

RODNEY COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT

Application No: TP 33/68

File opened: 15-8-68

Appropriate S.P. No: _____

Applicant: C.H.M. ENGINEERING LTD

Assessment No.: 90/89

Property description: PT ALLOT. 51 MATAKANA PARISH

BLOCK XIV PAKIRI S.D.

BLOCK III MAHURANGI S.D.

362 Matakana Valley Road.

APPLICATIONS FOR CONSENTS TO:—

(a) ~~Change of use~~ — ~~Conditional use~~ — ~~Specified departure~~ — EXISTING USE - SAWMILL
- WHANGARIPO VALLEY ROAD, MATAKANA - INSTALLATION OF TIMBER
"PRESSURE TREATMENT" PLANT -

(b) Waivers, Obligations, Prohibitions, Covenants:—

(c) Others:—

Approved Requirements Inspected:—

Complied with:—

Approved Requirements Inspected:—

Complied with:—

Approved Requirements Inspected:—

Complied with:—

Box 28,
Matakana,
15th Aug 1968.

The Chairman County Planning Committee,
Rodney County Council,

Dear Sir,

It is our intention, providing permission is granted, to proceed in the immediate future with the installation of a Pressure Treating Plant, at our premises, Whangaripo Valley Rd., Matakana; and would appreciate it, if committee at its next meeting would discuss the scheme, and pass on to us its' views on the matter.

The installation we have in mind ~~and~~ is self-contained within concrete foundations, and no waste from the plant should escape, enabling us to pump back all to storage tanks. We think a pressure plant of the right magnitude would be an asset to this area and the idea has met with favourable comments from farmers and others with

whom we have discussed the matter.

Enclosed please find pamphlet on
I. P. A. approved method of Boliden
Pressure Treating, the method we are
considering using.

Yours faithfully,
J B Rodgett
P. P. C. H. E. Engineering Ltd.
Sawmill Division

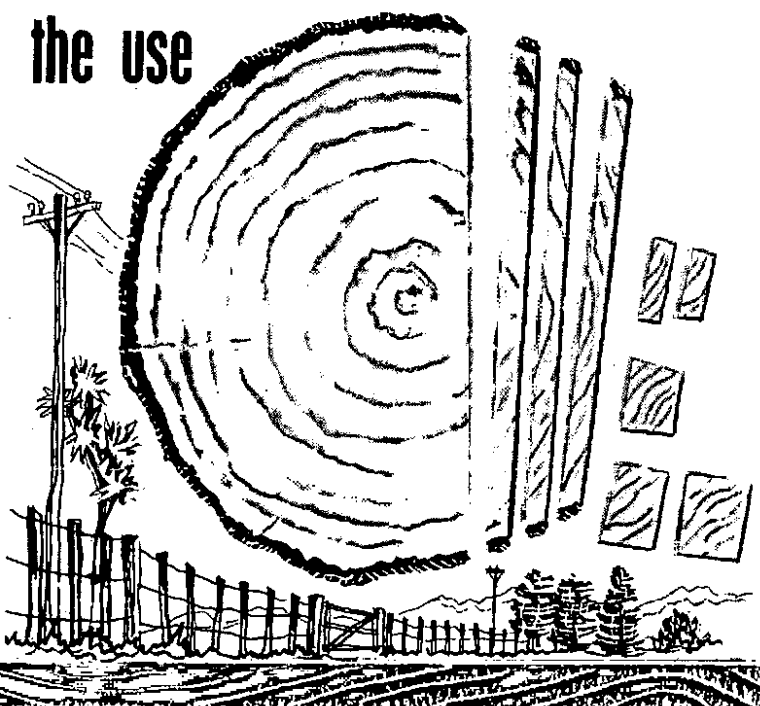
Boliden

PRESSURE TREATED TIMBER



WORLD-WIDE PROVEN TIMBER PRESSURE TREATMENT PROCESS

the use



VALUABLE VERSATILE LONG LASTING LOW COST TIME TESTED

for Engineering, Marine, Ground
Contact and Building timbers.

The key to long life at Low Cost.

- Can be used in any way that timber can normally be used. It can be painted, glued, dressed, laminated, varnished or oiled. It does not ooze, stain or become tacky; and clear finished has a beautiful fresh appearance.

- It is clean and odourless, and at the correct retentions requires no further protection, painting or clear finishing being a matter of appearance only.

- It is not corrosive to metals, but, for external use, galvanised nails should be used if the nails are required to last out the life of the timber.

- It increases the electrical resistance of timber due to its very high fixation and the absence of soluble by-products.

- Does not reduce the strength of timber, holding power for nails and screws being generally better than untreated timber.

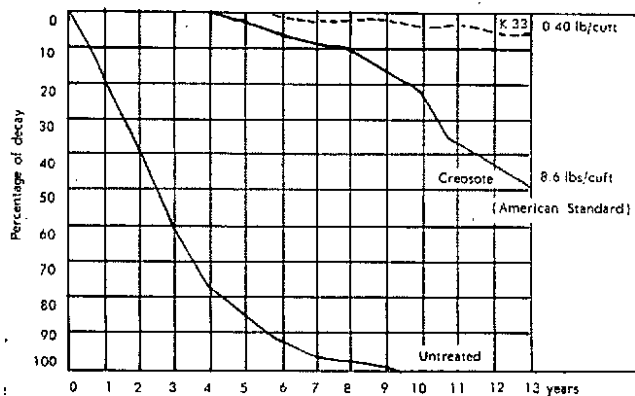
- It does not make the timber go "chalky".

- It is more difficult to ignite, and does not burn as readily as untreated timber. This effect is increased in proportion to the salt loading.

- Does not have a hygroscopic tendency as there are no soluble by-products to attract and absorb moisture from either atmosphere or soil.

- Is not dangerous to humans or animals. (Boliden treated timber should not be used in beehives.)

the proof



Creosote used complied with American Standard. The required New Zealand retention is 8 lbs. cu. ft.

Accelerated Ground Contact Service Tests

Official Swedish Wood Preservation Committee tests after 14 years, graphed for ease of comparison. Small stakes 0.8" x 2" x 20".

THE EXPLANATION

of the superior qualities of Boliden treated timber is given in these pages:
UNLESS YOU READ THE FACTS YOU WILL NOT KNOW THE REASONS.

GUARANTEE OF TREATMENT QUALITY

Each Boliden pressure treating plant represents a capital investment on the part of the plant owner of several thousands of pounds. It is not rented or hired from the manufacturers of Boliden Salts, or from their New Zealand Agents. This investment would be jeopardised if substandard treatment were given, as not only are the T.P.A. empowered to shut down any plant which does not maintain the given standards, but also Messrs. Bolidens Gruvaktiebolag of Stockholm, Sweden, are concerned that their high world-wide standard is maintained. This large investment, together with the integrity of the plant owners, the concern of the Principal manufacturing, the preservative and final control through the wide powers enjoyed by the T.P.A., ensure that a very high standard will be maintained.

HOW IS THE EFFICIENCY OF A PRESERVATIVE ASSESSED?

This can be done through the studying of results of intelligently planned mycological and accelerated field service tests carried out by competent and unbiased authorities of international repute. Direct comparison between preservatives cannot always be made due to any two preservatives not being in the same series of tests, but accurate assessments can generally be achieved by comparison with another preservative which is common in the series of tests being compared. The performance of creosote is generally accepted as the yardstick for comparative purposes for ground contact treatment due to the long period over which it has been used and tested. The ultimate proof can only come from long service records, but with Boliden it will be a very long time before the full service life under varying conditions is known.

HOW WELL "FIXED" IS BOLIDEN SALT?

Small sapwood blocks of Pine measuring $.6" \times 1" \times 2"$ were submerged in running water for 18 months. After washing for this time in over 220,000 gallons of water, approximately 80% of the arsenic remained in the case of K33 and 75% in the case of S25. One week of test on a small sample such as this is the equivalent of many years in normal use, and as the other components are equally well fixed, K33 and S25 can be regarded as being permanent.

WORLD WIDE TESTED

Exhaustive tests have been carried out by official testing and research authorities in the following countries; in tropical, temperate and cold climates.

Argentina, Australia, Brazil, Finland, France, Germany, Holland, India, Malaya, New Zealand, Portugal, South Africa, Sweden, Switzerland, United Kingdom and United States of America.

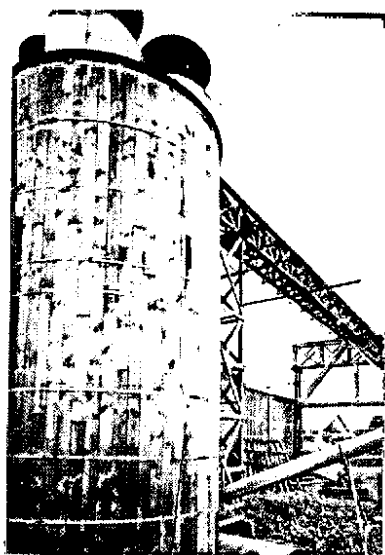
The official tests of the Forest Research Institute of the New Zealand Forest Service (*Marine, ground contact and Laboratory*) are the most important as far as we in New Zealand are concerned, as local timbers, conditions and strains of fungi obtain.

The results obtained are periodically released and published by the Forest Research Institute of the New Zealand Forest Service.

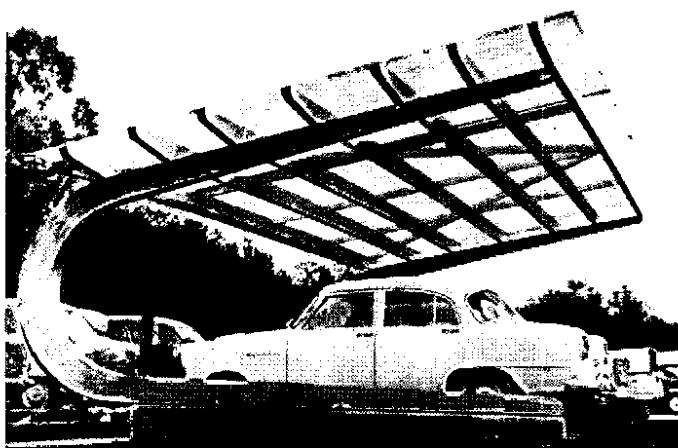
WHO ARE BOLIDENS?

Bolidens Gruvaktiebolag are one of the largest of the renowned Swedish mining companies, whose products include gold, copper, silver, lead, selenium, bismuth, caesium, arsenic, chemical sprays and timber preservatives.

The Boliden laboratory alone is valued at more than £1,000,000 sterling.



6,000 cu. ft. capacity wood shaving silo, located at Masterton. Again Boliden treated timber.



Note the laminated Boliden treated hairpins in this opaque roofed carport.

N.Z. Forest Service Photo by T. Ransfield

Boliden

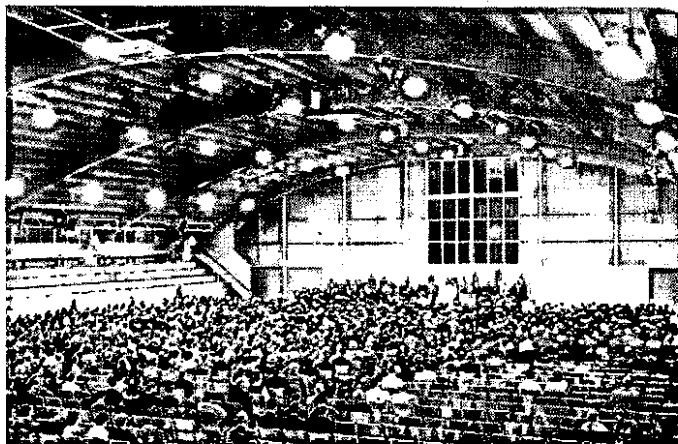
RECOMMENDED SPECIFICATIONS

Minimum Salt loadings as laid down by the Timber Preservation Authority are given in A, C, D & E. Except where noted the same loadings apply for BOLIDEN SALTS S25 and K33, which are both T.P.A. approved

		Recommended Retention in lbs. cu. ft. anhydrous
A	BUILDING CONSTRUCTION. Timber to be continuously protected from the weather and not in contact with the ground.	Pinus .12
		Native .15
B	BUILDING CONSTRUCTION. As above but offering greater protection against decay fungi.	S25 .22
		K33 .19
C	FENCE BATTENS.	.22
D	DECAY HAZARD BUILDING TIMBERS. Barge and Cover boards, gutter boards, fence rails, fire escapes, wet process factories and similar timbers not in contact with the ground.	.40
E	GROUND CONTACT TIMBERS. Fence posts, poles, road marker pegs, retaining walls, mining timbers, glasshouses, wharf and bridge decking, railway sleepers, etc.	.40
F	FRESH WATER TIMBERS. Fresh water piles, flood gates, groynes, sheet piling, etc.	.55
G	MARINE TIMBERS. Natural round piles, etc., and sawn sapwood timbers. Sawn timbers with exposed heartwood.	K33 Only
		.75 1.00

Notes:

Class B timbers are recommended in building construction where a decay hazard is considered likely to develop. Class D timbers. Commercial building fire escapes, and some wet process factories are recommended to be treated to the T.P.A. ground contact specifications, where heartwood penetration is called for. Refer to T.P.A. Specifications.



The massive laminated beams of the Rotorua Sportsdrome are Boliden treated.



Boliden treated hop poles in a hop garden in the Waimea County, Nelson Province.

BOLIDEN SALTS ARE ...

* PATENTED

They are manufactured within a patented range of formulae which prevents their being duplicated or closely approached.

* UNIQUE

They are the only multisalts composed of the oxides of the ingredients. No waste byproducts or useless chemicals are embodied in the preservative or are formed by the precipitating action within the timber.

* EFFECTIVE

Time tested and Laboratory tested. The whole of the chemical is working for you. High protection at low loadings.

* NON HYGROSCOPIC

No soluble byproducts, and therefore no hygroscopic tendencies.

* WATER REPELLENT

The absorption of water is only about half that of untreated timber. (51% in laboratory tests on 1.6" X 2.3" X 4" blocks with end grain immersed for 22 hours.)

* IDEAL FOR STRENGTH

Wood strength decreases with moisture content, and in view of the non hygroscopic and water repellent properties the rate of moisture content increase (and consequent strength loss) is reduced. * The Swedish State Power Board tested Creosote and Boliden treated poles to destruction, and found no difference in strength.

* ELECTRICITY RESISTANT

Boliden treated Poles and Posts are more resistant to electricity than untreated timber, particularly at the lower moisture contents. At 20% moisture content K33 is twenty times as resistant as untreated timber.

* Important for High Tension power lines and ground return signals systems.

* GENERALLY NON CORROSIVE

Boliden treated timber is generally non corrosive to metals, but when exposed, fastenings should be galvanised if required to last out the full life of the timber.

Copper and similar fastenings are not affected but corrosion in aluminium is more pronounced when in contact with exposed treated timber than is the case with untreated timber.

* NON INFLAMMABLE

Boliden treated timber is less easy to ignite than untreated timber. This effect increases with the salt loading and is of importance where power poles or posts may be subjected to scrub or grass fires. Boliden treated posts and poles have no tendency to "glow off".

* PAINTABLE

Boliden treated timber may be painted in the same manner as untreated timber and the paint is equally durable. There are no soluble salts to "bloom" on the surface of the timber.

* GLUEABLE

Boliden treated timber is ideal for glue lamination projects. Provided that the proper glues and curing temperatures are used delamination and block shear values will equal those of untreated timber.

* WELL BALANCED

Boliden salts are well fixed in the timber, but are not so permanently fixed as to reduce their efficiency by preventing absorption in the digestive tracts of wood destroying insects, or reducing their availability to the wood destroying fungi. The fixation is balanced between permanency for long life, and availability to insects and fungi for greatest lethal efficiency.

* CLEAN & ODOURLESS

Boliden treated timber does not give off fumes. Splinters are no more dangerous than untreated timber. It is non oily, cannot bleed, and is clean to handle.

TO OBTAIN THESE BENEFITS — SPECIFY BOLIDEN!

BOLIDEN TREATMENT PLANT

- Whangarei Timber Co. Ltd. Whangarei
- New Zealand Forest Service, Waipa Sawmill Rotorua
- Carter Merchants (Ohakune) Ltd. Ohakune
- Permillitreat Timber's Ltd. Hastings
- Timber & Mouldings Ormondville
- Mackie Bros. Onga Onga
- Wood Enterprises Ltd. Wanganui
- C. E. Daniell Ltd. Masterton
- Carter Merchants (Wellington) Ltd. Tawa
- H. Baigent & Sons Ltd. Nelson
- J. D. & L. Robertson Ltd. Nelson
- F. L. Anderson Ltd. Blenheim
- Wisemans Timber Preservations Ltd. Christchurch
- Hallidays Timber Ltd. Ashburton
- Barrow Box Co. Ltd. Tapanui
- Lumsden Sawmilling Co. Lumsden
- D. Marshall & Son Ltd. Winton

Boliden

PRESSURE TREATMENT

C.M. MALFROY & CO., LTD.

142 FEATHERSTON STREET
WELLINGTON

BOX 1031

PHONE 42-469

OG:PIS

21 August, 1968

Mr I.B. Hodgetts,
Sawmill Division,
C.H.M. Engineering Ltd.,
P.O. Box 28,
MATAKANA.

Dear Sir,

PROPOSED INSTALLATION OF PRESSURE TREATMENT
PLANT AT SAWMILL

In discussing your application with Cr Jackson, Chairman of the Council's District Planning Committee, we came to the conclusion that the installation of the proposed plant should be dealt with under the Conditional Use provisions of the Town & Country Planning Act, 1953.

The land on which the plant is to be erected is zoned Rural 'A' under Council's District Scheme and the proposed use comes under the 'Conditional Uses' specified in the Ordinance for a Rural 'A' zone, i.e. "Timber mills, sawmills, timber processing, and any undertaking which is ancillary to the forest and timber industries".

It will therefore be necessary to make application for a Conditional Use to use the land for the purpose in mind, and as this entails public notification etc., I suggest you instruct your Solicitors to proceed with the application right away as the procedure takes several months to complete.

Yours faithfully,

COUNTY CLERK

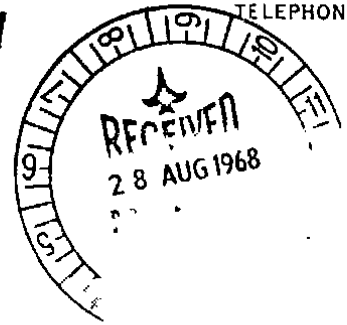
Per: 

TORRANCE, CORBOY & RILEY

BARRISTERS & SOLICITORS

199 RODNEY STREET
P.O. BOX 20
WELLSFORD
NORTHLAND, N.Z.

TELEPHONE 8044



WHEN REPLYING OR CALLING, PLEASE
REFER TO MR. Riley.

27th August, 1968

The County Clerk,
Rodney County Council,
P.O. Box 3,
WARKWORTH

Dear Sir,

Re: C.H.M. ENGINEERING LIMITED

INSTALLATION OF PRESSURE TREATMENT PLANT

Our client has referred to us your letter dated the 21st August, 1968 and addressed to Mr. Hodgetts. The Company is reluctant to incur the expense and delay of an application for conditional use unless this should be necessary and we infer from your letter that there is some uncertainty as to whether or not such an application is necessary.

The writer recently considered the matter and formed the view that if the Company were granted a conditional use for the purposes of operating a sawmill and ancillary equipment it would not be necessary to make further application where it was proposed to erect further buildings or renew buildings on the same site unless Council had prescribed a condition against any such new building. It would be different if the use were to be extended to other land. If we are correct in this view it would seem to follow that an existing permitted use but one that is not predominant under the scheme is not a non-conforming use. We take the view that the installation of the pressure plant is quite clearly part of the sawmilling activities already existing and we think that the extension of such a use is distinguishable from the extension of the detrimental use. In other words, a use which if established after the coming into operation of the scheme would be a conditional use but which has in fact existed prior to the scheme is a permitted use and is not non-conforming. We would point out that Subsection 4 of Section 36 refers only to Section 35 of the Act and makes no mention of Section 28 (c). We conclude from this that the legislature in enacting Section 36 did not contemplate the inclusion of existing conditional uses in the term "existing use".

We should be grateful if you could reconsider the possibility of our client obtaining a building permit without application being made for a conditional use.

Yours faithfully,
TORRANCE, CORBOY & RILEY

Per:



SNR:KMC

File	
Acknowledgment	
Action	CLERK
Copy	
Report and recommendations required prior to..... if possible.	

OG:LIJ

10 September, 1958

Messrs Torrance, Corboy & Riley,
Barristers & Solicitors,
P.O. Box 20,
WILLSFORD

MR RILEY

Dear Sirs,

re: C.H.M. ENGINEERING LTD - INSTALLATION
OF PRESSURE TREATMENT PLANT

With reference to your letter of the 27th August, I have to confirm our discussion with you last Thursday when it was pointed out that the question of the need to apply for consent to a conditional use depends primarily on the nature and extent of the proposed addition by comparison with the existing buildings etc.

Would you please be good enough to supply this information so that the Council can reach a decision on the point in question.

Yours faithfully,

TORRANCE, CORBOY & RILEY

BARRISTERS & SOLICITORS

199 RODNEY STREET
P.O. BOX 20
WELLSFORD
NORTHLAND, N.Z.

WHEN REPLYING OR CALLING, PLEASE
REFER TO MR. Riley

18th September, 1968

The County Clerk,
Rodney County Council,
WARKWORTH

Dear Sir,

Re: C.H.M. ENGINEERING LTD. - INSTALLATION
OF PRESSURE TREATMENT PLANT

Thank you for your letter of the 10th September, 1968.
We enclose written consents to installation of pressure treatment
plant signed by the following - E.J. Blair, J. McInnes, H.I.
Leach, E. Revell and O Revell, B. Wenzlick, T.L. Williams and
H.M. Spriggs. We understand that these persons are all adjoining
occupiers and that there is no adjoining occupier who consent has
not been given.

We also enclose a plan of the treatment plan, the alternative
to be adopted by our client would be alternative A.

Yours faithfully,
TORRANCE, CORBOY & RILEY

Per: 

SNR:KMC



File	
Acknowledgment	
Action	CLERK
Copy	
Report and recommendations required prior to..... if possible.	

*Doesn't constitute
a major change of
use of the land and
therefore*

✓ let 27/8. I can on deservina this.

~~I can on~~

● The ? which a not to be much
again I ^{offer for} apply a conditional use depends
primarily upon the ^{nature and} ~~substance~~ of the proposed association
by company will ^{be} already ^{carried out} the R/S.
Furthermore, the ~~company~~ would not have detail
of the ~~proposed~~ ^{what the} ~~extension~~ addition extension.

of And on p. 6 find more to supply the info on
~~the company and the proposed extension addition~~
the company can read & decide.

I *H. M. SPRIGGS* do not object to C.H.M. Engineering
Ltd - Sawmills Division installing and using a "Pressure Treating Plant"
at their premises at Whangaripo Valley Road, Matakana.

SIGNED *H. M. Spriggs*

Date. *12/...9/..68*

I *T. L. Williams* do not object to C.H.M. Engineering
Ltd - Sawmills Division installing and using a "Pressure Treating Plant"
at their premises at Whangaripo Valley Road, Matakana.

|

SIGNED *T. L. Williams*

Date.... / /

I *Bryan Wenzlich*..... do not object to C.H.M. Engineering
Ltd - Sawmills Division installing and using a "Pressure Treating Plant"
at their premises at Whangaripo Valley Road, Matakana.

SIGNED ...*B. J. Wenzlich*.....

Date. *11./9./68.*

I *Eric Revell & O. Revell*
..... do not object to C.H.M. Engineering
Ltd - Sawmills Division installing and using a "Pressure Treating Plant" at
their premises at Whangaripo Valley Road, Matakana.

SIGNED *ERevell O. Revell*
.....

Date *11/..9../..68*

I *MRS. H. I. LEACH*..... do not object to C.H.H. Engineering
Ltd - Sonville Division installing and using a "Pressure Treating Plant"
at their premises at Whangaripo Valley Road, Matahane.

SIGNED *H. I. Leach*.....

Date. *11.1.9.68*

I *James R. Innes* do not object to C.H.M. Engineering Ltd - Sawmills Division installing and using a "Pressure Treating Plant" at their premises at Whangaripo Valley Road, Matakana.

SIGNED *Jm. Innes*

Date. *12* / *9* / *68*

I EJ BLAIR.....

do not object to C.H.M. Engineering
Ltd - Sawmills Division installing and using a "Pressure Treating Plant" at
their premises at Whangaripo Valley Road, Matahuna.

SIGNED C. J. Blair.....

Date....../....../.....

Eng. RDP:FL

1 November, 1968

The Bush Inspector,
Department of Labour,
P.O. Box 5145,
AUCKLAND, 1.

ATTENTION: MR LOGAN

re: C.H.M. BOLIVEN PLANT MATUKANA

We aware the above sawmillers have applied to instal
a timber processor treatment plant at their sawmill which is under
consideration of Council at present.

I understand that you have inspected the proposed site and
are quite happy with the proposal.

As Messrs C.H.M. have not had written confirmation of
this, so I wonder if it would be possible for you to write to
Council explaining the different aspects which you considered and
were satisfied with.

At this stage Council has no objection to the proposal but
could appreciate confirmation of your approval for record purposes.

Yours faithfully,

CLAUDE EGINER

Per:

4/11/68

To: Mr J. M. McDowell

CHM Sawmill "Bolide Plan"

item 22 D.P. Minutes.

The above proposals were explained on site by Mr Blake Hodgkiss to me and I am quite satisfied that better than average safety requirements are being included in this proposal.

① Bulk Chemicals - This is being supplied in porridge form and is highly toxic but not more so than weedkillers. Powder form is not being considered because of safety to mill workers.

② Drainage from Pressure Vessel - Any diluted liquid is caught in an ^{external} sump and recirculated in the next batch of heated timber where a vacuum pressure sucks the sump dry. Suitable screening or protection of this sump is all that is necessary.

③ Freshly heated stored timber - There is a possibility of slight contamination here if a passing animal licked the damp surface. Ordinary fencing & gates or cattle grids will avert this.

④ Dept of Labour. Stringent safety precautions are required by this Department & all these ~~have~~ will be fulfilled but as yet no written confirmation has been received.

I have written to the Officer concerned and requested this information - see attached letter.

Recommendation: That this proposal is quite safe and can be proceeded with.

Approval recommended subject to
Dept Labour's affirmation to project John 5/11/68

A. D. Hope