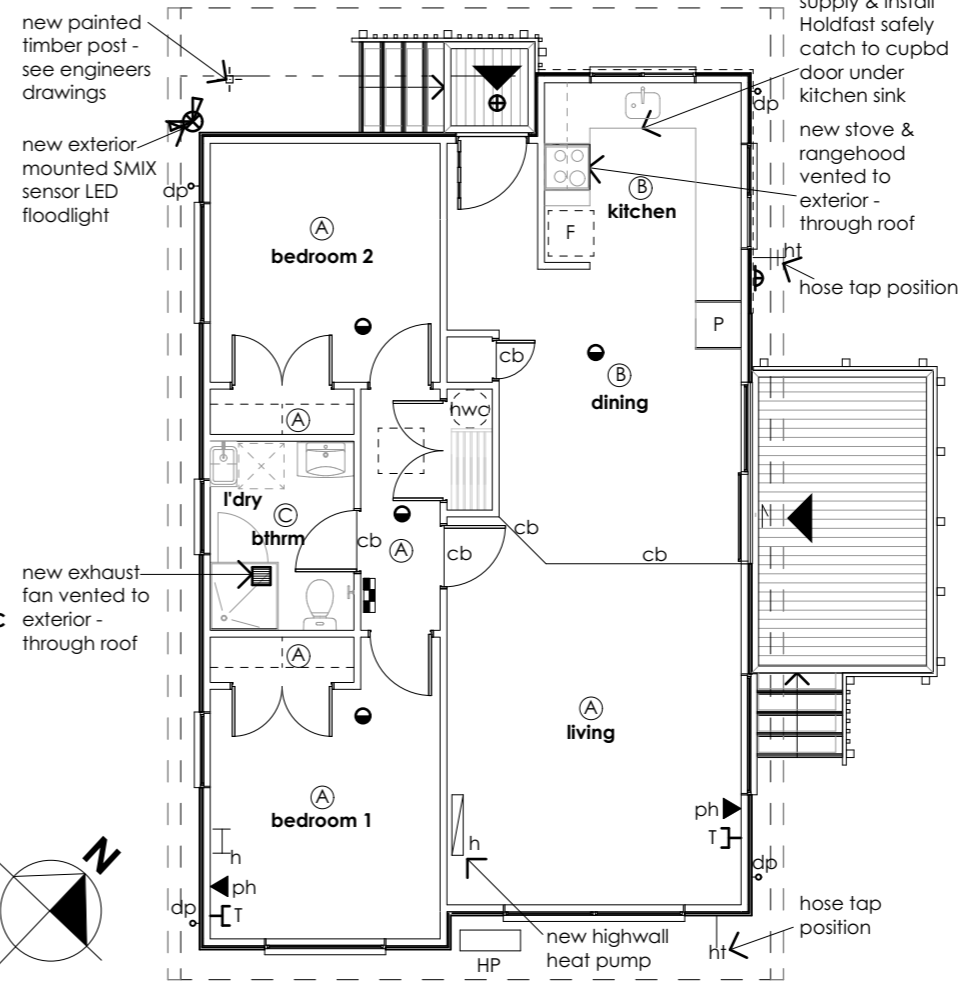
**Elevation 2**  
1:100



**Elevation 3**  
1:100



**Elevation 4**  
1:100



**Milford 7M Floor Plan**  
1:100

**Electrical Legend**

- supply & install - exterior soffit mounted SMIX sensor LED max floodlight 8w white IP44 - connect to existing wiring & switch
- existing exterior soffit mounted light - Robus Vega LED bulkhead complete with sensor
- existing tv, telephone & data sockets
- supply & install new extract fan - Homotech EX-BUCKM-TR-HF-T with ceiling diffuser vent through roof & delay timer
- existing heater - to be confirm on site
- 5.3kW new highwall heat pump
- new heatpump - outdoor unit on concrete plinth
- existing switchboard with built in meterboard
- existing smoke alarm with 'hush' facility

**Electrical Notes**

- New Fittings**
- Haier Quartz Series AS53QCEHRA 5.3kW Highwall Heatpump - outdoor unit on concrete plinth
  - Homotech Solatube VS 3004
- New Appliances**
- Westinghouse WLE624WC - free standing electric range with anti-tip bolt
  - Westinghouse WRC604WC wall mounted rangehood extract canopy & power supply - vent through roof to exterior with Unilux Rangehood ducting kit & NZBC E2/AS1 roof flashing
  - Rangehood & bathroom extract fan vented to exterior through roof. Rangehood with Unilux Rangehood ducting kit and NZBC E2/AS1 roof flashing. Bathroom kit to suit roofing profile - see Homotech drawing details & specification

**Finishes/General Notes**

- Existing**
- safety glass
  - & vinyl floor coverings - as existing
- New Finishes**
- Curtains - Harvey Furnishings Ltd Curtains Tracks - Harvey Furnishings 'SuperFit' curtain tracks incl. end caps & glides
  - Curtain 15% overhang each side of window - White
  - Carpet floor coverings - Godfrey Hirst - Tucson Graphics - Clay 44810/570
  - Anodised aluminium flat carpet bar between vinyl & carpet

**General Notes**

- Allow to supply, connect and install new electrical appliances, fittings and fixtures to manufacturers, compliance and regulations.
- Confirm location of all existing tv, telephone & data sockets/board
- See extract installation drawing details & specifications for through roof ducting and flashing kit
- Data & power connections from services at street with underground supply to unit
- Supply and install new TV aerial and satellite dish (not on roof) to connect to existing outlets
- Electrician to ensure compliance of all electrical work fixtures and fittings
- Supply & install R2.6 Pink Batts Snugfloor Insulation and 0.25mm min. continuous black polythene sheet for ground vapour barrier

**Floor Plan Wall Legend**

- existing wall
- These drawings to be in conjunction with:
- Staig & Smith - Topographical Survey Plan
  - Kirk Roberts Consulting - Structural, Civil & Hydraulics Drawings & Specifications
  - Refer also to Selwyn District Council Building drawings - SDS BC210570

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Unit 7 Milford 7M Plan & Elevations

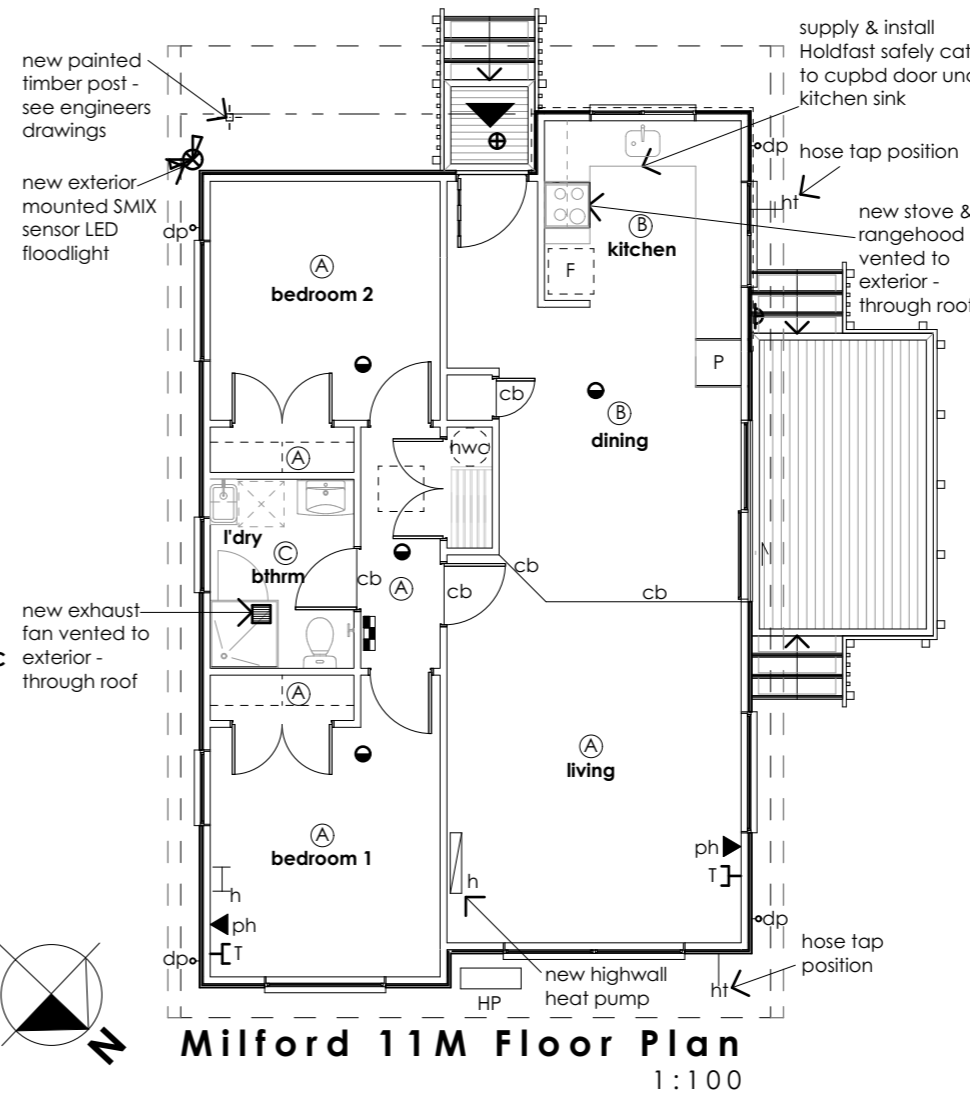
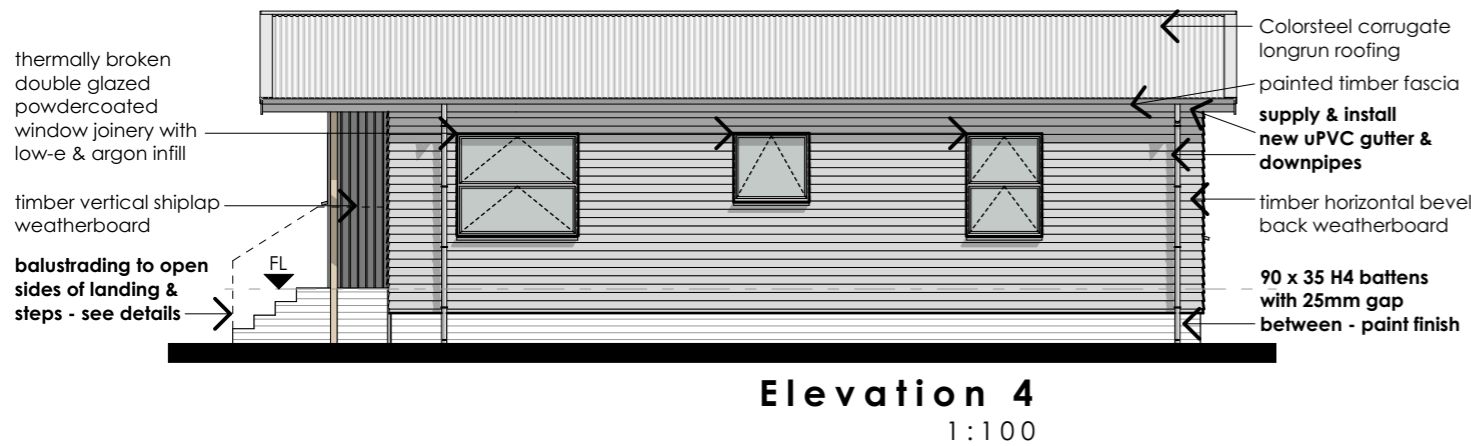
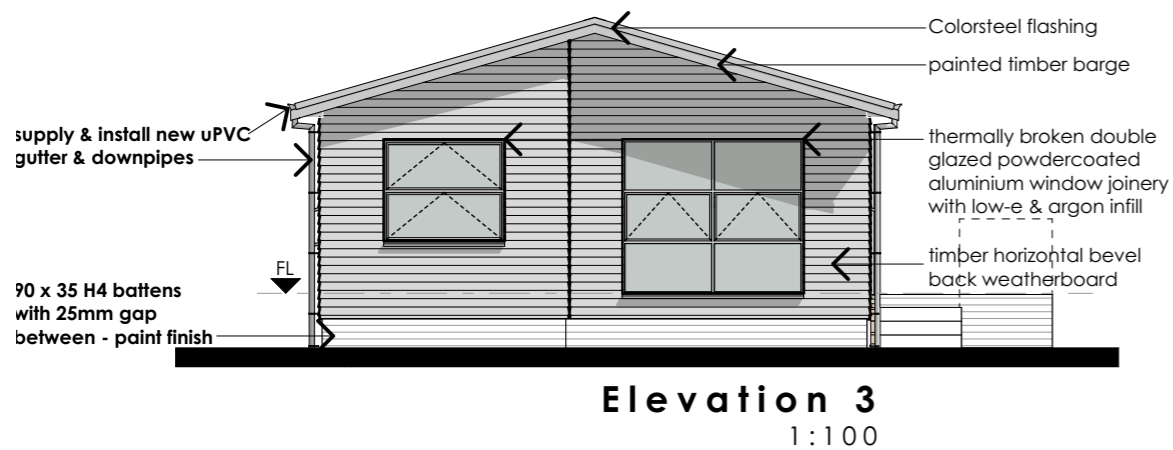
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**Unit 7 Milford 7M Plan & Elevations**  
**Residential Development for Kāinga Ora**  
 45-47-51 Ward Street, Cobden, Greymouth



- Electrical Legend**
- supply & install - exterior soffit mounted SMIX sensor LED max floodlight 8w white IP44 - connect to existing wiring & switch
  - existing exterior soffit mounted light - Robus Vega LED bulkhead complete with sensor
  - existing tv, telephone & data sockets
  - supply & install new extract fan - Homotech EX-BUCKM-TR-HF-T with ceiling diffuser vent through roof & delay timer
  - existing heater - to be confirm on site
  - 5.3kW new highwall heat pump
  - new heatpump - outdoor unit on concrete plinth
  - existing switchboard with built in meterboard
  - existing smoke alarm with 'hush' facility

- Electrical Notes**
- New Fittings**
- Haier Quartz Series AS53QCEHRA 5.3kW Highwall Heatpump - outdoor unit on concrete plinth
  - Homotech Solatube VS 3004
- New Appliances**
- Westinghouse WLE624WC - free standing electric range with anti-tip bolt
  - Westinghouse WRC604WC wall mounted rangehood extract canopy & power supply - vent through roof to exterior with Unilux Rangehood ducting kit & NZBC E2/AS1 roof flashing
  - Rangehood & bathroom extract fan vented to exterior through roof. Rangehood with Unilux Rangehood ducting kit and NZBC E2/AS1 roof flashing. Bathroom kit to suit roofing profile - see Homotech drawing details & specification

**Finishes/General Notes**

- Existing**
- safety glass
  - & vinyl floor coverings - as existing
- New Finishes**
- Curtains - Harvey Furnishings Ltd Curtains
  - Tracks - Harvey Furnishings 'SuperFit' curtain tracks incl. end caps & glides
  - Curtain 15% overhang each side of window - White
  - Carpet floor coverings - Godfrey Hirst - Tucson Graphics - Clay 44810/570
  - Anodised aluminium flat carpet bar between vinyl & carpet

**General Notes**

- Allow to supply, connect and install new electrical appliances, fittings and fixtures to manufacturers, compliance and regulations.
- Confirm location of all existing tv, telephone & data sockets/board
- See extract installation drawing details & specifications for through roof ducting and flashing kit
- Data & power connections from services at street with underground supply to unit
- Supply and install new TV aerial and satellite dish (not on roof) to connect to existing outlets
- Electrician to ensure compliance of all electrical work fixtures and fittings
- Supply & install R2.6 Pink Batts Snugfloor Insulation and 0.25mm min. continuous black polythene sheet for ground vapour barrier

**Floor Plan Wall Legend**

- existing wall

These drawings to be in conjunction with:

- Staig & Smith - Topographical Survey Plan
- Kirk Roberts Consulting - Structural, Civil & Hydraulics Drawings & Specifications
- Refer also to Selwyn District Council Building drawings - SDS BC210539

Unit 8 Milford 11M Plan & Elevations

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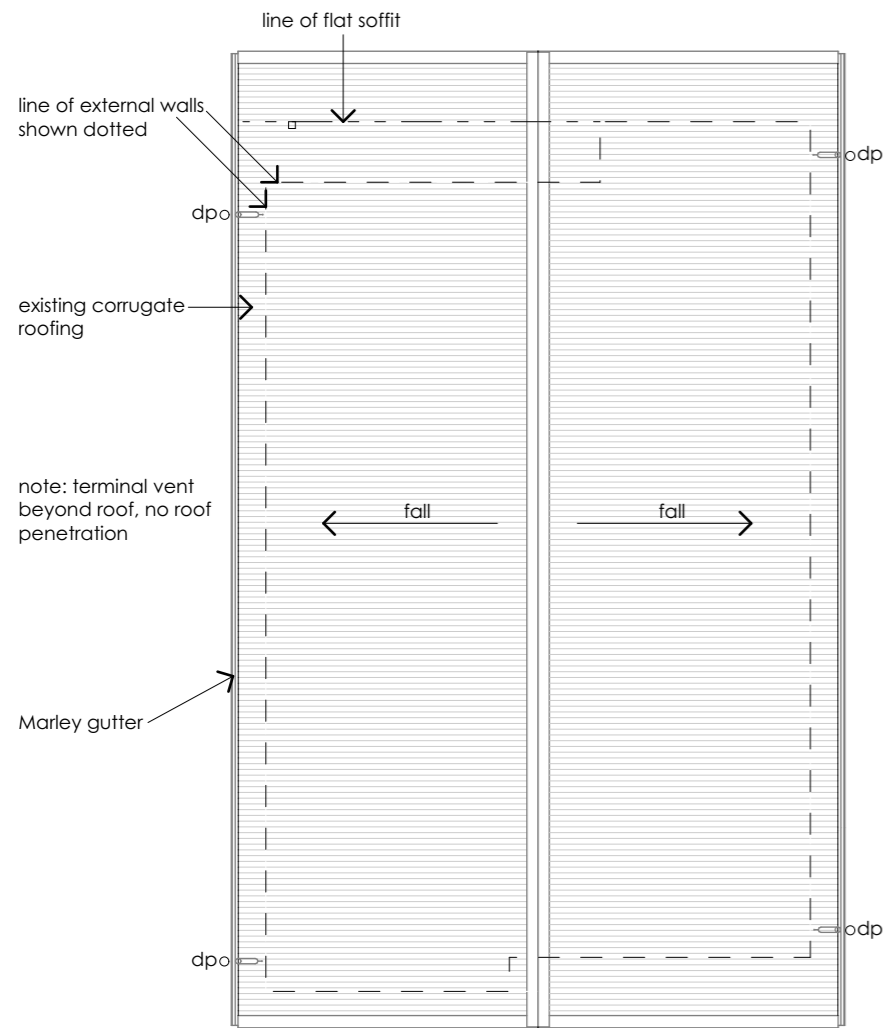
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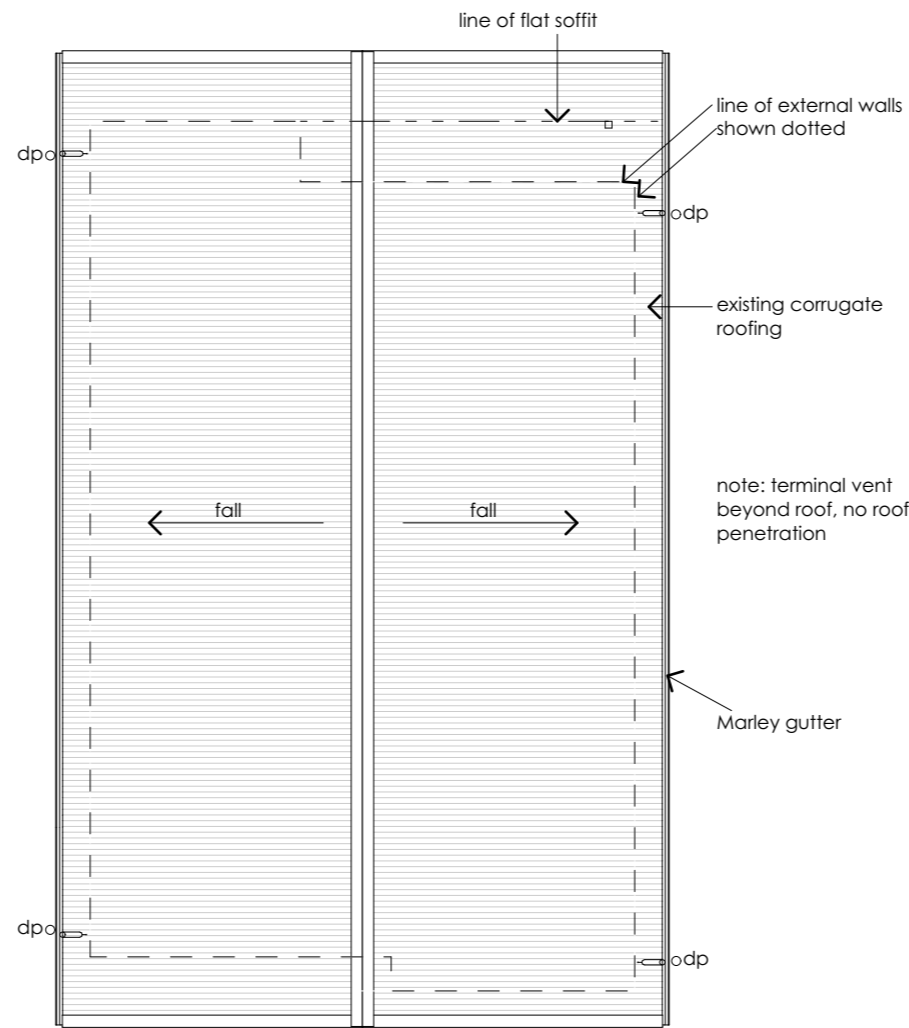
**Unit 8 Milford 11M Plan & Elevations**  
**Residential Development for Kāinga Ora**  
 45-47-51 Ward Street, Cobden, Greymouth

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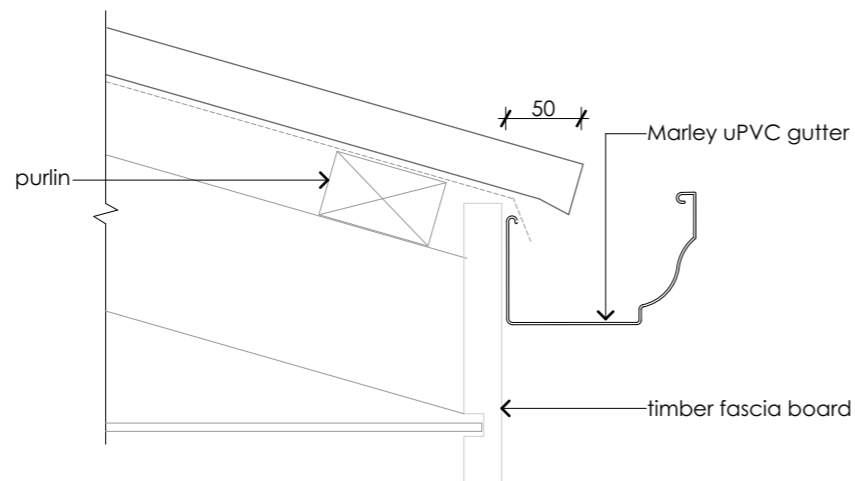
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**Typical Milford M Roof Plan**  
1:100

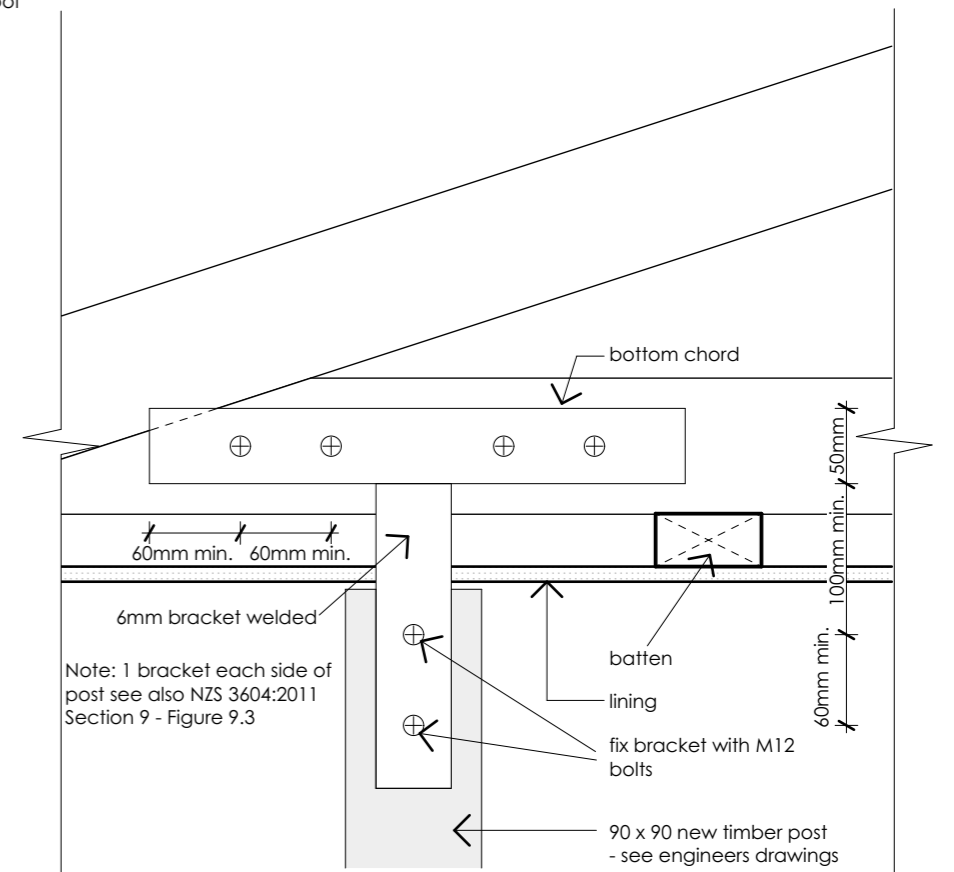


**Typical Milford Roof Plan**  
1:100



Note: Allow 10mm gap between fascia & the back facing of spouting

**Typical Gutter - Soffit Detail**  
1:5



**Typical Milford & Milford M Truss & Post Connection**  
1:5

Roof Notes
Milford 13 & 14 Dwelling Roof area: 100.23m <sup>2</sup> Roof pitch 16° Existing corrugate roofing uPVC Marley Typhoon gutter Effective cross sectional area = 6,100m <sup>2</sup> uPVC Marley 80mm downpipes
Milford 7M, 10M, 11M, 12M, 15M & 16M Dwelling Roof area: 100.23m <sup>2</sup> Roof pitch 16° Existing corrugate roofing uPVC Marley Typhoon gutter Effective cross sectional area = 6,100m <sup>2</sup> uPVC Marley 80mm downpipes
Refer to: Electrolux Rangehood with Unilux Rangehood ducting kit and NZBC E2/AS1 roof flashing. Bathroom extract with Hometech Solatube Drawings & Specifications for through roof ventilation installation kit and flashing requirements

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3D Perspective View

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**Residential Development for Kāinga Ora**  
 45-47-51 Ward Street, Cobden, Greymouth



3D Perspective View

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3D Perspective View

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**Residential Development for Kāinga Ora**  
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3D Perspective View

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