

ADVISE OF COMPLETION OF BUILDING WORK

Section 43(1), Building Act 1991

TO TASMAN DISTRICT COUNCIL

Under Building Consent No.: 940702

FROM (Owner):

Name: Geoff Hall

Mailing Address: MARTIN RD RD2

ULLER MOUNTAIN

SITE ADDRESS:

PROJECT ADDRESS: Farm Building

You are advised that:

- ☒ all
- ☐ part only as specified in the attached particulars

of the building work under the building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue:

- ☒ a final
- ☐ an interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- ☐ Building Certificates.
- ☐ Code Compliance Certificate No.: issued by (building certifier).
- ☐ Producer Statements.

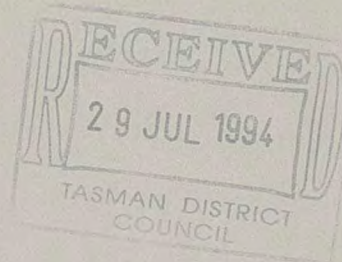
Signed by/for and on behalf of the owner:

Name: Geoff Hall

Position: Owner

Date: 27/7/94

TDC Tasman District Council



FILE

1936010700

For Office Use Only

Approved for use:

Building Inspector Plumbing & Drainage Inspector

Date Issued: 16.8.94

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

FORM 3

Building Consent No.	940702
Date Issued	10/5/14

TO TASMAN DISTRICT COUNCIL
PART A: GENERAL

APPLICANT¹

Name: Geoff Hall

Mailing Address: Martins Road, R.D. 2,

Upper moutere

Contact Name: Trust Holdings Ltd

Position: Builder

Phone: 5445669 Fax: 544 4750

PROJECT LOCATION

Street Address: Martins Road, R.D. 2,

Upper moutere

LEGAL DESCRIPTION

Valuation Roll Number: 19360107

Lot: 1 DP: 6289

Section: _____ Block: _____

Survey District: _____

VALUE OF PROPOSED PROJECT

The Council's charges payable on the making of this application are based on the estimated value (GST inclusive) of:

Building \$ 14,000

Plumbing/Drainage (labour only) \$ _____

Total \$ 14,000

PROJECT

Intended Use(s) (in detail): Farm Building

New Dwelling(s) ☐

Alterations to Dwelling(s) ☐

Domestic Garage(s) ☐

Shed(s) and Other(s) ☒
(e.g. foundations demolition)

Heating ☐

Other new construction ☐

Intended Life:
Indefinite, but not less than 50 years ☒
Specified as _____ years

Demolition ☐

Being Stage of stages

SCHEME/ZONE

Rural / B

This application is for:

☐ Building consent only, in accordance with project information memorandum No.

☒ Both building consent and a project information memorandum.

¹Under Section 33 of the Building Act, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PART B: PROJECT DETAILS

(Complete Part B only if you have not applied separately for a project information memorandum.)

The project involves the following matters (cross each applicable box, if any, and attach relevant information in duplicate):

- ☒ Location in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☐ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C: BUILDING DETAILS

This application is accompanied by (cross each applicable box and attach relevant documents in duplicate):

- ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
 - ☐ Building Certificates
 - ☐ Producer Statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority.
 - ☐ References to determinations issued by the Building Industry Authority.
 - ☐ Proposed procedures, if any, for inspection during construction.

PART D: KEY PERSONNEL

Names/Addresses/Telephone Numbers	Registration No.	Signature
Builder(s): <i>Trubet Holdings Ltd</i>		
*Registered Drainlayer:		
*Craftsman Plumber:		
Designer(s):		
Building Certifier(s):		
Other:		

* The Craftsman Plumber/Registered Drainlayer are to complete a separate advisory sheet. This advisory sheet is to be returned to Council prior to work commencing.

PART E: COMPLIANCE SCHEDULE DETAILS

E1: SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings and alterations, except single residential dwellings.)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures).

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system servicing all or a major part of the building.
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the building code in respect of the above mentioned systems.
- ☒ None of the above.

E2: OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1.)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedure):

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

PART F: STATISTICAL INFORMATION

Please answer the following questions if they apply:

Floor area 112.24 m² No. of dwelling units No. of storeys 1

Signed by/for and on behalf of the applicant:

Name: [Signature]

Position: Owner Date: 3-5-94

Important Note:

Depending on the area you live, and if you are connecting to the Council's sewerage or water schemes, a connection fee may be payable. For further information please obtain the guide titled "Reminder" - Sewer and Water Connection Fees from Council offices.

COUNCIL USE ONLY

Checked By:	Initials	Date
Plumbing & Drainage		
Design		
Health		
Planning		

Approved for issue of Building Consent

Technical Officer: [Signature]

Date: 15/5/94

Building \$ 160.00
Plumbing/Drainage \$
BRANZ Levy \$
BIA Levy \$
Demolition \$
Dependent Relative \$
Log Burner/Space Heater \$
TOTAL 5/5/94 \$
Tax Invoice sent \$ 160.00

Receipt No. 16947

Consent Fees Payable (GST incl):

PIM/BUILDING CONSENT APPLICATION COVER SHEET

Applicant: <u>Geoff Hall</u>				
Application No: <u>940702</u>		Date Received: <u>5/5/94</u>		
PIM Issued:		Electrical:		
Engineering:		Planning:		
EHO:		Consent Officer: <u>Lynda</u>		
<u>CHECK LIST</u>				
Two Sets of Plans and Specifications	Bracing Schedule and Subfloor Bracing	Certificate of Title	Accurate Site Plan (include drainage locations and connection points)	Cross-section
Truss Number	Schedule of Materials	Historical Places Trust	Land Notification	Generate Invoice Y/N
<u>BUILDING</u>				
<u>BG04, BG07,</u>				
<u>THIS CONSENT IS ISSUED SUBJECT TO THE EXISTING</u>				
<u>FOUNDATIONS & SLAB COMPLY WITH THE</u>				
<u>BUILDING CODE.</u>				
TECHNICAL OFFICER: <u>Don Gault</u>		DATE: <u>15/5/94</u>		
<u>HEALTH (Domestic Services)</u>				
INSPECTOR:		DATE:		
<u>OTHER</u>				
OFFICER:		DATE:		

BUILDING CONSENT SUMMARY 940702

APPLICANT: GEOFF HALL : MARTINS ROAD R D 2 : UPPER MOUTERE
5445669
PROJECT LOCATION: MARTIN RD, UPPER MOUTERE
LEGAL DESCRIPTION: LOT 1 DP 6289

PROJECT DESCRN: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
TO BUILD FARM BUILDING
INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS
INTENDED USES: FARM BUILDING

BUILDER: TRUBET HOLDINGS : 03 544 5669
VALN NO: 1936010700
ESTIMATED VALUE: \$ 14,000
CHARGES: \$ 160.00

FILE

DATE OF APPLICN: 5/05/94
DATE ISSUED: 10/05/94
OVERSEER: Don Garland

INSPECTION DETAILS:

6/5/94 EXISTING FOUNDATION & SLABS APPEAR
OK SOME RETAINING WORK NEEDED
ON WEST END.
16.8.94 CONSTRUCTION OK

SIGNED:

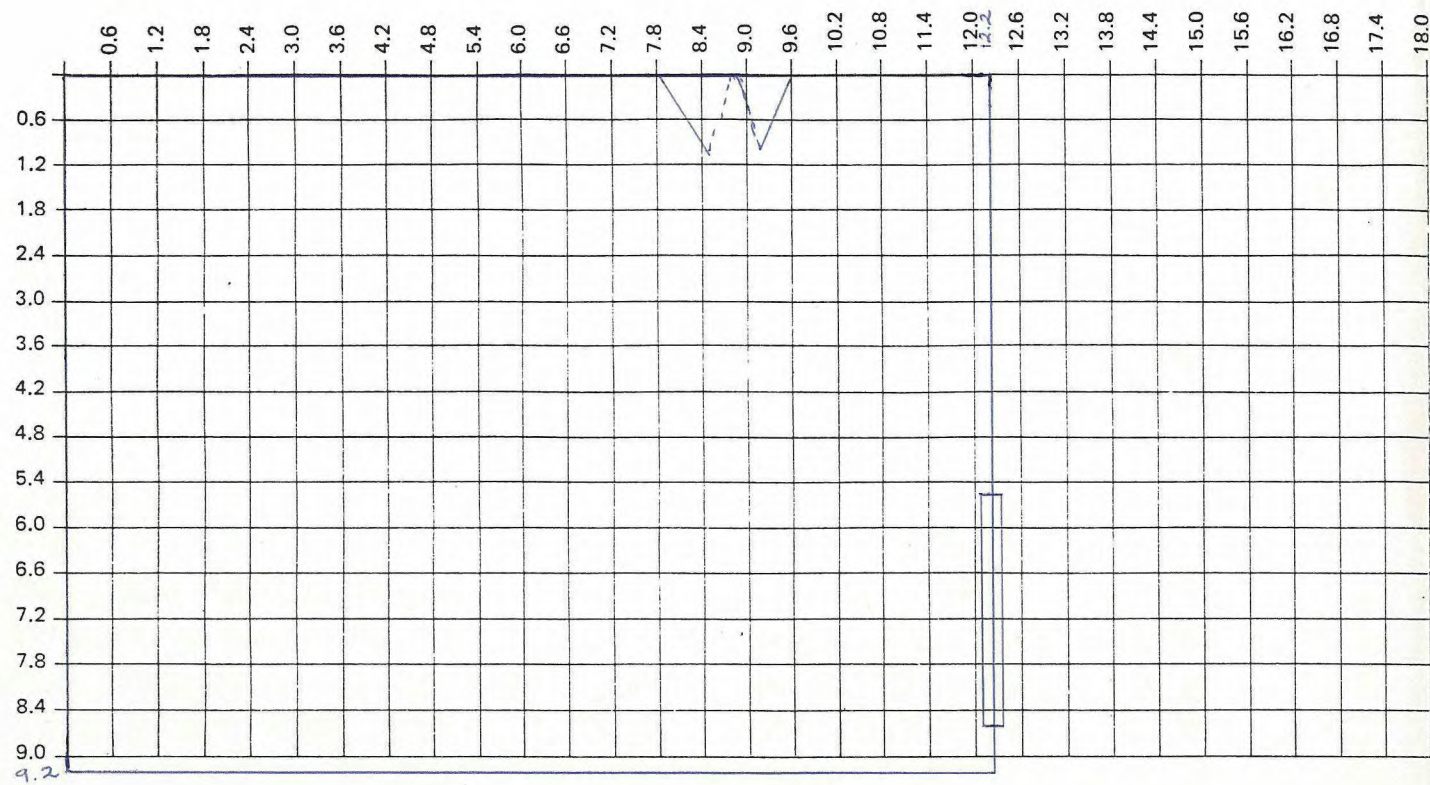
Don Garland

DATE:

16.8.94

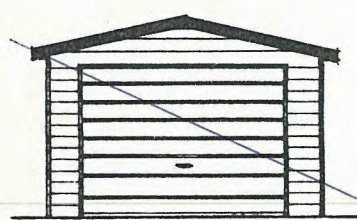
SUMMARY 940702 [Continued]

- 1 Construction and wall bracing to comply with NZS3604.
- 2 The owner or person undertaking the building work shall advise of completion of work by returning the "Advice of Completion of Building Work" form which accompanied the consent.
- 3 A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer..
- 4 This Building Consent has no provision for any Sanitary Plumbing and Drainage. A further consent will be required should any of these features be installed
- 5 This consent is issued subject to the existing foundations and slab comply with the Building Code

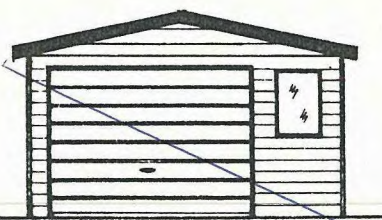


FLOORPLAN

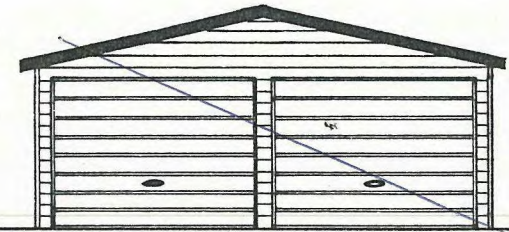
NOTE:
CONTRACTORS MUST VERIFY
ALL DIMENSIONS BEFORE
COMMENCING ANY WORK



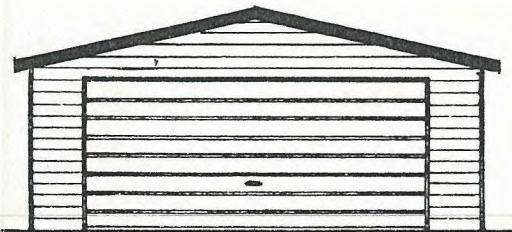
SINGLE



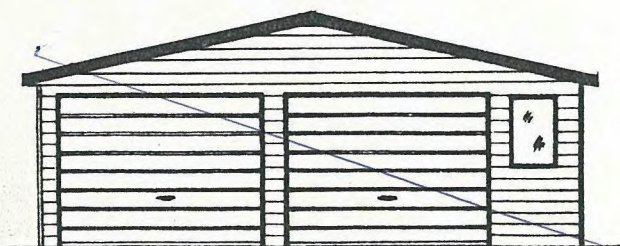
SINGLE WORKSHOP



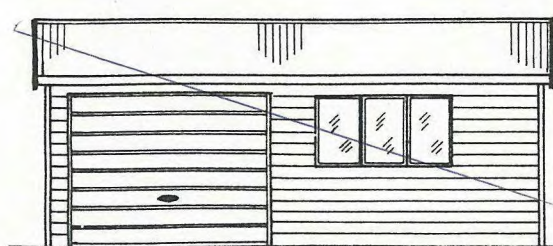
DOUBLE



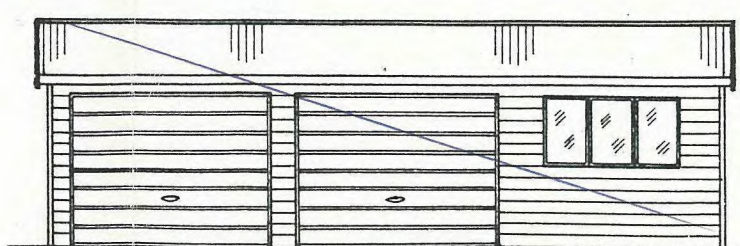
DOUBLE (4.5m DOOR)



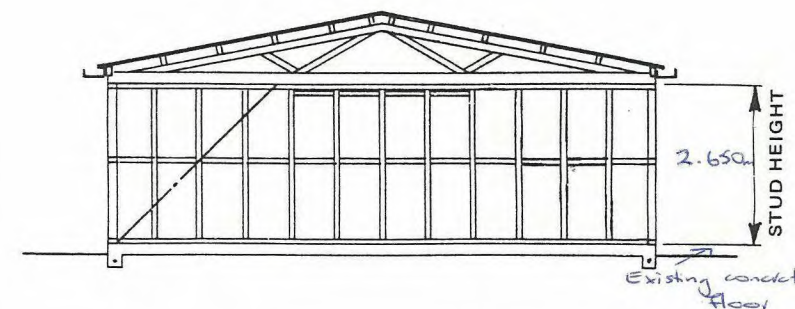
DOUBLE WORKSHOP



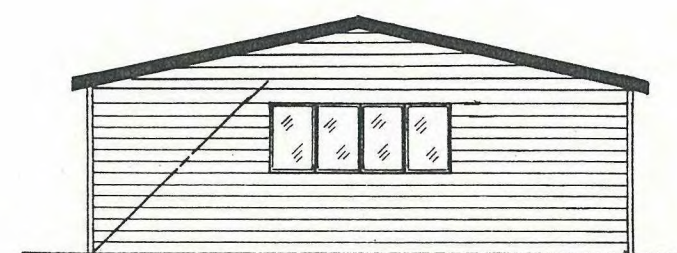
ONE DOOR SIDE ENTRY



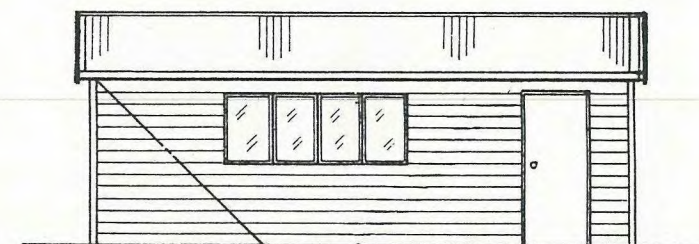
TWO DOOR SIDE ENTRY



TYPICAL SECTION



TYPICAL REAR VIEW



TYPICAL SIDE VIEW



ELEVATIONS

FOR: Mr Geoff Hall
AT: Martins Road R.D. 2
Upper mantle

SKYLINE

DISTRIBUTOR:

TRUBET HOLDINGS LTD.
P.O. BOX 3231
RICHMOND, NELSON

DATE:
4-5-94

SCALE:
1 : 100

SHEET

1

GALVANIZED - GARAGE (SKYSAVER)

FOUNDATIONS:	75mm thick concrete slab with reinforced footing, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.
DAMPCOURSE:	2 ply d.p.c. under all plates.
FRAMING:	All timber is boron treated machine gauged Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top and bottom plates and nogs are all 100 x 50.
WALL BRACES:	Galvanised steel angle braces.
ROOF TRUSSES:	Design series: Gang nail — 12032A and 4260 Pryda — A2579, 12.5° pitch. Trusses up to 6m wide spaced @ 2400 centres (Max.) Trusses over 6m wide spaced @ 1800 centres (Max.)
PURLINS:	100 x 50 on edge @ 750 centres.
TRUSS STIFFENERS:	100 x 50 on edge, up to 6m Garage width — 1 Row, over 6m Garage width — 2 rows
SIDE ENTRY DOOR BEAM:	2 x 150 x 50 spiked together.
DRAGON TIES:	75 x 50 on flat @ 45° angle over top — plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.
SPOUTING:	.55 (24 GA) Galv. gutters fixed to two sides of building.
DOWNPIPES:	.40 (26 GA) 65 x 50 galv. steel, 1 off per gutter.
RIDGING:	.40 (26 GA) Galv. steel. LEAD EDGED
ROOFING:	.40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.
DOORS:	Side Door — Timber frame, galv. steel clad each side. Main Doors — .40 (26 GA) Galv. steel overdoors or Galv. steel roller doors.
EXTERIOR SHEATHING:	.40 (26 GA) Galv. steel weatherboards, 113mm profile.

COLOUR - GARAGE (SKYLINE)

NOTE:	Galv. Steel components referred to below in spouting to ext. sheathing are made of Galv. Steel with baked on silicone polyester paint, known as 'COLOR STEEL' or 'COLOR COTE' (Trade Terms)
FOUNDATIONS:	75mm thick concrete slab with reinforced footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.
DAMPCOURSE:	2 ply d.p.c. under all plates.
FRAMING:	All timber is boron treated machine gauged Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top & bottom plates and nogs are all 100 x 50.
WALL BRACES:	Galvanised steel angle braces.
ROOF TRUSSES:	Design series: Gang nail — 12032A and 4260 Pryda — A2579, 12.5° pitch. Trusses up to 6m wide spaced @ 2400 centres (Max.) Trusses over 6m wide spaced @ 1800 centres (Max.)
PURLINS:	100 x 50 on edge @ 750 centres.
TRUSS STIFFENERS:	100 x 50 on edge up to 6m garage width — 1 row over 6m garage width — 2 rows.
SIDE ENTRY DOOR BEAM:	2 x 150 x 50 spiked together.
DRAGON TIES:	75 x 50 on flat @ 45° angle over top plates at each corner up to 7.2, garage length, over 7.2m length additional dragon ties at either side of centre truss.
SPOUTING:	.55 (24 GA) Galv. gutters fixed to two sides of building.
DOWNPIPES:	.40 (26 GA) 65 x 50 Galv. steel, 1 off per gutter.
RIDGING:	.40 (26 GA) Galv. steel, LEAD EDGED . <i>notched ridging</i>
ROOFING:	.40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.
DOORS:	Side Door — Timber frame, Galv. steel clad each side. Main Doors — .40 (26 GA) Galv. steel overdoors or Galv. steel roller doors.
EXTERIOR SHEATHING:	.40 (26 GA) Galv. steel weatherboards, 155mm profile.

HARDIPLANK - GARAGE

FOUNDATIONS:	75mm thick concrete slab with reinforced footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.
DAMPCOURSE:	2 ply d.p.c. under all plates.
FRAMING:	All timber is boron treated machine gauged Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top and bottom plates and nogs are all 100 x 50.
WALL BRACES:	Galvanised steel angle braces.
ROOF TRUSSES:	Design series: Gang nail — 3143A 12.5° pitch. Trusses up to 6m wide spaced @ 2400 centres (Max.) Trusses over 6m wide spaced @ 1800 centres (Max.)
PURLINS:	100 x 50 on edge @ 750 centres.
TRUSS STIFFENERS:	100 x 50 on edge, up to 6m garage width — 1 row over 6m garage width — 2 rows.
SIDE ENTRY DOOR BEAM:	2 x 150 x 50 spiked together.
DRAGON TIES:	100 x 50 on flat @ 45° angle over top plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.
SPOUTING:	.55 (24 GA) Galv. gutters fixed to two sides of building.
DOWNPIPES:	.40 (26 GA) 65 x 50 Galv. steel, 1 off per gutter.
RIDGING:	.40 (26 GA) Galv. steel, LEAD EDGED .
ROOFING:	.40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.
DOORS:	Side Door — Timber frame, Galv. steel clad each side. Main Doors — .40 (26 GA) Galv. steel doors or Galv. steel roller doors.
EXTERIOR SHEATHING:	HARDIPLANK' 235mm Smooth finish weatherboard (effective cover — 205mm)
BUILDING PAPER:	Breather type paper on all walls behind weatherboards and under roofing.

FOR: Mr. Geoff Hall

AT: Martins Road, R.D.2

Upper Moutere

SKYLINE

DISTRIBUTOR:

TRUBET HOLDINGS LTD.
P.O. BOX 3231
RICHMOND, NELSON

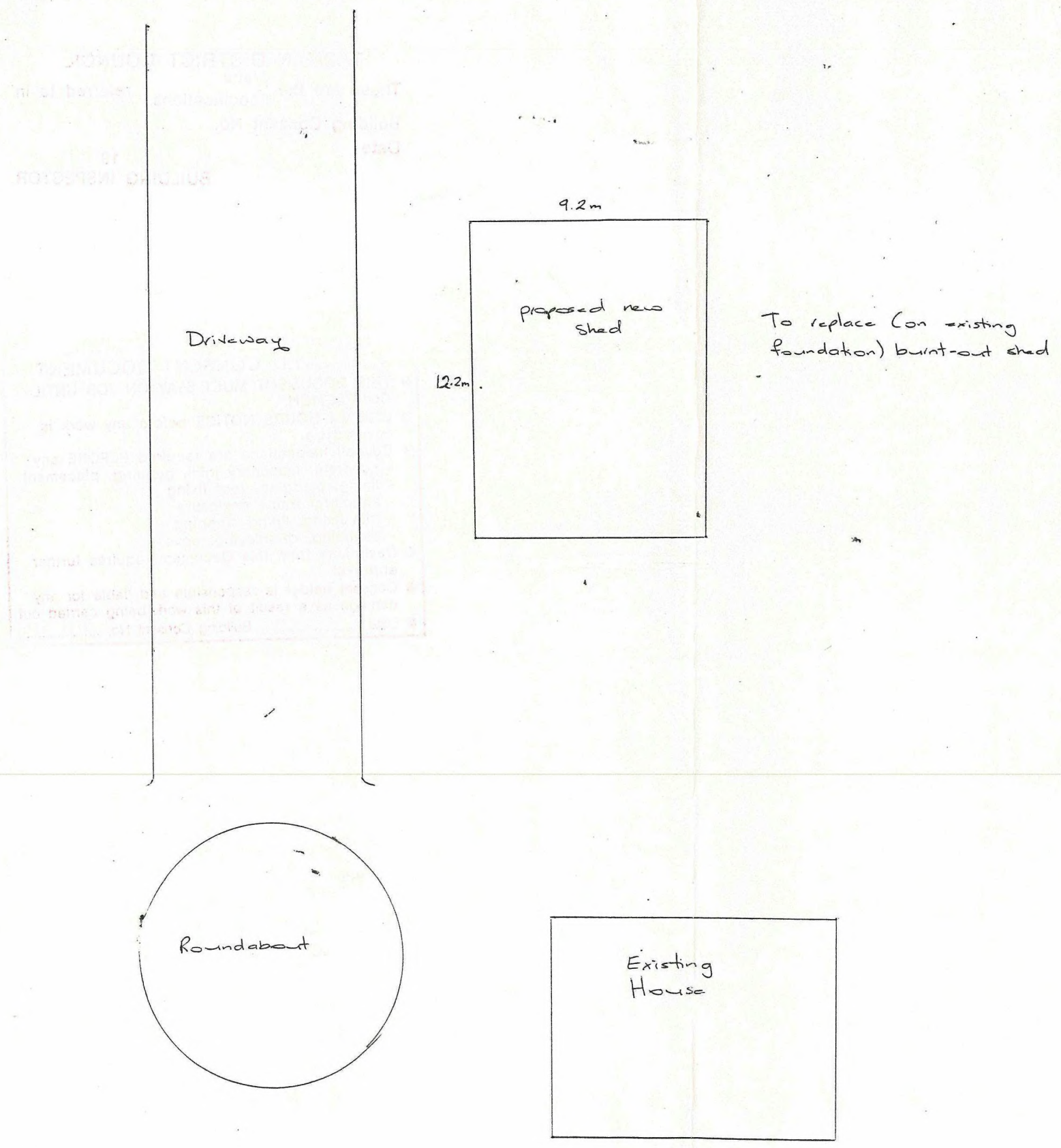
SPECIFICATIONS

DATE: 4-5-94

SCALE:

SHEET

2



SITE PLAN

FOR: Mr Geoff Hall

AT: Martins Road R.D.2

Upper Moutere



DISTRIBUTOR:

TRUBET HOLDINGS LTD.
P.O. BOX 3231
RICHMOND, NELSON

DATE: 4-5-94

SHEET

SCALE:

1 : 200

3

19360 107 00

TASMAN DISTRICT COUNCIL

These are the ^{plans} specifications referred to in

Building Consent No. 940702

Date 10/5/94
BUILDING INSPECTOR.

TASMAN DISTRICT COUNCIL
APPROVED CONSENT DOCUMENT

- Ⓢ THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION
- Ⓢ GIVE 24 HOURS NOTICE before any work is covered up.
- Ⓢ Council Inspections are required BEFORE any
 - concrete, masonry infill, grouting, placement
 - lining, cladding, roof fixing
 - structural frame enclosure
 - trim fixing, lining stopping
 - plumbing, drainlaying, covering.
- Ⓢ Deviations from this Document requires further approval
- Ⓢ Consent holder is responsible and liable for any damage as a result of this work being carried out.
- Ⓢ Date 10/5/94 Building Consent No. 940702

Code Compliance Certificate

Section 43, Building Act 1991

Application

GEOFF HALL	No.	940702
MARTINS ROAD R D 2	Issue date	23/8/1994
UPPER MOUTERE		
NELSON	Overseer	NLR Don Garland

Project

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stages To build farm building
Intended Life	Indefinite, but not less than 50 years
Intended Use	FARM BUILDING
Estimated Value	\$14,000
Location	Martin Road, Upper Moutere
Legal Description	Lot 1 DP 6289 Lot 1 DP 13433
Valuation No.	1936010700

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.



Tasman District Council

189 Queen Street, Richmond 7020

building.support@tasman.govt.nz

03 543 8400

BC240277

Alpha ID: 240277

Application Type: Building Consent

Site Address: 57 Martin Road, Upper Moutere

Project Description: Install freestanding wood burner

Project Status: Code Compliance Certificate Issued

Table of Contents

Lodged Documents

Form 2: Application for Building Consent only	1
PLG 1 Application	5
Record of title - 57_Martin_Road_Upper_Moutere_-_RECORD_OF_TITLE.pdf	7
Plans - 57_Martin_Road_Upper_Moutere_-_PLANS.pdf	10
Specifications - 57_Martin_Road_Upper_Moutere_-_SPECIFICATIONS_AND_INSTALLATION_GUIDEs.pdf	11
Supporting documents - 57_Martin_Road_Upper_Moutere_-_OTHER.pdf	59

Vetting

Request For Further Information - Vetting 1	67
Vetting Audit Checklists	68

Processing

Processing Audit Checklists	69
-----------------------------	----

Building Consent

Form 5: Building Consent	72
Stamped_Documents_-_APPROVED-PL.pdf	76
Stamped_Documents_-_APPROVED-SP.pdf	77

Inspections

Inspection Report 1 - Final	132
Inspections Audit Checklists	134
Inspections Media Album	138

CCC Documents

C Solid fuel heater - Installers Declaration - 57_Martin_Road_Upper_Moutere_-_PS3.pdf	139
Required Documents Audit	140

Code Compliance Certificate

Form 6: Application for Code Compliance Certificate	141
Form 7: Code Compliance Certificate	144

Sent Emails

Email_240277_BC240277_Request_For_Further_Information_-_Vetting_20240423.pdf	146
Email_240277_Application_Accepted_20240423.pdf	147
Email_240277_BC240277_A_new_job_for_you_20240423.pdf	148
Email_240277_BC240277_Form_5_Building_Consent_and_Invoice_-_57__20240503.pdf	149
Email_240277_Online_Code_Compliance_Certificate_Application_20240522.pdf	151
Email_240277_BC240277_57_Martin_Road_Upper_Moutere_Final_Inspe_20240523.pdf	152
Email_240277_BC240277_57_Martin_Road_Upper_Moutere_-_Confirmati_20240523.pdf	153
Email_240277_BC240277_Inspection_Report_20240527.pdf	154

File Notes

Date Submitted: Monday, 22 April 2024

Form 2**Application for project information memorandum and/or building consent***Section 33 or section 45, Building Act 2004***The building**

Street address of building: 57 Martin Road
 Upper Moutere
 Upper Moutere
 7175

Legal description of land where building is located: LOT 1 DP 6289 and LOT 1 DP 13433

Building name: Main Building

Location of building within site/block number: 57 Martin Road
 Upper Moutere
 Upper Moutere
 7175

Number of levels: No information provided

Level/unit number: No information provided

Area: Total: 110.00 m2, Change: Not provided

Current, lawfully established, use: Level 1: 2.0 Housing: 2.0.2 Detached Dwelling

Year first constructed: 1961

The owner

Name of owner: Nicholas William Watmuff And Cindy Michelle Curtain

Contact person: Nick Watmuff

Mailing address: 57 Martin Road
 Upper Moutere
 New Zealand
 Rd 2
 Upper Moutere
 7175

Street address/registered office: No information provided

Phone number: Landline: 039702448 Mobile: 021985541

Daytime: Landline: 039702448 Mobile: 021985541

After hours: Landline: 039702448 Mobile: 021985541

Facsimile number: No information provided

Email address: nick@nwprojects.co.nz

Website: No information provided

The following evidence of ownership is attached to this application:

1. 57_Martin_Road_Upper_Moutere_-_RECORD_OF_TITLE.pdf (498.62K)

Agent

Name of agent: MURRAY SINCLAIR LIMITED
 Contact person: Haidee Doyle
 Mailing address: 128 Tahunanui Drive
 Tahunanui
 7011
 Street address/registered office: 128 Tahunanui Drive
 Tahunanui
 Phone number: Landline: 5485742 Mobile: 5485742
 Daytime: Landline: 5485742 Mobile: 5485742
 After hours: Landline: 5485742 Mobile: 5485742
 Facsimile number: No information provided
 Email address: office@pmfireplaces.co.nz
 Website: No information provided
 Relationship to owner: Application made on owners behalf
 First point of contact for communications with the council/building consent authority:
 Full name: MURRAY SINCLAIR LIMITED
 Mailing address: 128 Tahunanui Drive
 Tahunanui
 Nelson 7011
 Phone number(s): 5485742
 Facsimile number(s): N/A
 Email address(es): office@pmfireplaces.co.nz

Application

I request that you issue a building consent for the building work described in this application.

Signature of agent on behalf of and with the authority of the owner:

HAIDEE DOYLE

Date: 22 Apr 2024

space for council use

Application Type: Building Consent only
 Reference Key: 11526951JC
 Name: Haidee Doyle
 Application Role: Agent

The project

Description of the building work:

Installation of Woodsman Serene Draw Ultra Low Emission Burner (Wood Burner),(authorisation # 194586) using Woodsman Heat Saver Flue System (Standard Ceiling) and Rear Flue Shield. The Woodsman Serene Draw ULEB will be installed along the central wall in the Lounge/Dining. This is a new installation. No Wetback.

There are x 7 Photoelectric Smoke Detectors in the Home and they are: x 1 in the Lounge/Dining, x 1 in the Sunroom, x 1 in Bedroom 1, x 1 in Bedroom 2, x 1 in the Hall, x 1 in Bedroom 3 and x 1 in the Entrance. The Photoelectric Smoke Detector in the Hall, covering all bedrooms is well within 3m Bedroom entry.

All Documents provided into this Building Consent Application comply and are confirmed re: AS/NZS 2918:2001.

Flue Offset Bend and Wall Screening documents have been added into this Building Consent application and will only be used if required.

B2 Durability, please refer to Table 1: Flue Systems and Heating Appliances (Solid Fuel).

House Plan - NOT TO SCALE.

Roofing Flashings to be used are Flat Tray Soaker with Dektite on Colour Steel Roof.

Will the building work result in a change of use of the building? No

Intended life of the building if less than 50 years: 50 years

List building consents previously issued for this project (if any): No information provided

Estimated value of the building work on which the building \$6,000

levy will be calculated (including goods and services tax):

Restricted building work

Will the building work include any restricted building work? No

Building consent

The following plans and specifications are attached to this application:

1. 57_Martin_Road_Upper_Moutere_-_PLANS.pdf (321.92K)
2. 57_Martin_Road_Upper_Moutere_-_SPECIFICATIONS_AND_INSTALLATION_GUIDEs.pdf (4.68M)

The building work will comply with the building code as follows:

Main Building

B1 - Structure	AS1
B2 - Durability	AS1
C1 - C6 - Protection from Fire (current)	AS1
E2 - External Moisture	AS1

F7 - Warning Systems	AS1
Waiver / Modification Required:	N/A

Compliance schedule

There are no specified systems in the building.

Attachments

The following documents are attached to this application:

Plans and specifications

1. 57_Martin_Road_Upper_Moutere_-_PLANS.pdf (321.92K)
2. 57_Martin_Road_Upper_Moutere_-_SPECIFICATIONS_AND_INSTALLATION_GUIDEs.pdf (4.68M)

Record of title

1. 57_Martin_Road_Upper_Moutere_-_RECORD_OF_TITLE.pdf (498.62K)

Supporting documents

1. 57_Martin_Road_Upper_Moutere_-_OTHER.pdf (4.50M)

Date Submitted: Monday, 22 April 2024

FORM PLG 1

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

For assistance in answering these questions please refer to (PLG 1A)

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.

Is the building work and all associated activities:

Changing the use of the land?

NO

(Please note that "changing the use of the land" includes erecting a dwelling on an area of land which previously had no dwelling erected upon it.)

Disturbing soil?

NO

*(more than 25m³ per 500m² of land) or removing soil? (more than 5m³ per 500m² of land)
(e.g.: foundations, on-site effluent treatment and disposal systems, wells or bores)*

For more information on this process please contact the Duty Planner on (03) 543 8400 or go the Ministry for the Environment website: <http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>

**Signature**

The name below as AGENT has the authority for the application to proceed to processing and accept the associated charges.

Signed By:

Haidee Doyle

22 Apr 2024

The Agent will be the first point of contact for communications with the Council/Building Consent authority regarding this application / building work and will receive all correspondence including all invoices.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




 R.W. Muir
 Registrar-General
 of Land

Identifier **NL8B/550**
Land Registration District **Nelson**
Date Issued 28 January 1988

Prior References

NL1A/201 NL1A/258

Estate Fee Simple
Area 1.6596 hectares more or less
Legal Description Lot 1 Deposited Plan 6289 and Lot 1
 Deposited Plan 13433

Registered Owners

Nicholas William Watmuff and Cindy Michelle Curtain

Interests

Subject to Section 308 (4) Local Government Act 1974

275525.8 Easement Certificate specifying the following easement - 28.1.1988

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 13433 - herein	A DP 13433	Lot 13 Deposited Plan 725 - CT NL8B/551	

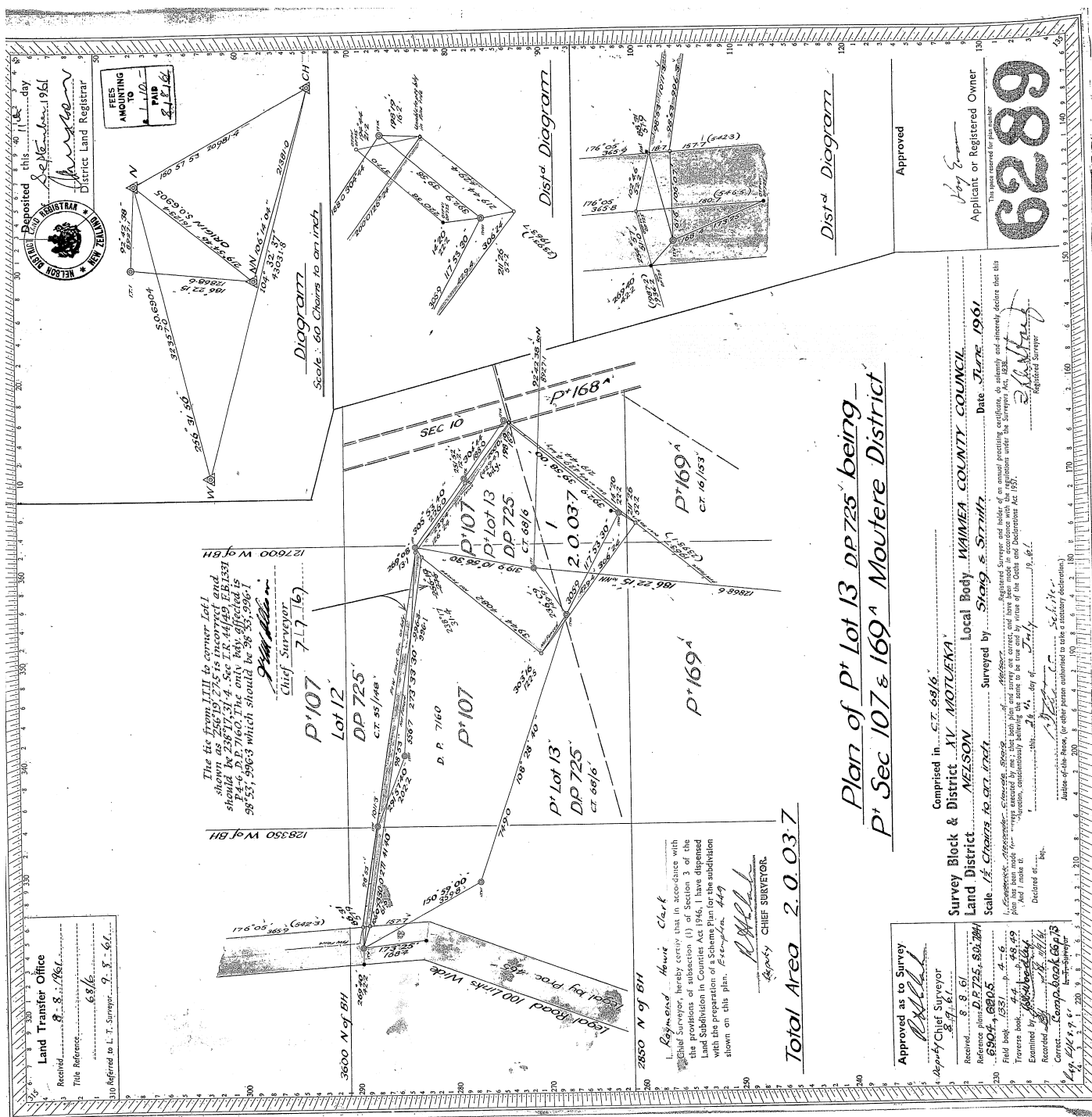
The easement specified in Easement Certificate 275525.8 is subject to Section 309(1)(a) Local Government Act 1974

Subject to a right of way, right to convey telecommunications and computer media over part Lot 1 DP 13433 herein marked B on DP 321573, a right to convey electricity, telecommunications and computer media over part Lot 1 DP 13433 herein marked C on DP 321573 and over part Lot 1 DP 6289 herein marked D on DP 321573 created by Easement Instrument 5823715.6 - 4.12.2003 at 9:00 am

Appurtenant hereto are rights to convey water created by Easement Instrument 5823715.6 - 4.12.2003 at 9:00 am (affects Lot 1 DP 6289)

The easements created by Easement Instrument 5823715.6 are subject to Section 243 (a) Resource Management Act 1991
 8317935.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 22.10.2009 at 11:41 am

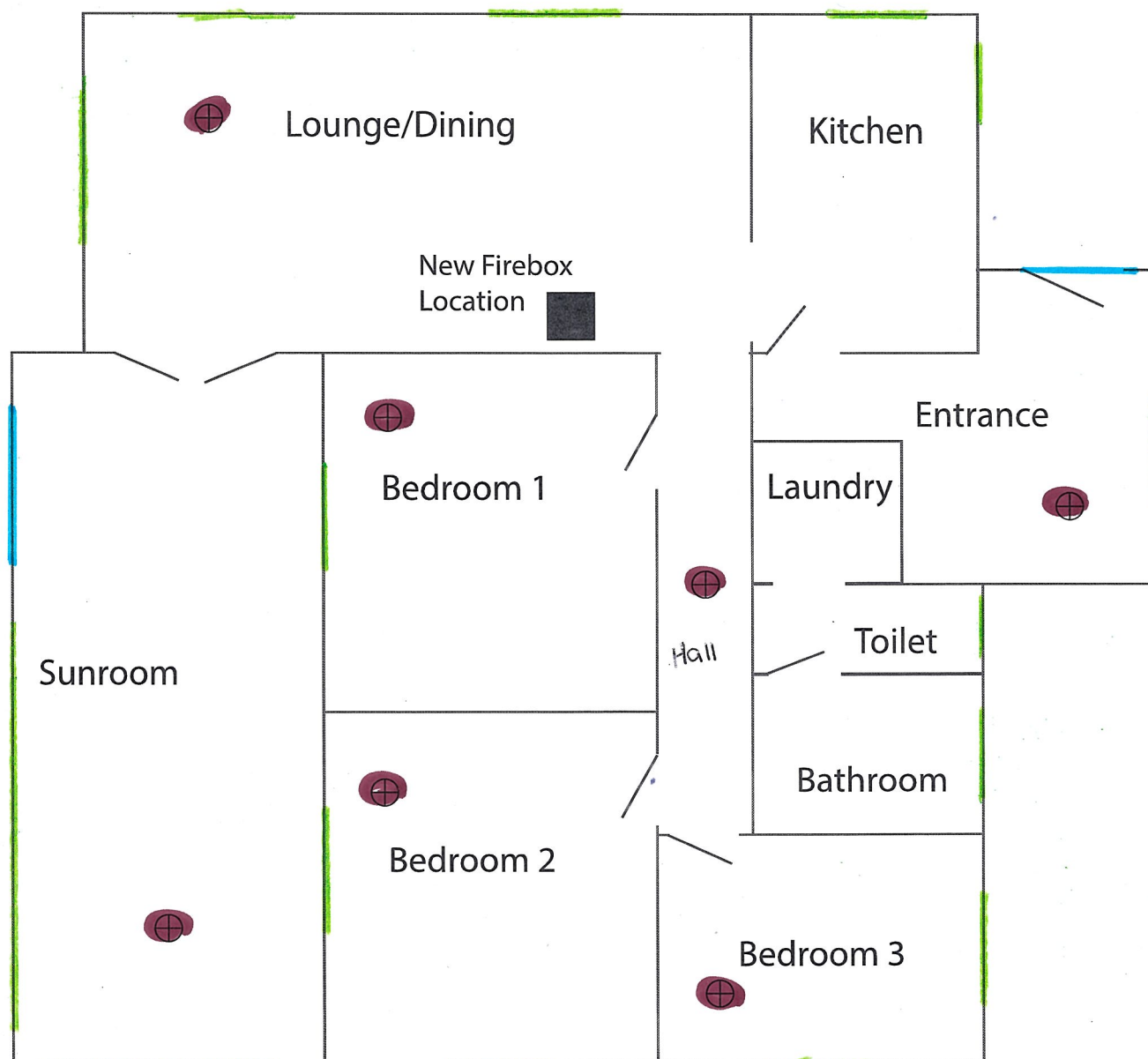
12974919.2 Mortgage to ASB Bank Limited - 18.4.2024 at 11:24 am



Search Copy Dated 22/04/24 3:03 pm, Page 3 of 3
Register Only

57 Martin Rd
Upper Moutere
7175

⊕ Smoke Alarm



Key:  Wood Burner Location

 Smoke Alarms

 Windows

 exits/entries

NOT TO SCALE.

Issued: June 2023 V2.5

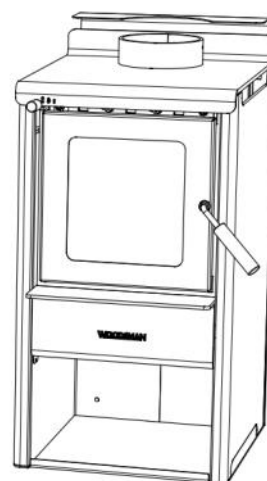
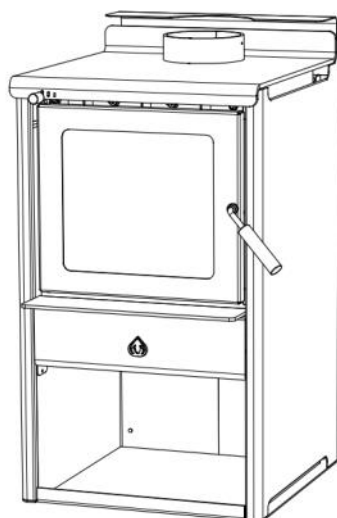
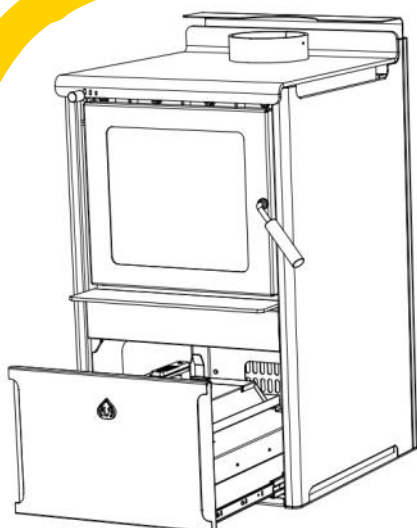


WOODSMAN

Specifications, Installation and Operating
Instructions for the:

Woodsman Serene Series

Ultra Low Emission Burners



Serene, Serene Wood Box & Serene Petite

KEEP THESE INSTRUCTIONS FOR FUTURE REFERENCE

Proudly Manufactured By:



Harris Home Fires
41 Braddon St
Addington
Christchurch 8024
New Zealand
Email sales@hhf.co.nz

P O Box 4043
Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796

Testing and Certification

MODEL	AS/NZS 2918:2001	CM1.6 (ULEB)	AS/NZS 4012:2014	AS/NZS 4013:2014	Authorisation Number
Serene	Complies	—	66.2%	0.36g/kg	193597
Serene	Complies	25.7mg/MJ	—	—	194586
Serene WB	Complies	—	65.7%	0.37g/kg	194587
Serene WB	Complies	32.1mg/MJ	—	—	194588
Serene Petite	Complies		66.2%	0.35g/kg	212698
Serene Petite	Complies	36mg/MJ			212697

Warnings

- Your appliance and flue system should not be modified in any way without the approval of the manufacturer.
- Any modification of the appliance that has not been approved in writing by the testing authority is considered as breaching the conditions of the Serene certification and could be considered unsafe.
- This appliance is not intended for use by persons (including children) with reduced physical, sensory or mental capabilities, or lack of experience and knowledge, unless they have been given supervision or instruction concerning use of the appliance by a person responsible for their safety.
- Do not leave children un-attended near a fire and keep them well away from the fire when in use. Supervise young children to ensure that they do not play with the appliance.
- Do not use flammable liquids or aerosols to start or rekindle the fire. Also do not use or store such flammable materials in the vicinity of this appliance when it is operating.
- The use of some types of preservative-treated wood as a fuel can be hazardous and is prohibited.
- Always keep clothing, firewood, furnishing and other combustible materials at a safe distance from the fire.
- Do not attempt to open the **Fire Safe Drawer** when fire is in use.
- Do not touch any part of the fire other than the door handle and the air control when in use as all other parts can be extremely hot.
- Cracked/broken door glass, makes the installation unsafe. Do not operate the fire with cracked glass.
- Do not use the fire if there is a malfunction, a suspicion of breakage or unusual noises. Contact your nearest Woodsman dealer or Harris Home Fires.
- This appliance should be operated & maintained at all times as per instructions given in this manual.

Failure to follow above warnings, cautionary measures and instruction given in this installation and operation manual will void the warranty of this product.

Before You Install

The installation of any solid fuel burner requires a Building Consent prior to installation commencing. We recommend the installation of a Woodsman solid fuel burner or flue system be undertaken by the holder of a current SFAIT (Solid Fuel Appliance Installation Technician) qualification issued by the NZHHA (NZ Home Heating Association Inc.).
www.nzhha.co.nz

Before Your First Light Up

- Ensure that your appliance has received a Code of Compliance from your local council building inspector.
- Ensure that your installer has sealed all the flue joints as per the installation instructions.
- Check to make sure that all the internal parts (bricks, baffles and air tubes) are properly in place and have not been moved during transit or installation.
- Be aware that when you first light the fire, there will be visible smoke that will come off the paint for approximately 30 to 60 minutes. This is quite normal and is the paint going through the final baking on process. The fire should be fully loaded with wood and run at the high setting for this time. We recommend that you light your fire at a suitable time of day where the area can be ventilated by opening doors and windows and disable any smoke alarms that may be affected.
- Read the lighting instructions in this document.

Before You Use

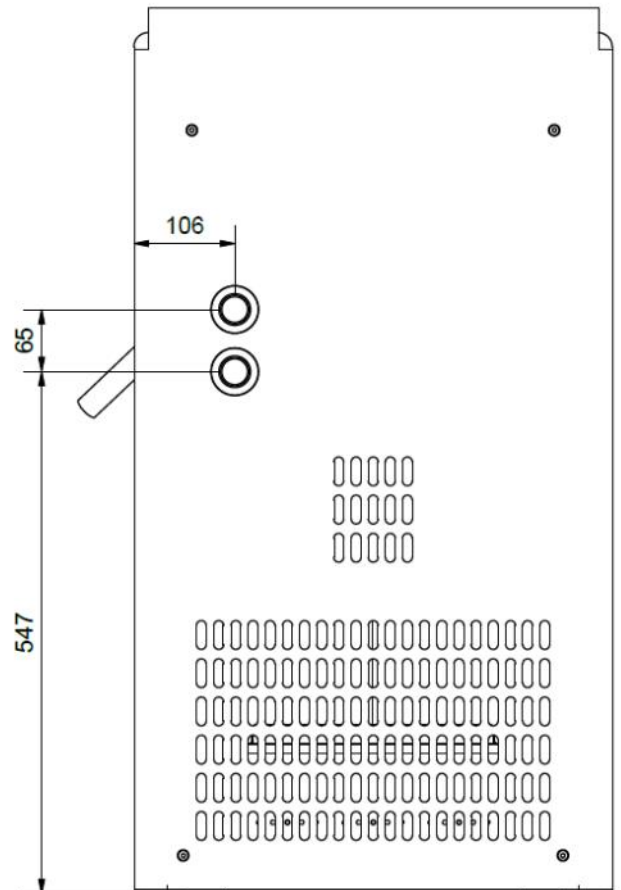
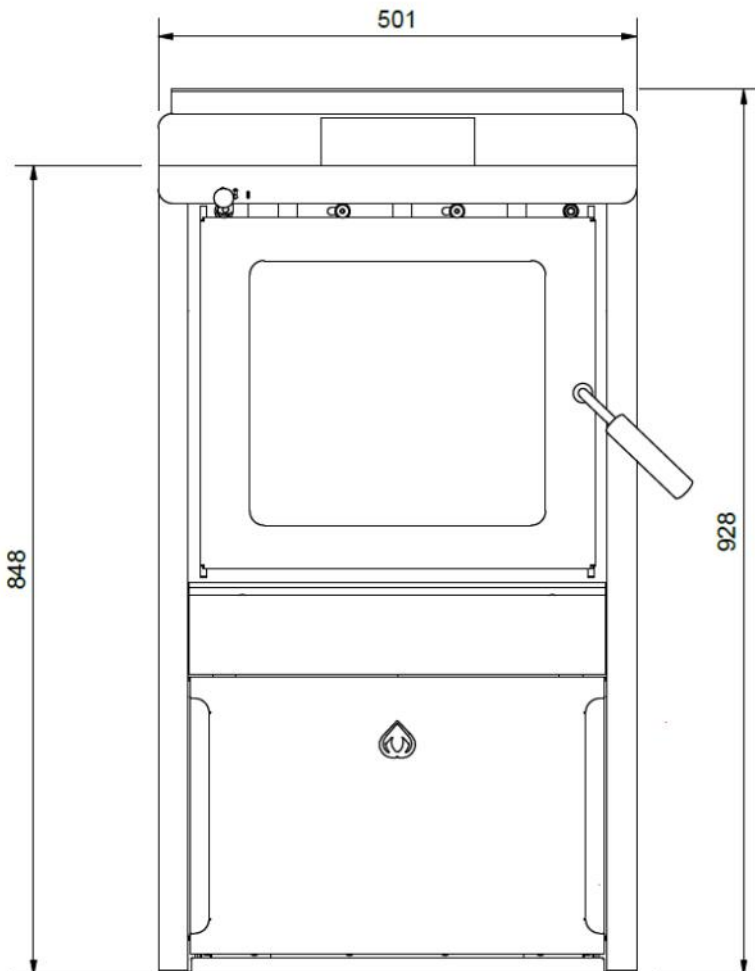
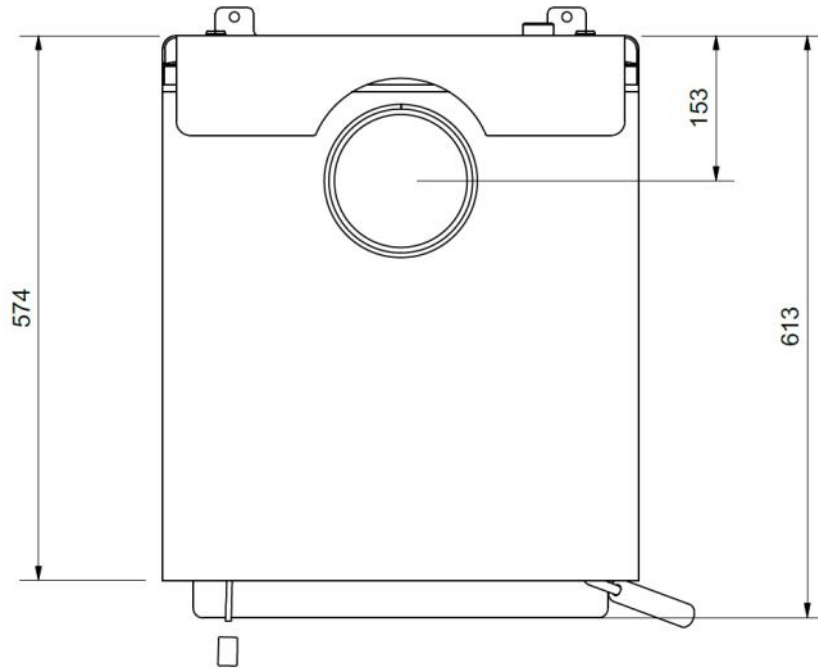
It's important to note that modern clean air wood burners are different from older, non clean air approved burners. They operate differently and have different levels of maintenance. It is important to understand these differences to ensure that your fire operates efficiently, hassle free and you are doing your part to keep the air clean.

- Lighting your fire properly is important to ensure that the rest of the burn is clean and efficient.
- Your clean air approved burner has some consumable parts that your old fire probably didn't have.
- What type of wood you burn, its quality and how you burn it has a big impact on burn efficiency, air quality and the life of the consumable parts.

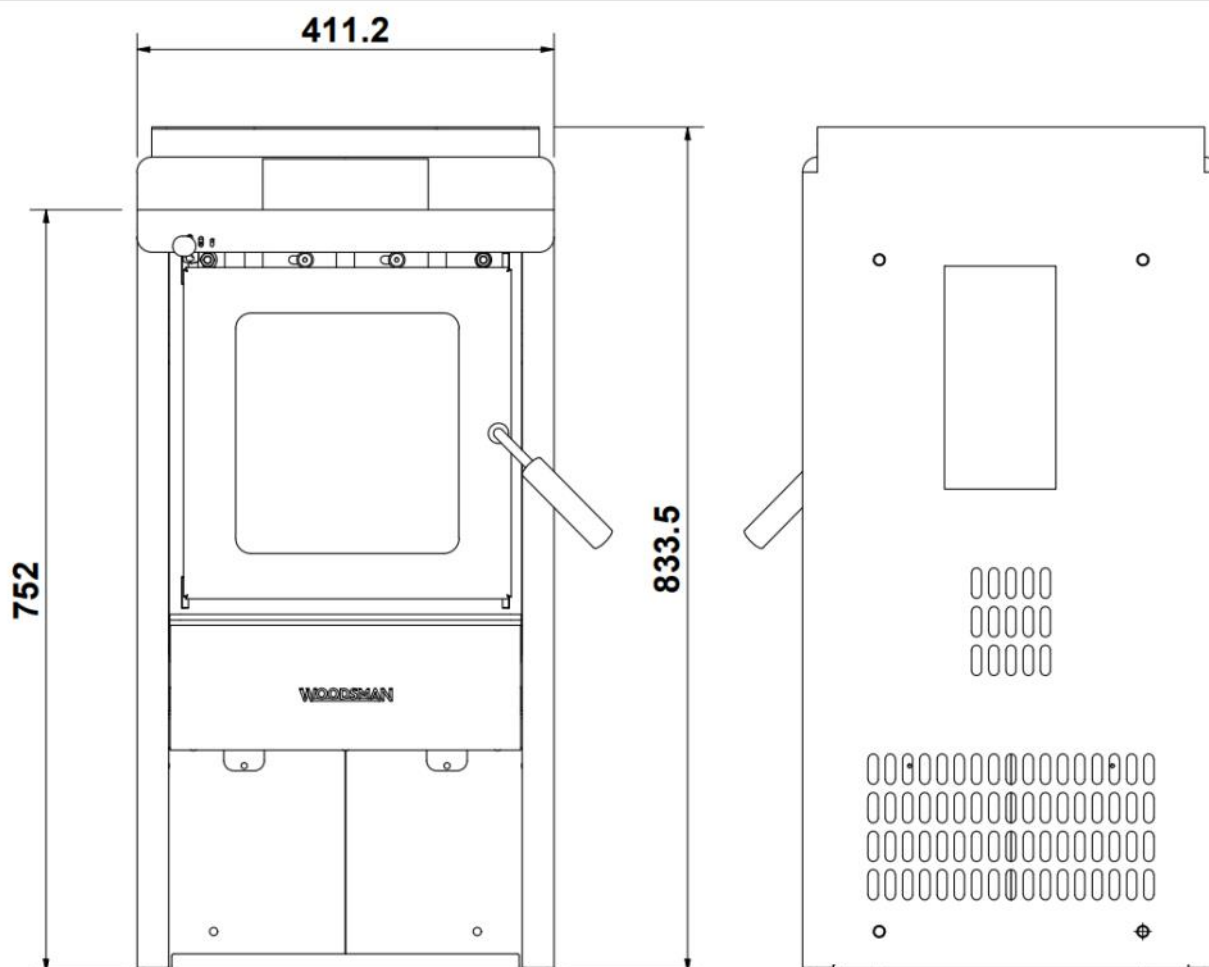
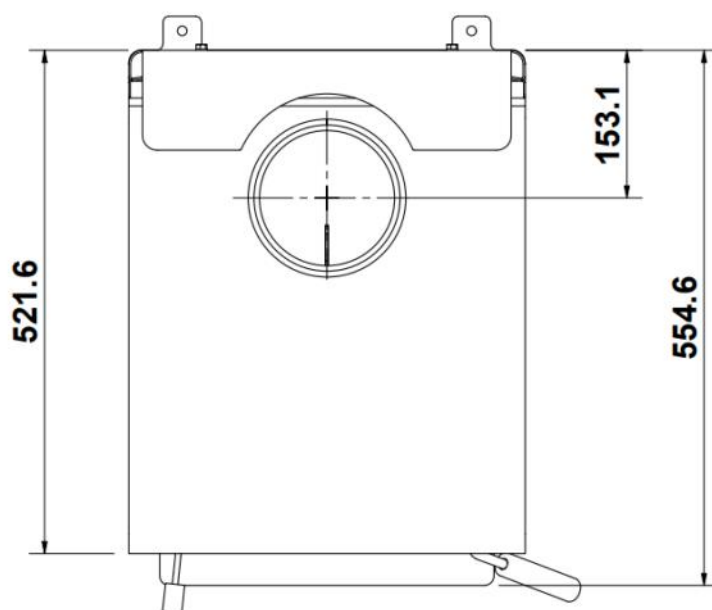
Please have a careful read of the rest of this manual to familiarise yourself with the best practises for using, maintaining and enjoying your Woodsman fire.

It's also important to be aware that a wood stove is a hands on and practical appliance. It requires user maintenance on a regular basis and you need to be prepared to perform the tasks listed in the guide. If you are not able or confident in performing these tasks, please contact a service agent.

Dimensions **Serene** & Serene Wood Box

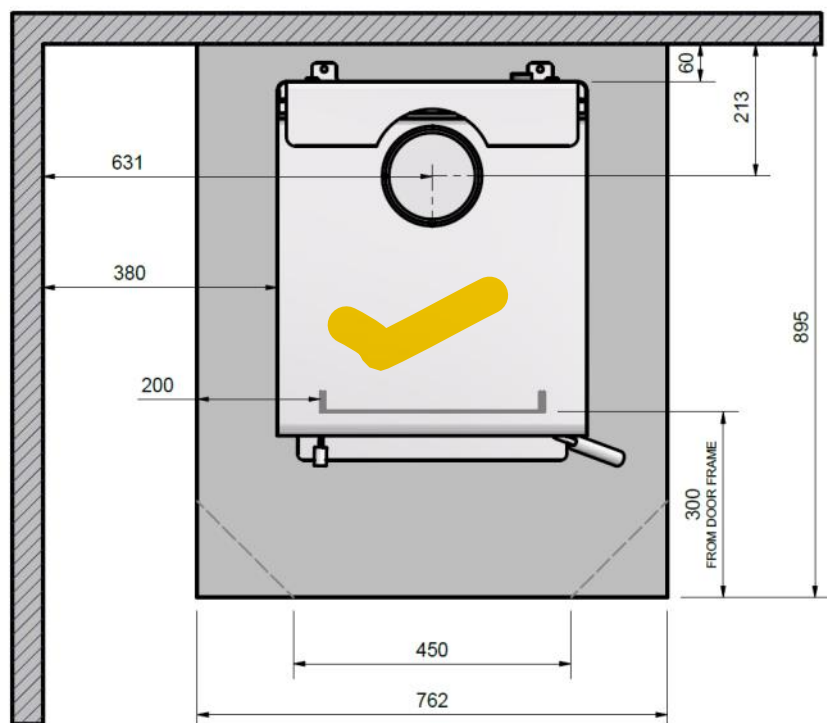


Dimensions Serene Petite



Minimum Safe Installation Clearances to COMBUSTIBLE Materials **Serene** & Serene Wood Box

As tested to AS/NZS 2918:2001 by Spectrum Laboratories, Test report number 0531



Technical Requirements

Floor protector:

Ash Hearth, any non-combustible material of any thickness

Flue Shield:

1200mm high

Wet-back Rear Clearance

The Serene does not require access for maintenance behind the fire, therefore the fire can be installed as close as 60mm to the rear wall.

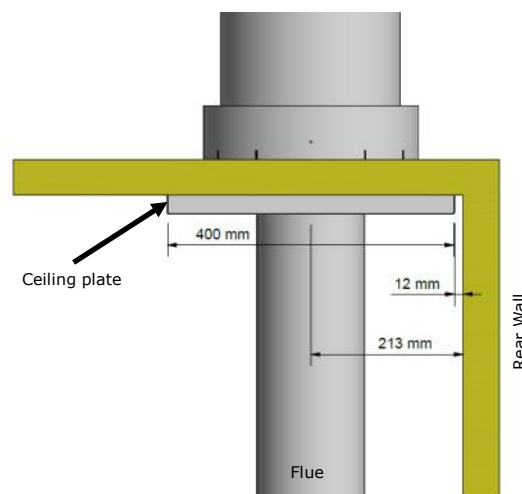
However, this is a minimum and additional clearance may be required for tool access when fitting a wetback.

It is advised that you check with your installer or plumber if additional clearance behind the fire is needed.

Ceiling plate requirements

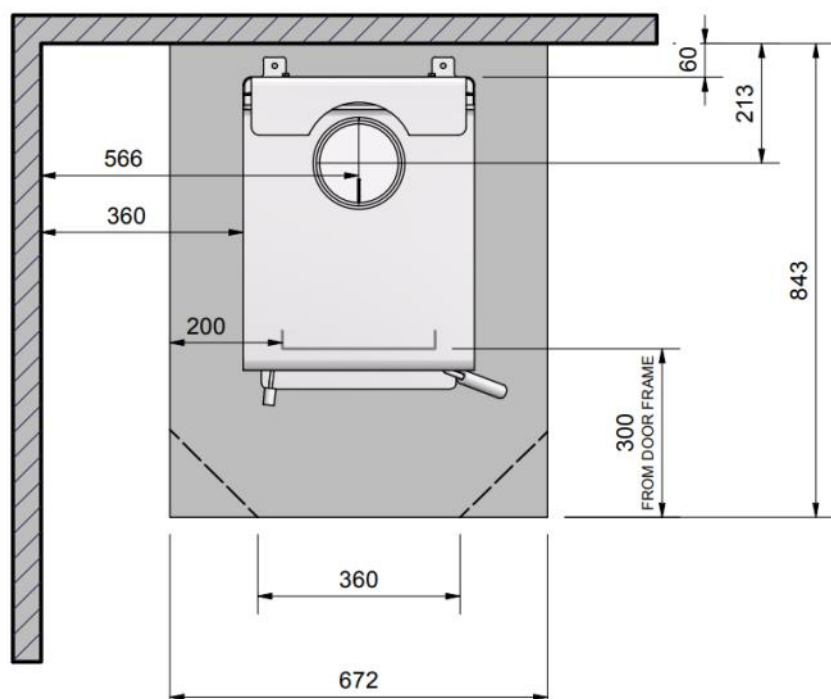
The Serene has a minimum ceiling plate size of 400mm x 400mm

Due to the Serene's low rear clearance, the ceiling plate may be in close proximity to the wall. This may interfere with ceiling coving or mouldings where the wall and ceilings meet if. If they are a feature of the room, they may need to be cut back to allow the ceiling plate to fit, or the fire may need to be pulled away from the wall further than the minimum rear clearance.



Minimum Safe Installation Clearances to COMBUSTIBLE Materials Serene Petite

As tested to AS/NZS 2918:2001 by Spectrum Laboratories, Test report number 0531



Technical Requirements

Floor protector:

Ash Hearth, any non-combustible material of any thickness

Flue Shield:

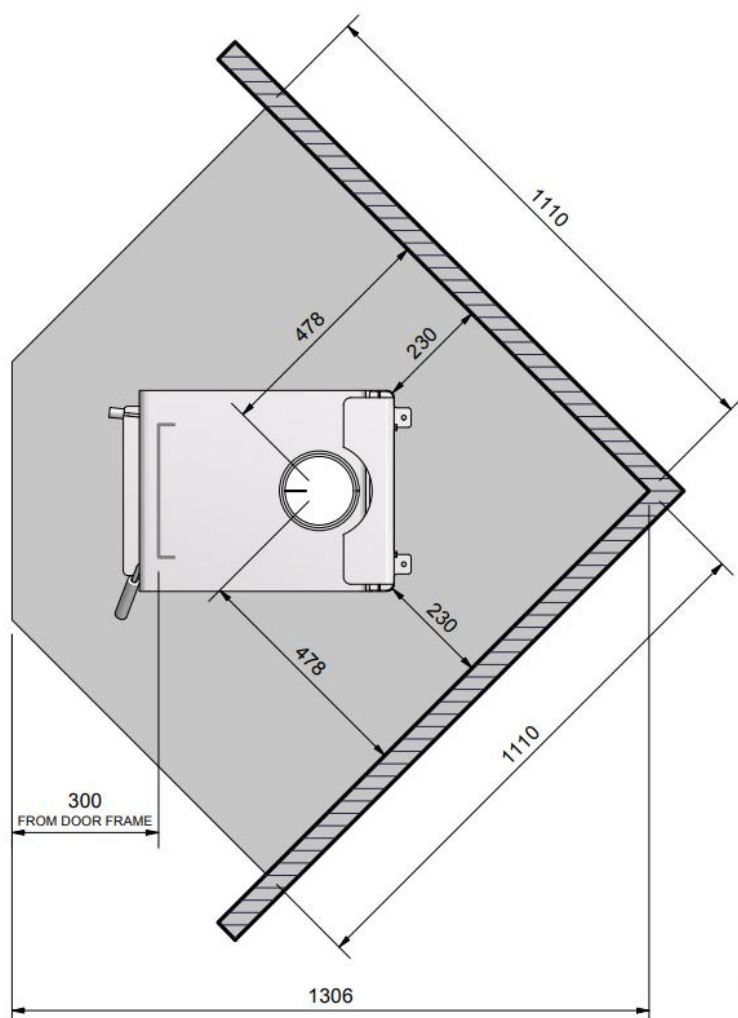
1200mm high

Wet-back Rear Clearance

The Serene does not require access for maintenance behind the fire, therefore the fire can be installed as close as 60mm to the rear wall.

However, this is a minimum and additional clearance may be required for tool access when fitting a wetback.

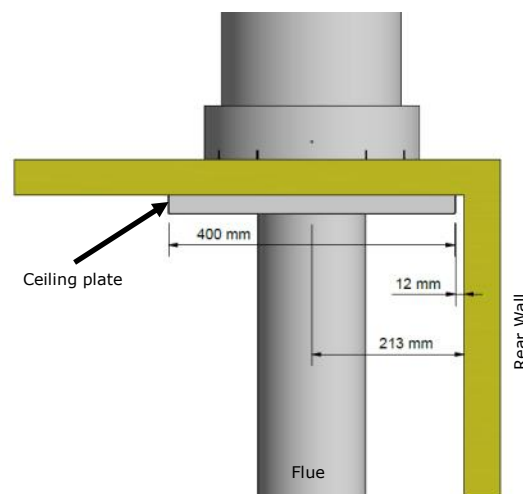
It is advised that you check with your installer or plumber if additional clearance behind the fire is needed.



Ceiling plate requirements

The Serene has a minimum ceiling plate size of 400mm x 400mm

Due to the Serene's low rear clearance, the ceiling plate may be in close proximity to the wall. This may interfere with ceiling coving or mouldings where the wall and ceilings meet if. If they are a feature of the room, they may need to be cut back to allow the ceiling plate to fit, or the fire may need to be pulled away from the wall further than the minimum rear clearance.



Ceiling Heights

All Woodsman free standing fires have been tested and approved to AS/NZ 2918:2001 App B with a ceiling height of 2.4m and with the factory flue shield fitted in the below configurations. In some cases, the top of the flue shield terminates within 600mm of the ceiling height (refer to AS/NZ 2918:2001 **4.5.2**) but all ceiling temperatures did not exceed the allowable limit in these cases and are therefore able to be installed. Reports are available on request for Councils.

If the ceiling height is less than 2.4m, then heat shielding is required as per AS/NZ 2918:2001 Table 3.2

Sealing Flue Joins

IMPORTANT

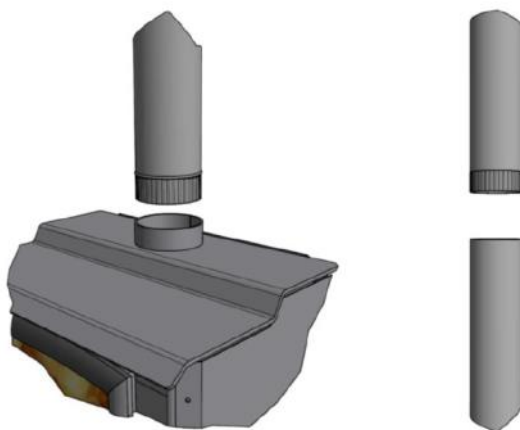
All Flue Joins Are Required To Be Sealed Using Flue Cement

It is extremely important that ALL flue joins are sealed at the time of installation using flue cement or a suitable exhaust cement.

If flue joins are not sealed properly, it can lead to performance issues with the fire such as;

- Lower heat output of the fire, due to decreased performance
- Blocked flue
- Smoke coming out the door when open, due to decreased suction
- Hard to light

The formation of soot and creosote will not seal the flues, especially on the lower lengths, as the high temperatures inhibit its formation.



Any issues that arise as a result of the flues not being sealed, are not covered by the warranty and are not the responsibility of the manufacturer.

It is the installer's responsibility to ensure that this is done at the time of installation.

Installation Instructions

We recommend this appliance be installed by a trained and NZHHA qualified installer.

Warning: the appliance and flue system shall be installed in accordance with AS/NZS 2918:2001 and the appropriate requirements of relevant building code/codes.

Warning: appliances installed in accordance with this standard shall comply with the requirements of CM1.6 where required by the regulatory authority, i.e. the appliance shall be identifiable by a compliance plate with the marking "Tested to CM1.6".

Caution: mixing of appliance or flue system components from different sources or modifying the dimensional specification of components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance.

Caution: cracked and broken components e.g. glass panels or ceramic tiles, may render the installation unsafe.

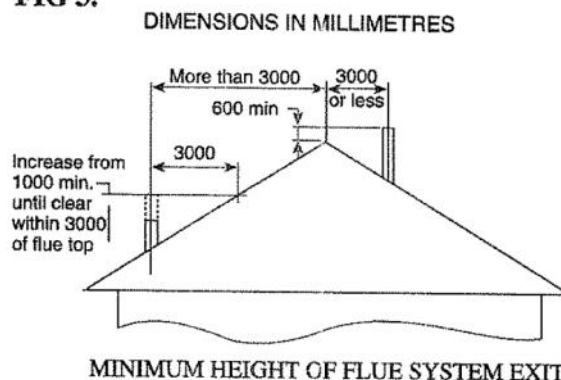
- Maintain a clearance of at least 1 metre between front of the appliance and building structure or any other substantial immovable object.
- Your appliance shall be seismically restrained, including the floor protector using the provided holes or brackets. The restraints should be sufficient enough to resist a seismic loading equal to 0.4 times the mass of the appliance. We recommend a minimum of 8mm dynabolts on concrete floors and 8mm coach screws for wooden floors, of appropriate length.

Minimum Flue Height

The top of the flue system should be at least 600mm above the highest point of the roof ridgeline, if the point of intersection of the flue system and the roofline is less than 3 metres from the ridgeline horizontally.

If the point of intersection of the flue system and the roofline is greater than 3 metres horizontally, the top of the flue system shall be at least 1 metre above the point of intersection with the roofline. (refer FIG 3)

FIG 3.



These are considered to be **minimum dimensions**, and depending on local conditions, **taller flue system heights may be required for satisfactory performance. The total flue height should be no less than 4.6m from the level of the floor protector.**

Flue Installation Detail

Your Woodsman appliance should be installed with a HeatSaver Flue System.

A HeatSaver Flue System is available from all authorised Woodsman dealers throughout New Zealand.

Use of a flue system other than a genuine HeatSaver Flue System may affect the safety of the installation, and may affect your warranty.

Insist on a genuine HeatSaver Flue System.

Lighting Procedure

It is important to follow these steps to ensure the fire will operate as intended and to ensure a clean and efficient light up.

What you will need:

- A. Approximately 16 pieces of kindling wood, about 1kg in weight (total)
- B. 4 x pieces of small sized wood (**intermediate load 1**), approximately 300mm in length, 1.2kg in weight (total)
- C. 4 x pieces of medium sized wood (**intermediate load 2**), approximately 300mm in length, 2.5kg in weight (total)
- D. 3 x natural fire lighter cubes
- E. Matches



Important: Ensure installation instructions have been adhered to before lighting the appliance.

Reminder: For your comfort, it is advised that you light your first fire with the windows open to allow the escape of paint fumes. This will normally happen for the first 30 to 60 minutes of the first burn. Ensure the fire is run at a high temperature during this period.



D

Natural fire lighters

Step 1. Loading the wood for lighting

Place the 4 pieces of small wood (intermediate load 1) across the bottom.

Then stack the 16 pieces of kindling wood in a 'cross stack' style on top of the intermediate load 1 with the 3 fire lighter placed on top of the kindling wood as shown.

Lighting Procedure Continued



Step 2. Light the fire lighter cubes

Light the 3 fire lighter cubes. Once the fire lighters have caught well alight, the main door can be fully shut.



30 mins



Step 3. Load intermediate load 2 (4 pieces)

After approximately 30 minutes (or when the fire has burned down to red embers with minimal yellow flame), the fire is ready for the next load.



Load the '**intermediate load 2**' onto the embers and close the door.

Lighting Procedure Continued



30 mins

Step 4. Regular loading

After approximately 30 minutes, your fire is ready for regular loading of wood. It is recommended that you use a minimum 3 to 4 pieces of wood when reloading your fire.

Reloading Procedure

It is important to note that when and how you reload your fire is important. Please follow these steps when reloading.

The door should not be opened until the wood inside has burned down to red embers and large yellow flames are minimal. The goal is to burn your wood in cycles for the cleanest and most efficient burn.

- If the fire has been on low, turn the fire onto the high setting for 5 minutes before reloading.
- Place the wood in the 'front to back' orientation, and ensure that the size of wood is appropriate for your firebox.
- Do not overfill your fire box with wood. You should fill your firebox only to about 2/3 capacity, approximately 2 to 4 pieces depending on the size.
- Allow the wood to burn right down to large red embers with minimal yellow flame before repeating the process.

Appropriate Firewood

Your Woodsman wood fire is designed to burn logs from trees which would typically be sourced from a reputable wood merchant as firewood.

The most common species is radiata pine, which is a soft wood. Other common species of wood like macrocarpa are also appropriate to use and some hard woods like eucalyptus (bluegum) can also be used in conjunction with softwood.

The size of the wood will vary, but the typical length should be from 200mm to 350mm and the diameter around 150mm.

The wood should be appropriately seasoned, which will depend on how it is stored, but the moisture content should be below 25% before use.

Your Woodsman wood fire is NOT designed to burn anything other than typical firewood as stated above, at the risk of damaging your firebox and voiding the warranty.

Do not burn, treated wood, building off cuts, drift wood, rubbish, garden waste, coal, old man pine (or other very resinous woods) or anything other than typical fire wood. If you need further clarification on a fuel, please contact Woodsman or your retailer before using it.

Creosote Formation

A small intense fire is preferable to a large smouldering one, to reduce the amount of creosote. When wood is burned slowly it produces tar and other organic vapours, which combine with expelled vapour to form creosote. These creosote vapours condense in the relatively cool flue of a slow burning fire. As a result, creosote residue accumulates on the flue. When ignited, this creosote makes an extremely hot fire.

The flue should be checked at least every 2 months, during the burning season, to determine if a creosote build up has occurred. If this is the case, it should be removed by a chimney sweep to reduce the risk of an unexpected flue fire.

Your appliance has been designed to produce low levels of creosote at high and low settings.

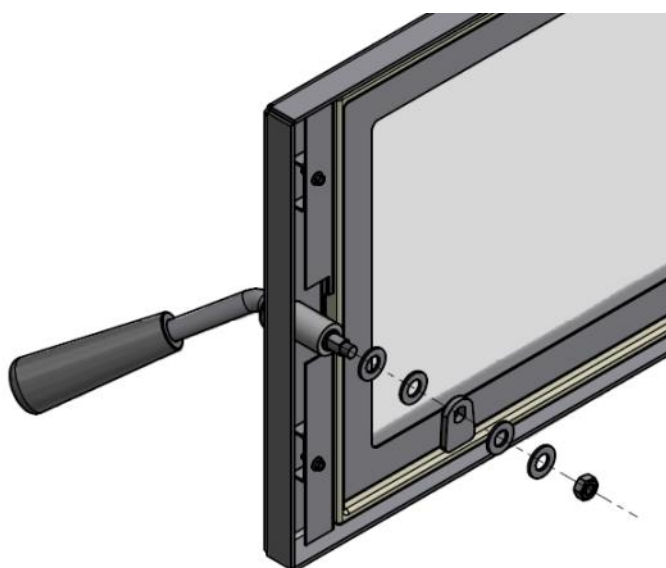
In the event of a chimney fire, close the firebox door, fully close the heat control, vacate the premises and call the fire service.

Storage of Fuel

Do not store fuel within installation clearances or within the space required for refuelling or ash removal. Wood should always be stored in a dry place out of the rain. We recommend your wood be seasoned for at least 6 months before use. Dry wood also burns hotter and more efficient than wet wood.

Door Catch Adjustment

From time to time, your door catch may need to be adjusted to ensure a tight seal. The seal in the door is a fibreglass door rope and will compress over time. To adjust the door catch, undo the nut on the door assembly and redistribute the 4 washers to either tighten or loosen the catch. The door rope will need to be replaced during the life of the fire and you may need to loosen the catch at that time.



Caring for your Fire & Maintenance

Door Glass

- Ensure logs are not too long for the depth of the firebox. Do not attempt to close the door if a log is protruding from the front of the firebox opening.
- A broken glass is caused by the door being closed onto a full firebox or logs not correctly placed into the fire.
- Wiping your glass regularly with a glass cleaner when cold will keep the glass clean. The Serene Drawer Model Includes a Glass Cleaner which is designed to be used dry to buff the glass clean. Replacements can be purchased through our online store.

Door Rope

- The door rope will need to be replaced from time to time. When replacing the rope or if the door rope becomes loose, press the door rope firmly back into the retainer. Flue cement or maniseal may be needed to help keep it in place.

Cleaning the Outside of the Fire

- Woodsman fires are finished in a high temperature paint. Only use a damp cloth (no chemicals) when cleaning the outside of the fire. If any scratches occur, you can easily touch up the fire with an aerosol can of matching paint. This is available from your retailer or Harris Home Fires.

Cleaning the Flue

- Keeping your flue clean is important. We recommend that you have your chimney swept at least once a year. A blocked flue not only effects the performance of the fire, but can also be a hazard as you are susceptible to chimney fires.
- Poor quality and wet wood will increase the number of times you will need to clean the flue. Good quality wood is important.

Cowl Maintenance

- Your Columbia Cowl is fitted with a Teflon Sleeve to reduce noise and wear. The Teflon Sleeve may need to be replaced over the life of the fire and should be checked during an annual service or when the flue is cleaned. If the shaft is dry and dirty, it should be cleaned back to a bare metal finish and a thin layer of graphite or high temperature grease applied before replacing the Teflon Sleeve.
- Older versions of the Columbia Cowl do not have a Teflon Sleeve and require re-greasing one to two times a year

Ash Level

- It is important to maintain a 2 - 3cm level of ash in the bottom of the fire for insulation purposes. But do not let the level get too high as you run the risk of logs and coals falling out of the fire. You also get less wood in the firebox.

Fire Safe Drawer

(Not Available in Wood Box model)

Your Serene comes with a Fire Safe Drawer located in the pedestal of the fire. Its purpose is to provide a convenient place to store kindling wood, matches, newspaper and natural fire lighters. Having a place to store these items can make it very quick and easy to light your fire and reduce clutter around the fire.

WARNING: Do not store flammable liquids or aerosols

While the Fire Safe Drawer has been lab tested to ensure that temperatures are safe, it is not designed to store anything other than kindling wood, matches, newspaper and natural fire lighters.

WARNING: Do not use Fire Safe Drawer while fire is burning

The Fire Safe Drawer should be not opened or operated while the fire is in use, at the risk of hot ashes or embers falling into the drawer.



Fire Safe Drawer open in position 1 to expose the No Mess Ash Scoop



Fire Safe Drawer open in position 2 to use storage drawer

No Mess Ash Scoop

(Not Available in Wood Box model)

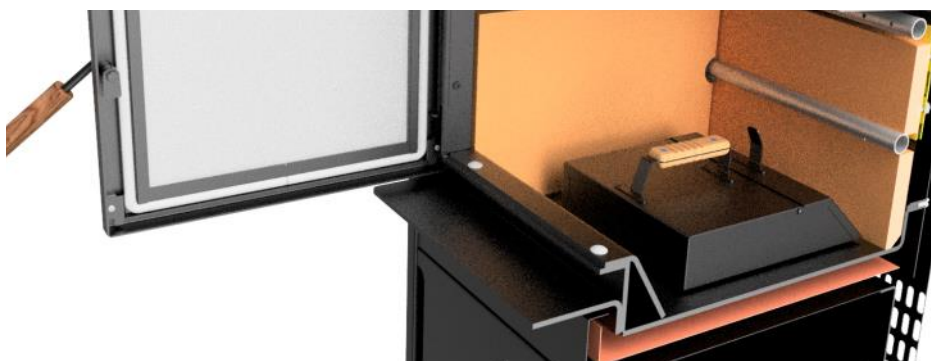
Your Serene comes with a No Mess Ash Scoop located on top of the Fire Safe Drawer, in the pedestal of the fire. Its purpose is to provide a clean and simple way to remove ashes from the fire.

WARNING: Do not remove hot ash and embers from the fire

The No Mess Ash Scoop is designed to remove cold ash only from the fire. Allow up to 12 hours after the fire has gone out before removing ash.



While holding open the lid with the thumb tab, run the scoop along the bottom of the fire-box, towards the rear of the fire.



Once the scoop is full of ash or has reached the rear of the fire-box, release the thumb tab to close the lid to contain the ash.

If needed, the No Mess Ash Scoop can be stored back in the dock with cold ashes inside until disposal, but it is recommended to dispose of the ashes immediately by leaving them outside in a metal or non combustible container. Once you are 100% certain the ash is cold, you may then dispose of the ashes in the garden, compost or rubbish bin.

Consumables

Some parts of your Woodsman fire are considered consumable. They are designed to be replaced as they will degrade over time. The life of the consumables will vary depending on;

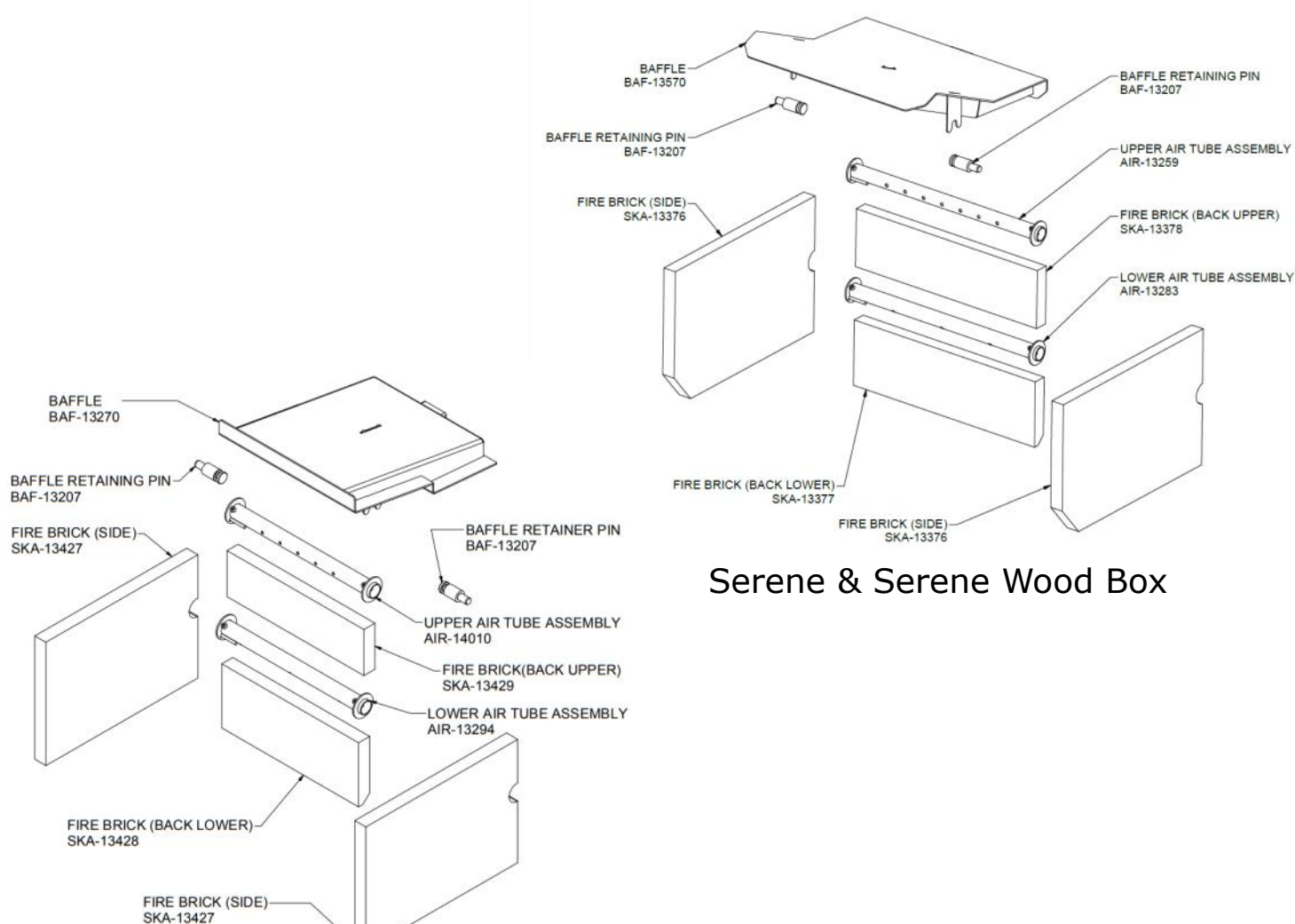
- Frequency of use. How often is the fire used?
- Rate of burn. Is the fire burning on low or high the majority of time?
- Type of fuel. Some woods are much harsher than others.
- Level of ash.

General items that are considered consumables:

- Baffles
- Fire bricks
- Air tubes
- Glass seals and door ropes

It is very important that you replace these parts when they show sign of wear. They effect how the fire runs and you may increase your fuel consumption or lower your efficiency if not replaced, and can in some cases, damage the firebox. It is generally obvious once a part is in need of replacement. Steel components may split or large holes may appear and fire bricks may disintegrate. Fire bricks that are cracked but still remain in place are completely safe to use and only need to be replaced when they no longer remain in place. A cracked fire brick may still last years of use.

We recommend you check your fire visually several times a year for damaged components.



Serene & Serene Wood Box

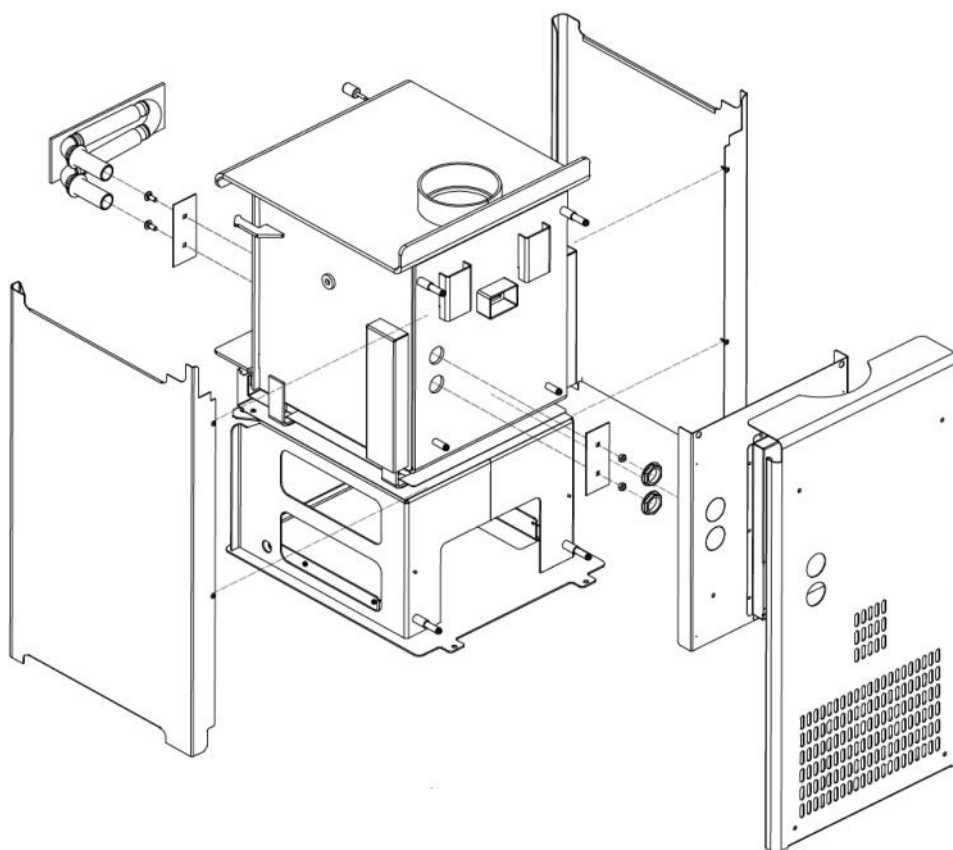
Serene Petite

Fitting the Wetback To The Firebox

Instructions for fitting a loose wetback to the firebox where the fire has been pre-punched with wetback holes.

- Remove knock-outs and cover plates in the rear panels
- Remove top rear firebrick
- Undo coach bolts on firebox plug to expose wetback holes
- Remove 1 nut off each wetback tube
- Place wetback into fire (removed firebrick does not need to be replaced)
- Replace nuts onto the rear of the wetback. Ensure the wetback is level before tightening using a 40mm tube socket

This task should be completed before the fire is positioned in place.



Note: Rear panels do not need to be removed if a tube socket is used for tightening

WETBACK WARNINGS:

- Do not connect to an unvented hot water system.
- **NEVER** burn the appliance without the wetback connected to the water system. This will immediately damage the wetback and void the warranty.
- AS/NZS 2918:2001 states; "all water connections to an appliance shall be in accordance with the appropriate requirements of AS 3500.4.1 or NZS 4603 and the regulatory authority, as appropriate".

Useful Tips

Get the most out of your fire

Tips for lighting the fire

- Use finely cut, dry kindling wood.
- Firelighter cubes or gel work best when ensuring ignition of the kindling.
- Cross stack kindling over and around fire lighter like a small tower.
- Use ample kindling wood to ensure a good fire, you want to get the fire hot as fast as you can.

Tips to help get the highest heat output:

- Open the air slide to increase the amount of combustion air to the combustion zone.
- Use smaller pieces of wood and lots of it. Small pieces of wood have a larger surface area compared the same volume of wood but in larger pieces.
- Feed the fire regularly. Keep the fire topped up with fresh wood to keep the temperature up in the combustion zone.
- Use dry wood. Wood with a moisture content of less than 16% will burn much hotter than damp wood. Use a moisture meter to determine the moisture content of the wood.
- Use a soft wood. Soft woods like Radiata Pine burn fast and hot.

Tips for increasing the burn time:

- Shut down the air slide to decrease the amount of combustion air to the combustion zone.
- Use large pieces of wood. Large pieces have a smaller surface area compared to small pieces of the same volume and will burn slower.
- Use a hard wood like Blue Gum (where permitted). Hard woods are denser and take longer to burn.
- Completely fill the fire box with large pieces of wood. The more wood in the fire, the longer it takes to burn.
- Load the wood at the right time. If you load the fire when there is a large amount of red embers, the wood will all combust at the same time. A good idea is to let the fire burn down quite considerably and push the embers off to one side. Stack the wood in the firebox and the wood will ignite on one side only and slowly burn from one side to the other.

Trouble Shooting

My fire won't turn down

The first thing to be aware of is that some new clean air fires do not shut down like old fires. Old fires used to shut all the way off and the wood would just smolder.

Other reasons for this problem may be:

- Consumable parts have burned out and needs replacing, visually check.
- Door seal is not sealing properly and may need replacing. Take a thin strip of news paper, close the door on it at various spots, if the paper can be easily pulled out, then either a new door rope is needed or door latch needs adjusting by redistributing the washers on the door latch.

There is rust on my fire

Rust appearing on your fire can only occur when moisture or water is present and has began to oxidize the steel.

- Identify where the water or moisture has come from and fix the problem.
- Lightly sand the effected area and use matching Woodsman aerosol high temperature paint to touch up.

My glass is dirty

Your glass can get dirty easily if you use poor quality or wet wood or spend a lot of time with the fire on the low setting.

- Give the fire a good hot run on the high setting to burn off the residue on the door
- If that fails, there are special cleaners especially for this purpose or oven cleaner works well. Do not get chemicals on the paint work.

My fire smokes when I open the door

There are many reasons which may cause this symptom and it is often a process of elimination to remedy the problem.

- Your flue length may be too short. Even though it may be of legal length, every installation is different and you may require an additional length of flue.
- Your flue may be blocked, have the flue looked at.
- The baffle may not be in place correctly, visually check to see if it has moved.
- You may need a cowl like the Columbia cowl to help encourage draw, especially where there are environmental problems like high winds.
- Your flue may be getting too cold. If the flue gases get too cold, they can struggle to be exhausted and when the door is opened, they find it easier to exit via the door than the flue. If you suspect your flue is getting cool, turn the fire up onto high for a few minutes before reloading, this will increase the temperature of the flue and increase the flue draught.
- Check that the installer has sealed **ALL** the flue joints and there are no gaps which will leak air into the flue, reducing the draw.

The paint has been damaged

Paint finishes are not as durable as enameled finishes, but they are extremely quick and easy to touch up and the fire can look new in minutes.

- If damage has occurred to the paint, lightly sand the effected area and touch up using Woodsman High Temperature Paint.

My fire seems to be performing poorly, not burning well on high

If your fire doesn't seem to burn well at the high level, check the following:

- Negative pressure, make sure there are no extraction devices like fans creating a negative pressure in the home.
- The flue length is long enough.
- The wood is dry.
- The flue is clean.



WOODSMAN

Serene Series Warranty

15 Year Firebox Warranty 2 Year Parts Warranty

Your Woodsman Serene fire is warranted for a period of 2 year to the original purchaser, from the date of purchase, against defective materials and workmanship which includes the firebox and all parts.

If a part defect occurs, return the part to the retailer or directly to Harris Home Fires along with a copy of the retailers receipt and a replacement part will be sent at no cost. The parts warranty does not cover the cost of fitting and replacing parts. Bricks that are cracked, but remain in place do not need to be replaced and are not covered by warranty.

If a firebox defect occurs, either contact the retailer or Harris Home Fires and it will be repaired or replaced at our discretion with all costs covered.

This warranty does not cover damage caused by mishandling, misuse, failure to follow the manufacturer's installation and operating instructions, or work done by others, such as installers, or plumbers etc. The manufacturer shall not be responsible for site conditions such as insufficient draught, downdraughts, or routine servicing and adjustments.

Damage caused by the failure to replace consumables like air tubes, baffles and fire bricks or not burning the recommended fuel, may void the warranty.

Your Woodsman Serene firebox is then covered by a further 8 year warranty against defective materials and workmanship during normal domestic use.

In the case of a claim after the second year, this warranty covers the cost of replacement or repair at the manufacturer's discretion and includes freight, painting and all required refurbishment.

Your Woodsman Serene is then covered by a further 5 year warranty on the fire box against defective materials and workmanship during normal domestic use.

In the case of a claim after the first 10 years, It shall be the owner's responsibility and expense to have the fire disconnected and ready for pickup from onsite or another suitable location or deliver the WOODSMAN fire to either the dealer from whom it was purchased or directly to Harris Home Fires. Harris Home Fires will pick-up, repair and refurbish the fire, including painting as necessary and deliver the fire back to the customer.

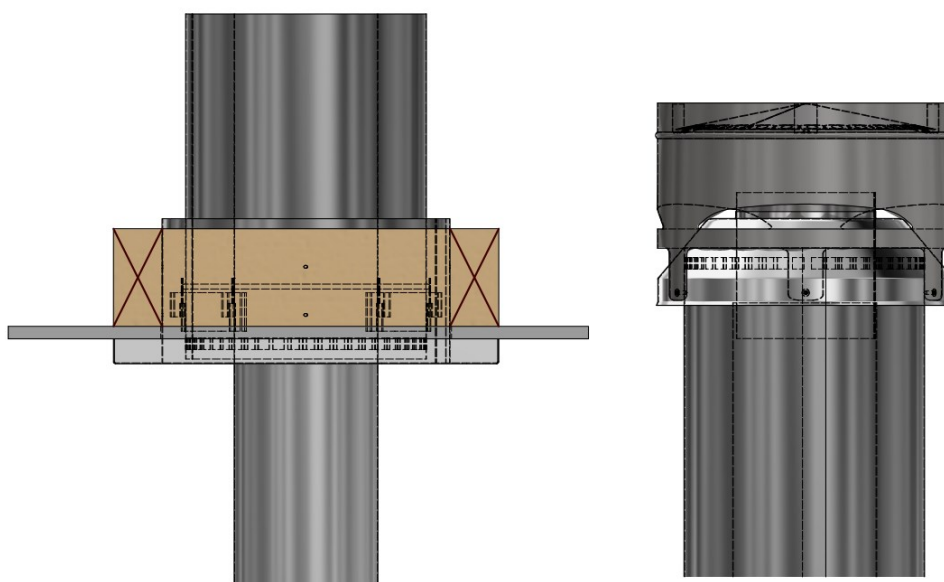


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Email sales@hhf.co.nz

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Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796
Fax 03 366 1795

HeatSaver Flue Kit Installation Instructions For Solid Fuel Appliances



The installation of any Woodsman solid fuel burner requires a Building Consent prior to installation commencing. We recommend the installation of a Woodsman solid fuel burner or flue system be undertaken by the holder of a current SFAIT (Solid Fuel Appliance Installation Technician) qualification issued by the NZHHA (NZ Home Heating Association Inc.).
www.nzhha.co.nz

KEEP THESE INSTRUCTIONS FOR FUTURE REFERENCE

Proudly Manufactured By:

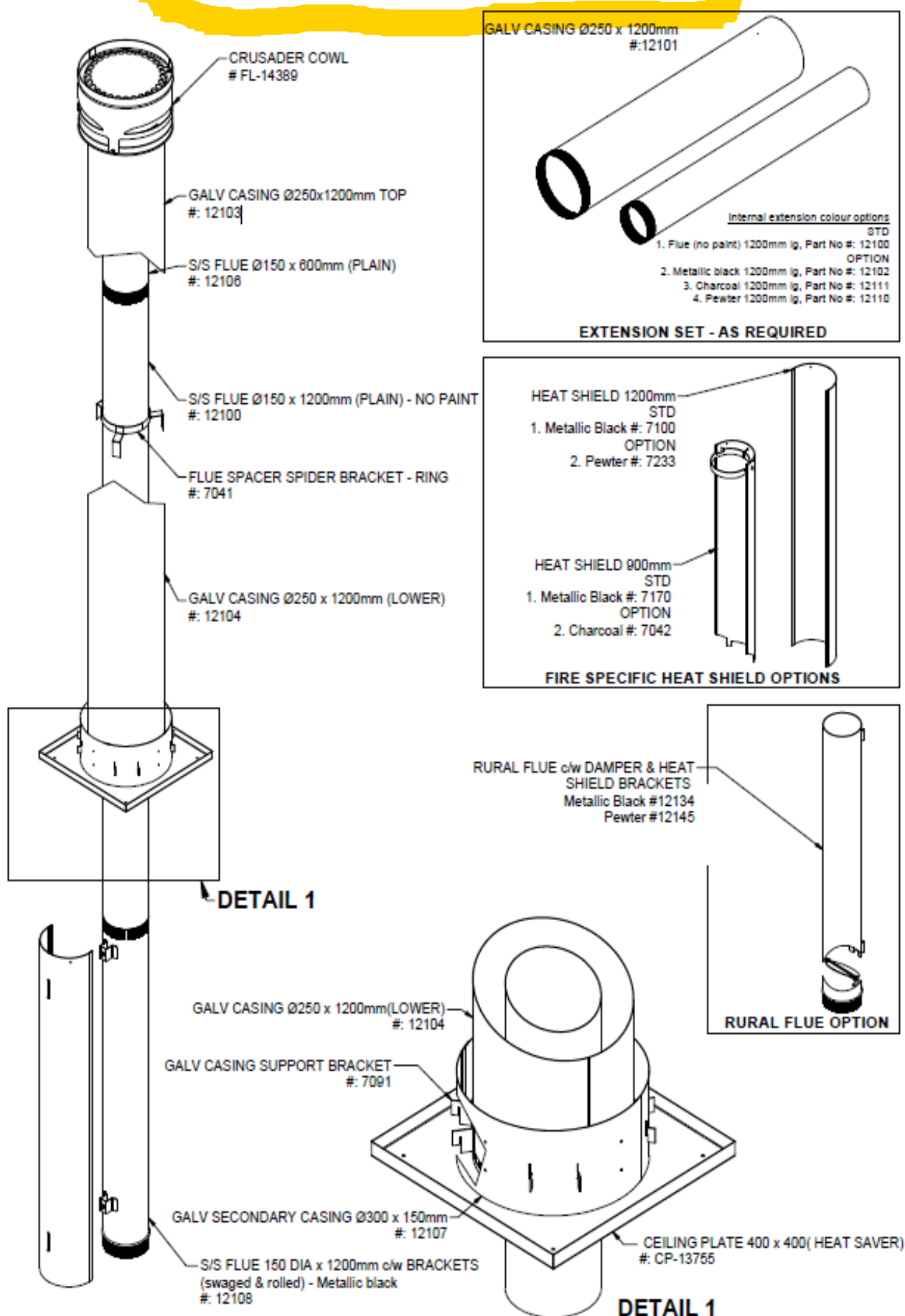


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HEAT SAVER II FLUE KIT



INSTALLATION INSTRUCTIONS

- This HeatSaver flue system is tested and certified to AS/NZS 2918:2001 Appendix F, which means it is approved for use on all solid fuel appliances with a flue diameter of 150mm.
- A copy of the Laboratory Test Certificate for this HeatSaver Flue System is included as part of these Installation Instructions, (refer to paperwork with flue kit).
- 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.
- 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, ensure the flue is flush with the casing at the top. If it is higher than the casing, the cowl can not be fitted correctly.
- Fix the bottom section of the HeatSaver Columbia Cowl in place and ensure that it is firmly down on top of the casing. Then attach top section by bending tab away from the shaft to allow the top section to slide down onto the washer. Bend tab back in place once done. Do not over bend tab so that it touched the shaft. See page 6
- Secure the flue to the fire, drill through flue neck on fire and secure with 2 to 3 s/s screws or rivets.
- **All flue joints should be sealed using a flue cement. (see page 4)**

IMPORTANT

All Flue Joints Are Required To Be Sealed Using Flue Cement

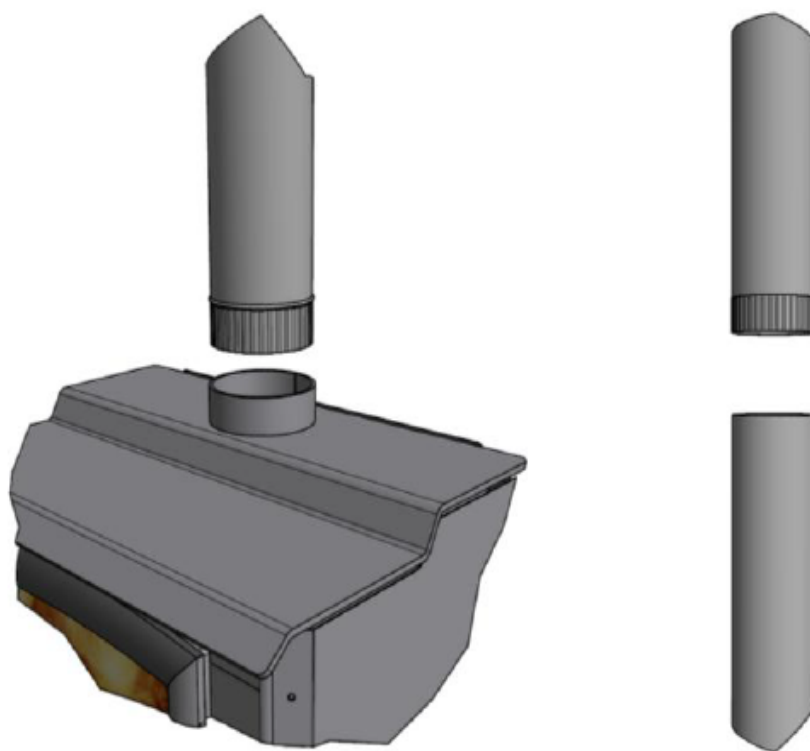
It is extremely important that ALL flue joints are sealed at the time of installation using flue cement or a suitable exhaust cement.

Woodsman fires are designed and tested with all flue joints sealed.

If flue joints are not sealed properly, it can lead to performance issues with the fire such as;

- Lower heat output of the fire, due to decreased performance
- Blocked flue
- Smoke coming out the door when open, due to decreased suction
- Hard to light

The formation of soot and creosote will not seal the flues, especially on the lower lengths, as the high temperatures inhibit its formation.



Any issues that arise as a result of the flues not being sealed, are not covered by the warranty and are not the responsibility of the manufacturer.

It is the installer's responsibility to ensure that this is done at the time of installation.

Fitting Factory Flue Shields

Your HeatSaver Flue System comes standard with a factory flue shield of one of 2 types;

- **900mm high**, contains 1 x painted metal strap. This is used for the Woodsman ECR, Blaze, Boston, Manhattan, RMF and Milford.
- **1200mm high**, This is suitable for the Woodsman Brunner, Tasman, Aspen, Tar-ras, Strongman and other branded fires which can use 1200mm high single heat shields.

Fitting the 900mm High Flue Shield

1. The heat shield has 2 'tabs' at the bottom which corresponds to 2 slots on the fire behind the flue neck. Insert the tabs.
2. Take the metal strap and fold the two ends around the flue until they meet at the back of the flue at about the height of the top of the heat shield.
3. Hold both ends together and push the tabs through the single slot at the back of the heat shield and fold out tabs to secure in place.

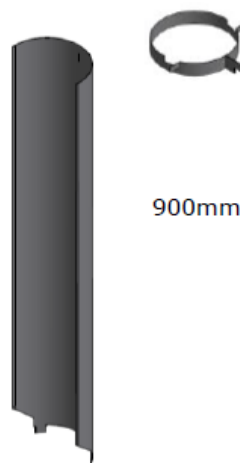
Fitting the 1200mm high heat shield

Your lower length of painted flue already has 2 location brackets attached.

1. Ensure these brackets are facing towards the back wall and centralised.
2. Secure the flue shield in place with screws



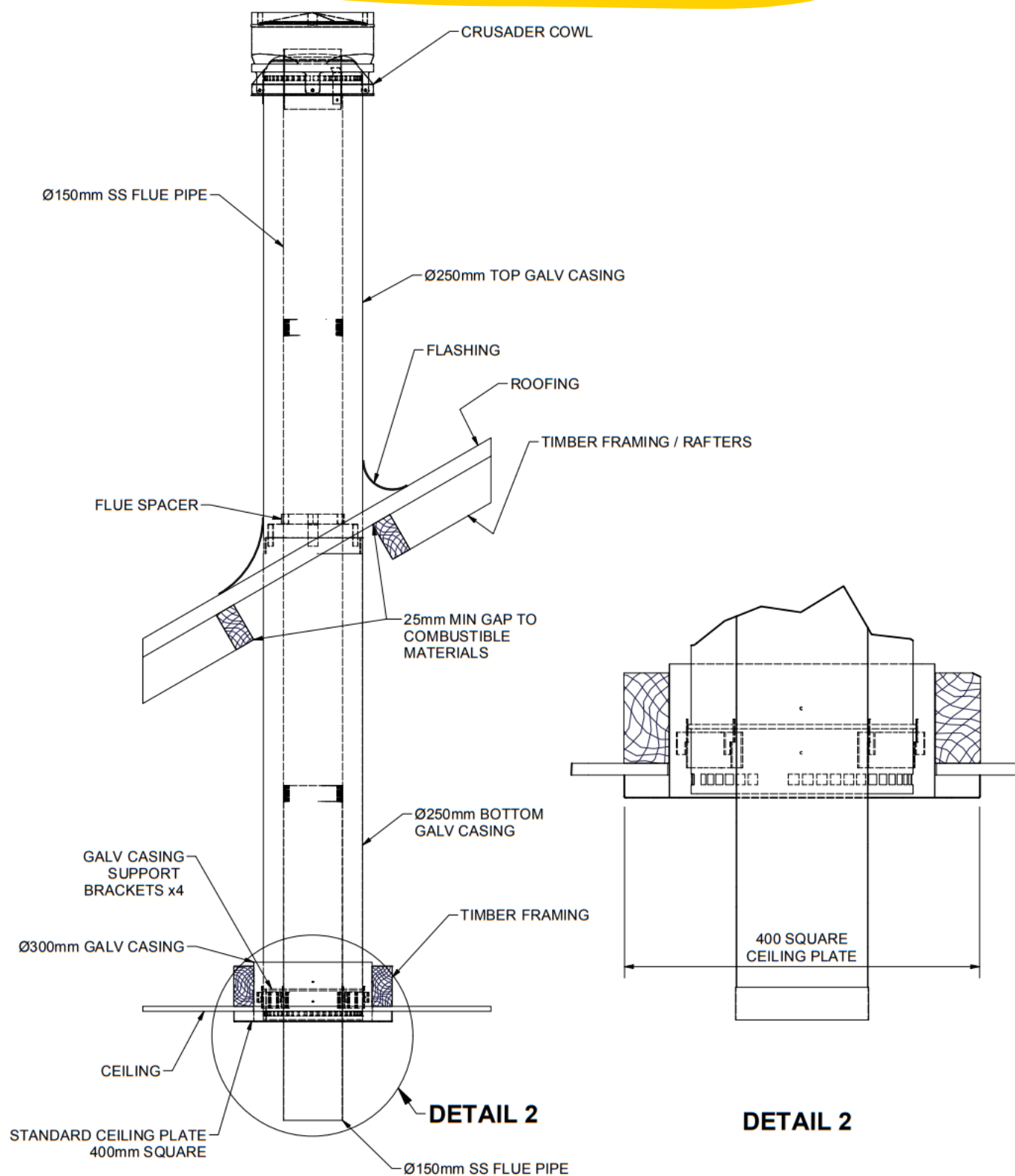
1200mm Flue Shield



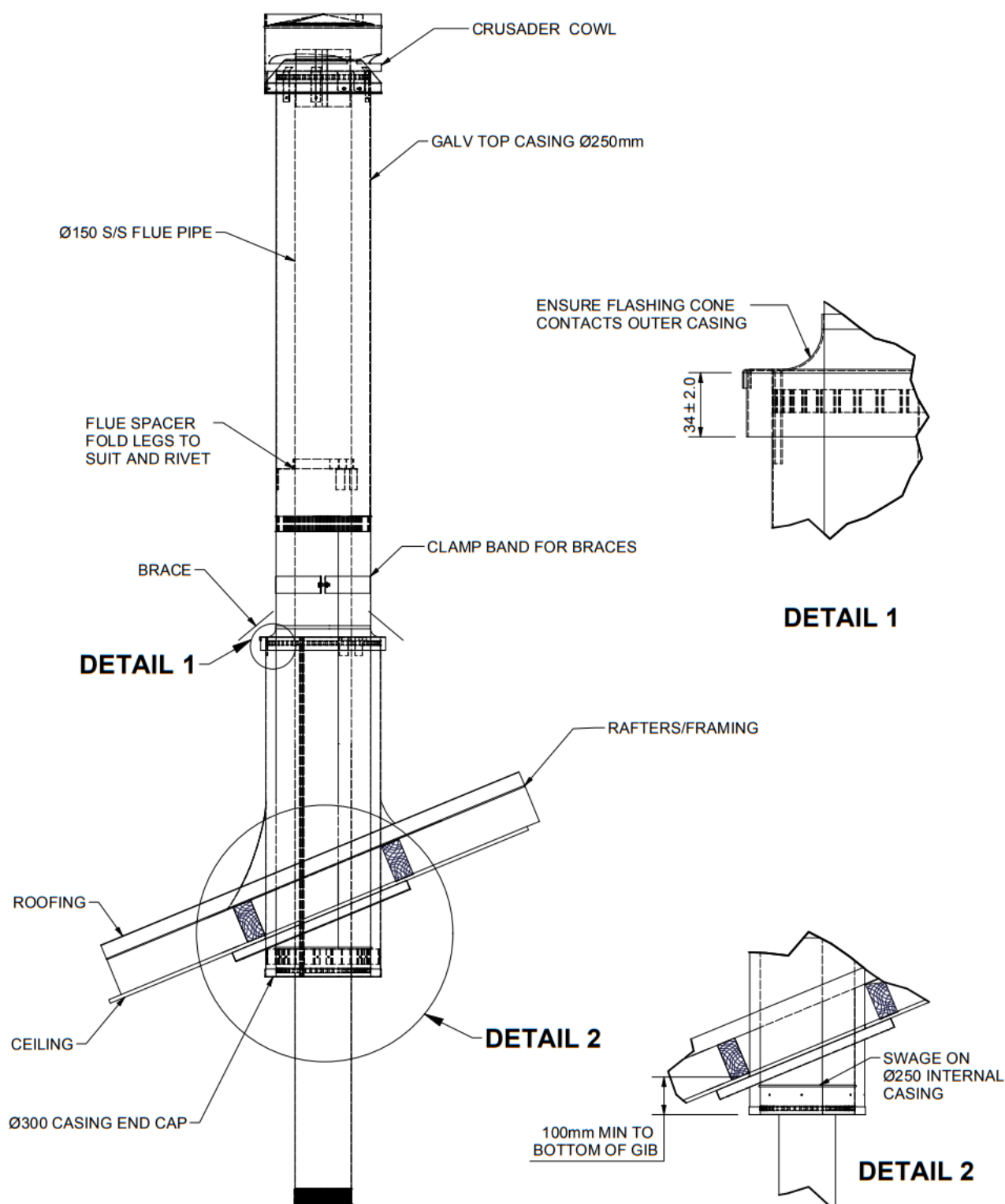
900mm Flue Shield

IMPORTANT - Flue shields should be no further than 10mm off the top of the fire box

Standard Ceiling



No Cavity (Requires Sloping Ceiling Kit)



Report 09/1943
January 27th, 2009
Page 1/1
**Customer: W.H. Harris Ltd.
41 Braddon St.
P.O. Box 4043
CHRISTCHURCH**
P701/1

COPY

Accreditation
Laboratory Registration Number 395

This laboratory is accredited by International Accreditation New Zealand (IANZ). The tests reported herein have been performed in accordance with the terms of our accreditation. This accreditation does not extend to any opinions or any interpretations of test results contained in this report.



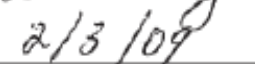
IANZ has a Mutual Recognition Arrangement (MRA) with the National Association of Testing Authorities (NATA), Australia, such that both organizations recognize accreditations by IANZ and NATA as being equivalent. Users of test reports are recommended to accept test reports in the name of either accrediting body.

Compliance Certificate
Appliance: HeatSaver 150 mm Diameter Flue Kit
Test Standard: AS/NZS2918:2001 Appendix F
Full Report: 02/749R

(The full report contains the information on the test methods, details of the appliance tested and the results of the test)

This report:
Prepared by: W. S. Webley

Approved by: W. S. Webley

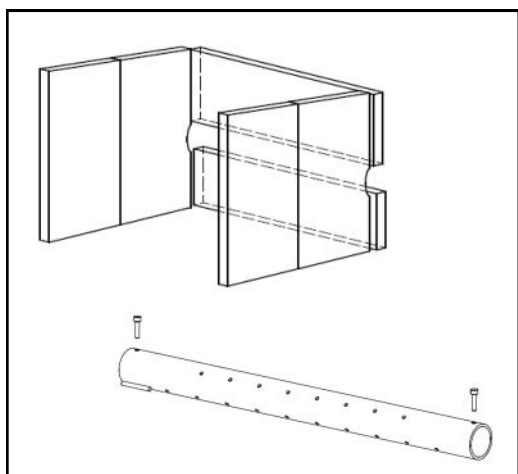
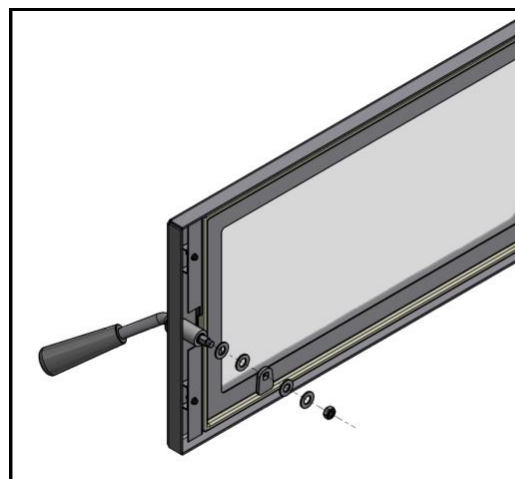
Release Date:


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Issued: Jan 2019 V2.17

Woodsmen Care Guide

Operating Instructions and Maintenance Guide for Woodsmen Solid Fuel Burners



PLEASE READ & KEEP FOR FUTURE REFERENCE

**Before you use your appliance for the first time,
please read the following guide**

Proudly Manufactured By:



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Before You Install

The installation of any Woodsman solid fuel burner requires a Building Consent prior to installation commencing. We recommend the installation of a Woodsman solid fuel burner or flue system be undertaken by the holder of a current SFAIT (Solid Fuel Appliance Installation Technician) qualification issued by the NZHHA (NZ Home Heating Association Inc.). www.nzhha.co.nz

Before Your First Light Up

- Ensure that your appliance has received a Code of Compliance from your local council building inspector.
- Ensure that your installer has sealed all the flue joints as per the installation instructions.
- Check to make sure that all the internal parts (bricks, baffles and air tubes) are properly in place and have not been moved during transit or installation.
- Beware that when you first light the fire, there will be visible smoke that will come off the paint for approximately 30 minutes. This is quite normal and is the paint going through the final baking on process. The fire should be fully loaded with wood and run at the high setting for this time. We recommend that you light your fire at a suitable time of day where the area can be ventilated by opening doors and windows.
- Read the lighting instructions in this document.

Before You Use

It's important to note that modern clean air wood burners are different from older, non clean air approved burners. They operate differently and have different levels of maintenance. It is important to understand these differences to ensure that your fire operates efficiently, hassle free and you are doing your part to keep the air clean.

- Lighting your fire properly is important to ensure that the rest of the burn is clean and efficient. (see page 3)
- Your clean air approved burner has some consumable parts that your old fire probably didn't have. (see page 10)
- What type of wood you burn, its quality and how you burn it has a big impact on burn efficiency, air quality and the life of the consumable parts. (see pages 6 & 10)

Please have a careful read of the rest of this manual to familiarise yourself with the best practises for using, maintaining and enjoying your Woodsman fire.

It's also important to be aware that a wood stove is a hands on and practical appliance. It requires user maintenance on a regular basis and you need to be prepared to perform the tasks listed in the guide. If you are not able or confident in performing these tasks, please contact a service agent.

Lighting Procedure

Lighting your fire is an extremely important part of the process. A good start up will ensure the flue draws well and is hot and clean. A poor start up can cause issues for the entire burn, it can be dirty and not put out heat. While many people have their own way of lighting a fire, some ways are better than others. Please read the procedure below for best practise.

What you will need:

- 1 or 2 fire lighter cubes
- A long handle BBQ lighter
- 20 to 25 pieces of small dry kindling, no more than 2cm x 2cm in thickness
- 2 to 3 pieces of small dry fire wood, no more than 8cm x 8cm in thickness



Step 1. Stack the kindling

Stack the kindling in the bottom of the fire in a 'cross stack' style. Placing the kindling in layers of 3 or 4 pieces



Lighting Procedure

Continued

Step 2. Place the fire lighter cubes

The fire lighter cubes should be placed at either side of the stack in between the layers and towards the bottom. You can place the cubes while you are making the stack as well.



Step 3. Light the fire lighter cubes

Light the cubes using the BBQ lighter and leave the door ajar. Turn the air control to the high setting.



Step 3. Close the door

After approximately 5 minutes or when the kindling is alight on its own, close the door.



Lighting Procedure

Continued

Step 4. Place the small firewood

After approximately 10 more minutes, or when the kindling has begun to collapse on itself, add the pieces of small dry firewood, placing them towards the back of the firebox. Close the door.



Step 5. Place the firewood

After approximately 15 more minutes, or when the small firewood has begun to break down into large embers, place your normal firewood towards the back of the firebox. After 5 minutes, you can turn the air setting to the desired setting.



Reloading Procedure

It is important to note that when and how you reload your fire is important. Please follow these steps when reloading.

The door should not be opened until the wood inside has burned down to red embers and large yellow flames are minimal. The goal is to burn your wood in cycles for the cleanest and most efficient burn.

- If the fire has been on low, turn the fire onto the high setting for 5 minutes before reloading.
- Depending on the firebox, place the wood in the appropriate orientation, either front to back or side to side and ensure that the size of wood is appropriate for your firebox.
- Do not overfill your fire box with wood. You should fill your firebox only to about 2/3 capacity.
- Once you have loaded your wood, close the door and turn to high for approximately 5 minutes to allow for the wood to fully ignite. Then you can turn to a lower setting if desired.
- Allow the wood to burn right down to large red embers with minimal yellow flame before repeating the process.

Appropriate Firewood

Your Woodsman wood fire is designed to burn logs from trees which would typically be sourced from a reputable wood merchant as firewood.

The most common species is radiata pine, which is a soft wood. Other common species of wood like macrocarpa are also appropriate to use and some hard woods like eucalyptus (bluegum) can also be used in conjunction with softwood.

The size of the wood will vary, but the typical length should be from 200mm to 350mm and the diameter around 150mm.

The wood should be appropriately seasoned, which will depend on how it is stored, but the moisture content should be below 25% before use.

Your Woodsman wood fire is NOT designed to burn anything other than typical firewood as stated above, at the risk of damaging your firebox and voiding the warranty.

Do not burn, treated wood, building off cuts, drift wood, rubbish, garden waste, coal, old man pine (or other very resinous woods) or anything other than typical fire wood. If you need further clarification on a fuel, please contact Woodsman or your retailer before using it.

Operating Instructions

Wood Burners

Important: ensure installation instructions have been adhered to before lighting the appliance.

Important: firewood should be loaded in a front to back direction when operating this appliance.

The optimal length of wood for the ECR NoVo with wetback is 160mm - 200mm.

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.

Important: If the firebox or the flue becomes visible red-hot, adjust the heat control to a lower heat position to avoid being unnecessarily harsh on the unit as well as wasting excessive heat up the flue.

Warning: always open the heat control before opening the fire door.

For long holding operation in a Clean Air Zone, level the ashes and load with the firewood lying front to back, or left to right in a Matai ECR MkIII, MkIV. After loading new wood, operate the fire with the heat control fully open for 20 minutes before closing the heat control to the lower burning position. By following this simple method of low burn firing, you will achieve very low emission rates and obtain the high efficiency burn that is associated with the Woodsman product.

The fuel approved for use in Clean Air Zones in this appliance is wood with a moisture content of less than 25% of dry weight. This usually means green timber left for at least three months to air dry.

Caution: the use of some types of preservative-treated wood as a fuel can be hazardous.

Caution: this appliance should not be operated with cracked glass.

Caution: this appliance should be maintained and operated at all times in accordance with these instructions.

The door must be closed at all times during the operation, except during refuelling and occasional poking of the fire when necessary. Ensure door seals are maintained in good condition.

Your appliance and flue system should not be modified in any way without the approval of the manufacturer.

Operating Instructions

Multi—Fuels

Your Woodsman Multi-fuel will operate perfectly well burning coal, wood, briquettes or a mixture of any of these. Often the hottest temperatures are achieved by burning a mix-ture of wood with coal laid over the top.

The appliance has two heat controls. The High - Low control to the left of the ash pan door is for use when burning coal, briquettes, or a mixture of wood and coal. The High - Low control above the fire door is for use when burning wood only.

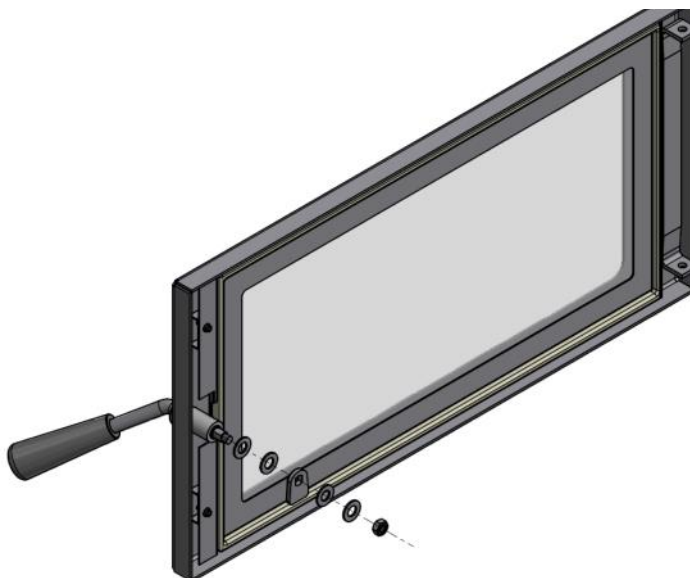
Set the fire using kindling wood and paper (or a solid fuel lighter), light and close the door; set the lower High - Low control on High and the upper High - Low control on Low. Once the fire is burning brightly, decide if wood or coal is to be used. If coal is to be burned, lay the coal over the burning fire and adjust to suit. If wood is to be burned, place dry logs on the fire and set the lower control to Low and the upper control to suit the required burning rate.

Important: Ensure the ash pan door is closed firmly before lighting, and remains so during use. **Do not** have both controls fully open at the same time. If burning wood, the lower control should be fully closed; if burning coal, the upper control should be set to Low.

If the ash pan door knob is removable, it should be removed while the stove is in use. This is a safety feature designed to avoid the ash pan door being opened by children in particular, and risking any overheating of nearby combustibles by the increased com-bustion rate.

Door Catch Adjustment

From time to time, your door catch may need to be adjusted to ensure a tight seal. The seal in the door is a fibreglass door rope and will compress over time. To adjust the door catch, undo the nut on the door assembly and redistribute the 4 washers to either tighten or loosen the catch. The door rope will need to be replaced during the life of the fire and you may need to loosen the catch at that time.



Creosote Formation

A small intense fire is preferable to a large smouldering one, to reduce the amount of creosote. When wood is burned slowly it produces tar and other organic vapours, which combine with expelled vapour to form creosote. These creosote vapours condense in the relatively cool flue of a slow burning fire. As a result, creosote residue accumulates on the flue. When ignited, this creosote makes an extremely hot fire.

The flue should be checked at least every 2 months, during the burning season, to determine if a creosote build up has occurred. If this is the case, it should be removed by a chimney sweep to reduce the risk of an unexpected flue fire.

Your appliance has been designed to produce low levels of creosote at high and low settings.

In the event of a chimney fire, close the firebox door, fully close the heat control, vacate the premises and call the fire service.

Storage of Fuel

Do not store fuel within installation clearances or within the space required for refuelling or ash removal.

Wood should always be stored in a dry place out of the rain. We recommend your wood be seasoned for at least 6 months before use. Dry wood also burns hotter and more efficient than wet wood.

Caring for your Fire & Maintenance

Door Glass

- Ensure logs are not too long for the depth of the firebox. Do not attempt to close the door if a log is protruding from the front of the firebox opening.
- A broken glass is caused by the door being closed onto a full firebox or logs not correctly placed into the fire.
- Wiping your glass regularly with a damp cloth when cold will keep the glass clean. If a thick build up of creosote builds up, oven cleaner works well to remove it.

Door Rope

- The door rope will need to be replaced from time to time. When replacing the rope or if the door rope becomes loose, press the door rope firmly back into the retainer. Flue cement or maniseal may be needed to help keep it in place.

Cleaning the Outside of the Fire

- Woodsman fires are finished in a high temperature paint. Only use a damp cloth (no chemicals) when cleaning the outside of the fire. If any scratches occur, you can easily touch up the fire with an aerosol can of matching paint. This is available from your retailer or Harris Home Fires.

Cleaning the Flue

- Keeping your flue clean is important. We recommend that you have your chimney swept at least once a year. A blocked flue not only effects the performance of the fire, but can also be a hazard as you are susceptible to chimney fires.
- Poor quality and wet wood will increase the number of times you will need to clean the flue. Good quality wood is important.

Cowl Maintenance

- Your Columbia Cowl is fitted with a Teflon Sleeve to reduce noise and wear. The Teflon Sleeve may need to be replaced over the life of the fire and should be checked during an annual service or when the flue is cleaned. If the shaft is dry and dirty, it should be cleaned back to a bare metal finish and a thin layer of graphite or high temperature grease applied before replacing the Teflon Sleeve.
- Older versions of the Columbia Cowl do not have a Teflon Sleeve and require re-greasing one to two times a year

Ash Level

- It is important to maintain a 2 - 3cm level of ash in the bottom of the fire for insulation purposes. But do not let the level get too high as you run the risk of logs and coals falling out of the fire. You also get less wood in the firebox.

Disposal of Ashes

- Ashes should be placed in a metal container with a tight-fitting lid. The closed container of ashes should be placed on a non-combustible floor or on the ground well away from all combustible materials, pending final disposal once cooled.

Consumables

Some parts of your Woodsman fire are considered consumable. They are designed to be replaced as they will degrade over time. The life of the consumables will vary depending on;

- Frequency of use
- Rate of burn
- Type of fuel
- Level of ash

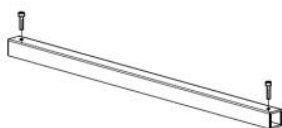
General items that are considered consumables:

- Air tubes (see page 11)
- Baffles (see page 12)
- Fire bricks (see page 14)
- Glass and door ropes

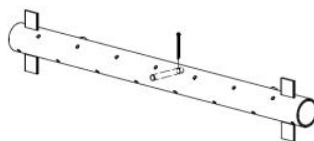
It is very important that you replace these parts when they show signs of wear. They effect how the fire runs and you may increase your fuel consumption or lower your efficiency if not replaced, and can in some cases, damage the firebox. It is generally obvious once a part is in need of replacement. Steel components may split or large holes may appear and fire bricks may disintegrate. Fire bricks that are cracked but still remain in place are completely safe to use and only need to be replaced when they no longer remain in place. A cracked fire brick may still last years of use.

We recommend you check your fire visually several times a year for damaged components.

Air Tubes



ECR-165 & MKII,
DVI-165
(2118)



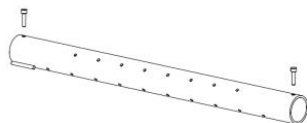
Tarras (MKI)
(FI-12294)



ECR MKIII & V, Totara
(AIR-12271)



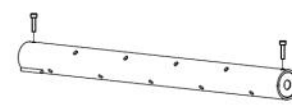
Brunner, Tasman, Aspen,
Brunner MKII, Tasman
MKII
(AIR-12398)



Flare
(AIR-12672)



Tarras MKII & MKIII
(AIR-12450)



Blaze, Boston, Manhattan
(2119)

The air tube in your Woodsman fire is an integral part of the appliance and helps ensure a clean, efficient and controllable burn. However, air tubes are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.

The life of the air tube will depend on what is burnt in the fire, how hot the fire usually burns and also the ash level. If the ash level is allowed to build up, this can push ashes up and into the holes stopping the air cooling effect. It also means hot embers are in closer proximity to the tube, increasing the temperature exposure. Keep ash levels to the recommended height of no more than 2 - 3cm.

At the risk of damaging the fire box, the air tube should be replaced as soon as it shows signs of damage and cannot perform its intended function.

Replacing Air Tubes

Replacing air tubes is a simple task and can be carried out by the user.

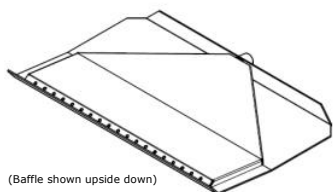
Replacing all air tubes, except Tarras (MKI)

- Remove bricks from both sides
- Remove the pins from each end of the old tube
- Slide tube to one side, this will release the opposite end
- Pull released end up and towards the door and remove
- Reverse process for new tube

Replacing the Tarras (MKI) air tube

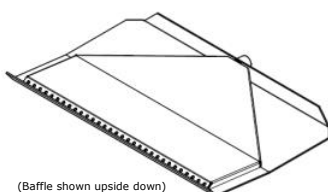
- Remove outer rear panels of the fire by removing the 4 nuts
- Remove the air tube pin from behind the panels
- Pull air tube towards you to release from the two holes
- The top rear brick will be loose
- Position the top rear brick and then place the new tube in the locating holes
- Replace rear pin and panels

Baffles



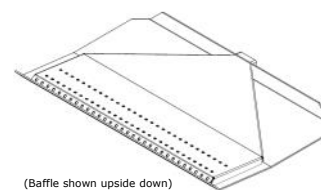
(Baffle shown upside down)

Blaze, Boston, Manhattan
(BF-10993)



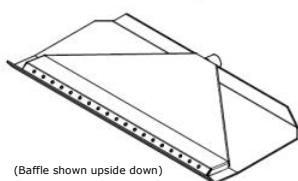
(Baffle shown upside down)

Brunner, Tasman, Aspen,
Brunner MKII, Tasman
MKII (2410)



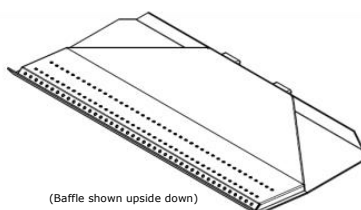
(Baffle shown upside down)

Flare (Wood Only)
(FI-12671)



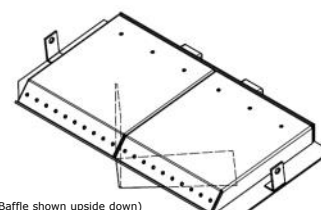
(Baffle shown upside down)

ECR-165, MKII, MKIII,
MKV, DVI-165, Totara
(2137)



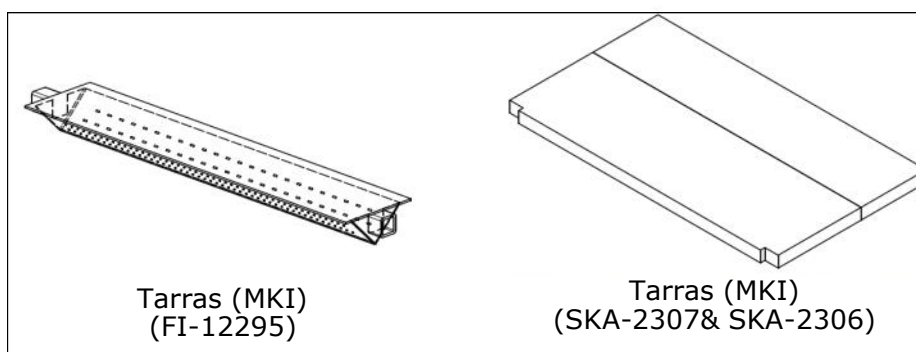
(Baffle shown upside down)

Tarras MKII & MKIII
(BAF-12449)



(Baffle shown upside down)

ECR NoVo
(BAF-12967)



Tarras (MKI)
(FI-12295)

Tarras (MKI)
(SKA-2307 & SKA-2306)

The baffle in your Woodsman fire is an integral part of the appliance and helps ensure a clean, efficient and controllable burn. However, baffles are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.

The life of the baffle will depend on what is burnt in the fire and how hot the fire usually burns.

At the risk of damaging the fire box, the baffle should be replaced as soon as it shows signs of damage and cannot perform its intended function.

Replacing Baffles

Replacing baffles is a simple task and can be carried out by the user.

Replacing all baffles, except Tarras (MKI) and ECR NoVo

- Remove side bricks from the fire
- Pull the old baffle out of the locator hole in the rear of the fire
- Allow the front of the baffle to drop forward and down to the bottom of the fire
- Rotate and remove through the door
- Reverse process to install new baffle
- Note; Air holes should be facing down

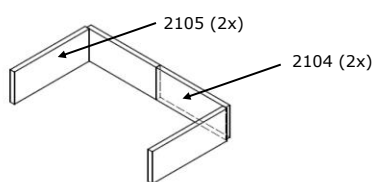
Replacing the Tarras (MKI) baffle

- Raise the front brick and position on top of the rear
- Lift the left hand side of the s/s triangular tube and pull the right hand side out of the hole, this will release it, lower one side and remove
- The bricks are now able to be removed
- Place new bricks back in place on the ledge with the front brick on top of the rear
- Drop in new air tube
- Reposition the front brick in place on top of the new air tube

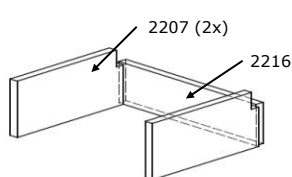
Replacing the ECR NoVo baffle

- Remove both side panels using an allen key
- Remove nut from behind the panels to release the baffle and brick bracket
- Remove the bracket and remove side fire bricks followed by the rear
- Drop the baffle into the lower firebox, rotate and remove
- Insert new baffle
- Reverse process to complete the process

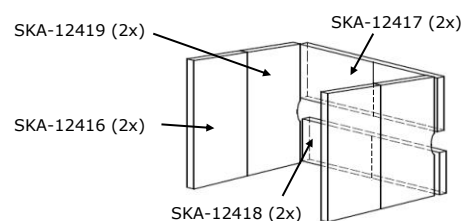
Fire Bricks



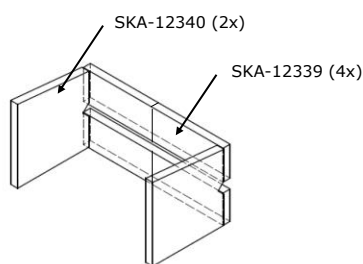
ECR-165, MKII,
DVI-165



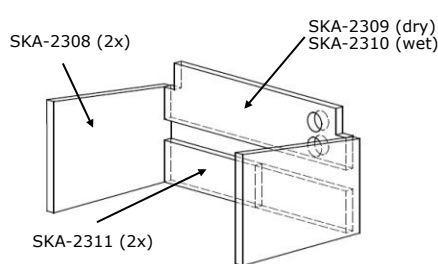
Blaze, Boston, Manhattan



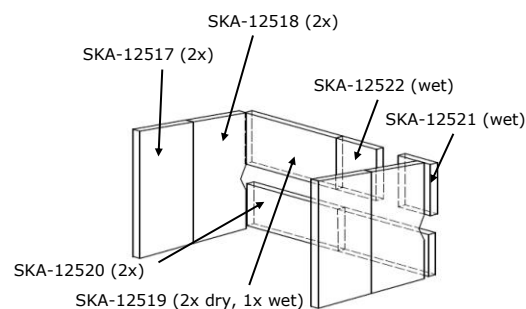
Brunner, Tasman, Aspen



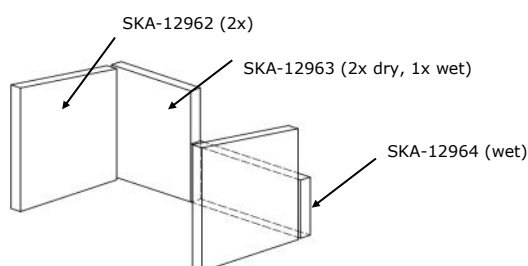
ECR MKIII, MKV, Totara



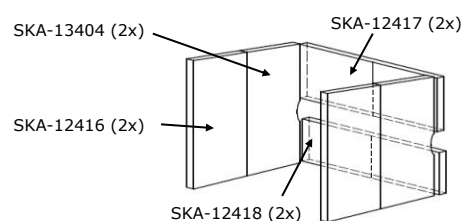
Tarras (MKI)



Tarras MKII & MKIII



ECR NoVo



Flare (woodfire only)

The fire bricks in your Woodsman fire are an integral part of the appliance and helps ensure a clean and efficient burn. However, fire bricks are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.

The life of the fire bricks will depend on what is burnt in the fire and how hot the fire usually burns and also any damage sustained from wood not being positioned carefully.

At the risk of damaging the fire box, fire bricks should be replaced when they are damaged enough that they no longer remain in place and cannot perform their intended function. Fire bricks which are only cracked but still remain in place do not need to be replaced and are safe to use.

Replacing Fire Bricks

Replacing fire bricks is a simple task and can be carried out by the user.

The configuration of the fire bricks in your Woodsman fire will vary depending on the model, but removing and replacing them is very similar:

- Remove side bricks first, you may need to bend the metal tab at the top to release the bricks*
- Once removed, the rear bricks are released and will come out
- Some models may have a second upper brick in the rear, this should be released once side bricks are removed, but in some models, removing the rear air tube may be required (see air tube section)
- Reverse process to fit new bricks

**To replace the bricks for the ECR NoVo, the brick bracket must be released by removing both side panels using an allen key and removing the nut behind the panels.*

Useful Tips

Get the most out of your Woodsman

Tips for lighting the fire

- Use finely cut, dry kindling wood.
- Firelighter cubes or gel work best when ensuring ignition of the kindling.
- Cross stack kindling over and around fire lighter like a small tower.
- Use ample kindling wood to ensure a good fire, you want to get the fire hot as fast as you can.

Tips to help get the highest heat output:

- Open the air slide to increase the amount of combustion air to the combustion zone.
- Use smaller pieces of wood and lots of it. Small pieces of wood have a larger surface area compared the same volume of wood but in larger pieces.
- Feed the fire regularly. Keep the fire topped up with fresh wood to keep the temperature up in the combustion zone.
- Use dry wood. Wood with a moisture content of less than 16% will burn much hotter than damp wood. Use a moisture meter to determine the moisture content of the wood.
- Use a soft wood. Soft woods like Radiata Pine burn fast and hot.
- **Warning, extended periods of running your fire extremely hot will damage the consumable components at a faster rate and can risk damage to the firebox.**

Tips for increasing the burn time:

- Shut down the air slide to decrease the amount of combustion air to the combustion zone.
- Use large pieces of wood. Large pieces have a smaller surface area compared to small pieces of the same volume and will burn slower.
- Use a hard wood like Blue Gum (where permitted). Hard woods are denser and take longer to burn.
- Completely fill the fire box with large pieces of wood. The more wood in the fire, the longer it takes to burn.
- Load the wood at the right time. If you load the fire when there is a large amount of red embers, the wood will all combust at the same time. A good idea is to let the fire burn down quite considerably and push the embers off to one side. Stack the wood in the firebox and the wood will ignite on one side only and slowly burn from one side to the other.

Tips for using the wet-back:

- The hotter the fire burns, the more hot water the wetback will produce.
- If you require some hot water but not too much heat into the room, try burning a small fire at the back of the firebox below the wetback.

Tips for using the cook top:

- The cook top is hotter in the middle than at the sides and hotter at the front than at the back.
- Like the wetback, the cook top's temperature is linked to the output of the fire.
- Any stains from pots or mugs can easily be touched up with matching high temperature paint.

Trouble Shooting

My fire won't turn down

The first thing to be aware of is that some new clean air fires do not shut down like old fires. Old fires used to shut all the way off and the wood would just smolder.

Other reasons for this problem may be:

- Rear air tube has burned out and needs replacing, visually check.
- Door seal is not sealing properly and may need replacing. Take a thin strip of news paper, close the door on it at various spots, if the paper can be easily pulled out, then either a new door rope is needed or door latch needs adjusting by redistributing the washers on the door latch.

There is rust on my fire

Rust appearing on your fire can only occur when moisture or water is present and has began to oxidize the steel.

- Identify where the water or moisture has come from and fix the problem.
- Lightly sand the effected area and use matching Woodsman aerosol high temperature paint to touch up.

My glass is dirty

Your glass can get dirty easily if you use poor quality or wet wood or spend a lot of time with the fire on the low setting.

- Give the fire a good hot run on the high setting to burn off the residue on the door
- If that fails, there are special cleaners especially for this purpose or oven cleaner works well. Do not get chemicals on the paint work.

My fire smokes when I open the door

There are many reasons which may cause this symptom and it is often a process of elimination to remedy the problem.

- Your flue length may be too short. Even though it may be of legal length, every installation is different and you may require an additional length of flue.
- Your flue may be blocked, have the flue looked at.
- The baffle may not be in place correctly, visually check to see if it has moved.
- You may need a cowl like the Woodsman Columbia cowl to help encourage draw, especially where there are environmental problems like high winds.
- Your flue may be getting too cold. If the flue gases get too cold, they can struggle to be exhausted and when the door is opened, they find it easier to exit via the door than the flue. If you suspect your flue is getting cool, turn the fire up onto high for a few minutes before reloading, this will increase the temperature of the flue and increase the flue draught. Additional insulation may be required.
- Check that the installer has sealed **ALL** the flue joints and there are no gaps which will leak air into the flue, reducing the draw.

The paint has been damaged

Paint finishes are not as durable as enameled finishes, but they are extremely quick and easy to touch up and the fire can look new in minutes.

- If damage has occurred to the paint, lightly sand the effected area and touch up using Woodsman High Temperature Paint.

My fire seems to be performing poorly, not burning well on high

If your fire doesn't seem to burn well at the high level, check the following:

- Negative pressure, make sure there are no extraction devices like fans creating a negative pressure in the home.
- The flue length is long enough.
- The wood is dry and of good quality.
- The flue is clean.



WOODSMAN

Warming kiwi homes since 1887.

15 Year Firebox Warranty - Wood fires **10 Year Firebox Warranty - Multi-Fuels** **1 Year Parts Warranty - All Fires**

Your WOODSMAN fire is warranted for a period of 1 year to the original purchaser, from the date of purchase, against defective materials and workmanship which includes the firebox and all parts.

If a part defect occurs, return the part to the retailer or directly to Harris Home Fires along with a copy of the retailers receipt and the part will be replaced at no cost.

If a firebox defect occurs, either contact the retailer or Harris Home Fires and it will be repaired or replaced at our discretion with all costs covered.

This warranty does not cover damage caused by mishandling, misuse, failure to follow the manufacturer's installation and operating instructions, or work done by others, such as installers, or plumbers etc. The manufacturer shall not be responsible for site conditions such as insufficient draught, downdraughts, or routine servicing and adjustments.

Damage caused by the failure to replace consumables like air tubes, baffles and fire bricks or not burning the recommended fuel, may void the warranty.

Your WOODSMAN firebox is then covered by a further 9 year warranty against defective materials and workmanship during normal domestic use.

In the case of a claim after the first year, this warranty covers the cost of replacement or repair at the manufacturer's discretion and includes freight, painting and all required refurbishment.

Your WOODSMAN **WOODFIRE ONLY** is then covered by a further 5 year warranty on the fire box against defective materials and workmanship during normal domestic use.

In the case of a claim after the first 10 years, It shall be the owner's responsibility and expense to have the fire disconnected and ready for pickup from onsite or another suitable location or deliver the WOODSMAN fire to either the dealer from whom it was purchased or directly to Harris Home Fires. Harris Home Fires will pick-up, repair and refurbish the fire, including painting as necessary and deliver the fire back to the customer.



Harris Home Fires
41 Braddon St
Addington
Christchurch 8024
New Zealand
Email sales@hhf.co.nz

P O Box 4043
Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796
Fax 03 366 1795

Authorisation ✓✓

P & M Fireplaces

From: nick@nwprojects.co.nz
Sent: Tuesday, 26 March 2024 8:00 AM
To: P & M Fireplaces - Sales
Subject: deposit made ref 00012039

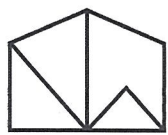
Hi,

Just letting you know we have made payment deposit for the fire. Reference 00012039.

We take possessions of the property on 18th April. So title will be in our names as of that date.

I will email you a floor plan of house with new fire location area. If you need anything else just give us a bell.
Cheers

Kind Regards,



NW PROJECTS
RENOVATIONS

Nick Watmuff

NW Projects Ltd

Email: nick@nwprojects.co.nz

Phone: 03 9702448 | Mobile: 021 985 541

<http://www.nwprojects.co.nz>

3.4.2 Built-in appliance installations

3.4.2.1 General

Built-in appliance installations shall be tested in accordance with Appendix B and they shall comply with the temperature limits of Paragraph B10.

3.4.2.2 Built-in appliance mantelshelves

Unless a specific mantelshelf arrangements have been shown to be satisfactory during Appendix B testing, mantelshelf arrangements specified for fireplace insert appliances may be used.

3.4.3 Freestanding installations installed in fireplaces or masonry enclosures

If an appliance intended for freestanding installation is installed in a masonry enclosure the clearance between the appliance and any heat-sensitive material shall be in accordance with the requirements of Clause 3.4, as appropriate.

NOTE: Installers should be aware that in some circumstances heat sensitive materials may be obscured by masonry.

3.5 STABILITY

An appliance shall be installed with sufficient stability so as not to detract from the intended normal operation of the appliance nor to create a hazard for users of the appliance.

3.6 WATER CONNECTIONS

All water connections to an appliance shall be in accordance with the appropriate requirements of AS 3500.4.1 or NZS 4603 and the regulatory authority, as appropriate.

3.7 ELECTRICAL CONNECTIONS

All electrical connections to and within an appliance shall be in accordance with the requirements of AS/NZS 3000, AS/NZS 3100 or ER 93, and the regulatory authority as appropriate.



3.8 SEISMIC RESTRAINT

Where required by the regulatory authority, provision shall be made for seismic restraint of the floor protector and the appliance. Sufficient restraint shall be provided to resist a seismic loading equal to 0.4 times the mass of the appliance. The load shall be applied horizontally in any direction at the mid-height of the combustion chamber. The appliance shall not move, tilt or be dislodged from its installed position during application of the load.

NOTES:

- 1 The seismic loading is to be applied before the flue system is installed.
- 2 Where the appliance is secured to the floor protector the test is to be applied to the combination at a point approximately 100 mm above the top surface of the floor protector.

Table 1: Durability Requirements of Nominated Building Elements (cont'd)

Building Element	Component	Situation/Function	Not less than 50 years	Not less than 15 years	Not less than 5 years
Fixings (Continued)	Bolts	Used to fix non-structural or moderately difficult to replace <i>building elements</i>		✓	
	Brick ties and fixings	All	✓		
	Proprietary fixings	Used to fix structural or difficult to replace <i>building elements</i>	✓		
		Used to fix non-structural or moderately difficult to replace <i>building elements</i>		✓	
	Adhesives	Used to fix structural or difficult to replace <i>building elements</i>	✓		
		Used to fix non-structural or moderately difficult to replace <i>building elements</i>		✓	
	Face fixings	Used to fix accessories, door furniture and hardware			✓
Flashings (See note at top of table)	Roof, wall or window	All flashings to roof <i>cladding</i> , <i>flues</i> and other roof penetrations		✓	
		Requires the removal of <i>cladding</i> above the roof to be replaced	✓		
		Hidden flashings such as behind brick veneer, stucco or spandrel panels	✓		
		Visible and does not require the removal of the <i>cladding</i> to be replaced		✓	
		Requires the removal of the <i>cladding</i> to be replaced	✓		
Flooring – sheet or strip (See note at top of table)		Floor bracing diaphragm	✓		
		Flooring laid under bottom plates	✓		
Floor coverings		Flooring laid between bottom plates		✓	
Flue systems		Protective or acoustic coverings			✓
Flue systems	All <i>flue</i> systems	Those built into the floor, wall, ceiling or roof		✓	
		Those exposed to view or penetrating the floor, wall, ceiling or roof through a sleeve			✓
Framing	(refer to wall framing or to roof framing as appropriate)				
Guttering and downpipes (See note at top of table)		Gutters or downpipes incorporated within the structure (e.g. downpipes cast into a column or boxed in behind <i>claddings</i>), or secret gutters (e.g. hidden verge or valley gutters)	✓		
		Internal or valley gutters, fascia gutters or built-in downpipes		✓	
		External gutters and downpipes			✓
		Inbuilt		✓	✓
Heating Appliances	Solid fuel	Freestanding			✓
		Inbuilt		✓	✓
	Gas	Freestanding			✓
		Inbuilt		✓	✓
	Electric	Permanently wired			✓

Amend 4
Apr 2004

TABLE 3.1
CONSTRUCTIONS AND CLEARANCE FACTORS FOR APPLIANCE HEAT
SHIELDS WHICH ARE WITHIN 45° OF THE VERTICAL

Heat shield construction	Minimum air gap dimension(s)	Clearance factor
	mm	
Single layer of continuous material	12	0.40
Single layer of continuous material	25	0.30
Two spaced layers of continuous material	12 + 12	0.20

NOTES:

- 1 Masonry may be used as a heat shield material.
- 2 Where heat shields are used to reduce appliance clearance dimensions additional flue shielding may also be required (see Clause 4.5.2).

TABLE 3.2
CONSTRUCTIONS AND CLEARANCE FACTORS FOR APPLIANCE HEAT
SHIELDS WHICH ARE MORE THAN 45° OFF THE VERTICAL

Heat shield construction	Minimum air gap dimension	Clearance factor
	mm	
Single layer of continuous material	12	0.80
Single layer of continuous material	25	0.60

NOTES:

- 1 Masonry may be used as a heat shield material.
- 2 Where heat shields are used to reduce appliance clearance dimensions additional flue shielding may also be required (see Clause 4.5.2).

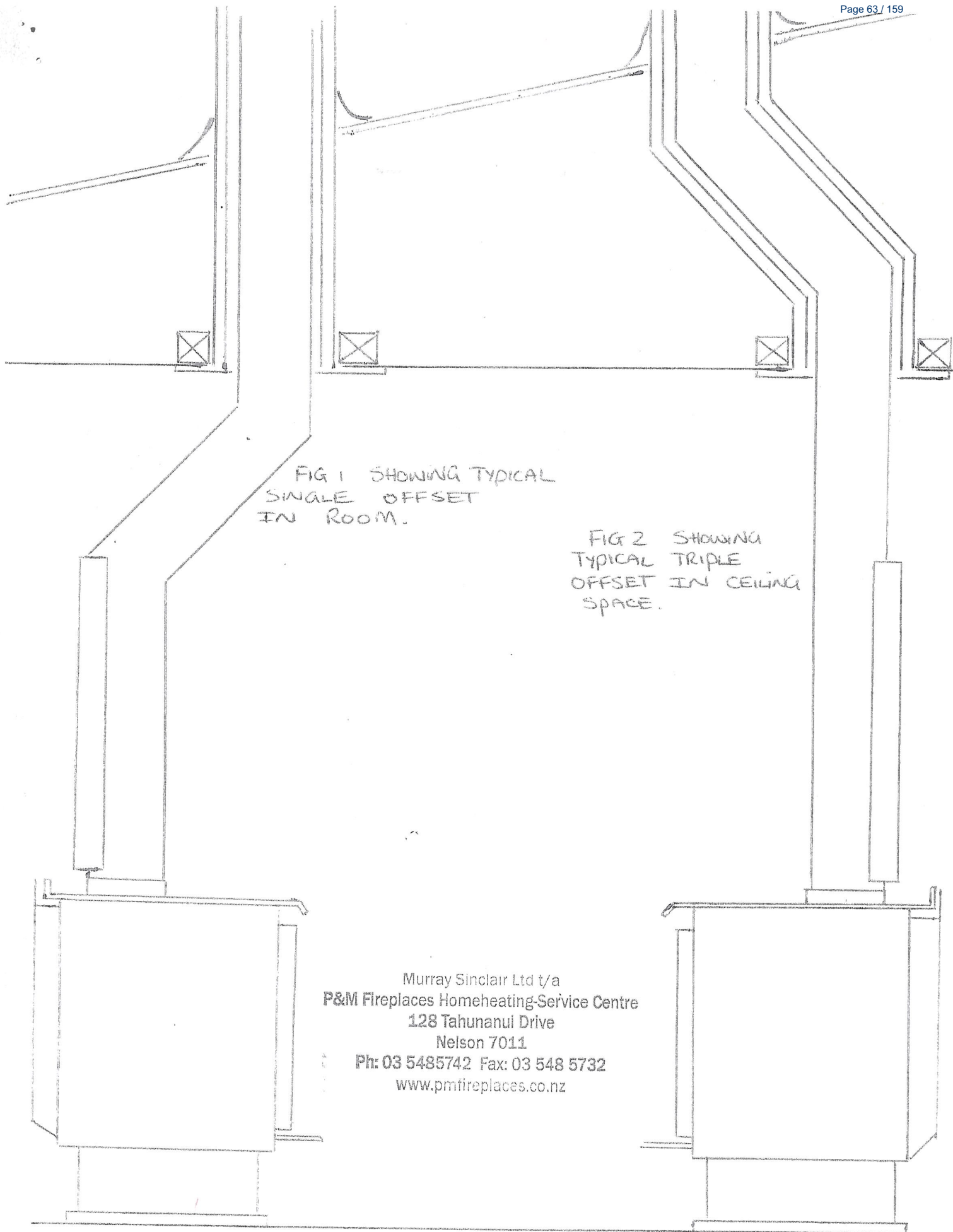


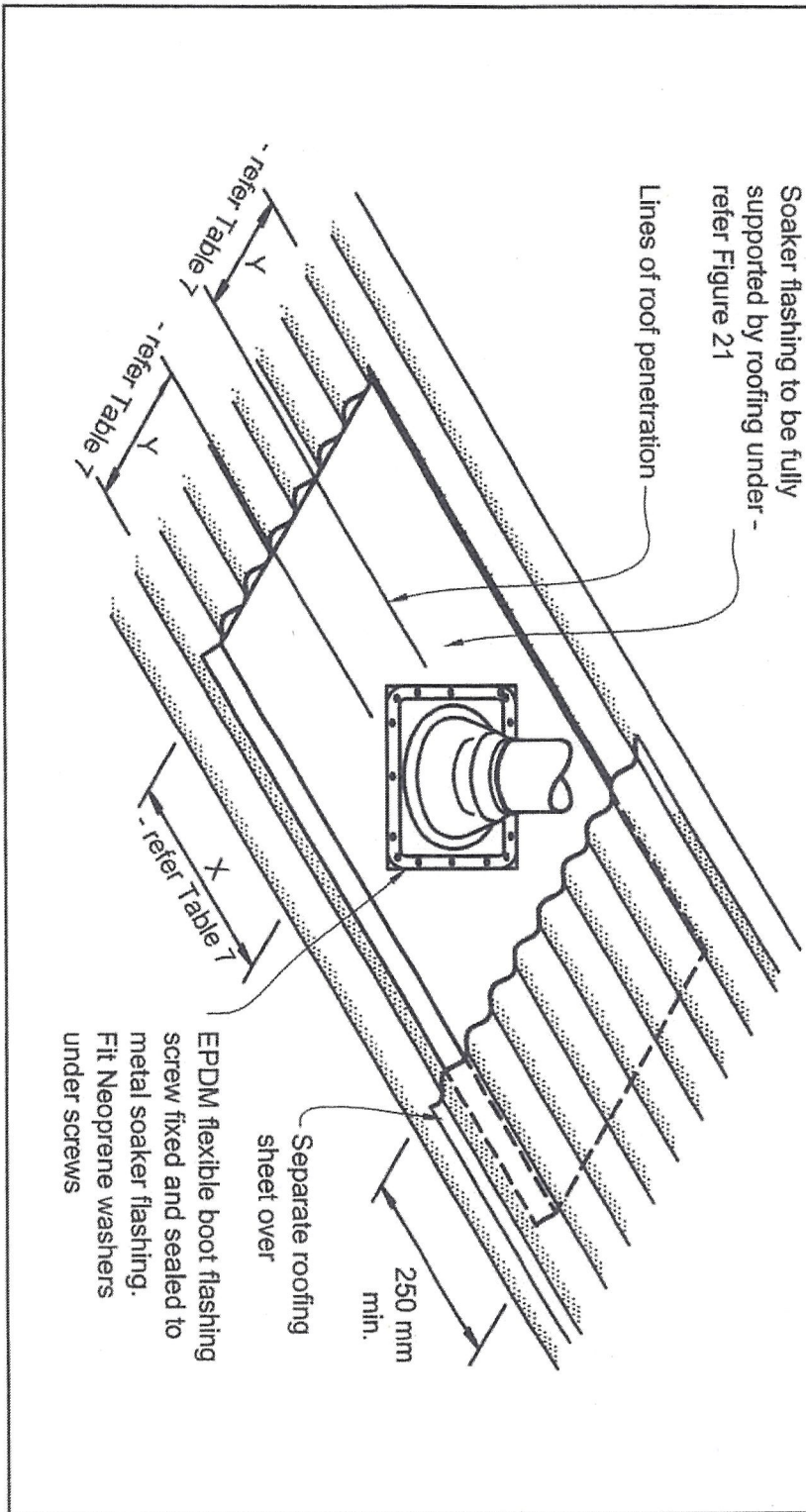
FIGURE 1

FIGURE 2

Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

Errata 2
Dec 2011

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.



Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 5
Aug 2011

design features



Dektite®

First and the Best!

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

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

Installation is easier with the Dektite®.

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

FLEXIBLE CONE SLEEVE

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

EASILY IDENTIFIED SIZING

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

LOW PROFILE DESIGN

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

STRESS ISOLATION POINTS

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

BONDED ALUMINIUM FLANGE

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

INTEGRITY OF FLASHING SHAPE

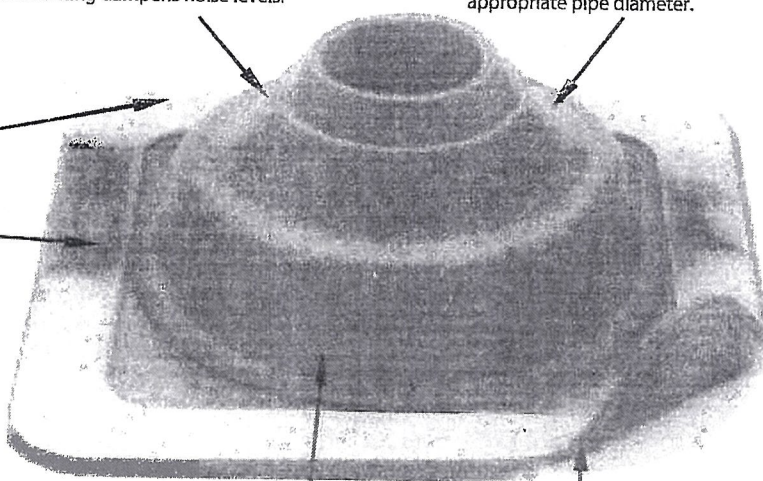
Minimal distortion after installation, maintains natural flashing shape and seal around pipe, while water run-off is improved and 'ponding' eliminated.

LARGE BASE AREA

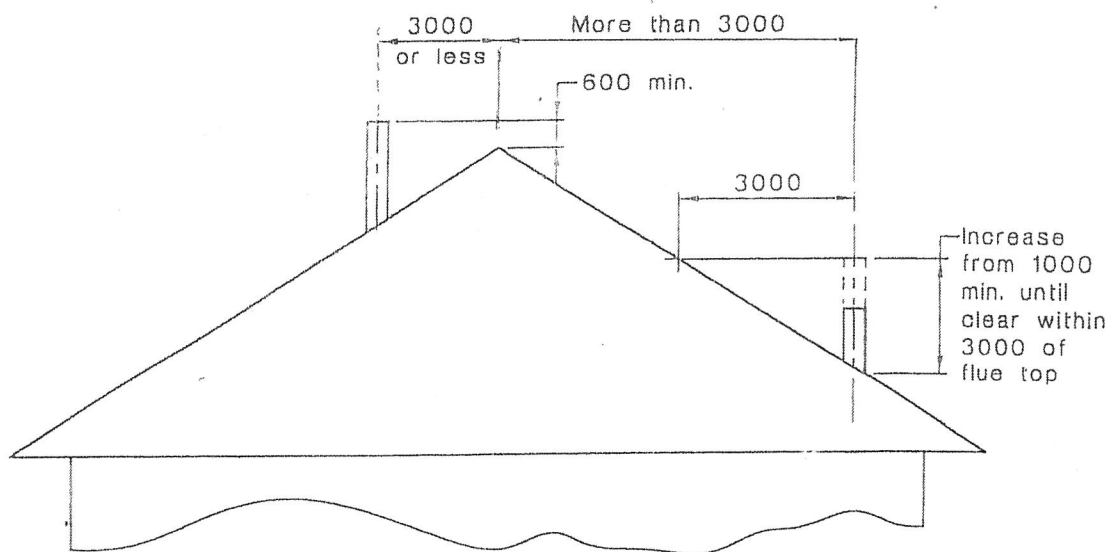
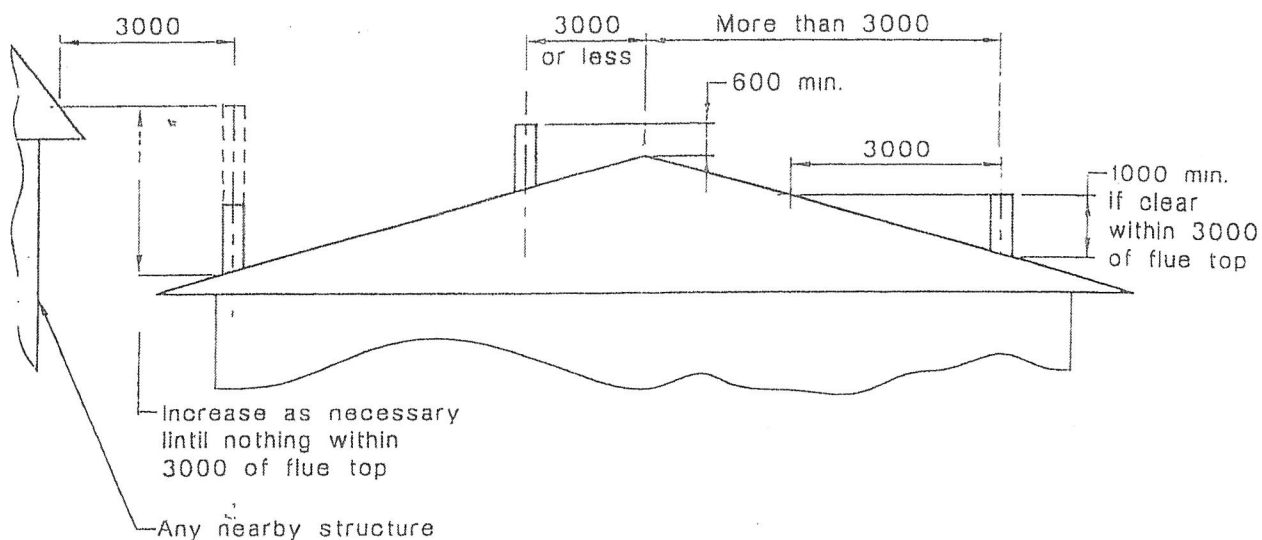
For better coverage of penetration cut-out and improved performance over steep roof pitches and a wider variety of cladding profiles.

IMPROVED WATERPROOFING

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



MINIMUM HEIGHT OF FLUE SYSTEM OUTLET



DIMENSIONS IN MILLIMETRES

NOTES:

1. The flue pipe shall extend not less than 4.6m above the top of the floor protector.
2. The flue cowl must be at least 600mm above the highest point of the roof if within 3 metres of it, or 1 metre above the roof penetration if more than 3 metres from the ridge.
3. No part of the building, or any adjacent building may be in or above a circular area of a horizontal radius of 3 metres from the flue exit.

23 April 2024

Dear Sir/Madam

REQUEST FOR FURTHER INFORMATION - VETTING

REFERENCE: BC240277

LOCATION: 57 Martin Road, Upper Moutere

PROJECT: Install freestanding wood burner

We have carried out some initial checks of your application and require the following information before we can accept it for processing.

Main Building

Deposit / Fee

Please arrange payment of the deposit fee to complete the s45 lodgment process. The deposit/fee for the application is \$482.00. Bank details and payment reference number are shown at the bottom of the email.

If you are unable to respond to this request within 10 working days, please let us know, as if we don't hear from you, your application may be refused.

If we have missed any of the information, please let us know its location so that it can be re-checked. Please contact us if you have any questions.

Yours sincerely

Casey Port

Building Support Officer

On behalf of Tasman District Council

BC240277 | 27 May 2024

Vetting Started Date: 23/04/2024 09:13 am

Vetting Completed Date: 23/04/2024 09:26 am

Vetting Status: Completed

VETTING CHECKLIST - MAIN BUILDING - R1 to R3 Complexity: Solid Fuel Burning Appliance only - AUDIT				
	Y/N	User	Date	Notes
Application Form : Has the application form been properly completed?	Y	CPt	23/04/2024 09:24 am	The application form is correctly completed.
Deposit / Fee: Has the appropriate deposit / fee been paid?	N	CPt	23/04/2024 09:24 am	Please arrange payment of the deposit fee to complete the s45 lodgment process. The deposit/fee for the application is \$482.00. Bank details and payment reference number are shown at the bottom of the email.
	VRFI	CPt	23/04/2024 09:25 am	Please arrange payment of the deposit fee to complete the s45 lodgment process. The deposit/fee for the application is \$482.00. Bank details and payment reference number are shown at the bottom of the email.
	Y	CPt	23/04/2024 09:26 am	Deposit fee requested
Evidence of Ownership / Owner's Permission: Has the applicant provided a current Record of Title or evidence of ownership that is in the owner's name; OR if the application has been submitted by an agent is owner's permission provided? If Title is not yet available a subdivision scheme plan is required. If the legal description for subdivision is not available please ensure that the parent title is recorded on the application.	Y	CPt	23/04/2024 09:24 am	RT dated 22/04/24
Floor Plans: Do floor plans provide the requisite information to enable a compliance decision? (ensure information includes the location of smoke detectors and electrical layout)	Y	CPt	23/04/2024 09:24 am	Floor Plans: identify: The layout, use of each space for each floor level, doors and windows and the location of wood burner & smoke detectors etc.
Approvals from Other Authorities: Does this application involve approvals from other Authorities; and if so have these been provided?	N/A	CPt	23/04/2024 09:24 am	This question does not apply to this project.
Solid Fuel Appliance: Is adequate documentation provided?	Y	CPt	23/04/2024 09:25 am	The following information has been provided: Specifications of wood burner type, providing installation details that identify clearances, fixing details etc. Flue details: including flue height, location in relation to ridge, and flashing detail. Ceiling and roof details: with ceiling penetration details and roof slope and roof penetration details.
Miscellaneous:	N/A	CPt	23/04/2024 09:24 am	There are no miscellaneous matters.

MAIN BUILDING - R1 TO R3 COMPLEXITY: SOLID FUEL BURNING APPLIANCE ONLY - Processing - AUDIT		Y/N	User	Date	Notes
HEATING APPLIANCES					
Solid Fuel Burner					
Heater - BC Complexity / Competence (Reg 10 & 18 of BCA Regs 2006): Has the correct building complexity been allocated to this project and is it within the scope of your assessed competence? Do not select X or N/A. If processing of this project is to be undertaken under supervision then ensure that this is recorded in the file notes.	Y	EHD	03/05/2024 09:58 am	Complexity: this is correctly assigned, and I have the necessary competence to undertake this task. The ROT document provided dated 22/04/2024 is within 3 months of the application. The owner names and legal description, Lot 1 Deposited Plan 6289 are correct, checked from GIS property search and online property file Classified use: Housing (Woodburner) Property size 1.6596 HA clean air approved wood burner only	
Heater: F5: Construction and Demolition Hazards: Does the proposal confirm that provisions will be initiated on site to safeguard people from injury, and other property from damage, caused by construction or demolition site hazards?	Y	EHD	03/05/2024 10:00 am	Contractors and employees have individual responsibility under the Health and Safety at Work Act 2015 to ensure the site is managed in a safe manner. F5 - Ticked as required, advice note added.	
Heater: Act Provisions: Does the proposal satisfy Building Act legislative requirements?					
Heater: Act Provisions - Prompt List:	Y	EHD	03/05/2024 10:05 am		
1. s28 - Warnings and bans: Can the building consent authority exercise its powers under s28 and issue building consent for the building work relating to this application? Please do not select N/A for this question.	Y	EHD	03/05/2024 10:05 am	Sec 28: Warnings and bans: there are no warnings or bans - the BCA can exercise its powers under s28 and issue building consent for the building work relating to this building consent, doing so will not result in a person breaching provisions of this section. There are no known warnings or bans. Checked MBIE website. The application is for a simple wood burner which there are no warnings or bans for the proposed model.	
2. s67 - 70: Is adequate reasoning for request for waiver / modification provided and have associated legal obligations been satisfied? Please select N/A if Waiver or Modification is not required. See Reference Notes	N/A	EHD	03/05/2024 10:05 am	Checked Form 2, no waiver/ modification selected	
3. s112 - Alterations to existing building: If this proposal involves alteration, then does it demonstrate on reasonable grounds that after alteration the building will: (a) comply, as nearly as reasonably practicable, with provisions that relate to means of escape from fire, and access & facilities for people with disabilities (if required by Section 118); and (b) continue to comply with the other provisions of the building code to at least the same extent as before alteration? Select N/A if this proposal does not involve alteration to an existing building.	Y	EHD	03/05/2024 10:05 am	Sec 112: compliance with the provisions that relate to means of escape from fire is demonstrated. S112 - Installation of new woodburner. DEOP is less than 25m, smoke alarms clearly shown, to be checked on site by BI.	
Domestic Solid Fuelburning Appliances: Does the application demonstrate compliance with provisions of NZBC Clause C2 - Prevention of Fire Occurring. Note: Compliance with AS/NZS 2918:2018, as modified by Para 7.1.2 of C/AS1 is deemed to meet these provisions. If this application is not installed in an existing chimney then please turn off the Chimney - Inbuilt Inspection before granting building consent.					
Domestic Solid Fuelburning Appliances - Prompt List:	Y	EHD	03/05/2024 10:18 am		
1. Built-in appliance: Does documentation verify that the appliance and flue system will be installed in a space that is: a) cleaned, b) structurally sound and c) compliant with provisions for B1 - Structure and B2 - Durability? Select N/A for this question if this application is not for a fireplace insert or a built-in appliance.	N/A	EHD	03/05/2024 10:18 am	Built-in appliance: this application is for a free standing appliance so this question does not apply to this Project.	
2. Location: Does documentation show the proposed location of the appliance? Information should include: a) scale floor plan with rooms labelled, and b) the location of appliance in relation to windows, doors, curtains and walls etc.	Y	EHD	03/05/2024 10:18 am	Location: The proposed location of the appliance is clearly identified on the floor plan in the Lounge/ Dining- on internal wall away from windows/ curtains.	

MAIN BUILDING - R1 TO R3 COMPLEXITY: SOLID FUEL BURNING APPLIANCE ONLY - Processing - AUDIT	Y/N	User	Date	Notes
3. Documentation: Do specifications and installation instructions demonstrate compliance with NZBC C2 - Prevention of Fire Occurring, or with AS/NZS 2918:2018 as modified by Para 7.1.2? Information should include: a) appliance testing and approval details, b) installation information including (i) permitted clearances to heat sensitive materials, (ii) floor protector (hearth) installation and seismic restraint details, (iii) flue installation details identifying location/ height / bracing above roof level and flue penetration details through walls / ceilings/ floors / roofs etc.	Y	EHD	03/05/2024 10:18 am	Woodsman Serene specifications provided, most up to date version (June 2023 V2.5). Specification references NZS2918. Clearances are specified and can be achieved. Hearth size / type specified and seismic fixing (bolts). Heatsaver Flue Kit (Oct 2022 V4.5) installation detailing provided complete with diagram 3, NZS2918:2001. Flue penetration - confirmed roof cladding - corrugate and greater than pitch 10 degrees, fig 54 provided and appropriate for installation
4. Structure (B1 & B2): Do details demonstrate that: a) the structure will support imposed loads, b) structural stability will not be compromised where flues penetrate structural elements (walls / ceilings / roofs etc), and c) compliance with B2 - Durability provisions will be satisfied?	Y	EHD	03/05/2024 10:18 am	Structure of the dwelling will not be compromised by this installation (simple install to existing dwelling to avoid trusses and rafters - BI to confirm) Single level installation. New SFH - durability of 5 years will be achieved. Boot (Dektite) flashing to galv / painted soaker achieves 15 years, in service history as per E2/AS1.
5. External moisture (E2): Do envelope penetration and flashing details demonstrate compliance with provisions of E2 and AS/NZS 2918?	Y	EHD	03/05/2024 10:18 am	Fig 54 provided and suitable for roof pitch >10 degrees and corrugate profile. Boot flashing attached to soaker plate reflects E2/AS1 and is therefore deemed to comply with E2.
6. Ventilation (G4): Do ventilation details demonstrate compliance with G4/AS1 (this includes ventilation to false chimneys)?	Y	EHD	03/05/2024 10:18 am	Ventilation: details demonstrate compliance with G4.3.5 The quantities of air supplied for ventilation shall meet the additional demands of any fixed combustion appliances. SORG exiting window and ventilation to room will supply sufficient air quantity.
7. Emissions: Will the proposed appliance satisfy National / Regional Emission Standards?	Y	EHD	03/05/2024 10:18 am	Emissions: documentation confirms that the proposal will comply with National / Regional Emission Standards. Proposed fire is Woodsman Serene (FS) environment.govt. nz clean air approved 193597. Not within Richmond airshed area, Property less than 2 ha (1.6596), clean air approved wood burner only.
8. Smoke detectors (C): Does the proposed type and location of smoke detectors demonstrate compliance?	Y	EHD	03/05/2024 10:18 am	Type 1 smoke detectors are correctly located on the floor plan as per F7/AS1 section 3.3 - within 3m of sleeping space doors
9. Means of escape: Are means of escape provisions satisfied - (sufficient escape routes, complying travel length distances, free from obstructions, free of locking devices)	Y	EHD	03/05/2024 10:18 am	Floor plan checked DEOP less than 25m as per C/AS1 table 3.2.
Solid Fuel Burner: G12: Wet back / Water Booster: Does the proposal for the installation of the wet back / water booster system demonstrate compliance with G12 & H1.2b)?				
Solid Fuel Burner: G12: Wet back / Water Booster - Prompt List:	N/A	EHD	03/05/2024 10:02 am	
1. Design: Does the design and schematic demonstrate compliance with provisions of building code clauses G12 & H1?	N/A	EHD	03/05/2024 10:02 am	
2. Specification: Do these identify: a) complying materials, b) open vented cylinder, c) copper pipework, d) that the storage vessel is of appropriate size, e) pipe work is correctly sized, f) length of runs comply, g) provision for expansion to non-vented systems without discharge of hot water, h) insulation of pipe runs, i) sufficient support for the system and comply seismic restraint?	N/A	EHD	03/05/2024 10:02 am	
3. Venting: Is venting compliant?	N/A	EHD	03/05/2024 10:02 am	
4. Temperature control: Is the proposal for temperature control compliant and does it identify that the temperature is sufficient to avoid growth of legionella bacteria and to avoid scalding?	N/A	EHD	03/05/2024 10:02 am	
5. Drainage & pressure relief: Is a compliant solution provided to satisfy drainage and pressure relief provisions?	N/A	EHD	03/05/2024 10:02 am	
6. B2: Does the proposal demonstrate compliance with durability provisions and is sufficient access available to enable service and maintenance?	N/A	EHD	03/05/2024 10:02 am	
7. Protection: Does the proposal satisfy building code provisions for protection of the water supply?	N/A	EHD	03/05/2024 10:02 am	
8. H1 - Energy: Will the proposal facilitate the efficient use of hot water, and limit heat loss?	N/A	EHD	03/05/2024 10:02 am	
Supplementary Processing Notes:		EHD	03/05/2024 10:02 am	Checked form 2 agent has stated no wetback

MAIN BUILDING - R1 TO R3 COMPLEXITY: SOLID FUEL BURNING APPLIANCE ONLY - Processing - AUDIT				
	Y/N	User	Date	Notes
Solid Fuel Burning Appliance: Miscellaneous: Please select the cross if you wish to raise an RFI for an item that may not clearly fit into any other category.	N/A	EHD	03/05/2024 10:02 am	This question does not apply to this project.

Processing Time Clock Start Date: 23/04/2024 09:26 am

Decision To Grant: BC240277 by Emily Harwood @ 03/05/2024 10:23 am

Documentation demonstrates compliance with the Building Code and Building Act 2004. Requests for further information have been addressed and reasons for these have been recorded in each instance. Building Consent can be granted and issued on payment of the appropriate fees and levies.

Form 5

Building consent - BC240277

Section 51, Building Act 2004

The building

Street address of building: 57 Martin Road, Upper Moutere
 Legal description of land where building is located: LOT 1 DP 62891
 Building name:
 Location of building within site/block number: 57 Martin Road, Upper Moutere
 Level/unit number: 0

The owner

Name of owner: Nicholas Watmuff and Cindy Curtain
 Contact person: Nick Watmuff
 Mailing address: 57 Martin Road
 RD 2
 Upper Moutere 7175
 Street address/registered office:
 Phone number: Landline: 039702448 Mobile: 021985541
 Daytime: No information provided
 After hours: No information provided
 Facsimile number: No information provided
 Email address: nick@nwprojects.co.nz
 Website: No information provided
 First point of contact for communications with the building consent authority:
 Haidee Doyle (Murray Sinclair Limited); Mailing Address: 128 Tahunanui Drive
 Nelson 7011; Phone: 5485742; Email: office@pmfireplaces.co.nz

Building work

The following building work is authorised by this building consent:
 Install freestanding wood burner

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.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Copies of all site reports/records must be provided to the BCA as work proceeds for their records, please upload these to the correct building consent via the AlphaOne portal.

Inspections

The following inspections are required:

- Final

Documents required

Final

- C: Solid fuel heater - Installers Declaration

Compliance schedule

A compliance schedule is not required for this building.

Attachments

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

- Advice notes

Emily Harwood

Position: Building Technical Officer
On behalf of: Tasman District Council
Issue Date: 03 May 2024

Advice notes

Solid Fuel Burning Appliance: It is the owners responsibility to ensure any curtains, drapes or other such combustibles which would present risk of fire are kept tied back so as not to encroach within the safety clearance of the appliance.

Hazardous Materials: As with any construction project there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

Hazardous Materials: Due to the age of the existing building there is a likelihood it may contain asbestos containing material. The nature of the proposed building works means you will need to consider compliance with the Health and Safety at Work (Asbestos) Regulations 2016.

Any enquiries should first be directed to WorkSafe NZ (<https://worksafe.govt.nz/about-us/contact-us/>, or phone 0800 030 040), and detailed information is also available at <https://worksafe.govt.nz/topic-and-industry/asbestos/working-with-asbestos> and <http://asbestosaware.co.nz>

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

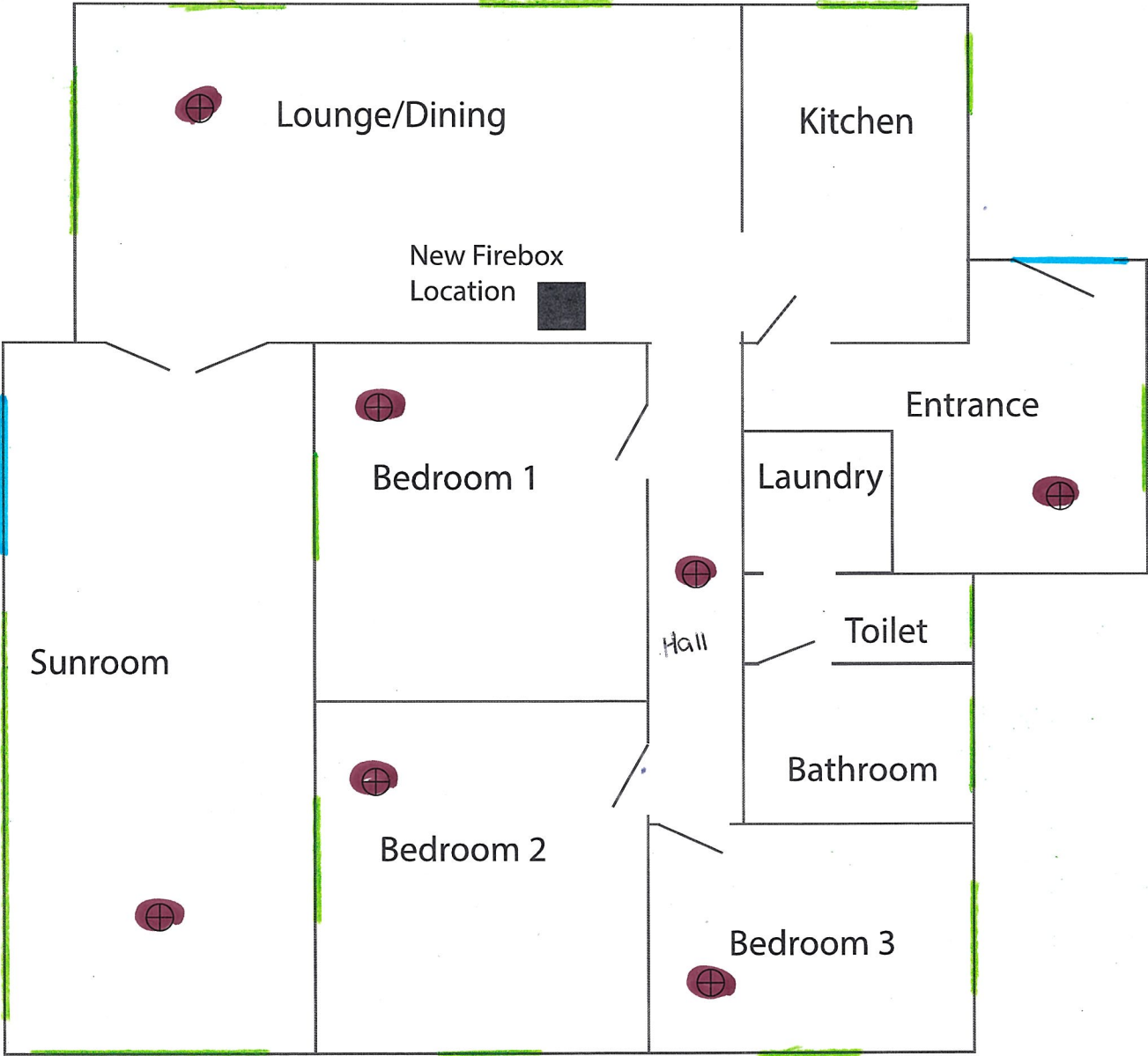
57 Martin Rd
Upper Moutere
7175

Tasman District Council
BUILDING CONSENT AUTHORITY

APPROVED BUILDING
CONSENT DOCUMENTATION

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

⊕ Smoke Alarm



NOT TO SCALE.

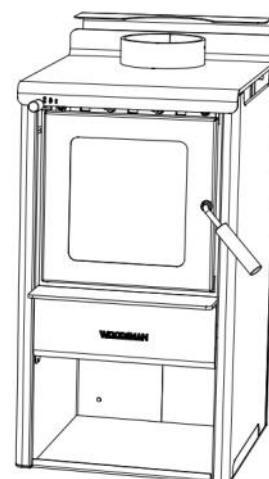
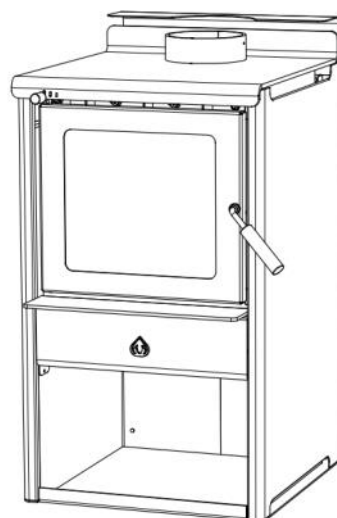
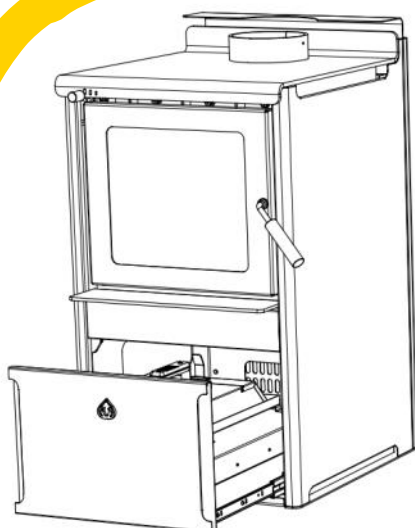
- Key:
- Wood Burner Location
 - Smoke Alarms
 - Windows
 - Exits/entries

Issued: June 2023 V2.5



WOODSMAN

Specifications, Installation and Operating
Instructions for the:
Woodsman Serene Series
Ultra Low Emission Burners



Serene, Serene Wood Box & Serene Petite

KEEP THESE INSTRUCTIONS FOR FUTURE REFERENCE

Proudly Manufactured By:



Harris Home Fires
41 Braddon St
Addington
Christchurch 8024
New Zealand
Email sales@hhf.co.nz

P O Box 4043
Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796

Tasman District Council
BUILDING CONSENT AUTHORITY

APPROVED BUILDING
CONSENT DOCUMENTATION

Testing and Certification

MODEL	AS/NZS 2918:2001	CM1.6 (ULEB)	AS/NZS 4012:2014	AS/NZS 4013:2014	Authorisation Number
Serene	Complies	—	66.2%	0.36g/kg	193597
Serene	Complies	25.7mg/MJ	—	—	194586
Serene WB	Complies	—	65.7%	0.37g/kg	194587
Serene WB	Complies	32.1mg/MJ	—	—	194588
Serene Petite	Complies		66.2%	0.35g/kg	212698
Serene Petite	Complies	36mg/MJ			212697

Warnings

- Your appliance and flue system should not be modified in any way without the approval of the manufacturer.
- Any modification of the appliance that has not been approved in writing by the testing authority is considered as breaching the conditions of the Serene certification and could be considered unsafe.
- This appliance is not intended for use by persons (including children) with reduced physical, sensory or mental capabilities, or lack of experience and knowledge, unless they have been given supervision or instruction concerning use of the appliance by a person responsible for their safety.
- Do not leave children un-attended near a fire and keep them well away from the fire when in use. Supervise young children to ensure that they do not play with the appliance.
- Do not use flammable liquids or aerosols to start or rekindle the fire. Also do not use or store such flammable materials in the vicinity of this appliance when it is operating.
- The use of some types of preservative-treated wood as a fuel can be hazardous and is prohibited.
- Always keep clothing, firewood, furnishing and other combustible materials at a safe distance from the fire.
- Do not attempt to open the **Fire Safe Drawer** when fire is in use.
- Do not touch any part of the fire other than the door handle and the air control when in use as all other parts can be extremely hot.
- Cracked/broken door glass, makes the installation unsafe. Do not operate the fire with cracked glass.
- Do not use the fire if there is a malfunction, a suspicion of breakage or unusual noises. Contact your nearest Woodsman dealer or Harris Home Fires.
- This appliance should be operated & maintained at all times as per instructions given in this manual.

Failure to follow above warnings, cautionary measures and instruction given in this installation and operation manual will void the warranty of this product.

Before You Install

The installation of any solid fuel burner requires a Building Consent prior to installation commencing. We recommend the installation of a Woodsman solid fuel burner or flue system be undertaken by the holder of a current SFAIT (Solid Fuel Appliance Installation Technician) qualification issued by the NZHHA (NZ Home Heating Association Inc.).
www.nzhha.co.nz

Before Your First Light Up

- Ensure that your appliance has received a Code of Compliance from your local council building inspector.
- Ensure that your installer has sealed all the flue joints as per the installation instructions.
- Check to make sure that all the internal parts (bricks, baffles and air tubes) are properly in place and have not been moved during transit or installation.
- Be aware that when you first light the fire, there will be visible smoke that will come off the paint for approximately 30 to 60 minutes. This is quite normal and is the paint going through the final baking on process. The fire should be fully loaded with wood and run at the high setting for this time. We recommend that you light your fire at a suitable time of day where the area can be ventilated by opening doors and windows and disable any smoke alarms that may be affected.
- Read the lighting instructions in this document.

Before You Use

It's important to note that modern clean air wood burners are different from older, non clean air approved burners. They operate differently and have different levels of maintenance. It is important to understand these differences to ensure that your fire operates efficiently, hassle free and you are doing your part to keep the air clean.

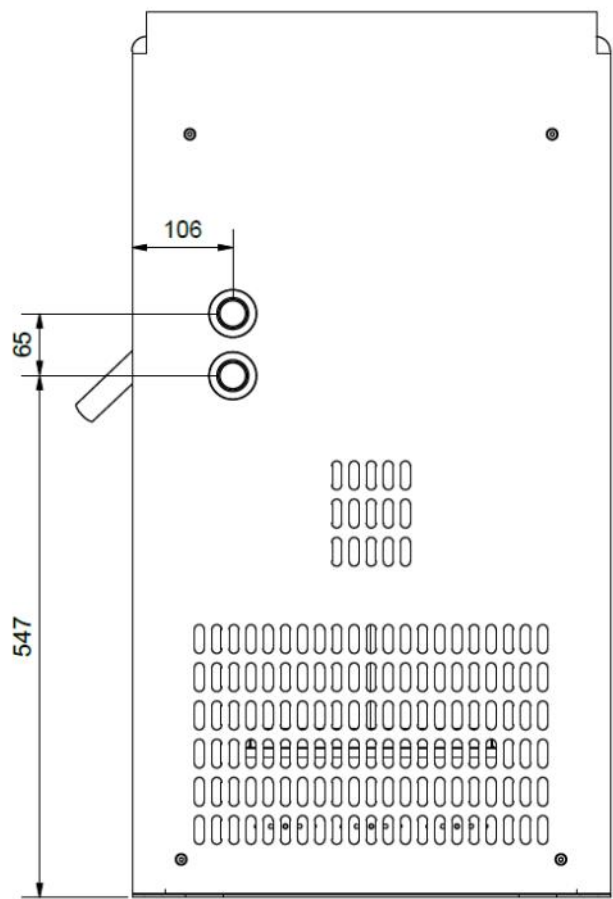
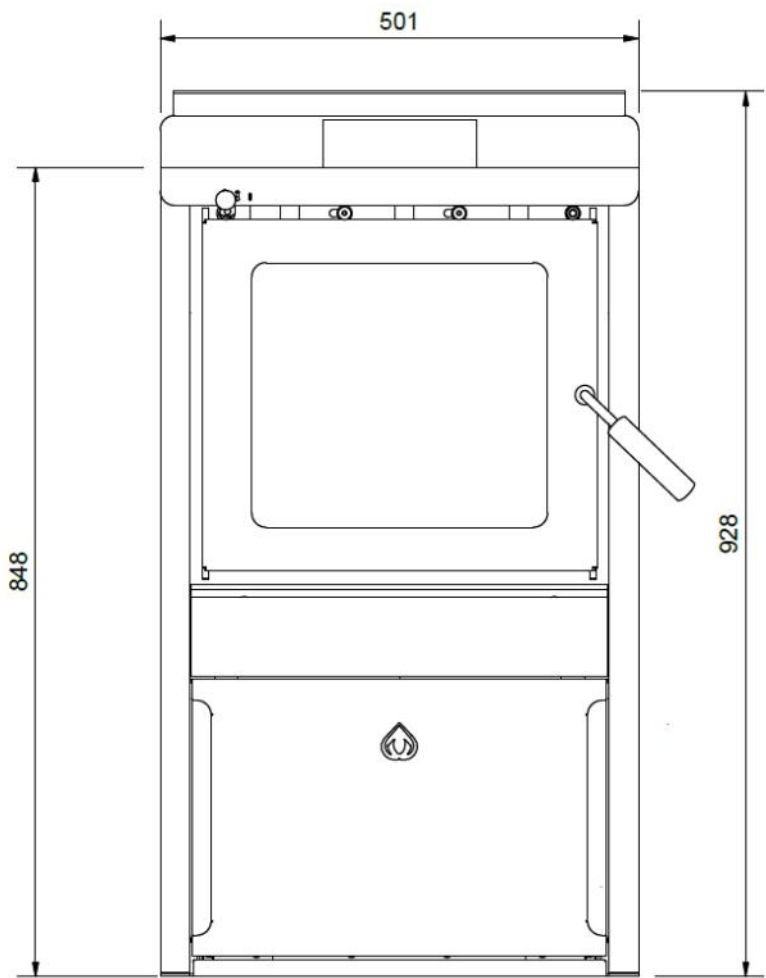
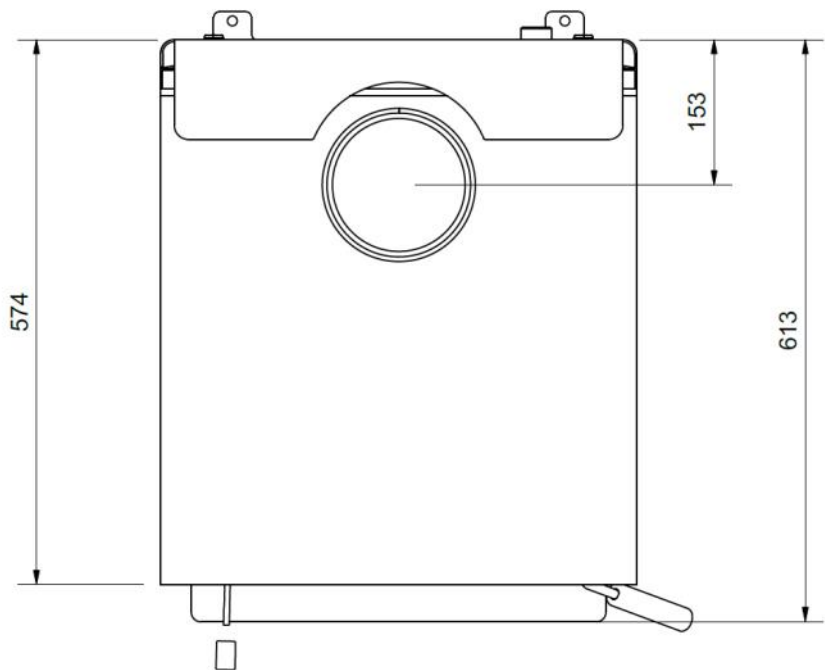
- Lighting your fire properly is important to ensure that the rest of the burn is clean and efficient.
- Your clean air approved burner has some consumable parts that your old fire probably didn't have.
- What type of wood you burn, its quality and how you burn it has a big impact on burn efficiency, air quality and the life of the consumable parts.

Please have a careful read of the rest of this manual to familiarise yourself with the best practises for using, maintaining and enjoying your Woodsman fire.

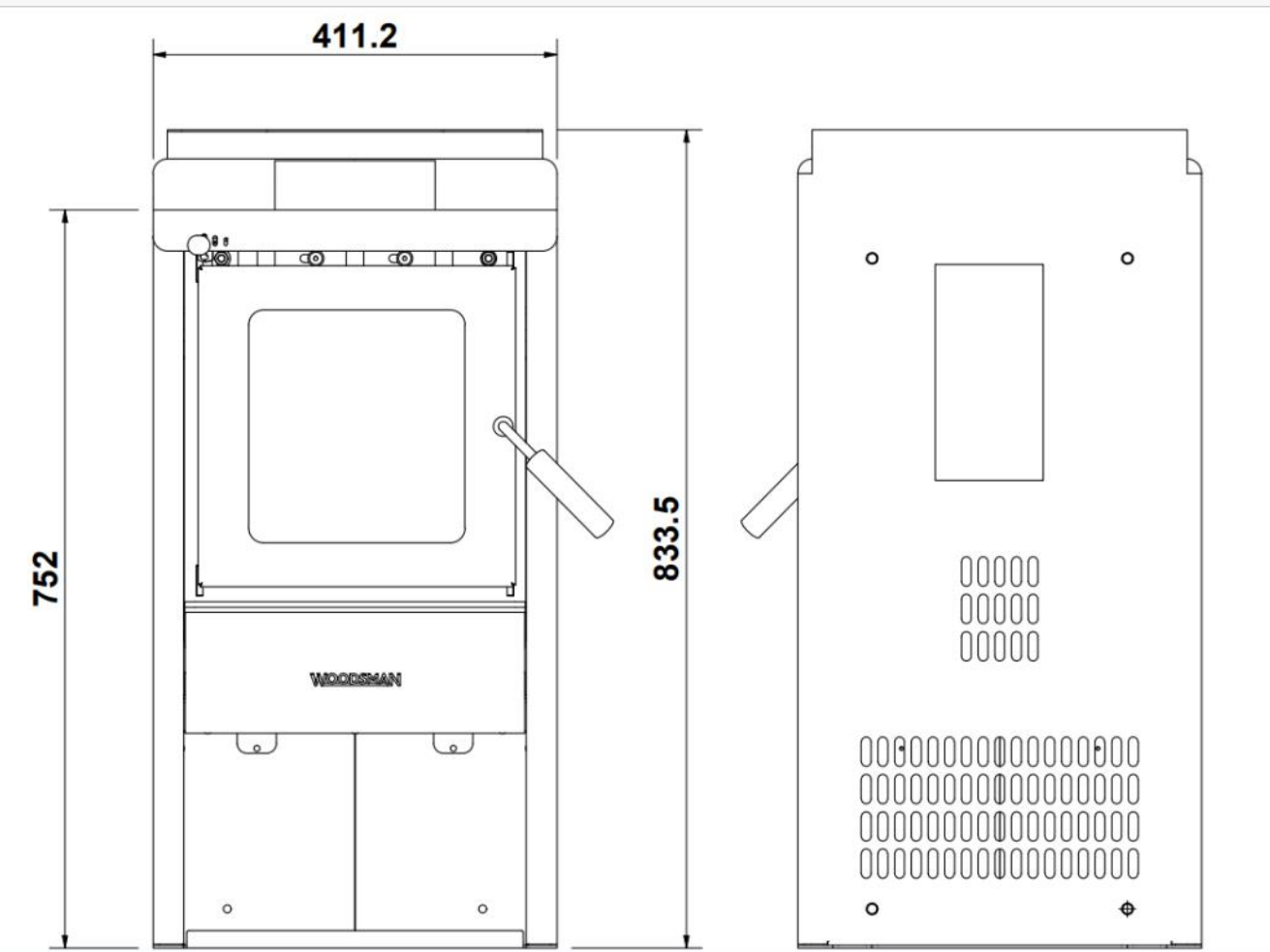
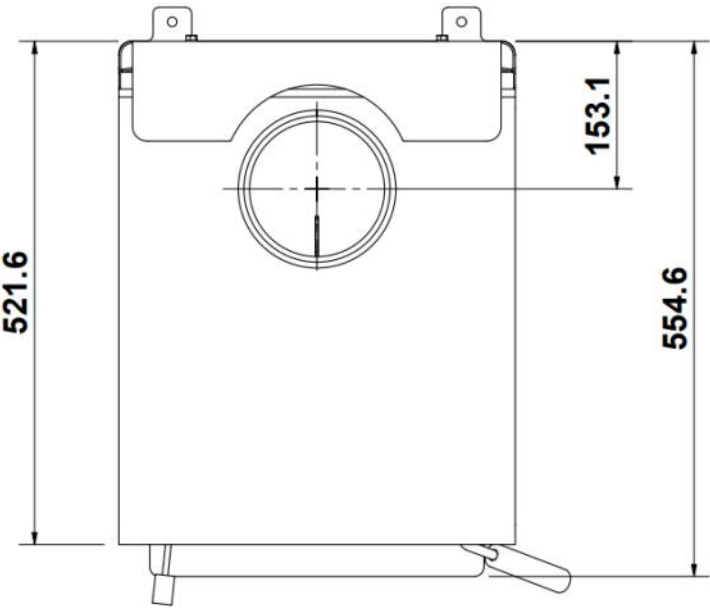
It's also important to be aware that a wood stove is a hands on and practical appliance. It requires user maintenance on a regular basis and you need to be prepared to perform the tasks listed in the guide. If you are not able or confident in performing these tasks, please contact a service agent.

Dimensions

Serene & Serene Wood Box



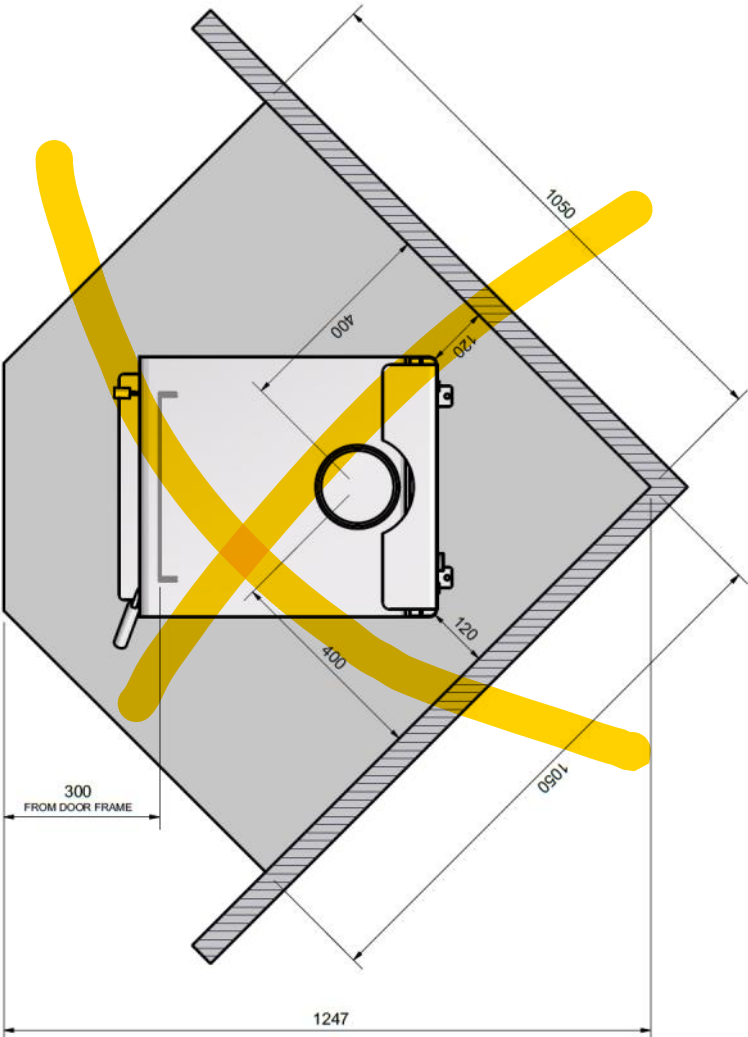
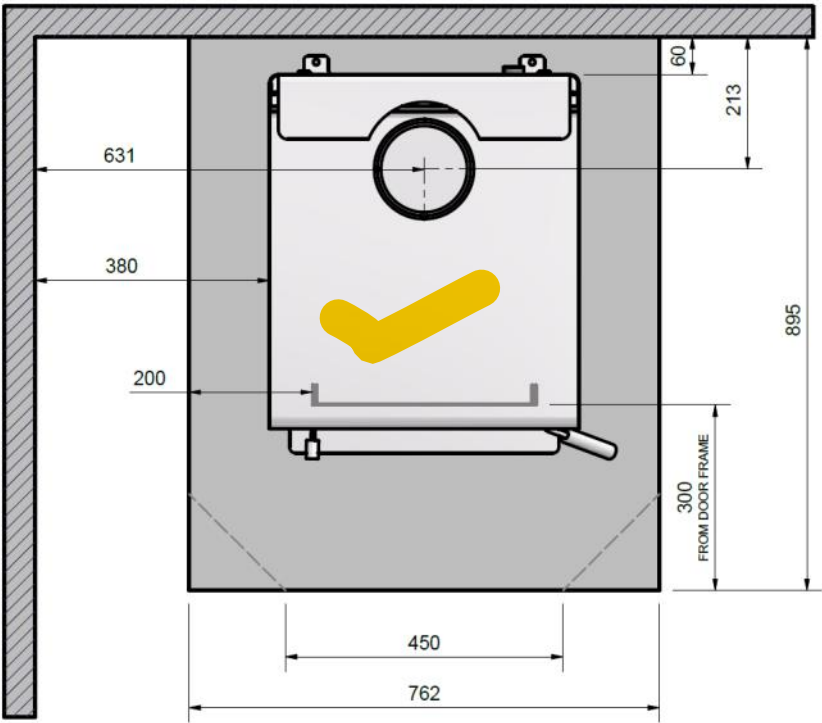
Dimensions
Serene Petite



Minimum Safe Installation Clearances to COMBUSTIBLE Materials

Serene & Serene Wood Box

As tested to AS/NZS 2918:2001 by Spectrum Laboratories, Test report number 0531



Technical Requirements

Floor protector:
Ash Hearth, any non-combustible material of any thickness

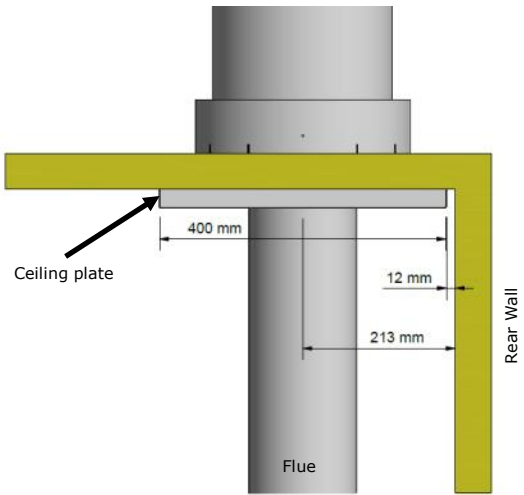
Flue Shield:
1200mm high

Wet-back Rear Clearance
The Serene does not require access for maintenance behind the fire, therefore the fire can be installed as close as 60mm to the rear wall.
However, this is a minimum and additional clearance may be required for tool access when fitting a wetback.
It is advised that you check with your installer or plumber if additional clearance behind the fire is needed.

Ceiling plate requirements

The Serene has a minimum ceiling plate size of 400mm x 400mm

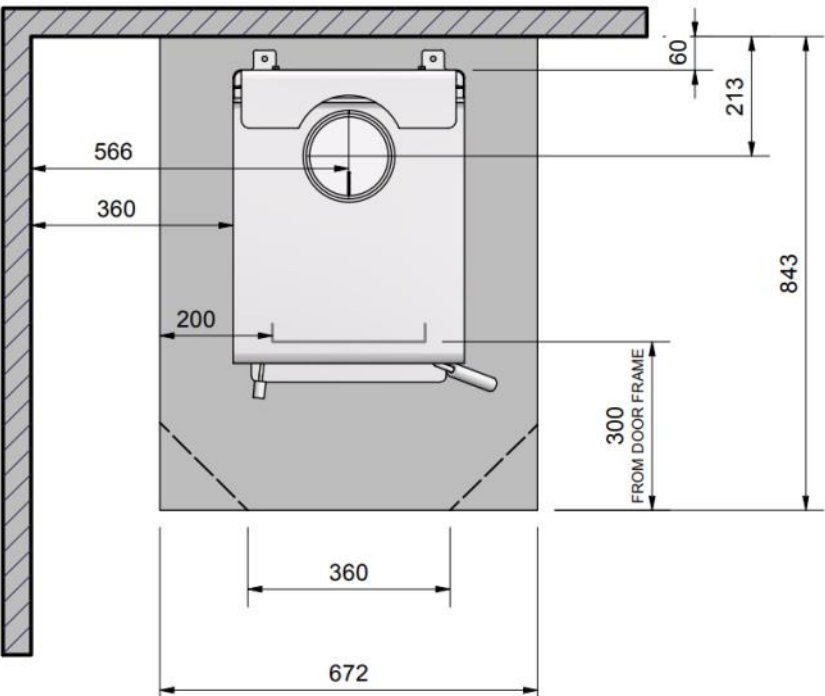
Due to the Serene's low rear clearance, the ceiling plate may be in close proximity to the wall. This may interfere with ceiling coving or mouldings where the wall and ceilings meet if. If they are a feature of the room, they may need to be cut back to allow the ceiling plate to fit, or the fire may need to be pulled away from the wall further than the minimum rear clearance.



Minimum Safe Installation Clearances to COMBUSTIBLE Materials

Serene Petite

As tested to AS/NZS 2918:2001 by Spectrum Laboratories, Test report number 0531

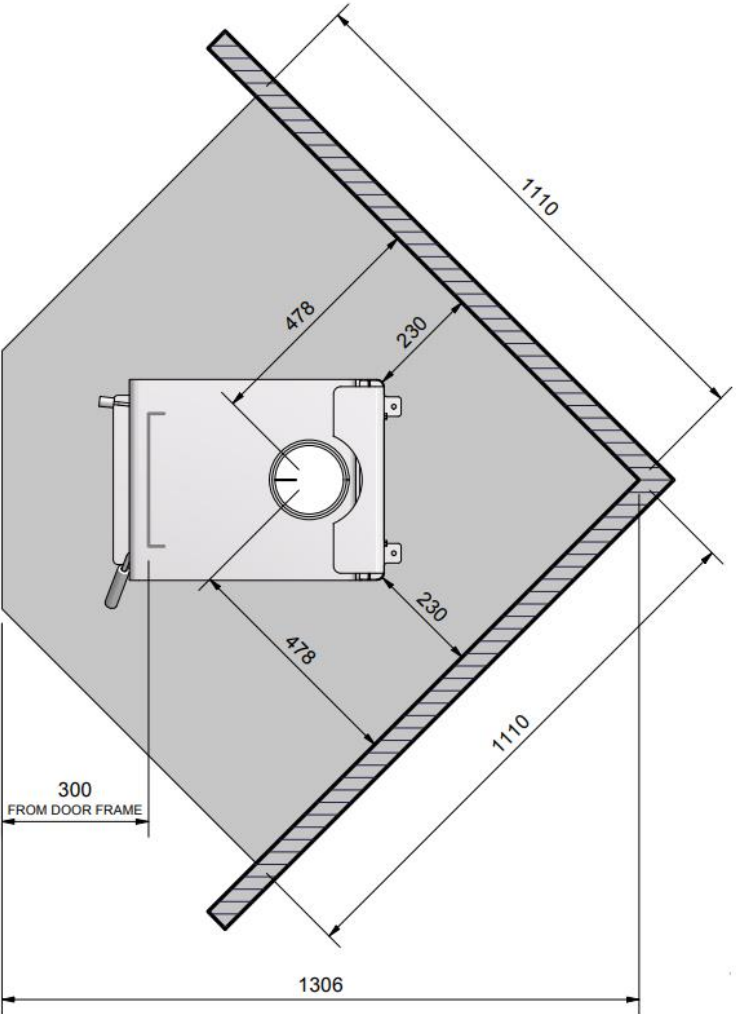


Technical Requirements

Floor protector:
Ash Hearth, any non-combustible material of any thickness

Flue Shield:
1200mm high

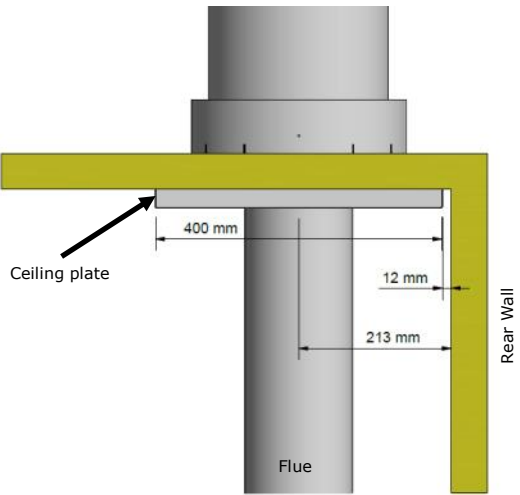
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Ceiling Heights

All Woodsman free standing fires have been tested and approved to AS/NZ 2918:2001 App B with a ceiling height of 2.4m and with the factory flue shield fitted in the below configurations. In some cases, the top of the flue shield terminates within 600mm of the ceiling height (refer to AS/NZ 2918:2001 **4.5.2**) but all ceiling temperatures did not exceed the allowable limit in these cases and are therefore able to be installed. Reports are available on request for Councils.

If the ceiling height is less than 2.4m, then heat shielding is required as per AS/NZ 2918:2001 Table 3.2

Sealing Flue Joins

IMPORTANT

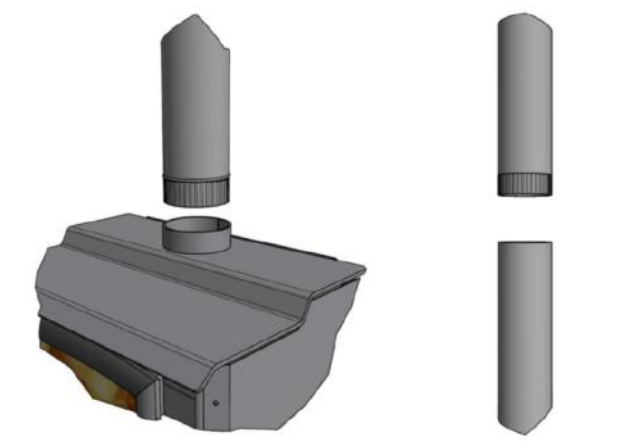
All Flue Joins Are Required To Be Sealed Using Flue Cement

It is extremely important that ALL flue joins are sealed at the time of installation using flue cement or a suitable exhaust cement.

If flue joins are not sealed properly, it can lead to performance issues with the fire such as;

- Lower heat output of the fire, due to decreased performance
- Blocked flue
- Smoke coming out the door when open, due to decreased suction
- Hard to light

The formation of soot and creosote will not seal the flues, especially on the lower lengths, as the high temperatures inhibit its formation.



Any issues that arise as a result of the flues not being sealed, are not covered by the warranty and are not the responsibility of the manufacturer.

It is the installer's responsibility to ensure that this is done at the time of installation.

Installation Instructions

We recommend this appliance be installed by a trained and NZHHA qualified installer.

Warning: the appliance and flue system shall be installed in accordance with AS/NZS 2918:2001 and the appropriate requirements of relevant building code/codes.

Warning: appliances installed in accordance with this standard shall comply with the requirements of CM1.6 where required by the regulatory authority, i.e. the appliance shall be identifiable by a compliance plate with the marking "Tested to CM1.6".

Caution: mixing of appliance or flue system components from different sources or modifying the dimensional specification of components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance.

Caution: cracked and broken components e.g. glass panels or ceramic tiles, may render the installation unsafe.

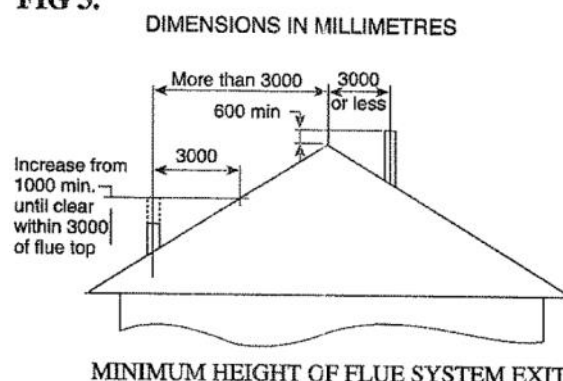
- Maintain a clearance of at least 1 metre between front of the appliance and building structure or any other substantial immovable object.
- Your appliance shall be seismically restrained, including the floor protector using the provided holes or brackets. The restraints should be sufficient enough to resist a seismic loading equal to 0.4 times the mass of the appliance. We recommend a minimum of 8mm dynabolts on concrete floors and 8mm coach screws for wooden floors, of appropriate length.

Minimum Flue Height

The top of the flue system should be at least 600mm above the highest point of the roof ridgeline, if the point of intersection of the flue system and the roofline is less than 3 metres from the ridgeline horizontally.

If the point of intersection of the flue system and the roofline is greater than 3 metres horizontally, the top of the flue system shall be at least 1 metre above the point of intersection with the roofline. (refer FIG 3)

FIG 3.



These are considered to be **minimum dimensions**, and depending on local conditions, **taller flue system heights may be required for satisfactory performance. The total flue height should be no less than 4.6m from the level of the floor protector.**

Flue Installation Detail

Your Woodsman appliance should be installed with a HeatSaver Flue System.

A HeatSaver Flue System is available from all authorised Woodsman dealers throughout New Zealand.

Use of a flue system other than a genuine HeatSaver Flue System may affect the safety of the installation, and may affect your warranty.

Insist on a genuine HeatSaver Flue System.

Lighting Procedure

It is important to follow these steps to ensure the fire will operate as intended and to ensure a clean and efficient light up.

What you will need:

- A. Approximately 16 pieces of kindling wood, about 1kg in weight (total)
- B. 4 x pieces of small sized wood (**intermediate load 1**), approximately 300mm in length, 1.2kg in weight (total)
- C. 4 x pieces of medium sized wood (**intermediate load 2**), approximately 300mm in length, 2.5kg in weight (total)
- D. 3 x natural fire lighter cubes
- E. Matches



Important: Ensure installation instructions have been adhered to before lighting the appliance.

Reminder: For your comfort, it is advised that you light your first fire with the windows open to allow the escape of paint fumes. This will normally happen for the first 30 to 60 minutes of the first burn. Ensure the fire is run at a high temperature during this period.



D

Natural fire lighters

Step 1. Loading the wood for lighting

Place the 4 pieces of small wood (intermediate load 1) across the bottom. Then stack the 16 pieces of kindling wood in a 'cross stack' style on top of the intermediate load 1 with the 3 fire lighter placed on top of the kindling wood as shown.

Lighting Procedure Continued



Step 2.
Light the fire lighter cubes

Light the 3 fire lighter cubes. Once the fire lighters have caught well alight, the main door can be fully shut.



30 mins



Step 3.
Load intermediate load 2 (4 pieces)

After approximately 30 minutes (or when the fire has burned down to red embers with minimal yellow flame), the fire is ready for the next load.



Load the 'intermediate load 2' onto the embers and close the door.

Lighting Procedure Continued



30 mins

Step 4. Regular loading

After approximately 30 minutes, your fire is ready for regular loading of wood. It is recommended that you use a minimum 3 to 4 pieces of wood when reloading your fire.

Reloading Procedure

It is important to note that when and how you reload your fire is important. Please follow these steps when reloading.

The door should not be opened until the wood inside has burned down to red embers and large yellow flames are minimal. The goal is to burn your wood in cycles for the cleanest and most efficient burn.

- If the fire has been on low, turn the fire onto the high setting for 5 minutes before reloading.
- Place the wood in the 'front to back' orientation, and ensure that the size of wood is appropriate for your firebox.
- Do not overfill your fire box with wood. You should fill your firebox only to about 2/3 capacity, approximately 2 to 4 pieces depending on the size.
- Allow the wood to burn right down to large red embers with minimal yellow flame before repeating the process.

Appropriate Firewood

Your Woodsman wood fire is designed to burn logs from trees which would typically be sourced from a reputable wood merchant as firewood.

The most common species is radiata pine, which is a soft wood. Other common species of wood like macrocarpa are also appropriate to use and some hard woods like eucalyptus (bluegum) can also be used in conjunction with softwood.

The size of the wood will vary, but the typical length should be from 200mm to 350mm and the diameter around 150mm.

The wood should be appropriately seasoned, which will depend on how it is stored, but the moisture content should be below 25% before use.

Your Woodsman wood fire is NOT designed to burn anything other than typical firewood as stated above, at the risk of damaging your firebox and voiding the warranty.

Do not burn, treated wood, building off cuts, drift wood, rubbish, garden waste, coal, old man pine (or other very resinous woods) or anything other than typical fire wood. If you need further clarification on a fuel, please contact Woodsman or your retailer before using it.

Creosote Formation

A small intense fire is preferable to a large smouldering one, to reduce the amount of creosote. When wood is burned slowly it produces tar and other organic vapours, which combine with expelled vapour to form creosote. These creosote vapours condense in the relatively cool flue of a slow burning fire. As a result, creosote residue accumulates on the flue. When ignited, this creosote makes an extremely hot fire.

The flue should be checked at least every 2 months, during the burning season, to determine if a creosote build up has occurred. If this is the case, it should be removed by a chimney sweep to reduce the risk of an unexpected flue fire.

Your appliance has been designed to produce low levels of creosote at high and low settings.

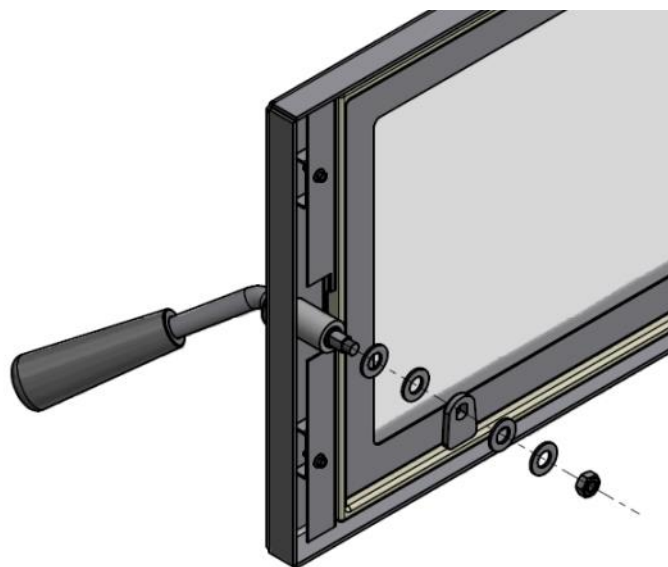
In the event of a chimney fire, close the firebox door, fully close the heat control, vacate the premises and call the fire service.

Storage of Fuel

Do not store fuel within installation clearances or within the space required for refuelling or ash removal. Wood should always be stored in a dry place out of the rain. We recommend your wood be seasoned for at least 6 months before use. Dry wood also burns hotter and more efficient than wet wood.

Door Catch Adjustment

From time to time, your door catch may need to be adjusted to ensure a tight seal. The seal in the door is a fibreglass door rope and will compress over time. To adjust the door catch, undo the nut on the door assembly and redistribute the 4 washers to either tighten or loosen the catch. The door rope will need to be replaced during the life of the fire and you may need to loosen the catch at that time.



Caring for your Fire & Maintenance

Door Glass

- Ensure logs are not too long for the depth of the firebox. Do not attempt to close the door if a log is protruding from the front of the firebox opening.
- A broken glass is caused by the door being closed onto a full firebox or logs not correctly placed into the fire.
- Wiping your glass regularly with a glass cleaner when cold will keep the glass clean. The Serene Drawer Model Includes a Glass Cleaner which is designed to be used dry to buff the glass clean. Replacements can be purchased through our online store.

Door Rope

- The door rope will need to be replaced from time to time. When replacing the rope or if the door rope becomes loose, press the door rope firmly back into the retainer. Flue cement or maniseal may be needed to help keep it in place.

Cleaning the Outside of the Fire

- Woodsman fires are finished in a high temperature paint. Only use a damp cloth (no chemicals) when cleaning the outside of the fire. If any scratches occur, you can easily touch up the fire with an aerosol can of matching paint. This is available from your retailer or Harris Home Fires.

Cleaning the Flue

- Keeping your flue clean is important. We recommend that you have your chimney swept at least once a year. A blocked flue not only effects the performance of the fire, but can also be a hazard as you are susceptible to chimney fires.
- Poor quality and wet wood will increase the number of times you will need to clean the flue. Good quality wood is important.

Cowl Maintenance

- Your Columbia Cowl is fitted with a Teflon Sleeve to reduce noise and wear. The Teflon Sleeve may need to be replaced over the life of the fire and should be checked during an annual service or when the flue is cleaned. If the shaft is dry and dirty, it should be cleaned back to a bare metal finish and a thin layer of graphite or high temperature grease applied before replacing the Teflon Sleeve.
- Older versions of the Columbia Cowl do not have a Teflon Sleeve and require re-greasing one to two times a year

Ash Level

- It is important to maintain a 2 - 3cm level of ash in the bottom of the fire for insulation purposes. But do not let the level get too high as you run the risk of logs and coals falling out of the fire. You also get less wood in the firebox.

Fire Safe Drawer

(Not Available in Wood Box model)

Your Serene comes with a Fire Safe Drawer located in the pedestal of the fire. Its purpose is to provide a convenient place to store kindling wood, matches, newspaper and natural fire lighters. Having a place to store these items can make it very quick and easy to light your fire and reduce clutter around the fire.

WARNING: Do not store flammable liquids or aerosols

While the Fire Safe Drawer has been lab tested to ensure that temperatures are safe, it is not designed to store anything other than kindling wood, matches, newspaper and natural fire lighters.

WARNING: Do not use Fire Safe Drawer while fire is burning

The Fire Safe Drawer should be not opened or operated while the fire is in use, at the risk of hot ashes or embers falling into the drawer.



Fire Safe Drawer open in position 1 to expose the No Mess Ash Scoop



Fire Safe Drawer open in position 2 to use storage drawer

No Mess Ash Scoop

(Not Available in Wood Box model)

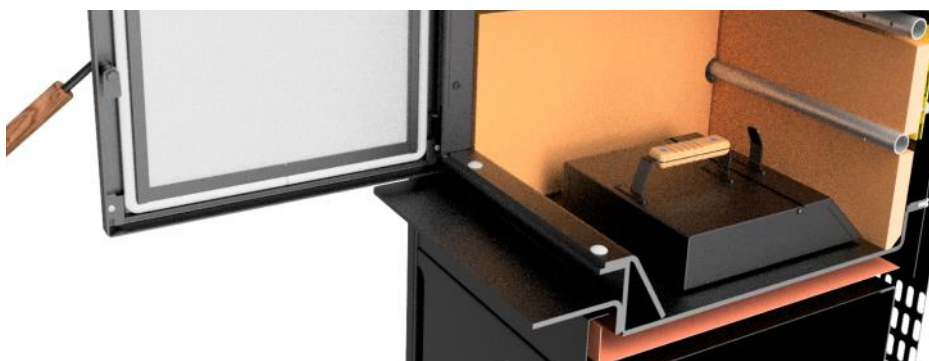
Your Serene comes with a No Mess Ash Scoop located on top of the Fire Safe Drawer, in the pedestal of the fire. Its purpose is to provide a clean and simple way to remove ashes from the fire.

WARNING: Do not remove hot ash and embers from the fire

The No Mess Ash Scoop is designed to remove cold ash only from the fire. Allow up to 12 hours after the fire has gone out before removing ash.



While holding open the lid with the thumb tab, run the scoop along the bottom of the fire-box, towards the rear of the fire.



Once the scoop is full of ash or has reached the rear of the fire-box, release the thumb tab to close the lid to contain the ash.

If needed, the No Mess Ash Scoop can be stored back in the dock with cold ashes inside until disposal, but it is recommended to dispose of the ashes immediately by leaving them outside in a metal or non combustible container. Once you are 100% certain the ash is cold, you may then dispose of the ashes in the garden, compost or rubbish bin.

Consumables

Some parts of your Woodsman fire are considered consumable. They are designed to be replaced as they will degrade over time. The life of the consumables will vary depending on;

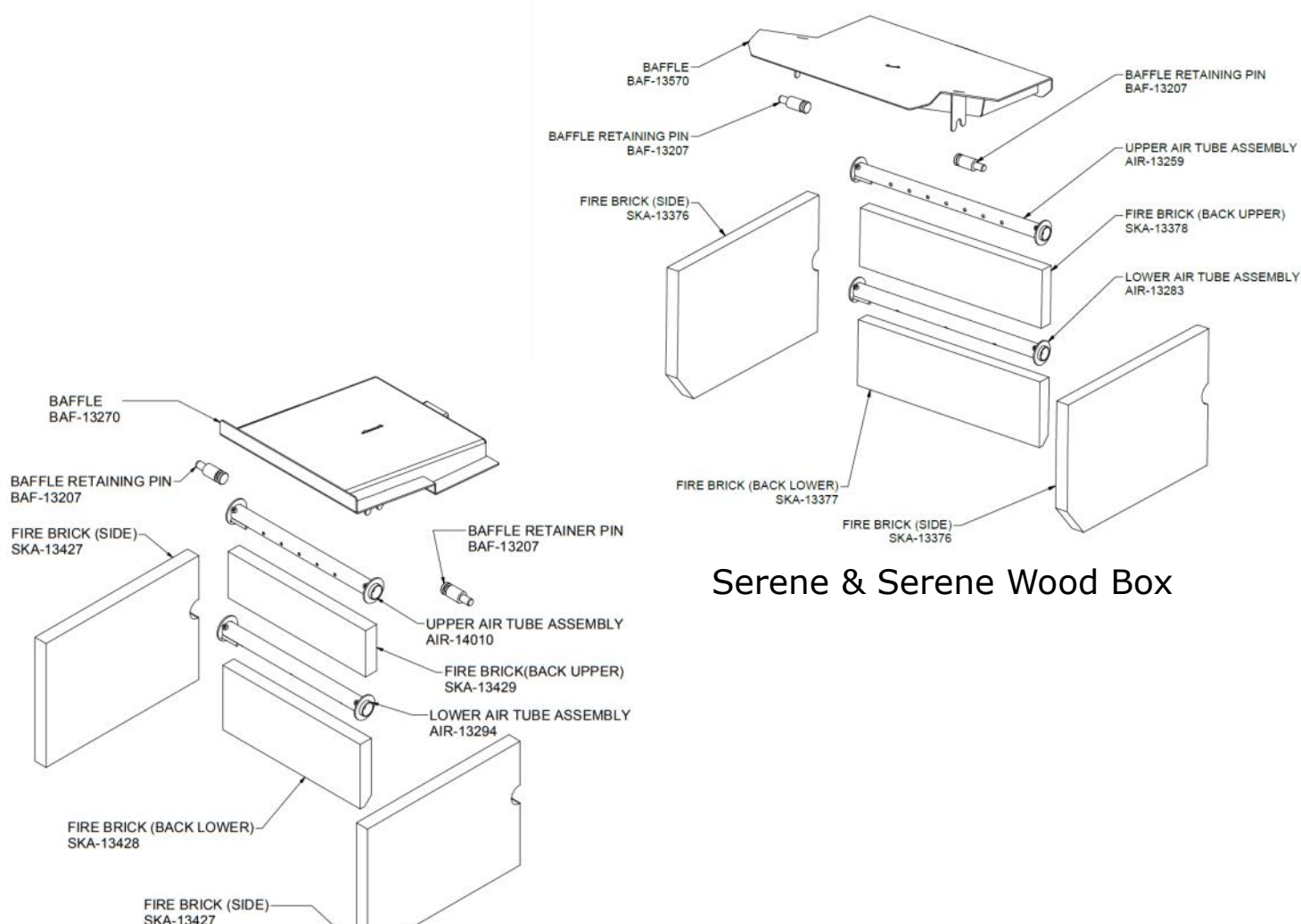
- Frequency of use. How often is the fire used?
- Rate of burn. Is the fire burning on low or high the majority of time?
- Type of fuel. Some woods are much harsher than others.
- Level of ash.

General items that are considered consumables:

- Baffles
- Fire bricks
- Air tubes
- Glass seals and door ropes

It is very important that you replace these parts when they show sign of wear. They effect how the fire runs and you may increase your fuel consumption or lower your efficiency if not replaced, and can in some cases, damage the firebox. It is generally obvious once a part is in need of replacement. Steel components may split or large holes may appear and fire bricks may disintegrate. Fire bricks that are cracked but still remain in place are completely safe to use and only need to be replaced when they no longer remain in place. A cracked fire brick may still last years of use.

We recommend you check your fire visually several times a year for damaged components.



Serene & Serene Wood Box

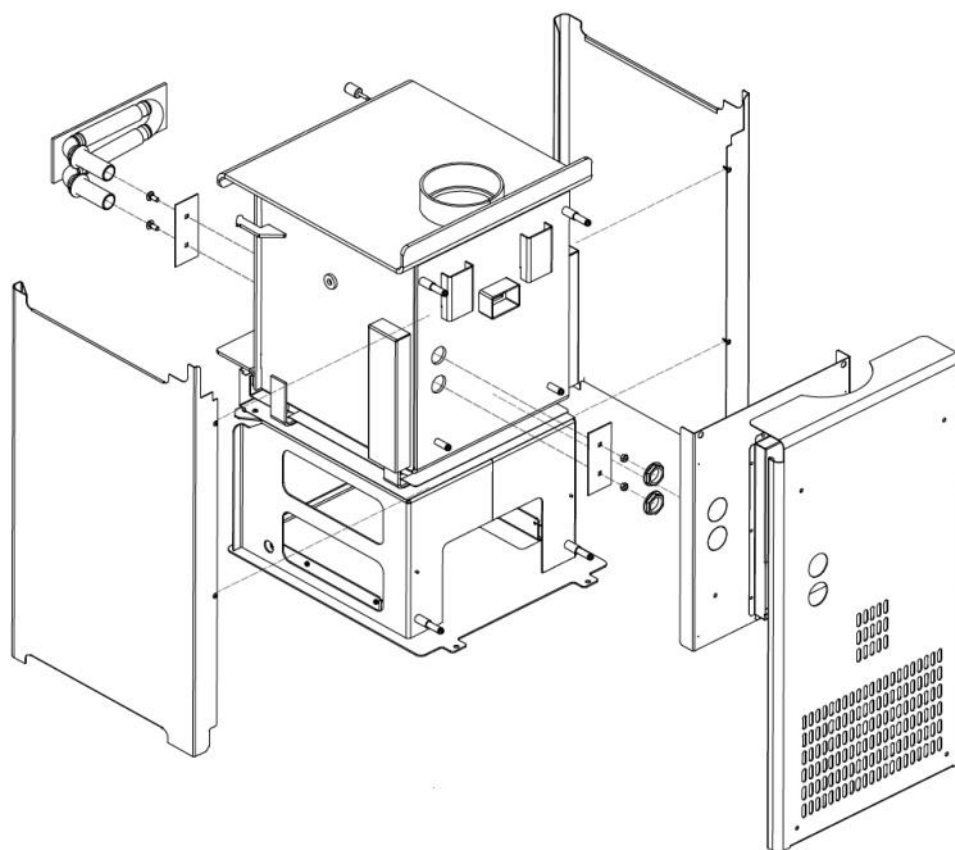
Serene Petite

Fitting the Wetback To The Firebox

Instructions for fitting a loose wetback to the firebox where the fire has been pre-punched with wetback holes.

- Remove knock-outs and cover plates in the rear panels
- Remove top rear firebrick
- Undo coach bolts on firebox plug to expose wetback holes
- Remove 1 nut off each wetback tube
- Place wetback into fire (removed firebrick does not need to be replaced)
- Replace nuts onto the rear of the wetback. Ensure the wetback is level before tightening using a 40mm tube socket

This task should be completed before the fire is positioned in place.



Note: Rear panels do not need to be removed if a tube socket is used for tightening

WETBACK WARNINGS:

- Do not connect to an unvented hot water system.
- **NEVER** burn the appliance without the wetback connected to the water system. This will immediately damage the wetback and void the warranty.
- AS/NZS 2918:2001 states; "all water connections to an appliance shall be in accordance with the appropriate requirements of AS 3500.4.1 or NZS 4603 and the regulatory authority, as appropriate".

Useful Tips

Get the most out of your fire

Tips for lighting the fire

- Use finely cut, dry kindling wood.
- Firelighter cubes or gel work best when ensuring ignition of the kindling.
- Cross stack kindling over and around fire lighter like a small tower.
- Use ample kindling wood to ensure a good fire, you want to get the fire hot as fast as you can.

Tips to help get the highest heat output:

- Open the air slide to increase the amount of combustion air to the combustion zone.
- Use smaller pieces of wood and lots of it. Small pieces of wood have a larger surface area compared the same volume of wood but in larger pieces.
- Feed the fire regularly. Keep the fire topped up with fresh wood to keep the temperature up in the combustion zone.
- Use dry wood. Wood with a moisture content of less than 16% will burn much hotter than damp wood. Use a moisture meter to determine the moisture content of the wood.
- Use a soft wood. Soft woods like Radiata Pine burn fast and hot.

Tips for increasing the burn time:

- Shut down the air slide to decrease the amount of combustion air to the combustion zone.
- Use large pieces of wood. Large pieces have a smaller surface area compared to small pieces of the same volume and will burn slower.
- Use a hard wood like Blue Gum (where permitted). Hard woods are denser and take longer to burn.
- Completely fill the fire box with large pieces of wood. The more wood in the fire, the longer it takes to burn.
- Load the wood at the right time. If you load the fire when there is a large amount of red embers, the wood will all combust at the same time. A good idea is to let the fire burn down quite considerably and push the embers off to one side. Stack the wood in the firebox and the wood will ignite on one side only and slowly burn from one side to the other.

Trouble Shooting

My fire won't turn down

The first thing to be aware of is that some new clean air fires do not shut down like old fires. Old fires used to shut all the way off and the wood would just smolder.

Other reasons for this problem may be:

- Consumable parts have burned out and needs replacing, visually check.
- Door seal is not sealing properly and may need replacing. Take a thin strip of news paper, close the door on it at various spots, if the paper can be easily pulled out, then either a new door rope is needed or door latch needs adjusting by redistributing the washers on the door latch.

There is rust on my fire

Rust appearing on your fire can only occur when moisture or water is present and has began to oxidize the steel.

- Identify where the water or moisture has come from and fix the problem.
- Lightly sand the effected area and use matching Woodsman aerosol high temperature paint to touch up.

My glass is dirty

Your glass can get dirty easily if you use poor quality or wet wood or spend a lot of time with the fire on the low setting.

- Give the fire a good hot run on the high setting to burn off the residue on the door
- If that fails, there are special cleaners especially for this purpose or oven cleaner works well. Do not get chemicals on the paint work.

My fire smokes when I open the door

There are many reasons which may cause this symptom and it is often a process of elimination to remedy the problem.

- Your flue length may be too short. Even though it may be of legal length, every installation is different and you may require an additional length of flue.
- Your flue may be blocked, have the flue looked at.
- The baffle may not be in place correctly, visually check to see if it has moved.
- You may need a cowl like the Columbia cowl to help encourage draw, especially where there are environmental problems like high winds.
- Your flue may be getting too cold. If the flue gases get too cold, they can struggle to be exhausted and when the door is opened, they find it easier to exit via the door than the flue. If you suspect your flue is getting cool, turn the fire up onto high for a few minutes before reloading, this will increase the temperature of the flue and increase the flue draught.
- Check that the installer has sealed **ALL** the flue joints and there are no gaps which will leak air into the flue, reducing the draw.

The paint has been damaged

Paint finishes are not as durable as enameled finishes, but they are extremely quick and easy to touch up and the fire can look new in minutes.

- If damage has occurred to the paint, lightly sand the effected area and touch up using Woodsman High Temperature Paint.

My fire seems to be performing poorly, not burning well on high

If your fire doesn't seem to burn well at the high level, check the following:

- Negative pressure, make sure there are no extraction devices like fans creating a negative pressure in the home.
- The flue length is long enough.
- The wood is dry.
- The flue is clean.



WOODSMAN

Serene Series Warranty

15 Year Firebox Warranty 2 Year Parts Warranty

Your Woodsman Serene fire is warranted for a period of 2 year to the original purchaser, from the date of purchase, against defective materials and workmanship which includes the firebox and all parts.

If a part defect occurs, return the part to the retailer or directly to Harris Home Fires along with a copy of the retailers receipt and a replacement part will be sent at no cost. The parts warranty does not cover the cost of fitting and replacing parts. Bricks that are cracked, but remain in place do not need to be replaced and are not covered by warranty.

If a firebox defect occurs, either contact the retailer or Harris Home Fires and it will be repaired or replaced at our discretion with all costs covered.

This warranty does not cover damage caused by mishandling, misuse, failure to follow the manufacturer's installation and operating instructions, or work done by others, such as installers, or plumbers etc. The manufacturer shall not be responsible for site conditions such as insufficient draught, downdraughts, or routine servicing and adjustments.

Damage caused by the failure to replace consumables like air tubes, baffles and fire bricks or not burning the recommended fuel, may void the warranty.

Your Woodsman Serene firebox is then covered by a further 8 year warranty against defective materials and workmanship during normal domestic use.

In the case of a claim after the second year, this warranty covers the cost of replacement or repair at the manufacturer's discretion and includes freight, painting and all required refurbishment.

Your Woodsman Serene is then covered by a further 5 year warranty on the fire box against defective materials and workmanship during normal domestic use.

In the case of a claim after the first 10 years, It shall be the owner's responsibility and expense to have the fire disconnected and ready for pickup from onsite or another suitable location or deliver the WOODSMAN fire to either the dealer from whom it was purchased or directly to Harris Home Fires. Harris Home Fires will pick-up, repair and refurbish the fire, including painting as necessary and deliver the fire back to the customer.



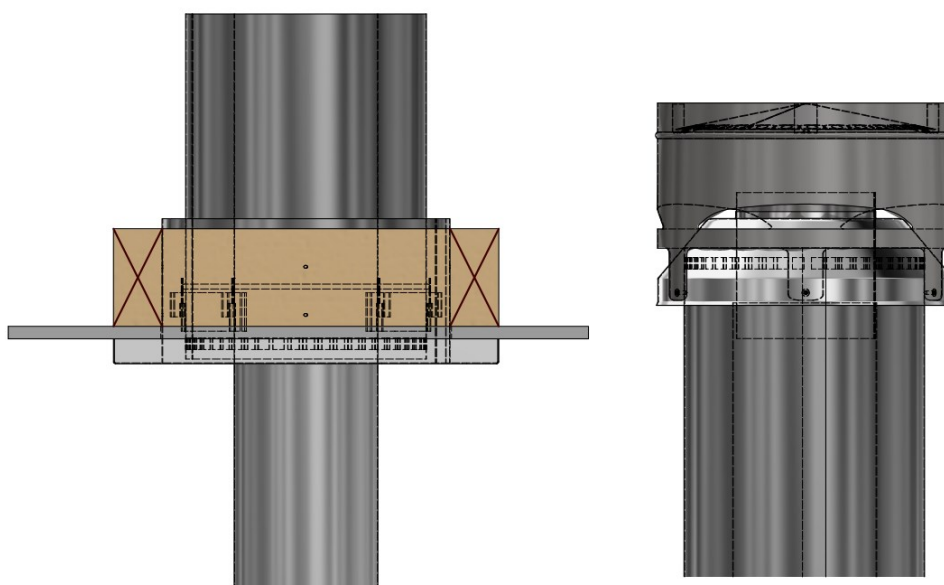
Harris Home Fires
41 Braddon St
Addington
Christchurch 8024
New Zealand
Email sales@hhf.co.nz

P O Box 4043
Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796
Fax 03 366 1795

Issued: Oct 2022 V4.5

HeatSaver Flue Kit Installation Instructions For Solid Fuel Appliances



The installation of any Woodsman solid fuel burner requires a Building Consent prior to installation commencing. We recommend the installation of a Woodsman solid fuel burner or flue system be undertaken by the holder of a current SFAIT (Solid Fuel Appliance Installation Technician) qualification issued by the NZHHA (NZ Home Heating Association Inc.).
www.nzhha.co.nz

KEEP THESE INSTRUCTIONS FOR FUTURE REFERENCE

Proudly Manufactured By:

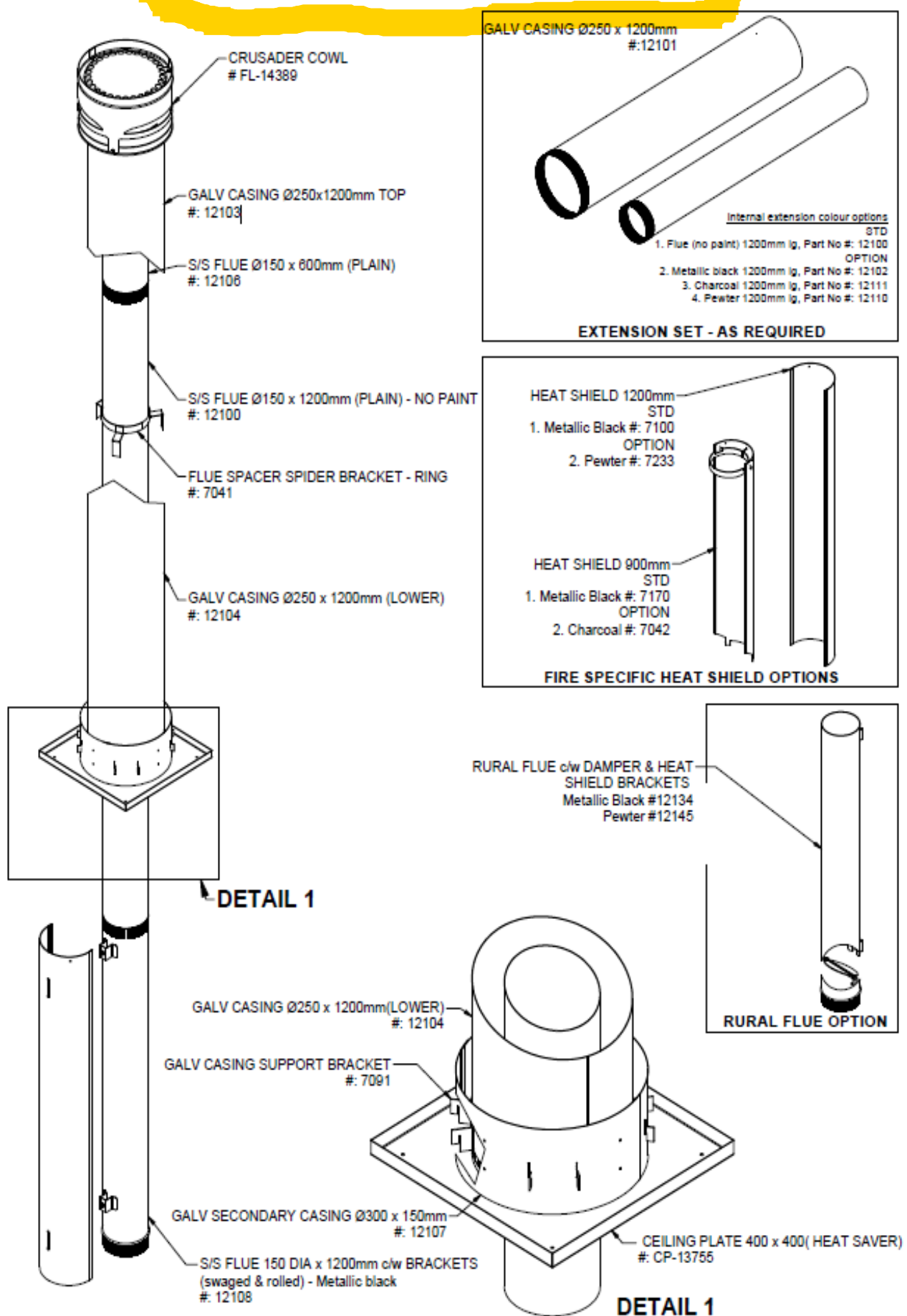


Harris Home Fires
41 Braddon St
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Christchurch 8024
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P O Box 4043
Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796
Fax 03 366 1795

HEAT SAVER II FLUE KIT



INSTALLATION INSTRUCTIONS

- This HeatSaver flue system is tested and certified to AS/NZS 2918:2001 Appendix F, which means it is approved for use on all solid fuel appliances with a flue diameter of 150mm.
- A copy of the Laboratory Test Certificate for this HeatSaver Flue System is included as part of these Installation Instructions, (refer to paperwork with flue kit).
- 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.
- 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, ensure the flue is flush with the casing at the top. If it is higher than the casing, the cowl can not be fitted correctly.
- Fix the bottom section of the HeatSaver Columbia Cowl in place and ensure that it is firmly down on top of the casing. Then attach top section by bending tab away from the shaft to allow the top section to slide down onto the washer. Bend tab back in place once done. Do not over bend tab so that it touched the shaft. See page 6
- Secure the flue to the fire, drill through flue neck on fire and secure with 2 to 3 s/s screws or rivets.
- **All flue joints should be sealed using a flue cement. (see page 4)**

IMPORTANT

All Flue Joints Are Required To Be Sealed Using Flue Cement

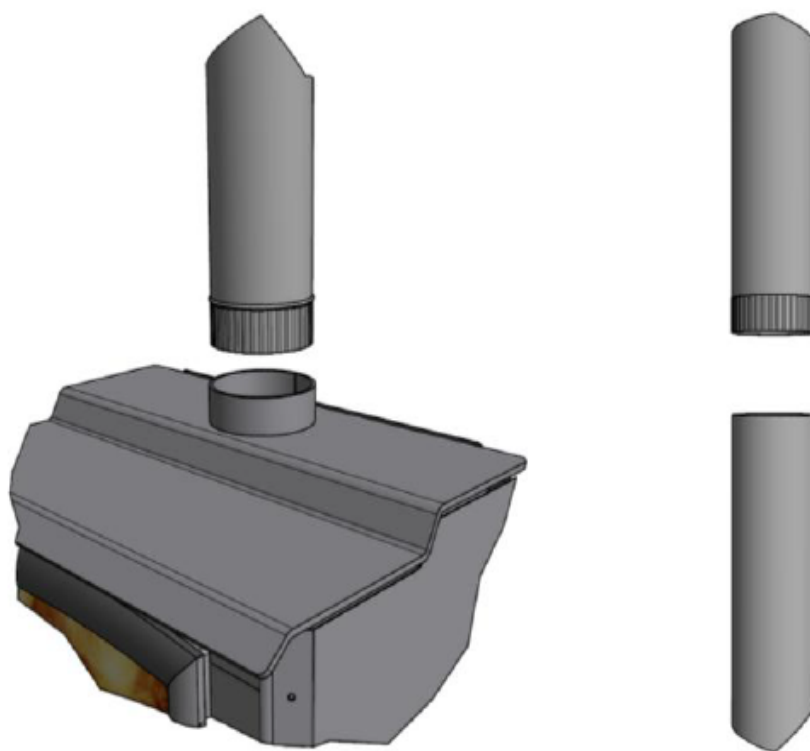
It is extremely important that ALL flue joints are sealed at the time of installation using flue cement or a suitable exhaust cement.

Woodsman fires are designed and tested with all flue joints sealed.

If flue joints are not sealed properly, it can lead to performance issues with the fire such as;

- Lower heat output of the fire, due to decreased performance
- Blocked flue
- Smoke coming out the door when open, due to decreased suction
- Hard to light

The formation of soot and creosote will not seal the flues, especially on the lower lengths, as the high temperatures inhibit its formation.



Any issues that arise as a result of the flues not being sealed, are not covered by the warranty and are not the responsibility of the manufacturer.

It is the installer's responsibility to ensure that this is done at the time of installation.

Fitting Factory Flue Shields

Your HeatSaver Flue System comes standard with a factory flue shield of one of 2 types;

- **900mm high**, contains 1 x painted metal strap. This is used for the Woodsman ECR, Blaze, Boston, Manhattan, RMF and Milford.
- **1200mm high**, This is suitable for the Woodsman Brunner, Tasman, Aspen, Tar-ras, Strongman and other branded fires which can use 1200mm high single heat shields.

Fitting the 900mm High Flue Shield

1. The heat shield has 2 'tabs' at the bottom which corresponds to 2 slots on the fire behind the flue neck. Insert the tabs.
2. Take the metal strap and fold the two ends around the flue until they meet at the back of the flue at about the height of the top of the heat shield.
3. Hold both ends together and push the tabs through the single slot at the back of the heat shield and fold out tabs to secure in place.

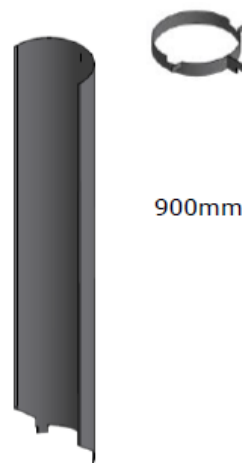
Fitting the 1200mm high heat shield

Your lower length of painted flue already has 2 location brackets attached.

1. Ensure these brackets are facing towards the back wall and centralised.
2. Secure the flue shield in place with screws



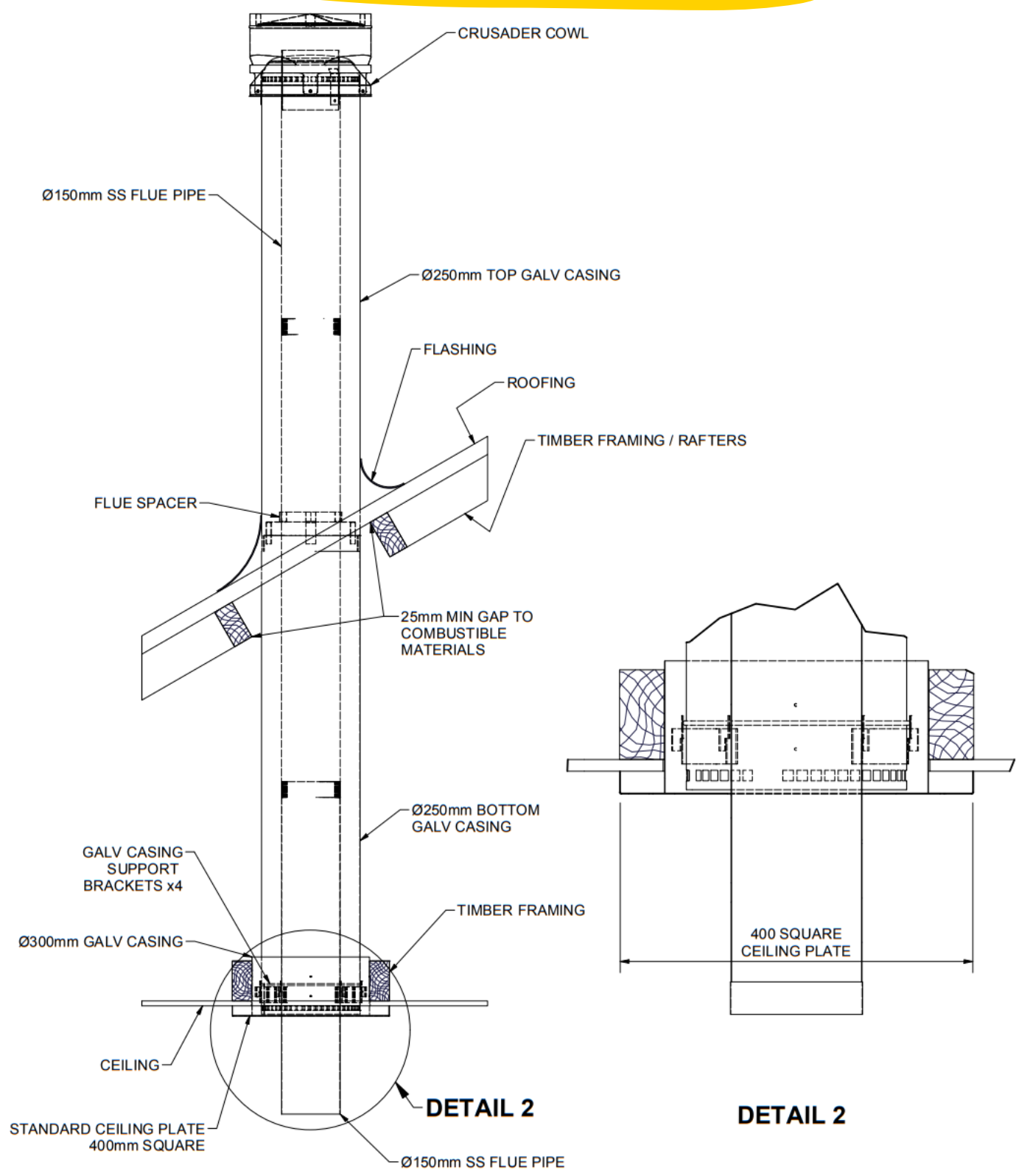
1200mm Flue Shield



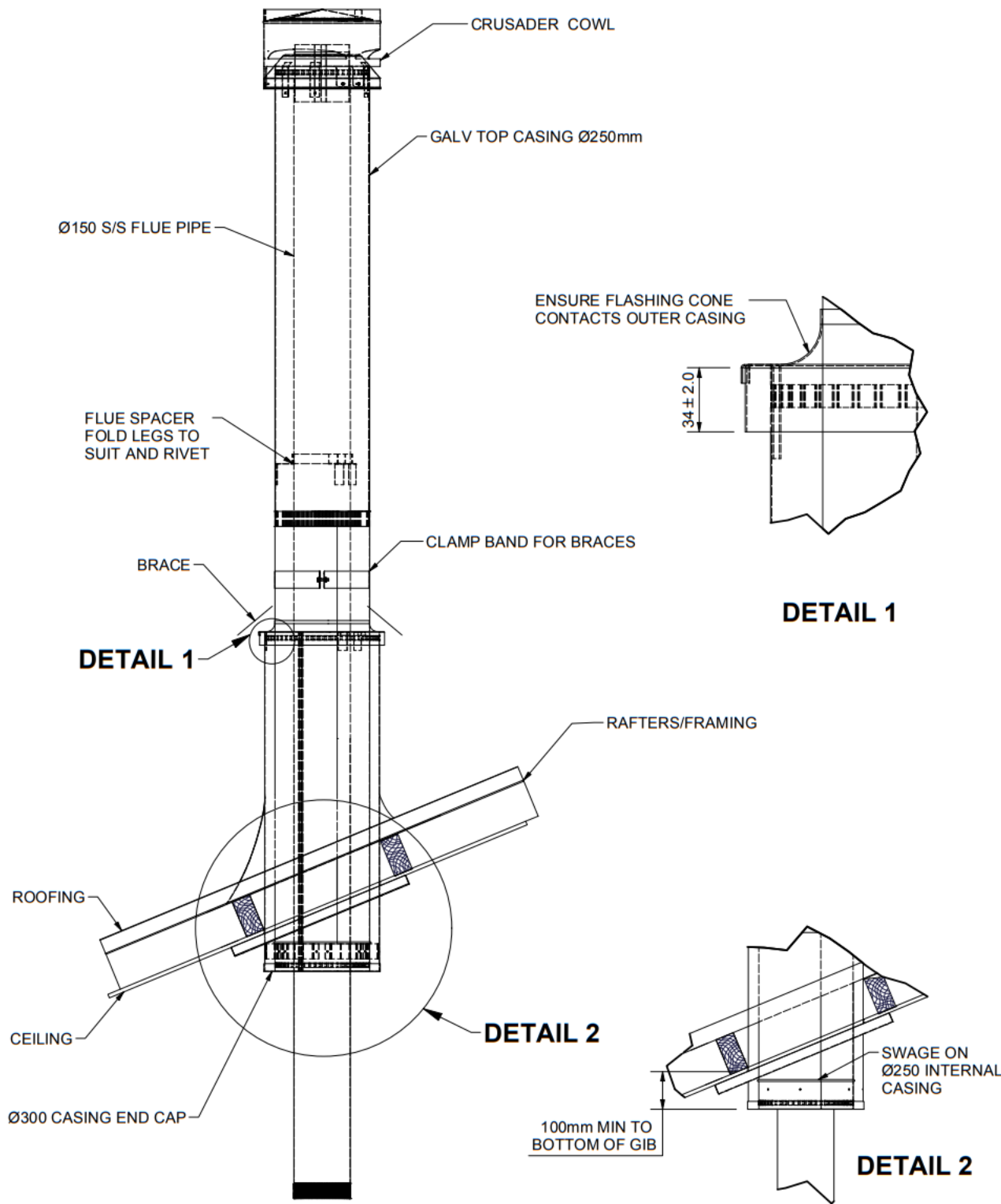
900mm Flue Shield

IMPORTANT - Flue shields should be no further than 10mm off the top of the fire box

Standard Ceiling



No Cavity (Requires Sloping Ceiling Kit)





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Report 09/1943

January 27th, 2009

Page 1/1

Customer: W.H. Harris Ltd.
41 Braddon St.
P.O. Box 4043
CHRISTCHURCH

P701/1

COPY

Accreditation

Laboratory Registration Number 395

This laboratory is accredited by International Accreditation New Zealand (IANZ). The tests reported herein have been performed in accordance with the terms of our accreditation. This accreditation does not extend to any opinions or any interpretations of test results contained in this report.



IANZ has a Mutual Recognition Arrangement (MRA) with the National Association of Testing Authorities (NATA), Australia, such that both organizations recognize accreditations by IANZ and NATA as being equivalent. Users of test reports are recommended to accept test reports in the name of either accrediting body.

Compliance Certificate

Appliance: HeatSaver 150 mm Diameter Flue Kit

Test Standard: AS/NZS2918:2001 Appendix F

Full Report: 02/749R

(The full report contains the information on the test methods, details of the appliance tested and the results of the test)

This report:

Prepared by: W. S. Webley

W S Webley

Approved by: W. S. Webley

W S Webley

Release Date:

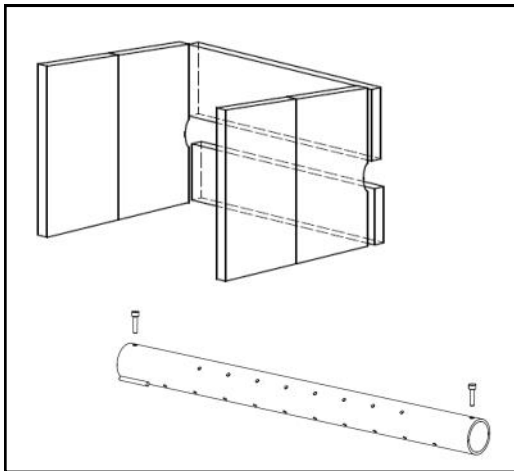
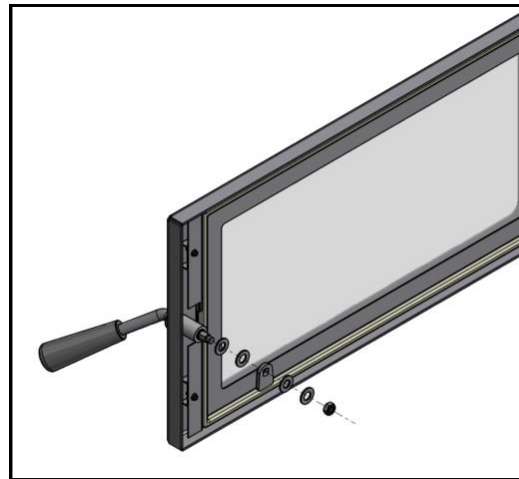
2/3/09

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Issued: Jan 2019 V2.17

Woodsmen Care Guide

Operating Instructions and Maintenance Guide for Woodsmen Solid Fuel Burners



PLEASE READ & KEEP FOR FUTURE REFERENCE

**Before you use your appliance for the first time,
please read the following guide**

Proudly Manufactured By:



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New Zealand
Email sales@hhf.co.nz

P O Box 4043
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New Zealand

Phone 03 366 1796
Freephone 0800 3661796
Fax 03 366 1795

Before You Install

The installation of any Woodsman solid fuel burner requires a Building Consent prior to installation commencing. We recommend the installation of a Woodsman solid fuel burner or flue system be undertaken by the holder of a current SFAIT (Solid Fuel Appliance Installation Technician) qualification issued by the NZHHA (NZ Home Heating Association Inc.). www.nzhha.co.nz

Before Your First Light Up

- Ensure that your appliance has received a Code of Compliance from your local council building inspector.
- Ensure that your installer has sealed all the flue joints as per the installation instructions.
- Check to make sure that all the internal parts (bricks, baffles and air tubes) are properly in place and have not been moved during transit or installation.
- Beware that when you first light the fire, there will be visible smoke that will come off the paint for approximately 30 minutes. This is quite normal and is the paint going through the final baking on process. The fire should be fully loaded with wood and run at the high setting for this time. We recommend that you light your fire at a suitable time of day where the area can be ventilated by opening doors and windows.
- Read the lighting instructions in this document.

Before You Use

It's important to note that modern clean air wood burners are different from older, non clean air approved burners. They operate differently and have different levels of maintenance. It is important to understand these differences to ensure that your fire operates efficiently, hassle free and you are doing your part to keep the air clean.

- Lighting your fire properly is important to ensure that the rest of the burn is clean and efficient. (see page 3)
- Your clean air approved burner has some consumable parts that your old fire probably didn't have. (see page 10)
- What type of wood you burn, its quality and how you burn it has a big impact on burn efficiency, air quality and the life of the consumable parts. (see pages 6 & 10)

Please have a careful read of the rest of this manual to familiarise yourself with the best practises for using, maintaining and enjoying your Woodsman fire.

It's also important to be aware that a wood stove is a hands on and practical appliance. It requires user maintenance on a regular basis and you need to be prepared to perform the tasks listed in the guide. If you are not able or confident in performing these tasks, please contact a service agent.

Lighting Procedure

Lighting your fire is an extremely important part of the process. A good start up will ensure the flue draws well and is hot and clean. A poor start up can cause issues for the entire burn, it can be dirty and not put out heat. While many people have their own way of lighting a fire, some ways are better than others. Please read the procedure below for best practise.

What you will need:

- 1 or 2 fire lighter cubes
- A long handle BBQ lighter
- 20 to 25 pieces of small dry kindling, no more than 2cm x 2cm in thickness
- 2 to 3 pieces of small dry fire wood, no more than 8cm x 8cm in thickness



Step 1. Stack the kindling

Stack the kindling in the bottom of the fire in a 'cross stack' style. Placing the kindling in layers of 3 or 4 pieces



Lighting Procedure

Continued

Step 2. Place the fire lighter cubes

The fire lighter cubes should be placed at either side of the stack in between the layers and towards the bottom. You can place the cubes while you are making the stack as well.



Step 3. Light the fire lighter cubes

Light the cubes using the BBQ lighter and leave the door ajar. Turn the air control to the high setting.



Step 3. Close the door

After approximately 5 minutes or when the kindling is alight on its own, close the door.



Lighting Procedure

Continued

Step 4. Place the small firewood

After approximately 10 more minutes, or when the kindling has begun to collapse on itself, add the pieces of small dry firewood, placing them towards the back of the firebox. Close the door.



Step 5. Place the firewood

After approximately 15 more minutes, or when the small firewood has begun to break down into large embers, place your normal firewood towards the back of the firebox. After 5 minutes, you can turn the air setting to the desired setting.



Reloading Procedure

It is important to note that when and how you reload your fire is important. Please follow these steps when reloading.

The door should not be opened until the wood inside has burned down to red embers and large yellow flames are minimal. The goal is to burn your wood in cycles for the cleanest and most efficient burn.

- If the fire has been on low, turn the fire onto the high setting for 5 minutes before reloading.
- Depending on the firebox, place the wood in the appropriate orientation, either front to back or side to side and ensure that the size of wood is appropriate for your firebox.
- Do not overfill your fire box with wood. You should fill your firebox only to about 2/3 capacity.
- Once you have loaded your wood, close the door and turn to high for approximately 5 minutes to allow for the wood to fully ignite. Then you can turn to a lower setting if desired.
- Allow the wood to burn right down to large red embers with minimal yellow flame before repeating the process.

Appropriate Firewood

Your Woodsman wood fire is designed to burn logs from trees which would typically be sourced from a reputable wood merchant as firewood.

The most common species is radiata pine, which is a soft wood. Other common species of wood like macrocarpa are also appropriate to use and some hard woods like eucalyptus (bluegum) can also be used in conjunction with softwood.

The size of the wood will vary, but the typical length should be from 200mm to 350mm and the diameter around 150mm.

The wood should be appropriately seasoned, which will depend on how it is stored, but the moisture content should be below 25% before use.

Your Woodsman wood fire is NOT designed to burn anything other than typical firewood as stated above, at the risk of damaging your firebox and voiding the warranty.

Do not burn, treated wood, building off cuts, drift wood, rubbish, garden waste, coal, old man pine (or other very resinous woods) or anything other than typical fire wood. If you need further clarification on a fuel, please contact Woodsman or your retailer before using it.

Operating Instructions

Wood Burners

Important: ensure installation instructions have been adhered to before lighting the appliance.

Important: firewood should be loaded in a front to back direction when operating this appliance.

The optimal length of wood for the ECR NoVo with wetback is 160mm - 200mm.

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.

Important: If the firebox or the flue becomes visible red-hot, adjust the heat control to a lower heat position to avoid being unnecessarily harsh on the unit as well as wasting excessive heat up the flue.

Warning: always open the heat control before opening the fire door.

For long holding operation in a Clean Air Zone, level the ashes and load with the firewood lying front to back, or left to right in a Matai ECR MkIII, MkIV. After loading new wood, operate the fire with the heat control fully open for 20 minutes before closing the heat control to the lower burning position. By following this simple method of low burn firing, you will achieve very low emission rates and obtain the high efficiency burn that is associated with the Woodsman product.

The fuel approved for use in Clean Air Zones in this appliance is wood with a moisture content of less than 25% of dry weight. This usually means green timber left for at least three months to air dry.

Caution: the use of some types of preservative-treated wood as a fuel can be hazardous.

Caution: this appliance should not be operated with cracked glass.

Caution: this appliance should be maintained and operated at all times in accordance with these instructions.

The door must be closed at all times during the operation, except during refuelling and occasional poking of the fire when necessary. Ensure door seals are maintained in good condition.

Your appliance and flue system should not be modified in any way without the approval of the manufacturer.

Operating Instructions

Multi—Fuels

Your Woodsman Multi-fuel will operate perfectly well burning coal, wood, briquettes or a mixture of any of these. Often the hottest temperatures are achieved by burning a mix-ture of wood with coal laid over the top.

The appliance has two heat controls. The High - Low control to the left of the ash pan door is for use when burning coal, briquettes, or a mixture of wood and coal. The High - Low control above the fire door is for use when burning wood only.

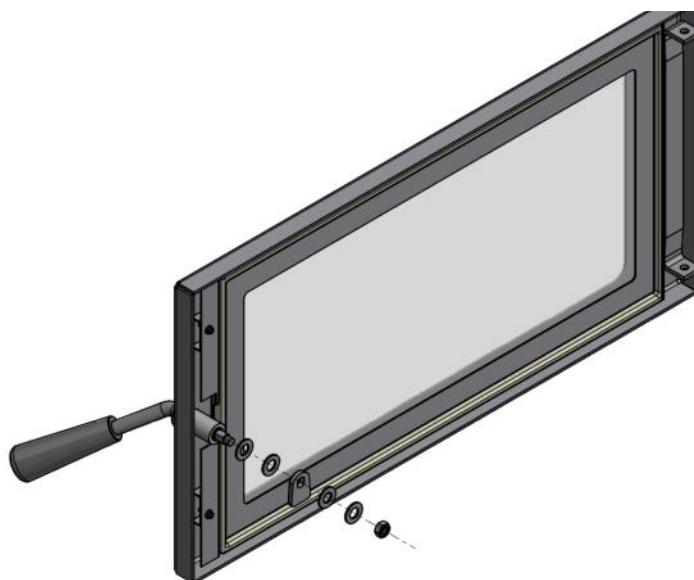
Set the fire using kindling wood and paper (or a solid fuel lighter), light and close the door; set the lower High - Low control on High and the upper High - Low control on Low. Once the fire is burning brightly, decide if wood or coal is to be used. If coal is to be burned, lay the coal over the burning fire and adjust to suit. If wood is to be burned, place dry logs on the fire and set the lower control to Low and the upper control to suit the required burning rate.

Important: Ensure the ash pan door is closed firmly before lighting, and remains so during use. **Do not** have both controls fully open at the same time. If burning wood, the lower control should be fully closed; if burning coal, the upper control should be set to Low.

If the ash pan door knob is removable, it should be removed while the stove is in use. This is a safety feature designed to avoid the ash pan door being opened by children in particular, and risking any overheating of nearby combustibles by the increased com-bustion rate.

Door Catch Adjustment

From time to time, your door catch may need to be adjusted to ensure a tight seal. The seal in the door is a fibreglass door rope and will compress over time. To adjust the door catch, undo the nut on the door assembly and redistribute the 4 washers to either tighten or loosen the catch. The door rope will need to be replaced during the life of the fire and you may need to loosen the catch at that time.



Creosote Formation

A small intense fire is preferable to a large smouldering one, to reduce the amount of creosote. When wood is burned slowly it produces tar and other organic vapours, which combine with expelled vapour to form creosote. These creosote vapours condense in the relatively cool flue of a slow burning fire. As a result, creosote residue accumulates on the flue. When ignited, this creosote makes an extremely hot fire.

The flue should be checked at least every 2 months, during the burning season, to determine if a creosote build up has occurred. If this is the case, it should be removed by a chimney sweep to reduce the risk of an unexpected flue fire.

Your appliance has been designed to produce low levels of creosote at high and low settings.

In the event of a chimney fire, close the firebox door, fully close the heat control, vacate the premises and call the fire service.

Storage of Fuel

Do not store fuel within installation clearances or within the space required for refuelling or ash removal.

Wood should always be stored in a dry place out of the rain. We recommend your wood be seasoned for at least 6 months before use. Dry wood also burns hotter and more efficient than wet wood.

Caring for your Fire & Maintenance

Door Glass

- Ensure logs are not too long for the depth of the firebox. Do not attempt to close the door if a log is protruding from the front of the firebox opening.
- A broken glass is caused by the door being closed onto a full firebox or logs not correctly placed into the fire.
- Wiping your glass regularly with a damp cloth when cold will keep the glass clean. If a thick build up of creosote builds up, oven cleaner works well to remove it.

Door Rope

- The door rope will need to be replaced from time to time. When replacing the rope or if the door rope becomes loose, press the door rope firmly back into the retainer. Flue cement or maniseal may be needed to help keep it in place.

Cleaning the Outside of the Fire

- Woodsman fires are finished in a high temperature paint. Only use a damp cloth (no chemicals) when cleaning the outside of the fire. If any scratches occur, you can easily touch up the fire with an aerosol can of matching paint. This is available from your retailer or Harris Home Fires.

Cleaning the Flue

- Keeping your flue clean is important. We recommend that you have your chimney swept at least once a year. A blocked flue not only effects the performance of the fire, but can also be a hazard as you are susceptible to chimney fires.
- Poor quality and wet wood will increase the number of times you will need to clean the flue. Good quality wood is important.

Cowl Maintenance

- Your Columbia Cowl is fitted with a Teflon Sleeve to reduce noise and wear. The Teflon Sleeve may need to be replaced over the life of the fire and should be checked during an annual service or when the flue is cleaned. If the shaft is dry and dirty, it should be cleaned back to a bare metal finish and a thin layer of graphite or high temperature grease applied before replacing the Teflon Sleeve.
- Older versions of the Columbia Cowl do not have a Teflon Sleeve and require re-greasing one to two times a year

Ash Level

- It is important to maintain a 2 - 3cm level of ash in the bottom of the fire for insulation purposes. But do not let the level get too high as you run the risk of logs and coals falling out of the fire. You also get less wood in the firebox.

Disposal of Ashes

- Ashes should be placed in a metal container with a tight-fitting lid. The closed container of ashes should be placed on a non-combustible floor or on the ground well away from all combustible materials, pending final disposal once cooled.

Consumables

Some parts of your Woodsman fire are considered consumable. They are designed to be replaced as they will degrade over time. The life of the consumables will vary depending on;

- Frequency of use
- Rate of burn
- Type of fuel
- Level of ash

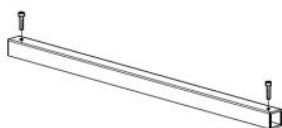
General items that are considered consumables:

- Air tubes (see page 11)
- Baffles (see page 12)
- Fire bricks (see page 14)
- Glass and door ropes

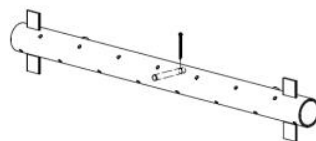
It is very important that you replace these parts when they show signs of wear. They effect how the fire runs and you may increase your fuel consumption or lower your efficiency if not replaced, and can in some cases, damage the firebox. It is generally obvious once a part is in need of replacement. Steel components may split or large holes may appear and fire bricks may disintegrate. Fire bricks that are cracked but still remain in place are completely safe to use and only need to be replaced when they no longer remain in place. A cracked fire brick may still last years of use.

We recommend you check your fire visually several times a year for damaged components.

Air Tubes



ECR-165 & MKII,
DVI-165
(2118)



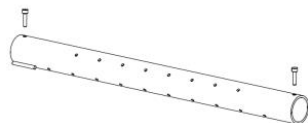
Tarras (MKI)
(FI-12294)



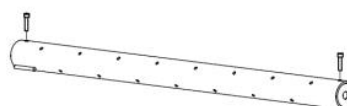
ECR MKIII & V, Totara
(AIR-12271)



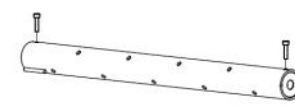
Brunner, Tasman, Aspen,
Brunner MKII, Tasman
MKII
(AIR-12398)



Flare
(AIR-12672)



Tarras MKII & MKIII
(AIR-12450)



Blaze, Boston, Manhattan
(2119)

The air tube in your Woodsman fire is an integral part of the appliance and helps ensure a clean, efficient and controllable burn. However, air tubes are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.

The life of the air tube will depend on what is burnt in the fire, how hot the fire usually burns and also the ash level. If the ash level is allowed to build up, this can push ashes up and into the holes stopping the air cooling effect. It also means hot embers are in closer proximity to the tube, increasing the temperature exposure. Keep ash levels to the recommended height of no more than 2 - 3cm.

At the risk of damaging the fire box, the air tube should be replaced as soon as it shows signs of damage and cannot perform its intended function.

Replacing Air Tubes

Replacing air tubes is a simple task and can be carried out by the user.

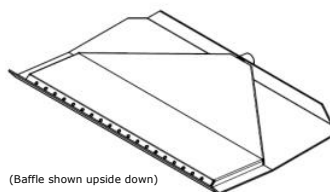
Replacing all air tubes, except Tarras (MKI)

- Remove bricks from both sides
- Remove the pins from each end of the old tube
- Slide tube to one side, this will release the opposite end
- Pull released end up and towards the door and remove
- Reverse process for new tube

Replacing the Tarras (MKI) air tube

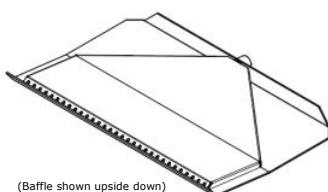
- Remove outer rear panels of the fire by removing the 4 nuts
- Remove the air tube pin from behind the panels
- Pull air tube towards you to release from the two holes
- The top rear brick will be loose
- Position the top rear brick and then place the new tube in the locating holes
- Replace rear pin and panels

Baffles



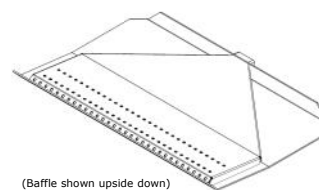
(Baffle shown upside down)

Blaze, Boston, Manhattan
(BF-10993)



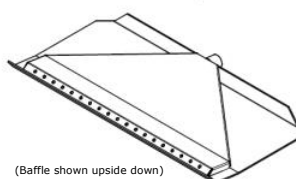
(Baffle shown upside down)

Brunner, Tasman, Aspen,
Brunner MKII, Tasman
MKII (2410)



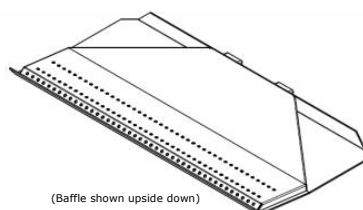
(Baffle shown upside down)

Flare (Wood Only)
(FI-12671)



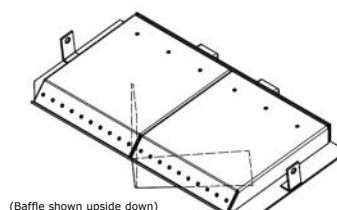
(Baffle shown upside down)

ECR-165, MKII, MKIII,
MKV, DVI-165, Totara
(2137)



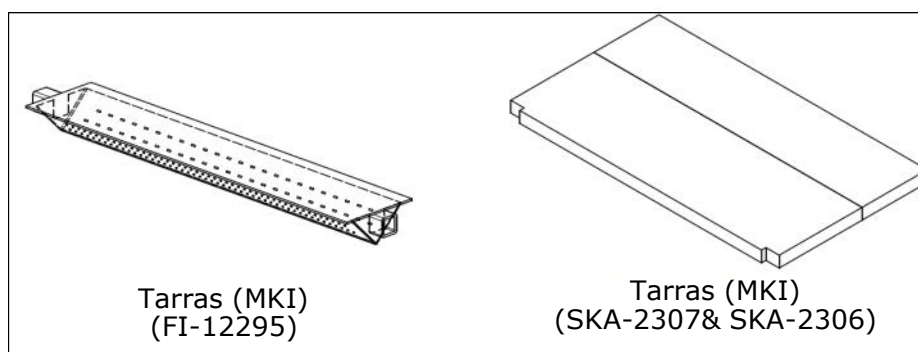
(Baffle shown upside down)

Tarras MKII & MKIII
(BAF-12449)



(Baffle shown upside down)

ECR NoVo
(BAF-12967)



Tarras (MKI)
(FI-12295)

Tarras (MKI)
(SKA-2307 & SKA-2306)

The baffle in your Woodsman fire is an integral part of the appliance and helps ensure a clean, efficient and controllable burn. However, baffles are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.

The life of the baffle will depend on what is burnt in the fire and how hot the fire usually burns.

At the risk of damaging the fire box, the baffle should be replaced as soon as it shows signs of damage and cannot perform its intended function.

Replacing Baffles

Replacing baffles is a simple task and can be carried out by the user.

Replacing all baffles, except Tarras (MKI) and ECR NoVo

- Remove side bricks from the fire
- Pull the old baffle out of the locator hole in the rear of the fire
- Allow the front of the baffle to drop forward and down to the bottom of the fire
- Rotate and remove through the door
- Reverse process to install new baffle
- Note; Air holes should be facing down

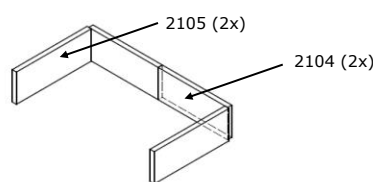
Replacing the Tarras (MKI) baffle

- Raise the front brick and position on top of the rear
- Lift the left hand side of the s/s triangular tube and pull the right hand side out of the hole, this will release it, lower one side and remove
- The bricks are now able to be removed
- Place new bricks back in place on the ledge with the front brick on top of the rear
- Drop in new air tube
- Reposition the front brick in place on top of the new air tube

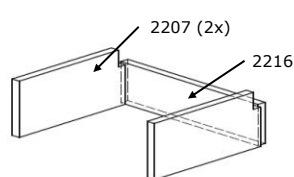
Replacing the ECR NoVo baffle

- Remove both side panels using an allen key
- Remove nut from behind the panels to release the baffle and brick bracket
- Remove the bracket and remove side fire bricks followed by the rear
- Drop the baffle into the lower firebox, rotate and remove
- Insert new baffle
- Reverse process to complete the process

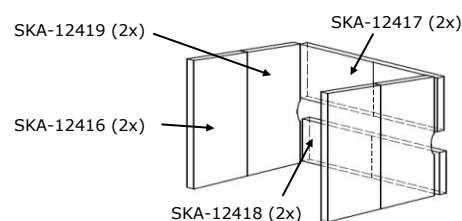
Fire Bricks



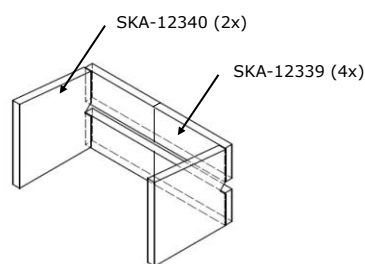
ECR-165, MKII,
DVI-165



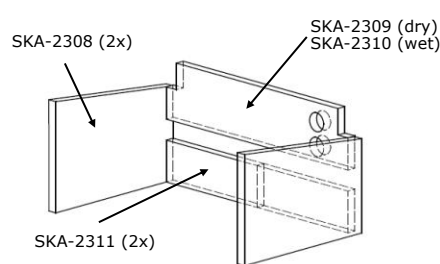
Blaze, Boston, Manhattan



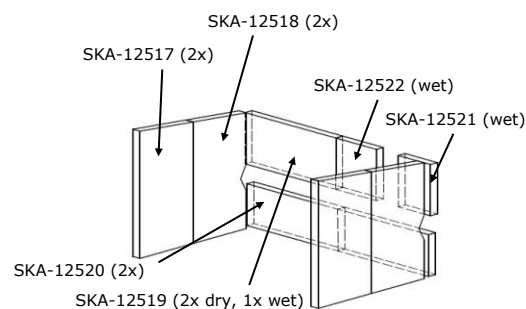
Brunner, Tasman, Aspen



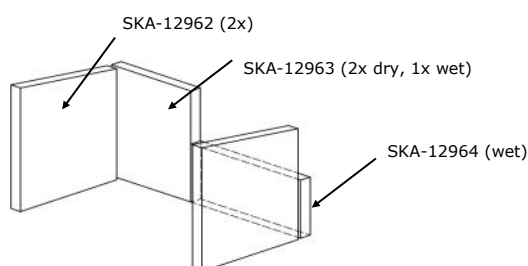
ECR MKIII, MKV, Totara



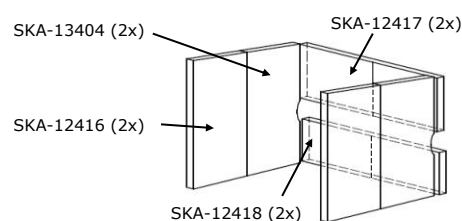
Tarras (MKI)



Tarras MKII & MKIII



ECR NoVo



Flare (woodfire only)

The fire bricks in your Woodsman fire are an integral part of the appliance and helps ensure a clean and efficient burn. However, fire bricks are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.

The life of the fire bricks will depend on what is burnt in the fire and how hot the fire usually burns and also any damage sustained from wood not being positioned carefully.

At the risk of damaging the fire box, fire bricks should be replaced when they are damaged enough that they no longer remain in place and cannot perform their intended function. Fire bricks which are only cracked but still remain in place do not need to be replaced and are safe to use.

Replacing Fire Bricks

Replacing fire bricks is a simple task and can be carried out by the user.

The configuration of the fire bricks in your Woodsman fire will vary depending on the model, but removing and replacing them is very similar:

- Remove side bricks first, you may need to bend the metal tab at the top to release the bricks*
- Once removed, the rear bricks are released and will come out
- Some models may have a second upper brick in the rear, this should be released once side bricks are removed, but in some models, removing the rear air tube may be required (see air tube section)
- Reverse process to fit new bricks

**To replace the bricks for the ECR NoVo, the brick bracket must be released by removing both side panels using an allen key and removing the nut behind the panels.*

Useful Tips

Get the most out of your Woodsman

Tips for lighting the fire

- Use finely cut, dry kindling wood.
- Firelighter cubes or gel work best when ensuring ignition of the kindling.
- Cross stack kindling over and around fire lighter like a small tower.
- Use ample kindling wood to ensure a good fire, you want to get the fire hot as fast as you can.

Tips to help get the highest heat output:

- Open the air slide to increase the amount of combustion air to the combustion zone.
- Use smaller pieces of wood and lots of it. Small pieces of wood have a larger surface area compared the same volume of wood but in larger pieces.
- Feed the fire regularly. Keep the fire topped up with fresh wood to keep the temperature up in the combustion zone.
- Use dry wood. Wood with a moisture content of less than 16% will burn much hotter than damp wood. Use a moisture meter to determine the moisture content of the wood.
- Use a soft wood. Soft woods like Radiata Pine burn fast and hot.
- **Warning, extended periods of running your fire extremely hot will damage the consumable components at a faster rate and can risk damage to the firebox.**

Tips for increasing the burn time:

- Shut down the air slide to decrease the amount of combustion air to the combustion zone.
- Use large pieces of wood. Large pieces have a smaller surface area compared to small pieces of the same volume and will burn slower.
- Use a hard wood like Blue Gum (where permitted). Hard woods are denser and take longer to burn.
- Completely fill the fire box with large pieces of wood. The more wood in the fire, the longer it takes to burn.
- Load the wood at the right time. If you load the fire when there is a large amount of red embers, the wood will all combust at the same time. A good idea is to let the fire burn down quite considerably and push the embers off to one side. Stack the wood in the firebox and the wood will ignite on one side only and slowly burn from one side to the other.

Tips for using the wet-back:

- The hotter the fire burns, the more hot water the wetback will produce.
- If you require some hot water but not too much heat into the room, try burning a small fire at the back of the firebox below the wetback.

Tips for using the cook top:

- The cook top is hotter in the middle than at the sides and hotter at the front than at the back.
- Like the wetback, the cook top's temperature is linked to the output of the fire.
- Any stains from pots or mugs can easily be touched up with matching high temperature paint.

Trouble Shooting

My fire won't turn down

The first thing to be aware of is that some new clean air fires do not shut down like old fires. Old fires used to shut all the way off and the wood would just smolder.

Other reasons for this problem may be:

- Rear air tube has burned out and needs replacing, visually check.
- Door seal is not sealing properly and may need replacing. Take a thin strip of news paper, close the door on it at various spots, if the paper can be easily pulled out, then either a new door rope is needed or door latch needs adjusting by redistributing the washers on the door latch.

There is rust on my fire

Rust appearing on your fire can only occur when moisture or water is present and has began to oxidize the steel.

- Identify where the water or moisture has come from and fix the problem.
- Lightly sand the effected area and use matching Woodsman aerosol high temperature paint to touch up.

My glass is dirty

Your glass can get dirty easily if you use poor quality or wet wood or spend a lot of time with the fire on the low setting.

- Give the fire a good hot run on the high setting to burn off the residue on the door
- If that fails, there are special cleaners especially for this purpose or oven cleaner works well. Do not get chemicals on the paint work.

My fire smokes when I open the door

There are many reasons which may cause this symptom and it is often a process of elimination to remedy the problem.

- Your flue length may be too short. Even though it may be of legal length, every installation is different and you may require an additional length of flue.
- Your flue may be blocked, have the flue looked at.
- The baffle may not be in place correctly, visually check to see if it has moved.
- You may need a cowl like the Woodsman Columbia cowl to help encourage draw, especially where there are environmental problems like high winds.
- Your flue may be getting too cold. If the flue gases get too cold, they can struggle to be exhausted and when the door is opened, they find it easier to exit via the door than the flue. If you suspect your flue is getting cool, turn the fire up onto high for a few minutes before reloading, this will increase the temperature of the flue and increase the flue draught. Additional insulation may be required.
- Check that the installer has sealed **ALL** the flue joints and there are no gaps which will leak air into the flue, reducing the draw.

The paint has been damaged

Paint finishes are not as durable as enameled finishes, but they are extremely quick and easy to touch up and the fire can look new in minutes.

- If damage has occurred to the paint, lightly sand the effected area and touch up using Woodsman High Temperature Paint.

My fire seems to be performing poorly, not burning well on high

If your fire doesn't seem to burn well at the high level, check the following:

- Negative pressure, make sure there are no extraction devices like fans creating a negative pressure in the home.
- The flue length is long enough.
- The wood is dry and of good quality.
- The flue is clean.

3.4.2 Built-in appliance installations

3.4.2.1 General

Built-in appliance installations shall be tested in accordance with Appendix B and they shall comply with the temperature limits of Paragraph B10.

3.4.2.2 Built-in appliance mantelshelves

Unless a specific mantelshelf arrangements have been shown to be satisfactory during Appendix B testing, mantelshelf arrangements specified for fireplace insert appliances may be used.

3.4.3 Freestanding installations installed in fireplaces or masonry enclosures

If an appliance intended for freestanding installation is installed in a masonry enclosure the clearance between the appliance and any heat-sensitive material shall be in accordance with the requirements of Clause 3.4, as appropriate.

NOTE: Installers should be aware that in some circumstances heat sensitive materials may be obscured by masonry.

3.5 STABILITY

An appliance shall be installed with sufficient stability so as not to detract from the intended normal operation of the appliance nor to create a hazard for users of the appliance.

3.6 WATER CONNECTIONS

All water connections to an appliance shall be in accordance with the appropriate requirements of AS 3500.4.1 or NZS 4603 and the regulatory authority, as appropriate.

3.7 ELECTRICAL CONNECTIONS

All electrical connections to and within an appliance shall be in accordance with the requirements of AS/NZS 3000, AS/NZS 3100 or ER 93, and the regulatory authority as appropriate.



3.8 SEISMIC RESTRAINT

Where required by the regulatory authority, provision shall be made for seismic restraint of the floor protector and the appliance. Sufficient restraint shall be provided to resist a seismic loading equal to 0.4 times the mass of the appliance. The load shall be applied horizontally in any direction at the mid-height of the combustion chamber. The appliance shall not move, tilt or be dislodged from its installed position during application of the load.

NOTES:

- 1 The seismic loading is to be applied before the flue system is installed.
- 2 Where the appliance is secured to the floor protector the test is to be applied to the combination at a point approximately 100 mm above the top surface of the floor protector.

Acceptable Solution B2/AS1

DURABILITY

Table 1: Durability Requirements of Nominated Building Elements (cont'd)

Building Element	Component	Situation/Function	Not less than 50 years	Not less than 15 years	Not less than 5 years
Fixings (Continued)	Bolts	Used to fix non-structural or moderately difficult to replace <i>building elements</i>		✓	
	Brick ties and fixings	All	✓		
	Proprietary fixings	Used to fix structural or difficult to replace <i>building elements</i>	✓		
		Used to fix non-structural or moderately difficult to replace <i>building elements</i>		✓	
	Adhesives	Used to fix structural or difficult to replace <i>building elements</i>	✓		
		Used to fix non-structural or moderately difficult to replace <i>building elements</i>		✓	
	Face fixings	Used to fix accessories, door furniture and hardware			✓
Flashings (See note at top of table)	Roof, wall or window	All flashings to roof <i>cladding</i> , <i>flues</i> and other roof penetrations		✓	
		Requires the removal of <i>cladding</i> above the roof to be replaced	✓		
		Hidden flashings such as behind brick veneer, stucco or spandrel panels	✓		
		Visible and does not require the removal of the <i>cladding</i> to be replaced		✓	
		Requires the removal of the <i>cladding</i> to be replaced	✓		
Flooring – sheet or strip (See note at top of table)		Floor bracing diaphragm	✓		
		Flooring laid under bottom plates	✓		
Floor coverings		Flooring laid between bottom plates		✓	
Flue systems		Protective or acoustic coverings			✓
Flue systems	All <i>flue</i> systems	Those built into the floor, wall, ceiling or roof		✓	
		Those exposed to view or penetrating the floor, wall, ceiling or roof through a sleeve			✓
Framing	(refer to wall framing or to roof framing as appropriate)				
Guttering and downpipes (See note at top of table)		Gutters or downpipes incorporated within the structure (e.g. downpipes cast into a column or boxed in behind <i>claddings</i>), or secret gutters (e.g. hidden verge or valley gutters)	✓		
		Internal or valley gutters, fascia gutters or built-in downpipes		✓	
		External gutters and downpipes			✓
Heating Appliances	Solid fuel	Freestanding			✓
		Inbuilt		✓	
	Gas	Freestanding			✓
		Inbuilt		✓	
	Electric	Permanently wired			✓

Amend 4
Apr 2004

TABLE 3.1

CONSTRUCTIONS AND CLEARANCE FACTORS FOR APPLIANCE HEAT SHIELDS WHICH ARE WITHIN 45° OF THE VERTICAL

Heat shield construction	Minimum air gap dimension(s)	Clearance factor
	mm	
Single layer of continuous material	12	0.40
Single layer of continuous material	25	0.30
Two spaced layers of continuous material	12 + 12	0.20

NOTES:

- 1 Masonry may be used as a heat shield material.
- 2 Where heat shields are used to reduce appliance clearance dimensions additional flue shielding may also be required (see Clause 4.5.2).

TABLE 3.2

CONSTRUCTIONS AND CLEARANCE FACTORS FOR APPLIANCE HEAT SHIELDS WHICH ARE MORE THAN 45° OFF THE VERTICAL

Heat shield construction	Minimum air gap dimension	Clearance factor
	mm	
Single layer of continuous material	12	0.80
Single layer of continuous material	25	0.60

NOTES:

- 1 Masonry may be used as a heat shield material.
- 2 Where heat shields are used to reduce appliance clearance dimensions additional flue shielding may also be required (see Clause 4.5.2).

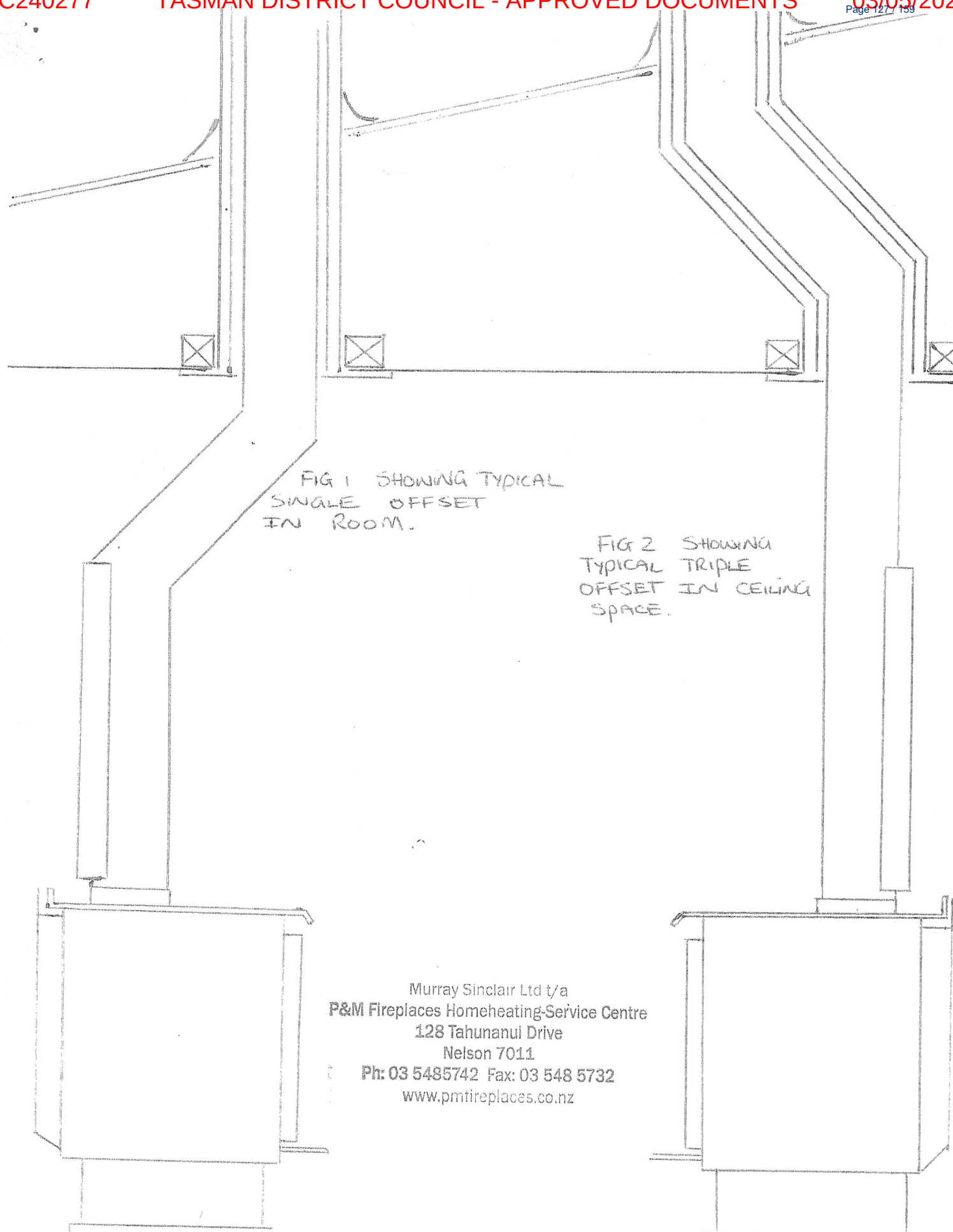


FIG 1 SHOWING TYPICAL
SINGLE OFFSET
IN ROOM.

This technical drawing shows a fireplace unit at the bottom left. A vertical flue pipe rises from the unit, then turns 90 degrees to the right at a certain height. It then turns 90 degrees back to the left, continuing vertically to the ceiling. At the ceiling level, the flue pipe turns 90 degrees to the right and runs horizontally across the room. Four square boxes, each containing an 'X', are positioned along this horizontal section of the flue pipe, representing offsets or supports. The drawing is a line sketch with no shading.

FIG 2 SHOWING
TYPICAL TRIPLE
OFFSET IN CEILING
SPACE.

This technical drawing shows a fireplace unit at the bottom right. A vertical flue pipe rises from the unit, then turns 90 degrees to the left at a certain height. It then turns 90 degrees back to the right, continuing vertically to the ceiling. At the ceiling level, the flue pipe turns 90 degrees to the left and runs horizontally. It then turns 90 degrees back to the right, continuing vertically. This sequence of three offsets (left, right, left) is shown. Four square boxes, each containing an 'X', are positioned along the horizontal sections of the flue pipe, representing offsets or supports. The drawing is a line sketch with no shading.

Murray Sinclair Ltd t/a
P&M Fireplaces Homeheating-Service Centre
128 Tahunanui Drive
Nelson 7011
Ph: 03 5485742 Fax: 03 548 5732
www.pmtfireplaces.co.nz

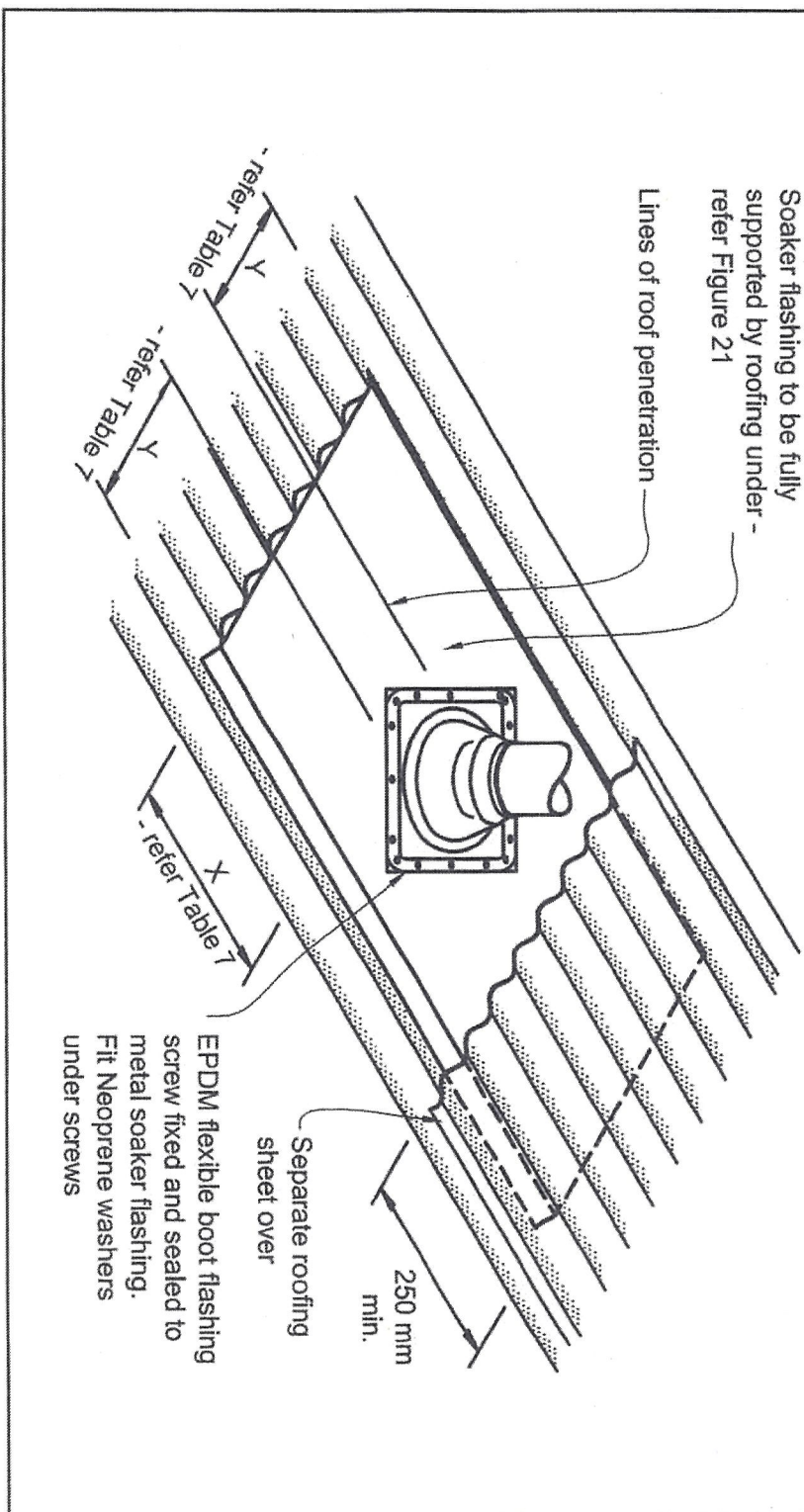
FIGURE 1

FIGURE 2

Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

Errata 2
Dec 2011

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.



Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 5
Aug 2011

design features



Dektite®

First and the Best!

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

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

Installation is easier with the Dektite®.

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

FLEXIBLE CONE SLEEVE

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

EASILY IDENTIFIED SIZING

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

LOW PROFILE DESIGN

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

STRESS ISOLATION POINTS

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

BONDED ALUMINIUM FLANGE

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

INTEGRITY OF FLASHING SHAPE

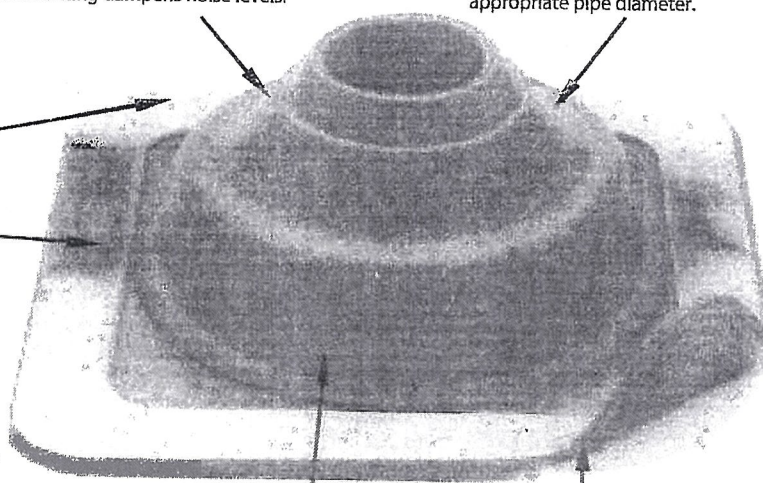
Minimal distortion after installation, maintains natural flashing shape and seal around pipe, while water run-off is improved and 'ponding' eliminated.

LARGE BASE AREA

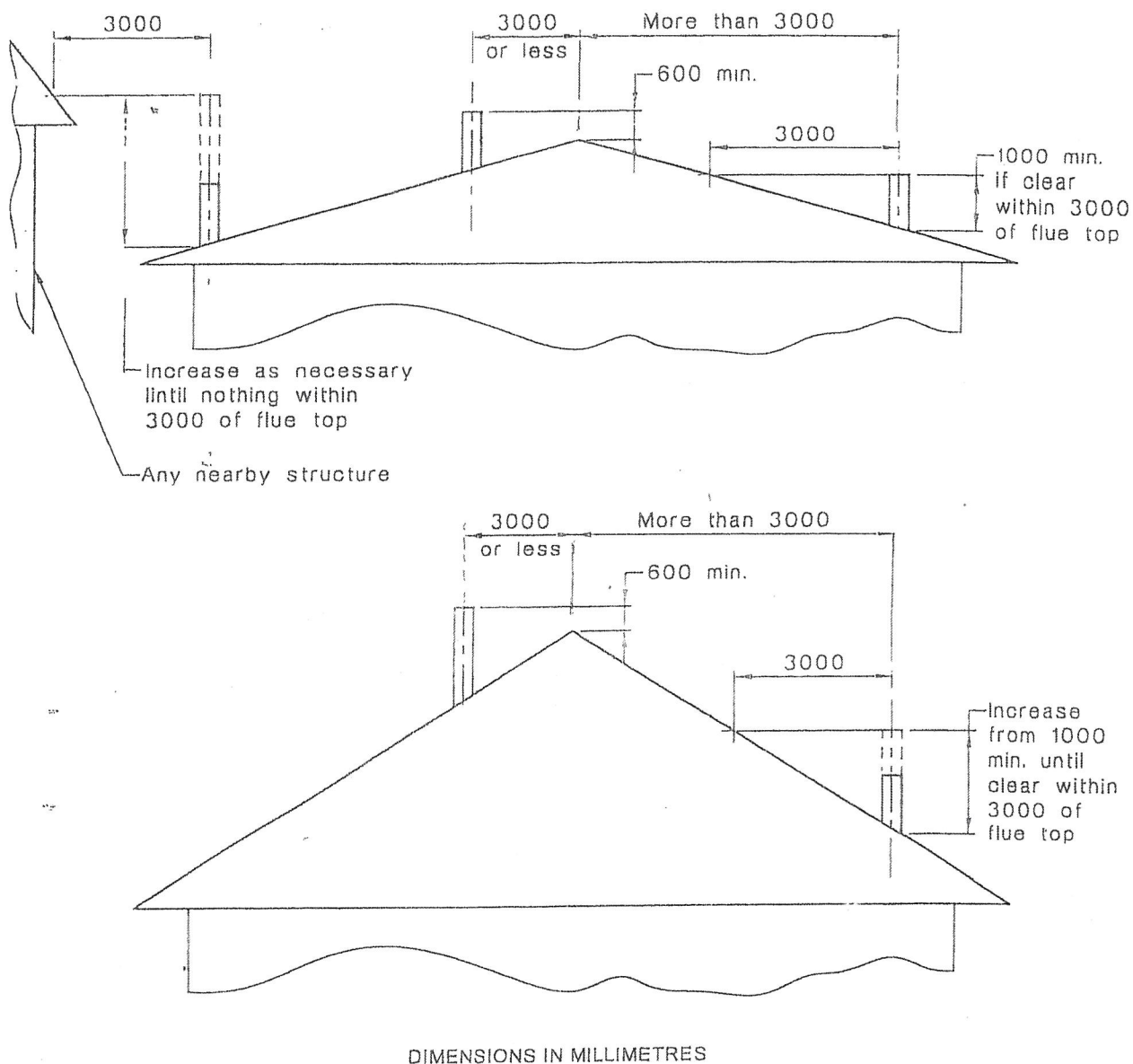
For better coverage of penetration cut-out and improved performance over steep roof pitches and a wider variety of cladding profiles.

IMPROVED WATERPROOFING

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



MINIMUM HEIGHT OF FLUE SYSTEM OUTLET



NOTES:

1. The flue pipe shall extend not less than 4.6m above the top of the floor protector.
2. The flue cowl must be at least 600mm above the highest point of the roof if within 3 metres of it, or 1 metre above the roof penetration if more than 3 metres from the ridge.
3. No part of the building, or any adjacent building may be in or above a circular area of a horizontal radius of 3 metres from the flue exit.



WOODSMAN

Warming kiwi homes since 1887.

15 Year Firebox Warranty - Wood fires
10 Year Firebox Warranty - Multi-Fuels
1 Year Parts Warranty - All Fires

Your WOODSMAN fire is warranted for a period of 1 year to the original purchaser, from the date of purchase, against defective materials and workmanship which includes the firebox and all parts.

If a part defect occurs, return the part to the retailer or directly to Harris Home Fires along with a copy of the retailers receipt and the part will be replaced at no cost.

If a firebox defect occurs, either contact the retailer or Harris Home Fires and it will be repaired or replaced at our discretion with all costs covered.

This warranty does not cover damage caused by mishandling, misuse, failure to follow the manufacturer's installation and operating instructions, or work done by others, such as installers, or plumbers etc. The manufacturer shall not be responsible for site conditions such as insufficient draught, downdraughts, or routine servicing and adjustments.

Damage caused by the failure to replace consumables like air tubes, baffles and fire bricks or not burning the recommended fuel, may void the warranty.

Your WOODSMAN firebox is then covered by a further 9 year warranty against defective materials and workmanship during normal domestic use.

In the case of a claim after the first year, this warranty covers the cost of replacement or repair at the manufacturer's discretion and includes freight, painting and all required refurbishment.

Your WOODSMAN **WOODFIRE ONLY** is then covered by a further 5 year warranty on the fire box against defective materials and workmanship during normal domestic use.

In the case of a claim after the first 10 years, It shall be the owner's responsibility and expense to have the fire disconnected and ready for pickup from onsite or another suitable location or deliver the WOODSMAN fire to either the dealer from whom it was purchased or directly to Harris Home Fires. Harris Home Fires will pick-up, repair and refurbish the fire, including painting as necessary and deliver the fire back to the customer.



Harris Home Fires
41 Braddon St
Addington
Christchurch 8024
New Zealand
Email sales@hhf.co.nz

P O Box 4043
Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796
Fax 03 366 1795

27 May 2024

Nicholas Watmuff and Cindy Curtain

57 Martin Road

RD 2

Upper Moutere 7175

Dear Nicholas Watmuff and Cindy Curtain

Site Inspection Report

Reference: BC240277

Location: 57 Martin Road, Upper Moutere, LOT 1 DP 62891

Project: Install freestanding wood burner

IR Number: 1

Inspection Results:

FINAL - 27 May 2024 @ 12:43 by Stephen Tasker

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Inspection Summary: Fire has been installed in the location stated on the consented plans.

Model: Woodsman Serene Serial number: 3866 N43020 Batch Number

Rear clearance from the fire box to the combustible material requires - 60mm and has 150mm

Side clearance from the fire box to combustible material requires - 380mm and has Open

Hearth clearance from the fire box to combustible material requires - 300mm and has 320mm

Seismic restraints are installed to back of fireplace. 7 smoke alarms installed as per plan and all working at time of inspection. Soaker flashing with dektite installed on top of it.

>>>>>Approved to Light & Issue CCC<<<<<<

Your next inspection will be: **No further inspection required**

Outstanding Required Documents for this Building

Final

- C: Solid fuel heater - Installers Declaration

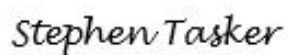
History**Inspection Name**

Final

Summary**PASS** - 27 May 2024

Please allow a minimum of 2 working days notice when booking an inspection.

Yours sincerely

A handwritten signature in black ink that reads "Stephen Tasker". The signature is written in a cursive, slightly slanted style.

Stephen Tasker

Building Technical Officer - Inspections

On behalf of **Tasman District Council**

MAIN BUILDING - R1 TO R3 COMPLEXITY: SOLID FUEL BURNING APPLIANCE ONLY - Inspections - AUDIT				
	Pass	User	Date	Notes
Final				
Heater: Act Provisions: Are Building Act legislative requirements satisfied?	Pass	STr	26/05/2024 07:58 pm	Act provisions are satisfied.
	Pass	STr	26/05/2024 07:58 pm	Brand new Woodsman Serene
Heater: F5: Construction and Demolition Hazards: Is site safety properly managed with work-site hazards identified, eliminated or minimised?	Pass	STr	26/05/2024 07:58 pm	F5: no obvious work site hazards were observed during the course of this inspection.
	Pass	STr	26/05/2024 07:58 pm	Talked with homeowner, No hazards or risks. Kept steel caps on.
	Pass	STr	27/05/2024 12:23 pm	Talked with homeowner, No hazards or risks. Kept steel caps on.
Domestic Solid Fuelburning Appliances: Is the installation of the solid fuel burning appliance compliant?		STr	<u>26/05/2024 08:02 pm</u>	
Domestic Solid Fuelburning Appliances - Prompt List:				
1. Type and location: Is the appliance type and location in accordance with building consent?	PASS	STr	26/05/2024 07:59 pm	Type and location: the appliance type and location is As per consented plans. Woodsman Serene Woodburner
2. Clearances: Are clearances to combustible materials in accordance with building consent?				
3. Floor protector: Is installation compliant?				
4. Flue assembly: Is this compliant? (Check - fixings, clearances from combustible surfaces and insulation and building wrap, check support, height and location above roof level).	PASS	STr	26/05/2024 07:59 pm	150mm stainless flu with stainless rivets
5. Flashing: Are building envelope penetrations flashed in accordance with building consent?				
6. Means of escape: Is this compliant? (Check - travel distances and that escape routes are free from obstructions).	PASS	STr	26/05/2024 08:00 pm	Existing windows and doors to house. Sunroom Door and Main Entrance
7. Smoke Detectors: Is the location & type of smoke detectors compliant?	PASS	STr	26/05/2024 08:03 pm	7 smoke detectors installed as per the locations stated on the consented plans
8. Ventilation: Is ventilation in accordance with the building consent?	PASS	STr	26/05/2024 08:00 pm	Existing windows and doors to house
9. Durability: Have durability requirements been satisfied?	PASS	STr	26/05/2024 08:01 pm	Brand New Woodsman Serene Woodburner
10. Installer/ required documents: Have the installer qualifications and details been recorded and has the required quality assurance documentation been uploaded? (Energy Works Certificate - if applicable)	PASS	STr	26/05/2024 08:02 pm	Installers PS3 has been accepted into Alpha 1
Domestic Solid Fuelburning Appliances: Is the installation of the solid fuel burning appliance compliant?	Pass	STr	<u>27/05/2024 12:41 pm</u>	
Domestic Solid Fuelburning Appliances - Prompt List:				
1. Type and location: Is the appliance type and location in accordance with building consent?				
2. Clearances: Are clearances to combustible materials in accordance with building consent?	PASS	STr	27/05/2024 12:40 pm	Clearances: to combustible materials are in accordance with building consent. Check Inspection Report for measurements
3. Floor protector: Is installation compliant?	PASS	STr	27/05/2024 12:40 pm	Floor protector: the hearth installation is in accordance with building consent. Metal plate laid on flooring
4. Flue assembly: Is this compliant? (Check - fixings, clearances from combustible surfaces and insulation and building wrap, check support, height and location above roof level).				
5. Flashing: Are building envelope penetrations flashed in accordance with building consent?	PASS	STr	27/05/2024 12:41 pm	Soaker flashing installed with a Dektite on top
6. Means of escape: Is this compliant? (Check - travel distances and that escape routes are free from obstructions).				
7. Smoke Detectors: Is the location & type of smoke detectors compliant?				
8. Ventilation: Is ventilation in accordance with the building consent?				
9. Durability: Have durability requirements been satisfied?				
10. Installer/ required documents: Have the installer qualifications and details been recorded and has the required quality assurance documentation been uploaded? (Energy Works Certificate - if applicable)				

Decision To Issue CCC: Stephen Tasker at 27/05/2024 02:18 pm

27 May 2024

Nicholas Watmuff and Cindy Curtain
 57 Martin Road
 RD 2
 Upper Moutere 7175

Dear Nicholas Watmuff and Cindy Curtain

Site Inspection Report

Reference: BC240277

Location: 57 Martin Road, Upper Moutere, LOT 1 DP 62891

Project: Install freestanding wood burner

IR Number: 1

Inspection Results:

FINAL - 27 May 2024 @ 12:43 by Stephen Tasker

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Inspection Summary: Fire has been installed in the location stated on the consented plans.

Model: Woodsman Serene Serial number: 3866 N43020Batch Number

Rear clearance from the fire box to the combustible material requires - 60mm and has 150mm

Side clearance from the fire box to combustible material requires - 380mm and has Open

Hearth clearance from the fire box to combustible material requires - 300mm and has 320mm

Seismic restraints are installed to back of fireplace. 7 smoke alarms installed as per plan and all working at time of inspection. Soaker flashing with dektite installed on top of it.

>>>>>Approved to Light & Issue CCC<<<<<<

Your next inspection will be: **No further inspection required**

Outstanding Required Documents for this Building

Final

- C: Solid fuel heater - Installers Declaration

History**Inspection Name**

Final

Summary**PASS** - 27 May 2024

Please allow a minimum of 2 working days notice when booking an inspection.

Yours sincerely

Stephen Tasker

Stephen Tasker

Building Technical Officer - Inspections

On behalf of **Tasman District Council**

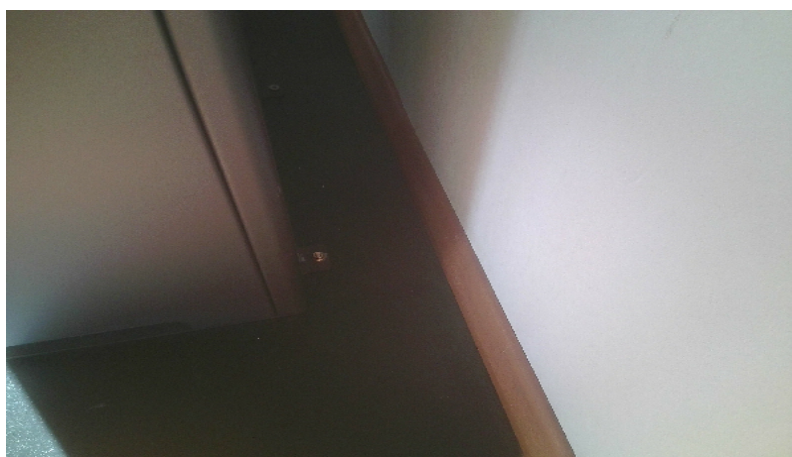
Building: Main Building
Inspection: Final
Question: Is site safety properly managed with work-site hazards identified, eliminated or minimised?
Inspector: Stephen Tasker
Timestamp: 2024-05-27 12:43:27
Comment: Roof Heat Shield



Building: Main Building
Inspection: Final
Question: Is site safety properly managed with work-site hazards identified, eliminated or minimised?
Inspector: Stephen Tasker
Timestamp: 2024-05-27 12:43:27
Comment: Floor Protector



Building: Main Building
Inspection: Final
Question: Is the installation of the solid fuel burning appliance compliant?
Inspector: Stephen Tasker
Timestamp: 2024-05-27 12:43:27
Comment: Restraints Installed



Solid Fuel Heater Producer Statement 3 (PS3)



This producer statement is only to be used in association with a building consent and does not remove the requirement of an owner or agent to request the appropriate scheduled building inspection/s.

Building Consent:	240277		
Site Address:	57 Martin Road, Upper Moutere		
In Respect of:	☒ Installation of Solid Fuel Heating Appliance ☐ Liquid Fuel Heating Appliance		
Make	Woodsmen	Model	Serene Draw UHEB
Installer Details:			
Company:	P & M fireplaces		
Installer:	Wayde Sinclair	Registration number if applicable e.g. HHA or plumber	N/A
Address:	128 Tahurangi Drive, Tahurangi 7011		
Email:	office@pmfireplaces.co.nz	Phone:	5485742
Declaration			
The installation of the heating appliance, stated above, has been carried out in accordance with the building consent.			
Signed by:	Wayde	Date:	22.5.24.

*Note: If the installation includes a heater exchanger (wetback) that is connected to a potable water supply, please have the plumber complete a pressure test certificate for inclusion with this statement.

Main Building

C: Solid fuel heater - Installers Declaration (Final)

PASS

Accepted Documents:

- 57_Martin_Road_Upper_Moutere_-_PS3.pdf (587.93kB)

Accepted Date: 23 May 2024 9:36:44 - Thursday

Accepted By: Megan Callaghan

Historical Notes

[PASS @ 27 May 2024 14:18:43] Stephen Tasker:

PS3 accepted into Alpha1

[23 May 2024 9:36:44] Megan Callaghan:

Accepted Document: 57_Martin_Road_Upper_Moutere_-_PS3.pdf (renamed to CSolidfuelheater-InstallersDeclaration-001.pdf). Reasons / Notes: PS3 for wood burner

Miscellaneous documents

- {no file(s) uploaded}

Minor variations

- {no file(s) uploaded}

Date Submitted: Wednesday, 22 May 2024

Form 6**Application for code compliance certificate***Section 92, Building Act 2004***The building consent**

Building consent number:

BC240277

Issued by:

Tasman District Council

Agent

Name of agent:

MURRAY SINCLAIR LIMITED t/a P & M Fireplaces

Contact person:

Haidee Doyle

Mailing address:

128 Tahunanui Drive

Tahunanui

Tahunanui

7011

Street address/registered office:

128 Tahunanui Drive

Tahunanui

Tahunanui

7011

Phone number:

Landline: 5485742 Mobile: 0277718986

Daytime:

Landline: 5485742 Mobile: 0277718986

After hours:

Landline: 5485742 Mobile: 0277718986

Facsimile number:

No information provided

Email address:

office@pmfireplaces.co.nz

Website:

No information provided

Relationship to owner:

Application made on owners behalf

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

Full name:

MURRAY SINCLAIR LIMITED t/a P & M Fireplaces

Mailing address:

128 Tahunanui Drive

Tahunanui

Nelson

Tahunanui 7011

Phone number(s):

5485742

Facsimile number(s):

N/A

Email address(es):

office@pmfireplaces.co.nz

Application

All building work to be carried out under the building consent specified on this form was completed on:

22 May 2024

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

No Licensed Building Practitioners have been provided.

The personnel who carried out building work other than restricted building work are as follows:

Name	Wayde Sinclair (P & M Fireplaces)
Address	128 Tahunanui Drive, Tahunanui, Tahunanui, Nelson, 7011
Phone number	035485742
Registration number	N/A
Licensed building practitioner number	N/A

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

There are no specified systems in the building.

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

The code compliance certificate should be sent to:

Agent: 128 Tahunanui Drive, Tahunanui, Tahunanui 7011

Signature of agent on behalf of and with the authority of the owner:

HAIDEE DOYLE

Name of person signing: MURRAY SINCLAIR LIMITED t/a P & M Fireplaces

Date: 22 May 2024

Attachments

The following documents are attached to this application:

No attachments

Form 7

Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 57 Martin Road, Upper Moutere
 Legal description of land where building is located: LOT 1 DP 62891
 Building name: N/A
 Location of building within site/block number: 57 Martin Road, Upper Moutere
 Level/unit number: 0
 Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
 Year first constructed: 2024

The owner

Name of owner: Nicholas Watmuff and Cindy Curtain
 Contact person: Nick Watmuff
 Mailing address: 57 Martin Road, RD 2, Upper Moutere
 Street address/registered office: N/A
 Phone number: Landline: 039702448 Mobile: 021985541
 Daytime: Landline: 039702448 Mobile: 021985541
 After hours: Landline: 039702448 Mobile: 021985541
 Facsimile number: No information provided
 Email address: nick@nwprojects.co.nz
 Website: No information provided
 First point of contact for communications with the council/building consent authority:
 Haidee Doyle (Murray Sinclair Limited); Mailing Address: 128 Tahunanui Drive
 Nelson 7011; Phone: 5485742; Email: office@pmfireplaces.co.nz

Building work

Building consent number: BC240277
 Description: Install freestanding wood burner
 Issued by: Tasman District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
 the building work complies with the building consent.

Stephen Tasker

Position: Building Technical Officer - Inspections

On behalf of: Tasman District Council

Date: 27 May 2024



Email #338623: BC240277

Project ID: 240277
Date Sent: 2024-04-23 09:26:09
Recipient: office@pmfireplaces.co.nz
Sender: Casey Port
Subject:

BC240277 Request For Further Information - Vetting #1 - 57 Martin Road, Upper Moutere

Message:

Dear Sir/Madam,

Thank you for your building consent application.

Your application for a building consent requires a deposit of \$482.00. Refer to our fees and charges <https://www.tasman.govt.nz/my-council/fees-and-charges/#e28>.

The deposit should be paid directly to the following bank account:

Name: Tasman District Council

Bank: ASB Bank, Richmond

Account: 12-3193-0002048-03 (or -003 if your bank requires a three digit suffix)

Reference: Please use your consent number listed above "BC240277".

Alternatively, you can make the payment at any Tasman District Council Service Centre.

Regards

Casey Port

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>



Email #338627: BC240277

Project ID: 240277
Date Sent: 2024-04-23 09:32:06
Recipient: office@pmfireplaces.co.nz
Sender: AlphaOne System
Subject: Application Accepted
Message:

Dear Sir/Madam,

Your application for Building Consent only with reference code BC240277 (57 Martin Road, Upper Moutere) has passed vetting and has been accepted by Tasman District Council for processing.

If you entered an electronic application you can track its progress on the customer portal <https://consents-tasman.abcs.co.nz/>. You may need to register with AlphaOne and can do so by using the following link and signing up:

<https://consents-topofthesouth.abcs.co.nz>

Please respond to this email requesting access for your application once you have registered.

Your applications may attract development contributions. If you are unsure about this, please contact dc.admin@tasman.govt.nz

Regards,

Tasman District Council



Email #338790: BC240277

Project ID: 240277
Date Sent: 2024-04-23 15:05:15
Recipient: emily.harwood@tasman.govt.nz
Sender: Krista Hobday
Subject: BC240277: A new job for you
Message:

Hello Emily Harwood,

BC240277 (Main Building) has been allocated to you.
Please check and take appropriate action.

<https://tasman.abcs.co.nz/jobs/240277>

— AlphaOne System

**Email #340376: BC240277**

Project ID: 240277
Date Sent: 2024-05-03 11:54:58
Recipient: office@pmfireplaces.co.nz
Sender: Megan Callaghan
Subject:

BC240277 Form 5: Building Consent and Invoice - 57 Martin Road, Upper Mouere

Message:

Dear Sir/Madam,

Please find attached the copy of your granted Form 5: Building Consent and Invoice.

If your consent includes restricted building work (RBW), you must notify us of all License Building Practitioners (LBP's) that are involved in the construction prior to any work commencing onsite. This can be done by replying to this email with the full legal name, LBP number, licensing class, mailing address, phone number and email address for each LBP. An Inspection block will be placed on the consent until we receive this information.

Your building consent documents are available to download from the AlphaOne portal. You may need to register with AlphaOne and can do so by using the following link and signing up: <https://consents-topofthesouth.abcs.co.nz>. Please respond to this email requesting access for your application once you have registered.

To access your building consent documents:

- 1) click the link, or copy the following link into your internet web browser: <https://consents-tasman.abcs.co.nz/>
- 2) click on the BC section of your consent applications progress bar
- 3) on the blue menu bar, click on Documents, then View Documents Issued
- 4) click on BC240277.pdf, select Save File
- 5) select where you would like to save this documentation to, and then click on save

Your files will be downloaded and available for you to save locally and use.

Please ensure you have prior approval from the BCA before any changes are made to the approved Building Consent. This can be via an onsite variation or formal amendment application.

What if my Building Consent is subject to a Form 4 - Resource Consent?

If you have been advised above that you need resource consent or a deemed permitted boundary activity (DPBA) then please submit this application to resourceconsentadmin@tasman.govt.nz. This application will then be allocated to a consent planner who will process this and once decision is granted the RMA block in Alpha One will be uplifted and works can commence. Building works cannot commence until resource consent is granted, and please ensure any conditions of the resource consent are checked and complied with. If this is unclear please contact a duty

planner through the main customer services number 03 543 8400.

Regards,

Megan Callaghan

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>



Email #343758: BC240277

Project ID: 240277
Date Sent: 2024-05-22 13:17:38
Recipient: office@pmfireplaces.co.nz
Sender: System
Subject: Online Code Compliance Certificate Application
Message:

Hello Haidee Doyle,

Please find attached a copy of the information you have submitted to Tasman District Council. Thank you for your application, we will process your application electronically and be in contact with you.

It is also a requirement that site contact information is provided for someone who will be present at the final inspection. Inspection charges are applicable if the inspection is cancelled on the day due.

Should you have any queries regarding your application please reply to this email or call our Building Services Team on (03) 543 8400.

— Tasman District Council



Email #343890: BC240277

Project ID: 240277
Date Sent: 2024-05-23 09:40:30
Recipient: Reception.Takaka@tasman.govt.nz
Sender: Megan Callaghan

Subject:

BC240277: 57 Martin Road, Upper Moutere " Final Inspection Booking

Message:

Please book a final inspection as CCC Application has been accepted.

Booking contact:

Nick Watmuff

021985541

nick@nwprojects.co.nz

- Fire final only

o Please include "No outstanding balance" in booking notes

Thanks,

Megan Callaghan

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>

**Email #343982: BC240277**

Project ID: 240277
Date Sent: 2024-05-23 13:06:46
Recipient: nick@nwprojects.co.nz
Sender: Sarah Jones

Subject:

BC240277: 57 Martin Road, Upper Moutere - Confirmation Of Final Inspection

Message:

Hi Nick,

Thank you for supplying your code compliance application.

Your final inspection has been booked for MOnday 27/05/2024, as per message left on your cellphone. If this day does not suit for you to be onsite to meet the building inspector, please call to amend ASAP on 035438400. Please ensure that a copy of the stamped plans/amendments/variations are available on site for the building inspector.

All required documents (as listed on your Form 5 Building Consent) must be uploaded to AlphaOne prior to the inspection.

A building inspector will be in contact no later than the morning of the inspection to confirm an approximate time to meet at the property.

Kind regards

Sarah Jones
Customer Service Officer - Takaka
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>



Email #344479: BC240277

Project ID: 240277
Date Sent: 2024-05-27 12:44:06
Recipient: nick@nwprojects.co.nz, office@pmfireplaces.co.nz
Sender: Stephen Tasker
Subject: BC240277 Inspection Report

Message:

Our inspection team have carried out a site inspection on the above project today, please find attached the inspectors site notice for your information.

The AlphaOne system has the ability to mark the inspection record as a Pass or Fail, this is to ensure an accurate record is maintained of outstanding work or documents that is required to be completed or provided. The Inspector will discuss the inspection outcome and expectations with the onsite contact during the inspection.

If you have any queries regarding the content of the site notice please contact Tasman District Council on 03 543 8400.

Regards,



Email #344517: BC240277

Project ID: 240277
Date Sent: 2024-05-27 14:22:36
Recipient: nick@nwprojects.co.nz
Sender: Stephen Tasker

Subject:

BC240277 Form 7: Code Compliance Certificate - 57 Martin Road, Upper Moutere

Message:

Dear Sir/Madam,

Please find attached a copy of your code compliance certificate for BC240277.

If you have any questions please contact Tasman District Council on 03 543 8400.

Regards

Stephen Tasker

Building Technical Officer - Inspections

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>

Blog ID: 412886

Author: Casey Port

Created: 2024-04-23 09:13:29

Notes: Other Notes From Applicant: Hi TDC
Woodsman Serene ULEB Draw using Woodsman Heatsaver Flue Kit and Shield. No Wetback. Flat Tray Soaker with Dektite on Corrugated Iron Roof. All relevant information is highlighted.
Thank you
Haidee Doyle

Blog ID: 412889

Author: Casey Port

Created: 2024-04-23 09:23:28

Notes: portc has updated the complexity for this consent from "Unknown" to "R1 to R3 Complexity: Solid Fuel Burning Appliance only"

Blog ID: 412890

Author: Casey Port

Created: 2024-04-23 09:23:38

Notes: Assets Input:N/A Wood burner only.

Blog ID: 414346

Author: Emily Harwood

Created: 2024-05-03 10:23:40

Notes: Emily Harwood added 'BC Issue Awaiting Invoice' block for the following reason: Invoice Due

Blog ID: 414347
Author: Emily Harwood
Created: 2024-05-03 10:23:40
Notes: Emily Harwood added 'CCC Issue Other' block for the following reason: CCC Not Ready

Blog ID: 414348
Author: Emily Harwood
Created: 2024-05-03 10:23:40
Notes: Emily Harwood added 'Inspections BC Not Granted/Issued' block for the following reason:
Building Consent can be granted and issued on payment of the appropriate fees and levies.

Blog ID: 414389
Author: Megan Callaghan
Created: 2024-05-03 11:54:10
Notes: Megan Callaghan removed 'BC Issue Awaiting Invoice' block for the following reason:
24/04/2024

Blog ID: 414390
Author: Megan Callaghan
Created: 2024-05-03 11:54:22
Notes: Megan Callaghan removed 'Inspections BC Not Granted/Issued' block for the following reason:
BC is now granted and issued

Blog ID: 417278
Author: Megan Callaghan
Created: 2024-05-23 09:38:09
Notes: Megan Callaghan made a decision to start the CCC clock for the following reason: Application
for CCC Submitted

Blog ID: 417579
Author: Casey Port
Created: 2024-05-24 14:20:38
Notes: Inspection competency override: Stephen Tasker was assigned the Final inspection for the following reason: OK with Pete

Blog ID: 417582
Author: Casey Port
Created: 2024-05-24 14:21:20
Notes: Inspection competency override: Stephen Tasker was assigned the Final inspection for the following reason: OK with Pete

Blog ID: 417589
Author: Casey Port
Created: 2024-05-24 14:21:40
Notes: Inspection competency override: Stephen Tasker was assigned the Final inspection for the following reason: OK with Pete

Blog ID: 417599
Author: Casey Port
Created: 2024-05-24 14:24:34
Notes: Inspection competency override: Stephen Tasker was assigned the Final inspection for the following reason: OK with Pete

Blog ID: 417793
Author: Stephen Tasker
Created: 2024-05-27 14:18:54
Notes: Stephen Tasker added 'CCC Issue Awaiting Invoice' block for the following reason: Invoice Due

Blog ID: 417794
Author: Stephen Tasker
Created: 2024-05-27 14:19:10
Notes: Stephen Tasker removed 'CCC Issue Other' block for the following reason: Consent Complete

Blog ID: 417799
Author: Stephen Tasker
Created: 2024-05-27 14:22:13
Notes: Stephen Tasker removed 'CCC Issue Awaiting Invoice' block for the following reason: Consent complete, Zero balance as checked on MagiQ



*Final Board lining will be completed
as finance become available. with at the
month ~~still~~
someone is usually home there or Fridays*

ADVICE OF COMPLETION OF BUILDING WORK
Section 43(1), Building Act 1991

To: TASMAN DISTRICT COUNCIL

Under Building Consent No.: 951793

From: G I & L J HALL
MARTIN ROAD
R D 2
UPPER MOUTERE

Project location: MARTIN RD, UPPER MOUTERE
Valn No.: 1936010700

Project descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
CARPORT AND STORAGE ROOM

Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended uses: CARPORT AND STORAGE ROOM



You are hereby advised that

☒ All
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

☒ A final
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

Please have the tradesmen (as applicable) associated with the building work sign the reverse of this form before returning to Council.

The attached particulars include:

☐ Building certificates
☐ A code compliance certificate issued by a building certifier
☐ Producer statements

Signed by or for and on behalf of the owner:

Name: *G I & L J Hall*

Position: *Owner*

Date: *4-7-96*

Business hours contact phone no.:

5432878

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

Building Consent No.	951793
Date Issued	30/11/95

TO: TASMAN DISTRICT COUNCIL
PART A: GENERAL

APPLICANT¹Name: G I HALLMailing Address: MALIN RD RD 2
upper MOUTGEEContact Name: G I HALLPosition: OWNERPhone: 5432878 Fax: _____**PROJECT LOCATION**Street Address: AS ABOVE**LEGAL DESCRIPTION**Valuation Roll Number: 19360 107 00Lot: 1 DP: 6289

Section: _____ Block: _____

Survey District: _____

VALUE OF PROPOSED PROJECT

The Council's charges payable on the making of this application are based on the estimated value (GST inclusive) of:

Building \$ 4000.00

Plumbing/Drainage (labour only) \$ _____

Total \$ 4000.00**PROJECT**Intended Use(s) (in detail): CALPORTSTORAGE ROOMNew Dwelling(s) ☐Alterations to Dwelling(s) ☐Domestic Garage(s) ☐Shed(s) and Other(s) ☒
(e.g. foundations demolition)Heating ☐Other new construction ☐

Intended Life: _____

Indefinite, but not less than fifty years ☐Specified as 50 yearsDemolition ☐

Being Stage _____ of _____ stages

PLAN/ZONERural B

This application is for:

☒ Building consent only, in accordance with project information memorandum No. _____☐ Both building consent and a project information memorandum.

¹Under Section 33 of the Building Act, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PART B: PROJECT DETAILS

(Complete Part B only if you have not applied for a project information memorandum.)

The project involves the following matters (cross each applicable box, if any, and attach relevant information in duplicate):

- ☐ Location in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☐ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C: BUILDING DETAILS

This application is accompanied by (cross each applicable box and attach relevant documents in duplicate):

- ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the Building Code, with supporting documents, if any, including:
 - ☐ Building Certificates.
 - ☐ Producer Statements.
 - ☐ References to accreditation certificates issued by the Building Industry Authority.
 - ☐ References to determinations issued by the Building Industry Authority.
 - ☐ Proposed procedures, if any, for inspection during construction.

PART D: KEY PERSONNEL

Names/Addresses/Telephone Numbers	Registration No.	Signature
Builder(s):		
* Registered Drainlayer:		
* Craftsman Plumber:		
Designer(s):		
Building Certifier(s):		
Other:		

The Craftsman Plumber/Registered Drainlayer are to complete a separate advisory sheet. This advisory sheet is to be returned to Council prior to work commencing.

PART E: COMPLIANCE SCHEDULE DETAILS

E1: SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings and alterations, except single residential dwellings.)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☒ Any automatic back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system servicing all or a major part of the building.
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the Building Code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the Building Code in respect of the abovementioned systems.
- ☐ None of the above.

E2: OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1.)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedure):

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons' Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the Building Code or Section 25 of the Disabled Persons' Community Welfare Act 1975.

PART F: STATISTICAL INFORMATION

Please answer the following questions if they apply:

Floor area: 63 m² No. of dwelling units: 1 No. of storeys: 1

Confidentiality:

Section 27 of the Building Act states that the records of Council shall be made available for public inspection. Subsection 3, however, allows an owner to mark plans and specifications as confidential due to copyright or security reasons.

Please indicate if you require plans/specifications to be marked as confidential. YES/NO

Signed by/for and on behalf of the applicant:

Name:

Position: Date:

Important Note: Depending on the area you live, and if you are connecting to the Council's sewerage or water schemes, a connection fee may be payable. For further information please obtain the guide titled "Reminder - Sewer and Water Connection Fees" from Council offices.

COUNCIL USE ONLY

Checked By:	Initials	Date
Plumbing & Drainage		
Design		
Health		
Planning		

Building \$ 150.00
Plumbing/Drainage \$
BRANZ Levy \$
BIA Levy \$
Demolition \$
Dependent Relative \$
Log Burner/Space Heater \$
TOTAL \$
Tax Invoice sent/...../..... \$

Approved for issue of Building Consent

Technical Officer: [Signature]

Date: 28 / 11 / 95

Consent Fees Payable (GST incl):

Council bases its fee on the cost of processing the total building project as follows:

(a) Administration:

Receiving and issuing the consent plus checking plans etc. for Building Code compliance.

(b) Inspections:

Council is required to inspect certain stages and elements of construction for Building Code compliance.

(c) Code Compliance Certificate:

At the project's completion, Council will, if satisfied work complies to the Building Code, issue a certificate, which is an important document for future property dealings.

Receipt No. 319531

Ch 30/11/95

PIM/BUILDING CONSENT APPLICATION COVER SHEET

Applicant: GF + LJ Hall.				
Application No: 951793.	Date Received: 28.11.95			
PIM Issued:	Electrical:			
Engineering:	Planning:			
EHO:	Consent Officer:			
<u>CHECK LIST</u>				
Two Sets of Plans and Specifications	Bracing Schedule and Subfloor Bracing	Certificate of Title	Accurate Site Plan (include drainage locations and connection points)	Cross-section
Truss Number	Schedule of Materials	Historical Places Trust	Land Notification	Generate Invoice Y/N
<u>BUILDING</u>				
BG 02 BG 04 BG 23				
TECHNICAL OFFICER: [Signature]		DATE: 28.11.95		
<u>HEALTH (Domestic Services)</u>				
INSPECTOR:		DATE:		
<u>OTHER</u>				
OFFICER:		DATE:		

01	Consent No	951793		
	Debtor No	BC951793	Resource consents?	
	Appl Name	G I & L J HALL		
	Address	MARTIN ROAD : R D 2 : UPPER MOUTERE		
	Phone	5432878		
	Balance (\$)	0.00	Inv ref	29769
02	Proposal	CARPORT AND STORAGE ROOM		
03	Proposed Use	CARPORT AND STORAGE ROOM		
04	Intended Life	I		
05	Being stage	1 of 1		
06	Stats code	3359 Other outbuildings eg shed, workshop, sleepout		
07	Est value (\$)	4,000		
08	Floor (m2)	63	Units 1	Storeys 1
09	Builder	OWNER		
10	Valuation No	1936010700		
11	Owner	HALL GEOFFREY IVAN		
12	Location	MARTIN RD, UPPER MOUTERE		
13	Legal	LOT 1 DP6289		
14	Zone	Waimea Rural B		
15	Overseer	Cliff Dockery		
16	Status	Issued	30/11/95	Deadline 14/12/95
17	Note			
0	Conditions	Inspections	Notes	Pim coMpliance rEctify 1-link
m	ertifiCate	charGes	History	contrActors Rates Drs Letters eXit

13/12/95

CLIFF,

This Chap wants to
 Pour Pole Loles at Christmas.
 I suggested Photo's of.
 Job & Let you have
 them for the Record.

Greene

24 January 1997

Mr G I Hall
Martin Road
RD2
UPPER MOUTERE

Dear Mr Hall

RE: BUILDING CONSENT 951793: CARPORT & STORAGE ROOM

The above consent was approved for your carport and storage room, however the application did not include the installation of any plumbing and drainage, which has been installed in your building.

The inclusion of this plumbing and drainage without a consent is an offence under Section 80 of the Building Act 1991 and you should immediately provide amended drawings and an application to upgrade your storage room for accommodation purposes.

Yours faithfully



CLIFF DOCKERY
Technical Officer
C:\SANDRA\DOCKERY\LTRSHALL-G.24J

Main Office

189 Queen Street
Private Bag 4,
Richmond 7031 N.Z.
Tel (03) 544-8176
Fax (03) 544-7249

**Murchison
Service Centre**

92 Fairfax Street
P.O. Box 53, Murchison
Tel (03) 523-9004
Fax (03) 523-9004

**Motueka
Service Centre**

7 Hickmott Place
P.O. Box 123, Motueka
Tel (03) 528-7700
Fax (03) 528-9751

**Golden Bay
Service Centre**

78 Commercial Street
P.O. Box 74, Takaka
Tel (03) 525-9516
Fax (03) 525-9972

FILE

24 January 1997

Mr G I Hall
Martin Road
RD2
UPPER MOUTERE

Dear Mr Hall

RE: BUILDING CONSENT 951793: CARPORT & STORAGE ROOM

The above consent was approved for your carport and storage room, however the application did not include the installation of any plumbing and drainage, which has been installed in your building.

The inclusion of this plumbing and drainage without a consent is an offence under Section 80 of the Building Act 1991 and you should immediately provide amended drawings and an application to upgrade your storage room for accommodation purposes.

Yours faithfully

CLIFF DOCKERY
Technical Officer
C:\SANDRA\DOCKERY\LTRSWHALL-G.24J

Main Office

189 Queen Street
Private Bag 4,
Richmond 7031 N.Z.
Tel (03) 544-8176
Fax (03) 544-7249

**Murchison
Service Centre**

92 Fairfax Street
P.O. Box 53, Murchison
Tel (03) 523-9004
Fax (03) 523-9004

**Motueka
Service Centre**

7 Hickmott Place
P.O. Box 123, Motueka
Tel (03) 528-7700
Fax (03) 528-9751

**Golden Bay
Service Centre**

78 Commercial Street
P.O. Box 74, Takaka
Tel (03) 525-9516
Fax (03) 525-9972



BUILDING CONSENT SUMMARY 951793

Applicant: *Jeff* G I & L J HALL : MARTIN ROAD : R D 2 : UPPER MOU
Project location: MARTIN RD, UPPER MOUTERE
Legal description: LOT 1 DP6289 *Home - 5432878*
Work 5483401

Project descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
CARPORT AND STORAGE ROOM
Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended uses: CARPORT AND STORAGE ROOM
Builder: OWNER

FILE

Valn No.: 1936010700
Estimated value: \$ 4,000
Charges inc levies: \$ 0.00

Date of applicn: 30/11/95
Date issued: 30/11/95
Overseer: Cliff Dockery

INSPECTION DETAILS:

7.2.96 Poles erected, no hole inspection, appears.

to be erected on fill, footings not to solid

8.2.96 Phoned owner at work and he said that the
poles were down into the solid

5/6/96 Closed in, bracing satisfactory, fixings good.

22/1/97 Interior and exterior finishing in progress.

Completed.

SIGNED: *Jeff*

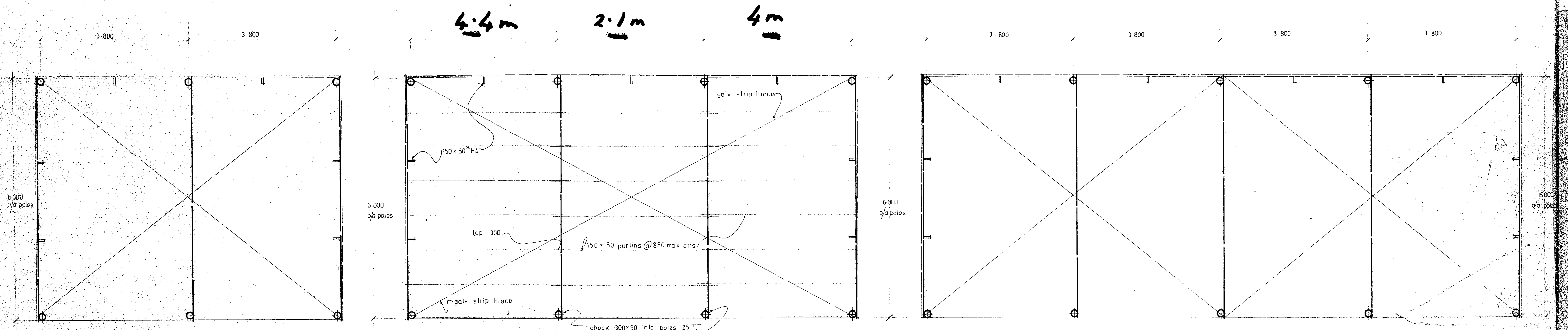
DATE: *8/1/97*

Issue part 886
only no hole inspection



CONDITIONS OF BUILDING CONSENT 951793

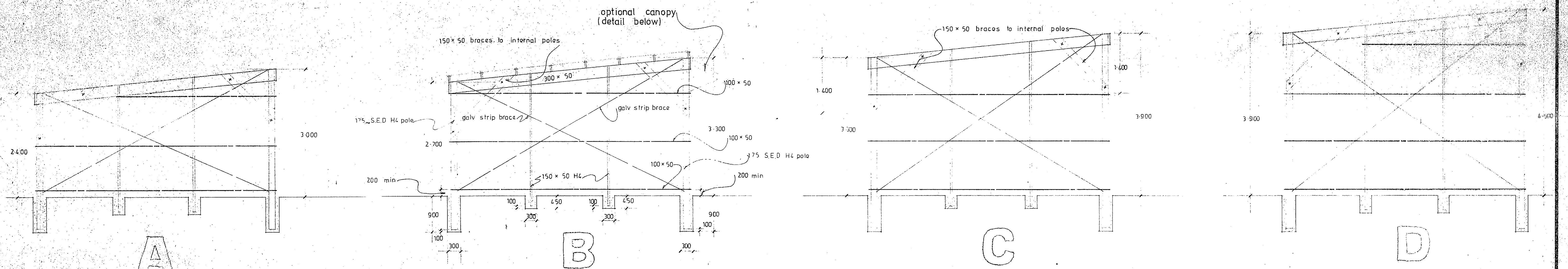
- 1 The building inspector is to be notified a minimum of one working day for inspection of work prior to installing poles.
- 2 Construction and wall bracing to comply with NZS3604.
- 3 The owner and the Builder are responsible for the correct siting of the Building work as specified on the approved plans.
- 4 The owner or person undertaking the building work shall advise of completion of work by returning the "Advice of Completion of Building Work" form which accompanied the consent.
- 5 A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer..
- 6 This consent will expire if building work is not commenced within 6 months from the date of issue unless a written extension of time is obtained from the Building Inspector.



2 Bay

3 Bay N.T.S.

4 Bay

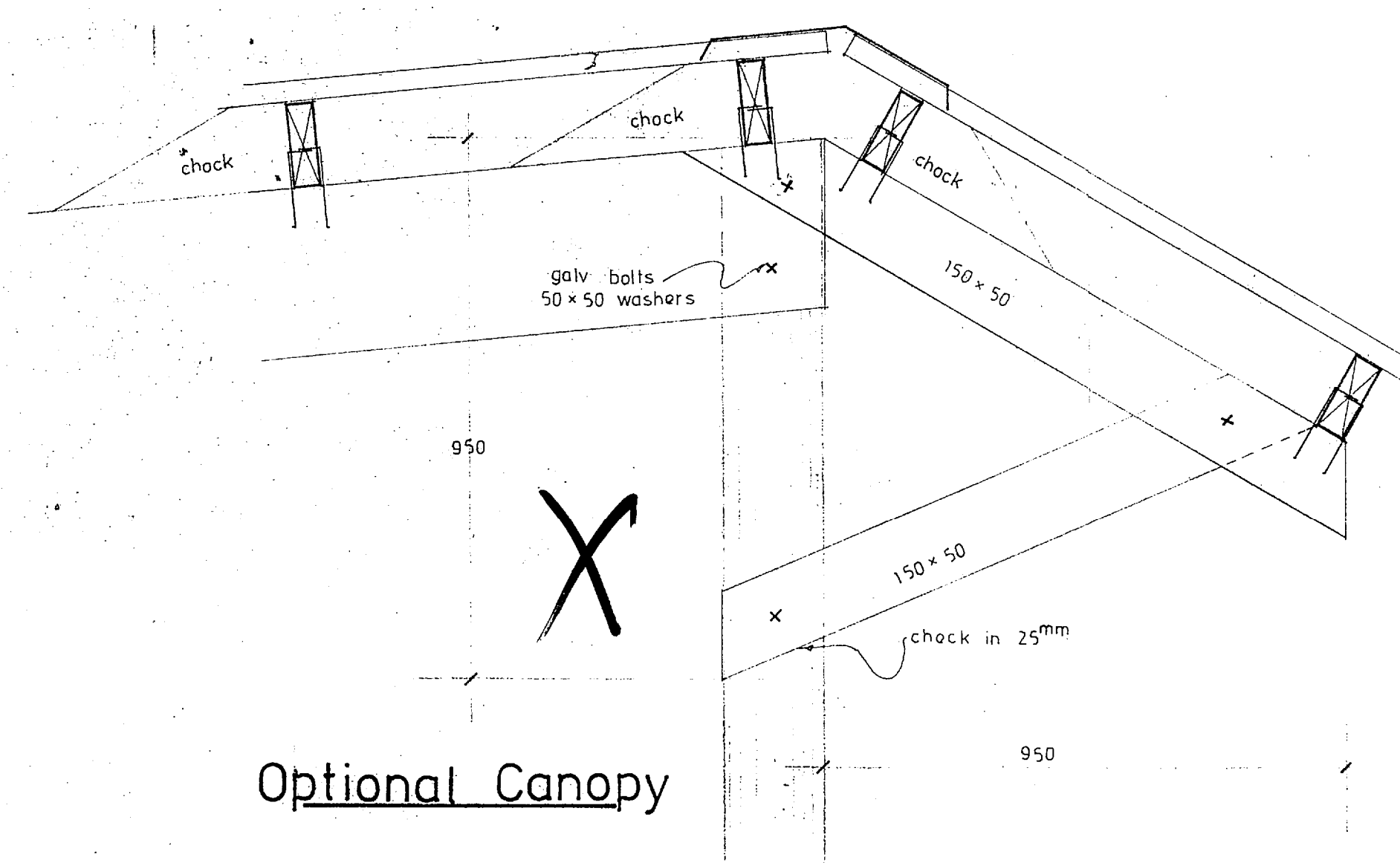
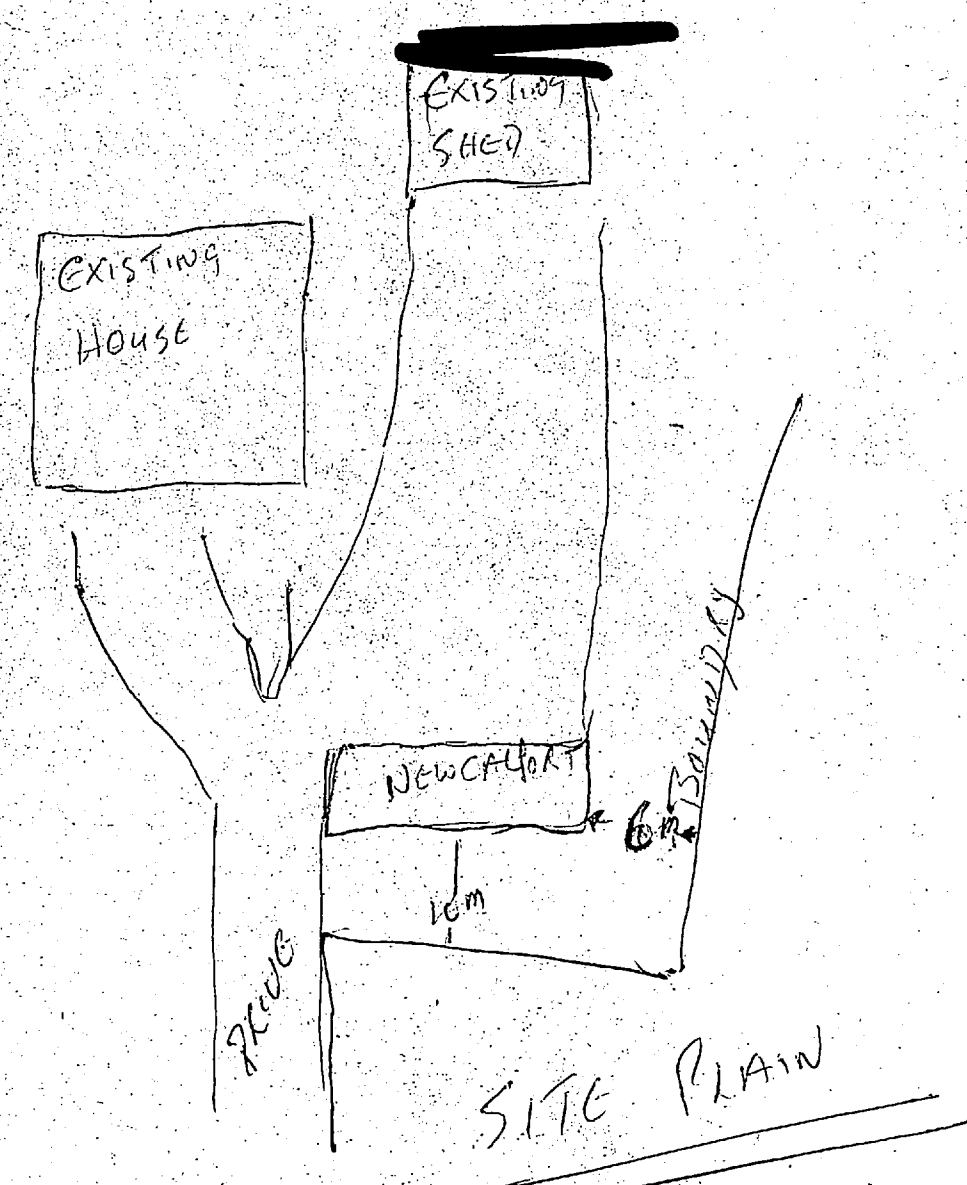


A

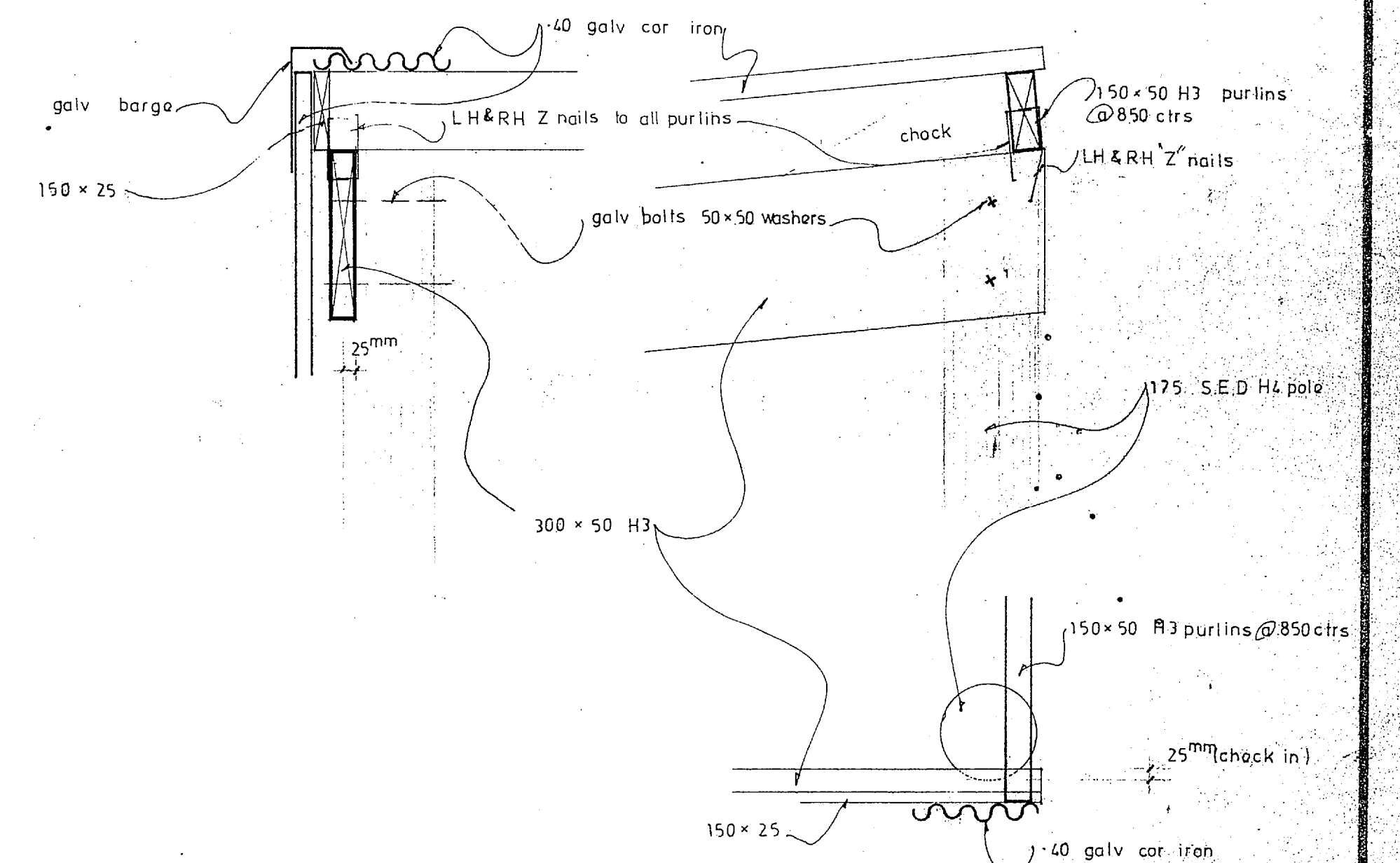
B

C

D



Optional Canopy



Bay Farm Buildings By G.B Joinery

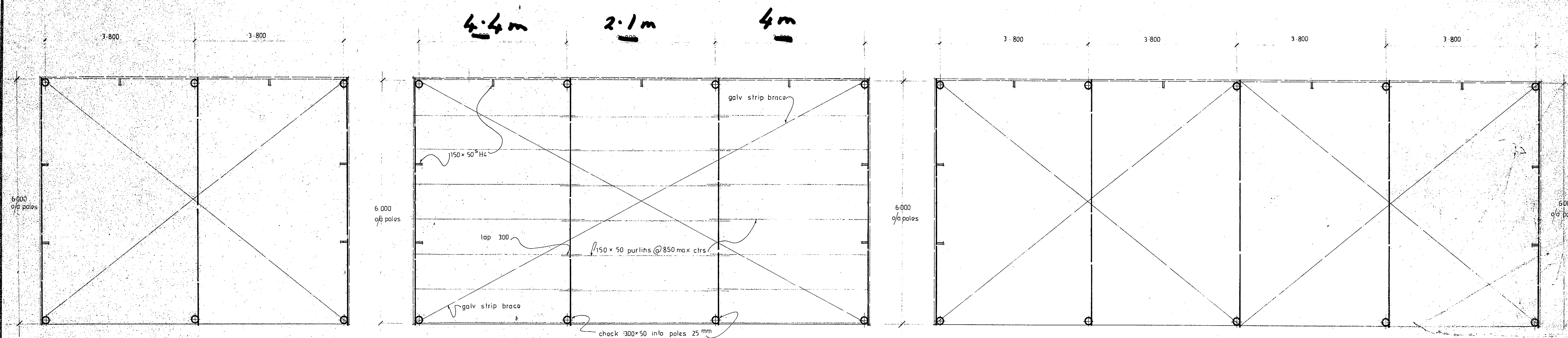
BUILDING CONNEXION LTD.
MOTUEKA

BUILDING CONNEXION LTD.
MOTUEKA

BUILDING CONNEXION LTD.
MOTUEKA

SHEET

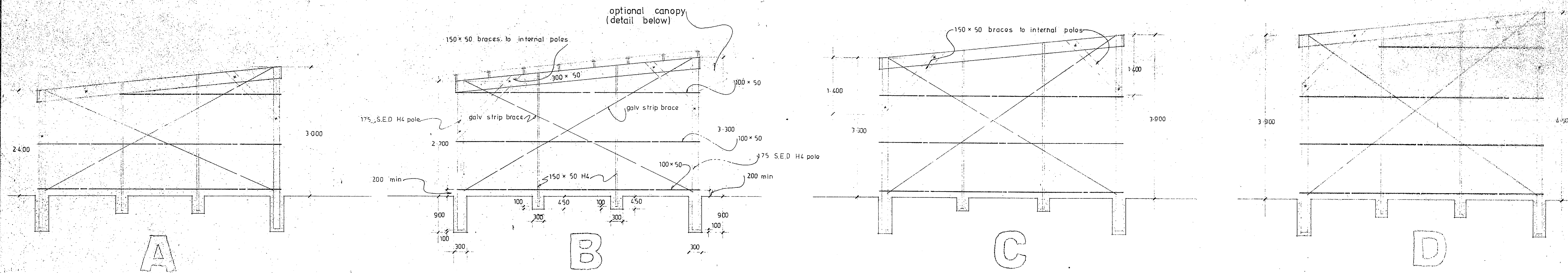
DRAWN	CHECKED	SCALES	SERIES OF
TRACED	DATE		REF



2 Bay

3 Bay N.T.S.

4 Bay

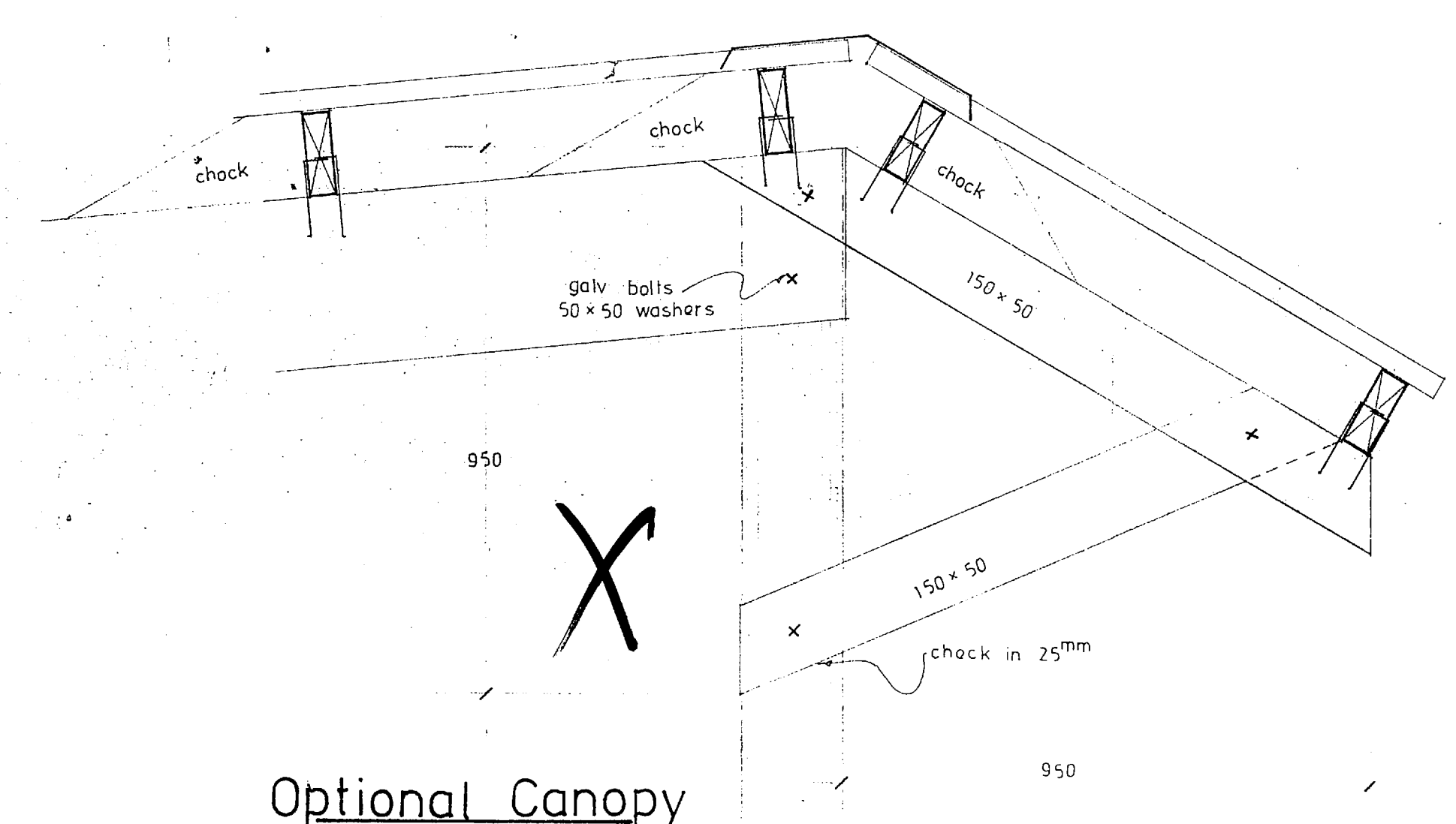
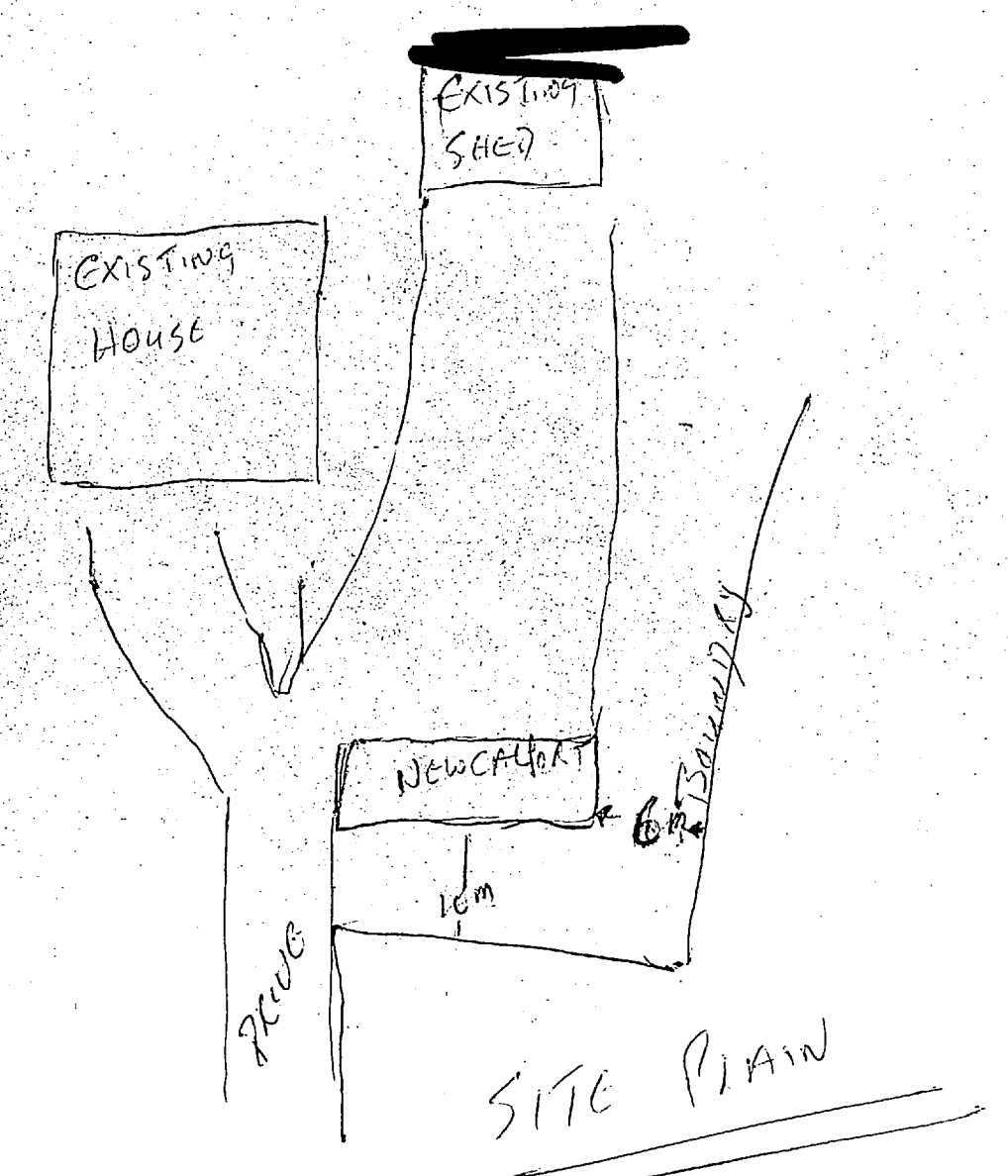


A

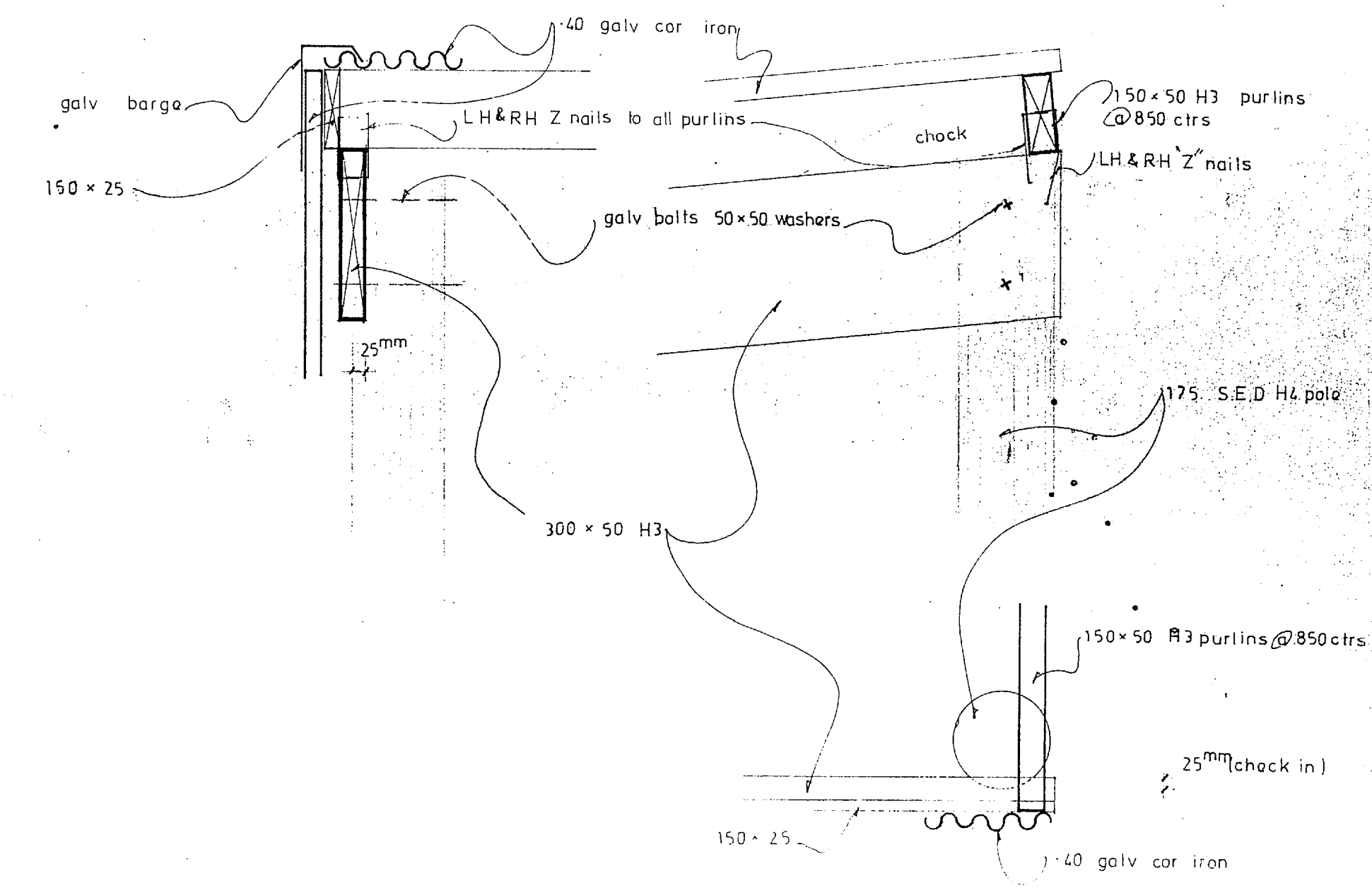
B

C

D



Optional Canopy



DATE

ENGINEER

SHEET

Code Compliance Certificate

Section 43, Building Act 1991

Application

G I & L J HALL	No.	951793
MARTIN ROAD	Issue date	14/1/1998
R D 2		
UPPER MOUTERE	Overseer	NLR Cliff Dockery

Project

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stages Carport and storage room
Intended Life	Indefinite, but not less than 50 years
Intended Use	CARPORT AND STORAGE ROOM
Estimated Value	\$4,000
Location	MARTIN RD, UPPER MOUTERE
Legal Description	LOT 1 DP6289
Valuation No.	1936010700

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

This certificate is issued subject to the following conditions:

THIS CODE OF COMPLIANCE DOES NOT INCLUDE THE FOOTINGS AS THESE WERE DONE WITHOUT INSPECTION.

DRAINAGE BY WAY OF 20MTRS NON-COIL & PIG METAL
IN TRENCH BEHIND BUILDING DOWN BANK INSIDE PROPERTIES.

Shower

13/8/17



25 LTR
CYLINDER.

Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1978 and the Building Act 1991 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so will lead to legal action.

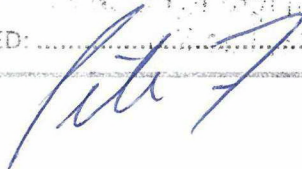
Part of Existing Bld.

Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1978 and the Building Act 1991 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so will lead to legal action.

TASMAN DISTRICT COUNCIL
APPROVED CONSENT DOCUMENT

THESE ARE THE PLANS / SPECIFICATIONS
REFERRED TO IN BUILDING CONSENT No. 970187

- THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION
- GIVE 24 HOURS NOTICE before any work is covered up
- Council inspections are required BEFORE any:
concrete, masonry infill, grouting, placement, lining, cladding
roof fixing, structural frame enclosure, trim fixing, lining stopping,
plumbing, drainlaying, covering.
- Deviations from this Document require further approval
- Consent holder is responsible and liable for any damage as a
result of this work being carried out.
- Date: 26-2-97 Building Consent No. 970187

SIGNED: 

Application for Building Consent

This application is made under Section 33 of the Building Act 1991

To: Tasman District Council

Building Consent No: 970187

Date Issued: 26-2-97

APPLICATION DETAILS

Applicant*

GEOFFREY IVAN HALL
Full name of applicant

Postal Address

MARTIN RD RD2 W/MOUTERE

Name and Address for Service (if different to above)
(Name and Address to which documentation will be sent)

Contact Name

Postal Address

A/H.

Phone 5932878 Fax _____

* Under Section 33 of the Building Act, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

Project Location

MARTIN RD RD2 W/MOUTERE
Street Address

Legal Description

1936010700

Valuation Number

This Application is for:

FILE

☐ Building Consent only, in accordance with project information memorandum

No. _____

☐ Both building consent and a project information memorandum

Project Description

- ☐ New Dwellings
- ☒ Alterations to Dwellings(s)
- ☐ Domestic Garage(s)
- ☒ Shed(s) and Other(s)
(e.g. foundations demolition)
- ☐ Heating
- ☐ Commercial / Industrial

Indicate clearly details of building work,
e.g. New dwelling with internal garage and installation
of wood burner.

Intended Use

~~Sleep-out~~ Sleep-out +
Install shower + basin
in existing bld.

Total Estimated Value of Project

Total (Inc. GST) \$ _____

Intended Life

- ☐ Indefinite life but not less than 50 years.
- ☐ Specified as _____ years
- ☐ Demolition

Being Stage _____ of _____ stages

Plan Zone

PROJECT DETAILS (Complete only if you have not applied separately for a project information memorandum)

This project involves the following matters (tick each applicable box, if any, and attach relevant information in duplicate):

- ☐ Location in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over, or adjacent to, any road or public place.
- ☐ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

BUILDING DETAILS

This application is accompanied by (cross each applicable box and attach relevant documents in duplicate):

The drawings, specifications and other documents according to which the building is proposed to be constructed, to comply with the provisions of the Building Code, with supporting documents, if any, including:

- ☐ Building Certificates
- ☐ Producer Statements
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

KEY PERSONNEL

	Name and Address	Phone	Regn. No.
Builder(s)			
Registered Drainlayer			
Registered Plumber			
Building Certifier			
Designer			

Note: The Craftsman Plumber / Registered Drainlayer are to complete a separate advisory sheet. This advisory sheet is to be returned to Council prior to work commencing.

STATISTICAL INFORMATION

Floor area: _____ m² No. of dwelling units: _____ No. of storeys: _____

Total Site Coverage: _____

GENERAL

1. Please note that a building consent does not give any form of consent under the Tasman Resource Management Plan. Any such consent should be obtained separately prior to the lodgement of an application for building consent.
2. Tasman Resource Management Plan (the Plan)
 - (a) A relocated dwelling requires a resource consent under Section 16.8 of the plan.
 - (b) If building with 200 m of a coastline you may require a resource consent under Sections 18.12 or 18.14 of the plan.

Please provide a copy of, or details of, any resource consent obtained which relates to your application for building consent.

3. Plans and Specifications

In order for processing to commence the following attachments will be required:

- | | |
|---|--------------------------|
| * Two sets of Plans and Specifications; | * Accurate Site Plan; |
| * Bracing Schedule & Subfloor Bracing; | * Cross-section; |
| * Certificate of Title; | * Truss Number; |
| * Accurate On-site Drainage Disposal System Plan; | * Schedule of Materials. |

In addition to the structural details required, the plans and sections shall show every floor of the proposed building, the dimensions, position and intended use of the rooms and the situation of the flues, fireplaces, stoves and chimneys. The plans and sections shall further show the levels, both existing and proposed, adjoining the building and the proposed means of water supply.

Drawings required for works such as garages, outbuildings, barns, carports etc. are: site plan, floor plan, cross-sections and two elevations only.

If the land you are building on is the result of a subdivision, please provide details of any building related matter included in that subdivision.

4. Site Plans

Site plans are required to show:

- external boundary dimensions
- adjoining properties with current land use shown (eg. orchard, forestry etc).
An aerial photo would assist.
- location and size of all existing and proposed buildings on the property showing distances to boundaries and between the buildings.
- the position of north.
- if overhead wires are present.
- site access (if new construction)

5. Have you included the following details in support of this application (if applicable):

- Two sets of plans and specifications.
- Bracing schedule and subfloor bracing.
- Accurate onsite drainage disposal system plan.

- Proposed water supply.
- Accurate site plan.
- Cross section.
- Truss numbers.
- Schedule of materials.
- Certificate of Title.
- Any subdivision requirements that need to be met.

6. Confidentiality

Section 27 of the Building Act states that the application details shall be made available for public inspection. Subsection 3, however, allows an owner to mark plans and specifications as confidential due to copyright or security reasons.

☐ Confidentiality requested for plans and specifications

7. Connection Fees

Depending on the area in which you build, and if you are connecting to the Council's sewerage or water schemes, a connection fee may be payable. For further information, please obtain the guide titled "Reminder - Sewer and Water Connection Fees" from Council offices.

Signed: by/for and on behalf of applicant: _____

Position: Owner

Date: 31 - 1 - 97

TASMAN DISTRICT COUNCIL OFFICES

MAIN OFFICE	MOTUEKA SERVICE CENTRE	GOLDEN BAY SERVICE CENTRE	MURCHISON SERVICE CENTRE
189 Queen Street Private Bag 4, Richmond 7031 Ph: (03) 544-8176 Fax (03) 544-7249	7 Hickmott Place P O Box 123, Motueka Ph: (03) 528-7700 Fax: (03) 528-9751	78 Commercial Street P O Box 74, Takaka Ph: (03) 525-9516 Fax: (03) 525-9972	92 Fairfax Street P O Box 53, Murchison Ph: (03) 523-9004 Fax: (03) 523-9004

For Council Use Only

Checked by:	Initials	Date
Plumbing & Drainage	<u>J. Hall</u>	<u>11/2/97</u>
Building		
Health		
Land Use		

Fees Payable (GST incl):

Resource Consent - Minor	\$ _____
Building / Plumbing / Drainage**	\$ <u>125-</u>
BRANZ Levy	\$ _____
BIA Levy	\$ _____
Temporary Accommodation Bond	\$ _____
Compliance Schedule	\$ _____
Sewer Connection	\$ _____
Stormwater Connection	\$ _____
Water Connection	\$ _____
Financial Contribution	\$ _____
TOTAL	\$ _____

Approved for Issue of Building Consent:

Technical Officer: _____

Date: 11/2/97

Tax Invoice Sent

Receipt No. _____

** Council bases its fee on the cost of processing the total building project as follows:

- Administration: Receiving and issuing the consent plus checking plans etc. for Building Code compliance.
- Inspections: Council is required to inspect certain stages and elements of construction for Building Code compliance.
- Code Compliance Certificate: At the project's completion, Council will, if satisfied work complies to the Building Code, issue a certificate, which is an important document for future property dealings.

Notice to Fix

Sections 164 and 165, Building Act 2004

Sheet No: **0660**

To: Geoffrey Hall
57 Martin Road, RD2, Upper Moutere. 7175
And to: Leigh Briars
Kelling Road, RD2, Upper Moutere. 7175

OFFICE USE
Date: 2/7/2009
BC No: 970187
1936010700
Valuation No: _____

The building

Street address of building: 57 Martin Road, RD2, Upper Moutere.
Legal description of land where building is located: Lot 1 DP6289, LOT 1 DP13433
Building name: Garage
Location of building within site/block number: _____ Level/unit number: _____

Particulars of contravention or non-compliance

Failure to comply with Section 114 of the New Zealand Building Act 2004.

Definition of Section 114 is as follows:

Change of Use, Extension of Life, and Subdivision of Buildings.

Notice to Fix

Sections 164 and 165, Building Act 2004

Sheet No: 0660

To remedy the contravention or non-compliance you must:

apply for a Certificate of Acceptance, under Section 96 of the New Zealand Building Act 2004.

Your application for a Certificate of Acceptance will be required to include 2 copies of all plans & specifications for all work already done and an Independent Consultants Report to support all work done does meet the standards of the New Zealand Building Code.

Also, A Independent Wastewater Consultants Report on the existing wastewater system used by the new 2nd habitable dwelling located within the garage in question.

This notice must be complied with by: *Friday 31st day of July 2009*

Further particulars

- ☐ You must contact the territorial authority for the district within which the building is situated on completion of the required building work.
- ☐ All building work must cease immediately until the authority that issued this notice is satisfied that you are able and willing to resume operations in compliance with the Building Act 2004 and regulations under that Act.
- ☐ The following building work must cease immediately until the authority that issued this notice is satisfied that you are able and willing to resume operations in compliance with the Building Act 2004 and regulations under that Act: [insert details of building work]

If you do not comply with this notice you commit an offence under section 168 of the Building Act 2004 and may be liable to a fine of up to \$200,000 and a further fine of up to \$20,000 for each day or part of a day that you fail to comply with this notice.

Signature

Phil Roberts

On behalf of Tasman District Council

Position

Building Inspector

Date

2/7/2009

PIM / BUILDING CONSENT SCREENING

BC 970187

RM _____

Name: Hall

Date Received: 13-2-97

Address: Martins Road,
Upper Montrose.

FI: _____

FR: _____

Valuation Roll No. 19360 10700

Due Date: _____

ATTACHMENTS

- | | |
|--|---|
| <ul style="list-style-type: none"> ☐ Consent Application ☐ Plumbing and drainage details ☐ Two sets of Plans ☐ Two sets of Specifications ☐ Bracing Schedule ☐ Cross Section ☐ Schedule of Materials | <ul style="list-style-type: none"> ☐ Contractors ☐ Certificate of Title ☐ Accurate Site Plan ☐ Drainage Details ☐ Water tank - Make and Size ☐ Truss Number ☐ Sub-floor bracing |
|--|---|

TASMAN RESOURCE MANAGEMENT PLAN

Zoning: _____

Is the activity a Permitted Activity: YES/NO

Signed: _____

Date: _____

BUILDING

Foundations Insulation Lintels Cantilever lintels Rafters Garage beam Producer Statements Subfloor bracing	Bearers and joints Wall bracing Second floor joists Purlins Log burner Daylight angle Building height Setbacks
---	---

A01	BG06	BG17	BG27
A02	BG08	BG18	BG28
A03	BG09	BG19	BG29
A04	BG11	BG20	BG30
BG01	BG12	BG21	BG31
BG02	BG13	BG22	BG32
BG03	BG14	BG23	BG33
BG04	BG15	BC25	BG34
BG05	BG16	BC26	BG35

Any Section 44 Systems, (e.g. fire alarms, emergency lighting etc)? N/A.

Signed: Jeff D

Date: 12/2/97

Sewerage disposal
Stormwater disposal
Water supply

PD01 ✓
PD04 ✓
PD05
PD06

PD07
PD08
PD09

PD10
PD11
PD12

Connection Fee:

Toilet Pans No.

*Prior grey water discharge requires a grease trap
to a ground disposal system
Required light & ventilation in abutment area*

Signed:

J. Hunt

Date:

11/2/97

HEALTH

Signed:

Date:

OTHER

Signed:

Date:

OTHER TASMAN RESOURCE MANAGEMENT PLAN MATTERS

Number of residential units per site: _____
Total site coverage of all buildings: _____
Financial contribution (16.5) _____
Relocated dwelling (16.8) _____
Earthquake hazard (16.9) _____
Historic Place / Arch site (18.1) _____

Landscape Priority (18.3) _____
Land Disturbance (18.6) _____
Residential Restriction Area (18.9) _____
Flood Hazard Area (18.11) _____
Coastal Issues (18.12 or 18.14) _____
Slope Instability (18.15) _____

CHECK THE PROPERTY ON THE PLANNING MAPS TO PROVIDE MANY ANSWERS TO ABOVE.
ALSO A COMPUTER PROPERTY ENQUIRY WILL ASSIST.

10 July 2009

Contact: P Roberts
Group/Division: Inspections and Enforcements
Telephone: 03 528 2013
Facsimile: 03 528 9751
E.Mail: phil.roberts@tdc.govt.nz
Our Reference: NTF

Geoffrey Hall
57 Martin Road
RD 2
Upper Moutere
7175

Dear Madam /Sir

NOTICE TO FIX - 57 MARTIN RD, UPPER MOUTERE

Please now find enclosed a Notice to Fix issued under Section 164 of the Building Act 2004.

The Notice to Fix is a legal document which you need to comply with in the timeframe specified to submit the required documentation to the Territorial Authority.

A suitable qualified wastewater consultant will be required to supply a report on installed wastewater system on this property which was not inspected by the Territorial Authority so we can be satisfied on reasonable grounds that it will meet the standard of the New Zealand Building Code.

A independent building consults report will also be required to support work done does meet the standard of the New Zealand Building Code.

Please contact me if you would like to discuss this matter.

Yours faithfully



Phil Roberts
BUILDING INSPECTOR

Enclosures: 1. Notice to Fix

CC: Leigh Brair
Kelling Road
RD 2
Upper Moutere
7175

Request: 0913368

To: Building Inspections
Attn: Phil Roberts

District: MOTUEKA

Received by: Lori Marevich

Date & time received: 13/11/09 - 15.14

How received: Counter

Date & time of incident: 13/11/09 - 15.15

Action required: Investigate

Closed: 16/11/09 - 15.54

Caller Information

Name Geoffrey or Lynette Hall
Address .
Phone
Email

Request

Type CCC
Details BC970187 GEOFFREY HALL/MARTIN RD, UPPER MOUTERE/ALTERATIONS TO GARAGE. CCC
insp required - Geoffrey or Lynette Hall 5432878 - before 20th Nov please
as owners are then heading away for 3 weeks

Val # 1936010700

Actions

Status Investigate - Phil Roberts - Completed: 16/11/09 - 15.54
Details Inspection booked for 11.00am 17/11/09.



BUILDING CONSENT SUMMARY 970187

Applicant: GEOFFREY HALL : 5432878
Project location: MARTIN RD, UPPER MOUTERE
Legal description: LOT 1 DP6289 LOT 1 DP13433 BLK XV
MOTUEKA SD - SUBJ TO R/W

Project descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
ALTERATIONS TO GARAGE
Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended uses: SLEEPOUT, SHOWER AND BASIN
Builder: GEOFFREY HALL 5432878

Valn No.: 1936010700
Date issued: 26/02/97
Overseer: Cliff Dockery

INSPECTION DETAILS:

15.10.97 Shower & basin installed check plans for
extra bedroom space, Gilbert to view grey water
disposal
Notice to Rectify sent
Plumbing not right, hasn't been notified
for an inspection of the waste water disposal system.
C. Griffiths
NO C.C. of that

FILE

SIGNED: L. D.

DATE: 8/1/97



FILE

BUILDING CONSENT SUMMARY 970187

Applicant: GEOFFREY HALL : 5432878
Project location: MARTIN RD, UPPER MOUTERE
Legal description: LOT 1 DP6289 LOT 1 DP13433 BLK XV
MOTUEKA SD - SUBJ TO R/W
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BEING STAGE 1 OF AN INTENDED 1 STAGES
ALTERATIONS TO GARAGE
Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended uses: SLEEPOUT, SHOWER AND BASIN
Builder: GEOFFREY HALL 5432878

Valn No.: 1936010700
Date issued: 26/02/97
Overseer: Cliff Dockery

INSPECTION DETAILS:

5/2/98 spoke with Mrs Hall on-site. Explained about illegal plumbing + drainage. Hot water cylinder on closed at the end of sink branch no way of seeing installation, water temperature was very hot. All waste pipes combined, then disappear into the ground, no grease trap left card with Mrs Hall for Mr Hall to contact me
12/3/98 Plumber exposed, HWC + installed tempering valve (concrete liner on-site) left Advisory Sheet with owner

To be noted, no CC, this building will never meet the Standard of the Building Code
of Nat 23/2/99

SIGNED: _____

DATE: _____



CONDITIONS OF BUILDING CONSENT 970187

- 1 Grey water discharge requires a grease trap prior to a ground disposal system.
- 2 Ablution area requires ventilation and light.
- 3 Construction and wall bracing to comply with NZS3604.
- 4 The owner or person undertaking the building work shall give at least one working day's notice to cover up or close in of any Drainage system.
- 5 The owner or person undertaking the building work shall give at least two working day's notice to cover up or close in of any Plumbing work.
- 6 The owner or person undertaking the building work shall advise of completion of work by returning the "Advice of Completion of Building Work" form which accompanied the consent.
- 7 A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer..
- 8 All Building Work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur on the Drawings and Specifications.
- 9 This consent will expire if building work is not commenced within 6 months from the date of issue unless a written extension of time is obtained from the Building Inspector.

ADDITIONAL INFORMATION SHEET

OWNER G. Hall
ADDRESS 57 Martin rd, Upper Montevideo DATE 12.11.09
BC NUMBER 970187 INSPECTOR R. Medwell

I have just with Geoff and he wanted to know how all ~~work~~ work now been completed for Notice to fix, Certificate of acceptance, and old building consent.
The COA is completed and the notice to fix has been complied with so can be completed.

Letter from Building Consent solutions will be placed on this consent and we can accept the new amended plans.

Have sent Geoff CCC application to be filled out & then once received will be able to have a final inspection done.

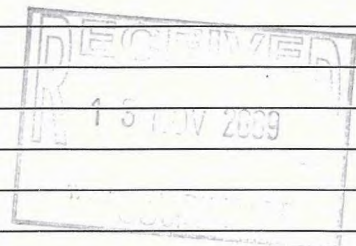
Hi Phil,

Will need Modification once CCC ready for sign-off.

And once CCC Appli received can you complete the NTF 0109.

Cheers
Gary

FILE
19360/10700.



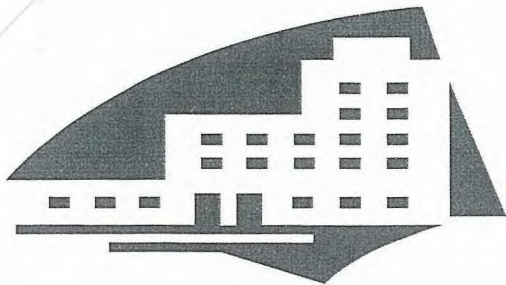
ADDITIONAL INFORMATION SHEET

OWNER G. Hall
ADDRESS 57 Martin rd, Upper Moutere DATE 12.11.09
BC NUMBER 970187 INSPECTOR R Medwell

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BUILDING CONSENT SOLUTIONS LIMITED

12/159 HARDY STREET
NELSON, 7010.

Postal Address: PO Box 1810, Nelson, 7010.

Phone: (03) 546 8387

Fax: (03) 546 8087

Steve Mobile: 027 216 1981

Phil Mobile: 027 216 1989

E-mail: steve@bcnelson.co.nz

phil@bcnelson.co.nz

12th August 2009

HALL PROPERTY – 57 MARTIN ROAD, UPPER MOUTERE

The above property was inspected by Phil Hilleard and Steve Arps in relation to the Notice to Fix which has been issued by the Tasman District Council (TDC). The TDC property file for 57 Martin Road was also viewed.

Upon reading the property file it became apparent that the Notice to Fix was not written correctly and was addressing the wrong matters. A 'Sleep Out' has been established with the knowledge of the TDC under Building Consent BC970187. As a building consent had been obtained for the conversion of the garage to a 'Sleep Out' there is no Change of use as defined in the Building Act 2004 (BA'04) as the buildings Classified Use under clause A1 of the BA'04 remains the same (2.0.2 Detached Dwelling) as does its Specified Use under Schedule.2. of the BA'04 (SH). For a change of use to occur both the buildings Classified Use and Specified Use must change.

After inspection of the property it appears the area of works which has been carried out without building consent, is the installation of the kitchen sink bench and the related waste pipe.

Subsequent to the site visit and accessing the Property File a meeting was held between Steve Arps and Rory Medcalf (TDC Senior Building Inspector). At this meeting we discussed the issued Notice to Fix and the matters which the notice requires to be rectified. The conclusion to this meeting was that a new Notice to Fix would be issued which would require a report on the septic tank and effluent field as previously requested and the lodgement of a building consent application to install a new waste pipe for the kitchen sink and also a gully trap to provide overflow relief for the sewer drain. The new kitchen wastepipe is to drain to the gully trap. The sink bench will have to be installed to meet the requirements of the Building Code. ie it will have to be sealed to the wall and the wall will have to be finished with an impervious finish (enamel paint to the Gib board).

The general condition of the existing sewer drain which is exposed above ground also requires some attention and it would be advisable to include this work in the Building Consent. Sewer drain pipe is required to have a durability performance period of 50 years and is not to be exposed to ultraviolet light. This means the pipe needs to be covered or at the very least painted.

With all of the above matters attended too the TDC should be able to issue a Code Compliance Certificate which will avoid any further action. It is understood that a separate Resource Consent has been lodged for a second dwelling on the property.

Yours faithfully,

Steve Arps.

ADDITIONAL INFORMATION SHEET

OWNER G. Hall
ADDRESS Martin Rd, Upper Moutere DATE 24.12.09
BC NUMBER 970187 INSPECTOR R. Uddell

I accept and approve the requirement of a modification for this consent as per P. Roberts report, the modification will also include 50 and 5yr elements also as stated in report lack of maintenance has occurred to this building.

Please issue CCE with this Statement

This Building consent is subject to a modification to the Building Code to the effect that, Clause B2.3.1 applies from July 1999 instead of from the time of issuing this Code Compliance Schedule for all Building elements 50, 15 and 5 years.

RESIDENTIAL FINAL INSPECTION - FORM BC10C

ADDRESS Martin Road, Upper Moutere
OWNER Goff Hall

BC NUMBER 970187
CONTRACTOR Skyline Buildings
DATE 17/11/2009
INSPECTOR [Signature]

CCC Inspection for Garage/Sleepout.
New bathroom waste pipe & toilet pipe & 1
new gully trap have been installed to comply
with G13 NZBC code clause.

All other work is completed on site & complies with
the NZBC code clauses & all relevant paperwork on
this file & IOR Report.

A modification clause to B2.3.1, I feel is
required due to the overall condition of the roof
- wall cladding & the signs of a general lack
of ongoing maintenance to these items.

Approved to issue CCC, if the Electrical Certificate,
Drainage AS Built plan & any new floor layout plan
are in the Richmond office file as I believe they are.

- ☒ **Interior**
- ☒ Layout as per plans
 - ☒ Sinks drain properly without sucking traps
 - ☒ Toilets flush properly
 - ☒ Impervious floors to wet areas Type Vinyl
 - ☒ Joinery installed and sealed to walls
 - ☒ Windows as per plans
 - ☒ Ventilation adequate to rooms
 - ☒ Mechanical vents fitted and ducted to exterior No. —
 - ☒ Smoke detectors fitted x 3
 - ☒ Safety barriers are the correct height Curtain
 - ☒ Safety glazing to shower doors and panels verified
 - ☒ Safety glazing to windows and doors and plans verified
 - ☒ Handrails fitted to stairs
 - ☒ Restrictor stays on windows where required
 - ☒ Waterproof seal to shower and basin
 - ☒ Water temperature checked 52 degrees
 - ☒ HWC secure 2 straps 180L 3 straps other
 - ☒ HWC relief pipe to outside if valve vented
 - ☒ HWC High/Low pressure
 - ☒ HWC Open Valve vented
 - ☒ Tempering valve fitted
 - ☒ All valves accessible
 - ☒ Gas hot water system Type —
 - ☒ Roof access available Location Lounge & Garage
 - ☒ Insulation in place
 - ☒ Insulation away from downlights
 - ☒ Pipework lagged
 - ☒ 1m of copper pipe from cylinder
 - ☒ Supply tank secure
 - ☒ Cables clipped at access
 - ☒ Firewall sheets stopped
 - ☐ Reinspection required

- ☒ **Exterior**
- ☒ Cladding type Skyline
 - ☒ Cladding as per plans
 - ☒ Roofing secure
 - ☒ Roofing type Skyline
 - ☒ Barrier heights appropriate
 - ☒ Overflows to enclosed decks installed
 - ☒ Windows flashed sealed to soffit
 - ☒ Ground levels 225mm NG 450mm PA
 - ☒ Gas bottle location and seismic restraint
 - ☒ Subfloor insulation in place and protected
 - ☒ Subfloor ventilation exposed
 - ☒ Stucco sealed and painted
 - ☒ Capillary break to stucco
 - ☒ Gully heights 20mm PA 95mm NG
 - ☒ Waste pipes sealed through foundations
 - ☒ Waste pipes sealed into gullies
 - ☒ Stormwater system completed
 - ☒ Retaining wall drainage connected to sump
 - ☒ Retaining walls completed as per plans
 - ☒ Terminal vents in place 80mm only x 1
 - ☒ Branch vents in place AAV must be 100mm
 - ☒ Weep holes to bricks and top venting in place
 - ☒ Exterior weatherproof
 - ☒ Sumps installed as per plans
 - ☒ Driveway completed as per plan
 - ☒ Secondary flow path for excess stormwater
 - ☒ Landscaping completed Yes No
 - ☒ Gutter / downpipe sizes 65mm No. 2 80mm No.
 - ☒ NG = Natural ground PA = Paved Area
 - ☒ Not applicable for this consent
 - ☒ Checked and approved
 - ☒ Checked and rejected

- ☒ **Certificates**
- ☒ PSQR Received Structural / Retaining walls
 - ☒ PSQR Received Effluent field
 - ☒ Certificates for exterior cladding
 - ☒ Energy works certificate received Gas Electric in
 - ☒ Drainage as-built received Richmond
 - ☒ Street frontage / Vehicle crossing okay
 - ☒ Amended plans received if required file
 - ☒ Waterproofing certificate
 - ☒ Solar heating installation certificate
 - ☒ Butynol certificate
- ☒ **Fire In-built**
- ☒ Chamber cavity in good condition
 - ☒ Lintel in good condition
 - ☒ Hearth correct clearance
 - ☒ Mantel clearance correct
 - ☒ Chimney height over 4.6m
 - ☒ Fire fan connected to socket
 - ☒ Seismic restraints fitted
 - ☒ Hush-type smoke detectors installed
- ☒ **Fire Free-standing**
- ☒ Hearth correct clearance
 - ☒ Seismic restraints fitted
 - ☒ Manufacturer's tolerance correct
 - ☒ Ceiling penetration correct as per plan
 - ☒ Chimney height over 4.6m
 - ☒ Wetback installed by plumber
 - ☒ Flue shield fitted
 - ☒ Inner flue secure in place and riveted SS
 - ☒ Framing in roof correct
 - ☒ Hush-type smoke detectors installed



☒ Okay to issue CCC

Tasman District Council
BUILDING / PHOTO RECORD

BC No: 970187

Date: 17/11/09 Time: 1:10pm

Officer: Phil Roberts

Signed: 
CCC Photos



Tasman District Council
BUILDING / PHOTO. RECORD

BC No: 970187

Date: 17/11/09 Time: 1:10pm

Officer: Phil Roberts

Signed: 
ccc





Tasman District Council
BUILDING / PHOTO RECORD

BC No. 97D187

Date 17/11/09 Time 1:10pm

Officer Phil Roberts

Signed: [Signature]

Tasman District Council
BUILDING / PHOTO RECORD

BC No: 970187

Date: 17/11/09 Time: 1:10pm

Officer: Phil Roberts

Signed: 



Tasman District Council
BUILDING / PHOTO RECORD

BC No: 970187

Date: 7/11/09 Time: 1-10pm

Officer: Phil Roberts

Signed: 



**PLUMBING & DRAINAGE ADVISORY SHEET FOR BUILDING CONSENT
(TO BE RETURNED TO TASMAN DISTRICT COUNCIL)**

I, Graeme Bully Graeme Bully
Registered Drainlayer Craftsman Plumber
of Po Box 25 Nelson
Postal Address Postal Address

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

G I & J HALL
Name and Address of Owner

MARTIN RD 2 WILKIE MOUNTAIN 1936010700
Project Location Valuation No.

Signed: G Bully 11385 31-98
Registered Drainlayer/Craftsman Plumber Registration No. & Date

Signed: [Signature] 17-3-98
Owner or Agent Date

DRAINAGE & PLUMBING CHECKLIST

INSPECTIONS	SIGNATURE	DATE
Underfloor		
e-lining Pipe		
Waste and Soil	✓	
Foulwater		
Stormwater		
Water Pipe		
Water Heater	✓	
Guttering		
Backflow Preventer	✓	
Drainage Plan	✓	
COMPLETION	✓	

**PLUMBING & DRAINAGE ADVISORY SHEET FOR BUILDING CONSENT
(TO BE RETURNED TO TASMAN DISTRICT COUNCIL)**

I, Graeme Bully Graeme Bully
Registered Drainlayer Craftsman Plumber
of Po Box 25 Nelson
Postal Address Postal Address

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

GIANT HALL
Name and Address of Owner

MARTIN RD 2 MILLER MOUNTAIN 1936010700
Project Location Valuation No.

Signed: G Bully 11385 31-98
Registered Drainlayer/Craftsman Plumber Registration No. & Date

Signed: [Signature] 17-3-98
Owner or Agent Date

DRAINAGE & PLUMBING CHECKLIST

INSPECTIONS	SIGNATURE	DATE
Underfloor		
e-lining Pipe		
Waste and Soil	✓	
Foulwater		
Stormwater		
Water Pipe		
Water Heater	✓	
Guttering		
Backflow Preventer	✓	
Drainage Plan	✓	
COMPLETION	✓	

Code Compliance Certificate

Section 95, Building Act 2004

FILE

Application

GEOFFREY HALL	No.	970187
57 MARTIN ROAD	Issue date	6/01/10
RD 2		
UPPER MOUTERE 7175	Overseer	NLR Cliff Dockery

Project

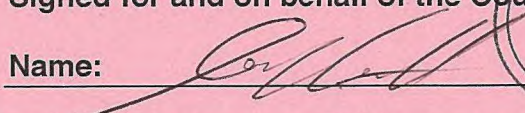
Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages ALTERATIONS TO GARAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	SLEEPOUT, SHOWER AND BASIN
Estimated Value	\$5,000
Location	MARTIN RD, UPPER MOUTERE
Legal Description	LOT 1 DP6289 LOT 1 DP13433 BLK XV MOTUEKA SD - SUBJ TO R/W
Valuation No.	1936010700

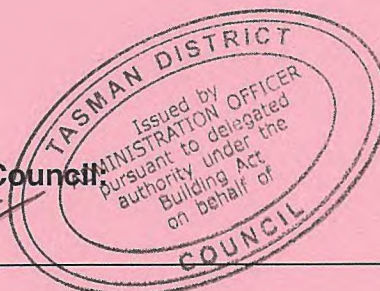
This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

This certificate is issued subject to the following conditions:

This Building Consent is subject to a modification to the Building Code to the effect that, Clause B 2.3.1 applies from July 1999 instead of from the time of issuing this Code Compliance Schedule for all building elements 50, 15 and 5 years.

Signed for and on behalf of the Council:

Name: 



Date: 6-1-10



Certificate of acceptance

Form 9:Section 99, Building Act 2004

COPY

CA0220

The building

Street address of building:

57 Martin Road, Upper Moutere

Legal description of land where building is located:

LOT 1 DP 6289 LOT 1 DP 13433

Valuation No:

1936010700

FILE

The owner

Name of owner:

Hall Geoffrey Ivan & Hall Lynnette Joy

Contact person:

C/ Leigh Briars

Mailing address:

C/- G I & L J Hall Family Trust, 57 Martin Road, RD 2,
Upper Moutere 7175

Phone number:

Mobile: 0212150946

Daytime: 035432667

Email address:

briars@ts.co.nz

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

As above

Acceptance of compliance

The territorial authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

Description:

Installation of wastewater for second dwelling.

Intended Use:

Housing - detached

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

Attachments

Specifications

Rory Medcalf

Senior Building Inspector

On behalf of: Tasman District Council

Date: 11/11/09



Advisory note:

A certificate of acceptance is not the equivalent to a code compliance certificate that would have been issued if the work had been lawfully undertaken in accordance with the Building Act 2004 and completed to the satisfaction of the Territorial Authority (TA). A TA's liability for the issue of a certificate of acceptance is limited to the same extent that the TA was able to inspect the building work in question.

Tasman District Council Email info@tasman.govt.nz Website www.tasman.govt.nz 24 hour assistance

Richmond 189 Queen Street, Private Bag 4, Richmond, Nelson 7050, New Zealand

Phone 03 543 8400 Fax 03 543 9524

Murchison 92 Fairfax Street, Murchison 7007, New Zealand

Phone 03 523 1013 Fax 03 523 1012

Motueka 7 Hickmott Place, PO Box 123, Motueka 7143, New Zealand

Phone 03 528 2022 Fax 03 528 9751

Golden Bay 78 Commercial Street, PO Box 74, Takaka 7142, New Zealand

Phone 03 525 0020 Fax 03 525 9972

Application for Certificate of Acceptance

Section 97, Building Act 2004

The Building

Street address of building: 57 Martin Road Upper Montere
Legal description of land where building is located: Lot 1 DP6289 & Lot 1 DP 13433
Building name: _____
Location of building within site/block number: _____
No. of levels: _____ Level/unit number: _____ Area: _____
Current, lawfully established use (include number of occupants per level and per use if more than one):
shed with attached minor dwelling
Year first constructed: 1994

OFFICE USE

Date received stamp:

27 AUG 2009**T.D.C. MOTUEKA**

COA No: _____

Date Granted: _____

Valuation No. _____

19360 10700

The Owner

Name of Owner: (insert N/A if the applicant is an individual) G & L Hall Family Trust
Contact person: LEAH BRIARS
Mailing address: RD2 Upper Montere 7175
Street address/registered office: 220 Kelling Road Upper Montere
Phone Numbers:
Daytime: 5432 667 Mobile: 021 215 0946
Facsimile: " After Hours: 5432 667
E-mail: briars@ts.co.nz
Website: _____
Evidence of ownership: (i.e. copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)
☒ Copy of Certificate of Title (less than three months old) ☐ Agreement for sale and purchase ☐ Lease ☐ Other

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

Name of Agent: (insert N/A if the applicant is an individual) _____
Contact person: _____
Mailing address: _____
Street address/registered office: _____
Phone Numbers:
Daytime: _____ Mobile: _____
Facsimile: _____ After Hours: _____
E-mail: _____
Website: _____
Relationship to owner: _____

First point of contact for communications with the Council/Building Consent Authority: (state full name, mailing phone number(s), facsimile number(s) and e-mail address(es):

LEAH MICHAEL VERNON BRIARS
RD 2 Upper Monterey 7175
tax / Ph 03 5432 667
mob 021 215 0946
email briars@ts.co.nz

Application

I request that you issue a Certificate of Acceptance for the building work described in this application.

Signature of owner/agent: Leah Briars

Date: 26 Aug 2009

Building Work

Description of the building work:

Install gully trap for greywater, paint exposed sewer pipe, install eco filter at end of existing septic tank & seal kitchen bench wall.

Date building work carried out: _____

The personnel who carried out the building work are as follows: (list names, addresses, phone numbers, and (where relevant) registration numbers)

Did the building work result in a change of use of the building?

☐ Yes

☒ No

If Yes, provide details of the new use: _____

Intended life of the building if less than 50 years: (number of years) _____

List building consents previously issued for this project: (list who issued the consent, the date of issue and the consent number)

Estimated value of the building work on which building levy will be calculated (including goods and services tax):

\$ 600

(state estimated value as defined in Section 7 of the Building Act 2004)

The following plans and specifications are attached to this application: (list/describe/identify plans and specifications)

All plans and specifications must meet the minimum requirements set out in the Regulations, or any other requirements of the Building Consent Authority.

On-site Wastewater Report - Wainkero Sewerage Design Ltd
Building Report - Building Consent solutions Ltd.

Reasons why a Certificate of Acceptance is required:

- ☒ The owner, or the owner's predecessor in title, carried out building work for which a building consent was required, but a building consent was not obtained because:

of the need to house a family member who needed family support for a 'special needs' dependant child

- ☐ A building consent could not practicably be obtained in advance because the building work had to be carried out urgently: (delete one of the following)

- ☐ for the purpose of saving or protecting life or health or preventing serious damage to property as follows:

- ☐ in order to ensure that a specified system was maintained in a safe condition, or made safe as follows:

- ☐ The Building Consent Authority that granted the building consent is unable or refuses to issue a Code Compliance Certificate in relation to the building work, and no other Building Consent Authority will agree to issue a Code Compliance Certificate for the building work: (state details of name of Building Consent Authority and building consent granted)

Compliance Schedule

- ☐ The specified systems for the building are as follows: (specified systems are defined in Regulations)

- ☐ The following specified systems were altered, added to, or removed in the course of the building work: (specify)

- ☒ There are no specified systems in the building:

Attachments

The following are attached to this application:

- ☐ Project Information Memorandum
☐ Plans and specifications
☐ Certificates from personnel who carried out the building work (producer statement from registered trades, etc)
☐ Energy work certificates

RICHMOND

189 Queen Street
Private Bag 4
Richmond 7050
Ph (03) 543 8400
Fax (03) 543 9524

MOTUEKA

7 Hickmott Place
PO Box 123
Motueka 7143
Ph (03) 528 2022
Fax (03) 528 9751

GOLDEN BAY

78 Commercial Street
PO Box 74
Takaka 7142
Ph (03) 525 0020
Fax (03) 525 9972

MURCHISON

92 Fairfax Street
Murchison 7007
Ph (03) 523 1013
Fax (03) 523 1012

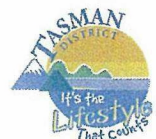
email: info@tdc.govt.nz

website: www.tasman.govt.nz

Printed November 2007

DryCrust/5161/1107

24^{Hour}
EMERGENCY
PHONE
Call your local office



Building Consent/PIM Application Acceptance Checklist

☐ Building/PIM Application: BC: CA0220 Receipt: _____

☐ Certificate of Acceptance: GL3201100101 Receipt: 469770

RECEIVED

27 AUG 2009

Date Stamp:

T.D.C. MOTUEKA

Applicant Name: G.L. Hall

X Co-ordinates: 2509314

Site Address: 57 Martin Road

Y Co-ordinates: 5993373

Project Type: Wastewater Kitchen alt.

Project Value: \$ _____

CSO Initials: _____

☒ Application form completed and signed

Valuation No: 19360 107 00
☒ Certificate of Title (all pages)

Sq mtrs: _____ No. WC Pans: _____

☒ Two copies of submitted documents
(Drawings and Specifications)

☐ New Application

☐ Extra copy of floor plans (for Quotable Value)

☐ Amendments to Existing BC _____

☐ Deposit Paid ☐ Received by Mail ☐ New Building Consent \$285.00 ☒ Other Consents \$210.00

Fees

☐ PIM \$ 285
☐ BC \$ 210
☐ BRANZ \$ _____

☐ DBH \$ _____

☒ Development Contributions:

☐ Roading \$ 5034
☐ S/water \$ _____

☐ Water \$ _____

☐ W/water \$ _____

☐ Discount \$ 251-70
☐ Financial Contributions:

(Reserves) \$ _____

Total \$ _____

Engineering

☐ Sewer connection \$ _____

☐ Water connection \$ _____

☐ Stormwater connection \$ _____

☐ Trade waste \$ _____

Invoice No: _____ Date: _____

Receipt No: _____ Date: _____

Invoice No: 58790 Date: 17/9/09

Receipt No: _____ Date: _____

Acceptance Checklist

☐ Site Plan

(All applications)

- ☐ Location of proposed works
- ☐ North point
- ☐ Full legal description
- ☐ Drains, waste pipes
- ☐ Ground levels or contours

☐ Floor Plan

(Applications other than pole sheds and pools)

- ☐ Dimensions
- ☐ Spaces named
- ☐ Smoke detectors for dwellings and alterations to dwellings
- ☐ Location of wood burner or gas fire

☐ Foundation Plan

(Applications other than pole sheds and pools)

- ☐ Slab plan (concrete floor)
- ☐ Pile or pole layout (timber floor)
- ☐ Bracing (timber floor)
- ☐ Subfloor framing (timber floor)

☐ Elevations

(Applications other than pools)

- ☐ Claddings (drawn or noted on plans)
- ☐ Ground lines
- ☐ Opening windows indicated

☐ Cross Sections

(Applications other than pools)

- ☐ Structure indicated
- ☐ Timber treatments (H1.2, H3.2, etc) and grades (MSG.8, VSG.8, etc)
- ☐ Basic structural notes
- ☐ Foundation details

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

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

☐ Fire Safety Report

(Commercial)

Contact Karl van Hoppe
if assistance is required

- ☐ Full report provided
- ☐ Evacuation Scheme provided (usually in back of report – required for PIM information)
- ☐ Alternative Solutions for fire design listed. (Design solutions outside the Building Code Acceptable Solutions need to be submitted to the New Zealand Fire Service Design Review Unit)
- ☐ List of Compliance Schedule items attached

☐ Accessibility

(Commercial)

Contact Karl van Hoppe
if assistance is required

- ☐ Accessibility report attached
- ☐ Accessible car parking indicated on site plan
- ☐ Car parking and access to building surface finish indicated on site plan

☐ Pole Sheds

(Farm sheds)

- ☐ Engineer's Producer Statement
- ☐ Pole layout and dimensions
- ☐ Pole size and treatment
- ☐ Pole hole depth and concrete filled
- ☐ Roof and wall structure shown
- ☐ Bolts and connectors shown

☐ **Swimming Pools
and Spa Pools**

- ☐ Construction details
- ☐ Fencing details
- ☐ Gate details
- ☐ Window and door location if adjoining house
- ☐ Producer statement for concrete or block construction

☐ **Solar Water
Heaters/Panels**

- ☐ Location of panel (on floor or roof plan)
- ☐ Piping diagram
- ☐ New building
- ☐ Existing building
- ☐ Roofing type (corrugated galvanised painted, Colorsteel, concrete tile, etc)
- ☐ Gutter/downpipe type (galvanised painted, Colorsteel, PVC, etc)

☐ **Solid Fuel Heaters**

(Two copies of all
application documents)

- ☐ Location of fire (floor plan or diagram)
- ☐ Installation instructions
- ☐ Smoke detectors
- ☐ Safety report for second-hand fires

☐ **All Drawings to Scale, with scale noted on drawings**

☐ **Roof Truss Layout, Design and Producer Statements** (unless rafters used)

☐ **Engineer Producer Statements and Inspection Schedules** (if required)

Note: One signed copy must be the original

**Please note that if any of the above information is NOT present, your
Building Consent Application may not be accepted for lodgement.**

Certificate of Acceptance Screening Sheet

Name:

G + L Hall

Date:

27-8-09

Address:

57 Main Road

COA:

0220Upper Maurea

RM:

Is this building subject to natural hazard?

☐ Yes☒ No

If Yes: Please refer to CRS

Is this building earthquake-prone?

☐ Yes☒ No

If Yes: Please refer to CRS

Are there any B.A. Sec 100 Systems
(sprinklers, alarms, etc)?☐ Yes☒ NoIf Yes: Does application for
compliance schedule accompany
application? If so, apply BI 30.

Is the Application accompanied by an Independent Consultant's investigatory report?

☒ Yes☐ No**Property Inspection:**

A Certificate of Acceptance requires the Building Inspector to inspect the work and verify the content of the application, assess the validity and accuracy of plans and specifications (and consultant's reports) and to determine the final scope of the Certificate of Acceptance.

Date TDC inspection undertaken: 16/9/09**Details of the Work Inspected:**☐ Inspection Checklist attached☒ Building Inspection Notes attached☐ Is a Notice to Fix required for remedial work? If so, the client must be advised of the need for Building Consent.**Scope of Certificate of Acceptance:**

Note: Only those elements that have been physically inspected should be included in a Certificate of Acceptance. The results of invasive testing or in-depth investigation carried out by suitably qualified consultants may however be taken into consideration to expand the scope of the Certificate.

☐ ALL Building work☒ Part Building Work

Note: Based on inspection findings, list those elements considered to meet the Building Code, as far as can be ascertained, taking all factors into account:

Here We Are!**RICHMOND**
119 Queen Street
Private Bag 4
Richmond 7050
PH (03) 543 6400
FAX (03) 543 9524**MOTUEKA**
7 Richmond Place
PO Box 153
Motueka 7143
PH (03) 528 9020
FAX (03) 528 9751**GOLDEN BAY**
78 Cornerstone Street
PO Box 74
Tairāwhiti 7142
PH (03) 525 0020
FAX (03) 525 9772**MURCHISON**
92 Fairfax Street
Murchison 7017
PH (03) 523 1013
FAX (03) 523 1012email: info@tdc.govt.nz website: <http://www.tdc.govt.nz>**24 HOUR**
EMERGENCY
PHONE
Call your local office**TASMAN**
DISTRICT COUNCIL
It's the
Lifestyle
that counts

As far as can be ascertained, the following elements are considered to meet the requirements of the Building Code:

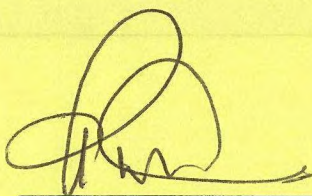
G13

G13 VM4

Building Attachments

- ☐ RM Certificate
- ☐ Notice to Fix
- ☐ Development Contributions

Recommended for Approval



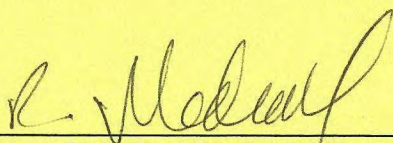
Building Official (Signature)

16/9/09

Date

Note: All Applications for Certificates of Acceptance must be peer reviewed by the Co-ordinator, Building Control before issue.

Approved



Co-ordinator, Building Control (Signature)

17.9.09

Date

Summary List of Features Inspected

For any feature not present on the property, mark as N/A (not applicable).

		Inspected		
		Y	N	N/A
SITE	Orientation of living spaces	☐	☐	☐
	Site exposure, contour and vegetation	☐	☐	☐
	Retaining walls	☐	☐	☐
	Paths, steps, handrails and driveways	☐	☐	☐
	Fencing	☐	☐	☐
	Surface water control	☐	☐	☐
SUBFLOOR	Location of access point	☐	☐	☐
	Accessibility	☐	☐	☐
	Foundation type and condition	☐	☐	☐
	Foundation walls	☐	☐	☐
	Ground condition	☐	☐	☐
	Surface water control	☐	☐	☐
	Drainage	☒	☐	☐
	Ventilation adequacy	☐	☐	☐
	Pile type, instability and condition	☐	☐	☐
	Pile to bearer connections	☐	☐	☐
	Obvious structural alteration	☐	☐	☐
	Ground clearance of timber framing	☐	☐	☐
	Floor type (timber or suspended concrete)	☐	☐	☐
	Timber framing and bracing	☐	☐	☐
	Insulation type, approximate thickness, coverage and condition	☐	☐	☐
	Plumbing – material types, leakage and support	☐	☐	☐
	Electrical – wiring type and support	☐	☐	☐
	Insect and pest infestation	☐	☐	☐
	Rotting timbers	☐	☐	☐
EXTERIOR	Construction type	☐	☐	☐
	Cladding	☐	☐	☐
	Chimneys	☐	☐	☐
	Exterior stairs	☐	☐	☐
	Balconies, verandahs, patios, etc	☐	☐	☐
ROOF	Roof material	☐	☐	☐
	Roof condition	☐	☐	☐
	Roof water collection	☐	☐	☐
	Downpipes	☐	☐	☐
	Eaves, fascia and soffits	☐	☐	☐
ROOF SPACE	Accessibility	☐	☐	☐
	Roof cladding	☐	☐	☐
	Thermal insulation type, clearances, approximate thickness and coverage	☐	☐	☐
	Sarking	☐	☐	☐
	Party walls, fireproofing	☐	☐	☐
	Roof underlay and support	☐	☐	☐
	Roof frame construction and connections	☐	☐	☐
	Ceiling construction	☐	☐	☐
	Obvious structural alteration	☐	☐	☐
	Insect and pest infestation	☐	☐	☐
	Rotting timbers	☐	☐	☐
	Discharges into roof space	☐	☐	☐
	Plumbing – material types, leakage and support	☐	☐	☐

		Inspected		
		Y	N	N/A
INTERIOR	Ceilings	☐	☐	☐
	Walls	☐	☐	☐
	Timber floors	☐	☐	☐
	Concrete floors	☐	☐	☐
	Doors and frames	☐	☐	☐
	Electrical – operation of switches, etc	☐	☐	☐
	Heating systems	☐	☐	☐
	Kitchen – Bench top	☐	☐	☐
	Cabinetry	☐	☐	☐
	Sink	☐	☐	☐
	Tiles	☐	☐	☐
	Air extraction system	☐	☐	☐
	Bathroom – WC, en suite	☐	☐	☐
	Floor	☐	☐	☐
	Cistern, pan and bidet	☐	☐	☐
	Tiles	☐	☐	☐
	Bath	☐	☐	☐
	Shower	☐	☐	☐
	Vanity/washbasin	☐	☐	☐
	Ventilation	☐	☐	☐
	Special features	☐	☐	☐
	Laundry – Location	☐	☐	☐
	Floor	☐	☐	☐
	Tubs/cabinet	☐	☐	☐
	Tiles	☐	☐	☐
	Ventilation	☐	☐	☐
SERVICES	Storage	☐	☐	☐
	Stairs	☐	☐	☐
	Exterior windows and doors	☐	☐	☐
	Fire warning and control systems	☐	☐	☐
	Heating systems	☐	☐	☐
	Central vacuum systems	☐	☐	☐
	Ventilation systems	☐	☐	☐
	Security systems	☐	☐	☐
	Electricity services	☐	☐	☐
	Gas services	☐	☐	☐
	Water services	☐	☐	☐
	Hot water services	☐	☐	☐
	Foul water disposal	☒	☐	☐
	Grey water recycling system	☐	☐	☐
	Rainwater collection systems	☐	☐	☐
ANCILLARY SERVICES	Solar heating	☐	☐	☐
	Aerials and antennas	☐	☐	☐
	Shading systems	☐	☐	☐
	Telecommunications	☐	☐	☐
	Lifts	☐	☐	☐
	Exterior claddings	☐	☐	☐
	Floors	☐	☐	☐
	Roofs	☐	☐	☐
	Subfloor	☐	☐	☐

Planning Checksheet for Building Consents

FORM NUMBER: BC5

DATE: 18 August 2006

A - APPLICATION DETAILS

PIM/Building Consent No: CA 0220

Applicant Name: G + L HALL

Property File Ref: 1936010700

Proposed Building and Use: KITCHEN CREATION

B - NATURAL RESOURCES CHECKS

Wastewater Reticulated? <u>N</u> <u>Y</u>	Stormwater Reticulated? <u>N</u> <u>Y</u>	Other activities <u>as 2nd residential activity</u>
WW volume same or less? <u>N</u> <u>Y</u>	SW volume same or less? <u>N</u> <u>Y</u>	
Permitted? <u>Y</u> <u>N</u>	Permitted? <u>Y</u> <u>N</u>	Permitted? <u>Y</u> <u>N</u>
Discharge not in WMA? ☐ ☐	In R1/R2/Open Sp/Cons/Rec zone? ☐ ☐	LDA1 & meets conds? ☐ ☐
In SDWDA & treated to BOD20 TSS30? ☐ ☐	Discharge Pre '98 in other zones? ☐ ☐	LDA2:
In SDWDA and dose loaded to field? ☐ ☐	SW won't cause/contrib to erosion? ☐ ☐	Batter/excav hght <0.5m ☐ ☐
WW Volume < 2,000 l/day? ☐ ☐	Site not used for haz subs? ☐ ☐	Meets all other conds? ☐ ☐
Discharge > 20m from water & bore? ☐ ☐	SW won't cause/contrib. to flooding? ☐ ☐	Hazardous substances:
Discharge > 1.5m from boundary? ☐ ☐	No destruction of habitats in water? ☐ ☐	HFSP ratio < PA limit or ...
Discharge > 0.5m from winter gwater? ☐ ☐	No films, scum/foams, susp'd material? ☐ ☐	is storage <5000L fuel? ☐ ☐
Sampling point provided? ☐ ☐	Not into coastal waters or open sinkhole? ☐ ☐	All other conds met? ☐ ☐
Treated to BOD 150 TSS 150? ☐ ☐	SW into same catchment as diverted from? ☐ ☐	
Loading rate etc good? No breakout? ☐ ☐	No obstruction of fish passage? ☐ ☐	
Design and operation meets stds ☐ ☐		

Infringement details:

☐ Planning check completed and permitted

OR

☐ Requires Consent/Permit

Planner: _____

Date: _____

C - ZONE / AREA / TITLE CHECKS

Designations: NONE Features (eg heritage/flooding/historical pesticides): NONE

Roading Hierarchy: AK 553 ROAD

Consent Notice*/BLR no: NONE

Zone: RURAL 1 / 3

Zone: RURAL 2 / RURAL RES

Permitted? <u>Y</u> <u>N</u>	Permitted? <u>Y</u> <u>N</u>	permitted? <u>Y</u> <u>N</u>	Permitted? <u>Y</u> <u>N</u>
Activity ☐ ☐	New dwelling/workers acc ☐ ☐	Activity ☐ ☐	Dwellings-23,000 tank ☐ ☐
Height ☐ ☐	- Consent req ☐ ☐	Height ☐ ☐	Hort plant setback ☐ ☐
Coverage (%) ☐ ☐	23,000 L water tank ☐ ☐	Coverage (%) ☐ ☐	500m quarry setback ☐ ☐
Sleepout ☐ ☐	Hort plant setback ☐ ☐	Sleepout ☐ ☐	Mapua/Waim rain tank ☐ ☐
Setbacks ☐ ☐ R3 in bldg loc ☐ ☐	500m quarry setback ☐ ☐	Setbacks ☐ ☐	Workers accommodation- ☐ ☐
Adjoin res zone/R3 -daylight ☐ ☐	R3 - rain tank ☐ ☐	Adjoin res zone - Daylight ☐ ☐	-Consent req ☐ ☐

Area: SW400A Activity permitted? Y N Y N Building? Y N Y N Access/loading/turning/parking? Y N Y N

Infringement details: CONSENT NOT YET REGISTERED ON TITLE

NB If either in the Slope Instability Hazard/Earthquake Fault area or if there are consent notices relating to instability then check the property file and subdivision file for any geotechnical reports. All these need to be reviewed by Eric Verstappen. If the geotech report is more than two years old, a new report is required.

D - CONSENT STATUS

Further information required? State information required and attach copy of email/fax/letter or file note (if requested by phone):

BC file sent to: _____

to check: _____

Email CSO ☐

Existing Resource Consent Reference (for this activity / building) RM 090348 is in effect

☒ Yes ☐ No

Outstanding Appeal(s) ☐ Yes ☐ No

E - Comments: PROBLY LON TO APPROV AS APPROVED

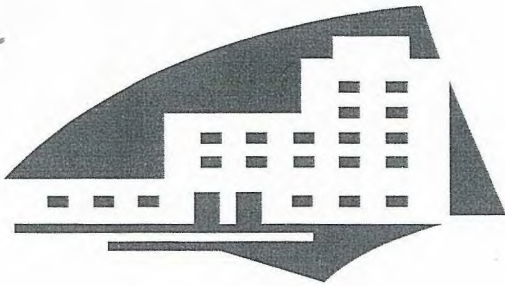
☐ Planning check completed and permitted/RC granted

OR

☒ Requires consent/permit

Planner: MARK SCARF

Date: 3/9/09



BUILDING CONSENT SOLUTIONS LIMITED

12/159 HARDY STREET
NELSON, 7010.

Postal Address: PO Box 1810, Nelson, 7010.

Phone: (03) 546 8387

Fax: (03) 546 8087

Steve Mobile: 027 216 1981

Phil Mobile: 027 216 1989

E-mail: steve@bcsnelson.co.nz

phil@bcsnelson.co.nz

12th August 2009

HALL PROPERTY – 57 MARTIN ROAD, UPPER MOUTERE

The above property was inspected by Phil Hilleard and Steve Arps in relation to the Notice to Fix which has been issued by the Tasman District Council (TDC). The TDC property file for 57 Martin Road was also viewed.

Upon reading the property file it became apparent that the Notice to Fix was not written correctly and was addressing the wrong matters. A 'Sleep Out' has been established with the knowledge of the TDC under Building Consent BC970187. As a building consent had been obtained for the conversion of the garage to a 'Sleep Out' there is no Change of use as defined in the Building Act 2004 (BA'04) as the buildings Classified Use under clause A1 of the BA'04 remains the same (2.0.2 Detached Dwelling) as does its Specified Use under Schedule.2. of the BA'04 (SH). For a change of use to occur both the buildings Classified Use and Specified Use must change.

After inspection of the property it appears the area of works which has been carried out without building consent, is the installation of the kitchen sink bench and the related waste pipe.

Subsequent to the site visit and accessing the Property File a meeting was held between Steve Arps and Rory Medcalf (TDC Senior Building Inspector). At this meeting we discussed the issued Notice to Fix and the matters which the notice requires to be rectified. The conclusion to this meeting was that a new Notice to Fix would be issued which would require a report on the septic tank and effluent field as previously requested and the lodgement of a building consent application to install a new waste pipe for the kitchen sink and also a gully trap to provide overflow relief for the sewer drain. The new kitchen wastepipe is to drain to the gully trap. The sink bench will have to be installed to meet the requirements of the Building Code. ie it will have to be sealed to the wall and the wall will have to be finished with an impervious finish (enamel paint to the Gib board).

The general condition of the existing sewer drain which is exposed above ground also requires some attention and it would be advisable to include this work in the Building Consent. Sewer drain pipe is required to have a durability performance period of 50 years and is not to be exposed to ultraviolet light. This means the pipe needs to be covered or at the very least painted.

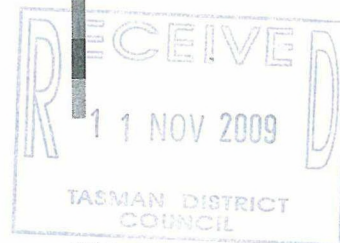
With all of the above matters attended too the TDC should be able to issue a Code Compliance Certificate which will avoid any further action. It is understood that a separate Resource Consent has been lodged for a second dwelling on the property.

Yours faithfully,

Steve Arps.

CA0220

DuncanCotterill
LAWYERS



Nelson

197 Bridge Street

PO Box 827

Nelson 7040

Telephone +64 3 546 6223

Facsimile +64 3 546 6033

New Zealand

www.DuncanCotterill.com

28 October 2009

G I & L J Hall Family Trust
57 Martins Road
RD 2
Upper Moutere 7175

Dear Geoff and Lynette

Covenant

Please find enclosed a copy of your new certificate of title showing the required covenant registered on your title and a copy of the covenant.

We have also returned your documents to you relating to the subdivision.

If you have any queries please contact us.

Yours faithfully

Lucy Robinson
Solicitor

l.robinson@duncancotterill.com

Jonathan
All okay



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R.W. Muir
Registrar-General
of Land

Search Copy

Identifier NL8B/550
Land Registration District Nelson
Date Issued 28 January 1988

Prior References

NL1A/201 NL1A/258

Estate	Fee Simple
Area	1.6596 hectares more or less
Legal Description	Lot 1 Deposited Plan 6289 and Lot 1 Deposited Plan 13433

Proprietors

Geoffrey Ivan Hall, Lynnette Joy Hall and Paul Donald Le Gros

Interests

Subject to Section 308 (4) Local Government Act 1974

275525.8 Easement Certificate specifying the following easement - 28.1.1988

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 13433 - herein	A DP 13433	Lot 13 Deposited Plan 725 - CT NL8B/551	

The easement specified in Easement Certificate 275525.8 is subject to Section 309(1)(a) Local Government Act 1974

400507.1 Lease to Geoffrey Ivan Hall and Lynnette Joy Hall Term For the life of the survivor of the said Lessee or 99 years commencing on 20.8.2000 whichever shall be the shorter - 30.8.2000 at 1.27 pm

Subject to a right of way, right to convey telecommunications and computer media over part Lot 1 DP 13433 herein marked B on DP 321573, a right to convey electricity, telecommunications and computer media over part Lot 1 DP 13433 herein marked C on DP 321573 and over part Lot 1 DP 6289 herein marked D on DP 321573 created by Easement Instrument 5823715.6 - 4.12.2003 at 9:00 am

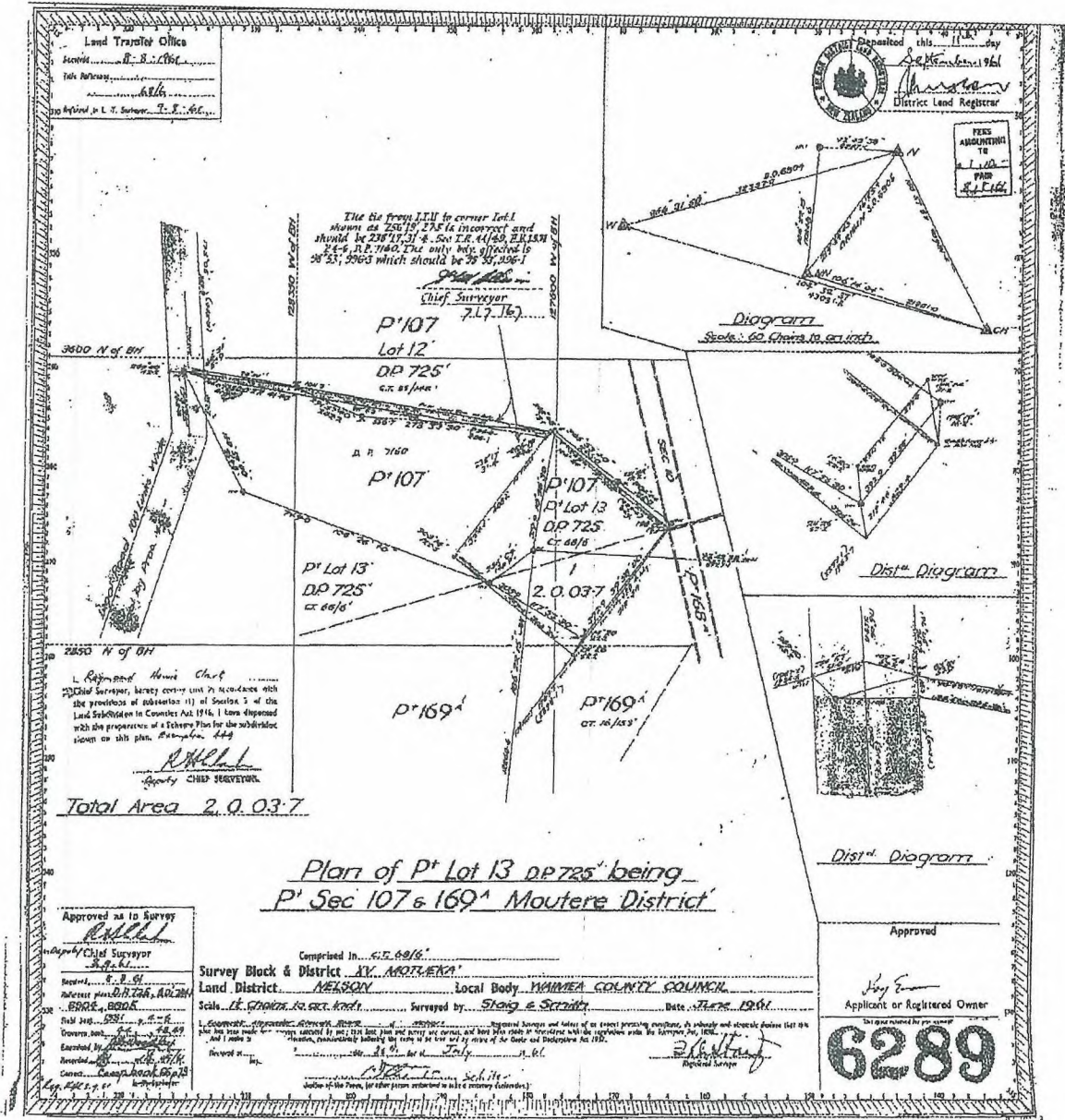
Appurtenant hereto are rights to convey water created by Easement Instrument 5823715.6 - 4.12.2003 at 9:00 am (affects Lot 1 DP 6289)

The easements created by Easement Instrument 5823715.6 are subject to Section 243 (a) Resource Management Act 1991

8317935.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 22.10.2009 at 11:41 am

Identifier

NL8B/550



Identifier

NL8B/550

Approvals

Pursuant to a resolution of the Humea County Council passed on the 14 day of September 1987 approving under Section 303 of the Local Government Act 1974 this plan of subdivision subject to the conditions of amalgamation set out herein and conditional upon the granting or reserving of the easements shown in the accompanying endorsed map and certifying that the plan is in accordance with the requirements and provisions of the operative District Scheme the Council Seal of the Humea County Council was affixed hereto in the presence of:

R. A. Burt
Chairman
County Clerk



That Lot 1 hereon be transferred to the name of Lot 1 DP 261 (CT 1A/250) and that one certificate of title be issued hereon to include both parcels.
See Doc 207/1991

Memorandum of Easements

Shown	Purpose	Right of Way
A	Lot 1 hereon	Pt Lot 13 DP 725 Bal CT 1A/201

Datum Old Cadastral
Nelson Circuit Coordinates
Origin BH 700 000mN
300 000mE

Note: Adjustments are from DP 197 except where shown otherwise.

Total Area 8409m²

Comprised in CT 1A/201

L. Peter, District Registrar
Registered Surveyor and holder of an exempt practicing certificate for who may act as a registered surveyor pursuant to the provisions of section 23(2) of the Survey Act 1960 hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Nelson this 14th day of September 1987
of Nelson (NS) Registrar

Field Book p. Traverse Book
Reference Plans DP 13, 135, 6200, 1911

Enrolled ☒ Correct

Approved as to Compilation

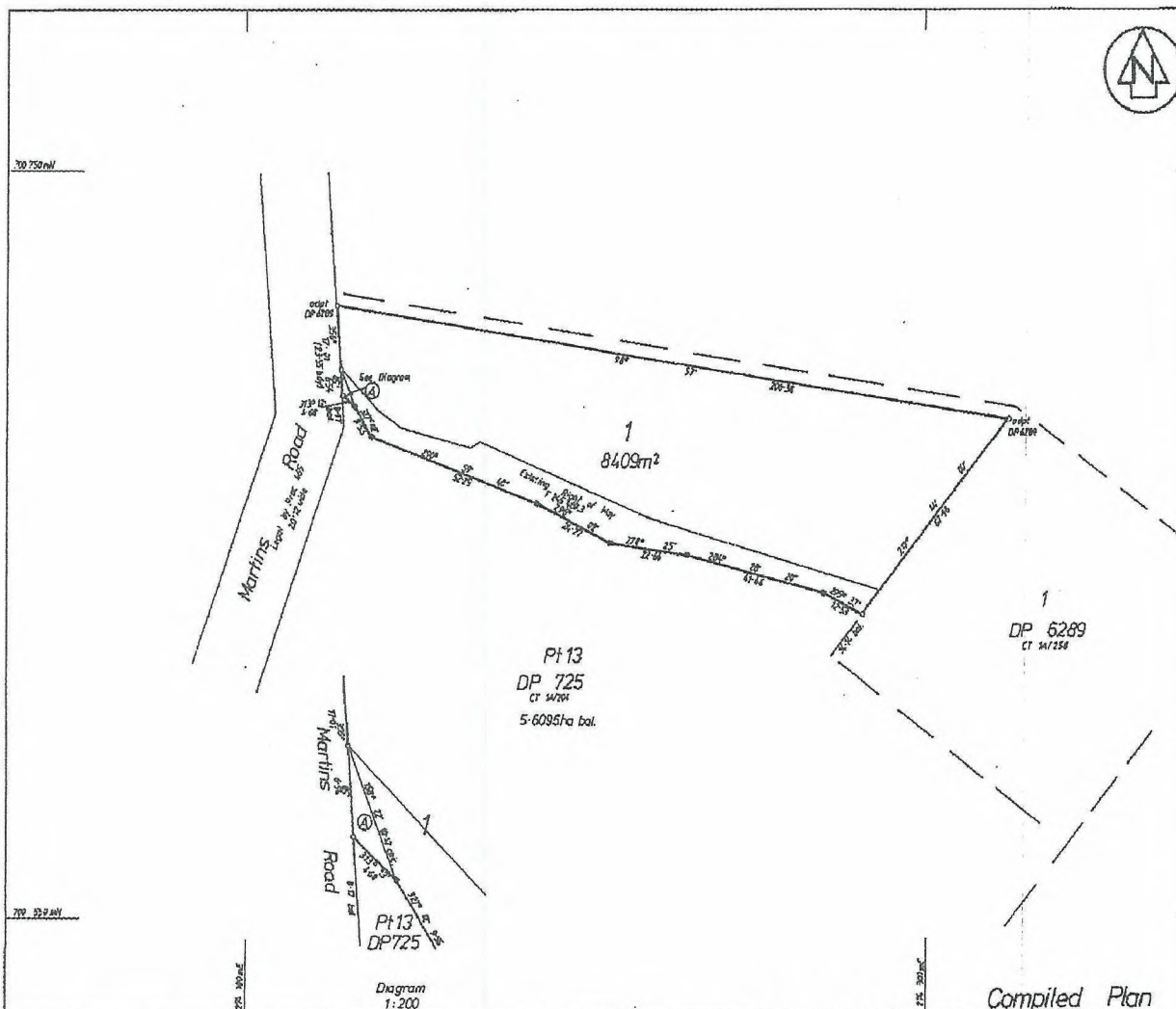
J. J. J. J. T. Chief Surveyor

Deposited this 20th day of September 1987

Public Land Registrar

No. 13433

Received 9-11-87
Instructions



LAND DISTRICT Nelson
SURVEY BLK. & DIST. XV Motueka
NZMS 261 SH 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Lot 1 being Subdivision of Pt Lot 13 DP 725

TERRITORIAL AUTHORITY Humea County Council
Compiled by S. J. Smith 2702
Scale 1:750 Date August 1987

Ministry of Lands and Survey

WKS 10/001, 5

2011 DEPARTMENT OF LANDS AND SURVEY (NORTH ISLAND)

L & S FORM 103

CA0220



tasman
district council

Hall

RESOURCE CONSENT DECISION

Resource consent number: RM090448

Pursuant to Section 104C of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby grants resource consent to:

Geoffrey Ivan Hall & Lynnette Joy Hall

(hereinafter referred to as "the Consent Holder")

Activity authorised by this consent: Retrospective consent for an existing residential unit (change of use from an existing shed/garage to a second dwelling).

Location details:

Address of property: 57 Martin Road, Upper Moutere
Legal description: Lot 1 DP6289 and Lot 1 DP 13433
Certificate of title: NL8B/550
Valuation number: 1936010700

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

- 1 The change of use and retrospective consent for an existing residential unit to become a second dwelling shall be undertaken in accordance with the documentation submitted with the application and with the plan attached to this consent marked RM090448 A and dated 19 August 2009.
- 2 A covenant under Section 108 of the Resource Management Act 1991 shall be entered into and registered against the certificate of title before building consent is issued for the conversion of the accessory building to a dwelling. The covenant must state that:
 - (a) the second dwelling that is the subject of resource consent RM090448 shall not provide a future basis for subdivision of the title unless Plan rules are changed so the activity becomes a controlled activity; and
 - (b) the two dwellings shall not be extended or altered to contain more than one self-contained housekeeping unit.

The covenant shall be entered into pursuant to Section 108 of the Act and shall be registered against the title pursuant to Section 109 of the Act. All cost incurred in preparing and registering the covenant shall be paid for by the Consent Holder.

- 3 The services for wastewater and water supply for the second residential unit are required to meet Tasman Resource Management Plan standards.
- 4 The Consent Holder shall within six months of the date of this consent pay a financial contribution to the Council for the dwelling alteration. The amount of the financial

TASMAN DISTRICT COUNCIL

COVENANT PURSUANT TO SECTION 108 **RESOURCE MANAGEMENT ACT 1991**

TASMAN DISTRICT COUNCIL CONSENT **NO. RM090448**

RECITALS:

1. Geoffrey Ivan HALL, Lynnette Joy HALL and Paul Donald LE GROS (hereinafter called "the Owner") are the registered proprietors of an estate in fee simple in the Nelson Land Registry Office being all of Certificate of Title NL8B/550 ("the subject land").
2. The Owner has sought from the Tasman District Council at Richmond Resource Consent.
3. The Tasman District Council has agreed to grant a Resource Consent pursuant to the provisions of Section 109 of the Resource Management Act 1991, subject to the Owner entering into this land covenant pursuant to the provisions of Section 108(2)(d) of the Resource Management Act 1991 and the owner has agreed to enter into this Covenant.

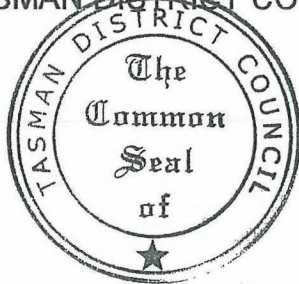
OPERATIVE PART:

The Owner hereby covenants with the Tasman District Council in respect of the subject land that:

- (a) the second dwelling that is the subject of resource consent RM090448 shall not provide a future basis for subdivision of the title unless Plan rules are changed so the activity becomes a controlled activity;
- (b) the two dwellings shall not be extended or altered to contain more than one self-contained housekeeping unit.

Dated at Richmond this 20 day of October 2009

SIGNED by the said
TASMAN DISTRICT COUNCIL
By



[Handwritten signature]
[Handwritten signature]

SIGNED by the Owner
Geoffrey Ivan HALL,
Lynnette Joy HALL and
Paul Donald Le Gros
in the presence of:

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

[Handwritten signature]

Lucy Robinson
Solicitor
Duncan Cotterill
Nelson

Tasman District Council Development and Financial Contributions				
Applicant:	G & L Hall	BC No:	CA0220	
Val No:	1936010700			
Project:	second dwelling			
Project Value	\$600			
Financial Contribution Reserves				
		Consent value	56,250.00	
		Less GST	50,000.00	
Reserves are calculated	0%	50000	\$0.00	
on a value of building	0.50%	50001 to 200000	\$0.00	
work over \$50,000 (excl GST)	0.25%	>200001	\$0.00	
			\$0.00	
Building Development Contribution				
1st Dwelling (Y)	DC	Full Amount	DIL Received	Total
Y	Water	\$6,922		\$0.00
Y	Wastewater	\$5,518		\$0.00
Y	Roading	\$5,034		\$5,034.00
Y	Stormwater	\$2,919		\$0.00
			DC Payable	\$5,034.00
			Discount of 5%	251.70
			Discounted Total	\$4,782.30

Lori - as required by RM090448
 Prepared By: _____

Checked/Approved By: _____

Comment:

ADDITIONAL INFORMATION SHEET

ADDRESS 57 MARTIN RD

BC NUMBER COA 0220

OWNER HALL

DATE 16/9/09

INSPECTOR ROBERT

COA 0220

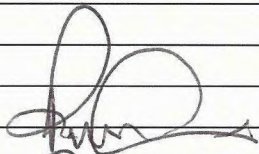
APPEARS TO BE 2.5m³ SINGLE CHAMBER S/T
OUTLET FILTER FITTED WITH RISER AND HD TO
SURFACE FOR ACCESS.

OUTLET GULLY FITTED WITH ONE OUTLET TO
EFFLUENT FIELD.

HISTORIC EFFLUENT FIELD WHERE ABOUTS UNKNOWN
CAN NOT FIND ANY EVIDENCE OF SURFACE EXPRESSION
WITHIN 20M RADIUS OF OUTLET.

GULLY AND DISH RECENTLY FITTED FOR 40mm OUTLET PIPE
Y JUNCTION TO MAIN SEWER LINE

I WOULD RECOMMEND THAT THIS COA BE
ACCEPTED AS PER NOTES ABOVE



R Cox 16/9/09



**Certificate attached to project information
memorandum - CA0220R**

Section 37, Building Act 2004

**Restrictions on commencing building work
under the Resource Management Act 1991**

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

The copy of Title supplied with this application for a Certificate of Acceptance does not yet show a covenant registered as required by Condition 2 of resource consent RM090448.

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted

**Certificate of Acceptance
will not be issued**

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature

Position

On behalf of: Tasman District Council

Date: 17/09/09

Project Information Memorandum

Section 31, Building Act 1991

Application

G & L Hall Family Trust	No.	CA0220
RD 2	Issue date	17/09/09
Upper Moutere	Application date	27/08/09

Project

Description	Certificate of Acceptance
	Being Stage 1 of an intended 1 Stages
	Installation of kitchen sink and associated wastewater
Intended Life	Indefinite, but not less than 50 years
Intended Use	Housing - detached
Estimated Value	\$600
Location	57 Martin Road, Upper Moutere
Legal Description	LOT 1 DP 6289 LOT 1 DP 13433
Valuation No.	1936010700

This project information memorandum is confirmation the proposed project may be undertaken, subject to the provisions of the Building Act 2004 which requires **BUILDING CONSENT TO BE GRANTED AND ISSUED BEFORE ANY BUILDING WORK CAN COMMENCE.**

This project information memorandum includes:

___ Important information

Signed for and on behalf of the Council:

Name: _____

Date: _____

2	Project Information Memorandum [continued]
---	---

Engineering

No current issues.

Land Use

The copy of Title supplied with this application for a Certificate of Acceptance does not yet show a covenant registered as required by Condition 2 of resource consent RM090448.

If you wish to discuss this matter further with a resource consent planner, please phone TDC Customer Services on (03) 543-8400 and ask to speak to one the planners listed below.

For building consents in Motueka, Ruby Bay, Kaiteriteri or Marahau areas contact:

Contact	Paul Gibson	paul.gibson@tdc.govt.nz
---------	-------------	-------------------------

Natural Resources

No current issues.

Natural Hazards

No current issues.

Contaminants

No current issues.

Building

No current issues.



Development contribution notice - CA0220

Form 3: 36, Building Act 2004

To: G & L Hall Family Trust, RD 2, Upper Moutere

A code compliance certificate for the building work referred to in the attached project information memorandum will not be issued until a development contribution of **\$5034.00** is paid. The development contribution must be paid to Tasman District Council.

If the development contribution is not paid,—

- (a) the Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate and/or the certificate of acceptance that would be issued under section 95 of the Building Act 2004:
- (b) the building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received—
 - (i) evidence that the development contribution has been paid or made by the owner to the Council; or
 - (ii) a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued:
- (c) the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

Signature

Position

On behalf of: Tasman District Council

Date: 17/09/09

17/09/09

Our Reference: CA0220

G & L Hall Family Trust
RD 2
Upper Moutere

Dear Sir/Madam,

PROJECT INFORMATION MEMORANDUM

Please find enclosed your Project Information Memorandum in respect of the proposed work at 57 Martin Road, Upper Moutere.

Prior to **commencing building work**, the applicant must ensure that a Building Consent has been applied for and issued and that any "authorisations" have been obtained and any conditions of the PIM have been verified.

The approval plan along with any Development Contribution notification or Resource Consent Certificate (where applicable) attached to this Project Information Memorandum must be included with the Building Consent for the project (when issued). Any significant departure from the original plans may require that a new Project Information Memorandum be issued.

Yours faithfully

Lori Marevich
Administration Officer – Building Control



WAIHWERO SEWERAGE DESIGN

Onsite Wastewater Report

Site / Soil Assessment and Design

For

Geoff Hall

Property location:

**57 Martin Road
UpperMoutere**

Date:

20.08.09

Tasman District Council
BUILDING CONSENT AUTHORITY

APPROVED

18 SEP 2009

BUILDING CONSENT

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

Conducted by

**Waiwhero Sewerage Design Ltd.
Brian Parkinson**

Registered Drainlayer · NZCE (Intermediate)
Get Certificate of Completion

Site and Soil Assessment for On-Site Wastewater Management Systems Training Course

TABLE OF CONTENTS

1.	Introduction	3
2.	Site details.....	3
3.	Description of Domestic Facilities	3
4.	Water Supply.....	3
5.	Wastewater Characteristics	4
6.	Soils Assessment.....	5
7.	Site Assessment	5
8.	Existing Wastewater System is assessed as per.....	6
9.	Hydraulic Calculations.....	7
10.	Storm water	7
11.	Reserve Area	7
12.	Installation of any alterations to the System.....	8
13.	Operation and Management of the System.....	8
14.	Maintenance of the System.....	8
15.	Assessment of Environmental Effects.....	9
16.	Conclusion	11
	Appendix A: Soil Sample Location and Types	12
	Appendix B: Soil Horizons	14
	Appendix C: WSD Ltd sellers soil report.....	15
	Appendix D: existing bed position on scaled site plan	15
	Appendix E: How a Septic Tank Works	16
	Appendix F: Septic Tank Effluent Filter.....	17
	Appendix G: Planting	19
	Producer Statement	24

1. INTRODUCTION

Geoff Hall has engaged Waiwhero Sewerage Design to assess the proposed second dwelling's existing wastewater system at 57 Martin Road, UpperMoutere.

2. SITE DETAILS

Property Owner	Geoff Hall
Legal Description	Lot 1 DP 13433
District Council	Tasman District Council
Property Address	57 Martin Road, UpperMoutere
Property Classification	Rural 2
Area	1.6596Ha

Site is in area where as per 36.1.4 (j) quality of effluent discharged to disposal field does not exceed the following standards:

<i>BOD-5</i>	<i>150 milligrams per litre</i>
<i>Total suspended solids</i>	<i>150 milligrams per litre</i>

3. DESCRIPTION OF DOMESTIC FACILITIES

Dwelling bedrooms	2
People	4
Bathrooms	1 toilet, 1 vanity, 1 showers, kitchen & tub
Kitchen	Domestic
Laundry	Domestic

4. WATER SUPPLY

Water Supply	Reticulated
--------------	-------------

5. WASTEWATER CHARACTERISTICS

Reference: AS/NZS Standards 1547:2000 page 141 APPENDIX 4.2D

TYPICAL DOMESTIC - WASTEWATER FLOW DESIGN ALLOWANCES

Source	Typical wastewater flow allowances in L/person/day *)
Households with standard fixtures (including automatic washing machine)	Water supply: Reticulated 180 Litre

*) These flows are minimum rates unless actual flows from past experience can be demonstrated.

The proposed dwelling is 2 bedroom with 4 people allowed for with an allowance of 180 litres per person per day = a total of 720 litres per day.

The rate of discharge of domestic wastewater (including grey water) does not exceed 2000 litres per day. This site has a proposed discharge of 720 litres per day.

6. SOILS ASSESSMENT

Soil assessment carried out on: 17.05.09 from (Sellers Report Lot1 DP 321573 Martin Road)
Refer to Appendix A for profiles and location of excavated test pits.

From soil samples gathered: as per Sellers report Appendix C

Soil assessed in Layer 1:

Soil Category 5 Light Clay (Strongly Structured), Poorly drained

Recommended design loading rates for trenches and beds: Conservative
rate 5 mm/day, Maximum rate 8 mm/day

Soil assessed from bank in Sellers report Appendix C:

Soil Category 5 Light Clay (Strongly Structured), poorly drained

Recommended design loading rates for trenches and beds: Conservative
rate 5 mm/day, Maximum rate 8 mm/day

Test conducted by:

Waiwhero Sewerage Design Ltd.

Brian Parkinson

Registered Drainlayer • NZCE (Intermediate) • Cet Certificate of Completion for 'Site and Soil Assessment for On-Site Wastewater Management Systems Training Course'

7. SITE ASSESSMENT

Property was assessed during winter, rain had fallen the previous week, and the site is elevated consisting of grazing pasture, boundary trees, shrubs and garden. Proposed dwelling site is elevated, soils are typically clay. The existing wastewater system is as described in the report operating as I would expect and is assessed in greater detail within this report.

8. EXISTING WASTEWATER SYSTEM IS ASSESSED AS PER

Reference: AS/NZS 1547:2000 Page 143 APPENDIX 4.3A SEPTIC TANK CAPACITIES

Clause 4.3A 3.2 All-waste septic tank capacities

The minimum capacity tank for any all-waste domestic wastewater onsite application is recommended to be 3000L. This provides for approximately a 24-hour settling volume for a daily flow of up to 1000L from an equivalent population of up to 5 persons, and 2000L scum- and sludge-storage capacity providing for a maximum interval prior to desludging/pump out of 5 years.

Table 4.3A1 All -waste septic tank capacities

Population Equivalent (Persons)	Average daily Number of Bedrooms	Flow (L)	Tank capacity (L)
1 to 5	3	Up to 1000	3000
6 to 7	4	1000 to 1400	3500
8	5	1400 to 1600	4000
9 to 10	6	1600 to 2000	4500

The proposed dwelling is 2 bedroom with 4 people allowed for with an allowance of 180 litres per person per day = a total of 720 litres per day.

The Chapter 36.1.4 - DISCHARGE OF DOMESTIC WASTEWATER existing system consisting of

- 1 A 4000 Litre septic tank made of concrete poured in place, single chamber approx 20 years old and I believe in sound condition.
- 2 A filter as specified in Appendix F needs to be installed to satisfy suspended solid requirements for TDC per 36.1.4 (j) quality of effluent discharged to disposal field does not exceed the following standards:

Total suspended solids 150 milligrams per litre

- 3 An existing trickle system for trenches as per Appendix C

9. HYDRAULIC CALCULATIONS

9.1 Proposed DLR rates

Proposed DLR rate for soil layer 2 as per (Sellers report appendix C)

Soil Category 5 Light Clay (Strongly Structured), poorly drained

Recommended design loading rates for trenches and beds: Conservative rate 5 mm/day, Maximum rate 8 mm/day

DLR = Min rate 5 mm / day

9.2 Existing layout

Trench / bed was installed to practices, and using materials approved at the time of installation.

I believe it consists of a bed approximately 30metres long and less than 2 metres wide, showing no signs of ponding or smelling, it is approx 20 years old and trickle fed.

Comment: The total trench or bed length is constructed using methods of the time.

Soakage Trenches / Beds as per Appendix E

10. STORM WATER

Is to natural ground flow

11. RESERVE AREA

There is ample room for a 100% reserve area.

See Appendix D

12. INSTALLATION OF ANY ALTERATIONS TO THE SYSTEM

The installation of the eco filter will be carried out in strict compliance with all manufacturers' instructions. Any and all deviations will be notified and agreed to by the owner, Waiwhero Sewerage Design and The Tasman District Council before proceeding.

The effluent filter is to be plumbed up as per design using "Best Practice".

Layout of existing field I believe is as per Schematic Diagram Appendix D.

13. OPERATION AND MANAGEMENT OF THE SYSTEM

Reference: AS/NZS 1547:2000 APPENDIX 4.3A - SEPTIC TANK CAPACITIES

Clause 4.3A3.1 - Service time

Septic tanks are all calculated for up to a 5-year desludging/pump out cycle. However, three years is recommended as a desirable maximum service time prior to desludging for all-waste, greywater and blackwater septic tanks.

Reference: AS/NZS 1547:2000 APPENDIX 4.3A - SEPTIC TANK CAPACITIES

Clause 4.3A3.2 - All-waste septic tank capacities

The minimum capacity tank for any all-waste domestic wastewater onsite application is recommended to be 3500L. This provides for approximately a 24-hour settling volume for a daily flow of up to 1000 L from an equivalent population of up to 7 persons, and 2000 L scum-and sludge-storage capacity providing for a maximum interval prior to desludging/pump out of 5 years.

Recommendations:

- Eco filter cleaning every year
- Septic tank desludging pump out both chambers every three years.
- Bleach based products,whitners,nappy soakers and spot removers shall not be disposed of via system
- For more operation and management data see Appendix F,G & H

14. MAINTENANCE OF THE SYSTEM

Recommendation:

- (a) Biotube filter cleaning every year
- (b) Septic tank desludging pump out both chambers every three years.
- (c) Planting and fencing of field will help extend I believe the life of the field.

For more maintenance data see Appendix F, G & H.

15. ASSESSMENT OF ENVIRONMENTAL EFFECTS

Environmental impact of the designed Onsite Wastewater System on the environment is as follows:

Reference: TASMAN DISTRICT COUNCIL

Chapter 36: Rules for Contaminant Discharges

Chapter 36.1.4: Discharge of Domestic Wastewater

Chapter 36.1.4 Discharge of Domestic Wastewater

The discharge of domestic wastewater onto land from an on-site wastewater treatment disposal field is a permitted activity that may be undertaken without resource consent if it complies with the following conditions:

(Wastewater Design (as per AS/NZS Standards 1547:2000) for)

- (a) Any new discharge first commencing after 19 September 1998 is not in any Special Domestic Wastewater Disposal Area.

Comment: Site not in this area

- (aa) Any new discharge first commencing after 20 December 2003 is not within the Wastewater Management Area.

Comment: Site not in this area

- (b) The volume of effluent discharged is not more than a weekly averaged flow of 2000 litres per day.

Comment: Daily flow is 720 litres

- (c) There is no discharge or run-off of effluent into surface water.

Comment: Layer where trenches are placed is approx 400mm below surface, field to be needs

to be fenced, no stock, traffic or driveway to be built over it.

(d) The disposal field is located more than

- (i) 20 metres from any surface water body ,or the coastal marine area;
- (ii) 20 metres from any bore used for potable water(domestic) supply;
- (iii) 1.5 metres from any adjoining property or road boundary;

Comment: Disposal field location is within these parameters.

(e) The design and operation of the system must result in the depth of unsaturated soil between the effluent disposal field and the average winter level of groundwater or the basement rock being no less than 500 millimeters or sufficient to ensure that the discharge does not result in any bacterial contamination of groundwater beyond the property boundary.

Comment: Site elevated assessed during winter, water level over 2 metres site elevated, creek 180mm away observed, trenches 20 metres from waterways, no wells and 1.5m from boundary.

(f) There is no discharge of effluent from the disposal field to the ground surface.

Comment: Disposal field has been designed as per methods and materials at time of installation.

(g) The septic tank must be regularly dislodged so that the liquid volume (excluding sludge and scum) is maintained at not less than one-third of the tank volume.

Comment: Has been maintained but see maintenance recommendations Chapter 14

(h) The discharge does not create an offensive or objectionable odor discernable beyond the property boundary.

Comment: On-site wastewater system has been, installed and maintained as per methods and materials at the time of installation.

(i) An access point to allow sampling of the effluent being discharged to the disposal field must be provided with any on-site wastewater disposal system installed after 19 September 1998.

Comment: Distribution point at back of septic tank to be installed to provide this (See Appendix D)

(j) The quality of the effluent being discharged into the disposal field does not exceed the following standards:

BOD5	150 milligrams per litre
Total suspended solids	150 milligrams per litre

Comment: Septic tank has been I believe, designed as per methods and materials at the time of installation, and is sound and maintained.

NOTES

(1) Improvements to system within the New Zealand Standards for on-site domestic wastewater management will help ensure compliance with the above standards

Comment: As per on-site wastewater design supplied

(2) The use of garbage grinders is not recommended for use with septic tank treatment units. Both the current NZS 4610 and the proposed AS/NZ Standards also note that these appliances are unsuited to use with septic tank systems and the standards do not account for their use in the design of on-site wastewater disposal systems. Therefore, for any new building where it is proposed to have this appliance installed, council may require evidence that the design of the effluent treatment disposal system takes into account its effects.

Comment: This design does not allow for a garbage grinder.

16. CONCLUSION

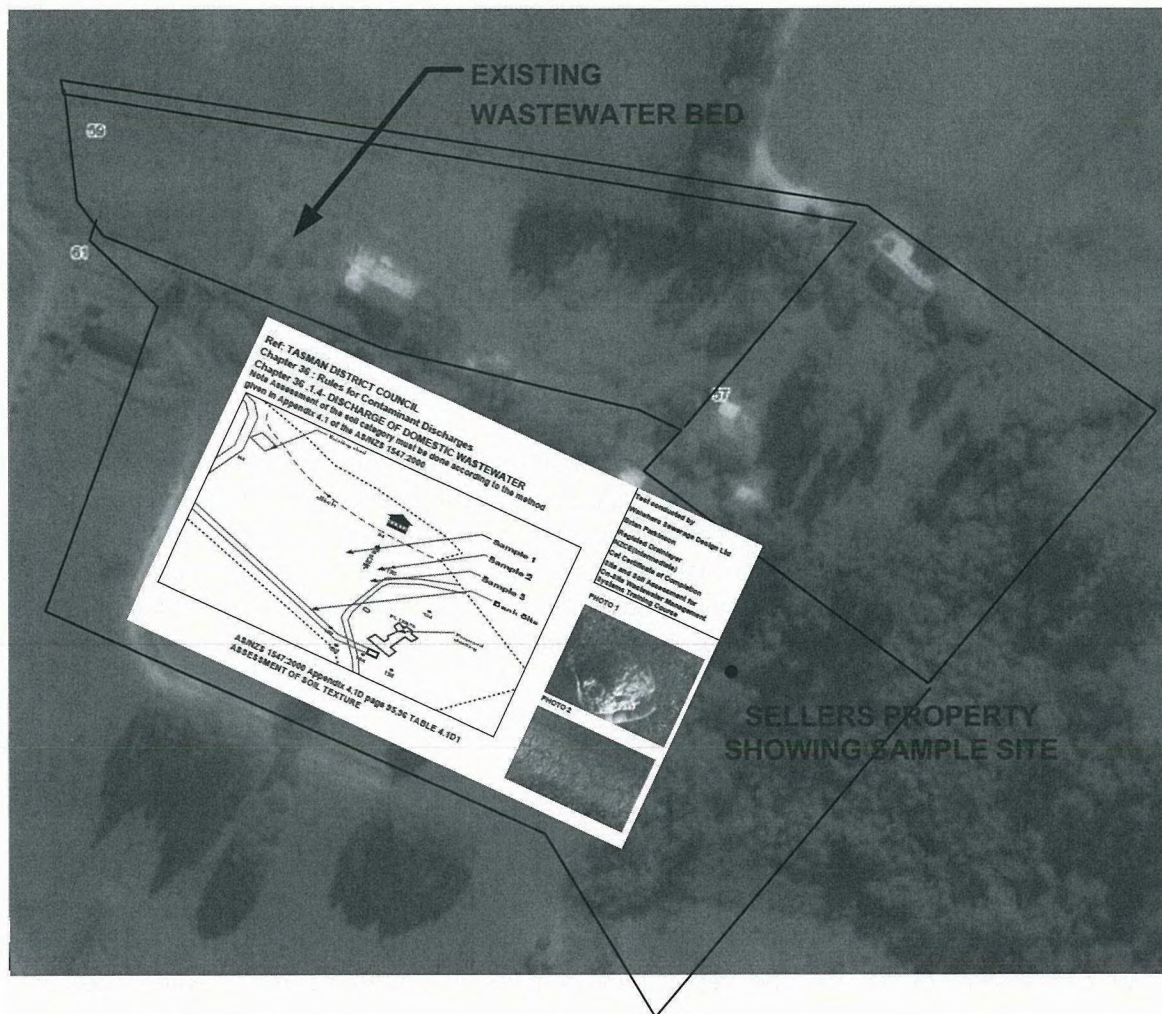
A full assessment of the existing septic tank can be accurately be made when filter and sampling point is installed. I believe that this must be undertaken and any improvements as directed by WSD Ltd and TDC be installed, to satisfy the design parameters for the total proposed wastewater system. Once this is done, any alterations to the final design and producer statement can be forwarded to TDC for filing and consent approval.

APPENDIX A: SOIL SAMPLE LOCATION AND TYPES

Reference: Tasman District Council / Chapter 36.1.4- Discharge of Domestic Wastewater

Note: Assessment of the soil category must be done according to the method given in Appendix 4.1 of the AS/NZS 1547:2000

Soil test locations:



Assessment of Soil Texture:

(Reference: AS/NZS 1547:2000 Appendix 4.1D Table 4.1D1)

From soil samples gathered, I believe soil assessed in layer 2 as

Classification	Properties	Typical clay Content %
Light clay	Smooth plastic ball that can be rolled into a rod ; slight resistance to shearing between thumb and forefinger ; forms a ribbon 50 - 70mm long.	35% - 40%

From soil samples gathered, I believe soil assessed from bank

Classification	Properties	Typical clay Content %
Light clay	Smooth plastic ball that can be rolled into a rod ; slight resistance to shearing between thumb and forefinger ; forms a ribbon 50 - 70mm long.	35% - 40%

(Reference: AS/NZS 1547:2000 Table 4.2A1 and Soil profile information and data sheet)

From soil samples gathered, I believe soil is assessed in photos 1 & 2 as

Soil Category 5 Light Clay (Strongly Structured), Poorly drained

Recommended design loading rates for trenches and beds: Conservative rate 5 mm/day, Maximum rate 8 mm/day

(Reference: AS/NZS 1547:2000 Table 4.2B2)

Note: This table is a guide and summary. Refer to the text of this standard in order to fully evaluate any constraint.

Soil or Soil constraint	System Selection	Possible Modifications to mitigate constraint	Installation Practices	System Management
Steep Slope	Surface irrigation unsuitable for slopes >6%. The primary criterion for selection may be cost (eg mounds will need much soil on downhill side)	Benching may be feasible if soil is reasonably stable. Pay special attention to reducing infiltration (interception drains uphill and rainwater - shedding designs) If a mound is used design to encourage infiltration.	Trenches more difficult to dig particularly for steep slopes above 25% .Pay extra attention to the risk of erosion during construction	Needs monitoring of erosion and seepage Access is best discouraged

Comment: As per table above the site can be planted with shrubs & native plantings (see Appendix H). No stock or driveway over existing soakage beds.

APPENDIX B: SOIL HORIZONS

Reference: Tasman District Council / Chapter 36.1.4- Discharge of Domestic Wastewater

Note: Assessment of the soil category must be done according to the method given in Appendix 4.1 of the AS/NZS 1547:2000

For: Geoff Hall Property: Lot 1 DP 13433

Date: 17.05.09 from (Sellers Report Lot1 DP 321573 Martin Road) Day: Dry

Slope: 0 to 2% Excavation: Hand tools/machine

Sample: Yes Ground cover: Lawn, gardens, grazing land, boundary trees

Vegetation: Various pasture plants, shrubs and trees

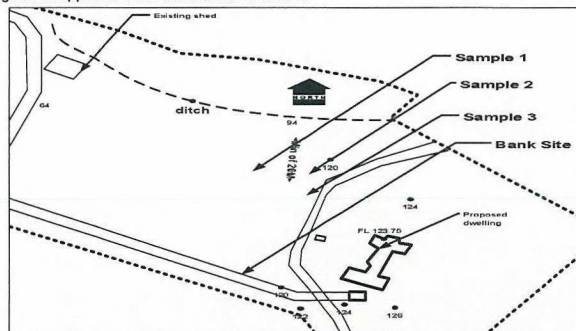
Surface stones: light clay stones in sample, on exposed faces and in holes

Sample	Level	Depth [mm]	Horizon	Moisture	Colour (moist)	Feel	Course fragments	% coarse bits	Type of Rock	mm	coherence	form cast	moulded	ball	sticky	sandy grains	sticks to fingers	ribbon type	ribbon mm	% clay	structure
1	A	20-100	top soil	slight	Brown black	smooth lumpy	few	<2	na	20-60	yes	yes	yes	yes	yes	yes	sticky	thick	45-65mm	na	massive
	B	50-100	Clay loam	slight	Brownish yellow	smooth to manipulate	few	<2	Fine	Gravel	2 to 6	strongly	yes	yes	yes	no	sticks	thick	40-50mm	25% -35%	high
	C	>400	Light clay	slight	Brownish yellow	plastic smooth	few	<2	Fine	Gravel	2 to 6	strongly	yes	yes	yes	no	sticks	thick	50-75mm	35% - 45%	strongly
2	A	20-100	top soil	slight	Brown black	smooth lumpy	few	<2	na	20-60	yes	yes	yes	yes	yes	yes	sticky	thick	45-65mm	na	massive
	B	50-100	Clay loam	slight	Brownish yellow	smooth to manipulate	few	<2	Fine	Gravel	2 to 6	strongly	yes	yes	yes	no	sticks	thick	40-50mm	25% -35%	high
	C	>400	Light clay	slight	Brownish yellow	plastic smooth	few	<2	Fine	Gravel	2 to 6	strongly	yes	yes	yes	no	sticks	thick	50-75mm	35% - 45%	strongly
3	A	20-100	top soil	slight	Brown black	smooth lumpy	few	<2	na	20-60	yes	yes	yes	yes	yes	yes	sticky	thick	45-65mm	na	massive
	B	50-100	Clay loam	slight	Brownish yellow	smooth to manipulate	few	<2	Fine	Gravel	2 to 6	strongly	yes	yes	yes	no	sticks	thick	40-50mm	25% -35%	high
	C	>400	Light clay	slight	Brownish yellow	plastic smooth	few	<2	Fine	Gravel	2 to 6	strongly	yes	yes	yes	no	sticks	thick	50-75mm	35% - 45%	strongly

APPENDIX C

APPENDIX A

Ref: TASMAN DISTRICT COUNCIL
Chapter 36 : Rules for Contaminant Discharges
Chapter 36 .1.4- DISCHARGE OF DOMESTIC WASTEWATER
Note Assessment of the soil category must be done according to the method given in Appendix 4.1 of the AS/NZS 1547:2000



AS/NZS 1547:2000 Appendix 4.1D page 95,96 TABLE 4.1D1
ASSESSMENT OF SOIL TEXTURE

Test conducted by
Waiwhero Sewerage Design Ltd
Brian Parkinson
Registered Drainlayer
NZCE(intermediate)
Cet Certificate of Completion
Site and Soil Assessment for
On-Site Wastewater Management
Systems Training Course

PHOTO 1

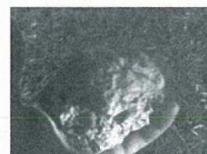
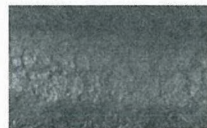


PHOTO 2



FROM SOIL SAMPLES GATHERED I BELIEVE SOIL ASSESSED in Layer 2(Photo 1) AS

Light clay Smooth plastic ball that can be rolled into a rod ; slight resistance to shearing between thumb and forefinger ; forms a ribbon 50 - 70mm long.
Typical clay Content % 35% - 40%

FROM SOIL SAMPLES GATHERED I BELIEVE SOIL ASSESSED (Photo 2)

TAKEN FROM BANK AS

Light clay Smooth plastic ball that can be rolled into a rod ; slight resistance to shearing between thumb and forefinger ; forms a ribbon 50 - 70mm long.
has stones visible
Typical clay Content % 35% - 40%

FROM SOIL SAMPLES GATHERED I BELIEVE SOIL IS ASSESSED in PHOTO 1&2

AS/NZS 1547:2000

Page 116 Table 4.2A1 and Soil profile information and data sheet

RECOMMENDED DESIGN LOADING RATES FOR TRENCHES AND BEDS

Soil assessed as

Soil Category 5 Light Clay(Strongly Structured) Poorly drained
Conservative rate 5 mm/day Maximum rate 8 mm/day

AS/AZS 1547 : 2000 page 132
TABLE 4.2B2

NOTE This table is a guide and summary.Refer to the text of this standard in order to fully evaluate any constraint

soil or soil constraint	System Selection	Possible Modifications to mitigate constraint	Installation Practices	System Management
Steep Slope	Surface irrigation unsuitable for slopes >6% The primary criterion for selection may be cost (eg mounds will need much soil on downhill side)	Benching may be feasible if soil is reasonably stable Pay special attention to reducing infiltration (interception drains uphill and rainwater - shedding designs) If a mound is used design to encourage infiltration	Trenches more difficult to dig particularly for steep slopes above 25% .Pay extra attention to the risk of erosion during construction	Needs monitoring of erosion and seepage Access is best discouraged

COMMENT As per table above the site is to be planted with shrubs & native plantings (see Appendix H)
no stock or driveway over soakage trenches / beds and placed in light clay layer

APPENDIX C

APPENDIX B

AS/NZS 1547:2000 SOIL PROFILE INFORMATION AND DATA SHEET
 Ref: TASMAN DISTRICT COUNCIL
 Chapter 36 : Rules for Contaminant Discharges
 Chapter 36 .1.4- DISCHARGE OF DOMESTIC WASTEWATER
 Note Assessment of the soil category must be done according to the method
 given in Appendix 4.1 of the AS/NZS 1547:2000

For Beverly & Viv Sellers
 Lot 1 DP 321573 Martin Road

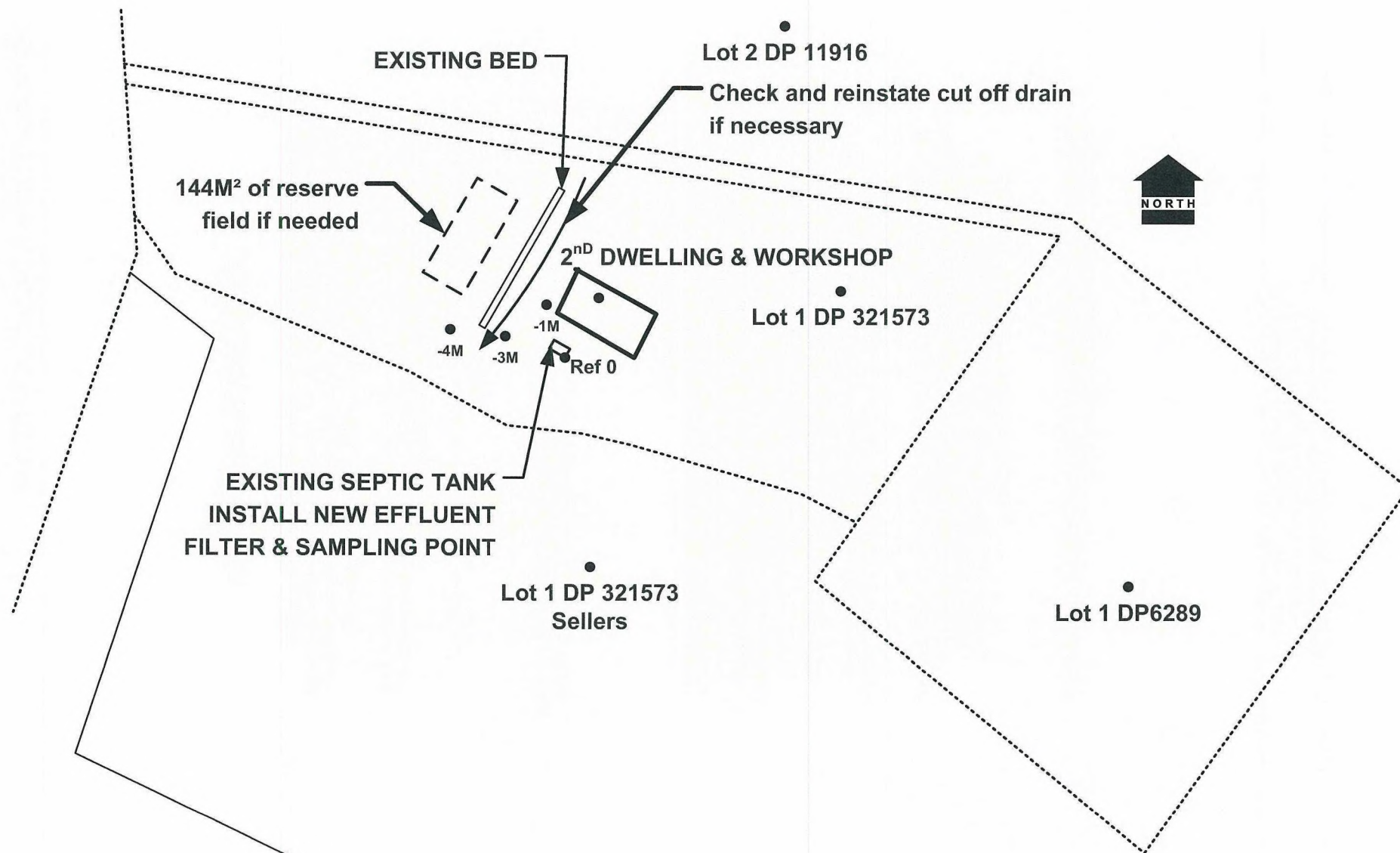
DATE 17.05.09

DAY wet Excavation Hand tools/machine SAMPLE Yes
 SLOPE 0 to 4%

Ground cover Grazing land, and boundary trees
 vegetation various pasture plants, shrubs and trees.

Surface stones few crumbly stones on exposed banks

	sample 1	sample 1	sample 1	sample 2	sample 2	sample 2	sample 3	sample 3	sample 3
	Level A	Level B	Level C	Level A	Level B	Level C	Level A	Level B	Level C
depth mm	20-100	50-100	>400	20-100	50-100	>400	20-100	50-100	>400
horizon	top soil	clay	light	top soil	clay	light	top soil	clay	light
moisture	slight	slight	slight	slight	slight	slight	slight	slight	slight
colour(moist)	dark	brownish	brownish	dark	brownish	brownish	dark	brownish	brownish
feel	smooth	smooth to	plastic	smooth	smooth to	plastic	smooth	smooth to	plastic
	silky	manipulate	smooth	silky	manipulate	smooth	silky	manipulate	smooth
Course fragments	few	few	few	few	few	few	few	few	few
% coarse bits	<2	<2	<2	<2	<2	<2	<2	<2	<2
Type of Rock	na	Fine	Fine	na	Fine	Fine	na	Fine	Fine
		Gravel	Gravel		Gravel	Gravel		Gravel	Gravel
mm	20-60	2 to 6	2 to 6	20-60	2 to 6	2 to 6	20-60	2 to 6	2 to 6
coherence	yes	strongly	strongly	yes	strongly	strongly	yes	strongly	strongly
form cast	yes	yes	yes	yes	yes	yes	yes	yes	yes
moulded	yes	yes	yes	yes	yes	yes	yes	yes	yes
ball	yes	yes	yes	yes	yes	yes	yes	yes	yes
sticky	yes	yes	yes	yes	yes	yes	yes	yes	yes
sandy grains	yes	no	no	yes	no	no	yes	no	no
sticks to fingers	sticky	sticks	sticks	stcky	sticks	sticks	stcky	sticks	sticks
ribbon type	thick	thick	thick	thick	thick	thick	thick	thick	thick
ribbon mm	45-65mm	40-50mm	50-75mm	45-65mm	40-50mm	50-75mm	45-65mm	40-50mm	50-75mm
% clay	na	25% -35%	35% - 45%	na	25% -35%	35% - 45%	na	25% -35%	35% - 45%
structure	massive	massive	strongly	massive	high	strongly	massive	massive	strongly



APPENDIX E: HOW A SEPTIC TANK WORKS

HOW A SEPTIC TANK WORKS

Wastewater from the house is carried in a drain to the tank. Solids on the bottom anaerobically decompose and form a sludge. Some solids, fats and soap residue float and form a scum or crust. This must be pumped out and removed by a specialist contractor. This will be required approximately every three to five years, depending on use.

The tank should incorporate 'T' section pipes or baffles to slow down the incoming flow. It is recommended that a suitable filter is installed at the outlet end of the septic tank to prevent suspended solids from entering the disposal field.

When correctly located, installed and maintained septic tanks provide a simple and effective method of processing wastewater.

CARE AND MAINTENANCE OF YOUR SEPTIC TANK

To help the system work efficiently:

- ❖ Specify water-efficient appliances
- ❖ There are risks of overloading the system – this can be prevented by minimising water use, installing a separate greywater treatment system, and spreading heavy water-use activities (e.g. clothes washing) over several days.
- ❖ Do not use strong chemicals as they will restrict the biological action within the tank. Select suitable household cleaning and washing products that do not hamper the decomposition process, and ensure that chemical products such as volatile thinners, bleaches and disinfectants do not enter the system.
- ❖ Compost kitchen waste rather than fit a garbage disposal unit, as kitchen solids should not enter on-site wastewater treatment systems.
- ❖ Septic tank systems cannot deal with condoms, dental floss, tampons, sanitary napkins, nappies and nappy wipes and these should be wrapped up and disposed of in the rubbish.

The owner should operate a regular inspection program to check levels of sludge and scum in the tank. As a guide, the tank should be pumped by a specialist contractor when:

- ❖ The top of the floating scum is 75mm or less from the bottom of the outlet.
- ❖ Sludge has built up to within 250mm of the bottom of the outlet, typically at intervals between 3 to 5 years depending on usage.

Any queries regarding the operation of your septic tank system should be directed to your Drainlayer or your local Wastewater Disposal specialist.

APPENDIX F: SEPTIC TANK EFFLUENT FILTER

ecotube™

Septic Tank Effluent Filter

NZ Patent No. 334385

As approved by Ian Gunn, Honorary Research Fellow, The University of Auckland and co-author of ARC Technical Publication 58.

INTRODUCTION

The ecotube® effluent filter improves the efficiency of your septic tank or wastewater treatment plant in two ways. It prevents the occurrence of septic tank outlet blockages and extends the life of the disposal area by filtering out solids.

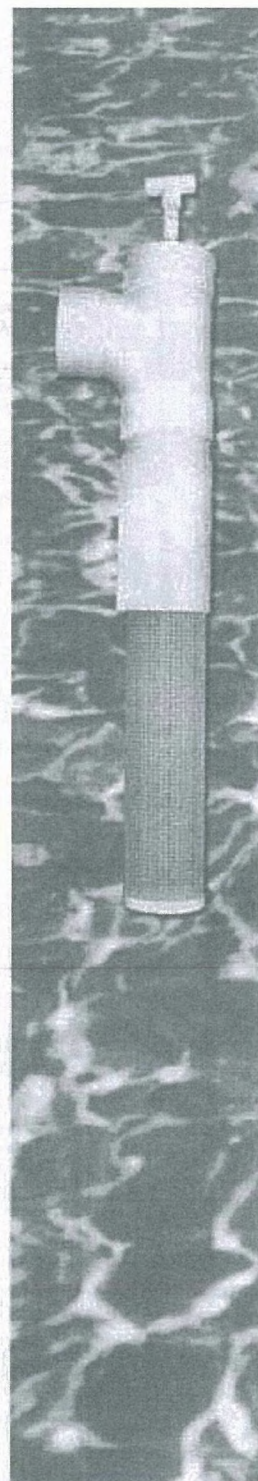
Septic tank effluent typically separates into three layers. The ecotube® extracts and filters the effluent from the relatively clean middle layer for discharge to the disposal area further minimising blockages.

The ecotube® utilises highly durable polypropylene filter tube from NSW Environmental. It is designed and built in New Zealand and provides a large filter area through the use of patented concentric filter tubes.

For cleaning the ecotube® comes with an adjustable handle to allow for easy and complete removal however frequent cleaning is not required as solids captured on the filter fall back into the underlying sludge layers.

The ecotube® comes complete with an outlet junction and Insert filter. Alternatively the insert filter can be purchased separately to use in an existing outlet junction with no adaption fitting required.

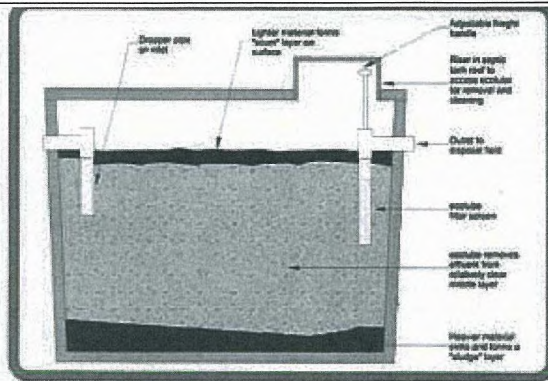
The outlet junction has a flow modulation plate with a low flow orifice and a peak flow weir to buffer surges through the ecotube®. The junction also has an expanded dropper pipe to ensure the full filter surface area is exposed to the effluent.



Waiwhero Sewerage Design Ltd. | Brian Parkinson

799 Waiwhero Rd. | RD1 Motueka | New Zealand

PH (03) 526 8033 | Fax (03) 526 8077 | Mail: thedrainman@ts.co.nz



ADVANTAGES

Key advantages of the ecotube™ effluent filter

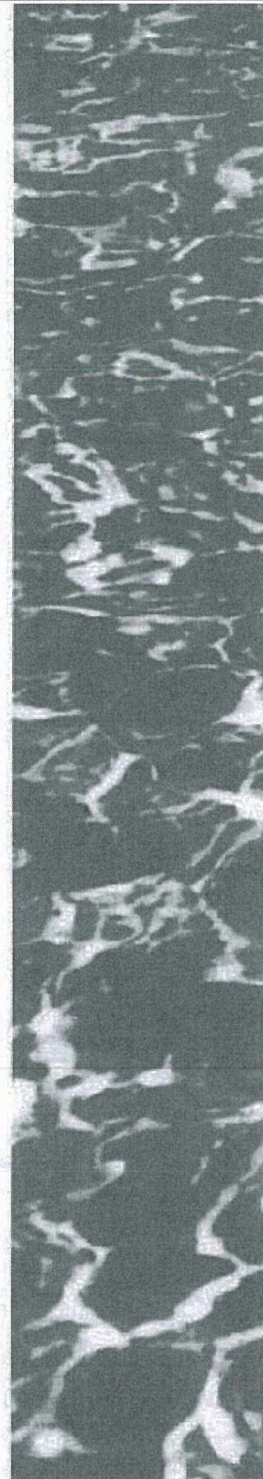
- Flow area, filter area and aperture size make the ecotube™ one of the best effluent filters available
- Easily installed or retrofitted – no adaption fittings required
- Cost efficient
- Available as a complete unit or as an insert filter
- Larger ecotube™ available to handle larger commercial or industrial septic tanks.
- Filtered solids fall back into the septic tank for further treatment - No sump or vault to block with captured solids!
- 2.5mm filter opening size with low velocity through screens
- Flow modulation on outlet to reduce surges but still allowing emergency overflow when required
- Expanded dropper pipe ensures the full surface area of the filter has unimpeded contact with the effluent
- Adjustable handle and removable filter allows easy cleaning
- New Zealand designed, patented and manufactured for use with standard New Zealand fittings



YOUR LOCAL AGENT

Alpha Precasts Ltd
23 King Edward Street
Motueka, 7120
Phone (03) 528 1018
Email info@alphaprecasts.co.nz

DISCLAIMER: Buyers and users must make their own assessment of our products under their own conditions for their own use. All queries regarding product suitability of purpose or installation should be directed to agent for advice and assistance. Availability of product may differ



APPENDIX G: PLANTING

LIST OF WATER TOLERANT PLANTS SUITABLE FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS**GENERAL MATTERS TO CONSIDER WHEN PLANTING A LAND DISPOSAL AREA:**

Plants that are suitable for planting in moist conditions, such as those associated with wastewater land disposable fields need to be selected on the basis of both their tolerance for such moist conditions and for their potential for high level of growth/high transpiration of moisture in such conditions.

Standard lawn grass is a proven effective high transpiration plant species in such conditions, as are a large number of other plant species seen in typical domestic gardens.

Consideration needs to be given to effects of roots from plants and from trees in particular on wastewater distribution pipe networks/emitter lines in land application systems. Potential for root intrusion/disruption to the pipe system must be considered prior to selection and planting of a plant or tree species.

Advice on such matters for particular plant species can be obtained from garden centre specialists and landscaping consultants.

Grasses, ground covers, and other plants***Astelia grandis* (swamp astelia)**

Large clump forming plant with bright green, flax-like foliage. Female plants produce upright panicles of orange berries in the centre of the plant. This endemic species will not tolerate eutrophic conditions and prefers peat soils.

***Blechnum novaezealandiae* (kiokio)**

Large, robust fern growing to 1 or even 2m, hardy species that tolerates most conditions, but does best in well drained, shady area.

Carex

There are many members of this genus which grow naturally in damp to wet areas. They all have quite fine drooping foliage and are vigorous in moist conditions. Most prefer very light shade. The following species have been identified for their suitability.

Carex diissita

Endemic species with dull green to reddish tufts often 0.5m tall (although this can vary). Tolerates a range of swampy habitats, but is also noted to grow on drier soils under forest cover.

Carex flagellifera

***Carpodetus serratus* (putaputaweta, marbleleaf)**

Lowland forest tree up to 7m tall. Large bunches of cream coloured flowers appear in spring followed by black berries.

Coprosma areolata

Species that grows to 4m tall. Low tolerance to drought, with medium to high fertility.

***Coprosma robusta* (karamu, shining karamu)**

Shrubs or small trees growing to 3m+, with glossy green leaves. Masses of orange-red fruit in autumn are attractive to birds. Hardy plant.

***Coprosma tenuicaulis* (swamp coprosma)**

Endemic species that grows to 3m tall. Leaves pale green with slender branches. Will tolerate a range of swampy to boggy habitats including standing water.

***Cordyline australis* (ti kouka, cabbage tree)**

Palm-like in appearance with large heads of linear leaves and panicles of scented flowers. Sun to semi-shade. Prefers damp to moist soil. Grows eventually to 12m+ height.

***Dacrycarpus dacrydioides* (kahikatea, white pine)**

Tree that grows to 40m. Moderately growing species, which prefers wetland and boggy environments. Application of this species must consider the possible impact of its root systems on the wastewater disposal field.

***Geniostoma rupestre* (hangehange)**

Common forest shrub with pale green glossy foliage, growing to 2-3m. Tiny flowers give off strong scent in spring. Looks best in sunny position where it retains a bushy habit, and prefers well-drained soil.

***Hebe stricta* (koromiko)**

Shrub or small tree growing to 2-5 in height. Natural forms have white to bluish flowers. Plant in full sun. Tolerates exposure. (NB Many cultivars and hybrids are available commercially, but these are all unsuitable for use near existing natural vegetation.)

***Laurelia novae-zelandiae* (pukatea)**

Large upright tree (to 30m) with attractive bright green foliage and distinctive whitish bark. Fast growing and able to handle a wide variety of soils. It will tolerate periodic flooding, breathing roots develop in water logged soils. Can be grown from seed. Tolerant of some sun and frost. Not tolerant of wind.

***Leptospermum scoparium* (manuka)**

Shrub or small tree growing to 4m+ in height. Ubiquitous shrub varying in form throughout New Zealand. Ideal to provide shelter for other plants as it is quick growing and hardy. Requires full sun. Hardy and tolerant of difficult conditions, including waterlogging and drought.

***Melicytus ramiflorus* (mahoe)**

A fast growing yet long lived tree to 7m height. Prefers well drained fertile soils. Tolerates some frost, wind and sun. Birds are attracted to the blue berries.

***Pennantia corymbosa* (kaikomako)**

Slow growing species that will reach 12m in moist, fertile sites. Useful species application in bank stabilization or wetland habitats.

Endemic species with dense spreading reddish-brown tufts to 0.5m tall. Prefers damp soil and full sun, but is noted to thrive in a variety of habitats including boggy pasture.

Carex geminata

Robust and vigorous endemic species that grows to 1.5m tall. Thrives in a range of wet habitats. Suitable for a larger area.

Carex lessoniana

Robust and vigorous endemic species that grows to 1.5m tall. Similar to *C. geminata* in that the species is spreading and suitable for a larger wet area.

***Carex secta* (purei, makura)**

Endemic species that exhibits tall spreading tussocks. Has been noted to grow to 3m tall, widespread in swampy area. Useful in the creation of bird habitat.

Carex virgata

Endemic species that forms dense, light green tussocks up to 1m tall. Thrives in a variety of habitats including swamps, drain margins, seepages and wet pastures. Useful in the creation of bird habitat.

***Cortaderia fulvida* (toetoe)**

Branching from the base and forming a clump to 4m high. Long strap-shaped leaves with red-orange coloured veins, flower heads cream yellow. New shoots exhibit pale waxy cover on lower parts (unlike pampas grass). Prefers good drainage and semi-shade. Will struggle to compete if dried out in summer.

***Cyperus ustulatus* (toetoe upoko-tangata, giant umbrella sedge)**

Vigorous leafy sedge growing to 1m in open damp places. Tolerates immersion in standing water within a range of habitats from seepages to wetlands.

***Dicksonia squarrosa* (whēki, tree fern)**

Tree fern up to 7m tall that exhibits tolerance of wet open ground, and floods. Found to shelter and accumulate with other native plants. The base of the fern attracts biodiversity. Useful application to streambank and seepage habitats.

***Elatostema rugosum* (parataniwha)**

Herbaceous plant up to 0.5m tall that spreads by rhizomes. Bronze coloured foliage with serrated edge. Grows on moist sites in light to heavy shade. Intolerant of dry habitats.

Hypolepis dicksonioides

Large fern that prefers fertile moist, but well-drained ground, grows vigorously and spores into planted areas with abundance. Does however, die back during winter.

***Phormium tenax* (harakeke, flax)**

Fast growing clump-forming flax with large stiff leaves, to 3m. Full exposure and sun. Moist to wet conditions. Does not have deep or wide roots. Easily propagated from split fans or grown from seed. Attracts birds, especially Tui.

Trees and shrubs

Consideration needs to be given to the effects of roots land application on wastewater distribution pipe networks. This problem can be more significant for large tree species.

***Plagianthus betulinus* (ribbonwood)**

Fast growing species to 15m. Similar application to that of *Pernantia corymbosa*.

***Rhopalostylis sapida* (nikau)**

New Zealand's only native palm, with red berries attractive to birds. Requires light shade, plenty of moisture and protection from wind when young. Grows well in areas of permanent dampness.

***Syzygium maire* (maire tawake)**

Attractive and moderately growing wetland tree to 15m with bronze foliage, large bunches of reddish fruit and distinctive whitish bark. Requires a sheltered sunny position. Tolerates some frost.

***Vitex lucens* (puriri)**

Fast growing to 20m in fertile, open but sheltered conditions. Will struggle with poor drainage during adolescence.



WAIHWERO SEWERAGE DESIGN

PRODUCER STATEMENT

Issued by: Waiwhero Sewerage Design Ltd.
Brian Parkinson
Registered Drainlayer • NZCE (Intermediate) • Cet Certificate of Completion for 'Site and Soil Assessment for On-Site Wastewater Management Systems Training Course'

Date: 20.08.09

To: Geoff Hall
Copy to be supplied to Tasman District Council

In Respect of: Onsite Wastewater System Design at 57 Martin Road, UpperMoutere

For Design and assessment of the property, refer to Waiwhero Sewerage Design Ltd. Report of 20.08.09.

The Design has been carried out in accordance with

- 1 AS/NZS 1547:2000
- 2 TASMAN DISTRICT COUNCIL
Chapter 36 .1.13A DISCHARGE OF DOMESTIC WASTEWATER
(New discharge in the Wastewater Management Area)

This is an independent design covered by a current policy for Professional Indemnity Insurance of \$1,000,000.00. I Believe on Reasonable Grounds that this design has been carried out in accordance with and using best practice.

Note: This Statement does not approve the installed system. Under certain conditions, Waiwhero Sewerage Design Ltd. is available to certify the installed system.

These Conditions are:

1. The technology Supplier takes full responsibility for the stated quality and performance of the technologies and other hardware supplied by the manufacturer of the proposed system.

Waiwhero Sewerage Design Ltd. | Brian Parkinson
799 Waiwhero Rd. | RD1 Motueka | New Zealand
PH (03) 526 8033 | Fax (03) 526 8077 | Mail: thedrainman@ts.co.nz

2. The installer takes full responsibility for installation as per manufacturers and Waiwhero Sewerage Design Ltd instruction's departure from these conditions need to be subsequently agreed upon by all parties.
3. Waiwhero Sewerage Design Ltd is informed prior to installation and either supervises or delegates supervision of installation.
4. Any other conditions that may be specified by Waiwhero Sewerage Design Ltd.

INSPECTION SCHEDULE

The following inspections are required to verify the proposed work has been completed as described on the Waiwhero Sewerage Report Ltd report for George Biggs at 57 Martin Road, UpperMoutere:

- 1 Inspect installation of on-site wastewater tank system
- 2 Inspect installation of on-site wastewater disposal to land application system
- 3 Check operation and maintenance is appropriate as per report
- 4 Copy of wastewater report provided to Geoff Hall
- 5 A copy of the maintance contract provided to Geoff Hall

Signed

Date

Brian Parkinson
for Waiwhero Sewerage Design Ltd

Waiwhero Sewerage Design Ltd needs a minimum of 48 hours to inspect the installed system so the appropriate paper work can be signed and passed on to the local authority for FINAL CODE OF COMPLIANCE.

20 July 2009

Geoffrey Hall
57 Martin Road
RD 2
Upper Moutere
7175

Contact: P Roberts
Group/Division: Inspections and Enforcements
Telephone: 03 528 2013
Facsimile: 03 528 9751
E-Mail: phil.roberts@tdc.govt.nz
Our Reference: NTF 0109

Dear Madam /Sir

NOTICE TO FIX – 57 MARTIN RD, UPPER MOUTERE

Please now find enclosed a Notice to Fix issued under Section 164 of the Building Act 2004.

The Notice to Fix is a legal document which you need to comply with in the timeframe specified to submit the required documentation to the Territorial Authority.

A suitable qualified wastewater consultant will be required to supply a report on the installed wastewater system on this property which was not inspected by the Territorial Authority so we can be satisfied on reasonable grounds that it will meet the standard of the New Zealand Building Code.

An independent building consultants report will also be required, to support that work done does meet the standard of the New Zealand Building Code.

Please contact me if you would like to discuss this matter.

Yours faithfully



Phil Roberts
BUILDING INSPECTOR

Enclosures: 1. Notice to Fix

CC: Leigh Brair
Kelling Road
RD 2
Upper Moutere
7175

Form 13

Notice to Fix

Sections 164 and 165, Building Act 2004

Sheet No: 1776

To: Creoffrey Hall
57 Martin Rd, RD2, Upper Moutere 7175
And to: Liegh Briers
Kelling Rd, RD2, Upper Moutere 7175

OFFICE USE
Date: 10/1/2009
BC No: _____
Valuation No: 1936010700

The building

Street address of building: 57 Martin Rd, RD2, Upper Moutere
Legal description of land where building is located: LOT 1 DP6289 LOT 1 DP13433
Building name: _____
Location of building within site/block number: _____ Level/unit number: _____

Particulars of contravention or non-compliance

Failure to Comply to Section 115: Change of
use of the New Zealand Building Act
2004.

Definition of Section 115 Change of Use.
An Owner of building must not change
the use of the building to incorporate a
household unit where it did not exist before
without gaining consent from the Territorial
Authority.

Form 13

Notice to Fix

Sections 164 and 165, Building Act 2004

Sheet No: 1776

To remedy the contravention or non-compliance you must:

Either Reinstate Building back to the
Consent intended use BC 970187
Alterations to Garage to Sleepout with Shower
and Basin, We will require a Independent
Wastewater report from a Suitable Qualified
person to Support Work done on installed
System that it meets the Standard of the
Building Code.

Or

Existing use will require a Certificate
of Acceptance Section 96 of the New
Zealand Building Act 2004.

The Application will be required to
include 2 Copies of all plans and Specifications
for all work already done and an Independent
Consultants Reporting Report to support all
work done does meet the Standard
of the New Zealand Building Code.

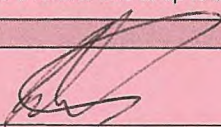
This notice must be complied with by: 7th August 2009

Further particulars

- ☐ You must contact the territorial authority for the district within which the building is situated on completion of the required building work.
- ☐ All building work must cease immediately until the authority that issued this notice is satisfied that you are able and willing to resume operations in compliance with the Building Act 2004 and regulations under that Act.
- ☐ The following building work must cease immediately until the authority that issued this notice is satisfied that you are able and willing to resume operations in compliance with the Building Act 2004 and regulations under that Act: [insert details of building work]

If you do not comply with this notice you commit an offence under section 168 of the Building Act 2004 and may be liable to a fine of up to \$200,000 and a further fine of up to \$20,000 for each day or part of a day that you fail to comply with this notice.

Signature



On behalf of Tasman District Council

Position

Building Inspector

Date

10/7/2009

G Hall
57 Martin Road
RD2
Upper Moutere 7175

GST Number: 51076806
Invoice Date: 15/07/09
Tax Invoice No: 54781
Customer No: BCNF0109
Order No.

Tax Invoice

QTY.	DESCRIPTION	RATE	AMOUNT
	Geoffrey Hall 57 Martin road NF0109 Notice to fix		195.00 *
(* Incl GST \$21.67)			

Balance Due

\$195.00

Head Office
RICHMOND
189 Queen Street
Private Bag 4, Richmond 7050
Ph (03) 543 8400
Fax (03) 543 9524

Service Centre
MURCHISON
92 Fairfax St
Murchison 7007
Ph (03) 523 1013
Fax (03) 523 1012

Service Centre
MOTUEKA
7 Hickmott Place
PO Box 123, Motueka 7143
Ph (03) 528 2022
Fax (03) 528 9751

Service Centre
GOLDEN BAY
78 Commercial St
PO Box 74, Takaka 7142
Ph (03) 525 0020
Fax (03) 525 9972

email - Info@tdc.govt.nz website - www.tdc.govt.nz

Notice to fix **NF0109**

Sections 164 and 165, Building Act 2004

To: Geoffrey Hall
57 Martin Road
RD2
Upper Moutere 7175

And to: Leigh Briars, Kelling Road, RD2, Upper Moutere 7175

The building

Building Consent No: No consent
Street address of building: 57 Martin Road, Upper Moutere
Legal description of land where building is located: Lot 1 DP 6289 Lot 1 DP 13433
Valuation number 1936010700
Building name:
Location of building within site/block number:
Level/unit number:

Particulars of contravention or non-compliance

Failure to comply with Section 115: Change of use of the New Zealand Building Act 2004.

Definition of Section 115, change of use: An owner of a building must not change the use of the building to incorporate a household unit where it did not exist before without gaining consent from the Territorial Authority.

To remedy the contravention or non-compliance you must: Either

1. Reinstate building back to the consent intended use in BC970187 - alterations to garage to be used as a sleepout with shower and basin. We will require an independent wastewater report from a suitable qualified person to support work done on the installed system to show that it meets the standard of the building code OR:
2. Existing use will require a Certificate of Acceptance Section 96 of the New Zealand Building Act 2004. The application will be required to include 2 copies of all plans and specifications for all work already done and an Independent Consultants Building report to support that all work done meets the standard of the New Zealand Building Code.

This notice must be complied with by: 7th August 2009

Further particulars

All building work must cease immediately until the authority that issued this notice is satisfied that you are able and willing to resume operations in compliance with the Building Act 2004 and regulations under that Act.

If you do not comply with this notice you commit an offence under section 168 of the Building Act 2004 and may be liable to a fine of up to \$200,000 and a further fine of up to \$20,000 for each day or part of a day that you fail to comply with this notice.

RICHMOND

189 Queen Street
Private Bag 4, Richmond 7050
Tel +64 3 543 8400
Fax +64 3 543 9524

MOTUEKA

7 Hickmott Place
PO Box 123, Motueka 7143
Tel +64 3 528 2022
Fax +64 3 528 9751

TAKAKA

78 Commercial Street
PO Box 74, Takaka 7142
Tel +64 3 525 0020
Fax +64 3 525 9972

MURCHISON

92 Fairfax Street
Murchison 7007
Tel +64 3 523 1013
Fax +64 3 523 1012

Signature

Position

On behalf of: Tasman District Council

Date: 10/07/09

1935/63

WAIMEA COUNTY COUNCIL

Application for Building Permit

Date 5-11-63

To: The Building Inspector,
Waimaea County Council,
NELSON

1935/63

Sir,

I hereby apply for permission to Convert
Rainwater
Leadish

2nd Floor Workers

in Dach Road, Central Milling,
for I. R. EVANS of RD2 4 1/2 per Mounts
(Owner) (Address)
according to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.
Particulars Lot No. 1 D.P. 6289 Section No. 107/1698
of land XV S.D. Motiroka Area 17 Acres,
Block No. 3 roads 3 1/4 perches.
Particulars Foundations Concrete piers Walls Westboard
of Building Iron Ground Floor Area 300 sq Ft.
Area of Cu buildings included in this application 0 sq. Ft.
Area of existing outbuildings 20 sq. Ft.
Estimated Cost of Buildings Building: £ 600 Plumbing & Drainage: £ 20
Total: £ 620

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Workers Accomadation
Proposed use or occupancy of other part of building Workers Accomadation
Nature of ground on which Building is to be placed and of the subjacent strata: Mounts clay

Yours faithfully,

Signature of Applicant J. M. Lauchlan
Address RD2 4 1/2 per Mounts

Builders Name J. M. Lauchlan

N.B. The Locality plan must show position of Building on Section and Distances from road, boundaries etc.

Plan to come

OFFICE USE
Fees Paid:

Building 1/3 Drainage 5/- Receipt No. 12200

A35/63

SPECIFICATIONS OF WORKERS BACK.

FOR MR. IVAN EVANS.

WARRA COUNTY COUNCIL

THESE ARE THE PLANS & SPECIFICATIONS APPROVED BY

IN BUILDING PERMIT NO. 1053442.

ROOF CORR GALV. IRON.

EXTERNAL WALLS.

WESTBOARD.

CABLE ENDS.

POLITE.

SOFFITS

POLITE.

FLOOR JOISTS.

5x2"

HEART IPIMU

STRINGERS.

4x3

FRAME. 4x2"

BORON TREATED

PINE

T & G.

QB.

IPIMU

FLOORING

INTERNAL WALLS.

1/8"

HARDBOARD.

CEILING'S

1/2"

PINEX

SOFTBOARD.

PLUMBER

INSTALL. H.W. CYS, SINGLE TUB, HAND BASIN,
SHOWER TRAY, SINK, ALL WASTES & DRAIN
HOT & COLD WATER, TO TUB, BASIN, SINK
& SHOWER SPOUTING & DOWNPIPES.

ELECTRICIAN

INSTALL. SWITCHBOARD

MAINS.

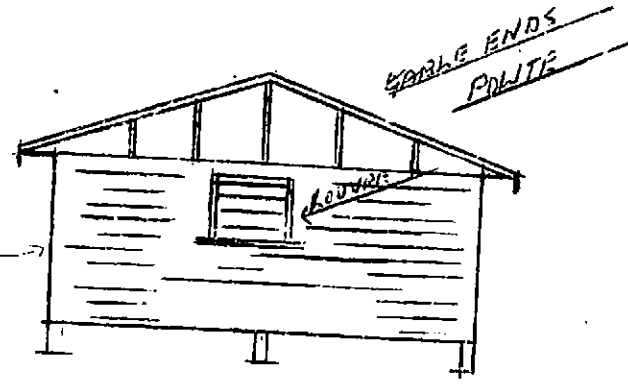
STOVE POINT,

2 HEAT POINTS

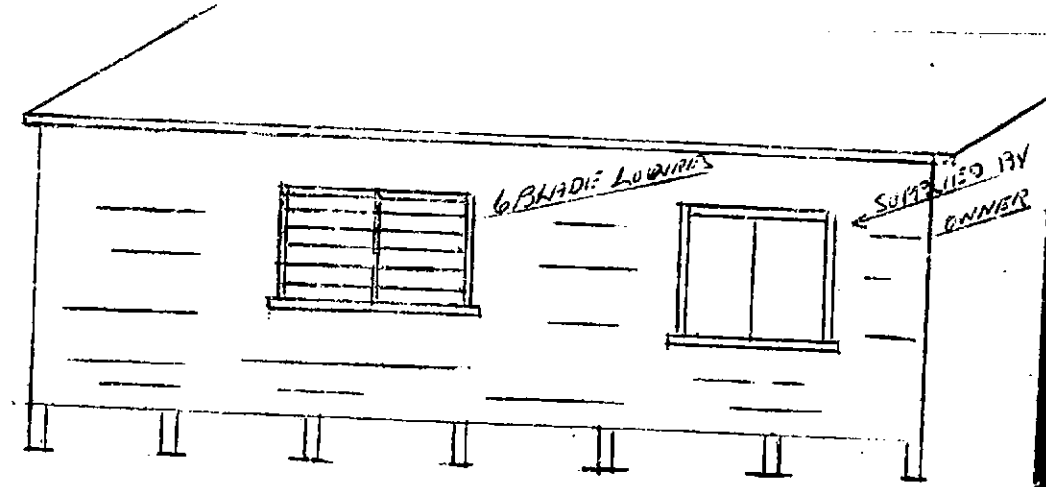
3 LIGHT POINTS

CONNECT UP H.W. CYLINDERS

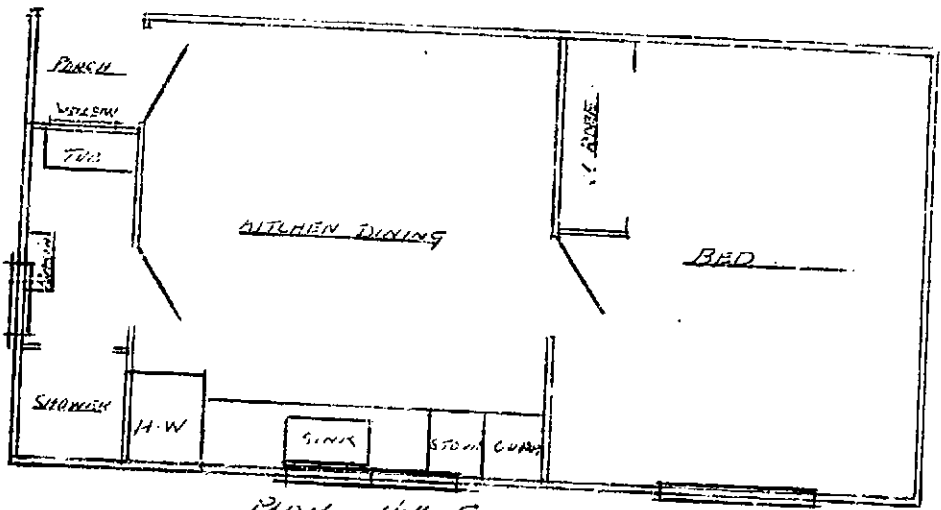
1935/63



SOUTH EAST ELEVATION $\frac{1}{8}$ " AND $\frac{1}{16}$ " SCALE



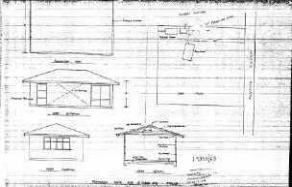
NORTH EAST ELEVATION 1/4" SCALE.



PLAN 1/4" SCALE

PLAN OF PROPOSED WORKERS. BACK FOR MR. IVAN EVANS MARTIN'S RD. UPPER RD.

FEDERAL BUREAU OF INVESTIGATION
 THESE ARE THE NAMES OF THE
 PARTICIPANTS IN THE
 IN A RECENT PASTORAL LETTER
 DATED 1/11/63



WAIMA COUNTY COUNCIL

Application for Building Permit

1935
63

WAIMA COUNTY COUNCIL

Date 27.1.64

1935/63

To: The Building Inspector, c/o The Mayor, Waima County Council,
NELSON

Building Permit No. 12106229

Sir,

Erect

Rebuild/alter/convert

Reinstate

Demolish

I heroby apply for permission to Convert

SHED

in Highway 4 Road, Waima Riding,
for Y. I. G. Evans (Owner) of R. 100 (Address)
according to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Particulars Lot No. 13 D.P. 725 Section No. P110/11692

of land XV Block No. XV S.D. 160 Area 160 Acres,
roads, perches.

Particulars Foundations Walls
of Building

Roof Ground Floor Area Sq. Ft.

Area of Outbuildings included in this application Sq. Ft.

Area of existing outbuildings Sq. Ft.

Estimated Cost of Buildings Building: £ 150 Plumbing & Drainage: £ 150

Total: £ 150

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

Proposed use or occupancy of other part of building.

Nature of ground on which Building is to be placed and of the subjacent strata.

Yours faithfully,

Signature of Applicant

Address

Builders Name

N.B. The Locality plan must show position of Building on Section and Distances from road, boundaries etc.

OFFICE USE

Fees Paid: Building Drainage Receipt No.

I. C. Evans.

1935/63

Storage shed & workshop

30' x 20' x 8' shed.

finishes

1/2 /

concrete floor with
cont. conc. foundation

1 - concrete piers & wooden floor

WALLER COUNTY GEORGE

THESE ARE THE PLANS

IN HOLDING PERMIT NO. 1106229.

DATE 10-16-71

DEPARTMENT OF

Steel frame

corrugated - west coast.

A106502

1935/63

Billy Bulbs

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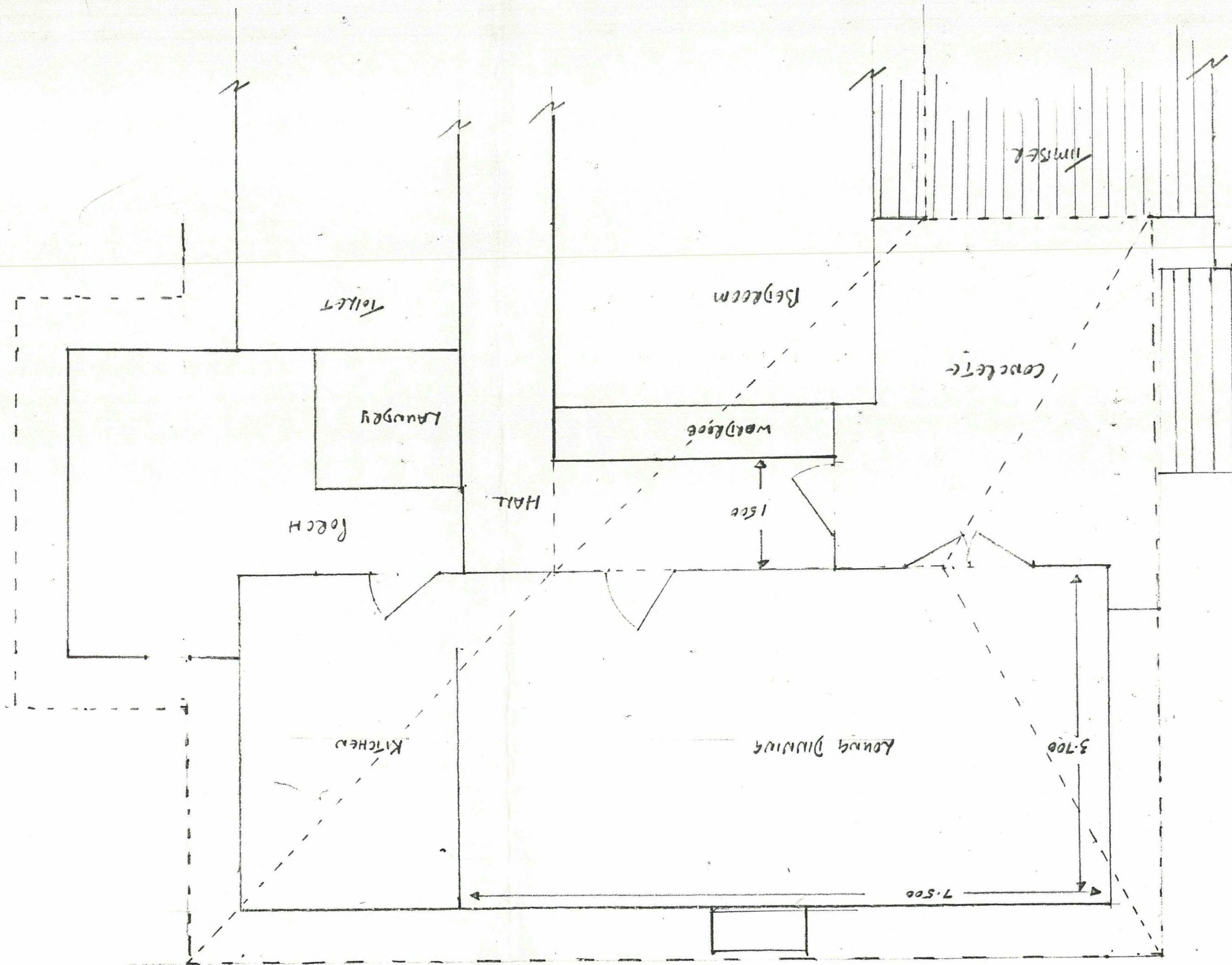
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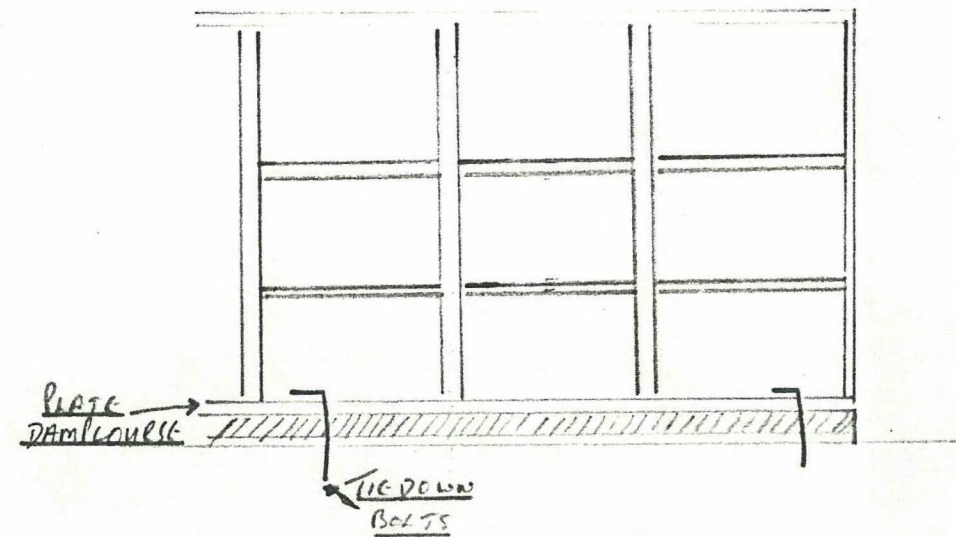
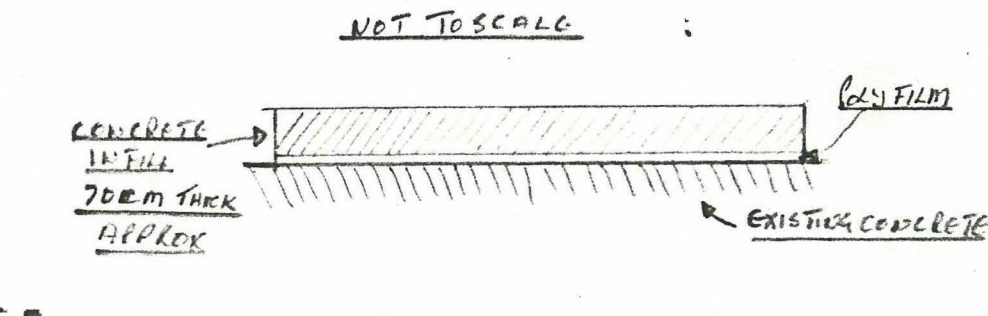
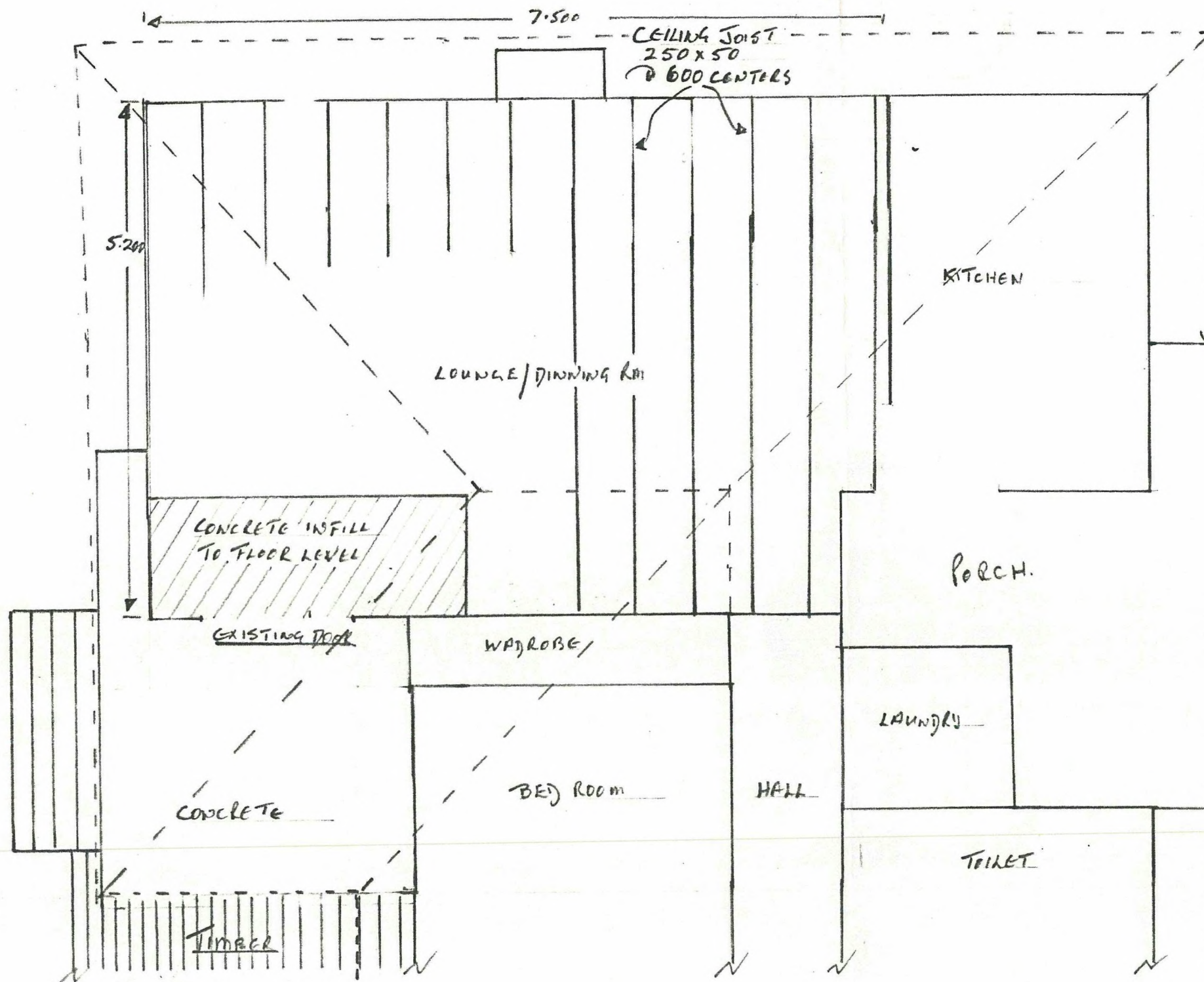
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EXISTING LAYOUT

MEANS CI-15 HALL
MATERIALS RD R22 N/MOUNTAIN





PLATES + STUDS CEILING JOISTS
100x50 @ 600 CENTERS 250x50 @ 600 CENTERS
BATTS IN WALL & CEILING
CEILING & WALLS JIB BOARD INTERNAL
WALLS EXTERNAL WEATHER BOARD

TASMAN DISTRICT COUNCIL

These are the plans specifications referred to in

Building Permit No. 020120

Date 14-2-1990

BUILDING INSPECTOR.

MCCB

M² + M² C.I. + L.J. HALL

MARTINS Rj RD2 U/MONTERR

ALTERATIONS TO LOUNGE

PAGE 2 OF 2.

No. 50

File No. _____

Date Permit Issued 14 / 2 / 90

BUILDER	
Name	As Owner
Mailing Address	

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

LEGAL DESCRIPTION

Valuation Roll No. 19360 - 107 - 00

Lot 1 D.P. 6289

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ALTERATIONS to existing dwelling

NATURE OF PERMIT (TICK BOX)	
☐	NEW BUILDING – exclude domestic garages and domestic outbuildings
☐	FOUNDATIONS ONLY
☒	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
☐	NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
☐	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 55.00	Water Connection	\$ _____	Receipt No. _____	3427
Street Damage Deposit ..	\$ _____		\$ _____	Date of Payment _____	7 / 2 / 90.
Building Research Levy ..	\$ _____		\$ _____	Authorised Officer _____	MA BROWN
Plumbing	\$ _____		\$ _____		AP. A.G.W.
Drainage	\$ _____		\$ _____		
Sewer Connection	\$ _____		\$ _____		
Vehicle Crossing Levy ..	\$ _____	G.S.T.	\$ _____		
M.S. Plumbing	\$ _____	TOTAL:	\$ 55.00		

Special Conditions:

1) PLEASE NOTIFY WHEN WORK IS ~~BEING~~ OVERVIEWED

John L.

Date Inspected	REMARKS (e.g. stage reached with work)
6-90	Ceiling done.
1-91	Stone going in - back about complete.

(CONTINUED OVER)

(CONTINUED OVER)

Date Inspected

COMPLETED (Signature)

[Handwritten Signature]

Date 12 / 3 / 92

021120.

14/2/90.

19360-107-00

APPLICATION FOR PERMIT: BUILDING, PLUMBING, DRAINAGE.

OWNER

Name G I & L J HALL

Mailing Address MARTINS RD RD 2
WILKE MOUNTAIN

Phone No. 32878

BUILDER

Name G I & L J HALL

Mailing Address _____

Phone No. _____

PROPERTY FOR WHICH PERMIT APPLICATION IS MADE

SITE

Street No. _____

Street Name Martin Rd.

Town/District _____

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 19360-107-00

Lot 1 D. P. 6289

Section _____ Block _____

Survey District _____

Area in ha. 1.6 m2 _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Remove wall hall + lounge to enlarge land lounge area

FLOOR AREA Whole Sq. Metres

DWELLING UNITS Number Erected

ESTIMATED VALUES \$

Building	
Plumbing	
Drainage	
TOTAL	<u>2500</u>

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
— exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☒ ALTERED, REPAIRED, EXTENDED
— include conversions and resited buildings

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS — include demolitions

☐ DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

NOTES TO APPLICANT

1 Two copies of documents must accompany this application.

2 Building Permit documents shall include: site plan, detailed plan, elevations, cross sections and building specifications.

NB: The site plan must show position of building on section and distance from boundaries.

SIGNATURES

BUILDER/PLUMBER/DRAINLAYER (Delete where not applicable)

NAME _____ REG. NO. _____

SIGNATURE _____ DATE _____

APPLICANT SIGNATURE [Signature] DATE 7-2-90

WAIMEA PRINT

LETTER SENT FOR FEES _____

FEES PAID: BUILDING \$ 55.00 PLUMBING _____ DRAINAGE \$ _____ BRANZ LEVY \$ _____

PAID BY G I & L J Hall RECEIPT No. 3427 DATED 7-2-90

CONDITIONS OF PERMIT ① Please notify when work underway.

ISSUE OF PERMIT APPROVED [Signature] BUILDING INSPECTOR DATE 9-2-90

P & D APPROVED _____ P & D INSPECTOR DATE _____

SCHEDULE OF FEES

From 8 May, 1989

BUILDING FEES

<u>Not Exceeding</u>	<u>Fee (includes GST)</u>
2,000	\$33 minimum charge
4,000	55
6,000	77
8,000	95
10,000	110
15,000	140
20,000	165
25,000	195
30,000	220
35,000	250
40,000	275
45,000	300
50,000	330
60,000	380
70,000	425
80,000	470
90,000	510
100,000	550

* 100,000 - 200,000 - \$22 per 10,000 or part of plus \$330.

* 200,000 - 500,000 - \$17 per 10,000 or part of plus \$430.

* 500,000 and over - \$11 per 10,000 or part of plus \$730.

Space Heater Permits \$33

Building Research Association Levy

Levy is payable on total value (incl. P. & D.).

Less than \$20,000 - no fee

\$20,000 and above - \$1 per \$1,000 or part thereof

Plumbing and Drainage Fees

Value of work (labour only).

<u>Not Exceeding</u>	<u>Fee</u>
100	\$20
200	30
500	60
750	80
1000	100

For each additional \$500 or part thereof - \$20

Building Permit No. 7042/49

Dated 21/4/1980

WAIMEA COUNTY COUNCIL

Application for Chimney Permit

Date. 17/4/80

To : The Building Inspector,
Waimea County Council,
P.O. Box 3070,
RICHMOND.

Sir,

I hereby apply for permission to ERECT/INSTALL/ALTER/REINSTATE
(Cross out those not applicable)

..... CHIMNEY CHIMNEY HEATER

in MARTINS Road UPPER RIVER Riding

for MR. W. S. BARKER of AS ABOVE
(Owner) (Address)

Signature of Applicant: [Signature]

Address: MARTINS ROAD

Builders Name and Address: MR. J. G. GARE 3 HANCOCK ST. MCKENZIE
Lot No. 701/6253/2/2/13

Particulars of Land:
D.P. 725 Section No.
Block No. S.D.
Hectares: 7.2672 Sq. Metres

ESTIMATED VALUE OF WORK \$ 200

Fee ...60.00..... Receipt Date 21/4/80

WATER SERVICE APPLICATION
(Effective 01 July 2009)

To the **Utilities Manager**

Job No

31538

I wish to apply for a water service as detailed below.

DETAILS OF PROPERTY TO BE CONNECTED: (refer to rate assessment)

FILE

Valuation Reference 19360 10700

Name of Owner G & L HALL FAMILY TRUST

Property Address for connection 57 MARTIN RD RD2 U/MOUTERE

SERVICE REQUIRED (Costs and Details See Overleaf)

(Please tick box)

A Urban Supplies

- (i) 20mm metered domestic connection ☐
(ii) 25mm or larger metered commercial connection ☐

B Rural Extension from Urban Supply

C Rural Supply (Dovedale, Redwoods Valley, 88 Valley)

- (i) First Tank Connection ☒
(ii) Additional Tank Connection ☐
(iii) Number of water units required only one extra from existing unit 2 ☒

COMMENT ON ANY DETAILS:

Relocate tank connection

CONNECTION FEE:

LIABILITY FOR CONNECTION COST AND/OR FEE (to be completed by person liable)

I G & L HALL agree to pay the connection cost and/or fee when invoiced by Council, and annual rates/charges thereafter

Signature [Signature] Date 3-Aug-09

Address for Invoice 57 Martin Rd RD2 U/MOUTERE 7175

NAME AND ADDRESS OF APPLICANT

Applicant Name AS ABOVE

Address _____

Signature _____ Contact Phone No 035432878 Date _____

CONNECTION FEES AND SERVICE CHARGES
(Effective 01 July 2009)



A. Urban Supplies

All Urban Areas: = \$1340.00 (GST inclusive), plus work and administration costs (GST exclusive).

B. Rural Connection from Urban Supplies

Connection per property = \$3,700.00, plus work, plus administration, plus GST.

The following conditions apply:

1. Supply shall be a low flow rural type.
2. Supply limited to 2m³ per day (2,000 litres).
3. Owner must have a suitable storage tank (10,000 litres is recommended minimum).
4. Extensions are to provide suitable pipe size for orderly expansion of the water scheme.

C. Rural Supplies

	Dovedale, Redwoods Valley and 88 Valley (when available) 1 water unit = 2m³/day
First Tank	\$3,700 (GST inclusive), plus work and administration costs (GST exclusive). This fee includes one water unit. Additional units when available = \$640 (GST inclusive), plus work and administration costs (GST exclusive) per unit.
Additional Tank	

FOR OFFICE USE ONLY

Job No _____

1. Quotation Details

2. Contractor advised to proceed _____ Date _____

3. Work complete _____ As Built details Actioned _____

4. Invoiced DW Amount \$348-65 Date 21/10/09

5. Rates Clerk - Rate Ledger noted _____ Date _____

6. Water Billing Noted BESD Date 30/11/09

7. Drawing Office As-builts recorded _____ Date _____

Tasman District Council Private Bag 4 Richmond Nelson Tel : 03 543 8400 Fax : 03 543 9524		Order No. : 688 - 5970 Contract Name : Utilities Maintenance 688 Order Status : Committed Ordered : 12/08/2009																
To : Downer EDI Works 80 Quarantine Road Stoke Nelson Attn : Joe Dean		Reference : Est. Completion : Contract Area : Water Utilities Ops & Maint. Work Type : Non-Routine Time of Issue : 11:54:09																
Acceptance Date : Signed : Name : Completion Date : Signed : Name :																		
Job Number : 31538 Asset No. : 104.00 Priority : 688 Routine Price Factor : Non-Routine Maintenance Est. Completion : 2/09/2009 12:14:08 Work Location : G & L Hall 57 Martin Road RD2 Upper Moutere 035432878 Description : Relocate tank connection. Please phone and arrange time.	Site : Water supply Tasman Asset Id : WHOLE SITE	Address : Water supply Tasman Location : Dovedale Rural Feature Type : WS-Whole of site Action Officer : Mat'e Davies-Patrick Classification : NCA																
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Attribute Type</th> <th style="text-align: left;">Attribute Value</th> <th style="text-align: left;">Notes</th> </tr> </thead> <tbody> <tr> <td>Water supply region</td> <td>Dovedale Rural</td> <td></td> </tr> </tbody> </table>			Attribute Type	Attribute Value	Notes	Water supply region	Dovedale Rural											
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Item	SOR Ref.	Item Description	Dimensions	Quantity	UOM	Unit Rate	Value											
10	WSDW019	Locate on site - Water Services as detailed.			1 \$													
Additional Items :																		

14-8-09 To WORKS please transfer
 the Tank N° 184 restrictor from old
 tank to new tank.
 Disconnect old tank. PWS.

Entered & up dated 14/08/09.
 M.D.P.

INVOICE NO _____

INVOICE REQUIRED FOR

INVOICE DATE _____ CUSTOMER NO _____

ORDER NO _____ REF NO _____

NAME GJ + LJ Hall

ADDRESS 57 Martin Road

RD 2 Upper Moutere

Nelson 7175

Account
to be
charged 0805100.1

DETAILS

To relocate Tank No 184 restrictor
from existing tank to new tank,
and disconnect old tank at 57
Martin Road Upper Moutere

TOTAL \$ 348.65

INVOICE REQUESTED BY Debbie Walker

TO BE RETURNED/SENT OUT

Dayworks Detail
Sept 09
September 2009 Claim



WATER

Cust Ref : 31538

Completed : 25/09/2009

Road : Martin Road

SETi Job No: 809867

Location : G & L Hall
57 Martin Road
RD2 Upper Moutere
035432878,

Details : Relocated tank connection

Description	Unit	Quantity	Rate	Price
Labour				
602242901 7.1.1 Tasi Lunai	HR	4.50	35.50	\$159.75
Total Labour :				\$159.75
Plant				
602242902 7.2.7 Utilities, 4WD, double cab, light trucks	KM	96.00	1.00	\$96.00
Total Plant :				\$96.00
Materials				
602242904 7.3.1 25x20mm Female Coupler (ODF-CF2520)	EACH	1.00	5.86	\$5.86
602242907 7.3.1 25x20mm Male Coupler (ODF-CM2520)	EACH	2.00	4.87	\$9.74
602242908 7.3.1 MDPE Blue line 25mm OD PN12.5 x 25m (2500.25.025)	EACH	0.24	1.91	\$0.46
602242909 7.3.1 Meter Box - Universal Tall Blue Lid (BMUTB)	EACH	1.00	29.49	\$29.49
602242906 7.3.1 RX 20mm Tee (RXT20)	EA	1.00	11.96	\$11.96
602242903 7.3.1 RX 25mm Hex Nipple (RXHN25)	EA	1.00	1.73	\$1.73
602242905 7.3.1 RX Reducing Hex Nipple 20-15mm (RXRHN2015)	EA	2.00	0.98	\$1.97
Total Materials :				\$61.21

Work costs

Total : \$316.96

ADMIN CHARGE

10%

\$31-09
Dove New Conn
GPS ✓

As built ✓

Daywork Phil?

\$348-65.





UTILITIES REPORT FORM

Date notified		Date on site	18/8	CSR Reference No.	31538
---------------	--	--------------	------	-------------------	-------

Property owner	G+L. Hall.
----------------	------------

No.	57.	Street	MARTIN Rd.	Town	U. MOUERE
-----	-----	--------	------------	------	-----------

Fault	Main		Valve		Meter		Meter box	
	Lateral		Hydrant		Ferule		Surface box	
	Private		Toby		Electrical		Control	
	Pump		Treatment		Telemetry		Pipe size mm	
	Item size mm		Other					

Comments: **NEW TANK REMOVE FROM OLD TANK TO NEW TANK. + (DISCONNECT. OLD TANK)**

Pipe material	MDPE		HDPE	☒	uPVC	
	Fibrolite		Concrete lined steel		Galvanised iron	
	Cast iron		Copper		Other	
	Material					

Cause of fault	Internal corrosion		External corrosion		Pressure surge		Material fault	
	Laying fault		Joint break		Work by others		Other	
	Comments							

Pipe condition	Excellent		Satisfactory		Poor		Needs replacing	
Fitting condition	Excellent		Satisfactory		Poor		Needs replacing	

Nature of repair	Replace fitting		Replace section		Replace seals		Replace talbot	
	Replace tapping band		Restrictor		Other			

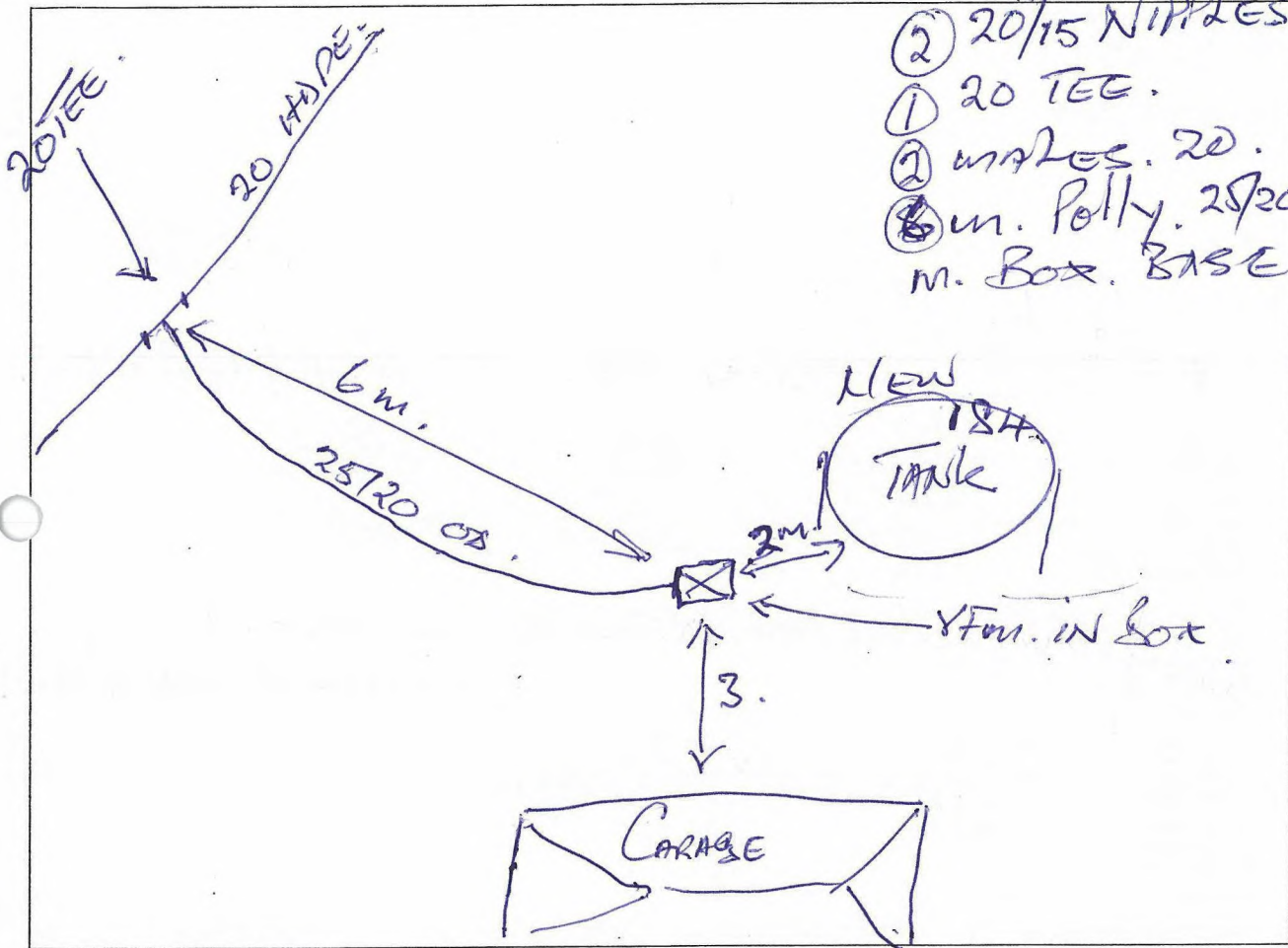
Replace meter		New connection	
Old meter No.		Make	
Serial No.		Size	mm
New meter No.		Make	
Serial No.		Size	mm
Comments			

Shutdown	Time without water		Approx. No. of users affected	
----------	--------------------	--	-------------------------------	--

GPS data recorded	
-------------------	--

SITE PLAN

- ① NIPPLE 25/15 TAIL
- ① 25 FEMALE.
- ② 20/15 NIPPLES.
- ① 20 TEE.
- ② MALES. 20.
- ② m. Polly. 25/20 OD.
- m. Box. BASE.



Locate or connection details	Size of lateral		Type of lateral		Depth of lateral	
	Size of main		Type of main	Depth of main		
Connection tests	Static pressure		Flow per minute	Residual pressure		

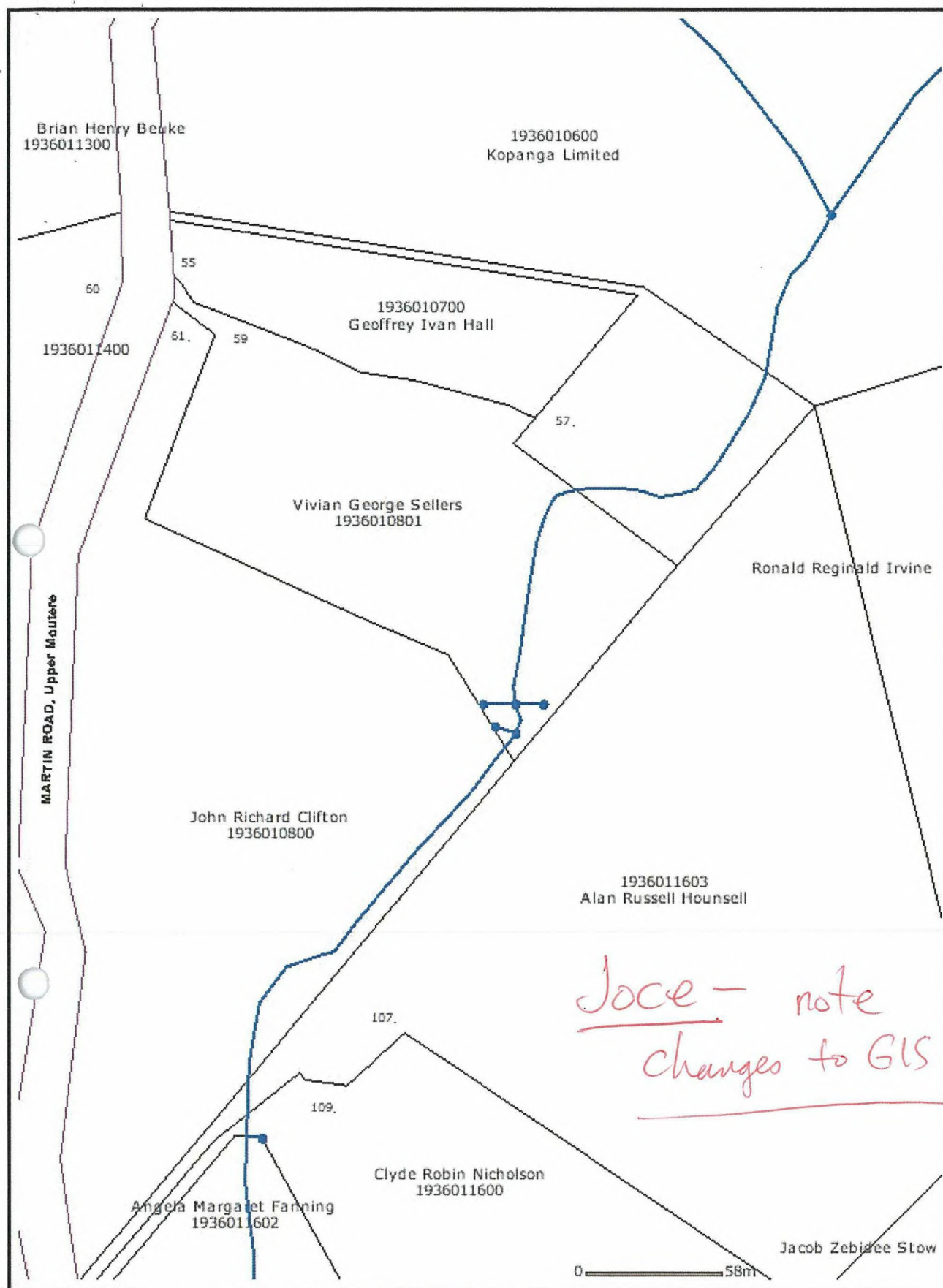
Reinstatement	Chip seal	m ²	Concrete	m ²
	Grass	m ²	Hotmix	m ²

Backflow Preventor Installation		
Location		Make
Model		Size
Serial No.		Type (RPZ or other)
Comments		

Signed		Repairs completed date	
		Reinstatement completed date	

FOR OFFICE USE ONLY
ENTERED INTO WATER BILLING
ACCOUNT No.

DATE
VAL. REF No.



ExploreTasmanMap

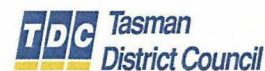
14/8/2009 **DISCLAIMER:**

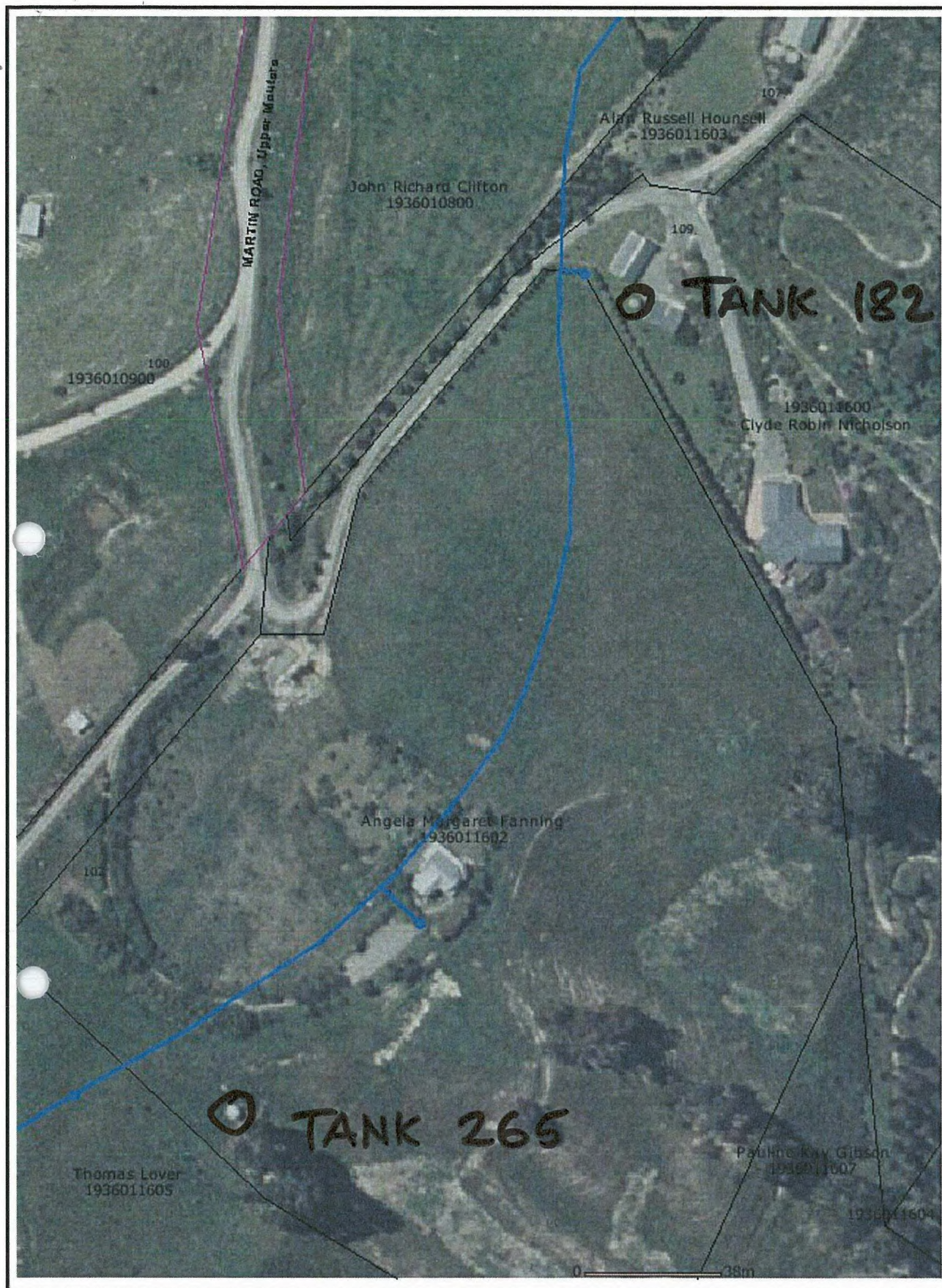
This map is derived from ExploreTasman and has generally been compiled from data generated by and supplied to the TDC. It has no legal status and is known to be incomplete. To ascertain the exact location of any item, TDC advises that the customer arrange onsite verification. TDC will not be liable for any damages or loss whatsoever suffered from the use of this information.

Cadastral sourced from Land Information New Zealand data. Crown Copyright reserved.

Aerial photography copyright Terralink International Ltd.

Rural aerials flown Dec 2000-Apr 2002 Urban aerials flown Jan 2003





ExploreTasmanMap

14/8/2009 DISCLAIMER:

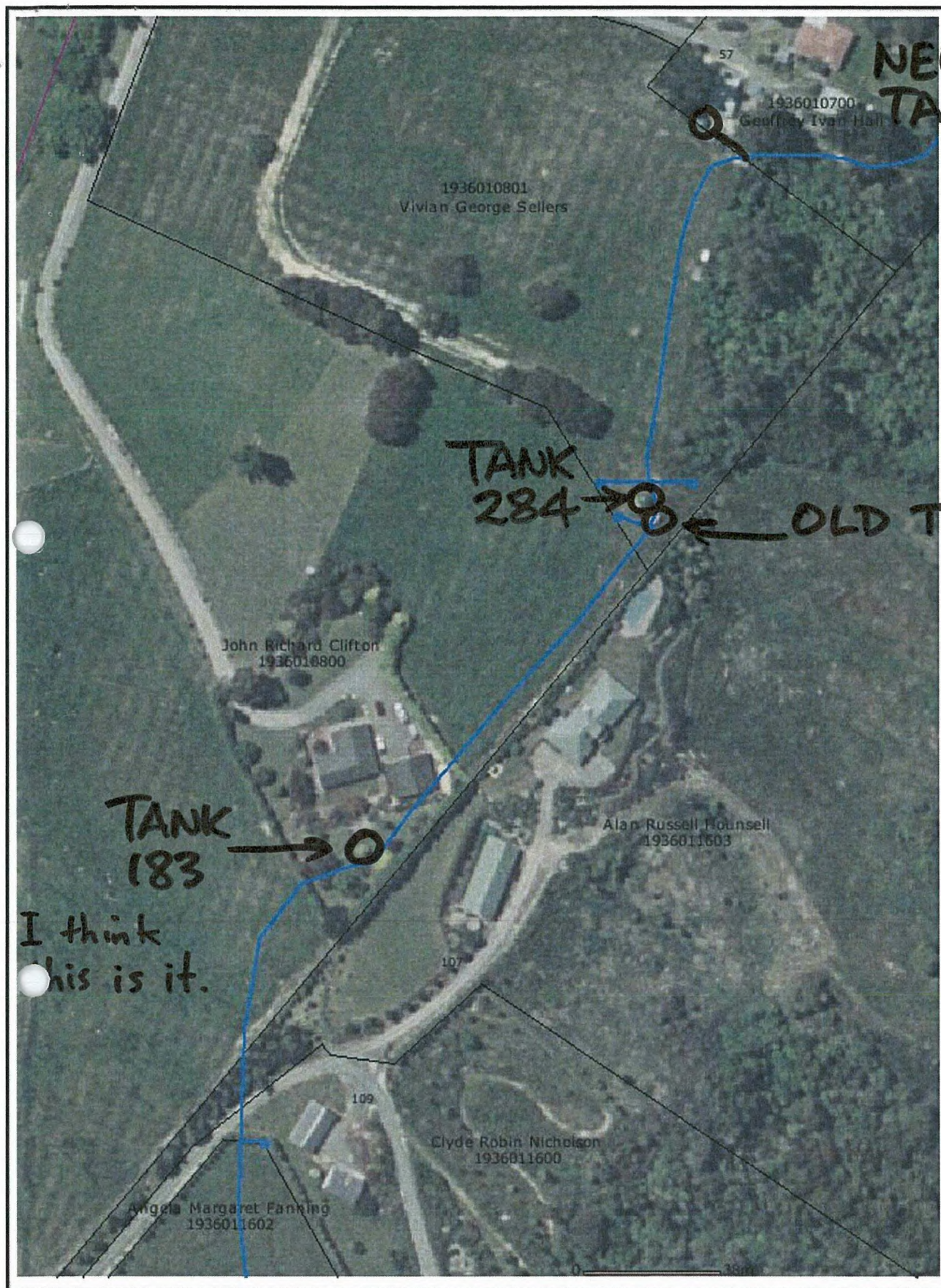
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Aerial photography copyright Terralink International Ltd.

Rural aerials flown Dec 2000-Apr 2002 Urban aerials flown Jan 2003





*Connection for
Tank 184 being
shifted to new
tank Aug 09.*

184

Disconnected

ExploreTasmanMap

14/8/2009 **DISCLAIMER:**

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Rural aerals flown Dec 2000-Apr 2002 Urban aerals flown Jan 2003



19 August 2009

G & L Hall Family Trust
C/- Leigh Briars
220 Kelling Road
RD 2
Upper Moutere 7175

Dear Sir/Madam

**DECISION ON NON-NOTIFIED RESOURCE CONSENT APPLICATION NO. RM090448 –
CHANGE OF USE FOR EXISTING GARAGE TO SECOND RESIDENTIAL UNIT**

Pursuant to Section 114 of the Resource Management Act 1991 ("the Act"), please find enclosed a copy of the Council's decision on your application for resource consent referred to above.

Section 357A of the Act provides you with the right to lodge an objection with the Council in respect of this decision and/or any associated conditions. Any such objection must be made in writing setting out the reasons for the objection and must be lodged with the Council, together with a fixed fee of \$175.00 (GST inclusive), within 15 working days of receiving this letter.

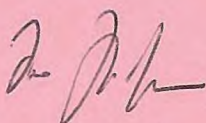
At this stage the Council has not calculated the final costs of processing your application. Should the final costs exceed the deposit already paid, then as previously advised, you will be invoiced separately for these costs. Should the final costs be less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly regarding the final costs of processing your application.

You may commence your activity immediately unless you lodge an objection to this decision. However, it is important that you check the conditions of your consent carefully as some of them may require you to provide information and/or plans to the Council before you may commence your activity. In addition, in some cases you may also require other permits or building consents for your activity and these must be obtained before you can commence your activity.

Please note that under Section 125 of the Act, your consent will lapse in five years unless you have given effect to it before then.

Please feel free to contact me if you have any questions regarding any aspect of your consent or its conditions. My contact details are listed at the top of this letter.

Yours faithfully



Ina-Holst-Stoffregen
Consent Planner, Land

RESOURCE CONSENT DECISION

Resource consent number: RM090448

Pursuant to Section 104C of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby grants resource consent to:

Geoffrey Ivan Hall & Lynnette Joy Hall

(hereinafter referred to as "the Consent Holder")

Activity authorised by this consent: Retrospective consent for an existing residential unit (change of use from an existing shed/garage to a second dwelling).

Location details:

Address of property: 57 Martin Road, Upper Moutere
Legal description: Lot 1 DP6289 and Lot 1 DP 13433
Certificate of title: NL8B/550
Valuation number: 1936010700

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

- 1 The change of use and retrospective consent for an existing residential unit to become a second dwelling shall be undertaken in accordance with the documentation submitted with the application and with the plan attached to this consent marked RM090448 A and dated 19 August 2009.
- 2 A covenant under Section 108 of the Resource Management Act 1991 shall be entered into and registered against the certificate of title before building consent is issued for the conversion of the accessory building to a dwelling. The covenant must state that:
 - (a) the second dwelling that is the subject of resource consent RM090448 shall not provide a future basis for subdivision of the title unless Plan rules are changed so the activity becomes a controlled activity; and
 - (b) the two dwellings shall not be extended or altered to contain more than one self-contained housekeeping unit.

The covenant shall be entered into pursuant to Section 108 of the Act and shall be registered against the title pursuant to Section 109 of the Act. All cost incurred in preparing and registering the covenant shall be paid for by the Consent Holder.

- 3 The services for wastewater and water supply for the second residential unit are required to meet Tasman Resource Management Plan standards.
- 4 The Consent Holder shall within six months of the date of this consent pay a financial contribution to the Council for the dwelling alteration. The amount of the financial

contribution shall be assessed as a percentage of the value of the building consent component in accordance with the following:

Financial Contribution – Building	
Component	
Building Consent (\$0 to \$50,000 value)	0%
Building Consent (\$50,001 to \$200,000 value)	0.5%
Building Consent (above \$200,001 value)	0.25%
Notes: (1) The financial contribution is GST inclusive. (2) The building consent value is GST exclusive. (3) The contribution due on a building should be identified separately from other contributions set for any resource consent for an activity that includes buildings. (4) The financial contribution shall be determined by taking the total estimated value of the work required for a building consent and applying each component identified in the table to that value and the contribution is the sum of the components.	

ADVICE NOTES

- 1 This consent is issued pursuant to the Resource Management Act 1991 and the Tasman Resource Management Plan. It does not constitute building consent and if the project involves any form of building, consent should be sought pursuant to the Building Act 1991.
- 2 Monitoring of this resource consent will be undertaken by the Council, as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should monitoring costs exceed the initial fee, Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.
- 3 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
- 4 This consent is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents "attach to the land" and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to "Consent Holder" in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent, as there may be conditions that are required to be complied with on an ongoing basis.
- 5 The Consent Holder should note that this resource consent does not override any registered interest on the property title.
- 6 The existing wastewater system has not been inspected in detail but is considered to be adequate for the second dwelling. However, it should be noted that for any further activity proposed on the site, a full inspection and possible upgrade to the wastewater system may be required.
- 7 The Consent Holder is liable to pay a development contribution in accordance with the Development Contributions Policy found in the Long Term Council Community Plan

JMS

(LTCCP). The amount to be paid will be in accordance with the requirements that are current at the time the relevant development contribution is paid.

Council will not issue a Code Compliance Certificate until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

- 8 This resource consent is separate from the applicant's duties under the Building Act 2004. The applicant must still meet the requirements of the Notice to Rectify NF0109 and is also required to apply for a Certificate of Acceptance for the Change of Use. The latter requires a building consultant to do a full report on the current state of building and compliance with the Building Act 2004. A building consent may be required to rectify potential areas of non-compliance.
- 9 In the event of Maori archaeological sites (eg, shell midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga) or koiwi (human remains) being uncovered, activities in the vicinity of the discovery should cease. The Consent Holder should then consult with the New Zealand Historic Places Trust's Central Regional Office (PO Box 19173, Wellington, telephone (04) 801 5088, fax (04) 802 5180), and should not recommence works in the area of the discovery until the relevant Historic Places Trust approvals to damage, destroy or modify such sites have been obtained. It should also be noted that the discovery of **any** pre-1900 archaeological site (Maori or non-Maori) which is subject to the provisions of the Historic Places Act needs an application to the Historic Places Trust for an authority to damage, destroy or modify the site.

REASONS FOR THE DECISION

Background to Proposed Activity

The proposal lodged by Hall Family Family Trust seeks retrospective consent for the change of use of a converted shed/garage to a residential unit making this a second dwelling on the property at 57 Martin Road, Upper Moutere. The second residential unit will be used as permanent accommodation for family members. The detached accessory building is already in use as a residential unit and contains a full kitchen and a bathroom. It was rebuilt after a fire in 1994 on an existing concrete slab. At the time, bathroom facilities were reinstated and connected to an existing septic tank. The building is supplied from an existing 23 000 litre water tank fed by the Dovedale water scheme. Parking is provided for up to four vehicles for the two dwellings. The traffic volume to the site will not increase by the change of use. The proposal breaches the TRMP Rule 17.8.3.1(b), a second dwelling in a Rural Residential Zone, and the setback Rule 17.8.3.1(i)(i), the second dwelling being closer than the required 30 metres from horticultural plantings. With regard to cross boundary or reverse sensitivity effects, the adjoining landowners to the north and south have provided their written approvals.

Tasman Resource Management Plan ("TRMP") Zoning, Area, and Rules Affected

According to the TRMP the following apply to the subject property:

Zoning: Rural Residential
Area(s): Land Disturbance Area 1, Surface Water Protection Yield Area

The activity authorised by this resource consent does not comply with Permitted Activity Rule 17.8.3.1(b) of the TRMP and is deemed to be a Restricted Discretionary Activity in accordance with Rule 17.8.3.2(a) of the TRMP. Furthermore, it does not comply with Permitted Activity Rule 17.8.3.1(i)(i) and is deemed to be a Restricted Discretionary Activity in accordance with Rule 17.8.3.2 of the TRMP.

Principal Issues (Actual and Potential Effects on the Environment)

The principal issues associated with the proposed activity involve the actual and potential effects on the environment. For this application these were:

- (a) second dwellings have been a basis for subdivision proposals that, if granted, can lead to unsustainable fragmentation of rural land;
- (b) loss of potentially productive land;
- (c) cross-boundary effects;
- (d) rural amenity effects;
- (e) servicing effects.

The Council considers that the adverse effects of the activity on the environment will be no more than minor for the following reasons:

- (a) conditions of consent include the requirement for a covenant to ensure the second dwelling status cannot be used as a reason to apply for further subdivision. This covenant will remain irrespective of land ownership;
- (b) the site of the proposal is already part of the existing development and the change of use of the existing accessory building will have no adverse effects on the overall productive use of the site, which is of a size that results in a lifestyle use rather than productive rural land use;
- (c) as the use of the accessory building will not be altered, the change in status to a second dwelling in this case is likely to produce similar traffic movements;
- (d) the use of site is rural-residential in nature and this character will be unchanged by the proposal. The size of the building does not dominate the rural character of the area and is situated well away from existing boundaries. The size of the site allows for two dwellings;
- (e) both dwellings can be sufficiently serviced.

Relevant Statutory Provisions

In considering this application, the Council has had regard to the matters outlined in Section 104 of the Act. In particular, the Council has had regard to the relevant provisions of the following planning documents:

- (a) the Tasman Regional Policy Statement (TRPS);
- (b) the Tasman Resource Management Plan (TRMP).

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP. The activity is considered to be consistent with the relevant objectives and policies contained in Chapters 5, 7 and 9 of the TRMP.

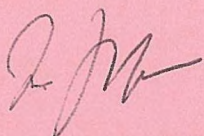
Part II Matters

The Council has taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as presented in Section 5.

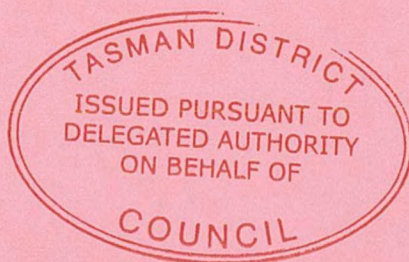
Notification and Affected Parties

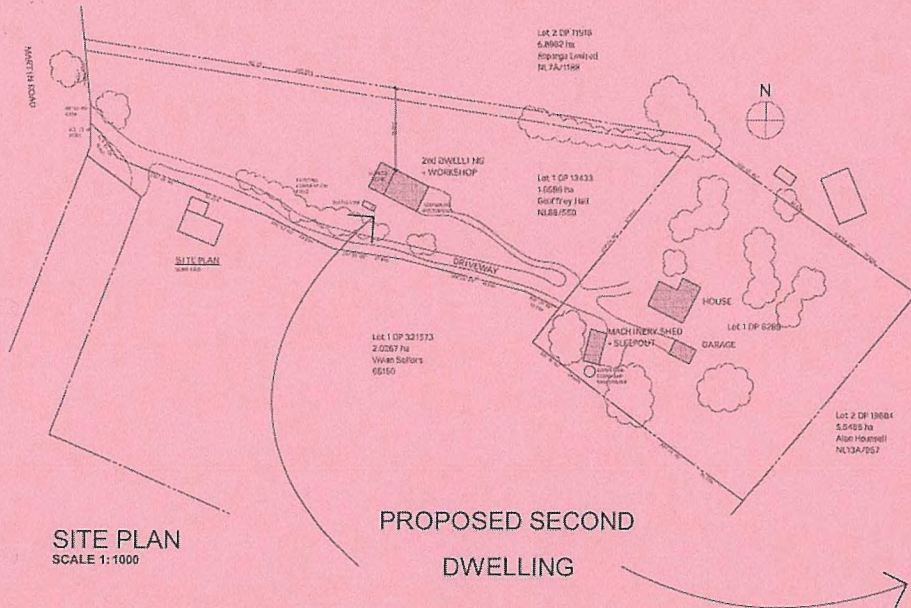
The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided that the provisions of Section 94(2) of the Act have been met and therefore the application has been processed without notification.

This consent is granted on **19 August 2009** under delegated authority from the Tasman District Council by:

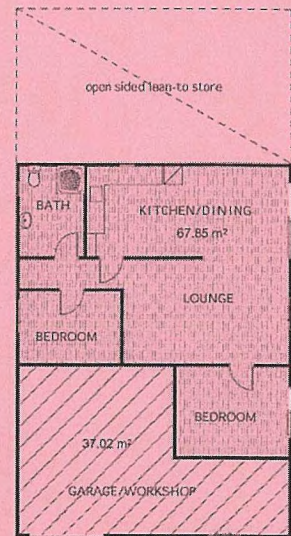


Ina Holst-Stoffregen
Consent Planner, Land





SITE PLAN
SCALE 1:1000



FLOOR PLAN
SCALE 1:100



PROPOSED SECOND DWELLING, MARTIN ROAD, UPPER MOUTERE

SCALE A3 (100mm x 148mm) DATE: 18/08	SHEET NO. 1
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RM090448/A 1/1/11

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1936010700	LOT 1 DP 6289 LOT 1 DP 13433	57 Martin Road	Upper Moutere	1.6596

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$5731.46	\$1432.87

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/\$CV	760,000	\$1,685.68
Uniform Annual General Charge	\$429.00/Pty	1	\$429.00
WaimeaComDam-Env&ComBen-Distri	\$76.69/Pty	1	\$76.69
Dovedale Water Sup-1st 2m3/day	\$1501.98/1m3/da	2	\$3,003.96
Shared Facilities Rate	\$74.92/Pty	1	\$74.92
Mapua Rehabilitation Rate	\$3.66/Pty	1	\$3.66
2025 Weather Event Recovery Rate	\$123.48/Pty	1	\$123.48
Museums Facilities Rate	\$74.34/Pty	1	\$74.34
District Facilities Rate	\$142.53/Pty	1	\$142.53
Regional River Works - Area Z	0.0134c/\$LV	540,000	\$72.36
Stormwater: General Drainage	0.0059c/\$CV	760,000	\$44.84

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$760,000.00	\$540,000.00	\$220,000.00	01/09/2023

New Rating Valuation

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$760,000.00	\$540,000.00	\$220,000.00	01/09/2023

Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
WRDVD184	RH back cnr of shed	RESTRICTOR		0	0

Services

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

Scheme or Supply	Service Provided
Dovedale Water Supply	Water Supply

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

No wheelie bin has been issued to this property.

Planning Zones

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

Zone	Zone Description
Rural Residential	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

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Building Consents

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

Application Date	BC Number	Proposal	Status	CCC Issue Date
23/04/2024	240277	Install freestanding wood burner	Code Compliance Certificate Issued	27/05/2024
27/08/2009	CA0220	Installation of wastewater for second dwelling.	Certificate of Acceptance Issued	11/11/2009
10/07/2009	NF0109		Notice to Fix now Complies	
13/02/1997	970187	Alterations to garage	Code Compliance Certificate Issued	06/01/2010
30/11/1995	951793	Carport and storage room	Code Compliance Certificate Issued	14/01/1998
05/05/1994	940702	To build farm building	Code Compliance Certificate Issued	23/08/1994

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

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

Date	Permit Number	Notes
14/02/1990	H021120	Alterations to existing dwelling
21/04/1980	J095449	Champion Chip Heater
21/01/1965	A106502	Vinegar processing building
27/07/1964	A106229	Shed
05/11/1963	A053442	Workers Accommodation

Building Notes

No additional building notes have been found for this property.

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Proposal	Status	Decision	Decision Date
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This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

30/07/2009	090448	Create a second dwelling on site	Consent Effective	Granted under Delegated Authority	19/08/2009
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Planning Permits

No historical planning permits have been found for this property

Works and Land Entry Agreements

No Works and land Entry Agreement has been found for this property.

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Environmental Health and Licences

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

Air Shed

This property does not sit within a controlled Air Shed.

Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

X Location	Y Location	Pest	Date	Status at time of inspection
1599307.6543	5431654.5823	Purple Pampas	02/03/2005	Monitoring
1599307.6543	5431654.5823	Purple Pampas	21/03/2006	Monitoring
1599307.6543	5431654.5823	Purple Pampas	25/03/2008	Monitoring
1599307.6543	5431654.5823	Purple Pampas	10/05/2010	Monitoring

Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. The programme is overseen by a governance group of interested parties that includes Federated Farmers, Forest and Bird, and Fish and Game. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz.

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz

The biodiversity reports listed below may also include reports from adjoining properties, where natural areas may cross over property boundaries.

Site ID	Site Reference	Inspection ID	Inspection Date	Inspection Type
144	MU118b	722	19/12/2008	Native Habitats Tasman



— State Highway Roads
— Road Boundaries

Valuation Boundaries
 Parcel

Aerial Photo Map

The information displayed is a schematic only and serves as a guide.
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Scale: 1:3,000
 Wednesday, 5 August 2026

Original Sheet Size 210x297mm