



Land Information Memorandum

Application

[REDACTED]	Number	L240707
[REDACTED]	Application date	02/08/24
[REDACTED]	Email	[REDACTED]

Property

Valuation No.	2847207400
Location	3607 Fruitlands-Roxburgh Road (SH 8)
Legal Description	LOT 1 DP 368346
Owner	[REDACTED]
Area (hectares)	0.3747

Rates

Government Valuation

Land	\$	200,000
Capital Value	\$	435,000
Improvements	\$	235,000
Current Rates Year 2024 to 2025		

Rating Amounts

Annual Rates	\$	1,770.91
Current Instalment	\$	442.73
Next Instalment Due		20/08/24
Current Balance	\$	300.25
Water Balance (if any)	\$	

Note:

1. Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.
2. If you require further financial information regarding this property for settlement purposes, then the owner or their agent will need to contact the Council separately for this information.

Planning/Resource Management

Resource Area: RURAL RESOURCE AREA

The Central Otago District Plan contains the relevant rules for the Resource Area this land is zoned. There may be other matters of relevance to nearby land, which can be found on the District Plan maps.

Designation: No information located at Central Otago District Council. Planning Maps and Data attached.

Consents:

22/12/05 RESOURCE CONSENT 050483: 2 lot rural subdivision creating lots of 3742m² and 4.359ha, lot 1 contains surplus dwelling. Granted by Delegated Authority 15/02/06. Copy of Decision, Survey Plans, Consent Notice, Water Test Results and s224c attached.

The aerial photo and overlying boundaries are taken from information supplied by LINZ. It is made in good faith; however, its accuracy and completeness are not guaranteed within the legal boundaries. To determine the actual legal boundaries the service of a surveyor may need to be engaged.

Outstanding Requisitions: No outstanding requisitions located.

Building

Consents/Permits/Pool/Compliance Schedules:

21/07/08 BUILDING CONSENT 080503 : Internal alterations to existing dwelling. Code Compliance Certificate issued 14/01/09. Copy of CCC and Plans and Specifications **attached**.

07/04/08 BUILDING CONSENT 080190: Install a new hand-rail. Cancelled 07/08/08.

14/07/06 BUILDING CONSENT 060431: Install a new Logaire fire. Code Compliance Certificate issued 24/04/14. Copy of CCC, Product Specifications and Plans **attached**.

*The heating appliance installed may no longer meet the discharge rules under the Otago Regional Council Air Plan and may need to be replaced. Please refer to the **attached** ORC flow chart for further information. For further questions contact ORC directly - 0800 474 082.*

31/08/83 BUILDING PERMIT B41355 Implement shed. Copy of Permit **attached**.

26/04/79 BUILDING PERMIT I011487 Erect a sleep-out. Copy of Permit **attached**.

08/08/68 BUILDING PERMIT A017727 Alter packing shed roof / close in porch to house. Copy of Permit **attached**.

Due to the age of the dwelling no earlier plans or permits can be located on the file.

No pool registered to this property.

Outstanding Requisitions: No outstanding requisitions located.

Sewer and Water

Sewer: Private effluent disposal system located on this property.

Water: Private water supply located on this property.

No other information located.

Stormwater: Stormwater is usually discharged to property soak pits or to kerb and channelling where available. Direct connection of stormwater to sewer is not permitted.

Town main water runs through this property. Utilities Map and CODC memo are **attached**.

Special Land Features

Any special feature or characteristic of the land concerned including potential erosion, avulsion, falling debris, subsidence, slippage, alluvium, or inundation, or likely presence of hazardous contaminants: Information on hazards can be found on the Otago Regional Council website www.orc.govt.nz

No information located at Central Otago District Council.

Network Utility Operators

Information relating to the availability of supply, authorisations etc (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

Notes

1. Code Compliance Certificates were not issued until the Building Act came into force on 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted.
2. No title search has been done on this property.
3. Any future development on this property may be liable for a development contribution under the Local Government Act 2002.
4. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.

WENDY PAYNE - LIM OFFICER

Date: 6/08/24



Planning Data

The information displayed is schematic only and serves as a guide.
It has been compiled from Central Otago District Council's records and is made available in good faith but its accuracy or completeness is not guaranteed.
Cadastral Information has been derived from Land Information New Zealand's (LINZ) Core Record System Database (CRS).
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Tuesday, August 6, 2024

Designations within 200m

None found.

Scheduled Activities within 200m

None found.

Heritage Buildings within 200m

None found.

Notable Trees within 200m

None found.

Active Faults within 200m

None found.

ORC Hazardous Land within 100m

None found.

Subsidence and Slip Areas within 200m

None found.



Planning Notations Map

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Scale 1:2500

Tuesday, August 6, 2024

Original Sheet Size 210x297mm



Planning Zones Map

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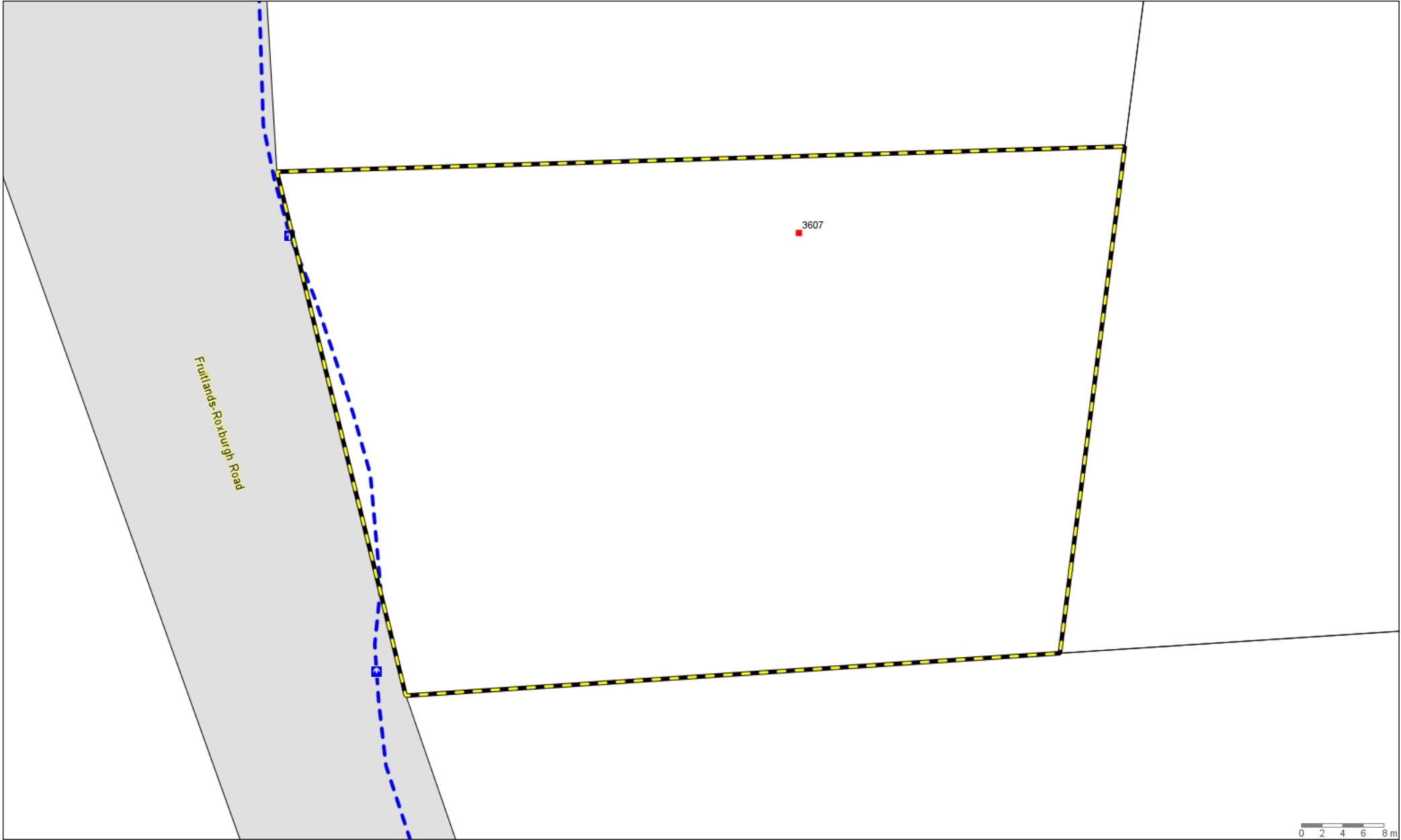
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Scale 1:2500

Tuesday, August 6, 2024

Original Sheet Size 210x297mm



Utilities Map

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NORTH

Scale 1:500

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Water Services Legend

Water point

-  Air Valve
-  Back Flow Preventer
-  Blank Cap
-  Bore
-  Control Box
-  Dall Tube
-  Dummy Node
-  Fire Hydrant
-  Fountain
-  Inline Meter
-  Intake Chamber
-  Manifold
-  Meter
-  Pressure Reducing Valve
-  Pump Station
-  Reservoir
-  Restrictor
-  Sprinkler
-  Tank
-  Tap
-  Treatment Plant
-  Valve

Sewer point

-  Air Valve
-  Blank Cap
-  Boundary Isolation
-  Cleaning Eye
-  Dummy Node
-  Flow Meter
-  Grease Trap
-  Inspection Chamber
-  Manhole
-  Outlet
-  Pond
-  Pump Station
-  Septic Tank
-  Tank
-  Treatment Station
-  Valve

Stormwater point

-  Blank Cap
-  Cleaning Eye
-  Double Mud Tank
-  Dummy Node
-  Headwall
-  Inlet
-  Manhole
-  Mud Tank
-  Outlet
-  Pump Station
-  Soakpit
-  Tank

Water pipe

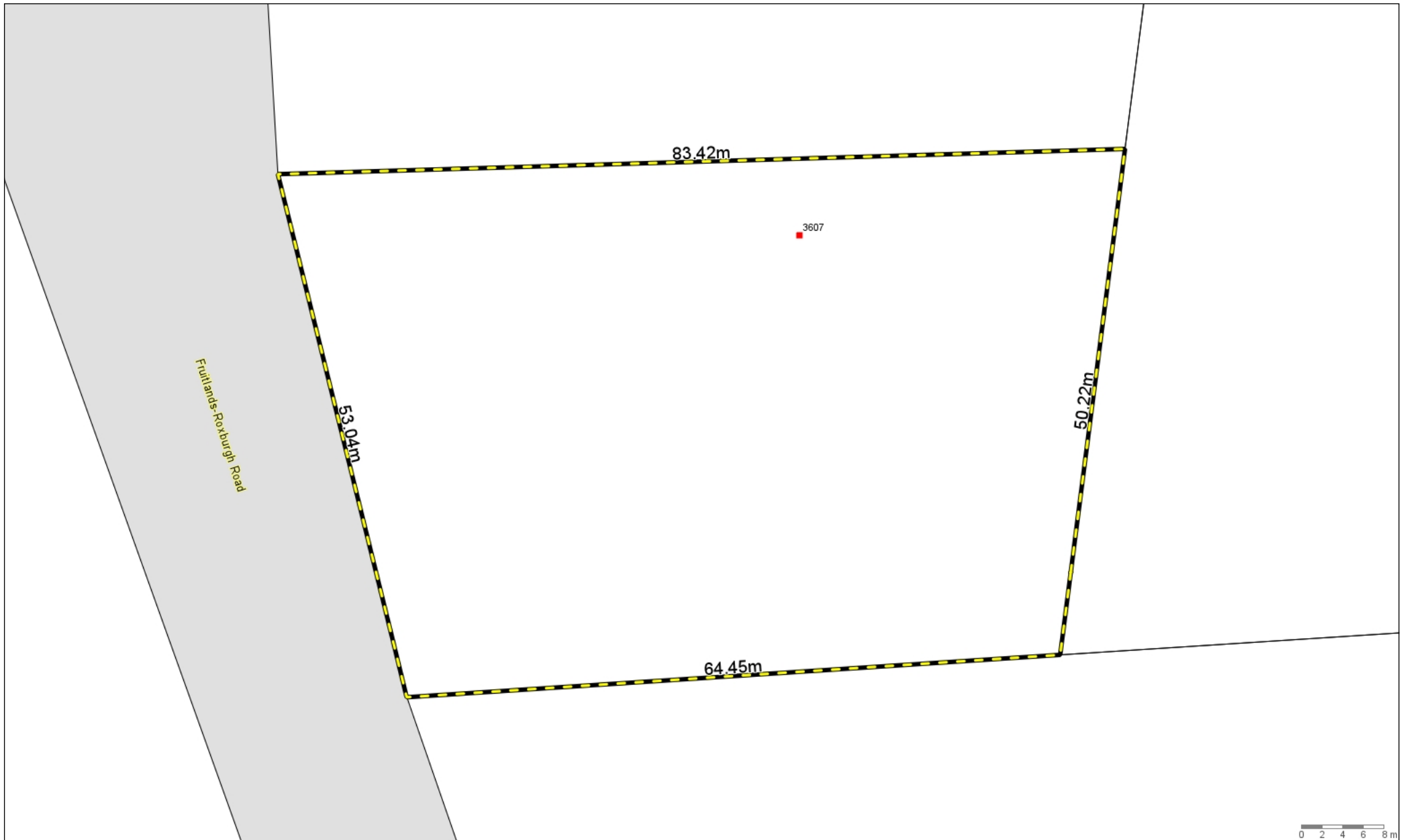
-  Irrigation
-  Principle Main
-  Private Irrigation
-  Private Water
-  Pump Rising Main
-  Raw Water Main
-  Rider Main
-  Scour Drain / Overflow
-  Service Connection
-  Trunk Main

Sewer pipe

-  Emergency Overflow
-  Gravity Main
-  Pressurised Main
-  Private Sewer
-  Pump Rising Main
-  Service Connection
-  Trunk Sewer Main

Stormwater pipe

-  Catchpit Lead
-  Culvert
-  Gravity Main
-  Open Channel
-  Private Stormwater
-  Service Connection
-  Soakage
-  Swale



Property Dimensions Map

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Aerial Photography Map

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Scale 1:500

Tuesday, August 6, 2024

Original Sheet Size 297x210mm

20 February 2006

28472/074/00
AFP:eld

The Big Cherry Company Ltd
c/- Paterson Pitts Central
PO Box 103
Alexandra

Dear Sir/Madam

Application for Resource Consent: RC 050483 – State Highway 8 at Slaughterhouse Creek

This is to advise that the application for subdivision consent to create two allotments with Lot 1 containing a surplus dwelling on a property situated on State Highway 8 at Slaughterhouse Creek described as Part Section 67 Block II Teviot Survey District as contained in Certificate of Title 108639, has been approved by the Manager, Planning and Environment under delegated authority, subject to the following conditions:

1. Right of way easements A and B as identified on the plan of subdivision shall be duly granted or reserved.
2. Any other easements necessary to protect access to services shall be duly granted or reserved.
3. Domestic water supply to the existing dwelling on Lot 1 is to be secured by easement. Such source is to be tested by a suitably qualified laboratory with the scope of the analysis being to the satisfaction of the Chief Executive.
4. The access to serve the subdivision shall be located on the State Highway 8 boundary of Section 189 Block II Teviot Survey District in a position which achieves a 170 metre sight distance towards Roxburgh for vehicles exiting the access.

Note: Sight distances shall be measured in accordance with Transit New Zealand's Diagram A.

5. Prior to section 224(c) certification the consent holder shall construct the new access required in terms of Condition 3 to Transit New Zealand's Diagram C standard
6. Crossing Point 48 (the existing access to the site) shall be permanently and physically closed prior to section 224(c) certification.

Notes:

1. Prior to any access works being undertaken in the State highway road reserve an agreement to work on the State highway must be completed and submitted to Opus at least seven working days before work commences.
 2. A Traffic Management Plan is to be completed and submitted to Opus seven working days prior to work commencing on the State Highway road reserve.
 3. The consent holder is to supply written confirmation from Opus, Alexandra, that the above works have been completed to meet Transits requirements when submitting the survey plan for section 224(c) certification by the Council.
 4. A section 93 of the Transit Act application is required to be submitted to Transit before Transit will approve the access works for section 224(c) certification and before an agreement to work under the Transit Act is provided for any access works within the road reserve.
 7. The existing row of toi tois shall be retained or a similar form of screening shall be installed on the State Highway 8 boundary for the length of the right of way in order to screen headlight glare and a written undertaking to this effect shall be provided to the Chief Executive by the consent holder and the owner of Section 189 Block II Teviot Survey District, prior to section 224(c) certification.
 8. Should Lot 2 be developed for a single residential dwelling then access is to be designed to provide or traffic turning into the site to pull off as soon as possible given the limited sight visibility. This access design construction shall be approved by Transit.
 9. Should Lot 2 be developed to an intensity that is greater than a single residential dwelling or subdivided in the future, the existing access that serves Lots 1 and 2 shall be permanently closed and an alternative access to the site shall be provided which complies with Transit's access standards.
- Note:* Conditions 7 and 8 ^{8 and 9} shall be subject to a consent notice that shall be registered on the titles for Lots 1 and 2.
10. Payment of a reserves contribution of \$618.00 (exclusive of Goods and Services Tax) calculated in terms of Rule 15.6.1(1)(a)(ii) of the amended Proposed District Plan on the basis of one new rural allotment.

- Note:
1. All charges incurred by the Council relating the administration, inspection and supervision of conditions of subdivision consent shall be paid prior to section 224(c) certification.
 2. A development contribution of \$1427.00 (exclusive of Goods and Services Tax) is payable for roading pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Council Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to section 224(c). The Council may withhold a certificate under section 224(c) of the Resource Management Act 1991 if the required development and financial contributions have not been paid,

pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the amended Proposed District Plan.

Following consideration of the application it has been determined that any effects on the environment will be no more than minor and that granting consent will not be contrary to the objectives and policies of the relevant district plan.

I draw your attention to Section 357 of the Resource Management Act 1991 which confers a right of objection to the Council to the conditions of consent.

Yours faithfully

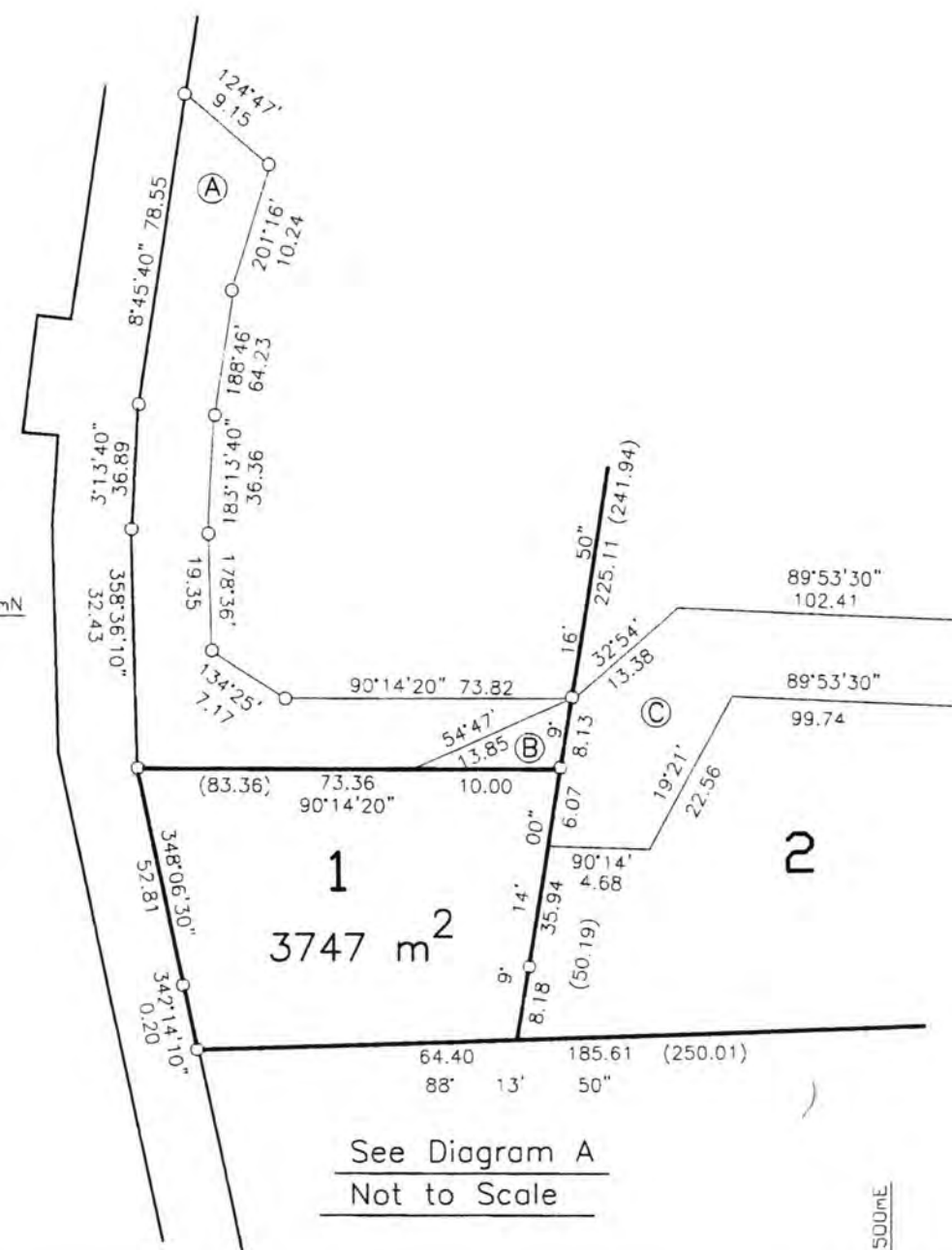
A handwritten signature in black ink, appearing to read 'Ann Peacock', written in a cursive style.

Ann Peacock
Planning Team Leader

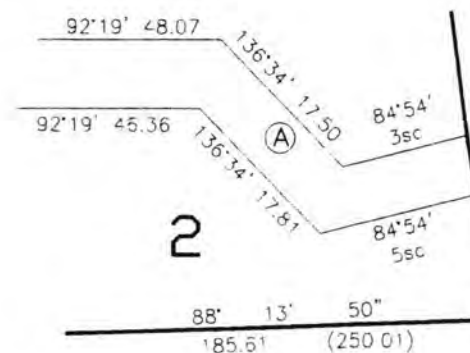
Rc 050483

838000mN

837500mN



322500mE

Fruitlands-Roxburgh Road (S.H No 8)
Legal RoadSec 189
Blk II
Teviot SDSec 64
Blk II
Teviot SDSee Diagram A
Not to Scale

323000mE



Approvals

I hereby certify that this plan was approved by the Central Otago District Council pursuant to Sec. 223 of the Resource Management Act 1991 on the 20th day of April 2006, subject to the granting or reserving of the easements set out in the Memorandum hereon.

L.A. van der Voort
Authorised Officer

MEMORANDUM OF EASEMENTS

PURPOSE	SERV. TENE.	SHOWN	DOM. TENE.
Right of Way	Sec 189 Blk II Teviot SD	(A)	Lot 1 & 2
Right to convey water	Lot 2 Sec 189 Blk II Teviot SD	(B)	Lot 1

PROPOSED EASEMENT

PURPOSE	SERV. TENE.	SHOWN	DOM. TENE.
Right of Way	Lot 2	(D)	Sec 189 Blk II Teviot SD

NEW CT ALLOCATIONS

LOT 1 CT	277614
LOT 2 CT	277615

Subject to Part IVA Conservation Act 1987

CLASS OF SURVEY : II

Total Area 4.7393 ha

Comprised in CsT

I, TONY JOHN STEWART, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated this day of
20..... Signature

Field Book..... p..... Traverse Book..... p.....
Reference Plans

Examined Correct

Approval as to Survey by
Land Information New Zealand on
...../...../20.....

Deposited by Land Information
New Zealand on
...../...../ 20.....

File A3912
Received
Instructions

DP368346

LAND DISTRICT : OTAGO

LOTS 1 & 2 BEING A SUBDIVISION OF PT SEC 67 BLKII TEVIOT SD &
EASEMENT OVER SEC 189 BLKII TEVIOT SD

TERRITORIAL AUTHORITY Central Otago District
Surveyed by Paterson Pitts Partners Ltd
Scale 1:2500 Date March 2006

IN THE MATTER of Lots 1 & 2 DP 368346 being a subdivision of Pt Sec 67 Blk II Teviot SD and Easement over Sec 189 Blk II Teviot SD being C'sT 277614 & 277615.

AND

IN THE MATTER of resource consent RC 050483 from the Central Otago District Council to subdivide the above land.

CONSENT NOTICE PURSUANT
TO SECTION 221 OF THE
RESOURCE MANAGEMENT ACT 1991

PATERSON PITTS PARTNERS LTD
REGISTERED SURVEYORS
P O Box 103
ALEXANDRA

In accordance with the conditions of resource consent RC 050483 of the Central Otago District Council, granted pursuant to Section 105 of the Resource Management Act 1991 dated 20 February 2006, the following conditions are to be imposed on an ongoing basis by a consent notice to be registered against the certificates of title for Lot 1 and 2 DP 368346.

1. Should Lot 2 be developed for a single residential dwelling then access is to be designed to provide for traffic turning into the site to pull off as soon as possible given the limited site visibility. The access design construction shall be approved by Transit.
2. Should Lot 2 be developed to an intensity that is greater than a single residential dwelling or subdivided in the future, the existing access that serves Lots 1 and 2 shall be permanently closed and an alternative access to the site shall be provided which complies with Transit's access standards.

DATED this.....6th.....day ofOctober.....2006

SIGNED for and on behalf of the

CENTRAL OTAGO DISTRICT COUNCIL

for
by its Chief Executive.....

L.A. van der Vort
(Pursuant to deleg. authority 2006/117)

Address:
49 Ferry Road,
P O Box 31-270,
☒ Christchurch, New Zealand

Telephone:
+64 (3) 377-7176
Facsimile:
☎ +64 (3) 377-7276

Email:
christchurch@hill-labs.co.nz
Internet:
www.hill-laboratories.com

REPORT ON MICROBIOLOGICAL EXAMINATION OF WATERS

Client: The Big Cherry Co Ltd
Coal Creek RD
Roxburgh
Client Reference: Chris Toms

Date Sent:
Date received: 3 Oct 2006
Time Received: 9:00am
Date Tested: 3 Oct 2006
Time Tested: 10:25am

Fax Number: 03 446 8004

Job No: E6-8164

Tests Requested: :1 x Water - E.coli Count

2/10/06 11.20am Domestic water

E.coli Count
(MPN per 100ml)

<1

The New Zealand Drinking Water Standard 2005 requires drinking water to have Nil (<1) E.coli per 100ml.

Signed:



Barbara Müller
(Section Manager)

Final Report



Report Date: 4/10/2006

The methods used were in accordance to accredited methods (Available on request.)
The tests reported herein have been performed in accordance with its terms of accreditation, with the exception of tests marked *, which are not accredited.
Results apply only to samples as received.
This report may not be reproduced except in full.



Address:
49 Ferry Road,
P O Box 31-270,
Christchurch, New Zealand

Telephone:
+64 (3) 377-7176
Facsimile:
+64 (3) 377-7276

Email:
christchurch@hill-labs.co.nz
Internet:
www.hill-laboratories.com



REPORT ON MICROBIOLOGICAL EXAMINATION OF WATERS

Client: Water Filtration
13 Maryport Street
Lawrence,
Central Otago.
Client Reference: Gordon Duthie
C Toms

Date Sent:
Date received: 1 Mar 2006
Time Received: 9:00am
Date Tested: 1 Mar 2006
Time Tested: 11:00am
Fax Number: 03 485-9053

Job No: E6-1759

Tests Requested 1 x Water - E.coli Count

Toms - Spring water 28/2/06 2:45pm

E.coli Count
(MPN per 100ml)

11

The New Zealand Drinking Water Standard 2005 requires drinking water to have Nil (<1) E.coli per 100ml.

Signed:

Barbara Müller
(Section Manager)

Final Report



Report Date: 2/3/2006

The methods used were in accordance to accredited methods (Available on request.)
The tests reported herein have been performed in accordance with its terms of accreditation, with the exception
of tests marked *, which are not accredited.
Results apply only to samples as received.
This report may not be reproduced except in full

WATER FILTRATION GORDON DUTHIE

13 Maryport St
Lawrence 9523
Otago
Ph AH (03) 485-9543
Mobile (027)431 0039
Fax (03) 485-9053

15-Jun-06

The Big Cheery Company
c/-Chris Toms
3570 Coal Creek
RD Roxburgh
Ph 03 446 8577

Ultra Violet Water Treatment, at the Slaughter House Creek property Coal Creek RD Roxburgh.

The raw water supply for the home to be treated is from a local untreated water supply. A water tank on a stand will supply gravity fed water to the home. The Filter UV system will be plumbed in line from the tank to the house.

Instillation:

The treatment system will include one 20" Big Blue 25 – 1 micron Filter, supplying Clean water to a 55 ltrs per min Wyckomar 700 Ultra Violet chamber directly into the home. The Filter and U V internal plumbing will be 25 mil pipe and fittings and installed by myself. Signage on safety pertaining to the UV is also displayed. This system will be mounted on a board fixed to the inside wall of the existing shelter by the tank at the back of the house.

Note

Insure that the water supply from the Tank to any Garden Taps is direct from the tank so that we are **not** supplying treated water to anything else other than for domestic use.

Servicing:

There will be a spare 25 -1 micron Filter on hand.
The 25-1 Filter will need replaced at 6-7 months or sooner should restriction of flow by clogging be noticed in the home.
The Ultra Violet Lamp is to be replaced at 12 months (9000 hours), and the U V chamber dismantled and cleaned.
I can supply the servicing requirements for the above.

Gordon Duthie



Certificate issued pursuant to the Resource Management Act 1991

2847207400

RC 050483: LOTS 1 AND 2 DP 368346 BEING A SUBDIVISION OF PART SECTION 67 BLOCK II TEVIOT SURVEY DISTRICT

In the matter of Lots 1 and 2 DP 368346 being a subdivision of Part Section 67 Block II Teviot Survey District, and pursuant to section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of subdivision consent have been complied with to the satisfaction of the Central Otago District Council and a consent notice prepared for the remaining conditions.

Dated at Alexandra this 6th day of October 2006



LOUISE van der VOORT
MANAGER, PLANNING AND ENVIRONMENT
(pursuant to delegated authority)

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

THE BUILDING

Street Address:	3607 FRUITLANDS - ROXBURGH ROAD (SH8)
Legal Description:	LOT 1 DP 368346
Valuation Number:	2847207400
Project:	Internal alterations to existing dwelling.
Level/Unit Number:	
Current, lawfully established use:	Residential
Year of Construction (approx):	1960s

OWNER*

Owner's Name and Mailing Address:

R Cooper
R D 1
Roxburgh

Phone Number:

Fax Number:

Email Address:

BUILDING WORK

Building Consent No:	BC 080503
Issued by:	Central Otago District Council

CODE COMPLIANCE CERTIFICATE

The Building Consent Authority named below is satisfied, on reasonable grounds, that:

a. the building work complies with the building consent.

Building Consent Officer: S. G. Geddes

On behalf of:

Signature:

S. G. Geddes

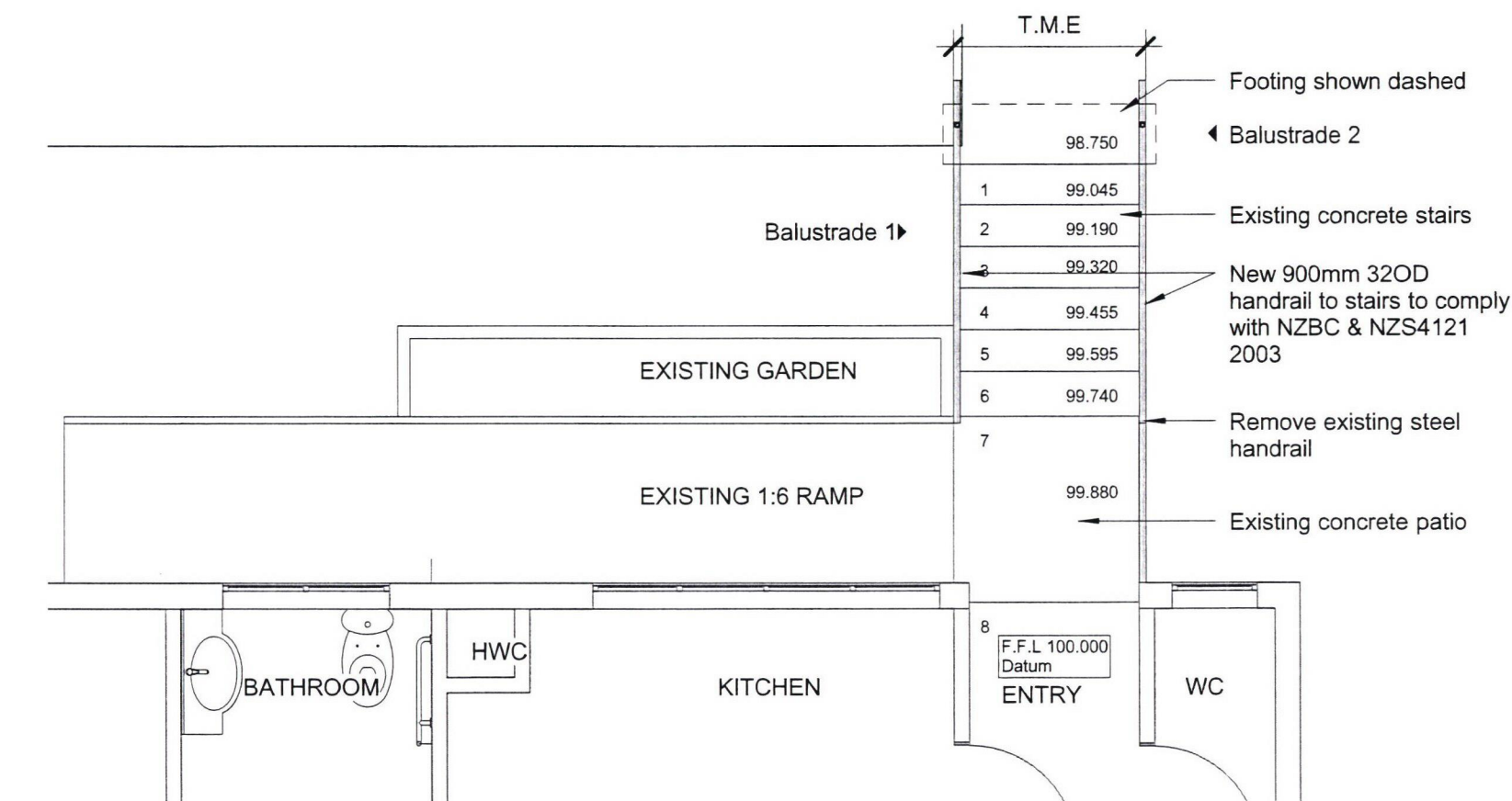
Central Otago District Council

PO Box 122

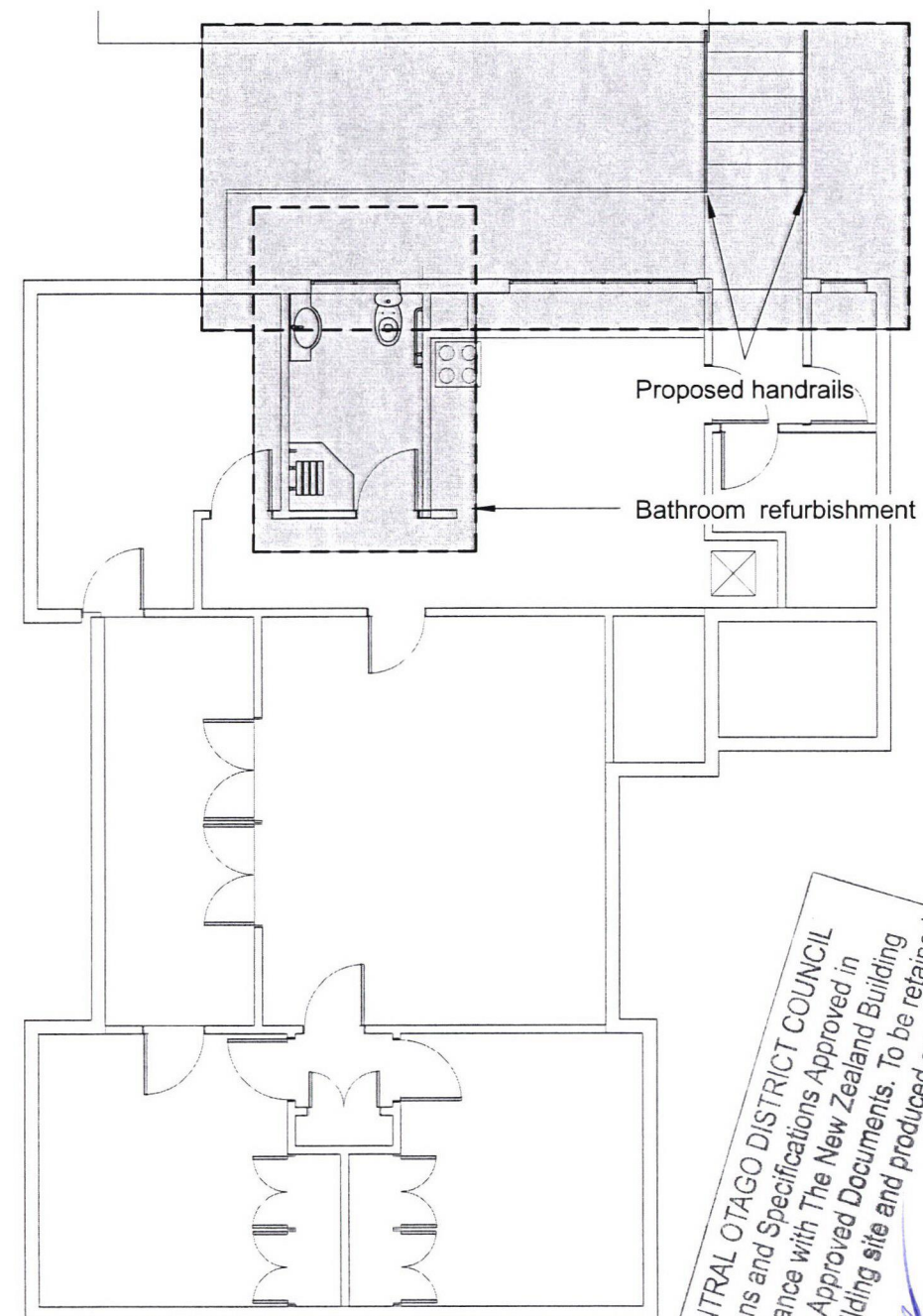
Date:

15.1.08

Alexandra



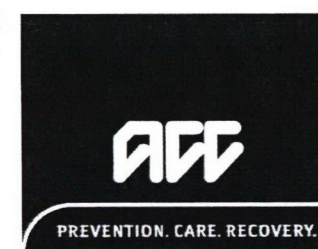
1 PROPOSED STAIRS
1 : 50



2 REVISED FLOOR PLAN
1 : 100

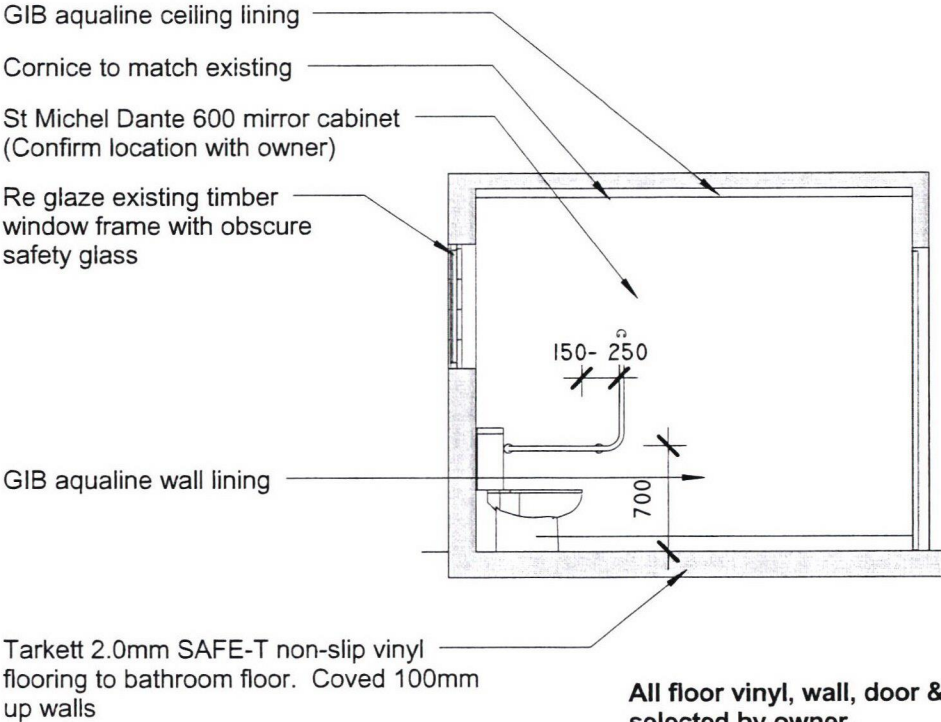
CENTRAL OTAGO DISTRICT COUNCIL
Plans and Specifications Approved in
accordance with The New Zealand Building
Code and Approved Documents. To be retained
on the building site and produced on request.
Signed: *[Signature]* Date: 21-7-08

Revisions		
No.	Amendment	Date



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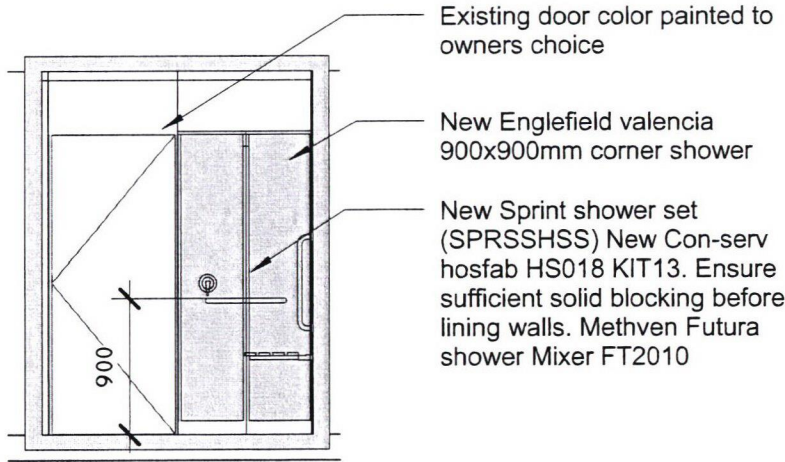
Project				
ROBERT COOPER RD1 COAL CREEK, ROXBURGH BATHROOM MODIFICATIONS				
Sheet Title				
PROPOSED STAIR PLAN				
Project Number	Date	Dwg Status		
4-99644.00	1 July 08	CONSTRUCTION		
Scale	DIPs Number	Code	Sheet No	Revision
As indicated	7/807/152	7701	A02	3



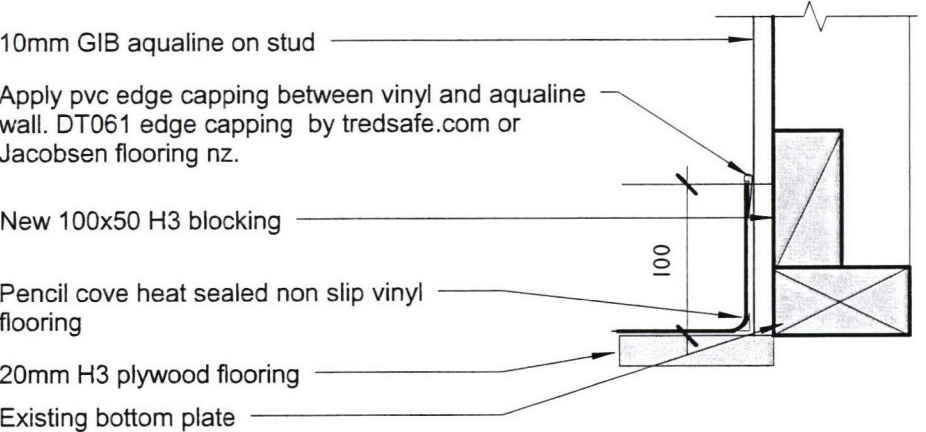
All floor vinyl, wall, door & ceiling colours to be selected by owner.

Liaise with the building owner prior to the application of the finish.

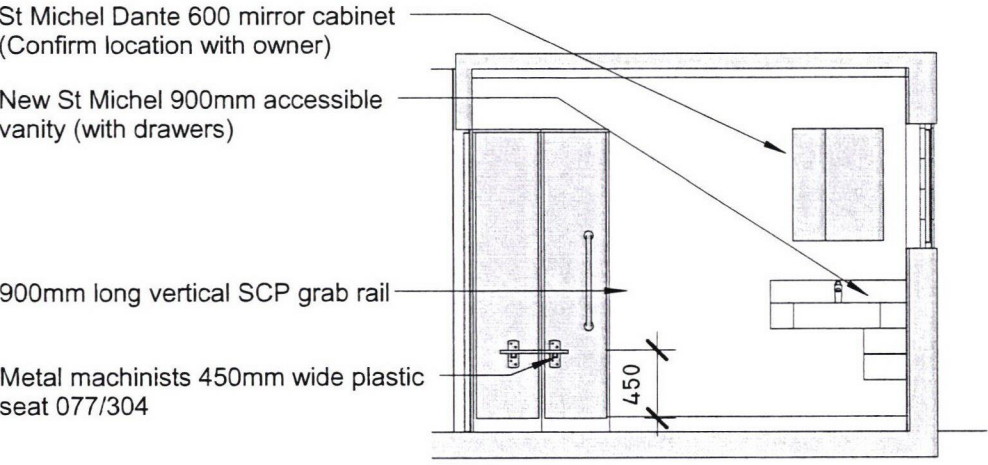
1 Elevation 1 - a
A01 1 : 50



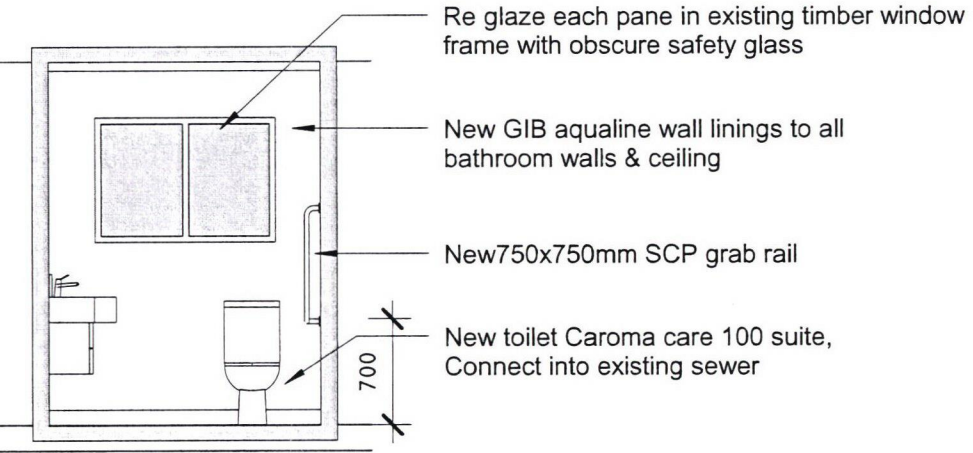
2 Elevation 1 - b
A01 1 : 50



5 GIB cove detail
1 : 5



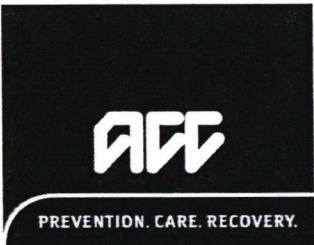
3 Elevation 1 - c
A01 1 : 50



4 Elevation 1 - d
A01 1 : 50

CENTRAL OTAGO DISTRICT COUNCIL
Plans and Specifications Approved in
accordance with The New Zealand Building
Code and Approved Documents. To be retained
on the building site and produced on request.
Signed: [Signature] Date: 21-7-08

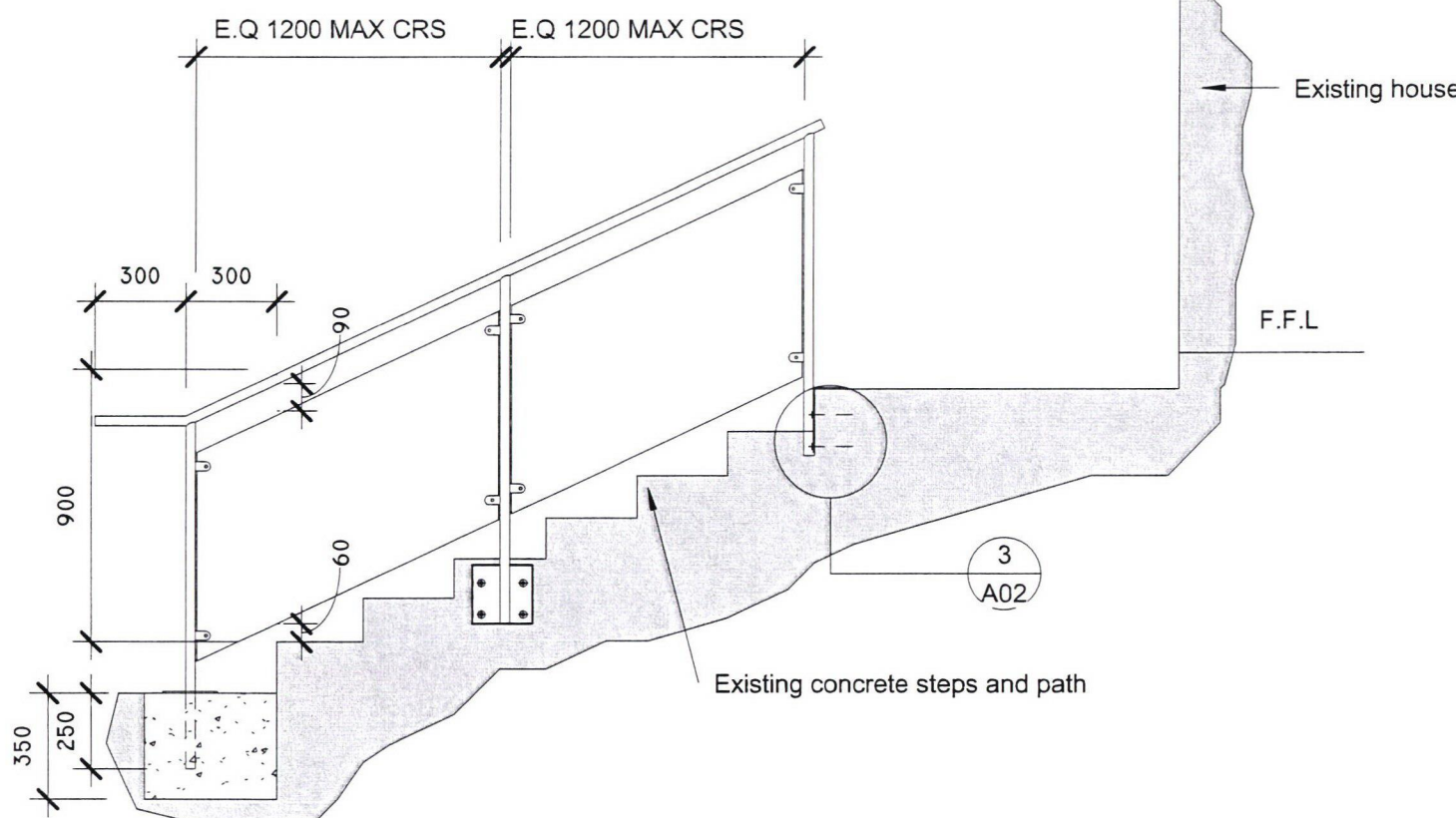
Revisions		
No.	Amendment	Date



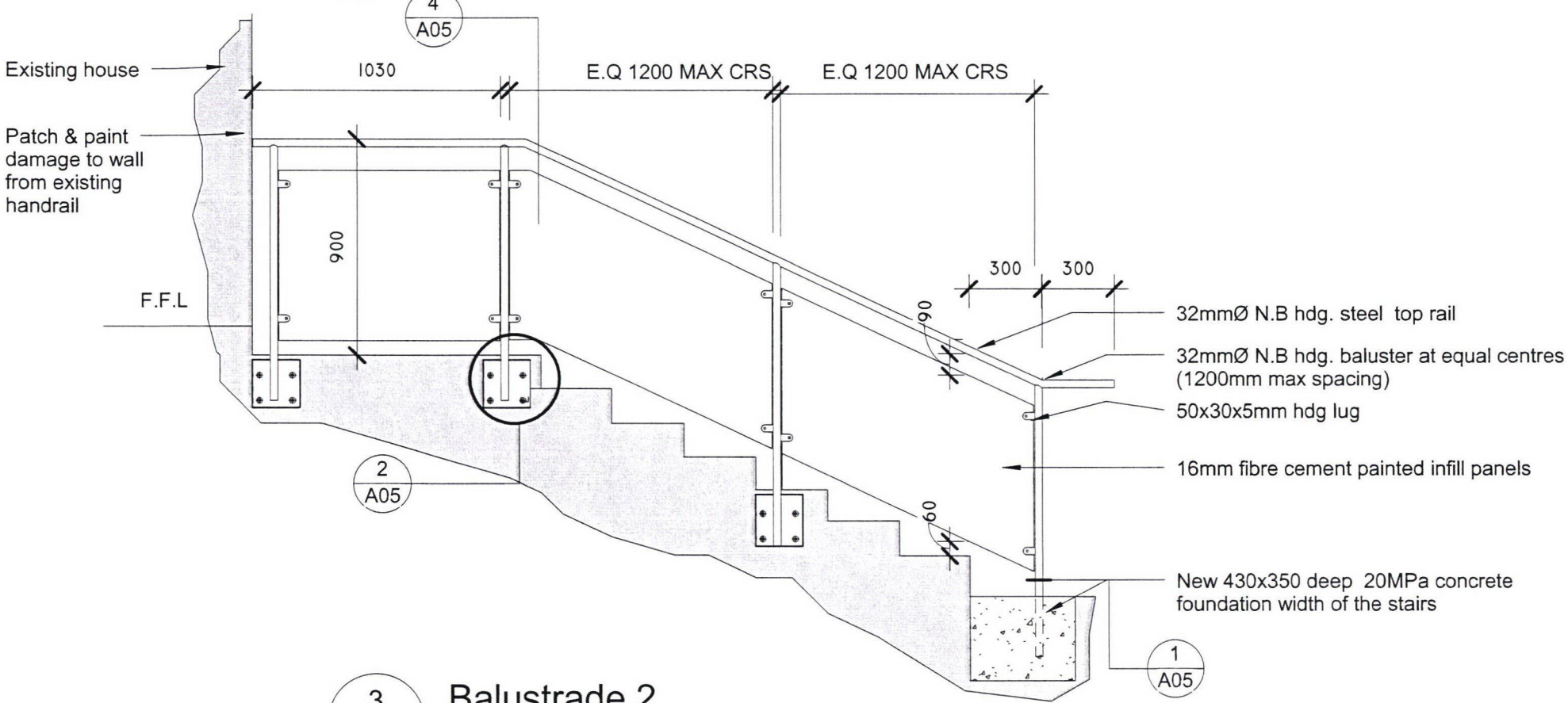
PROPERTY SERVICES

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Project				
ROBERT COOPER RD1 COAL CREEK, ROXBURGH BATHROOM MODIFICATIONS				
Sheet Title				
INTERNAL ELEVATIONS				
Project Number	Date	Dwg Status		
4-99644.00	1 July 08	CONSTRUCTION		
Scale	DIPs Number	Code	Sheet No	Revision
As indicated	7/807/152	7701	A03	3

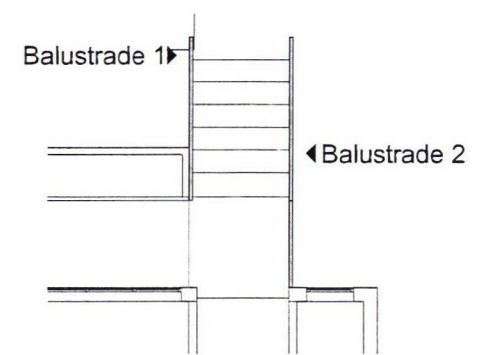


2 Balustrade 1
1 : 25



3 Balustrade 2
1 : 25

Revisions	Amendment	Date
No.		



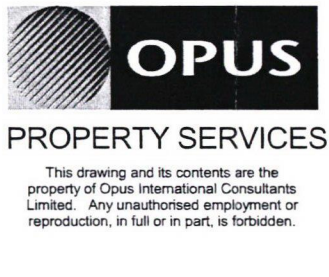
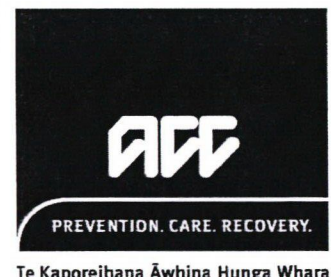
1 STAIR KEY PLAN
1 : 100

Steel work

All steel work to be hot dipped galvanized & spot primed after fabrication .

Whole installation including panels to be primed & painted to owners choice

CENTRAL OTAGO DISTRICT COUNCIL
Plans and Specifications Approved in
accordance with The New Zealand Building
Code and Approved Documents. To be retained
on the building site and produced on request.
Signed: *[Signature]* Date: *21-7-2008*



Project				
ROBERT COOPER RD1 COAL CREEK, ROXBURGH BATHROOM MODIFICATIONS				
Sheet Title				
STAIR ELEVATIONS				
Project Number	Date	Dwg Status		
4-99644.00	1 July 08	CONSTRUCTION		
Scale	DIPs Number	Code	Sheet No	Revision
As indicated	7/807/152	7701	A04	3

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

THE BUILDING

Street Address:	FRUITLANDS - ROXBURGH ROAD (SH8)
Legal Description:	LOT 1 DP 368346
Valuation Number:	2847207400
Project:	Install a new Logaire fire
Level/Unit Number:	
Current, lawfully established use:	Residential
Year of Construction (approx):	1962

OWNER*

Owner's Name and Mailing Address:

RA Cooper & L McKay
R D 1
Roxburgh

Phone Number:	03 4468710
Fax Number:	
Email Address:	

BUILDING WORK

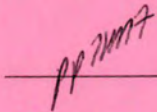
Building Consent No:	BC 060431
Issued by:	Central Otago District Council

CODE COMPLIANCE CERTIFICATE

The Building Consent Authority named below is satisfied, on reasonable grounds, that:

The building work complies with the building consent.

This code compliance certificate has been issued subject to a modification of clause B2.3.1 of the New Zealand Building Code by way of an amendment to this building consent. To this effect the required durability periods for building elements put in place in the course of work carried out under this building consent are measured from the date of substantial completion of the building, being **14/07/2006** and not from the date of issue of the code compliance certificate.

Building Consent Officer:	John Watson	On behalf of:
Signature:		Central Otago District Council
Date:	24/04/2014	PO Box 122 Alexandra



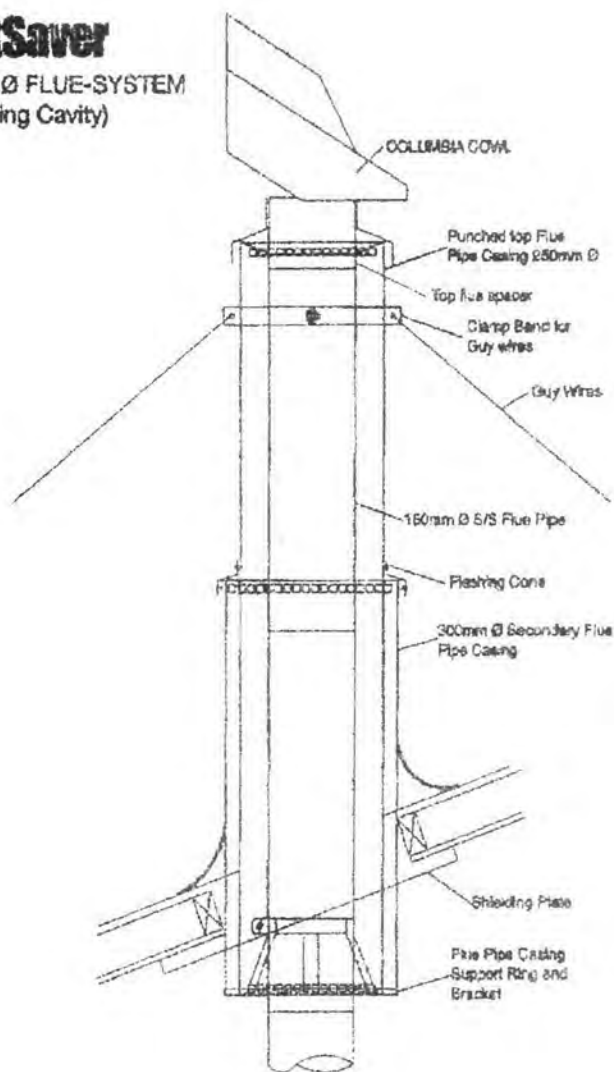
INSTALLATION INSTRUCTIONS

- This HeatSaver flue system is tested and certified to AS/NZS 2918 Appendix F, which means it is approved for use on all solid fuel appliances with a flue diameter of 150mm.
- Installation of any solid fuel appliance should only be carried out by suitably trained and qualified personnel.
- Position the stove to the desired position, always ensuring that the manufacturer's minimum clearances to combustibles are complied with.
- Check that there are no roofline ridges or valleys in the way, or if they cannot be avoided, that the installer knows how to weatherproof the penetration, and reinstate the full strength of the structure.
- At the ceiling level, construct a square frame of 300mm x 300mm internal dimensions and cut away the ceiling materials from the inside of this frame.
- Lower the 300mm flue pipe casing into this frame and nail in place when the bottom edge is 25mm below the ceiling level and the 8 nail holes provided are touching the timber frame. Ensure that the spacer brackets are at the top of the casing as shown in the diagram.
- Check all 4 locating brackets are securely in place and drop 250mm diameter lower casing in place. This will naturally settle so it protrudes 25mm below the ceiling.
- Make roof penetration, assemble and fit required flue length and install with upper casing. Secure all joins with at least 3 stainless steel rivets or self tapping screws.
- Frame and brace upper installation as required and flash the roof to shield penetration.
- Fit ceiling plate to ceiling.
- When trimming the stainless steel flue length, remember to allow for expansion when flue is hot.
- Fix HeatSaver cowl in place. Fixings are not required as the cowl clips into place.

1st Dec 2003

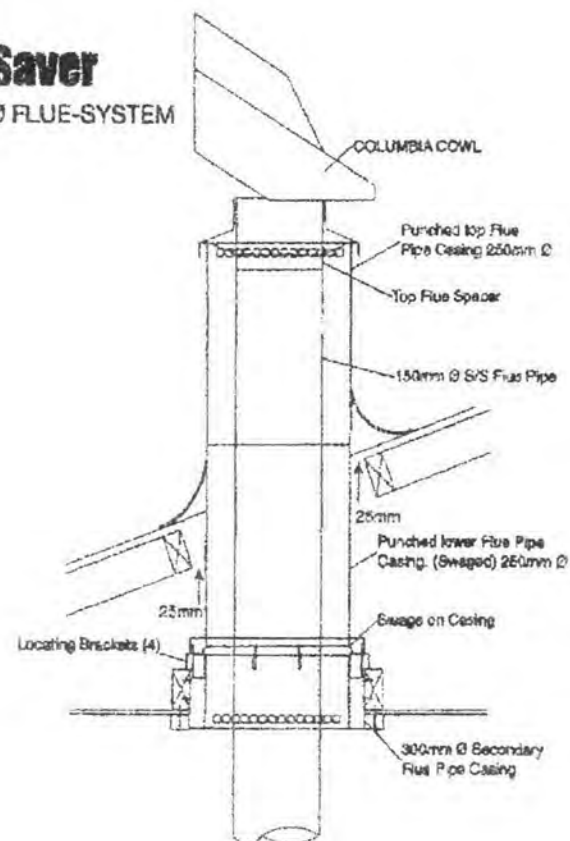
HeatSaver

150mm Ø FLUE-SYSTEM
 (No Ceiling Cavity)



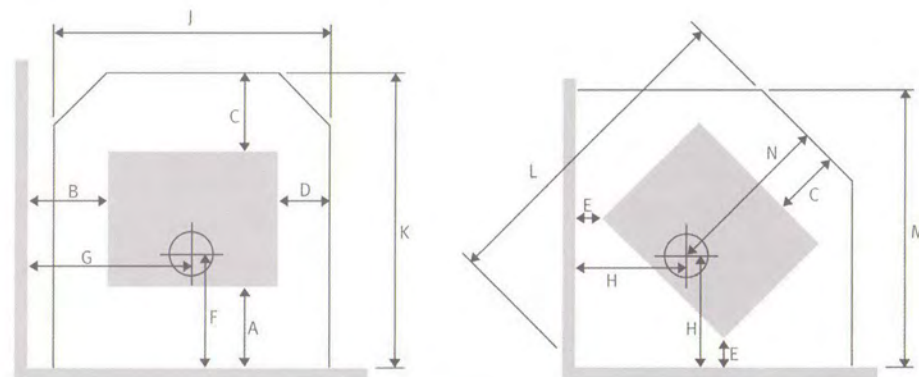
HeatSaver

150mm Ø FLUE-SYSTEM



TECHNICAL SPECIFICATIONS

- 1 If wetback fitted, access minimum is 100mm.
- 2 When installed at 30mm height.
- 3 Ash floor protector approved.
- 4 Forward clearance based on 25mm height of floor protector.
Using a 50mm insulated floor protector, this figure drops to 344mm.



Clearance Requirements (mm)	Standard	A	B	C	D	E	F	G	H	J	K	L	M	N
Apollo Dry (w/o Flue shield)	AS/NZS 2918	330	375	300	105	125	455	525	330	620	1140	1145	875	680
Apollo Dry (with Logaire double flue shield)	AS/NZS 2918	130	400	300	105	75	255	550	280	620	940	1075	825	680
Apollo Wet (with Logaire double flue shield)	AS/NZS 2918	80	150	300	105	75	205	300	280	620	890	1075	825	680
Micros (w/o Flue shield)	AS/NZS 2918	275	195	300	138	50	420	470	347	825	960	1025	865	550
Micros (with Logaire double flue shield)	AS/NZS 2918	100	220	300	138	50	245	495	347	825	785	1025	865	550
Minos (w/o Flue shield)	AS/NZS 2918	275	195	300	113	50	440	495	385	825	975	1075	900	530
Minos (with Logaire double flue shield)	AS/NZS 2918	100	195	300	113	50	265	495	385	825	800	1075	900	530
Kronos Clean Air (w/o Flue shield)	AS/NZS 2918	280	200	300	100	100	446	550	457	900	1020	1220	1125	575
Kronos Clean Air (with Logaire double flue shield)	AS/NZS 2918	120	200	300	100	100	286	550	457	900	860	1220	1125	575
Kronos Multifuel (w/o Flue shield)	AS/NZS 2918	615	565	300	100	440	823	915	800	900	1454	1755	1507	
Kronos Multifuel (with Logaire double flue shield)	AS/NZS 2918	265	465	300	100	240	473	815	600	900	1114	1475	1307	
Hestia (w/o Flue shield)	AS/NZS 2918	320	340	300	130	160	485	660	500	900	1080	1305	1155	605
Hestia (with Logaire double flue shield)	AS/NZS 2918	50	340	300	130	25	215	660	365	900	810	1115	1020	606
Hestia Clean Air (w/o Flue shield)	AS/NZS 2918	320	340	300	130	160	485	660	500	900	1080	1305	1155	605
Hestia Clean Air (with Logaire double flue shield)	AS/NZS 2918	50	340	300	130	25	215	660	365	900	810	1115	1020	606
Hestia Multifuel (w/o Flue shield)	AS/NZS 2918	410	400	*404	130	230	573	720	570	900	1210	1446	1270	n/a
Hestia Multifuel (with Logaire double flue shield)	AS/NZS 2918	100	400	*404	130	120	263	720	460	900	900	1290	1160	n/a
Atlanta (w/o Flue shield)	AS/NZS 2918	400	280	300	130	200	535	620	520	900	1295	1495	1290	655
Atlanta (with Logaire double flue shield)	AS/NZS 2918	160	250	300	130	50	295	590	370	900	1055	1285	1140	655
Atlanta Clean Air (w/o flue shield)	AS/NZS 2918	400	580	300	130	200	535	620	520	900	1295	1495	1290	655
Atlanta Clean Air (with Logaire double flue shield)	AS/NZS 2918	160	250	300	130	50	295	590	370	900	1055	1285	1140	655
Atlanta Insert Rural	AS/NZS 2918	n/a	n/a	300**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Atlanta Insert Clean air	AS/NZS 2918	n/a	n/a	300**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pyrros Insert Rural	AS/NZS 2918	n/a	n/a	300**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pyrros Insert Clean Air	AS/NZS 2918	n/a	n/a	300**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* - Forward clearance based on 25mm height of floor protector. Using a 50mm insulated floor protector, this figure drops to 344mm.

** When installed at 30mm height

FIRE HEASTIA
\$ 2123-00

FLUE KIT
\$ 400-00 APPROX

SOUTHLANDS LEADING HEATING
& OUTDOOR POWER SPECIALISTS

120 TAY STREET
INVERCARGILL
Ph 03 218 9669

SMALBORE TAPPEL

Installation \$ 600-00
APPROX.

 **LOGAIRE**
The family fire.

CENTRAL OTAGO DISTRICT COUNCIL
Plans and Specifications approved in
accordance with The New Zealand Building
Code and Approved Documents. To be retained
on the building site and produced on request.

By: *S. J. J. J.* Date: 13.7.06

2006



 **LOGAIRE**
The family fire.

Manufactured by Metal Fab Industries Ltd
38 Harris Road, East Tamaki | PO Box 58473, Greenmount, Auckland
Phone 09 274 8265 | Fax 09 274 8472 | Email sales@metalfab.co.nz
To find out more call our Home Heating Hotline 0800 655 001 or visit www.logaire.co.nz

Your nearest Logaire dealer:

APOLLO MULTIFUEL

Designed to fit into today's lifestyle, the Apollo is perfect in the kitchen for farms, baches, townhouses or units. With a choice of three height options, the Apollo blends in with bench tops in the kitchen or living room and is a very efficient water heater when fitted with a wetback.

- Suitable for a 2 bedroom home/bach
- Heat output – 12 KW (dry), 6 KW with wetback (estimated peak output)
- 6mm steel firebox for durability
- Wetback as standard for water heating (very efficient)
- Removable top grill for cooking
- Colours (enamel) – Matt black, charcoal, gun metal and jasmine (off white)



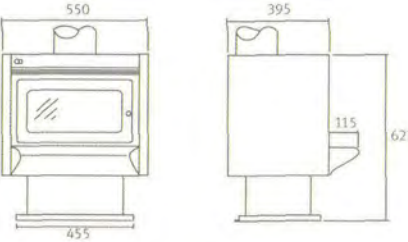
	1	2
High Pedestal	870	625
Medium Pedestal	760	515
Low Pedestal	625	380



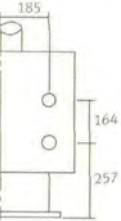
MICROS

Big on features with a value for money price, the Micros convection heater sets the standard in compact wood fires.

- Suitable for a 3 bedroom average home (approx)
- Heat output – 14 KW (estimated peak output)
- Water booster option for water heating
- Removable top grill for cooking
- Child proof door locking mechanism
- Lined with fire bricks for efficient burning
- 3mm steel firebox with 6mm top plate and baffle for durability where it is needed
- Colours (enamel) – Matt black, charcoal, and hi-temp metallic black paint



- MICROS**
- 1.2g/kg and 76% efficiency
 - Meets Otago and Nelson requirements
 - Meets September 1st 2005 NZ regulations



Powder Coated Steel Floor Protector

Our value for money floor protector is suitable for the Micros and Minos. Colour - Black



Black

Floor Protector

Our standard and deep floor protectors accommodate the entire Logaire range. Available in a variety of colours.



Multishade

Corner Floor Protector

Our standard and deep floor protectors accommodate the entire Logaire range. Available in a variety of colours.



Charcoal

Tile Colours

Colours shown may vary slightly from actual colour. Please check with your Logaire dealer who have samples.



Black

Charcoal

Multi

Logaire Free Standing Woodfire Floor Protector Sizes						
Woodfire	Position to Wall	Width (Min Size With Logaire Flueshield)	Depth	Sizes Available At Logaire	Width (Min Size Without Flue shield)	Depth
Apollo (Dry)	Parallel	620	940	Deep 960 (w) x 1123 (d)	620	1140
Apollo (Dry)	Corner	825	1075	Std 975 (w) x 975 (w) x 1115 (d)	875	1145
Apollo (Wetback)	Parallel	620	890	Deep 960 (w) x 1123 (d)	Not tested	Not tested
Apollo (Wetback)	Corner	825	1075	Std 975 (w) x 975 (w) x 1115 (d)	Not tested	Not tested
Atlanta	Parallel	900	1055	Deep 960 (w) x 1123 (d)	900	1240
Atlanta	Corner	1105	1185	Deep 1125 (w) x 1125 (w) x 1275 (d)	1255	1395
Atlanta Clean Air	Parallel	900	1055	Deep 960 (w) x 1123 (d)	900	1240
Atlanta Clean Air	Corner	1140	1285	Deep 1125 (w) x 1125 (w) x 1275 (d)	1290	1495
Hestia Rural	Parallel	900	810	Std. 960(w) x 810 (d)	900	1135
Hestia Rural	Corner	1020	1115	Deep 1125 (w) x 1125 (w) x 1275 (d)	1155	1305
Hestia Rural	Parallel	900	810	PCD 960(w) x 860 (d)	900	1135
Hestia Rural	Corner	1020	1115	PCD 1125 (w) x 1125 (w) x 1242 (d)	1155	1305
Hestia Clean Air	Parallel	900	810	Std. 960(w) x 810 (d)	900	1080
Hestia Clean Air	Corner	1020	1115	Deep 1125 (w) x 1125 (w) x 1275 (d)	1155	1305
Hestia Multi Fuel #	Parallel	900	960	Insul 1000(w) x 1005 (d) (50mmThick)	900	1210
Hestia Multi Fuel #	Corner	1140	1140	Insul 1140(w) x 1140(w) x 1410 (d) (50mmThk)	1270	1446
Kronos Clean air	Parallel	900	860	Deep 960 (w) x 1123 (d)	900	1020
Kronos Clean air	Corner	1125	1220	Deep 1125 (w) x 1125 (w) x 1275 (d)	1135	1220
Kronos Multifuel	Parallel	900	1114	PCD 960(w) x 860 (d)	900	1454
Kronos Multifuel	Corner	1307	1475	PCD 1125 (w) x 1125 (w) x 1242 (d)	1507	1507
Micros	Parallel	825	785	Std. 960(w) x 810 (d) *	825	960
Micros	Corner	865	1025	Std 975 (w) x 975 (w) x 1115 (d)	865	1025
Micros	Parallel	900	810	PCD 960(w) x 860 (d)	900	1135
Micros	Corner	1020	1115	PCD 1125 (w) x 1125 (w) x 1242 (d)	1155	1305
Minos	Parallel	825	800	Std. 960(w) x 810 (d) *	825	975
Minos	Corner	900	1075	Std 975 (w) x 975 (w) x 1115 (d)	900	1075
Minos	Parallel	900	810	PCD 960(w) x 860 (d)	900	1135
Minos	Corner	1020	1115	PCD 1125 (w) x 1125 (w) x 1242 (d)	1155	1305

Requires insulated floor protector. + 50mm thickness. * Powdercoated Black Sheetmetal Floor Protector Available. 825(w) x 800(d). Parallel Position only. PCD = Powder coated deluxe with Rimu trim. Please Note: Sizes quoted do not include wooden surround. To include this add 25mm each wooden edge.

Warranty Details

Metal Fab Industries Ltd warrants the steel firebox against defective materials and workmanship that would render it unfit for normal domestic use within a period of ten (10) years after the date of original purchase (except for the Apollo and the Hestia Multifuel which are five (5) years).

Metal Fab Industries Ltd warrants all of the below components, if proved to be defective in material or workmanship under normal domestic use for a period of one (1) year:-

- Door glass and seal
- Fire bricks and retainers
- Secondary air tube
- Removable baffle
- Water boosters
- Flue systems

Warranty Conditions

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



Floor Protectors

Enhance your fire with a stylish floor protector. Available in a range of sizes. Colours include Terracotta, Charcoal, Black and a Multi Shade.

Deluxe Powder Coated Steel Floor Protector

Make a statement with the stylish new floor protectors with rimu trim. Available in either a wall or corner configuration suitable for the Micros, Minos, Hestia and Kronos fires.

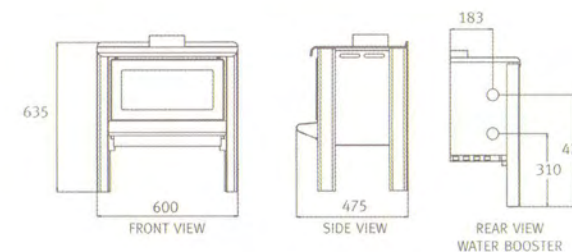
Minos with a deluxe powder coated steel floor protector in black.



MINOS

Sleek and stylish, the Minos radiant heater is perfect for today's modern lifestyle choices.

- Suitable for a 3 bedroom average home (approx)
- Heat output – 14 KW (estimated peak output)
- Water booster option for water heating
- Flat radiant top allows cooking
- Child proof door locking mechanism
- Lined with fire bricks for efficient burning
- 3mm steel firebox with 6mm top plate and baffle for durability where it is needed
- Colours – Hi-temp metallic black paint or hi-temp metallic black paint with stainless steel legs



MINOS

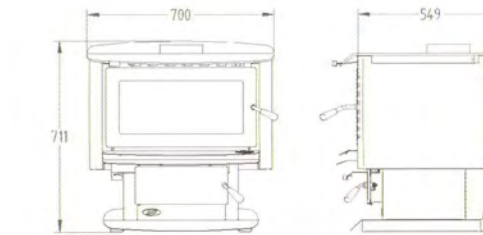
- 1.2g/kg and 76% efficiency
- Meets Otago and Nelson requirements
- Meets September 1st 2005 NZ regulations



KRONOS MULTIFUEL

The new look Kronos Multifuel is your choice of wood and coal dual energy efficiency.

- Suitable for a 3-4 average bedroom home (approx)
- Heat output – 23 KW (estimated peak output)
- Unique pedestal base complete with ash pan
- 6mm steel firebox for durability
- 8mm thick large radiant cook top
- Easy Roll door mechanism for ease of operation
- Colours – Black High temp
- 2.2KW water booster is an option
- Generously sized firebox for long burn time



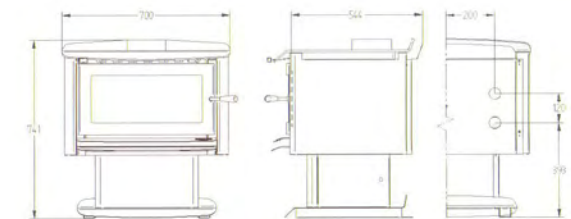
KRONOS MULTIFUEL

- Kronos Multifuel
- Meets Otago requirements
- Meets September 1st 2005 NZ regulations

KRONOS CLEAN AIR

The new look Kronos fire with pedestal base will compliment a multitude of home setting and décor.

- Suitable for a 3-4 average bedroom home (approx)
- Heat output 20KW (estimated heat output)
- 6mm steel firebox for durability
- 8mm thick large radiant cook top
- Easy Roll door mechanism for ease of operation
- Colours – Black High Temp



KRONOS CLEAN AIR

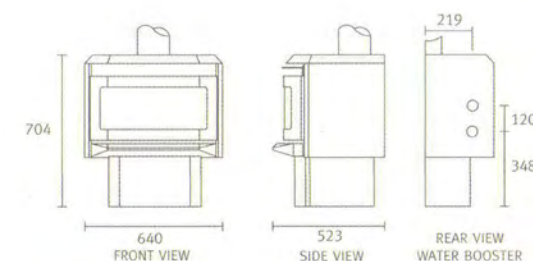
- Kronos Wood Clean air
- 0.75/kg and 65% efficiency
- Meets September 1st 2005 NZ regulations



HESTIA

A large stylish convection heater.

- Suitable for a 3-4 bedroom home (approx.)
- Heat output – 19 KW (estimated peak output)
- Fan option available for an extra 2.7 KW heat output
- Water booster option for water heating
- Lined with fire bricks for efficient burning
- 6mm steel firebox for durability
- Colours (enamel) – Matt black, charcoal and gun metal



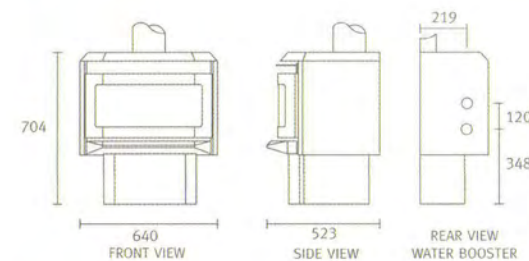
HESTIA

- 2.0g/kg and 65.2% efficiency

HESTIA CLEAN AIR

ECAN approved clean heat using convection technology.

- Suitable for a 3-4 bedroom home (approx.)
- Heat output – 19 KW (estimated peak output)
- Lined with fire bricks for efficient burning
- 6mm steel firebox for durability
- Colours (enamel) – Matt black, charcoal and gun metal



HESTIA CLEAN AIR

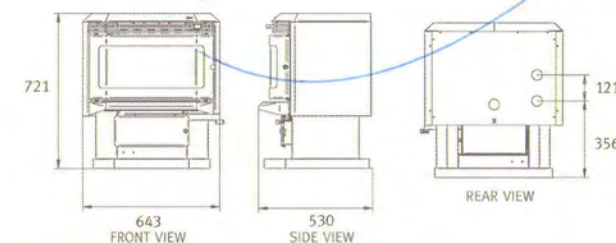
- 0.59g/kg and 72% efficiency
- Meets Otago, Nelson and ECAN requirements
- Meets September 1st 2005 NZ regulations



HESTIA MULTIFUEL

New Zealand's cleanest Multifuel.

- Suitable for a 3-4 bedroom average home (approx.)
- Heat output – 22.2 KW (NZHHA)
- Stainless steel water booster option for water heating
- Large ash pan for easier cleaning
- Lined with ceramic fire bricks for efficient burning and durability
- 6mm steel firebox for durability
- Colours (enamel) – matt black, charcoal and gun metal
- Able to run on wood and coal



HESTIA MULTIFUEL

- 2.56g/kg and 75.1% efficiency
- Meets Otago requirements
- Meets September 1st 2005 NZ regulations

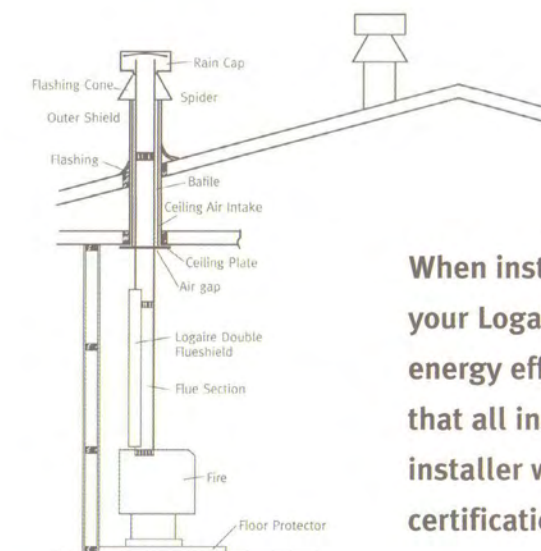


Radiant Fires

Radiant fires heat quickly and if you sit close to them you can get warm even if the whole room has not had time to warm up.

A radiant fire transfers about two thirds of its heat by radiation and one third by convection.

A radiant fire is very suitable for rooms with high ceilings.



When installed in the correct manner as shown, your Logaire fire will provide a cleaner, more energy efficient warmth. Logaire recommends that all installation work be carried out by an installer who has completed the NZHHA certification programme.

To get the best out of your fire, Logaire endorses the following NZHHA tips:-

- 1 Plan ahead – stock up on wood 6-12 months before intended use.
- 2 Gather dense hardwoods earlier than softwoods.
- 3 Select wood which is already partially dry.
- 4 Choose sound, solid wood – avoid rot and excess bark.
- 5 Split larger logs to assist drying and burning.
- 6 Never use seaborne driftwood or chemically treated timber.
- 7 Stack fuel loosely in a dry place so air can pass freely through the pile.
- 8 Cover the top and two sides of the stack.
- 9 Use fuel in order – the oldest and driest first.
- 10 Have appliance professionally checked and serviced before the season begins.



Warm your home naturally with a wood fire from Logaire. We provide the best in warmth, style and technology.

10 Great Reasons to Buy Logaire...

- 1 Super high heating efficiencies to give lower running costs.
- 2 Made by New Zealand's No. 1 fire manufacturer.
- 3 Warranties up to 10 years.
- 4 Environmentally friendly clean air models including ECAN.
- 5 Clean glass using multi burn technology.
- 6 Fire brick lined for extra heating efficiency.
- 7 Safety door lock models.
- 8 6mm steel for durability where it counts.
- 9 Enamel finished models to keep your fire looking like new.
- 10 Water heating options.

"Easy Roll" Door Lock

Simply the best door locking mechanism available. The rotating bearing ensures a smooth and consistent door seal each and every time the door is closed. As the door rope wears, the mechanism can be adjusted to maintain the seal.

Only available on the Pyrros Insert Clean air, Atlanta Insert Clean air, Kronoa Multifuel and Kronos Clean air.



Convection Fires

Convection fires provide a more even heat than radiant fires. The air is warmed from the ceiling down and thus the warmth may take longer to be felt.

A convection fire has a casing around the fire box which allows air to flow between. Cooler air is drawn in through the lower opening of the casing and exits through the upper openings. As the air passes the fire box, it is heated. This action is known as convection.

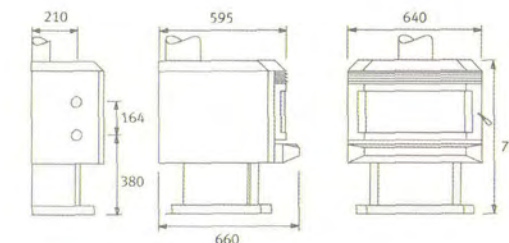
A convection fire is more suitable for a room or house with a standard ceiling height and where a more even heat is desired.



ATLANTA

With a huge heat output, the Atlanta warms up very large areas.

- Suitable for a 4-5 bedroom average home (approx)
- Heat output – 23 KW (estimated peak output)
- Fan option available for an extra 2.7 KW heat output
- Water booster option for water heating
- Removable top grill for cooking
- Lined with fire bricks for efficient burning
- 6mm steel firebox for durability
- Colours (enamel) – matt black, charcoal and gun metal



ATLANTA

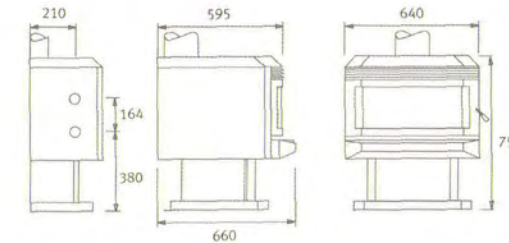
- 1.1g/kg and 77.4% efficiency
- Meets Otago and Nelson requirements
- Meets September 1st 2005 NZ regulations



ATLANTA CLEAN AIR

ECAN approved clean heat..

- Suitable for a 4-5 bedroom average home (approx)
- Heat output – 23KW (estimated peak output)
- Removable top grill for cooking
- Lined with fire bricks for efficient burning
- 6mm steel firebox for durability
- Colours (enamel) – matt black, charcoal and gun metal



ATLANTA CLEAN AIR

- 0.99g/kg and 67.4% efficiency
- Meets Otago, Nelson and ECAN requirements
- Meets September 1st 2005 NZ regulations




NEW
FOR 2006

CLEAN AIR INSERTS

The Atlanta Insert clean air and Pyrros Insert clean air are our newest insert models that met the stringent requirements of the National standard which came into for September 1st 2005.

- The firebox specification is common with the option of the Atlanta or Pyrros clean air fascia.
- Suitable for an average 3 bedroom home (approx)
- Heat output 17KW (approx)
- 6mm steel firebox
- Suitable for existing masonry fire place application
- New build Zero clearance application as an option, i.e. If you have a wall you probably can have a fireplace
- Colours - Black Enamel (is the charcoal still an option?)

CLEAN AIR INSERT

- 0.57g/kg and 65.3% efficiency
- Meets September 1st 2005 NZ regulations



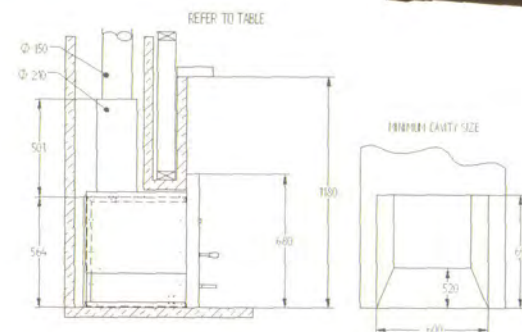
ATLANTA CLEAN AIR INSERT FASCIA

New Zealand's traditional favourite, reflecting timeless values in a fireplace.



PYRROS CLEAN AIR INSERT FASCIA

Radius design to meet today's décor trends.

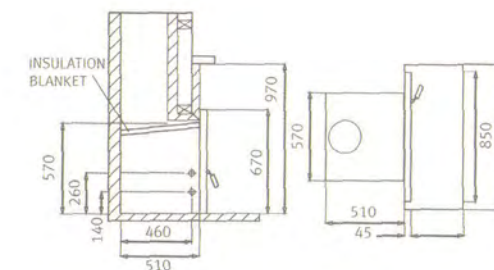


ATLANTA INSERT RURAL

The Atlanta insert rural can be recessed into a wall or replace an existing open fireplace.

- Suitable for a 3-4 bedroom home (approx)
- Heat output – 19 KW (estimated peak output)
- Lined with fire bricks for efficient burning
- 6mm steel firebox for durability
- Wall recess option requires a zero clearance cabinet
- Colours (enamel) – matt black, charcoal, and gun metal

(Mantelpieces available from Craftbuilt Industries - 06 368 0759)



ATLANTA INSERT RURAL

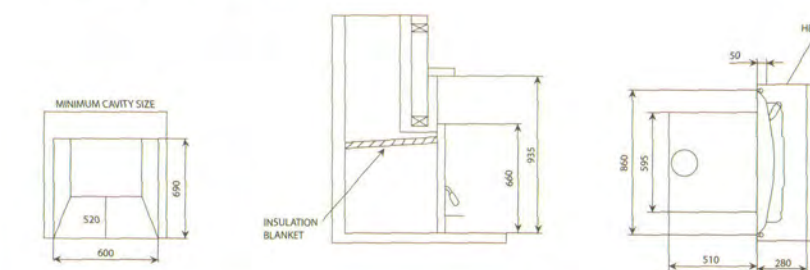
- Defined as any property over two hectares in size. Some exclusions may apply, check with your local council to confirm.

PYRROS INSERT RURAL

A contemporary look with radius profile meeting today's décor trends' with its curved front and contemporary styling, it compliments any homes décor.

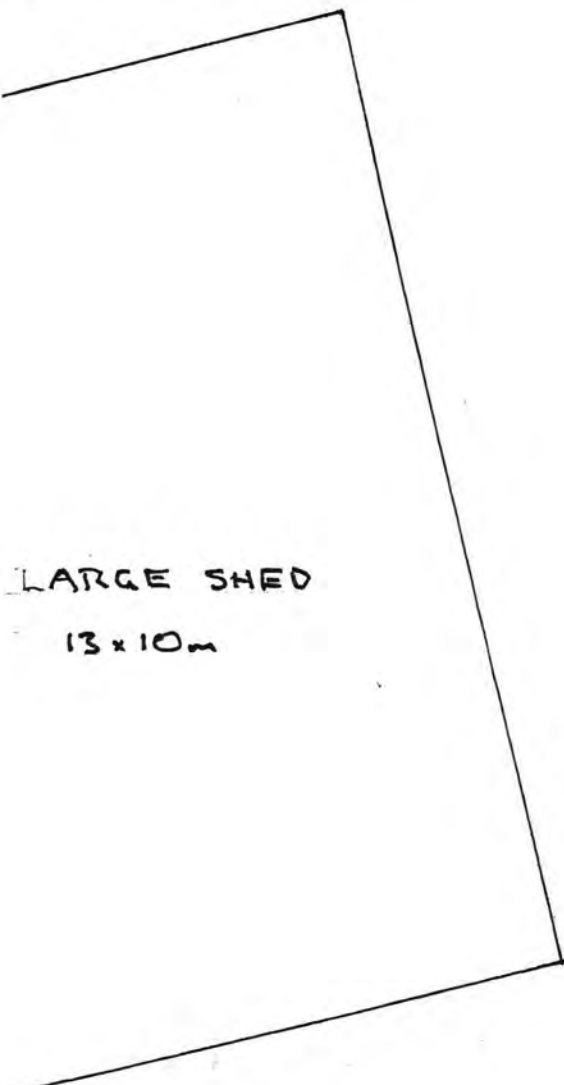
The Pyrros comes with Logaire's unique "easy roll" self adjusting door lock.

- Suitable for a 3 bedroom home (approx)
- Heat Output – 17 KW (estimated peak output)
- Lined with fire bricks for efficient burning
- 6mm steel firebox for durability
- Colours (enamel) – matt black, charcoal
- Recessed door allows possible use of existing floor protector.
- Ash floor protector approved



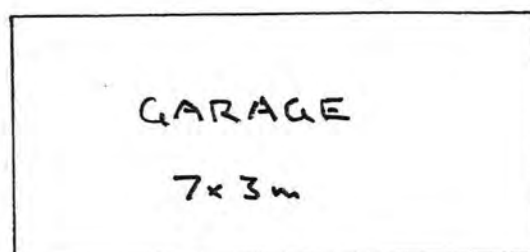
PYRROS INSERT RURAL

- Defined as any property over two hectares in size. Some exclusions may apply, check with your local council to confirm.

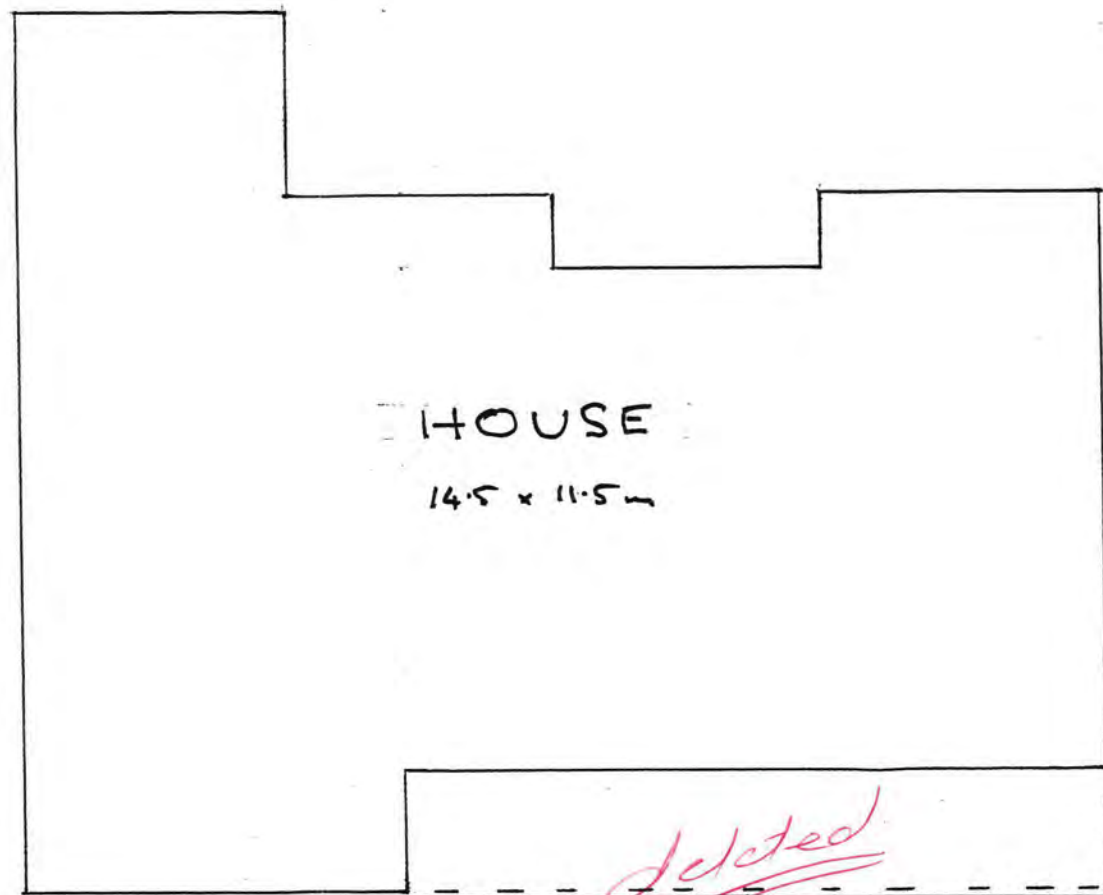


LARGE SHED
13 x 10m

AMENDED PLAN
Received on 13/6/06
Signature *[Signature]* (Date)



GARAGE
7 x 3m



HOUSE
14.5 x 11.5m

GUTTER ON FATIA
WITH RUN OFF DOWN DRIVEWAY

FIREPLACE AND ~~VERANDHA~~

ROBERT COUPER
SLAUGHTERHOUSE CREEK SH.8

SITE PLAN

11m APPROX
TO SLAUGHTERHOUSE CREEK STOPBANK

CENTRAL OTAGO DISTRICT COUNCIL
Plans and Specifications Approved in
accordance with The New Zealand Building
Code and Approved Documents. To be retained
on the building site and produced on request.

Signed: *[Signature]* Date: 13.7.06

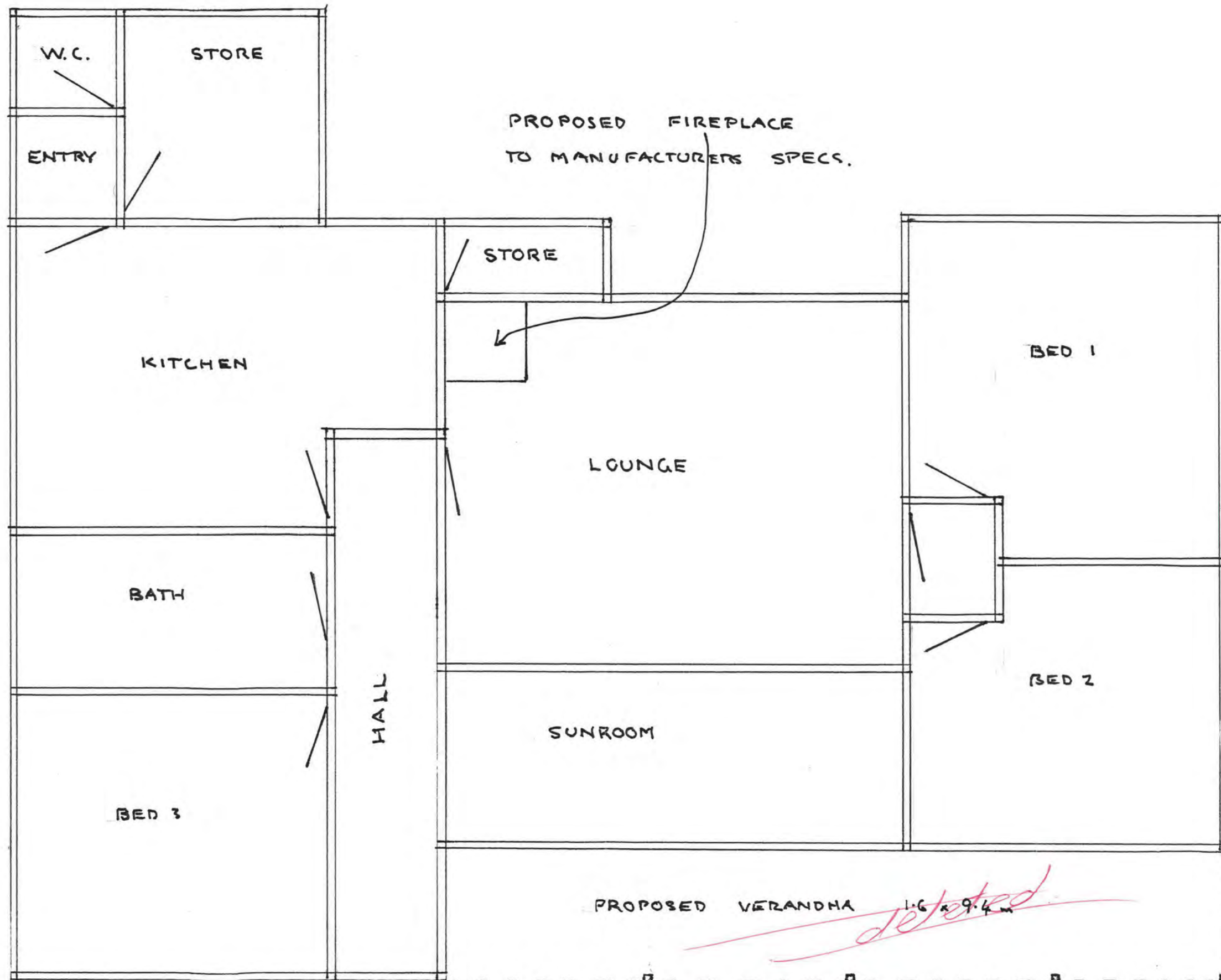
45m (APPROX)

TO SH.8



SCALE 1:100

16m APPROX.
TO NORTH BOUNDARY



FIREPLACE AND VERANDHA

ROBERT COOPER
SLAUGHTERHOUSE CREEK SHR
HOUSE PLAN VIEW

SCALE 1:50

Guide to the rules for discharges from domestic heating appliances in Otago

1: Alexandra, Arrowtown, Clyde, Cromwell

What Air Zone* are you in?

2: Balclutha, Central Dunedin, Green Island, Hawea, Kingston, Milton, Mosgiel, Naseby, North Dunedin, Oamaru, Palmerston, Port Chalmers, Queenstown, Ranfurly, Roxburgh, South Dunedin, Waikouaiti, Wanaka
3: Rest of Otago

1: Alexandra, Arrowtown, Cromwell

1: Clyde

2 or 3

Was the appliance installed before 14 April 2007?

Was the appliance installed before 1 April 2009?

Permitted^{1+a+b}

Was the appliance installed before 14 April 2007?

No

Are you within Air Zone* 2?

Yes

No

Air Zone* 3

Is the appliance a cooker?

Yes

No

Is the property where the appliance is installed/to be installed less than 2 hectares in area?

No

Permitted¹

Does the appliance have a particulate emission rate of less than 1.5 g/kg?

Yes

No

Permitted^{1+b}

No

Permitted^{1+a+b} until 1 January 2012 then prohibited

Does the appliance have a particulate emission rate of 0.7 g/kg or less, and a thermal efficiency of not less than 65%?

Yes

No

Permitted¹

Prohibited

Does the appliance have a particulate emission rate of less than 1.5 g/kg?

Yes

No

Permitted^{1+b}

Permitted^{1+a+b} until 1 January 2012 then prohibited

Does the appliance have a particulate emission rate of 0.7 g/kg or less, and a thermal efficiency of not less than 65%?

Yes

No

Permitted¹

Prohibited

Does the appliance have a particulate emission rate of less than 1.5 g/kg and a thermal efficiency of not less than 65%?

No

Yes

Prohibited

Permitted¹



Contact us

Telephone: 03 474 0827
Freephone: 0800 474 082
Email: info@orc.govt.nz

More information online

Otago Regional Council
www.orc.govt.nz

Notes

- *Plan Change 2 to the Regional Plan: Air for Otago became operative on 1 January 2009. It introduced Air Zone areas, which are available to download from the ORC website. Alternatively, you can obtain a copy by phone or email.
- ¹Providing the domestic heating appliance was lawfully installed (with a building permit) and any discharge of smoke, odour, particulate matter or gas is not noxious, dangerous, offensive or objectionable at or beyond the boundary of the property.
^aDomestic heating appliances (excluding open fires) installed in Schedule 1.2 areas between 28 February 1998 and 14 April 2007 were required to meet a particulate emission rate of 4 g/kg or less; and
^bWoodburners installed after 1 September 2005, in a building on a property with an allotment size of less than 2 hectares were required to meet a particulate emission rate of less than 1.5 g/kg and have a thermal efficiency of not less than 65%.
- *Definition of Domestic Heating Appliance:* A combustion appliance, with a heat generation capacity of up to 50 kW in which solid fuel is burnt for heating or cooking, and is primarily used in residential dwellings. It includes, but is not limited to, any open fire, woodburner, multifuel, pellet or coal burning heater, or cooker including coal range.
- *Definition of Cooker:* Any domestic heating appliance which has an inbuilt oven and is used for cooking.
- *Definition of Woodburner:* Means a domestic heating appliance that burns wood but does not include: an open fire; a multifuel heater, a pellet heater, or a coal burning heater; a stove that is designed and used for cooking, and heated by burning wood.
- If you want to install a domestic heating appliance, see the flow chart "Guide to what domestic heating appliances you can install in Otago" on this website, or obtain a copy by phone or email.
- Certain commercial premises and recognised heritage buildings may be able to apply for resource consent to install a non-complying domestic heating appliance. See the Regional Plan: Air for Otago for more detail.

Specification for Proposed Building

Materials to be used in:

Foundations Floor Walls Roof

Damp-course

Is old Material to be used? Old Material may be inspected at

..... Written approval is required before this material may be used.

Timber Schedule:

Species	Treatment	Plate Sizes	Wall	Top	Bottom
		Sleeper Plates	Size	Centres	Spans
		Floor Joists	"	"	"
		Rafters	"	"	"
		Ceiling Joists	"	"	"
		Purlins	"	"	"
		Studs	"	"	Height
		Dwangs	"	No. Rows	
		Stringers	"	"	
		Lintels over Openings:	"	"	Spans

Concrete:

Parts cement Parts sand Parts gravel

Foundations:

Width Height Depth

Reinforcing

Piles:

Size Height Depth

Distance apart of Piles

Distance apart of rows of Piles

Ground Stability: Does the site contain fill material?

Scale of Fees:

Estimated Value of Work:		Fees	Estimated Value of Work:		Fees
Not exceeding	\$1,000	\$10.00	"	\$60,000	\$205.00
Over	\$1,000 and not exceeding \$2,000	\$15.00	"	\$70,000	\$225.00
"	\$2,000	\$20.00	"	\$80,000	\$240.00
"	\$3,000	\$25.00	"	\$90,000	\$250.00
"	\$4,000	\$30.00	"	\$100,000	\$260.00
"	\$5,000	\$35.00	"	\$110,000	\$270.00
"	\$6,000	\$40.00	"	\$120,000	\$280.00
"	\$7,000	\$45.00	"	\$130,000	\$290.00
"	\$8,000	\$50.00	"	\$140,000	\$300.00
"	\$9,000	\$55.00	"	\$150,000	\$310.00
"	\$10,000	\$60.00	"	\$160,000	\$320.00
"	\$12,000	\$65.00	"	\$170,000	\$330.00
"	\$14,000	\$75.00	"	\$180,000	\$340.00
"	\$16,000	\$85.00	"	\$190,000	\$350.00
"	\$18,000	\$95.00			
"	\$20,000	\$100.00			
"	\$25,000	\$115.00			
"	\$30,000	\$130.00			
"	\$35,000	\$140.00			
"	\$40,000	\$150.00			
"	\$50,000	\$180.00			

For every \$50,000 or part thereof in excess of \$200,000.00 an additional fee of \$20.00

OTHER FEES PAYABLE

Building Research Levy—\$1.00 per \$1,000 or part thereof, on the total value of work valued at \$3,000 or more.

Inspecting Old Timber before re-use, \$2.00
Other fees on application.

TUAPEKA COUNTY COUNCIL

To the BUILDING INSPECTOR, P.O. Box 24, Lawrence

RECEIPT No. 17994
ROLL No. 28601/74
PERMIT No. B41355
DATE GRANTED 31/8/83

APPLICATION FOR BUILDING PERMIT

No building work is to be commenced until permit is issued

I hereby apply for permission to

ERECT 1 MPAL SHED
ALTER
CONVERT
REINSTATE
REMOVE

at COAL CREEK for MR ST KNEWSTUBB & SON
(Locality) (Owner)
of R.D. Roxburgh according to the
(Postal Address)

locality plan and detailed plans, elevations, cross-sections and specifications, deposited herewith in duplicate.

Particulars of Land Legal Description

Lot D.P. Section 67 Block 11

Survey District TEVIOT

Township

Area 5.7673 ha Frontage

Foundations Concrete Walls C.G.I.

Particulars of Buildings

Roof C.G.I. Area of Ground Floor 90 m²

Area of Outbuildings m² Other Floors m²

Proposed Use or Occupancy Implement Storage

Estimated Cost:

Building - - - - - \$ 6378 : 00
Plumbing and Drainage - - - - - \$:
Total - - - - - \$ 6378 : 00

Charges:

Building Permit Fee - - - - - \$ 40 : 00
Building Research Levy - - - - - \$:
Water Connection Fee - - - - - \$:
Sewer Connection Fee - - - - - \$:
Footpath Deposit - - - - - \$:
Street Crossing Fee - - - - - \$:
Total - - - - - \$ 40 : 00 ✓

Name of Builder Calders Stewart Construction Address P.O. Box 74 Milton

Signature of Applicant P. Stewart Date 25-8-83 Phone No. 7245

Approved Remarks

Health 31/8/83

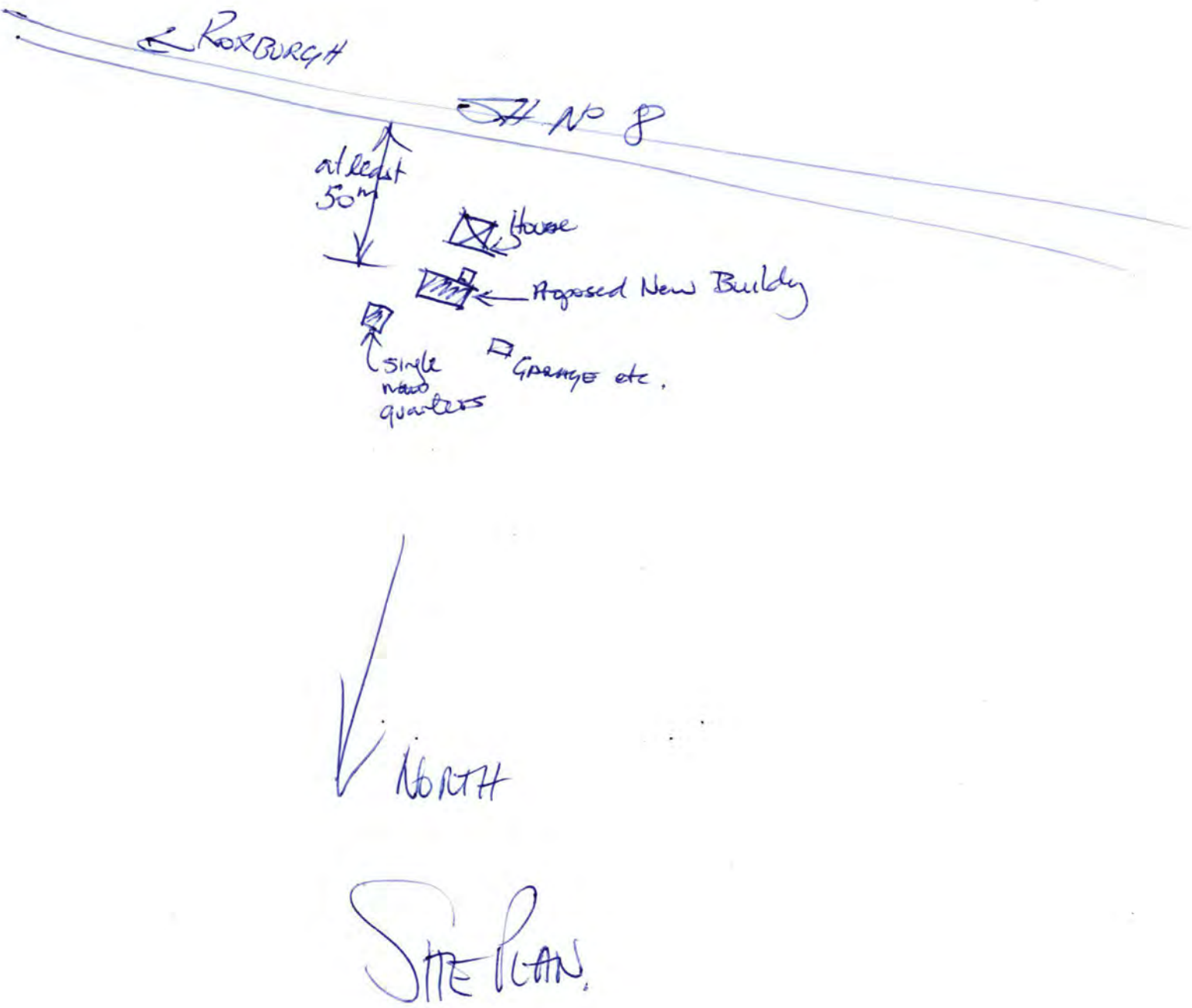
Building 30/8/83

Town Planning

SCALE — Site Plan 1:200
Elevations, etc. 1:50 or 1:100

Plan of a Proposed Building

(This space may be used for a locality plan or
for all plans in the case of a minor building.)



DESIGN CERTIFICATE



To Building Inspector
.....
.....

re Proposed New Building for Mr S T Knewstubb, Coal Creek
(Project Title)

I, James Alexander Hadley, being a Registered Engineer
and holding a current Annual Practising Certificate and being a Member of the Association of Consulting Engineers New
Zealand and a Principal/Director of Hadley & Robinson Ltd
....., hereby certify that:

- This Consulting Practice has been engaged to design and execute the appropriate engineering calculations for.....
the structural components for a single storeyed steel framed farm building
(Description & Type of Structure)

proposed to be constructed for Mr S T Knewstubb
(Name of Owner)

located at Coal Creek
(Street Address)

on.....
(Legal Description of Site)

- The accompanying sheets of Drawings titled and numbered C83/237
(Number) and dated 19 August 1983 and Specification Sections numbered
..... adequately illustrate the design of the structure.
- I have exercised reasonable control over the design processes for the works defined above which have been designed
in accordance with sound and widely accepted engineering principles to support the loads specified in
NZS 4203
and various aspects of the design are in accordance with the following relevant authorities
NZS 4203, NZS 3404, NZS 3603
- I believe the stresses in the various materials of construction and force resisting elements of the structure including the
foundation strata under the above loads are such as to ensure the safety and stability of the structure if the works are
constructed in accordance with the above described drawings and specifications.

The name and qualifications of the principal structural designer are N C Brown, ME
.....

Signature of ACENZ Member [Signature] Date 23 August 1983

Professional Qualifications ME, BSc, MICE, MIPENZ, Reg Eng Registration No. 3215

For and on behalf of Hadley & Robinson Ltd

Address 469 George Street
Dunedin
.....

ASSOCIATION OF
CONSULTING ENGINEERS NEW ZEALAND
A Division of
the Institution of Professional Engineers New Zealand

*This Design Certificate is Valid Only for a Building Permit
Application Made Within One Year of the Date of Issue of This Certificate*

HADLEY & ROBINSON LIMITED

CALDER STEWART INDUSTRIES LTD

C83/237

19 AUGUST 1983

CONSULTING CIVIL &
STRUCTURAL ENGINEERS

BUILDING CONTRACTORS &
STRUCTURAL STEEL FABRICATORS

PROPOSED NEW BUILDING

MR S.T.KNEWSTUBB

463 GEORGE STREET
TELEPHONE 778-923
P.O. BOX 6068
DUNEDIN

332 UNION STREET
HELENSBROOK
P.O. BOX 74
MILTON

COAL CREEK

FRAME ON GRIDS 1,23



PURLINS

SPAN 5.375m
175x50 PINUS @ 0.900 CRS

GIRTS

SPAN 5.375m
100x75 RIMU @ 1.000 CRS
SPAN 5.375m
125x75 PINUS @ 1.400 CRS
SPAN 4.100m
100x75 PINUS @ 1.400 CRS

TIMBER GRADES AS SPECIFIED IN
'NZS 3631:1978
CLASSIFICATION AND
GRADING OF NEW
ZEALAND TIMBERS'

PINUS-No 1 FRAMING
BORON TREATED
RIMU-BUILDING A
UNTREATED
LARCH-STD.BUILDING
UNTREATED
DOUGLAS FIR-STD.BUILDING
UNTREATED

COLUMNS

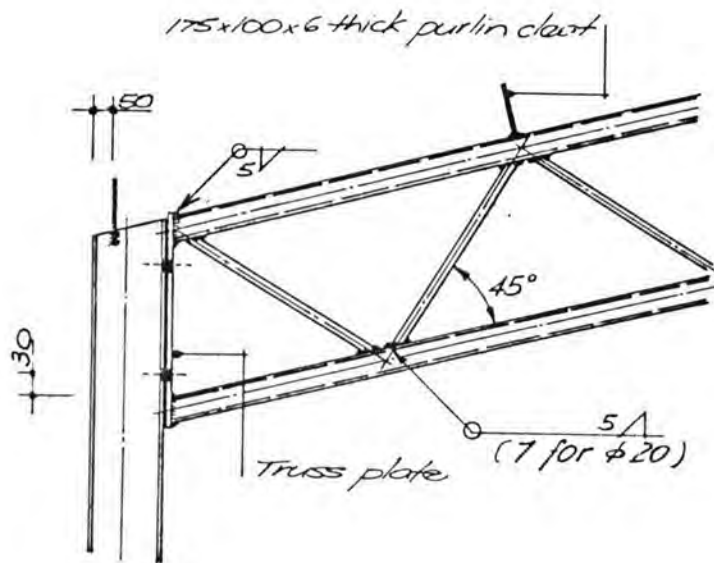
127 RSJ 13

TRUSSES

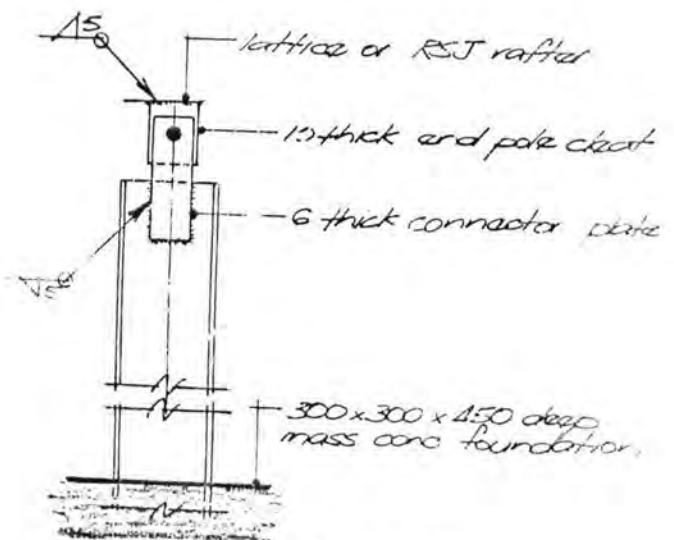
DEPTH 350 C TO C
CHORDS 51x51x3.2 SHS
LATTICE R16
PLATES & BOLTS
LEFT HAND END
10mm PLATE
4/M12HT BOLTS
RIGHT HAND END
10mm PLATE
4/M12HT BOLTS

END POLES

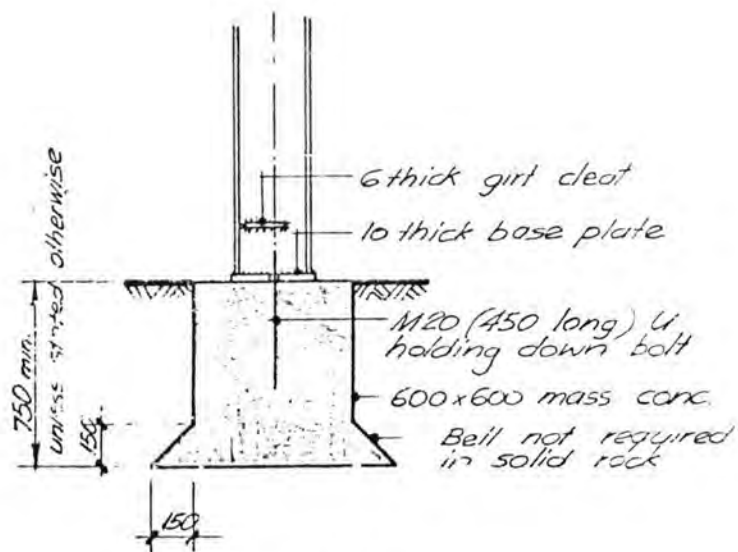
HEIGHT 2.900
102 RSJ 7



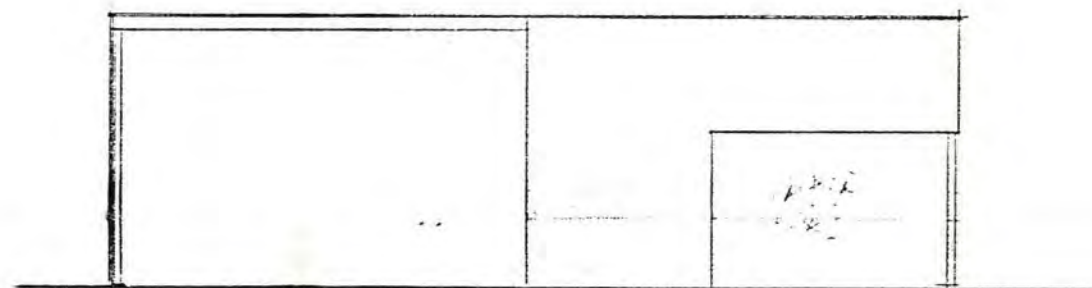
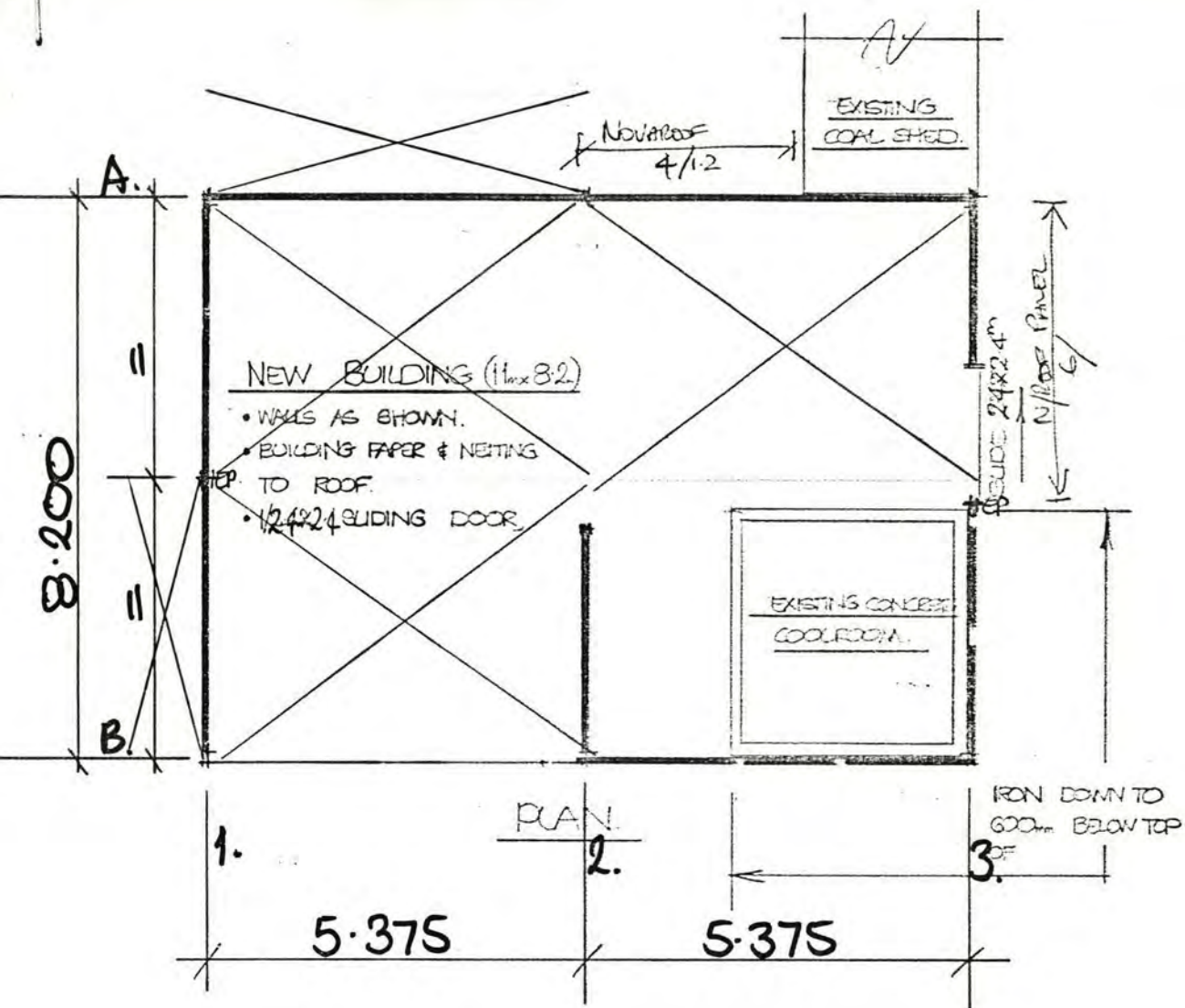
KNEE



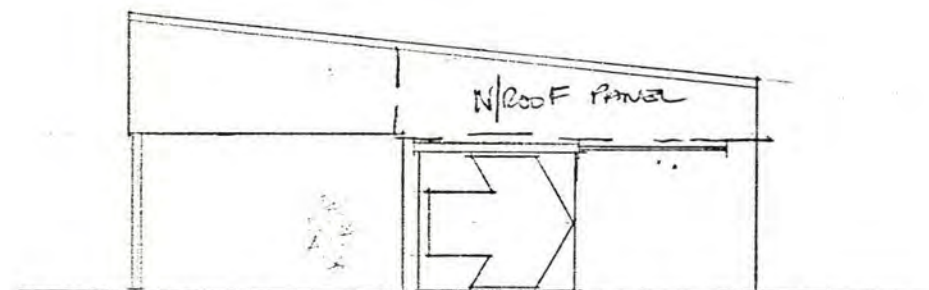
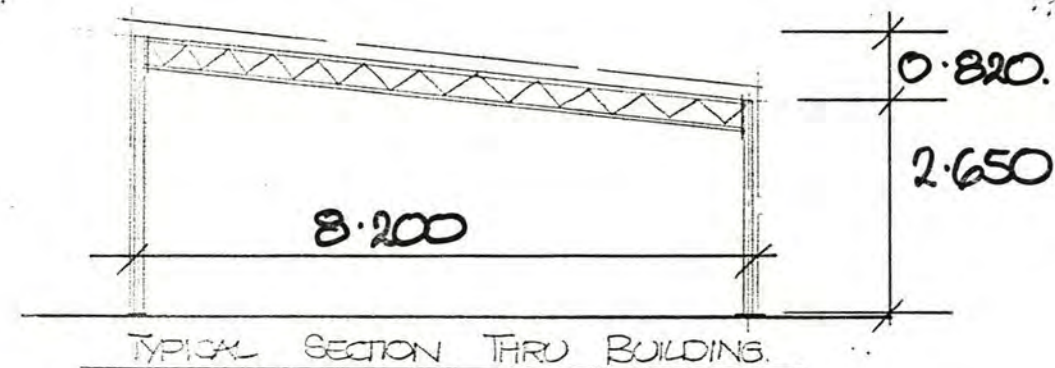
END POLE



BASE



FRONT ELEVATION.



END ELEVATION.

PROPOSED NEW BUILDING &
MR S.T. KNEWSTUBB & SON - COAL CREEK.

JOB NO: C83/237.

19th AUGUST 1983.

CALDER STEWART INDUSTRIES LTD
P.O. Box 74 - 332 Union St - Phone 7245
MILTON

TUAPEKA COUNTY COUNCIL

GENERAL

Distances of proposed building from:

(a) Side Boundaries and ft. Rear Boundary ft. ☐(b) Road Boundary ☐(c) Existing Buildings ☐

Floor area sq. ft.

MATERIALS TO BE USED IN:

Foundations Floor Walls Roof ☐Damp-course ☐Is Old Material to be used? Old Material May be inspected at ☐

Written approval is required before this material may be used.

TIMBER SCHEDULE:

SPECIES	TREATMENT IF ANY	Plate Sizes	Wall Size	Top Centres	Bottom Span
		Sleeper Plates			
		Floor Joists	"	"	"
		Rafters	"	"	"
		Ceiling Joists	"	"	"
		Purlins	"	"	"
		Studs	"	"	Height
		Dwangs	"	No. Rows	
		Stringers	"	"	
		Lintels over Openings:	Sizes	Spans	

Concrete:

Foundations

Width Height Depth

Reinforcing

Piles

Size Height Depth

Distance apart of Piles

Distance apart of rows of Piles

Concrete:

Parts Cement Parts Sand Parts Gravel

THE BUILDING INSPECTOR

P.O. BOX 24
LAWRENCE

DATE:

18.4.79

I hereby apply for permission to Erect a Sleepoutat Coal Creek for Mr. Stan Knewstubb of ☐

Address of Work

Name of Owner

Coal Creek RD. Rockburgh according to the locality plan and detailed plans, ☐

Full Postal Address of Owner

elevations, cross-sections and specifications deposited herewith in DUPLICATE.

Section or Lot No. 67 Pt 108 Block II D.P. ☐Survey District Deriot Locality or Township

Frontage Area of Section

Estimated Total Value \$ Fee payable on Building ☐

Less value of Sanitary Plumbing & Drainage \$ Value. See scale below.

Building Value \$ 1700 \$ 9.00 ☐

In any dispute the Inspector shall have absolute determination of value.

A SEPARATE PERMIT IS REQUIRED FOR PLUMBING AND DRAINAGE. ☐

Permit No.

Proposed purpose for which every part of the building is to be used or occupied (describe separately each part intended for use or occupation for a separate purpose):

Temporary accomodation for orchard staff. ☐Nature of ground on which building is to be placed..... ☐and of subjacent strata ☐Estimated date of completion June 79Name of Builder T. L. LambFull Postal Address of Builder Robertz ClydeSigned Thomas L. Lamb Owner/Builder

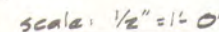
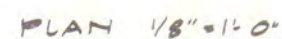
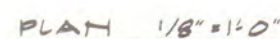
NOTE: WHERE BUILDINGS ARE OF STRUCTURAL STEELWORK, OR OF STRUCTURAL DESIGN, A DESIGN CERTIFICATE FROM A REGISTERED ENGINEER MUST BE SUBMITTED WITH THIS APPLICATION.

SCALE OF FEES

BUILDING VALUE			FEE	BUILDING VALUE			FEE	BUILDING RESEARCH LEVY
Over	Not exceeding			Over	Not exceeding			
	\$20	\$200	0.50	\$7,000	\$8,000	\$30,000	30.00	Levy is payable on all permits of \$3,000 and above at a rate of \$1.00 per \$1,000 of Total Building Value (INCLUDING PLUMBING AND DRAINAGE)
	\$20 but not exceeding	\$200	1.00	\$8,000	\$9,000	\$30,000	33.00	
	\$200	\$400	2.00	\$9,000	\$10,000	\$30,000	36.00	
	\$400	\$600	3.00	\$10,000	\$12,000	\$30,000	40.00	
	\$600	\$800	4.00	\$12,000	\$14,000	\$30,000	44.00	
	\$800	\$1,000	5.00	\$14,000	\$16,000	\$30,000	48.00	
	\$1,000	\$1,200	6.00	\$16,000	\$18,000	\$30,000	52.00	
	\$1,200	\$1,400	7.00	\$18,000	\$20,000	\$30,000	56.00	
	\$1,400	\$1,600	8.00	\$20,000	\$25,000	\$30,000	64.00	
	\$1,600	\$1,800	9.00	\$25,000	\$30,000	\$30,000	72.00	
	\$1,800	\$2,000	10.00	\$30,000	\$35,000	\$30,000	80.00	
	\$2,000	\$2,500	12.00	\$35,000	\$40,000	\$30,000	88.00	
	\$2,500	\$3,000	14.00	\$40,000	\$50,000	\$30,000	98.00	
	\$3,000	\$3,500	16.00	\$50,000	\$60,000	\$30,000	108.00	
	\$3,500	\$4,000	18.00	\$60,000	\$70,000	\$30,000	118.00	
	\$4,000	\$5,000	21.00	\$70,000	\$80,000	\$30,000	128.00	
	\$5,000	\$6,000	24.00	\$80,000	\$90,000	\$30,000	138.00	
	\$6,000	\$7,000	27.00	\$90,000	\$100,000	\$30,000	148.00	

For Fees on Values above \$100,000 enquire at Office

Receipt No. 10502 Date 12/4/79 Amount \$9.00 Assess No. 2860/54Approved M. J. Arnold Building Inspector Permit No. I 011487 Date 26/4/79



SPECIFICATIONS :

Foundations : 8"x6" concrete piles at 4'-0" and 2'-0" centres under studs or continuous concrete dwarf walls or complete floors.

Dampcourse : 2 ply d.p.c. under all plates

Framing : All timber is borix treated machine gauged radiata
All framing is housed i.e. studs checked into plates & noqs checked into studs

Studs at 2'-0" centres } Building up to 200 sq. ft. - 3"x2"
Top and bottom plates and noqs } Building over 200 sq. ft. - 4"x2"

Wall braces : 3"x2" cut in on edge

Door beams : minimum 6"x2" with minimum of 1/2" check in at each end

Roof trusses & purling as per detail drawing placed over studs at 6'-0" & 8'-0" c/c to suit

Dragon ties : 2"x2" at 45° over top plates to each corner

Roofing : 26 g. galv. corr. iron single sheets

Ridding : 26 g. galv. lead edged

Walls : 26 g. galv. metal weatherboards

Sponing : 24g. galv. iron gutters fixed ea side.

Downpipes : 3"x2" galv. iron

Doors : 24g. & 26g. galv. metal doors on overhead gear

for STAN KNEWSTARR

manufactured by Skyline Buildings Ltd,
64 A Wall's Rd, Penrose, Auckland. Ph. 598.821

Chutha



MAN. RD

site plan $1/16" = 1'-0"$

SPECIFICATION FOR PROPOSED BUILDING

Length of road frontage

Name of road or street abutting on section

Minimum distance of external walls from boundaries of adjoining sections

Distance from nearest building on adjoining section

Is natural drainage satisfactory?

Space at side or rear of building sq. ft.

MATERIALS:—Foundations Walls Roof

Foundations (if stone, concrete or brick)—Width Height

Foundations (if Piles)—Area Height Centres

Size of Plates—Bearer Sleeper Wall

Studs—Size Centres Height

Floor Joists—Size Centres Span

Ceiling Joists—Size Centres

Rafters—Size Centres

Is old material to be used? YES (IN PACKING SHED)

Window sizes (to be 1-10th of floor space)

FOR CONCRETE, BRICK or STONE BUILDINGS

External Walls—Width Height

Footings—Width

CONCRETE WORK

Gravel—To be not larger than 2½ inch diameter for foundations.
To be not larger than 1½ inch diameter for work above ground.

Concrete—Foundations parts cement. Other work parts cement.
..... parts sand. parts sand.
..... parts gravel. parts gravel.

DESCRIPTION OF DAMP COURSE TO BE USED:—

Single line ground plan showing size and nature of rooms and system of drainage is attached hereto.

Signature.

TUAPEKA COUNTY

28601/74

To the BUILDING INSPECTOR.

APPLICATION FOR BUILDING PERMIT

It is distinctly understood that no work whatever shall be commenced until the approval of the Building Inspector has been obtained to Plans and Specifications for the same.

1. Erect a building or make an addition or alteration to or pull down a building or that I intend to build or rebuild or pull down or cut into or alter a party wall or external wall or chimney stack or flue or as the case may be.

TAKE NOTICE that I intend to¹ Alterations
(Describe the work intended to be done)

Briefly describe Building

① Alter Roof of Packing Shed, fit New Doors. ② Close in Porch to House

SCALE OF FEES:				£	s.	d.
Not exceeding £10	Over £10 and not exceeding £100	exceeding £100	£100	0	5	0
£100	£200	£200	£200	0	10	0
£200	£300	£300	£300	1	0	0
£300	£400	£400	£400	2	0	0
£400	£500	£500	£500	2	10	0
£500	£600	£600	£600	3	0	0
£600	£700	£700	£700	3	10	0
£700	£800	£800	£800	4	0	0
£800	£900	£900	£900	4	10	0
£900	£1,000	£1,000	£1,000	5	0	0
£1,000	£1,250	£1,250	£1,250	6	0	0
£1,250	£1,500	£1,500	£1,500	7	0	0
£1,500	£1,750	£1,750	£1,750	8	0	0
£1,750	£2,000	£2,000	£2,000	9	0	0
£2,000	£2,500	£2,500	£2,500	10	10	0
£2,500	£3,000	£3,000	£3,000	12	0	0
£3,000	£3,500	£3,500	£3,500	13	10	0
£3,500	£4,000	£4,000	£4,000	15	0	0
£4,000	£4,500	£4,500	£4,500	16	10	0
£4,500	£5,000	£5,000	£5,000	18	0	0
£5,000	£6,000	£6,000	£6,000	20	0	0
£6,000	Available on request					

Section No. 67 p/108.

Block No. II Teviot S.D.

Name of Township Coalbrook Flat

Or Survey District Benger Riding

Area to be built on

Plans and outline specifications of proposed work to be forwarded herewith, together with fees.

Estimated cost of proposed building, alteration, etc. £ 400-0-0 or \$ 800-00

Name of Builder Mary & Russell.

Address of Builder 50, Scotland Street, Rochburgh.

Name of Architect Mary & Russell.

Signature of Owner S. Y. Knewstubb & Son

Address of Owner Coalbrook Flat Rochburgh

Dated at 5-8-68 Rochburgh this 5th day of August 1968

REPORT

Completed satisfactorily

Permit No. 10727 Issued on 8 August 1968.

Building Inspector.

RECEIPT NO. 1835

DATE. 8.8.68

PLAN OF PROPOSED BUILDING

①

NOT TO SCALE

COOL STORE

NEW ROOF LINE

OLD ROOF LINE

EXISTING DOOR
IN NEW
POSITION

NEW DOOR
TO
PACKING SHED
"PARKER ROLLADOR"

ALTER ROOF LINE, AND FIT NEW DOORS
TO PACKING SHED

②

EXISTING PORCH TO
HOUSE CLOSED IN

EXISTING

EXISTING

NEW FRONT TO PORCH

① "RYLOCK" SLIDING DOOR

① " " WINDOW

20 June 2018

To Whom It May Concern

Protection Of Drains Crossing Private Land

In 2012 a legal opinion was sought to clarify whether access to private wastewater pipes crossing third party land was protected under the Local Government Act 1974 (LGA). This was in response to requests for a certificate under s 461 (2) of the LGA to protect this access. Based on the legal advice provided, Council takes the position as outlined below.

1. Whether or not section 461 Local Government Act 1974 (LGA) applies to a drain depends on the individual situation.
2. Nowadays all necessary easements to protect drains are put in place at subdivision stage.
3. Historically, where drains were installed during subdivision, laterals were installed at the same time. Some laterals crossed adjoining lots to reach to the main. Those laterals, once connected, formed private drains to the main drain from the adjoining lots. Frequently, those laterals did not have easements registered.
4. Council's main drain and access to that drain has its own statutory protection under various provisions of the Local Government Act. Council is of the opinion that Section 461 of the Act also protects the property owner's right to access laterals draining to the main across another persons land in these historic situations.
5. Section 461 refers to *any private drain constructed with the consent of the owners of all lands affected*. Council has no record of consent to install the main or the laterals in these historic developments. However, it is unlikely Council would have been able to install these without the knowledge of the landowner affected at the time. Consequently, it is unlikely that consent was not given.
6. Section 461(1) LGA provides, inter alia, the right of free uninterrupted use, and the right of entry to undertake repairs to the drain, whether or not a certificate is registered on the title in terms of Section 461(2) of the Act. Furthermore the existence of a certificate pursuant to Section 46(2) does not provide 100% protection for the drain if the adjoining landowner is able to prove consent was not given to install the drain. In that situation the certificate may be able to be removed from the title.
7. Council would only issue a certificate pursuant to Section 461(2) of the Act if the request was made with the consent of all affected landowners. All costs would be covered by the requesting parties.

Yours faithfully



Quentin Adams
Water Services Manager