Tim Bayley


Welcome
to Nelson
Haere mai
ki Whakatū

Legal Description

Lot 2 DP 401876
Site Area: 611m²

Planning

RESIDENTIAL Zoning

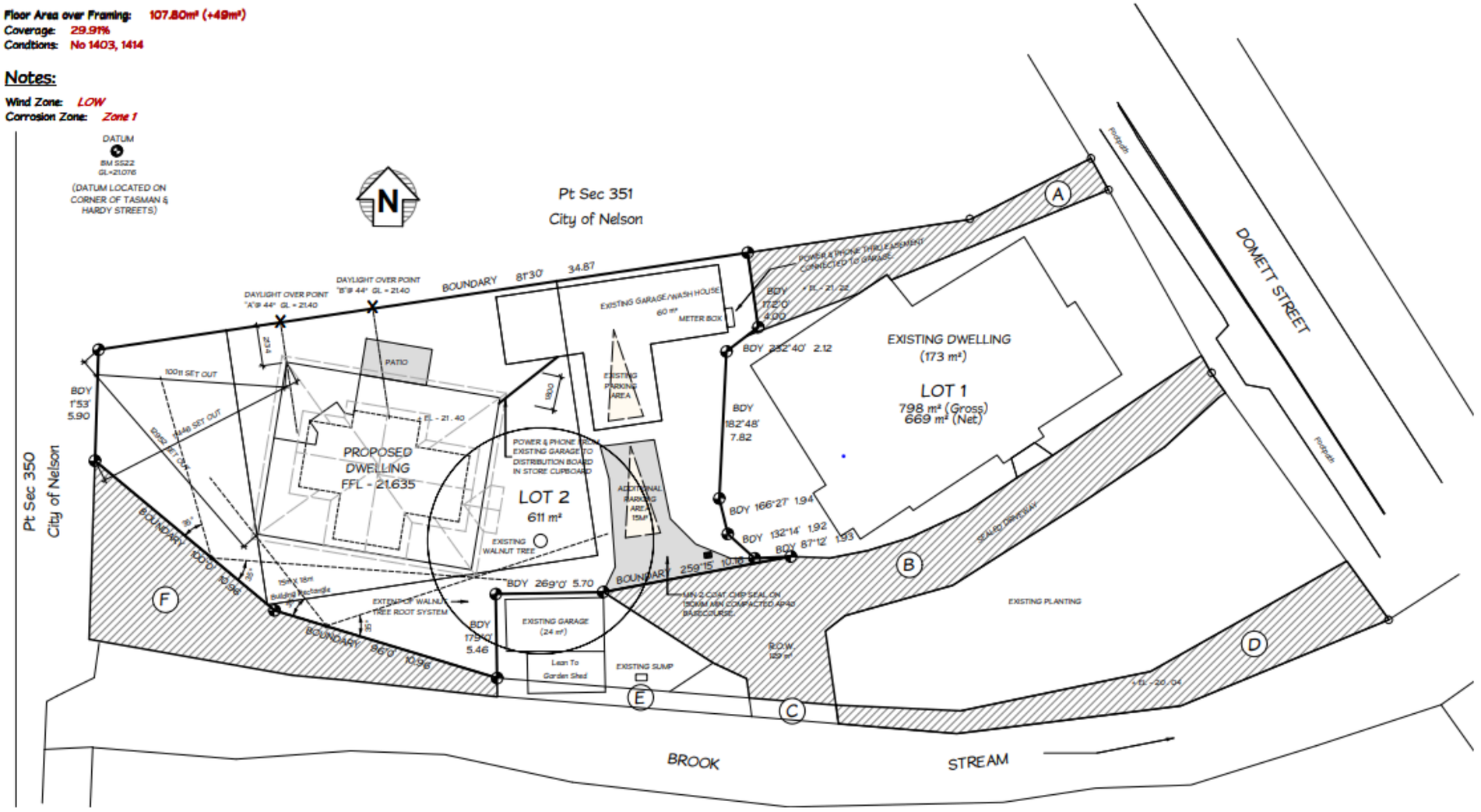
Floor Area over Framing: 107.80m² (+49m²)
Coverage: 29.91%
Conditions: No 1403, 1414

Notes:

Wind Zone: LOW
Corrosion Zone: Zone 1

SITE LEGEND

GL	GROUND LEVEL
EL	EXISTING LEVEL
PL	PROPOSED LEVEL
LID	LID LEVEL
INV	INVERT LEVEL
DP	DOWNPIPE
Ⓐ	EASEMENT



Gowans Walters & Associates Ltd building design Phone (03) 544 9499 Fax (03) 544 9488	CONTRACT PROPOSED NEW HOUSE at 52 DOMETT STREET, NELSON for JANET SOUTHWICK & TIM BAYLEY	ORIGINAL SCALE(S) 1:200	DRAWING TITLE SITE PLAN	SHEET No. 1 TOTAL SHEETS: 18
			DRAWN GW	DATE 28.07.08
				JOB No. 07205



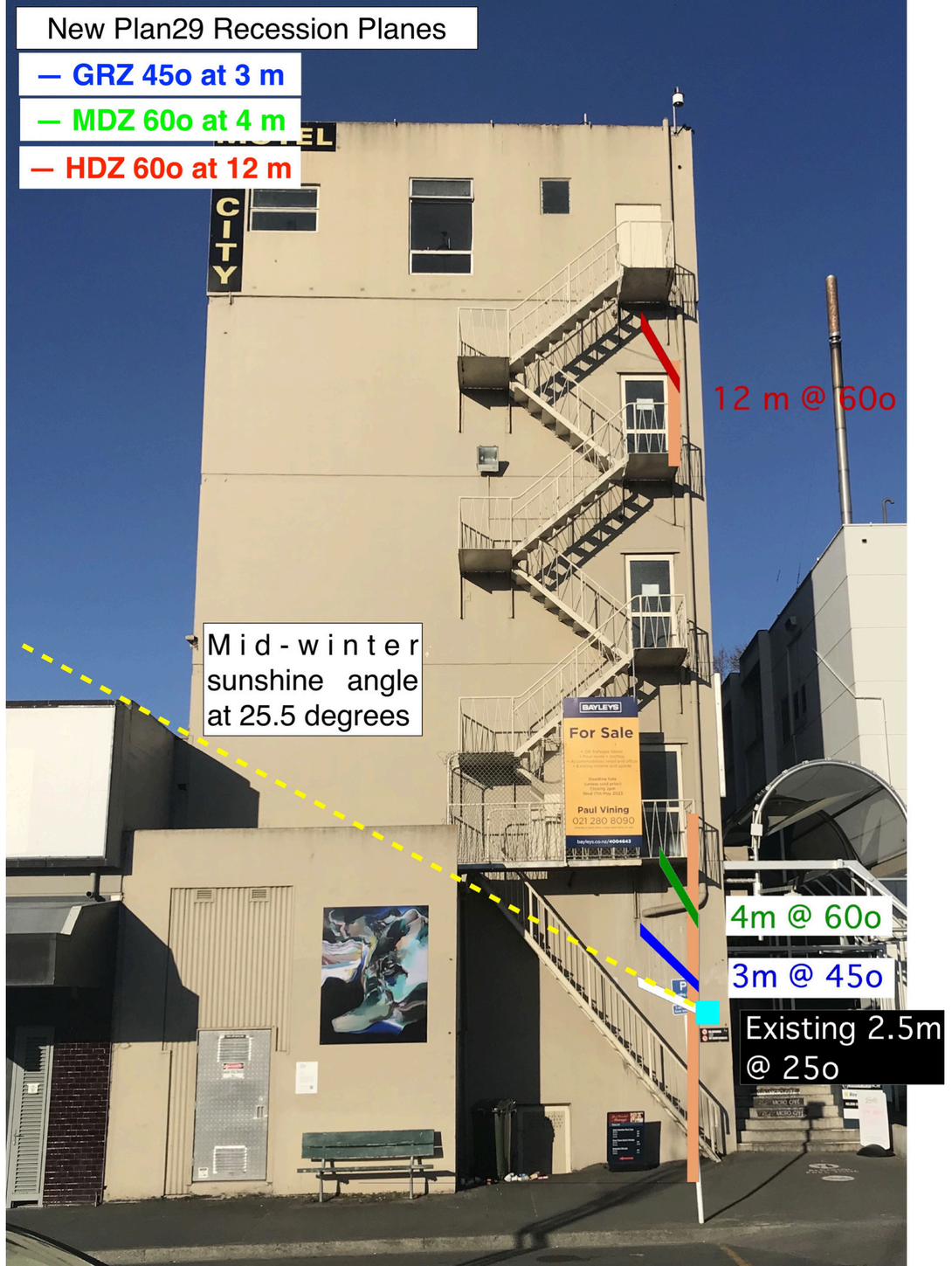




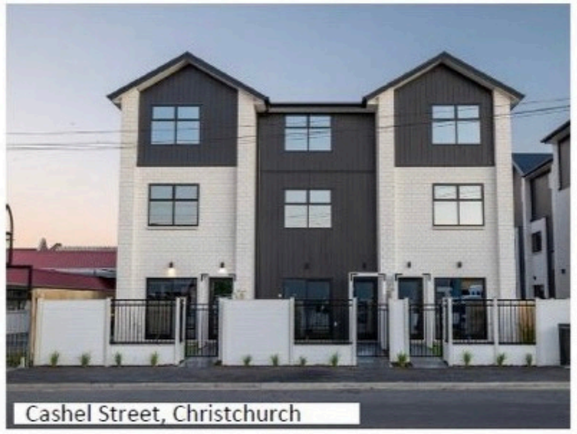



Booking.com
Traveller Review Awards 2020
9.7
Bayweck Inn Bed & Breakfast
TEA
ABEL TASMAN
NATIONAL PARK
SEA SHUTTLE

Video = 1 - Shade movie of MDZ #52


New Plan29 Recession Planes
— GRZ 45o at 3 m
— MDZ 60o at 4 m
— HDZ 60o at 12 m
CITY
12 m @ 60o
Mid-winter sunshine angle at 25.5 degrees
BAYLEYS
For Sale
Paul Vining
021 280 8090
4m @ 60o
3m @ 45o
Existing 2.5m @ 25o



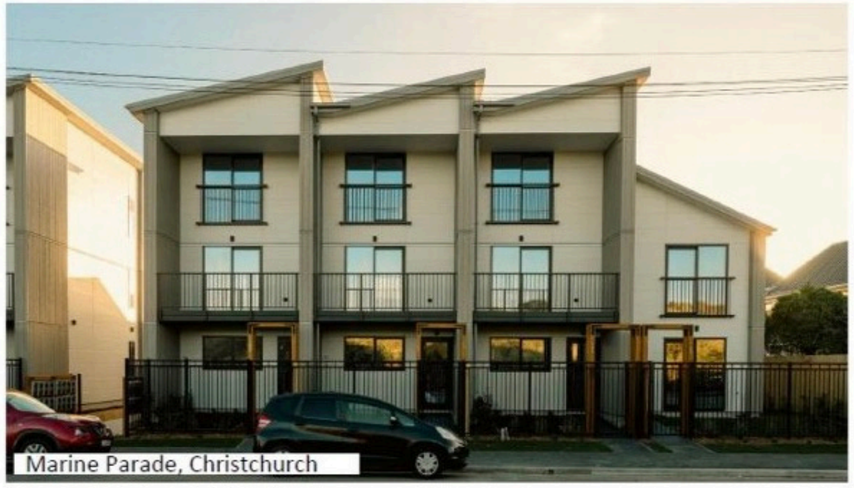

Cashel Street, Christchurch


Rintoul Street, Wellington


Kāpiti Road, Paraparaumu


Mersey Street, Christchurch


Latimer Terraces, Christchurch


Marine Parade, Christchurch

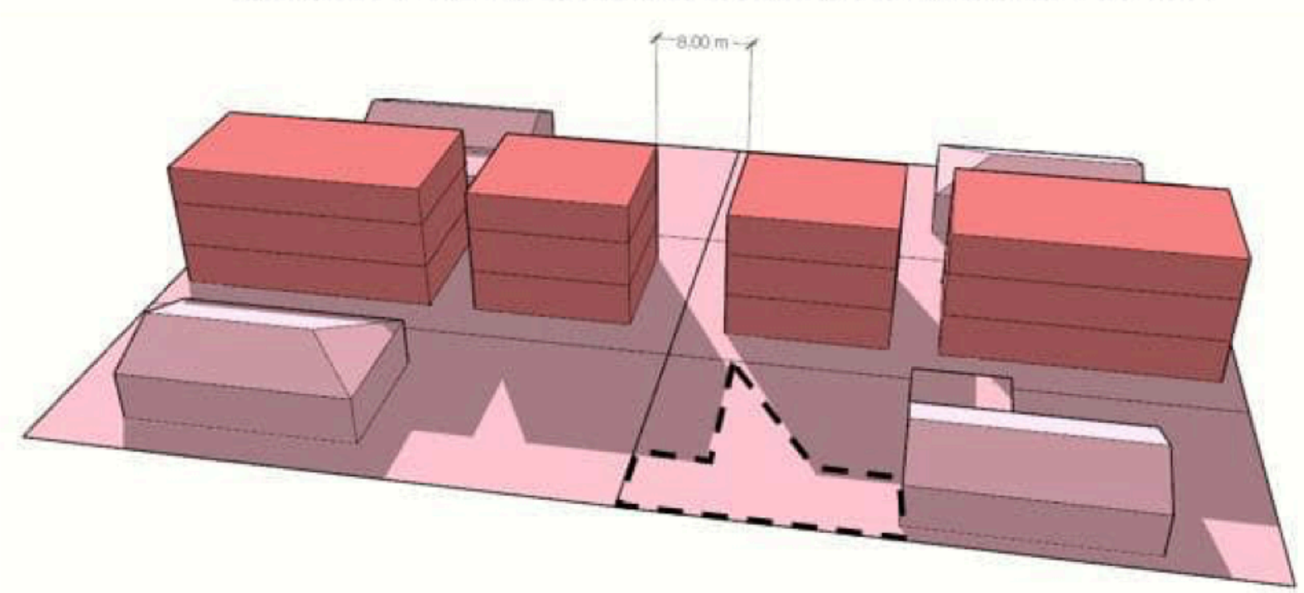

Porutu Street, Wellington


23

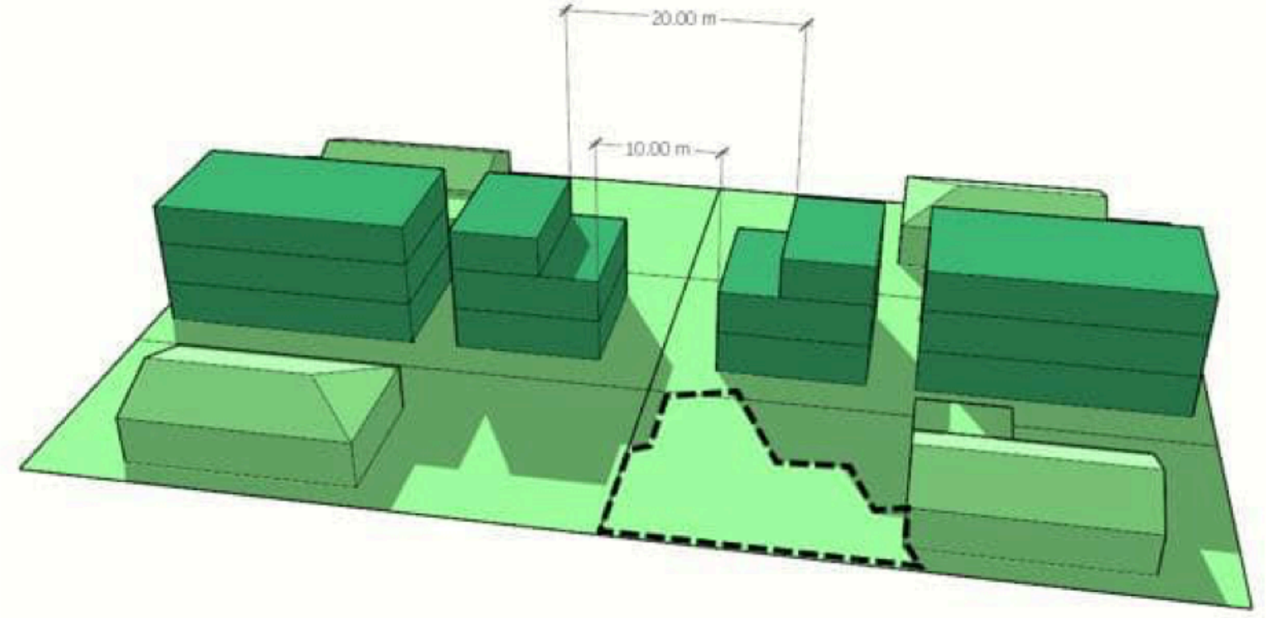

VM
PLASTERING
• Commercial
• Residential
• New Homes
• Repairs
Ben: 027 380 7991
FKL521



Theoretical building bulk as notified (shading 9am at 22/09)



Theoretical building bulk as amended (shading 9am at 22/09)

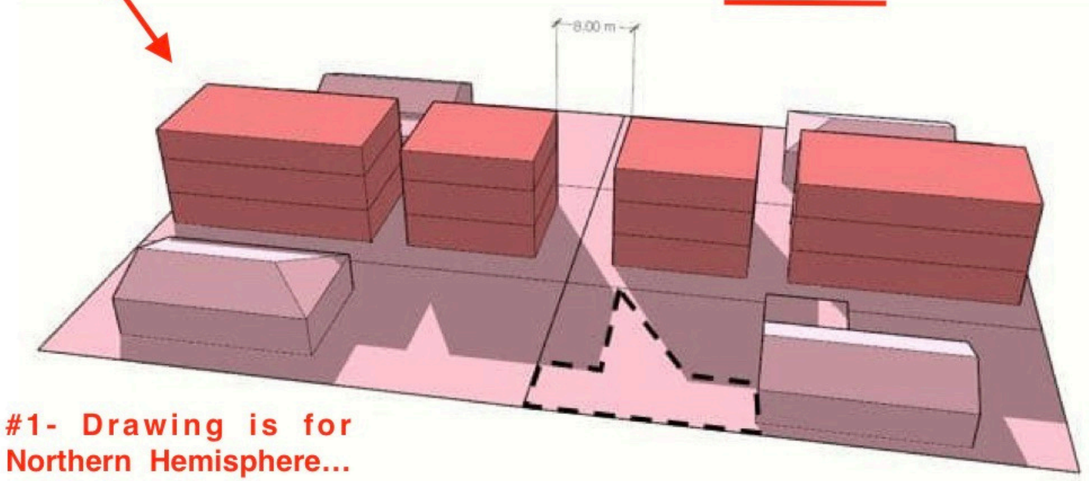


SPOT THE MISTAKES

#2 - Sun angle from the west for 9 am ???

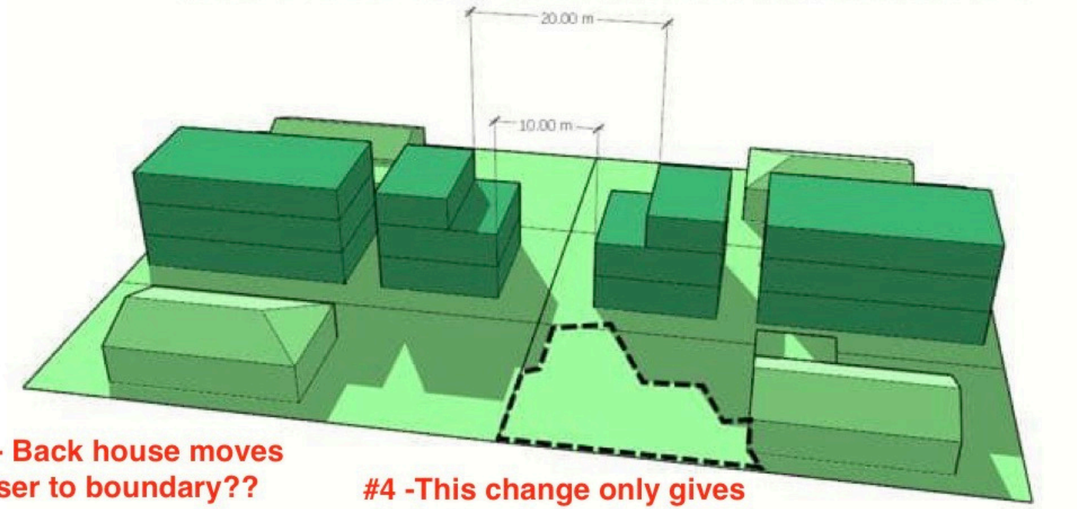
#3 - Why use Sept. 22nd 1 day after equinox?? lack of winter sun is the issue

Theoretical building bulk as notified (shading 9am at 22/09)



#1- Drawing is for Northern Hemisphere... not Nelson !!!

Theoretical building bulk as amended (shading 9am at 22/09)



#6 - Back house moves closer to boundary??

#4 -This change only gives winter sun to back yard???

Figure 3 - Theoretical Shading from notified and amended MDRZ standards on typical Nelson sites.

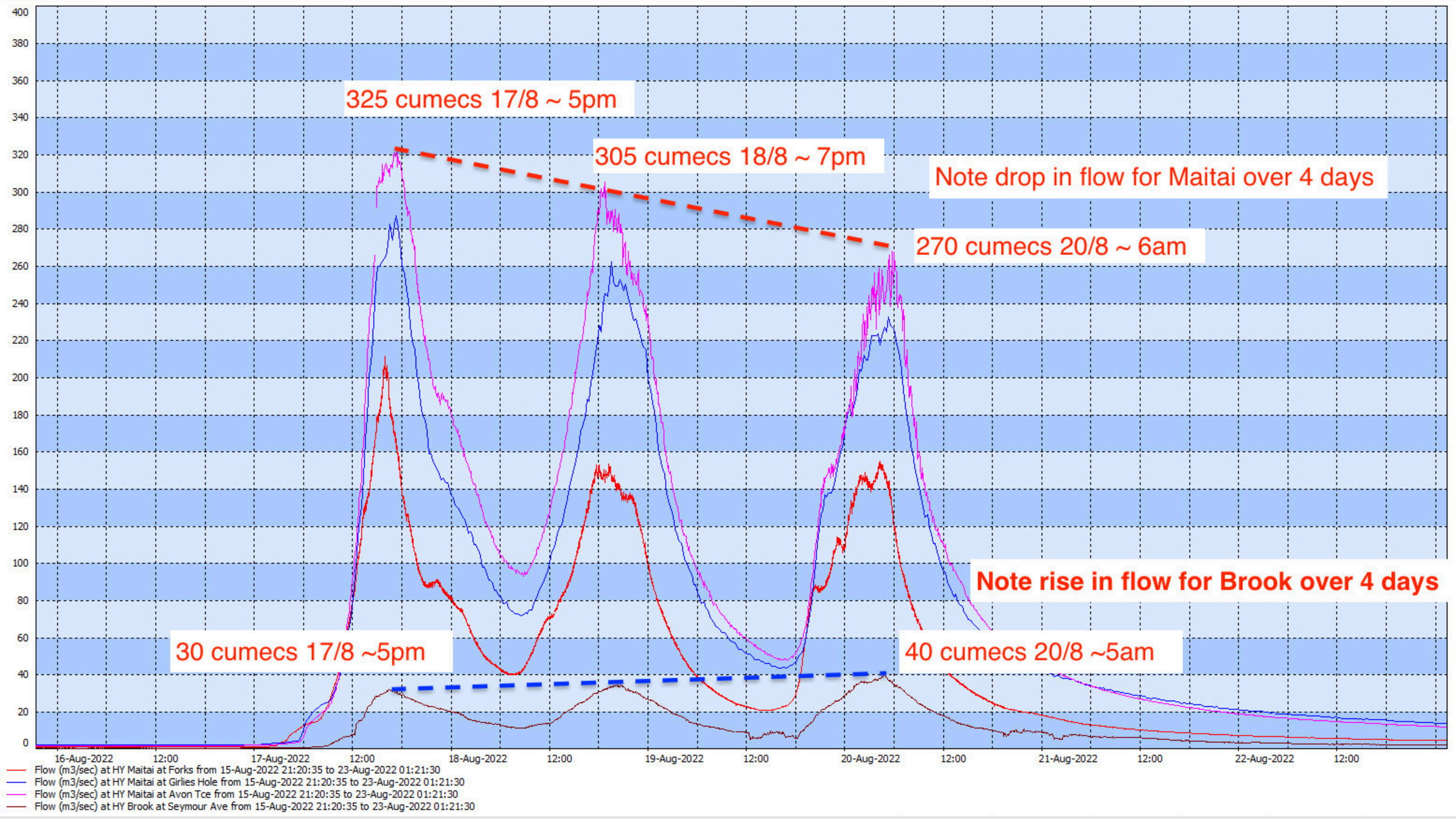
#7- Front house moves away from boundary??

Maitai River at Avon Tce.

Scenario	Location	Peak discharge (m^3/s)
5% AEP storm, Present day	**Maitai 13900**	276
2% AEP storm, Present day	**Maitai 13900**	348
1% AEP storm, Present day	**Maitai 13900**	401
1% AEP storm, RCP 8.5M climate change scenario to 2130	**Maitai 13900**	568

Brook Stream at Seymour Tce.

Scenario	Flow at Seymour Tce gauge site (Ch4009, model version MaiBkYk_202103v016) m^3/s
Present day 5% AEP (20 year)	43
Present day 2% AEP (50 year)	56
Present day 1% AEP (100 year)	67
2130 RCP8.5M 1% AEP (future 100 year)	**97**


325 cumecs 17/8 ~ 5pm
305 cumecs 18/8 ~ 7pm
Note drop in flow for Maitai over 4 days
270 cumecs 20/8 ~ 6am
Note rise in flow for Brook over 4 days
30 cumecs 17/8 ~5pm
40 cumecs 20/8 ~5am
400
380
360
340
320
300
280
260
240
220
200
180
160
140
120
100
80
60
40
20
0
16-Aug-2022
12:00
17-Aug-2022
12:00
18-Aug-2022
12:00
19-Aug-2022
12:00
20-Aug-2022
12:00
21-Aug-2022
12:00
22-Aug-2022
12:00
Flow (m3/sec) at HY Maitai at Forks from 15-Aug-2022 21:20:35 to 23-Aug-2022 01:21:30
Flow (m3/sec) at HY Maitai at Girlies Hole from 15-Aug-2022 21:20:35 to 23-Aug-2022 01:21:30
Flow (m3/sec) at HY Maitai at Avon Tce from 15-Aug-2022 21:20:35 to 23-Aug-2022 01:21:30
Flow (m3/sec) at HY Brook at Seymour Ave from 15-Aug-2022 21:20:35 to 23-Aug-2022 01:21:30

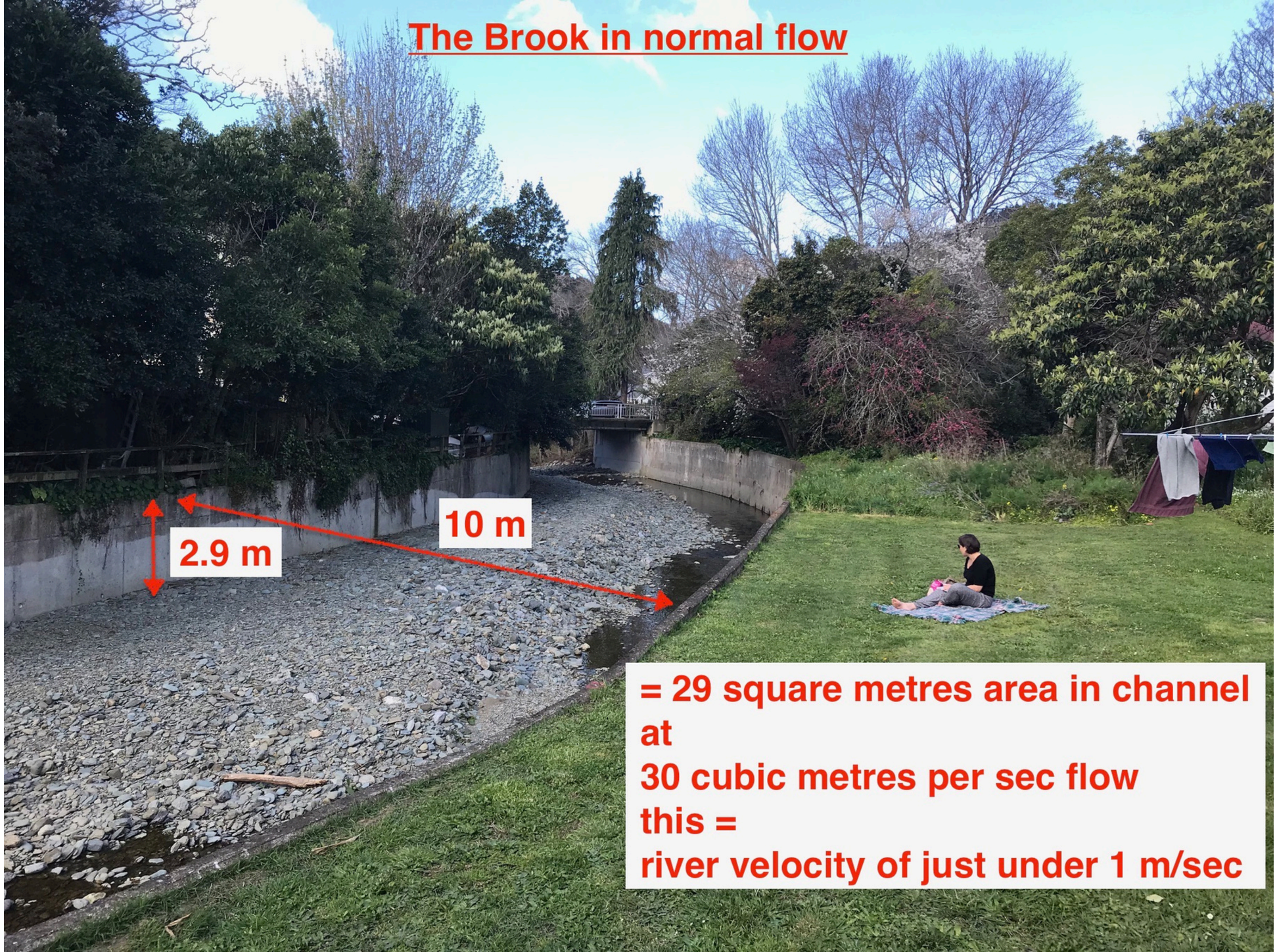

1.4 m
30 cumec flow at 4.44pm 17/8/22

Video = 2 - Brook above Nile 4.45

Video = 3 - The Brook culvert outflow

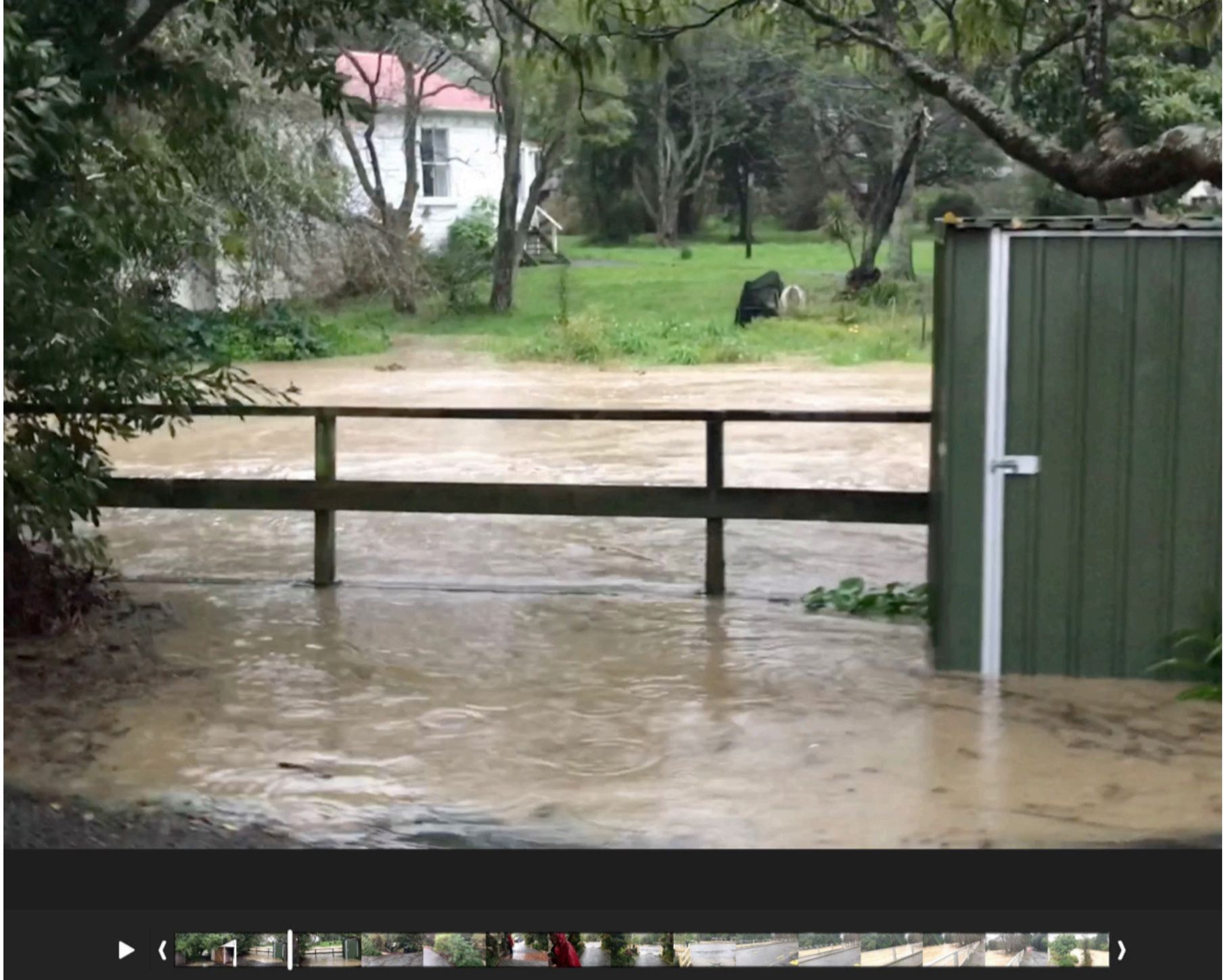
Video = 4 - Brook in Flood from 155 Nile 17/8

The Brook in normal flow



= 29 square metres area in channel
at
30 cubic metres per sec flow
this =
river velocity of just under 1 m/sec

Video = 5 - Lower Brook Maitai Flood vid_1466

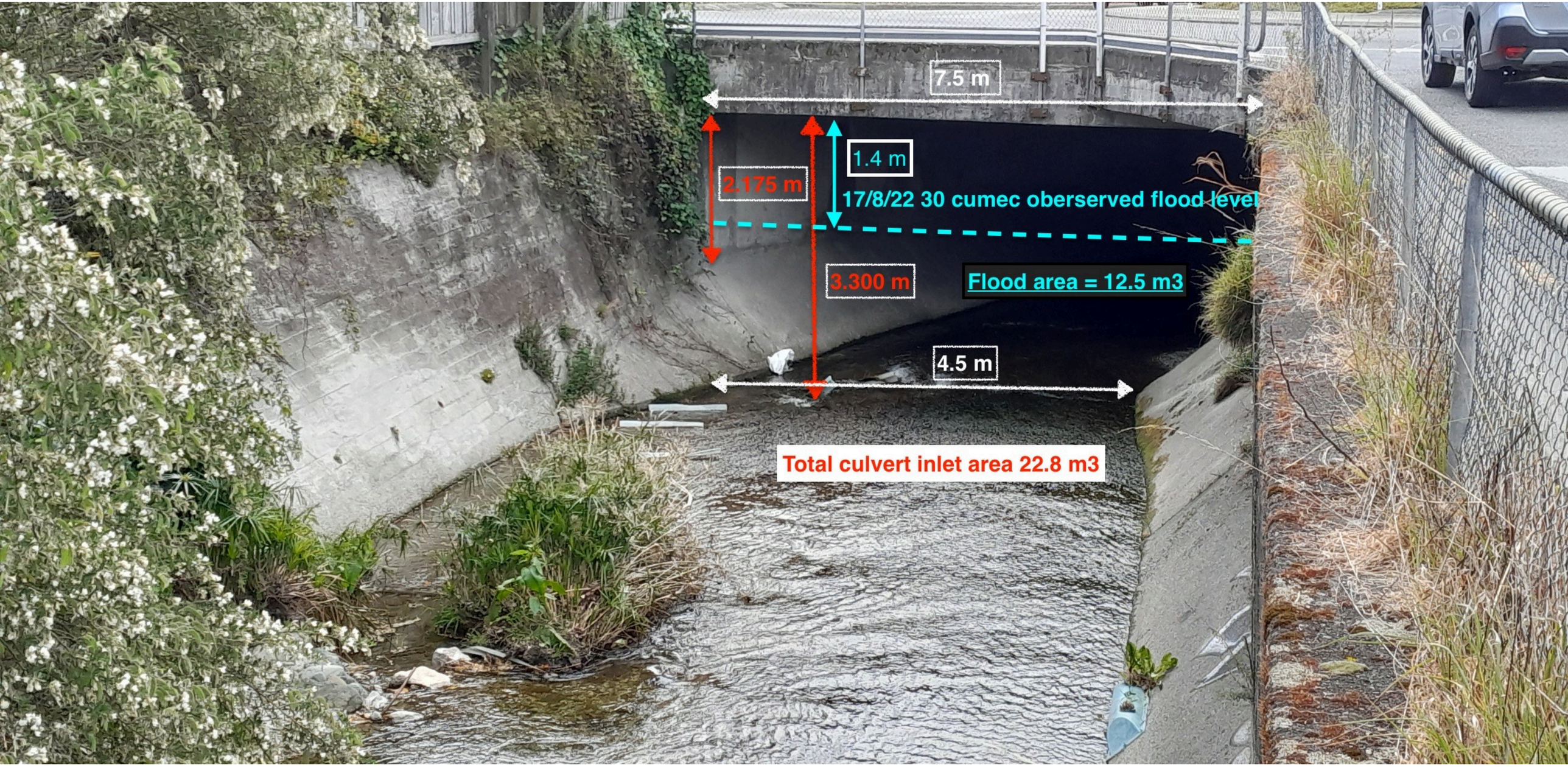


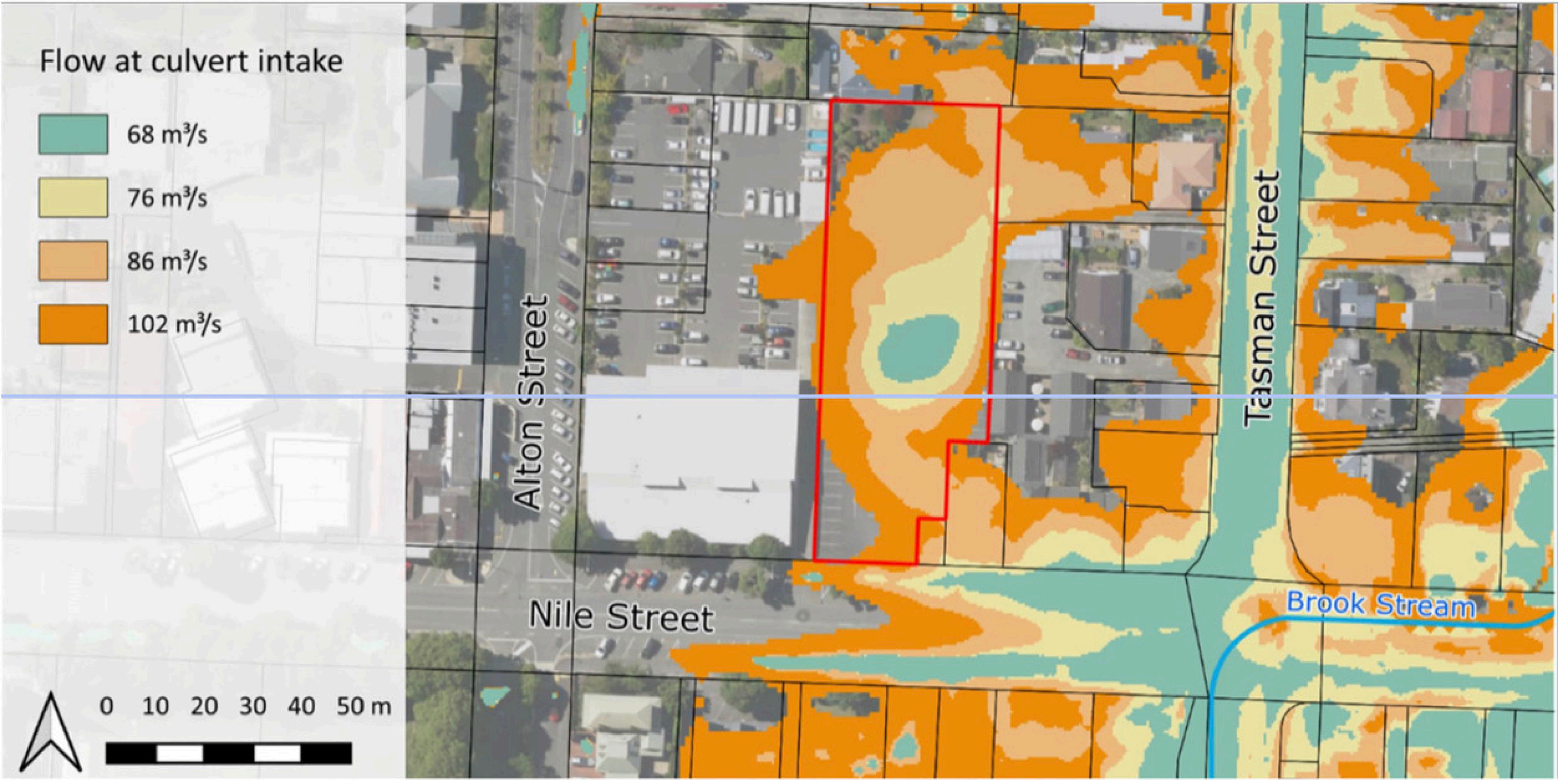





Water's edge - 7.75 m
another 1/2 a metre higher and water would flow over the road into 155 Nile St.


Basemaps »
Photo 1
Photo 2
Photo 3
Photo 4
Photo 5
Text
Wainui House section
155 Nile St.
Domett Street
Maitai River
Nile Street
Nile Street
Nile Street
366A
370B
7
47A
48
49
2/49
9
368
368A
368B
2/50
1/50
51
52
125C
2/125B
125B
125D
135A
10/155
11/155
123
131
133
135
1/137
2/137
5/155
4155
3/155
1/155


7.5 m
1.4 m
2.175 m
17/8/22 30 cumec oberserved flood level
3.300 m
Flood area = 12.5 m3
4.5 m
Total culvert inlet area 22.8 m3


Flow at culvert intake
68 m³/s
76 m³/s
86 m³/s
102 m³/s
Alton Street
Nile Street
Tasman Street
Brook Stream
0 10 20 30 40 50 m


Datum 7.35
6.35
#1 - 7.81
#2 - 7.94
#3 - 8.47
#4 - 8.84
#5 - 9.00
#6 - 9.11
#7 - 9.46
#8 - 8.10
#10 - 7.76
#11 - 7.96
#12 - 8.30
#13 - 8.50
#14 - 8.51
#15 - 8.45
#16 - 8.47
#17 - 8.72
#18 - 8.88
#19 - 8.63
#20 - 8.91
#21 - 7.87
#22 - 8.30
#23 - 8.28
#24 - 8.49
#25 - 7.84
#26 - 7.64
#27 - 8.98
#28 - 8.35
#29 - 7.60
#30 - 7.64
#31 - 8.05
#32 - 9.10
#33 - 9.76
#2-7.94 m
#14-8.51 m
#14B-8.9 m
#31-8.05 m
#29-7.60
#26 - 7.64
#18-8.88
#22-8.30
Flood line 9m +
Flood line 9m +
underside of bridge 7.98 m
360
1/362
2/362
364
107
109
111
113
113A
115
115A
117
2/117
1/119
2/119
121
121A
125
125A
125B
125C
125D
2/125B
127
123
366
366A
368
368A
368B
370
370A
370B
372
376A
376B
45
3
5
7
9
45A
47
47A
48
49
2/49
2/50
1/50
51
52
135A
10/155
11/155
Top Of The South