

**Form 6**  
**Application for code compliance certificate**

*Section 92, Building Act 2004*

**The building consent**

Building consent number: BC190638  
Issued by: Tasman District Council

**Agent**

Name of agent: MURRAY SINCLAIR LIMITED  
Contact person: Haidee Doyle  
Mailing address: 128 Tahunanui Drive  
Tahunanui  
7011  
Street address/registered office:  
Phone number: Landline: 035485742  
Daytime: Landline: 035485742  
After hours: Landline: 035485742  
Facsimile number: No information provided  
Email address: office@pmfireplaces.co.nz  
Website: No information provided  
Relationship to owner: Application made on owners behalf  
First point of contact for communications with the building consent authority:  
Full name: MURRAY SINCLAIR LIMITED  
Mailing address: 128 Tahunanui Drive  
Tahunanui  
Nelson 7011  
Phone number(s): 035485742  
Facsimile number(s): N/A  
Email address(es): office@pmfireplaces.co.nz

## Application

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

20 June 2019

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

*No Licensed Building Practitioners have been provided.*

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

Name	P & M Fireplaces
Address	No information provided
Phone number	035485742
Registration number	NZHHA
Licensed building practitioner number	N/A

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

*There are no specified systems associated with this project.*

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

The code compliance certificate should be sent to:

Agent: 128 Tahunanui Drive, Tahunanui 7011

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

HAIDEE DOYLE

Name of person signing: MURRAY SINCLAIR LIMITED

Date: 20 Jun 2019

## Attachments

The following documents are attached to this application:

No attachments

## Form 2

### Application for project information memorandum and/or building consent

Section 33 or section 45, Building Act 2004

#### The building

Street address of building: 117 Barnett Avenue  
Best Island  
Best Island  
7081

Legal description of land where building is located: Lot 3 DP 533749

Building name: Main Building

Location of building within site/block number: 117 Barnett Avenue  
Best Island  
Best Island  
7081

Number of levels: No information provided

Level/unit number: No information provided

Area: Total: 100.00 m2, Change: Not provided

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

Year first constructed: 1950-1960

#### The owner

Name of owner: Kursten Dion Ward And Elke Baumann-ward

Contact person: Jacqui Soffer (property Manager)

Mailing address: 117 Barnett Avenue  
Best Island  
N/A

Street address/registered office: No information provided

Phone number: Landline: N/A Mobile: 02102959044

Daytime: Landline: N/A Mobile: 02102959044

After hours: Landline: N/A Mobile: 02102959044

Facsimile number: No information provided

Email address: jacqui.soffer@therentshop.co.nz

Website: No information provided

The following evidence of ownership is attached to this application:

No files attached

**Agent**

Name of agent: MURRAY SINCLAIR LIMITED  
Contact person: Haidee Doyle  
Mailing address: 128 Tahunanui Drive  
Tahunanui  
7011  
Street address/registered office: 128 Tahunanui Drive  
Tahunanui  
Phone number: Landline: 5485742 Mobile: 02102959044  
Daytime: Landline: 5485742 Mobile: 02102959044  
After hours: Landline: 5485742 Mobile: 02102959044  
Facsimile number: No information provided  
Email address: office@pmfireplaces.co.nz  
Website: No information provided  
Relationship to owner: Application made on owners behalf  
First point of contact for communications with the council/building consent authority:  
Full name: MURRAY SINCLAIR LIMITED  
Mailing address: 128 Tahunanui Drive  
Tahunanui  
Nelson 7011  
Phone number(s): 5485742  
Facsimile number(s): N/A  
Email address(es): office@pmfireplaces.co.nz

**Application**

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

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

HAIDEE DOYLE

Date: 24 May 2019

*space for council use*

Application Type: Building Consent only  
Reference Key: 04160194NX  
Name: Haidee Doyle  
Application Role: Agent

**The project**

Description of the building work:

Installation of Metro R2 Wood Burner using Standard SFP Flue System.

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

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

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

Estimated value of the building work on which the building \$3,500

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

**Restricted building work**

Will the building work include any restricted building work? No

**Building consent**

The following plans and specifications are attached to this application:

No files attached

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

Main Building

B1 - Structure AS1

B2 - Durability AS1

C1 - C6 - Protection from Fire (current) AS1

E2 - External Moisture AS1

F7 - Warning Systems AS1

Waiver / Modification Required: N/A

**Compliance schedule**

*There are no specified systems associated with this project.*

**Attachments**

The following documents are attached to this application:

No attachments

**FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION**

At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

**ISSUED BY:** P e m fireplaces  
(Building Contractor)

**TO:** Kursten Dion Ward and Elke Baumann-Ward  
(Owner/Principal)

**IN RESPECT OF:** Installation of metro R2 Wood Burner  
(Description of Contract Works)

**AT:** 117 Barnett Avenue, Best Island  
(Address)

**T/A:** TOC **BUILDING CONSENT No.:** 190638  
(Territorial Authority / Building Consent Authority)

The above Building Contractor has contracted to the above Owner/Principal to carry out and complete certain building works in accordance with the contract, titled

Installation of wood burner ("the contract")  
(Title of building contract)

I Wayde Sinclair a duly authorised representative of the  
(Builder's Authorised Agent)

above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed

All  Part only as specified in the attached particulars

of the building works in accordance with the contract.

Wayde  
(Signature of Authorised Agent on behalf of the Building Contractor)

20.6.19  
(Date)

129 Tahunanui Drive  
Tahunanui 7011  
(Address)

*This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.*

*Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.*

*The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.*

**Project ID:** 190638  
**Date Received:** 2019-06-20 14:40:03  
**Sender:** no-reply@abcs.co.nz  
**Checked By:** Sally Blain  
**Accepted By:** Sally Blain  
**Subject:**  
Information Received Via Email: BC190638: New Documents Uploaded

**Message:**

Attention: BC190638 Assigned Staff

There are new document(s) that have been uploaded on BC190638 and these are:

PS3.pdf

To view these documents, click the "Documents" button and accept them from there.

Generated by: AlphaOne Building Consent System [www.abcs.co.nz](http://www.abcs.co.nz) | [www.alphaonebuildingconsent.com](http://www.alphaonebuildingconsent.com) Date & Time: 20 June 2019, 2:35 pm - Thursday | Signature Hash:

c3e581c04d3837b624d326e4431a228baf89d356 ATTENTION: Please do not reply to this email as the mailbox is unattended.

DISCLAIMER

This message is for the designated recipient(s) only, and may contain confidential and/or privileged information.

If you have received it in error, please delete it and advise the sender immediately.

You should not copy or use it for any other purpose, nor disclose its contents to any other person.

Designated Recipient(s): 190638@tasman.abcs.co.nz

Sent From: AlphaOne Building Consent System

Sent Date: 20 June 2019 14:35 - Thursday

# P & M Fireplaces

128 Tahunanui Drive  
Nelson

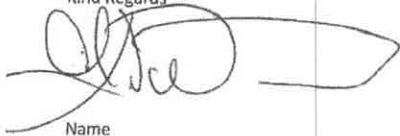
Phone: 03 548 5742 Fax: 03 548 5732

To Whom It May Concern: TDC/~~NE~~

I/We authorise P & M Fireplaces to act as our Agent for a Building Consent Application for a Fireplace.

Korsten Ward

Kind Regards



Name

Date

Korsten Ward

4, 4, 2019

Address of property:

117 Barnett Ave

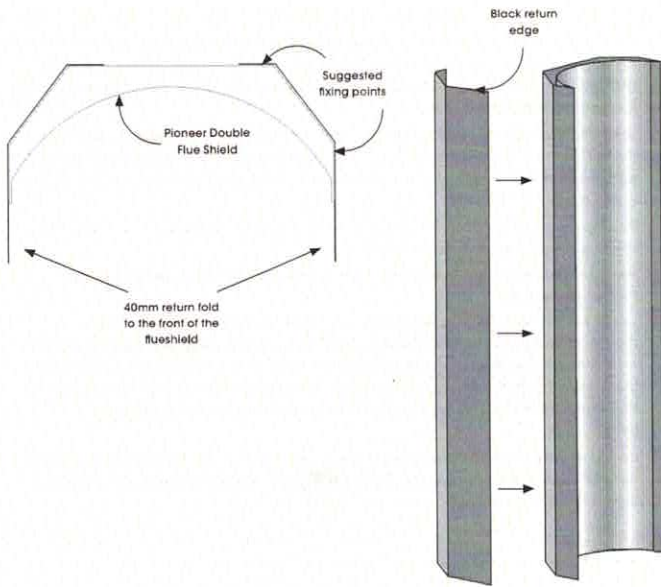
Best Island

Richmond

## Pioneer Double Flue Shield - Side extensions

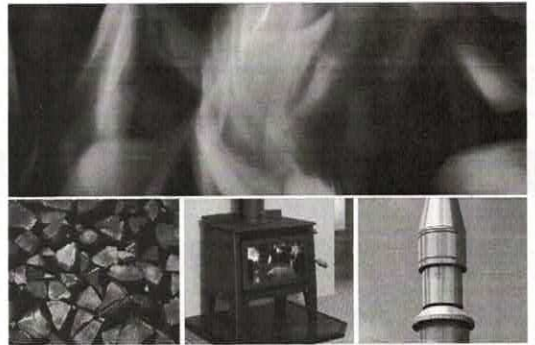
Some Metro models have undergone additional testing which allows for reduced clearances when side extensions are fitted to the Pioneer Double Flue Shield. The Pioneer Flue Shield side extensions are fitted to the Pioneer Double Flue Shield as detailed below.

The side extensions locate on both left and right hand sides of the flueshield. When fixing the side extensions to the Pioneer Double Flue Shield, ensure you have the black face of the side extension facing outwards with the 40mm return edge facing toward the front of the wood fire. Each side extension can be fixed to the outer skin of the Pioneer Double Flue Shield using either stainless steel rivets or a suitable fastening in the suggested fixing points as illustrated.



01/16 © PIONEER MANUFACTURING LTD

## Pioneer Universal Double Flue Shield



# PIONEER

## Flue Shield Fitting Instructions



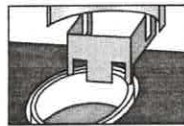
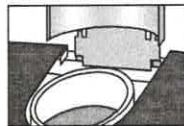
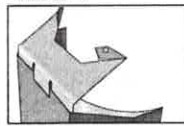
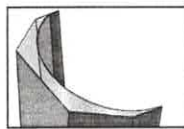
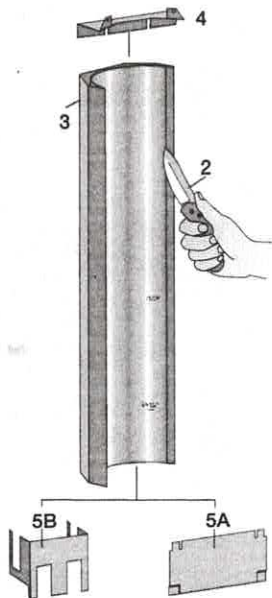
PIONEER  
MANUFACTURING SERVICES

PO Box 11, Inverloch 4517, New Zealand  
Ph: 0800 756 880 • Fax: 09 438 6546  
pioneer@pioneer.co.nz • www.pioneer.co.nz

## Pioneer Double Flue Shield

This flue mounted shield is a universal design with two alternative lower mounting brackets enabling it to be fitted to any brand wood fire. The highly reflective stainless steel inner shield and vented cavity between rear and inner shields ensures maximum shielding of walls directly behind the installed appliance. Due to its compact design, if minimum side clearances specified with your wood fire are necessary this may require the side depth of the flue mounted shield to be extended with optional side extension panels. Refer to the specifications supplied with your wood fire or consult your wood fire retailer.

## Parts and assembly



## Double Flue Shield fitting instructions

1. Unpack the Flue Mounted Shield, detach the three brackets and familiarise yourself with the illustrations.
2. Using a sharp knife or razor blade, carefully cut through the plastic film on the "inside face" where it meets the outer shield (refer sketch). Cut along the full length of the flue mounted shield on both sides, then peel off and fully remove the plastic film from the stainless steel inner shield.
3. Peel back and fully remove the plastic film from the outer shield.
4. Fit the top bracket to the flue mounted shield as illustrated ensuring the rear mid section of the bracket fits "outside" while the two outer sections of the bracket fit "inside".
5. Fit the appropriate lower bracket to your wood fire.

Lower bracket "5A" suitable for wood fires with an inner rear heat shield.

Attach bracket "5A" to the inner rear heatshield directly behind the flue outlet as illustrated on the opposite page. The rear/outer face of the flue mounted shield then locates into the bracket "5A".

Lower Bracket "5B" suitable for all other wood fires without an inner rear heat shield. On certain model wood fires without a raised flue spigot it will be necessary to cut off both the lower outer legs from the bracket "5B" leaving the central tongue to locate inside the flue outlet only.

Two tabs are provided and if folded back at 90 degrees the bracket and flue mounted shield will mount lower onto the appliance.

The flue mounted shield then locates into the two notches provided in bracket "5B" as illustrated.

6. Once the Flue Mounted Shield is fitted in position onto either of the two lower mounting brackets, check to ensure a large gap is not present between the top of the wood fire and the base of the Flue Mounted Shield, as this may result in a hot spot on the rear wall directly behind the flue outlet. If your wood fire has a lift off top grill the Flue Mounted Shield should be raised sufficiently to enable the top grill to be removed.
7. Using the pre-punched holes in the two tabs provided on the top bracket as guides, drill into the flue pipe and secure the top bracket to the flue pipe with two Stainless Steel rivets (not supplied).

### **3.4.2 Built-in appliance installations**

#### **3.4.2.1 General**

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

#### **3.4.2.2 Built-in appliance mantelshelves**

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

### **3.4.3 Freestanding installations installed in fireplaces or masonry enclosures**

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

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

## **3.5 STABILITY**

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

## **3.6 WATER CONNECTIONS**

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

## **3.7 ELECTRICAL CONNECTIONS**

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



## **3.8 SEISMIC RESTRAINT**

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

#### NOTES:

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

# Tenancy Services

## Smoke alarm requirements



Warmer



Drier



Safer



Warmer, drier, safer homes

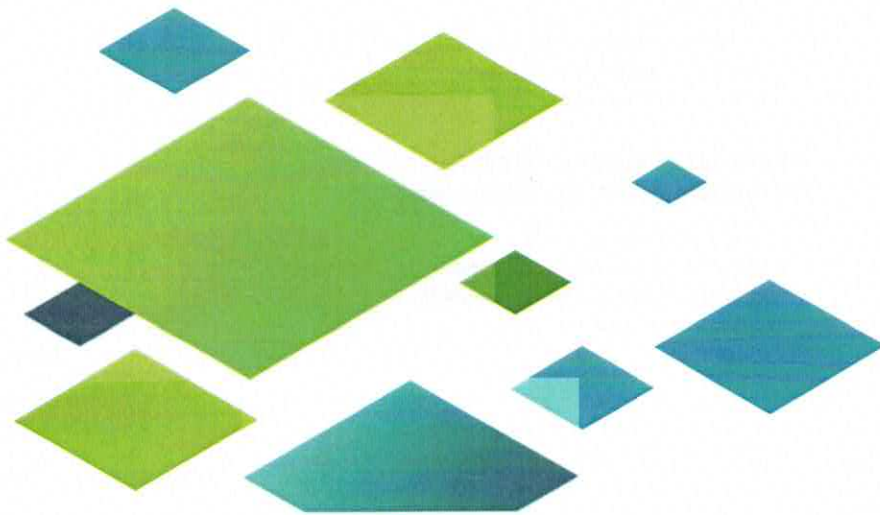
[www.tenancy.govt.nz](http://www.tenancy.govt.nz) | 0800 TENANCY (0800 836 262)

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# What you need to know

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New Requirements for Smoke Alarms  
in Residential Rental Properties  
came into force on 1 July 2016.



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First edition, reprinted in 2015 by Ministry of Business, Innovation and Employment

PO Box 10-729  
Wellington  
New Zealand

This document is also available on our website: [www.tenancy.govt.nz](http://www.tenancy.govt.nz)

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L3 (10/16)

MB 13712

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### **Do the new requirements apply to my rental property?**

- › If your residential rental property is covered by the Residential Tenancies Act (RTA) the new requirements apply.

### **Do I have to have smoke alarms in my rental property?**

- › Yes, there must be at least one working smoke alarm in within 3 metres of each bedroom door or every room where a person sleeps.
- › In self-contained caravans, sleep outs or similar there must be a minimum of one working smoke alarm.
- › In multi-storey or multi-level homes (including split levels) there must be at least one smoke alarm on each level or storey.

### **Who's responsible for replacing smoke alarm batteries?**

- › Tenants are responsible for changing batteries in smoke alarms that are designed to have the battery changed during their tenancy.
- › Landlords are responsible for ensuring the smoke alarms are working at the beginning of every new tenancy.

### **What type of smoke alarms are required?**

- › From 1 July 2016, if you are installing new smoke alarms or if you are replacing an existing smoke alarm, you must install photoelectric smoke alarms with long life batteries that have a life span of at least 8 years.
- › There are many different brands of smoke alarms that meet the new requirements.
- › The smoke alarms must be photoelectric alarms with long life batteries and this will be displayed on the smoke alarm and its packaging.
- › Smoke alarms must comply with one of the following manufacturing standards: Australian Standard AS3786:1993; or equivalent international standard: UL217 (USA), ULCS531 (Canada), BS5446: Part 1 (United Kingdom), BS EN 14604 (United Kingdom) or ISO12239 (International) – this should be prominently displayed on the packaging and on the alarm.
- › If in doubt ask, the hardware retailer can advise which smoke alarms comply with the required standards.

### **Where can you purchase long life photoelectric smoke alarms?**

- › You can purchase long life photoelectric smoke alarms from any of the national hardware chains or your local hardware store.



### **There are smoke alarms installed but they are not long life photoelectric smoke alarms, do they need to be replaced?**

- › If the alarms are in the required locations you do not have to replace them until they pass their recommended replacement date or they stop operating.
- › In many cases the replacement date will be listed on the alarm. If there is no replacement date on the alarm, the alarm is more than 8 years old, or you don't know how old the alarm is, you will need to replace the alarm to be certain you are complying with the regulations.

### **There is a hard wired alarm installed in my rental property, is this okay?**

- › Yes, hardwired smoke alarms are an acceptable alternative and the same requirements that apply to photoelectric alarms also apply to hardwired alarms.
- › The hardwired system must have sensors in each bedroom (or boarding room) or within 3 metres of each bedroom door and there must also be at least one smoke alarm installed on each storey or level.

### **When will landlords have to replace long life photoelectric smoke alarms?**

- › According to the manufacturing standard long life photoelectric alarms must have a service life of at least 8 years under normal conditions and have the date of manufacture marked – you should replace the smoke alarms within 8 years of the manufacture date or earlier if recommended by the manufacturer or if the low battery warning sounds.

### **Where should smoke alarms be placed?**

- › The illustrations below from New Zealand Standard 4514 provide a guide on where to place smoke alarms
- › The NZ Fire Service's website, [www.fire.org](http://www.fire.org) also provides helpful information on the placement of smoke alarms
- › The residential tenancies regulations set out the minimum requirements for smoke alarms. The NZ Fire Service's recommendation to place smoke alarms in each bedroom and within 3 metres of each bedroom door is not a regulatory requirement, but you may wish to consider following this recommendation.



### What requirements apply to boarding houses?

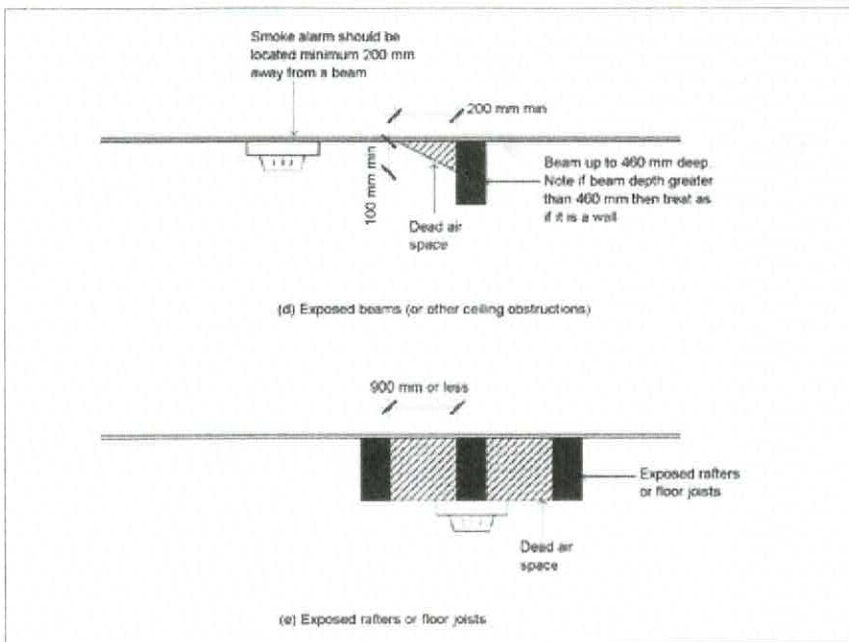
There must be at least one smoke alarm installed in each tenant's boarding room or within 3 metres of the entrance (or main entrance) to each tenant's boarding room.

In addition, a smoke alarm must be installed on each storey or level of the boarding house, even if there isn't a boarding room on that level.

Tenants are responsible for replacing smoke alarm batteries in their rooms.

Landlords are responsible for replacing smoke alarm batteries in common areas like hallways and the kitchen.

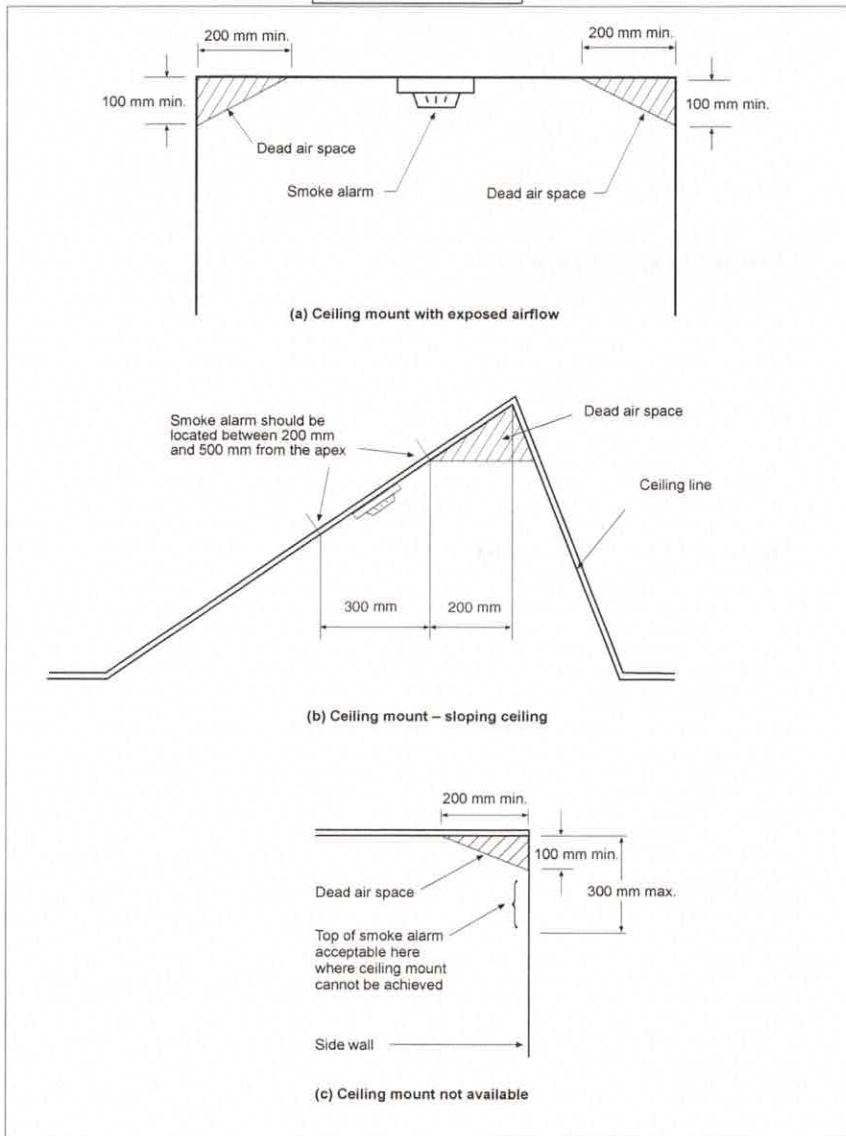
### Illustrations highlighting best practice for installing smoke alarms in homes with particular construction styles



NZS 4514:2009 *Interconnected smoke alarms for houses* © Ministry of Business, Innovation and Employment, administered by the New Zealand Standards Executive. Published with permission from the New Zealand Standards Executive under copyright licence LN001217.



Figure 5.1 Dead air spaces



## Tenancy Services



Warmer, drier, safer homes

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

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

## design features



**Dektite®**

*First and the Best!*

Installation is easier with the Dektite®.

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

### FLEXIBLE CONE SLEEVE

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

### EASILY IDENTIFIED SIZING

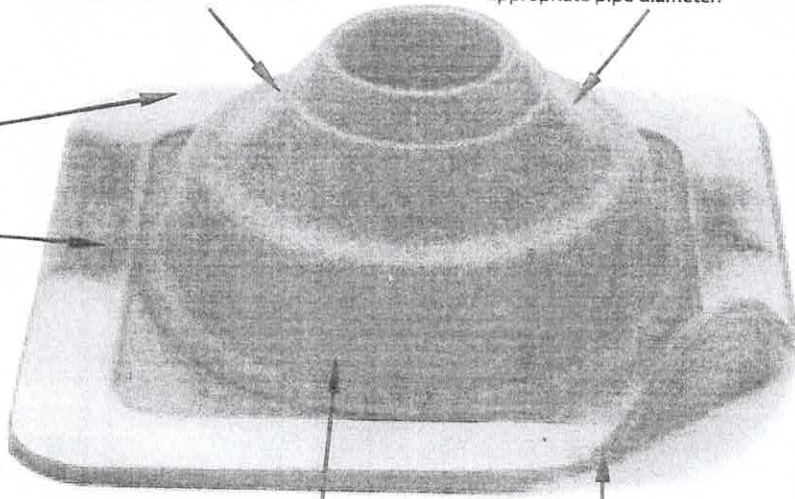
Pipe diameter rings are clearly marked on the cone sleeve (metric and imperial) for cutting to match the appropriate pipe diameter.

### LOW PROFILE DESIGN

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

### STRESS ISOLATION POINTS

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



### BONDED ALUMINIUM FLANGE

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

### INTEGRITY OF FLASHING SHAPE

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

### LARGE BASE AREA

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

### IMPROVED WATERPROOFING

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

**NEW ZEALAND HOME HEATING ASSOCIATION (INC)**  
P O Box 302-486 North Harbour, Auckland 1330  
Ground Floor, 2/106 Bush Road, North Harbour, Auckland  
Phone: 64-09-414-4300 0800 866 667  
Fax: 64-09-414-4593  
E-Mail: [nzhha@tradesec.co.nz](mailto:nzhha@tradesec.co.nz)

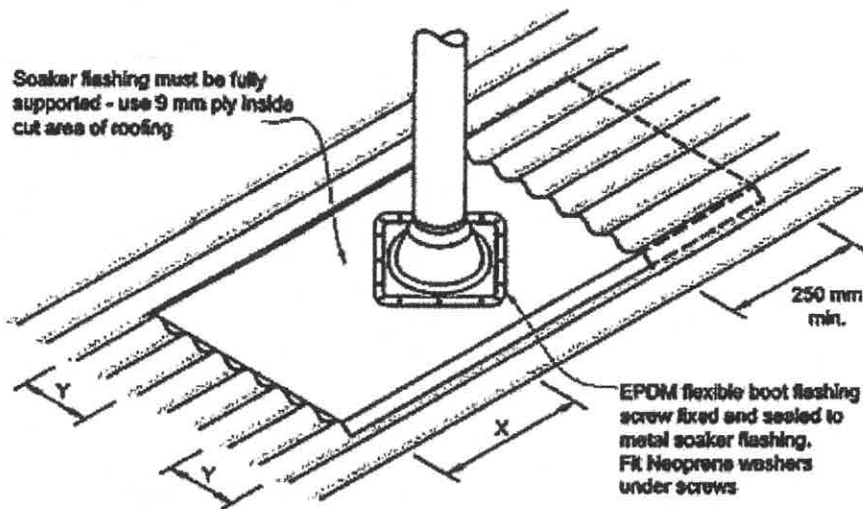


## MEMO

**TO:** All Members  
**FROM:** Ed Hawkes National Secretary  
**SUBJECT:** Soaker Flashings  
**DATE:** 3<sup>RD</sup> May 2005

Department of Building and Housing (DBH) have adjusted Fig 54 (below) to accommodate pipe penetrations up to 500mm diameter. They will also show the roofing sheet above the flat flashing to be a separate sheet rather than a 'slit' sheet as implied in the document to date. This will be published in the reprint of the Building Code June/July, 2005.

(4) Suitable only for roof pitches of 10° or higher.





PALMA COUNTY COUNCIL  
These are the plans specified as referred to in  
Building Permit No. 1640746  
Dated 11-15-35

1935/36

GARAGE

Proposed Extension  
KITCHEN EXTENSION

EXISTING  
DINING

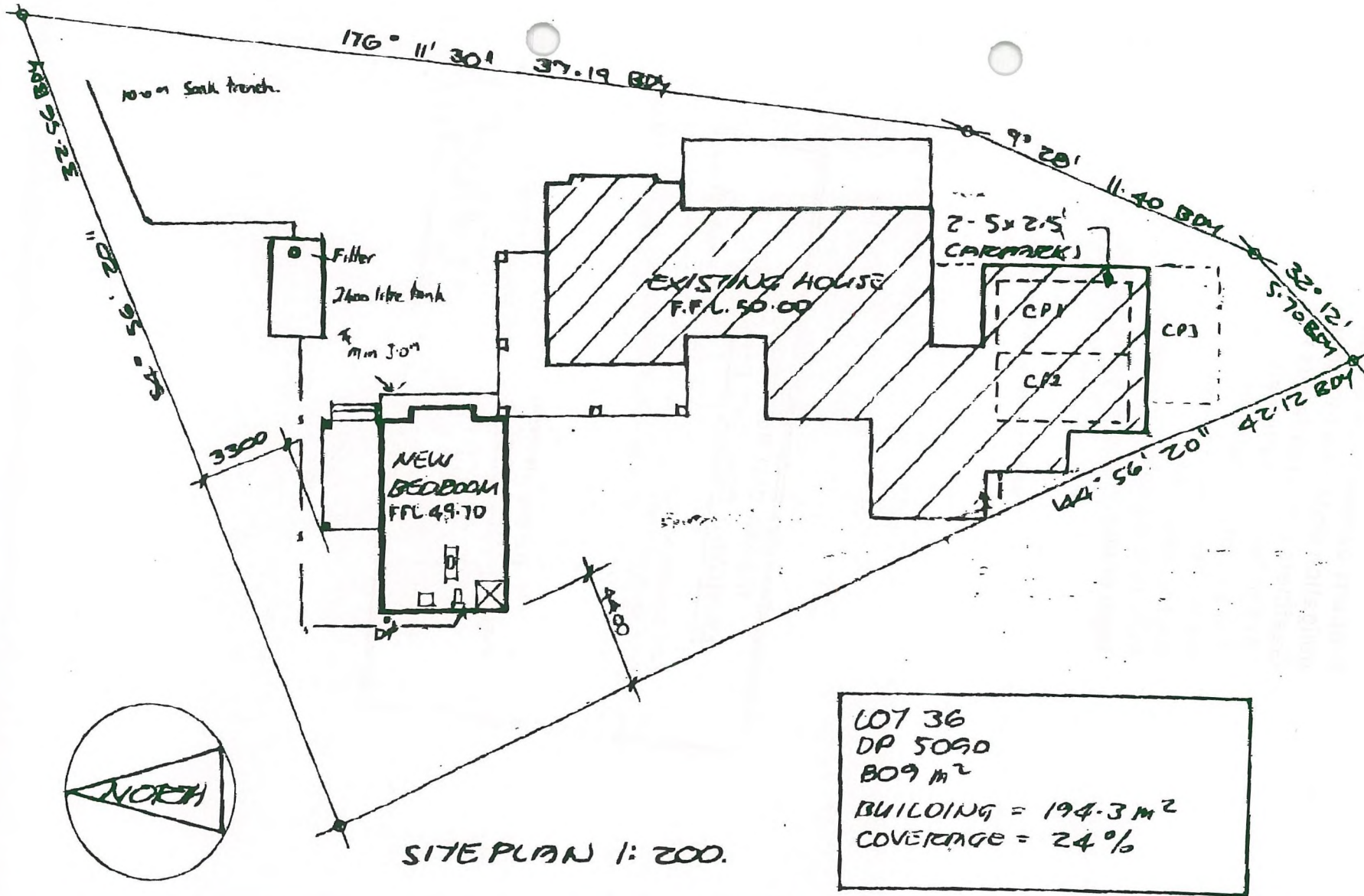
EXISTING  
SHEED

WATER  
TANK

WATER  
TANK

Proposed extension to be built of  
Concrete floor  
Plyshearboard walls  
Iron Roof  
One glass Exterior Door  
One glass window

MAIN BUILDING - R1 - SOLID FUEL BURNING APPLIANCE ONLY - Processing - AUDIT	Y/N	User	Date	Notes
Application Form : Has the application form been properly completed?	Y	Kle	24/05/2019 08:16 am	Application form is correct.
Deposit / Fee: Has the appropriate deposit / fee been paid?	N/A	Kle	24/05/2019 08:16 am	Unable to determine
Evidence of Ownership / Owner's Permission: Is a current Certificate of Title / Record of Title or evidence of ownership provided that is in the owner's name; and if the application has been submitted by an agent is owner's permission provided? If Title is not yet available a subdivision scheme plan is required. If the legal description for subdivision is not available please ensure that the parent title is recorded on the application.	Y	Kle	24/05/2019 08:16 am	Current evidence of ownership and owner's permission is provided.
Approvals from Other Authorities: Does this application involve approvals from other Authorities; and if so have these been provided?	N/A	Kle	24/05/2019 08:16 am	This question does not apply to this project.
Solid Fuel Appliance: Is adequate documentation provided?	Y	Kle	24/05/2019 08:16 am	Information is provided.



SITE PLAN 1: 200.

LOT 36  
 DP 5090  
 809 m<sup>2</sup>  
 BUILDING = 194.3 m<sup>2</sup>  
 COVERAGE = 24%

AMENDMENT TO DRAWS



**MENZIES DESIGNS LIMITED**  
 ARCHITECTURAL: MECHANICAL  
 DRAUGHTING AND DESIGN

PO BOX 2136  
 STONE, NELSON  
 PH (03) 5390603  
 FAX (03) 5390604

EXTENSIONS TO HOUSE

Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1976 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so could lead to legal action.

TASMAN DISTRICT COUNCIL  
APPROVED CONSENT DOCUMENT

THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION  
GIVE 24 HOURS NOTICE before any work is covered up

- Council inspection are required BEFORE any:
- \* concrete, masonry infill, grouting, placement
  - \* lining, cladding, roof fixing
  - \* structural frame enclosure
  - \* trim fixing, lining, cladding
  - \* plumbing, drainlaying, covering

Deviations from this Document require further approval  
Consent holder is responsible and liable for any damage as a result of this work being carried out

Date: 7/12/01 Building Consent No. 011447



5-Sep

Karl Van Hoppe  
TDC  
Fax 5447249

Dear Karl

**RE: Chris Hawkins Lot 36 Beets Islands new unit**  
**Separate septic tank system for unit**

SOIL TYPE = 1 Gravels and Sand (absorption Rate =35mm/day)

DWELLING = 1 Bedroom

2 people at a consumption rate of 180 litres/person/day.

TANK SIZE (180litres\*2 people\*2.5days =900Ltrs)= 2400ltr Tank

Goulds GT1500 Filter improved effluent treatment before soak trench.

TRENCH AREA (180\*2/(35\*1) = 10metres, Laser lined 1 metre wide

TRENCH DESIGN = 1 X 15 metre trenches 1 metre wide nova flow  
and filter cloth.

There is an area available for future soak trenches if needed.

Stormwater to soak pits.

Yours sincerely,

Brian Parkinson  
The Drainman Ltd.

**FAXED**  
11/06/01



## DESIGN CERTIFICATE

ISSUED BY : FIRTH a division of Fletcher Concrete and Infrastructure Limited ("Firth")

TO: .....L. Hawkins.....  
*(Owner/Developer/Contractor)*

AT: .....Bests Island, Nelson.....  
*(Address)*

"Firth" has been engaged by .....R. Silcock.....  
*(Owner/Developer/Contractor)*

to provide a **Ribraft floor design**.

This Ribraft floor has been designed in accordance with both NZS 4229, NZS 3604 and the "Ribraft Floor Slab Appraisal" prepared by Works Consultancy Services Ltd. for "Firth". It complies to clauses **B1, B2, E2, H1** of the approved documents issued by the Building Industry Authority.

The work is described on Firth Industries drawings titled **Hawkins, Bests Island, Nelson** and numbered **S1, S2, S3a, S4, S5, S7** and the specification and other documents according to which the floor is proposed to be constructed.

The design is subject to the site verification of the following design assumptions:

- 50 kPa soil bearing capacity over the entire platform
- 100 kPa soil bearing capacity under load bearing deepened parts of slab

Yours faithfully,

David Peterson  
Registered Engineer.  
E.R.B. #10083



## Ribrafft Flooring - Contract Conditions

Where deemed necessary by Firth Industries, ("Firth") undertake to provide their own design documentation for a Ribrafft floor showing perimeter foundation beams, load bearing internal wall foundation beams (where required), a suggested pod lay-out and construction details. Subsequent changes to the scope of the Contract requiring revision of plans may incur additional costs to be met by the Client

Design and use of a Ribrafft floor is conditional upon achieving either:

- 50 kPa soil bearing capacity over the entire building platform
- 100 kPa soil bearing capacity under all perimeter beams and any load bearing internal wall foundation beams required.

Sites not complying with this will need additional specific design by a Consulting Engineer.

"Firth" recommend that a site investigation by a Consulting Engineer be carried out to confirm that the site complies with the above conditions. Sites known not to comply, or where a Local Authority requires it, **must** have an investigation carried out. "Firth" accepts no responsibility for the organisation of nor costs involved in such investigations.

It shall be the responsibility of the Client or the Clients representative to inform "Firth", in writing, of any site or soil conditions that may influence the foundation design and construction of a successful Ribrafft floor. Where this requirement has not been met "Firth" accepts no liability for any future subsidence or settlement of the foundation.

The Client is advised that due to its physical properties, all concrete is subject to drying shrinkage and the consequential possibility of cracking. Ribrafft floors slabs are equally at risk.

Where the Client desires to use coloured/painted exposed concrete floors, thin concrete overlays, tiles or similar hard coverings it shall be the responsibility of the Client or their representative to inform "Firth" at the design stage. This will enable all parties to have input to a floor slab design that will minimise visible cracking. It may be that this will require mechanical construction joints and/or crack inducing sawcuts to be made in the slab as would be required in a conventional slab.

In all cases the liability of "Firth" shall be limited to the amount of the original Contract Value of the floor.

Estimates are based upon the provision of a stable, flat building platform, levelled to within 25mm of slab soffit level.

Unless by prior arrangement, "Firth" makes no allowance for any cutting and filling, piling, construction of retaining walls and the like necessary to provide a conforming building platform.

Where unforeseen site conditions, changes to the scope of the Contract or the like result in Contract Variations these will, wherever possible, be costed and agreed before carrying out the work. In the event of an unresolved dispute resulting from such variations "Firth" agrees to be bound by the decision of a mutually agreed Arbitrator. The costs of such arbitration shall be met by the unsuccessful party.

Payment in full for the Ribrafft floor will be 20<sup>th</sup> of the month following completion for account holders and Payment on Delivery of concrete when the slab is poured for non account customers. The existence of unresolved disputes will not preclude payment up to the original Contract Value less the value of such disputes.

"Firth" have in place an Occupational Safety and Health policy to cover its own employees but takes no responsibility for employees or sub Contractors engaged by the Client.

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

## Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938093401	LOT 36 DP 5090 BLK II WAIMEA SD LOT 3 DP 533749	117 Barnett Avenue	Best Island	0.0920

## Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$5484.92	\$1371.23

## Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	930,000	\$1,991.13
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
WaimeaComDam-Enviro&ComBen-ZOB	0.0074c/\$CV	930,000	\$68.82
Water supply-Rural Ext-Best Island	\$1194.87/1m3/da	2	\$2,389.74
Refuse/Recycling Rate	\$133.69/Pty	1	\$133.69
Shared Facilities Rate	\$73.55/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$4.35/Pty	1	\$4.35
Museums Facilities Rate	\$70.02/Pty	1	\$70.02
District Facilities Rate	\$138.68/Pty	1	\$138.68
Regional River Works - Area Z	0.0152c/\$LV	460,000	\$69.92
Stormwater: General Drainage	0.0054c/\$CV	930,000	\$50.22

## Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

## Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$930,000.00	\$460,000.00	\$470,000.00	01/09/2023

## New Rating Valuation

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$930,000.00	\$460,000.00	\$470,000.00	01/09/2023

## Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
WRBIS029	4.1M BEFORE GATE PST LHS - ESTUARY	RESTRICTOR		0	0

## Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Water supply-Rural Ext-Best Island	Water Supply

## Protected Trees

No protected trees have been found for this property.

## Heritage Buildings

There are no heritage buildings on this property.

## Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2400699	08/06/2015	117 Barnett Avenue, Best Island

## Planning Zones

The following Planning Zones pertain to this property. Please refer to the [Tasman Resource Management Plan](#) or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

## Building Consents

Please note that if a Code Compliance Certificate has not been issued, it is strongly advised that the process is completed in order to confirm that the work is in compliance with the Building Code.

Application Date	BC Number	Proposal	Status	CCC Issue Date
24/05/2019	190638	Install freestanding Metro wood burner	Code Compliance Certificate Issued	01/07/2019
20/11/2009	091328	Alterations to dwelling: Construct studio at northern end of house	Application Returned	
21/09/2001	011447	Alterations to house, new bedroom ensuite	Code Compliance Certificate Issued	28/05/2002
05/11/1996	961906	Alterations to dwelling	Code Compliance Certificate Issued	30/06/1998
19/12/1995	951888	Extension of Kitchen and Recladding of Home	Code Compliance Certificate Issued	21/12/1995

## Compliance Schedule

No Compliance Schedule records are available for this property.

## Building Permits

The NZ Building Act came in to force on 1 July 1992. From that date, the issue of building permits ceased and they were replaced with building consents. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections. Should an evaluation of the building be required, an independent qualified person should be consulted.

Date	Permit Number	Notes
28/11/1978	I049746	Addition to kitchen
23/08/1974	H025758	Reinstate garage on property

## Building Notes

No additional building notes have been found for this property.

## Swimming Pools

No Swimming Pool records have been found for this property.

## Resource Consents

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Proposal	Status	Decision	Decision Date
26/09/1996	960509	House Extensions	Consent Effective	Granted under Delegated Authority	21/10/1996

## Planning Permits

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

No historical planning permits have been found for this property

### **Works and Land Entry Agreements**

No Works and land Entry Agreement has been found for this property.

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

## Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

## Air Shed

This property does not sit within a controlled Air Shed.

## Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

## Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

## Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

## Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

## Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at [biodiversity@tasman.govt.nz](mailto:biodiversity@tasman.govt.nz).



— State Highway Roads  
— Road Boundaries

Valuation Boundaries  
 Parcel



## Aerial Photo Map

The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

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Scale: 1:1,000  
Monday, 11 May 2026

Original Sheet Size 210x297mm