### / DISCLAIMER

Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and TRG Dunedin (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.







### Dunedin City Council Land Information Memorandum

94942

Issued in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987

Should you require further clarification of any of the information listed in this report, please phone our Customer Services Agency on 03 477 4000.

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **10 July 2023** 

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice.

The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Records of Title as this report may not include information that is registered on the Records of Title. The Records of Title may record further information or obligations relating to the land.

Further information about this property may be available from other agencies such as the Otago Regional Council, Nova Gas, Telecom New Zealand (Chorus) or Delta Utility Services Limited.

### PROPERTY ADDRESS

312 Hillingdon Street Dunedin

LIM Applicant Print Date

10-Jul-2023

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### PROPERTY DETAILS

Property ID 5012392

**Address** 312 Hillingdon Street Dunedin

Parcels LOT 1 DP 7119

Rubbish Day Monday

### RATES DETAILS

Rate Account 2012392

Address 312 Hillingdon Street Dunedin

1

Valuation Number 26760-41600

**Latest Valuation Details** 

Capital Value \$520,000 Land Value \$265,000 Value of Improvements \$255,000 Area (Hectares) 0.0506HA

Units of Use

**Current Rates** 

Current Rating Year Starting
Dunedin City Council Rates

01-Jul-2023
\$0.00

**Rates Outstanding for Year** \$0.00

For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

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### BUILDING, PLUMBING AND DRAINAGE

### **Minimum Floor Levels**

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probably of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to: <a href="https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels">https://www.dunedin.govt.nz/services/minimum-floor-levels/mfl-quidance</a>

### **Public Sewer sheets.**

WARNING. Please note that public sewer reticulation sheets are scaled in either Imperial feet or Metric metres. Please check with the Duty Drainage Inspector if in doubt.

### **Dunedin City Council Private Drainage plans incomplete.**

WARNING. The Dunedin City Council's private drainage records (plans) prior to 1 January 1993 may be incomplete or not clearly recorded. Owners therefore are advised to carry out work with due care to avoid damage to any private drain not detailed because of the lack of information filed in the Council's records.

### **Building and Drainage Information**

### **Council Stormwater & Foul Sewer Connections available.**

There is Council Stormwater outfalls and Foul Sewer Connections adjacent to this land, to which buildings within this land may connect. A plan of these is attached.

### **Private Stormwater Drains servicing existing buildings**

There are Private Stormwater drains servicing existing buildings on this land.

### **Private Foul Drains servicing existing buildings**

There are Private Foul drains servicing existing buildings on this land.

### **Building and Drainage Consents**

There are no records of any Building Consents for this property.

### **Building and Drainage Permits**

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

H-1950-34875 AAB19500155

Council - 33ft Building Line Restriction. The permit was lodged on 16-Oct-1950.

H-1953-41227 AAB19530105

15177 - Erect Dwelling, (Hodge). The permit was lodged on 06-Nov-1953.

H-1981-89252 AAB19810126

1702 - Install Heater - Warmrite Delux, (Power). The permit was lodged on 24-Aug-1981. H-1954-172391 AAD19540832

F3682 - Plumbing and Drainage for New Dwelling, (Hodge). The permit was lodged on 12-Jul-1954.

H-1984-218132 AAD19841072

K7047 - Repair Foul Sewer , No Plan (Unknown). The permit was lodged on 23-Jul-1984. <u>H-1986-221309</u> AAD19861048

L261 - Repair Drainage, No Plan (Braithwaite). The permit was lodged on 21-Oct-1986. H-1986-221310 AAD19861049

L292 - Repair Drainage, No Plan (Braithwaite). The permit was lodged on 29-Oct-1986.

For further explanation on the current status of any consent, or to enquire about information referred to on this page, please contact Building Control Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

### **HAZARDS**

### SITE HAZARDS

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

The <u>Otago Regional Council</u> has produced a number of reports for the Dunedin City District which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.

These reports are publicly available and can be accessed here: <a href="https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards">https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards</a>

These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.

### **Otago Regional Council - Natural Hazards Database**

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database

### HAZARDOUS SUBSTANCES

**WARNING – Change in legislation and management of hazardous substances** On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996. All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge. The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates If you have any questions, please contact Worksafe.

**Contaminated Site, Hazardous Substances and Dangerous Goods Information** 

No information

### ENVIRONMENTAL HEALTH

No records were found of Environmental Health involvement with this property.

### LICENSING

### **Health Licensing**

There are no records of any Health Licences for this property.

### **Liquor Licensing**

There are no records of any Liquor Licences for this property.

### CITY PLANNING

The information provided with this LIM on District Plan requirements and resource consents has been verified by City Planning in relation to the subject property only. All information included in relation to other land surrounding the site is indicative.

### **Accuracy of Boundaries**

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

### **Access to Site**

The legality of any access to the site is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. It is recommended that the Record of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

### Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

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### Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at <a href="https://www.mfe.govt.nz">www.mfe.govt.nz</a>.) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

### **Consent Notices**

There are no Consent Notices recorded for this property. It is recommended that the applicant check the Record of Title for any notices or covenants that may affect the property.

### **District Plan Information**

Dunedin currently has an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at <a href="https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp">https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp</a>.

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 had legal effect from the date of notification. Rules that did not have submissions in opposition to them are deemed operative.

Please refer to our website for more information on Variation 2 at <a href="https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2">https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2</a>

Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals.

You should check with the Council whether any changes have occurred since the date this LIM report was issued. The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued: there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <a href="https://www.dunedin.govt.nz/council/district-plan/district-plan-2006">https://www.dunedin.govt.nz/council/district-plan/2006</a> and the 2GP which can be found on our website at <a href="https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan">https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan</a> as well as at all Dunedin City Council service centres and libraries.

### **OPERATIVE DISTRICT PLAN INFORMATION**

### Zoning

This property is zoned as follows in the District Plan.

Zone

**RESIDENTIAL 1** 

### Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA Lmax between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

Noise Zone

50Dt/40Nt dBA, 45SP dBA

### SECOND GENERATION PLAN INFORMATION

### Zoning

• General Residential 1 (refer Section 15, Residential)

### **Scheduled Items**

Nil

### **Overlay Zones**

Nil

### **Mapped Areas**

Nil

### **Resource Consents**

There are no resource consents for this property.

### RESOURCE CONSENTS WITHIN 50 METRES OF 312 HILLINGDON STREET DUNEDIN

### 5012394 324 Hillingdon Street Dunedin

RMA-2005-369352 Resource Management Act (Historical Data) 226 CERTIFICATE (Other). The outcome was Granted on 12/09/2005.

<u>POL-2006-350447</u> Planning Other Legislation CREATION OF RIGHTS OF WAY FOR VEHICLE PEDESTRIAN ACCESS TO REAR SITE. AMENDMENT TO POL 20060034. The outcome was Granted on 07/09/2006.

<u>POL-2006-350424</u> Planning Other Legislation CREATION OF RIGHT OF WAY FOR VEHICLE & PEDESTRIAN ACCES S TO REAR SITE. The outcome was Granted on 27/06/2006.

### 5108572 239 Hillingdon Street Dunedin

RMA-2001-364653 Resource Management Act (Historical Data) LAND USE ASSOCIATED WITH SUBDIVISION (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/03/2001.

<u>RMA-2001-364652</u> Resource Management Act (Historical Data) SUBDIVISION INTO 2 ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/03/2001.

### 5112275 324A Hillingdon Street Dunedin

RMA-2005-369352 Resource Management Act (Historical Data) 226 CERTIFICATE (Other). The outcome was Granted on 12/09/2005.

<u>POL-2006-350447</u> Planning Other Legislation CREATION OF RIGHTS OF WAY FOR VEHICLE PEDESTRIAN ACCESS TO REAR SITE. AMENDMENT TO POL 20060034. The outcome was Granted on 07/09/2006.

<u>POL-2006-350424</u> Planning Other Legislation CREATION OF RIGHT OF WAY FOR VEHICLE & PEDESTRIAN ACCES S TO REAR SITE. The outcome was Granted on 27/06/2006.

### 5115043 310 Hillingdon Street Dunedin

<u>SUB-2007-153</u> Subdivision Consent 2-lot Residential 1 Zone subdivision. The outcome was Granted on 27/09/2007.

RMA-2004-368448 Resource Management Act (Historical Data) RELOCATE GARAGE PARTIALLY BREACHING THE FRONT YARD REQU IREMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 25/11/2004.

### 5115044 310A Hillingdon Street Dunedin

<u>LUC-2009-309</u> Land Use Consent construct a residential unit. The outcome was Granted on 25/08/2009.

<u>LUC-2008-84</u> Land Use Consent Construct a new dwelling. The outcome was Granted on 15/04/2008.

<u>SUB-2007-153</u> Subdivision Consent 2-lot Residential 1 Zone subdivision. The outcome was Granted on 27/09/2007.

### **5137178** 600 North Road Dunedin

 $\underline{\text{SUB-2022-43/A}}$  Subdivision Consent s357 objection to condition 2e & 3a. The outcome was S357 Upheld on 13/06/2022.

<u>SUB-2022-43</u> Subdivision Consent Four-site rural-residential subdivision. The outcome was Granted on 03/05/2022.

<u>LUC-2021-38</u> Land Use Consent vegetation clearance. There has been no outcome yet. <u>SUB-2020-42/A</u> Subdivision Consent section 127 variation to SUB-2020-42 to alter the lot size of a 2 lot subdivision. The outcome was s127 Declined on 04/09/2020.

<u>SUB-2020-42</u> Subdivision Consent subdivision consent to create 1 additional site. The outcome was Granted on 12/06/2020.

<u>LUC-2012-69/B</u> Land Use Consent s127 change or cancellation of conditions to approve alternative building platform. The outcome was s127 Upheld on 13/01/2017.

SUB-2012-15/A Subdivision Consent variation of conditions of subdivision consent SUB-2012-15. The outcome was s127 Upheld on 07/08/2015.

<u>LUC-2012-69/A</u> Land Use Consent s127 change or cancellation of conditions to access dwelling from Signal Hill Road via right of way. The outcome was s127 Upheld on 11/03/2015.

<u>LUC-2012-69</u> Land Use Consent land use for residential activity on Lot 1 resulting from SUB-2012-15. The outcome was Consent Order Issued by Environment Court on 10/10/2013.

<u>SUB-2012-15</u> Subdivision Consent subdivision creating 2 lots. The outcome was Consent Order Issued by Environment Court on 10/10/2013.

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner. Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

### **TRANSPORT**

No Transport information was found for this property

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transport information in relation to the property.

For further explanations on property owner obligations in regard to local road encroachments, vehicle entrances, vegetation management or retaining structures please refer to the Dunedin City Council website at <a href="http://www.dunedin.govt.nz/services/roads-and-footpaths">http://www.dunedin.govt.nz/services/roads-and-footpaths</a> or contact Transport on 477 4000.

For properties abutting the state highway, Waka Kotahi NZ Transport Agency is the Road Controlling Authority.

### Previous LIMs on this property have identified the following:

### **Date of Inspection:** 02-Dec-2014 **Non-compliant vehicle entrance.**

To meet current Council standards stormwater runoff from the drive would be required to be captured at the boundary and piped to the kerb and channel. This may be required to be upgraded in the future.

Council accepts this situation but accepts no liability, and points out that maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

These matters above may or may not have been resolved.

### 3 WATERS

### WATER

### Urban water supply area - Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at <a href="www.dunedin.govt.nz/water-pressure">www.dunedin.govt.nz/water-pressure</a>, and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

### Terms and conditions of supply

All new and existing connections to the Dunedin City Council's water supply network are subject to the terms and conditions of the Dunedin City Council Water Bylaw 2011. The bylaw is available to view at <a href="https://www.dunedin.govt.nz/water-bylaw">www.dunedin.govt.nz/water-bylaw</a>.

### Water pressure

Indicative network water pressure to the property is shown on maps available at <a href="https://www.dunedin.govt.nz/water-pressure">www.dunedin.govt.nz/water-pressure</a>. Specific detail is available on request.

### Water reticulation maps

A copy of the water reticulation map of Dunedin City Council infrastructure in the vicinity of the subject property is attached.

These show the location of the water main in the road. It may or may not show the water service to the property. It is recommended that the applicant check the property

### FOUL SEWER AND WASTE WATER

### **Stormwater/Sewer Separation - Compliant**

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **27**<sup>th</sup> **June 1997**.

No comment is made with regard to this property's compliance with the requirement for storm water separation after the date of inspection.

### **Drainage Reticulation Plans**

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are show in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

### **Information Regarding Watercourses**

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council. The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

The controlling authority for watercourses in relation to stormwater drainage, and removal of obstructions in accordance with Local Government Act 1974 is the Dunedin City Council. The Council also issues building and resource consents for certain works around watercourses.

Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant inspect the property for watercourses.

For further information on watercourses it is recommended the applicant read the Watercourse Information Sheet. A copy of this document is available on request or for download from the Dunedin City Council website <a href="https://www.dunedin.govt.nz">www.dunedin.govt.nz</a>

### **APPENDIX**

### Glossary of terms and abbreviations

The following are abbreviations and terms that may appear as a part of a LIM.

### Consent, Permit, Licence & Complaint types

- AAB DCC Building permit
- AAD DCC Drainage permit
- AAG Green Island drainage permit
- AAH Hyde permit
- AAK St Kilda permit
- AAM Mosgiel permit
- AAP Port Chalmers permit
- AAS Silverpeaks permit
- AAT Maniototo permit
- ABA Application Building Act 1991
- AMD Amendment to a Building Consent
- BC Building Consent
- BCC Building Compliance Certificate Sale of Liquor Act
- BCM Building Complaint
- CER Certifier
- COA Certificate of Acceptance
- DGL Dangerous Goods Licensing
- ENV Health complaint
- HTH Health licence
- LIQ Liquor licence
- NTF Notice to Fix
- NTR Notice to Rectify
- PIM Project Information Memorandum
- POL Planning Other Legislation
- RMA Resource Management Act Resource consent
- RMC Resource consent complaint
- WOF Building Warrant of Fitness

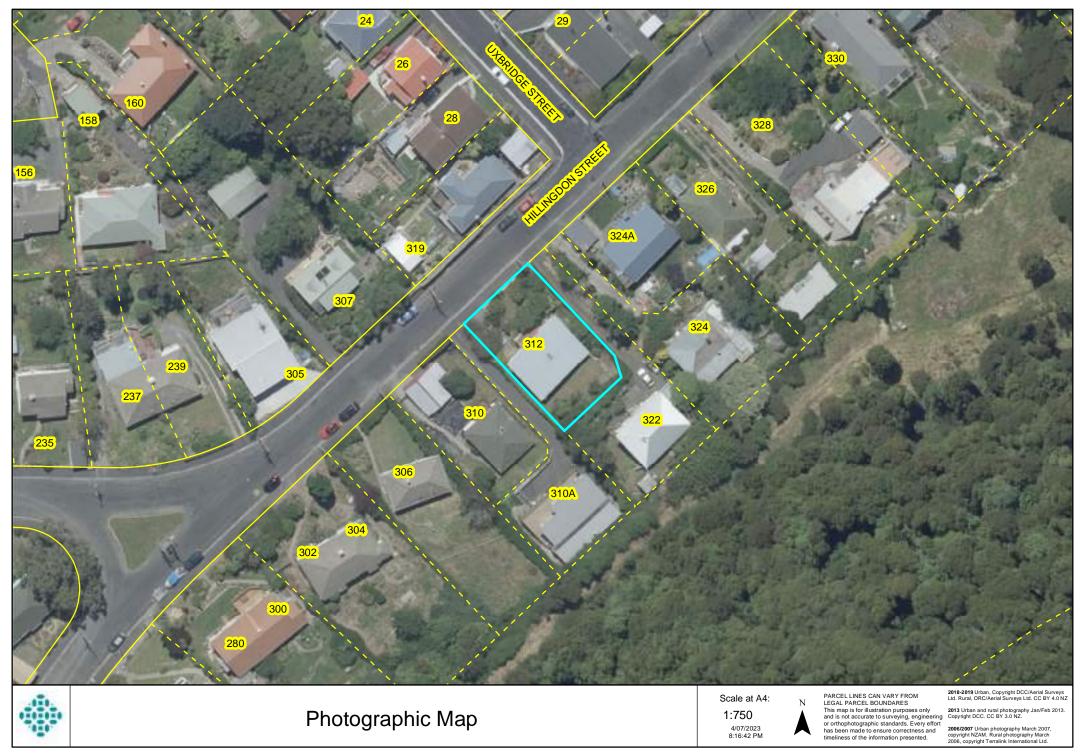
### **Terms used in Permits & Consents**

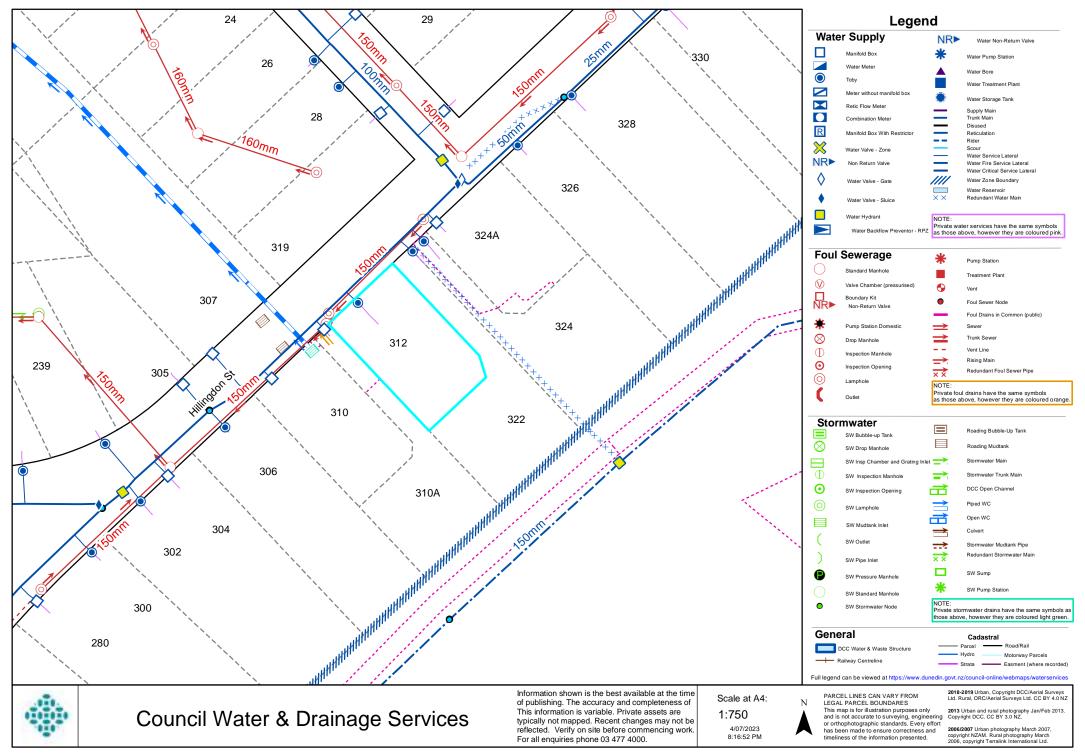
- ALT Alteration
- ADD Addition
- BD D/C Board drain in common
- BLD Building
- BLDNG Building
- BT Boundary trap
- B/T Boiler tube
- CCC Code Compliance Certificate
- DAP Drainage from adjacent property
- DGE Drainage
- DIC Drain in common
- DR Drainage
- DWG Dwelling
- FS Foul sewer
- HEA Heater
- ICC Interim Code Compliance
- MH Manhole
- PL Plumbing
- PLB Plumbing
- PTE Private
- SIS Sewer in section
- WC Water course
- WT Water table
- SW Stormwater

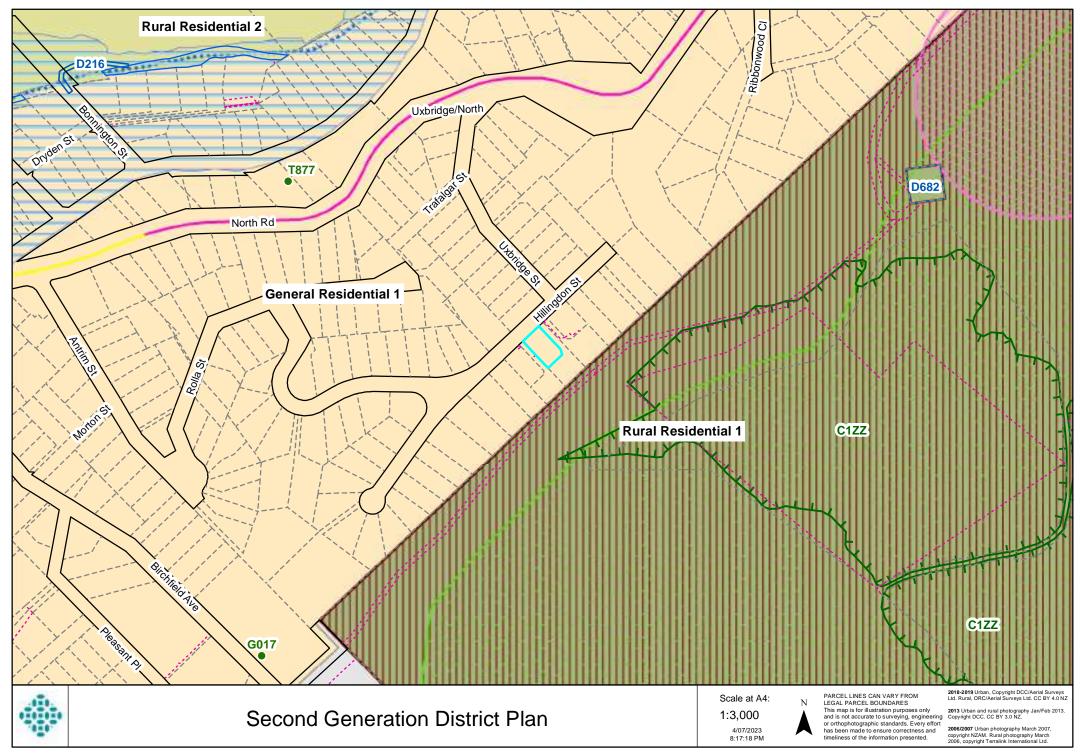
### **General terms**

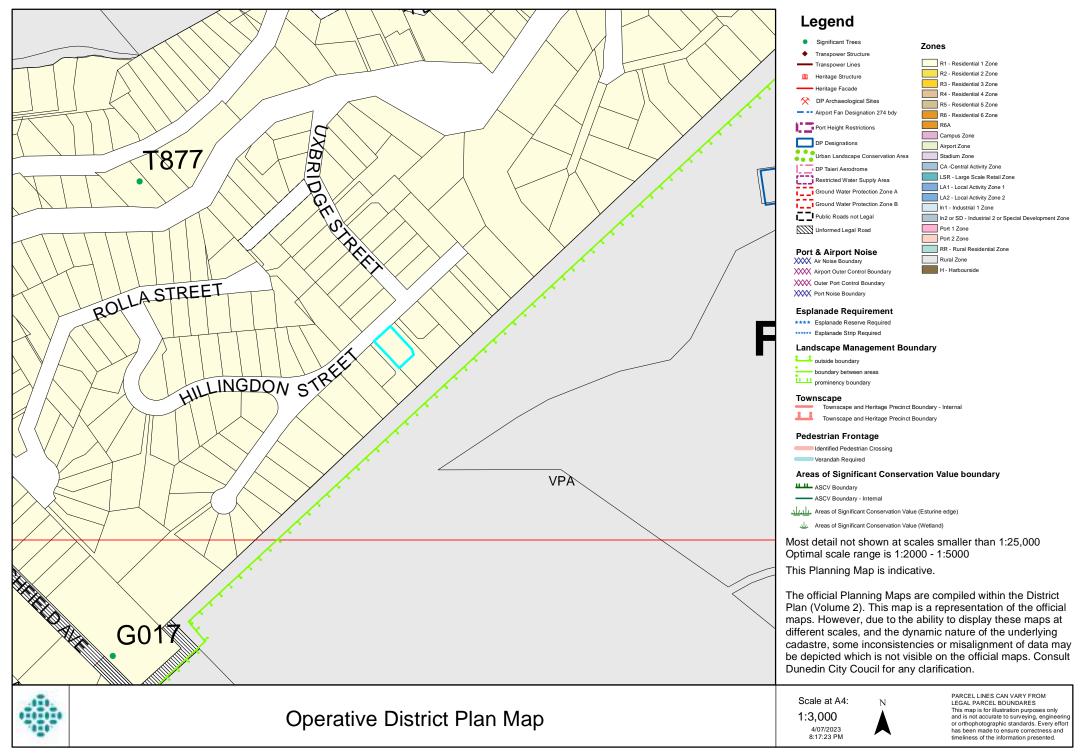
RDMS Records and Document Management System

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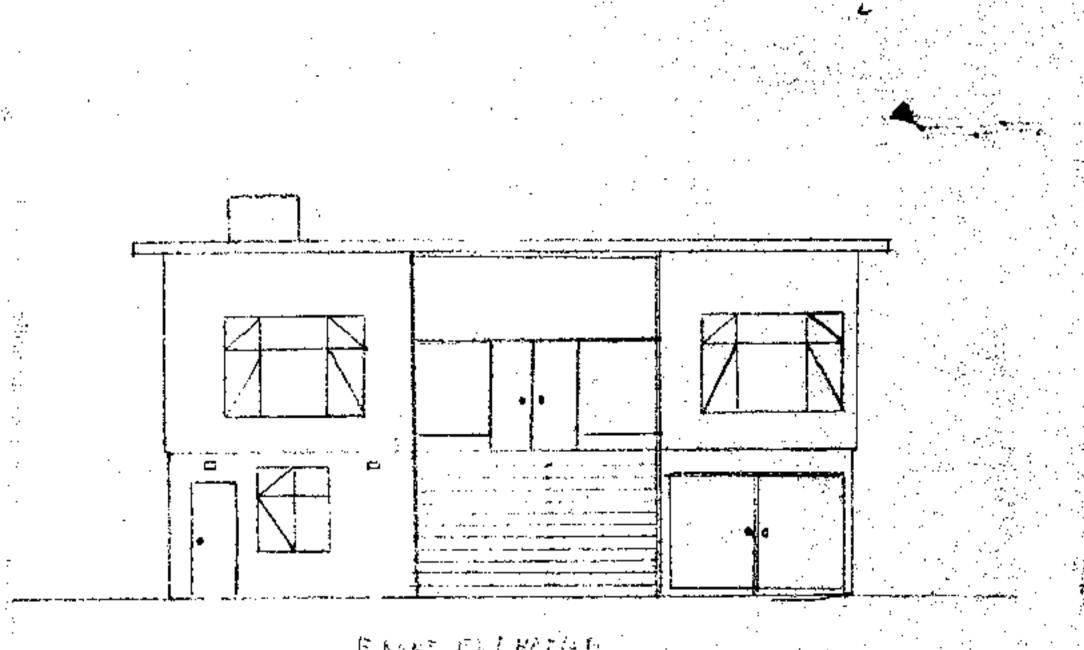


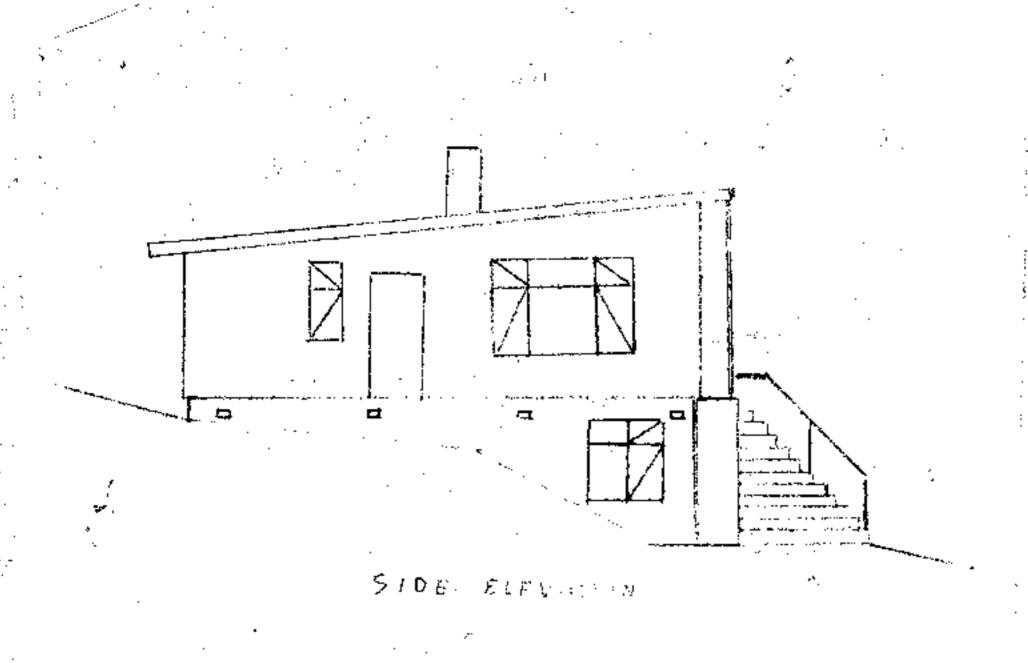


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# Installation instructions

# LIES DELUXE SPACE HEATER

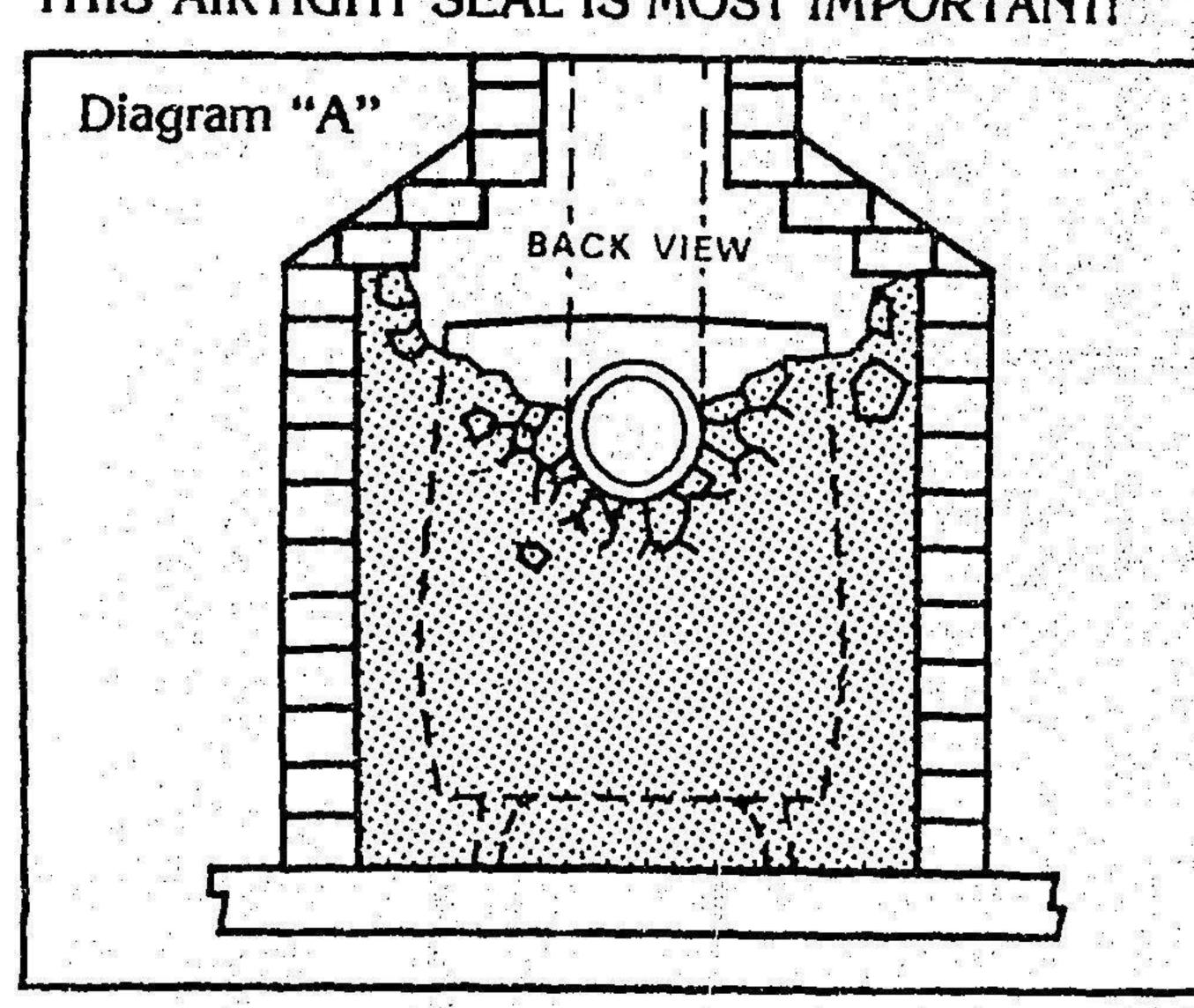
## GENERAL INFORMATION:

Please Note: Properly installed, your Warmrite Deluxe Space Heater should give you years of efficient trouble-free service. We recommend you engage the services of a qualified, experienced space heating tradesman and, in the case of a water heating model, consult a registered plumber. Check with your local body building inspector as to the need for a building permit and compliance with any special local by-laws. Notify your insurance company that a space heater has been installed.

## FITTING INTO EXISTING FIREPLACE

- 1. Sweep chimney. If new, the chimney should comply with the requirements of N.Z.S. 1900 (Chapter 7) and installations should comply with N.Z.S. 7421, 1972.
- 2. Careful examination of the fireplace and chimney is essential to ensure there will be no great in leakage of air to reduce the draft on the appliance. Check especially that there is no gap between the fire surround and the chimney face. Timber near the chimney must not be exposed to any danger of overheating. If there is any doubt about the air tightness of the fireplace and the chimney—especially if it is an outside chimney—we recommend a stainless steel liner should be used to enclose the flue (preferably from the heater to the chimney outlet) or else provision should be made for the addition of the liner if it is subsequently found necessary.
- 3. Close off the fireplace chimney with brick, cement, board or similar non-combustible material. \*Fill up the fireplace recess with non-combustible material as completely as possible. (\*See diagram "A")
- 4. Bolt cast iron flue pipe to heater with asbestos string firmly fitted into seat groove.
- 5. Position the heater and pack asbestos rope around the tipe to ensure an airtight seal. The exposed cast flucture is 51/4" (260mm), but make a circular aperture of 53/4" (273mm). This will leave sufficient clearance to pack with the asbestos rope for an airtight seal.

THIS AIRTIGHT SEAL IS MOST IMPORTANTI

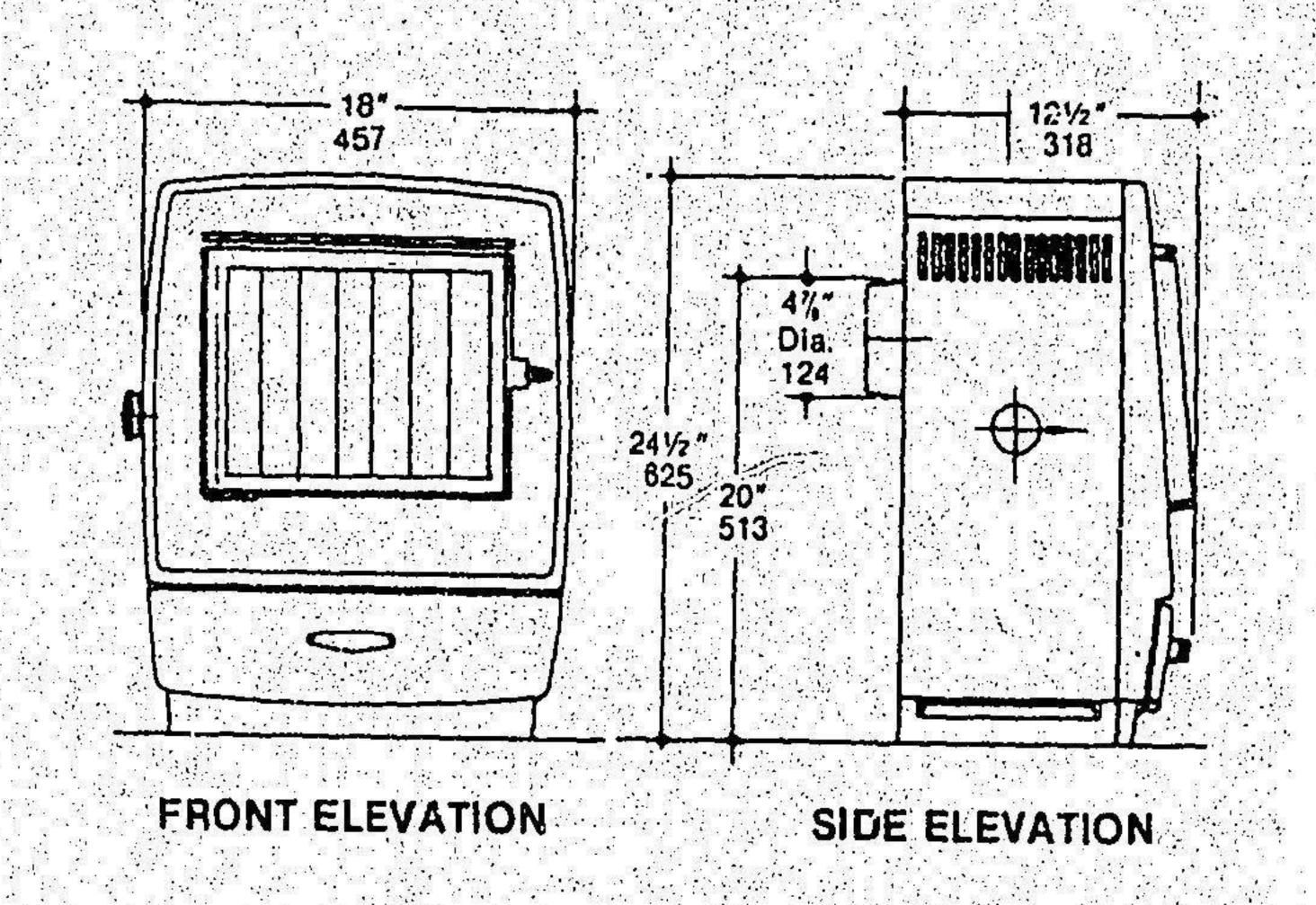


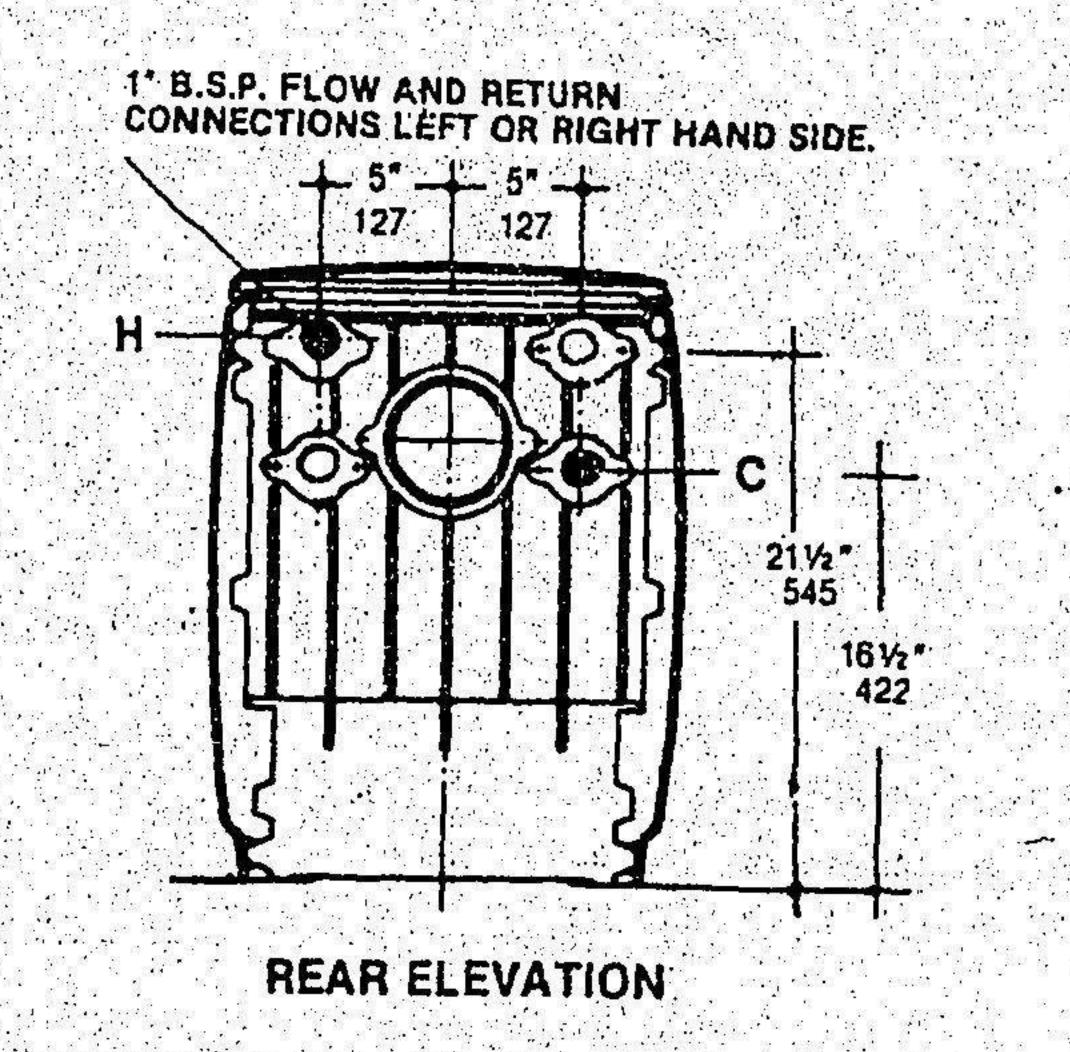
## FUELS:

The Warmrite Deluxe Console will burn most solid fuels, wood coke or coal, although, if coke is used it is recommended this be used in a 50/50/ mixture with coal.

### SPECIFICATIONS:

Vitreous enamelled cast iron outer casting, and plain cast iron inner casting. The firebox is lined with firebrick and the grate can be riddled by an externally operated lever. The main fire door is a heat resistant mirror coated strip glass, permitting an excellent view of the fire.





Boiler Specification: 1" B.S.P. connection into tank takes 1" crox nuts. Connections are so positioned for right or left hand fittings.

Flue Connections: A back flue outlet is the normal fitting. This can be interchangeable to make a top outlet, with the top enamel casting also changeable for top outlet. An adaptor is available in the specified colour range for supporting a 5" round Spiroloc flue if required.



## FLUE PIPES:

1. Double-skin steel pipes (such as 'Spiroloc' Flue). Generally 125mm internal diameter 316 stainless steel liner with 225mm galvanised steel external with material such as Vermiculite completely filled in the annular space (see diagram).

Acceptable flue pipes are:

Stainless Steel not less than 0.6mm (24BG) thick.

3. Brass not less than 1.2mm (18GB) thick.
Seams may be welded, or lock folded, and joints between sections may be welded, flanged or inserted with a lap of not less than 50mm.

Please note: Where the flue extends beyond the roof level, heat losses from this flue should be minimised by using a double skinned flue, preferably packed with Perlite, Vermiculite or similar insulating material and sealed at the top of the annulus face.

## HEARTHS

Please check with your local body to ascertain whether they have any special hearth requirements otherwise the heater must be supported on an ash hearth constructed of the following approved materials:

(a) Asbestos millboard not less than 8mm thick, covered with sheet metal not les than 0.6mm thick.

(b) Ceramic tiles not less than 12mm thick laid with tight joints and securely bedded in cement mortar or glued to the floor.

(c) A poured concrete hearth not less than 50mm (approx. 2") thick.

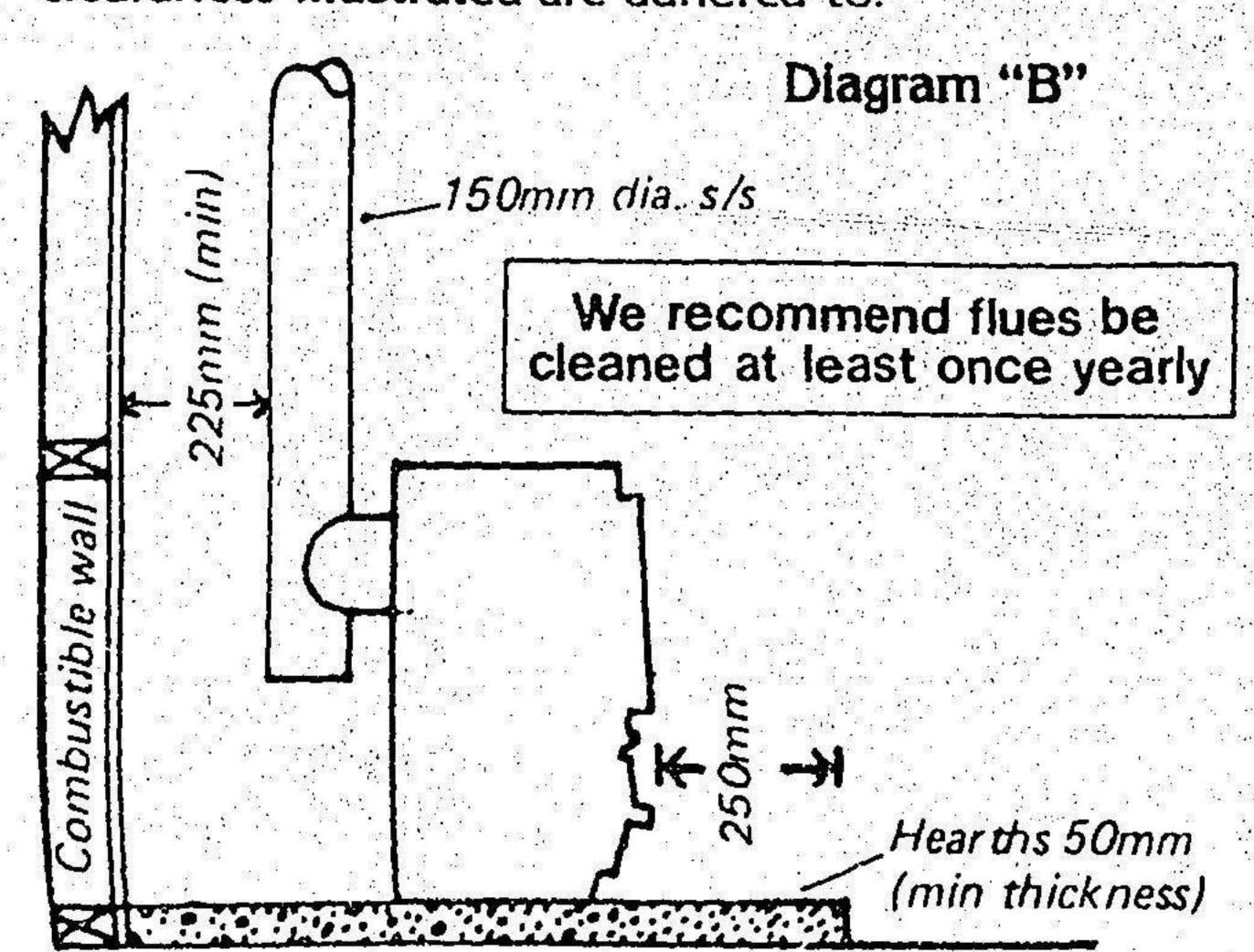
(d) Any material deemed satisfactory by the local approving authority.

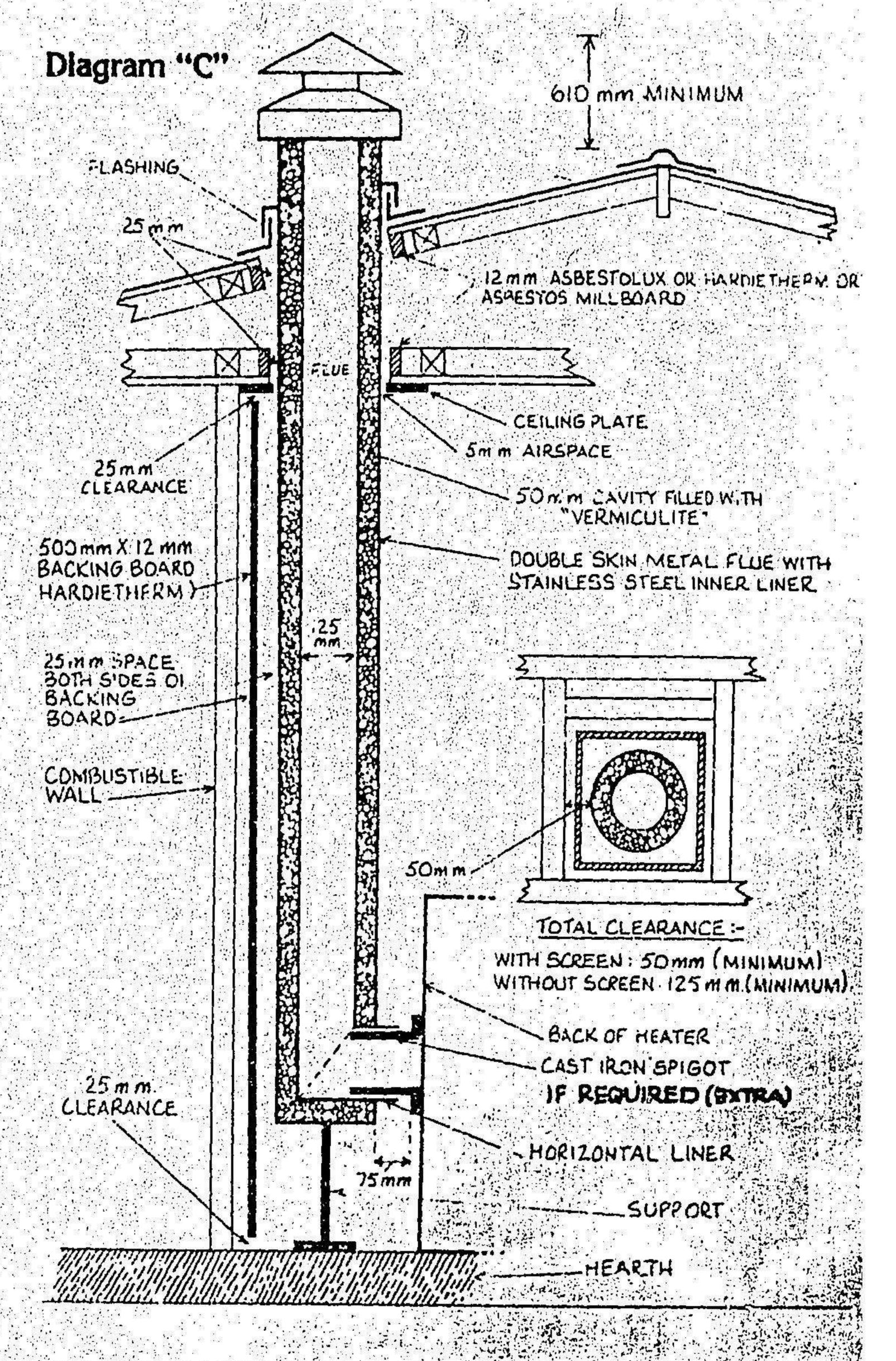
The hearth must extend a minimum of 152mm (6") on each side of the heater and not less than 250mm (10") in front.

Note: Where particle board type flooring is used, extra precautions are required, as the heat can affect the binding agent in this type of board, causing it to crumble.

## FLUE PIPE AIR CLEARANCE

The free air clearance in any direction between heat sensitive material and the surface of a bare flue pipe nust be not less than 225mm (10" approx.) for a sheet metal pipe. (Illustration "B"). However, provided non-compustible backing board is used this space can be reduced. (See suggested illustration "C" which complies with the minimum requirements of N.Z. Standards 7421). It is important to ensure air gap clearances illustrated are adhered to.





## OPERATING INSTRUCTIONS

- Before the first lighting of your new heater, polish the enamel surfaces with a soft dry cloth, so that no impurities can burn the enamel.
- The fire should be lit in the usual way with paper and small wood. During the first lighting make sure that the thermostat is fully open. This permits a freer flow of air so the heater may initially burn with a high fire.
- After approximately 20 minutes the thermostat can be adjusted to a comfortable heat position. For overnight setting we recommend the thermostat be tuned to approximately No. 2 position, however, this could depend on draught conditions prevailing at the time.
- We recommend using coal for the initial burning which builds up a good base for the fire. You may then burn coal, coke or wood as desired.

## ASH PAN TOOL

This versatile tool included with your heater has a variety of functions such as:
Lifting off the Ashpan Door
Carrying the Ashpan
Opening the door catch (turning the chrome knob)
Opening the main fire door (fits into slots under the bottom of door)
Riddling the moveable bottom grate through the aperture on the right side panel.

Manufactured in N.Z. by

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