

move.

council records

**45c princess street
waitara**

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Legend

- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Air Release Valve
- Manifold Valve
- Backflow
- Meter
- Wellup
- Inlet
- Outlet
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Misc Polygon

Yellow = Privately Owned

Grey = Out of Service/Closed

Stormwater

Water Supply

Wastewater

PLANS

BC23/131676

Revision ID	Transmittal Set Name	Transmittal Set Date
REV 01	FOR CONSENT	23/05/2023

GENERAL NZBC COMPLIANCE NOTES

B1 STRUCTURE
REFER TO PLANS PROVIDED FOR SUB FLOOR FRAMING

B2 DURABILITY
DURABILITY FOR FOUNDATIONS MPA:
(B) 17.5MPA, ZONE B,C
(C) 20 MPA, ZONE B,C
(D) 25MPA, ZONE D
TO COMPLY WITH NZS3604:2011 CL. 4.5.217.5
INTERNAL TIMBER FRAMING TO COMPLY WITH NZS3604:2011 SEC. 4.3, AND TABLE 4.3
FLASHINGS AND FIXINGS, TYPE AND COMPATIBILITY TO COMPLY WITH E2/AS1 TABLES 20 TO 24.
CLADDINGS TO BE INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS

C/AS1 FIRE
TO COMPLY WITH C/AS1
TYPE 1 ALARM COMPLY C/AS1 3.4 TABLE 3.2
EXTERNAL WALL TO BE >1.0M TO BOUNDARY
EAVES TO BE >650MM TO BOUNDARY

D1 ACCESS
(WHERE APPLICABLE) STAIR TYPE, TREAD, PITCH, RISER COMPLY C/AS1 4.0 TABLE 6 AND NZS4121 FIG 25
HANDRAIL TO WITH COMPLY D1/AS1 4.3
STAIR WELL WIDTH AND HEIGHT TO COMPLY D1/AS1 4.5.1

E1 SURFACE WATER
REFER TO SITE PLAN FOR SEDIMENT AND EROSION CONTROL
DOWNSPIPE AND GUTTERS SIZE TO COMPLY WITH E1/AS1 4.2
GUTTERING TO COMPLY WITH FIG. 15 (EXTERNAL), AND FIG. 16 (INTERNAL)
STORMWATER RUNOFF AND DRAINAGE TO COMPLY WITH E1.3.3 (A)

E2 EXTERNAL MOISTURE
EXISTING DWELLING

E3 INTERNAL MOISTURE
EXISTING DWELLING

GENERAL NZBC COMPLIANCE NOTES

F1 HAZARDOUS AGENTS ON SITE
TOUGHEN GLASS TO COMPLY F2/AS1 OR NZS 4223.3
HUMAN IMPACT WITH WINDOWS OR OTHER GLAZING COMPLY F2.3.2 AND NZS4223.3 SECTION 306 AND 303.1

F2 HAZARDOUS BUILDING MATERIALS
NO HAZARDOUS BUILDING MATERIALS TO BE USED AS PER F2.3.1 AND F2.3.3

F4 SAFETY FROM FALLING
BARRIER REQUIRED >1.0M
TO COMPLY WITH F4.3.1 F4/AS1 SECTION 2

F7 WARNING SYSTEM
SMOKE ALARM COMPLY F7 3.1 AND 3.3 F7/AS1 SECTION 3

G1 PERSONNEL HYGIENE
EXISTING DWELLING

G2 LAUNDERING
EXISTING DWELLING

G3 FOOD AND PREPARATION
EXISTING DWELLING

G4 VENTILLATION
EXISTING DWELLING

G7 NATURAL LIGHT
EXISTING DWELLING

G12 WATER SUPPLY
POTABLE WATER SUPPLY TO COMPLY WITH G12/AS1 SECTION 2.1

G13 FOUL WATER
REFER TO PLUMBING PLAN FOR GENERAL COMPLIANCE OF THE PRINCIPLES OF G13/AS1

G15 SOLID WASTE
TO COMPLY WITH G15/AS 2.0.1, 3.0.1/2

H1 ENERGY EFFICIENCY
EXISTING DWELLING

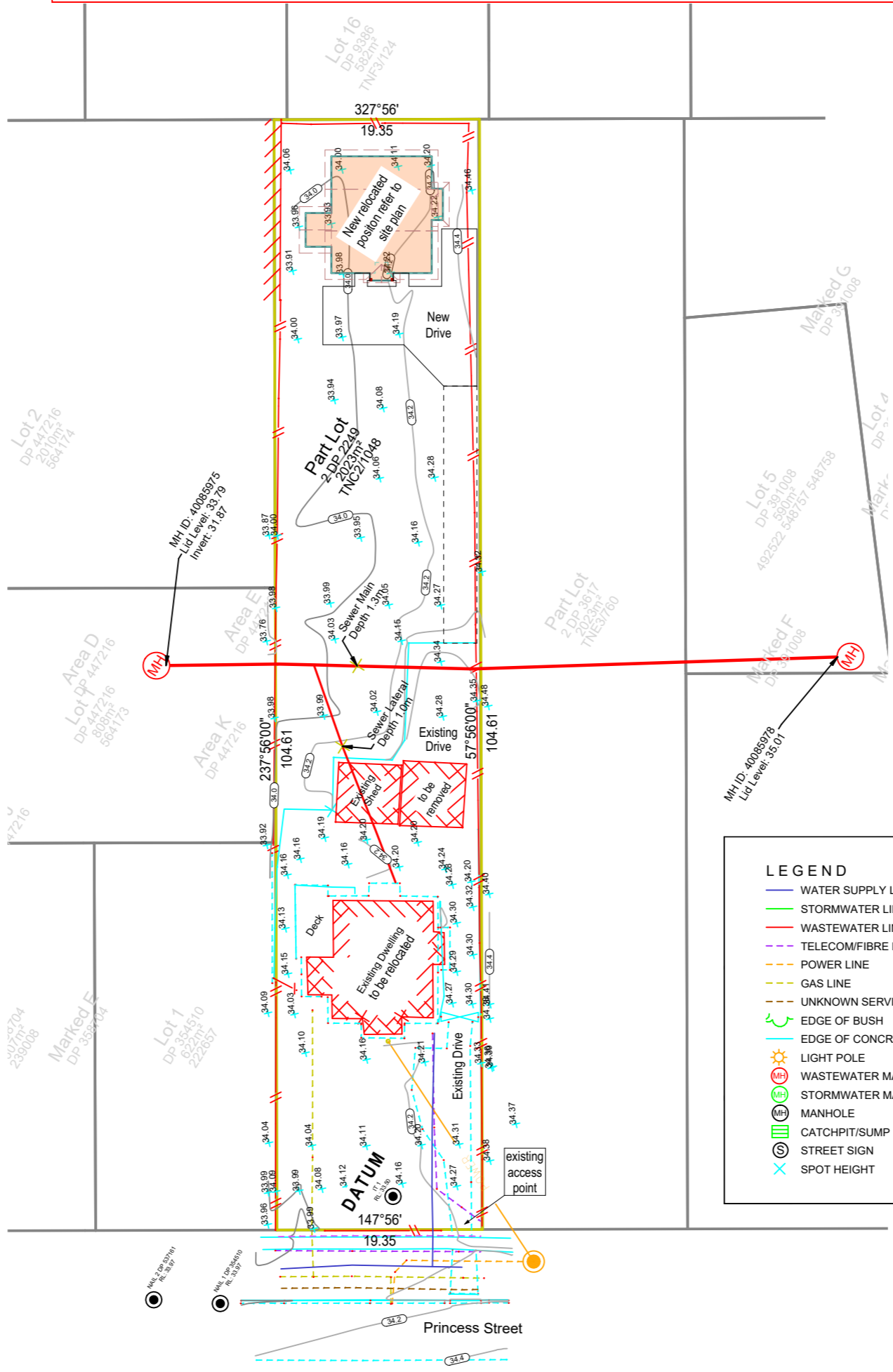
RELOCATING EXISTING RESIDENTIAL DWELLING

for JV PROPERTIES at

45 Princess Street WAITARA NEW PLYMOUTH 4320

Sheet Index

Layout ID	Current Revision ID	Layout Name
	REV 01	SURVEY PLAN
A301	REV 01	SITE PLAN
A302	REV 01	FLOOR PLAN
A303	REV 01	FOUNDATION PLAN
A304	REV 01	PLUMBING & ROOF PLAN
A305	REV 01	ELEVATIONS & SECTION A
A306	REV 01	ELEVATIONS & SECTION B



LEGEND

WATER SUPPLY LINE	BUILDING
STORMWATER LINE	POWER POLE
WASTEWATER LINE	ROAD CENTRELINE
TELECOM/FIBRE LINE	EDGE OF SEAL
POWER LINE	ROAD KERB & CHANNEL
GAS LINE	TREE
UNKNOWN SERVICE	BANK TOP
EDGE OF BUSH	BANK BOTTOM
EDGE OF CONCRETE	FENCE
LIGHT POLE	EAVE/ WALL TOP
WASTEWATER MANHOLE	WALL BOTTOM
STORMWATER MANHOLE	FIRE HYDRANT
MANHOLE	WATER TOBY/METER
CATCHPIT/SUMP	VALVE
STREET SIGN	POWER BOX
SPOT HEIGHT	SURVEY MARK

SURVEY PLAN

Scale 1:500

NOTE:
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SURVEY PLAN



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REV 01	FOR CONSENT	23/05/2023

SEDIMENT CONTROL NOTES:

THE FOLLOWING METHODS OF SEDIMENT AND EROSION CONTROL MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PROPOSED SITE WORKS:

STABILISE THE SITE AS SOON AS PRACTICAL BY PROVIDING A CLEAN COMPACTED BASE COURSE TO ALL CUT AREAS - EXTEND 1.0M BEYOND EDGE OF FOUNDATION

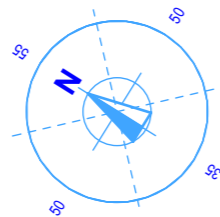
STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET

ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID

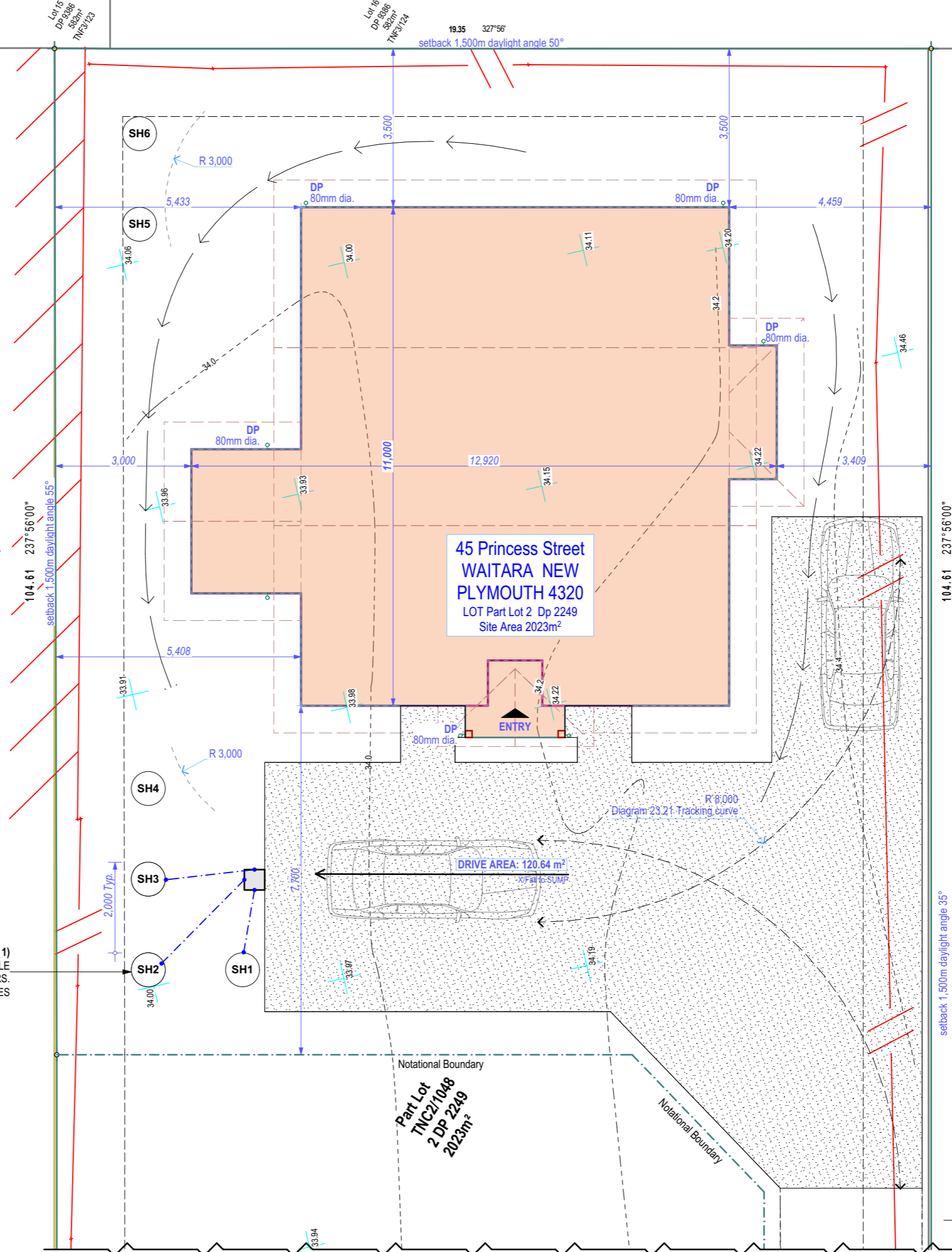
ALL EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH NZBC E1

THE EARTHWORKS CONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE STABILITY OF THE LAND AND THE PROPERTY AT THE BOTTOM OF THE SITE. CONTROL MEASURES ARE TO BE MAINTAINED AND MONITORED DAILY.

EXCAVATION:
EXCAVATE & STOCKPILE TOPSOIL FROM BUILDING SITE FOR RE-USE.



DRIVEWAY SW DISCHARGE TO SUMP (Type 1)
DISCHARGE 100mm DIA. TO SOAKHOLE
750mm x 5m DEEP @2m CRS.
1.5m CLEAR OF BOUNDARY & 3.0M CLEAR OF STRUCTURES



GENERAL NOTES:

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS IN THIS SET OF DOCUMENTS INCLUDING ALL WRITTEN SPECIFICATIONS.

HOUSE, SLAB & FOUNDATIONS ARE TO NZS 3604

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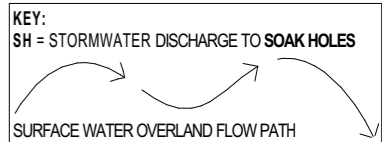
BRACING CALCULATIONS: REFER TO FOUNDATION PLAN AND CALCULATIONS ATTACHED TO THE WRITTEN SPECIFICATIONS.

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PROVIDE GANTRY FENCING AS PER NZBC F5 TABLE 1

AS PER BRANZ MAPS
EARTHQUAKE ZONE : 1
CORROSION ZONE : C
LEE ZONE : No
WIND REGION : A
WIND ZONE : HIGH
CLIMATE ZONE : 2
LANDUSE : GRZ General Residential Zone



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SITE ADDRESS: 45 Princess Street NEW PLYMOUTH

SITE PLAN

SITE PLAN

Scale 1:100

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GENERAL FLOOR PLAN NOTES:

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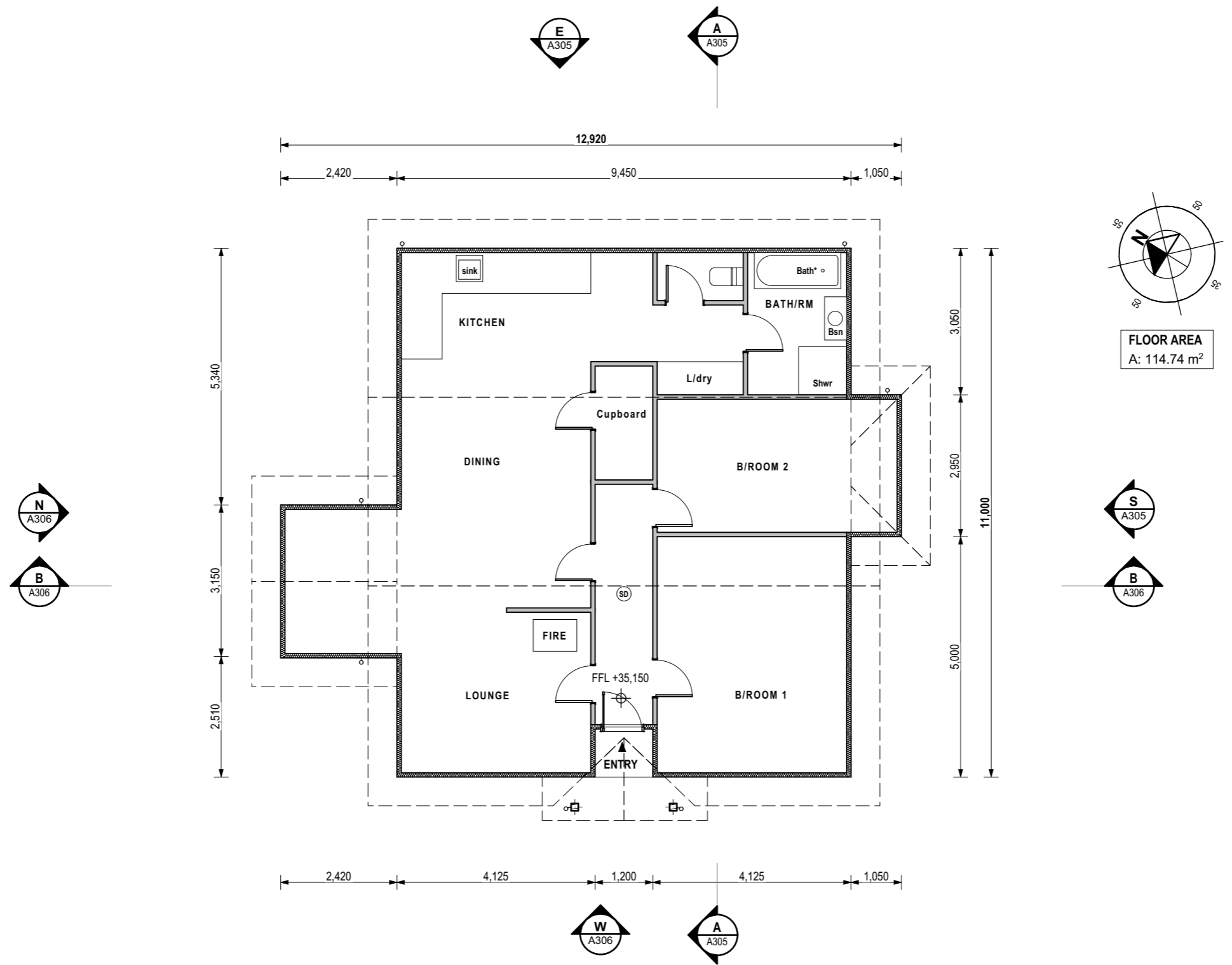
ALL AREAS PRONE TO WATER SPLASH TO COMPLY WITH CLAUSES 3.0-3.2 OF NZBC E3.

PLUMBING WASTES TO BE CONFIRMED BY PLUMBER & BUILDER AS PER SPECIFICATION, PRIOR TO CONSTRUCTION, TO ACCURATELY LOCATE SERVICES & TRAPS.

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(SD) SMOKE DETECTORS

TO COMPLY WITH NZBC F7/AS1 TO BE WITHIN 3M OF BEDROOM AS SHOWN



EXISTING FLOOR PLAN

Scale: 1:100

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FLOOR PLAN



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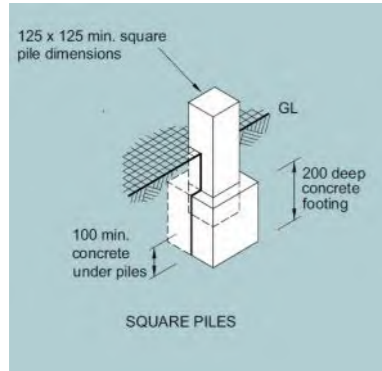
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NEW PILES

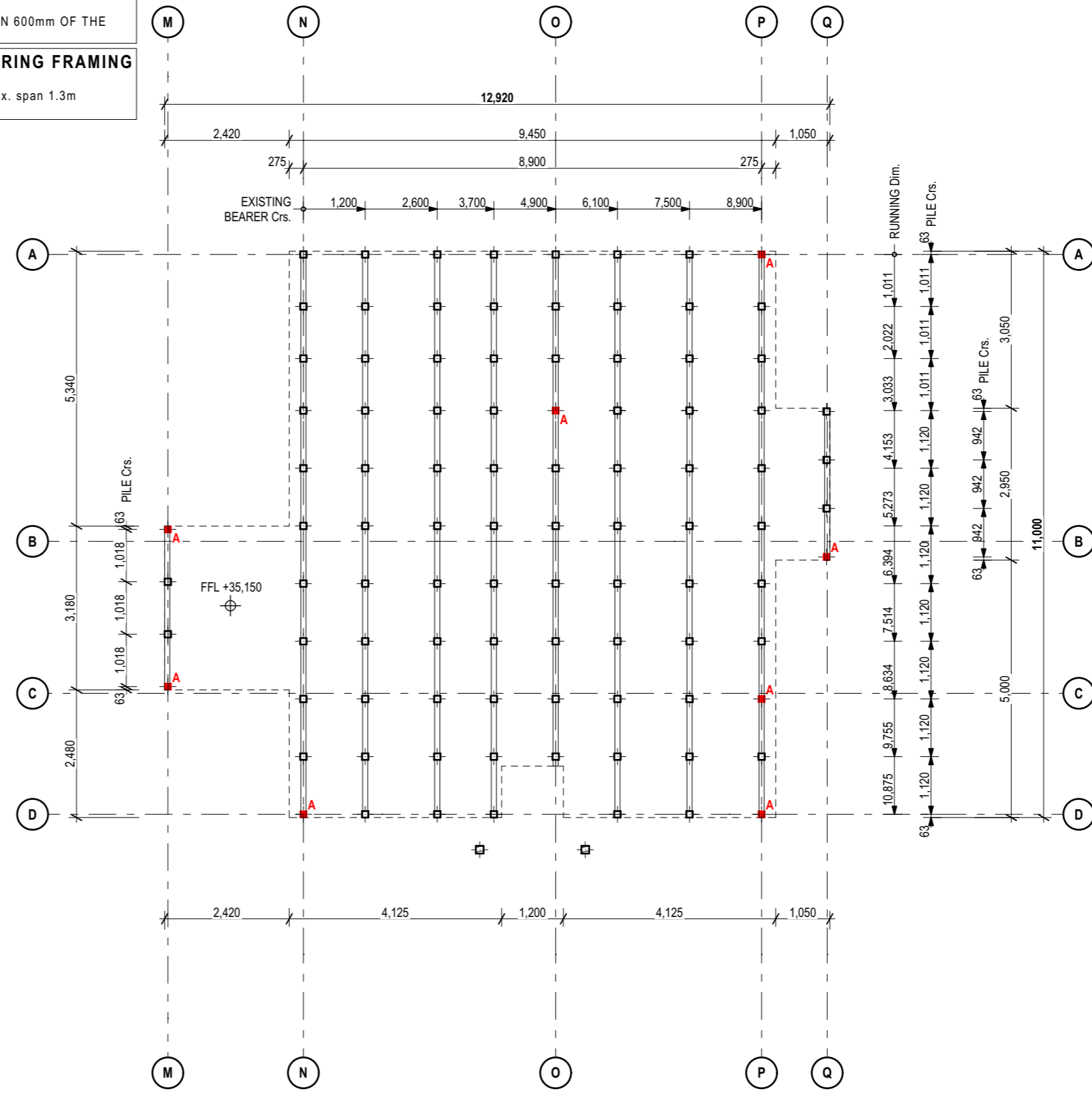
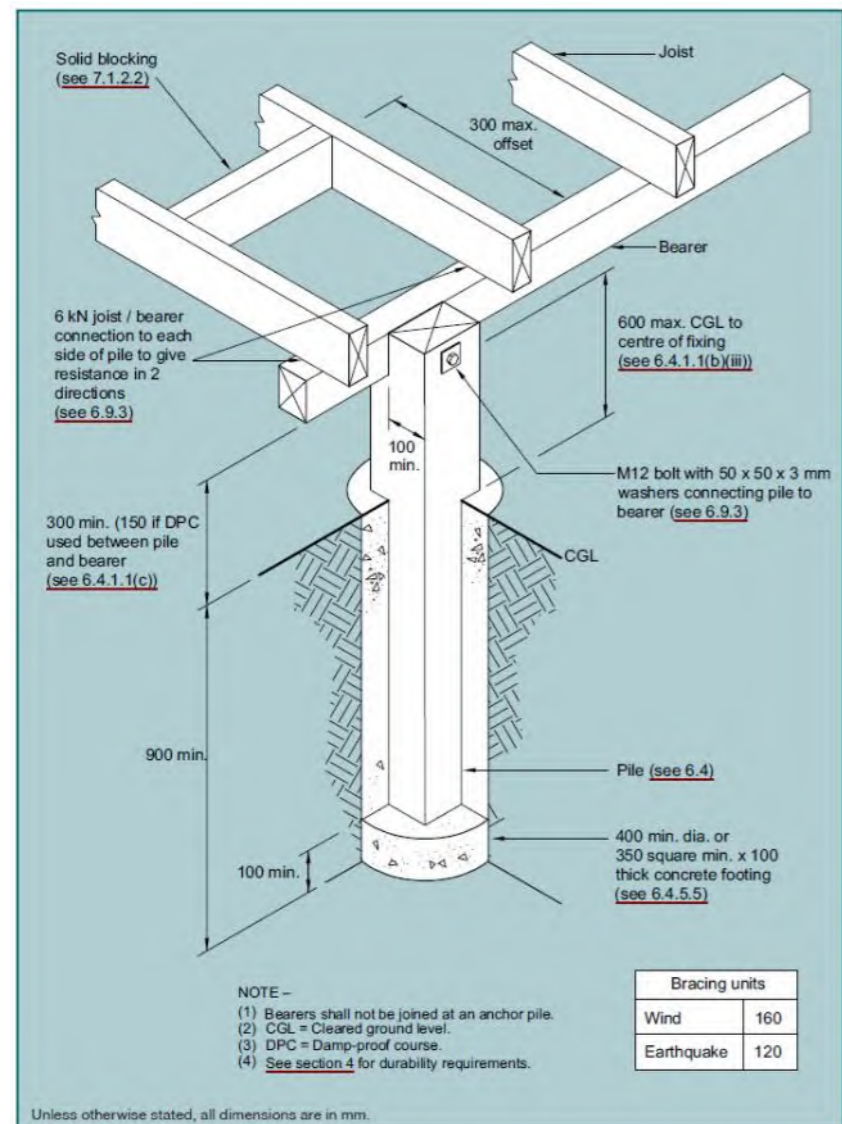
ORDINARY PILES (AS PER FIG. 6.2 NZS3604) - 125 X 125mm H5 @1.3M MAX. CRS.
 FIXING TO BEARER - 2 x 4.9mm WIRE DOGS plus 2/100 x 3.75mm S/S skew nails into pile (as per TABLE 6.5.2 NZS3604)
 FOOTING - 275 X 275 X 200(D)mm (as per TABLE 6.1 NZS3604)

ANCHOR PILES (A) (AS PER FIG. 6.10 NZS3604) - 125 X 125mm H5 @1.3M MAX. CRS.
 FIXING TO BEARER - M12 BOLT with 50 x 50 x 3mm (as per TABLE 6.9.3 NZS3604)
 FOOTING - 350 X 350 X 900(D)mm (as per TABLE 6.1 NZS3604)

ALL CONNECTORS THAT ATTACH TO TREATED PILES (H5) OR, CONNECTIONS THAT ARE WITHIN 600mm OF THE GROUND MUST BE 304 STAINLESS STEEL.



EXISTING SUB FLOORING FRAMING
 BEARERS Ex.100 x 100mm Max. span 1.3m
 JOISTS Ex.130 x 50mm



SUB FLOOR & FOOTINGS GENERAL NOTES:

SUB FLOOR & FOOTINGS ARE TO NZS 3604

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COMPACTED BASE TO BE 75MM MIN AND 600mm Max AS PER NZS3604 7.5.3 TO GOOD GROUND (WITHSTANDING AN ULTIMATE BEARING CAPACITY OF 300 kPa)

GROUND CLEARANCE
 NO TIMBER PILE SHALL BE CUT OFF CLOSER THAN 300mm TO FGL. DISTANCE CAN BE REDUCED TO 150mm WHERE DPC IS PLACED BETWEEN PILE AND FRAMING MEMBERS (as per NZS3604 6.4.1.1)

SUB FLOOR VENTILATION
 SUBFLOOR VENTILATION MUST BE A MINIMUM OF 3,500mm² OF NET OPEN AREA FOR EVERY 1m² OF THE HOUSE PLAN FLOOR AREA AS PER NZS3604 6.14.1

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 NEW PLYMOUTH

FOUNDATION PLAN

Scale:1:100

FOUNDATION PLAN

A303

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PLUMBING & DRAINAGE:
 ALL NEW SW & SS DRAINS TO BE 100mm Dia. AND HAVE A Min. FALL OF 1:120 AS PER TABLE 2 E1/AS1 NZBC MATERIAL TO BE uPVC TABLE 1 E1/AS1 NZBC
 ALL PLUMBING TO BE AS PER NZBC G13 AS1/AS2. UNLESS NOTED OTHERWISE ON THE PLANS
 FALLS - DO NOT OVERSIZE FOR LACK OF FALL ALL HOT & COLD WATER PIPING TO BE 'IPLEX K2'.
 INSULATE ALL HOT WATER PIPING WITH ARMAFLEX.

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GULLY TRAPS MUST BE ;
 150mm BELOW FFL
 25mm HIGHER THAN A PAVED SURFACE
 100mm HIGHER THAN AN UNPAVED SURFACE

DRAIN SIZE AND FALLS

DRAIN SIZE mm	DRAIN FALL GRADIENT	ITEM
32 Dia.	1:20	BASIN / HWC TRAY DISCHARGE
40 Dia.	1:30	BATH / SHOWER / LAUNDRY TUB WITH WASHER
65 Dia.	1:40	SINKS WITH DISHWASHERS
100 Dia.	1:60	W/C OR BRANCH DRAINS

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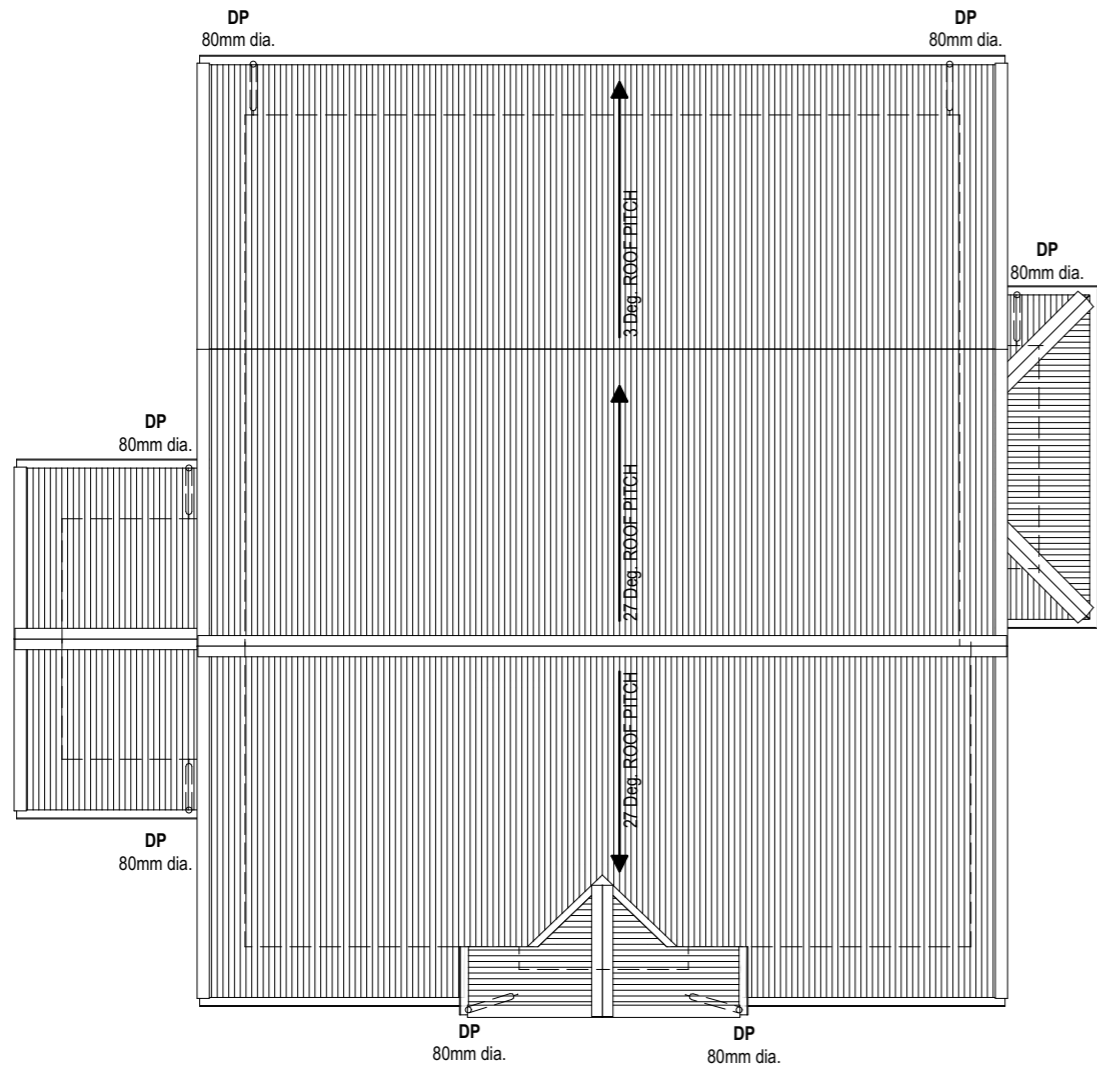


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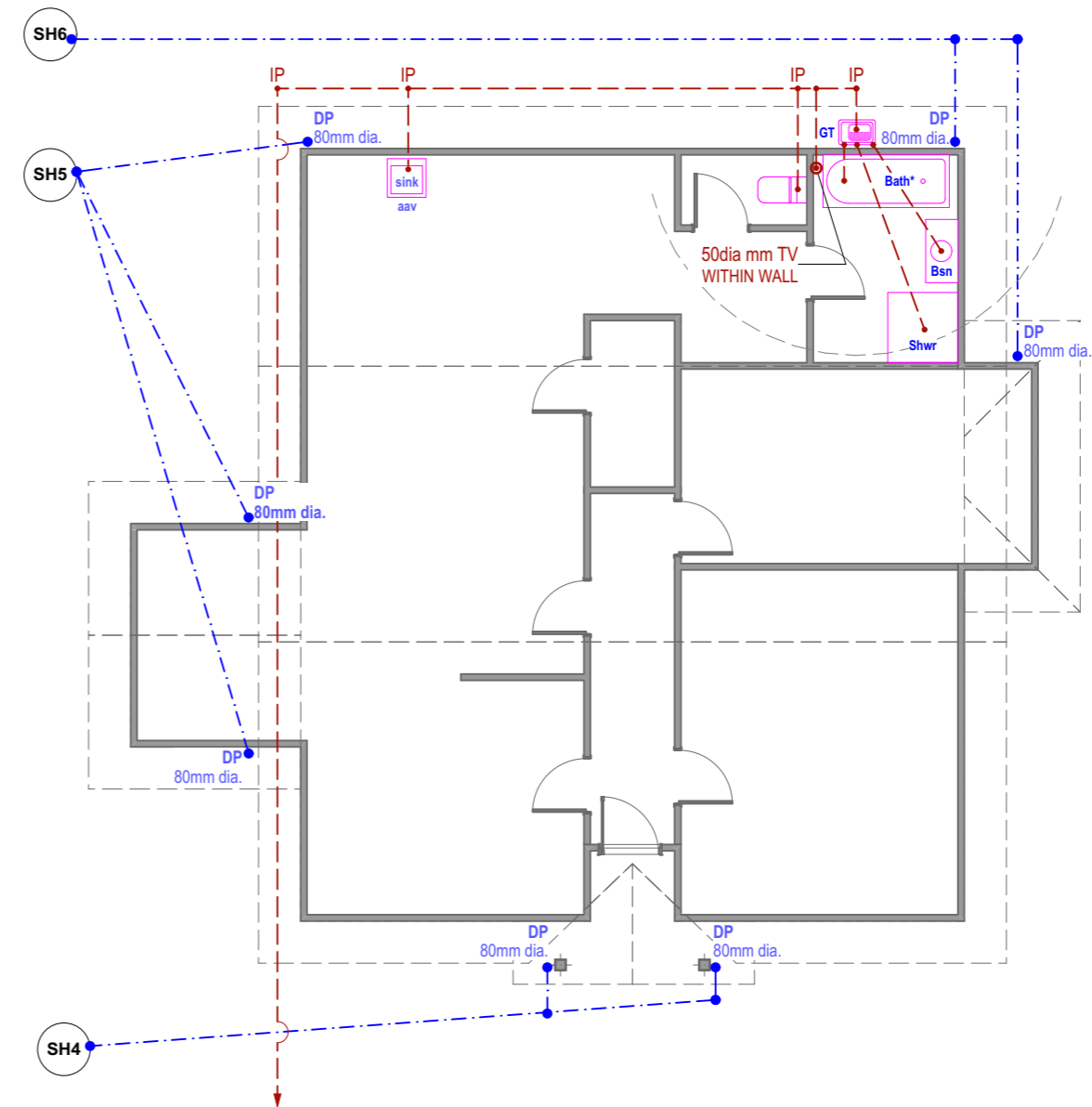
PLUMBING & ROOF PLAN



ROOF NOTE:
 ROOF AREA : 145.92 m²
 ROOF PITCH AS NOTED
 600MM SOFFIT

ROOF PLAN

Scale:1:100



CONNECT INTO SITE SEWER LATERAL CONNECTION, CONFIRM LOCATION ON SITE PRIOR TO CONSTRUCTION

PLUMBING PLAN

Scale:1:100

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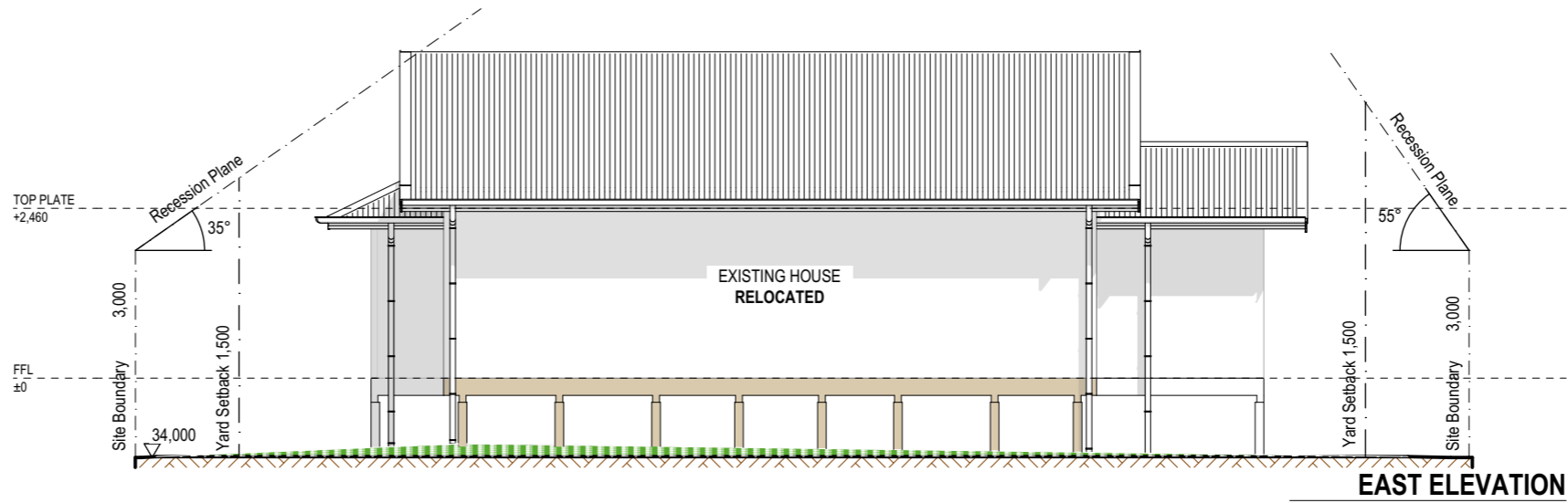
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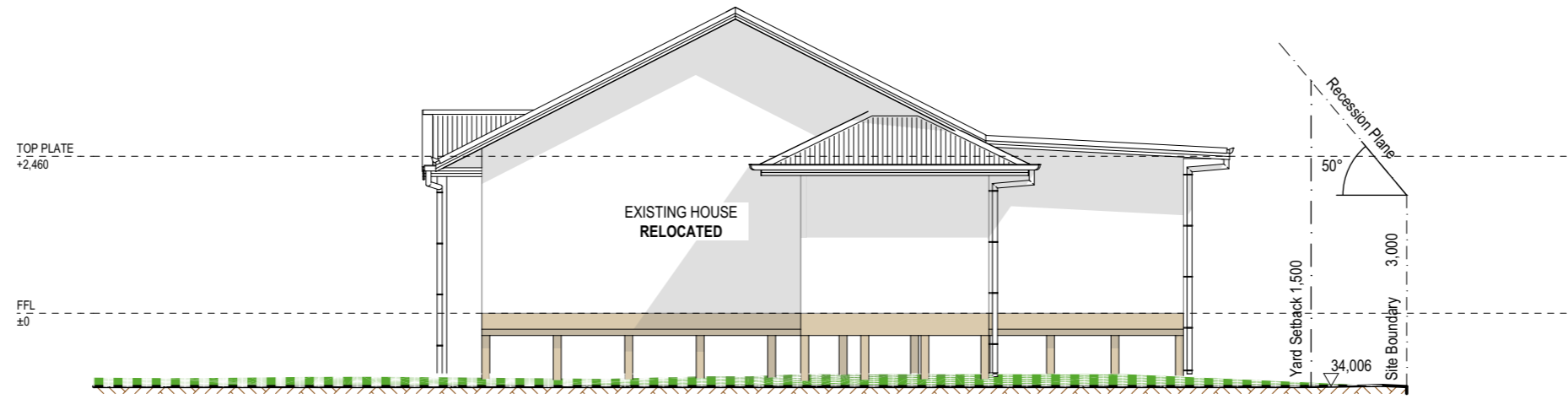
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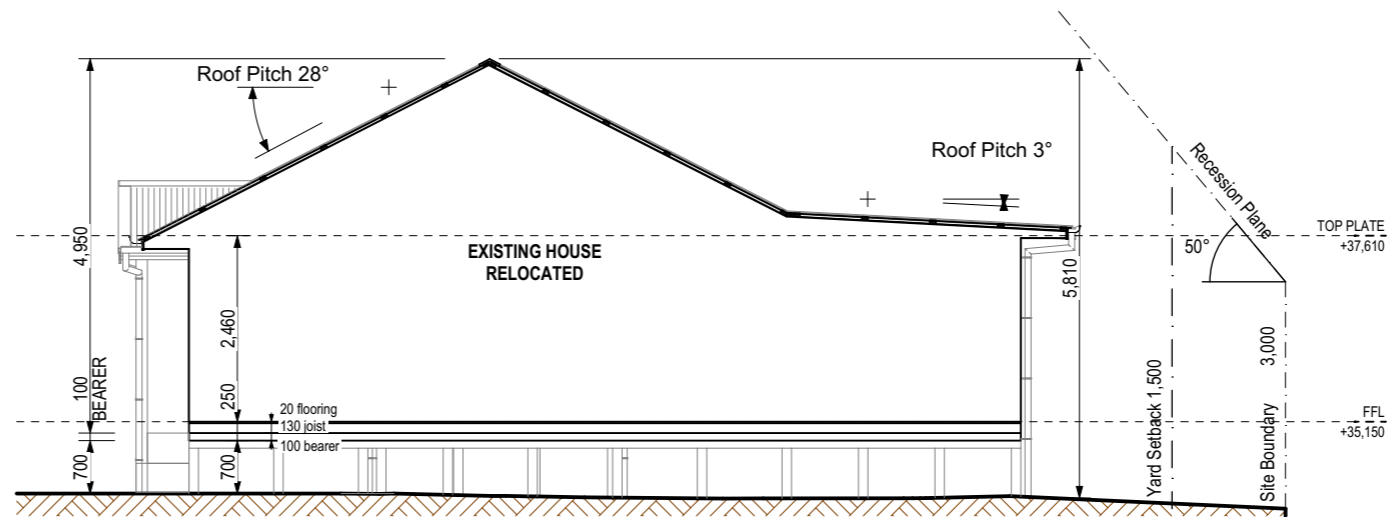
EAST ELEVATION

Scale 1:100



SOUTH ELEVATION

Scale 1:100



EXISTING SUB FLOORING FRAMING
 BEARERS Ex. 100 x 100mm Max. span 1.3m
 JOISTS Ex. 130 x 50mm

SECTION A

Scale 1:100

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 NEW PLYMOUTH

ELEVATIONS & SECTION A

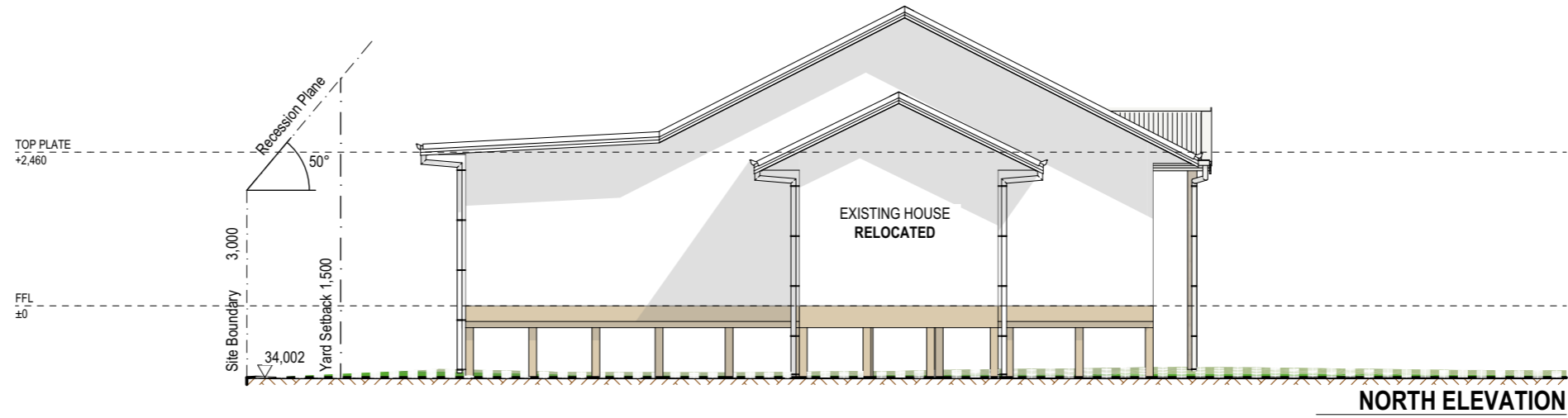
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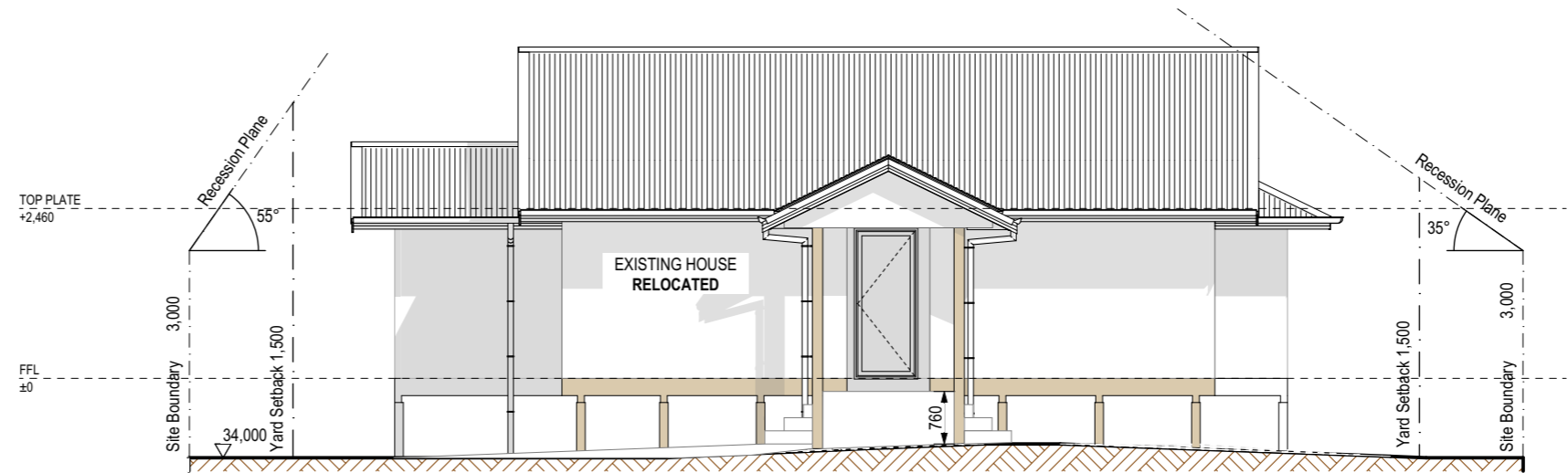
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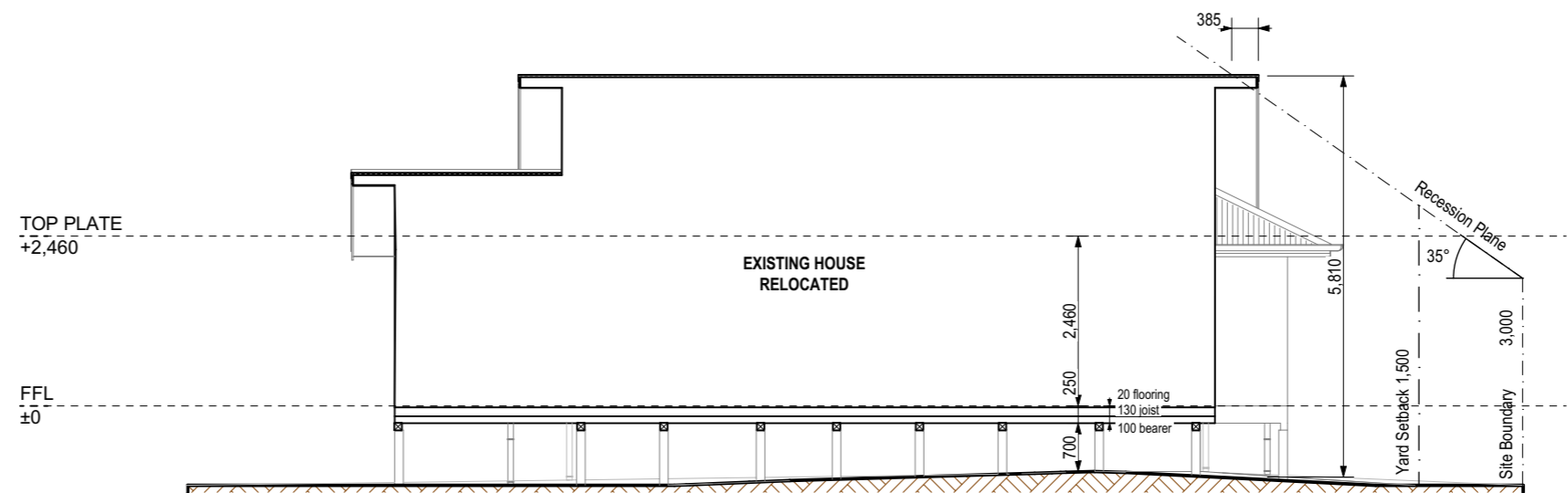
NORTH ELEVATION

Scale 1:100



WEST ELEVATION

Scale 1:100



SECTION B

Scale 1:100

EXISTING SUB FLOORING FRAMING
 BEARERS Ex. 100 x 100mm Max. span 1.3m
 JOISTS Ex. 130 x 50mm

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 CLIENT: JV PROPERTIES



SITE ADDRESS: 45 Princess Street NEW PLYMOUTH

ELEVATIONS & SECTION B

Revision ID	Transmittal Set Name	Transmittal Set Date
REV 01	FOR CONSENT	23/05/2023

GENERAL NZBC COMPLIANCE NOTES

B1 STRUCTURE
REFER TO PLANS PROVIDED FOR SUB FLOOR FRAMING

B2 DURABILITY
DURABILITY FOR FOUNDATIONS MPA:
(B) 17.5MPA, ZONE B,C
(C) 20 MPA, ZONE B,C
(D) 25MPA, ZONE D
TO COMPLY WITH NZS3604:2011 CL. 4.5.217.5
INTERNAL TIMBER FRAMING TO COMPLY WITH NZS3604:2011 SEC. 4.3, AND TABLE 4.3
FLASHINGS AND FIXINGS, TYPE AND COMPATIBILITY TO COMPLY WITH E2/AS1 TABLES 20 TO 24.
CLADDINGS TO BE INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS

C/AS1 FIRE
TO COMPLY WITH C/AS1
TYPE 1 ALARM COMPLY C/AS1 3.4 TABLE 3.2
EXTERNAL WALL TO BE >1.0M TO BOUNDARY
EAVES TO BE >650MM TO BOUNDARY

D1 ACCESS
(WHERE APPLICABLE) STAIR TYPE, TREAD, PITCH, RISER COMPLY C/AS1 4.0 TABLE 6 AND NZS4121 FIG 25
HANDRAIL TO WITH COMPLY D1/AS1 4.3
STAIR WELL WIDTH AND HEIGHT TO COMPLY D1/AS1 4.5.1

E1 SURFACE WATER
REFER TO SITE PLAN FOR SEDIMENT AND EROSION CONTROL
DOWNSPIPE AND GUTTERS SIZE TO COMPLY WITH E1/AS1 4.2
GUTTERING TO COMPLY WITH FIG. 15 (EXTERNAL), AND FIG. 16 (INTERNAL)
STORMWATER RUNOFF AND DRAINAGE TO COMPLY WITH E1.3.3 (A)

E2 EXTERNAL MOISTURE
EXISTING DWELLING

E3 INTERNAL MOISTURE
EXISTING DWELLING

GENERAL NZBC COMPLIANCE NOTES

F1 HAZARDOUS AGENTS ON SITE
TOUGHEN GLASS TO COMPLY F2/AS1 OR NZS 4223.3
HUMAN IMPACT WITH WINDOWS OR OTHER GLAZING COMPLY F2.3.2 AND NZS4223.3 SECTION 306 AND 303.1

F2 HAZARDOUS BUILDING MATERIALS
NO HAZARDOUS BUILDING MATERIALS TO BE USED AS PER F2.3.1 AND F2.3.3

F4 SAFETY FROM FALLING
BARRIER REQUIRED >1.0M
TO COMPLY WITH F4.3.1 F4/AS1 SECTION 2

F7 WARNING SYSTEM
SMOKE ALARM COMPLY F7 3.1 AND 3.3 F7/AS1 SECTION 3

G1 PERSONNEL HYGIENE
EXISTING DWELLING

G2 LAUNDERING
EXISTING DWELLING

G3 FOOD AND PREPARATION
EXISTING DWELLING

G4 VENTILLATION
EXISTING DWELLING

G7 NATURAL LIGHT
EXISTING DWELLING

G12 WATER SUPPLY
POTABLE WATER SUPPLY TO COMPLY WITH G12/AS1 SECTION 2.1

G13 FOUL WATER
REFER TO PLUMBING PLAN FOR GENERAL COMPLIANCE OF THE PRINCIPLES OF G13/AS1

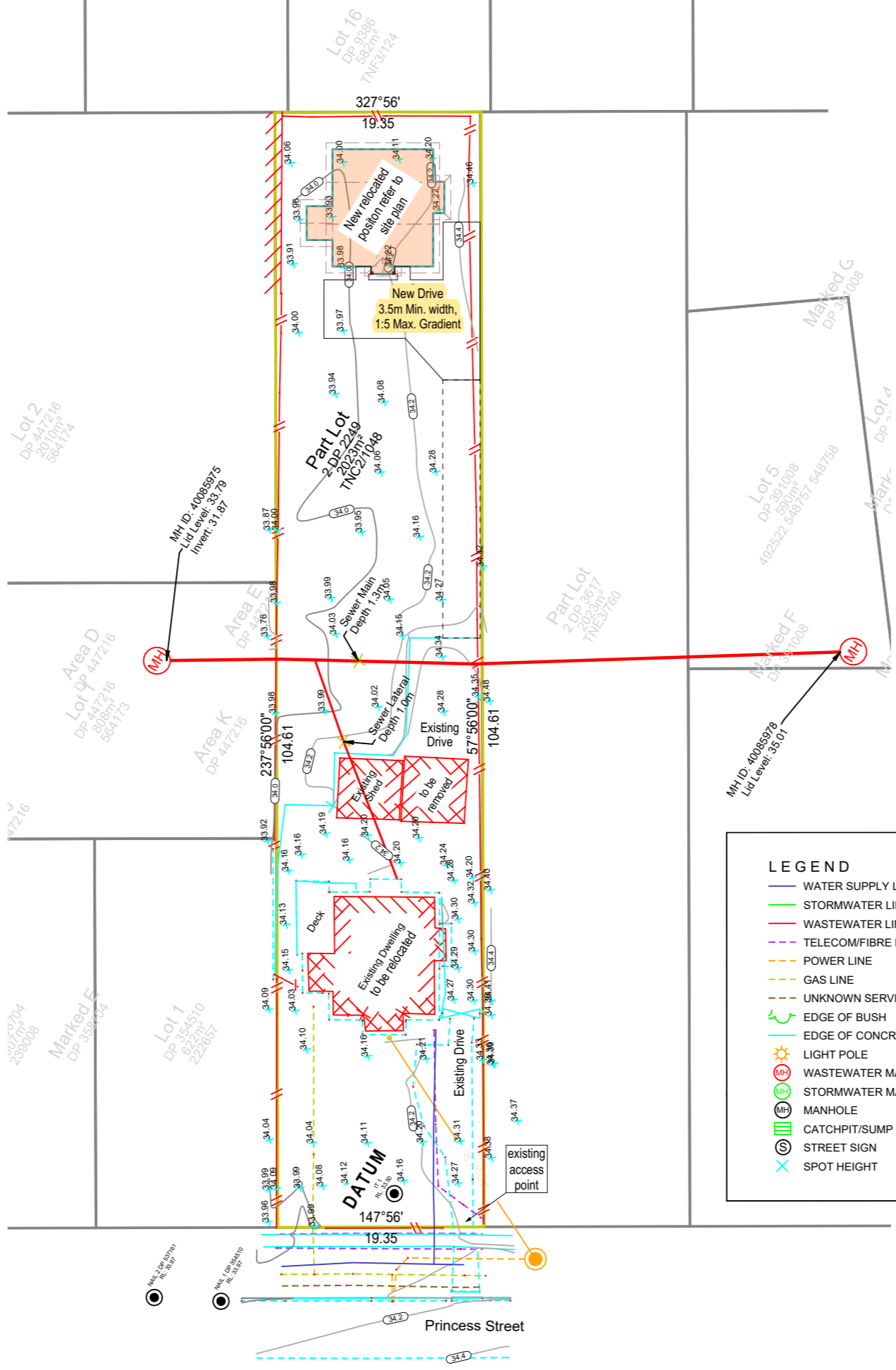
G15 SOLID WASTE
TO COMPLY WITH G15/AS 2.0.1, 3.0.1/2

H1 ENERGY EFFICIENCY
EXISTING DWELLING

RELOCATING EXISTING RESIDENTIAL DWELLING
for JV PROPERTIES at
45 Princess Street WAITARA NEW PLYMOUTH 4320

Sheet Index

Layout ID	Current Revision ID	Layout Name
	REV 01	SURVEY PLAN
A301	REV 01	SITE PLAN
A302	REV 01	FLOOR PLAN
A303	REV 01	FOUNDATION PLAN
A304	REV 01	PLUMBING & ROOF PLAN
A305	REV 01	ELEVATIONS & SECTION A
A306	REV 01	ELEVATIONS & SECTION B



LEGEND

WATER SUPPLY LINE	BUILDING
STORMWATER LINE	POWER POLE
WASTEWATER LINE	ROAD CENTRELINE
TELECOM/FIBRE LINE	EDGE OF SEAL
POWER LINE	ROAD KERB & CHANNEL
GAS LINE	TREE
UNKNOWN SERVICE	BANK TOP
EDGE OF BUSH	BANK BOTTOM
EDGE OF CONCRETE	FENCE
LIGHT POLE	EAVE/WALL TOP
WASTEWATER MANHOLE	WALL BOTTOM
STORMWATER MANHOLE	FIRE HYDRANT
MANHOLE	WATER TOBY/METER
CATCHPIT/SUMP	VALVE
STREET SIGN	POWER BOX
SPOT HEIGHT	SURVEY MARK

NPDC SITE 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: Simon Johnson Date: 26/06/2023

The Building Consent Documents are to be available on site to Council Officers at all times

SURVEY PLAN
Scale 1:500

NOTE:
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SITE ADDRESS: 45 Princess Street NEW PLYMOUTH
SURVEY PLAN

Revision ID	Transmittal Set Name	Transmittal Set Date
REV 01	FOR CONSENT	23/05/2023

SEDIMENT CONTROL NOTES:

THE FOLLOWING METHODS OF SEDIMENT AND EROSION CONTROL MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PROPOSED SITE WORKS:

STABILISE THE SITE AS SOON AS PRACTICAL BY PROVIDING A CLEAN COMPACTED BASE COURSE TO ALL CUT AREAS - EXTEND 1.0M BEYOND EDGE OF FOUNDATION

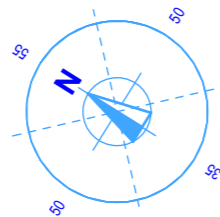
STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET

ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID

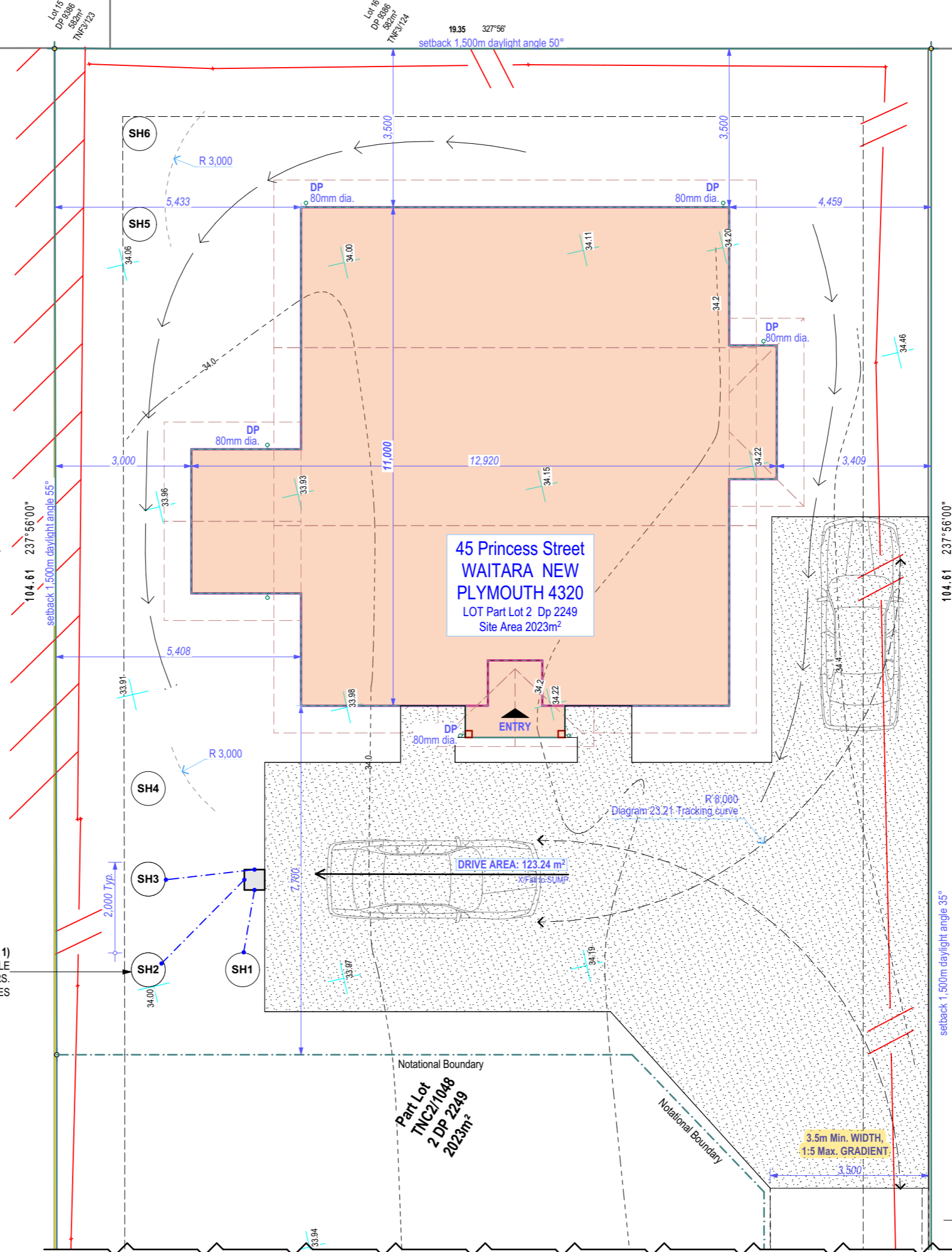
ALL EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH NZBC E1

THE EARTHWORKS CONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE STABILITY OF THE LAND AND THE PROPERTY AT THE BOTTOM OF THE SITE. CONTROL MEASURES ARE TO BE MAINTAINED AND MONITORED DAILY.

EXCAVATION:
EXCAVATE & STOCKPILE TOPSOIL FROM BUILDING SITE FOR RE-USE.



DRIVEWAY SW DISCHARGE TO SUMP (Type 1)
DISCHARGE 100mm DIA. TO SOAKHOLE
7500mm x 5m DEEP @2m CRS.
1.5m CLEAR OF BOUNDARY & 3.0M CLEAR OF STRUCTURES



GENERAL NOTES:

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HOUSE, SLAB & FOUNDATIONS ARE TO NZS 3604

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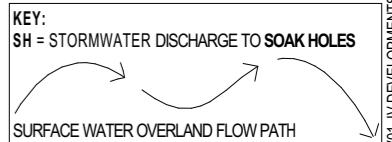
BRACING CALCULATIONS: REFER TO FOUNDATION PLAN AND CALCULATIONS ATTACHED TO THE WRITTEN SPECIFICATIONS.

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PROVIDE GANTRY FENCING AS PER NZBC F5 TABLE 1

AS PER BRANZ MAPS
EARTHQUAKE ZONE : 1
CORROSION ZONE : C
LEE ZONE : No
WIND REGION : A
WIND ZONE : HIGH
CLIMATE ZONE : 2
LANDUSE : GRZ General Residential Zone



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SITE ADDRESS: 45 Princess Street NEW PLYMOUTH

SITE PLAN

Scale 1:100

SITE PLAN

A301

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Revision ID	Transmittal Set Name	Transmittal Set Date
REV 01	FOR CONSENT	23/05/2023
REV 02	FFL AMENDMENT	22/08/2023

GENERAL FLOOR PLAN NOTES:

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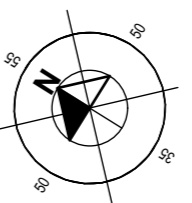
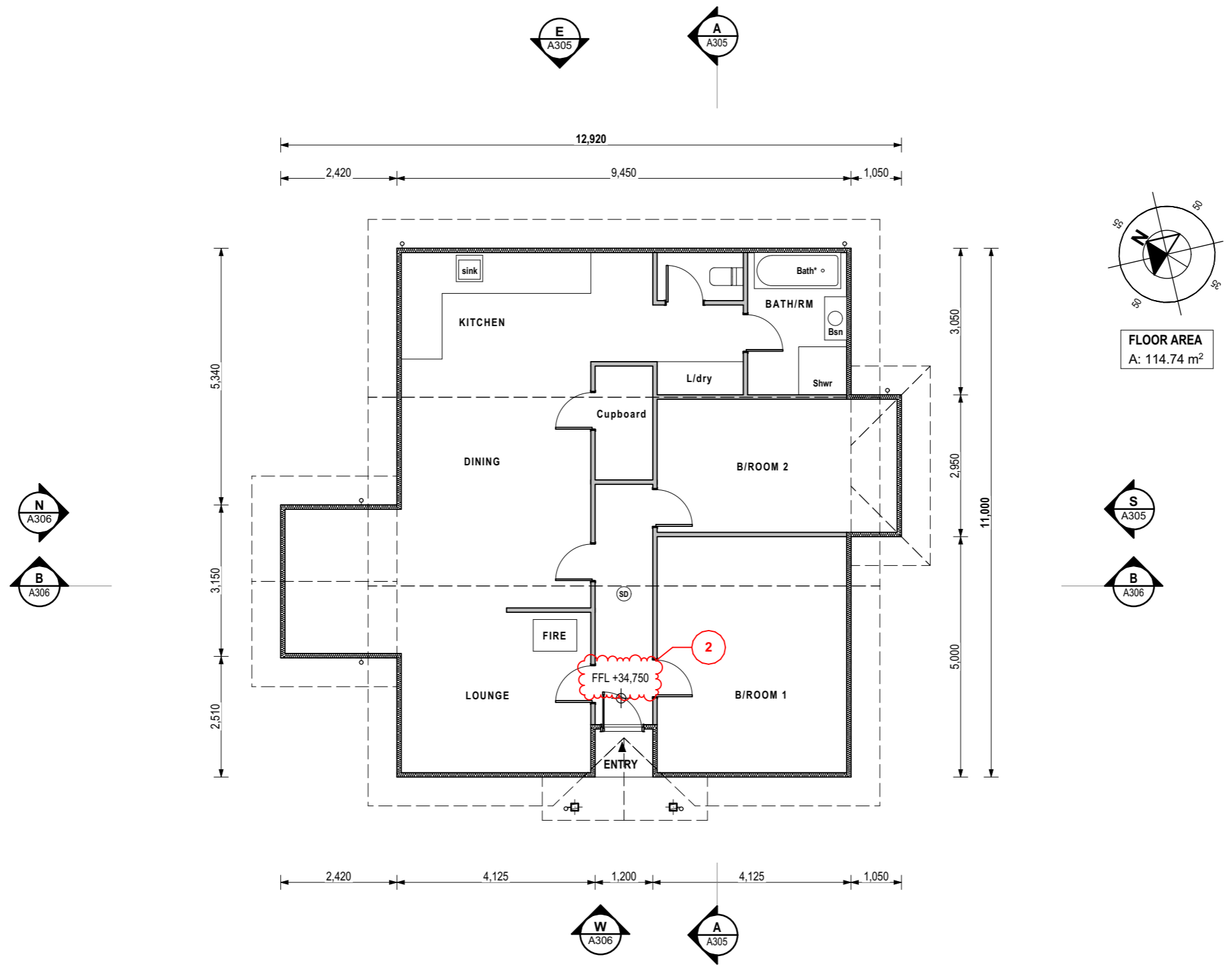
ALL AREAS PRONE TO WATER SPLASH TO COMPLY WITH CLAUSES 3.0-3.2 OF NZBC E3.

PLUMBING WASTES TO BE CONFIRMED BY PLUMBER & BUILDER AS PER SPECIFICATION, PRIOR TO CONSTRUCTION, TO ACCURATELY LOCATE SERVICES & TRAPS.

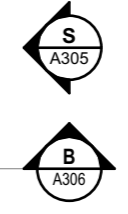
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(SD) SMOKE DETECTORS

TO COMPLY WITH NZBC F7/AS1 TO BE WITHIN 3M OF BEDROOM AS SHOWN



FLOOR AREA
A: 114.74 m²



EXISTING FLOOR PLAN

Scale: 1:100

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FLOOR PLAN

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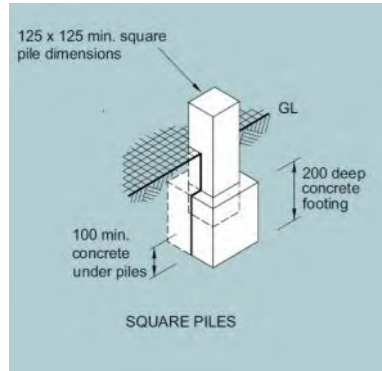
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REV 01	FOR CONSENT	23/05/2023
REV 02	FLL AMENDMENT	22/08/2023

NEW PILES

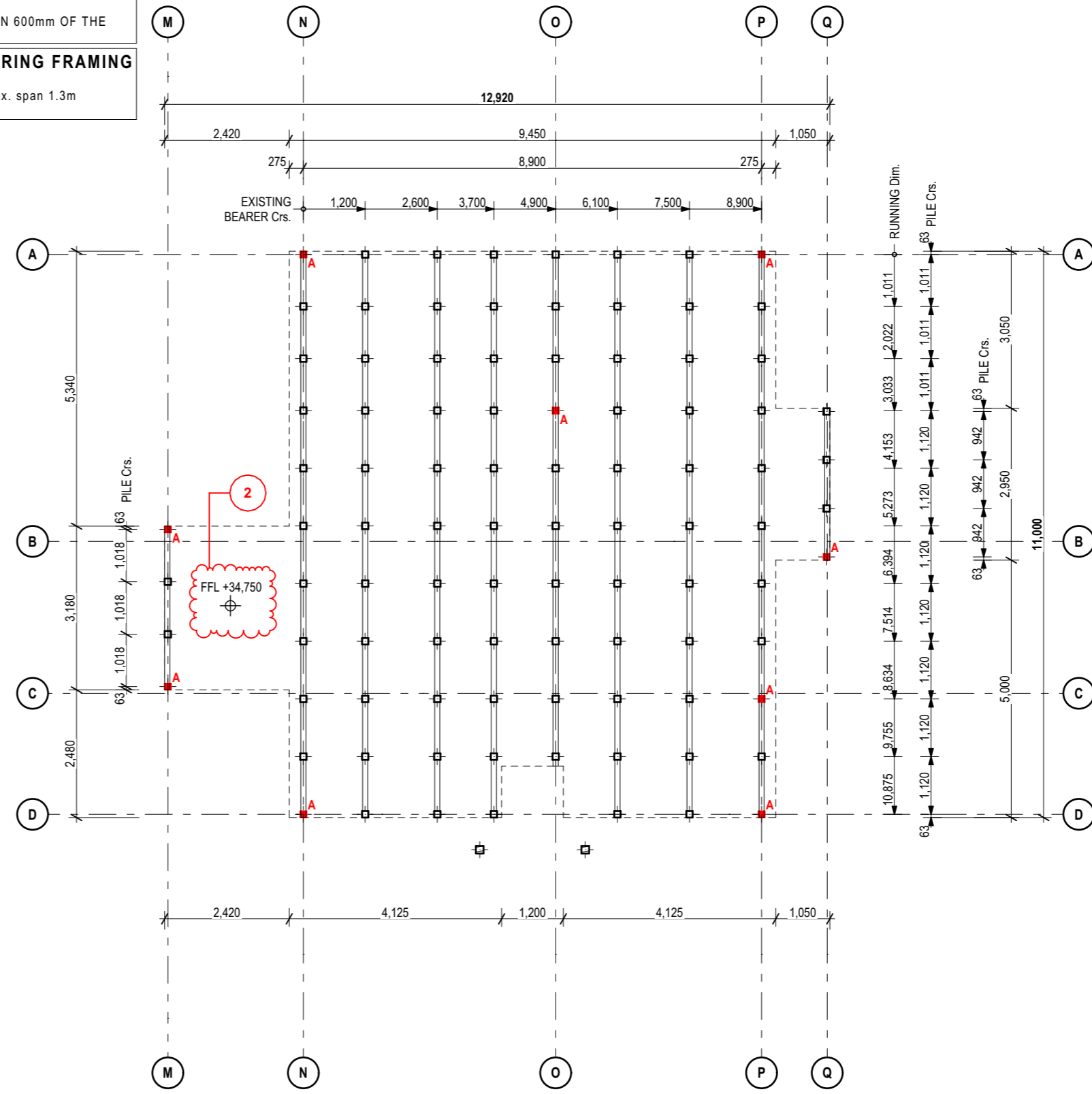
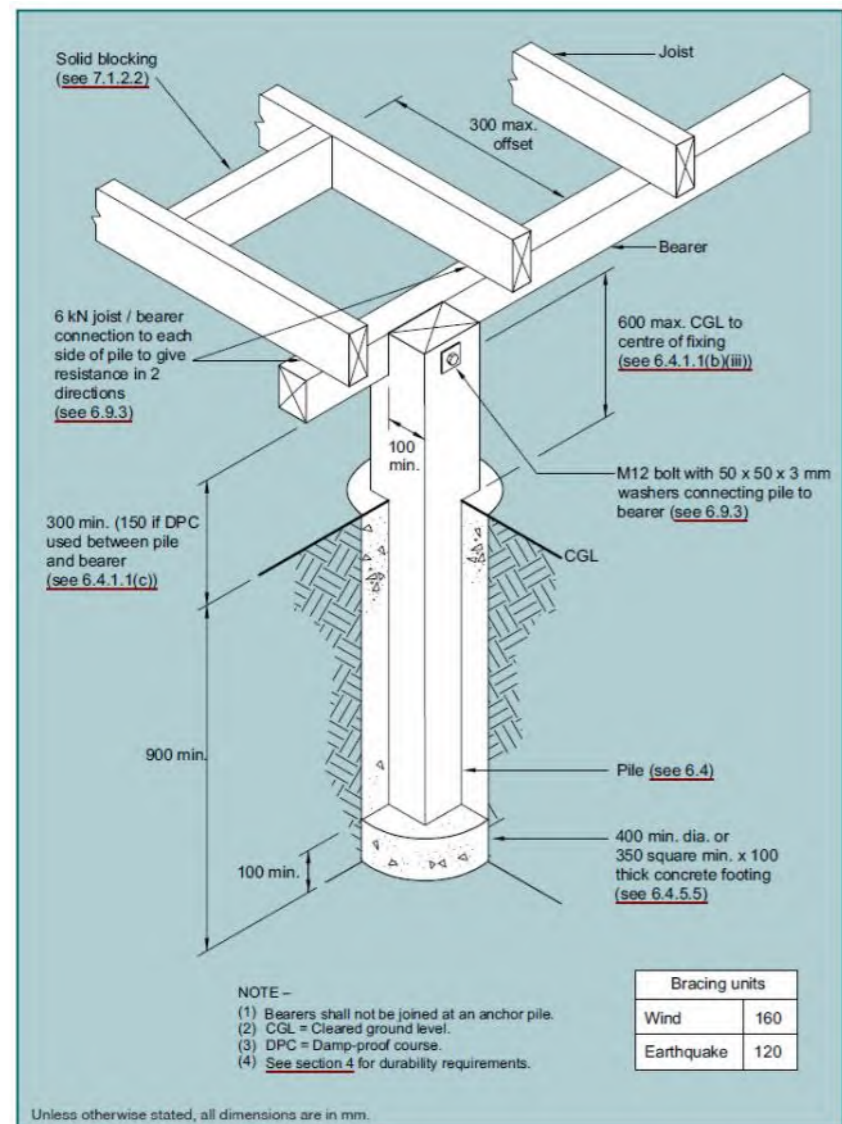
ORDINARY PILES (AS PER FIG. 6.2 NZS3604) - 125 X 125mm H5 @1.3M MAX. CRS.
 FIXING TO BEARER - 2 x 4.9mm WIRE DOGS plus 2/100 x 3.75mm S/S skew nails into pile (as per TABLE 6.5.2 NZS3604)
 FOOTING - 275 X 275 X 200(D)mm (as per TABLE 6.1 NZS3604)

ANCHOR PILES (A) (AS PER FIG. 6.10 NZS3604) - 125 X 125mm H5 @1.3M MAX. CRS.
 FIXING TO BEARER - M12 BOLT with 50 x 50 x 3mm (as per TABLE 6.9.3 NZS3604)
 FOOTING - 350 X 350 X 900(D)mm (as per TABLE 6.1 NZS3604)

ALL CONNECTORS THAT ATTACH TO TREATED PILES (H5) OR, CONNECTIONS THAT ARE WITHIN 600mm OF THE GROUND MUST BE 304 STAINLESS STEEL.



EXISTING SUB FLOORING FRAMING
 BEARERS Ex.100 x 100mm Max. span 1.3m
 JOISTS Ex.130 x 50mm



SUB FLOOR & FOOTINGS GENERAL NOTES:

SUB FLOOR & FOOTINGS ARE TO NZS 3604

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COMPACTED BASE TO BE 75MM MIN AND 600mm Max AS PER NZS3604 7.5.3 TO GOOD GROUND (WITHSTANDING AN ULTIMATE BEARING CAPACITY OF 300 kPa)

GROUND CLEARANCE
 NO TIMBER PILE SHALL BE CUT OFF CLOSER THAN 300mm TO FGL. DISTANCE CAN BE REDUCED TO 150mm WHERE DPC IS PLACED BETWEEN PILE AND FRAMING MEMBERS (as per NZS3604 6.4.1.1)

SUB FLOOR VENTILATION
 SUBFLOOR VENTILATION MUST BE A MINIMUM OF 3,500mm² OF NET OPEN AREA FOR EVERY 1m² OF THE HOUSE PLAN FLOOR AREA AS PER NZS3604 6.14.1

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SITE ADDRESS:
 45 Princess Street
 NEW PLYMOUTH

FOUNDATION PLAN

Scale:1:100

FOUNDATION PLAN

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REV 01	FOR CONSENT	23/05/2023

PLUMBING & DRAINAGE:
 ALL NEW SW & SS DRAINS TO BE 100mm Dia. AND HAVE A Min. FALL OF 1:120 AS PER TABLE 2 E1/AS1 NZBC MATERIAL TO BE uPVC TABLE 1 E1/AS1 NZBC
 ALL PLUMBING TO BE AS PER NZBC G13 AS1/AS2. UNLESS NOTED OTHERWISE ON THE PLANS
 FALLS - DO NOT OVERSIZE FOR LACK OF FALL ALL HOT & COLD WATER PIPING TO BE 'IPLEX K2'.
 INSULATE ALL HOT WATER PIPING WITH ARMAFLEX.

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GULLY TRAPS MUST BE ;
 150mm BELOW FFL
 25mm HIGHER THAN A PAVED SURFACE
 100mm HIGHER THAN AN UNPAVED SURFACE

DRAIN SIZE AND FALLS

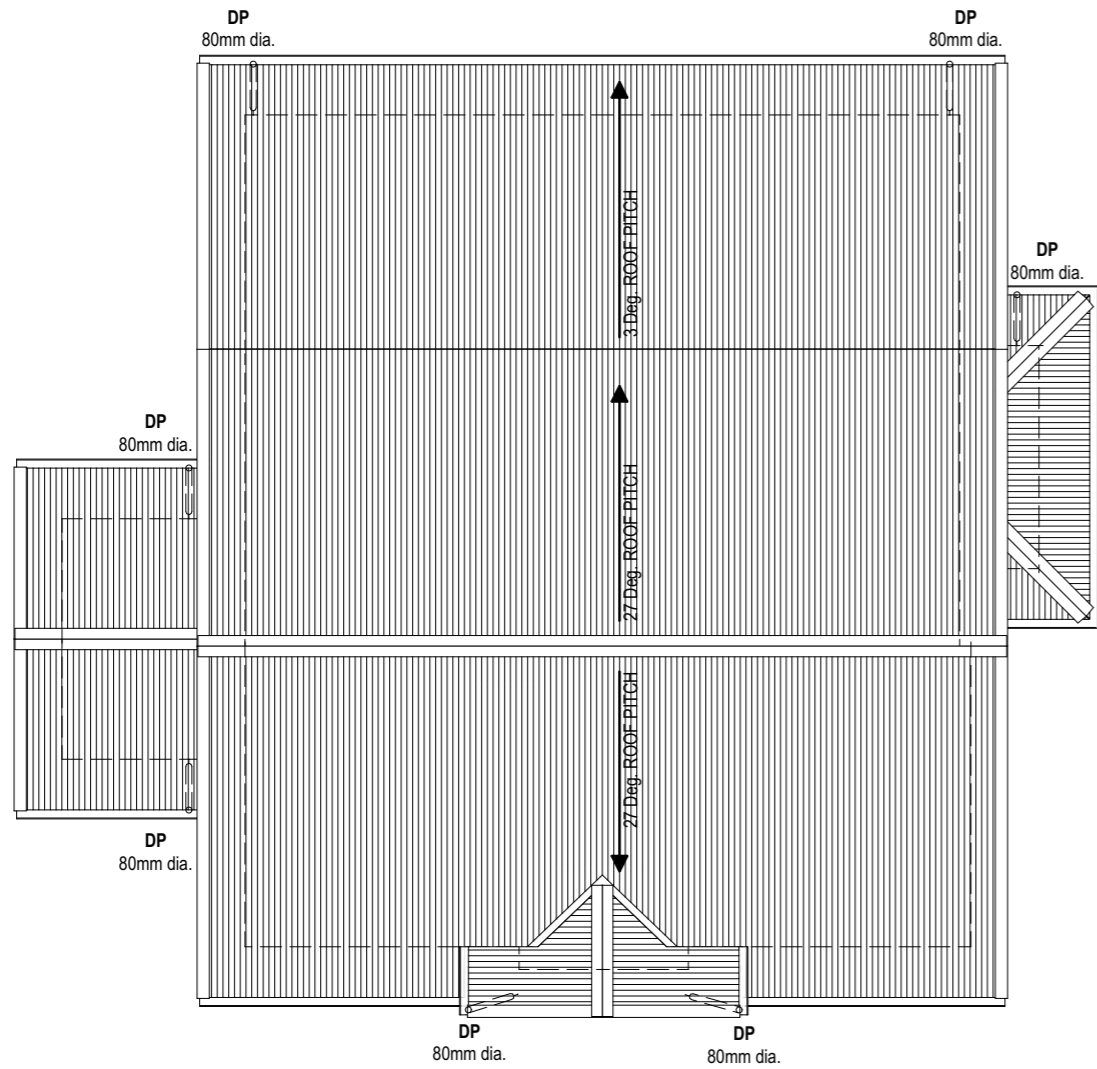
DRAIN SIZE mm	DRAIN FALL GRADIENT	ITEM
32 Dia.	1:20	BASIN / HWC TRAY DISCHARGE
40 Dia.	1:30	BATH / SHOWER / LAUNDRY TUB WITH WASHER
65 Dia.	1:40	SINKS WITH DISHWASHERS
100 Dia.	1:60	W/C OR BRANCH DRAINS

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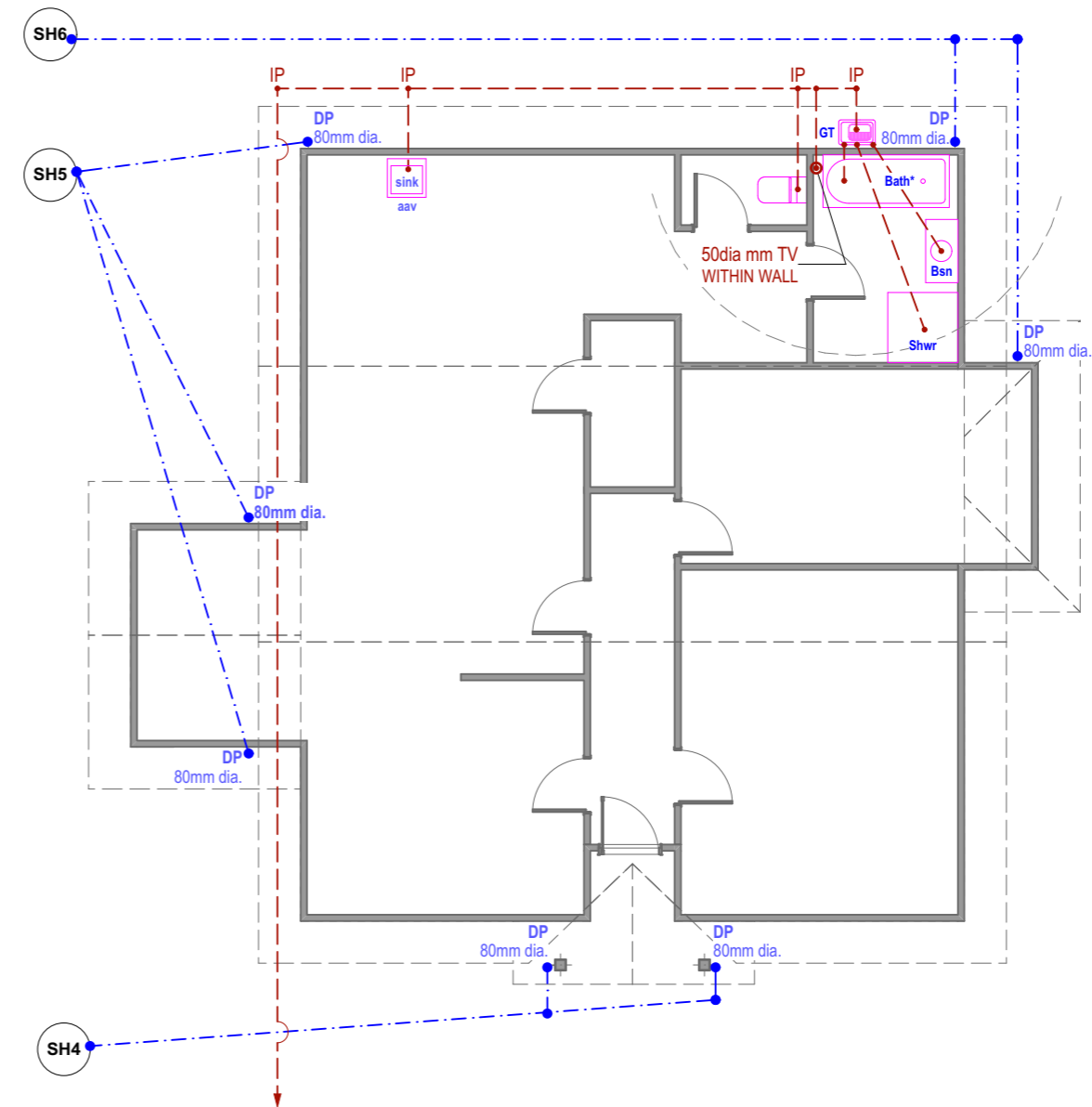
PLUMBING & ROOF PLAN



ROOF NOTE:
 ROOF AREA : 145.92 m²
 ROOF PITCH AS NOTED
 600MM SOFFIT

ROOF PLAN

Scale:1:100



CONNECT INTO SITE SEWER LATERAL CONNECTION, CONFIRM LOCATION ON SITE PRIOR TO CONSTRUCTION

PLUMBING PLAN

Scale:1:100

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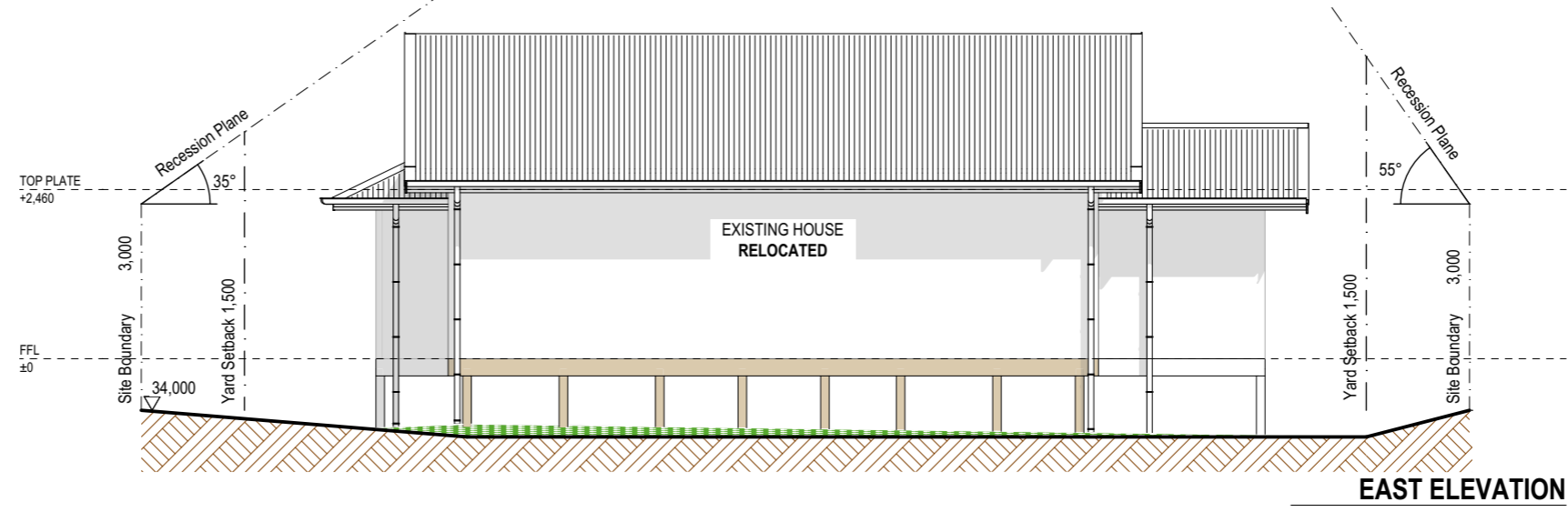
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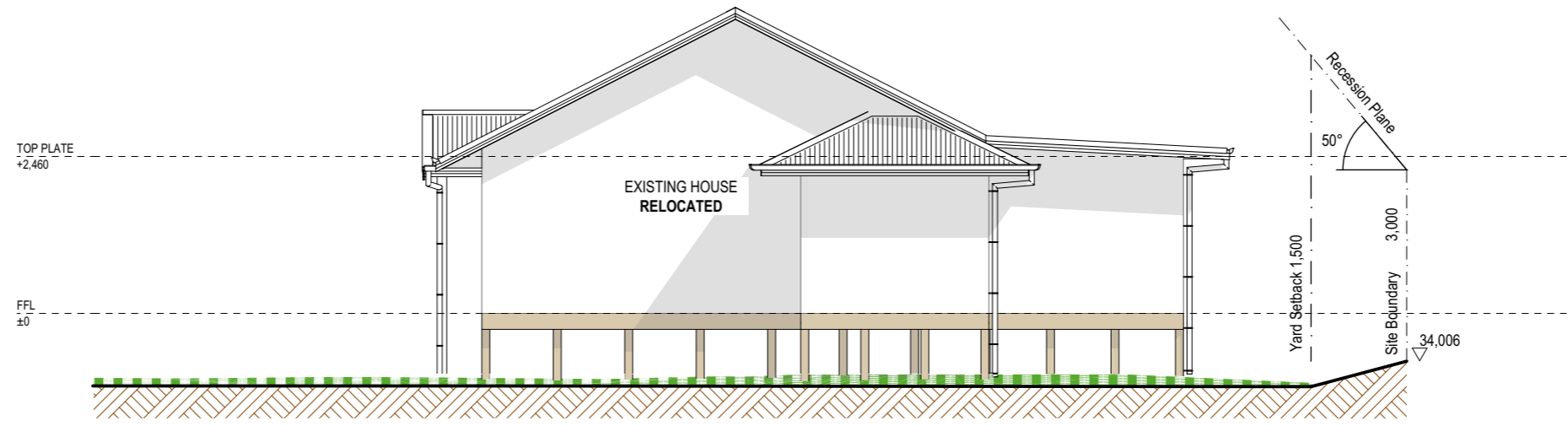
CHECK & VERIFY ALL DIMENSIONS ON SITE BEFORE ANY WORK, FABRICATION OR MANUFACTURING BEGINS (C.O.S).

ANY DISCREPANCIES OR AMENDMENTS MUST BE REFERRED TO THE DESIGN OFFICE FOR CLARIFICATION AND APPROVAL.



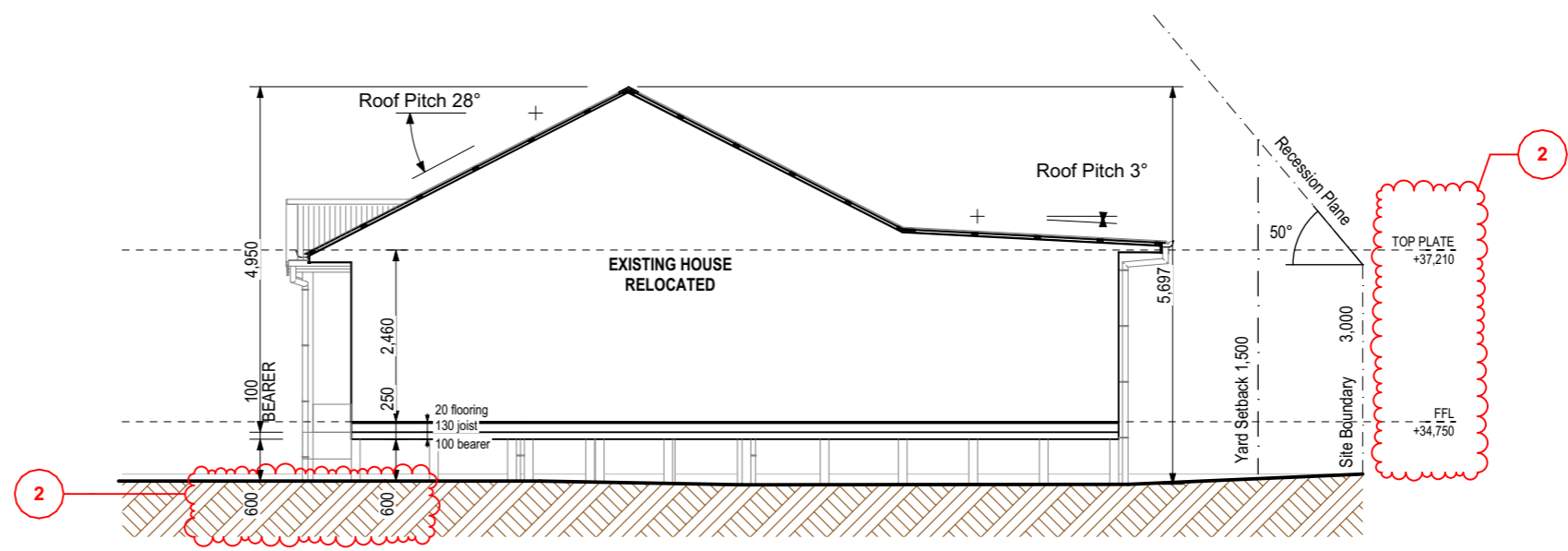
EAST ELEVATION

Scale 1:100



SOUTH ELEVATION

Scale 1:100



EXISTING SUB FLOORING FRAMING
 BEARERS Ex. 100 x 100mm Max. span 1.3m
 JOISTS Ex. 130 x 50mm

SECTION A

Scale 1:100

NOTE:
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DATE: 5/09/2023
 DRAWN AND CHECKED: DRT
 STATUS: FOR CONSENT
 CLIENT: JV PROPERTIES

SITE ADDRESS: 45 Princess Street, NEW PLYMOUTH

ELEVATIONS & SECTION A

C:\Users\64211\OneDrive\landmark\Clients\Jobs\JV DEVELOPMENTS\Plans\CAD Job File\ARCHITECTURAL\WD REV\02 JV DEVELOPMENTS at 45 Princess Street, WAITARA.pjn

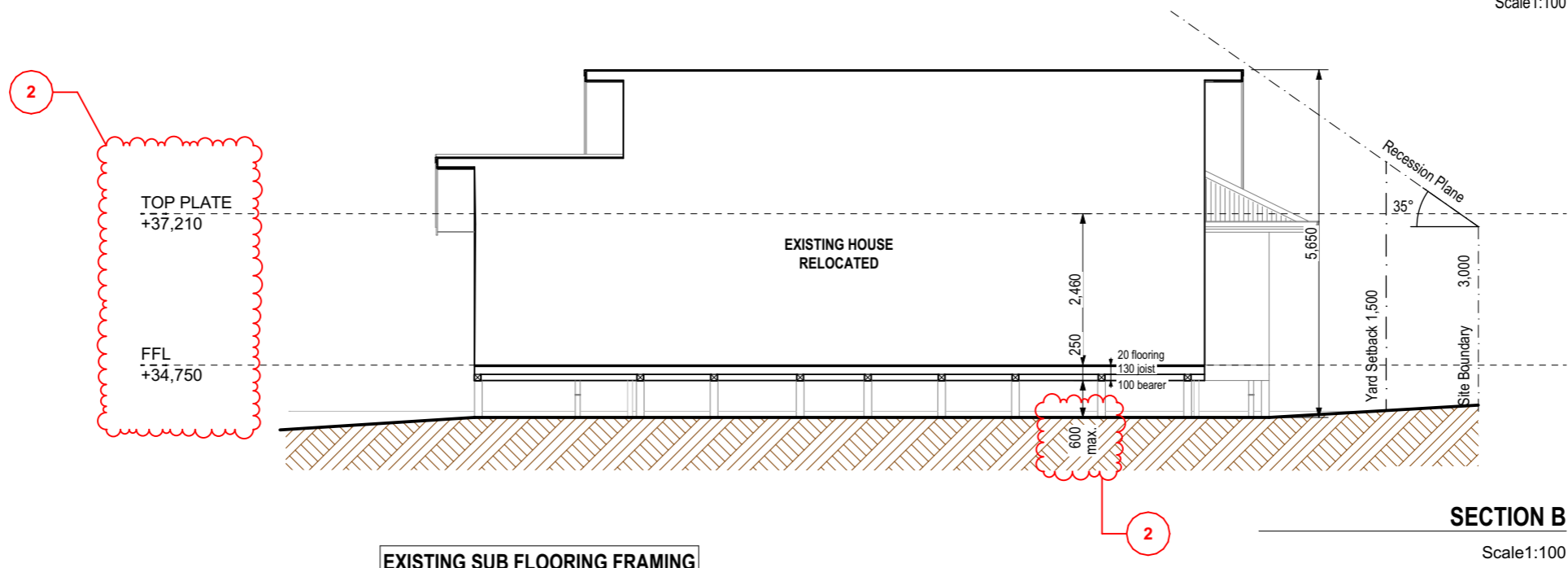
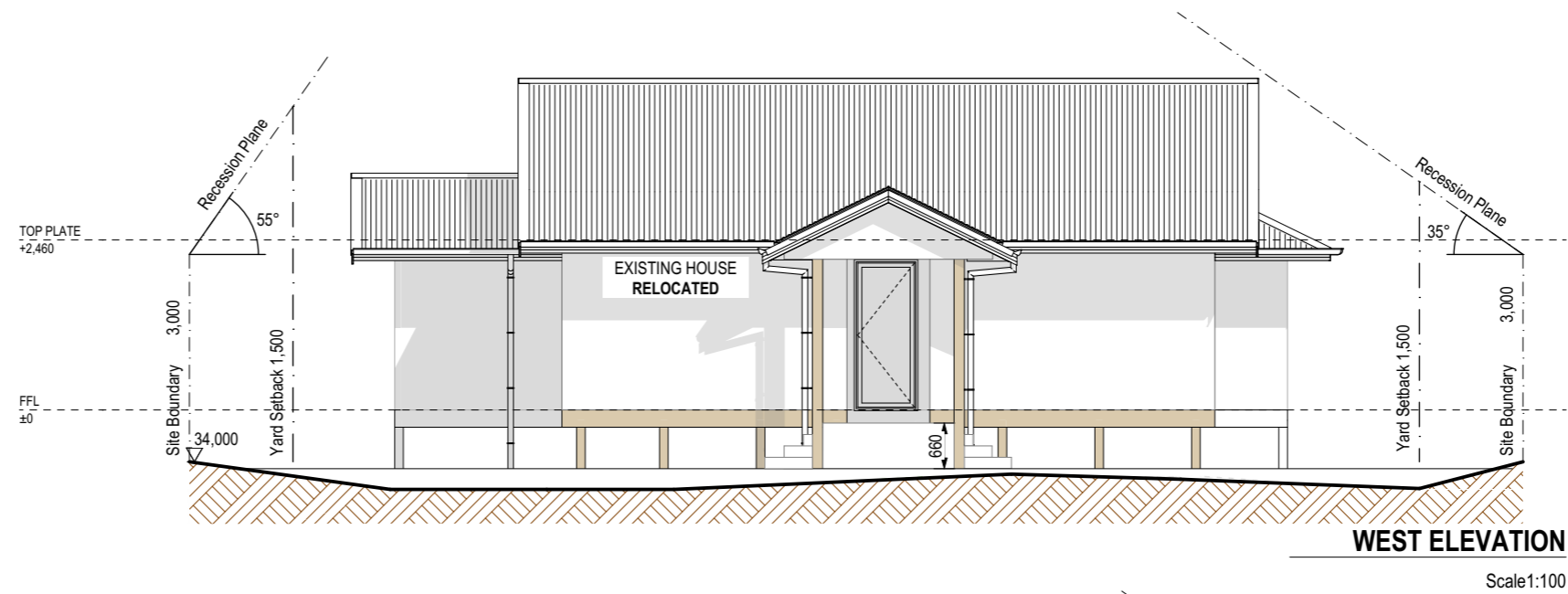
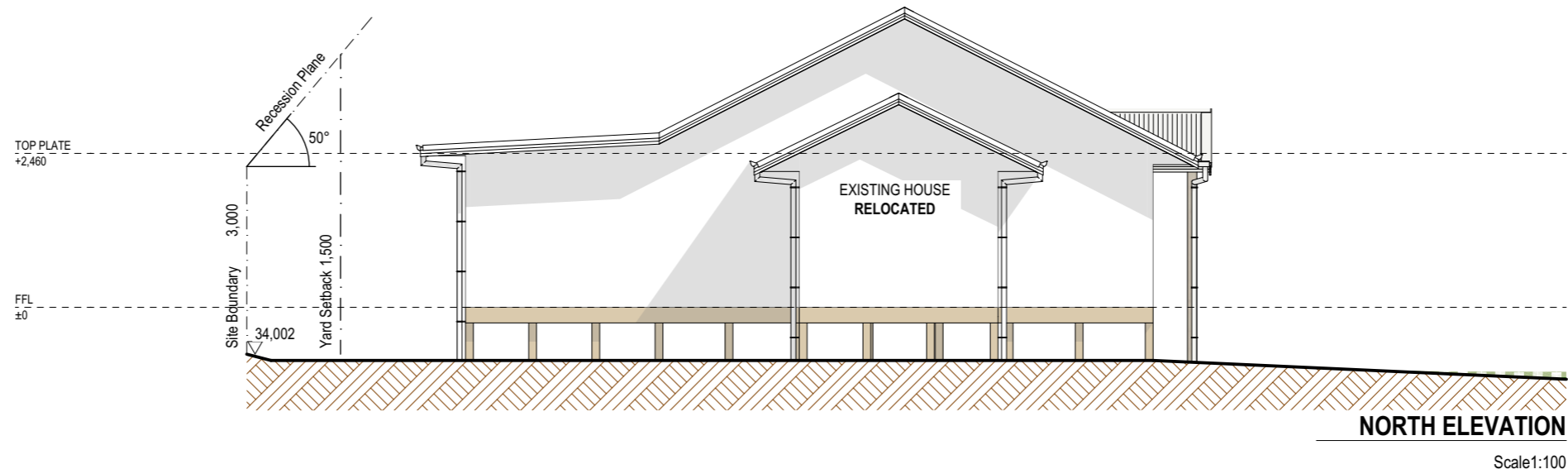
Revision ID	Transmittal Set Name	Transmittal Set Date
REV 01	FOR CONSENT	23/05/2023
REV 02	FFL AMENDMENT	22/08/2023

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DATE: 5/09/2023
 DRAWN AND CHECKED: DRT
 STATUS: FOR CONSENT
 CLIENT: JV PROPERTIES
 SITE ADDRESS: 45 Princess Street NEW PLYMOUTH

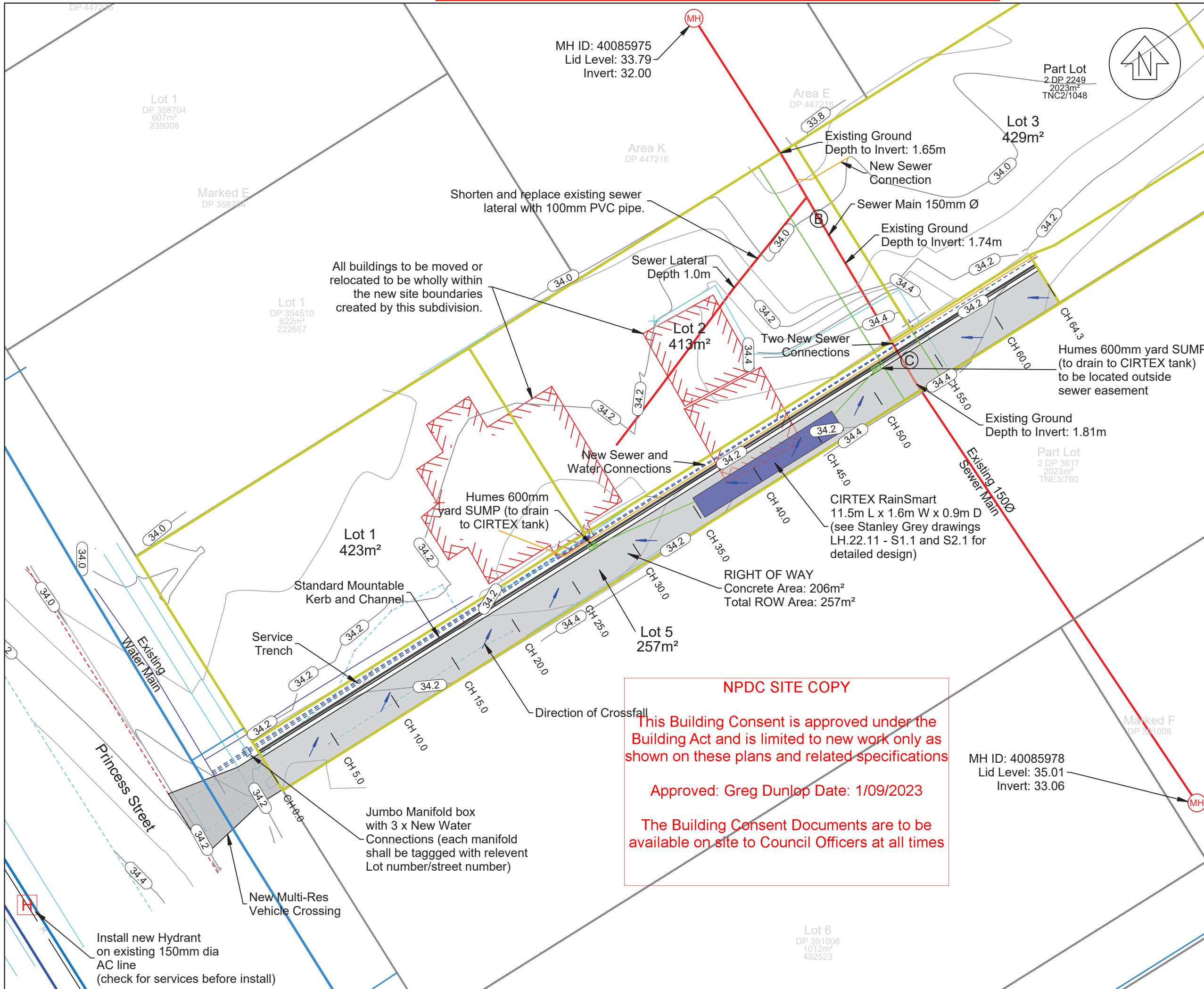


ELEVATIONS & SECTION B

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PLANS

BC23/131915



Notes:
 Datum: NZGD2000
 Projection: Taranaki 2000
 Origin: IT XVIII SO 10164
 Coordinates: 815291.323mN 401749.757mE

Height Datum: NZVD2016
 Origin: IT XVIII SO 10164
 Reduced Level: 31.00

Contour Interval
 Major: 0.2m
 Minor: 0.1m

-All works to be in accordance with NPDC Land Development and Subdivision Infrastructure Standards 2019 (Local Amendments Version 3).

-Engineer to inspect sub-grade before concrete is poured.

-Locate all existing services before commencing construction works.

TAYLOR PATRICK
 SURVEYING PLANNING DESIGN
 Huatoki Business Centre
 17a Brougham Street
 PO Box 8258
 New Plymouth 4310
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 m 021 543 6993
 stefan@taylorpatrick.co.nz

04	Adjust ROW height	TB	05/07/23
03	Move sump outside easement, add label	TB	04/07/23
02	Add pavement thickness and CIRTEX tank	TB	27/06/23
01	Add existing sewer depths	TB	27/04/23
00	For Issue	TB	18/04/23
REV	AMENDMENT	BY	DATE

45 Princess Street
 Waitara
 New Plymouth
 Right of Way
 Engineering Plans
 SUB22/48266

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE:	05/07/23
DRAWN:	DATE:	SIGNATURE:	CAD REF:	
CHECKED:	DATE:	SIGNATURE:	CAD XREF:	
APPROVED:	DATE:	SIGNATURE:	SURVEY BY:	KK
			SURVEY DATE:	16/02/23
			12D REF:	

PLOT STATUS: **For Issue**

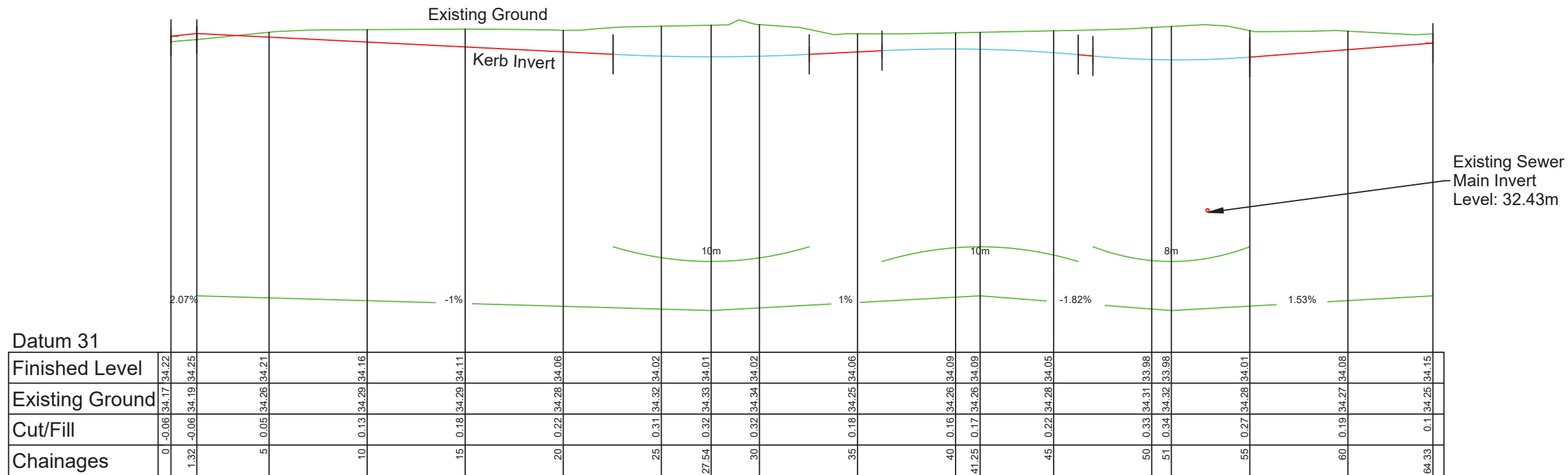
PROJECT NUMBER:	22077	SCALES:	1:250 @ A3
DRAWING No:	300	REV:	04

NPDC SITE 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: Greg Dunlop Date: 1/09/2023
 The Building Consent Documents are to be available on site to Council Officers at all times

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Right of Way
Longsection
(Profile of Kerb Invert)



Datum 31

Chainages	0	1.32	5	10	15	20	25	27.54	30	35	40	41.25	45	50	51	55	60	64.33
Finished Level	34.22	34.25	34.21	34.16	34.11	34.06	34.02	34.01	34.02	34.06	34.09	34.09	34.05	33.98	33.98	34.01	34.08	34.15
Existing Ground	34.17	34.19	34.26	34.29	34.29	34.28	34.32	34.33	34.34	34.25	34.26	34.26	34.28	34.31	34.32	34.28	34.27	34.25
Cut/Fill	-0.06	-0.06	0.05	0.13	0.18	0.22	0.31	0.32	0.32	0.18	0.16	0.17	0.22	0.33	0.34	0.27	0.19	0.1

Horizontal Scale 1:250

Vertical Scale 1:50

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Notes:

Datum: NZGD2000
Projection: Taranaki 2000
Origin: IT XVIII SO 10164
Coordinates: 815291.323mN 401749.757mE

Height Datum: NZVD2016
Origin: IT XVIII SO 10164
Reduced Level: 31.00

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stefan@taylorpatrick.co.nz

02	change align to Kerb Inv, adjust height	TB	05/07/23
01	move low point, adjust gradient	TB	04/07/23
00	For Issue	TB	18/04/23

45 Princess Street
Waitara
New Plymouth

Right of Way
Engineering Plans
SUB22/48266

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE: 05/07/23
DRAWN:	DATE: 18/04/23	SIGNATURE:	CAD REF:
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
APPROVED:	DATE:	SIGNATURE:	SURVEY BY: KK
			SURVEY DATE: 16/02/23
			12D REF:

PLOT STATUS	
For Issue	
PROJECT NUMBER: 22077	SCALES: 1:1000 @ A3
DRAWING No: 301 - Longsection	REV: 02

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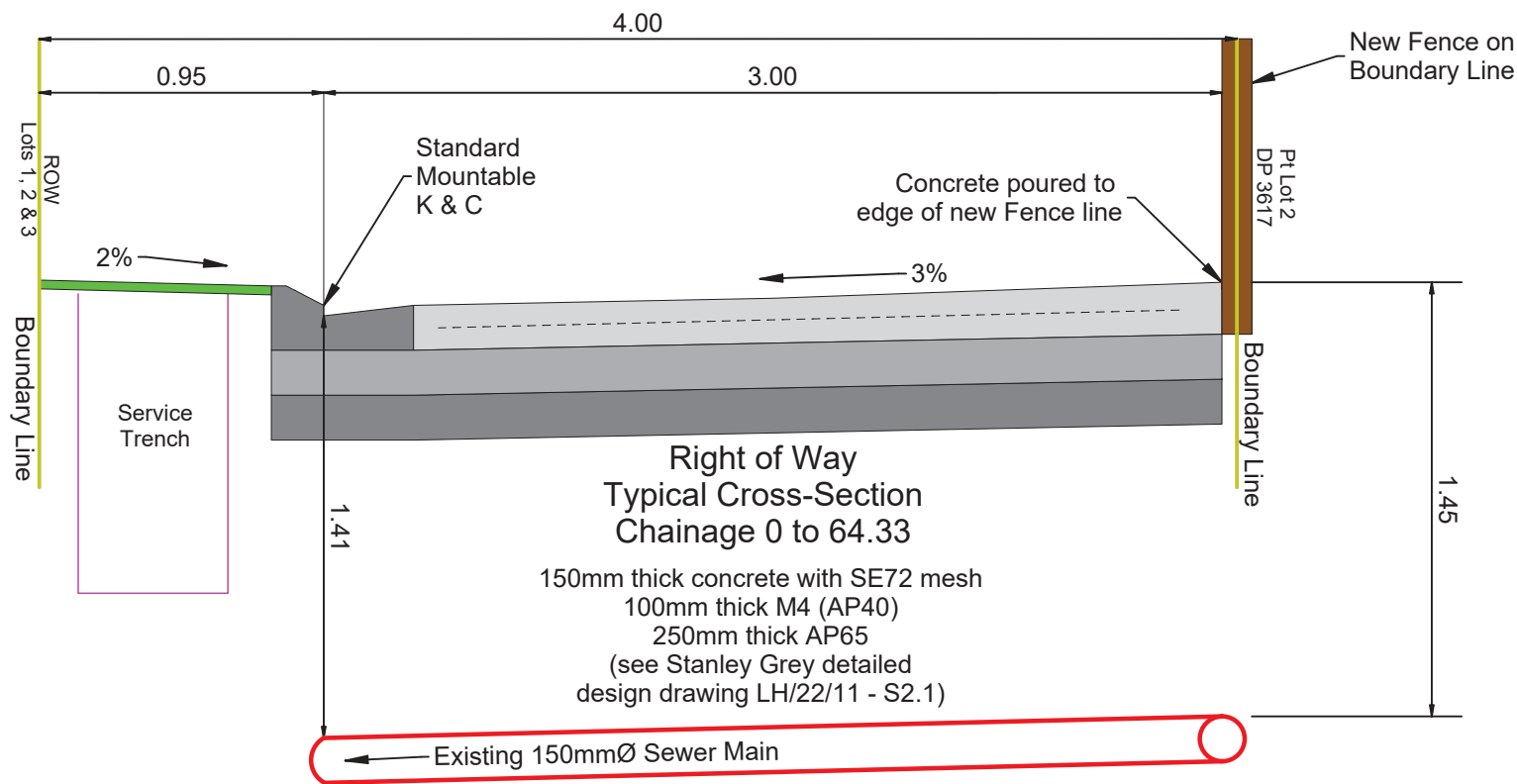
Notes:
 Datum: NZGD2000
 Projection: Taranaki 2000
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REV	AMENDMENT	BY	DATE
03	change x-fall to 3%	TB	05/07/23
02	update pavement, add sewerline	TB	04/07/23
01	Update pavement thickness	TB	27/06/23
00	For Issue	TB	18/04/23

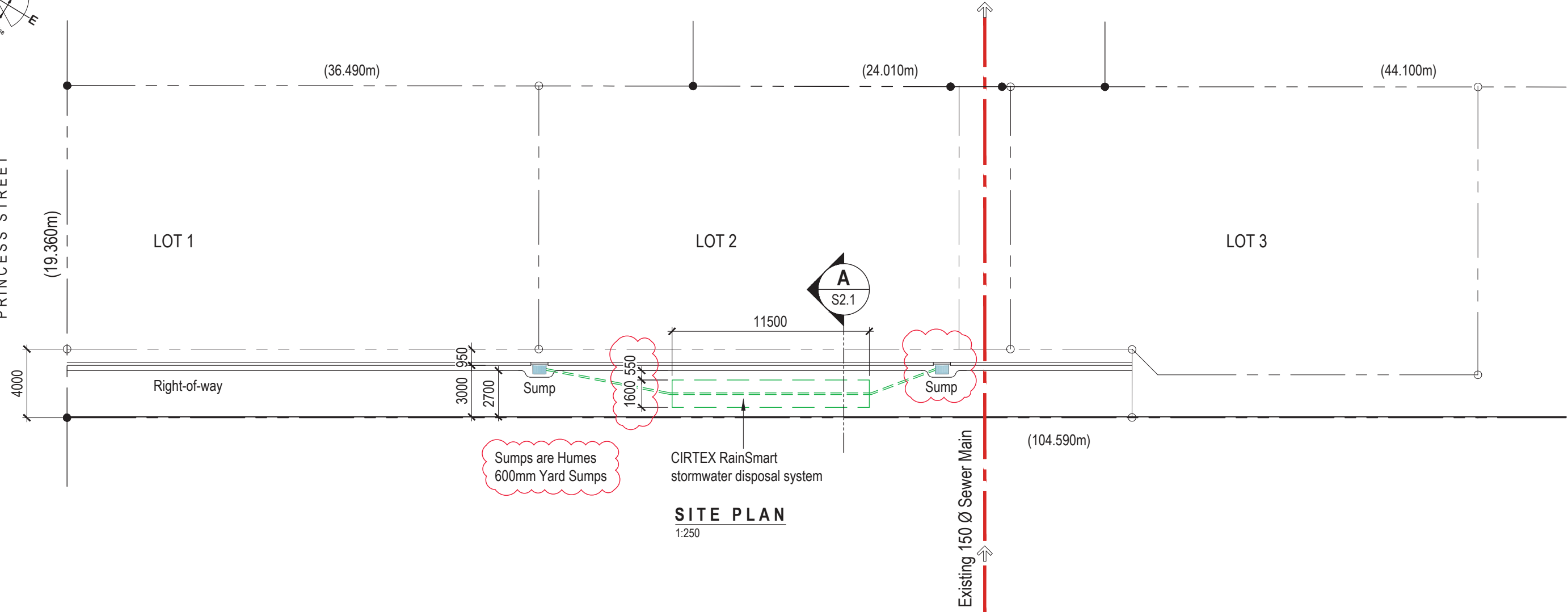
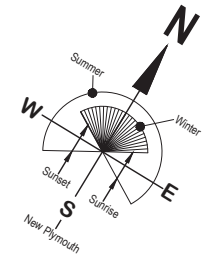
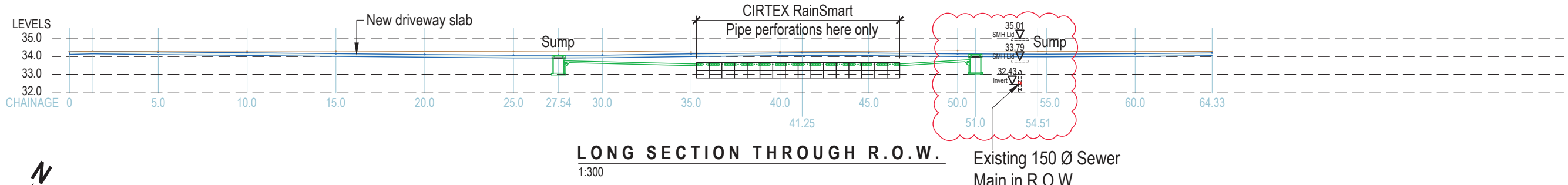
45 Princess Street
 Waitara
 New Plymouth

Right of Way
 Engineering Plans
 SUB22/48266

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE:
			05/07/23
DRAWN:	DATE:	SIGNATURE:	CAD REF:
TB	18/04/23		
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:
			16/02/23
PLOT STATUS			
For Issue			

PROJECT NUMBER:	SCALES:	REV:
22077	1:25 @ A3	
DRAWING No:		
302 - X Section		
		03

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FOR CONSENT

0	06/07/2023	For Building Consent
Issue/Rev	Date	Description

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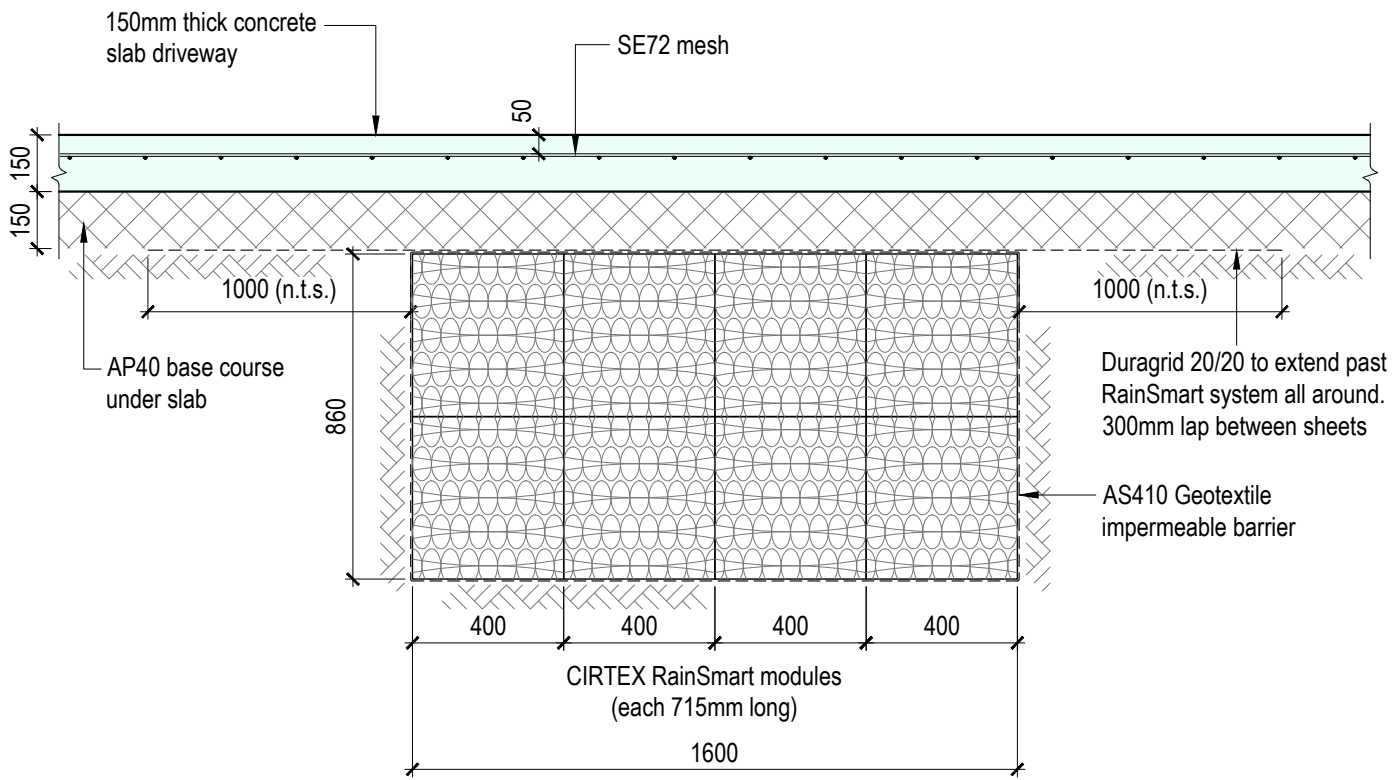
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 SP Civil & Structural Engineers Limited (Trading as Stanley Gray)
 PO Box 8129 New Plymouth 4340 info@stanleygray.co.nz

Client: **JV PROPERTIES**
 Address: **45 PRINCESS STREET WAITARA**
 Title: **SITE PLAN & STORMWATER SYSTEM LOCATION**

Designed by: **PS**
 Drawn by: **BW**
 Reviewed by: **PS**
 Approved by: **PS**
 Date: **15.06.2023**

Job No. **LH/22/11**
 Scale: **1:250**
 Sheet No. **S1.1** Issue: **0**



NOTE: Installation shall be as per CIRTEX recommendations.

CIRTEX RainSmart Under Driveway - 4 x Modules wide

FOR CONSENT

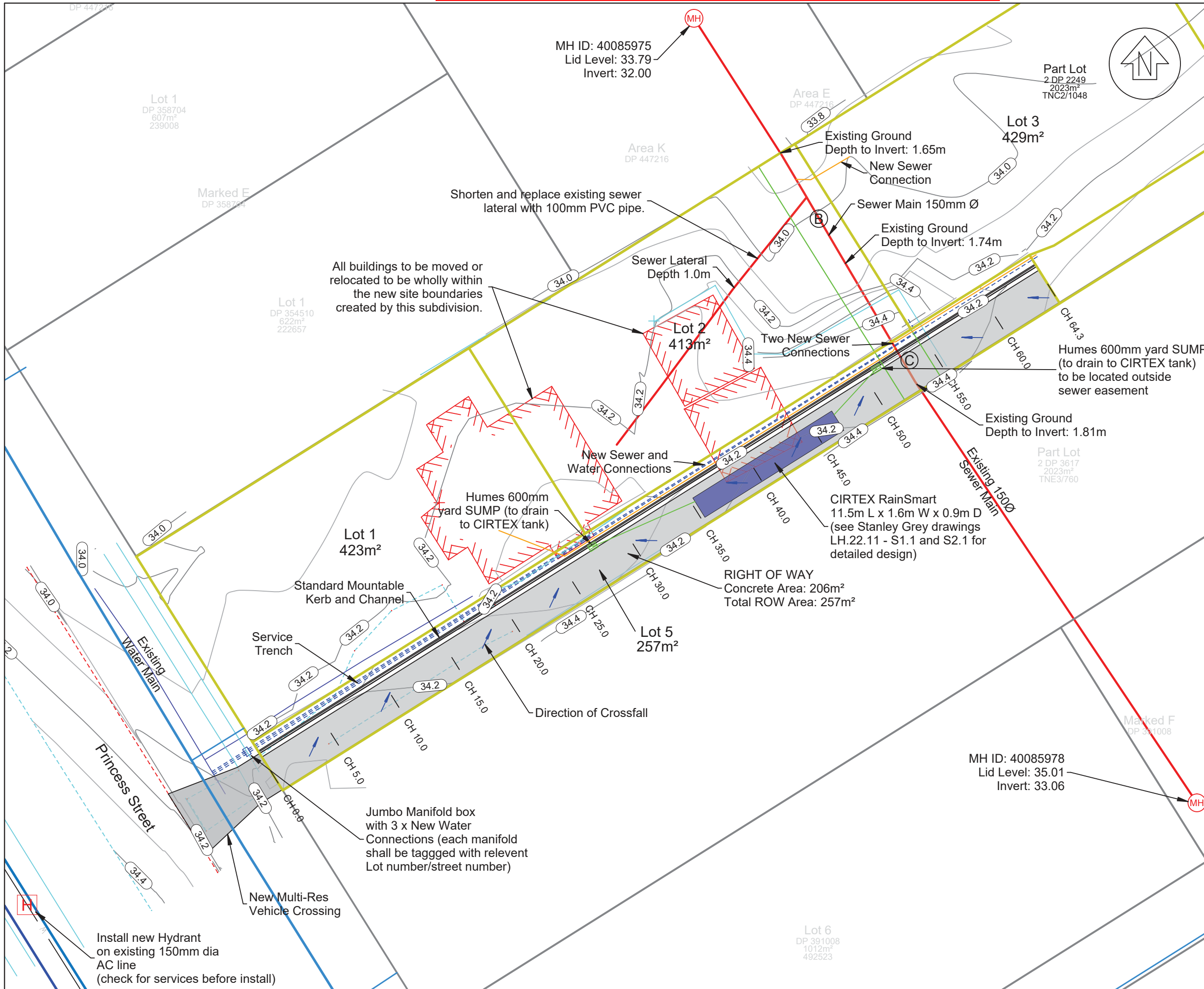
Issue/Rev	Date	Description
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62 Connett Road, Bell Block, New Plymouth www.stanleygray.co.nz

SP-SG TECHNICAL / Stormwater - CIRTEX Rainsmart - Under Driveway x 4.dwg

Client:	Job No.
Address:	Designed by:
	Reviewed by:
	Date:
Title: CIRTEX RAINSMART UNDER DRIVEWAY - 4 x Modules wide	Sheet No.



Notes:
 Datum: NZGD2000
 Projection: Taranaki 2000
 Origin: IT XVIII SO 10164
 Coordinates: 815291.323mN 401749.757mE

Height Datum: NZVD2016
 Origin: IT XVIII SO 10164
 Reduced Level: 31.00

Contour Interval
 Major: 0.2m
 Minor: 0.1m

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04	Adjust ROW height	TB	05/07/23
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REV	AMENDMENT	BY	DATE

45 Princess Street
 Waitara
 New Plymouth
 Right of Way
 Engineering Plans
 SUB22/48266

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE:	05/07/23
DRAWN:	DATE:	SIGNATURE:	CAD REF:	
CHECKED:	DATE:	SIGNATURE:	CAD XREF:	
APPROVED:	DATE:	SIGNATURE:	SURVEY BY:	KK
			SURVEY DATE:	16/02/23
			12D REF:	

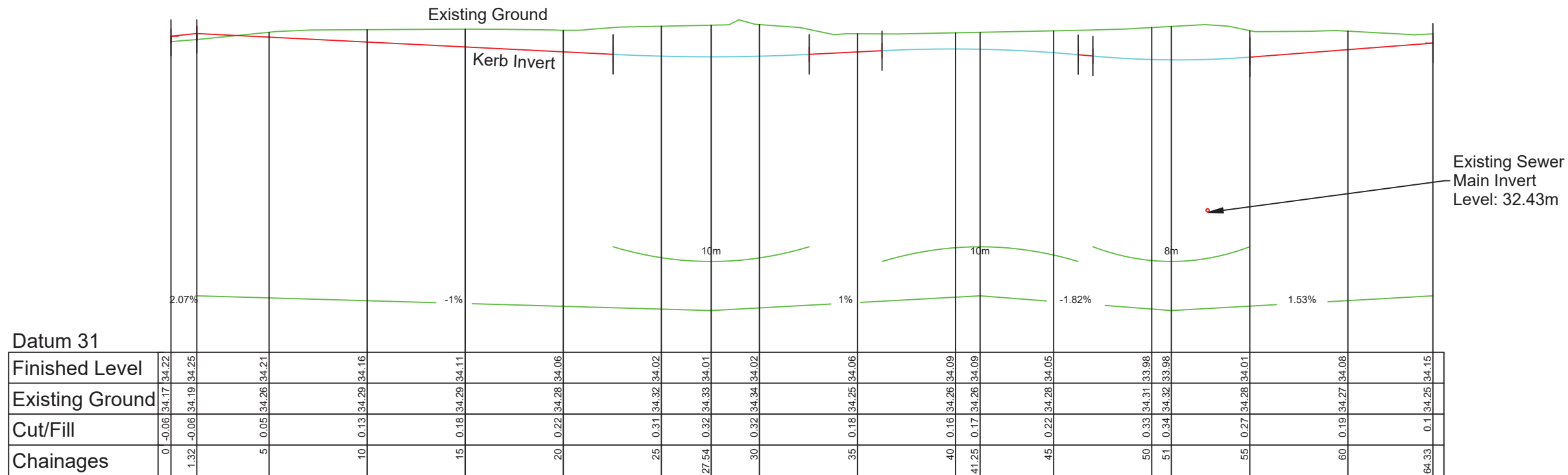
PLOT STATUS: **For Issue**

PROJECT NUMBER:	22077	SCALES:	1:250 @ A3
DRAWING No:	300	REV:	04

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Right of Way
Longsection
(Profile of Kerb Invert)



Datum 31	
Finished Level	34.22, 34.25, 34.21, 34.16, 34.11, 34.06, 34.02, 34.01, 34.02, 34.06, 34.09, 34.09, 34.05, 33.98, 33.98, 34.01, 34.08, 34.15
Existing Ground	34.17, 34.19, 34.26, 34.29, 34.29, 34.28, 34.32, 34.33, 34.34, 34.25, 34.26, 34.26, 34.28, 34.31, 34.32, 34.28, 34.27, 34.25
Cut/Fill	-0.06, -0.06, 0.05, 0.13, 0.18, 0.22, 0.31, 0.32, 0.32, 0.18, 0.16, 0.17, 0.22, 0.33, 0.34, 0.27, 0.19, 0.1
Chainages	0, 1.32, 5, 10, 15, 20, 25, 27.54, 30, 35, 40, 41.25, 45, 50, 51, 55, 60, 64.33

Horizontal Scale 1:250

Vertical Scale 1:50

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Origin: IT XVIII SO 10164
Reduced Level: 31.00

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02	change align to Kerb Inv, adjust height	TB	05/07/23
01	move low point, adjust gradient	TB	04/07/23
00	For Issue	TB	18/04/23
REV	AMENDMENT	BY	DATE

45 Princess Street
Waitara
New Plymouth

Right of Way
Engineering Plans
SUB22/48266

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE: 05/07/23
DRAWN:	DATE: 18/04/23	SIGNATURE:	CAD REF:
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
APPROVED:	DATE:	SIGNATURE:	SURVEY BY: KK
			SURVEY DATE: 16/02/23
			1:2D REF:

PLOT STATUS
For Issue

PROJECT NUMBER:	22077	SCALES:	1:1000 @ A3
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DRAWING No:	301 - Longsection	REV:	02
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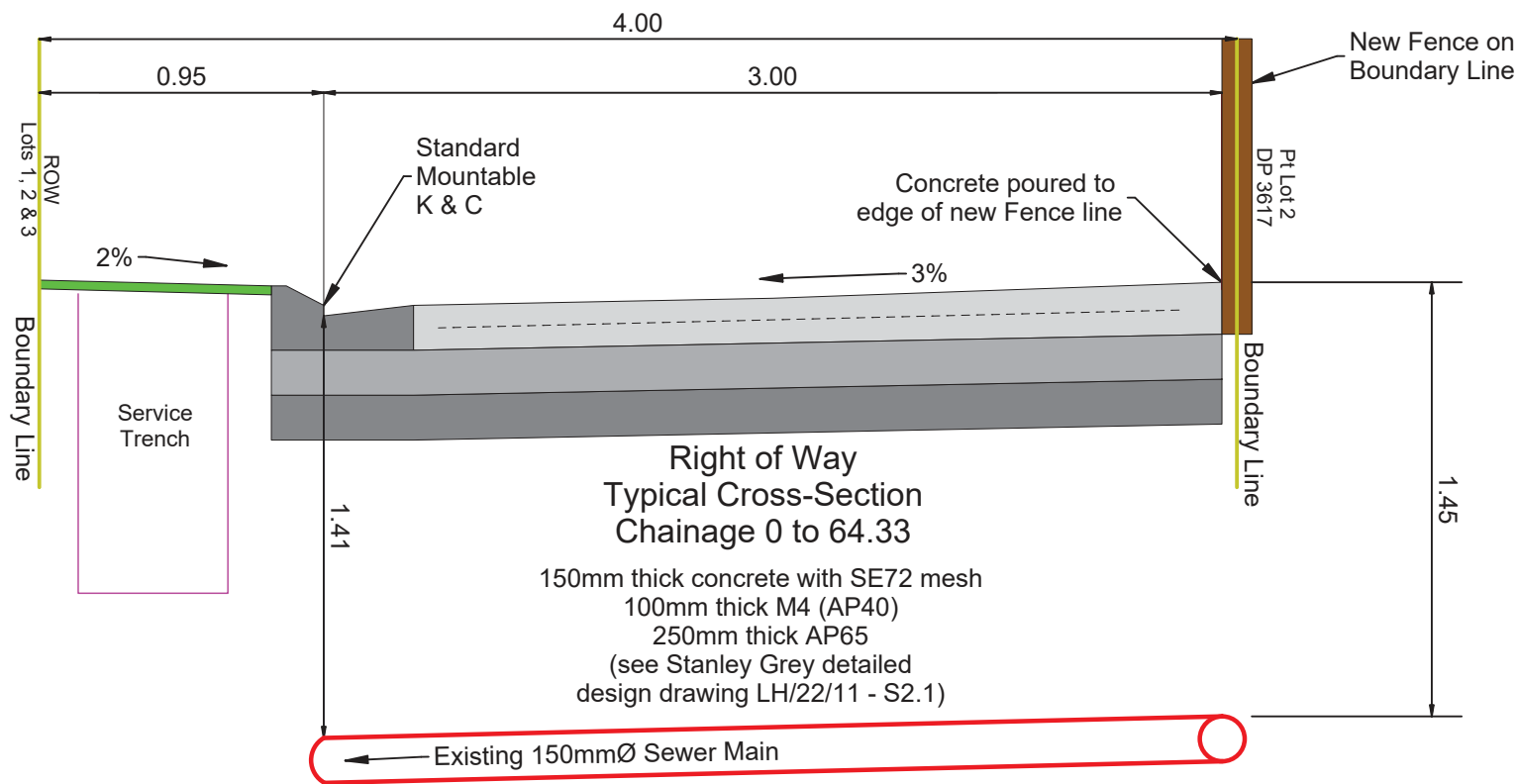
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45 Princess Street
 Waitara
 New Plymouth

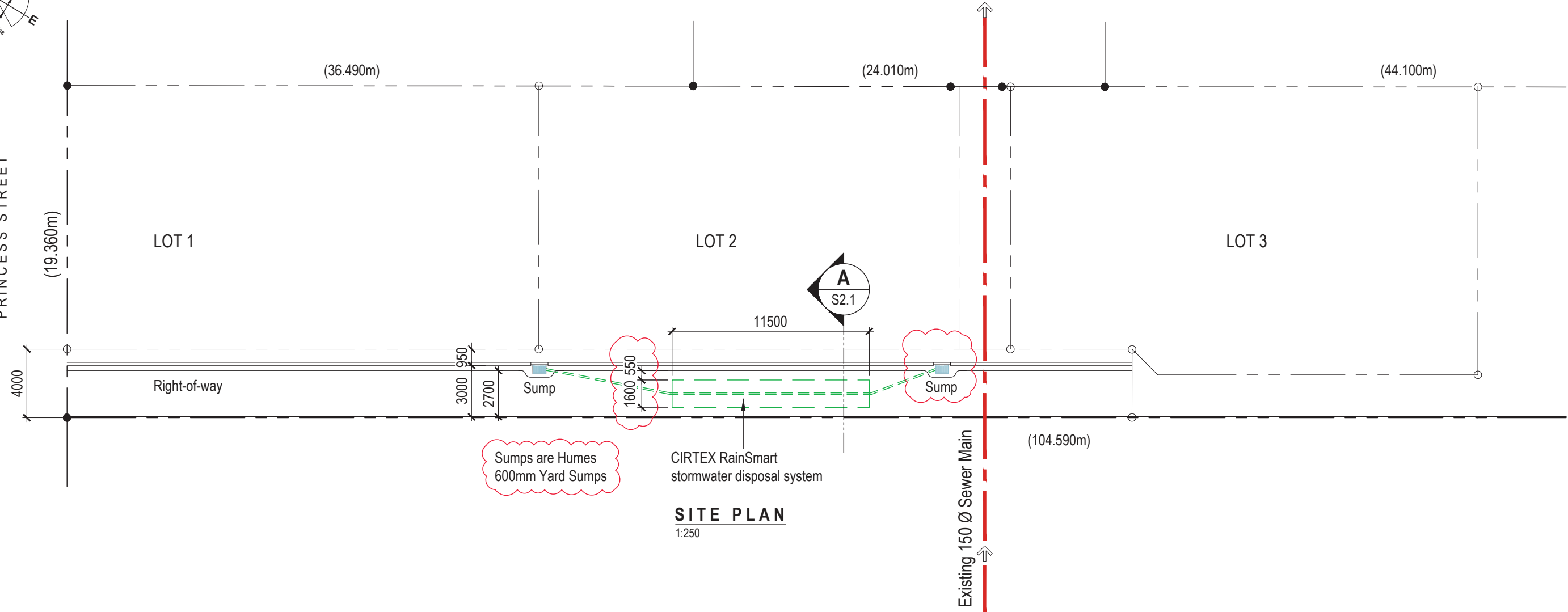
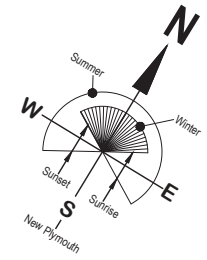
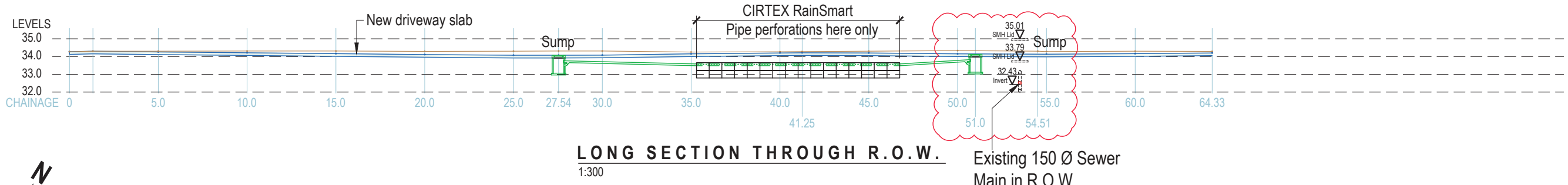
Right of Way
 Engineering Plans
 SUB22/48266

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE:
			05/07/23
DRAWN:	DATE:	SIGNATURE:	CAD REF:
TB	18/04/23		
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
APPROVED:	DATE:	SIGNATURE:	SURVEY BY:
			KK
	DATE:	SIGNATURE:	SURVEY DATE:
			16/02/23
	DATE:	SIGNATURE:	12D REF:

PLOT STATUS
For Issue

PROJECT NUMBER: 22077	SCALES: 1:25 @ A3
DRAWING No: 302 - X Section	REV: 03

D:\12d\5\data\GRAEMEPC\22077-45 Princess Street_371\300 Working\22077 Engineering Wed Jul 5 12:22:41 2023



FOR CONSENT

Issue/Rev	Date	Description
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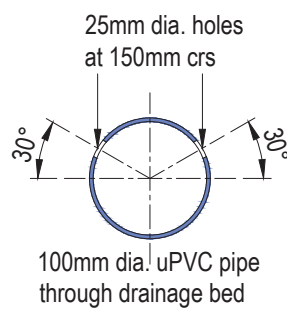
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Designed by: **PS**
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 Reviewed by: **PS**
 Approved by: **PS**
 Date: **15.06.2023**

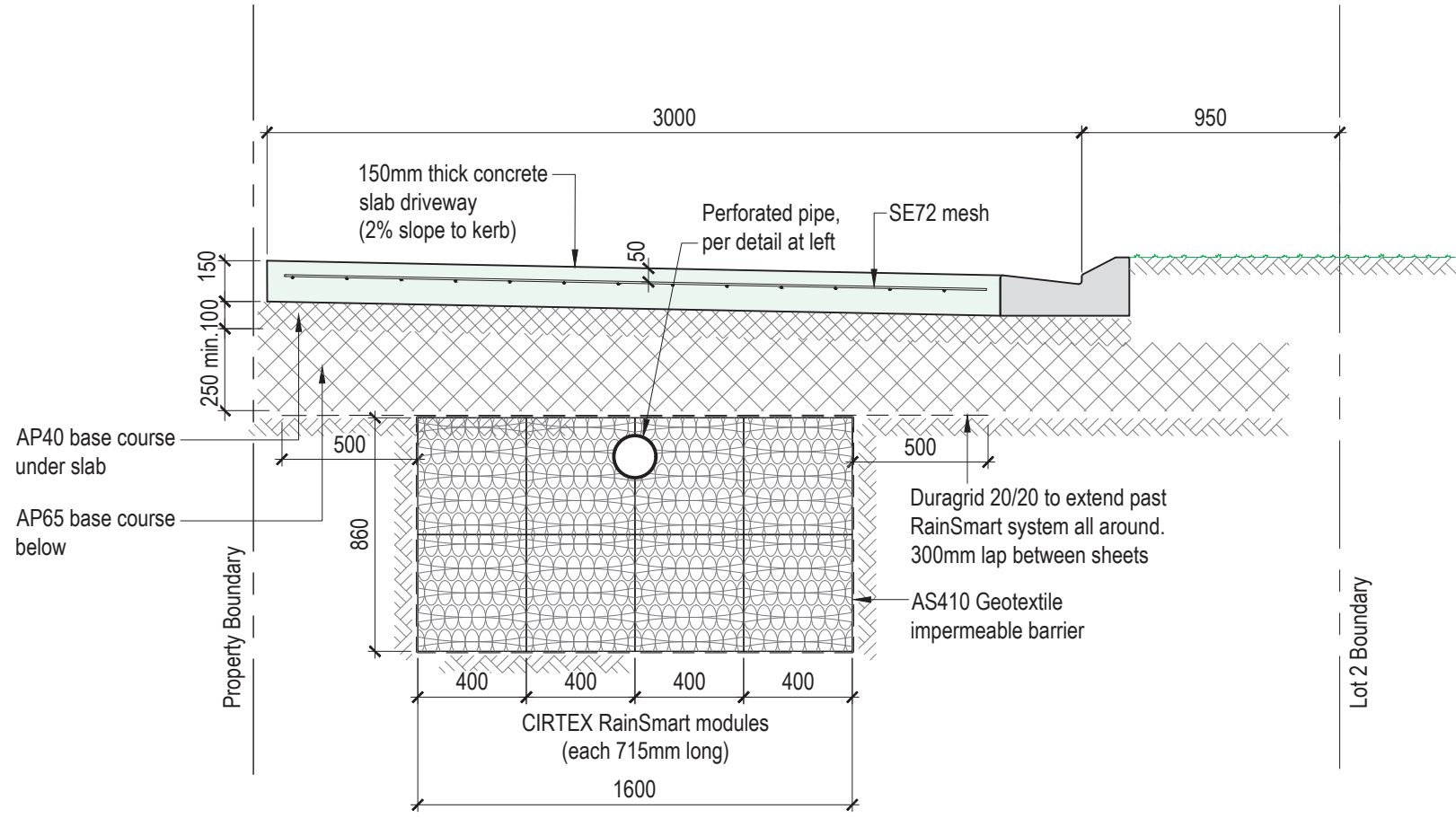
Job No. **LH/22/11**
 Scale: **1:250**
 Sheet No. **S1.1** Issue: **0**



PERFORATED PIPE DETAIL

1:10

Note: Perforations only occur over the length of the RainSmart pods



NOTE: Installation shall be as per CIRTEX recommendations.

A CROSS SECTION THROUGH CIRTEX RAINSMART
S1.1 1:25

FOR CONSENT

0	20/06/2023	For Building Consent
Issue/Rev	Date	Description

CONTRACTORS: Refer to Architectural or other Consultants' documents to which these drawings relate. Verify all dimensions and set-outs, and confirm all levels on site prior to commencing any work. Figured dimensions taken precedence over scale. Refer any discrepancies to SP Civil & Structural Engineers Limited (T/A Stanley Gray). All workmanship and materials shall conform with The Building Act 2004 and The New Zealand Building Code.

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StanleyGray
CIVIL & STRUCTURAL ENGINEERING

SP Civil & Structural Engineers Limited (Trading as Stanley Gray)
PO Box 8129 New Plymouth 4340 info@stanleygray.co.nz

Client: **JV PROPERTIES**
Address: **45 PRINCESS STREET WAITARA**

Title: **CIRTEX RAINSMART SYSTEM DETAIL**

Designed by: **PS**
Drawn by: **BW**
Reviewed by: **PS**
Approved by: **PS**

Date: **15.06.2023**

Job No. **LH/22/11**
Scale: **1:25, 1:10**
Sheet No. **S2.1** Issue: **0**

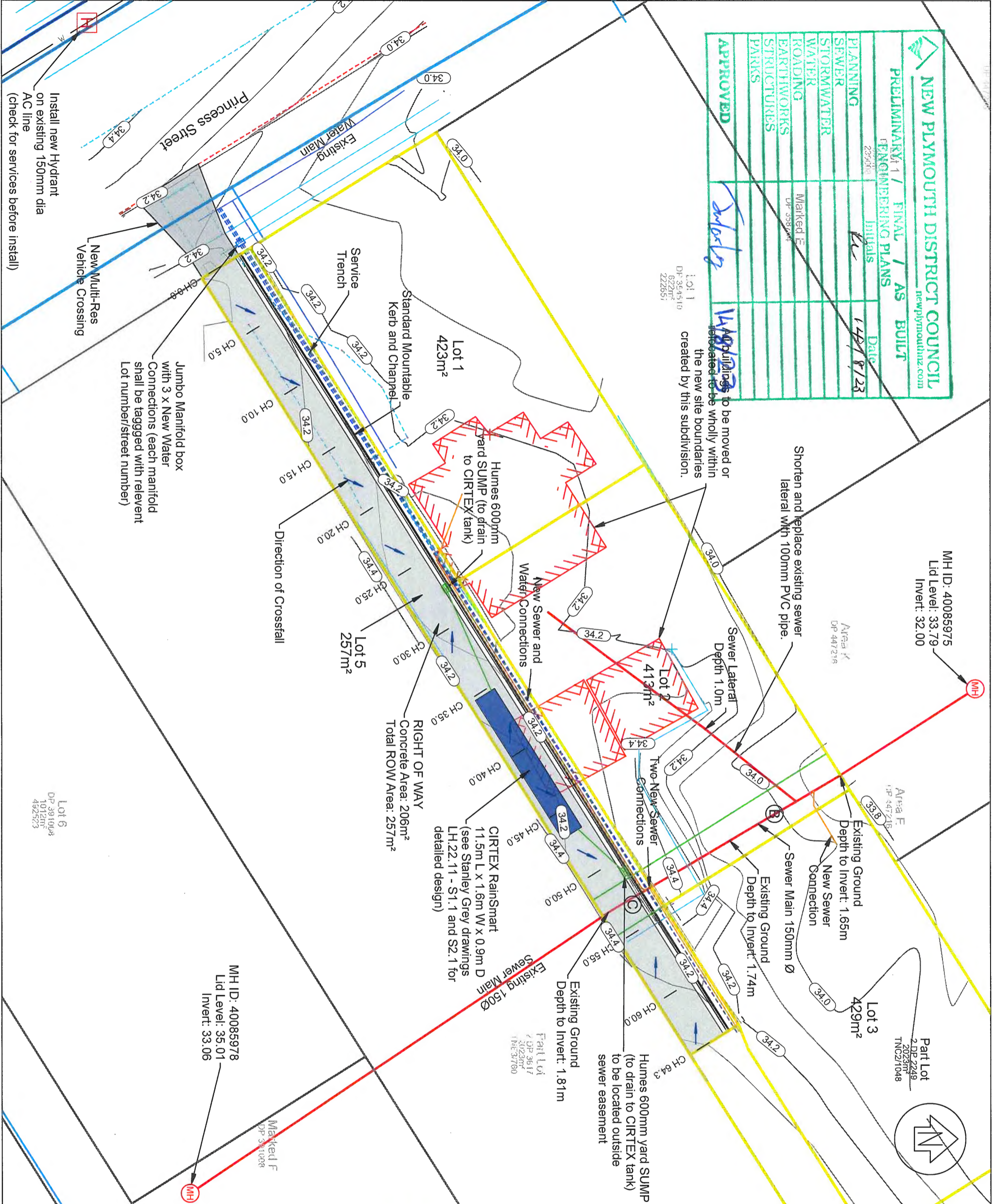
PLANS

BC23/132080

NEW PLYMOUTH DISTRICT COUNCIL newplymouthnz.com	
PRELIMINARY / FINAL / AS BUILT	ENGINEERING PLANS
229506	Initials
229506	Date: 14/11/23
PLANNING	✓
SEWER	✓
STORMWATER	✓
WATER	✓
ROADING	Marked E
EARThWORKS	UP-35844
STRUCTURES	
PARKS	
APPROVED	<i>Adolfy</i>

L.O.I 1
DP 354510
62247
222651

Buildings to be moved or relocated to be wholly within the new site boundaries created by this subdivision.



Notes:
 Datum: NZGD2000
 Projection: Taranaki 2000
 Origin: IT XVIII SO 10164
 Coordinates: 815291.323mN 401749.757mE
 Height Datum: NZVD2016
 Origin: IT XVIII SO 10164
 Reduced Level: 31.00
 Contour Interval
 Major: 0.2m
 Minor: 0.1m

-All works to be in accordance with NPDC Land Development and Subdivision Infrastructure Standards 2019 (Local Amendments Version 3).
 -Engineer to inspect sub-grade before concrete is poured.
 -Locate all existing services before commencing construction works.

TAYLOR PATRICK
 SURVEYING PLANNING DESIGN
 Huahua Business Centre
 174 Boulton Street
 New Plymouth 4910
 P 06 758 1021
 M 021 543 583
 info@taylorpatrick.co.nz

04	Adjust ROW height	TB	05/07/23
03	Move sump outside easement, add labels	TB	04/07/23
02	Add pavement thickness and CIRTEX tanks	TB	27/06/23
01	Add existing sewer depths	TB	27/04/23
00	For Issue	TB	18/04/23

45 Princess Street
 Waitara
 New Plymouth
 Engineering Plans
 SUB22/48266

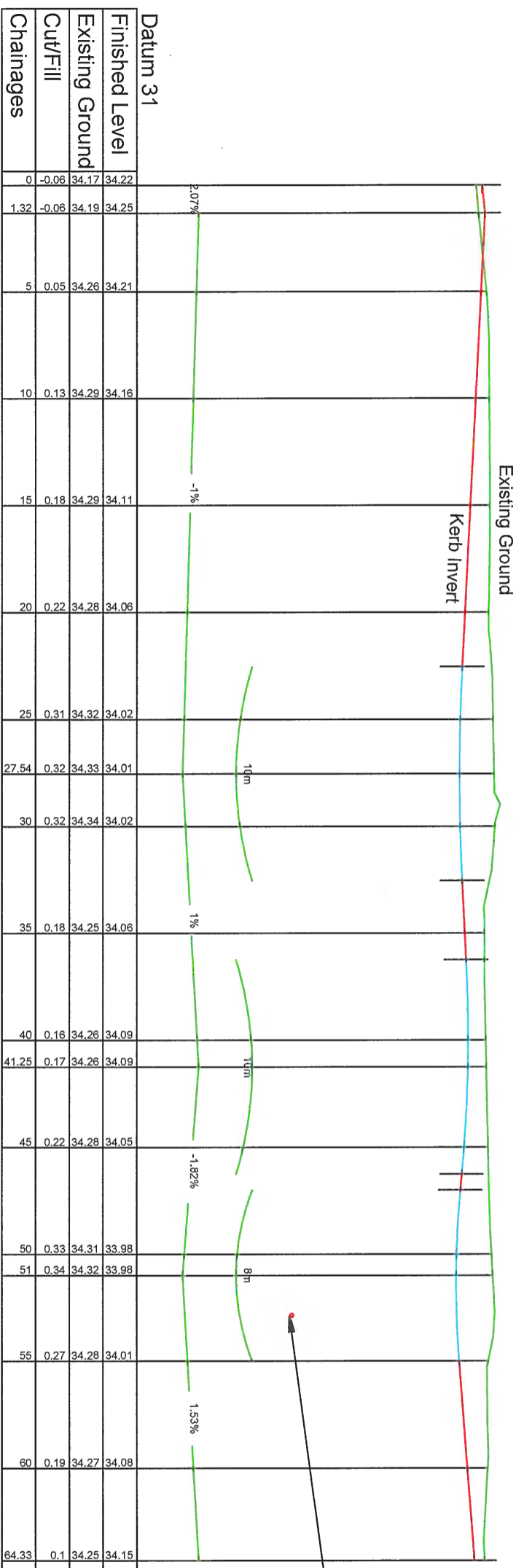
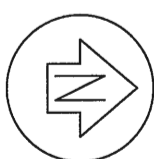
DESIGNED:	DATE:	SIGNATURE:	PILOT DATE:
DRAWN:	DATE:	SIGNATURE:	QAD REF:
CHECKED:	DATE:	SIGNATURE:	QAD NAME:
APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:

PROJECT NUMBER:	22077
SCALE:	1:250 @ A3
DRAWING NO.:	300
REV:	04

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14 AUG 2023

Right of Way
Longsection
(Profile of Kerb Invert)



Horizontal Scale 1:250
Vertical Scale 1:50

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Notes:

- Datum: NZGD2000
- Projection: Taranaki 2000
- Origin: IT XVIII SO 10164
- Coordinates: 815291.323mN 401749.757mE
- Height Datum: NZVD2016
- Origin: IT XVIII SO 10164
- Reduced Level: 31.00
- All works to be in accordance with NPDC Land Development and Subdivision Infrastructure Standards 2019 (Local Amendments Version 3).
- Engineer to inspect sub-grade before concrete is poured.
- Locate all existing services before commencing construction works.

TAYLOR PATRICK
SURVEYING & ENGINEERING DESIGN
Hudson Business Centre
17a Broadburn Street
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M 021 543 893
steve@taylorpatrick.co.nz

02	Change align to Kerb Inv, adjust height	TB	05/07/23
01	move low point, adjust gradient	TB	04/07/23
00	For Issue	TB	18/04/23
REV	AMENDMENT	BY	DATE

45 Princess Street
Waitara
New Plymouth

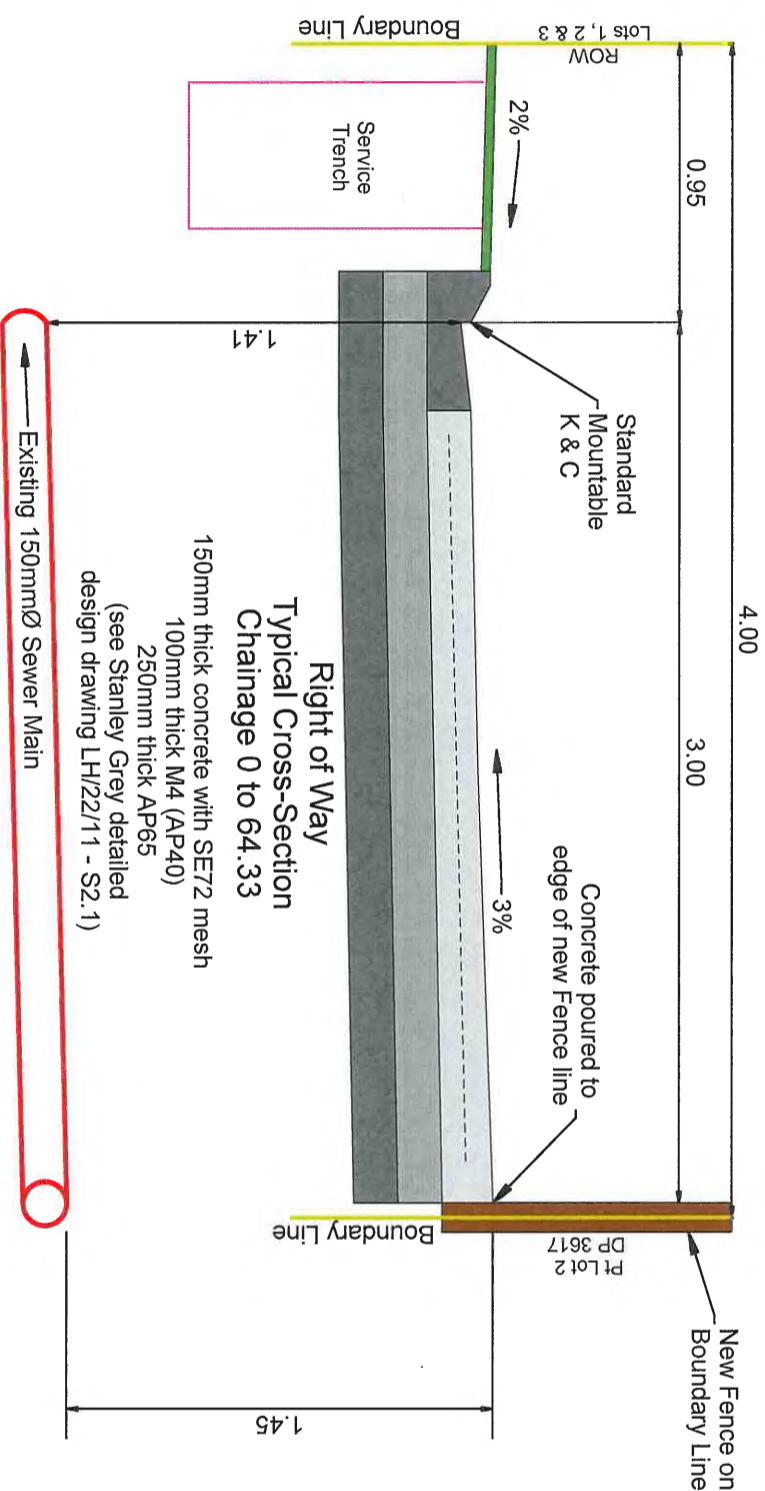
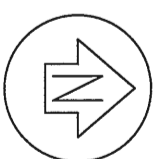
Right of Way
Engineering Plans
SUB22/48266

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE:
DRAWN:	DATE:	SIGNATURE:	CAD REF:
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:
			12D REF:

For Issue
PROJECT NUMBER: 22077
SCALES: 1:1000 @ A3
DRAWING NO: 301 - Longsection
REV: 02

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Notes:

- Datum: NZGD2000
- Projection: Taranaki 2000
- Origin: IT XVIII SO 10164
- Coordinates: 815291.323mN 401749.757mE
- Height Datum: NZVD2016
- Origin: IT XVIII SO 10164
- Reduced Level: 31.00
- All works to be in accordance with NPDC Land Development and Subdivision Infrastructure Standards 2019 (Local Amendments Version 3).
- Engineer to inspect sub-grade before concrete is poured.
- Locate all existing services before commencing construction works.

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M 021 543 893
stefan@taylorpatrick.co.nz

REV	AMENDMENT	BY	DATE
03	Change x-fall to 3%	TB	05/07/23
02	Update pavement, add sewerline	TB	04/07/23
01	Update pavement thickness	TB	27/06/23
00	For Issue	TB	18/04/23

45 Princess Street
Waltara
New Plymouth

Right of Way
Engineering Plans
SUB22/48266

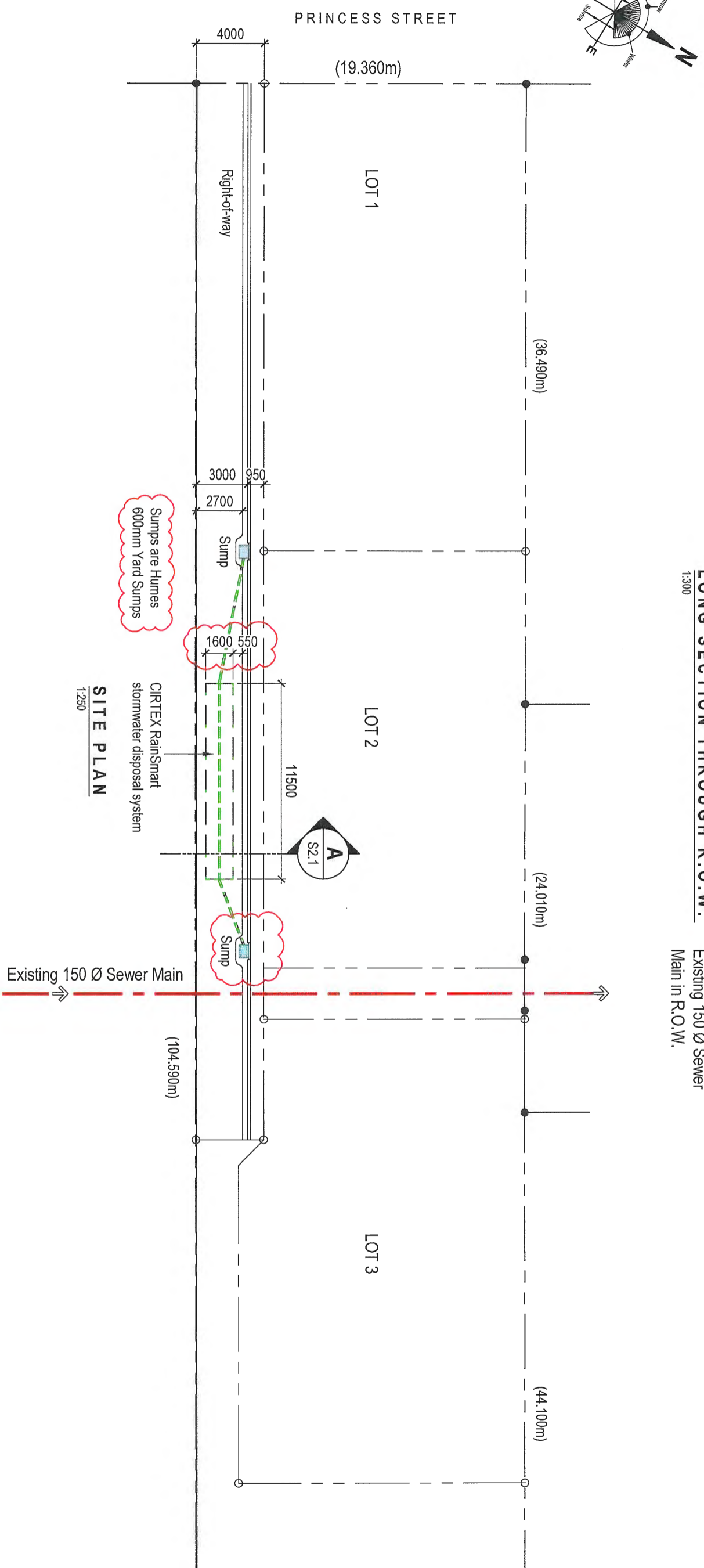
DESIGNED:	DATE:	SIGNATURE:	PILOT DATE:
TB	18/04/23	[Signature]	05/07/23
CHECKED:	DATE:	SIGNATURE:	SWAGER DATE:
KK	16/02/23	[Signature]	16/02/23

For Issue
PROJECT NUMBER: 22077
SCALES: 1:25 @ A3

DRAWING NO: 302 - X Section
REV: 03

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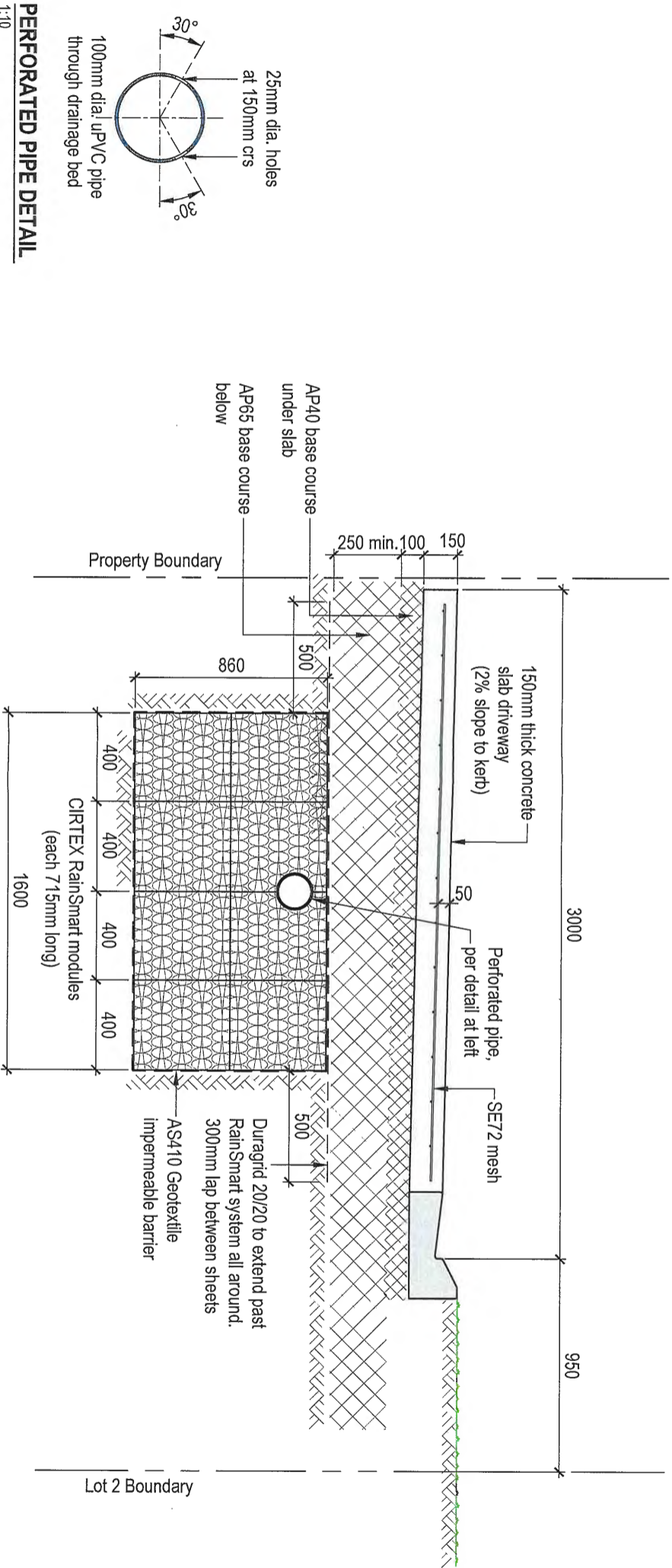
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 CIVIL & STRUCTURAL ENGINEERING
 SP Civil & Structural Engineers Limited (Trading as Stanley Gray)
 PO Box 8129 New Plymouth 4340 info@stanleygray.co.nz

Client: **JV PROPERTIES**
 Address: **45 PRINCESS STREET WAITARA**
 Title: **SITE PLAN & STORMWATER SYSTEM LOCATION**

Designed by:	PS	Job No.	LH/22/11
Drawn by:	BW	Scale:	1:250
Reviewed by:	PS	Sheet No.	S1.1
Approved by:	PS	Issue:	0
Date:	15.06.2023		

Issue/Rev	Date	Description
0	06/07/2023	For Building Consent



PERFORATED PIPE DETAIL
1:10

Note: Perforations only occur over the length of the RainSmart pods

A CROSS SECTION THROUGH CIRTEX RAINSMART
S1.1 1:25

NOTE: Installation shall be as per CIRTEX recommendations.

CONTRACTORS: Refer to Architectural or other Consultants' documents to which these drawings relate. Verify all dimensions and set-outs and confirm all levels on site prior to commencing any work. Figure dimensions taken precedence over scale. Refer any discrepancies to SP Civil & Structural Engineers Limited (T/A Stanley Gray). All workmanship and materials shall conform with The Building Act 2004 and The New Zealand Building Code.

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PO Box 8129 New Plymouth 4340 info@stanleygray.co.nz

FOR CONSENT

Client: **JV PROPERTIES**
Address: **45 PRINCESS STREET**
WAITARA

Title: **CIRTEX RAINSMART SYSTEM DETAIL**

Issue/Rev	Date	Description
0	20/06/2023	For Building Consent

Designed by: PS	Job No. LH22/11
Drawn by: BW	Scale: 1:25, 1:10
Reviewed by: PS	Sheet No. S2.1
Approved by: PS	Issue: 0
Date: 15.06.2023	

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PAVEMENT DESIGN REPORT

45 Princess Street, Waitara

Job No: LH/22/11

7 June 2023



PAVEMENT DESIGN REPORT
45 Princess Street, New Plymouth

Client:
JV Properties Ltd

APPROVED

14 AUG 2023

Job No:
LH/22/11

Revision	Date	Prepared by	Reviewed by	Approved by
A	7 June 2023	Paul Stanley	Matthew Phillips	Paul Stanley



CONTENTS

1. INTRODUCTION..... 4

2. SUBGRADE INVESTIGATION 5

3. PAVEMENT DESIGN 5

4. SUBGRADE INSPECTION AND TESTING 6

5. RECOMMENDATIONS..... 6

6. LIMITATIONS 6

APPENDIX..... 7

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1. INTRODUCTION

We have been engaged to provide engineering services regarding the proposed residential subdivision located at 45 Princess Street, Waitara.

The purpose of this report is to carry out pavement design for the proposed Right of Way.



Figure 1. Scheme Plan

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2. SUBGRADE INVESTIGATION

An empirical pavement design has been carried out following subgrade evaluation.

Inferred California Bearing Ratios (CBR's) have been established from our testing of the subgrade in accordance with NZS 4404 3.3.3.2.

The 10th percentile CBR tests resulted in 2%.

For the purposes of this design a CBR value of 2% has been selected to represent the overall subgrade strength.

3. PAVEMENT DESIGN

To determine pavement suitability, the proposed pavement has been analysed by way of empirical design.

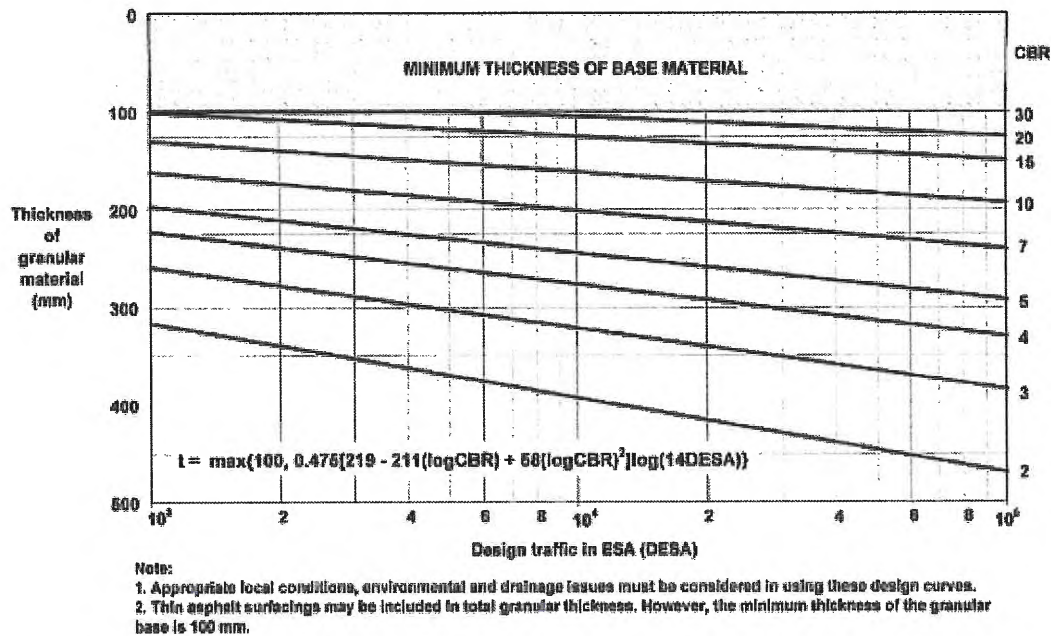


Figure 12.2: Example design chart for lightly-trafficked granular pavements with thin bituminous surfacings

Adopting a conservative DESA of 10⁴, and a CBR of 2%:

From Figure 12.2 Austroads; provide minimum pavement thickness of 400mm.

Provide 250 AP65
150 AP40



4. SUBGRADE INSPECTION AND TESTING

Following the removal of topsoil and any unsuitable material, a subgrade inspection will be required to verify the recommendations in this report.

5. RECOMMENDATIONS

Based on the pavement design undertaken, we recommend the following pavement profile detailed below.

1. Grade 4/6 two coat chipseal surfacing OR 100mm thick concrete
2. 150 mm thick AP40 Basecourse – TNZ M4.
3. 250 mm thick AP65 Subbase – TNZ M3

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6. LIMITATIONS

The opinions and recommendations which are contained in this report are based on the site conditions as they currently exist. This further assumes that the boreholes at the testing locations are representative of subsurface conditions throughout the site, i.e. inferences about the nature and continuity of ground conditions away from the boreholes have been made in the preparation of this report. It is assumed that subsurface conditions everywhere are not significantly different from those disclosed by the investigation.

We should be notified of any subsurface conditions, which appear to be different from those as disclosed by this investigation so that these conditions may be reviewed, and our recommendations reconsidered where necessary.

This report has been presented for the sole use of our client and should not be relied on by third parties, unless written consent has been provided by the undersigned. The reliance by third parties on the information in this report, with no review or written agreement by Stanley Gray, shall be at the sole risk of such parties.

Please do not hesitate to contact us if you require any further information.

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APPENDIX

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Legend: Site Boundary Hand Auger BH1	Notes: 1. Test locations are approximate only. The site plan by Landmark Homes Taranaki. 2. If any trees/stumps, need to be removed within the building footprint.	Client: JV Properties	Job No: LH/22/11
		Address: 45 Princes St, Waitara	Tested by: KN
Title: Site Location Plan	www.stanleygray.co.nz	Date: 20-Feb-23	Sheet No: C01

StanleyGray
WELLBUILT STRUCTURAL ENGINEERING

62 Connett Road, Bell Block, New Plymouth
 www.stanleygray.co.nz

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PROJECT	ROW								
CLIENT	JV Properties	JOB No.	LH/22/11						
LOCATION	45 Princes St, Waitara	DATE	20-Feb-23						
BH No.	1	TESTS BY	KN						
Depth (mm)	Soil Description		Shear Vane (kPa)	blows	Scala Penetrometer Test				
					0	2	4	6	8
100									
200					6				
300					3				
400					2				
500					2				
600					3				
700					3				
800					3				
900									
1000									
1100									
1200									
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4900									
5000									


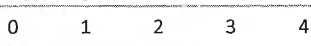
Notes: This Report is based on the field description for soil and rock, NZGS (12/2005).

Shear strength using a hand held shear vane: NZGS (8/2001).

Determination of penetration resistance of a soil, NZS 4402 : 1988, Test 6.5.2

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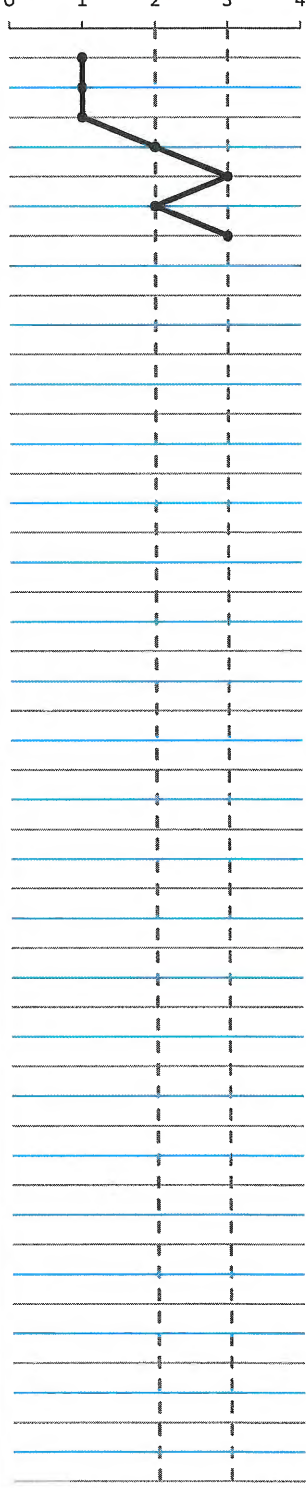
14 AUG 2023

PROJECT		ROW				
CLIENT	JV Properties	JOB No.	LH/22/11			
LOCATION	45 Princes St, Waitara	DATE	20-Feb-23			
BH No.	2	TESTS BY	KN	Shear Vane (kPa)	blows	Scala Penetrometer Test
Depth (mm)	Soil Description					
100				1		
200				1		
300				1		
400				1		
500				1		
600				2		
700				3		
800				3		
900						
1000						
1100						
1200						
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4300						
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4500						
4600						
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4800						
4900						
5000						

Notes: This Report is based on the field description for soil and rock, NZGS (12/2005). Shear strength using a hand held shear vane: NZGS (8/2001).
 Determination of penetration resistance of a soil, NZS 4402: 1988, Test 6.5.2

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PROJECT	ROW							
CLIENT	JV Properties	JOB No.	LH/22/11					
LOCATION	45 Princes St, Waitara	DATE	20-Feb-23					
BH No.	3	TESTS BY	KN					
Depth (mm)	Soil Description	Shear Vane (kPa)	blows	Scala Penetrometer Test				
100				0	1	2	3	4
200			1					
300			1					
400			1					
500			2					
600			3					
700			2					
800			3					
900								
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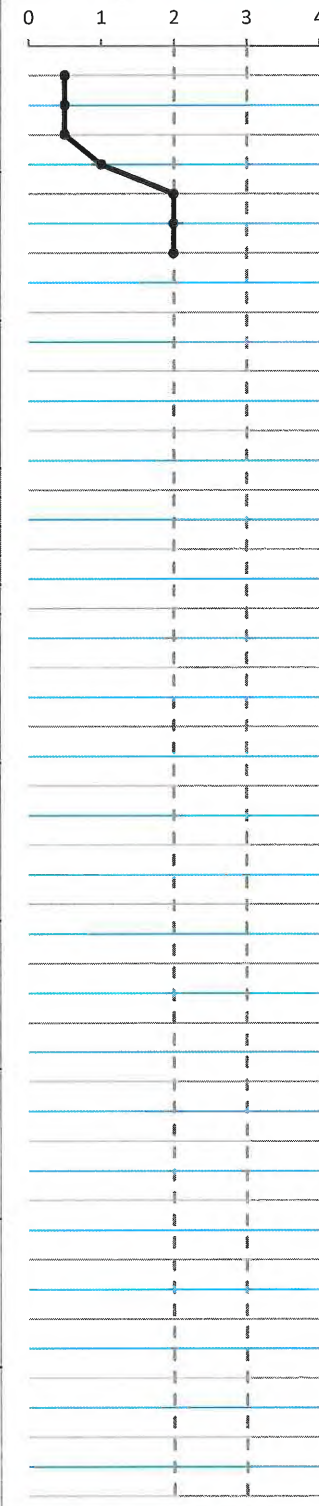
Notes: This Report is based on the field description for soil and rock, NZGS (12/2005).

Shear strength using a hand held shear vane: NZGS (8/2001).

Determination of penetration resistance of a soil, NZS 4402 : 1988, Test 6.5.2

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PROJECT		ROW				
CLIENT	JV Properties	JOB No.	LH/22/11			
LOCATION	45 Princes St, Waitara	DATE	20-Feb-23			
BH No.	4	TESTS BY	KN	Shear Vane (kPa)	blows	Scala Penetrometer Test
Depth (mm)	Soil Description			Scala Penetrometer Test		
100						
200				0.5		
300				0.5		
400				0.5		
500				1		
600				2		
700				2		
800				2		
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4200						
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4900						
5000						

Notes: This Report is based on the field description for soil and rock, NZGS (12/2005). Shear strength using a hand held shear vane: NZGS (8/2001). Determination of penetration resistance of a soil, NZS 4402 : 1988, Test 6.5.2

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Sheet No.
Calcs By: PS
Date: 04/06/2023
Job No. LH/22/11

Job Name: JV Properties - 45 Princess Street, Waitara

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CIVIL & STRUCTURAL ENGINEERING

SP Civil & Structural Engineers Limited

T/A Stanley Gray

PO BOX 8129

New Plymouth

info@stanleygray.co.nz

45 Princess Street, Waitara

Stormwater disposal system for the proposed Right of Way at 45 Princess Street, Waitara.

The design is based on a 1% AEP (Annual Exceedance Probability) rainfall.

The proposed ROW is 4.0m wide and the service trench is 1.0m wide underneath the ROW.



Notes: Scheme Plan provided by the client.

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62 Connett Road, Bell Block, New Plymouth

www.stanleygray.co.nz

Client: JV Properties

Address: 45 Princess Street, Waitara

Job No: LH/22/11

Designed by: YL Reviewed by: PS

Date: 26 / 08 / 2022

Sheet No: C01

Title: Site Location

APPROVED

14 AUG 2023

Date:	26-08-22
Job No:	LH/22/11
Client:	JV Properties
Address:	45 Princess Street, Waitara
Designed by:	YL
Reviewed by:	PS
Job Description:	Stormwater Design - RainSmart System

Stanley Gray

CIVIL & STRUCTURAL ENGINEERING

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 62 Connert Road, Bell Block, New Plymouth
 www.stanleygray.co.nz
 paul@stanleygray.co.nz
 027 363 4333

ΣCA	235	m ²
Soakage Rate	200	mm/hr
C	0.9	
AEP	1	%

- Rainfall intensities using RCP6.0 for the period 2081-2100 from HIRDS NIWA.
 - Rational Formula applied to calculate runoff discharge.

RainSmart Module Size				
L	16	x	0.715	m
W	4	x	0.400	m
D	Double	x	0.860	m
Total numbers			64	

RainSmart System Dimensions		
L	11.44	m
W	1.60	m
D	0.86	m

Base Area	18.30	m ²
Gross Vol	15.74	m ³
Provide 95% Vol:	14.95	m³

Duration (min)	i (mm/hr)	Q (l/sec)	V _{runoff} (m ³)	V _{soak} (m ³)	V _{requ} (m ³)	Balance	FoS
10	187	10.99	6.59	0.61	5.98	8.97	2.50
20	131	7.70	9.24	1.22	8.02	6.94	1.87
30	106	6.23	11.21	1.83	9.38	5.58	1.59
60	71.9	4.22	15.21	3.66	11.55	3.41	1.30
120	47.6	2.80	20.13	7.32	12.81	2.14	1.17
360	23.4	1.37	29.69	21.96	7.73	7.22	1.93
720	14.5	0.85	36.80	43.93	0.00	14.95	>1
1440	8.8	0.52	44.67	87.86	0.00	14.95	>1
2880	5.26	0.31	53.40	175.72	0.00	14.95	>1
4320	3.85	0.23	58.63	263.58	0.00	14.95	>1
5760	3.08	0.18	62.54	351.44	0.00	14.95	>1
7200	2.58	0.15	65.48	439.30	0.00	14.95	>1

Available Space		
L	58.75	m
W	2	m
Water Level	1.5	m



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PO BOX 8129, New Plymouth 4340
 62 Connett Road, Bell Block, New Plymouth
 www.stanleygray.co.nz
 paul@stanleygray.co.nz
 027 363 4333

Date:	26-08-22
Job No:	LH/22/11
Client:	JV Properties
Address:	45 Princess Street, Waitara
Page No:	2/5
Designed by:	YL
Reviewed by:	PS
Job Description:	Stormwater Design - RainSmart System

RainSmart Design Summary

For Right of Way 235 m²

Provide

Each Module Size	
Length	0.715 m
Width	0.400 m
Depth	0.860 m Double

Total Module Number =	64
Along the Length	Along the Width
16	4

Whole RainSmart System Dimensions	
Length	11.44 m
Width	1.60 m
Depth	0.86 m

James Carley

From: Thomas Burley <thomas@taylorpatrick.co.nz>
Sent: Monday, 14 August 2023 11:47 am
To: James Carley
Cc: Stefan Kiss
Subject: RE: [#TP22077] SUB22/48266 - 45 Princess Street, Waitara - Engineering Design approval

[EXTERNAL EMAIL] CAUTION: This email is from an external sender. To minimise cyber security risks, do not click on any links or open any attachments unless you are certain that the sender is legitimate. Please note that no legitimate sender will ever ask you for password details.

Hi James,

Please [Click here](#) to download the requested items and updated plans with amendments made. I have made comments in red to the items outlined in your email below.

Let me know if you have any queries.

Thanks,

Thomas Burley | Surveyor

Huatoki Business Centre, 17A Brougham St, New Plymouth
PO Box 8258, New Plymouth, NZ | P: 06 758 1021 | m: 022 034 2205
thomas@taylorpatrick.co.nz | www.taylorpatrick.co.nz

APPROVED

14 AUG 2023



From: James Carley James.Carley@npdc.govt.nz
Sent: Thursday, June 29, 2023 9:12 AM
To: Thomas Burley thomas@taylorpatrick.co.nz
Cc: Stefan Kiss stefan@taylorpatrick.co.nz
Subject: [#TP22077] SUB22/48266 - 45 Princess Street, Waitara - Engineering Design approval

Morning Thomas,

I have received the engineering plans for approval at 45 Princess Street, Waitara. There are some items council requires further detail over please;

Drawing No. 300

- Please specify what type of sumps are to be used for the ROW drainage. See updated plan DWG-LH.22.22-S1.1(0) Site Plan.pdf
- The sump at approx. CH55 needs to be located outside of the sewer easement at a minimum (appears it may need to move further north-east up the ROW). Sump has been moved outside sewer easement. See updated plans
- Please provide the Stanley Gray calculations of the Cirtex RainSmart system. – see CAL-LH 22 11 SWRainSmart ROW.pdf

- A Building consent is required for the proposed stormwater drainage, please get this application underway.
– **Building consent has been lodged.**
- Is the existing sewer lateral to the site (that dissects Lot 2 of the development) proposed to be shortened as part of the works? Please note this on plans. – **Noted on updated plan - sheet 300**
- I note BC23/131676 has been granted for the relocation of the existing dwelling on-site onto proposed Lot 4 – please provide the site plan that was approved under BC (for reference) – **BC Site plan included**

Drawings No. 302 – X Section

- Is the 100mm thick concrete proposed to be reinforced? - **updated to 150mm reinforced concrete**
- Please show the council sewer main depth on this cross section. - **depth shown on cross section**
- Council require confirmation from Stanley Gray as design engineers that the proposed ROW pavement is not posing any additional loading on the sewer main. - **Comment from Stanley Gray: "The proposed finished ground levels are reduced resulting in less material over the sewer pipe. The reinforced concrete right-of-way will also span across the sewer trench, resulting in no additional load on the sewer pipe."**

If you're able to make these changes and get an updated plan set through to me that would be appreciated.

Regards,

James Carley
Development Engineer

New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Phone: 06-759 6060 Mobile: 027 278 4051

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14 AUG 2023



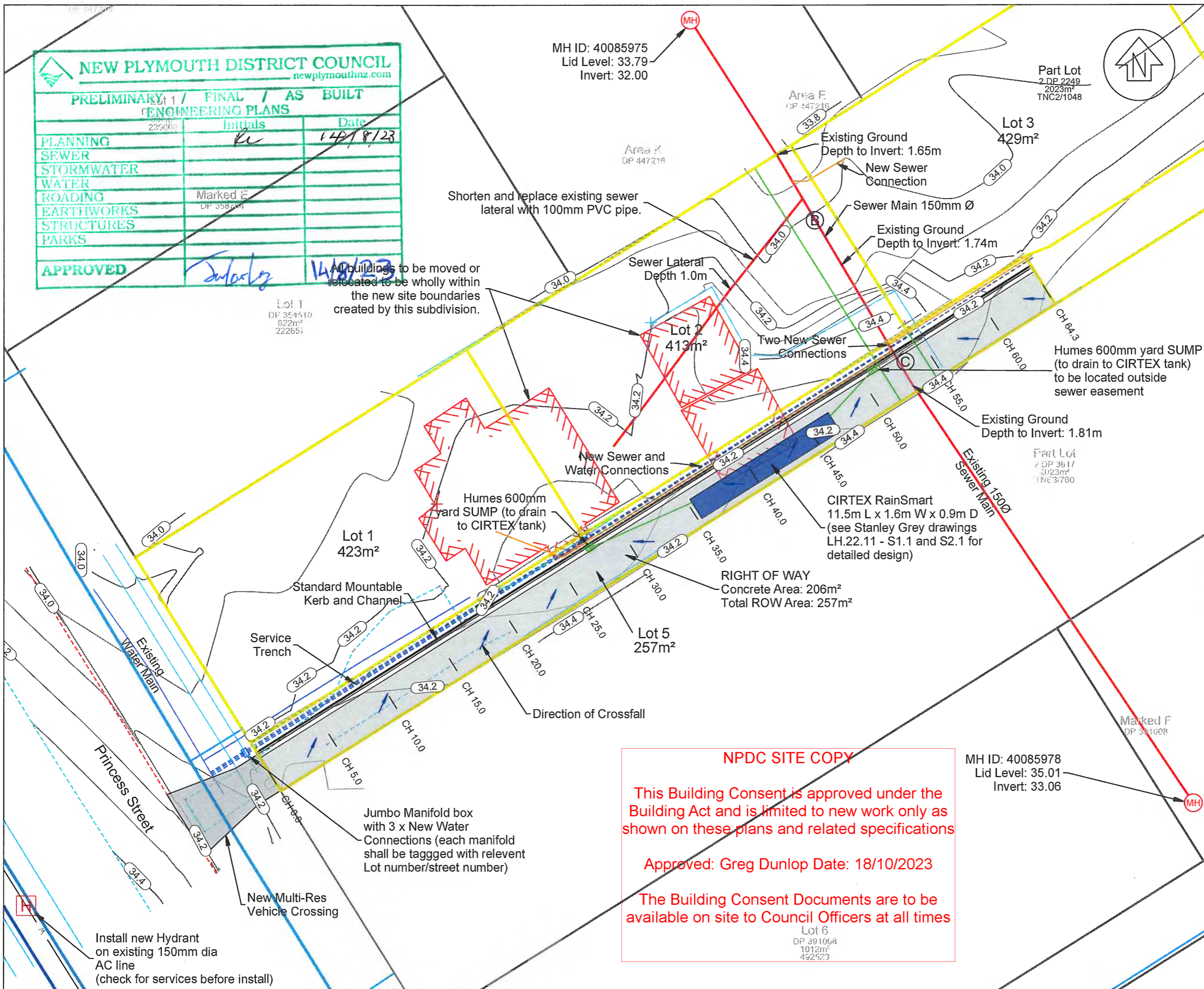
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NEW PLYMOUTH DISTRICT COUNCIL newplymouthnz.com		
PRELIMINARY / FINAL / AS BUILT ENGINEERING PLANS		
PLANNING	Initials	Date
SEWER	<i>KK</i>	14/8/23
STORMWATER		
WATER		
ROADING	Marked E	
EARTHWORKS	DP 358264	
STRUCTURES		
PARKS		
APPROVED <i>Suboly</i> 14/8/23		



Notes:

Datum: NZGD2000
 Projection: Taranaki 2000
 Origin: IT XVIII SO 10164
 Coordinates: 815291.323mN 401749.757mE

Height Datum: NZVD2016
 Origin: IT XVIII SO 10164
 Reduced Level: 31.00

Contour Interval
 Major: 0.2m
 Minor: 0.1m

-All works to be in accordance with NPDC Land Development and Subdivision Infrastructure Standards 2019 (Local Amendments Version 3).

-Engineer to inspect sub-grade before concrete is poured.

-Locate all existing services before commencing construction works.

TAYLOR PATRICK
 SURVEYING PLANNING DESIGN

Huatoki Business Centre
 17a Brougham Street
 PO Box 8258
 New Plymouth 4311
 p 06 758 1921
 m 021 543 693
 stefan@taylorpatrick.co.nz

04	Adjust ROW height	TB	05/07/23
03	Move sump outside easement, add label	TB	04/07/23
02	Add pavement thickness and CIRTEX tank	TB	27/06/23
01	Add existing sewer depths	TB	27/04/23
00	For Issue	TB	18/04/23
REV	AMENDMENT	BY	DATE

45 Princess Street
 Waitara
 New Plymouth

Right of Way
 Engineering Plans
 SUB22/48266

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE:
DRAWN:	DATE:	SIGNATURE:	CAD REF:
CHECKED:	DATE:	SIGNATURE:	SURVEY BY:
APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:
			12D REF:

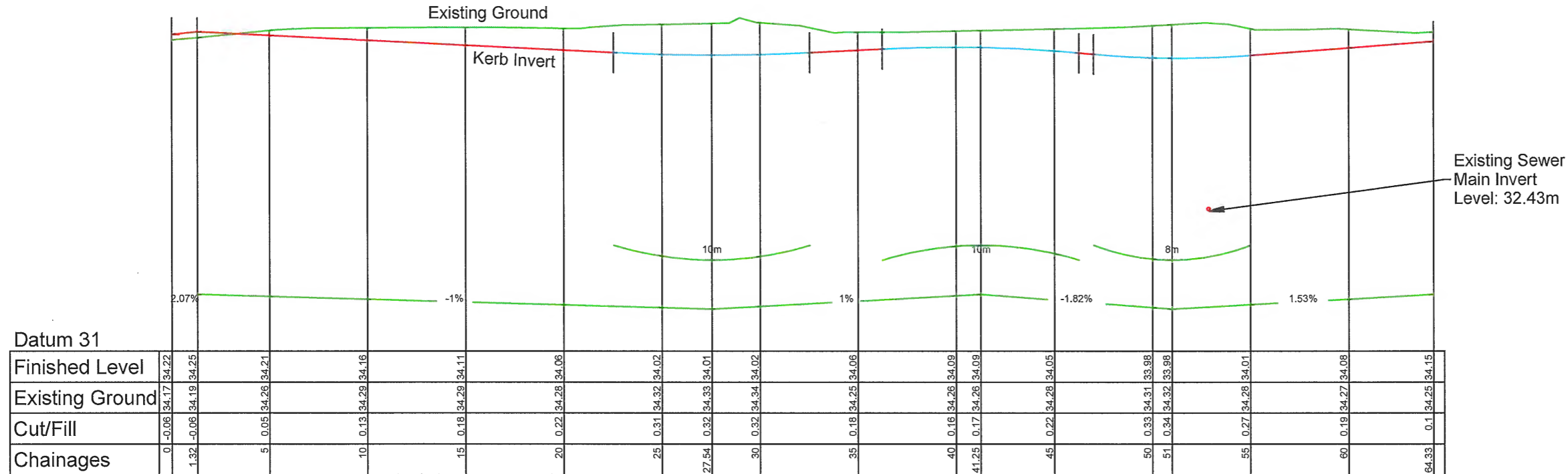
PLOT STATUS	
For Issue	
PROJECT NUMBER:	SCALES:
22077	1:250 @ A3
DRAWING No:	REV:
300	04

APPROVED

14 AUG 2023



Right of Way
Longsection
(Profile of Kerb Invert)



Datum 31

Horizontal Scale 1:250

Vertical Scale 1:50

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Notes:
Datum: NZGD2000
Projection: Taranaki 2000
Origin: IT XVIII SO 10164
Coordinates: 815291.323mN 401749.757mE

Height Datum: NZVD2016
Origin: IT XVIII SO 10164
Reduced Level: 31.00

- All works to be in accordance with NPDC Land Development and Subdivision Infrastructure Standards 2019 (Local Amendments Version 3).
- Engineer to inspect sub-grade before concrete is poured.
- Locate all existing services before commencing construction works.

Existing Sewer Main Invert Level: 32.43m

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SURVEYING PLANNING DESIGN

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New Plymouth 4310
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m 021 543 893
stefan@taylorpatrick.co.nz

02	change align to Kerb Inv, adjust height	TB	05/07/23
01	move low point, adjust gradient	TB	04/07/23
00	For Issue	TB	18/04/23

45 Princess Street
Waitara
New Plymouth

Right of Way
Engineering Plans
SUB22/48266

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE: 05/07/23
DRAWN:	DATE: 18/04/23	SIGNATURE:	CAD REF:
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
APPROVED:	DATE:	SIGNATURE:	SURVEY BY: KK
			SURVEY DATE: 16/02/23
			12D REF:

PLOT STATUS	
For Issue	
PROJECT NUMBER: 22077	SCALES: 1:1000 @ A3
DRAWING NO: 301 - Longsection	REV: 02

APPROVED

14 AUG 2023



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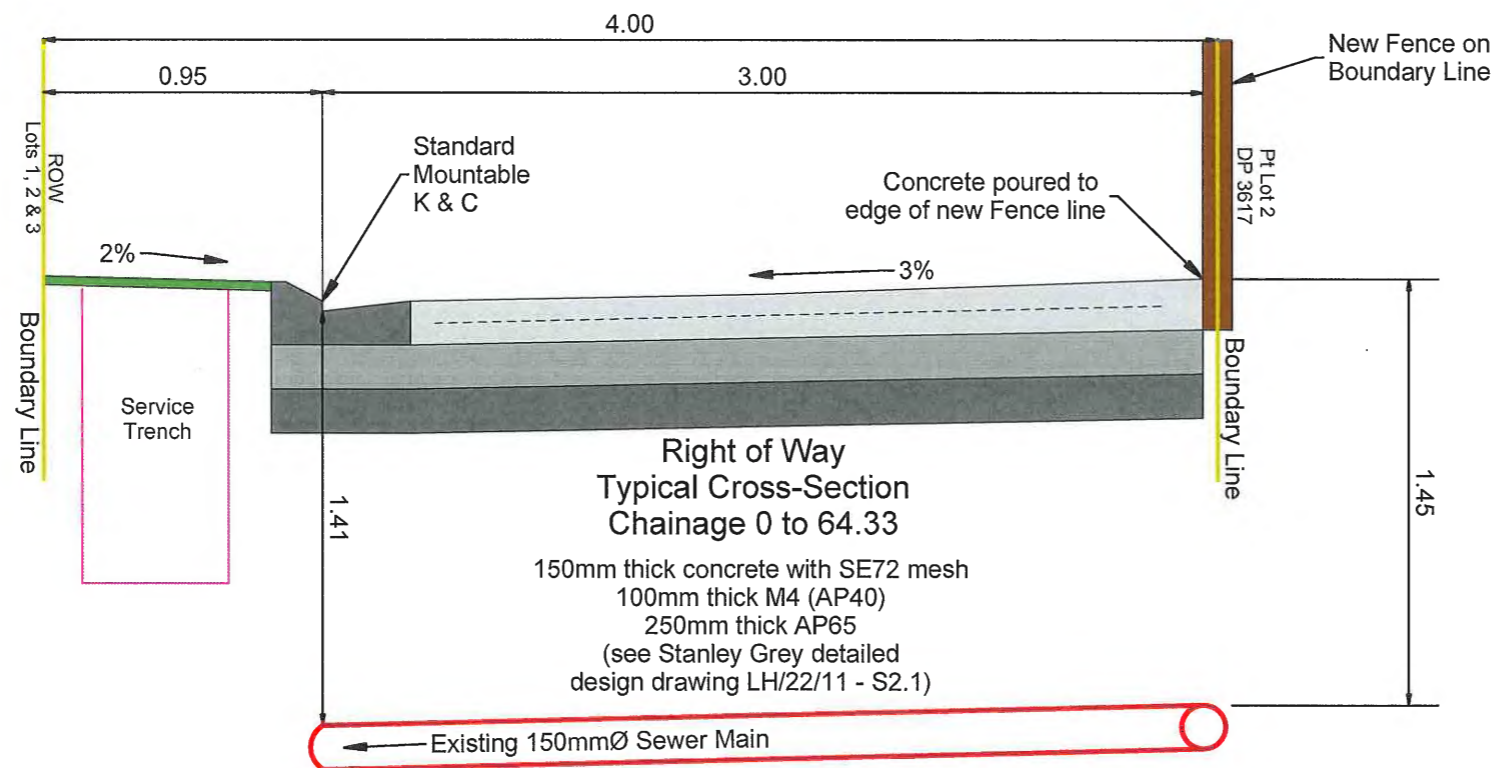
Notes:
 Datum: NZGD2000
 Projection: Taranaki 2000
 Origin: IT XVIII SO 10164
 Coordinates: 815291.323mN 401749.757mE

Height Datum: NZVD2016
 Origin: IT XVIII SO 10164
 Reduced Level: 31.00

-All works to be in accordance with NPDC Land Development and Subdivision Infrastructure Standards 2019 (Local Amendments Version 3).

-Engineer to inspect sub-grade before concrete is poured.

-Locate all existing services before commencing construction works.



TAYLOR PATRICK
 SURVEYING PLANNING DESIGN
 Huatoki Business Centre
 17a Brougham Street
 PO Box 6256
 New Plymouth 4310
 p 06 758 1021
 m 021 543 893
 stefan@taylorpatrick.co.nz

REV	AMENDMENT	BY	DATE
03	change x-fall to 3%	TB	05/07/23
02	update pavement, add sewerline	TB	04/07/23
01	Update pavement thickness	TB	27/05/23
00	For Issue	TB	18/04/23

45 Princess Street
 Waitara
 New Plymouth

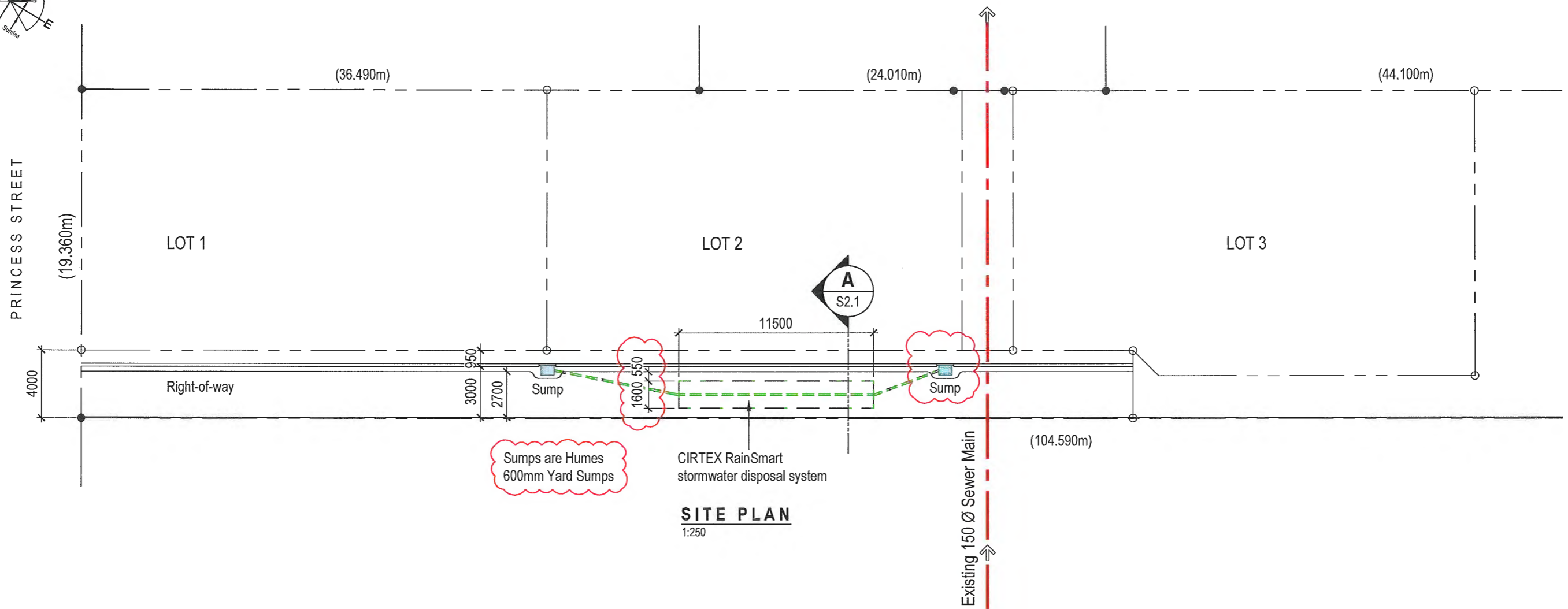
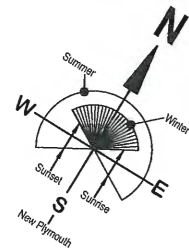
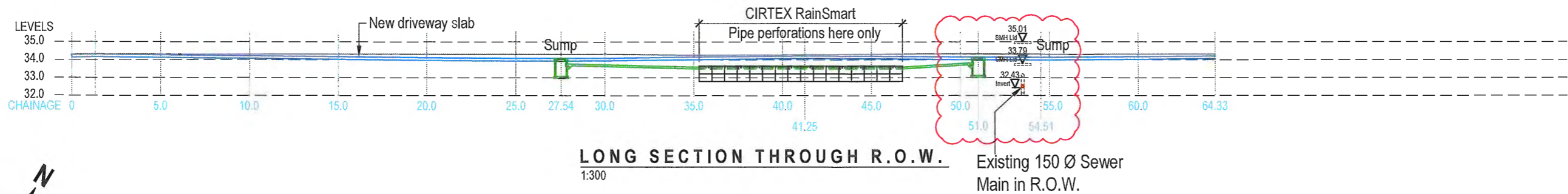
Right of Way
 Engineering Plans
 SUB22/48266

DESIGNED:	DATE:	SIGNATURE:	DATE:
DRAWN:	DATE:	SIGNATURE:	CAD REF:
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:
			1:20 REF:

For Issue
 PROJECT NUMBER: 22077
 DRAWING No: 302 - X Section
 SCALES: 1:25 @ A3
 REV: 03

APPROVED

14 AUG 2023



FOR CONSENT

Issue/Rev	Date	Description
0	06/07/2023	For Building Consent

CONTRACTORS: Refer to Architectural or other Consultants' documents to which these drawings relate. Verify all dimensions and set-outs, and confirm all levels on site prior to commencing any work. Figured dimensions taken precedence over scale. Refer any discrepancies to SP Civil & Structural Engineers Limited (T/A Stanley Gray). All workmanship and materials shall conform with The Building Act 2004 and The New Zealand Building Code.

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StanleyGray
CIVIL & STRUCTURAL ENGINEERING

SP Civil & Structural Engineers Limited (Trading as Stanley Gray)
PO Box 8129 New Plymouth 4340 info@stanleygray.co.nz

Client: **JV PROPERTIES**
Address: **45 PRINCESS STREET**
WAITARA

Title: **SITE PLAN & STORMWATER SYSTEM LOCATION**

Designed by: **PS**
Drawn by: **BW**
Reviewed by: **PS**
Approved by: **PS**

Date: **15.06.2023**

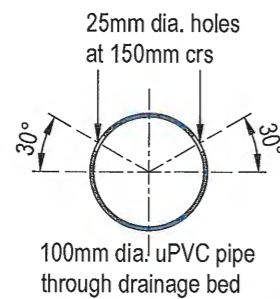
Job No. **LH/22/11**

Scale: **1:250**

Sheet No. **S1.1** Issue: **0**

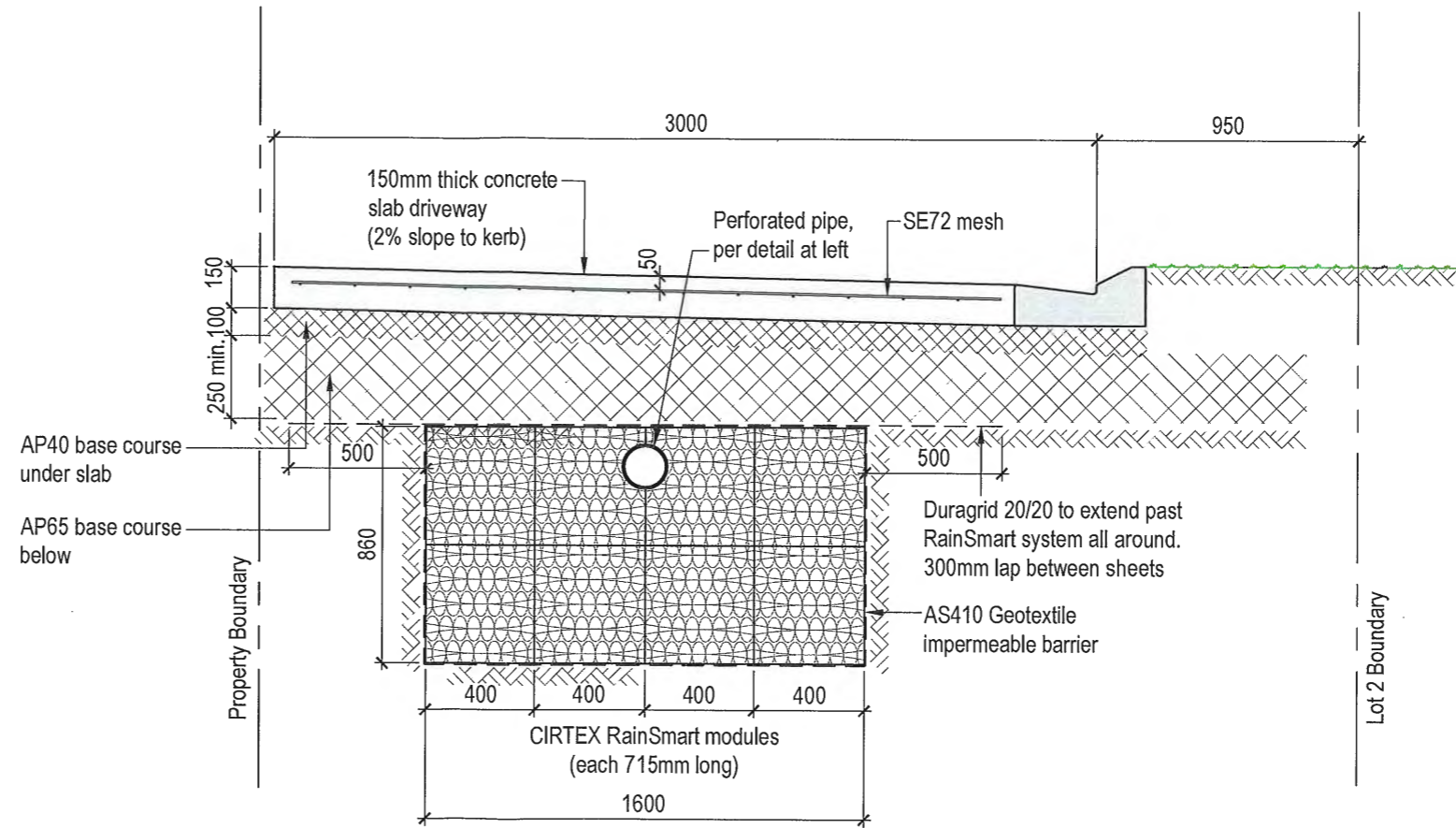
APPROVED

14 AUG 2023



PERFORATED PIPE DETAIL
1:10

Note: Perforations only occur over the length of the RainSmart pods



NOTE: Installation shall be as per CIRTEX recommendations.

A CROSS SECTION THROUGH CIRTEX RAINSMART
S1.1 1:25

FOR CONSENT

Issue/Rev	Date	Description
0	20/06/2023	For Building Consent

CONTRACTORS: Refer to Architectural or other Consultants' documents to which these drawings relate. Verify all dimensions and set-outs, and confirm all levels on site prior to commencing any work. Figured dimensions taken precedence over scale. Refer any discrepancies to SP Civil & Structural Engineers Limited (T/A Stanley Gray). All workmanship and materials shall conform with The Building Act 2004 and The New Zealand Building Code.

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StanleyGray
CIVIL & STRUCTURAL ENGINEERING

SP Civil & Structural Engineers Limited (Trading as Stanley Gray)
PO Box 8129 New Plymouth 4340 info@stanleygray.co.nz

Client: **JV PROPERTIES**
Address: **45 PRINCESS STREET**
WAITARA

Title: **CIRTEX RAINSMART SYSTEM DETAIL**

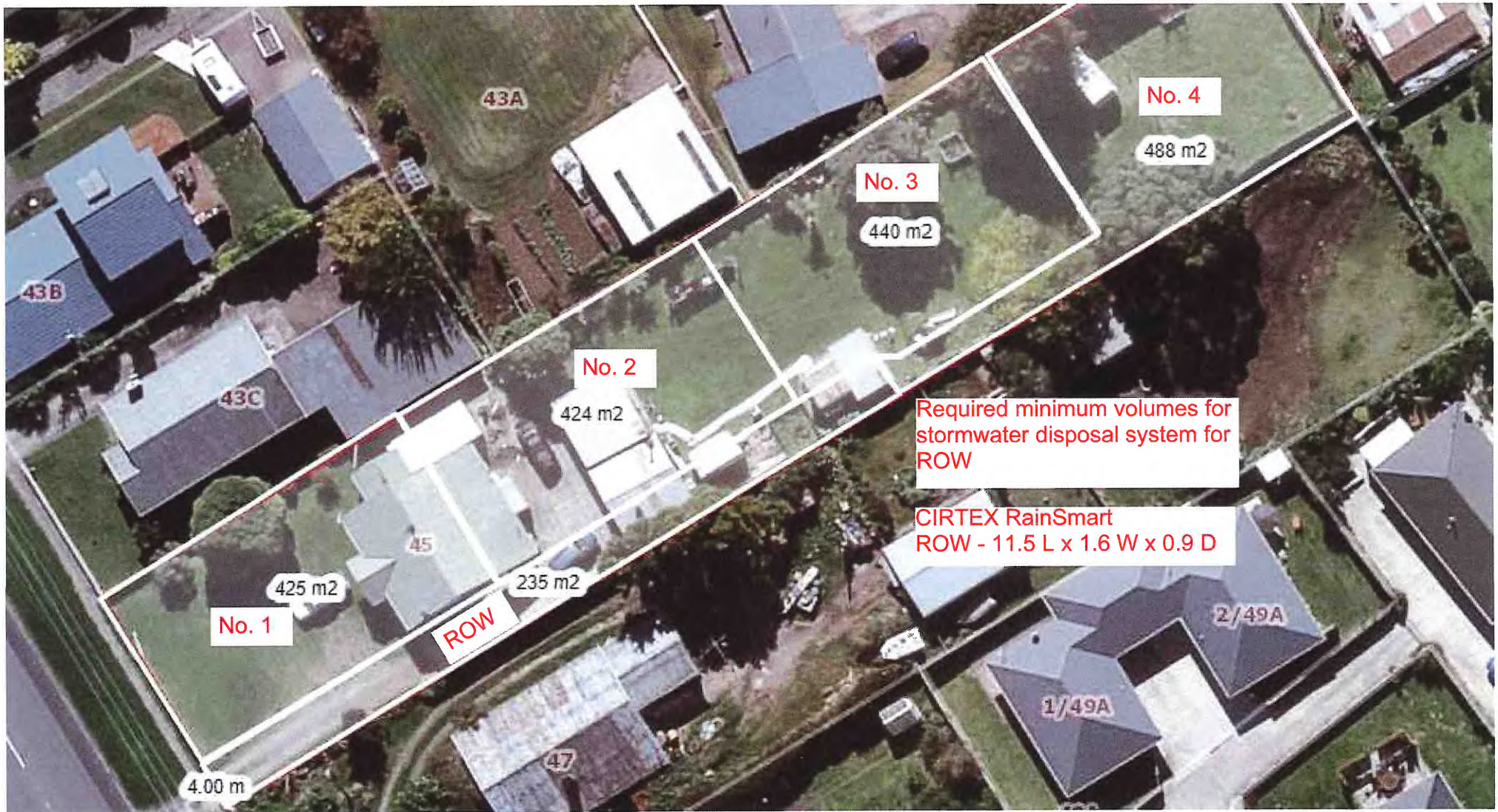
Designed by: **PS**
Drawn by: **BW**
Reviewed by: **PS**
Approved by: **PS**

Date: **15.06.2023**

Job No. **LH/22/11**

Scale: **1:25, 1:10**

Sheet No. **S2.1** Issue: **0**



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14 AUG 2023

StanleyGray
CIVIL & STRUCTURAL ENGINEERING
 62 Connett Road, Bell Block, New Plymouth
 www.stanleygray.co.nz

Notes: Scheme Plan provided by the client.

Client: JV Properties	Job No: LH/22/11
Address: 45 Princess Street, Waitara	Designed by: YL Reviewed by: PS
Title: Site Location	Date: 26 / 08 / 2022
	Sheet No: C01

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14 AUG 2023

Stanley Gray
CIVIL & STRUCTURAL ENGINEERING

PO BOX 8129, New Plymouth 4340
62 Connett Road, Bell Block, New Plymouth
www.stanleygray.co.nz
paul@stanleygray.co.nz
027 363 4333

Date:	26-08-22
Job No:	LH/22/11
Client:	JV Properties
Address:	45 Princess Street, Waitara
Designed by:	YL
Reviewed by:	PS
Job Description:	Stormwater Design - RainSmart System

ΣCA	235	m ²	Righ of Way
Soakage Rate	200	mm/hr	
C	0.9		
AEP	1	%	

- Rainfall intensities using RCP6.0 for the period 2081-2100 from HIRDS NIWA.
- Rational Formula applied to calculate runoff discharge.

RainSmart Module Size

L	16	×	0.715	m
W	4	×	0.400	m
D	Double	×	0.860	m
Total numbers	64			

RainSmart System Dimensions

L	11.44	m	Base Area	18.30	m ²
W	1.60	m	Gross Vol	15.74	m ³
D	0.86	m	Provide 95% Vol:	14.95	m³

Duration (min)	i (mm/hr)	Q (l/sec)	V _{runof} (m ³)	V _{soak} (m ³)	V _{requ} (m ³)	Balance	FoS
10	187	10.99	6.59	0.61	5.98	8.97	2.50 ok
20	131	7.70	9.24	1.22	8.02	6.94	1.87 ok
30	106	6.23	11.21	1.83	9.38	5.58	1.59 ok
60	71.9	4.22	15.21	3.66	11.55	3.41	1.30 ok
120	47.6	2.80	20.13	7.32	12.81	2.14	1.17 ok
360	23.4	1.37	29.69	21.96	7.73	7.22	1.93 ok
720	14.5	0.85	36.80	43.93	0.00	14.95	>1 ok
1440	8.8	0.52	44.67	87.86	0.00	14.95	>1 ok
2880	5.26	0.31	53.40	175.72	0.00	14.95	>1 ok
4320	3.85	0.23	58.63	263.58	0.00	14.95	>1 ok
5760	3.08	0.18	62.54	351.44	0.00	14.95	>1 ok
7200	2.58	0.15	65.48	439.30	0.00	14.95	>1 ok

Available Space

L	58.75	m	ok
W	2	m	ok
Water Level	1.5	m	ok



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14 AUG 2023



PO BOX 8129, New Plymouth 4340
 62 Connett Road, Bell Block, New Plymouth
www.stanleygray.co.nz
paul@stanleygray.co.nz
 027 363 4333

Date:	26-08-22
Job No:	LH/22/11
Client:	JV Properties
Address:	45 Princess Street, Waitara
Page No:	2/5
Designed by:	YL
Reviewed by:	PS
Job Description:	Stormwater Design - RainSmart System

RainSmart Design Summary

For

Righ of Way

235

 m²

Provide

Each Module Size			
Length	0.715	m	
Width	0.400	m	
Depth	0.860	m	Double

Total Module Number =		64
Along the Length	Along the Width	
16	4	

Whole RainSmart System Dimensions		
Length	11.44	m
Width	1.60	m
Depth	0.86	m

BUILDING CONSENT

31526P

PROPERTY ID

002957



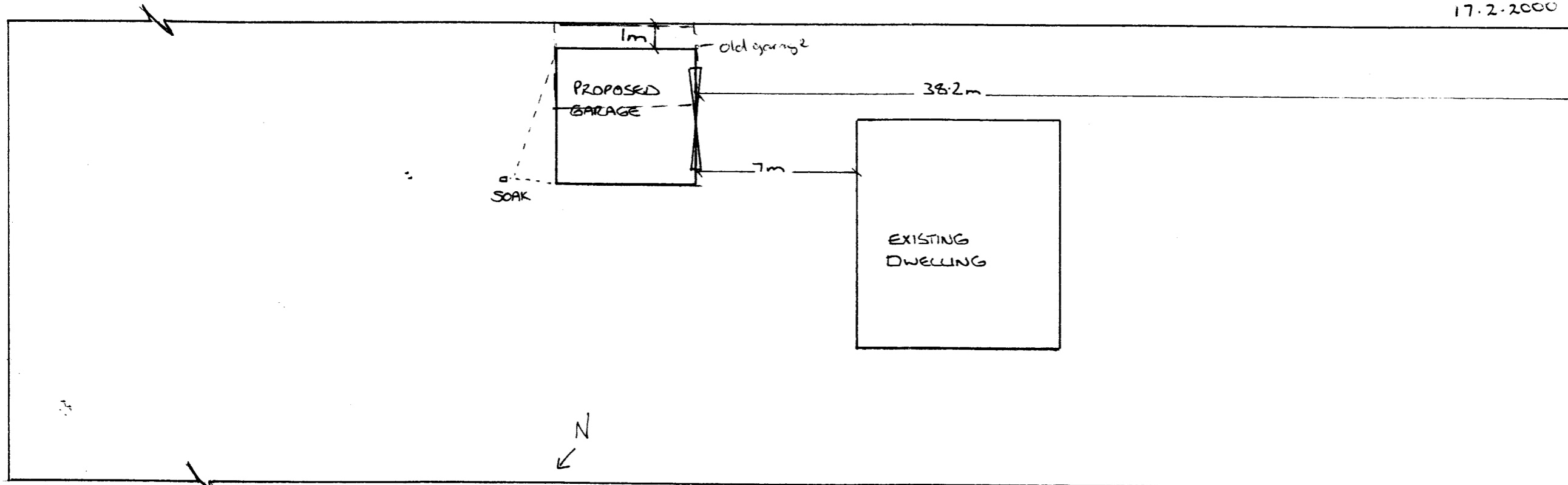
OFFICE COPY

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

DATE

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

31525/31526
17.2.2000



SITE DETAILS

LOT:
DP:
CT:



HEAD OFFICE:
112 WATERLOO ROAD

PH: (03) 348-8704
FAX: (03) 348-8063

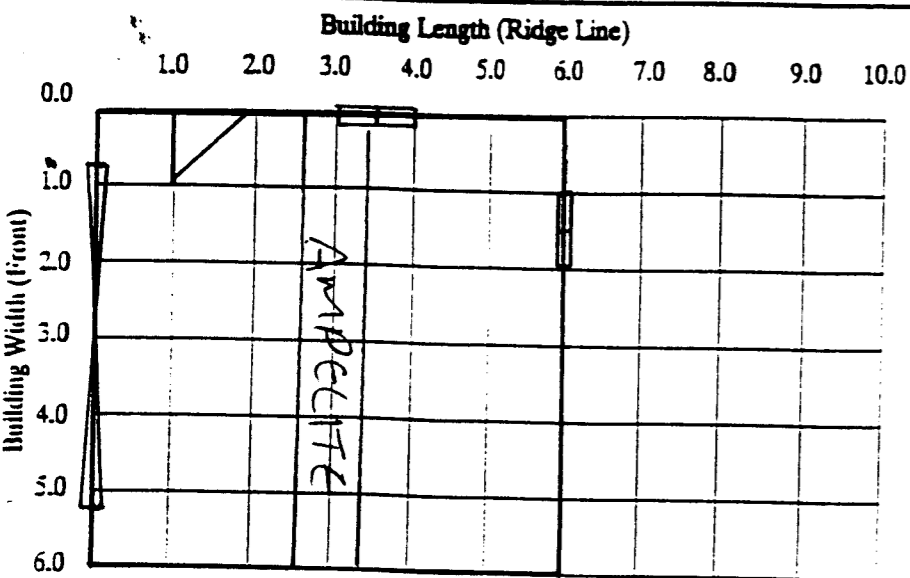
PROJECT TITLE
Proposed Garage For:
MR & MRS D. NGAROTATA - 45 PRINCESS STREET WAIKARA

DRAWING TITLE
SITE PLAN

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992 REFER TO PRODUCER STATEMENT

SCALE: 1:20	DATE:	SHEET: 1
DRAWN:	FILE:	OF:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING: ALL DIMENSIONS IN MM UNLESS STATED



FLOOR PLAN 1:100

BUILDINGS DETAILS:

Buildings Length:	6.000m	7.985m	9.970m
Buildings Width:	4.0m	6.0m	
Floor Area:	36 m ²		
Stud Height:	2.1m	2.4m	
Wind Zone:	Low	Med	High V.High
Snow Zone:	Kpa		

DELETED NOT APPLICABLE

GENERAL
All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Gangnail Producer Statement for Design, dated 28 September, 1997 and Beca Carter Hollings & Ferner Producer Statement dated 5 September 1997.

FOUNDATIONS
Concrete floor shall be 17.5 MPA, 100mm thick. Footing as detailed.

WALL FRAMING
All timber shall be machine gauged and treated to T.P.A. specification H1 or Chemical Free Kiln Dried frame Studs shall be 90x35 at 1000mm c/s and housed into plates. Lay two ply matboard d.p.c. under all plates. Refer Gangnail Producer Statement CH4100/101 for timber grade options and specification.

ROOF FRAMING
Purlins shall be 90mm x 45mm on edge at 1500 max c/s fixed to Gangnail 15 degree trusses at centres shown. Fix purlins and trusses as detailed in Gangnail Producer Statement for Design.

SIDE ENTRY OPENING LINTELS
Refer Soon Loo Consultants Ltd Producer Statement for Design, dated February 1997, for side entry lintel table below relates to Low Wind, up to 0.3 Snow (Kpa), Refer Producer Statement for others.

Clear Span	Truss Span: 6000	Truss Span: 6600 & 7200	Truss Span: 7800-9000
Max. span 2.7	170 x 45 LVL Lintel	170 x 45 LVL Lintel	200 x 45 LVL Lintel
Max. span 4.5	240 x 45 LVL Lintel	240 x 45 LVL Lintel	240 x 63 LVL Lintel

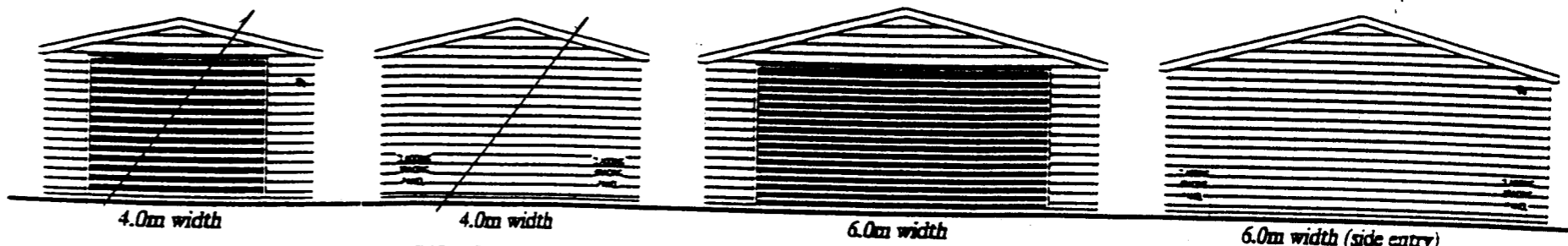
Trusses bolted to lintel with 90 x 35 lumberlok joint hanger.

ROOFING
Shall be 0.40 B.M.T. steel longrun rib roofing, fixed with 65mm weatherseal spiral shank nails.

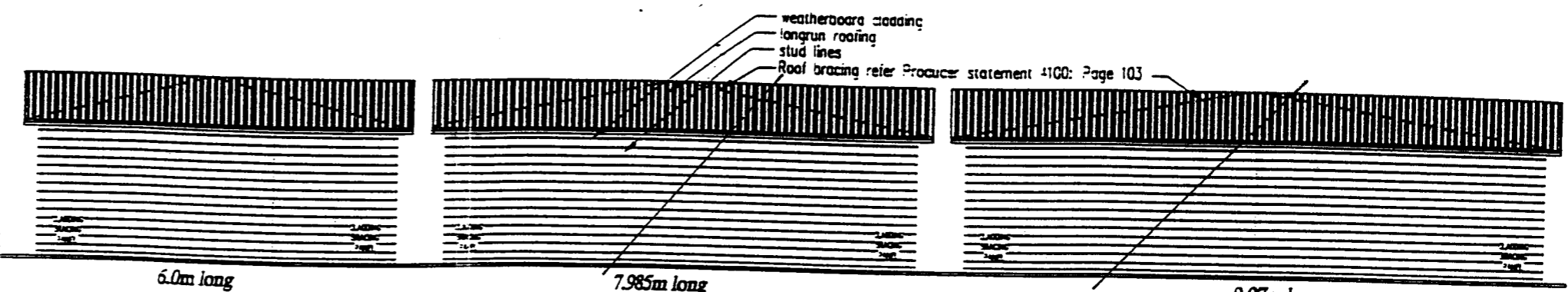
WALL CLADDING
Fix in accordance with Gangnail Producer Statement for Design.

ROOF BRACING
For all buildings fix Lumberlok roof plane strap bracing in accordance with Gangnail Producer Statement for Design.

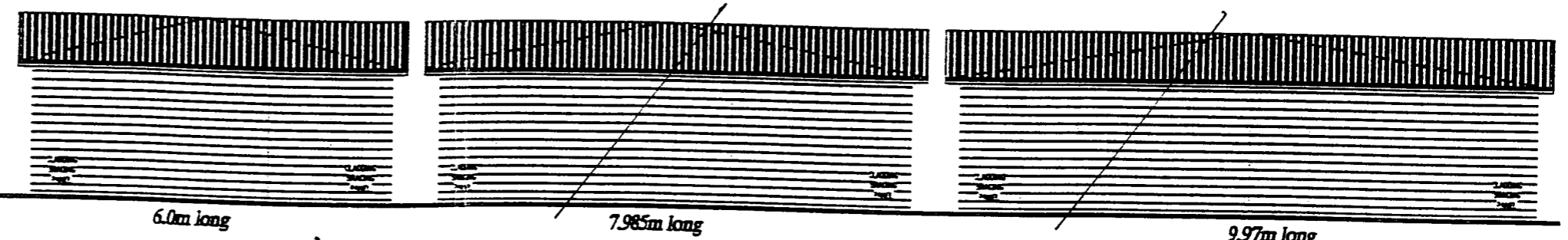
WALL BRACING
For steel sheet weatherboard cladding no metal angle bracing is required in Low/Med Wind Zones, refer Gangnail Producer Statement. For High/Very High wind zones fix 22 x 22 x 1.2 metal angle bracing in accordance with NZS 3804, refer Gangnail Producer Statement for Locations



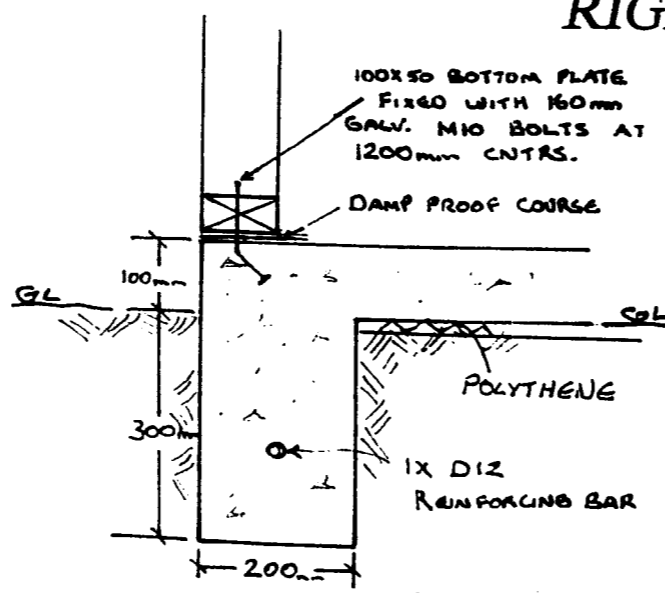
FRONT & REAR ELEVATIONS 1:100



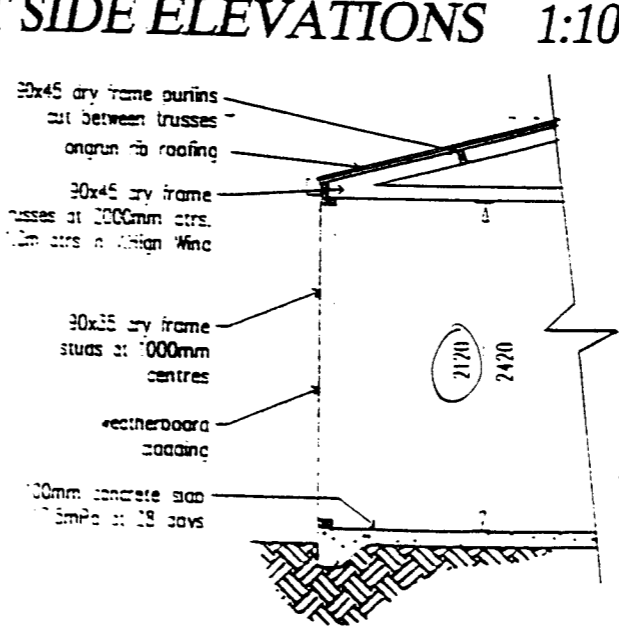
LEFT SIDE ELEVATIONS 1:100



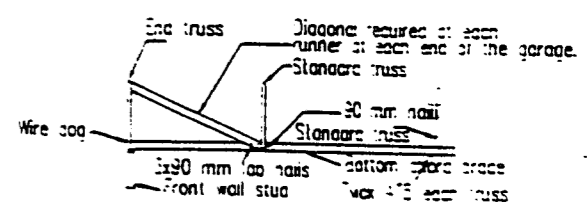
RIGHT SIDE ELEVATIONS 1:100



FOUNDATION DETAIL



TYPICAL SECTION



BOTTOM CHORD BRACE DETAIL

Note: Construction to comply with NZS 3604 (1990) and the New Zealand Building Code 1992 REFER TO PRODUCER STATEMENT



PROJECT TITLE: Proposed Garage For:

DRAWING TITLE: EZY-BUILD GARAGE

SCALE: 1:100 DATE: Sep 97 SHEET: 1
DRAWN BY: B.O'Connor FILE: EZ-4305B

OFFICE: WATERLOO ROAD PH: (03) 348-4704 FAX: (03) 348-9093

**PRODUCER STATEMENT - DESIGN
GANG-NAIL GROUP LIMITED**

**CH4100
GANG-NAIL DESIGN**

The building design CH4100 sheets 101 102 103 & 104 have been compiled using sound and widely accepted engineering principles and in accordance with NZS4203:1992 and NZS3603:1993 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992.

As independent design professionals covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000 I BELIEVE ON REASONABLE GROUNDS that subject to:

1. The verification of all design assumptions detailed in the drawings and
2. All proprietary products meeting the performance specification requirements,

the drawings, specifications and other documents according to which the building is proposed to be constructed, comply with the relevant provisions of the Building Code.

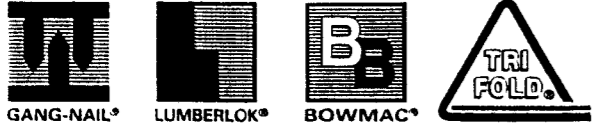


Stephen Anthony COLL T.M. IPENZ, MNZIOB

for GANG-NAIL GROUP LIMITED
20 KOTZIKAS PLACE
CHRISTCHURCH
NEW ZEALAND

Date: 21 August, 1997

Correspondence from Christchurch Office
Auckland Office: 5 Zelanian Drive, East Tamaki, P.O. Box 58-014
Greenmount, New Zealand. Phone 0-9-274 7109, Fax 0-9-274 7100
Christchurch Office: 20 Kotzikas Place, Sockburn, P.O. Box 8387
Riccarton, New Zealand. Phone 0-3-348 8691, Fax 0-3-348 0314



PRODUCER STATEMENT - DESIGN

ISSUED BY: H.E. ARCHER
(Suitably qualified Design Professional)

TO: VERSATILE BUILDINGS LIMITED
(Owner)

IN RESPECT OF: EZY - BUILD GARAGE - (ROOF PURLINS, STUD GRADES AND SIZES AND WALL BRACING)
(Description of Building Work)

BECA CARTER HOLLINGS AND FERNER LTD has been engaged by VERSATILE BUILDINGS LIMITED
(Design Firm) (Owner/Developer/Contractor)

to provide: STRUCTURAL DESIGN AND CHECKING services in respect of the
(Extent of Engagement)

requirements of Clause(s) B1 of the Building Regulations 1992 for
 All Part only as specified

of the building work. The design has been prepared in accordance with B1/VM1
(verification method(s)/acceptable solution(s))

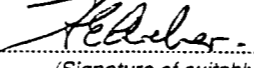
(respectively) of the approved documents issued by the Building Industry Authority and the work is described on
GANG NAIL - LUMBERLOK drawings titled EZY - BUILD GARAGE TRUSS & WALL DETAILS AND WEATHERBOARD BRACING ELEMENT

and numbered CH4100 / 101 AND CH4100 / 104 and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (i) the verification of the following design assumptions
 - GROUND CONDITIONS COMPLYING WITH NZS3604:1990 SECTION 3.
 - GANG NAIL EZY-BUILD GARAGE DESIGN, COMPLIES WITH SECTION B1 OF THE BUILDING REGULATIONS 1992.

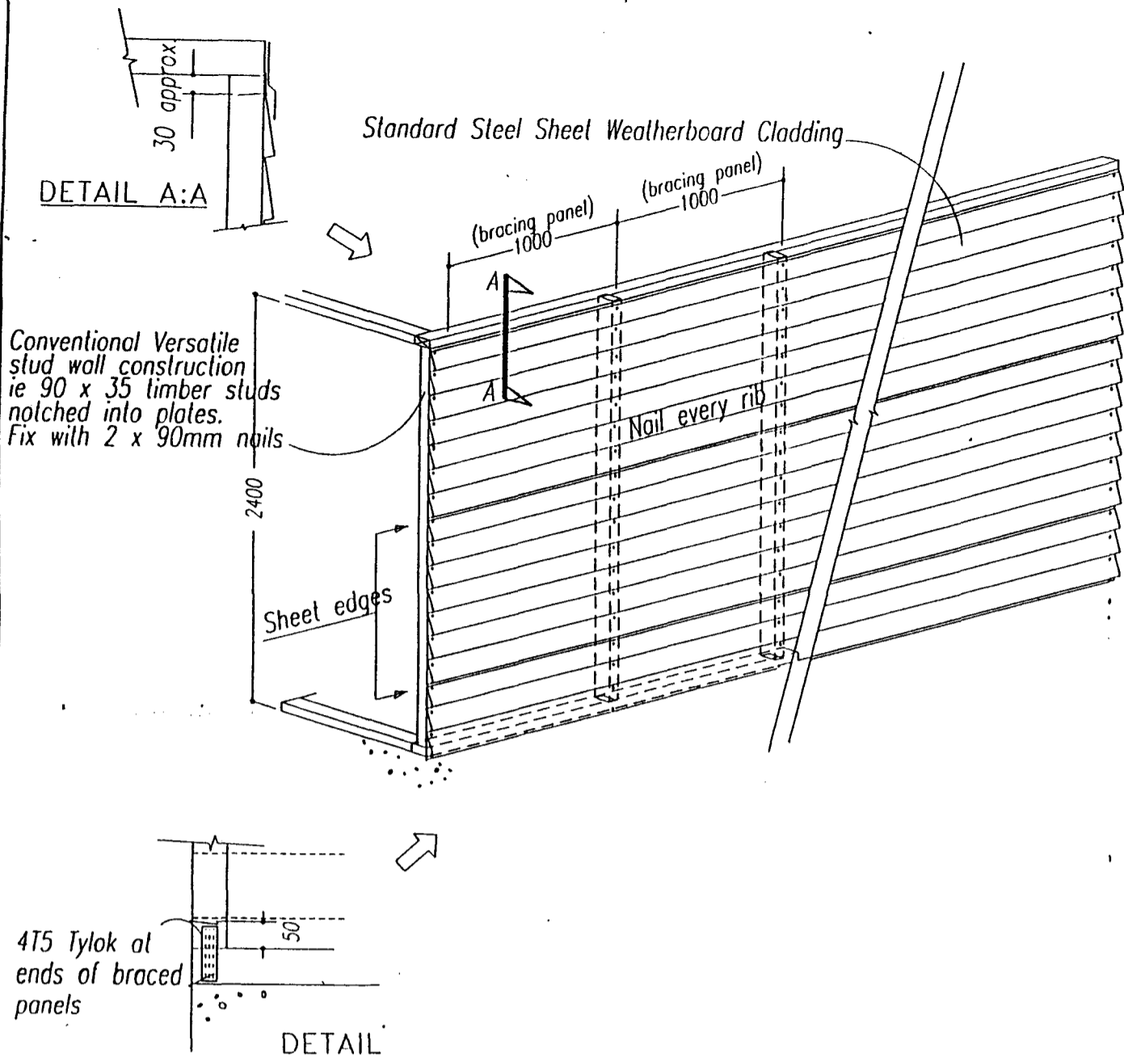
and (ii) all proprietary products meeting the performance specification requirements, the drawings specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.


(Signature of suitably qualified Design Professional) Date: 5 September, 1997

BE (Civil), MIPENZ, Reg. Eng. ERB/AERB Reg No. 6079
(Professional Qualifications)

122 Victoria Street, Christchurch Member ACENZ
(Address) IPENZ NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent



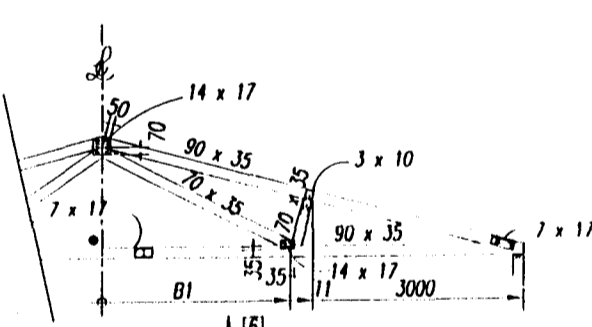
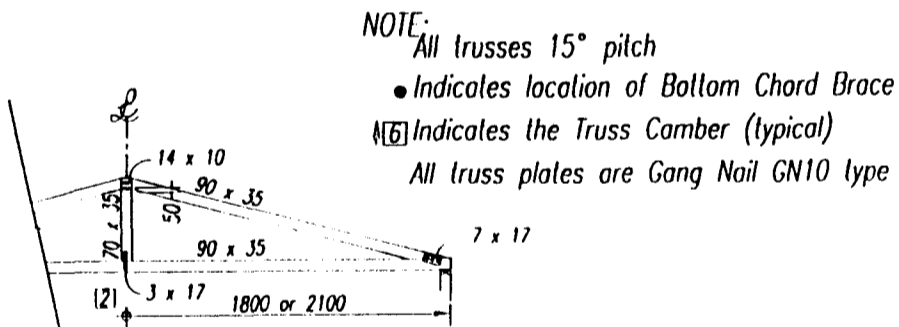
NOTE

1. Fix weather board with ϕ 2.8 x35mm Flat Head galvanised nails nailed below each rib of cladding.
 2. Locate nails as indicated on the drawing of a wall section. All sheet edges to be fixed to studs at 1000crs plus intermediate nailing between sheet edges at every rib. Fixing along the vertical sheet edges to be at every rib.
 3. "Bracing Ability" Refer to Producer Statement; Beca Carter Hollings & Ferner for: bracing ability of weather board cladding in accordance with results from: BRANZ P21 test No: STR 346
 4. Bracing Panels (defined as 1000mm wide bracing panels 2.1 or 2.4 high)
- 3 bracing panels are required in each of the 3 walls without a tilta-door. Two of these must go at each end of a wall plus one more anywhere along the wall except where there is a side door. If then must go beside the side door. Windows can go in any other available place between studs.

GANG-NAIL - LUMBERLOK
 designed by
TIMBER ENGINEERING CONSULTANTS
 Auckland Office Christchurch Office
 3-5 Tapanui Drive, East Tamaki, Eastlake Place
 P.O. Box 58014, East Tamaki P.O. Box 8387, Christchurch
 Phone: 2747109, Auckland Phone: 348-8881 Fax: 348-0314

EZY-BUILD GARAGE DRAWINGS

DRAWING WEATHERBOARD BRACING ELEMENT
 DESIGN & DRAWN: S.A. Coll & B.O'Connor DRAWING No: CH4100
 DATE: 26 September 1997 SHEET No: 104



SPAN AND LOAD CHART

Live Load = 0.25kPa (Distr)
 = 1.0Kn (Conc)
 Dead Load = 0.15kPa (Top chord)
 (Iron Roof, no ceiling)
 Wind Load Cpi = 0.50 max
 Cpe = 0.80 max
 Max Snow Load = 0.50kPa
 Max Wind Load = High
 Truss Centres = 2000
 Purlin Spacing = 1500 max

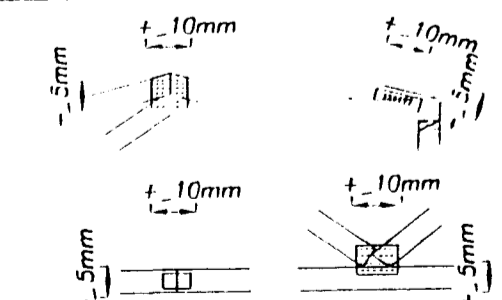
Table shows the minimum Grades necessary for each type of garage.

	4m WIDE					
	2.1 Low	2.4 Low	2.1 Med	2.4 Med	2.1 Hgh	2.4 Hgh
90x35 Studs (Machine Stress Graded) UNDER TRUSSLS	F5	F5	F5	F8	F8	F9
90x35 Studs (Machine Stress Graded) IN-BETWEEN	F5	F5	F5	F5	F8	F8
90x35 Studs (Visually Graded)	OK	OK	OK	OK	NG	NG
90x45 Purlins - in-between trusses	F5	F5	F5	F5	F5	F5
Extra Wall Bracing Required	NO	NO	NO	NO	NO	YES

	6m WIDE					
	2.1 Low	2.4 Low	2.1 Med	2.4 Med	2.1 Hgh	2.4 Hgh
90x35 Studs (Machine Stress Graded) UNDER TRUSSLS	F5	F5	F5	F8	F8	F9
90x35 Studs (Machine Stress Graded) IN-BETWEEN	F5	F5	F5	F5	F8	F8
90x35 Studs (Visually Graded)	OK	OK	OK	OK	NG	NG
90x45 Purlins - in-between trusses	F5	F5	F5	F5	F8	F8
Extra Wall Bracing Required	NO	NO	NO	NO	NO	YES

Top Plates for all EzyBuild Garages shall match the tabulated values above.
 STUDS ARE AT 1.0m CENTRES
 Extra Wall Bracing - consists of angle brace or strip brace running in both directions in three walls. (refer sheet 104)
 OK - appropriate for use, NG - not appropriate for use
 Versaclad cladding shall be nailed at 117mm centres to all studs (refer sheet 104)
 Versaclad cladding shall be nailed at 500mm centres to the bottom plate.

TIMBER:
 The specification of timber shall be as follows:
 Grading: MSG Radiata Pine Min. F5 or No1
 Framing Grade 90x35 or 90x45 Kiln Dried.
 Treatment: T.P.A. Specification H1/Chem Free
 Kiln Dried Radiata pine.
 Moisture Content: Dry



MANUFACTURING TOLERANCES.
NOTE:
 1. Plates are to be fully pressed home on both sides of joints. The plate axis must be located in the specified or indicated direction.
 2. Joints are to be lightly butted along one edge. The maximum gap between surfaces must not exceed 3mm at time of fabrication.

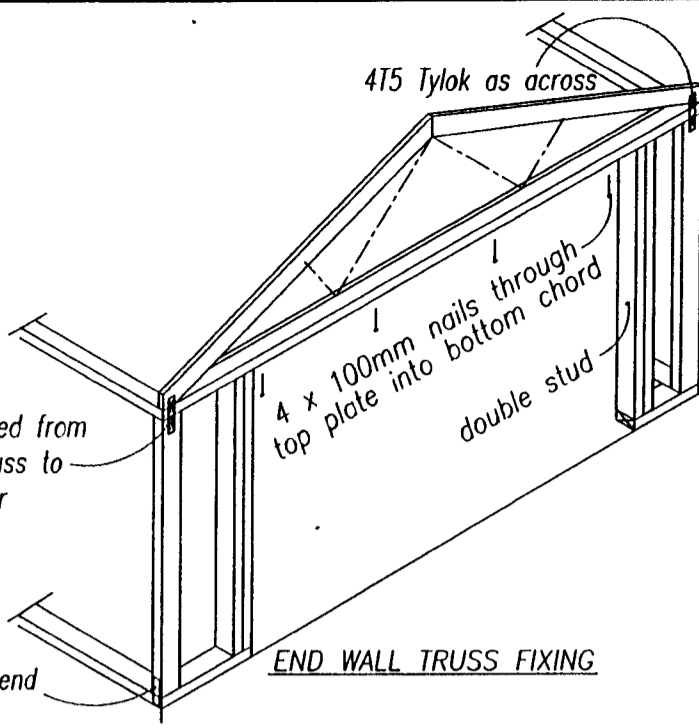
GANG-NAIL - LUMBERLOK
 designed by
TIMBER ENGINEERING CONSULTANTS
 Auckland Office Christchurch Office
 3-5 Tapanui Drive, East Tamaki, Eastlake Place
 P.O. Box 58014, East Tamaki P.O. Box 8387, Christchurch
 Phone: 2747109, Auckland Phone: 348-8881 Fax: 348-0314

EZY-BUILD GARAGE DRAWINGS

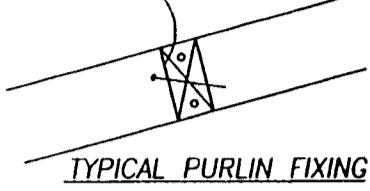
DRAWING TRUSS & WALL DETAILS
 DESIGN & DRAWN: S.A. Coll & B.O'Connor DRAWING No: CH4100
 DATE: 26 September 1997 SHEET No: 101

LOAD DETAILS

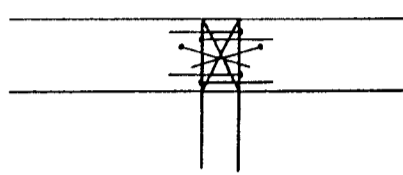
Live Load = 0.25kPa (Distr)
 = 1.0Kn (Conc)
 Dead Load = 0.15kPa (Top chord)
 (Iron Roof, no ceiling)
 Wind Load Cpi = 0.50 max
 Cpe = 0.80 max
 Max Snow Load = 0.50kPa
 Max Wind Load = High
 Truss Centres = 2000
 Purlin Spacing = 1500 max



2 x 90mm nails into end of purlin through the truss plus 1 x 90mm skew nail



TYPICAL PURLIN FIXING



TYPICAL PURLIN FIXING CROSS-SECTION

Lumberlok Wiredog Staple

Lumberlok CT200 with 6 x 30x3.15 dia nails into truss, and a minimum of 4x 30x3.15dia nails into stud and 2 nails into plate. 2 x 90mm skew nails from truss into plate.

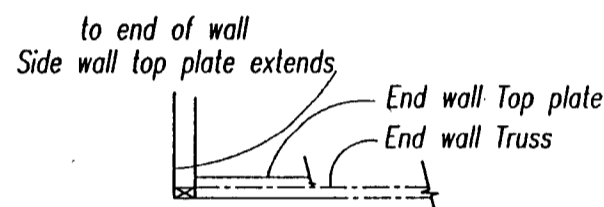
4T5 Tylok Plate nailed from bottom chord of truss to stud at every corner

4T5 Tylok Plate on end stud face

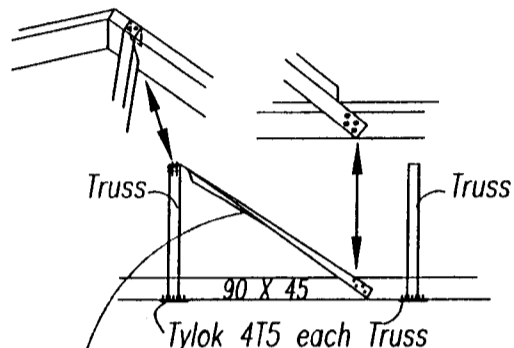
4T5 Tylock plate

4T5 Tylock plate

TRUSS/STUD WALL FIXING

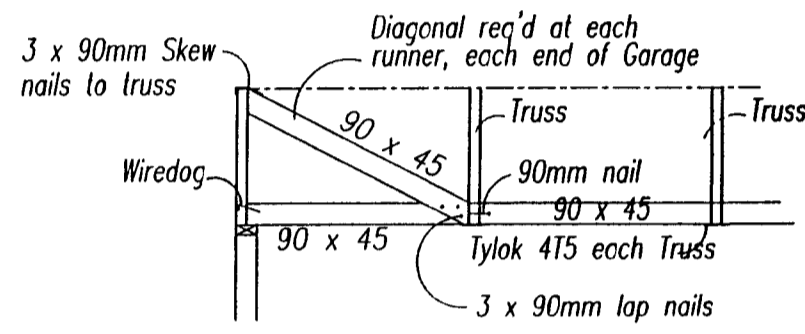


PLAN VIEW: END/SIDE WALL PLATE LAYOUT



1500 long Angle brace cropped at each end to allow nailing to truss chord and bottom chord runner. 4x30x3.15 nails each end.

BOTTOM CHORD BRACE DETAIL



ALTERNATIVE BOTTOM CHORD BRACE DETAIL

GANG-MAIL - LUMBERLOK
 designed by
TIMBER ENGINEERING CONSULTANTS
 Auckland Office Christchurch Office
 3-5 Zealand Drive, East Tamaki, Katikata Place
 P.O. Box 58014, East Tamaki, P.O. Box 8387, Christchurch.
 Phone: 7777106 Fax: 7777106

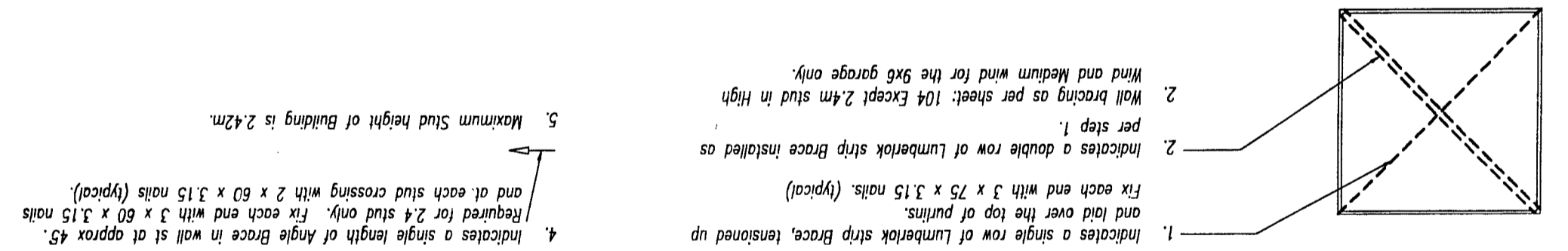
EZY-BUILD GARAGE DRAWINGS

DRAWING
TRUSS/STUD/PURLIN FIXING DETAILS
 DESIGN & DRAWN: S. Call & B.O'Connor DRAWING No: CH4100
 DATE: 26 September 1997 SHEET No: 107

DATE: 30 September 1999
 SHEET No: 103 A
 DESIGN & DRAWN: S.A. Call & B.O'Connor
 DRAWING No: CH4100
 DRAWING: WINDLOAD ROOF BRACING REQUIREMENTS
 A 9x6 Garage Added AJW 30/9/99

EZY-BUILD GARAGE DRAWINGS

GANG-MAIL - LUMBERLOK
 designed by
TIMBER ENGINEERING CONSULTANTS
 Auckland Office Christchurch Office
 3-5 Zealand Drive, East Tamaki, Katikata Place
 P.O. Box 58014, East Tamaki, P.O. Box 8387, Christchurch.
 Phone: 7777106 Fax: 7777106



1. Indicates a single row of Lumberlok strip Braces, tensioned up and laid over the top of purlins.
 Fix each end with 3 x 75 x 3.15 nails. (typical)

2. Indicates a double row of Lumberlok strip Braces installed as per step 1.

2. Wall bracing as per sheet: 104 Except 2.4m stud in High Wind and Medium wind for the 9x6 garage only.

4. Indicates a single length of Angle Brace in wall st at approx 45. Required for 2.4 stud only. Fix each end with 3 x 60 x 3.15 nails and at each stud crossing with 2 x 60 x 3.15 nails (typical).

5. Maximum Stud height of Building is 2.42m.

BRACING NOTE

	10x6 GARAGE	9x6 GARAGE	8x6 GARAGE	6x6 GARAGE	6x4 GARAGE	
	10000	9000	8000	6000	6000	LOW/MEDIUM WIND
	6000	6000	6000	6000	4000	
	10000	9000	8000	6000	6000	HIGH WIND
	6000	6000	6000	6000	4000	
		LOW WIND ONLY				
		MEDIUM/HIGH WIND				

COMPLETION DOCUMENTS

BC23/131676



Building consent number: BC23/131676

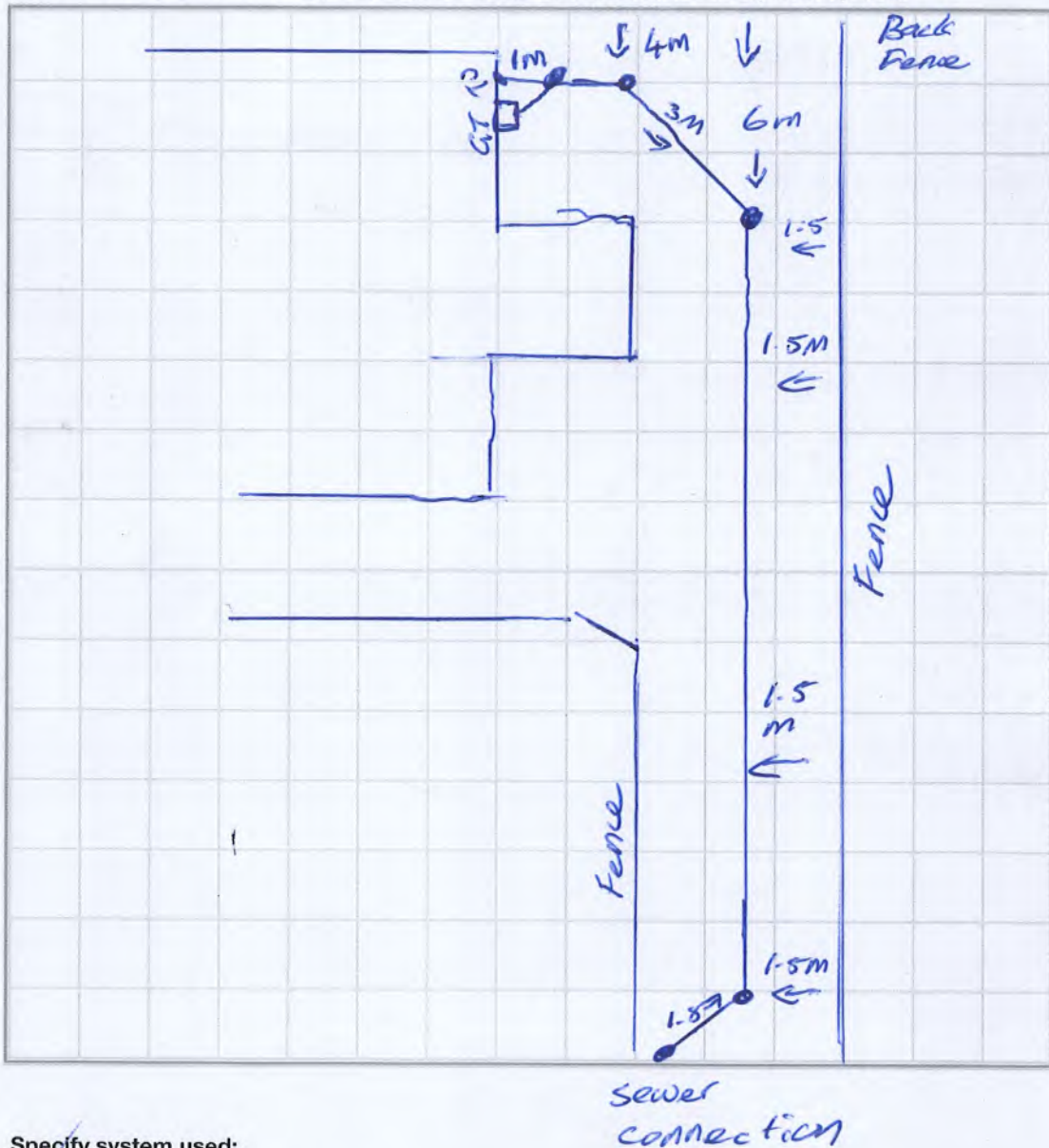
Address: Lot 4 45 Princess St Waitara

Name of drainlayer: Geoff Silvester

Registration number: 18803

Date: 12/4/24

Please show terminal vent size, location, and all relevant dimensions to inspection points.



Specify system used:

- G13/AS1 AS/NZS: 3500



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

CODE COMPLIANCE CERTIFICATE SECTION 95, BUILDING ACT 2004 FORM 7

THE BUILDING:	
Street address of building:	45 Princess Street WAITARA 4320
Legal description of land where building work is located:	PT LOT 2 DP 2249
Building name:	N/A
Location of building within site/block:	As per approved plans
Level/unit no:	N/A
Current lawfully established use:	Detached dwelling
Year first constructed:	1920

THE OWNER:			
Name of owner(s):	JV Properties Taranaki		
*Contact Person:	Scott Vile		
Mailing Address:	206 Devon St East New Plymouth 4310		
Street address/registered office:	206 Devon St East New Plymouth 4310		
Phone number:	0273041212	Mobile:	0273041212
Landline:	N/A	After hours:	0273041212
Daytime:	0273041212	Email address:	scott.vile@landmarkhomes.co.nz
Facsimile number:	N/A	Website:	N/A

FIRST POINT OF CONTACT FOR COMMUNUCATIONS WITH THE BUILDING CONSENT AUTHORITY:			
Full name:	JV Properties Taranaki		
Contact person:	Scott Vile		
Mailing Address:	206 Devon St East New Plymouth 4310		
Phone number:	0273041212	Mobile:	0273041212
Daytime:	0273041212	After hours:	0273041212
Facsimile number:	N/A	Email address:	scott.vile@landmarkhomes.co.nz

THE BUILDING WORK:	
Building consent number:	BC23/131676
Description of work:	Relocating existing dwelling from the front of the site to the rear
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.

ATTACHMENT:

- N/A

Signed on behalf of New Plymouth District Council:	 Sharena Holgate Building Support Services Officer
Date of Issue:	28 March 2024

COMPLETION DOCUMENTS

BC23/131915



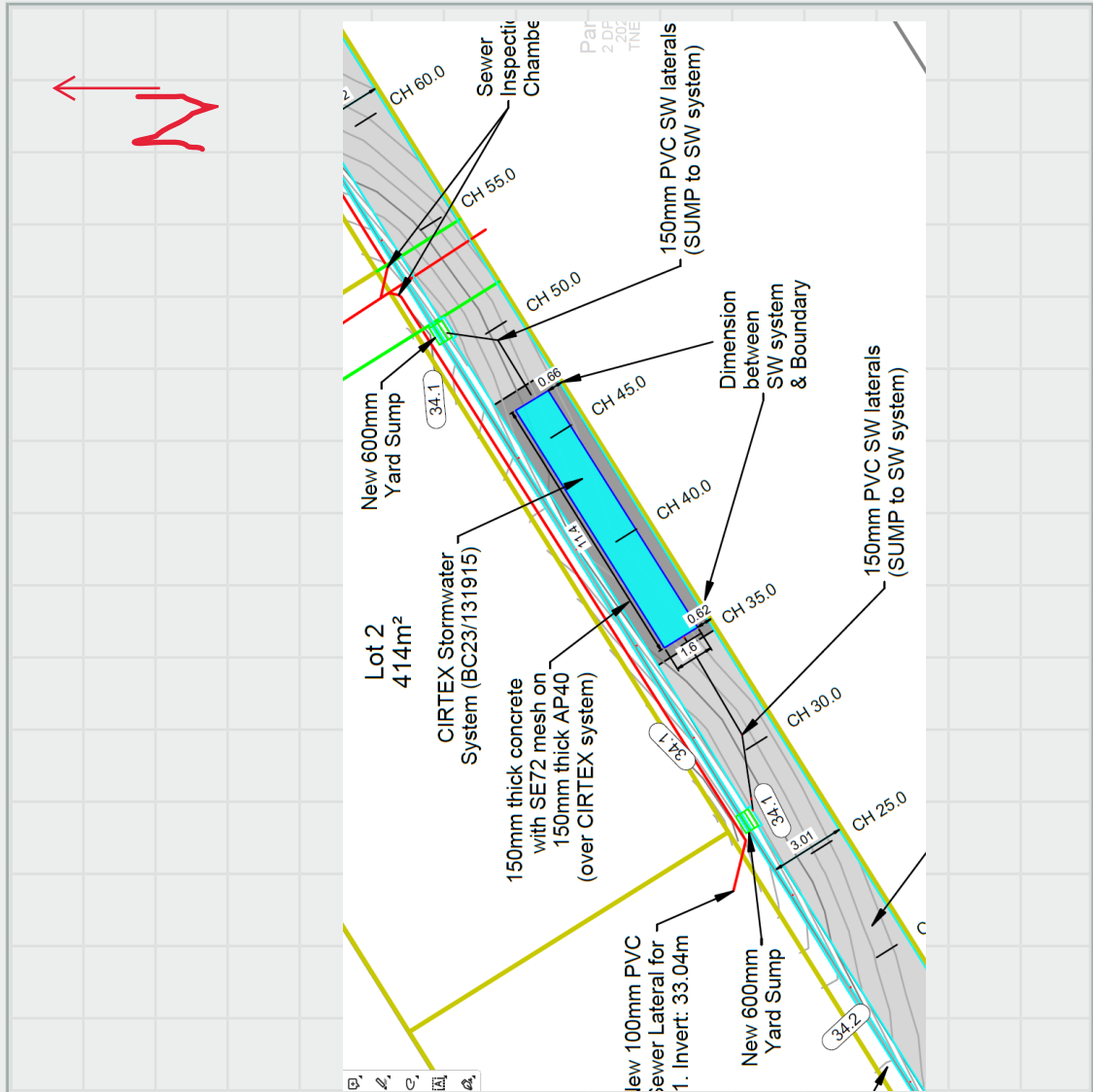
Building consent number

Address

Person responsible

Date

Please show soakhole size, location, and all relevant dimensions.



Specify system used:

Conventional unlined soakholes

Diameter:

Depth:

Lined soakholes

Liner type and size:

Depth:

Other

Description:

Reticulated system

Receipt by New Plymouth District Council of this record does not imply endorsement of its accuracy.

**CODE COMPLIANCE CERTIFICATE
SECTION 95, BUILDING ACT 2004
FORM 7**

THE BUILDING:	
Street address of building:	45 Princess Street Waitara 4320
Legal description of land where building work is located:	PT LOT 2 DP 2249
Building name:	N/A
Location of building within site/block:	As per approved plans
Level/unit no:	N/A
Current lawfully established use:	Ancillary
Year first constructed:	1920 Ciera

THE OWNER:			
Name of owner(s):	JV Properties Taranaki Limited		
*Contact Person:	Scott Vile		
Mailing Address:	PO Box 8258 New Plymouth 4342		
Street address/registered office:	17A Brougham Street New Plymouth 4310		
Phone number:	0220342205	Mobile:	0220342205
Landline:	N/A	After hours:	0220342205
Daytime:	0220342205	Email address:	thomas@taylorpatrick.co.nz
Facsimile number:	N/A	Website:	N/A

FIRST POINT OF CONTACT FOR COMMUNUCATIONS WITH THE BUILDING CONSENT AUTHORITY:			
Full name:	Taylor Patrick Limited		
Contact person:	Thomas Burley		
Mailing Address:	PO Box 8258 new Plymouth 4342		
Phone number:	0220342205	Mobile:	0220342205
Daytime:	0220342205	After hours:	0220342205
Facsimile number:	N/A	Email address:	thomas@taylorpatrick.co.nz

THE BUILDING WORK:	
Building consent number:	BC23/131915
Description of work:	Cirtex stormwater disposal system to be installed under new right of way, for disposal of surface water
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.

ATTACHMENT:

- N/A

Signed on behalf of New Plymouth District Council:	 Sharena Holgate Regulatory Support Services Officer
Date of Issue:	12 April 2024

BUILDING CONSENT

83048A

PROPERTY ID

002957



83048A



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

Code Compliance Certificate: 22936
Section 95, Building Act 2004

Issued: 21 Aug 06

The Building

Street Address of building: 45 PRINCESS STREET, WAITARA 4656
Legal Description of land where building is located:
PT LOT 2 DP 3617
Current, lawfully established use: Woodfire
Year first constructed: 2006

The Owner

Name of owner: MR Dennis Selwyn NGAROTATA
Contact Person: ROGER WILSON
Mailing Address: C/-ROGER WILSON
9A KERERU PLACE
NEW PLYMOUTH 4601

Street address/registered office: 45 PRINCESS STREET
WAITARA 4656

Phone number: (Bus.)
(Pvt.)

Facsimile number:
Email address:
Website:

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

New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH
Ph: 06 7596060
Fax: 06 7596072
Email: enquiries@npdc.govt.nz

Building Work

Building Consent number: 83048
Issued by: New Plymouth District Council

Building Consent number: 83048

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -


(a) the building work complies with the building consent.

Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

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

1: CODE COMPLIANCE CERTIFICATE



Signature

Co-ordinating Building Inspectors

Position

On behalf of: New Plymouth District Council

Date: 21 Aug 2006

Building Consent No:83048
Section 51, Building Act 2004

Issued:30May06

The Building

Street Address of building: 45 PRINCESS STREET, WAITARA 4656

Legal Description of land where building is located:

PT LOT 2 DP 3617

Building Name: woodfire

The Owner

Name of owner: MR Dennis Selwyn NGAROTATA

Mailing Address: C/-ROGER WILSON

9A KERERU PLACE

NEW PLYMOUTH 4601

Contact Person: ROGER WILSON

Mailing Address: C/- 9 A KERERU PLACE

NEW PLYMOUTH 4601

Street address/registered office: 45 PRINCESS STREET

WAITARA 4656

Phone number: (Bus.)

(Pvt.)

Facsimile number:

Email address:

Website:

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

New Plymouth District Council

Private Bag 2025

NEW PLYMOUTH

Ph: 06 7596060

Fax: 06 7596072

Email: enquiries@npdc.govt.nz

Building Work

The following building work is authorised by this consent:

Project: Additions

Intended Use: residential heating

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

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

This building consent is subject to the following conditions:

1: N/A

There are no further conditions relating to this Building Consent.

2: ADDITIONAL COMMENTS

Inspections shall be carried out in accordance with the attached schedule of inspection types

3: DURABILITY OF BUILDING ELEMENTS

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

4: CONSTRUCTION & DEMOLITION NOISE

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

5: LAPSE & CANCELLATION OF CONSENTS

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

6: ADDITIONAL COSTS AND REFUNDS

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

\$100 for consents with a base fee greater than \$1000, or \$50 where the base fee is \$1000 or less.

7: COMPLETION OF BUILDING PROJECT

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

Compliance Schedule

A compliance schedule is not required for the building.

Signature

Building Administration Officer

Position

On behalf of: New Plymouth District Council

Date: 30 May 2006



FLOOR PLAN – MUST BE OF ENTIRE HOUSE

HOME OWNER: DENNIS + Sandy Ngarotata

ADDRESS OF INSTALLATION: 45 PRINCESS ST Waitara.

MAKE: Kiwi MODEL: Rad. F/S I/B

HEARTH: NEW EXISTING

WETBACK: YES NO EXISTING NEW

CHIMNEY: BRICK PRECAST POURED S/S

AGE OF HOME APPROXIMATELY (ie 1930's): 1950.

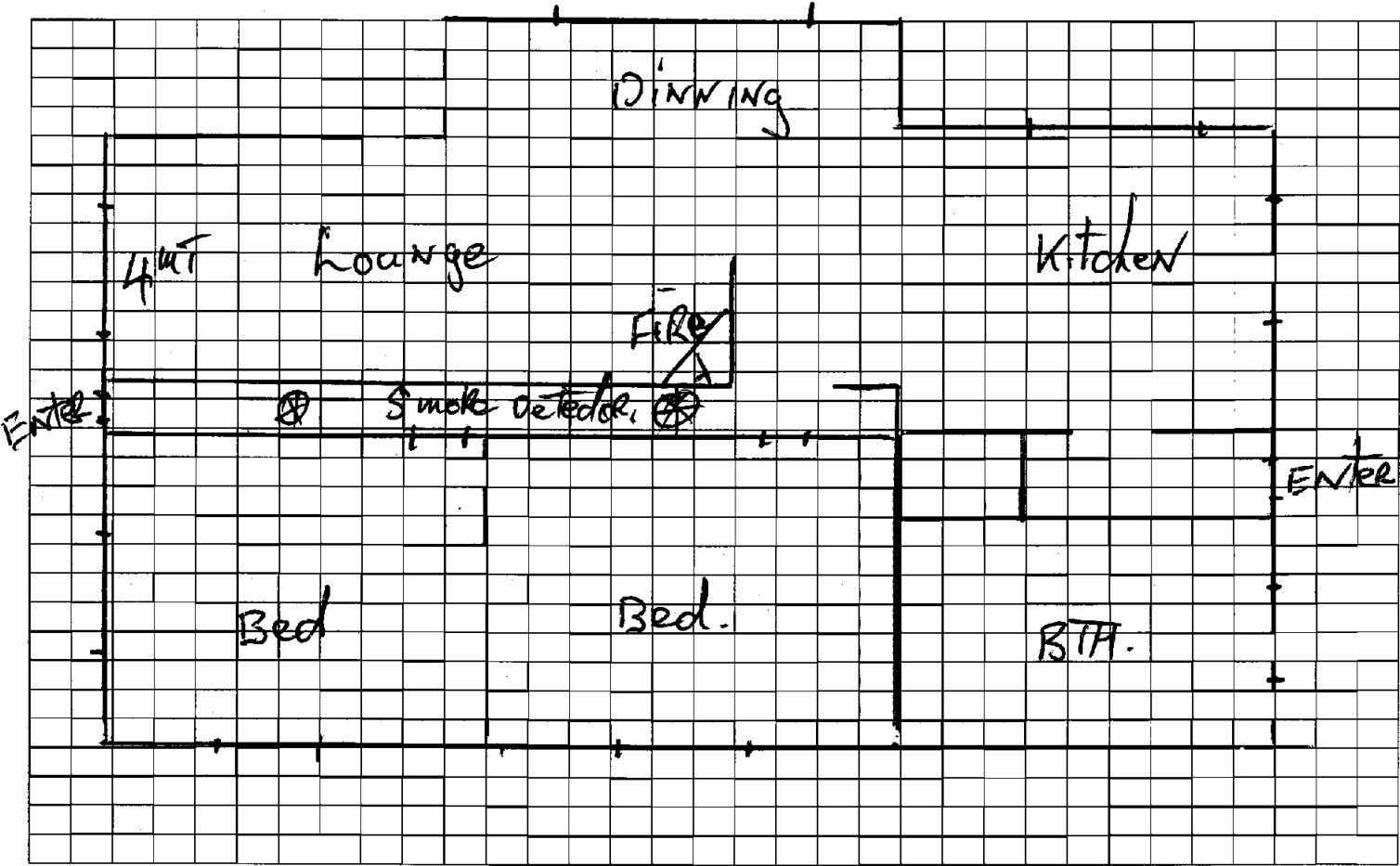
SMOKE DETECTORS MUST BE SHOWN AND MUST BE INSTALLED WITHIN THREE METRES OF ALL BEDROOMS. MARK WITH ⊗.

OTHER ADDITIONAL INFORMATION REQUIRED:

- ⇒ Windows and doors must be shown in room of fire.
- ⇒ Dimensions must be shown in room of fire – in metres.
- ⇒ Must have all floors shown if multi-storey home.
- ⇒ Must state if home is used for business purposes.
- ⇒ Rooms must be labeled.

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: 29/5/06

Smoke detectors are required as part of this project.

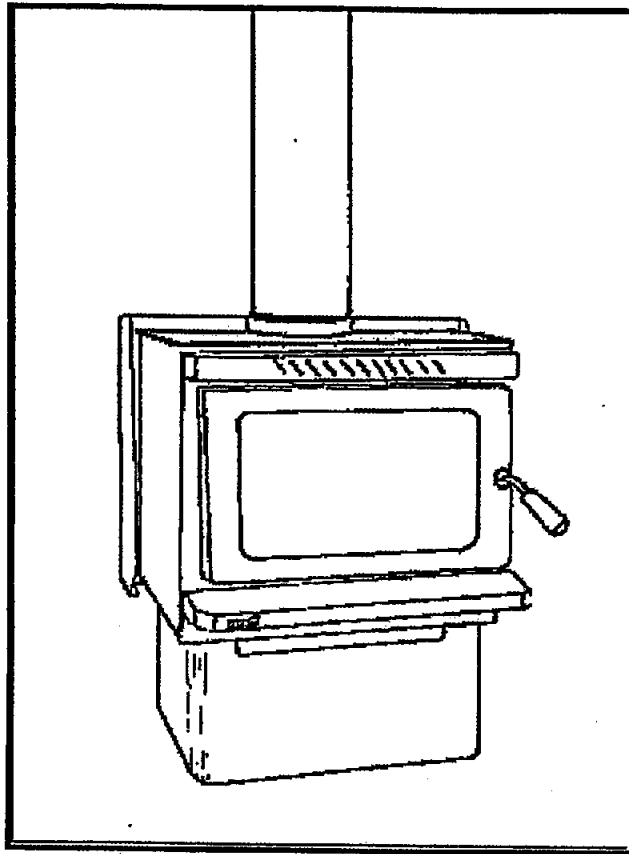


KENT



Kiwi Rad

CLEAN AIR
FREESTANDING WOOD HEATER



ASSEMBLY, INSTALLATION AND OPERATION INSTRUCTIONS

- PLEASE READ AND UNDERSTAND THESE INSTRUCTIONS BEFORE ASSEMBLING, INSTALLING AND USING THIS APPLIANCE.
- RETAIN THESE INSTRUCTIONS WITH THE APPLIANCE FOR FUTURE REFERENCE.

WARNING: ANY MODIFICATION OF THE APPLIANCE THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED AS BREACHING AS/NZS 4013.

WARNING: DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS TO START OR REKINDLE THE FIRE.

WARNING: DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS IN THE VICINITY OF THIS APPLIANCE WHEN IT IS OPERATING.

WARNING: DO NOT STORE FUEL WITHIN HEATER INSTALLATION CLEARANCES.

WARNING: WHEN OPERATING THIS APPLIANCE AS AN OPEN FIRE USE A FIRE SCREEN.

WARNING: OPEN AIR CONTROL (AND DAMPER WHEN FITTED) BEFORE OPENING FIRING DOOR.

CAUTION: THIS APPLIANCE SHOULD NOT BE OPERATED WITH A CRACKED GLASS.

CAUTION: THIS APPLIANCE SHOULD BE MAINTAINED AND OPERATED AT ALL TIMES IN ACCORDANCE WITH THESE INSTRUCTIONS.

CAUTION: THE USE OF SOME TYPES OF PRESERVATIVE TREATED WOOD AS A FUEL CAN BE HAZARDOUS.

NOTE:

A water booster is not available for clean air Kiwi Rads.

The wood must be oriented from front to back, not side to side, when loading the fire.

General Information

1. The **KENT Kiwi Rad** 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 **Kiwi Rad** 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 **Kiwi Rad** and any building structure or other substantial immovable object in front of the heater.

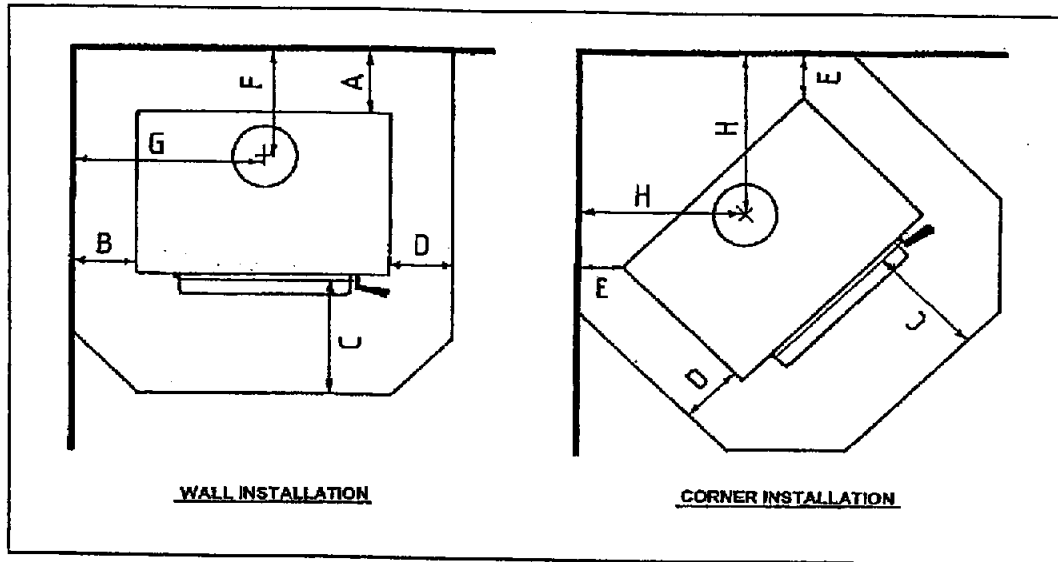


Fig 1

	A	B	C	D	E	F	G	H
With flue shield	100	450	300	175	100	230	740	400

Table 1

Note: The clearances given are for use with a Kent flue system 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. No provision is given for installing this heater without a flue shield.

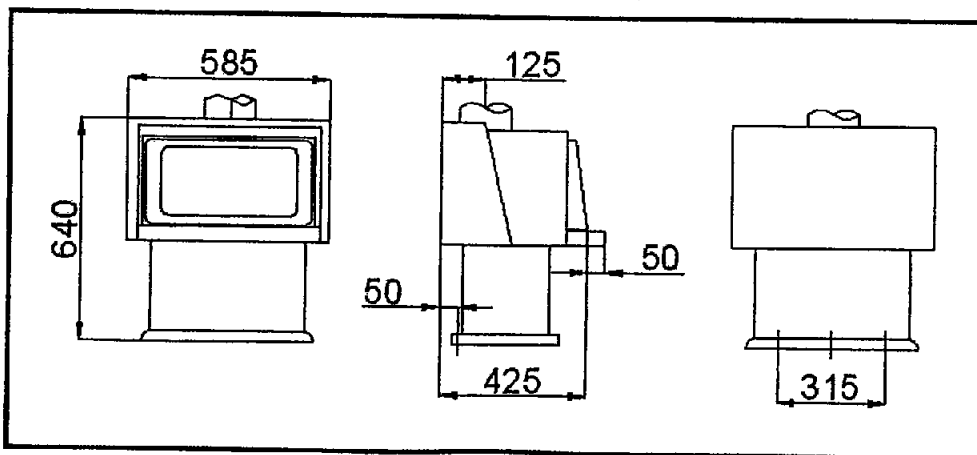


Fig 2

Note: Dimensions are a general guide only. They are subject to change without notice. If required, measure your actual fire to confirm.

FLOOR PROTECTOR

An *insulating* floor protector is not required for the *Kiwi Rad* 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, and 100mm to either side of the heater rear shield. The *minimum* floor protector size for a wall installation is 790mm wide and 825mm front to back, excluding trim. For a corner installation the *minimum* length along the wall is 1030 mm and diagonally from the corner to the front edge is 1160mm, 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 with 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.

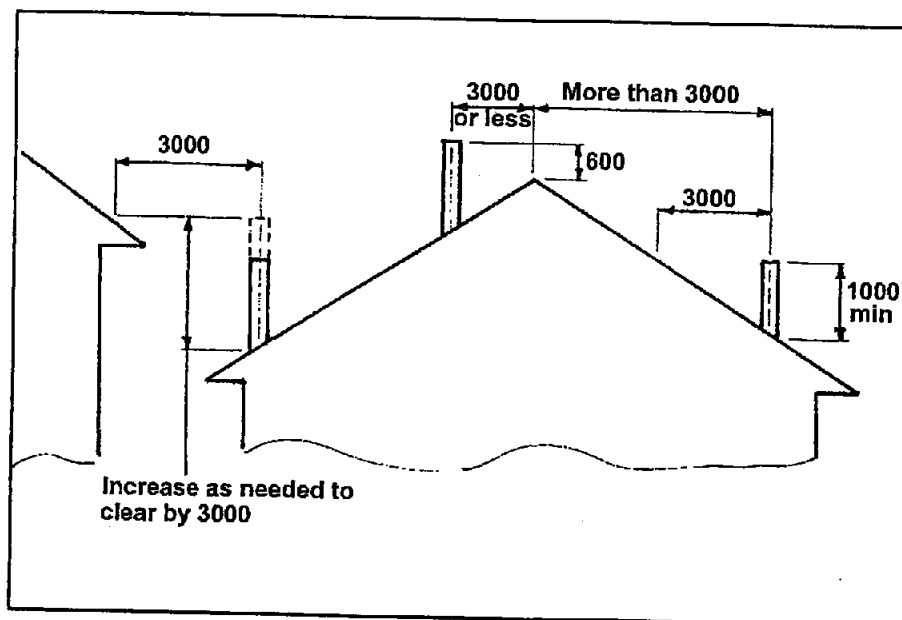


Fig 3

INSTALLATION

1. The minimum requirements for installing your *KENT* heater are an assembled heater, a floor protector, a flue kit 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 and roof penetrations. Allow for 150mm diameter flue, 200mm diameter inner liner and 250mm outer liner. 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 *Kiwi Rad* is restrained by fixing the heater to the floor with two bolts of 6mm minimum diameter through the holes provided in the rear of the plinth base, through the floor protector and floor, and fixed with heavy washers and nuts. For solid concrete floors, use 8mm DYNABOLTS® 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 casings through the roof until the lower end is flush with the underside of the ceiling. Fix with 4 screws or nails to the framing of the square openings in the ceiling and roof at the 4 points where the liner 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 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 wholly inside the liners 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.

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. The inner casing must extend at least 25mm above the roof line. It does not have to extend completely to the cowl.

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). There should be a spreader fitted adjacent to the joints of any extra lengths of casing fitted.

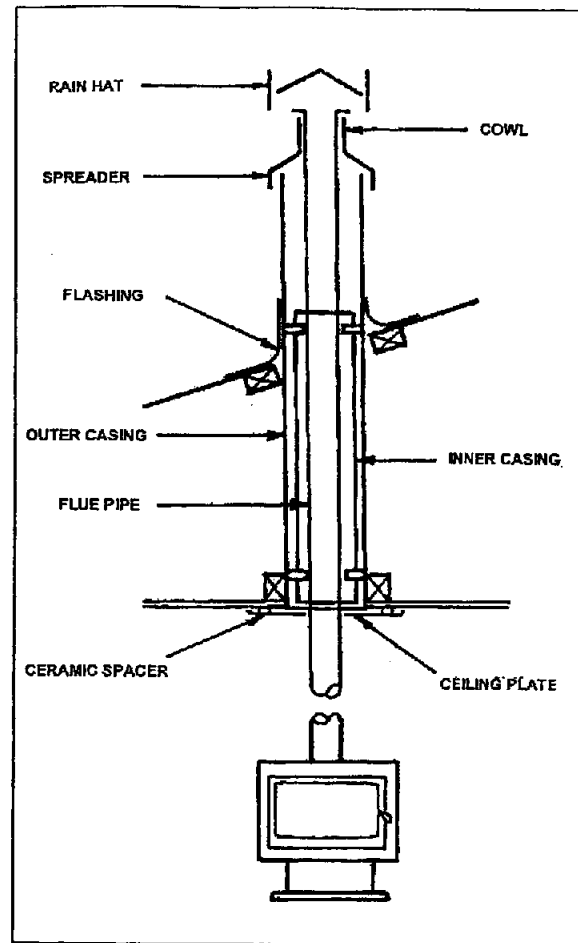
12. Place the top spreader in place and tighten. Slide the cowl over the flue pipe until it rests on the top spreader. Secure with stainless rivets or self-tapping screws.

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.



COMPLETION DOCUMENTS

BC23/132080

**CODE COMPLIANCE CERTIFICATE
SECTION 95, BUILDING ACT 2004
FORM 7**

THE BUILDING:	
Street address of building:	45 Princess Street Waitara 4320
Legal description of land where building work is located:	PT LOT 2 DP 2249
Building name:	N/A
Location of building within site/block:	As per approved plans
Level/unit no:	N/A
Current lawfully established use:	Ancillary
Year first constructed:	Unknown

THE OWNER:			
Name of owner(s):	JV Properties Taranaki Limited		
*Contact Person:	Scott Vile		
Mailing Address:	181 Waitara Road Waitara 4382		
Street address/registered office:	181 Waitara Road Waitara 4382		
Phone number:	0273041212	Mobile:	0273041212
Landline:	N/A	After hours:	0273041212
Daytime:	0273041212	Email address:	scott.vile@landmarkhomes.co.nz
Facsimile number:	N/A	Website:	N/A

FIRST POINT OF CONTACT FOR COMMUNUCATIONS WITH THE BUILDING CONSENT AUTHORITY:			
Full name:	Taylor Patrick Limited		
Contact person:	Thomas Burley		
Mailing Address:	PO Box 8258 New Plymouth 4340		
Phone number:	0220342205	Mobile:	0220342205
Daytime:	0220342205	After hours:	0220342205
Facsimile number:	N/A	Email address:	thomas@taylorpatrick.co.nz

THE BUILDING WORK:	
Building consent number:	BC23/132080
Description of work:	3 new laterals and upgrading the existing lateral to 100mm PVC pipe. A sewer connection for 3 new connections
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.

ATTACHMENT:

- N/A

Signed on behalf of New Plymouth District Council:	 Sharena Holgate Regulatory Support Services Officer
Date of Issue:	4 April 2024



Building consent number: **BC 23/132080**

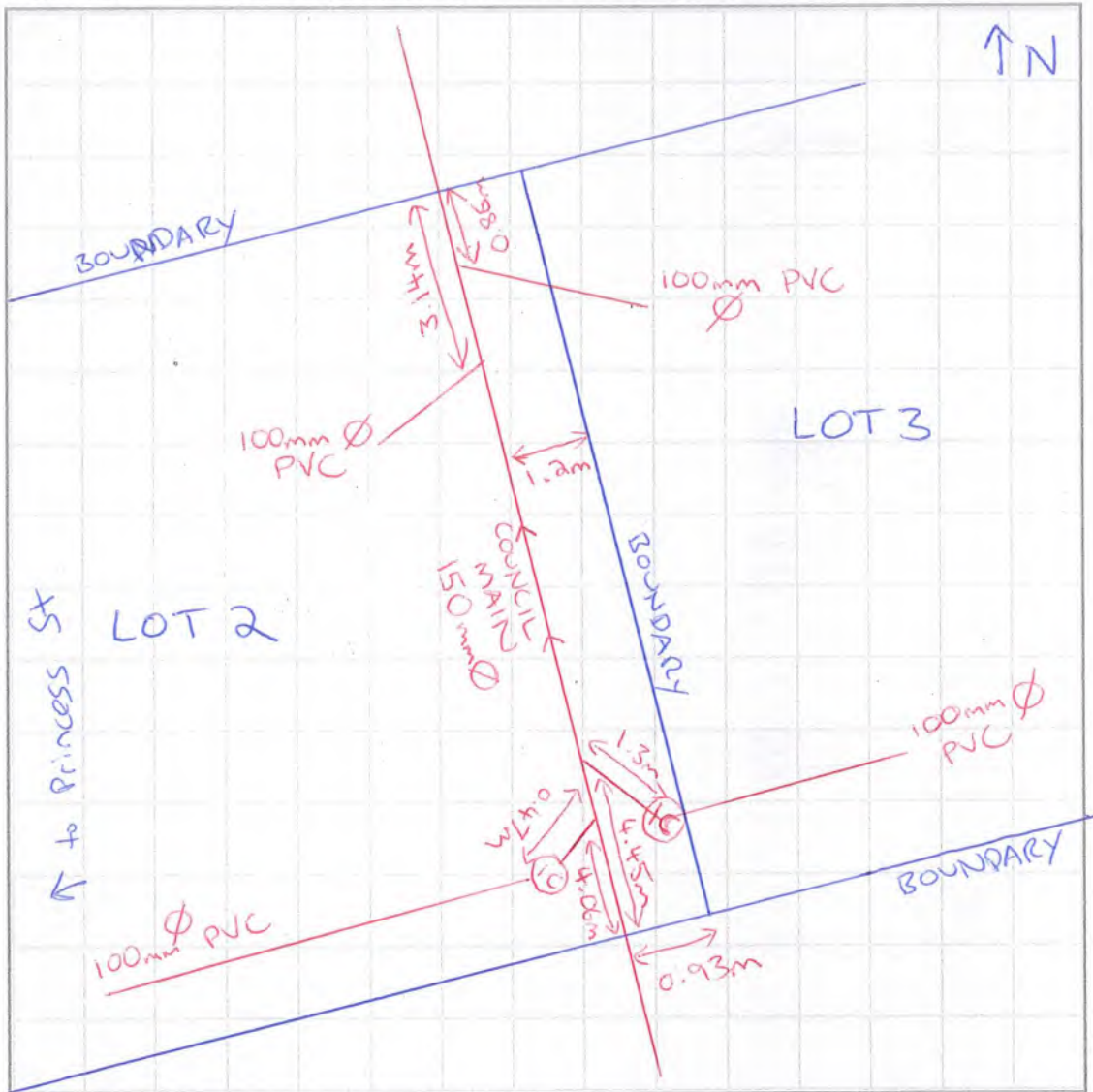
Address: **45 PRINCESS ST, WAITARA**

Name of drainlayer: **~~DAYLE KEENE~~ GERED KEENE**

Registration number: **/ 012-321-5112**

Date: **12/03/2024**

Please show terminal vent size, location, and all relevant dimensions to inspection points.



Specify system used:

- G13/AS1 AS/NZS: 3500

Receipt by New Plymouth District Council of this record does not imply endorsement of its accuracy.



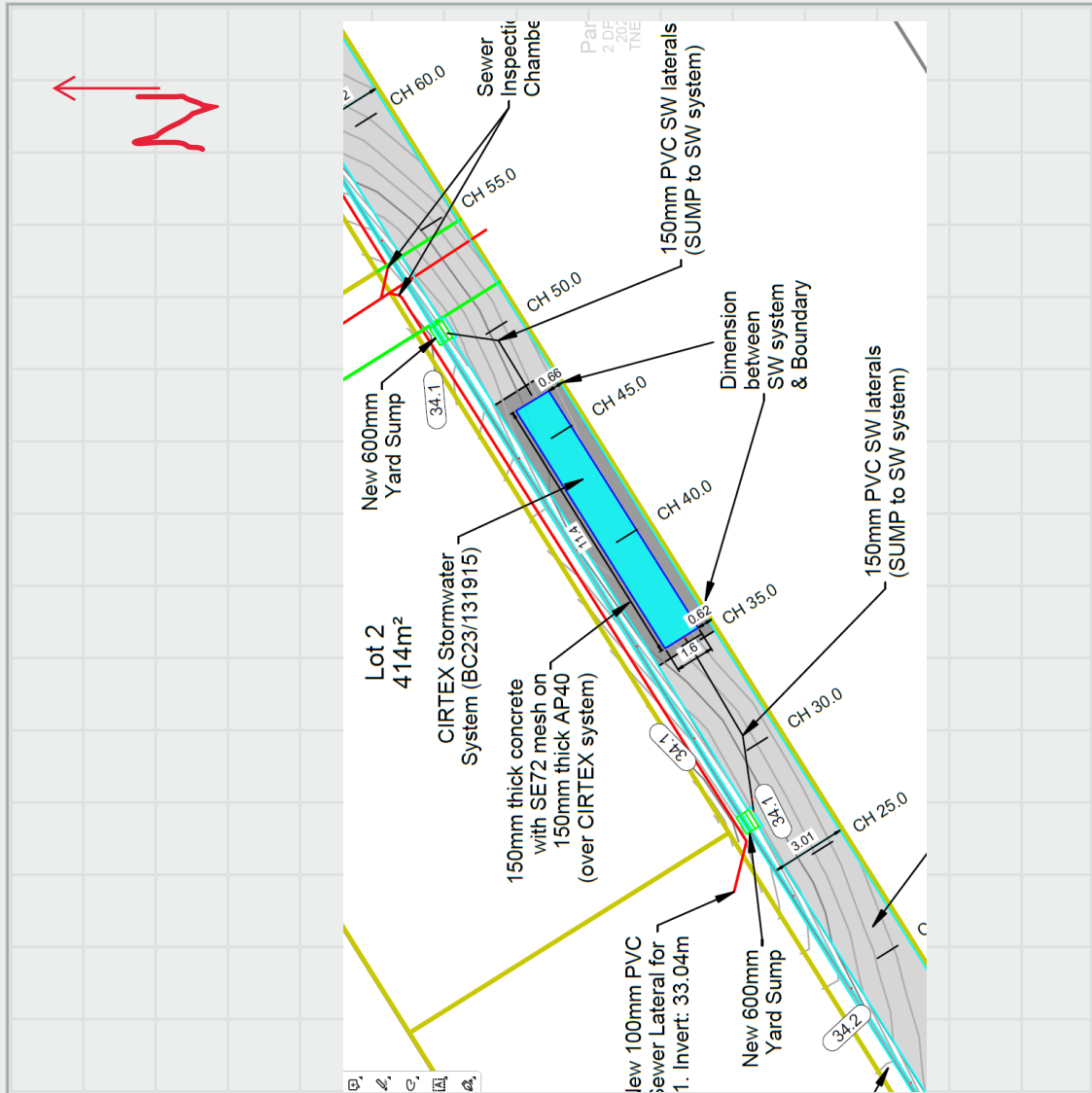
Building consent number

Address

Person responsible

Date

Please show soakhole size, location, and all relevant dimensions.



Specify system used:

Conventional unlined soakholes

Diameter:

Depth:

Lined soakholes

Liner type and size:

Depth:

Other

Description:

Reticulated system

Receipt by New Plymouth District Council of this record does not imply endorsement of its accuracy.

BUILDING CONSENT

118345A

PROPERTY ID

002957

118345A



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

The Building

Street Address of building: 45 Princess Street WAITARA 4320
Legal Description of land where building is located: PT LOT 2 DP 2249
Current, lawfully established use: Residential heating
Year first constructed: 2015

The Owner

Name of owner: Dennis Selwyn NGAROTATA Phone number: 06-7544046
Sandra Annastasia NGAROTATA (Pvt.) 0221284340
Contact Person: FOLEY FIRE WORKS
Owner Mailing Address: 45 Princess Street
WAITARA 4320

Building Work

Building Consent number: **BC15/118345**
Description of work: **Installation of a Kent Murchison
freestanding woodburner**
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

On behalf of: New Plymouth District Council
Date Issued: 25 May 2015



Building Consent No: BC15/118345
Section 51, Building Act 2004

Owner

Name of owner: Dennis Selwyn Ngarotata, Sandra Annastasia Ngarotata

Applicant: Foley Fire Works
Mail address: 3A Waimea Street
NEW PLYMOUTH

Ph (work): 06 754 4046
Email address: foleyfw@clear.net.nz

Phone (private): 022 128 4340

Building

Street address of building: 45 Princess Street WAITARA 4320
Legal description of land where building is located: PT LOT 2 DP 2249
Building name: Dwelling

Building work

The following building work is authorised by this building consent:

Project: Install Kent Murchison

Intended use: Residential Heating

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

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

This building consent is subject to the following conditions:

Additional Conditions

There are no conditions relating to this building consent.

1. Inspections

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

2. Durability of Building Elements

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

3. Construction and Demolition Noise

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

4. Lapse and Cancellation of Consents

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

5. Completion of Building Project

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. An extension of time to complete work may be considered if required. Application for a time extension must be made in writing explaining reasons for the request.

6. Fees and Charges

The base fee is based on the anticipated costs for the project and is non-refundable. Building Consent fees are required to be paid prior to a building consent being issued. Once the project commences actual costs are charged against the fees paid. In some instances the base fee may be exceeded due to amendments, extra inspections or other time spent because of project complexity. These additional costs will be charged.

Compliance Schedule

A Compliance Schedule is not required for the building.

Attachments

There is no attachment to this building consent.



Building Administration Officer

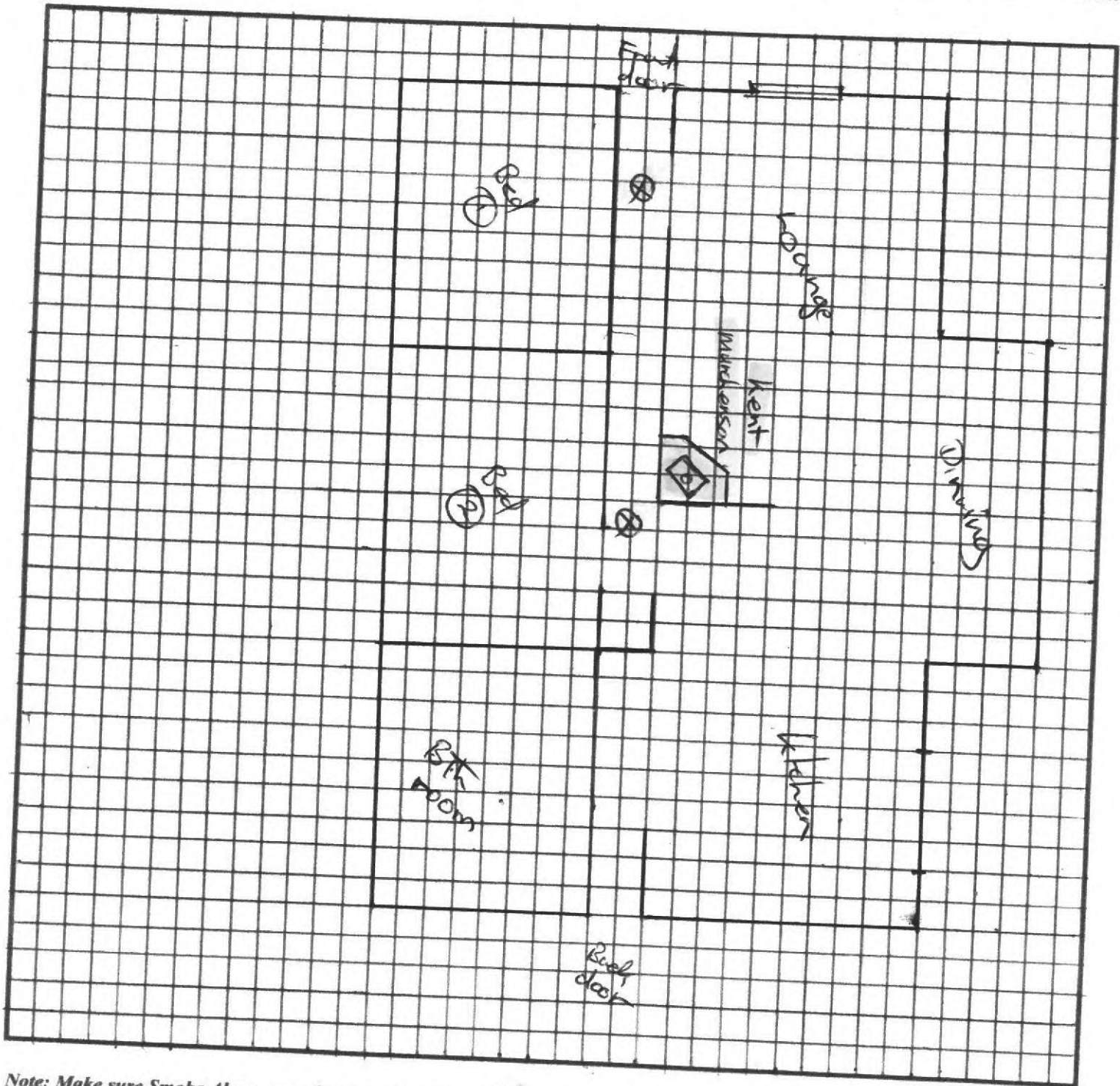
Date: 14 May 2015

Floor Plan to accompany Residential Woodfire Application Form

MPDC Approved for
 14 MAY 2015
 Building Consent

Applicant Name:	Dennis & Sandy Ngaratata		
Address:	45 Princess St Waitara		
Make:	Kent	Model:	Munchison
Wetback:	Yes <input type="radio"/> No <input checked="" type="radio"/>	Type of Woodfire:	Freestanding <input checked="" type="radio"/> Inbuilt <input type="radio"/>

(circle applicable)



Note: Make sure Smoke Alarms are shown on the plan.

BC157118345

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..... *JSL* Date *14-5-15*

Smoke detectors are required as part of this project



INSTALLATION & OPERATING INSTRUCTIONS

Clean Air Freestanding Wood Fires

NPDC Approved for
14 MAY 2015
Building Consent

CONTENTS

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GENERAL INFORMATION

1. This fire must be installed by an approved installer, ideally registered with the New Zealand Home Heating Association. Do not allow any makeshift or compromising installation methods as this could result in a house fire. This Kent freestanding wood fire must be installed according to these instructions.
2. A Building Consent from the Local Authority must be obtained before installing this wood fire, and we suggest that the Insurance Company covering building insurance be advised of the installation.
3. This Kent freestanding wood fire, when installed according to these instructions, complies with the provisions of AS/NZS 2918-2001 "Installation of Domestic Solid Fuel Burning Appliances".
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 this Kent freestanding wood fire and any building structure or other substantial immovable object in front of the wood fire.

RETAIN THESE INSTRUCTIONS FOR FUTURE REFERENCE

Important: the installer or seller must leave these instructions with the purchaser



TESTING & APPROVALS

Model	Model No.	External fire dimensions (mm)			Average emissions	Average efficiency	ECAN NO *
		Width	Depth	Height			
Kiwi Rad II	KWF295-5910	585	475	645	0.80g/kg	69%	111356
Tui Rad	KWF295-6931	580	450	620	0.70g/kg	71%	111269
Tui Rad (Wetback)	KWF295-6932	580	450	620	0.66g/kg	65% WB	111270
Firenze	KWF295-5908	600	490	660	0.70g/kg	71.30%	110613
Astron	KWF295-5987	600	490	770	0.70g/kg	71.30%	110612
Astron (Pewter grey)	KWF295-5991	600	490	770	0.70g/kg	71.30%	110612
Signature	KWF295-6824	700	505	715	0.85g/kg	71.34%	111733
Haast	KWF295-6950	575	560	730	0.98g/kg	66%	144660
Aspiring	KWF295-6951	575	560	730	0.98g/kg	66%	144661
Murchison	KWF295-6952	575	560	730	0.98g/kg	66%	144662
Tilefire Max CA/II	KWF295-6936	554	730	665	0.53g/kg	69%	132877
Quantum	KWF295-5990	685	635	730	0.54g/kg	68.70%	121974
Barker II	KWF295-6934	615	634	730	0.54g/kg	71%	111240
Barker II (Wetback)	KWF295-6935	615	634	730	0.53g/kg	65% WB	111241

* ECAN NO = Environment Canterbury authorisation number.

TABLE 1

FREESTANDING WOOD FIRE INSTALLATION

To adequately install a Kent freestanding wood fire the following items are required: an assembled wood fire, a floor protector, a flue system and a suitable flashing system for flashing the roof penetration.

An insulating floor protector is not required for the Kent freestanding wood fire, but a single layer ash floor protector of non-combustible material must be used. The floor protector must extend under the appliance and not less than 300mm in front of the fuel-loading and ash removal openings. The width of the floor protector shall be not less than the width of the appliance and shall extend not less than 200mm from each side of any ash removal or fuel-loading openings.

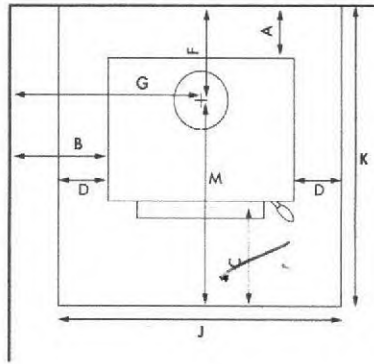
Select the location for the wood fire, bearing in mind the minimum clearances required (Refer Fig.1 and Table 2).

Place the wood fire into the desired position and plumb for the ceiling and 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 wood fire to ensure this.

Once the location is confirmed, the wood fire must be restrained against movement due to earthquakes. The Kent freestanding wood fire is restrained by fixing the wood fire to the floor with two bolts of 6mm minimum diameter through the holes provided in the plinth base, through the floor protector and floor. For solid concrete floors, use 8mm DYNABOLTS® or similar, with a minimum depth of engagement into the floor of 50mm.

NPDC Approved for
14 MAY 2015
Building Consent

Wall Clearances



Corner Clearances

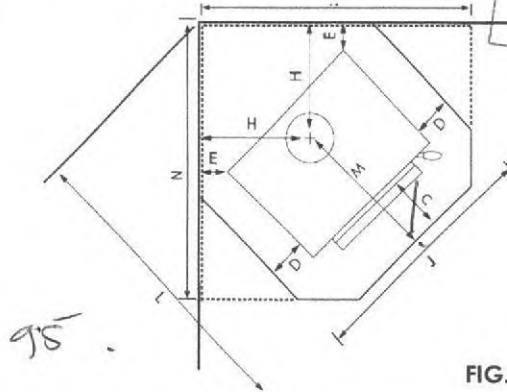


FIG. 1

Model	Model No.	Minimum Installation Clearances (with flue shield) mm								Hearth Clearances (mm)				
		A	B	C*	D	E	F	G	H	J	K	L	M	N
Kiwi Rad II	KWF295-5910	140	285	300	125	100	265	577	390	785	830	1115	565	970
Tui Rad	KWF295-6931 KWF295-6932	100	400	300	155	200	250	690	512	840	800	1275	550	1110
Firenze	KWF295-5908	100	225	300	90	50	235	525	360	780	820	1085	585	960
Astron	KWF295-5987 KWF295-5991	100	225	300	90	50	235	525	360	780	820	1085	585	960
Signature	KWF295-6824	100	250	300	90	50	245	600	400	880	805	1120	560	1140
Haast	KWF295-6950	160	360	300	130	190	320	645	500	835	960	1340	640	1160
Aspiring	KWF295-6951	160	360	300	130	190	320	645	500	835	960	1340	640	1160
Murchison	KWF295-6952	160	360	300	130	190	320	645	500	835	960	1340	640	1160
Tilefire Max C/A II	KWF295-6936	100	270	300	145	150	275	547	465	844	1015	1400	740	1200
Quantum	KWF295-5990	100	300	300	80	50	260	642	440	845	940	1300	680	1100
Barker II	KWF295-6934 KWF295-6935	255	435	300	130	190	404	743	485	875	1084	1365	680	1200
Tilefire II	KWF295-6068	100	400	300	145	150	265	580	455	890	1120	1350	760	1200

* Fuel loading opening to end of floor protector.

TABLE 2

STANDARD FLUE INSTALLATION

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 liner.

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 and roof at the 4 points.

Ensure a suitable flashing is installed on any roof penetration point. Flash the outer casing to the roof, to make a permanent, weatherproof seal. Place the ceiling plate with folded edges upwards over the flue spigot on the wood fire.

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: Black painted flue pipes may only be used where they are visible. Flue pipes located wholly inside the casings in the roof space **must** be stainless steel only. Position the flue pipe into the spigot in the top of the wood fire. 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.

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 and casings.

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).

Place the top spreader in place and tighten. Slide the cowl transition over the flue pipe until it rests on the top spreader. Secure with stainless rivets or self-tapping screws.

Fit the rain-hat. **Note:** It must be removable for cleaning.

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.

Where a flue terminates more than two metres above the roof penetration, it may be necessary to fit restraining guy wires for stability in high wind conditions.

The flue system should be vertical and without bends. If an offset is required, it should be as close to the wood fire as practicable and should not be offset more than 500mm from the centre line of the flue stub. Clearances from the flue pipe to combustible materials must be maintained (Refer 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 0.6m above the highest point of the roof if within 3 metres of it, or 1m above the roof penetration if more than 3 metres from the ridge (Refer Fig. 2).

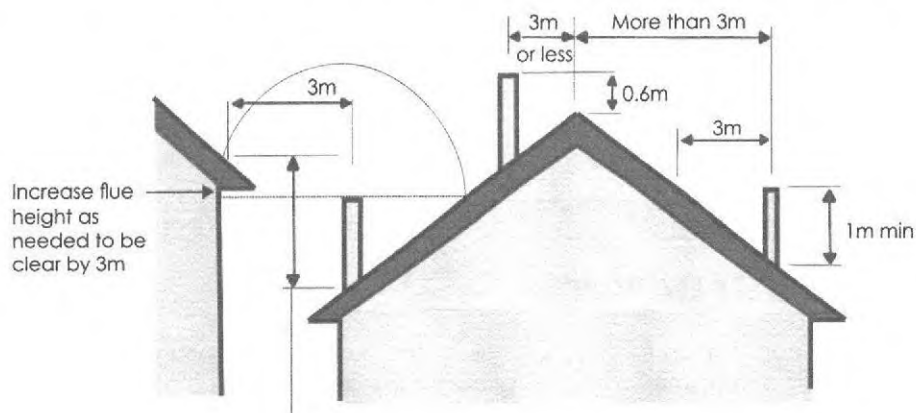


FIG. 2

No part of a building, or any adjacent object, may be in or above a circular area of 3m's 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.

FOR MORE INFORMATION, REFER TO THE INSTALLATION INSTRUCTIONS INCLUDED WITH THE FLUE KIT.

Before the wood fire is used, ensure that a Compliance Certificate (supplied by a Registered Installer and/or Territorial Authority Inspector) is obtained for the user. We encourage initial demonstrations on how to light and operate the fire to ensure the user can confidently operate the fire for safe and efficient performance.

NPDC Approved for
 4 MAY 2015
 Building Consent

Single storey flue install

Second storey flue install

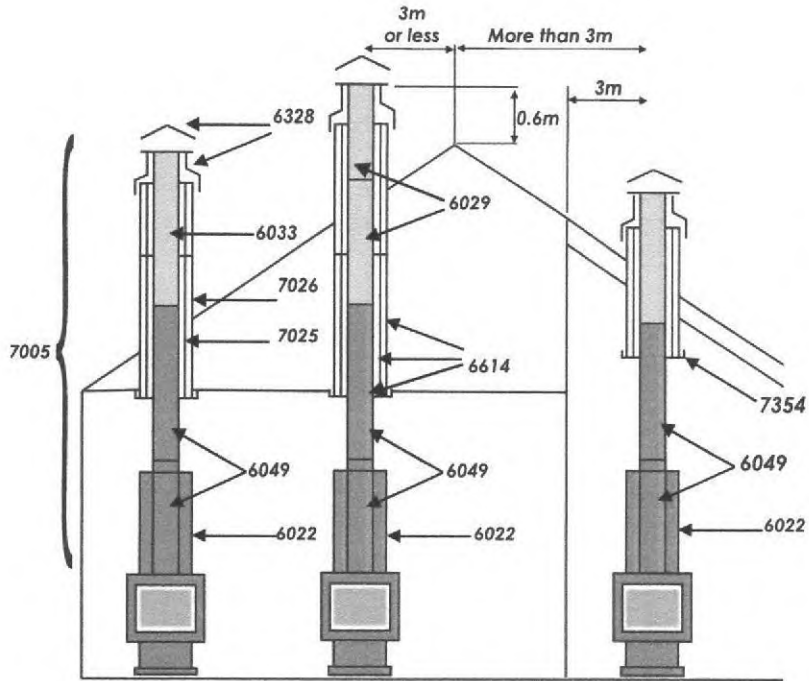


FIG. 3

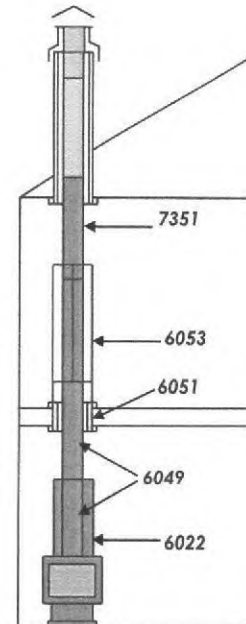


FIG. 4

Model No.	Description
KWF298-7005	Kent standard flue kit 4.2m
KWF298-7006	Kent energy saver flue kit 4.2m
KWF298-6033	Kent single length stainless steel flue 150 x 1200mm
KWF298-6022	Kent stainless steel flue reflector
KWF298-6029	Kent stainless steel flue twin pack 150mm
KWF298-6049	Kent black stainless steel flue twin pack 150 x 1200mm
KWF298-6051	Kent floor penetration 200/250mm diameter
KWF298-6053	Kent 360 degree flue pipe guard
KWF298-6328	Kent stainless steel hat and cowl
KWF298-6614	Kent extension flue 150-200-250 - 1200mm
KWF298-7025	Kent galvanised flue 200 x 1200mm
KWF298-7026	Kent galvanised flue 250 x 1200mm
KWF298-7351	Kent black flue 150 x 1200mm
KWF298-7354	Kent sloping ceiling kit

POWERED BY



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STATEMENT OF PASSING OVER

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