

# Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- The use of this tool is subject to our [Terms of Use](#).
- This Property Report has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

## Further Information

- A full Land Information Memorandum can be [requested online](#)
- We have a file of information on almost every property in the region. You can request a digital copy of the file, or come in and view it in one of our offices. Our website has more information about [viewing property files](#)
- Additional spatial data is available at [www.topofthesouthmaps.co.nz](http://www.topofthesouthmaps.co.nz)
- Other rules defined in the Tasman Resource Management Plan (TRMP) may also apply to this property. The TRMP is available online at [www.tasman.govt.nz](http://www.tasman.govt.nz).

## Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1959040800	LOT 37 DP 8550	19 Alfred Sheat Street	Richmond	0.0615

## Rating Valuation and Rates

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
\$600000	\$380000	\$220000	01/10/2020	\$3411.32

## Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Financial Year	Rate	Units	Rate Value
2023	General Rate	600000	1270.80
2023	Uniform Annual General Charge	1	290.00
2023	Wastewater - 1st Pan	1	672.49
2023	WaimeaComDam-Env&ComBen-Distri	1	45.94
2023	WaimeaComDam-Enviro&ComBen-ZOB	600000	30.60
2023	Refuse/Recycling Rate	1	149.59
2023	Shared Facilities Rate	1	64.46
2023	Mapua Rehabilitation Rate	1	5.13
2023	Museums Facilities Rate	1	64.35
2023	District Facilities Rate	1	110.09
2023	Urban Wat.Supply- Serv Chge	1	397.01
2023	Regional River Works - Area Z	380000	44.46
2023	Stormwater UDA	600000	266.40

## Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40136	Middle Section By Tree Stump	10MC152735	113

## Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater
Stormwater UDA- Richmond	Stormwater
Urban Water Supply	Water Supply
Stormwater UDA	Stormwater

## Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2403074	08/06/2015	19 Alfred Sheat Street, Richmond

## Air Shed

This property sits within a controlled Air Shed.

Air Shed	Air Shed Regulations
Richmond Air Shed	After a house in Richmond changes ownership, an existing non-compliant wood burner cannot be used. It may be replaced with either a clean heat system or an approved clean air wood burner. New houses, or existing houses without an existing wood burner or open fire, can only install clean heat systems - no wood burners at all.

## Planning Zones

The following Planning Zones pertain to this property. Please refer to the Tasman Resource Management Plan or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

## Building Consents

Please note that if a Code Compliance Certificate has not been issued, it is strongly advised that the process is completed in order to confirm that the work is in compliance with the Building Code.

Application Date	BC Number	Proposal	Status	Issue Date
19/05/2010	100579	Install freestanding Yunca Hobson woodburner	Code Compliance Certificate Issued	23/06/2010

## Compliance Schedule

No Compliance Schedule records are available for this property.

## Building Permits

The NZ Building Act came in to force on 1 July 1992. From that date, the issue of building permits ceased and they were replaced with building consents. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections. Should an evaluation of the building be required, an independent qualified person should be consulted.

Date	Permit Number	Subject	Notes
26/11/1986	D033248	Extend lounge	
30/10/1979	I051509	Install Pot Belly Stove with Wetback	
19/04/1974	F050791	Erect a Garage	
08/06/1973	F050622	Build House	

## Swimming Pools

No Swimming Pool records have been found for this property.

## Resource Consents

No Resource Consent records are on record for this property.

## Planning Permits

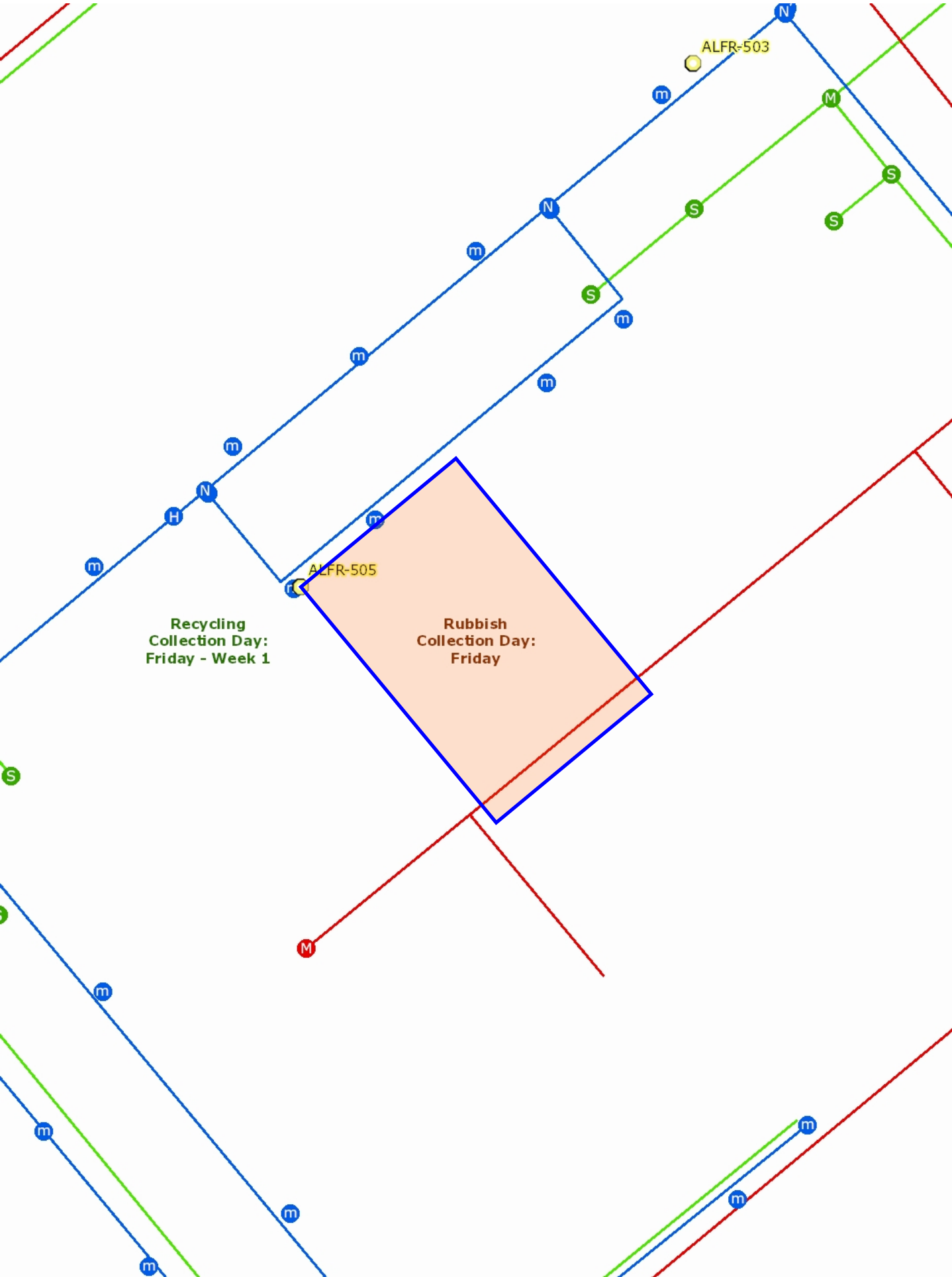
No historical planning permits have been found for this property.

## Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.









General copy

Tasman District Council  
BUILDING DEPARTMENT AUTHORITY

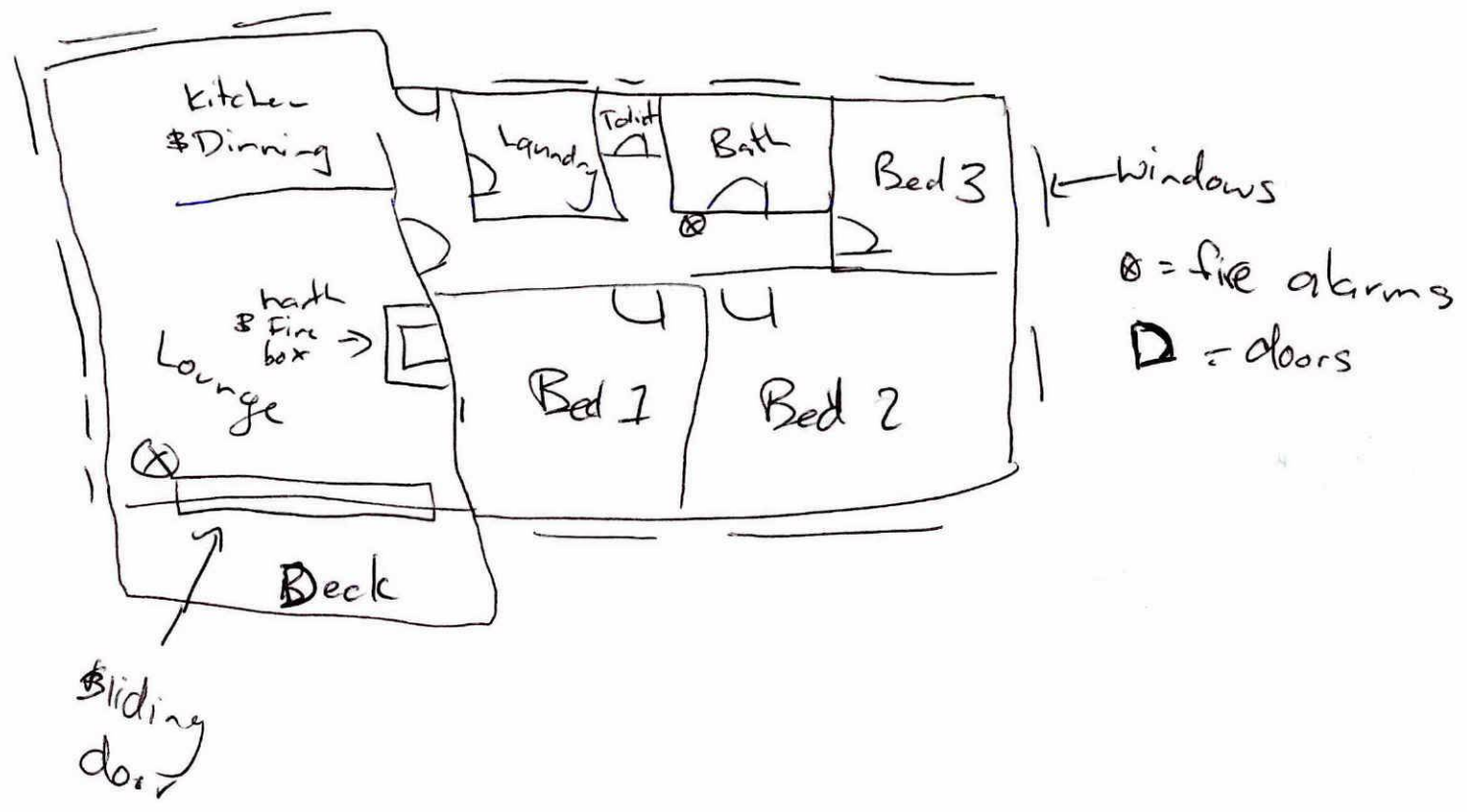
**APPROVED DRAWINGS**

Consent Number BC 100579

Signed *CEM*

Date 1 / 6 / 20

ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE  
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL





A division of Terry Young Ltd , New Zealand



## INSTALLATION INSTRUCTIONS for

# HOBSON FREESTANDING WOODBURNER

April 2007

**TESTED in compliance with AS/NZS 2918: 2001**

- A.** Yunca recommends that competent trades persons carry out all installations (e.g. NZHHA Registered Installer), to obtain maximum performance and safe, efficient heating.
- B.** A permit is required and we suggest you check with local building inspectors as by-laws do vary from area to area.  
Also notify your Insurance Company that a solid fuel heater has been installed.
- C.** Floor Protector –
1. Must extend a minimum of 300mm in front of the door aperture.
  2. Must extend at least 100mm from each side of the heater.
  3. Ash Floor Protector must be constructed of non-combustible materials, with a minimum thickness of 12mm
- D.** Seismic restraint – Heater must be restrained from seismic movement as required by NZS 7421. 10mm diameter bolting holes in the feet of the HOBSON allow restraint.
- E.** Manufacturers' recommended tested minimum clearances from combustible walls:

Tested to AS/NZS 2918 : 2001 by APPLIED RESEARCH SERVICES	Clearance
Rear Clearance (with YUNCA flue mounted shield fitted)	150 mm
Side Clearance (with YUNCA flue mounted shield fitted)	330 mm
Corner Clearance (with YUNCA flue mounted shield fitted)	90 mm

**F. YUNCA Flue Kit (Tested to AS/NZS 2918:2001 Appendix F): FIG A, B & E**

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| 1. 4.2m x 150mm stainless steel flue | 4. 1 x insulation boundary shield. |
| 2. 2.4m x 250mm galvanised liner.    | 5. 3 x spider brackets.            |
| 3. 1 x ceiling tile.                 | 6. 1 x weather cap & cowl.         |

**Please Note:** All joints must be sealed with flue sealing compound. Use stainless steel screws or rivets to join the flue pipe (three equally spaced places at each joint). The first length of flue pipe must be screwed to flue spigot. The required minimum flue termination height is 4.6 m above the floor protector.

**G. HOBSON Flue Mounted Shield (Flue Guard) Kit (Tested to AS/NZS 2918:2001): FIG A**

- 1 x 1200mm length lined back guard plus an adjustable 900mm extension.
- 1 x 1200mm length perforated front guard
- 1 x 1200mm length tertiary back guard with spacer tabs.
- 1 x Top front deflector shield (half round shape, angled when installed). Optional.

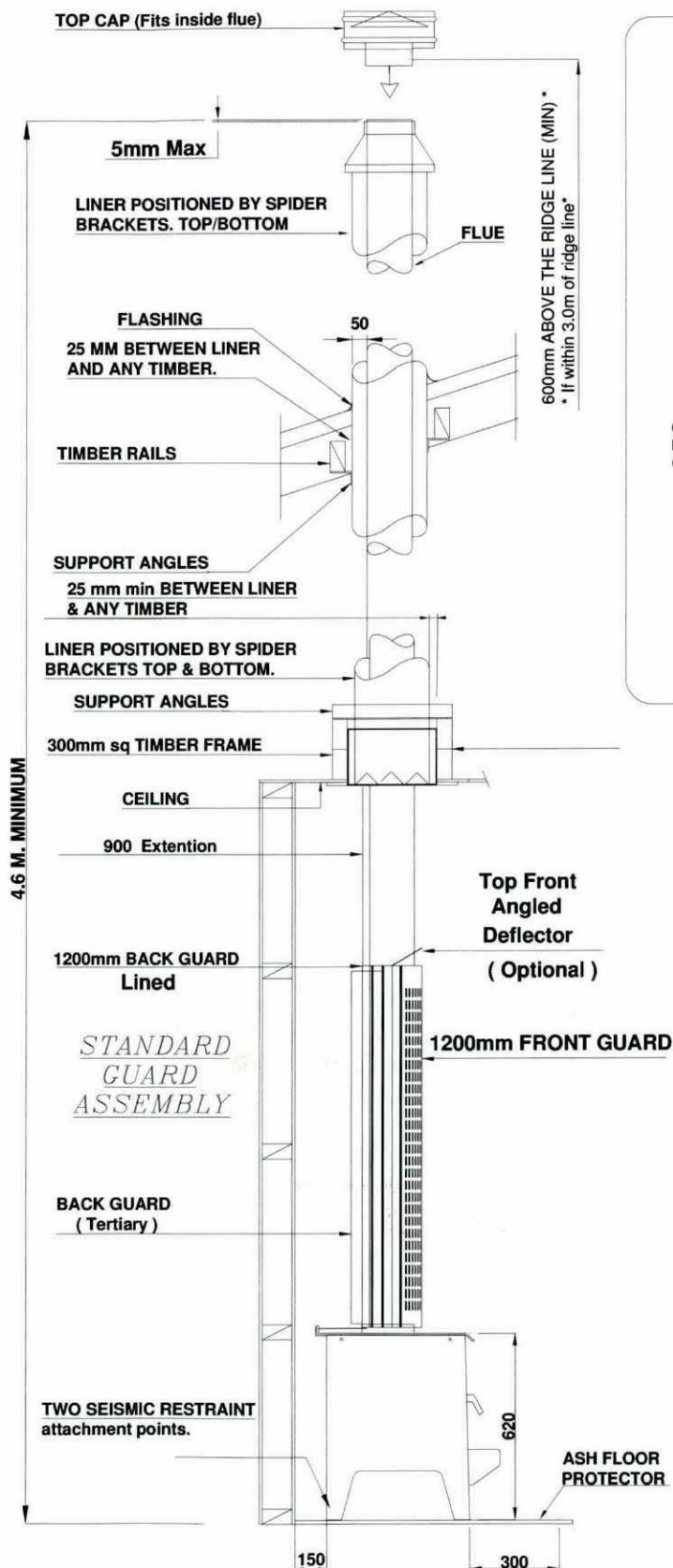
**Please Note: The minimum Flue Mounted Shield height is 1200mm.**



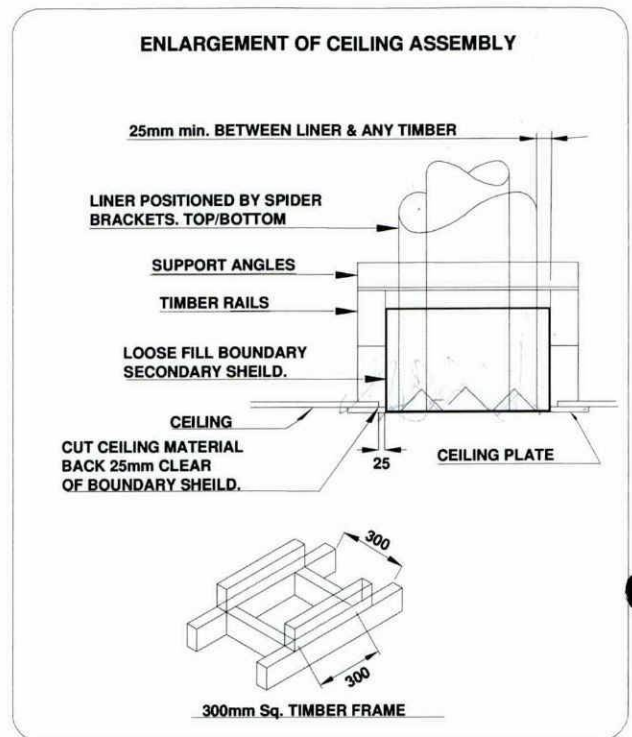
# HOBSON – TYPICAL FLUE INSTALLATION (Drawings not to scale)

FIG A

FIG B



Note: All Dimensions are in millimetres.



## CONDITIONS FOR FLUES (Refer Fig. E)

1. The FLUE shall extend to:

Not less than 600mm above the highest point on the roof if within 3.0m of that point.

Not less than 1000mm above the intersection point with the roof and not lower than any point of the roof within 3.0m.

In any case the length of the flue shall not be less than 4.6m from the ash floor protector.

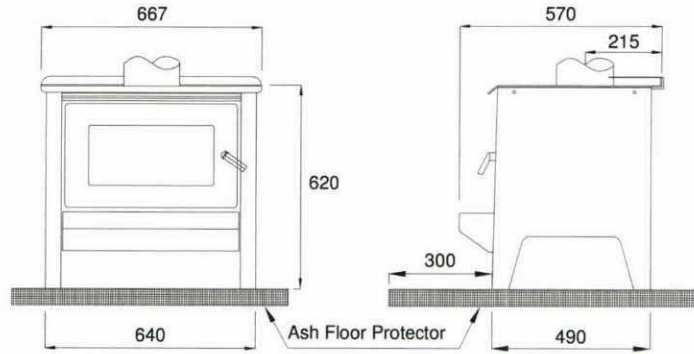
In some situations the Local Council may vary the above requirements.

2. All parts of the chimney exposed to the outside air shall be suitably insulated in accordance with the manufacturers' recommendations.

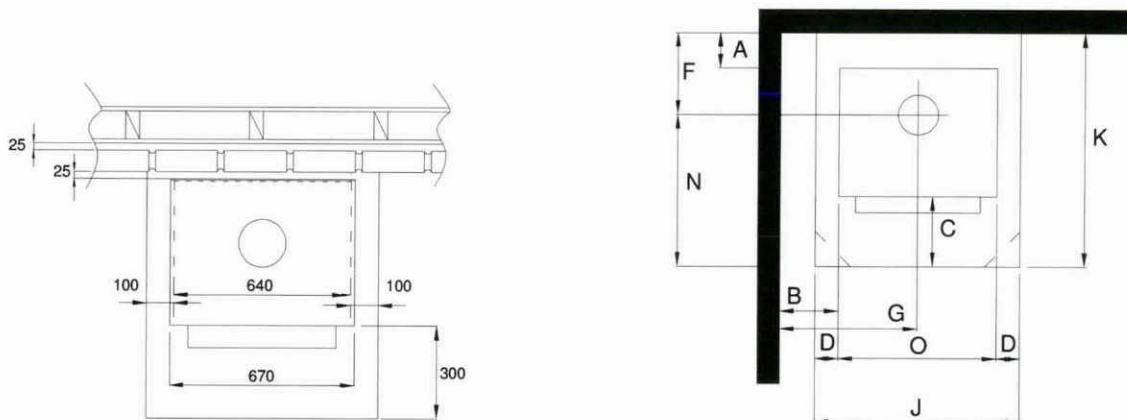
When loose- fill insulation is used in the adjacent ceiling space, maintain clearance between the secondary shield and the loose-fill insulation by provision of a boundary extending 200mm above the ceiling top surface.

This non-combustible boundary shield shall be capable of preventing accidental migration of the loose-fill by any action of wind or by persons moving in the ceiling space.

**FIG C: HEATER DIMENSIONS – HOBSON** (Drawings on this page not to scale)



**FIG D: HEATER POSITION.** N.B. The “O” measurement on the Hobson measures the width of the heater, the cooktop surface slightly overhangs the sides.



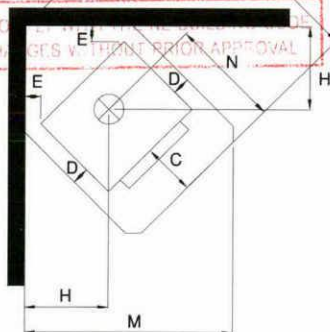
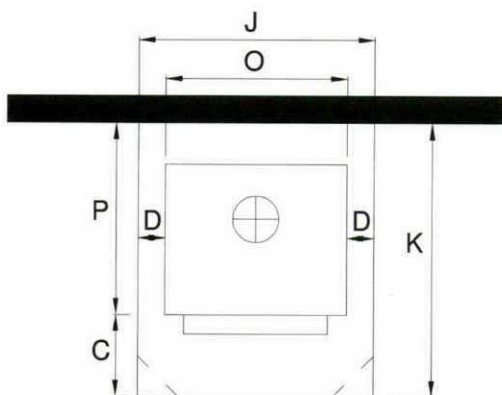
**Above: Non combustible wall clearances.** Brick lining from floor to within 25mm of ceiling. Leave air vents at the bottom to allow airflow in the cavity. If Yunca flue mounted shield is fitted, brickwork may be 1200mm high as long as all vertical joints in top and bottom of brickwork are left out to allow airflow when brickwork is capped.

Tasman District Council  
DING CONSENT AUTHORITY  
 APPROVED

- 1 JUN 2010

BUILDING/CONSENT

ALL WORK IS TO COMPLY WITH THE DESIGN  
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL



**FIG D: MINIMUM FIRE TO COMBUSTABLE WALL CLEARANCES - HOBSON**  
(WITH YUNCA FLUE MOUNTED SHIELD FITTED). Measurements in millimetres.

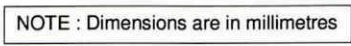
A	B	E	F	G	H			
150	330	90	365	650	468			

### FIG D: MINIMUM FLOOR PROTECTION MEASUREMENTS

(WITH YUNCA FLUE MOUNTED SHIELD FITTED). Measurements in millimetres.

C	D	J	K	L	M	N	O	P
300	100	840	940	1237	1160	575	640	640





## IMPORTANT INFORMATION

- 

A. Do not connect to an unvented hot water system  
B. Install in accordance with AS 3500.4.1 or NZS 4603 and the appropriate requirements of the relevant building codes.

Secure the heater base to the hearth or sub-framing with dynabolts or similar through the holes provided. Follow local Council's Specifications.



To develop a product that is universally accepted as the best on the market Deks consider every aspect of the Dektite® design: installation, functionality and materials.

Success in this is proven by the performance of the Dektite®. The ingenious shoulder moulding, results in less distortion, which reduces stress on the material, and eliminates ponding with complete water run-off in every situation. The low profile not only looks good but provides a generous internal clearance, so even the steepest roofs are handled with ease.

## design features



**Dektite®**

*First and the Best!*

Installation is easier with the Dektite®.

- The large base area provides more coverage and greater latitude in cut-out size.
- The cone has clearly marked cut lines for different pipe diameters.
- Around the base of the cone a flexible lead reduces stress on the flashing membrane (to which an aluminium flange is bonded), as it is formed over the roof profile.
- Underneath, moulded ribbing increases sealant retention to ensure an effective weatherproof seal.

### FLEXIBLE CONE SLEEVE

Dektite® cone shape eliminates seal breakdown due to vibration or expansion and contraction, while isolation of pipe from sheeting dampens noise levels.

### EASILY IDENTIFIED SIZING

Pipe diameter rings are clearly marked on the cone sleeve (metric and imperial) for cutting to match the appropriate pipe diameter.

### LOW PROFILE DESIGN

Sleek, unobtrusive shape is designed to minimise silhouette on roofline, while maintaining to provide generous internal clearance for steep, angular installations.

### STRESS ISOLATION POINTS

Unique to Dektite® two flexible shoulders absorb distortion and stop transfer of stresses from base to cone, as unit is formed over roofing profile.

### BONDED ALUMINIUM FLANGE

Corrosion-resistant, malleable flange, evenly distributes fastening pressure and allows ease of hand-shaping on most sheet profiles.

### INTEGRITY OF FLASHING SHAPE

Minimal distortion after installation, maintains natural flashing shape and seal around pipe, while water run-off is improved and 'ponding' eliminated.

### LARGE BASE AREA

For better coverage of penetration cut-out and improved performance over steep roof pitches and a wider variety of cladding profiles.

### IMPROVED WATERPROOFING

Designed to strengthen sealant bond and improve waterproofing, the ribbed base has a angled skirting edge to help shed moisture and contribute to a superior waterproof seal. For even more efficient water run off the Dektite® can be fitted on the Diamond.

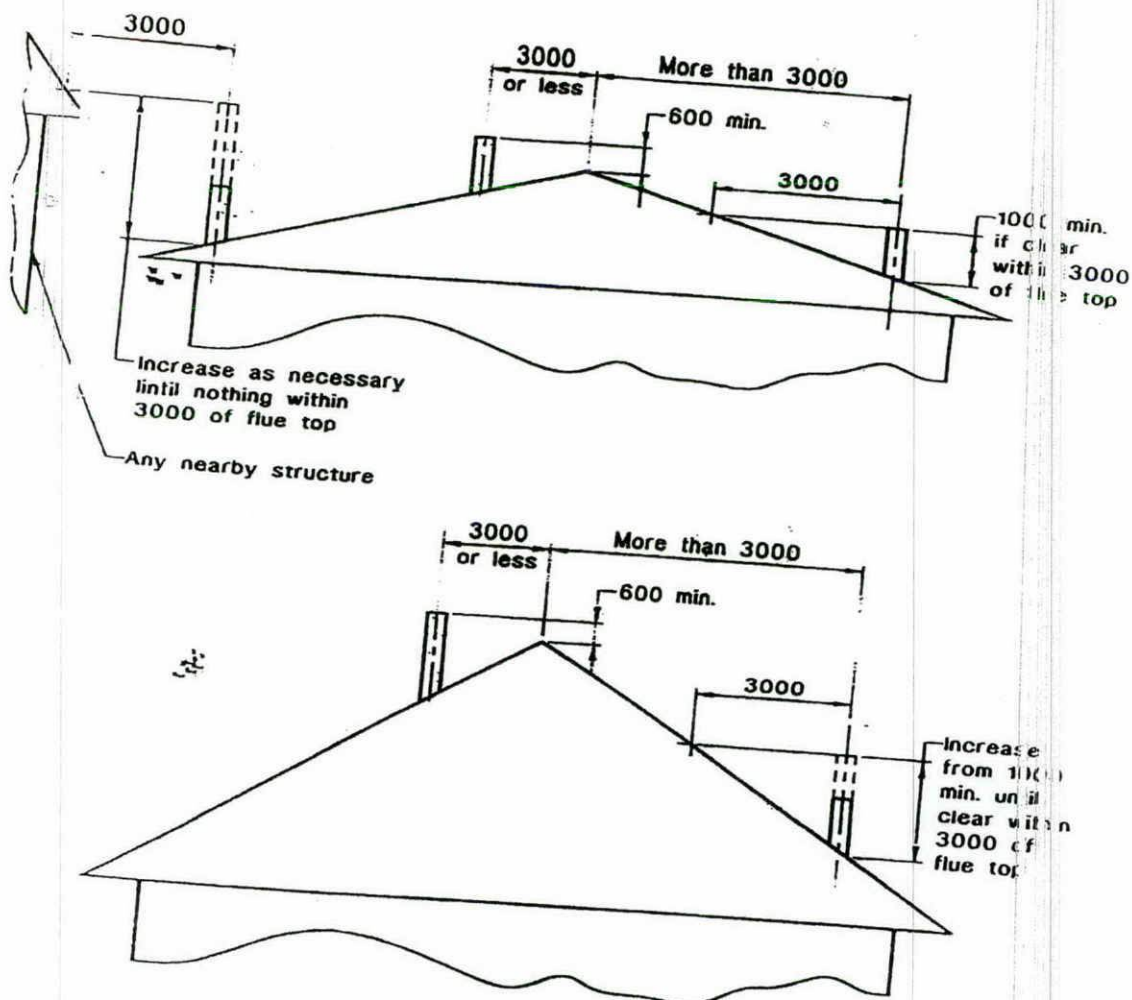
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DIMENSIONS IN MILLIMETRES

FIGURE 4.9 MINIMUM HEIGHT OF FLUE SYSTEM EXIT

**4.11 FLUE PIPES IN CHIMNEYS**

For appliances discharging combustion products through a chimney, the chimney shall be inspected for soundness and thoroughly cleaned before a flue pipe is installed. The air gap between the flue pipe and the chimney shall be open at the top of the chimney to the extent that the total opening area is not less than  $10\,000\text{ mm}^2$ . The chimney exit shall be fitted with means to prevent significant ingress of water and debris, and such means shall be constructed and fitted to maintain a total opening area at the chimney exit of not less than  $10\,000\text{ mm}^2$ .

The flue pipe shall terminate outside the chimney in accordance with the requirements of Clause 4.9.1.

**4.12 FLUE DAMPERS**

The appliance installation shall not include a flue damper unless such a device has been approved in writing by the appliance manufacturer.

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# Murray Sinclair Ltd T/A P & M Fireplaces – Terms & Conditions of Trade

1.	<b>Definitions</b>		
1.1	"Seller" shall mean Murray Sinclair Ltd T/A P & M Fireplaces its successors and assigns or any person acting on behalf of and with the authority of Murray Sinclair Ltd T/A P & M Fireplaces.		any defect or damage. For defective Goods, which the Seller has agreed in writing that the Customer is entitled to reject, the Seller's liability is limited to either (at the Seller's discretion) replacing the Goods or repairing the Goods.
1.2	"Customer" shall mean the Customer (or any person acting on behalf of and with the authority of the Customer) as described on any quotation, work authorisation or other form as provided by the Seller to the Customer.		
1.3	"Guarantor" means that person (or persons), or entity, who agrees to be liable for the debts of the Customer on a principal debtor basis.	10.	<b>Returns</b>
1.4	"Goods" shall mean Goods supplied by the Seller to the Customer (and where the context so permits shall include any supply of Services as hereinafter defined) and includes Goods described on any invoices, quotation, work authorisation or any other forms as provided by the Seller to the Customer.	10.1	Returns will only be accepted provided that:
1.5	"Services" shall mean all services supplied by the Seller to the Customer and includes any advice or recommendations (and where the context so permits shall include any supply of Goods as defined above).		(a) the Customer has complied with the provisions of clause 9.1; and
1.6	"Price" shall mean the price payable for the Goods as agreed between the Seller and the Customer in accordance with clause 3 of this contract.		(b) the Seller has agreed in writing to accept the return of the Goods; and
2.	<b>Acceptance</b>		(c) the Goods are returned at the Customer's cost within seven (7) days of the delivery date; and
2.1	Any instructions received by the Seller from the Customer for the supply of Goods and/or the Customer's acceptance of Goods supplied by the Seller shall constitute acceptance of the terms and conditions contained herein.		(d) the Seller will not be liable for Goods which have not been stored or used in a proper manner; and
2.2	Where more than one Customer has entered into this agreement, the Customers shall be jointly and severally liable for all payments of the Price.	10.2	(e) the Goods are returned in the condition in which they were delivered and with all packaging material, brochures and instruction material in as new condition as is reasonably possible in the circumstances.
2.3	Upon acceptance of these terms and conditions by the Customer the terms and conditions are binding and can only be amended with the written consent of the Seller.	10.3	The Seller will not accept the return of Goods for credit.
2.4	The Customer shall give the Seller not less than fourteen (14) days prior written notice of any proposed change of ownership of the Customer or any change in the Customer's name and/or any other change in the Customer's details (including but not limited to, changes in the Customer's address, facsimile number, or business practice). The Customer shall be liable for any loss incurred by the Seller as a result of the Customer's failure to comply with this clause.		The Seller may (in its discretion) accept the return of Goods for credit but this may incur a handling fee of ten percent (10%) of the value of the returned Goods plus any freight.
3.	<b>Price And Payment</b>	11.	<b>Warranty</b>
3.1	At the Seller's sole discretion the Price shall be either:	11.1	For Goods not manufactured by the Seller, the warranty shall be the current warranty provided by the manufacturer of the Goods. The Seller shall not be bound by nor be responsible for any term, condition, representation or warranty other than that which is given by the manufacturer of the Goods.
	(a) as indicated on invoices provided by the Seller to the Customer in respect of Goods supplied; or	12.	<b>Consumer Guarantees Act 1993</b>
	(b) the Seller's quoted Price (subject to clause 3.2) which shall be binding upon the Seller provided that the Customer shall accept the Seller's quotation in writing within thirty (30) days.	12.1	If the Customer is acquiring Goods for the purposes of a trade or business, the Customer acknowledges that the provisions of the Consumer Guarantees Act 1993 do not apply to the supply of Goods by the Seller to the Customer.
3.2	The Seller reserves the right to change the Price in the event of a variation to the Seller's quotation.	13.	<b>Intellectual Property</b>
3.3	At the Seller's sole discretion a deposit may be required.	13.1	The Customer warrants that all designs or instructions to the Seller will not cause the Seller to infringe any patent, registered design or trademark in the execution of the Customer's order and the Client agrees to indemnify the Seller against any action taken by a third party against the Seller in respect of any such infringement.
3.4	At the Seller's sole discretion:	14.	<b>Default &amp; Consequences Of Default</b>
	(a) payment for retail sales shall be cash on delivery; or	14.1	Interest on overdue invoices shall accrue from the date when payment becomes due daily until the date of payment at a rate of 2.5% per calendar month and such interest shall compound monthly at such a rate after as well as before any judgment.
	(b) payment shall be due before delivery of the Goods; or	14.2	If the Customer defaults in payment of any invoice when due, the Customer shall indemnify the Seller from and against all costs and disbursements incurred by the Seller in pursuing the debt including legal costs on a solicitor and own client basis and the Seller's collection agency costs.
	(c) payment for approved Customers shall be made by instalments in accordance with the Seller's payment schedule.	14.3	If any account remains overdue after thirty (30) days then an amount of the greater of \$20.00 or 10.00% of the amount overdue (up to a maximum of \$200) shall be levied for administration fees which sum shall become immediately due and payable.
3.5	Time for payment for the Goods shall be of the essence and will be stated on the invoice or any other forms. If no time is stated then payment shall be due twenty (20) days following the end of the month in which a statement is posted to the Customer's address or address for notices.	14.4	Without prejudice to the Seller's other remedies at law the Seller shall be entitled to cancel all or any part of any order of the Customer which remains unfulfilled and all amounts owing to the Seller shall, whether or not due for payment, become immediately payable in the event that:
3.6	Payment will be made by cash, or by cheque, or by credit card, or by direct credit, or by any other method as agreed to between the Customer and the Seller.		(a) any money payable to the Seller becomes overdue, or in the Seller's opinion the Customer will be unable to meet its payments as they fall due; or
3.7	GST and other taxes and duties that may be applicable shall be added to the Price except when they are expressly included in the Price.		(b) the Customer becomes insolvent, convenes a meeting with its creditors or proposes or enters into an arrangement with creditors, or makes an assignment for the benefit of its creditors; or
4.	<b>Delivery Of Goods</b>		(c) a receiver, manager, liquidator (provisional or otherwise) or similar person is appointed in respect of the Customer or any asset of the Customer.
4.1	At the Seller's sole discretion delivery of the Goods shall take place when the Customer takes possession of the Goods.	15.	<b>Security And Charge</b>
4.2	At the Seller's sole discretion the costs of delivery are for the Customer's account.	15.1	Despite anything to the contrary contained herein or any other rights which the Seller may have howsoever:
4.3	The Customer shall make all arrangements necessary to take delivery of the Goods whenever they are tendered for delivery. In the event that the Customer is unable to take delivery of the Goods as arranged then the Seller shall be entitled to charge a reasonable fee for redelivery.		(a) where the Customer and/or the Guarantor (if any) is the owner of land, realty or any other asset capable of being charged, both the Customer and/or the Guarantor agree to mortgage and/or charge all of their joint and/or several interest in the said land, realty or any other asset to the Seller or the Seller's nominee to secure all amounts and other monetary obligations payable under these terms and conditions. The Customer and/or the Guarantor acknowledge and agree that the Seller (or the Seller's nominee) shall be entitled to lodge where appropriate a caveat, which caveat shall be withdrawn once all payments and other monetary obligations payable hereunder have been met.
4.4	The failure of the Seller to deliver shall not entitle either party to treat this contract as repudiated.		(b) should the Seller elect to proceed in any manner in accordance with this clause and/or its sub-clauses, the Customer and/or Guarantor shall indemnify the Seller from and against all the Seller's costs and disbursements including legal costs on a solicitor and own client basis.
4.5	The Seller shall not be liable for any loss or damage whatever due to failure by the Seller to deliver the Goods (or any of them) promptly or at all.		(c) the Customer and/or the Guarantor (if any) agree to irrevocably nominate constitute and appoint the Seller or the Seller's nominee as the Customer's and/or Guarantor's true and lawful attorney to perform all necessary acts to give effect to the provisions of this clause 15.1.
5.	<b>Risk</b>	16.	<b>Cancellation</b>
5.1	If the Seller retains ownership of the Goods nonetheless, all risk for the Goods passes to the Customer on delivery.	16.1	The Seller may cancel any contract to which these terms and conditions apply or cancel delivery of Goods at any time before the Goods are delivered by giving written notice to the Customer. On giving such notice the Seller shall repay to the Customer any sums paid in respect of the Price. The Seller shall not be liable for any loss or damage whatever arising from such cancellation.
5.2	If any of the Goods are damaged or destroyed following delivery but prior to ownership passing to the Customer, the Seller is entitled to receive all insurance proceeds payable for the Goods. The production of these terms and conditions by the Seller is sufficient evidence of the Seller's rights to receive the insurance proceeds without the need for any person dealing with the Seller to make further enquiries.	16.2	In the event that the Customer cancels delivery of Goods the Customer shall be liable for any loss incurred by the Seller (including, but not limited to, any loss of profits) up to the time of cancellation.
6.	<b>Title</b>	17.	<b>Privacy Act 1993</b>
6.1	The Seller and Customer agree that ownership of the Goods shall not pass until:	17.1	The Customer and the Guarantor/s (if separate to the Customer) authorises the Seller to:
	(a) the Customer has paid the Seller all amounts owing for the particular Goods; and		(a) collect, retain and use any information about the Customer, for the purpose of assessing the Customer's creditworthiness or marketing products and services to the Customer; and
	(b) the Customer has met all other obligations due by the Customer to the Seller in respect of all contracts between the Seller and the Customer.		(b) disclose information about the Customer, whether collected by the Seller from the Customer directly or obtained by the Seller from any other source, to any other credit provider or any credit reporting agency for the purposes of providing or obtaining a credit reference, debt collection or notifying a default by the Customer.
6.2	Receipt by the Seller of any form of payment other than cash shall not be deemed to be payment until that form of payment has been honoured, cleared or recognised and until then the Seller's ownership or rights in respect of the Goods shall continue.	17.2	Where the Customer and/or Guarantors are an individual the authorities under clause 17.1 and authorities or consents for the purposes of the Privacy Act 1993.
6.3	It is further agreed that:	17.3	The Customer and/or Guarantors shall have the right to request the Seller for a copy of the information about the Customer and/or Guarantors retained by the Seller and the right to request the Seller to correct any incorrect information about the Customer and/or Guarantors held by the Seller.
	(a) where practicable the Goods shall be kept separate and identifiable until the Seller shall have received payment and all other obligations of the Customer are met; and	18.	<b>Unpaid Seller's Rights</b>
	(b) until such time as ownership of the Goods shall pass from the Seller to the Customer the Seller may give notice in writing to the Customer to return the Goods or any of them to the Seller. Upon such notice being given the rights of the Customer to obtain ownership or any other interest in the Goods shall cease; and	18.1	Where the Customer has left any item with Seller for repair, modification, exchange or for the Seller to perform any other service in relation to the item and Seller has not received or been tendered the whole of the Price, or the payment has been dishonoured, the Seller shall have:
	(c) the Customer is only a bailee of the Goods and until such time as the Seller has received payment in full for the Goods then the Customer shall hold any proceeds from the sale or disposal of the Goods on trust for the Seller; and		(a) a lien on the item;
	(d) until such time that ownership in the Goods passes to the Customer, if the Goods are converted into other products, the parties agree that the Seller will be the owner of the end products; and		(b) the right to retain the item for the Price while the Seller is in possession of the item;
	(e) if the Customer fails to return the Goods to the Seller then the Seller or the Seller's agent may enter upon and into land and premises owned, occupied or used by the Customer, or any premises where the Goods are situated as the invitee of the Customer and take possession of the Goods, and the Seller will not be liable for any reasonable loss or damage suffered as a result of any action by the Seller under this clause.		(c) a right to sell the item.
7.	<b>Personal Property Securities Act 1999 ("PPSA")</b>	18.2	The lien of the Seller shall continue despite the commencement of proceedings, or judgement for the Price having been obtained.
7.1	Upon assenting to these terms and conditions in writing the Customer acknowledges and agrees that:	19.	<b>General</b>
	(a) these terms and conditions constitute a security agreement for the purposes of the PPSA; and	19.1	If any provision of these terms and conditions shall be invalid, void, illegal or unenforceable the validity, existence, legality and enforceability of the remaining provisions shall not be affected, prejudiced or impaired.
	(b) a security interest is taken in all Goods previously supplied by the Seller to the Customer (if any) and all Goods that will be supplied in the future by the Seller to the Customer.	19.2	These terms and conditions and any contract to which they apply shall be governed by the laws of New Zealand and are subject to the jurisdiction of the courts of New Zealand.
7.2	The Customer undertakes to:	19.3	The Seller shall be under no liability whatever to the Customer for any indirect loss and/or expense (including loss of profit) suffered by the Customer arising out of a breach by the Seller of these terms and conditions.
	(a) sign any further documents and/or provide any further information (such information to be complete, accurate and up-to-date in all respects) which the Seller may reasonably require to register a financing statement or financing change statement on the Personal Property Securities Register;	19.4	In the event of any breach of this contract by the Seller the remedies of the Customer shall be limited to damages which under no circumstances shall exceed the Price of the Goods.
	(b) indemnify, and upon demand reimburse, the Seller for all expenses incurred in registering a financing statement or financing change statement on the Personal Property Securities Register or releasing any Goods charged thereby;	19.5	The Customer shall not be entitled to set off against or deduct from the Price any sums owed or claimed to be owed to the Customer by the Seller.
	(c) not register a financing change statement or a change demand without the prior written consent of the Seller; and	19.6	The Seller may license or sub-contract all or any part of its rights and obligations without the Customer's consent.
	(d) immediately advise the Seller of any material change in its business practices of selling the Goods which would result in a change in the nature of proceeds derived from such sales.	19.7	The Seller reserves the right to review these terms and conditions at any time. If, following any such review, there is to be any change to these terms and conditions, then that change will take effect from the date on which the Seller notifies the Customer of such change.
7.3	The Seller and the Customer agree that nothing in sections 114(1)(a), 133 and 134 of the PPSA shall apply to these terms and conditions.	19.8	The provisions of the Contractual Remedies Act 1979 shall apply to this contract as if section 15(d) were omitted from the Contractual Remedies Act 1979.
7.4	The Customer waives its rights as a debtor under sections 116, 120(2), 121, 125, 126, 127, 129, 131 and 132 of the PPSA.	19.9	Neither party shall be liable for any default due to any act of God, war, terrorism, strike, lock-out, industrial action, fire, flood, drought, storm or other event beyond the reasonable control of either party.
7.5	Unless otherwise agreed to in writing by the Seller, the Customer waives its right to receive a verification statement in accordance with section 148 of the PPSA.	19.10	The failure by the Seller to enforce any provision of these terms and conditions shall not be treated as a waiver of that provision, nor shall it affect the Seller's right to subsequently enforce that provision.
7.6	The Customer shall unconditionally ratify any actions taken by the Seller under clauses 7.1 to 7.5.		
8.	<b>Customer's Disclaimer</b>		
8.1	The Customer hereby disclaims any right to rescind, or cancel any contract with the Seller or to sue for damages or to claim restitution arising out of any misrepresentation made to the Customer by the Seller and the Customer acknowledges that the Goods are bought relying solely upon the Customer's skill and judgment.		
9.	<b>Defects</b>		
9.1	The Customer shall inspect the Goods on delivery and shall within seven (7) days of delivery (time being of the essence) notify the Seller of any alleged defect, shortage in quantity, damage or failure to comply with the description or quote. The Customer shall afford the Seller an opportunity to inspect the Goods within a reasonable time following delivery if the Customer believes the Goods are defective in any way. If the Customer shall fail to comply with these provisions the Goods shall be presumed to be free from		



**NEW ZEALAND HOME HEATING ASSOCIATION (INC)**  
P O Box 302-486 North Harbour, Auckland 1330  
Ground Floor, 2/106 Bush Road, North Harbour, Auckland  
Phone: 64-09-414-4300 0800 866 667  
Fax: 64-09-414-4593  
E-Mail: [nzhha@tradesec.co.nz](mailto:nzhha@tradesec.co.nz)

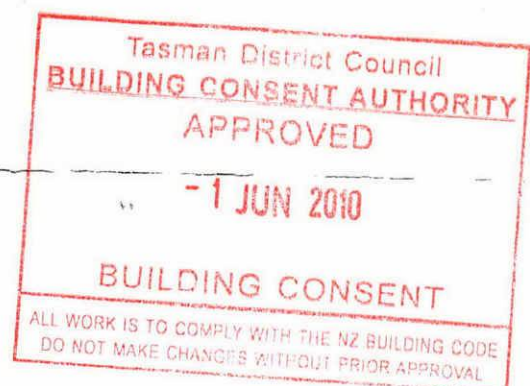
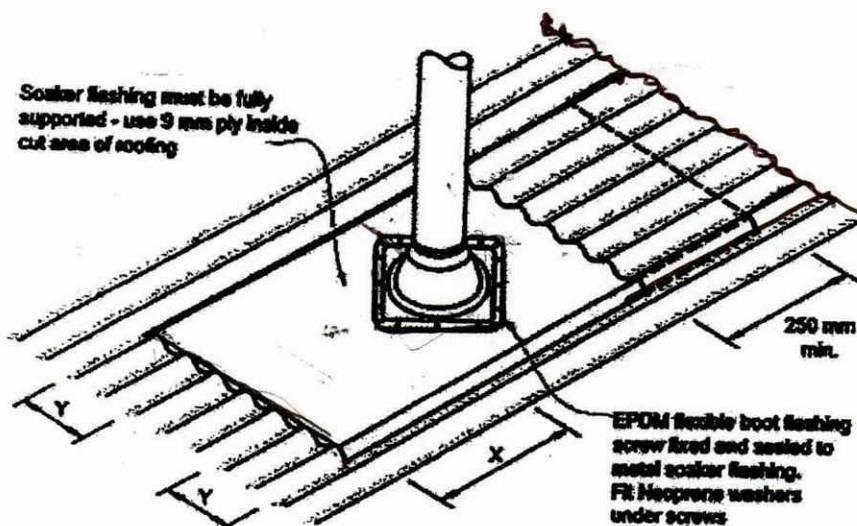


## MEMO

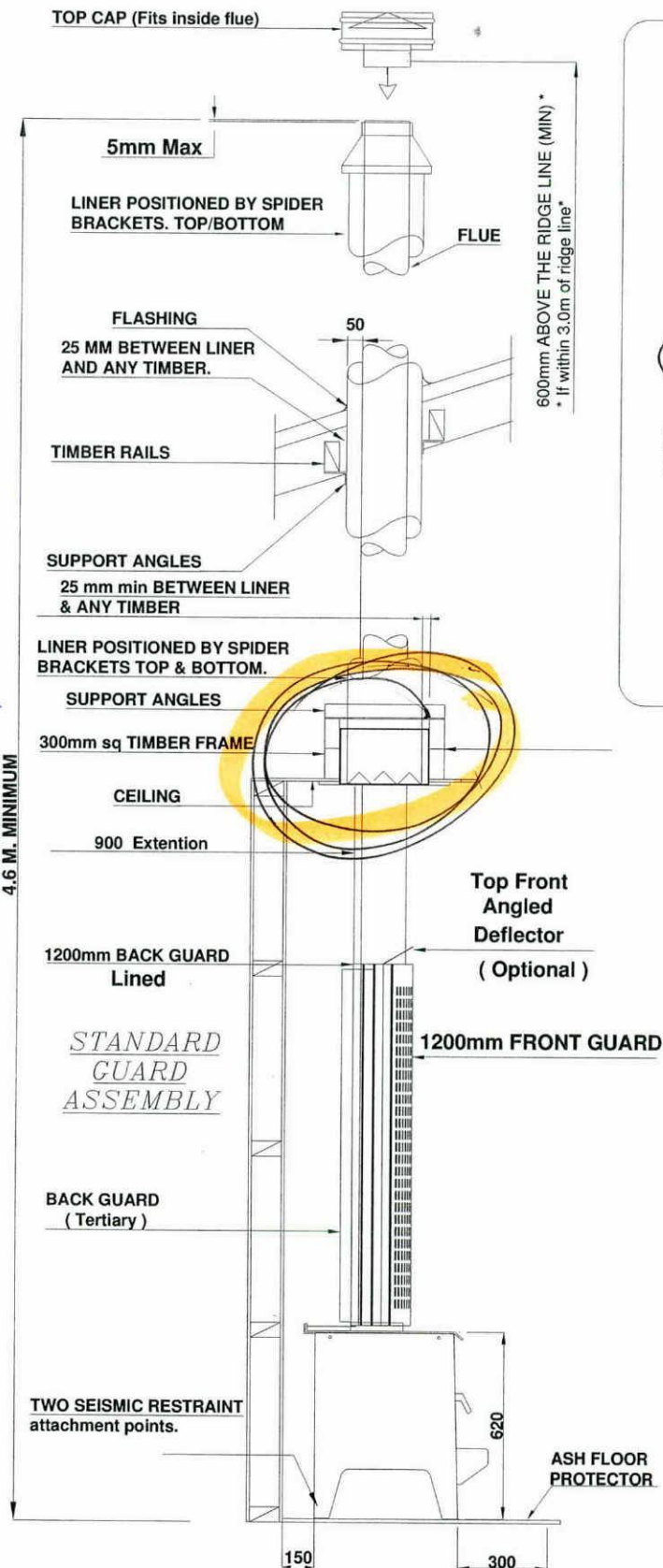
**TO:** All Members  
**FROM:** Ed Hawkes National Secretary  
**SUBJECT:** Soaker Flashings  
**DATE:** 3<sup>RD</sup> May 2005

Department of Building and Housing (DBH) have adjusted Fig 54 (below) to accommodate pipe penetrations up to 500mm diameter. They will also show the roofing sheet above the flat flashing to be a separate sheet rather than a 'slit' sheet as implied in the document to date. This will be published in the reprint of the Building Code June/July, 2005.

- (4) Suitable only for roof pitches of 10° or higher.

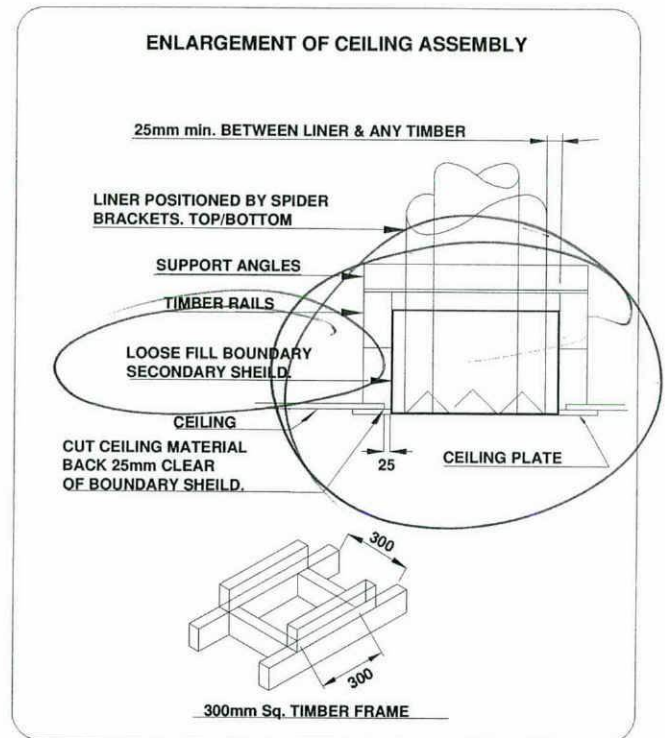


# **HOBSON – TYPICAL FLUE INSTALLATION (Drawings not to scale)** **FIG A**



Note: All Dimensions are in millimetres.

**FIG B**



## **CONDITIONS FOR FLUES (Refer Fig. E)**

1. The FLUE shall extend to:

Not less than 600mm above the highest point on the roof if within 3.0m of that point.

Not less than 1000mm above the intersection point with the roof and not lower than any point of the roof within 3.0m.

In any case the length of the flue shall not be less than 4.6m from the ash floor protector.

In some situations the Local Council may vary the above requirements.

2. All parts of the chimney exposed to the outside air shall be suitably insulated in accordance with the manufacturers' recommendations.

When loose- fill insulation is used in the adjacent ceiling space, maintain clearance between the secondary shield and the loose-fill insulation by provision of a boundary extending 200mm above the ceiling top surface.

This non-combustible boundary shield shall be capable of preventing accidental migration of the loose-fill by any action of wind or by persons moving in the ceiling space.





Report 04/969

February 12th, 2004

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Appendix 1 Information Supplied by the Manufacturer

# 150mm Free-Standing Flue Kit Satin Black, 4.2 Metres

(Kit Code 2074)

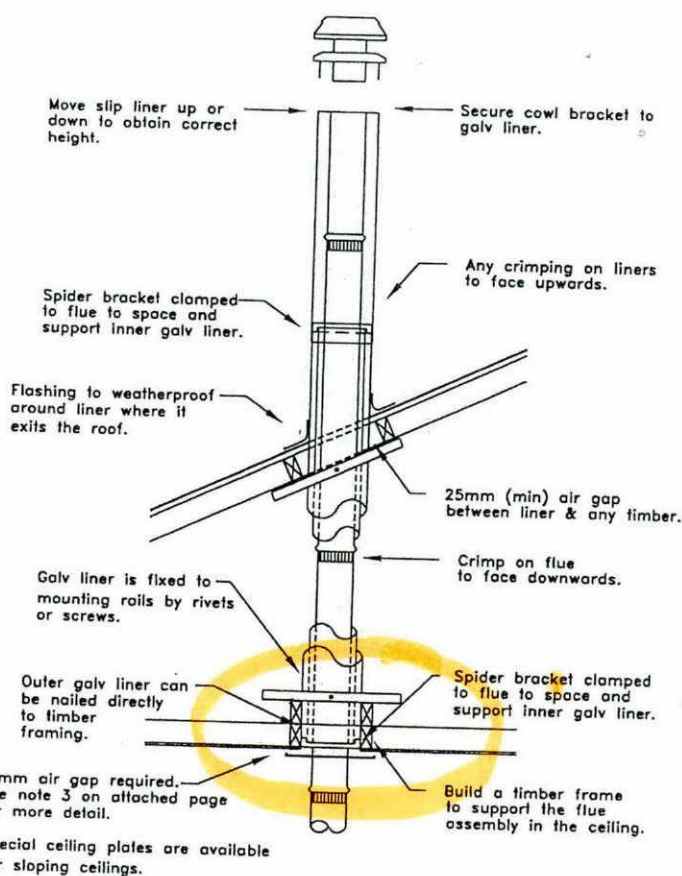
**AMENDED**

This Flue Kit must be installed by a suitably qualified tradesperson or a solid fuel heater installer. This Flue Kit complies with NZS 7401:1985 and NZS 7421: 1990. Please note that this kit may require additional components to complete installation.

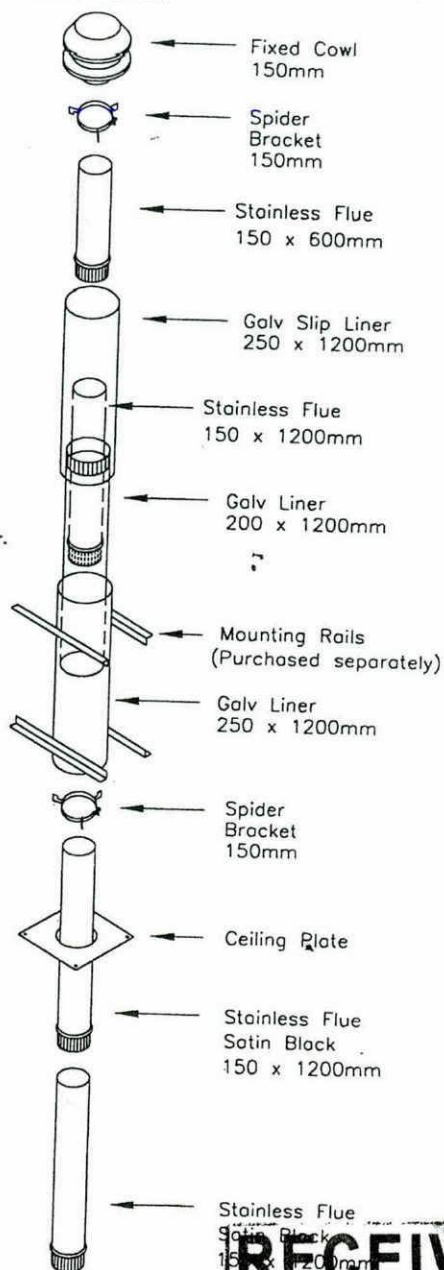
Revised plans and/or details

received 14/06/10 date  
approved B.S.H. date

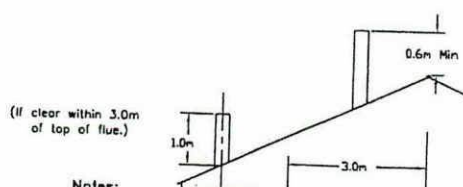
Roof & Ceiling Installation



Assembly List



Minimum Chimney Height  
(excluding cowl)



Notes:

- 1 Refer to your heater manufacturers recommendations for flue heights.
- 2 Depending on local circumstances taller chimneys may

**RECEIVED**  
14 JUN 2010  
TASMAN DISTRICT COUNCIL  
RICHMOND

Please use Product Code when placing an order

Amended to:

Flue Component Catalogue

Report 03/927

November 18th, 2003

Page 5/5

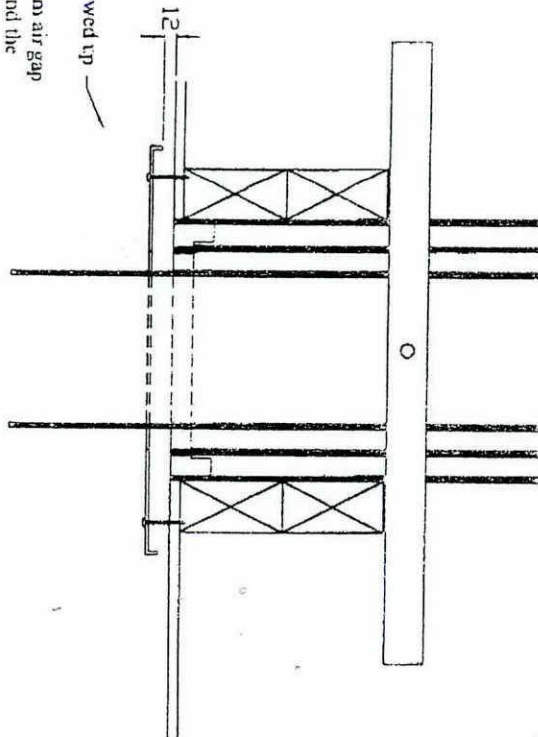
AMENDED

Revised plans and/or  
details received 14/06/10 date  
approved BeP ft date

SECTIONING LINERS AND CEILING PLATE

3:

Ceiling plate not screwed up  
hard against ceiling.  
There must be a 12mm air gap  
between the ceiling and the  
ceiling plate.







## Code compliance certificate

Form 7: Section 95, Building Act 2004

FILE

### The building

Street address of building: 19 Alfred Sheat Street, Richmond  
Legal description of land where building is located: LOT 37 DP 8550  
Valuation number: 1959040800  
Current, lawfully established, use: dwelling  
Year first constructed: 1970's

### The owner

Name of owner: Douglas Nathan Alexander Brian  
Contact person: Nathan  
Mailing address: 19 Alfred Sheat Street, Richmond, Nelson 7020  
Phone number: Mobile: 027 7399 501 Daytime: 5423756  
Facsimile number: 5449097 Email address: s13fiend@hotmail.com  
First point of contact for communications with the council/building consent authority:  
As above

### Building work

Building consent number: 100579 Issued by: Tasman District Council  
Install freestanding Yunca Hobson woodburner: Intended Use: Heating

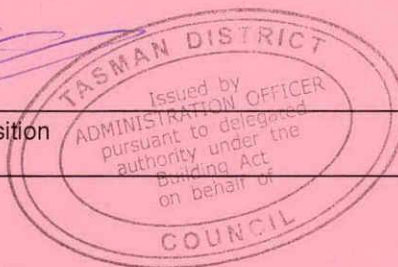
### Code compliance

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

Signature

On behalf of: Tasman District Council

Position



Date: 23/06/10





## Building consent

100579

Form 5: Section 51, Building Act 2004

### The building

Street address of building: 19 Alfred Sheat Street, Richmond

Legal description of land where building is located: LOT 37 DP 8550

Valuation number: 1959040800

Building name: Level/unit number:

Location of building within site block no:

### The owner

Name of owner: N Douglas

Contact person: Nathan

Mailing address: 19 Alfred Sheat Street, Richmond, Nelson 7020

Street address/registered office:

Phone number: Landline: Mobile: 027 7399 501

Daytime: 5423756 After hours:

Facsimile number: 5449097 Email address: s13fiend@hotmail.com

Website:

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

### Building work

The following building work is authorised by this building consent:

Install freestanding Yunca Hobson woodburner: Intended Use: Heating

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.



### Building Consent Conditions

The building inspector is to be notified at least one working day prior to the following inspections:

- (a) the building must be altered, removed, or demolished on or before the end of n/a years from the date of issue of this consent (being the specified intended life of the building); and
- (b) This building consent is issued subject to the following conditions:

The owner or person undertaking the building work shall advise of completion of work by returning the Application for Code Compliance Certificate form which accompanied the consent.

A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer.

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.

### Compliance schedule

A compliance schedule is not required for the building.

### Attachments

Copies of the following documents are attached to this building consent:

Signature

AO

Position



On behalf of: Tasman District Council Date: 2/06/10

## Summary of Building Consent

### Application

N Douglas	No.	100579
19 Alfred Sheat Street	Issue date	1/06/10
Richmond		
Nelson 7020	Overseer	Sharon Medcalf

### Project

Description	Domestic Fireplaces Being Stage 1 of an intended 1 Stages Install freestanding Yunca Hobson woodburner
Intended Life	Specified as n/a years
Intended Use	Heating
Estimated Value	\$3,500
Location	19 Alfred Sheat Street, Richmond
Legal Description	LOT 37 DP 8550
Valuation No.	1959040800

Contractor: P & M Fireplaces : 5480515

32 Final Inspection: Fire Free-standing

### Inspection Details:

## Additional Information to Building Consent

### The owner

Name of owner: N Douglas

Contact person: Nathan

### Building work

The following building work is authorised by this building consent:

Install freestanding Yunca Hobson woodburner: Intended Use: Heating

Contractor: P & M Fireplaces : 5480515

**The following information accompanies Building Consent 100579 and should be read in conjunction with inspection conditions.**

The Building Inspector is to be given 24 hours' notice before carrying out inspections:

The owner or person undertaking the building work shall advise of completion of work by returning the Application for Code Compliance Certificate form which accompanied the consent.

A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer.

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.

The manufacturer's installation specifications shall be on site when inspection required.



# Building Consent File Checklist

Date:

Applicant: N Douglas BC No: 100579  
Project Location: 19 Alfred Sheat Street, Richmond Valuation No: 1959040800  
Building Type: Install freestanding Yunca Hobson woodburner

## Building Control Administration

	Yes	No	N/A
Building Consent Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Plans <i>Floor plan</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Project Specification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Statements of Expert Opinion (Design)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Application Acceptance Guidance Document	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Certificate of Title <i>rates invoice</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design Reports / Calculations (geotechnical, fire, structural, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Job Allocation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Processing Checklists	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Further Information Requests	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signature:	<i>J Mitchell</i>	Date:	<i>2/6/10</i>
Officer Name:	<i>Lynda</i>		

## Building Inspector

	Yes	No	N/A
Application for Code Compliance Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inspection Reports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warranties / Certificates	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Statements of Expert Opinion (construction review)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approved Amendments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recommend Issue of Code Compliance Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recommend Suspend Application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signature:	<i>Glen Buckley</i>	Date:	<i>16-6-10</i>
Officer Name:	<i>Glen Buckley</i>		

## Application for code compliance certificate

Form 6: Section 92, Building Act 2004

### The building consent

Building consent number: 100579 Install freestanding Yunca Hobson woodburner

Issued by: Tasman District Council

### The owner

Name of owner: N Douglas

Contact person: Nathan

Mailing address: 19 Alfred Sheat Street, Richmond, Nelson 7020

Street address/registered office:

Phone number: Landline: Mobile: 027 7399 501

Daytime: 5423756 After hours:

Facsimile number: 5449097

Email address: s13fiend@hotmail.com Website:

The following evidence of ownership is attached to this application:

- ☐ Copy of certificate of title
- ☐ Lease, agreement for sale and purchase
- ☐ Or other document showing full name of legal owner(s) of the building

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

As above

### Application

All building work to be carried out under the  
 above building consent was completed on \_\_\_\_\_

The personnel who carried out the building work are as follows:

Contractors:

P & M

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to:

---

---

---

E. f. Douglas  
Signature of

Emily Douglas  
Name of person signing

Date: 11/06/2010

#### 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.
- ☐



# Building Consent Application Acceptance Guidance Sheet

*Airshed*

## Part 1: Customer Service

☐ Building Application: BC: 100579 Receipt: 511982

☐ Building Practitioner Number: \_\_\_\_\_ Receipt: \_\_\_\_\_

Licence Class: Site 1 2 3 Design 1 2 3 (circle one)

Registration Number: \_\_\_\_\_ Date Stamp: \_\_\_\_\_



Applicant Name: N. Douglas

X Co-ordinates: 2524818

Site Address: 19 Alfred Street St

Y Co-ordinates: 5984815

Project Type: Fire

Project Value: \$ 3,500

CSO Initials: V.S.

☒ Application form completed and signed

Valuation No: 19590 40800

☒ Certificate of Title (all pages) notes

Sq mtrs: - No. WC Pans: -

☒ Two copies of submitted documents (Drawings and Specifications)

☒ New Application

☒ Extra copy of floor plans (for Quotable Value)

☐ Amendments to Existing BC \_\_\_\_\_

☒ Deposit Paid ☐ Received by Mail ☒ New Building Consent ☐ Other Consents

If any of the above relevant information is NOT present and complete in the Building Consent application, the Tasman District Council reserves the right to decline receipt of the application.



## Part 1 continued : Customer Service

### Acceptance Checklist

☐ Is this a New Building?

☒ Is this an Alteration to Existing Building?

☐ Site Plan

☐ N/A

☐ Location of proposed works

☐ North point

☐ Full legal description

☐ Drains, waste pipes

☐ Ground levels or contours

☐ Floor Plan

☐ N/A

☐ Dimensions

☐ Spaces named

☐ Smoke detectors for dwellings and alterations to dwellings

☐ Location of wood burner or gas fire

☐ Foundation Plan

☐ N/A

☐ Slab plan (concrete floor)

☐ Pile or pole layout (timber floor)

☐ Bracing (timber floor)

☐ Subfloor framing (timber floor)

☐ Elevations

☐ N/A

☐ Claddings (drawn or noted on plans)

☐ Ground lines

☐ Opening windows indicated

☐ Cross Sections

☐ N/A

☐ Structure indicated

☐ Timber treatments (H1.2, H3.2, etc) and grades (MSG.8, VSG.8, etc)

☐ Basic structural notes

☐ Foundation details

☐ Fire Safety Report

(Commercial)

Contact Duty BCO

if assistance is required

☐ N/A

☐ Full report provided

☐ Alternative Solutions for fire design listed. (Design solutions outside the Building Code Acceptable Solutions need to be submitted to the New Zealand Fire Service Design Review Unit)

☐ List of Compliance Schedule items attached

☐ Accessibility

(Commercial)

Contact Duty BCO

if assistance is required

☐ N/A

☐ Accessibility report attached

☐ Accessible car parking indicated on site plan

☐ Car parking and access to building surface finish indicated on site plan

☐ Pole Sheds

(Farm sheds)

☐ N/A

☐ Statement of expert opinion

☐ Pole layout and dimensions

☐ Pole size and treatment

☐ Pole hole depth and concrete filled

☐ Roof and wall structure shown

☐ Bolts and connectors shown

☐ Swimming Pools and Spa Pools

☐ N/A

☐ Construction details

☐ Fencing details

☐ Gate details

☐ Window and door location if adjoining house

☐ Design statement and inspection statement for concrete or block construction

☐ Solar Water Heaters/Panels

☐ N/A

☐ Location of panel (on floor or roof plan)

☐ Piping diagram

☐ New building

☐ Existing building

☐ Roofing type (corrugated galvanised painted, Colorsteel, concrete tile, etc)

☐ Gutter/downpipe type (galvanised painted, Colorsteel, PVC, etc)

☒ Solid Fuel Heaters

☐ N/A

☒ Location of fire (floor plan or diagram)

☒ Installation instructions

☒ Smoke detectors

☒ Safety report for second-hand fires

☐ All Drawings to Scale, with scale noted on drawings (or drawings fully dimensioned)

☐ Roof Truss Layout, Design (or rafter details)

☐ N/A

☐ Engineer Statement of Expert Opinion and Inspection Schedules (or confirmation that engineer has been engaged to undertake construction monitoring)

Note: One signed copy must be the original

☐ N/A

☐ Bracing Plan and Calculations (generally timber framed (studs) buildings)

☐ N/A

☐ Specification (for new houses, large alterations and commercial)

Receiving Officer	Name:	Verity	Application Accepted:	<input checked="" type="checkbox"/>
	Initial:	V.S.	Application Declined:	
	Date:	19/5		



## Part 2: Building Control Administration

### Fees

- ☐ PIM \$ \_\_\_\_\_
- ☐ BC \$ 210
- ☐ BRANZ \$ \_\_\_\_\_
- ☐ DBH \$ \_\_\_\_\_

### Engineering

- ☐ Sewer connection \$ \_\_\_\_\_
- ☐ Water connection \$ \_\_\_\_\_
- ☐ Stormwater connection \$ \_\_\_\_\_
- ☒ Trade waste \$ \_\_\_\_\_

### Development Contributions:

- ☐ Roading \$ \_\_\_\_\_
- ☐ S/water \$ \_\_\_\_\_
- ☐ Water \$ \_\_\_\_\_
- ☐ W/water \$ \_\_\_\_\_
- ☐ Discount \$ \_\_\_\_\_

Invoice No: \_\_\_\_\_ Date: \_\_\_\_\_

Receipt No: \_\_\_\_\_ Date: \_\_\_\_\_

### ☐ Financial Contributions:

(Reserves) \$ \_\_\_\_\_

**Total** \$ 210

Invoice No: \_\_\_\_\_ Date: 2/6/10

Receipt No: 511982 Date: 19/5/10

Receiving Officer	Name:	<u>Zori Mavewich</u>	Application Accepted:	<input checked="" type="checkbox"/>
	Initial:	<u>LM</u>	Application Declined:	<input type="checkbox"/>
	Date:	<u>20/5/10</u>		



## Part 3: Building Consent Officers

### Additional Information

Building Standard Statements		
<input type="checkbox"/>	AI01	It is Council policy to apply a standard charge however it reserves the right to assess individual cases as required. Additional charges may be requested if costs incurred exceed the standard.
<input checked="" type="checkbox"/>	AI02	The manufacturer's installation specifications shall be on site when inspection required.
<input type="checkbox"/>	AI07	A statement of expert opinion review from a chartered professional engineer is required confirming all site inspections as specified in the engineer's schedule have been completed.
<input type="checkbox"/>	AI09	The owner and the builder are to locate and identify all boundary survey pegs prior to work commencing.
<input type="checkbox"/>	AI10	You should obtain an Energy Works Certificate for any utility system work, eg, electricity/gas.
<input type="checkbox"/>	AI12	This project includes the installation of fire alarms. Fire alarm installations require to be certified by an accredited inspection body. A list of these is available on <a href="http://www.ianz.govt.nz">www.ianz.govt.nz</a> . Book your certifier early. A copy of an Energy Works Certificate for electrical work is required.
<input type="checkbox"/>	AI13	Proprietary exterior plaster claddings shall be applied by an approved applicator and in full compliance with manufacturer's specifications.
<input type="checkbox"/>	AI14	The exterior texture coating applicator shall, on completion of work, provide a statement of expert opinion stating compliance with all aspects of the texture coating products approved application specifications.
<input type="checkbox"/>	AI15	Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.
<input type="checkbox"/>	AI17	A statement of expert opinion from applicator of wet floor shower/waterproofing membrane, stating compliance with approved application specifications; will be required on completion of work.
Drainage and Plumbing Standard Statements		
<input type="checkbox"/>	AD17	On the completion of all drainage work an engineer's as-built plan to scale is to be submitted to the Tasman District Council.
<input type="checkbox"/>	AD19	No plumbing and drainage work is to commence prior to the Council receiving names of your nominated plumber or drainlayer. The attached advisory sheets are to be completed and returned to this office for our records.
<input type="checkbox"/>	AD21	A statement of expert opinion shall be provided from the solar panel installer stating compliance with the Code of Practice for Manufacture and Installation of Solar Water Heating Systems in New Zealand.
<input type="checkbox"/>		
<input type="checkbox"/>		



## Part 3 continued: Building Consent Officers

### Building Consent Conditions / Inspections

#### Required Inspections

N/A

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Siting (building profiles)   | <input type="checkbox"/> Pre-line brace / insulation          | <input type="checkbox"/> Heating unit / in-built chamber inspection          |
| <input type="checkbox"/> Foundation / footing / poles | <input type="checkbox"/> Pre-line plumbing                    | <input type="checkbox"/> Swimming / spa pool fence                           |
| <input type="checkbox"/> Masonry infill / cleanouts   | <input type="checkbox"/> Pre-line firewall / rating structure | <input type="checkbox"/> Non-standard inspections as attached                |
| <input type="checkbox"/> Masonry bond beams           | <input type="checkbox"/> Post-line bracing                    | <input type="checkbox"/> Specify High Risk Detail                            |
| <input type="checkbox"/> Concrete slab / subfloor     | <input type="checkbox"/> Post-line / firewalls                | <input type="checkbox"/> Weathertightness details: window, door, penetration |
| <input type="checkbox"/> Timber subfloor              | <input type="checkbox"/> Wet area membrane (showers)          | <input type="checkbox"/> Foundation / block walls                            |
| <input type="checkbox"/> Trusses and purlin fixings   | <input type="checkbox"/> Drainage, sewer                      | <input type="checkbox"/> Metal exterior cladding                             |
| <input type="checkbox"/> Pre-wrap / structure         | <input type="checkbox"/> Drainage, stormwater                 | <input type="checkbox"/> Final – Internal / external Certification           |
| <input type="checkbox"/> Pre-roof / deck membrane     | <input type="checkbox"/> On-site effluent disposal            | <input checked="" type="checkbox"/> Final – Heating unit – free-standing     |
| <input type="checkbox"/> Post-wrap / cavities         | <input type="checkbox"/> Ext works / driveway, sumps          | <input type="checkbox"/> Final – Heating unit – in-built                     |
| <input type="checkbox"/> Brick veneer – mid-height    | <input type="checkbox"/> Retaining walls / soil drains        |  |
| <input type="checkbox"/> Stucco / texture pre-coat    | <input type="checkbox"/> Solar unit                           |  |
| <input type="checkbox"/> Stucco control joints        |   |  |

#### Hazards / Specified Systems

- Is this building subject to natural hazard? ☐ Yes ☒ No If Yes: Please refer to SBCO\*
- Is this building earthquake-prone? ☐ Yes ☒ No If Yes: Please refer to SBCO  
(\*Senior Building Consents Officer)
- Are there any Building Act S100 Systems? ☐ Yes ☒ No If Yes, does application for Compliance schedule accompany application?  
(sprinklers, alarms, etc) If so, apply AI 12.

#### Building Act Conditions

- ☐ **BI 60:** This consent is granted pursuant to Section 72 (building on hazard-prone land) of the Building Act and is conditional on the Council notifying the District Land Registrar that this consent is granted pursuant to Section 72. An entry will be made by the District Land Registrar against the Certificate of Title.
- ☐ **BI 61:** This consent is granted pursuant to Section 75 (building over two or more lots) of the Building Act and conditional on Council notifying the District Land Registrar that this consent is granted pursuant to Section 75. An entry will be made by the District Land Registrar against the affected Certificates of Title.
- ☐ **BI 62:** This consent is granted subject to a waiver from the requirements of the Building Code in respect of:

Specify: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- ☐ Process completed and approved for granting. Application forwarded to Building Control Administration for issuing.

Receiving Officer	Name:	Sharon McDuff	Application Granted:	<input checked="" type="checkbox"/>
	Initial:	SM	Application Refused:	<input type="checkbox"/>
	Date:	28/5/10		



# Application for Building Consent for Solid Fuel Heating Appliance

## Section 33, Building Act 2004

### PART A

#### The Building

Street address of building: (for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)

19 Alfred Street, Richmond

Legal description of land where building is located: (state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)

Lot 37 DP 8550

Building name: (if applicable)

N/A

Location of building within site/block number: (include nearest street access or valuation number)

19 Alfred Street, Richmond Valuation #19590-408000

Number of levels: (include ground level and any levels below ground) 1

Level/unit number: (if applicable) N/A

Area: (total floor area; indicate area affected by the building work if less than the total area)

Current, lawfully established use: (include number of occupants per level and per use if more than one)

Residential Home 4 occupants

Year first constructed: (approximate date is acceptable, e.g. 1920s or 1960-1970) 1973

#### OFFICE USE

Date received stamp:



BC No: 100579

Date Granted:

#### The Owner

Name of Owner: (insert N/A if the applicant is an individual)

N/A

Contact person: Nathan Douglas

Mailing address: 19 Alfred Street, Richmond

Street address/registered office: as above

Phone Numbers:

Daytime: work: 5423756

Mobile: 0277399501

Facsimile:

After Hours: 5449097 (home)

E-mail: s13fiend@hotmail.com

Website:

Evidence of ownership: (i.e. copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)

☐ Copy of Certificate of Title (less than three months old) ☒ Agreement for sale and purchase ☐ Lease ☐ Other

## Agent (only required if application is being made on behalf of the owner)

Name of Agent: \_\_\_\_\_

Contact person: (insert N/A if the applicant is an individual) \_\_\_\_\_

Mailing address: \_\_\_\_\_

Street address/registered office: \_\_\_\_\_

Phone Numbers:

Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_

Facsimile: \_\_\_\_\_ After Hours: \_\_\_\_\_

E-mail: \_\_\_\_\_

Website: \_\_\_\_\_

Relationship to owner: (state details of the authorisation from the owner to make the application on the owner's behalf)

## First Point of Contact (if not owner or agent)

First point of contact for communications with the Council: \_\_\_\_\_

Contact person: (insert N/A if the applicant is an individual) \_\_\_\_\_

Mailing address: \_\_\_\_\_

Street address/registered office: \_\_\_\_\_

Phone Numbers:

Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_

Facsimile: \_\_\_\_\_ After Hours: \_\_\_\_\_

E-mail: \_\_\_\_\_

Website: \_\_\_\_\_

Relationship to owner: (state details of the authorisation from the owner to make the application on the owner's behalf)


## Application

I request that you issue a: (tick one box)

☐ Project Information Memorandum only

☐ Project Information Memorandum and Building Consent

☐ Building Consent for PIM No. \_\_\_\_\_ for the building work described in this application

  
\_\_\_\_\_  
Signature of owner/agent (delete one) on behalf of  
and with the authority of the owner

18-5-10  
\_\_\_\_\_  
Date



## PART B

### Specification for installation of solid fuel heating appliance

(Applicants, please complete all parts)

1. Make and model of heater/burner: YANCA HOBSON
2. Free-standing ☒ In-built ☐
3. Is the heater/burner? ☒ New ☐ Second-hand
4. Type of fuel: (e.g. diesel, kerosene, wood, coal, pellets) WOOD.

#### All heaters/burners

After 1 September 2005 any heater/burner installed on any property smaller than 2ha must be a clean burning model. A clean burning model must not emit more than 1.5 grams of particulate matter for every 1kg of fuel used and have an efficiency standard of at least 65%. On properties that are greater than 2ha, the heater/burner must not emit more than 4 grams of particulate matter for every 1kg of fuel used (emission levels as defined in AS/NZS 4013, Section 7). Proof of compliance with the maximum allowance particulate emission is required for all heaters/burners.

#### Second-hand heaters/burners - additional requirement

Appliance Certification Report – second-hand heaters/burners must be inspected and tested by a suitably experienced and approved fire installer (vital that they hold appropriate insurance cover). A copy of the test/inspection report must be submitted with the consent application.

#### Flue quality

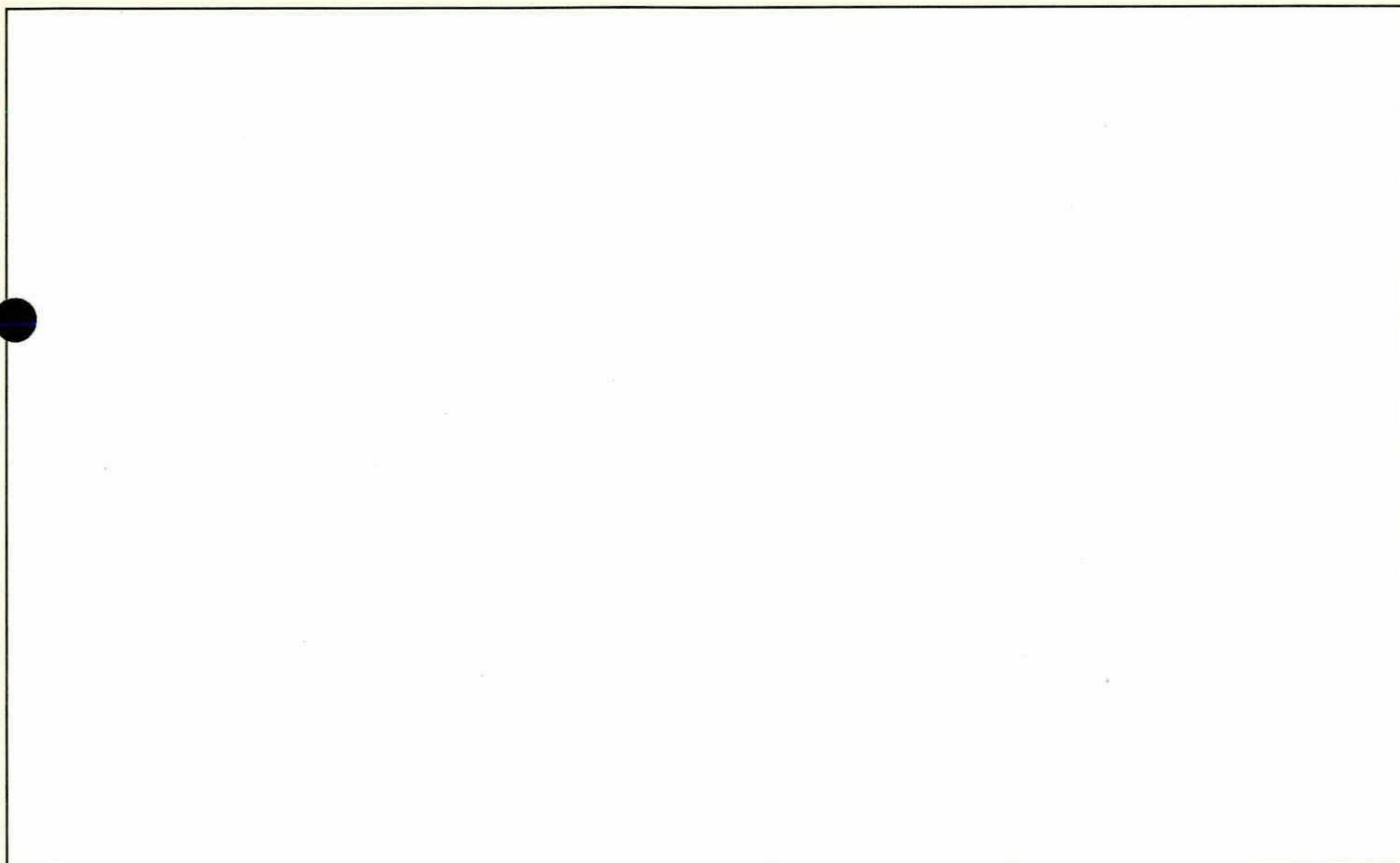
Under no circumstances will installation of second-hand flues be permitted.

5. Hearth construction and thickness: FLOOR PROTECTOR ANY THICKNESS.
6. Air gap between hearth and timber floor: (only required for some models) N/A.
7. Distance hearth projects from heat: front 300 mm. sides 100 mm
8. When heater/burner is on an angle – distance of back corners of heater/burner from walls: N/A
9. Distance from back of heater/burner to wall: 150 mm.
10. State method of wall protection, if required: (heat resistant materials, e.g. brick with 25mm air gap)  
\_\_\_\_\_
11. Does flue pass:  
Horizontally through wall? ☐ Yes ☒ No Vertically through ceiling? ☒ Yes ☐ No
12. If horizontally, state method of wall protection: N/A.
13. Type of flue kit: ☐ Single shield ☒ Double shield ☐ Other \_\_\_\_\_
14. Distance from outer shield to framing timbers: 25 mm.
15. Height of flue above ridge: 600 mm.
16. Is there a wetback connection? ☐ Yes ☒ No ☐ New or existing. If new, please provide piping and connection diagram.
17. Fixing to hearth: (Not less than 8mm diameter bolts. Wetbacks are not seismic restraints) 8mm dynabolts
18. State type of fixing: (Note: Both hearth and heater/burner must be fixed to floor) 8mm dyna bolts
19. Estimated value: \$ 3500.00

**Important Note: All new wetback heater/burner installations are required to have a tempering valve fitted to comply with the New Zealand Building Code.**

A sketch of the proposed solid/liquid fuel heater/burner is to be drawn into the box below. This sketch is to clearly and accurately record the following:

- Location of the heater/burner
- Location of all walls, doors and windows in the building. Indicate which room heater/burner is located in
- Location of existing/proposed smoke detectors that comply with the relevant standards must be marked. These will be inspected and tested prior to the issue of a Code Compliance Certificate
- Location of the existing water cylinder if a wetback/hot water booster is to be fitted
- If liquid fuel, show size and location of the fuel storage tank related to the building and site boundaries. Wall openings (windows or doors) and wall cladding material within 1.8m of the storage tank vicinity should be shown.



## Building Consent (do not fill in this section if the application is for a Project Information Memorandum only)

Plans and specifications are to be attached to this application:

(all plans and specifications must meet the minimum requirements set out in the Regulations, or required by the Building Consent Authority (BCA). Please complete full list under attachments overleaf).

The building work will comply with the Building Code as follows:

(if you're not sure which clauses are applicable, talk to the BCA, or your architect).

Clause (tick relevant clause numbers of Building Code)	Means of compliance (refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable, put N/A)	Waiver/modification required (state nature of waiver or modification of Building Code required; if not applicable, put N/A)
<input type="checkbox"/> B1 Structure		
<input type="checkbox"/> B2 Durability		
<input type="checkbox"/> C1 Outbreak of fire		
<input type="checkbox"/> E2 External moisture		
<input type="checkbox"/> F7 Smoke alarms		



## PART C

### Project Information Memorandum (do not fill in this section if the application is for a Building Consent only)

The following matters are involved in the project: (tick the matters relevant to the project)

- |   |   |
|---|---|
| <input type="checkbox"/> Subdivision application no. _____                                | <input type="checkbox"/> Building work over or adjacent to any road or public place   |
| <input type="checkbox"/> Resource consent application no. _____                           | <input type="checkbox"/> Disposal of stormwater and wastewater  |
| <input type="checkbox"/> Alterations to land contours                                     | <input type="checkbox"/> Building work over any existing drains or sewers, or in close proximity to wells or water mains                      |
| <input type="checkbox"/> New or altered connections to public utilities                   | <input type="checkbox"/> Other matters known to the applicant that may require authorisations from the territorial authority: (specify) _____ |
| <input type="checkbox"/> New or altered locations and/or external dimensions of buildings |   |
| <input type="checkbox"/> New or altered access for vehicles                               |   |

## PART D

### Attachments

The following documents are attached to this application: (tick as applicable, or put N/A if there are no attachments)

- |   |  |
|---|--|
| <input type="checkbox"/> Project Information Memorandum                         | <input type="checkbox"/> Application fee               |
| <input type="checkbox"/> Certificate attached to Project Information Memorandum | <input type="checkbox"/> Manufacturer's specifications |
| <input type="checkbox"/> Evidence of ownership                                  | <input type="checkbox"/> Installation instructions     |

\_\_\_\_\_  
(If insufficient space, please attach schedule to the application)

## PART E

### Key Personnel

#### Builder:

Name: \_\_\_\_\_  
Daytime Ph: \_\_\_\_\_  
Mobile Ph: \_\_\_\_\_  
After hours Ph: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Registration No. \_\_\_\_\_

#### Registered Plumber:

Name: \_\_\_\_\_  
Daytime Ph: \_\_\_\_\_  
Mobile Ph: \_\_\_\_\_  
After hours Ph: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Registration No. \_\_\_\_\_

#### Installer:

Name: P M FIREPLACES  
Daytime Ph: 548 0515  
Mobile Ph: \_\_\_\_\_  
After hours Ph: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Registration No. \_\_\_\_\_



Douglas Nathan Alexander Brian  
 19 Alfred Sheat Street  
 Richmond  
 Nelson 7020

**RATES INVOICE**

<b>Tax Invoice/Credit Note</b>	(G.S.T) Reg No 51-076-806
Instalment Number	4 of 4
Instalment Date	1 May 2010
Rating Year	1 July 2009 to 30 June 2010
<b>VALUATION ROLL NUMBER</b>	<b>19590-40800</b>
Capital Value	\$265,000
Land Value	\$175,000
Area	615 sq m
Location	19 Alfred Sheat Street, Richmond
Legal Description	LOT 37 DP 8550

**Paying by Internet Banking?**

Pay into Bank Account No: 12-3193-0002048-03  
 Use this reference: 19590-40800

**STATEMENT OF ACCOUNT**

Balance owing at 1 July 2009	\$0.00
Plus previous instalments charged	\$1,375.50
Plus penalty charges (GST exempt)	\$0.00
Plus/less adjustments	\$0.00
Less remissions	\$0.00
Less payments since 1 July 2009	\$1,375.50CR
<b>This instalment (Includes \$50.94 GST)</b>	<b>\$458.50</b>

<b>TOTAL NOW DUE</b>	<b>\$458.50</b>
<b>LAST DATE FOR PAYMENT</b>	<b>31 May 2010</b>

Any portion of the current instalment remaining unpaid after 31 May 2010 will incur a 10% penalty of up to \$45.85

<b>Total Annual Rates</b>	<b>\$1,834.00</b>
<b>Total Annual Remissions</b>	<b>\$0.00</b>
<b>Amount to clear rates to 30 June 2010</b>	<b>\$458.50</b>

Details of rates shown overleaf

Please note any change of postal address below:

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☐ If a receipt is required, please **RETURN THE ENTIRE FORM** and tick this box.

**RATES REMITTANCE ADVICE**

Valuation Roll Number	19590-40800
Name	Douglas Nathan Alexander Brian
Instalment	4 of 4
<b>TOTAL NOW DUE</b>	<b>\$458.50</b>
<b>LAST DATE FOR PAYMENT</b>	<b>31 May 2010</b>
<b>Amount to clear rates to 30 June 2010</b>	<b>\$458.50</b>
<b>AMOUNT PAID</b>	





**ANNUAL RATES ASSESSMENT**

DESCRIPTION OF RATES LEVIED	RATING CATEGORY DETERMINATION	FACTOR	VALUE OF FACTOR	RATE/CHARGE	AMOUNT
General Rate	Use	Capital Value	265,000	0.2134c/\$CV	\$565.50
Uniform Annual General Charge	Districtwide	Fixed Amount	1	\$240/property	\$240.00
Wastewater Charge - 1st Pan	Service Provision	Fixed Amount	1	\$606.38/pan	\$606.38
Stormwater - Richmond/Hope	Location	Capital Value	265,000	0.0365c/\$CV	\$96.73
Refuse/Recycling Rate	Location	Fixed Amount	1	\$112.50/property	\$112.50
Shared Facilities Rate	Districtwide	Fixed Amount	1	\$45.25/property	\$45.25
Mapua Rehabilitation Rate	Districtwide	Fixed Amount	1	\$12.00/property	\$12.00
Museums Facilities Rate	Districtwide	Fixed Amount	1	\$52.49/property	\$52.49
District Facilities Rate	Districtwide	Fixed Amount	1	\$42.51/property	\$42.51
Facilities Operation Rate	Location	Fixed Amount	1	\$24.24/property	\$24.24
River Works - Z Classification	Location	Land Value	175,000	0.0208c/\$LV	\$36.40
<b>Total Annual Rates (Incl GST)</b>					<b>\$1,834.00</b>

**METERED WATER SUPPLY ASSESSMENT**

A charge of \$1.17 per cubic metre of water supplied and 41.40 cents per day will be made for your watersupply.

If you have metered water it will be invoiced separately at six monthly intervals and the final date for payment will be the 20th of the month following the invoice date. An additional charge of 10 percent will be added to the amount of metered water rates remaining unpaid on the day succeeding the due date for payment.

**RATING INFORMATION****1. EXPLANATION OF RATES INSTALMENT SYSTEM**

	Instalment Date	Due Date	Period Covered
<b>INSTALMENT 1</b>	1 August	31 August	1 July - 30 Sept
<b>INSTALMENT 2</b>	1 November	30 November	1 Oct - 31 Dec
<b>INSTALMENT 3</b>	1 February	26 February	1 Jan - 31 Mar
<b>INSTALMENT 4</b>	1 May	31 May	1 April - 30 June

Each instalment is one quarter of the Total Annual Rates payable for the year.

**2. ADDITIONAL CHARGE ON UNPAID RATES:**

- an additional charge of ten percent will be added to the amount of rates remaining unpaid on the day succeeding the above due dates for payment.
- a second additional charge of 5% will be added to rates that remain unpaid from previous years as at the date 5 working days after the date on which the Council passes a resolution authorising penalties, and the additional charge will be added at six monthly intervals thereafter.

**3. SINGLE ANNUAL PAYMENT**

The option to pay annual rates in one payment instead of by instalments is available. Under this option you may either:

- Pay the full year's rates by 31 August to receive a 4 per cent discount or
- Pay the full year's rates by 30 November to have the first instalment penalty waived.

No discount is available after 31st August.

**3. PROPERTY SALES**

Please urgently notify your solicitor if:

- You have sold this property and this assessment is still in your name.
- You have recently purchased this property and this assessment shows rate arrears.

Until either of the above situations are corrected, you are responsible for the rates.

**4. SUBDIVISIONS**

If a property is subdivided during a rating year the assessment details remain the same until the next rating year. It is the responsibility of the original owner to settle the rates with Council.

**5. INSPECTION AND OBJECTION TO RATING INFORMATION AND RECORDS**

As the ratepayer for this rating unit you have the right to inspect Council's Rating Information Database and rates records and object on certain grounds set out in the Local Government (Rating) Act 2002. All objections will be determined by Council.

**COUNCIL OFFICES**

Tasman District Council Email: [info@tasman.govt.nz](mailto:info@tasman.govt.nz) Website: [www.tasman.govt.nz](http://www.tasman.govt.nz) 24 hour assistance

Richmond	189 Queen Street, Private Bag 4, Richmond, Nelson 7050, New Zealand	Phone 03 543 8400	Fax 03 543 9524
Murchison	92 Fairfax Street, Murchison 7007, New Zealand	Phone 03 523 1013	Fax 03 523 1012
Motueka	7 Hickmott Place, PO Box 123, Motueka 7143, New Zealand	Phone 03 528 2022	Fax 03 528 9751
Golden Bay	78 Commercial Street, PO Box 74, Takaka 7142, New Zealand	Phone 03 525 0020	Fax 03 525 9972

**Tasman District Council**  
Private Bag 4  
Richmond 7050  
New Zealand

**RATING INFORMATION**

**CASH & CHEQUE:** Pay at any of the TDC offices listed above

**CHEQUE (POSTAL):** Private Bag 4, Richmond 7050

**CREDIT CARD/EFTPOS:** Counter visit at any TDC office

**DIRECT DEBIT:** Can be weekly, fortnightly, monthly, quarterly or annually to suit your budget

**TELEPHONE & INTERNET BANKING:** Pay your rates from home.

**NAMES AND POSTAL ADDRESS SUPPRESSION:**

Under the provision of the Local Government (Rating) Act 2002 the names and postal address details of property owners held on the Rating Information Database will be available to any member of the public. However you will have the right to request that this information is withheld from the general public. If you wish to have your name and postal address data withheld from the information available to the public, please contact our Rates Department.

Please use your Valuation Roll as a reference when paying rates.  
Your water account when paying water. All other accounts please use the Invoice Number as a reference.



BC Number: 100579

Project: Logburner



Name and Project Address: -

✓	Checked and approved
X	Checked and rejected
—	Not applicable

## Building Consent Checklist Solar Heaters and Log Burners



Building Elements	Items to be Checked	Checked	Rechecked	Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision
Project Information Memorandum	PIM problems resolved / not available / attached to consent	✓		N/A given
	Certificate of title	✓		
Solar Heater	Type of system: closed loop or open vented	✓		N/A
	New or retrofit	✓		
	Wind Zone	✓		
	Manufactured in compliance with AS/NZS 2712:2007	✓		
	Roof pitch and/or frame angle	✓		
	Size and weight of collector panel/tank	✓		
	Support details and fixings	✓		
	Roof plan	✓		
	Piping and valve diagram	✓		
	Frost protection	✓		
	Cladding penetrations and weathertightness	✓		
	Roof material: dissimilar metals and durability	✓		
	Pipe lagging and durability (above roof)	✓		
	Type of panel relief valve and discharge to safe area	✓		
	Temperature valve to HWC, seismic and overflow relief	✓		
Safety	Any wetback connection? (is it an open vented system?)	✓		shown
	Will Producer Statement be provided at completion?	✓		
Log Burner	Smoke detectors	✓		shown
	Links to compliant heater lists <a href="http://www.nelsoncitycouncil.govt.nz/approved-wood-burners-2/">www.nelsoncitycouncil.govt.nz/approved-wood-burners-2/</a> <a href="http://www.mfe.govt.nz/laws/standards/woodburners/authorised-wood-burners.html">www.mfe.govt.nz/laws/standards/woodburners/authorised-wood-burners.html</a>	✓		
	Is the land area over 2 ha (except for Richmond air shed)?	—		NO
	If under 2 ha, is the heater on the NCC list of compliant heaters (except for Richmond air shed)?	✓		yes
	Is the property within Richmond air shed?	✓		yes
	If so, is it a replacement heater and is it a compliant heater (NCC list)?	X		? replacing pot belly & w/back
	If not, refer this file to the Discharge Consent Planner for consideration and record note on NCS	—		N/A

Log Burner	Safety report if second-hand heater	—	new
	Clean air compliant	✓	yes
	Compliance with AS/NZS 2918:2001	✓	yes
	Location in building	✓	shown
	Manufacturer's instructions provided	✓	yes
	Type of hearth and seismic restraint	✓	shown
	Clearance/heat shields	✓	"
	Ceiling penetration	✓	shown
	Flue kit and roof flashings	x	not to EZ
	Flue location/height/stays	x	not shown
	Any wetback connection? Supply piping diagram if new	—	disconnect existing? N/A
	Is the wetback new or existing?	—	N/A

Signed: 	Date of Check: 24/5/10
Signed: 	Date of Recheck: 1/6/10

Tasman District Council (Building Consent Authority) has audited this Building Consent application and is satisfied on reasonable grounds that the plans and specifications which accompany this application will meet the provisions of the Building Code. I recommend that Building Consent be granted.

Signed on behalf of the Tasman District Council:

Name:  Signature:  Date: 1/6/10



Date: 24<sup>th</sup> May 2010



### REQUEST FOR ADDITIONAL INFORMATION

Pursuant to section 48(2) of the Building Act 2004

<b>Building Consent No.</b>	100579
<b>Applicant</b>	N Douglas
<b>Project</b>	Install freestanding Yunca Hobson woodburner
<b>Project Location</b>	19 Alfred Sheat Street, Richmond
<b>Contact</b>	Nathan Douglas, 19 Alfred Sheat St, Richmond

We acknowledge receiving your Building Consent application but wish to advise that the plans and specifications do not fully comply with the NZ Building Code and/or legislation. Further processing of this Consent will be suspended until the existing plans are clearly amended. The permitted period of suspension will be **up to 20 working days** within which time all new information should be submitted.

- 1. Please confirm that this woodburner will be replacing the existing potbelly fire and that the existing wetback will be disconnected. ✓ *Replacing existing fire*
- 2. Please supply detail of flue location in relation to ridge of roof, and flue height. ✓ *Receipt Attached*
- 3. The flashing detail you have provided for the flue penetration is no longer accepted. The requirement for all pipes over 60mm is as Fig 54 on the attached sheet. Please confirm that the soaker flashing will be installed in addition to the boot flashing. ✓

On receipt of the above, we will continue the Consent application process. Please note that any new plans or details need to be provided in duplicate with changes highlighted or identified.

Yours faithfully

  
**Sharon Medcalf**  
Building Consents Officer  
Tasman District Council  
Tel: 03 543 8479 Fax: 03 543 9524  
Email: sharon.medcalf@tdc.govt.nz



**tasman**  
district council

## INSPECTION REPORT

Name: **N Douglas**

Consent No: **BC100579**

Address: **19 Alfred Sheat Street, Richmond**

Inspected by: Matt Feely

On **11/06/2010** at **10:40 a.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

**32 FINAL INSPECTION: FIRE FREE-STANDING**

**Notes Summary:** See failed item reinspection required When complete.

Next Inspection:

### ☒ Failed Inspection Points

#### **Ceiling penetration correct as per plan**

Not as plan need to fit boundary secondary Sheild as shown on specs. Some of the roof framing will need to be cut back. will need to reframe to take ceiling.



1959040800



## INSPECTION REPORT

Name: **N Douglas**

Consent No: **BC100579**

Address: **19 Alfred Sheat Street, Richmond**

Inspected by: Matt Feely

On **11/06/2010** at **9:15 a.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

**32 FINAL INSPECTION: FIRE FREE-STANDING**

**Notes Summary:** See failed item reinspection required When complete.

**FILE**

Next Inspection:

☒ **Failed Inspection Points**

**Ceiling penetration correct as per plan**

Not as plan need to fit boundary secondary Sheild as shown on specs.



## INSPECTION REPORT

Name: <b>N Douglas</b>	Consent No: <b>BC100579</b>
Address: <b>19 Alfred Sheat Street, Richmond</b>	Inspected by: Glen Buckley

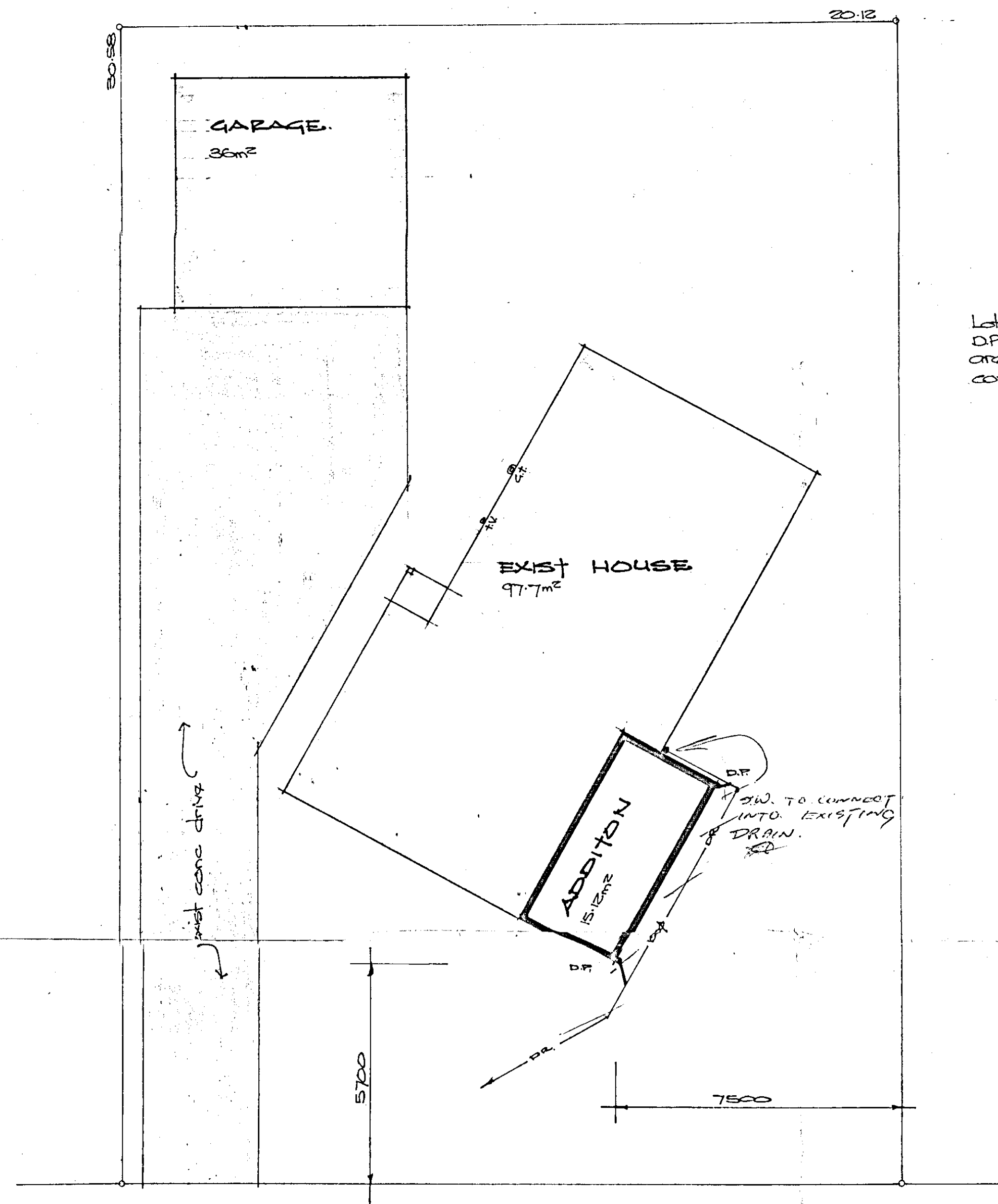
On **16/06/2010** at **2:49 p.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

### 28 ADDITIONAL INSPECTION

**Notes Summary:** Please issue CCC

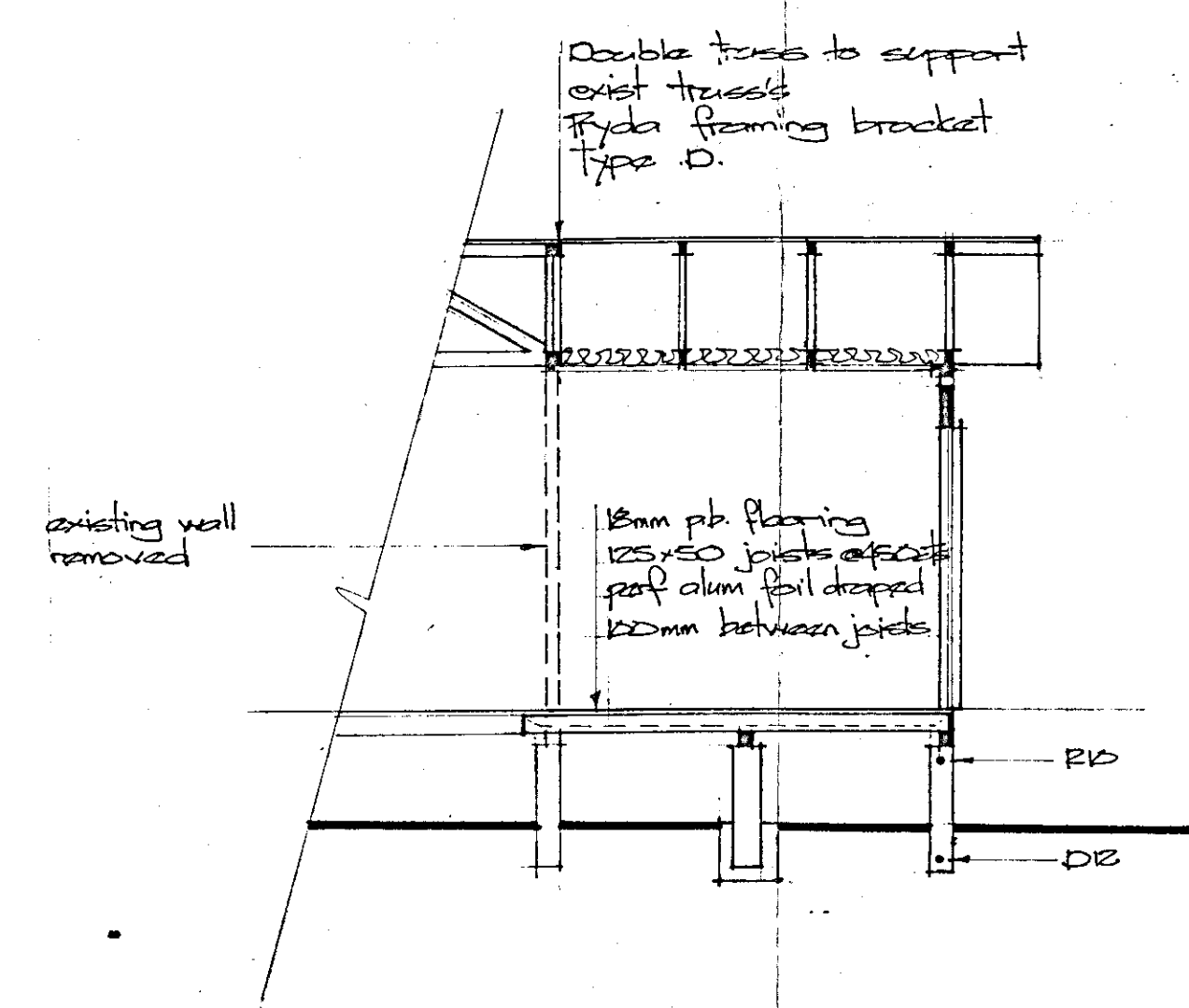
**Next Inspection:** issue CCC



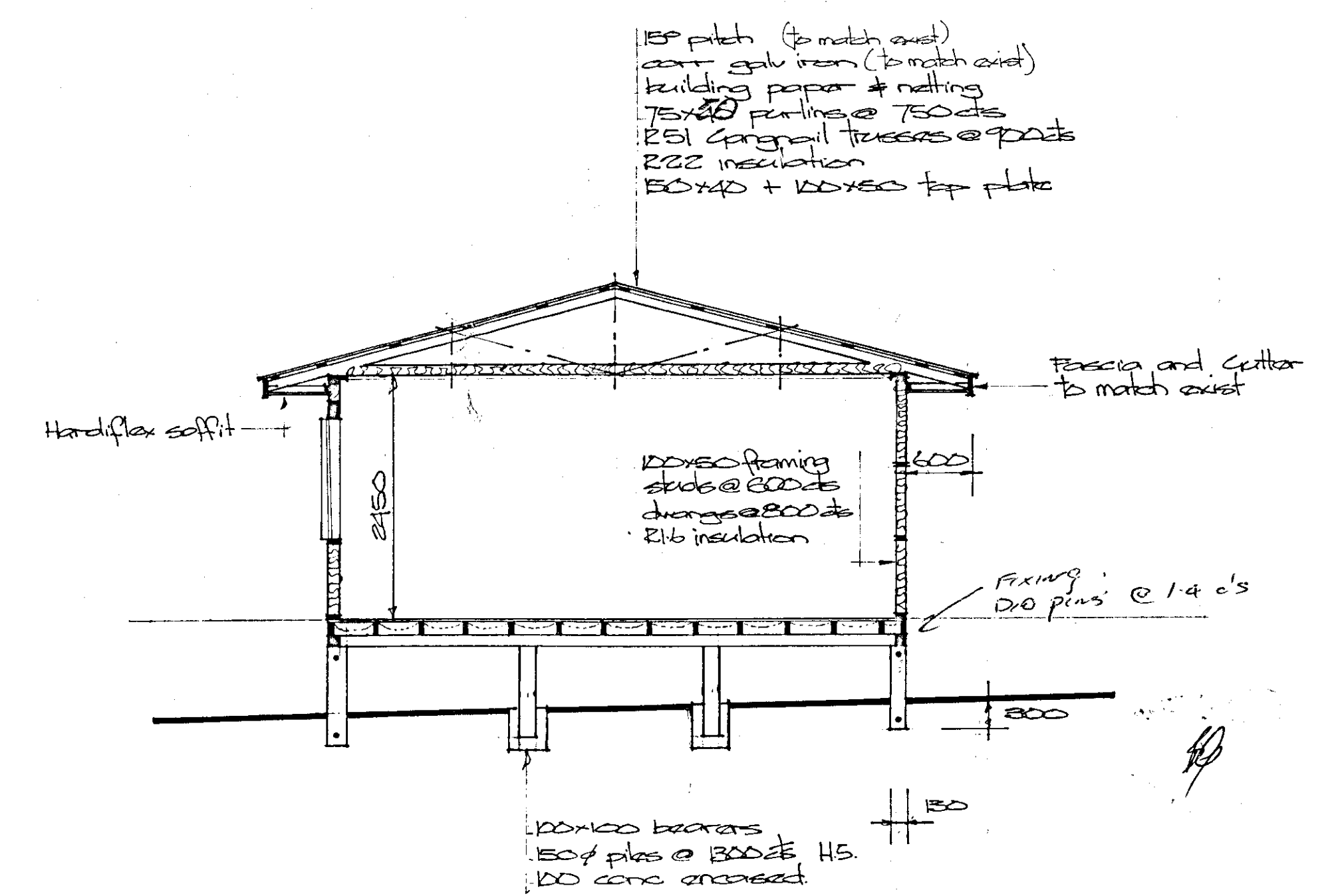


**SITE PLAN**  
1:200

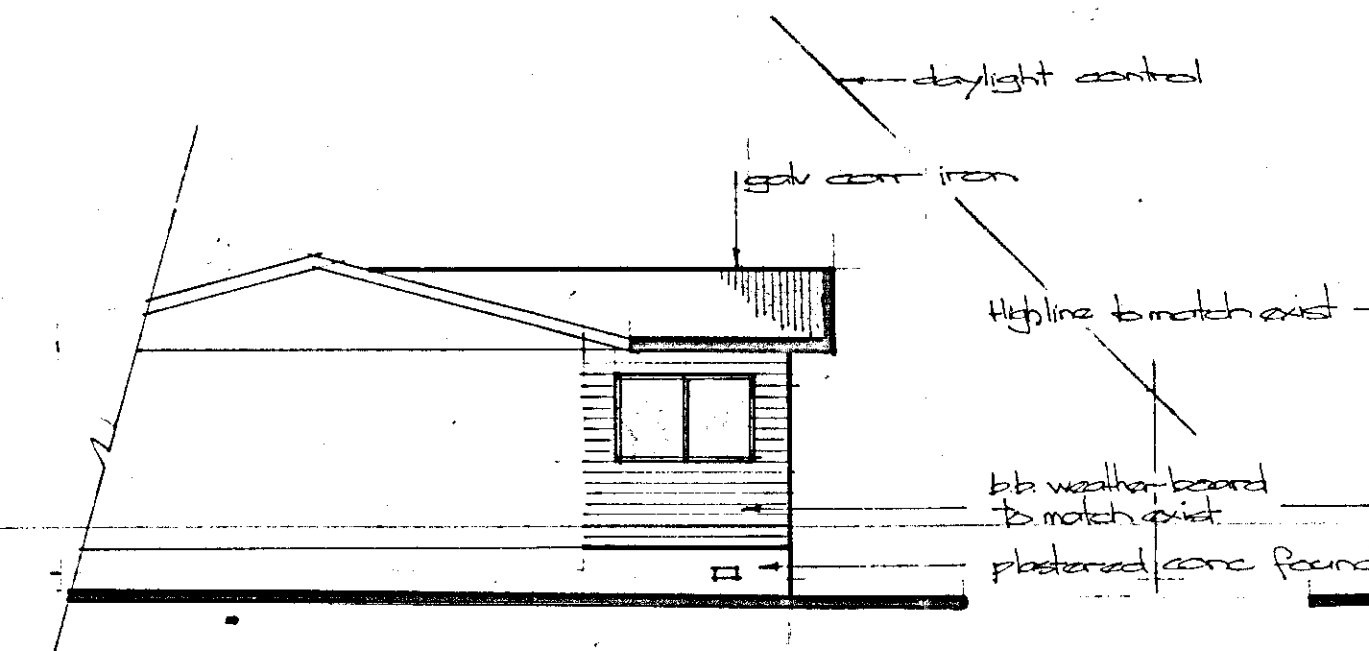
Lot 37  
DP 8550  
area 64m²  
coverage 24.24%



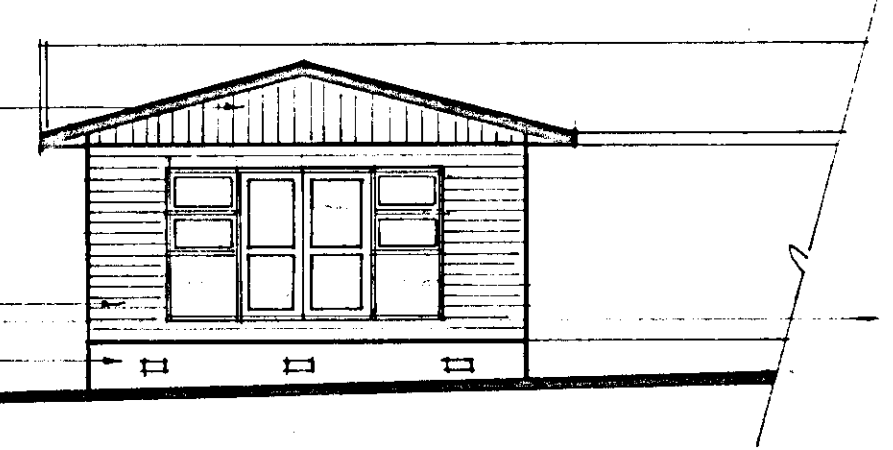
**SECTION A-A**  
1:20



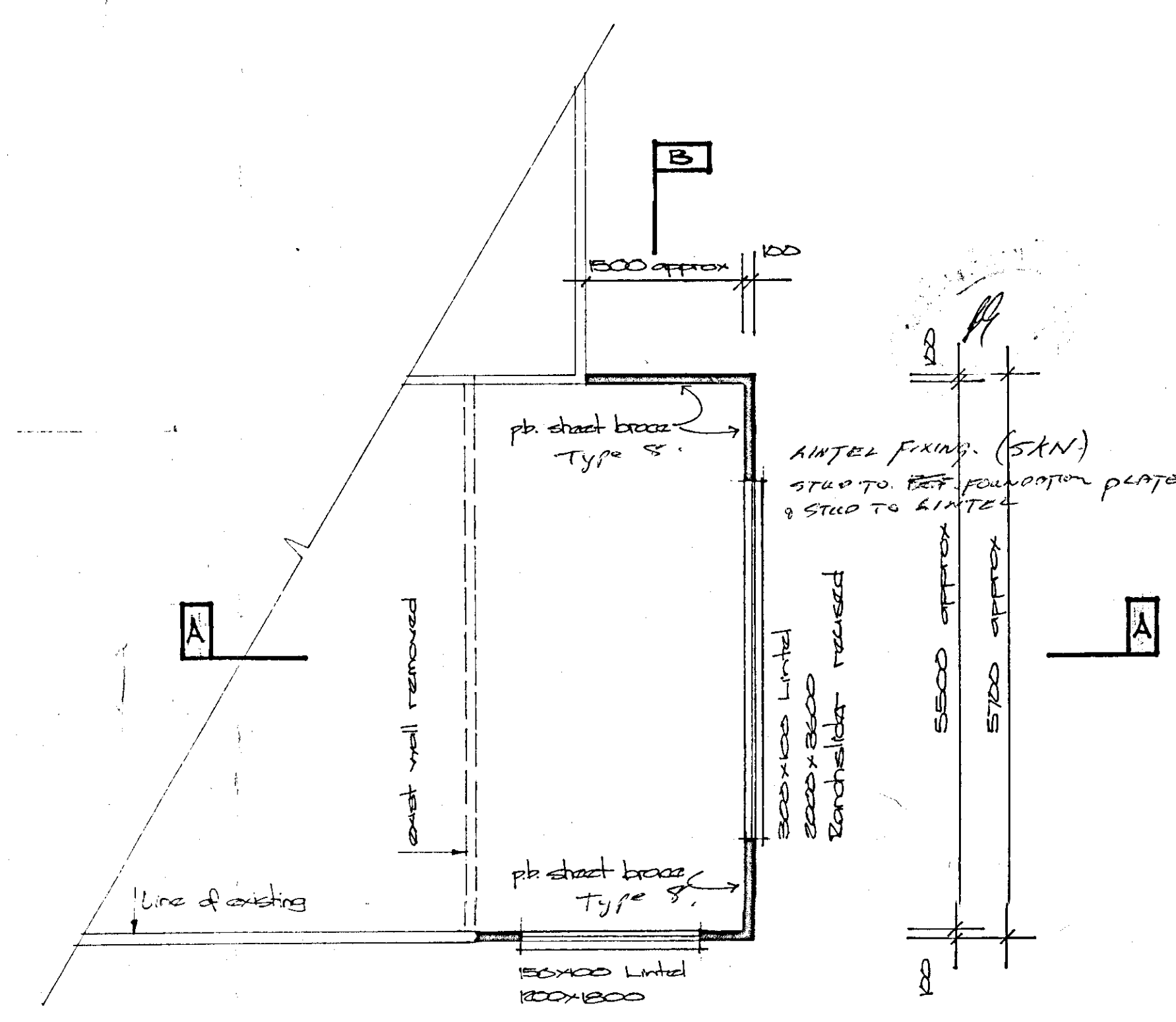
**SECTION B-B**  
1:50



**N.W. ELEV**  
1:100



**S.W. ELEV**  
1:100



**PART FLOOR PLAN**  
1:150

Approved for construction  
Building Permit Approval  
Date 26-11-26  
[Signature]  
Signed  
[Signature]  
Town Clerk  
Council

LOUNGE EXTENSION FOR B. HIGHET.  
AT 19 ALFRED SHEAT STREET. RICHMOND.

Inspector: M

File No.

Receipt No. 4520

Date Permit Issued 26 / 11 / 86

OWNER	
Name	B K Highet
Mailing Address	19 Alfred Sheat Street Richmond

BUILDER	
Name	W Thorn
Mailing Address	Alfred Sheat Street Richmond

## PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	19
Street Name	Alfred Sheat Street
Town/District	Richmond
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	19590/408
Lot	37
D.P.	8550
Section	
Block	
Survey District	

## DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Extend Lounge

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres		Number Erected	

ESTIMATED VALUES \$	Building	
	Plumbing	5000
	Drainage	
	TOTAL	5000

NATURE OF PERMIT (TICK BOX)	
<input type="checkbox"/>	NEW BUILDING - exclude domestic garages and domestic outbuildings
<input type="checkbox"/>	FOUNDATIONS ONLY
<input checked="" type="checkbox"/>	ALTERED, REPAIRED, EXTENDED - include conversions and resited buildings
<input type="checkbox"/>	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
<input type="checkbox"/>	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

## FEES APPLICABLE

Building Permit	\$ 49 50	Water Connection	\$
Street Damage Deposit	\$	Vehicle Crossing Levy	\$
Building Research Levy	\$	M.S. Plumbing	\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
TOTAL:		\$ 49 50	

Receipt No. 4520  
Date of Payment 10 / 12 / 86  
Authorised Officer *Dial New*

Special Conditions:



Date Inspected

REMARKS (e.g. stage reached with work)



COMPLETED (Signature) \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

RICHMOND BOROUGH COUNCIL  
APPLICATION FOR BUILDING PERMIT

Date: 18-11-86

To: Borough Inspector  
RICHMOND BOROUGH COUNCIL

(2331)

Sir,  
I hereby apply for a permit to EXTEND LOUNGE  
(describe nature of work)

for: B K Hight at: 19 ALFRED SHEAT ST  
(Owner)

as detailed on the Site Plan TWO (2) SETS OF DRAWINGS AND SPECIFICATIONS attached herewith.

DESCRIPTION OF LAND TO BE BUILT ON: Rate Assessment No. 19590/408

Lot 37 DP 8550 Section \_\_\_\_\_ Block \_\_\_\_\_ Land Area \_\_\_\_\_ m<sup>2</sup>

PARTICULARS OF BUILDING:

Gross Floor Area new work 15.12 m<sup>2</sup> Site coverage of principal building 97.7 m<sup>2</sup>  
Site coverage of accessory building 36 m<sup>2</sup> Total site coverage 660 %

PROPOSED USE OF BUILDING: PRIVATE

Indicate if building is Private ☒ Rent or Lease \_\_\_\_\_ For Sale \_\_\_\_\_

VALUE OF WORK (See over)

FEES PAYABLE

(a) Value of Building (less Drainage & Plumbing)	\$ <u>5000</u>	Building Permit	\$ <u>49-50</u>
(b) Total Value of Drainage & Plumbing	\$ <u>—</u>		
(c) Combined Value of above (a & b)	\$ <u>5000</u>	BRANZ Levy	\$ <u>—</u>
(d) Value of Drainage & Plumbing less materials	\$ <u>—</u>	Drainage & Plumbing Permit	\$ <u>—</u>
(e) Potential damage to public property (estimated)	\$ <u>N.I.</u>	Indemnity Deposit	\$ <u>—</u>
(f) Development value for Reserves Levy assessment	\$ <u>—</u>	Reserves Levy	\$ <u>—</u>
(g) Development servicing upgrading costs	\$ <u>—</u>	Services Levy	\$ <u>—</u>
		TOTAL PAYABLE	\$ <u>49-50</u>

Name & Address of Owner B K Hight 19 ALFRED SHEAT ST

Name & Address of Builder W Thorne ALFRED SHEAT ST

Name & Address of Drainlayer \_\_\_\_\_

Name & Address of Plumber \_\_\_\_\_

Name & Address of Applicant B K Hight 19 ALFRED SHEAT ST

Signed by Applicant BK Hight 18.11.86 Date \_\_\_\_\_

Check Description of Land ☒ FOR OFFICE USE Drainage & Plumbing Permit Application \_\_\_\_\_

Fees Paid 49-50 Receipt No. 4520 Date 10.12.86

Notices sent for further detail Fees of \$49-50

APPROVALS Town Planning B 19/11/86 Health \_\_\_\_\_

Building & Structural D.D. G. 26-11-86

Drainage \_\_\_\_\_

D033248

ENDORSEMENTS FOR PERMIT \_\_\_\_\_



### BUILDING PERMIT FEES

(including GST)

\$9.90 per \$1,000 value up to \$10,000  
plus \$5.50 per \$1,000 value between \$10,000 and \$20,000  
plus \$3.30 per \$1,000 value between \$20,000 and \$100,000  
plus \$1.10 per \$1,000 value above \$100,000

### DRAINAGE & PLUMBING PERMIT FEES

(including GST)

<u>Total Value of Works</u> <u>(Minus retail costs of materials)</u>	<u>Fee</u>
Up to \$200	\$16.50
Between \$200 and \$1,000	plus \$5.50 per \$100 work value
Between \$1,000 and \$2,000	plus \$2.20 per \$100 work value
Above \$2,000	plus \$1.10 per \$100 work value

#### Any Extra Inspections

\$33.00 per inspection

### BUILDING RESEARCH LEVY

(including GST)

\$1.10 for each \$1,000 (or part thereof) value of complete works project. If complete value of project is less than \$10,000, NO LEVY IS PAYABLE.

### STREET, FOOTWAY AND PUBLIC PLACES INDEMNITY DEPOSIT

\$300 minimum for all new work of total value \$10,000 or more, or, if unusually heavy machinery or plant is used, a deposit may be required in any case, and of an amount fixed by the Engineer. (GST only applies if an actual amount for damages is to be charged.)

### DEVELOPMENT RESERVES LEVY (Section 294 Local Government Act)

A Commercial, Industrial or Administrative Development is a building project of construction or alteration and includes fixed plant and all site works of a total value of more than \$100,000. A reserves levy is payable to Council at the rate of 0.5% of the total value, plus 10% GST.

A Residential Development is a building construction or alteration project which results in more than two dwelling units per allotment for which a reserves levy is made equal to 20 square metres of lot area per unit more than two.

### DEVELOPMENT SERVICES LEVY (Section 283 Local Government Act)

Where a development project may necessitate an upgrading of drainage, water supply or access services to the project, a fair and reasonable contribution from the developer may be required.

### PLAN CHECKS PRIOR TO PERMIT APPROVAL

(including GST)

\$55.00 per hour



**RICHMOND BOROUGH COUNCIL**

**Building Permit Application Check List**

Address of Work: 19 ALFRED STREET 59  
 Name of Owner: B. Highet  
 Name of Permit Applicant: None

Date of Check: 26-11-86  
 Checked by: BL

**1 FORMS AND PRELIMINARIES:**

- |   |                                     |   |                                     |
|---|-------------------------------------|---|-------------------------------------|
| (a) Application form complete   | <input checked="" type="checkbox"/> | (b) Planning consent given  | <input checked="" type="checkbox"/> |
| (c) Drainage and Plumbing Application   | <input checked="" type="checkbox"/> | (d) Craftsman Plumber & Regd. Drainlayer's names  | <input checked="" type="checkbox"/> |
| (e) Building Projects Authority Certificate   | <input checked="" type="checkbox"/> | (f) ALL fees paid. Receipt No.s OK  | <input checked="" type="checkbox"/> |
| (g) Street number allocated   | <input checked="" type="checkbox"/> | (h) Designer's name and qualifications  | <input checked="" type="checkbox"/> |
| (i) Work values   | <input checked="" type="checkbox"/> | (j) 2 plan sets - same, complete, quality   | <input checked="" type="checkbox"/> |
| (k) Specifications  | <input checked="" type="checkbox"/> | (l) Site inspection - ground support, strata, top soil depth, slope stability, catchments and surface flooding, vegetation  | <input checked="" type="checkbox"/> |
| (m) (Chapt. 3) Existing Buildings: change of use, alterations and additions comply, seismic comply, <i>demolition</i>   | <input checked="" type="checkbox"/> | (o) Refusal of Permit - interferes with subdivision, land not suitable, damage from erosion, slippage, subsidence, inundation, <i>Development Servicing District 5294</i> | <input checked="" type="checkbox"/> |
| (n) Developments levies, Reserves contribution > \$100,000 or > 2 Flats   | <input checked="" type="checkbox"/> | (r) Flats plan approval requirements  | <input checked="" type="checkbox"/> |
| (p) Title endorsement if permit allows for slippage, etc.   | <input checked="" type="checkbox"/> | (s) Subject to NZS3604:1981, or Design requirements NZS1900   | <input checked="" type="checkbox"/> |
| (q) Access for disabled - premises applicable, paths, parking, ramps, entry doors, steps, toilets, handrails, comply NZS4121, new construction, major reconstr. | <input checked="" type="checkbox"/> | (u) Private works reqd, water, drainage, access, etc.   | <input checked="" type="checkbox"/> |
| (t) Street crossings, access to property, private works   | <input checked="" type="checkbox"/> | (w) Accessory building proposals, site, F.R.R., neighbour OK, coverage  | <input checked="" type="checkbox"/> |
| (v) Factory Commercial Premises Act requirements: clothing storage, rest room, cleaning store   | <input checked="" type="checkbox"/> | (y) Special areas, foundation design  | <input checked="" type="checkbox"/> |
| (x) Timber quality, TPA Std, subfloor, poles, exterior, balcony   | <input checked="" type="checkbox"/> | (z) <i>Queen St. Decor Fixings</i>  | <input checked="" type="checkbox"/> |

**2 SITE PLANNING AND DESIGN**

- (i) Locality plan - scale, neighbourhood relativity, streets, reserves, adjacent building development, new building
- (ii) Site plan - new development, existing buildings, yards, site works, site dimensions (Length bearing area)
- (iii) Site Engineering
- (a) Existing, new, contours, excavations and fills, extended to adjoining sites
- (b) Drive construction, carparks, cross sections and profiles from street kerb, drainage and kerbs
- (c) Sewer, stormwater drainage, dimensioned plans, profiles and levels, *protection, cover*
- (d) Approved drain connections levels established, *assessments, drainage rights of way, existing alignments*
- (e) Site and adjacent land drainage, field drains, soakage pit tests
- (f) Water supply plan, meter installation, back flow preventor, multi-units
- (g) Land stability, retaining walls
- (h) Land support capacity, strata detail
- (i) Existing premises comply drainage, plumbing

Site Servicing

- (a) Power and telephone underground plans ☒ (b) Easements for drainage, water, access ☒

**3 PLANS**

- (a) Foundation ☒ (b) Basement ☒ (c) All floors and services ☒ *Roof, incl drainage*

**4 ELEVATIONS**

- (a) Footing outlines ☒ (b) Detail description & dimensions, materials, finishes, bracings
- (c) External services, plumbing systems, flues, access and egress, vents, *roof drainage*

**5 CROSS SECTIONS**

- (a) Each different structural element ☒ (b) Differing whole building elements ☒
- (c) Fixing, ties, straps, reinforcement, bracing ☒

**6 STRUCTURAL DETAIL**

- (a) Structural connections ☒ (b) Reinforcing and bracing elevations and plans ☒
- (b) Frames and load bearing systems ☒ (d) Trusses and node detail, truss plans, roof bracing, fixing, ties ☒
- (c) Computation report and design calculations ☒ (g) Foundation drainage, connections, drainage courses ☒
- (f) Lintels, fixings ☒ (i) Burners, fireplaces, flues ☒
- (h) Major plumbing design (with sketches) ☒ (k) Joinery design and dimensions ☒
- (j) Accessory buildings design ☒ (m) Verandah, balcony, terrace construction ☒
- (l) Loading Code NZS4203:76, Special structures, etc. ☒ (o) Slab on ground const. foundations, vapour barriers, bearing walls, site fill, slab shrinkage ☒
- (n) Linings schedule, walls, ceilings ☒ (q) Battens, purlins, fixing timbers, walings ☒
- (p) Sheathing - veneer, ties, DPC, backing, reinforcement, fixing, venting ☒

**7 HEALTH STANDARDS**

- (a) Number and isolation of WCs ☒ (b) Room sizes, heights, bed spaces ☒ (c) Lighting, ventilation, heating ☒
- (d) Plumbing & drainage trapping, venting, *access fittings* ☒ (e) Combined drains, greater than one building ☒
- (f) Req'd. fittings - urinal, basins, cleaner's sinks, hot and cold water ☒ (g) Insulation ☒
- (i) Stair design, Fire Code, etc. ☒ (h) Room combinations, areas, residential reqs. Chapt. 4 ☒
- (k) Floor levels, concrete floor clearance, crawl space ☒ (j) Underfloor and cavity ventilation ☒
- (w) *Nuisance potential noise, vibration, glare, effluents, dust, odour* ☒ (l) Weather proofing, roof falls & flashings, expansion *9 catchments* ☒

**8 FIRE AND EGRESS**

- (a) Occupancy class, type construction ☒ (b) Size fire compartment ☒ (c) FRR exterior walls, distances and ratings ☒
- (d) % openings ☒ (e) Parapets ☒ (h) Roof space restriction ☒
- (f) FRR frames, floors, panels, fire doors, windows, (NZS 1188) ☒ (g) Separation occupancies ☒ (j) FRR eaves & projections ☒
- (k) Party walls ☒ (i) Surface finishes ☒ (m) Sprinkler concessions ☒
- (n) Number of exitways ☒ (l) FRR horizontal panels ☒ (p) Cul-de-sacs ☒
- (q) Internal, external stairs ☒ (o) Exits, width units ☒ (s) Lighted exit signs ☒
- (t) Alarms, emergency lighting ☒ (r) Protection exits ☒ (v) Places of Assembly, spec. conds. ☒
- (w) Theatres, cinemas, spec. conds. ☒ (u) Escapeways ☒ (y) Fire prevention - first aid, hoses ☒
- (z) Shops - spec. conds. ☒ (x) Multi-storey buildings, spec. conds. ☒
- (a1) Accommodation Dwellings, (motels, etc.) spec. conds. ☒



RICHMOND BOROUGH COUNCIL

INSPECTION RECORD

TO FILE: 19 Alfred Street 80  
(Property No. & Street)

Inspection Date 12-1-87

Owner and Address for Service: Benny Highet. alone

Authorised Tradesman and Address for Service: N. Thorne  
Alfred street 80

Purpose of Inspection (& Type): footing & foundation of extension

Progress stage of Work: Boxed ready to pour. steel placed & O.K.  
Footings good.

Faults problems or Irregularities: NIL.

Corrective Action Taken: \_\_\_\_\_

'Bring Up' Referral Date \_\_\_\_\_ Inspector DDJ.

Date of Recording 13-1-87

RICHMOND BOROUGH COUNCIL

INSPECTION RECORD

TO FILE: 19 Alfred Sted RD  
(Property No. & Street)

Inspection Date 5 MAR 1987

Owner and Address for Service: B. Highet

Authorised Tradesman and Address for Service: W. Thorne

Purpose of Inspection (& Type): Framing & Roof

Progress stage of Work: Framing roof valleys etc

Faults problems or Irregularities: looks O.K.

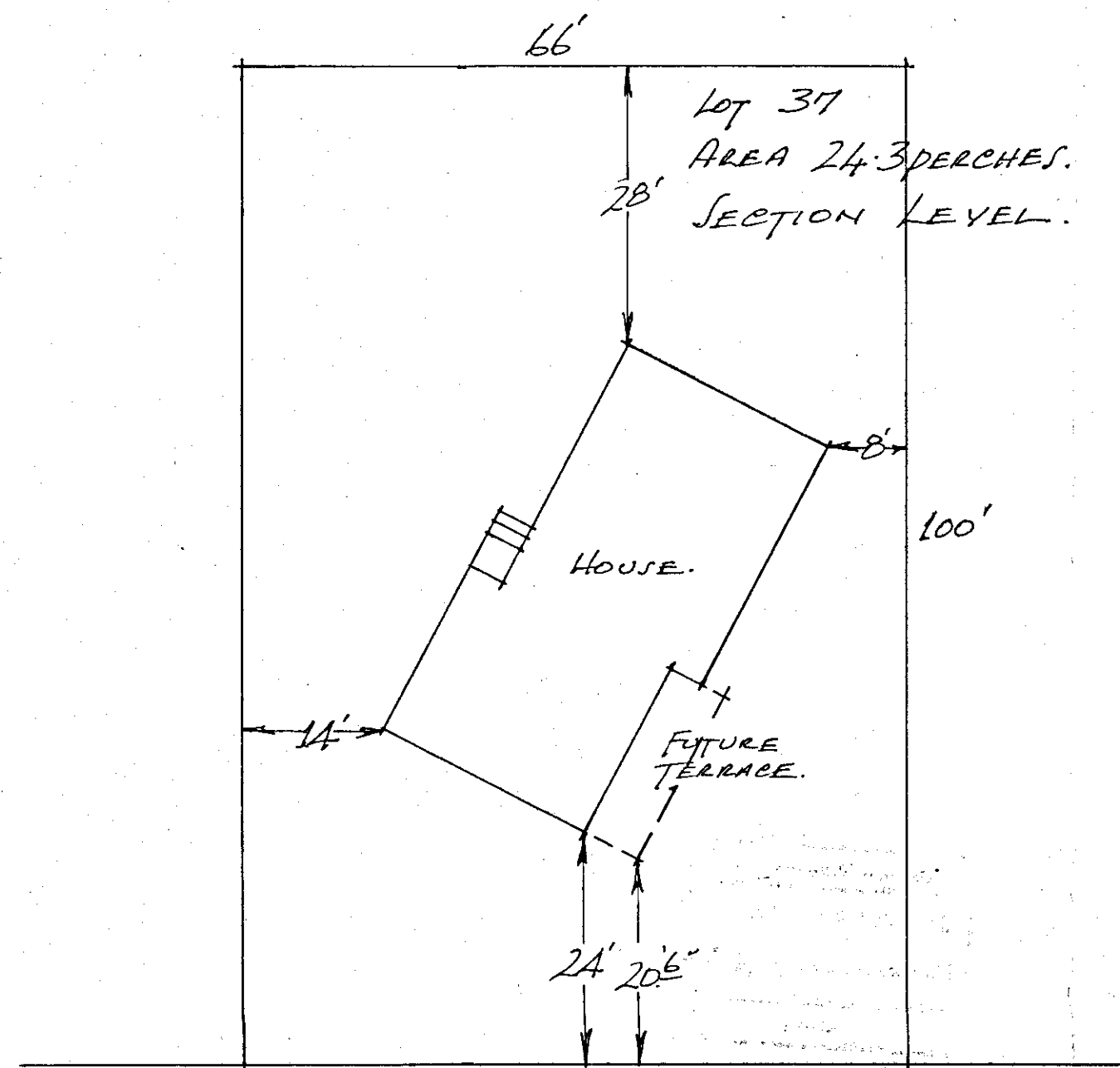
Corrective Action Taken: \_\_\_\_\_

'Bring Up' Referral Date \_\_\_\_\_ Inspector B.G.

Date of Recording 5 MAR 1987



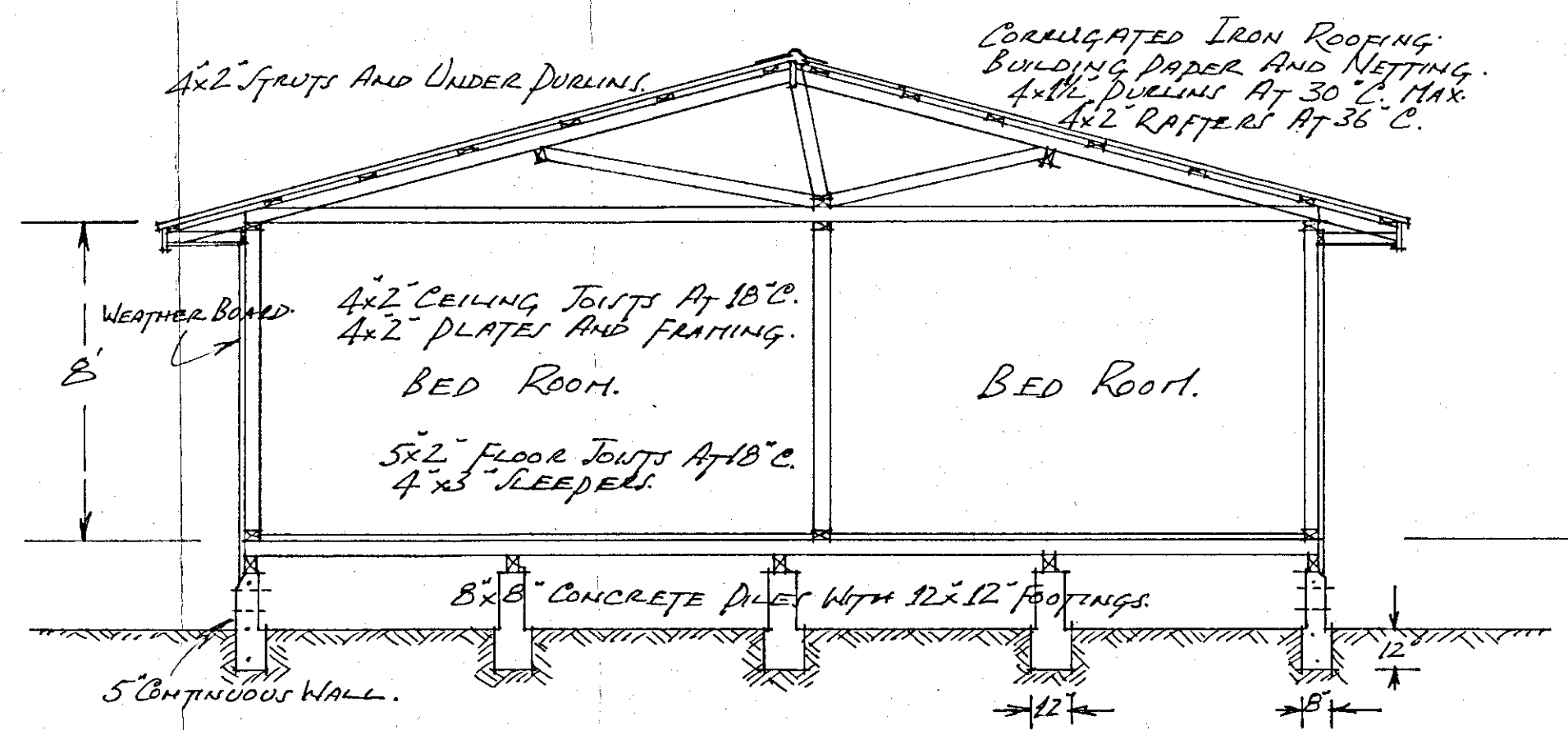




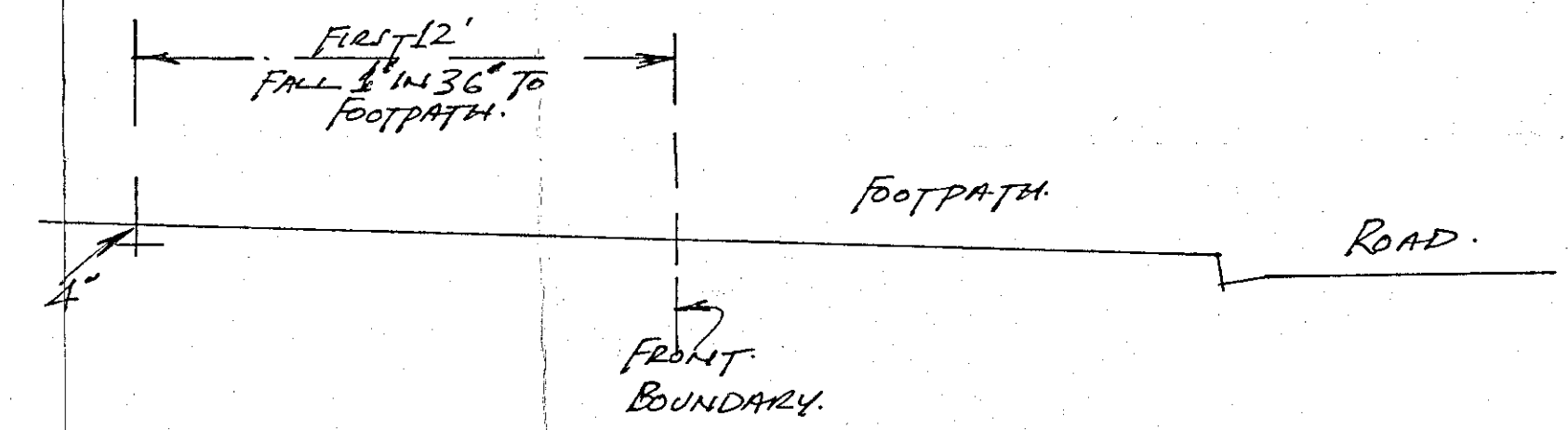
ALFRED SHEAT STREET.  
SITE PLAN.

SCALE 1/16" TO 1 FOOT.

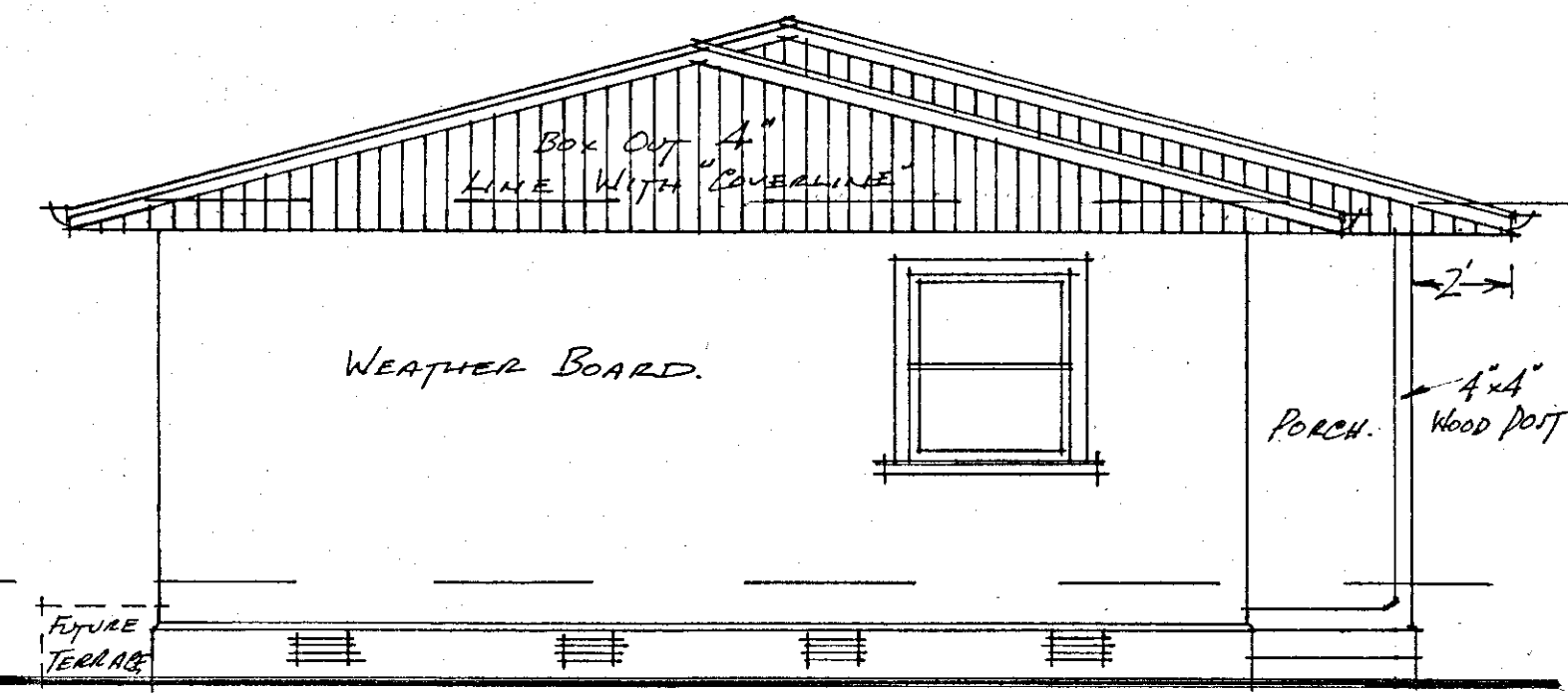
Richmond Borough Council	
Building Permit Approval	
Date	8 JUN 1973
Building Inspector	
Sighted	
Health Insp.	
Town Clerk	
Comments:	



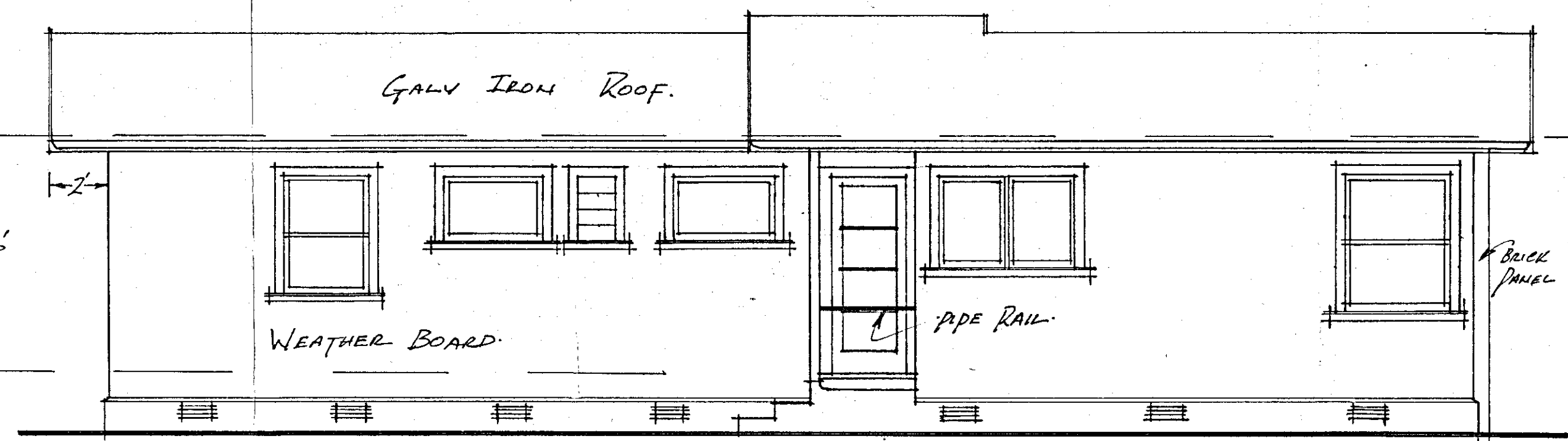
CONSTRUCTIONAL CROSS SECTION - SCALE 1/4" TO 1 FOOT.



LONGITUDINAL SECTION OF ACCESS DRIVE  
SCALE 1/4" TO 1 FOOT.



BACK ELEVATION.



SIDE ELEVATION.



RICHMOND BOROUGH COUNCIL  
APPLICATION FOR BUILDING PERMIT

To: Borough Inspector,  
Richmond Borough Council

DATE: 30/5/73.

Sir,

(19) I hereby apply for a permit to build house.  
at 4 Alfred Heat Street for Mr. B. Hight.  
as detailed on Site Plan, and the two sets of drawings and Specifications  
attached.

DESCRIPTION OF LAND TO BE BUILT ON (see rate demand)

Valuation No. — Lot 37 <sup>no plan number/pt.</sup> D.P. Sec 23 Blk III

Length of Boundaries, front 66' side 100' Area of Land  
(Perches or Ft) 24.3 Perches

PARTICULARS OF BUILDING

Ground Floor Area 1037 Out Buildings Area —

Proposed use of building Dwelling

VALUES OF WORK

Value of Building \$ 8976.00 Building \$ 33.00

Value of Plumbing & Drainage \$ 948.00 Plumbing & drainage \$ 14.00

Building Research Levy \$ 5.00

~~Footpath Deposit \$ 20.00~~

Sewer Opening Fee \$ 4.00

TOTAL PAYABLE \$ 56.00

Name & Address of Owner Mr. B Hight, 40 51 Marlon St., Stoke.

Name & Address of Builder Wilkes Construction Ltd PO Box 3075

Name & Address of Plumber & Drainlayer A.R. Tuffnell Ltd, Queen St.

Signed by the Applicant Mr. B Hight  
Date 30/5/73.

FOR OFFICE USE

Check description of land ☒

Fees Paid \$56 Receipt No 589

Notices sent for further detail —

APPROVALS

Town Planning — Health —

Building & Structural — Drainage —

Endorsements for Permit —

Building Permit No F 50622 Plumbing & Drainage Permit No —



# RICHMOND BOROUGH COUNCIL

IN YOUR REPLY  
PLEASE QUOTE

## BUILDING PERMIT FEES



P.O. BOX 27  
PHONE—8680

TOWN CLERK'S OFFICE,  
CAMBRIDGE STREET,  
RICHMOND, N.Z.

Estimated Value of Work

Fee

Not exceeding \$	20		...	50
	20 and exceeding \$	200		1.00
	200 and not exceeding	400		2.00
	400	600		3.00
	600	800		4.00
	800	1000		5.00
	1000	1200		6.00
	1200	1400		7.00
	1400	1600		8.00
	1600	1800		9.00
	1800	2000		10.00
	2000	2500		12.00
	2500	3000		14.00
	3000	3500		16.00
	3500	4000		18.00
	4000	5000		21.00
	5000	6000		24.00
	6000	7000		27.00
	7000	8000		30.00
	8000	9000		33.00
	9000	10000		36.00
	10000	12000		40.00
	12000	14000		44.00
	14000	16000		48.00
	16000	18000		52.00
	18000	20000		56.00
	20000	25000		64.00
	25000	30000		72.00
	30000	35000		80.00
	35000	40000		88.00
	40000	50000		98.00
	50000	60000		108.00
	60000	70000		118.00
	70000	80000		128.00
	80000	90000		138.00
	90000	100000		148.00

## DRAINING & PLUMBING PERMIT FEES

Value of Work

Fee

	Not Exceeding \$	50		1.00
50		100		2.00
100		200		4.00
200		300		6.00
300		400		8.00
400		600		10.00
600		800		12.00
800		1,000		14.00
1,000		1,200		16.00

Plus \$1.00 for each additional \$200 value

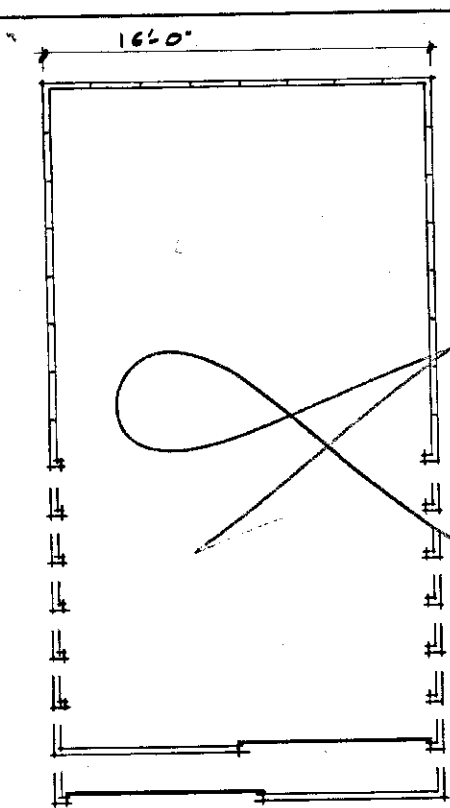
## BUILDING RESEARCH LEVY

50 cents for each \$1,000 (or part thereof) value of complete works project. If complete value of project is less than \$3,000 NO LEVY IS Payable. (Example: A project value at \$4,300 is eligible for \$2.50 levy)

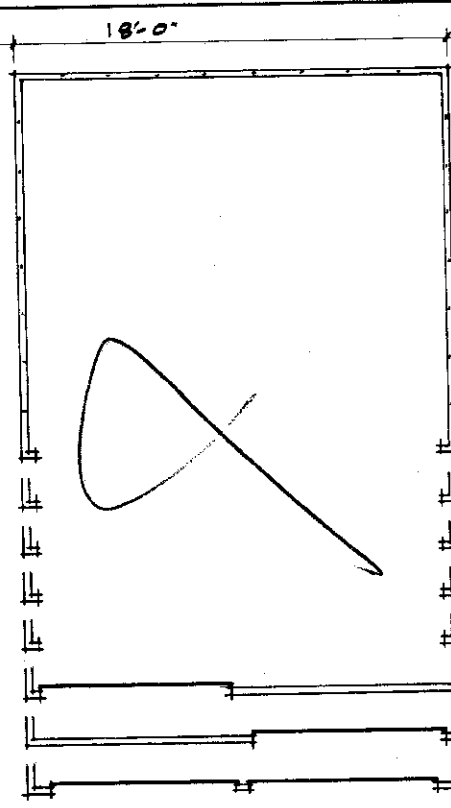
## WATER CONNECTION FEE

Where a new connection to the Water Mains is required a separate application must be made and a \$10.00 connection fee paid. It is not permissible to connect to a neighbouring supply in lieu of a main's connection.

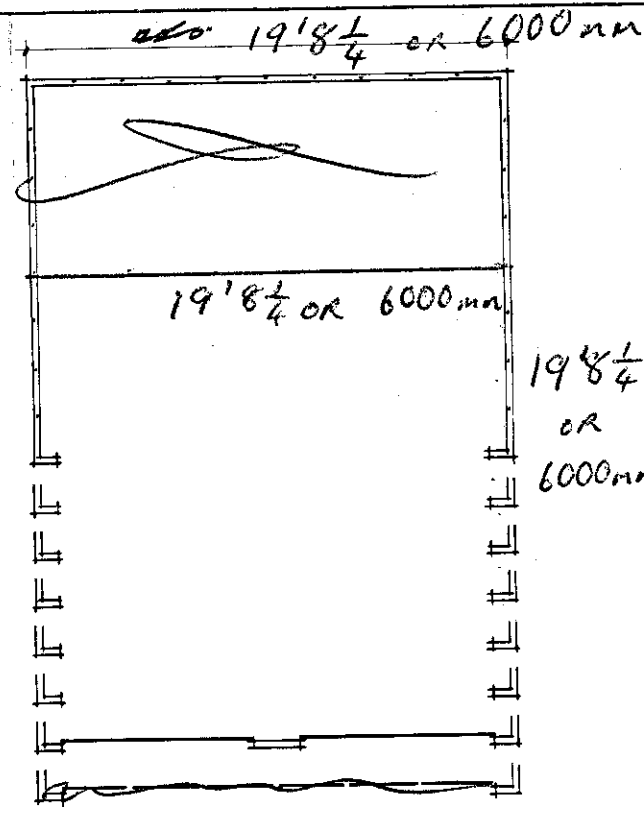




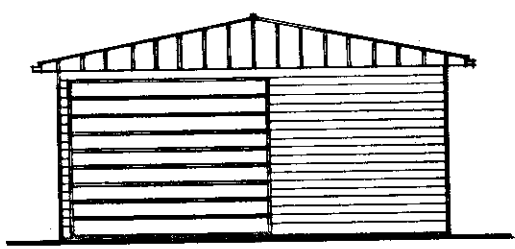
PLAN 1/8" = 1'-0"



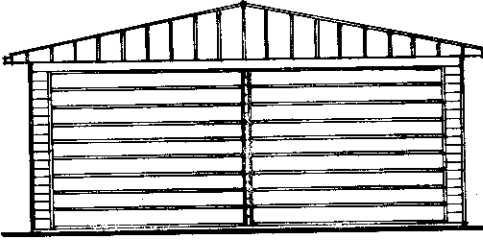
PLAN 1/8" = 1'-0"



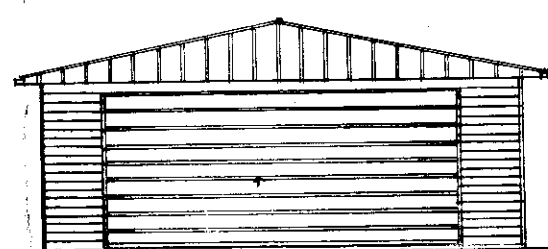
PLAN 1/8" = 1'-0"



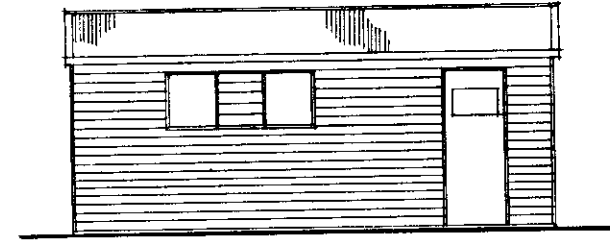
ELEVATION



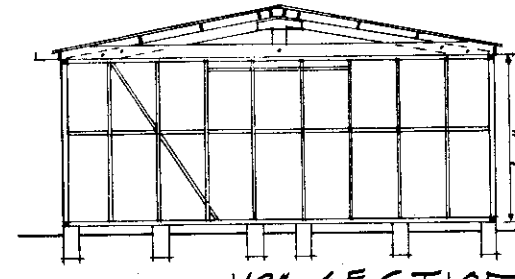
ELEVATION



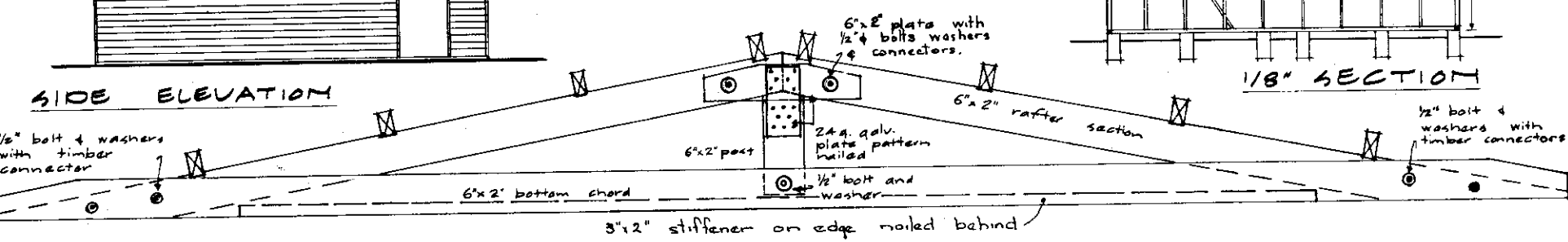
ELEVATION



SIDE ELEVATION



1/8" SECTION

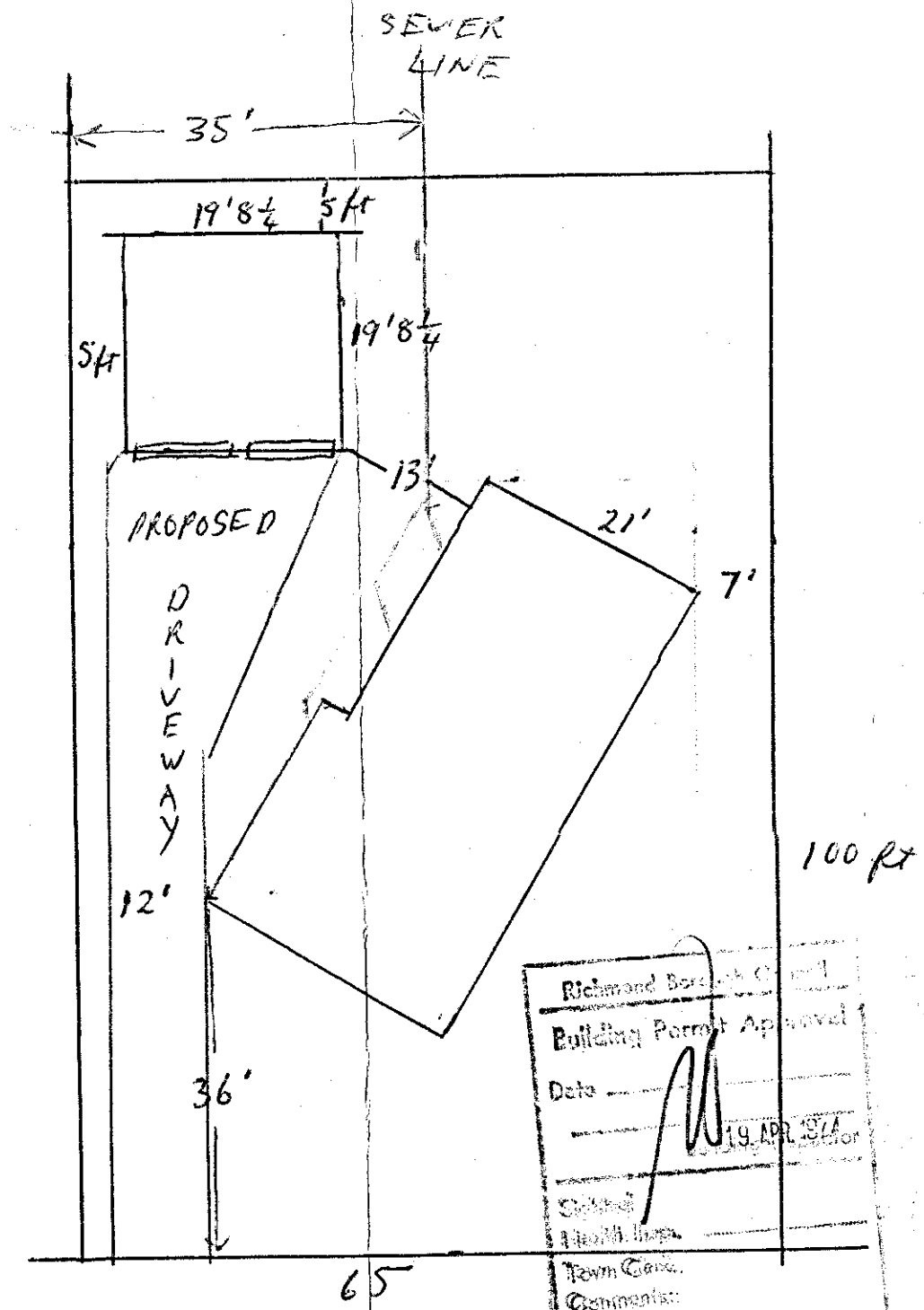


Detail of 20'-0" span truss  
Trusses for 18'-0" and 16'-0" exactly the same but scaled down to suit with 2"x2" stiffener in lieu 3"x2". When 15'-0" doors are fitted in double garages the gable end is formed with a similar truss and completely metal lined

- SPECIFICATIONS:**
- Foundations:** 8"x6" concrete piles at 4'-0" & 2'-0" centres under studs or continuous concrete dwarf walls or complete floors
  - Dampcourse:** 2 ply d.p.c. under all plates
  - Framing:** All timber is boris treated machine gauged radiata checked into studs
  - Wall braces:** 4 studs at 2'-0" centres top and bottom plates and nogs - 4"x2" 3"x2" cut on edge
  - Door beams:** Minimum 6"x2" with minimum of 1/2" check in at each end
  - Roof trusses and purlins:** as per detail drawing placed over studs at 6'-0" and 8'-0" centres to suit
  - Dragon ties:** 3"x2" at 45° over top plate to each corner
  - Roofing:** 26 g. galv. corr. iron single sheets
  - Ridging:** 26 g. galv. lead edged
  - Walls:** 26 g. galv. metal weatherboards
  - Spouting:** 24g galv. iron gutters fixed ea side.
  - Downpipes:** 3"x2" galv. iron
  - Doors:** metal doors on overhead gear or galv. roller doors

GARAGE, SHED at 19 ALFRED SHEAT ST MR B HICHT

**SKYLINE GARAGES**  
manufactured by Skyline Buildings Ltd,  
64 A Walla Rd., Penrose. Auckland. Ph. 598.821



19 ALFRED SHEAT ST

Site plan 1/16" = 1'-0"

Richmond Borough Council  
Building Permit Approval  
Date: 19 APR 1974  
Signed: [Signature]  
Health Insp.  
Town Clerk  
Commissioner



RICHMOND BOROUGH COUNCIL  
APPLICATION FOR BUILDING PERMIT

To: Borough Inspector,  
Richmond Borough Council

DATE: 15 APRIL 74

Sir,

I hereby apply for a permit to ERECT A GARAGE  
at 19 Alfred Street St for Mr Barry Hight  
as detailed on Site Plan, and the two sets of drawings and Specification  
attached.

DESCRIPTION OF LAND TO BE BUILT ON (see rate demand)

Valuation No. \_\_\_\_\_ Lot 37 D.P. Sec 23 Blk \_\_\_\_\_

Length of Boundaries, front 65ft side 100ft Area of Land  
(Perches or Ft) 6500 sq ft

PARTICULARS OF BUILDING

Ground Floor Area \_\_\_\_\_ Out Buildings Area 388 sq ft

Proposed use of building garage

VALUES OF WORK

FEES PAYABLE

Value of Building	\$ <u>862.00</u>	Building	\$ <u>5.00</u>
Value of Plumbing & Drainage	\$ _____	Plumbing & drainage	\$ _____
		Building Research Levy	\$ _____
		Footpath Deposit	\$ <u>20.00</u>
		Sewer Opening Fee	\$ <u>4.00</u>
		TOTAL PAYABLE	\$ <u>5.00</u>

Name & Address of Owner Mr B Hight 19 Alfred Street St

Name & Address of Builder MAX BENNETT,

Name & Address of Plumber  
& Drainlayer HILL ST. SOUTH,  
RICHMOND.

Signed by the Applicant M A Bennett

Date 1st April 74

FOR OFFICE USE

Check description of land ☒

Fees Paid 5.00 Receipt No 026

Notices sent for further detail \_\_\_\_\_

APPROVALS

Town Planning \_\_\_\_\_ Health \_\_\_\_\_

Building & Structural \_\_\_\_\_ Drainage \_\_\_\_\_

Endorsements for Permit \_\_\_\_\_

Building Permit No 150791 Plumbing & Drainage Permit No \_\_\_\_\_

19/4/74



# RICHMOND BOROUGH COUNCIL

IN YOUR REPLY  
PLEASE QUOTE

P.O. BOX 27  
PHONE—8680  
7571



## BUILDING PERMIT FEES

TOWN CLERK'S OFFICE,  
CAMBRIDGE STREET,

RICHMOND, N.Z.

<u>Estimated Value of Work</u>		<u>Fee</u>
Not exceeding \$		...50
20 and not exceeding	200	1.00
200 and not exceeding	400	2.00
400	600	3.00
600	800	4.00
800	1000	5.00
1000	1200	6.00
1200	1400	7.00
1400	1600	8.00
1600	1800	9.00
1800	2000	10.00
2000	2500	12.00
2500	3000	14.00
3000	3500	16.00
3500	4000	18.00
4000	5000	21.00
5000	6000	24.00
6000	7000	27.00
7000	8000	30.00
8000	9000	33.00
9000	10000	36.00
10000	12000	40.00
12000	14000	44.00
14000	16000	48.00
16000	18000	52.00
18000	20000	56.00
20000	25000	64.00
25000	30000	72.00
30000	35000	80.00
35000	40000	88.00
40000	50000	98.00
50000	60000	108.00
60000	70000	118.00
70000	80000	128.00
80000	90000	138.00
90000	100000	148.00

## DRAINING & PLUMBING PERMIT FEES

<u>Value of Work</u>		<u>Fee</u>
	Not Exceeding \$	
50	50	1.00
100	100	2.00
200	200	4.00
300	300	6.00
400	400	8.00
600	600	10.00
800	800	12.00
1,000	1,000	14.00
	1,200	16.00

Plus \$1.00 for each additional \$200 value

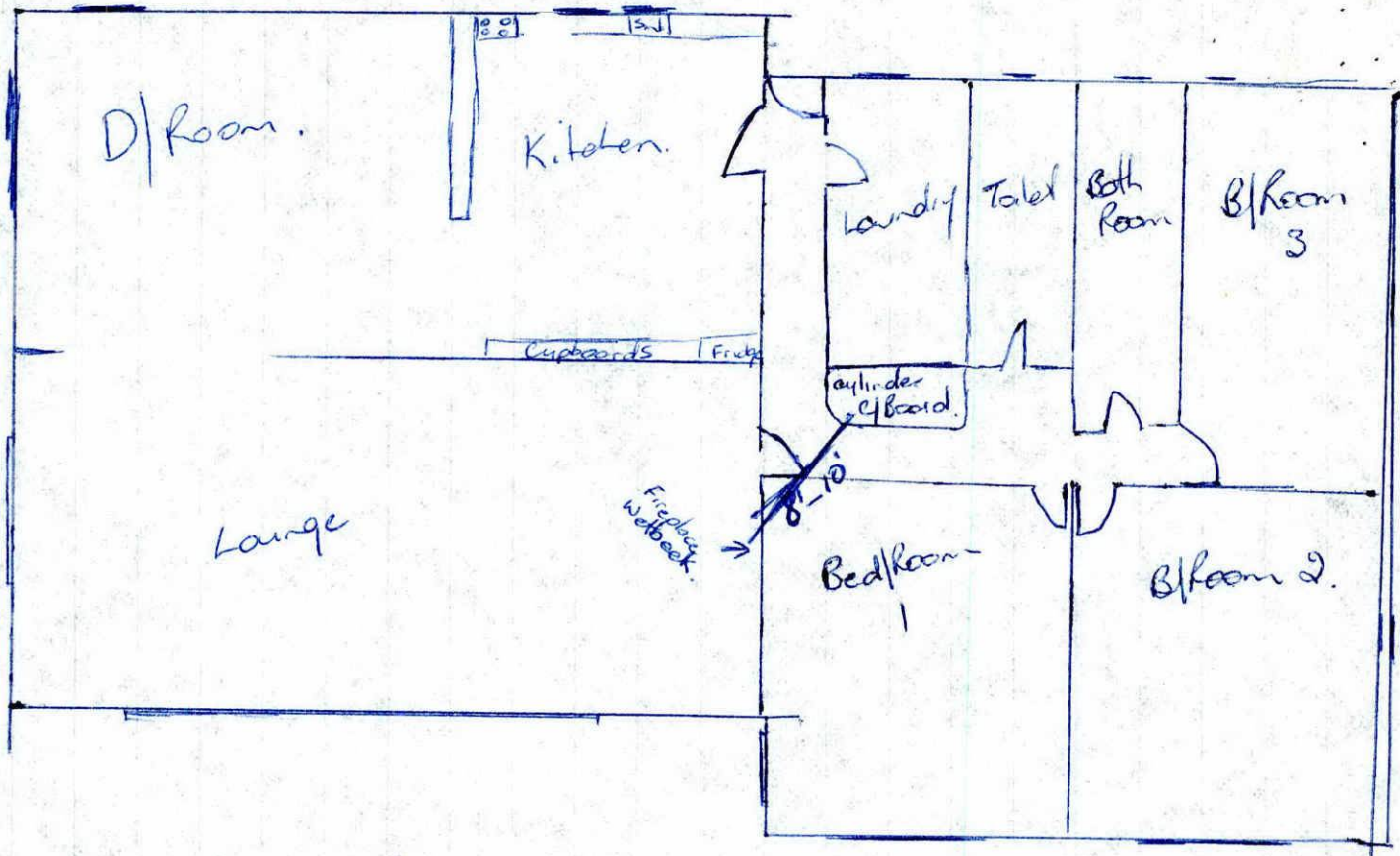
## BUILDING RESEARCH LEVY

50 cents for each \$1,000 (or part thereof) value of complete works project. If complete value of project is less than \$3,000 NO LEVY IS Payable. (Example: A project value at \$4,300 is eligible for \$2.50 levy)

## WATER CONNECTION FEE

Where a new connection to the Water Mains is required a separate application must be made and a \$10.00 connection fee paid. It is not permissible to connect to a neighbouring supply in lieu of a mains connection.

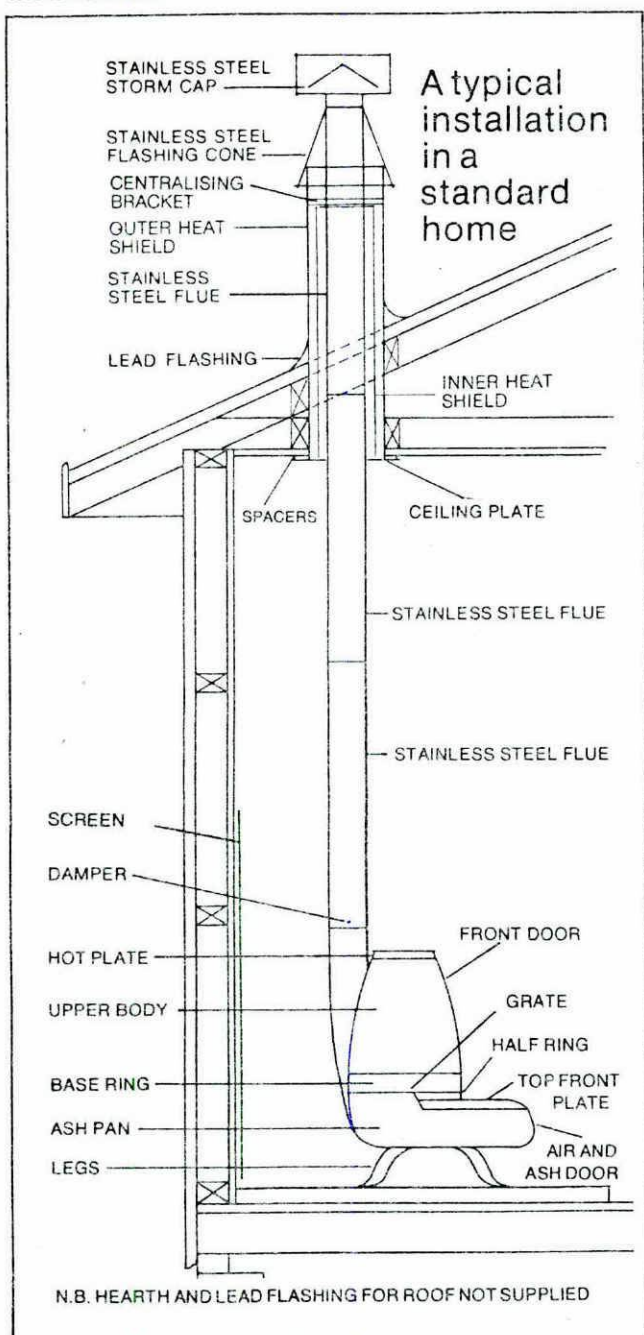






# THE ORIGINAL 'SCHOONER' POT BELLY STOVE

The 'Schooner' stove is supplied complete with all components to allow installation in a standard stud height home. Extras are available to effect unusual installations.



## SPECIFICATIONS

Thermal efficiency 77.5% tested  
Heat output range - 10,000-80,000 BTU's/Hr.  
Will heat an area of 2000-16000 cubic feet

Height - overall 840 mm (33")  
Height - to hot plate 725 mm (28½")  
Width overall 405 mm (16")  
Body diameter 355 mm (14")  
Depth front to back 555 mm (22")  
Weight (approx) 68 k g (150 lbs)  
Flue diameter 114 mm (4½")  
Fuel - wood, coal, carbonettes, coke, raycarbo, rolled up newspapers or even household rubbish.

The 'Schooner' stove is constructed of top quality cast iron and is supplied ready finished with VHT flame proof matt black paint.

## OPERATING INSTRUCTIONS

The 'Schooner' stove is very simple to operate and full control of the fire is achieved by varying the position of the flue damper and air control door.

The air door should be opened one or two notches when lighting the fire but under normal running conditions remains shut and is only used for emptying the ash pan.

With the front door shut the stove can be run at various temperatures by varying the fuel load and damper position and with the damper closed right down against its stop the fire can be held-in overnight and be ready for a restoking in the morning.

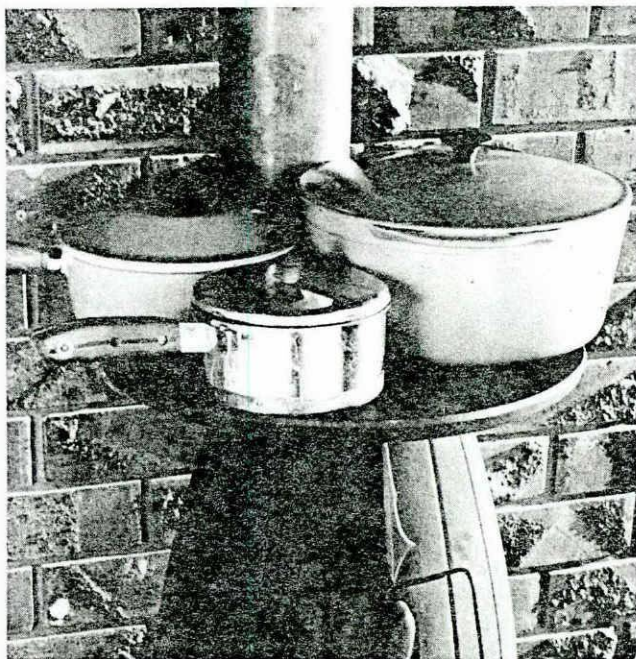
There is a hotplate on the top of the stove which can be used for feeding fuel to the fire or cooking soups, casseroles or just percolating the coffee pot.

## STAINLESS STEEL WATER HEATING UNIT

(Optional Extra)

The 'Schooner' water heating unit is manufactured of heavy gauge stainless steel and fits into the back of the fire bowl in an upright position. When connected to a standard type of hot water cylinder (provided the cylinder is higher than the stove), natural convection will take place which circulates the water continuously through the water heating unit which is in direct contact with the fire.

This action continues while the fire is burning and can provide all the hot water needed by an average family during winter months or when the fire is being used. With a good installation the water heating unit is capable of heating a 40 gallon water cylinder in a few hours.



Stove with cooktop accessory in position.

## 12 MONTH GUARANTEE OF QUALITY

Because of the high standard of workmanship, the 'Schooner' stove is guaranteed by the Pot Belly Stove Company Limited for a period of 12 months from date of purchase. The Pot Belly Stove Company Limited will repair or replace any part or parts which prove to be defective in materials or workmanship subject only to the published conditions on the guarantee registration card supplied with each 'Schooner' stove.



**Tested and fully approved by the N.Z. Insurance Council.**  
**Complies with N.Z. Standard 7421 - 1972.**

## INSTALLATION

It is recommended that the stove be installed by a registered plumber or a suitably qualified specialist in the installation of free standing fireplaces. Generally a permit is required for the installation of fireplaces and it is recommended that you check with your local building inspector.

When positioning the stove in the room certain minimum clearances from walls should be observed.

## MINIMUM CLEARANCES FROM WALLS

Concrete, Concrete Block or Solid Brick Walls	150 mm ( 6")
Combustible Walls with a Double Panel Screen*	125 mm ( 5")
Combustible Walls with a Single Panel Screen*	250 mm (10")
Unprotected Combustible Walls	1250 mm (49")

\* Any Combustible wall must be protected from heat by a suitable screen if it is desired to install the stove closer than the 1250 mm (49") specified. Wall clearances stated above are based on a screen measuring 1200 mm (47") wide by the full height of the combustible wall behind the stove. (Refer section 3). Several types of metal 'Schooner' screens are available from your dealer.

## 1. SCREEN CONSTRUCTION

Screens can be made of Sheet Metal, \*Bricks, Hardie Therm or any other approved fire resistant and non combustible material. Screens are formed by mounting on vertical non combustible brackets, battens or blocks a panel of non combustible material 25 mm (1") off the wall requiring the protection. The panel must also be mounted with a 25 mm (1") gap at the bottom and the top of the screen to permit an unrestricted flow of cooling air to flow from the bottom to the top between the screen material and the wall behind.

A Single panel screen would be as described above, and a Double panel screen would consist of a second screen panel interposed between the face panel and the wall behind. The spacing between the screen panels must be no less than 12 mm (1/2") and there must be a 25mm (1") gap at the top and bottom of both panels to permit an unrestricted flow of cooling air to move vertically between the two screens and the wall behind. (Refer diagrams for details of screens.)

## 2. \*BRICK SCREENS:

If bricks are to be used as a screen material they must be laid 25 mm (1") away from the wall and an intermediate screen must be interposed between the bricks and the wall. The intermediate screen may consist of a sheet of reflective silver building paper, reflective side facing the bricks or a sheet of galvanised iron or similar material and it must be mounted 12 mm (3/8") away from the wall on non combustible vertical strips or battens. A 25 mm (1") gap must be left at the top and bottom to permit an **unrestricted** flow of cooling air to pass up between the screen and the wall.

The bricks themselves must be laid on the **flat** with vent holes in the lower courses and a 25 mm (1") gap at the top to permit cooling air to pass up and out from between the bricks and the reflective sheet or metal screen behind. (Refer diagrams for Details of Screens.)

## 3. GENERAL SCREEN DETAILS AND SPECIFICATIONS

All screens must protect the wall up to a point 25 mm (1") below ceiling level, however, there is an alternative to using a full width screen for the full height of the wall. That is a screen of (minimum width 1200 mm (47")) by minimum height 1200 mm (47") behind the stove) and the balance of the exposed wall protected from heat by a screen mounted directly onto the flue of the stove.

A flue screen consists of a semi-circular sheet metal screen attached to the flue with metal brackets or clamps. The screen must be mounted with a 25 mm (1") free air space between the screen and the flue and the fixing brackets must permit free vertical expansion of the flue.

Flue screens must be located on to the flue to cover from a point 100 mm (4") below the top of the wall screen to a point 25 mm (1") below the ceiling plate.

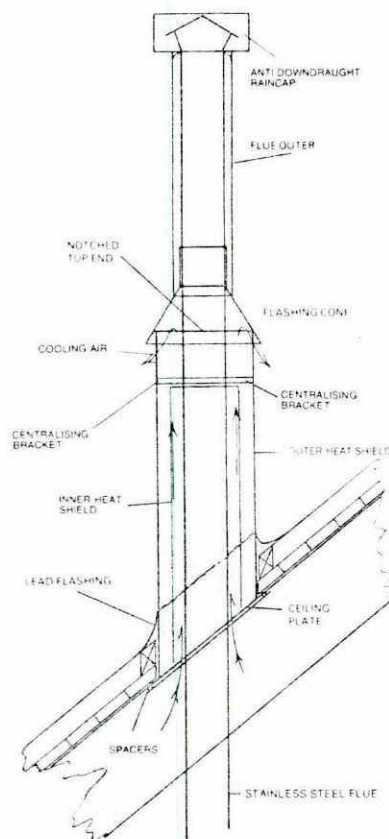
Due to the comparatively small mass of metal in the flue, radiated heat is considerably less and a single flue screen provides sufficient protection for all installations referred to in these instructions. (Refer diagrams for Details of Screens.)

Complies to NZ Standards 7421 if installed using parts supplied and according to manufacturers instructions and drawings.

## ABSOLUTE SIMPLICITY OF INSTALLATION

Simply place the 'Schooner' stove on a suitable hearth slab and assemble the flue kitset as shown. No brazing or welding required.

## Tall Sloping Ceiling Installation



## HEARTH REQUIREMENTS:

(Refer diagrams for Hearth details)

Grouted Bricks, Quarry Tiles or a concrete slab, 50 mm (2") minimum thickness by sufficient depth and width to extend 355 mm (14") out from the stove feet in all directions. On wood or particle board floors, the hearth slab must be raised off the floor a minimum height of 25 mm (1") on to longitudinal battens or spacers so as to allow an unrestricted flow of cooling air to pass under the hearth slab.

With concrete slab floors no hearth is required, however, any floor coverings must be trimmed back a minimum of 355 mm (14") from the feet of the stove in all directions.

## STANDARD EQUIPMENT SUPPLIED WITH THE 'SCHOONER' STOVE.

- 3 lengths of Stainless Steel Flue 915 mm (36")
- 1 length of Galvanised Heat Shield Sleeve 915 mm (36")
- 1 length of Galvanised Inner Heat Shield 865mm (30")
- 1 Stainless Steel Anti Downdraught Raincap
- 1 Stainless Steel Flashing Cone
- 1 Stainless Steel Ceiling Plate with Spacers
- 1 Stainless Steel Centralising Bracket

Any of these components are available separately.

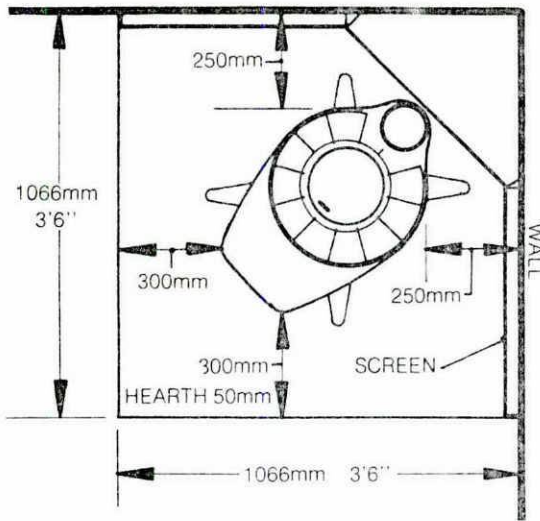
## 'SCHOONER' BRAND ACCESSORIES AVAILABLE

- 1. Stainless Steel Water Heating Unit (304 Grade S/S).
- 2. 400mm (16") Solid Cast Iron Cooking Top (will hold 4 pots).
- 3. 57mm (2 1/2") high Extension Ring for increasing the capacity and height of the stove.
- 4. Stainless Steel Flue Elbow kits for installations into existing fireplaces and also where it is necessary to pass a flue through an outside wall.
- 5. Stainless Steel and Galvanised wall and flue screens. These screens are especially designed for Pot Belly Stoves and have been fully tested and approved by the N.Z. Insurance Council.

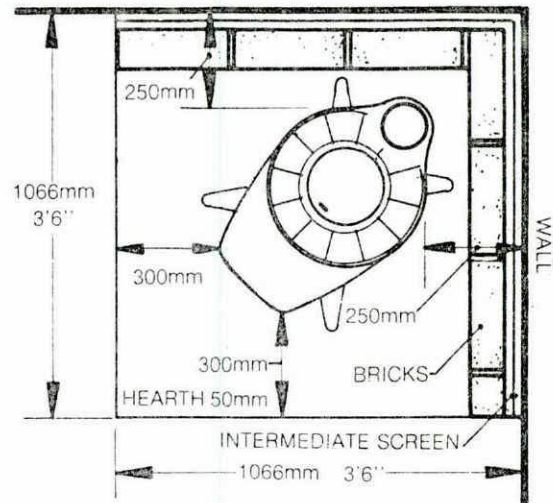


# SCREEN AND HEARTH DETAILS FOR 'SCHOONER' STOVE

**SINGLE SCREEN CORNER INSTALLATION**  
THREE FLAT SCREEN PANELS REQUIRED

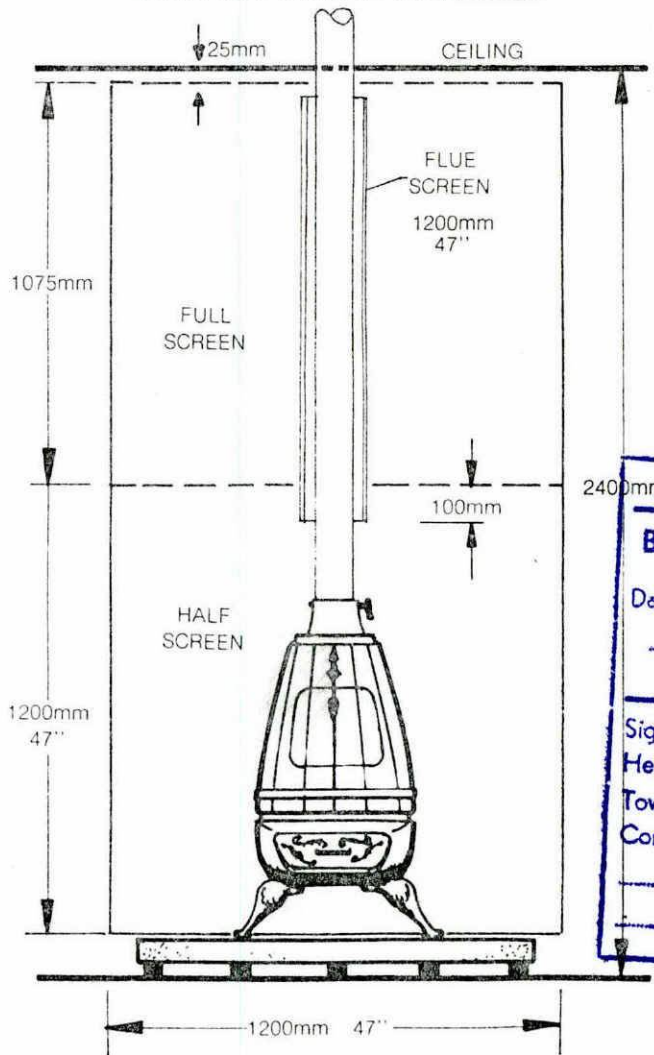
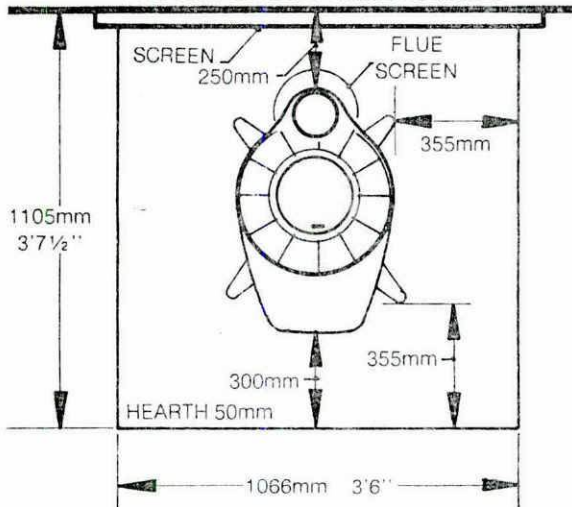


**BRICK SCREEN CORNER INST.**  
WALL

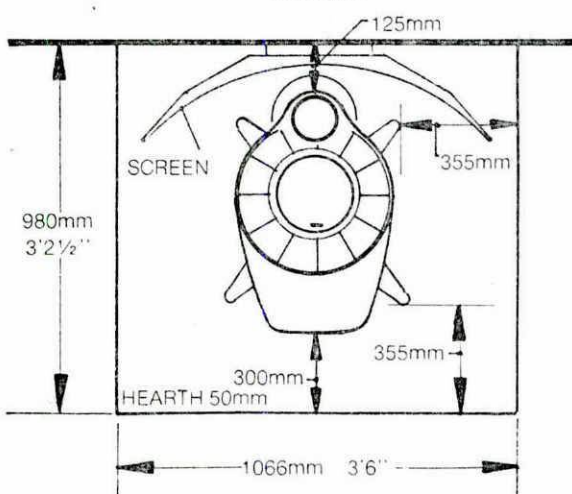


All metal screens shown on the brochure are 'Schooner' Brand screens, designed and manufactured by the Pot Belly Stove Co. Ltd. and are available from your Schooner Dealer.

**SINGLE SCREEN AGAINST A WALL**  
TWO FLAT SCREEN PANELS REQUIRED



**CURVED DOUBLE STAINLESS STEEL SCREEN**



Richmond  
Building  
Date  
Sighted  
Health Insp.  
Town Clerk  
Comments:



RICHMOND BOROUGH COUNCIL  
APPLICATION FOR BUILDING PERMIT

(67)

TO: The Borough Inspector  
Richmond Borough Council.

Date: 18. 10. 79.

Sir,

I hereby apply for a permit to Install Pot Belly Stove with wetback  
(Please describe nature of work)

for B.K.P.L. Hight at 19 Alfred Street  
(Owner) (Address of work)

as detailed on the Site Plan and 2 SETS OF DRAWINGS AND SPECIFICATIONS  
attached herewith.

DESCRIPTION OF LAND TO BE BUILT ON: Rate Assessment No. 19600/482/75

Lot 37 D.P. 8550 Section \_\_\_\_\_ Block \_\_\_\_\_

PARTICULARS OF BUILDING:

Gross Floor area new work 1.3 m<sup>2</sup> Site coverage of principal building 105 m<sup>2</sup>

Site coverage by Accessory Building \_\_\_\_\_ m<sup>2</sup> Per cent Site Coverage 0.125 m<sup>2</sup>

PROPOSED USE OF BUILDING:

Indicate of Building is: Private ☒ Rent or Lease ☐ for Sale ☐

VALUES OF WORK:

FEES PAYABLE: (See over)

(a) Value of Building (less Drainage & Plumbing)	\$ _____	Building Fee	\$ <u>4.00</u>
(b) Total Value of Drainage & Plumbing	<u>\$ 218.00</u>		
(c) Combined Value (a plus b)	<u>\$ 600.800</u>	BRANZ Levy	\$ <u>4</u>
(d) Value of Drainage and Plumbing (minus materials Costs)	\$ _____	Drainage & Plumbing Fee	\$ _____
(e) Possible Public Property damage (est.)	\$ _____	Street & Ftway Deposit	\$ _____
		TOTAL PAYABLE	\$ _____

Name & Address of Owner BARRY KEITH Hight, 19 Alfred Street

Name & Address of Builder \_\_\_\_\_

Name & Address of Plumber A.R. TUFFNELL LTD BEACH RD.

Name & Address of Drainlayer \_\_\_\_\_

Name & Address of Applicant BARRY KEITH HIGHT 19 ALFRED STREET

Signed by the Applicant B.K. Hight Date: 23.10.79.

FOR OFFICE USE

Check description of land ☒ Fees paid \$4.00 Receipt No. 2711  
Date: 23/10/79

Notices sent for further detail \_\_\_\_\_

APPROVALS Town Planning 30. OCT. 1979 Health \_\_\_\_\_  
Building & Structural \_\_\_\_\_ Drainage \_\_\_\_\_

ENDORSEMENTS FOR PERMIT \_\_\_\_\_

Building Permit No. 1051509 Plumbing & Drainage Permit No. \_\_\_\_\_

Occupation Certificate No. \_\_\_\_\_ Date: \_\_\_\_\_



RICHMOND BOROUGH COUNCIL

Notification of Works Ready for Inspection

To General Inspector,  
RICHMOND BOROUGH COUNCIL

Date: 29. 11. 79

Sir,

The Pot Belly Stave plus wall back work, undertaken for

Mr B. Highet at 19 Alfred Shed St Richmond.

and for which Permit No: 051509 was issued, will be ready to

an Inspection Stage\* by 9 a.m./~~p.m.~~ 24 - 12 - 1979

Would you please make an inspection you consider necessary,  
within 24 hours of the above time so that I may continue towards  
completion of the works without undue delay.

*Checked: D.T. Gray*

(\* See Over)

Signed: B. Highet

Date: 28. 11. 79



**tasman**  
district council

12 January 2009

1959040800

Writer's Direct Dial No. (03) 543 7214

Writer's E-mail: [Cameron.Burton@tasman.govt.nz](mailto:Cameron.Burton@tasman.govt.nz)

Douglas Nathan Alexander Brian  
19 Alfred Sheat Street  
Richmond  
Nelson 7020

Dear Sir/Madam

**PROPERTY PURCHASE WITHIN RICHMOND AIRSHED – 19 Alfred Sheat Street, Richmond**

It has come to the attention of Tasman District Council that you have recently purchased a property within the Richmond Airshed, and this letter intends to inform you of your responsibilities associated with operating heat sources at 19 Alfred Sheat Street, Richmond.

Tasman District Council is responsible for managing the environment of the Tasman District, and has specific targets set by Government to improve the air quality in Richmond. Due to these strict targets, Council has put in place rules to control discharges of smoke from domestic heat sources such as woodburners within the Richmond Airshed.

Under Section 15 of the Resource Management Act 1991, every person who discharges a contaminant into the environment is responsible to ensure that any discharges, eg, smoke, soot, and ash from a woodburner, are done so in a way that causes an effect upon the environment which is no more than minor.

**It is very important that you are aware of your responsibilities to ensure that your method of domestic heating is compliant with the rules set by Council.**

The use of electric or gas heating is authorised, however if the heat source for your new property is a woodburner you must only use this heat source if it has an authorisation or approval number assigned by the Nelson City Council or Environment Canterbury. There are also other rules that may affect you.

Should you be unsure whether your heat source is compliant with the Richmond Airshed regulations, it is important that you contact me at Tasman District Council to discuss the requirements.

**Thorough monitoring will be carried out to ensure that only compliant heat sources are used in the Richmond Airshed, and those which do not comply will be subject to enforcement action.** Please take this opportunity to check your heat source for compliance.

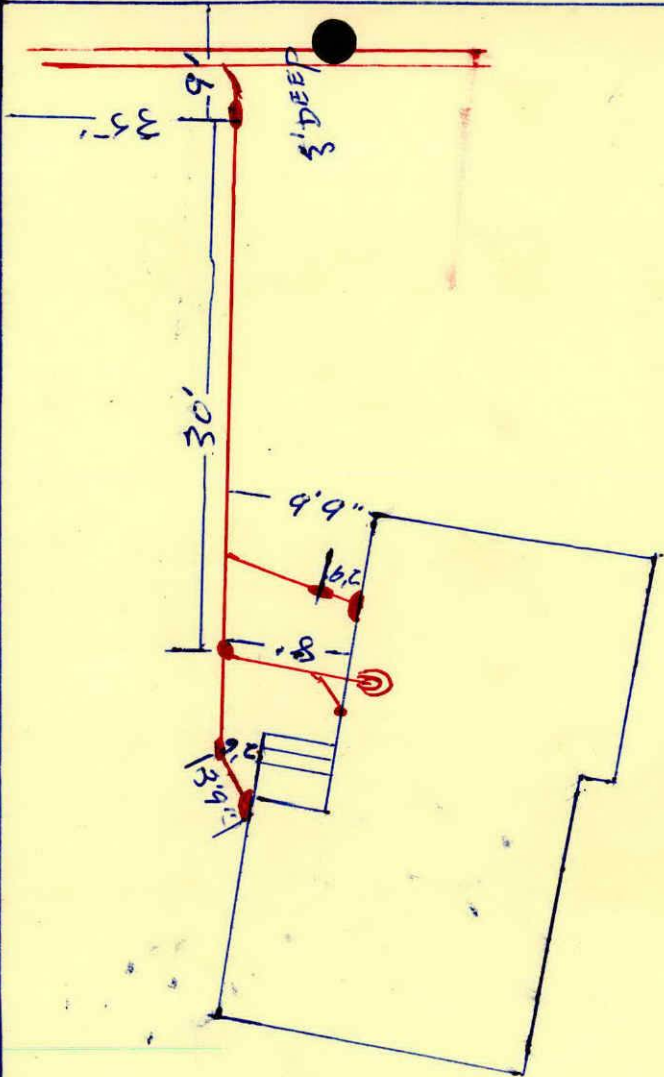
If you would like any further information regarding this letter, or if you would like to request that I visit your property to assess your heat source, please feel free to contact me at Council.

Yours faithfully

Cameron Burton  
Compliance Officer



"SKETCH PLAN — NOT TO SCALE"



Alfred Street Street

No.

STREET:

Alfred Sweet Street

DISTRICT:

LOT: 37

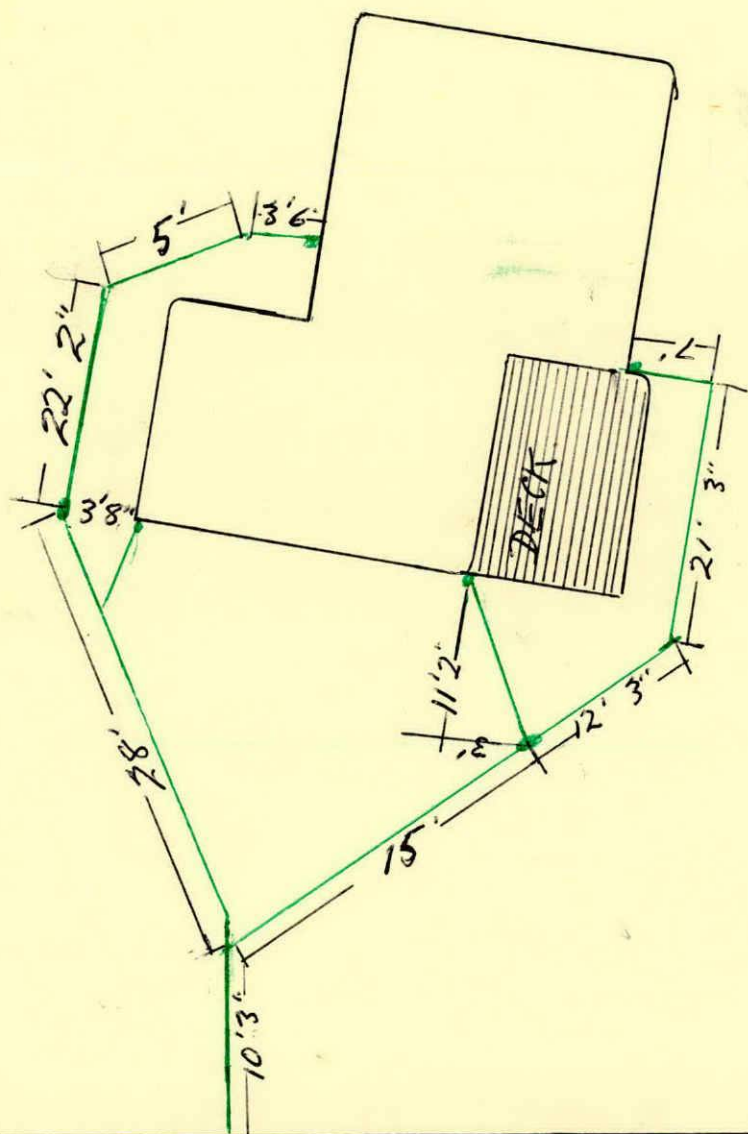
D.P.:

SEC:

[illegible]



"SKETCH PLAN — NOT TO SCALE"



Atwood Street A.

No.

STREET:

Alfred Street

DISTRICT:

LOT:

D.P.:

SEC:

[illegible]



RICHMOND BOROUGH COUNCIL

Form 2  
Health

APPLICATION FOR DRAINAGE / PLUMBING PERMIT

To: Borough Inspector,  
RICHMOND BOROUGH COUNCIL

Sir,

I hereby apply for a permit to undertake Drainage / Plumbing work as indicated by the tick ☒, at the land described hereunder.

The Work is in connection with.

- (a) A new building installation. ☒  
(b) An existing building alteration or extension. ☐  
(c) An existing building, repairs or blockage. ☐

DRAINAGE

Sewer:	new work <input checked="" type="checkbox"/>	ft <input type="checkbox"/>	, alteration <input type="checkbox"/>	, repair <input type="checkbox"/>
Stormwater:	new work <input type="checkbox"/>	ft <input type="checkbox"/>	, alteration <input type="checkbox"/>	, repair <input type="checkbox"/>
Septic Tank:	new work <input type="checkbox"/>	ft <input type="checkbox"/>	, alteration <input type="checkbox"/>	, repair <input type="checkbox"/>

PLUMBING

Water Service: Hot ☒ Cold ☒ Meter ☐  
Sanitary: State how many of each  
WC's ☒, Urinals ☐,  
Other fittings ☒, Soil pipes ☐

DESCRIPTION OF LAND Valuation No. 19 Lot 37 D.P. 14 Sec 23

No and Name of Street 19 Alfred Street

Name and Address of Owner Mr B. Harget, C/o St Marlon St, Stoke

Name and Address of Drainlayer A R. Taffnell Ltd. Queen St

Name and Address of Plumber " " " " " "

Value of Completed Work \$ 948.00 Fee Payable (see over) \$ 14.00

Signature of Applicant P.P. B. Harget

Date 30/5/73 V. Bolter

NOTE: Permits will be issued DIRECT to the qualified persons doing the work.

FOR OFFICE USE

Check description of land ☐, Fee Paid 14.00 Receipt No. 589 Date 17. SEP. 1973

Permit No. 2298 Date of Issue 17. SEP. 1973

Approved Notice Despatched 17. SEP. 1973 19



RICHMOND BOROUGH COUNCIL

Form 2  
Health

APPLICATION FOR DRAINAGE / PLUMBING PERMIT

To: Borough Inspector,  
RICHMOND BOROUGH COUNCIL

Sir,

I hereby apply for a permit to undertake Drainage / Plumbing work as indicated by the tick ☒, at the land described hereunder.

The Work is in connection with.

- (a) A new building installation. ☒  
(b) An existing building alteration or extension. ☐  
(c) An existing building, repairs or blockage. ☐

DRAINAGE

Sewer:	new work	_____ ft	<input type="checkbox"/>	, alteration	<input type="checkbox"/>	, repair	<input type="checkbox"/>
Stormwater:	new work	125 ft	<input checked="" type="checkbox"/>	, alteration	<input type="checkbox"/>	, repair	<input type="checkbox"/>
Septic Tank:	new work	_____ ft	<input type="checkbox"/>	, alteration	<input type="checkbox"/>	, repair	<input type="checkbox"/>

PLUMBING

Water Service: Hot ☐ Cold ☐ Meter ☐  
Sanitary: State how many of each

WC's \_\_\_\_\_, Urinals \_\_\_\_\_,  
Other fittings \_\_\_\_\_, Soil pipes 250;

DESCRIPTION OF LAND Valuation No. \_\_\_\_\_ Lot 37 D.P. \_\_\_\_\_ Sea \_\_\_\_\_  
No and Name of Street 19 ALFRED SHEAT ST RICHMOND  
Name and Address of Owner BARRY KEITH HIGHER 19 ALFRED SHEAT ST  
Name and Address of Drainlayer NELSON DRAINLAYERS LTD. 10 SELWYN PLACE  
Name and Address of Plumber BRIAN BRUCE 28 HEADING ST RICHMOND  
Value of Completed Work \$ 150 Fee Payable (see over) \$ 11.00  
Signature of Applicant B K Higher  
Date \_\_\_\_\_

NOTE: Permits will be issued DIRECT to the qualified persons doing the work.

FOR OFFICE USE

Check description of land ☐, Fee Paid \$4 Receipt No. 2738 Date 8-12-73  
Permit No. 2332 Date of Issue -5. FEB. 1974  
Approved Notice Despatched -5. FEB. 1974 19



**PLUMBING & DRAINAGE ADVISORY SHEET FOR BUILDING CONSENT**  
**(TO BE RETURNED TO TASMAN DISTRICT COUNCIL)**I, G PARSONS  
Registered Drainlayer

Craftsman Plumber

of 2 Louisa St  
Postal Address

Postal Address

Undertake the work described in the Building Consent and approved plans to be carried out at the property owned by:

J. L. & Y. M. FAHEY

Name and Address of Owner

19590 4080019 ALFRED SHEAT ST RICHMOND

Project Location

ET44/710

Valuation No.

Signed: G Parsons

Registered Drainlayer/Craftsman Plumber

02696

Registration No. &amp; Date

Signed: [Signature]

Owner or Agent

Date

**DRAINAGE & PLUMBING CHECKLIST**

<u>INSPECTIONS</u>	<u>SIGNATURE</u>	<u>DATE</u>
Underfloor		
Re-lining Pipe		
Waste and Soil		
Foulwater <u>Acc Run</u>	<u>Plan to come</u>	<u>8/4/97 J.I.F</u>
Stormwater		
Water Pipe		
Water Heater		
Guttering		
Backflow Preventer		
Drainage Plan		
COMPLETION		