ARIZTO

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LOCATION: WHAKATANE

STREET ADDRESS: 126 DOUGLAS STREET

LEGAL DESCRIPTION: LOT 41 DP 10000
7103-627-00



CROSS REFERENCE (Refer filing Protocols)

Subject Matter	File Number/Location	Date

J:\FORMS\CROSREF

PERMIT No. .....

VALUATION ROLL No. 709/41/170.

No. 126 STREET: Douglas St.

PERMIT

Whakatane Borough Council

DATE RECEIVED 3-2-69. DATE ISSUED .....

Lot 41
Earl Christensen

RIN 5863 5/9

4-2-69
$37

Application for Building Permit

OWNER'S NAME Mr + Mrs. W. + P. ~~TAURA~~ TARAU

BUILDER'S NAME W. G. KINNAIRD.

PLUMBER'S NAME M. READ.

DRAINLAYER'S NAME C. T. C.

FOR OFFICE USE ONLY

NOTE:

1. Enquiries should be made as to the extent of the Inner Area (Brick, Concrete etc.)
2. The Building and Health Inspector's approval of the site should be first obtained.

Whakatane Printers Ltd.

APPLICATION FOR BUILDING PERMIT

To the Borough Building and Health Inspector,
WHAKATANE.

I hereby apply for permission to ~~REMOVE~~ / ERECT / ALTER / CONVERT / REINSTATE a DWELLING.

at No. LOT 41 DOUGLAS EXT. Street, for W. & P. TARAU TAURA. (Owner)

according to Drawings and Specifications deposited herewith.

PARTICULARS OF LAND

Section or Lot No. 41 Allot. No. ..... D.P. ~~3~~ 10000

Frontage 50 feet. Depth 133'6" feet

PARTICULARS OF BUILDINGS

Area: 25.4 PERCHES.

Foundations CONCRETE Walls BRICK

Roof CORR. IRON.

Area of Ground Floor 1050 square feet

Area of Outbuildings ..... square feet

ESTIMATED COST $6994

Buildings	$ 6389	$27.
Plumbing / Drainage	605	$10.
Total	$ 6994	~~$31~~

Proposed use or occupancy of building PRIVATE DWELLING.

Nature of grounds on which building is to be placed and of the subjacent strata

FIRM SOIL

The following drawings must accompany this application:—

(a) Ground plans of proposed work.
(b) Front Elevation.
(c) Side Elevations.
(d) Cross section of foundation, wall and roof.
(e) A ground plan only must be drawn to scale on the graph opposite.

Note: Plans and specifications must be submitted in duplicate.

Drainage and Plumbing permit must be obtained with each application.

Water connection must be applied for with each application.

A minimum deposit of $25.00 must be made where building material is taken across a footpath.

The Building Inspector must be notified prior to pouring of footings and foundations.

All tawa timber must be treated by an approved process.

All pinus timbers must be of good quality and wherever treated timber is required, such timber shall be treated by an approved process.

Signature of Applicant Wm. Kumeroa as Builder/~~Owner~~

1791 Telephone No.

Postal Address 21 McCARLEY RD WHAKATANE.

Fee ..... Stamp.

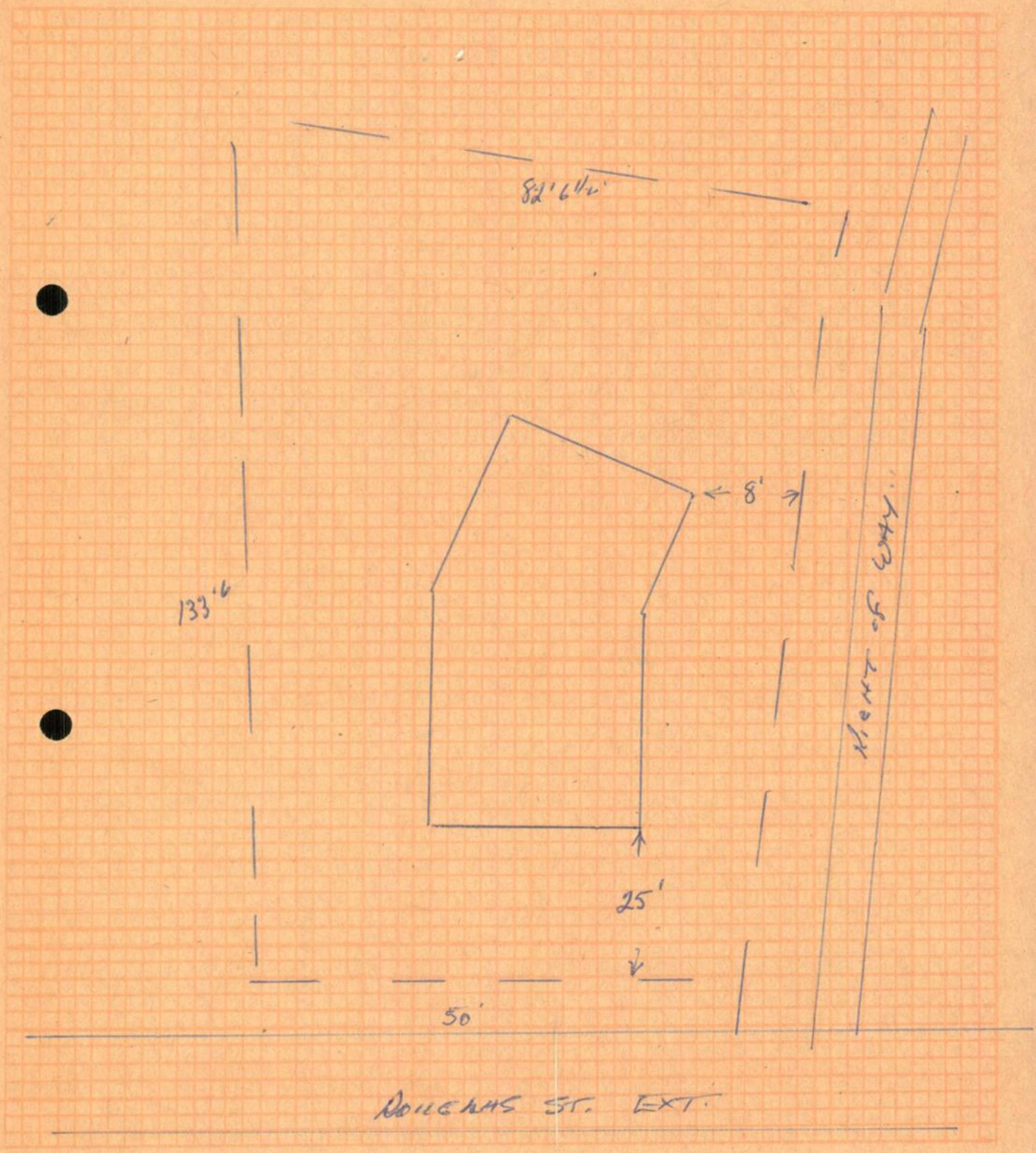
LOCALITY & DRAINAGE PLAN

Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

Boundary Lines to be shown —— · —— · —— · —— · ——

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet



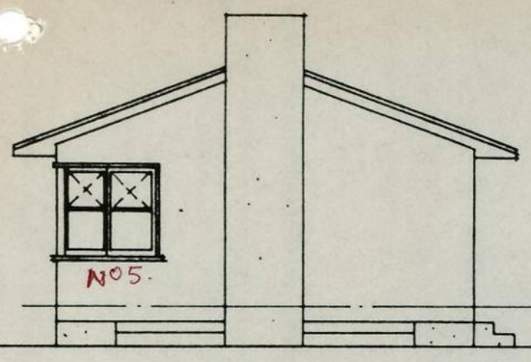
ARRANGEMENTS TO BE MADE re

SEWER DRAINAGE ..... **GRADIENT** .....

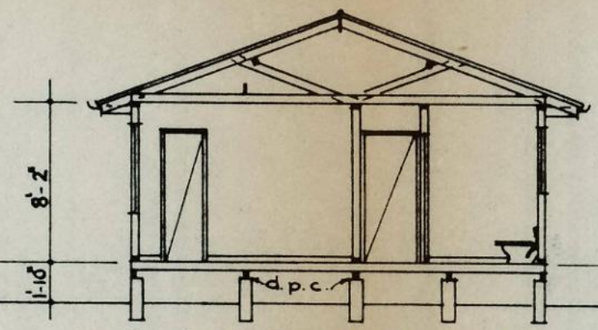
STORMWATER DRAINAGE .....

PERMANENT FOOTPATH CROSSING .....

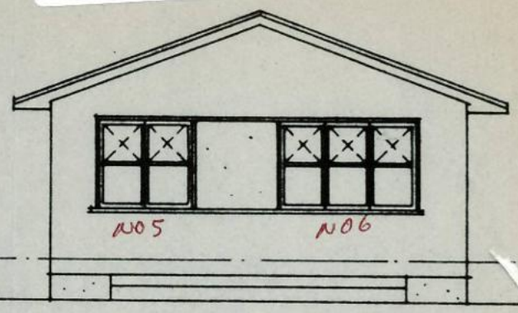
PERMIT NO NUM



END ELEVATION



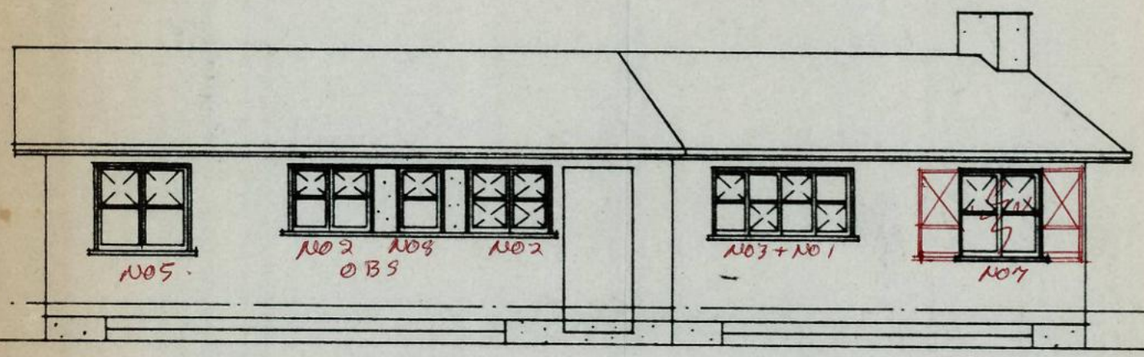
SECTION A-A



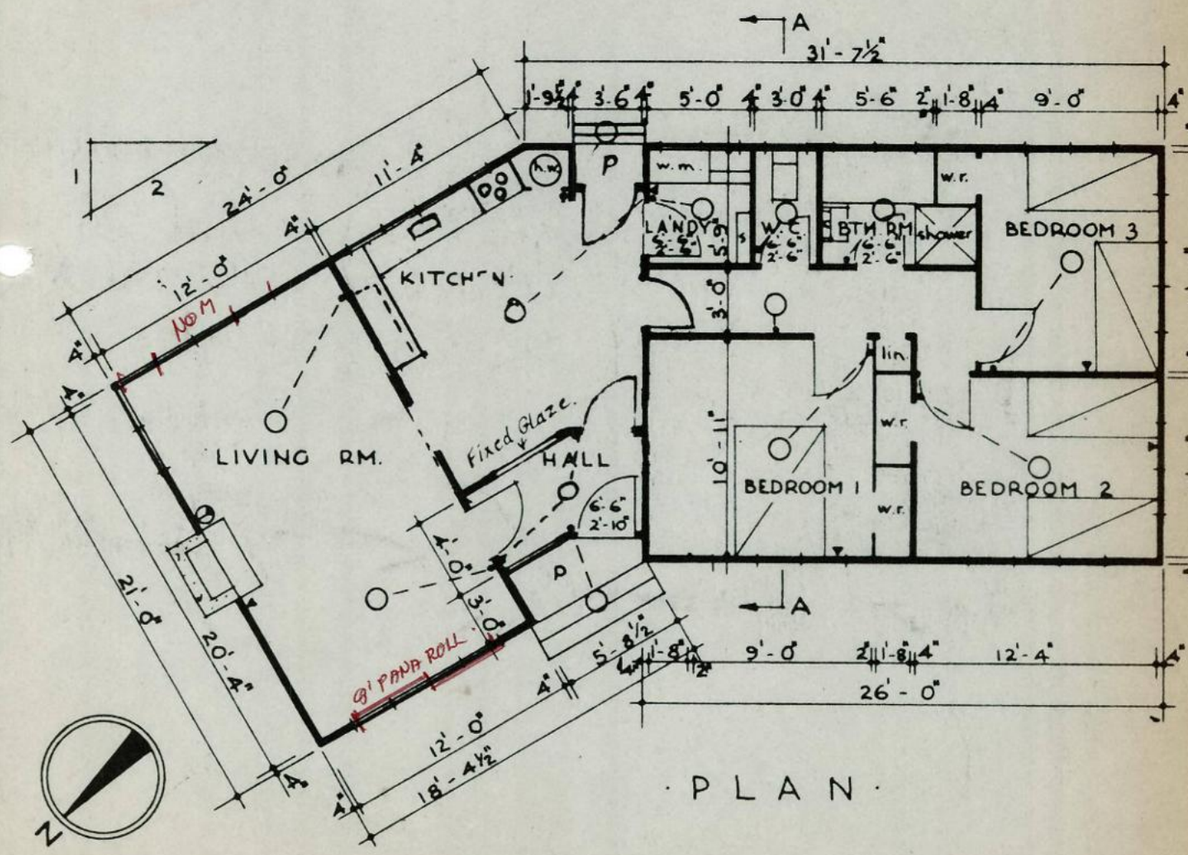
END ELEVATION



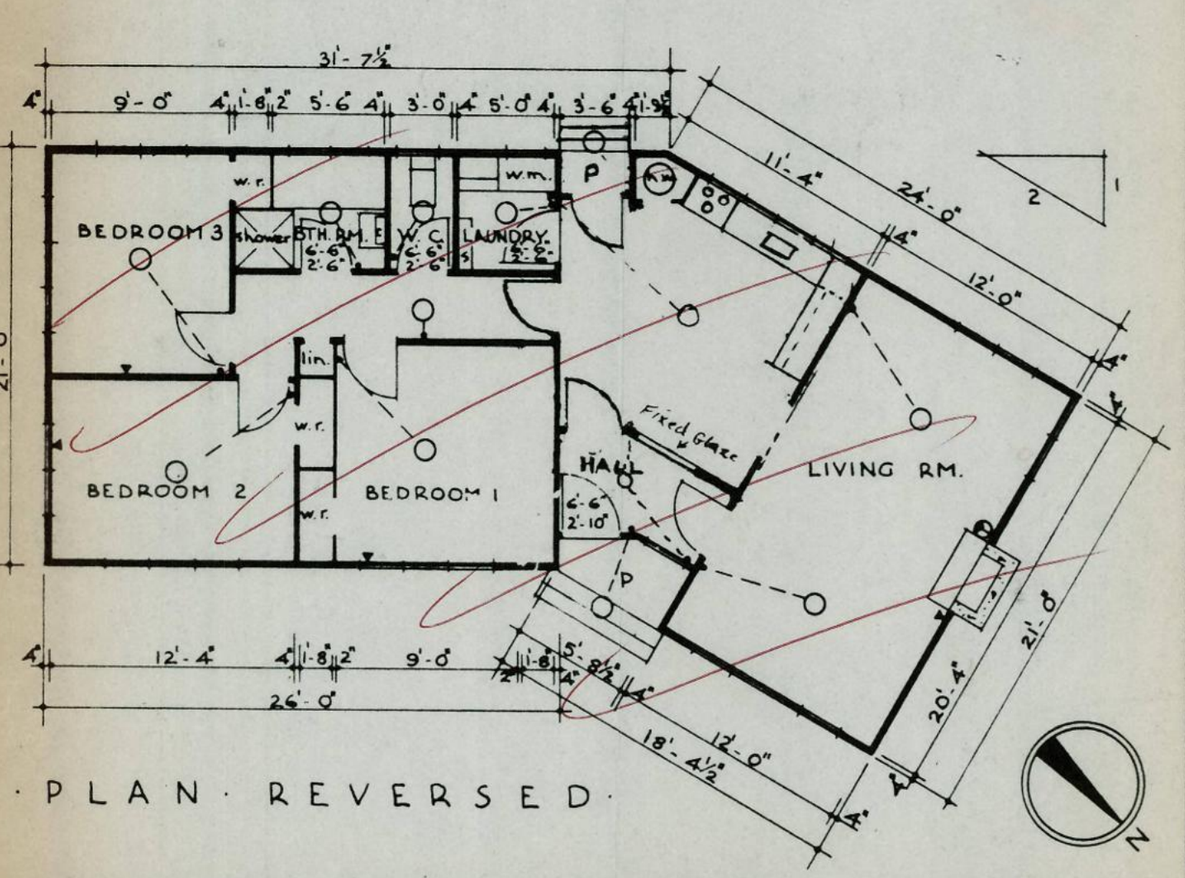
FRONT ELEVATION



REAR ELEVATION



PLAN



PLAN REVERSED

AREA 1050 ft²	JOB NO. 12/64 DRN.	DEPARTMENT OF MAORI AFFAIRS STANDARD PLANS	3/33

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT

PERMIT NO: B8/2019

DATE OF ISSUE: 26/5/83

BUILDING CONTROLLER'S APPROVAL:

FEES: $13-00c. B/P: $

RECEIPT NO: 265 P&D: $

DATE: April 6th 1983. BRL: $

TOTAL VALUE $ 13-00c.

Build in Must Be Clear o Inspect.on

TO: Building Inspector
WHAKATANE DISTRICT COUNCIL

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

openings on Stone drains

OWNER'S NAME AND ADDRESS: Mr. B. J. Welcox
126 Douglas St. Whakatane.

BUILDER'S NAME AND ADDRESS: Jacks Concrete Ltd.
Box 577, Whakatane.

ADDRESS OF PROPOSED WORK: 126 Douglas St. Whakatane.

NATURE OF WORK: Erection of Skyline Garage.

ESTIMATED VALUE OF WORK:

BUILDING: $ 1700-00

PLUMBING & DRAINAGE: $ —

BUILDING RESEARCH LEVY: $ —

ALLOT. NO: — LOT: 41

D.P.S. 10000 VAL. ROLL NO: 7090-038-53

BLOCK NO: — AREA OF BUILDING: 25.2. Sq. Metres

DISTANCE FROM BOTTOM TO TOP PLATE: —

NAME OF LICENSED PLUMBER TO BE EMPLOYED: —

SCALE OF FEES

ESTIMATED VALUE OF WORK:

Over	$	500	and not exceeding		Up to	$ 500	$5
"	$	1 000	"	"	"	$ 1 000	$8
"	$	2 000	"	"	"	$ 2 000	$13
"	$	3 000	"	"	"	$ 3 000	$18
"	$	4 000	"	"	"	$ 4 000	$23
"	$	5 000	"	"	"	$ 5 000	$28
"	$	6 000	"	"	"	$ 6 000	$32
"	$	7 000	"	"	"	$ 7 000	$36
"	$	8 000	"	"	"	$ 8 000	$40
"	$	9 000	"	"	"	$ 9 000	$43
"	$	10 000	"	"	"	$ 10 000	$46
"	$	15 000	"	"	"	$ 15 000	$60
"	$	20 000	"	"	"	$ 20 000	$74
"	$	25 000	"	"	"	$ 25 000	$85
"	$	30 000	"	"	"	$ 30 000	$95
"	$	40 000	"	"	"	$ 40 000	$110
"	$	50 000	"	"	"	$ 50 000	$125
"	$	60 000	"	"	"	$ 60 000	$140
"	$	70 000	*	"	"	$ 70 000	$155
"	$	80 000	"	"	"	$ 80 000	$170
"	$	90 000	"	"	"	$ 90 000	$185
"	$100	000	"	"	"	$100 000	$200
"	$120	000	"	"	"	$120 000	$212
"	$140	000	"	"	"	$140 000	$224
"	$160	000	"	"	"	$160 000	$236
"	$180	000	"	"	"	$180 000	$248
"	$200	000	"	"	"	$200 000	$250
"	$400	000				$400 000 *	
						Ø	

* $260 plus $10 for each $20 000 or part thereof

Ø $360 plus $6 for each $20 000 or part thereof.

NOTE: A further 25% is payable on the above fees where a structural check is required.

Chapter 2, Second Schedule is amended by substituting the updated schedule of fees:

For inspection required in the case of proposed structural alterations before drawings and other documents are submitted for approval $5.00

For inspecting old timber before re-using the same in a new building $5.00

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid $3.00

For searching drawings and other documents after completion of work $2.00

NOTE WELL: If any dispute as to value, the Building Inspector shall have absolute determination of the value of the proposed work or building.

The estimate must be of the completed building and to include all labour costs.

To be completed in full
in lieu of separate
specifications.

	SIZE OF TIMBER	TYPE OF TIMBER	SPACING
Foundations			
Stringers			
Bottom plates			
Top plates			
Floor joists			
Rafters			
Purlins			
Studs			
Nogging			
Bracing			
Flooring			
Exterior sheathing			
Interior sheathing			
Roofing			
Piles (type and size)			
Chimney			
Chimney reinforcing			
Windows			
Sanitary fittings			

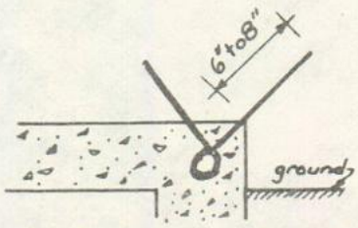
SHEET N° 2

WIRE TIES: Position N°8 Gauge wire ties 3" each side of all door openings, with the loops set in Concrete, as shown below. Leave approximately 6" to 8" projecting from top **OUTSIDE** edge of wall or floor, other wire ties to be at approximately 4'-0" centres as shown on SHEET 1.

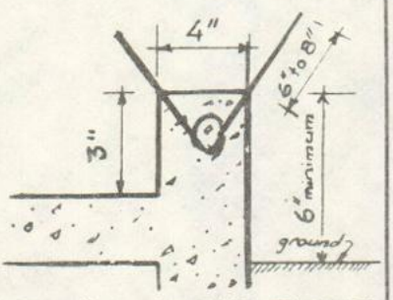
Use one strand of N°8 Gauge Galvanized Wire bent as shown below, with twitch set in concrete



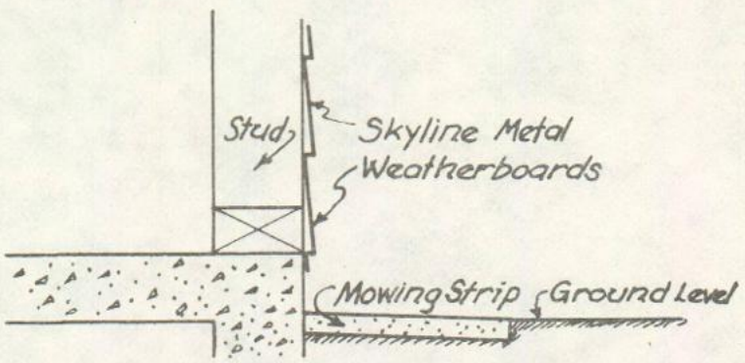
WIRE TIES



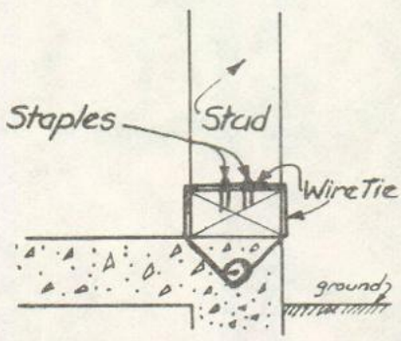
FLOOR SLAB ONLY



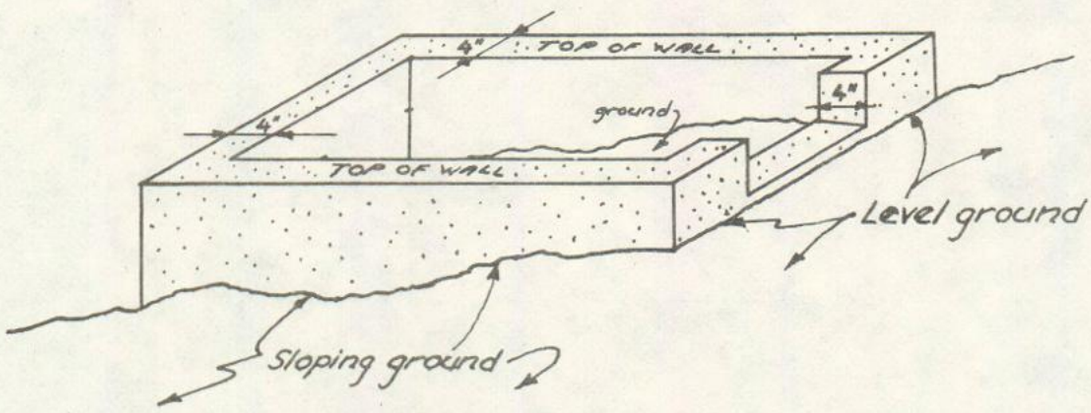
NIB WALL ABOVE FLOOR



MOWING STRIP IF DESIRED



FIXING of WIRE TIES



WALL ONLY

These Sketches are showing <u>ONLY THE SURFACE DETAILS</u> necessary to enable the erection and fixing of a **SKYLINE** Building to your finished concrete work. Before proceding **YOU MUST** discuss foundations and reinforcing details with your local body Building Inspector.

DO NOT do any work until **WE ADVISE YOU** the **PERMIT** has been **CLEARED** by the **COUNCIL.**

W.D.C.

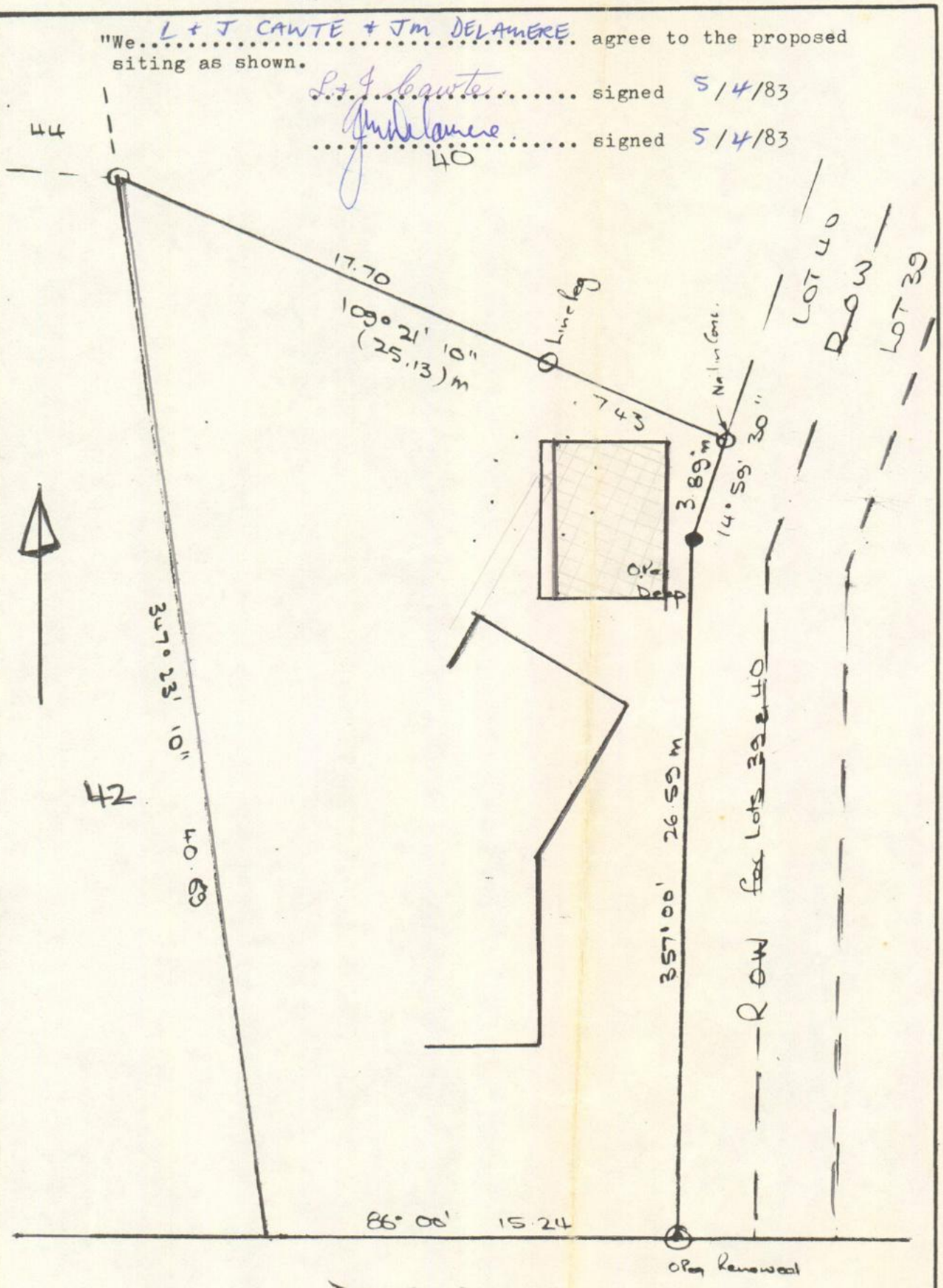
COPY OF NEIGHBOURS PERMISSION

C. WILCOX — SITE PLAN.

"We L + J CAWTE + JM DELAMERE agree to the proposed siting as shown.

L + J Cawte ..... signed 5/4/83

J M Delamere ..... signed 5/4/83



SITE PLAN OF LOT 41 DPS 10000 @ 126 DOUGLAS ST WHAKATANE.

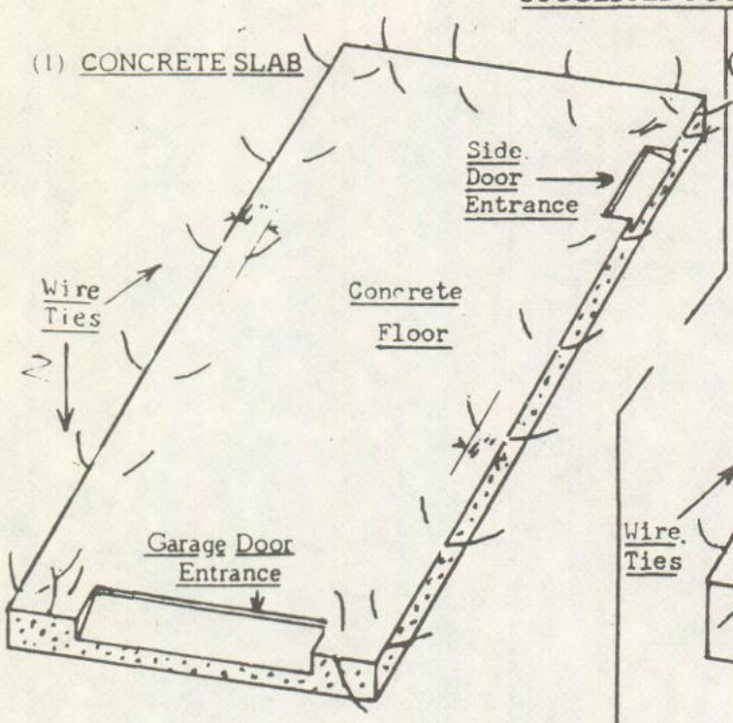
ROSS J. OVERINGTON
Registered Surveyor
P.O. BOX 596,
WHAKATANE. Ph 84424 or 6384
DAVID KANIGLOS

Prepared for C.J. & DAJ. WILCOX
C.T. 8A/1212.

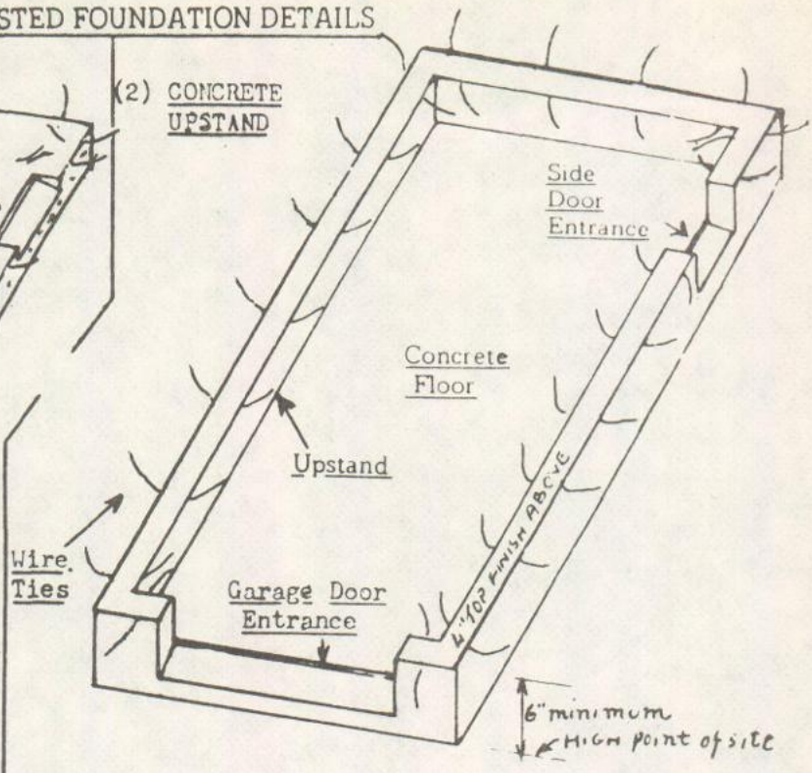
SCALE: 1:200	DRAWN:	DJR
DATE: 29 3 1983	APPROVED:	DJR

SUGGESTED FOUNDATION DETAILS

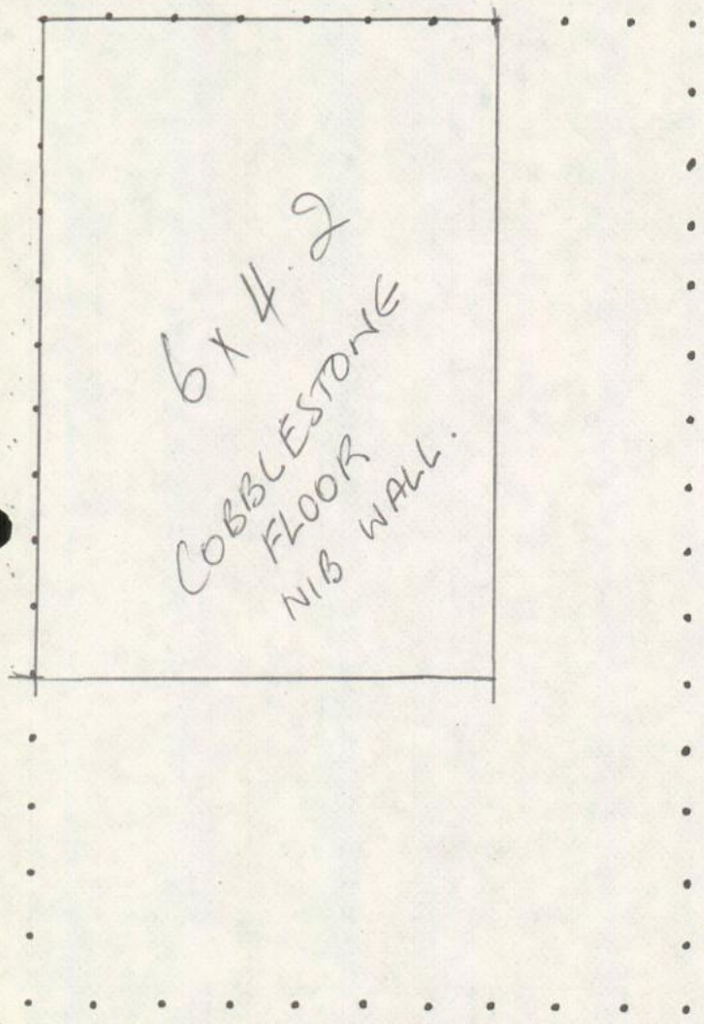
(1) CONCRETE SLAB



(2) CONCRETE UPSTAND



FLOOR PLAN

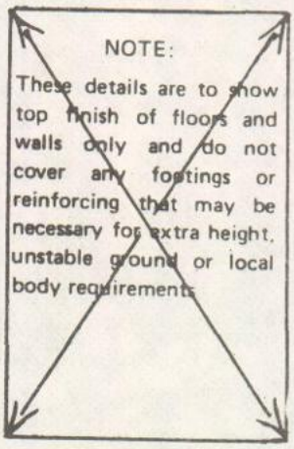


(4) FLOOR SLAB OR BASE WALL

MUST

(a) NOT EXCEED EXTERNAL MEASUREMENTS as Weatherboards come down over concrete.

(b) MUST BE SQUARE (Providing that side measurements are correct, diagnol measurements should be equal viz.

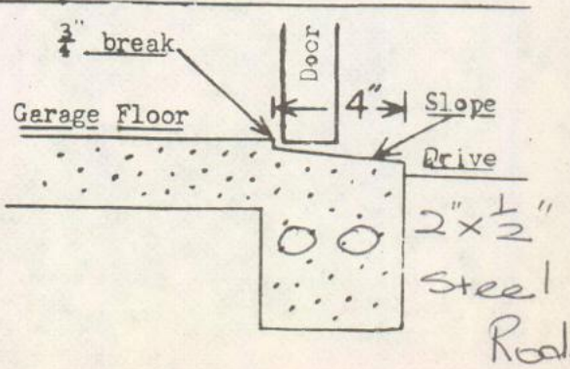


(c) Edges of floor or top of base wall MUST BE LEVEL. If concrete is not level, bottom plates must be packed up, as the building must be built level.

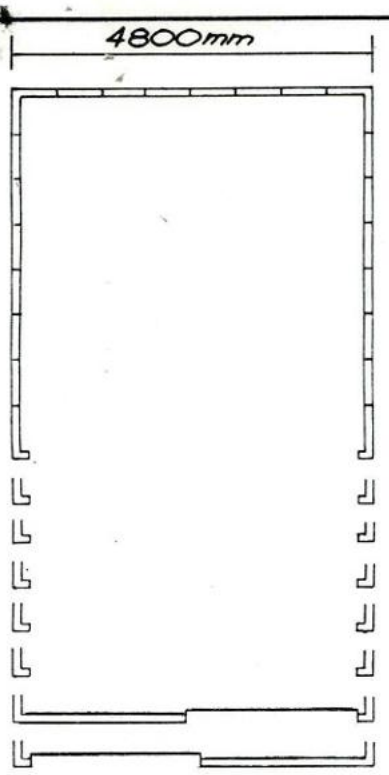
(d) Wire ties: Position No 8 gauge WIRE TIES, at approximately 4'0" centres, and 3" each side of all door openings.

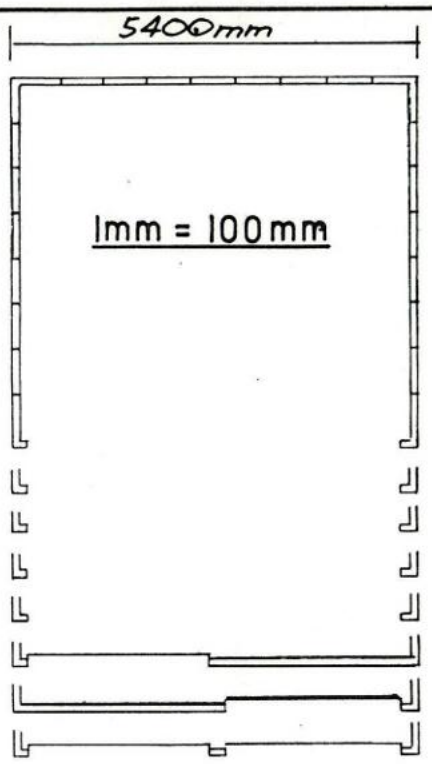
(5) DOOR SILLS (Shaded above) A slope should be provided under doors to drain out the rain that collects on the doors and drips off the bottom edge. Sills may be formed with trowel or float before the concrete sets.

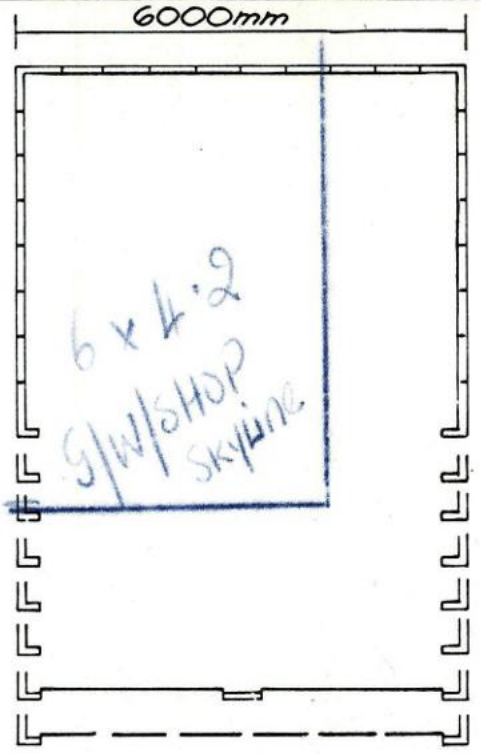
(6) You are advised not to do any work on this until permit has been cleared by council.



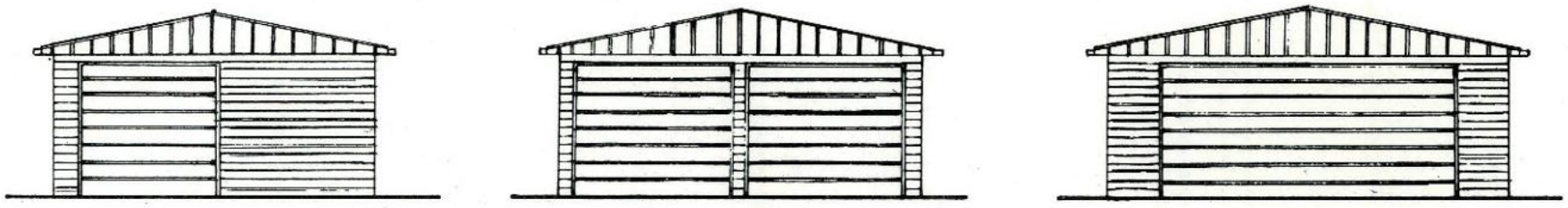
COPYRIGHT SKYLINE BUILDINGS LTD.



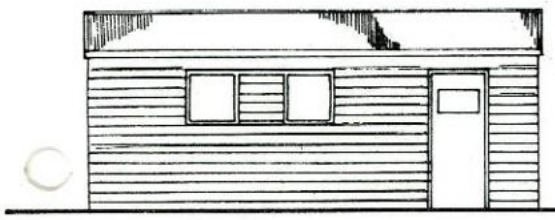




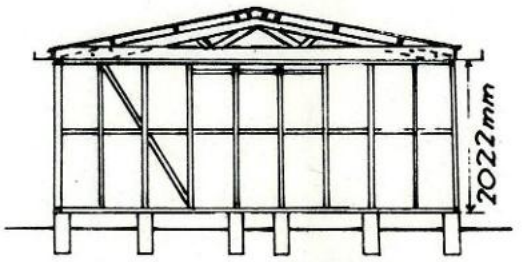
PERMIT B012019



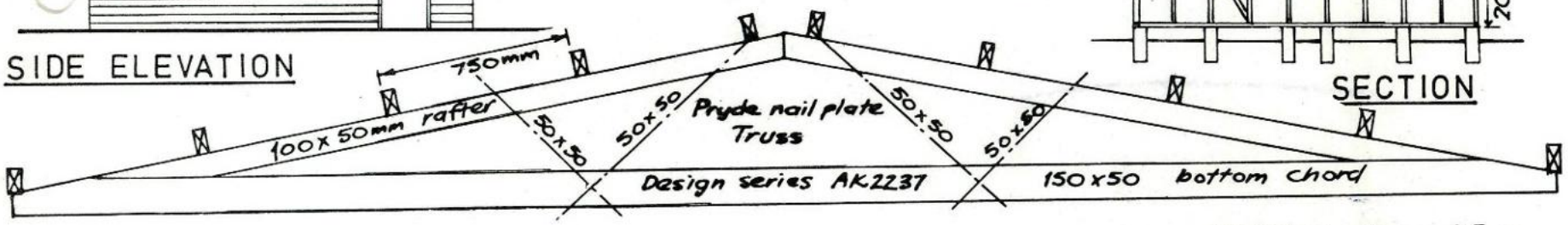
ELEVATION



SIDE ELEVATION



SECTION



SCALE 1m = 25m

Detail of 6000mm span truss

Trusses for 5400mm & 4800mm are similar. but reduced to suit and have stiffeners of 50x50mm in lieu of 75 x50mm, When 4500 mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

SPECIFICATIONS:

Foundations : 200 x 150mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls or complete floors.

Dampcourse : 2 ply d.p.c. under all plates.

Framing : All timber is boric treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs. Studs at 600mm centres top and bottom plates and nogs - 100 x 50mm.

Wall Braces : 75 x 50 mm cut on edge

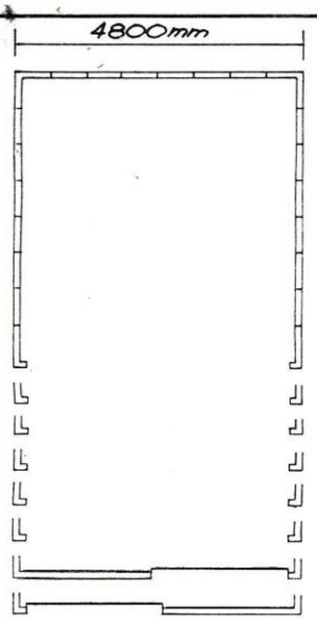
Door Beams : Minimum 150 x 50 mm with minimum of 13mm check in at each end

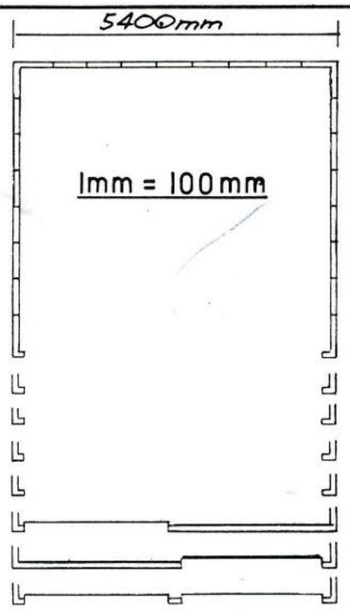
Roof trusses and purlins as per detail drawing placed over studs at 1800mm and 2400mm centres to suit.

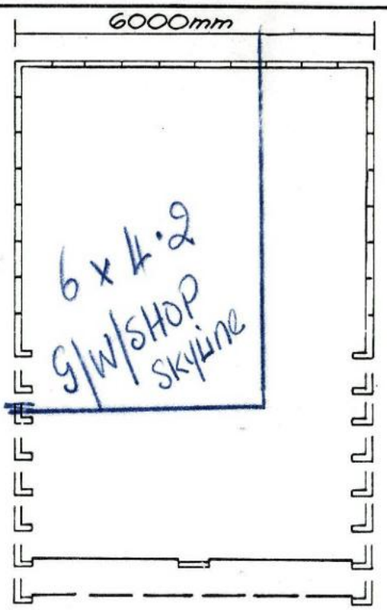
Dragon ties : 75 x 50 mm at 45° over top plate to each corner.

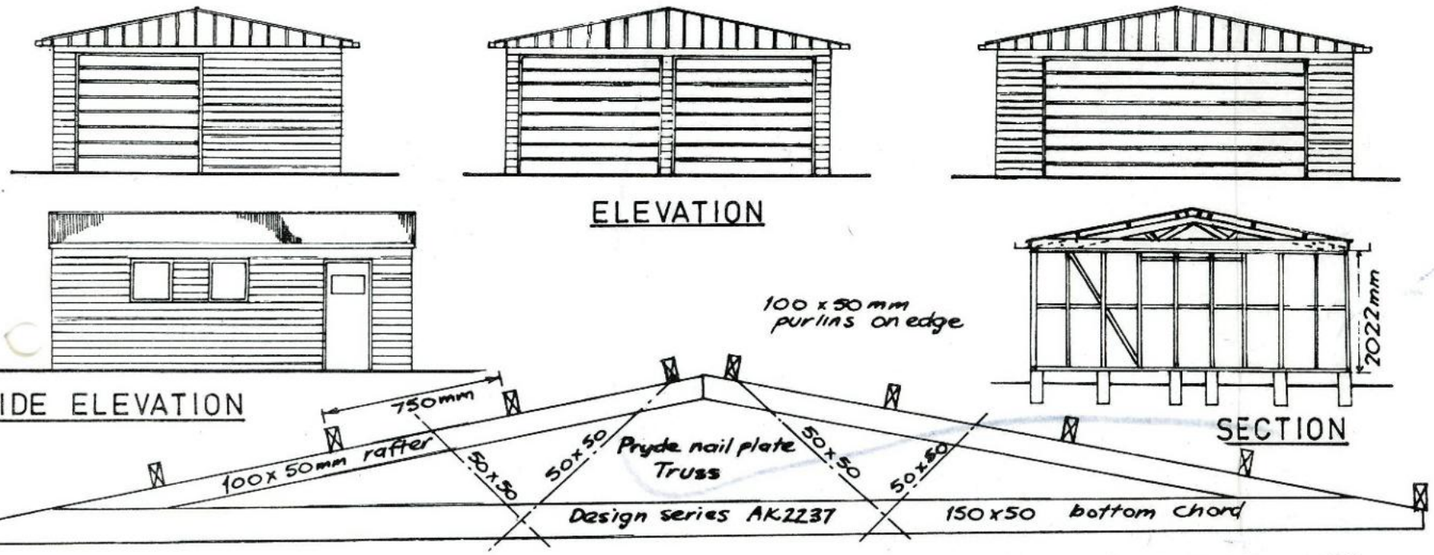
Roofing : 26 g. galv. corr. iron single sheets. Ridging: 26g. galv. lead edged. Walls : 26 g. galv. metal weatherboards.
Spouting : 24 g. galv. iron gutters fixed ea. side. Downpipes: 75 x 50mm galv. iron Doors: 24g. or 26g. metal doors on overhead gear or galv. roller doors.

GARAGE, SHED at for









Detail of 6000mm span truss

SCALE 1m = 25m

Trusses for 5400mm & 4800mm are similar. but reduced to suit and have stiffeners of 50x50mm in lieu of 75 x 50 mm, When 4500 mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

SPECIFICATIONS:

Foundations : 200 x 150mm concrete piles at 1200mm & 600 mm centres under studs or continuous concrete dwarf walls or complete floors.

Dampcourse : 2 ply d.p.c. under all plates.

Framing : All timber is boric treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs. Studs at 600mm centres top and bottom plates and nogs – 100 x 50mm.

Wall Braces : 75 x 50 mm cut on edge

Door Beams : Minimum 150 x 50 mm with minimum of 13mm check in at each end

Roof trusses and purlins as per detail drawing placed over studs at 1800mm and 2400mm centres to suit.

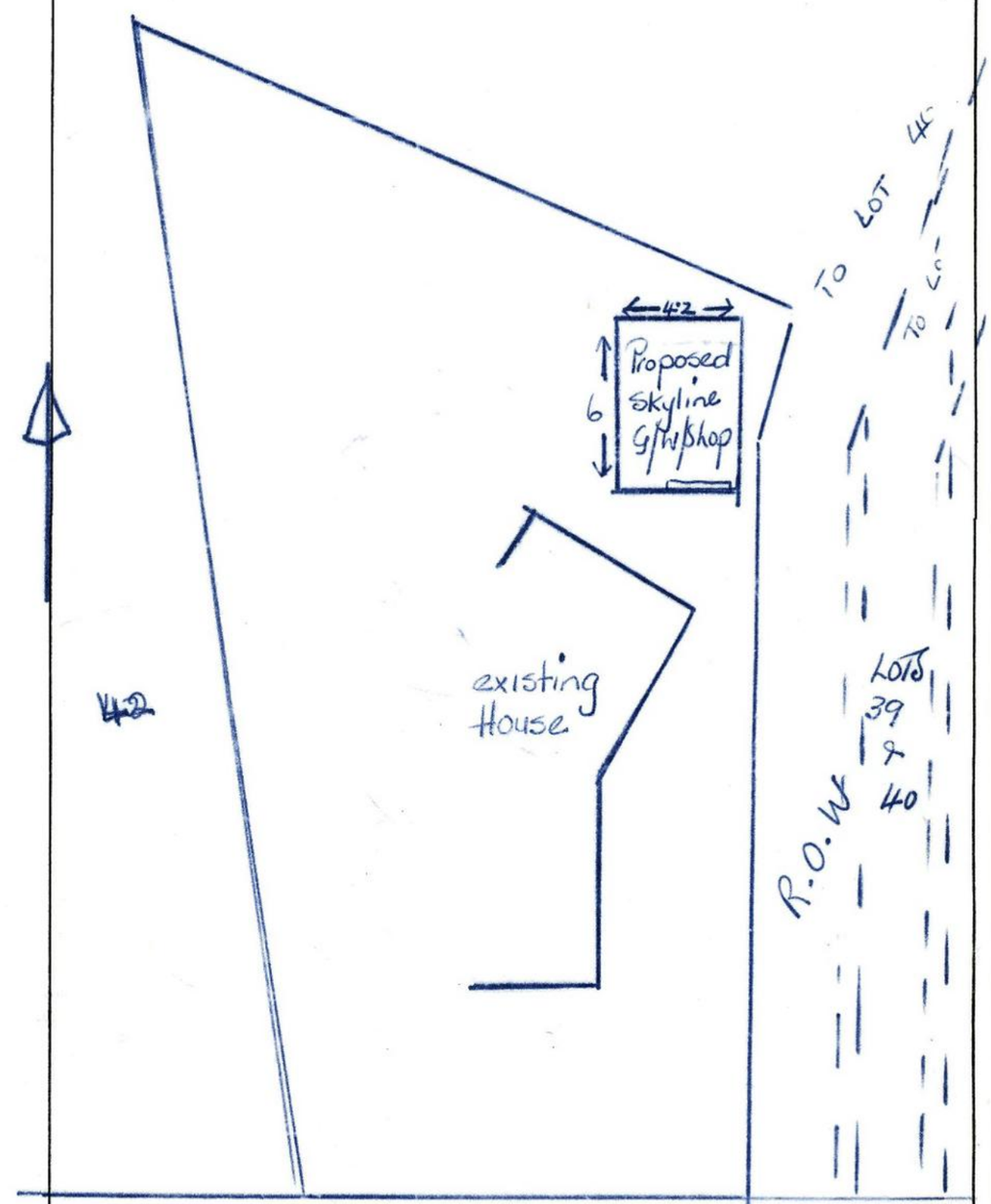
Dragon ties : 75 x 50 mm at 45° over top plate to each corner.

Roofing : 26 g. galv. corr. iron single sheets. *Ridging* : 26g. galv. lead edged. *Walls* : 26 g. galv. metal weatherboards.
Spouting : 24 g. galv. iron gutters fixed ea. side. *Downpipes* : 75 x 50mm galv. iron *Doors* : 24g. or 26g. metal doors on overhead gear or galv. roller doors.

GARAGE, SHED at for

SKYLINE GARAGES

manufactured by Skyline Buildings Ltd., 64A Wall's Rd, Penrose, Auckland. Ph. 59/226



126 DOUGLAS ST

Site plan of LOT 41 DPS10000

N.B. TRACKS concrete Ltd will put cobblestone floor in shed because of drainage.

SITE PLAN 1mm = 200mm.

PERMIT

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO. 44130

DATE OF ISSUE 29/11/75

BUILDING CONTROLLER'S APPROVAL .....

FEES 3.00

RECEIPT NO. 9955

DATE 21/11/75

TO: Building Inspector,
WHAKATANE BOROUGH COUNCIL.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME AND ADDRESS Carl Christensen
36 Burrs Ave

BUILDER'S NAME AND ADDRESS J.B. Christensen
30 Salonika St

ADDRESS OF PROPOSED WORK 126 Douglas St

NATURE OF WORK Carport attached to house

ESTIMATED VALUE OF WORK -

BUILDING £500

PLUMBING AND DRAINAGE .....

ALLOT. NO. ..... LOT 5

D.P.S. 4931 VAL. ROLL NO. 711/713

AREA OF BUILDING 200 sq.ft.

DISTANCE FROM BOTTOM TO TOP PLATE 4ft (Bottom plate on top of 4ft Block Wall)

NAME OF LICENSED PLUMBER TO BE EMPLOYED .....

SCALE OF FEES

ESTIMATED VALUE OF WORK: (Building only)

Not exceeding $20.00				.50
Over $ 20	and not exceeding	$ 200		1.00
" $ 200	"	"	$ 400	2.00
" $ 400	"	"	$ 600	3.00
" $ 600	"	"	$ 800	4.00
" $ 800	"	"	$1,000	5.00
" $1,000	"	"	$1,200	6.00
" $1,200	"	"	$1,400	7.00
" $1,400	"	"	$1,600	8.00
" $1,600	"	"	$1,800	9.00
" $1,800	"	"	$2,000	10.00
" $2,000	"	"	$2,500	12.00
" $2,500	"	"	$3,000	14.00
" $3,000	"	"	$3,500	16.00
" $3,500	"	"	$4,000	18.00
" $4,000	"	"	$5,000	21.00
" $5,000	"	"	$6,000	24.00
" $6,000	"	"	$7,000	27.00

Fee Schedule for estimated value of buildings in excess of $7,000 may be obtained from the Building Inspector.

NOTE WELL: If any dispute as to value, the Building Inspector shall have the absolute determination of the value of the proposed work or building.

The estimate must be of the completed building and to include all labour costs.

PLUMBING & DRAINAGE FEES

Below $10.00	No charge
$10 - $100.00	$1.50
$100 - $200	$3.00
$200 - $400	$6.00
$400 - $600	$8.00
$600 - $800	$10.00
$800 - $1,000	$12.00
$1,000 to $1,200	$14.00
$1,200 - $1,400	$16.00
$1,400 - $1,600	$18.00
$1,600 - $1,800	$20.00
$1,800 - $2,000	$22.00
$2,000 - $2,200	$24.00
$2,200 - $2,400	$26.00
$2,400 - $2,600	$28.00
$2,600 - $2,800	$30.00
$2,800 - $3,000	$32.00
$3,000 - $3,200	$34.00

Plus $2.00 for each additional $200 or part thereof.

FOOTPATH DEPOSIT

A deposit of $25.00 against damage is required in those areas where concrete footpaths exist. A claim for refund should be made on completion of the building. If any damage has occurred an assessment of the repair costs will be made.

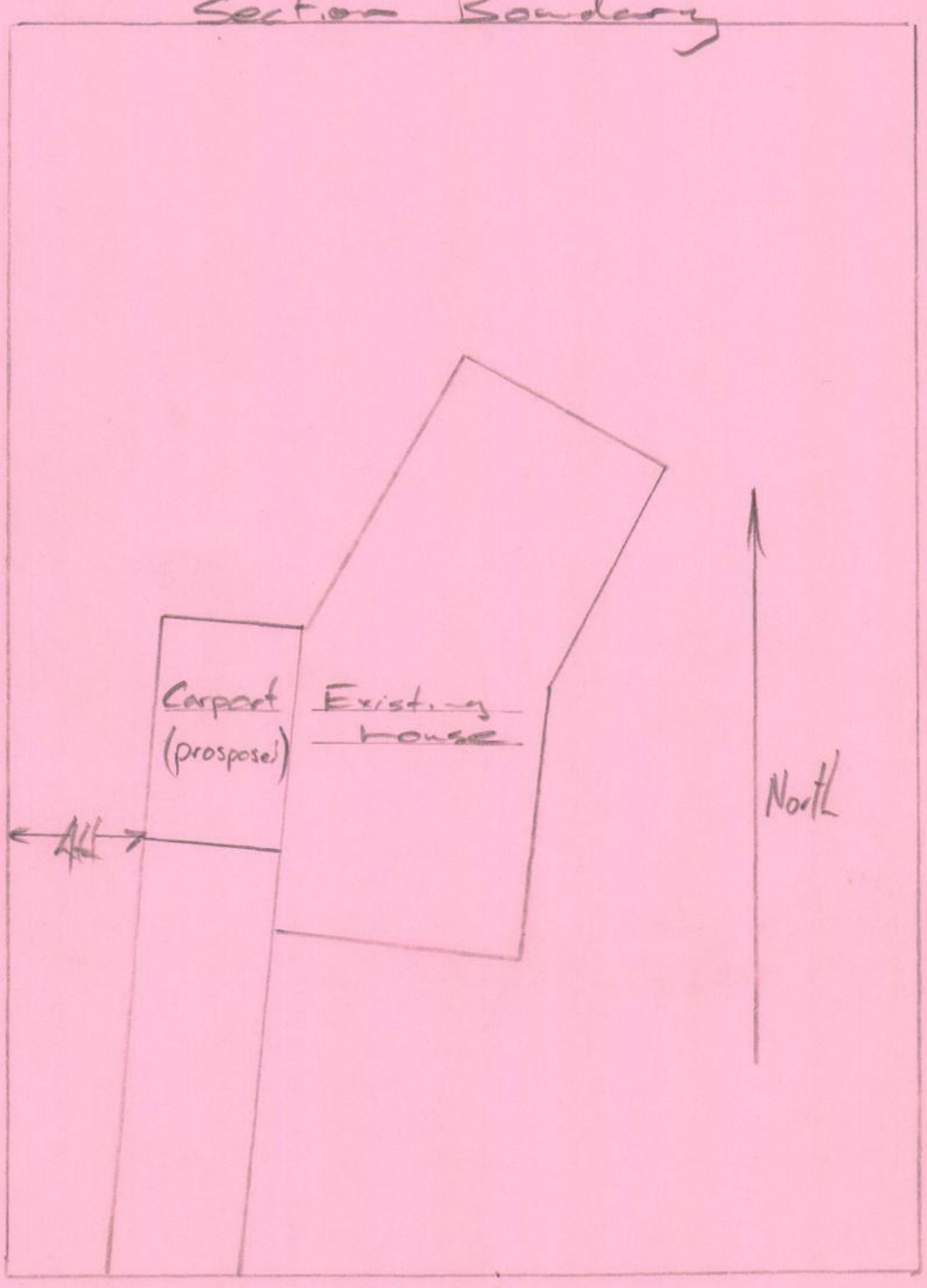
BUILDING RESEARCH LEVY

This levy is payable at the rate of 50c per $1,000 (or part thereof) on the WHOLE value of all building work, inclusive of drainage, plumbing, water connection etc. except that building work valued at LESS than $3,000 is exempted.

NOTE: Council acts as a collection agency for the Building Research Bureau N.Z. (Inc.) which is authorised by the Building Research Levy Act 1969/23 to prescribe the rate of levy.

To be completed in full
in lieu of separate
specifications:-

	SIZE OF TIMBER	TYPE OF TIMBER	SPACING
Foundations	Concrete slab & Block wall.		
Stringers			
Bottom plates	4 x 2	Tan. Radiata	
Top plates			
Floor joists			
Rafters	6 x 2	— " —	6ft 6ins
Perlins	6 x 2	— " —	3ft 4ins
Studs	4 x 3	— " —	4ft
Nogging			
Bracing			
Flooring			
Exterior Sheathing	¼" Wired glass and glazing bars.		
Interior Sheathing			
Roofing			
Piles (type&size)			
Chimney			
Chimney Reinforcing			
Windows			
Sanitary Fittings			


Section Boundary
Carport
(prosposed)
Existing
house
4ft
North

(Not to Scale)

Carport, 126 Douglas sf.

Roof Construction

20ft

10ft

This Structure is to be Clad in ¼" Wired glass glazed in Alumin glazing bars (Roof and wall)

glass and bars overhang here draining into Spouting

6x2 rafters bolted to existing house with Steel angle.

Existing house.

Block wall

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR CHIMNEY PERMIT



PERMIT NO: 1151:8.2.88

Fees: $22.00

Receipt No: 7651/8.2.88

Date: 9.2.88

APPLICATION for permission to erect a chimney for

R M POCOCK (Name) at 126 DOUGLAS STREET, WHAKATANE (Address)

Lot No _____ DPS _____ Val Roll No _____

309.1 Except with the agreement of the approving authority to any variation, the appliance shall be installed in accordance with the appliance manufacturer's installation instructions.

Type or make: WARMAIRE FIREPLACE

Estimated value: $200.00

Applicant: AS ABOVE

Address: _____

_____

87549

Date: 9.2.88

INSPECTOR'S COMMENTS: CARD LEFT 18/4/88

HEARTH TO BE EXTENDED TO 300MM 18/4/88

SATISFACTORY 21/6/88

Signed _____

Dated 21/6/88.

INSPECTION

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Construction Statement

Installation of Solid Fuel Heater – PS3

Installer Company / Name: DB Plumbing LTD Building Consent Number: 220205

Certified Installer /Registration Number: # 25013

Make and Model of Fire: Metro Eco Tiny rad Serial Number: 168619

Free Standing ☑ Inbuilt ☐ Wetback ☐

Plumbers Name and Registration Number (if wetback installed): _____

Owner's Name: Rhys Bugden

Site Address: 126 Douglas St, Whakatane

It is confirmed that for the installation the following checks were taken and Completed (tick as appropriate):	Y	N	N/A
Smoke alarms have been installed within 3 metres of each bedroom and on every level of the building:	☑	☐	☐
The flashing has been installed as per the approved BC and is weather tight:	☑	☐	☐
The flue extends 600mm above the ridge if within 3m:	☑	☐	☐
Seismic restraints have been fitted:	☑	☐	☐
Flue sealed and fixed with stainless steel fasteners and fixed to heating unit:	☑	☐	☐
Hearth measurements checked in accordance with manufacturer's specifications:	☑	☐	☐
Free standing installation			
Outer liner used and extends below ceiling lining:	☑	☐	☐
Inner Liner used in ceiling and extended 200mm above roof penetration:	☑	☐	☐
Support stays installed if flue extends more than 1500mm from penetration:	☑	☐	☐
Structural integrity of roof framing not compromised:	☑	☐	☐
Photos of roof space framing supplied:	☑	☐	☐
Has a flue shield been fitted if required:	☑	☐	☐

WHAKATĀNE District Council
Kia Whakatāne au i ahau
P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W whakatane.govt.nz Whakatāne 3158, New Zealand

Construction Statement

Installation of Solid Fuel Heater – PS3

Inbuilt Installation

All cracks in masonry cavity filled with fire resistant sealant or matting:	☐	☐	☐
No exposed timber in cavity:	☐	☐	☐
Mantle height checked and mantle deflector installed if too low:	☐	☐	☐

I Ben Walker **(installer's name) confirm that the above specified installation has been installed in accordance with the approved building consent documentation and manufacturer's specifications and complies with Standard AS/NZS 2918:2001 and the provisions of the New Zealand building code. I understand that the Whakatāne District Council is reliant on this construction statement in order to establish compliance with the requirements of the Building Act 2004, Building code and consented plans and will use this statement as part of the grounds to issue the code compliance certificate for this application.**

Signature: _____ **Date:** 23/05/22.

WHAKATĀNE District Council
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Commerce St, Private Bag 1002
Whakatāne 3158, New Zealand

WHAKATĀNE
District Council

Valuation Number: 07103/627.00
GIS Number: 0840/0126/000

21 March 2016

Rhys Bugden
56A Henderson Street
Whakatāne
3120

Delivery Method; Email, Email to Solicitor

LAND INFORMATION MEMORANDUM — 126 DOUGLAS STREET

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 21 March 2016 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully

Kara Dowthwaite
LIM CO-ORDINATOR

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

Land Information Memorandum

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE	*21 MARCH 2016*
GIS NO	*0840/0126/000*
VALUATION NUMBER	*07103/627.00*

1 NAME OF PROPRIETOR

Ross Brodie Willetts as to a ½ share
Tina Franklyn as to a ½ share

2 LOCATION

126 Douglas Street

3 LEGAL DESCRIPTION

Lot 41 Deposited Plan South Auckland 10000

4 PHYSICAL DESCRIPTION

House/Unit Number	*126*	**Street**	*Douglas Street*
RD Number		**Suburb/Area**	
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

647m^2 (more or less)

6 ZONING

Residential under the Proposed Whakatāne District Plan

ATTACHMENTS

- *Certificate of Title*
- *Keys to Map*
- *Legal Description Map*
- *District Plan Map*
- *Underground Services Map*
- *Community Facilities Map*
- *Permit(s) and Consent(s)*
- *Drainage Plan*
- *Floor Plan(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*

• Inundation	*The Council has no historic records of ponding on this property during heavy rainfall events. A Council project to review stormwater inundation levels for the future is currently underway. The review is scheduled for reporting to the Council early 2016. Specific queries on the interim results of the review can be directed to Council.*
• High winds	*No information available*
• Fill (compacted/uncompacted)	*No information available*
• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*This property is within the vicinity of Council owned and maintained land, refer to the community facility map for the location.*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.*
• Sewer	*This property is connected to the public sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30.6.2016	*$2,628.11*
• Number of instalments	*4*
• Date of next instalment	*20 May 2016*
• Current balance or arrears	*$0.00*
• Date of valuation	*September 2013*
• Land value	*$124,000*
• Capital value	*$260,000*

10 WATER	COMMENTS
• Annual water supply charge	*$173.79*
• Last reading date	*22 October 2015*
• Consumption	*101m^3*
• Amount	*$229.85*
• Arrears outstanding	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Date	Permit No	Project
4 February 1969	*Unknown*	*Dwelling*
25 November 1975	*G44130*	*Carport*
26 May 1983	*B012019*	*Garage*
8 February 1988	*1151*	*Chimney Permit*

(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
14 October 2004	*13025*	*Solid Fuel Heater*	*26 October 2004*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Building consent 13025 was issued with a specified intended life of 5 years.

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

No information available

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

No information available

(d) Details of Conditions Affecting the Use of Land

Council records indicate that Council sewer lines run through part of the property. Any building work in the vicinity of the sewer lines would need to comply with the relevant provisions of Part Seven of the Whakatane District Council Consolidated Bylaws.

Minimum Floor Level	*A project is currently underway to define minimum floor levels applicable for this site. Please contact Development and Compliance Department at the Whakatane District Council for more information.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Operative and Proposed Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

The appeal period for the Proposed Whakatāne District Plan closed on 5 February 2016. Pursuant to Section 86F of the Resource Management Act 1991, all rules contained within the Proposed Whakatāne District Plan are now treated as operative with the exception of rules that are under further appeal. Information on appeals received by the Whakatāne District Council are available on Council's website www.whakatane.govt.nz

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services.. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2015-2025.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**

David Bewley
General Manager Planning, Regulatory and Corporate Services

LIM Proposed District Plan Legend

Coastal Hazards

- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone
- Variable ERZ Levels

Landscape Natural & Cultural Features

- Significant Specimen Trees
- Ridgeline
- Esplanade Water Body
- Cultural & Built Heritage Sites
- Cultural & Built Heritage Sites
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Y Y Significant Indigenous Biodiversity Site

Hazards

- Natural Hazard (NHaz4)
- Natural Hazard
- Overland Flow Paths
- Mill Waste Contaminated Site

Misc Features

- 25 m Contour
- 35 m Contour
- Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
- 300 m oxidation pond buffer
- Omeheu Spray Irrigation Scheme
- Proposed Road

Built Features

- Amenity Building Line
- Indicative service lane
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Limited Access Road
- Railway
- State Highway
- District Arterial Roads
- Proposed Designation
- Designation
- Town Centre Boundary
- 12m Height Restriction
- Key Urban Space
- Strand Character Area
- River Greenway Concept
- Gas Transmission Pipeline Corridor
- High Voltage Electrical Transmission Line
- High Voltage Electrical Transmission Corridor

Planning Zones

- Active Reserve
- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- Deferred Residential
- Education
- Industrial
- Text
- Large Format Retail
- Light Industrial
- Mixed Use
- Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains
- Urban Living
- StatutoryAcknowledgements

LIM Community Facilities Legend

Council Owned Facilities

Facility Type

- Aquatic Centres
- Public Conveniences
- Sports Facilities Grounds

Community Facility Assets

Asset Type

- Climbing Frame
- Handrail
- See saw
- Shade Sail
- Skate Park
- Slide
- Sporting Equipment
- Stairs/Steps
- Swing
- Foot bridge
- Decking/Boardwalk
- Playground

Council Owned Buildings

Building Type

- Commercial
- Community Halls
- Operational Properties
- Other Properties
- Pensioner Housing

Land

Council Owned/Administered Land

Assets

Asset Boundaries

LIM Services Legend

Water Supply

- B — Back Flow Preventer
- H — Hydrant
- M — Bulk Meter
- ? — Customer Meter
- A — Air Release
- PC — Control Valve
- S — Isolation Valve
- Isolation Valve Closed
- q — Non Return Valve
- Pump Station
- B — Bore (Source)
- Bore BOPRC
- ! — Node
- Toby
- Connection
- Main
- Rider Main
- Reservoir
- Scheme

Waste Water

- A — Valve
- Pump Station
- ! — Node
- ! — Miscellaneous
- R — Manhole
- < — Outlet
- Connection
- Main
- Riser Main
- Facility
- Scheme

Storm Water

- = — Inlet
- R — Manhole
- ! — Miscellaneous
- ! — Node
- Pump Station
- Open Drain
- Dam
- Connection
- Main
- Rising Main
- Soakage Area
- Scheme

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

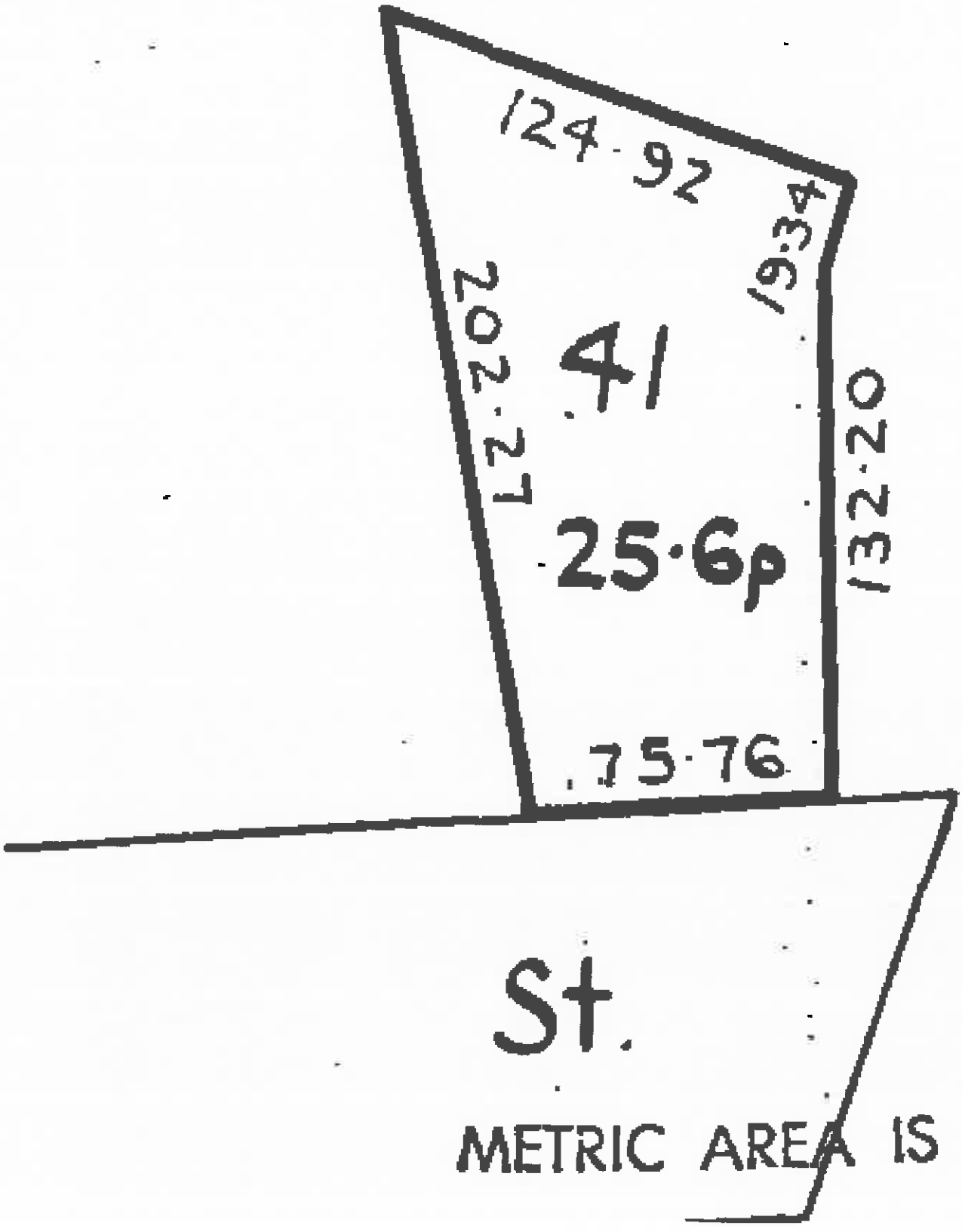
Identifier	**SA8A/1212**
Land Registration District	**South Auckland**
Date Issued	15 February 1968

Prior References
GN S394220

Estate	Fee Simple
Area	647 square metres more or less
Legal Description	Lot 41 Deposited Plan South Auckland 10000

Proprietors
Ross Brodie Willetts as to a 1/2 share
Tina Franklyn as to a 1/2 share

Interests
6164841.3 Mortgage to ASB Bank Limited - 29.9.2004 at 9:00 am



METRIC AREA IS ...

WHAKATĀNE
District Council

RID DOCUMENT

Date: 17 March 2016

Valuation Number: 07103 627 00

Location: 126 DOUGLAS STREET

Legal Description: LOT 41 DPS 10000

Area (Ha): 0.0647

Valuation Date: 1 September 2013

	Normal Values	**Special Values** (if applicable)
Land Value:	124,000	
Improve Value:	136,000	
Capital Value:	260,000	
Tree Value:	0	

Contiguous Property:

2016 Year's Assessed Rates: **2,628.11**

Instalment 1: 21 Aug 2015

Instalment 2: 20 Nov 2015

Instalment 3: 26 Feb 2016

Instalment 4: 20 May 2016

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Commerce St, Private Bag 1002
Whakatāne 3158, New Zealand

Shortcuts Menu MAINMENU

Cube Web Ozone LIVE

Applications Valuations Water Accounts Receipt Report Enquiry

Home Workspace

maintain valuation details (view only) - rt2000

search (F2) new (F3) cancel (F7) delete save (F12) change (F10) tasks forms links / tags (F5)

Valno [redacted] 627 00

Status LIVE

Cancelled

Revised 01 Sep 2013

WILLETTS ROSS BRODIE

FRANKLYN TINA

21 MAR 2006 01:16p.m. Datacom Solu

26 JUN 2014 09:11a.m. Dylan McIntyr

NPD Cancel

	Parcel	Sue	Legals	Key	Certificate Of Title
1	0840706	4444025	LOT 41 DPS 10000	NO	

Occport

D-credit

D/debit

Parent

Debt Management

Road DOUGLAS STREET House 126 Unit

Legals LOT 41 DPS 10000

Values		Improvements
Capital	360,000	DWG OBS OI
Land	124,000	
Improve	136,000	
Trees	0	
Area	0.0647	
Cert Of Title	SA8A/1212	
Group Code		
Dwellings	1	

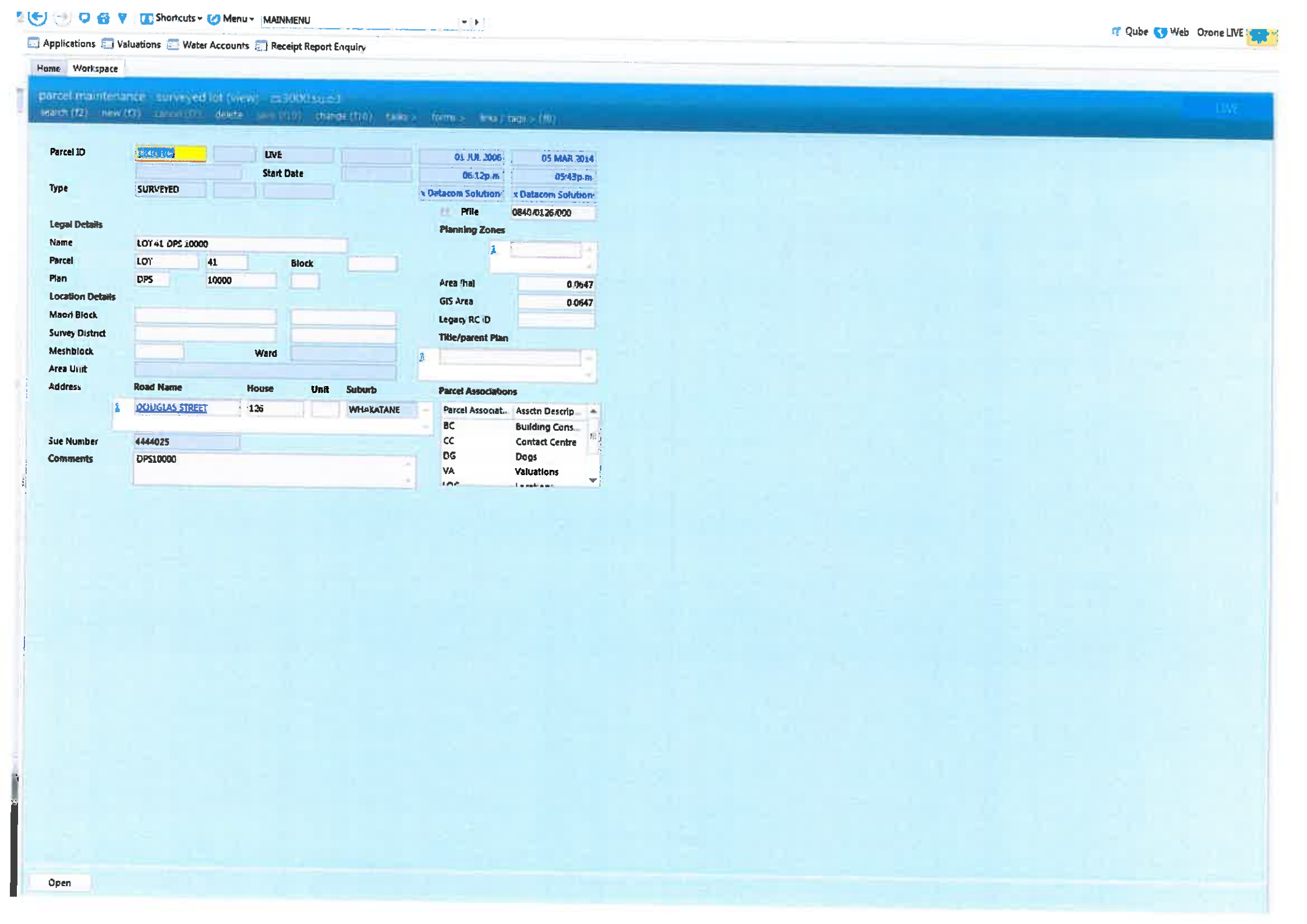
Summary	Year 2016
Assessd	3,628.11
To Invc	657.04
To Clear	657.04

Balances

Rates	0.00
Water	0.00
Total	0.00

Open

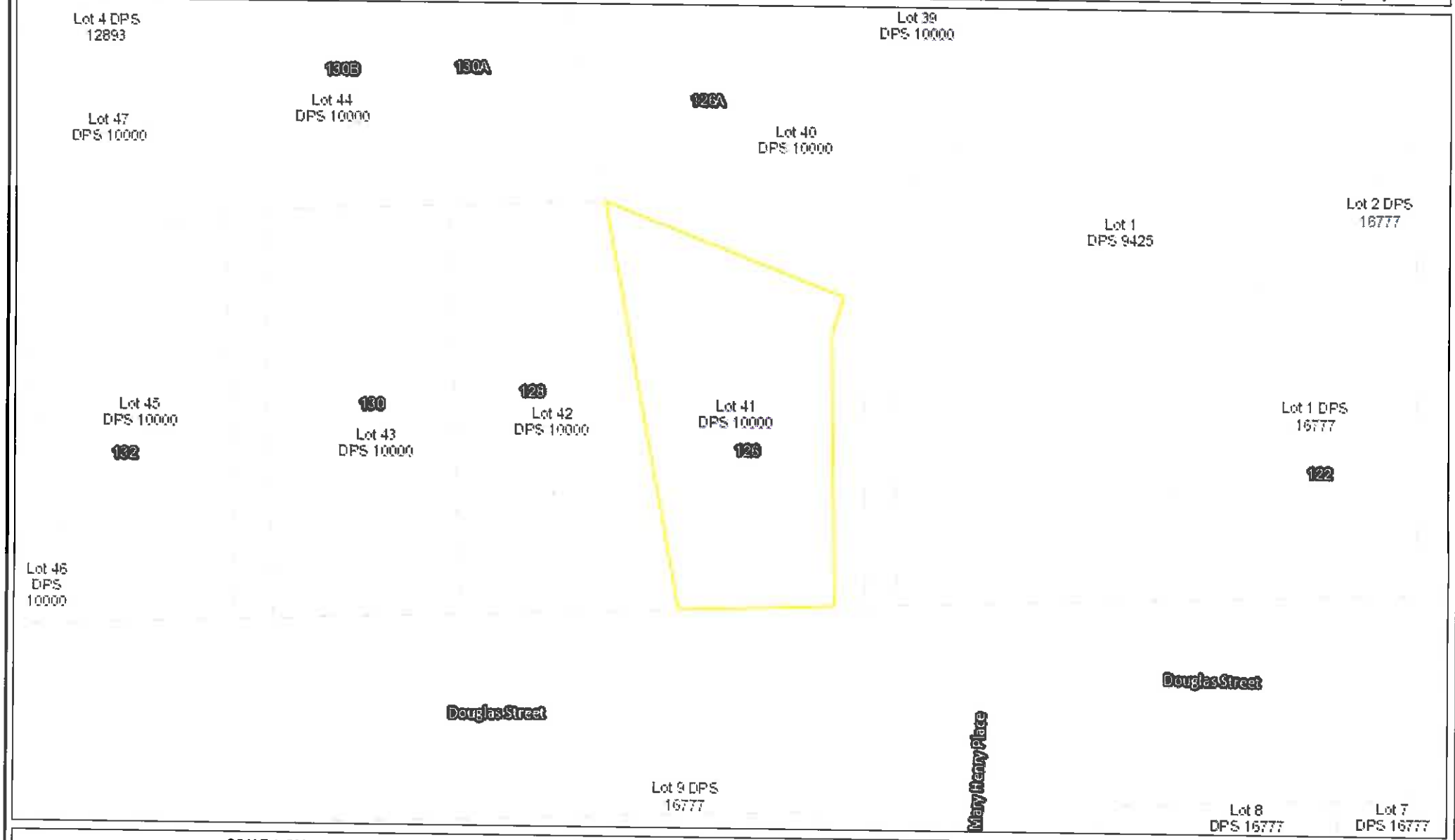
Next >>


Shortcuts
Menu
MAINMENU
Qube
Web
Ozone LIVE
Applications
Valuations
Water Accounts
Receipt Report Enquiry
Home
Workspace
parcel maintenance
search (F2)
new (F3)
delete
Parcel ID
LIVE
01 JUL 2006
05 MAR 2014
Start Date
06:12p.m.
05:43p.m.
Type
SURVEYED
x Datacom Solution
x Datacom Solution
Pfile
0840/0126/000
Legal Details
Planning Zones
Name
LOT 41 DPS 10000
Parcel
LOT
41
Block
Plan
DPS
10000
Area (ha)
0.0647
GIS Area
0.0647
Location Details
Legacy RC ID
Maori Block
Survey District
Title/parent Plan
Meshblock
Ward
Area Unit
Address
Road Name
House
Unit
Suburb
Parcel Associations
DOUGLAS STREET
126
WHAKATANE
Parcel Associat..
Asscin Descrip
BC
Building Cons...
CC
Contact Centre
DG
Dogs
VA
Valuations
Sue Number
4444025
Comments
DPS10000
Open

126 Douglas Street - Legal Description Map

Date Printed: 17 March 2016

Prepared By:



SCALE 1: 500

0.0 0

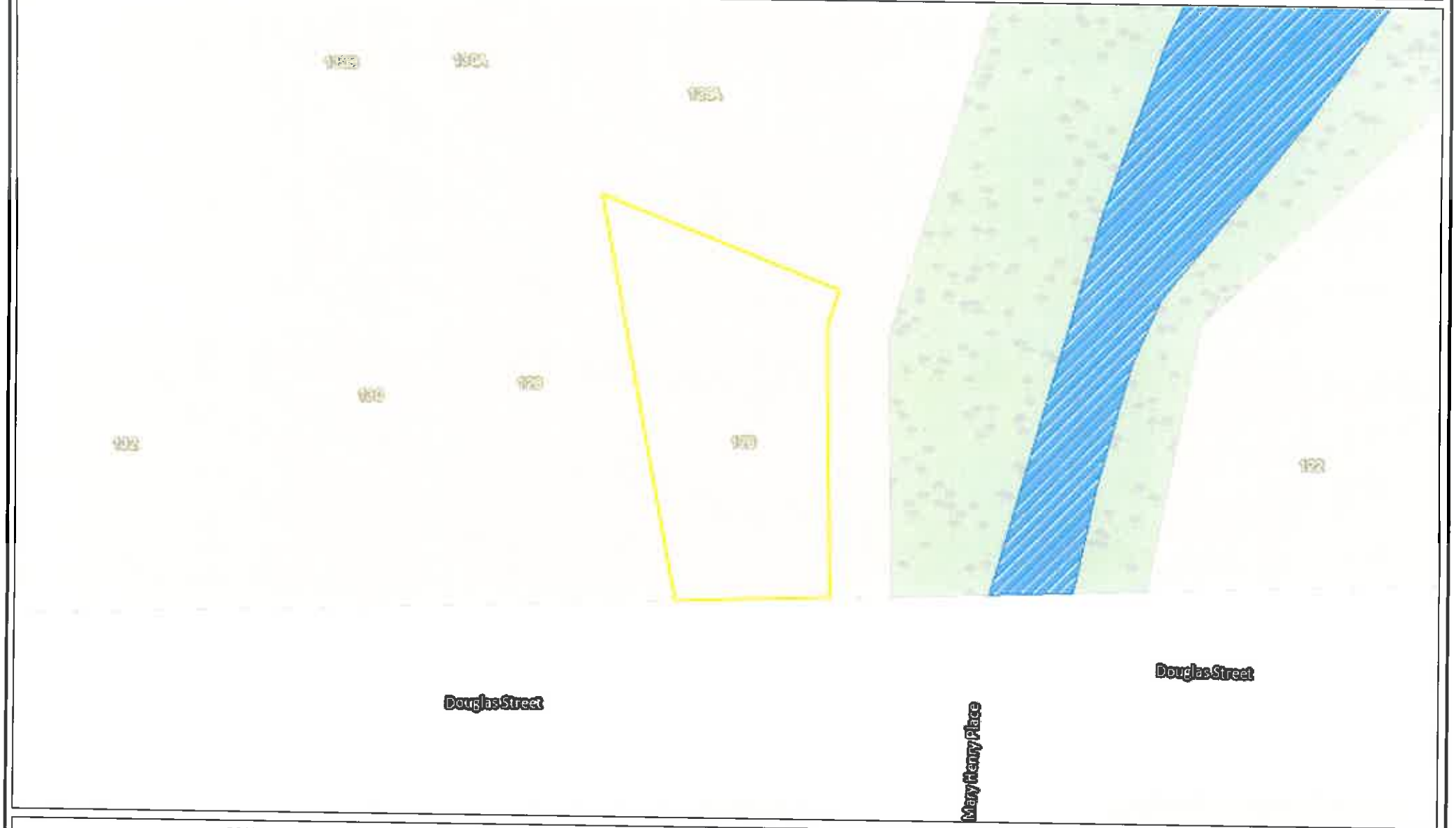
Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

126 Douglas Street - Propsoed District Plan Map

Date Printed: 17 March 2016

Prepared By:



SCALE 1: 500

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data; Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

126 Douglas Street - Community Facility Map

Date Printed: 17 March 2016

Prepared By:



SCALE 1: 1,000

0.0 0 0.0 Miles

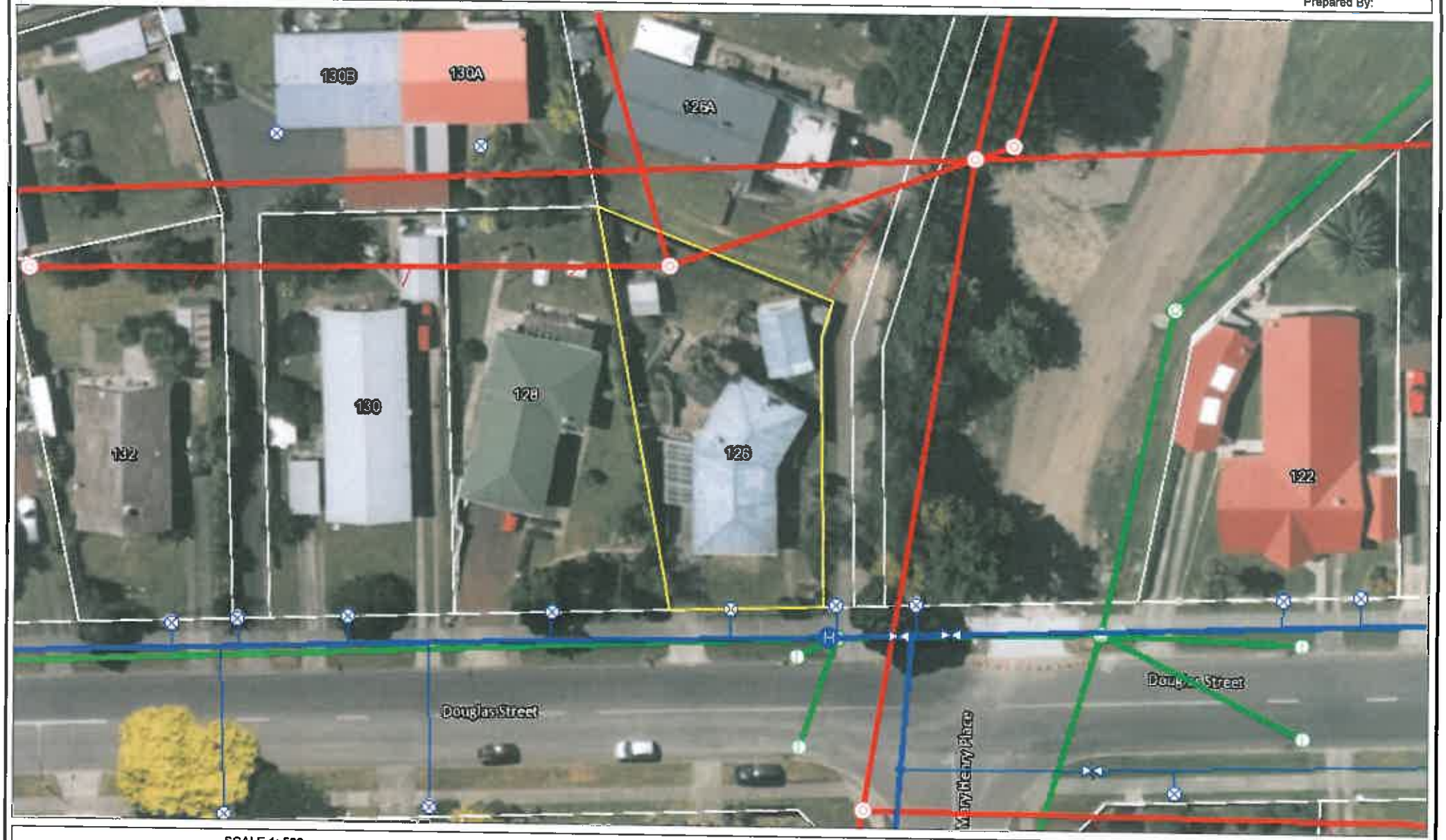
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

126 Douglas Street - Undergorund Services Map

Date Printed: 17 March 2016

Prepared By:



SCALE 1: 500

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

126 Douglas Street - Water Meter Location Map

Date Printed: 17 March 2016

Prepared By:



SCALE 1: 250

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

PERMIT No. .....

VALUATION ROLL No. 709/41/170.

No. 126 STREET: Douglas St.

Whakatane Borough Council

DATE RECEIVED 3-2-69. DATE ISSUED .....

Lot 41 RIO 5863 s/9 4-2-69

Earl C. Christensen $37

Application for Building Permit

OWNER'S NAME Mr + Mrs. W. + P. ~~TAHUNA~~ TARAU

BUILDER'S NAME W. G. KINNAIRD.

PLUMBER'S NAME M. READ.

DRAINLAYER'S NAME C. T. C.

FOR OFFICE USE ONLY

NOTE:

APPLICATION FOR BUILDING PERMIT

To the Borough Building and Health Inspector,
WHAKATANE.

I hereby apply for permission to ~~REMOVE~~ / ERECT / ALTER / CONVERT / ~~REINSTATE~~ a DWELLING

at No. LOT 41 DOUGLAS EXT. Street, for W. & P. TARAU (Owner) TAUHARA.

according to Drawings and Specifications deposited herewith.

PARTICULARS OF LAND

Section or Lot No. 41 Allot. No. D.P. 10000

Frontage 50 feet. Depth 133'6" feet

Area: 25.4 PERCHES.

PARTICULARS OF BUILDINGS

Foundations CONCRETE Walls BRICK

Roof CORR. IRON.

Area of Ground Floor 1050 square feet

Area of Outbuildings square feet

ESTIMATED COST $6994

Buildings	$ 6389
Plumbing / Drainage	605
Total	$ 6994

Proposed use or occupancy of building PRIVATE DWELLING.

Nature of grounds on which building is to be placed and of the subjacent strata

FIRM SOIL

The following drawings must accompany this application:—

(a) Ground plans of proposed work.
(b) Front Elevation.
(c) Side Elevations.
(d) Cross section of foundation, wall and roof.
(e) A ground plan only must be drawn to scale on the graph opposite.

Note: Plans and specifications must be submitted in duplicate.

Drainage and Plumbing permit must be obtained with each application.

Water connection must be applied for with each application.

A minimum deposit of $25.00 must be made where building material is taken across a footpath.

The Building Inspector must be notified prior to pouring of footings and foundations.

All tawa timber must be treated by an approved process.

All pinus timbers must be of good quality and wherever treated timber is required.

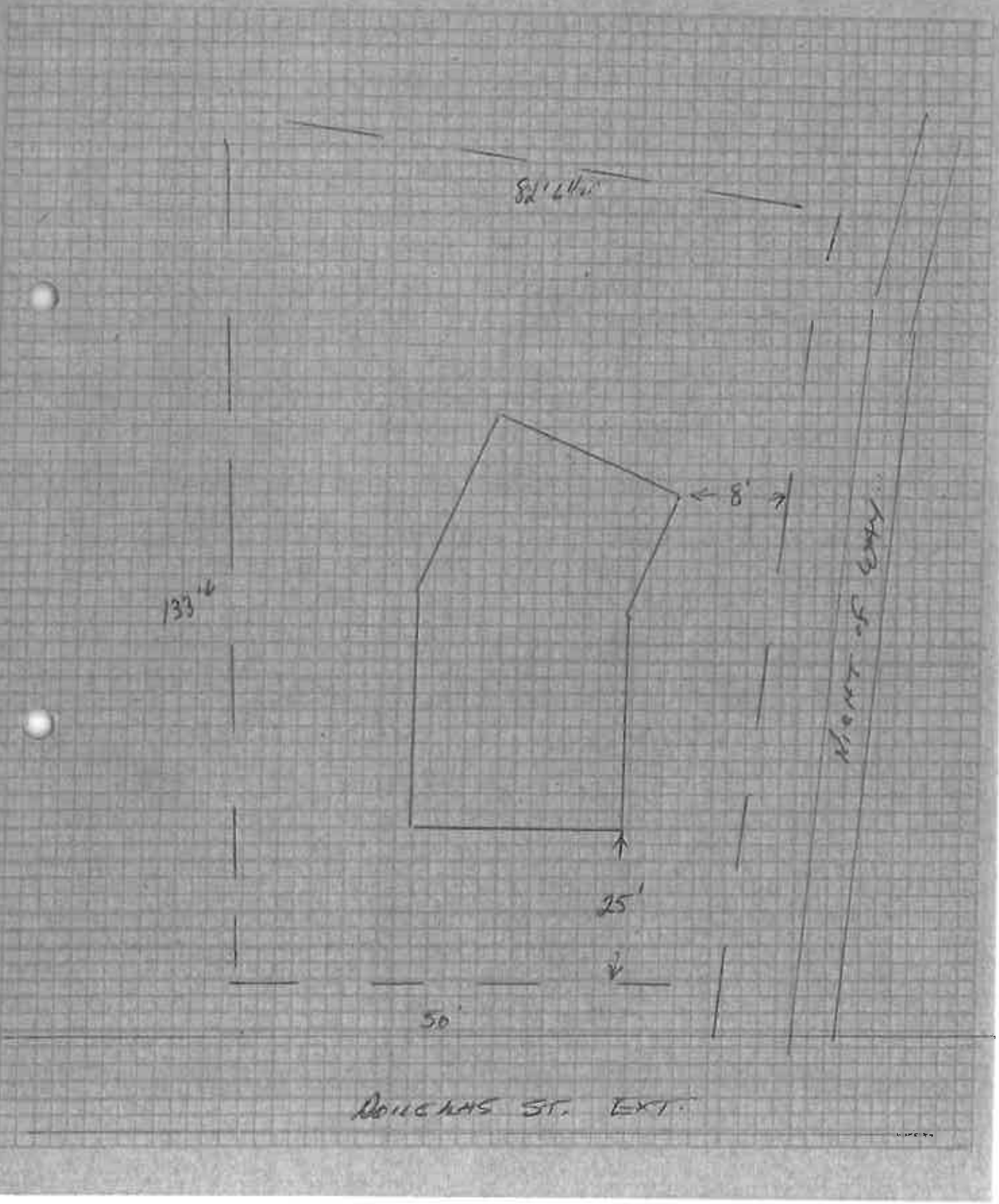
LOCALITY & DRAINAGE PLAN

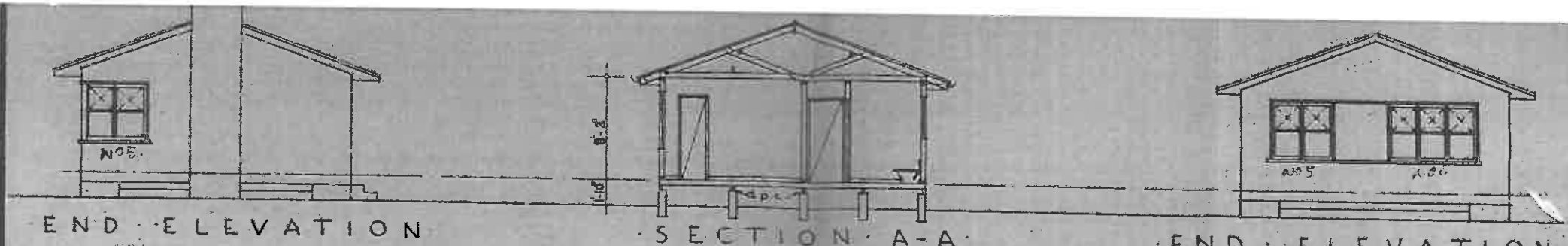
Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

Boundary Lines to be shown —— · —— · —— · —— · ——

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet

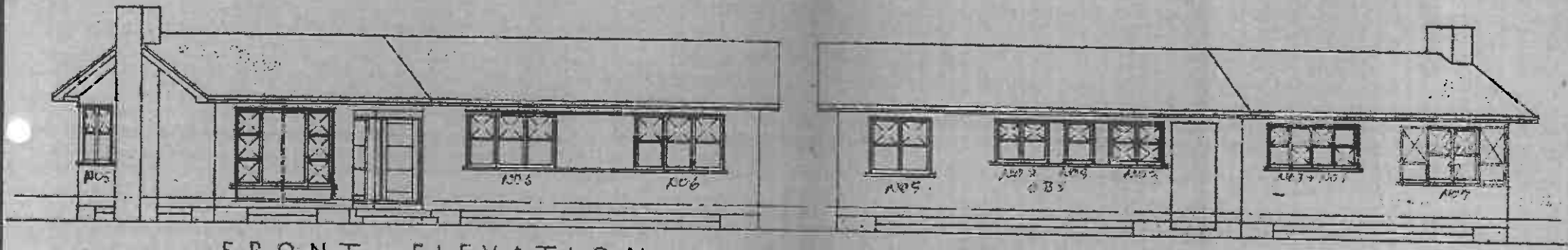




END ELEVATION

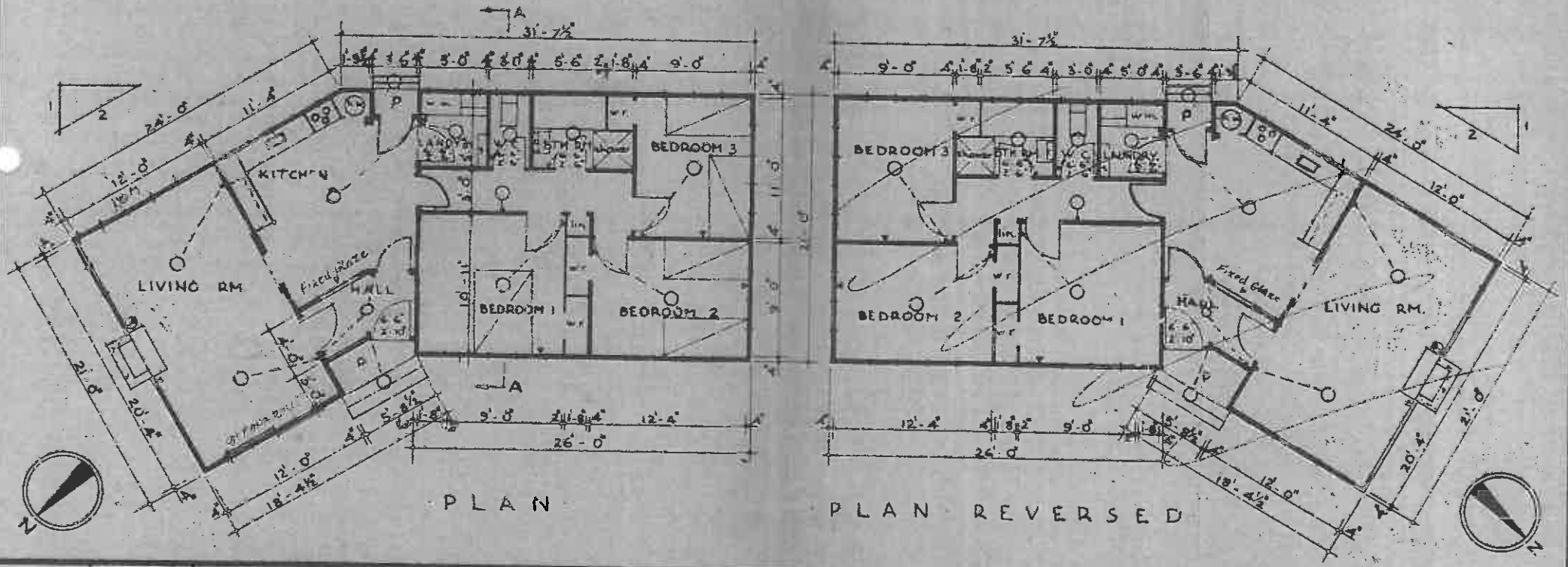
SECTION A-A

END ELEVATION



FRONT ELEVATION

REAR ELEVATION



PLAN

PLAN REVERSED

DEPARTMENT OF MAORI AFFAIRS

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO. 4441/30

DATE OF ISSUE 25/11/75

BUILDING CONTROLLER'S APPROVAL .....

FEES 3.00

RECEIPT NO. 9955

DATE 24/11/75

TO: Building Inspector,
WHAKATANE BOROUGH COUNCIL.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME AND ADDRESS Geo. Christensen
34 Barry Ave

BUILDER'S NAME AND ADDRESS J.B. Christensen
30 Salonika St.

ADDRESS OF PROPOSED WORK 126 Douglas St.

NATURE OF WORK Garage attached to house

ESTIMATED VALUE OF WORK:-

BUILDING £600

PLUMBING AND DRAINAGE .....

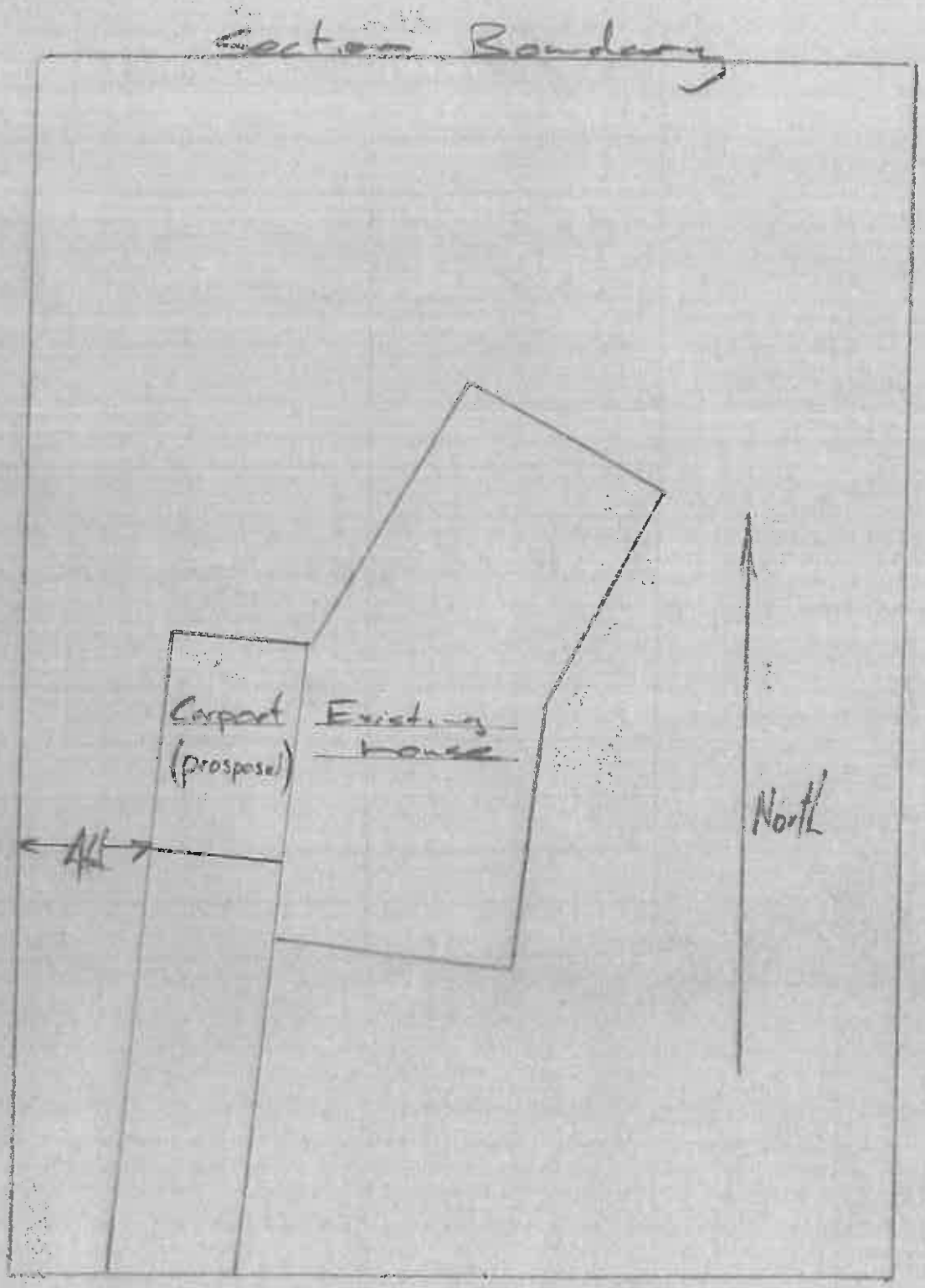
ALLOT. NO. ..... LOT 5

D.P.S. 4931 VAL. ROLL NO. 711/713

AREA OF BUILDING 600 sq.ft.

DISTANCE FROM BOTTOM TO TOP PLATE 4 ft. (Bottom plate on top of 4 ft Block Wall)

NAME OF LICENSED PLUMBER TO BE EMPLOYED .....


Section Boundary
Carport
(proposed)
Existing
house
4½'
North

(Not to Scale)

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO: B6/2019

DATE OF ISSUE: 26/5/83

BUILDING CONTROLLER'S APPROVAL:

FEES: $13-00c. B/P: $

RECEIPT NO: 2165 P&D: $

DATE: April 6th 1983. BRL: $

TOTAL VALUE $ 13-00c.

Build. Must Be Clear to Inspector

TO: Building Inspector
WHAKATANE DISTRICT COUNCIL

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

openings on front door

OWNER'S NAME AND ADDRESS: Mr. B. J. Wilcox
126 Douglas St. Whakatane.

BUILDER'S NAME AND ADDRESS: Tuakau Concrete Ltd.
Box 577, Whakatane.

ADDRESS OF PROPOSED WORK: 126 Douglas St. Whakatane.

NATURE OF WORK: Erection of Skyline Garage.

ESTIMATED VALUE OF WORK:

BUILDING: $ 1700-00

PLUMBING & DRAINAGE: $ —

BUILDING RESEARCH LEVY: $ —

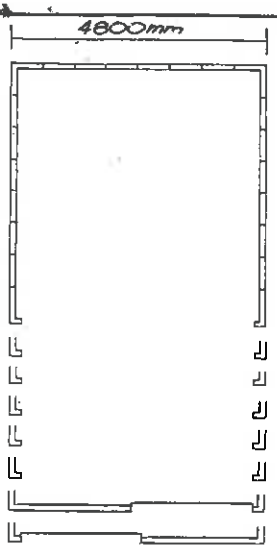
ALLOT. NO: — LOT: 41

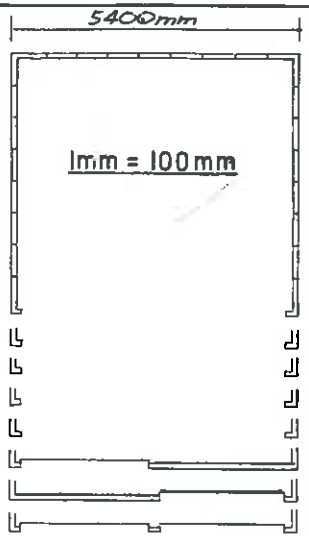
D.P.S. 10000 VAL. ROLL NO: 7090-038-53

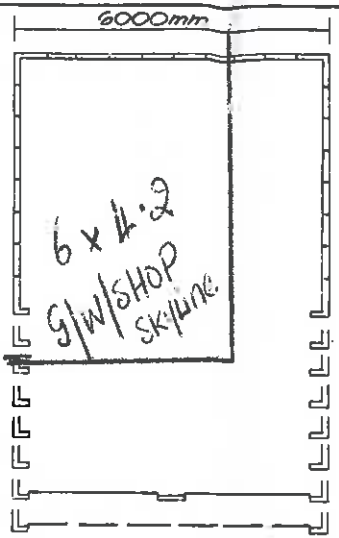
BLOCK NO: — AREA OF BUILDING: 25.2. Sq. Metres

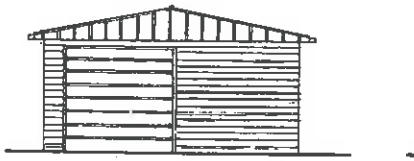
DISTANCE FROM BOTTOM TO TOP PLATE: —

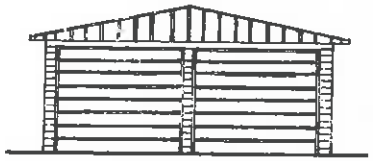
NAME OF LICENSED PLUMBER TO BE EMPLOYED: —









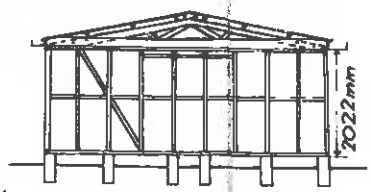


ELEVATION

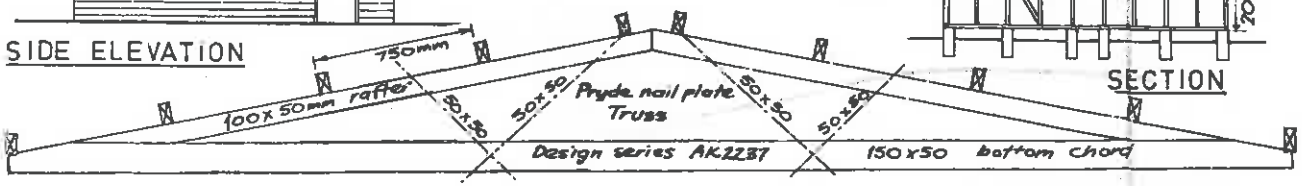




SIDE ELEVATION



SECTION



etail of 6000mm span truss

SCALE 1m = 25m

Trusses for 5400mm & 4800mm are similar. but reduced to suit and have stiffeners of 50x50mm in lieu of 75 x50mm, When 4500 mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

SPECIFICATIONS:

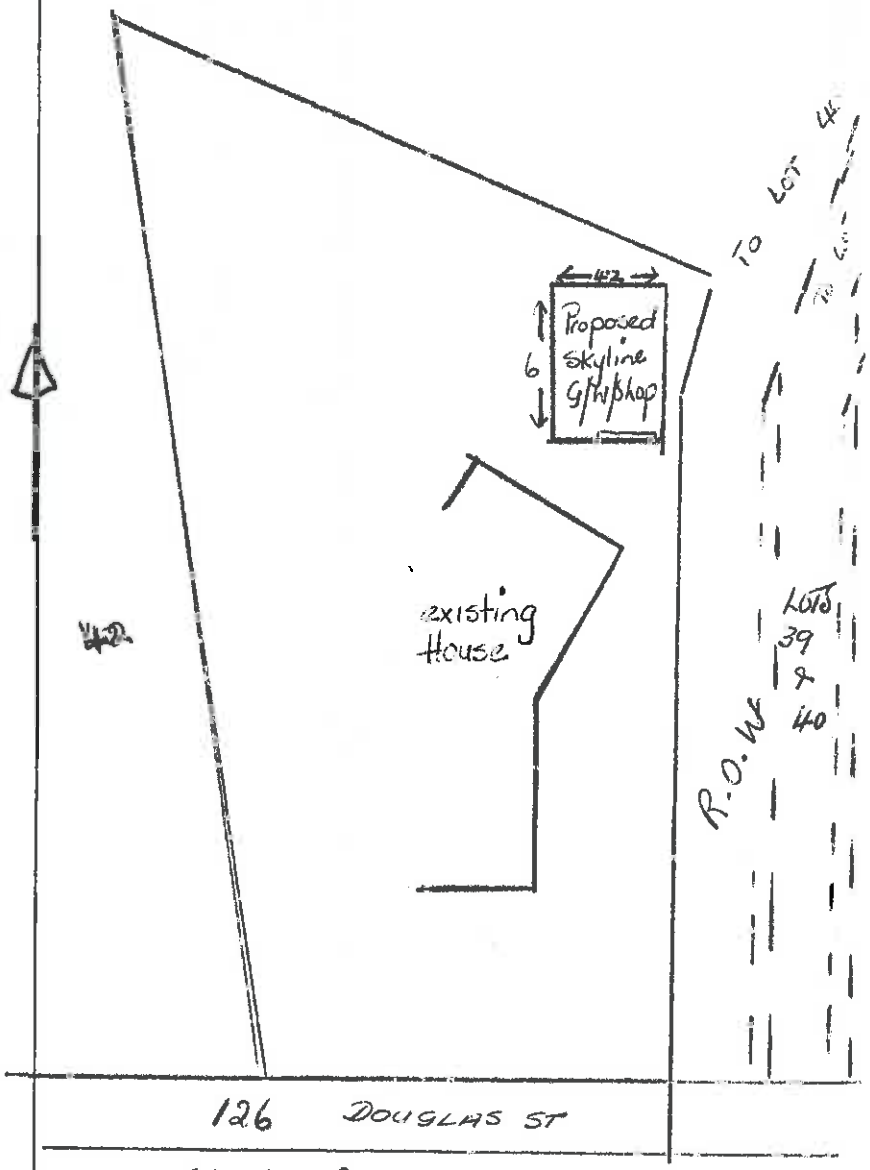
Foundations : 200 x 150mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls or complete floors

Dampcourse : 2 ply d.p.c. under all plates.

Framing : All timber is boric treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs.

SKYLINE GARAGES

manufactured by Skyline Buildings Ltd, 64A Walls Rd, Penrose, Auckland Ph. 594226



126 DOUGLAS ST

Site plan of Lot 41 DP 51000

N.B. TRUCKS concrete Ltd will put

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR CHIMNEY PERMIT

PERMIT NO: 151 : 8.2.88

Fees: $22.00

Receipt No: 7651/8.2.88

Date: 9.2.88

APPLICATION for permission to erect a chimney for

R M POCOCK (Name) at 126 DOUGLAS STREET, WHAKATANE (Address)

Lot No _____ DPS _____ Val Roll No _____

309.1 Except with the agreement of the approving authority to any variation, the appliance shall be installed in accordance with the appliance manufacturer's installation instructions.

Type or make: WARMAIRE FIREPLACE

Estimated value: $200.00

Applicant: AS ABOVE

Address: _____

_____

87549

Date: 9.2.88

INSPECTOR'S COMMENTS: BRACKET LEFT 18/4/88

HEARTH TO BE EXTENDED TO 300MM 18/4/88

SATISFACTORY 21/6/88

Signed _____

Dated 21/6/88.

INSPECTION

CODE COMPLIANCE CERTIFICATE 13025

Section 43, Building Act 1991

BUILDING CONSENT NO: 13025

PIM NO: 13025

APPLICANT

P Teare
PO Box 787
WHAKATANE

PROJECT LOCATION

Site Address: 126 Douglas Street
WHAKATANE
Legal Description: LOT 41
Valuation Number: 7103/627/00/

PROJECT

Altered, Repaired, Extended, Converted

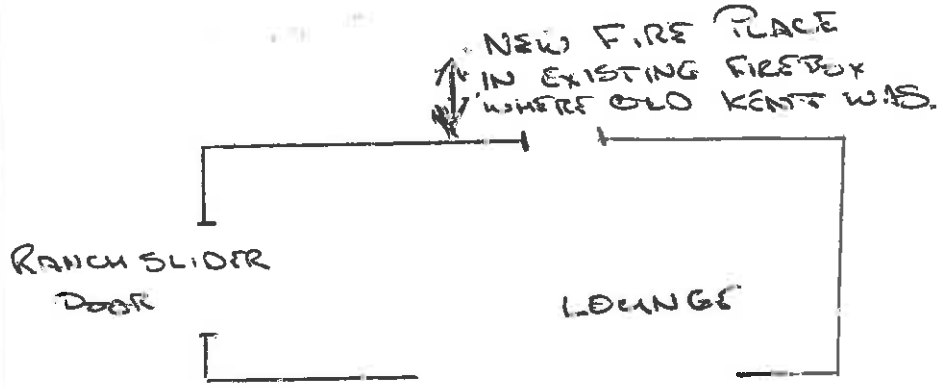
Intended Use: SOLID FUEL HEATER
Less than 50 years
Specified as: 5.00 Years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: Patricia Evans

Position: C/C Officer DATE: Tue Oct 26 2004



126 DOUGLAS ST WHAKATANE

WHAKATĀNE
District Council

Valuation Number: 07103/627.00
GIS Number: 0840/0126/000

21 March 2016

LIM

Rhys Bugden
56A Henderson Street
Whakatāne
3120

Delivery Method; Email, Email to Solicitor

LAND INFORMATION MEMORANDUM — 126 DOUGLAS STREET

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 21 March 2016 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully

Kara Dowthwaite
LIM CO-ORDINATOR

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

WHAKATĀNE District Council

Land Information Memorandum

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

DATE OF ISSUE	*21 MARCH 2016*
GIS NO	*0840/0126/000*
VALUATION NUMBER	*07103/627.00*

1 NAME OF PROPRIETOR

Ross Brodie Willetts as to a ½ share
Tina Franklyn as to a ½ share

2 LOCATION

126 Douglas Street

3 LEGAL DESCRIPTION

Lot 41 Deposited Plan South Auckland 10000

4 PHYSICAL DESCRIPTION

House/Unit Number	*126*	**Street**	*Douglas Street*
RD Number		**Suburb/Area**	
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

647m^2 (more or less)

6 ZONING

Residential under the Proposed Whakatāne District Plan

ATTACHMENTS

- *Certificate of Title*
- *Keys to Map*
- *Legal Description Map*
- *District Plan Map*
- *Underground Services Map*
- *Community Facilities Map*
- *Permit(s) and Consent(s)*
- *Drainage Plan*
- *Floor Plan(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*

• Inundation	*The Council has no historic records of ponding on this property during heavy rainfall events. A Council project to review stormwater inundation levels for the future is currently underway. The review is scheduled for reporting to the Council early 2016. Specific queries on the interim results of the review can be directed to Council.*
• High winds	*No information available*
• Fill (compacted/uncompacted)	*No information available*
• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*This property is within the vicinity of Council owned and maintained land, refer to the community facility map for the location.*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.*
• Sewer	*This property is connected to the public sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30.6.2016	*$2,628.11*
• Number of instalments	*4*
• Date of next instalment	*20 May 2016*
• Current balance or arrears	*$0.00*
• Date of valuation	*September 2013*
• Land value	*$124,000*
• Capital value	*$260,000*

10 WATER	COMMENTS
• Annual water supply charge	*$173.79*
• Last reading date	*22 October 2015*
• Consumption	*101m^3*
• Amount	*$229.85*
• Arrears outstanding	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Date	Permit No	Project
4 February 1969	*Unknown*	*Dwelling*
25 November 1975	*G44130*	*Carport*
26 May 1983	*B012019*	*Garage*
8 February 1988	*1151*	*Chimney Permit*

(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
14 October 2004	*13025*	*Solid Fuel Heater*	*26 October 2004*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Building consent 13025 was issued with a specified intended life of 5 years.

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

No information available

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

No information available

(d) Details of Conditions Affecting the Use of Land

Council records indicate that Council sewer lines run through part of the property. Any building work in the vicinity of the sewer lines would need to comply with the relevant provisions of Part Seven of the Whakatane District Council Consolidated Bylaws.

Minimum Floor Level	*A project is currently underway to define minimum floor levels applicable for this site. Please contact Development and Compliance Department at the Whakatane District Council for more information.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Operative and Proposed Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

The appeal period for the Proposed Whakatāne District Plan closed on 5 February 2016. Pursuant to Section 86F of the Resource Management Act 1991, all rules contained within the Proposed Whakatāne District Plan are now treated as operative with the exception of rules that are under further appeal. Information on appeals received by the Whakatāne District Council are available on Council's website www.whakatane.govt.nz.

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services.. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2015-2025.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**

David Bewley
General Manager Planning, Regulatory and Corporate Services

LIM Proposed District Plan Legend

Coastal Hazards

- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone
- Variable ERZ Levels

Landscape Natural & Cultural Features

- Significant Specimen Trees
- Ridgeline
- Esplanade Water Body
- Cultural & Built Heritage Sites
- Cultural & Built Heritage Sites
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Y Y Significant Indigenous Biodiversity Site

Hazards

- Natural Hazard (NHaz4)
- Natural Hazard
- Overland Flow Paths
- Mill Waste Contaminated Site

Misc Features

- 25 m Contour
- 35 m Contour
- Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
- 300 m oxidation pond buffer
- Omeheu Spray Irrigation Scheme
- Proposed Road

Built Features

- Amenity Building Line
- Indicative service lane
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Limited Access Road
- Railway
- State Highway
- District Arterial Roads
- Proposed Designation
- Designation
- Town Centre Boundary
- 12m Height Restriction
- Key Urban Space
- Strand Character Area
- River Greenway Concept
- Gas Transmission Pipeline Corridor
- High Voltage Electrical Transmission Line
- High Voltage Electrical Transmission Corridor

Planning Zones

- Active Reserve
- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- D Deferred Residential
- Education
- Industrial
- Text
- Large Format Retail
- Light Industrial
- Mixed Use
- Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains
- Urban Living
- StatutoryAcknowledgements

LIM Community Facilities Legend

Council Owned Facilities

Facility Type

- Aquatic Centres
- Public Conveniences
- Sports Facilities Grounds

Community Facility Assets

Asset Type

- Climbing Frame
- Handrail
- See saw
- Shade Sail
- Skate Park
- Slide
- Sporting Equipment
- Stairs/Steps
- Swing
- Foot bridge
- Decking/Boardwalk
- Playground

Council Owned Buildings

Building Type

- Commercial
- Community Halls
- Operational Properties
- Other Properties
- Pensioner Housing

Land

Council Owned/Administered Land

Assets

Asset Boundaries

LIM Services Legend

Water Supply

- B — Back Flow Preventer
- H — Hydrant
- M — Bulk Meter
- ? — Customer Meter
- A — Air Release
- PC — Control Valve
- IS — Isolation Valve
- IS — Isolation Valve Closed
- q — Non Return Valve
- Pump Station
- B — Bore (Source)
- B — Bore BOPRC
- ! — Node
- Toby
- Connection
- Main
- Rider Main
- Reservoir
- Scheme

Waste Water

- A — Valve
- Pump Station
- ! — Node
- ! — Miscellaneous
- R — Manhole
- < — Outlet
- Connection
- Main
- Riser Main
- Facility
- Scheme

Storm Water

- = — Inlet
- R — Manhole
- ! — Miscellaneous
- ! — Node
- Pump Station
- Open Drain
- Dam
- Connection
- Main
- Rising Main
- Soakage Area
- Scheme

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

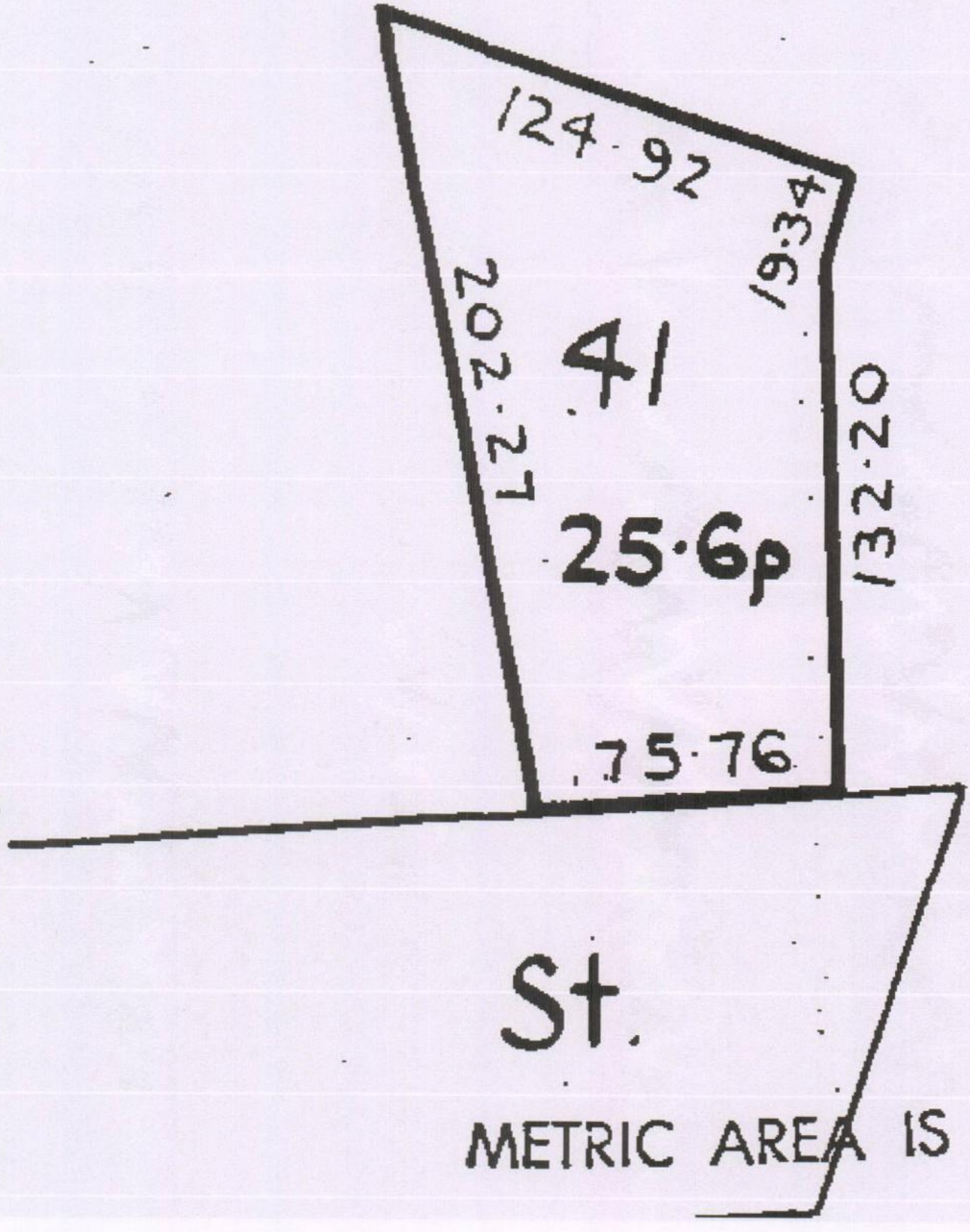
Identifier	**SA8A/1212**
Land Registration District	**South Auckland**
Date Issued	15 February 1968

Prior References
GN S394220

Estate	Fee Simple
Area	647 square metres more or less
Legal Description	Lot 41 Deposited Plan South Auckland 10000

Proprietors
Ross Brodie Willetts as to a 1/2 share
Tina Franklyn as to a 1/2 share

Interests
6164841.3 Mortgage to ASB Bank Limited - 29.9.2004 at 9:00 am



METRIC AREA IS ...

WHAKATĀNE
District Council

RID DOCUMENT

Date:	17 March 2016
Valuation Number:	07103 627 00
Location:	126 DOUGLAS STREET
Legal Description:	LOT 41 DPS 10000
Area (Ha):	0.0647
Valuation Date:	1 September 2013

	Normal Values	**Special Values** (if applicable)
Land Value:	124,000	
Improve Value:	136,000	
Capital Value:	260,000	
Tree Value:	0	

Contiguous Property:

2016 Year's Assessed Rates:	**2,628.11**
Instalment 1:	21 Aug 2015
Instalment 2:	20 Nov 2015
Instalment 3:	26 Feb 2016
Instalment 4:	20 May 2016

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

Shortcuts Menu MAINMENU Qube Web Ozone LIVE

Applications Valuations Water Accounts Receipt Report Enquiry

Home Workspace

maintain valuation details (view only) - rt2000 LIVE

search (f2) new (f3) cancel (f7) delete save (f10) change (f10) tasks > forms > links / tags > (f8)

Valno	07106	627	00		Cancelled		
Status	LIVE				Revised	01 Sep 2013	
	WILLETTS, ROSS BRODIE						
	FRANKLYN, TINA						

	21 MAR 2006	26 JUN 2014
	01:16p.m.	09:11a.m.
	x Datacom Solu	x Dylan McIntyr
NPD Cancel		

	Parcel	Sue	Legals	Key	Certificate Of Title
1	0840/106	4444025	LOT 41 DPS 10000	NO	

OP Occport
DC D/credit
DB D/debit
PV Parent
DM Debt Management

Road	DOUGLAS STREET		House	126	Unit
Legals	LOT 41 DPS 10000				

Values		Improvements
Capital	260,000	DWG OBS OI
Land	124,000	
Improve	136,000	
Trees	0	Area 0.0647
Cert Of Title	SA8A/1212	Group Code
Dwellings	1	

Summary	Year 2016
CONTIG	
Assessd	2,628.11
To Invc	657.04
To Clear	657.04

Balances		
Rates		0.00
WA Water		0.00
Total		0.00

Open Next >>

Shortcuts Menu MAINMENU Qube Web Ozone LIVE

Applications Valuations Water Accounts Receipt Report Enquiry

Home Workspace

parcel maintenance - surveyed lot (view) - cs3000.su.o3

LIVE

search (f2) new (f3) cancel (f7) delete save (f10) change (f10) tasks > forms > links / tags > (f8)

Parcel ID	0840/106		LIVE		01 JUL 2006	05 MAR 2014
			Start Date		06:12p.m.	05:43p.m.
Type	SURVEYED				x Datacom Solution	x Datacom Solution
					PF Pfile	0840/0126/000

Legal Details

Name	LOT 41 DPS 10000			
Parcel	LOT	41	Block	
Plan	DPS	10000		

Location Details

Maori Block			
Survey District			
Meshblock		Ward	
Area Unit			

Planning Zones

Area (ha)	0.0647
GIS Area	0.0647
Legacy RC ID	

Title/parent Plan

Address

Road Name	House	Unit	Suburb
DOUGLAS STREET	126		WHAKATANE

Parcel Associations

Parcel Associat...	Assctn Descrip...
BC	Building Cons...
CC	Contact Centre
DG	Dogs
VA	Valuations

Sue Number 4444025

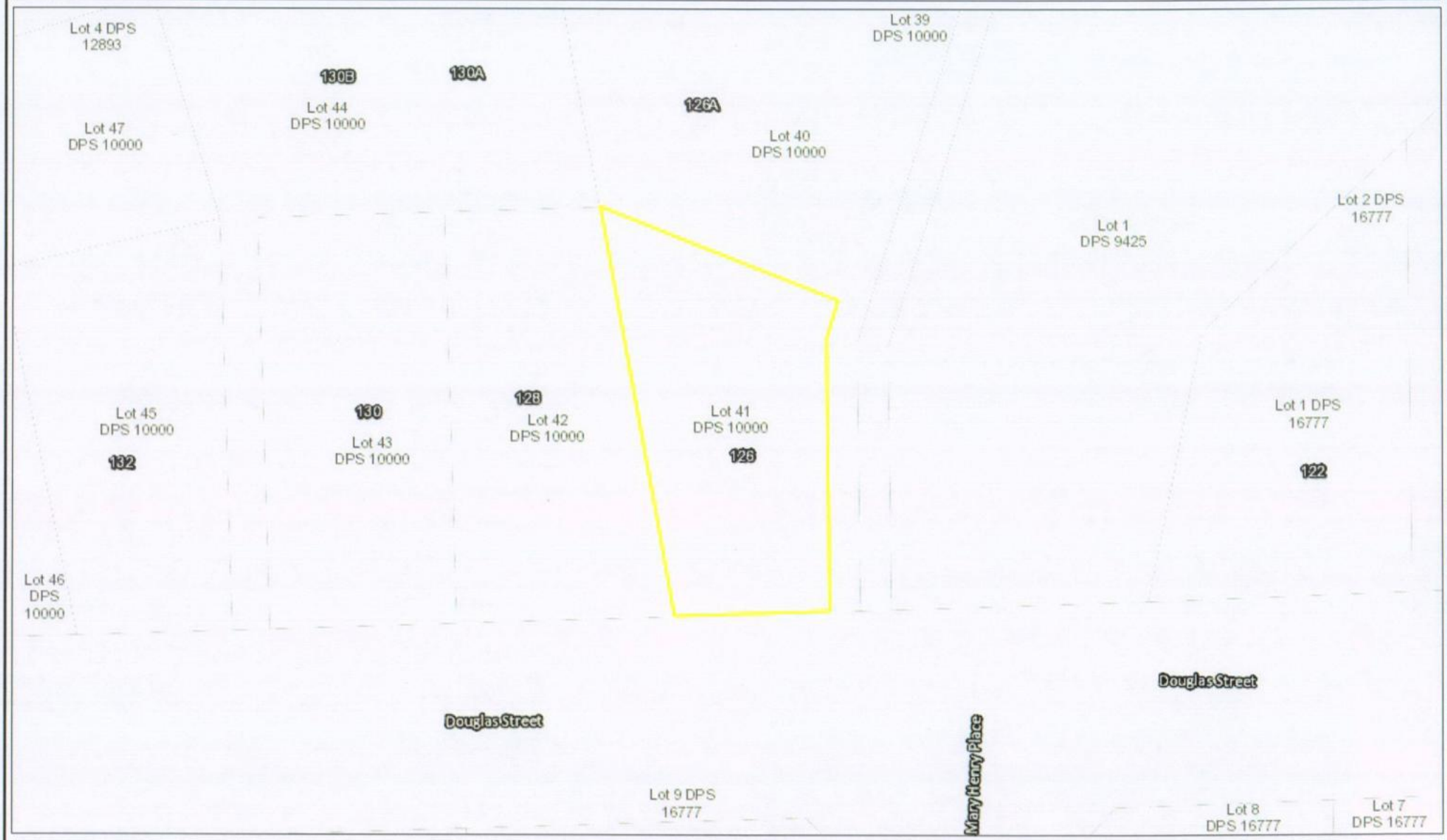
Comments DPS10000

Open

126 Douglas Street - Legal Description Map

Date Printed: 17 March 2016

Prepared By:



SCALE 1: 500

0.0 0 0.0 Miles

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

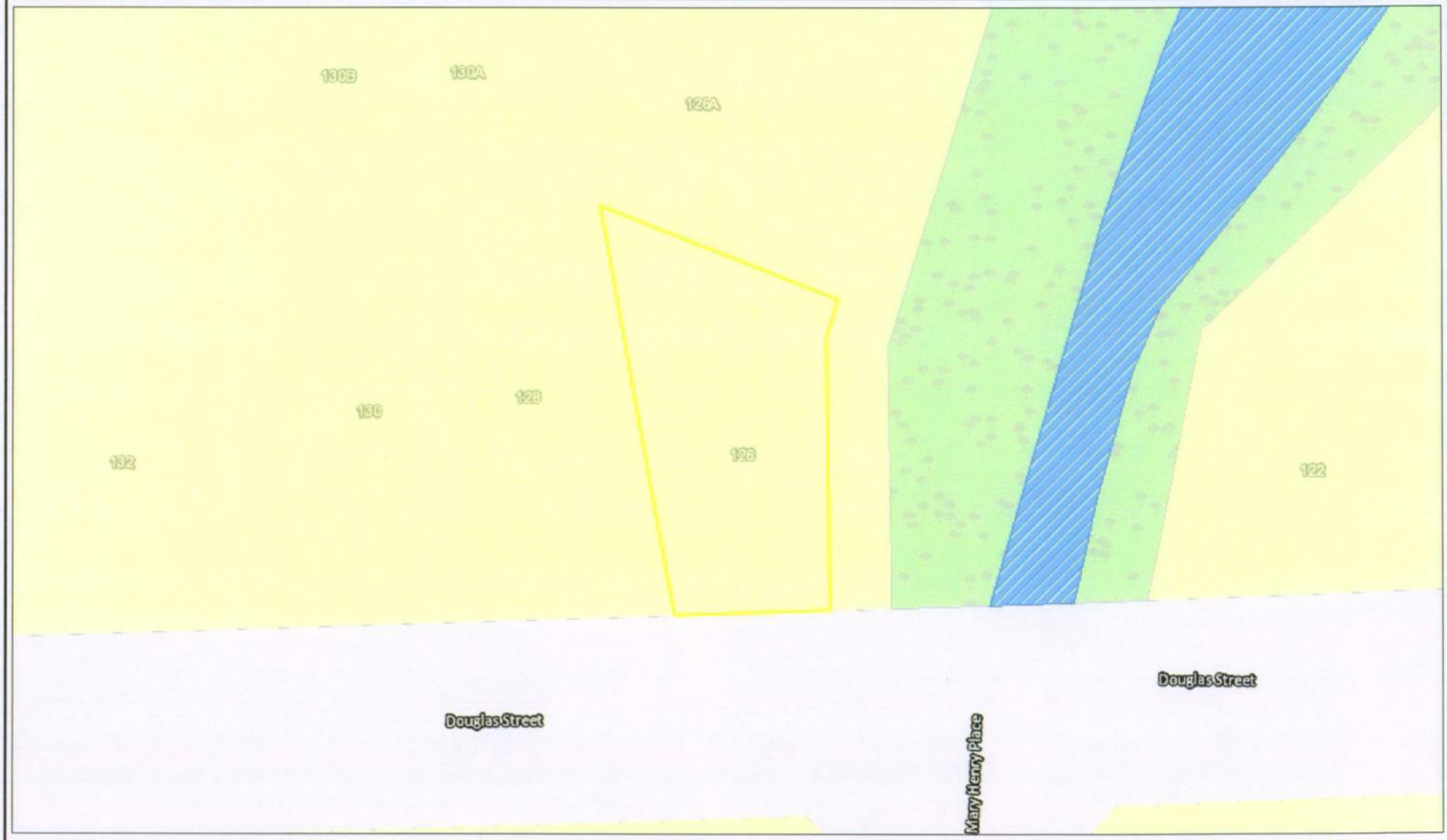
Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

WHAKATĀNE District Council

126 Douglas Street - Propsoed District Plan Map

Date Printed: 17 March 2016

Prepared By:



SCALE 1: 500

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

126 Douglas Street - Community Facility Map

Date Printed: 17 March 2016

Prepared By:



SCALE 1: 1,000

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

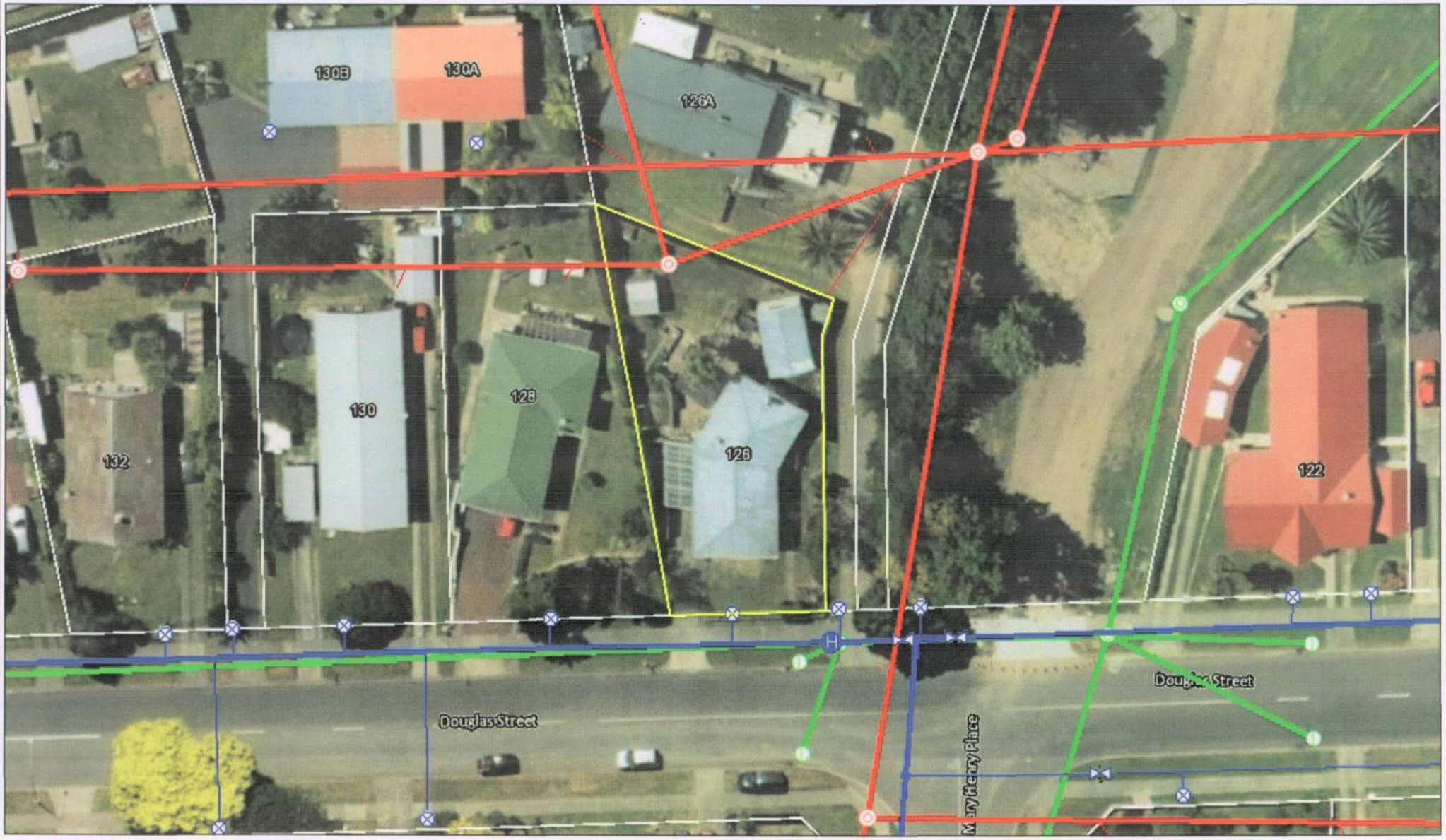
0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

126 Douglas Street - Undergorund Services Map

Date Printed: 17 March 2016

Prepared By:



SCALE 1: 500

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

126 Douglas Street - Water Meter Location Map

Date Printed: 17 March 2016

Prepared By:



SCALE 1: 250

0.0 0 0.0 Miles

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

PERMIT No. .....

VALUATION ROLL No. 709/41/170.

No. 126 STREET: Douglas St.

Whakatane Borough Council

DATE RECEIVED 3-2-69. DATE ISSUED .....

Lot 41
Earl C Christensen
RIN 5863 s/9

4-2-69
$37

Application for Building Permit

OWNER'S NAME Mr & Mrs W. & P. TARAU TAURA.

BUILDER'S NAME W. G. KINNAIRD.

PLUMBER'S NAME M. READ.

DRAINLAYER'S NAME C. T. C.

FOR OFFICE USE ONLY

NOTE:

APPLICATION FOR BUILDING PERMIT

To the Borough Building and Health Inspector,
WHAKATANE.

I hereby apply for permission to ~~**REMOVE**~~ **ERECT** ~~**ALTER**~~ **CONVERT** ~~**REINSTATE**~~ a DWELLING.

at No. LOT. 41 DOUGLAS EXT. Street, for W. & P. THARAU TAURA. (Owner)

according to Drawings and Specifications deposited herewith.

PARTICULARS OF LAND

Section or
Lot No. 41 Allot. No. D.P. 10000

Frontage 50 feet. Depth 133'6" feet

PARTICULARS OF BUILDINGS

Area: 25.4 PERCHES.

Foundations CONCRETE Walls BRICK.

Roof CORR. IRON.

Area of Ground Floor 1050 square feet

ESTIMATED COST $6994

Area of Outbuildings ..... square feet

Buildings	$ 6389	$2
Plumbing } Drainage }	605	$1
Total	$ 6994	$

Proposed use or occupancy of building PRIVATE DWELLING.

Nature of grounds on which building is to be placed and of the subjacent strata

FIRM SOIL

The following drawings must accompany this application:—

(a) Ground plans of proposed work.
(b) Front Elevation.
(c) Side Elevations.
(d) Cross section of foundation, wall and roof.
(e) A ground plan only must be drawn to scale on the graph opposite.

Note: Plans and specifications must be submitted in duplicate.

Drainage and Plumbing permit must be obtained with each application.

Water connection must be applied for with each application.

A minimum deposit of $25.00 must be made where building material is taken across a footpath.

The Building Inspector must be notified prior to pouring of footings and foundations.

All tawa timber must be treated by an approved process.

All pinus timbers must be of good quality and wherever treated timber is required,

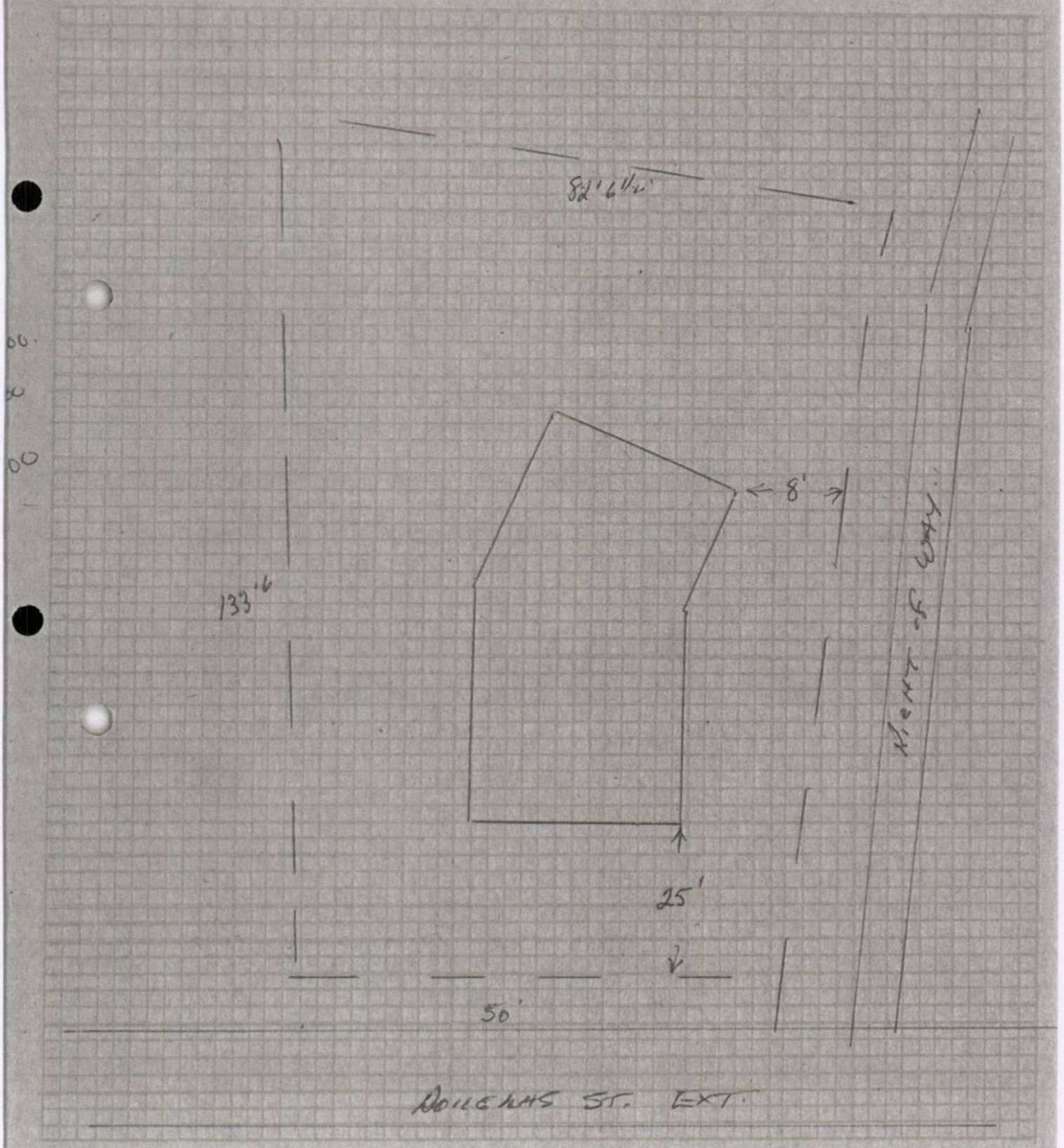
LOCALITY & DRAINAGE PLAN

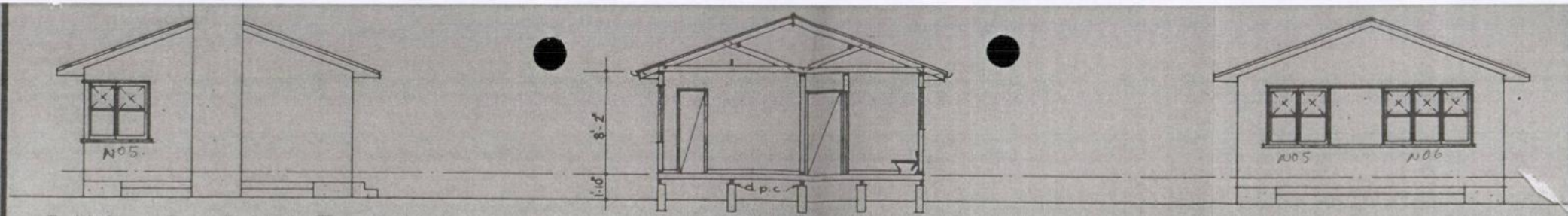
Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

Boundary Lines to be shown —— · —— · —— · —— · ——

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet





END ELEVATION

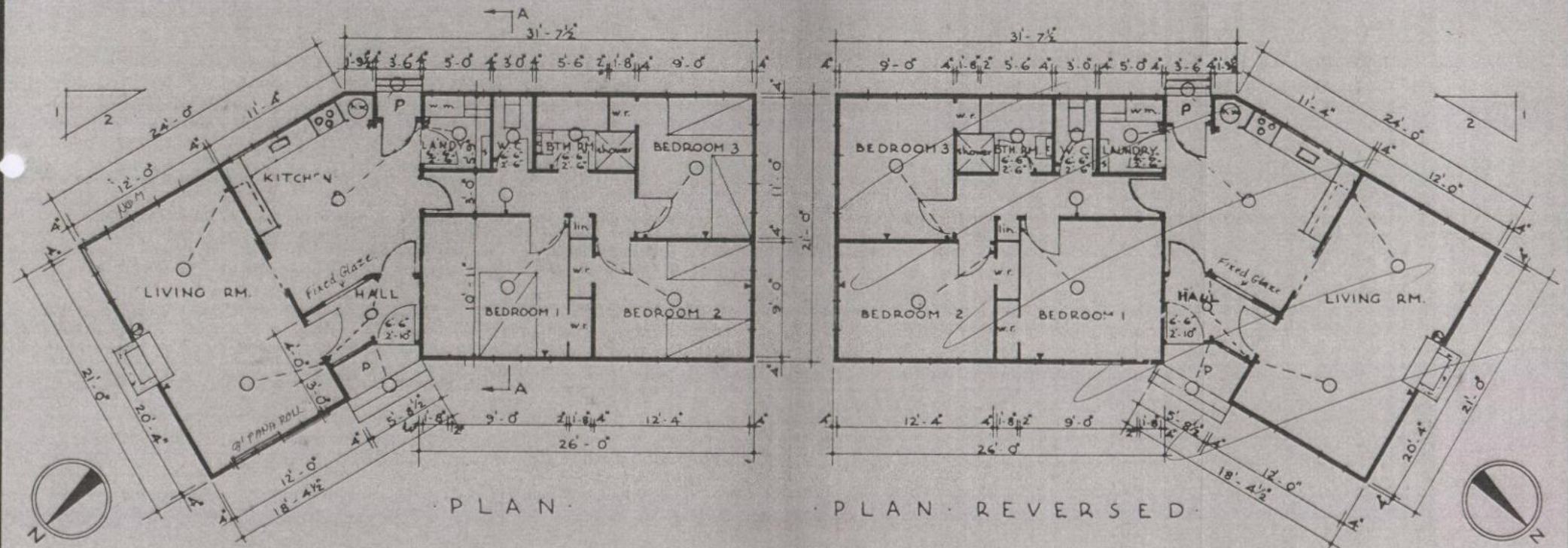
SECTION A-A

END ELEVATION



FRONT ELEVATION

REAR ELEVATION



PLAN

PLAN REVERSED

DEPARTMENT OF MAORI AFFAIRS

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO. 44130

DATE OF ISSUE 25/11/75

BUILDING CONTROLLER'S APPROVAL .....

FEES 3.00

RECEIPT NO. 9955

DATE 24/11/75

TO: Building Inspector,
WHAKATANE BOROUGH COUNCIL.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME AND ADDRESS Carl Christensen
36 Barry Ave

BUILDER'S NAME AND ADDRESS J.B. Christensen
30 Salonika St.

ADDRESS OF PROPOSED WORK 126 Douglas St.

NATURE OF WORK Carport attached to house

ESTIMATED VALUE OF WORK -
BUILDING £500
PLUMBING AND DRAINAGE .....

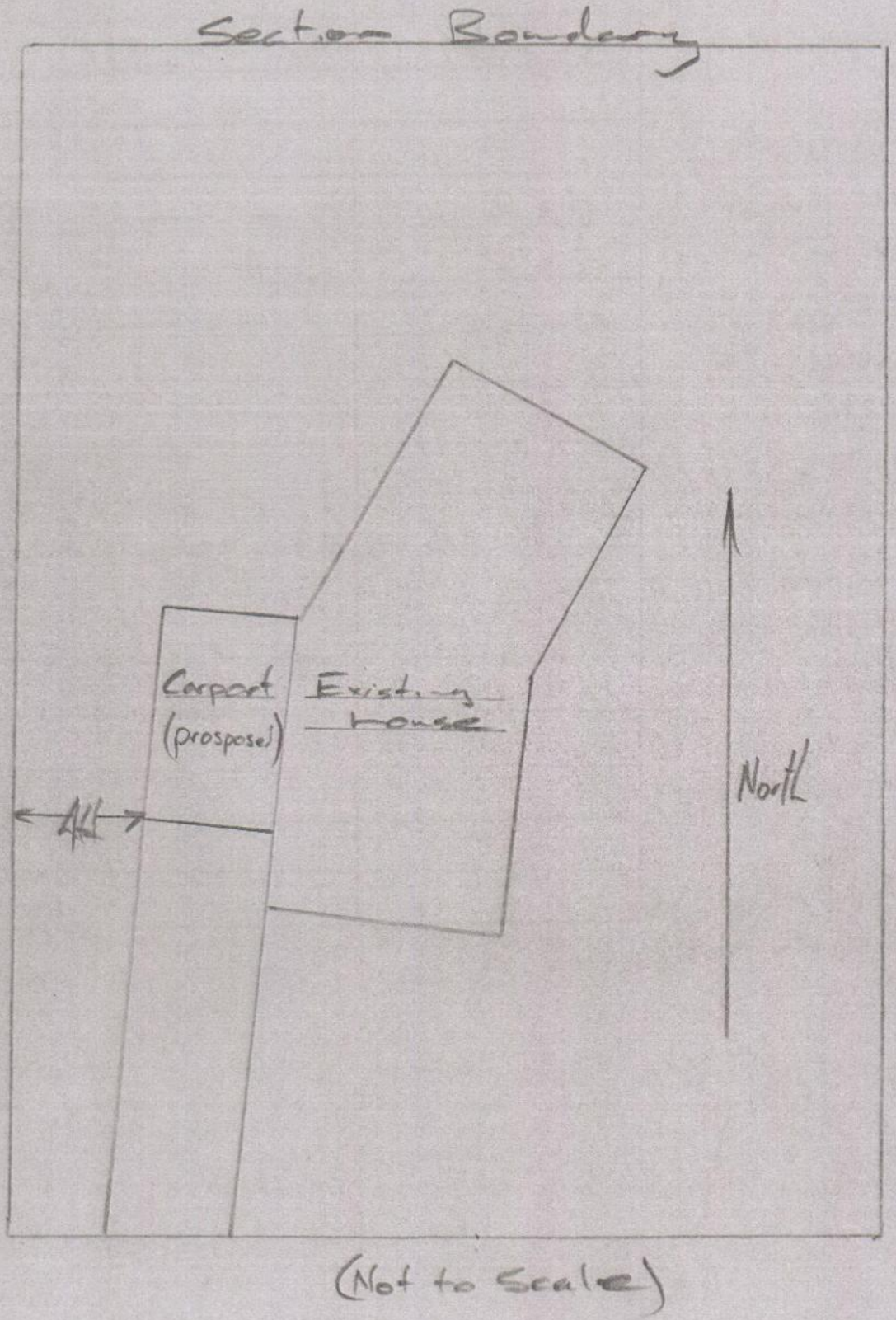
ALLOT. NO. ..... LOT 5

D.P.S. 4931 VAL. ROLL NO. 711/713

AREA OF BUILDING 200 sq.ft.

DISTANCE FROM BOTTOM TO TOP PLATE 4ft. (Bottom plate on top of 4ft Block Wall)

NAME OF LICENSED PLUMBER TO BE EMPLOYED .....


Section Boundary
Carport
(prospose)
Existing
house
4ft
North

(Not to Scale)

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO: B0/2019

DATE OF ISSUE: 26/5/83

BUILDING CONTROLLER'S APPROVAL:

FEES: $13-00c. B/P: $

RECEIPT NO: 2165 P&D: $

DATE: April 6th 1983. BRL: $

TOTAL VALUE $ 13-00c.

Build. in Must Be Clear o Inspect. on

TO: Building Inspector
WHAKATANE DISTRICT COUNCIL

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

openings in Storm drain

OWNER'S NAME AND ADDRESS: Mr. B. J. Wilcox
126 Douglas St. Whakatane.

BUILDER'S NAME AND ADDRESS: Jacks Concrete Ltd.
Box 577, Whakatane.

ADDRESS OF PROPOSED WORK: 126 Douglas St. Whakatane.

NATURE OF WORK: Erection of Skylene Garage.

ESTIMATED VALUE OF WORK:

BUILDING: $ 1700-00

PLUMBING & DRAINAGE: $ —

BUILDING RESEARCH LEVY: $ —

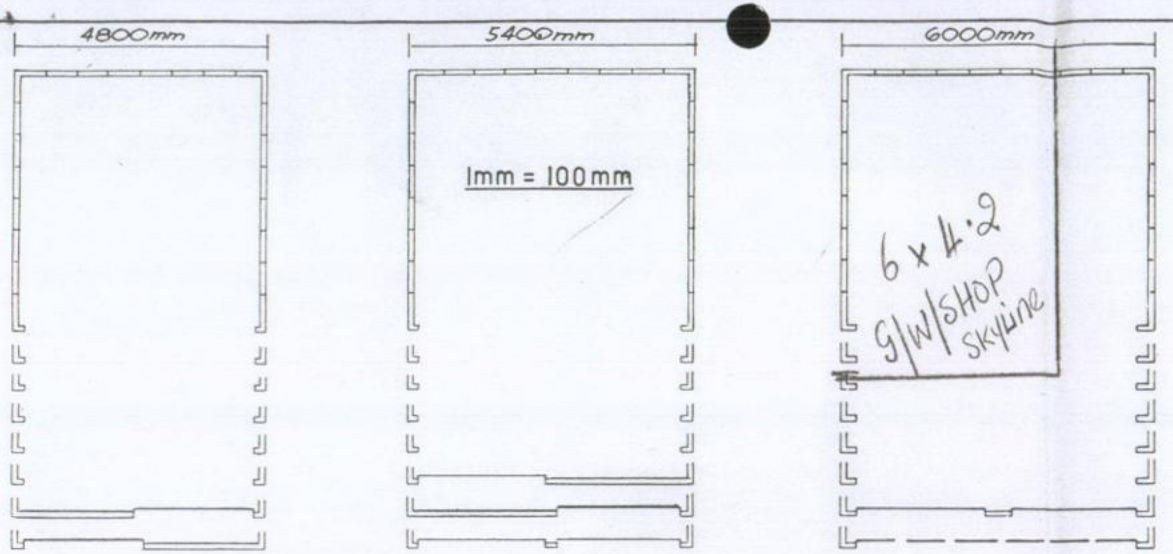
ALLOT. NO: — LOT: 41

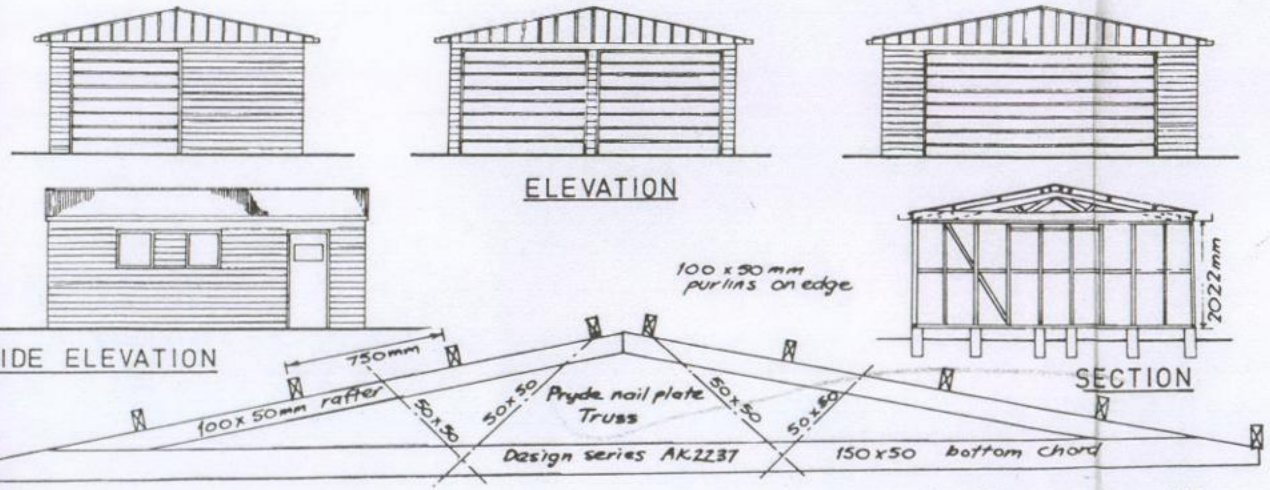
D.P.S. 10000 VAL. ROLL NO: 7090-038-53

BLOCK NO: — AREA OF BUILDING: 25.2. Sq. Metres

DISTANCE FROM BOTTOM TO TOP PLATE: —

NAME OF LICENSED PLUMBER TO BE EMPLOYED: —





etail of 6000mm span truss

Trusses for 5400mm & 4800mm are similar. but reduced to suit and have stiffeners of 50x50mm in lieu of 75 x 50mm. When 4500 mm doors are fitted in double garages. the gable end is formed with a similar truss and completely metal lined.

SPECIFICATIONS:

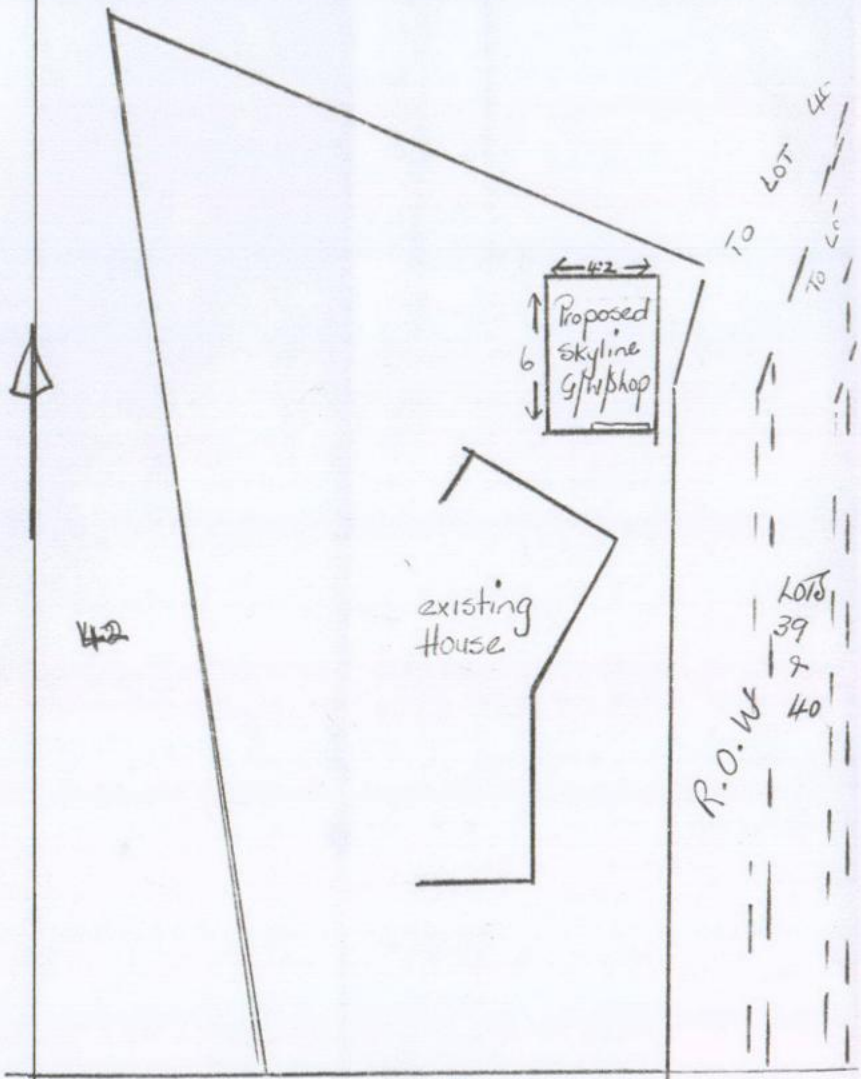
Foundations : 200 x 150mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls or complete floors.

Dampcourse : 2 ply d.p.c. under all plates.

Framing : All timber is boric treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs.

SKYLINE GARAGES

manufactured by Skyline Buildings Ltd, 64 A Wall's Rd, Penrose, Auckland. Ph. 591226



Site plan of LOT 41 DPS10000

N.B. TRACKS concrete Ltd will put

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR CHIMNEY PERMIT

PERMIT NO: 1151 : 8·2·88

Fees: $22.00

Receipt No: 7651/8.2.88

Date: 9.2.88

APPLICATION for permission to erect a chimney for

R M POCOCK (Name) at 126 DOUGLAS STREET, WHAKATANE (Address)

Lot No _____ DPS _____ Val Roll No _____

309.1 Except with the agreement of the approving authority to any variation, the appliance shall be installed in accordance with the appliance manufacturer's installation instructions.

Type or make: WARMAIRE FIREPLACE

Estimated value: $200.00

Applicant: AS ABOVE

Address: _____

_____

87549

Date: 9.2.88

INSPECTOR'S COMMENTS: CARD LEFT 18/4/88

HEARTH TO BE EXTENDED TO 300MM 18/4/88

SATISFACTORY 21/6/88

Signed _____

Dated 31/6/88.

INSPECTION

CODE COMPLIANCE CERTIFICATE 13025

Section 43, Building Act 1991

BUILDING CONSENT NO: 13025 **PIM NO: 13025**

APPLICANT

P Teare
PO Box 787
WHAKATANE

PROJECT LOCATION

Site Address: 126 Douglas Street
WHAKATANE
Legal Description: LOT 41
Valuation Number: 7103/627/00/

PROJECT

Altered, Repaired, Extended, Converted

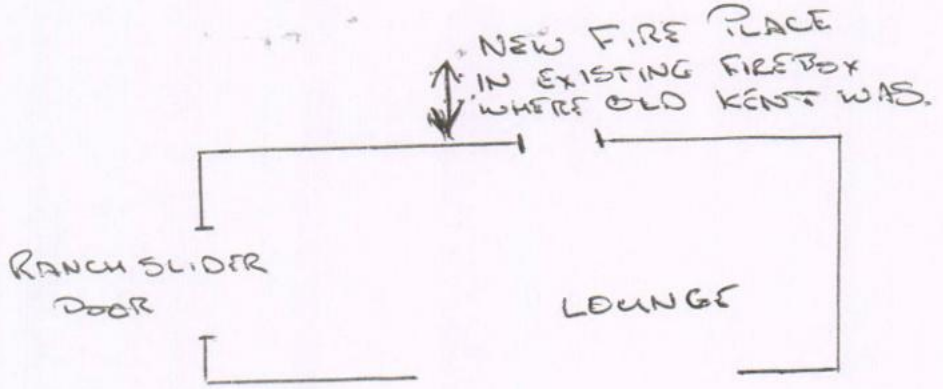
Intended Use: SOLID FUEL HEATER
Less than 50 years
Specified as: 5.00 Years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: Patricia Evans

Position: C/C Office DATE: Tue Oct 26 2004



126 DOUGLAS ST WHAKATANE

9632

Application for Land Information Memorandum

WHAKATĀNE District Council

Address all correspondence to :
LIM Co-Ordinator Whakatane District Council Private Bag 1002 Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

First Name	Rhys	**Surname**	Bagden
House/Unit Number	56a	**Street**	56a Henderson Street
RD Number	–	**Suburb/Area**	–
Town	Whakatane	**Post Code**	3120
Home Phone	3089994	**Mobile Phone**	–
Email Address	rhysos@paradise.net.nz		

Postal Address (if different from Physical address)

How would you like to receive your LIM?

☐ Post ☐ Collect ☑ Email ☑ Email to Solicitor (email address required)

Solicitors Email Address	lawyers@oac.co.nz / nigel.merry@harcourts.co.nz

Please issue a Land Information Memorandum for the following property:

Street Address/Location	126 ~~Douglas~~ Douglas Street, Wtk		
Legal Description:			
Lot	41	**DP(S)**	10000
or Flat		**DP(S)**	
Valuation Roll No (if Known)	7103/62700		

Property category (please tick appropriate box)

☑ Residential ☐ Rural / Lifestyle ☐ Commercial ☐ Industrial ☐ Vacant Land

Owned by:	Ross Brodie Willetts, Tina Franklyn
Proposed Purchasers:	Rhys Bagden / Sheila Cheng
Settlement date:	May 13th
Signed / Date	10/03/16

Fee: Residential Property/Rural Property used predominantly for farming and rural purposes $200 (including GST)

OR Business/Rural Property used for commercial or industrial use $300 (including GST)

Please refer to Information page overleaf

For Office Use only	**Date received**	10/03/16	**Receipt No**	148612

WHAKATĀNE DISTRICT COUNCIL
10 MAR 2016
Kara

A1076806

SCANNED

WHAKATĀNE District Council

Application for Land Information Memorandum

A Land Information Memorandum (LIM) is a report that is prepared by a Territorial Authority (in this case, the Whakatane District Council), in relation to matters affecting land and buildings on a particular property.

WHO MAY REQUEST OR REQUIRE A LIM?

(i) Property buyers and sellers
(ii) Real estate agents
(iii) Valuers
(iv) Barristers and solicitors
(v) Lenders and insurers

WHAT WILL BE IN A LIM?

Included in a LIM will be the following information:

(a) Any special feature of the land including potential erosion, falling debris, sinking, slipping, silting or build-up of land, flooding, or likely hazardous pollutants known to the Council.

(b) Private and public drains and easements known to Council.

(c) Government valuation of the property and rates struck and owing for the current year. (Note: This will also include water rates where applicable.)

(d) Council consents, certificates, notices, orders and requisitions affecting the land and any buildings on that land.

(e) Zoning of the property and a summary sheet advising how the land can be used.

(f) Certificates issued by a building certifier.

(g) Any information that has been submitted to Council by other outside statutory organisations or network utility operators relating to the site or general locality.

HOW DO YOU REQUEST A LIM?

All requests for a LIM must be in writing. An application form is on the back of this form for your use.

Complete the form; attach a cheque for the amount of $200 or $300 (including GST) and either deliver to:

Customer Services
Ground Floor
Whakatane District Council
Commerce Street
WHAKATĀNE

or mail to:

Whakatāne District Council
Private Bag 1002
WHAKATANE

ATTENTION: LIM Co-Ordinator

HOW LONG WILL A LIM TAKE TO PROCESS?

The Whakatane District Council has ten (10) working days from date of receipt to action and complete a LIM. **The days between 25 December and 15 January are not deemed to be working days and technically should not be considered as part of the 10 working day LIM processing timeframe.**

Please note, however, should you not send the required fee or incorrect or insufficient information or fee, Council will advise you of this, and your LIM will not proceed until such time as all information requested has been received by Council.

LIM TIMEFRAME/COST RECOVERY

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

Physical Address			
House/Unit Number	126	Street	Douglas Street
RD Number		Suburb/Area	
Town	Whakatane		
Lodgement Date	10/03/16		
DUE DATE	24/03/16		

Department	Date to Dept	Actual Date	Time & Initials to complete / review draft	Time spent on editing	Time spent to finalise document
LIM Co-ordinator	10/03/16	17/03/16	KD 45		
Planning		18/3/16	LW 15		
Building		21.3.16	PH 15		
Environmental Health/Liquor Licensing					

Other Notes:

INSTRUCTIONS FOR COMPLETION OF LIM
1. Valuation number is written as, eg. 1234/122.00A
2. GIS Number is written as, eg, 1245/1234/123

PROPERTY ADDRESS	
Valuation number	
GIS No	

DRAFT COMPLETION CHECKLIST – HAVE YOU DONE THE FOLLOWING?	YES	NO	COMMENTS
Printed LIM Maps?			
Printed Legends for Maps?			
Noted any culture / community facility sites?			
Printed and included the RID and Parcel screenshots?			
Checked the Flood Spreadsheet?			
Checked the Minimum Floor Height is correct?			
Filled out the Building and Planning sections?			
Copied and included RC and BC plans?			
Entered the correct amount of time you spent on this draft?			
Updated the LIM Spreadsheet?			

You may now send this draft to the next department.

WHAKATĀNE District Council

Land Information Memorandum

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

DATE OF ISSUE	
GIS NO	*0840/0126/000*
VALUATION NUMBER	*07103/627.00*

1 NAME OF PROPRIETOR

Ross Brodie Willetts as to a ½ share
Tina Franklyn as to a ½ share

2 LOCATION

126 Douglas Street

3 LEGAL DESCRIPTION

Lot 41 Deposited Plan South Auckland 10000

4 PHYSICAL DESCRIPTION

House/Unit Number	*126*	**Street**	*Douglas Street*
RD Number		**Suburb/Area**	
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

647m^2 (more or less)

6 ZONING

Residential under the Proposed Whakatane District Plan

ATTACHMENTS

- *Certificate of Title*
- *Keys to Map*
- *Legal Description Map*
- *District Plan Map(s)*
- *Underground Services Map*
- *Community Facilities Map*
- *Permit(s) and Consent(s)*
- *Drainage Plan*
- *Floor Plan(s)*

7 SPECIAL FEATURES	COMMENTS
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*

• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*
• Inundation	*The Council has no historic records of ponding on this property during heavy rainfall events. A Council project to review stormwater inundation levels for the future is currently underway. The review is scheduled for reporting to the Council early 2016. Specific queries on the interim results of the review can be directed to Council.*
• High winds	*No information available*
• Fill (compacted/uncompacted)	*No information available*
• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*This property is within the vicinity of Council owned and maintained land, refer to the community facility map for the location.*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.*
• Sewer	*This property is connected to the public sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30.6.2016	*$2,628.11*
• Number of instalments	*4*
• Date of next instalment	*20 May 2016*
• Current balance or arrears	*$0.00*
• Date of valuation	*September 2013*
• Land value	*$124,000*

* Building consent BC25 was issued with a specified interval life of 5 years.

• Capital value	*$260,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$173.79*
• Last reading date	*22 October 2015*
• Consumption	*101m³*
• Amount	*$229.85*
• Arrears outstanding	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Date	Permit No	Project
4 February 1969	*Unknown*	*Dwelling*
25 November 1975	*G44130*	*Carport*
26 May 1983	*B012019*	*Garage*
8 February 1988	*1151*	*Chimney Permit*

(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
14 October 2004	*13025*	*Solid Fuel Heater*	*26 October 2004*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

No information available

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

No information available

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

No information available

(d) Details of Conditions Affecting the Use of Land

Council records indicate that Council sewer lines run through part of the property. Any building work in the vicinity of the sewer lines would need to comply with the relevant provisions of Part Seven of the Whakatane District Council Consolidated Bylaws.

Minimum Floor Level	*A project is currently underway to define minimum floor levels applicable for this site. Please contact Development and Compliance Department at the Whakatane District Council for more information.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Operative and Proposed Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

The appeal period for the Proposed Whakatāne District Plan closed on 5 February 2016. Pursuant to Section 86F of the Resource Management Act 1991, all rules contained within the Proposed Whakatāne District Plan are now treated as operative with the exception of rules that are under further appeal. Information on appeals received by the Whakatāne District Council are available on Council's website www.whakatane.govt.nz.

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services.. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2015-2025.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**

David Bewley
General Manager Planning, Regulatory and Corporate Services

WHAKATĀNE District Council — Application for Land Information Memorandum

Address all correspondence to :
LIM Co-Ordinator Whakatane District Council Private Bag 1002 Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

First Name	Rhys	**Surname**	Bagden
House/Unit Number	56a	**Street**	56a Henderson street
RD Number	–	**Suburb/Area**	–
Town	Whakatane	**Post Code**	3120
Home Phone	3089994	**Mobile Phone**	–
Email Address	rhysos@paradise.net.nz		

Postal Address (if different from Physical address)

How would you like to receive your LIM?

☐ Post ☐ Collect ☑ Email ☑ Email to Solicitor (email address required)

Solicitors Email Address	lawyers@oac.co.nz / nigel.merry@harcourts.co.nz

Please issue a Land Information Memorandum for the following property:

Street Address/Location	126 ~~Douglas~~ Douglas street, WHK		
Legal Description:			
Lot	41	**DP(S)**	10000
or Flat		**DP(S)**	
Valuation Roll No (if Known)	7103/62700		

Property category (please tick appropriate box)

☑ Residential ☐ Rural / Lifestyle ☐ Commercial ☐ Industrial ☐ Vacant Land

Owned by:	Ross Brodie Willetts, Tina Franklyn
Proposed Purchasers:	Rhys Bagden / Sheila Cheng
Settlement date:	May 13th
Signed / Date	10/03/16

Fee: Residential Property/Rural Property used predominantly for farming and rural purposes $200 (including GST)

OR Business/Rural Property used for commercial or industrial use $300 (including GST)

Please refer to Information page overleaf

For Office Use only	**Date received**	10/03/16	**Receipt No**	148612

WHAKATANE DISTRICT COUNCIL
10 MAR 2016
Kara

WHAKATĀNE District Council

Application for Land Information Memorandum

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(ii) Real estate agents
(iii) Valuers
(iv) Barristers and solicitors
(v) Lenders and insurers

WHAT WILL BE IN A LIM?

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ATTENTION: LIM Co-Ordinator

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LIM TIMEFRAME/COST RECOVERY

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

Physical Address			
House/Unit Number	126	**Street**	Douglas Street
RD Number		**Suburb/Area**	
Town	Whakatane		
Lodgement Date	10/03/16		
DUE DATE	24/03/16		

Department	Date to Dept	Actual Date	Time & Initials to complete / review draft	Time spent on editing	Time spent to finalise document
LIM Co-ordinator	10/03/16	17/03/16	KO 45		
Planning		18/3/16	LW 15		
Building		21.3.16	PL 15		
Environmental Health/Liquor Licensing					

Other Notes:

Land Information Memorandum

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE	
GIS NO	*0840/0126/000*
VALUATION NUMBER	*07103/627.00*

1 NAME OF PROPRIETOR

Ross Brodie Willetts as to a ½ share
Tina Franklyn as to a ½ share

2 LOCATION

126 Douglas Street

3 LEGAL DESCRIPTION

Lot 41 Deposited Plan South Auckland 10000

4 PHYSICAL DESCRIPTION

House/Unit Number	*126*	**Street**	*Douglas Street*
RD Number		**Suburb/Area**	
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

647m^2 (more or less)

6 ZONING

Residential under the Proposed Whakatane District Plan

ATTACHMENTS

- *Certificate of Title*
- *Keys to Map*
- *Legal Description Map*
- *District Plan Map(s)*
- *Underground Services Map*
- *Community Facilities Map*
- *Permit(s) and Consent(s)*
- *Drainage Plan*
- *Floor Plan(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*

• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*
• Inundation	*The Council has no historic records of ponding on this property during heavy rainfall events. A Council project to review stormwater inundation levels for the future is currently underway. The review is scheduled for reporting to the Council early 2016. Specific queries on the interim results of the review can be directed to Council.*
• High winds	*No information available*
• Fill (compacted/uncompacted)	*No information available*
• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*This property is within the vicinity of Council owned and maintained land, refer to the community facility map for the location.*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.*
• Sewer	*This property is connected to the public sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30.6.2016	*$2,628.11*
• Number of instalments	*4*
• Date of next instalment	*20 May 2016*
• Current balance or arrears	*$0.00*
• Date of valuation	*September 2013*
• Land value	*$124,000*

* Building consent BC25 was issued with a specified intended life of 5 years.

• Capital value	*$260,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$173.79*
• Last reading date	*22 October 2015*
• Consumption	*101m³*
• Amount	*$229.85*
• Arrears outstanding	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Date	Permit No	Project
4 February 1969	*Unknown*	*Dwelling*
25 November 1975	*G44130*	*Carport*
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(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
14 October 2004	*13025*	*Solid Fuel Heater*	*26 October 2004*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

No information available

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

No information available

(b) Details of licences held

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Council records indicate that Council sewer lines run through part of the property. Any building work in the vicinity of the sewer lines would need to comply with the relevant provisions of Part Seven of the Whakatane District Council Consolidated Bylaws.

Minimum Floor Level	*A project is currently underway to define minimum floor levels applicable for this site. Please contact Development and Compliance Department at the Whakatane District Council for more information.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

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WHAKATĀNE District Council

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DATE OF ISSUE	*21 MARCH 2016*
GIS NO	*0840/0126/000*
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647m^2 (more or less)

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7 SPECIAL FEATURES	**COMMENTS**
• Potential erosion	*No information available*
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• Annual water supply charge	*$173.79*
• Last reading date	*22 October 2015*
• Consumption	*101m³*
• Amount	*$229.85*
• Arrears outstanding	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Date	Permit No	Project
4 February 1969	*Unknown*	*Dwelling*
25 November 1975	*G44130*	*Carport*
26 May 1983	*B012019*	*Garage*
8 February 1988	*1151*	*Chimney Permit*

(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
14 October 2004	*13025*	*Solid Fuel Heater*	*26 October 2004*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Building consent 13025 was issued with a specified intended life of 5 years.

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

No information available

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

No information available

(d) Details of Conditions Affecting the Use of Land

Council records indicate that Council sewer lines run through part of the property. Any building work in the vicinity of the sewer lines would need to comply with the relevant provisions of Part Seven of the Whakatane District Council Consolidated Bylaws.

Minimum Floor Level	*A project is currently underway to define minimum floor levels applicable for this site. Please contact Development and Compliance Department at the Whakatane District Council for more information.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Operative and Proposed Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

The appeal period for the Proposed Whakatāne District Plan closed on 5 February 2016. Pursuant to Section 86F of the Resource Management Act 1991, all rules contained within the Proposed Whakatāne District Plan are now treated as operative with the exception of rules that are under further appeal. Information on appeals received by the Whakatāne District Council are available on Council's website www.whakatane.govt.nz.

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services.. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2015-2025.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**

David Bewley
General Manager Planning, Regulatory and Corporate Services

LIM Proposed District Plan Legend

Coastal Hazards

- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone
- Variable ERZ Levels

Landscape Natural & Cultural Features

- Significant Specimen Trees
- Ridgeline
- Esplanade Water Body
- Cultural & Built Heritage Sites
- Cultural & Built Heritage Sites
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Significant Indigenous Biodiversity Site

Hazards

- Natural Hazard (NHaz4)
- Natural Hazard
- Overland Flow Paths
- Mill Waste Contaminated Site

Misc Features

- 25 m Contour
- 35 m Contour
- Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
- 300 m oxidation pond buffer
- Omeheu Spray Irrigation Scheme
- Proposed Road

Built Features

- Amenity Building Line
- Indicative service lane
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Limited Access Road
- Railway
- State Highway
- District Arterial Roads
- Proposed Designation
- Designation
- Town Centre Boundary
- 12m Height Restriction
- Key Urban Space
- Strand Character Area
- River Greenway Concept
- Gas Transmission Pipeline Corridor
- High Voltage Electrical Transmission Line
- High Voltage Electrical Transmission Corridor

Planning Zones

- Active Reserve
- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- Deferred Residential
- Education
- Industrial
- Text
- Large Format Retail
- Light Industrial
- Mixed Use
- Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains
- Urban Living
- StatutoryAcknowledgements

LIM Community Facilities Legend

Council Owned Facilities

Facility Type

- Aquatic Centres
- Public Conveniences
- Sports Facilities Grounds

Community Facility Assets

Asset Type

- Climbing Frame
- Handrail
- See-saw
- Shade Sail
- Skate Park
- Slide
- Sporting Equipment
- Stairs/Steps
- Swing
- Foot bridge
- Decking/Boardwalk
- Playground

Land Assets

- Council Owned/Administered Land
- Asset Boundaries

Council Owned Buildings

Building Type

- Commercial
- Community Halls
- Operational Properties
- Other Properties
- Pensioner Housing

LIM Services Legend

Water Supply

- B — Back Flow Preventer
- H — Hydrant
- M — Bulk Meter
- ? — Customer Meter
- A — Air Release
- PC — Control Valve
- IS — Isolation Valve
- IS — Isolation Valve Closed
- q — Non Return Valve
- Pump Station
- B — Bore (Source)
- B — Bore BOPRC
- ! — Node
- Toby
- Connection
- Main
- Rider Main
- Reservoir
- Scheme

Waste Water

- A — Valve
- Pump Station
- ! — Node
- ! — Miscellaneous
- R — Manhole
- < — Outlet
- Connection
- Main
- Riser Main
- Facility
- Scheme

Storm Water

- = — Inlet
- R — Manhole
- ! — Miscellaneous
- ! — Node
- Pump Station
- Open Drain
- = — Dam
- Connection
- Main
- Rising Main
- Soakage Area
- Scheme

Valuation Number: 07103/627.00
GIS: 0840/0126/000

5th March 2025

Arun Xavier

Arunxavier128@gmail.com

Delivery Method: E-mail

LAND INFORMATION MEMORANDUM — 126 DOUGLAS STREET, WHAKATĀNE.

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 5th March 2025 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum, please contact LIM@whakatane.govt.nz.

Yours faithfully



Cody Stainthorpe
LIM Co-ordinator

Land Information Memorandum

Address all correspondence to:
Chief Executive, Whakatāne District Council, Private Bag 1002, Whakatāne 3158 I Phone 07 306 0500 I info@whakatane.govt.nz

DATE OF ISSUE	*5TH MARCH 2025*		
VALUATION NUMBER	*07103/627.00*	**GIS NUMBER**	*0840/0126/000*

1 NAME OF PROPRIETOR

Rhys Derron Bugden as Administrator

2 LOCATION

126 Douglas Street, Whakatāne

3 LEGAL DESCRIPTION

Lot 41 Deposited Plan South Auckland 10000

4 PHYSICAL DESCRIPTION

House/Unit Number	*126*	**Street**	*Douglas Street*
RD Number		**Suburb/Area**	*Whakatāne*
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

647m² (more or less)

6 ZONING

General Residential Zone under the Whakatāne District Plan

ATTACHMENTS

- *Record of Title*
- *Legal Description Map*
- *Floor Plan(s)*
- *Underground Services Map*
- *Permit(s) and Consent(s)*
- *Keys to Map*
- *District Plan Map(s)*
- *Community Facilities Map*
- *Drainage Plan*

7 SPECIAL FEATURES	**COMMENTS**
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Subsidence	*No information available*
• Falling debris	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*
• Potential erosion	*No information available*
• Inundation	*The Council has no historical records of ponding on this property during heavy rainfall events. A Council project to review stormwater inundation levels for the future is currently underway. Specific queries on the interim results of the review can be directed to Council's Three Waters and Asset Management unit.*

• Wind Zone	*Please refer to BRANZ for wind zone information.* *For building work on this property, the wind and corrosion zones should be confirmed at the time of design.*
• Fill (compacted/uncompacted)	*No information available*
• Drainage restrictions	*No information available*
• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Reserves (existing/proposed)	*This property is within the vicinity of Council-owned and maintained land; please refer to the Community Facilities Map for the locations.*
• Bay of Plenty Regional Council	*No information available*
• Easements	*Please refer to the attached Record of Title to confirm whether any easements exist over this property.*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Record of Title.*
• Highlighted District Plan Provisions	*See Whakatāne District Plan for further information.*
• Any other special features	*This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located in the (Whakatāne) Tsunami Evacuation area. In the case of a Tsunami, please refer to the Bay of Plenty Civil Defence website for zone mapping.* *There are various known active earthquake fault lines in the Whakatāne District. Please refer to the GNS Science mapping for further information http://data.gns.cri.nz/af/.* *The site is in vicinity to other sites with different zoning under the Whakatāne District Plan (Open Space Zone). Planning controls applicable to each zone may differ significantly. As such, the subject site may experience potential environmental effects or reduced amenity values not anticipated by the underlying zoning.* *Information on natural hazards which impact the Bay of Plenty region can be viewed here:* *http://gis.boprc.govt.nz/story-series/index.html?appid=351747f1ca8347c483371b822198bba8* *For specific site details, please consult a geotechnical engineer.* *The Earthquake Commission has developed the "Natural Hazards Portal" that lists past EQCover Claims. You can access the portal here https://www.naturalhazardsportal.govt.nz/s/. Please note that this information is managed by the Commission and not Whakatāne District Council.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater piping reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest roadside channel where permitted.*
• Sewer	*This property is connected to the public sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**

Whakatāne District Council's rating assessment is below. For regional rating information, please contact the Bay of Plenty Regional Council.	
• Year ending 30 June 2025	*$3,907.44*
• Number of instalments	*4*
• Date of next instalment	*23rd May 2025*
• Current balance or arrears	*$42.59*
• Date of valuation	*September 2022*
• Land value	*$335,000*
• Capital value	*$685,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$229.58*
• Last reading date	*1st October 2024*
• Consumption	*23 m³*
• Amount	*$223.31*
• Current balance or arrears	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Date	Permit No	Project
4th February 1969	*No information available*	*Dwelling*
25th November 1975	*G44130*	*Carport*
26th May 1983	*B012019*	*Garage*
31st June 1988	*1151*	*Chimney*

(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
No information available	*13025*	*Solid Fuel Heater*	*26th October 2004*
18th May 2022	*220205*	*Solid Fuel Heater*	*1st June 2022*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Building Consent 13025 was issued with a specified intended life of 5 years.

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

No information available

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

No information available

(d) Details of Conditions Affecting the Use of Land

Council records indicate that a Council sewer asset runs through part of the property. Please refer to Whakatāne District Council's Combined Waters Bylaw and Whakatāne District Plan for further information with regards to activities in the vicinity of Three Waters assets.	
Minimum Platform Level	*Should redevelopment of the site be proposed, a site-specific minimum building platform may have to be established in accordance with the flood level advice from the Whakatāne District Council. You can obtain this advice from: https://www.whakatane.govt.nz/flood-level-report.* *If no flood level is advised, then the required building platform level will be in accordance with the New Zealand Building Code.*

13 INFORMATION NOTIFIED TO COUNCIL BY A STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER

(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956

No information available

(bb) Information on:

(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

A copy of the Whakatāne District Plan is available for viewing on the Council's website, www.whakatane.govt.nz, or at all public libraries and Council offices in the district. If you have a specific proposal for development of the property, then you may wish to consider professional planning or legal advice concerning this.

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for roads, water, stormwater and wastewater services. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2018-2028.

Aerial photographs attached as part of this LIM should not be relied upon when determining the property boundaries. A surveyor should be engaged should the users of this LIM wish to determine the boundaries of this property.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatāne District Council relevant to the land described. It is based on a search of Council records only, and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to peruse our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.**

The information available to Council is undergoing a digitisation process. Quality assurance is still being undertaken. We recommend that you contact the Council if there are any concerns.



Cody Stainthorpe
LIM Co-ordinator

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA8A/1212**
Land Registration District	**South Auckland**
Date Issued	15 February 1968

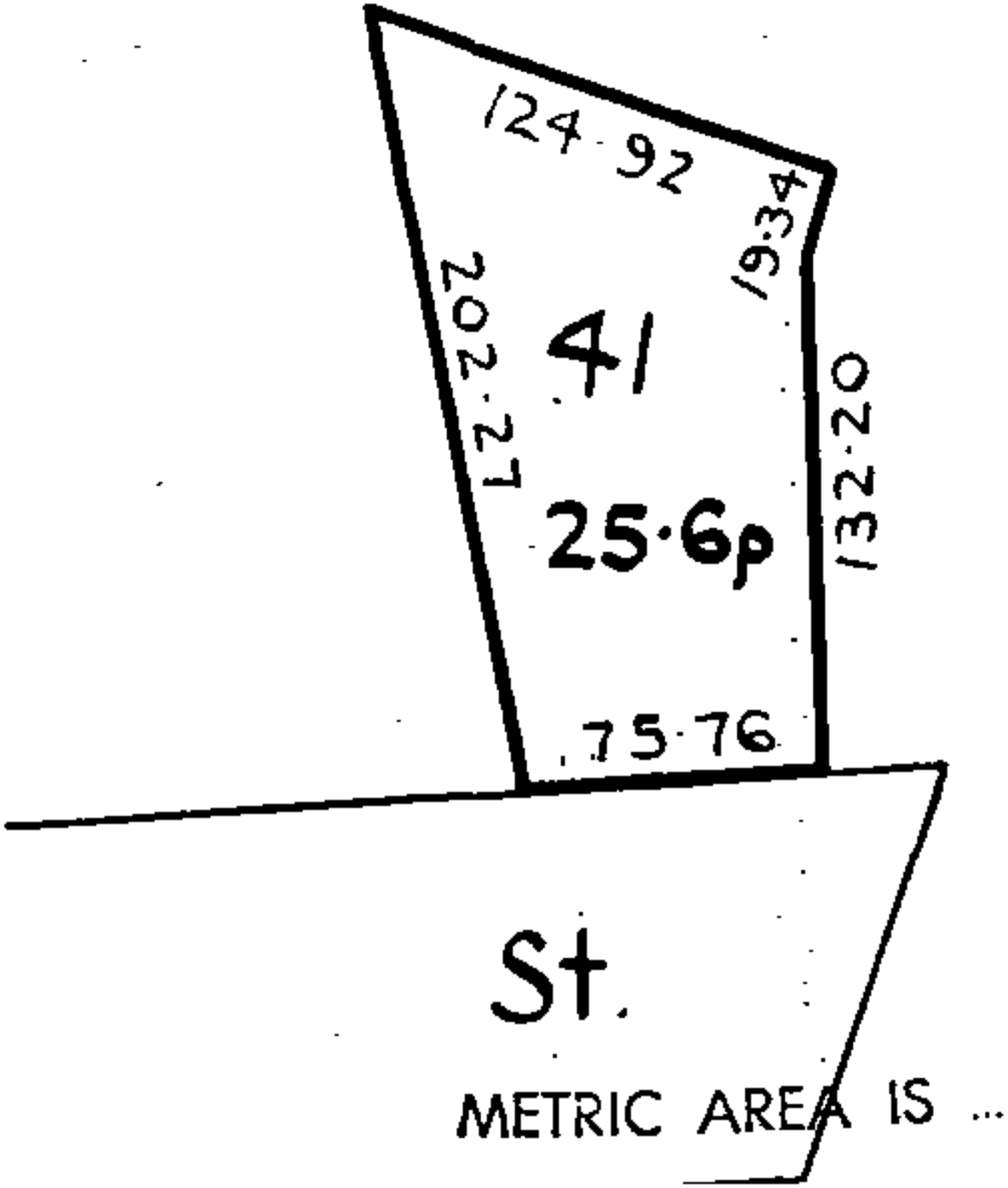
Prior References
GN S394220

Estate	Fee Simple
Area	647 square metres more or less
Legal Description	Lot 41 Deposited Plan South Auckland 10000

Registered Owners
Rhys Derron Bugden as Administrator

Interests

10393771.3 Mortgage to Westpac New Zealand Limited - 13.5.2016 at 3:12 pm


124·92
19·34
202·27
41
25·6p
132·20
75·76
St.
METRIC AREA IS ...

RID DOCUMENT

Date: 3 March 2025

Valuation Number: 07103 627 00

Location: 126 DOUGLAS STREET

Legal Description: LOT 41 DPS 10000

Area (Ha): 0.0647

Valuation Date: 1 September 2022

	Normal Values	**Special Values** (if applicable)
Land Value:	335,000	
Improve Value:	350,000	
Capital Value:	685,000	
Tree Value:	0	

Contiguous Property:

2025 Year's Assessed Rates: **3,907.44**

Instalment 1: 20 Sep 2024

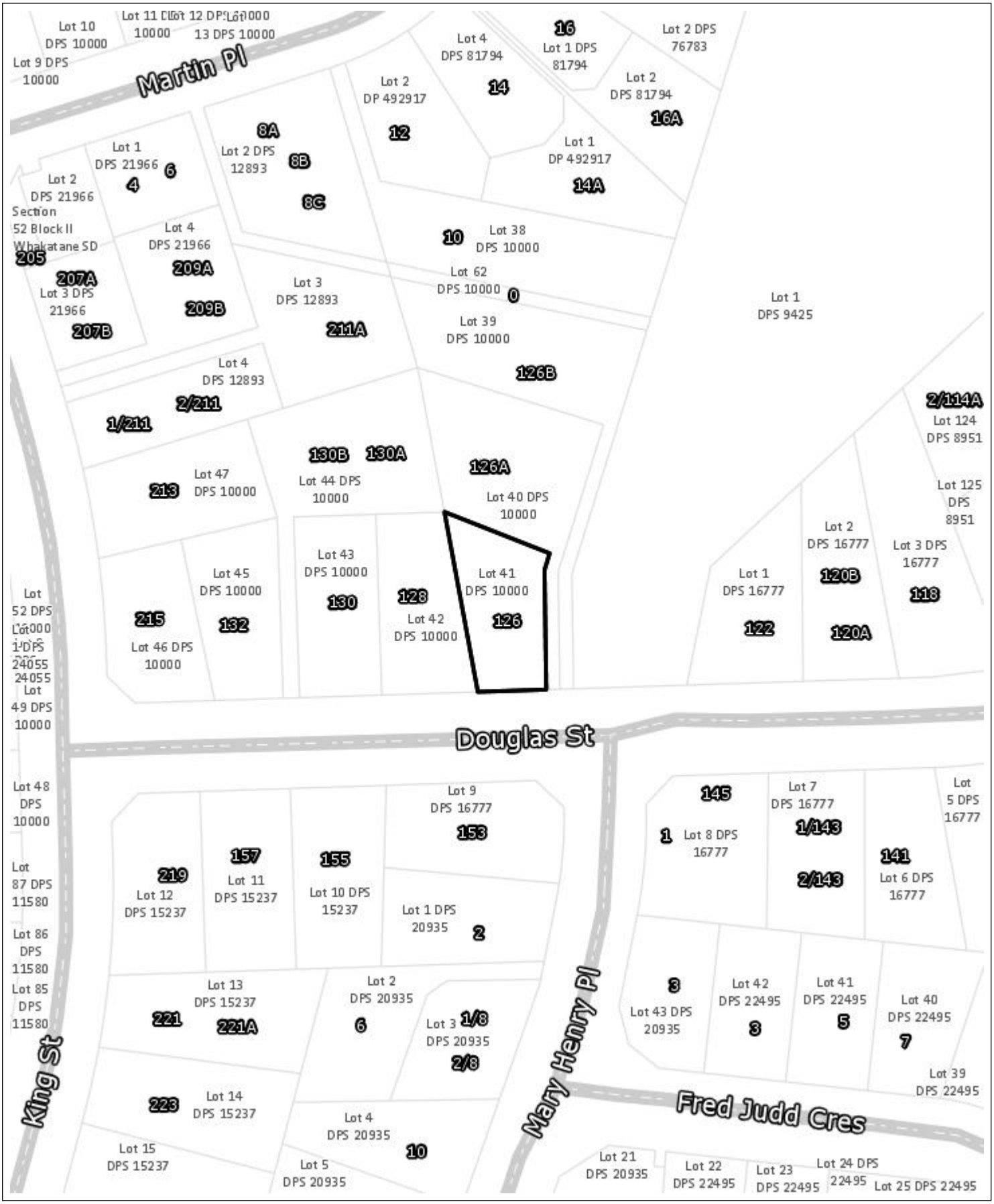
Instalment 2: 22 Nov 2024

Instalment 3: 21 Feb 2025

Instalment 4: 23 May 2025

Property Map

Date Printed: 4 March 2025



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

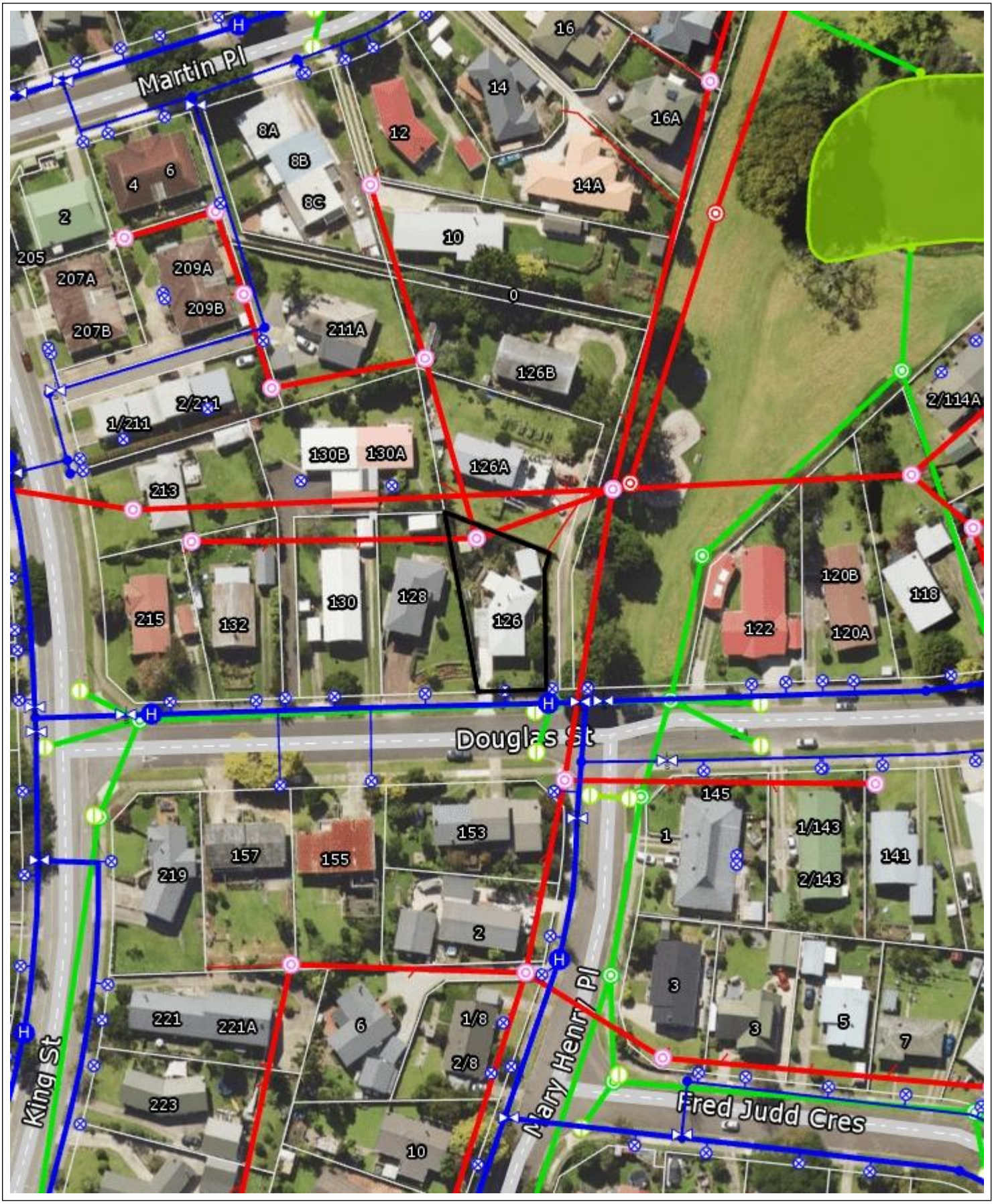
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Services Map

Date Printed: 4 March 2025



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

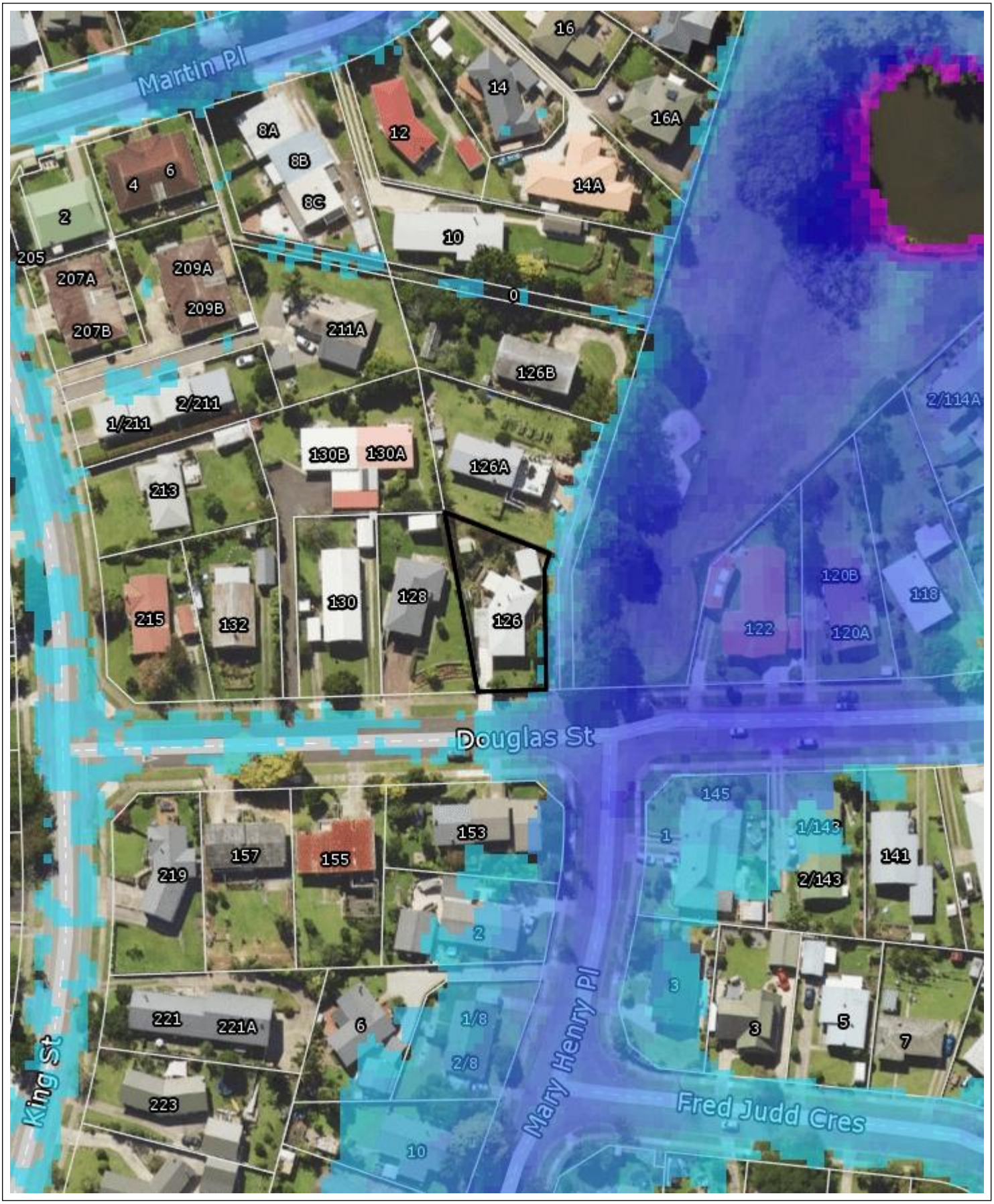
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Maximum Flood Depth Map

Date Printed: 4 March 2025



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Community Facilities Map

Date Printed: 4 March 2025



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

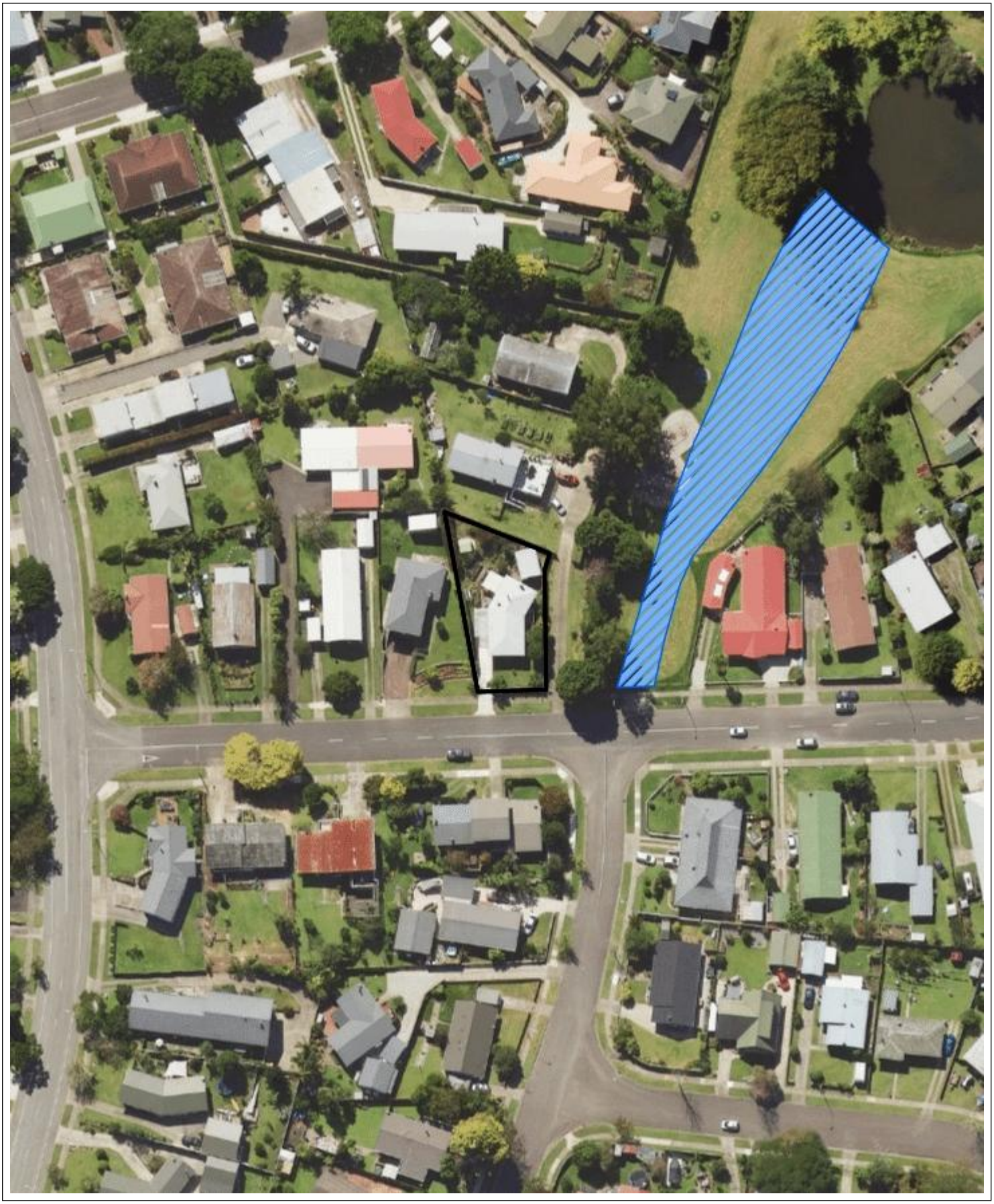
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Operative District Plan A-Side Map

Date Printed: 4 March 2025



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Operative District Plan B-Side Map

Date Printed: 4 March 2025



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Legend (Page 1)

Water Supply

Back Flow Preventer
- Three Waters
- Other Owner

Hydrant
- Three Waters
- Other Owner

Meter
- Bulk Meter - Three Waters
- Customer Meter - Three Waters
- Bulk Meter - Other Owner
- Customer Meter - Other Owner

Valve
- Air Release - Three Waters
- Control Valve - Three Waters
- Isolation Valve - Three Waters
- Isolation Valve Closed - Three Waters
- Non Return Valve - Three Waters
- Air Release - Other Owner
- Control Valve - Other Owner
- Isolation Valve - Other Owner
- Isolation Valve Closed - Other Owner
- Non Return Valve - Other Owner

Pump Station
- Three Waters
- Other Owner

Bore (Source)
- Three Waters
- Other Owner

Bore (BOPRC)

Node
- Three Waters
- Other Owner

Toby
- Three Waters
- Other Owner

Sampling Point
- Three Waters
- Other Owner

Data Logger
- Three Waters
- Other Owner

Connection
- Three Waters
- Other Owner

Main
- Three Waters
- Other Owner

Rider Main
- Three Waters
- Other Owner

Reservoir
- Three Waters
- Other Owner

Facility
- Three Waters
- Other Owner

Waste Water

Valve
- Three Waters
- Other Owner

Pump Station
- Three Waters
- Other Owner

Node
- Three Waters
- Other Owner

Miscellaneous
- Three Waters
- Other Owner

Manhole
- Three Waters
- Other Owner

Outlet
- Three Waters
- Other Owner

Sampling Point
- Three Waters
- Other Owner

Data Logger
- Three Waters
- Other Owner

Connection
- Three Waters
- Other Owner

Main
- Three Waters
- Other Owner

Riser Main
- Three Waters
- Other Owner

Facility (pond)
- Three Waters
- Other Owner

Stormwater

Inlet
- Three Waters
- Other Owner

Node
- Three Waters
- Other Owner

Miscellaneous
- Three Waters
- Other Owner

Manhole
- Three Waters
- Other Owner

Pump Station
- Three Waters
- Other Owner

Sampling Point
- Three Waters
- Other Owner

Data Logger
- Three Waters
- Other Owner

Open Drain
- Three Waters
- Other Owner

Dam
- Three Waters
- Other Owner

Connection
- Three Waters
- Other Owner

Main
- Three Waters
- Other Owner

Rising Main
- Three Waters
- Other Owner

Pond
- Three Waters
- Other Owner

Soakage Area
- Three Waters
- Other Owner
- Ground Soakage Zone

BOPRC Flood Protection Drainage Bylaw

Asset Type
- Waterway
- Timber Wall; Stopbank; Concrete Wall

Protection Feature
- Defence against water (stopbank) and drain; Defence against water
- Drain
- Floodway; Te Rahu Ponding Area
- Spillway

Legend (Page 2)

District Plan

Planning Zones

- General Residential Zone
- Medium Density Residential Zone
- General Rural Zone
- Rural Production Zone
- Commercial Zone
- Large Format Retail Zone
- Mixed Use Zone
- Town Centre Zone
- Light Industrial Zone
- General Industrial Zone
- Open Space Zone
- Special Purpose - Coastal Protection Zone
- Special Purpose - Community and Cultural Zone
- Special Purpose - Education Zone
- Special Purpose - Future Urban Zone
- Special Purpose - Rural Coastal Zone
- Special Purpose - Rural Ōhiwa Zone
- Whakatāne Town Centre Precinct
- Development Areas
- Designation
- Mill Waste Contaminated Site - Indicative
- Cultural Heritage Site
- Historic Heritage (Points)
- Sites of Significance to Māori (Points)
- Marae & Urupa Amenity Yard
- Historic Heritage (Polygons)
- Sites of Significance to Māori (Polygons)
- Statutory Acknowledgements
- Edgecumbe Dairy Manufacturing Site
- Awakeri Quarry Setback Buffer Area
- Edgecumbe Dairy Manufacturing Site Noise Contour (45dBL Aeg)
- Omeheu Spray Irrigation Scheme
- Whakatāne Board Mill Site
- Notable Tree
- Coastal Environment Line
- Esplanade Water Body (Line)
- Significant Identified Ridgelines

Ohakana Island 25m & 35m Contour

- 25 m Contour
- 35 m Contour
- Bird Nesting Vehicle Restriction Area
- Coastal Environment Zone (BOPRC)
- Esplanade Water Body (Polygon)
- Overland Flow Paths
- Significant Indigenous Biodiversity Sites (SIBS)
- Significant Amenity Landscapes (SAL)
- Outstanding Natural Feature Landscapes (ONFL)

Erosion Risk Zone (CHEPA)

- Current Erosion Risk Zone
- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- NHaz4 Escarpment (Line)

Debris Flow Policy Area

- High
- Medium
- Low
- Rangitāiki Spillway/Reids Canal
- Te Rahu Flood Storage Basin
- NHaz4 Escarpment (Polygon)

Inundation Risk Zone (CHFPA)

- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Galatea Aerodrome Obstacle Limitation Surface
- Pedestrian Street
- Road Widening
- Restricted Vehicle Access
- State Highway
- Limited Access Road
- District Arterial Roads
- Minginui Access Road
- Railway
- Railway Corridor Buffer 100m
- Gas Transmission Pipeline Corridor
- High Voltage Electrical Transmission Lines (National Grid Centre Line)
- 300m Oxidation Pond Buffer
- Kawerau Geothermal Exploration Area
- Key Urban Space
- The Strand Character Policy Area
- Whakatāne Riverbank Reserve Policy Area
- 12m Height Restriction

Legend (Page 3)

Culture & Heritage

- Sites of Significance to Māori (Points)
- Historic Heritage (Points)
- New Zealand Heritage List Site
- Ngāti Awa Historical Site
- Nga Whenua Rahui Protected Area (Point)
- Nga Whenua Rahui Protected Area
- NZAA Archaeological Site
- NZAA Archaeological Site Area
- NZAA Archaeological Site Accuracy
- Marae Location
- Nohoanga Sites
- Statutory Acknowledgements
- Ngāti Awa Right of First Refusal
- Iwi/Rohe Boundary

BOPRC Pump Scheme

- ANGLE ROAD PUMPING SCHEME
- AWAITI EAST PUMPING SCHEME
- AWAITI WEST PUMPING SCHEME
- AWAKERI FARMS PUMPING SCHEME
- BAIRD/MILLER PUMPING SCHEME
- FOUBISTER PUMPING SCHEME
- GORDON PUMPING SCHEME
- GREIG ROAD PUMPING SCHEME
- HALLS PUMPING SCHEME
- HYLAND/BAILLIE PUMPING SCHEME
- KUHANUI PUMPING SCHEME
- LAWRENCE PUMPING SCHEME
- LONGVIEW RICHLANDS PUMPING SCHEME
- LUXTON VALLEY PUMPING SCHEME
- MARTIN PUMPING SCHEME
- MASSEY PUMPING SCHEME
- MEXTED/WITHY PUMPING SCHEME
- MURRAY PUMPING SCHEME
- NICHOLAS PUMPING SCHEME
- NOORD VIERBOOM PUMPING SCHEME
- OMEHEU ADJUNCT PUMPING SCHEME
- OMEHEU EAST PUMPING SCHEME
- OMEHEU WEST PUMPING SCHEME
- PEDERSEN PUMPING SCHEME
- PLATTS PUMPING SCHEME
- POPLAR LANE PUMPING SCHEME
- REYNOLDS PUMPING SCHEME
- RIVERSLEA PUMPING SCHEME
- ROBINS ROAD PUMPING SCHEME
- ROBINSON PUMPING SCHEME
- THOMPSON/ERNEST PUMPING SCHEME
- TRAVURZAS PUMPING SCHEME
- WITHY PUMPING SCHEME
- WYLD PUMPING SCHEME

Maximum Flood Depth (m)

- 0 - 0.05
- >0.05 - 0.1
- >0.1 - 0.15
- >0.15 - 0.2
- >0.2 - 0.25
- >0.25 - 0.3
- >0.3 - 0.35
- >0.35 - 0.4
- >0.4 - 0.45
- >0.45 - 0.5
- >0.5 - 0.55
- >0.55 - 0.6
- >0.6 - 0.65
- >0.65 - 0.7
- >0.7 - 0.75
- >0.75 - 0.8
- >0.8 - 0.85
- >0.85 - 0.9
- >0.9 - 0.95
- >0.95 - 1
- >1 - 1.05
- >1.05 - 1.1
- >1.1 - 1.15
- >1.15 - 1.2
- >1.2 - 1.25
- >1.25 - 1.3
- >1.3 - 1.35
- >1.35 - 1.4
- >1.4 - 1.45
- >1.45 - 1.5
- >1.5 - 1.55
- >1.55 - 1.6
- >1.6 - 1.65
- >1.65 - 1.7
- >1.7 - 1.75
- >1.75 - 1.8
- >1.8 - 1.85
- >1.85 - 1.9
- >1.9 - 1.95
- >1.95 - 2+

Community Facilities

- Council Owned/ Administered Land
- Asset Boundaries

Council Owned Facilities

- Aquatic Centres
- Public Conveniences
- Public Conveniences - Sport
- Sports Facilities Grounds

Council Owned Buildings

- Commercial
- Community Halls
- Operational Properties
- Other Properties
- Pensioner Housing

Community Facility Assets

- Beach Shower
- Decking/Boardwalk
- Drinking Fountain
- Foot bridge
- Motorhome Waste Station
- Playground
- Skate Park
- Stairs/Steps



Figure 4.2 – Exposure zone map (see 4.2.2)

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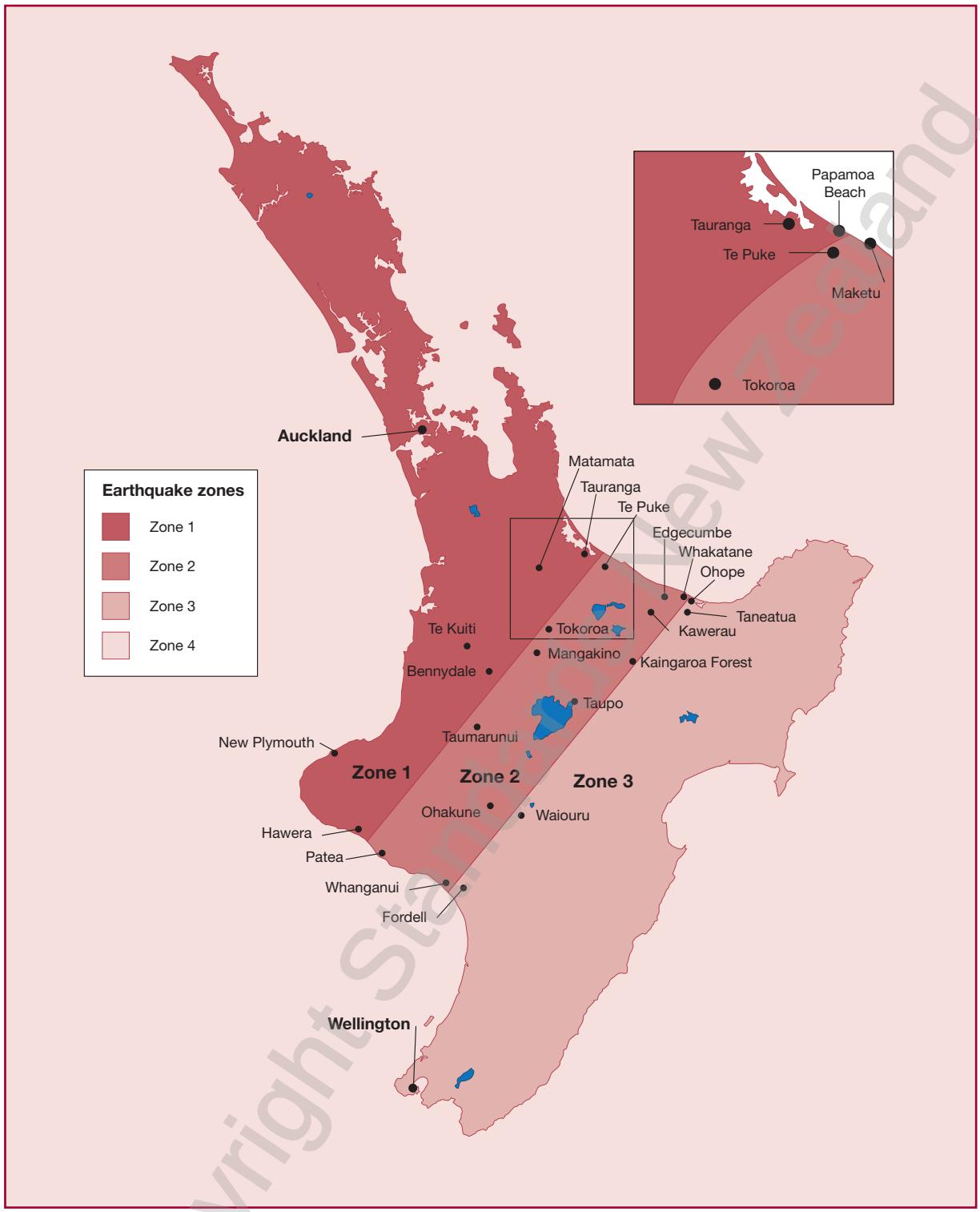


Figure 5.4 – Earthquake zones (see 5.3.2)

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PERMIT No. .....

VALUATION ROLL No. 709/41/170.

No. 126 STREET: Douglas St.

PERMIT

Whakatane Borough Council

DATE RECEIVED 3-2-69. DATE ISSUED .....

Lot 41
Earl Christensen

RIN 5863 5/9

4-2-69
$37

Application for Building Permit

OWNER'S NAME Mr + Mrs. W. + P. ~~TAURA~~ TARAU

BUILDER'S NAME W. G. KINNAIRD.

PLUMBER'S NAME M. READ.

DRAINLAYER'S NAME C. T. C.

FOR OFFICE USE ONLY

NOTE:

1. Enquiries should be made as to the extent of the Inner Area (Brick, Concrete etc.)
2. The Building and Health Inspector's approval of the site should be first obtained.

Whakatane Printers Ltd.

APPLICATION FOR BUILDING PERMIT

To the Borough Building and Health Inspector,
WHAKATANE.

I hereby apply for permission to ~~REMOVE~~ / ERECT / ALTER / CONVERT / REINSTATE a DWELLING.

at No. LOT 41 DOUGLAS EXT. Street, for W. & P. TARAU TAURA. (Owner)

according to Drawings and Specifications deposited herewith.

PARTICULARS OF LAND

Section or Lot No. 41 Allot. No. ..... D.P. ~~3~~ 10000

Frontage 50 feet. Depth 133'6" feet

PARTICULARS OF BUILDINGS

Area: 25.4 PERCHES.

Foundations CONCRETE Walls BRICK

Roof CORR. IRON.

Area of Ground Floor 1050 square feet

Area of Outbuildings ..... square feet

ESTIMATED COST $6994

Buildings	$ 6389	$27.
Plumbing / Drainage	605	$10.
Total	$ 6994	~~$31~~

Proposed use or occupancy of building PRIVATE DWELLING.

Nature of grounds on which building is to be placed and of the subjacent strata

FIRM SOIL

The following drawings must accompany this application:—

(a) Ground plans of proposed work.
(b) Front Elevation.
(c) Side Elevations.
(d) Cross section of foundation, wall and roof.
(e) A ground plan only must be drawn to scale on the graph opposite.

Note: Plans and specifications must be submitted in duplicate.

Drainage and Plumbing permit must be obtained with each application.

Water connection must be applied for with each application.

A minimum deposit of $25.00 must be made where building material is taken across a footpath.

The Building Inspector must be notified prior to pouring of footings and foundations.

All tawa timber must be treated by an approved process.

All pinus timbers must be of good quality and wherever treated timber is required, such timber shall be treated by an approved process.

Signature of Applicant Wm. Kumeroa as Builder/~~Owner~~

1791 Telephone No.

Postal Address 21 McCARLEY RD WHAKATANE.

Fee ..... Stamp.

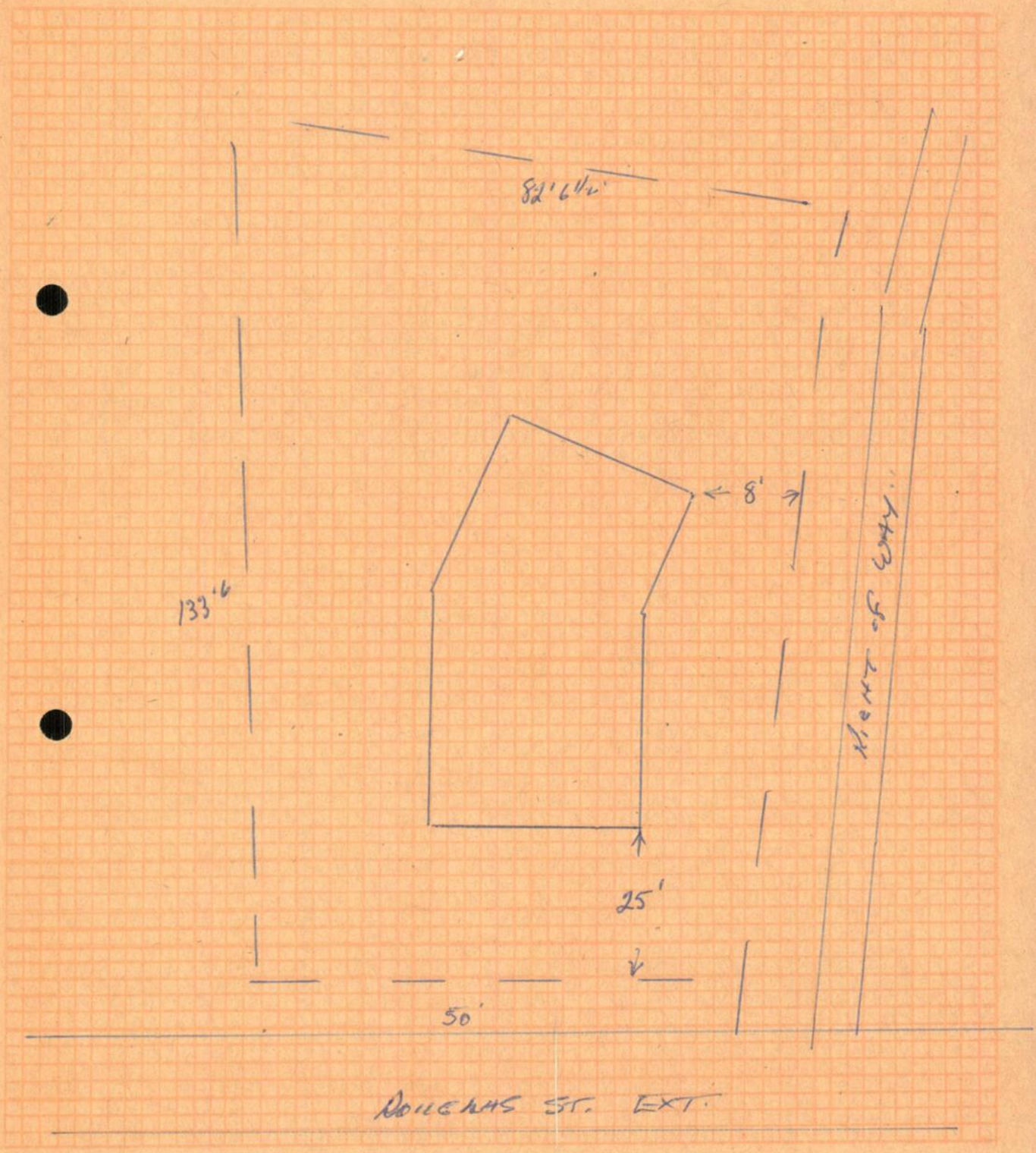
LOCALITY & DRAINAGE PLAN

Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

Boundary Lines to be shown —— · —— · —— · —— · ——

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet



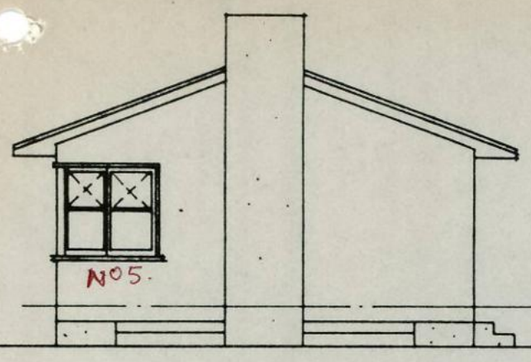
ARRANGEMENTS TO BE MADE re

SEWER DRAINAGE ..... **GRADIENT** .....

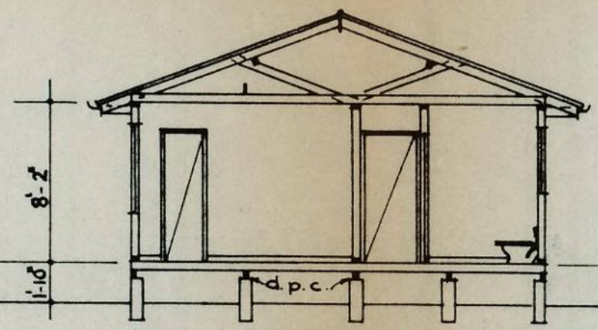
STORMWATER DRAINAGE .....

PERMANENT FOOTPATH CROSSING .....

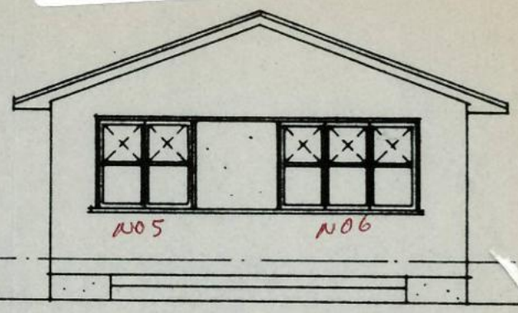
PERMIT NO NUM



END ELEVATION



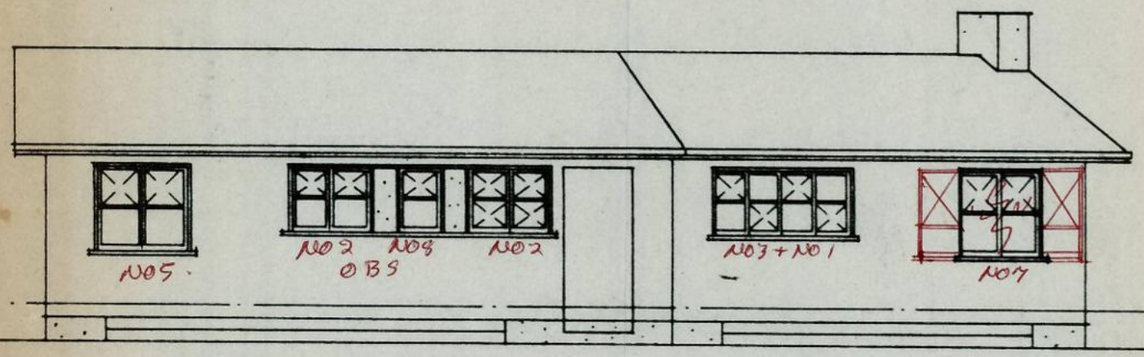
SECTION A-A



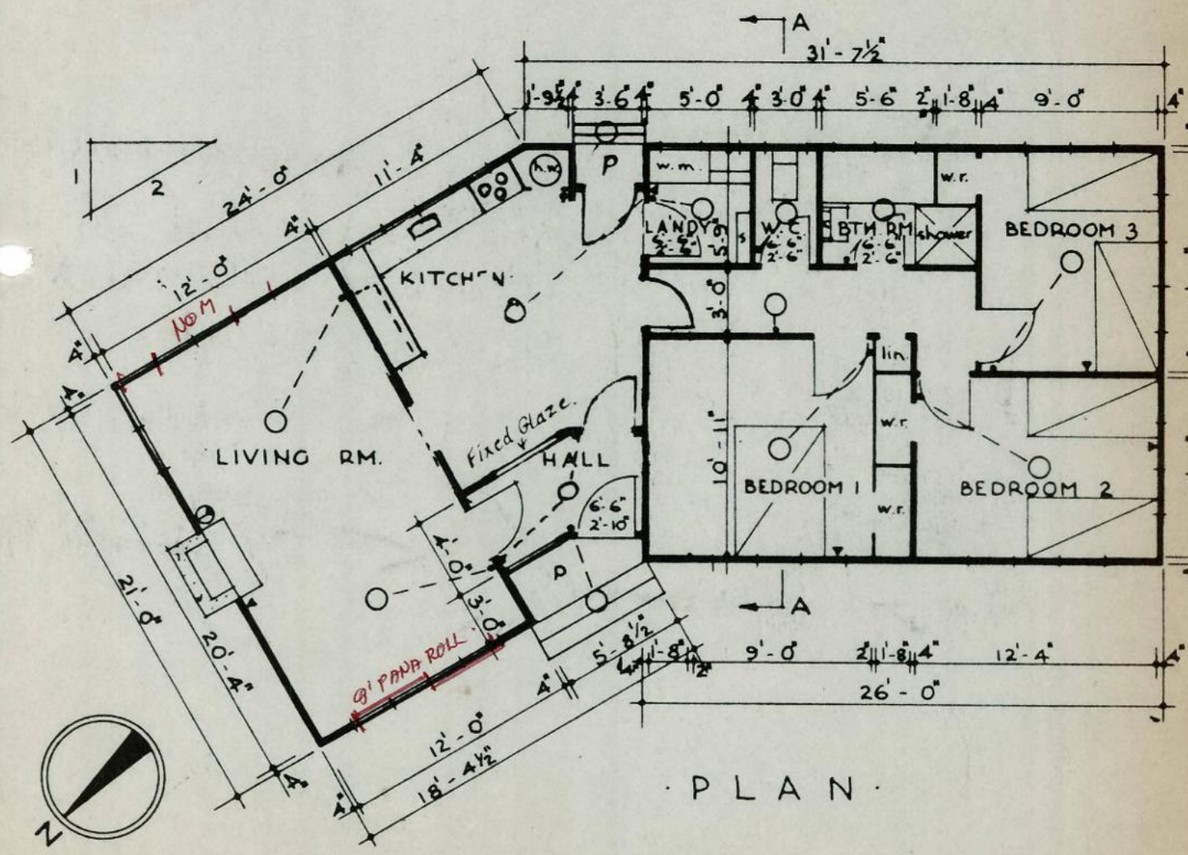
END ELEVATION



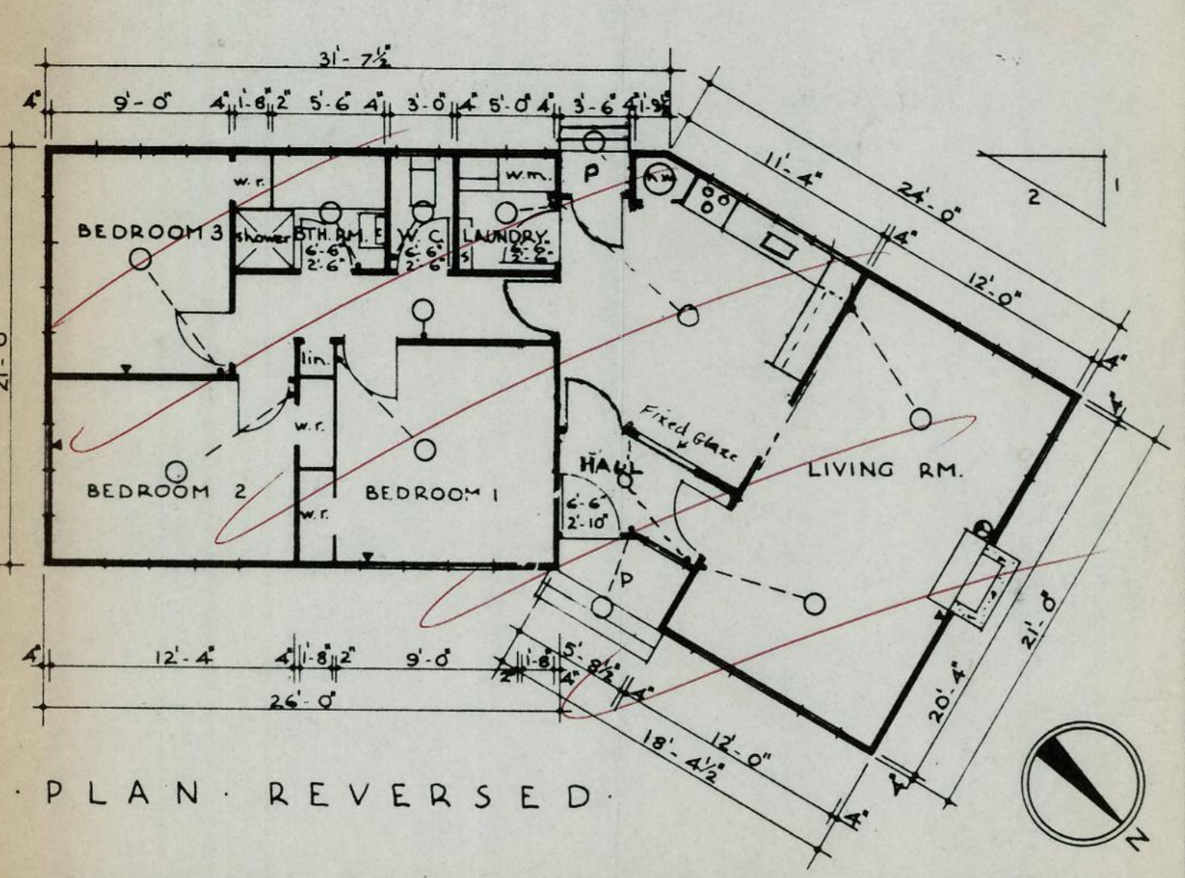
FRONT ELEVATION



REAR ELEVATION



PLAN



PLAN REVERSED

AREA 1050 ft²	JOB NO. 12/64 DRN.	DEPARTMENT OF MAORI AFFAIRS STANDARD PLANS	3/33

PERMIT

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO. 44130

DATE OF ISSUE 29/11/75

BUILDING CONTROLLER'S APPROVAL .....

FEES 3.00

RECEIPT NO. 9955

DATE 21/11/75

TO: Building Inspector,
WHAKATANE BOROUGH COUNCIL.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME AND ADDRESS Carl Christensen
36 Burrs Ave

BUILDER'S NAME AND ADDRESS J.B. Christensen
30 Salonika St

ADDRESS OF PROPOSED WORK 126 Douglas St

NATURE OF WORK Carport attached to house

ESTIMATED VALUE OF WORK -

BUILDING £500

PLUMBING AND DRAINAGE .....

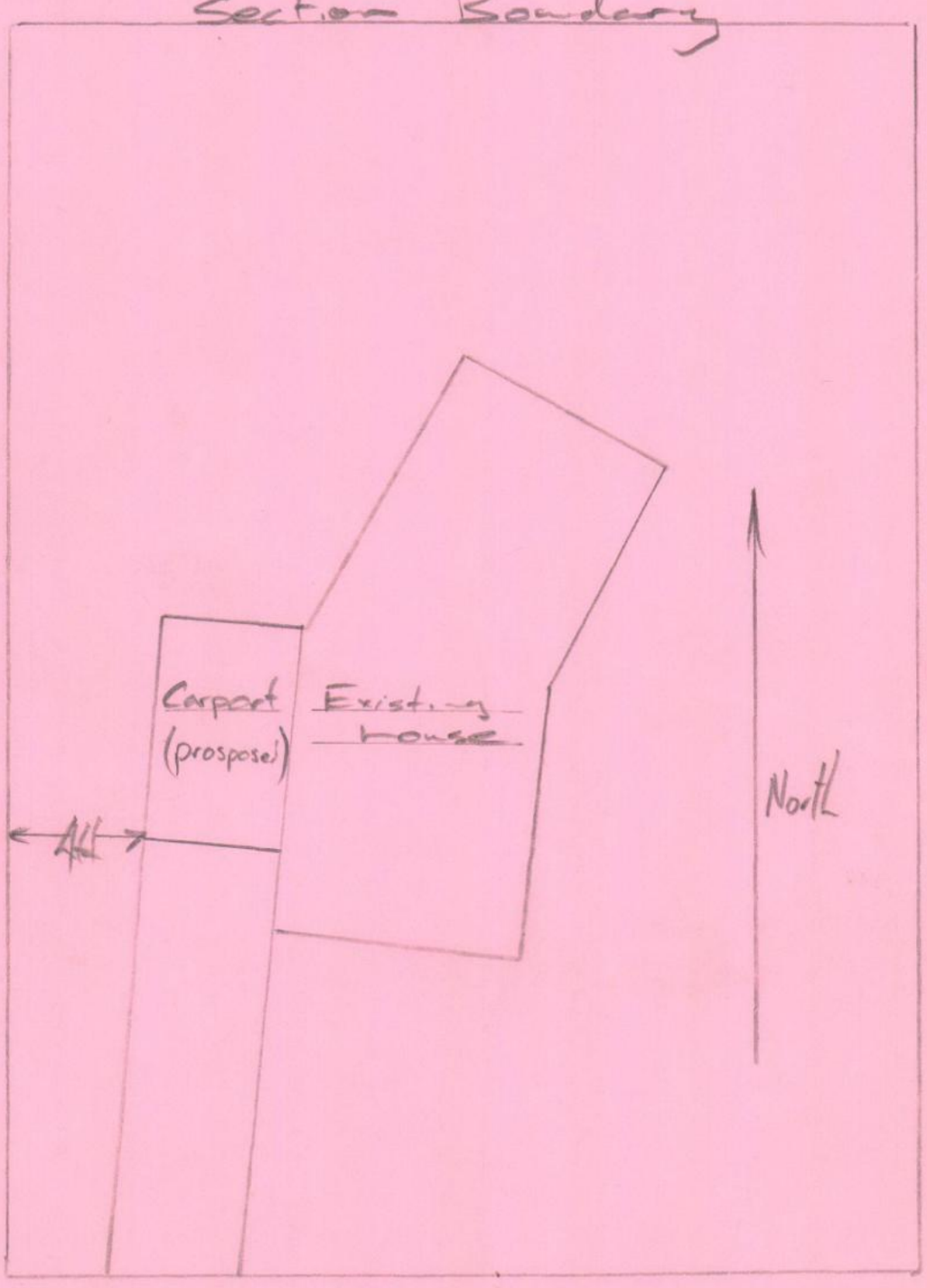
ALLOT. NO. ..... LOT 5

D.P.S. 4931 VAL. ROLL NO. 711/713

AREA OF BUILDING 200 sq.ft.

DISTANCE FROM BOTTOM TO TOP PLATE 4ft (Bottom plate on top of 4ft Block Wall)

NAME OF LICENSED PLUMBER TO BE EMPLOYED .....


Section Boundary
Carport
(prosposed)
Existing
house
4ft
North

(Not to Scale)

Carport, 126 Douglas sf.

Roof Construction

20ft

10ft

This Structure is to be Clad in ¼" Wired glass glazed in Alumin glazing bars (Roof and wall)

glass and bars overhang here draining into Spouting

6x2 rafters bolted to existing house with Steel angle.

Existing house.

Block wall

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT

PERMIT NO: B8/2019

DATE OF ISSUE: 26/5/83

BUILDING CONTROLLER'S APPROVAL:

FEES: $13-00c. B/P: $

RECEIPT NO: 265 P&D: $

DATE: April 6th 1983. BRL: $

TOTAL VALUE $ 13-00c.

Build in Must Be Clear o Inspect.on

TO: Building Inspector
WHAKATANE DISTRICT COUNCIL

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

openings on Stone drains

OWNER'S NAME AND ADDRESS: Mr. B. J. Welcox
126 Douglas St. Whakatane.

BUILDER'S NAME AND ADDRESS: Jacks Concrete Ltd.
Box 577, Whakatane.

ADDRESS OF PROPOSED WORK: 126 Douglas St. Whakatane.

NATURE OF WORK: Erection of Skyline Garage.

ESTIMATED VALUE OF WORK:

BUILDING: $ 1700-00

PLUMBING & DRAINAGE: $ —

BUILDING RESEARCH LEVY: $ —

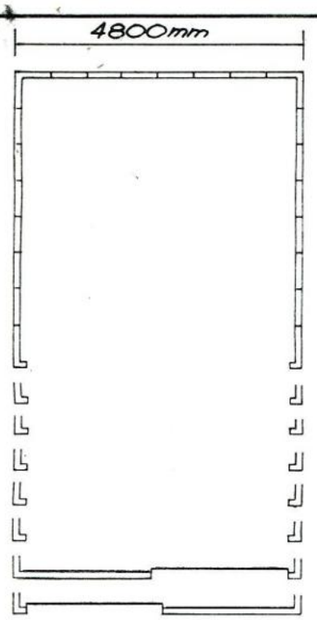
ALLOT. NO: — LOT: 41

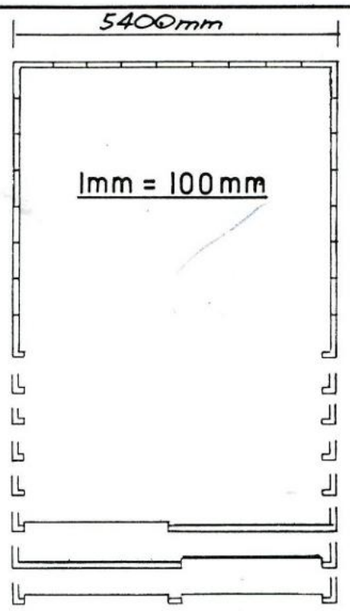
D.P.S. 10000 VAL. ROLL NO: 7090-038-53

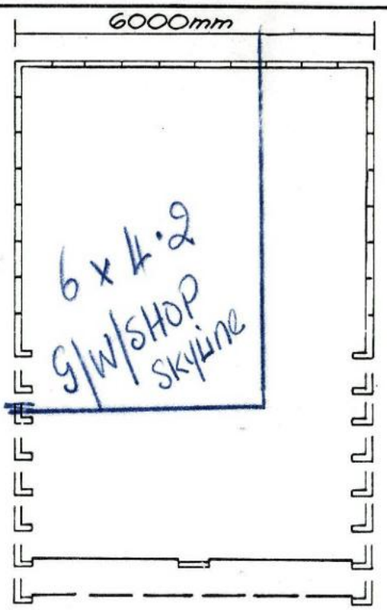
BLOCK NO: — AREA OF BUILDING: 25.2. Sq. Metres

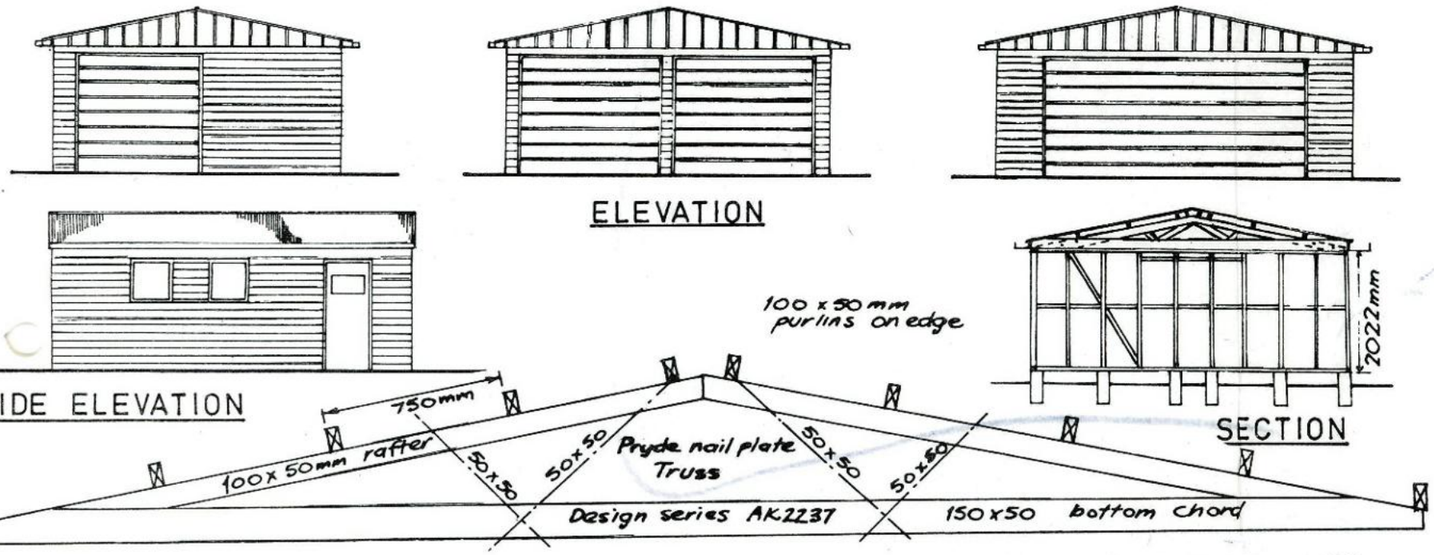
DISTANCE FROM BOTTOM TO TOP PLATE: —

NAME OF LICENSED PLUMBER TO BE EMPLOYED: —









Detail of 6000mm span truss

SCALE 1m = 25m

Trusses for 5400mm & 4800mm are similar. but reduced to suit and have stiffeners of 50x50mm in lieu of 75 x 50 mm, When 4500 mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

SPECIFICATIONS:

Foundations : 200 x 150mm concrete piles at 1200mm & 600 mm centres under studs or continuous concrete dwarf walls or complete floors.

Dampcourse : 2 ply d.p.c. under all plates.

Framing : All timber is boric treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs. Studs at 600mm centres top and bottom plates and nogs – 100 x 50mm.

Wall Braces : 75 x 50 mm cut on edge

Door Beams : Minimum 150 x 50 mm with minimum of 13mm check in at each end

Roof trusses and purlins as per detail drawing placed over studs at 1800mm and 2400mm centres to suit.

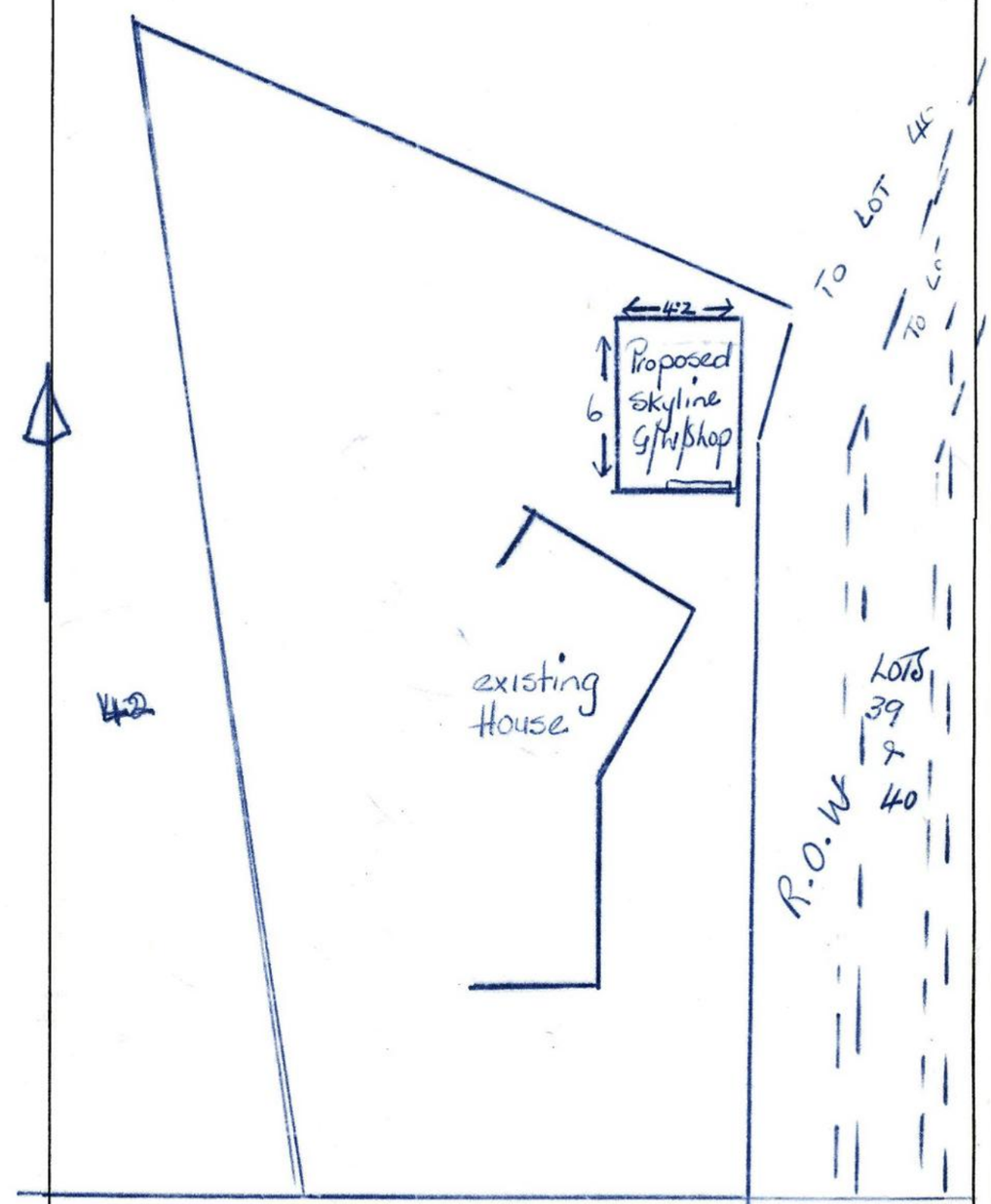
Dragon ties : 75 x 50 mm at 45° over top plate to each corner.

Roofing : 26 g. galv. corr. iron single sheets. *Ridging* : 26g. galv. lead edged. *Walls* : 26 g. galv. metal weatherboards.
Spouting : 24 g. galv. iron gutters fixed ea. side. *Downpipes* : 75 x 50mm galv. iron *Doors* : 24g. or 26g. metal doors on overhead gear or galv. roller doors.

GARAGE, SHED at for

SKYLINE GARAGES

manufactured by Skyline Buildings Ltd., 64A Wall's Rd, Penrose, Auckland. Ph. 59/226



126 DOUGLAS ST

Site plan of LOT 41 DPS10000

N.B. TRACKS concrete Ltd will put cobblestone floor in shed because of drainage.

SITE PLAN 1mm = 200mm.

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR CHIMNEY PERMIT



PERMIT NO: 1151:8.2.88

Fees: $22.00

Receipt No: 7651/8.2.88

Date: 9.2.88

APPLICATION for permission to erect a chimney for

R M POCOCK (Name) at 126 DOUGLAS STREET, WHAKATANE (Address)

Lot No _____ DPS _____ Val Roll No _____

309.1 Except with the agreement of the approving authority to any variation, the appliance shall be installed in accordance with the appliance manufacturer's installation instructions.

Type or make: WARMAIRE FIREPLACE

Estimated value: $200.00

Applicant: AS ABOVE

Address: _____

_____

87549

Date: 9.2.88

INSPECTOR'S COMMENTS: CARD LEFT 18/4/88

HEARTH TO BE EXTENDED TO 300MM 18/4/88

SATISFACTORY 21/6/88

Signed _____

Dated 21/6/88.

INSPECTION

INSP

CODE COMPLIANCE CERTIFICATE 13025

Section 43, Building Act 1991

BUILDING CONSENT NO: 13025 **PIM NO: 13025**

APPLICANT

P Teare
PO Box 787
WHAKATANE

PROJECT LOCATION

Site Address: 126 Douglas Street
WHAKATANE
Legal Description: LOT 41
Valuation Number: 7103/627/00/

PROJECT

Altered, Repaired, Extended, Converted

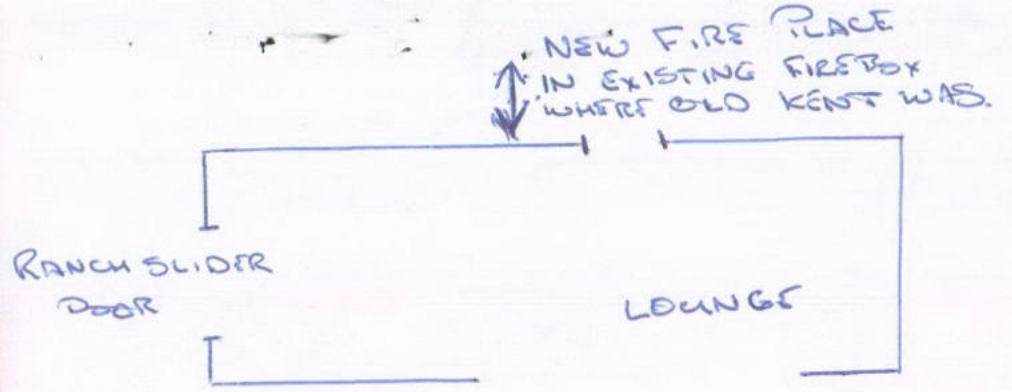
Intended Use: SOLID FUEL HEATER
Less than 50 years
Specified as: 5.00 Years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: Patricia Evans

Position: C/C officer DATE: Tue Oct 26 2004



126 DOUGLAS ST WHAKATANE

PLANS

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	126 DOUGLAS STREET WHAKATANE
Legal description of land where building is located:	LOT 41 DPS 10000
Building name:	N/A
Location of building within site/block number:	126 Douglas Street Whakatane BOP Whakatane 3120
Level/unit number:	0
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling with 1 occupant
Year first constructed:	1969

The owner

Name of owner:	Rhys Bugden
Contact person:	N/A
Mailing address:	126 Douglas Street, Whakatane, Bop, Whakatane
Street address/registered office:	N/A
Phone number:	Landline: 073079096 Mobile: 0284212514
Daytime:	Landline: 073079096 Mobile: 0284212514
After hours:	Landline: 073079096 Mobile: 0284212514
Facsimile number:	No information provided
Email address:	bugdenrhys@gmail.com
Website:	No information provided

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

Rhys Bugden; Mailing Address: 126 Douglas Street
Whakatane
Bop
Whakatane 3120; Phone: 073079096; Mobile: 0284212514; Email: bugdenrhys@gmail.com

Building work

Building consent number: BC220205

Description: Installation of solid fuel fireplace

Issued by: Whakatane District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

the building work complies with the building consent.

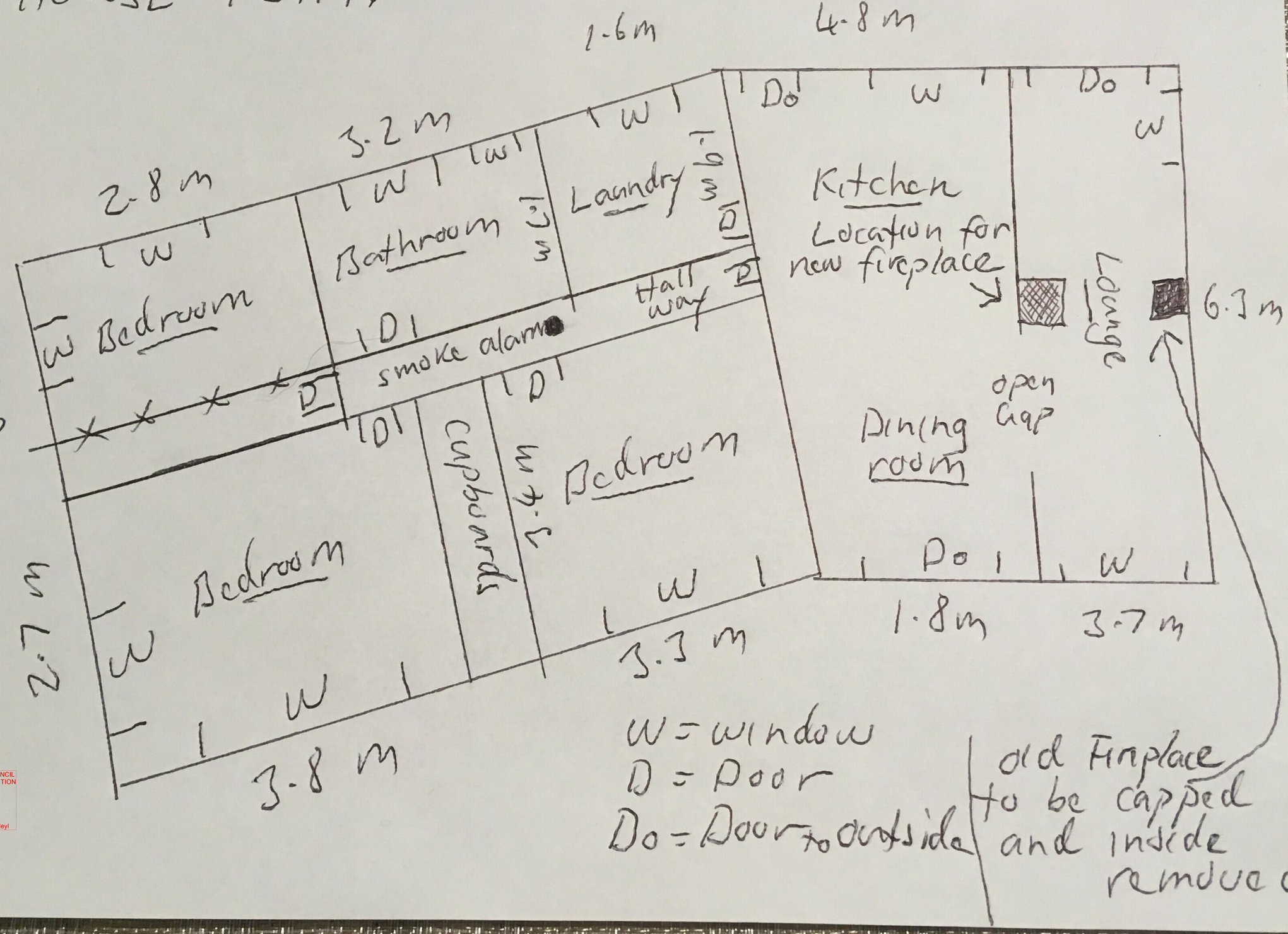
Signature: Jim Lockett

Position: Building Control Officer

On behalf of: Whakatane District Council

Date: 01 June 2022

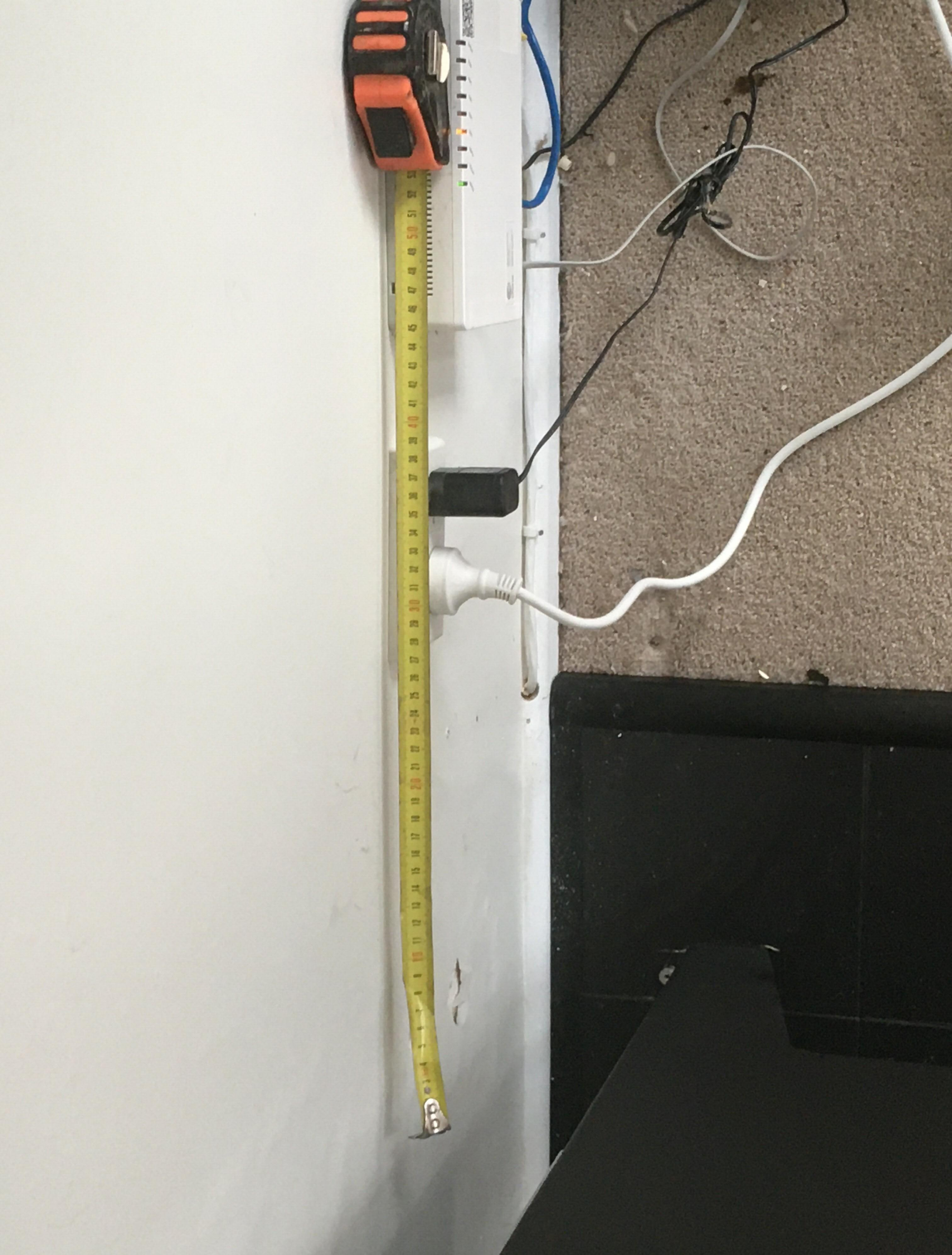
HOUSE PLAN



W = window
D = Door
Do = Door to outside

old Fireplace to be capped and inside removed

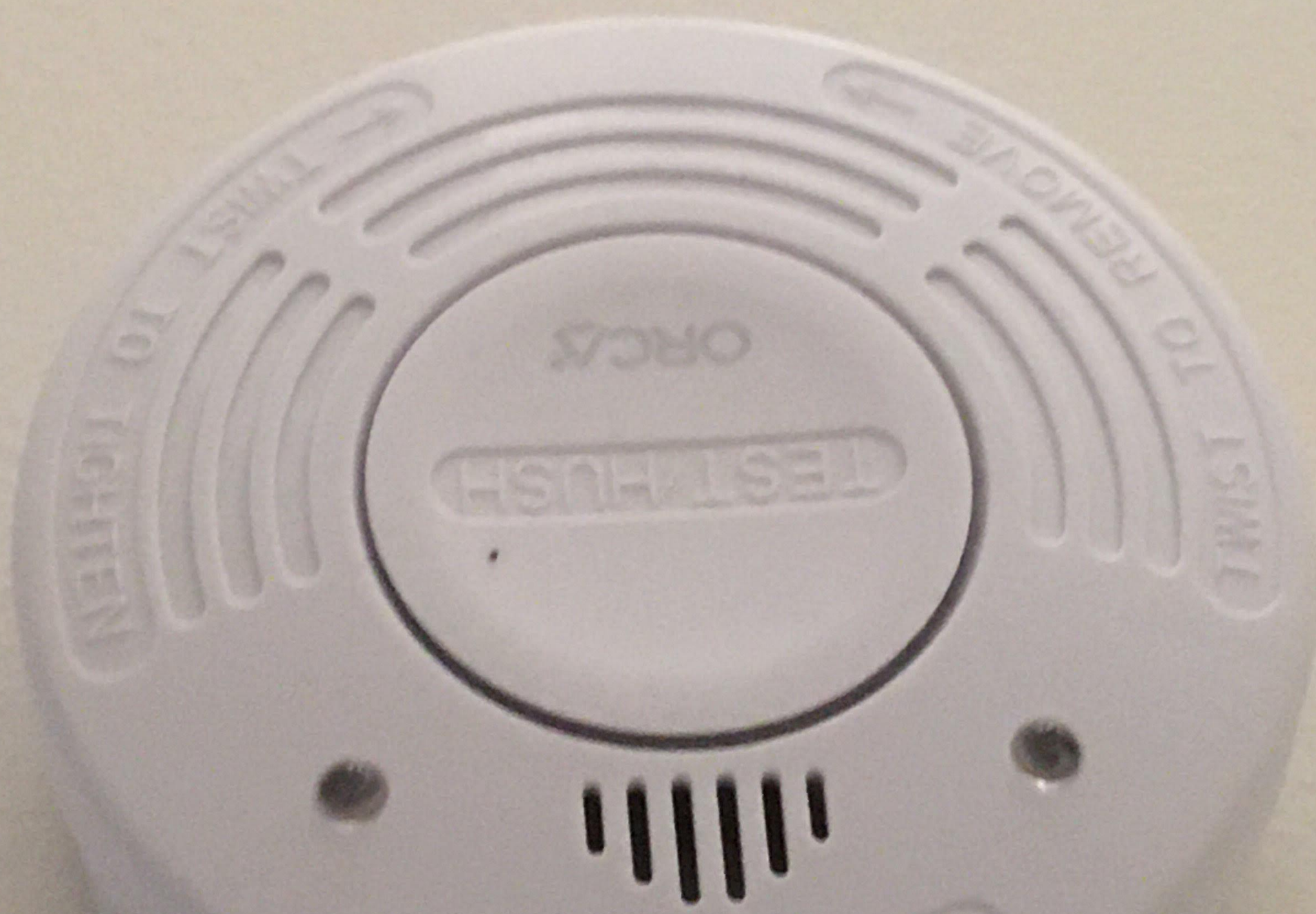
WHAKATANE DISTRICT COUNCIL
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Tuesday, 17 May 2022
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TWIST TO LIGHTEN
TWIST TO DIM
TEST/PUSH
DO NOT PAINT

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Tiny Rad

The Tiny Rad is the smallest Rad in the Metro lineup and stands proudly on legs. Perfect for smaller sized homes or the holiday bach/ crib. Cook your favourite soup or boil the kettle on the dedicated cooktop. A small versatile fire that does it all and will provide you many years of warmth.

Model	Clean air approved
Peak output	11kW
Heating area	120m² / 2-3 bedroom home
Finish	Metallic black paint
Wetback	Optional 2kW wetback
MfE#	072605 (DRY) / 072607 (WET)
Emission	0.94gms (DRY) / 0.85gms (WET)
Efficiency	75% (DRY) / 67% (WET)
SKU	200-0100

ECO FLUE

Maximise the performance and efficiency of your wood fire

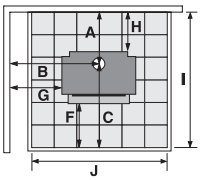
SPECIFICATIONS

Minimum installation clearances with a Pioneer double flue shield fitted (mm):

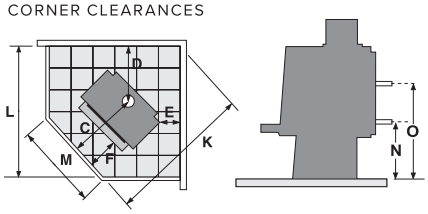
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
230	553	585	419	150	232	300	75	815	650	1180	910	250	280	470

	Width	Depth	Height
Dimensions (mm)	505	508	667

WALL CLEARANCES



CORNER CLEARANCES



Specifications were correct at the time of printing but may alter and those detailed should be used only as a guide. If in doubt, please consult your local Metro Fires agency or visit metrofires.co.nz.



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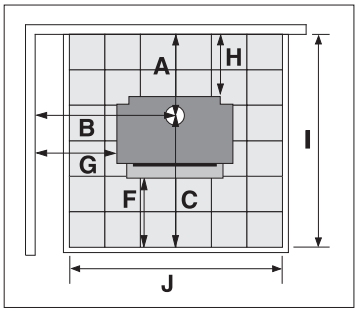
Tuesday, 17 May 2022

BC Number: 220205

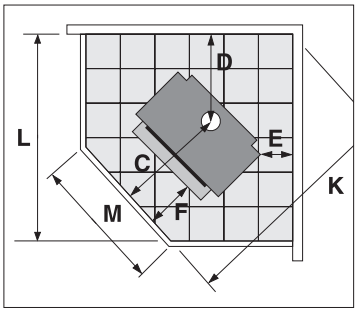
Building Control Officer: hayleyl

Wood Fire Installation & Owner's Operation Manual









metrofires

Freestanding Wood Fires

Important information 2
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Floor protector 4
Flue installation 5
Wetback installation 6
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Heating accessories 16

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NZHHA New Zealand Home Heating Association Inc.

NEW ZEALAND MADE

PIONEER MANUFACTURING LIMITED

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⚠ WARNING! Important Information

- **WE HIGHLY RECOMMEND YOU READ THIS ENTIRE MANUAL AS INCORRECT OPERATION, MISUSE AND/OR LACK OF MAINTENANCE WILL VOID THE WARRANTY**
- The appliance and flue-system shall be installed in accordance with AS/NZS2918 and the appropriate requirements of the relevant building code or codes
- Any modification of the appliance that has not been approved in writing by the testing authority is considered to be in breach of the approval granted for compliance with AS/NZS4013 and will void the warranty
- The appliance must be installed correctly. We recommend a competent and suitably qualified NZHHA installer

⚠ CAUTION! Important Information

- Mixing of appliance or flue-system components from different sources or modifying the dimensional specification or components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance
- Do not install a Metro fire if there is any sign of visible damage to the product
- This appliance must be regularly maintained.
- Use authorised Metro replacement parts only. The use of unauthorised parts may void the warranty
- This manual MUST be left with the home owner

All Metro wood fires comply with AS/NZS 2918 when installed in accordance with this manual. Please ensure you are fully conversant with the relevant standard and the contents of this manual. Correct installation is critical to the safe operation and performance of this wood fire.

Please take particular note of the following:

- It is recommended that Metro fires be installed with a Metro ECO flue system which has been developed to enhance the performance of Metro wood fires. Any alternative flue system must have a minimum flue pipe length of 4.2 metres of 150mm diameter flue pipe and have been tested to AS/NZS 2918 with a 12mm spaced ceiling plate of no less than 345mm square
- The 150mm active flue pipe must be fully encased from the ceiling to the underside of the flashing cone at the top of the flue system, (i.e. there must not be any 150mm flue pipe exposed)
- All flue pipe joints must be sealed and riveted. The bottom of the flue pipe in particular MUST be fully sealed into the flue outlet of the Metro fire
- In New Zealand, the Metro fire must be bolted through the floor protector into the floor to comply with the seismic restraint provisions of AS/NZS 2918.
- All Metro's are extremely heavy, varying in weight from 75kgs up to 185kgs. During the installation process do not lift the appliance by yourself, and take care not to damage the panel coating
- Please take care when lifting the Metro fire into place onto the hearth or floor protector as point loading may break tiles and/or scratch surfaces.

Assembling your Metro wood fire

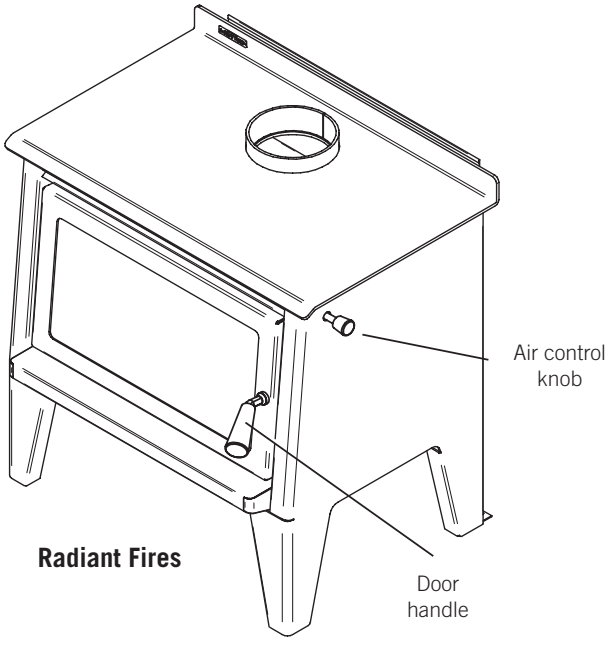
Please note: You should only assemble this wood fire if you are suitably experienced in wood fire assembly and installation. The Metro carton shows the model Metro you are about to install, enabling you to select the appropriate model's assembly instructions.

All Metro wood fires are packed in a single heavy-duty carton, and tek screwed to a wooden pallet. Having removed the packaging and located this manual, familiarise yourself with the illustrations on pages 2 & 3, and proceed as follows.

Metro radiant fires

These Metro's are supplied virtually fully assembled. Packed inside the firebox you will find bricks in a cardboard wrapper, a door handle and air control knob.

- Remove the two tek screws located at the base of each rear leg which secure the Metro to the wooden pallet, and carefully 'walk' the Metro off the pallet
- Open the door fully and fit the side bricks to each side of the firebox. Location lugs are fitted to the base and rear wall of the firebox to retain the side bricks in position. Refer to Diagram 2
- Attach the door handle to the door latch assembly by screwing it on clockwise
- Attach the air control knob by screwing it on clockwise.



Radiant Fires

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Assembling your Metro wood fire

Please note: You should only assemble this wood fire if you are suitably experienced in wood fire assembly and installation.

Metro pedestal and base model fires

To eliminate freight damage, the pedestal base has been packaged inside the firebox. To safely assemble your Metro, please proceed as follows:

- Lift off the top grill (convection models only) and place somewhere safe. Be careful not to chip the enamel coating or damage paint
- Open the door 45 degrees and lift the door off the hinge and place somewhere safe. Be careful not to damage the finish
- Remove the pedestal packed in a cardboard wrap
- Remove, rotate and re-fix the mount plate to the pedestal.

  Note: The pedestal mount plate is fixed to the back of the pedestal base with 4x screws. This mounting plate must be removed, rotated and re-fixed to the pedestal as detailed on page 4 in diagrams 3 and 3A. The return fold must face back the opposite way to create the mount plate and fixing points for seismic restraint of the wood fire.
- Remove the pedestal heat shield

  Note: For some models the pedestal heat shield may be taped to the rear heat shield. The ECO Tiny Ped's pedestal heat shield is pre-fitted.
- Remove the side bricks, door handle and the bolt bag
- Remove the 2 tek screws at the base of the inside of the firebox that fix the wood fire to the pallet.

It is recommended that 2 people work together with the next step:

- Grab the underneath top of the firebox door opening with one hand, holding the flue spigot with the other, slowly lift the front of the wood fire all the way back and rest the wood fire on its rear heat shield on the floor. Remove the packaging pallet.
- Fit the pedestal heat shield over the 4 bolts as shown in Diagram 1, with the open edge facing the front of the Metro (up)
- Position the pedestal with its front facing over the 4 bolts and fit the washers and nuts supplied, check to ensure the pedestal is correctly aligned and securely tighten the nuts.

It is recommended that 2 people work together with the next step:

- Grab the flue spigot with one hand and the other hand underneath the top of the firebox door opening, lift upwards standing the wood fire onto its pedestal
- Fit the side bricks to each side of the fire box. Location lugs are fitted to the base and rear wall of the firebox to retain the side bricks in position. Refer to Diagram 2. (Classic Rad also features two side rear bricks).
- Re-fit the door and top grill (Convection models only)

All Metro models

Check to ensure the top baffle is in its correct position in the top chamber of the firebox. It should be resting on four support lugs (two on each side of the firebox). The baffle must be hard back against the rear of the firebox with the "promet extension" (white board) or return front steel edge of the baffle facing forward as illustrated in Diagram 2.

Note: Some models feature a two-piece top baffle.

Diagram 1

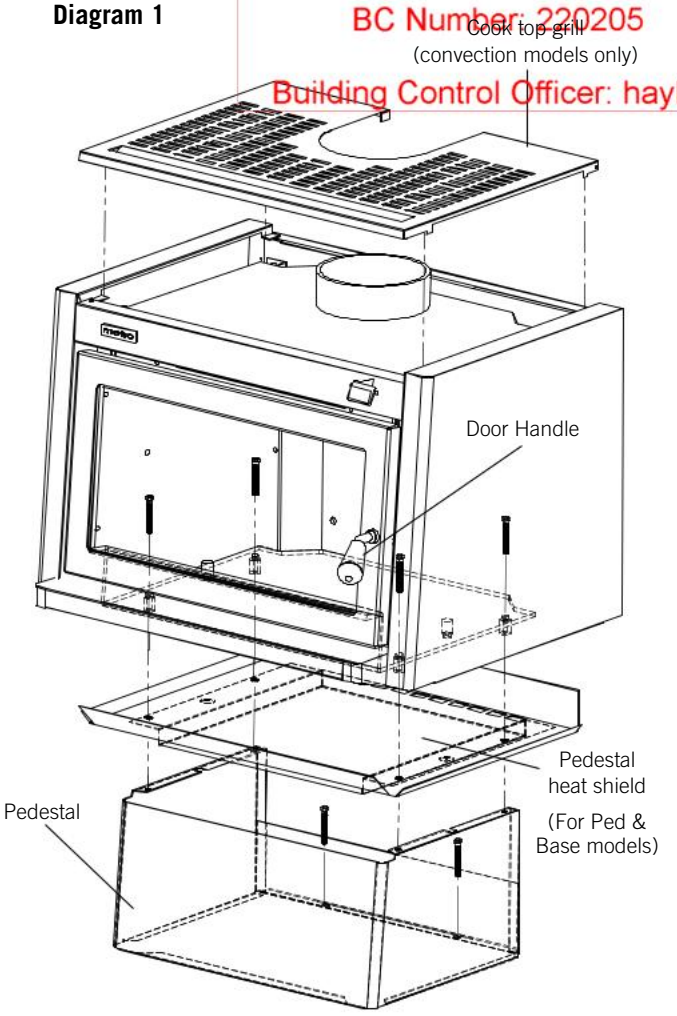
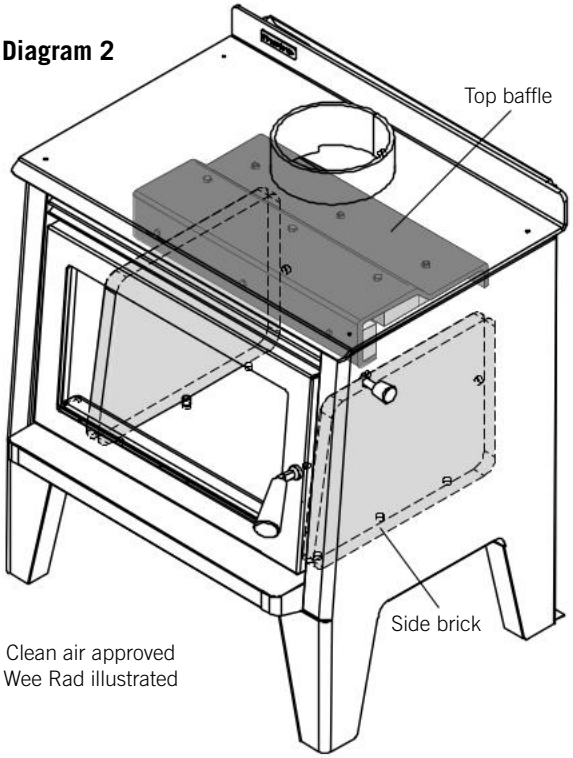


Diagram 2



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Floor protector size, construction and fitting

Pioneer manufacture an extensive range of Pioneer 'Ash Floor Protectors' which comply with the minimum floor protector requirements of AS/NZS 2918, and can be installed with any freestanding Metro wood fire. Metro freestanding wood fires do not require an insulated floor protector as they comply with the minimum floor protector requirements of AS/NZS 2918. These minimum floor protector requirements are;

- They must be of adequate size to give appropriate wall, rear and front clearances/projections as detailed below and in the chart illustrated on page 7. Note;
- The floor protector must extend 200mm horizontally to the rear and each side directly below the door opening, and 300mm forward of the door opening
- The upper surface of the floor protector must be made of non-combustible material.

A suitable floor protector for a Metro freestanding wood fire is therefore any non-combustible material which could include;

- Ceramic tiles with grouted joints fixed directly to a hard base over timber flooring
- A sheet of toughened glass, panel steel etc. laid directly onto a wooden or other combustible floor.

Metro radiant fires

Lift the Metro fire onto the floor protector and using a suitable measuring device, ensure that the minimum wall clearances and front floor protector projections as detailed in the chart on page 7 are met or exceeded. Once the Metro's location on the floor protector is established and if the installation is within New Zealand, seismic restraint to comply with AS/NZS 2918, 3.8 is required.

Note: The anchors must pass through the floor protector and securely anchor the Metro to the floor.

Metro pedestal and base model fires

Prior to lifting the Metro fire onto the floor protector, ensure you have removed, rotated and re-assembled the mount plate from the back of the pedestal base as detailed in diagrams 3 & 3A above. This rear panel must be rotated with the return fold facing back the opposite way to create the mount plate and fixing points for seismic restraint of the wood fire.

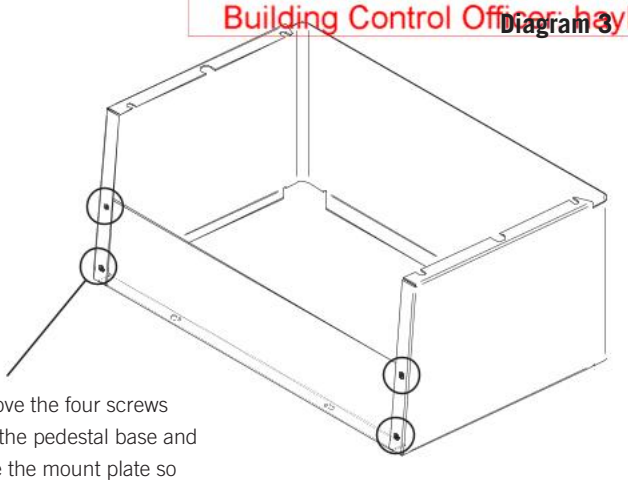
Lift the Metro fire onto the floor protector and using a suitable measuring device, ensure that the minimum wall clearances and front floor protector projections as detailed in the chart on page 7 are met or exceeded.

Once the location of the fire is established, you can then secure the Metro through the floor protector into the floor using the two seismic restraint holes in the rear edge of the mount plate.

Note: The anchors must pass through the floor protector and securely anchor the Metro to the floor.

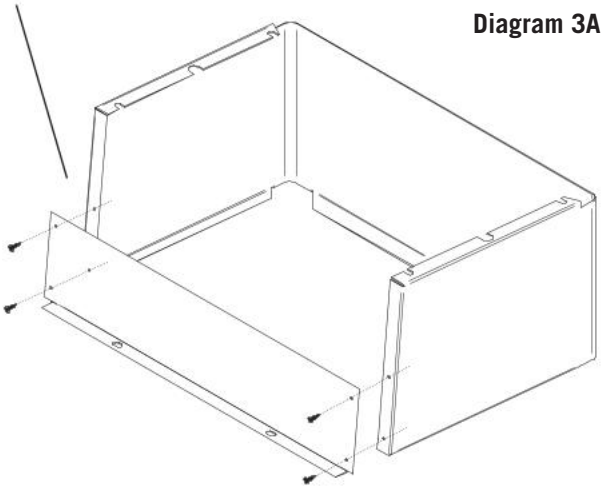
Preparing the mount plate

Diagram 3

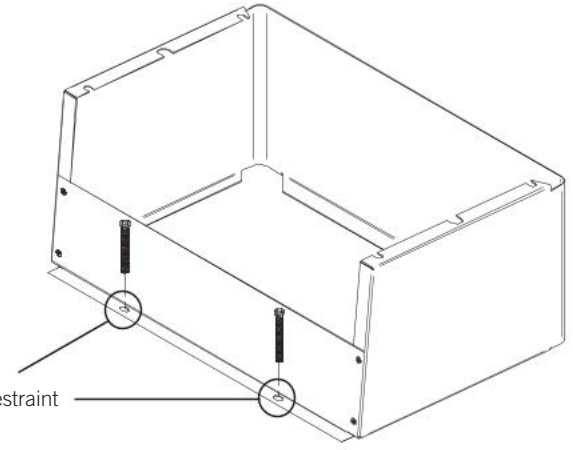


Remove the four screws from the pedestal base and rotate the mount plate so the return fold faces back the other way. Refix in place.

Diagram 3A



Correct mount plate position



Seismic restraint

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Flue installation

It is recommended that all Metro freestanding wood fires be installed with the energy efficient ECO Flue System which comes complete with a detailed installation manual. This installation manual must be presented with your application to gain consent with your local council.

A copy of the ECO Flue System installation manual can be downloaded from metrofires.co.nz, or a copy can be obtained from your Metro retailer. Any alternative flue system must comply with and be installed as detailed in AS/NZS 2918, and a copy of the installation manual must also be presented with your application to gain consent with your local council.

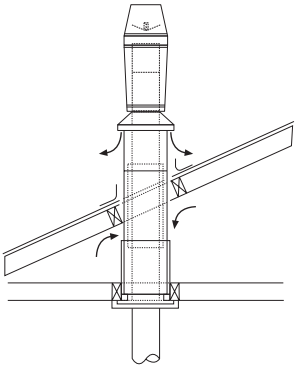
All Metro fires require a 150mm diameter flue. Please note:

- Metro ECO flue systems must be installed to allow unrestricted air supply from either the ceiling cavity for an ECO Flue Kit, or above the roof line if the ECO Flue Kit and ECO Option Kits are both installed
- The ECO Flue system must be installed into a 'vented' flat ceiling cavity, or have an ECO Option Kit added to the flue system to provide an external air supply
- ECO Flue systems shall be installed in accordance with AS/NZS 2918 and the appropriate requirements of the relevant building codes
- Any modification to this flue system that has not been approved in writing by the testing authority is considered to be in breach of all approvals granted
- The flue systems 150mm diameter flue pipe must terminate a minimum of 4.6 metres above the top surface of the floor protector
- All joints in the flue pipe must be sealed with Pioneer fire cement (or similar) and riveted. The base of the flue pipe must also be sealed into the Metro fires flue outlet. This is critical for optimum operation.

All Metro fires have been tested with a Pioneer double flue shield. For the Metro fire to be installed with minimal clearances as the clearance table on page 7 states, only the Pioneer double flue shield can be used. All other flue shields will invalidate the installation.

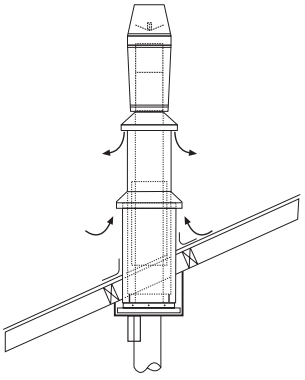
Detailed below are the more common installation methods for installing Metro ECO Flue Systems. To ensure a safe and efficient installation, this flue system must be installed as detailed below by either a registered installer, or someone competent in installing solid fuel appliances.

Single Storey Installations



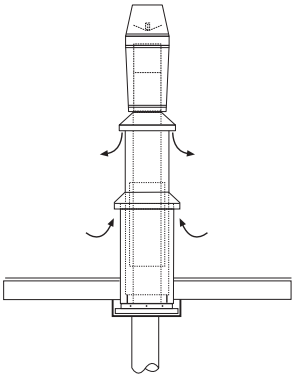
Flat Cavity Ceiling

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



Sloping Ceiling

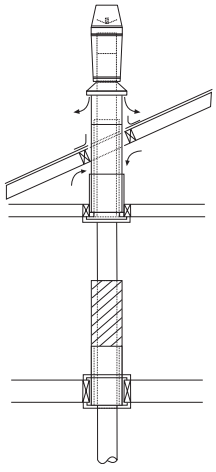
Both the ECO Flue Kit and ECO Option Kit are required to enable air to be drawn from outside the home.



Flat Ceiling/Roof

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

Two Storey Installations



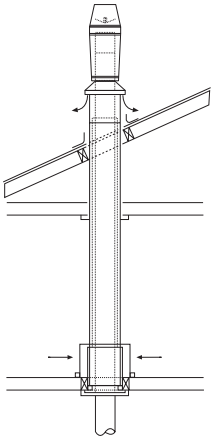
2nd Floor - Exposed Flue pipe

Requires an ECO Flue Kit only with additional lengths of flue pipe.

Additional components below are not supplied by Metrofires but are also required for this installation*

- A floor penetration kit
- 1x 1200mm long mesh/screen

*In accordance with AS/NZS 2918



2nd Floor - Enclosed Flue pipe

Requires an ECO Flue Kit only with additional lengths of flue pipe.

Additional components below are not supplied by Metrofires but are also required for this installation*

- 200mm & 250mm inner/outer combination liners.
- 2nd floor vent cover and an additional ceiling plate with a 250mm diameter hole

*In accordance with AS/NZS 2918

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Wetback installation

⚠ WARNING! Important Information

- DO NOT connect to an unvented hot water system
- Install in accordance with AS 3500.4.1 or NZS 4603 and the appropriate requirements of the relevant building code or codes.

⚠ CAUTION! Important Information

- Wetbacks must be connected with water before operating the fire and available to the wetback while the fire is in operation
- Wetback systems are not suitable for use in locations where the water supply has lime content. Lime build up inside the coil will eventually block the coil causing the wetback to fail
- Rainwater collection tanks installed lower than the wetback that use a water pump to supply the home, can cause problems if the pump is not operational. In these situations either the type of wetback or a roof header tank should be considered

Wetback	Suitable for models:
2kW Wetback 	• ECO Tiny Rad • ECO Tiny Ped
Side Wetback 	• Tiny Rad Woody • Wee Rad Leg & Wee Rad Base • Wee Rad Woody • Wee Ped • Classic Rad
3kW Wetback 	• Xtreme Rad Leg & Xtreme Rad Base • Xtreme Rad Woody • Xtreme Ped • Mega Rad • All LTD rural models
4kW Wetback 	• All LTD rural models

Water heating is another key feature of your Metro wood fire; nearly all Metro models can be fitted with a wetback, which are designed to give maximum output with minimal effect on the operation of the fire. Only the Pioneer cast jacket wetback system should be fitted to your Metro; alternative wetbacks will void the Metro's emission approvals and may seriously affect the performance of the appliance and void its warranty.

Wetback connections are as follows, taken facing the Metro/wall; the return pipe connection is directly above the inlet connection. Heights for all models are illustrated and detailed opposite on page 7.

- ECO Tiny Ped and ECO Tiny Rad models are 92mm left of the flue centre
- The Tiny Rad Woody model is 184mm left of the flue centre
- Wee Series models are 226mm left of the flue centre
- The Classic Rad model is 184mm left of the flue centre
- All other models are 140mm left of the flue centre

All wetbacks are fitted to the inside rear wall of the firebox, with the exception of the Tiny Rad Woody, clean air Wee Series models and the Classic Rad model. Side wetback position for these models is to the outside left hand firebox wall. Please see the specific installation instructions in the 'Side Wetback' box for installation of a wetback into these appliances.

It is recommended the return pipe has a minimum rise of 1 in 12; performance will reduce as the distance to the storage cylinder increases.

To fit the wetback proceed as follows

1. Remove the rear panel of the Metro by removing the four pozi drive screws. Remove the two pre-punched knockouts from this panel.
2. Two further knockouts will be visible on the inner rear heatshield, remove these also. Once these are removed 6mm nuts will be visible through the knockout holes.
3. Open the Metro's door and locate two bolts securing the pressed washers which are visible on the left hand side of the firebox for both inlet and outlet connection points.
4. A further three bolt heads will also be visible on the inside rear wall of the firebox; these are threaded into the 6mm thick firebox. Remove all three.
5. Using the tube of sealant supplied with the wetback, apply a liberal bead of sealant around both the two connection pipes and also the outer circumference of the wetback which will face and press against the inside rear wall of the firebox. This will completely seal the wetback to the inside rear wall of the fire on installation.

Ensure there is no gap between pipe and rear wall access holes. This cement must fully cure before appliance use.

6. Fit the wetback into the firebox and carefully pass the connection pipes through the holes in the rear of the firebox. Securely attach the wetback using the three bolts previously removed from the rear face of the firebox, fitting them through the slots provided in the wetback's jacket.
7. The wetback is now ready for connection to the storage cylinder by a registered plumber.

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Metro clearances and specifications (Minimum clearances shown are in mm, with a Pioneer double flue shield fitted)

Minimum clearances

All Metro wood fires comply with AS/NZS 2918. Minimum clearances shown below are detailed in millimetres, with a Pioneer double flue shield fitted to the appliance. Measurements are taken from the following reference points as illustrated:

- From the nearest combustible wall or surface (A, B, D, E, G, H)
- From the Metro's flue centre (A, B, C, D)
- From the Metro's cabinet/heatshield outermost point (E, F, G, H)
- To the edge of the ash floor protectors non-combustible surface (C, F, I, J, K, L, M)

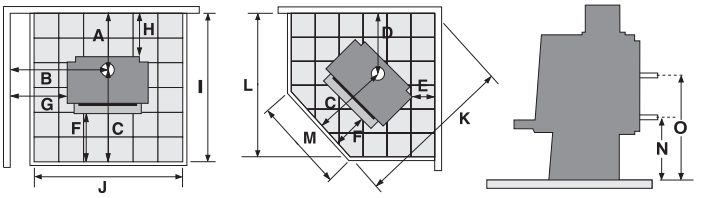
AS/NZS 2918 allows for a reduction in minimum clearances as detailed in Section 3, tables 3.1 and 3.2 of the standard.

Some Metro models have undergone additional testing which allows for reduced clearances. Please see the footnotes below the clearance table for the applicable models.

Wetback connections (taken facing the Metro wall)

- ECO Tiny Ped and ECO Tiny Rad models are 92mm left of the flue centre
- The Tiny Rad Woody model is 184mm left of the flue centre
- Wee Series models are 226mm left of the flue centre
- The Classic Rad model is 184mm left of the flue centre
- All other models are 140mm left of the flue centre

Specifications were correct at the time of printing, but may alter and those detailed within should be used only as a guide. If in doubt, please consult your Metro retailer or metrofires.co.nz.



	Minimum installation clearances with a Pioneer double flueshield fitted (mm)													Wetback		Dimensions		
Clean air models	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**Width**	**Depth**	**Height**
ECO Tiny Ped	211	433	580	290	25	235	185	60	791	650	990	780	250	280	470	496	492	659
ECO Tiny Rad	230	553	585	419	150	232	300	75	815	650	1180	910	250	280	470	505	508	667
Tiny Rad Woody	251	568	580	382	110	232	310	100	831	650	1120	870	250	365	555	515	498	758
Wee Rad - Leg [1]	251	568	580	456	150	232	260	100	831	825	1225	1016	425	295	485	615	501	688
Wee Rad - Base	271	678	580	486	180	232	370	120	851	825	1270	1048	425	295	485	615	501	691
Wee Rad - Woody	271	708	580	506	200	232	400	120	851	825	1295	1066	425	365	555	615	501	758
Wee Ped [2]	263	651	580	473	170	230	350	110	843	825	1250	1034	425	295	485	602	503	665
Classic Rad [3]	257	695	780	500	220	229	430	100	1037	728	1490	1170	328	393	583	530	708	680
Xtreme Ped	251	624	630	442	110	226	280	100	881	907	1260	1070	507	312	502	688	554	707
Xtreme Rad - Leg	251	650	630	458	100	227	280	100	881	907	1280	1084	507	312	502	740	554	743
Xtreme Rad - Base	251	650	630	458	100	227	280	100	881	907	1280	1084	507	312	502	740	554	743
Xtreme Rad - Woody	251	680	630	478	120	227	310	100	881	907	1306	1103	507	382	572	740	554	813
Mega Rad	285	720	728	497	100	224	300	130	1013	1006	1435	1229	606	300	490	840	659	744
LTD rural models	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**Width**	**Depth**	**Height**
LTD Wee Rad - Leg	251	548	580	426	120	232	240	100	831	825	1185	989	425	295	485	615	501	688
LTD Wee Rad - Base	251	658	580	486	180	232	350	100	831	825	1270	1048	425	300	490	615	501	691
LTD Wee Rad - Woody	271	708	580	506	200	232	400	120	851	825	1295	1066	425	365	555	615	501	758
LTD Xtreme Rad - Leg	251	650	630	458	100	227	280	100	881	907	1280	1084	507	350	540	740	554	743
LTD Xtreme Rad - Base	251	650	630	458	100	227	280	100	881	907	1280	1084	507	350	540	740	554	743
LTD Xtreme Rad - Woody	251	680	630	478	120	227	310	100	881	907	1306	1103	507	420	610	740	554	813
LTD Mega Rad	285	720	728	497	100	224	300	130	1013	1006	1435	1229	606	300	490	840	659	744

The Wee Rad installed with a Pioneer double flue shield with the Wee Rad corner wing shields fitted allows for reduced clearances as follows:

[1] Wee Rad - Leg corner clearance (E) can be reduced to 120mm. This in turn also reduces clearances (D) to 426mm, (K) to 1185mm and (L) to 987mm. When fitting the corner wing shields, the Wee Rad - Leg itself must be installed to a corner clearance (E) of 120mm. The corner wing shields are then fitted which gives a wall to shield corner clearance of 100mm.

The following models installed with a Pioneer double flue shield with the side extensions fitted allows for reduced clearances as follows:

[2] Wee Ped corner clearance (E) can be reduced to 115mm. This in turn also reduces clearances (D) to 418mm, (K) to 1170mm and (L) to 978mm.

[3] Classic Rad corner clearance (E) can be reduced to 180mm. This in turn also reduces clearances (D) to 460mm, (K) to 1435mm and (L) to 1131mm.

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⚠ WARNING! Important Information

- **WE HIGHLY RECOMMEND YOU READ THIS ENTIRE MANUAL AS INCORRECT OPERATION, MISUSE AND/OR LACK OF MAINTENANCE WILL VOID THE WARRANTY**
- Any modification of the appliance that has not been approved in writing by the testing authority is considered as breaching AS/NZS 4013 and will void the warranty
- Do not use flammable liquids or aerosols in the vicinity of this appliance when it is operating
- Never operate your Metro with the top grill removed
- Do not dry clothes on or near this appliance
- Do not use flammable liquids or aerosols to start or rekindle the fire OR store fuel within the Metro's specified installation clearances
- Never operate your Metro with the door ajar, except on initial start up
- Open the air control fully before opening the Metro's door.

⚠ CAUTION! Important Information

- This appliance should be maintained & operated at all times in accordance with this instruction manual
- This appliance should not be operated with cracked door glass, over worn, faulty or missing door seals
- Do not use driftwood, treated or unseasoned (wet) fuel, the use of most types of preservative treated wood as fuel can be hazardous and will damage your appliance
- Burning unseasoned (wet) fuel or incorrect operation on extended low burn cycles will cause excessive creosote to form. Creosote is very corrosive and excessive buildups will result in the flue pipe, flue spigot and upper burn chamber failing. Failure of the applicance and/or flue system due to creosote damage is not covered under warranty. The formation of such is not an appliance issue it is a fuel and operational issue
- This appliance must be regularly maintained and replacement parts must be authorised Metro parts only
- Do not empty ash into a combustible container.

Congratulations on the purchase of your Metro wood fire

This slow combustion appliance is designed to give you many years of warmth and service, subject to the following key factors. These key factors, if not adhered to are the major causes of unsafe installation, poor performance and flue blockages and potential product failure.

1. Your Metro wood fire must be installed correctly. Metro recommend a competent and suitably qualified NZHHA installer.
2. The only fuel to be used in this appliance shall be wood that meets the following criteria.
   - Less than 25% moisture content
   - Has not been treated with preservatives or impregnated with chemicals or glue,
   - Is not chipboard, particle board, or laminated board,
   - Is not painted, stained or oiled
   - Is not driftwood or other salt impregnated wood
3. The appliance shall be operated at all times in accordance with the "Installation and Operating Instructions" supplied with each appliance.
4. It is preferable that Metro wood fires should be installed with a Metro ECO Flue System.
5. Coal must not be used as a fuel.

Please also note the following important points:

- In New Zealand a building consent is required from your local building authority. The homeowner is responsible for obtaining this consent
- As correct installation is critical to the performance and safe operation of your Metro, it is recommended your Metro be installed by a NZHHA registered installer or a person suitably qualified in the installation of wood fires. Your Metro retailer will be able to arrange professional installation for you
- During the very first fire your Metro will give off an odour and fumes as the firebox paint cures. Do not be alarmed; open all windows and externally opening doors in that room and close any internally opening doors. This curing process will last for approximately one hour and is likely to happen this one time. The fresh paint finish on your wood fire needs to be cured to preserve its quality. Burn only small fires at a medium burn rate for the first few hours of operation.
- Properly seasoned (dry) timber is necessary for the Metro to operate efficiently; firewood that contains a high moisture content will result in flue pipe blockages, reduce heat output and create other issues.

Note: Once split, Softwood usually takes 12 months to season - Hardwood can take up to 24 months to season - Wood must be stored in a location that enables air circulation. Unseasoned wood stored in a closed woodshed without air circulation will still be unseasoned 12 months later.

- It is critical that the fire not be operated with over worn, faulty or missing door seals. Door seals will harden over time and become over-worn (3-4 year's) this will cause air to leak into the fire, causing the appliance to 'over fire'
- It is critical that the fire not be operated with over worn, faulty or missing bricks, baffle plate, promet extension (white board on the baffle plate)
- It is critical that the fire not be operated with cracked or broken door glass.

Please note, the above 3 points require regular inspection/maintenance (every time the ash bed is cleaned out, generally 3-5 times a season) and if not maintained will void the firebox warranty. A glowing firebox or lower fluepipe is just one sign you are over firing your appliance. Please ensure you keep your proof of purchase/receipt on any parts you purchase.

- For optimum performance fuel must be loaded so the logs lay "front to rear" in preference to laying across the width of the firebox. Spaces should be left between the logs to enable oxygen to get to as much of the surface of the fuel as possible
- A small hot fire loaded frequently is more efficient than a large fire burning on a low setting
- Your Metro is covered by a full unconditional 12 month warranty on replacement parts, and a 10 year firebox warranty.

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Where to install a Metro wood fire in your home

Wood fires are usually installed in the main living area, which is the section of the home that is usually kept the warmest, being the area in the home most frequently occupied. However, before deciding on the best location for your Metro wood fire you may wish to consider:

- Water heating. If you are intending to have a wetback it is important that the wood fire is as close as practically possible to the water storage cylinder
- Split level homes are best heated when the wood fire is installed on the lower level, as the heated air will rise to the higher levels
- Building construction is another consideration. Specified clearances from walls, curtains etc must be maintained and you need to ensure no structural beams or internal gutters etc are directly above your preferred site. If you have a two storey dwelling you need to consider the second storey to ensure you don't have the flue directly outside a second storey window.

Generally, you can install your Metro in your home anywhere that suits you; Pioneer offer various fan systems to transfer heat to other sections of the home that are not heated sufficiently. It is necessary if using a fan system that the Metro you have purchased has sufficient output to heat the total area you wish to heat. Your Metro retailer or installer will be able to advise if you are uncertain.

Optional wetbacks

Water heating is another key feature of your Metro wood fire; nearly all Metro models can be fitted with a wetback, which are designed to give maximum output with minimal effect on the operation of the fire. Only the Pioneer cast jacket wetback system should be fitted to your Metro; alternative wetbacks will void the Metro's emission approvals and may seriously affect the performance of the appliance and void its warranty.

Other considerations are:

- Distance from your Metro to the storage cylinder will affect the amount of hot water produced
- Your climate & the manner in which you will 'fire' your Metro will determine the amount of hot water produced.

Note: Wetbacks are not suitable for use in locations where the water supply has lime content. Lime build up inside the coil will eventually block the coil causing the wetback to fail.

Cost Savings

Wetbacks can enable substantial power savings, dependent on the climate in the area in which you live. If you live in a cold climate you are likely to use your Metro for many months of the year, in which case a Pioneer wetback will reduce or even eliminate your water heating costs over those months. If however you live in a warmer climate and use your Metro for only a few hours a day over the colder months, electricity savings will be considerably less.

Water Pressure

A common misconception is that you must have a low-pressure system to have a wetback; this is not true. You must have a 'vented' system and high-pressure cylinders are usually not vented. However you can install an 'indirect' cylinder which contains a secondary coil inside the storage cylinder, enabling you to have a wetback while retaining a high-pressure system.

Wetback	Suitable for models:
2kW Wetback 	• ECO Tiny Rad • ECO Tiny Ped
Side Wetback 	• Tiny Rad Woody • Wee Rad Leg & Wee Rad Base • Wee Rad Woody • Wee Ped • Classic Rad
3kW Wetback 	• Xtreme Rad Leg & Xtreme Rad Base • Xtreme Rad Woody • Xtreme Ped • Mega Rad • All LTD rural models
4kW Wetback 	• All LTD rural models

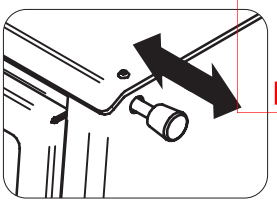
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Getting to know your Metro wood fire

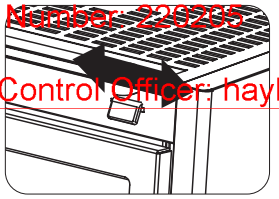
Operating your Metro fire is simple and you will quickly learn how to get the best from it. First take a minute to familiarise yourself with your new Metro.

- Raise the door handle anti-clockwise until the latch releases, and then slowly pull the door open. You will note that if you let the door go before it is at 90° to the appliance, it will fall closed. This is a safety feature that ensures the door cannot fall open if it is not latched securely. For the door to remain open, you must open it fully
- There is a single air control making your Metro fire easy to adjust. This control moves from left to right, which is 'low to high'.

All Metro radiant fires have an air control handle located at the upper right hand side of the appliance. Simply pull out to increase burn rate or push in to reduce burn rate.



Radiant fires air control



All other fires air control

All other Metro fires have an air control knob located on the upper front panel of the appliance.

Slide this control knob gently from right to left until you reach a stop. This is a pre-set 'low' position. Your Metro fire must not be operated at a lower burn rate than this pre-set low allows.

Operating your Metro wood fire

If your Metro has only been installed within the past few days, the fire cement seal at the base of the flue will not be fully cured. To ensure the cement sets without blistering it is recommended you burn 2-3 sheets of loosely crumpled newspaper at a time, approximately once every hour over a 6-8 hour period.

During the very first fire your Metro will give off an odour and fumes as the firebox paint cures. Do not be alarmed; open all windows and externally opening doors in that room and close any internally opening doors. The fresh paint finish on your wood fire needs to be cured to preserve its quality and the curing process will last for approximately one hour and is likely to happen this one time.

IMPORTANT: Burning a small fire at a medium burn rate for the first few hours of operation will achieve the optimal curing process. Too hot or too cold could present curing issues.

Start up

Place a quantity of loosely crumpled newspaper on the base of the firebox until it is approximately half full of paper, or place firelighters on the base of the firebox. Add dry kindling and move the air control knob fully to the right, being the 'full open' position.

Light the paper at two or three locations across the front of the door opening and leave the door slightly ajar resting on the latch pin if necessary for a few minutes while the fire establishes. Once the kindling is burning well, open the door and add 2-3 small logs at a time until you have a well-established fire. Usually this will take approximately 30 minutes, during which time the air control should be set on 'high' and the door should be closed, except for the initial few minutes and when fuel is being added.

Normal operation

Once the fire is well established, regulate the air control to achieve the desired burn rate and heat output. As you move the air control to the right, burn rate, firebox temperature and heat output will increase, if you move the control to the left they will decrease. Please note:

- Always open the air control fully prior to opening the door, then open the door slowly. Every time you refuel, leave the air control on 'high' for a minimum of 20-25 minutes
- When loading logs, place them end-on, 'front to back'; air spaces should be left between the logs to enable oxygen to get to as much of the surface of the fuel as possible
- Never use the door to force wood into the firebox, as this is likely to break the glass.

Extended burning (rural models only)

It is most important if your Metro is to be refuelled and turned down for an extended period, such as an overnight burn that you operate it correctly:

- The wood used as fuel for extended burning MUST BE FULLY SEASONED (DRY). Once the fuel is loaded, the appliance must be operated on high for a period of at least 20 minutes to drive out residual moisture from the fuel (dry wood is usually 20% water content) and ensure surface area combustion.
- Do not turn the air control down lower than you need to, if you want the Metro to burn overnight, endeavour to obtain an 8 hour burn time, not 12 hours. It will take a few burns to find the correct location of your Metro's air control setting to achieve the length of burn cycle you desire as this setting is affected by several variables including fuel density, flue length and outside wind velocity.
- A smouldering fire over a long time frame is likely to deposit corrosive elements into your system which could be detrimental to your Metro.

⚠ CAUTION! Important Information

- If not operated correctly on extended burn cycles, your Metro is likely to incur flue blockages, corrosion of the upper baffle, lower flue pipe and firebox flue spigot. As these are not covered under warranty if they fail through improper use, it is important you operate your Metro correctly.

Cooking

All Metro's are designed to enable cooking of soups, stews and casseroles etc, and your Metro will easily boil a flat bottom stainless steel kettle. The Radiant Series have a dedicated cooking top enabling large pots to be placed on the cook top, while all other models have a lift-off grill.

Note: Metro's supplied with a lift-off top grill have this feature to enable the grill to be removed for cleaning if you have a spill. The lift-off top grill must be left on when cooking, because if removed the wall temperatures next to the appliance may become excessive and the top of the firebox is generally too hot to cook on directly.

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Cleaning and maintenance for your Metro wood fire

Your Metro fire will give you many years of efficient service with minimal maintenance if operated correctly using seasoned fuel. Your Metro fire must be regularly maintained and replacement parts must be authorised Metro fires parts only.

The Metro radiant fires are painted wood fires and coated with 'Pioneer Metallic Black' high temperature paint and will require periodic repainting to keep them looking their best.

All other Metro fires are coated with vitreous enamel. Vitreous enamel is extremely durable and designed to last the life of the appliance. As vitreous enamel is glass, a solid or heavy object dropped or banged against a panel could chip the enamel surface.

All model Metro fires can be cleaned with a soft cloth when the appliance is not in operation.

Door glass

Providing your fuel is properly seasoned, under normal operating conditions the air-wash design of the Metro's firebox will keep the door glass clear. If the glass requires cleaning you may use either a razor blade scraper or crumpled wetted newspaper dipped in wood ash rubbed over the glass. DO NOT USE SOLVENTS.

If your door glass breaks it must be replaced with 5mm thick ceramic glass which is available from your local Metro retailer.

Door seals

Over time, usually 3-4 years, the door and glass seals will become hard and cause air to leak into the firebox, causing the appliance to 'over fire'. Your Metro retailer stocks replacement woven fibreglass door and glass seals, which need replacing when they become hard and over worn.

The door of your Metro is easily removed. Hold it in both hands and lift the hinge end of the door up and over the top hinge pin, then lower the door from the bottom hinge pin.

Side bricks

Hair-line cracks are not uncommon and are a result of the intense heat within the Metro's firebox, coupled with mechanical damage caused by accidental impact when fuel is being loaded. However if the side bricks become cracked to the extent that they start to break up, they must be replaced.

Door adjustment

Provision is available on both sides of the door for adjustment.

To adjust the hinge end of the door, open the door fully, loosen the top hinge nut and slightly lift the latch end of the door; you will see the hinge assembly move back 1-2mm which will usually be sufficient. Retighten, then repeat by loosening the lower hinge nut, this time applying a slight downwards pressure onto the door to move the lower hinge assembly back a similar distance, then retighten.

The door latch is also adjustable, as the latch pin on the right side of the firebox is fitted through a slot which enables the latch pin to be loosened, moved back and re-tightened.

Ash removal

Over a period of time ash will build up in the base of the Metro's firebox and require removal. The time this build-up takes depends on the density and cleanliness of your fuel.

To remove the excess ash your Metro should not be operating.

- Open the door, and using a hearth shovel or similar, empty the excess ash directly into a steel or non-combustible container.
- If the ash is not disposed of immediately, be careful where you store it, as the ash can retain heat for many days and become a fire hazard.
- You must leave a bed of ash in the base of the firebox approximately 10mm deep; this insulates the base of the firebox and improves combustion.

Top baffle

This is a 'sacrificial' wear part of the firebox and should be checked monthly. Usually only the promet (white board) front/underneath section needs to be replaced when it starts to disintegrate.

Note: Cracks in the promet are not uncommon and have no adverse effect on the operation of your Metro. These cracks are the result of intense heat coupled with expansion and contraction. Burning wood which is not properly seasoned, i.e. 25% moisture content or more, will over time cause the promet to disintegrate and require replacement.

Flue systems

Should be checked annually, particularly the bottom end of the lower flue section at its rear lock formed joint. If deterioration is noticed contact your Metro retailer or installer.

The flue pipe should also be swept a minimum of once a year, or as required during the winter season. If smoke enters the room when you open the Metro's door this usually indicates the flue pipe is becoming restricted and needs cleaning. The frequency of flue pipe cleans depends on many factors, with the main variables being:

- The seasoning of the wood. If not properly seasoned you will require frequent flue pipe cleans.
- The density of the wood. Softwoods generally result in more deposits building up in the flue pipe.

To clean the flue pipe of your Metro, proceed as follows:-

- Open the Metro's door fully, reach inside with the palm of your hand face-up and extended, lift the top baffle approximately 20mm, then lift it forward out through the door opening, placing it on a sheet of newspaper you have placed on the front of the floor protector. To prevent jamming, removal and replacement of the top baffle is best performed using both hands.

Note: Some appliances have a two piece top baffle.

- Close the door and slide the air control to the left.
- Once on the roof, remove the cowl from the top of flue system and sweep the flue pipe using a 150mm-diameter flue pipe brush as detailed in the instructions provided with the fluebrush.
- Once the flue pipe is clear, clean and refit the cowl. Remove the excess soot which has fallen into the firebox, leaving a layer of ash 10mm deep on the base of the firebox, then refit the top baffle.

Note: The baffle must be fitted so its rear is touching the back of the firebox; if uncertain refer to page 3 in the installation section at the front of this manual, which shows illustrations of the baffle location.

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Troubleshooting your Metro wood fire

If your Metro is installed correctly, your fuel is dry and you operate your fire correctly, you will find it to be a pleasure to use. Metro's many years of experience within the wood heating industry has shown that dissatisfaction is mainly due to:

- unseasoned fuel
- faulty installation
- operational error
- or a combination of the above 3 points.

Correct operation

Modern day wood fires need to be operated hard and fast, more so than low and lazy to ensure the firebox and flue pipe runs hot and efficiently. If the fire and flue pipe is up to temperature it will perform extremely well, the smoke will draw up the flue pipe with ease, and the fire will produce good amounts of heat.

If the fire is operated on low a lot of the time, the door glass will run black, the flue pipe will tend to block up more frequently and the fire will end up smoking into the room when reloading. It's better to have a small fire running hard and fast, rather than a big fire running low and lazy.

The following may be of assistance if you are experiencing any problems with the operation of your Metro Fire.

Smoke enters the room when the Metro's door is ajar

(possible reasons and solutions)

Check flue pipe joins

If the flue pipe joins are not sealed correctly, the flue pipe will not draw as well as it should. The flue pipe join connecting into the flue spigot on top of the Metro is most critical, if this is not sealed correctly, smoke will enter the room when the door is ajar. To check this join is sealed correctly, run a match or lighter flame around the join. If the flame is sucked into the spigot then it is not sealed correctly. This check needs to be done when the fire is not going. Ensure you check the rear of the flue pipe/spigot join, as due to the seam in the flue pipe, this is the most common area for not being sealed correctly.

Ensure the fuel you are using is correctly seasoned

If you are burning unseasoned fuel (wet), the fire will cause nothing but problems. The Metro won't deliver much heat, it will be lazy, smoke will enter the room when the door is ajar, and the door glass will run black. Unseasoned fuel is the main contributor to excessive creosote deposits which can be corrosive to your appliance and flue system.

Flue pipe length is too short

Add more flue pipe as the longer the flue system, the better the draw of the flue pipe. Please note, if you did not purchase the Metro ECO Flue System, you will not have the ECO Cowl which increases draw. We highly recommend the Metro ECO Cowl is fitted as this will increase the draw. If you already have an ECO Cowl and smoke is still entering the room, please add another 600mm length of flue pipe.

Downdraft/Turbulence blockage

If you have checked all of the previous factors and the fire is still smoking into the room, it's possible there may be a down draft issue. Down draft is environmental and can be caused by many variables, and it is purely trial and error to ascertain the cause.

Air turbulence and/or negative air pressure influences around the flue termination can be caused by too close or overhanging trees or natural/artificial ridges etc. Address these where possible or look to extend the flue above the roofline.

Other options may be:

- 'H' Cowl, designed purely for downdraft issues, but if you have an ECO Cowl fitted as standard, you will also need to add another 600mm of flue pipe to compensate as the H Cowl is shorter in length
- The Metro Directional Cowl Top. Converts your ECO Cowl into a Directional ECO Cowl. A simple solution for reducing down draughting and atmospheric issues in troubled areas.

Air control setting

Ensure the air control setting is on high before opening the door to reload, as this increases the draw up the flue pipe. Open the door slowly.

If your Metro did not smoke, but its starting too and is getting worse:

The flue pipe is in need of a clean. It is recommended that the flue pipe be cleaned every season, however if you are burning the fire on low a lot, or are using unseasoned fuel, flue pipe cleans will be required more frequently.

Other issues you may experience

I can smell smoke in the room after a low burn cycle

The smell is creosote that will be seeping through the flue pipe join or out of the flue spigot onto an external surface, thus creating the smell in your room. The cause will be either unseasoned fuel, fuel mass too large, incorrect operation on low burn cycles or a combination. Creosote is very corrosive and excessive buildups will result in the flue pipe and potentially the flue spigot and upper burn chamber failing. The formation of excessive creosote is not an appliance issue, it is a fuel and operational issue. Failure of flue pipe or firebox due to creosote build up is not covered under warranty as excessive creosote build up is only possible from either unseasoned fuel or incorrect operation.

The Metro is noisy as it heats up and cools down

There will always be some expansion and contraction noise as the Metro heats and cools. This can usually be reduced by loosening three nuts at the rear of the appliance. To remedy, locate the 25mm deep cavity at the rear of your Metro between the 'rear panel' and the 'inner rear heat shield'. You will see a 6mm nut and two 6mm bolt heads in this cavity. Using a 10mm ring or open ended spanner, loosen all three so they are finger tight only.

On all Metro freestanding fires the air channel that allows the combustion air to enter the fire is fitted to the top underneath of the door opening. It is fitted with two M6 bolts. Slightly loosen both of these bolts.

The Metro won't turn down as much as it did

The door itself may need readjusting, the hinge and latch is slotted and allows for movement. Loosening the hinge and moving it back a few mm will make the door seal tighter and stop air leaking into the fire. The door and glass seals may be in need of replacing, which is generally required every 3-4 years.

Familiarise yourself with the instructions on page 10 before proceeding with this maintenance.

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Warranty details for your Metro wood fire

Metro wood fires are manufactured in New Zealand, using the highest quality of materials, workmanship and the latest manufacturing techniques, which is why we offer a full 10 year firebox warranty and a 1 year parts warranty for your peace of mind.

Metro Warranty

(NZ Consumer laws apply to this warranty)

Pioneer Manufacturing Limited (Pioneer) warrants the steel firebox against defective materials and workmanship which would render it unfit for normal domestic use, from the date of purchase by the original consumer, for a period of 10 years.

Components including panel coating, door retainers, door seals, glass, trim, baffle & bricks are warranted for a period of 1 year from the date of original purchase for normal domestic use against defective materials and workmanship.

All associated accessories including, but not limited to, fans, flue systems, flue shields, wetbacks, tool sets, ash pots etc, are covered by a 1 year warranty against defective materials and workmanship.

It is recommended, but not a condition of this warranty, that a full service/ inspection of the Metro fire be carried out at the end of each winter season.

Warranty Conditions

- The Metro fire must be installed, operated and maintained strictly in accordance with the building code and this installation and operation manual
- The Metro fire must be installed and used in a domestic application
- This warranty covers appliance like for like replacement or repair at the manufacturer's discretion but excludes freight, travel, installation, labour and/or any other associated costs
- Pioneer or their agents are not liable for any loss or expense direct or indirect arising from the failure of any part or operation of the appliance
- Operation of this appliance in violation of the warnings in this operation and installation manual will void this warranty
- Your Metro fire must be regularly maintained and we recommended it is also serviced annually. Proof of servicing may be required. If a wood fire is not regularly maintained and serviced, the life span will be reduced. If your Metro wood fire has been neglected, by not being regularly maintained and serviced, warranty may be declined

⚠ CAUTION! Important Information

Note: The following 3 points require regular inspection/maintenance (every time the ash bed is cleaned out, generally 3-5 times a season) and if not maintained will void the firebox warranty. Please ensure you keep your proof of purchase/receipt on any parts you buy.

- It is critical the fire not be operated with over worn, faulty or missing door seals. Door seals will harden over time and become over-worn (3-4 year's) and will cause air to leak into the fire, causing the appliance to 'over fire'. Do not operate the fire with cracked, or broken door glass
- It is critical the fire not be operated with over worn, faulty or missing bricks, baffle plate or baffle extension (white board on or under the baffle plate)
- A claim under this warranty should be directed to the retailer who supplied the Metro fire. If this is not possible write directly to the manufacturer stating details of fault, model, serial number of your Metro, dated proof of purchase and name of retailer purchased from.

Warranty Exclusions

(This manufacturer's warranty does not cover)

- Service calls which are not related to any defect in the product (i.e. operational, installation or fuel issues). The cost of a service call will be charged if the problem is not found to be a product fault
- Defects caused by factors other than normal domestic use or use in accordance with the product's operation manual
- Defects caused through the product being operated in an 'over-fired' manner resulting in sections of the firebox operating excessively hot to the point that sections glow red. (Note – This will result in distortion of the firebox)
- Defects to the product caused by accident, neglect, misuse or act of God
- The cost of repairs carried out by non-authorised repairers or the cost of correcting such unauthorised repairs
- Required maintenance as set out in this manual.

Service under this manufacturer's warranty must be provided by a repairer authorised by Pioneer Manufacturing Ltd. Such service shall be provided during normal business hours.

⚠ IMPORTANT! Complete and retain these details at time of purchase:

Purchase Date	
Serial Number	
Model	
Colour	
Retailer	



WHAKATANE DISTRICT COUNCIL
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Tuesday, 17 May 2022
BC Number: 220205
Building Control Officer: hayleyl

Parts guide for your Metro – Promet, baffles and wetback options

Your Metro wood fire must be regularly maintained and we recommended it is also serviced annually. If a wood fire is not regularly maintained and serviced, the life span will be reduced.

If your Metro wood fire has been neglected, by not being regularly maintained and serviced, with authorised Metro parts replaced as required, your warranty may be declined.

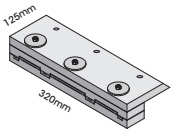
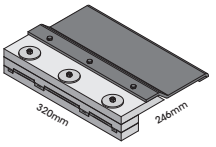
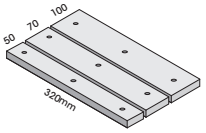
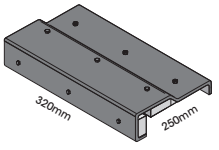
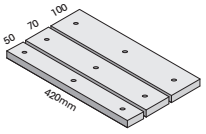
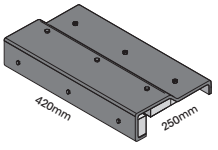
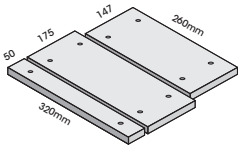
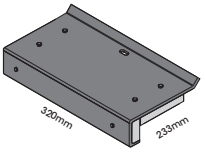
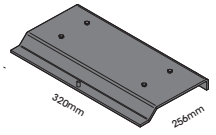
Listed below are the parts and product codes for your Metro wood fire. The promet/baffle should be regularly checked and must always be in place during the operation of your fire.

The baffle should be resting on four support lugs (two on each side of the firebox). It must be hard back against the rear of the firebox with the 'promet extension' (white board) or return front steel edge of the baffle facing forward.

Hairline cracks in the promet extension are not uncommon and will have no adverse effect on the operation and performance of your Metro wood fire. These cracks are the result of intense heat coupled with expansion and contraction and is normal wear and tear.

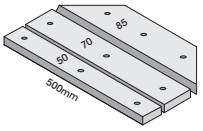
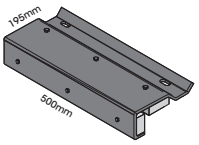
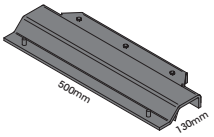
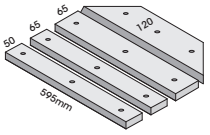
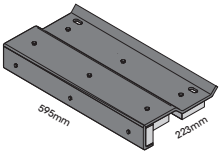
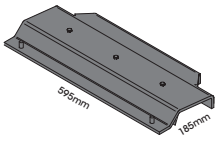
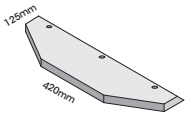
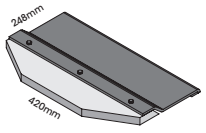
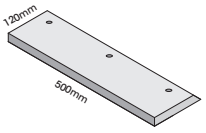
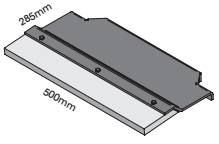
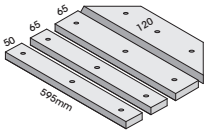
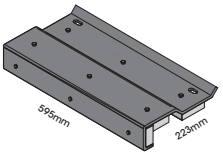
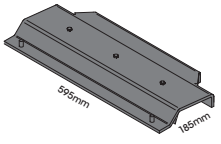
If the promet extension starts to break up and pieces fall into the firebox it must be replaced.

Note: Impact damage when loading wood and burning wood which is not properly seasoned, i.e. 25% moisture content or more, will cause the promet to disintegrate and require replacement. Always burn dry well seasoned wood and take care when loading wood into the firebox.

Model	Type of promet required / Type of steel baffle(s) required			Wetback options
• Tiny Ped • Tiny Rad		Tiny Promet 500-1550 	Tiny Baffle 500-2050 	2kW Wetback 450-0050 
• Tiny Rad Woody		Tiny Woody Promet Set 500-2004 	Tiny Woody Baffle 500-2504 	Side Wetback 450-0275 
• Wee Rad Base • Wee Rad Leg • Wee Rad Woody • Wee Ped		Wee/R1 Promet Set 500-2005 	Wee/R1 Baffle 500-2505 	Side Wetback 450-0275 
• Classic Rad	Classic Rad Promet Set 500-2015 	Classic Rad Front Baffle 500-2520 	Classic Rad Rear Baffle 500-2525 	Side Wetback 450-0275 

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Parts guide for your Metro – Promet, baffles and wetback options

Model	Type of promet required / Type of steel baffle(s) required			Wetback options
• Xtreme Rad Base • Xtreme Rad Leg • Xtreme Rad Woody • Xtreme Ped	Xtreme/R2 Promet Set 500-2010 	Xtreme/R2 Front Baffle 500-2510 	Xtreme/R2 Rear Baffle 500-2515 	3kW Wetback 450-0100 
• Mega Rad	Mega Rad Promet Set 500-2020 	Mega Rad Front Baffle 500-2530 	Mega Rad Rear Baffle 500-2535 	3kW Wetback 450-0100 
• LTD Wee Rad Base • LTD Wee Rad Leg • LTD Wee Rad Woody		LTD Small Promet 500-1700 	LTD Small Baffle 500-2600 	3kW Wetback 450-0100 or 4kW Wetback 450-0150 
• LTD Xtreme Rad Base • LTD Xtreme Rad Leg • LTD Xtreme Rad Woody		LTD Large Promet 500-1850 	LTD Large Baffle 500-2650 	3kW Wetback 450-0100 or 4kW Wetback 450-0150 
• LTD Mega Rad	Mega Rad Promet Set 500-2020 	Mega Rad Front Baffle 500-2530 	Mega Rad Rear Baffle 500-2535 	3kW Wetback 450-0100 or 4kW Wetback 450-0150 

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Metro - Visit us online today www.metrofires.co.nz

Metro wood fire specifications

Metro have a Specifications Brochure available which details relevant compliance data for every model. This brochure is updated annually and details the minimum clearances and specifications for all models, which is generally required when applying for a building consent. See your Metro retailer to obtain a copy, or visit www.metrofires.co.nz

metrofires.co.nz

Visit the Metro website: metrofires.co.nz to view Metro's 'video demos' showing the latest in wood fire technology energy saving options. You can view the entire Metro product range, find out where your nearest Metro retailer is located or simply check out the latest specifications, installation requirements and emission and efficiency data for the Metro of your choice.



Pioneer heating accessories

Pioneer/Metro Fires offer a wide range of heating accessories designed to complement your Metro wood fire. The range includes ECO flue systems, floor protectors, wetbacks, heat transfer systems, baffles, bricks and more.

For further details talk to your Metro agency or visit www.metrofires.co.nz



ECO Flue Systems



Flashrites and Versatiles



Wetbacks



High Temperature Paint



Corner and Wall Floor Protectors



Heat Transfer Systems



Universal Door Seal Kits



Fire Cement And Silicone



Glass Tape



Door Seal Rope



Smoke Detectors

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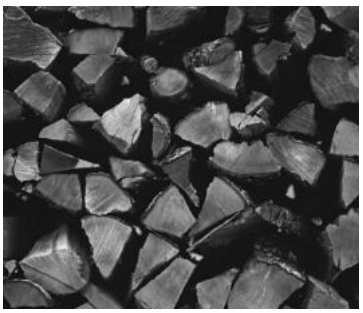
Tuesday, 17 May 2022

BC Number: 220205

Building Control Officer: hayleyl

ECO Flue Kits Installation Manual









metrofires

ECO Flue Kits

Freestanding Flue Systems

ECO Flue Kit Installation Options 2
ECO Flue Kit / ECO Option Kit 3
ECO Flue Kit Installation 4-5
ECO Option Kit Installation..... 5-6

Insert Flue Systems

ECO Insert Kit Installation 7
ECO Flue Kit Minimum Heights 8

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NZHHA
New Zealand Home Heating Association Inc.

NEW ZEALAND MADE

PIONEER
MANUFACTURING LIMITED

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⚠ WARNING! Important Information

- Metro ECO Flue Systems must be installed to allow unrestricted air supply from either the ceiling cavity for an ECO Flue Kit, or above the roof line if the ECO Flue & ECO Option Kits are both installed. Please read these instructions and familiarise yourself with the installation options and various components of the ECO Flue Systems
- Metro ECO Flue Systems have been tested to and complies with AS/NZS 2918 Appendix 'B' and 'F'. Metro ECO Flue Systems shall be installed in accordance with AS/NZS 2918 and the appropriate requirements of the relevant building codes
- The ECO Flue Kit must be installed into a 'vented' flat ceiling cavity, or have an ECO Option Kit added to the flue system to provide an external air supply
- Any modification to this flue system that has not been approved in writing by the testing authority is considered to be in breach of all approvals granted

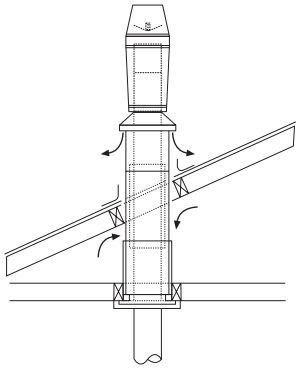
⚠ CAUTION! Important Information

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

ECO Flue Systems Installation Options

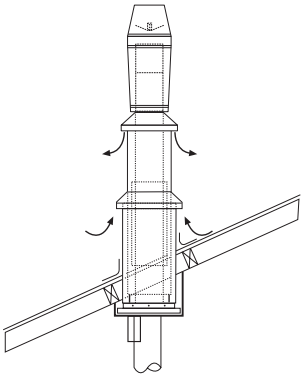
Detailed below are the more common installation methods for installing Metro ECO Flue Systems. To ensure a safe and efficient installation, this flue system must be installed as detailed below by either a registered installer, or someone competent in installing solid fuel appliances.

Single Storey Installations



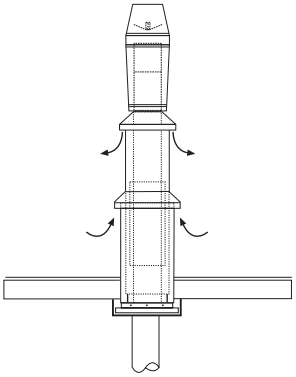
Flat Cavity Ceiling

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



Sloping Ceiling

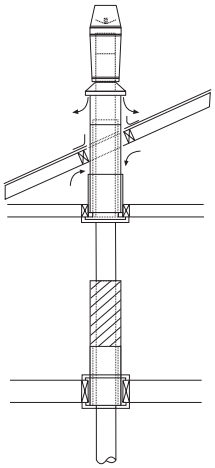
Both the ECO Flue Kit and ECO Option Kit are required to enable air to be drawn from outside the home.



Flat Ceiling/Roof

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

Two Storey Installations



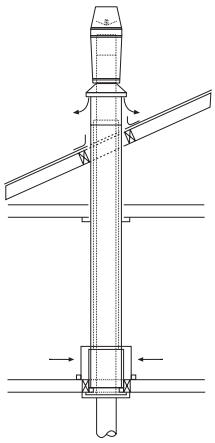
2nd Floor - Exposed Flue pipe

Requires an ECO Flue Kit only with additional lengths of flue pipe.

Additional components below are not supplied by Metrofires but are also required for this installation*

- A floor penetration kit
- 1x 1200mm long mesh/screen

*In accordance with AS/NZS 2918



2nd Floor - Enclosed Flue pipe

Requires an ECO Flue Kit only with additional lengths of flue pipe.

Additional components below are not supplied by Metrofires but are also required for this installation*

- 200mm & 250mm inner/outer combination liners.
- 2nd floor vent cover and an additional ceiling plate with a 250mm diameter hole

*In accordance with AS/NZS 2918

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ECO Flue Kit & ECO Option Kit Component Checklist

ECO Flue Kit

The ECO Flue Kit is designed for installation into a building that has a 'ceiling cavity' with unrestricted air supply as is the case with conventional homes. A vented ceiling cavity is required as the ECO Flue Kit draws its cooling air from within the ceiling cavity.

Metro offers both the ECO Flue Kit, which is designed to be installed on its own and the ECO Option Kit which is designed to be installed in conjunction with the ECO Flue Kit. The specific application for each of these two options is detailed below with installation instructions overleaf.

ECO Flue Kit components

(A) 1 x Stainless steel weather butterfly

(B) 1 x Stainless steel ECO Cowl top

(C) 1 x 420mm x 240mm diameter stainless steel ECO Cowl housing

(D) 1 x 480mm long stainless steel flue pipe extension with flashing cone

(E) 1 x 1200mm x 150mm diameter stainless steel flue pipe

(F) 1 x 1200mm x 250mm diameter galvanised outer casing with 750mm long slip section

(G) 1 x 800mm x 200mm diameter galvanised inner casing

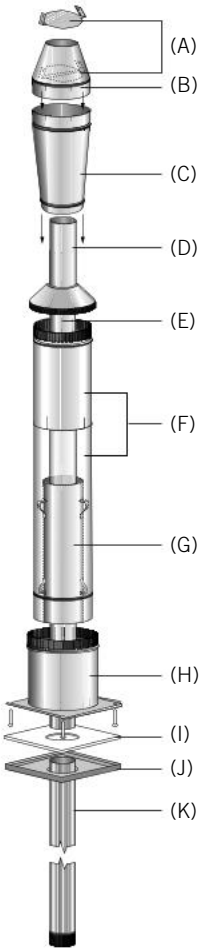
(H) 1 x Galvanised mounting plate with brackets and 300mm long x 300mm diameter casing attached

(I) 1 x insulation gasket

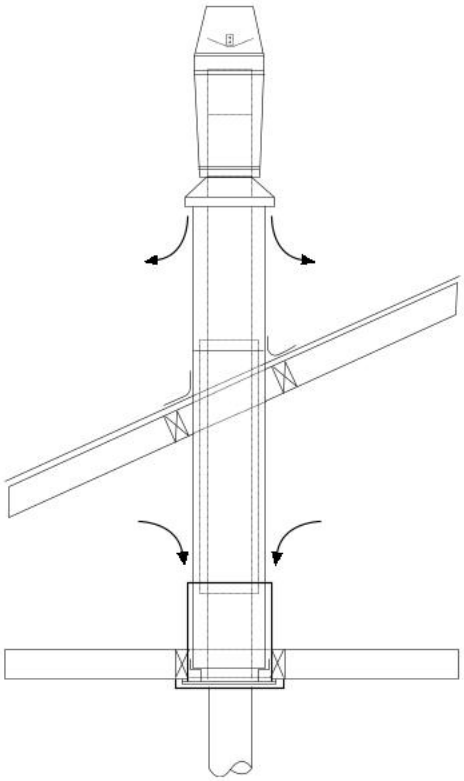
(J) 1 x black clip-on ceiling plate

(K) 2 x 1200mm lengths of 150mm diameter stainless steel flue pipe painted metallic black

(+) 1 x Plastic bag of assembly bolts



ECO Flue Kit assembled



ECO Option Kit

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

ECO Option Kit components

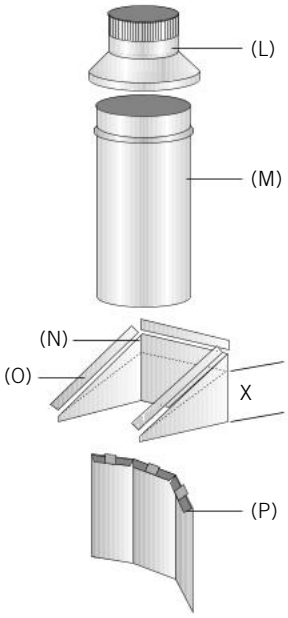
(L) External intake flashing cone

(M) 1x 780mm x 300mm diameter outer liner extension

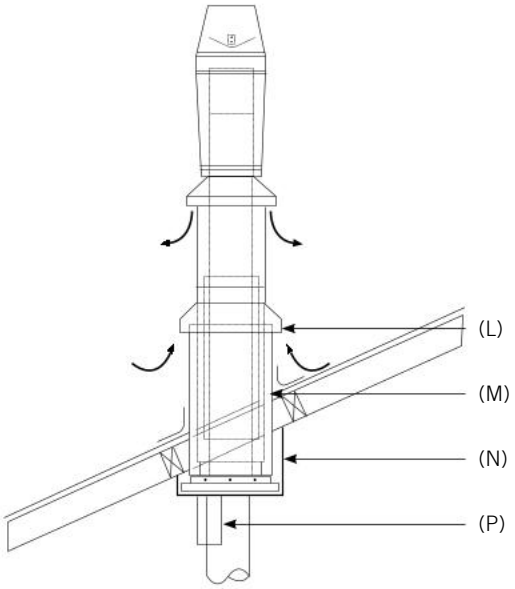
(N) Drop box infill panel

(O) Drop box edge covers

(P) Ceiling plate mounted heat shield



ECO Flue Kit & ECO Option Kit assembled



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ECO Flue Kit Installation Instructions

ECO Flue Kit components

(A) 1 x Stainless steel weather butterfly

(B) 1 x Stainless steel ECO Cowl top

(C) 1 x 420mm x 240mm diameter stainless steel ECO Cowl housing

(D) 1 x 480mm long stainless steel flue pipe extension with flashing cone

(E) 1 x 1200mm x 150mm diameter stainless steel flue pipe

(F) 1 x 1200mm x 250mm diameter galvanised outer casing with 750mm long slip section

(G) 1 x 800mm x 200mm diameter galvanised inner casing

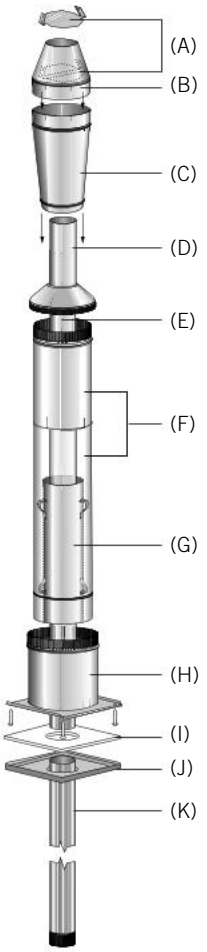
(H) 1 x Galvanised mounting plate with brackets and 300mm long x 300mm diameter casing attached

(I) 1 x insulation gasket

(J) 1 x black clip-on ceiling plate

(K) 2 x 1200mm lengths of 150mm diameter stainless steel flue pipe painted metallic black

(+) 1 x Plastic bag of assembly bolts



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

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

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

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

2. Fit mounting plate (H) into the ceiling by sliding the 300mm diameter casing attached to the mounting plate up into the ceiling until the two upturned edges rest against the under side of the ceiling. Square the mounting plate to the wall and secure it in location with the four coach screws supplied, into the nogs just fitted. To further improve the rigidity of the installation, nail through the 300mm diameter casing at 4 points into the timber nogs.

3. Moving onto the roof with the 1200mm x 250mm diameter galvanised outer casing (F) with 750mm long slip section fitted, lower the slotted end of this casing (F) into the roof cavity until it locates inside the brackets on the top face of the mounting plate. Return back into the room and using the 3 x 6mm bolts and washers supplied, securely bolt the base of the 250mm diameter outer casing into the rivet nuts pre-fitted into the mounting plate brackets.

   Note: As there are three bolts, the outer casing can be rotated to ensure the lock-form seam is sheltered as much as possible from the prevailing weather direction.

4. Return back onto the roof and using a suitable flashing, weather proof the joint where the 250mm diameter outer casing penetrates the roof. Ensure the flashing used is compatible with the roofing material, and if fitting instructions are supplied with the flashing, these must be adhered to. Prior to fitting the flashing, by fitting stays securing the outer casing (F) to the roof material will further improve rigidity of the installation.

5. While on the roof fit the 800mm x 200mm diameter galvanised inner casing (G).

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

⚠ WARNING! Important Information

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

6. Moving back into the home, remove the plastic film from the ceiling plate (J) and place it black side down over the flue outlet of the wood fire. Using a high temperature black aerosol, spray around the hole in the centre of the white insulation gasket, and when dry lay this centrally on the ceiling plate.

7. Unwrap the two painted flue pipes (K) taking care not to mark the painted surface (use a metallic black Pioneer aerosol for touch ups) and proceed to assemble the three flue pipe sections as described below;

- Smear an adequate amount of Pioneer fire cement inside the 'top/un-crimped' end of both painted flue pipes (K).

- Taking the unpainted stainless steel flue pipe (E) insert its top 'un-crimped' end up through the mounting plate (H) and up into the casings until its bottom 'crimped' end is 1250mm above the top of the wood fire.

- Take one of the two painted stainless steel flue pipes (K) and fit its lower 'crimped' end into the Metro wood fires flue outlet. Now lower the unpainted stainless steel flue (E) which is protruding down from the mounting plate so that it fully connects into the lower painted flue pipe (K). Ensure these two flue pipe sections are firmly connected and aligned, then secure with three stainless steel or monel rivets spaced equally around the joint.

- Lift the two assembled flue pipe sections so the bottom of the lower section is 1250mm above the top of the wood fire, and repeat the above procedure to fit the remaining painted flue pipe (K).

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ECO Flue Kit Installation Instructions - continued

- With all three flue pipe sections securely joined, lift this three section assembly out of the wood fires flue outlet, then move it slightly off centre and lower the flue pipe assembly 'on top' of the wood fires flue outlet. Smear an adequate amount of Pioneer fire cement inside the wood fires flue outlet (move the flue pipe assembly as required to ensure the entire flue outlet is coated in fire cement) then lower the flue pipe back into the wood fires flue outlet, with the vertical flue seam facing the rear.

8. Taking the ceiling plate (J) with insulation gasket (I) fitted which are laying on top of the wood fire, with the flue pipe passing through them. Carefully lift them up the flue pipe trying not to mark the painted flue, and clip the ceiling plate onto the mounting plate.

9. While still on the ground, assemble the ECO Cowl as follows;

- Take the stainless steel weather butterfly (A) so the angled sections are facing up.

- With both arms and angled sections of the stainless steel weather butterfly (A) facing up, fit it into the stainless steel ECO Cowl top (B), and secure in position through the holes provided with stainless steel rivets.

  NOTE – Once fitted the weather butterfly will be slightly angled within the cowl housing.

- Fit the ECO Cowl top (B) into the ECO Cowl housing (C). Push both sections together until the swage ring on (B) rests completely on the open end of the cowl housing (C). Drill through the two pre-punched holes in the ECO Cowl housing and secure these two sections together with stainless steel rivets.

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

10. Making your way back onto the roof, slide the 750mm long slip section of the outer casing (F) until the top of this slip section is level with the top of the 150mm stainless steel flue pipe, then secure this slip section of the outer casing with rivets.

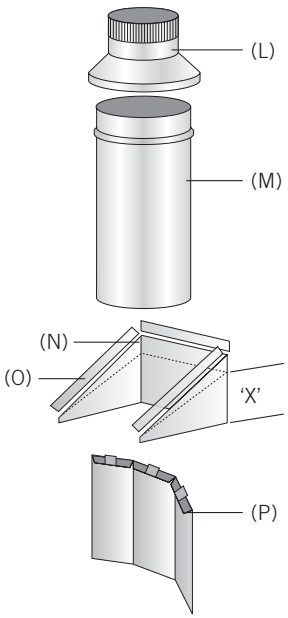
11. Fit the 480mm long flue pipe extension/flashing cone (D), with the flashing cone at the bottom, fit its short flue section inside the top of the already installed 150mm diameter flue pipe. Ensure the three brackets extended below the flashing cone fit 'outside' the outer casing slip section. Drill through the pre-punched hole in all three brackets into the outer casing slip and secure with rivets.

12. Taking the removable section of the ECO Cowl, position it over the top of the stainless steel flue pipe extension, and slide it down fully. This removable section does not require riveting and enables easy removal for future flue cleaning.

Installation Instructions with the ECO Option Kit

ECO Option Kit

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



ECO Option Kit components

(L) External intake flashing cone

(M) 1x 780mm x 300mm diameter outer liner extension

(N) Drop box infill panel

(O) Drop box edge covers

(P) Ceiling plate mounted heat shield

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

1. Slip the 300mm outer extension liner supplied with the ECO Option Kit over the 300mm outer liner 'stub' attached to the mounting plate (H) supplied with the ECO Flue Kit. Permanently secure these two components together by drilling four evenly spaced holes around the circumference and rivet with stainless steel rivets.

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

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

3. Fit mounting plate (H) into the ceiling by sliding the 300mm diameter casing attached to the mounting plate up into the ceiling until the two upturned edges rest against the under side of the ceiling. Square the mounting plate to the wall and secure it in location with the four coach screws supplied, into the nogs just fitted. To further improve the rigidity of the installation, nail through the 300mm diameter casing at 4 points into the timber nogs.

- **If the ceiling is angled**, it is critical that the mounting plate is correctly positioned so the drop box in-fill panel can be fitted. Ensure the two 'upturned folds' on the mounting plate are aligned parallel to the roof joists, i.e pointing towards the apex.

  You will only be able to use two of the securing holes provided in the mounting plate. To give additional support to the installation nail through the 300mm diameter outer liner into the timber framing, access is through the 200mm hole in the base of the mounting plate.

4. Moving onto the roof with the 1200mm x 250mm diameter galvanised outer casing (F) with 750mm long slip section fitted, lower the slotted end of this casing (F) into the roof cavity until it locates inside the brackets on the top face of the mounting plate. Return back into the room and using the 3 x 6mm bolts and washers supplied, securely

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bolt the base of the 250mm diameter outer casing into the rivet nuts pre-fitted into the mounting plate brackets. Return back onto the roof and using a suitable flashing, weather proof the joint where the 300mm diameter outer casing penetrates the roof. Ensure the flashing used is compatible with the roofing material, and if fitting instructions are supplied with the flashing, these must be adhered to.

Prior to fitting the flashing, by fitting brackets securing the outer casing (F) to the roof material will further improve rigidity of the installation.

Note: As there are three bolts, the outer casing can be rotated to ensure the lock-form seam is sheltered as much as possible from the prevailing weather direction.

5. Fit the external 'intake' flashing cone supplied with the Option Kit as illustrated, and secure it to the top of the 300mm diameter extension liner through the 4 x brackets which protrude below the base of the external 'intake' flashing cone.

6. While on the roof fit the 800mm x 200mm diameter galvanised inner casing (G).

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

⚠ WARNING! Important Information

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

7. Moving back into the home, remove the plastic film from the ceiling plate (J) and place it black side down over the flue outlet of the wood fire. Using a high temperature black aerosol, spray around the hole in the centre of the white insulation gasket, and when dry lay this centrally on the ceiling plate.

8. Unwrap the two painted flue pipes (K) taking care not to mark the painted surface (use a metallic black Pioneer aerosol for touch ups) and proceed to assemble the three flue pipe sections as described below;

- Smear an adequate amount of Pioneer fire cement inside the 'top/un-crimped' end of both painted flue pipes (K).

- Taking the unpainted stainless steel flue pipe (E) insert its top 'un-crimped' end up through the mounting plate (H) and up into the casings until its bottom 'crimped' end is 1250mm above the top of the wood fire.

- Take one of the two painted stainless steel flue pipes (K) and fit its lower 'crimped' end into the Metro wood fires flue outlet. Now lower the unpainted stainless steel flue (E) which is protruding down from the mounting plate so that it fully connects into the lower painted flue pipe (K). Ensure these two flue pipe sections are firmly connected and aligned, then secure with three stainless steel or monel rivets spaced equally around the joint.

- Lift the two assembled flue pipe sections so the bottom of the lower section is 1250mm above the top of the wood fire, and repeat the above procedure to fit the remaining painted flue pipe (K).

- With all three flue pipe sections securely joined, lift this three section assembly out of the wood fires flue outlet, then move it slightly off centre and lower the flue pipe assembly 'on top' of the wood fires flue outlet. Smear an adequate amount of Pioneer fire cement inside the wood fires flue outlet (move the flue pipe assembly as required to ensure the entire flue outlet is coated in fire cement) then lower the flue pipe back into the wood fires flue outlet, with the vertical flue seam facing the rear.

9. Taking the ceiling plate (J) with insulation gasket (I) fitted which are laying on top of the wood fire, with the flue pipe passing through them. Carefully lift them up the flue pipe trying not to mark the painted flue, and clip the ceiling plate onto the mounting plate.

10. While still on the ground, assemble the ECO Cowl as follows;

- Take the stainless steel weather butterfly (A) so the angled sections are facing up.

- With both arms and angled sections of the stainless steel weather butterfly (A) facing up, fit it into the stainless steel ECO Cowl top (B), and secure in position through the holes provided with stainless steel rivets.

NOTE – Once fitted the weather butterfly will be slightly angled within the cowl housing.

- Fit the ECO Cowl top (B) into the ECO Cowl housing (C). Push both sections together until the swage ring on (B) rests completely on the open end of the cowl housing (C). Drill through the two pre-punched holes in the ECO Cowl housing and secure these two sections together with stainless steel rivets.

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

11. Measure dimension 'X' as shown on page 3 and transfer this measurement to the drop box in-fill panel as shown.

- Cut the in-fill panel to the correct size and fit the 3 x edge covers.

Note: The side edge covers will require trimming on the ends to suit the angle of the ceiling.

- Secure the in-fill panel in position by fitting three rivets to each side through the holes provided.

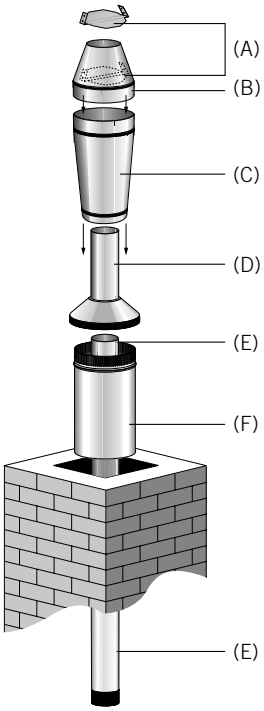
12. Back in the room, lift the ceiling plate then attach the 'ceiling plate mounted heat shield' to the lower face of the ceiling plate so that it acts as a deflector shield between the flue pipe and the lower side of the ceiling (refer assembled diagram on page 3). This heat shield has three tabs on its top face enabling it to be 'clipped' into the 160mm diameter hole in the ceiling plate. Attach the ceiling plate by clipping it onto the mount plate and the installation is now complete.

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ECO Insert Kit Installation Instructions & Component Checklist

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

Note: Rivets, fire cement and chimney cap or flashing plate are not included as they are supplied by the installer.



ECO Insert Kit components

(A) 1 x Stainless steel weather butterfly

(B) 1 x Stainless steel ECO Cowl top

(C) 1 x 420mm x 240mm diameter stainless steel ECO Cowl housing

(D) 1 x 480mm long stainless steel flue pipe extension with flashing cone

(E) 3 x 1200mm x 150mm diameter stainless steel flue pipe

(F) 1 x 600mm x 250mm diameter galvanised outer casing

This flue kit has been manufactured and complies with AS/NZS 2918. To ensure a safe and efficient installation, this flue kit must be installed as detailed below by either a registered installer, or someone competent in installing solid fuel appliances.

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

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

2. Once the fireplace insert has been installed correctly as per the manufacturers instructions, look directly down the chimney to ensure the wood fire flue spigot is in line with the masonry chimney. (A torch will be required).

3. If you cannot see the flue spigot, a flue pipe offset will be required. If so, install the flue pipe offset so the top of it can be clearly seen from the top of the masonry chimney.

4. If an offset is required, an adjustable telescopic type is recommended. Measure the amount of offset required and adjust the telescopic offset to suit, after smearing an adequate amount of Pioneer fire cement onto the slip section of the offset to ensure a good seal, then rivet the offset in three locations around its circumference. (If the offset is used in its fully compressed form, it will be necessary to modify the end of the female slip section otherwise it will restrict the internal diameter) Apply a liberal amount of Pioneer fire cement into the flue outlet of the fireplace insert, and fit the lower crimped end of the offset into position inside the flue outlet, and bolt into position.

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

5. Secure the flue pipes together and ensure the flue seams are in line. Flue pipe joints must be fully compressed with a considerable amount of fire cement to ensure a good seal, and then riveted together at three even points around the flue join. Prior to installing the assembled flue pipe into the masonry chimney cavity, take careful note to ensure there are no overhead power lines in close proximity.

6. Lower the flue pipe into the masonry chimney, with the crimped end fitting into the fireplace insert flue outlet/offset, and securely attach with three rivets (offset/bend must be riveted to the flue pipe). For installations where extra lengths of flue pipe are required, or when the weather is poor, it will be easier to assemble the flue pipe lengths as they are lowered into the masonry chimney.

7. Secure the outer casing to the masonry chimney with suitable fasteners. A masonry chimney flashing plate will be required to weatherproof/seal the masonry chimney top. Note: The top of the outer casing must be finished level with the top of the 150mm stainless steel flue pipe.

8. Assemble the ECO Cowl as follows;

- Take the stainless steel weather butterfly (A) so the angled sections are facing up.

- With both arms and angled sections of the stainless steel weather butterfly (A) facing up, fit it into the stainless steel ECO Cowl top (B), and secure in position through the holes provided with stainless steel rivets.

  NOTE – Once fitted the weather butterfly will be slightly angled within the cowl housing.

- Fit the ECO Cowl top (B) into the ECO Cowl housing (C). Push both sections together until the swage ring on (B) rests completely on the open end of the cowl housing (C). Drill through the two pre-punched holes in the ECO Cowl housing and secure these two sections together with stainless steel rivets.

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

9. Making your way back onto the roof, fit the 480mm long flue pipe extension/flashing cone (D), with the flashing cone at the bottom. Fit the short flue section inside the top of the already installed 150mm diameter flue pipe. Ensure the three brackets extended below the flashing cone fit 'outside' the outer casing slip section. Drill through the pre-punched hole in all three brackets into the outer casing slip and secure with rivets.

10. Taking the 'removable section of the ECO Cowl' assembled in section (8) above, position it over the top of the stainless steel flue pipe extension, and slide it down fully. This removable section does not require riveting and therefore enables easy removal for future flue cleaning.

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Minimum Heights for all Metro Flue Systems In compliance with AS/NZS 2918

The Metro ECO Flue Systems comply with AS/NZS 2918 and its 4.6 metre height requirement (4.6 metre minimum from the top of the floor protector to the top of the flue pipe). However as external structures and the proximity of other buildings will differ for every installation, some situations will require additional flue height to comply with the standard. Refer to Diagrams 3 and 4 below. (All measurements in mm).

Note: AS/NZS 2918 Section 4, details flue system installation requirements in full.

Diagram 3

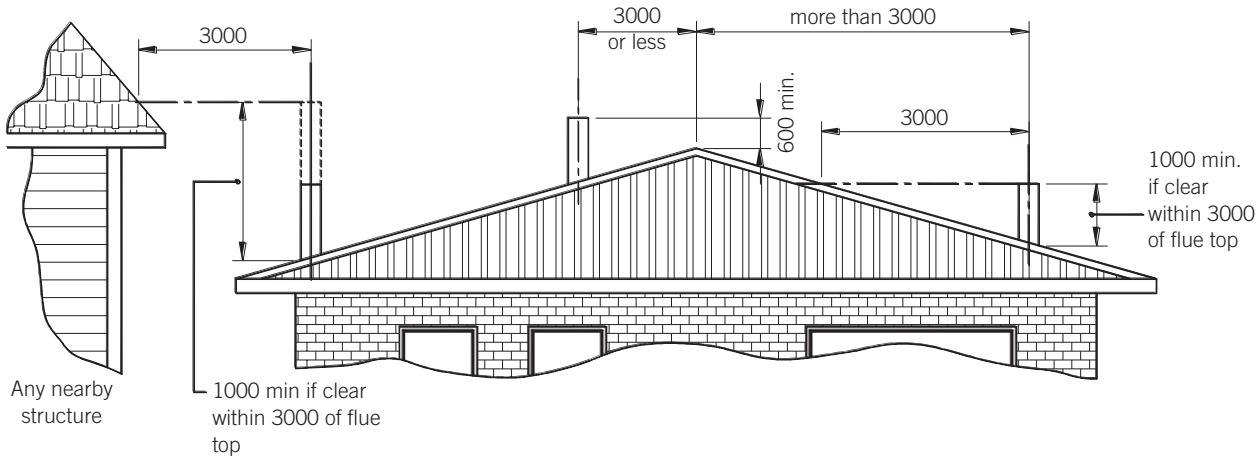
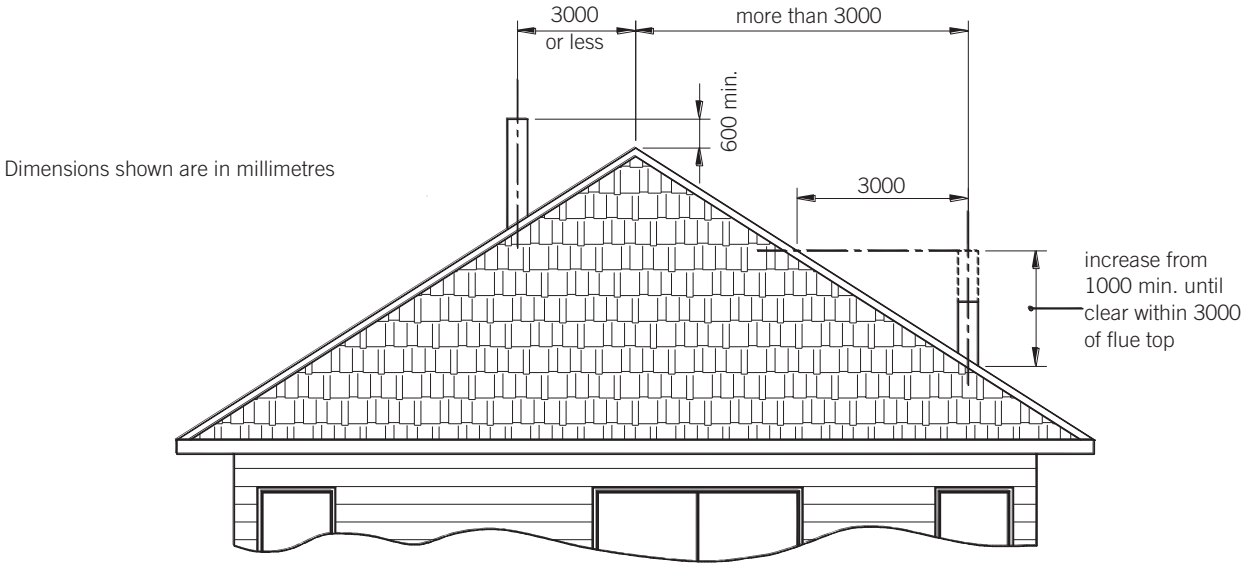


Diagram 4











Tiny Rad

The Tiny Rad is the smallest Rad in the Metro lineup and stands proudly on legs. Perfect for smaller sized homes or the holiday bach/ crib. Cook your favourite soup or boil the kettle on the dedicated cooktop. A small versatile fire that does it all and will provide you many years of warmth.

Model	Clean air approved
Peak output	11kW
Heating area	120m² / 2-3 bedroom home
Finish	Metallic black paint
Wetback	Optional 2kW wetback
MfE#	072605 (DRY) / 072607 (WET)
Emission	0.94gms (DRY) / 0.85gms (WET)
Efficiency	75% (DRY) / 67% (WET)
SKU	200-0100

ECO FLUE

Maximise the performance and efficiency of your wood fire

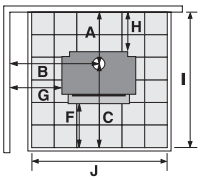
SPECIFICATIONS

Minimum installation clearances with a Pioneer double flue shield fitted (mm):

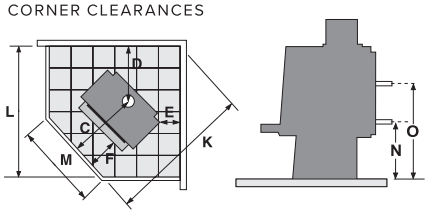
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
230	553	585	419	150	232	300	75	815	650	1180	910	250	280	470

	Width	Depth	Height
Dimensions (mm)	505	508	667

WALL CLEARANCES



CORNER CLEARANCES



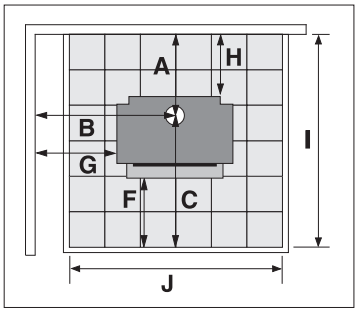
Specifications were correct at the time of printing but may alter and those detailed should be used only as a guide. If in doubt, please consult your local Metro Fires agency or visit metrofires.co.nz.



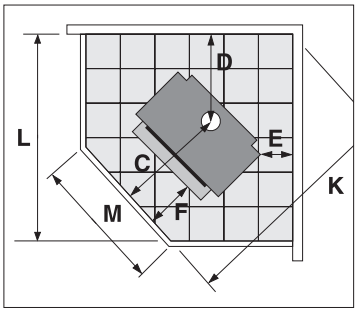
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Wood Fire Installation & Owner's Operation Manual









metrofires

Freestanding Wood Fires

Important information 2
Assembling your Metro fire 2
Floor protector 4
Flue installation 5
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NZHHA New Zealand Home Heating Association Inc.

NEW ZEALAND MADE

PIONEER MANUFACTURING LIMITED

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info@metrofires.co.nz // www.metrofires.co.nz

⚠ WARNING! Important Information

- **WE HIGHLY RECOMMEND YOU READ THIS ENTIRE MANUAL AS INCORRECT OPERATION, MISUSE AND/OR LACK OF MAINTENANCE WILL VOID THE WARRANTY**
- The appliance and flue-system shall be installed in accordance with AS/NZS2918 and the appropriate requirements of the relevant building code or codes
- Any modification of the appliance that has not been approved in writing by the testing authority is considered to be in breach of the approval granted for compliance with AS/NZS4013 and will void the warranty
- The appliance must be installed correctly. We recommend a competent and suitably qualified NZHHA installer

⚠ CAUTION! Important Information

- Mixing of appliance or flue-system components from different sources or modifying the dimensional specification or components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance
- Do not install a Metro fire if there is any sign of visible damage to the product
- This appliance must be regularly maintained.
- Use authorised Metro replacement parts only. The use of unauthorised parts may void the warranty
- This manual MUST be left with the home owner

All Metro wood fires comply with AS/NZS 2918 when installed in accordance with this manual. Please ensure you are fully conversant with the relevant standard and the contents of this manual. Correct installation is critical to the safe operation and performance of this wood fire.

Please take particular note of the following:

- It is recommended that Metro fires be installed with a Metro ECO flue system which has been developed to enhance the performance of Metro wood fires. Any alternative flue system must have a minimum flue pipe length of 4.2 metres of 150mm diameter flue pipe and have been tested to AS/NZS 2918 with a 12mm spaced ceiling plate of no less than 345mm square
- The 150mm active flue pipe must be fully encased from the ceiling to the underside of the flashing cone at the top of the flue system, (i.e. there must not be any 150mm flue pipe exposed)
- All flue pipe joints must be sealed and riveted. The bottom of the flue pipe in particular MUST be fully sealed into the flue outlet of the Metro fire
- In New Zealand, the Metro fire must be bolted through the floor protector into the floor to comply with the seismic restraint provisions of AS/NZS 2918.
- All Metro's are extremely heavy, varying in weight from 75kgs up to 185kgs. During the installation process do not lift the appliance by yourself, and take care not to damage the panel coating
- Please take care when lifting the Metro fire into place onto the hearth or floor protector as point loading may break tiles and/or scratch surfaces.

Assembling your Metro wood fire

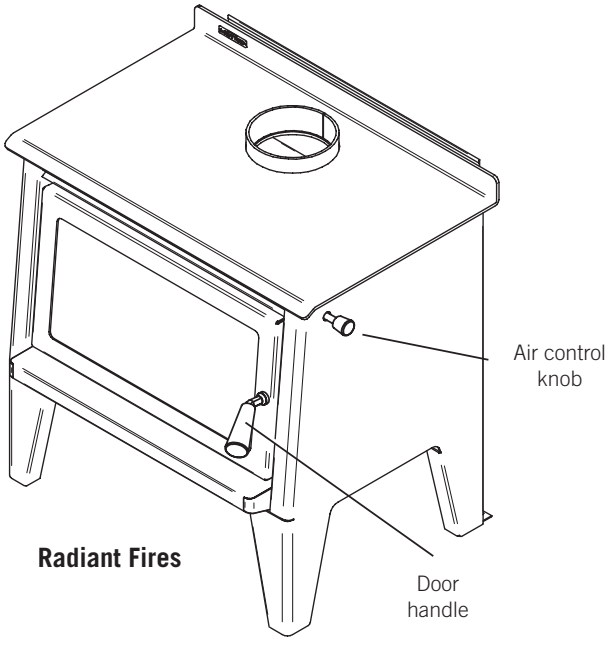
Please note: You should only assemble this wood fire if you are suitably experienced in wood fire assembly and installation. The Metro carton shows the model Metro you are about to install, enabling you to select the appropriate model's assembly instructions.

All Metro wood fires are packed in a single heavy-duty carton, and tek screwed to a wooden pallet. Having removed the packaging and located this manual, familiarise yourself with the illustrations on pages 2 & 3, and proceed as follows.

Metro radiant fires

These Metro's are supplied virtually fully assembled. Packed inside the firebox you will find bricks in a cardboard wrapper, a door handle and air control knob.

- Remove the two tek screws located at the base of each rear leg which secure the Metro to the wooden pallet, and carefully 'walk' the Metro off the pallet
- Open the door fully and fit the side bricks to each side of the firebox. Location lugs are fitted to the base and rear wall of the firebox to retain the side bricks in position. Refer to Diagram 2
- Attach the door handle to the door latch assembly by screwing it on clockwise
- Attach the air control knob by screwing it on clockwise.



Radiant Fires

Assembling your Metro wood fire

Please note: You should only assemble this wood fire if you are suitably experienced in wood fire assembly and installation.

Metro pedestal and base model fires

To eliminate freight damage, the pedestal base has been packaged inside the firebox. To safely assemble your Metro, please proceed as follows:

- Lift off the top grill (convection models only) and place somewhere safe. Be careful not to chip the enamel coating or damage paint
- Open the door 45 degrees and lift the door off the hinge and place somewhere safe. Be careful not to damage the finish
- Remove the pedestal packed in a cardboard wrap
- Remove, rotate and re-fix the mount plate to the pedestal.

  Note: The pedestal mount plate is fixed to the back of the pedestal base with 4x screws. This mounting plate must be removed, rotated and re-fixed to the pedestal as detailed on page 4 in diagrams 3 and 3A. The return fold must face back the opposite way to create the mount plate and fixing points for seismic restraint of the wood fire.
- Remove the pedestal heat shield

  Note: For some models the pedestal heat shield may be taped to the rear heat shield. The ECO Tiny Ped's pedestal heat shield is pre-fitted.
- Remove the side bricks, door handle and the bolt bag
- Remove the 2 tek screws at the base of the inside of the firebox that fix the wood fire to the pallet.

It is recommended that 2 people work together with the next step:

- Grab the underneath top of the firebox door opening with one hand, holding the flue spigot with the other, slowly lift the front of the wood fire all the way back and rest the wood fire on its rear heat shield on the floor. Remove the packaging pallet.
- Fit the pedestal heat shield over the 4 bolts as shown in Diagram 1, with the open edge facing the front of the Metro (up)
- Position the pedestal with its front facing over the 4 bolts and fit the washers and nuts supplied, check to ensure the pedestal is correctly aligned and securely tighten the nuts.

It is recommended that 2 people work together with the next step:

- Grab the flue spigot with one hand and the other hand underneath the top of the firebox door opening, lift upwards standing the wood fire onto its pedestal
- Fit the side bricks to each side of the fire box. Location lugs are fitted to the base and rear wall of the firebox to retain the side bricks in position. Refer to Diagram 2. (Classic Rad also features two side rear bricks).
- Re-fit the door and top grill (Convection models only)

All Metro models

Check to ensure the top baffle is in its correct position in the top chamber of the firebox. It should be resting on four support lugs (two on each side of the firebox). The baffle must be hard back against the rear of the firebox with the "promet extension" (white board) or return front steel edge of the baffle facing forward as illustrated in Diagram 2.

Note: Some models feature a two-piece top baffle.

Diagram 1

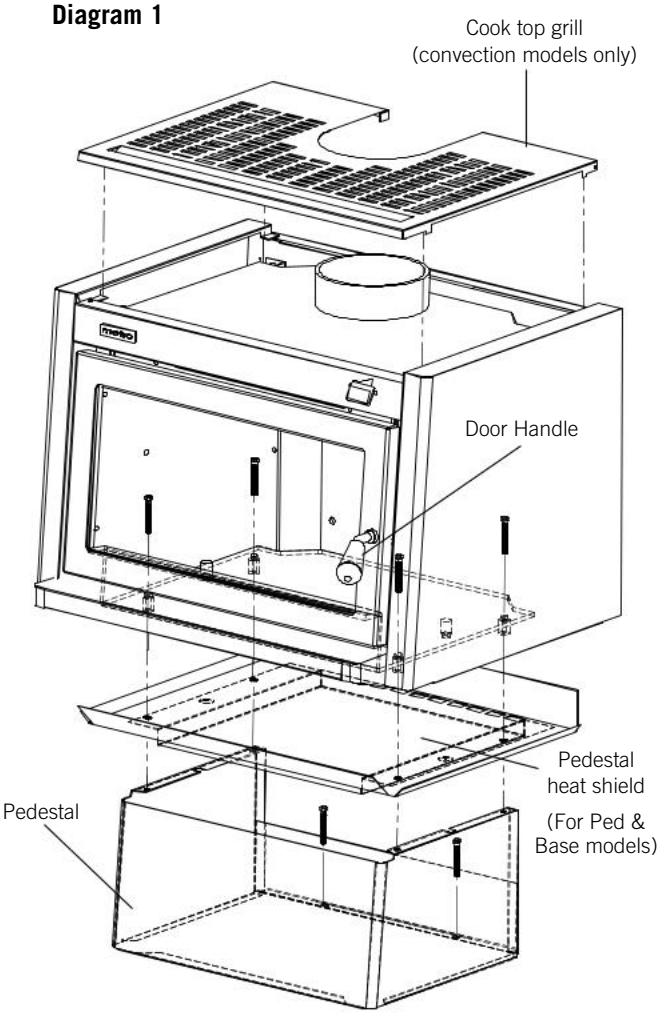
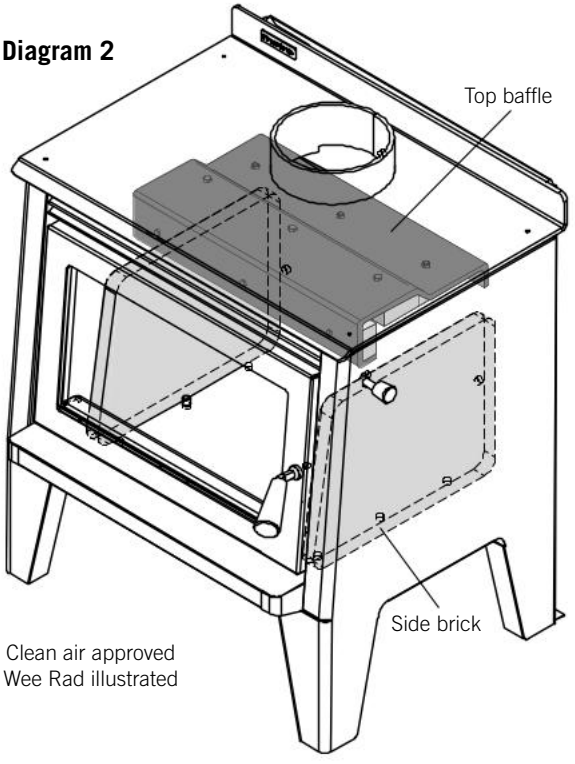


Diagram 2



Floor protector size, construction and fitting

Pioneer manufacture an extensive range of Pioneer 'Ash Floor Protectors' which comply with the minimum floor protector requirements of AS/NZS 2918, and can be installed with any freestanding Metro wood fire. Metro freestanding wood fires do not require an insulated floor protector as they comply with the minimum floor protector requirements of AS/NZS 2918. These minimum floor protector requirements are;

- They must be of adequate size to give appropriate wall, rear and front clearances/projections as detailed below and in the chart illustrated on page 7. Note;
- The floor protector must extend 200mm horizontally to the rear and each side directly below the door opening, and 300mm forward of the door opening
- The upper surface of the floor protector must be made of non-combustible material.

A suitable floor protector for a Metro freestanding wood fire is therefore any non-combustible material which could include;

- Ceramic tiles with grouted joints fixed directly to a hard base over timber flooring
- A sheet of toughened glass, panel steel etc. laid directly onto a wooden or other combustible floor.

Metro radiant fires

Lift the Metro fire onto the floor protector and using a suitable measuring device, ensure that the minimum wall clearances and front floor protector projections as detailed in the chart on page 7 are met or exceeded. Once the Metro's location on the floor protector is established and if the installation is within New Zealand, seismic restraint to comply with AS/NZS 2918, 3.8 is required.

Note: The anchors must pass through the floor protector and securely anchor the Metro to the floor.

Metro pedestal and base model fires

Prior to lifting the Metro fire onto the floor protector, ensure you have removed, rotated and re-assembled the mount plate from the back of the pedestal base as detailed in diagrams 3 & 3A above. This rear panel must be rotated with the return fold facing back the opposite way to create the mount plate and fixing points for seismic restraint of the wood fire.

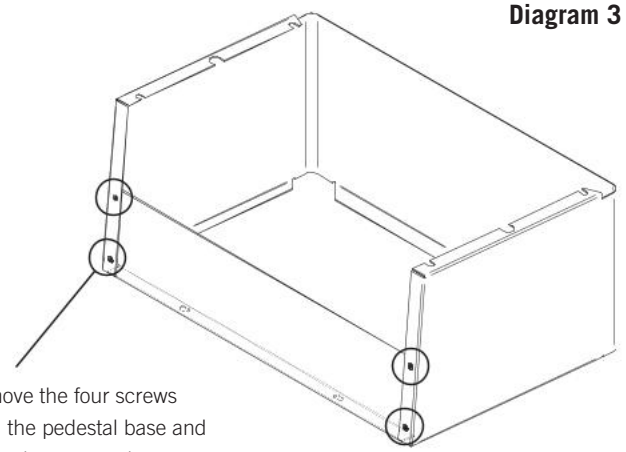
Lift the Metro fire onto the floor protector and using a suitable measuring device, ensure that the minimum wall clearances and front floor protector projections as detailed in the chart on page 7 are met or exceeded.

Once the location of the fire is established, you can then secure the Metro through the floor protector into the floor using the two seismic restraint holes in the rear edge of the mount plate.

Note: The anchors must pass through the floor protector and securely anchor the Metro to the floor.

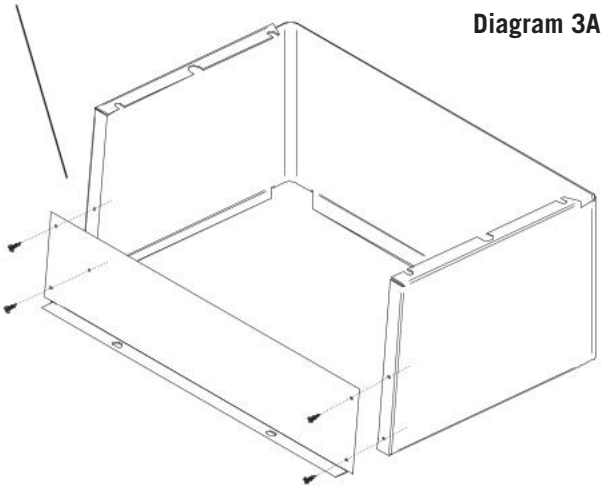
Preparing the mount plate

Diagram 3

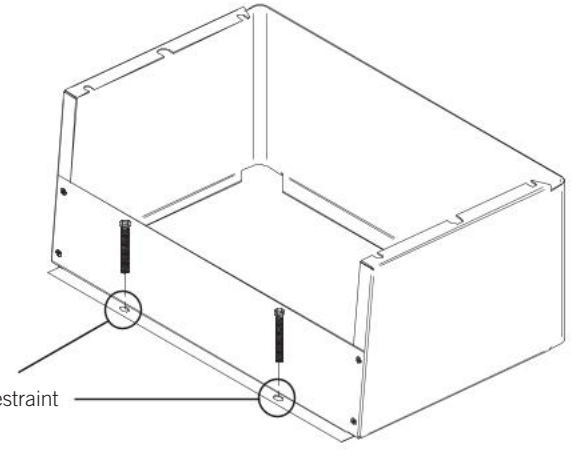


Remove the four screws from the pedestal base and rotate the mount plate so the return fold faces back the other way. Refix in place.

Diagram 3A



Correct mount plate position



Flue installation

It is recommended that all Metro freestanding wood fires be installed with the energy efficient ECO Flue System which comes complete with a detailed installation manual. This installation manual must be presented with your application to gain consent with your local council.

A copy of the ECO Flue System installation manual can be downloaded from metrofires.co.nz, or a copy can be obtained from your Metro retailer. Any alternative flue system must comply with and be installed as detailed in AS/NZS 2918, and a copy of the installation manual must also be presented with your application to gain consent with your local council.

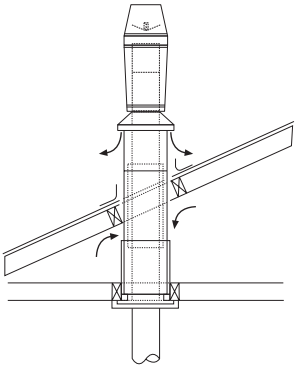
All Metro fires require a 150mm diameter flue. Please note:

- Metro ECO flue systems must be installed to allow unrestricted air supply from either the ceiling cavity for an ECO Flue Kit, or above the roof line if the ECO Flue Kit and ECO Option Kits are both installed
- The ECO Flue system must be installed into a 'vented' flat ceiling cavity, or have an ECO Option Kit added to the flue system to provide an external air supply
- ECO Flue systems shall be installed in accordance with AS/NZS 2918 and the appropriate requirements of the relevant building codes
- Any modification to this flue system that has not been approved in writing by the testing authority is considered to be in breach of all approvals granted
- The flue systems 150mm diameter flue pipe must terminate a minimum of 4.6 metres above the top surface of the floor protector
- All joints in the flue pipe must be sealed with Pioneer fire cement (or similar) and riveted. The base of the flue pipe must also be sealed into the Metro fires flue outlet. This is critical for optimum operation.

All Metro fires have been tested with a Pioneer double flue shield. For the Metro fire to be installed with minimal clearances as the clearance table on page 7 states, only the Pioneer double flue shield can be used. All other flue shields will invalidate the installation.

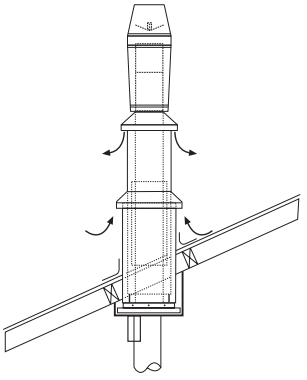
Detailed below are the more common installation methods for installing Metro ECO Flue Systems. To ensure a safe and efficient installation, this flue system must be installed as detailed below by either a registered installer, or someone competent in installing solid fuel appliances.

Single Storey Installations



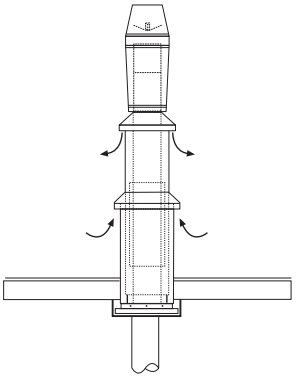
Flat Cavity Ceiling

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



Sloping Ceiling

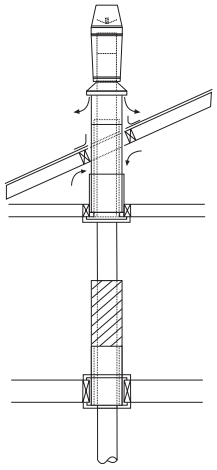
Both the ECO Flue Kit and ECO Option Kit are required to enable air to be drawn from outside the home.



Flat Ceiling/Roof

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

Two Storey Installations



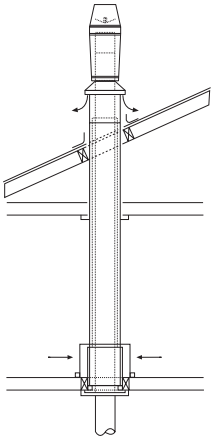
2nd Floor - Exposed Flue pipe

Requires an ECO Flue Kit only with additional lengths of flue pipe.

Additional components below are not supplied by Metrofires but are also required for this installation*

- A floor penetration kit
- 1x 1200mm long mesh/screen

*In accordance with AS/NZS 2918



2nd Floor - Enclosed Flue pipe

Requires an ECO Flue Kit only with additional lengths of flue pipe.

Additional components below are not supplied by Metrofires but are also required for this installation*

- 200mm & 250mm inner/outer combination liners.
- 2nd floor vent cover and an additional ceiling plate with a 250mm diameter hole

*In accordance with AS/NZS 2918

Wetback installation

⚠ WARNING! Important Information

- DO NOT connect to an unvented hot water system
- Install in accordance with AS 3500.4.1 or NZS 4603 and the appropriate requirements of the relevant building code or codes.

⚠ CAUTION! Important Information

- Wetbacks must be connected with water before operating the fire and available to the wetback while the fire is in operation
- Wetback systems are not suitable for use in locations where the water supply has lime content. Lime build up inside the coil will eventually block the coil causing the wetback to fail
- Rainwater collection tanks installed lower than the wetback that use a water pump to supply the home, can cause problems if the pump is not operational. In these situations either the type of wetback or a roof header tank should be considered

Wetback	Suitable for models:
2kW Wetback 	• ECO Tiny Rad • ECO Tiny Ped
Side Wetback 	• Tiny Rad Woody • Wee Rad Leg & Wee Rad Base • Wee Rad Woody • Wee Ped • Classic Rad
3kW Wetback 	• Xtreme Rad Leg & Xtreme Rad Base • Xtreme Rad Woody • Xtreme Ped • Mega Rad • All LTD rural models
4kW Wetback 	• All LTD rural models

Water heating is another key feature of your Metro wood fire; nearly all Metro models can be fitted with a wetback, which are designed to give maximum output with minimal effect on the operation of the fire. Only the Pioneer cast jacket wetback system should be fitted to your Metro; alternative wetbacks will void the Metro's emission approvals and may seriously affect the performance of the appliance and void its warranty.

Wetback connections are as follows, taken facing the Metro/wall; the return pipe connection is directly above the inlet connection. Heights for all models are illustrated and detailed opposite on page 7.

- ECO Tiny Ped and ECO Tiny Rad models are 92mm left of the flue centre
- The Tiny Rad Woody model is 184mm left of the flue centre
- Wee Series models are 226mm left of the flue centre
- The Classic Rad model is 184mm left of the flue centre
- All other models are 140mm left of the flue centre

All wetbacks are fitted to the inside rear wall of the firebox, with the exception of the Tiny Rad Woody, clean air Wee Series models and the Classic Rad model. Side wetback position for these models is to the outside left hand firebox wall. Please see the specific installation instructions in the 'Side Wetback' box for installation of a wetback into these appliances.

It is recommended the return pipe has a minimum rise of 1 in 12; performance will reduce as the distance to the storage cylinder increases.

To fit the wetback proceed as follows

1. Remove the rear panel of the Metro by removing the four pozi drive screws. Remove the two pre-punched knockouts from this panel.
2. Two further knockouts will be visible on the inner rear heatshield, remove these also. Once these are removed 6mm nuts will be visible through the knockout holes.
3. Open the Metro's door and locate two bolts securing the pressed washers which are visible on the left hand side of the firebox for both inlet and outlet connection points.
4. A further three bolt heads will also be visible on the inside rear wall of the firebox; these are threaded into the 6mm thick firebox. Remove all three.
5. Using the tube of sealant supplied with the wetback, apply a liberal bead of sealant around both the two connection pipes and also the outer circumference of the wetback which will face and press against the inside rear wall of the firebox. This will completely seal the wetback to the inside rear wall of the fire on installation.

Ensure there is no gap between pipe and rear wall access holes. This cement must fully cure before appliance use.

6. Fit the wetback into the firebox and carefully pass the connection pipes through the holes in the rear of the firebox. Securely attach the wetback using the three bolts previously removed from the rear face of the firebox, fitting them through the slots provided in the wetback's jacket.
7. The wetback is now ready for connection to the storage cylinder by a registered plumber.

Metro clearances and specifications (Minimum clearances shown are in mm, with a Pioneer double flue shield fitted)

Minimum clearances

All Metro wood fires comply with AS/NZS 2918. Minimum clearances shown below are detailed in millimetres, with a Pioneer double flue shield fitted to the appliance. Measurements are taken from the following reference points as illustrated:

- From the nearest combustible wall or surface (A, B, D, E, G, H)
- From the Metro's flue centre (A, B, C, D)
- From the Metro's cabinet/heatshield outermost point (E, F, G, H)
- To the edge of the ash floor protectors non-combustible surface (C, F, I, J, K, L, M)

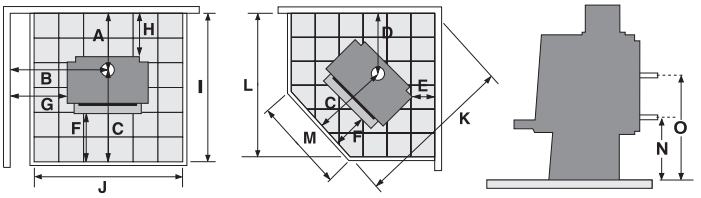
AS/NZS 2918 allows for a reduction in minimum clearances as detailed in Section 3, tables 3.1 and 3.2 of the standard.

Some Metro models have undergone additional testing which allows for reduced clearances. Please see the footnotes below the clearance table for the applicable models.

Wetback connections (taken facing the Metro/wall)

- ECO Tiny Ped and ECO Tiny Rad models are 92mm left of the flue centre
- The Tiny Rad Woody model is 184mm left of the flue centre
- Wee Series models are 226mm left of the flue centre
- The Classic Rad model is 184mm left of the flue centre
- All other models are 140mm left of the flue centre

Specifications were correct at the time of printing, but may alter and those detailed within should be used only as a guide. If in doubt, please consult your Metro retailer or metrofires.co.nz.



	Minimum installation clearances with a Pioneer double flueshield fitted (mm)													Wetback		Dimensions		
Clean air models	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**Width**	**Depth**	**Height**
ECO Tiny Ped	211	433	580	290	25	235	185	60	791	650	990	780	250	280	470	496	492	659
ECO Tiny Rad	230	553	585	419	150	232	300	75	815	650	1180	910	250	280	470	505	508	667
Tiny Rad Woody	251	568	580	382	110	232	310	100	831	650	1120	870	250	365	555	515	498	758
Wee Rad - Leg [1]	251	568	580	456	150	232	260	100	831	825	1225	1016	425	295	485	615	501	688
Wee Rad - Base	271	678	580	486	180	232	370	120	851	825	1270	1048	425	295	485	615	501	691
Wee Rad - Woody	271	708	580	506	200	232	400	120	851	825	1295	1066	425	365	555	615	501	758
Wee Ped [2]	263	651	580	473	170	230	350	110	843	825	1250	1034	425	295	485	602	503	665
Classic Rad [3]	257	695	780	500	220	229	430	100	1037	728	1490	1170	328	393	583	530	708	680
Xtreme Ped	251	624	630	442	110	226	280	100	881	907	1260	1070	507	312	502	688	554	707
Xtreme Rad - Leg	251	650	630	458	100	227	280	100	881	907	1280	1084	507	312	502	740	554	743
Xtreme Rad - Base	251	650	630	458	100	227	280	100	881	907	1280	1084	507	312	502	740	554	743
Xtreme Rad - Woody	251	680	630	478	120	227	310	100	881	907	1306	1103	507	382	572	740	554	813
Mega Rad	285	720	728	497	100	224	300	130	1013	1006	1435	1229	606	300	490	840	659	744
LTD rural models	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**Width**	**Depth**	**Height**
LTD Wee Rad - Leg	251	548	580	426	120	232	240	100	831	825	1185	989	425	295	485	615	501	688
LTD Wee Rad - Base	251	658	580	486	180	232	350	100	831	825	1270	1048	425	300	490	615	501	691
LTD Wee Rad - Woody	271	708	580	506	200	232	400	120	851	825	1295	1066	425	365	555	615	501	758
LTD Xtreme Rad - Leg	251	650	630	458	100	227	280	100	881	907	1280	1084	507	350	540	740	554	743
LTD Xtreme Rad - Base	251	650	630	458	100	227	280	100	881	907	1280	1084	507	350	540	740	554	743
LTD Xtreme Rad - Woody	251	680	630	478	120	227	310	100	881	907	1306	1103	507	420	610	740	554	813
LTD Mega Rad	285	720	728	497	100	224	300	130	1013	1006	1435	1229	606	300	490	840	659	744

The Wee Rad installed with a Pioneer double flue shield with the Wee Rad corner wing shields fitted allows for reduced clearances as follows:

[1] Wee Rad - Leg corner clearance (E) can be reduced to 120mm. This in turn also reduces clearances (D) to 426mm, (K) to 1185mm and (L) to 987mm. When fitting the corner wing shields, the Wee Rad - Leg itself must be installed to a corner clearance (E) of 120mm. The corner wing shields are then fitted which gives a wall to shield corner clearance of 100mm.

The following models installed with a Pioneer double flue shield with the side extensions fitted allows for reduced clearances as follows:

[2] Wee Ped corner clearance (E) can be reduced to 115mm. This in turn also reduces clearances (D) to 418mm, (K) to 1170mm and (L) to 978mm.

[3] Classic Rad corner clearance (E) can be reduced to 180mm. This in turn also reduces clearances (D) to 460mm, (K) to 1435mm and (L) to 1131mm.

⚠ WARNING! Important Information

- **WE HIGHLY RECOMMEND YOU READ THIS ENTIRE MANUAL AS INCORRECT OPERATION, MISUSE AND/OR LACK OF MAINTENANCE WILL VOID THE WARRANTY**
- Any modification of the appliance that has not been approved in writing by the testing authority is considered as breaching AS/NZS 4013 and will void the warranty
- Do not use flammable liquids or aerosols in the vicinity of this appliance when it is operating
- Never operate your Metro with the top grill removed
- Do not dry clothes on or near this appliance
- Do not use flammable liquids or aerosols to start or rekindle the fire OR store fuel within the Metro's specified installation clearances
- Never operate your Metro with the door ajar, except on initial start up
- Open the air control fully before opening the Metro's door.

⚠ CAUTION! Important Information

- This appliance should be maintained & operated at all times in accordance with this instruction manual
- This appliance should not be operated with cracked door glass, over worn, faulty or missing door seals
- Do not use driftwood, treated or unseasoned (wet) fuel, the use of most types of preservative treated wood as fuel can be hazardous and will damage your appliance
- Burning unseasoned (wet) fuel or incorrect operation on extended low burn cycles will cause excessive creosote to form. Creosote is very corrosive and excessive buildups will result in the flue pipe, flue spigot and upper burn chamber failing. Failure of the applicance and/or flue system due to creosote damage is not covered under warranty. The formation of such is not an appliance issue it is a fuel and operational issue
- This appliance must be regularly maintained and replacement parts must be authorised Metro parts only
- Do not empty ash into a combustible container.

Congratulations on the purchase of your Metro wood fire

This slow combustion appliance is designed to give you many years of warmth and service, subject to the following key factors. These key factors, if not adhered to are the major causes of unsafe installation, poor performance and flue blockages and potential product failure.

1. Your Metro wood fire must be installed correctly. Metro recommend a competent and suitably qualified NZHHA installer.
2. The only fuel to be used in this appliance shall be wood that meets the following criteria.
   - Less than 25% moisture content
   - Has not been treated with preservatives or impregnated with chemicals or glue,
   - Is not chipboard, particle board, or laminated board,
   - Is not painted, stained or oiled
   - Is not driftwood or other salt impregnated wood
3. The appliance shall be operated at all times in accordance with the "Installation and Operating Instructions" supplied with each appliance.
4. It is preferable that Metro wood fires should be installed with a Metro ECO Flue System.
5. Coal must not be used as a fuel.

Please also note the following important points:

- In New Zealand a building consent is required from your local building authority. The homeowner is responsible for obtaining this consent
- As correct installation is critical to the performance and safe operation of your Metro, it is recommended your Metro be installed by a NZHHA registered installer or a person suitably qualified in the installation of wood fires. Your Metro retailer will be able to arrange professional installation for you
- During the very first fire your Metro will give off an odour and fumes as the firebox paint cures. Do not be alarmed; open all windows and externally opening doors in that room and close any internally opening doors. This curing process will last for approximately one hour and is likely to happen this one time. The fresh paint finish on your wood fire needs to be cured to preserve its quality. Burn only small fires at a medium burn rate for the first few hours of operation.
- Properly seasoned (dry) timber is necessary for the Metro to operate efficiently; firewood that contains a high moisture content will result in flue pipe blockages, reduce heat output and create other issues.

Note: Once split, Softwood usually takes 12 months to season - Hardwood can take up to 24 months to season - Wood must be stored in a location that enables air circulation. Unseasoned wood stored in a closed woodshed without air circulation will still be unseasoned 12 months later.

- It is critical that the fire not be operated with over worn, faulty or missing door seals. Door seals will harden over time and become over-worn (3-4 year's) this will cause air to leak into the fire, causing the appliance to 'over fire'
- It is critical that the fire not be operated with over worn, faulty or missing bricks, baffle plate, promet extension (white board on the baffle plate)
- It is critical that the fire not be operated with cracked or broken door glass.

Please note, the above 3 points require regular inspection/maintenance (every time the ash bed is cleaned out, generally 3-5 times a season) and if not maintained will void the firebox warranty. A glowing firebox or lower fluepipe is just one sign you are over firing your appliance. Please ensure you keep your proof of purchase/receipt on any parts you purchase.

- For optimum performance fuel must be loaded so the logs lay "front to rear" in preference to laying across the width of the firebox. Spaces should be left between the logs to enable oxygen to get to as much of the surface of the fuel as possible
- A small hot fire loaded frequently is more efficient than a large fire burning on a low setting
- Your Metro is covered by a full unconditional 12 month warranty on replacement parts, and a 10 year firebox warranty.

Where to install a Metro wood fire in your home

Wood fires are usually installed in the main living area, which is the section of the home that is usually kept the warmest, being the area in the home most frequently occupied. However, before deciding on the best location for your Metro wood fire you may wish to consider:

- Water heating. If you are intending to have a wetback it is important that the wood fire is as close as practically possible to the water storage cylinder
- Split level homes are best heated when the wood fire is installed on the lower level, as the heated air will rise to the higher levels
- Building construction is another consideration. Specified clearances from walls, curtains etc must be maintained and you need to ensure no structural beams or internal gutters etc are directly above your preferred site. If you have a two storey dwelling you need to consider the second storey to ensure you don't have the flue directly outside a second storey window.

Generally, you can install your Metro in your home anywhere that suits you; Pioneer offer various fan systems to transfer heat to other sections of the home that are not heated sufficiently. It is necessary if using a fan system that the Metro you have purchased has sufficient output to heat the total area you wish to heat. Your Metro retailer or installer will be able to advise if you are uncertain.

Optional wetbacks

Water heating is another key feature of your Metro wood fire; nearly all Metro models can be fitted with a wetback, which are designed to give maximum output with minimal effect on the operation of the fire. Only the Pioneer cast jacket wetback system should be fitted to your Metro; alternative wetbacks will void the Metro's emission approvals and may seriously affect the performance of the appliance and void its warranty.

Other considerations are:

- Distance from your Metro to the storage cylinder will affect the amount of hot water produced
- Your climate & the manner in which you will 'fire' your Metro will determine the amount of hot water produced.

Note: Wetbacks are not suitable for use in locations where the water supply has lime content. Lime build up inside the coil will eventually block the coil causing the wetback to fail.

Cost Savings

Wetbacks can enable substantial power savings, dependent on the climate in the area in which you live. If you live in a cold climate you are likely to use your Metro for many months of the year, in which case a Pioneer wetback will reduce or even eliminate your water heating costs over those months. If however you live in a warmer climate and use your Metro for only a few hours a day over the colder months, electricity savings will be considerably less.

Water Pressure

A common misconception is that you must have a low-pressure system to have a wetback; this is not true. You must have a 'vented' system and high-pressure cylinders are usually not vented. However you can install an 'indirect' cylinder which contains a secondary coil inside the storage cylinder, enabling you to have a wetback while retaining a high-pressure system.

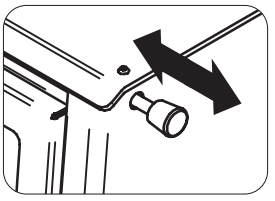
Wetback	Suitable for models:
2kW Wetback 	• ECO Tiny Rad • ECO Tiny Ped
Side Wetback 	• Tiny Rad Woody • Wee Rad Leg & Wee Rad Base • Wee Rad Woody • Wee Ped • Classic Rad
3kW Wetback 	• Xtreme Rad Leg & Xtreme Rad Base • Xtreme Rad Woody • Xtreme Ped • Mega Rad • All LTD rural models
4kW Wetback 	• All LTD rural models

Getting to know your Metro wood fire

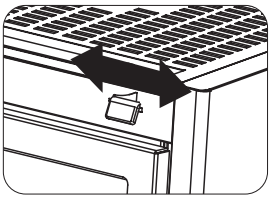
Operating your Metro fire is simple and you will quickly learn how to get the best from it. First take a minute to familiarise yourself with your new Metro.

- Raise the door handle anti-clockwise until the latch releases, and then slowly pull the door open. You will note that if you let the door go before it is at 90° to the appliance, it will fall closed. This is a safety feature that ensures the door cannot fall open if it is not latched securely. For the door to remain open, you must open it fully
- There is a single air control making your Metro fire easy to adjust. This control moves from left to right, which is 'low to high'.

All Metro radiant fires have an air control handle located at the upper right hand side of the appliance. Simply pull out to increase burn rate or push in to reduce burn rate.



Radiant fires air control



All other fires air control

All other Metro fires have an air control knob located on the upper front panel of the appliance.

Slide this control knob gently from right to left until you reach a stop. This is a pre-set 'low' position. Your Metro fire must not be operated at a lower burn rate than this pre-set low allows.

Operating your Metro wood fire

If your Metro has only been installed within the past few days, the fire cement seal at the base of the flue will not be fully cured. To ensure the cement sets without blistering it is recommended you burn 2-3 sheets of loosely crumpled newspaper at a time, approximately once every hour over a 6-8 hour period.

During the very first fire your Metro will give off an odour and fumes as the firebox paint cures. Do not be alarmed; open all windows and externally opening doors in that room and close any internally opening doors. The fresh paint finish on your wood fire needs to be cured to preserve its quality and the curing process will last for approximately one hour and is likely to happen this one time.

IMPORTANT: Burning a small fire at a medium burn rate for the first few hours of operation will achieve the optimal curing process. Too hot or too cold could present curing issues.

Start up

Place a quantity of loosely crumpled newspaper on the base of the firebox until it is approximately half full of paper, or place firelighters on the base of the firebox. Add dry kindling and move the air control knob fully to the right, being the 'full open' position.

Light the paper at two or three locations across the front of the door opening and leave the door slightly ajar resting on the latch pin if necessary for a few minutes while the fire establishes. Once the kindling is burning well, open the door and add 2-3 small logs at a time until you have a well-established fire. Usually this will take approximately 30 minutes, during which time the air control should be set on 'high' and the door should be closed, except for the initial few minutes and when fuel is being added.

Normal operation

Once the fire is well established, regulate the air control to achieve the desired burn rate and heat output. As you move the air control to the right, burn rate, firebox temperature and heat output will increase, if you move the control to the left they will decrease. Please note:

- Always open the air control fully prior to opening the door, then open the door slowly. Every time you refuel, leave the air control on 'high' for a minimum of 20-25 minutes
- When loading logs, place them end-on, 'front to back'; air spaces should be left between the logs to enable oxygen to get to as much of the surface of the fuel as possible
- Never use the door to force wood into the firebox, as this is likely to break the glass.

Extended burning (rural models only)

It is most important if your Metro is to be refuelled and turned down for an extended period, such as an overnight burn that you operate it correctly:

- The wood used as fuel for extended burning MUST BE FULLY SEASONED (DRY). Once the fuel is loaded, the appliance must be operated on high for a period of at least 20 minutes to drive out residual moisture from the fuel (dry wood is usually 20% water content) and ensure surface area combustion.
- Do not turn the air control down lower than you need to, if you want the Metro to burn overnight, endeavour to obtain an 8 hour burn time, not 12 hours. It will take a few burns to find the correct location of your Metro's air control setting to achieve the length of burn cycle you desire as this setting is affected by several variables including fuel density, flue length and outside wind velocity.
- A smouldering fire over a long time frame is likely to deposit corrosive elements into your system which could be detrimental to your Metro.

⚠ CAUTION! Important Information

- If not operated correctly on extended burn cycles, your Metro is likely to incur flue blockages, corrosion of the upper baffle, lower flue pipe and firebox flue spigot. As these are not covered under warranty if they fail through improper use, it is important you operate your Metro correctly.

Cooking

All Metro's are designed to enable cooking of soups, stews and casseroles etc, and your Metro will easily boil a flat bottom stainless steel kettle. The Radiant Series have a dedicated cooking top enabling large pots to be placed on the cook top, while all other models have a lift-off grill.

Note: Metro's supplied with a lift-off top grill have this feature to enable the grill to be removed for cleaning if you have a spill. The lift-off top grill must be left on when cooking, because if removed the wall temperatures next to the appliance may become excessive and the top of the firebox is generally too hot to cook on directly.

Cleaning and maintenance for your Metro wood fire

Your Metro fire will give you many years of efficient service with minimal maintenance if operated correctly using seasoned fuel. Your Metro fire must be regularly maintained and replacement parts must be authorised Metro fires parts only.

The Metro radiant fires are painted wood fires and coated with 'Pioneer Metallic Black' high temperature paint and will require periodic repainting to keep them looking their best.

All other Metro fires are coated with vitreous enamel. Vitreous enamel is extremely durable and designed to last the life of the appliance. As vitreous enamel is glass, a solid or heavy object dropped or banged against a panel could chip the enamel surface.

All model Metro fires can be cleaned with a soft cloth when the appliance is not in operation.

Door glass

Providing your fuel is properly seasoned, under normal operating conditions the air-wash design of the Metro's firebox will keep the door glass clear. If the glass requires cleaning you may use either a razor blade scraper or crumpled wetted newspaper dipped in wood ash rubbed over the glass. DO NOT USE SOLVENTS.

If your door glass breaks it must be replaced with 5mm thick ceramic glass which is available from your local Metro retailer.

Door seals

Over time, usually 3-4 years, the door and glass seals will become hard and cause air to leak into the firebox, causing the appliance to 'over fire'. Your Metro retailer stocks replacement woven fibreglass door and glass seals, which need replacing when they become hard and over worn.

The door of your Metro is easily removed. Hold it in both hands and lift the hinge end of the door up and over the top hinge pin, then lower the door from the bottom hinge pin.

Side bricks

Hair-line cracks are not uncommon and are a result of the intense heat within the Metro's firebox, coupled with mechanical damage caused by accidental impact when fuel is being loaded. However if the side bricks become cracked to the extent that they start to break up, they must be replaced.

Door adjustment

Provision is available on both sides of the door for adjustment.

To adjust the hinge end of the door, open the door fully, loosen the top hinge nut and slightly lift the latch end of the door; you will see the hinge assembly move back 1-2mm which will usually be sufficient. Retighten, then repeat by loosening the lower hinge nut, this time applying a slight downwards pressure onto the door to move the lower hinge assembly back a similar distance, then retighten.

The door latch is also adjustable, as the latch pin on the right side of the firebox is fitted through a slot which enables the latch pin to be loosened, moved back and re-tightened.

Ash removal

Over a period of time ash will build up in the base of the Metro's firebox and require removal. The time this build-up takes depends on the density and cleanliness of your fuel.

To remove the excess ash your Metro should not be operating.

- Open the door, and using a hearth shovel or similar, empty the excess ash directly into a steel or non-combustible container.
- If the ash is not disposed of immediately, be careful where you store it, as the ash can retain heat for many days and become a fire hazard.
- You must leave a bed of ash in the base of the firebox approximately 10mm deep; this insulates the base of the firebox and improves combustion.

Top baffle

This is a 'sacrificial' wear part of the firebox and should be checked monthly. Usually only the promet (white board) front/underneath section needs to be replaced when it starts to disintegrate.

Note: Cracks in the promet are not uncommon and have no adverse effect on the operation of your Metro. These cracks are the result of intense heat coupled with expansion and contraction. Burning wood which is not properly seasoned, i.e. 25% moisture content or more, will over time cause the promet to disintegrate and require replacement.

Flue systems

Should be checked annually, particularly the bottom end of the lower flue section at its rear lock formed joint. If deterioration is noticed contact your Metro retailer or installer.

The flue pipe should also be swept a minimum of once a year, or as required during the winter season. If smoke enters the room when you open the Metro's door this usually indicates the flue pipe is becoming restricted and needs cleaning. The frequency of flue pipe cleans depends on many factors, with the main variables being:

- The seasoning of the wood. If not properly seasoned you will require frequent flue pipe cleans.
- The density of the wood. Softwoods generally result in more deposits building up in the flue pipe.

To clean the flue pipe of your Metro, proceed as follows:-

- Open the Metro's door fully, reach inside with the palm of your hand face-up and extended, lift the top baffle approximately 20mm, then lift it forward out through the door opening, placing it on a sheet of newspaper you have placed on the front of the floor protector. To prevent jamming, removal and replacement of the top baffle is best performed using both hands.

Note: Some appliances have a two piece top baffle.

- Close the door and slide the air control to the left.
- Once on the roof, remove the cowl from the top of flue system and sweep the flue pipe using a 150mm-diameter flue pipe brush as detailed in the instructions provided with the fluebrush.
- Once the flue pipe is clear, clean and refit the cowl. Remove the excess soot which has fallen into the firebox, leaving a layer of ash 10mm deep on the base of the firebox, then refit the top baffle.

Note: The baffle must be fitted so its rear is touching the back of the firebox; if uncertain refer to page 3 in the installation section at the front of this manual, which shows illustrations of the baffle location.

Troubleshooting your Metro wood fire

If your Metro is installed correctly, your fuel is dry and you operate your fire correctly, you will find it to be a pleasure to use. Metro's many years of experience within the wood heating industry has shown that dissatisfaction is mainly due to:

- unseasoned fuel
- faulty installation
- operational error
- or a combination of the above 3 points.

Correct operation

Modern day wood fires need to be operated hard and fast, more so than low and lazy to ensure the firebox and flue pipe runs hot and efficiently. If the fire and flue pipe is up to temperature it will perform extremely well, the smoke will draw up the flue pipe with ease, and the fire will produce good amounts of heat.

If the fire is operated on low a lot of the time, the door glass will run black, the flue pipe will tend to block up more frequently and the fire will end up smoking into the room when reloading. It's better to have a small fire running hard and fast, rather than a big fire running low and lazy.

The following may be of assistance if you are experiencing any problems with the operation of your Metro Fire.

Smoke enters the room when the Metro's door is ajar

(possible reasons and solutions)

Check flue pipe joins

If the flue pipe joins are not sealed correctly, the flue pipe will not draw as well as it should. The flue pipe join connecting into the flue spigot on top of the Metro is most critical, if this is not sealed correctly, smoke will enter the room when the door is ajar. To check this join is sealed correctly, run a match or lighter flame around the join. If the flame is sucked into the spigot then it is not sealed correctly. This check needs to be done when the fire is not going. Ensure you check the rear of the flue pipe/spigot join, as due to the seam in the flue pipe, this is the most common area for not being sealed correctly.

Ensure the fuel you are using is correctly seasoned

If you are burning unseasoned fuel (wet), the fire will cause nothing but problems. The Metro won't deliver much heat, it will be lazy, smoke will enter the room when the door is ajar, and the door glass will run black. Unseasoned fuel is the main contributor to excessive creosote deposits which can be corrosive to your appliance and flue system.

Flue pipe length is too short

Add more flue pipe as the longer the flue system, the better the draw of the flue pipe. Please note, if you did not purchase the Metro ECO Flue System, you will not have the ECO Cowl which increases draw. We highly recommend the Metro ECO Cowl is fitted as this will increase the draw. If you already have an ECO Cowl and smoke is still entering the room, please add another 600mm length of flue pipe.

Downdraft/Turbulence blockage

If you have checked all of the previous factors and the fire is still smoking into the room, it's possible there may be a down draft issue. Down draft is environmental and can be caused by many variables, and it is purely trial and error to ascertain the cause.

Air turbulence and/or negative air pressure influences around the flue termination can be caused by too close or overhanging trees or natural/artificial ridges etc. Address these where possible or look to extend the flue above the roofline.

Other options may be:

- 'H' Cowl, designed purely for downdraft issues, but if you have an ECO Cowl fitted as standard, you will also need to add another 600mm of flue pipe to compensate as the H Cowl is shorter in length
- The Metro Directional Cowl Top. Converts your ECO Cowl into a Directional ECO Cowl. A simple solution for reducing down draughting and atmospheric issues in troubled areas.

Air control setting

Ensure the air control setting is on high before opening the door to reload, as this increases the draw up the flue pipe. Open the door slowly.

If your Metro did not smoke, but its starting too and is getting worse:

The flue pipe is in need of a clean. It is recommended that the flue pipe be cleaned every season, however if you are burning the fire on low a lot, or are using unseasoned fuel, flue pipe cleans will be required more frequently.

Other issues you may experience

I can smell smoke in the room after a low burn cycle

The smell is creosote that will be seeping through the flue pipe join or out of the flue spigot onto an external surface, thus creating the smell in your room. The cause will be either unseasoned fuel, fuel mass too large, incorrect operation on low burn cycles or a combination. Creosote is very corrosive and excessive buildups will result in the flue pipe and potentially the flue spigot and upper burn chamber failing. The formation of excessive creosote is not an appliance issue, it is a fuel and operational issue. Failure of flue pipe or firebox due to creosote build up is not covered under warranty as excessive creosote build up is only possible from either unseasoned fuel or incorrect operation.

The Metro is noisy as it heats up and cools down

There will always be some expansion and contraction noise as the Metro heats and cools. This can usually be reduced by loosening three nuts at the rear of the appliance. To remedy, locate the 25mm deep cavity at the rear of your Metro between the 'rear panel' and the 'inner rear heat shield'. You will see a 6mm nut and two 6mm bolt heads in this cavity. Using a 10mm ring or open ended spanner, loosen all three so they are finger tight only.

On all Metro freestanding fires the air channel that allows the combustion air to enter the fire is fitted to the top underneath of the door opening. It is fitted with two M6 bolts. Slightly loosen both of these bolts.

The Metro won't turn down as much as it did

The door itself may need readjusting, the hinge and latch is slotted and allows for movement. Loosening the hinge and moving it back a few mm will make the door seal tighter and stop air leaking into the fire. The door and glass seals may be in need of replacing, which is generally required every 3-4 years.

Familiarise yourself with the instructions on page 10 before proceeding with this maintenance.

Warranty details for your Metro wood fire

Metro wood fires are manufactured in New Zealand, using the highest quality of materials, workmanship and the latest manufacturing techniques, which is why we offer a full 10 year firebox warranty and a 1 year parts warranty for your peace of mind.

Metro Warranty

(NZ Consumer laws apply to this warranty)

Pioneer Manufacturing Limited (Pioneer) warrants the steel firebox against defective materials and workmanship which would render it unfit for normal domestic use, from the date of purchase by the original consumer, for a period of 10 years.

Components including panel coating, door retainers, door seals, glass, trim, baffle & bricks are warranted for a period of 1 year from the date of original purchase for normal domestic use against defective materials and workmanship.

All associated accessories including, but not limited to, fans, flue systems, flue shields, wetbacks, tool sets, ash pots etc, are covered by a 1 year warranty against defective materials and workmanship.

It is recommended, but not a condition of this warranty, that a full service/ inspection of the Metro fire be carried out at the end of each winter season.

Warranty Conditions

- The Metro fire must be installed, operated and maintained strictly in accordance with the building code and this installation and operation manual
- The Metro fire must be installed and used in a domestic application
- This warranty covers appliance like for like replacement or repair at the manufacturer's discretion but excludes freight, travel, installation, labour and/or any other associated costs
- Pioneer or their agents are not liable for any loss or expense direct or indirect arising from the failure of any part or operation of the appliance
- Operation of this appliance in violation of the warnings in this operation and installation manual will void this warranty
- Your Metro fire must be regularly maintained and we recommended it is also serviced annually. Proof of servicing may be required. If a wood fire is not regularly maintained and serviced, the life span will be reduced. If your Metro wood fire has been neglected, by not being regularly maintained and serviced, warranty may be declined

⚠ CAUTION! Important Information

Note: The following 3 points require regular inspection/maintenance (every time the ash bed is cleaned out, generally 3-5 times a season) and if not maintained will void the firebox warranty. Please ensure you keep your proof of purchase/receipt on any parts you buy.

- It is critical the fire not be operated with over worn, faulty or missing door seals. Door seals will harden over time and become over-worn (3-4 year's) and will cause air to leak into the fire, causing the appliance to 'over fire'. Do not operate the fire with cracked, or broken door glass
- It is critical the fire not be operated with over worn, faulty or missing bricks, baffle plate or baffle extension (white board on or under the baffle plate)
- A claim under this warranty should be directed to the retailer who supplied the Metro fire. If this is not possible write directly to the manufacturer stating details of fault, model, serial number of your Metro, dated proof of purchase and name of retailer purchased from.

Warranty Exclusions

(This manufacturer's warranty does not cover)

- Service calls which are not related to any defect in the product (i.e. operational, installation or fuel issues). The cost of a service call will be charged if the problem is not found to be a product fault
- Defects caused by factors other than normal domestic use or use in accordance with the product's operation manual
- Defects caused through the product being operated in an 'over-fired' manner resulting in sections of the firebox operating excessively hot to the point that sections glow red. (Note – This will result in distortion of the firebox)
- Defects to the product caused by accident, neglect, misuse or act of God
- The cost of repairs carried out by non-authorised repairers or the cost of correcting such unauthorised repairs
- Required maintenance as set out in this manual.

Service under this manufacturer's warranty must be provided by a repairer authorised by Pioneer Manufacturing Ltd. Such service shall be provided during normal business hours.

⚠ IMPORTANT! Complete and retain these details at time of purchase:

Purchase Date	
Serial Number	
Model	
Colour	
Retailer	



Parts guide for your Metro – Promet, baffles and wetback options

Your Metro wood fire must be regularly maintained and we recommended it is also serviced annually. If a wood fire is not regularly maintained and serviced, the life span will be reduced.

If your Metro wood fire has been neglected, by not being regularly maintained and serviced, with authorised Metro parts replaced as required, your warranty may be declined.

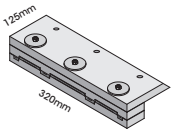
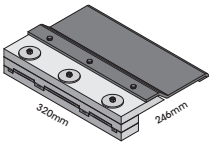
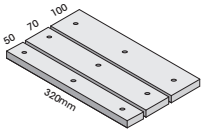
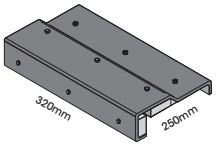
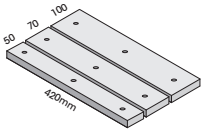
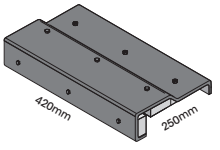
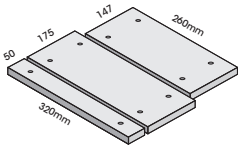
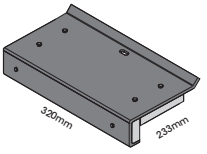
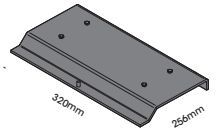
Listed below are the parts and product codes for your Metro wood fire. The promet/baffle should be regularly checked and must always be in place during the operation of your fire.

The baffle should be resting on four support lugs (two on each side of the firebox). It must be hard back against the rear of the firebox with the 'promet extension' (white board) or return front steel edge of the baffle facing forward.

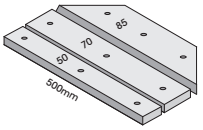
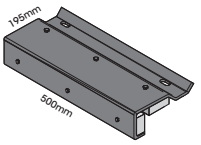
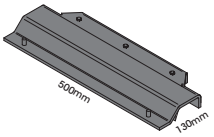
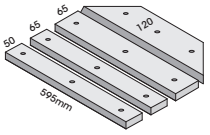
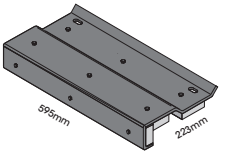
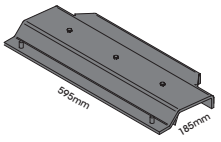
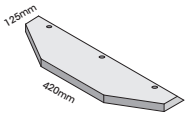
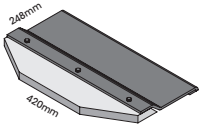
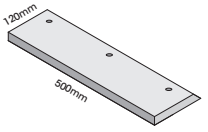
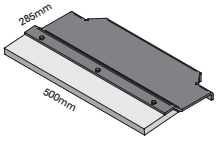
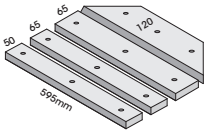
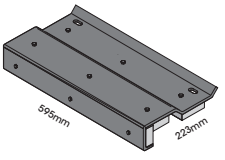
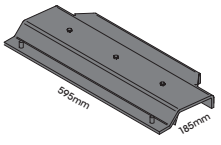
Hairline cracks in the promet extension are not uncommon and will have no adverse effect on the operation and performance of your Metro wood fire. These cracks are the result of intense heat coupled with expansion and contraction and is normal wear and tear.

If the promet extension starts to break up and pieces fall into the firebox it must be replaced.

Note: Impact damage when loading wood and burning wood which is not properly seasoned, i.e. 25% moisture content or more, will cause the promet to disintegrate and require replacement. Always burn dry well seasoned wood and take care when loading wood into the firebox.

Model	Type of promet required / Type of steel baffle(s) required			Wetback options
• Tiny Ped • Tiny Rad		Tiny Promet 500-1550 	Tiny Baffle 500-2050 	2kW Wetback 450-0050 
• Tiny Rad Woody		Tiny Woody Promet Set 500-2004 	Tiny Woody Baffle 500-2504 	Side Wetback 450-0275 
• Wee Rad Base • Wee Rad Leg • Wee Rad Woody • Wee Ped		Wee/R1 Promet Set 500-2005 	Wee/R1 Baffle 500-2505 	Side Wetback 450-0275 
• Classic Rad	Classic Rad Promet Set 500-2015 	Classic Rad Front Baffle 500-2520 	Classic Rad Rear Baffle 500-2525 	Side Wetback 450-0275 

Parts guide for your Metro – Promet, baffles and wetback options

Model	Type of promet required / Type of steel baffle(s) required			Wetback options
• Xtreme Rad Base • Xtreme Rad Leg • Xtreme Rad Woody • Xtreme Ped	Xtreme/R2 Promet Set 500-2010 	Xtreme/R2 Front Baffle 500-2510 	Xtreme/R2 Rear Baffle 500-2515 	3kW Wetback 450-0100 
• Mega Rad	Mega Rad Promet Set 500-2020 	Mega Rad Front Baffle 500-2530 	Mega Rad Rear Baffle 500-2535 	3kW Wetback 450-0100 
• LTD Wee Rad Base • LTD Wee Rad Leg • LTD Wee Rad Woody		LTD Small Promet 500-1700 	LTD Small Baffle 500-2600 	3kW Wetback 450-0100 or 4kW Wetback 450-0150 
• LTD Xtreme Rad Base • LTD Xtreme Rad Leg • LTD Xtreme Rad Woody		LTD Large Promet 500-1850 	LTD Large Baffle 500-2650 	3kW Wetback 450-0100 or 4kW Wetback 450-0150 
• LTD Mega Rad	Mega Rad Promet Set 500-2020 	Mega Rad Front Baffle 500-2530 	Mega Rad Rear Baffle 500-2535 	3kW Wetback 450-0100 or 4kW Wetback 450-0150 

Metro - Visit us online today www.metrofires.co.nz

Metro wood fire specifications

Metro have a Specifications Brochure available which details relevant compliance data for every model. This brochure is updated annually and details the minimum clearances and specifications for all models, which is generally required when applying for a building consent. See your Metro retailer to obtain a copy, or visit www.metrofires.co.nz

metrofires.co.nz

Visit the Metro website: metrofires.co.nz to view Metro's 'video demos' showing the latest in wood fire technology energy saving options. You can view the entire Metro product range, find out where your nearest Metro retailer is located or simply check out the latest specifications, installation requirements and emission and efficiency data for the Metro of your choice.



Pioneer heating accessories

Pioneer/Metro Fires offer a wide range of heating accessories designed to complement your Metro wood fire. The range includes ECO flue systems, floor protectors, wetbacks, heat transfer systems, baffles, bricks and more.

For further details talk to your Metro agency or visit www.metrofires.co.nz



ECO Flue Systems



Flashrites and Versatiles



Wetbacks



High Temperature Paint



Corner and Wall Floor Protectors



Heat Transfer Systems



Universal Door Seal Kits



Fire Cement And Silicone



Glass Tape



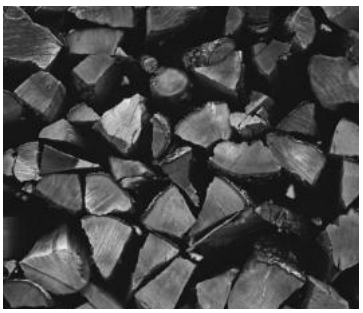
Door Seal Rope



Smoke Detectors

ECO Flue Kits Installation Manual









metrofires

ECO Flue Kits

Freestanding Flue Systems

ECO Flue Kit Installation Options 2
ECO Flue Kit / ECO Option Kit 3
ECO Flue Kit Installation 4-5
ECO Option Kit Installation..... 5-6

Insert Flue Systems

ECO Insert Kit Installation 7
ECO Flue Kit Minimum Heights 8

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NZHHA New Zealand Home Heating Association Inc.

NEW ZEALAND MADE

PIONEER MANUFACTURING LIMITED

19 Oropuriri Road // New Plymouth 4312
info@metrofires.co.nz // www.metrofires.co.nz

⚠ WARNING! Important Information

- Metro ECO Flue Systems must be installed to allow unrestricted air supply from either the ceiling cavity for an ECO Flue Kit, or above the roof line if the ECO Flue & ECO Option Kits are both installed. Please read these instructions and familiarise yourself with the installation options and various components of the ECO Flue Systems
- Metro ECO Flue Systems have been tested to and complies with AS/NZS 2918 Appendix 'B' and 'F'. Metro ECO Flue Systems shall be installed in accordance with AS/NZS 2918 and the appropriate requirements of the relevant building codes
- The ECO Flue Kit must be installed into a 'vented' flat ceiling cavity, or have an ECO Option Kit added to the flue system to provide an external air supply
- Any modification to this flue system that has not been approved in writing by the testing authority is considered to be in breach of all approvals granted

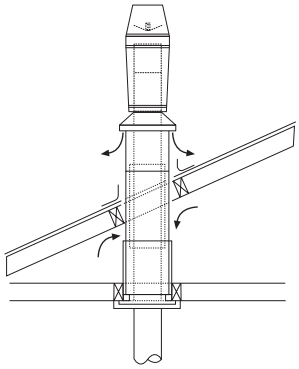
⚠ CAUTION! Important Information

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

ECO Flue Systems Installation Options

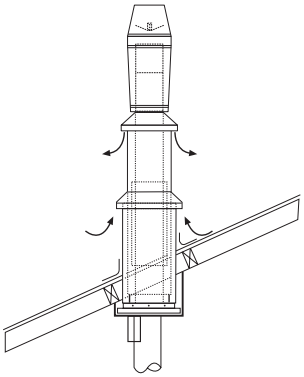
Detailed below are the more common installation methods for installing Metro ECO Flue Systems. To ensure a safe and efficient installation, this flue system must be installed as detailed below by either a registered installer, or someone competent in installing solid fuel appliances.

Single Storey Installations



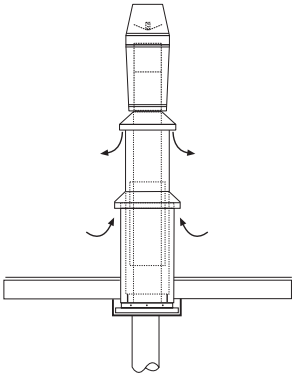
Flat Cavity Ceiling

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



Sloping Ceiling

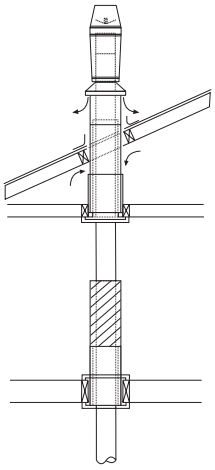
Both the ECO Flue Kit and ECO Option Kit are required to enable air to be drawn from outside the home.



Flat Ceiling/Roof

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

Two Storey Installations



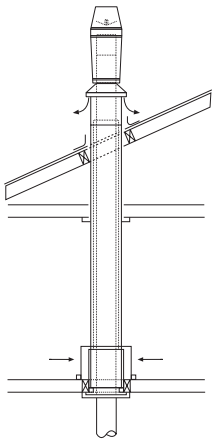
2nd Floor - Exposed Flue pipe

Requires an ECO Flue Kit only with additional lengths of flue pipe.

Additional components below are not supplied by Metrofires but are also required for this installation*

- A floor penetration kit
- 1x 1200mm long mesh/screen

*In accordance with AS/NZS 2918



2nd Floor - Enclosed Flue pipe

Requires an ECO Flue Kit only with additional lengths of flue pipe.

Additional components below are not supplied by Metrofires but are also required for this installation*

- 200mm & 250mm inner/outer combination liners.
- 2nd floor vent cover and an additional ceiling plate with a 250mm diameter hole

*In accordance with AS/NZS 2918

ECO Flue Kit & ECO Option Kit Component Checklist

ECO Flue Kit

The ECO Flue Kit is designed for installation into a building that has a 'ceiling cavity' with unrestricted air supply as is the case with conventional homes. A vented ceiling cavity is required as the ECO Flue Kit draws its cooling air from within the ceiling cavity.

Metro offers both the ECO Flue Kit, which is designed to be installed on its own and the ECO Option Kit which is designed to be installed in conjunction with the ECO Flue Kit. The specific application for each of these two options is detailed below with installation instructions overleaf.

ECO Flue Kit components

(A) 1 x Stainless steel weather butterfly

(B) 1 x Stainless steel ECO Cowl top

(C) 1 x 420mm x 240mm diameter stainless steel ECO Cowl housing

(D) 1 x 480mm long stainless steel flue pipe extension with flashing cone

(E) 1 x 1200mm x 150mm diameter stainless steel flue pipe

(F) 1 x 1200mm x 250mm diameter galvanised outer casing with 750mm long slip section

(G) 1 x 800mm x 200mm diameter galvanised inner casing

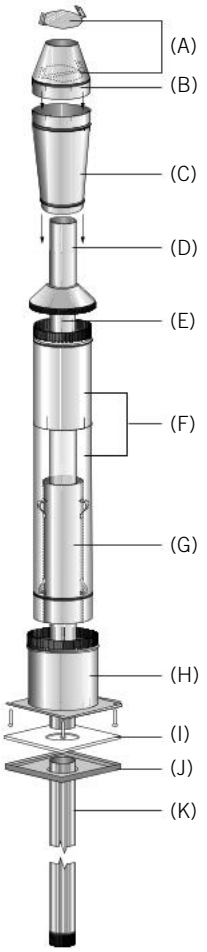
(H) 1 x Galvanised mounting plate with brackets and 300mm long x 300mm diameter casing attached

(I) 1 x insulation gasket

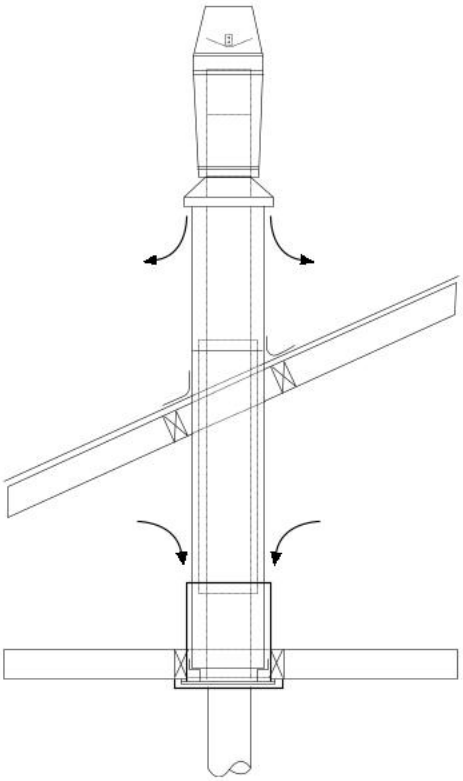
(J) 1 x black clip-on ceiling plate

(K) 2 x 1200mm lengths of 150mm diameter stainless steel flue pipe painted metallic black

(+) 1 x Plastic bag of assembly bolts



ECO Flue Kit assembled



ECO Option Kit

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

ECO Option Kit components

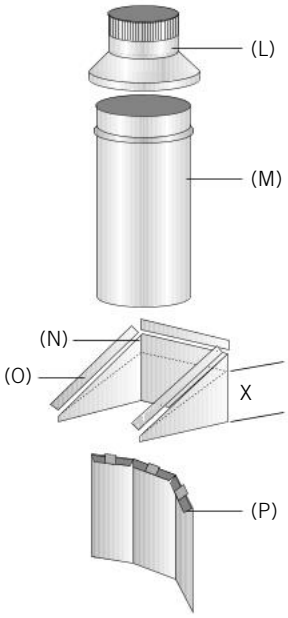
(L) External intake flashing cone

(M) 1x 780mm x 300mm diameter outer liner extension

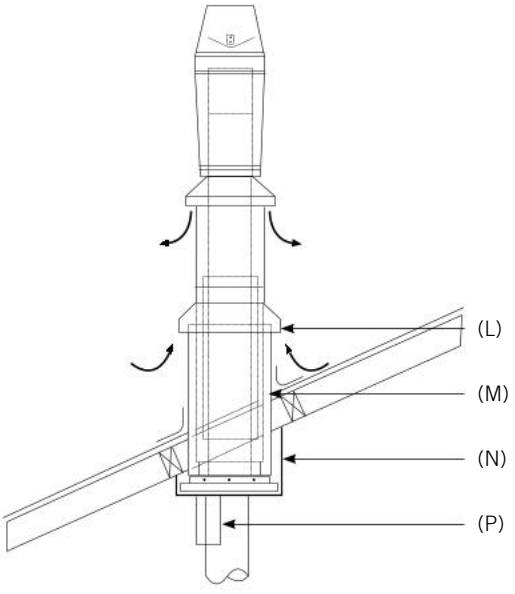
(N) Drop box infill panel

(O) Drop box edge covers

(P) Ceiling plate mounted heat shield



ECO Flue Kit & ECO Option Kit assembled



ECO Flue Kit Installation Instructions

ECO Flue Kit components

(A) 1 x Stainless steel weather butterfly

(B) 1 x Stainless steel ECO Cowl top

(C) 1 x 420mm x 240mm diameter stainless steel ECO Cowl housing

(D) 1 x 480mm long stainless steel flue pipe extension with flashing cone

(E) 1 x 1200mm x 150mm diameter stainless steel flue pipe

(F) 1 x 1200mm x 250mm diameter galvanised outer casing with 750mm long slip section

(G) 1 x 800mm x 200mm diameter galvanised inner casing

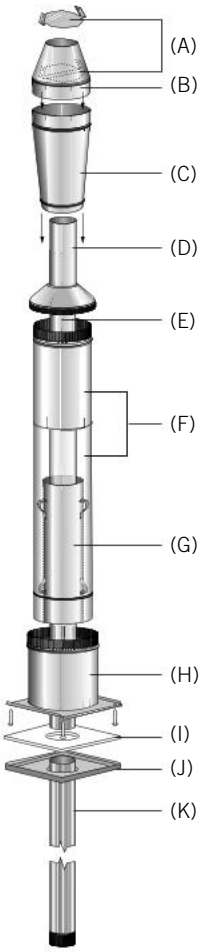
(H) 1 x Galvanised mounting plate with brackets and 300mm long x 300mm diameter casing attached

(I) 1 x insulation gasket

(J) 1 x black clip-on ceiling plate

(K) 2 x 1200mm lengths of 150mm diameter stainless steel flue pipe painted metallic black

(+) 1 x Plastic bag of assembly bolts



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

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

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

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

2. Fit mounting plate (H) into the ceiling by sliding the 300mm diameter casing attached to the mounting plate up into the ceiling until the two upturned edges rest against the under side of the ceiling. Square the mounting plate to the wall and secure it in location with the four coach screws supplied, into the nogs just fitted. To further improve the rigidity of the installation, nail through the 300mm diameter casing at 4 points into the timber nogs.

3. Moving onto the roof with the 1200mm x 250mm diameter galvanised outer casing (F) with 750mm long slip section fitted, lower the slotted end of this casing (F) into the roof cavity until it locates inside the brackets on the top face of the mounting plate. Return back into the room and using the 3 x 6mm bolts and washers supplied, securely bolt the base of the 250mm diameter outer casing into the rivet nuts pre-fitted into the mounting plate brackets.

   Note: As there are three bolts, the outer casing can be rotated to ensure the lock-form seam is sheltered as much as possible from the prevailing weather direction.

4. Return back onto the roof and using a suitable flashing, weather proof the joint where the 250mm diameter outer casing penetrates the roof. Ensure the flashing used is compatible with the roofing material, and if fitting instructions are supplied with the flashing, these must be adhered to. Prior to fitting the flashing, by fitting stays securing the outer casing (F) to the roof material will further improve rigidity of the installation.

5. While on the roof fit the 800mm x 200mm diameter galvanised inner casing (G).

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

⚠ WARNING! Important Information

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

6. Moving back into the home, remove the plastic film from the ceiling plate (J) and place it black side down over the flue outlet of the wood fire. Using a high temperature black aerosol, spray around the hole in the centre of the white insulation gasket, and when dry lay this centrally on the ceiling plate.

7. Unwrap the two painted flue pipes (K) taking care not to mark the painted surface (use a metallic black Pioneer aerosol for touch ups) and proceed to assemble the three flue pipe sections as described below;

- Smear an adequate amount of Pioneer fire cement inside the 'top/un-crimped' end of both painted flue pipes (K).

- Taking the unpainted stainless steel flue pipe (E) insert its top 'un-crimped' end up through the mounting plate (H) and up into the casings until its bottom 'crimped' end is 1250mm above the top of the wood fire.

- Take one of the two painted stainless steel flue pipes (K) and fit its lower 'crimped' end into the Metro wood fires flue outlet. Now lower the unpainted stainless steel flue (E) which is protruding down from the mounting plate so that it fully connects into the lower painted flue pipe (K). Ensure these two flue pipe sections are firmly connected and aligned, then secure with three stainless steel or monel rivets spaced equally around the joint.

- Lift the two assembled flue pipe sections so the bottom of the lower section is 1250mm above the top of the wood fire, and repeat the above procedure to fit the remaining painted flue pipe (K).

ECO Flue Kit Installation Instructions - continued

- With all three flue pipe sections securely joined, lift this three section assembly out of the wood fires flue outlet, then move it slightly off centre and lower the flue pipe assembly 'on top' of the wood fires flue outlet. Smear an adequate amount of Pioneer fire cement inside the wood fires flue outlet (move the flue pipe assembly as required to ensure the entire flue outlet is coated in fire cement) then lower the flue pipe back into the wood fires flue outlet, with the vertical flue seam facing the rear.

8. Taking the ceiling plate (J) with insulation gasket (I) fitted which are laying on top of the wood fire, with the flue pipe passing through them. Carefully lift them up the flue pipe trying not to mark the painted flue, and clip the ceiling plate onto the mounting plate.

9. While still on the ground, assemble the ECO Cowl as follows;

- Take the stainless steel weather butterfly (A) so the angled sections are facing up.

- With both arms and angled sections of the stainless steel weather butterfly (A) facing up, fit it into the stainless steel ECO Cowl top (B), and secure in position through the holes provided with stainless steel rivets.

  NOTE – Once fitted the weather butterfly will be slightly angled within the cowl housing.

- Fit the ECO Cowl top (B) into the ECO Cowl housing (C). Push both sections together until the swage ring on (B) rests completely on the open end of the cowl housing (C). Drill through the two pre-punched holes in the ECO Cowl housing and secure these two sections together with stainless steel rivets.

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

10. Making your way back onto the roof, slide the 750mm long slip section of the outer casing (F) until the top of this slip section is level with the top of the 150mm stainless steel flue pipe, then secure this slip section of the outer casing with rivets.

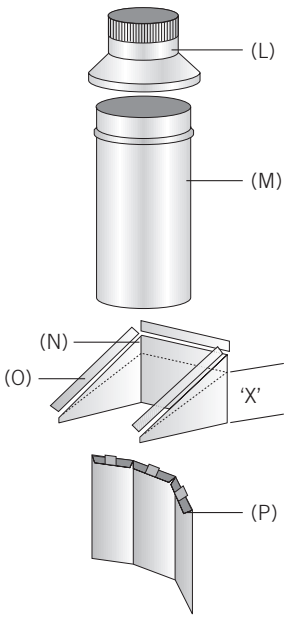
11. Fit the 480mm long flue pipe extension/flashing cone (D), with the flashing cone at the bottom, fit its short flue section inside the top of the already installed 150mm diameter flue pipe. Ensure the three brackets extended below the flashing cone fit 'outside' the outer casing slip section. Drill through the pre-punched hole in all three brackets into the outer casing slip and secure with rivets.

12. Taking the removable section of the ECO Cowl, position it over the top of the stainless steel flue pipe extension, and slide it down fully. This removable section does not require riveting and enables easy removal for future flue cleaning.

Installation Instructions with the ECO Option Kit

ECO Option Kit

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



ECO Option Kit components

(L) External intake flashing cone

(M) 1x 780mm x 300mm diameter outer liner extension

(N) Drop box infill panel

(O) Drop box edge covers

(P) Ceiling plate mounted heat shield

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

1. Slip the 300mm outer extension liner supplied with the ECO Option Kit over the 300mm outer liner 'stub' attached to the mounting plate (H) supplied with the ECO Flue Kit. Permanently secure these two components together by drilling four evenly spaced holes around the circumference and rivet with stainless steel rivets.

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

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

3. Fit mounting plate (H) into the ceiling by sliding the 300mm diameter casing attached to the mounting plate up into the ceiling until the two upturned edges rest against the under side of the ceiling. Square the mounting plate to the wall and secure it in location with the four coach screws supplied, into the nogs just fitted. To further improve the rigidity of the installation, nail through the 300mm diameter casing at 4 points into the timber nogs.

- **If the ceiling is angled**, it is critical that the mounting plate is correctly positioned so the drop box in-fill panel can be fitted. Ensure the two 'upturned folds' on the mounting plate are aligned parallel to the roof joists, i.e pointing towards the apex.

  You will only be able to use two of the securing holes provided in the mounting plate. To give additional support to the installation nail through the 300mm diameter outer liner into the timber framing, access is through the 200mm hole in the base of the mounting plate.

4. Moving onto the roof with the 1200mm x 250mm diameter galvanised outer casing (F) with 750mm long slip section fitted, lower the slotted end of this casing (F) into the roof cavity until it locates inside the brackets on the top face of the mounting plate. Return back into the room and using the 3 x 6mm bolts and washers supplied, securely

bolt the base of the 250mm diameter outer casing into the rivet nuts pre-fitted into the mounting plate brackets. Return back onto the roof and using a suitable flashing, weather proof the joint where the 300mm diameter outer casing penetrates the roof. Ensure the flashing used is compatible with the roofing material, and if fitting instructions are supplied with the flashing, these must be adhered to.

Prior to fitting the flashing, by fitting brackets securing the outer casing (F) to the roof material will further improve rigidity of the installation.

Note: As there are three bolts, the outer casing can be rotated to ensure the lock-form seam is sheltered as much as possible from the prevailing weather direction.

5. Fit the external 'intake' flashing cone supplied with the Option Kit as illustrated, and secure it to the top of the 300mm diameter extension liner through the 4 x brackets which protrude below the base of the external 'intake' flashing cone.

6. While on the roof fit the 800mm x 200mm diameter galvanised inner casing (G).

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

⚠ WARNING! Important Information

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

7. Moving back into the home, remove the plastic film from the ceiling plate (J) and place it black side down over the flue outlet of the wood fire. Using a high temperature black aerosol, spray around the hole in the centre of the white insulation gasket, and when dry lay this centrally on the ceiling plate.

8. Unwrap the two painted flue pipes (K) taking care not to mark the painted surface (use a metallic black Pioneer aerosol for touch ups) and proceed to assemble the three flue pipe sections as described below;

- Smear an adequate amount of Pioneer fire cement inside the 'top/un-crimped' end of both painted flue pipes (K).

- Taking the unpainted stainless steel flue pipe (E) insert its top 'un-crimped' end up through the mounting plate (H) and up into the casings until its bottom 'crimped' end is 1250mm above the top of the wood fire.

- Take one of the two painted stainless steel flue pipes (K) and fit its lower 'crimped' end into the Metro wood fires flue outlet. Now lower the unpainted stainless steel flue (E) which is protruding down from the mounting plate so that it fully connects into the lower painted flue pipe (K). Ensure these two flue pipe sections are firmly connected and aligned, then secure with three stainless steel or monel rivets spaced equally around the joint.

- Lift the two assembled flue pipe sections so the bottom of the lower section is 1250mm above the top of the wood fire, and repeat the above procedure to fit the remaining painted flue pipe (K).

- With all three flue pipe sections securely joined, lift this three section assembly out of the wood fires flue outlet, then move it slightly off centre and lower the flue pipe assembly 'on top' of the wood fires flue outlet. Smear an adequate amount of Pioneer fire cement inside the wood fires flue outlet (move the flue pipe assembly as required to ensure the entire flue outlet is coated in fire cement) then lower the flue pipe back into the wood fires flue outlet, with the vertical flue seam facing the rear.

9. Taking the ceiling plate (J) with insulation gasket (I) fitted which are laying on top of the wood fire, with the flue pipe passing through them. Carefully lift them up the flue pipe trying not to mark the painted flue, and clip the ceiling plate onto the mounting plate.

10. While still on the ground, assemble the ECO Cowl as follows;

- Take the stainless steel weather butterfly (A) so the angled sections are facing up.

- With both arms and angled sections of the stainless steel weather butterfly (A) facing up, fit it into the stainless steel ECO Cowl top (B), and secure in position through the holes provided with stainless steel rivets.

NOTE – Once fitted the weather butterfly will be slightly angled within the cowl housing.

- Fit the ECO Cowl top (B) into the ECO Cowl housing (C). Push both sections together until the swage ring on (B) rests completely on the open end of the cowl housing (C). Drill through the two pre-punched holes in the ECO Cowl housing and secure these two sections together with stainless steel rivets.

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

11. Measure dimension 'X' as shown on page 3 and transfer this measurement to the drop box in-fill panel as shown.

- Cut the in-fill panel to the correct size and fit the 3 x edge covers.

Note: The side edge covers will require trimming on the ends to suit the angle of the ceiling.

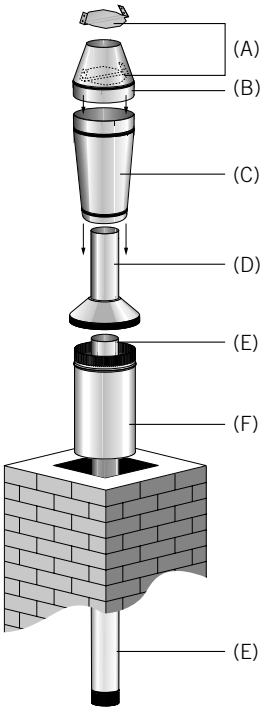
- Secure the in-fill panel in position by fitting three rivets to each side through the holes provided.

12. Back in the room, lift the ceiling plate then attach the 'ceiling plate mounted heat shield' to the lower face of the ceiling plate so that it acts as a deflector shield between the flue pipe and the lower side of the ceiling (refer assembled diagram on page 3). This heat shield has three tabs on its top face enabling it to be 'clipped' into the 160mm diameter hole in the ceiling plate. Attach the ceiling plate by clipping it onto the mount plate and the installation is now complete.

ECO Insert Kit Installation Instructions & Component Checklist

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

Note: Rivets, fire cement and chimney cap or flashing plate are not included as they are supplied by the installer.



ECO Insert Kit components

(A) 1 x Stainless steel weather butterfly

(B) 1 x Stainless steel ECO Cowl top

(C) 1 x 420mm x 240mm diameter stainless steel ECO Cowl housing

(D) 1 x 480mm long stainless steel flue pipe extension with flashing cone

(E) 3 x 1200mm x 150mm diameter stainless steel flue pipe

(F) 1 x 600mm x 250mm diameter galvanised outer casing

This flue kit has been manufactured and complies with AS/NZS 2918. To ensure a safe and efficient installation, this flue kit must be installed as detailed below by either a registered installer, or someone competent in installing solid fuel appliances.

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

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

2. Once the fireplace insert has been installed correctly as per the manufacturers instructions, look directly down the chimney to ensure the wood fire flue spigot is in line with the masonry chimney. (A torch will be required).

3. If you cannot see the flue spigot, a flue pipe offset will be required. If so, install the flue pipe offset so the top of it can be clearly seen from the top of the masonry chimney.

4. If an offset is required, an adjustable telescopic type is recommended. Measure the amount of offset required and adjust the telescopic offset to suit, after smearing an adequate amount of Pioneer fire cement onto the slip section of the offset to ensure a good seal, then rivet the offset in three locations around its circumference. (If the offset is used in its fully compressed form, it will be necessary to modify the end of the female slip section otherwise it will restrict the internal diameter) Apply a liberal amount of Pioneer fire cement into the flue outlet of the fireplace insert, and fit the lower crimped end of the offset into position inside the flue outlet, and bolt into position.

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

5. Secure the flue pipes together and ensure the flue seams are in line. Flue pipe joints must be fully compressed with a considerable amount of fire cement to ensure a good seal, and then riveted together at three even points around the flue join. Prior to installing the assembled flue pipe into the masonry chimney cavity, take careful note to ensure there are no overhead power lines in close proximity.

6. Lower the flue pipe into the masonry chimney, with the crimped end fitting into the fireplace insert flue outlet/offset, and securely attach with three rivets (offset/bend must be riveted to the flue pipe). For installations where extra lengths of flue pipe are required, or when the weather is poor, it will be easier to assemble the flue pipe lengths as they are lowered into the masonry chimney.

7. Secure the outer casing to the masonry chimney with suitable fasteners. A masonry chimney flashing plate will be required to weatherproof/seal the masonry chimney top. Note: The top of the outer casing must be finished level with the top of the 150mm stainless steel flue pipe.

8. Assemble the ECO Cowl as follows;

- Take the stainless steel weather butterfly (A) so the angled sections are facing up.

- With both arms and angled sections of the stainless steel weather butterfly (A) facing up, fit it into the stainless steel ECO Cowl top (B), and secure in position through the holes provided with stainless steel rivets.

  NOTE – Once fitted the weather butterfly will be slightly angled within the cowl housing.

- Fit the ECO Cowl top (B) into the ECO Cowl housing (C). Push both sections together until the swage ring on (B) rests completely on the open end of the cowl housing (C). Drill through the two pre-punched holes in the ECO Cowl housing and secure these two sections together with stainless steel rivets.

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

9. Making your way back onto the roof, fit the 480mm long flue pipe extension/flashing cone (D), with the flashing cone at the bottom. Fit the short flue section inside the top of the already installed 150mm diameter flue pipe. Ensure the three brackets extended below the flashing cone fit 'outside' the outer casing slip section. Drill through the pre-punched hole in all three brackets into the outer casing slip and secure with rivets.

10. Taking the 'removable section of the ECO Cowl' assembled in section (8) above, position it over the top of the stainless steel flue pipe extension, and slide it down fully. This removable section does not require riveting and therefore enables easy removal for future flue cleaning.

Minimum Heights for all Metro Flue Systems In compliance with AS/NZS 2918

The Metro ECO Flue Systems comply with AS/NZS 2918 and its 4.6 metre height requirement (4.6 metre minimum from the top of the floor protector to the top of the flue pipe). However as external structures and the proximity of other buildings will differ for every installation, some situations will require additional flue height to comply with the standard. Refer to Diagrams 3 and 4 below. (All measurements in mm).

Note: AS/NZS 2918 Section 4, details flue system installation requirements in full.

Diagram 3

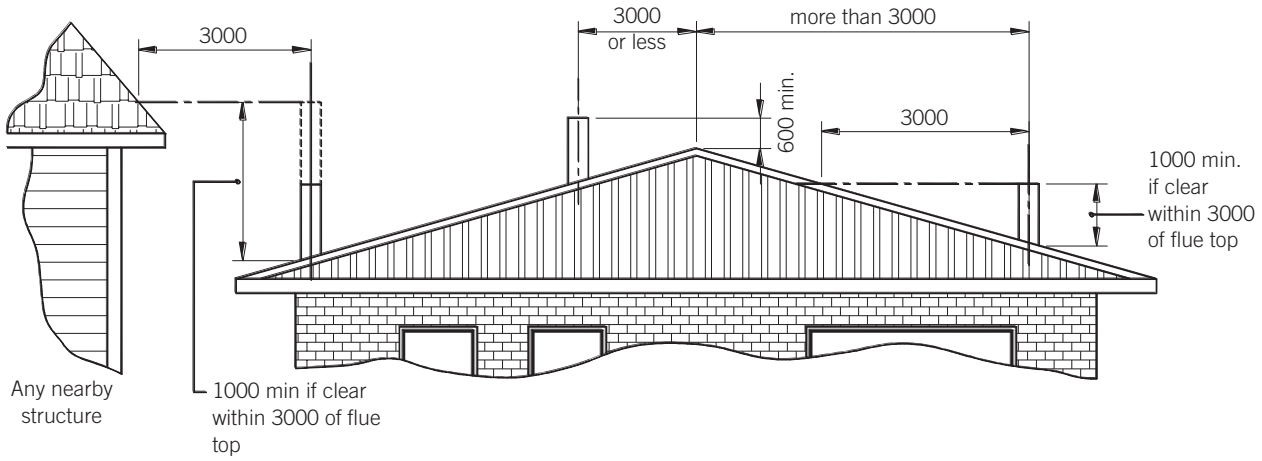
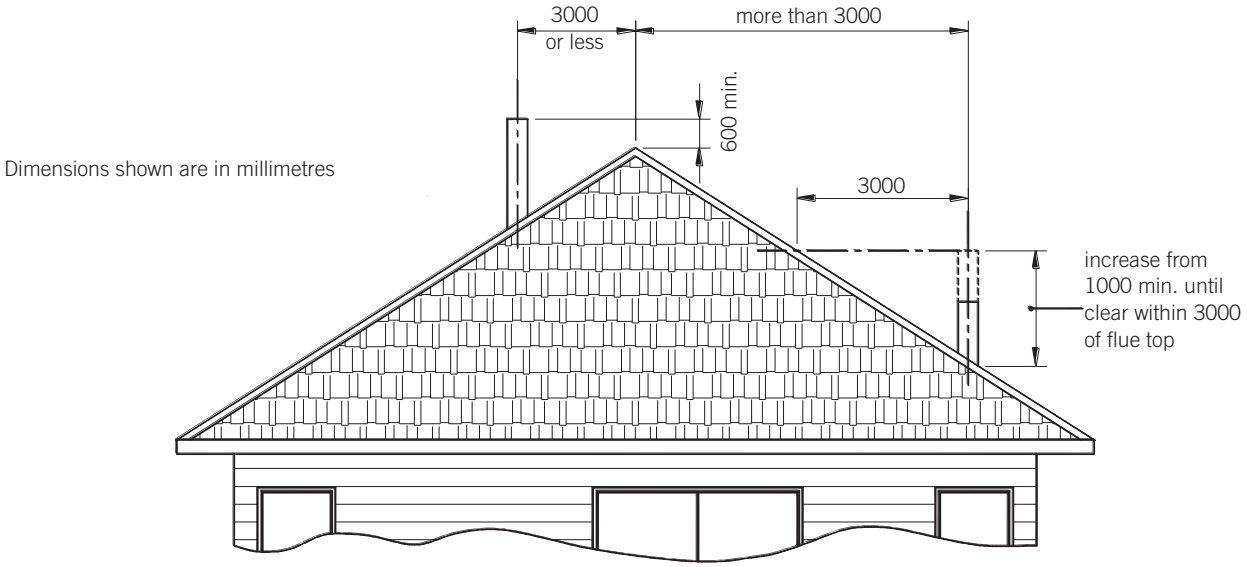


Diagram 4



Rates Invoice / Assessment 2021/22

WHAKATĀNE District Council — Kia Whakatāne au i ahau

TAX INVOICE / CREDIT NOTE G.S.T. NO. 16-940-356

CHENG, ESTATE OF HSIU-HUA
126 DOUGLAS STREET
WHAKATANE 3120

Whakatāne District Council
Civic Centre, Commerce Street, Private Bag 1002, Whakatāne 3158
Phone: 07 306 0500
Email: information@whakatane.govt.nz **Web:** www.whakatane.govt.nz

Bay of Plenty Regional Council (collected on behalf of)
PO Box 364 Whakatāne 3158 **Web:** www.boprc.govt.nz
Phone: 0800 884 880 **Fax:** 0800 884 882 **Email:** info@boprc.govt.nz

Valuation Reference:	07103 627 00
Customer Number:	**76238**
Invoice Number:	2022/195535
Date:	01 May 2022
Location:	126 DOUGLAS STREET
Legal Description:	LOT 41 DPS 10000
Land Value:	209,000
Capital Value:	466,000
Land Area:	0.0647 ha

WHAKATĀNE District Council — Kia Whakatāne au i ahau

Rates	Units	Rate	Annual Amount
General Rate - Whakatane	466,000	0.00137528	$640.88
Stormwater Targeted - Whakatane	1	107.11674900	$107.12
Stormwater - Whakatane	466,000	0.00048023	$223.79
Community Board - Whakatane	1	22.63416686	$22.63
Uniform Annual General Charge	1	667.66617110	$667.67
Roading - District Wide	466,000	0.00050608	$235.83
Roading - Targeted Rate	1	39.37400000	$39.37
Sewerage - Whakatane Connected	1	412.20160620	$412.20
Refuse Removal Rate - Urban	1	242.72329680	$242.72
Total Rates Assessed			**$2,592.21**

Bay of Plenty Regional Council (collected on behalf of)

Rates	Units	Rate	Annual Amount
Whakatane/Tauranga River Q1	1	154.51180340	$154.51
Whakatane/Tauranga River U1	0.0109	515.03934450	$5.61
Whakatane/Tauranga River U3	0.0238	200.29307840	$4.77
Regional General Rate - Whk	209,000	0.00020695	$43.25
Regional UAGC	1	142.68052710	$142.68
Passenger Transport - Eastern BO	1	16.88417801	$16.88
Civil Defence Emergency Manageme	1	27.81613627	$27.82
Regional Safety and Rescue Servi	1	2.77073069	$2.77
Total Rates Assessed			**$398.29**

1 / 1

Statement

Plus GST on Total Rates Assessed	$448.58
Total Rates (incl GST) 01 July 2021 - 30 June 2022	**$3,439.08**
Opening balance 1 July 2021	-$131.74
Previous instalment this year	$2,579.37
Payments received this year	-$3,022.85
Penalties incurred this year	$0.00
Adjustments this year	$0.00
Balance brought forward	-$575.22
WHAKATĀNE District Council — Rates Instalment 4 of 4 (01 Apr 2022 - 30 Jun 2022)	**$745.23**
BAY OF PLENTY REGIONAL COUNCIL TOI MOANA — Rates Instalment 4 of 4 (01 Apr 2022 - 30 Jun 2022)	**$114.48**

Thank you for paying by weekly direct debit.

Total Now Due by 20 May 2022 — $284.49

*Current instalment total includes GST of $112.14. Payments received after 21 April 2022 are not included in **'Total Now Due'**.*

Pay your rates **the easy way** – phone **07 306 0500** to set up a direct debit.

Payment options

Direct Debit · *Cash* · *Online Banking* · *Credit Card / Eftpos* · *Telephone Banking* · *Pay at a PostShop*

Paid by Direct Debit

Pay direct to our bank:

01 0434 0334411 03 using reference **RATES** and **07103 627 00**
Visit www.whakatane.govt.nz to pay your rates by credit card or bank to bank transfer.

Pay in person at the following offices:

Customer Services
Commerce Street, Whakatāne
Monday, Tuesday, Thursday, Friday 8.00am – 5.00pm
Wednesday 9.00am – 5.00pm

Murupara Service Centre
Pine Drive, Murupara
Monday - Friday 10.00am to 5.00pm

How your rates are calculated and what they fund

Whakatāne District Council rates

General Rate: Calculated using the capital value of your property. The Council has a stepped differential for properties valued over $15 million. The portion of the property valued under $15 million will attract the full general rates charge. For the portion of the property valued over $15 million, only three-quarters of the general rates charge will apply.

Uniform Annual General Charge (UAGC): Divided between all rateable units.

The General Rate and the UAGC fund: governance; exhibition research; storage and archives; community support; halls; strategy and policy; commercial property; tradewaste; cemeteries and crematorium; closed landfills; public conveniences; resource management consents; visitor information; resource management policy; emergency management; licensing; aquatic centres; environmental health; parks and reserves; recreation and sports fields; regulation monitoring; libraries; community development; road safety; waste disposal (excluding the refuse removal rate); building; Matatā wastewater and a portion of stormwater costs for Matatā; animal control; airport; ports and harbour and economic development and regeneration.

Roading Rate: This funds the district's roading expenditure. The Council sets the roading rate on the capital value of each applicable rating unit in the district and a fixed targeted rate on all rating units in the district.

Community Board Rate: This funds the governance activity and operating costs for your Community Board. The Council sets a fixed targeted rate on rating units within each Community Board location.

Stormwater Rate: This funds the stormwater activity (including disaster mitigation) for each scheme, except for the Matatā scheme, which is partially funded through the general rate. The Council sets a differential targeted rate for stormwater on rating units and a rate on the capital value differentially.

District Growth Rate: This funds the economic development activity. The Council sets a fixed targeted rate per commercial and industrial rating unit and a targeted rate on the capital value for all commercial and industrial rating units.

EPIC (Events Promotion Initiatives and Community) Rate: To fund the EPIC Whakatāne town centre strategy. The Council sets the EPIC rate as a targeted rate over the capital value of 102 properties in the Whakatāne CBD.

Refuse Removal Rate: This funds the collection of Council-approved refuse/recycling/green waste bins. The Council sets a targeted rate per available service to the rating unit.

Sewerage Rate: This funds sewage disposal within supply areas. The Council sets sewerage rates on land use and provision of service. Land use is residential, rural or commercial / industrial. For residential and rural rating units, the Council sets fixed targeted rates per separately used or inhabited part of a rating unit to fund sewage disposal. Commercial / industrial properties are charged per pan.

Water Rate: This funds water supply within supply areas. The Council sets water rates on a differential based on provision of service and supply charge on consumption.

Rates collected on behalf of Bay of Plenty Regional Council

General Rate: Calculated using the land value of your property. This rate funds catchment management, flood protection and control, resource regulation and monitoring, transport and urban planning, democracy, engagement and planning and support services.

Uniform Annual General Charge: Calculated as a fixed charge per property. This rate funds catchment management, flood protection and control, resource regulation and monitoring, transport and urban planning, democracy, engagement and planning and support services.

Rangitāiki-Tarawera River Scheme Rate: Calculated based on where the land is situated, the area of land, and the available service provided to part-fund flood protection and control.

Whakatāne-Tauranga River Scheme Rate: Calculated based on where the land is situated, the area of land, and the available service provided to part-fund flood protection and control.

Rangitāiki-Drainage Rate: Calculated based on where the land is situated, the area of land, and the available service provided to part-fund flood protection and control.

Passenger Transport Targeted Rate: Part-funds the Passenger Transport work activity in the Whakatāne area.

Civil Defence and Emergency Management Targeted Rate: Funds civil defence and emergency management for the Whakatāne area.

Regional Safety and Rescue Services Rate: A new targeted rate funding organisations that provide safety and rescue services within the Bay of Plenty, calculated on where the rateable unit is situated.

Rates invoice due dates 2021/22

INSTALMENT	DUE DATE	PENALTY DATE
1	Friday, 27 August 2021	Wednesday, 1 September 2021
2	Friday, 26 November 2021	Wednesday, 1 December 2021
3	Friday, 25 February 2022	Wednesday, 2 March 2022
4	Friday, 20 May 2022	Wednesday, 25 May 2022

Rates penalties: A 10% penalty will apply if any rates payments remain outstanding after each of the above instalment due dates. Any 2021/22 rates that remain unpaid as at 30 September 2022 will incur a further 10% penalty (penalty date 1 October 2022). We can work through options with you if you think you might have difficulty meeting your payments. Please call 07 306 0500 or email info@whakatane.govt.nz for more information.

Payment discount: Ratepayers who pay the total 2021/22 rates levied on the rates assessment by the due date of the first instalment will receive a 2.5% discount (Note: the balance of any prior years rates must be cleared before the due date).

Categories of rateable land

Commercial/industrial: Any rating unit where the principal use is a commercial or industrial activity, or it is zoned commercial/industrial.

Residential: Any rating unit in the district that is used exclusively, or almost exclusively, for residential purposes, including tenanted residential properties, rest homes and geriatric hospitals. It excludes hotels, motels, serviced apartments, and boarding houses.

Rural: All rural zoned land, except commercial/industrial properties as defined above.

Rates remission and postponement policies

All remission policies are available on our website whakatane.govt.nz.

- Remission of Uniform Annual General Charge and Targeted Rates for Contiguous Properties
- Rates Remission for Educational Institutions Sewage (Pan) Charges
- Rates Remission and Postponement for Financial Hardship
- Rates Remission for Outstanding Rates and Penalties on Undeveloped Sections
- Remission and Postponement of Rates on Māori Freehold Land
- Remission for Penalties on Unpaid Rates
- Remission for Water Leakage
- Rates Remission and Postponement for a Rating Unit Affected by a Natural Hazard
- Rates Remission for Community, Sporting and Other Organisations

Bay of Plenty Regional Council remission policies are available at boprc.govt.nz.

- BOPRC Rates Remission for Edgecumbe Urban River Scheme Remission

Rating Information Database (RID)

Whakatāne District Council holds rating details about each property, together with the full name and postal address of each owner. These are publicly available for viewing at Whakatāne District Council, Murupara Service Centre, or online using the link below. Ratepayers have the right to inspect the RID and rates records and object on certain grounds set out in the Local Government (Rating) Act 2002.

You have the right to withhold your name and/or postal address from the RID. Such requests must be made in writing to the Council. A Rating Information Database Confidentiality Form can be found at the link below, or you can request one from Customer Services on 07 306 0500.

Link to the rating information database and confidentiality forms: whakatane.govt.nz/property-search

Have your contact details changed?

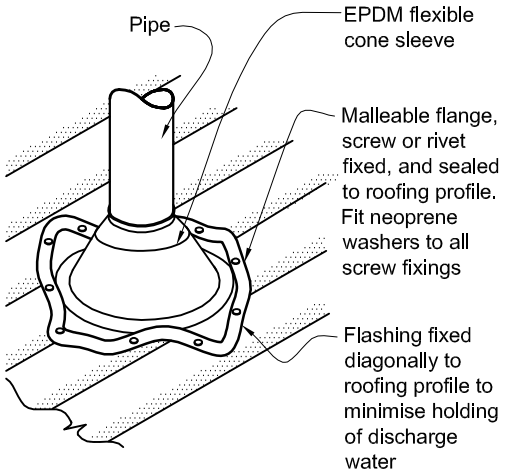
If so, please contact us on info@whakatane.govt.nz or on 07 306 0500 with your old address details and the new address information.

Additional information can be found on our website or in the 2021/31 Long Term Plan. For other information or assistance, please contact the Council's rates Department by emailing info@whakatane.govt.nz, or calling 07 306 0500.

whakatane.govt.nz

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

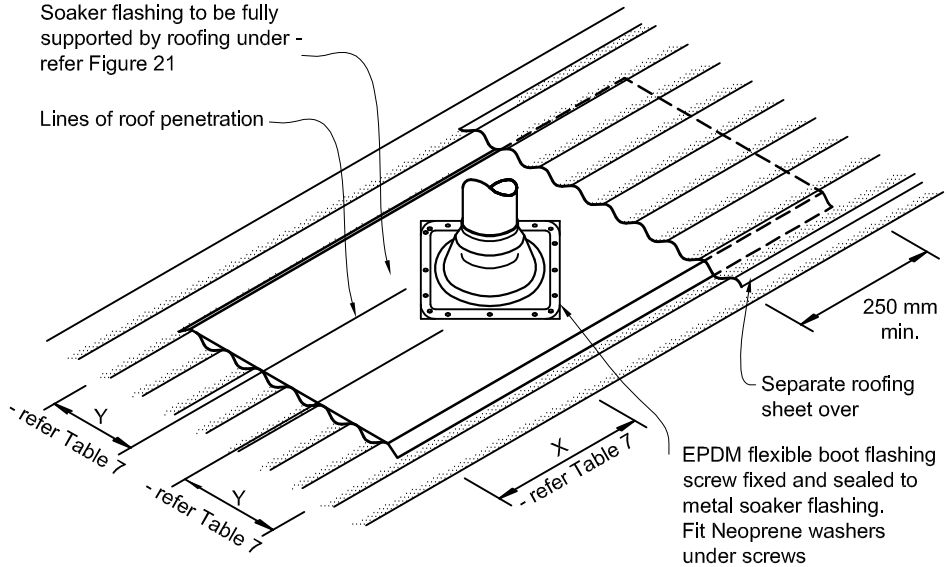
Amend 5 Aug 2011

Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

Errata 2 Dec 2011

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

Amend 2 Jul 2005



Amend 2 Jul 2005

Amend 5 Aug 2011

Rates Invoice / Assessment 2021/22

WHAKATĀNE District Council — Kia Whakatāne au i ahau

TAX INVOICE / CREDIT NOTE G.S.T. NO. 16-940-356

CHENG, ESTATE OF HSIU-HUA
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WHAKATANE 3120

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Email: information@whakatane.govt.nz **Web:** www.whakatane.govt.nz

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PO Box 364 Whakatāne 3158 **Web:** www.boprc.govt.nz
Phone: 0800 884 880 **Fax:** 0800 884 882 **Email:** info@boprc.govt.nz

Valuation Reference:	07103 627 00
Customer Number:	**76238**
Invoice Number:	2022/195535
Date:	01 May 2022
Location:	126 DOUGLAS STREET
Legal Description:	LOT 41 DPS 10000
Land Value:	209,000
Capital Value:	466,000
Land Area:	0.0647 ha

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1 / 1

Statement

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BAY OF PLENTY REGIONAL COUNCIL TOI MOANA — Rates Instalment 4 of 4 (01 Apr 2022 - 30 Jun 2022)	**$114.48**

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Paid by Direct Debit

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01 0434 0334411 03 using reference **RATES** and **07103 627 00**
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Monday, Tuesday, Thursday, Friday 8.00am – 5.00pm
Wednesday 9.00am – 5.00pm

Murupara Service Centre
Pine Drive, Murupara
Monday - Friday 10.00am to 5.00pm

How your rates are calculated and what they fund

Whakatāne District Council rates

General Rate: Calculated using the capital value of your property. The Council has a stepped differential for properties valued over $15 million. The portion of the property valued under $15 million will attract the full general rates charge. For the portion of the property valued over $15 million, only three-quarters of the general rates charge will apply.

Uniform Annual General Charge (UAGC): Divided between all rateable units.

The General Rate and the UAGC fund: governance; exhibition research; storage and archives; community support; halls; strategy and policy; commercial property; tradewaste; cemeteries and crematorium; closed landfills; public conveniences; resource management consents; visitor information; resource management policy; emergency management; licensing; aquatic centres; environmental health; parks and reserves; recreation and sports fields; regulation monitoring; libraries; community development; road safety; waste disposal (excluding the refuse removal rate); building; Matatā wastewater and a portion of stormwater costs for Matatā; animal control; airport; ports and harbour and economic development and regeneration.

Roading Rate: This funds the district's roading expenditure. The Council sets the roading rate on the capital value of each applicable rating unit in the district and a fixed targeted rate on all rating units in the district.

Community Board Rate: This funds the governance activity and operating costs for your Community Board. The Council sets a fixed targeted rate on rating units within each Community Board location.

Stormwater Rate: This funds the stormwater activity (including disaster mitigation) for each scheme, except for the Matatā scheme, which is partially funded through the general rate. The Council sets a differential targeted rate for stormwater on rating units and a rate on the capital value differentially.

District Growth Rate: This funds the economic development activity. The Council sets a fixed targeted rate per commercial and industrial rating unit and a targeted rate on the capital value for all commercial and industrial rating units.

EPIC (Events Promotion Initiatives and Community) Rate: To fund the EPIC Whakatāne town centre strategy. The Council sets the EPIC rate as a targeted rate over the capital value of 102 properties in the Whakatāne CBD.

Refuse Removal Rate: This funds the collection of Council-approved refuse/recycling/green waste bins. The Council sets a targeted rate per available service to the rating unit.

Sewerage Rate: This funds sewage disposal within supply areas. The Council sets sewerage rates on land use and provision of service. Land use is residential, rural or commercial / industrial. For residential and rural rating units, the Council sets fixed targeted rates per separately used or inhabited part of a rating unit to fund sewage disposal. Commercial / industrial properties are charged per pan.

Water Rate: This funds water supply within supply areas. The Council sets water rates on a differential based on provision of service and supply charge on consumption.

Rates collected on behalf of Bay of Plenty Regional Council

General Rate: Calculated using the land value of your property. This rate funds catchment management, flood protection and control, resource regulation and monitoring, transport and urban planning, democracy, engagement and planning and support services.

Uniform Annual General Charge: Calculated as a fixed charge per property. This rate funds catchment management, flood protection and control, resource regulation and monitoring, transport and urban planning, democracy, engagement and planning and support services.

Rangitāiki-Tarawera River Scheme Rate: Calculated based on where the land is situated, the area of land, and the available service provided to part-fund flood protection and control.

Whakatāne-Tauranga River Scheme Rate: Calculated based on where the land is situated, the area of land, and the available service provided to part-fund flood protection and control.

Rangitāiki-Drainage Rate: Calculated based on where the land is situated, the area of land, and the available service provided to part-fund flood protection and control.

Passenger Transport Targeted Rate: Part-funds the Passenger Transport work activity in the Whakatāne area.

Civil Defence and Emergency Management Targeted Rate: Funds civil defence and emergency management for the Whakatāne area.

Regional Safety and Rescue Services Rate: A new targeted rate funding organisations that provide safety and rescue services within the Bay of Plenty, calculated on where the rateable unit is situated.

Rates invoice due dates 2021/22

INSTALMENT	DUE DATE	PENALTY DATE
1	Friday, 27 August 2021	Wednesday, 1 September 2021
2	Friday, 26 November 2021	Wednesday, 1 December 2021
3	Friday, 25 February 2022	Wednesday, 2 March 2022
4	Friday, 20 May 2022	Wednesday, 25 May 2022

Rates penalties: A 10% penalty will apply if any rates payments remain outstanding after each of the above instalment due dates. Any 2021/22 rates that remain unpaid as at 30 September 2022 will incur a further 10% penalty (penalty date 1 October 2022). We can work through options with you if you think you might have difficulty meeting your payments. Please call 07 306 0500 or email info@whakatane.govt.nz for more information.

Payment discount: Ratepayers who pay the total 2021/22 rates levied on the rates assessment by the due date of the first instalment will receive a 2.5% discount (Note: the balance of any prior years rates must be cleared before the due date).

Categories of rateable land

Commercial/industrial: Any rating unit where the principal use is a commercial or industrial activity, or it is zoned commercial/industrial.

Residential: Any rating unit in the district that is used exclusively, or almost exclusively, for residential purposes, including tenanted residential properties, rest homes and geriatric hospitals. It excludes hotels, motels, serviced apartments, and boarding houses.

Rural: All rural zoned land, except commercial/industrial properties as defined above.

Rates remission and postponement policies

All remission policies are available on our website whakatane.govt.nz.

- Remission of Uniform Annual General Charge and Targeted Rates for Contiguous Properties
- Rates Remission for Educational Institutions Sewage (Pan) Charges
- Rates Remission and Postponement for Financial Hardship
- Rates Remission for Outstanding Rates and Penalties on Undeveloped Sections
- Remission and Postponement of Rates on Māori Freehold Land
- Remission for Penalties on Unpaid Rates
- Remission for Water Leakage
- Rates Remission and Postponement for a Rating Unit Affected by a Natural Hazard
- Rates Remission for Community, Sporting and Other Organisations

Bay of Plenty Regional Council remission policies are available at boprc.govt.nz.

- BOPRC Rates Remission for Edgecumbe Urban River Scheme Remission

Rating Information Database (RID)

Whakatāne District Council holds rating details about each property, together with the full name and postal address of each owner. These are publicly available for viewing at Whakatāne District Council, Murupara Service Centre, or online using the link below. Ratepayers have the right to inspect the RID and rates records and object on certain grounds set out in the Local Government (Rating) Act 2002.

You have the right to withhold your name and/or postal address from the RID. Such requests must be made in writing to the Council. A Rating Information Database Confidentiality Form can be found at the link below, or you can request one from Customer Services on 07 306 0500.

Link to the rating information database and confidentiality forms: whakatane.govt.nz/property-search

Have your contact details changed?

If so, please contact us on info@whakatane.govt.nz or on 07 306 0500 with your old address details and the new address information.

Additional information can be found on our website or in the 2021/31 Long Term Plan. For other information or assistance, please contact the Council's rates Department by emailing info@whakatane.govt.nz, or calling 07 306 0500.

whakatane.govt.nz

WHAKATĀNE District Council
Kia Whakatāne au i ahau

BC220205 | 06 May 2022
Vetting Started Date: 05/05/2022 06:53 am
Vetting Completed Date: 05/05/2022 06:59 am

VETTING CHECKLIST - AUDIT	Y/N	User	Date	Notes
Application Form : Has the application form been properly completed?	Y	MG	05/05/2022 06:56 am	The application form is correctly completed.
Deposit / Fee: Has the appropriate deposit / fee been paid?	Y	MG	05/05/2022 06:56 am	Deposit fee of $350.00 has been paid online on 04 May 2022 with transaction ID: 56178232MZ*960
Evidence of Ownership / Owner's Permission: Has the applicant provided a current Record of Title or evidence of ownership that is in the owner's name; 0R 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	MG	05/05/2022 06:58 am	Current evidence of ownership and owner's permission is provided.
Floor Plans: Do floor plans provide the requisite information to enable a compliance decision? (ensure information includes the location of smoke detectors and electrical layout)	Y	MG	05/05/2022 06:58 am	Plans show the electrical layout and smoke detector locations.
Approvals from Other Authorities: Does this application involve approvals from other Authorities; and if so have these been provided?	N/A	MG	05/05/2022 06:58 am	This question does not apply to this project.
Solid Fuel Appliance: Is adequate documentation provided?	Y	MG	05/05/2022 06:59 am	Information is provided.
Miscellaneous:	N/A	MG	05/05/2022 06:59 am	There are no miscellaneous matters.

BC DRAFT

Email #89034: BC220205

Project ID: 220205
Date Sent: 2022-05-05 18:08:25
Recipient: Hayley.Lougher@whakatane.govt.nz
Sender: Arti Latchamamma
Subject: BC220205: A new job for you
Message:

Hello Hayley Lougher,

BC220205 has been allocated to you.
Please check and take appropriate action.

https://whakatane.abcs.co.nz/jobs/220205

— AlphaOne System

Email #89855: BC220205

Project ID: 220205
Date Sent: 2022-05-17 22:54:02
Recipient: techadmin@whakatane.govt.nz
Sender: Hayley Lougher
Subject: BC220205: 126 DOUGLAS STREET WHAKATANE
Message:

Hi ladies,

Last one for the night, please invoice and send out.

Nga mihi

Hayley Lougher
Building Consent Officer
Whakatane District Council
Civic Centre, 14 Commerce Street, Whakatane / Private Bag 1002, Whakatane 3158
P: (07) 306 0500 | E: techadmin@whakatane.govt.nz | W: www.whakatane.govt.nz

Email #89866: BC220205

Project ID: 220205
Date Sent: 2022-05-18 07:48:58
Recipient: bugdenrhys@gmail.com
Sender: Maxie Grobler
Subject:
BC220205 Form 5: Building Consent - 126 DOUGLAS STREET WHAKATANE
Message:
Good morning

Please find attached the copy of your building consent. Your building consent documents can be downloaded from our Customer Portal. To access these:

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

Kind regards

Maxie Grobler
Technical Administration Officer
Whakatane District Council
Civic Centre, 14 Commerce Street, Whakatane / Private Bag 1002, Whakatane 3158
P: (07) 306 0500 | E: techadmin@whakatane.govt.nz | W: www.whakatane.govt.nz

Email #90421: BC220205

Project ID: 220205
Date Sent: 2022-05-25 12:33:05
Recipient: bugdenrhys@gmail.com
Sender: Glen Maj
Subject: BC220205 Inspection Report
Message:

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

If you have any queries regarding the content of the site notice please contact the inspector.

Email #90453: BC220205

Project ID: 220205
Date Sent: 2022-05-25 18:09:23
Recipient: bugdenrhys@gmail.com
Sender: System
Subject: Online Code Compliance Certificate Application
Message:

Hello Rhys Bugden,

Please find attached a copy of the information you have submitted to Whakatane District Council. We will process your application electronically and email you if we require additional information.

Should you have any queries regarding your application please reply to this email or call our Building Services Team on (07) 306 0500.

— Whakatane District Council

Email #90876: BC220205

Project ID: 220205
Date Sent: 2022-05-31 16:20:23
Recipient: bugdenrhys@gmail.com
Sender: AlphaOne System
Subject: RE: Re: BC220205 Inspection Report
Message:

Hello

Thank you for your message regarding your application with Whakatane District Council. This is an automated response to confirm your message has been received by the assigned officer for review. You can expect a response within 5 working days.

We accept email attachments in PDF, JPG and PNG format.

ACCEPTED ATTACHMENTS:
- router1.JPG.pdf (1.17MB)
- router2.JPG.pdf (1.06MB)
- smoke1.jpg.pdf (430.75kB)
- smoke2.jpg.pdf (336.17kB)
- smoke3.jpg.pdf (475.44kB)
- smoke4.jpg.pdf (384.76kB)

For further information or enquiries please email 220205@whakatane.abcs.co.nz.

Kind regards

Whakatane District Council
Civic Centre
14 Commerce Street
Whakatane / Private Bag 1002
Whakatane 3158
www.whakatane.govt.nz

Email #90886: BC220205

Project ID: 220205
Date Sent: 2022-06-01 06:51:11
Recipient: Glen.Maj@whakatane.govt.nz
Sender: Maxie Grobler
Subject: BC220205: A new email has been allocated to you
Message:

Hello Glen Maj,

A new email for BC220205 has been allocated to you. Please check and take appropriate action.

https://whakatane.abcs.co.nz/jobs/220205/communication/?optilbox

— AlphaOne System

Email #90890: BC220205

Project ID: 220205
Date Sent: 2022-06-01 06:52:42
Recipient: Glen.Maj@whakatane.govt.nz
Sender: Maxie Grobler
Subject: BC220205: A new email has been allocated to you
Message:

Hello Glen Maj,

A new email for BC220205 has been allocated to you. Please check and take appropriate action.

https://whakatane.abcs.co.nz/jobs/220205/communication/?optilbox

— AlphaOne System

Email #90907: BC220205

Project ID: 220205
Date Sent: 2022-06-01 07:47:28
Recipient: jim.lockett@whakatane.govt.nz
Sender: Jim Lockett
Subject:
BC220205 Inspection Report #2 - 126 DOUGLAS STREET WHAKATANE
Message:
Dear Sir/Madam,

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

If you have any queries regarding the content of the site notice please contact the inspector.

Jim Lockett
Building Control Officer
Whakatane District Council
Civic Centre, 14 Commerce Street, Whakatane / Private Bag 1002, Whakatane 3158
P: (07) 306 0500 | E: techadmin@whakatane.govt.nz | W: www.whakatane.govt.nz

Email #90908: BC220205

Project ID: 220205
Date Sent: 2022-06-01 07:49:05
Recipient: techadmin@whakatane.govt.nz
Sender: Jim Lockett
Subject: BC220205: 126 DOUGLAS STREET WHAKATANE
Message:

Hi Team,

CCC ready.

Cheers

Jim Lockett
Building Control Officer
Whakatane District Council
Civic Centre, 14 Commerce Street, Whakatane / Private Bag 1002, Whakatane 3158
P: (07) 306 0500 | E: techadmin@whakatane.govt.nz | W: www.whakatane.govt.nz

Email #90910: BC220205

Project ID: 220205
Date Sent: 2022-06-01 07:58:32
Recipient: bugdenrhys@gmail.com
Sender: Maxie Grobler
Subject:
BC220205 Form 7: Code Compliance Certificate - 126 DOUGLAS STREET WHAKATANE
Message:
Good morning

Reference Number: BC220205

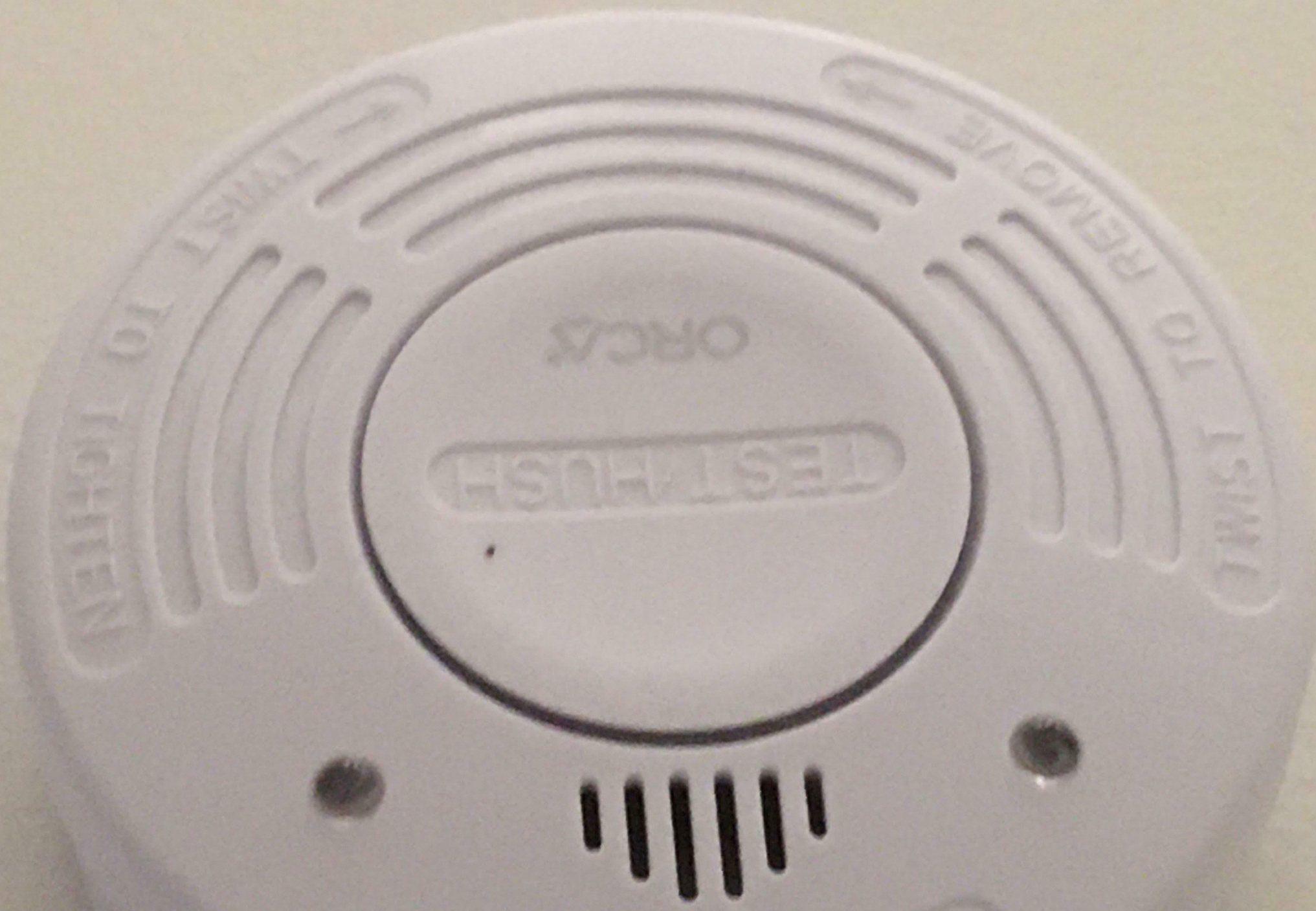
Form 7: Code Compliance Certificate

Please note that your Code Compliance Certificate has been issued. If you have any queries feel free to contact me.

Kind regards
Maxie Grobler
Technical Administration Officer
Whakatane District Council
Civic Centre, 14 Commerce Street, Whakatane / Private Bag 1002, Whakatane 3158
P: (07) 306 0500 | E: techadmin@whakatane.govt.nz | W: www.whakatane.govt.nz






TEST/HUSH
DO NOT PAINT

Email #27247: BC220205

Project ID: 220205
Date Received: 2022-05-31 16:20:22
Sender: bugdenrhys@gmail.com
Checked By: Jim Lockett
Accepted By: Jim Lockett
Subject:
Information Received Via Email: Re: BC220205 Inspection Report
Message:
Hi. Have attached pictures for smoke alarm and the router being moved.

On Alpha one page it says I still need a Energy works Certificate. How do I do that?

Also let me know when OK to use the fireplace

Thanks

Rhys

On Wed, 25 May 2022 at 12:33, Whakatane District Council <220205@whakatane.abcs.co.nz> wrote:

> Our inspection team have carried out a site inspection on the above
> project today, please find attached the inspectors site notice for your
> information.
>
> If you have any queries regarding the content of the site notice please
> contact the inspector.
>
>
> ----------
>
> *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): bugdenrhys@gmail.com
>
> Sent From: AlphaOne Building Consent System
>
> Sent Date: 25 May 2022 12:33 - Wednesday
>
>

Email #27253: BC220205

Project ID: 220205
Date Received: 2022-05-31 16:35:07
Sender: no-reply@abcs.co.nz
Checked By: Glen Maj
Accepted By: Jim Lockett
Subject:
Information Received Via Email: BC220205: New Documents Uploaded
Message:

Attention: BC220205 Assigned Staff
There are new document(s) that have been uploaded on BC220205 and these are:
router1.JPG.pdfrouter2.JPG.pdfsmoke1.jpg.pdfsmoke2.jpg.pdfsmoke3.jpg.pdfsmoke4.jpg.pdf

To view these documents, click the "Documents" button and accept them from there.
Generated by:AlphaOne Building Consent Systemwww.abcs.co.nz | www.alphaonebuildingconsent.comDate & Time: 31 May 2022, 4:30 pm - Tuesday | Signature Hash: b5aeddba3a16473e3f094afa70dcb66ac5acff14ATTENTION: 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): 220205@whakatane.abcs.co.nz
Sent From: AlphaOne Building Consent System
Sent Date: 31 May 2022 16:30 - Tuesday

25 May 2022

Rhys Bugden
126 Douglas Street
Whakatane
Bop
Whakatane 3120

Dear Rhys Bugden,

Reference Number: BC220205
Project Location: 126 Douglas Street

Whakatane

BOP

Whakatane

3120
Legal description of land where building is located: LOT 41 DPS 10000
Project Description: Installation of solid fuel fireplace
IR Number: 1

Inspection Results:
P+D FINAL - 25 May 2022 @ 12:32 by Glen Maj

Inspection Outcome: **FAIL**- The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

Domestic Solid Fuelburning Appliances:
1.
Smoke detectors: the type and installation is not compliant. Please rectify and advise when work is ready for re-inspection.

Formal Directive:
photos to be sent once internet box has been relocated.
Photo to be sent of new smoke alarm relocated.

Inspection Summary: 25/5/2022
Met with rhys onsite.(Owner)
Chorus box to close to fire and needs to be moved at least 300mm away from right hand side of fire.
95mm back clearances complies.
310mm front clearance complies.
2x seismic bolts in place.
3x rivets in flue, flue system installed complies with building consent and supported with the installers PS3.
EPDM Flexible cone sleeve and flashings installed as per plan.
Smoke alarm to be change and re-install with photos to come.
Please complete form 6 CCC online.

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

Outstanding Required Documents for this Building
P+D final

- C: Solid fuel heater - Installers Declaration
- G9: Energy works certificate

History

Inspection Name	**Summary**
P+D final	IN-PROGRESS - 25 May 2022 **No further inspection required**

Yours sincerely,

Glen Maj
Building Control Officer
On behalf of: Whakatane District Council

01 June 2022

Rhys Bugden
126 Douglas Street
Whakatane
Bop
Whakatane 3120

Dear Rhys Bugden,

Reference Number: BC220205
Project Location: 126 Douglas Street

Whakatane

BOP

Whakatane

3120
Legal description of land where building is located: LOT 41 DPS 10000
Project Description: Installation of solid fuel fireplace
IR Number: 2

Inspection Results:
P+D FINAL - 01 Jun 2022 @ 07:47 by Jim Lockett

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

Inspection Summary: 01-06-2022

Note: No charge for this IR.
Photos received as requested to show the relocation of the internet router and installation of the repositioned smoke alarm.
I am satisfied the installation of the new solid fuel heater complies with the approved BC.
The CCC process can be completed.

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

Outstanding Required Documents for this Building

P+D final

- C: Solid fuel heater - Installers Declaration
- G9: Energy works certificate

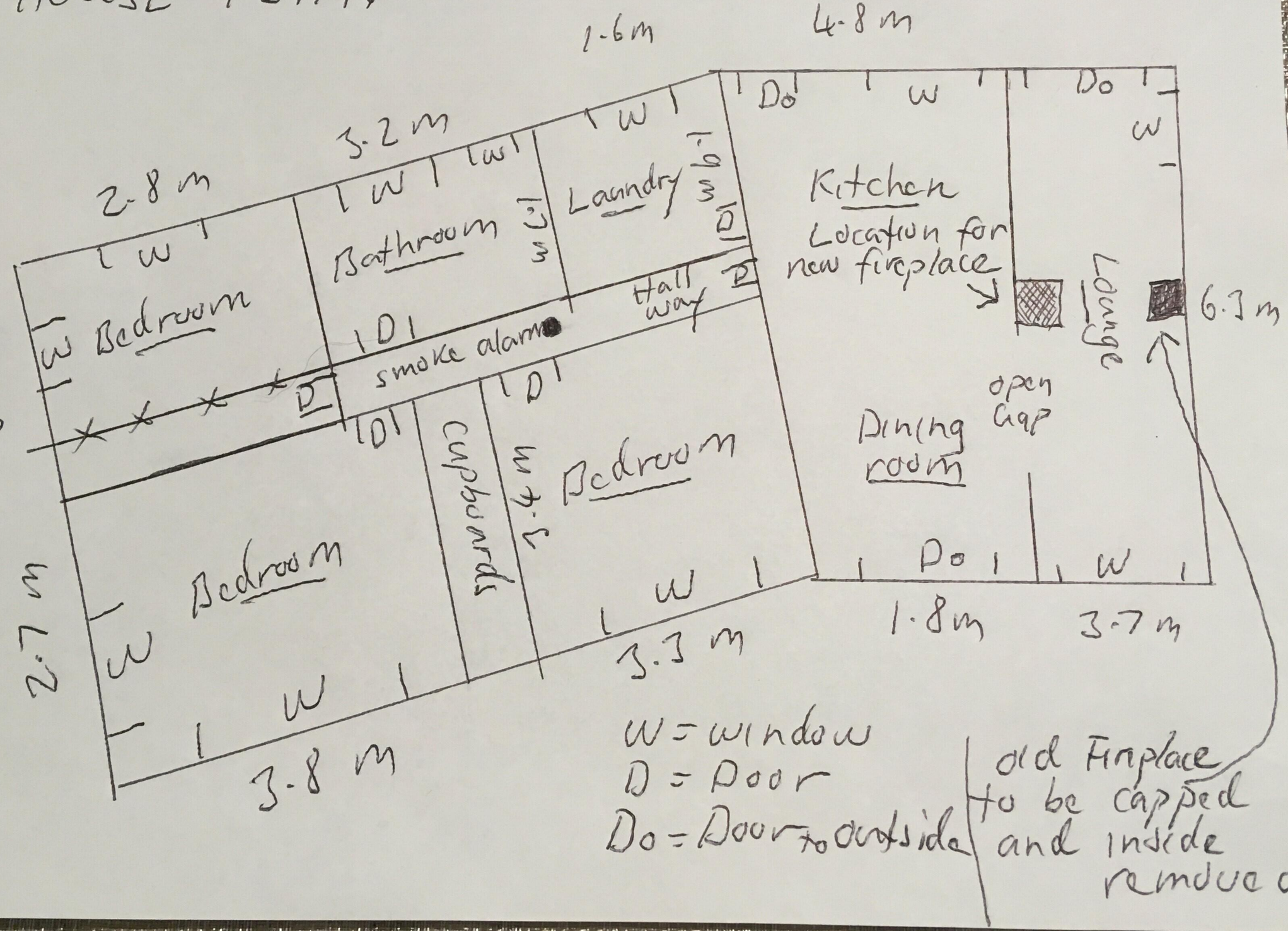
History

Inspection Name	Summary
P+D final	**PASS** - 01 Jun 2022

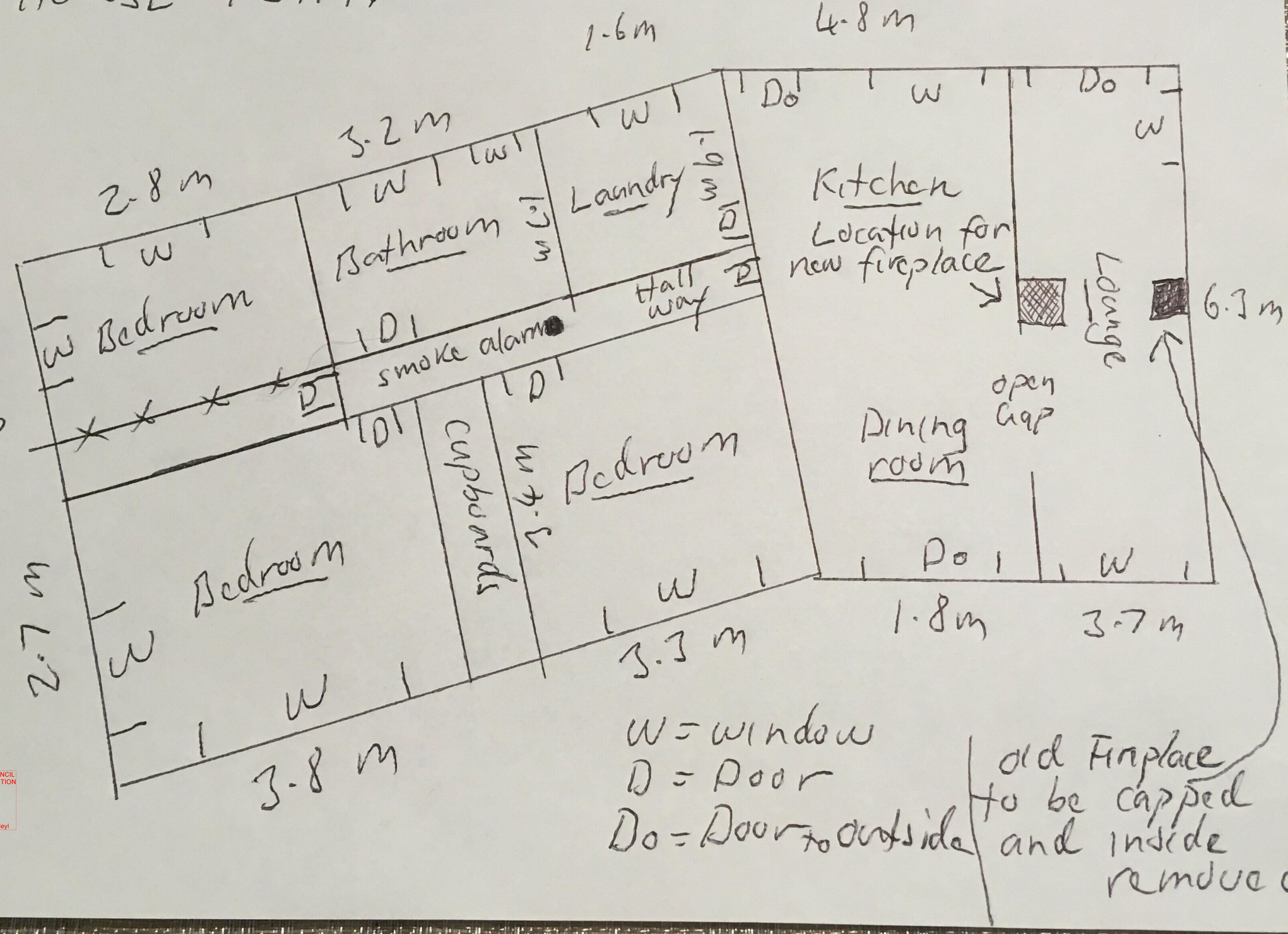
Yours sincerely,

Jim Lockett
Building Control Officer
On behalf of: Whakatane District Council

HOUSE PLAN


1.6m
4.8m
2.8m
3.2m
W
Bedroom
Bathroom
Laundry
Kitchen
Location for new fireplace
Do
Lounge
6.7m
3.3m
D
Hall way
smoke alarm
Cupboards
Bedroom
Dining room
open gap
2.7m
3.8m
3.3m
1.8m
3.7m
W = window
D = Door
Do = Door to outside
old Fireplace to be capped and inside removed

HOUSE PLAN



W = window
D = Door
Do = Door to outside

old Fireplace to be capped and inside removed

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Tuesday, 17 May 2022
BC Number: 220205
Building Control Officer: hayleyl

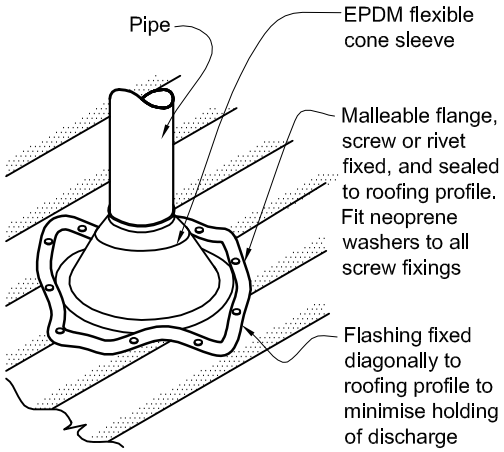
WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION

Tuesday, 17 May 2022

BC Number: 220205

Building Control Officer: hayleyl

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



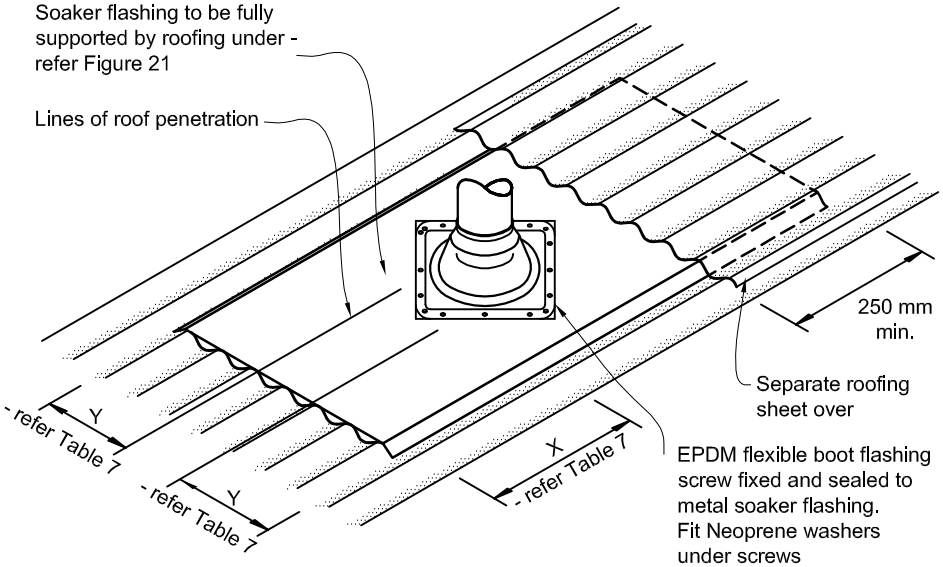
NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

Amend 5 Aug 2011

Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

Errata 2 Dec 2011

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



Amend 2 Jul 2005

Amend 2 Jul 2005

Amend 5 Aug 2011

Ninth Edition 2012 (3)

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated.

DATE: 08/03/2016

VENDOR: Tina FRANKLYN and Ross Brodie WILLETTS

PURCHASER: Shelia Cheng ~~and/or nominee~~

The vendor is registered under the GST Act in respect of the transaction evidenced by this agreement and/or will be so registered at settlement: ~~Yes~~/No

PROPERTY

Address: **126 Douglas Street, Whakatane, 3120**

Estate: **FEE SIMPLE** ~~**LEASEHOLD**~~ ~~**STRATUM IN FREEHOLD**~~ ~~**STRATUM IN LEASEHOLD**~~ ~~**CROSSLEASE(FEE SIMPLE)**~~ ~~**CROSSLEASE(LEASEHOLD)**~~ (fee simple if none is deleted)

Legal Description:

Area (more or less):	Lot/Flat/Unit:	DP:	Unique Identifier or CT:
646m2	Lot 41	S 10000	SA8A/1212

PAYMENT OF PURCHASE PRICE

Purchase price: $~~330,000~~ $335,000 S.C.

~~**Plus GST (if any)**~~ OR **Inclusive of GST** (if any)
If neither is deleted, the purchase price includes GST (if any).
GST date (refer clause 13.0):

Deposit (refer clause 2.0): $ $20,000.00 (Twenty Thousand) dollars only to be paid to ETB Realty Ltd Trust Account upon this agreement becoming unconditional.

Balance of purchase price to be paid or satisfied as follows:

(1) By payment in cleared funds on the settlement date which is ~~27th April 2016~~ 44 DAYS AFTER THIS CONTRACT BECOMES UNCONDITIONAL (OR EARLIER BY MUTUAL AGREEMENT)

OR

~~(2) In the manner described in the Further Terms of Sale.~~

Interest rate for late settlement: 12% p.a. S.C

CONDITIONS (refer clause 9.0)

Finance Condition

LIM required: (refer clause 9.2) Yes/~~No~~

Lender: Any Suitable Lending Institution suitable to the Purchaser

Building report required: (refer clause 9.3) Yes/~~No~~

Amount required: Sufficient to complete the purchase

OIA Consent required: (refer clause 9.4) ~~Yes~~/No

Finance date: 15 working days from the date of this agreement

Land Act/OIA date:

TENANCIES (if any)

Name of tenant: Ana and Eru Nikora

Bond: $1,200.00	Rent: $600.00	Term:	Right of renewal:

SALE BY:

Harcourts

ETB Realty Ltd
Harcourts Whakatane
4 Commerce Street
WHAKATANE 3120
Manager: Linda Sowerby
Salesperson: Nigel Merry (027 476 8142)

Phone: 07 308 6359
Fax: 07 308 6441
Email: whakatane@harcourts.co.nz
ID: 4C1B55F6-93C1-41A1-85BC-135C1F379ACE

Licensed Real Estate Agent under Real Estate Agents Act 2008

It is agreed that the vendor sells and the purchaser purchases the property, and the chattels listed in Schedule 1, on the terms set out above and in the General Terms of Sale and any Further Terms of Sale.

S.C

GENERAL TERMS OF SALE

1.0 Definitions, time for performance, notices, and interpretation

1.1 Definitions

(1) Unless the context requires a different interpretation, words and phrases not otherwise defined have the same meanings ascribed to those words and phrases in the Goods and Services Tax Act 1985, the Property Law Act 2007, the Resource Management Act 1991 or the Unit Titles Act 2010.
(2) "Agreement" means this document including the front page, these General Terms of Sale, any Further Terms of Sale, and any schedules and attachments.
(3) "Building Act" means the Building Act 1991 and/or the Building Act 2004.
(4) "Building warrant of fitness" means a building warrant of fitness supplied to a territorial authority under the Building Act.
(5) "Cleared funds" means:
  (a) An electronic transfer of funds that has been made strictly in accordance with the requirements set out in the PLS Guidelines; or
  (b) A bank cheque, but only in the circumstances permitted by the PLS Guidelines and only if it has been paid strictly in accordance with the requirements set out in the PLS Guidelines.
(6) "Default GST" means any additional GST, penalty (civil or otherwise), interest, or other sum imposed on the vendor (or where the vendor is or was a member of a GST group its representative member) under the GST Act or the Tax Administration Act 1994 by reason of non-payment of any GST payable in respect of the supply made under this agreement but does not include any such sum levied against the vendor (or where the vendor is or was a member of a GST group its representative member) by reason of a default or delay by the vendor after payment of the GST to the vendor by the purchaser.
(7) "Electronic instrument" has the same meaning as ascribed to that term in the Land Transfer (Computer Registers and Electronic Lodgement) Amendment Act 2002.
(8) "GST" means Goods and Services Tax arising pursuant to the Goods and Services Tax Act 1985 and "GST Act" means the Goods and Services Tax Act 1985.
(9) "Landonline Workspace" means an electronic workspace facility approved by the Registrar-General of Land pursuant to the provisions of the Land Transfer (Computer Registers and Electronic Lodgement) Amendment Act 2002.
(10) "LIM" means a land information memorandum issued pursuant to the Local Government Official Information and Meetings Act 1987.
(11) "LINZ" means Land Information New Zealand.
(12) "Local authority" means a territorial authority or a regional council.
(13) "OIA Consent" means consent to purchase the property under the Overseas Investment Act 2005.
(14) "PLS Guidelines" means the most recent edition, as at the date of this agreement, of the Property Transactions and E-Dealing Practice Guidelines prepared by the Property Law Section of the New Zealand Law Society.
(15) "Property" means the property described in this agreement.
(16) "Purchase price" means the total purchase price stated in this agreement which the purchaser has agreed to pay the vendor for the property and the chattels included in the sale.
(17) "Regional council" means a regional council within the meaning of the Local Government Act 2002.
(18) "Remote settlement" means settlement of the sale and purchase of the property by way of the purchaser's lawyer paying the moneys due and payable on the settlement date directly into the trust account of the vendor's lawyer, in consideration of the vendor agreeing to meet the vendor's obligations under subclause 3.8(2), pursuant to the protocol for remote settlement recommended in the PLS Guidelines.
(19) "Secure web document exchange" means an electronic messaging service enabling messages and electronic documents to be posted by one party to a secure website to be viewed by the other party immediately after posting.
(20) "Settlement date" means the date specified as such in this agreement.
(21) "Settlement statement" means a statement showing the purchase price, plus any GST payable by the purchaser in addition to the purchase price, less any deposit or other payments or allowances to be credited to the purchaser, together with apportionments of all incomings and outgoings apportioned at the settlement date.
(22) "Territorial authority" means a territorial authority within the meaning of the Local Government Act 2002.
(23) "Unit title" means a unit title under the Unit Titles Act 2010.
(24) The terms "principal unit", "accessory unit", "owner", "unit plan", and "unit" have the meanings ascribed to those terms in the Unit Titles Act 2010.
(25) The term "rules" includes both body corporate rules under the Unit Titles Act 1972 and body corporate operational rules under the Unit Titles Act 2010.
(26) The terms "building", "building consent", "code compliance certificate", "compliance schedule", "household unit", and "commercial on-seller" have the meanings ascribed to those terms in the Building Act.
(27) The term "title" includes where appropriate a computer register within the meaning of the Land Transfer (Computer Registers and Electronic Lodgement) Amendment Act 2002.
(28) The terms "going concern", "goods", "principal place of residence", "recipient", "registered person", "registration number", "supply", and "taxable activity" have the meanings ascribed to those terms in the GST Act.
(29) The terms "tax information" and "tax statement" have the meanings ascribed to those terms in the Land Transfer Act 1952.
(30) "Working day" means any day of the week other than:
  (a) Saturday, Sunday, Waitangi Day, Good Friday, Easter Monday, Anzac Day, the Sovereign's Birthday, and Labour Day;
  (b) if Waitangi Day or Anzac Day falls on a Saturday or Sunday, the following Monday;
  (c) a day in the period commencing on the 24th day of December in any year and ending on the 5th day of January (or in the case of subclause 9.2(2) the 15th day of January) in the following year, both days inclusive; and
  (d) the day observed as the anniversary of any province in which the property is situated.
  A working day shall be deemed to commence at 9.00 am and to terminate at 5.00 pm.
(31) Unless a contrary intention appears on the front page or elsewhere in this agreement:
  (a) the interest rate for late settlement is equivalent to the interest rate charged by the Inland Revenue Department on unpaid tax under the Tax Administration Act 1994 during the period for which the interest rate for late settlement is payable, plus 5% per annum; and
  (b) a party is in default if it did not do what it has contracted to do to enable settlement to occur, regardless of the cause of such failure.

1.2 Time for Performance

(1) Where the day nominated for settlement or the fulfilment of a condition is not a working day, then the settlement date or the date for fulfilment of the condition shall be the last working day before the day so nominated.
(2) Any act done pursuant to this agreement by a party, including service of notices, after 5.00 pm on a working day, or on a day that is not a working day, shall be deemed to have been done at 9.00 am on the next succeeding working day.
(3) Where two or more acts done pursuant to this agreement, including service of notices, are deemed to have been done at the same time, they shall take effect in the order in which they would have taken effect but for subclause 1.2(2).

1.3 Notices

The following apply to all notices between the parties relevant to this agreement, whether authorised by this agreement or by the general law:

(1) All notices must be served in writing.
(2) Any notice under section 28 of the Property Law Act 2007, where the purchaser is in possession of the property, must be served in accordance with section 353 of that Act.
(3) All other notices, unless otherwise required by the Property Law Act 2007, must be served by one of the following means:
  (a) on the party as authorised by sections 354 to 361 of the Property Law Act 2007, or
  (b) on the party or on the party's lawyer:
    (i) by personal delivery; or
    (ii) by posting by ordinary mail; or
    (iii) by facsimile; or
    (iv) by email; or
    (v) in the case of the party's lawyer only, by sending by document exchange or, if both parties' lawyers have agreed to subscribe to the same secure web document exchange for this agreement, by secure web document exchange.

(4) In respect of the means of service specified in subclause 1.3(3)(b), a notice is deemed to have been served:
  (a) in the case of personal delivery, when received by the party or at the lawyer's office;
  (b) in the case of posting by ordinary mail, on the third working day following the date of posting to the address for service notified in writing by the party or to the postal address of the lawyer's office;
  (c) in the case of facsimile transmission, when sent to the facsimile number notified in writing by the party or to the facsimile number of the lawyer's office;
  (d) in the case of email, when acknowledged by the party or by the lawyer orally or by return email or otherwise in writing, except that return emails generated automatically shall not constitute an acknowledgement;
  (e) in the case of sending by document exchange, on the second working day following the date of sending to the document exchange number of the lawyer's office;
  (f) in the case of sending by secure web document exchange, at the time when in the ordinary course of operation of that secure web document exchange, a notice posted by one party is accessible for viewing or downloading by the other party.

(5) Any period of notice required to be given under this agreement shall be computed by excluding the day of service.

(6) In accordance with section 20(1) of the Electronic Transactions Act 2002, the parties agree that any notice or document that must be given in writing by one party to the other may be given in electronic form and by means of an electronic communication, subject to the rules regarding service set out above.

1.4 Interpretation

(1) If there is more than one vendor or purchaser, the liability of the vendors or of the purchasers, as the case may be, is joint and several.

(2) Where the purchaser executes this agreement with provision for a nominee, or as agent for an undisclosed or disclosed but unidentified principal, or on behalf of a company to be formed, the purchaser shall at all times remain liable for all obligations on the part of the purchaser.

(3) If any inserted term (including any Further Terms of Sale) conflicts with the General Terms of Sale the inserted term shall prevail.

(4) Headings are for information only and do not form part of this agreement.

(5) References to statutory provisions shall be construed as references to those provisions as they may be amended or re-enacted or as their application is modified by other provisions from time to time.

2.0 Deposit

2.1 The purchaser shall pay the deposit to the vendor or the vendor's agent immediately upon execution of this agreement by both parties and/or at such other time as is specified in this agreement.

2.2 If the deposit is not paid on the due date for payment, the vendor may at any time thereafter serve on the purchaser notice requiring payment. If the purchaser fails to pay the deposit on or before the third working day after service of the notice, time being of the essence, the vendor may cancel this agreement by serving notice of cancellation on the purchaser. No notice of cancellation shall be effective if the deposit has been paid before the notice of cancellation is served.

2.3 The deposit shall be in part payment of the purchase price.

2.4 The person to whom the deposit is paid shall hold it as a stakeholder until:

(1) the requisition procedure under clause 5.0 is completed without either party cancelling this agreement; and

(2) where this agreement is entered into subject to any condition(s) expressed in this agreement, each such condition has been fulfilled or waived; and

(3) where the property is a unit title:
  (a) a pre-settlement disclosure statement, certified correct by the body corporate, under section 147 of the Unit Titles Act 2010; and
  (b) an additional disclosure statement under section 148 of the Unit Titles Act 2010 (if requested by the purchaser within the time prescribed in section 148(2)),

  have been provided to the purchaser by the vendor within the times prescribed in those sections or otherwise the purchaser has given notice under section 149(2) of the Unit Titles Act 2010 to postpone the settlement date until after the disclosure statements have been provided; or

(4) this agreement is cancelled pursuant to subclause 5.2(3)(c) or avoided pursuant to subclause 9.8(5) or, where the property is a unit title and the purchaser having the right to cancel this agreement pursuant to section 151(2) of the Unit Titles Act 2010 has cancelled this agreement pursuant to that section, or has waived the right to cancel by giving notice to the vendor, or by completing settlement of the purchase.

3.0 Possession and Settlement

Possession

3.1 Unless particulars of a tenancy are included in this agreement, the property is sold with vacant possession and the vendor shall so yield the property on the settlement date.

3.2 If the property is sold with vacant possession, then subject to the rights of any tenants of the property, the vendor shall permit the purchaser or any person authorised by the purchaser in writing, upon reasonable notice:

(1) to enter the property on one occasion prior to the settlement date for the purposes of examining the property, chattels and fixtures which are included in the sale; and

(2) to re-enter the property on or before the settlement date to confirm compliance by the vendor with any agreement made by the vendor to carry out any work on the property and the chattels and the fixtures.

3.3 Possession shall be given and taken on the settlement date. Outgoings and incomings in respect of the settlement date are the responsibility of and belong to the vendor.

3.4 On the settlement date, the vendor shall make available to the purchaser keys to all exterior doors that are locked by key, electronic door openers to all doors that are opened electronically, and the keys and/or security codes to any alarms. The vendor does not have to make available keys, electronic door openers, and security codes where the property is tenanted and these are held by the tenant.

Settlement

3.5 The vendor shall prepare, at the vendor's own expense, a settlement statement. The vendor shall tender the settlement statement to the purchaser or the purchaser's lawyer a reasonable time prior to the settlement date.

3.6 The purchaser's lawyer shall:

(1) within a reasonable time prior to the settlement date create a Landonline Workspace for the transaction, notify the vendor's lawyer of the dealing number allocated by LINZ, and prepare in that workspace a transfer instrument in respect of the property; and

(2) prior to settlement:
  (a) lodge in that workspace the tax information contained in the transferee's tax statement; and
  (b) certify and sign the transfer instrument.

3.7 The vendor's lawyer shall:

(1) within a reasonable time prior to the settlement date prepare in that workspace all other electronic instruments required to confer title on the purchaser in terms of the vendor's obligations under this agreement; and

(2) prior to settlement:
  (a) lodge in that workspace the tax information contained in the transferor's tax statement; and
  (b) have those instruments and the transfer instrument certified, signed and, where possible, pre-validated.

3.8 On the settlement date:

(1) the balance of the purchase price, interest and other moneys, if any, shall be paid by the purchaser in cleared funds or otherwise satisfied as provided in this agreement (credit being given for any amount payable by the vendor under subclause 3.12 or 3.14);

(2) the vendor's lawyer shall immediately thereafter:
  (a) release or procure the release of the transfer instrument and the other instruments mentioned in subclause 3.7(1) so that the purchaser's lawyer can then submit them for registration;
  (b) pay to the purchaser's lawyer the LINZ registration fees on all of the instruments mentioned in subclause 3.7(1), unless these fees will be invoiced to the vendor's lawyer by LINZ directly; and
  (c) deliver to the purchaser's lawyer any other documents that the vendor must provide to the purchaser on settlement in terms of this agreement.

3.9 All obligations under subclause 3.8 are interdependent.

3.10 The parties shall complete settlement by way of remote settlement, provided that where payment by bank cheque is permitted under the PLS Guidelines, payment may be made by the personal delivery of a bank cheque to the vendor's lawyer's office, so long as it is accompanied by the undertaking from the purchaser's lawyer required by those Guidelines.

Last Minute Settlement

3.11 If due to the delay of the purchaser, settlement takes place between 4.00 pm and 5.00 pm on the settlement date ("last minute settlement"), the purchaser shall pay the vendor:

(1) one day's interest at the interest rate for late settlement on the portion of the purchase price paid in the last minute settlement; and

(2) if the day following the last minute settlement is not a working day, an additional day's interest (calculated in the same manner) for each day until, but excluding, the next working day.

Purchaser Default: Late Settlement

3.12 If any portion of the purchase price is not paid upon the due date for payment, then, provided that the vendor provides reasonable evidence of the vendor's ability to perform any obligation the vendor is obliged to perform on that date in consideration for such payment:
(1) the purchaser shall pay to the vendor interest at the interest rate for late settlement on the portion of the purchase price so unpaid for the period from the due date for payment until payment ("the default period"); but nevertheless, this stipulation is without prejudice to any of the vendor's rights or remedies including any right to claim for additional expenses and damages. For the purposes of this subclause, a payment made on a day other than a working day or after the termination of a working day shall be deemed to be made on the next following working day and interest shall be computed accordingly; and
(2) the vendor is not obliged to give the purchaser possession of the property or to pay the purchaser any amount for remaining in possession, unless this agreement relates to a tenanted property, in which case the vendor must elect either to:
(a) account to the purchaser on settlement for incomings in respect of the property which are payable and received during the default period, in which event the purchaser shall be responsible for the outgoings relating to the property during the default period; or
(b) retain such incomings in lieu of receiving interest from the purchaser pursuant to subclause 3.12(1).

3.13 Where subclause 3.12(1) applies and the parties are unable to agree upon any amount claimed by the vendor for additional expenses and damages:
(1) an interim amount shall on settlement be paid to a stakeholder by the purchaser until the amount payable is determined;
(2) the interim amount must be a reasonable sum having regard to all of the circumstances;
(3) if the parties cannot agree on the interim amount, the interim amount shall be determined by an experienced property lawyer appointed by the parties. The appointee's costs shall be met equally by the parties. If the parties cannot agree on the appointee, the appointment shall be made on the application of either party by the president for the time being of the New Zealand Law Society;
(4) the stakeholder shall lodge the interim amount on interest-bearing call deposit with a bank registered under the Reserve Bank of New Zealand Act 1989 in the joint names of the vendor and the purchaser;
(5) the interest earned on the interim amount net of any withholding tax and any bank or legal administration fees and commission charges shall follow the destination of the interim amount;
(6) the amount determined to be payable shall not be limited by the interim amount; and
(7) if the parties cannot agree on a stakeholder, the interim amount shall be paid to a stakeholder nominated on the application of either party by the president for the time being of the New Zealand Law Society.

Vendor Default: Late Settlement or Failure to Give Possession

3.14 (1) For the purposes of this subclause 3.14:
(a) the default period means:
(i) in subclause 3.14(2), the period from the settlement date until the date when the vendor is able and willing to provide vacant possession and the purchaser takes possession; and
(ii) in subclause 3.14(3), the period from the date the purchaser takes possession until the date when settlement occurs; and
(iii) in subclause 3.14(5), the period from the settlement date until the date when settlement occurs; and
(b) the vendor shall be deemed to be unwilling to give possession if the vendor does not offer to give possession.
(2) If this agreement provides for vacant possession but the vendor is unable or unwilling to give vacant possession on the settlement date, then, provided that the purchaser provides reasonable evidence of the purchaser's ability to perform the purchaser's obligations under this agreement:
(a) the vendor shall pay the purchaser, at the purchaser's election, either:
(i) compensation for any reasonable costs incurred for temporary accommodation for persons and storage of chattels during the default period; or
(ii) an amount equivalent to interest at the interest rate for late settlement on the entire purchase price during the default period; and
(b) the purchaser shall pay the vendor an amount equivalent to the interest earned or which would be earned on overnight deposits lodged in the purchaser's lawyer's trust bank account on such portion of the purchase price (including any deposit) as is payable under this agreement on or by the settlement date but remains unpaid during the default period less:
(i) any withholding tax; and
(ii) any bank or legal administration fees and commission charges; and
(iii) any interest payable by the purchaser to the purchaser's lender during the default period in respect of any mortgage or loan taken out by the purchaser in relation to the purchase of the property.
(3) If this agreement provides for vacant possession and the vendor is able and willing to give vacant possession on the settlement date, then, provided the purchaser provides reasonable evidence of the purchaser's ability to perform the purchaser's obligations under this agreement, the purchaser may elect to take possession in which case the vendor shall not be liable to pay any interest or other moneys to the purchaser but the purchaser shall pay the vendor the same amount as that specified in subclause 3.14(2)(b) during the default period. A purchaser in possession under this subclause 3.14(3) is a licensee only.
(4) Notwithstanding the provisions of subclause 3.14(3), the purchaser may elect not to take possession when the purchaser is entitled to take it. If the purchaser elects not to take possession, the provisions of subclause 3.14(2) shall apply as though the vendor were unable or unwilling to give vacant possession on the settlement date.
(5) If this agreement provides for the property to be sold tenanted then, provided that the purchaser provides reasonable evidence of the purchaser's ability to perform the purchaser's obligations under this agreement, the vendor shall on settlement account to the purchaser for incomings which are payable and received in respect of the property during the default period less the outgoings paid by the vendor during that period. Apart from accounting for such incomings, the vendor shall not be liable to pay any other moneys to the purchaser but the purchaser shall pay the vendor the same amount as that specified in subclause 3.14(2)(b) during the default period.
(6) The provisions of this subclause 3.14 shall be without prejudice to any of the purchaser's rights or remedies including any right to claim for any additional expenses and damages suffered by the purchaser.
(7) Where the parties are unable to agree upon any amount payable under this subclause 3.14:
(a) an interim amount shall on settlement be paid to a stakeholder by the party against whom it is claimed until the amount payable is determined;
(b) the interim amount shall be the lower of:
(i) the amount claimed; or
(ii) an amount equivalent to interest at the interest rate for late settlement for the relevant default period on such portion of the purchase price (including any deposit) as is payable under this agreement on or by the settlement date.
(c) the stakeholder shall lodge the interim amount on interest-bearing call deposit with a bank registered under the Reserve Bank of New Zealand Act 1989 in the joint names of the vendor and the purchaser;
(d) the interest earned on the interim amount net of any withholding tax and any bank or legal administration fees and commission charges shall follow the destination of the interim amount;
(e) the amount determined to be payable shall not be limited by the interim amount; and
(f) if the parties cannot agree on a stakeholder the interim amount shall be paid to a stakeholder nominated on the application of either party by the president for the time being of the New Zealand Law Society.

Deferment of Settlement and Possession

3.15 If
(1) this is an agreement for the sale by a commercial on-seller of a household unit; and
(2) a code compliance certificate has not been issued by the settlement date in relation to the household unit,
then, unless the parties agree otherwise (in which case the parties shall enter into a written agreement in the form (if any) prescribed by the Building (Forms) Regulations 2004), the settlement date shall be deferred to the fifth working day following the date upon which the vendor has given the purchaser notice that the code compliance certificate has been issued (which notice must be accompanied by a copy of the certificate).

3.16 In every case, if neither party is ready, willing, and able to settle on the settlement date, the settlement date shall be deferred to the third working day following the date upon which one of the parties gives notice it has become ready, willing, and able to settle.

3.17 If
(1) the property is a unit title;
(2) the settlement date is deferred pursuant to either subclause 3.15 or subclause 3.16; and
(3) the vendor considers on reasonable grounds that an extension of time is necessary or desirable in order for the vendor to comply with the warranty by the vendor in subclause 8.2(2),
(4) then the vendor may extend the settlement date:
(a) where there is a deferment of the settlement date pursuant to subclause 3.15, to the tenth working day following the date upon which the vendor gives the purchaser notice that the code compliance certificate has been issued, provided the vendor gives notice of the extension to the purchaser no later than the second working day after such notice; or
(b) where there is a deferment of the settlement date pursuant to subclause 3.16, to the tenth working day following the date upon which one of the parties gives notice that it has become ready, willing, and able to settle, provided the vendor gives notice of the extension to the purchaser no later than the second working day after such notice.

New Title Provision

3.18 (1) Where
(a) the transfer of the property is to be registered against a new title yet to be issued; and
(b) a search copy, as defined in section 172A of the Land Transfer Act 1952, of that title is not obtainable by the tenth working day prior to the settlement date,
(c) then, unless the purchaser elects that settlement shall still take place on the agreed settlement date, the settlement date shall be deferred to the tenth working day following the later of the date on which:
(i) the vendor has given the purchaser notice that a search copy is obtainable; or
(ii) the requisitions procedure under clause 5.0 is complete.

(2) Subclause 3.18(1) shall not apply where it is necessary to register the transfer of the property to enable a plan to deposit and title to the property to issue.

4.0 Risk and insurance

4.1 The property and chattels shall remain at the risk of the vendor until possession is given and taken.

4.2 If, prior to the giving and taking of possession, the property is destroyed or damaged, and such destruction or damage has not been made good by the settlement date, then the following provisions shall apply:
(1) if the destruction or damage has been sufficient to render the property untenantable and it is untenantable on the settlement date, the purchaser may:
(a) complete the purchase at the purchase price, less a sum equal to any insurance moneys received or receivable by or on behalf of the vendor in respect of such destruction or damage, provided that no reduction shall be made to the purchase price if the vendor's insurance company has agreed to reinstate for the benefit of the purchaser to the extent of the vendor's insurance cover; or
(b) cancel this agreement by serving notice on the vendor in which case the vendor shall return to the purchaser immediately the deposit and any other moneys paid by the purchaser, and neither party shall have any right or claim against the other arising from this agreement or its cancellation;
(2) if the property is not untenantable on the settlement date the purchaser shall complete the purchase at the purchase price less a sum equal to the amount of the diminution in value of the property which, to the extent that the destruction or damage to the property can be made good, shall be deemed to be equivalent to the reasonable cost of reinstatement or repair;
(3) in the case of a property zoned for rural purposes under an operative District Plan, damage to the property shall be deemed to have rendered the property untenantable where the diminution in value exceeds an amount equal to 20% of the purchase price; and
(4) if the amount of the diminution in value is disputed, the parties shall follow the same procedure as that set out in subclause 7.4 for when an amount of compensation is disputed.

4.3 The purchaser shall not be required to take over any insurance policies held by the vendor.

5.0 Title, boundaries and requisitions

5.1 The vendor shall not be bound to point out the boundaries of the property except that on the sale of a vacant residential lot which is not limited as to parcels the vendor shall ensure that all boundary markers required by the Cadastral Survey Act 2002 and any related rules and regulations to identify the boundaries of the property are present in their correct positions at the settlement date.

5.2 (1) The purchaser is deemed to have accepted the vendor's title except as to objections or requisitions which the purchaser is entitled to make and notice of which the purchaser serves on the vendor on or before the earlier of:
(a) the tenth working day after the date of this agreement; or
(b) the settlement date.

(2) Where the transfer of the property is to be registered against a new title yet to be issued, the purchaser is deemed to have accepted the title except as to such objections or requisitions which the purchaser is entitled to make and notice of which the purchaser serves on the vendor on or before the fifth working day following the date the vendor has given the purchaser notice that the title has been issued and a search copy of it as defined in section 172A of the Land Transfer Act 1952 is obtainable.

(3) If the vendor is unable or unwilling to remove or comply with any objection or requisition as to title, notice of which has been served on the vendor by the purchaser, then the following provisions will apply:
(a) the vendor shall notify the purchaser ("a vendor's notice") of such inability or unwillingness on or before the fifth working day after the date of service of the purchaser's notice;
(b) if the vendor does not give a vendor's notice the vendor shall be deemed to have accepted the objection or requisition and it shall be a requirement of settlement that such objection or requisition shall be complied with before settlement;
(c) if the purchaser does not on or before the fifth working day after service of a vendor's notice notify the vendor that the purchaser waives the objection or requisition, either the vendor or the purchaser may (notwithstanding any intermediate negotiations) by notice to the other, cancel this agreement.

(4) In the event of cancellation under subclause 5.2(3), the purchaser shall be entitled to the immediate return of the deposit and any other moneys paid under this agreement by the purchaser and neither party shall have any right or claim against the other arising from this agreement or its cancellation. In particular, the purchaser shall not be entitled to any interest or to the expense of investigating the title or to any compensation whatsoever.

5.3 (1) If the title to the property being sold is a cross lease title or a unit title and there are:
(a) in the case of a cross lease title:
(i) alterations to the external dimensions of any leased structure; or
(ii) buildings or structures not intended for common use which are situated on any part of the land that is not subject to a restricted user covenant;
(b) in the case of a unit title, encroachments out of the principal unit or accessory unit title space (as the case may be):
then the purchaser may requisition the title under subclause 5.2 requiring the vendor:
(c) in the case of a cross lease title, to deposit a new plan depicting the buildings or structures and register a new cross lease or cross leases (as the case may be) and any other ancillary dealings in order to convey good title; or
(d) in the case of a unit title, to deposit an amendment to the unit plan, a redevelopment plan or new unit plan (as the case may be) depicting the principal and/or accessory units and register such transfers and any other ancillary dealings in order to convey good title.

(2) The words "alterations to the external dimensions of any leased structure" shall only mean alterations which are attached to the leased structure and enclosed.

5.4 Except as provided by section 7 of the Contractual Remedies Act 1979, no error, omission, or misdescription of the property or the title shall enable the purchaser to cancel this agreement but compensation, if claimed by notice before settlement in accordance with subclause 7.1 but not otherwise, shall be made or given as the case may require.

5.5 The vendor shall not be liable to pay for or contribute towards the expense of erection or maintenance of any fence between the property and any contiguous land of the vendor but this proviso shall not enure for the benefit of any subsequent purchaser of the contiguous land; and the vendor shall be entitled to require the inclusion of a fencing covenant to this effect in any transfer of the property.

6.0 Vendor's warranties and undertakings

6.1 The vendor warrants and undertakes that at the date of this agreement the vendor has not:
(1) received any notice or demand and has no knowledge of any requisition or outstanding requirement:
(a) from any local or government authority or other statutory body; or
(b) under the Resource Management Act 1991; or
(c) from any tenant of the property; or
(d) from any other party; or
(2) given any consent or waiver,
which directly or indirectly affects the property and which has not been disclosed in writing to the purchaser.

6.2 The vendor warrants and undertakes that at settlement:
(1) The chattels and all plant, equipment, systems or devices which provide any services or amenities to the property, including, without limitation, security, heating, cooling, or air-conditioning, are delivered to the purchaser in reasonable working order, but in all other respects in their state of repair as at the date of this agreement (fair wear and tear excepted) but failure so to deliver them shall only create a right of compensation.
(2) All electrical and other installations on the property are free of any charge whatsoever.
(3) There are no arrears of rates, water rates or charges outstanding on the property.
(4) Where an allowance has been made by the vendor in the settlement statement for incomings receivable, the settlement statement correctly records those allowances including, in particular, the dates up to which the allowances have been made.
(5) Where the vendor has done or caused or permitted to be done on the property any works:
(a) any permit, resource consent, or building consent required by law was obtained; and
(b) to the vendor's knowledge, the works were completed in compliance with those permits or consents; and
(c) where appropriate, a code compliance certificate was issued for those works.

(6) Where under the Building Act, any building on the property sold requires a compliance schedule:
  (a) the vendor has fully complied with any requirements specified in any compliance schedule issued by a territorial authority under the Building Act in respect of the building;
  (b) the building has a current building warrant of fitness; and
  (c) the vendor is not aware of any reason, that the vendor has not disclosed in writing to the purchaser, which would prevent a building warrant of fitness from being supplied to the territorial authority when the building warrant of fitness is next due.
(7) Since the date of this agreement, the vendor has not given any consent or waiver which directly or indirectly affects the property.
(8) Any notice or demand received by the vendor, which directly or indirectly affects the property, after the date of this agreement:
  (a) from any local or government authority or other statutory body; or
  (b) under the Resource Management Act 1991; or
  (c) from any tenant of the property; or
  (d) from any other party,
  has been delivered forthwith by the vendor to either the purchaser or the purchaser's lawyer, unless the vendor has paid or complied with such notice or demand. If the vendor fails to so deliver or pay the notice or demand, the vendor shall be liable for any penalty incurred.
(9) Any chattels included in the sale are the unencumbered property of the vendor.

6.3 If the property is or includes part only of a building, the warranty and undertaking in subclause 6.2(6) does not apply. Instead the vendor warrants and undertakes at the date of this agreement that, where under the Building Act the building of which the property forms part requires a compliance schedule:
(1) to the vendor's knowledge, there has been full compliance with any requirements specified in any compliance schedule issued by a territorial authority under the Building Act in respect of the building;
(2) the building has a current building warrant of fitness; and
(3) the vendor is not aware of any reason, that the vendor has not disclosed in writing to the purchaser, which would prevent a building warrant of fitness from being supplied to the territorial authority when the building warrant of fitness is next due.

6.4 The vendor warrants and undertakes that on or immediately after settlement:
(1) If the water and wastewater charges are determined by meter, the vendor will have the water meter read and will pay the amount of the charge payable pursuant to that reading; but if the water supplier will not make special readings, the water and wastewater charges shall be apportioned.
(2) Any outgoings included in the settlement statement are paid in accordance with the settlement statement and, where applicable, to the dates shown in the settlement statement, or will be so paid immediately after settlement.
(3) The vendor will give notice of sale in accordance with the Local Government (Rating) Act 2002 to the territorial authority and regional council in whose district the land is situated and will also give notice of the sale to every other authority that makes and levies rates or charges on the land and to the supplier of water.
(4) Where the property is a unit title, the vendor will notify the body corporate in writing of the transfer of the property and the name and address of the purchaser.

6.5 If the purchaser has not validly cancelled this agreement, the breach of any warranty or undertaking contained in this agreement does not defer the obligation to settle but that obligation shall be subject to the rights of the purchaser at law or in equity, including any rights under subclause 5.4 and any right of equitable set-off.

7.0 Claims for compensation

7.1 If the purchaser claims a right to compensation either under subclause 5.4 or for an equitable set-off:
(1) the purchaser must serve notice of the claim on the vendor on or before the last working day prior to settlement; and
(2) the notice must:
  (a) in the case of a claim for compensation under subclause 5.4, state the particular error, omission, or misdescription of the property or title in respect of which compensation is claimed;
  (b) in the case of a claim to an equitable set-off, state the particular matters in respect of which compensation is claimed;
  (c) comprise a genuine pre-estimate of the loss suffered by the purchaser; and
  (d) be particularised and quantified to the extent reasonably possible as at the date of the notice.

7.2 For the purposes of subclause 7.1(1), "settlement" means the date for settlement fixed by this agreement unless, by reason of the conduct or omission of the vendor, the purchaser is unable to give notice by that date, in which case notice may be given on or before the last working day prior to the date for settlement fixed by a valid settlement notice served by either party pursuant to subclause 10.1.

7.3 If the amount of compensation is agreed, it shall be deducted on settlement.

7.4 If the amount of compensation is disputed:
(1) an interim amount shall be deducted on settlement and paid by the purchaser to a stakeholder until the amount of the compensation is determined;
(2) the interim amount must be a reasonable sum having regard to all of the circumstances;
(3) If the parties cannot agree on the interim amount, the interim amount shall be determined by an experienced property lawyer appointed by the parties. The appointee's costs shall be met equally by the parties. If the parties cannot agree on the appointee, the appointment shall be made on the application of either party by the president for the time being of the New Zealand Law Society;
(4) the stakeholder shall lodge the interim amount on interest-bearing call deposit with a bank registered under the Reserve Bank of New Zealand Act 1989 in the joint names of the vendor and the purchaser;
(5) the interest earned on the interim amount net of any withholding tax and any bank or legal administration fees and commission charges shall follow the destination of the interim amount;
(6) the amount of compensation determined to be payable shall not be limited by the interim amount; and
(7) if the parties cannot agree on a stakeholder, the interim amount shall be paid to a stakeholder nominated on the application of either party by the president for the time being of the New Zealand Law Society.

7.5 The procedures prescribed in subclauses 7.1 to 7.4 shall not prevent either party taking proceedings for the specific performance of the contract.

8.0 Unit title and cross lease provisions

Unit Titles

8.1 If the property is a unit title, sections 144 to 153 of the Unit Titles Act 2010 ("the Act") require the vendor to provide to the purchaser a pre-contract disclosure statement, a pre-settlement disclosure statement and, if so requested by the purchaser, an additional disclosure statement.

8.2 If the property is a unit title, the vendor warrants and undertakes as follows:
(1) The information in the pre-contract disclosure statement provided to the purchaser was complete and correct.
(2) Apart from regular periodic contributions, no contributions have been levied or proposed by the body corporate that have not been disclosed in writing to the purchaser.
(3) Not less than five working days before the settlement date, the vendor will provide:
  (a) a certificate of insurance for all insurances effected by the body corporate under the provisions of section 135 of the Act; and
  (b) a pre-settlement disclosure statement from the vendor, certified correct by the body corporate, under section 147 of the Act. Any periodic contributions to the operating account shown in that pre-settlement disclosure statement shall be apportioned. There shall be no apportionment of contributions to any long-term maintenance fund, contingency fund or capital improvement fund.
(4) There are no other amounts owing by the owner under any provision of the Act or the Unit Titles Act 1972.
(5) There are no unsatisfied judgments against the body corporate and no proceedings have been instituted against or by the body corporate.
(6) No order or declaration has been made by any Court against the body corporate or the owner under any provision of the Act or the Unit Titles Act 1972.
(7) The vendor has no knowledge or notice of any fact which might give rise to or indicate the possibility of:
  (a) the owner or the purchaser incurring any other liability under any provision of the Act or the Unit Titles Act 1972; or
  (b) any proceedings being instituted by or against the body corporate; or
  (c) any order or declaration being sought against the body corporate or the owner under any provision of the Act or the Unit Titles Act 1972.
(8) The vendor is not aware of proposals to pass any body corporate resolution relating to its rules nor are there any unregistered changes to the body corporate rules which have not been disclosed in writing to the purchaser.
(9) No lease, licence, easement, or special privilege has been granted by the body corporate in respect of any part of the common property which has not been disclosed in writing to the purchaser.
(10) No resolution has been passed and no application has been made and the vendor has no knowledge of any proposal for:
  (a) the transfer of the whole or any part of the common property;
  (b) the addition of any land to the common property;
  (c) the cancellation of the unit plan; or
  (d) the deposit of an amendment to the unit plan, a redevelopment plan, or a new unit plan in substitution for the existing unit plan which has not been disclosed in writing to the purchaser.
(11) As at settlement, all contributions and other moneys payable by the vendor to the body corporate have been paid in full.

8.3 If the property is a unit title, in addition to the purchaser's rights under sections 149 and 150 of the Act, and if the vendor does not provide the certificates of insurance and the pre-settlement disclosure statement under section 147 in accordance with the requirements of subclause 8.2(2), the purchaser may:
(1) postpone the settlement date until the fifth working day following the date on which that information is provided to the purchaser; or
(2) elect that settlement shall still take place on the settlement date.

8.4 If the property is a unit title, each party specifies that:
(1) the facsimile number of the office of that party's lawyer shall be an address for service for that party for the purposes of section 205(1)(d) of the Act; and
(2) if that party is absent from New Zealand, that party's lawyer shall be that party's agent in New Zealand for the purposes of section 205(2) of the Act.

8.5 If the property is a unit title, any costs owing by the purchaser to the vendor pursuant to section 148(5) of the Act for providing an additional disclosure statement shall be included in the moneys payable by the purchaser on settlement pursuant to subclause 3.8(1). Such costs may be deducted from the deposit if the purchaser becomes entitled to a refund of the deposit upon cancellation or avoidance of this agreement.

Unauthorised Structures – Cross Leases and Unit Titles

8.6 (1) Where structures (not stated in clause 5.0 to be requisitionable) have been erected on the property without:
(a) in the case of a cross lease title, any required lessors' consent; or
(b) in the case of a unit title, any required body corporate consent,
the purchaser may demand within the period expiring on the earlier of:
(i) the tenth working day after the date of this agreement; or
(ii) the settlement date,
that the vendor obtain the written consent of the current lessors or the body corporate (as the case may be) to such improvements ("a current consent") and provide the purchaser with a copy of such consent on or before the settlement date.
(2) Should the vendor be unwilling or unable to obtain a current consent then the procedure set out in subclauses 5.2(3) and 5.2(4) shall apply with the purchaser's demand under subclause 8.6(1) being deemed to be an objection and requisition.

9.0 Conditions and mortgage terms

Particular Conditions

9.1 If particulars of any finance condition(s) are inserted on the front page of this agreement, this agreement is conditional upon the purchaser arranging finance in terms of those particulars on or before the finance date.

9.2 (1) If the purchaser has indicated on the front page of this agreement that a LIM is required:
(a) that LIM is to be obtained by the purchaser at the purchaser's cost;
(b) the purchaser is to request the LIM on or before the fifth working day after the date of this agreement; and
(c) this agreement is conditional upon the purchaser approving that LIM provided that such approval must not be unreasonably or arbitrarily withheld.
(2) If, on reasonable grounds, the purchaser does not approve the LIM, the purchaser shall give notice to the vendor ("the purchaser's notice") on or before the fifteenth working day after the date of this agreement stating the particular matters in respect of which approval is withheld and, if those matters are capable of remedy, what the purchaser reasonably requires to be done to remedy those matters. If the purchaser does not give a purchaser's notice the purchaser shall be deemed to have approved the LIM. If through no fault of the purchaser, the LIM is not available on or before the fifteenth working day after the date of this agreement and the vendor does not give an extension when requested, this condition shall not have been fulfilled and the provisions of subclause 9.8(5) shall apply.
(3) The vendor shall give notice to the purchaser ("the vendor's notice") on or before the fifth working day after receipt of the purchaser's notice advising whether or not the vendor is able and willing to comply with the purchaser's notice by the settlement date.
(4) If the vendor does not give a vendor's notice, or if the vendor's notice advises that the vendor is unable or unwilling to comply with the purchaser's notice, and if the purchaser does not, on or before the tenth working day after the date on which the purchaser's notice is given, give notice to the vendor that the purchaser waives the objection to the LIM, this condition shall not have been fulfilled and the provisions of subclause 9.8(5) shall apply.
(5) If the vendor gives a vendor's notice advising that the vendor is able and willing to comply with the purchaser's notice, this condition is deemed to have been fulfilled, and it shall be a requirement of settlement that the purchaser's notice shall be complied with, and also, if the vendor must carry out work on the property, that the vendor shall obtain the approval of the territorial authority to the work done, both before settlement.

9.3 If the purchaser has indicated on the front page of this agreement that a building report is required, this agreement is conditional upon the purchaser obtaining at the purchaser's cost on or before the tenth working day after the date of this agreement a report on the condition of the buildings and any other improvements on the property that is satisfactory to the purchaser, on the basis of an objective assessment. The report must be prepared in good faith by a suitably-qualified building inspector in accordance with accepted principles and methods. Subject to the rights of any tenants of the property, the vendor shall allow the building inspector to inspect the property at all reasonable times upon reasonable notice for the purposes of preparation of the report. The building inspector may not carry out any invasive testing in the course of inspection without the vendor's prior written consent. If the purchaser avoids this agreement for non-fulfilment of this condition pursuant to subclause 9.8(5), the purchaser must provide the vendor immediately upon request with a copy of the building inspector's report.

9.4 (1) If the purchaser has indicated on the front page of this agreement that OIA Consent is required, this agreement is conditional upon OIA Consent being obtained on or before the Land Act/OIA date shown on the front page of this agreement, the purchaser being responsible for payment of the application fee.
(2) If the purchaser has indicated on the front page of this agreement that OIA Consent is not required, or has failed to indicate whether it is required, then the purchaser warrants that the purchaser does not require OIA Consent.

9.5 If this agreement relates to a transaction to which the Land Act 1948 applies, this agreement is subject to the vendor obtaining the necessary consent by the Land Act/OIA date shown on the front page of this agreement.

9.6 If the Land Act/OIA date is not shown on the front page of this agreement that date shall be the settlement date or a date 65 working days from the date of this agreement whichever is the sooner.

9.7 If this agreement relates to a transaction to which section 225 of the Resource Management Act 1991 applies then this agreement is subject to the appropriate condition(s) imposed by that section.

Operation of Conditions

9.8 If this agreement is expressed to be subject either to the above or to any other condition(s), then in relation to each such condition the following shall apply unless otherwise expressly provided:
(1) The condition shall be a condition subsequent.
(2) The party or parties for whose benefit the condition has been included shall do all things which may reasonably be necessary to enable the condition to be fulfilled by the date for fulfilment.
(3) Time for fulfilment of any condition and any extended time for fulfilment to a fixed date shall be of the essence.
(4) The condition shall be deemed to be not fulfilled until notice of fulfilment has been served by one party on the other party.
(5) If the condition is not fulfilled by the date for fulfilment, either party may at any time before the condition is fulfilled or waived avoid this agreement by giving notice to the other. Upon avoidance of this agreement, the purchaser shall be entitled to the immediate return of the deposit and any other moneys paid by the purchaser under this agreement and neither party shall have any right or claim against the other arising from this agreement or its termination.
(6) At any time before this agreement is avoided, the purchaser may waive any finance condition and either party may waive any other condition which is for the sole benefit of that party. Any waiver shall be by notice.

Mortgage Terms

9.9 Any mortgage to be arranged pursuant to a finance condition shall be upon and subject to the terms and conditions currently being required by the lender in respect of loans of a similar nature.

9.10 If the vendor is to advance mortgage moneys to the purchaser then, unless otherwise stated, the mortgage shall be in the appropriate "fixed sum" form currently being published by Auckland District Law Society Incorporated.

10.0 Notice to complete and remedies on default

10.1 (1) If the sale is not settled on the settlement date, either party may at any time thereafter serve on the other party a settlement notice; but.
(2) The settlement notice shall be effective only if the party serving it is at the time of service either in all material respects ready, able, and willing to proceed to settle in accordance with this agreement or is not so ready, able, and willing to settle only by reason of the default or omission of the other party.
(3) If the purchaser is in possession, the vendor's right to cancel this agreement will be subject to sections 28 to 36 of the Property Law Act 2007 and the settlement notice may incorporate or be given with a notice under section 28 of that Act complying with section 29 of that Act.

10.2 Subject to subclause 10.1(3), upon service of the settlement notice the party on whom the notice is served shall settle:
(1) on or before the twelfth working day after the date of service of the notice; or
(2) on the first working day after the 13th day of January if the period of twelve working days expires during the period commencing on the 6th day of January and ending on the 13th day of January, both days inclusive,
time being of the essence, but without prejudice to any intermediate right of cancellation by either party.

10.3 (1) If this agreement provides for the payment of the purchase price by instalments and the purchaser fails duly and punctually to pay any instalment on or within one month from the date on which it fell due for payment then, whether or not the purchaser is in possession, the vendor may immediately give notice to the purchaser calling up the unpaid balance of the purchase price, which shall upon service of the notice fall immediately due and payable.
(2) The date of service of the notice under this subclause shall be deemed the settlement date for the purposes of subclause 10.1.
(3) The vendor may give a settlement notice with a notice under this subclause.
(4) For the purpose of this subclause a deposit is not an instalment.

10.4 If the purchaser does not comply with the terms of the settlement notice served by the vendor then, subject to subclause 10.1(3):
(1) Without prejudice to any other rights or remedies available to the vendor at law or in equity, the vendor may:
(a) sue the purchaser for specific performance; or
(b) cancel this agreement by notice and pursue either or both of the following remedies namely.
(i) forfeit and retain for the vendor's own benefit the deposit paid by the purchaser, but not exceeding in all 10% of the purchase price; and/or
(ii) sue the purchaser for damages.
(2) Where the vendor is entitled to cancel this agreement, the entry by the vendor into a conditional or unconditional agreement for the resale of the property or any part thereof shall take effect as a cancellation of this agreement by the vendor if this agreement has not previously been cancelled and such resale shall be deemed to have occurred after cancellation.
(3) The damages claimable by the vendor under subclause 10.4(1)(b)(ii) shall include all damages claimable at common law or in equity and shall also include (but shall not be limited to) any loss incurred by the vendor on any bona fide resale contracted within one year from the date by which the purchaser should have settled in compliance with the settlement notice. The amount of that loss may include:
(a) interest on the unpaid portion of the purchase price at the interest rate for late settlement from the settlement date to the settlement of such resale; and
(b) all costs and expenses reasonably incurred in any resale or attempted resale; and
(c) all outgoings (other than interest) on or maintenance expenses in respect of the property from the settlement date to the settlement of such resale.
(4) Any surplus money arising from a resale as aforesaid shall be retained by the vendor.

10.5 If the vendor does not comply with the terms of a settlement notice served by the purchaser, then, without prejudice to any other rights or remedies available to the purchaser at law or in equity the purchaser may:
(1) sue the vendor for specific performance; or
(2) cancel this agreement by notice and require the vendor forthwith to repay to the purchaser any deposit and any other money paid on account of the purchase price and interest on such sum(s) at the interest rate for late settlement from the date or dates of payment by the purchaser until repayment.

10.6 The party serving a settlement notice may extend the term of the notice for one or more specifically stated periods of time and thereupon the term of the settlement notice shall be deemed to expire on the last day of the extended period or periods and it shall operate as though this clause stipulated the extended period(s) of notice in lieu of the period otherwise applicable; and time shall be of the essence accordingly. An extension may be given either before or after the expiry of the period of the notice.

10.7 Nothing in this clause shall preclude a party from suing for specific performance without giving a settlement notice.

10.8 A party who serves a settlement notice under this clause shall not be in breach of an essential term by reason only of that party's failure to be ready and able to settle upon the expiry of that notice.

11.0 Non-merger

11.1 The obligations and warranties of the parties in this agreement shall not merge with:
(1) the giving and taking of possession;
(2) settlement;
(3) the transfer of title to the property;
(4) delivery of the chattels (if any); or
(5) registration of the transfer of title to the property.

12.0 Agent

12.1 If the name of a licensed real estate agent is recorded on this agreement, it is acknowledged that the sale evidenced by this agreement has been made through that agent whom the vendor appoints as the vendor's agent to effect the sale. The vendor shall pay the agent's charges including GST for effecting such sale.

12.2 The agent may provide statistical data relating to the sale to the Real Estate Institute of New Zealand Incorporated.

13.0 Goods and Services Tax

13.1 If this agreement provides for the purchaser to pay (in addition to the purchase price stated without GST) any GST which is payable in respect of the supply made under this agreement then:
(1) the purchaser shall pay to the vendor the GST which is so payable in one sum on the GST date;
(2) where the GST date has not been inserted on the front page of this agreement the GST date shall be the settlement date;
(3) where any GST is not so paid to the vendor, the purchaser shall pay to the vendor:
(a) interest at the interest rate for late settlement on the amount of GST unpaid from the GST date until payment; and
(b) any default GST;
(4) it shall not be a defence to a claim against the purchaser for payment to the vendor of any default GST that the vendor has failed to mitigate the vendor's damages by paying an amount of GST when it fell due under the GST Act; and
(5) any sum referred to in this clause is included in the moneys payable by the purchaser on settlement pursuant to subclause 3.8(1).

13.2 If the supply under this agreement is a taxable supply, the vendor will deliver a tax invoice to the purchaser on or before the GST date or such earlier date as the purchaser is entitled to delivery of an invoice under the GST Act.

13.3 The vendor warrants that any dwelling and curtilage or part thereof supplied on sale of the property are not a supply to which section 5(16) of the GST Act applies.

13.4 (1) Without prejudice to the vendor's rights and remedies under subclause 13.1, where any GST is not paid to the vendor on or within one month of the GST date, then whether or not the purchaser is in possession, the vendor may immediately give notice to the purchaser calling up any unpaid balance of the purchase price, which shall upon service of the notice fall immediately due and payable.
(2) The date of service of the notice under this subclause shall be deemed the settlement date for the purposes of subclause 10.1.
(3) The vendor may give a settlement notice under subclause 10.1 with a notice under this subclause.

14.0 Zero-rating

14.1 The vendor warrants that the statement on the front page regarding the vendor's GST registration status in respect of the supply under this agreement is correct at the date of this agreement.

14.2 The purchaser warrants that any particulars stated by the purchaser in Schedule 2 are correct at the date of this agreement.

14.3 Where the particulars stated on the front page and in Schedule 2 indicate that:
(1) the vendor is and/or will be at settlement a registered person in respect of the supply under this agreement;
(2) the recipient is and/or will be at settlement a registered person;
(3) the recipient intends at settlement to use the property for making taxable supplies; and
(4) the recipient does not intend at settlement to use the property as a principal place of residence by the recipient or a person associated with the recipient under section 2A(1)(c) of the GST Act,
GST will be chargeable on the supply under this agreement at 0% pursuant to section 11(1)(mb) of the GST Act.

14.4 If GST is chargeable on the supply under this agreement at 0% pursuant to section 11(1)(mb) of the GST Act, then on or before settlement the purchaser will provide the vendor with the recipient's name, address, and registration number if any of those details are not included in Schedule 2 or they have altered.

14.5 If any of the particulars stated by the purchaser in Schedule 2 should alter between the date of this agreement and settlement, the purchaser shall notify the vendor of the altered particulars and of any other relevant particulars in Schedule 2 which may not have been completed by the purchaser as soon as practicable and in any event no later than two working days before settlement. The purchaser warrants that any altered or added particulars will be correct as at the date of the purchaser's notification. If the GST treatment of the supply under this agreement should be altered as a result of the altered or added particulars, the vendor shall prepare and deliver to the purchaser or the purchaser's lawyer an amended settlement statement if the vendor has already tendered a settlement statement, and a credit note or a debit note, as the case may be, if the vendor has already issued a tax invoice.

14.6 If
(1) the particulars in Schedule 2 state that part of the property is being used as a principal place of residence at the date of this agreement; and
(2) that part is still being so used at the time of the supply under this agreement,
the supply of that part will be a separate supply in accordance with section 5(15)(a) of the GST Act.

14.7 If
(1) the particulars stated in Schedule 2 indicate that the recipient intends to use part of the property as a principal place of residence by the recipient or a person associated with the recipient under section 2A(1)(c) of the GST Act; and
(2) that part is the same part as that being used as a principal place of residence at the time of the supply under this agreement,
then the references in subclauses 14.3 and 14.4 to "the property" shall be deemed to mean the remainder of the property excluding that part and the references to "the supply under this agreement" shall be deemed to mean the supply under this agreement of that remainder.

15.0 Supply of a Going Concern

15.1 If there is a supply under this agreement to which section 11(1)(mb) of the GST Act does not apply but which comprises the supply of a taxable activity that is a going concern at the time of the supply, then, unless otherwise expressly stated herein:
(1) each party warrants that it is a registered person or will be so by the date of the supply;
(2) each party agrees to provide the other party by the date of the supply with proof of its registration for GST purposes;
(3) the parties agree that they intend that the supply is of a taxable activity that is capable of being carried on as a going concern by the purchaser; and
(4) the parties agree that the supply made pursuant to this agreement is the supply of a going concern on which GST is chargeable at 0%.

15.2 If it subsequently transpires that GST is payable in respect of the supply and if this agreement provides for the purchaser to pay (in addition to the purchase price without GST) any GST which is payable in respect of the supply made under this agreement, then the provisions of clause 13.0 of this agreement shall apply.

16.0 Limitation of Liability

16.1 If any person enters into this agreement as trustee of a trust, then:
(1) that person warrants that:
(a) that person has power to enter into this agreement under the terms of the trust;
(b) that person has properly signed this agreement in accordance with the terms of the trust;
(c) that person has the right to be indemnified from the assets of the trust and that right has not been lost or impaired by any action of that person including entry into this agreement; and
(d) all of the persons who are trustees of the trust have approved entry into this agreement.
(2) If that person has no right to or interest in any assets of the trust except in that person's capacity as a trustee of the trust, that person's liability under this agreement will not be personal and unlimited but will be limited to the actual amount recoverable from the assets of the trust from time to time ("the limited amount"). If the right of that person to be indemnified from the trust assets has been lost or impaired, that person's liability will become personal but limited to the extent of that part of the limited amount which cannot be recovered from any other person.

17.0 Counterparts

17.1 This agreement may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same agreement. A party may enter into this agreement by signing a counterpart copy and sending it to the other party, including by facsimile or e-mail.

FURTHER TERMS OF SALE

SCHEDULE 1

List all chattels included in the sale

(strike out or add as applicable)

Stove **Fixed floor coverings** **Blinds** **Curtains** **Light fittings**

Drapes, Heat Pump, Dishwasher, Plumbing for Fridge, Garden Shed

S.C.

SCHEDULE 2

(GST Information - see clause 14.0)

This Schedule must be completed if the vendor has stated on the front page that the vendor is registered under the GST Act in respect of the transaction evidenced by this agreement and/or will be so registered at settlement. Otherwise there is no need to complete it.

Section 1

1.	The Vendor's registration number (if already registered):	
2.	Part of the property is being used as a principal place of residence at the date of this agreement. That part is: (e.g. "the main farmhouse" or "the apartment above the shop")	Yes/No
3.	The purchaser is registered under the GST Act and/or will be so registered at settlement.	Yes/No
4.	The purchaser intends at settlement to use the property for making taxable supplies.	Yes/No

If the answer to either or both of question 3 and 4 is "No", go to question 7

5.	The purchaser's details are as follows:	
	(a) Full name:	
	(b) Address:	
	(c) Registration number (if already registered):	
6.	The purchaser intends at settlement to use the property as a principal place of residence by the purchaser or a person associated with the purchaser under section 2A(1)(c) of the GST Act (connected by blood relationship, marriage, civil union, de facto relationship or adoption).	Yes/No
	OR	
	The purchaser intends at settlement to use part of the property as a principal place of residence by the purchaser or a person associated with the purchaser under section 2A(1)(c) of the GST Act. That part is: (e.g. "the main farmhouse" or "the apartment above the shop")	Yes/No
7.	The purchaser intends to direct the vendor to transfer title to the property to another party ("nominee")	Yes/No

If the answer to question 7 is "Yes", then please continue. Otherwise, there is no need to complete this Schedule any further.

Section 2

8.	The nominee is registered under the GST Act and/or is expected by the purchaser to be so registered at settlement.	Yes/No
9.	The purchaser expects the nominee at settlement to use the property for making taxable supplies.	Yes/No

If the answer to either or both of questions 8 and 9 is "No", there is no need to complete this Schedule any further.

10.	The nominee's details (if known to the purchaser) are as follows:	
	(a) Full name:	
	(b) Address:	
	(c) Registration number (if already registered):	
11.	The purchaser expects the nominee to intend at settlement to use the property as a principal place of residence by the nominee or a person associated with the nominee under section 2A(1)(c) of the GST Act (connected by blood relationship, marriage, civil union, de facto relationship or adoption).	Yes/No
	OR	
	The purchaser expects the nominee to intend at settlement to use part of the property as a principal place of residence by the purchaser or a person associated with the purchaser under section 2A(1)(c) of the GST Act. That part is: (e.g. "the main farmhouse" or "the apartment above the shop").	Yes/No

WARNING *(This warning does not form part of this agreement)*

This is a binding contract. **Read the information set out on the back page before signing.**

Acknowledgements

Where this agreement relates to the sale of a residential property and this agreement was provided to the parties by a real estate agent, or by a licensee on behalf of the agent, the parties acknowledge that they have been given the guide about the sale of residential property approved by the Real Estate Agents Authority.
Where this agreement relates to the sale of a unit title property, the purchaser acknowledges that the purchaser has been provided with a pre-contract disclosure statement under section 146 of the Unit Titles Act 2010.

Signature of purchaser(s)

Sheila Cheng

Signature of vendor(s)

Email #88941: BC220205

Project ID: 220205
Date Sent: 2022-05-05 07:00:15
Recipient: bugdenrhys@gmail.com
Sender: AlphaOne System
Subject: Application Accepted
Message:

Dear Rhys Bugden,

Your application for Building Consent only with reference code 56178232MZ has passed the Section 45 check and has been lodged with Whakatane District Council.

If you entered an electronic application you can track its progress on the customer portal https://consents-whakatane.abcs.co.nz/.

You may receive emails regarding your application from time to time.

Regards,

Whakatane District Council
Phone: (07) 306 0500
Email: techadmin@whakatane.govt.nz

METRO OWNER'S OPERATION AND WARRANTY MANUAL

REFER TO THE OTHER SIDE OF THIS MANUAL FOR INSTALLATION DETAILS AND MODELS COVERED BY THIS MANUAL

Important message to the owner **PAGE 1**
Where to install a Metro in your home **PAGE 2**
Optional Wetbacks
Getting to know your Metro **PAGE 3**
Operating your Metro
Cleaning and maintenance **PAGE 4**
Cleaning and maintenance **PAGE 5**
Problem Solving
Metro Warranty **PAGE 6**
Optional 10 year Warranty **PAGE 7**
Pioneer Woodfire Accessories **PAGE 8**

SPECS



2004

IMPORTANT MESSAGE TO THE OWNER

IF YOU DON'T READ THIS ENTIRE MANUAL, YOU MUST READ THIS FIRST PAGE!

Congratulations on your selection of a Metro woodfire. This low-emission, slow combustion appliance is designed to give you many years of warmth and service, subject to three critical factors. These three factors, if not adhered to are the major causes of "unsafe installation", "poor performance" and "Flue pipe blockages and failure"

1. Your Metro woodfire must be installed correctly, by a competent and suitably qualified installer.
2. You must burn properly seasoned "dry" wood.
3. You must know how to correctly operate your Metro woodfire, particularly on extended burn cycles.

It is therefore very important you read this page carefully, and preferably this entire section, pages 1 to 8.

Please note the following important points: -

- This manual is in two sections, with the installation section detailed at the rear of this booklet. Keep this instruction manual for future reference.
- In New Zealand a building consent is required from your local building authority; the homeowner is responsible for obtaining this consent.
- As correct installation is critical to the performance and safe operation of your Metro, it is recommended your Metro be installed by a registered installer or a person suitably qualified in the installation of woodfires. Your Metro retailer will be able to arrange professional installation for you.
- During the very first fire your Metro will give off an odour and fumes as the firebox paint cures. Do n be alarmed; open all windows and externally opening doors in that room and close any internally opening doors. This curing process will last for approximately one hour and will only happen this one time.
- Properly seasoned (dry) timber is necessary for the Metro to operate efficiently; firewood that contains a high moisture content will result in flue blockages and reduce the heat output.

Note:

  - Softwood usually takes 12 months to season
  - Hardwood can take up to 24 months to season
  - Wood must be stored in a location that enables free air circulation. Wet wood stored in a closed woodshed without air circulation will still be wet 12 months later.

- For optimum performance fuel should be loaded so the logs lay "front to rear" in preference to laying across the width of the firebox. Spaces should be left between the logs to enable oxygen to get to as much of the surface of the fuel as possible.
- A small hot fire loaded frequently is more efficient than a large fire burning on a low setting.
- A key feature of all "non-Eco" Metro's is their ability to burn overnight. However, if not operated correctly this feature can cause many problems including flue blockages, and severe corrosion of the lower flue pipe and firebox flue spigot, neither of which are covered under warranty if they fail through improper use. It is therefore most important you read the "extended burning" section on page 3 of this manual.
- Your Metro is covered by a full twelve-month warranty, and a five-year firebox warranty. You can ext this firebox warranty to ten years if you purchase the optional extended firebox warranty as detailed on page 7.

WARNING: ANY MODIFICATION OF THE APPLIANCE THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED AS BREACHING AS/NZS 4013.

WARNING: DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS IN THE VICINTY OF THIS APPLIANCE WHEN IT IS OPERATING.

WARNING: DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS TO START OR REKINDLE THE FIRE.

WARNING: NEVER OPERATE YOUR METRO WITH THE DOOR AJAR, EXCEPT ON INITIAL START UP.

WARNING: DO NOT STORE FUEL WITHIN THE METRO'S INSTALLATION CLEARANCES.

WARNING: DO NOT DRY CLOTHES ON OR NEAR THIS APPLIANCE

WARNING: OPEN THE AIR CONTROL BEFORE OPENING THE METRO'S DOOR

CAUTION: THIS APPLIANCE SHOULD BE MAINTAINED & OPERATED AT ALL TIMES IN ACCORDANCE WITH THIS INSTRUCTION MANUAL.

CAUTION: DO NOT USE DRIFTWOOD, TREATED OR UNSEASONED (WET) FUEL, THE USE OF MOST TYPES OF PRESERVATIVE TREATED WOOD AS FUEL CAN BE HAZARDOUS.

CAUTION: DO NOT EMPTY ASH INTO A COMBUSTIBLE CONTAINER.

CAUTION: THIS APPLIANCE SHOULD NOT BE OPERATED WITH A CRACKED GLASS OR FAULTY/MISSING DOOR SEAL.

WHERE TO INSTALL A METRO IN YOUR HOME

Woodfires are usually installed in the main living area, which is the section of the home that is usually kept the warmest, being the area in the home most frequently occupied. However, before deciding on the best location for your Metro woodfire you may wish to consider:

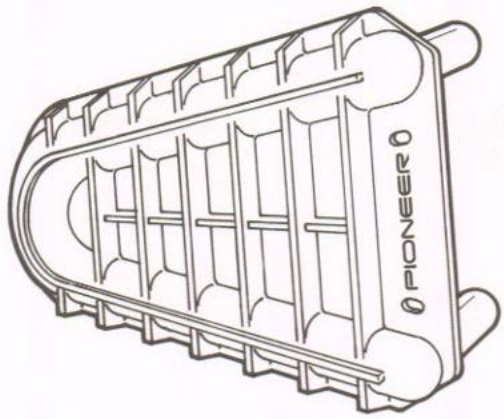
- Water heating. If you are intending to have a wetback it is important that the woodfire is as close as practically possible to the water storage cylinder.
- Split level homes are best heated when the woodfire is installed on the lower level, as the heated air will rise to the higher levels.
- Building construction is another consideration. Specified clearances from walls, curtains etc must be maintained and you need to ensure no structural beams or internal gutters etc are directly above your preferred site. If you have a two storey dwelling you need to consider the second storey to ensure you don't have the flue directly outside a second storey window.

Generally, you can install your Metro in your home anywhere that suits you; Pioneer offer various fan systems to transfer heat to sections of the home that are not heated sufficiently. It is necessary if using a fan system that the Metro you have purchased has sufficient output to heat the total area you wish to heat. Your Metro retailer or installer will be able to advise if you are uncertain.

OPTIONAL WETBACKS

Water heating is another key feature of your Metro woodfire; all models can be fitted with the optional 3kW or 4kW wetback, which are designed to give maximum output with minimal effect on the operation of the fire. Only the Pioneer cast jacket wetback system as illustrated below should be fitted to your Metro; alternative wetbacks will void the Metro's emission approvals and may seriously affect the performance of the appliance and void its warranty. Note: Wetbacks are not suitable for use in locations where the water supply has lime content. Lime build up inside the coil will eventually block the coil causing the wetback to fail.

Cost Savings - Wetbacks can enable substantial power savings, dependent on the climate in the area in which you live. If you live in a cold climate you are likely to use your Metro for many months of the year, in which case a Pioneer wetback will reduce or even eliminate your water heating costs over those months. If however you live in a warmer climate and use your Metro for only a few hours a day over the colder months, electricity savings will be considerably less.



3kW or 4kW - The 3kW wetback is usually adequate for most homes; however, if your hot water use is considerable the 4kW would be preferable. Other considerations are:

Distance from the Metro to the storage cylinder will affect the amount of hot water produced. If it is more than 2 metres away the 4kW is usually preferable.

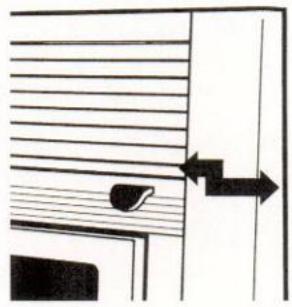
Your climate and the manner in which you will "fire" your Metro are the most relevant factors in choosing the correct output wetback. If you are in a moderate climate or have a modern well-insulated home you are likely to be running your Metro on lower output settings, in which case the 4kW should be used. If however you live in a cold climate, or have an older, cold or large home you are more likely to be "firing" your Metro on a higher burn rate, in which case the 3kW would be better suited.

Water pressure - A common misconception is that you must have a low-pressure system to have a wetback; this is not true. You must have a "vented" system and high-pressure cylinders are usually not vented. However you can install an "indirect" cylinder which contains a secondary coil inside the storage cylinder, enabling you to have a wetback while retaining a high-pressure system.

GETTING TO KNOW YOUR METRO

Operating your Metro woodfire is simple and you will quickly learn how to get the best from your new Metro woodfire. First take a minute to familiarise yourself with your new Metro: -

- Raise the door handle anticlockwise until the latch releases, then slowly pull the door open. You will note that if you let the door go before it is at 90 degrees to the appliance, it will fall closed, this is a safety feature that insures the door cannot fall open if it is not latched securely. For the door to remain open, you must open it fully.
- There is a single air control making your Metro easy to adjust, this control moves from "left to right" which is "low to high". Please note, unlike most woodfires your Metro enables you to have total control of burn rate from "off" to "Full on".



All Metro inserts have an air control knob located directly above and to the right of the door. Slide this control knob gently from right to left until you reach a stop, this is a preset "Medium Low" position. If you now raise the control knob slightly you will find it will move further to the left into the "extended slow burning mode", if you move it fully to the left, this is "off" and the fire will go out in this position.

OPERATING YOUR METRO

If your Metro has only been installed within the past few days, the fire cement seal at the base of the flue will not be fully cured. To ensure the cement sets without blistering it is recommended you burn 2 to 3 sheets of loosely crumpled newspaper at a time, approx once every hour over a 6 to 8 hour period. During the very first fire your Metro will give of an odour and fumes as the firebox paint cures. Do not be alarmed, open all windows and externally opening doors in that room and close any internally opening doors. This curing process will last for approximately one hour and will only happen this one time.

Start up - Place a quantity of loosely crumpled newspaper on the base of the firebox until it is approximately 50% full of paper, or place commercial fire lighters on the base of the firebox. Add dry kindling and move the air control knob fully to the right being the full open position.

Light the paper at two or three locations across the front of the door opening and leave the door slightly ajar if necessary for a few minutes while the fire establishes. Once the kindling is burning well, open the door and add 2 or 3 small logs at a time until you have a well established fire. Usually this will take approximately 30 minutes during which time the air control should be set on high and the door should be closed except for the initial few minutes and when fuel is being added.

Normal operation - Once the fire is well established, regulate the air control to achieve the desired burn rate and heat output. As you move the air control to the right, burn rate, firebox temperature and heat output will increase, if you move the control to the left they will decrease, note: -

- Always open the air control fully prior to opening the door, then open the door slowly.
- When loading logs, place them end on "front to back", air spaces should be left between the logs to enable oxygen to get to as much of the surface of the fuel as possible.
- Every time you refuel, leave the air control on high for a minimum of 10 to 15 minutes.
- Never use the door to force wood into the firebox as this is likely to break the glass.

Extended burning - It is most important if your Metro is to be refuelled and turned down for a slow extended burn period, such as an overnight burn that you operate it correctly: -

- The wood used as fuel for extended burning MUST BE FULLY SEASONED - DRY.
- Once the fuel is loaded, the Metro must be operated on high for a period of at least 10 minutes to drive out residual moisture from the fuel (dry wood is usually 20% water content)
- Do not turn the air control down lower than you need to, if you want the Metro to burn overnight, endeavour to obtain an 8 hour burn time, not 12 hours. It will take a few days to find the correct location of "your Metro's" air control setting to achieve the length of burn cycle you desire as this setting is affected by several variables including fuel density, flue length and outside wind velocity.

Note, If not operated correctly on extended burn cycles, your Metro is likely to incur flue blockages, corrosion of the upper baffle, lower flue pipe and firebox flue spigot. As these are not covered under warranty if they fail through improper use, it is important you operate your Metro correctly.

CLEANING & MAINTENANCE

Your Metro will give you many years of efficient service with minimal maintenance if operated correctly using "seasoned" fuel.

Metro fascia – The front panelling of your Metro fireplace insert will be coated with one of two coating systems, both can be cleaned with a damp cloth when the Metro is not operating. The two alternative coating systems used on Metro fascias are: -

Metro HT fascias are coated with Metallic Black high temperature paint.

Metro VE and Metro Traditional fascias are coated in vitreous enamel; this is a permanent coating designed to last the life of the appliance. As vitreous enamel is glass, if a solid or heavy object is dropped or banged against a panel it could chip the enamel.

Door glass – Providing your fuel is properly seasoned, under normal operating conditions the air wash design of the Metro's firebox will keep the door glass clear. If the glass requires cleaning you may use either a razor blade scrapper, oven cleaner or take a ball of crunched up newspaper, moisten it on one side and dab it in the ash from the firebox, all these work well.

If your door glass breaks it must be replaced with 5mm thick ceramic glass, as other types of glass including tempered or toughened glass will explode due to the intense heat inside the firebox.

Door seals – Over time, usually 3 to 5 years the door and glass seals will become hard and cause air to leak into the firebox reducing burn time, at this point they require replacing. Your Metro retailer stocks replacement woven fibreglass door and glass seals, and if required will fit these for you.

The door of your Metro is easily removed, hold it in both hands and lift the hinge end of the door up and over the top hinge pin, then lower the door from the bottom hinge pin.

Side bricks – Hair line cracks in the side bricks are not uncommon and are a result of the intense heat within the Metro's firebox coupled with mechanical damage caused by accidental bumping when fuel is being loaded. However if the side bricks become cracked to the extent that they start to break up, they must be replaced.

Door adjustment – Provision is available on both sides of the door to enable adjustment as the door seal compresses causing air to leak into the firebox.

To adjust the hinge end of the door, open the door fully, loosen the top hinge nut and slightly lift the latch end of the door, you will see the hinge assembly move back, 1mm will usually be sufficient. Retighten then repeat by loosening the lower hinge nut, this time apply a slight downwards pressure onto the door to move the lower hinge assemble back a similar distance, then retighten.

The door latch is also adjustable as the latch pin on the right side of the firebox is fitted through a slot which enables the latch pin to be loosened, moved back and re-tightened.

Top baffle – Your Metro insert has a secondary burn chamber which enables it to operate at very high efficiency's, this secondary burn chamber is created by the top baffle which is illustrated on page D on the reverse side of this manual.

The top baffle is a sacrificial part of the firebox and should be checked annually and replaced if it becomes distorted or breaks, usually only the "Promet" (white board) front section needs to be replaced. Your Metro must not be operated with a faulty or missing top baffle.

To remove and replace your Metro's top baffle, proceed as follows: -

- Open the Metro's door fully, reach inside with the palm of your hand face up and extended, lift the top baffle approximately 20mm, then lift it forward out through the door opening placing it on a sheet of newspaper you have placed on the front of the hearth. Please Note: -

    1. If your Metro insert is the Hi Output or Inset model, it has a deeper two part baffle as illustrated on page D. This rear baffle section also lifts "up and out" the same as the front baffle.

    2. If your Metro insert is fitted with a wetback, to remove the baffle you will need remove the side brick from the other side of the firebox. Then lift the baffle slightly and slide it forward 30mm, allowing the rear edge of the baffle to drop down in front of the rear support lugs on the side of the firebox you have just removed the brick from. The baffle can then be easily removed through the door opening.

- To refit the top baffle. Proceed in the reverse order and note, the baffle must be fitted so its rear is touching the back of the firebox.

Flues – Flue systems should be checked annually, particularly the bottom end of the lower flue pipe, at its rear lock formed joint, if deterioration is noticed contact your Metro retailer or installer. To inspect this flue section it is necessary to sweep the flue and remove the top baffle (Refer top baffle page 4) enabling you to view up inside the fluepipe using a mirror and torch.

The flue system should also be swept a minimum of once a year or as required during the winter season. If smoke enters the room when you open the Metro's door this usually indicates the flue is becoming restricted and needs cleaning. The frequency of flue cleans depends on many factors with the main variables being: -

- The seasoning of the wood, if not properly seasoned you will require frequent flue cleans.
- The density of the wood, softwoods generally result in more creosote build up in the flue.
- Operation, frequent burning on extended low burn cycles also increases creosote build up.

Pioneer Manufacturing Limited produce a telescopic fluebrush system which is available from your Metro retailer, to clean the flue of your Metro, proceed as follows: -

- Close the door and slide the air control left to the fully "off" position.
- Once on the roof, remove the cowl from the top of flue system and sweep the flue pipes using a 150mm diameter flue brush as detailed in the instructions provided with the fluebrush.
- Once the flue is clear, clean and refit the cowl. Remove the excess soot which has fallen into the firebox, leaving a layer of ash 10mm deep on the base of the firebox, then refit the top baffle. Note, the baffle must be fitted so its rear is touching the back of the firebox, if uncertain refer to page D in the installation section at the rear of this manual which shows illustration's of the baffle location.

Ash removal – Over a period of time ash will build up in the base of the Metro's firebox, and requires removal. The time this build up takes depends on the density and cleanliness of your fuel with hardwoods producing more ash than softwoods. To remove the excess ash your Metro should not be operating: -

- Open the door and using a hearth shovel or similar, empty the excess ash direct into a steel or non combustible container.
- If the ash is not disposed of immediately, be careful where you store it as the ash can retain heat for many days and become a fire hazard.
- You must leave a bed of ash in the base of the fire approximately 10mm deep, this insulates the base of the firebox and improves combustion.

PROBLEM SOLVING

If your Metro has been correctly installed, your fuel is dry and you operate it correctly you will find it is a pleasure to use. Pioneer's many years of experience within the wood heating industry has shown that 95% of complaints and customer dissatisfaction are due to fuel, installation or operational problems. The following may be of assistance if you experience any of these symptoms:

Smoke enters the room when the Metro's door is opened - This usually indicates the flue needs cleaning and if left, the smoking problem will get worse. To remedy; clean the flue, and to avoid the necessity of regular repeat cleans, ensure your fuel is properly seasoned and you are fully conversant with the "Extended Burning" section on pages 3 and 4. If however the Metro has always smoked into the room from the day it was installed, it is likely to be due to insufficient flue length or a faulty/unsealed flue system. To remedy contact your installer or Metro retailer.

Occasionally a puff of smoke comes into the room - This is most likely a result of two possible causes:

1. There is insufficient flue height in relation to your roofline, trees or other high obstacles near your home, which is creating a downdraft. Usually a problem when the wind is coming from one particular direction and requires an experienced installer to remedy, by either extending your flue height or fitting a Metro Eco cowl.

2. If the Metro is refuelled but the air control is left on a low setting or the fuel is unseasoned, the fuel will smoulder filling the firebox with smoke and combustible gases. The fuel will eventually ignite and as it does so, the build up of gases causes a pressurisation forcing smoke into the room. To remedy, ensure your fuel is seasoned and you open the air control to full every time you refuel your Metro.

The Metro is noisy as it heats up and cools down - There will always be some expansion and contraction noise as the Metro heats and cools, however this can be usually reduced substantially by loosening the two support lugs fitted to the rear wall of the firebox illustrated on page "D".

METRO WARRANTY

Your Metro is covered by a full twelve-month warranty, and a five-year firebox warranty. You can extend this firebox warranty to ten years if you purchase the optional extended firebox warranty.

The standard warranty is detailed below and the optional extended warranty is detailed on the reverse side of this page.

STANDARD METRO WARRANTY (Consumer laws apply to this warranty)

Pioneer Manufacturing Limited warrants the steel firebox against defective materials and workmanship which would render it unfit for normal domestic use within a period of five years after date of original purchase. All other parts including cabinet, door, glass, baffles, trim, bricks and seals are warranted for a period of one year from date of original purchase for domestic use against defective materials and workmanship.

WARRANTY CONDITIONS

- The heater must be installed, operated and maintained strictly in accordance with the building code and the manufacturer's installation and operation manual.
- This warranty covers the replacement or repair at the manufacturer's discretion but excludes freight and/or travel costs.
- The manufacturer or their agent are not liable for any loss or expense direct or indirect arising from the failure of any part or operation of the heater.

A claim under this warranty should be directed to the retailer who supplied the Metro woodfire, or if this is not possible write direct to the manufacturer stating details of fault, serial number of your Metro, date purchased and name of retailer.

METRO

IMPORTANT – Complete and retain these details at time of purchase:-

Purchase Date _____

Serial Number _____

Model _____

Colour _____

Retailer's Name _____

OPTIONAL TEN YEAR FIREBOX WARRANTY DETAILED ON REVERSE SIDE OF THIS PAGE

Pioneer Manufacturing Ltd ("Pioneer") offers an extended firebox warranty of ten years from date of original purchase, being an additional five years beyond the standard firebox warranty offered by "Pioneer" with every Metro Woodfire.



Conditions of extended warranty
(local consumer laws apply to this warranty)

- The Metro woodfire must be installed in New Zealand.
- The Metro woodfire must be installed, operated and maintained strictly in accordance with the building code and the manufacturer's Installation and Operation manual.
- This warranty covers replacement or repair of the firebox at the manufacturer's discretion and includes all direct material, freight and labour costs.
- The firebox covered by this extended warranty is the 6mm steel firebox only and excludes baffles, bricks, air tubes, door glass and door components.
- "Pioneer" is not liable for any loss either direct or indirect arising from the failure of any part or operation of the Metro woodfire.
- This warranty is transferable if the Metro woodfire, or the home in which the Metro woodfire is installed, is sold.
- The Metro woodfire must be installed and used in a domestic application.

Registration of this extended warranty option is direct with "Pioneer" the manufacturer. To register, complete the section at the bottom of this page and return it to "Pioneer" together with a cheque for $100.00 inclusive of GST. You will be sent confirmation that your extended warranty is registered on Pioneer's warranty data base together with a tax invoice and warranty registration number.

Extended Warranty Five-Year Service. It is recommended, but not a condition of this warranty, that a full service of the Metro woodfire be carried out at the end of the fifth winter season. This service, if required by the owner, will be carried out free of labour costs and will involve a full safety check, airslide and door lubrication, replacement of door and glass seals, side bricks and top baffle extension.

All Metro owners who register for the 10-year warranty will be contacted during the fifth season to confirm if they require this free labour service.

To register the 10-year warranty detach and complete the section below and post to "Pioneer" together with your cheque for $100.00

Pioneer Manufacturing Limited extended warranty registration card

Please print in BLOCK letters

Metro Owner's Details

Surname _____ **(Mr/Mrs)**
First name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

Details of Metro purchased

Model _____
Colour _____
Serial No. _____
Wet Back Yes/No _____
Purchase Date _____
Retailer _____
_____
_____

Payment by cheque for $100.00 attached ☐

Post to: PIONEER Manufacturing Limited, PO Box 11, Inglewood

PIONEER WOODFIRE ACCESSORIES

Pioneer Manufacturing Ltd distribute a wide range of accessories, many of which are designed to complement your Metro woodfire. Detailed below is a brief description of some of Pioneer's accessories. See your Metro retailer to obtain a copy of the Pioneer Heating Accessories brochure.



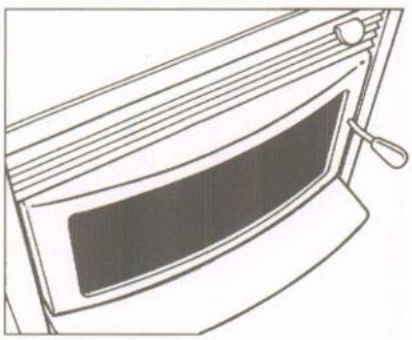
Telescopic Fluebrushes

Made from durable long lasting anodised aluminium, Pioneer's fluebrush extends from 1.2 to 3.6 metres. The one-piece handle makes storage easy and extensions are available.



Pioneer Euro Door

To further enhance the appearance of your Metro woodfire, Pioneer has designed the exclusive Euro Door. Offering a panoramic view of the fire, its gentle curved appearance adds a subtle European styling. (Not available on all models)



Pioneer Cookware

Pioneer offer a range of quality stainless steel cookware including "kettles" and "roasters" which incorporate heavy flat aluminium bottoms fused to the stainless steel body. This ensures maximum heat distribution making them ideally suited for "stove-top" cooking.



Pioneer Fire Cement

High temperature black silicate cement, designed for sealing solid fuel fires and flue joints.



Pioneer Fireguards

Sturdy yet elegant, designed to protect your family while enabling easy access with Pioneer's child-proof lock. Coated in a satin black baked enamel, the smooth rolled corners complement the styling of your Metro. Available in sizes to fit the entire range of Pioneer Floor Protectors.



Pioneer Heat Transfer Duct

Pioneer offer a 1-room and a 2/3-room Heat Transfer Duct to maximise the usage of heat throughout the home. Both ducts comprise of quality components including fans, insulated ducting, superior adjustable outlet diffusers and a stylish thermostat included as standard.



Pioneer Ceiling Fan

Supplied with a 3 speed control swtich, Pioneers ceiling fans come in white with a reversible motor enabling them to be used for cooling in the summer months.



Pioneer Floor Protectors

Pioneer Manufacturing Limited is New Zealand's leading manufacturer of woodfire floor protectors. Trim options include rimu, stained pine and anodised aluminium. Sizes, styles and tile colour options are vast and designed with Metro's styling in mind. See your Metro retailer to view the many options, or to collect a brochure.



INSTALLATION

Position the Metro Fireplace insert which is still attached to its wooden pallet directly in front of the fireplace cavity with the rear of the insert facing the fireplace opening. The Fireplace Insert assembly is bolted to the wooden pallet through its base panel at two points being each front corner. Remove both screws the slide the insert into the fireplace cavity taking care not to mark the Floor Protector. Discard the pallet.

1. Attach the fascia with the four longer screws that were supplied in the plastic bag taking care that the air control lever passes through the slot provided in the fascia. Centralise and level the fascia on the fireplace insert door and secure the four screws.
2. Applying pressure to the door or inside the fireplace firebox (not the fascia) carefully manoeuvre the Metro until the rear of the fascia is just touching the front face of the fireplace surround. Taking care not to move the fireplace insert, remove the fascia and mark the position of the fireplace insert onto the fireplace base.
3. Using a masonry drill, drill into the chimney base through the 2 slots which the fireplace insert was secured to the pallet through, check to ensure the fireplace insert hasn't moved and secure using suitable masonry anchors to effect a seismic restraint.
4. Remove the top baffle from inside the fireplace insert and both the removable cabinet top and insulating fibretex blanket if you are installing the Metro Compact. Check that the flue stub of the fireplace insert is in line by looking down the chimney, if not a stainless steel offset or flexi flue will be required.
5. Following the instruction sheet supplied with the flue pack, proceed and fit the flue with all joints sealed and riveted with a minimum of 3 stainless steel or monel rivets on each joint.
6. With the flue pipe in position and sealed with a high temperature fire cement into the flue stub, drill through the hole provided in the front of the flue stub into the stainless steel flue pipe and secure with the 6mm bolt and nut supplied in the plastic bag.
7. Refit the top baffle into the firebox's upper chamber, and position the insulating blanket on top of the fireplace insert cabinet. Reposition the removable cabinet top ensuring it is correctly fitting as detailed on page C and secure in its upper position if possible. Note, if the adjustable height top can be raised slightly but not fully to its upper position, additional holes should be drilled to enable the top to be raised to this level.
8. Using a suitable rated insulation (fibretex 450 or similar) pack any gap that exists between the sides and top of the fireplace insert cabinet and fireplace surround.
9. Reattach the fascia, centralise and level with the door and ensure the air control is moving freely and secure all four screws.
10. Locate the air control knob which is included in the plastic bag and carefully work it onto the air control lever.

The Metro is now fully installed and ready for operation but it is preferable to defer lighting the fire for a day or two if possible to allow sealant used in the flue pipe joints to air dry. Alternatively it is recommended you burn 2 to 3 sheets of loosely crumpled newspaper at a time, approx once every hour over a 6 to 8 hour period.

PIONEER
MANUFACTURING LIMITED
P.O.Box 11, Inglewood
New Zealand
Phone 06-756 6520
Fax 06-756 6540
Email: info@woodfire.co.nz
Website www.woodfire.co.nz

FLOOR PROTECTOR REQUIREMENTS

Metro Fireplace Inserts are designed to be installed direct onto a concrete base. A floor protector is required to project in front of the Metro and must extend a minimum of 200mm to each side of the door opening making the minimum floor protector width 825mm. The minimum floor protector projection forward of the Metro is dependant on the height of the Fireplace Insert above the combustible floor. The following schedule of floor protector projections is measured from behind the Metro fascia being the total floor protector depth as shown in diagram 4 below. Note, the heights specified above the combustible floor can be achieved by: -

- The thickness of the floor protector
- Or by raising the fireplace insert
- Or a combination of the two

FIREBOX MODEL	A	B	WIDTH
COMPACT	410mm	315mm	560mm
INSET	500mm	405mm	560mm
HI OUTPUT	500mm	405mm	560mm

FASCIA MODEL	BASE WIDTH	BODY WIDTH
H.T & V.E FASCIA	810mm	810mm
TRAD FASCIA'S	900mm	810mm

Insert Raised	Minimum Floor Protector projection and Type Metro Compact	Metro Hi Output	Metro Inset
0mm	439mm insulated	455mm insulated	300mm insulated
10mm	439mm insulated	455mm insulated	
15mm	425mm insulated	445mm insulated	
20mm	417mm insulated	436mm insulated	
25mm	403mm insulated	424mm insulated	
30mm	392mm insulated	408mm insulated	
35mm	381mm insulated	396mm insulated	
40mm	367mm insulated	366mm insulated	
41mm & above	N/A	350mm insulated	
45mm	356mm insulated		
50mm & above	350mm insulated		

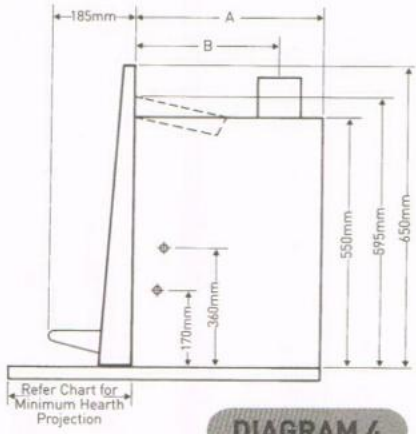


DIAGRAM 4

WETBACKS

WETBACKS – All 3 Metro Fireplace inserts can be fitted with either of Pioneers 3kW or 4kW wetback option. Only Pioneer's Cast jacket wetback system as illustrated on page 2 (reverse side of this manual) should be fitted to a Metro, alternative wetbacks will void the Metro's emission approvals and may seriously effect the performance of the appliance and void the owners warranty.

Both 3kW and 4kW wetback options can be fitted to either side of the firebox, with the connection pipe heights illustrated in diagram 4 above, please note: -

- It is recommended the return pipe has a minimum rise of 1 in 12, performance will reduce as the distance to the storage cylinder increases.
- The wetback must be connected to a vented system, to fit the wetback proceed as follows: -

1. Remove the brick from the inside of the firebox from the side the wetback is to be fitted too.
2. Expose the holes in the firebox through which the connection pipes will pass.
   - The High Output & Inset models have 3mm pressed washers covering these two openings and two 6mm bolts which are fitted inside the firebox near the connection holes, remove these also.
   - The compact has a 6mm cover plate secured by four 6mm bolts on the outside of the firebox.
3. Using a hole saw or snips, prepare the cabinet for the connection pipes. Note, these holes should be a neat fit or have any excess gap covered or filled with high temperature insulation.
4. Using the tube of sealant supplied with the wetback, apply a liberal bead of sealant around both connection holes on the inside of the firebox. On the rear face of the wetback casting apply the remaining contents of the tube equally around both connection pipes.
5. Fit the wetback into the firebox and position the connection pipes through the connection holes in the firebox. Compact model only, lift the end of the wetback at the rear of the firebox over and behind the supporting lug which was previously locating the side brick.
6. Fit two bolts through the slots provided in the wetback, align the wetback so its front edge is parallel to the door opening and secure the bolts. The wetback is ready for connection to the storage cylinder by a registered plumber.

DIAGRAM 3
(COMPACT MODEL)

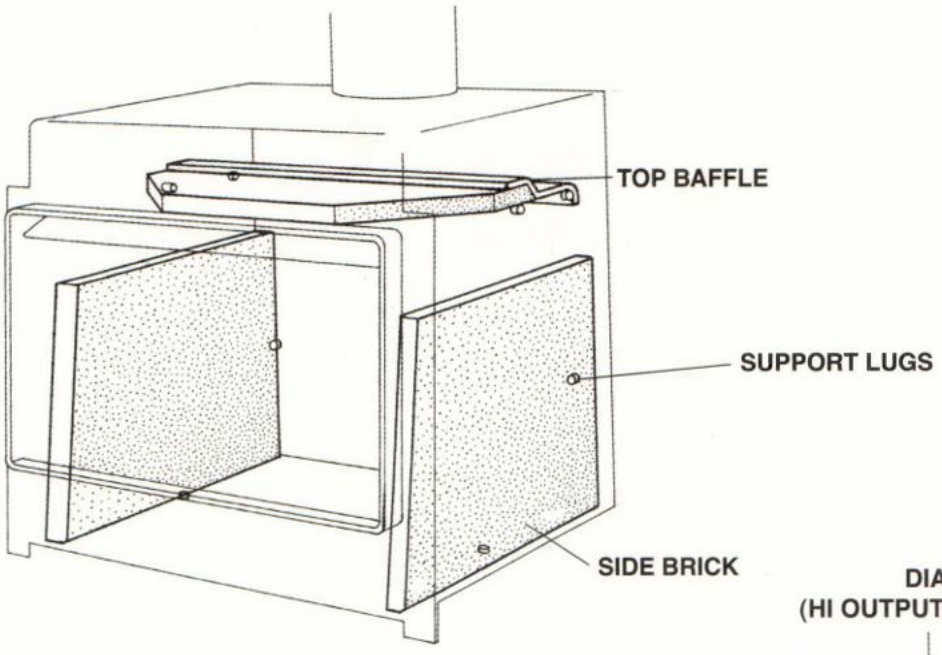
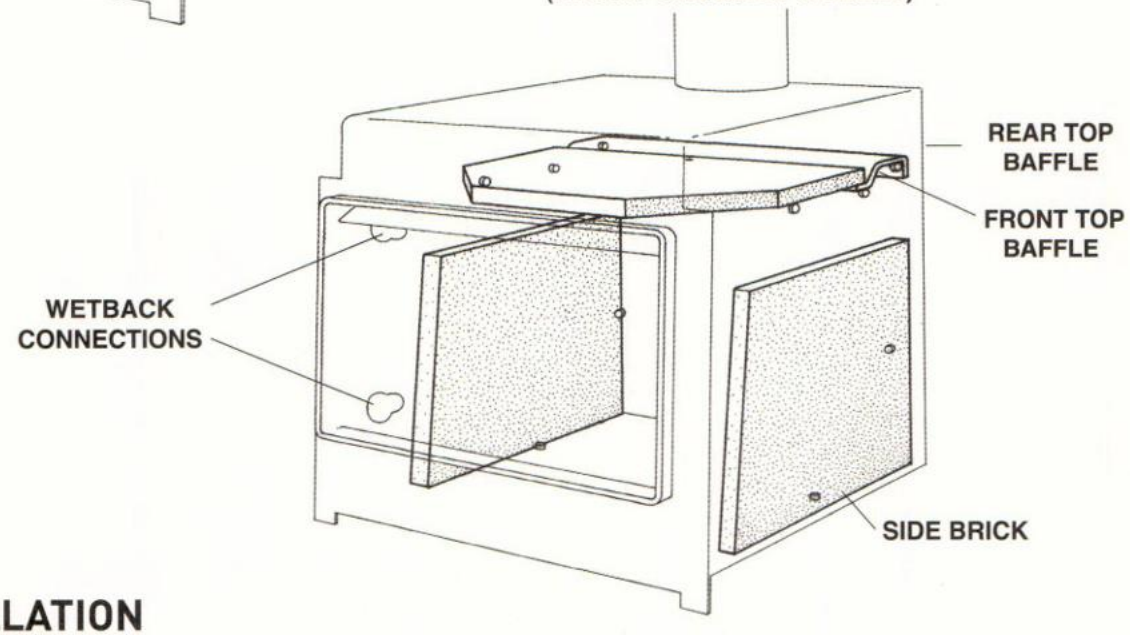


DIAGRAM 3A
(HI OUTPUT& INSET MODELS)



PRE INSTALLATION

Prior to installing your Metro Fireplace insert into a fireplace cavity, it is important that certain clearances and other requirements are complied with as detailed below :-.

Fireplace Cavity – The chimney must be swept. Also: -

- Check for cracks and general overall condition. If repairs are necessary, they must be carried out by a suitably qualified person.
- Check the cavity dimensions to ensure the fireplace insert will fit. It is usually necessary to remove the fire bricks from the lower fireplace cavity.
- The base of the fireplace cavity on which the Metro Fireplace insert will rest must be level. If it is not, it should be levelled using mortar.
- If an ash removal door exists in the base of the fireplace cavity it should be sealed shut to prevent air entering the cavity.
- If a timber or combustible mantelshelf exists above the fireplace opening, it should be a minimum distance above the top of the Metro's fascia, minimum distances are:-

- Metro Fireplace High Output Insert = 460mm
- Metro Inset Fireplace Insert = 270mm
- Metro Compact Fireplace Insert = 400mm

If less than the above minimum specified, a deflector or heat shield will be required to be fitted under the mantelshelf

ASSEMBLING THE FIREPLACE INSERT'S FIREBOX

The fireplace insert firebox is supplied in a heavy duty carton and is secured to a timber pallet. The carton is labelled to show which model insert it is, the "Compact" being the shallower, the inset being the mid size, and the "High Output" being the deeper of the three models. Having removed the cardboard, timber and polystyrene packaging and familiarised yourself with diagram 1 on page A, proceed as follows: -

- Remove from within the firebox the plastic bag containing the bolt kit, two firebricks wrapped in a cardboard wrapper and the top baffle assembly.
- A "spacer" washer has been pre-fitted and taped to the top door hinge pin on the left hand side of the firebox (Refer inset A, diagram 1) remove this tape.
- Take the boxed door you previously removed from the centre of the fascia and unpack it. Taking the door in both hands with the spindle end in your right hand and outer face of the door facing you, attach the door to the firebox as follows: -
  - With the door in a 45 degrees open position, allow the lower hinge pin on the bottom left hand side of the firebox to pass into the hole provided in the bottom of the door frame.
  - Lift the door until the top of the door frame passes over the top hinge pin, then align the hole provided on the top face of the door frame and lower it down over the top hinge pin.
  - Take the door handle from the plastic bag and screw it onto the door spindle by turning it clockwise.
- Unwrap the two firebricks from there cardboard wrapper and fit the side bricks to each side of the firebox. Location lugs are fitted to the base and rear of the firebox to retain the side bricks in position, refer diagram 3 and 3A on the opposing page.
- Remove the "cabinet top" which is packed inverted on top of the firebox and fit it into position "over" the cabinet sides as detailed in diagram 1. Ensure the rear edge is fitted correctly as shown diagram 1, inset "B", the rear edge of the cabinet top must fit "into" the slot provided. Using two of the self tapping screws from the plastic bag, secure the cabinet top in place. Note, this panel can be fitted at two height's, if the height of the fireplace opening will allow fit the cabinet top in the higher position, fit screws from "inside" the cabinet facing out.
- Ensure the insulating blanket is in position on the top of the cabinet being a loose sheet on the "Compact" model and pre-fitted wrap on the "Hi Output" & "Inset" model .
- Remove the four speed clip nuts from the plastic bag and fit them to the holes provided in the front edge of the cabinet as shown in diagram 1.
- Next you need to fit the top baffle, refer to diagram 3 and 3A on the opposing page D and proceed with the instructions below that apply to the model you are assembling: -

Compact Fireplace Insert – This model has a single top baffle comprised of a steel plate with a promet (white board) front extension. Fit the baffle through the door opening and into position ensuring it is correctly positioned in the upper chamber of the firebox, where it is supported on four support lugs. The baffle must be hard back against the rear of the firebox with the promet extension facing forward as shown in diagram 3, page D.

Hi Output and Inset Fireplace Insert – These models have a two piece top baffle which locates onto six lugs provided on the side walls of the firebox's upper chamber, as detailed in diagram 3A on page D. The rear baffle section is 6mm folded steel and has a location pin fitted to its front top surface. Fit this rear baffle through the door opening and into position in the upper chamber of the firebox. It is supported on the rear four support lugs and must be hard back against the rear of the firebox with the locating pin facing upward and towards the front.

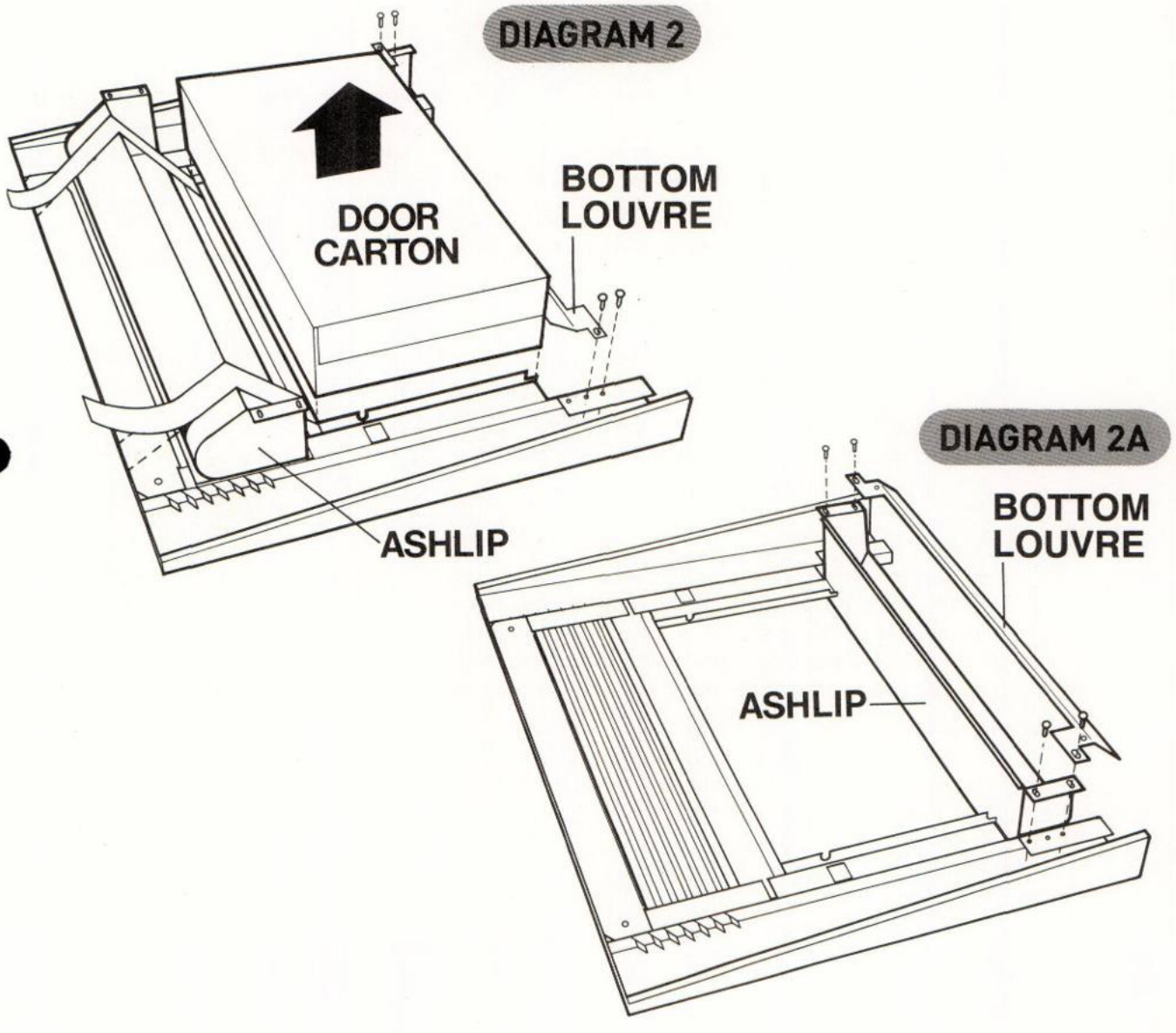
Next, locate the front baffle which is a combination baffle comprising of a 6mm steel plate with a promet (white board) front extension. Fit this baffle through the door opening and into position, ensuring the hole provided on its rear edge is positioned over the locating pin fitted to the rear baffle.

ASSEMBLING THE FASCIA

The Metro Traditional fascia's are supplied fully assembled ready for fitting. An optional fan is available for the Metro Traditional fascia's only. Fitting instructions are supplied with the optional fan unit. Both the Metro VE and HT fascia's are supplied partly assembled, and require the ashlip and bottom louvre to be fitted as illustrated in diagrams 2 and 2A below. To assemble, proceed as follows: -

- On a large flat surface (a floor) slide the fascia out of the carton, front face down and remove the door which is packed into a separate carton located in the centre of the fascia. If the fascia is a Metro HT fascia, it will also be inside a plastic liner, remove this carefully by sliding it "off" the fascia while it is still laying flat on the floor.
- Re-close the flaps of the fascia carton and lay the fascia front down on top of this now empty carton.
- Remove the two sections of tape securing the ashlip panel to the rear face of the fascia as detailed in diagram 2, carefully lift the ashlip panel away from the fascia and place it gentle to one side.
- Remove the four screw's and bottom louvre as illustrated in diagram 2.
- Reposition the ashlip into its final position as illustrated in diagram 2A taking particular attention to ensure: -
  - The ashlip is the right way around.
  - Do not mark the coating on the ends of the ashlip panel as you slide it into the fascia, you may need to slightly prise apart the fascia side panels as you fit the ashlip.
- Position the bottom louvre as illustrated in 2A and refit the four screws previously removed.

The fascia is now completely assembled and ready for installation. When moving the fascia, hold it at both sides to avoid "twisting" the fascia which may cause the enamel to chip.



IMPORTANT MESSAGE TO THE INSTALLER

These Metro woodfires have been tested to/comply with AS/NZS2918:2001, incorporating appendix "E" when installed in accordance with this manual. Please ensure you are fully conversant with this standard and the contents of this manual. Correct installation is critical to the safe operation and performance of this woodfire.

Please take particular note of the following:-

- A minimum length of 4.1 metres of 150mm diameter flue pipe is required.
- The 150mm active flue pipe must be fully encased from the top of the chimney to the underside of the flashing cone at the top of the flue system. (ie, there must not be any 150mm flue pipe exposed to the wind)
- All flue pipe joints must be sealed and riveted, the bottom of the flue pipe in particular MUST be fully sealed into the flue outlet of the Metro woodfire. The flue system must comply with AS/NZS2918:2001, installation instructions will be supplied in the flue system.
- Ensure a fibreglass seal is placed between the outer cabinet and the masonry to prevent air from within the room being drawn into the chimney cavity.
- In New Zealand, the Metro insert must be bolted securely to the base of the chimney cavity to comply with the seismic restraint provisions of AS/NZS2918:2001.
- The Metro fascia is coated in vitreous enamel, take care during assembly and when lifting or fitting the woodfire that you do not damage this coating. Do not lift the Metro fascia with your fingers under the lourve's.

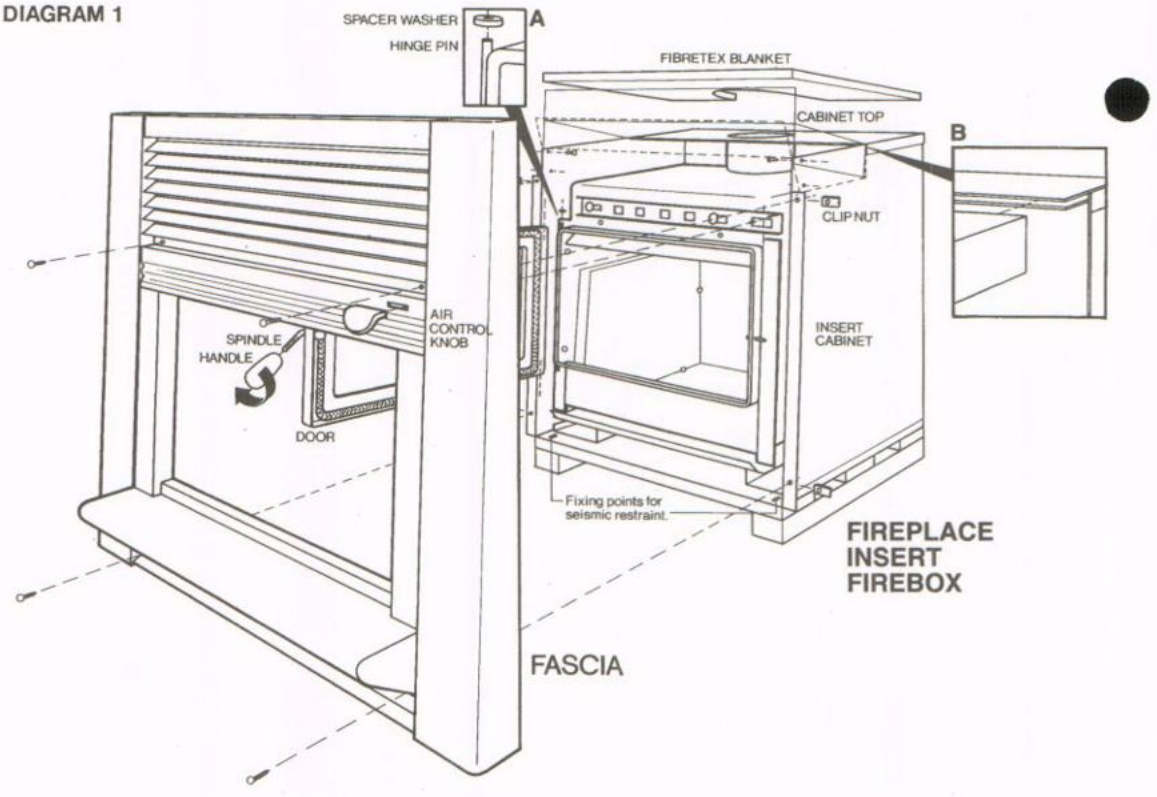
FAMILIARISE YOURSELF WITH THE METRO INSERT

All Metro Fireplace insert woodfires are packed into two cartons: -

- The fireplace insert firebox is supplied in a heavy duty palletised carton, this carton is clearly labelled to show if it is a "Compact" being the shallower, "Inset" the mid sized firebox of the deeper "High Output" model.
- The fascia and door are packaged inside a smaller separate carton, again this carton is clearly labelled to show the colour and coating finish of the fascia and door. Metro fascia are coated in Vitreous enamel with the exception of the H.T fascia which is coated in "Stovebright" high temperature paint.

Having removed the packaging and located this manual, familiarise yourself with diagram 1 below:-

DIAGRAM 1



METRO INSTALLATION MANUAL

REFER TO THE OTHER SIDE OF THIS MANUAL FOR OWNERS OPERATION AND WARRANTY DETAILS

Important message to the installer **PAGE A**
Familiarise yourself with the Metro Fireplace Insert
Assembling the Fascia **PAGE B**
Assembling the Fireplace Insert **PAGE C**
Pre Installation **PAGE D**
Floor Protector requirements **PAGE E**
Wetback Installation **PAGE F**

COVERS METRO INSERT MODELS:

Metro Compact Fireplace Insert Firebox
Metro Inset Fireplace Insert Firebox
Metro High Output Fireplace Insert Firebox
Metro Traditional Fascia
Metro Inset Traditional Fascia
Metro VE Fascia
Metro HT Fascia

Date Submitted: Wednesday, 04 May 2022

FORM PLG 1

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

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

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

Is the building work and all associated activities:

Changing the use of the land? **NO**

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

Disturbing soil? **NO**

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

For more information on this process please contact the Duty Planner on 07 306 0500 or go the Ministry for the Environment website: http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/

Signature

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

Signed By:

Rhys Bugden

4 May 2022

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:	126 Douglas Street Whakatane Whakatane 3120
Legal description of land where building is located:	LOT 41 DPS 10000
Building name:	Main Building
Location of building within site/block number:	126 Douglas Street Whakatane Whakatane 3120
Number of levels:	No information provided
Level/unit number:	No information provided
Area:	Total: 100.00 m2, Change: Not provided
Current, lawfully established, use:	Level 1: 2.0 Housing: 2.0.2 Detached Dwelling has 1 occupant
Year first constructed:	1969

The owner

Name of owner:	Rhys Bugden
Mailing address:	126 Douglas Street Whakatane Whakatane 3120
Street address/registered office:	No information provided
Phone number:	Landline: 073079096 Mobile: 0284212514
Daytime:	Landline: 073079096 Mobile: 0284212514
After hours:	Landline: 073079096 Mobile: 0284212514
Facsimile number:	No information provided
Email address:	bugdenrhys@gmail.com
Website:	No information provided

The following evidence of ownership is attached to this application:

1. saleandpurchaseagreement.pdf (820.69K)

Application

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

Signature of owner:

RHYS BUGDEN

Date: 4 May 2022

space for council use

Application Type	Building Consent only
Reference Key:	56178232MZ
Name:	Rhys Bugden
Application Role:	Owner

The project

Description of the building work:

Installation of solid fuel fireplace

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 levy will be calculated (including goods and services tax):	$4,000

Restricted building work

Will the building work include any restricted building work?	No

Building consent

The following plans and specifications are attached to this application:

1. house_plan.JPG.pdf (2.61M)
2. Metro-Fires-Tiny-Rad-Spec-Sheet.pdf (475.79K)
3. Metro-Freestanding-Models-Manual-09-20W.pdf (2.46M)
4. Metro-ECO-Flue-Kits-Manual-09-20W.pdf (1.32M)

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

Main Building

I don't know and I authorise Whakatane District Council to identify means of compliance from documentation provided

Waiver / Modification Required: N/A

Compliance schedule

There are no specified systems in the building.

Attachments

The following documents are attached to this application:

Plans and specifications

1. house_plan.JPG.pdf (2.61M)
2. Metro-Fires-Tiny-Rad-Spec-Sheet.pdf (475.79K)
3. Metro-Freestanding-Models-Manual-09-20W.pdf (2.46M)
4. Metro-ECO-Flue-Kits-Manual-09-20W.pdf (1.32M)

Record of title

1. saleandpurchaseagreement.pdf (820.69K)

Supporting documents

1. Rates_Invoice_07103_627_00.pdf (313.90K)

Form 5
Building consent - BC220205
Section 51, Building Act 2004

The building

Street address of building:	126 DOUGLAS STREET WHAKATANE
Legal description of land where building is located:	LOT 41 DPS 10000
Building name:	
Location of building within site/block number:	126 Douglas Street Whakatane BOP Whakatane 3120
Level/unit number:	0

The owner

Name of owner:	Rhys Bugden
Contact person:	N/A
Mailing address:	126 Douglas Street Whakatane Bop Whakatane 3120
Street address/registered office:	
Phone number:	Landline: 073079096 Mobile: 0284212514
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	bugdenrhys@gmail.com
Website:	No information provided

First point of contact for communications with the building consent authority:
Rhys Bugden; Mailing Address: 126 Douglas Street
Whakatane
Bop
Whakatane 3120; Phone: 073079096; Mobile: 0284212514; Email: bugdenrhys@gmail.com

Building work

The following building work is authorised by this building consent:
Installation of solid fuel fireplace

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-
(a) land on which building work is being or is proposed to be carried out; and
(b) building work that has been or is being carried out on or off the building site; and
(c) any building.

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

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

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records, please forward these to 220205@whakatane.abcs.co.nz referencing the building consent number.

Inspections
The following inspections are required:

- P+D final

Documents required

P+D final

- C: Solid fuel heater - Installers Declaration
- G9: Energy works certificate

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- Advice notes

Signature: Hayley Lougher
Position: Building Consent Officer
On behalf of: Whakatane District Council
Issue Date: 18 May 2022

Advice notes

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

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

Electrical Energy Works Certificate: The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

Form 6
Application for code compliance certificate

Section 92, Building Act 2004

The building consent

Building consent number:	BC220205
Issued by:	Whakatane District Council

The owner

Name of owner:	Rhys Bugden
Mailing address:	126 Douglas Street Whakatane Whakatane 3120
Street address/registered office:	No information provided
Phone number:	Landline: 073079096 Mobile: 0284212514
Daytime:	Landline: 073079096 Mobile: 0284212514
After hours:	Landline: 073079096 Mobile: 0284212514
Facsimile number:	No information provided
Email address:	bugdenrhys@gmail.com
Website:	No information provided

The following evidence of ownership is attached to this application:

Provided at time of building consent application (refer form 2).

Application

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

25 May 2022

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	DB Plumbing Ltd
Address	26 McAlister Street, Whakatane, New Zealand
Phone number	07 308 4910
Registration number	N/A
Licensed building practitioner number	N/A

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

There are no specified systems in the building.

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to:

Owner:	126 Douglas Street, Whakatane, Whakatane 3120
Signature of owner:	
RHYS BUGDEN	
Name of person signing:	Rhys Bugden
Date:	25 May 2022

Attachments

The following documents are attached to this application:

No attachments

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	126 DOUGLAS STREET WHAKATANE
Legal description of land where building is located:	LOT 41 DPS 10000
Building name:	N/A
Location of building within site/block number:	126 Douglas Street Whakatane BOP Whakatane 3120
Level/unit number:	0
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling with 1 occupant
Year first constructed:	1969

The owner

Name of owner:	Rhys Bugden
Contact person:	N/A
Mailing address:	126 Douglas Street, Whakatane, Bop, Whakatane
Street address/registered office:	N/A
Phone number:	Landline: 073079096 Mobile: 0284212514
Daytime:	Landline: 073079096 Mobile: 0284212514
After hours:	Landline: 073079096 Mobile: 0284212514
Facsimile number:	No information provided
Email address:	bugdenrhys@gmail.com
Website:	No information provided

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

Rhys Bugden; Mailing Address: 126 Douglas Street
Whakatane
Bop
Whakatane 3120; Phone: 073079096; Mobile: 0284212514; Email: bugdenrhys@gmail.com

Building work

Building consent number: BC220205

Description: Installation of solid fuel fireplace

Issued by: Whakatane District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

the building work complies with the building consent.

Signature: Jim Lockett

Position: Building Control Officer

On behalf of: Whakatane District Council

Date: 01 June 2022

Email #27097: BC220205

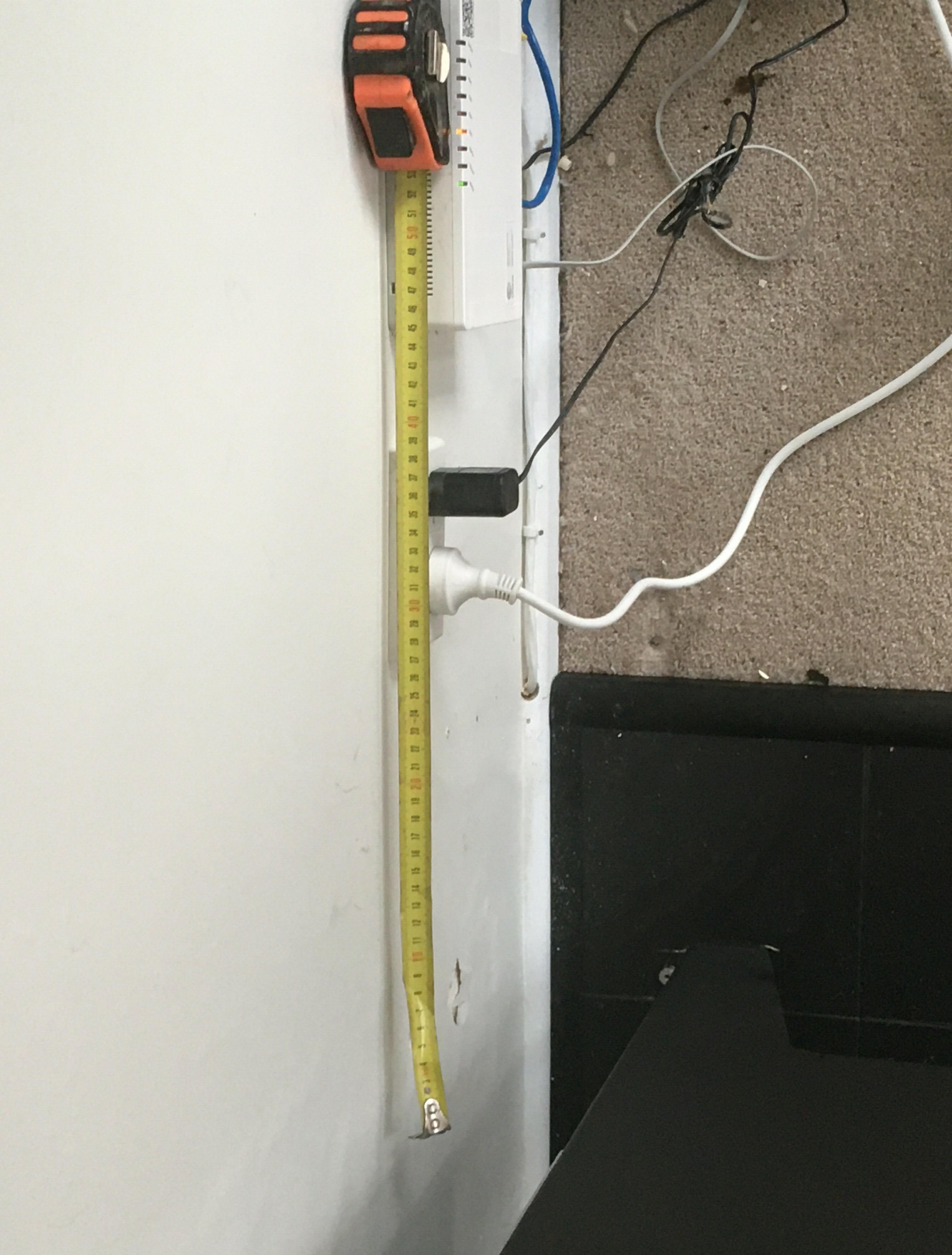
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Sender: no-reply@abcs.co.nz
Checked By: Maxie Grobler
Accepted By: Maxie Grobler
Subject:
Information Received Via Email: BC220205: New Documents Uploaded
Message:

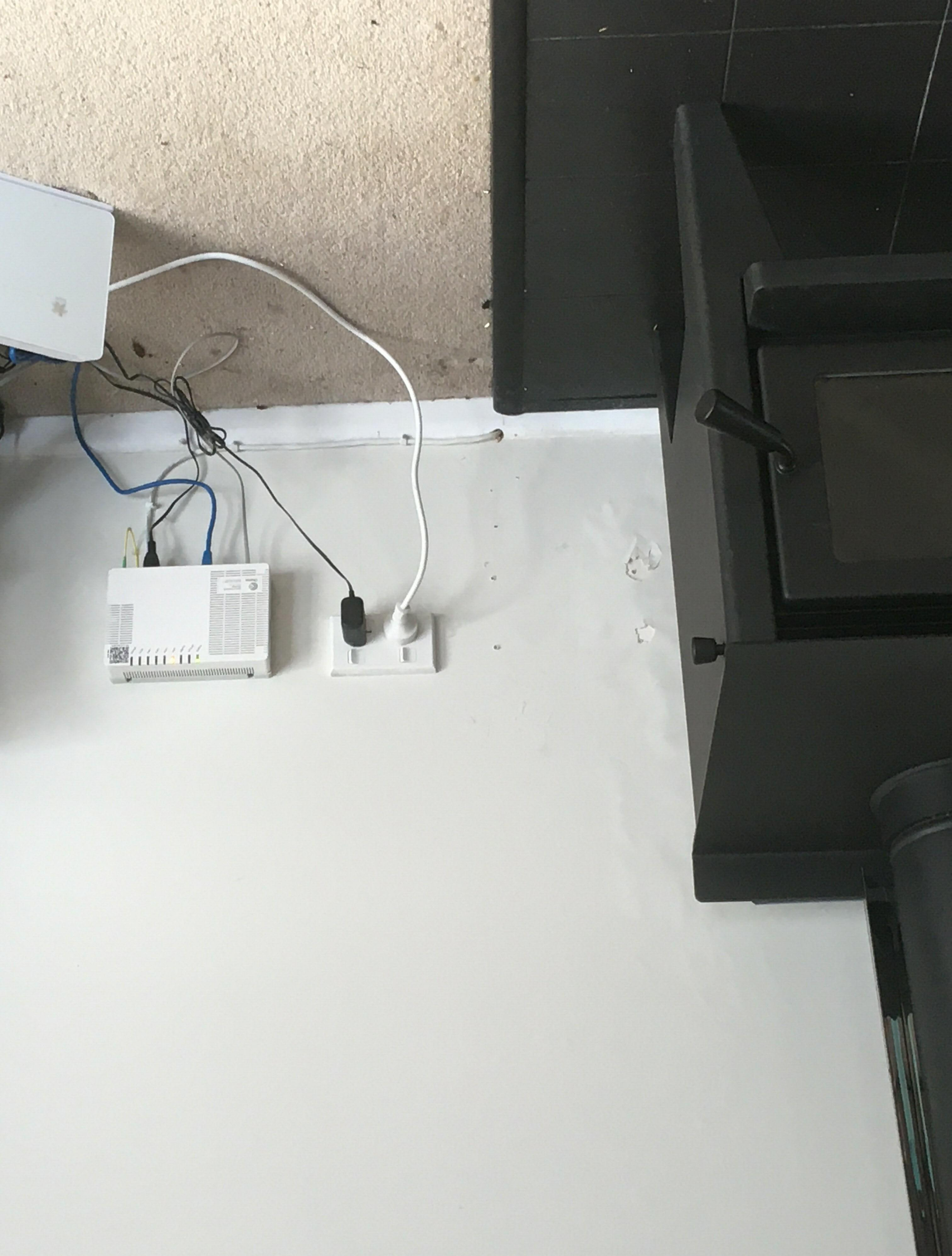
Attention: BC220205 Assigned Staff
There are new document(s) that have been uploaded on BC220205 and these are:
126_douglas_street_000775.pdf

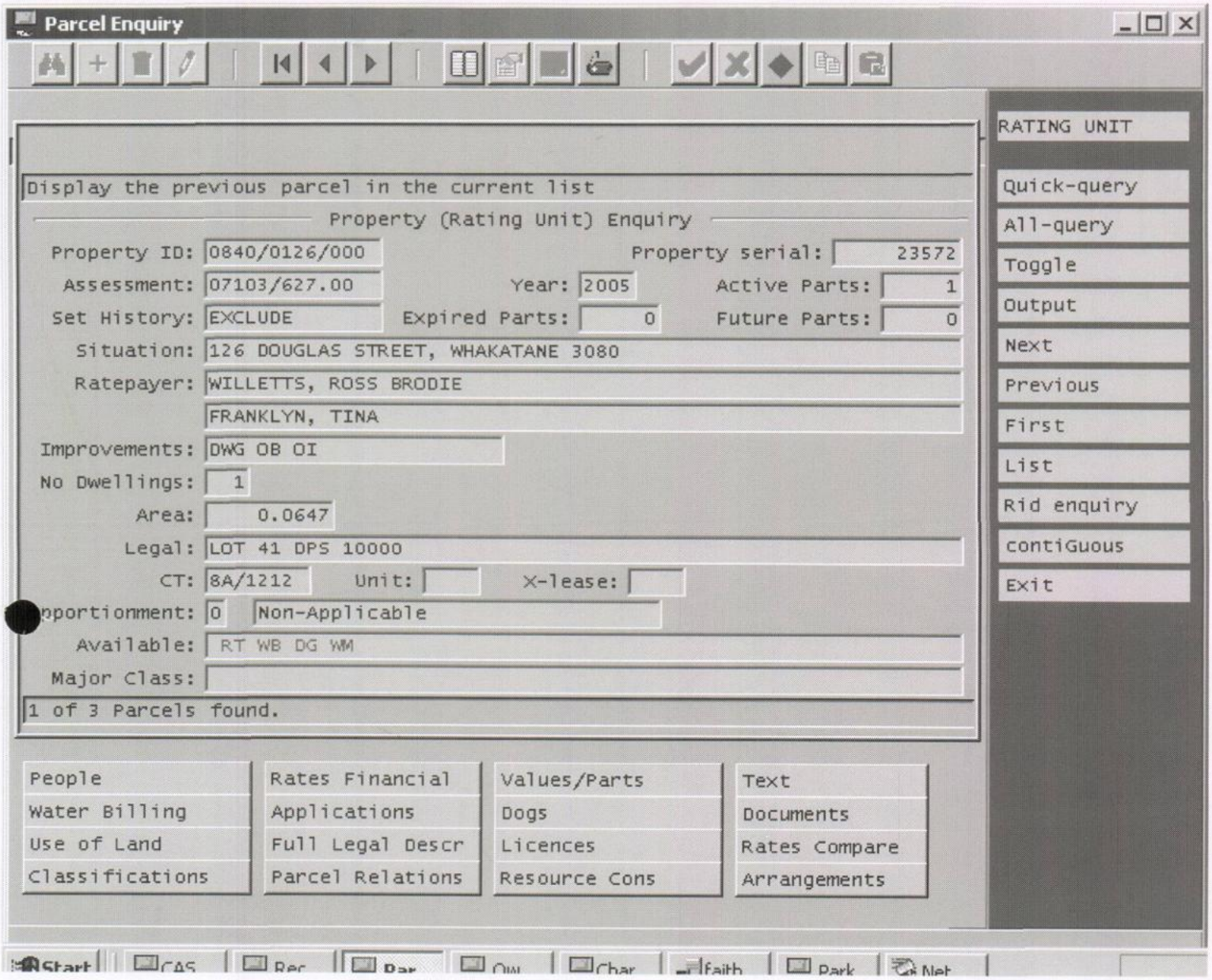
To view these documents, click the "Documents" button and accept them from there.
Generated by:AlphaOne Building Consent Systemwww.abcs.co.nz | www.alphaonebuildingconsent.comDate & Time: 24 May 2022, 12:30 pm - Tuesday | Signature Hash: 7dc0e086183d425d03e59e3fd9c3684b85a5d3eeATTENTION: Please do not 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): 220205@whakatane.abcs.co.nz
Sent From: AlphaOne Building Consent System
Sent Date: 24 May 2022 12:30 - Tuesday





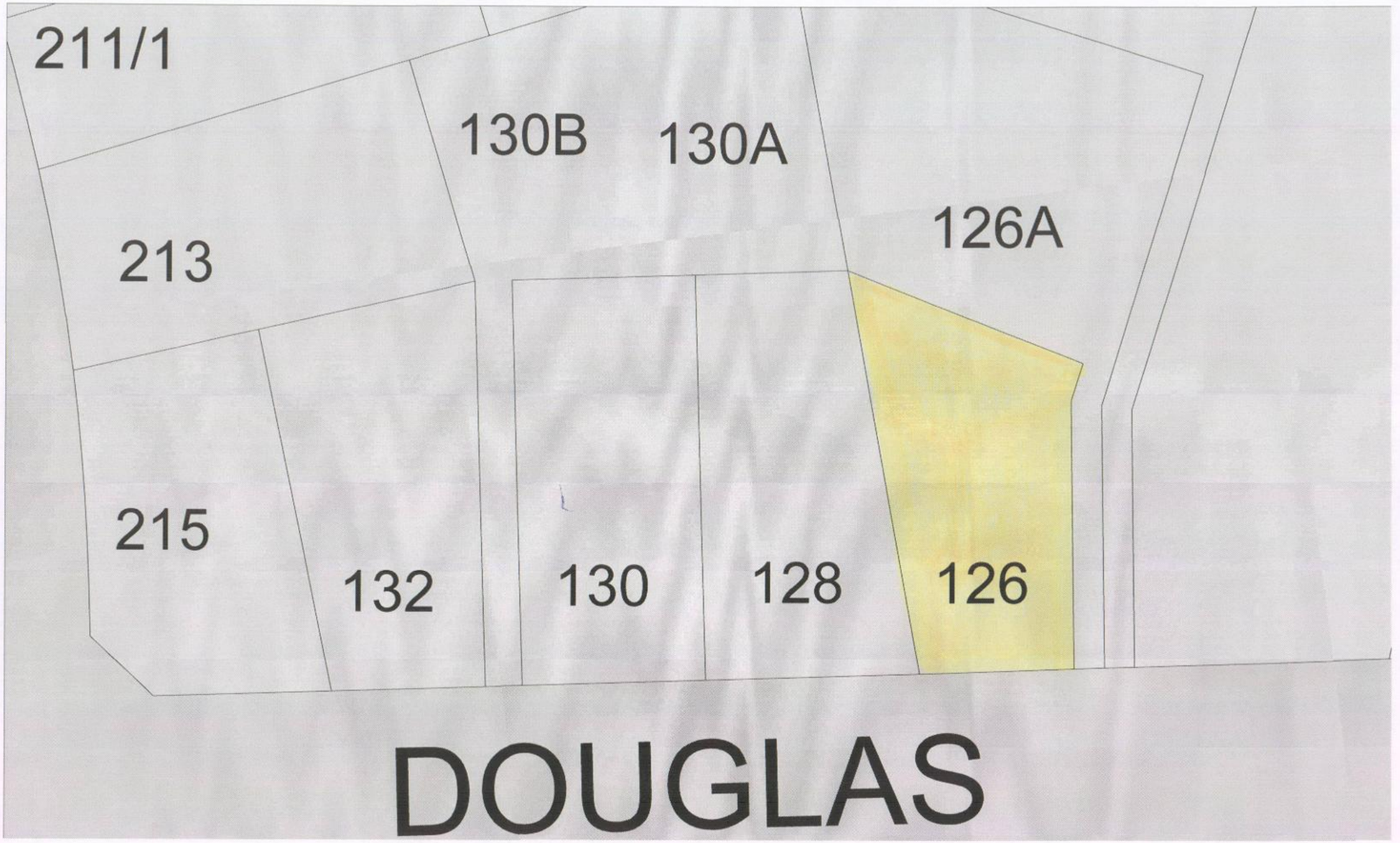


BCPROC

House was in Name of Teave Now Sold to Willetts.

'Part of agreement of Sale was to put this fire in - Shapley were to Put in Permit But didn't -

Put in in Last Week Sept


211/1
130B
130A
126A
213
215
132
130
128
126
DOUGLAS

Form 3

Whakatane District Council

Private Bag 1002
WHAKATANE 3080

Telephone: 07-306-0500
Fax: 07-307-0718

Application For A Solid Fuel Heater

Section 33, Building Act 1991

Fee $115.00 (effective from 1 July 2004)

BCAPP

OWNER'S DETAILS

Please Note

Under Section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

Name:	Peter Teare
Mailing Address:	P.O. Box 787 Whakatane
Contact Person 1	

Phone Bus:	3072613	After Hours:	073072613	Fax No:	

PROJECT

Make and Model of Heater	Metro Pioneer Inbuilt Compact HT
Intended Life:	Fascia + Flue
Value of Heater and Cost for Installation:	$1689.40 Installation $311.45

New:	✓	Second-hand:		Reconditioned:	

PROJECT LOCATION

Address of Proposed Work: *(Street/Rural (Rapid No):*	126 Douglas St Whakatane.
Valuation Roll No:	07103/627.00
Lot and DPS:	41 DPS 10000

This application is for both building consent and a project information memorandum. This application is accompanied by:

• Floor plan of the building showing proposed location of the solid fuel heater	☐
• Manufacturer's installation instructions	✓
• Testing Certificate for reconditioned and second-hand appliances	☐

Is a heat screen to be installed?	☐ Yes	✓ No	
If **yes** what materials will be used for the screen?			
☐ Brick	☐ Cement Board	☐ Rocboard	☐ Copper
☐ Steel	☐ Aluminium	☐ Other	
Is the heater to be connected to a hot water cylinder via a wet back?	☐ Yes	✓ No	

Form 3

SIGNED BY OR FOR AND ON BEHALF OF THE APPLICANT

Signature of Applicant: _____ **Position:** Ex OWNER

Date: 12-10-04

KEY PERSONNEL

Installer:
Name: Shapley Plumbing Ltd
Address: 15 Louvain St Whakatane
Phone/Fax No: 07 308 9069 Fax 308988

Craftsman Plumber:
Name: Gavin and Mark.
Address: as above.
Phone/Fax No:

Registered Electrician:
Name:
Address:
Phone/Fax No:

Please Note
The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section.

SECURITY AND COPYRIGHT

Subject to the Local Government Official Information and Meetings Act 1987 and section 23F(2) of the Building Act 1991, information provided in support of this application is freely available to the public on request. Under Section 27(3) of the Building Act 1991, building plans and specifications may be secured from public viewing if their provision will endanger the security of the building or infringe copyright. If you consider you have grounds according to the aforementioned legislation to have plans and specifications from this consent secured from public view form Conf 1 is available from the Whakatane District Council Customer Service Centre on request.

Should you choose to secure this consent from public viewing, no persons other than the current owner will be allowed access to this building consent, unless the current owner consents in writing to the information being provided.

For Council Use Only

Application Fee:			
	Project Information Memorandum:	73810	$10.00
	Building Consent Administration:	73820	$28.00
	Building Consent Processing:	73820	$15.75
	One Inspection:	73820	$16.25
	Code Compliance Certificate:	73830	$45.00
		Total	**$115.00**

Date Paid: 13/10/04 Receipt No: 527440 Paid By: Chemwash.

GIS NO.: 0840/026/000	WHAKATANE DISTRICT COUNCIL
VAL NO.: 7103/627.00	

DUE DATE	27/10/04
DATE LODGED	13/10/04

BUILDING INFORMATION FOLDER

OWNER: Willetts R & Franklyn T (P Teare & owner)

AREA Whakatane

ADDRESS OF PROPOSED WORK: 126 Douglas Street.

NATURE OF BUILDING WORK: Solid fuel Heater

COV

REGISTRATION NO. 13025

PIM	BC	JOINT PIM / BC
STAGE		CS NO.

Lot 41 DPS 15000

APPROVED FOR ISSUE	DATE: 14.10.04
APPROVED FOR INSPECTION	DATE: 14.10.04
CCC APPROVED	DATE: 21/10/04

PROCESSING SUMMARY

PLANNING:	Date Info. Requested	Date Received	Date Approved	Signature
			14.10.04	

Comments: N/A.

FILE

BUILDING:	Date Info. Requested	Date Received	Date Approved	Signature
			14.10.04	

Comments:

PLUMBING / DRAINAGE:	Date Info. Requested	Date Received	Date Approved	Signature

Comments:

EHO:	Date Info. Requested	Date Received	Date Approved	Signature

Comments:

STRUCTURAL ENGIN.:	Date Sent for Check	Date Returned	Sent To	Approved

Floor Level Requested YES / NO	*Other:*

	PROCESSING APPROVALS		INSPECTION APPROVALS	
NZ Building Code Categories	**Signature**	**Date Approved**	**Signature**	**Date Approved**
STABILITY				
B1 Structure		11/10/04	BAE	21/10/04
B2 Durability				
FIRE SAFETY				
C1 Outbreak of Fire				
C2 Means of Escape				
C3 Spread of Fire				
C4 Structural Stability During Fire				
ACCESS				
D1 Access Routes				
D2 Mechanical Installations for Access				
MOISTURE				
E1 Surface Water				
E2 External Moisture				
E3 Internal Moisture				
SAFETY OF USERS				
F1 Hazardous Agents on Site				
F2 Hazardous Building Materials				
F3 Hazardous Substances and Processes				
F4 Safety From Falling				
F5 Construction and Demolition Hazards				
F6 Lighting for Emergency				
F7 Warning Systems				
F8 Signs				
SERVICES AND FACILITIES				
G1 Personal Hygiene				
G2 Laundering				
G3 Food Preparation and Prevention of Contamination				
G4 Ventilation				
G5 Interior Environment				
G6 Airborne and Impact Sound				
G7 Natural Light				
G8 Artificial Light				
G9 Electricity				
G10 Piped Services				
G11 Gas as an Energy Source				
G12 Water Supplies				
G13 Foul Water				
G14 Industrial Liquid Waste				
G15 Solid Waste				
ENERGY EFFICIENCY				
H1 Energy Efficiency				
PLUS CONDITIONS OF CONSENT: 13025				

RECORD OF EVENTS AND TIME SPENT ON APPLICATION AFTER CONSENT ISSUE

(Continued)

Date	Event	Inspector	Time (Mins)

RECORD OF EVENTS AND TIME SPENT ON APPLICATION AFTER CONSENT ISSUE

(Each officer inspecting the site shall briefly record the event here and give reference to any communication with the builder, owner or other officer in that regard and record the actual time spent on site).

Date	Event	Inspector	Time (Mins)
21/10/04	Fire inspection all appears to be ok.	KAE	15

CONSENT PROCESSING - TIME SHEET

NAME/ADDRESS: P. Teare (& Anne) - 126 Douglas St

NATUREOFWORK: Solid fuel Heater

	Dates & Time (minutes)					TOTAL
Planning						
Trade Waste						
Structural Engin						

	Dates & Time (minutes)					TOTAL
	1 Hour					
Building						
Plumbing/Drainage						
Health						
District Inspector						
Dangerous Goods						
Other	✓					
TOTAL						

ESTIMATED NO. OF INSPECTIONS: 1 ☐Foot/Found ☐Floor ☐B/Beam/Block Work

☐Fire Wall ☐Preline ☐Post Line ☐**Framing** ☐Brick Work ☐P & D ☑Final

☐Other _____

CONDITIONS:

INSP

CODE COMPLIANCE CERTIFICATE 13025

Section 43, Building Act 1991

BUILDING CONSENT NO: 13025 **PIM NO: 13025**

APPLICANT

P Teare
PO Box 787
WHAKATANE

PROJECT LOCATION

Site Address: 126 Douglas Street
WHAKATANE
Legal Description: LOT 41
Valuation Number: 7103/627/00/

PROJECT

Altered, Repaired, Extended, Converted

Intended Use: SOLID FUEL HEATER
Less than 50 years
Specified as: 5.00 Years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: Patricia Evans

Position: C/C officer DATE: Tue Oct 26 2004

P Teare
PO Box 787
WHAKATANE

26 Oct 2004

Dear P Teare

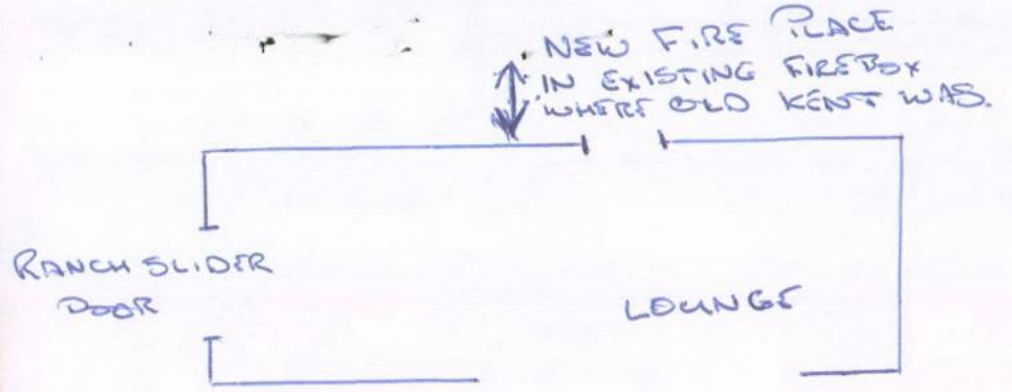
SUMMARY OF COUNCIL CHARGES

The following is a breakdown of all of the Council fees paid in relation to this application for a SOLID FUEL HEATER on your property at 126 Douglas Street, WHAKATANE which is the subject of Building Consent No: 13025

Project Information Memorandum:		$ 10.00
Building Consent:		
Non Refundable Deposit	$ 28.00	
Processing Costs	$ 15.75	
Specific Design Check	$ .00	
Inspection Costs	$ 16.25	
Building Research Levy	$ .00	
Building Industry Authority Levy	$ .00	
Planning Fee	$ .00	
Water Connection Fee	$ .00	
Footpath Deposit	$ .00	
Other [eg. Consultants]	$ .00	
		$ 60.00
Code Compliance Certificate		$ 45.00
TOTAL CHARGES		**$ 115.00**
GST Content of Total		$ 12.78

Should you have any queries please contact Customer Services in the first instance.

JR Farrell
DISTRICT INSPECTOR



126 DOUGLAS ST WHAKATANE

PLANS