

move.

council records

**14 rainsford street
moturoa**

Statement of Passing Over:

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	Natural Source		Manhole		Air Release Valve		Inlet		Trunk		Open Drain	Yellow = Privately Owned Grey = Out of Service/Closed
	Treatment Plant		Alert Valve		Manifold Valve		Outlet		Rise		Stream	
	Pumpstation		Air Valve		Backflow		End Point		Main		Misc Polygon	
	Storage Unit		Non-Return Valve		Meter		Node		Lateral			
	Hydrant		Standard Valve		Wellup		Misc Point					

BUILDING CONSENT

33085P

PROPERTY ID

~~017229~~

099548



33085P

NPOC CONSENTS

AMENDMENT 6 PLANS

JOB - AURORA PAINTS - GARY O'KEEFE.

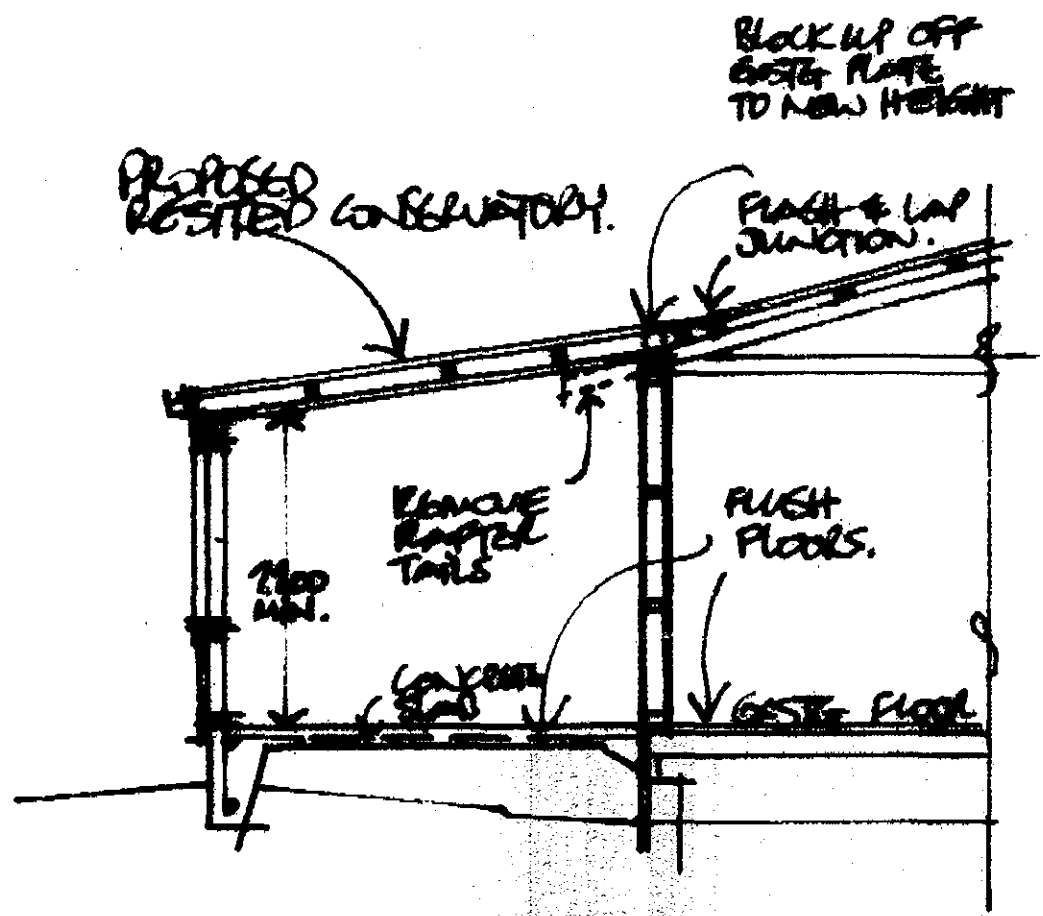
ADDRESS 471 ST AULYN STREET MORTLACA

BUILDER DENIS YOUNG.

CHANGE -

STEP DOWN CONSERVATORY TO HAVE FLOOR AT SAME LEVEL AS GUEST HOUSE (DELETE STEP)

EAST TRUSS TAILS TO BE REMOVED & ROOF TO JOIN IN FURTHER UP EAST. ROOF W/ NEW ROOF AT E. FLASH/LAP NEW TO EXISTING



SIGNED -
CHRIS GALWANI DESIGNER
12/9/00

CHRIS & CHRIS GARNHAM
ARCHITECTURAL DESIGN
AND DRAUGHTING SERVICES
81 BRANCH ROAD N.P.
FAX/PH. 758 6910 N.P.

NPDC - Consents 19/6/00
JOB O'Keefe, St Aubyn Street

Additional info as req'd by Council
Attn. Don Baker

Car port - cover in walls.


After discussions with owner we have decided to enclose the front and south elevation and leave other sides open.

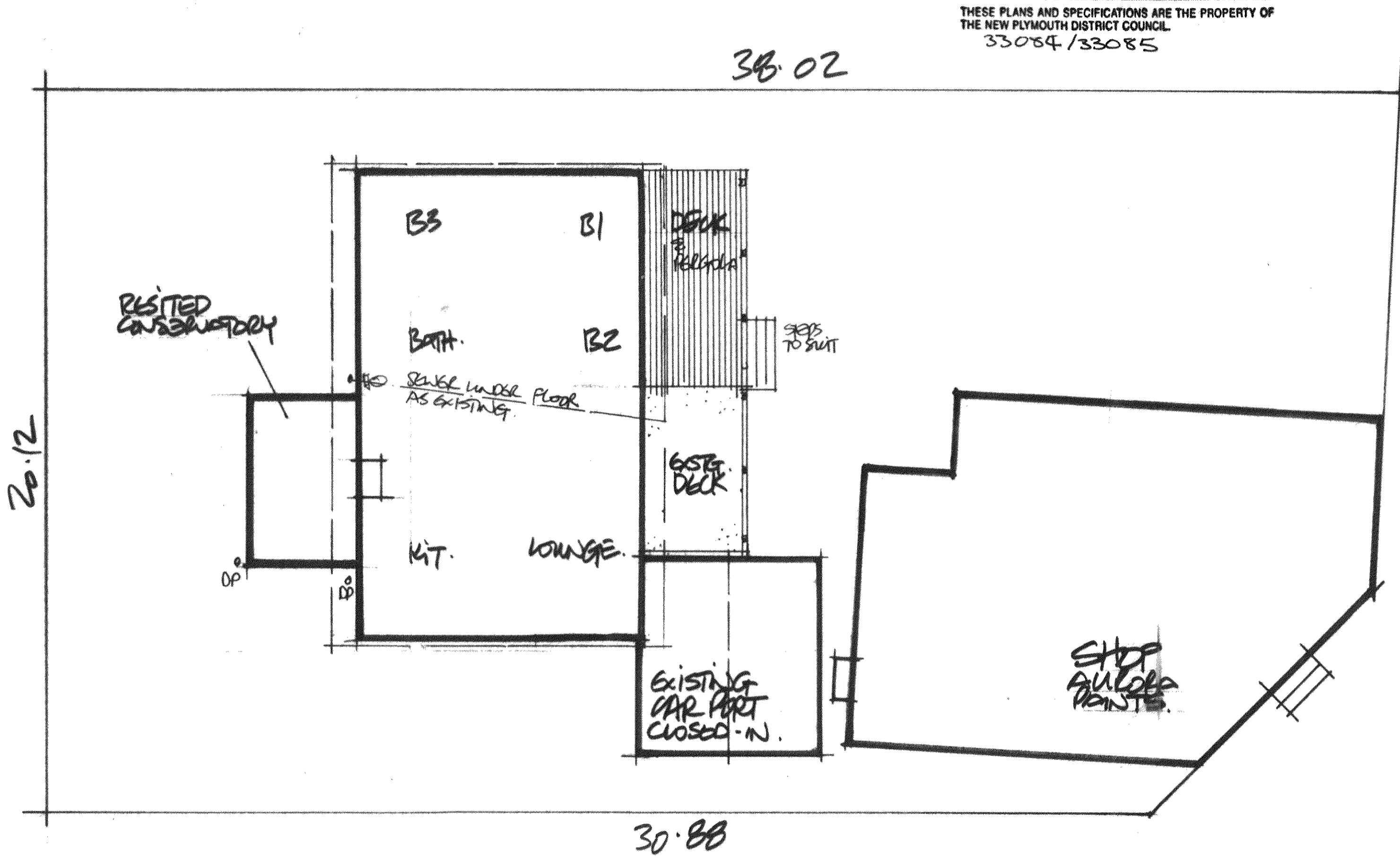
We understand that fire proofing the two buildings will now not be req'd.

Signed Chris Garnham - Designer.

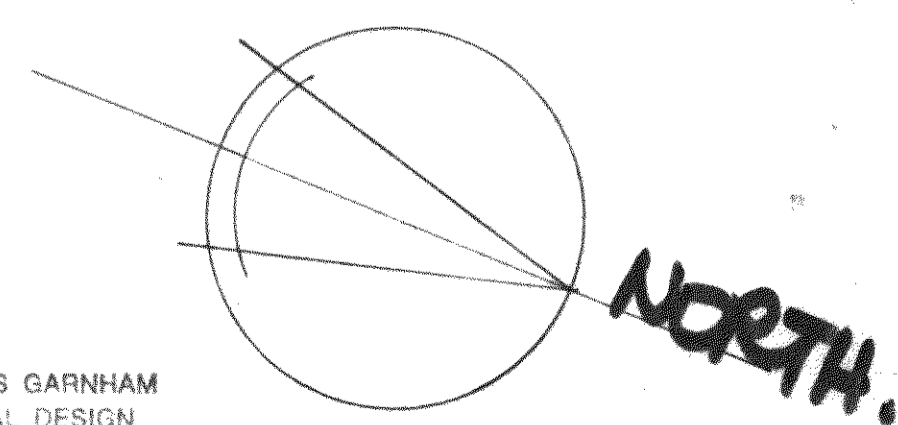
OFFICE COPY

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 DISTRICT COUNCIL.

APPROVED:  DATE 11-7-00
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.
33084/33085

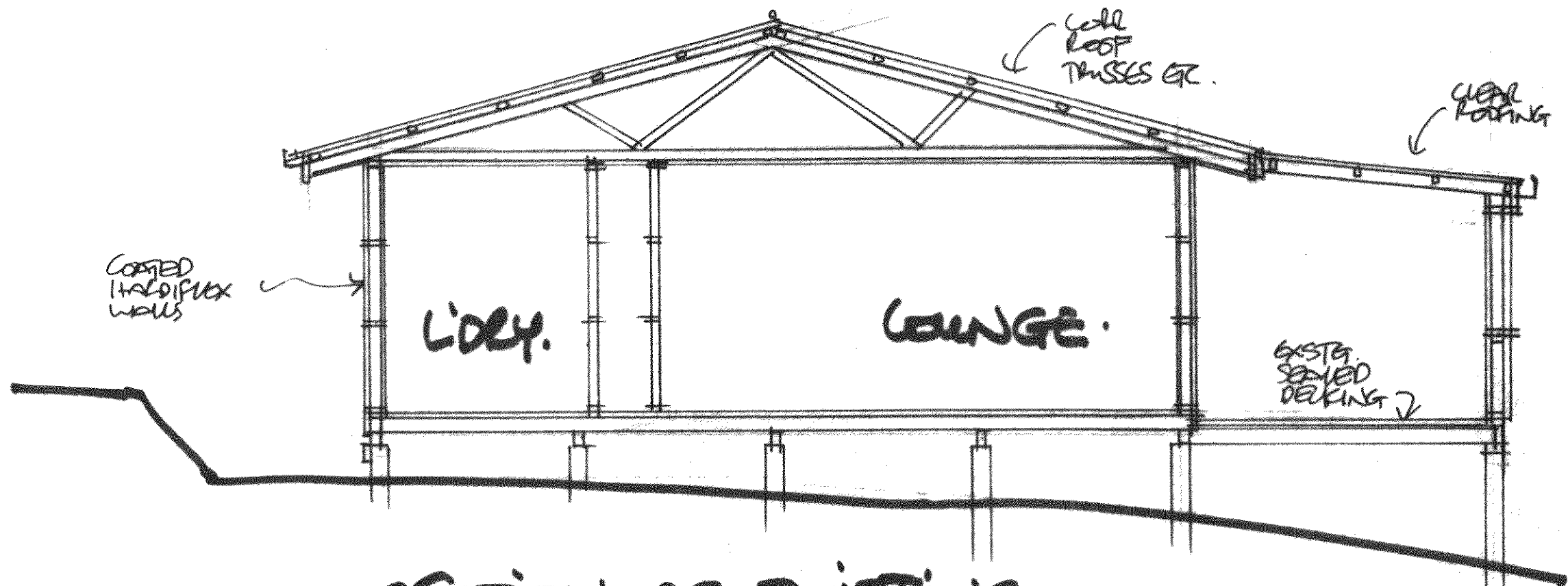


RAINSFORD STREET
SITE PLAN LOT 1. DP 4676.
SCALE 1/8" = 1'00" CONNECT SEWER WATER TO GASTG SYSTEM.



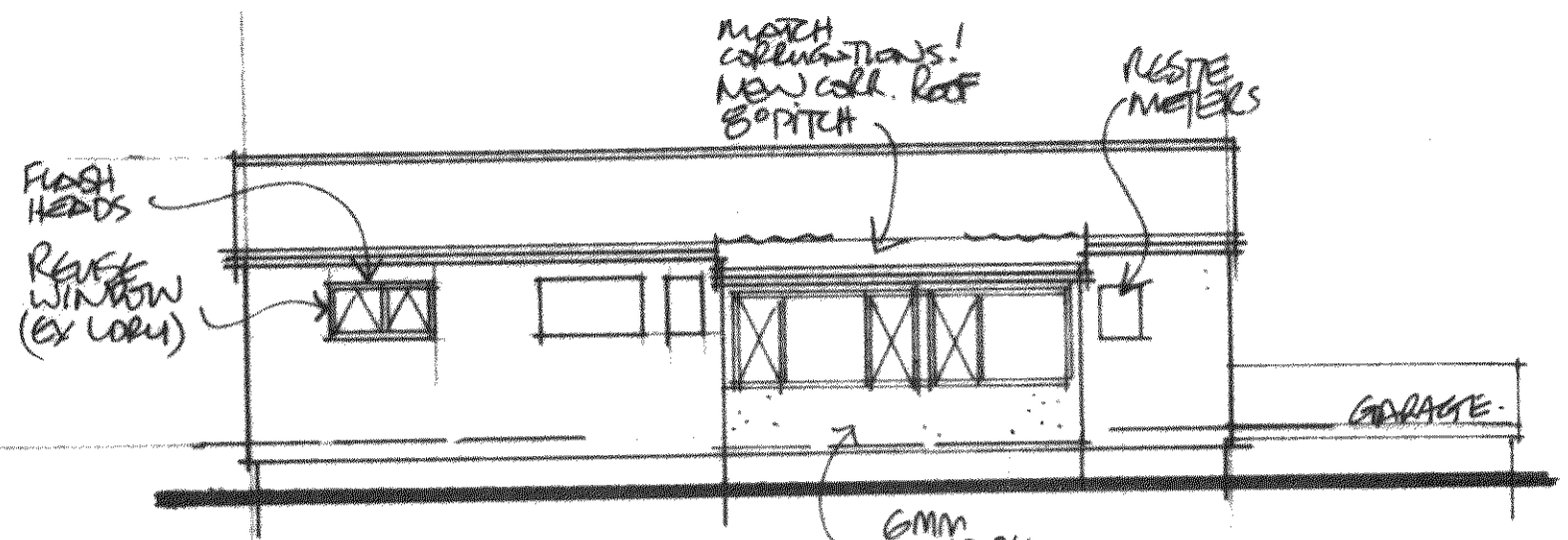
CHRIS & CHRIS GARNHAM
ARCHITECTURAL DESIGN
AND DRAUGHTING SERVICES
81 BRANCH ROAD N.P.
FAX/PH. 758 6910 N.P.

ALTERATIONS & ADDITIONS to 471 ST AUBYN ST
~~12-14 RAINSFORD STREET, NEW PLYMOUTH.~~

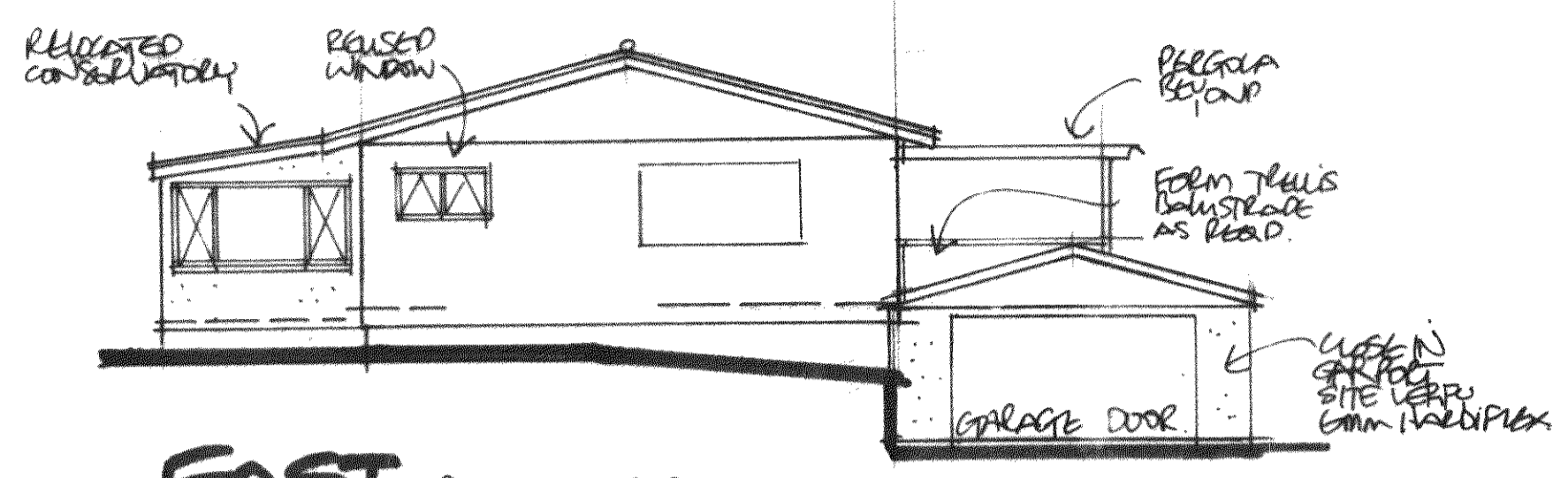


SECTION AS EXISTING. 1950
BUILT W 1982.

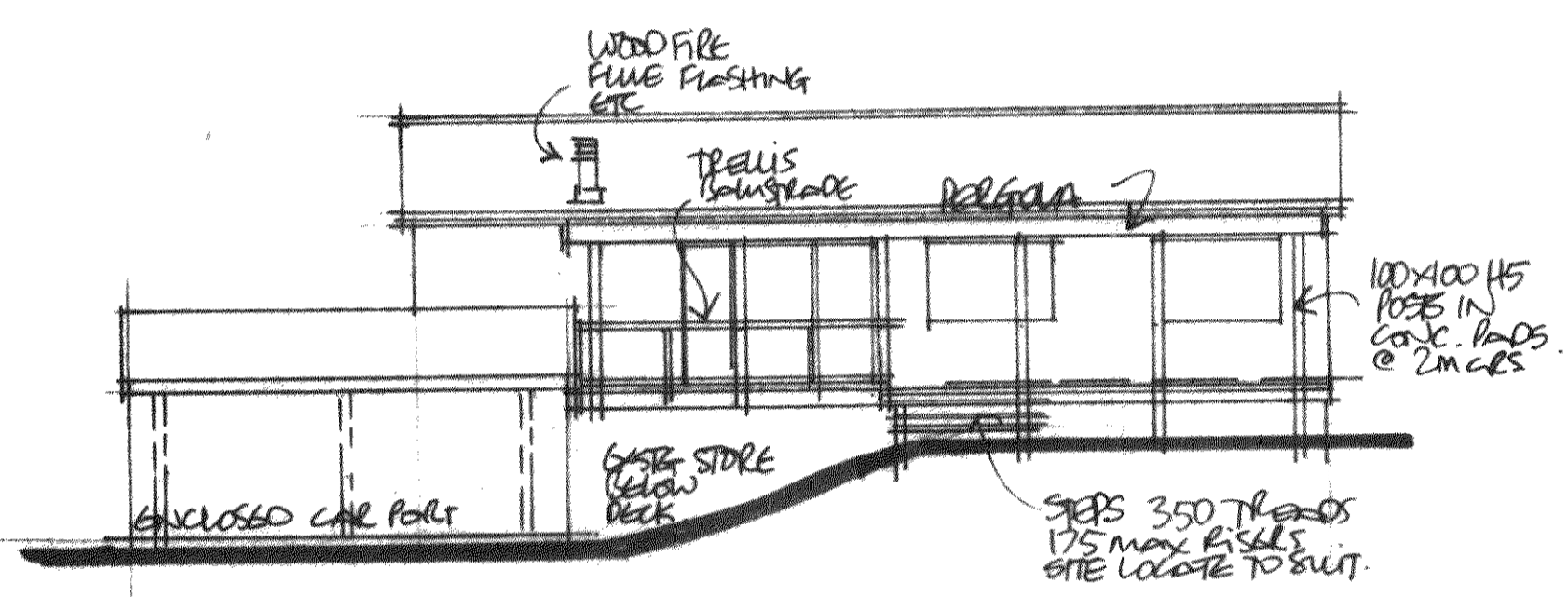
ALTERATIONS and ADDITIONS to
~~12-14 RAINSFORD ST. NP for~~
 AURORA TRUST.
 471 ST AUGUSTINE ST



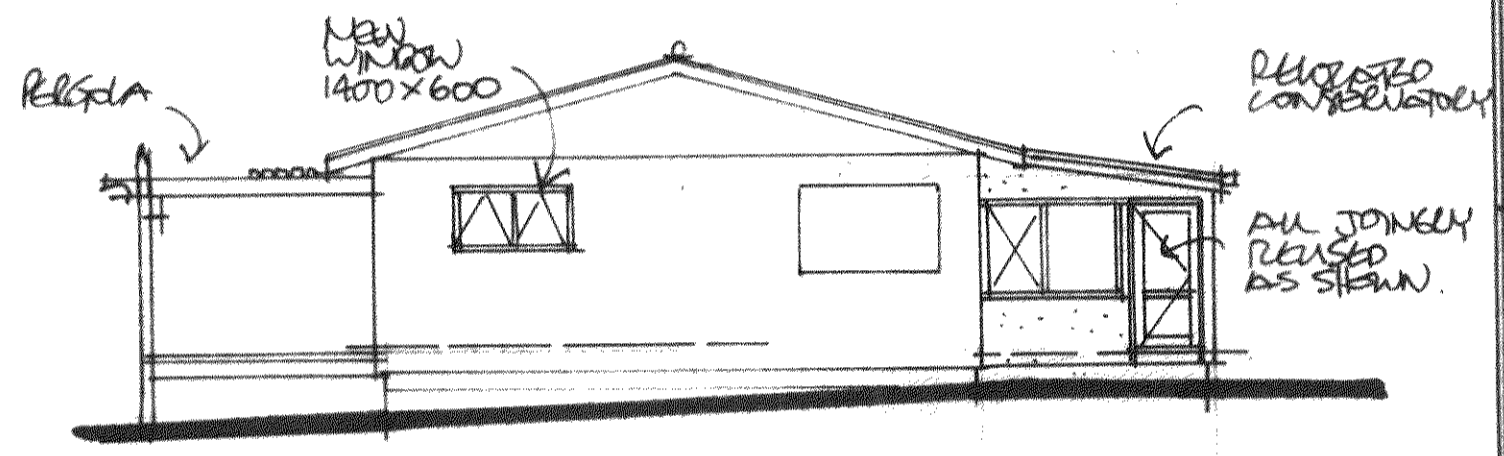
SOUTH SCALE 1/3100



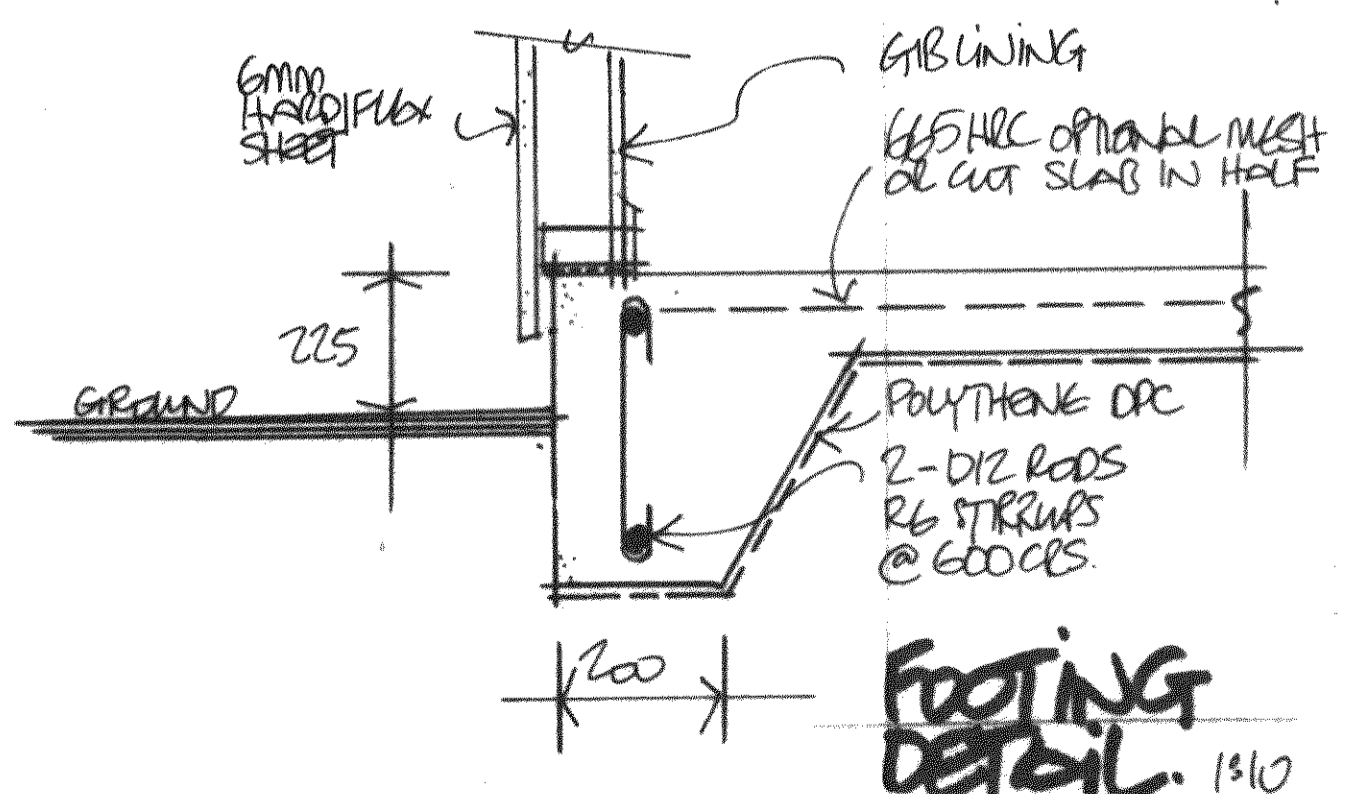
EAST RAINFORD STREET



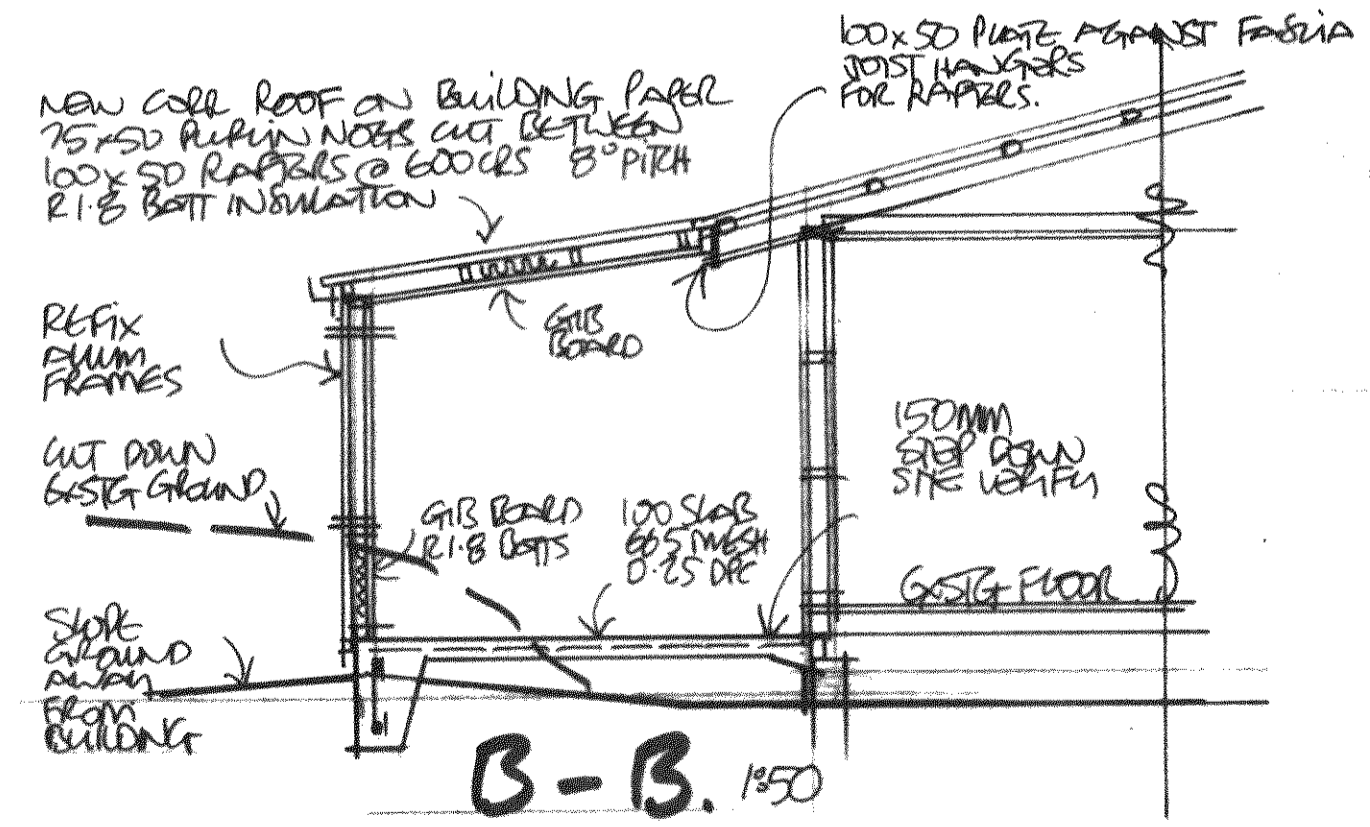
NORTH



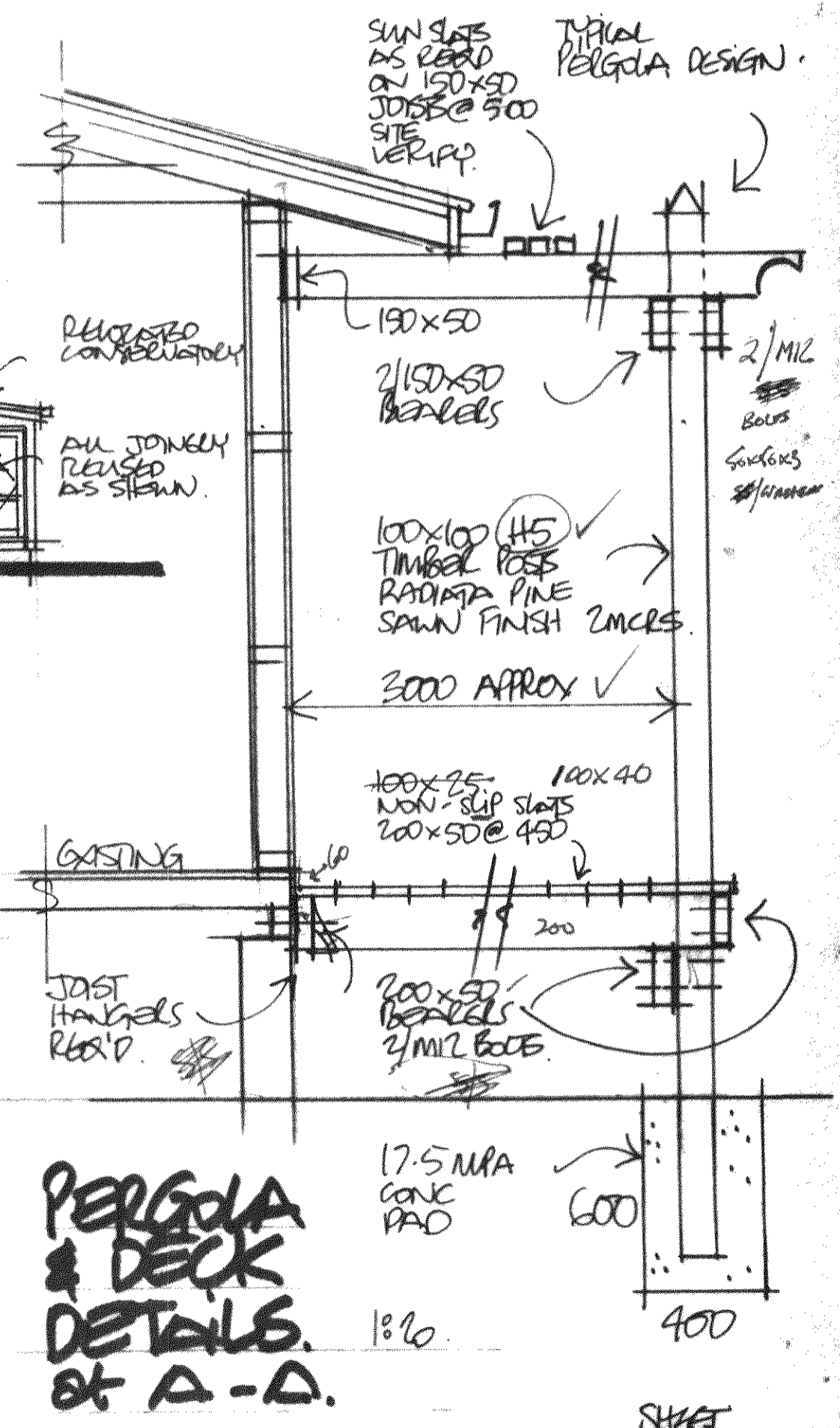
WEST.



FOOTING DETAIL. 1/310



B-B. 1/350



PERGOLA & DECK DETAILS. 1/20

471 ST AURORA ST.
 ADDITIONS & ALTERATIONS 6 12-14 RAINFORD ST. NP FOR AURORA TRUST.

METRO WARRANTY

PIONEER Manufacturing Limited warrants the steel firebox against defective materials and workmanship which would render it unfit for normal domestic use within a period of five years after date of original purchase. All other parts including cabinet, door, glass, baffle, bricks and seals are warranted for a period of one year, from date of original purchase for domestic use against defective materials and workmanship.

WARRANTY CONDITIONS

- The heater must be installed, operated and maintained strictly in accordance with the building code and the manufacturers installation and operation manual.
- This warranty covers the replacement or repair at the manufacturers discretion but excludes freight and/or travel costs.
- The manufacturer or their agent are not liable for any loss or expense direct or indirect arising from the failure of any part or operation of the heater.

A claim under this warranty should be directed to the retailer who supplied the heater, or if this is not possible write direct to the manufacturer stating details of fault, serial number of heater, date purchased and name of retailer.

LOCAL CONSUMER LAWS APPLY TO THIS WARRANTY

IMPORTANT - Complete and retain at time of purchase:-

PURCHASE DATE _____
 SERIAL NUMBER _____
 COLOUR _____
 RETAILERS NAME _____
 ADDRESS _____
 PH. No. _____

PIONEER

MANUFACTURING LIMITED

MAMAKU STREET
 P.O. BOX 11, INGLEWOOD
 PH 06 756 6520
 FAX 06 756 6540
 NEW ZEALAND

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

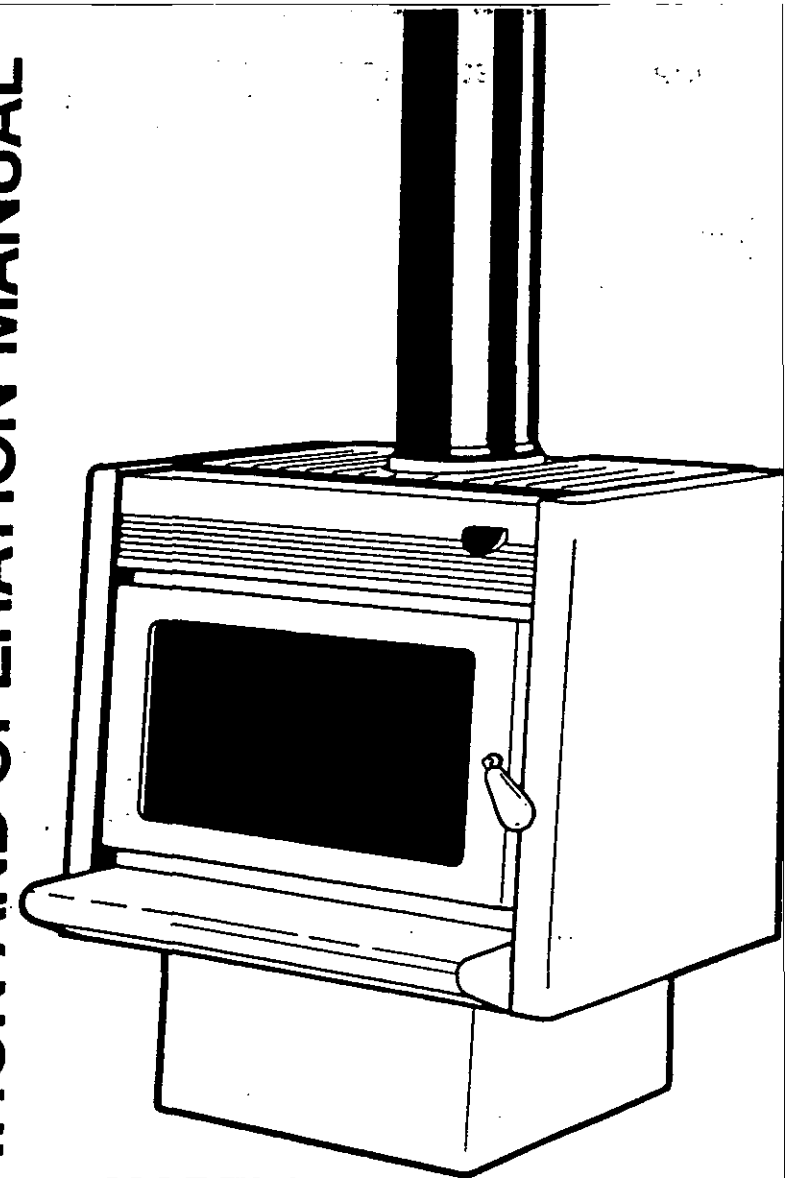
DATE

APPROVED: _____ '99

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL

33084 / 33085

PIONEER
INSTALLATION AND OPERATION MANUAL



MODELS :-

METRO ASPIRE

METRO X-TREME

METRO PIONEER

METRO CHAMELEON

METRO REAR OUTLET

IMPORTANT MESSAGE TO THE OWNER

Congratulations on the selection of your Metro woodfire, designed to give you many years of warmth and service.

Please ensure you read this manual fully, use of the word Metro within this manual refers to all Models covered by this manual. A consent is required from your local building authority which is the owner's responsibility to obtain.

As correct installation is critical to the performance and safe operation, it is recommended your Metro be installed by a registered installer or a person suitably qualified in the installation of wood burning fires, your Metro retailer will be able to arrange professional installation for you.

Please take particular note of the following:-

- * During the very first fire the Metro will give off an odour and fumes as the firebox paint cures. Do not be alarmed as it will last for approx one hour only and will only happen this one time.
- * Properly seasoned (Dry) timber is necessary for the Metro to operate efficiently, firewood that contains too much moisture will result in flue blockages and reduce the heat output of the Metro substantially.
- * Never - Dry clothes on the heater
- Never - Empty ash into a plastic bucket or paper bag
- Never - Burn treated or un-seasoned (wet) wood
- Never - Operate the Metro with door ajar except on start up
- Never - Operate the Metro with the Cook top grill removed as wall temperatures behind the Metro will be excessive.
- * The Metro is an approved clean air appliance but the following must be noted and adhered to in clean air zones:-
 - Only wood with a moisture content of 25% or less may be used as a fuel, coal must not be used.
 - The off position on the air control setting must not be used.

IMPORTANT MESSAGE TO THE INSTALLER

The Metro woodfire has been tested to and complies with AS.2918-1990 and NZS7421-1990 when installed in accordance with this manual. Please ensure you are fully conversant with this manual and these relevant standards. Correct installation is critical to the safe operation and performance of this heater. Please take particular note of the following:-

- * A minimum 3.6 metres of 150mm dia flue is required. This flue must be fully encased from the ceiling to the cowl.
- * All flue joints must be sealed and riveted, the bottom of the flue must be fully sealed into the flue stub.
- * The Metro must be bolted through the hearth into the floor to comply with the seismic restraint provisions of NZS-7421.
- * The Metro is coated in vitreous enamel or silicon resin paint if it is a Metro Chameleon, take care during assembly, lifting and installation not to mark or damage the panels.

ASSEMBLY

The Metro woodfire is packaged in a single palletised carton, to minimise freight damage the pedestal has not been attached in position but is packaged inside the firebox. Having removed the cardboard and timber packaging and located this manual, familiarise yourself with the illustrations on the following pages and proceed as detailed.

- * Open the door, remove the cardboard box containing pedestal, side bricks, door handle, rear shield deflector and bolt bag.
- * Remove the 2 x pozidrive screws from the base of the firebox which secure it to the wooden pallet, close and latch the door.
- * Remove the "Cook top" grill and lay the collapsed Metro carton on the floor directly behind the Metro.
- * Place one hand into and securely grip the flue outlet, place your other hand under the front of the pallet base and gently rotate the Metro backwards until it is resting on its back, discard the pallet.
- * Fully open the Metro's door taking care that the door does not fall closed, take the 4 x 6mm bolts from the bolt bag and insert them through holes provided in the firebox base.

Metro Aspire and Metro X-treme Only: Fit the pedestal heat shield over the 4 bolts as shown in diagram 1 with open edge facing forward.

- * Position the pedestal over the 4 x bolts and fit the nuts and washers supplied (refer diagram 1). Check to ensure the pedestal is correctly aligned and securely tighten the 4 nuts.
- * Close and latch the door, taking grip of the flue outlet once more gently raise the Metro until it is upright. Refit the "cook top" grill and attach the door handle to the door latch assembly by screwing on clockwise.
- * Open the door fully and fit the side bricks to each side of the firebox. Location lugs are fitted to the base and rear of the firebox to retain the side bricks in position, refer diagram 2.
- * Fit the top baffle into position in the top chamber of the firebox where it is supported on 4 lugs. (Note: the baffle must be hard back against the rear of the firebox with the chamfered corners facing forward as shown in diagram 2).

Your Metro is now fully assembled and ready for installation. Due to the excessive weight of the Metro and the potential to damage panels through incorrect handling, any further moving of the appliance should involve two people each lifting under the side panels.

DIAGRAM 1

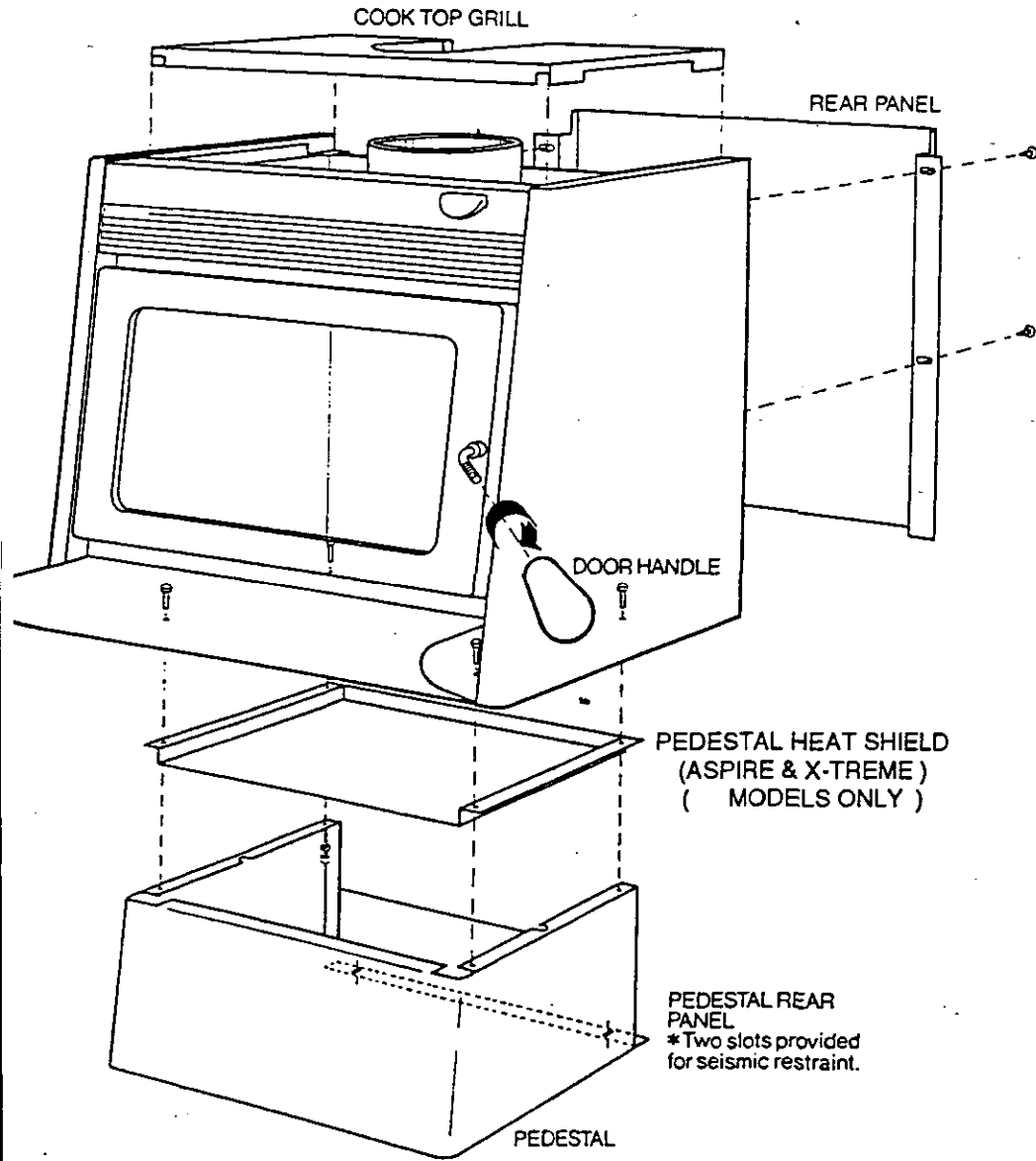
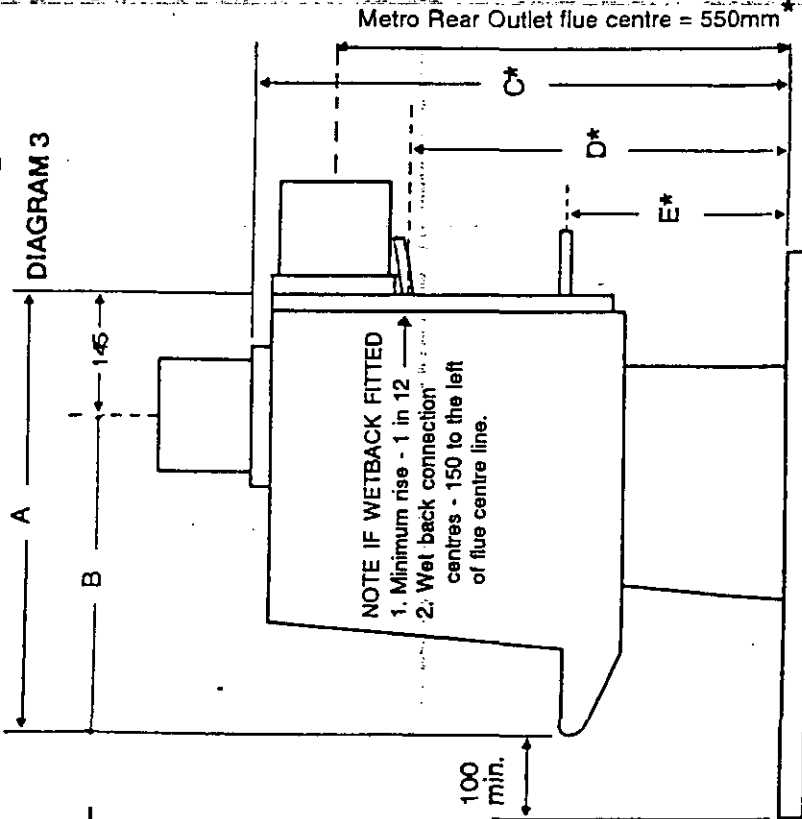


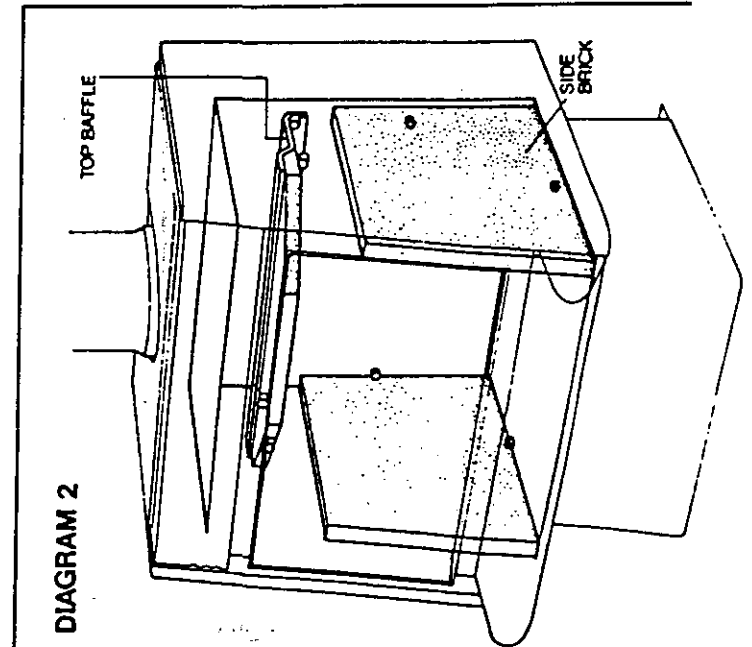
DIAGRAM 3



*METRO PIONEER, CHAMELEON & REAR OUTLET ONLY:-
Two alternative height pedestals are available which reduce the height of the wet back connections and the total height of the Metro by either 45mm or 60mm, Refer hearth specifications on Page 7.

WIDTH	Metro Pioneer		Metro X-treme	
	Metro Chameleon	Metro Aspire	Metro X-treme	Metro X-treme
A	590mm	670mm	670mm	670mm
B	530mm	575mm	575mm	575mm
C	385mm	430mm	430mm	430mm
D	640mm	715mm	690mm	690mm
E	460mm	530mm	505mm	505mm
	270mm	340mm	315mm	315mm

DIAGRAM 2



INSTALLATION It is important your Metro woodfire is installed by a registered installer or a person suitably qualified in the installation of woodburning appliances. A building consent is required and the installation is usually checked on completion, please check with your local building authority.

HEARTH Prior to construction or placement of the hearth it is necessary to ensure there is clear access for the flue system through the roof cavity, it may be necessary to move the Metro's position slightly to avoid a roof truss etc. Pioneer manufacture custom made hearth's designed to compliment the styling of the Metro at an affordable price, consult your Metro retailer if you wish to consider a Pioneer hearth.

Your Metro does not require an insulating hearth but must be positioned on an ash hearth which should extend -

NZS-7421 200mm horizontally in all directions directly below the door opening.

AS-2918 200mm to the rear and each side of the door opening and 300mm forward of the door opening.

METRO PIONEER, METRO CHAMELEON AND METRO X-TREME ONLY. The top surface of the ash hearth must be raised a minimum of 25mm above the surface of the combustible floor directly in front of the appliance.

NOTE: The fitting of an optional Euro Door does not alter the specifications or clearances on any Models.

A suitable ash hearth is any continuous non combustible surface which includes ceramic tiles with grouted joints fixed directly to timber flooring. If this type of hearth construction is proposed, it is recommended to lay a sheet of 6mm cement sheet (Harditex or villa board) as this will prevent movement of the tiles and cracking of the grout.

Once the hearth is constructed and in final position, the Metro can be positioned ensuring the correct wall clearances are maintained.

Seismic restraint is required in New Zealand secure through the rear of the pedestal as shown in diagram 1. It is necessary to secure the Metro through the hearth into the floor.

Using a plumb-bob mark the ceiling at a point directly above the centre of the Metro's flue outlet. You are now ready to install the flue system.

REDUCED HEIGHT PEDESTALS. Alternative reduced height pedestals are available for the Metro Pioneer, Metro Chameleon and Metro Rear outlet. The Fitting of a reduced height pedestal alters the minimum hearth specifications as detailed in the table below:-

METRO PIONEER, CHAMELEON & REAR OUTLET ONLY

A 60mm reduced height pedestal is available which is generally required when a small Pot Belly Stove connected to a wetback is being replaced. The following table details the type and minimum hearth projection from the front of the appliance installed on varying height hearths.

HEARTH HEIGHT (mm)	0	10	20	30	40	50	60	70	75	80+
* MINIMUM HEARTH PROJECTION (mm)	337	319	298	280	262	244	223	199	187	100
HEARTH TYPE	INSULATING HEARTH									ASH HEARTH

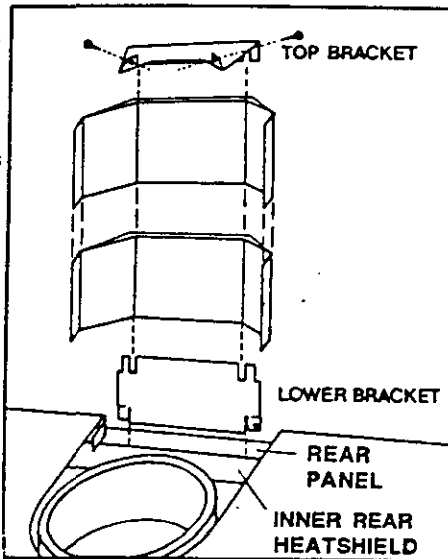
METRO REAR OUTLET ONLY: A 45mm reduced height pedestal is available which is generally required when a "Juno" connected to a wetback is replaced. The following table details the type and minimum hearth projection from the front of the appliance installed on varying height hearths.

HEARTH HEIGHT (mm)	0	10	20	30	40+
* MINIMUM HEARTH PROJECTION (mm)	335	307	281	242	100
HEARTH TYPE	INSULATING HEARTH				ASH HEARTH

FLUE SYSTEM The Metro requires a 150mm diameter stainless steel or vitreous enamel flue 3.6 metres in minimum length and terminate with a suitable cowl and flashing in clear undisturbed air. All flue pipe must be encased as detailed in NZS7421 / AS2918 within the roof cavity or where timber framing is in close proximity. It is also necessary to fully encase the flue pipe between the roof line and the cowl assembly at the top of the flue. All flue joints must be sealed and riveted and the bottom of the flue must be fully sealed into the flue outlet of the firebox. Instructions are supplied with the flue pack.

FLUE SHIELD Pioneer have developed a vented double flueshield 1200mm in length which enables the Metro to be installed with minimal wall clearances from combustible walls as detailed in the clearance schedule below. To fit the Pioneer universal double flueshield proceed as follows referring to the diagram shown:-

- * Unpack the flueshield and brackets.
- * Remove the plastic film from both the outer and inner face of the flueshield, a sharp knife or razor blade is required to clean up surplus plastic film left protruding from the crimped joint.
- * Fit the unfolded lower bracket to the inner rear heat shield of the Metro directly behind the flue outlet, inside the top grill "cut out".
- * Fit the folded top bracket centrally at the top of the "inner" flueshield facing forward.
- * Lift the flueshield into position and locate the bottom of the "outer" flueshield onto the lower bracket previously fitted to the Metro.
- * Attach the top bracket to the flue pipe using rivets or screws.



CLEARANCES Your Metro woodfire has been tested and approved to AS2918 & NZS7421 when installed in accordance with the following minimum clearances from combustible surfaces:-

NZS-7421-1990		METRO PIONEER & CHAMELEON	REAR OUTLET METRO	METRO ASPIRE & X-TREME
WITH DOUBLE FLUESHIELD	Rear Clearance	50mm	N/A	80mm
	Side Clearance	300mm	N/A	240mm
	Corner Clearance	85mm	N/A	110mm
WITHOUT FLUESHIELD	Rear Clearance	430mm	60mm	650mm
	Side Clearance	300mm	270mm	240mm
	Corner Clearance	280mm	100mm	250mm
AS-2918-1990				
WITH PIONEER DOUBLE FLUESHIELD	Rear Clearance	50mm	N/A	80mm
	Side Clearance	300mm	N/A	240mm
	Corner Clearance	85mm	N/A	110mm
WITHOUT FLUESHIELD	Rear Clearance	405mm	60mm	650mm
	Side Clearance	300mm	270mm	240mm
	Corner Clearance	280mm	100mm	250mm

Metro Pioneer and Metro Chameleon Only

An optional Pioneer flue shield "side extension panel" is available which when fitted extends the flue shield depth 40mm and enables a reduction in side clearances to:-

- 270mm for conventional side wall installation
- 220mm providing the side wall does not protrude forward of the Metro (i.e. alcove installation).

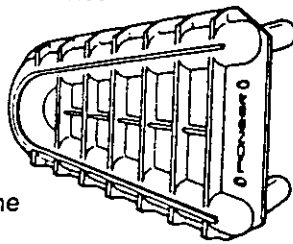
OPERATION Place a quantity of crumpled newspaper on the base of the firebox, add dry kindling and ensure the air control is fully open. You may use commercial fire lighting products to assist the start up of the fire but never use liquid fuels. Light the fire and leave the door ajar slightly if necessary, approximately 5 to 10mm for a few minutes while the fire establishes. Once burning, open the door and add 2 or 3 small logs at a time until you have a well established fire, usually this will take approximately 30 minutes during which time the air control should be set on high and the door should be closed except for the initial few minutes and when fuel is being added. Once the fire is established regulate the air control to achieve the desired burn rate / heat output. Note the Metro should be operated with the air control operating in its lower movement range, in the unlikely event that you have a flue fire lift the air control knob slightly into the upper movement range and move it fully to the left OFF position. Note: During the first fire the Metro will give off an odour and fumes while the paint cures on the firebox. Don't be concerned, it will last approximately one hour and only happens this one time.

Normal operation Always open the air control fully prior to opening the door then open the door slowly. When loading fuel always place the fuel to allow plenty of air space between the logs and leave on high for a minimum of 10 to 15 minutes. Never use the door to force a piece of wood into the firebox as this may cause the glass to break. When the ash level results in ash spilling out, remove the excess but always leave a layer of ash 10mm to 15mm deep in the bottom of the firebox. CAUTION only use metal containers for carrying or storing ash as it can retain heat for several days.

Extended burning It is most important if the Metro is to be refuelled and turned down for a slow extended burn that it be operated on high for a period of 10 to 15 minutes prior.

If the air control is turned down to a low setting too soon after refuelling or un-seasoned firewood is used, the excess creosote produced will reduce the life of the top baffle and the flue. In addition the output of the Metro will be greatly reduced and flue cleans will be required much more frequently.

WET BACK Your Metro can be fitted with optional hot water generators designed to give maximum output with minimal effect on the operation of the fire. Only the Pioneer Cast jacket wetback system as illustrated should be fitted to the Metro as any alternative type will void the Metro's emission approvals and may seriously affect the performance of the appliance and void it's warranty.



The Metro wetback is available with either the standard 3Kw cast iron jacket or high output 4Kw alloy version. Both types have been independently tested in a Telarc registered laboratory and your Metro retailer will discuss your particular requirements with you to assess which is best suited to your situation.

Both wetback options can be fitted to the inside rear of the firebox, with the connection pipes accessible as illustrated in diagram 3.

To fit the Wetback proceed as follows:

1. Remove the rear panel as illustrated in diagram 1 by removing the 4 pozi drive screws. Remove the 2 pre-punched knockouts from this panel.
2. Having removed the rear panel, 2 further knockouts will be visible and are to be removed from the inner rear heatshield.
3. Open the Metro's door and locate the wetback access cover plate fitted to the left hand side on the rear firebox wall, secured with 4 bolts. Remove all 4 bolts using a 10mm spanner and discard the cover plate.
4. An additional bolt head will be visible on the right hand side of the rear firebox wall, remove this also.
5. Using the tube of sealant supplied with the wetback, apply a liberal bead of sealant around both connection holes on the inside of the firebox. On the rear of the wetback casting apply the remaining contents of the tube equally around both connection pipes.
6. Fit the wetback into the firebox and position the connection pipes through the connection holes in the firebox. Securely attach the wet back using 3 of the bolts previously removed fitting them through the slots provided in the wetbacks jacket.
7. The wetback is ready for connection to the storage cylinder by a registered plumber.

Note: * The wetback can only be connected to a vented system.
* The return (hot) pipe should have a minimum rise of 1 in 12.
* The wetbacks performance will reduce as the distance to the storage cylinder increases, suggested maximum distance is 3 to 4 metres.

CLEANING

Metro's excluding Chameleon's are coated in vitreous enamel and will not be affected by normal operation or general house hold cleaners, usually a wipe with a damp cloth when the heater is not operating is all that is required.

Metro Chameleon's are coated with silicon resin based paint and will require periodic re-painting particularly on the ash lip and around the door opening. As a wide colour range of aerosols are available, you can change the colour of your Chameleon as your desire or decor changes. To clean use a damp soft cloth.

The glass may build up creosote deposits especially if your fuel is not properly seasoned or you are operating on low settings for extended periods, a high fire will assist to burn of the creosote and if it becomes excessive a razor blade scraper can be used on a cold glass.

MAINTENANCE

Flues should be swept a minimum of once a year and as required during the winter, if smoke enters the room when you open the Metro's door this usually indicates the flue needs cleaning.

Door adjustment provision is available on both sides of the door to enable adjustment as the door seal compresses causing air to leak into the firebox. To adjust the hinge end of the door, open the door fully, loosen the top hinge nut and slightly lift the latch end of the door. You will see the hinge assembly move, approx 1mm will be sufficient, then re-tighten. Repeat by loosening the lower hinge nut but this time apply a slight downwards pressure onto the door.

The door latch is also adjustable as the latch pin on the right side of the firebox is fitted through a slot which enables the latch pin to be loosened, moved back and re-tightened.

Door and glass seals should be replaced when they become hard and start to break up, approximately every 2 to 3 years. The door of your Metro is easily removed enabling the door to be taken to your local retailer for seal replacement. To remove the door open it fully, hold it in both hands and lift the hinge end of the door up over the top hinge pin, then lower the door from the bottom hinge pin.

Side bricks need to be replaced if they become cracked or broken through mechanical damage (continuous bumping with firewood). The Metro must not be operated unless both side bricks are in sound condition.

Top baffle will also require replacement if it becomes distorted or breaks, the Metro must not be operated with a faulty or missing top baffle.

21
AC

BUILDING CONSENT

106973A

PROPERTY ID

099548

 **106973A**



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

The Building

Street Address of building: 471 St Aubyn Street NEW PLYMOUTH 4310
Legal Description of land where building is located: LOT 1 DP 4676
Current, lawfully established use: Dwelling
Year first constructed: Unknown

The Owner

Name of owner: Aurora Trust
Contact Person: Gary Kelvin O'KEEFFE
Mailing Address: 471 St Aubyn Street
NEW PLYMOUTH

Phone number: (Bus.) 06 751 2541
Email address: auranp@xtra.co.nz

Building Work

Building Consent number:
Description of work:
Compact free standing woodfire
Issued by:

BC09/106973
Residential/Farm - install Parkwood
New Plymouth District Council

Code Compliance

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

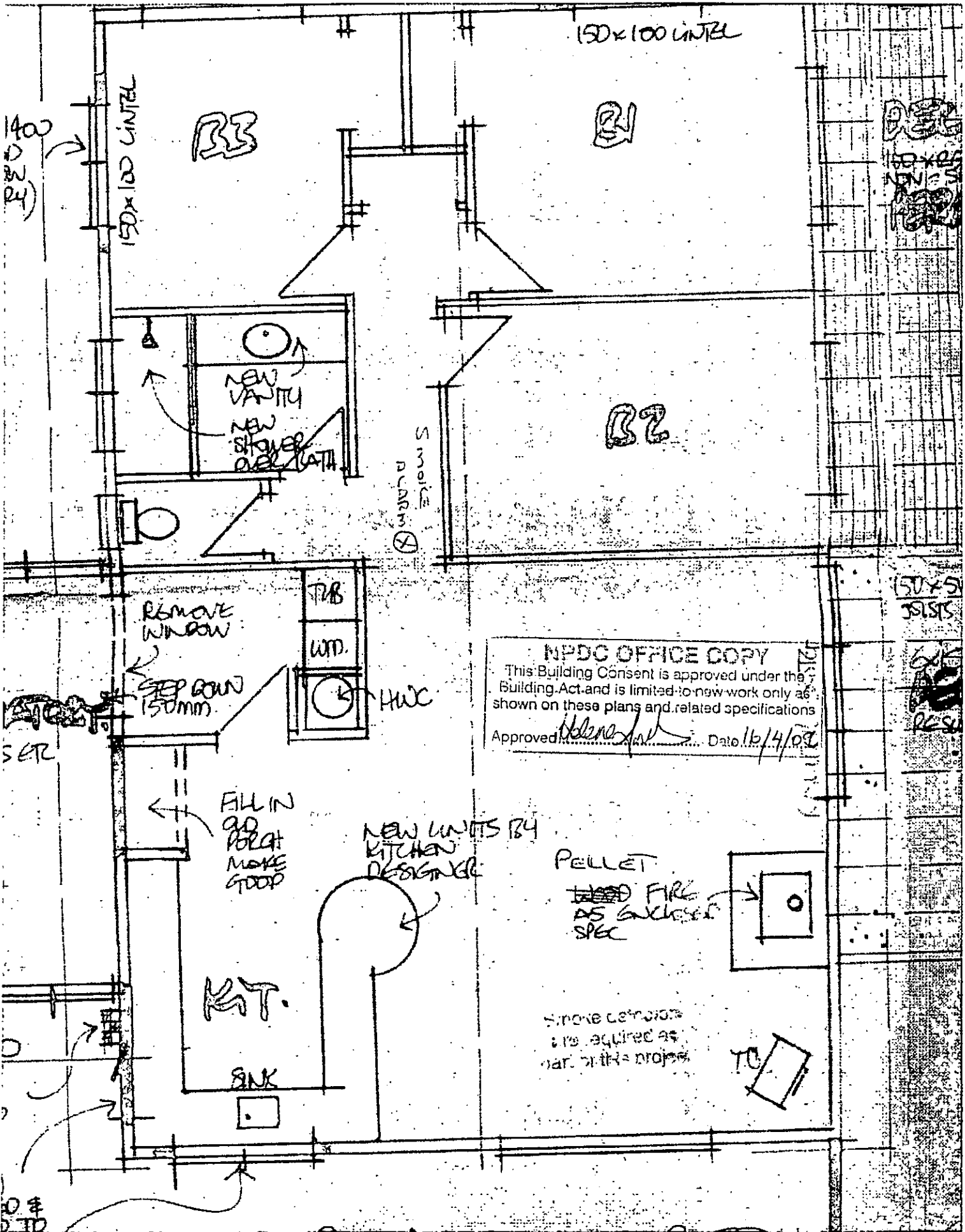
This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

CODE COMPLIANCE CERTIFICATE



Team Leader Inspectorate

Date Issued: 28 May 2009



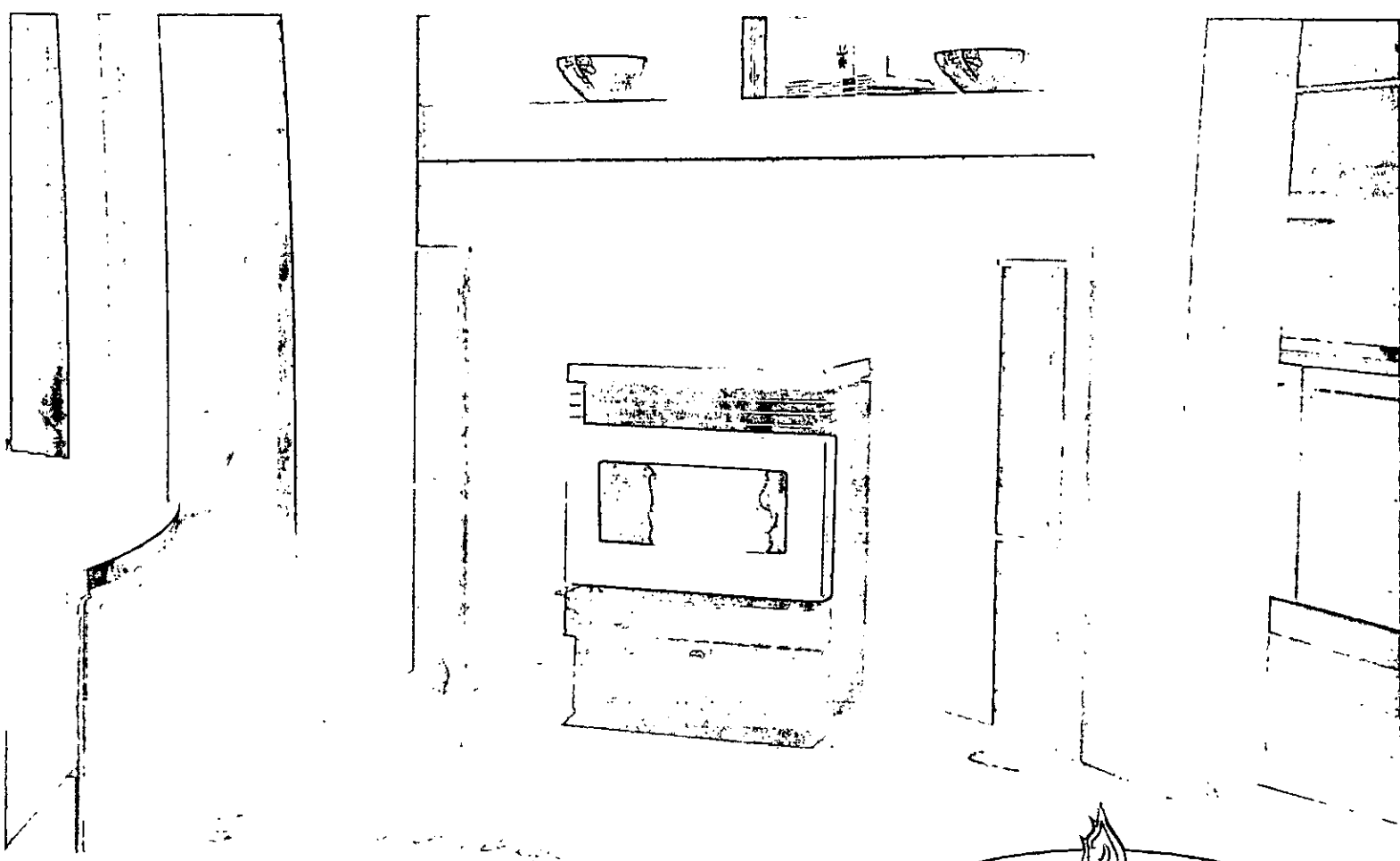
NPDG OFFICE COPY
 This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications
 Approved: *[Signature]* Date: 16/4/09



Parkwood

Introducing the Environmentally Friendly **PARKWOOD** range of Wood Pellet Fires, bringing to the market place the latest technology in Wood Pellet Fires for your ease of use and home heating pleasure. The easy to operate timer ensures that you will never get up to or come home to a cold house.

The **PARKWOOD** range of Wood Pellet Fires enables you to enjoy the unparalleled heat and ambiance of an affordable real wood fire without the usual hassles, in a responsible and environmentally sustainable fashion.



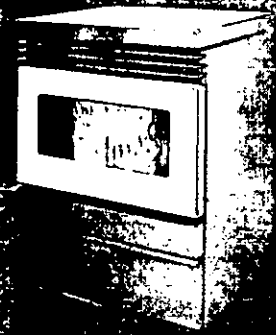
Parkwood

Pellet Fires

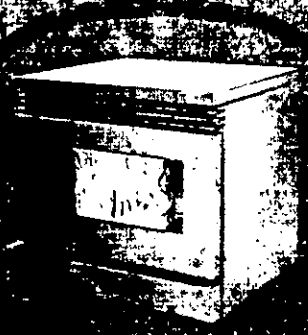
0800 PARKWOOD • 0800 727 596

www.parkwood.co.nz • info@parkwood.comnz

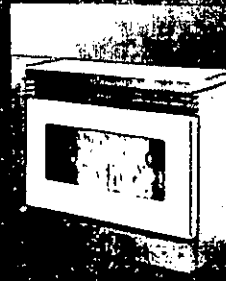
The Parkwood Range



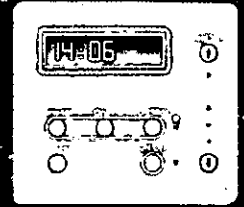
Maxi



Compact



Insert



Timer

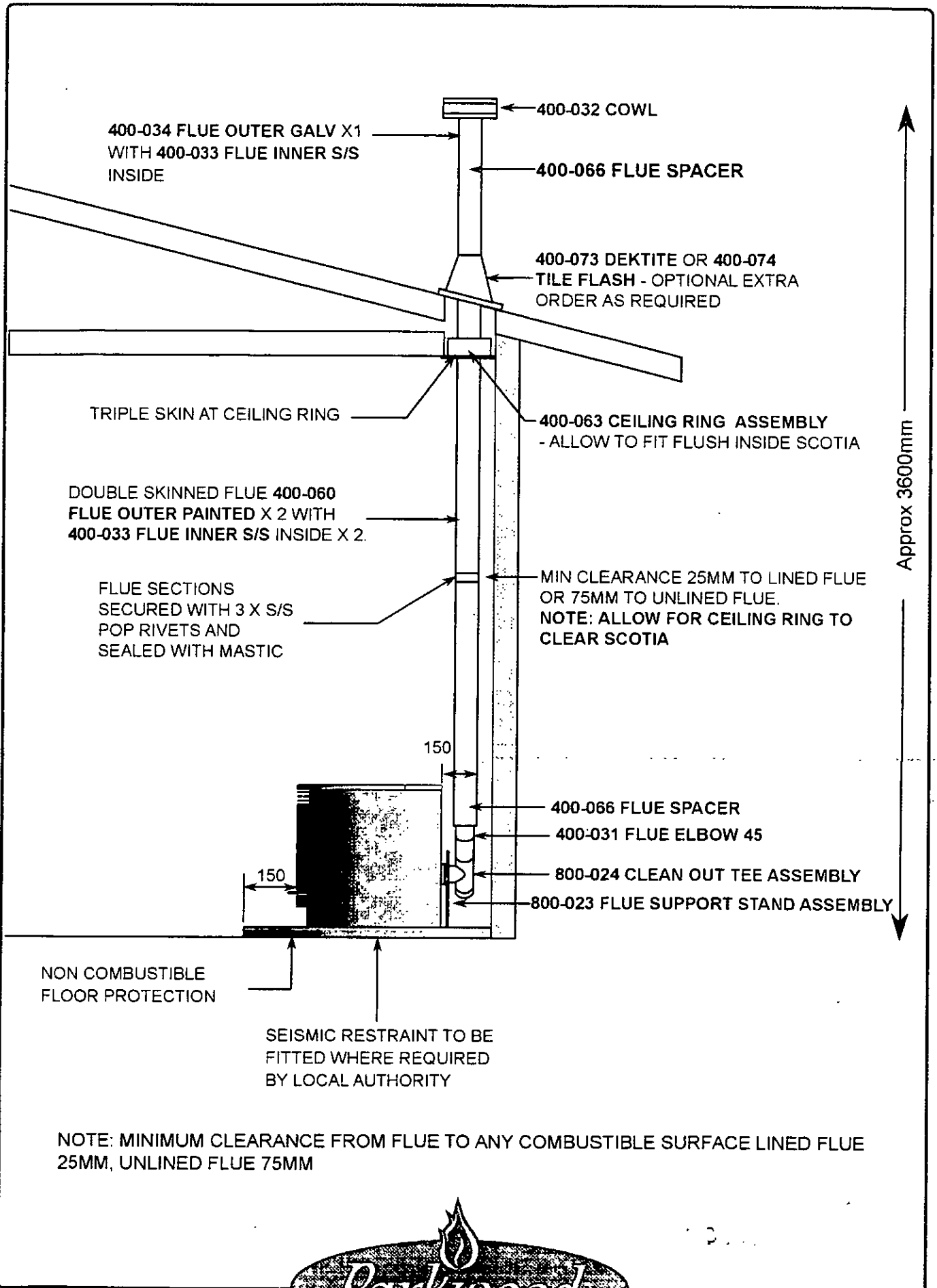
(Standard on all models)

	Maxi	Compact	Insert
Fuel Capacity	50kg	23kg	23kg
Weight of complete Unit	121kg	99kg	99kg
Maximum Heat Output	10.5kw	10kw	10kw
Area Heated*	190m ²	185m ²	185m ²
Fire Height on Pedestal	895mm	630mm	630mm
Fire Height off Pedestal	870mm	605mm	605mm
Fire Width	535mm	535mm	535mm
Fire Depth	610mm	610mm	610mm
Hearth Pedestal**	25mmH x 585mmW x 795mmD		
Insert Surround	-	-	750mmH x 1000mmW x 20mmD
Oversize Surround	-	-	850mmH x 1198mmW x 20mmD
Flue Outlet Height***	270mm	240mm	240mm
Thermostat Compatible	Optional on all Parkwood Fires		
Flue Type	100mm outer flue with 75mm stainless steel inner liner		
Electrical	240volts, 5 amps, 50Hz		
Safe Clearances to Combustibles:	10 APR 2011		
Sides	200mm	200mm	200mm
Back	75mm	75mm	75mm
Top to Combustible	290mm	290mm	290mm
Floor Protection**	150mm	150mm	150mm
Double Skin Flue	25mm	25mm	25mm
Single Skin Flue	75mm	75mm	75mm
Insert Cavity (incl clearances)	610mmH x 600mmW x 500mmD		

Note: The Insert Model protrudes 355mm forward of the fireplace opening.

- * Area heated will vary considerably with the floor plan, house layout & construction and heat loss of the house.
- ** A Hearth Pedestal or other hearth/floor protection is not required if the fire is positioned on a non-combustible surface (Tiles/slate) protruding 150mm forward of the firebox door opening.
- *** Note: Flue Outlet Heights are to the centre of the 75mm outlet. Add 25mm for a hearth pedestal if fitted. Flue Outlets Are offset (from the centre) to the left of the Fire (looking from the front of the fire) 148mm.

Smoke detectors are required as part of this project



400-034 FLUE OUTER GALV X1
WITH 400-033 FLUE INNER S/S
INSIDE

400-032 COWL

400-066 FLUE SPACER

400-073 DEKTITE OR 400-074
TILE FLASH - OPTIONAL EXTRA
ORDER AS REQUIRED

TRIPLE SKIN AT CEILING RING

400-063 CEILING RING ASSEMBLY
- ALLOW TO FIT FLUSH INSIDE SCOTIA

DOUBLE SKINNED FLUE 400-060
FLUE OUTER PAINTED X 2 WITH
400-033 FLUE INNER S/S INSIDE X 2.

FLUE SECTIONS
SECURED WITH 3 X S/S
POP RIVETS AND
SEALED WITH MASTIC

MIN CLEARANCE 25MM TO LINED FLUE
OR 75MM TO UNLINED FLUE.
NOTE: ALLOW FOR CEILING RING TO
CLEAR SCOTIA

Approx 3600mm

150

400-066 FLUE SPACER

400-031 FLUE ELBOW 45

800-024 CLEAN OUT TEE ASSEMBLY

800-023 FLUE SUPPORT STAND ASSEMBLY

150

NON COMBUSTIBLE
FLOOR PROTECTION

SEISMIC RESTRAINT TO BE
FITTED WHERE REQUIRED
BY LOCAL AUTHORITY

NOTE: MINIMUM CLEARANCE FROM FLUE TO ANY COMBUSTIBLE SURFACE LINED FLUE
25MM, UNLINED FLUE 75MM

INTERNAL STD FLUE KIT



MODELS: MAXI, COMPACT
DATE 30/04/08 DRAWING NO:11



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

The Building

Street Address of building: 471 St Aubyn Street NEW PLYMOUTH 4310
Legal Description of land where building is located: LOT 1 DP 4676
Current, lawfully established use: Dwelling
Year first constructed: Unknown

The Owner

Name of owner: Aurora Trust
Contact Person: Gary Kelvin O'KEEFFE
Mailing Address: 471 St Aubyn Street
NEW PLYMOUTH

Phone number: (Bus.) 06 751 2541
Email address: auranp@xtra.co.nz

Building Work

Building Consent number: **BC09/106973**
Description of work: **Residential/Farm - install Parkwood**
Compact free standing woodfire
Issued by: New Plymouth District Council

Code Compliance

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

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

CODE COMPLIANCE CERTIFICATE

Team Leader Inspectorate

Date Issued: 28 May 2009

BUILDING FILE

Code No. 511 / 471
ADD - SHOP. RETAIN WALL

Subject DWELLING
EXHIBIT

No. Sheets 55

Permit No. R 5939
~~27864~~
R. 6595 28063
28292

Date 29/10/57 12/6/86
30/4/82 11/8/86
15/11/84

511/471

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer

Phone No. 84225

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

House No. 471 Street St. Aubyn Lot No. 1 DP 4676

OWNER P.C. Co. Patel Area of Site 27.48 Pa

ADDRESS St. Aubyn St N.P. Signature of Applicant [Signature]

Proposed Use Residence Signature of Owner [Signature]

VEHICULAR CROSSING

Proposed Existing M When required Position

L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection 18 mm

Size of Requested Connection Existing

Distance from L/Boundary

No. Units served 1

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection 100 mm

Size of Requested Connection Existing

Distance from L/Boundary

Common Drain Yes/No

Stormwater Disposal (specify) Suck holes

Floor level of the lowest sanitary fittings is 1.5 metres above/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 J E Farley

Value of Proposed Work, Labour Only Plumbing 400.00

Water Supply Materials Drainage 200.00 P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage 100

Size of Proposed Drainage existing

Other Works Proposed

Stormwater Disposal (specify) Suck holes

FOR OFFICE USE

File No. 23 Rec. No. 8939 Check Sht. No. 22732 FEES Sewer

Date - 5 MAR 1982 Zone Room C2 SH Sewer Sht. No. 94 Water P & D

Veh. Crg

BUILDING FILE

Code No. 511 / 471
ADD - SHOP. RETAIN WALL

Subject DWELLING
EXPANSION

No. Sheets 55

~~27864~~
R. 6595 28063
R 5939 28292

Permit No

Date

29/10/57 12/6/86
30/4/82 11/8/86
15/11/84

S E R V I C E S

511/471

A: SEWER CONNECTION

STORMWATER CONNECTION

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

FEE \$:

B: WATER CONNECTION

Existing Service	----- <i>12 mm</i> -----	-----
Distance from L/Boundary	-----	Height above Datum
Distance: Main to Boundary	-----	-----
Boundary to Load	-----	-----
Required Service	-----	-----
Water	-----	-----

FEE \$

C: PLUMBING

No. Fittings	3	W.Cs.	3	Baths	2	Basins	1	Sinks	2	Showers	2	Tubs	2	Others	2
Total Values	----- <i>12</i> -----														
Supply Pipe Sizes	----- <i>1 1/2" min</i> -----														
Backflow Prev.	-----														
Other Fittings	-----														
Estimated Value	----- <i>\$400</i> -----														
Plumbing Fee	-----														

DRAINAGE

Existing	-----	Required	----- <i>New connection to St. Anthony St.</i> -----
Fittings Required	----- <i>TV, CP, etc.</i> -----		
Common Drain	-----		
Septic Tank	-----		
Stormwater	----- <i>To soak holes to front of structure</i> -----		
Estimated Value	----- <i>\$200</i> -----		
Drainage Fee	-----		

Total Estimated Value P. & D. \$600:--

FEE \$ 30 :--

D: VEHICULAR CROSSINGS

Type of Footpath	----- <i>Asphalt</i> -----	Condition	----- <i>Good</i> -----
Kerb & Channel	-----		
Existing Crossing	-----		
New Crossing	----- <i>3" L.D.</i> -----	Position	----- <i>Int. w/ 4382</i> -----
Strengthen Path Sq. Yds.	-----	Level at Boundary	-----

STREET WORKS FEE \$317:00

DEPOSIT DAMAGE FEE \$150:00

REMARKS CORRESPONDENCE AGREEMENTS
SPECIFIC REQUIREMENTS

5/11/47

[Handwritten notes and calculations]

Approved *[Signature]*
Not Approved

Approved *[Signature]*
Not Approved

2/20 A 10 15

Approved *[Signature]*
Not Approved

please see 20P map before surveying start

Approved *[Signature]*
Not Approved

*Up to 1000 ft. height land
Up to 1000 ft. height land limited number of places*

Approved *[Signature]*
Not Approved

E : HEALTH & BY-LAWS

511/471

Areas _____
 Light _____
 Ventilation _____
 Remarks: _____

Approved Old 2/4/82
 Not Approved _____

F: DANGEROUS GOODS

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

N/A

Approved _____
 Not Approved _____

G : BUILDING

Remarks: _____

			FEES:
Bldg.	35200	88	
Water Bldg.		3.00	
B.R.L.	3500	36	
TOTAL		\$ 94	

127.00

Building Inspector _____ Approved [Signature]
 Not Approved [Signature]

Specification: _____

Structural Engineer _____ Approved _____
 Not Approved _____

Fire Service _____ Recommended _____
 Not Recommended _____

TESTING COMPLETE
 15.4.82

PERMIT NO. 75401 Approved M. Oves
 APPROVING ENGINEER Not Approved _____

117/115

NEW PLYMOUTH CITY COUNCIL

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

AMENDMENT

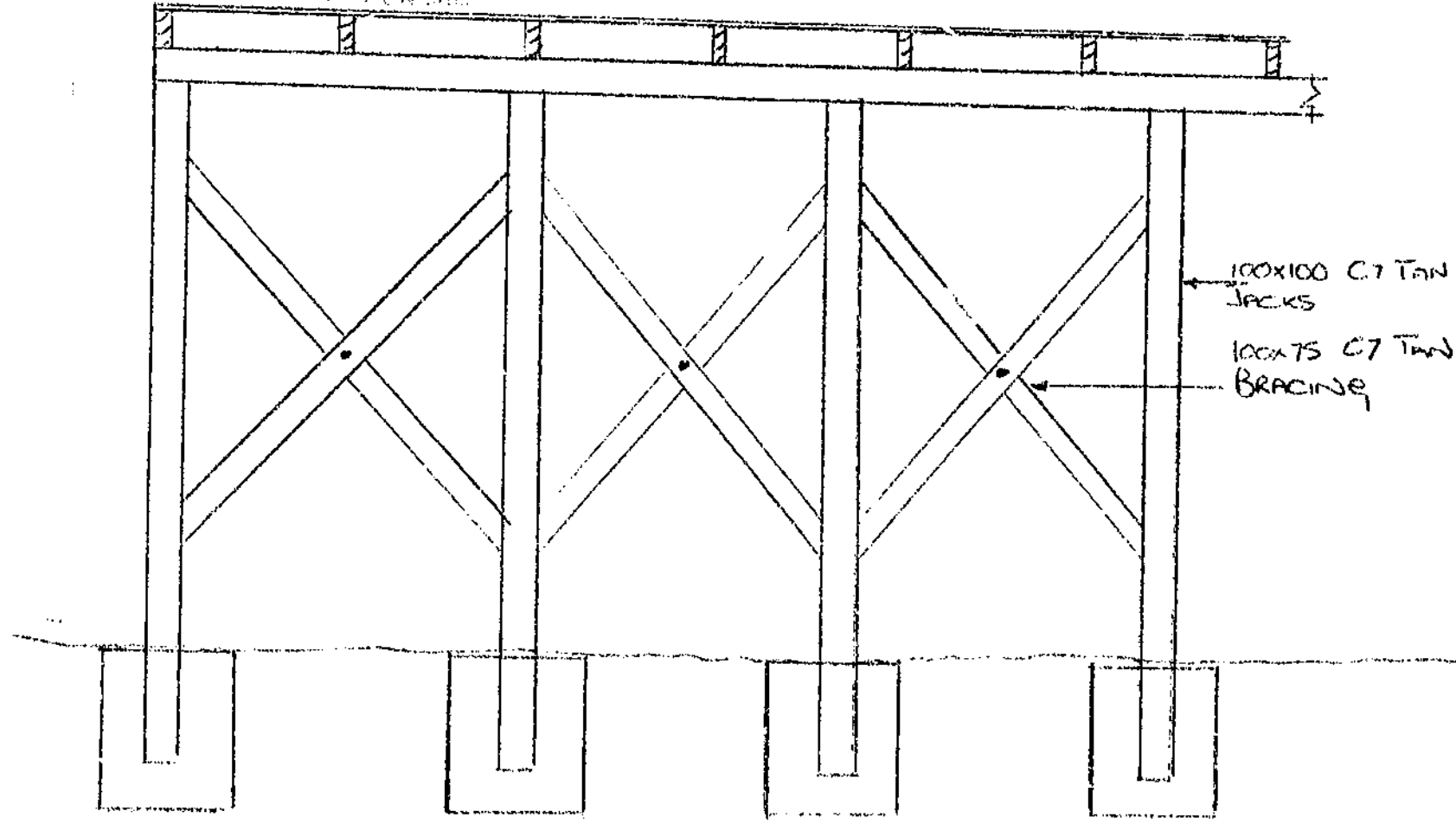
3.28

28 APR 1982

BRACING DETAIL

	DATE
TOWN PLANNING _____	_____
PUBLIC HEALTH _____	_____
BUILDING _____	_____
ENGINEER _____	_____

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



100x100 C7 TAN JACKS

100x75 C7 TAN BRACING

BUILDING FILE

Code No. 511 / 471
ADD - SHOP. RETAIN WALL

Subject DWELLING
EXPANSION

No. Sheets 55
~~27864~~

Permit No. R 5939
27864
28063
28292

Date 29/10/57 12/6/86
30/4/82 11/8/86
15/11/84

511/471

r Broad
Y150:PMH

11 March 1982

The Manager
Lyndsay Sole Ltd
8 Water Lane
NEW PLYMOUTH

Dear Sir

Your application dated 5 March 1982, for permission to erect a dwelling at No. 471 St Aubyn Street, Lot 1, DP 4676, 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.

TOWN PLANNING

The application is to be amended in order that the proposed dwelling will comply with Bulk and Location requirements stated under Ordinance 402-4-3. This requires a rear yard of 7.5 metres and a side yard of 4.5 metres alongside any street boundary. The site plan is also to show the 55 square metre open space required which complies with the outlook provision specified in Ordinance 300-3. Grassed areas and private car-parking space are also to be shown. Finally it is to be shown that there is only one household unit on the site.

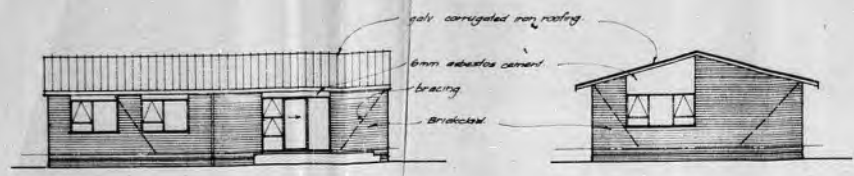
511/471

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

Yours faithfully

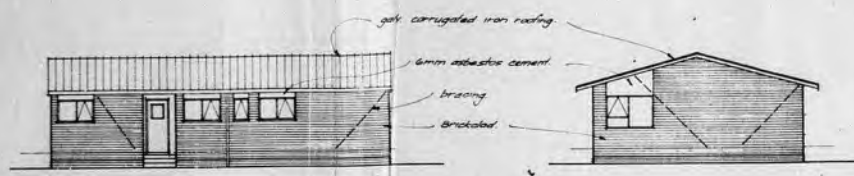
N.G. Harris
CITY ENGINEER.

3 28
- 5 MAR 1982



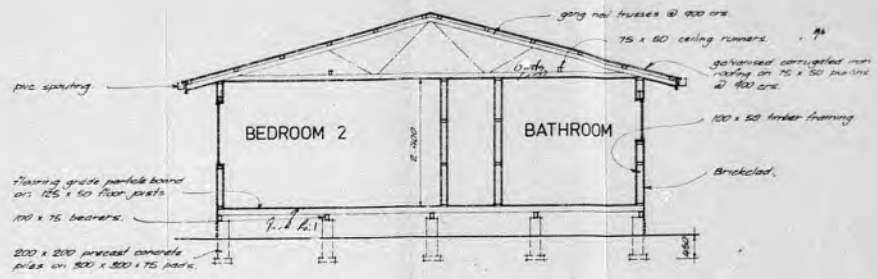
NORTH ELEVATION.

WEST ELEVATION.



SOUTH ELEVATION.

EAST ELEVATION.



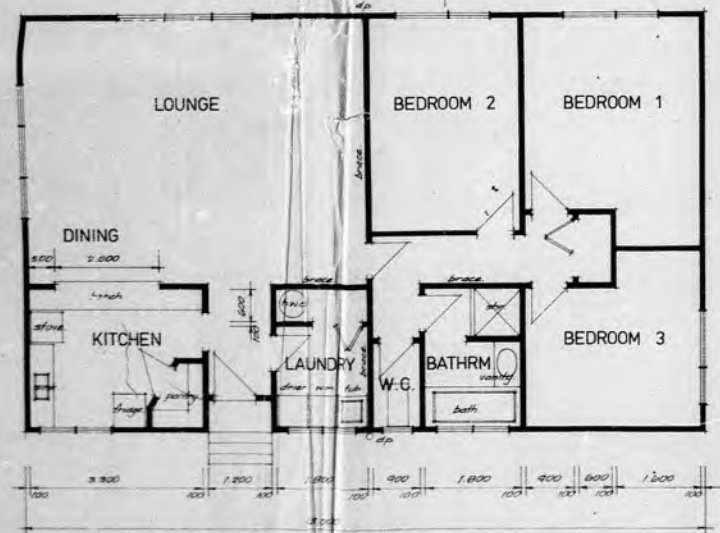
SECTION X-X.

NEW PLYMOUTH CITY COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR THE USE, WITHIN, GOVERNMENT
AND CONTRACTORS, AS IN ACCORDANCE WITH ALL RELEVANT ACTS,
REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY
COUNCIL.

DATE: 18-3-82
19-3-82

NEW PLYMOUTH
CIVIL HEALTH
INSURANCE
ENGINEER

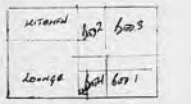
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY
OF THE NEW PLYMOUTH CITY COUNCIL AND MUST
BE KEPT ON SITE.



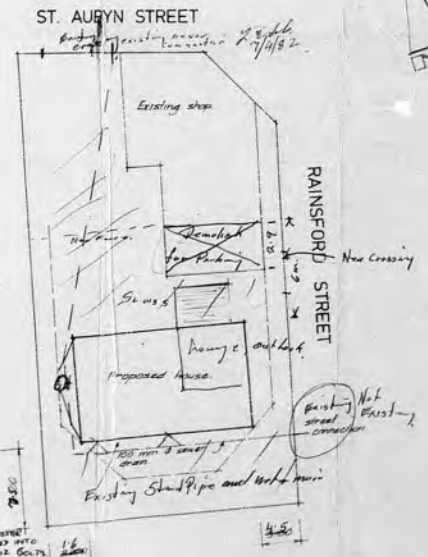
Reverse Plan

FLOOR PLAN.

VERIFYING TO BE
COMPLETED BY
25 MAR 1982



NOTE PLAN NOW
REVERSED TO EXACT
MIRROR IMAGE



SITE PLAN.

REV	DATE	REVISIONS	LETTER
<p>APPLICANT SHALL BE VERIFIED ON THE JOB BEFORE COMMENCEMENT OF WORK. FIGURED DIMENSIONS TAKE PRIORITY OVER SCALE.</p> <p>THESE DESIGNS AND CHANGES ARE THE COPYRIGHT OF LAURENSON ROBINSON & JIM BOON AND SHALL NOT BE REPRODUCED IN PART OR IN FULL OR USED IN ANY MANNER WITHOUT WRITTEN APPROVAL.</p>			
<p>LAURENSON ROBINSON & JIM BOON ARCHITECTS & ENGINEERS</p> <p>DAWSON STREET NEW PLYMOUTH PHONE 8080 P.O. BOX 743</p> <p>HAWERA OFFICE NELSON ST</p>			
<p>PROPOSED HOUSE FOR PC & L. PATEL St Aubyn St.</p>			
DATE: 26-2-82		SCALE: 1:50 - 1:100	
NO OF SHEETS: 1		1:200	
DRN	CHKD	APPRD	
<p>FORM NO: 2111/W.D.1</p>			

BUILDING FILE

Code No. 511 / 471
ADD - SHOP. RETAIN WALL

Subject DWELLING
EXPANSION

No. Sheets 55
~~27864~~

Permit No. R 5939
27864
28063
28292

Date 29/10/57 12/6/86
30/4/82 11/8/86
15/11/84

511/471

REINFORCING:

Shall be in accord with Local Body regulations and as shown on drawings.

CONCRETE:

Place standard grade concrete having a compressive strength of 20.00 m.p.a. at 28 days in accordance with N. Z.S.S. 1900 Chap. 9.3., or concrete strength as designated on drawings. All concrete to be placed and finished to thicknesses, depths, heights and surface finishes as designated on drawings. Where applicable set in 200 x ~~150~~ precast piles on 300 x 300 x 100 footings, complete with wire ties.

BLOCKLAYER:

Stack units clear of ground, protect from weather. Form walls, corners, pilasters, beams and openings and build in all fixings and fittings as required laying units in mortar with joints true to line, perpends plumb and with concave joints 9mm thick, tooled clean and straight.

Reinforce blocks as required and fall in lifts not exceeding 2.4m high. Remove surplus mortar and clean down all exposed surfaces thoroughly ready for surface finishes.

BRICKLAYER:

Supply and lay as above, bricks or summitt stone as selected in appendix. Install vermin proofing. Leave weep holes at every third unit in bottom course. Fix five 20mm galv ties per m² sloping down to masonry. Take care not to puncture building paper fixed by builder and to keep cavity clean and free from mortar droppings. Build in selected sills and flush point in selected shades. Clean down with a weak solution of acid and thoroughly clean up on completion.

511/471

CARPENTRY:

All framing timbers shall be No. ^{Treated} ~~Tanalised~~ machine guaged Pinus Radiata installed in dry condition, laid true to their various lines and levels and constructed in a proper and workmanlike manner and in accordance with Local Body requirements Lay approved D.P.C. Between all timber and concrete or masonry. Fix sleepers to foundations and piles with bolts or galvanised wire securely fastened and floor joists set out to suit floor sheets with double joists at each end under bearing partitions with dwangs to all sheet edges and solid blocking or herringbone strutting to spans of more than 2.4m.

Frame walls with 100 x 75 top plates halved at joints, angles and intersections. 100 x 50 studs at 600mm max centres doubled at all openings.

Dwangs at 800mm max centres and pryde galvanised bracing as required. Supply and fix posts, beams and lintels to Local Authority requirements and to good trade practice.

Construct roof framing with purpose made trusses and in accordance with the best trade practice and the drawings. See appendix for roof coverings.

Construct soffitts to widths and with dressed and grooved Tan Pine Facias and spouting boards as shown. Provide and fix noggings and ceiling battens for linings and fittings as necessary.

EXTERIOR LININGS & SHEATHING:

Supply and fix building paper to all exterior framing securely fixed and ensure that paper is not punctured or torn prior to external linings being fixed. Fix linings as listed in appendix in accordance with manufacturers specifications complete with all mouldings trim etc and to the best trade practice.

EXTERIOR JOINERY:

Supply and fix exterior windows and doors as listed in the appendix and to sizes shown on the drawings. Only the finest grades of timber will be accepted for Joinery work and aluminium joinery shall be anodised complete with grooved reveals and facings where required, and glazed with standard quality glass with obscure glass to toilet areas.

511/471

INSULATION:

Supply and fix foil insulation to all exterior walls and R11 batts to ceilings or as required by Local Body By-Laws.

INTERIOR LININGS & FINISHINGS:

Supply and fix wall and ceiling linings, doors and jambs and cupboards as detailed in appendix to manufacturers specification using specialist fixers where required. Supply P.V.C. jointers, timber mouldings and trim, all to the highest standard obtainable and fixed to the best trade practice. Construct and fix the various fittings as shown on the drawings.

Allow to provide and fix all night latches, locksets, hinges, tracks, latchsets, pulls, cupboard catches, and handles, towel rail, shower rail, soap recess, toilet roll holder and door stops.

PLUMBER & DRAINLAYER:

The whole of the plumbing and drainlaying shall be done in accordance with the local authorities by-laws and drains shall be laid by registered workmen only. Pay all permit fees and obtain necessary permits.

Exterior Work.

Supply and fix all necessary flashings, lead caps, sill tray, etc in conjunction with the builder to make a thoroughly watertight job.

Supply square P.V.C. spouting to all eaves laid to even falls to 75 diameter p.v.c. downpipes. Downpipes to be sealed in stormwater drains at foot. Provide soakpits as indicated and connect drains.

Water Service.

Lay on cold water from main feed through pressure reducing valve to the hot water cylinders as shown on the drawings. Provide and set up the H.W. Cylinder, complete with casing, lagging and thermostatic control. Lay on hot and cold water services to the various fittings as shown on the drawings and to 2 hose standards positioned as directed. Hot water to run in copper, cold may run in P.V.C. if approved by owner, loan authority and local authority.

Fittings

Provide and fix the fittings shown in the appendix and as shown on the drawings including all wastes etc.

511/471

ELECTRICIAN:

Supply and install the electrical wiring system complete. The whole of the work shall be carried out strictly in accordance with the Local Authorities By-Laws and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection therewith and arrange for all inspections required.

Mains Supply

Arrange for the mains supply to the building and ensure a satisfactory connection.

Meter Board & Switchboard.

Provide and set up as required one meter board and switchboard panel with all necessary fuses, switches and main switches, properly labelled and mounted, and hinged on one side.

Lights.

Provide and fix the lights, switches and power outlets shown on the drawing including the T.V. point, aerial point and telephone points.

Include for providing, fitting and connecting the additional items listed in the appendix.

Earth all metal and T.V. points as directed by the Local Authority.

PAINTER & PAPERHANGER:

All work shall be in accordance with the best trade practice. All materials shall be the best of their respective kinds, and the manufacturers instructions shall be strictly followed.

Preparation of surfaces

It shall be the responsibility of the painter to ensure that all surfaces, including the surface of each successive coat are in suitable condition to produce a first class job. Wash, dust or otherwise clean down all surfaces (including undercoats). Remove imperfections by filling and sandpapering etc., and apply such sealers and/or neutralisers as are necessary in accordance with sound practice. All timbers exposed to view or contact by hand shall be hand sanded.

Protection of Surfaces.

The painter shall protect all surfaces to be clear varnish immediately they are placed, by giving a coat of sealer and varnish all faces and edges, similarly surfaces to be painted shall be protected by priming coats.

Wallpaper.

All wallpaper shall be as selected by owner and applied in accordance with manufacturers instructions.

5/11/47

Interior Woodwork: Where paint finish is required rub down, ^{two coats} and finish with full gloss enamel. Where stain finish is required rub down, stain and finish with two coats of polyurethane.

Ceilings. Two coats white P.V.A. paint.

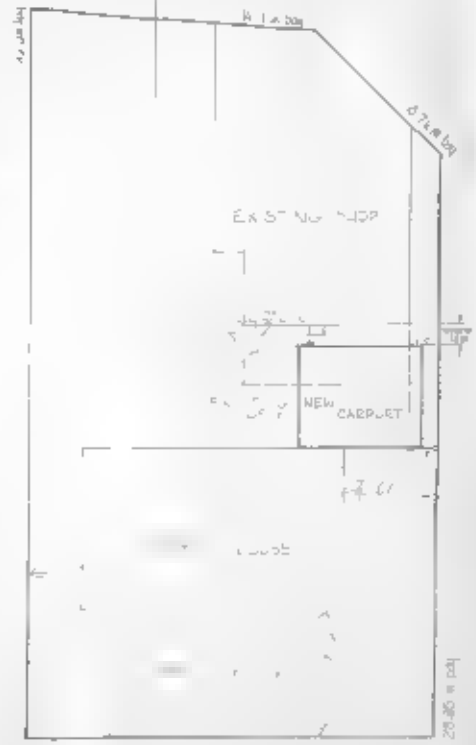
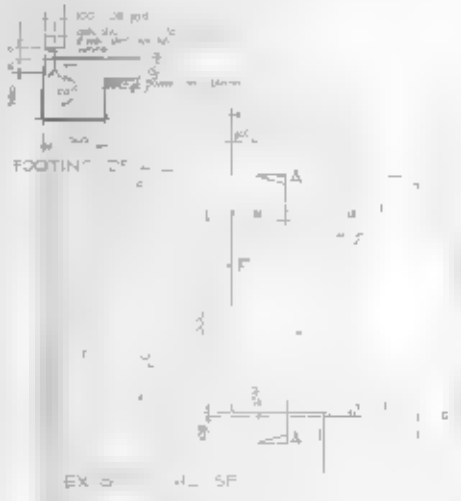
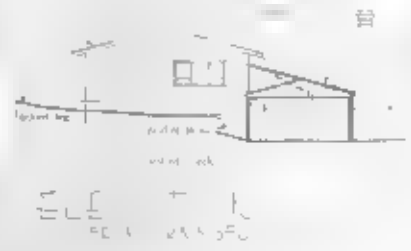
Exterior finishes. Asbestos lining - 2 coats PVA Semigloss
Timber Joinery facings etc., and weatherboards - primer, undercoat intermediate and finishing coat of exterior full gloss.

Concrete blocks - seal with 1 coat Blockscaler and 2 coats PVA Semigloss.

Metalwork - as for timber but primed with metal prime

5/1/47

LB



D" N" 1/2" 10
 " N" 1
 " EA
 SLF EX
 B

○
 ○
 ○

S E R V I C E S

511471

A: SEWER CONNECTION

STORMWATER CONNECTION

Existing Service _____	_____
Required Service _____	_____
Location _____	_____
Depth _____	_____
Special Requirement _____	_____
Common Drain _____	_____
Fee \$ _____	Fee \$ _____
	FEE \$ <u> </u>

B: WATER CONNECTION

Existing Service _____	_____
Distance from L/Boundary _____	Height above Datum _____
Distance: Main to Boundary _____	
Boundary to Load _____	
Required Service _____	
Water _____	
	FEE \$ <u> </u>

C: PLUMBING

No. Fittings	3	2	1	2	2	2	
	W.Cs	Baths	Basins	Sinks	Showers	Tubs	Others
Total Values	_____						
Supply Pipe Sizes	_____						
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 \$ <u> </u>

D: VEHICULAR CROSSINGS

Type of Footpath <u>Concrete</u>	Condition <u>Good</u>
Kerb & Channel _____	
Existing Crossing <u>3m x 1.0</u>	<u>200 No. 5792</u>
New Crossing _____	Position _____
Strengthen Path Sq.Yds. _____	Level at Boundary _____
STREET WORKS FEE \$ <u>500.00</u>	DEPOSIT DAMAGE FEE \$ <u> </u>

6 2 2 2 2 2 2 2

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

511/471

Approved *J. A. Fernandez*
Not Approved _____

Approved *AMD*
Not Approved _____

Approved *[Signature]*
Not Approved _____

Approved *[Signature]*
Not Approved _____

Approved *L.M. 26-3-86*
Not Approved _____

E : HEALTH & BY-LAWS

511/471

Areas -----

Light -----

Ventilation -----

Remarks: -----

Approved *PC* 2/3/85
Not Approved -----

F : DANGEROUS GOODS

Domestic or Commercial -----

Storage Capacity & Location -----

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

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

G : BUILDING

Remarks:

1) Note Details regarding on post beam connections
2) Truss design not required

FEES:		
Bldg.	1750	2300
Water Bldg.		
B.R.L.		
TOTAL		\$ 2300

Building Inspector -----

Approved *PC* 9/4/85
Not Approved *PC* -----

Specification: -----

Structural Engineer -----

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

Fire Service -----

PERMIT NO. 27864

APPROVING ENGINEER

Approved *PC*
Not Approved 15/4/86

BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY
NSW PLYMOUTH CITY COUNCIL

511/471
Stats. No. **D 027864**
No. **610 27781**

Inspector: M _____

File No. **3/54/86**

Date Permit Issued **18/4/84**

OWNER

Name **C TATEL**

Mailing Address **471 ST AUBYN ST
NEW PLYMOUTH**

BUILDER

Name **R TATEL**

Mailing Address **PO BOX 7188
PELL BLOCK
715285 FUS PLYMOUTH**

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. **AS ABOVE**

Street Name _____

Town/District _____

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot **1** D.P. **4676**

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CARPORT - DWELLING

FLOOR AREA		DWELLING UNITS	
Whole	30	Number Erected	
Sq. Metres			

ESTIMATED VALUES	ESTIMATED VALUES	
	Building	Plumbing/Drainage
\$		
TOTAL	2950.00	

NATURE OF PERMIT (TICK BOX)

NEW BUILDING - exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED - include conversions and resited buildings

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

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

Receipt No. _____

Date of Payment **18/4/86**

Authorised Officer **[Signature]**

Special Conditions: _____

Date Inspected	REMARKS (e.g. stage reached with work)
14/5/86	Complete

105

1792

104

5891

2

ROAD

ST AUBYN

120

DP 1792

119

DP 4676

9485

51/471

DP 3257

2

2

172

118

DP 1711

1

DP 1711

1

1916

2

1

1

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NEW PLYMOUTH CITY COUNCIL

511/471

FOR OFFICE USE: File No. 3 54 Check Sheet No. 27785
 Receipt No. 53182 Sewer Sheet No. 94
 Date of Receipt 18 4 86 Zone com C2 SH

TO THE CITY ENGINEER
 APPLICATION FOR BUILDING PERMIT 19 MAR 1986 Date 15 - 3 - 86

At (House No.) 471 ST AUBYN STREET Lot No. 1
 DP. 4676

For erection of CARPORT Sec. No.

OWNER MR C. PATEL ADDRESS 471 ST AUBYN STREET

Proposed Use CARPORT

Foundation CONCRETE Walls TIMBER Roof CORR IRON

AREA of Site 552.8 M²

AREA of existing buildings 217.10 M²

AREA of existing accessory buildings M²

AREA of Building in application 30 M²

Builder R. PATEL Address P.O. BOX 7188 BELL BLOCK

Designer DESIGNLINE DRAUGHTING Address P.O. BOX 212 N.P.

Structural Eng. Address

Building Projects Authority Required Yes/No Supplied Yes/No

Total Value of Building \$ 3,850
 Sanitary Plumbing and Drainage (Labour only) \$
 Value of Building for Permit \$
 Water for Building \$
 Building Research Levy on \$
 Hoardings Mths @

FOR OFFICE USE	
Corrected Value Fees	
TOTAL FEES BUILDING	

Starting Date 24 - 3 - 86 Finishing Date 4 - 4 - 86

NAME AND ADDRESS OF APPLICANT R PATEL P.O. BOX 7188 BELL BLOCK
 Phone 71528

Signature of Applicant R Patel
 Signature of Owner

511/471

23 Nov 1944

H
f 4
WELL BI r

Dear BJ

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BJ - 1/1/44
~~BJ~~
X

Count's [redacted] ml 1 to [redacted] [redacted] [redacted] [redacted]

Yours f [redacted] y

D E 3 W
CHECK BATTI D'W II 43 JB

511/471

June
7

r. Paul
100
CK

Dear Sir

Your order on the 25 March 1954 is received. The
 order is being processed and will be shipped to you
 as soon as possible. The estimated date of shipment
 is approximately June 10, 1954. We will advise
 you again when the order is ready to be shipped.
 Very truly yours,
 [Signature]

Very truly yours,

[Signature]
 [Title]
 [Address]

Copy of this letter will be placed in your file as soon as possible.

Yours Faithfully

J. E. Building
TOWN PLANNING OFFICE



PATEL BUILDERS 5/11/47

100 GARDEN PLACE

YOU WOULD LIKE TO BUILD A CARPORT FOR
11' 7" x 17' 5" ON BURNING STREET AS PER PLANS
THAT I'VE DRAWN THE OWNER WANTS HANDOVERING TO
AND FROM HOUSE TO BE 15" CONTAINED TO CURB LINES
IF THERE IS ANY OBJECTION TO THIS CARPORT PLEASE
STATE BEFORE IF THERE IS NONE PLEASE SIGN
BEFORE THE ACCEPTANCE

Yours sincerely
[Signature]

NE CARPORT - [Signature]

Form with fields for 'BUS PLANS', 'DATE', 'TIME', and 'SIGNATURE'. The 'DATE' field contains '27/10/50'. There are several lines of text and checkboxes, some of which are partially filled or checked.



NEW PLYMOUTH CITY COUNCIL

511/471

FOR OFFICE USE:

File No. 10 17 Check Sheet No. 28724
 Receipt No. 60201 Sewer Sheet No. 94
 Date of Receipt 16.10.86 Zone Low C2 SH

TO THE CITY ENGINEER

- 6 OCT 1986

APPLICATION FOR BUILDING PERMIT

At (House No.) 471 St Aubyn St. Date 6/10/86
 DP. _____ Lot No. _____

For erection of DACK Sec. No. _____
 OWNER MR C. & P. PATEL ADDRESS 471 St Aubyn St.

Proposed Use DACK
 Foundation _____ Walls ALUMINIUM WINDOWS Roof LASER LIGHT.

AREA of Site 15x10' M²
 AREA of existing buildings 15x10' M²
 AREA of existing accessory buildings _____ M²

AREA of Building in application _____
 Builder RON WILDERMOTH Address MANGRI RD.

Designer SELF Address _____
 Structural Eng. _____ Address _____

Building Projects Authority Required Yes/No Supplied Yes/No

Total Value of Building \$ 1500.-
 Sanitary Plumbing and Drainage (Labour only) \$
 Value of Building for Permit \$ 1500
 Water for Building \$
 Building Research Levy on _____
 Hoardings _____ Mths @ _____

FOR OFFICE USE	
Corrected Value Fees	
TOTAL FEES BUILDING	

Starting Date 13/10/86 Finishing Date 15/10/86
 NAME AND ADDRESS OF APPLICANT C. Patel 471 St Aubyn St. N.P.
 Phone 510.933.

Signature of Applicant C. Patel
 Signature of Owner C. Patel

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

ASSESSED

50/471
REQUIREMENTS
10 17

File No. 28724

Project: DECK CONSERVATORY Check Sheet No. 94
 Owner: C P PATEL Sewer Sheet No. 02 SH Plotted: EFH
 Address: 471 St Aubyn St Zone: 6007
 Lot No. 1 D.P. 4676 Sec. No. _____ Area of Site: _____

VETTING TO BE COMPLETED BY 13/10

TOWN PLANNING

Designations _____
 Area of Buildings _____
 Coverage _____
 Maximum Height _____
 Front Yard _____
 Relat. of Bldg. Size: (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 _____
 Amalgam. of Titles _____

SEE SITE PLAN CARD

TOWN PLANNING	
ZONING	
DRAINAGE	
WATER	

Remarks: _____

Approved _____
Not Approved _____

S E R V I C E S

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	
W.Cs	Baths	Basins	Sinks	Showers	Tubs	Others	
Total Values							
Supply Pipe Sizes							
Backflow Prev.							
Other Fittings							
Estimated Value							
						Plumbing Fee	

P.V.C. Copper Gal. Iron

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 \$

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

511/471

_____ *Discontinued*
Approved 10/10
Not Approved _____

_____ Approved *[Signature]*
Not Approved _____

_____ *Res. 10/10/26*
Approved *[Signature]*
Not Approved _____

_____ Approved *[Signature]*
Not Approved _____

_____ Approved *Jul 10-10-26*
Not Approved _____

E: HEALTH & BY-LAWS

511/471

Areas _____
 Light _____
 Ventilation _____
 Remarks: _____

Approved AC 1/10/96
 Not Approved _____

F: DANGEROUS GOODS

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

Approved _____
 Not Approved _____

G: BUILDING

Remarks: Construction details, stairs, spawing + connecting

FEES:	
Bldg.	1500-00 \$17-00
Water Bldg.	
B.R.L.	
TOTAL	\$ 17-00

Building Inspector _____

Approved 14/10/96
 Not Approved _____

Specification: _____

Structural Engineer _____

Approved _____
 Not Approved _____

Fire Service _____

Recommended _____
 Not Recommended _____

PERMIT NO. 27848

APPROVING ENGINEER

Approved MA 1/10/96
 Not Approved _____

14/10/96

BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY

Stats. No. E 027848

NEW PLYMOUTH CITY COUNCIL

No. 28724

Inspector: M

File No. 10/17/86

Date permit issued 6/10/86

Receipt No. 60201

OWNER

Name: ✓ C. P. TATEL

Mailing Address: 471 St. AUGUSTIN ST
NEW PLYMOUTH
510933

BUILDER

Name: R. W. WILDERMITH

Mailing Address: MANSCORP RD
NEW PLYMOUTH

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.: 115 HILSDE

Street Name:

Town/District:

Riding:

LEGAL DESCRIPTION

Valuation Roll No.:

Lot 1 D.P. 4676

Section: Block:

Survey District:

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

RENOVATION - DWELLING

FLOOR AREA Whole Sq. Metres: 5

DWELLING UNITS Number Erected:

ESTIMATED VALUES	Building	1500 00
	Plumbing	
	Drainage	150 00
	TOTAL	1650 00

NATURE OF PERMIT (TICK BOX)

NEW BUILDING - exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES/APPLICABLE

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

Receipt No.

Date of Payment 10/10/86

Authorised Officer

Special Conditions:

Date Inspected 5/11/96

REMARKS (e.g. stage reached with work)

Completed



ST AUBYN

ST AUBYN STREET

511471

105

120

119

DP 1792

DP 5891

DP 4676

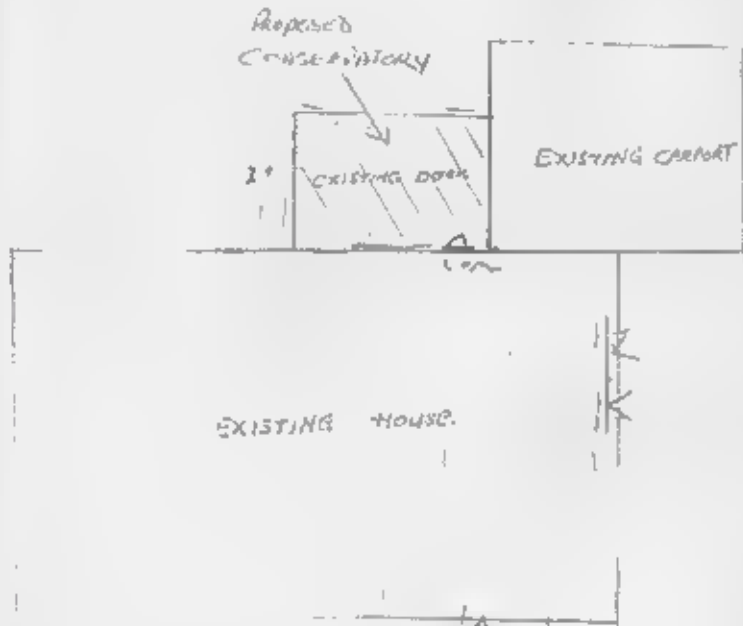
DP 6297

118

10 17

-6 OCT 1986

-6 OCT 1986



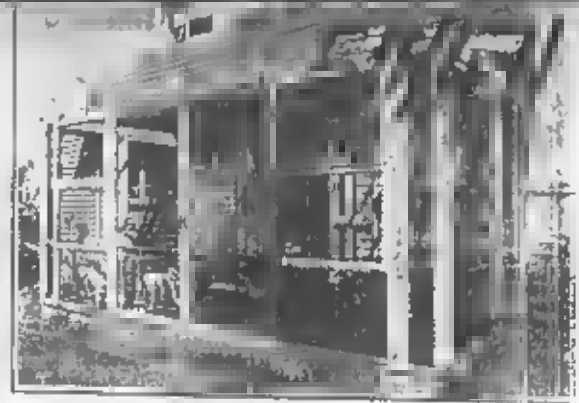
NEW PLYMOUTH CITY COUNCIL
 THESE PLANS AND SPECIFICATIONS APPROVE FOR TYPE, USE, STAIRS, CORRIDORS,
 CONSTRUCTION AS IN ACCORDANCE WITH ALL RELEVANT ACTS,
 REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY
 COUNCIL.

	DATE
FOR PLANNING	13/10/86
PUBLIC HEALTH	13/10/86
ASBESTOS	13/10/86
GENERAL	13/10/86

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
 THE NEW PLYMOUTH CITY COUNCIL AND MUST

C. S. P. PATEL
 14711 ST AUGUSTIN ST,
 NEW PLYMOUTH.
 6/10/86

VERIFYING TO BE
 COMPLETED BY
 13/10



CONSERVATORY DACK

NEARLIGHT ROOF
 75x50 RAFTERS
 4x4x4x4
 2x6x4 RAFTERS
 2x4x4 FLOORING
 FLOORING BRACKETS



ALUMINIUM JOINTERY
 LASER LIGHT ROOF
 TIMBER 4x2.2 x 3.

BUILDER MR RON WILDERMOTH
 MANGRIKID.
 PHONE 89492.

NEW PLYMOUTH CITY COUNCIL

511/471

FOR OFFICE USE: File No. 5 21 Check Sheet No. 27993
 Receipt No. 55100 Sewer Sheet No. 94
 Date of Receipt _____ Zone Zone C2 31

TO THE CITY ENGINEER

6 MAY 1986 Date 6/5/1986

APPLICATION FOR BUILDING PERMIT

Lot No. 1

At (House No.) 471 Araby St.

D.P. 41676

For erection of Retain Wall

Sec. No. A sec B

OWNER G. Patel ADDRESS _____

Proposed Use Retaining wall

Foundation concrete Walls Blocks Roof _____

AREA of Site _____

AREA of existing buildings _____ M²

AREA of existing accessory buildings _____ M²

AREA of Building in application _____ M²

Builder Ramesh C. Patel Address Bell Block

Designer SELF Address 471 Araby St

Structural Eng. _____ Address _____

Building Projects Authority Required Yes/No Supplied Yes/No

Total Value of Building \$ _____
 Sanitary Plumbing and Drainage (Labour only) \$ _____
 Value of Building for Permit \$ 500—
 Water for Building _____
 Building Research Levy on \$ _____
 Hoardings Mths @ _____

FOR OFFICE USE	
Corrected Value Fees	
TOTAL FEES BUILDING	

Starting Date for Ramesh C. Patel Finishing Date 30/5/86

NAME AND ADDRESS OF APPLICANT G. Patel 471 Araby St
New Plymouth Phone 510 933

Signature of Applicant G. Patel

Signature of Owner G. Patel

S E R V I C E S

A : SEWER CONNECTION

STORMWATER CONNECTION

Existing Service _____	_____
Required Service _____	_____
Location _____	_____
Depth _____	_____
Special Requirement _____	_____
Common Drain _____	_____
Fee \$ <u> </u>	Fee \$ <u> </u>
FEE \$ <u> </u>	

B : WATER CONNECTION

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

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 _____	_____	_____	_____	_____	_____	_____	_____
Plumbing Fee _____							_____
DRAINAGE							
Existing _____	_____	Required _____	_____	_____	_____	_____	_____
Fittings Required _____	_____	_____	_____	_____	_____	_____	_____
Common Drain _____	_____	_____	_____	_____	_____	_____	_____
Septic Tank _____	_____	_____	_____	_____	_____	_____	_____
Stormwater _____	_____	_____	_____	_____	_____	_____	_____
Estimated Value _____	_____	_____	_____	_____	_____	_____	_____
Drainage Fee _____							_____
Total Estimated Value P. & D. \$ _____							FEE \$ <u> </u>

D : VEHICULAR CROSSINGS

Type of Footpath _____	Condition _____
Kerb & Channel _____	_____
Existing Crossing _____	_____
New Crossing _____	Position _____
Strengthen Path Sq.Yds. _____	Level at Boundary _____
STREET WORKS FEE \$ <u> </u>	DEPOSIT DAMAGE FEE \$ <u> </u>

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

511/471

Approved J. Nelson
Not Approved _____

Approved BUM
Not Approved _____

Approved [Signature]
Not Approved _____

Approved [Signature]
Not Approved _____

Approved [Signature]
Not Approved _____

E : HEALTH & BY-LAWS

511/471

Areas -----

Light -----

Ventilation -----

Remarks: -----

Rec 22/4/86
Approved *yfc* 22/5/86

Not Approved -----

F : DANGEROUS GOODS

Domestic or Commercial -----

Storage Capacity & Location -----

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

Approved -----

Not Approved -----

G : BUILDING

Remarks: -----

FEES:

Bldg. \$1500-000 7-00

Water Bldg. -----

B.R.L. -----

TOTAL \$ 7-00

Building Inspector -----

Approved *[Signature]* 19/5/86

Not Approved -----

Specification: -----

Structural Engineer -----

Approved -----

Not Approved -----

Fire Service -----

Recommended -----

Not Recommended -----

PERMIT NO. *23063*

Approved *[Signature]*

Not Approved *28/5/86*

APPROVING ENGINEER

BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY

PLYMOUTH CITY COUNCIL

511/471
Stats. No. D 028093
No. _____

Inspector: M _____

File No. 5/21/86

Date Permit Issued 12/6/86

OWNER

Name CL Patel
Mailing Address 471 St Aubyn St
New Plymouth

BUILDER

Name R Patel
Mailing Address Ball Block
New Plymouth

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. As Above
Street Name _____
Town/District _____
Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____
Lot 1 D.P. 4676
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Retaining wall - Driveway

FLOOR AREA		DWELLING UNITS	
Whole		Number	
Sq. Metres		Erected	

ESTIMATED VALUES \$	Building Plumbing Drainage	TOTAL	
			<u>500</u>
		<u>500</u>	<u>00</u>

NATURE OF PERMIT (TICK BOX)

NEW BUILDING
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED
- include conversions and raised buildings

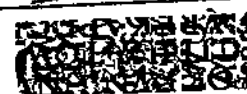
NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

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

Receipt No. _____
Date of Payment 12/6/86
Authorised Officer M. [Signature]

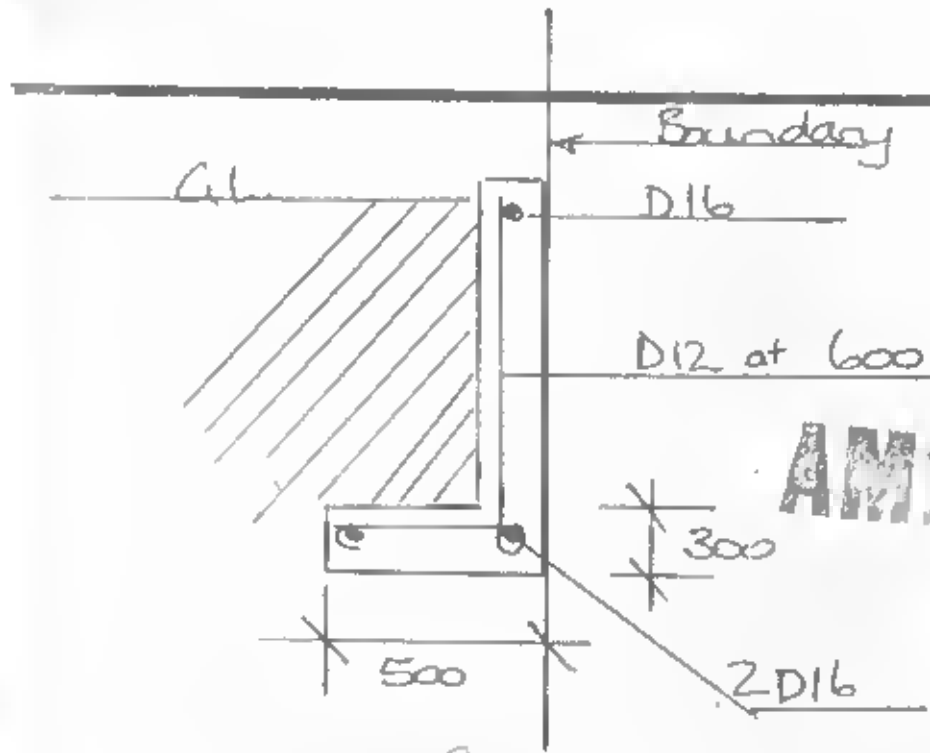


Special Conditions: _____

Date Inspected	REMARKS (e.g. stage reached with work)
<u>13-6-86</u>	<u>Completed</u>

5:21
511/471
190 Series

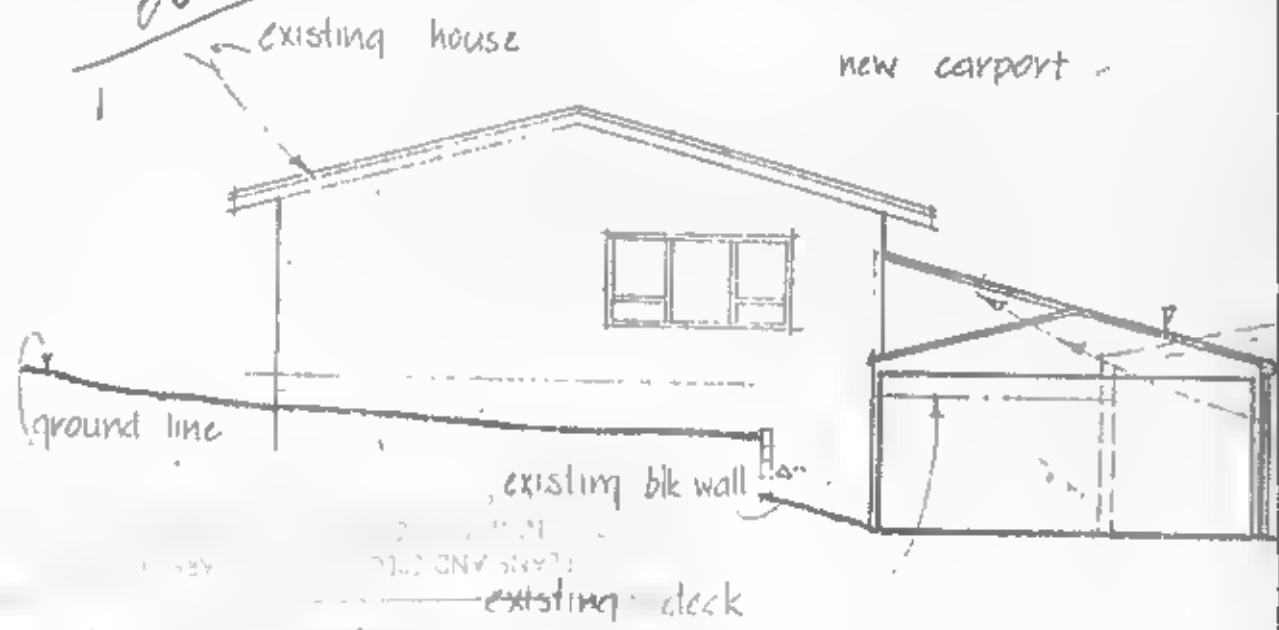
Blocks
MAX. 1.2 m. HIGH.



AMENDMENT

part of exis
to be dems

C. Patel



MS/MS
ELEVATION
(FROM RAINSFORD ST.)

511/471

ST AUBYN

STREET

DP 1792

120

DP 4676

DP 6297

See Sheet
SCALE - 1

POWERED BY



Licensed REAA 2008

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 2008) 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

move.

darrell paterson

OWNER & SALESPERSON

📱 027 493 7134
✉️ darrell@bestmove.co.nz
🌐 bestmove.co.nz

michelle habib

SALESPERSON

📱 027 371 1420
✉️ michelle@bestmove.co.nz
🌐 bestmove.co.nz

riley blair

SALES ASSOCIATE TO DARRELL PATERSON

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