

move.

# council records

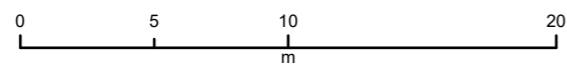
**18 hartland place  
welbourn**

## Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



- Natural Source
  - Treatment Plant
  - Pumpstation
  - Storage Unit
  - Hydrant
  - Manhole
  - Alert Valve
  - Air Valve
  - Non-Return Valve
  - Standard Valve
  - Manifold Valve
  - Backflow
  - Meter
  - Restricted Flow
  - Wellup
  - Inlet
  - Outlet
  - Soakhole
  - End Point
  - Node
  - Misc Point
  - Trunk
  - Rise
  - Main
  - Lateral
  - Open Drain
  - Stream
  - Overland Flow Path
  - Misc Polygon
  - Proposed Bund and Ponding Areas
  - Storm Water Mgmt Plan
- Yellow = Privately Owned**  
**Grey = Out of Service/Closed**
- Stormwater**  
**Water Supply**  
**Waste Water**



# BUILDING FILE

Code No. 226/18

Subject DWG/FIRE

---

No. Sheets lots

Permit No 71324/72194

---

Date ~~DATE~~ JUN '77  
AUG '78

---



226/18

r Dobson  
V132:RLB

12 July 1977

Mr W.J. Barnes,  
Flat 4, 43a Lismore Street,  
New Plymouth

Dear Sir,

Your application dated 28 June, 1977 for permission to erect a dwelling at house No. 18 Hartland Place, being Lot 22, D.P. 12036, has been examined and in accordance with the provisions of Clause 2.9.1 of Chapter 2, NZSS 1900, I have to advise that because insufficient information has been supplied relative to Acts, Regulations and By-laws administered by Council, the issue of the required permit is withheld until the following information has been supplied by way of amendment or addition to the plans and specifications deposited.

As soon as the requirements scheduled below have been satisfactorily attended to and providing there are no other problems arising from the vetting of the plans and specifications the permit will be issued within fourteen (14) days as stipulated in the By-laws and subject to the required fees having been paid.

Structural:

A detail of the ground beam to column detail is required. The ground beam shall be the same size and will be reinforced with equivalent reinforcing to that in the column.  
A detail is required relating to the lintel.

Council Officers will be pleased to assist at your earliest convenience.

Yours faithfully,

N.S. Harris  
City Engineer.

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

226/18

ASSESSED REQUIREMENTS

File No. 6-113

Project: Drwy Check Sheet No. \_\_\_\_\_  
 Owner: Wf Barnes Sewer Sheet No. 162 Plotted: \_\_\_\_\_  
 Address: 18 Howland Place Zone: Res R I  
 Lot No. 22 D.P. 12036 Sec. No. \_\_\_\_\_ Area of Site: \_\_\_\_\_

BUILDING

REMARKS:

A ~~detail~~ detail of the ground beam to column detail is required. The ground beam shall be the same size and will be reinforced with an equivalent reinforcing to that in the column.  
 A detail is required relating to the linear

FEES:		
Bldg.		
Water Bldg.		
B.R.L.		
TOTAL		\$

Building Inspector \_\_\_\_\_

Approved \_\_\_\_\_  
 Not Approved \_\_\_\_\_

Specification: \_\_\_\_\_

Structural Engineer \_\_\_\_\_

*See front sheet*  
 Approved \_\_\_\_\_  
 Not Approved ASD  
 Recommended \_\_\_\_\_  
 Not Recommended \_\_\_\_\_

Fire Service \_\_\_\_\_

PERMIT NO.

APPROVING ENGINEER

Approved [Signature]  
 Not Approved \_\_\_\_\_

226/18

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 6 113 Check Sheet No. 10209  
Receipt No. 4989 Sewer Sheet No. 162  
Date of Receipt 9.8.77 Zone Res R.1

28 JUN 1977

TO THE CITY ENGINEER Date

APPLICATION FOR BUILDING PERMIT Lot No. 22

At (House No.) 18 Heston Place New Plymouth D.P. 12036

For erection of Private Dwelling Sec. No.

OWNER N. J. BARNES ADDRESS 43 A LISMORE ST.

Proposed Use living resident.

Foundation Concrete Walls concrete Block Roof Decorative

AREA of Site 638 m<sup>2</sup>

AREA of existing buildings m<sup>2</sup>

AREA of existing accessory buildings m<sup>2</sup>

AREA of Building in application 134 m<sup>2</sup> 63.8 basement.

Builder SELF Address as above

Designer A. Williams Address Fairfax Tee New Plymouth

Structural Eng. Address

Building Projects Authority Required Yes/No Supplied Yes/No

Total Value of Building \$21,000.00  
Sanitary Plumbing and Drainage \$2,000.00  
Value of Building for Permit \$19,000  
Water for Building \$  
Building Research Levy on \$  
Hoardings Mths @

FOR OFFICE USE	
Corrected Value Fees	
TOTAL FEES BUILDING	

Starting Date JUNE Finishing Date DECEMBER

NAME AND ADDRESS OF APPLICANT N. J. BARNES  
Flat 4 43 A LISMORE ST. New Plymouth Phone 78365

Signature of Applicant  
Signature of Owner

**NEW PLYMOUTH CITY COUNCIL CITY ENGINEERING DEPARTMENT  
SANITARY PLUMBING AND DRAINAGE  
APPLICATION FOR SERVICES, PLUMBING & DRAINAGE**

20/0

Every application for sanitary plumbing and drainage work including all stormwater drains shall be accompanied by a block plan or site plan showing the plan may be incorporated on the site and building plan submitted.

To the City Engineer  
I wish to apply for permission to carry out the work described in the plans and specifications attached herewith at:

House No. 19 Street Hammond Place Lot No. 22 DP 1202

OWNER N. S. BOONIS Area of Site 638 m<sup>2</sup>

ADDRESS F.A. 439 Hammond N.P.

Proposed Use Private Dwelling

**VEHICULAR CROSSING**  
Proposed 3 M Position 4 m  
L/Boundary to C/ Line N.B.

**WATER CONNECTION**  
Size of Existing Connection 15 mm  
Size of Requested Connection \_\_\_\_\_  
Distance from L/Boundary \_\_\_\_\_  
No. Units served 1 on

**SEWER CONNECTION & (STORMWATER)**  
Size of Existing Connection 100 mm  
Size of Requested Connection 100 mm  
Distance from L/Boundary \_\_\_\_\_  
Common Drain Yes / No  
Stormwater Disposal (specify) Door Slingers

**PLUMBING AND DRAINAGE**  
Name of Registered Plumber / Drainlayer Tom Russell (NP) LTD.  
Value of Proposed Work  
Plumbing \$1,480.00  
Drainage \$220.00  
Water Supply Materials P.V.C. Copper Galvanized Iron  
Drainage  
Size of Existing Drainage 100 mm  
Size of Proposed Drainage 100 mm  
Other Works Proposed \_\_\_\_\_  
Stormwater Disposal (specify) Door Slingers

**FOR OFFICE USE**  
File No. 6 113 Rec. No. 4989 Check Sht. No. 10209 FEES Sewer \_\_\_\_\_  
Date 28 JUN 1977 Zone Res R.1 Sewer Sht. No. 162 Water \_\_\_\_\_  
P & D \$13.00  
Val. Cg \_\_\_\_\_



226/18 6 113  
28 JUN 1977

SPECIFICATION

OF WORK TO BE DONE  
AND MATERIALS REQUIRED  
IN THE ERECTION OF A NEW  
HOUSE AT HAITLAND PLACE  
FOR  
MR AND MRS N. BARNES.

Job No. 77.4  
Allan R. Williams.  
April 1977.

1. LOCATION OF SITE:  
Being Lot No. 23 D.P. 12036 C.T. E1/664. 638m<sup>2</sup>.
2. GENERAL CONDITIONS:  
Structural and construction work shall, as a minimum comply with  
N7SS 1900.  
The whole of the work to be carried out shall comply with the  
requirements of the local Authority. At completion the premises  
are to be left ready for occupation.
3. INSURANCE:  
The owner shall take out fire insurance. The contractor shall  
effect and maintain a public risk insurance policy of \$100,000.00  
minimum.
4. PERMITS:  
Take out all necessary building permits and licences and pay all  
fees required.
5. SITE CLEARANCE AND GENERAL EXCAVATIONS:  
Excavate generally to levels shown. Excavate to solid bottom  
etc. where shown on plans for all foundations and sewer drains  
etc. Trenches shall be true and even.
6. FILLING:  
Filling to be 150mm minimum, thoroughly consolidated hard fill  
bedded with sand before D.P.C. is placed.
7. CONCRETE:  
The cement and aggregate shall be proportioned to give a good  
workable concrete. The compressive strength at 28 days shall  
be not less than 17.5MPa and shall meet the requirements of  
BS 1900, chapter 9.3. for ordinary grade concrete.
8. ROOFING:  
Roofs generally 450 x 300 with two 12mm rods top and bottom.
9. FLOORING:  
Upper level to be 19mm T.W.P. High density particle board sheets,  
securely fixed with 60mm galv. brads well punched. Floor to be  
sanded off on completion, to a suitable finish for floor coverings.  
Remaining upper area and basement area to be 100mm concrete slab,  
reinforced HRC 668 mesh. Trowel float finish, with Polythene DPC  
under slab.

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

TOWN PLANNING  
PUBLIC HEALTH  
BUILDINGS  
ENGINEER  
AND SURVEYOR  
NEW PLYMOUTH CITY COUNCIL

DATE

226/18

10. CONCRETE BLOCK WORK:

FOOTINGS for blocks shall be 450 x 300 poured with 2-12mm rods top and bottom or 1-18mm rod top and bottom with stirrups at 900crs. 12mm starters shall be spaced at 800crs and bent at one end and placed in centre of footing and lapped with bottom rods.

BOND BEAMS: Lay 400 x 200 bond beam block on top courses and place 2-12mm rods top and bottom or 1-20mm rod top and bottom and tie at 600crs, or 300crs over lintels. Where needed lay intermediate 200 x 200 bond beam in wall and place 1-12mm rod in centre of block. Where joints are required over lap rods by a minimum of 40 diameters and fill blocks with 17.5MPa strength concrete at 28 days.

BLOCKS to be of first quality 200 series as manufactured by Firth Industries or similar quality, to be laid on footings with No 1 mix mortar as set out in NZSS 1960, chapter 6.2, table 2 with 5% by weight Onoda NN water proofing additive, all in accordance with the manufacturers instructions.

11. D.P.C.

Place a strip of 3 ply malthoid between all timber and concrete bearing surfaces.

12. TIMBER:

(a) All timber shall comply with NZSS 1900, chapter 6.1. Framing timber shall be tanalised Pinus Radiata No.1 dimensions, unless otherwise mentioned. Gauge wall, floor and roof framing to widths, but all exposed framing shall be sawn finish.

Exterior finishing timber and weather boards shall be clear finishing grade, tanalised pine, fixed with galvanised nails. Interior finishing timber shall be heart Rimu.

(b) Schedule of principal framing timbers:

Stud framing and plates	100x50 @ 450crs.
Floor Joists	75x50 @ 450crs.
Trusses type A Gang-nail	250x50 @ 450crs.
Battens	75x50 @ 900crs.

(c) External sheathing:  
Apply breather type building paper to stud framing, joining over dwangs or studs to form a continuous unbroken membrane. Sheathing shall be 150x25 vertical shiplap.

(d) Internal wall linings:  
1. Gibraltarboard: To all rooms line with 9.5mm Gib. board with joints and nail holes splayed and flushed up, suitable for paint or wallpaper finish.  
2. Shower: Line walls of shower with 4.75mm 'Seratone' or similar.

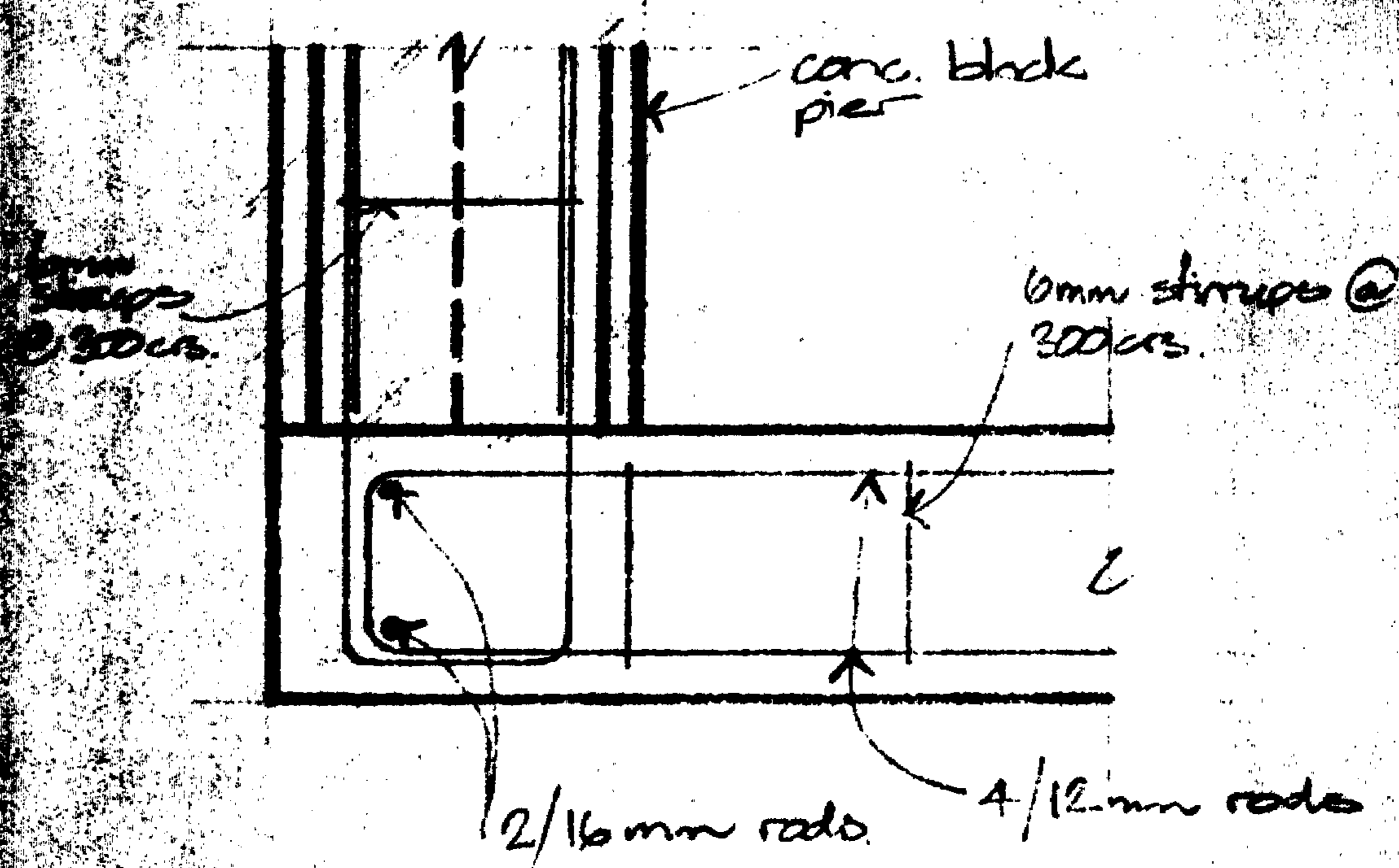
(e) Ceiling linings:  
Line all ceilings with 12mm pinex board.

(f) Windows and doors:  
Take delivery and install in accordance with the manufacturers recommendations, completely glazed Aluminium profile windows and doors where shown. Provide flashings or mastic to ensure a complete weather proof system.

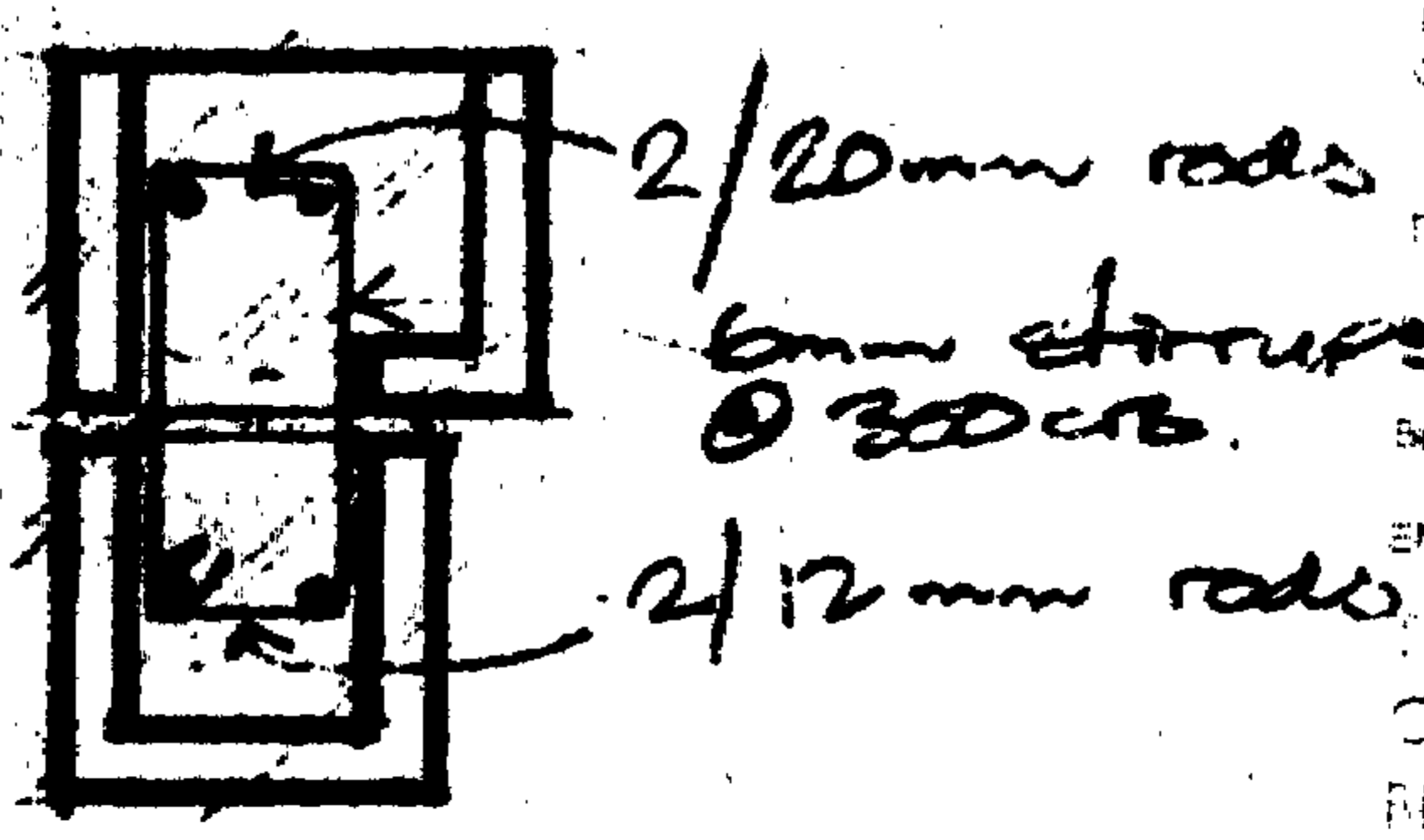
(g) Interior Trim:  
Timber shall be D.A. Rimu for clear and paint finishings.  
Skirting ex 100x25 splay top.  
Architraves ex 50x25 both edges splayed.  
Cornices ex 50x25 rebated at top edge.

# AMENDMENT

~~20/10/67~~  
8 JUL 1977



GROUND BEAM DETAIL



DOOR LINTOL DETAIL

NEW PLYMOUTH CITY COUNCIL  
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AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS,  
REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY  
COUNCIL.

TOWN PLANNING	DATE
PUBLIC HEALTH	
BUILDING	
ENGINEER	

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

BLOCKWORK DETAILS FOR  
MR. + MRS N. BARNES HOME AT  
LOT 22 HARTLAND PLACE NP 300

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

26/18

6 113

File No.

Project: DWELLING Check Sheet No. 10209  
 Owner: W. J. BARNES Sewer Sheet No. 162 Plotted: 201  
 Address: 18 HARTLAND R. Zone: Res R-1  
 Lot No. 22 D.P. 12036 Sec. No. Area of Site: 638 sq ft

TOWN PLANNING

Designations \_\_\_\_\_  
 Area of Buildings \_\_\_\_\_  
 Coverage \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 Front Yard \_\_\_\_\_  
 Relat. of Bldg. to: (1) Rear Yard \_\_\_\_\_  
 (2) Side Yard \_\_\_\_\_  
 Open Space \_\_\_\_\_  
 Grassed Areas \_\_\_\_\_  
 Trees \_\_\_\_\_  
 Building Lines & Street Widening \_\_\_\_\_  
 Parking \_\_\_\_\_  
 Access to Rear of Site \_\_\_\_\_  
 Accessory Buildings \_\_\_\_\_  
 Service Lanes & R.O.W. \_\_\_\_\_  
 Crossing Length \_\_\_\_\_  
 Gross Floor Area of Shops \_\_\_\_\_  
 Resid. Accom. \_\_\_\_\_  
 Levels of Site \_\_\_\_\_  
 Use of Yards \_\_\_\_\_  
 Loading \_\_\_\_\_  
 Screening \_\_\_\_\_  
 Analysis of Titles \_\_\_\_\_

Remarks:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

Approved: *[Signature]*  
 Not Approved: \_\_\_\_\_

Document Set ID: 434104  
Version: 1, Version Date: 06/12/2005

S E R V I C E S

22/10

A: SEWER CONNECTION

STORMWATER CONNECTION

Existing Service 100 mm φ  
Required Service Use existing  
Location \_\_\_\_\_  
Depth \_\_\_\_\_  
Special Requirement \_\_\_\_\_  
Common Drain \_\_\_\_\_  
Fee \$ \_\_\_\_\_

\_\_\_\_\_

FEE

\$

B: WATER CONNECTION

Existing Service 1/2" φ  
Distance from L/Boundary \_\_\_\_\_  
Distance: Main to Boundary 8' 0"  
Boundary to Load 20' 0"  
Required Service 1/2" φ  
Meter \_\_\_\_\_

Height above Datum 60m

FEE

\$

C: PLUMBING

No. Fittings W.Cs. 3 Baths 2 Basins 1 Sinks 2 Showers 2 Tubs 2 Others \_\_\_\_\_  
Total Values 12  
Supply Pipe Sizes 1/2" P.V.C.  Copper  Gal. Iron   
Backflow Prev. \_\_\_\_\_  
Other Fittings \_\_\_\_\_  
Estimated Value \$1200.00 Plumbing Fee \_\_\_\_\_

DRAINAGE

Existing 4" connection Required 4" to City Sewer  
Fittings Required Traps, vents etc  
Common Drain \_\_\_\_\_  
Septic Tank \_\_\_\_\_  
Stormwater Southern Pits (along fly di)  
Estimated Value \$220.00 Drainage Fee \_\_\_\_\_

Total Estimated Value P. & D. \$2000.00

FEE

\$ 12

D: VEHICULAR CROSSINGS

Type of Footpath kerb Condition good  
Kerb & Channel \_\_\_\_\_  
Existing Crossing \_\_\_\_\_  
New Crossing 3m Driveway Position \_\_\_\_\_  
Strengthen Path Sq. Yds. \_\_\_\_\_ Level at Boundary \_\_\_\_\_

STREET WORKS FEE

\$150.00

DEPOSIT DAMAGE FEE

\$140.00

**REMARKS : CORRESPONDENCE : AGREEMENTS**  
**SPECIFIC REQUIREMENTS**

22/18

Approved *[Signature]*

Not Approved

Approved *MK Johnson*

Not Approved

Approved *[Signature]*

Not Approved

Approved *[Signature]*

Not Approved

Approved *[Signature]*

Not Approved

**E : HEALTH & BY-LAWS**

Areas -----  
 Light -----  
 Ventilation -----  
 Remarks: -----  
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Approved [Signature] -----  
 Not Approved -----

**F: DANGEROUS GOODS**

Domestic or Commercial -----  
 Storage Capacity & Location [Signature] -----  
 Licence Required ----- Yes/No -----

Approved [Signature] -----  
 Not Approved -----

**G : BUILDING**

Remarks: STRUCTURAL CHECK REQ'D [Signature]  
One set to Structural.  
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FEES:		
Bldg.	14000 sq	56.00
Water Bldg.		2.00
B.R.L.	21000 sq	10.50
TOTAL		\$ 68.50

Building Inspector -----

Approved [Signature] -----  
 Not Approved [Signature] -----

Specification: -----

Structural Engineer -----

Approved [Signature] -----  
 Not Approved -----

Fire Service -----

Recommended -----  
 Not Recommended -----

PERMIT NO. 71324

Approved [Signature] -----  
 Not Approved -----

**APPROVING ENGINEER**

226/18  
**NEW PLYMOUTH CITY COUNCIL**

7 82

FOR OFFICE USE: File No. \_\_\_\_\_ Check Sheet No. 18405  
 Receipt No. 6998 Sewer Sheet No. 162  
 Date of Receipt 31-8-78 Zone Res R1

TO THE CITY ENGINEER Date 27 JUL 1978  
**APPLICATION FOR BUILDING PERMIT** Lot No. \_\_\_\_\_  
 At (House No.) 13 Hartland Pl. D.P. \_\_\_\_\_  
 For erection of Phoenix Fireplace: no setback. Sec. No. \_\_\_\_\_  
 OWNER N. J. Barnes ADDRESS as above.

Proposed Use \_\_\_\_\_

Foundation \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_

AREA of Site \_\_\_\_\_  
 AREA of existing buildings \_\_\_\_\_ M<sup>2</sup>  
 AREA of existing accessory buildings \_\_\_\_\_ M<sup>2</sup>  
 AREA of Building in application \_\_\_\_\_ M<sup>2</sup>

Builder SELF Address \_\_\_\_\_  
 Designer \_\_\_\_\_ Address \_\_\_\_\_  
 Structural Eng. \_\_\_\_\_ Address \_\_\_\_\_

Building Projects Authority Required Yes/No Supplied Yes/No

Total Value of Building \$ 500-00  
 Sanitary Plumbing and Drainage \$ \_\_\_\_\_  
 Value of Building for Permit \$ 500-00  
 Water for Building \_\_\_\_\_  
 Building Research Levy on \$ \_\_\_\_\_  
 Hoardings Mths @ \_\_\_\_\_

FOR OFFICE USE	
Corrected Value Fees	
TOTAL FEES BUILDING	

Starting Date \_\_\_\_\_ Finishing Date \_\_\_\_\_

NAME AND ADDRESS OF APPLICANT N. J. Barnes  
13 Hartland Pl. Phone 78365.

Signature of Applicant \_\_\_\_\_  
 Signature of Owner [Signature]



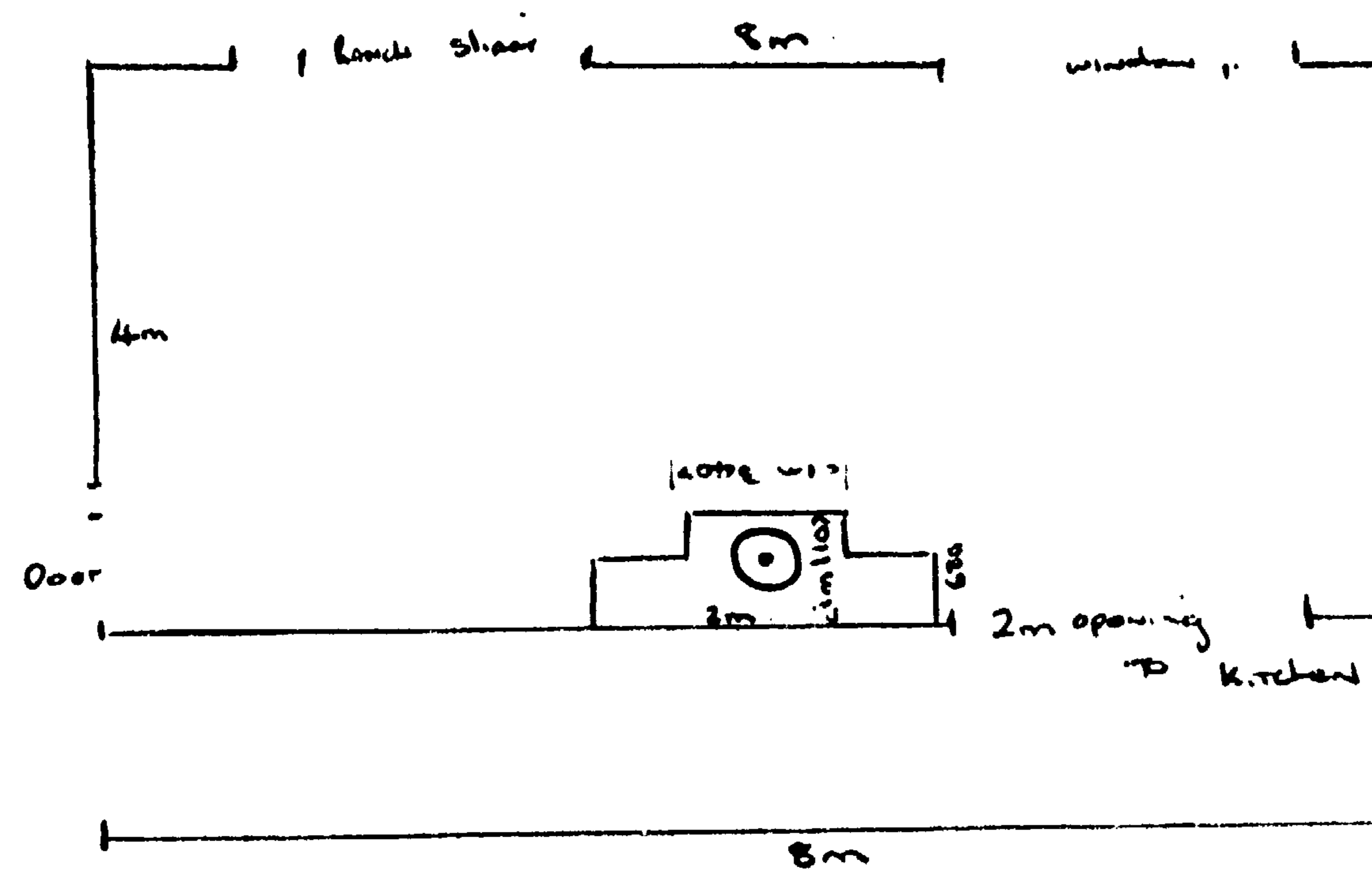
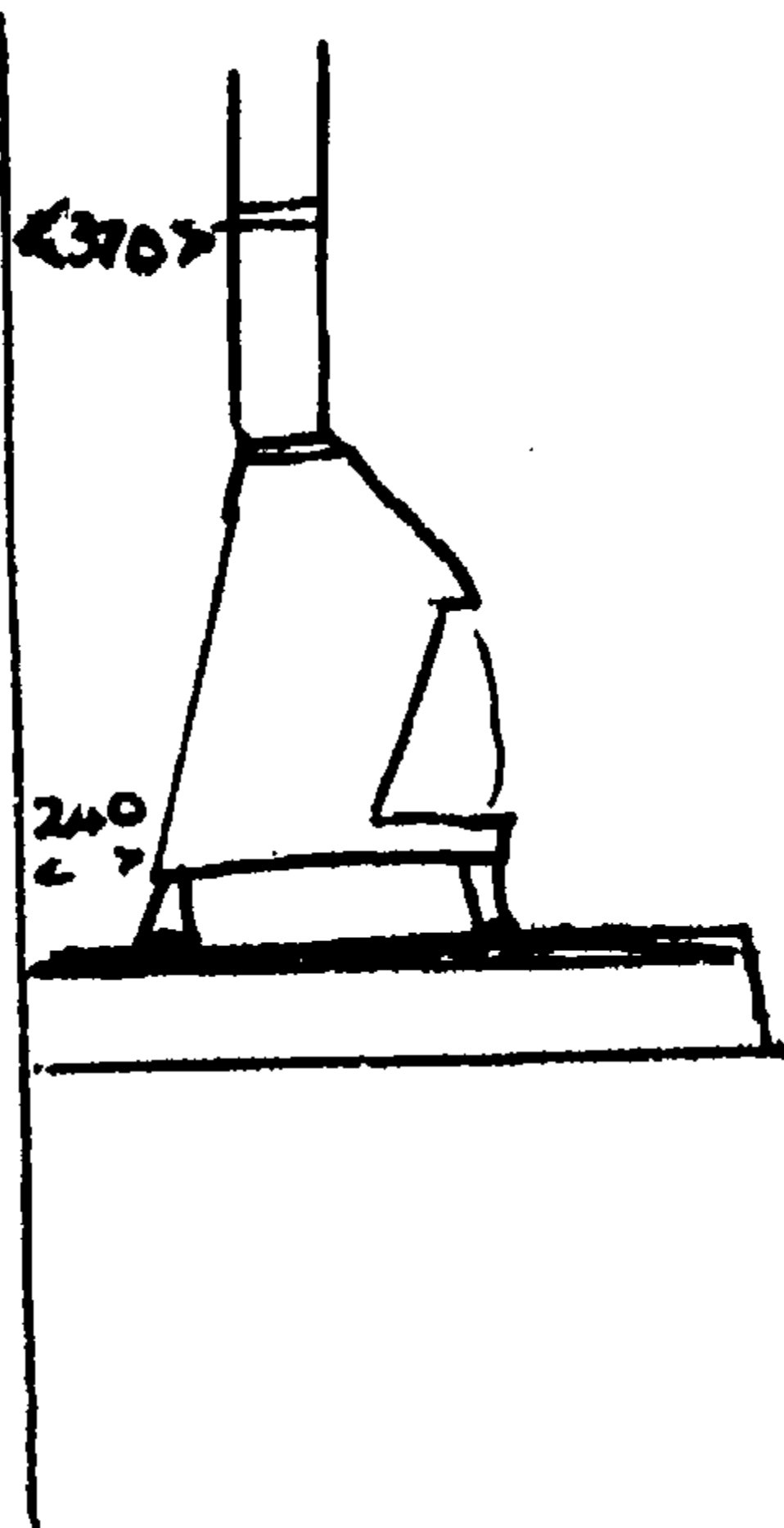
N. J. BARNES  
 18 HARTLAND Place  
 NEW Plymouth  
 A1 78365

226/18

Visor 1m away from  
 opening to Kitchen 27 July 82

First board behind visor.

Hearth made out of Bricks 150mm off  
 floor.



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

TOWN PLANNING	<input checked="" type="checkbox"/>	HP.	DATE 28/7/78
PUBLIC HEALTH	<input checked="" type="checkbox"/>		
BUILDING	<input checked="" type="checkbox"/>	HP.	28.7.78
ENGINEER	<input checked="" type="checkbox"/>		

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



S E R V I C E S

226/18

**A: SEWER CONNECTION**

**STORMWATER CONNECTION**

Existing Service \_\_\_\_\_  
Required Service \_\_\_\_\_  
Location \_\_\_\_\_  
Depth \_\_\_\_\_  
Special Requirement \_\_\_\_\_  
Common Drain \_\_\_\_\_  
Fee \$ \_\_\_\_\_

\_\_\_\_\_   
\_\_\_\_\_   
\_\_\_\_\_   
\_\_\_\_\_   
\_\_\_\_\_   
\_\_\_\_\_   
Fee \$ \_\_\_\_\_

FEE \$ :

**B: WATER CONNECTION**

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

Height above Datum \_\_\_\_\_

FEE \$ :

**C: PLUMBING**

No. Fittings    3            2            1            2            2            2            Others \_\_\_\_\_  
                    W.Cs            Baths            Basins            Sinks            Showers            Tubs  
Total Values \_\_\_\_\_  
Supply Pipe Sizes \_\_\_\_\_  
Backflow Prev. \_\_\_\_\_  
Other Fittings \_\_\_\_\_  
Estimated Value \_\_\_\_\_

P.V.C.  Copper  Gal. Iron

Plumbing Fee \_\_\_\_\_

DRAINAGE

Existing \_\_\_\_\_ Required \_\_\_\_\_  
Fittings Required \_\_\_\_\_  
Common Drain \_\_\_\_\_  
Septic Tank \_\_\_\_\_  
Stormwater \_\_\_\_\_  
Estimated Value \_\_\_\_\_

Drainage Fee \_\_\_\_\_

Total Estimated Value P. & D. \$ \_\_\_\_\_

FEE \$ :

**D: VEHICULAR CROSSINGS**

Type of Footpath \_\_\_\_\_ Condition \_\_\_\_\_  
Kerb & Channel \_\_\_\_\_  
Existing Crossing \_\_\_\_\_  
New Crossing \_\_\_\_\_ Position \_\_\_\_\_  
Strengthen Path Sq.Yds. \_\_\_\_\_ Level at Boundary \_\_\_\_\_

STREET WORKS FEE \$ :

DEPOSIT DAMAGE FEE \$ :



**E : HEALTH & BY-LAWS**

226/18

Areas -----

Light -----

Ventilation -----

Remarks: -----

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-----  
-----

Approved -----  
Not Approved -----

**F : DANGEROUS GOODS**

Domestic or Commercial -----

Storage Capacity & Location -----

Licence Required ----- Yes/No -----

Approved -----  
Not Approved -----

**G : BUILDING**

Remarks: -----  
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FEES:		
Bldg.	\$50.00	3.00
Water Bldg.		
B.R.L.		
TOTAL		\$ 3.00

Building Inspector -----

Approved *[Signature]* -----  
Not Approved -----

Specification: -----

Structural Engineer -----

Approved -----  
Not Approved -----

Fire Service -----

Recommended -----  
Not Recommended -----

PERMIT NO. 72194

APPROVING ENGINEER

Approved *[Signature]* -----  
Not Approved -----

226/18

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPT.

**BUILDING & SERVICES PERMIT FEES**

No 21777

Location 18 Hartland Place  
Lot 22 Deposit Plan No. 12036

File No. 7/115/81  
REC. No. 2052  
Zoning R-1  
Sec. No. \_\_\_\_\_

Area \_\_\_\_\_  
Proposal Vehicle Crossing  
Owner W J Barnes  
Builder \_\_\_\_\_

Plumber \_\_\_\_\_ Drainlayer \_\_\_\_\_

	Value	Fees
Value of Building	\$	
Value of Plumbing & Drainage	\$	
Total Value	\$	
Sewer Connection		
Stormwater Connection		
Water Connection		
Water (Building)		
Vehicle Crossing <u>3m LD - Incl. 4151</u>		<u>310 00</u>
Damage & Repairs to Streetworks		
Hoardings		
Building Research Levy		
TOTAL \$		<u>310 00</u>

Start \_\_\_\_\_

Finish \_\_\_\_\_

Remarks \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N. G. HARRIS, City Engineer  
Checking Officer [Signature]  
5.6.19.81

Masterprint 84014  
[Signature] 120365

226/18

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer

Phone No. 78565

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

House No. 18 Street HARTLAND PLACE N.P. Lot No. D.P.

OWNER N. J. BARNES Area of Site

ADDRESS 18 HARTLAND PLACE Signature of Applicant

Proposed Use Vehicle Signature of Owner

VEHICULAR CROSSING

When required ASAP

Proposed 3 M Position direct in front of driveway

L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection

Size of Requested Connection

Distance from L/Boundary

No. Units served

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection

Size of Requested Connection

Distance from L/Boundary

Common Drain Yes / No

Stormwater Disposal (specify)

Floor level of the lowest sanitary fittings is ...metres
\*below/above the ground level of the point where the sewer connection is required.
\*Strike out whichever is inapplicable.

Depth of sewer req'd

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer

Value of Proposed Work, Labour Only Plumbing

Water Supply Materials Drainage P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage

Size of Proposed Drainage

Other Works Proposed

Stormwater Disposal (specify)

FOR OFFICE USE

File No. 7115 Rec. No. 2052 14 8 81 Check Sht. No. 21777 FEES Sewer

Date 30 JUL 1981 Zone Pco R1 Sewer Sht. No. 162 Water P & D

Veh. Crg







**REMARKS : CORRESPONDENCE : AGREEMENTS**  
**SPECIFIC REQUIREMENTS**

226/18

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

Approved *[Signature]* \_\_\_\_\_

Not Approved \_\_\_\_\_

228/18

**E : HEALTH & BY-LAWS**

Areas -----  
 Light -----  
 Ventilation -----  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Approved -----  
 Not Approved -----

**F: DANGEROUS GOODS**

Domestic or Commercial -----  
 Storage Capacity & Location -----  
 Licence Required. ----- Yes/No -----

Approved -----  
 Not Approved -----

**G : BUILDING**

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

	<b>FEES:</b>
	Bldg. _____
	Water Bldg. _____
	B.R.L. _____
	<b>TOTAL</b> \$ _____

Building Inspector -----  
 Specification: -----

Approved -----  
 Not Approved -----

Structural Engineer -----  
 Fire Service -----

Approved -----  
 Not Approved -----  
 Recommended -----  
 Not Recommended -----

**PERMIT NO.** \_\_\_\_\_

**APPROVING ENGINEER** -----

Approved -----  
 Not Approved -----



226/12

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPT.

**BUILDING & SERVICES PERMIT FEES**

No 22101

File No. 10/12/81

REC. No. 2265

Location 13 Hartland Place

Zoning Res R1

Lot 22 Deposit Plan No. 12036

Sec. No.

Area

Proposal Extend Vehicle Crossing

Owner J. O. Bell

Builder

Plumber Drainlayer

	Value of Building	\$	Fees
	Value of Plumbing & Drainage	\$	
	Total Value	\$	
	Sewer Connection		
	Stormwater Connection		
	Water Connection		
	Water (Building)		
	Vehicle Crossing Eden 2m - Inst 4153		180 00
	Damage & Repairs to Streetworks		
	Hoardings		
	Building Research Levy		
	<b>TOTAL \$</b>		<b>180 00</b>

Start

Finish

Remarks

N. G. HARRIS, City Engineer

Checking Officer

29/10/81

226/18

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer

Phone No. ....

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

House No. 18 Street Hartland Place Lot No. 22 D.P. 120.36

OWNER Mr & Mrs D Bell Area of Site .....

ADDRESS 18 Hartland Place Signature of Applicant D Bell

Proposed Use entrance Signature of Owner D Bell

VEHICULAR CROSSING

When required.....

Proposed Ephem crossing 3rd Rd No 4153 M

Position .....

L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection .....

Size of Requested Connection .....

Distance from L/Boundary .....

No. Units served .....

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection .....

Size of Requested Connection .....

Distance from L/Boundary ..... Depth of sewer req'd .....

Common Drain ..... Yes / No

Stormwater Disposal (specify) .....

Floor level of the lowest sanitary fittings is .....metres
\*below/above the ground level of the point where the sewer connection
is required.
\*Strike out whichever is inapplicable.

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer .....

Value of Proposed Work, Labour Only Plumbing .....

Water Supply Materials ..... Drainage .....

P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage .....

Size of Proposed Drainage .....

Other Works Proposed .....

Stormwater Disposal (specify) .....

FOR OFFICE USE

File No. 10 121 Rec. No. 2265 30-10-81 Check Sht. No. 22101 FEES Sewer .....

Date 22 OCT 1981 Zone Rec RI Sewer Sht. No. 162 Water P & D .....

Veh. Crg .....



S E R V I C E S

**226/18 228**

**A: SEWER CONNECTION**

**STORMWATER CONNECTION**

Existing Service _____	_____
Required Service _____	_____
Location _____	_____
Depth _____	_____
Special Requirement _____	_____
Common Drain _____	_____
Fee \$ _____	Fee \$ _____
FEE \$ :	

**B: WATER CONNECTION**

Existing Service _____	_____
Distance from L/Boundary _____	Height above Datum _____
Distance: Main to Boundary _____	
Boundary to Load _____	
Required Service _____	
Meter _____	
FEE \$ :	

**C: PLUMBING**

No. Fittings	3	2	1	2	2	2	2	2	2
W.Cs. _____	Baths _____	Basins _____	Sinks _____	Showers _____	Tubs _____	Others _____			
Total Values _____									
Supply Pipe Sizes _____				P.V.C. <input type="checkbox"/>	Copper <input type="checkbox"/>	Gal. Iron <input type="checkbox"/>			
Backflow Prev. _____									
Other Fittings _____									
Estimated Value _____							Plumbing Fee _____		

DRAINAGE

Existing _____	Required _____
Fittings Required _____	
Common Drain _____	
Septic Tank _____	
Stormwater _____	
Estimated Value _____	Drainage Fee _____
Total Estimated Value P. & D. \$ _____	FEE \$ :

**D: VEHICULAR CROSSINGS**

Type of Footpath _____	Condition _____
Kerb & Channel _____	
Existing Crossing _____	
New Crossing _____	Position _____ <i>Foot No 4163</i>
Strengthen Path Sq.Yds. _____	Level at Boundary _____
STREET WORKS FEE <b>\$190.</b>	DEPOSIT DAMAGE FEE \$ :



**REMARKS : CORRESPONDENCE : AGREEMENTS**  
**SPECIFIC REQUIREMENTS**

226/18

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approved \_\_\_\_\_  
Not Approved \_\_\_\_\_

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Approved \_\_\_\_\_  
Not Approved \_\_\_\_\_

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Approved \_\_\_\_\_  
Not Approved \_\_\_\_\_

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Approved \_\_\_\_\_  
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\_\_\_\_\_

Approved *[Signature]* \_\_\_\_\_  
Not Approved \_\_\_\_\_



1500 5000

# BUILDING FILE

Code No. 226 / 18

Subject DWG / ~~\_\_\_\_\_~~

---

No. Sheets 1

Permit No 71 324

---

Date JUN '77



15/10/2011

# **BUILDING CONSENT**

## **61118A**

**PROPERTY ID**

**007711**

 **61118A**



New Plymouth District Council

NPDC Inspection Notice - Pursuant to Building Act 1991

**CUSTOMER FIRST**

*delivering sensational service*

**Call No: 17530**

Customer: SULLIVAN, Robert      Location: 18 HARTLAND      NEW PLYMOUTH  
Time Logged: 5/6/2004 1:52:57PM      Building Consent: 61118  
Telephone:

Authorised Officer:



Date: 7-5-04

Time: 2.10

Description:

Final. Anytime. Ring to confirm 758 7535 or 758 1835 or 021 030 2095. AOC attached.

INSTALLATION APPEARS SATISFACTORY

3x RIVETS.

SEISMIC RESTRAINTS

ALARMS INSTALLED.

FLUE SATISFACTORY

CCC MAY BE ISSUED.



**ADVICE OF COMPLETION OF BUILDING WORK**

**SECTION 43(1) - BUILDING ACT 1991**

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

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

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

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

Under Building Consent No: 61118

17530

**Owner Details**

Name ROBERT SULLIVAN

Phone No's 06 758 7535 Work 06 758 1835 Home 021 030 2695 Mobile

Mailing Address 18 HARTMAN PLACE NEW PLYMOUTH

Final inspection required: (Day/Date) ANY TIME - AS SOON AS POSS. AM/PM

(You will be contacted on the day of your inspection to confirm) FRI 7<sup>th</sup> MAY

**Project Location**

Street Address 18 HARTMAN PLACE

(Cross each applicable box and attach relevant documents)

You are hereby advised that:

All

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

You are requested to issue:

A Final

An Interim

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

The attached particulars include:

Building Certificates

Producer Statement

A Code Compliance Certificate issued by a Building Certifier

**FORMAL DECLARATION - (Please read carefully prior to signing)**

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

Signature: R Wilson

Date: 6-11-04



**Building Consent No:61118**  
Section 35, Building Act 1991

Issued:22Apr04

---

**CONTACT :** MR Roger Gordon WILSON  
C/- R WILSON  
9A KERERU PLACE  
NEW PLYMOUTH 4601

Phone: 754 6882 (Bus.)  
757 2623 (Pvt.)

**OWNER :** MR Robert Michael SULLIVAN  
C/- R WILSON  
9A KERERU PLACE  
NEW PLYMOUTH 4601

Application received: 21Apr04

---

**PROJECT LOCATION**

Street Address: 18 HARTLAND PLACE, NEW PLYMOUTH 4601  
Property ID: 039421  
Assessment No:  
Legal: LOT 22 DP 12036

---

**PROJECT**

The project is for Alterations  
Intended Use(s): residential heating  
Intended life: Specified as 10 years  
Value of Work: \$1,000.00

---

**COUNCIL CHARGES**

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

Receipt number: 2257093    Date: 22Apr04    Amount: \$121.00

---

**1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:**

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

**2: Additional comments regarding this Building Consent:**

No additional comments.

**3: CONDITIONS OF ISSUE:**

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

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

**4: LAPSE & CANCELLATION OF CONSENTS**

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

The Section reads:

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

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

Authorised Officer .....

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

**Project Information Memorandum No:61117**  
Section 31, Building Act 1991

Issued:22Apr04

---

**CONTACT :** MR Roger Gordon WILSON  
C/- R WILSON  
9A KERERU PLACE  
NEW PLYMOUTH 4601

Phone: 754 6882 (Bus.)  
757 2623 (Pvt.)

**OWNER :** MR Robert Michael SULLIVAN  
C/- R WILSON  
9A KERERU PLACE  
NEW PLYMOUTH 4601

Application received: 21Apr04

---

**PROJECT LOCATION**

Street Address: 18 HARTLAND PLACE, NEW PLYMOUTH 4601  
Property ID: 039421  
Assessment No:  
Legal: LOT 22 DP 12036

---

**PROJECT**

The project is for Alterations  
Intended Use(s): residential heating  
Intended life: Specified as 10 years  
Value of Work: \$1,000.00

---

**COUNCIL CHARGES**

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

---

## **1: WHAT IS A PIM?**

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

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

## **2: CAN BUILDING WORK PROCEED?**

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

## **3: Compliance with Building Code:**

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

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

## **4: Additional Information**

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

The Section reads:

- (1) A Building Consent shall lapse and be of no effect if -
  - (i) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
  - (ii) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the Territorial Authority at its absolute discretion may

allow.

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

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

**5: Sign Off**

Authorised Officer.....

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



# NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

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

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

<b>OFFICE USE ONLY</b>		
Owner ID: <u>115474</u>	Scale code: <u>DFPI</u>	Property ID: <u>039421</u>
Planning or EH requirements? <u>Y/N</u>	Relevant planning and/or EH forms provided? <u>Y / N / n/a</u>	
Application No: <u>6117 / 6118</u>	Checked for completeness, signed <u>VT / JD</u>	

APPLICATION DETAILS <i>Complete in all cases</i>	EXPLANATION
<p>Has a Project Information Memorandum (PIM) been issued for this project? →</p> <p><input checked="" type="checkbox"/> No, please issue a PIM and building consent together</p> <p><input type="checkbox"/> No, please issue a PIM only at this stage</p> <p><input type="checkbox"/> Yes, PIM No. _____</p>	<p>A PIM is a document, that must be issued by council under the Building Act, containing details of any authorisations, requirements and conditions under Acts other than the Building Act, that could affect your building project – notably the Resource Management Act (New Plymouth District Plan).</p> <p>For larger houses and major additions – obtaining a PIM prior to a building consent is useful in establishing the feasibility and design of the project. Otherwise you can apply for the PIM with your building consent application.</p>
<p><b>BUILDING WORK SITE DETAILS</b></p> <p>Owner's full name(s) <u>Rob &amp; Leslie Sullivan</u> →</p> <p>Site address <u>18 Hartland Place</u> → <u>New Plymouth.</u></p> <p>Lot <u>22</u> DP <u>12036</u> →</p> <p>Section _____ District _____ →</p> <p>Phone ( ) <u>7581835</u> Fax ( ) _____ →</p> <p>Owner's postal address _____ →</p>	<p>"Owner" in the Building Act 1991 includes any person who has agreed in writing, whether conditionally or unconditionally, to purchase the land. A copy of the agreement will be required if the work is on a site for which the titles have yet to be issued.</p> <p>Street number and street <u>C</u></p> <p>Town _____</p> <p>Lot, DP, section and district details are on the property's Certificate of Title and on the rates account. Ask council staff if you are unsure what to write.</p> <p>Provide mobile phone if available</p> <p>If different to site address <u>336</u></p>
<p><b>CONTACT DETAILS</b></p> <p>If the applicant is <i>NOT</i> the owner, please provide the applicant's details:</p> <p>Full name(s) <u>R Wilson</u></p> <p>Company name _____</p> <p>Phone ( ) <u>7536343</u> Fax ( ) <u>7536343</u> →</p>	<p>20 APR 2004</p> <p><u>[Signature]</u></p> <p>Include std code if not New Plymouth numbers</p>
<p><b>MAIL ADDRESS FOR ALL CORRESPONDENCE</b></p> <p>Name and address for all correspondence relating to this application? <u>R Wilson</u> →</p> <p><u>9A Keferu Place</u></p> <p><u>New Plymouth.</u></p> <p>Phone ( ) <u>7536343</u> Fax ( ) <u>7536343</u></p> <p>Email _____ →</p>	<p>Complete this only if the applicant is not the owner</p> <p>Complete this only if email is available for correspondence</p>

**PROJECT DETAILS** *Complete in all cases*

Description of building work:

Install HEAT WOOD BURNER

Intended use of the building:

Category of work:

- |  |                                    |
|--|------------------------------------|
| <input checked="" type="checkbox"/> Domestic | <input type="checkbox"/> Community |
| <input type="checkbox"/> Commercial          | <input type="checkbox"/> Farm      |
| <input type="checkbox"/> Industrial          |                                    |

Type of work:

- |  |   |
|--|---|
| <input type="checkbox"/> New Building        | <input type="checkbox"/> Plumbing & Drainage only |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Alteration               |
| <input type="checkbox"/> Demolition          | <input type="checkbox"/> Relocation               |
| <input type="checkbox"/> Removal             | <input type="checkbox"/> Change of Use            |

Intended life of building:

- 50 years or more  
 Less than 50 years - specify intended life: 10 yrs

Estimated total cost of project (including GST):

\$ 1000

Total cost of plumbing and drainage (including GST):

excluding fixtures \$ \_\_\_\_\_

Area of new building work: 1 m<sup>2</sup>

Estimated start date: 4-5-04

Estimated completion date: 4-5-04

**Staged projects**

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

Y / N

If yes, this is stage \_\_\_\_\_ of an intended \_\_\_\_\_ stages.

**EXPLANATION**

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

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

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

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

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

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

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

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

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

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

*Building may not begin until the building consent has been issued. Under the Building Act, construction must start within 6 months of date of issue of the building consent, and reasonable progress must be made within 12 months.*

*Arrangements need to be made with council for longer time periods. You may need to stage your project in order to meet timeframes.*





Rob & Hestie Sullivan.  
18 Hartland Place.  
New Plymouth.  
Phone 758 835.

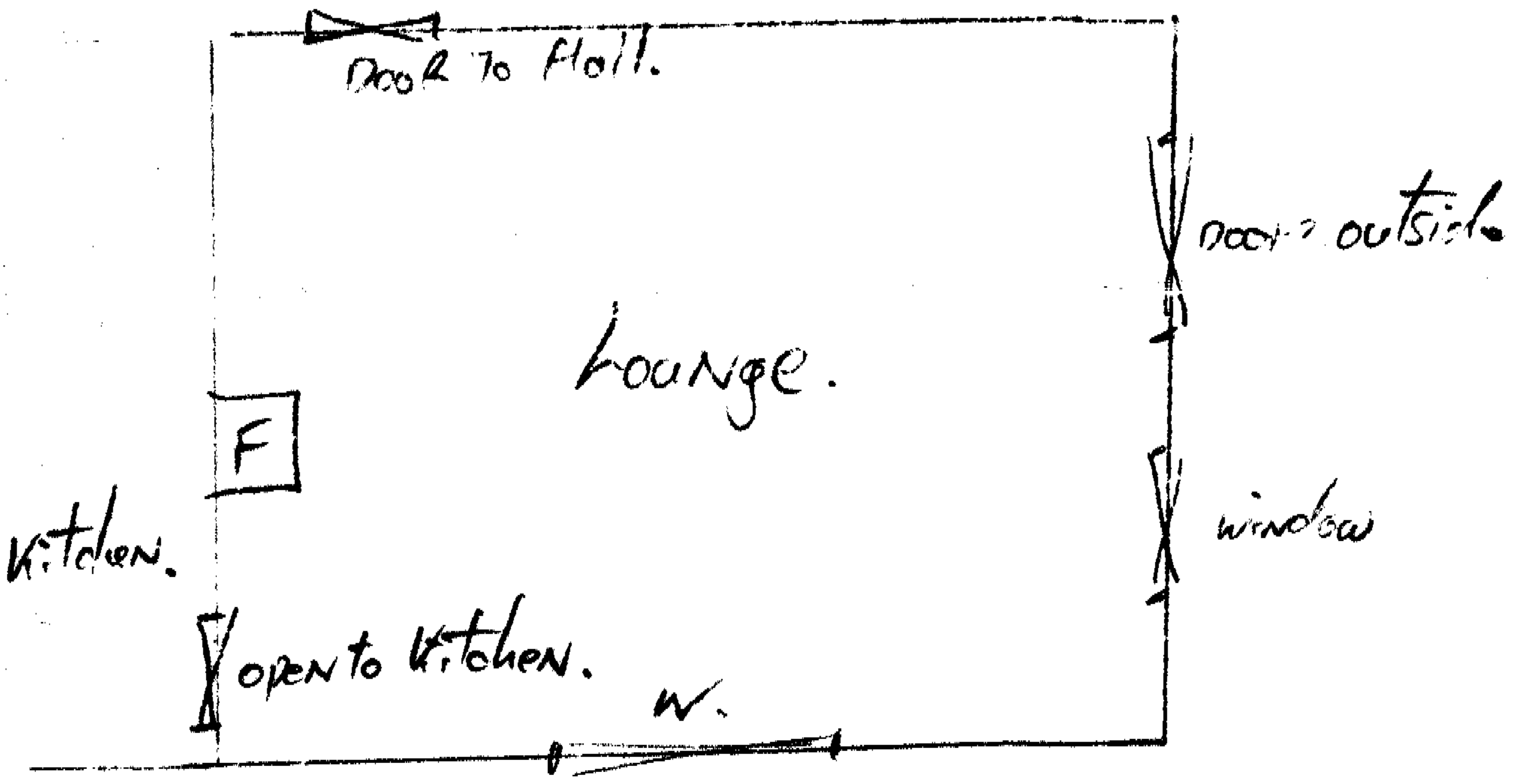
LOT 22  
DP 12036.

- \* Install Kent Wood Burner.
- \* Smoke detectors existing.

Smoke detectors  
are required as  
part of this project

**NPDC OFFICE COPY**  
This Building Consent is approved under the  
Building Act and is limited to new work only as  
shown on these plans and related specifications  
Approved: *[Signature]* Date: 22/04/24

20 APR 2024





## FREESTANDING WOOD HEATER INSTALLATION INSTRUCTIONS

Note that these instructions are in a short-form format, to provide information suitable for Building Consent applications. They are not a replacement for the full Owner's Installation and Operation manual.

### General Information

1. The **KENT Signature** Freestanding Wood Heater, when installed according to these instructions, complies with the provisions of AS/NZS 2918-2001 Appendix B - "Thermal Testing of Installation Clearances".
2. You must obtain a Building Consent from your Local Authority before installing this heater, and we suggest that your Insurance Company be advised of the installation.
3. Do not allow any makeshift compromise installation methods. This could result in a house fire. The **Signature must** be installed according to these instructions. We suggest that a New Zealand Home Heating Association-registered installer be used for installing the appliance.
4. The clearances given in these instructions are necessary to prevent overheating of nearby combustibles and drying out of the house structure. They may not be reduced without authorisation.
5. There must be a clearance of at least 1 metre between the front of the **Signature** and any building structure or other substantial immovable object in front of the heater.

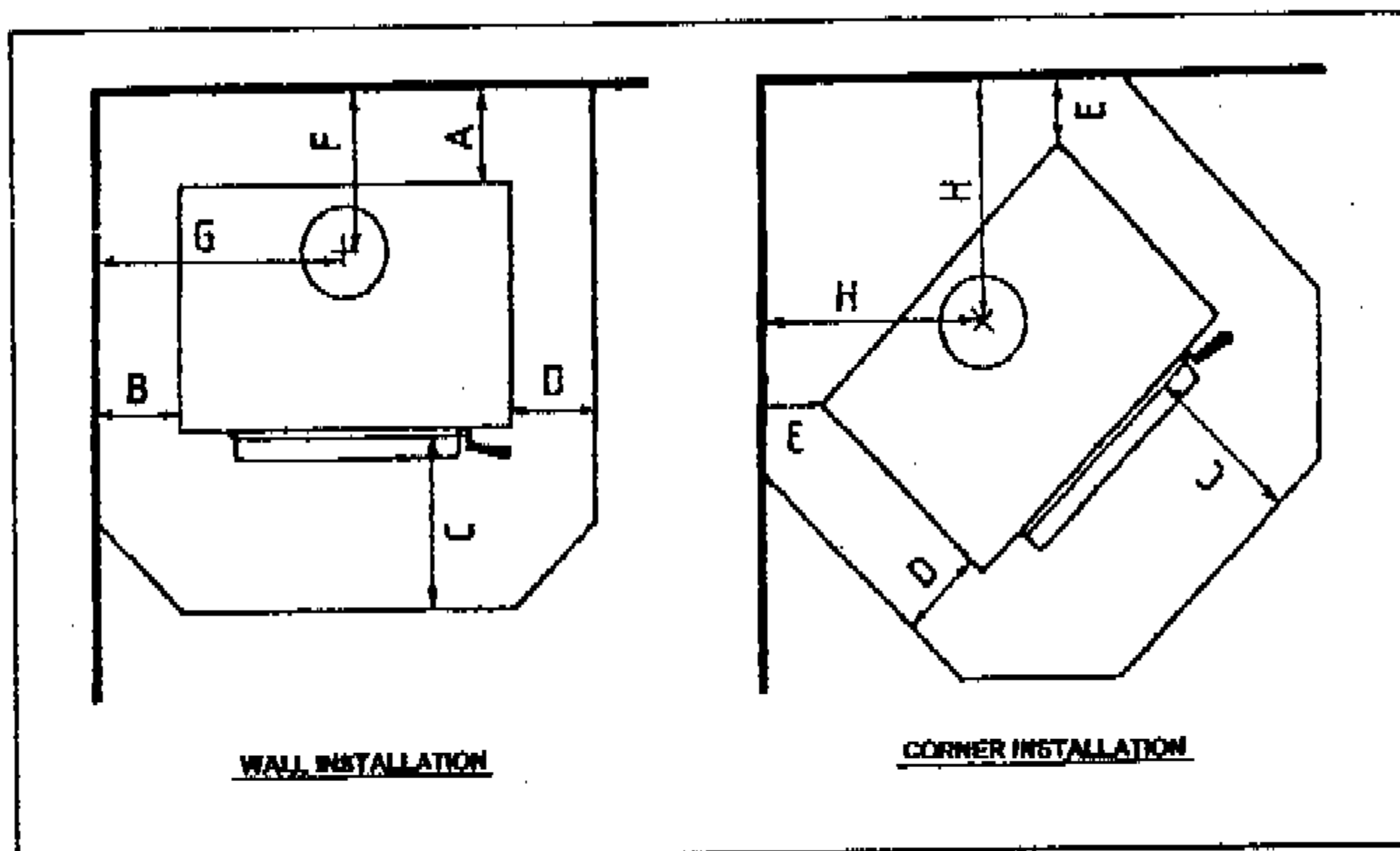


Fig 1

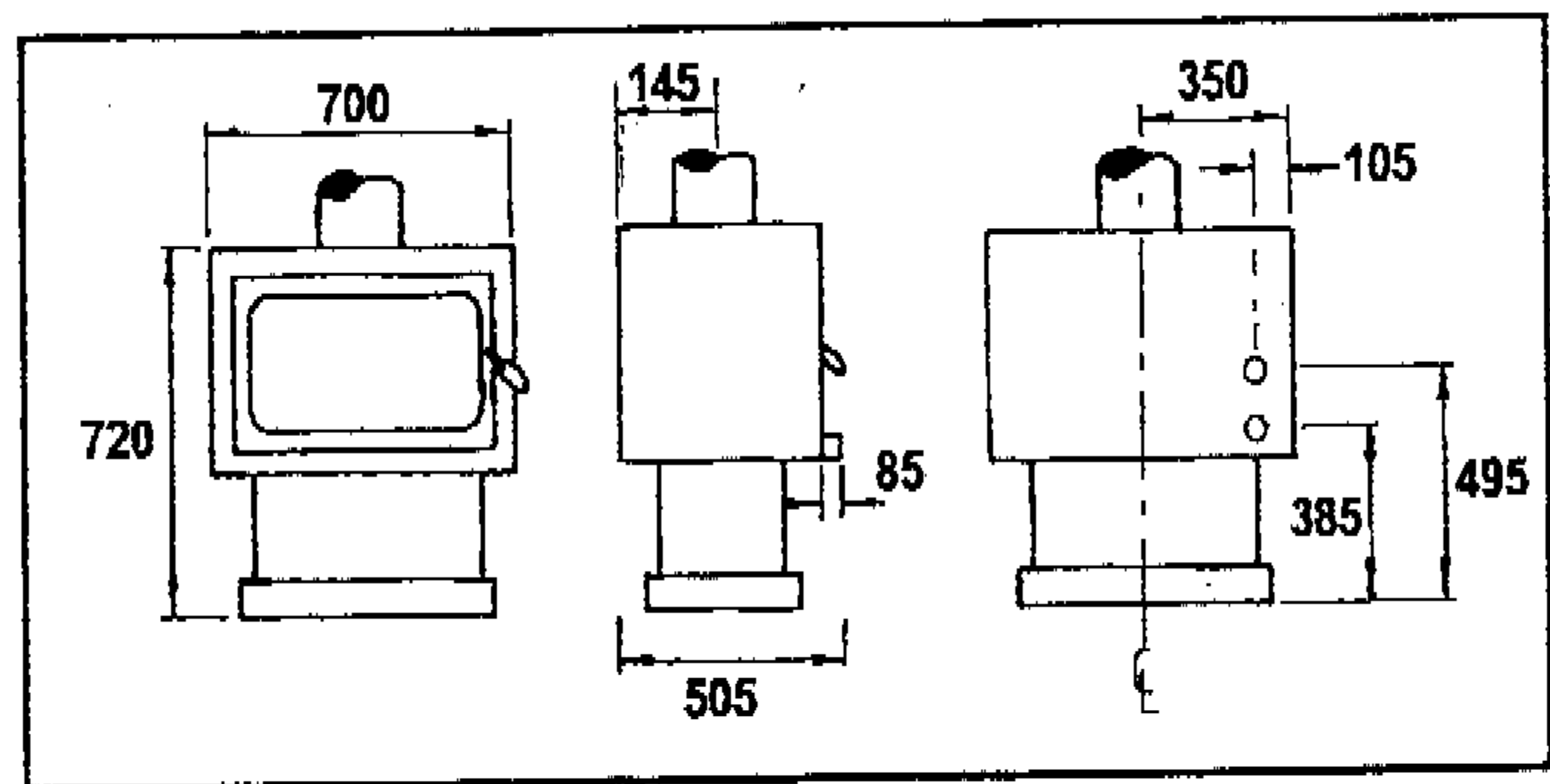


Fig 2

	A	B	C	D	E	F	G	H
Without flue shield	375	350	300	115	200	520	700	550
With flue shield	100	350	300	115	75	220	700	425

Table 1

**Note:** The clearances given are for use with a Kent flue kit and flue shield only. Use of flue components and flue shields from other manufacturers may void these clearances. Specified clearances must be maintained from the flue pipe to combustible materials within the room.

### FLOOR PROTECTOR

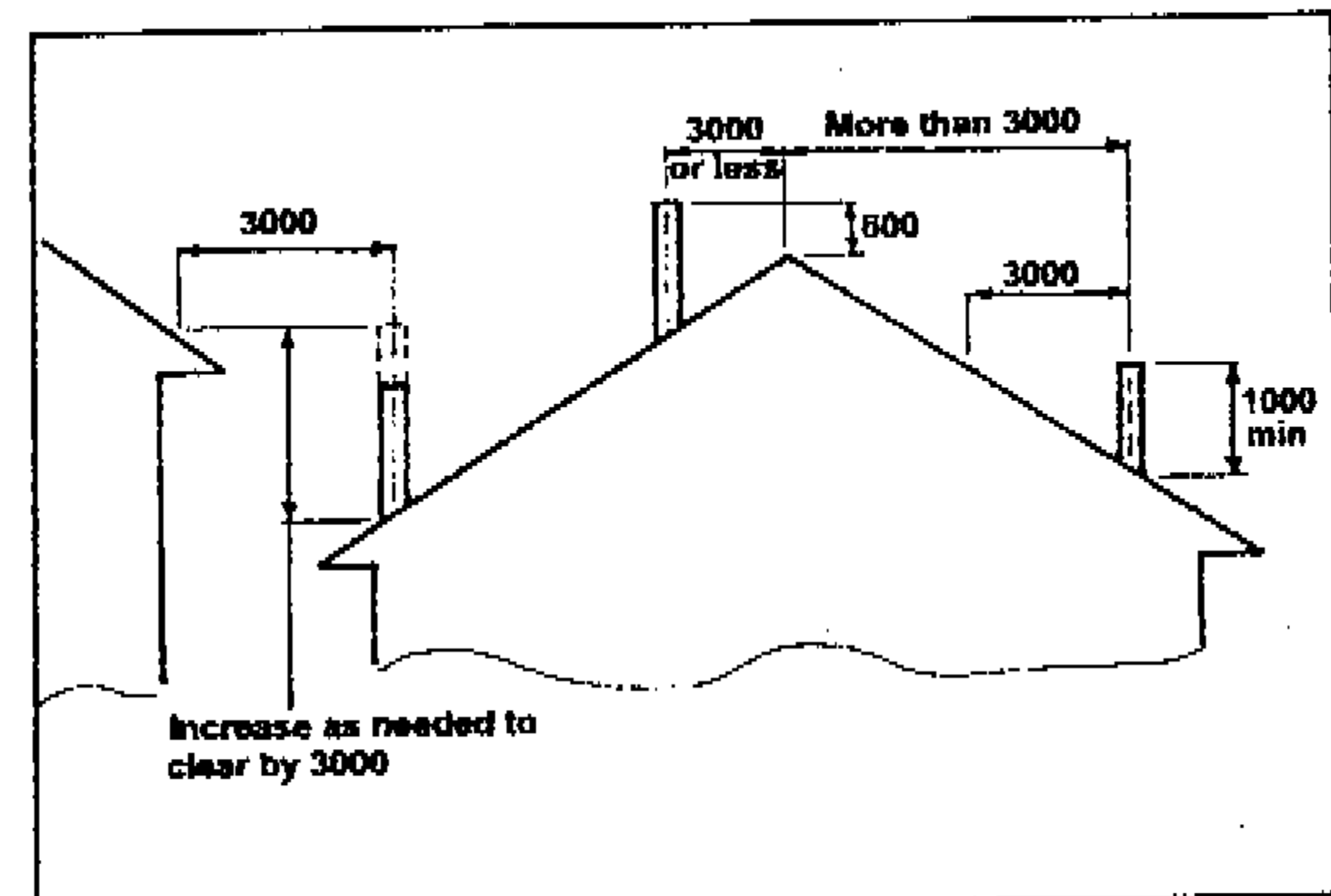
An *insulating* floor protector is not required for the **Signature** heater, but a floor protector of non-combustible material **must** be used. The floor protector must extend under the heater, a minimum of 300mm in front of the door opening, and 115mm to either side of the heater. The *minimum* floor protector size for a wall installation is 930mm wide and 820mm front to back, excluding trim. For a corner installation the *minimum* length along the wall is 1080 mm and diagonally from the corner to the front edge is 1175mm, also excluding trim.

### FLUE SYSTEMS

The flue system should be vertical and without bends. If an offset is required, it should be as close to the heater as practicable and should not be offset more than 500mm from the centerline of the flue stub. Clearances from the flue pipe to combustible materials must be maintained (see Table 1). Restrictions or leaks in the flue system may reduce the draught, and, in severe conditions, could cause smoke to enter the room.

The flue pipe shall extend not less than 4.6m above the top of the floor protector.

The flue cowl must be at least 600mm above the highest point of the roof if within 3 meters of it, or 1000mm above the roof penetration if more than 3 meters from the ridge – see Fig 3.

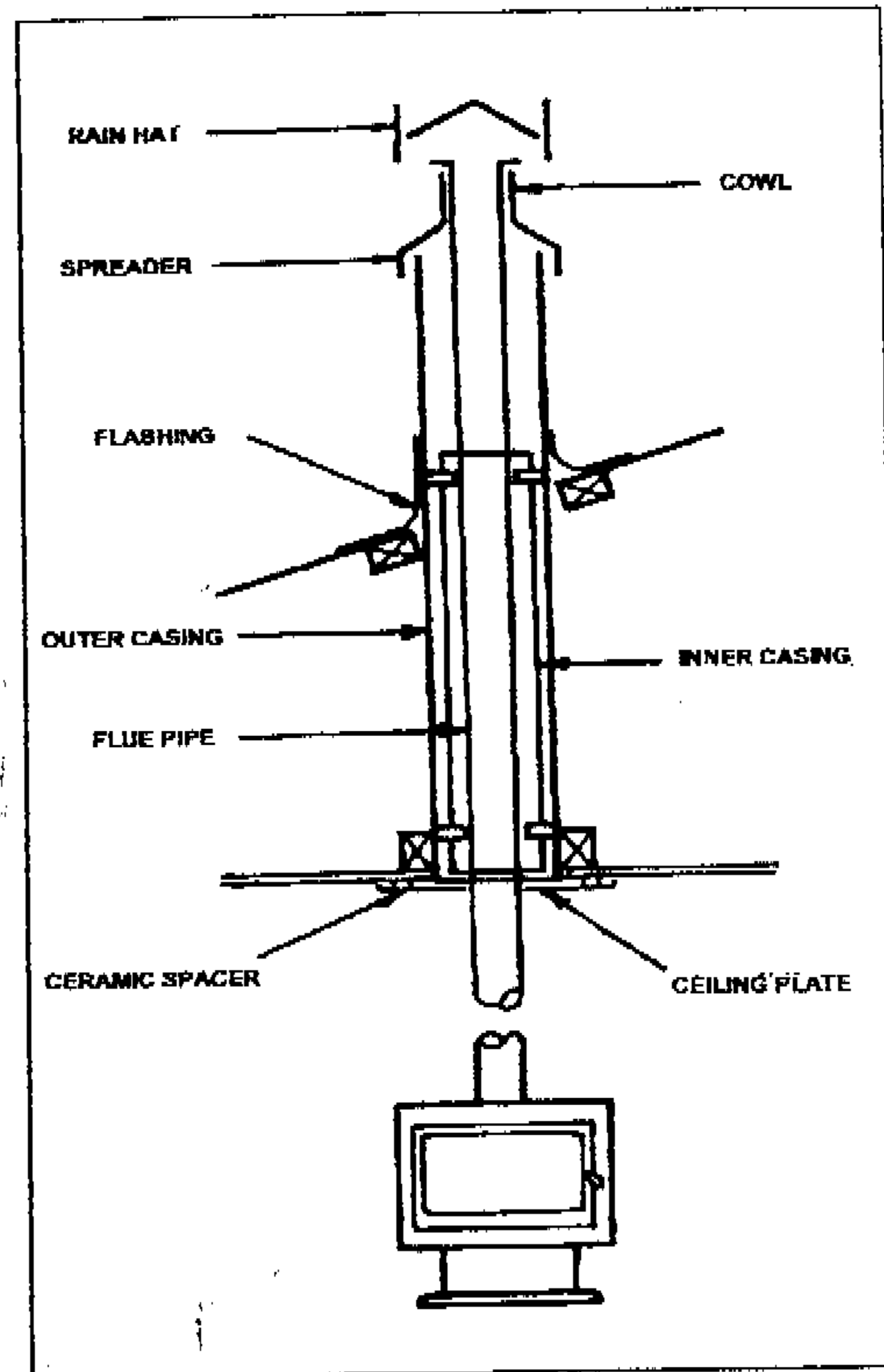


No part of the building, or any adjacent building, may be in or above a circular area of a horizontal radius of 3 meters from the flue exit.

These heights are given as a general minimum, and in actual practice the presence of surrounding structures, trees, fences, etc. may necessitate additional height for satisfactory performance. The cowl must be fitted to prevent entry of birds, snow and rain. At all flue joints, the swaged end of the upper piece must be fitted to the plain end of the lower piece.

#### INSTALLATION

1. The minimum requirements for installing your **KENT** heater are an assembled heater, a floor protector, a flue system and material for flashing the roof penetration.
2. Select the location for the heater, bearing in mind the clearances required (see Table 1).
3. Place the heater into the desired position and plumb for the ceiling roof penetrations. Allow for 150mm diameter flue pipe, 200mm diameter inner casing and 250mm outer casing. Check the proposed route of the flue to ensure it is clear of roof trusses and rafters in the ceiling space or other obstructions. It may be necessary to move the location of the heater to ensure this.
4. Once the location is confirmed, the heater must be restrained against movement due to earthquakes. The **Signature** is restrained by fixing the heater to the floor with two bolts of 6mm minimum diameter through the holes provided in the plinth base, through the hearth and floor and fixed with heavy washers and nuts. For solid concrete floors, use 8mm **DYNABOLTS**<sup>®</sup> or similar, with a minimum depth of engagement into the floor of 50mm.
5. Cut a 260mm square penetration for the passage of the flue pipe and casings through the ceiling. Trim back and reframe timbers to allow for fixing the ceiling plate and outer casing.
6. Cut and frame an opening in the roof and position the outer casing through the roof until it is flush with the underside of the ceiling. Fix with 4 screws or nails to the framing of the square opening in the ceiling at the points where the casing and timber touch.
7. Flash the outer casing to the roof, to make a permanent, weatherproof seal.
8. Place the ceiling plate with folded edges upwards over the flue spigot on the heater.
9. Join the required number of flue pipes by inserting the swaged ends of the upper piece into the plain end of the lower piece. Drill and fix each length with three stainless rivets or self-tapping screws. It is important that each flue pipe joint is sealed with commercially available flue sealing compound, including the joint between the flue spigot and the first length of flue pipe. **Note:** enamel finish flue pipes may only be used where they are visible. Flue pipes located inside the casings in the roof space must be stainless steel only. Position the flue pipe into the spigot in the top of the heater. The flue pipe can either be lowered from the top as a single unit or fed up from the room a length at a time, ensuring that all joints are sealed and fixed properly. Fit the flue shield, if fitted, so that the bottom edge of the shield has an air gap of 2-3mm above the top grill of the heater.
10. Slide the inner casing into place, between the outer casing and the flue pipe, ensuring that the spacers are fitted to maintain equal clearances around the flue pipe and casings.
11. The flue pipe must extend at least 200mm above the casing at the top of the flue system. Extra lengths of flue pipe, inner casing and outer casing may be required to achieve the minimum distance above the roof. Joins between lengths of outer casing must be made with the upper end of the lower section inside the bottom edge of the upper length (the opposite of the method used for the flue pipe).
12. Place the top spreader in place and tighten. Slide the cowl over the flue until it rests on the top spreader. Secure with stainless rivets or self-tapping screws.
13. Fit the rain-hat. Do not fasten this in place – it must be removable for cleaning.
14. Screw the ceiling plate securely in position, through the holes provided, into the outer casing support framing. Ensure that the ceiling plate is spaced off from the ceiling by means of the spacers supplied in the flue kit. Do not fix the ceiling plate directly to the ceiling.
15. Where a flue terminates more than two meters above the roof penetration, it may be necessary to fit restraining guy wires for stability in high wind conditions.
16. Before using the heater, ensure that you have a Compliance Certificate from your Registered Installer or Territorial Authority Inspector.



**KENT Heating 1990 Ltd, PO Box 27-025, Mt Roskill, Auckland, New Zealand**

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Address HARTLAND PLACE

### DRAINAGE AND PLUMBING REGISTER

OWNER W. J. BARNES  
ADDRESS  
BUILDER SELF  
PLUMBER Tom RUSSELL (NP) LTD  
DRAINLAYER " " " "

6/113/77 PERMITS 0317  
PLUMBING 1780.00  
DRAINAGE 220.00  
VALUE \$2000.00

NATURE OF WORK DWELLING

DRAIN TESTED 3 / 4 / 78 PLUMBING PASSED 3 / 4 / 78.

FALL AND DESCRIPTION One drop at front corner of house then to sewer as shown.

b/d 10209

Rcc 4989

R. Boekensie

Inspector.



POWERED BY



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move.




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