

# Land Information Memorandum

**APPLICATION NUMBER: LIM0518/26**

## PROPERTY ADDRESS

**39 Fairfield Road  
FAIRTON**

**REQUESTED BY  
White Fox & Jones**

**15 June 2026**

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### ASHBURTON DISTRICT COUNCIL

2 Baring Square East  
Ashburton

PO Box 94  
Ashburton 7740

**P** (03) 307 7700  
**E** [info@adc.govt.nz](mailto:info@adc.govt.nz)

[www.ashburtondc.govt.nz](http://www.ashburtondc.govt.nz)

# Land Information Memorandum

Application No.: LIM0518/26

Client Reference: 44013.3

## Applicant:

White Fox & Jones PO Box 8 ASHBURTON 7740	Application Date: 10/06/2026 Issue Date: 15/06/2026 Telephone: 0273924586 Fax: 033088952
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## Property:

Valuation No.:	2443041800
Location:	39 Fairfield Road FAIRTON
Legal Description:	LOT 29 DP 1482 BLK X ASHBURTON SD FAIRTON TSHIP
Owner:	Sarah Jayne Gye
Area (hectares):	0.202300

## Latest valuation (as at 01 July 2024)

Capital Value	\$460,000.00
Improvements Value	\$280,000.00
Land Value	\$180,000.00

## Rates for 2025/2026 rating year to 30 June 2026

Rating Year	2025/2026
Annual Rates	\$2,569.75
Balance to Clear to 30/06/2026	\$1,440.61

*Note Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.*

## The Property Currently Incurs the Following Rates

Ashburton District Council Rates	Canterbury Regional Council Rates
Ashburton Waste Collection Extended	Catchment Works and Services
Fairton Water Supply Connected	Civil Defence Emergency Management
General Rate	Mid Canterbury Vehicle Trust
Roading Rate	Regional General Rate
Rural A Amenities	Regional Uniform Annual General Charge
Uniform Annual General Charge	

**Planning/Resource Management:**

District Plan Zone: Residential C Zone

Full details of the zone requirements are found in the District Plan. Also our website <http://www.ashburtondc.govt.nz>. Refer to enclosed District Plan Map U32.

The status of the District Plan is discussed later in this report.

**Land Use on Contiguous Properties**

Please see map and documentation showing Resource Consents in the vicinity.

**Resource Consents and Planning Permits**

Consent/Permit No.	Description	Decision Date	Decision
No Resource Consents known			

Contact Council's Planning Department on (03) 3077 700 for further information.

**Building Consents**

Consent No.	Description	Builder-Owner	Date Issued	Final CCC
BC0167/11	Heating unit – free standing Tiny Rad Eco logburner	No	10/03/11	27/06/11
BC1087/10	Additions alterations - install ensuite and sink bench in sleepout being currently built	No	02/02/11	No CCC issued
BC0720/10	Erect a sleepout	No	18/08/10	21/06/12
BC010267	Install an inbuilt Kent dry logfire	Yes	09/04/01	18/04/01

\* Please note that under the Building Act 2004, Building Permits issued prior to 1 January 1993, did not require a Code Compliance Certificate (CCC) to be issued.

Contact Council's Building Department on (03) 3077 700 for further information.

**Building Permits**

Permit No.	Description	Date Issued
No Building Permits known		

\* Please note that under the Building Act 1991, Building Permits issued prior to 1 January 1993, did not require a Code Compliance Certificate (CCC) to be issued.

Contact Council's Building Department on (03) 3077 700 for further information.

**Certificate of Public Use**

CPU No.	Description	Date Issued	Status
No Certificates known.			

**Exemptions**

Exemption No.	Description	Date Issued	Decision
No Building Exemptions known			

**Building Certificate of Acceptance**

Certificate No.	Description	Date Issued
No Certificates known.		

\* Please note a Certificate of Acceptance cannot be issued for work carried out prior to 1 January 1993.

**Compliance Schedule & Building Warrant of Fitness**

CS No.	Description	Date Issued	Status
No WOFs known.			

## Other Consents

Consent No.	Description	Date Issued	Status
No Other Consents known			

## Sewer and Water

### Sewer/Water Notes:

Connected to Ashburton water supply. Please refer to the attached for approximate water connection location.

Property may have a septic tank. New or replacement septic tanks in this area must satisfy Canterbury Regional Council requirements - please refer to Environment Canterbury for details.

There are currently one or more open stockwater races running through the property.

Council maintains all main races while the upkeep, maintenance and use of local races is the responsibility of the property owner/occupier in accordance with the Ashburton District Council Water Races Bylaw.

The Council does not guarantee water flow 24/7 in the race.

On 26 June 2024 Council resolved to divest itself from the delivery of the stockwater services by 30 June 2027. Therefore there is the potential for the race or races on this property to be closed at some stage in the period leading up to June 2027. As this divestment process is undertaken, all affected property owners will be consulted as and when races in their area are assessed for closure.

Any closure or alteration to Council stockwater races must have written approval from Council. Further information can be found at: <https://www.ashburtondc.govt.nz/services/water-services/stockwater>

## Land and Building Classifications

Classification	Description	Status
Land	Refer to copy of map from the District Plan for classifications in the immediate vicinity.	N/A

## Natural Hazards on Property

This Land Information Memorandum includes natural hazard information deemed by Ashburton District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

Feature Type	Description
Flooding	<p>You can find flood modelling results for Ashburton District at: <a href="https://apps.canterburymaps.govt.nz/FloodModelResults/">https://apps.canterburymaps.govt.nz/FloodModelResults/</a></p> <p>Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <a href="https://apps.canterburymaps.govt.nz/FIR">https://apps.canterburymaps.govt.nz/FIR</a></p> <p>You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <a href="https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments">https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments</a></p>
Study area of Ashburton/Tinwald flood hazard investigation	<p>Technical report information:</p> <p>Title: Ashburton/Tinwald flood hazard investigation</p> <p>Date: June 2015</p> <p>Author: M Wild (Environment Canterbury)</p>

	<p>Commissioned by: Environment Canterbury  Purpose of report: To review and update 500 year ARI design flows for the North Branch and South Branch Ashburton Rivers, and to identify 'high hazard areas' in the Ashburton and Tinwald urban areas due to upstream breach flows. For use in land use planning.  Study area: Ashburton and Tinwald townships  Accessible at: <a href="https://api.ecan.govt.nz/TrimPublicAPI/documents/download/2317667">https://api.ecan.govt.nz/TrimPublicAPI/documents/download/2317667</a></p>
Tsunami	<p>Tsunami modelling commissioned by Environment Canterbury considers a range of tsunami sources and events with an average recurrence interval of up to 2500 years. More information is available on Environment Canterbury's tsunami modelling results webapp at <a href="https://experience.arcgis.com/experience/1f01c50c3df84a9b8cd41a0353d24785">https://experience.arcgis.com/experience/1f01c50c3df84a9b8cd41a0353d24785</a></p> <p>Technical report information:  Title: Multiple scenario tsunami modelling for Mid- and South Canterbury  Date: October 2022  Author: X Wang, A Gusman, B Lukovic, W Power (GNS Science)  Commissioned by: Environment Canterbury  Purpose of report: To model inundation from many different local, regional and distant source tsunamis for average recurrence intervals up to 2500 years. For use in emergency management planning, including creating tsunami evacuation zones.  Study area: Mid and South Canterbury from the Rakaia River mouth to the Waitaki River mouth  Accessible at: <a href="https://www.ecan.govt.nz/document/download?uri=4675747">https://www.ecan.govt.nz/document/download?uri=4675747</a></p>
Earthquake Faults Deformation	<p>Information on fault deformation is available on Environment Canterbury's fault deformation map at <a href="https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449">https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449</a></p> <p>Technical report information:  Title: General distribution and characteristics of active faults and folds in the Ashburton District, mid-Canterbury  Date: September 2009  Author: D Barrell and D Strong (GNS Science)  Commissioned by: Environment Canterbury  Purpose of report: To map and describe known and suspected faults within Ashburton District to indicate where fault deformation may occur in future. For use in land use policy and planning, infrastructure planning, emergency management planning and community education.  Study area: Ashburton District  Accessible at: <a href="https://www.ecan.govt.nz/document/download?uri=1242237">https://www.ecan.govt.nz/document/download?uri=1242237</a></p>
Landslides	<p>An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2002 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. This report can be downloaded from the Environment Canterbury website at <a href="https://www.ecan.govt.nz/document/download?uri=465747">https://www.ecan.govt.nz/document/download?uri=465747</a></p> <p>Technical report information:  Title: Ashburton District Engineering Lifelines Project: Earthquake Hazard Assessment  Date: September 2002  Author: M Yetton and I McCahon (Geotech Consulting Ltd)  Commissioned by: Environment Canterbury  Purpose of report: To define and characterise earthquake hazards in Ashburton District, specifically in regard to engineering lifelines (infrastructure). For use in infrastructure planning and emergency management planning.  Study area: Ashburton District  Accessible at: <a href="https://www.ecan.govt.nz/document/download?uri=465747">https://www.ecan.govt.nz/document/download?uri=465747</a></p>

Liquefaction	<p>Information on liquefaction is available on Environment Canterbury's liquefaction map at <a href="https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97">https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97</a></p> <p>Technical report information:  Title: Revised liquefaction information for Ashburton District  Date: August 2024  Author: H Jack (Environment Canterbury)  Commissioned by: Environment Canterbury  Purpose of report: To revise the liquefaction susceptibility mapping for Ashburton District using the most up-to-date geological, geomorphological, geotechnical, groundwater, and seismicity information. For use in land use policy and planning and building consenting.  Study area: Ashburton District  Accessible at: <a href="https://www.ecan.govt.nz/document/download?uri=4622124">https://www.ecan.govt.nz/document/download?uri=4622124</a></p>
Coastal Erosion	<p>Future shoreline modelling has not been completed, however Environment Canterbury carries out regular surveying to monitor coastal change. Information on historic coastal change in this area may be available on Environment Canterbury's coastal hazard monitoring webapp at <a href="https://mapviewer.canterburymaps.govt.nz/?webmap=117b9d3b75cb422da15b9d1b6698c8c3">https://mapviewer.canterburymaps.govt.nz/?webmap=117b9d3b75cb422da15b9d1b6698c8c3</a></p>
<p>There are national datasets that could hold relevant information for the property that are not part of Council information. These include:  Natural Hazard Commission (formerly Earthquake Commission) claims at <a href="https://www.naturalhazardsportal.govt.nz/s/claims-map">https://www.naturalhazardsportal.govt.nz/s/claims-map</a>  The New Zealand National Seismic Hazard Model (earthquake shaking) at <a href="https://nshm.gns.cri.nz/HazardMaps">https://nshm.gns.cri.nz/HazardMaps</a>  Earth Science New Zealand's Landslide Database at <a href="https://data.gns.cri.nz/landslides/">https://data.gns.cri.nz/landslides/</a>  Earth Science New Zealand's National Flood Tool at <a href="https://niwa.maps.arcgis.com/apps/dashboards/8c1db2b8e37841f29a57a38675388897">https://niwa.maps.arcgis.com/apps/dashboards/8c1db2b8e37841f29a57a38675388897</a></p>	

### Special Land Features/Information on Property

Feature Type	Description
Transport Note	No known issues.
Property Planning Details	<p>Zoned Residential C as per the Operative District Plan, Planning Map U32.</p> <p>There are no Heritage Buildings or Protected Trees listed in the Operative District Plan associated with this property.</p> <p>There are no Planning consents related to this property.</p> <p>A Rural B Zone is located adjacent to this property.</p> <p>A Business F Zone, Designated Activity D62 (Fairton Primary School) and Designated Activity D158 (Ashburton District Council Community Water Supply Purposes) are located nearby but not adjacent to the property.</p> <p>Fairfield Road (collector road) connects to Rakaia Highway (State Highway 1), which is a state highway under the District Plan's roading hierarchy.</p>

### Licences/Environmental Health

Licence No.	Description	Date	Decision
No Licences known.			

### Swimming Pool Information

Date:	Description
There are no swimming pools registered to this property.	

### Network Utility Operators

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

## Other Information

It is recommended that the Certificate of Title, which is not held by Council, be searched by the Applicant.

No title search has been done on this property.

## Notes

1. The information set out in this summary is made available in good faith pursuant to the Local Government Official Information and Meetings Act 1987.
2. The information has been prepared from records held by the Ashburton District Council. The information is made available in reliance on Council's records. However, Council does not warrant that the information is correct and will not accept any liability for errors or omissions in its records or for errors or omissions in the presentation of information from those records, or if any cost damages or expenses incurred in consequence of errors or omissions or reliance on the information.
  - a) Some categories of information are based on records supplied to Council by property owners or developers or tradesmen.
  - b) In preparing the information, no inspections of the property have been undertaken.
  - c) Where the information indicates the existence of some requisition or Council interest in the land, it is the responsibility of the person seeking the information to follow up.
3. For further explanation of any of the information please contact the Council.

## Environment Canterbury

Please be aware that information relevant to this property may be held by Environment Canterbury. This Land Information Memorandum **does not** include property information relating to compliance issues controlled by the Regional Council. This may include but is not limited to:

- 1. Resource Consents** granted by Environment Canterbury.
- 2. Information on Solid Fuel Fires.** Fires installed on the property may require a Regional Resource Consent and/or certain types of new fires may be restricted or prohibited. We recommend that you refer to Environment Canterbury's website for any potential implications.

Possible implications may include:

- a. Solid Fuel Heaters that must be replaced after a certain date or age.
- b. The need for a property to comply with the Canterbury Air Regional Plan at the time a property changes ownership.
- c. A ban on the use of open fires for home heating in most cases.
- d. Controls or bans on outdoor burning in certain areas.

**3. Effluent Treatment** – compliance of any on-site effluent treatment system (septic tank or aerated systems).

**4. Contamination of Ground Water** – for properties that are not serviced by a Council reticulated water supply, we advise that you check the quality of ground water to ensure that it is potable. Contamination by nitrates and at times, bacteria can occur. Council's Environmental Health Officer or Environment Canterbury can assist you with further information.

**5. Rural Issues** – such as discharges to land of effluent, discharges of odour and substances to air, water abstractions, vegetation clearance, tracking and earthworks.

**6. Environment Canterbury Listed Land Use Register** – Contamination information for properties in Ashburton District are held within the Environment Canterbury Listed Land Use Register. Information relating to specific properties can be viewed and requested at <https://www.ecan.govt.nz/your-region/your-environment/hazardous-land-use/listed-land-use-register/>

**Development Planning**

The District Plan contains rules with which any subdivision, new building, addition to an existing building or change in land use is required to comply. Every property is within a zone, with a different set of rules for each zone that seeks to achieve outcomes sought for that area. You may need resource consent if you are proposing one of the activities specified above on this property and you are therefore advised to check the rules for the relevant zone. To view a copy of the District Plan, go to the following webpage or visit the front counter of the Council offices, 2 Baring Square East, Ashburton.

<https://www.ashburtondc.govt.nz/home-and-property/planning-guidance-and-resource-consents/district-plan>

**You should carefully consider the rules in the District Plan and how it affects the property subject to this Land Information Memorandum including any use, development or subdivision of the property.**

**The Council's Long Term Council Community Plan includes a Development Contributions Policy and schedule of charges that are payable at Resource Consent and / or Building Consent stages; we recommend that you refer to this policy to assess any Council charges that may be payable on future development that you are considering.**



Name: Sheree Dougherty

Date: 15 June 2026

## Welcome to the Ashburton District

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**Ashburton District Council**

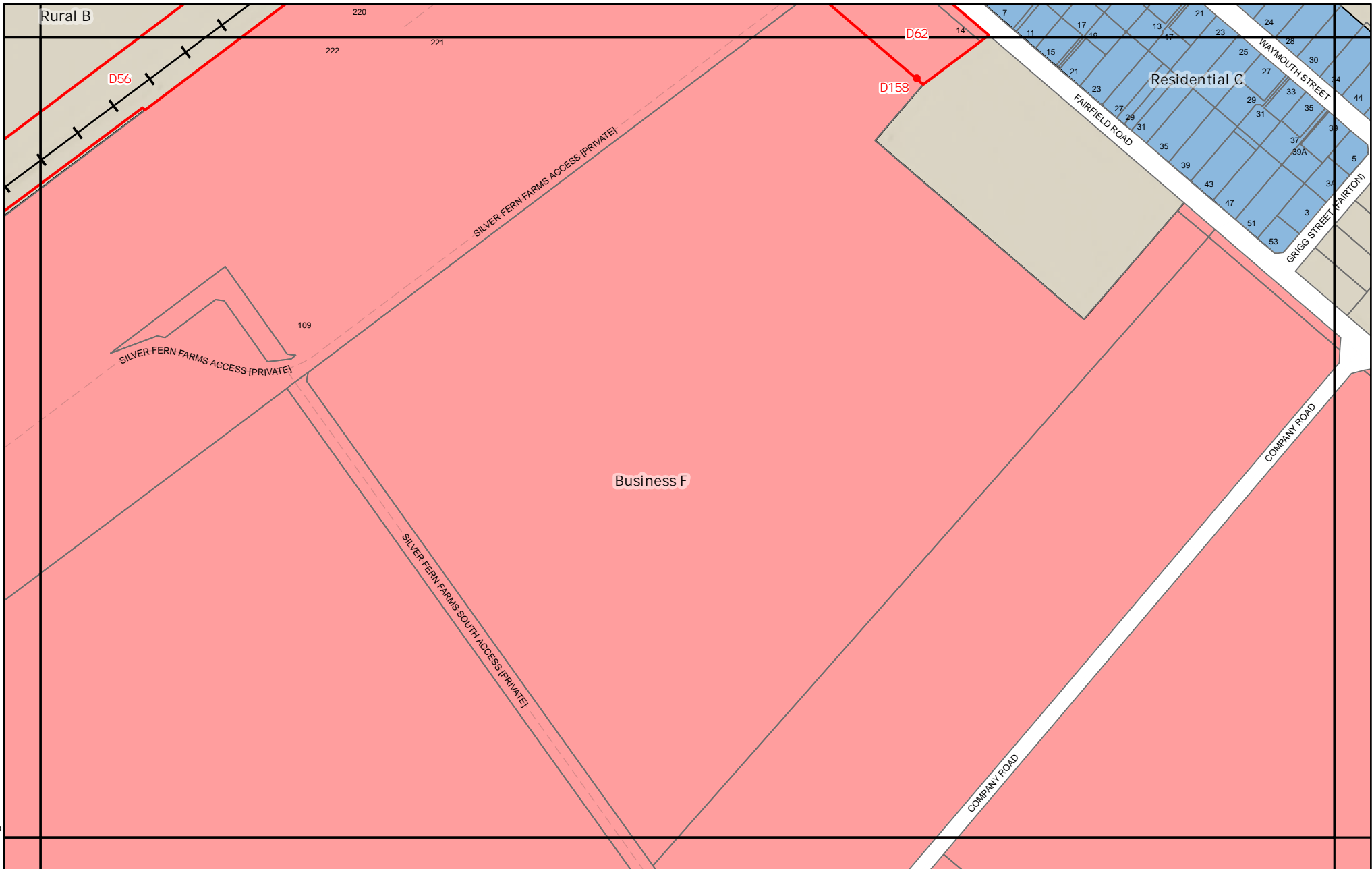
PO Box 94, 2 Baring Square East, Ashburton 7700, New Zealand

**Telephone:** +64 3 307 7700

**E-mail:** [info@adc.govt.nz](mailto:info@adc.govt.nz)

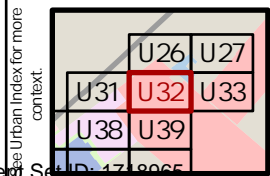
**Please note: - Up to date information current to the Ashburton District Council can be found on our website:**

[www.ashburtondc.govt.nz](http://www.ashburtondc.govt.nz)



See legend for disclaimer.

Operative District Plan. Republished in May 2026.

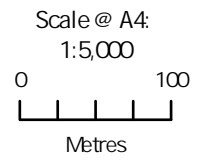















































Map  
U32

# Operative District Plan

## Urban Map Series

### Fairton



<b>Zones</b>		
 Aquatic Park	 Transmission Line	 Outstanding Natural Landscape (ONL) Boundaries (Refer to Appendix 3-4)
 Business A	 Railway	 Altitudinal Land Use
 Business B	 Private Roads, Carparks and Roads within Open Spaces	 Geoconservation Sites (Refer to Appendix 3-3)
 Business C	 State Highway (Inset Maps Only)	 Geoconservation Fault Lines (Refer to Appendix 3-3)
 Business D	 Rural Grids	 Geoconservation Areas (Refer to Appendix 3-3)
 Business E	 Urban Grids	 Area of Significant Nature Conservation Value (ASCV)
 Business F	 LINZ Primary Parcels (excluding roads)	 Hilltops
 Open Space A	 Road Parcels	 Waterways
 Open Space B	 District Boundaries	 Water Bodies
 Residential A	 Heritage Sites (Refer to Appendix 12-1)	 Ashburton Aerodrome Flight Path
 Residential B	 Protected Trees or Group of Trees (Refer to Appendix 12-4)	 Mean High Water Springs (MHWS)
 Residential C	 Heritage Areas	 Stopbank Locations
 Residential D	 Mt Hutt Ski-Field Policy Area	
 Rural A	 Designation (Refer to Appendix 14-1)	
 Rural B	 Irrigation Designation (Refer to Appendix 14-1)	
 Rural C	 Scheduled Activities (Refer to Appendix 8-1)	
	 Shelter Belt Areas	

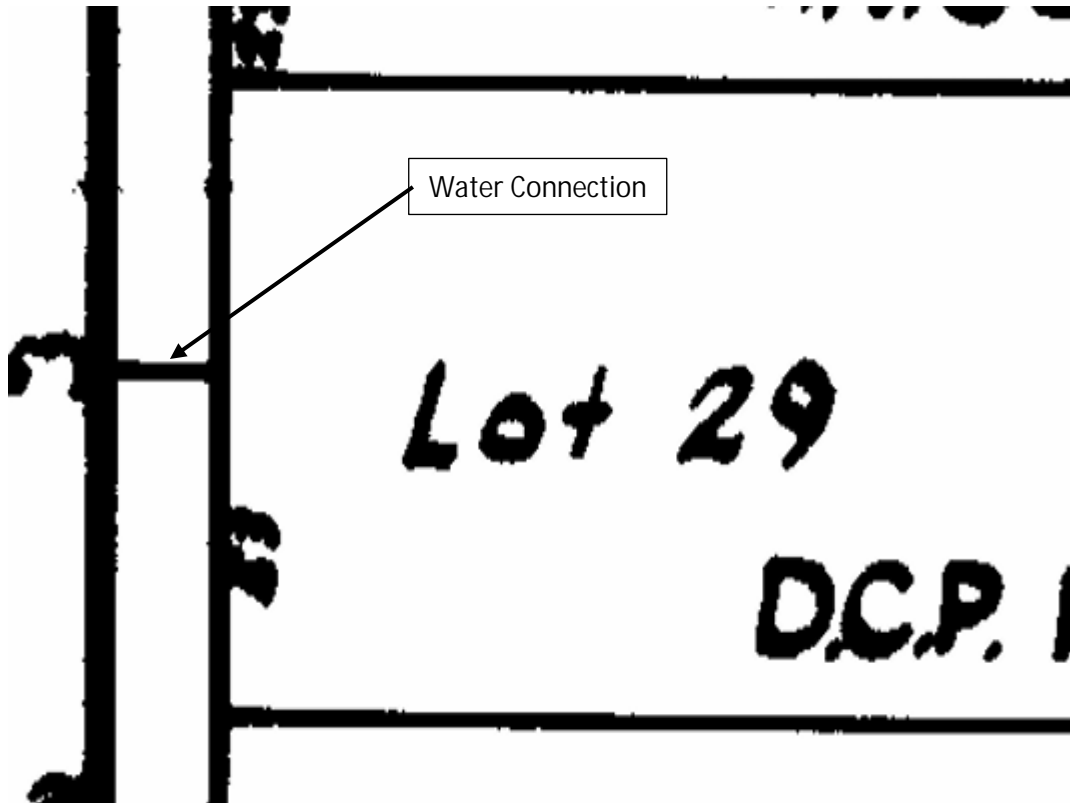
The Ashburton District Council should be consulted before undertaking any activity in the vicinity of Mean High Water to establish the actual line of Mean High Water Springs.

**Disclaimer Note:**  
 This map may contain information derived in part or wholly from sources other than Ashburton District Council. It is supplied in good faith but its accuracy or completeness is not guaranteed and must not be used for legal or operational purposes.  
 Contains information sourced from the LINZ Data Service licensed for reuse under CC BY 4.0.  
 Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

# Operative District Plan

## Planning Map Legend





39 Fairfield Road, Fairton -  
Approximate position of water  
connection.

NOT TO SCALE

**Disclaimer Note**

This plan should be considered as indicative only and MUST not be used for legal purposes. The information supplied in this image is sourced from information held by the Ashburton District Council. It is supplied in good faith but its accuracy and completeness is not guaranteed.



## Property Information for Property No: 3083

### Address Property Postal

Property Address	Alternative Address
39 Fairfield Road ASHBURTON DISTRICT	39 Fairfield Road RD 2 ASHBURTON 7772

### Legals from PNR Info

Land ID	P&R Legal Description	Certificate Of Ownership	Parcel Included
23118	LOT 29 DP 1482 BLK X ASHBURTON SD FAIRTON TSHIP	CB28A/387	3494054

### Owner Name(s)

Property No	Assessment No	Ownername
3083	2443041800	Sarah Jayne Gye

### Building Consents

Consent Number	Consent Type	Lodgement Date	Decision	BC Issued	CCC Issued	Proposed Use	Activity Description
BC0167/11	BLDGCON	08/03/2011	CCCIssued	10/03/2011	27/06/2011	F/S Metro Tiny Rad Eco Log Burner	Heating Unit - F/S Tiny Rad Eco Logburner
BC1087/10	BLDGCON	17/12/2010	Building	02/02/2011		Ensuite & Bench	Additions Alterations - Install Ensuite and Sink Bench In Sleepout Being Currently Built
BC0720/10	BLDGCON	27/07/2010	CCCIssued	18/08/2010	21/06/2012	Sleepout	Erect a sleepout
BC0357/07	BLDGCON	29/03/2007	Lapsed	30/03/2007		Heating	Install a f/s metro wee rad fire.
BC010267	BLDGCON	09/04/2001	CCCIssued	09/04/2001	18/04/2001	Heat house.	Install an inbuilt kent dry logfire.

### Resource Consents

*No resource consents found.*

### Resource Consents within 100 metres

Property No Within 100m	Consent number	Location
2895	OldResCon:OldRes001064	Fairfield Road ASHBURTON DISTRICT: Resource Consent SU-ACC-A414 - Fairfield Road - Fairton Reserve
2900	ResCon:LUC19/0028: 27/05/2019 Complete	342 Company Road ASHBURTON: Land use consent at Company Road to Milton Road North for the reconstruction of overhead power lines (14.8.1A) zoned Business F

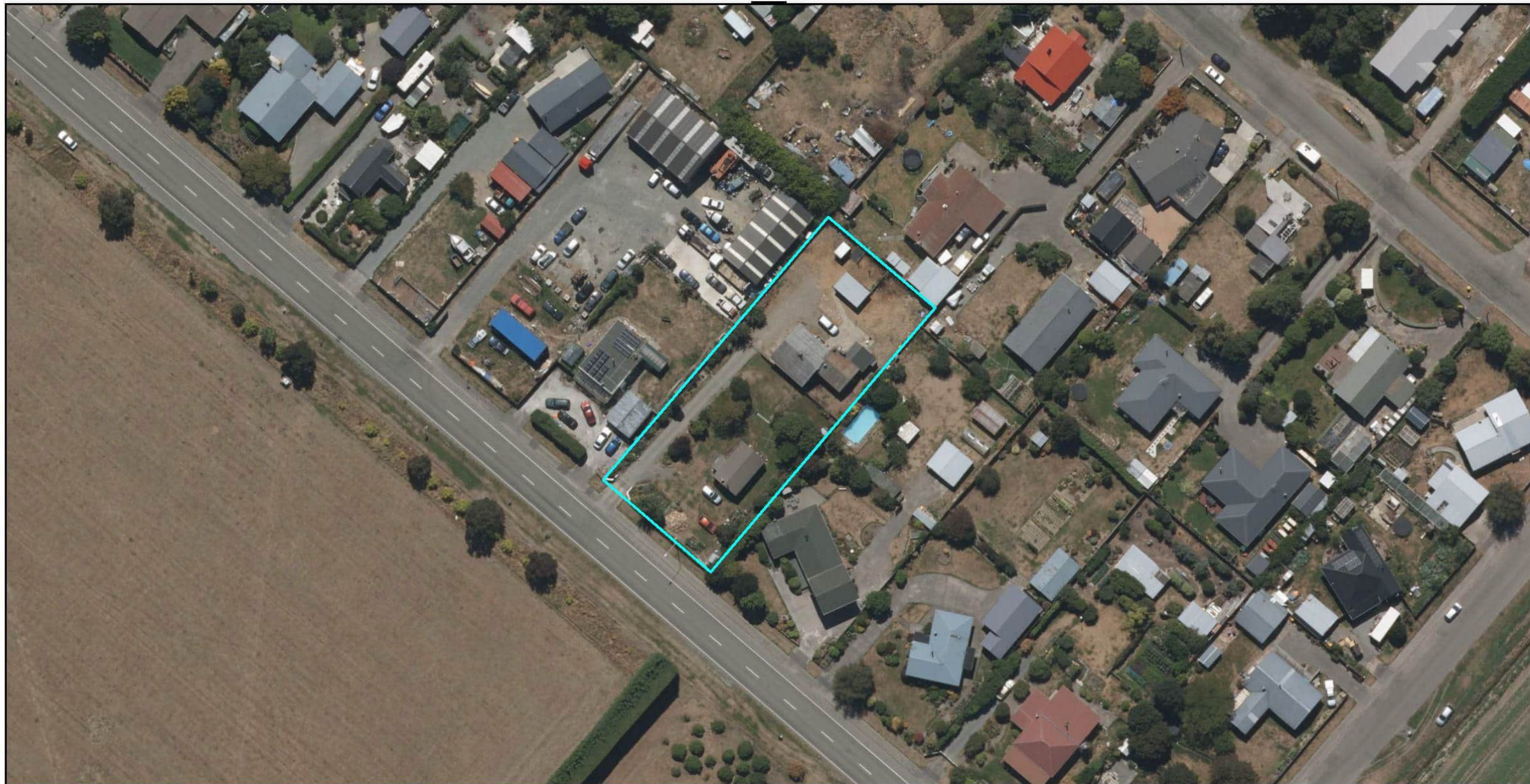
Disclaimer	Date: 15/06/2026
While every effort has been made to ensure the accuracy of this information, Ashburton District Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated; please contact the Ashburton District Council, info@adc.govt.nz.	

2900	ResCon:LUC23/0032: 02/06/2023 Monitor12	342 Company Road ASHBURTON: Land use consent at 342 Company Rd to address non-compliance from constructing a grain dryer over 500m2 zoned Business F.
2900	ResCon:LUC26/0050: 19/05/2026 Monitor24	342 Company Road ASHBURTON: Land use consent at 342 Company Road to address the non-compliances associated with the construction of a shed exceeding 500m2. Zoned Business F.
3084	ResCon:EXRC24/0010: 31/10/2024 Monitor24	43 Fairfield Road ASHBURTON DISTRICT: Permitted boundary activity at 43 Fairfield Road Ashburton for infringement of recession lines. Zoned Residential C
3087	LandUse:RC870046: 21/08/1987 Granted	53 Fairfield Road ASHBURTON DISTRICT: To Resite a 50 Year Old Dwelling from Ashburton to Fairton
3087	OldResCon:OldRes000870	53 Fairfield Road ASHBURTON DISTRICT: Resource Consent SU-ACC-A220 - Fairton - B Barker
3090	OldResCon:OldRes000875	5 Grigg Street ASHBURTON: Resource Consent SU-ACC-A225 - Fairton - TD Clark
3094	SubDiv:RC740029: 13/12/1974 Granted	27 Weymouth Street ASHBURTON DISTRICT: To subdivide the property into four lots. WEYMOUTH ST FAIRTON
3095	ResCon:LUC20/0041: 29/07/2020 Complete	33 Weymouth Street ASHBURTON DISTRICT: Land use consent at 33 Weymouth Street to address the following non-compliances associated with the proposed construction of an accessory building, zoned Residential C 4.9.2 - Site Coverage 4.9.6 Setback from neighbours 4.9.4 Recession lines
3095	SubDiv:RC740029: 13/12/1974 Granted	33 Weymouth Street ASHBURTON DISTRICT: To subdivide the property into four lots. WEYMOUTH ST FAIRTON
3096	SubDiv:RC740029: 13/12/1974 Granted	29 Weymouth Street ASHBURTON DISTRICT: To subdivide the property into four lots. WEYMOUTH ST FAIRTON
3097	SubDiv:RC740029: 13/12/1974 Granted	31 Weymouth Street ASHBURTON DISTRICT: To subdivide the property into four lots. WEYMOUTH ST FAIRTON
3099	LandUse:RC870034: 24/04/1987 Granted	23 Weymouth Street ASHBURTON DISTRICT: Resite a 24 year old house from Ruapuna to Fairton
3121	LandUse:RC960166: 08/11/1996 Granted	30 Weymouth Street ASHBURTON DISTRICT: RELOCATE A DWELLING FROM 215 OFFICE ROAD FAIRTON TO WEYMOUTH STREET FAIRTON
17094	LandUse:LUC05/0026: 10/10/2005 GRANTED	3 A Grigg Street ASHBURTON DISTRICT: Proposed relocation of a dwelling onto 3A Grigg Street Fairton.
17094	OldResCon:OldRes000875	3 A Grigg Street ASHBURTON DISTRICT: Resource Consent SU-ACC-A225 - Fairton - TD Clark
17095	OldResCon:OldRes000870	3 Grigg Street ASHBURTON: Resource Consent SU-ACC-A220 - Fairton - B Barker
17096	OldResCon:OldRes000909	39 Weymouth Street ASHBURTON DISTRICT: Resource Consent SU-ACC-A259 - Ashburton - DG & PE Waller
17097	OldResCon:OldRes000909	39 A Weymouth Street ASHBURTON DISTRICT: Resource Consent SU-ACC-A259 - Ashburton - DG & PE Waller
17105	LandUse:LUC06/0011: 24/02/2006 GRANTED	32 Weymouth Street ASHBURTON DISTRICT: Proposed relocated dwelling on 40 Weymouth Street Fairton. Lot 55 DP 1482.

## Disclaimer

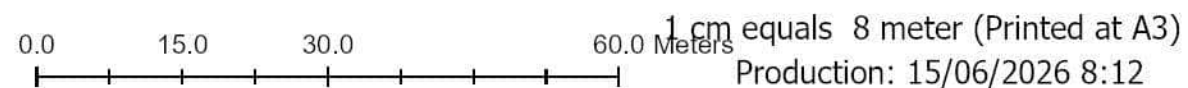
Date: 15/06/2026

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Imagery supplied by: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors





About this map:

This map shows the boundary or boundaries of the property and its surroundings. This map contains information derived in part from sources other than Ashburton District Council. Property boundaries were created from data sourced from the LINZ Data Service, licensed for reuse under CC BY 4.0. To report any errors or omissions, please contact the Ashburton District Council, [info@adc.govt.nz](mailto:info@adc.govt.nz).

Disclaimer

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**BUILDING CONSENTS**

**BUILDING PERMITS**



# ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand  
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

Form 7

## CODE COMPLIANCE CERTIFICATE Section 95, Building Act 2004



**Building Consent No: BC0167/11**

---

### The Building

Street Address of Building: 39 Fairfield Road  
ASHBURTON DISTRICT

Legal Description of Land where Building is Located: Lot 29 DP 1482

Lot No: DP No:  
Property No: 3083 Valuation Roll No: 2443041800  
Current, Lawfully Established, Use:  
Year First Constructed:

---

### The Owner

A A McCool, S J Gye  
39 Fairfield Road  
RD 2  
Ashburton 7772

### Phone Numbers

Work:  
Home:  
Mobile:  
After Hours:  
Fax:  
E-Mail:

---

### First Point of Contact for Communications:

B Gye  
39 Fairfield Road  
Fairton  
RD 2  
ASHBURTON 7772

### Phone Numbers

Work:  
Home: 3088000  
Mobile:  
After Hours:  
Fax:  
E-Mail:

---

### Building Work

Project: Heating Unit  
Heater  
Intended Use(s): F/S Metro Tiny Rad Eco Log Burner

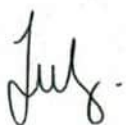
Intended Life: 10 Years

---

**Code Compliance**

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

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



---

**Signature**  
**PP**

---

**George Cuthbert**  
**Building Official**

**On behalf of Ashburton District Council 27 June 2011**



# ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand  
 e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

**(BAM 002-T)**  
 Version: 3  
 Date Issued: 09/04/2010

BC \_\_\_\_\_  
 37: -8 MAR 2011  
 a.15

## Application for Building Consent SOLID/LIQUID FUEL HEATING APPLIANCE

Section 45, Building Act 2004

The Building	Property ID
Street Address: <u>39 Fairfield Rd.</u> <u>RD 2 Fairton Ashburton</u>	Legal Description
Building Name: <u>Sleepout</u> (if applicable)	Lot Number: <u>Lot 29</u>
Location of building within site/block number: <u>39 Fairfield Rd.</u> (include nearest street access or valuation number)	DP Number: <u>1482 BLK</u>
Number of Levels: <u>1</u> (include ground level and any levels below ground)	Other: _____
Level/Unit number: _____ (if applicable)	Floor Area: Existing: <u>6x9m</u>
	Additional: _____
	Current lawfully established use: (include number of occupants per level and per use if more than 1)
	Year first constructed: <u>2011</u> (approximate date is acceptable e.g. c1920's or 1960-1970)

Owner (As defined by the Building Act)	Agent – First point of contact (Must be authorised by the owner to make this application)
Full Name(s): <u>Barbara Helen Gye</u>	Name: _____
Contact Person: <u>"</u>	Company: _____
Street Address/Registered Office: <u>39 Fairfield Rd</u>	Street Address/Registered Office: _____
Mailing Address: <u>RD 2 Ashburton</u>	Mailing Address: _____
Daytime: <u>3088000</u> Mobile: _____	Daytime: _____ Mobile: _____
After Hours: _____ Facsimile: _____	Facsimile: _____
Email: _____	Email: _____
	Relationship to owner: _____

I request that you issue a : (tick one box only)

Project Information Memorandum only

Project Information Memorandum and Building Consent

Building Consent only

Signed: B.H Gye Dated: 4-3-2011

Signature of: Barbara Gye Owner/Agent (on behalf of and with the consent of the owner)  
 (Write Name) (Delete one)

**The Project – Installation of a Solid/Liquid Fuel Heater**

Make: Tiny Rad  Fuel  Wood  Wood Pellets  Diesel/Diesel Blend  
 Model: Eco Clean Air Certification No: \_\_\_\_\_  
 Value of new work: \$ 2,700  Inbuilt  Freestanding  Wetback  
 New Model  2<sup>nd</sup> Hand Model  Certification of 2<sup>nd</sup> hand unit  
 Installer: Denis (Skyline) Is this replacing an existing operational fire?  Yes  No  
 Address: Tinwald If No, please provide the resource consent number from Canterbury Regional Council (ECan) (applies to wood or wood pellet burners only)  
 If Wetback – Sate Craftsman Plumber's Name and Address: Resource Consent Number: \_\_\_\_\_  
 Name: \_\_\_\_\_ Is this replacing an existing wetback?  Yes  No  
 Address: \_\_\_\_\_

**Building Consent** (Do not fill in this section if the application is for a Project Information Memorandum only)

Manufacturer's specifications and Installation instructions are to be attached to this application:  
 (all specifications and installation instructions must meet the minimum requirements set out in the regulations or required by the Building Consent Authority)

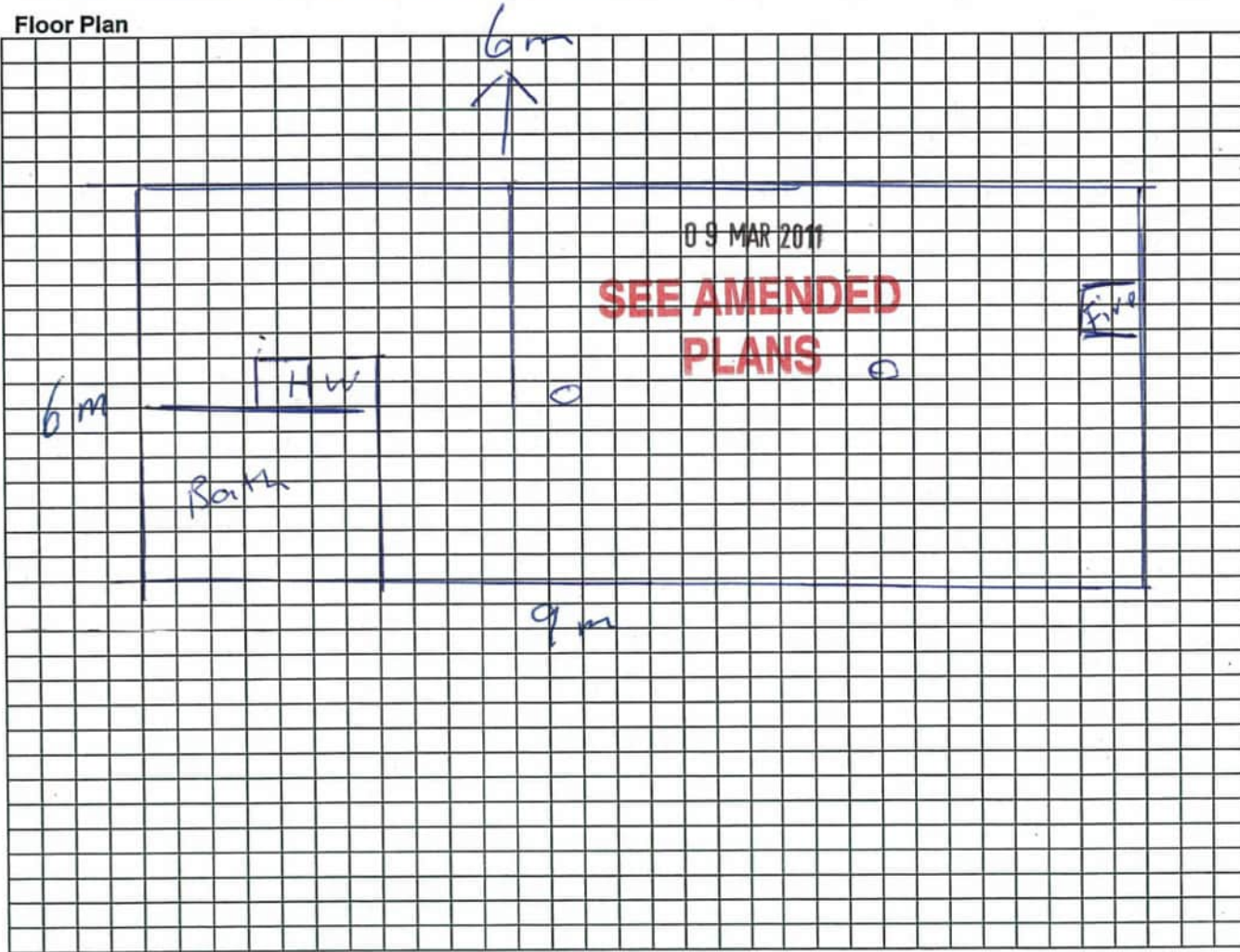
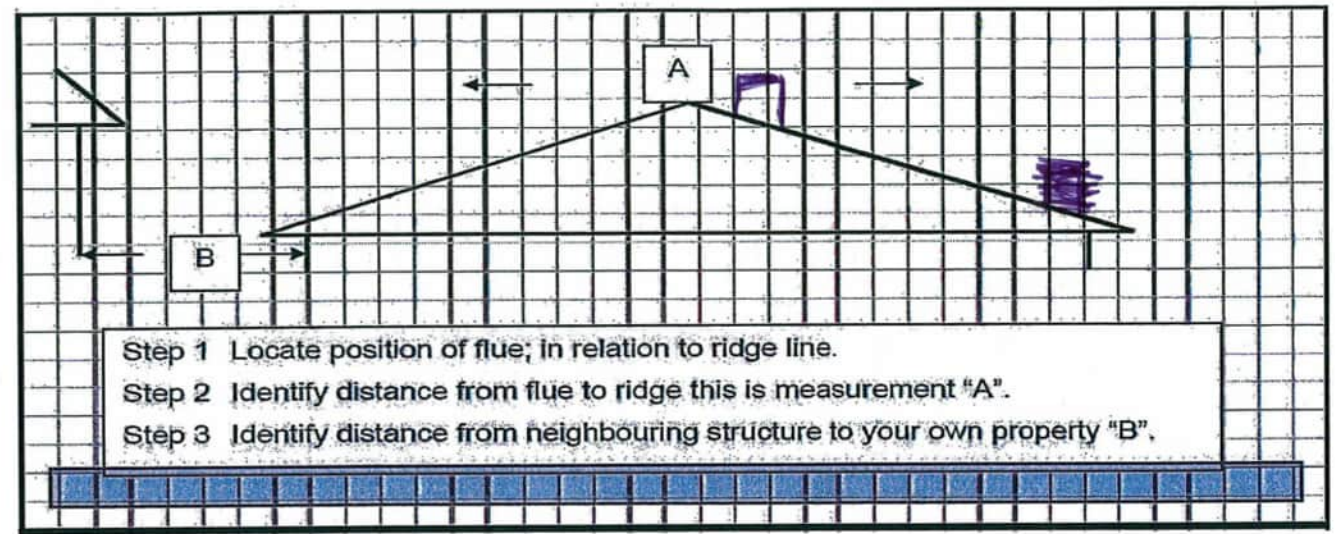
The building work will comply with the building code as follows:  
 (if you are not sure which clauses are applicable, talk to your installer)

Clause (Tick relevant clause numbers of Building Code)	Means of Compliance (Refer to the relevant compliance document(s) or detail of alternative solution in the specifications; if not applicable put n/a)	Waiver/Modification Required (State nature of waiver or modification of building code required; if not applicable put n/a)
<input type="checkbox"/> B1 Structure		
<input type="checkbox"/> B2 Durability		
<input type="checkbox"/> C1 Outbreak of Fire		
<input type="checkbox"/> E2 External Moisture		
<input type="checkbox"/> F7 Smoke Alarms		
<input type="checkbox"/> Other (Specify)		

**Details to Accompany this Application**

Floor plan of the Installation: A floor plan of the building showing the proposed sitting of the heater is required.

- Second Hand Solid/Liquid Fuel Burners cannot be installed unless:**
  - Written evidence is provided to show that the appliance meets Building Code requirements. (An acceptable method is a satisfactory report from the manufacturer or manufacturers agent)
  - A new inner flue is required in all cases.
- Draw a floor plan showing:**
  - Location of the heater
  - Location of all walls and doors, with all rooms named (for all floors)
  - Location of existing/proposed smoke detectors that comply with the relevant standards must be marked with **O** (see attached sheet). These will be inspected and tested prior to issue of a Code Compliance Certificate.
- Show the location**
  - of the existing water cylinder if a wetback / hot water booster is to be fitted.
  - Roof flashings for the flue.
- Liquid Fuel Storage:**
  - Show type of fuel (e.g. diesel, home blend and kerosene), size and locations of the fuel storage tank related to the building and site boundaries. Wall openings (windows or doors) and wall cladding material within one metre of the storage tank vicinity should be shown (including neighbouring properties). Certification that the storage tank complies with AS1692.



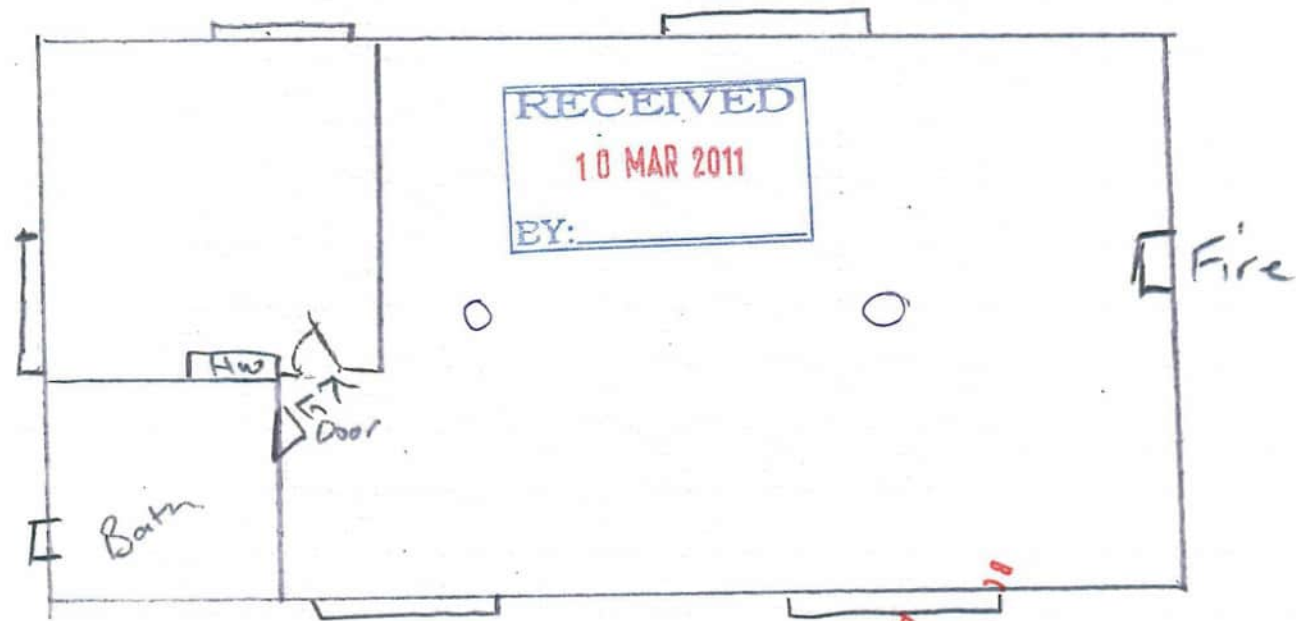
**Privacy Information**

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to regularly forward these to Statistics NZ. The Council stores the information on a public register which must be supplied (as previously determined by the Ombudsman) to whosoever requests the information.  
 Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

Dek Tight  
All windows closed.

RECEIVED  
10 MAR 2011  
BY:

RECEIVED  
10 MAR 2011  
BY:



AMENDED PLANS

09 MAR 2011

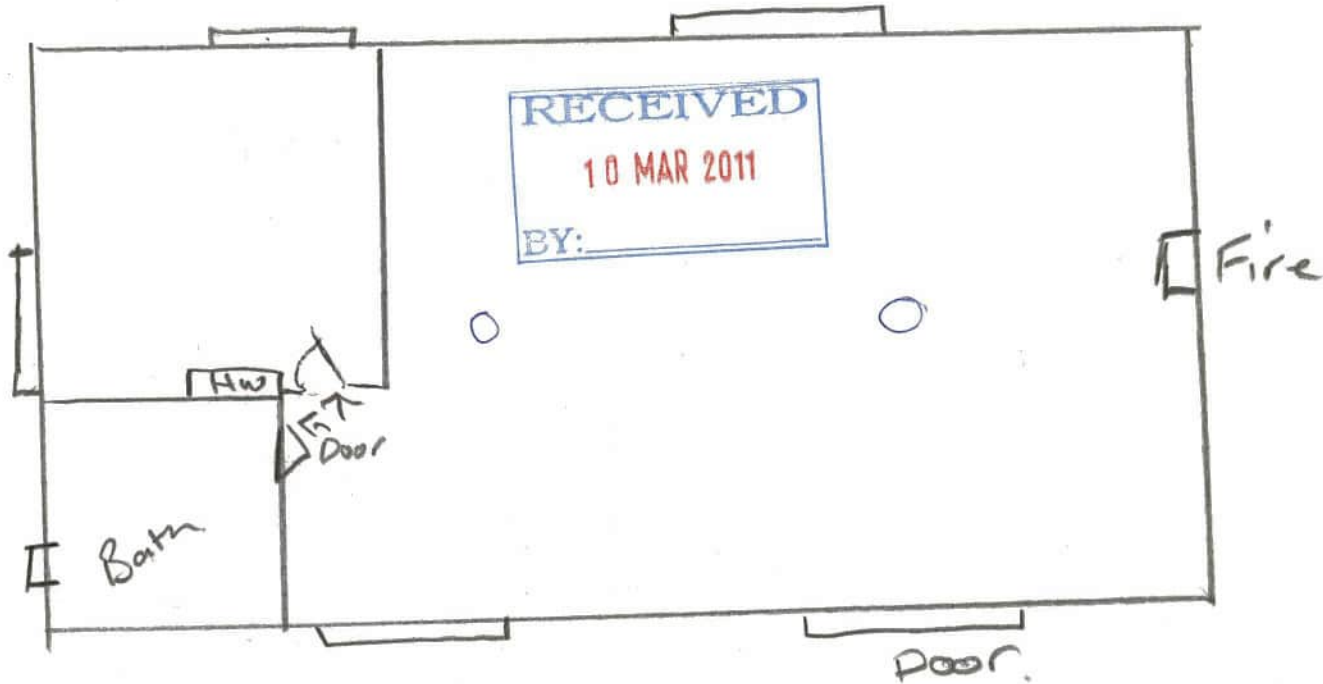
B S ye

0167 / 11  
Asburton District Council  
Approved  
Consent

Dek Tight

All windows closed.

RECEIVED  
10 MAR 2011  
BY: \_\_\_\_\_



B Gye

## TinySeries



### METRO TINY RAD

ECO Model finished in metallic black high temperature paint.



**ECO Model** - Suitable for any size property. Can be installed into Clean Air Zones.



**Kilowatt Output** - The heat output with a Metro ECO Flue System fitted. (A Metro ECO Flue System will increase the overall heat efficiency in your home)

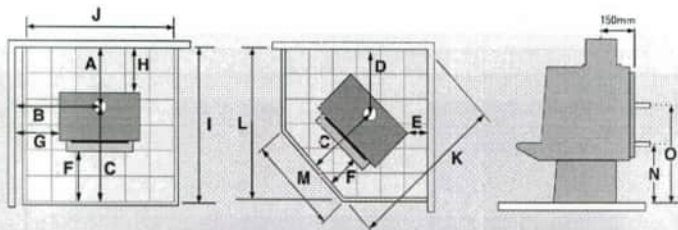


**m<sup>2</sup>** - The floor area the Metro wood fire is capable of heating. (Estimated on 2.4m stud height in average NZ climate/insulation)



**Booster** - Can be fitted with an energy saving booster.

Approved Building Consents Documents  
 BC 0167 / 11  
 Ashburton District Council

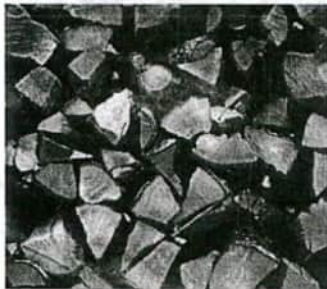


BY: - 8 MAR 2011

Model Dimensions (mm)	Width	Depth	Height	Firebox
	505	530	665	36 litres

Model Clearances (mm)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
225	552	580	420	150	200	300	75	805	650	1165	925	250	280	470	

# ECO Flue System Installation Manual



# metrofires

Approved Building  
Consents Documents

BC 0167 / 11

Ashburton District Council

## ECO Flue Systems

### Freestanding Flue Systems

- ECO Flue System Installation Options ..... 2
- ECO Base Flue System & ECO Option Kits.... 3
- ECO Base Flue System Kit Installation ..... 4-5
- ECO Option Kit Installation..... 5

### Insert Flue Systems

- ECO Insert Flue System Kit Installation ..... 6-7
- ECO Flue System Minimum Heights ..... 8



MITRE 10 MEGA  
CNR WEST & MOORE STREETS  
ASHBURTON  
PH 03-308 5119

## **⚠ WARNING!** Important Information

- Metro ECO Base Flue Systems must be installed to allow unrestricted air supply from either the ceiling cavity for an eco base kit, or above the roof line if the base & option kits are both installed. Please read these and familiarise yourself with the installation options and various components of the ECO Flue Systems
- The ECO Base Flue System must be installed into a "vented" flat ceiling cavity, or have an ECO Option Kit added to the flue system to provide an external air supply
- The ECO Flue Systems shall be installed in accordance with AS/NZS2918:2001 and the appropriate requirements of the relevant building codes
- Any modification to this flue system that has not been approved in writing by the testing authority is considered to be in breach of all approvals granted

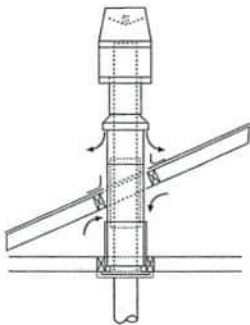
## **⚠ CAUTION!** Important Information

- Mixing of flue system components from different sources or modifying the dimensional specification or components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted.
- Prior to installing the assembled flue pipe into the masonry chimney cavity, take careful note to ensure there are no overhead power lines in close proximity.

## Installation Options ECO Flue Systems

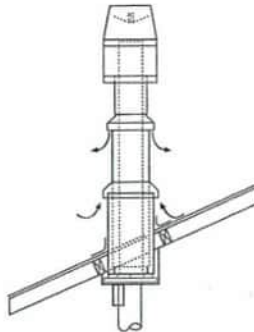
Detailed below are the more common installation methods for installing Metro ECO Flue Systems. To ensure a safe and efficient installation, this flue system must be installed as detailed below by either a registered installer, or someone competent in installing solid fuel appliances.

### Single Storey Installations



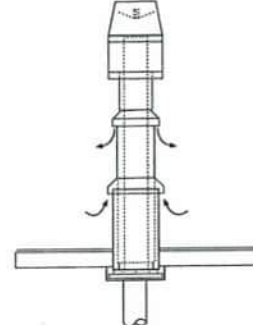
**FLAT CAVITY CEILING**

ECO Base Flue System only required as air is drawn into the flue system direct from the ceiling cavity.



**SLOPING CEILING**

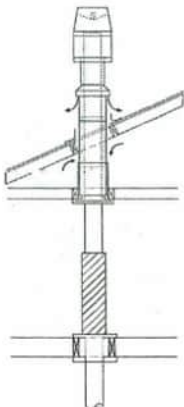
Both the ECO Base Flue System and Option kit are required to enable air to be drawn from outside the home.



**FLAT CEILING/ROOF**

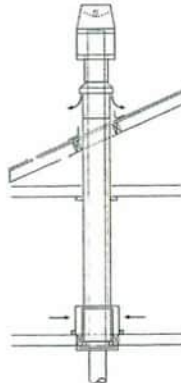
Requires both ECO Base Flue System and Option kit as per sloping ceiling unless a vented ceiling cavity exists.

### Two Storey Installations



**2ND FLOOR EXPOSED FLUE PIPE**

Requires an ECO Base Flue System only with additional lengths of Flue pipe, a floor penetration kit, 1 x 1200mm long mesh/screen and one 250mm dia. x 300mm long black.



**2ND FLOOR ENCLOSED FLUE PIPE**

Requires an ECO Base Flue System only with additional lengths of Flue pipe, 200mm & 250mm inner/outer combination liners, an ECO 2nd floor vent cover and an additional ceiling plate with a 250mm diameter hole.

## Component Checklist ECO Base Flue System Kit & ECO Option Kit

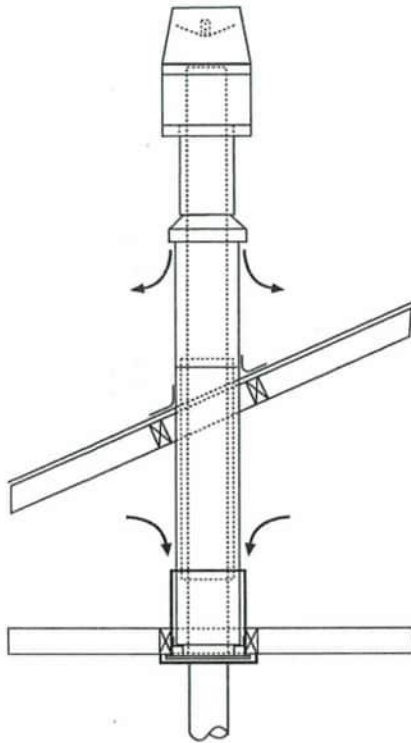
Metro offer both the ECO Base Flue System, which is designed to be installed on its own and the ECO Option kit which is designed to be installed in conjunction with the ECO Base Flue System. The specific application for each of these two options is detailed below.

**Metro ECO Base Flue System Kit** - Metro ECO Base Flue Systems are designed for installation into a building that has a ceiling cavity with unrestricted air supply as is the case with

conventional homes. A vented ceiling cavity is required as the base kit draws its cooling air from the ceiling cavity.

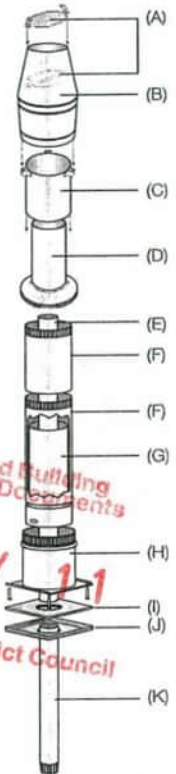
**Metro ECO Option kits** - The Metro ECO Option kit is designed to be added to the Metro ECO Base Flue System for installations that do not have a vented ceiling cavity and require the flue systems cooling air to be drawn in from above the roofline (outside the building).

### ECO BASE FLUE SYSTEM ASSEMBLED

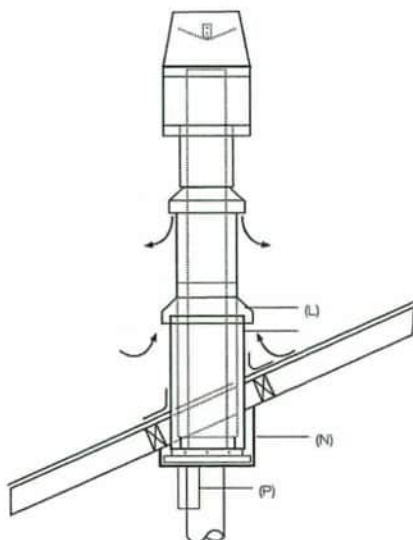


### ECO BASE FLUE SYSTEM COMPONENTS

- (A) 1 x Stainless steel weather butterfly
- (B) 1 x Stainless steel ECO cowl housing
- (C) 1 x 225mm x 200mm diameter stainless steel outer casing extension
- (D) 1 x 480mm long stainless steel flue pipe extension with flashing cone
- (E) 1 x 1200mm x 150mm diameter stainless steel flue pipe
- (F) 1 x 1200mm x 250mm diameter galvanised outer casing with 750mm long slip section
- (G) 1 x 800mm x 200mm diameter galvanised inner casing
- (H) 1 x Galvanised mounting plate with brackets and 300mm long x 300mm diameter casing attached
- (I) 1 x insulation gasket
- (J) 1 x black clip-on ceiling plate
- (K) 2 x 1200mm lengths of 150mm diameter stainless steel flue pipe painted metallic black
- (+) - 1 x Plastic bag of assembly bolts

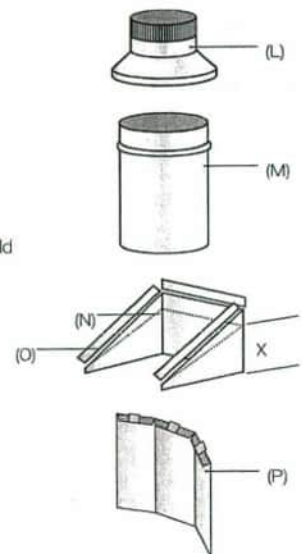


### ECO BASE FLUE SYSTEM & ECO OPTION KIT ASSEMBLED



### ECO OPTION KIT COMPONENTS

- (L) External intake flashing cone
- (M) 300mm diameter outer liner extension
- (N) Drop box infill panel
- (O) Drop box edge covers
- (P) Ceiling plate mounted heat shield



## Installation Instructions ECO Base Flue System

Having positioned the wood fire in the desired location, check to ensure the wood fire and floor protector have adequate clearances/projections, and that the flue system is clear of ceiling joists, trusses etc. (refer to the Wood Fire Installation and Operation Manual).

*Note: ECO Flue Systems use stainless steel brackets enabling movement due to expansion, while centralising flue pipes and casings. These brackets may require resetting after transport, if they are too loose or tight during assembly;*

- At a point directly above the wood fires flue centre, cut a 300mm square hole through the ceiling and a 250mm diameter hole through the outer roof lining providing it is non combustible (iron, tiles etc) otherwise cut a 250mm square hole through the roof lining. Trim out the top face of the ceiling using timber nog s creating a square aperture measuring 300mm internally.

*Note: Certain flashing manufacturers detail specific size and shape of the aperture to be cut for their flashing, which must be adhered to.*

- Fit mounting plate (H) into the ceiling by sliding the 300mm diameter casing attached to the mounting plate up into the ceiling until the two upturned edges rest against the under side of the ceiling. Square the mounting plate to the wall and secure it in location with the four coach bolts supplied, into the nog s just fitted. To further improve the rigidity of the installation, nail through the 300mm diameter casing at 4 points into the timber nog s.
- Moving onto the roof with the 1200mm x 250mm diameter galvanised outer casing (F) with 750mm long slip section fitted, lower the slotted end of this casing (F) into the roof cavity until it locates inside the brackets on the top face of the mounting plate. Return back into the room and using the 2 x 6mm bolts and washers supplied, securely bolt the base of the 250mm diameter outer casing to the rivet nuts pre-fitted into the mounting plate brackets.

*Note: As there are two bolts, the outer casing can be rotated 180 degrees. Ensure the lock-form seam is rotated so the seam is sheltered as much as possible from the prevailing weather direction.*

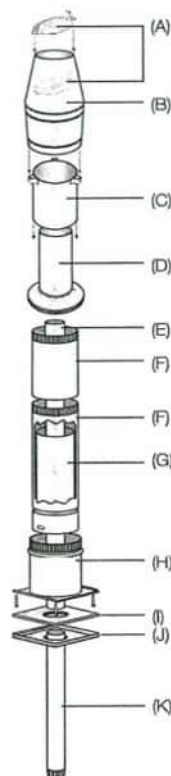
- Return back onto the roof and using a suitable flashing, weather proof the joint where the 250mm diameter outer casing penetrates the roof. Ensure the flashing used is compatible with the roofing material, and if fitting instructions are supplied with the flashing, these must be adhered to. Prior to fitting the flashing, by fitting brackets securing the outer casing (F) to the roof material will further improve rigidity of the installation.
- While on the roof fit the 800mm x 200mm diameter galvanised inner casing (G).

*Note: This inner casing has a top and bottom, the bottom end has both internal and external brackets while the top end has external only. Fit the bottom end of this inner casing (G) down into the 250mm diameter outer casing (F) until the casings lower external brackets locate on the internal swadge of the outer casing.*

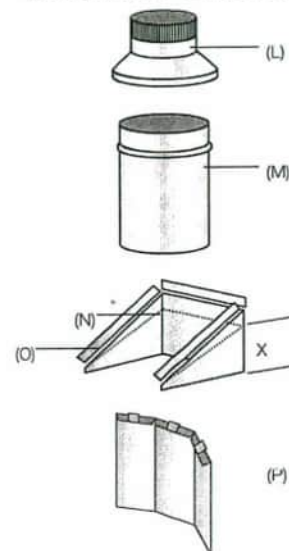
### **⚠ WARNING!** Important Information

- If there is timber or combustibles within 25mm of the outer casing (F) in a zone above the top end of the inner casing (G) and below the roof line additional 200mm inner casing must be fitted.

### ECO BASE FLUE SYSTEM KIT COMPONENTS



### ECO OPTION KIT COMPONENTS



- Moving back into the home, remove the plastic film from the ceiling plate (J) and place it black side down over the flue outlet of the wood fire. Using a high temperature black aerosol, spray around the hole in the centre of the white insulation gasket, and when dry lay this centrally on the ceiling plate.
- Unwrap the two painted flue pipes (K) taking care not to mark the painted surface (use a metallic black Stovebright aerosol for touch ups) and proceed to assemble the three flue pipe sections as described below;
  - Smear an adequate amount of Pioneer fire cement inside the "top/un-crimped" end of both painted flue pipes (K).
  - Taking the unpainted stainless steel flue pipe (E) insert its top "un-crimped" end up through the mounting plate (H) and up into the casings until its bottom crimped end is 1250mm above the top of the wood fire.
  - Take one of the two painted stainless steel flue pipes (K) and fit its lower "crimped" end into the Metro wood fires flue outlet. Now lower the unpainted stainless steel flue (E) which is protruding down from the mounting plate so that it fully connects into the lower painted flue pipe (K). Ensure these two flue pipe sections are firmly connected and aligned, then secure with three stainless steel or monel rivets spaced equally around the joint.
  - Lift the two assembled flue pipe sections so the bottom of the lower section is 1250mm above the top of the wood fire, and repeat the above procedure to fit the remaining painted flue pipe (K).

## ECO Base Flue System - continued

- With all three flue pipe sections securely joined, lift this three section assembly out of the wood fires flue outlet, then move it slightly off centre and lower the flue pipe assembly "on top" of the wood fires flue outlet. Smear an adequate amount of Pioneer fire cement inside the wood fires flue outlet (move the flue pipe assembly as required to ensure the entire flue outlet is coated in fire cement) then lower the flue pipe back into the wood fires flue outlet, with the vertical flue seam facing the rear.
- 8. Taking the ceiling plate (J) with insulation gasket (I) fitted which are laying on top of the wood fire, with the flue pipe passing through them. Carefully lift them up the flue pipe trying not to mark the painted flue, and clip the ceiling plate onto the mounting plate.
- 9. While still on the ground, assemble the ECO vertical discharge cowl as follows;
  - Take the stainless steel weather butterfly (A) so the angled sections are facing up and fold up both arms at the slot provided to just over 90 degrees as shown.
  - With both arms and angled sections of the stainless steel weather butterfly (A) facing up, fit it into the stainless steel cowl housing (B), and secure in position through the holes provided with stainless steel rivets.

*Note: Once fitted the weather butterfly will be slightly angled within the cowl housing.*
- Now fit the base of the cowl housing (B) over the brackets of the outer casing extension (C) ensuring the 3 x prepunched holes punched in its lower skirt align centrally over the three brackets attached to the casing extension as illustrated. Push the cowl housing down fully until its internal swage rests on the casing extension brackets (the brackets should be "just but fully" inside the base of the cowl housing). Drill through the three pre-punched holes in the cowl housing through the three brackets and secure with stainless steel rivets.
- 10. Making your way back onto the roof, slide the 750mm long slip section of the outer casing (F) until the top of this slip section is "level" (+ or -10mm) with the top of the 150mm stainless steel flue pipe, then secure this slip section of the outer casing with rivets.
- 11. Fit the 480mm long flue pipe extension/flashing cone (D), with the flashing cone at the bottom, fit its short flue section inside the top of the already installed 150mm diameter flue pipe. Ensure the three brackets extended below the flashing cone fit "outside" the outer casing slip section. Drill through the pre-punched hole in all three brackets into the outer casing slip and secure with rivets.
- 12. Taking the removable section of the ECO cowl, position it over the top of the stainless steel flue pipe extension, and slide it down fully. This removable section does not require riveting and therefore enables easy removal for future flue cleaning.

## Installation Instructions ECO Option Kit

Dependant on whether you are installing into a flat roof/ ceiling or sloping ceiling situation as detailed on page 2, will determine if you require all the components of the ECO Option kit, if installing into a flat ceiling/roof you will not require the drop box or drop box edge covers.

*Note: The 300mm diameter outer liner extension (M) supplied with the ECO Option kit is supplied at the maximum length it has been tested, and must not be extended.*

- 13. Slip the 300mm outer extension liner supplied with the ECO Option kit over the 300mm outer liner "stub" attached to the mounting plate (H) supplied with the base kit. Permanently secure these two components together by drilling four evenly spaced holes around the circumference and rivet with stainless steel rivets.
- 14. Proceed as detailed in item's (1) and (2) of the ECO Base Flue System kit's installation sheet and note:
  - If the ceiling is angled, it is critical that the mounting plate is correctly positioned so the drop box in-fill panel can be fitted. Ensure the two "upturned folds" on the mounting plate are aligned parallel to the roof joists, i.e pointing towards the apex.
  - If the ceiling is angled, you will only be able to use two of the securing holes provided in the mounting plate. To give additional support to the installation nail through the 300mm diameter outer liner into the timber framing, access is through the 200mm hole in the base of the mounting plate.
- 15. Proceed as detailed in item (3) of the ECO Base Flue System Kit installation instructions.
- 16. Fit the external "intake" flashing cone supplied with the option kit as illustrated, and secure it to the top of the 300mm diameter extension liner through the 4 x brackets which protrude below the base of the external intake flashing cone.
- 17. Proceed as detailed in items (4) through (9) of the ECO Base Flue System Kit installation instructions.
- 18. Measure dimension "X" as shown opposite and transfer this measurement to the drop box in-fill panel as shown.
  - Cut the in-fill panel to the correct size and fit the 3 x edge covers.

*Note the side edge covers will require trimming on the ends to suit the angle of the ceiling.*
- Secure the in-fill panel in position by fitting three rivets to each side through the holes provided.
- 19. Back in the room, lift the ceiling plate then attach the ceiling plate mounted heat shield to the lower face of the ceiling plate so that it acts as a deflector shield between the flue pipe and the lower side of the ceiling (refer assembled diagram on page 3). This heat shield has three tabs on its top face enabling it to be clipped into the 160mm diameter hole in the ceiling plate. Attach the ceiling plate by clipping it onto the mount plate and the installation is now complete.

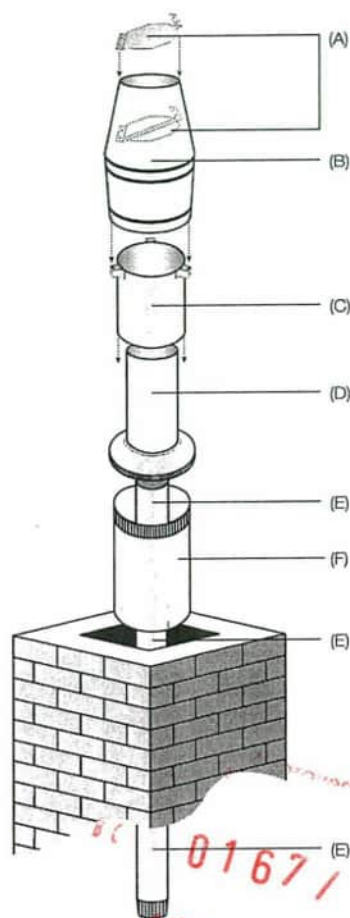
## Component Checklist ECO Insert Flue System Kit

Please read these instructions fully prior to installation of the Insert Flue System and familiarise yourself with all the various components as illustrated right and listed below.

*Note: Rivets and fire cement are not included as they are supplied by the installer.*

### ECO INSERT FLUE SYSTEM KIT COMPONENTS

- (A) 1 x Stainless steel weather butterfly
- (B) 1 x Stainless steel ECO cowl housing
- (C) 1 x 225mm x 200mm diameter stainless steel outer casing extension
- (D) 1 x 480mm long stainless steel flue pipe extension with flashing cone
- (E) 3 x 1200mm x 150mm diameter stainless steel flue pipe
- (F) 1 x 600mm x 250mm diameter galvanised outer casing



## Installation Instructions ECO Insert Flue System

This flue system has been manufactured and complies with AS/NZS2918:2001. To ensure a safe and efficient installation, this flue system must be installed as detailed below by either a registered installer, or someone competent in installing solid fuel appliances.

1. Check the masonry chimney for structural soundness and make any repairs that are necessary.

*Note: Most councils require the masonry chimney to be inspected prior to installation. The masonry chimney cavity must also be swept prior to installation.*

2. Once the fireplace insert has been installed correctly as per the manufacturers instructions, look directly down the chimney to ensure the wood fire flue spigot is in line with the masonry chimney. (A torch will be required).
3. If you cannot see the flue spigot, a flue pipe offset will be required. If so, install the flue pipe offset so the top of it can be clearly seen from the top of the masonry chimney.
4. If an offset is required, an adjustable telescopic type is recommended. Measure the amount of offset required and adjust the telescopic offset to suit, after smearing an adequate amount of Pioneer fire cement onto the slip section of the offset to ensure a good seal, then rivet the offset in three locations around its circumference. (If the offset is used in its fully compressed form, it will be necessary to modify the end of the female slip section otherwise it will restrict the internal diameter) Apply a liberal amount of Pioneer fire cement into the flue outlet of the fireplace insert, and fit the lower crimped end of the offset into position inside the flue outlet, and bolt into position.

*Note: In some installations where it is not possible to fit offsets or rigid flue pipe due to the shape of the masonry chimney cavity, "Flexi flue" may be used.*

5. Secure the flue pipes together and ensure the flue seams are in line. Flue pipe joints must be fully compressed with a considerable amount of fire cement to ensure a good seal, and then riveted together at three even points around the flue join. Prior to installing the assembled flue pipe into the masonry chimney cavity, take careful note to ensure there are no overhead power lines in close proximity.
6. Lower the flue pipe into the masonry chimney, with the crimped end fitting into the fireplace insert flue outlet/offset, and securely attach with three rivets (offset/bend must be riveted to the flue pipe). For installations where extra lengths of flue pipe are required, or when the weather is poor, it will be easier to assemble the flue pipe lengths as they are lowered into the masonry chimney.

7. Secure the outer casing to the masonry chimney with suitable fasteners and weatherproof/seal to the masonry chimney top with mortar or silicone. Note: The top of the outer casing must be "level" (+ or - 10mm) with the top of the 150mm stainless steel flue pipe. An optional masonry chimney flashing plate is available if required.
8. Assemble the ECO vertical discharge cowl as follows;
  - Take the stainless steel weather butterfly (A) so the angled sections are facing up and fold up both arms at the slot provided to just over 90 degrees as shown.
  - With both arms and angled sections of the stainless steel weather butterfly (A) facing up, fit it into the stainless steel cowl housing (B), and secure in position through the holes provided with stainless steel rivets.

*Note: Once fitted the weather butterfly will be slightly angled within the cowl housing.*

- Now fit the base of the cowl housing (B) over the brackets of the outer casing extension (C) ensuring the 3 x prepunched holes punched in its lower skirt align centrally over the three brackets attached to the casing extension as illustrated. Push the cowl housing down fully until its internal swage rests on the casing extension brackets (the brackets should be just but fully inside the base of the cowl housing). Drill through the three pre-punched holes in the cowl housing through the three brackets and secure with stainless steel rivets.

The removable section of the ECO cowl is now fully assembled.

9. Making your way back onto the roof, fit the 480mm long flue pipe extension/flashing cone (D), with the flashing cone at the bottom, fit its short flue section inside the top of the already installed 150mm diameter flue pipe. Ensure the three brackets extended below the flashing cone fit "outside" the outer casing slip section. Drill through the pre-punched hole in all three brackets into the outer casing slip and secure with rivets.
10. Taking the "removable section of the ECO cowl" assembled in section (8) above, position it over the top of the stainless steel flue pipe extension, and slide it down fully. This removable section does not require riveting and therefore enables easy removal for future flue cleaning.

# Minimum Heights Metro Flue Systems (ALL) In compliance with AS/NZS2918:2001.

The Metro ECO Flue Systems comply with AS/NZS2918:2001 and its 4.6 metre height requirement (4.6 metre minimum from the top of the floor protector to the top of the flue pipe). However as external structures and the proximity of other buildings will differ for every installation, some situations will require additional flue height to comply with the standard.

Refer to Diagrams 3 and 4 below. (All measurements in mm)

*Note: AS/NZS2918:2001 Section 4, details flue system installation requirements in full.*

Diagram 3

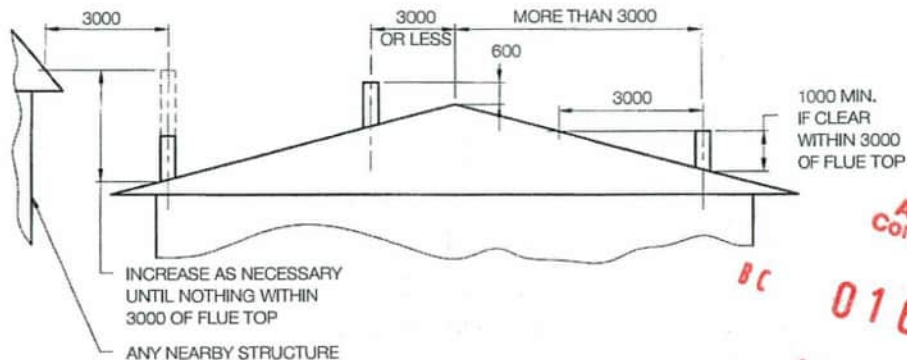
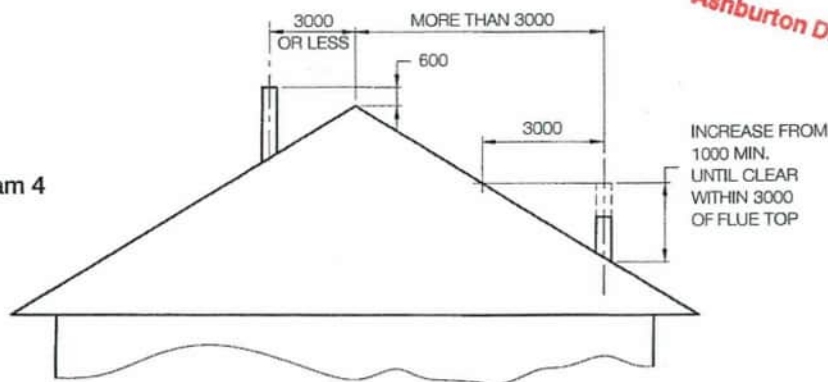


Diagram 4



Approved Installation  
 Consent  
 BC 0167 / 11  
 Ashburton District Council

**PIONEER**  
 MANUFACTURING LIMITED

Mamaku Street PO Box 11 Inglewood New Zealand  
 info@metrofires.co.nz www.metrofires.co.nz



# ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand  
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

(BAM 002)  
Version: 2  
Date Issued: 19/08/2009

FOR OFFICE USE ONLY

BC No:

1087/10

Date Received:

17 DEC 2010

## Project Information Memorandum and/or Building Consent Application

(Only complete items that are applicable to your project)

### APPLICATION

I request that you issue a: (please tick one)	<input type="checkbox"/>	Project Information Memorandum only (PIM)
	<input type="checkbox"/>	Building Consent only (for existing PIM) No: _____ (attach copy)
	<input checked="" type="checkbox"/>	Building Consent (including Project Information Memorandum)

### THE BUILDING

Street Address (or Rapid No if applicable): 39 Fairfield Rd		Building Name (if applicable):	
Legal Description: Lot: 29	DP: 1482	Valuation Roll Number:	
Number of Levels:	Level/Unit No:	Total Floor Area: (all floors included)	
Current lawfully established use:	steepout.	Existing: _____ m <sup>2</sup>	Add: _____ m <sup>2</sup>
Is there a swimming/spa pool located at this address: yes/no		Approx year building first constructed: 2010	

### THE OWNER

Owner's Name: Sarah Gye	Contact Person: Sarah (if owner is not an individual)
Mailing/Billing Address: 39 Fairfield Rd Fairford	
Street Address/Registered Office:	
E-mail Address:	Phone Day: 3088000
Phone A'Hours: 3088000	Fax: _____ Cellphone: _____

### THE AGENT

Note - 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.

Agent's Name: Skyline George	Contact Person: Denis Trudgeon (if Agent is not an individual)
Mailing/Billing Address: 47 Mc Illwold St, Ashburton	
Street Address/Registered Office:	
E-mail Address: denis.trudgeon@xtra.co.nz	Phone Day: 3080297
Phone A'Hours: 3088159	Fax: 3080297 Cellphone: 0274411659

### THE PROJECT

Description of building work: (eg dwelling, commercial, farm shed, garage etc)	Install ensuite + Sink Bench in steepout Berg currently build		
Will the building work result in a change of use of the building?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
(Refer to Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005 if in doubt)			
If "Yes", provide details of the new intended use: Steepout to include ensuite + Sink Bench			
Intended life of the building:	Indefinite but not less than 50 years	or specified as 50	years
List Building Consents previously issued for this building (if any): (ie is this project being constructed in stages? Is this consent for a relocated or transportable building?)			
Estimated Value (inc GST) (ie the estimated aggregate of the values of all goods and services): \$ 19 000 + 99			

**PROJECT INFORMATION MEMORANDUM**

PROJECT INFORMATION MEMORANDUM (Do not fill in this section if the application is for a building consent only)

The following matters are involved in the project: (tick the matters relevant to the project)

- Subdivision
- Alteration to land contours
- New or altered connections to public utilities
- New or altered locations and/or external dimensions of the buildings
- New or altered access for vehicles
- Building work over or adjacent to any road or public place
- Disposal of storm water and waste water
- Building work over any existing drains or sewers or in close proximity to wells or water mains
- Other matters known to the applicant that may require authorisations from the territorial authority: (specify)

Note that Devolvement Contributions may be levied in cases where extra demand for services is required. Refer to "Customer Guide for Development Contributions" for additional information.

**BUILDING CONSENT**

The following documentation is attached to this application:

- specifications  plans  calculations  producer statements
- other (specify) \_\_\_\_\_

BUILDING CODE CLAUSE		MEANS OF COMPLIANCE (refer to the relevant compliance document(s) or detail of alternative solution in the plans & specifications; if not applicable, put n/a)	WAIVER/MODIFICATION REQUIRED (state nature of waiver or modification of building code required)
B1	Structure	<input checked="" type="checkbox"/> NZS3604 <input type="checkbox"/> NZS1170 <input type="checkbox"/> NZS4229 <input type="checkbox"/> Other..... (specify)	
B2	Durability	<input type="checkbox"/> B2/AS1 <input checked="" type="checkbox"/> NZS3101 <input type="checkbox"/> NZS3602 <input type="checkbox"/> NZS3604 <input type="checkbox"/> Other ..... (specify)	
C1	Outbreak of fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> Other ..... (specify)	
C2	Means of escape	<input type="checkbox"/> C/AS1 <input type="checkbox"/> Other ..... (specify)	
C3	Spread of fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> Other ..... (specify)	
C4	Structural stability during fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> Other ..... (specify)	
D1	Access Routes	<input type="checkbox"/> D1/AS1 <input type="checkbox"/> NZS4121 Other ..... (specify)	
D2	Mechanical installations for access	<input type="checkbox"/> D2/AS1 <input type="checkbox"/> NZS4332 <input type="checkbox"/> EN81 <input type="checkbox"/> EN115 <input type="checkbox"/> Other ..... (specify)	
E1	Surface water	<input type="checkbox"/> E1/AS1 <input type="checkbox"/> AS/NZS3500.3 <input type="checkbox"/> Other .....(specify)	
E2	External moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> Specific design and testing	
E3	Internal moisture	<input checked="" type="checkbox"/> E3/AS1 <input type="checkbox"/> Other ..... (specify)	
F1	Hazardous agents on site	<input type="checkbox"/> F1/AS1 <input type="checkbox"/> Other ..... (specify)	

BUILDING CODE CLAUSE		MEANS OF COMPLIANCE (refer to the relevant compliance document(s) or detail of alternative solution in the plans & specifications; if not applicable, put n/a)	WAIVER/MODIFICATION REQUIRED (state nature of waiver or modification of building code required)
F2	Hazardous building materials	<input type="checkbox"/> F2/AS1 <input type="checkbox"/> NZS4223 <input type="checkbox"/> Other .....(specify)	
F3	Hazardous substances and processes	<input type="checkbox"/> F3/AS1 <input type="checkbox"/> Other ..... (specify)	
F4	Safety from falling	<input type="checkbox"/> F4/AS1 <input type="checkbox"/> FSP Act <input type="checkbox"/> Other .....(specify)	
F5	Construction and demolition hazards	<input type="checkbox"/> F5/AS1 <input type="checkbox"/> Other .....(specify)	
F6	Lighting for emergency	<input type="checkbox"/> F6/AS1 <input type="checkbox"/> Other .....(specify)	
F7	Warning systems	<input type="checkbox"/> F7/AS1 <input type="checkbox"/> NZS4512 <input type="checkbox"/> Other .....(specify)	
F8	Signs	<input type="checkbox"/> F8/AS1 <input type="checkbox"/> Other .....(specify)	
G1	Personal hygiene	<input type="checkbox"/> G1/AS1 <input type="checkbox"/> Other .....(specify)	
G2	Laundering	<input type="checkbox"/> G2/AS1 <input type="checkbox"/> Other.....(specify)	
G3	Food prep. And prevention of contamination	<input type="checkbox"/> G3/AS1 <input type="checkbox"/> Other .....(specify)	
G4	Ventilation	<input checked="" type="checkbox"/> G4/AS1 <input type="checkbox"/> AS1668.2 <input type="checkbox"/> Other .....(specify)	
G5	Interior environment	<input type="checkbox"/> G5/AS1 <input type="checkbox"/> Other .....(specify)	
G6	Airborne and impact sound	<input type="checkbox"/> G6/AS1 <input type="checkbox"/> Other .....(specify)	
G7	Natural light	<input type="checkbox"/> G7/AS1 <input type="checkbox"/> Other .....(specify)	
G8	Artificial light	<input type="checkbox"/> G8/AS1 <input type="checkbox"/> NZS6703 <input type="checkbox"/> Other .....(specify)	
G9	Electricity	<input type="checkbox"/> G9/AS1 <input type="checkbox"/> Other .....(specify)	
G10	Piped services	<input type="checkbox"/> G10/AS1 <input type="checkbox"/> NZS5261 <input type="checkbox"/> Other..... (specify)	
G11	Gas as an energy source	<input type="checkbox"/> G11/AS1 <input type="checkbox"/> Other .....(specify)	
G12	Water supplies	<input checked="" type="checkbox"/> G12/AS1 <input type="checkbox"/> AS/NZS3500.1 <input type="checkbox"/> AS/NZS3500.4 <input type="checkbox"/> Other .....(specify)	
G13	Foul water	<input checked="" type="checkbox"/> G13/AS1 <input type="checkbox"/> AS/NZS3500.2 <input type="checkbox"/> BS5572 <input type="checkbox"/> Other .....(specify)	
G14	Industrial liquid waste	<input type="checkbox"/> G14/AS1 <input type="checkbox"/> Other .....(specify)	
G15	Solid waste	<input type="checkbox"/> G15/AS1 <input type="checkbox"/> Other .....(specify)	
H1	Energy efficiency provisions	<input type="checkbox"/> H1/AS1 <input type="checkbox"/> NZS4218 <input type="checkbox"/> NZS4243 <input type="checkbox"/> ALF Design Manual <input type="checkbox"/> NZS4214 <input type="checkbox"/> Other .....(specify)	

#### REQUIRED ATTACHMENTS

Evidence of ownership attached to this application:

Certificate of Title

Sale and Purchase Agreement

Complete and attach **ONE** of the following checklists, and provide **ALL** of the information and plans requested on that checklist:

Form BAM 002-R Residential work

Form BAM 002-I Commercial/Industrial work

#### Application Fee (Deposit)

Application Fee of \$

(refer to cover sheet for appropriate fees)



Owners Name: Barbara Gue  
~~M J & S A McFaul~~

Owners Email Address: Barbara.gue@icloud.com

Address: Lead  
 39 Fairfield ~~Avenue~~

Building Consent Number: BC1087/10

**Project: Additions & Alterations to Dwelling**

Recently a Final Building Inspection was requested at the above property, it was noted that practical completion for the project was achieved several years ago.

The Building Code Clause B2.3.1 contains provisions that in general terms, all elements in a building must be durable for prescribed periods of time ranging from 5 to 50 years. The durability period should start at the time the Code Compliance Certificate is issued, which is generally upon completion of the project.

Due to the age of this building and that certain provisions of the Building Code would be unduly extended if a Code Compliance Certificate was issued from today's date modification of the Building Consent is required.

Structural components of a building have a minimum durability requirement of 50 years however cladding – fixtures and other elements that are moderately difficult to replace have a requirement of 15 years and those elements that are easily replaces have a minimum requirement of 5 years.

In this instance, with agreement from you we propose that the Building Consent be Amended specifying the durability period commence from the time of practical completion. This will enable us to issue your Code Compliance Certificate.

**Date work was completed:** 23/12/2010

If you are in agreement with this proposal, please sign this letter and return to:

Ashburton District Council  
 PO Box 94  
 ASHBURTON 7700

Owners Signature: B H Gye. sign here

Date: 10/6/26 date

---

**ASHBURTON DISTRICT COUNCIL**

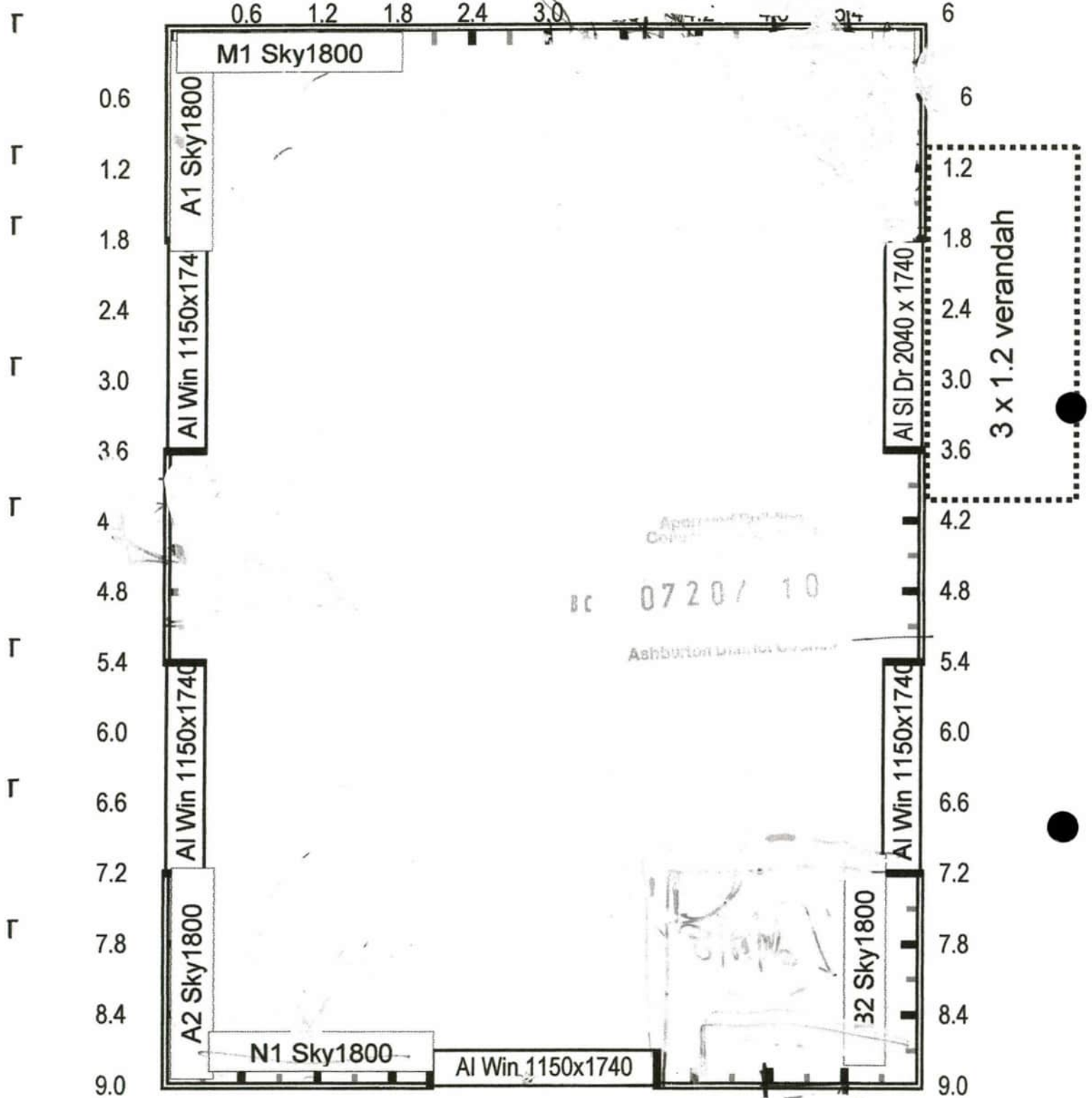
2 Baring Square East  
 Ashburton

PO Box 94  
 Ashburton 7740

P (03) 307 7700  
 E info@adc.govt.nz

[www.ashburtondc.govt.nz](http://www.ashburtondc.govt.nz)

Bracing



Approved Building Consents Documents  
 BC 1087 / 10  
 Ashburton District Council

Approved Building Consents Documents  
 BC 1087 / 10  
 Ashburton District Council

## The following Plumbing & Drainage shall comply with AS/NZ3500

### HOT & COLD PIPEWORK:

15mm Polybutylene installed to manufacturers specifications and clipped and lagged as required.

### HOT WATER CYLINDER:

135 Litre low pressure cylinder fed by 3.7m pressure reducing valve with 20mm copper exhaust pipe and 1m of copper pipe before joining onto Polybutylene. Supply and install temporing valve and seismic restraint.

### FIXTURES:

Sink, vanity, shower and toilet supplied by owner.

### WASTES:

PVC complete with all necessary traps, supports and vents.

### DRAINAGE:

Oasis Z54 septic tank and Irricon Disposal System as per drainage plan. 100mm PVC with all necessary gully traps, inspections, bends and vents laid to even fall on a bed of pea shingle. 1:60 fall.

Approved Building  
Consents Documents

BC 1087 / 10

Ashburton District Council

90 x 45 MSG8 Wall framing  
Studs @ 600 centres 1 row dibings.  
Ensure framed with 10mm Fiquatine Gibboard.  
Paint with enamel paint  
Vynal to floor.

900 x 900 shower unit.  
Plastic Tray and easy clean trap.  
Plastic liner to 2 walls  
glass screen & glass door  
850 x 550 Alum window to ensure  
obscured To prevent a view DS

850x550 Alum Window  
D/g Toughened glass.  
750 cavity.

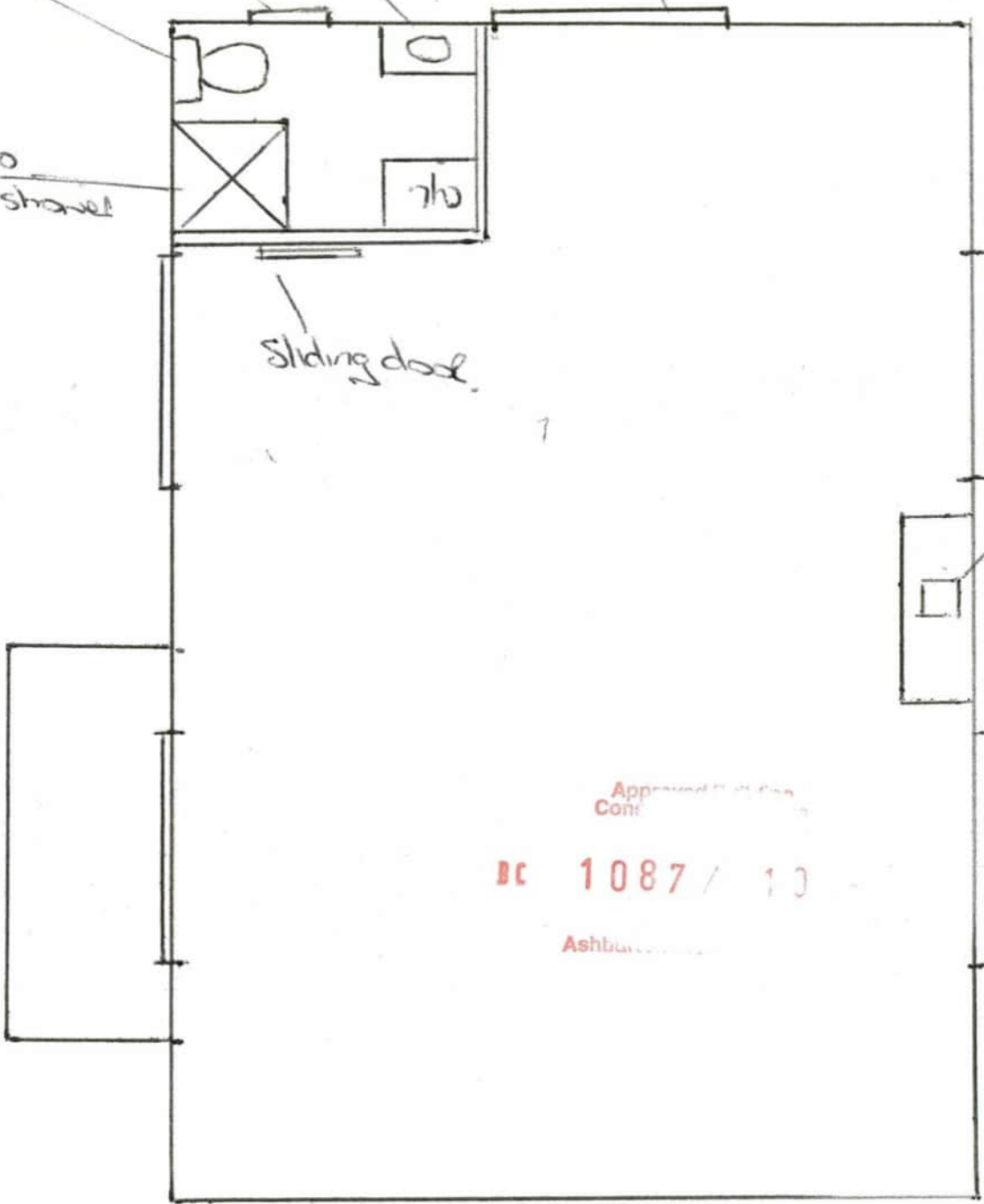
Existing 1740x1150  
Alum window

P Trap  
N/c.

900x900  
Enclosed shower

Sliding door.

1/5 Sink bath unit



WATER 40 mm  $\phi$  1:40 Min.

*[Handwritten signature]*



159 Alford Forest Road  
PO Box 584, Ashburton  
Phone 54 3 308 8587 Fax 64 3 308 5830  
email garyrae@irricon.co.nz

RECEIVED  
17 DEC 2010  
BY:

DC 1087 / 10

Ashburton District Council

PRODUCER STATEMENT

PROPOSED ON-SITE WASTEWATER TREATMENT  
AND DISPOSAL SYSTEM

*Slingshot*

Proposed new dwelling for:

B Gye  
39 FAIRFIELD ROAD  
ASHBURTON  
LOT 29 DP 1482

## 1 Introduction

This report considers the site conditions affecting the design of an on-site wastewater disposal system and provides design recommendations and specifications. The system is required to effectively dispose of wastewater generated by the proposed one bedroom dwelling to be constructed for B Gye, 39 Fairfield Road Ashburton.

## 2 Site Description

The site is located at 39 Fairfield Road, on land title Lot 29 DO 1482. Water supply is from a reticulated supply for Fairton Township. There is an ephemeral stream running through the property, and the closet bore is located about 250 metres to the north west. There are no signs of instability within the site or in the vicinity of the proposed effluent disposal field.

## 3 Soil Evaluation

The soil in this location are described as Lismore shallow silt loam, characterised by about 150 mm of brown friable silt loam over 250 mm of stony yellow-brown friable silt loam, over sandy silty gravels. The site of the disposal field is shown on the plan. Disposal will be via a sand trench.

## 4 Proposed System Design Parameters

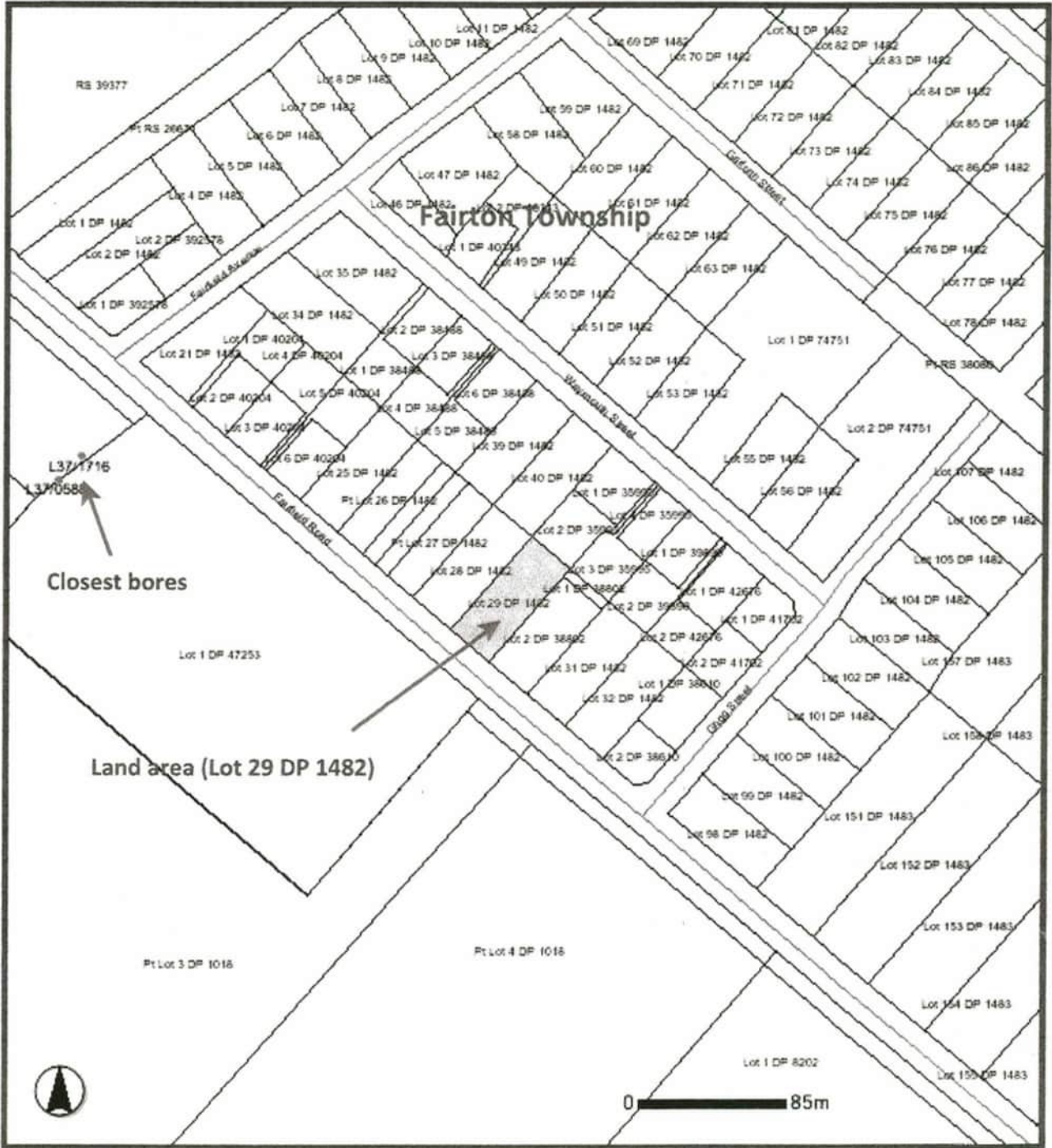
Domestic effluent will be treated by an advanced two chamber septic tank with an outlet filter, such as an Oasis Clearwater Z54 Deluxe, and by a 600 mm deep sand trench.

No adverse effects envisaged to the environment or neighbours due to the above standard of the disposal.

## 5 Design Criteria

<b>Dwelling</b>	One bedroom dwelling
<b>Design Volume:</b>	Average 400 litres per day (2 persons X 200l/person/day)
<b>Soil Type:</b>	Lismore shallow silt loam. Dark grey/brown silt loam over yellow brown silt loam with stones over sandy silty gravels
<b>Soil Category</b> (ASNZS 1547)	Topsoil - Category 3 (moderately well drained) Subsoil - Category 1 (rapidly drained)
<b>Design irrigation rate</b>	50.0mm/day (AS/NZS 1547:2000 - On-site domestic waste water management.)
<b>Treatment System</b>	Oasis Clearwater Z54 Deluxe septic tank with outlet filter. The effluent from the new one room dwelling will receive primary treatment through a 3 chamber 7900 litre septic tank (Clearwater Z54 deluxe). The septic tank is to be fitted with an effluent filter at the outlet from the second chamber to the pump chamber in which a submersible pump is fitted. A non return valve is to be installed between the pump and the disposal trench.
<b>Land application system</b>	Sand trench comprising a minimum area of 8 m <sup>2</sup> disposal area. 40mm PVC distribution pipe to a trench of 5m X 1.8m, filled with 600mm of lightly compacted 2A sand, with 2 low pressure PVC distribution pipes (LPDP) laid level in a distribution bed of clean washed hard gravel or crushed stone

# APPENDIX One Location Map



aggregate placed on top of the sand. The LPDP should have holes of 4mm diameter drilled and evenly spaced along the invert. Geotextile (Bidim A24 or similar) will be placed as lining to the top and sides of the trench to the depth of the 2A sand. Topsoil will be placed over the top of the trench to a depth of 100mm, and grassed. The disposal field identified on the attached plan is more than sufficient for the minimum 8.0 m<sup>2</sup> of trench required for secondary treatment of the effluent. There is also sufficient reserve area to accommodate a replacement trench of comparable size for disposal if for any reason the trench becomes clogged and inoperable.

## **6 Assessment of Effects**

### **6.1 Significant adverse effects on the environment**

No significant adverse effects are envisaged if the treatment and land application system performs to the manufacturer's claims.

### **6.2 Consideration of other options**

No other option were considered.

## **7 Management & Monitoring**

The septic tank and land application system will be serviced at least once per year by a suitably qualified person.

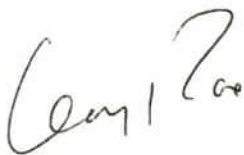
## **8 Installation**

The wastewater treatment system and sewer connection will be installed under the supervision of a registered drainlayer.

## **9 Certification**

I certify this disposal system has been designed in accordance with AS/NZS 1547:2000 On Site Domestic Waste Water Management.

Regards



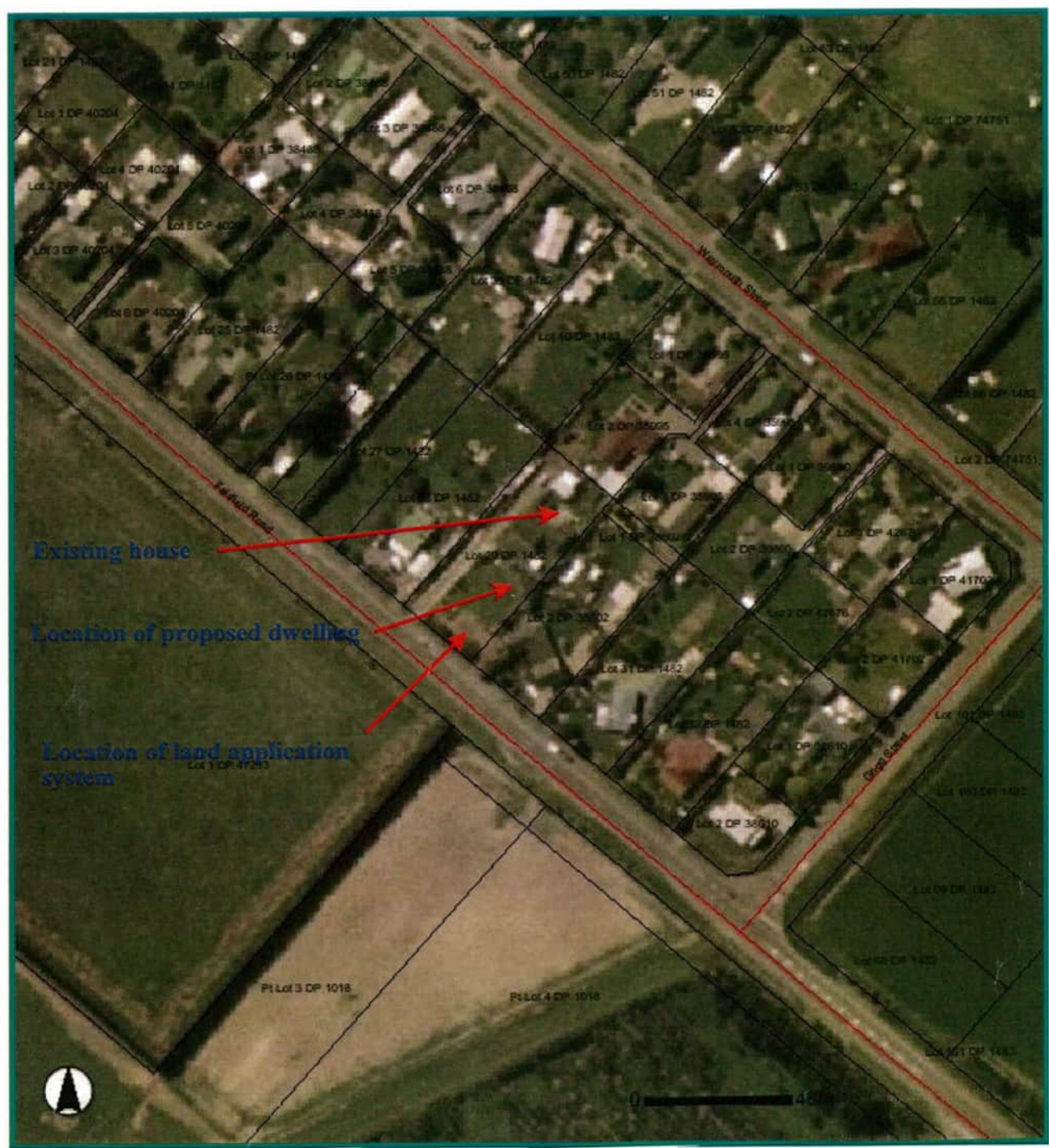
Gary Rae  
Environmental Consultant

# APPENDIX Two

# Location of Land Application System

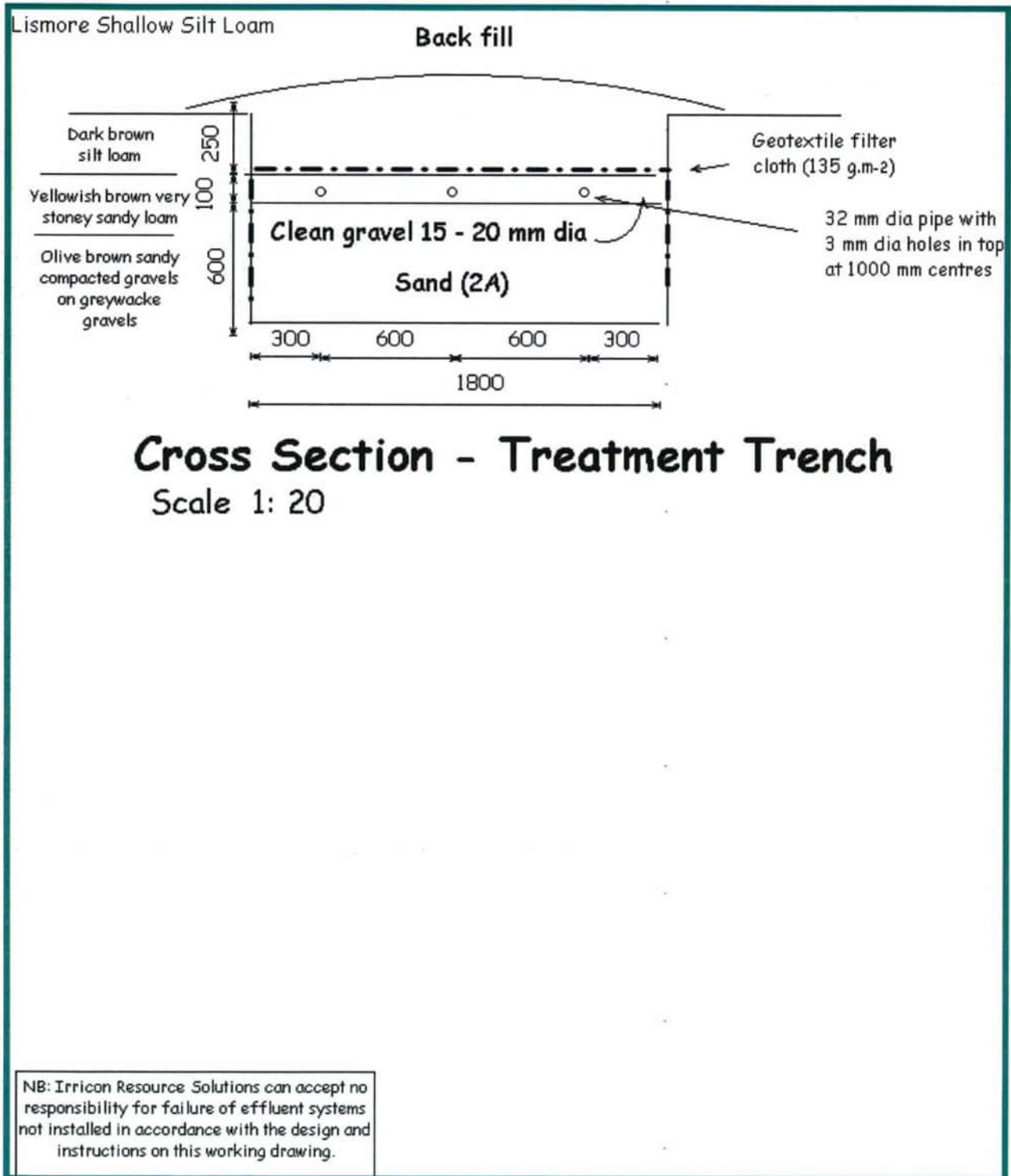
1087 / 10

Ashburton District Council



## APPENDIX Two

## Design of Septic Tank and Land Application System



## CONSIDER THESE POINTS

- Improves effluent quality
- One chamber - one hole - one connection
- Prevents clogged drainage systems
- Protects the environment
- The simplest and least expensive system to operate
- Fewer working parts, low maintenance
- Easy to maintain
- Approved by local councils
- Durable pre-cast concrete, no plastic or fiberglass to crack or rot

## APPLICATIONS

- For residential homes
- For holiday homes
- For commercial applications
- For grease trap applications

## TECHNICAL SPECIFICATIONS

- Primary Pre treatment chamber (usable) - 3,560 litres
- Secondary Pre treatment chamber (usable) - 1,180 litres
- Pump well - 700 litres
- Total operating capacity - 5,440 litres
- Total holding capacity - 7,500 litres
- Control panel (optional) including audio alarm and hi level float

## TANK DIMENSIONS

- Overall length - 3 metres
- Overall width - 2 metres
- Overall height - 1.55 metres
- Weight - 4.5 tonnes
- Invert level (less extension turrets) - 300mm

## CONSTRUCTION DETAILS

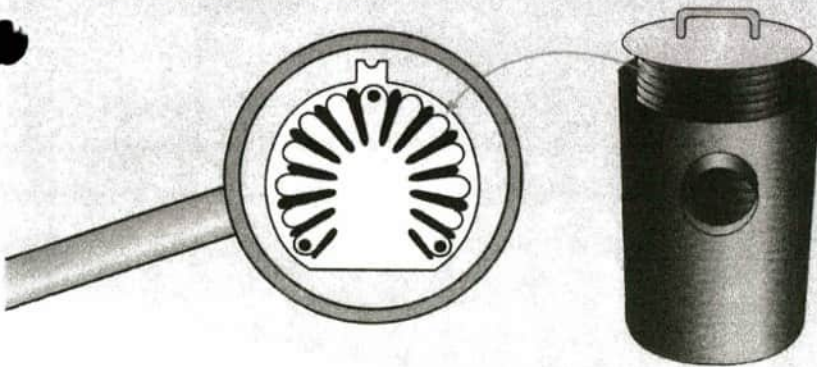
Manufactured in ultra strong durable 35 mpa concrete

## CERTIFICATIONS

Manufactured to AS/NZS 1547:2000

## THE HEART OF THE SYSTEM

The Zabel filter contains 26 patented disc dam filter plates. These plates dam the amount of solids reaching the field drain by 67% more than other methods. No other method of filtration has ever proved so effective.



## ZABEL FILTER PERFORMANCE DETAILS

- Filters more than 90% of all suspended solids.
- Treats waste water by lowering BOD<sub>5</sub> by more than 50%.
- Slows internal velocity and holds nutrients and solids from the tank exit through anaerobic organisms causing the particles to disintegrate, lose their buoyancy and fall to the bottom of the tank.



**Oasis Clearwater**  
**SYSTEMS** Ltd.

ENVIRONMENTAL & PUMPING ENGINEERS -  
PRECAST CONCRETE PRODUCTION

P.O. Box 16-276 Hornby, Christchurch

## AUTHORISED LOCAL DISTRIBUTOR:

# CLEARWATER Z54 DELUXE

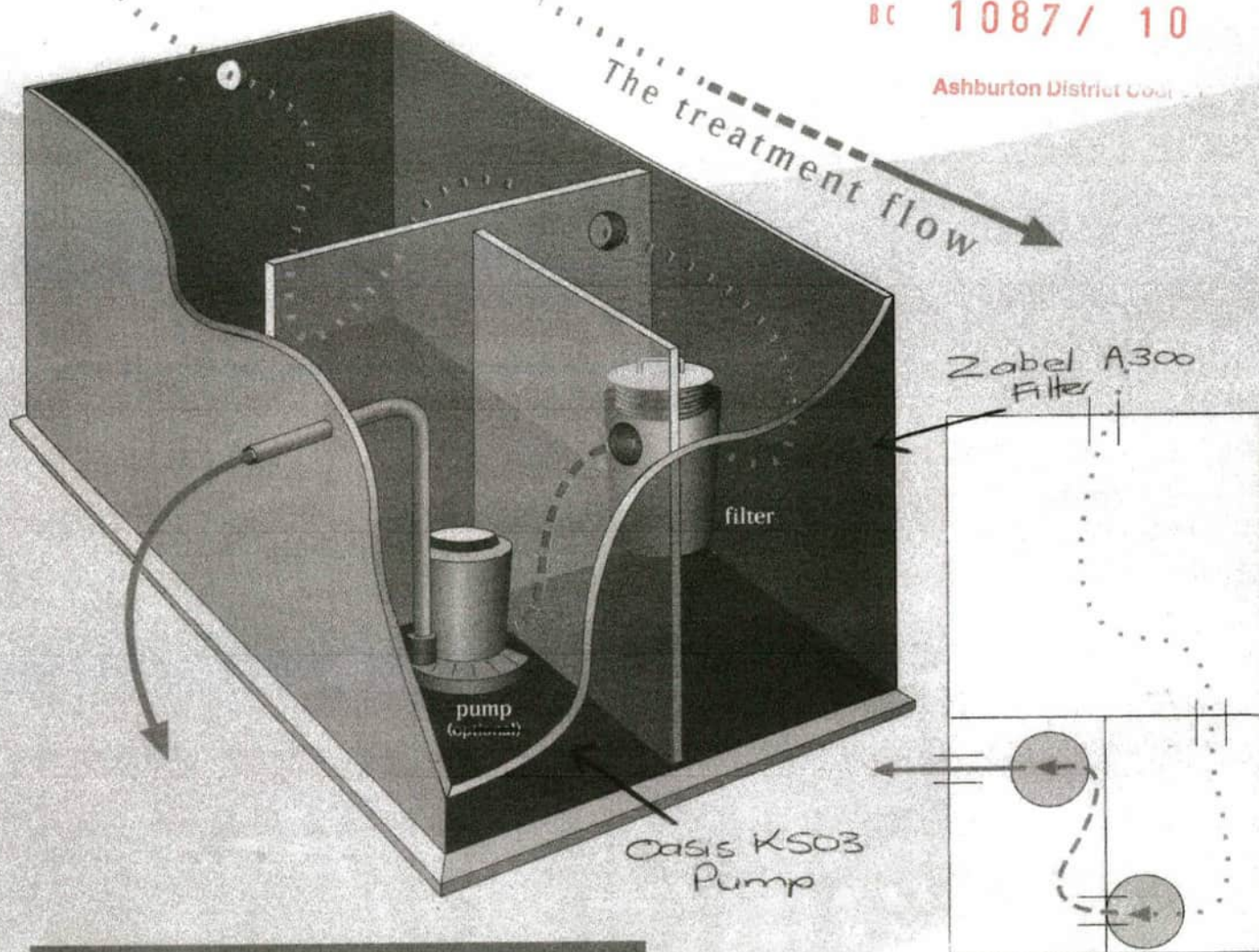
SEPTIC TANKS AND  
TREATMENT SYSTEMS

**Oasis Clearwater**  
SYSTEMS Ltd.

FOR DOMESTIC AND COMMERCIAL APPLICATIONS

BC 1087 / 10

Ashburton District Council



## THE TREATMENT PROCESS

- The Clearwater Z54 method for treating sewage and sullage is based on the tried and tested principle of separating solids from liquids as a first stage to the process.
- Initially the wastewater enters a primary setting chamber where heavy solids undergo anaerobic digestion, the liquid overflow from this primary section passes into the second treatment chamber.
- The main treatment chamber allows further anaerobic breakdown to occur. The resulting liquid then flows upwards through the heart of the system, the Zabel filter and into the pump chamber.
- The pump is controlled by a float switch allowing final dosing of the treated sewage to occur directly in the disposal system.



PROPOSED

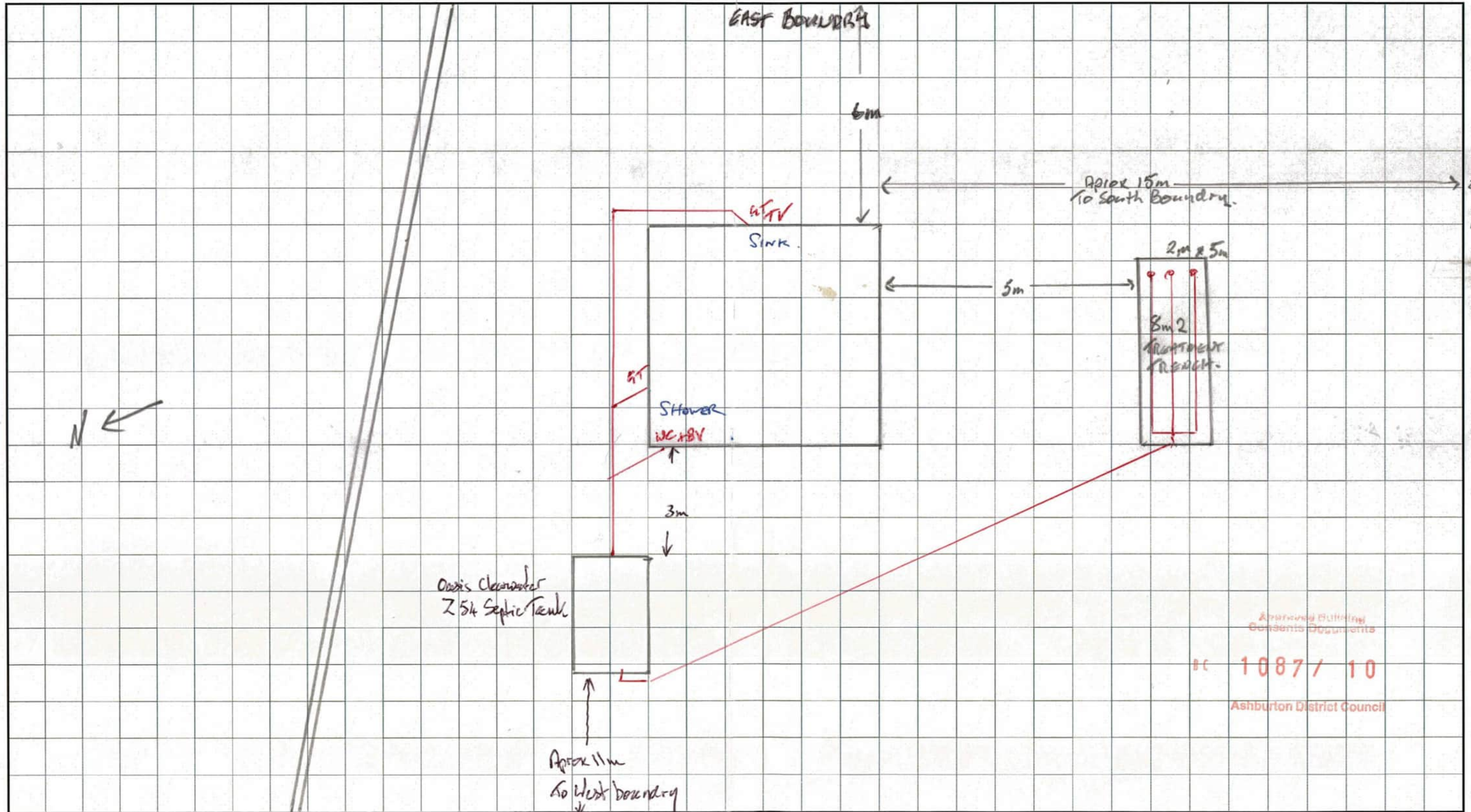
# DRAINAGE PLAN

RECEIVED  
17 DEC 2010  
BY:

BAM 117  
DATE Issued: 19/08/2009  
Version: 2

BC No: ..... Site Address: 39 Fairfield Road Fenton  
Assessment No: ..... Lot No: 29 DP: 1482  
Plumber: A. CARO Ltd Reg No: 3814 Drainlayer: A. CARO Ltd Reg No: 3814

- Please provide the following items:
- |   |  |   |   |
|---|--|---|---|
| 1 | Foot print of the building (Scale 1:100).                    | 5 | Gully trap positions.                     |
| 2 | Stormwater drain - including down pipe positions (blue ink). | 6 | Terminal vent positions.                  |
| 3 | Water line (green ink).                                      | 7 | Under slab drainage.                      |
| 4 | Toby shut-off valve.   | 8 | Foul water drains (red ink).              |
|   |  | 9 | Septic tank and effluent lines (red ink). |



Approved Building  
Consents Documents  
DC 1087 / 10  
Ashburton District Council

3<sup>rd</sup> April 2019

For attention: Ashburton District Council

### PRODUCER STATEMENT OF DESIGN (PS1)

This statement provides design specifications and technical information for an Oasis Clearwater Environmental Systems (OCES) Z-54 septic tank system (3 chamber septic system) and design specifications for the disposal field.

The system has been designed in accordance with AS/NZS 1547:2012 On-Site Domestic Wastewater Management and has been approved by Canterbury Regional Council (Environment Canterbury).

Applicant: Sarah Jane Gye & Barbara Gye

Site Address: 39 Fairfield Road, Fairton

Legal Description: Lot 29 DP 1482

Property Size: 0.20ha

Environment Canterbury Consent: CRC194401

Issued: 24<sup>th</sup> April 2019

#### Site Assessment

The site is located at 39 Fairfield Road, Fairton and during the site assessment we have ensured that the separation distances are adhered to. The property water is obtained by the Council water scheme. The property is flat, with no evidence of ground instability. A test hole was dug in the vicinity of the proposed disposal field. Neither mottling nor groundwater were found in the test pit. Test depth 1190mm and 1500mm 2 x 10L of water proved to be free draining.

#### Effluent Volume

Dwelling	1 dwelling
Total amount of Bedrooms	1 bedroom
Maximum daily output [Table J1, AS/NZS 1547:2012]	800L/day

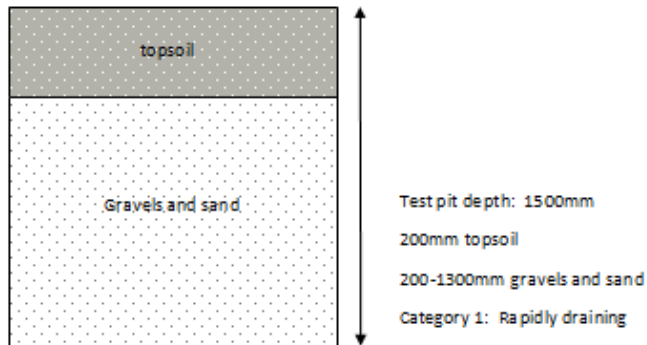
#### Soil Profile

A site and soil assessment was conducted by Paul Summerfield at Paul Summerfield Plumbing (2006) Ltd 25/03/19. The test hole was dug to a total 1500mm. The property is flat, with no evidence of ground instability. A test hole was dug in the vicinity of the proposed disposal field. Neither mottling nor groundwater were found in the test pit. Soil breakdown below;



## Soil Profile: 39 Fairfield Road, Fairton

Lot 29 DP 1482

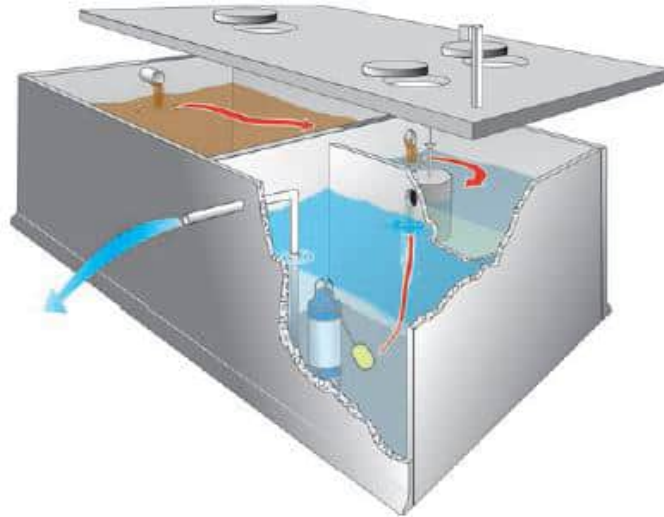
Well Assessment

Well No	Depth	Distance	Highest Water Level	Reading Count	Years
L37/0062	44	1,373m N	-29.87	7	October 5, 1983, August 3, 2009
L37/0063	38.4	1,449m W	-18.91	6	December 27, 2002, May 4, 2011
L37/0251	108.5	1,153m W	-28.04	13	June 30, 1975, September 21, 1975
L37/0588	39.5	237m NW	-24.515	1	June 27, 2009
L37/1011	75	2,314m W	-16.61	6	January 28, 2003, May 4, 2011
L37/0963	35.2	1,352m SW	-18.23	9	July 3, 2002, June 27, 2009
L37/1035	32	2,309m W	-16.45	4	September 5, 2003, May 4, 2011
L37/1124	107	1,059m SE	-37.35	1	July 25, 2005
L37/1496	105	1,377m N	-46.9	1	September 27, 2008
L37/1510	87.92	1,586m W	-29.5	1	June 26, 2009
L37/1716	101.2	202m NW	-31.95	1	June 24, 2009
BY21/0092	60	465m NE	-36.6	1	March 20, 2015

## Primary Treatment System

The effluent will be treated by an Oasis Clearwater Z54 3 chambered, pumped septic tank manufactured to and engineer approved AS/NZS 1546.1:2008. After leaving the 3 chambered septic tank which will remove the solids and discharging to sand trench 2.4m wide x 6.7m length = 16m<sup>2</sup> for final processing.

<u>Key Statistics</u>	
• Height:	1550mm
• Width:	2000mm
• Length:	3000mm
• Weight:	8100kg
• Total Capacity:	7500L
• Total Operating:	5440L
• Primary Capacity:	3560L
• Secondary Chamber:	1280L
• Disposal Chamber:	700L
• Pump:	D25A
	Lowara (WDC Special)
• Standards:	AS/NZS1546:2008



### Trench System Design

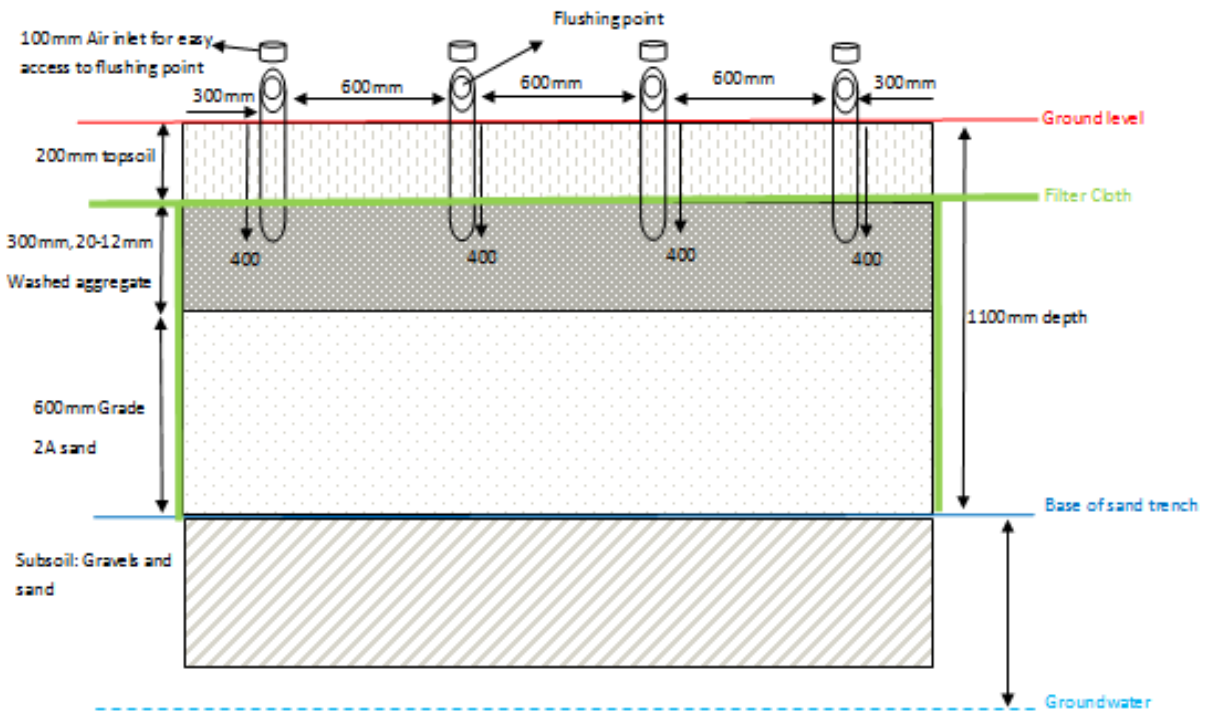
Sand Trench Size: 2.4m x 6.7m = 16m<sup>2</sup> (4 pipes at 600mm centres)

Application Rate: 50mm/day

### Sand Trench Design: 39 Fairfield Road, Fairton

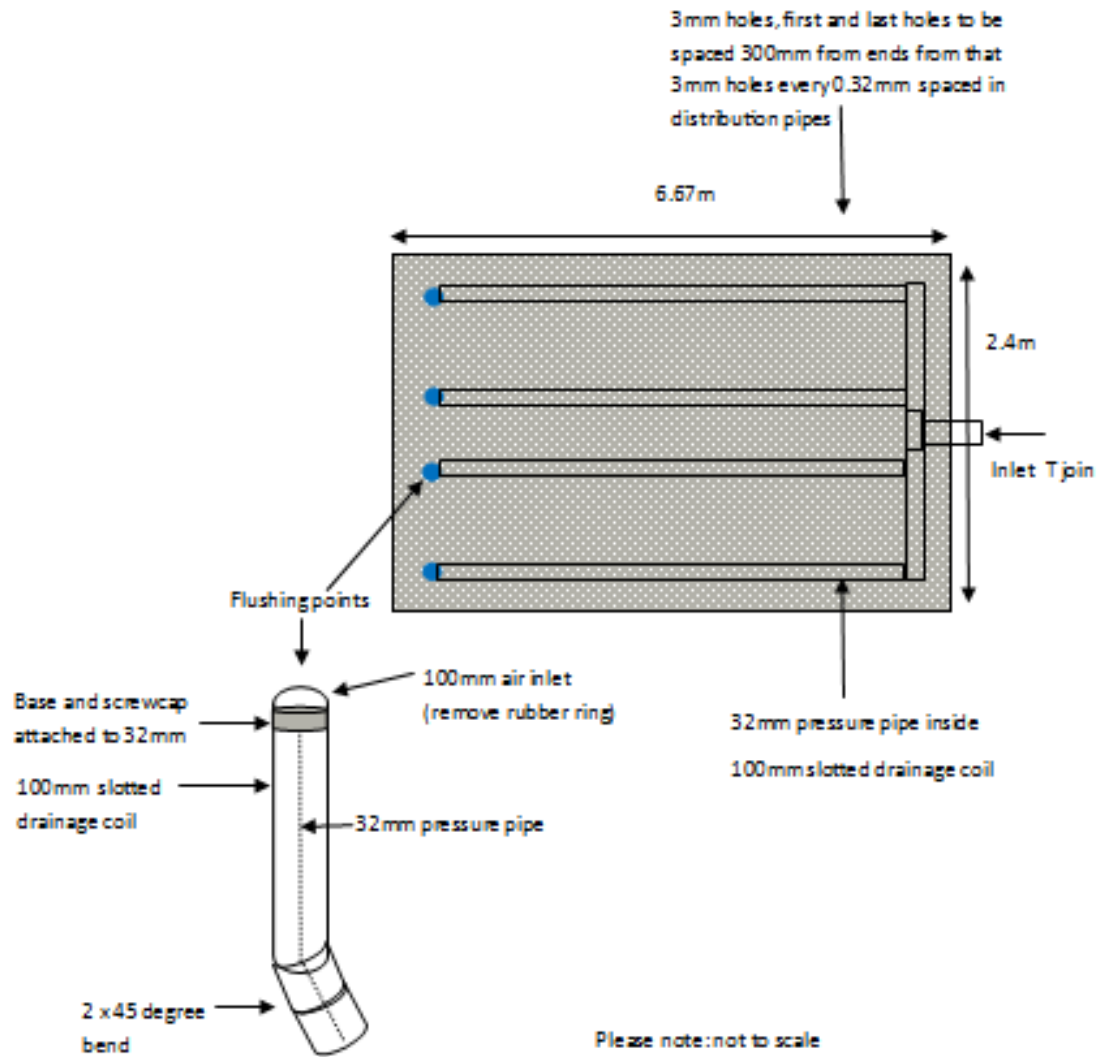
Lot 29 DP 1482

2.4m x 6.67m = 16m<sup>2</sup>



Please note: not to scale





### Installation

The wastewater treatment system must be installed under the supervision of a registered drainlayer and OCES. The connection from the dwelling to the treatment tank must be made by a registered drainlayer.

### Commissioning

Prior to using the new system the owner(s)/occupant(s) must contact OCES to arrange commissioning of the system. Commissioning must be carried out by an OCES-approved agent. After commissioning, the system will be placed on a service register and an OCES-approved agent will service the wastewater treatment and disposal system every 12 months (servicing fee to be confirmed). The service agreement remains valid until the property is sold, at which time a new agreement should be entered into with the new owner. System warranties remain valid only if servicing is carried out by an OCES-approved agent.



## Maintenance

Each wastewater treatment and land application system shall be serviced and maintained at least once every twelve months by a qualified person with at least two years' experience in the maintenance of such systems. The maintenance shall include but not be limited to:

- a. Ensuring that the lids of the wastewater treatment system are readily accessible at all times;
- b. Measuring the depth of solids and scum in the wastewater treatment systems;
- c. Pumping out the wastewater treatment tanks if the solids and scum layers combined are greater than one half the depth of the wastewater treatment tanks;
- d. A visual inspection of the components outlined in the clauses below, and cleaning, repairing or replacing as required:
  - i. proprietary effluent filter;
  - ii. electrical parts;
  - iii. audible alarms; and
  - iv. the distribution pump;
- e. Flushing the distribution lines;
- f. Inspection of the distribution pipes at the site of the land application system to ensure that they are operating correctly and replacing as required.

I certify that this treatment system has been designed in accordance with AS/NZS 1547:2012 (On site Domestic Wastewater Management). Providing the system is installed and maintained according to specifications and recommendations within this document, and is operated and maintained correctly by the system owner, I believe the system will provide an effective, environmentally-safe system for treating and disposing of domestic wastewater into land then into groundwater.

For Oasis Clearwater Environmental Systems



Beth Roche  
Consents Officer

OWNER DECLARATION

I have read and understood this statement, and will follow the usage/servicing requirements to maintain the system's permitted activity status under Rule 5.8 of the Canterbury Land & Water Regional Plan.

Owner: Barbara Helen Gye

Date: 10-4-19

Signature: B. H. Gye

Owner: Loz. Sue. Gye

Date: 10-4-19

Signature: Loz



## Canterbury Land & Water Regional Plan, Rule 5.8

*The discharge of wastewater from a new, modified or upgraded on-site domestic wastewater treatment system onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met at all times:*

1. The volume of wastewater is 2000 litres per day or less. ✓
2. The discharge is onto a site that is equal to or greater than 4 hectares in area. ✓
3. The discharge is located within an area where residential density is less than 1.5 dwellings per hectare and the total population is than less than 1000 persons. ✓
4. There is no sewerage network available. ✓
5. The land being discharged into is not contaminated or potentially contaminated. ✓
6. The discharge does not contain any hazardous substance. ✓
7. The discharge is not within 20 metres of any surface water body or the Coastal Marine Area. ✓
8. The discharge is not into land where there may be circumstances the discharge would enter any surface water body. ✓
9. The discharge is not within 50 metres of a bore used for water abstraction. ✓
10. The site is not listed as an archaeological site. ✓
11. The discharge is not into land where there is, at any time, less than 1 metres of vertical separation between the discharge point and groundwater. ✓
12. The discharge is not within a Group or Community Drinking-water Protection zone as set out in Schedule 1. ✓
13. The treatment and disposal system has been designed and will it be installed in accordance with Sections 5 and 6 of New Zealand Standard AS/NZ 1547:2012 – On-site Domestic Wastewater Management. ✓
14. The treatment and disposal system will be operated and maintained in accordance with the system's design specification for maintenance or, if there is no design specification for maintenance, Section 6.3 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management. ✓
15. The discharge does not result in wastewater being visible of the ground surface. ✓

Variation 1 - Selwyn/Te Waihora sub regional plan ✓

The discharge of wastewater from a new on-site domestic wastewater treatment system is not within the Cultural Landscape/Values Management Areas.

Lake Area: The Area that encompasses Te Waihora/Lake Ellesmere, its margins and wetlands identified as the Te Waihora Cultural Landscape/Values Lake Management Area as shown on the Planning Maps.

River Zone: 20 metres each side of the following rivers (from their source through to the lake, unless otherwise specified) as shown on the Planning Maps.

20 metres is measured from the edge of the river bed:

<input type="checkbox"/> Waikirikiri/Selwyn River, below the confluence with the Hawkins River;	<input type="checkbox"/> Waikekekewa;
<input type="checkbox"/> Birdlings Brook	<input type="checkbox"/> Te Raki
<input type="checkbox"/> Waitatari/Harts Creek	<input type="checkbox"/> Boggy Creek
<input type="checkbox"/> Waiwhio/Irwell River	<input type="checkbox"/> Silverstream
<input type="checkbox"/> Ararira/LII River	<input type="checkbox"/> Huritini/Halswell River
<input type="checkbox"/> Kaituna River	<input type="checkbox"/> Prices Stream
<input type="checkbox"/> Waikoko Stream	

SITE PHOTOGRAPHS





Drain ID 15682 is not in this location

Drain ID 15682 actual location

Existing dwelling will remain on its own existing waste water system.

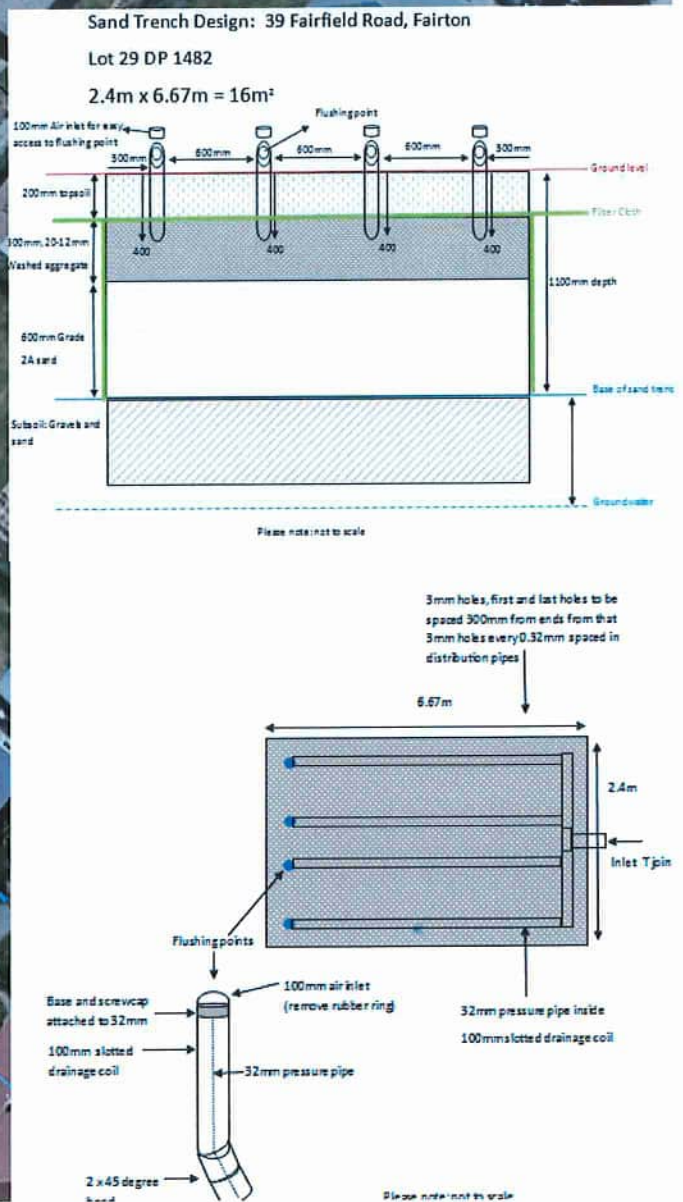
>20m

1 bedroom dwelling Flow: 800L/day

Proposed location Z54 3 chamber septic

2m off the boundary

LASE envelope for designed sand trench 2.4m x 6.67m = 16m<sup>2</sup> as per design on the right to go within the purple envelope, exact location to be confirmed by asbuilt



24 April 2019



Ms S J & Ms B H Gye  
Attn To: Sarah and Barbara  
39 Fairfield Road  
RD 2  
**Ashburton 7772**

**Customer Services**  
P. 03 353 9007 or 0800 324 636  
200 Tuam Street  
PO Box 345  
Christchurch 8140  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)  
[www.ecan.govt.nz](http://www.ecan.govt.nz)

Dear Sarah and Barbara

### **Notice of Resource Consent Decision**

**Record Number:** CRC194401  
**Applicant Name:** Ms S J & Ms B H Gye  
**Activity Description:** To discharge domestic wastewater to land.  
**Decision:** Granted

### **Decision**

The decision of Environment Canterbury is to grant your application on the terms and conditions specified in the attached resource consent document. The reasons for the decision are:

1. The activity is consistent with the policies of the regional plan or national policy statement.
2. The activity will achieve the purpose of the Act.

### **Commencement of consent**

Your resource consent commences from the date of this letter advising you of the decision.

If you object to or appeal this decision, the commencement date will then be the date on which the decision on the appeal is determined.

### **Lapsing of consent**

This resource consent will lapse if the activity is not established or used before the lapse date specified on your consent document. Application may be made under Section 125 of the Resource Management Act 1991 to extend this period.

### **Your rights of objection and appeal**

- **Objection to Decision**  
If you do not agree with the decision of the consent authority, you may object to the whole or any part in accordance with Section 357A(1)(g) of the Resource Management Act 1991 (RMA). Notice of any objection must be in writing and lodged with Environment Canterbury **within 15 working days** of receipt of this decision in accordance with Section 357C(1) of the RMA.

- **Right to Appeal**

You may appeal the decision of the consent authority to the Environment Court in accordance with section 120 of the RMA. The notice of appeal must be lodged with the Court within 15 working days of receipt of this decision, at PO Box 2069, Christchurch. A copy of the appeal should also be forwarded to Environment Canterbury within the same timeframe.

If you are in any doubt about the correct procedures, you should seek legal advice.

- **Objection to Costs**

Section 357B of the RMA allows you to object to costs. Your objection must be received **within 15 working days** of the date on which you receive your invoice. Your objection must be in writing and should clearly explain the reasons for your objection as detailed in section 357C of the RMA.

### **Monitoring of conditions**

It is important that all conditions of consent are complied with, and that the consent holder continues to comply with all conditions, to ensure that the activity remains lawfully established.

You can find online Information regarding the monitoring of your consent at [www.ecan.govt.nz/monitoringconsent.pdf](http://www.ecan.govt.nz/monitoringconsent.pdf).

Charges, set in accordance with section 36 of the Resource Management Act 1991, shall be paid to the Regional Council for the carrying out of its functions in relation to the administration, monitoring and supervision of resource consents and for the carrying out of its functions under section 35 of the Act.

### **Further information about your consent**

For some activities a report is prepared, with officer recommendations, to provide information to the decision makers. If you require a copy of the report please contact our Customer Services section. You can find online information about your consent document at [www.ecan.govt.nz/yourconsent.pdf](http://www.ecan.govt.nz/yourconsent.pdf).

### **Queries**

For all queries please contact Customer Services Section quoting your CRC number noted above.

Thank you for helping us make Canterbury a great place to live

Yours sincerely



**Consents Planning Section**

cc:  
Oasis Clearwater Environmental Systems  
Attn To: Brooke Cogle  
PO Box 16276  
Hornby  
**Christchurch 8441**

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# RESOURCE CONSENT CRC194401

*Pursuant to Section 104 of the Resource Management Act 1991*

## The Canterbury Regional Council (known as Environment Canterbury)

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GRANTS TO: Barbara Helen Gye, Sarah Jane Gye

A DISCHARGE PERMIT (S15): To discharge domestic wastewater to land.

COMMENCEMENT DATE: 24 Apr 2019

EXPIRY DATE: 24 Apr 2034

LOCATION: 39 Fairfield Road, Fairton

---

### **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1 The discharge shall be only domestic wastewater originating from a property with legal description Lot 29 DP 1482 located at 39 Fairfield Road, Fairton, Ashburton, as shown on Plan CRC194401A, attached to and forming part of this resource consent.

### **Wastewater Treatment and Disposal**

- 2 The volume of wastewater discharged shall not exceed 800 litres per day.
- 3 The discharge shall be only from a single dwelling with a maximum of one bedroom.
- 4 The wastewater shall be discharged into land only at or about NZTM 2000 1505124mE, 5141725mN, via the land application system located within the discharge envelope, labelled as "LASE envelope" on Plan CRC194401B, attached to and forming part of this consent.
- 5 Prior to discharge to the land application system, the wastewater shall:
  - a. Receive primary treatment in a three-chamber septic tank wastewater treatment system, or an alternative treatment system which provides the same or better quality treatment; and
  - b. Pass through a proprietary effluent filter.
- 6 The wastewater treatment system and land application system shall not include chlorine disinfection.

- 7 After exiting the treatment system, the wastewater shall be pumped to a land application system constructed in accordance with the design shown on Plan CRC194401B and Plan CRC194401C, attached to and forming part of this resource consent, and as described below:
- a. A layer of sand, of a grade that fits within the 2A envelope shown on Diagram One, attached to and forming part of this resource consent, shall be installed beneath the base of the distribution pipes;
  - b. The land application system shall have a minimum area of 16 square metres;
  - c. The layer of graded sand shall be a minimum depth of 600 millimetres;
  - d. The base of the 2A sand layer shall be a maximum of 1,100 millimetres below ground level;
- 8 The wastewater shall be evenly dosed over the land application system at a rate not exceeding 50 millimetres per day.
- 9 The perimeter of the land application system shall be fenced, or shall be clearly demarcated by vegetation and/or signage and the consent holder shall ensure that there is no activity undertaken on top of the land application system that may cause damage to the disposal system (for example: stock grazing, car parking or deep rooted trees).
- 10 A minimum depth of 200 millimetres of unsaturated soil shall be maintained at all times between the base of the 2A sand layer and the highest groundwater level.
- 11 There shall be no ponding of treated or untreated wastewater on the land surface and no overland discharge of treated or untreated wastewater.
- 12 There shall be no discharge:
- a. Within 20 metres of any surface water body; and
  - b. To surface water as a consequence of the exercise of this consent.
- 13 There shall be no discharge within 50 metres in any direction, of any authorised and/or existing bores.

### **Installation**

- 14 Within one month of the installation of the treatment and land application system, the consent holder shall provide to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, the following:
- a. A signed copy of a compliance certificate certifying:

- i. that the installation of the wastewater treatment system, land application system, any ancillary treatment devices and associated pipework has been installed by a person with at least two years' experience in the installation of such systems; and
  - ii. the installed wastewater treatment system is capable of achieving the treatment standard and separation to groundwater specified in conditions (5) and (10) of this consent; and
  - iii. that the system has been installed in accordance with the conditions of this consent.
- b. A copy of a signed 'as built plan' which clearly shows the location of the installed wastewater treatment system and land application system, and the separation to property boundaries and surface water bodies; and
- c. Photographs which show:
  - i. the height of the installed distribution lines relative to ground level; and
  - ii. fencing or signage or vegetation demarcating the perimeter of the land application system.

## **Maintenance**

- 15 The wastewater treatment and land application system shall be serviced and maintained at least once every twelve months by a qualified person with at least two years' experience in the maintenance of such systems. The maintenance shall include but not be limited to:
- a. Ensuring that the lid(s) of the wastewater treatment system are readily accessible at all times;
  - b. Measuring the depth of solids and scum in the wastewater treatment system(s);
  - c. Pumping out the wastewater treatment tank(s) if the solids and scum layers combined are greater than one half the depth of the wastewater treatment tank(s);
  - d. Removal of the sludge from the base of pump chamber(s) when the sludge is at a maximum depth of 60 millimetres
  - e. A visual inspection of the components outlined in the clauses below, and cleaning, repairing or replacing as required:
    - i. proprietary effluent filter;
    - ii. electrical parts;
    - iii. audible alarms; and
    - iv. the distribution pump.
  - f. Flushing the distribution lines;

- g. Inspection of the distribution pipes at the site of the land application system to ensure that they are operating correctly and replacing as required;

16 Within one month of the installation of the wastewater treatment and land application system, the consent holder shall provide to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, a signed copy of a maintenance contract or agreement. The maintenance contract:

- a. Shall be with the system supplier or an alternative contractor experienced in the maintenance of the wastewater treatment and land application system;
- b. Shall specify details of the maintenance required under condition (15) of this consent; and
- c. If the contract changes during the duration of this consent, a new contract in accordance with (a) and (b) of this condition shall be forwarded to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, within one month of the contract being signed.

17 Following every service a written report shall be prepared and kept by the consent holder. In addition, the consent holder shall keep written records of all repairs made to any part of the wastewater treatment and land application system. The consent holder shall forward a copy of the written reports and records of repairs to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, on request.

### **Administration**

18 The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of:

- a. Dealing with any adverse effect on the environment that may arise from the exercise of the consent or
- b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.

**Advice Note:** On sale of the property, the consent holder shall inform the new property owner of the volume and location of the wastewater discharge, maintenance requirements and the requirement to comply with consent conditions.

19 If this consent is not exercised before 30 June 2024 shall lapse in accordance with section 125 of the Resource Management Act 1991.

### **Advice note:**

'Exercised' is defined as implementing any requirements to operate this consent and undertaking the activity as described in these conditions and/or application documents.

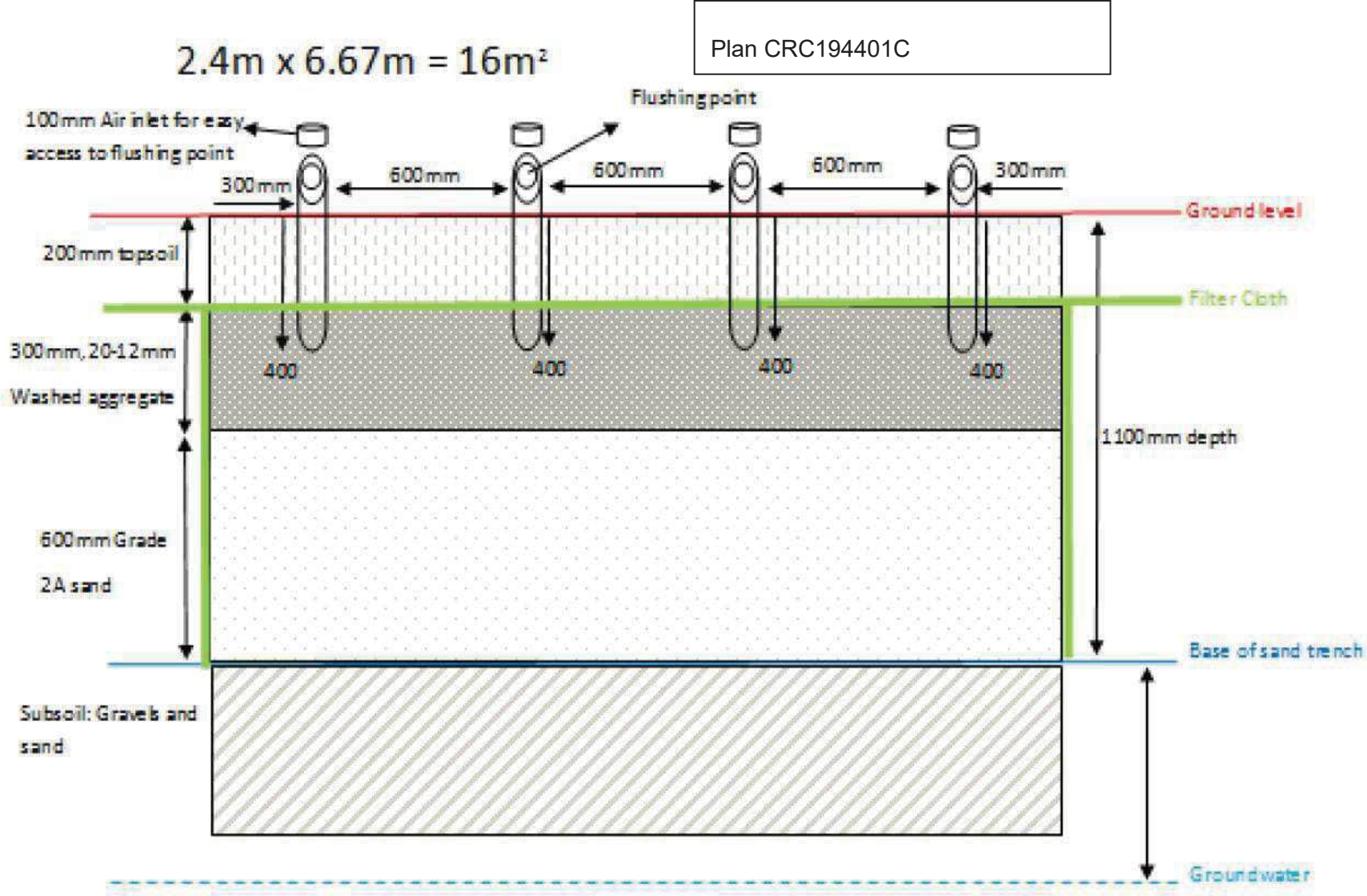
**Issued at Christchurch on 24 April 2019**

Canterbury Regional Council



Site location: 39  
 Fairfield Road,  
 Fairton, Ashburton.  
 Lot 29 DP 1482

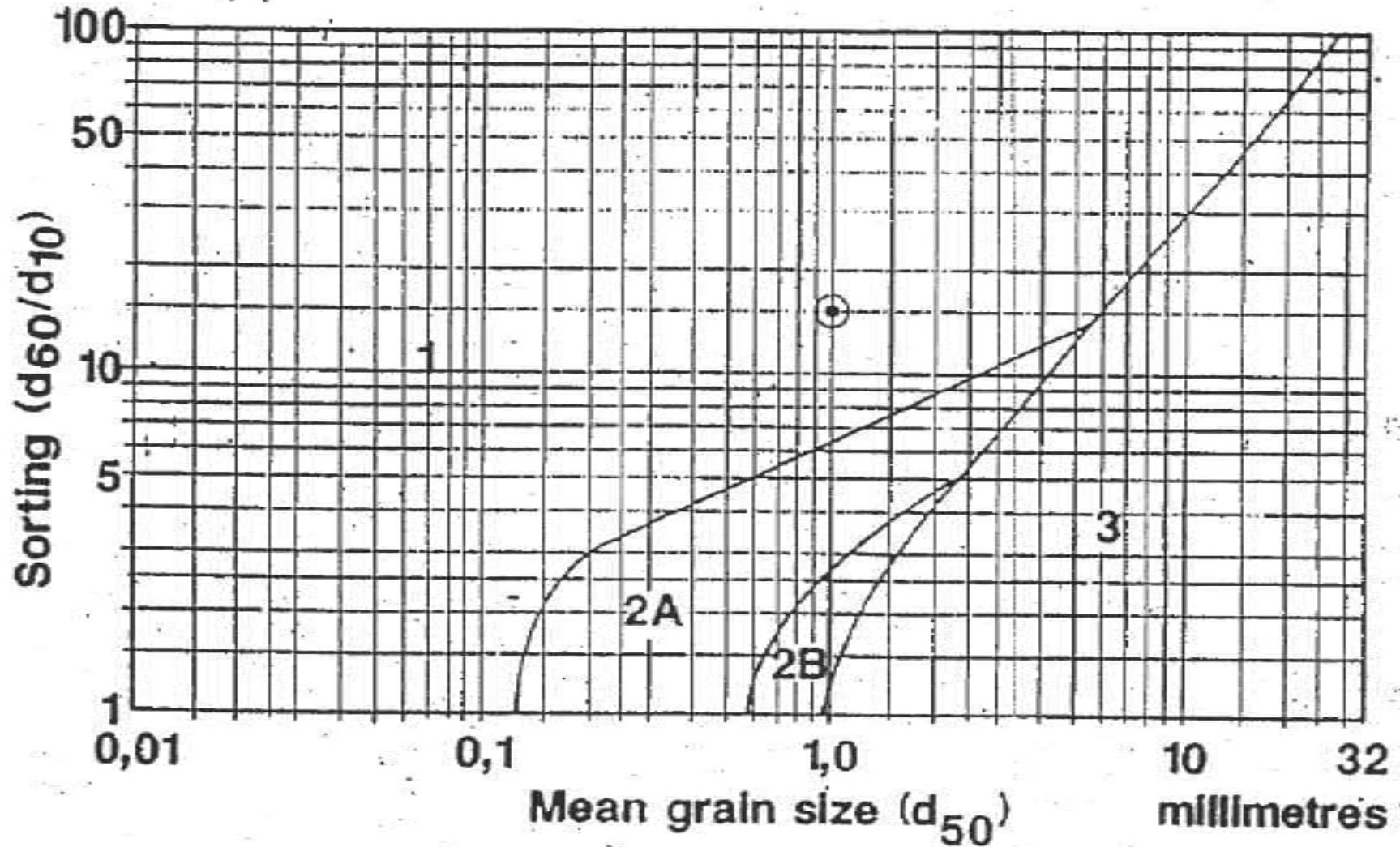




Please note: not to scale

# DIAGRAM ONE

SORTING v MEAN GRAIN SIZE



d60 = Sieve diameter where 60% of grains pass through sieve  
d10 = Sieve diameter where 10% of grains pass through sieve

Source: Jenssen, P. D., 1988

## Exercising of resource consent CRC194401

**It is important that you notify Environment Canterbury when you first start using your consent.**

---

**GRANTED TO:** Ms S J & Ms B H Gye  
**A DISCHARGE PERMIT (S15):** To discharge domestic wastewater to land.  
**LOCATION:** 39 Fairfield Road, Fairton

---

Even if the consent is replacing a previous consent for the same activity, you need to complete and return this page.

A consent can only be made active after the activity has commenced and all pre-requisite conditions have been fulfilled e.g. installation of water meter and/or fish screen. If you require further advice, please contact our Customer Services section on 0800 324 636 or by email at [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz).

Providing this information will:

- Validate your consent through to its expiry date
- Minimise compliance monitoring charges
- Help provide an accurate picture of the state of the environment.

**If consent CRC194401 is not used before 30 June 2024 this consent will lapse and no longer be valid.**

### Declaration:

I have started using this resource consent.

**Action taken** (e.g. pasture irrigated, discharge from septic tank/boiler/spray booth etc):

---

**Date I started using this resource consent** (Note: this date cannot be in the future): \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Full name of person signing** (please print): \_\_\_\_\_

**Please return to:**

**Business Support  
Environment Canterbury  
PO Box 345  
Christchurch 8140**

**Fax: (03) 365 3194  
Email: [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)**

**File: CRC194401  
Customer No: EC392014**



# ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand  
e-mail [info@adc.govt.nz](mailto:info@adc.govt.nz) Website [www.ashburtondc.govt.nz](http://www.ashburtondc.govt.nz)

Form 7

## CODE COMPLIANCE CERTIFICATE Section 95, Building Act 2004

COPY

**Building Consent No: BC0720/10**

### The Building

Street Address of Building: 39 Fairfield Road  
ASHBURTON DISTRICT

SCANNED



Legal Description of Land where Building is Located: Lot 29 DP 1482

Lot No: 29 DP No: 1482  
Property No: 3083 Valuation Roll No: 2443041800

Building Name: N/A

Location of Building within Site/Block Number: NA

Level/Unit number :0

Current, Lawfully Established, Use

No Occupants per Level NA No Occupants use (if more than 1) :NA

Year First Constructed: 2010

### The Owner

A A McCool, S J Gye  
39 Fairfield Road  
RD 2  
Ashburton 7772

### Phone Numbers

Daytime:  
Home:  
Mobile:  
After Hours:  
Fax:  
E-Mail:  
Website :

### First Point of Contact for Communications:

Skyline Garages  
47 McMurdo Street  
ASHBURTON 7700

### Phone Numbers

Daytime: 03 308 0297  
Home: 03 308 8159  
Mobile: 0274 411 659  
After Hours:  
Fax:  
E-Mail: [denis.trudgeon@xtra.co.nz](mailto:denis.trudgeon@xtra.co.nz)

### Building Work

Project: New Construction  
Garage

Intended Use(s): Sleepout

Intended Life: 50 years

**Code Compliance**

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

- (a) The building work complies with the building consent



PP

\_\_\_\_\_  
**Signature**

**Name** Mark Fields

**Position** Building Services Manager

**Date : 21 June 2012**

**On behalf of Ashburton District Council 21 June 2012**



# ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand  
 e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

RECEIVED  
 27 JUL 2010  
 2pm  
 BY:

**(BAM 002)**

Version: 2  
 Date Issued: 19/08/2009

**FOR OFFICE USE ONLY**

BC No: 072010

Date Received:

## Project Information Memorandum and/or Building Consent Application

(Only complete items that are applicable to your project)

APPLICATION			
I request that you issue a: <i>(please tick one)</i>	<input type="checkbox"/>	Project Information Memorandum only (PIM)	
	<input checked="" type="checkbox"/>	Building Consent only (for existing PIM) No: _____ (attach copy)	
	<input type="checkbox"/>	Building Consent (including Project Information Memorandum)	
THE BUILDING			
Street Address (or Rapid No if applicable): <u>39 Fairfield Rd Ashburton</u>		Building Name (if applicable):	
Legal Description: Lot: <u>29</u> DP: <u>1482</u>		Valuation Roll Number:	
Number of Levels:	Level/Unit No:	Total Floor Area: (all floors included)	
Current lawfully established use:		Existing: <u>155</u> m <sup>2</sup>	Add: <u>54</u> m <sup>2</sup>
Is there a swimming/spa pool located at this address: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>		Approx year building first constructed:	
THE OWNER			
Owner's Name: <u>Sarah Gye.</u>		Contact Person: <u>Barbara Gye.</u> <i>(if owner is not an individual)</i>	
Mailing/Billing Address: <u>39 Fairfield Rd Ashburton.</u>			
Street Address/Registered Office:			
E-mail Address:		Phone Day: <u>3088000</u>	
Phone A'Hours: <u>3088000</u>	Fax:	Cellphone:	
THE AGENT			
Note - 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.			
Agent's Name: <u>Skyline Georges</u>		Contact Person: <u>Denis Trudgeal</u> <i>(if Agent is not an individual)</i>	
Mailing/Billing Address: <u>47 Mc Murdo St Ashburton</u>			
Street Address/Registered Office:			
E-mail Address: <u>denis.trudgeal@xtra.co.nz</u>		Phone Day: <u>3080297</u>	
Phone A'Hours: <u>3088159</u>	Fax: <u>3080297</u>	Cellphone: <u>0274 411659</u>	
THE PROJECT			
Description of building work: <i>(eg dwelling, commercial, farm shed, garage etc)</i> <u>erect sleepout</u>			
Will the building work result in a change of use of the building? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(Refer to Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005 if in doubt)</i>			
If "Yes", provide details of the new intended use:			
Intended life of the building:	Indefinite but not less than 50 years	or specified as <u>50</u> years	
List Building Consents previously issued for this building (if any): <i>(ie is this project being constructed in stages? Is this consent for a relocated or transportable building?)</i>			
Estimated Value (inc GST) <i>(ie the estimated aggregate of the values of all goods and services):</i> \$ <u>39'000 = 00</u>			

### PROJECT INFORMATION MEMORANDUM

PROJECT INFORMATION MEMORANDUM (Do not fill in this section if the application is for a building consent only)

The following matters are involved in the project: (tick the matters relevant to the project)

- Subdivision
- Alteration to land contours
- New or altered connections to public utilities
- New or altered locations and/or external dimensions of the buildings
- New or altered access for vehicles
- Building work over or adjacent to any road or public place
- Disposal of storm water and waste water
- Building work over any existing drains or sewers or in close proximity to wells or water mains
- Other matters known to the applicant that may require authorisations from the territorial authority: (specify)
- .....

Note that Develvement Contributions may be levied in cases where extra demand for services is required. Refer to "Customer Guide for Development Contributions" for additional information.

### BUILDING CONSENT

The following documentation is attached to this application:

- specifications  plans  calculations  producer statements
- other (specify) \_\_\_\_\_

BUILDING CODE CLAUSE		MEANS OF COMPLIANCE (refer to the relevant compliance document(s) or detail of alternative solution in the plans & specifications; if not applicable, put n/a)	WAIVER/MODIFICATION REQUIRED (state nature of waiver or modification of building code required)
B1	Structure	<input type="checkbox"/> NZS3604 <input type="checkbox"/> NZS1170 <input type="checkbox"/> NZS4229 <input type="checkbox"/> Other..... (specify)	Skylight design.
B2	Durability	<input checked="" type="checkbox"/> B2/AS1 <input type="checkbox"/> NZS3101 <input type="checkbox"/> NZS3602 <input checked="" type="checkbox"/> NZS3604 <input type="checkbox"/> Other ..... (specify)	
C1	Outbreak of fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> Other ..... (specify)	
C2	Means of escape	<input type="checkbox"/> C/AS1 <input type="checkbox"/> Other ..... (specify)	
C3	Spread of fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> Other ..... (specify)	
C4	Structural stability during fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> Other ..... (specify)	
D1	Access Routes	<input type="checkbox"/> D1/AS1 <input type="checkbox"/> NZS4121 Other ..... (specify)	
D2	Mechanical installations for access	<input type="checkbox"/> D2/AS1 <input type="checkbox"/> NZS4332 <input type="checkbox"/> EN81 <input type="checkbox"/> EN115 <input type="checkbox"/> Other ..... (specify)	
E1	Surface water	<input type="checkbox"/> E1/AS1 <input type="checkbox"/> AS/NZS3500.3 <input type="checkbox"/> Other .....(specify)	
E2	External moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> Specific design and testing	
E3	Internal moisture	<input checked="" type="checkbox"/> E3/AS1 <input type="checkbox"/> Other ..... (specify)	
F1	Hazardous agents on site	<input type="checkbox"/> F1/AS1 <input type="checkbox"/> Other ..... (specify)	

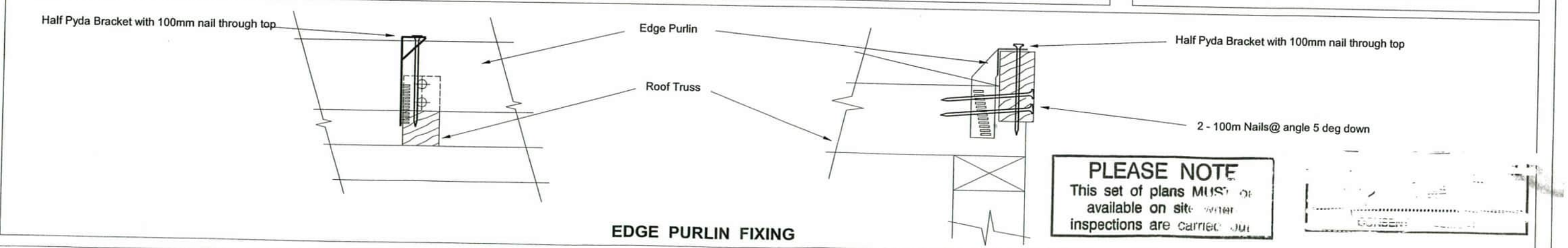
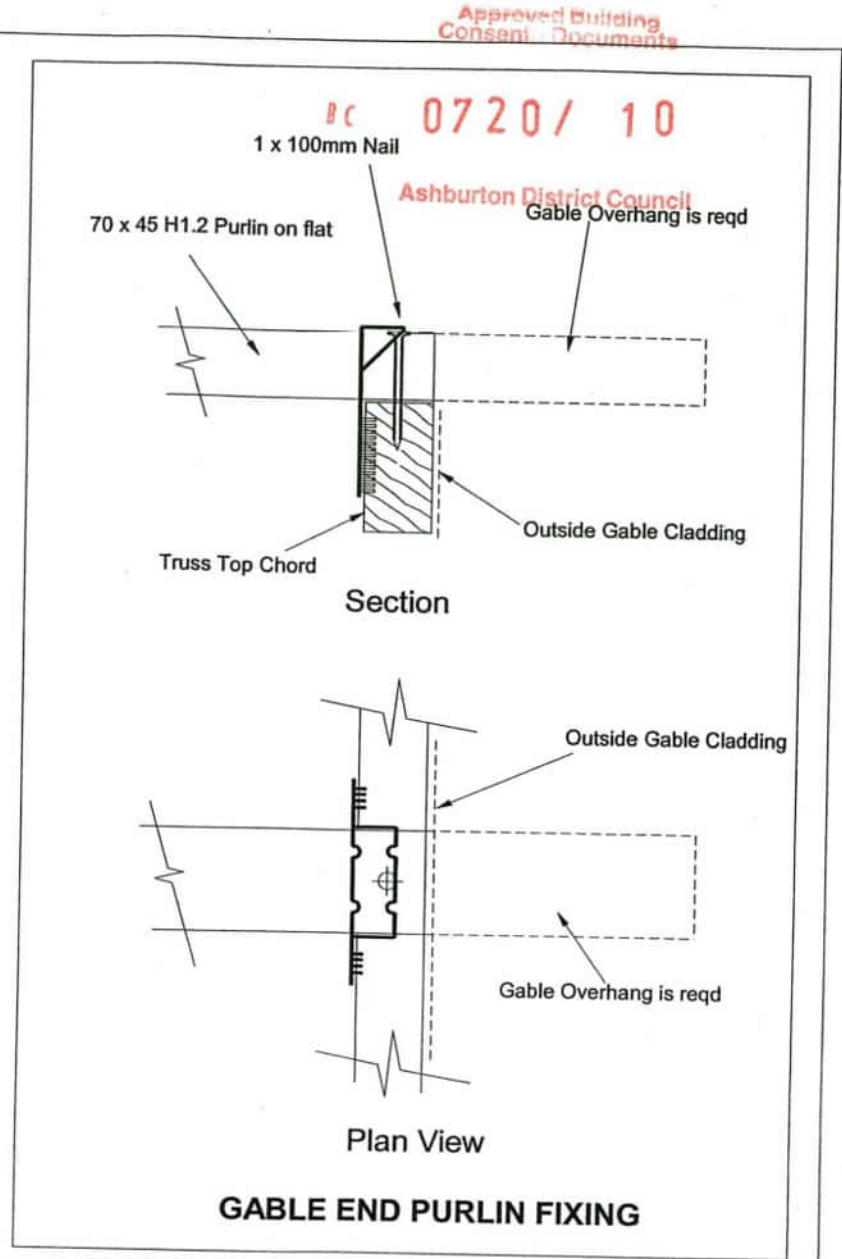
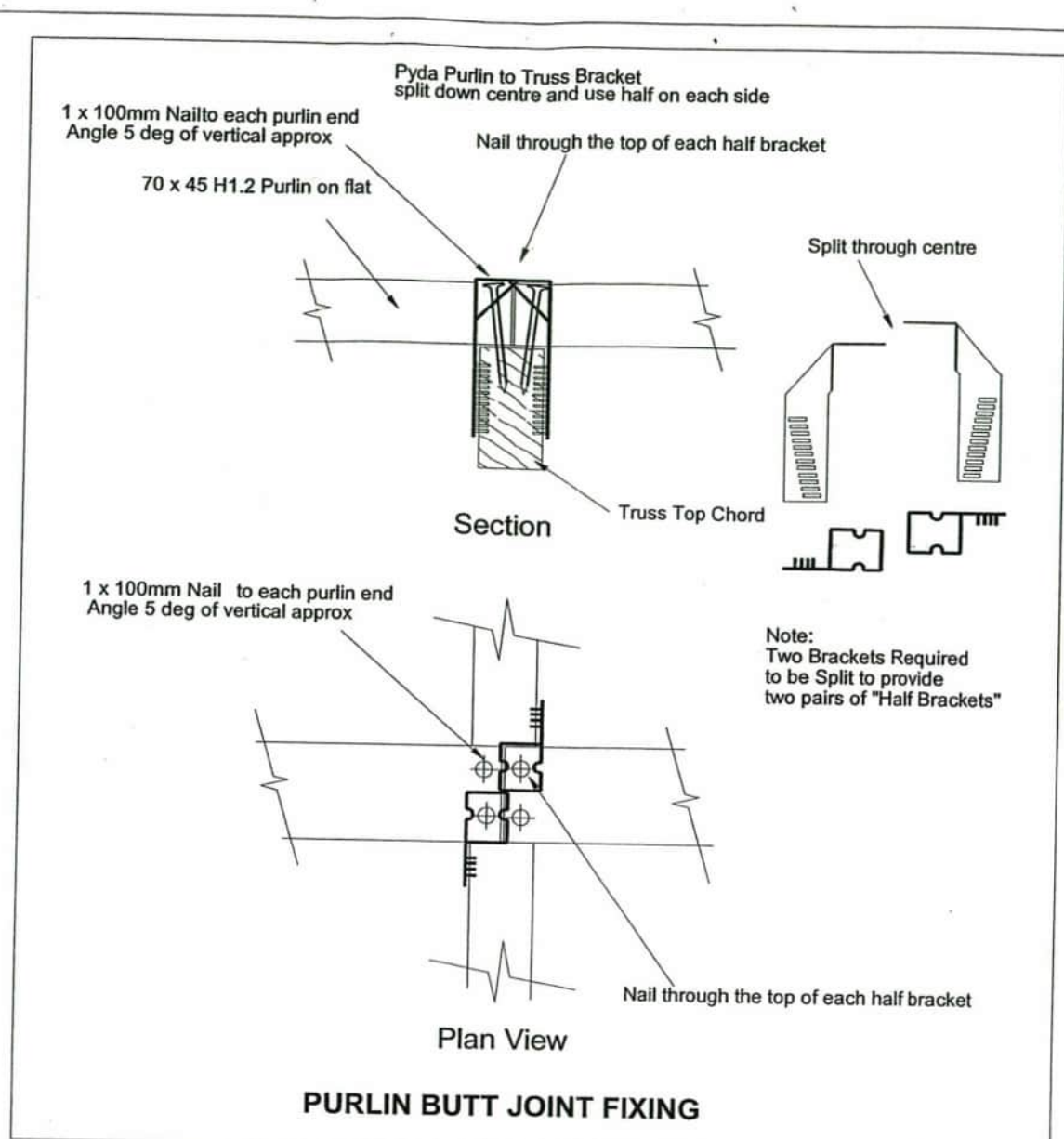
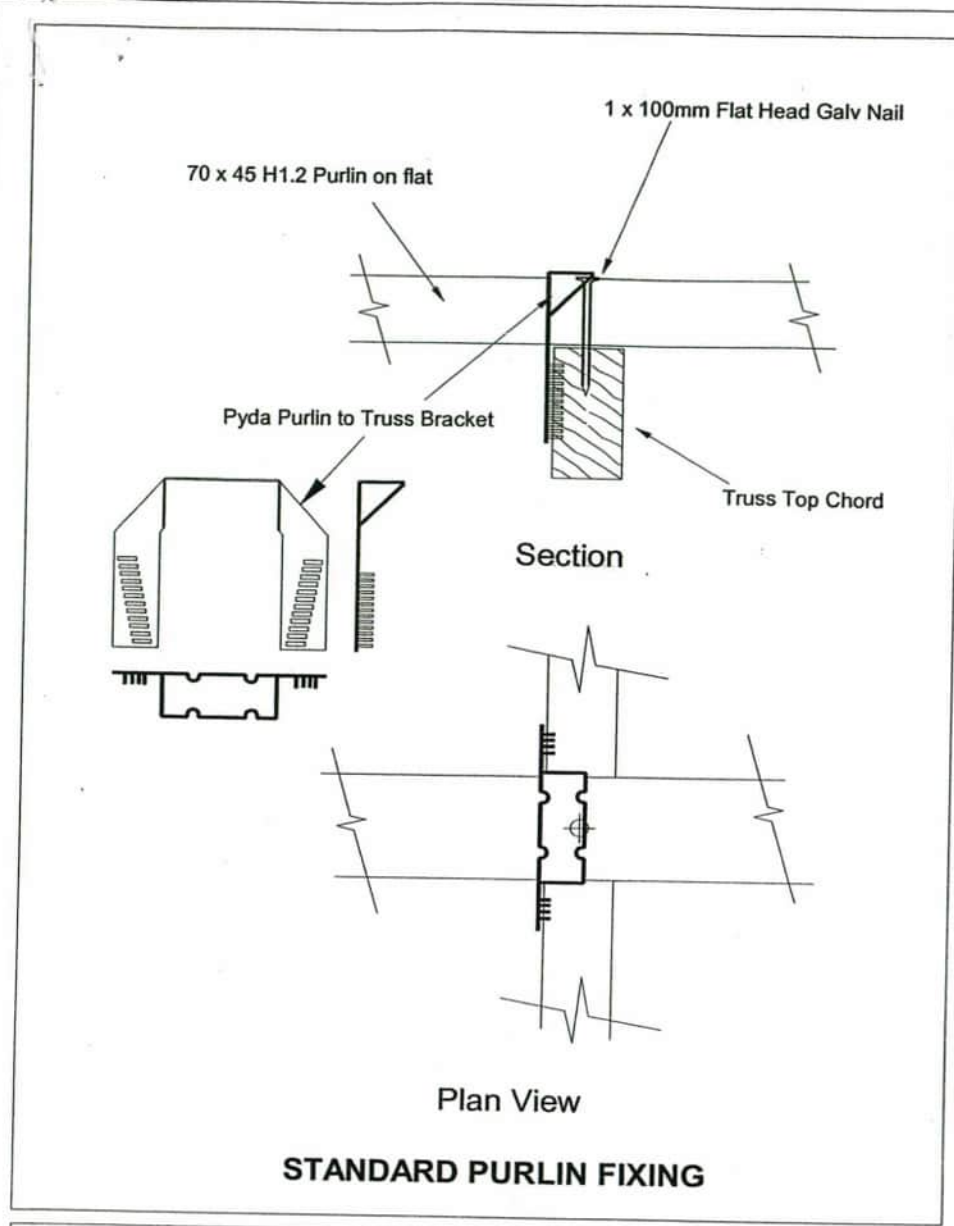
BUILDING CODE CLAUSE		MEANS OF COMPLIANCE (refer to the relevant compliance document(s) or detail of alternative solution in the plans & specifications; if not applicable, put n/a)	WAIVER/MODIFICATION REQUIRED (state nature of waiver or modification of building code required)
F2	Hazardous building materials	<input type="checkbox"/> F2/AS1 <input type="checkbox"/> NZS4223 <input type="checkbox"/> Other .....(specify)	
F3	Hazardous substances and processes	<input type="checkbox"/> F3/AS1 <input type="checkbox"/> Other ..... (specify)	
F4	Safety from falling	<input type="checkbox"/> F4/AS1 <input type="checkbox"/> FSP Act <input type="checkbox"/> Other .....(specify)	
F5	Construction and demolition hazards	<input type="checkbox"/> F5/AS1 <input type="checkbox"/> Other .....(specify)	
F6	Lighting for emergency	<input type="checkbox"/> F6/AS1 <input type="checkbox"/> Other .....(specify)	
F7	Warning systems	<input type="checkbox"/> F7/AS1 <input type="checkbox"/> NZS4512 <input type="checkbox"/> Other .....(specify)	
F8	Signs	<input type="checkbox"/> F8/AS1 <input type="checkbox"/> Other .....(specify)	
G1	Personal hygiene	<input type="checkbox"/> G1/AS1 <input type="checkbox"/> Other .....(specify)	
G2	Laundering	<input type="checkbox"/> G2/AS1 <input type="checkbox"/> Other.....(specify)	
G3	Food prep. And prevention of contamination	<input type="checkbox"/> G3/AS1 <input type="checkbox"/> Other .....(specify)	
G4	Ventilation	<input checked="" type="checkbox"/> G4/AS1 <input type="checkbox"/> AS1668.2 <input type="checkbox"/> Other .....(specify)	
G5	Interior environment	<input type="checkbox"/> G5/AS1 <input type="checkbox"/> Other .....(specify)	
G6	Airborne and impact sound	<input type="checkbox"/> G6/AS1 <input type="checkbox"/> Other .....(specify)	
G7	Natural light	<input type="checkbox"/> G7/AS1 <input type="checkbox"/> Other .....(specify)	
G8	Artificial light	<input type="checkbox"/> G8/AS1 <input type="checkbox"/> NZS6703 <input type="checkbox"/> Other .....(specify)	
G9	Electricity	<input checked="" type="checkbox"/> G9/AS1 <input type="checkbox"/> Other .....(specify)	
G10	Piped services	<input type="checkbox"/> G10/AS1 <input type="checkbox"/> NZS5261 <input type="checkbox"/> Other..... (specify)	
G11	Gas as an energy source	<input type="checkbox"/> G11/AS1 <input type="checkbox"/> Other .....(specify)	
G12	Water supplies	<input type="checkbox"/> G12/AS1 <input type="checkbox"/> AS/NZS3500.1 <input type="checkbox"/> AS/NZS3500.4 <input type="checkbox"/> Other .....(specify)	
G13	Foul water	<input checked="" type="checkbox"/> G13/AS1 <input type="checkbox"/> AS/NZS3500.2 <input type="checkbox"/> BS5572 <input type="checkbox"/> Other .....(specify)	Soak holes.
G14	Industrial liquid waste	<input type="checkbox"/> G14/AS1 <input type="checkbox"/> Other .....(specify)	
G15	Solid waste	<input type="checkbox"/> G15/AS1 <input type="checkbox"/> Other .....(specify)	
H1	Energy efficiency provisions	<input type="checkbox"/> H1/AS1 <input type="checkbox"/> NZS4218 <input type="checkbox"/> NZS4243 <input type="checkbox"/> ALF Design Manual <input type="checkbox"/> NZS4214 <input type="checkbox"/> Other .....(specify)	

REQUIRED ATTACHMENTS	
Evidence of ownership attached to this application:	
<input checked="" type="checkbox"/> Certificate of Title	<input type="checkbox"/> Sale and Purchase Agreement
Complete and attach <b>ONE</b> of the following checklists, and provide <b>ALL</b> of the information and plans requested on that checklist:	
<input type="checkbox"/> Form BAM 002-R Residential work	<input type="checkbox"/> Form BAM 002-I Commercial/Industrial work
<b>Application Fee (Deposit)</b>	
<input type="checkbox"/> Application Fee of \$	(refer to cover sheet for appropriate fees)



DC 0720/10

Ashburton District Council  
Gable Overhang is reqd



Skyline Standard Detail  
 Drawn By:  
 Scale: 1:5  
 Date:

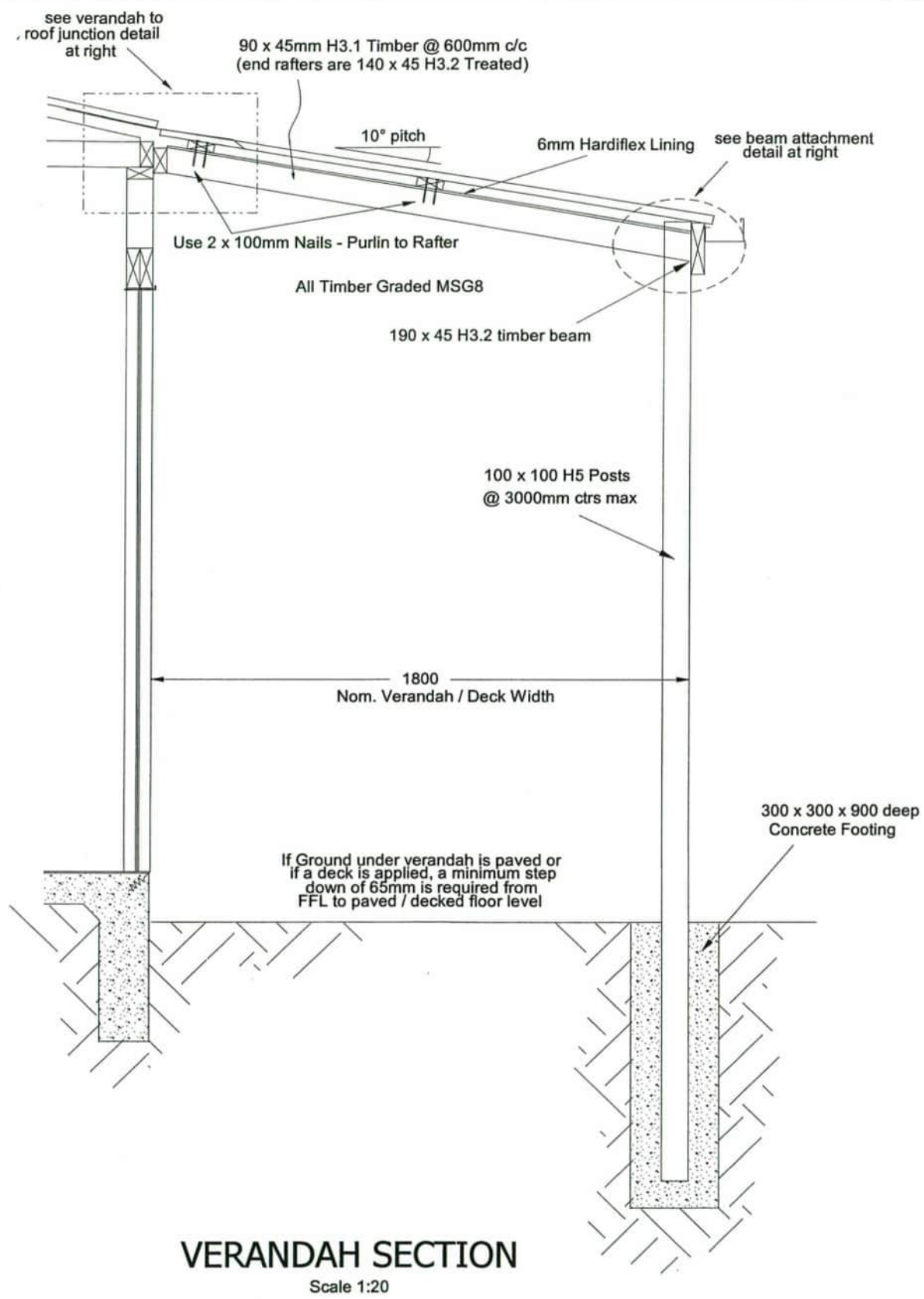
**STANDARD PURLIN FIXING USING PRYDA BRACKET**  
 SKYLINE BUILDINGS

**SKYLINE**  
 THE GARAGE COMPANY  
 © 2007 Skyline Buildings Ltd.

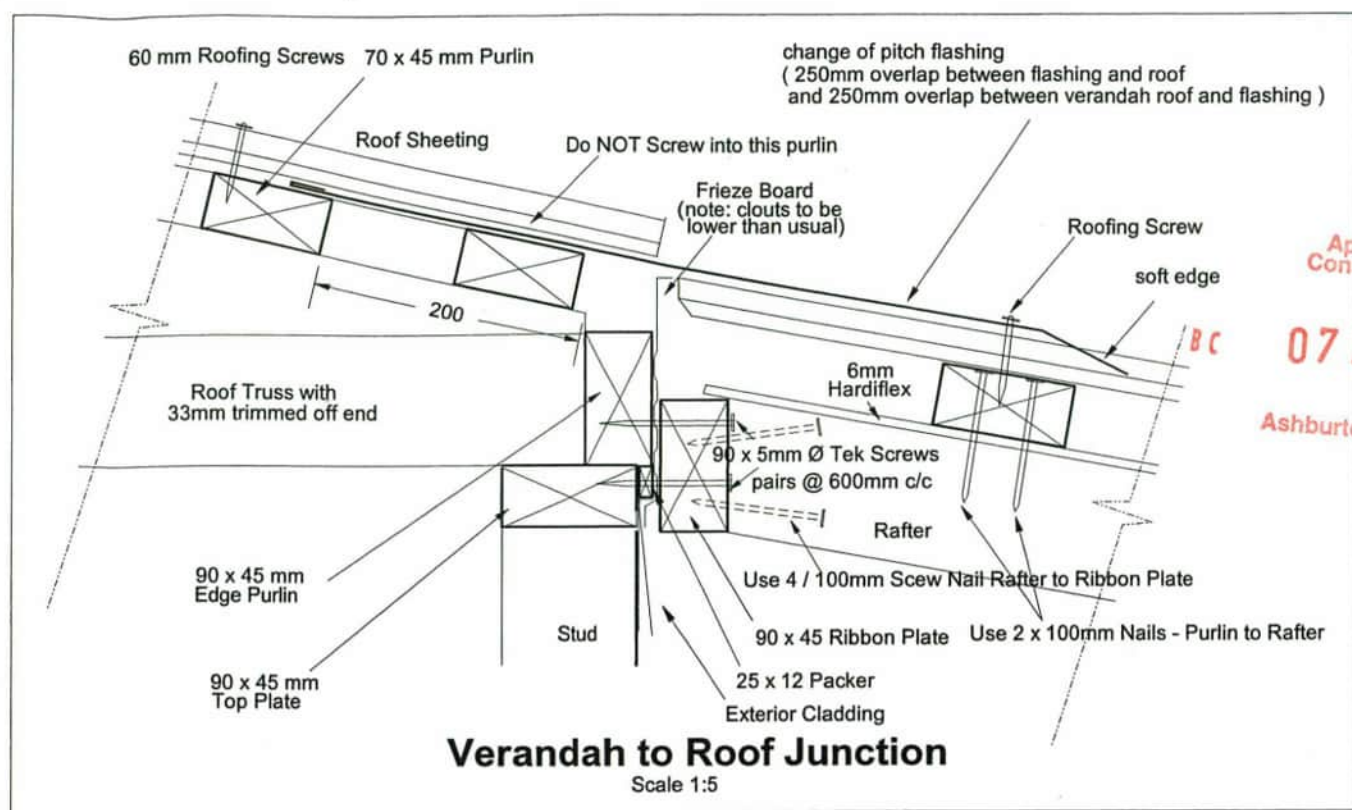
SEE DETAIL  
 Detail on Sheet

**SHEET**  
 Number of 08 MAY 2008

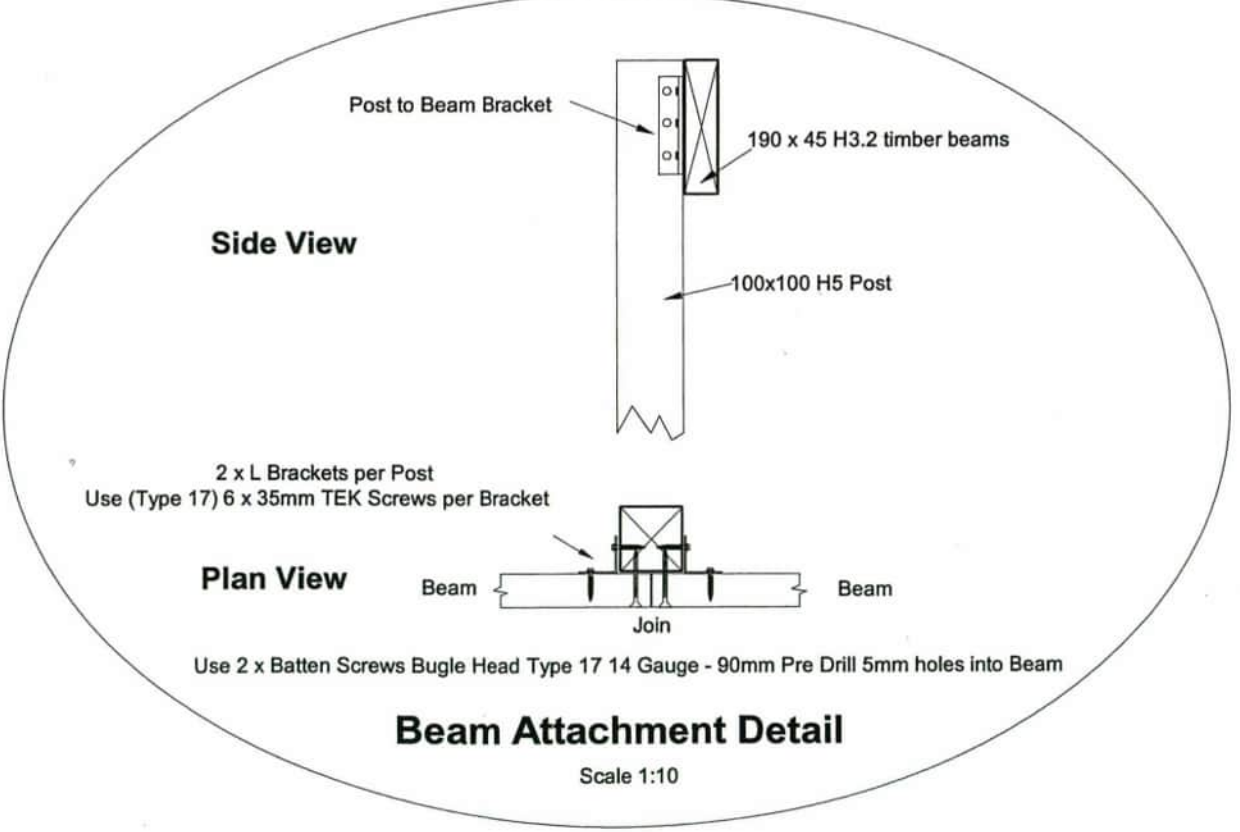
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**VERANDAH SECTION**  
Scale 1:20



**Verandah to Roof Junction**  
Scale 1:5



**Beam Attachment Detail**  
Scale 1:10

Approved Building  
Consent Documents  
**0720/10**  
Ashburton District Council

Distributor:	Drawn By:	PROJECT :
Salesperson:	Scale: 1:	FOR :
Revision:	Date:	AT :

*Covered by PSI.*



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**SHEET**  
Number 4  
of

Approved Building Consent

DC 0720/10

Ashburton District Council

# SECTION 6000mm

**ROOF PITCH**  
15

**ROOFING**

Roofing is .40 (26GA) Aluminium-zinc alloy coated steel longrun trapezoidal profile roofing  
Ridging is .40 (26GA) Aluminium-zinc alloy coated steel with Ali edging

*Sixed with 65m Tex screws*

*Stand weight Paper to Roof*

**SPOUTING & DP'S**

Spouting is 0.55 (24GA) Aluminium-zinc alloy coated steel gutters fixed to two sides of the Building.  
Downpipe is 0.40 (26GA) 65mm x 50mm Aluminium-zinc alloy coated steel, one per Gutter  
Gutter fixing as per Detail on Sheet

**EXTERIOR SHEATHING**

Sheathboard Profile 0.40mm (26GA) Aluminium-zinc alloy coated steel COLORCOTE weatherboards

**STRUCTURAL BRACING**

Refer to appendix A -  
All Bracing System: BRANZ STO723/1/2/3/4"  
Retaining the report from BRANZ Limited  
Refer to Floor Plan on Sheet

**WINDING PAPER**

Black building paper and chord under Roof Sheeting

**ROOF FRAME**

Skyline NZ Design Trusses (SKYLINE 15\_60) U.T Treated Trusses @ 1500mm centres  
90mm x 45mm U.T Timber Purlins on edge @ 990mm centres max

**JOINERY**

As Indicated on Floor Plan  
Flashing System as indicated in details  
Sheet Numbers

**STUD HEIGHT**

2100 Standard - 2400 Optional extra

**FRAMING**

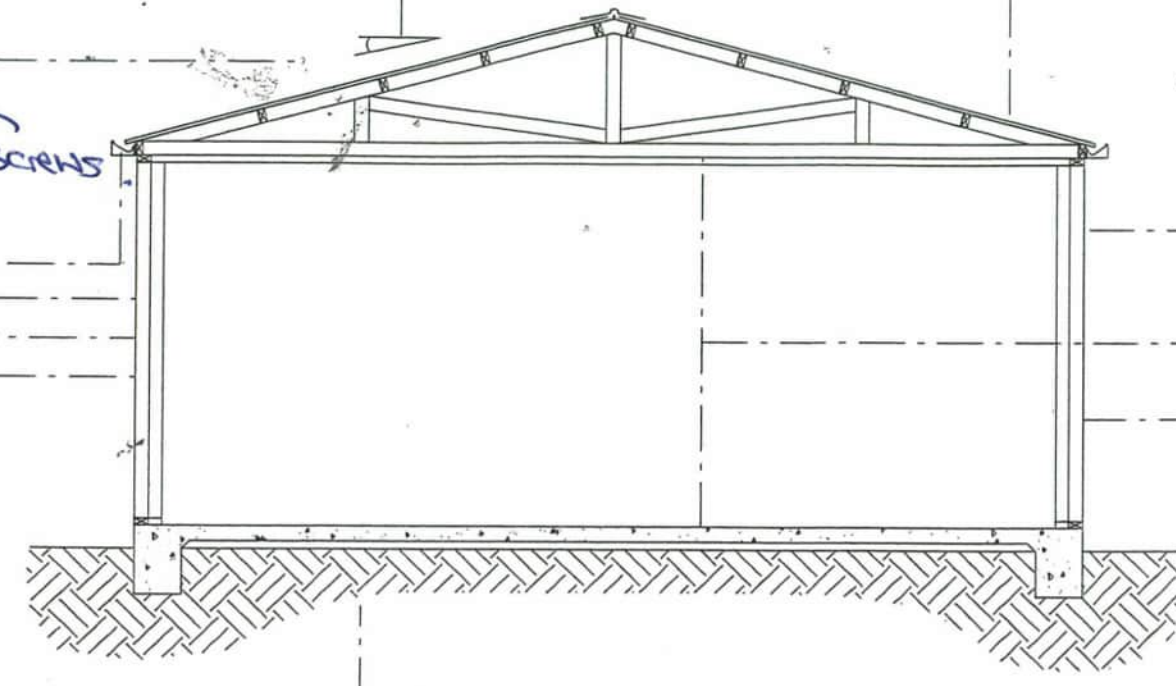
All Timber is Laserframe. Graded MSG8.  
All Timber is Housed.  
i.e. Studs and Nogs are Checked  
One Row of Nogs 90mm x 45mm H1.2  
Bottom Plate 90mm x 45mm H3.1  
Top Plate 90mm x 45mm H1.2  
Single Corner Studs to all Corners  
Studs at 600mm Centres

**FLOOR STRUCTURE**

Damp Proof Course under all Bottom Plates.  
Standard Skyline Concrete Garage Floor

Structure as per Detail on Sheet

DC 0268/10  
Ashburton District Council



SECTION AA

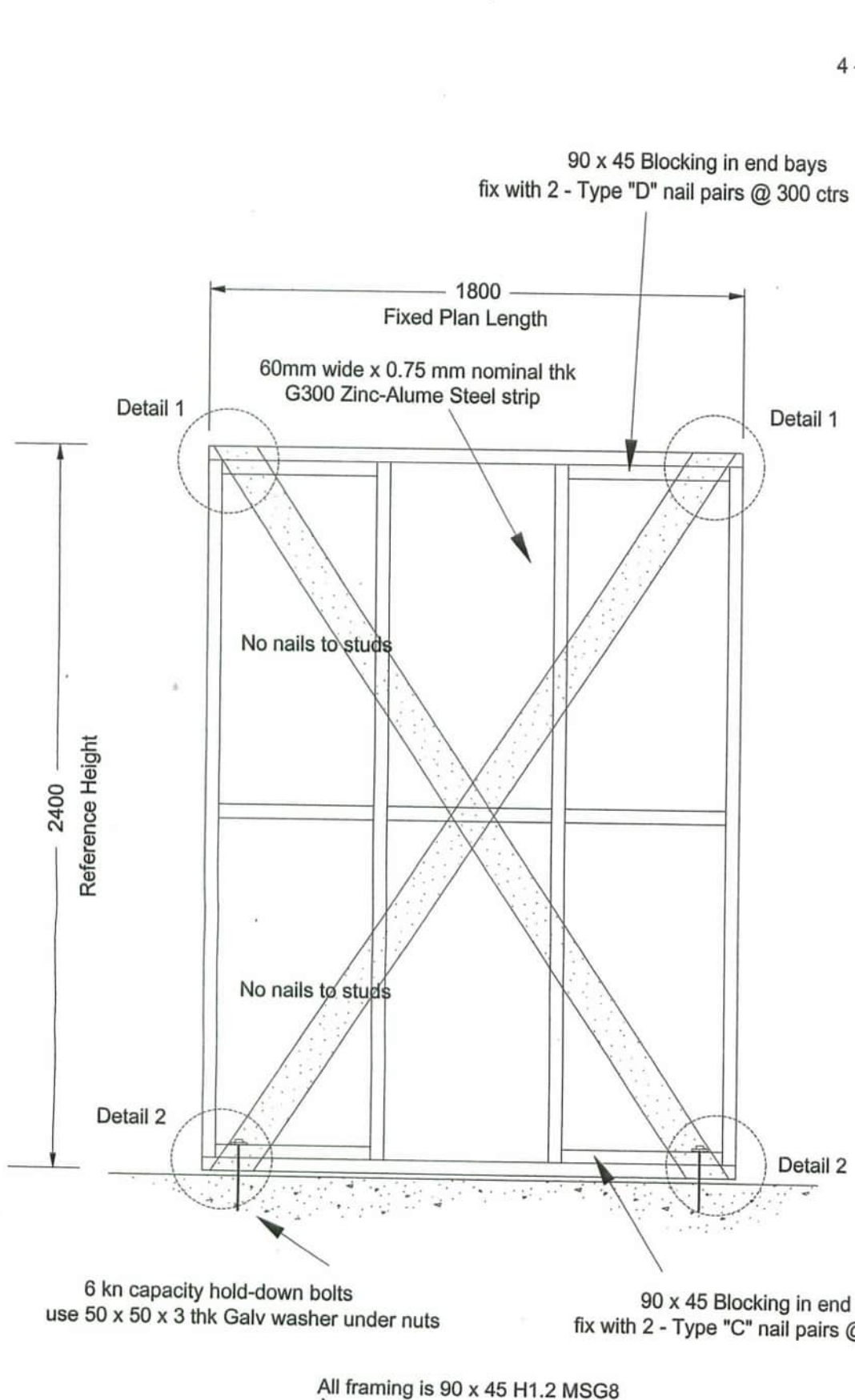
**NOTES**

- The Floor Structure of this building is not suited to habitable use
- All Timber Graded MSG8

*Building paper to walls.  
2.6 wall Batts  
3.6 ceiling Batts.  
75 x 35 ceiling battens at 450 centres  
10 mm Subboard linings*

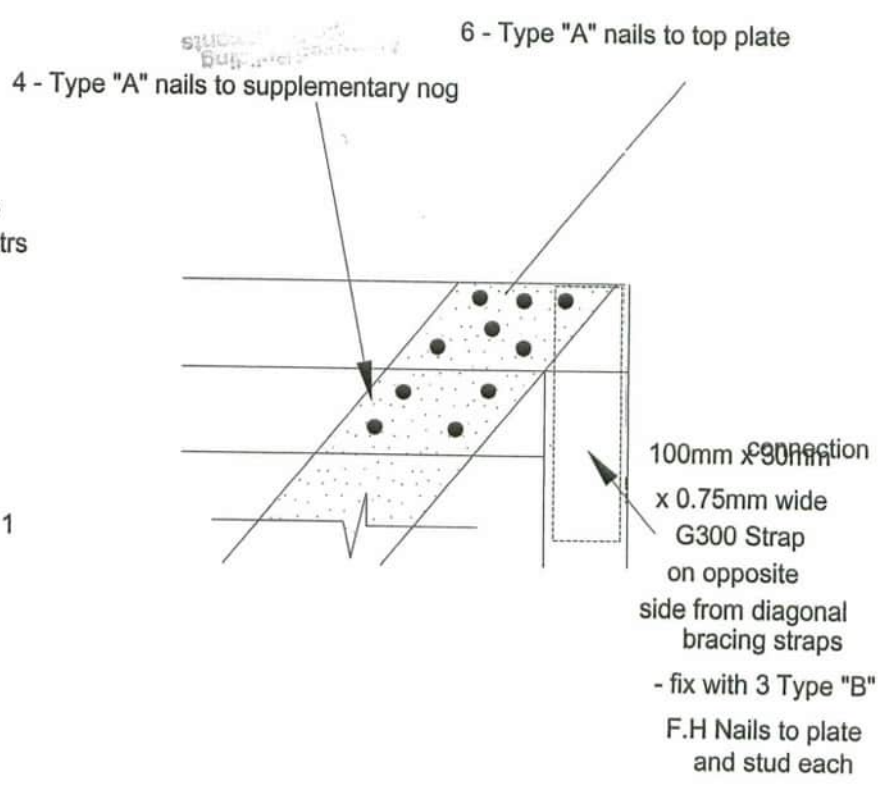
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Ashburton District Council  
0268 / 10

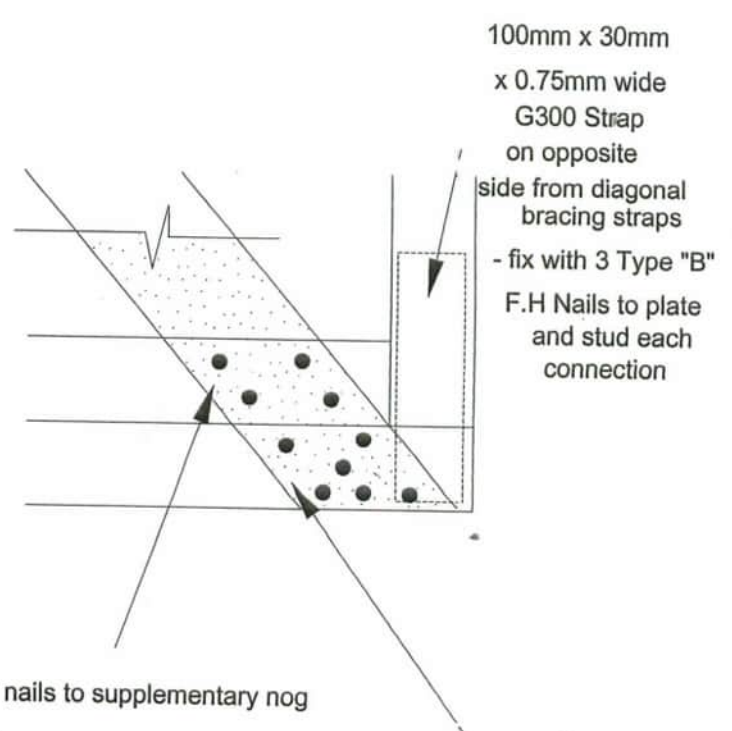


**"SKY 1800" BRACING ELEMENT**  
Scale 1:20

- Notes**
- Type "A" nails - 75mm x 3.15 F.H Galv nails
  - Type "B" nails - 43mm x 3.0 F.H Galv nails
  - Type "C" nails - 90mm x 3.17 F.H Galv nails - smooth shank



**DETAIL 1**



**DETAIL 2**

Approved Building  
Consent  
0720 / 10  
Ashburton District Council

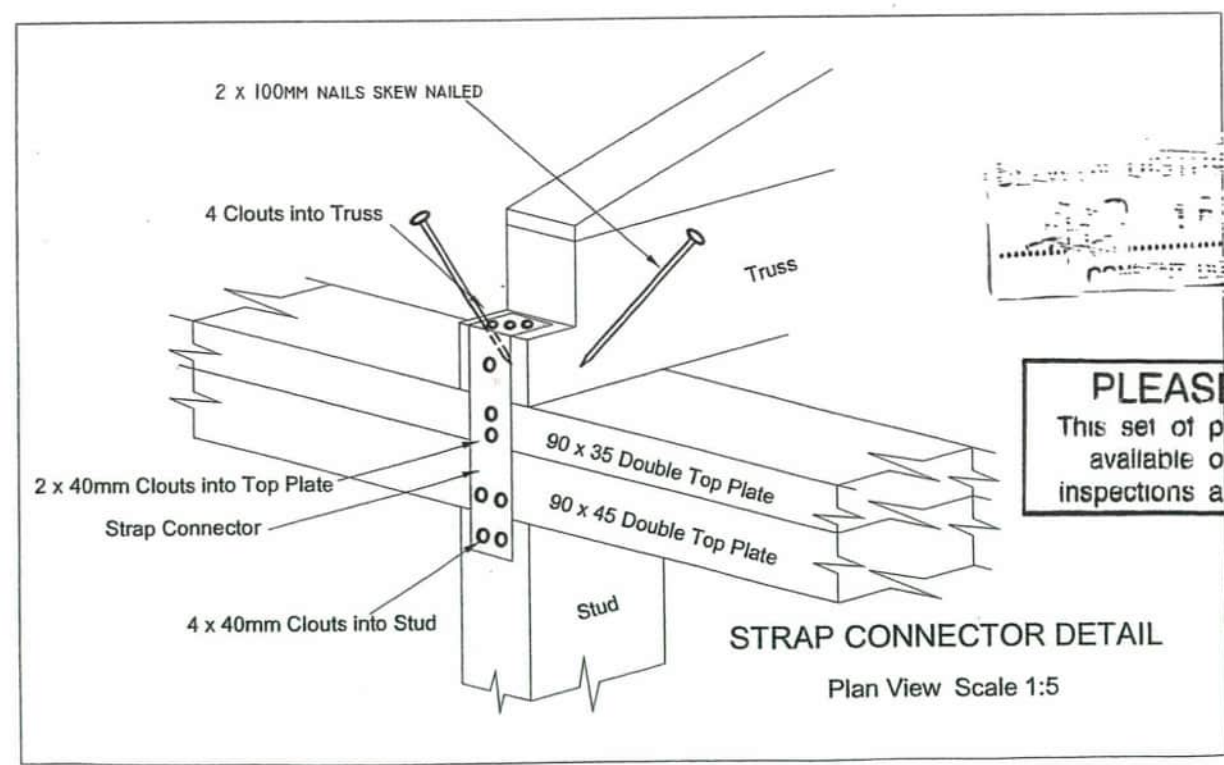
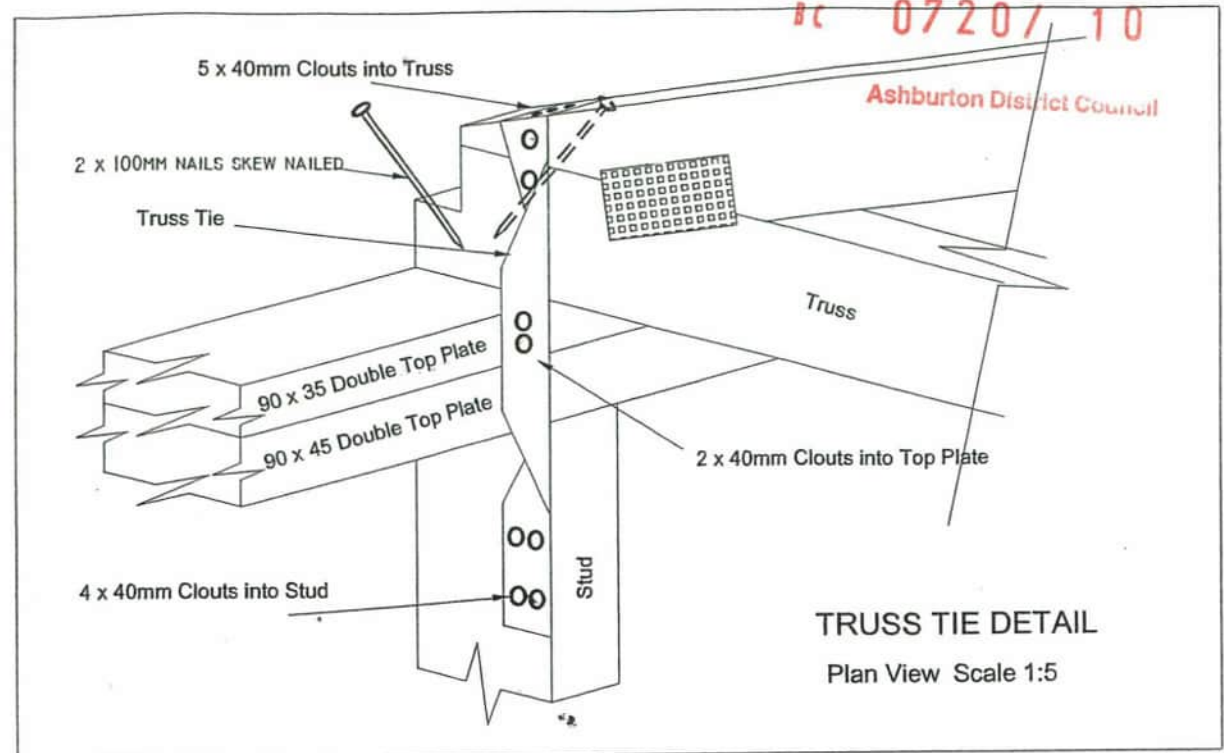
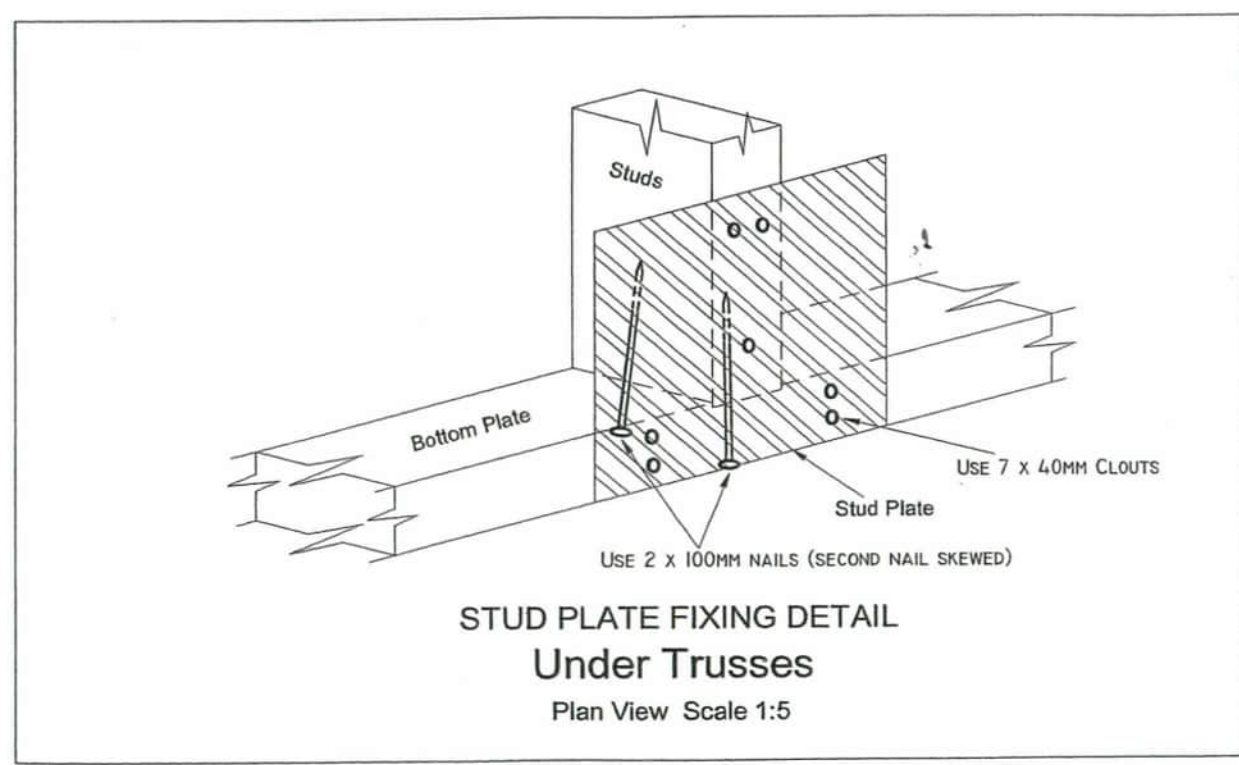
Distributor: Ashburton Salesperson: Revision:	Drawn By: DND Scale: Date: August 2009	PROJECT: Proposed 7.2 x 6.0 Skyway Garage FOR: Nathan Duffell AT: 7 Ascott Pl, Ashburton	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <b>Skyway</b>                      by Skyline The Garage Company  <small>© 2008 Skyline Buildings Ltd.</small> </div> <p style="font-size: 2em; margin: 0;">SHEET</p> <p style="margin: 0;">Number <span style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: inline-block; vertical-align: middle;"></span> of</p>
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# Skyline Garage Truss and Bottom with Double Top Plate Fixing Details

Approved Building Document


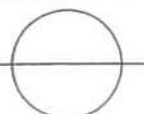

IC 0720/10

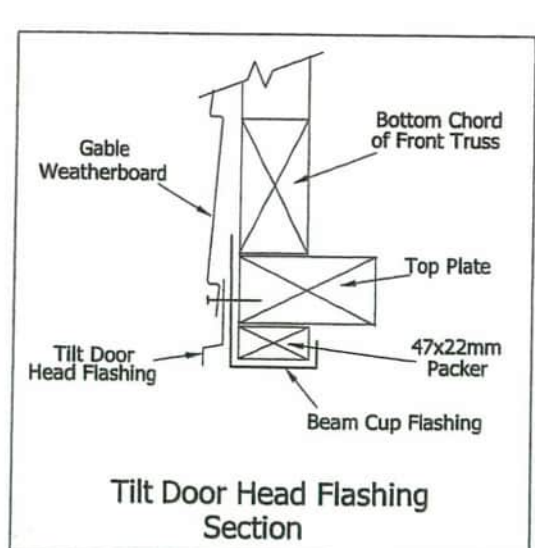
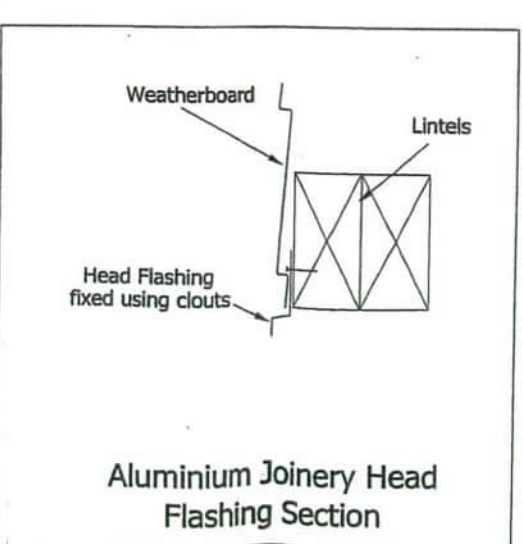
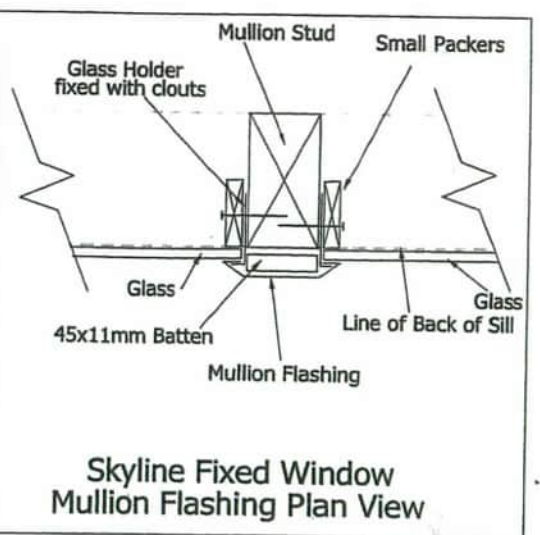
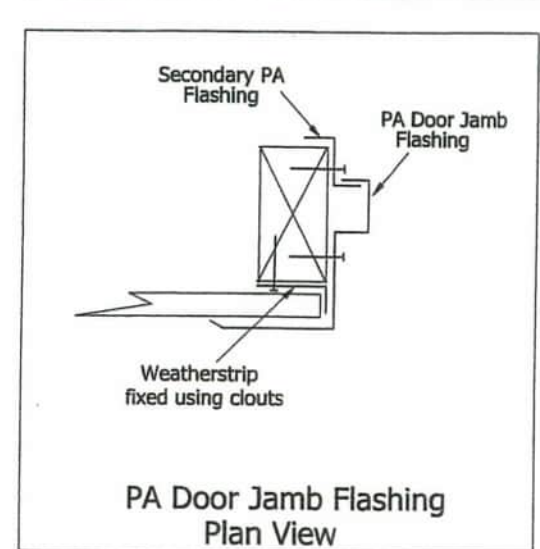
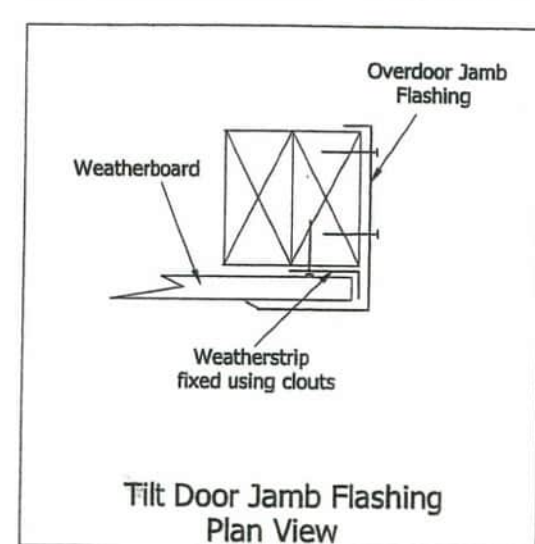
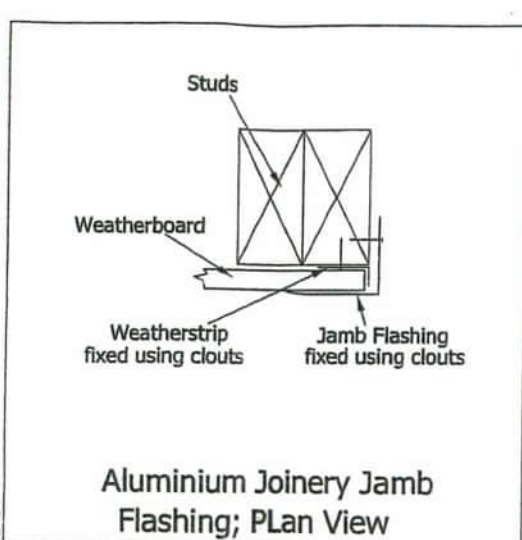
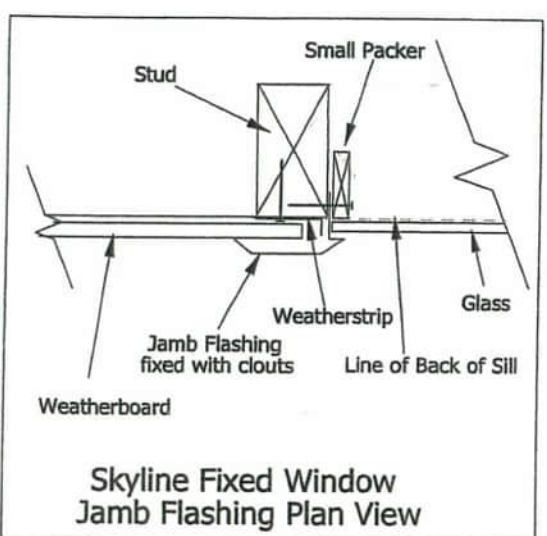
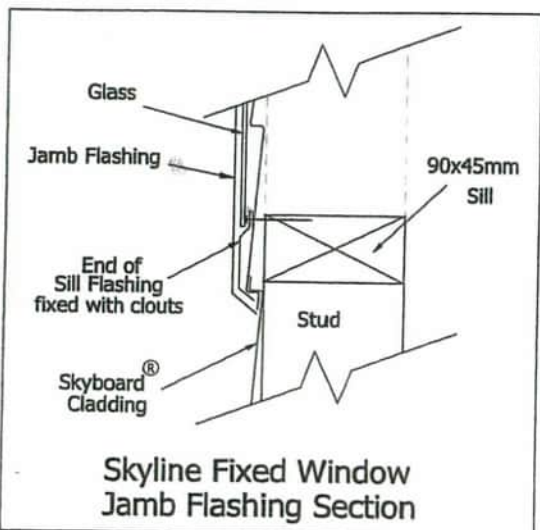
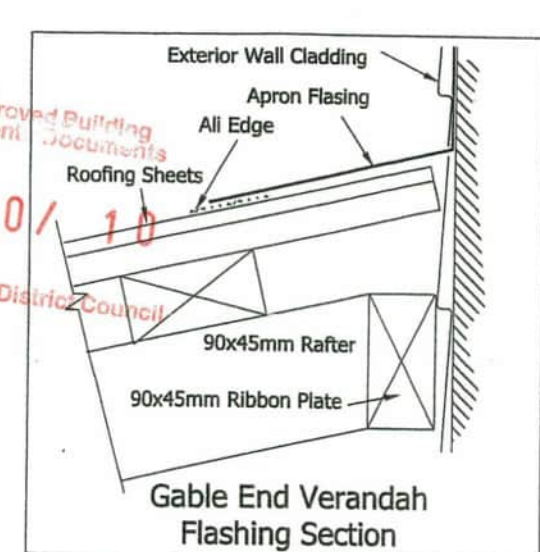
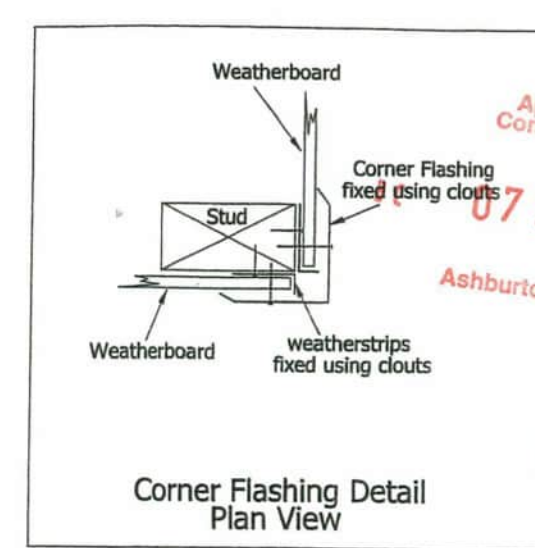
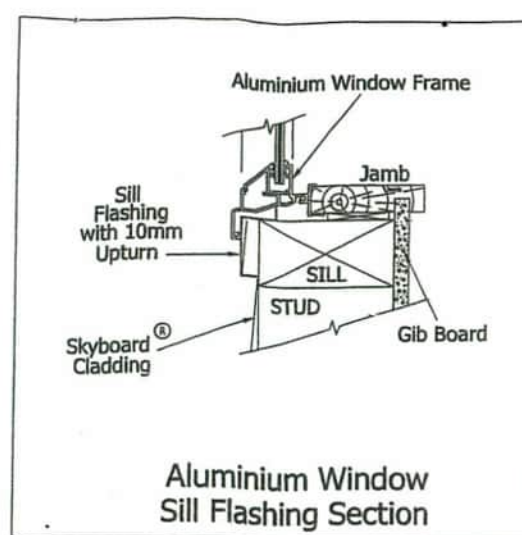
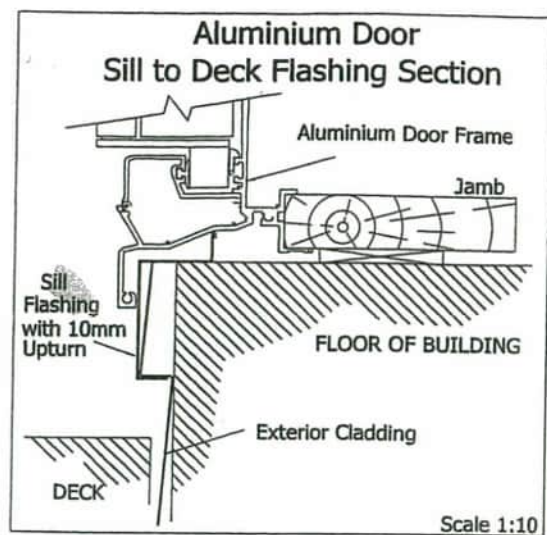
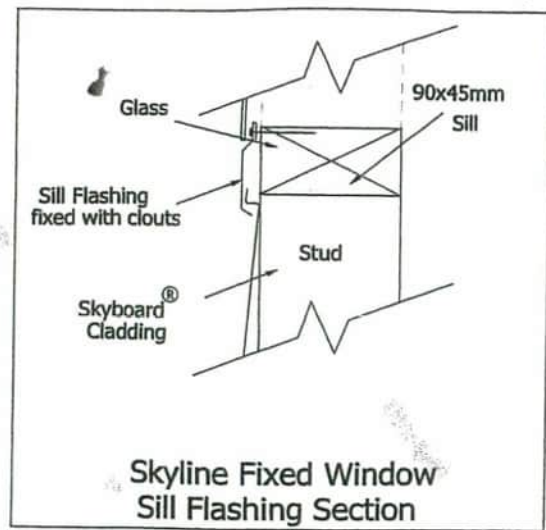
Ashburton District Council



APPROVED BUILDING DOCUMENT  
15 MAY 2008  
ASHBURTON DISTRICT COUNCIL

**PLEASE NOTE**  
This set of plans MUST be available on site when inspections are carried out.

Distributor: Skyline Buildings Ltd  Revision:  File Name:	Drawn By:  Scale: 1:5  Date:	PROJECT :  FOR :  AT :	 © 2007 Skyline Buildings Ltd.	SEE DETAIL Detail on Sheet 	<b>SHEET</b> Number of  08 MAY 2008 080464
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# FLASHING DETAILS FOR SKYLINE BUILDINGS

Scale **1:5**  
Unless Stated Otherwise

Drawn By: *Neil Cameron*

© 2004 Skyline Buildings Ltd.



Approved Building Documents  
0720/10  
Ashburton District Council

Barbara Gye Job  
39 Fairfield Rd.  
Fairfax

Approved Building  
Consent Documents

CC 0720/10

Ashburton District Council



- 1 Site plan.
- 2 Floor plan.
- 3 Elevations,
- 4 Planning Recessions.
- 5-8 Bracing & Calculations
- 9 Shrinkage Control & Stormwater details
- 10 Foundation, floor slab & bottom plate fixings.  
& Hard fill
- 11/12 Truss Design.
- 13 Truss & Roof bracing details & Truss layout.
- 14 PSI Pages 2-5
  - Floor Plan 2
  - Elevations 3
  - Cross Section 4  
Verandha.
  - Floor Sandstra 5  
& Slab details
- 15 Purlin fixings.

Covered by PSI  
Pages are numbered  
2 - 5.

- 17 Cross Section
- 18 Wall bearing Details
- 19 Plate - Truss fixings & brackets
- 20 Slashing details
- 21 Wall cladding fixing
- 22 General Specifications

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Ashburton District Council

Sainsfield Rd.

15.0  
9.0  
17.5

6.0 6.0

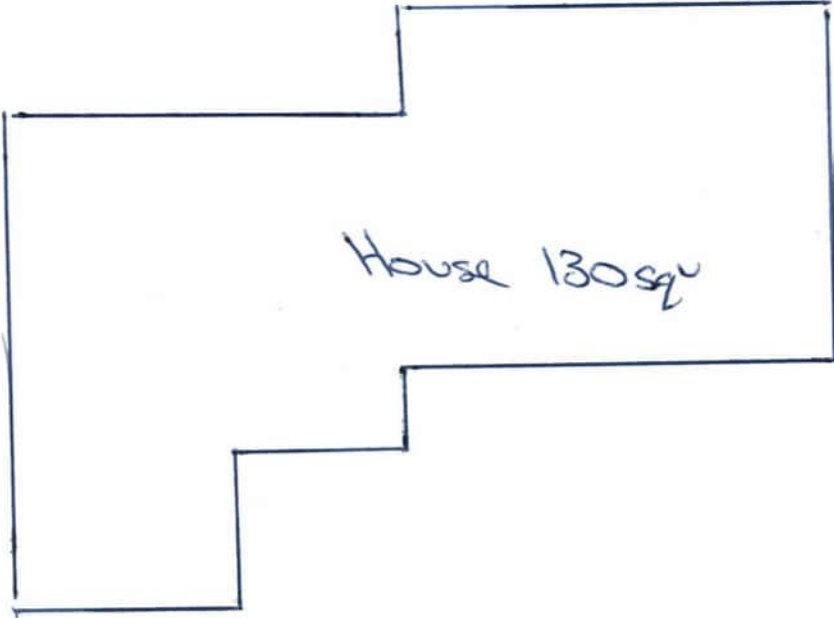


Approved Building Consent Documents

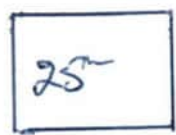
B.C. 0720 / 10

Ashburton District Council

**ASHBURTON DISTRICT COUNCIL**  
 Approved Planning Dept  
 Date 30/7/10 Initial AKB

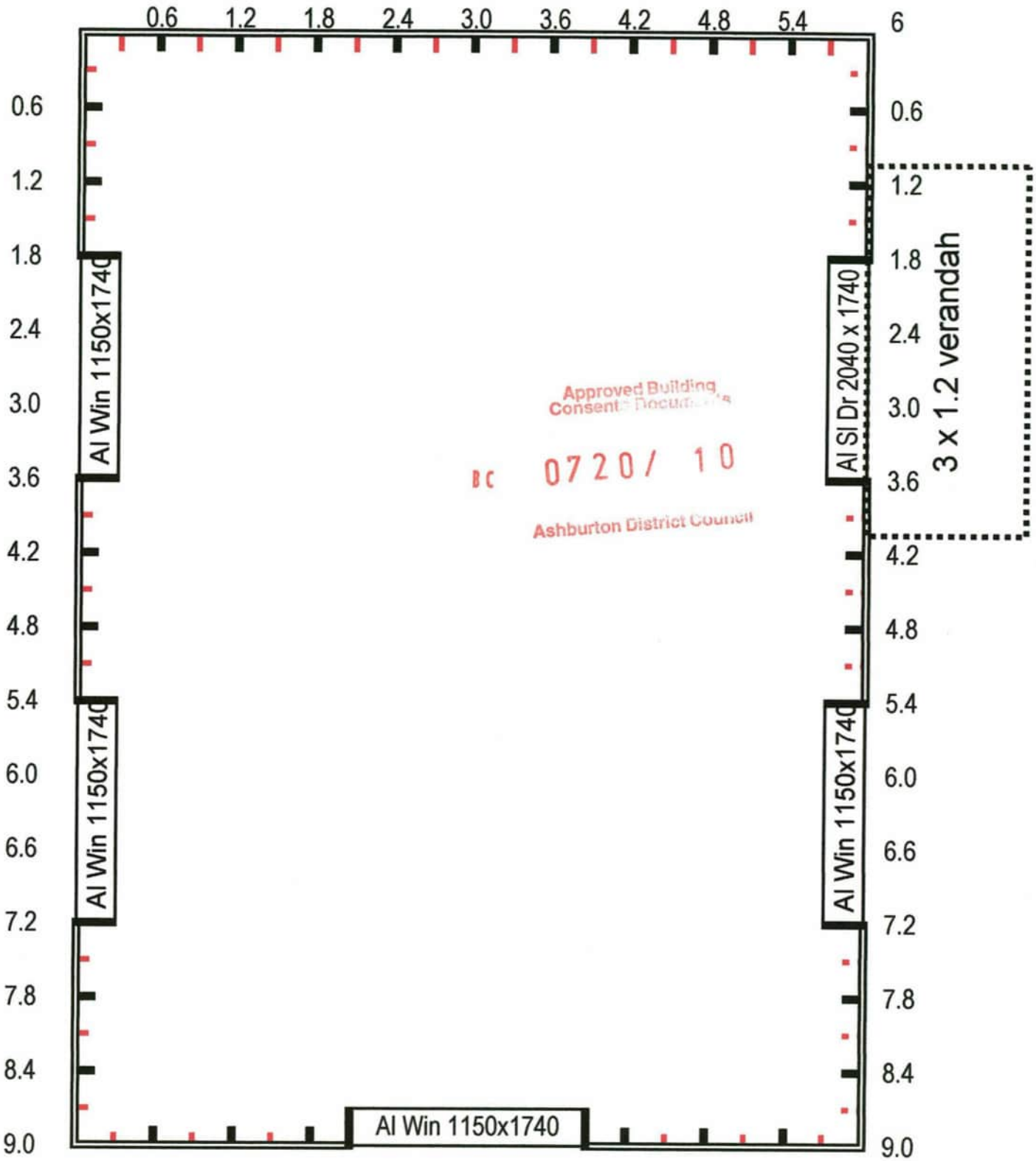


ST



Coverage 10-8/0

② covered by PSI.



Trimmer Sizes

Windows 1740 x 1150

2/140 x 45

R/Slider 2040 x 1740

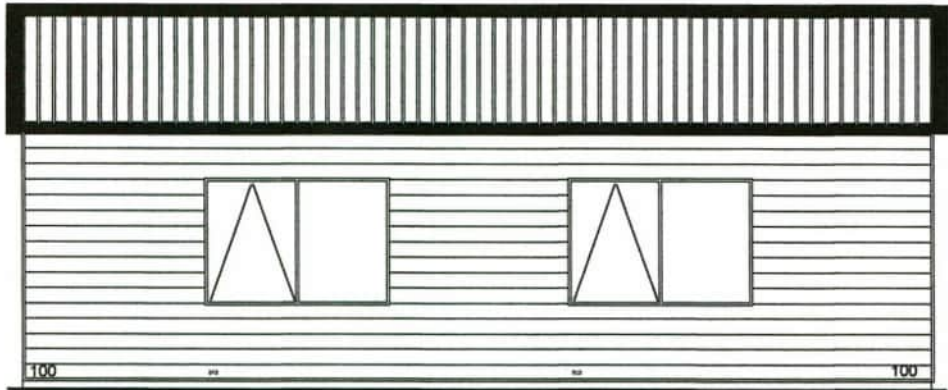
2/140 x 45.

Skyrib Roof Cladding



Elevation Line B

0.6 1.2 1.8 2.4 3.0 3.6 4.2 4.8 5.4 6.0 6.6 7.2 7.8 8.4 9.0



Elevation Line A

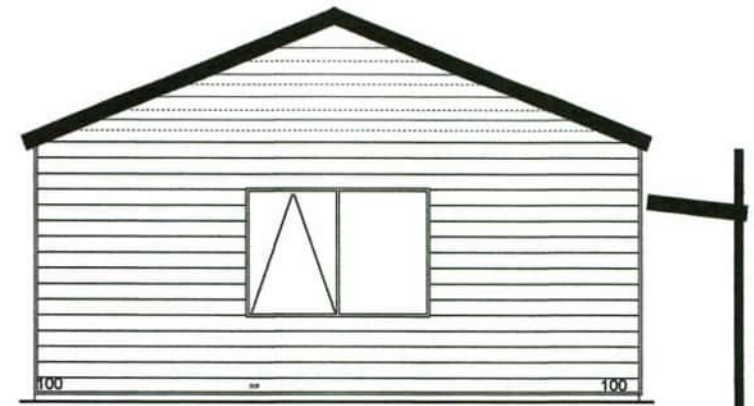
0.6 1.2 1.8 2.4 3.0 3.6 4.2 4.8 5.4 6.0 6.6 7.2 7.8 8.4 9.0



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Elevation Line N

0.6 1.2 1.8 2.4 3.0 3.6 4.2 4.8 5.4 6.0



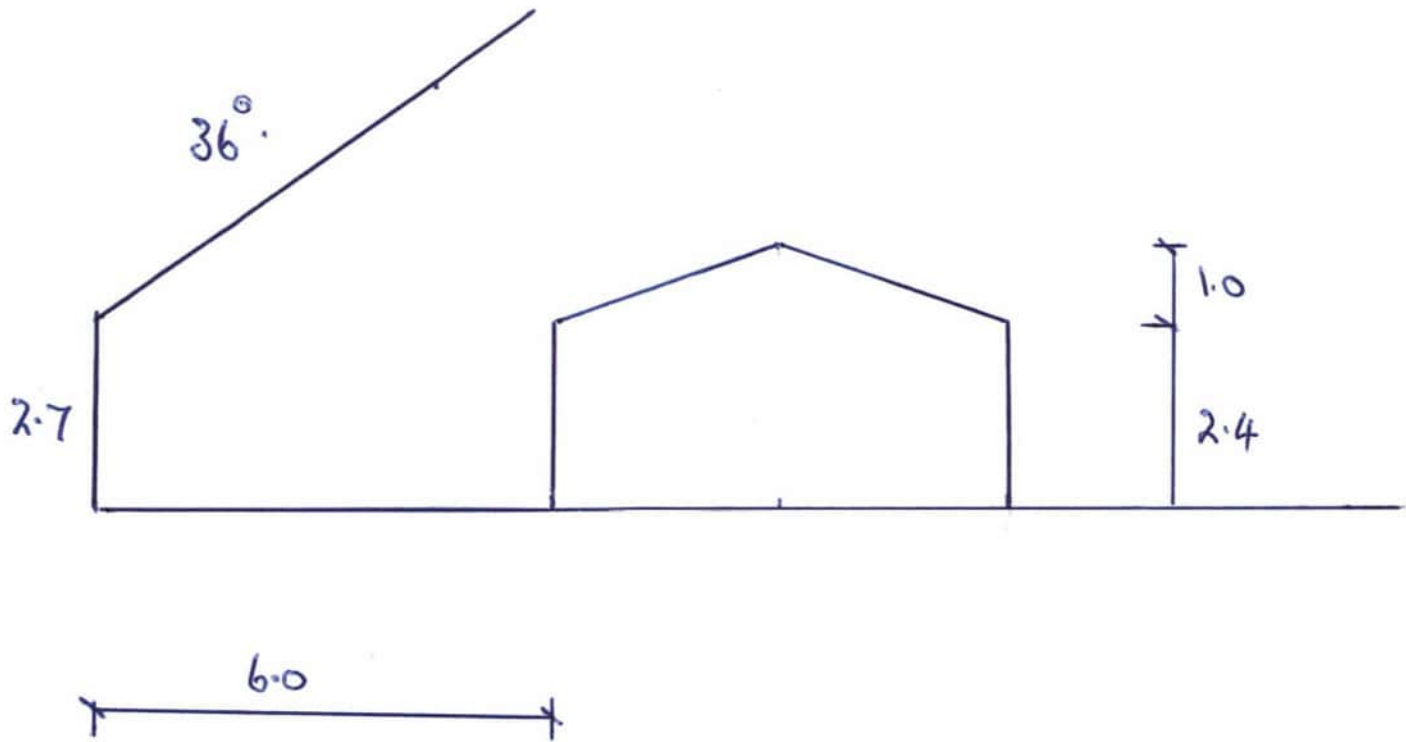
Elevation Line M

0.6 1.2 1.8 2.4 3.0 3.6 4.2 4.8 5.4 6.0

For Barbara Gye 39 Fairfield Road Ashburton	Distributor <b>SKYLINE</b> THE GARAGE COMPANY	D R & J A Trudgeon 47 Melkado St Tinseld Ashburton	Sheet 2 of
---	---	--	------------

3 Covered by PSI

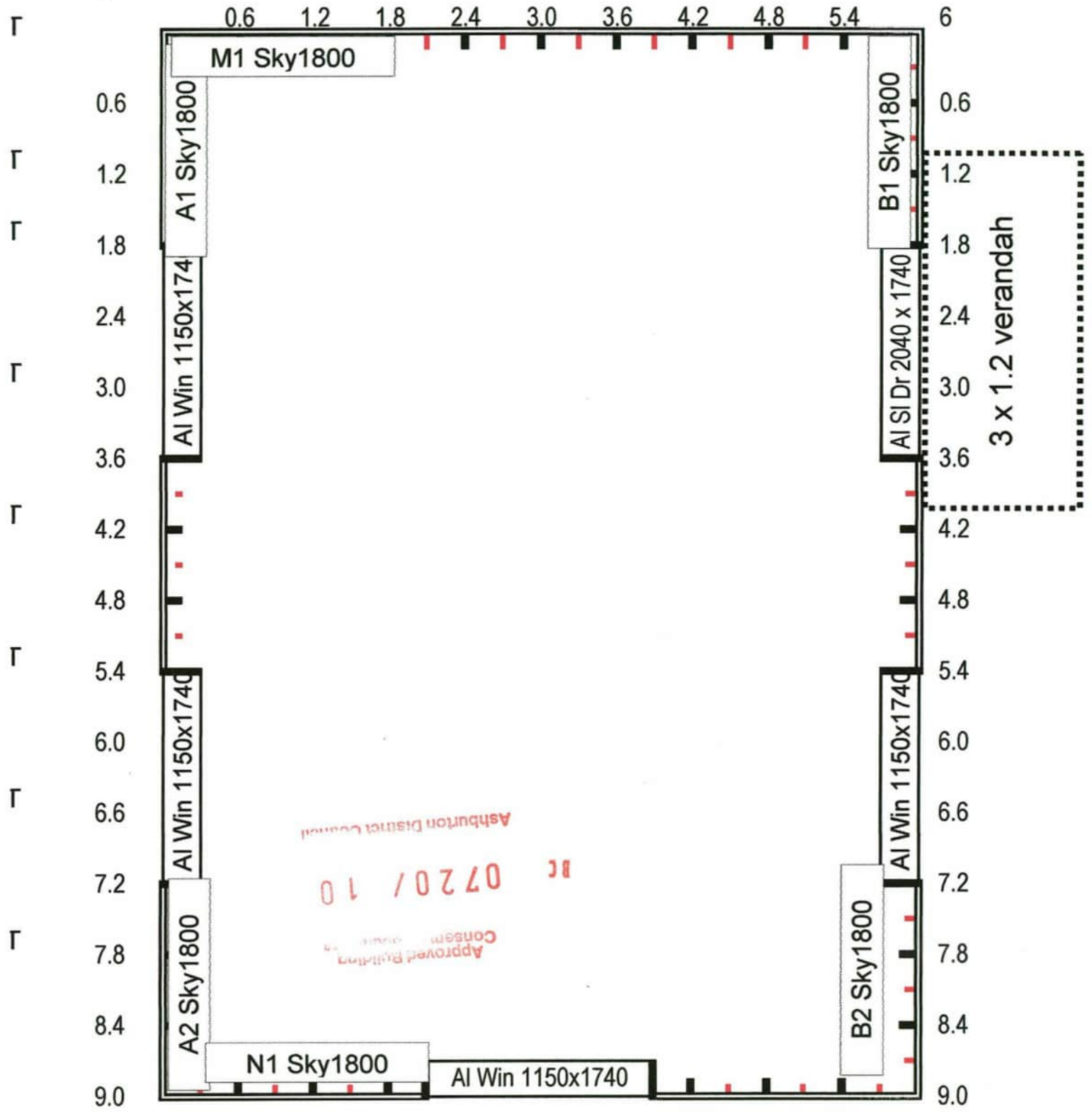
# Planning Reccessions



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Braang



Single Story			<u>Bracing Requirements</u>		
<b>Job Details</b>					
Name	Barbara Gye				
Street and Number	39 Fairfield Road				
City/Town/District	Ashburtonc				
Designer and date			25-Jun-10		
Company Name	D R & J A Trudgeon				
No supplementary roof bracing needed in this building					
<b>Building Specification</b>					
Location of Storey	1	Single			
Floor Loading	1	2kpa			
Foundation Type	1	Slab			
Building Height to Apex (m)	4	3.7			
Roof Height above Eaves (m)	1	1.25			
Stud Height (m)	1	2.4			
Cladding Weight (top or single)	1	Light			
Cladding Weight (lower)	1	Light	not applicable (single storey building)		
Cladding Weight (subfloor)	1	Light	not applicable (slab)		
Roof Weight	1	Light			
Roof Pitch (degrees)	1	20			
Room in Roof Space	0				
Building Length (m)	9	9			
Building Width (m)	6	6			
Gross Building Plan Area (m2)	54	54			
<b>Determination of Wind Zone As per NZS3604</b>			<b>Determination of topographic class</b>		
Wind Region	N/A		(Refer table 5.4 NZS3604) 1		
Lee Zone	N/A		Formation and Hill Height	N/A	
Ground Roughness	N/A		Topographic Zone	N/A	
Site Exposure	N/A		Smooth Gradient Value	N/A	
Topographic Class	N/A		Smooth Gradient Class	N/A	
As per Council			Site Exposure	N/A	
<b>Wind Zone</b>	<b>Medium</b>		Topographic Class	N/A	
<b>Bracing Units required for Wind</b>			<b>Earthquake Zone</b> C 3		
per m	subfloor	walls	<b>Bracing Units required for Earthquake</b>		
W along	n/a	34 BUs/m	per m2	subfloor	walls
W across	n/a	24 BUs/m	E	n/a	1.8 BUs/m2
<b>Totals</b>	subfloor	walls	<b>Totals</b>	subfloor	walls
W along	n/a	204 BUs	E along	n/a	97 BUs
W across	n/a	216 BUs	E across	n/a	97 BUs

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Single Story		Site		Bracing Element Schedule					
		39 Fairfield Road Ashburton							
Along	Wall or Bracing Line	Bracing Elements provided						Wind	Earthq.
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
<b>A</b>	enter	1	Skybrace	Sky1800	1.8	2.4		173	168
		2	Skybrace	Sky1800	1.8	2.4		173	168
	line totals	3							
	W	347	4						
	EQ	336	5						
<b>B</b>	enter	1	Skybrace	Sky1800	1.8	2.4		173	168
		2	Skybrace	Sky1800	1.8	2.4		173	168
	line totals	3							
	W	347	4						
	EQ	336	5						
<b>C</b>	enter	1							
		2							
	line totals	3							
	W	347	4						
	EQ	336	5						
<b>D</b>	enter	1							
		2							
	line totals	3							
	W		4						
	EQ		5						
								Wind	Earthq.
Totals Achieved								693	672
								OK	OK
Totals Required from Bracing Requirements Sheet								204	97

Assessment Building  
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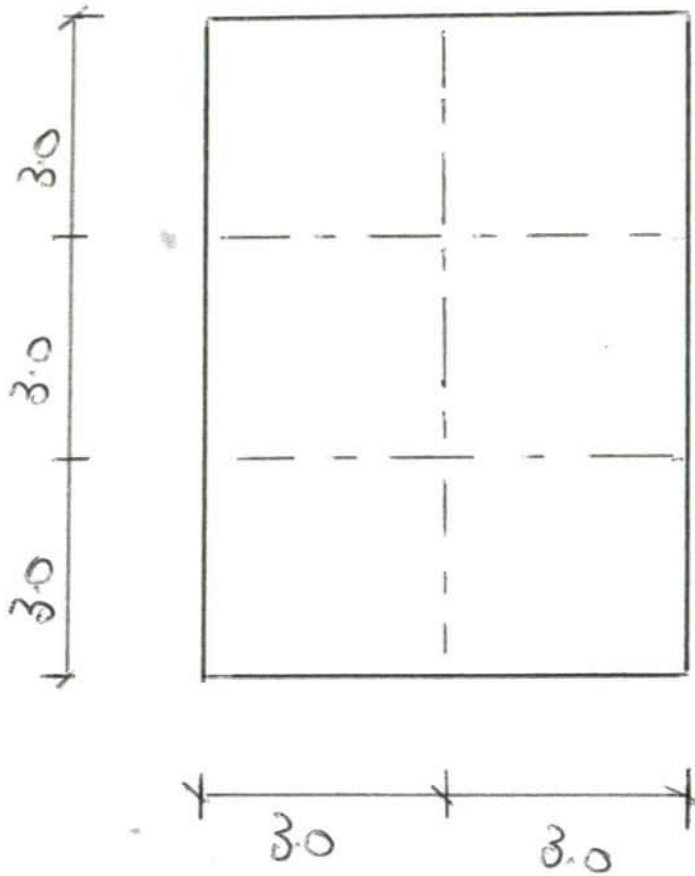
**Across**

<b>M</b>	enter	1	Skybrace	Sky1800	1.8	2.4		173	168
		2							
	line totals	3							
	W	173	4						
	EQ	168	5						
<b>N</b>	enter	1	Skybrace	Sky1800	1.8	2.4		173	168
		2							
	line totals	3							
	W	173	4						
	EQ	168	5						
<b>O</b>	enter	1							
		2							
	line totals	3							
	W		4						
	EQ		5						
<b>P</b>	enter	1							
		2							
	line totals	3							
	W		4						
	EQ		5						
								Wind	Earthq.
Totals Achieved								347	336
								OK	OK
Totals Required from Bracing Requirements Sheet								216	97

**Skyline Bracing Element Ratings**

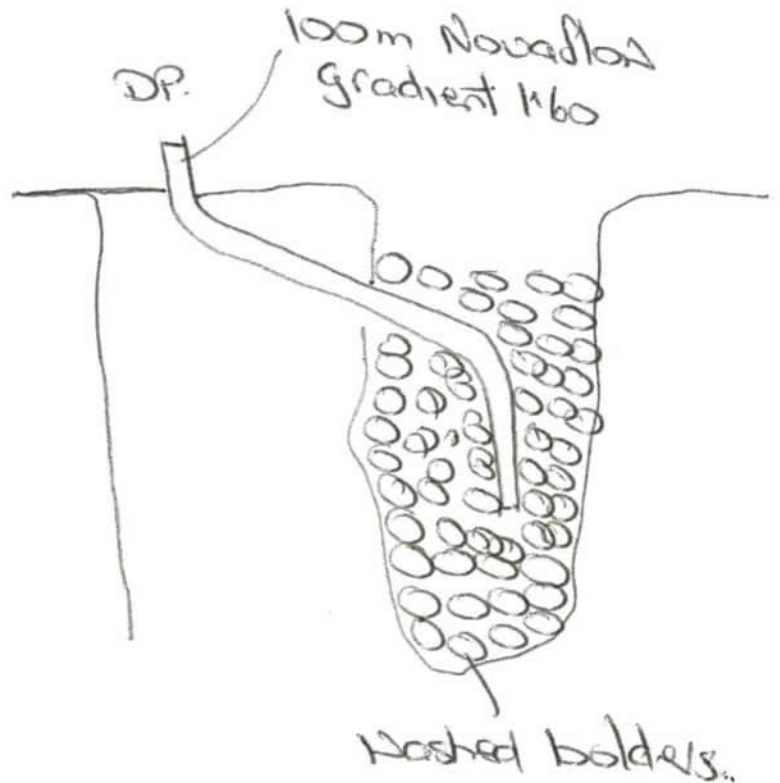
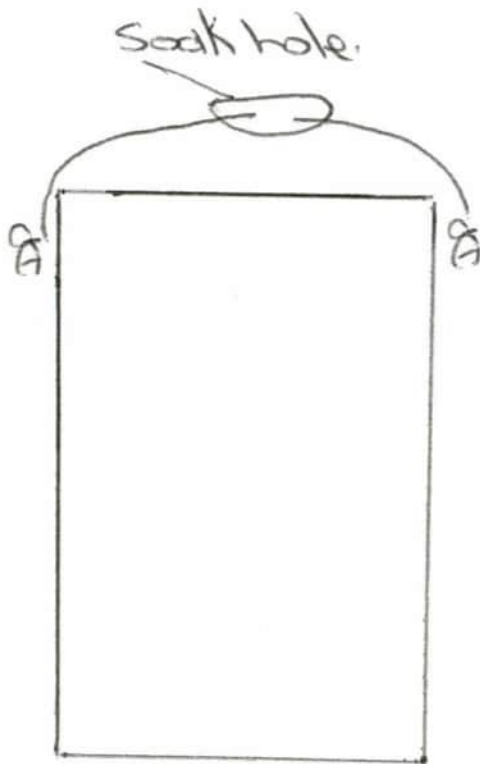
Supplier	System	Length (m)	BUs W/m	BUs EQ/m	Supplier	System	Length (m)	BUs W/m	BUs EQ/m
Skybrace	Sky600	0.6	103	93	Skybrace	Sky1800	1.8	72.20	70
Skybrace	Sky1200	1.2	79.20	79.20	Skybrace	Sky2400	2.4	63.80	58.8

Skyline Bracing Element Ratings				
Along		Across		
Wind	Earthquake	Wind	Earthquake	
OK	OK	OK	OK	
Supplier	System	Minimum Length (m)	BUs W/m	BUs EQ/m
	none			
GIB®	GS1	1.8	65	55
		2.4	75	65
GIB®	GS2	1.2	70	60
		1.8	80	70
		2.4	90	80
GIB®	BL1	0.4	120	115
		0.6	125	115
GIB®	BL1a	1.8	130	115
GIB®	BLP	0.6	145	135
		0.9	145	145
GIB®	BLG	0.6	145	130
		1.2	150	130
Ply Brace	SP1	0.9	100	100
Ply Brace	SP2	0.6	90	80
Ply Brace	SP4	0.45	70	85
Ply Brace	SPST1	1.2	90	80
Ply Brace	SP6	0.9	115	110
Ply Brace	SP5D	1.2	130	135
Ply Brace	SP12	1.8	115	105
Skybrace	Sky450	0.45	68.9	77.7
Skybrace	Sky600	0.6	103	93
Skybrace	Sky1200	1.2	79.2	79.2
Skybrace	Sky1800	1.8	72.2	70
Skybrace	Sky2400	2.4	63.8	58.8



Shrinkage expansion  
cut in block slabs

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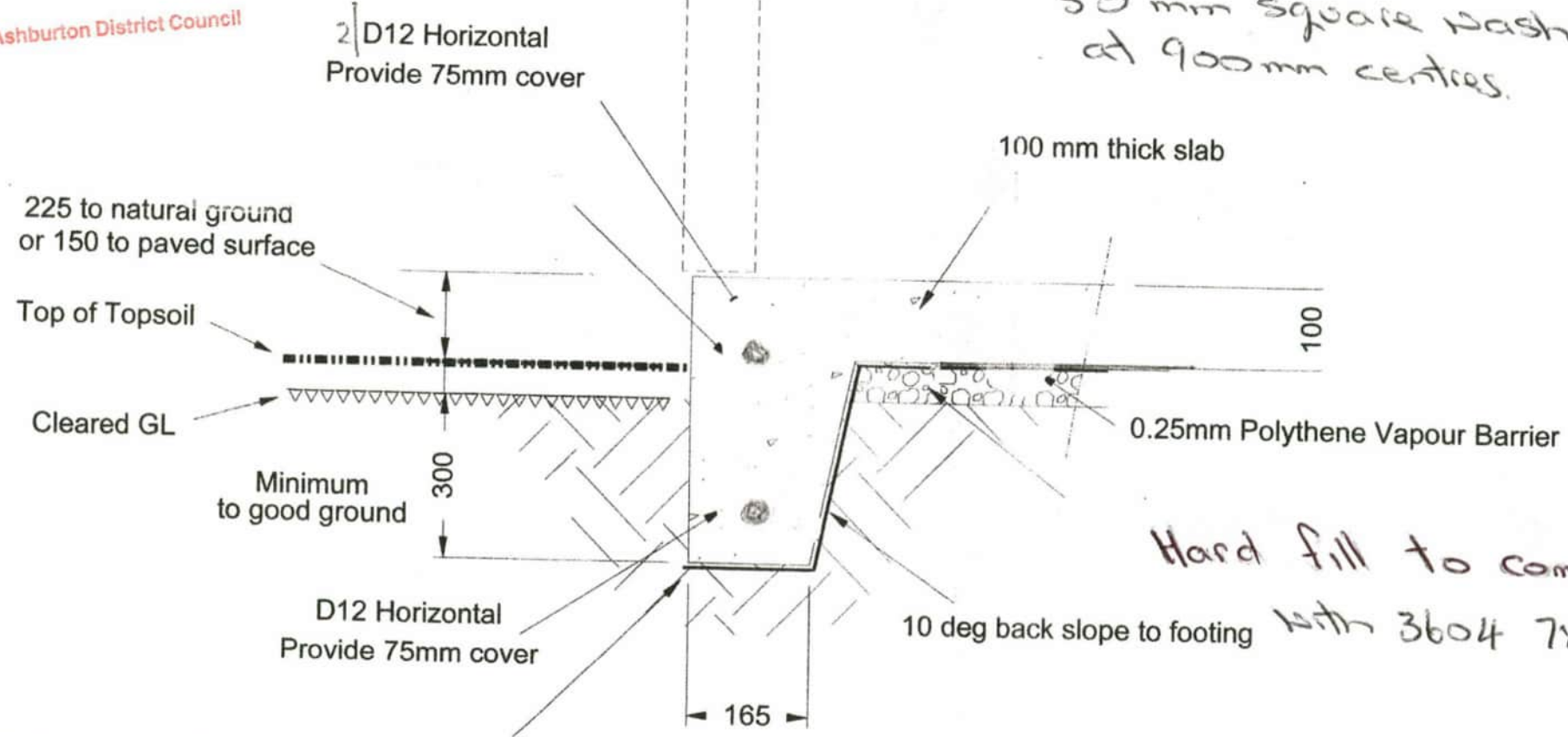
Soak hole detail.

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Bottom Plate Fixings  
140x12mm Trubolts with  
50mm square washers  
at 900mm centres.



Hard fill to comply  
with 3604 7:5:3.2

Vapour Barrier finishes at the exterior line of the footing trench

**NZS 3604 FOOTING FOR SINGLE STOREY BUILDING  
AS PER FIGURE 7.12 NZS 3604**

**NOTE : THIS IS AN ACCEPTABLE SOLUTION ACCORDING TO NZBC THEREFORE NO PS1 PRODUCED STATEMENT**

**Design Assumptions**  
**Standard Roof Truss for Skyline Building Ltd.**

- 1) Sheet Steel roof.
- 2) Basic non-directional wind speed  $V = 49$  m/s.
- 3) Design wind speed for building with no ceilings (category 5 building)

$$\begin{aligned} V_{(z)} &= V * M_{Is} * M_{(z,cat)} * M_s * M_t * M_r \\ &= 49 * 0.93 * 0.83 * 1 * 1 * 0.9 \\ &= 34.04 \text{ m/s} \end{aligned}$$

- 4) Design wind speed for building with ceilings (category 4 building)

$$\begin{aligned} V_{(z)} &= V * M_{Is} * M_{(z,cat)} * M_s * M_t * M_r \\ &= 49 * 0.93 * 0.83 * 1 * 1 * 1.0 \\ &= 37.82 \text{ m/s} \end{aligned}$$

- 5) Design snow load (category 5 building, open ground snow load  $S_g = 1.0$  kPa)

$$\begin{aligned} C_e &= (70 - 49 * 0.7 * 0.83 * 0.9) / 50 & C_e &= 0.89 \\ S &= C_c * C_e * C_r * S_g \\ &= 0.8 * 0.89 * 1 * 1.0 \\ &= 0.71 \text{ kPa} \end{aligned}$$

- 6) Design snow load (category 4 building, open ground snow load  $S_g = 1.0$  kPa)

$$\begin{aligned} C_e &= (70 - 49 * 0.7 * 0.83 * 1) / 50 & C_e &= 0.83 \\ S &= C_c * C_e * C_r * S_g \\ &= 1.0 * 0.83 * 1 * 1.0 \\ &= 0.83 \text{ kPa} \end{aligned}$$

- 7) Wind pressure coefficients:  $C_{pe} = -0.9$ ,  $C_{pi} = 0.2$  (Assume door & window survive the design wind).
- 8) Truss chords & webs to be dry MSG8 (less than 16% moisture content).
- 9) Truss bottom chord stability to be provided by bottom chord restraints as per the span table.
- 10) Design of overall building stability & roof bracing to be supplied by others.

:: Pryda New Zealand (a division of ITW New Zealand Limited)

Auckland: 64A Diana Drive, Glenfield Tel: (09) 920 4360  
 Napier: 75 Niven St, Onekawa Tel: (06) 843 3069  
 Wellington: Unit 2, 1 Gough St, Lower Hutt Tel: (04) 568 4505  
 Christchurch: 125 Wrights Rd, Middleton Tel: (03) 338 3844

Fax: (09) 920 4364  
 Fax: (06) 843 3065  
 Fax: (04) 568 0098  
 Fax: (03) 338 8846

Free Phone: 0800 88 22 44  
 Free Fax: 0800 88 22 55  
 Email: [office@pryda.co.nz](mailto:office@pryda.co.nz)  
 Website: [www.pryda.co.nz](http://www.pryda.co.nz)

Pryda New Zealand  
 A Division of ITW NZ Pty Ltd (Engineering) Ph 0800 88 22 44 Fax 0800 88 22 55  
 Customer: Skyline Garages  
 Detailer: <None>  
 Job: 15440b

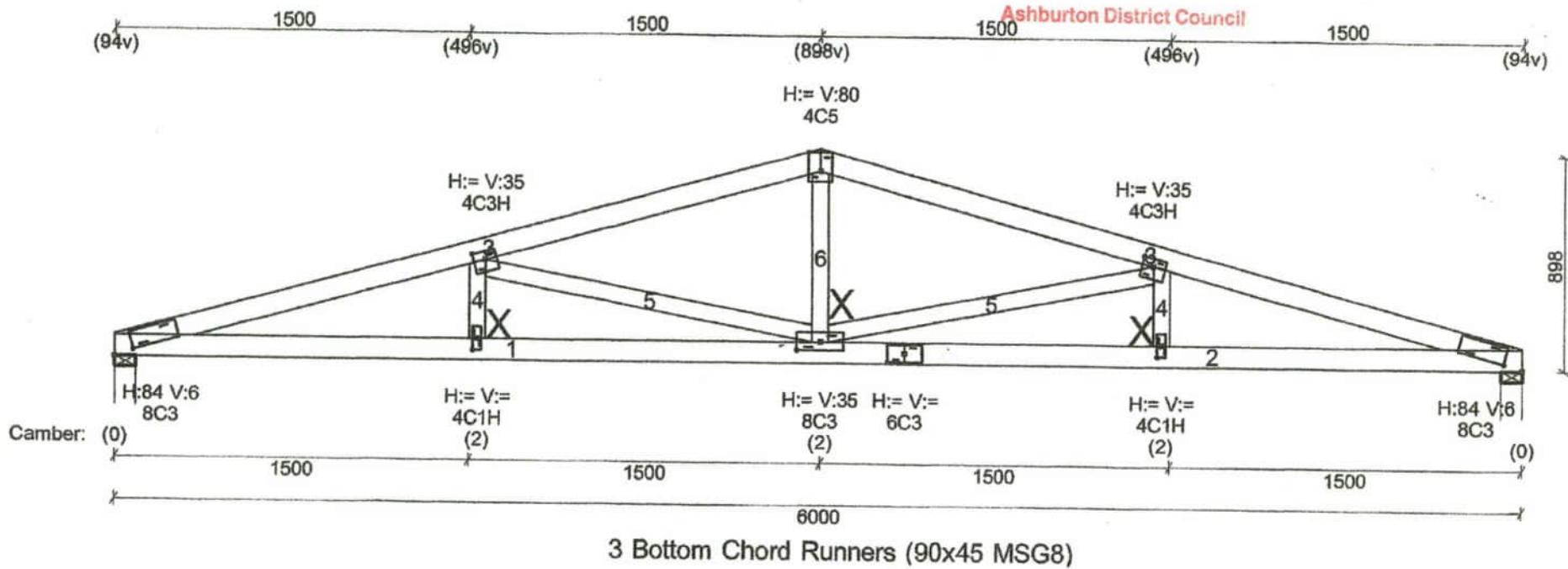
**PRODUCTION SHEET**

Approved Building  
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Pryda Build - Version 1.2.4  
 Date: 04-06-2009 16:28  
 Page No: 1

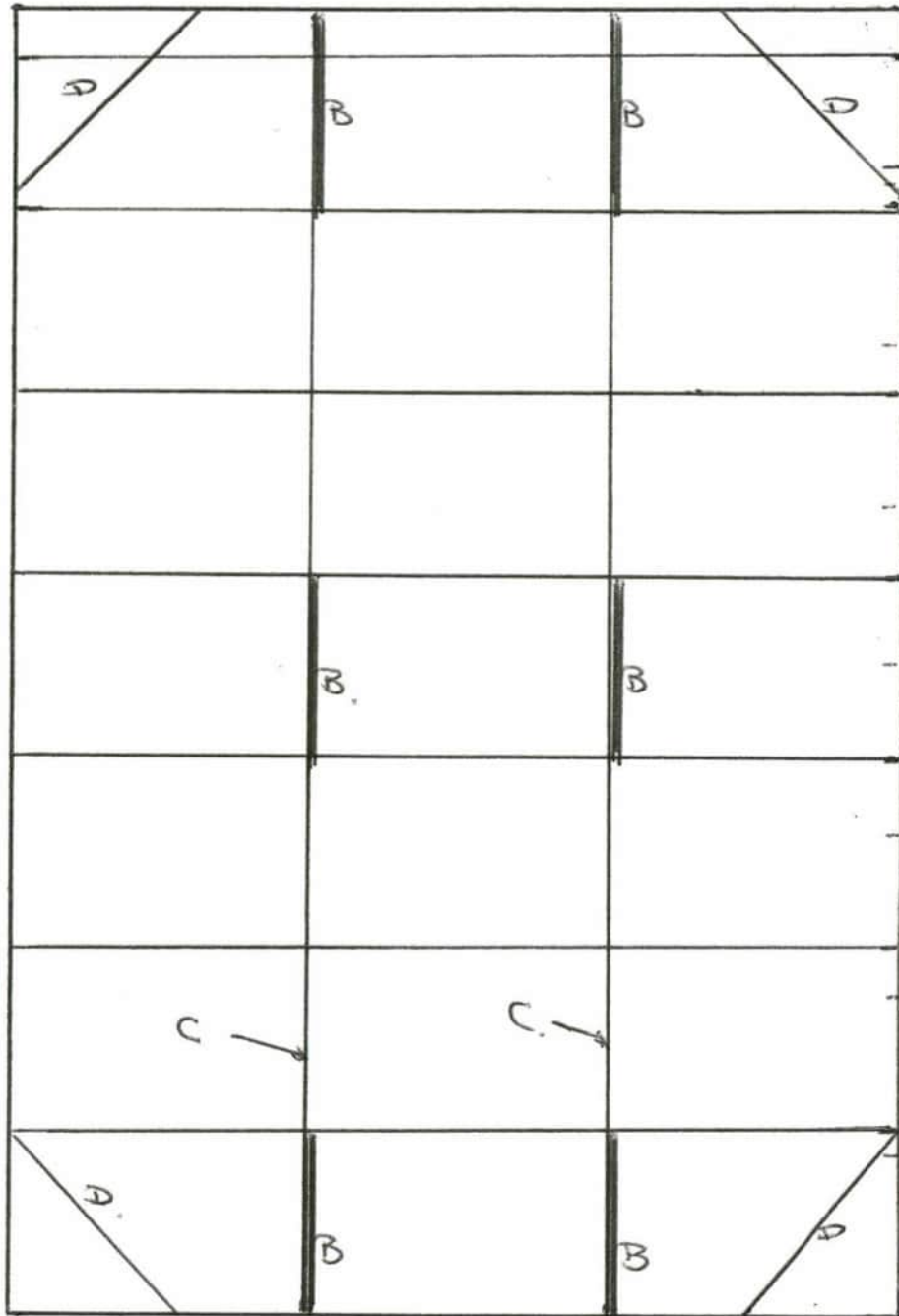
Job: 15440b  
 "15\_60" - 1 Single Truss (45mm thick)

BC 0720 / 10



**Timber Group: MSG**

ID	Type	Timber	Qty	NumFront Mitres	Stock Length	Actual Length	Len To	Bracing	Angle1	Angle2	Angle3	Angle4	Tilt Angle	LFMitre Angle	LBMitre Angle	RFMitre Angle	RBMitre Angle
1	BC	90MSG8	1	-	3600	3366	Cin		90.00	-	-	90.00	-	-	-	-	-
2	BC	90MSG8	1	-	2700	2834	Cin		90.00	-	-	90.00	-	-	-	-	-
3	TC	90MSG8	2	-	3300	3094	Cin		15.00	75.00	-	75.00	-	-	-	-	-
4	Web	70MSG8	2	-	600	331	Bot		-	-	75.00	-	-	-	-	-	-
5	Web	70MSG8	2	-	1500	1419	Bot		-	79.43	-	79.43	-	-	-	-	-
6	Web	70MSG8	1	-	900	714	Cin		-	-	75.00	75.00	-	-	-	-	-



9.0

6.0

H.

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- H Denotes Trusses at 1.2 centres
- B 90 x 45 Ridge bracing
- C 75 x 45 Truss Stiffeners.
- D 90 x 45 Dragon Ties



# Electrical Certificate of Compliance

For a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing or repositioning conductors or fittings attached to conductors.

8158

ME 77968



No. of attachments:

To be completed whether or not an inspection is required.

### CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Barbara Gye Contact Ph No: \_\_\_\_\_  
 Address of installation: 39 Fairfield Rd N° 2 RD Ashburton  
 Postal address of customer if different from above: \_\_\_\_\_

### DECLARATION OF CONFORMITY (Please tick appropriate boxes or attach the Declaration of Conformity from the installation designer)

I declare that the design of the installation or part- installation described below complies with:

- (a) either Part 2 of AS/NZS 3000:2007  or Part 1 of AS/NZS 3000:2007 and Regulation 59
- (b) and is compatible with the following supply system: 230V/400V MEN  or other system (attached)

This declaration is issued by:

Name: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_

### WORK DETAILS

Please tick as appropriate where work includes:

- No. of lighting circuits  Mains  Electrical Lines
- No. of socket outlets  Main earthing system
- No. of fixed appliances  MEN switchboard closest to the point of supply

Description of work carried out by the installer (or if multiple installers or homeowner please attach details of work done )

Submain from house to sleepout

### CERTIFICATION OF WORK (Please tick appropriate boxes)

I am satisfied, and certify, that the work described was done in accordance with the Electricity Act 1992; and that the completed installation or part-installation on which the work was done is electrically safe.

- The work has been installed in accordance with the design detailed in the Declaration of Conformity described above
- The tests as required by the Electricity (Safety) Regulations 2010 have been satisfactorily completed (Results attached )
- The installation has an earthing system that is correctly rated 100+  
-5u
- The fittings on which work has been done are safe to connect to a power supply (Supplier declaration of conformity attached )
- The installation or part-installation is safe to connect to a power supply

### Certifier details (This section must be completed)

Name: Brent Kilgar Registration No: 643  
 Company: Brent Kilgar Electrical Ltd Contact Ph No: 3062240  
 Date: \_\_\_\_\_ Signature: [Signature]

### Electrical Worker details (if not certifier)

Name: \_\_\_\_\_ Registration No: \_\_\_\_\_  
 Company: \_\_\_\_\_ Contact Ph No: \_\_\_\_\_  
 Date: \_\_\_\_\_ Signature: \_\_\_\_\_

### Inspection details Electrical work requiring inspection by a registered electrical Inspector

- Mains work (Mains, MEN switchboards closest to the point of supply or main earthing systems)
- Medical  High Voltage Work
- Mains parallel generation systems  Hazardous  Animal Stunning/Meat Conditioning
- Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I have inspected as per the Electricity (Safety) Regulations 2010 the work described above, and certify it electrically safe.

Name: \_\_\_\_\_ Registration No: \_\_\_\_\_ Contact Ph No: \_\_\_\_\_

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

Attention Phillip Beck.

BC 0720/10.  
B Gye.



Hi Phillip

- ① Pryde has designed Skyline Trusses for 2-3 years now all they supply is PSI and Truss design. They do not supply us with Truss layout and Roof bracing Truss for Barbaras job are 1.2 centres 1 at 600centres
- ② Sorry roof pitch is 20°.
- ③ Velandha details are covered by PSI.

Please ring me if you have any questions

Thanks Denis

0274411659.



Building Code Clause(s) ..... B1 .....

### PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side\*)

ISSUED BY: N S CHANDLER  
(Design Firm)

TO: Skyline Buildings Ltd  
(Owner/Developer)

TO BE SUPPLIED TO: All Territorial Authorities  
(Building Consent Authority)

IN RESPECT OF: 9m x 6m Skyway Garage - LF, LR, RF, & RR Configurations  
(Description of Building Work)

AT: \*\* High Wind Zone as defined in NZS 3604 \*\*  
(Address)

\*\* 0.9 kPa Open Field Snow Load \*\*    LOT    DP    SO

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We have been engaged by the owner/developer referred to above to provide Structural Engineering services in respect of the requirements of

Clause(s) B1 / AS1 the Building Code for

All or  Part only (as specified in the attachment to this statement), of the proposed building work.  
 Part only includes timber structure, wall bracing system and slab/foundations  
 Excludes truss design which is covered by Pryda PS1

The design carried out by us has been prepared in accordance with:  
 Compliance Documents issued by Department of Building & Housing    Verification Method  
(verification method / acceptable solution)

Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled 9m x 6m Skyway Garage - LF, LR, RF, & RR Configurations and numbered 2 - 5 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:  
 (i) Site verification of the following design assumptions    Assumes site conditions comply with CL3 Site Requirements  
NZS 3604:1999 "Good Ground"  
 (ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, N.S CHANDLER am:  CPEng 51037 #  
(Name of Design Professional)     Reg Arch #

I am a Member of:  IPENZ     NZIA    and hold the following qualifications BE Ceng MICE CPEng FIPENZ

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$500,000\*.  
 The Design Firm is a member of ACENZ     YES     NO

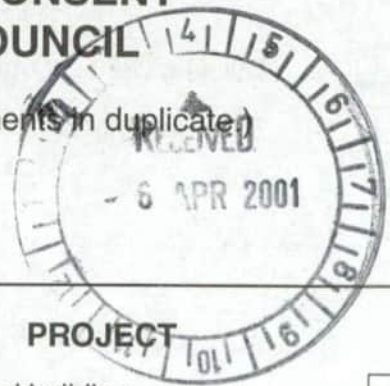
SIGNED BY N.S Chandier ON BEHALF OF N.S Chandier  
(signature)

Date 02/03/10  
 Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$500,000\*.

This form is to accompany Form 2 of the Building (Forms ) Regulations 2004 for the application of a Building Consent.

# APPLICATION FOR BUILDING CONSENT TO ASHBURTON DISTRICT COUNCIL

(Cross each applicable box. Attach relevant documents in duplicate)



## Part A: General (Complete Part A in all cases)

APPLICANT*	PROJECT
<p>Name: <u>Tania Kay Green</u></p> <p>Mailing Address: <u>Fairfield Road</u> <u>R.D.2 Ashburton</u></p> <p>Contact (print name, address and position): <u>Tania Green or Shane Green</u> <u>Fairfield Road, R.D.2</u> <u>Ashburton</u></p> <p>Phone: <u>3086389</u> Fax: _____</p> <p>* Under Section 30 of the Building Act 1991, 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.</p>	<p>New or relocated building <input type="checkbox"/></p> <p>Alterations/Additions <input checked="" type="checkbox"/></p> <p>Demolition <input type="checkbox"/> <i>(inbuilt)</i></p> <p>Proposal to: <u>install a kent log fire</u> <u>Dry</u></p> <p>Intended use(s) (in detail): <u>Heat House</u></p> <p>Intended life: Indefinite but not less than 50 years <input checked="" type="checkbox"/> Specified as <u>3</u> years Being stage <u>1</u> of an intended <u>1</u> stages Estimated value (inclusive of GST): \$ <u>1000</u></p>
<p style="text-align: center;"><b>FOR COUNCIL USE</b></p> <p>P.I.M./Consent No: <u>BC010267</u></p> <p>Received: <u>9</u> / <u>4</u> / <u>01</u></p> <p>P.I.M./Consent Fee: \$ <u>130</u></p> <p>Receipt No: <u>655037</u></p> <p>Invoice No: <u>87395</u></p> <p>Consent No: .....</p> <p>Received: ..... / ..... / .....</p> <p>Consent Fee: \$ .....</p> <p>Receipt No: .....</p> <p>Invoice No: .....</p>	<p style="text-align: center;"><b>PROJECT LOCATION</b></p> <p>Street address (if any): <u>39 Fairfield Road, R.D.2</u> <u>Ashburton</u></p> <p>Legal description (as shown on certificate of title or rates notice, if any): <u>Lot 29 DP 1482 Blk X</u> <u>Ash SD Fairton Tship</u></p> <p>Valuation No: <u>2443041800</u></p> <p>(For example: Lot ..... DP ..... ; or Section ..... SO ..... Survey or Registration District ..... ; or Maori block number and name; or combination of those. If none apply, give whatever information is necessary to identify the location.)</p>

**THIS APPLICATION IS FOR:**

- Building Consent only, in accordance with Project Information Memorandum No.: .....
- Both Building Consent and a Project Information Memorandum.

**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 watermains.
- New connections to public utilities.
- Provisions to be made in any demolition work for 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**

*(Complete Part C in all cases)*

This application is accompanied by (cross each applicable box, 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 New Zealand 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.

Cont . . .

## Part D: Key Personnel

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): .....

Building certifier(s): .....

Builder(s) owner .....

Registered drainlayer: .....

Registered plumber: .....

Registered gasfitter: .....

Registered electrician: .....

Other: .....

## 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 portable water supply.
- Lifts, escalators, or travelators or other similar systems.
- Mechanical ventilation or air conditioning system serving 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 New Zealand Building Code.
- Building maintenance units for providing access to the exterior and interior walls of buildings.
- Such signs as are required by the New Zealand 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 procedures):

- 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 New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed by/for and on behalf of the applicant:



Name: Tania Kay Green

Position: owner

Date: 6-4-2001

J.K. Green

ENTERED

 <b>Ray Lambert Plumbing Ltd</b> <b>149 Cameron St</b> <b>ASHBURTON</b> 	
Certificate of Inspection	
Inspection No:	891
Applicant:	MR & MRS SHANE GREEN
Project Location:	39 FAIRFIELD RD R.D.2 ASHBURTON
Valuation Number:	
Legal Description:	
Project Description:	KENT LOGFIRE I/B
Intended Uses:	HEAT HOUSE
Estimated Life of Heater: (Under Normal Operating Conditions)	3 YEARS
Estimated Life of Flue: (Under Normal Operating Conditions)	
Complies With Manufacturers Installation Specifications:	
Comments:	HEATER SITED IN THE LOUNGE/LIVING ROOM
<p style="text-align: center;">Inspected By: R F Lambert            Craftsman Gasfitter, Plumber &amp; Certified Installer</p> <p style="text-align: center;">I have inspected the Heater and Installation as stated            and am satisfied on reasonable grounds as to the matters certified</p> <p> <i>P.P.</i> <u>BE Brady</u> Date: 6/14/2001         </p>	
Please send one copy to <b>ASHBURTON DISTRICT COUNCIL</b> Attention Chief Building Inspector	