

move.

Council Records

These records were obtained in August 2022. NPDC is currently undergoing a review of the property search report content. As such the documentation provided by the NPDC may not be a complete full record. We suggest you get your own professional advice on the provided content and in fact any NPDC files for this property.

No. 6 Sec. Lot 1 D.P. 10416

Address Hood Place.

DRAINAGE AND PLUMBING REGISTER

OWNER Rev T.F. Sercombe

ADDRESS 6 Hood Place

BUILDER Riddick & St. H.

PLUMBER B. Sanger

DRAINLAYER D. Ho.

1/25/74 PERMITS 3029

PLUMBING 1300.00

DRAINAGE 800.00

VALUE \$2100.

NATURE OF WORK 2 Dwg Units

3" Water — $\frac{3}{4}$ " from dry to dwg

DRAIN TESTED 8 / 3 / 74 PLUMBING PASSED 29 / 9 / 74

FALL AND DESCRIPTION Good falls — complete to sewer.

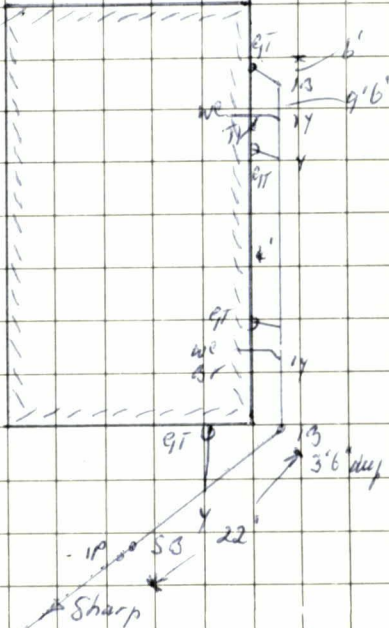
Rec No 8697 ✓

GS. No 6144

alt.

Inspector.

DRAINAGE PLAN SCALE



FRONTAGE

5 to 50 ft
GE. Sewer.
6 Hood Place.

BUILDING FILE

Code No. 245 / 6Subject dwgNo. Sheets ~~8~~ 9Permit No 6144Date 13-2-74

NEW PLYMOUTH CITY COUNCIL

245/16

FOR OFFICE USE:

File No. 1 25 Check Sheet No. 6144
 Receipt No. 7697 Sewer Sheet No. 217
 Date of Receipt 13-2-74 Zone Rco R.1

TO THE CITY ENGINEER

Date 11 JAN 1974
13-12-73

APPLICATION FOR BUILDING PERMIT

Lot No. 1

At (House No.) 6 HOOD ST NEW PLYMOUTH D.P. 15416

For erection of TWO UNITS Sec. No.

OWNER REV T. F. SERCOMBE ADDRESS 35 WALLACE PLACE

Proposed Use TO LET

Foundation CONCRETE Walls BRICK VENEER Roof G.C. IRON

AREA of Site 25.7 P.

AREA of existing buildings NIL

AREA of existing accessory buildings NIL

AREA of Building in application 2070 SF.

Builder RIDDICK BROS & STILL LTD Address PO BOX 5006 NEW PLYMOUTH

Designer " " " " Address " " " "

Structural Eng. N/A Address

Building Projects Authority Required Yes/~~No~~ Supplied Yes/~~No~~

Total Value of Building \$ 24 500
 Sanitary Plumbing and Drainage \$ 2,100
 Value of Building for Permit \$ 22 400
 Water for Building
 Building Research Levy on \$ 24,500 \$ 12-50
 Hoardings Mths @

FOR OFFICE USE	
Corrected Value Fees	
	<u>64-00</u>
	<u>1-00</u>
	<u>12-50</u>
TOTAL FEES BUILDING	<u>77-50</u>

Starting Date FEBRUARY 1974 Finishing Date MAY 1974

NAME AND ADDRESS OF APPLICANT RIDDICK BROS & STILL LTD

PO Box 5006 NEW PLYMOUTH Phone 36073

Signature of Applicant [Signature] LTD.
 Signature of Owner

NEW PLYMOUTH CITY COUNCIL —CITY ENGINEER'S DEPARTMENT
APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer

Phone No:

I wish to apply for permission to carry out the work described in the plans and specifications deposited herewith at:—

House No. 6 Street HOOD ST PL Lot No. 1 D.P. 10416

OWNER REV J. F. SORRANCE Area of Site 25.7.74

ADDRESS 35 WALLACE PLACE Signature of Applicant [Signature]

Proposed Use Signature of Owner RIDDICK BROS. & SONS LTD.

VEHICULAR CROSSING

When Required To be notified
FEB 1974

Proposed 10' 0" ft. Position 7' 6"
L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection 3/4"
Size of Requested Connection -
Distance from L/Boundary 16'
No. Units served 2

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection 4"
Size of Requested Connection -
Distance from L/Boundary 5'
Common Drain Yes / No
Stormwater Disposal (specify) Soak Pits

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer BRIAN SANGER
Value of Proposed Work
Plumbing \$1300.00
Drainage \$800.00
Water Supply Materials PVC P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage 4"
Size of Proposed Drainage 4"
Other Works Proposed
Stormwater Disposal (specify) SOAK PITS

FOR OFFICE USE

File No. 1 25 Rec. No. 137-74 Check Sht. No. 6144 FEES Sewer
Date 11 JAN 1974 Zone Res. R.1 Sewer Sht. No. 217 Water
P & D
Veh. Crg

EXCAVATOR

Clear all vegetable material and topsoil over the area of the building to average depth of 6".

Excavate for footings as shown on the drawings. All excavations to be taken down to solid bearing or to a minimum of 12" below existing ground level. Fill in and thoroughly compact around footings immediately after removing the formwork.

CONCRETOR

GENERAL

Steel reinforcement, reinforcing, formwork, concreting procedure, covering on reinforcing steel, removal of formwork etc., shall, in all respects, meet the requirements of N.Z.S.S. 1900 Chapter 9.3 and N.Z.S.S. 197.

Construct all foundations, footings, piers and beams as shown on the drawings.

MATERIAL

- (a) Cement: All cement shall be fresh Portland Cement of approved brand conforming with N.Z.S.S. 43. The cement shall be stored, handled and protected against moisture at all times.
- (b) Water shall be free from earthly, vegetable or organic matter or other deleterious substances, in solution or suspension. Water from Local Authorities is acceptable.
- (c) Aggregate shall consist of natural sands, gravels and crushed stone, clean and free from all deleterious matter to conform with N.Z.S.S. 1050.
The aggregate shall be graded to produce a dense concrete which may be worked readily into position without segregations and without the use of an excessive water content.

CONCRETE MIX

Structural Concrete: The cement and aggregate shall be proportioned to give a good workable concrete.
Mix shall comply with N.Z.S.S. 1900 Chapter 9.3 for special grade concrete and is to achieve the compressive strength of 2500 p.s.i. on a 12" x 6" cylinder at 28 days standard cured.

CONCRETE MASONRY

PRELIMINARY

- (a) Refer to the General section of this specification
- (b) All concrete masonry shall conform to the requirements of N.Z.S.S. 1900 Chapter 9.2 1964.

MATERIALS

- (a) Masonry Units All concrete blocks shall conform to the requirements of N.Z.S.S. 595 for Clause A quality blocks and shall have clean sharp arrises, be precise in form and dimension without fractures, honey-combing, stains or other defects and shall not have corners or arrises chipped.
Only blocks from one source of manufacture shall be used throughout the job and all blocks shall be manufactured using either a Columbia or Besser Block machine.

CARPENTRY

GENERAL

All work shall be carried out in accordance with the best trade practice and shall comply with local Body By-Laws and regulations and all appropriate N.Z. Standard Specifications.

MATERIALS

Materials shall be the best of their respective kinds, specified or implied and anything not specifically mentioned but necessary in accordance with the usual custom of the trade, or necessary to the proper completion of the work shall be allowed for by the Contractor.

TIMBER

Framing timbers shall be treated Pinus Radiata to sizes as follows:-

Wall framing	4" x 2"
Lintols to openings up to 3'-6"	4" x 3"
" " " " 6'-0"	6" x 4"
" " " " 9'-0"	8" x 4"
" " " " 13'-0"	10" x 4"
Braces to walls	1" x 1" metal angles
Roof trusses	4" x 2"
Purlins	3" x 2"
Ceiling battens	2" x 1½"
Outriggers	4 x 1
Ribbon plate	4 x 1

FRAMING

External walls and Garage/Bedroom walls to be framed in 4 x 2 Studs shall be spaced at not more than 18" generally and shall have dwangs at not more than 32" centres. Dwangs shall be 3x2 to external walls.

Build in shower-bath units.

All internal walls excluding walls between garages and bedrooms shall be 3½" thick Jury Wall installed by approved fixers in accordance with Manufacturers instructions. Flushed on completion.

EXTERIOR FINISHING

All external finishing timber to be D.A.H. or Tan Rimu or Matai. Fascia and barge boards e x 8" x 1½"

INTERIOR FINISHING TIMBERS

All interior trim D.A.H. or B.A. Rimu

Arbhitraves	2" x ½"
Skirtings	3" x ½"
Cornice	1" x ½"

EXTERIOR LININGS

3/16" flat Hardiflex to be fixed to soffit of overhang of roof and walls and ceiling of back porch and roof only of front porches. To front porches walls fix Fibrolite Shadowline to gable ends to overlap brickwork.

Fix breather type building paper under brickwork and wall cladding.

11 JAN 1974

1-204



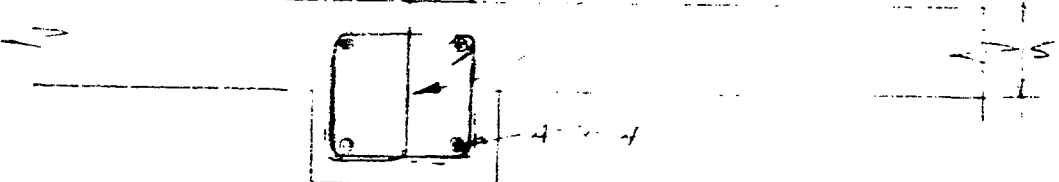
NEW PLYMOUTH CITY COUNCIL

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS, REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY COUNCIL.

	DATE
TOWN PLANNING	
PUBLIC HEALTH	
BUILDING	
ENGINEER	

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.

11-4-74
11-4-74
11-4-74



SECTION 10

11-4-74 11-4-74 11-4-74

11-4-74

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No. 1 25

Project: DWELLING 2 UNITS Check Sheet No. 6144
 Owner: REV. T. F. SERCOMBE Sewer Sheet No. 217 Plotted: 2/17
 Address: 6 HOOD PLACE Zone: Residential R.1
 Lot No. 1 D.P. 10416 Sec. No. Area of Site: 25.72

TOWN PLANNING

Designations	
Area of Buildings	245/6
Coverage	✓
Maximum Height	✓
Front Yard	✓
Relat. of Bldg. Size: (1) Rear Yard	✓
(2) Side Yard 82'10" x 10' = 11'6"	X
Open Space	
Grassed Areas	
Trees	
Building Lines & Street Widening	✓
Parking	✓
Access to Rear of Site	✓
Accessory Buildings	
Service Lanes & R.O.W.	
Crossing Length	
Gross Floor Area of Shops	
Resid. Accom.	
Levels of Site	
Use of Yards	
Loading	
Screening	
Amalgam. of Titles	

Remarks:

A side yard of 11'6" is required for a building 82'10" long and single story. However if the garages are between the two units are brought down to a maximum height of 8' the side yard would then comply at 6'.

Approved RMC

Not Approved JS

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

Existing Service 4"
 Required Service _____
 Location 5' from L.H. edge
 Depth _____
 Special Requirement _____
 Common Drain _____
 Fee \$ _____

 Fee \$ _____

FEE \$:

B: WATER CONNECTION

Existing Service _____
 Distance from L/Boundary _____
 Distance: Main to Boundary _____
 Boundary to Load _____
 Required Service _____
 Meter _____

Height above Datum 2'

FEE \$:

C: PLUMBING

No. Fittings 3 W.Cs 2 Baths 2 Basins 1 Sinks 2 Showers 2 Tubs 2 Others _____
 Total Values 20 (10 each unit)
 Supply Pipe Sizes 3" P.V.C. ☐ Copper ☐ Gal. Iron ☐
 Backflow Prev. NO
 Other Fittings NO
 Estimated Value \$100 Plumbing Fee _____

DRAINAGE

Existing NO Required GEW 4"
 Fittings Required _____
 Common Drain NO
 Septic Tank NO
 Stormwater 5' from edge
 Estimated Value \$200 Drainage Fee _____

Total Estimated Value P. & D. \$200

FEE \$14 ÷

D: VEHICULAR CROSSINGS

Type of Footpath Concrete Condition Good
 Kerb & Channel _____
 Existing Crossing _____
 New Crossing 10' from 9' concrete Position 7' from edge
 Strengthen Path Sq.Yds. _____ Level at Boundary No 21296

STREET WORKS FEE \$80.00

DEPOSIT DAMAGE FEE \$80.00

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

_____ Approved *[Signature]*
 _____ Not Approved _____

_____ Approved *[Signature]*
 _____ Not Approved _____

$\frac{3}{4}$ " water supply from boundary. Each unit to have own $\frac{1}{2}$ " supply and
 stop cock.

_____ Approved *[Signature]*
 _____ Not Approved *[Signature]*

_____ Approved *[Signature]*
 _____ Not Approved _____

_____ Approved *[Signature]*
 _____ Not Approved _____

E : HEALTH & BY-LAWS

Areas -----

Light _ _ _ _ _

Ventilation_____

Remarks:

Approved 

Not Approved_____

F: DANGEROUS GOODS

Domestic or Commercial _____

Storage Capacity & Location_ _ _ _ _

Licence Required _ _ _ _ _ Yes/No _ _ _ _ _

Approved _____

Not Approved _____

G : BUILDING

Remarks:

basic details of interest & conforming to the concrete block
masonry. OK.

Back height is about 40" horizontally is 18 1/2" vertically
in the square under concrete floor slab.

Building Inspector _ _ _ _ _

Approved R. L. Adams

Not Approved _____

Specification: _ _ _ _ _

Structural Engineer _ _ _ _ _

Approved_ _ _ _ _

Not Approved_____

Fire Service _ _ _ _ _

Recommended _____

Not Recommended _____

APPROVING ENGINEER

Approved_ _ _ _ _ _

Not Approved_ _ _ _ _

~~18mm~~ 35mm

BUILDING FILE

Code No. 245 / 6

Subject dwg

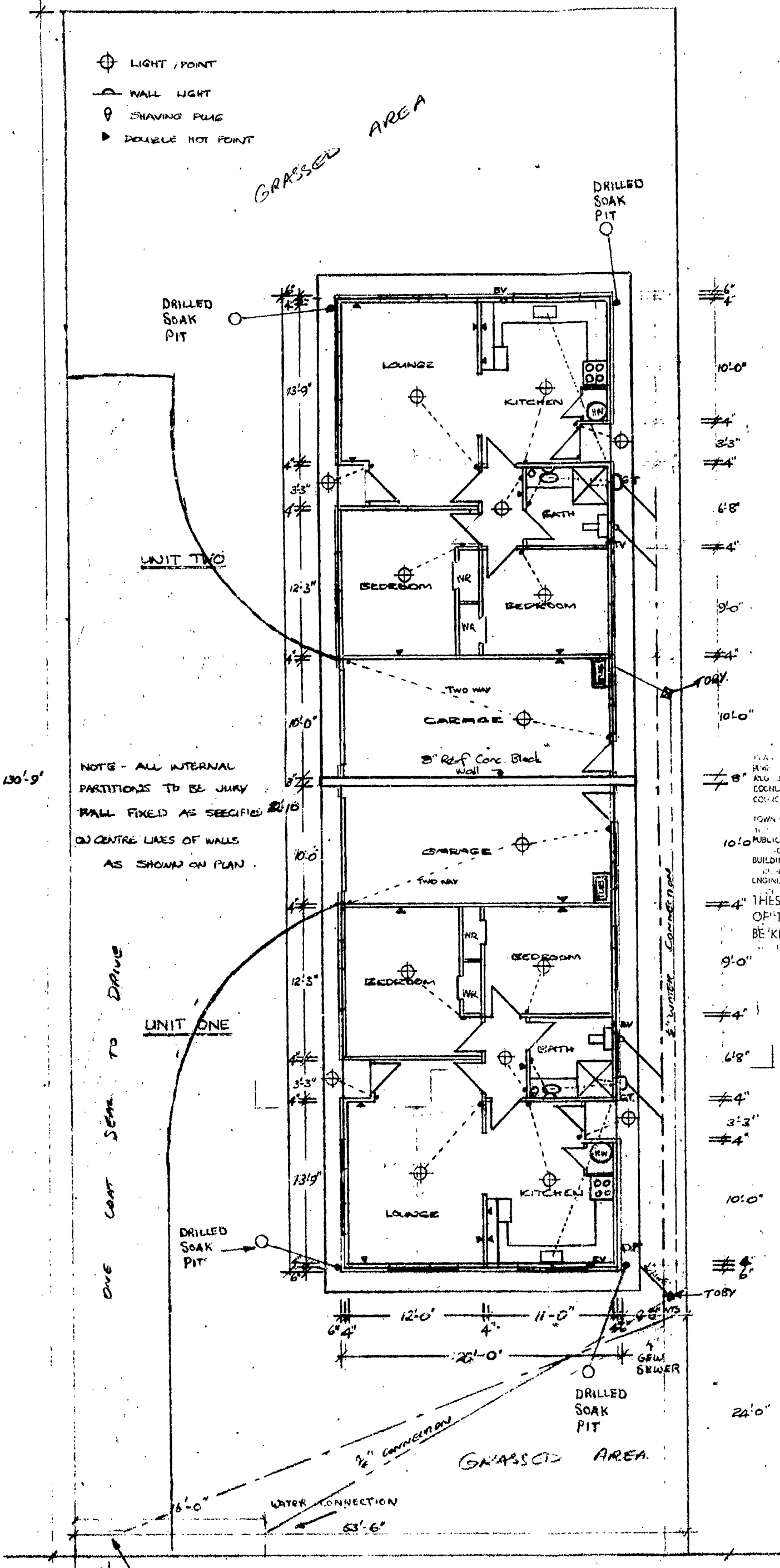
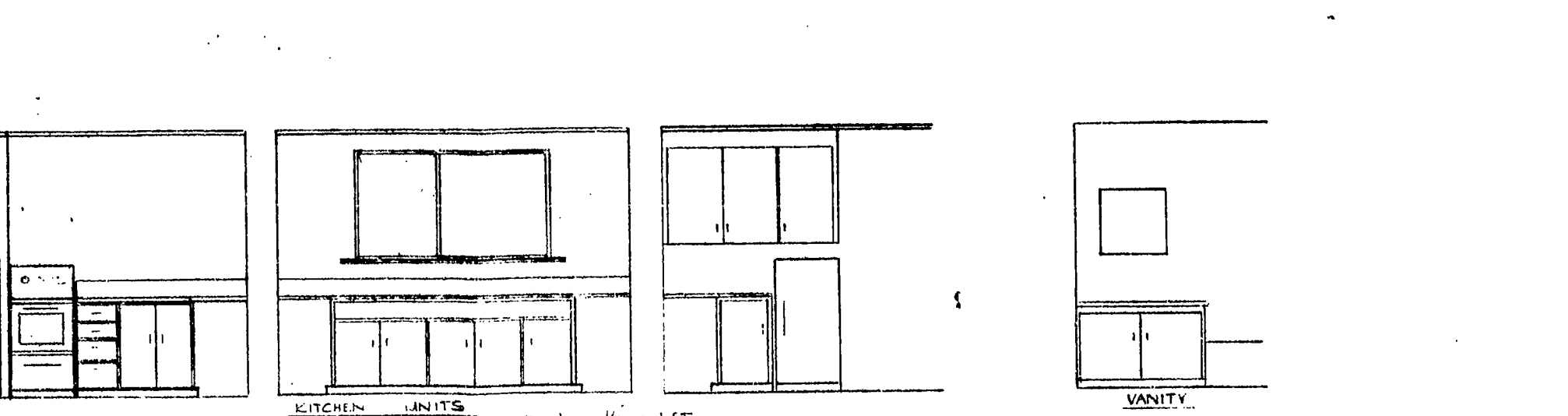
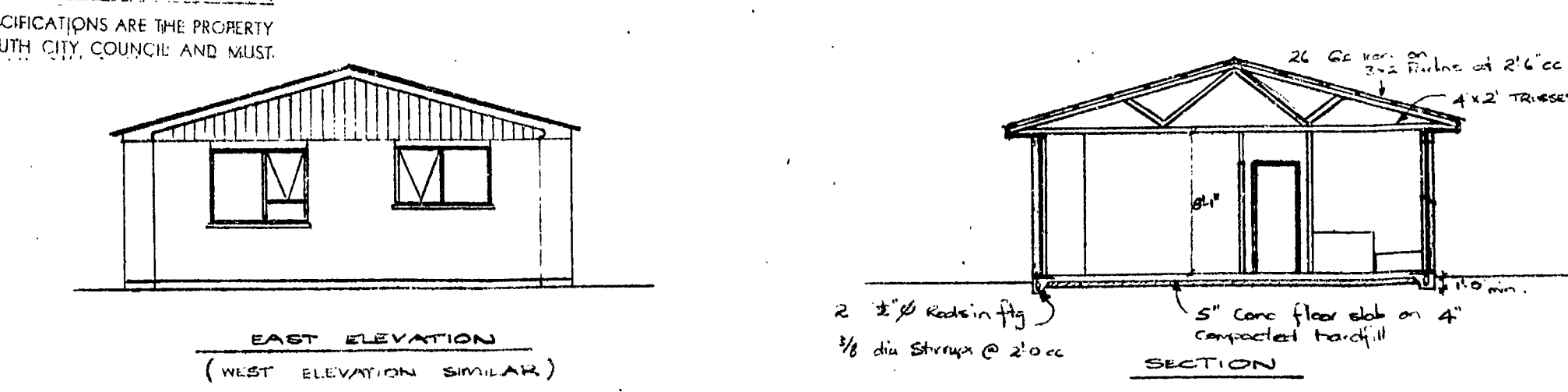
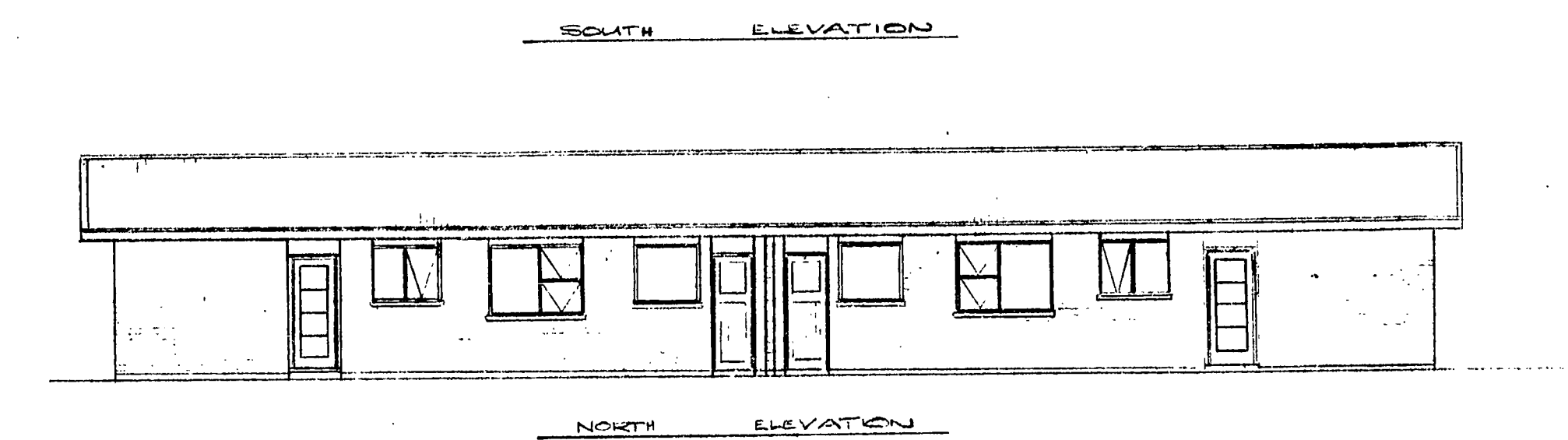
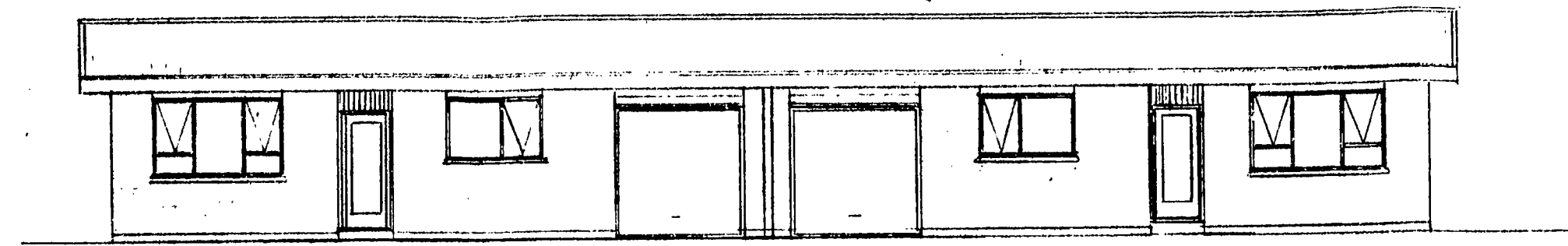
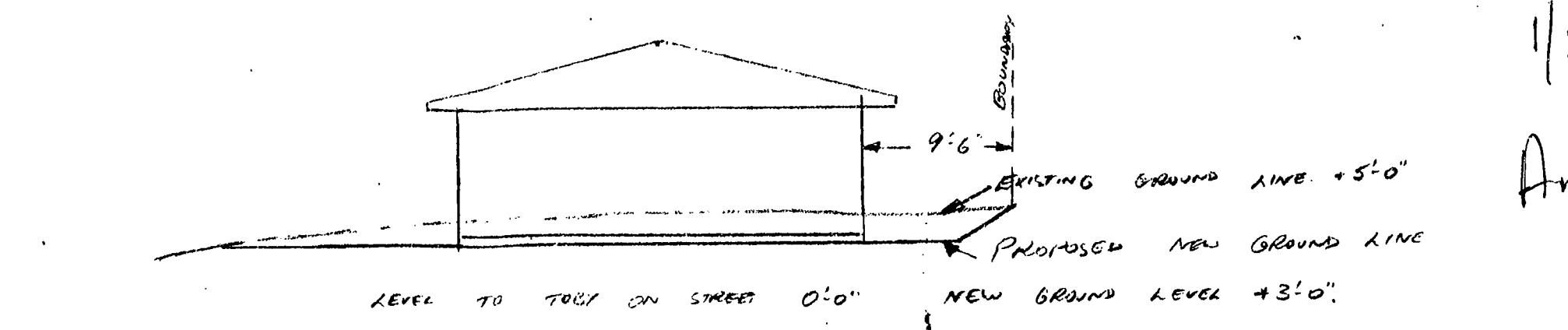
No. Sheets 1

Permit No 6144

Date 13.2.74

245/6
1/25/74
8 FEB 1974
Amended Plan

TYPICAL SECTION THROUGH GARAGE



DATE 11-5-74
12-1-74
12-2-74
TOWN PLANNING
PUBLIC HEALTH
BUILDING
ENGINEER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.

PROPOSED UNITS FOR REV. SERCOMBE
HOOD ST NEW PLYMOUTH

SCALE 1/8" = 1'
DRN 24-9-73
PRN BY M.J.S.
RIDDICK BROS & STILL
BORRELL AV N.P.
PLAN NO 280A

BUILDING CONSENT

107915A

PROPERTY ID

025982



107915A



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

Application No: BC09/107915

Related Pim Application No: PIM09/107903

Date Received: 20/08/2009

Name: Kathleen June TODD

Address: 2 - 6 Hood Place

NEW PLYMOUTH 4310

Legal No: GRGE 2 DP 11860

Property ID: 25892

Category: *(Handwritten: 25)*

Residential/Farm - Ensuite off second bedroom *8/9/09*

		More info required	Applicant notified	Application correct
BC: Approvals:		<i>3/7</i>	<i>3/7</i>	<i>3/7 10/9/09</i>
Engineer : Time:				
BWOF: if required	Yes			
Pool Fencing:	Yes			
PIM issue				<i>21-8-09</i>
Other				

Amendments

Boher 17-5-11

FILE COMPLETE
CCC TO BE ISSUED

Approved *3/7 10/9/09*

Not Approved *3/7*



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

COVER SHEET

Application No: **BC09/107915**
Related: Application No: **PIM09/107903**

Date Received: 21/08/2009

Kathleen June TODD
2 - 6 Hood Place
NEW PLYMOUTH 4310

Assessment: 11772/490.00B

FLAT 2 DP 11860
Property ID: 25892

Residential/Farm - Ensuite off second bedroom

ENVIRONMENTAL HEALTH	Not Approved	Approved
Info pack	Date:	Date:

DEVELOPMENT ENGINEER	Not Finished	Finished
		✓
Memorandum of Encumbrance		
SOM (no inspection)		
SOM Release		
Development Contribution	Date:	Date:

PLANNING	Not Approved	Approved
		✓
RMA Certificate		
RC Granted	Date:	Date:

PIM CO-ORDINATOR	Inputted	Issued
	Tori	Tori
	Date: 21/8/09	Date: 21/8/09

Project Information Memorandum

Only include information relevant to this project – complete prior to processing

[illegible]



1. Property details

1a. Site Address
(Specify unit / level number,
location of building within site
/ block number, building name
and street name)

FLAT 2 - 6 HOOO PLACE,
WHALERS GATE.

1b. Current lawfully
established use

RESIDENTIAL DWELLING.

1c. Legal Description

LOT No 1, DP 10416.

1d. Rapid Number

—

2. Property owner details

2a. Name

KAYHLEEN TOLE

2b. Contact person
(If owner is a corporation,
partnership or trust)

2c. Postal address

FLAT 2 - 6 HOOO PLACE.

2d. Contact details

(0) 751 1609

Phone

Mobile

()

Fax

2e. Email

3. Description of project

3a. Detailed description
of the development/
project

CONVERT LAUNDRY INTO
BATHROOM 1.

3b. Will business activities
take place when
building is completed?

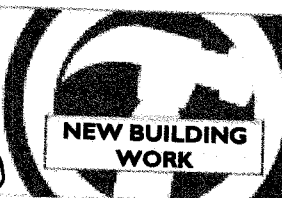
☐ Yes

☒ No



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com

1127883 ②



BUILDING INSPECTION CHECKLIST

Type = Minor Works Final

Building Code Compliance

Read today	/	Property Details	2/ 6 Hood Place		Consent Number	107915
Customer		Phone Number		Name of person on site	K Hood	
Inspection Date: 1-Apr-11		Inspection Details: New Ensuite				
Call Details		PREVIOUS OUTSTANDING ITEMS			N/A	
Item	Comments			Status		
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction?			YES		
2.	External moisture requirements			N/A		
3.	FFL to surrounding ground clearances			????		
4.	Surface water runoff			????		
5.	Downpipes connected to spouting/building/soakhole			????		
6.	Plumbing			Water temp did not exceed 55. Water pressure is very low, ceiling tank supply Suggest owner convert to a pressure reducing valve to increase pressure (Not a requirement of this consent)		
7.	Decks/barriers/ pergolas			????		
8.	Smoke detectors			In Place		
9.				Work completed in accordance with the design. (Washing machine shifted to kitchen) Note seal top of shower lining to the wall to prevent condensation behind lining (Owner will do)		
10.	DOCUMENTATION			Pass		
11.	Application for CCC form provided & correctly filled in			To provide		
12.	Electrical Certificate			To provide		
13.	Gas Certificate			Deferred		
14.	Producer Statements/Warranties required			Deferred		
15.	Consultant Reports			N/A		
16.	As-Built Drainage Plan in File			N/A		
17.	Fire Services Inspection Certificate			N/A		
18.	All inspections recorded			Pass		
19.	All Inspection requests addressed			Pass		
20.	All amendments approved & completed			????		
21.				????		
23.	Any Variations to the approved plans and documents?			????		
Comments / Photos						
FINAL OUTCOME:		CCC will be issued when above info is received		Next likely Inspection:	???	
Inspection notice Issue date: Friday, 1 April 2011				Inspection took:	20 Mins	

Provided



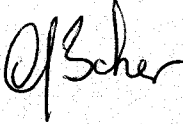
NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

Type = **Minor Works Final**

Building Code Compliance

Read today		Property Details	2/ 6 Hood Place		Consent Number	107915
Customer		Phone Number		Name of person on site	K Hood	
Inspection Date: 1-Apr-11		Inspection Details: New Ensuite				
Call Details		PREVIOUS OUTSTANDING ITEMS				N/A
Item		Comments				Status
Inspection Performed by: Don Baker		Signature:				
		Sign				
		Clear				
Save As						



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com

858864

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BUILDING INSPECTION CHECKLIST

Building Code Compliance

Read today		Property Details	6 Hood Place NP		Consent Number	107915	
Customer	Noel Higgins		Phone Number	0274417036 /		Name of person on site	Mrs Todd
Inspection Details	Pre-line to Ensuite						
Call Details	(226418)				PREVIOUS OUTSTANDING ITEMS	Not rec	
Comments / Photos							
New timber frame <18% TMC Copper on mains, hot lagged Lay-out as design							
Approved to line.							
FINAL OUTCOME:	Approved to Line				Next likely Inspection:	Final	
Inspection Date & Time: Last Print Date & Time: Wednesday, 28 October 2009 11:22 AM				Inspection took:	15 Mins		
Inspection Performed by: Karl Steer		Signature:					
		Sign					
		Clear					
Save As							



1. The building consent

1a. Building consent no.

104915

Site address

FLAT 2, 6 HOOD PLACE
NEW PLYMOUTH

1b. Issued by



New Plymouth District Council
Other - please specify

2. Property owner details

2a. Owner details



Have not changed since the
building consent was lodged
Proceed to section 3



Have changed since the building
consent was lodged
Complete 2b and 2c

2b. Name

KATHLEEN TODD

Contact person

(If owner is a corporation,
partnership or trust)

Postal address

FLAT 2, 6 HOOD PLACE
NEW PLYMOUTH

Contact numbers

067511609

Phone

()

Mobile

()

Fax

Email

2c. Evidence of ownership
attached

(Only required if ownership has
changed)



Certificate of title (copy)
Lease agreement



Sale and purchase agreement
Other document showing full name of legal
owner(s), such as a rate instalment notice

3. Applicant details

3a. I am the



Property owner
Proceed to 3b



Lessee
Provide details below



Agent
Authorised by owner/lessee
Provide details below

Name

KATHLEEN TODD

Postal address

FLAT 2, 6 HOOD PLACE
NEW PLYMOUTH

Contact numbers

067511609

Phone

()

Mobile

()

Fax

Email

3b. Preferred means for
formal correspondence



Mail



Email



Fax

3.15 JENNY
10 MAY 2011
New Plymouth
District Council

Please turn over

OFFICE USE ONLY

Date received

Received by

Property ID

File Ref

RG-02-10-03

Document #

Land ID

Application #

BC

/

4. Attachments

The following documents are attached to this application:

- ☒ Certificates from the personnel who carried out the work.
- ☐ Certificates that relate to the energy work.
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent.

5. Key personnel

Designer Name/registration no.
Contact details Address
Phone/email ()

Builder Name/registration no. NOEL HIGGINS
Contact details Address 17 ELANDVILLE RD STRATFORD
Phone/email 06 7655890

Drainlayer Name/registration no.
Contact details Address
Phone/email ()

Plumber Name/registration no.
Contact details Address
Phone/email ()

Gasfitter Name/registration no.
Contact details Address
Phone/email ()

Electrician Name/registration no. JERRY BRADER E19793
Contact details Address END ELECTRICAL
Phone/email () 027 270 3314

Other Name/registration no.
Contact details Address
Phone/email ()

6. Application

6a. Date building work completed: DECEMBER - 2009

6b. The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

6c. I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner.

KATHLEEN TODD 8/5/11
Signature Date

KATHLEEN TODD
Name (print clearly)



Code Compliance Certificate
Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 2 - 6 Hood Place NEW PLYMOUTH 4310
Legal Description of land where building is located: GRGE 2 DP 11860
LOT 1 DP 10416
FLAT 2 DP 11860
Current, lawfully established use: Dwelling
Year first constructed: unknown

The Owner

Name of owner: Kathleen June TODD
Contact Person: Noel David HIGGINS
Mailing Address: Flat 2
6 Hood Place
NEW PLYMOUTH

Phone number: (06) 751 1609
Facsimile number: -
Email address: -

Building Work

Building Consent number:
Description of work:
Issued by:

BC09/107915
Ensuite off second bedroom
New Plymouth District Council

Code Compliance

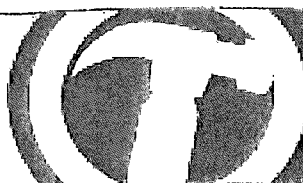
The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

CODE COMPLIANCE CERTIFICATE

Team Leader Inspectorate

Date Issued: 18 May 2011



Project File Checklist

Building Consent No: BC 107915

I. Pre-CCC Audit Checklist

This is a checklist for ensuring that building consents are ready for issue of code compliance certificate subject to payment of fees and charges. This form is to be completed by an authorised NPDC Officer. After completion, the project file is now passed to Building Administration for fees check and CCC issue.

	Reviewed	Not Applicable
Application for CCC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Energy Certificates - Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>
As-built drainage plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Producer statements – list below	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire services inspection certificate	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Consultant report – list below	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All inspections recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All inspection requests addressed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All amendments approved and completed	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All building consent conditions met	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comments <input type="checkbox"/> Please turn over.		

Name: D Baker

Signature: o/scher

Date: 17.5.11

2. Building Consent Application Document Checklist

This checklist is for recording the documents handed over to Administration Services Team in compliance with s16.2, Building Regulations and s238, Building Act 2004.

	Attached	Not Applicable
Building Consent Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PIM copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Consent copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RMA Certificate copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CCC Audit Checklist and contents	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Code Compliance Certificate copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inspection Checklist <u>2</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Specification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Calculation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Superseded plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Correspondence	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Letters	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Invoice	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Others	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certificate for Public Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waiver Certificate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Name: Alan Ad

Signature:

Date: 10/15/11



When replying please quote: 1117778 - BC09/107915
Property ID: 25892

7 March 2011

Kathleen June TODD
Flat 2/6 hood Place
NEW PLYMOUTH 4310

Dear **Kathleen**

BUILDING WORK FOLLOWUP FOR BC09/107915 - 2 - 6 HOOD PLACE NEW PLYMOUTH - ENSUITE ADDITION

Further to your building consent application for the above project granted on 10/09/2009.

This letter is to inform you that under the Building Act 2004, two years after the building consent was issued, the council must decide whether to issue a code compliance certificate (CCC). After the two years, the council may not be able to issue a CCC.

Based on your building consent record, you have **6 months** before we must make that decision.

If work is progressing and is not expected to be finished before September 2011, please contact Building Administration on 759 6060 to discuss options available to you.

If the work is completed, please contact the Council on 759 6060 to arrange a suitable time for a **final** inspection. Please complete the attached Application for Code Compliance Certificate and return to the Council.

Yours faithfully

Tracey Hoffmann
Building Administration Officer
Email: hoffmannt@npdc.govt.nz
Contact: Monday to Wednesday



YOUR INSPECTIONS FOR THIS BUILDING PROJECT (BC No.: BC09/107915)

When replying please quote: 837706 - BC09/107915

Property ID: 25892

10 September 2009

Owner/Applicant: Noel Higgins

Property Address: 2 - 6 Hood Place NEW PLYMOUTH 4310

Project Description: Residential/Farm - Ensuite off second bedroom

This schedule indicates the anticipated scope of inspections required by the council in relation to the building work. The number of inspections that your project needs can depend on how you intend to carry out the building work.

The inspections required for your building project are:

- Preline
- Final inspection.

Reminder

- **Requesting an inspection.** Bookings may fill up two or more days in advance. Requests for inspection must be booked as soon as you know that you will be ready. Having your representative and consent plans and documentation on-site during the inspection will enable the inspector to discuss the issues directly, thus avoiding delays.
- **Inspection fees.** Additional costs incurred due to extra inspections, late cancellations or other related services must be paid before the issue of a CCC.
- **Issue of CCC.** When you have completed your building work, you must submit your application for a CCC. A copy of the form is included in this package.

Signed for and on behalf of New Plymouth District Council

Barry Read
Teamleader Building Consents



When replying please quote: 836498 - BC09/107915
Property ID: 25892

8 September 2009

Noel Higgins Builder Limited
P O Box 395
STRATFORD

E-mail: noel_and_jill@xtra.co.nz

Dear Noel,

ENSUITE - FLAT 2-6 HOOD PLACE, NEW PLYMOUTH

Thank you for your Building Consent application. Unfortunately we are unable to approve your project at this time and the following information is to be provided to Council so we can complete the plan check.

BUILDING:

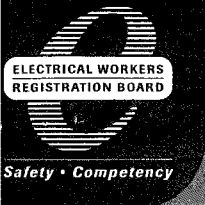
- 1) Laundry facilities are to be provided to comply with NZBC G2/AS1 Clause 1.1.2

Please submit 2 copies of your amendments at the Customer Support counter, post to the council or if appropriate fax to (06) 7596072. If you have any queries regarding these matters please contact the Building Consents Officer below on (06) 759 6060.

To avoid any further delays we would appreciate the requested information being provided within 20 working days from the date of this letter.

Yours faithfully

Barry Read
Teamleader Building Consents.



Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. **2979679**

No. of attachments **1**

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **CATHLINE Todd**

Phone: **0272703314**

Address of installation **6 HOOD PLACE N.P**

Postal address of customer (if not as above) **6 HOOD PLACE N.P**

WORK DETAILS

2 No. of lighting outlets

☐ No. of ranges

3 No. of socket outlets

☐ No. of water heaters

Was any installation work carried out by the homeowner?

☐ Yes ☒ No

Please tick (✓) as appropriate where work includes:

☐ Mains

☐ Main earthing system

☒ Switchboard

☐ Electric lines

Description **Fitted 1 x towel rail**
Heatlight/fan 1x Powerpoint
in kitchen 1x Powerpoint
(RCD) in Bathroom 1x
Powerpoint in garage all
tests completed

It is recommended that test results be recorded here:

Visual Examination ☒

Earth Continuity ☒

Bonding ☒

Polarity ☒

Insulation Resistance **200+** Mohm

Other **Ø-N N-E R-E Ø**

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name **Jerry Brader**

Registration no. **E19793**

Company **E n d Electrical**

Signature **[Signature]**

Date **2/12/09**

Contact Ph No. **0272703314**

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name **[Blank]**

Registration no. **[Blank]**

Company **[Blank]**

Signature **[Blank]**

Date **[Blank]**

Contact Ph No. **[Blank]**

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

☐ New mains

☒ Switchboard

☐ Earthing system

☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name **[Blank]**

Registration no. **[Blank]**

Signature **[Blank]**

Date **[Blank]**

Daytime Contact Ph No. **[Blank]**

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED



Links to other Functions

Property Transfer Maintenance

Property Maintenance

Other Certificate

Owner Certificate

Property Due Amounts

Property Clone Process

Address Maintenance

Postponed Rates

Scheme Account Maintenance

Water Connection

Water Account

ePayments Enquiry

Rate Book

Proforma Documents

Images Maintenance

Attribute Enquiry

Charge Enquiry

Transaction Enquiry

Property Enquiry

Hummingbird

GISBOOST

Property

Property ID:*

258892



Address:

2 - 6 Hood Place NEW PLYMOUTH 4310

Legal Desc:

FLAT 2 GRGE 2 DP 11860 HAVING 1/2 INT IN 650 SQ METRES BEING LOT 1 DP 1041

Owners:

Kathleen June TODD (Own)

Service Address:

2/6 Hood Place NEW PLYMOUTH 4310

Rate Codes:

Analysis - Rateable ||| Recovery - Direct Debit Payments ||| Assessment - 11772/490.00B |||

Property

Rates

Status:

Current



Property Type:

Res

Residential

Charge Balance: 1,314.37

Rates Balance: 1,314.37

Water Balance: 0.00

Electorate:

Default Postal Address:

2/6 Hood Place NEW PLYMOUTH 4310

Legal Description:

FLAT 2 GRGE 2 DP 11860 HAVING 1/2 INT IN 650 SQ METRES BEING LOT 1 DP 10416

Additional Description:

Owners

Land

Valuations

Summary

Topics

2

of 2

Auto Advance

ALT 2.

DOMESTIC/FARM

Owners Name: Kathleen Todd.

Total Value: 11,820 -

Total Base Fee 760 - ✓

B Research Levy -

DBH Levy -

Accreditation Fee 13-95 ✓

Total 773-95

Paid

Receipt No

To be invoiced ☒ Yes ☐ No

Signature Kelly

Development contributions may
apply to some projects

Noel Higgins = - Paye.
118997.



Building Consent No: BC09/107915
Section 51, Building Act 2004

Building

Street address of building: 2 - 6 Hood Place NEW PLYMOUTH 4310
Legal description of land where building is located: GRGE 2 DP 11860
Building name: Dwelling

Owner

Name of owner: Kathleen June TODD
Applicant: Bernie HIGGINS Noel David HIGGINS
Applicant contact address: PO Box 395, STRATFORD

Ph (private): 027 441 7036

Email: noel_and_jill@xtra.co.nz

First point of contact for communications with council/building consent authority:

New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH

Ph: 06-759 6060

Fax: 06-759 6072

Email: enquiries@npdc.govt.nz

Website: www.newplymouth.com

Building work

The following building work is authorised by this consent:

Project: Ensuite addition

Intended use: Residential accommodation

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Additional Comments

No additional Comments Relate to this Building Consent.

This building consent is subject to the following conditions:

Additional Conditions

There are no conditions relating to this Building Consent.

1. Inspections

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items. Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact NPDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

2. Durability of building elements

Building elements may have an intended life of less than 50 years. Limited life building elements carry certain limitations and obligations. Based on current legislation these obligations require the building owner to follow the normal and/or scheduled maintenance of the building element to ensure its continued compliance with the New Zealand Building Code (NZBC). Where failure to properly maintain the building elements results in non-compliance with the NZBC, the Territorial Authority may issued a "Notice to Fix" which if not met could result in legal action appropriate in the circumstances.

3. Construction and demolition noise

The proposed New Plymouth District Plan, appendix 12, clause 1.1 - 1.4 sets construction and demolition noise standards. Anyone carrying out building work must ensure they comply with these noise levels at all times. These standards may be obtained from the Council's website or by contacting the Council.

4. Lapse and cancellation of consents

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the Building Consent Authority may allow. (Time extensions to commence building work after 12 months must be submitted to the Building Consent Authority in writing stating the reason for the request, prior to the lapse date of the consent.

5. Additional costs and refunds

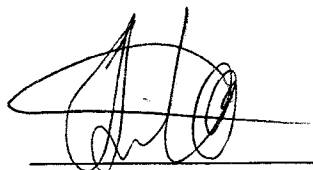
Building Consent fees are required to be paid prior to a Building Consent being issued. Once the project commences actual costs are charged against the fees paid. Where costs are greater or less than the base fee paid, additional costs will be charged or a refund made where the value exceeds \$100 for consents with a base fee greater than \$1000, or \$50 where the base fee is \$1000 or less.

6. Completion of building project

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. A building consent is valid for two years after the date on which the building consent was granted. An extension of time may be considered if required, application for this time extension must be made in writing explaining reasons for the request prior to the consent lapsing.

Compliance Schedule

A Compliance Schedule is not required for the building.

A handwritten signature in black ink, appearing to be 'M. H.', written over a horizontal line.

Signature

Building Administration Officer

Position

On behalf of: New Plymouth District Council

Date: 17 September 2009



Application details

Project No.

Date application lodged : 21 August 2009

PIM No:

PIM09/107903

Date PIM issued :

21 August 2009

Applicant's details

Name : Noel HIGGINS

Address : PO Box 395

STRATFORD 4700

Date new information received :

Reason for re-issue :

Date PIM re-issued :

Project description

Description : Residential/Farm - Ensuite off second bedroom

Intended use : Residential Dwelling

Intended life : 50 years

Floor area : 4 m2

Property details

Legal description : FLAT 2 DP 11860

Address: 2 - 6 Hood Place

NEW PLYMOUTH 4310

Property owner details

Name: Kathleen June TODD

Address: 2 - 6 Hood Place

NEW PLYMOUTH 4310

THE IMPACT ON YOUR PROPOSED PROJECT

This is confirmation that, subject to the Building Act 2004, this building work may be carried out subject to the requirements of a building consent and subject also to all other necessary authorisations being obtained.

Your building project requires further authorisations or revision for the following reasons:

Signed for and on behalf of New Plymouth District Council


PIM Co-ordinator

This is not a building consent. Your next step is to obtain a building consent prior to commencement of work. Please contact us with any queries you may have on 759 6060

Section 1: What is a Project Information Memorandum (PIM)

The PIM provides an applicant with information about land and about the other statutes and requirements that might be relevant to the proposed building work, other than construction design and features required under the Building Act 2004. This information enables the applicant to assess the feasibility of the project before proceeding with the preparation of the building consent application.

Section 2: Property information related to this project**Section 2.1 - Heritage status of the building and / or land****No Information - Heritage**

There is no information held by the Council applicable to the project.

Section 2.2 Special features of the land (Natural Hazards)**Wind Zone Information**

The proposed building is in an area shown to be a medium wind zone on the Council's wind maps. This designation is indicative only and may alter due to topography, shelter, etc. Designers are advised to check the wind zone using the method provided in New Zealand Standards 3604.

This information is indicative and may be used for design purposes. However this wind zone value should be checked against the NZS 3604 calculation method, which requires that topography, nearby tall buildings be taken into account.

Section 2.3 - Water, Stormwater and Reticulation Sewer Systems**Sewer Connection (Existing)**

Sewage reticulation is available to the site.

The project activity is required to be connected to this sewer.

The work is to be undertaken by a registered Plumber.

Connection to water supply (existing internal reticulation)

The property has an existing water connection to the Council reticulation. This new development should be connected to the existing on site pipe work.

No information - Stormwater

There is no information held by the Council applicable to the project.

Section 3: Other authorisations needed for this Project

No comments applicable to the project.

Section 4: Authorisations for this project that have been refused

No comments applicable to the project.

Section 5: Building Consent Matters

No comments applicable to the project.

Section 6: Advice Notes**Re-issue of PIM**

A territorial authority may where it becomes aware of errors or omissions or where new information is received, reissue this project information memorandum subject to the applicable time limitations and conditions of Section 34 of the Building Act 2004.



How to use this checklist

Use this checklist when finalising your building drawings and plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing.

Later, additional information may be requested during the processing of your building consent to confirm compliance with the Building Code. Processing time will be suspended until information is received.

- ✓ All items on this checklist must be ticked to show that they are either provided (P) or are not applicable to your project (N/A).

Office
use

Applicant use

P - Information provided

N/A - Not applicable to this project

P N/A

✓ ○

✓ ○

✓ ○

✓ ○

✓ ○

✓ ○

✓ ○

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✓ ○

1. Minimum building consent application documentation

- a Complete application forms.
- b **Two full sets** of plans and specifications.
- c **One site/location** plan showing complete floor area (m²) and cladding elevations.
- d All plans drawn to a recognised metric scale; include a north arrow; and drawn in black ink (not pencil or red pen).
- e Land undergoing subdivision - if the title has not yet been issued for land you wish to build on, the council may or may not accept your building consent application depending on the status of the subdivision. Refer to the Land Undergoing Subdivision Checklist.

2. Site/location plan

- a Accurate site plan showing street name and boundary dimensions.
- b Location of existing and proposed buildings, building area, distances to boundaries, and distances between buildings.
- c Current and proposed use of site and buildings.
- d Existing and proposed access for vehicles, driveway gradient, and off-street parking.
- e Existing contours.
- f Alterations to land contours; retaining, cut, fill and their intended quantities; site datum for floor levels.
- g Easements, public drains and service connections (where known).
- h Identification of streams and drains, and normal flow levels relative to site datum.

3. Plumbing and drainage

- a Nominate plumbing/drainage design standard (eg. AS/NZS 3500 or G13).
- b Plumbing and drainage layout plan, including falls.
- c Method of water heating system.
- d Fixtures. (If the building has plumbing fixtures on an upper level, provide layout drawing showing wastes, pipes and falls, e.g., an isometric layout).
- e On-site wastewater disposal design.

4. Elevations

- a North, south, east and west elevations showing original and proposed ground levels at buildings and boundaries.
- b Relationship of finished ground level (after landscaping) relative to floor levels.
- c Dimensions of openings (doors and windows).
- d Specify cladding systems and roofing type and any other relevant details.
- e Roof pitch and height to apex of building.
- f Height and daylighting angles.

5. Foundation plan

- a Design details of all new foundations and reinforcing.
- b Concrete slab design, including reinforcing and contraction control cuts/joints.
- c Pile layout and footing design.
- d Sub-floor framing including bracing.
- e Upper storey floor design (if applicable).

Please turn over

- 6. Floor plan**
- ☒ P ☒ N/A
- ☒ a Complete floor plan(s) with walls/partitions, and doorways, and the use of each area.
- ☒ b Smoke detectors indicated (must be in or within 3m of each bedroom).
- 7. Fire rating**
- ☐ P ☒ N/A
- ☐ a Fire rating system for all walls closer than 1m to a boundary.
- 8. Cross sections and details**
- ☐ P ☒ N/A
- ☒ a E2 Risk Matrix and weathering details.
- ☒ b Wall details showing cladding, framing, insulation, linings, etc.
- ☒ c Roof/wall intersection showing eaves, gutters, flashings and top plate fixings.
- ☒ d Wall/floor intersection.
- ☒ e Window, door and critical intersections.
- ☒ f Door and window lintel sizes.
- ☒ g Truss layout with girder trusses indicated.
- ☒ h Stairs, handrails and barriers.
- ☒ i Decks, pergolas, verandas, porches, carports and garages.
- 9. Bracing design and calculations**
- ☐ P ☒ N/A
- ☒ a Bracing details and calculations for wall and sub-floor.
- ☒ b Sub-floor bracing for decks projecting more than 2m from the house.
- 10. Specifications**
- ☐ P ☒ N/A
- Specifications must be relevant to the particular buildings and to the plans submitted and shall include the building envelope. They must give a full description of the type, size and grade of materials to be used and the method of construction.
- Include manufacturer's specifications for all relevant parts of building elements, detailing where they apply to your project.

Other information that may be required

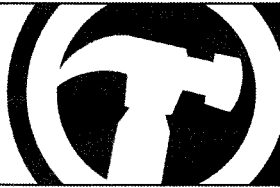
- 11. Specific engineering design**
- ☐ P ☒ N/A
- Design work from an engineer must have calculations and structural drawings provided. When engineering drawings are provided from persons other than the engineer, they must be acknowledged by the engineer (signed) as meeting engineering design requirements.
- Specific engineering design may include (this list is not exhaustive):
- ☐ a Special ground conditions, including building over uncertified fill, peat or soft ground or closeness to steep banks.
- ☐ b Retaining walls.
- ☐ c Earthworks/stability of adjacent sites and support of adjacent structures.
- 12. Heating**
- ☐ P ☒ N/A
- ☒ a If a free-standing or insert wood fire is to be installed, the location is to be shown on the floor plan and the manufacturer's installation specifications provided.
- ☒ b If woodburner is secondhand and more than two years old, confirm a new flue will be installed, and provide a letter from a member of the Home Heating Association confirming that the wood fire has been inspected and is suitable for reinstallation.
- 13. Swimming pool**
- ☐ P ☒ N/A
- If the plan shows an outdoor swimming pool/spa, fencing details and pool manufacturer's specifications must be provided.
- 14. Other supporting documentation or plans**
- ☐ P ☒ N/A
- This is a generic checklist for this project type. There may be other information that you know about, specific to your project or site, that has not been covered in the above items.
- 15. Tick method of payment**
- ☐ cash/cheque/efpos ☐ pre-approved account customer

OFFICE USE ONLY

Further information required? Y / N

Application accepted? Y / N
Further information provided? Y / N

Date of acceptance
Officer



This form must be accompanied by an Application Cover Page Form.
Fill this form out with the assistance of the Application Guide for Building Projects.

1. Applicant details

1a. I am the

☐

Property owner

As stated on the
Application Cover Page Form
Proceed to 1b

☐

Lessee

Provide details below

☒

Agent

Authorised by owner/lessee
Provide details below

Name

HOEL HIGGINS BUILDING LIMITED

Postal address

PO Box 800 395
STRATFORD

Contact numbers

Phone

0274417036

Mobile

Fax

Email

Hoel_and_jill@extra.co.nz

1b. Preferred means for
formal correspondence

☐

Mail

☐

Email

☐

Fax

1c. Evidence of ownership
attached

☐

Certificate of title (copy)

☐

Sale and purchase agreement

☐

Lease agreement

☒

Other document showing full name of legal
owner(s), such as a rate instalment notice

1d. I request that you issue the following approval(s) for the building work described in this application

☒

Project information
memorandum

Complete sections 2, 3 and 7

☒

Building consent

Complete section 2, and sections 4 to 7

2. The project

Description of the building work

2a. Type of work

☐

New building

☒

Alteration

☐

Log fire

☐

Addition

☐

Relocation

☐

Plumbing and
drainage only

☐

Demolition/Removal

☐

Re-pile existing building

2b. Category of work

☒

Residential

☐

Outbuilding/ancillary

☐

Milking shed

☐

Commercial/
Industrial/
Community

☐

Replacement or upgrade
of on-site waste disposal
(septic tank)

2c. Will the building work
result in a change of use
of an existing building?

☐

Yes

☒

No

Current use

RESIDENTIAL DWELLING

Intended use

RESIDENTIAL DWELLING - 2 bdr

2d. Year building first
constructed

2e. Floor area

Total floor area affected by building work

4

m²

2f. The completed building
will be:

☒

Single storey, single unit building

☐

Multi-storey or multi-unit building - please specify

Number of units

Number of storeys

20 AUG 2009

New Plymouth
District Council

OFFICE USE ONLY

Date received 20/08/09

File Ref

RG-02-10-03

Scale Code

ALT 2

Application #

PIM 09110790

Received by Kelly

Document #

Planning/EH
requirements?

Y / N

Application #

BC 091107915

Property ID 25892

Owner ID

76414

Relevant planning/EH
forms provided? To
council/customer

Y / N

Invoked or
Receipt #

Land ID 57600

Amount paid

\$

2. The project - continued

2g. Intended life of the building

☒ Indefinite but not less than 50 years

☐ Less than 50 years - please specify

years

2h. Estimated value of the building work

\$ 11820-

including GST

2i. Have any PIM and/or building consents been issued previously for this project?

☐ Yes

Provide details below

☒ No

Consent issued by	Date of consent	Consent number

3. Project information memorandum - do not fill in this section if the application is for a building consent only

The project involves

- ☐ Land undergoing subdivision, where title has not yet been issued.
- ☐ Alterations to land contours.
- ☐ New or altered connections to public utilities (water/stormwater/sewer).
- ☐ New or altered locations and/or external dimensions of buildings.
- ☐ Building work over, or adjacent to, any road or public place.
- ☐ Building work over, or adjacent to, any existing drains or sewers, or in close proximity to wells or water mains.
- ☐ New or altered access for vehicles.
- ☒ Disposal of stormwater and wastewater.
- ☐ Other matters known to the applicant that may require authorisations from the council - please specify.

4. Building consent - do not fill in this section if the application is for a project information memorandum only

The following plans and specifications are attached to this application:

- ☒ **Two full sets** of plans and specifications. Refer acceptance checklist.
- ☒ **PLUS one set showing:**
 - ☐ Site/location plan.
 - ☐ Complete floor plan and floor area (m²) shown.
 - ☐ Cladding elevations.
 - ☐ Other - please specify.

5. Privacy statement

Information on these forms is required to be provided under the Acts, Regulations and bylaws administered by council and is required to process your applications. This information has to be made available to members of the public, including business organisations. In appropriate circumstances, it may also be made available to other units of the council, council's approved contractors, Department of Building and Housing, Building Research Association of New Zealand, Statistics New Zealand and other government agencies.

Under the Privacy Act 1993, you have the right to access the personal information held about you by the council and you can also request that the council correct any personal information it holds about you.

6. Compliance with New Zealand Building Code - do not fill in this section if the application is for a PIM only

Clause

Tick relevant building code clauses

Means of compliance

Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications.
If not applicable, write N/A

Alternative solutions

<input checked="" type="checkbox"/> B1 Structure	B1/AS2	NZS 4229	NZS 3604	NZS 4203	
<input checked="" type="checkbox"/> B2 Durability	B2/AS1	NZS 3604	NZS 3101	NZS 3602	
<input type="checkbox"/> C Fire safety	C/AS1				
<input type="checkbox"/> D1 Access routes	D1/AS1		NZS 4121		
<input type="checkbox"/> D2 Mechanical installations for access	D2/AS1		NZS 4322	EN/81	
<input type="checkbox"/> E1 Surface water	E1/AS1		AS/NZS 3500		
<input type="checkbox"/> E2 External moisture	E2/AS1		Specific design		
<input checked="" type="checkbox"/> E3 Internal moisture	E3/AS1				
<input type="checkbox"/> F1 Hazardous agents on site	F1/AS1				
<input type="checkbox"/> F2 Hazardous building materials	F2/AS1		NZS 4233		
<input type="checkbox"/> F3 Hazardous substances and processes	F3/AS1				
<input type="checkbox"/> F4 Safety from falling	F4/AS1		Fencing of Swimming Pools Act		
<input type="checkbox"/> F5 Construction and demolition hazards	F5/AS1				
<input type="checkbox"/> F6 Visibility in escape routes	F6/AS1				
<input checked="" type="checkbox"/> F7 Warning systems	F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	
<input type="checkbox"/> F8 Signs	F8/AS1				
<input checked="" type="checkbox"/> G1 Personal hygiene	G1/AS1				
<input checked="" type="checkbox"/> G2 Laundering	G2/AS1				
<input type="checkbox"/> G3 Food preparation and prevention of contamination	G3/AS1				
<input checked="" type="checkbox"/> G4 Ventilation	G4/AS1	AS 1668.2			
<input type="checkbox"/> G5 Interior environment	G5/AS1				
<input type="checkbox"/> G6 Airborne and impact sound	G6/AS1				
<input checked="" type="checkbox"/> G7 Natural light	G7/AS1				
<input type="checkbox"/> G8 Artificial light	G8/AS1		NZS 6703		
<input type="checkbox"/> G9 Electricity	G9/AS1				
<input type="checkbox"/> G10 Piped services	G10/AS1		NZS 5261		
<input type="checkbox"/> G11 Gas as an energy source	G11/AS1				
<input checked="" type="checkbox"/> G12 Water supplies	G12/AS1		AS/NZS 3500.2	AS/NZS 3500.5	
<input checked="" type="checkbox"/> G13 Foul water	G13/AS1	AS/NZS 3500.2	AS/NZS 1547		
<input type="checkbox"/> G14 Industrial liquid waste	G14/AS1				
<input type="checkbox"/> G15 Solid waste	G15/AS1				
<input checked="" type="checkbox"/> H1 Energy efficiency	H1/AS1	NZS 4214	NZS 4218 ALF design manual	NZS 4243	

Use this box if you need more space to detail how you propose to comply with the building code.

Waiver/modification required

State nature of waiver or modification of building code clause required. A separate application is required. See "application for waiver and modification" - APP-BCA-013-F.

Please turn over

7. Compliance schedule - do not fill in this section if the application is for a project information memorandum only

- ☒ There are no specified systems identified as part of this application - Proceed to section 7.
☐ The specified systems for the building are indicated below:

Removed
New
Existing
Altered

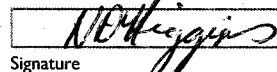
- | | | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|------|---|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS1 | Automatic systems for fire suppression (e.g. sprinkler systems). |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS2 | Automatic or manual emergency warning systems for fire or other dangers. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS3 | Electromagnetic or automatic doors or windows (e.g., ones that close on fire alarm activation). |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS3/1 Automatic doors. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS3/2 Access controlled doors. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS3/3 Interfaced fire or smoke doors or windows. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS4 | Emergency lighting systems. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS5 | Escape route pressurisation systems. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS6 | Riser mains for use by fire services. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS7 | Automatic backflow preventers connected to a potable water supply. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS8 | Lifts, escalators, travelators or other systems for moving people or goods within buildings. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS8/1 Passenger carrying lifts. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS8/2 Service lifts. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS8/3 Escalators and moving walks. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS9 | Mechanical ventilation or air-conditioning systems. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS9/1 Air conditioning systems. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS9/2 Ventilation systems. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS9/3 Fire/smoke dampers. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS10 | Building maintenance units providing access to exterior and interior walls of buildings. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS11 | Laboratory fume cupboards. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS12 | Audio loops or other assistive listening systems. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS12/1 Audio loops. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS12/2 FM radio frequency systems and infrared beam transmission systems. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS13 | Smoke control systems. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS13/1 Mechanical smoke control. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS13/2 Natural smoke control. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS13/3 Smoke curtains. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS14 | Emergency power systems for or signs relating to, a system or feature specified for any of the above systems or features. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS14/1 Emergency power systems. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS14/2 Signs. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | SS15 | Other fire safety systems or features. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS15/1 Systems for communicating spoken information intended to help evacuation. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS15/2 Final exits (as defined in the Building Code). |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS15/3 Fire separations (as defined in the Building Code). |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS15/4 Signs for communicating information intended to help evacuation. |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | SS15/5 Smoke separations (as defined in the Building Code). |

- ☐ Systems that relate to:
- ☐ Safety barriers.
 - ☐ Means of access and facilities that meet the requirements of section 118.
 - ☐ Hand-held hose reels for fire fighting.
 - ☐ Any signs that are required by the building code or section 120.

8. Applicant's declaration

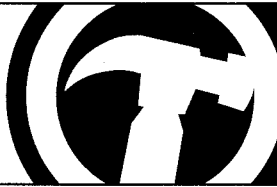
I understand that as the applicant, the council will send all invoices for fees to the fee payer, and that all correspondence related to the application will be sent to me.

I confirm that I have read and understood the privacy statement on page 2, and that the information provided on this application form is true and correct.


Signature

20 18 109
Date

Noel Higgins
Name (print clearly)



1. Project reference

1a. Building consent number

BC 09/107915

1b. Site address

FLAT 2/6 MOOD PLACE
NEW PLYMOUTH

1c. Reason for amendment

- ☐ Change by owner
☐ Other, please specify
☒ Information request by council

2. Changes covered by this submission

To minimise chargeable processing time, clearly identify all changes to plans and documentation:

- Hatch around the change with a "revision cloud"
- Include a revision reference which relates to the schedule of changes on this form
- **Two sets of plans must be supplied**

Plan affected by
amendment

(old plan number)

New plan number

Description of change

A1-2	A1-2	Washing machine location noted, plus pipe service from sink which WM connected to.

For additional information, please turn over

3. Building warrant of fitness

Commercial only - Are there any amendments to systems
for which a compliance schedule has been/will be issued?

☐ Yes ☐ No

4. Applicant's declaration

This amendment to the
abovementioned building
consent is made by me, as

☐ the owner of the property

☒ the applicant, authorised by the
owner to make this amendment

David Jones

Signature

10/9/19

Date

DAVID JONES

Name (print clearly)

Office use only

Approved	Refused	Comments:
PIM Coordinator		
Building		
Engineer		

PTO

GENERAL

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE NZ BUILDING CODE HANDBOOK AND SHALL CONFORM TO NZS 3604
2. BUILDER TO CHECK EACH AND EVERY DIMENSION PRIOR TO CONSTRUCTION, MANUFACTURE FIXING IN OF ANY PART.
3. ALL EXPOSED METAL FASTENERS AND PLATES SHALL BE EITHER STAINLESS STEEL OR GALVANISED PAINTED IN ACCORDANCE WITH NZS 3604 : 1999 SECTION 4 DURABILITY TABLE 4.1
4. ALL TIMBER IN NEAR CONTACT TO CONCRETE, STEEL OR CEMENT BASED PRODUCTS WILL BE SEPARATED WITH A MALTHOID STRIP DPC OF SUFFICIENT WIDTH TO PREVENT CONTACT BETWEEN THE TWO.
5. ALL FRAMING TIMBER H1.2 TREATED OR WHERE WITHIN 150MM OF GROUND LEVEL H4 TREATED. EXPOSED TIMBER TO BE MIN. H3.2 TREATED WHERE ABOVE GROUND BUT PROTECTED FROM THE WEATHER. TIMBER IN GROUND SHALL BE H5 TREATED.
6. ELECTRICIAN TO CONFIRM ALL ELECTRICAL FITTINGS WITH OWNER PRIOR TO WIRING OUT.
7. GLAZING SHALL COMPLY WITH NZS 4223, PARTS 1,2 & 3
8. PLUMBING AND DRAINAGE SHALL CONFORM TO THE NZ BUILDING CODE AND & NZ PLUMBING AND DRAINAGE REGS. 1978

C.O.S. = CHECK ON SITE

ALL STRUCTURAL FRAMING TO BE VSG8/MSG8 UNLESS STATED OTHERWISE. NON LOAD BEARING WALL TO BE MSG6 OR NO.1F. ALL EXPOSED EXTERIOR TIMBER TO BE G8 (GREEN NO. 1F.)

CONTRACTORS TO:
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
CHECK ALL LEVELS ON SITE BEFORE COMMENCING ANY WORK
REFER TO FIGURED DIMENSIONS
CHECK THAT ALL WORKMANSHIP AND MATERIALS CONFORM WITH THE BUILDING ACT 1991 AND THE NEW ZEALAND BUILDING CODE



HOOD PLACE

R.O.W

EXISTING FLAT 1

PROPOSED ENSUITE

EXISTING FLAT 2

LOT NO. 1
DP. 10416

SITE PLAN

SCALE 1:200

TITLE:

NEW ENSUITE
FOR TODD RESIDENCE
FLAT 2 - 6 HOOD PLACE
NEW PLYMOUTH

DRAWING:

SITE PLAN

DRAWN: D. Jones

DATE: 08.07.09

SCALE: 1:200

SHEET:

A1-1

DJ DRAUGHTING

PH. 7534067

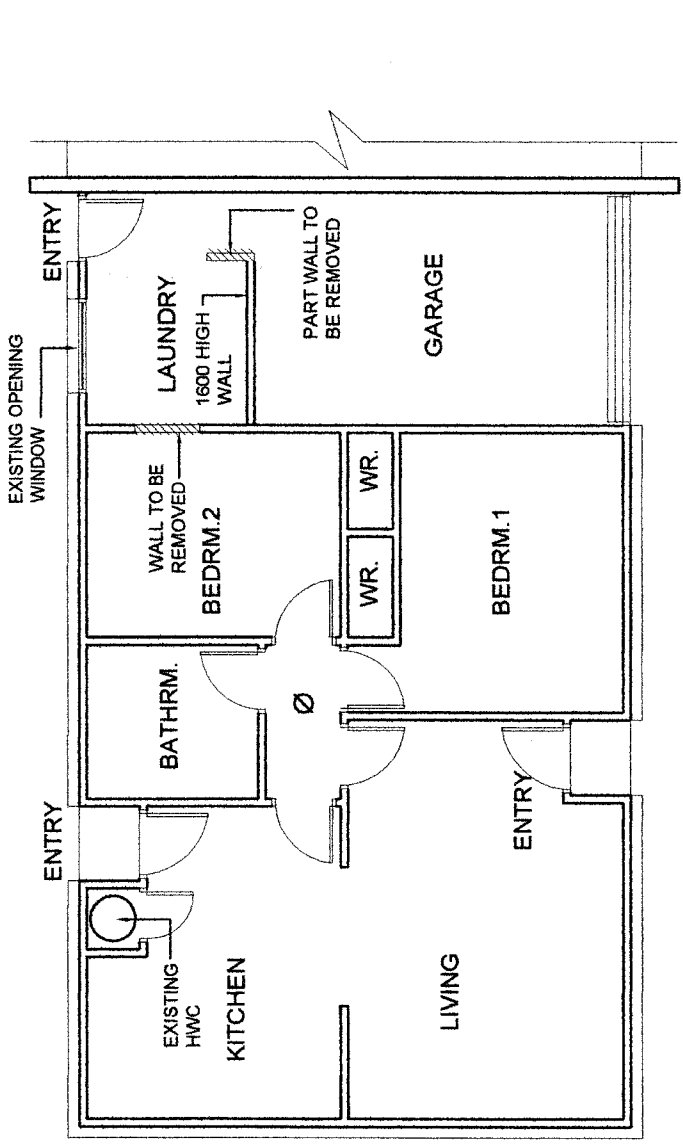
Approved: *DW* Date: 11/9/09
This is a preliminary drawing and is not to be used for construction without the approval of the architect.
BC04/107915
20-8-09

DEMOLITION KEY

- EXISTING WALLS
ETC. TO REMAIN
- EXISTING WALLS ETC.
TO BE REMOVED

DEMOLITION NOTES

- REMOVE ALL NOMINATED DOORS, FIXTURES, ETC. WITH SPECIAL CARE FOR REUSE OR SALE.
- ALL PARTS OF THE WORKS SHALL BE PROTECTED AND KEPT SECURE & WEATHERPROOF AT ALL TIMES.
- PROVIDE ADEQUATE TEMPORARY SUPPORTS TO STRUCTURES AFFECTED BY DEMOLITION.
- BUILDER TO LOCATE ALL EXISTING SERVICES BOTH ABOVE & BELOW GROUND ENSURE ALL SERVICES PROPERLY REMOVED, RELOCATED OR ADEQUATELY PROTECTED AS NECESSARY.
- ALL MATERIALS BELONG TO THE OWNER & THE RE-USE, SALE OR DISPOSAL OF SAME SHALL BE AS PER THE OWNERS INSTRUCTION.
- ALL DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE SITE DURING THE PROCESS OF THE WORK & AT COMPLETION IN ORDER THAT PREMISES ARE TIDY AT ALL TIMES.
- ALL EXISTING SURFACES, FINISHES, & THE LIKE DAMAGED DURING THE WORKS SHALL BE MADE GOOD TO AN EQUAL STANDARD AT THE BUILDERS EXPENSE.
- PROTECT FROM DAMAGE ALL LANDSCAPING, PLANTS, SITE FEATURES, ETC WHICH MAY BE AFFECTED BY ANY OF THE WORKS.



EXISTING/DEMOLITION FLOOR PLAN
SCALE 1:100

BATTERY OPERATED SMOKE DETECTOR

EXISTING 1000 SEWER PIPE TO STREET CONNECTION

NEW GTV ENTRY

NEW GTV ENTRY

NEW WALL FRAMING FLOOR TO CEILING

NEW WALL FRAMING FLOOR TO CEILING

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NEW WALL FRAMING FLOOR TO CEILING

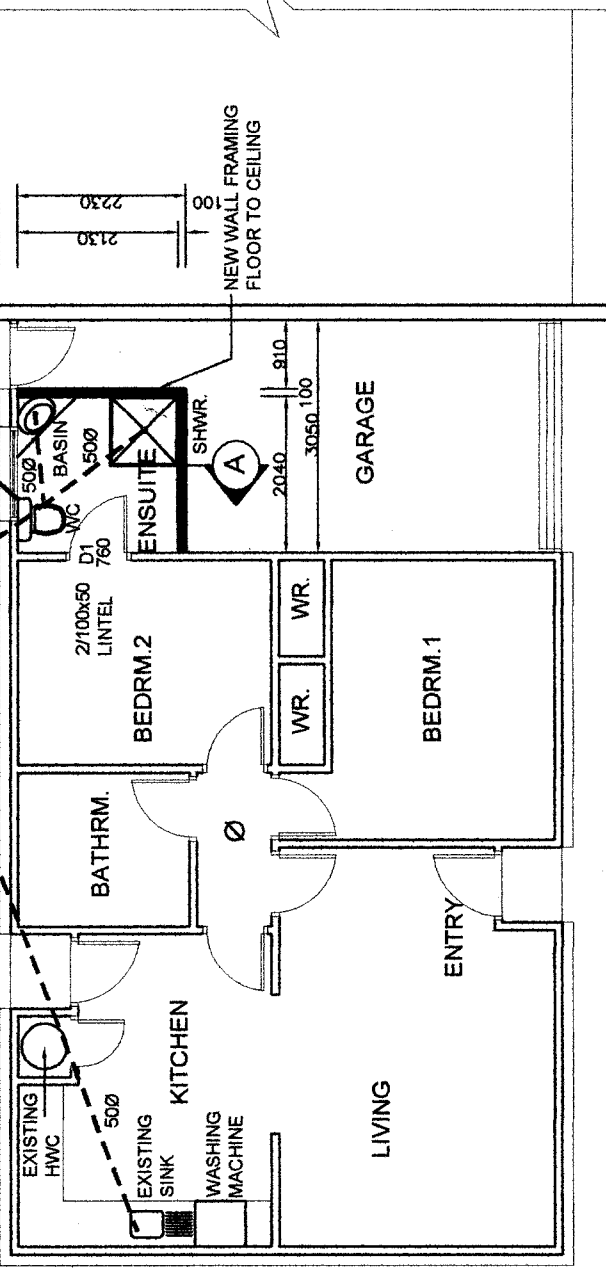
NEW WALL FRAMING FLOOR TO CEILING

NEW WALL FRAMING FLOOR TO CEILING

PROPOSED FLOOR PLAN
SCALE 1:100

NEW CONSTRUCTION KEY

- NEW WALLS
- EXISTING WALLS



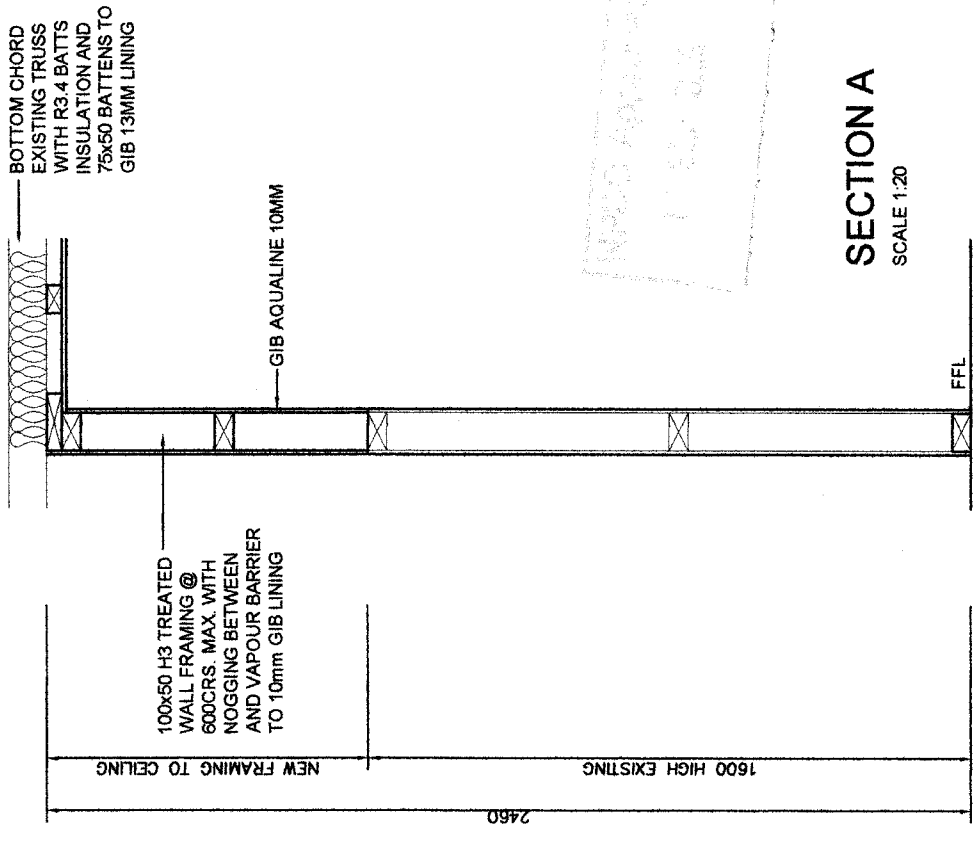
SUPPLY AIR ADMITTANCE VALVES TO DRAINS EXCEEDING 3 METRES

- NOTES:
- FOUL WATER SANITARY PLUMBING SHALL COMPLY WITH NZBC G13/AS1 & G13/AS2
 - STORMWATER DRAINAGE SHALL COMPLY WITH NZBC E1/AS1
 - SIZE ALL WASTES AND DRAINS ABOVE. LAY ALL DRAINS TO ACCEPTABLE FALLS
 - WATER SUPPLY AND RETICULATION TO COMPLY WITH NZBC G12/AS1
 - ALL DRAINS SHALL BE PVC
 - ALL WATER SUPPLY PIPES TO BE COPPER
 - ALL FITTINGS WITH BRANCH DRAINS EXCEEDING CODE LENGTHS SHALL BE FITTED WITH AIR ADMITTANCE VALVES

SERVICES SHOWN ARE DIAGRAMATIC ONLY PLUMBING/DRAINLAYER TO ALLOW TO CONFORM TO NZBC AND NZS

PLUMBING & DRAINAGE KEY

- SEWER DRAINS
- WASTE PIPES
- GULLY TRAP
- TERMINAL VENT
- INSPECTION BEND
- INSPECTION JUNCTION



SECTION A
SCALE 1:20

NEW ENSUITE FOR TODD RESIDENCE FLAT 2 - 6 HOOD PLACE NEW PLYMOUTH

EXISTING-DEMO FLOOR PLAN PROPOSED FLOOR PLAN

DRAWN: D. Jones

DATE: 08.07.09

SCALE: 1:100

DRAWINGS AMENDED 10.09.09

DJ DRAUGHTING

PH. 7534067

SHEET: A1-2

CONTRACTORS TO:
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
CHECK ALL LEVELS ON SITE BEFORE COMMENCING ANY WORK
REFER TO FIGURED DIMENSIONS
CHECK THAT ALL WORKMANSHIP AND MATERIALS CONFORM WITH THE BUILDING ACT 1991 AND THE NEW ZEALAND BUILDING CODE

BUILDING CONSENT

58179A

PROPERTY ID

025892



025892

Application No: 58179
Related: PIM Application No: 58178Date Received: 13/01/04
Area: P STEERName: TODD, Kathleen June
Address: 8 HOOD PLACE Flat 2/6
NEW PLYMOUTH 4601Lot: 1
DP: 10416
Property ID: 057600

Assessment:

Action No	Action	Etab	Date Returned
1	Receive Information	BUILDING	
10	Building Act Compliance	BUILDING	16.1.04
E=N=D==O=F==R=E=P=O=R=T===E=N=D==O=F==R=E=P=O=R-T-E=N=D==O=F==R=E=P=O=R=T===			
<p>This consent subject to PRODUCER STATEMENT</p> <p>Trade Waste Environmental Health Development Engineer</p> <p>Woodfire installation</p>			
		More Info Required	Applicant Phoned
			Application Correct

Drainage Plans Enclosed Yes/No

Plans Taken Yes/No

* 4:24 pm ~ NI Home. But Boiano New Fire INSTALLED RECENTLY.
Apr 14/1/04.

Approved

16.1.04

Not Approved

SCOTT

SHEETMETAL & HEATING LTD

SCOTTS



HOME AND LEISURE

P.O. BOX 3255

460 DEVON ST EAST

NEW PLYMOUTH

PH (06) 758 5619

FAX (06) 757 8882

SMOKE DETECTOR PRODUCER STATEMENT

Name: Mr & Mrs Todd.

Address: 2/6 Hood Place, New Plymouth.

Lot # 1

DP # 10416.

Smoke Detectors Fitted:

Yes



No



Number Fitted:



Number Required:



Location:

Hallway.

Distance from Bedrooms

1 700m

2 0.

3

4

Signed:

ATG

Date:

26/2/04



Installation Certificate



This Installation certificate Number 4281 is issued by
Installer: A. JURY No: 1162 Phone No: _____
being a registered installer with the New Zealand Home Heating Association Inc.

For the Installation of a

Brand: MAYPORT Model: LE2000 Serial No: _____
Dealer: SCOTTS 4 SEASONS Phone No: 7385619
Customer: MR & MRS TODD
Address: 2/6 HOOD PLACE
NEW PLYMOUTH

The above heating unit has been installed as per the manufacturer's
specifications and in accordance with New Zealand Standards.

Signed by: A. JURY this 19 day of 02 Year 04

NEW PLYMOUTH DISTRICT COUNCIL

PRODUCER STATEMENT



Solid Fuel Heater Installation (Certified Installer NZHHA)

For office use:

BC No: _____ Prop ID: _____ DATE RECEIVED: _____

ISSUED BY: SCOTT SHEETMETAL & HEATING LTD.
460 DEVON ST. EAST
P.O. BOX 3255
NEW PLYMOUTH
PHONE (06) 758 5619
FAX (06) 757 8882

TO: Mr & Mrs Todd (Contractor)
(Owner)

IN RESPECT OF INSTALLATION OF SOLID FUEL HEATER

AT: 2/6 Hood Place, New Plymouth
(Property Address)

LEGAL DESCRIPTION: Lot 1 DP 10416
(Lot, DP, SO, etc)

INSTALLER: SCOTT SHEETMETAL & HEATING LTD.
460 DEVON ST. EAST
P.O. BOX 3255
NEW PLYMOUTH
PHONE (06) 758 5619
FAX (06) 757 8882

Tradesperson: A. Jury Firm:

Mailing Address:
Telephone: Fax:

HEATER: Masport Model: LE2000

Freestanding ☒ Inbuilt ☐ New ☒ Preowned ☐

Wet Back Connection - New ☐ Existing ☐

CHIMNEY/FLUE: Brick ☐ Precast Concrete ☐ Poured Concrete ☐ Metal ☒

HEARTH: New ☒ Existing ☐ Secured as per NZBC B1 ☐

WATER TEMPERING VALVE: Existing ☐ Installed ☐

SEISMIC RESTRAINT: Existing ☐ Fitted ☒ Roof Structure Altered ☐

PRODUCER STATEMENT:

I certify that the above stated solid fuel heater to be installed by me or under my supervision, and its installation is in accordance with requirements laid down within the Building Act 1991.

SIGNATURE OF CERTIFIED INSTALLER

Full Name: Alan Jury

Certified Installation NZHHA No: 1162

Position: Installer DATE: 19/2/04

Wetback Installation by:

Plumbers Reg. No:

LIARDET STREET PRVTE BAG 2025 NEW PLYMOUTH 4620 NEW ZEALAND

TELEPHONE (06) 759 6060 FAX (06) 759 6118



FH097

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

4 MAR 2004

ADVICE OF COMPLETION OF BUILDING WORK

SECTION 43(1) - BUILDING ACT 1991

Under Section 43 of the Building Act 1991 the owner of a building is required to notify us when the work has been completed to the extent required by a Building Consent. Upon completion of the work please complete this form and return it to the New Plymouth District Council.

On receipt of the form the Council will, if it is satisfied that the work complies with the Building Code, issue a Code of Compliance Certificate. Where any work is found not to comply a Notice to Rectify will be issued.

The Code of Compliance Certificate is an important part of the building process as well as being required by law it helps determine that not only has the work been completed but it also complies with the requirements of the Building Act.

Depending on the extent of the work covered under the Building Consent it may be necessary to make arrangements to obtain access to the site or building.

Under Building Consent No: 58179

Owner Details

Name Mr & Mrs Todd.

Phone No's 7511609. Work _____ Home _____ Mobile _____

Mailing Address 4- Scotts

Final inspection required: (Day/Date) _____ AM / PM

(You will be contacted on the day of your inspection to confirm)

Project Location

Street Address 216 Hood Place, New Plymouth.

(Cross each applicable box and attach relevant documents)

You are hereby advised that:



All



Part only as specified in the attached particulars of the building work under above Building Consent is believed to have been completed to the extent required by that Consent

You are requested to issue:



A Final



An Interim

Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a Building Certifier see below)

The attached particulars include:



Building Certificates



Producer Statement



A Code Compliance Certificate issued by a Building Certifier

FORMAL DECLARATION - (Please read carefully prior to signing)

This request for CCC is made by me as owner of the property.

Signature: _____

Date: _____

or I am the applicant and have been authorised by the owner to make this request for CCC

Signature: _____

Date: 2/04

Building Consent No:58179
Section 35, Building Act 1991

Issued:16Jan04

OWNER : MRS Kathleen June TODD
SCOTTS 4 SEASONS
460 DEVON STREET EAST
NEW PLYMOUTH 4601

Application received: 13Jan04

PROJECT LOCATION

Street Address: 6 HOOD PLACE, NEW PLYMOUTH 4601
Property ID: 057600
Assessment No:
Legal: LOT 1 DP 10416

PROJECT

The project is for Additions
Intended Use(s): residential heating
Intended life: Specified as 5 years
Value of Work: \$2,500.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this
building consent in accordance with the attached details,
are: \$0.00

Receipt number: 2174853 Date: 14Jan04 Amount: \$45.00

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

There are no special conditions applying to the issue of this Building
Consent.

2: Additional comments regarding this Building Consent:

No additional comments.

3: CONDITIONS OF ISSUE:

Building Consent: 58179

Page : 1

This Building Consent is issued under the Building Act 1991. The project may be undertaken in accordance with the approved plans, specifications and any conditions specified. Duties and responsibilities under this or any other Act are unaffected by this consent.

This consent does not imply approval as to the use of the building in terms of the District Plan although every effort has been made to bring to your attention any obvious problems in this respect. Confirmation of the compliance of the activities within the site or buildings can be sought by making an application to the Council for a Certificate of Compliance under the provisions of Section 139 to the Resource Management Act 1991.

4: LAPSE & CANCELLATION OF CONSENTS

Your attention is drawn to the provisions of Section 41 of the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if-

- (i) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
- (ii) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the Territorial Authority at its absolute discretion allow.

Authorised Officer

Date .../.../...

Project Information Memorandum No:58178
Section 31, Building Act 1991

Issued:16Jan04

OWNER : MRS Kathleen June TODD
SCOTTS 4 SEASONS
460 DEVON STREET EAST
NEW PLYMOUTH 4601

Application received: 13Jan04

PROJECT LOCATION

Street Address: 6 HOOD PLACE, NEW PLYMOUTH 4601
Property ID: 057600
Assessment No:
Legal: LOT 1 DP 10416

PROJECT

The project is for Additions
Intended Use(s): residential heating
Intended life: Specified as 5 years
Value of Work: \$2,500.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this
project memorandum in accordance with the attached details,
are: \$0.00

1: WHAT IS A PIM?

Section 31 to the Building Act 1991 requires that the Council provides a PIM prior to (or as part of) the issue of a Building Consent. This PIM or "Project Information Memorandum" is a statement by the Council of the known information about the property to the extent it is relevant to the intended "project". It will usually include other information stating or giving guidance as to the extent of compliance with the Building Act and the District Plan. However these comments will be limited to the extent and accuracy of the information provided. A Certificate of Compliance under the Resource Management Act 1991 should be sought where confirmation that the proposed

use complies is required.

This project information memorandum has been prepared for the purposes of section 31(2) of the Building Act 1991, and contains all relevant information held by (council). The information provided is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to Council.

2: CAN BUILDING WORK PROCEED?

YES- This PIM consent confirms that the proposed building work may be undertaken subject to the conditions of the accompanying Building Consent and any relevant provisions of the Building Act 1991.

3: Compliance with Building Code:

This section of the PIM identifies areas of non compliance with the Building Code (if any) apparent from the information provided. It is not intended to be a full check for compliance.

The project appears to comply with the Building Act based upon the extent of the information provided.

4: Additional Information

Your attention is drawn to the provisions of Section 41 to the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if -

- (i) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
- (ii) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the Territorial Authority at its absolute discretion may allow.

Your attention is also drawn to section 9 of the Building Act 1991 which in effect requires that the owner/applicant pay the fees within a reasonable time so that the Building Consent may be issued.

Under normal circumstances the Council considers "within reasonable time" to be no greater than one calendar month from the date that the consent was granted otherwise any delay beyond that may result in cancellation of the application.

5: Sign Off

Authorised Officer.....

Date.../.../....



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

APPLICATION FOR PROJECT INFORMATION MEMORANDUM (PIM) AND/OR BUILDING CONSENT UNDER THE PROVISIONS OF THE BUILDING ACT 1991

Please **complete all sections of this form** including the checklist attached. Incomplete applications cannot be accepted.

OFFICE USE ONLY

Owner ID: 76414

Scale code: DFP1 \$45.00

Property ID: 037655511

Planning or EH requirements? Y / N

Relevant planning and/or EH forms provided? Y / N / na

Application No: 58178 / 58179

Checked for completeness, signed Morgan

APPLICATION DETAILS *Complete in all cases*

Has a Project Information Memorandum (PIM) been issued for this project? Yes

☒ No, please issue a PIM and building consent together

☐ No, please issue a PIM only at this stage

☐ Yes, PIM No. _____

EXPLANATION

A PIM is a document, that must be issued by council under the Building Act, containing details of any authorisations, requirements and conditions under Acts other than the Building Act, that could affect your building project – notably the Resource Management Act (New Plymouth District Plan).

For larger houses and major additions – obtaining a PIM prior to a building consent is useful in establishing the feasibility and design of the project. Otherwise you can apply for the PIM with your building consent application.

BUILDING WORK SITE DETAILS

Owner's full name(s) Kathleen Jane & Mrs Todd

Site address Unit 2/6 Hood Place

NEW PLYMOUTH

Lot 1 DP 10416

Section _____ District _____

Phone () 7511609 Fax () _____

Owner's postal address 9/9

"Owner" in the Building Act 1991 includes any person who has agreed in writing, whether conditionally or unconditionally, to purchase the land. A copy of the agreement will be required if the work is on a site for which the titles have yet to be issued.

Street number and street

Town

Lot, DP, section and district details are on the property's Certificate of Title and on the rates account. Ask council staff if you are unsure what to write.

Provide mobile phone if available

If different to site address

CONTACT DETAILS

If the applicant is **NOT** the owner, please provide the applicant's details:

Full name(s) SCOTTS 4 SEASONS

Company name 460 DEVON ST. EAST

Phone () NEW PLYMOUTH

PH. (06) 758 5619

Jia Hail

9.45

A

Include std code if not New Plymouth numbers

MAIL ADDRESS FOR ALL CORRESPONDENCE

Name and address for all correspondence relating to this application? _____

SCOTTS 4 SEASONS

460 DEVON ST. EAST

P.O. BOX 3255

NEW PLYMOUTH

Phone () PH. (06) 758 5619

Email _____

Complete this only if the applicant is not the owner

Complete this only if email is available for correspondence

PROJECT DETAILS *Complete in all cases***Description of building work:**Woodfire installation →**Intended use of the building:**heating →**Category of work:**☒
☐
☐Domestic
Commercial
Industrial☐
☐Community
Farm**Type of work:** →☐
☐
☐
☐New Building
Addition
Demolition
Removal☐
☒
☐
☐Plumbing & Drainage only
Alteration
Relocation
Change of Use**Intended life of building:**☐
☒

50 years or more

Less than 50 years - specify intended life: 5 yrs →**Estimated total cost of project (including GST):**\$ 2500 - 00 →**Total cost of plumbing and drainage (including GST):**

excluding fixtures

\$ _____ →

Area of new building work: _____ m² →

Estimated start date: _____ →

Estimated completion date: _____ →

Staged projects

Does this building consent relate to one stage of a larger project?

Y/N

If yes, this is stage _____ of an intended _____ stages.

EXPLANATION

e.g. garage, deck, 3 bedroom dwelling and attached garage, shop, plumbing & drainage, sewerage connection, 4 story office building, deck, multi-unit dwelling and attached garages. A concise description of the nature and scope of the project is required.

e.g. residential accommodation, homestay, bed & breakfast, heating (for installation of solid fuel fireplace), vehicle and residential storage (for sheds and garages), commercial accommodation, hairdressing, factory, coffee bar

Demolition - only if the building is to be destroyed. Provide details of other sites and buildings that may be affected by the demolition, if any.

Removal - when the building will be taken from the current site and not be destroyed.

Relocation - to place an existing building on the new site.

If a building is to be relocated, you will need two separate building consents; one for "Removal" from the current site and one for "Relocation" onto the new site. Please clearly indicate whether this particular application relates to the removal or resiting of the building.

Under the Building Act 1991, all buildings shall have a minimum life of 50 years unless specified. A lesser intended life may apply to a "temporary" project. If any building work is intended to have a use of less than 50 years, a building consent shall be issued only on condition that the building shall be altered, removed, or demolished on or before the end of the specified intended life.

Cover the value of all materials and labour included in the building consent.

Customers may be tempted to understate this value (building consent fees relate to the cost of the project). However, it is advisable that a true and accurate figure is provided here because this is taken into account in the government valuation of your property.

Fixtures are generally the parts you can see. The figure required here excludes fixtures, so includes the pipes and parts behind the wall that cannot be seen, as well as the labour to install plumbing and drainage.

Floor area of new building and additions (excluding alterations) to nearest square metre. Include decks over 1 m high and accessory buildings such as garages, garden sheds, sleepouts etc.)

Building may not begin until the building consent has been issued. Under the Building Act, construction must start within 6 months of date of issue of the building consent, and reasonable progress must be made within 12 months. Arrangements need to be made with council for longer time periods. You may need to stage your project in order to meet timeframes.

PLANNING

Complete this section if you can.

Resource consents

While the proposed building work in a building consent may comply with the Building Act, work must also comply with the provisions of the District and Regional Plans and other legislation. The New Plymouth District Council checks the information provided for compliance with the legislation that it administers.

If a development does not meet the permitted standards of the New Plymouth District Plan a resource consent will be required and any building consent cannot be acted upon until the resource consent is granted.

Depending on the issues involved, processing a resource consent takes between two to four weeks for a non-notified application and about 13 weeks for a notified application. Early identification of the need for a resource consent can reduce delays to your building program. If you have identified resource consent issues associated with this project, please provide details below.

Matters requiring resource consent: _____

If a resource consent has been applied for or granted, please advise:

Date lodged: _____ Date consent issued: _____ Resource consent number: _____

COMPLIANCE SCHEDULE ITEMS

Is the proposed building work for a single residence building? Y / N →

If yes, you do not need to worry about a compliance schedule.

If no, you will need to complete an additional form detailing the building's safety features and inspection, maintenance and reporting procedures needed to keep them in good working order. This form is available from council and must be submitted with this application.

Compliance Schedules are needed for all buildings except single residential buildings. Ask council staff if you are unsure whether your building is single residential.

FORMAL DECLARATION

Complete in all cases

This application is to carry out new building works is made by me as owner of the property.

Signature: _____ **Date:** _____

OR:

I am the applicant and have been authorised by the owner to make this application for new building works

Signature: LO Ldsweee **Date:** 11.1.04

Please remember that under the Building Act 1991 the owner of a property is ultimately responsible for the contractor and sub-contractors and must ensure that the requirements of the Building Act are followed.

The explanations provided on this application form are offered on a no-liability basis; to clarify terminology used, assist customers with completing the form, and compiling consent documentation.

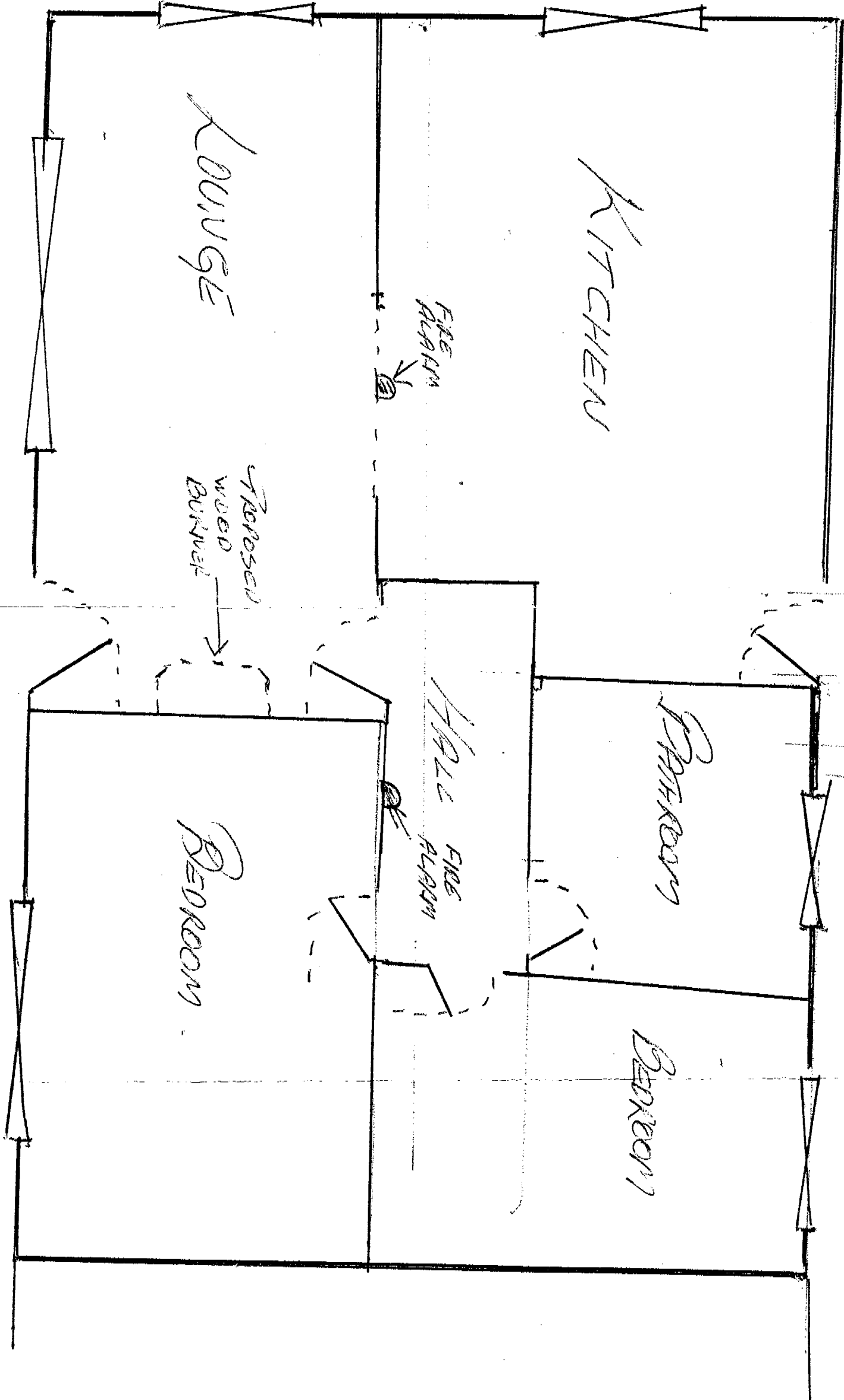
NEED HELP?

**PLEASE REFER ANY QUERIES REGARDING THIS APPLICATION TO:
CUSTOMER SUPPORT BUILDING CONTROL OFFICER
PHONE (06) 759 6060**

58178/58179 13/01/08

15 JAN 2008

Floor 2, 6 Hood Place
New Plymouth
Lot 1
D.P. 10416



INTRODUCTION

In the interests of your safety, most building regulatory Authorities in Australia and New Zealand require any woodfire installation to comply with the relevant National Standard. They may also have local requirements in addition to those in the Standard so you should approach your local Building Authority before commencing installation to establish whether you will require a Permit and whether you will need to meet extra requirements. All MASPORT Woodfires have been tested to ensure that they will meet the appropriate safety Standard requirements if the instructions in this book are followed.

Woodfire models covered by this manual have been tested to demonstrate compliance with current emission Standards in Australia and New Zealand.

WE RECOMMEND THAT THE INSTALLATION OF YOUR MASPORT WOODFIRE BE CARRIED OUT BY A QUALIFIED SPECIALIST INSTALLER.

IF ANY ELECTRICAL WORK IS REQUIRED, IT MUST BE CARRIED OUT BY A LICENSED ELECTRICIAN

PLEASE ENSURE THAT ONLY COMPONENTS APPROVED BY MASPORT ARE USED FOR THE INSTALLATION, as substitutes may adversely affect performance and might nullify compliance with the requirements of your country's Standard.

WARNING: THE APPLIANCE AND FLUE MUST BE INSTALLED IN ACCORDANCE WITH CURRENT INSTALLATION STANDARDS AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES.

WARNING: WHERE REQUIRED BY THE REGULATORY AUTHORITY, APPLIANCES SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 4013. APPROVED APPLIANCES ARE IDENTIFIABLE BY A PLATE STATING COMPLIANCE. ANY APPLIANCE MODIFICATION THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED TO BE IN BREACH OF THE APPROVAL GRANTED FOR COMPLIANCE WITH AS/NZS 4013.

CAUTION: MIXING OF APPLIANCE OR FLUE SYSTEM COMPONENTS FROM DIFFERENT SOURCES OR MODIFYING THE DIMENSIONAL SPECIFICATION OF COMPONENTS MAY RESULT IN HAZARDOUS CONDITIONS. WHERE SUCH ACTION IS CONSIDERED, THE MANUFACTURER SHOULD BE CONSULTED IN THE FIRST INSTANCE.

CAUTION: CRACKED AND BROKEN COMPONENTS, e.g. GLASS PANELS, MAY RENDER THE INSTALLATION UNSAFE.

Additionally, for woodfires using water heating devices:-

WARNING: DO NOT CONNECT TO AN UNVENTED HOT WATER SYSTEM. INSTALL IN ACCORDANCE WITH AS 3500.4 OR NZS 4603 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES.

Some areas in New Zealand and Australia have special emission regulations and MASPORT woodfires are approved for use in those areas. Approval has been given provided that no modifications are made to the appliance.

In New Zealand areas covered by emission regulations:-

- (I) Any water heating device must be factory fitted or be a Masport accessory retro-fitted strictly in accordance with the instructions on page 10.
- (II) Coal must not be used as a fuel.
- (III) Wood fuel must have a moisture content of less than 25%

FREE-STANDING MODELS (See page 11 for in-built models)

UNPACKING

After removal of the shipping carton, open the door and take out all loose parts except the polystyrene packers above the top baffle. Do NOT discard the top baffle. You may find it more convenient to lift the door from its hinges at this stage.

Remove and discard the four bolts holding the woodfire to the shipping pallet.

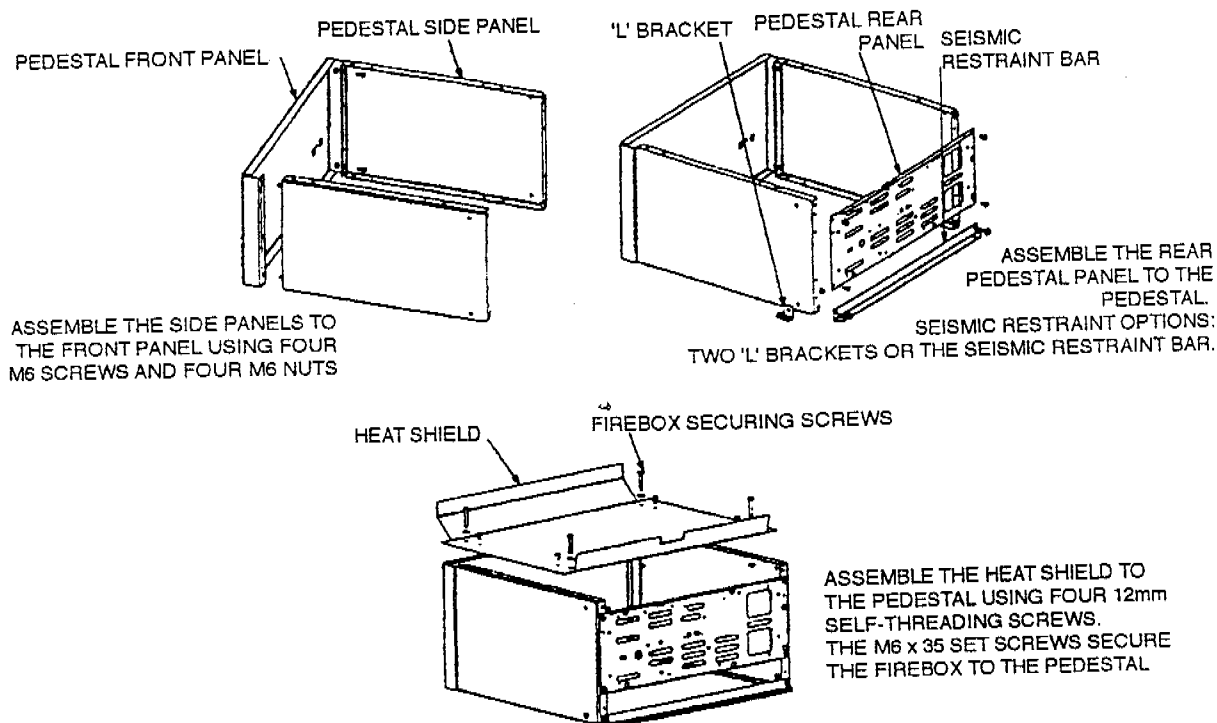
Remove the woodfire from the pallet, lifting only from the lower edge of each side.

DO NOT LIFT BY THE LOWER FRONT PANEL OR THE REAR PANEL.

ASSEMBLY OF FREE-STANDING MODELS

The table inside the front cover will help you identify the various fastenings.

First assemble the pedestal. Secure the two pedestal sides to the front, using four M6x12 set screws and taking care that the bottom flanges of the side panels align with the bottom flange of the front panel. The top flange of the front panel will be above the top flanges of the sides. Fit the slotted pedestal rear panel using the four black 12mm long self threading screws (sharp points). If your woodfire will have a fan, this will be fitted LATER in place of the pedestal rear panel. Using the four zinc plated 12mm long self threading screws (blunt points), screw the bottom heat shield to the top of the pedestal assembly with the turned up ends of the heat shield facing away from the pedestal. Check that the pedestal surround (foot) and trim (if any) will fit snugly around the assembled pedestal before tightening all assembly screws fully.



Roll the woodfire carefully onto its back, using the flattened carton to protect the floor.

Taking care that the slotted pedestal rear panel will be at the rear, attach the pedestal to the firebox using the four M6x 35 set screws, four M6 flat washers and four M6 Hexagon nuts. Place the washers on the set screws and pass the screws from inside the firebox through the holes in the pedestal or in some cases, the heat shield. The nuts will be inside the pedestal. Check the alignment of the pedestal before tightening the nuts firmly.

Roll your woodfire carefully back into the upright position.

If you are installing a fan, this can now be fitted at the rear of the pedestal in place of the pedestal rear panel.

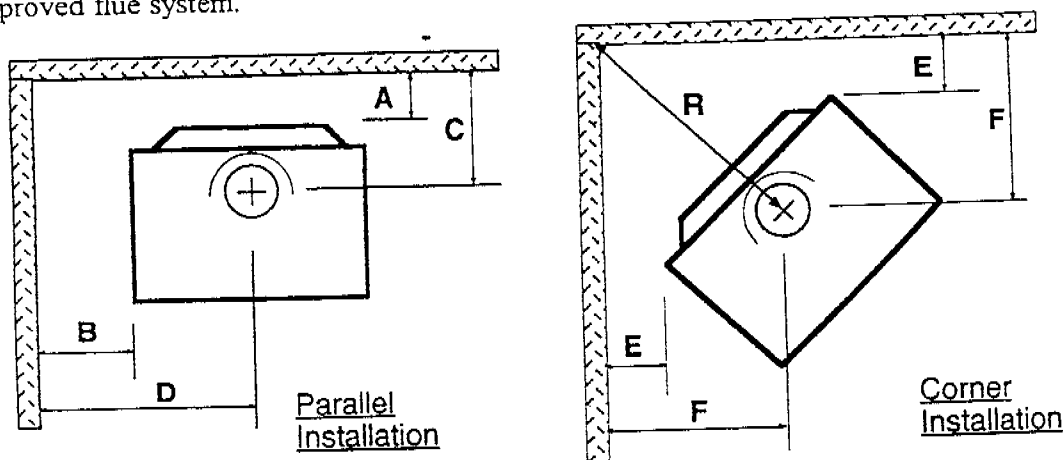
POSITIONING YOUR FREE-STANDING WOODFIRE

Free-standing woodfires must not be installed in a fireplace or alcove, or under a ceiling of less than normal height. No wall or other immovable object may be closer to the front of the woodfire than one metre.

If a water heating accessory is to be fitted, a further positioning restraint is the need to be close to your hot water storage cylinder (See page 10).

Finalise the installation position for your woodfire only after considering the necessary stove to heat sensitive wall distances (See Tables below) and checking the practicability of installing the flue system through the ceiling and roof. Heat resistant walls covered with heat sensitive surface treatments (e.g. wallpaper or heat sensitive paints) should be regarded as heat sensitive walls. The flue shielding and the 25mm clearance gap around it above the ceiling will occupy a diameter of 300mm (Grandview and Toronto 325mm), and this must be available without the removal of structural beams. Flue installations other than strictly vertical ones are possible. See current Australian and New Zealand Standards for information on flues passing through walls and eaves.

Detailed dimensional requirements for the flue installation are included with every MASPORT approved flue system.



NEW ZEALAND — MINIMUM DISTANCES TO HEAT SENSITIVE WALLS (mm) ‡

Model	Flue Heat Deflector *	A	B	C	D	E	F	R§
Horizon	YES - 1200 mm*	50	300	220	578	50	355	500
LE 2000	NO	300	300	470	578	150	455	645
LE 3000	YES - 1200 mm*	50	245	275	575	25	380	540
Series 2	NO	300	270	525	600	225	580	820
LE 5000	YES - 1200 mm*	50	245	275	575	25	380	540
Series 2	NO	300	270	525	600	225	580	820
LE 7000	YES - 1200 mm*	100	325	295	655	50	425	600
Series 2	NO	505	420	700	750	325	700	990
Verona	YES - 1200 mm*	125	300	345	630	125	480	680
Toronto	YES - 900mm*	125	400	320	730	50	425	600
	NO	475	400	670	730	300	675	955
Panorama	YES - 1200 mm*	50	345	275	675	50	380	540
Series 2 & 3	NO	300	345	525	675	250	580	820
Grandview	YES - 900 mm*	200	350	395	730	50	458	650
	NO	450	350	645	730	250	658	930

* All Flue Heat Deflectors Polished Stainless Steel with top Heat Dispersal Cap.

§ Valid only when the room walls are at 90° to each other.

‡ See note on page 5.

‡ Note: Clearances are for fire hazard only. For durability of finishes or surfaces you should contact the relevant manufacturer for their specification. MASPORT accepts no responsibility for the deterioration of surfaces or finishes.

AUSTRALIA

MINIMUM DISTANCES TO HEAT SENSITIVE WALLS (mm) ‡ WITH THE APPROPRIATE FLUE HEAT SHIELD							
Model	A	B	C	D	E	F	R §
Horizon	150*	350	320*	628	100	405	575
LE 2000	125	325	295	603	100	405	575
LE 3000 Series 2	150*	325	375*	655	125	480	680
LE 5000 Series 2	150*	325	375*	655	125	480	680
LE 7000	125	300	320	630	100	475	675
Verona	250†	300	470†	630	125	480	680
Toronto	125	350	320	680	100	475	675
Panorama Series 2 & 3	150*	350	375*	680	125	455	645
Grandview	150	350	345	730	100	508	720

* May be reduced by 25mm when using a tested flue with a half-round polished stainless steel flue shield.

† May be reduced by 125mm when using a tested flue with a half-round polished stainless steel flue shield.

§ Valid only when the room walls are at 90° to each other.

TESTED 150mm FLUE OPTIONS:- (For all models except Toronto and Grandview)

Acorn Metal - Special Insulated Flue Kit with 900mm 120° polished reflector.

Benja Pty Ltd - Benja Mk II with 900mm decorative heat shield with 120° solid back. (Not tested on Verona)

Floate Metal - Flomet Super Single with full length decorative heat shield with 120° solid back.

Shamic Sheetmetal - Model 1A with full length decorative heat shield with 180° solid back.
(Not tested on Verona and Panorama)

Statewide Heating - Model M1 with 900mm half-round enamelled flue shield.

Woodland Fireplaces - Woodland Double Flue System with flat ceiling plate and 900mm 180° stainless steel heat shield. For LE3000 Series 2, LE 5000 Series 2, Verona and Panorama Series 2 only.

TESTED 178mm (7") FLUE OPTIONS:- (For Toronto and Grandview models)

Acorn Metal - Special Insulated Flue Kit with 900mm long half-round enamelled mild steel or polished stainless steel flue shield.

Floate Metal - Flomet 7" Super Single flue system with full length perforated decorative heat shield with 120° solid back. The ceiling plate has a 200mm diameter collar extending down 100mm surrounding the decorative shield.

Statewide Heating - Standard 7" Flue Kit with 900mm long half round polished stainless steel flue shield. (Not tested with Toronto)

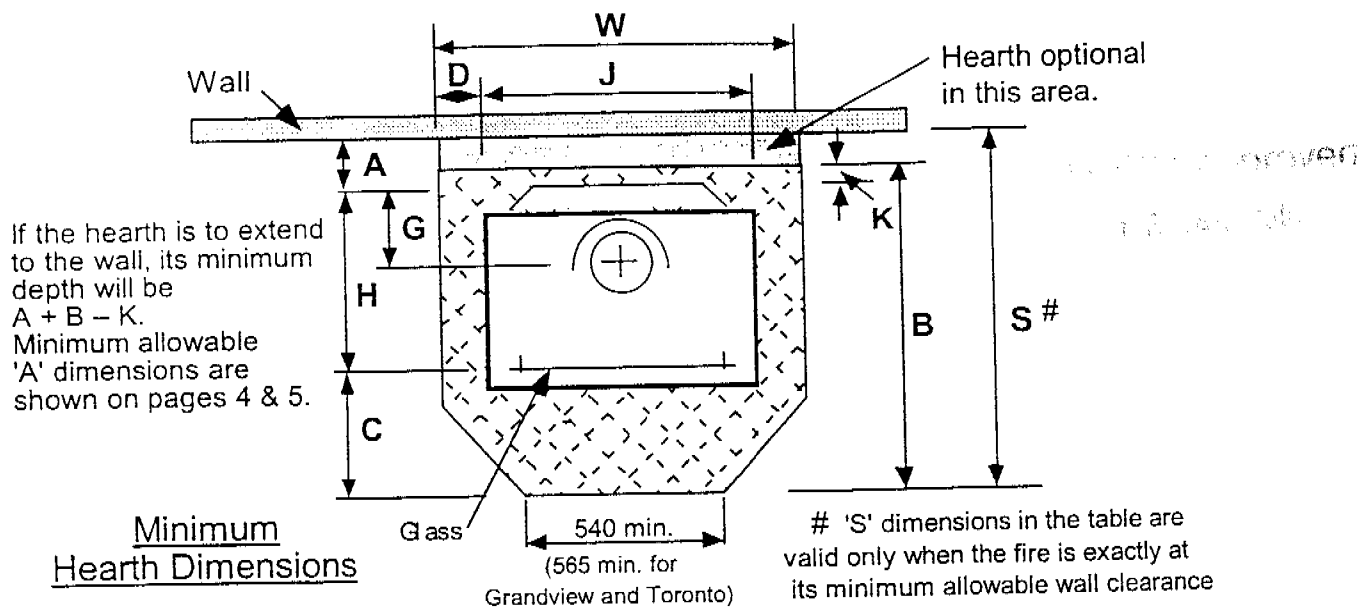
OTHER FLUE SYSTEMS

Flues and flue heat shields other than those listed above may be used, but if they have not been tested with these heaters, their installation clearances will be those specified in AS/NZS 2918:2001 for un-tested flue installations.

HEARTH (Floor Protector) REQUIREMENTS — FREE-STANDING MODELS

Unless your woodfire will be standing on an un-covered fireproof floor which extends at least as far as the minimum hearth areas shown below, it will be necessary to provide a hearth for floor protection. See page 8 for construction details.

Where the minimum requirements bring the edge of the hearth nearly to a wall, it is better to extend the hearth to meet the wall.



AUSTRALIA	W	B	C	D	G	H	J	K	S #
Horizon, LE 2000	875	735	300	160	170	435	555	0	885
LE 3000 & LE 5000 Series 2	935	840	350	138	225	490	660	0	990
Ditto with polished stainless flue heat shield	935	840	350	138	225	490	660	0	965
LE 7000	875	840	300	108	195	540	660	0	965
Verona	940	960	300	140	220	560	660	100	1110
Ditto with polished stainless flue heat shield	940	960	300	140	220	560	660	100	985
Toronto	965	940	300	153	195	540	660	100	965
Panorama Series 2 & 3	940	915	350	140	225	565	660	0	1065
Ditto with polished stainless flue heat shield	940	915	350	140	225	565	660	0	1040
Grandview & Series 2	965	1010	300	103	195	610	760	100	1060

NEW ZEALAND	W	B	C	D	G	H	J	K	Ash ø Hearth	Insul. ø Hearth	S #	
											Fl. Defl	No Fl Defl
Horizon, LE 2000 §	875	635Δ	200	160	170	435	555	0	Yes	Yes	685Δ	935Δ
LE 3000 Series 2	935	910*	420*	138	225	490	660	0	No	Yes	960*	1210*
LE 5000 Series 2 §	935	690Δ	200Δ	138	225	490	660	0	Yes	Yes	740Δ	990Δ
LE 7000 Series 2 §	875	740Δ	200Δ	108	195	540	660	0	Yes	Yes	840Δ	1245Δ
Verona	940	960	300	140	220	560	660	100	Yes	Yes	985	—
Toronto §	965	740Δ	200Δ	153	195	540	660	0	Yes	Yes	865Δ	1215Δ
Panorama Series 2	935	975*	410*	138	225	565	660	0	No	Yes	1025*	1275*
Grandview	965	1255*	520*	103	195	610	760	125	No	Yes	1330*	1580*

* Increase by 80 mm if the hearth top is not at least 50 mm above the floor.

ø See page 8 for minimum constructional requirements.

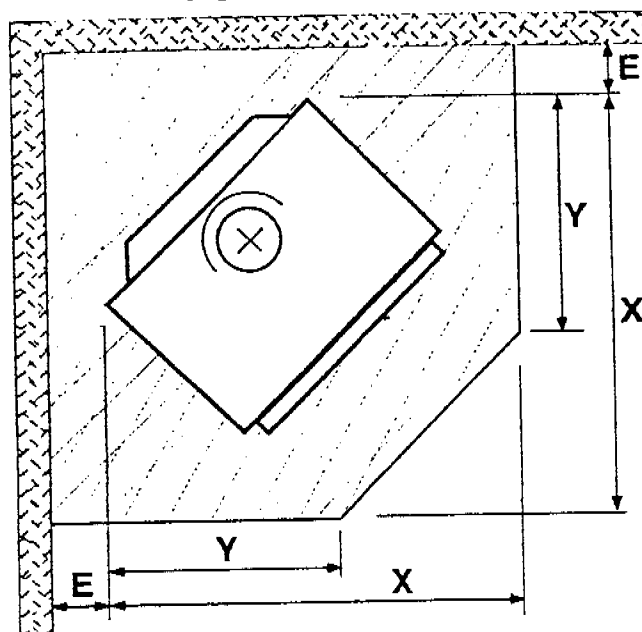
Δ Increase these sizes by 100mm for 300mm hearth extension as will be required by AS/NZS 2918:2001.

Valid only when the fire is exactly at its minimum allowable wall clearance.

§ These models are fitted with an ash shelf.

CORNER HEARTHTHS (Floor Protectors)

While the information in the previous section details the MINIMUM size of hearth necessary to comply with the Safety Standards, it may often be desirable to use a somewhat larger area of hearth for æsthetic reasons. A particular example is when the woodfire is installed diagonally in a corner. A neater appearance will result if the hearth is carried right into the corner and is shaped as shown below. The chart facilitates calculation of the MINIMUM dimensions required for hearths of this shape. Minimum allowable values for dimension 'E' are given in the tables on pages 4 and 5.



Special Corner
Hearth Arrangement

MINIMUM DIMENSIONS — mm		AUSTRALIA		NEW ZEALAND	
See pages 6, 8 for construction.		X	Y	X	Y
Horizon, LE 2000	With Shelf	—	—	880	425Δ
	Without Shelf	880	560	—	—
LE 3000 Series 2		980	605	1035	650*
LE 5000 Series 2	With Shelf	980	605	950	430Δ
	Without Shelf	980	605	—	—
LE 7000, LE 7000 Series 2	With Shelf	—	—	1000	520Δ
	Without Shelf	1000	660	—	—
Verona		970	655	970	655
Toronto	With Shelf	—	—	1015	500Δ
	Without Shelf	1025	625	—	—
Panorama Series 2 & 3		980	655	1050	675*
Grandview		1100	725	1250	890*

Your measurement 'E' must be added to 'X' and 'Y' to find the appropriate minimum overall hearth dimensions. See page 4 or 5 for minimum values of 'E'.

Δ Increase 'Y' by 140mm for 300mm hearth extension as will be required by AS/NZS 2918:2001.

* Increase 'Y' by 120mm if the hearth top is not at least 50mm above the floor.

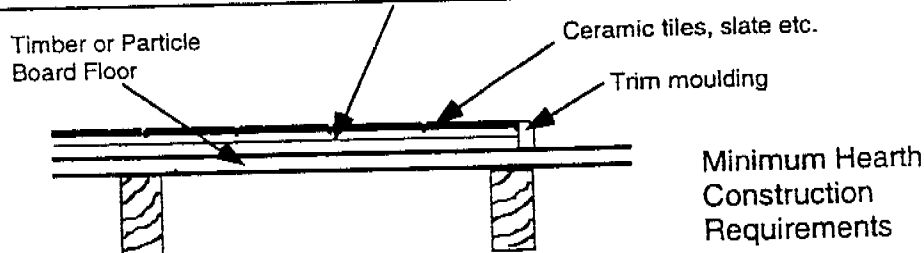
HEARTH (Floor Protector) CONSTRUCTION

In Australia the minimum hearth construction requirement is a sheet of 6mm fibre cement board. It is usually fastened directly to the floor.

In New Zealand, some woodfires require an insulating hearth. (See page 6). All other current models may be installed on an ash hearth. Naturally, all models may be installed on insulating hearths if desired. The necessary minimum construction details for ash and insulating hearths are shown below, and such constructions are suitable for use on solid timber or particle board floors. Constructions NOT suitable as insulating hearths are bricks or concrete in contact with the flooring material. If, however, the floor is concrete and no timber is in contact with its lower surface in the area where the hearth would normally be, a hearth is not required. In this case, if tiles or pieces of slate etc. are required for decorative purposes, they may be fixed directly to the concrete floor.

In all cases, in both countries, the hearth must extend right under the woodfire and a durable top surface will be needed to resist damage from heat or dropped embers. Obvious surface materials are slate, bricks and ceramic tiles. Any gaps in the top surfacing material must be grouted to prevent the penetration of embers. A trim moulding will provide a neat edge finish.

Australia — One sheet 6mm fibre cement board.
New Zealand — Insulating Hearths:- Two sheets of MICORE160 or one sheet of WOODTEX (35 thick).
Ash Hearths:- One sheet 6mm fibre cement board, (e.g. Hardies TILE & SLATE UNDERLAY)



INSTALLING THE FLUE

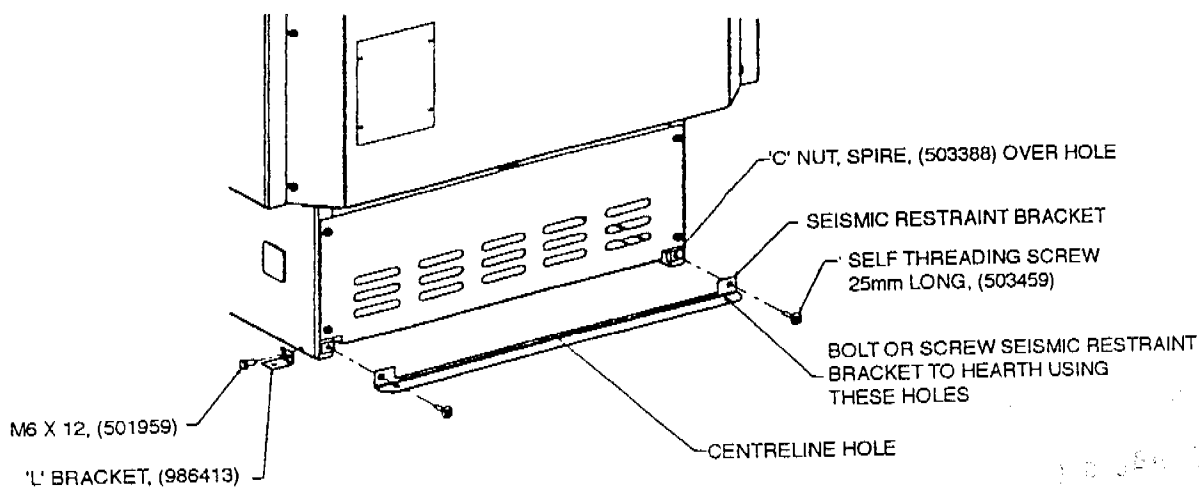
You MUST use a flue system which complies with the current Australian or New Zealand Standard as appropriate. Always seal the flue to the flue socket of the firebox using firebox cement or fibreglass rope.

In Australia, only flue systems tested with your particular model are approved for use. The flues and flue heat shields tested in Australia at the time of printing are detailed under the table on page 4. Flue heat shielding must be fitted unless all heat sensitive material is at least 600mm away from the flue surface.

In New Zealand we recommend the use of genuine Masport flue kits. The flue MUST be installed in accordance with the detailed instructions accompanying it. Grandview & Toronto ceiling plates should be 450mm square. A flue heat deflector, as detailed on page 4, may be fitted at the back of the flue (directly above the stove) to achieve the reduced wall clearances shown in the table. The Masport flue heat deflector for 150mm flues is Part No 551481, while the deflector for 178mm flues is Part No 551793.

FIXING THE WOODFIRE IN POSITION

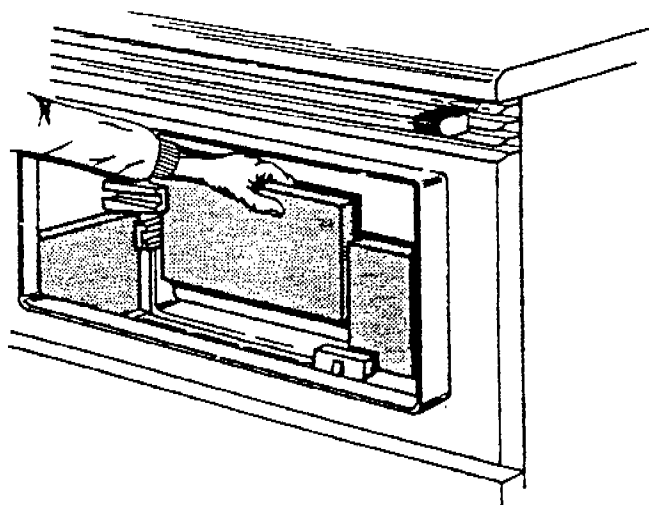
Once the flue shielding system has been installed through the ceiling and roof, the woodfire can be placed in its approximate position on the hearth, and the flue pipes installed. Finally adjust the stove position making sure the flue is vertical and that the necessary minimum woodfire-to-wall distances are being achieved. New Zealand Standards require that the woodfire and hearth be secured to prevent shifting in the event of an earthquake. This is best done by fastening the woodfire right through the hearth to the floor, using two screws not less than 12 gauge, or the equivalent size of coach bolts or toggle fasteners. Anchor the appliance through the holes in the seismic restraint bracket at the rear of the pedestal or in the two angle brackets supplied. The angle brackets attach at each side of the pedestal (except for the LE 2000, where they attach at the rear). The pedestal can be fastened to the seismic restraint bracket either before or after fitting the anchor screws. The small centreline hole in the bracket will help in pre-positioning it.



FINAL ASSEMBLY

Before using the woodfire, the internal firebox components must be placed in their correct positions. No force should be required to fit them, and they can be removed, if desired, for flue cleaning. However, they **MUST** be in place, and in good condition, before lighting the fire.

All Masport models are supplied with either fire-bricks or insulating board to line the firebox. The LE 2000 has insulating board already fixed in position at the factory. In the other models, two bricks or boards are to be fitted across the back of the firebox wall, and the others will fit against the end walls. Each brick or board is fitted in the same way. Angle it into position with its top corner behind the upper retaining lug, then swing it until it is parallel to the wall with its bottom corner behind the lower retaining lug. Lower the brick or board into position. In some models there are two boards at each end. Fit the metal retaining channel over the top edges of these bricks to hold them in line. The wider leg of the channel goes next to the firebox wall.



Carefully remove the polystyrene packing above the firebox top baffle, remembering that the baffle can be broken by rough handling. Make sure that the baffle is correctly placed on top of the supporting shelves at each side of the firebox, and that it is back far enough for the two front corners to drop behind the retaining ribs on top of the shelves. On some models, a metal reinforcing channel is provided for the baffle. Fit this along the edge of the baffle nearest the door.

In cases where a pedestal foot is to be fitted, simply fit the trim into the foot and slide the assembly onto the pedestal, keeping the foot in contact with the hearth all the time to avoid marking the finish on the sides of the pedestal.

Finally, refit the door, if necessary, and spread the sand provided evenly over the bottom of the firebox before lighting the first fire.

INSTALLING A WATER HEATING BOOSTER

Water heating booster tubes can be fitted to woodfires sold in New Zealand. Fitting a water booster tube converts an /S model into a /W type. If a tube is retro-fitted, in some cases the air metering plate must be changed to ensure that emission requirements are still met. In addition, the LE 3000 and LE 5000 in the 'Christchurch' clean air zone will require a special secondary air tube (see table below). The air metering plate is fitted directly behind the sliding plate that controls the stove heat output, and it can be reached by removing the air control knob (remove the screw underneath), and lifting off the air grille.

Water booster tube holes are provided and plugged in the back wall of the free-standing firebox and the side walls of the in-built model. All plumbing work must meet the requirements of NZS 4603 unless local building regulations dictate otherwise. Pipe connections are 1" BSP and the pipe positions are illustrated below. Special piping methods must be followed to ensure effective circulation, and the hot water cylinder will need to have an internal riser pipe to two thirds of the cylinder height to discourage unwanted water circulation when the woodfire is not burning. This internal riser pipe must be connected to the return pipe from the woodfire.

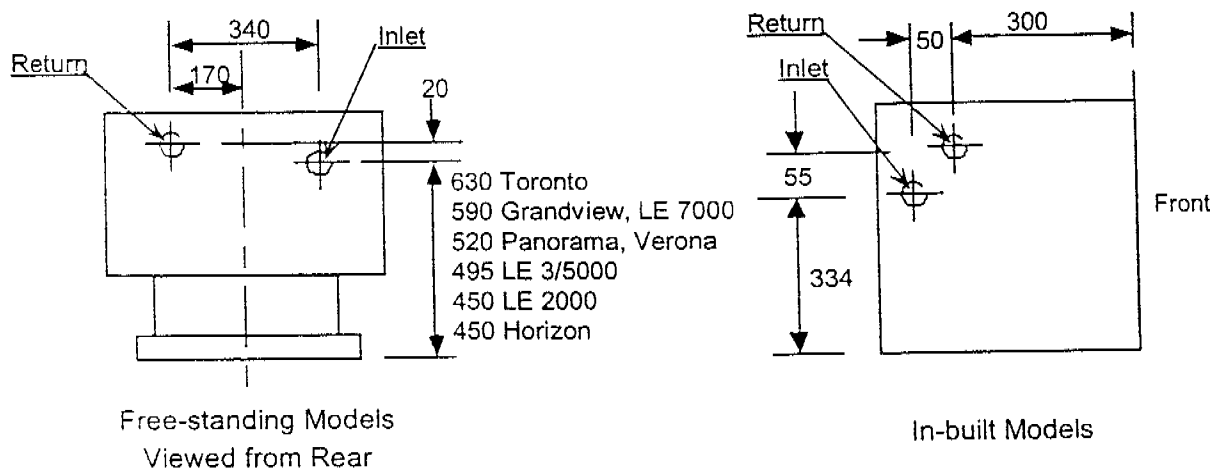
For effective circulation, the pipes from the woodfire should rise at the rate of one in five toward the storage cylinder, and ideally the cylinder should be within three metres of the woodfire. Detailed piping instructions are included in the kit, but two safety requirements deserve special emphasis.

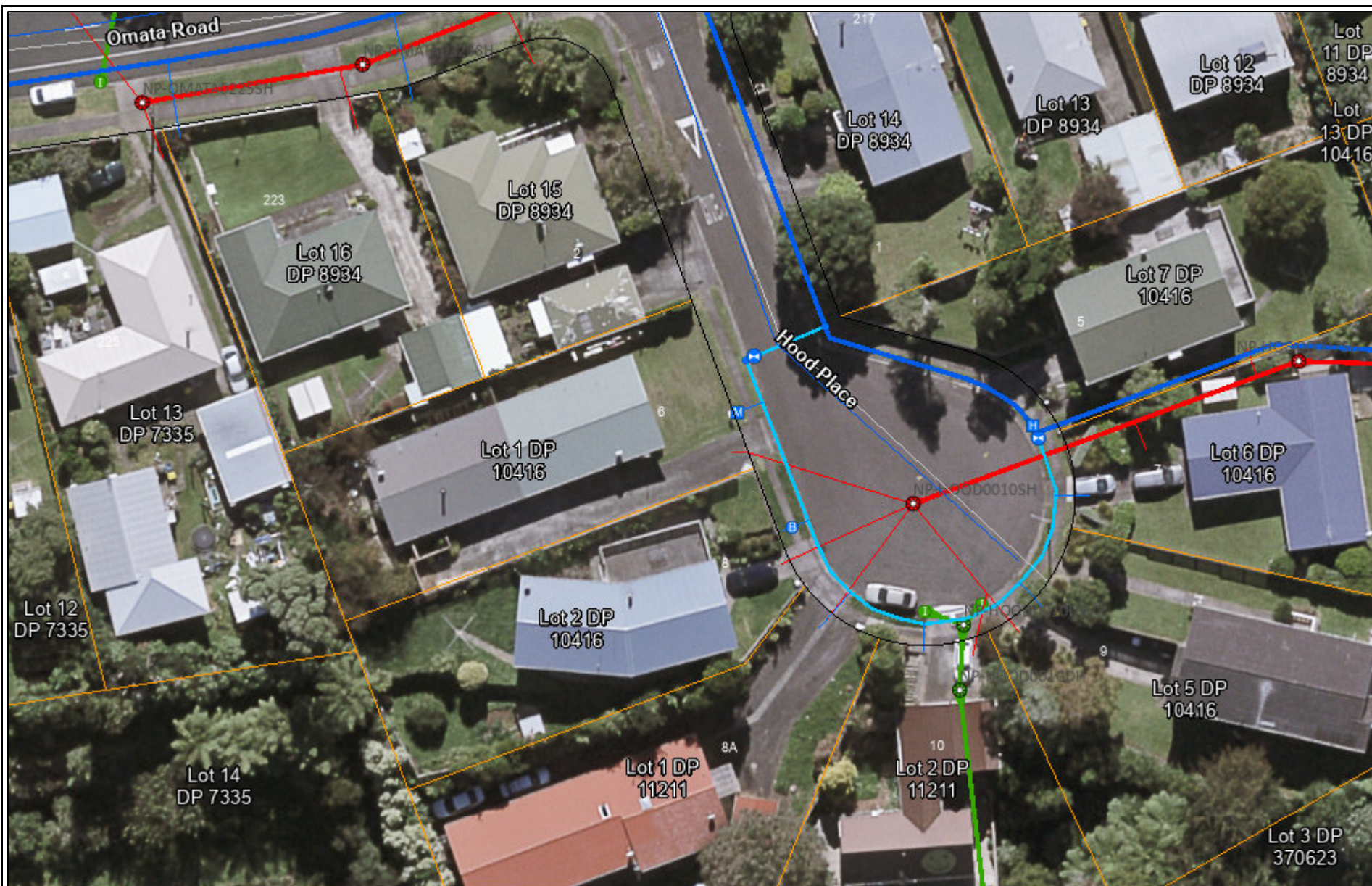
THERE MUST BE NO NON-RETURN OR SHUT-OFF VALVES IN THE PIPES BETWEEN THE WOODFIRE AND THE STORAGE CYLINDER.

A WOODFIRE FITTED WITH A WATER HEATING BOOSTER MUST NOT BE FIRED UNLESS IT IS CONNECTED TO A VENTED STORAGE CYLINDER FILLED WITH WATER FREE TO CIRCULATE.

PART NUMBERS OF COMPONENTS REQUIRED FOR WATER BOOSTER CONVERSIONS IN CHRISTCHURCH AND CANTERBURY CLEAN AIR ZONES

MODEL	CONVERSION KIT No.	WATER TUBE No.	METERING PLATE No.	SECONDARY AIR TUBE No.
LE 3000 / 5000 Series 2	994019	586044	986178	994010
LE 3000 PROVINCIAL Series 2	995095	586593	995024	No Change
Panorama Series 2	994020	586044	No Change	No Change
Verona	995371	586044	No Change	No Change





- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellup
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Storm Water Mgmt Plan

Yellow = Privately Owned

Grey = Out of Service/Closed

Stormwater

Water Supply

Waste Water



Te Kaunihera-ā-Rohe o Ngāmotu

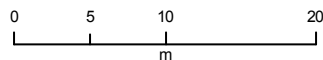
**New Plymouth
District Council**

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HORIZONTAL DATUM
New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator



MILES Print Map

Date: 8/26/2022



1:500